TOWN OF BLUFFTON
PLANNING COMMISSION MEETING AGENDA
ELECTRONIC MEETING
Wednesday, May 27, 2020, 6:00 PM

This meeting can be viewed on the Town of Bluffton's Facebook page (https://www.facebook.com/TownBlufftonSC/)

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **NOTICE REGARDING ADJOURNMENT**
The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. **NOTICE REGARDING PUBLIC COMMENTS***

V. **ADOPTION OF THE AGENDA**

VI. **ADOPTION OF MINUTES** – April 22, 2020

VII. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA***

VIII. **OLD BUSINESS**

IX. **NEW BUSINESS**

1. **FOR ACTION**

A. **Stop N Stor (Preliminary Development Plan):** A request by Thomas and Hutton, on behalf of Mick Jordan, for approval of a Preliminary Development Plan. The project consists of the construction of a 7,500 square foot storage building with associated infrastructure. The property is zoned Schultz PUD and consists of approximately .50 acres identified by tax map number R610 031 000 0983 0000 located northwest of the intersection of Bluffton Parkway and Red Cedar Street. (DP-07-19-013387) (Staff – Will Howard)

B. **119 Persimmon Street (Preliminary Development Plan):** A request by Johnson Way Development, LLC, on behalf of the owner William H. Dascombe for approval of a Preliminary Development Plan. The project consists of the construction of a 5,898 SF commercial building with associated parking and infrastructure for use as an online auto brokerage. The property is zoned Schultz PUD and consists of approximately .81 acres identified by Tax Map Number R610 031 000 1440 0000 located at 119 Persimmon Street. (DP-02-20-01400) (Staff - Will Howard)

C. **Island Plasters (Preliminary Development Plan):** A request by Johnny Istrate of Island Plasters, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 20,000 SF commercial building with associated parking and infrastructure. The Property is zoned Schultz PUD and consists of approximately 1.96 aces identified by tax map Number R610 031 000 0960 0000 located at 4361 Bluffton Parkway. (DP-03-20-014138) (Staff-Will Howard)

D. **Belfair PUD Text Amendment** : A request by Walter Nestor, III of Burr & Forman LLP on behalf of the owner BRE Mariner Belfair Town Village LLC, for approval of a text amendment to the Belfair Planned Unit Development (PUD). The requested amendment proposes to add the use "Animal Hospital or Clinic" to the list of approved uses within the Neighborhood Commercial (NC) portion of the Belfair PUD Concept Plan.

E. **Unified Development Ordinance Edits:** Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 6 – Sustainable Development Incentives, Workforce/Affordable Housing – Kevin Icard, Planning and Community Development Manager

F. **Unified Development Ordinance Edits:** Amendments to the Town of Bluffton Code or Ordinances, Chapter 23 – Unified Development Ordinance, Article 4 - Zoning Districts, Including Uses by District (Shopfront Manufacturing and Storefront Manufacturing), Conditional Use Standards (Junk and Salvage Yard Operations, Manufacturing, Shopfront Manufacturing, Storefront Manufacturing, Solid Waste Transfer Facility/Recycling Center) and Article 9 Definitions and

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

Interpretations (Shopfront Manufacturing and Storefront Manufacturing) – Kevin Icard, Planning and Community Development Manager

G. **Unified Development Ordinance Edits:** Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, General Standards Related to Historic District Architectural Design – Kevin Icard, Planning and Community Development Manager

X. DISCUSSION

XI. ADJOURNMENT

*Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at vsmalls@townofbluffton.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Planning Commission Board.

NEXT MEETING DATE: Wednesday, June 24, 2020

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

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*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

TOWN OF BLUFFTON PLANNING COMMISSION
Electronic Meeting

Wednesday, April 22, 2020, Minutes

Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Dan Keefer; Charlie Wetmore III; Trey Griffin; Ronald Williams

Absent: Amanda Jackson

Staff: Heather Colin, Growth Management Director; Richardson LaBruce, Town Attorney; Kevin Icard, Planning & Community Development Manager; Bryan McIlwee, Engineering Director; Will Howard, Principal Planner; Alan Seifert, Senior Planner; Victoria Smalls, Growth Management Coordinator; Katie Peterson, Senior Planner; Tommy Sunday, IT Director

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I. CALL TO ORDER

Chairman Tiller called the meeting to order at 6:00 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

Commissioner Williams made a motion to adopt the Wednesday, April 22, 2020 Planning Commission Meeting Agenda. Vice Chairman Hannock seconded the motion, all were in favor and the motion passed.

VI. ADOPTION OF MINUTES – February 26, 2020

Commissioner Wetmore made a motion to approve the adoption of the February 26, 2020 minutes, Vice Chairman Hannock second the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No Public Comments

DRAFT

VIII. OLD BUSINESS

No Old Business

IX. NEW BUSINESS

1. FOR ACTION

A. FY 2021 Capital Improvements Program: A request by the Town of Bluffton for recommendation of approval to Town Council of the FY2021 Capital Improvements Program. (Staff – Bryan McIlwee)

Staff Presenting – McIlwee presented the information to the Commission which is incorporated into these minutes.

Commissioner Wetmore made a motion to approve the recommendation to Town Council the FY2021 Capital Improvements Program with the exception of moving Boundary Street Streetscape to priority number 1. Commissioner Keefer second the motion all were in favor and the motion passed.

X. ADJOURNMENT

Commissioner Williams made a motion to adjourn The April 22, 2020 Planning Commission meeting, adjourned at 6:27 p.m.

DRAFT

April 22, 2020

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 19, 2020
PROJECT:	Stop N Stor – Building Expansion Preliminary Development Plan
APPLICANT:	Rusty Windsor – Thomas & Hutton
PROJECT NUMBER:	DP-07-19-013387
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

REQUEST: The Applicant, Rusty Windsor – Thomas & Hutton, on behalf of the owner, Mick Jordan, is requesting approval of a Preliminary Development Plan. The project consists of the construction of an additional 7,500 SF of storage building and related infrastructure to the existing storage facility.

INTRODUCTION: The property is zoned Schultz Planned Unit Development and consists of approximately 0.49 acres, identified as tax map number R610 031 000 1430 0000. (Attachment 1)

BACKGROUND: This application is for a Preliminary Development Plan within the Shultz Tract PUD and is subject to the design standards set forth in the Shultz Tract Development Agreement, Concept Plan and Bluffton Park Initial Master Plan for Tracts B, C and D. (Attachment 2)
The Applicant is proposing an addition to the existing Stop N Stor Facility located at 4407 Bluffton Parkway. (Attachment 3)
The original Development Plan (DP-11-14-8545) for Stop N Stor was approved for construction on February 25, 2015. (Attachment 4)

Staff comments on the review of the Preliminary Development Plan for the addition were reviewed at the August 21, 2019, October 30, 2019, and February 26, 2020 meeting of the Development Review Committee (DRC). (Attachment 5)
The Applicant provided a response to staff comments following each DRC meeting until approval was reached at the February 26, 2020 meeting. In addition, the Bluffton Park ARB has approved the addition. (Attachment 6)

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article5, Design Standards.**

Finding: As the site is located within the Schultz PUD it is not subject to the Design Standards set forth in Article 5 of the Unified Development Ordinance.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

   Finding: The proposed development is in conformance with the Shultz Tract Development Agreement, Concept Plan and the Bluffton Park Tracts B, C & D Master Plan.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal.

   Finding: A Traffic Impact Analysis was included with the Shultz Tract PUD Development Agreement as well as the Bluffton Park Tracts B, C and D Master Plan. No additional road improvements are warranted.

4. Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

   Finding: The Applicant has noted that the required utilities including electrical, telephone, water and sewer will be provided. Letters from the agencies providing these services will be required at time of Final Development Plan submittal per the Applications Manual. Beaufort County has approved an encroachment permit for a grassed fire access off of Persimmon Street. (Attachment 7)

5. Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

   Finding: The proposed development will be completed as a single phase.

6. Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.

   Finding: The application has been reviewed by Town Staff and has been determined to be complete.

RECOMMENDATION: The Planning Commission has the authority to take the following actions with respect to the application:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

ATTACHMENTS:

1. Application
2. Bluffton Park Initial Master Plan
3. Stop N Stor Site Plan
4. Original Stop N Stor Site Plan
5. DRC Staff Comments
6. ARB Approval
7. Beaufort County Encroachment Permit

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Thomas and Hutton	Name: Mick Jordan
Phone: 912-721-4035	Phone: 912-484-0933
Mailing Address: 50 Park of Commerce Way Savannah, GA 31406	Mailing Address: 9100 White Bluff, Suite 502 Savannah, GA 31406
E-mail: windsor.r@tandh.com	E-mail: mickjordan247@aol.com
Town Business License # (if applicable): N/A	

Project Information

Project Name: Stop N Stor - Building Expantion	☒ Preliminary	☐ Final
Project Location: Corner of Bluffton Pkwy/Red Cedar St.	☐ New	☐ Amendment
Zoning District: Schultz PUD	Acreage: 0.50	

Tax Map Number(s): 610 031 0000983 0000

Project Description: Consists of +/- 7,500 SF of additional storage building

Minimum Requirements for Submittal

- ☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.
- ☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☒ 3. All information required on the attached Application Checklist.
- ☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Alan Paolucci Date: 7/31/19

Applicant Signature: [signature] Date: 7/29/19

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting - Preliminary Development Plan Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	**Staff**
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting - Preliminary Development Plan Review	**Applicant & Staff**
A public meeting shall be held with the Applicant to the review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
Step 5. Application Check-In Meeting - Final Development Plan Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Review by UDO Administrator & Development Review Committee	**Staff**
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 7. Development Review Committee Meeting – Final Development Plan Review	**Applicant & Staff**
A public meeting shall be held with the Applicant to the review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
Step 8. Issue Final Development Permit	**Staff**
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.		
x	x	1. Name and address of property owner(s) and applicant.
x	x	2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
x	x	3. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
x	x	4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
x	x	5. An explanation of why any items on this checklist are not included with the application materials.
x	x	6. Project name and/or name of development.
x	x	7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
x	x	8. Vicinity map.
x	x	9. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
x	x	10. Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
x	x	11. Phasing plan if the development is proposed to be developed in phases.
	x	12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
		l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.		
x	x	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
x	x	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
x	x	3. Location of all property lines.
x	x	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
x	x	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
x	x	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
x	x	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
x	x	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
x	x	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
x	x	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
x	x	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	x	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	x	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	x	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	x	15. Legal documents for proposed public dedications.
Lot and Building Pattern.		
x		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	x	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), and setbacks.
	x	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
Parking.		
x		1. General location and ingress/egress of parking areas on the site.
	x	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	x	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.

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APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	x	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	x	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
x	x	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	x	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	x	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	6. Emergency access provisions.
	x	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	x	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	x	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	x	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	x	11. Shared access agreements.
	x	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Natural Resources, Tree Conservation, Planting, and Landscaping.		
x	x	1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
x	x	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.

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Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	x	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	x	5. Location and table summarizing trees designated as protected to be removed.
	x	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	x	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
	x	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of irrigation systems.
	x	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	x	10. Habitat management plan.
	x	11. Proposed topographic features, including basic contours at one foot or less intervals.
	x	12. Bank stabilization and erosion control measures.
	x	13. If applicable, a Forest Management Plan.
Open Space.		
x	x	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	x	2. Proposed public lands and methods of dedication and access.
	x	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	x	4. Proposed use for all portions of dedicated open space.
Stormwater Management.		
x	x	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
x	x	2. Description of proposed methods and general layout of stormwater drainage.
x	x	3. Proposed drainage system layouts.
x	x	4. Proposed methods to remove pollutants.
x	x	5. Soil types and permeability characteristics from National Resource Conservation Service.
	x	6. Stormwater Drainage Plan with drainage easements.
	x	7. Location and area of proposed impervious coverage.
	x	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	x	9. Methods to record and report installation and maintenance activities.
	x	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	x	11. Notarized Operation and Maintenance Agreement signed by responsible party.
Utilities and Services.		
x		1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	x	2. Proposed water system layout, or individual well locations.
	x	3. Proposed sewer system layout, or individual septic tank locations.

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

_____ _____
Signature of Property Owner or Authorized Agent Date

_____
Printed Name

Attachment 1

STOP N STOR
TOWN OF BLUFFTON, SOUTH CAROLINA

Project Narrative
J – 25166.0002
July 30, 2019

Alan Dasher (Applicant) proposes the development of a building addition to an existing Storage Facility in the northwest quadrant of the intersection of Bluffton Parkway and Red Cedar Street in the Town of Bluffton, South Carolina. The proposed development consists of +/- 7,500 SF of storage buildings. The subject site is approximately 0.50 acres having a tax map number of R610-031-000-0983-0000. The property is currently owned by the applicant.

The property is presently zoned within the Schultz PUD under the Town of Bluffton zoning jurisdiction and is part of the Bluffton Park Initial Master Plan. The property has a 25' side buffer and building setback, 10' rear buffer and building setback, 25' front buffer, 25' buffer along Bluffton Parkway and a 60' build to line along Bluffton Parkway. There is a 20' utility easement located along Bluffton Parkway.

The property is bounded to the west by a Persimmons Street, to the north by wetland buffer to the east by the existing Stop-N-Stor building and to the south by Bluffton Parkway. Existing conditions on this site consist of a wooded lot with a majority of pines with underbrush. The existing elevations on the subject site range from elevation 23 to 28 (NAVD 88). The stormwater system has been previously designed, approved and installed for the existing Stop-N-Stor facility. The system consists of roadway inlets, concrete pipes and an existing stormwater pond. This existing pond will be utilized as a wet detention BMP for the project. The applicant anticipates installation of a vegetative BMP to filter stormwater prior to connection into the existing system. Existing soil conditions on the site are predominately hydrologic soil group B (Series Seewee) with a small area of soil group D (series Yonges) in the southeast corner. The subject site is located within Zone C FEMA Special Flood Hazard Area (areas with minimal flooding). Water and sewer service is available to the site and will be connected through an existing building.

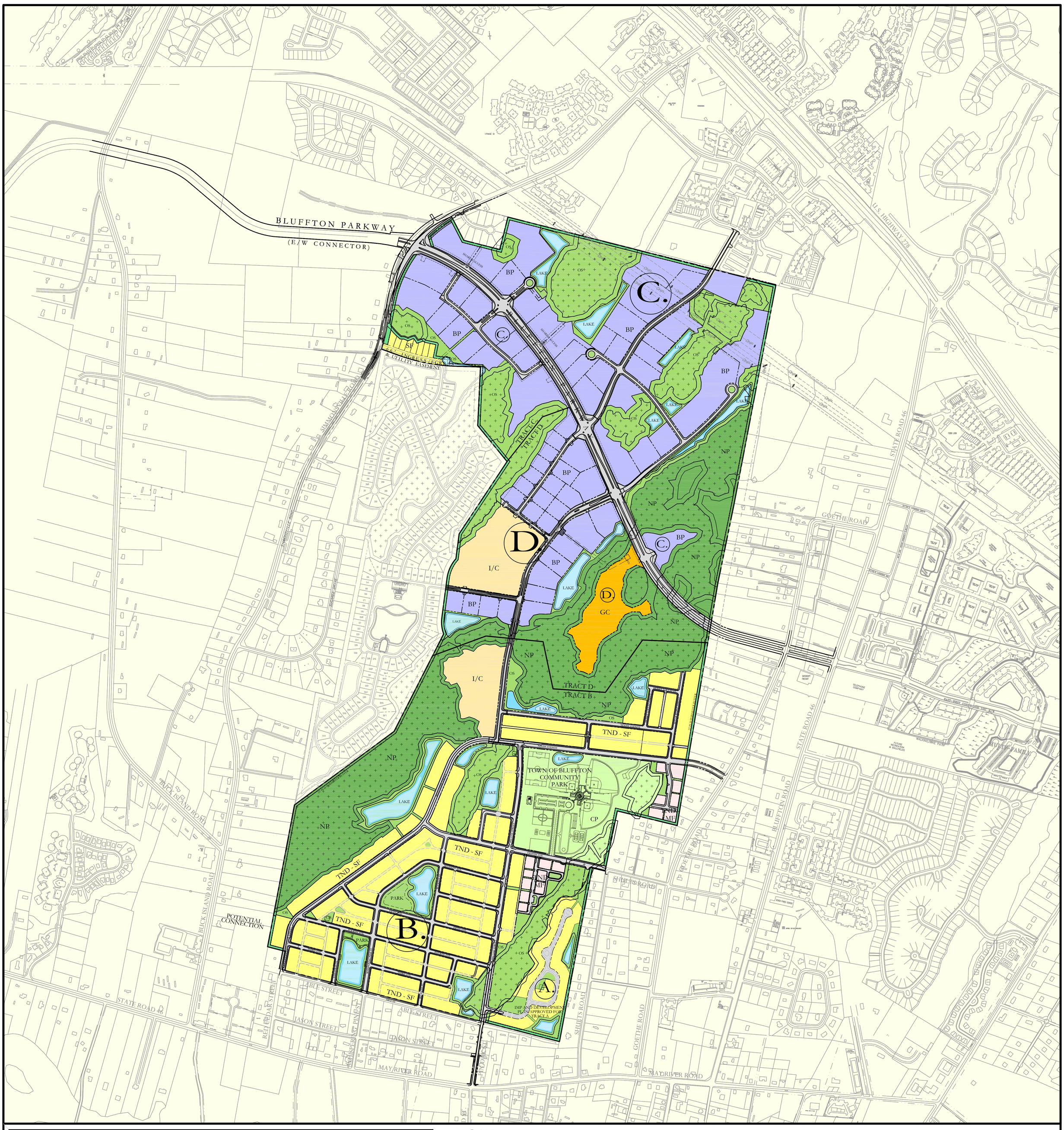


TABLE 1.
BLUFFTON PARK - TRACTS B, C, and D
LAND USE and DENSITY TABLE

LOCATION Note (4)	AREA: UPLAND ACRES Note (2)	AREA: WETLAND ACRES Note (2)	AREA: TOTAL AREA ACRES Note (2)	LAND USES Notes (1), (2): RESIDENTIAL: DU Note (1)	RESIDENTIAL: NET AC Note (2)	RESIDENTIAL: DU/ AC Maximum	INSTITT./ CIVIC TOTAL ACRES	BUSINESS PARK TOTAL ACRES	GENERAL COMMERCIAL TOTAL ACRES	TOWN OF BLUFFTON COMMUNITY PARK TOTAL ACRES	NATURE PRESERVE TOTAL ACRES	BLUFFTON PARKWAY TOTAL ACRES	TOTAL AREA ACRES
TOTAL ALLOWED DENSITY PER SCHULTZ TRACT PUD & DEVELOPMENT AGREEMENT	460.77	155.50 Note (3)	616.27	1,600 (Max.)	-	-	120.00 (Maximum Upland)	200.00 (Maximum Upland)	30.00 (Maximum Upland)	25.00 (Minimum Upland)	100.00 (Minimum)	-	-
Residential DU Transferred From Bluffton Park by Sale or Donation (1)	-	-	-	(1) 713	-	-	-	-	-	-	-	-	-
CURRENT ALLOWED DENSITY PER SCHULTZ TRACT PUD & DEVELOPMENT AGREEMENT	460.77	155.50 Note (3)	616.27	887	-	-	120.00 (Maximum Upland)	200.00 (Maximum Upland)	30.00 (Maximum Upland)	25.00 (Minimum Upland)	100.00 (Minimum)	-	-
TRACT B													
-TND SINGLE- FAMILY													
-SINGLE- FAMILY	145.93	17.24	163.17	651	(5) 163.17	4.0	-	-	-	-	-	-	-
-POWER LINE EASEMENT	2.10	0.00	2.10	-	2.10	-	-	-	-	-	-	-	-
-TND MULTI- FAMILY	9.61	0.00	9.61	(6) 89	9.61	12.0	-	-	-	-	-	-	-
INSTITUTIONAL/CIVIC	9.65	0.00	9.65	-	-	-	9.65	-	-	-	-	-	-
TOWN OF BLUFFTON COMMUNITY PARK	28.30	3.77	32.07	-	-	-	-	-	-	32.07	-	-	-
NATURE PRESERVE	7.66	50.56	58.22	-	-	-	-	-	-	-	58.22	-	-
SUB-TOTAL TRACT B	203.25	71.57	274.82	630	174.88	-	9.65	0.00	0.00	32.07	58.22	0.00	274.82
TRACT C													
RESIDENTIAL													
-TND SINGLE-FAMILY	2.89	0.00	2.89	8	2.89	4.0	-	-	-	-	-	-	-
BUSINESS PARK	134.79	30.98	165.77	-	-	-	-	165.77	-	-	-	-	-
NATURE PRESERVE	11.04	22.64	33.68	-	-	-	-	-	-	-	33.68	-	-
BLUFFTON PARKWAY (EAST/WEST) CONNECTOR	15.17	1.74	16.91	-	-	-	-	-	-	-	-	16.91	-
SUB- TOTAL TRACT C	163.89	55.36	219.25	8	2.89	-	0.00	165.77	0.00	0.00	33.68	16.91	219.25
TRACT D													
INSTITUTIONAL/CIVIC	14.77	0.00	14.77	-	-	-	14.77	-	-	-	-	-	-
BUSINESS PARK	44.48	5.20	49.68	-	-	-	-	49.68	-	-	-	-	-
GENERAL COMMERCIAL	9.63	0.00	9.63	110	-	12.0 MF	-	-	9.63	-	-	-	-
NATURE PRESERVE	6.72	23.37	30.09	-	-	-	-	-	-	-	30.09	-	-
SUB- TOTAL TRACT D	75.60	28.57	104.17	110	-	-	14.77	49.68	9.63	0.00	30.09	0.00	104.17
TOTAL TRACTS B, C, & D	442.74	155.50	598.24	826	177.77	-	24.42	215.45	9.63	32.07	121.99	16.91	598.24
TOTAL TRACT A	18.03	0.00	18.03	61	18.03	4.0	-	-	-	-	-	-	18.03
TOTAL TRACTS A, B, C, & D	460.77	155.50	616.27	809	195.80	-	24.42	215.45	9.63	32.07	121.99	16.91	616.27
TOTAL UNPLANNED RESIDENTIAL DU	-	-	-	78	-	-	-	-	-	-	-	-	-
CURRENT ALLOWED RESIDENTIAL DU	-	-	-	887	-	-	-	-	-	-	-	-	-
TOTAL TRACTS A, B, C, & D													
-UPLAND	460.77	-	-	-	195.80	-	24.42	179.27	9.63	28.30	25.42	15.17	460.77
-WETLAND	-	155.50	-	-	195.80	-	0.00	36.18	0.00	3.77	96.57	1.74	155.50
-TOTAL AREA	-	-	616.27	-	195.80	-	24.42	215.45	9.63	32.07	121.99	16.91	616.27

Land Use and Density Table:
1. The maximum allowable dwelling unit count for Bluffton Park is 1600 dwelling units (DU) according to the Schultz Tract PUD and Development Agreement. Transfer of density between planning areas is allowed per the Schultz Tract Concept PUD Plan, Section 2. D. After the sale and donation of 713 DU the maximum total allowable dwelling unit count is 887 DU.
2. All acreages are approximate. Actual acreages will be determined by field survey on a phase-by-phase basis at the time of the preparation of final Development Plans.
3. With the exception of wetlands in the Nature Preserve, all other wetlands are subject to minor impacts for fill of wetlands under one (1) acre and for fill for road crossings as permitted by the USACOE. Nature Preserve wetlands are subject to impacts for fill for limited road crossings and for recreational boardwalks.
4. See the Initial Master Plan for Bluffton Park Tracts B, C, and D Narrative and Site Development Standards for land uses permitted in the locations in Table 1.
5. TND-SF 165.27 total acres, less 2.10 acres power line easement equals 163.17 net acres.
6. 89 TND MF DU based on 50 townhouses permitted in B-7T, 39 townhouses permitted in B-9T.

LEGEND:

- TND - SF — TND SINGLE FAMILY
- TND - MF — TND MULTI-FAMILY
- I/C — INSTITUTIONAL / CIVIC
- BP — BUSINESS PARK
- GC — GENERAL COMMERCIAL
- CP — TOWN of BLUFFTON COMMUNITY PARK
- NP — NATURE PRESERVE
- BLUFFTON PARKWAY
- OS/PARK — NEIGHBORHOOD PARKS AND OPENSPACE (Area incorporated into adjacent land uses)

Notes:
1. This master plan is conceptual in nature, and subject to approval of local, state, and federal agencies. All property lines, tract dimensions and descriptions are for graphic representation and serve as an aid to site locations only. Any person desiring to determine actual lot configurations should examine the plats, deed restrictions and covenants applicable to specific portions of the property. Quinnco - D'Amico Shults LLC, its successors or assigns, reserves the right to change the conceptual nature of the plan.

2. The base information for this plan has been complied from a variety of sources, at various times and as such is intended to be used as a guide only. LandPlan Partnership, Inc. assumes no liability for its accuracy or state of completion, or for any decision that the user may make based on this information.

25 ACRES
10 ACRES
3 ACRES
ACRES

TOWN of BLUFFTON
SOUTH CAROLINA

Bluffton Park

INITIAL MASTER PLAN
TRACTS B, C, and D

Land Planning:
LandPlan PARTNERSHIP, INC.
land planning • landscape architecture

Urban Design:
Sottile & Sottile

Civil Engineering:
Connor & Associates, Inc.
Carolina Engineering Consultants, Inc.

Transportation Planning:
Glatting Jackson Kercher Anglin Lopez Rinehart

NORTH

0 400 800 1200
FEET

SUBMITTED	TOWN APPROVED
SEPTEMBER 13, 2000	OCTOBER 11, 2000
SEPTEMBER 12, 2001	OCTOBER 10, 2001
DECEMBER 10, 2002	FEBRUARY 12, 2003
JUNE 11, 2003	JUNE 17, 2003
JULY 27, 2005	APRIL 26, 2006
JUNE 20, 2006	JULY 12, 2006
MAY 10, 2007	JULY 17, 2007
Development Rights Transfer	NOVEMBER 6, 2007
Table 1 Revision	FEBRUARY 9, 2012

SITE DEVELOPMENT PLANS

OF

STOP N STOR - BUILDING EXPANSION

BLUFFTON PARK

BLUFFTON, SOUTH CAROLINA

PREPARED FOR:

STOP N STOR #9, LLC

4 ROCKWELL SOUTH AVE.

SAVANNAH, GA 31419

SITE DEVELOPMENT SUMMARY:	
TOTAL SITE AREA	0.49 ACRES
OPEN SPACE PROVIDED	42%
POND (AT TOB – 24.0)	0.09 ACRES
PARKING PROVIDED (INCLUDING 1 ACCESSIBLE SPACE)	5 SPACES

TM# R610-031-000-0983;
R610-031-000-1430

JULY 26, 2019

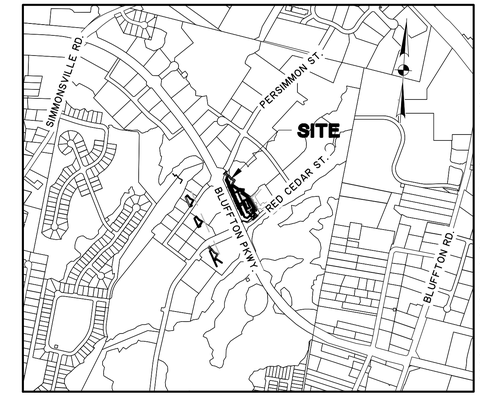
J-25166.0002

PERMIT SET - FOR REVIEW PURPOSES ONLY

PREPARED BY:

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

2015-032 A
STOP N STOR



VICINITY MAP
SCALE: 1" = 1000'

STOP N STOR - BUILDING EXPANSION
PHASE 2

J-25166.0002
07/26/19

SHEET LIST	
Sheet Number	Sheet Title
C0	COVER SHEET
G1.1	GENERAL NOTES AND SHEET INDEX
G1.2	EXISTING CONDITIONS AND DEMO PLAN
C1.1	LAYOUT PLAN
C2.1	PAVING AND GRDAING DETAILS
EC1.1	ES & PC NOTES
EC1.2	ES & PC NOTES
EC2.1	ES & PC PLAN - INITIAL PHASE
EC3.1	ES & PC PLAN - CONSTRUCTION PHASE
EC4.1	ES & PC PLAN - CONSTRUCTION PHASE
EC5.1	ES & PC DETAILS

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

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50 Park of Commerce Way
Savannah, GA 31405
p.912.234.5300 f.912.234.2950

www.thomasandhutton.com

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

SEWER LEGEND

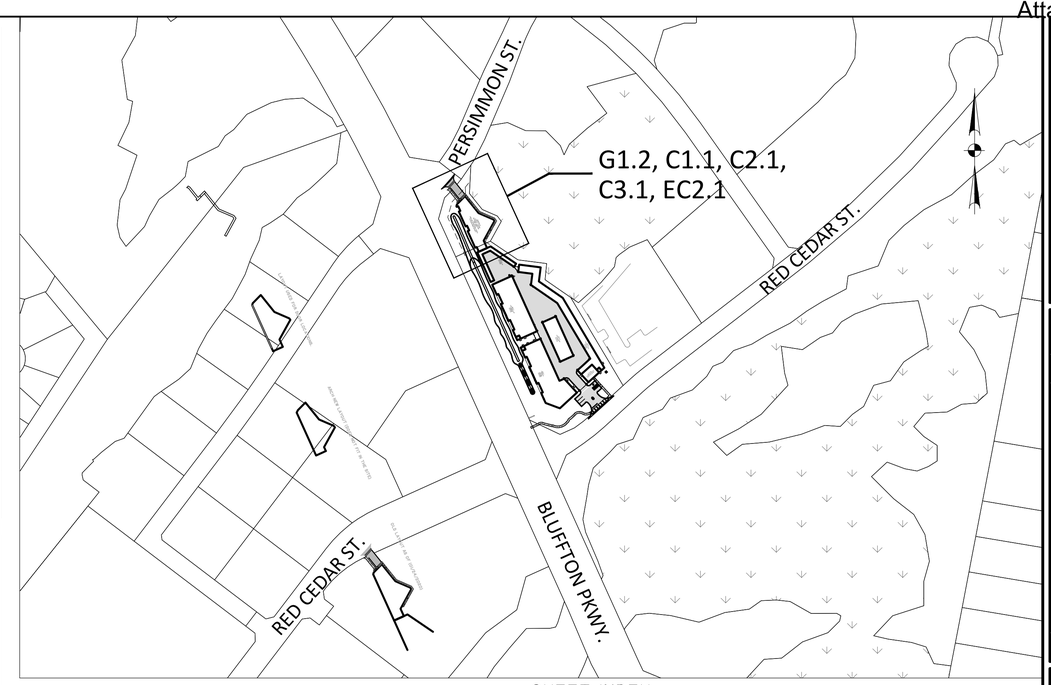
DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM 10"FM	10"FM 10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG		

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHYLENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER		TP	TOP OF PAVEMENT
FG	FINISH GRADE		PC	POINT OF CURVE		TW	TOP OF WALK
FH	FIRE HYDRANT		PH	POST HYDRANT		TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)		PT	POINT OF TANGENT		W	WATER
FP	FINISH PAD		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			



SHEET INDEX

SCALE: 1" = 200'

GENERAL NOTES

1. PROPERTY BOUNDARY INFORMATION WAS PROVIDED BY T-SQUARE SURVEYING AND HAS NOT BEEN VERIFIED BY THOMAS AND HUTTON. EXISTING BENCHMARKS ARE SHOWN ON THE EXISTING CONDITIONS PLAN. PROJECT CONSISTS OF ONE PARCEL IN ADDITION TO THE EXISTING PARCEL, APPROXIMATELY 0.49 ACRES, AND IS LOCATED IN FEMA FLOOD ZONE C. ACCORDING TO FEMA FIRM PANEL 450025 0085 D, DATED 9-29-86.
2. HORIZONTAL AND VERTICAL CONTROL SHOWN IN THESE PLANS ARE TO BE USED FOR ALL LAYOUT AND RECORD DATA FOR THIS PROJECT. IF DISCREPANCIES ARE FOUND CONTACT THOMAS AND HUTTON AND T-SQUARE SURVEYING BEFORE PROCEEDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH SUPPLEMENTAL CONTROL WITHIN THE PROJECT AS NEEDED.
3. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
4. A WETLAND SURVEY OF PARCELS A & B, LOCATED NORTH OF BLUFFTON PARKWAY AND EAST OF PERSIMMON STREET HAS BEEN PREPARED BY T-SQUARE SURVEYING AND HAS NOT BEEN VERIFIED BY THOMAS & HUTTON. WETLANDS DISPLAYED ARE BASED UPON THE REFERENCED SURVEY.
5. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
6. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES, IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION , THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED.
8. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
9. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
10. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
11. ALL WATER AND SEWER MATERIALS, PROCEDURES AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE BEAUFORT JASPER WATER AND SEWER AUTHORITY(BJWSA) TECHNICAL SPECIFICATIONS, DEVELOPMENT POLICY AND PROCEDURE MANUAL AND DETAILS, LATEST VERSIONS. BJWSA DOCUMENTS SHALL TAKE PRECEDENCE OVER THOMAS & HUTTON DOCUMENTS FOR ANY DISCREPANCIES FOUND.
12. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND TECHNICAL SPECIFICATIONS.
13. WATER LATERALS SHALL BE LAID AS SHOWN ON THE PROJECT PLANS.
14. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
15. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
17. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
18. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
19. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TEST AND OBSERVATIONS.
20. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION.
21. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE TOWN ENGINEER, AND THE PROJECT ENGINEER.
22. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS.
23. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
24. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
25. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND EVALUATION, DATED SEPTEMBER 8, 2014 PREPARED BY CRA ENGINEERS AND SCIENTISTS. FOR GUIDANCE THROUGHOUT CONSTRUCTION. CONTACT ENGINEER TO OBTAIN A COPY OF THIS EVALUATION PRIOR TO PROVIDING A BID OR BEGINNING WORK.
26. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE THEIR OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED, WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS IN NO WAY GUARANTEES THE AMOUNT OR NATURE OF THE MATERIAL TO BE ENCOUNTERED.
27. CONTRACTOR WILL BE REQUIRED TO ADJUST ALL MANHOLE FRAMES AND UTILITY APPURTENANCES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
28. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
29. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
30. CONTROL OF THE WATER FLOWING THROUGH THE EXISTING DRAINAGE PATTERNS DURING THE CONSTRUCTION PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXISTING DRAINAGE CONVEYANCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PENALTIES, CLAIMS AND FEES IMPOSED ON OWNER AS A RESULT OF DAMAGES CAUSED BY ACTIONS OF THE CONTRACTOR, IT'S EMPLOYEES OR SUBCONTRACTORS SHALL BE BORNE IN FULL BY THE CONTRACTOR.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING OF CONSTRUCTION AND THE COORDINATION,SEQUENCING AND SUPERVISION OF CONSTRUCTION ACTIVITIES. ANY AND ALL COST ASSOCIATED WITH PROJECT PHASING WILL BE BORNE IN FULL BY THE CONTRACTOR.
32. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. A COMPLETE ROADWAY CLOSURE FOR RED CEDAR STREET OR BLUFFTON PARKWAY SHALL NOT BE ALLOWED AT ANY TIME.
33. ACCESS TO THE PROJECT IS LIMITED TO THE LOCATION WHERE STABILIZED CONSTRUCTION ENTRANCE HAVE BEEN INDICATED IN THE PLANS.
34. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
35. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
36. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
37. CONTRACTOR TO COORDINATE WITH POWER, TELEPHONE, GAS & CABLE PROVIDERS TO CONFIRM SERVICE DELIVERY STRATEGIES . NOTIFY ENGINEER IMMEDIATELY OF DISCREPANCIES.
38. THE FINAL LOCATIONS, SIZE AND FOOTPRINTS OF ALL BUILDINGS AND SIDEWALKS DEPICTED MAY CHANGE PRIOR TO CONSTRUCTION. OWNER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO GRADING AND UTILITIES IN ORDER TO ACCOMMODATE FINAL SITE LAYOUT.
39. OFFSITE UTILITIES SHOWN ARE APPROXIMATE AS PROVIDED BY BJWSA RECORD DRAWING DATA. CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS, SIZES, AND DEPTH PRIOR TO CONNECTIONS. CONTACT ENGINEER WITH ANY DESCREPANCIES PRIOR TO CONNECTIONS.
40. CONTRACTOR SHALL NOT EXCAVATE THE BMP BASIN BELOW ELEVATION 21.5 PRIOR TO PAVING. CONTRACTOR SHALL COMPLETE EXCAVATION OF THE BMP BASIN ONCE PAVING IS COMPLETE.

COUNTY	BEAUFORT
TOWN	TOWN OF BLUFFTON
ZONING	SHULTZ PUD

PREPARED FOR:

STOP N STOR #9, LLC
4 ROCKWELL SOUTH AVE.
SAVANNAH, GEORGIA 31419

GENERAL INFORMATION

OWNER:
STOP N STOR #9, LLC
4 ROCKWELL SOUTH AVE.
SAVANNAH, GEORGIA 31419
(912) 484-0933

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

ELECTRIC:
PALMETTO ELECTRIC
ONE COOPERATIVE WAY
HARDEEVILLE, SC 29927-5123
(843) 208-5551

SURVEYOR:
T-SQUARE
139 BURNT CHURCH ROAD
BLUFFTON, SC 29910
(843) 757-2650

WATER/SEWER:
BEAUFORT JASPER WATER AND SEWER AUTHORITY
6 SNAKE RD.
OKATIE, SC 29909-3937
(843) 987-9250

TELEPHONE:
HARGRAY TELEPHONE
5 BUCK ISLAND RD.
BLUFFTON, SC 29910
(843) 815-1600

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NATHAN B. LUCAS LICENSED PROFESSIONAL ENGINEER

PERMIT SET - FOR REVIEW PURPOSES ONLY

NO.	REVISIONS	BY	DATE

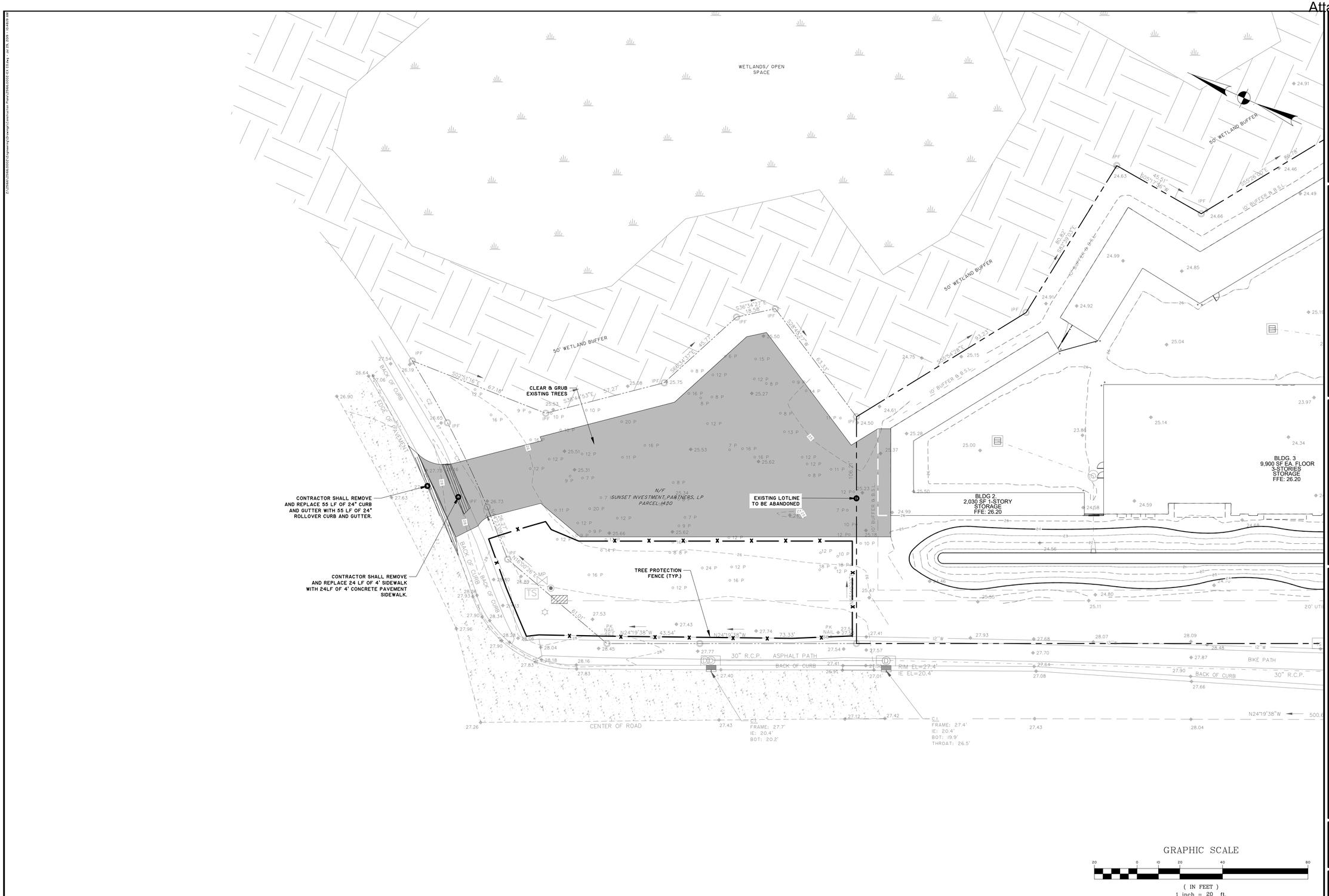
THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
GENERAL NOTES AND SHEET INDEX

JOB NO:	J-2566.0002
DATE:	06/26/2019
DRAWN:	MWE
DESIGNED:	JRW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	

G1.1

Attachment 3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
NATHAN B. LUCAS
LICENSED PROFESSIONAL ENGINEER

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Savannah, GA 31405 • 912.234.5300
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STOP N STOR #9, LLC

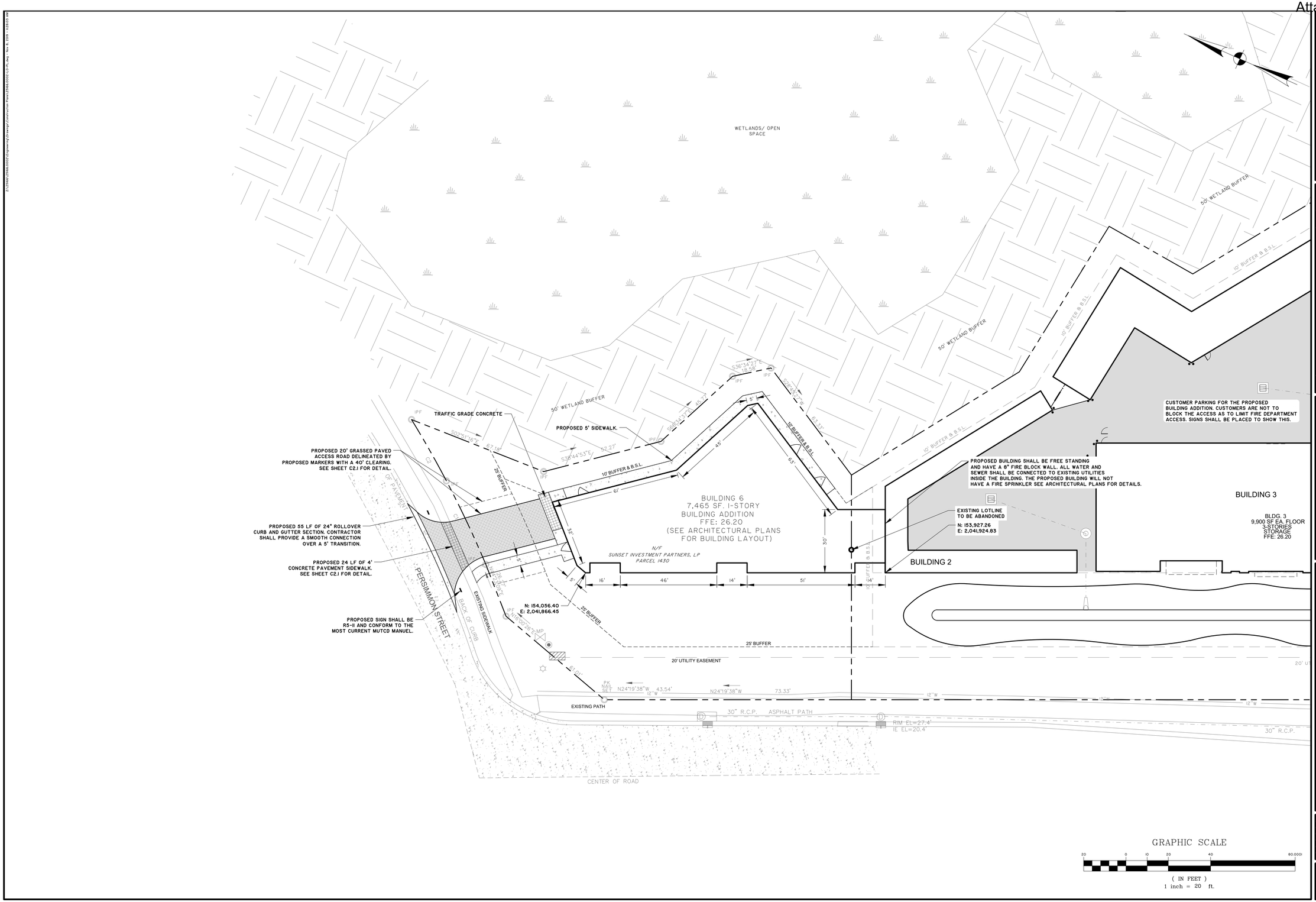
STOP N STOR - BUILDING EXPANSION

EXISTING CONDITIONS AND DEMO PLAN

JOB NO:	J-25166.0002
DATE:	07/26/19
DRAWN:	JTD
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

G1.2

Attachment 3



SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
NATHAN B. LEWIS
LICENSED PROFESSIONAL ENGINEER
No. 29197

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NO.	REVISIONS	BY	DATE

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Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

STOP N STOR #9, LLC

BLUFFTON, SOUTH CAROLINA

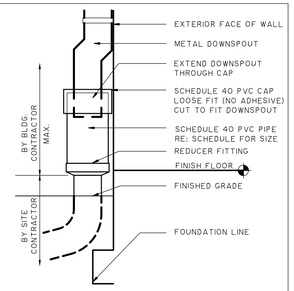
LAYOUT PLAN

JOB NO:	J-25166.0002
DATE:	06/27/2019
DRAWN:	MWE
DESIGNED:	JRW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 20'

C1.1

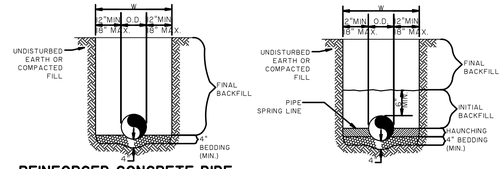
Attachment 3

SCHEDULE	
DOWNSPOUT	PVC PIPE WITH BELL FITTING
4"x4" or 6"	12" DIA.
5"x5"	12" DIA.
8"x8"	12" DIA.
9"x9"	15" DIA.
10"x10"	15" DIA.



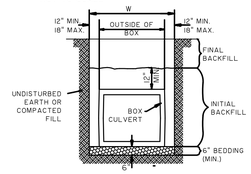
D41
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.

EXTERIOR DOWNSPOUT COLLECTOR
NOT TO SCALE

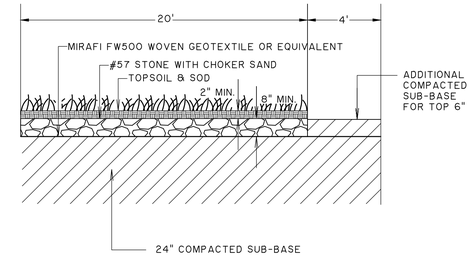


REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"ø
NOT TO SCALE

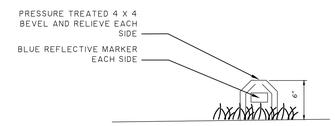
ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"ø AND LARGER
NOT TO SCALE



CONCRETE BOX CULVERT
NOT TO SCALE

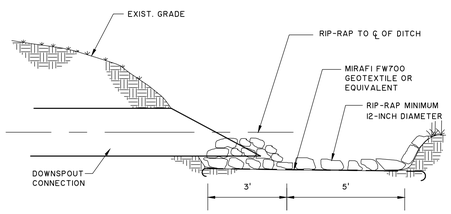


GRASS PAVE SECTION
NOT TO SCALE

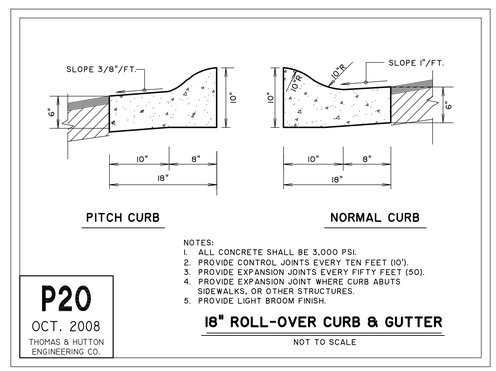


NOTES:
1) COMMERCIALLY MANUFACTURED PRODUCTS MAY BE SUBSTITUTED PENDING APPROVAL BY FIRE MARSHAL, LANDSCAPE ARCHITECT, AND OWNER
2) MARKERS SHALL BE PLACED ON EACH SIDE OF GRASS PAVE AREA, AT CENTER OF RADII AND ENDS.

GRASS PAVE AREA MARKER
NOT TO SCALE



SECTION

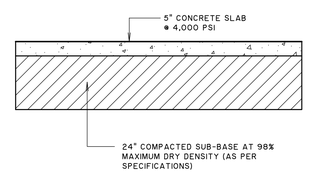


PITCH CURB
NORMAL CURB

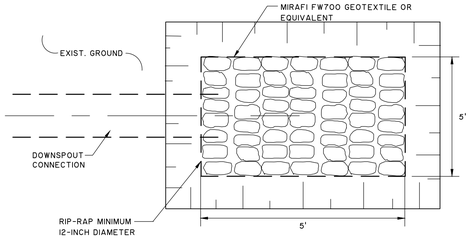
NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

P20
OCT. 2008
THOMAS & HUTTON ENGINEERING CO.

18" ROLL-OVER CURB & GUTTER
NOT TO SCALE

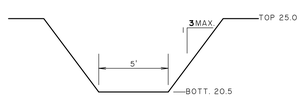


CONCRETE PAVEMENT SECTION
NOT TO SCALE

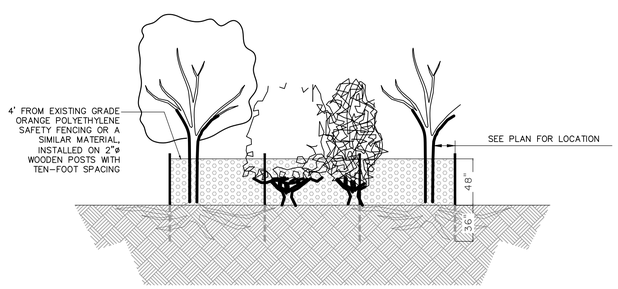


PLAN

DOWNSPOUT DISCHARGED TO DRAINAGE BASIN
NOT TO SCALE



DRAINAGE BASIN
NOT TO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NATHAN B. LUCAS LICENSED PROFESSIONAL ENGINEER

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NO.	REVISIONS	BY	DATE

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www.thomasandhutton.com

STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
PAVING AND GRADING DETAILS

JOB NO:	J-25166.0002
DATE:	06/26/2019
DRAWN:	MWE
DESIGNED:	JRW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 1'

C2.1

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STORMWATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION

A. PROJECT DESCRIPTION

A.1.	PROJECT AREA	0.49 ACRES
A.2.	AREA DISTURBED	0.40 ACRES
A.3.	PERCENT IMPERVIOUS AREA BEFORE CONSTRUCTION	0 %
A.4.	RUNOFF COEFFICIENT BEFORE CONSTRUCTION	79 CN
A.5.	PERCENT IMPERVIOUS AREA AFTER CONSTRUCTION	62 %
A.6.	RUNOFF COEFFICIENT AFTER CONSTRUCTION	90 CN

B. DESCRIPTION OF CONSTRUCTION ACTIVITY

WORK CONSISTS OF CLEARING, GRADING, DRAINAGE IMPROVEMENTS, GRASSING, ROADS, ASSOCIATED WITH COMMERCIAL DEVELOPMENT.

B.1.	RUNOFF DATA	
B.2.	SOIL CLASSIFICATIONS:	B,D,B/D
B.3.	LAND USE(S):	SHULTZ PUD

C. RECEIVING WATERS

C.1.	CLOSEST RECEIVING WATERS:	UNNAMED TRIBUTARY TO SAWMILL CREEK
C.2.	ULTIMATE RECEIVING WATERS:	ATLANTIC OCEAN

D. FLOOD

D.1.	FEMA FLOOD ZONE(S):	ZONE C
D.2.	FEMA FLOOD INSURANCE MAP(S):	450025 0085 D

II. CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROLS

PRIOR TO START OF CONSTRUCTION, ALL EXTERIOR SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLANS.

1.1. CLEARING

1.1.1. AS CLEARING IS COMPLETED, ADDITIONAL SILT FENCE WILL BE INSTALLED WHERE NECESSARY, SUCH AS POINTS WHERE FLOWS BECOME CHANNELIZED, AND OTHER POINTS WHERE EXCESSIVE RUNOFF VELOCITIES MAY OCCUR.
1.1.2. INSTALL CONSTRUCTION ENTRANCES / EXITS BEFORE BEGINNING CLEARING
1.1.3. CONSTRUCTION DELAYS IN ANY ONE AREA GREATER THAN 14 DAYS PRIOR TO START OF ROUGH GRADING WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.
1.1.4. MAINTAIN EXISTING VEGETATION WHENEVER POSSIBLE AND MINIMIZE THE AREA OF DISTURBANCE. RETAIN AND PROTECT TREES TO ENHANCE FUTURE LANDSCAPING EFFORTS AND REDUCE RAINDROP IMPACT.
1.1.5. INSTALL ALL SEDIMENT CONTROL PRACTICES PRIOR TO ANY UP-SLOPE SOIL DISTURBING ACTIVITIES.
1.1.6. PHASE CONSTRUCTION ACTIVITIES TO MINIMIZE THE AREAS DISTURBED AT ONE TIME. THIS WILL ALSO ALLOW COMPLETED AREAS TO BE STABILIZED AND RE-VEGETATED BEFORE DISTURBING ADJACENT SITES. THE NEED FOR TEMPORARY EROSION CONTROL MEASURES MAY BE AVOIDED BY COMPLETING A PHASE AND INSTALLING PERMANENT EROSION CONTROL MEASURES WHEN THE FINAL GRADE IS ATTAINED.
1.1.7. MAINTAIN AND PROTECT ALL NATURAL WATERWAYS. RETAIN AT LEAST A 35-FOOT UNDISTURBED BUFFER OF NATURAL VEGETATION ALONG ALL WATERWAYS TO FILTER OUT SEDIMENT AND OTHER POLLUTANTS. MAINTAIN A 45-FOOT UNDISTURBED BUFFER AROUND SENSITIVE WATERS.
1.1.8. INSTALL SILT FENCE (OR BIO ROLLS/ROCK SOCK PRODUCTS) ON THE DOWN-SLOPE PERIMETER OF ALL DISTURBED AREAS PRIOR TO ANY SOIL DISTURBING ACTIVITIES (INCLUDING CLEARING AND GRUBBING). SILT FENCE CAN TREAT A MAXIMUM OF 100 SQUARE FEET PER LINEAL FOOT OF FENCE. INSTALL SILT FENCE IN SHORTER REACHES ON THE CONTOUR WITH EACH END TURNED UP-SLOPE . SWALES AND SHORELAND AREAS SHOULD ALSO BE PROTECTED WITH SILT FENCE, BIO ROLLS, OR ROCK SOCKS.
1.1.9. IN AREAS OF CONCENTRATED FLOW INSTALL STRAW BALE CHECKS, ROCK CHECK DAMS, TRIANGULAR DIKES, BIO ROLL BLANKETS, OR ROCK SOCKS TO SLOW RUNOFF AND TRAP SEDIMENT.

1.1.10. USE TEMPORARY SLOPE DRAINS OR ROCK CHUTES TO MOVE WATER DOWN STEEP SLOPES.

1.1.11. CONSTRUCT SEDIMENT BASINS FOR DRAINAGE AREAS GREATER THAN 10 ACRES

1.2. ROUGH GRADING

1.2.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROUGH GRADING, DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.
1.2.2. ALL AREAS NOT SUBJECT TO FURTHER CONSTRUCTION (DRAINAGE, SANITARY SEWER, ROADS, WATER DISTRIBUTION SYSTEMS, OR STORM WATER FACILITIES) SHALL BE GRASSED WITH A PERMANENT COVER.
1.2.3. COVER ANY STOCK PILED TOPSOIL WITH PLASTIC (OR OTHER IMPERVIOUS COVERING) OR USE A TEMPORARY SEED MIX. USE STOCKPILED TOPSOIL AS EARTHEN BERMS TO SERVE AS TEMPORARY SEDIMENT BASINS.

1.3. DRAINAGE

1.3.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING DRAINAGE INSTALLATION.
1.3.2. CONSTRUCTION DRAINAGE WILL BE ROUTED THROUGH LAKES, WHICH WILL ACT AS SEDIMENT BASINS OR OTHER ACCEPTABLE SEDIMENT BASINS/TRAPS.
1.3.3. STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL SHEET SHALL BE INSTALLED ON ALL CURB INLETS, STORM DRAIN MANHOLES, JUNCTION BOXES, AND GRATE INLETS.
1.3.4. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF THE NEXT CONSTRUCTION SEQUENCE WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.
1.3.5. ALL STORM LINES NOT IN STREETS OR OTHER PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL.

1.4. WASTE DISTRIBUTION SYSTEM INSTALLATION

1.4.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WATER DISTRIBUTION SYSTEM.
1.4.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.5. WASTEWATER COLLECTION SYSTEM INSTALLATION

1.5.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WASTEWATER SYSTEM.
1.5.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.6. CONSTRUCTION OF ROADS

1.6.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROAD CONSTRUCTION.
1.6.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.7. GRASSING

1.7.1. ALL EXISTING CONTROLS WILL BE MAINTAINED UNTIL GRASSING IS ESTABLISHED
1.7.2. ANY AREAS THAT ERODE OR WHERE GRASS DOES NOT ESTABLISH ITSELF SHALL BE RE-GRADED AND RE-GRASSED.

2. STORM WATER MANAGEMENT

RUNOFF FROM THIS PROJECT WILL DISCHARGE INTO A STORM WATER MANAGEMENT SYSTEM. TREATMENT WILL OCCUR IN STORM WATER DETENTION PONDS.

3. OTHER CONTROLS

3.1. WASTE DISPOSAL

3.1.1. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO ANY RECEIVING WATERS.
3.1.2. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.
3.1.3. THIS PLAN SHALL COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
3.1.4. DUST CONTROL ON DISTURBED AREAS - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THE MEASURE IS TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES, WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

III. MAINTENANCE

1. MAINTENANCE PROGRAM
1.1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE VISUAL INSPECTIONS OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

1.2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSION, LOW LINES, AND OUTLET DITCHES SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OR WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TACKED ONTO PUBLIC ROADWAYS. RESEED AND MULCH AREA WHERE SEEDING EMERGENCE IS POOR, OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY, AND AFTER RAINSTORMS TO CHECK FOR EROSION, DISLOCATION OR FAILURE. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND REINSTALL MULCH. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT THE PROJECT DEVELOPMENT. WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED, AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO MAINTAIN MANAGEMENT CONTROL. IF MAJOR CHANGES ARE NECESSARY, SEND A COPY OF THE MODIFIED SCHEDULE TO THE ENGINEER, SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

2. SILT FENCE

SILT FENCES WILL BE MONITORED DURING CONSTRUCTION. ANY SILT FENCE WHICH IS NOT FUNCTIONING PROPERLY WILL BE PROMPTLY REPAIRED. CLEAN OUT THE SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE OR REPLACE WITH FUNCTIONAL SILT FENCE WITHIN 24 HOURS. USE OF HOSES AND WATER TO FLUSH THE SEDIMENT INTO THE STORM INLETS IS UNACCEPTABLE.

3. SEDIMENTATION BASINS

SEDIMENTATION BASINS WHICH ARE AT 50% USED CAPACITY OR APPROACHING SUCH CAPACITY SHALL BE RE-EXCAVATED TO ORIGINAL DIMENSIONS AND THE SILT PROPERLY DISPOSED OF.

4. SEDIMENT LOGS/ROLLS

SEDIMENT LOGS/ROLLS OR OTHER CONTROL MEASURES WHICH BEGIN TO DISINTEGRATE OR FUNCTION INEFFECTIVELY SHALL BE PROMPTLY REPLACED.

5. VEGETATION COVER

ANY VEGETATION COVER SERVING TO STABILIZE DISTURBED SOILS WHICH IS ITSELF DISTURBED SHALL IMMEDIATELY BE REPLACED.

6. CONSTRUCTION ENTRANCE

MAINTAIN ROCK CONSTRUCTION ENTRANCE AND CLEAN ADJACENT ROADS OF ANY MUD TRACKED ONTO THEM.

IV. INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH DURING THE WARRANTY PERIOD.

2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

3. A WRITTEN REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES) AND WHETHER ANY DISCHARGES OCCURRED, LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE, LOCATION(S) OF BMP'S THAT NEED MAINTENANCE, LOCATION(S) OF BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, LOCATION(S) WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND ANY CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO SWPPP NECESSARY AND IMPLEMENTATION DATES.

4. THE REPORT SHALL BE MAINTAINED AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED. THE REPORT MUST BE SIGNED AND SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT REFERENCED ABOVE. THE CONTRACTOR SHALL MAINTAIN THIS REPORT. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.

V. LONG TERM MAINTENANCE OF DRAINAGE AND STORM WATER MANAGEMENT SYSTEM

THE ROADS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY ALAN DASHER AFTER CONSTRUCTION IS COMPLETE.

VI. SC DHEC STANDARD NOTES

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO GRASSING / HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:

2.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
2.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF SITE INSPECTIONS IDENTIFY BMP'S THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL OR AS REASONABLY POSSIBLE BEFORE THE NEXT STORM EVENT WHENEVER PRACTICAL.

4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED INTO ANY WATERS OF THE STATE.

5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT AS MAY BE REQUIRED.

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 AND SCR100000.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN NOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS

10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

11. A COPY OF THE SWPPP, INSPECTION RECORDS AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION IN AREAS NOT UNDER PAVEMENTS AND /OR STRUCTURES AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUAL OR BETTER TREATMENT PRIOR TO DISCHARGE.

15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

16. THE FOLLOWING DISCHARGES ARE PROHIBITED:

16.1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
16.3. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
16.4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF PERMIT SCR100000 AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE, THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

VII. EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

4. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

5. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A MAJOR STORM EVENT.

6. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING AND PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY, THE EXISTING STORM WATER INLET(S) THAT RECEIVING RUNOFF FROM THE PROPOSED WORK AREA SHALL BE PROTECTED. THE TEMPORARY INLET PROTECTION MUST REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED, THE STREET HAS BEEN SWEPT AND ANY EXPOSED SOILS ARE STABILIZED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ANY TEMPORARY INLET PROTECTION INSTALLED; AFTER ALL DISTURBED AREAS ARE STABILIZED. TEMPORARY PROTECTION OF THE INLETS MAY BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING:

8.1. USE OF GRAVEL BAGS TO FILTER THE SEDIMENT FROM ANY RUNOFF. TO MAKE A GRAVEL BAG, USE A BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH EITHER 3/4 INCH ROCK OR 1/4 INCH PEA GRAVEL.
8.2. USE OF SEDIMENT LOGS TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH LOCAL EROSION CONTROL SUPPLIERS).
8.3. USE OF ABOVE OR UNDER-GRATE FILTER BAGS OR DEVICES TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH EROSION CONTROL SUPPLIERS).

9. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION, SEDIMENTATION, OR FLOODING ON THE SITE, ON DOWNSTREAM PROPERTIES, IN THE RECEIVING CHANNELS, OR IN ANY STORM WATER INLET. WHEN SITE DEWATERING, WATER PUMPED FROM THE SITE, INCLUDING TRENCHES, SHALL BE TREATED BY ONE OF THE FOLLOWING:

9.1. TEMPORARY SEDIMENTATION BASINS
9.2. SEDIMENT FILTERING BAGS

10. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES THAT EXIST ON THE PROJECT IN AN ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES, EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES PROTECTION CENTER TO COORDINATE THE MARKING OF EXISTING UTILITY LINES A MINIMUM OF 96 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

11. THE CONTRACTOR SHALL FLUSH ALL INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. THE CLEANING AND FLUSHING OF INLETS AND PIPE (EXISTING AND PROPOSED) SHALL BE CONSIDERED PART OF THE COST FOR THE PROJECT.

12. EGRESS FROM THE SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.

13. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND DURATION OF EXPOSURE. IN SCHEDULING, TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST.

14. EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OR SUSPENDED FOR AND INDEFINITE LENGTH OF TIME, ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION.

15. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS & HUTTON, OR THE OWNER IN ANY WAY.

16. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

17. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE STORM WATER DISCHARGE.

18. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

19. LIME RATES AND ANALYSIS:
19.1. AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE SHOWN IN THE SEEDING SECTION UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME APPLICATION SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE.

20. MULCHING:

MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

20.1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE. DRY HAY SHALL BE APPLIED AT THE RATE OF 2 1/2 TONS PER ACRE.
20.2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
20.3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
20.4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.
20.5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
20.6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLACK SOD, MULCH IS NOT REQUIRED.
20.7. ON SLOPES GREATER THAN 10 FEET IN LENGTH AND 4:1 OR STEEPER, USE THE FOLLOWING EROSION CONTROL BLANKETS THAT HAVE BEEN PROPERLY ANCHORED TO THE SLOPE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS:

- 2:1 SLOPES OR STEEPER: - STRAW/COCONUT BLANKET OR HIGH VELOCITY WOOD BLANKET
- 3:1 SLOPES OR STEEPER: - WOOD OR STRAW BLANKET WITH NET ON BOTH SIDES
- 4:1 SLOPES OR FLATTER: - WOOD OR STRAW MULCH BLANKET WITH NET ON ONE SIDE

VIII. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

1. PETROLEUM PRODUCTS: INCLUDING OIL, GASOLINE, LUBRICANTS AND ASPHALTIC SUBSTANCES.

1.1. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES
1.2. STORE IN COVERED AREAS PROTECTED WITH DIKES

2. SPILLS: PREVENTION AND RESPONSE.

2.1. STORE AND HANDLE MATERIALS TO PREVENT SPILLS
2.2. TIGHTLY SEALED CONTAINERS, NEAT AND SECURE STACKING, ETC.
2.3. REDUCE STORM WATER CONTACT IF SPILL OCCURS
2.3.1. CLEANUP PROCEDURES SHOULD BE CLEARLY POSTED.
2.3.2. CLEANUP MATERIALS SHOULD BE READILY AVAILABLE
2.3.3. STOP THE SOURCE
2.3.4. CONTAIN THE SPILL

3. NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORMWATER DISCHARGES MUST BE PROTECTED FROM CAUSING POLLUTION OR EROSION:

3.1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
3.2. FIRE HYDRANT FLUSHINGS
3.3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
3.4. WATER USED TO CONTROL DUST
3.5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS
3.6. ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS
3.7. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED
3.8. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE
3.9. UNCONTAMINATED GROUND WATER OR SPRING WATER
3.10. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS
3.11. UNCONTAMINATED EXCAVATION DEWATERING
3.12. LANDSCAPE IRRIGATION
3.13. DECHLORINATED SWIMMING POOL DISCHARGES.

4. CONSTRUCTION WASTES: DEMOLITION RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, ETC.

4.1. SELECT A DESIGNATED WASTE COLLECTION AREA
4.2. PROVIDE LIDS FOR WASTE CONTAINERS
4.3. WHEN POSSIBLE LOCATE CONTAINERS IN COVERED AREA
4.4. MAINTAIN CONSISTENT REMOVAL SCHEDULE FOR WASTE

5. PESTICIDES: REDUCE THE AMOUNT OF PESTICIDES AVAILABLE FOR CONTACT WITH STORM WATER.

5.1. STORE IN A DRY COVERED AREA
5.2. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS
5.3. STRICTLY FOLLOW RECOMMENDED APPLICATION RATES

6. FERTILIZERS AND DETERGENTS: REDUCE THE AMOUNT OF FERTILIZERS AND DETERGENTS AVAILABLE FOR CONTACT WITH STORM WATER.

6.1. LIMIT APPLICATION OF FERTILIZERS TO THE MINIMUM NEEDED
6.2. APPLY MORE FREQUENTLY BUT AT LOWER APPLICATION RATES
6.3. LIMIT USE OF DETERGENTS ON-SITE
6.4. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM
6.5. MAINTAIN STRUCTURAL AND VEGETATIVE BMP'S
6.6. APPLY ACCORDING TO SOIL TEST RECOMMENDATIONS PRIOR TO SEEDING.

IX. GRASSING NOTES

1. SOD:

ALL SOD SHALL BE NURSERY GROWN AS CLASSIFIED IN THE ASPS GSS. MACHINE CUT SOD AT A UNIFORM THICKENS OF 3/4" WITHIN A TOLERANCE OF 1/4", EXCLUDING TOP GROWTH AND THATCH. EACH INDIVIDUAL SOD PIECE SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT WHEN LIFTED BY THE ENDS. BROKEN PODS, IRREGULARLY SHAPED PIECES, AND TORN OR UNEVEN ENDS WILL BE REJECTED. WOOD PEGS AND / OR WIRE STAPLES SHALL REPLACE SOD WITH AN EQUAL SOD COMPOSITION AS THAT WHICH IS EXISTING. IF NO SOD TYPE EXIST. THEN THE FOLLOWING SOD COMPOSITION SHALL BE USED.

2. SODDING SCHEDULE:

LAY SOD FROM MAY 1 TO SEPTEMBER 15 FOR SPRING PLANTING AND FROM SEPTEMBER 15 TO NOVEMBER 1 FOR FALL PLANTING.

3. SEED:

ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGED OR BAGGED, AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER, AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

3.1. PENNISETUM GLAUCIUM (BROWNTOP MILLET): TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.2. BERMUDA COMMON: TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.3. DOMESTIC ITALIAN RYE: TESTING 98 PERCENT PURITY AND 90 PERCENT GERMINATION.

4. MISCELLANEOUS:

4.1. PERMANENT SEEDING SHALL COVER ALL DISTURBED AREA NOT TO BE COVERED BY LANDSCAPE PLANTING BEDS, STRUCTURE, OR PAVEMENT.
4.2. SEED ALL DISTURBED AREAS WITHIN SEVEN DAYS OF FINAL GRADING AND TEMPORARY SEED/MULCH ALL AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN FOURTEEN (14) DAYS.
4.3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
4.4. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER
4.5. IF GRASSING OCCURS DURING A MONTH REQUIRING TEMPORARY COVER, THE CONTRACTOR SHALL APPLY PERMANENT COVER (IN ADDITION TO THE TEMPORARY COVER) AT THE APPROPRIATE TIME AT NO NO ADDITIONAL COST. THE CONTRACTOR MUST ACHIEVE A STRAND OF PERMANENT GRASS WITH AT LEAST 95% COVER. BARE SPOTS CAN NOT BE MORE THAN 1 INCH SQUARE IN ANY 10 SF.

X. PERMANENT STABILIZATION

NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC,EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE RE-WORKED AND RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY ,OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO THE SITE.

4.1. SEEDED AREAS

FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

4.2. SODDED AREAS

FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE APPROVED MULCH MATERIAL.

4.3. PERMANENT MULCH

FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.

4.4. RIPRAP

FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF AN APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP.

4.5. DITCHES, CHANNELS, AND SWALES

FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

XI. FERTILIZER REQUIREMENTS

1. TEMPORARY SEEDING FERTILIZER

APPLY A MINIMUM OF 500 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT IS DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING. APPLY A MINIMUM OF 1.5 TONS OF LIME / ACRE (70LBS. / 1000 SQ. FT.).

2. PERMANENT SEEDING FERTILIZER

APPLY A MINIMUM OF 1000 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRADES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION. UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 1 & 1/2 TONS OF GROUND COARSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS. / 1000 SQ.FT.).

XII. SWPP PREPARER CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

SOUTH CAROLINA · THOMAS & HUTTON ENGINEERING CO. · No. C00285 · CERTIFICATE OF AUTHORIZATION

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STOP N STOR #9, LLC
STOP N STOR - BUILDING EXPANSION
ES & PC NOTES

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SCALE:	NOT TO SCALE

EC1.1

Attachment 3

STORMWATER POLLUTION PREVENTION PLAN

TEMPORARY SEEDING - COASTAL

SPECIES	LABS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40												
RYE, GRAIN	56												
RYEGRASS	50												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	40												
JAPANESE MILLET	40												
RYE, GRAIN	56												
OATS	75												
RYEGRASS	50												

PERMANENT SEEDING - COASTAL

SPECIES	LABS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL	15												
PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
(ALAMO)	PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	CL CL
DIVERSION DIKE	DD
DIVERSION BERM	DB
TEMPORARY DIVERSION	TD
PERMANENT DIVERSION	PD
SUBSURFACE DRAIN	SSD
VEGETATED CHANNEL	
RIP RAP LINED CHANNEL	
ECB OR TRM LINED CHANNEL	
PAVED CHANNEL	PC
TREE PROTECTION	
SURFACE ROUGHENING	OR LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
MULCHING	M

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT	
FLEXIBLE GROWTH MATRIX	FGM
BONDED FIBER MATRIX	BFM
SODDING	SO
SLOPED SODDING	
STAKED SOD	
STAKED SOD AROUND INLET	OR
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	
DUST CONTROL	DC
POLYACRYLAMIDE (PAM)	PAM
SEDIMENT BASIN	
SEDIMENT BASIN WITH SKIMMER	
SEDIMENT TRAP	
ROCK SEDIMENT DIKE	
SEDIMENT TUBE	

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
ROCK CHECK DAM	OR
POROUS BAFFLES	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE A SEDIMENT TUBE	A
STORM DRAIN INLET PROTECTION - TYPE B HARDWARE FABRIC AND STONE	B
STORM DRAIN INLET PROTECTION - TYPE C BLOCK AND GRAVEL	C
STORM DRAIN INLET PROTECTION - TYPE D RIGID INLET FILTER	D
STORM DRAIN INLET PROTECTION - TYPE E SURFACE COURSE CURB INLET FILTER	E
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	F
STORM DRAIN INLET PROTECTION - TYPE G IMPERVIOUS AREA	G
PIPE SLOPE DRAINS	
TEMPORARY STREAM CROSSING	T
LEVEL SPREADER	

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

CONSTRUCTION SEQUENCE

	CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1	OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	CONTRACTOR TO HAVE ONSITE AT ALL TIMES DURING CONSTRUCTION.
2	FLAG THE WORK LIMITS AND BARRICADE TREES AND MARK BUFFER AREAS FOR PROTECTION.	HAVE LOCAL REGULATORY AGENCY INSPECT TREE BARRICADES.
3	HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER AND LOCAL REGULATORY AGENCY. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING TO DOCUMENT PREDEVELOPMENT PROCEDURES.
4	INSTALL CONSTRUCTION ACCESS AND LAY DOWN AREAS	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES.
5	CONSTRUCT SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6	ESTABLISH RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7	LAND CLEARING AND GRADING-SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR BORROW AND DISPOSAL AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
8	RUNOFF CONVEYANCE SYSTEM- INSTALL STORM DRAINS, STABILIZE BANKS, CHANNELS, INSTALL INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF- CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
9	INSTALL WASTEWATER COLLECTION, WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
10	SURFACE STABILIZATION-TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
11	BUILDING CONSTRUCTION- BUILDINGS UTILITIES, ROADS, ETC.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
12	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CERTIFICATE OF AUTHORIZATION No. CO0285

SOUTH CAROLINA NATHAN B. LUCAS LICENSED PROFESSIONAL ENGINEER

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STOP N STOR #9, LLC

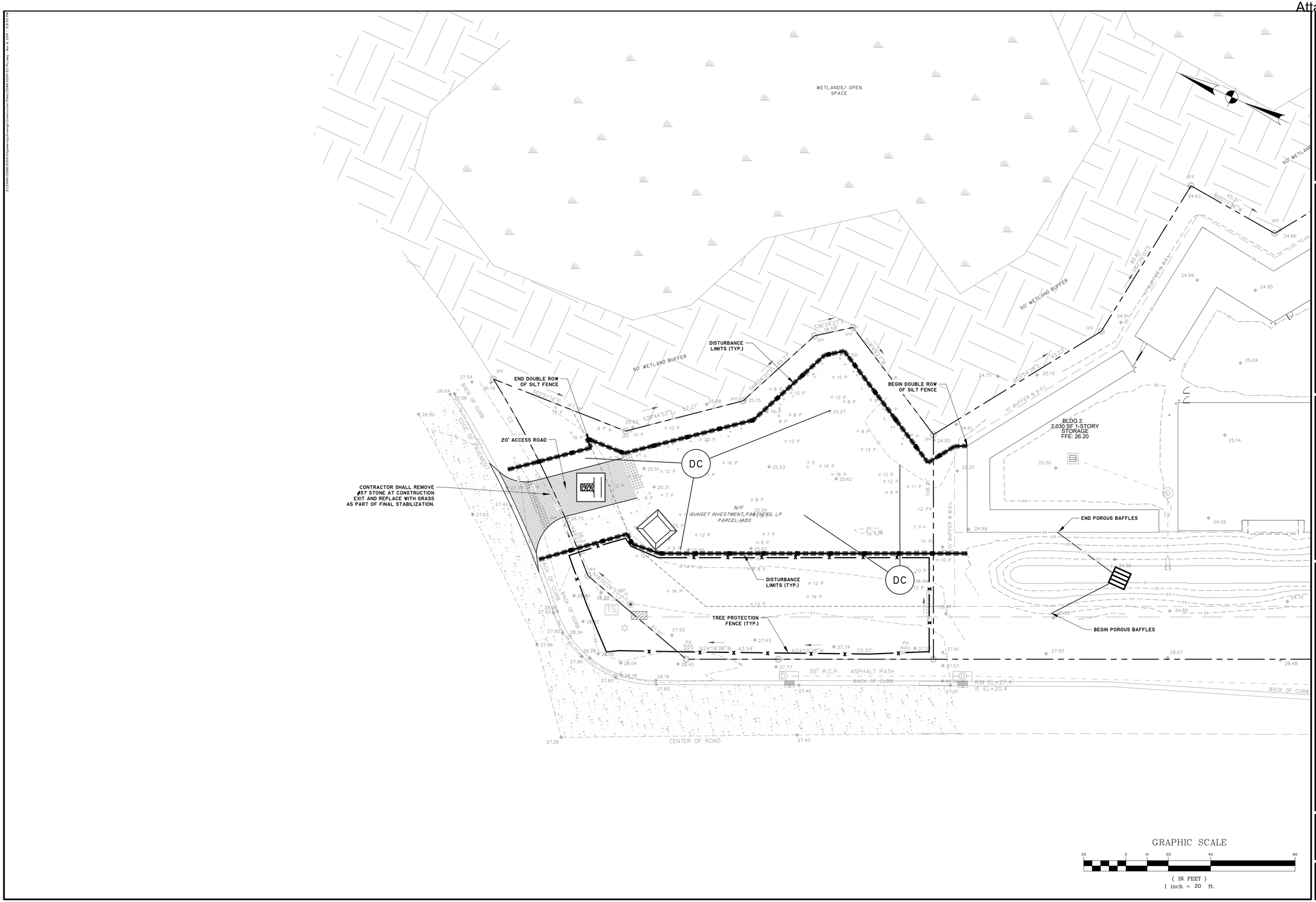
STOP N STOR - BUILDING EXPANSION

ES & PC NOTES

JOB NO:	J-25166.0002
DATE:	07/26/19
DRAWN:	JTD
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

EC1.2

Attachment 3



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STOP N STOR #9, LLC

STOP N STOR - BUILDING EXPANSION

ES & PC PLAN - INITIAL PHASE

JOB NO:	J-25166.0002
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DRAWN:	JTD
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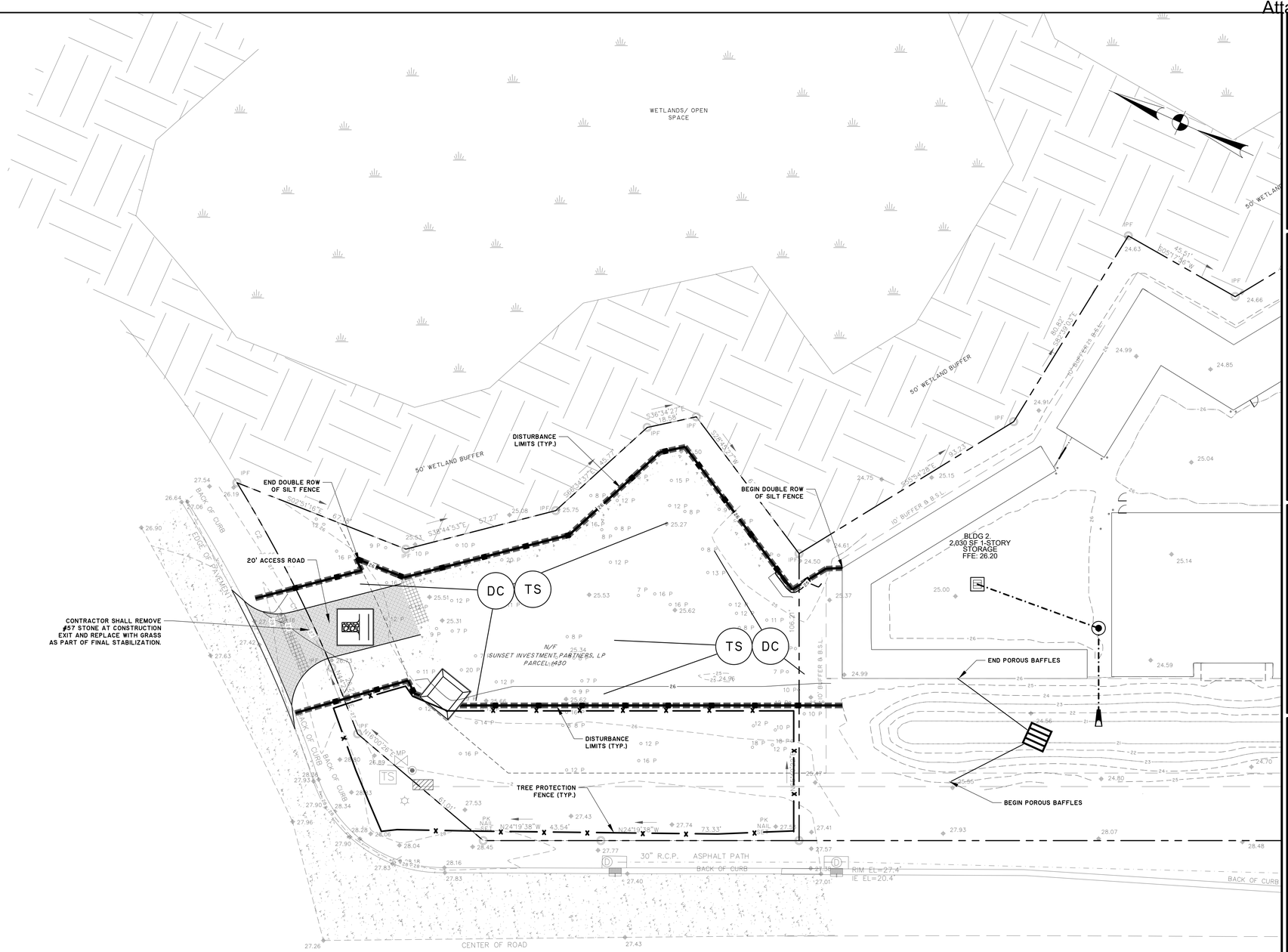
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

EC2.1

Attachment 3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STOP N STOR - BUILDING EXPANSION

ES & PC PLAN - CONSTRUCTION PHASE

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DESIGNED:	JRW
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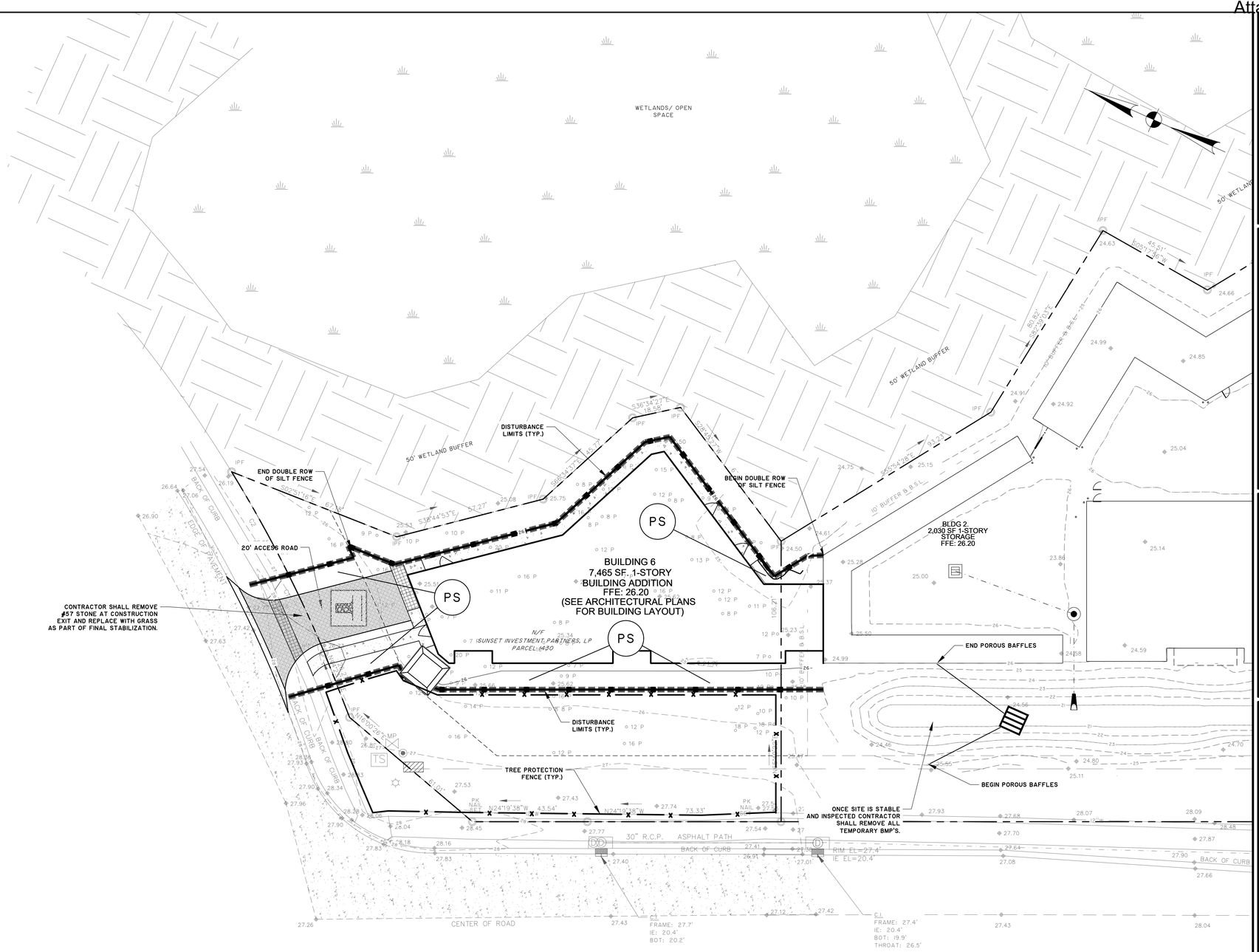
APPROVED:	NBL
SCALE:	1" = 20'

EC3.1

Attachment 3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STOP N STOR #9, LLC

STOP N STOR - BUILDING EXPANSION

ES & PC PLAN - STABILIZATION PHASE

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DATE:	07/26/19
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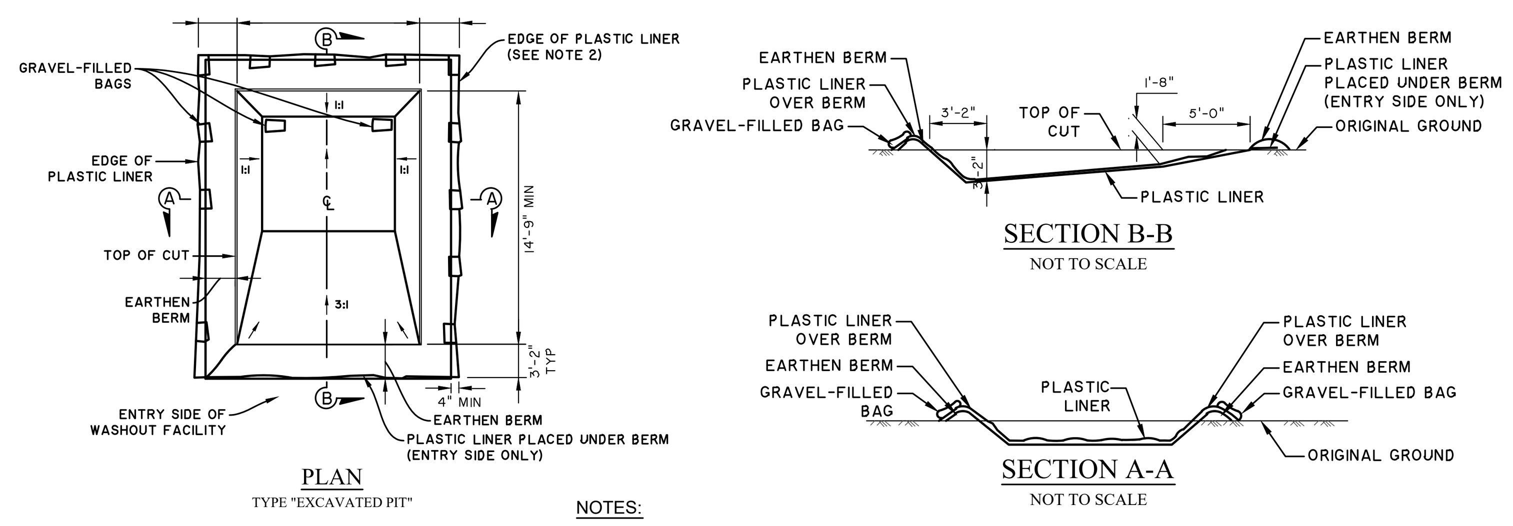
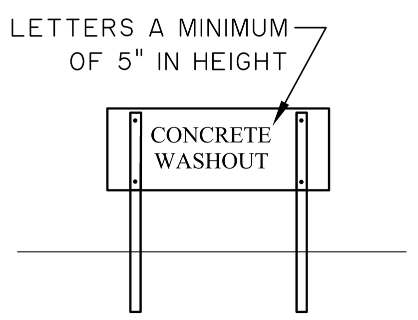
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

EC4.1





CONCRETE WASHOUT SIGN DETAIL

NOTES:

ACTUAL LAYOUT DETERMINED IN FIELD.

INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.

CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.

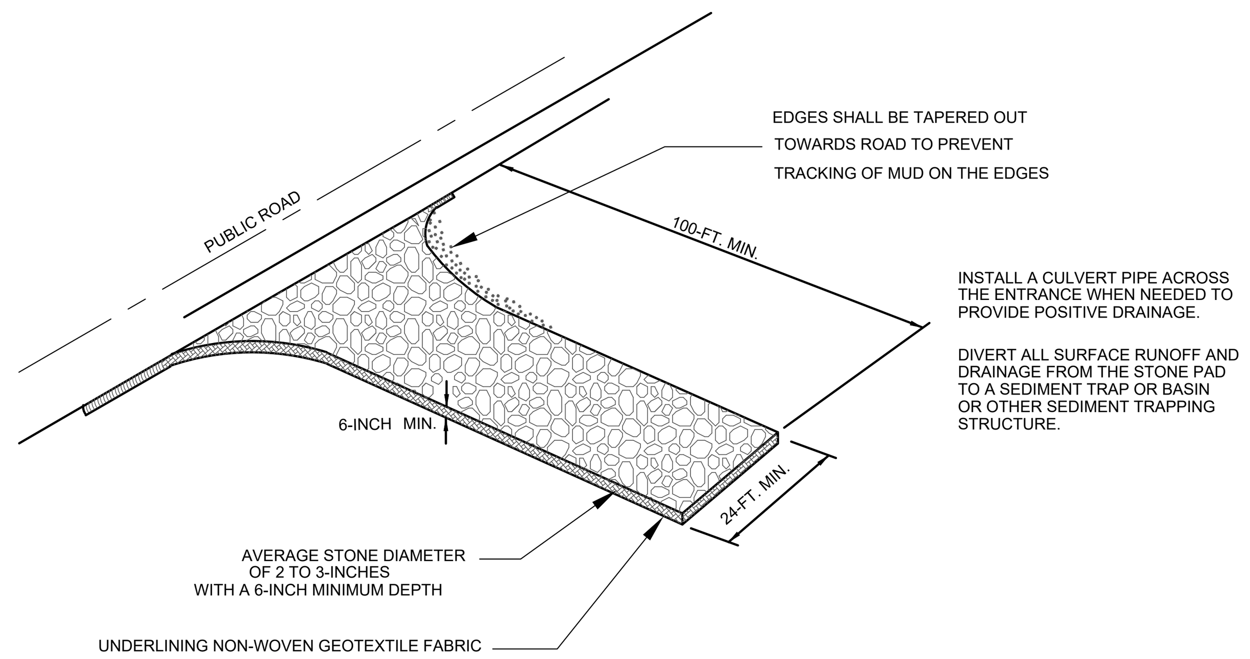
THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.

SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.

A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT DETAIL

NOT TO SCALE



WHEN AND WHERE TO USE IT:
STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS:
IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFFSITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION:
REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.

INSTALL A NON-WOVEN GEOTEXTILE FABRIC PRIOR TO PLACING ANY STONE.

INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.

THE ENTRANCE SHALL CONSIST OF 1-INCH TO 3-INCH D50 STONE PLACED AT A MINIMUM DEPTH OF 6-INCHES.

MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24-FEET WIDE BY 100-FEET LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS.

THE EDGES OF THE ENTRANCE SHALL BE TAPERED OUT TOWARDS THE ROAD TO PREVENT TRACKING OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:
CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

WASH OR REPLACE STONES AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES.

FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

DC

DUST CONTROL ON DISTURBED AREAS

DEFINITION

Controlling surface and air movement of dust on land-disturbing activities.

PURPOSE

- Prevent the movement of dust from exposed soil surfaces.
- Prevent the movement of airborne substances that may be harmful to health.

INSTALLATION

- Apply according to approved plan, if shown.
- Mulch disturbed areas and tackify with resins such as asphalt, Curasol or Terratack according to manufacturer's recommendations.
- Stabilize disturbed areas with temporary or permanent vegetation.
- Irrigate disturbed areas until surface is wet.
- Cover surfaces with crushed stone or gravel.

32

DC

- Apply calcium chloride at a rate to keep surfaces moist.
- Apply spray-on adhesives to mineral soils (not muck soils) as described in Table 1.

Table 1. Spray-On Adhesive Application Requirements

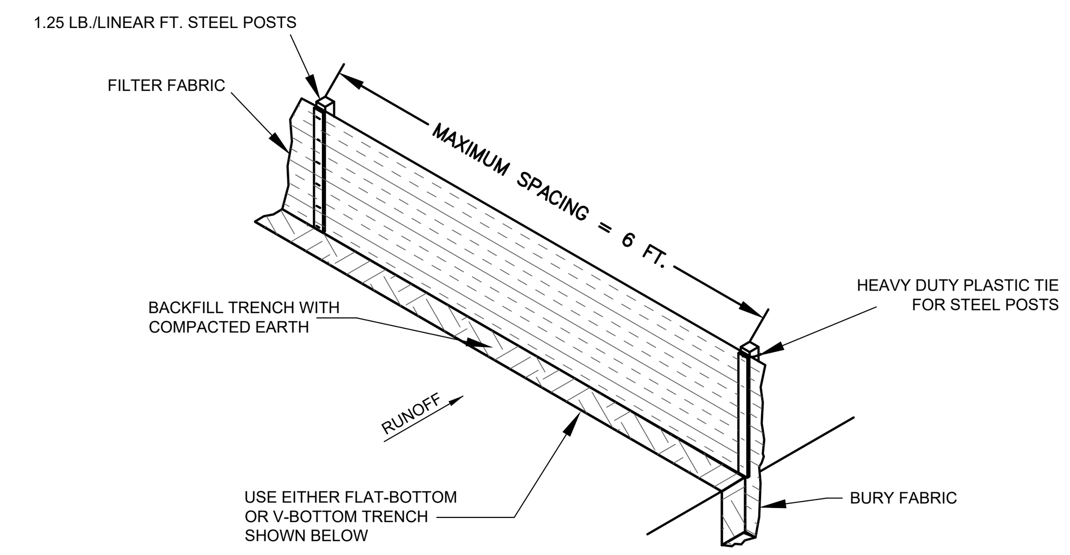
Adhesive	Water Dilution	Nozzle Type	Application (Gal./Acre)
Anionic asphalt emulsion	7:1*	Coarse spray	1,200
Latex emulsion	12.5:1 *	Fine spray	235
Resin-in-water emulsion	4:1*	Fine spray	300

*Use manufacturer's recommendations when available.

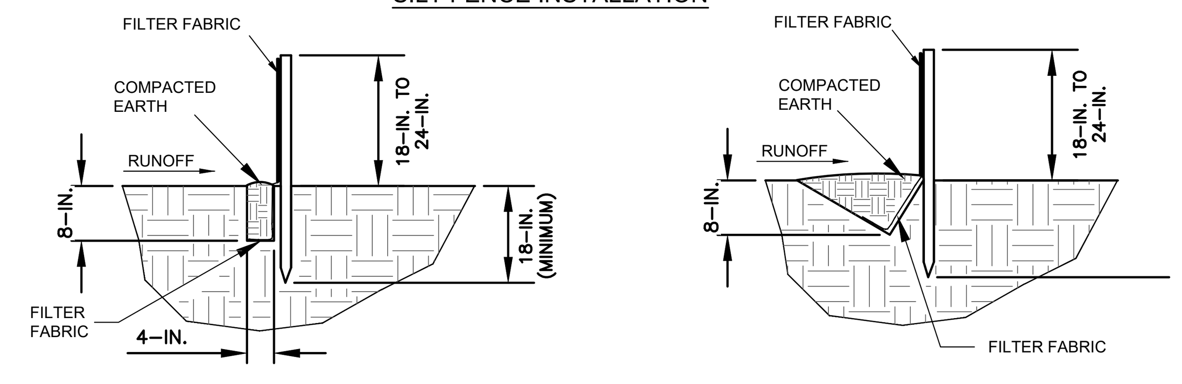
DUST CONTROL MEASURES

NOT TO SCALE

DC



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL

WHEN AND WHERE TO USE IT:
SILT FENCE IS APPLICABLE IN AREAS:

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100-FEET.
WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO FENCE LINE) IS 2H:1V.
THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS:
STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4-FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS:
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

GEOTEXTILE FILTER FABRIC:
FILTER FABRIC IS:
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES.
FORMED INTO A NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN DIMENSIONAL STABILITY RELATIVE TO EACH OTHER.
FREE OF ANY TREATMENT OR COATING WHICH MIGHT ADVERSELY ALTER ITS PHYSICAL PROPERTIES AFTER INSTALLATION.
FREE OF DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES.
CUT TO A MINIMUM WIDTH OF 36 INCHES.

USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

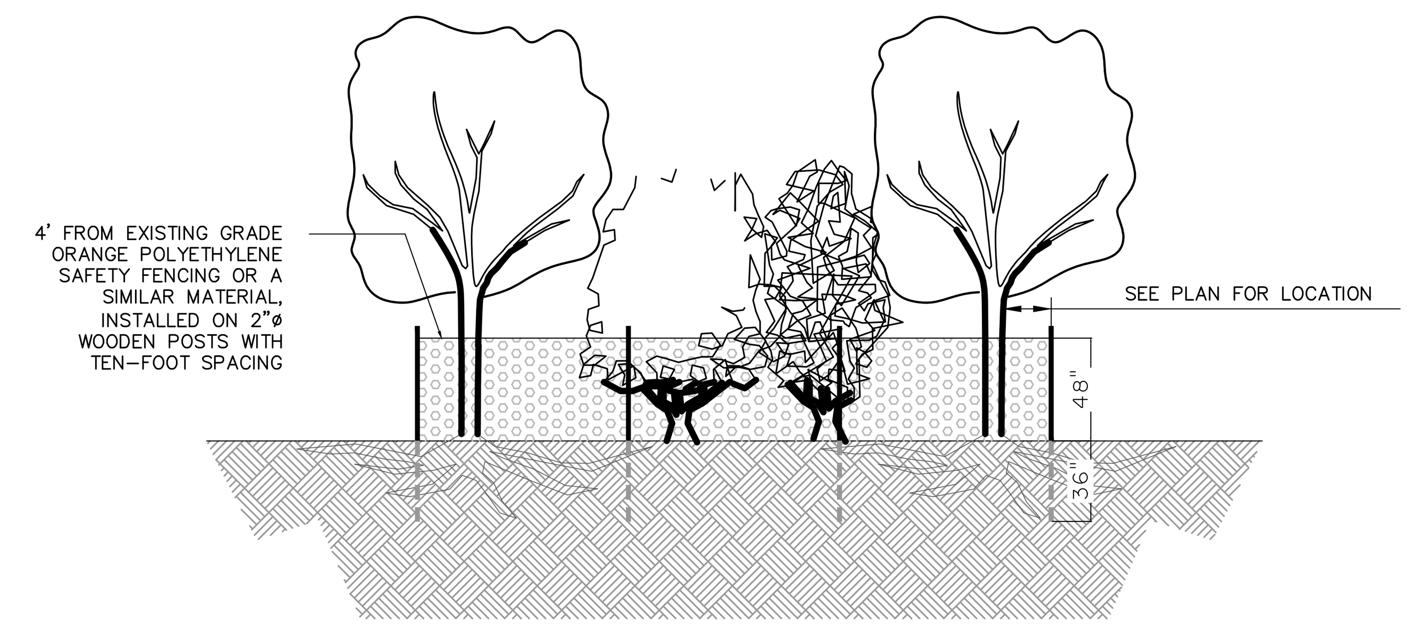
INSTALLATION:
EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP. INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 2- INCHES ABOVE THE FABRIC, WITH NO MORE THAN 3-FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6-FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG, SPACED A MAXIMUM OF 6-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN CALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE GROUND MAY BE GREATER THAN 24-INCHES. IN TIDAL AREAS, EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4-, 5-, OR 6-FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR

AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPS) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.

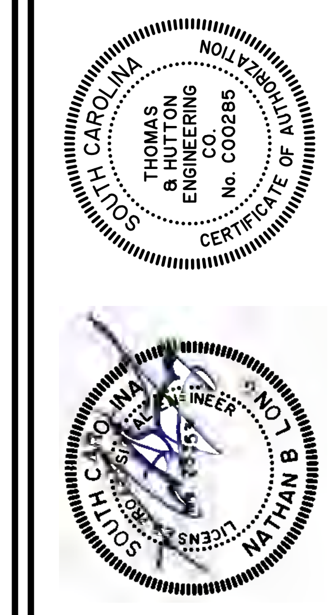
SILT FENCE

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE



PERMIT SET - FOR REVIEW PURPOSES ONLY

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STOP N STOR #9, LLC
STOP N STOR - BUILDING EXPANSION
ES & PC DETAILS

JOB NO:	J-25166.0002
DATE:	07/26/19
DRAWN:	JTD
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

EC5.1

SITE DEVELOPMENT
OF
STOP N STOR
BLUFFTON PARK
BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
STOP N STOR #9, LLC
4 ROCKWELL SOUTH AVE.
SAVANNAH, GEORGIA 31419

SITE DEVELOPMENT SUMMARY:	
TOTAL SITE AREA	2.89 ACRES
OPEN SPACE PROVIDED	42%
POND (AT TOB – 24.0)	0.23 ACRES
PARKING PROVIDED (INCLUDING 1 ACCESSIBLE SPACE)	5 SPACES

TM# R610-031-000-0983-0000

NOVEMBER 5, 2014
REVISED: JANUARY 26, 2015

J-25166.0000

PREPARED BY:

THOMAS & HUTTON
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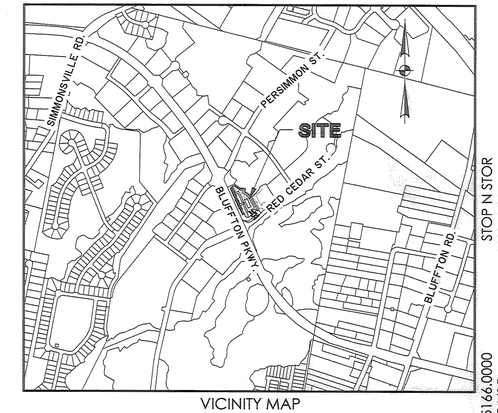
2015-032
STOP N STOR



VICINITY MAP
SCALE: 1" = 1000'

STOP N STOR
BLUFFTON PARK
J-25166.0000
01/26/15

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Sheet Number	Sheet Title
CO	COVER SHEET
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G1.2	EXISTING CONDITIONS,TREE REMOVAL AND DEMOLITION PLAN
G1.3	ACCESSIBLE ROUTE PLAN
C1.1	STRIPING,SIGNAGE AND LAYOUT PLAN
C2.1	WATER AND SEWER PLAN
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REVISION HISTORY			
2	REVISED PER BJWSA AND TOWN OF BLUFFTON REVIEW	CGC	1/26/15
1	REVISED PER TOWN OF BLUFFTON AND BJWSA COMMENTS	CGC	12/24/14
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
BJWSA AND TOWN OF BLUFFTON	01/26/15
BJWSA	12/24/14
TOWN OF BLUFFTON	12/24/14
OCRM	11/05/14
TOWN OF BLUFFTON	11/05/14
SUBMITTED TO	DATE

811
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Attachment 4

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

SEWER LEGEND

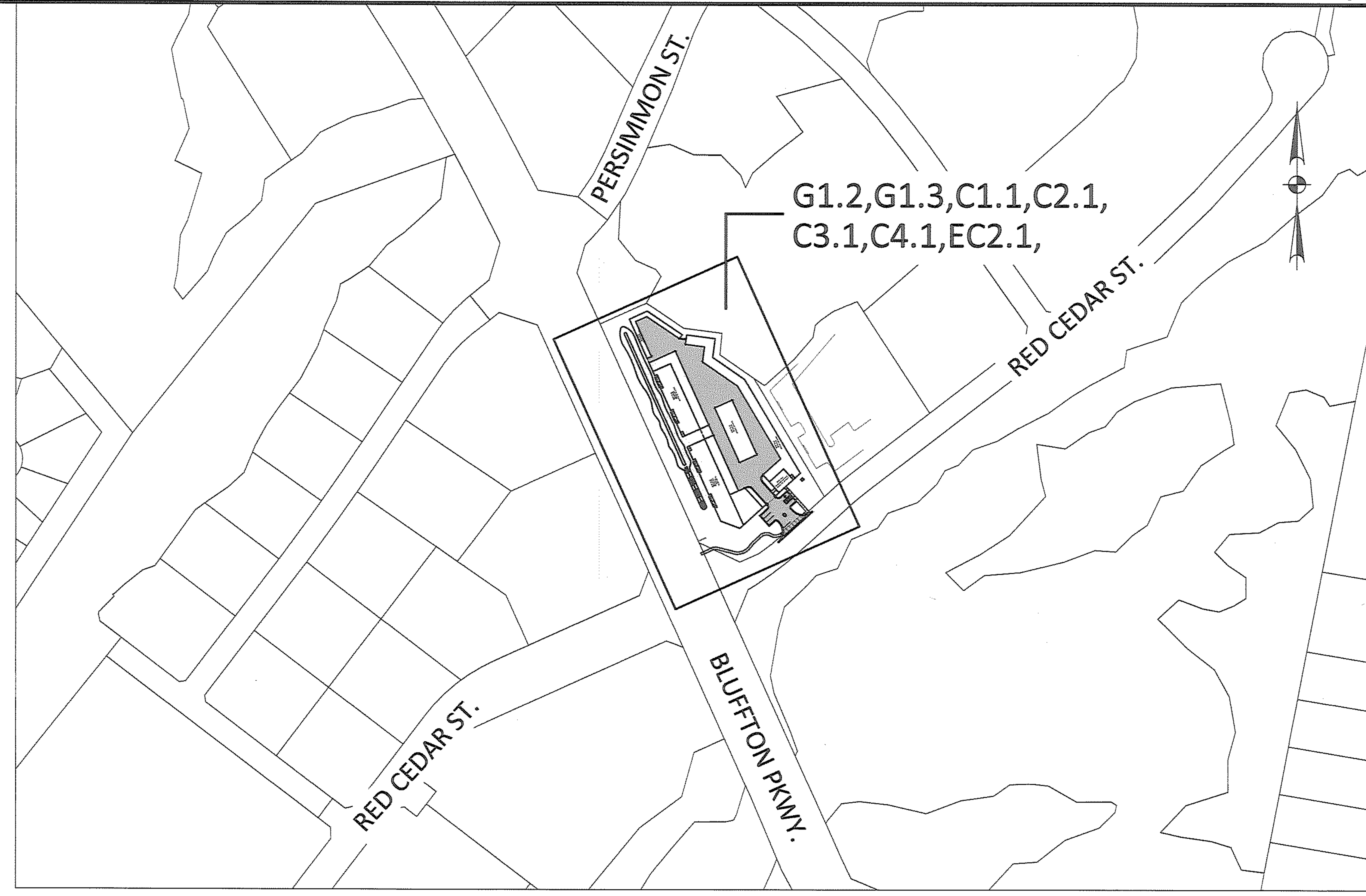
DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM 10"FM	10"FM 10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG		

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHYLENE	JB	JUNCTION BOX	SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM	LF	LINEAR FEET	SF	SQUARE FEET
CI	CURB INLET	MAX	MAXIMUM	SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE	MIN	MINIMUM	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	MH	MANHOLE	TG	TOP OF GUTTER
EL	ELEVATION	OC	ON CENTER	TP	TOP OF PAVEMENT
FG	FINISH GRADE	PC	POINT OF CURVE	TW	TOP OF WALK
FH	FIRE HYDRANT	PH	POST HYDRANT	TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)	PT	POINT OF TANGENT	W	WATER
FP	FINISH PAD	PVC	POLYVINYL CHLORIDE	W/	WITH
FR	FRAME	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
GI	GRATE INLET	RJP	RESTRAINED JOINT PIPE	YI	YARD INLET
GV	GATE VALVE	R/W	RIGHT-OF-WAY		
INV	INVERT ELEVATION	SD	STORM DRAINAGE		



SHEET INDEX
SCALE: 1" = 200'

GENERAL NOTES

1. PROPERTY BOUNDARY INFORMATION WAS PROVIDED BY T-SQUARE SURVEYING AND HAS NOT BEEN VERIFIED BY THOMAS AND HUTTON. EXISTING BENCHMARKS ARE SHOWN ON THE EXISTING CONDITIONS PLAN. PROJECT CONSISTS OF ONE PARCEL, APPROXIMATELY 2.89 ACRES, AND IS LOCATED IN FEMA FLOOD ZONE C. ACCORDING TO FEMA FIRM PANEL 450025 0085 D, DATED 9-29-86.
2. HORIZONTAL AND VERTICAL CONTROL SHOWN IN THESE PLANS ARE TO BE USED FOR ALL LAYOUT AND RECORD DATA FOR THIS PROJECT. IF DISCREPANCIES ARE FOUND CONTACT THOMAS AND HUTTON AND T-SQUARE SURVEYING BEFORE PROCEEDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH SUPPLEMENTAL CONTROL WITHIN THE PROJECT AS NEEDED.
3. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
4. A WETLAND SURVEY OF PARCELS A & B, LOCATED NORTH OF BLUFFTON PARKWAY AND EAST OF PERSIMMON STREET HAS BEEN PREPARED BY T-SQUARE SURVEYING AND HAS NOT BEEN VERIFIED BY THOMAS & HUTTON. WETLANDS DISPLAYED ARE BASED UPON THE REFERENCED SURVEY.
5. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
6. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES, IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION , THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED.
8. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
9. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
10. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
11. ALL WATER AND SEWER MATERIALS, PROCEDURES AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE BEAUFORT JASPER WATER AND SEWER AUTHORITY(BJWSA) TECHNICAL SPECIFICATIONS, DEVELOPMENT POLICY AND PROCEDURE MANUAL AND DETAILS, LATEST VERSIONS. BJWSA DOCUMENTS SHALL TAKE PRECEDENCE OVER THOMAS & HUTTON DOCUMENTS FOR ANY DISCREPANCIES FOUND.
12. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND TECHNICAL SPECIFICATIONS.
13. WATER LATERALS SHALL BE LAID AS SHOWN ON THE PROJECT PLANS.
14. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
15. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
17. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
18. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
19. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TEST AND OBSERVATIONS.
20. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION.
21. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE TOWN ENGINEER, AND THE PROJECT ENGINEER.
22. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS.
23. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
24. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
25. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND EVALUATION, DATED SEPTEMBER 8, 2014 PREPARED BY CRA ENGINEERS AND SCIENTISTS. FOR GUIDANCE THROUGHOUT CONSTRUCTION. CONTACT ENGINEER TO OBTAIN A COPY OF THIS EVALUATION PRIOR TO PROVIDING A BID OR BEGINNING WORK.
26. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE THEIR OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED, WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS IN NO WAY GUARANTEES THE AMOUNT OR NATURE OF THE MATERIAL TO BE ENCOUNTERED.
27. CONTRACTOR WILL BE REQUIRED TO ADJUST ALL MANHOLE FRAMES AND UTILITY APPURTENANCES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
28. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
29. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
30. CONTROL OF THE WATER FLOWING THROUGH THE EXISTING DRAINAGE PATTERNS DURING THE CONSTRUCTION PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXISTING DRAINAGE CONVEYANCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PENALTIES, CLAIMS AND FEES IMPOSED ON OWNER AS A RESULT OF DAMAGES CAUSED BY ACTIONS OF THE CONTRACTOR, IT'S EMPLOYEES OR SUBCONTRACTORS SHALL BE BORNE IN FULL BY THE CONTRACTOR.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING OF CONSTRUCTION AND THE COORDINATION,SEQUENCING AND SUPERVISION OF CONSTRUCTION ACTIVITIES. ANY AND ALL COST ASSOCIATED WITH PROJECT PHASING WILL BE BORNE IN FULL BY THE CONTRACTOR.
32. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. A COMPLETE ROADWAY CLOSURE FOR RED CEDAR STREET OR BLUFFTON PARKWAY SHALL NOT BE ALLOWED AT ANY TIME.
33. ACCESS TO THE PROJECT IS LIMITED TO THE LOCATION WHERE STABILIZED CONSTRUCTION ENTRANCE HAVE BEEN INDICATED IN THE PLANS.
34. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
35. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
36. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
37. CONTRACTOR TO COORDINATE WITH POWER, TELEPHONE, GAS & CABLE PROVIDERS TO CONFIRM SERVICE DELIVERY STRATEGIES . NOTIFY ENGINEER IMMEDIATELY OF DISCREPANCIES.
38. THE FINAL LOCATIONS, SIZE AND FOOTPRINTS OF ALL BUILDINGS AND SIDEWALKS DEPICTED MAY CHANGE PRIOR TO CONSTRUCTION. OWNER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO GRADING AND UTILITIES IN ORDER TO ACCOMMODATE FINAL SITE LAYOUT.
39. OFFSITE UTILITIES SHOWN ARE APPROXIMATE AS PROVIDED BY BJWSA RECORD DRAWING DATA. CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS, SIZES, AND DEPTH PRIOR TO CONNECTIONS. CONTACT ENGINEER WITH ANY DESCREPANCIES PRIOR TO CONNECTIONS.
40. CONTRACTOR SHALL NOT EXCAVATE THE BMP BASIN BELOW ELEVATION 21.5 PRIOR TO PAVING. CONTRACTOR SHALL COMPLETE EXCAVATION OF THE BMP BASIN ONCE PAVING IS COMPLETE.

PREPARED FOR:

STOP N STOR #9, LLC
4 ROCKWELL SOUTH AVE.
SAVANNAH, GEORGIA 31419

GENERAL INFORMATION

COUNTY	BEAUFORT
TOWN	TOWN OF BLUFFTON
ZONING	SHULTZ PUD

OWNER:
STOP N STOR #9, LLC
4 ROCKWELL SOUTH AVE.
SAVANNAH, GEORGIA 31419
(912) 484-0933

SURVEYOR:
T-SQUARE
139 BURNT CHURCH ROAD
BLUFFTON, SC 29910
(843) 757-2650

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

WATER/SEWER:
BEAUFORT JASPER WATER AND SEWER AUTHORITY
6 SNAKE RD.
OKATIE, SC 29909-3937
(843) 987-9250

ELECTRIC:
PALMETTO ELECTRIC
ONE COOPERATIVE WAY
HARDEEVILLE, SC 29927-5123
(843) 208-5551

TELEPHONE:
HARGRAY TELEPHONE
5 BUCK ISLAND RD.
BLUFFTON, SC 29910
(843) 815-1600

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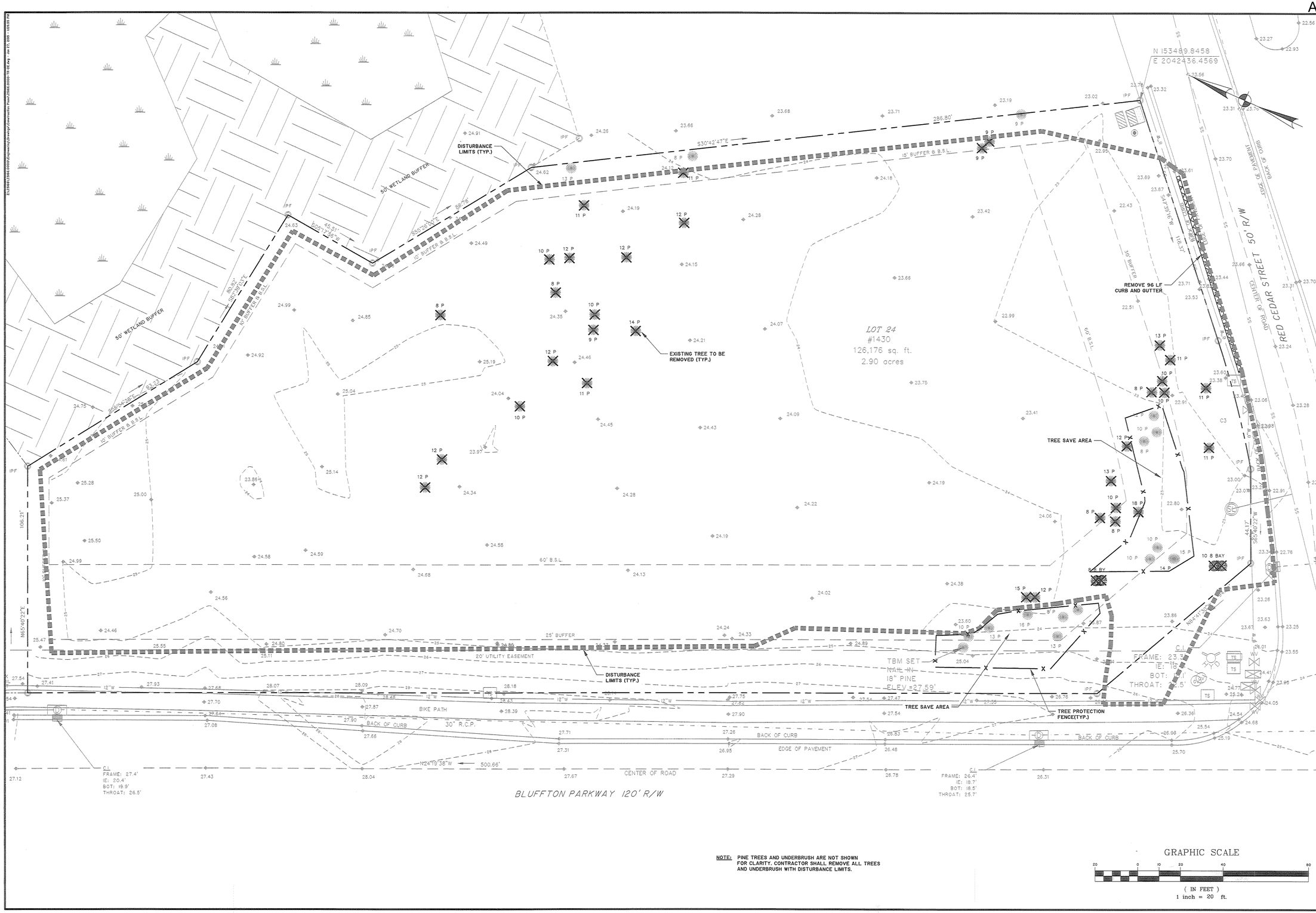
STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
STOP N STOR
GENERAL NOTES AND SHEET INDEX

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	

G1.1

Attachment 4



NOTE: PINE TREES AND UNDERBRUSH ARE NOT SHOWN FOR CLARITY. CONTRACTOR SHALL REMOVE ALL TREES AND UNDERBRUSH WITH DISTURBANCE LIMITS.

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING No. C00285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 25353 NATAN B. LINE

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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

STOP N STOR

EXISTING CONDITIONS,TREE REMOVAL AND DEMOLITION PLAN

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

G1.2

Attachment 4

NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:

MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.

2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:

A. 0 TO 1/4" : NO REQUIREMENTS
B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP

3. RAMPS:

- MAX RAMP SLOPE 8.33% (1:12).
- RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
- MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30').
- MAX CROSS SLOPE OF RAMP 2% (1:50)

A. LANDINGS:

- RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
- LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
- LANDING LENGTH SHALL BE MINIMUM 5' CLEAR.
- IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
- ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

B. HANDRAILS:

- HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
- PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
- PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
- ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
- STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

4. CURB AND SIDEWALK RAMPS:

- MAX SLOPE OF CURB RAMP 8.33%.
- MAX SLOPE OF SIDE FLARES 10%.
- MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
- MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
- DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

5. PAVEMENT MARKINGS:

AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

6. PARKING SPACES

- MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
- MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
- MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
- MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

7. SIGNAGE

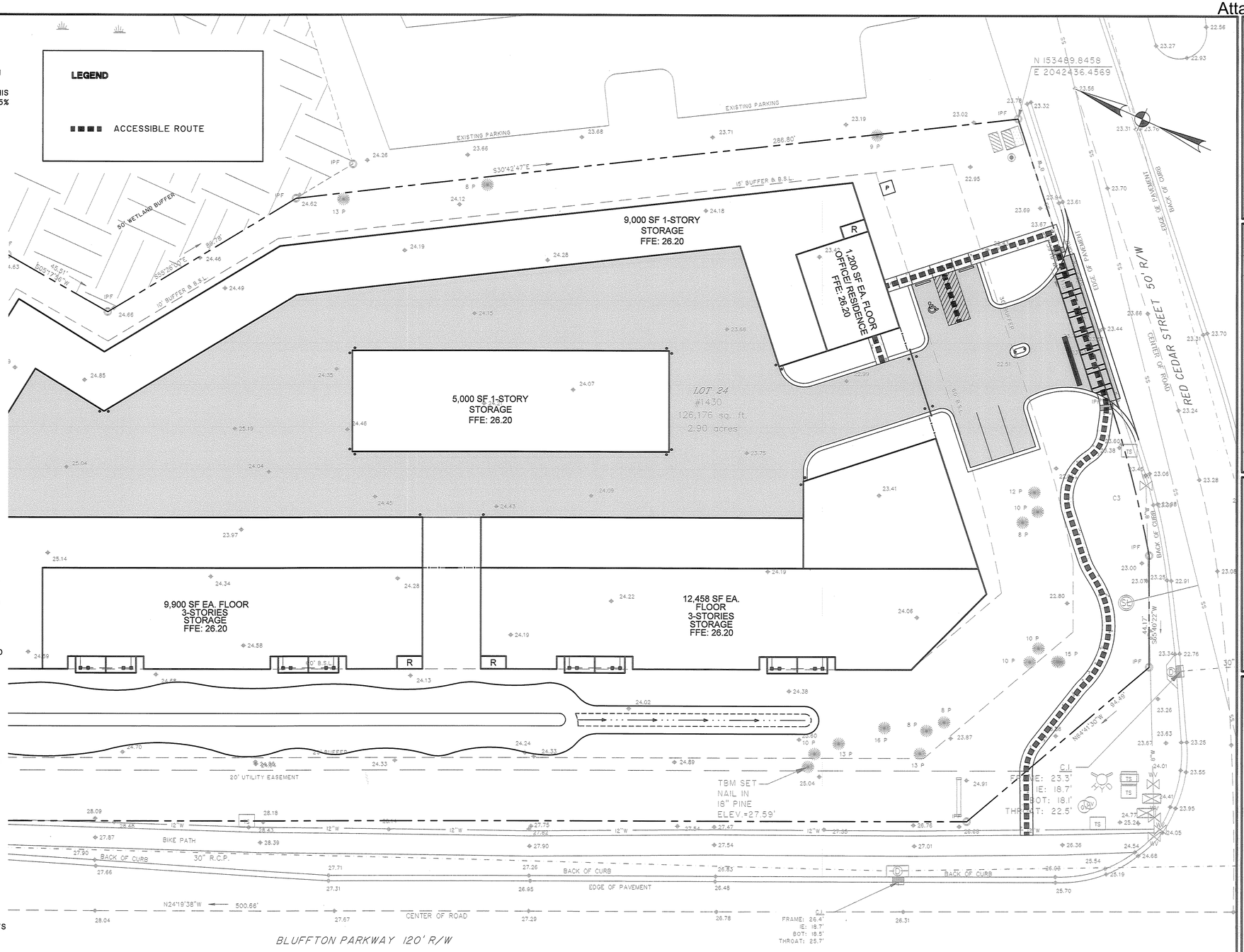
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

8. ACCESSIBLE ROUTES

- MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2009.

9. PRE-EXISTING CONDITIONS

EXISTING STRUCTURES, FEATURES AND COMPONENTS PREVIOUSLY CONSTRUCTED AND OUTSIDE THE SCOPE OF THIS PROJECT ARE PRESENT WITHIN THE SITE LIMITS. MODIFICATIONS TO EXISTING ITEMS OTHER THAN AS SHOWN ON PLANS ARE NOT PROPOSED. PROPOSED CONSTRUCTION IS INTENDED TO MEET THE REQUIREMENTS LISTED ABOVE.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE
1	REVISED PER TOWN OF BLUFFTON COMMENTS	CGC	12/24/14

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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

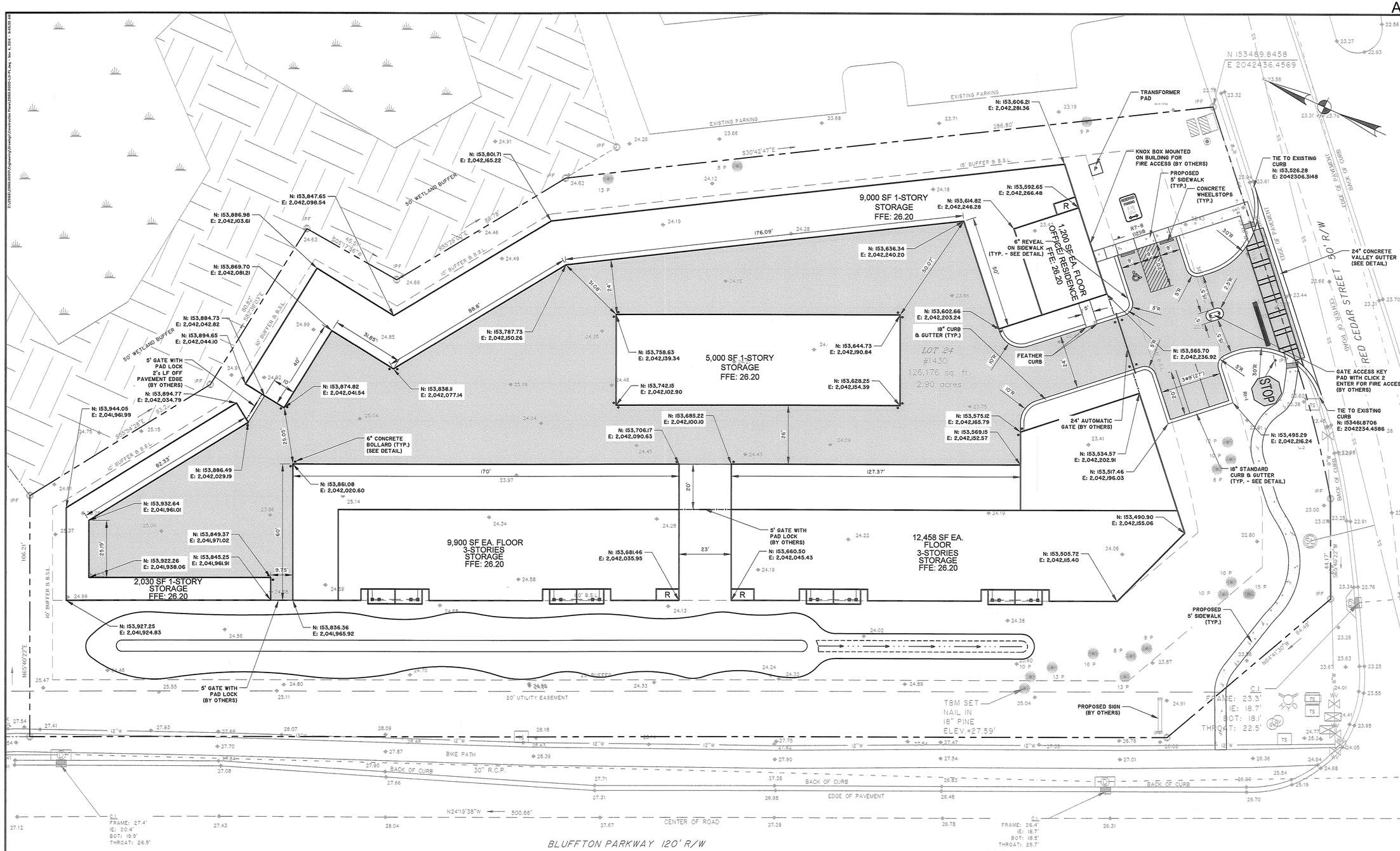
STOP N STOR

ACCESSIBLE ROUTE PLAN

JOB NO:	J-2566.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

G1.3

Attachment 4



LEGEND

VEHICULAR CONCRETE

SIDEWALK

NOTE:

CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE FINAL BOLLARD(S) PLACEMENT PRIOR TO PAVING.

NOTES:

1. DIMENSIONS ARE TO THE EDGE OF PAVEMENT.
2. 4 STANDARD PARKING SPACES AND 1 VAN ACCESSIBLE SPACE PROVIDED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE
1	REVISED PER TOWN OF BLUFFTON COMMENTS	CGC	12/24/14

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STOP N STOR #9, LLC

BLUFFTON, SOUTH CAROLINA

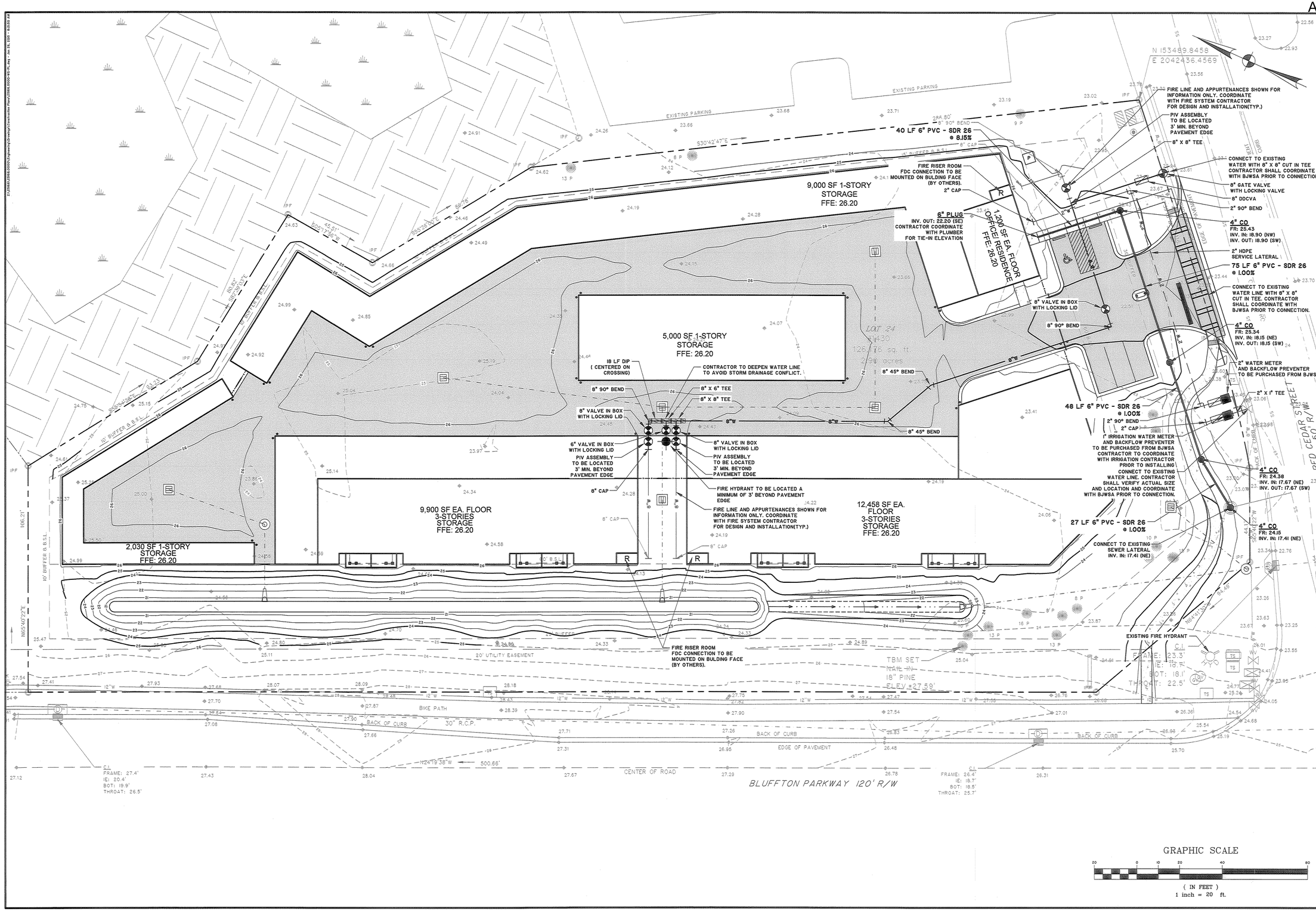
STOP N STOR

STRIPING, SIGNAGE AND LAYOUT PLAN

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

C1.1

Attachment 4



NO.	REVISIONS	BY	DATE
2	REVISED PER BJWSA COMMENTS	CGC	1/26/15
1	REVISED PER BJWSA COMMENTS	CGC	12/24/14

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STOP N STOR #9, LLC

BLUFFTON, SOUTH CAROLINA

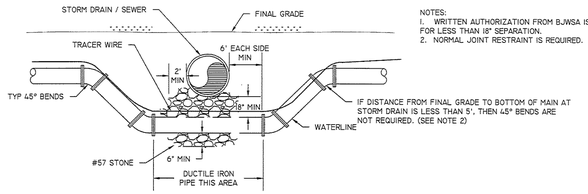
STOP N STOR

WATER AND SEWER PLAN

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

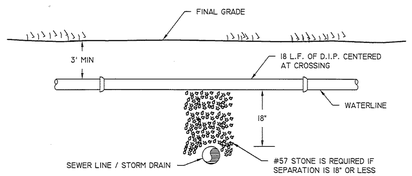
C2.1

Attachment 4



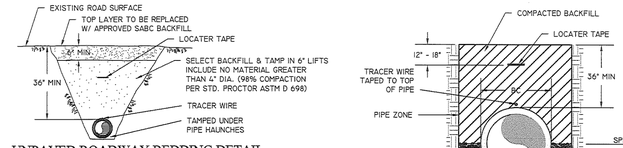
NOTES:
1. WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED FOR LESS THAN 18" SEPARATION.
2. NORMAL JOINT RESTRAINT IS REQUIRED.

WATER UNDER STORM DRAIN / SEWER FOR FINAL DEPTH 5' OR GREATER

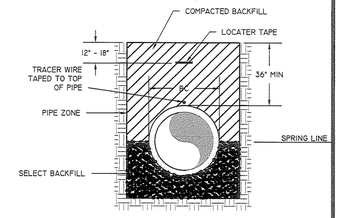


WATER OVER SANITARY SEWER / STORM DRAIN

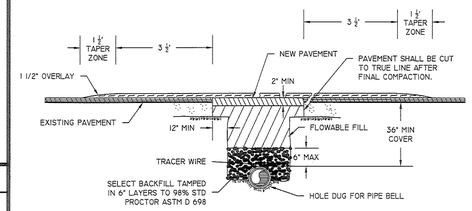
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
RESERVED		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-07
SCALE: N.T.S.	APPROVED BY: ERS	



UNPAVED ROADWAY BEDDING DETAIL



TYPICAL BEDDING DETAIL

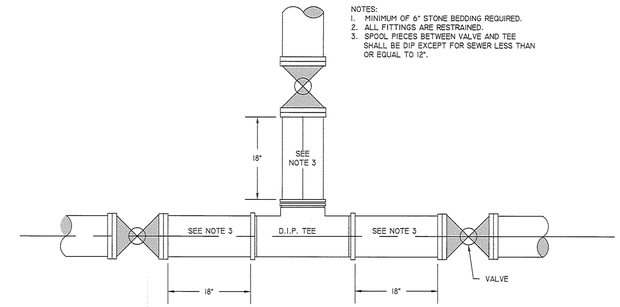


PAVED AREA DETAIL

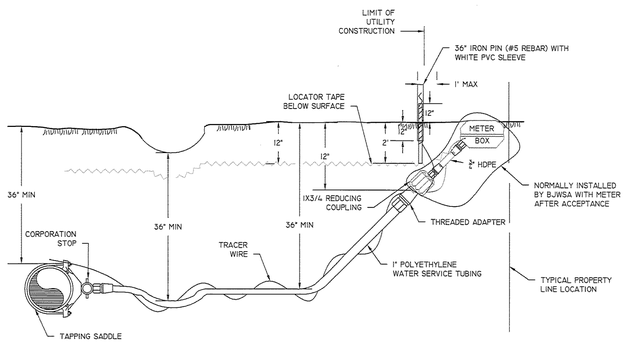
NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS. MINIMUM THICKNESS OVER TRENCH IS 2".
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BEDDING PRESSURE PIPE DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-02
SCALE: N.T.S.	APPROVED BY: ERS	

NOTES:
1. MINIMUM OF 6" STONE BEDDING REQUIRED.
2. ALL FITTINGS ARE RESTRAINED.
3. SPOOL PIECES BETWEEN VALVE AND TEE SHALL BE DIP EXCEPT FOR SEWER LESS THAN OR EQUAL TO 12".

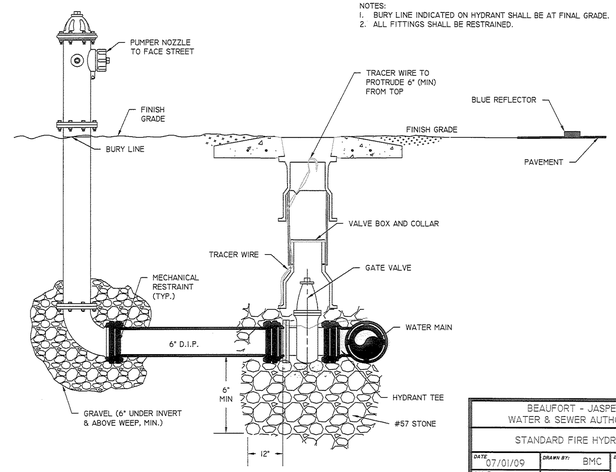


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TEE AND VALVES		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-15
SCALE: N.T.S.	APPROVED BY: ERS	

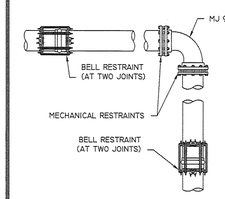


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WATER SERVICE PROFILE		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-09
SCALE: N.T.S.	APPROVED BY: ERS	

NOTES:
1. BURY LINE INDICATED ON HYDRANT SHALL BE AT FINAL GRADE.
2. ALL FITTINGS SHALL BE RESTRAINED.

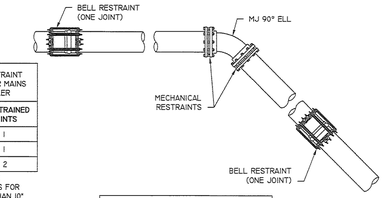


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
STANDARD FIRE HYDRANT		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-03
SCALE: N.T.S.	APPROVED BY: ERS	

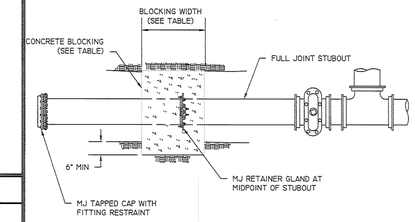


MINIMUM RESTRAINT DISTANCE FOR MAINS 10" AND SMALLER	
FITTING	**RESTRAINED JOINTS
22.5° ELL	1
45° ELL	1
90° ELL	2

**USE ENGINEER'S RECOMMENDATIONS FOR SIZES GREATER THAN 10"



TYPICAL FITTING AND JOINT RESTRAINT



TYPICAL FUTURE STUBOUT

MINIMUM BLOCKING DIMENSIONS		
PIPE SIZE (IN)	BLOCKING BEARING AREA (FT^2)	BLOCKING WIDTH (IN)
4	2	24
6	4	24
8	7	36
10	11	36
12	15	36
OVER 12" BY THE DESIGN ENGINEER		

NOTE:
1. THE MINIMUM DIMENSIONS TABLE IS BASED ON AN ASSUMED SOIL BEARING OF 2000 LBS PER SQ. FT. IF BEARING VALUE FOR SOIL IS LESS THAN AREA SHOWN HEREIN SHOULD BE INCREASED ACCORDINGLY.
2. JOINT IS DEFINED TO BE A MINIMUM OF 18" IN LENGTH.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
MECHANICAL RESTRAINT		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-08
SCALE: N.T.S.	APPROVED BY: ERS	

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00288 CERTIFICATE OF AUTHORITY

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 25353 NATHAN B. LONG LICENSED PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE

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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

STOP N STOR

WATER AND SEWER DETAILS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

C2.2

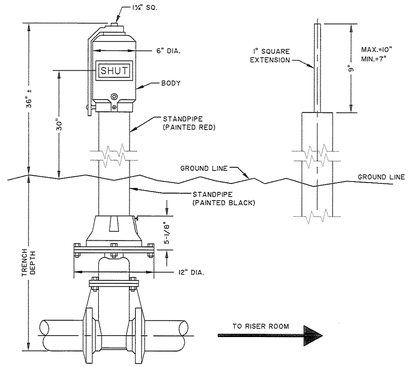
Attachment 4

FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL PIV(s) SHALL BE INSTALLED WITH AN ELECTRONICALLY CONTROLLED TAMPER SWITCH.

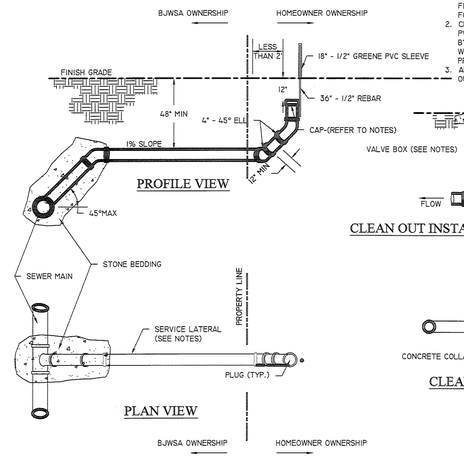
NOTE:

POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-ft FROM BUILDING



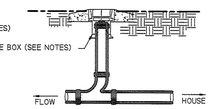
POST INDICATOR & POST INDICATOR VALVE

NOTES:
1. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
2. CLEAN OUTS INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LIDDED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.
3. ALL CLEAN OUTS ARE TO BE 4", INCLUDING CLEAN OUTS ON 6" SEWER LATERALS.

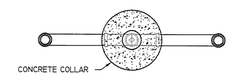


PROFILE VIEW

PLAN VIEW

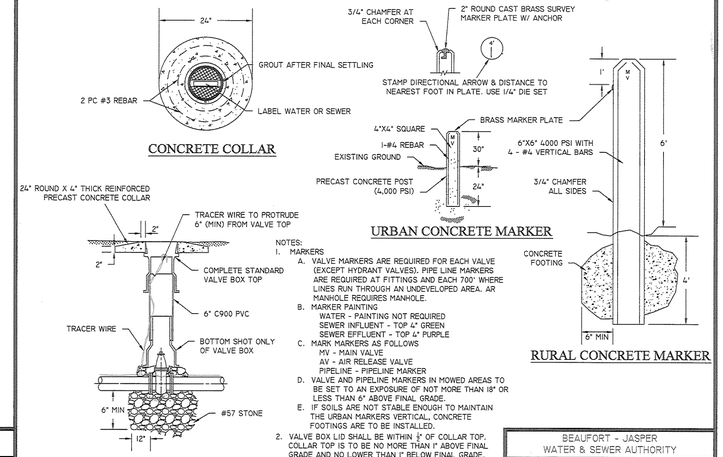


CLEAN OUT INSTALLATION - PROFILE VIEW



CLEAN OUT - PLAN VIEW

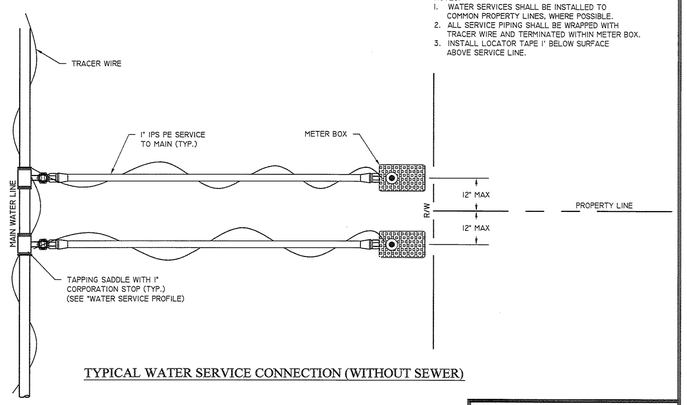
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
SEWER SERVICE, SINGLE		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE N.T.S.	APPROVED BY: ERS	S-11



NOTES:
1. MARKERS
   A. VALVE MARKERS ARE REQUIRED FOR EACH VALVE (EXCEPT HYDRANT VALVES). PIPE LINE MARKERS ARE REQUIRED AT FITTINGS AND EACH 700' WHERE LINES RUN THROUGH AN UNDEVELOPED AREA. AR MANHOLE REQUIRES MANHOLE.
   B. MARKER PAINTING
      WATER - PAINTING NOT REQUIRED
      SEWER INFLUENT - TOP 4" GREEN
      SEWER EFFLUENT - TOP 4" PURPLE
   C. MARK MARKERS AS FOLLOWS
      MV - MAIN VALVE
      AV - AIR RELEASE VALVE
      PIPELINE - PIPELINE MARKER
   D. VALVE AND PIPELINE MARKERS IN MOWED AREAS TO BE SET TO AN EXPOSURE OF NOT MORE THAN 18" OR LESS THAN 6" ABOVE FINAL GRADE.
   E. IF SOILS ARE NOT STABLE ENOUGH TO MAINTAIN THE URBAN MARKERS VERTICAL, CONCRETE FOOTINGS ARE TO BE INSTALLED.
2. VALVE BOX LID SHALL BE WITHIN ¼" OF COLLAR TOP. COLLAR TOP IS TO BE NO MORE THAN 1" ABOVE FINAL GRADE AND NO LOWER THAN 1" BELOW FINAL GRADE.
3. CONCRETE COLLAR NOT REQUIRED IN PAVEMENT. VALVE BOX TOP IS TO BE TRAFFIC RATED.

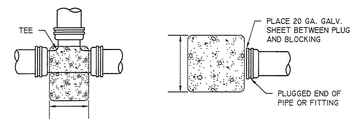
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
STANDARD VALVE DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE N.T.S.	APPROVED BY: ERS	G-12

NOTES:
1. WATER SERVICES SHALL BE INSTALLED TO COMMON PROPERTY LINES, WHERE POSSIBLE.
2. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED WITHIN METER BOX.
3. INSTALL LOCATOR TAPE 1' BELOW SURFACE ABOVE SERVICE LINE.



TYPICAL WATER SERVICE CONNECTION (WITHOUT SEWER)

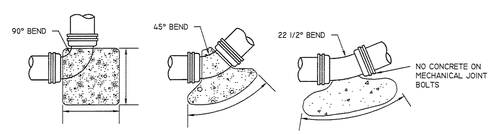
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WATER SERVICE PLAN VIEW		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE N.T.S.	APPROVED BY: ERS	W-08



PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-2" X 1'-2"
6"	1'-6" X 1'-6"
8"	1'-9" X 1'-9"
10"	2'-2" X 2'-2"
12"	2'-8" X 2'-8"

PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-2" X 1'-2"
6"	1'-6" X 1'-6"
8"	1'-9" X 1'-9"
10"	2'-2" X 2'-2"
12"	2'-8" X 2'-8"

NOTE:
1. CONCRETE THRUST BLOCKING SHALL ONLY BE USED WHERE MECHANICAL RESTRAINTS ARE NOT FEASIBLE. PRIOR APPROVAL MUST BE OBTAINED FROM BJWSA PRIOR TO USING THRUST BLOCKING.

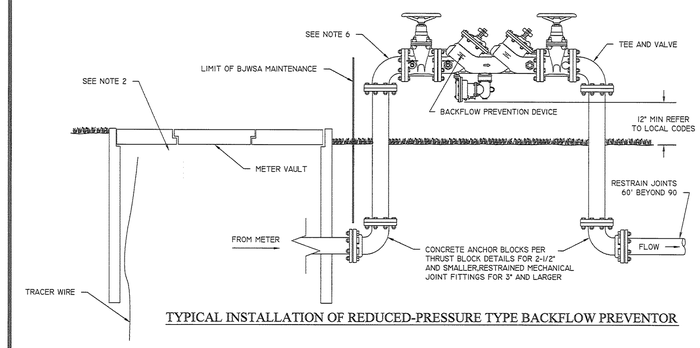


PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-0" X 1'-0"
6"	1'-3" X 1'-3"
8"	2'-0" X 2'-0"
10"	2'-6" X 2'-6"
12"	3'-0" X 3'-0"

PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-0" X 1'-0"
6"	1'-3" X 1'-3"
8"	1'-6" X 1'-6"
10"	2'-0" X 2'-0"
12"	2'-3" X 2'-3"

PIPE	AREA AGAINST UNDISTURBED SOIL
4"	1'-0" X 1'-0"
6"	1'-0" X 1'-0"
8"	1'-2" X 1'-2"
10"	1'-6" X 1'-6"
12"	1'-8" X 1'-8"

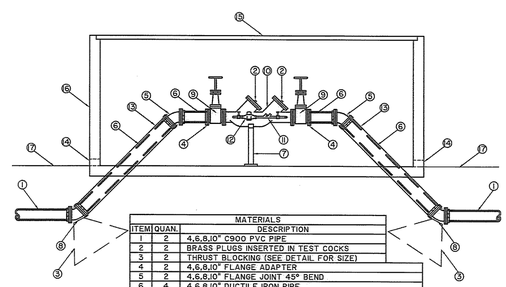
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
RESTRAINT, THRUST BLOCKING		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE N.T.S.	APPROVED BY: ERS	G-09



TYPICAL INSTALLATION OF REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR

NOTES:
1. REDUCED-PRESSURE BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY SERVICE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL & DENTAL LABS, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, IRRIGATION SYSTEMS, OR AS DETERMINED BY BJWSA.
2. SEE SPECIFIC METER DETAIL FOR MORE INFORMAION.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. WHERE NO SIDEWALKS EXISTS, THE ASSEMBLY SHALL BE INSTALLED BEFORE ANY BRANCH AND AS CLOSE AS POSSIBLE TO THE WATER METER LOCATION. FINAL LOCATION TO BE APPROVED BY BJWSA PRIOR TO INSTALLATION.
4. SCREENING AND LANDSCAPING PLACES AROUND DEVICE SHALL ALLOW FOR ACCESS BY BJWSA PERSONNEL.
5. FREEZE PROTECTION IS THE OWNERS RESPOSIBILTY .
6. PIPING AND FITTINGS THROUGH 2 ½" SHALL BE SCHD 40 GALVANIZED STEEL. PIPING AND FITTINGS 3" AND LARGER SHALL BE FLANGED DUCTILE IRON.
7. REFER TO SCDHEC APPROVED LIST OF BACKFLOW PREVENTION DEVICES.
8. DUAL CHECK VALVES MAY BE INSTALLED IN UNDERGROUND VAULT (PRIOR APPROVAL BY BJWSA REQUIRED).

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BACKFLOW PREVENTION DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #
SCALE N.T.S.	APPROVED BY: ERS	W-01

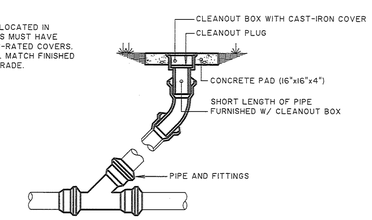


MATERIALS		
ITEM	QUAN.	DESCRIPTION
1	2	4,6,8,10" C900 PVC PIPE
2	2	BRASS PLUGS INSERTED IN TEST COCKS
3	2	THRUST BLOCKING (SEE DETAIL FOR SIZE)
4	2	4,6,8,10" FLANGE ADAPTER
5	2	4,6,8,10" FLANGE JOINT 45° BEND
6	4	4,6,8,10" DUCTILE IRON PIPE
7	1	PIPE STAND WITH 12"x12" BASE PLATE
8	2	4,6,8,10" MECHANICAL JOINT 45° BEND
9	2	4,6,8,10" OSBY RESILIENT SEAT GATE VALVE
10	1	4,6,8,10" DOUBLE CHECK DETECTOR VALVE
11	1	3/4", 1, 1.5, 2" DOUBLE CHECK VALVE ASSEMBLY
12	1	WATER METER
13	4	3/4"ø STAINLESS STEEL ALL THREAD ROD
14	2	2"ø DRAIN PORTS
15	1	ALUMINUM LID WITH HATCH COVER
16	1	GROUTED MASONRY BLOCK OR CONCRETE PIT PER SPECS
17		FINISH GRADE

DOUBLE CHECK DETECTOR ASSEMBLY

NOT TO SCALE

NOTE:
CLEANOUTS LOCATED IN PAVED AREAS MUST HAVE H20 TRAFFIC-RATED COVERS. COVERS WILL MATCH FINISHED PAVEMENT GRADE.



CLEANOUT DETAIL

NOT TO SCALE

NO.	REVISIONS	BY	DATE

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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

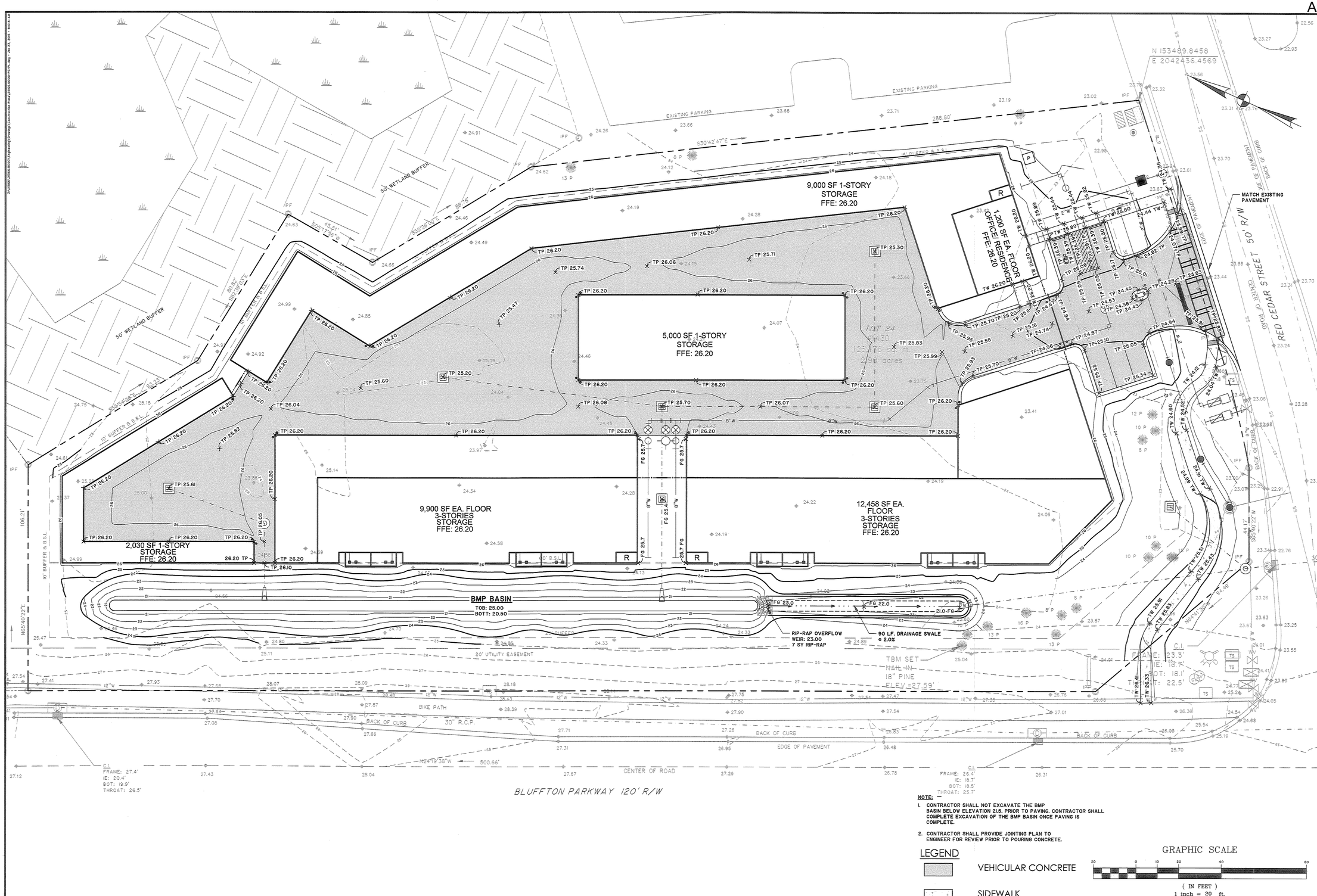
STOP N STOR

WATER AND SEWER DETAILS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

C2.3

Attachment 4



NOTE:

1. CONTRACTOR SHALL NOT EXCAVATE THE BMP BASIN BELOW ELEVATION 21.5. PRIOR TO PAVING. CONTRACTOR SHALL COMPLETE EXCAVATION OF THE BMP BASIN ONCE PAVING IS COMPLETE.
2. CONTRACTOR SHALL PROVIDE JOINTING PLAN TO ENGINEER FOR REVIEW PRIOR TO POURING CONCRETE.

LEGEND

VEHICULAR CONCRETE

SIDEWALK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE
1	REVISED PER TOWN OF BLUFFTON COMMENTS	CGC	12/24/14

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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

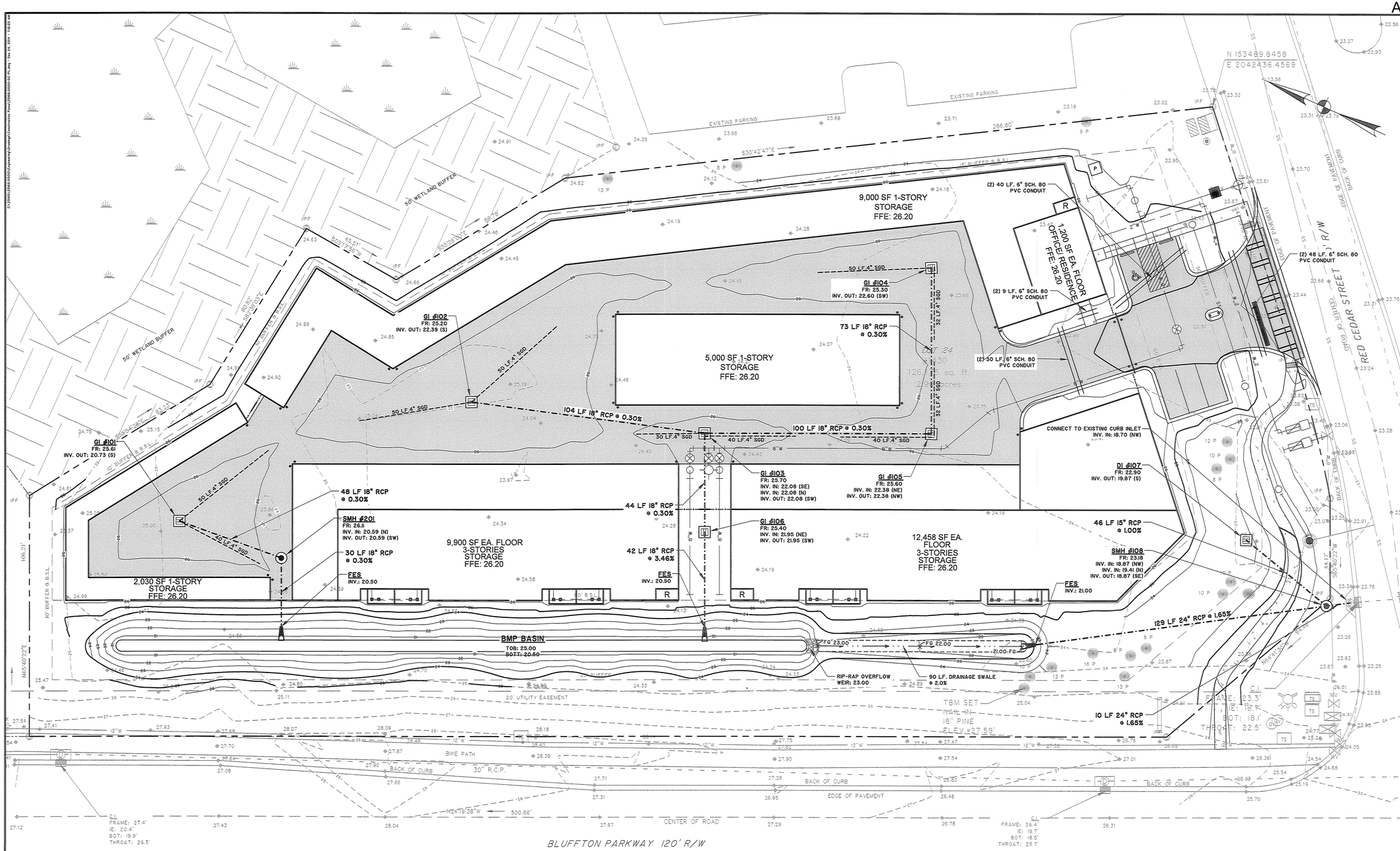
STOP N STOR

PAVING AND GRADING PLAN

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

C3.1

Attachment 4



LEGEND

- VEHICULAR CONCRETE
- SIDEWALK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

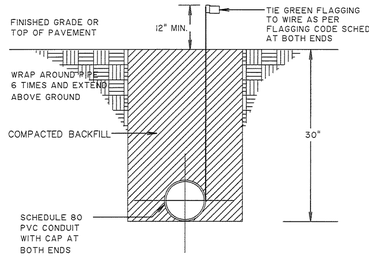
STOP N STOR

DRAINAGE AND CONDUIT PLAN

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

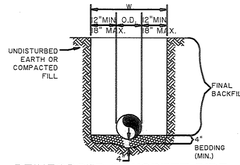
C4.1

Attachment 4



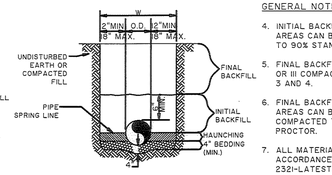
CONDUIT DETAIL

NOT TO SCALE



REINFORCED CONCRETE PIPE (RCP) AND SPIRAL RIB PIPE SMALLER THAN 60"ø

NOT TO SCALE

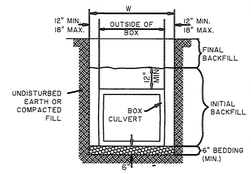


ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"ø AND LARGER

NOT TO SCALE

GENERAL NOTES- CONTINUED

4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)



CONCRETE BOX CULVERT

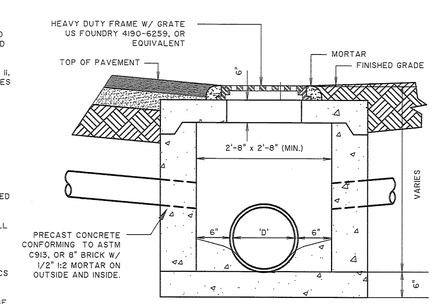
NOT TO SCALE

GENERAL NOTES

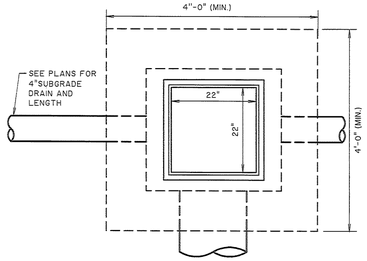
1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.

STORM SEWER TRENCH AND BEDDING

NOT TO SCALE



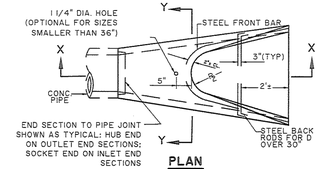
SECTION



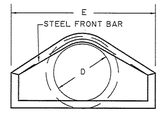
PLAN

STANDARD INLET - GRATE TYPE

NOT TO SCALE

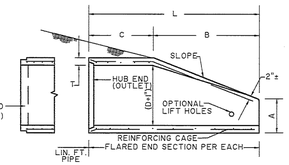


PLAN

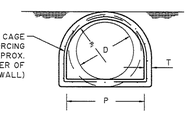


FRONT

NOTE:
DO NOT CUT CONCRETE PIPE. USE FULL LENGTH END SECTIONS ONLY. WARP SLOPE TO CONFORM WITH PIPE LENGTH AND END SECTION.



SECTION X-X



SECTION Y-Y

DIMENSIONS AND REINFORCING FOR CONCRETE FLARED END SECTIONS (± 1" TOLERANCE)										
PIPE DIA.	FRONT BAR	BACK RODS	SLOPE	A	B	C	L	E	P	R	R
12"	1-#3x5'-4"	NOT REQ'D.	2.2:1	4"	2'-0"	4'-11"	6'-1"	2'-0"	1'-8"	10"	9"
15"	1-#3x6'-0"	NOT REQ'D.	2.2:1	6"	2'-3"	5'-10"	6'-1"	2'-6"	2'-0"	1'-0"	11"
18"	1-#3x7'-2"	NOT REQ'D.	2.2:1	9"	2'-3"	5'-10"	6'-1"	3'-0"	2'-6"	1'-4"	1'-0"
24"	1-#3x9'-10"	NOT REQ'D.	2.4:1	10"	3'-8"	2'-6"	6'-2"	4'-0"	2'-9"	1'-5"	1'-2"
30"	1-#4x11'-8"	NOT REQ'D.	2.4:1	12"	4'-6"	1'-8"	6'-2"	5'-0"	3'-1"	1'-6"	1'-3"
36"	1-#4x13'-10"	2'#4x6'-3"	2.4:1	15"	5'-3"	2'-11"	8'-2"	6'-0"	4'-0"	2'-0"	1'-8"
42"	1-#4x13'-10"	2-#4x7'-4"	2.4:1	21"	5'-3"	2'-11"	8'-2"	6'-6"	4'-6"	2'-4"	1'-10"

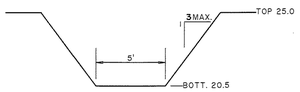
NOTE:
SPECIFIED REINFORCING IS MINIMAL AND MAY BE INCREASED AT PRODUCERS OPTION TO AID CASTING & HANDLING. ALTERNATE REINFORCEMENT PERMITTED IF ACCEPTABLE TO ENGINEER.

REINFORCING CAGE:
1. WIRE FABRIC HAVING SAME STEEL AREA AS INNER CAGE FOR CL. III PIPE, AASHTO M-170, BUT PLACED IN CENTER OF WALL.
2. ALTERNATE: #3 BARS SPACED 12"± LONGITUDINALLY WITH #2 BARS TRANSVERSELY AT 6" O.C. MAX. SPACING, SPOT WELDED OR TIED TO FORM CAGE.

NOTE:
CONTRACTOR WILL INFORM PRODUCER IF CONCRETE FLARED END SECTION IS FOR INLET OR FOR OUTLET END. SOCKET (TONGUE OR SPIGOT) END IS REQUIRED FOR INLETS. HUB (GROOVE OR BELL) END IS REQUIRED FOR OUTLETS. SOCKET TO SOCKET OR HUB TO HUB JOINT WILL NOT BE ACCEPTED UNLESS A REINFORCED CONCRETE COLLAR IS BUILT AROUND THE JOINT WITH NO PAYMENT BEING MADE FOR THE COLLAR. FLARED END SECTIONS SHALL BE JOINTED TO PIPE WITH ALL SPACE IN THE JOINT FILLED WITH PREFORMED PLASTIC GASKET (SEC.848). WALL THICKNESS (T) IS SHOWN AS NOMINAL AND MAY BE INCREASED AT PRODUCERS OPTION FOR DESIRED JOINT DESIGN OR TO ALLOW A FLAT OUTSIDE BOTTOM ON THE FLARE, WITH INSIDE DIMENSIONS OF FLARE RETAINED AS SHOWN.
T = PIPE WALL THICKNESS (0.08330+1"± TYPICAL).

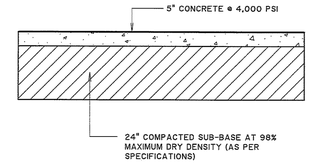
CONCRETE FLARED END SECTION

NOT TO SCALE



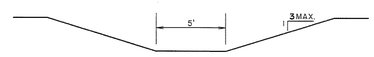
BMP BASIN

NOT TO SCALE



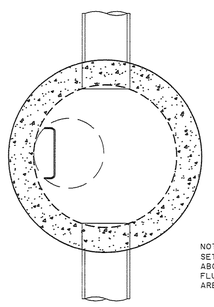
CONCRETE PAVEMENT SECTION

NOT TO SCALE



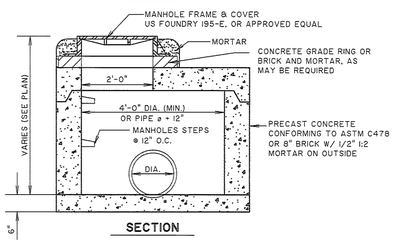
DRAINAGE SWALE

NOT TO SCALE



NOTE:
SET TOPS OF MANHOLES 2" ABOVE NATURAL GROUND OR FLUSH WITH PAVING IN TRAFFIC AREAS.

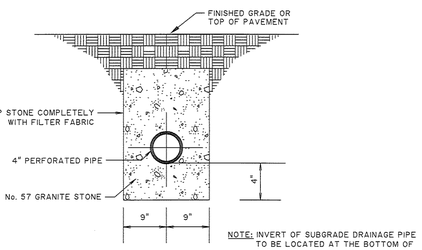
PLAN



SECTION

STORM MANHOLE

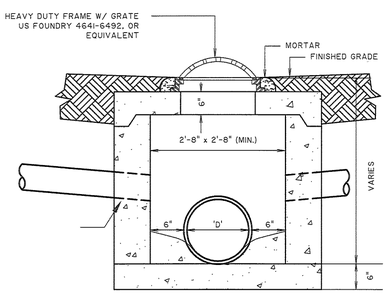
NOT TO SCALE



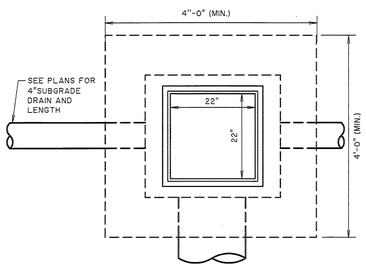
NOTE: INVERT OF SUBGRADE DRAINAGE PIPE TO BE LOCATED AT THE BOTTOM OF SUB BASE.

SUBGRADE DRAIN DETAIL

NOT TO SCALE



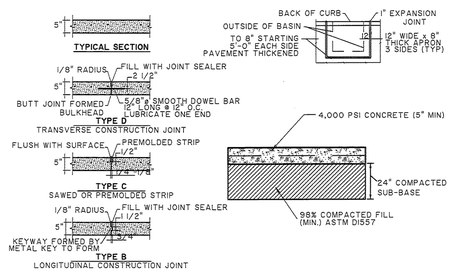
SECTION



PLAN

DITCH INLET - GRATE TYPE

NOT TO SCALE



1. ALL CATCH BASINS SHALL BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT AROUND BASIN AS SHOWN ABOVE. EXPANSION JOINT MATERIAL SHALL PASS COMPLETELY THROUGH CURB AND SLAB. MANHOLE CASTINGS WITHIN THE PAVEMENT SHALL BE BOXED IN LIKE MANNER EXCEPT WHEN TELESCOPING TYPE CASTINGS ARE USED.

2. WHEN A JOINT FALLS WITHIN 5' OF OR CONTACTS BASINS, MANHOLES, OR OTHER STRUCTURES, SHORTEN ONE OR MORE PANELS EITHER SIDE OF OPENING TO PERMIT JOINT TO FALL ON ROUND STRUCTURES AND AT OR BETWEEN CORNERS OF RECTANGULAR STRUCTURES.

3. ALL TRANSVERSE JOINTS MUST EXTEND THROUGH CURBS AND MUST BE CONTINUOUS ACROSS PAVEMENT, EXCEPT TIED TRANSVERSE CONSTRUCTION JOINTS. EXPANSION JOINTS WILL NOT BE REQUIRED EXCEPT AT STRUCTURES OR AS SHOWN ON THE PLANS.

4. ALL SOFT AND YIELDING MATERIAL AND OTHER PORTIONS OF THE SUBGRADE WHICH WILL NOT COMPACT READILY WHEN ROLLED OR TAMPED SHALL BE REMOVED AS DIRECTED AND REPLACED WITH SUITABLE MATERIAL PLACED AND COMPACTED. THE SUBGRADE SHALL BE THOROUGHLY COMPACTED WITH SUITABLE EQUIPMENT SO AS TO HAVE UNIFORM DENSITY AT MOISTURE CONTENTS OF NOT LESS THAN STANDARD OPTIMUM (AASHTO T99). ALL SEWER TRENCHES AND STRUCTURE EXCAVATIONS SHALL BE BACKFILLED TO NATURAL OR FINISHED GRADE AS SOON AS CONDITIONS PERMIT. ALL BACKFILL SHALL BE COMPACTED WITH MECHANICAL TAMPERS IN LAYERS OF NOT OVER 8" LOOSE MATERIAL. IN ORDER TO PREVENT DIFFERENTIAL HEAVE, THE BACKFILL MATERIAL SHALL BE THE SAME MATERIAL AS THE SUBGRADE ADJACENT TO THE TRENCH.

5. EDGES OF CONCRETE THAT ABUT CURB, OR OTHER CONCRETE EDGE, SHOULD HAVE EXPANSION JOINTS INSTALLED ALONG CONTACT SURFACE.

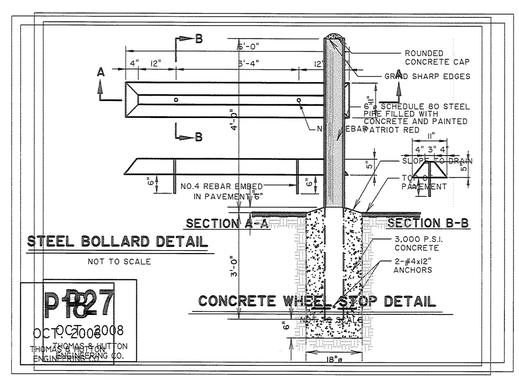
6. CONTRACTOR SHALL SUBMIT CONCRETE JOINT PLAN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONCRETE JOINTS SHALL BE IN CONFORMANCE WITH ACI STANDARDS, LATEST EDITION.

7. THE MINIMUM CEMENT CONTENT SHALL NOT BE LESS THAN 6.0 SACKS (94 lb. PER SACK) PER CU. YD. OF CONCRETE. THE MAXIMUM SIZE AGGREGATE SHALL NOT EXCEED 1/4 OF THE SLAB THICKNESS. THE MAXIMUM SLUMP SHALL NOT EXCEED 3". ALL CONCRETE SHALL BE AIR ENTRAINED IN ACCORDANCE WITH THE FOLLOWING TABLE:

MAX. SIZE OF COARSE AGGREGATE, INCHES	AIR CONTENT, PER CENT BY VOLUME
1-1/2 , 2	5 ± 1
3/8 , 1/2	7-1/2 ± 1

CONCRETE PAVEMENT DETAILS

NOT TO SCALE



STEEL BOLLARD DETAIL

NOT TO SCALE

CONCRETE WHEEL STOP DETAIL

NOT TO SCALE

P 127
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THOMAS & HUTTON ENGINEERING
No. COA2885

SOUTH CAROLINA PROFESSIONAL ENGINEER
NEIL B. LONG
No. 25353

NO.	REVISIONS	BY	DATE

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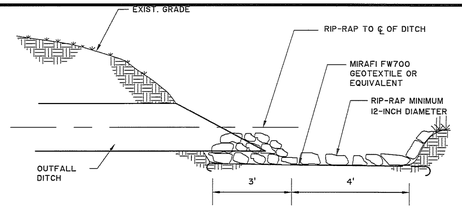
STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

STOP N STOR

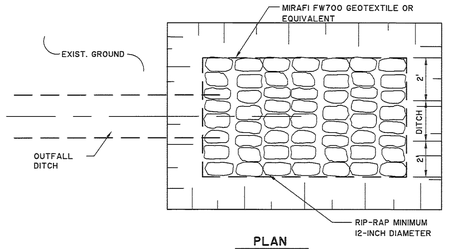
PAVING,GRADING AND DRAINAGE DETAILS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

C5.1



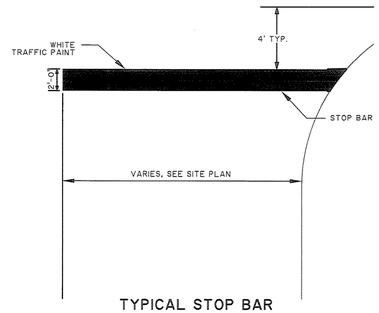
SECTION



PLAN

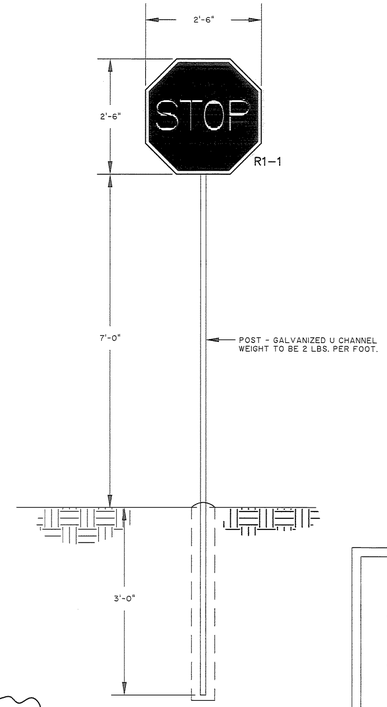
DRAINAGE OUTFALL DETAIL

NOT TO SCALE



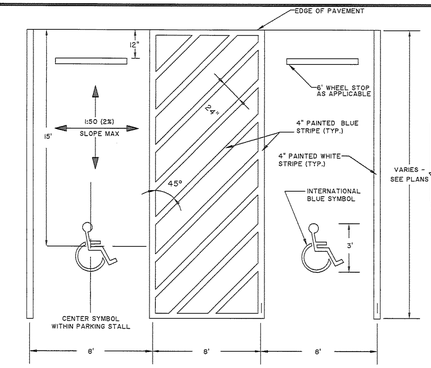
TYPICAL STOP BAR PAVEMENT MARKING DETAIL

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

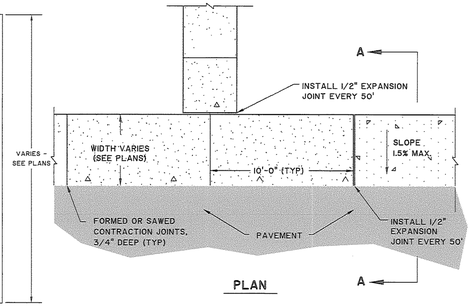


NOTES:

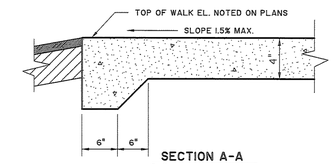
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE PARKING SPACE AND ACCESS AISLE.

ACCESSIBLE PARKING SPACE STRIPING DETAIL

NOT TO SCALE



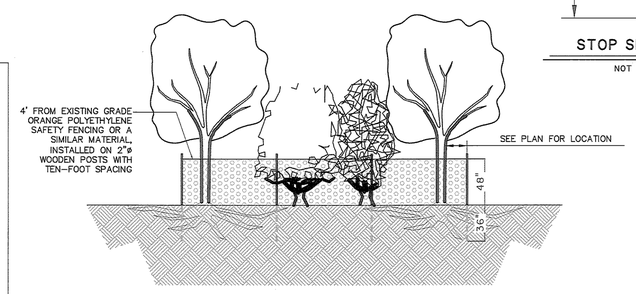
PLAN



SECTION A-A

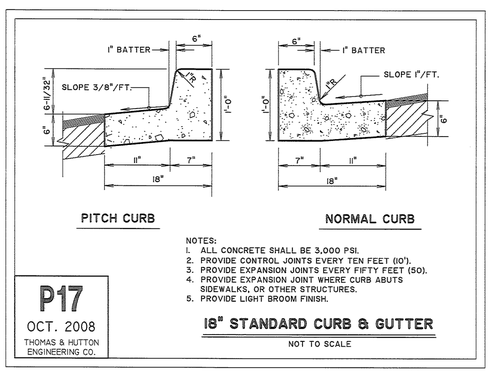
SIDEWALK AND WALKWAY DETAILS WITH NO REVEAL

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE



NOTES:

1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

P17
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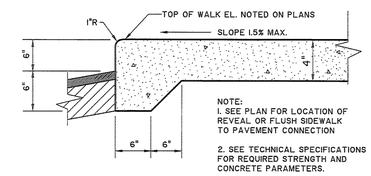
18" STANDARD CURB & GUTTER

NOT TO SCALE



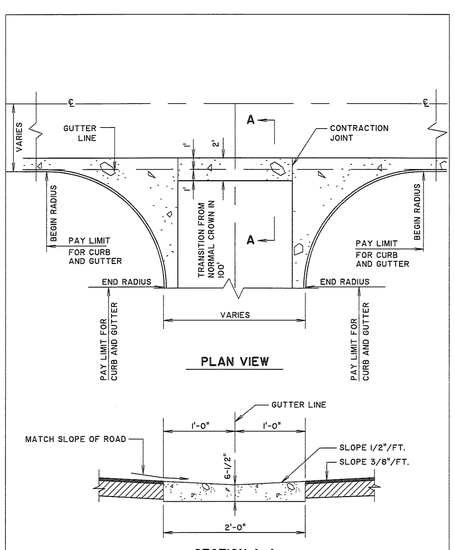
NOTE:

1. SEE PLAN FOR LOCATION OF REVEAL OR FLUSH SIDEWALK TO PAVEMENT CONNECTION
2. SEE TECHNICAL SPECIFICATIONS FOR REQUIRED STRENGTH AND CONCRETE PARAMETERS.

SECTION A-A

SIDEWALK AND WALKWAY DETAILS WITH REVEAL

NOT TO SCALE



PLAN VIEW

SECTION A-A

P9
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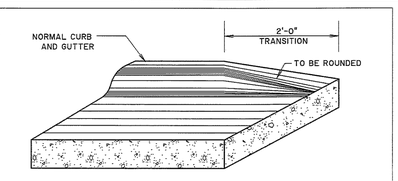
CONCRETE VALLEY GUTTER

NOT TO SCALE



FEATHERING OF CURB AND GUTTER DETAIL

NOT TO SCALE

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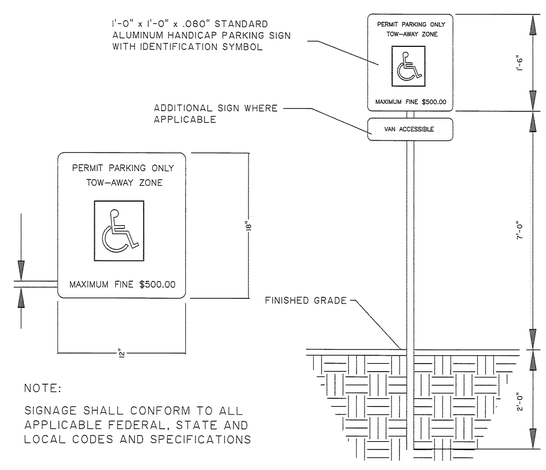
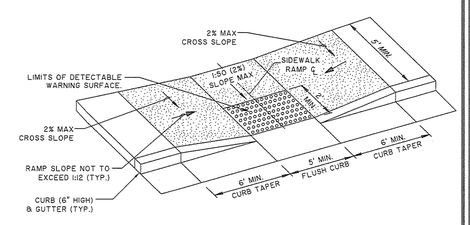


NOTE:

SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



ISOMETRIC VIEW OF RAMP

NOTES:

1. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%)
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH OF CURB RAMP. SEE DETECTABLE WARNING DETAIL.
4. RAMP LANDING TO HAVE 2% MAX SLOPE IN ALL DIRECTIONS.

CURB RAMP "TYPE B"

NOT TO SCALE

SOUTH CAROLINA NOLLY WHITE LICENSED PROFESSIONAL ENGINEER No. 26353 NATHAN B. LONG CERTIFICATE OF AUTHORITY THOMAS & HUTTON ENGINEERING No. C00285

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
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Savannah, GA 31405 • 912.234.5300
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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
STOP N STOR
PAVING,GRADING AND DRAINAGE DETAILS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

C5.2

Attachment 4

Z:\25166\25166.0000\Engineering\Drawings\Construction Plans\25166.0000-EC-NT-DT.dwg - Nov 4, 2014 - 10:08:02 AM

STORMWATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION

A. PROJECT DESCRIPTION

A.1.	PROJECT AREA	2.89 ACRES
A.2.	AREA DISTURBED	2.89 ACRES
A.3.	PERCENT IMPERVIOUS AREA BEFORE CONSTRUCTION	0 %
A.4.	RUNOFF COEFFICIENT BEFORE CONSTRUCTION	79 CN
A.5.	PERCENT IMPERVIOUS AREA AFTER CONSTRUCTION	62 %
A.6.	RUNOFF COEFFICIENT AFTER CONSTRUCTION	90 CN

B. DESCRIPTION OF CONSTRUCTION ACTIVITY

WORK CONSISTS OF CLEARING, , GRADING, DRAINAGE IMPROVEMENTS, GRASSING INSTALLATION OF WATER , WASTEWATER AND STORM SEWER SYSTEMS AND ROADS, ASSOCIATED WITH COMMERCIAL DEVELOPMENT.

B.1.	RUNOFF DATA	
B.2.	SOIL CLASSIFICATIONS:	B,D,B/D
B.3.	LAND USE(S):	SHULTZ PUD

C. RECEIVING WATERS

C.1.	CLOSEST RECEIVING WATERS:	UNNAMED TRIBUTARY TO SAWMILL CREEK
C.2.	ULTIMATE RECEIVING WATERS:	ATLANTIC OCEAN

D. FLOOD

D.1.	FEMA FLOOD ZONE(S):	ZONE C
D.2.	FEMA FLOOD INSURANCE MAP(S):	450025 0085 D

II. CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROLS

PRIOR TO START OF CONSTRUCTION, ALL EXTERIOR SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLANS.

1.1. CLEARING

1.1.1. AS CLEARING IS COMPLETED, ADDITIONAL SILT FENCE WILL BE INSTALLED WHERE NECESSARY, SUCH AS POINTS WHERE FLOWS BECOME CHANNELIZED, AND OTHER POINTS WHERE EXCESSIVE RUNOFF VELOCITIES MAY OCCUR.
1.1.2. INSTALL CONSTRUCTION ENTRANCES / EXITS BEFORE BEGINNING CLEARING
1.1.3. CONSTRUCTION DELAYS IN ANY ONE AREA GREATER THAN 14 DAYS PRIOR TO START OF ROUGH GRADING WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.
1.1.4. MAINTAIN EXISTING VEGETATION WHENEVER POSSIBLE AND MINIMIZE THE AREA OF DISTURBANCE. RETAIN AND PROTECT TREES TO ENHANCE FUTURE LANDSCAPING EFFORTS AND REDUCE RAINDROP IMPACT.
1.1.5. INSTALL ALL SEDIMENT CONTROL PRACTICES PRIOR TO ANY UP-SLOPE SOIL DISTURBING ACTIVITIES.
1.1.6. PHASE CONSTRUCTION ACTIVITIES TO MINIMIZE THE AREAS DISTURBED AT ONE TIME. THIS WILL ALSO ALLOW COMPLETED AREAS TO BE STABILIZED AND RE-VEGETATED BEFORE DISTURBING ADJACENT SITES. THE NEED FOR TEMPORARY EROSION CONTROL MEASURES MAY BE AVOIDED BY COMPLETING A PHASE AND INSTALLING PERMANENT EROSION CONTROL MEASURES WHEN THE FINAL GRADE IS ATTAINED.
1.1.7. MAINTAIN AND PROTECT ALL NATURAL WATERWAYS. RETAIN AT LEAST A 35-FOOT UNDISTURBED BUFFER OF NATURAL VEGETATION ALONG ALL WATERWAYS TO FILTER OUT SEDIMENT AND OTHER POLLUTANTS. MAINTAIN A 45-FOOT UNDISTURBED BUFFER AROUND SENSITIVE WATERS.
1.1.8. INSTALL SILT FENCE (OR BIO ROLLS/ROCK SOCK PRODUCTS) ON THE DOWN-SLOPE PERIMETER OF ALL DISTURBED AREAS PRIOR TO ANY SOIL DISTURBING ACTIVITIES (INCLUDING CLEARING AND GRUBBING). SILT FENCE CAN TREAT A MAXIMUM OF 100 SQUARE FEET PER LINEAL FOOT OF FENCE. INSTALL SILT FENCE IN SHORTER REACHES ON THE CONTOUR WITH EACH END TURNED UP-SLOPE . SWALES AND SHORELAND AREAS SHOULD ALSO BE PROTECTED WITH SILT FENCE, BIO ROLLS, OR ROCK SOCKS.
1.1.9. IN AREAS OF CONCENTRATED FLOW INSTALL STRAW BALE CHECKS, ROCK CHECK DAMS, TRIANGULAR DIKES, BIO ROLL BLANKETS, OR ROCK SOCKS TO SLOW RUNOFF AND TRAP SEDIMENT.

1.1.10. USE TEMPORARY SLOPE DRAINS OR ROCK CHUTES TO MOVE WATER DOWN STEEP SLOPES.

1.1.11. CONSTRUCT SEDIMENT BASINS FOR DRAINAGE AREAS GREATER THAN 10 ACRES

1.2. ROUGH GRADING

1.2.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROUGH GRADING, DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.
1.2.2. ALL AREAS NOT SUBJECT TO FURTHER CONSTRUCTION (DRAINAGE, SANITARY SEWER, ROADS, WATER DISTRIBUTION SYSTEMS, OR STORM WATER FACILITIES) SHALL BE GRASSED WITH A PERMANENT COVER.
1.2.3. COVER ANY STOCK PILED TOPSOIL WITH PLASTIC (OR OTHER IMPERVIOUS COVERING) OR USE A TEMPORARY SEED MIX. USE STOCKPILED TOPSOIL AS EARTHEN BERMS TO SERVE AS TEMPORARY SEDIMENT BASINS.

1.3. DRAINAGE

1.3.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING DRAINAGE INSTALLATION.
1.3.2. CONSTRUCTION DRAINAGE WILL BE ROUTED THROUGH LAKES, WHICH WILL ACT AS SEDIMENT BASINS OR OTHER ACCEPTABLE SEDIMENT BASINS/TRAPS.
1.3.3. STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL SHEET SHALL BE INSTALLED ON ALL CURB INLETS, STORM DRAIN MANHOLES, JUNCTION BOXES, AND GRATE INLETS.
1.3.4. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF THE NEXT CONSTRUCTION SEQUENCE WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.
1.3.5. ALL STORM LINES NOT IN STREETS OR OTHER PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL.

1.4. WASTE DISTRIBUTION SYSTEM INSTALLATION

1.4.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WATER DISTRIBUTION SYSTEM.
1.4.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.5. WASTEWATER COLLECTION SYSTEM INSTALLATION

1.5.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WASTEWATER SYSTEM.
1.5.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.6. CONSTRUCTION OF ROADS

1.6.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROAD CONSTRUCTION.
1.6.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.7. GRASSING

1.7.1. ALL EXISTING CONTROLS WILL BE MAINTAINED UNTIL GRASSING IS ESTABLISHED
1.7.2. ANY AREAS THAT ERODE OR WHERE GRASS DOES NOT ESTABLISH ITSELF SHALL BE RE-GRADED AND RE-GRASSED.

2. STORM WATER MANAGEMENT

RUNOFF FROM THIS PROJECT WILL DISCHARGE INTO A STORM WATER MANAGEMENT SYSTEM. TREATMENT WILL OCCUR IN STORM WATER DETENTION PONDS.

3. OTHER CONTROLS

3.1. WASTE DISPOSAL

3.1.1. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO ANY RECEIVING WATERS.
3.1.2. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.
3.1.3. THIS PLAN SHALL COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.
3.1.4. DUST CONTROL ON DISTURBED AREAS - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THE MEASURE IS TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES, WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

III. MAINTENANCE

1. MAINTENANCE PROGRAM

1.1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE VISUAL INSPECTIONS OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

1.2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSION, LOW LINES, AND OUTLET DITCHES SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OR WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TACKED ONTO PUBLIC ROADWAYS. RESEED AND MULCH AREA WHERE SEEDING EMERGENCE IS POOR, OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY, AND AFTER RAINSTORMS TO CHECK FOR EROSION, DISLOCATION OR FAILURE. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND REINSTALL MULCH. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT THE PROJECT DEVELOPMENT. WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED, AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO MAINTAIN MANAGEMENT CONTROL. IF MAJOR CHANGES ARE NECESSARY, SEND A COPY OF THE MODIFIED SCHEDULE TO THE ENGINEER, SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

2. SILT FENCE

SILT FENCES WILL BE MONITORED DURING CONSTRUCTION. ANY SILT FENCE WHICH IS NOT FUNCTIONING PROPERLY WILL BE PROMPTLY REPAIRED. CLEAN OUT THE SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE OR REPLACE WITH FUNCTIONAL SILT FENCE WITHIN 24 HOURS. USE OF HOSES AND WATER TO FLUSH THE SEDIMENT INTO THE STORM INLETS IS UNACCEPTABLE.

3. SEDIMENTATION BASINS

SEDIMENTATION BASINS WHICH ARE AT 50% USED CAPACITY OR APPROACHING SUCH CAPACITY SHALL BE RE-EXCAVATED TO ORIGINAL DIMENSIONS AND THE SILT PROPERLY DISPOSED OF.

4. SEDIMENT LOGS/ROLLS

SEDIMENT LOGS/ROLLS OR OTHER CONTROL MEASURES WHICH BEGIN TO DISINTEGRATE OR FUNCTION INEFFECTIVELY SHALL BE PROMPTLY REPLACED.

5. VEGETATION COVER

ANY VEGETATION COVER SERVING TO STABILIZE DISTURBED SOILS WHICH IS ITSELF DISTURBED SHALL IMMEDIATELY BE REPLACED.

6. CONSTRUCTION ENTRANCE

MAINTAIN ROCK CONSTRUCTION ENTRANCE AND CLEAN ADJACENT ROADS OF ANY MUD TRACKED ONTO THEM.

IV. INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH DURING THE WARRANTY PERIOD.

2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

3. A WRITTEN REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES) AND WHETHER ANY DISCHARGES OCCURRED, LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE, LOCATION(S) OF BMP'S THAT NEED MAINTENANCE, LOCATION(S) OF BMP'S THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, LOCATION(S) WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND ANY CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO SWPPP NECESSARY AND IMPLEMENTATION DATES.

4. THE REPORT SHALL BE MAINTAINED AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED. THE REPORT MUST BE SIGNED AND SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT REFERENCED ABOVE. THE CONTRACTOR SHALL MAINTAIN THIS REPORT. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.

V. LONG TERM MAINTENANCE OF DRAINAGE AND STORM WATER MANAGEMENT SYSTEM

THE ROADS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY ALAN DASHER AFTER CONSTRUCTION IS COMPLETE.

VI. SC DHEC STANDARD NOTES

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO GRASSING / HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW:

2.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
2.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF SITE INSPECTIONS IDENTIFY BMP'S THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL OR AS REASONABLY POSSIBLE BEFORE THE NEXT STORM EVENT WHENEVER PRACTICAL.

4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED INTO ANY WATERS OF THE STATE.

5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT AS MAY BE REQUIRED.

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 AND SCR100000.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN NOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS

10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

11. A COPY OF THE SWPPP, INSPECTION RECORDS AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION IN AREAS NOT UNDER PAVEMENTS AND /OR STRUCTURES AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUAL OR BETTER TREATMENT PRIOR TO DISCHARGE.

15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

16. THE FOLLOWING DISCHARGES ARE PROHIBITED:

16.1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
16.3. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
16.4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF PERMIT SCR100000 AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE, THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

VII. EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

4. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

5. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A MAJOR STORM EVENT.

6. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING AND PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY, THE EXISTING STORM WATER INLET(S) THAT RECEIVING RUNOFF FROM THE PROPOSED WORK AREA SHALL BE PROTECTED. THE TEMPORARY INLET PROTECTION MUST REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED, THE STREET HAS BEEN SWEPT AND ANY EXPOSED SOILS ARE STABILIZED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ANY TEMPORARY INLET PROTECTION INSTALLED; AFTER ALL DISTURBED AREAS ARE STABILIZED. TEMPORARY PROTECTION OF THE INLETS MAY BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING:

8.1. USE OF GRAVEL BAGS TO FILTER THE SEDIMENT FROM ANY RUNOFF. TO MAKE A GRAVEL BAG, USE A BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH EITHER 3/4 INCH ROCK OR 1/4 INCH PEA GRAVEL.
8.2. USE OF SEDIMENT LOGS TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH LOCAL EROSION CONTROL SUPPLIERS).
8.3. USE OF ABOVE OR UNDER-GRATE FILTER BAGS OR DEVICES TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH EROSION CONTROL SUPPLIERS).

9. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION, SEDIMENTATION, OR FLOODING ON THE SITE, ON DOWNSTREAM PROPERTIES, IN THE RECEIVING CHANNELS, OR IN ANY STORM WATER INLET. WHEN SITE DEWATERING, WATER PUMPED FROM THE SITE, INCLUDING TRENCHES, SHALL BE TREATED BY ONE OF THE FOLLOWING:

9.1. TEMPORARY SEDIMENTATION BASINS
9.2. SEDIMENT FILTERING BAGS

10. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES THAT EXIST ON THE PROJECT IN AN ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES, EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES PROTECTION CENTER TO COORDINATE THE MARKING OF EXISTING UTILITY LINES A MINIMUM OF 96 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

11. THE CONTRACTOR SHALL FLUSH ALL INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. THE CLEANING AND FLUSHING OF INLETS AND PIPE (EXISTING AND PROPOSED) SHALL BE CONSIDERED PART OF THE COST FOR THE PROJECT.

12. EGRESS FROM THE SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.

13. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND DURATION OF EXPOSURE. IN SCHEDULING, TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST.

14. EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OR SUSPENDED FOR AND INDEFINITE LENGTH OF TIME, ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION.

15. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS & HUTTON, OR THE OWNER IN ANY WAY.

16. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

17. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE STORM WATER DISCHARGE.

18. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

19. LIME RATES AND ANALYSIS:

19.1. AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE SHOWN IN THE SEEDING SECTION UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME APPLICATION SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE.

20. MULCHING:

MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

20.1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE. DRY HAY SHALL BE APPLIED AT THE RATE OF 2 1/2 TONS PER ACRE.
20.2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
20.3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
20.4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.
20.5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
20.6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLACK SOD, MULCH IS NOT REQUIRED.
20.7. ON SLOPES GREATER THAN 10 FEET IN LENGTH AND 4:1 OR STEEPER, USE THE FOLLOWING EROSION CONTROL BLANKETS THAT HAVE BEEN PROPERLY ANCHORED TO THE SLOPE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS:

- 2:1 SLOPES OR STEEPER: - STRAW/COCONUT BLANKET OR HIGH VELOCITY WOOD BLANKET
- 3:1 SLOPES OR STEEPER: - WOOD OR STRAW BLANKET WITH NET ON BOTH SIDES
- 4:1 SLOPES OR FLATTER: - WOOD OR STRAW MULCH BLANKET WITH NET ON ONE SIDE

VIII. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

1. PETROLEUM PRODUCTS: INCLUDING OIL, GASOLINE, LUBRICANTS AND ASPHALTIC SUBSTANCES.

1.1. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES
1.2. STORE IN COVERED AREAS PROTECTED WITH DIKES

2. SPILLS: PREVENTION AND RESPONSE.

2.1. STORE AND HANDLE MATERIALS TO PREVENT SPILLS
2.2. TIGHTLY SEALED CONTAINERS, NEAT AND SECURE STACKING, ETC.
2.3. REDUCE STORM WATER CONTACT IF SPILL OCCURS
2.3.1. CLEANUP PROCEDURES SHOULD BE CLEARLY POSTED.
2.3.2. CLEANUP MATERIALS SHOULD BE READILY AVAILABLE
2.3.3. STOP THE SOURCE
2.3.4. CONTAIN THE SPILL

3. NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORMWATER DISCHARGES MUST BE PROTECTED FROM CAUSING POLLUTION OR EROSION:

3.1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
3.2. FIRE HYDRANT FLUSHINGS
3.3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
3.4. WATER USED TO CONTROL DUST
3.5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS
3.6. ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS
3.7. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED
3.8. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE
3.9. UNCONTAMINATED GROUND WATER OR SPRING WATER
3.10. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS
3.11. UNCONTAMINATED EXCAVATION DEWATERING
3.12. LANDSCAPE IRRIGATION
3.13. DECHLORINATED SWIMMING POOL DISCHARGES.

4. CONSTRUCTION WASTES: DEMOLITION RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, ETC.

4.1. SELECT A DESIGNATED WASTE COLLECTION AREA
4.2. PROVIDE LIDS FOR WASTE CONTAINERS
4.3. WHEN POSSIBLE LOCATE CONTAINERS IN COVERED AREA
4.4. MAINTAIN CONSISTENT REMOVAL SCHEDULE FOR WASTE

5. PESTICIDES: REDUCE THE AMOUNT OF PESTICIDES AVAILABLE FOR CONTACT WITH STORM WATER.

5.1. STORE IN A DRY COVERED AREA
5.2. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS
5.3. STRICTLY FOLLOW RECOMMENDED APPLICATION RATES

6. FERTILIZERS AND DETERGENTS: REDUCE THE AMOUNT OF FERTILIZERS AND DETERGENTS AVAILABLE FOR CONTACT WITH STORM WATER.

6.1. LIMIT APPLICATION OF FERTILIZERS TO THE MINIMUM NEEDED
6.2. APPLY MORE FREQUENTLY BUT AT LOWER APPLICATION RATES
6.3. LIMIT USE OF DETERGENTS ON-SITE
6.4. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM
6.5. MAINTAIN STRUCTURAL AND VEGETATIVE BMP'S
6.6. APPLY ACCORDING TO SOIL TEST RECOMMENDATIONS PRIOR TO SEEDING.

IX. GRASSING NOTES

1. SOD:

ALL SOD SHALL BE NURSERY GROWN AS CLASSIFIED IN THE ASPS GSS. MACHINE CUT SOD AT A UNIFORM THICKENS OF 3/4" WITHIN A TOLERANCE OF 1/4", EXCLUDING TOP GROWTH AND THATCH. EACH INDIVIDUAL SOD PIECE SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT WHEN LIFTED BY THE ENDS. BROKEN PODS, IRREGULARLY SHAPED PIECES, AND TORN OR UNEVEN ENDS WILL BE REJECTED. WOOD PEGS AND / OR WIRE STAPLES SHALL REPLACE SOD WITH AN EQUAL SOD COMPOSITION AS THAT WHICH IS EXISTING. IF NO SOD TYPE EXIST. THEN THE FOLLOWING SOD COMPOSITION SHALL BE USED.

2. SODDING SCHEDULE:

LAY SOD FROM MAY 1 TO SEPTEMBER 15 FOR SPRING PLANTING AND FROM SEPTEMBER 15 TO NOVEMBER 1 FOR FALL PLANTING.

3. SEED:

ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGED OR BAGGED, AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER, AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

3.1. PENNISETUM GLAUCIUM (BROWNTOP MILLET): TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.2. BERMUDA COMMON: TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.3. DOMESTIC ITALIAN RYE: TESTING 98 PERCENT PURITY AND 90 PERCENT GERMINATION.

4. MISCELLANEOUS:

4.1. PERMANENT SEEDING SHALL COVER ALL DISTURBED AREA NOT TO BE COVERED BY LANDSCAPE PLANTING BEDS, STRUCTURE, OR PAVEMENT.
4.2. SEED ALL DISTURBED AREAS WITHIN SEVEN DAYS OF FINAL GRADING AND TEMPORARY SEED/MULCH ALL AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN FOURTEEN (14) DAYS.
4.3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
4.4. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER
4.5. IF GRASSING OCCURS DURING A MONTH REQUIRING TEMPORARY COVER, THE CONTRACTOR SHALL APPLY PERMANENT COVER (IN ADDITION TO THE TEMPORARY COVER) AT THE APPROPRIATE TIME AT NO NO ADDITIONAL COST. THE CONTRACTOR MUST ACHIEVE A STRAND OF PERMANENT GRASS WITH AT LEAST 95% COVER. BARE SPOTS CAN NOT BE MORE THAN 1 INCH SQUARE IN ANY 10 SF.

X. PERMANENT STABILIZATION

NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC,EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE RE-WORKED AND RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY ,OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO THE SITE.

4.1. SEEDED AREAS

FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

4.2. SODDED AREAS

FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE APPROVED MULCH MATERIAL.

4.3. PERMANENT MULCH

FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.

4.4. RIPRAP

FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF AN APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP.

4.5. DITCHES, CHANNELS, AND SWALES

FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

XI. FERTILIZER REQUIREMENTS

1. TEMPORARY SEEDING FERTILIZER

APPLY A MINIMUM OF 500 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT IS DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING. APPLY A MINIMUM OF 1.5 TONS OF LIME / ACRE (70LBS. / 1000 SQ. FT.).

2. PERMANENT SEEDING FERTILIZER

APPLY A MINIMUM OF 1000 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRADES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION. UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 1 & 1/2 TONS OF GROUND COARSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS. / 1000 SQ.FT.).

XII. SWPP PREPARER CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NO.	REVISIONS	BY	DATE

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ES & PC NOTES

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	NOT TO SCALE

EC1.1

Attachment 4

STORMWATER POLLUTION PREVENTION PLAN

TEMPORARY SEEDING - COASTAL

SPECIES	LABS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40												
RYE, GRAIN	56												
RYEGRASS	50												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	40												
JAPANESE MILLET	40												
RYE, GRAIN	56												
OATS	75												
RYEGRASS	50												

PERMANENT SEEDING - COASTAL

SPECIES	LABS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL	15												
PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
(ALAMO)	PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	CL CL
DIVERSION DIKE	DD
DIVERSION BERM	DB
TEMPORARY DIVERSION	TD
PERMANENT DIVERSION	PD
SUBSURFACE DRAIN	SSD
VEGETATED CHANNEL	
RIP RAP LINED CHANNEL	
ECB OR TRM LINED CHANNEL	
PAVED CHANNEL	PC
TREE PROTECTION	
SURFACE ROUGHENING	OR LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
MULCHING	M

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT	
FLEXIBLE GROWTH MATRIX	FGM
BONDED FIBER MATRIX	BFM
SODDING	SO
SLOPED SODDING	
STAKED SOD	
STAKED SOD AROUND INLET	OR
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	
DUST CONTROL	DC
POLYACRYLAMIDE (PAM)	PAM
SEDIMENT BASIN	
SEDIMENT BASIN WITH SKIMMER	
SEDIMENT TRAP	
ROCK SEDIMENT DIKE	
SEDIMENT TUBE	

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
ROCK CHECK DAM	OR
POROUS BAFFLES	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE A SEDIMENT TUBE	A
STORM DRAIN INLET PROTECTION - TYPE B HARDWARE FABRIC AND STONE	B
STORM DRAIN INLET PROTECTION - TYPE C BLOCK AND GRAVEL	C
STORM DRAIN INLET PROTECTION - TYPE D RIGID INLET FILTER	D
STORM DRAIN INLET PROTECTION - TYPE E SURFACE COURSE CURB INLET FILTER	E
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	F
STORM DRAIN INLET PROTECTION - TYPE G IMPERVIOUS AREA	G
PIPE SLOPE DRAINS	
TEMPORARY STREAM CROSSING	T
LEVEL SPREADER	

CONSTRUCTION SEQUENCE

	CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1	OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	CONTRACTOR TO HAVE ONSITE AT ALL TIMES DURING CONSTRUCTION.
2	FLAG THE WORK LIMITS AND BARRICADE TREES AND MARK BUFFER AREAS FOR PROTECTION.	HAVE LOCAL REGULATORY AGENCY INSPECT TREE BARRICADES.
3	HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER AND LOCAL REGULATORY AGENCY. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING TO DOCUMENT PREDEVELOPMENT PROCEDURES.
4	INSTALL CONSTRUCTION ACCESS AND LAY DOWN AREAS	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES.
5	CONSTRUCT SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
6	ESTABLISH RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
7	LAND CLEARING AND GRADING-SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR BORROW AND DISPOSAL AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
8	RUNOFF CONVEYANCE SYSTEM- INSTALL STORM DRAINS. STABILIZE BANKS, CHANNELS. INSTALL INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF- CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
9	INSTALL WASTEWATER COLLECTION, WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
10	SURFACE STABILIZATION-TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
11	BUILDING CONSTRUCTION- BUILDINGS UTILITIES, ROADS, ETC.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
12	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	LAST CONSTRUCTION PHASE--STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING No. C00285 CERTIFICATE OF AUTHORITY

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 25353 NATHAN B. LONG

NO.	REVISIONS	BY	DATE

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BLUFFTON, SOUTH CAROLINA

STOP N STOR

ES & PC NOTES

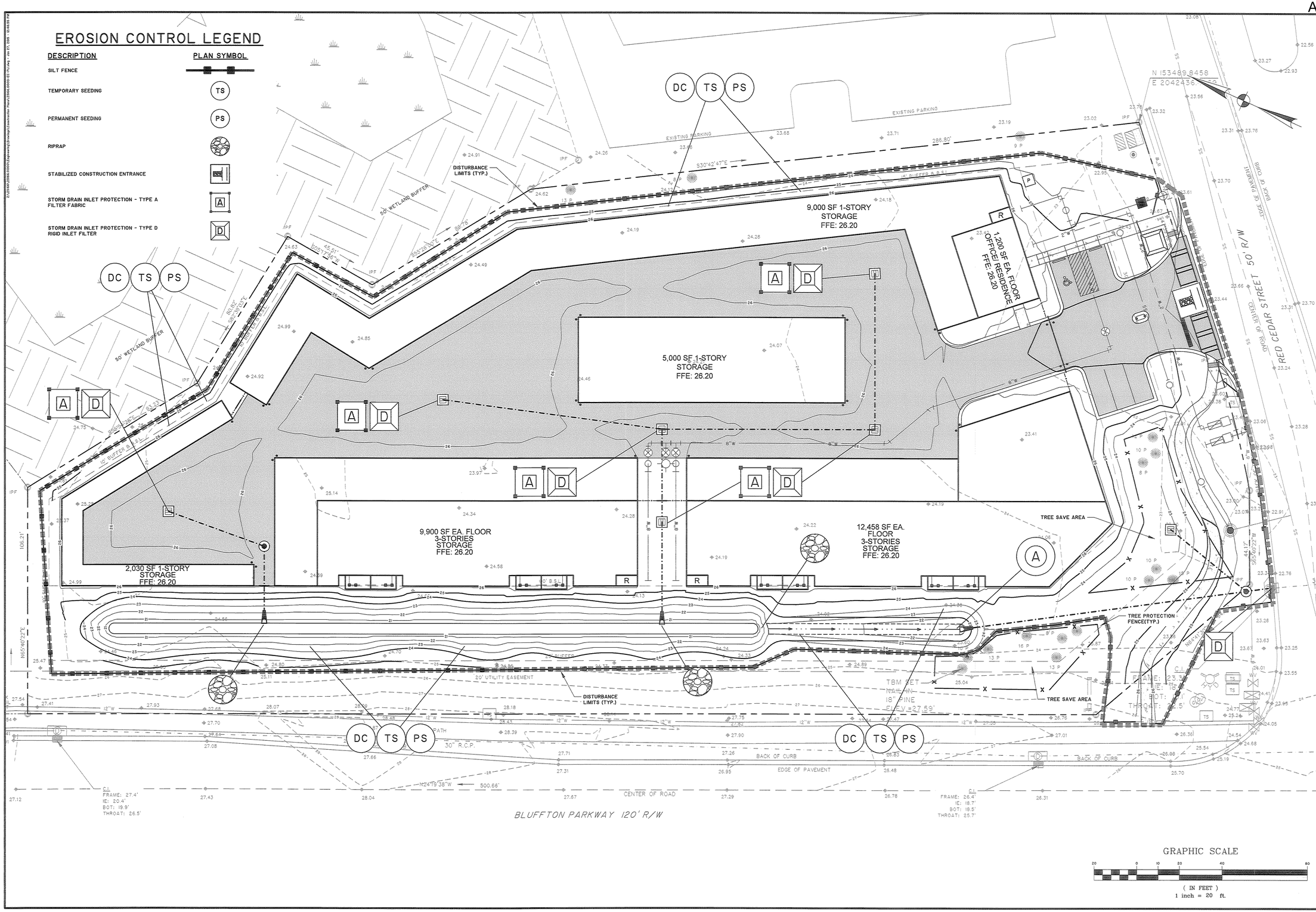
JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

EC1.2

Attachment 4

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
RIPRAP	
STABILIZED CONSTRUCTION ENTRANCE	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE D RIGID INLET FILTER	D



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE
1	REVISED PER TOWN OF BLUFFTON COMMENTS	CGC	12/24/14

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BLUFFTON, SOUTH CAROLINA

STOP N STOR

ES & PC PLAN

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 20'

EC2.1

DC DUST CONTROL ON DISTURBED AREAS

DEFINITION

Controlling surface and air movement of dust on land-disturbing activities.

PURPOSE

- Prevent the movement of dust from exposed soil surfaces.
- Prevent the movement of airborne substances that may be harmful to health.

INSTALLATION

- Apply according to approved plan, if shown.
- Mulch disturbed areas and tackify with resins such as asphalt, Curasol or Terratack according to manufacturer's recommendations.
- Stabilize disturbed areas with temporary or permanent vegetation.
- Irrigate disturbed areas until surface is wet.
- Cover surfaces with crushed stone or gravel.

DC

- Apply calcium chloride at a rate to keep surfaces moist.
- Apply spray-on adhesives to mineral soils (not muck soils) as described in Table 1.

Table 1. Spray-On Adhesive Application Requirements

Adhesive	Water Dilution	Nozzle Type	Application (Gal./Acre)
Anionic asphalt emulsion	7:1*	Coarse spray	1,200
Latex emulsion	12.5:1 *	Fine spray	235
Resin-in-water emulsion	4:1*	Fine spray	300

*Use manufacturer's recommendations when available.

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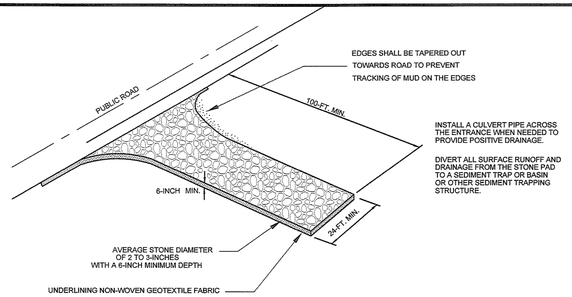
DUST CONTROL MEASURES

NOT TO SCALE

DC



WHEN AND WHERE TO USE IT:
STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS:
IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFFSITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION:
REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.

INSTALL A NON-WOVEN GEOTEXTILE FABRIC PRIOR TO PLACING ANY STONE.

INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.

THE ENTRANCE SHALL CONSIST OF 1-INCH TO 3-INCH D50 STONE PLACED AT A MINIMUM DEPTH OF 6-INCHES.

MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24-FEET WIDE BY 100-FEET LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS.

THE EDGES OF THE ENTRANCE SHALL BE TAPERED OUT TOWARDS THE ROAD TO PREVENT TRACKING OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:
CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

WASH OR REPLACE STONES AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES.

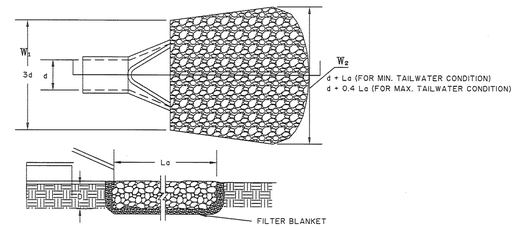
FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

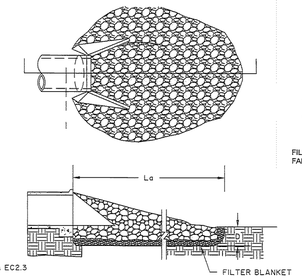
IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

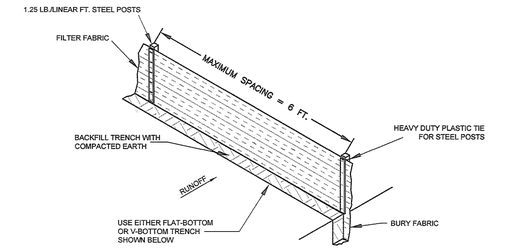




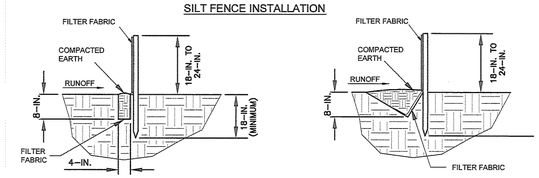
NOTES:
1. Lo IS THE LENGTH THE RIP-RAP APRON.
2. d= OUTLET PIPE DIAMETER.
3. D= 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
4. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
5. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.
6. OUTLET PROTECTION DESIGN CRITERIA TABLE: SEE EROSION CONTROL PLAN - SHEETS EC2.2 & EC2.3
7. INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

OUTFALL PROTECTION (RIP RAP)

NOT TO SCALE



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL

18-IN. (MINIMUM)

WHEN AND WHERE TO USE IT:
SILT FENCE IS APPLICABLE IN AREAS:

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100-FEET.
WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO FENCE LINE) IS 2H:1V.
THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS:
STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4-FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS:
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

GEOTEXTILE FILTER FABRIC:
FILTER FABRIC IS:
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES.
FORMED INTO A NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN DIMENSIONAL STABILITY RELATIVE TO EACH OTHER.
FREE OF ANY TREATMENT OR COATING WHICH MIGHT ADVERSELY ALTER ITS PHYSICAL PROPERTIES AFTER INSTALLATION.
FREE OF DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES.
CUT TO A MINIMUM WIDTH OF 36 INCHES.

USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

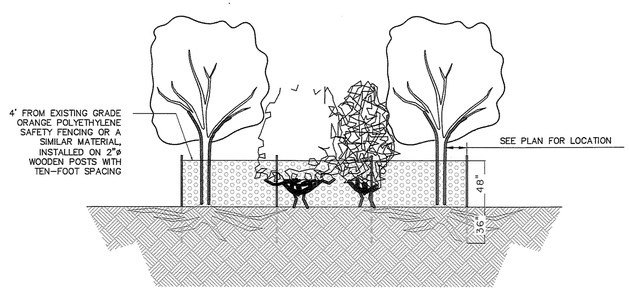
INSTALLATION:
EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP. INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 2- INCHES ABOVE THE FABRIC, WITH NO MORE THAN 3-FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6-FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG, SPACED A MAXIMUM OF 6-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN CALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE GROUND MAY BE GREATER THAN 24-INCHES. IN TIDAL AREAS, EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4- 5-, OR 6-FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR

AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPS) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.

SILT FENCE

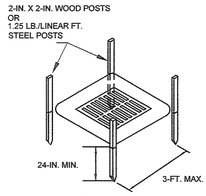
NOT TO SCALE



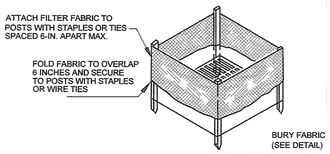
TREE PROTECTION DETAIL

NOT TO SCALE

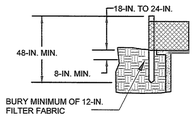
STORMWATER POLLUTION PREVENTION PLAN



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

MATERIALS:
USE FILTER FABRIC THAT CONFORMS TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

USE STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

INSTALLATION:
EXCAVATE A TRENCH 6-INCHES WIDE AND 6-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE INLET UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

FABRIC UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

USE STEEL POSTS WITH A MINIMUM POST LENGTH OF 60-INCHES CONSISTING OF STANDARD "T" SECTIONS WITH A WEIGHT OF 1.25 POUNDS PER FOOT (±5%).

3-FEET APART AND DRIVE THEM INTO THE GROUND A MINIMUM OF 24-INCHES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO THE LENGTH OF THE PROTECTED AREA TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, WRAP FILTER FABRIC TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.

ATTACH FABRIC TO STEEL POSTS WITH HEAVY-DUTY PLASTIC TIES.

ATTACH AT LEAST FOUR (4) EVENLY SPACED TIES IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES, AFFIX TIES IN NO LESS THAN FOUR (4) PLACES.

INSPECTION AND MAINTENANCE:

SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA, ALWAYS PROVIDING ADEQUATE SEDIMENT STORAGE VOLUME FOR THE NEXT STORM.

STORM DRAIN INLET PROTECTION STRUCTURES SHOULD BE REMOVED ONLY AFTER THE DISTURBED AREAS ARE PERMANENTLY STABILIZED. REMOVE ALL CONSTRUCTION MATERIAL AND SEDIMENT, AND DISPOSE OF THEM PROPERLY. GRADE THE DISTURBED AREA TO THE ELEVATION OF THE DROP INLET STRUCTURE CREST. USE APPROPRIATE PERMANENT STABILIZATION METHODS TO STABILIZE BARE AREAS AROUND THE INLET.

FILTER FABRIC INLET PROTECTION (TYPE A)

NOT TO SCALE

A

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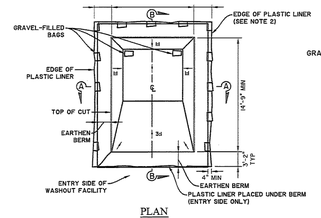
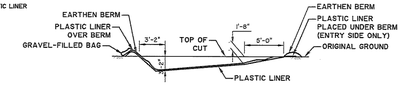
EC3.1



PLAN

TYPE "EXCAVATED PIT"



SECTION B-B

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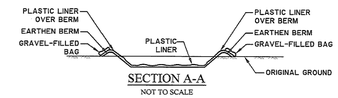

SECTION A-A

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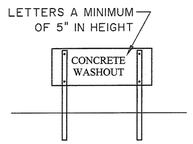


CONCRETE WASHOUT SIGN DETAIL

NOTES:

ACTUAL LAYOUT DETERMINED IN FIELD.

INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.

CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.

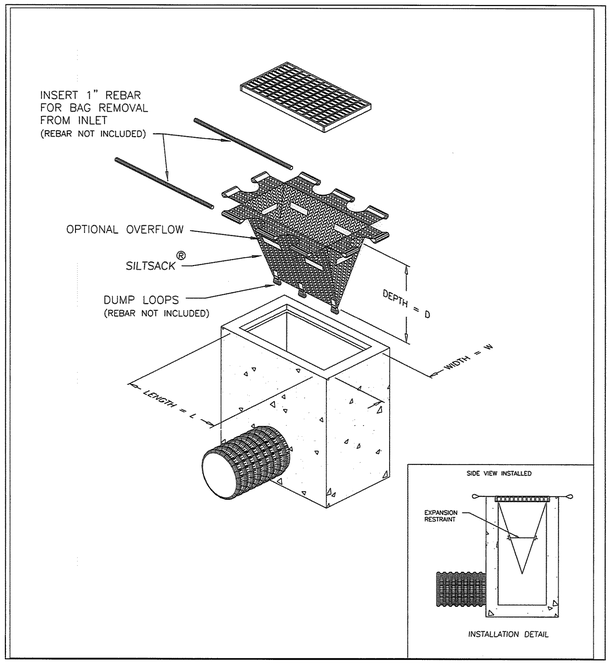
THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.

SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.

A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT DETAIL

NOT TO SCALE



MATERIALS:

RIGID INLET FILTERS EXHIBIT THE FOLLOWING PROPERTIES:

- COMPOSED OF A GEOTEXTILE FABRIC CONNECTED TO A RIGID STRUCTURE. THE GEOTEXTILE FABRIC IS NONBIODEGRADABLE AND RESISTANT TO DEGRADATION BY ULTRAVIOLET EXPOSURE AND RESISTANT TO CONTAMINANTS COMMONLY ENCOUNTERED IN STORM WATER.
- USE A RIGID STRUCTURE COMPOSED OF HIGH MOLECULAR WEIGHT, HIGH-DENSITY POLYETHYLENE COPOLYMER WITH A UV INHIBITOR. DO NOT USE STRUCTURES THAT ARE NOT REUSABLE AND RECYCLABLE.
- USE A FILTER FABRIC CONSTRUCTED OF 100% CONTINUOUS POLYESTER NON-WOVEN ENGINEERING FABRIC. THE FILTER FABRIC IS FABRICATED TO PROVIDE A DIRECT FIT ADJACENT TO THE ASSOCIATED RIGID STRUCTURE.
- RIGID INLET FILTERS HAVE A TWO-STAGE DESIGN. THE FIRST STAGE CONVEYS NORMAL FLOWS AT A MINIMUM CLEAN WATER FLOW RATE OF 100 GALLONS PER MINUTE PER SQUARE FOOT. THE SECOND STAGE CONVEYS HIGH FLOW RATES, WITH A MINIMUM APPARENT OPENING OF 0.5-INCH PER SQUARE INCH (NO. 12 STANDARD SIEVE OPENING).
- TYPE D1 INLET FILTERS HAVE A FIRST STAGE MINIMUM HEIGHT OF 9-INCHES AND A MAXIMUM HEIGHT OF 12 INCHES IN ORDER TO ALLOW GREATER OVERFLOW CAPACITY AND PREVENT PONDING IN THE MEDIAN.
- RIGID INLET FILTERS COMPLETELY SURROUND THE INLET.
- RIGID INLET FILTERS HAVE LIFTING DEVICES OR STRUCTURES TO ASSIST IN THE INSTALLATION AND TO ALLOW INSPECTION OF THE STORM WATER SYSTEM.
- THE FILTER FABRIC IS CAPABLE OF REDUCING EFFLUENT SEDIMENT CONCENTRATIONS BY NO LESS THAN 80% UNDER TYPICAL SEDIMENT MIGRATION CONDITIONS.
- SELECT APPLICABLE TYPE D INLET FILTERS FROM THE SCDOT APPROVED PRODUCTS LIST.

INSTALLATION:

- INSTALL RIGID INLET FILTERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. PROPERLY INSTALL RIGID INLET PROTECTION SO THE INLET IS COMPLETELY ENCLOSED.

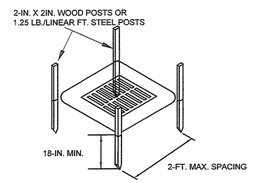
INSPECTION AND MAINTENANCE:

- INSPECT EVERY 7 CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH STORM THAT PRODUCES ½-INCHES OR MORE OF RAIN. ANY NEEDED REPAIRS SHOULD BE HANDLED IMMEDIATELY.
- INSPECT AFTER INSTALLATION TO INSURE THAT NO GAPS EXIST THAT MAY PERMIT SEDIMENT TO ENTER THE STORM DRAIN SYSTEM.
- REMOVE AND/OR REPLACE RIGID INLET FILTERS TO ADAPT TO CHANGING CONSTRUCTION SITE CONDITIONS.
- CLEAN THE RIGID INLET PROTECTION FILTER MATERIAL WHEN IT BECOMES COVERED OR CLOGGED WITH DEPOSITED SEDIMENT.
- REPLACE THE RIGID INLET PROTECTION FILTER MATERIAL AS DIRECTED BY THE ENGINEER.

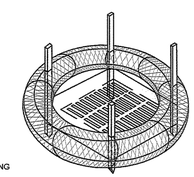
D

TYPE D - RIGID INLET FILTERS

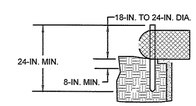
NOT TO SCALE



POST INSTALLATION DETAIL



SEDIMENT TUBE INSTALLATION DETAIL



SEDIMENT TUBE BURIAL DETAIL

MATERIALS:
SEDIMENT TUBES FOR TYPE A INLET STRUCTURE FILTERS EXHIBIT THE FOLLOWING PROPERTIES:
PRODUCED BY A MANUFACTURER EXPERIENCED IN SEDIMENT TUBE MANUFACTURING.
COMPOSED OF COMPACTED GEOTEXTILES. CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBERS, HARDWOOD MULCH OR A MIX OF THESE MATERIALS ENCLOSED BY A FLEXIBLE NETTING MATERIAL.
STRAW, STRAW FIBER, STRAW BALES, PINE NEEDLES, AND LEAF MULCH ARE NOT ALLOWED UNDER THIS SPECIFICATION.
UTILIZES OUTER NETTING THAT CONSISTS OF SEAMLESS, HIGH-DENSITY POLYETHYLENE PHOTODEGRADABLE MATERIALS TREATED WITH ULTRAVIOLET STABILIZERS OR A SEAMLESS, HIGH-DENSITY POLYETHYLENE NON-DEGRADABLE MATERIALS.
DIAMETER RANGING FROM 18-INCHES TO 24-INCHES.
CURLED EXCELSIOR WOOD, OR NATURAL COCONUT ROLLED EROSION CONTROL PRODUCTS (RECPS) THAT ARE ROLLED UP TO CREATE A SEDIMENT TUBE ARE NOT ALLOWED UNDER THIS SPECIFICATION. SELECT APPLICABLE SEDIMENT TUBES FROM THE SCDOT APPROVED PRODUCTS LIST.

USE 48-INCH LONG WOOD POSTS THAT MEET THE FOLLOWING REQUIREMENTS:
2-INCH BY 2-INCH SIZE.
HEAVY-DUTY WIRE STAPLES AT LEAST 1½-INCH LONG, SPACED A MAXIMUM OF 6-INCHES APART TO ATTACH THE FILTER FABRIC TO WOODEN STAKES.

USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

INSTALLATION:
REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO INSTALLED SEDIMENT TUBES HAVE DIRECT CONTACT WITH THE UNDERLYING SOIL OR SURFACE. INSTALL SEDIMENT TUBES BY LAYING THEM FLAT ON THE GROUND. CONSTRUCT A SMALL TRENCH TO A DEPTH THAT IS 20% OF THE SEDIMENT TUBE DIAMETER. LAY THE SEDIMENT TUBE IN THE TRENCH AND COMPACT THE UPSTREAM SEDIMENT TUBE SOIL INTERFACE. DO NOT COMPLETELY BURY SEDIMENT TUBES DURING INSTALLATION. LAP THE ENDS OF ADJACENT SEDIMENT TUBES A MINIMUM OF 6-INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. NEVER STACK SEDIMENT TUBES ON TOP OF ONE ANOTHER. SEDIMENT TUBES USING WOODEN STAKES (2-INCH X 2-INCH) OR STEEL POSTS (STANDARD "U" OR "T" SECTIONS WITH A MINIMUM WEIGHT OF 1.25 POUNDS PER FOOT) A MINIMUM OF 48-INCHES IN LENGTH PLACED ON 2-FOOT CENTERS. INTERTWINE THE STAKES WITH THE OUTER MESH ON THE DOWNSTREAM SIDE, AND DRIVE THE STAKES IN THE GROUND TO A MINIMUM DEPTH OF 24-INCHES LEAVING LESS THAN 12-INCHES OF STAKE ABOVE THE EXPOSED SEDIMENT TUBE.

INSPECTION AND MAINTENANCE:
INSPECT EVERY SEVEN CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES ½-INCHES OR MORE OF PRECIPITATION. INSPECT SEDIMENT TUBES AFTER INSTALLATION FOR GAPS UNDER THE TUBES AND FOR GAPS BETWEEN JOINTS OF ADJACENT ENDS OF SEDIMENT TUBES. REPAIR RILLS, GULLIES, AND ALL UNDERCUTTING NEAR SEDIMENT TUBES. REMOVE AND/OR REPLACE INSTALLED SEDIMENT TUBES AS REQUIRED TO ADAPT TO CHANGING CONSTRUCTION SITE CONDITIONS. REMOVE ALL SEDIMENT TUBES FROM THE SITE WHEN THE FUNCTIONAL LONGEVITY IS EXCEEDED AS DETERMINED BY THE ENGINEER, OR MANUFACTURER'S REPRESENTATIVE. DISPOSE OF SEDIMENT TUBES IN REGULAR MEANS AS NON-HAZARDOUS, INERT MATERIAL.

A

SEDIMENT TUBE INLET PROTECTION (TYPE A)

NOT TO SCALE

SOUTH CAROLINA NOLAN WOODWARD THOMAS & HUTTON ENGINEERING No. C00289 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 25353 LICENSED NATHAN B. CRAWFORD

NO.	REVISIONS	BY	DATE
1	REVISED PER TOWN OF BLUFFTON COMMENTS	CGC	12/24/14

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Savannah, GA 31405 • 912.234.5300
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STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

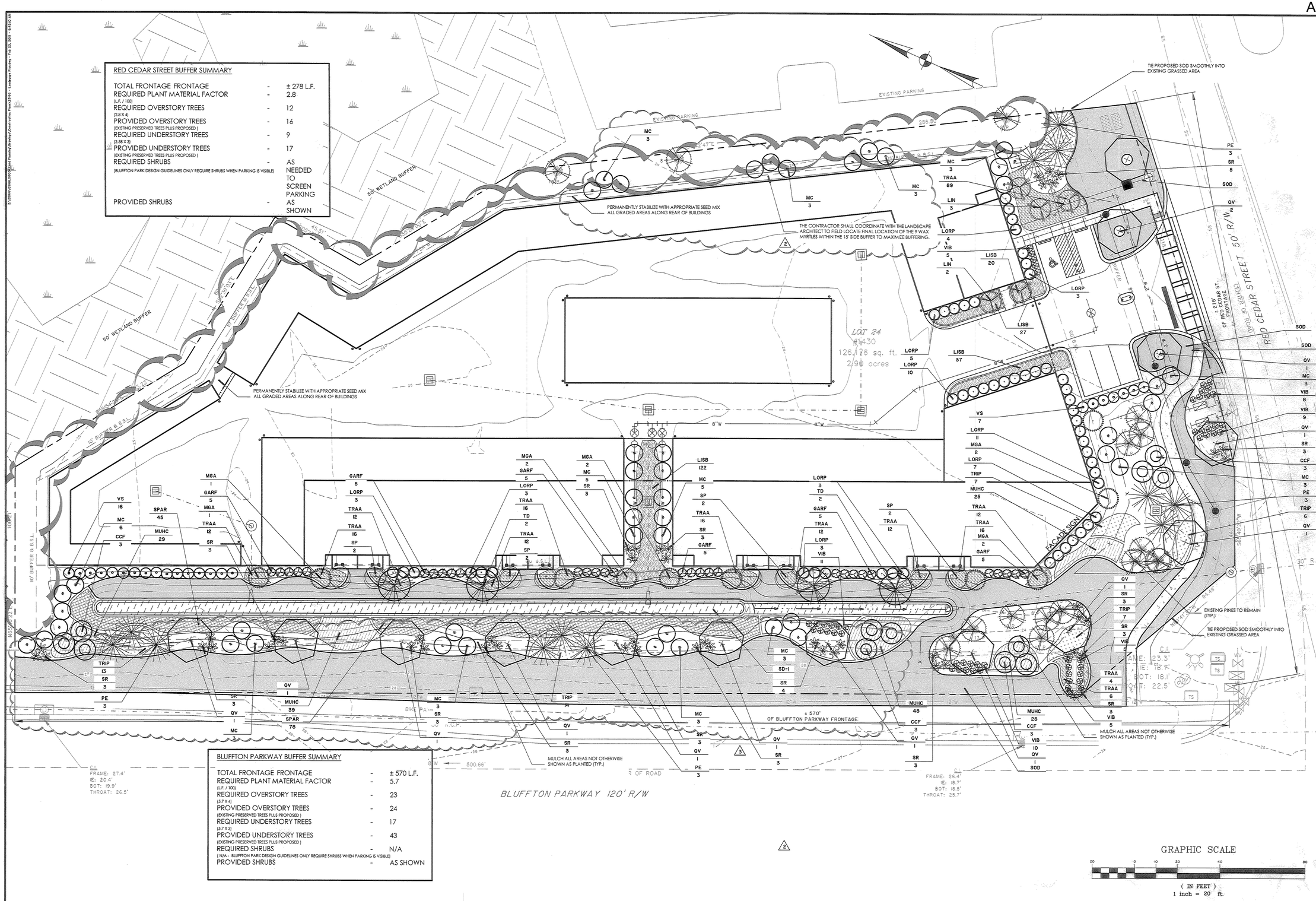
STOP N STOR

ES & PC DETAILS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	1" = 1'

EC3.2

Attachment 4



RED CEDAR STREET BUFFER SUMMARY

TOTAL FRONTAGE FRONTAGE	-	± 278 L.F.
REQUIRED PLANT MATERIAL FACTOR (L.F. / 100)	-	2.8
REQUIRED OVERSTORY TREES (2.8 X 4)	-	12
PROVIDED OVERSTORY TREES (EXISTING PRESERVED TREES PLUS PROPOSED)	-	16
REQUIRED UNDERSTORY TREES (2.58 X 3)	-	9
PROVIDED UNDERSTORY TREES (EXISTING PRESERVED TREES PLUS PROPOSED)	-	17
REQUIRED SHRUBS (BLUFFTON PARK DESIGN GUIDELINES ONLY REQUIRE SHRUBS WHEN PARKING IS VISIBLE)	-	AS NEEDED TO SCREEN PARKING
PROVIDED SHRUBS	-	AS SHOWN

BLUFFTON PARKWAY BUFFER SUMMARY

TOTAL FRONTAGE FRONTAGE	-	± 570 L.F.
REQUIRED PLANT MATERIAL FACTOR (L.F. / 100)	-	5.7
REQUIRED OVERSTORY TREES (5.7 X 4)	-	23
PROVIDED OVERSTORY TREES (EXISTING PRESERVED TREES PLUS PROPOSED)	-	24
REQUIRED UNDERSTORY TREES (5.7 X 3)	-	17
PROVIDED UNDERSTORY TREES (EXISTING PRESERVED TREES PLUS PROPOSED)	-	43
REQUIRED SHRUBS (N/A - BLUFFTON PARK DESIGN GUIDELINES ONLY REQUIRE SHRUBS WHEN PARKING IS VISIBLE)	-	N/A
PROVIDED SHRUBS	-	AS SHOWN

NO.	REVISIONS	BY	DATE
3	REVISED PER ARB COMMENT	CLM	02-19-15
2	REVISED PER TOB COMMENTS	RPT	1-26-15

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SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. C-202 THOMAS & HUTTON ENGINEERING CO.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 19011 RYAN P. THOMPSON

STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

STOP N STOR

LANDSCAPE PLAN

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	RPT
DESIGNED:	RPT
REVIEWED:	NBL
APPROVED:	RPT
SCALE:	1" = 20'

LS1.1

Attachment 4

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
12	CCF	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	B & B OR CONT. ; 1-1/2" Cal. Min., 8' Ht. Min.	AS SHOWN	Specimen, single trunk
5	LIN	Lagerstroemia indica 'Nathchez'	Natchez Crape Myrtle	B & B OR CONT. ; 8 to 10' HT.	AS SHOWN	Full
10	MGA	Magnolia grandiflora 'ALTA'	'ALTA' Southern Magnolia	B & B OR CONT. ; 1-1/2" Cal. Min., 8-10' Ht.	AS SHOWN	Specimen, Full to Ground
2 46	MC	Myrica cerifera	Wax Myrtle	B & B OR CONT. ; 1-1/2" Cal. Min., 8' Ht. Min.	AS SHOWN	Full to ground
12	PE	Pinus elliottii	Slash Pine	B & B OR CONT. ; 2-1/2" CAL. - 12' HT. MIN.	AS SHOWN	
14	QV	Quercus virginiana	Live Oak	B & B OR CONT. ; 2-1/2" Cal. Min., 12-14' Ht.	AS SHOWN	Specimen
4	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 2-1/2" Cal. Min., 12-14' Ht.	AS SHOWN	Specimen

PALMS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
8	SP	Sabal palmetto	Sabal Palm	Bare Root 14' - 16' Trunk HT.	AS SHOWN	Match Hts.
51	SR	Serenoa repens	Saw Palmetto	CONT. ; 18" Ht. Min.	AS SHOWN	Full

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
30	GARF	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 GAL. ; 18" x 18"	AS SHOWN	Full
52	LORP	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 GAL. ; 24" X 24"	AS SHOWN	Full, Maintain as a 4' Ht. hedge
53	VIB	Viburnum Obovatum 'Mrs. Schiller's Delight'	Viburnum 'Mrs. Schillers Delight'	3 GAL. ; 15" X 15"	AS SHOWN	Full
23	VS	Viburnum suspensum	Sandankwa viburnum	3 GAL. ; 20" X 20"	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
2,700 S.F.	SD-1	----------	RETENTION BASIN SEED MIX	---------- ----------		SEE GRASSING SPECIFICATIONS
3 22,690 S.F.	SOD	Cynodon dactylon 'Celebration'	Bermudagrass 'Celebration'	Dense roots ----------		Measure in Square Feet
206	LISB	Liriope muscari 'Super Blue'	"Super Blue" Liriope	1 GAL. ; 9" O.A. HT. MIN.	2.5'	Full
169	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	1 GAL. ; 10" X 18"	3'	Full
123	SPAR	Spartina bakeri	Cord Grass	1 GAL. 24" O.A. HT.	4'	Full
235	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	1 GAL. ; 4" X 8"	2.5'	Full, Min.of 10, 12" long runners. Bring runners above mulch.
47	TRIP	Tripsacum floridanum	Dwarf Fakahatchee Grass	1 GAL. 24" O.A. HT.	5'	

EXISTING BUFFER TREES TO REMAIN

COUNT	SCIENTIFIC NAME	COMMON NAME	REMARKS
16		EXISTING PINE	

NO.	REVISIONS	BY	DATE
3	REVISED PER ARB TO ELIMINATE SEEDING	CLM	02-19-15
2	REVISED PER TOB COMMENTS	RPT	1-28-15

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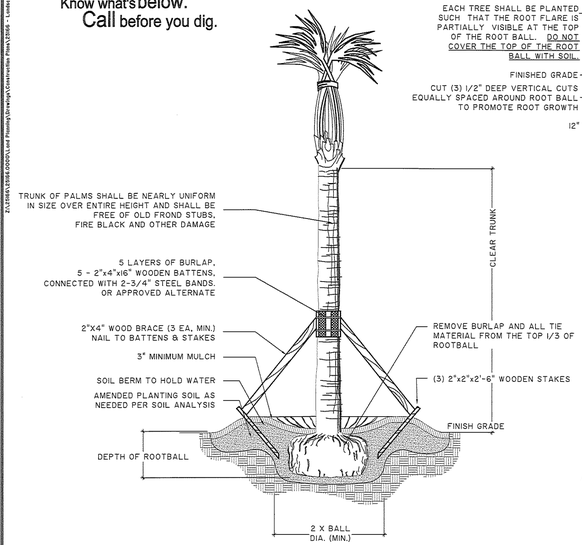
STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
STOP N STOR
PLANT SCHEDULE

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	RPT
DESIGNED:	RPT
REVIEWED:	NBL
APPROVED:	RPT
SCALE:	NTS

LS2.1

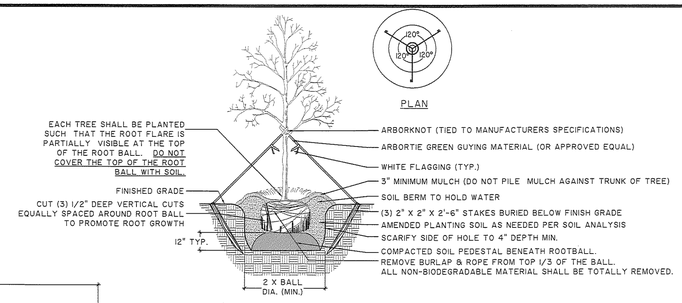
Attachment 4

Know what's below.
Call before you dig.



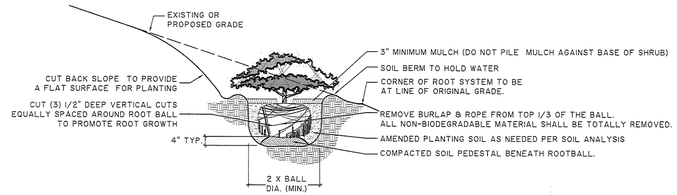
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
3) SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL OTHER PALM SPECIES MUST HAVE FRONDS TIED W/BIODEGRADABLE STRAP OR TWINE.
4) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
5) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

PALM TREE PLANTING
NOT TO SCALE



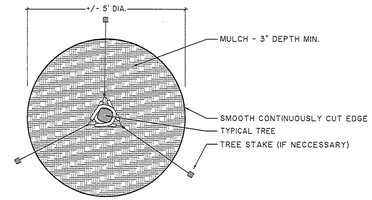
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



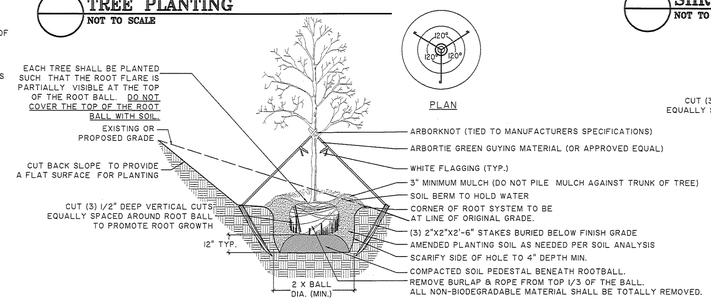
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING ON A SLOPE
NOT TO SCALE



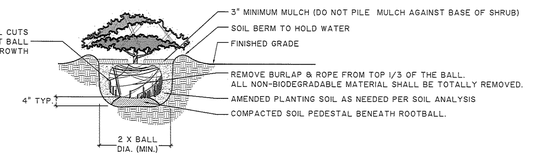
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.

TREE RING
NOT TO SCALE



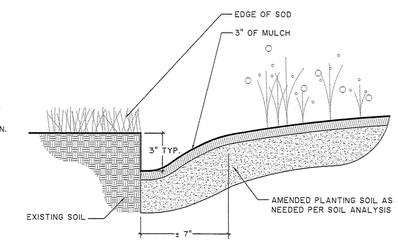
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING ON A SLOPE
NOT TO SCALE



NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE



NOTES:
1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

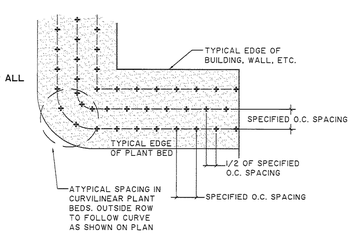
SOD TO PLANT BED EDGE
NOT TO SCALE

GENERAL PLANTING / IRRIGATION NOTES:

1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" OF DOUBLE SHREADED HARDWOOD MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE HYDROSEEDED PER EROSION SEDIMENT CONTROL SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROVIDE OWNER'S REPRESENTATIVE WITH IRRIGATION DESIGN PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER-SPRAY ONTO ALL SIDEWALKS, BUILDINGS OR PAVEMENTS. IRRIGATION PLAN SHOULD INCORPORATE SPRAY / ROTARY IRRIGATION FOR AREAS OF TURF AND LOW WATER EMITTING ZONES FOR TREES, SHRUBS AND GROUNDCOVER BEDS. IT IS STRONGLY ENCOURAGED THAT QUICK COUPLER VALVES BE INCORPORATED TO ALLOW FOR ESTABLISHMENT / TEMPORARY WATERING OF THE SEEDED AREAS. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE BLUFFTON, SOUTH CAROLINA APPLICABLE ORDINANCES.
24. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
25. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
26. AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR ALL NEWLY INSTALLED PLANTINGS.

Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1"/3.0 oz.
2 Gallon/1.5 oz.	2"/6.0 oz.
3 Gallon/1.5 oz.	3"/9.0 oz.
5 Gallon/2.0 oz.	4"/12.0 oz.
7 Gallon/3.0 oz.	5"/15.0 oz
10 Gallon/3.0 oz.	6"/18.0 oz
15 Gallon/5.0 oz.	7"/21.0 oz
20 Gallon/7.0 oz.	8"/24.0 oz

Plant Height/Amount	Box Size/Amount
2'/1.5 oz.	16"/5.0 oz.
3'/2.0 oz.	20"/6.0 oz.
4'/3.0 oz.	24"/9.0 oz.
5'/4.0 oz.	30"/12.0 oz.
6'/5.0 oz.	36"/18.0 oz
7'/6.0 oz.	42"/27.0 oz
	60"/30.0 oz.



NOTES:
1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. C-202 THOMAS & HUTTON ENGINEERING CO.

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 901 RYAN P. THOMAS

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
STOP N STOR
PLANTING NOTES AND DETAILS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	N.T.S

LS2.2

Attachment 4

LANDSCAPING SPECIFICATION

LANDSCAPING

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work covered in this section consists of soil preparation, fine grading, lawns, trees, shrubs and ground cover plantings, their protection and maintenance of planted areas until acceptance.

1.2 RELATED WORK

A. See Civil and Landscape plans and specifications.

1.3 QUALITY ASSURANCE

A. Qualifications of Workmen: Contractor shall provide at least one person present at all times during execution of work that is thoroughly familiar with the type of materials being installed and proper equipment and methods for their installation and who shall direct all work performed under this section.

B. Standards: All seed, sod, trees, shrubs, and ground covers shall meet or exceed the specifications of Federal, State, County and / or Municipality laws requiring inspection for disease and insect control.

1. Plants and planting methods shall conform to the latest edition of American Standard for Nursery Stock, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, DC 20005

2. Plants shall be true and representative of their genus, species, cultivar, or variety. Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country in which it is grown unless the specifications include additional details.

3. One of each bundle or lot shall be tagged with name and size of the plant in accordance with American Nursery & Landscape Association standards. In all cases, botanical names shall take precedence over common names. Landscape Architect should be consulted in the event questions arise about nomenclature of plants to be used and their availability.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging and location of packaging. Damaged packages are not acceptable.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.

C. Deliver sod on pallets.

D. Handling of plants shall be by lifting the root mass or container and not by lifting plant by trunk or branches. Handling of plants in an improper fashion shall be cause for rejection of plant materials. Care must be taken during all phases of the location and planting procedures not to damage root system, trunk or branches. All plant materials shall be planted as soon after arrival at the site as possible. Contractor is responsible for keeping plants safe from injury by the construction activity and watered to prevent drying out before planting. Balled and burlapped plants shall be "Heeled-in" and protected with burlap or other accepted material if they cannot be planted upon delivery. Plants with broken major branches, badly bruised or damaged bark are not acceptable and will be rejected.

1.5 PLANTING DATES

A. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if temperature is below freezing or above 90 degrees. Planting at any other time other than the planting season is the Contractor's option and full responsibility and without additional compensation. Planting may, at the option of the Contractor, be postponed into the following planting season but without additional compensation provided the Owner and local governing jurisdiction have approved.

C. Planting dates for sod, sprigging or seeding shall be per the grassing specification.

1.6 MEASUREMENT AND PAYMENT

A. Measurement - The items listed in the proposal shall be considered as sufficient to complete the work in accordance with the plans and specifications. Any portion of the work not listed in bid form, but required to complete the work, shall be deemed to be a part of the item with which it is associated and shall be included in the cost of the unit shown on the bid form.

B. Payment - Payment for the unit shown on the bid form shall be considered to cover the cost of all labor, material, equipment, and performing all operations necessary to complete the work in place. No payment will be made for any material wasted, used for the convenience of the Contractor, unused or rejected.

1. Trees, Shrubs, and Groundcovers - Will be paid for at the contract unit price for planted/installed and accepted trees, shrubs, and groundcovers.

2. Payment for grassing will be made per the grassing specification.

3. Clearing - Will be paid for at the lump sum price for clearing.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Contractor shall, at time of delivery, furnish Owner and / or Landscape Architect with invoices of all materials received; in order the quality and source of materials may be reviewed.

2.2 TOPSOIL

A. See Earthwork specification for topsoil / rootzone soil specification.

2.3 SEED

A. See grassing specification.

2.4 SPRIG

A. See grassing specification.

2.5 SOD

A. See grassing specification.

2.6 PLANT MATERIALS

A. Provide all plant materials as indicated on the plans. In the event of any discrepancies between quantities of plants indicated on the plant schedule and those indicated on the plan, plan quantities shall govern.

B. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. Plants shall be from a nursery within 300 miles north or south of the project location and shall have been grown under climate conditions similar to those in the locality of project. Trees for planting in rows shall be uniform in size and shape.

B. Plants shall possess a normal balance between height and width. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size than specified may be used with no change in contract price.

C. Plants shall be dug with firm natural balls of earth, of diameter not less than recommended by American Standard for Nursery Stock and of sufficient depth to include fibrous and feeding roots. Plants will not be accepted if ball is cracked or broken before or during planting operations.

D. Trees specified for Street Tree Grade shall conform to standards of the A.N.L.A.:

1. Suitable for planting as street trees.

2. Free of branches to approximately 50% of height from ground.

3. Crown of tree shall be in good balance with the trunk.

2.7 FERTILIZER

A. Commercial fertilizer shall be slow release 5-10-10 or 6-12-12 (or as recommended by soil test), uniform in composition, free flowing, and suitable for application with appropriate equipment. Deliver to site unopened in manufacturer's standard containers showing weight, analysis and name of manufacturer. If stored on site, protect from the elements.

2.8 PEAT MOSS

A. Peat moss shall be finely shredded, 90% organic moss peat, brown in color and suitable for horticultural purposes. Peat shall be measured in air dry condition, containing not more than 35% moisture by weight. Ash content shall not exceed 10%.

2.9 MULCH FOR TREES, SHRUBS, AND GROUND COVERS

A. Mulch for non bio-retention areas shall be as shown on plans.

B. Mulch for bio-retention areas shall be shredded hardwood.

2.10 STAKING EQUIPMENT

A. Trees and palms shall be staked as shown in landscape plans.

2.11 WATER

A. Contractor shall provide water to the project via connection to potable water system. See civil plans for connection location.

PART 3 - EXECUTION

3.1 FINE GRADING

A. All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be fine graded, free of roots, debris and/or other objectionable material, before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the Contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.

B. Planting and grassed areas, if not loose, shall be loosened to a minimum depth of 3-inches before fertilizer, seed or sod is applied.

3.2 FERTILIZER AND SOIL AMENDMENTS

A. Contractor shall provide Topsoil Analysis Tests that has been performed by a State Agricultural Experiment Station, Soil and Water Conservation District, State University, or other qualified private testing laboratory, as approved by Landscape Architect.

B. Apply fertilizer and soil amendments after fine grading and mix thoroughly into upper 2 inches of soil.

C. Fertilizer and other necessary soil amendments shall be applied at the rate recommended by Topsoil Analysis Test.

3.3 SODDING

A. See grassing specification.

3.4 SPRIGGING

A. See grassing specification.

3.5 SEEDING

A. See grassing specification.

3.6 SEED PROTECTION

A. See grassing specification.

3.7 LAYOUT OF TREES, SHRUBS, AND GROUND COVERS

A. All plants shall be placed in the proper location as shown on construction plans, allowing Landscape Architect to review all plant locations prior to actual planting. Landscape Architect may make minor adjustments which shall not be cause for changes to the contract price.

3.8 OBSTRUCTIONS BELOW GROUND

A. Prior to excavating planting holes, Contractor shall determine the exact location of electrical, phone, or television cables or conduits, water, drainage or sewer lines, and any other subsurface structures and take precautions to protect them. Any damage to underground utilities shall be repaired immediately at the Contractor's expense.

B. In the event rock, underground construction work, or other obstructions are encountered in any plant hole excavation under this contract, alternate locations may be selected. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and not less than six (6) inches below bottom of ball or roots when plant is properly set at the required grade. The Contractor shall be responsible for the removal of such rock or other underground obstructions encountered.

3.9 PLANTING HOLES

A. For trees, shrubs and ground covers the planting hole shall be as shown on planting details in the plans. Do not leave planting holes open overnight. In the event that plant holes are dug and not planted in a timely manner, install four (4) foot high orange safety fencing around all excavated areas.

3.10 PLANTING TREES AND SHRUBS

A. Shall be same as grown in the nursery and/or container soil level. Adjust bottom soil mix to insure proper planting level with the proposed surrounding grades. Check plants to insure proper vertical alignment.

B. Fill holes to proper height to receive plant, and thoroughly tamp before setting the plant. Set plant in upright position in the center of the hole, and compact the backfill mixture around the ball or roots. Add soil amendments as required to improve fertility of existing soil and plant growing conditions.

1. When balled or burlapped plants are set, compact topsoil around base of ball to fill all voids. All bindings shall be removed and the top half of burlap removed from around root ball. If burlap is made of natural fibers it can be laid back from the root mass or can be cut away. Remove all burlap if it is made of non-degradable material/fabric. All weeds growing on the root mass shall be removed prior to planting.

2. Containerized plants shall have the container removed prior to planting. Care shall be taken to protect root mass from injury and the root mass intact. If root mass shows evidence of being bound or matted, three vertical 1/2" deep cuts shall be made on alternate sides of the root mass and roots pulled away slightly. This is to untangle roots which have begun to "circle" the root mass and to encourage new root growth. All weeds growing in the root mass shall be removed prior to planting.

3. Roots of bare root plants shall be spread out and topsoil carefully worked in among them. Remove with a clean cut, any broken or frayed roots.

3.11 PLANTING GROUND COVERS

A. Planting beds shall be thoroughly worked to a depth of twelve (12) inches incorporating fertilizer and other soil improvements at the recommended rate suggest by the soils test. Rake prepared planting bed until level, smooth and free from all soil, lumps, rocks, sticks and other deleterious materials. Bed area should be neatly outlined. Space the plants evenly as indicated on the drawings. Plant only in soil that is moist and friable, and not wet or soggy. In the case of planting in the open on hot days, shorten the time between planting and watering.

3.12 WATERING

A. Thoroughly water each plant when the hole is 1/3 full, again at 2/3 full and then complete backfilling. Once backfilling is complete, water again, then tamp the soil in place until the surface of the backfill is level with the surrounding area and the plant bears the same relation of finished grade as it bore to existing grade before being dug.

B. Earth saucers shall be constructed around the perimeter of planting holes of all trees and all single planted shrubs. Earth saucers shall be minimum 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub / groundcover plantings.

C. All trees and shrubs to be hand watered on a regular basis as necessary during the warranty period.

3.13 SOIL MIX

A. Shall be per Earthwork and other applicable civil/landscape specifications and recommended amendments from soils test.

3.14 STAKING OF TALL PLANTS

A. Shall be done only if site / environment conditions make if required. If required, trees and palms shall be staked as indicated on the plans.

3.15 MULCHING

A. All plants shall be mulched with an evenly thick layer of clean mulch immediately after planting. Mass plant beds shall be completely mulched to the limits of the bed as shown on the plans. Limit of mulching for individual trees and shrubs shall be slightly beyond the saucer berm. The areas mulched shall be tidy and clean in appearance.

3.16 PRUNING

A. Remove dead, broken or bruised branches after planting using clean, sharp tools.

3.17 WEEDING

A. All planted areas shall be kept free from weeds and undesirable grasses until final acceptance by the Owner. See General notes on plans for additional information.

3.18 INSECT AND DISEASE CONTROL

A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestations, Contractor shall identify nature of infestation and submit to Landscape Architect a proposed method of control. Contractor shall treat all infested plants at its expense. Should the infestation be wide spread and uncontrollable, plants affected shall be removed from site, fresh plants brought in and all other plants treated to prevent infestation of remaining plants at Contractor's expense.

3.19 CLEAN UP

A. Contractor is responsible for removing all trash, debris, rubbish and all other materials associated with the construction from site on a daily basis. All tags, flags, and labels will be removed from plants and trees. The site shall be left broom clean and tidy. Clean up of the site is a prerequisite to final acceptance by the Owner.

PART 4 - MAINTENANCE AND WARRANTY

4.1 MAINTENANCE

A. Protect all plantings (grass, plants and trees) until accepted by Owner. All damage, regardless of cause, shall be immediately repaired and plants replaced if necessary. Erect temporary fences, barricades, signs and other protection as needed to prevent trampling. Contractor is not responsible for replacement of damaged or missing plants and plant materials due to vandalism or other acts beyond the control of the Contractor if proper barriers or other safeguards have been maintained.

B. Maintenance shall include but is not limited to watering, weeding, cultivating, removal of dead material, mulch reapplication, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.

C. The Contractor shall repair immediately any areas damaged as a result of construction operations or erosion.

E. The Contractor shall maintain all proposed plantings until final acceptance is issued by the Owner.

F. At the end of the maintenance period, all plants shall be in a healthy growing condition. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace without additional cost to the Owner. Replacements required because of vandalism or other causes beyond the control of the Contractor are not part of this contract.

4.2 WARRANTY

A. All shrubs, ground cover, and trees shall be guaranteed by the Contractor to be alive and healthy for a one year period after substantial completion is issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any plants will be required to be replaced.

B. Any lawn, plant, or tree which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind.

END OF SECTION

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. 202-C THOMAS & HUTTON ENGINEERING CO.

STATE OF SOUTH CAROLINA REGISTERED ARCHITECT No. 901 RALPH P. THOMAS

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
STOP N STOR
LANDSCAPING SPECIFICATIONS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	N.T.S

LS3.1

Attachment 4

GRASSING SPECIFICATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Seeding, planting grass, and fertilizing graded areas around buildings, structures, soccer fields and sidewalk shoulders and other disturbed areas.

B. Seed protection.

C. Maintaining grassed areas until final acceptance.

1.2 RELATED WORK

A. Civil and Landscape plans and specifications.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging, and location of packaging. Damaged packages are not acceptable. Store in cool, dry locations away from contaminants.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. Damaged bags are not acceptable. Store in cool, dry locations away from contaminants.

C. Deliver sod on pallets.

D. All material shall be acceptable to Engineer prior to use.

1.4 PLANTING DATES

A. This specification provides for establishment of a permanent grass cover between the dates of March 1 and September 30. If finished earth grades are not completed in time to permit planting and establishment of permanent grass during the favorable season between dates specified above unless otherwise accepted, Contractor will be required to plant a temporary cover to protect new graded areas from erosion and to keep windborne dust to a minimum. The temporary cover shall be planted between October 1 and February 28 unless otherwise permitted.

1.5 MEASUREMENT AND PAYMENT

A. When the season or stage of project is such results of grassing work cannot be determined, conditional acceptance will be made on work completed. When conditional acceptance is made for items of work covered, Contractor shall be entitled to 50% of bid price for the actual work placed and shall receive remaining 50% of bid price when final acceptance is made. Conditional acceptance shall not apply to the remaining items of work, and full bid price payment shall be made when work is acceptably placed and completed in accordance with specifications.

B. Payment for grassing will be made at contract unit price for the item "Grassing" and such payment shall constitute full compensation for furnishing and placing seed and fertilizer or sod where directed and protecting and maintaining seed and sod in all graded and disturbed areas.

PART 2 - PRODUCTS

Contractor shall submit source and species certification documents to Engineer and Owner's Representative for review prior to installation. Supply complete information on all analysis / test methodologies and results; laboratory certifications, manufacturer's specifications, and agency approvals to the Landscape Architect prior to placement of soil mixtures. In addition, provide the Landscape Architect with thoroughly mixed sample of soil mixes for approval prior to placement. Landscape Contractor shall make modifications and improvements to soil mixes deemed necessary by the soil analysis to meet requirements specified here in before, and to ensure proper growing medium for plant material.

2.1 SEED

A. All seed shall conform to all State Laws and to all requirements and regulations of the State Department of Agriculture.

B. The varieties of seed, as specified in Section 2.2, shall be individually packaged or bagged, and tagged to show name of seed, net weight, origin, germination, lot number, and other information required by the State Department of Agriculture.

C. The Engineer reserves the right to test, reject, or accept all seed before seeding.

2.2 SEEDING SCHEDULE

A.

SEED		RATE	PLANTING DATES
SD-1	Roundstone Retention Basin Mix	6.3 PLS lbs / acre (or as recommended by producer)	March 1 - September 30
SD-2	'Blackjack' Bermuda	75 lbs/ acre (or as recommended by producer)	March 1 - September 30
	Annual Rye (Temp only)	75 lbs/acre	October 1 - February 28

2.3 FERTILIZER

A. Commercial fertilizer of approved type, conforming to state fertilizer laws at the rate as recommended by soils test.

2.4 LIME

A. Agricultural grade, ground limestone at the rate as recommended by soils test.

2.5 SPRIG

A. Healthy living stems, stolons, or rhizomes and attached roots of locally adapted grass without adhering soil, including two to three nodes and from 4 to 6 inches long. Obtain from heavy, dense certified sod. Provide sprigs which have been grown under climatic conditions similar to those in the locality of the project. Coordinate harvesting and planting operations to prevent exposure of sprigs to the sun for more than 30 minutes before covering and moistening. Sprigs showing signs of wilt, mold, containing weeds or other detrimental material or that are heat damaged will be rejected.

B. The varieties of sprig, as specified in section 2.6, shall be individually packaged or bagged, and tagged to show name of sprig, net weight, origin and other information required by the State Department of Agriculture.

C. Sprigs shall be pure to variety specified and shall be free of other grass species, weeds or foreign matter.

D. Sprigs shall be harvested by digging (not collected above soil level) shredding sod, by rototilling sod and raking, by vericutting or by a sprig harvester. Sprigs shall consist of mostly rhizomes and crowns with only a few green leaves.

2.6 SPRIGGING SCHEDULE

A.

SPRIG	RATE	PLANTING DATES
'Tifway 419' Bermuda (or approved equal)	1,000 bushels / ac. (Coverage in 3 months)	April 1 - August 31
Stabilize site with temporary grass seed (See section 2.2)		September 1 - March 31

B. In areas where existing grass is to be matched, Contractor shall sprig at the rate and dates recommended by sprig distributor.

2.7 SOD

A. Sod shall be premium grade, densely rooted, good quality grass of the species and certified variety as shown on the plans, free from noxious weeds with no surface soil being visible. The sod shall be obtained from areas where the soil is reasonably fertile. Sod of specified species with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. The sod shall be machine cut to a uniform soil thickness that shall contain practically all of the dense root system and not be less than 1-inch thick.

B. Before cutting, sod shall be mowed to a height of not less that 1-1/2" or more than 2". Sod shall be cut in uniform widths min. 12" and in lengths min. 24 inches.

C. Sod shall be delivered to site in a fresh, moist condition with healthy green foliage. It shall be unloaded from delivery trucks on pallets or rolls and placed in final position within 24 hours of delivery. Sod shall be protected from wind and sun and shall not be allowed to dry out before planting.

D. Sod shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper 10 percent of the section.

2.8 ACCESSORIES

A. Straw Mulch: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition.

B. Excelsior Mulch: Excelsior mulch shall consist of wood fibers cut from sound, green timber. The average length of fibers shall be 4 to 6 inches. Cut shall be made in such a manner as to provide maximum strength of fiber, but at a slight angle to natural grain of the wood to cause splintering of fibers when weathering in order to provide adherence to each other and to soil.

C. Wood cellulose fiber shall be made from wood chip particles manufactured particularly for discharging uniformly on the ground surface when dispersed by a hydraulic water sprayer. It shall remain in uniform suspension in water under agitation and blend with grass seed and fertilizer to form a homogenous slurry. Mulch fibers shall intertwine physically to form a strong moisture holding mat on the ground surface and allow rainfall to percolate into underlying soil. The mulch shall be heat processed to contain no germination or growth-inhibiting factors. It shall be dyed (non-toxic) an appropriate color to facilitate metering of material.

2.9 PRODUCT REVIEW

A. Contractor shall provide the Engineer with a complete description of all products before ordering. The Engineer will review all products before they are ordered.

PART 3 - EXECUTION

3.1 PREPARATION

A. Areas to be seeded or sprigged shall be made smooth and uniform and shall conform to the finished grade indicated on plans.

B. Remove foreign materials, plants, roots, stones, and debris from surfaces to be seeded.

C. Grassing areas, if not loose, shall be loosened to a minimum depth of 3 inches before fertilizer, seed, sprig or sod is applied.

D. Amendments to soils shall be incorporated into loosened 3 inch top soil layer as recommended by soils test.

3.2 STAND OF GRASS

A. Before acceptance of seeding or sprigging is performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of re-establishment in spring.

B. Before acceptance of seeding performed for the establishment of temporary vegetation, Contractor will be required to produce a stand of grass sufficient to control erosion for a given area and length of time before the next phase of construction or establishment of permanent vegetation is to commence.

3.3 SEEDING AND SPRIGGING DATES

A. Seeding and sprigging shall be performed during periods and at rates specified in their respective schedules. Seeding and sprigging work may, at discretion of Contractor, be performed throughout the year using schedule prescribed for given period. Seeding and sprigging work shall not be conducted when the ground is frozen or excessively wet. Contractor will be required to produce a satisfactory stand of grass regardless of the period of year work is performed.

3.4 APPLYING LIME AND FERTILIZER

A. Following advance preparation and placing selected material for shoulders and slopes, lime and fertilizer, if called for based on soil tests, shall be spread uniformly over the designated areas, and shall be thoroughly mixed with the soil to a depth of approximately 2 inches. Fertilizer and lime shall be applied at the rate at the rate recommended by required soils test. Unless otherwise provided, lime will not be applied for temporary seeding. In all cases where practicable, acceptable mechanical spreaders shall be used for spreading fertilizer. On steep slopes subject to slides and inaccessible to power equipment, the slopes shall be adequately scarified. Fertilizer may be applied on steep slopes by hydraulic methods as a mixture of fertilizer and seed. When fertilizer is applied with combination seed and fertilizer drills, no further incorporation will be necessary. The fertilizer and seed shall be applied together when Wood Cellulose Fiber Mulch is used. Any stones larger than 2 ½ inches in any dimension, larger clods, roots, or other debris brought to the surface shall be removed.

3.5 SEEDING

A. Seed shall be sown within 24 hours following application of fertilizer and lime and preparation of the seedbed as specified in Section 3.4. Seed shall be uniformly sown at rate specified by the use of acceptable mechanical seed drills. Rotary hand seeders, power sprayers or other satisfactory equipment may be used on steep slopes or on other areas inaccessible to seed drills.

B. Seeds shall be covered and lightly compacted by means of cultipacker or light roller if the drill does not perform this operation. On slopes inaccessible to compaction equipment, the seed shall be covered by dragging spiked chains, by light harrowing or by other satisfactory methods.

C. Apply water with fine spray immediately after each area has been sown.

D. Do not sow seed when ground is too dry, during windy periods or immediately following a rain.

E. If permitted by the special provisions, wood cellulose fiber mulch or excelsior fiber mulch may be used.

3.6 SEED PROTECTION (STRAW MULCH)

A. All seeded areas seeded with permanent grasses shall be uniformly mulched in a continuous blanket immediately following seeding and compacting operations, using at least 2 tons of straw per acre.

3.7 SEED PROTECTION (EXCELSIOR MULCH)

A. Seed shall be sown as specified in Section 3.5. Within 24 hours after covering of seed, excelsior mulch shall be uniformly applied at the rate of 2 tons per acre. The mulch may be applied hydraulically or by other acceptable methods. Should the mulch be placed in a dry condition, it shall be thoroughly wetted immediately after placing. Engineer may require light rolling of the mulch to form a tight mat.

3.8 SEED PROTECTION (WOOD CELLULOSE FIBER MULCH)

A. After the lime has been applied and ground prepared as specified in Section 3.4, wood cellulose fiber mulch shall be applied at a rate of 1,500 pounds per acre in a mixture of seed and fertilizer. Hydraulic equipment shall be used for application of fertilizer, seed, and slurry of the prepared wood pulp. This equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry of the specified amount of fiber, fertilizer, seed, and water. The slurry distribution lines shall be large enough to prevent stoppage. The discharge line shall be equipped with a set of hydraulic spray nozzles which will provide an even distribution of slurry on various areas to be seeded. The slurry tank shall have a minimum capacity of 1,000 gallons.

Seed, fertilizer, wood pulp mulch, and water shall all be combined into the slurry tank for distribution of all ingredients in one operation by hydraulic seeding method specified herein. Materials shall be combined in a manner recommended by the manufacturer. The slurry mixture shall be regulated so amounts and rates of application shall result in a uniform application of all materials at rates not less than amount specified. Using the color of wood pulp as a guide, equipment operator shall spray prepared seedbed with a uniform visible coat. The slurry shall be applied in a sweeping motion, in an arched stream to fall like rain, allowing wood fibers to build upon each other until an even coat is achieved.

3.9 SPRIGGING

A. Sprigs shall be placed at the date and rates as shown in section 2.6. The sprigging method shall be by broadcast sprigging, hydroplanting or row planter. Sprigging procedure shall ensure even coverage.

B. Sprigs applied by broadcast over the site with a distributor or hydroseeder shall be planted at the rates listed in section 2.6. Cover broadcast sprigs with straw mulch immediately after broadcast and water in immediately (within 2 hours).

C. Sprigs installed by row planter creating a narrow furrow that covers 50 to 80% of the sprig with soil may use less sprig material. Rate shall be as recommended by sprig supplier to provide a solid stand of turf within the time required in Section 2.6. Water in immediately (within 1 hour).

3.10 SODDING

A. Sod shall be placed between March 1st and December 1st. However, if sod is to be placed during periods of temperatures over 90 degrees F., the contractor shall take extra care for quick placement of sod with adequate, consistent watering necessary to ensure sod thrives as planted.

B. Sod shall be placed within 24 hours of cutting.

C. Place top elevation of sod 1/2 inch below adjoining paving or curbs.

D. All areas to be sodded shall be brought to the proper line grade or cross section as was existing prior to construction. Sod shall be placed so that, upon completion, the edges of the sodded areas will be smooth and will conform to the proposed finished grade. Sod shall be laid smooth, edge to edge, with staggered joints. Sod shall be immediately pressed firmly into contact with the sod bed by tamping or rolling, to eliminate any air pockets. A true and even surface shall be provided, to insure knitting without displacement of the sod or deformation of the surfaces of the sodded areas. Do not stretch or overlap sod pieces. Following compaction, screened soil of good quality shall be used to fill all cracks, and excess soil shall be worked into the grass with rakes or other suitable equipment. On slopes steeper than 3 to 1, the sod shall be fastened in place with suitable wood or metal pins to hold the sod in place. Any damage by erosion or other causes that may have occurred after completion of grading operations shall be repaired, before commencing with the sodding operations.

E. Immediately before sodding, moisten topsoil with a fine spray to a minimum 1" depth. Sod shall not be laid on soil that is dry and powdery.

F. Sod shall be moist when laid and placed on moist ground. The sod shall be carefully placed by hand, beginning at the toe of slopes and working upwards. The length of the strips shall be at right angles to the flow of surface water. All joints shall be tightly butted and end joints shall be staggered at least 12 inches. The sod shall be immediately pressed firmly into the ground by tamping or rolling. Fill all joints between strips with fine screened soil. Sod on slopes shall be pegged with sod pegs to prevent movement. The sod shall be watered, mowed, weeded, repaired, or otherwise maintained, to insure the establishment of a uniform healthy stand of grass until acceptance.

G. Within 2 hours after sod has been placed, thoroughly water to a minimum depth of 4". After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove depressions and irregularities. Roll sodded areas with a roller not exceeding 150 lbs. per foot of roller width. Top dress and roll again as necessary to create a smooth even surface.

PART 4 - MAINTENANCE, WARRANTY AND ACCEPTANCE

4.1 MAINTENANCE

A. Maintenance shall consist of providing protection against traffic, watering to ensure uniform seed germination and to keep surface of soil damp, and repairing any areas damaged as a result of construction operations or erosion. Maintenance shall also include, but is not limited to, watering, weeding, cultivating, removal of dead material, lawn mowing, fertilizing, and other necessary operations.

B. The Contractor shall maintain all proposed plantings until the date of final acceptance by the Owner.

4.2 WARRANTY

A. All grassed areas shall be guaranteed by the Contractor to be alive and healthy for a one year period from the date of substantial completion issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any areas require replanting. At the end of the warranty period, the sod shall show evidence of rooting to the underlying soil and shall have no competitive weed growth from either the sod or from between the sod joints.

B. Any grassed area which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind. Replacements required because of vandalism, excessive use or other causes beyond the control of the Contractor are not part of this contract.

4.3 ACCEPTANCE

A. Before acceptance of seeding performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of reestablishment in spring.

B. A minimum coverage of 80% density over 100% of the disturbed area is required for seeded areas before project acceptance. Sprig and sod areas shall have 95 % coverage over 100% of the disturbed area prior project acceptance.

END OF SECTION

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP. C-202 THOMAS & HUTTON ENGINEERING CO.

STATE OF GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 501 RYAN P. THOMPSON

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA

STOP N STOR

GRASSING SPECIFICATIONS

JOB NO:	J-25166.0000
DATE:	11/05/14
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	N.T.S

LS3.2

Attachment 5

PLAN REVIEW COMMENTS FOR DP-07-19-013387

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

SHULTZ TRACT

Stop N Stor Building Expalnsion

Plan Type:	**Preliminary Development Plan**	**Apply Date:**	**07/30/2019**
Plan Status:	**Active**	**Plan Address:**	**4407 Bluffton Pkwy BLUFFTON, SC 29910**
Case Manager:	**William Howard**	**Plan PIN #:**	**R610 031 000 0983 0000**

Plan Description: **The applicant is requesting approval of a development plan to construct an additional 7,500 SF 1 story storage building and stormwater infrastructure on approximately .5 acres.**

STATUS 08/26/2019: The Preliminary Development Plan was reviewed at the August21 meeting of the DRC. Awaiting re-submittal to address comments provided to present to the Planning Commission for approval.
STATUS 10/22/2019: Comments on the re-submittal of the Preliminary Plan will be reviewed at the Oct. 30 meeting of the DRC.
STATUS 11/19/2019: Comments were provided at Oct. 30 DRC. Awaiting re-submittal to address comments to present to the Planning Commission.

Technical Review

Submission #: 3 Recieved: 02/21/2020 Completed: 02/21/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Fire Department Review	02/21/2020	Dan Wiltse	Approved

Comments:
1. No comments at this time.

Planning Commission Review	02/21/2020	William Howard	Approved
Planning Review - Principal	02/21/2020	William Howard	Approved

Comments:
RECOMMENDATION:
Provide a landscape plan prior to Planning Commission review.

Transportation Department Review	02/21/2020	William Howard	Approved

Attachment 5

PLAN REVIEW COMMENTS FOR DP-07-19-013387

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

SHULTZ TRACT

Stop N Stor Building Expalnsion

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Technical Review

Submission #: 2 Recieved: 09/25/2019 Completed: 10/25/2019

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Fire Department Review	10/24/2019	Dan Wiltse	Revisions Required

Comments:

1. Provide the location for the fire department connection and PIV for the automatic sprinkler system. They were not indicated on the plans.
2. Due to the configuration and length of some of the hose lays, standpipes will be required in this building. This can be a combination type system along with the automatic sprinklers. The locations of the standpipes on the interior can be determined at a later time.
3. Provide details on where customers will be parking to access this building. This could affect FD operations and access in the event of an emergency.
4. Provide details on the closest hydrant and available fire flow from that hydrant.

Planning Review - Principal	10/25/2019	William Howard	Revisions Required

Comments:

1. Per the Design Guidelines for Bluffton Park, Urban Guidelines for Business Park;Parkway Lots, buildings shall be designed so that no single wall plane fronting the parkway exceeds 60' in width without interruption and Buildings shall not exceed 150' in overall width.
The proposed additional building is 142' and will connect with the existing building, providing over 150' of uninterrupted frontage to the parkway. A re-design of parkway frontage is required.
2. Upon re-design of the building frontage, the Preliminary Plan will be required to be reviewed by the Development Review Committee.

Transportation Department Review	10/24/2019	William Howard	Revisions Required

Comments:

1. As Persimmon Street is owned/maintained by Beaufort County, provide an encroachment permit from Beaufort County for the proposed access.

Building Safety Review	09/25/2019	Richard Spruce	Approved

Comments:

1. Will reserve building comments until the building permit is applied for. Cannot tell much about the structure at this point.

Attachment 5

PLAN REVIEW COMMENTS FOR DP-07-19-013387

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

SHULTZ TRACT

Stop N Stor Building Expalnsion

Plan Type:	**Preliminary Development Plan**	**Apply Date:**	**07/30/2019**
Plan Status:	**Active**	**Plan Address:**	**4407 Bluffton Pkwy BLUFFTON, SC 29910**
Case Manager:	**William Howard**	**Plan PIN #:**	**R610 031 000 0983 0000**

Plan Description: **Alan Dasher (Applicant) proposes the development of a building addition to an existing Storage Facility in the northwest quadrant of the intersection of Bluffton Parkway and Red Cedar Street in the Town of Bluffton, South Carolina. The proposed development consists of +/- 7,500 SF of storage buildings. The subject site is approximately 0.50 acres having a tax map number of R610-031-000-0983-0000. The property is currently owned by the applicant.**

The property is presently zoned within the Schultz PUD under the Town of Bluffton zoning jurisdiction and is part of the Bluffton Park Initial Master Plan. The property has a 25' side buffer and building setback, 10' rear buffer and building setback, 25' front buffer, 25' buffer along Bluffton Parkway and a 60' build to line along Bluffton Parkway. There is a 20' utility easement located along Bluffton Parkway.

The property is bounded to the west by a Persimmons Street, to the north by wetland buffer to the east by the existing Stop-N-Stor building and to the south by Bluffton Parkway. Existing conditions on this site consist of a wooded lot with a majority of pines with underbrush. The existing elevations on the subject site range from elevation 23 to 28 (NAVD 88). The stormwater system has been previously designed, approved and installed for the existing Stop-N-Stor facility. The system consists of roadway inlets, concrete pipes and an existing stormwater pond. This existing pond will be utilized as a wet detention BMP for the project. The applicant anticipates installation of a vegetative BMP to filter stormwater prior to connection into the existing system. Existing soil conditions on the site are predominately hydrologic soil group B (Series Seewee) with a small area of soil group D (series Yonges) in the southeast corner. The subject site is located within Zone C FEMA Special Flood Hazard Area (areas with minimal flooding). Water and sewer service is available to the site and will be connected through an existing building.

Technical Review

Submission #: 1 Recieved: 07/30/2019 Completed: 08/16/2019

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Fire Department Review	08/16/2019	Dan Wiltse	Revisions Required

Comments:

1. The emergency access provided does not meet the requirements of the South Carolina Fire Code.
2. Additional information will need to be provided to determine the required fire flow for the project. Provide construction type, if the building is equipped with an automatic fire suppression system and the flow from the existing and/or proposed hydrants for the project.

Planning Review - Principal	08/16/2019	William Howard	Revisions Required

Comments:

1. The stormwater retention encroaches into the 25' buffer from Bluffton Parkway that shall remain undisturbed, with the exception of selective thinning.
2. Provide architectural detail for the proposed storage building to allow review of the overall site.
3. Also, at the time of Final Development Plan, provide approval from thee Bluffton Park Commercial POA for site design, architecture, landscaping and lighting.
4. The vehicular access to Persimmon Street will require an SCDOT encroachment permit.
5. Provide an exhibit demonstration vehicular circulation for the new building.

Transportation Department Review	08/16/2019	Kevin Icard	Revisions Required

Comments:

1. Comments are included with Planning.

Building Safety Review	08/05/2019	Richard Spruce	Revisions Required

Comments:

1. Building separation wall from existing structure shall be a 2-hour rated assembly to make this 2 separate buildings. If it is to be one building the entire building will be required to have fire sprinklers installed per IBC section 903.2.9(5), or the fire areas can be constructed no larger than 2500 square feet and each area must be separated by 3-hour fire barriers per Chapter Two definition of fire area and section 707 Fire Barriers.
2. Fire Department access must be provided and turn around s are required for the access roads that exceed 150 feet in length per IFC section 503.

Beaufort Jasper Water and Sewer Review	08/16/2019	James Clardy	Approved with Conditions

Comments:

1. No comments were provided by the reviewer.

Planning Commission Review	08/16/2019	William Howard	Approved with Conditions

Comments:

1. The Preliminary Development Plan shall be presented to the Planning COmmission for approval.

Watershed Management Review DRC	08/12/2019	William Baugher	Approved with Conditions

Comments:

1. This project requires Stormwater Permit approval for a Major Modification of your NPDES Permit Coverage SCR10V479 prior to Final approval. Provide a Stormwater Management Plan meeting all the requirements of the Unified Development Ordinance and Stormwater Design Manual (SWDM). (SWDM 1.1.1)
2. For permit application documents or to schedule a Stormwater Permit Application Check-in Meeting contact Bill Baugher at wbaugher@townofbluffton.com or 843-706-7805.

Planning Review - Address	08/16/2019	William Howard	Approved
Police Department Review	08/16/2019	Joseph Babkiewicz	Approved

Plan Review Case Notes:

Attachment 6

BLUFFTON PARK COMMERCIAL ASSOCIATION
1 Mallet Way suite 103
PO Box 3798
Bluffton SC 29910
843-815.6768
Rmclif1@aol.com

James Reardon
Reardon Design
114 Canal Street
Pooler, GA
31322

1/20/2020

Stop N Stor Phase II

Dear James,

The Bluffton Park ARB hereby approves your plans to construct phase II of the Stop N Stor located on Persimmons Street with the following requirements:

1) Approved by Town of Bluffton and permits issued.
2) Provide ARB with start dates.
3) Supply the ARB with all contractors' names, phone numbers, and email addresses.
4) NO CLEARING can take place without the approval on site by the Bluffton Park ARB. Strict adherence to the no disturbance zones is required. All trees to be removed must be tag and inspected.
5) NO road cut on Persimmons Street is allowed.
6) NO change in curbing type is allowed.
7) A detailed landscaping plan must be approved with similar details as phase I. The bases will be to thicken what trees are saved and to reduce the impact of visibility of the new building from the parkway and Persimmons Street. A meeting will be required to go over the plan after the building is constructed to detail the plan.
8) All colors and materials will match phase I.

Thank you for working with us through this approval process and the revision of the plans. If you have any questions please feel free to contact me.

Sincerely yours,

Rogers Clifford CPM
Bluffton Park ARB

Attachment 7

Beaufort County Engineering Division
102 Industrial Village Road, Bldg 3
Beaufort, SC 29906
(843) 255-2692 (office)
(843) 255-9420 (fax)

Public Works
120 Shanklin Road
Beaufort SC 29906
(843) 255-2800 (office)
(843) 255-9435 (fax)

BEAUFORT COUNTY
ENCROACHMENT PERMIT APPLICATION

Applicant: Thomas and Hutton
Address: 50 Park of Commerce Way
Savannah, GA Zip Code: 31405
Phone No. (912) 721-4181
Fax No. _____
Contact Person: Nathan Long

Permit Type:
Road Opening _____
Road Crossing _____
Driveway X
Drainage Ditch _____
Emergency Opening ____
Other: _____

Length of permit applied for:
_____30 Days
_____60 Days
_____90 Days
✓ 6 Months
_____1 Year

Above Ground Utility Infrastructure _____

Blanket Utility Permit _____

County Road: Bluffton Parkway
Right-of-Way Width: 80 FT
Nearest Intersecting Street/Road: Bluffton Parkway.
Start Date of Work: Spring 2020 Contractor: Unknown at this time

Road Surface: Dirt _____
Paved Grassed

Description of Work:
The proposed work is adding a 20' grassed access to provide sufficient width for fire access to the proposed building. The proposed access will be connecting to Persimmon street in Bluffton, SC. The Grassed access will also provide an avenue for pedestrian access fire access as well.

[See sketch/plans provided]

Proposed Location of Work:
(look up station from "nearest intersecting street/road")

Within Paved/Dirt Roadway X Between Road & Prop. Line X

(a) Left Traveled Lane X In Road Shoulder X

(b) Centerline of Road (+/-3') X In Bottom of Ditch X

(c) Right Traveled Lane _____ Back Slope of Ditch X

I have read the permitted conditions on the reverse side and agree to comply and enact them accordingly.

Applicant/Agent Signature: _____ Date: 11 / 04 / 19

The applicant for this permit agrees to abide by all the terms and conditions listed herein as the conditions for the issuance of the permit, for the related scope of work (described in the application for the permit). Furthermore, this permit shall be considered to grant limited access to the described right-of-way, for the time frame indicated within the context of this document. It shall in no way be considered to grant permanent right of access to the right-of-way. Permanent access shall be granted or approved only by *The Beaufort County Council* and not by this permit.

Status of Permit: Issued ✓ To be issued pending revised documentation _____
Rejected _____ Requires additional information/plans _____
Roads restoration required: Yes _____ No _____ [see Item 8, Other conditions]

Permit issued with the following conditions without exceptions:

1. **The Beaufort County Engineer's Office shall be notified no later than twenty-four (24) hours prior to the commencement of the permitted work. Failure to do so shall be considered sufficient grounds to revoke the permit. Work undertaken without a valid permit may be subject to legal action by the County Attorney under the applicable statues of the County.**

2. All excavation for placement of water mains and service lines, telephone cable and conduit, sanitary sewer mains and laterals and all other installations which require excavation shall be installed to a minimum depth of thirty-six (36) inches. Extension on existing mains, lines, cable or services shall be considered "new" and will be required to conform to the required "minimum cover". Failure to comply shall require the removal of all improperly, non-complying work at no cost or with no reimbursement from Beaufort County.

3. All other applicable State, Local, Federal or required permits related to the work shall be required to be obtained and in full effect without conditions, prior to this permit being considered issued and in effect.

4. The applicant agrees to abide by, and follow the terms and conditions of the permit which is issued based upon the facts, figures and representations on the "*Beaufort County Encroachment Permit Application*". Any deviation from the representations in the field requires the written approval of the Beaufort County Engineer. Without written approval in place prior to the actual placement of the work, this permit is to be considered revoked. The signer of the application shall be held responsible for any and all violations of the permit and any legal consequences.

5. The applicant, by putting into effect this permit, understands that he/she/they have agreed that if in the future of their permitted installation as described in the permit, conflicts either horizontally or vertically with any planned or proposed improvement undertaken by the County, that they will expediently and without undo delay to the County relocate their installation at no charge or cost to Beaufort County or it's Agencies.

6. Reasonable accurate engineering drawings/sketches/plats shall be made by the applicant. Two sets shall be submitted to the County Engineer with the Encroachment Permit Application.

7. Upon completion of Encroachment Permit Construction, inspection by Beaufort County Public Works must be requested.

8. Other conditions: See Attachment.

9. Culvert/Pipe Installation: In order to maintain positive flow in the drainage system along the County roadway, the Contractor will need to have a surveyor verify the inverts of the proposed pipe. The RCP culvert pipe is to be installed to match existing flow line elevations. The construction of the driveway and the installation of the culvert will not hinder the drainage in the existing system or the Contractor will be responsible to rectify the situation created by the proposed work. The minimum culvert for driveways is 15" RCP.

Signature: Jamie Powell Approval Date: 11/15/19 Expiration Date: 5/15/20
County Engineer

WHEN THE WORK HAS BEEN COMPLETED, YOU MUST CALL OUR OFFICE SO WE CAN DO OUR INSPECTION. THANK YOU.

FINAL SIGN-OFF
Engineering Division

Name _____ Final Inspection: Approved _____

Signature _____ Not Approved _____

Date ____/____/____

Attachment to Beaufort County Encroachment Permit Application

Applicant: Thomas and Hutton

County Road Name: Persimmon Street

Encroachment Type: Driveway

Other Conditions:

1. The Applicant is the responsible party for this permit, and as such shall ensure:
   - On-site supervision of activities.
   - Encroachment is installed within the public ROW. Note: Beaufort County does not locate ROW boundaries for utility encroachments, nor mediate installations outside of the County ROW.
   - All Contractors have a Beaufort County business license, and other licenses as required.
   - Utility locates are obtained prior to performing work.
   - All required traffic control devices must be in place prior to beginning work and must be maintained for the duration of the project.
   - All work locations are left in a safe condition each day for the protection of the public.
   - All land disturbances shall be backfilled, compacted, raked, and grassed.
   - Damages on the ROW to curb, asphalt, signage, landscaping, or other County infrastructure are repaired or replaced to the satisfaction of Beaufort County.
   - All Beaufort County paved roads that require open cuts must be back filled with flowable fill.

2. No encroachments, other than shown on attached drawing, are permitted without further approval.

3. Access shall be maintained for residents at all times.

4. During the construction, prior to County acceptance, the applicant shall be responsible for the maintenance of the road and all associated drainage. Applicant here-in agrees the failure to maintain the road during installation will render this permit invalid.

5. A copy of this permit shall be kept on site at all times during the performance of the work, and shall be presented to County representatives or law enforcement upon request.

6. The Applicant shall contact Beaufort County Public Works at (843)255-2733 for inspection upon completion of the installation. The Contractor shall ensure that the final restored condition of the road and drainage meets approval of Beaufort County Public Works.

7. Contact Tanner Powell at (843) 255-2735 at least 24 hours prior to beginning work.

8. Applicant must comply with all requirements of Beaufort County's Community Development code.

SITE DEVELOPMENT PLANS

OF

STOP N STOR - BUILDING EXPANSION

BLUFFTON PARK

BLUFFTON, SOUTH CAROLINA

PREPARED FOR:

STOP N STOR #9, LLC

4 ROCKWELL SOUTH AVE.
SAVANNAH, GA 31419

SITE DEVELOPMENT SUMMARY:	
TOTAL SITE AREA	0.49 ACRES
OPEN SPACE PROVIDED	42%
POND (AT TOB = 24.0)	0.09 ACRES
PARKING PROVIDED (INCLUDING 1 ACCESSIBLE SPACE)	5 SPACES

TM# R610-031-000-0983;
R610-031-000-1430

JULY 26, 2019

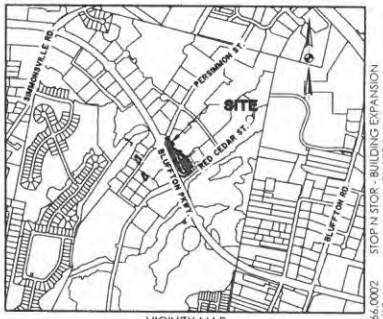
J-25166.0002

PERMIT SET - FOR REVIEW PURPOSES ONLY

PREPARED BY:

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

2015-032 A
STOP N STOR



VICINITY MAP
SCALE: 1" = 1000'

J-25166.0002
07/26/19
STOP N STOR - BUILDING EXPANSION
PHASE 2

SHEET LIST	
Sheet Number	Sheet Title
C0	COVER SHEET
G1.1	GENERAL NOTES AND SHEET INDEX
G1.2	EXISTING CONDITIONS AND DEMO PLAN
C1.1	LAYOUT PLAN
C2.1	PAVING AND GRDAING DETAILS
EC1.1	ES & PC NOTES
EC1.2	ES & PC NOTES
EC2.1	ES & PC PLAN - INITIAL PHASE
EC3.1	ES & PC PLAN - CONSTRUCTION PHASE
EC4.1	ES & PC PLAN - CONSTRUCTION PHASE
EC5.1	ES & PC DETAILS

REVISION HISTORY

REV NO	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

811
Know what's below.
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Savannah, GA 31405
p.912.234.5300 f.912.234.2950
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Attachment 7

Attachment 7

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

SEWER LEGEND

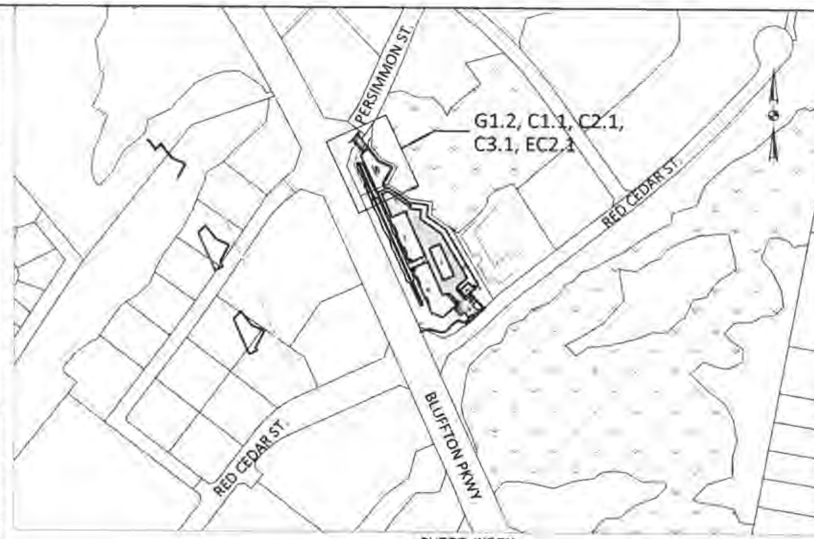
DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE		
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN		
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTER		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22.5° BEND - HORIZONTAL		
11.25° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG		

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN		10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTER		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22.5° BEND - HORIZONTAL		
11.25° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHYLENE	JB	JUNCTION BOX	SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM	LF	LINEAR FEET	SF	SQUARE FEET
CI	CURB INLET	MAX	MAXIMUM	SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE	MIN	MINIMUM	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	MH	MANHOLE	TG	TOP OF GUTTER
EL	ELEVATION	OC	ON CENTER	TP	TOP OF PAVEMENT
FG	FINISH GRADE	PC	POINT OF CURVE	TW	TOP OF WALK
FH	FIRE HYDRANT	PH	POST HYDRANT	TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)	PT	POINT OF TANGENT	W	WATER
FP	FINISH PAD	PVC	POLYVINYL CHLORIDE	W/	WITH
FR	FRAME	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
GI	GRATE INLET	RJP	RESTRAINED JOINT PIPE	YI	YARD INLET
GV	GATE VALVE	R/W	RIGHT-OF-WAY		
INV	INVERT ELEVATION	SD	STORM DRAINAGE		



SHEET INDEX

SCALE: 1" = 200'

GENERAL NOTES

1. PROPERTY BOUNDARY INFORMATION WAS PROVIDED BY T-SQUARE SURVEYING AND HAS NOT BEEN VERIFIED BY THOMAS AND HUTTON. EXISTING BENCHMARKS ARE SHOWN ON THE EXISTING CONDITIONS PLAN. PROJECT CONSISTS OF ONE PARCEL IN ADDITION TO THE EXISTING PARCEL, APPROXIMATELY 0.49 ACRES, AND IS LOCATED IN FEMA FLOOD ZONE C ACCORDING TO FEMA FIRM PANEL 450025 0089 D, DATED 9-29-86
2. HORIZONTAL AND VERTICAL CONTROL SHOWN IN THESE PLANS ARE TO BE USED FOR ALL LAYOUT AND RECORD DATA FOR THIS PROJECT. IF DISCREPANCIES ARE FOUND CONTACT THOMAS AND HUTTON AND T-SQUARE SURVEYING BEFORE PROCEEDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH SUPPLEMENTAL CONTROL WITHIN THE PROJECT AS NEEDED.
3. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
4. A WETLAND SURVEY OF PARCELS A & B, LOCATED NORTH OF BLUFFTON PARKWAY AND EAST OF PERSIMMON STREET HAS BEEN PREPARED BY T-SQUARE SURVEYING AND HAS NOT BEEN VERIFIED BY THOMAS & HUTTON. WETLANDS DISPLAYED ARE BASED UPON THE REFERENCED SURVEY.
5. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
6. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED.
8. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
9. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
10. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
11. ALL WATER AND SEWER MATERIALS, PROCEDURES AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE BEAUFORT JASPER WATER AND SEWER AUTHORITY(BJWSA) TECHNICAL SPECIFICATIONS, DEVELOPMENT POLICY AND PROCEDURE MANUAL AND DETAILS, LATEST VERSIONS. BJWSA DOCUMENTS SHALL TAKE PRECEDENCE OVER THOMAS & HUTTON DOCUMENTS FOR ANY DISCREPANCIES FOUND.
12. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND TECHNICAL SPECIFICATIONS.
13. WATER LATERALS SHALL BE LAID AS SHOWN ON THE PROJECT PLANS.
14. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
15. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
17. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
18. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
19. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TEST AND OBSERVATIONS.
20. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION.
21. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE TOWN ENGINEER AND THE PROJECT ENGINEER.
22. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS.
23. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
24. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
25. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND EVALUATION, DATED SEPTEMBER 6, 2019 PREPARED BY GRA ENGINEERS AND SCIENTISTS, FOR GUIDANCE THROUGHOUT CONSTRUCTION. CONTACT ENGINEER TO OBTAIN A COPY OF THE EVALUATION PRIOR TO PROVIDING A BID OR BEGINNING WORK.
26. IT IS THE OBLIGATION OF THE CONTRACTOR TO MAKE THEIR OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED, WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS IN NO WAY GUARANTEES THE AMOUNT OR NATURE OF THE MATERIAL TO BE ENCOUNTERED.
27. CONTRACTOR WILL BE REQUIRED TO ADJUST ALL MANHOLE FRAMES AND UTILITY APPURTENANCES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
28. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
29. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
30. CONTROL OF THE WATER FLOWING THROUGH THE EXISTING DRAINAGE PATTERNS DURING THE CONSTRUCTION PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXISTING DRAINAGE CONVEYANCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PENALTIES, CLAIMS AND FEES IMPOSED ON OWNER AS A RESULT OF DAMAGES CAUSED BY ACTIONS OF THE CONTRACTOR, IT'S EMPLOYEES OR SUBCONTRACTORS SHALL BE BORNE IN FULL BY THE CONTRACTOR.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING OF CONSTRUCTION AND THE COORDINATION, SEQUENCING AND SUPERVISION OF CONSTRUCTION ACTIVITIES. ANY AND ALL COST ASSOCIATED WITH PROJECT PHASING WILL BE BORNE IN FULL BY THE CONTRACTOR.
32. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. A COMPLETE ROADWAY CLOSURE FOR RED CEDAR STREET OR BLUFFTON PARKWAY SHALL NOT BE ALLOWED AT ANY TIME.
33. ACCESS TO THE PROJECT IS LIMITED TO THE LOCATION WHERE STABILIZED CONSTRUCTION ENTRANCE HAVE BEEN INDICATED IN THE PLANS.
34. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
35. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
36. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
37. CONTRACTOR TO COORDINATE WITH POWER, TELEPHONE, GAS & CABLE PROVIDERS TO CONFIRM SERVICE DELIVERY STRATEGIES. NOTIFY ENGINEER IMMEDIATELY OF DISCREPANCIES.
38. THE FINAL LOCATIONS, SIZE AND FOOTPRINTS OF ALL BUILDINGS AND SIDEWALKS DEPICTED MAY CHANGE PRIOR TO CONSTRUCTION. OWNER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO GRADING AND UTILITIES IN ORDER TO ACCOMMODATE FINAL SITE LAYOUT.
39. OFFSITE UTILITIES SHOWN ARE APPROXIMATE AS PROVIDED BY BJWSA RECORD DRAWING DATA. CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS, SIZES, AND DEPTH PRIOR TO CONNECTIONS. CONTACT ENGINEER WITH ANY DISCREPANCIES PRIOR TO CONNECTIONS.
40. CONTRACTOR SHALL NOT EXCAVATE THE BMP BASIN BELOW ELEVATION 21.0 PRIOR TO PAVING. CONTRACTOR SHALL COMPLETE EXCAVATION OF THE BMP BASIN ONCE PAVING IS COMPLETE.

PREPARED FOR:

STOP N STOR #9, LLC
4 ROCKWELL SOUTH AVE.
SAVANNAH, GEORGIA 31419

GENERAL INFORMATION

COUNTY	BEAUFORT
TOWN	TOWN OF BLUFFTON
ZONING	SHULTZ PUD

OWNER:
STOP N STOR #9, LLC
4 ROCKWELL SOUTH AVE.
SAVANNAH, GEORGIA 31419
(912) 484-0933

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

ELECTRIC:
PALMETTO ELECTRIC
ONE COOPERATIVE WAY
HARDEEVILLE, SC 29927-5123
(843) 208-5551

SURVEYOR:
T-SQUARE
136 BURNT CHURCH ROAD
BLUFFTON, SC 29910
(843) 757-2650

WATER/SEWER:
BEAUFORT JASPER WATER AND SEWER AUTHORITY
6 SNAKE RD
OKATIE, SC 29909-3937
(843) 987-9250

TELEPHONE:
HARGRAY TELEPHONE
5 BUCK ISLAND RD
BLUFFTON, SC 29910
(843) 815-1600

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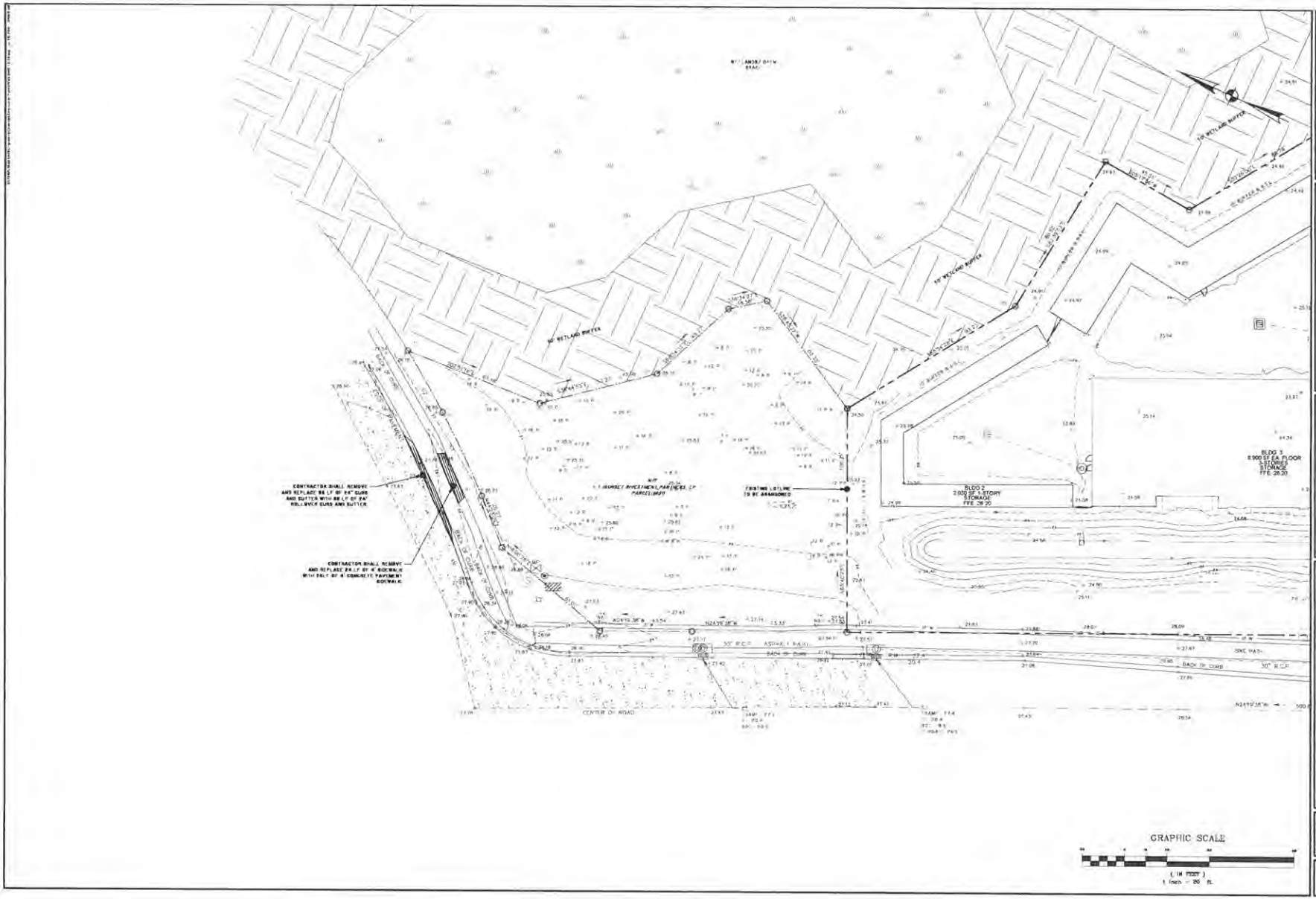
STOP N STOR #9, LLC
BLUFFTON, SOUTH CAROLINA
GENERAL NOTES AND SHEET INDEX

JOB NO: [illegible]
DATE: 09/[illegible]/2019
DRAWN: [illegible]
DESIGNED: JRB
REVIEWED: JRV
APPROVED: HBL
SCALE:

G1.1



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NO	REVISIONS	BY	DATE

STOP N STOR #9, LLC

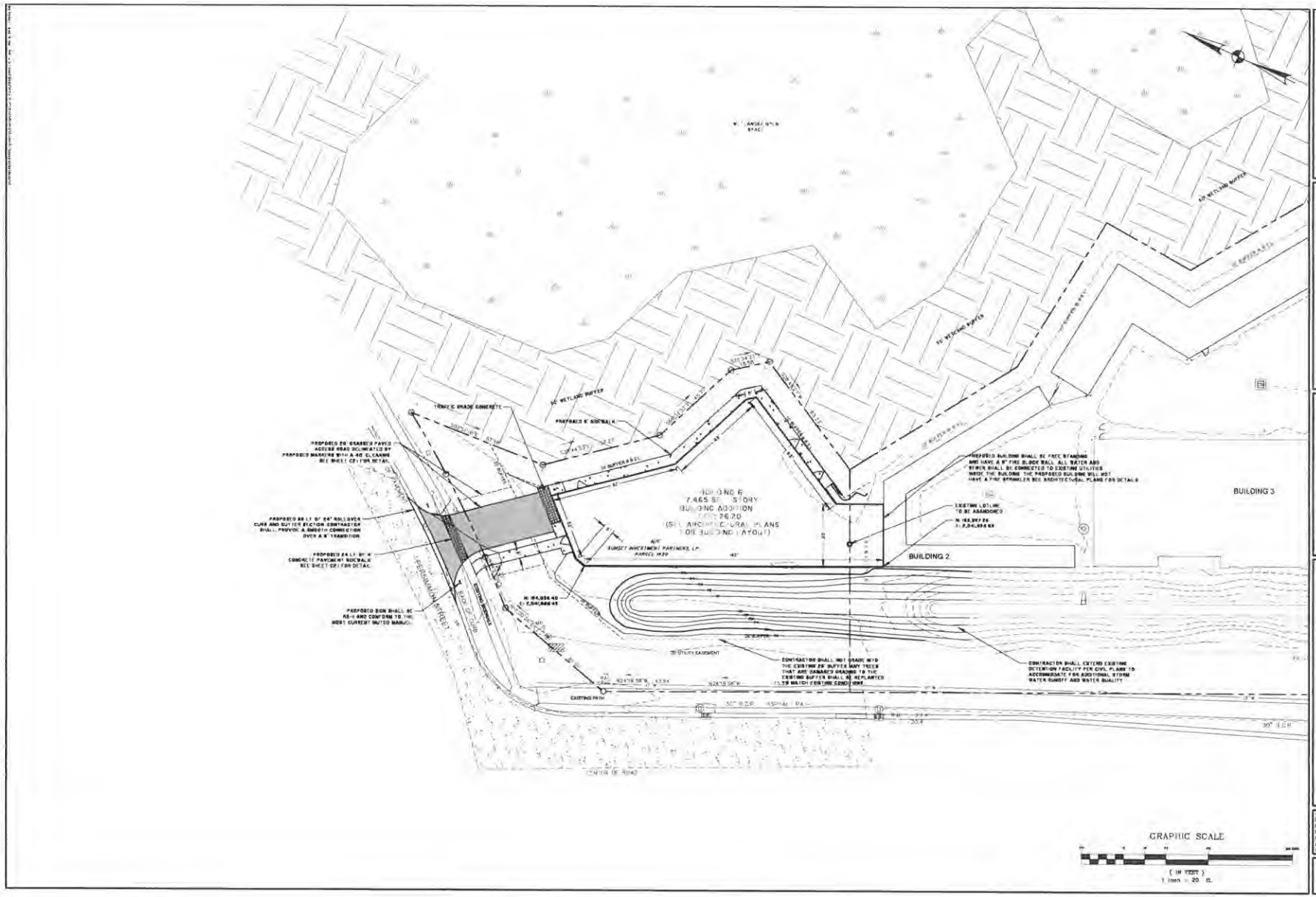
STOP N STOR - BUILDING EXPANSION

EXISTING CONDITIONS AND DEMO PLAN

JOB NO: 21244.0001
DATE: 01/26/18
DRAWN: JTD
DESIGNED: JMP
REVIEWED: NBL
APPROVED: NBL
SCALE: 1" = 20'

G1.2

Attachment 7



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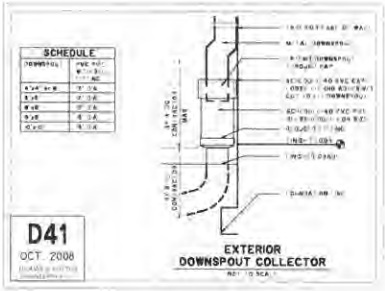
STOP N STOR #9, LLC

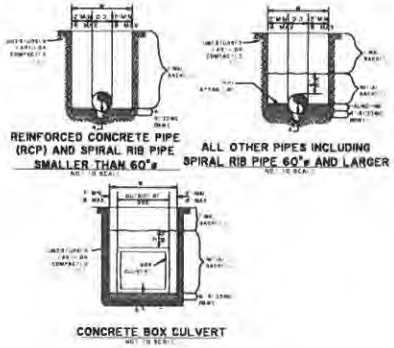
BLUFFTON, SOUTH CAROLINA

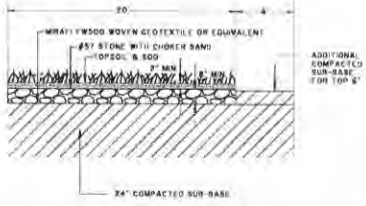
LAYOUT PLAN

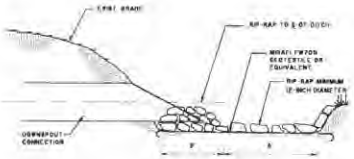
C1.1

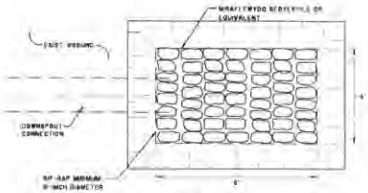
Attachment 7





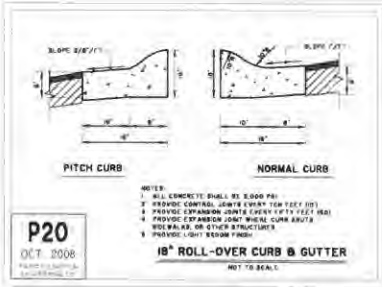


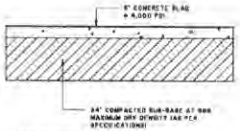




DOWNSPOUT DISCHARGED TO DRAINAGE BASIN

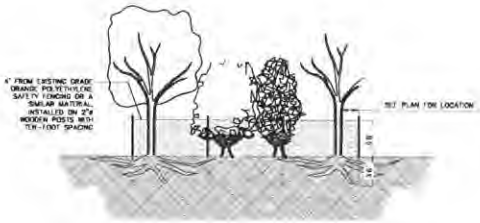
NOT TO SCALE





DRAINAGE BASIN

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

NO.	REVISIONS	BY	DATE

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STOP N STOR #9, LLC

BLUFFTON, SOUTH CAROLINA

PAVING AND GRDAING DETAILS

JOB NO. 17-0968.0002
DATE: 06/24/2019
DRAWN: MMC
DESIGNED: JRB
REVIEWED: JRB
APPROVED: RSL
SCALE:

C2.1

Attachment 7

Attachment 7

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

CONTROL MEASURES

MAINTENANCE

INSPECTIONS

LONG TERM MAINTENANCE OF DRAINAGE AND STORMWATER MANAGEMENT SYSTEM

STANDARD NOTES

EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

HOUSEKEEPING

GRASSING NOTES

PERMANENT STABILIZATION

FERTILIZER REQUIREMENTS

SWPPP PREPARER CERTIFICATION

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STOP N STOR #9, LLC

STOP N STOR - BUILDING EXPANSION

ES & PC NOTES

EC1.1

STORMWATER POLLUTION PREVENTION PLAN

TEMPORARY SEEDING - COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	30												
RYE, GRAIN	90												
RYEGRASS	30												
WELL DRAINED, CLAYEY/LOAMY SITES													
BROWNTOP MILLET	30												
SUDANGRASS MILLET	30												
RYE, GRAIN	90												
OATS	120												
RYEGRASS	30												

PERMANENT SEEDING - COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	30												
BROWNTOP MILLET	10												
ATLANTIC COASTAL BERMUDAGRASS	11												
SCOTCHGRASS (ALAMO)	3.5												
LITTLE BLUESTEM	[illegible]												
SERICEA LESPEDEZA	30												
BROWNTOP MILLET	10												
CREEPING LOVEGRASS	[illegible]												
WELL DRAINED, CLAYEY/LOAMY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	20												
RYE, GRAIN	10												
BAHIAGRASS	10												
SLENDER LUPINE SCOTCH (ASCAL)	[illegible]												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	30												
BROWNTOP MILLET	10												
BERMUDA (COMMON)	10												
SERICEA LESPEDEZA	30												
BROWNTOP MILLET	10												
BERMUDA (COMMON)	12												
CROWN VETCH (ASCAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA (COMMON)	8												
SERICEA LESPEDEZA	30												
BROWNTOP MILLET	10												
SCOTCHGRASS	[illegible]												
LITTLE BLUESTEM	3.5												
INDIANGRASS	[illegible]												

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	CL
DIVERSION DIKE	DD
DIVERSION BERM	DB
TEMPORARY DIVERSION	TD
PERMANENT DIVERSION	PD
SUBSURFACE DRAIN	SSD
VEGETATED CHANNEL	
RIP RAP LINED CHANNEL	
ICE OR TIM LINED CHANNEL	
PAVED CHANNEL	PC
TREE PROTECTION	
SURFACE ROUGHENING	LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
MULCHING	M

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT	
FLEXIBLE GROWTH MATRIX	FGM
BONDED FIBER MATRIX	BFM
SODDING	SO
BLOCK SODDING	
STAKED SOD	
STAKED SOD AROUND INLET	
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ICE OR TIM	
DUST CONTROL	DC
POLYACRYLAMIDE (PAM)	PAM
SEDIMENT BASIN	
SEDIMENT BASIN WITH BERMICK	
SEDIMENT TRAP	
ROCK SEDIMENT DAM	
SEDIMENT TURF	

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
ROCK CHECK DAM	
FORGIE BAFFLES	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE A SEDIMENT TURF	A
STORM DRAIN INLET PROTECTION - TYPE B HARDWARE FABRIC AND STONE	B
STORM DRAIN INLET PROTECTION - TYPE C BLOCK AND GRAVEL	C
STORM DRAIN INLET PROTECTION - TYPE D WIRE INLET FILTER	D
STORM DRAIN INLET PROTECTION - TYPE E SURFACE COURSE CURB INLET FILTER	E
STORM DRAIN INLET PROTECTION - TYPE F INLET TURF	F
STORM DRAIN INLET PROTECTION - TYPE G IMPERVIOUS AREA	G
DIKE SLOPE DRAINS	
TEMPORARY STREAM CROSSING	
LEVEL SPREADER	

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AOD	AIR OVERLAID DRAINAGE
BFC	BONDED FIBER MATRIX
BMP	BEST MANAGEMENT PRACTICES
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DCIA	DISTURBED CONTRIBUTING AREA
EIA	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
ESC	EROSION, SEDIMENT, AND SEDIMENTATION CONTROL
FGM	FLEXIBLE GROWTH MATRIX
FM	FLEXIBLE MOLD MATRIX
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
HDPE	HIGH DENSITY POLYETHYLENE
HSD	HYDROSEED
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
OAL	OVERALL
PAM	POLYACRYLAMIDE POLYMER
RCP	REINFORCED CONCRETE PIPE
RIP	ROCK INFRASTRUCTURE PROTECTION
SOD	SOD INFRASTRUCTURE PROTECTION
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TRC	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

DEMOLITION SEQUENCE

DEMOLITION ACTIVITY	SCHEDULE CONSIDERATION
1 OBTAIN CONSENT OF ALL LANDOWNERS AND OTHER ALLOCABLE RIGHTS	CONTRACTOR TO MAKE CONTACT AT ALL TIMES DURING DEMOLITION
2 FLAG THE DRIPLINE AND BARRICADE TREES AND DRAINAGE AREAS FOR PROTECTION	CALL LOCAL REGULATORY AGENCY FOR CONTACT TREE BARRICADES
3 HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE SEDIMENT TO START NG CONSTRUCTION	REQUIRED TREE PROTECTION BARRICADES TO BE IN PLACE AND LOCAL REGULATORY AGENCY TALK OF STATUS OF ALL PROTECTED TREES AND LOCATION OF WORK SITE. NOTIFY THE CONTRACTOR TO PROCEED FIT NEEDED BUT PROVIDED TREE
4 INSTALL CONSTRUCTION ACCESS AND LAY DOWN AREAS	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS ESTIMATES
5 CONSTRUCT SEDIMENT TRAPS AND BARRIERS - BASIN TRAPS, SEDIMENT FENCES AND OUTLET PROTECTION	INSTALL PERIMETER BASIS AFTER CONSTRUCTION SITE IS ACCESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING
6 ESTABLISH ROOFOFF CONTROL DIMENSIONS, PERIMETER DIKES, WATER BARS AND OUTLET PROTECTION	INSTALL DRY GRAVITY AFTER PERIMETER SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF CONTROL MEASURES DURING GRADING
7 LAND CLEARING AND GRADING SITE PREPARATION CONTROL FILLING AND GRADING SEDIMENTATION TRAPS, BARRIERS, DIMENSIONS, DRAINS, SURFACE ROUGHENING	BEGIN TO OR PERIODICALLY AND GRADING AFTER PERIMETER SEDIMENT AND DRY RUNOFF CONTROL MEASURES ARE INSTALLED. CLEAR BORROW AND DISPOSAL AREAS CONTROLLED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. SAFE TREES AND BUFFER AREAS FOR PRESERVATION
8 INSTALL LATER (COLLECTION WATER DISTRIBUTION AND STORM DRAINAGE SYSTEMS	ONLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR INCOMPLETE
9 SURFACE STABILIZATION TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP	ONLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR INCOMPLETE
10 BUILDING CONSTRUCTION BUILDINGS UTILITIES ROADS ETC	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES AS CONTRACTS CHANGE
11 LANDSCAPING AND FINAL STABILIZATION TO BUILDING, TREES AND SURFACES, PERMANENT SEEDING, MULCHING, SODDING, RIPRAP	LAST CONSTRUCTION PHASE - STABILIZE ALL DISTURBED AREAS, BUILDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES

STOP N STOR #9, LLC

STOP N STOR - BUILDING EXPANSION

ES & PC NOTES

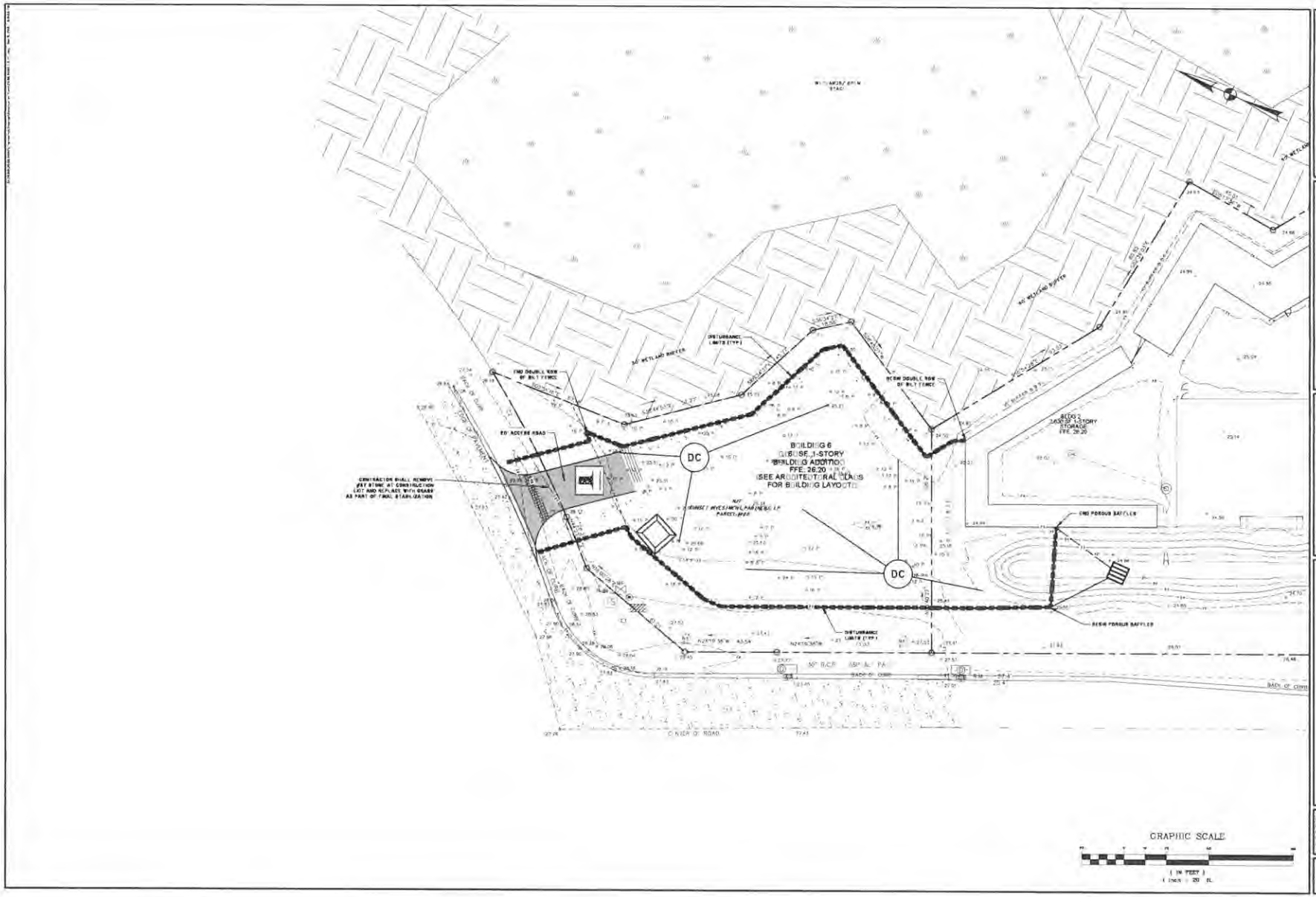
THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.1300
www.thomasandhutton.com

NO.	REVISIONS	BY	DATE

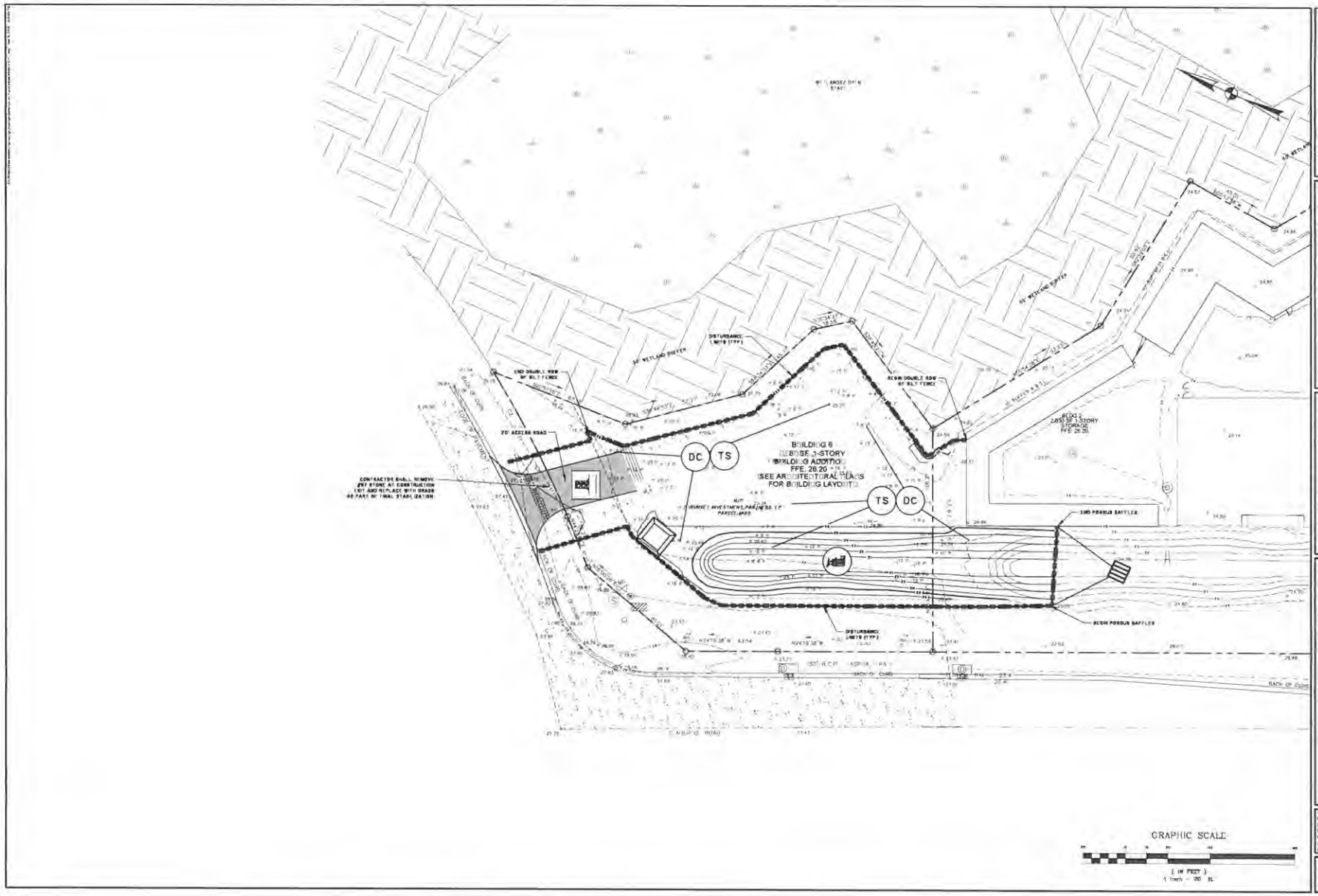
JOB NO. 12998.000
DATE 07/26/18
DRAWN JTD
DESIGNED JWP
REVIEWED MEL
APPROVED MEL
SCALE: --

EC1.2

Attachment 7



Attachment 7



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www.thomasandhutton.com

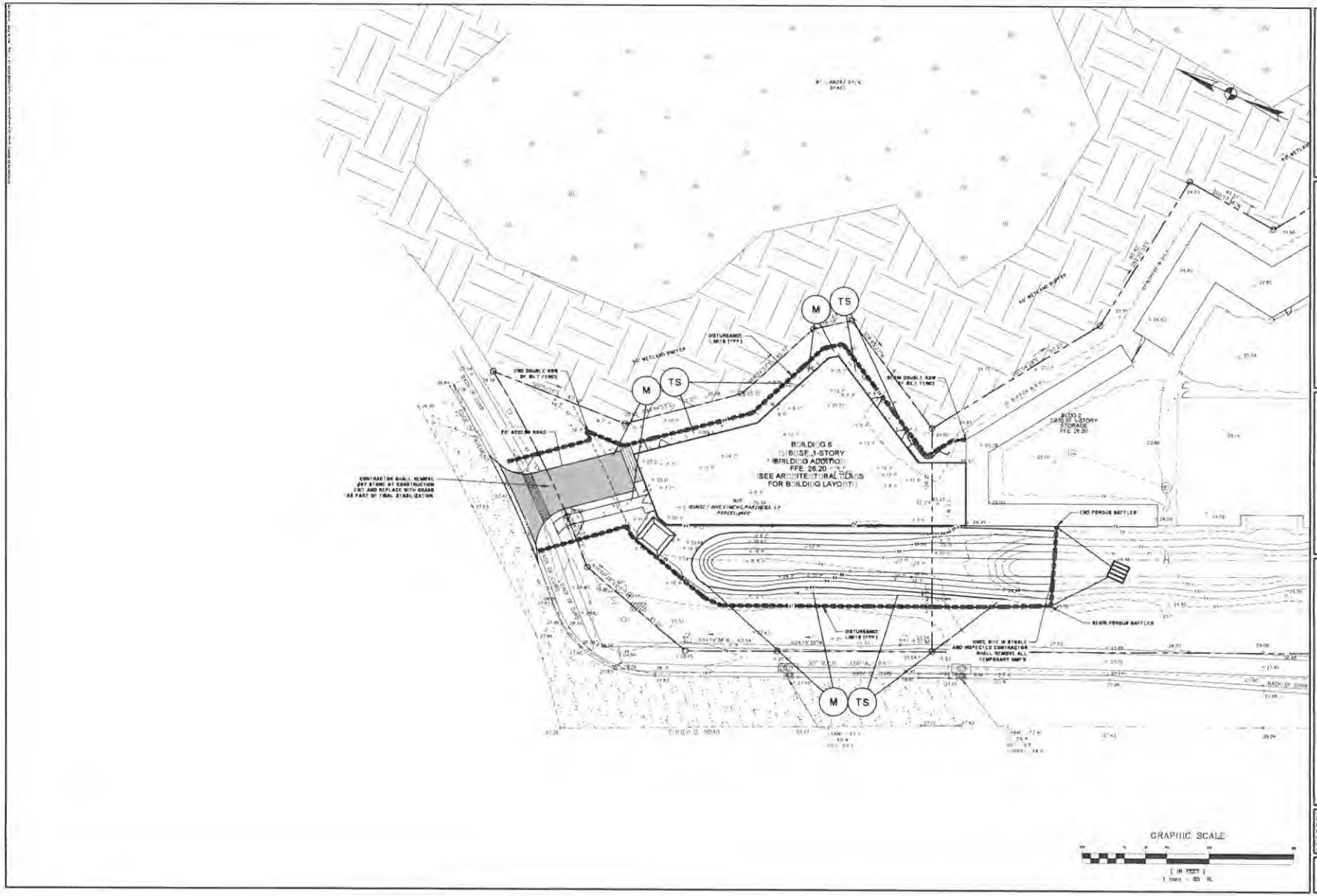
STOP N STOR #9, LLC

STOP N STOR - BUILDING EXPANSION

ES & PC PLAN - CONSTRUCTION PHASE

EC3.1

Attachment 7



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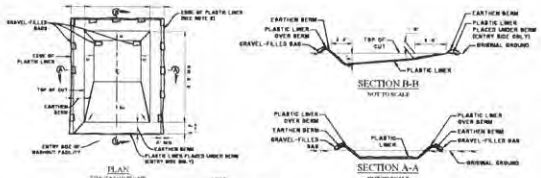
STOP N STOR #9, LLC

STOP N STOR - BUILDING EXPANSION

ES & PC PLAN - CONSTRUCTION PHASE

EC4.1

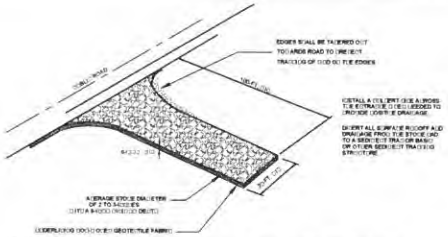
Attachment 7



CONCRETE WASHOUT SIGN DETAIL

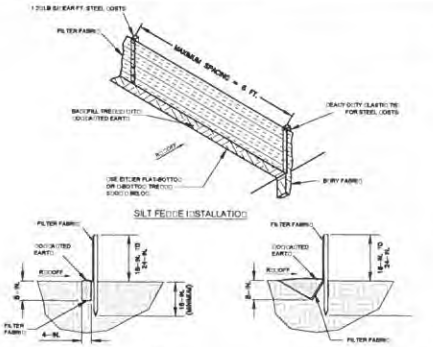
CONCRETE WASHOUT DETAIL

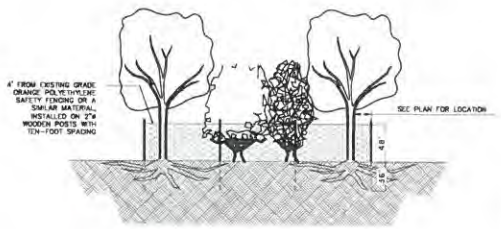
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE





TREE PROTECTION DETAIL

NOT TO SCALE

DUST CONTROL ON DISTURBED AREAS

DC

- Prevent the movement of dust from exposed soil surfaces.
- Prevent the movement of airborne substances that may be hazardous to health.

- Apply according to approved plan, if shown.
- Mulch disturbed areas and landscapes with straw such as asphalt. Consult or Terrabond according to manufacturer's recommendations.
- Stabilize disturbed areas with temporary or permanent vegetation.
- Irrigate disturbed areas until surface is wet.
- Cover surfaces with crushed stone or gravel.

- Apply calcium chloride at a rate to keep surfaces moist.
- Apply spray-on adhesives on minerals (not much sand) as described in Table 1.

Table 1: Spray-On Adhesive Application Requirements

Adhesive	Water Dilution	Nozzle Type	Application (Gal./Acre)
Anionic asphalt emulsion	7:1*	Coarse spray	1,200
Latex emulsion	12.5:1*	Fine spray	235
Resin-in-water emulsion	4:1*	Fine spray	387

*Use manufacturer's recommendations when available.

DUST CONTROL MEASURES

NOT TO SCALE

DC

PERMIT SET - FOR REVIEW PURPOSES ONLY

REV	DATE	BY	REVISIONS

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Savannah, GA 31405 • 912.234.5300
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STOP N STOR #9, LLC

STOP N STOR - BUILDING EXPANSION

ES & PC DETAILS

JOB NO.	J-2966.0002
DATE:	07/26/19
DRAWN:	JTD
DESIGNED:	JRW
REVIEWED:	NBL
APPROVED:	NBL
SCALE:	

EC5.1

Attachment 7

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2020
PROJECT:	Lot 70 – Bluffton Park – 119 Persimmon St.
PROPOSED USE:	Commercial - Auto Brokerage
APPLICANT:	Sam Connor, P.E.
PROJECT NUMBER:	DP-02-20-014004
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

INTRODUCTION: A request by Sam Connor, on behalf of Johnston Way Development, for approval of a Preliminary Development Plan. The project consists of the construction of an exotic car brokerage with associated parking and infrastructure. The property is zoned Shultz Tract Planned Unit Development (PUD) and identified by tax map number R610 031 000 1440 0000 consisting of approximately 0.805 acres located at 119 Persimmon Street (See Attachments 1, 2 and 3).

BACKGROUND: This application is for a Preliminary Development Plan within the Shultz Tract PUD and is subject to the design standards set forth in the Shultz Tract Development Agreement, Concept Plan and Bluffton Park Tracts B, C and D Master Plan.

The site will be accessed from Persimmon Street and feature two curb cuts to serve a one-way drive aisle. The proposed development is 5,898 gross square feet, including office and warehouse, and will provide 31 standard parking spaces and two handicap space to meet the proposed minimum parking need of 29 spaces. The minimum parking proposed is 1 space per 200 square feet of gross floor area, which complies with the applicable standards of the Schultz Tract PUD development standards. The proposed parking minimum will be adequate to serve the proposed use due to the nature of the business. It will primarily operate as a broker for online sales, and the business model is not geared towards attracting customers off the street (See Attachment 4).

Preliminary landscape, lighting, and architectural plans have also been provided (See Attachments 5, 6, and 7).

The Development Review Committee (DRC) recommended the Preliminary Development Plan be Approved with Conditions at its May 6, 2020 meeting (See Attachment 7). The Applicant has since provided a response to comments provided at DRC Review (See Attachment 8).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1.** Conformance with the applicable provisions provided in Article 5, Design Standards.

   Finding. The project lies within the Shultz Tract PUD and is not subject to the design standards found in the Unified Development Ordinance (UDO).

2. **Section 3.10.3.A.2.** The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

   Finding: The proposed development is in conformance with the Shultz Tract Development Agreement, Concept Plan and the Bluffton Park Tracts B, C & D Master Plan.

   Finding: At the time of Final Development Plan submittal, the Applicant will be required to provide approval of the Bluffton Park Commercial POA for architecture and landscaping.

3. **Section 3.10.3.A.3.** If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal.

   Finding: A Traffic Impact Analysis was included with the Shultz Tract PUD Development Agreement as well as the Bluffton Park Tracts B, C and D Master Plan. No additional road improvements are warranted.

4. **Section 3.10.3.A.4.** The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

   Finding: The Applicant has noted that the required utilities including electrical, telephone, water and sewer will be provided. Letters from the agencies providing these services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5.** The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

   Finding: The proposed development will be completed as a single phase.

6. **Section 3.10.3.A.6.** The application must comply with applicable requirements in the Applications Manual.

   Finding: The application has been reviewed by Town Staff and has been determined to be complete.

RECOMMENDATION:

The Planning Commission has the authority to take the following actions with respect to the recommendation of the application to the UDO Administrator:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

STAFF RECOMMENDATION:

Staff recommends the Preliminary Development Plan be Approved as submitted.

ATTACHMENTS:

1. Application
2. Project Narrative
3. Vicinity Map
4. Site Plan
5. Landscape Plan
6. Lighting Plan
7. Architectural Plan
8. DRC Comments
9. Response to DRC Comment

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Johnson Way Development LLC	Name: William H Dascombe
Phone: 843-227-8812	Phone:
Mailing Address: PO Box 2015 Bluffton, SC 29910	Mailing Address: 10 Judson Ct. Savannah, GA 31410
E-mail: nannettemanning@yahoo.com	E-mail:
Town Business License # (if applicable):	

Project Information		
Project Name: Lot 70 Bluffton Park Tract D1&D3	☒ Preliminary	☐ Final
Project Location: 119 Persimmon St.	☒ New	☐ Amendment
Zoning District: PUD	Acreage: 0.81	
Tax Map Number(s): R610-031-000-1440-0000		
Project Description: Development of a commercial site in the Bluffton Park Commercial Subdivision.		

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.
- ☐ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 3. All information required on the attached Application Checklist.
- ☐ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature:	Date: 2/13/20
Applicant Signature:	Date:

For Office Use	
Application Number:	*Date Received:*
Received By:	*Date Approved:*

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent — Date: 2/13/20

William H. Briscoe
Printed Name

Attachment 2

Project Narrative

Lot 70 Bluffton Park Tract D1 & D3
119 Persimmon St.

General:
The proposed project will consist of an exotic car brokerage located at 119 Persimmon Street. The 0.805 acre site is currently un-developed and zoned "Planned Unit Development" and has been designed to meet the applicable development standards in the Shultz Tract PUD agreement.

Parking/Access:
The site will be accessed from Persimmon Street and feature two curb cuts to serve a one-way drive aisle. The proposed development will provide 31 standard parking spaces and two handicap space to meet the proposed minimum parking need of 8 spaces. The minimum parking proposed is 1 space per 200 gross floor area for office use & 1 space per 1,000 sq. ft. gross floor area for warehouse use with additional parking above the minimum provided for displaying vehicles outdoors. The proposed parking minimum will be adequate to serve the proposed use due to the nature of the business. It will primarily operate as a broker for online sales, and the business model is not geared towards attracting customers off the street. This sales model is also reflected in the location of the site not being an ideal location for retail.

Natural Resource:
The site is mostly brush and contains no significant tree. The site does not contain any sensitive areas such as wetlands, streams or river buffer areas. Vegetation removed from the site will follow the mitigation requirements found in the Shultz Tract Park PUD agreement. A landscaping plan will be provided for review by the Planning Commission and with the final DRC submittal.

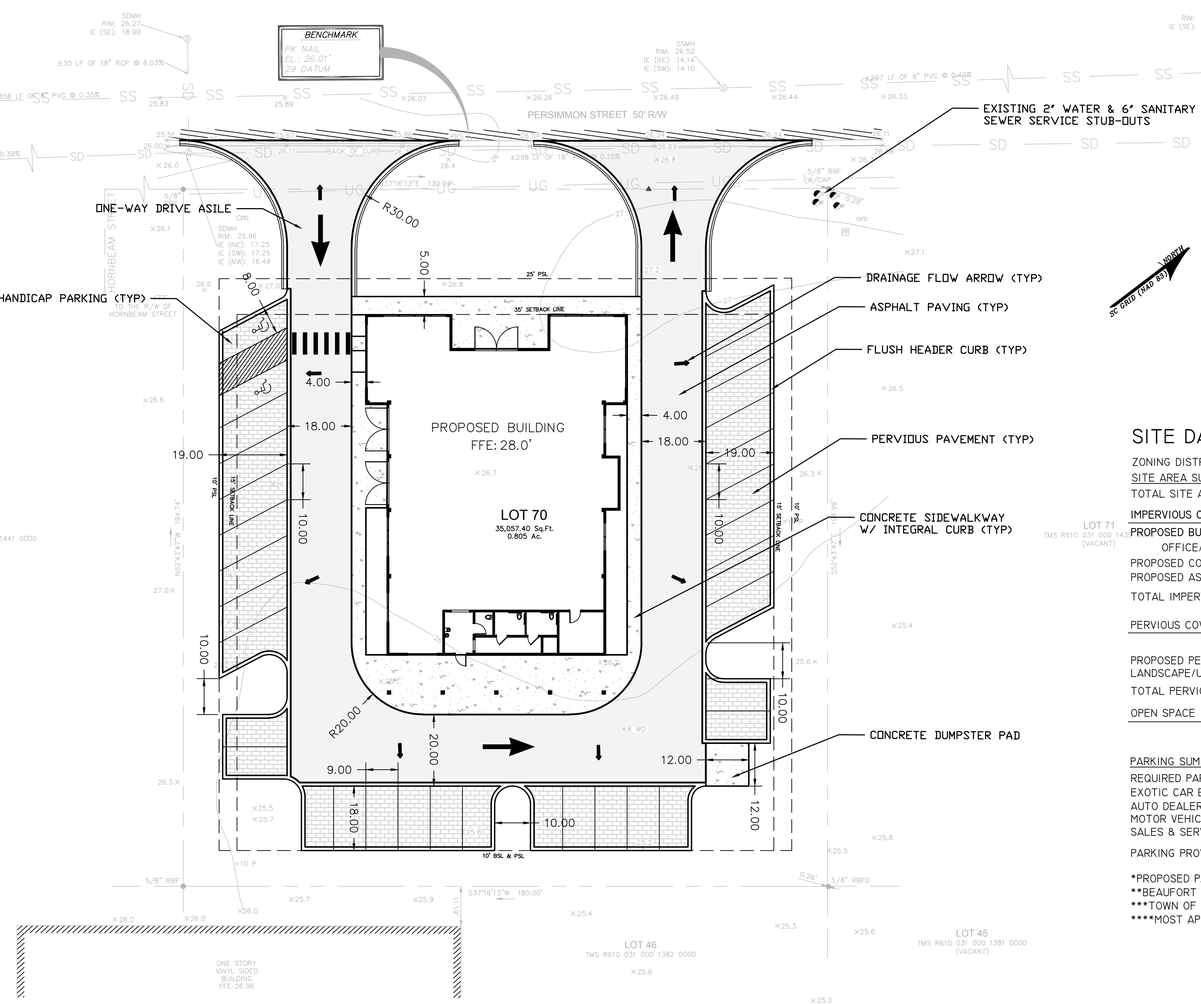
Stormwater Management:
The existing site is un-developed and covered mostly by brush and small trees. The site contains Seewee fine sand (HSG A/D) and ranges from elevation 25.5' at the rear property line to approximately 27' at the property line fronting Persimmon Street. The existing drainage patterns convey water from the front property line toward the rear of the site and the existing points of discharge for the site are the adjacent commercial properties within Bluffton Park Tract D1 & D3 and the Bluffton Park master planned stormwater system. The proposed development will utilize a combination of grass swale and pervious pavement BMPs to store/infiltrate the water quality volume generated on-site. Water in excess of the quality requirement will discharge to the master planned stormwater system. The stormwater management plan will meet or exceed the requirements of Section 5.10 of the UDO and the Town's Stormwater Design Manual.

Utilities:
All utilities required for the development of the site are existing and located within the Persimmon Street ROW. These utilities include but are not limited to electrical, telephone, stormwater, water and sewer. Service commitment letters will be provided with the final DRC submittal.

Lighting:
Lighting will be provided on-site to meet or exceed requirements of all applicable lighting standards. A lighting plan will be provided for review by the Planning Commission and with the final DRC submittal.

Attachment 3

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SAM CONNOR, PE. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SAM CONNOR, PE IS NOT PERMITTED.



LEGEND

▲	CALC POINT – CORNER NOT SET
RBF ●	IRON REBAR FOUND
RBFD ●	IRON REBAR FOUND DISTURBED
PKS ○	PK NAIL SET
	WATER LATERAL OR STUBOUT
	SANITARY SEWER LATERAL OR STUBOUT
	SANITARY SEWER MANHOLE
	UNDERGROUND SEWER LINE
	STORM DRAIN MANHOLE
	UNDERGROUND DRAINAGE LINE
	UNDERGROUND GAS LINE
OFD	FIBER OPTIC MARKER
	TRANSFORMER–ELECTRIC
ORB	TELEPHONE JUNCTION BOX
12.9	SPOT ELEVATION
	CONTOUR LINE
P	PINE
WO	WATER OAK
IE	INVERT ELEVATION
PD	PIPE DIRECTION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
FFE	FINISHED FLOOR ELEVATION
BSL	BUILDING SETBACK LINE
PSL	PARKING SETBACK LINE
	EDGE OF PAVEMENT

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0085–D COMMUNITY 450025.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NGVD 29.
4. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
5. BUILDING & PARKING SETBACK LINES ARE PER PHONE CALL TO TOWN OF BLUFFTON ZONING DEPARTMENT ON 1–15–2020, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.

REFERENCES

1. PLAT BOOK: 119 PAGE: 34
2. DEED BOOK: 2556 PAGE: 803

PREPARED FOR:
JOHNSTON WAY DEVELOPMENT
A TREE AND TOPOGRAPHIC SURVEY OF
LOT 70,
#119 PERSIMMON STREET
BLUFFTON PARK
TAX PARCEL No. R610 031 000 1440 0000
THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SDL
FIELD BOOK: 147
DRAWN BY: AF
SCALE: 1"=20'
DATE: 1-14-20
PROJECT No.: BT-1-2003
119 PERSIMMON_PRIMS SET_2020-02-13.DWG

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

CURVE TABLE

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1500.00	149.97	149.97'	N36°59'02"E	0°34'21"

SITE DATA TABLE:

ZONING DISTRICT: PUD - SHULTZ TRACT

SITE AREA SUMMARY:

TOTAL SITE AREA	35,057 SQ. FT.	0.805 AC

IMPERVIOUS COVERAGE

PROPOSED BUILDINGS		
OFFICE/WAREHOUSE BLDG.	5,898 SQ. FT. (5,300 SQ. FT. WAREHOUSE)	
PROPOSED CONCRETE	3,850 SQ. FT.	
PROPOSED ASPHALT PAVING	7,514 SQ. FT.	
TOTAL IMPERVIOUS COVERAGE	17,262 SQ. FT.	49%

PERVIOUS COVERAGE

PROPOSED PERVIOUS PAVING (BRICK)	5,513 SQ. FT.	
LANDSCAPE/UNDISTURBED	12,282 SQ. FT.	
TOTAL PERVIOUS COVERAGE	17,795 SQ. FT.	51%
OPEN SPACE	9,496 SQ. FT.	27%

PARKING SUMMARY:

REQUIRED PARKING:	
EXOTIC CAR BROKER (1 PER 200 G.F.A. OFFICE & 1 PER 1,000 G.F.A WAREHOUSE)*	8 SPACES
AUTO DEALERSHIP (1 PER EMPLOYEE & 1 PER 1,000 G.F.A.)**	8 SPACES
MOTOR VEHICLE SALES & SERVICES (4 PER 1,000 SHOWROOM G.F.A. & 2 PER BAY)***	21 SPACES
SALES & SERVICES NOT LISTED (1 PER 200 S.F. G.F.A.)****	29 SPACES
PARKING PROVIDED (W/ 2 HANDICAP)	33 SPACES

*PROPOSED PARKING REQUIREMENT FOR EXOTIC CAR BROKER USE
**BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE 90/3
***TOWN OF BLUFFTON UNIFIED DEVELOPMENT ORDINANCE STANDARDS ORDINANCE
****MOST APPLICABLE PARKING REQUIREMENT UNDER SHULTZ TRACT PUD DEV. STANDARDS

20 10 0 20 40
GRAPHIC SCALE

NO.	DESCRIPTION	DATE
1	PLAN REVISIONS	
2		
3		
4		
5		
6		
7		

PREPARED BY:
SAM CONNOR, PE
10 PINCKNEY COLONY RD., STE 502
BLUFFTON, SC 29909
843-368-5051
samconnor@hargray.com

LOT 70 BLUFFTON PARK TRACT D1 & D3

TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

JOHNSTON WAY DEVELOPMENT, LLC
Bluffton, South Carolina

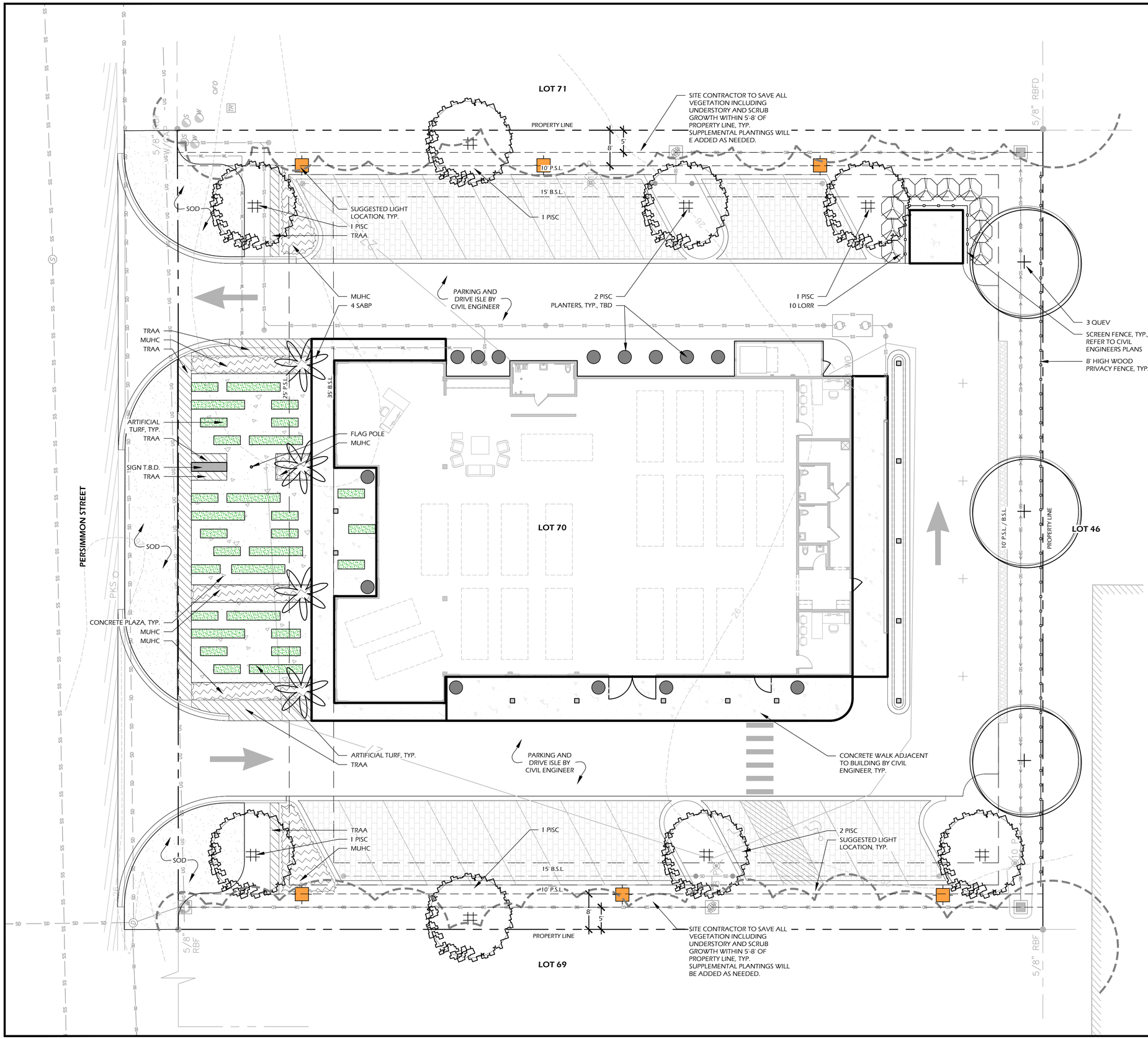
PRELIMINARY SITE PLAN

☑ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT #:	200101
DATE:	01/21/20
DESIGNED BY:	SPC
CHECKED BY:	SPC
SCALE:	1"=20'

SHEET
PRELIM.

IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY



PLANT KEY LEGEND

TREES		
PISC	Pistacia chinensis	Chinese Pistache
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
SHRUBS		
LORR	Loropetalum chinense 'Ruby'	Ruby Fringe Flower
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
TRAA	Trachelospermum asiaticum	Asiatic Jasmine

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
528 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS FOR 119 PERSIMMON ST

BLUFFTON, SOUTH CAROLINA

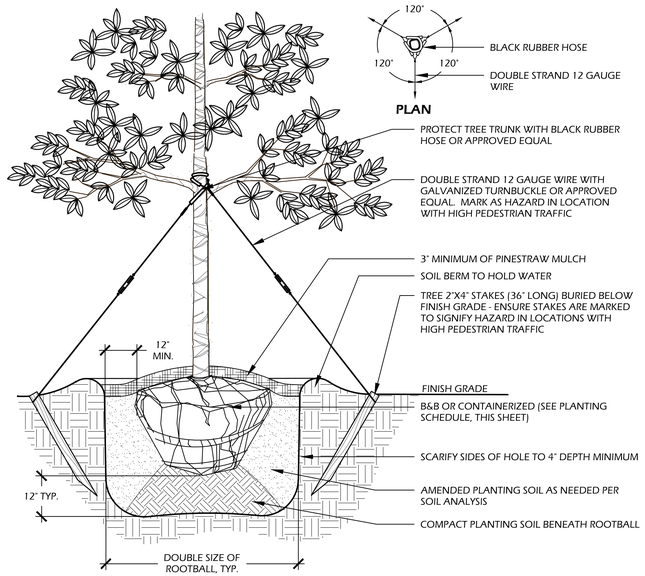
DATE:	APR 13, 2020
PROJECT NO.:	20037.01
DRAWN BY:	LW
CHECKED BY:	MY/WM

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500

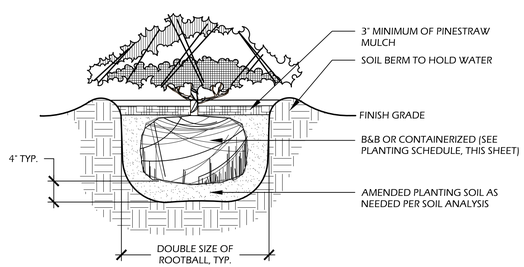


NOTES:

1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING

SCALE: N.T.S.

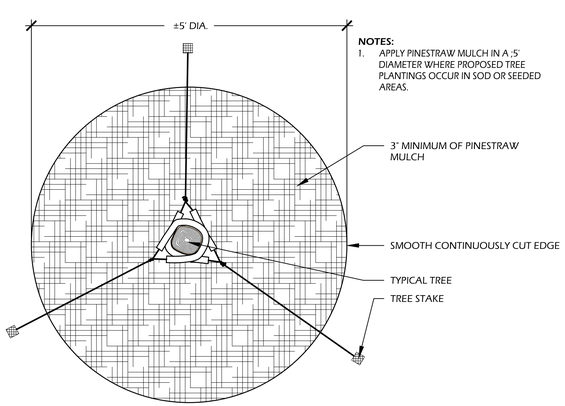


NOTES:

1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ;2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

2 // L501 SHRUB PLANTING

SCALE: N.T.S.

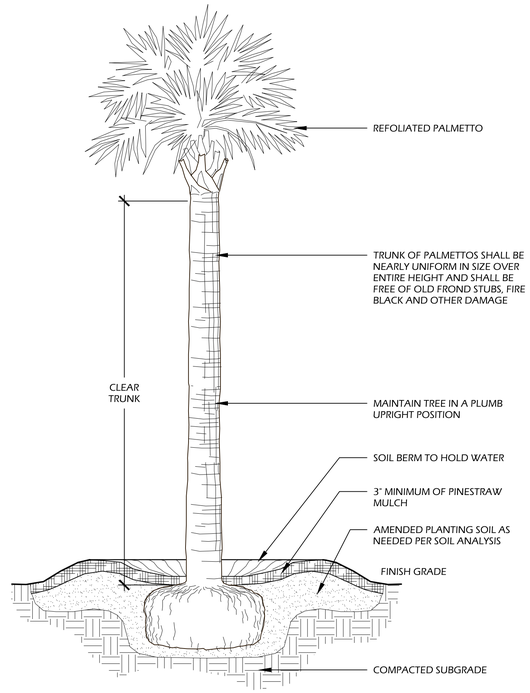


NOTES:

1. APPLY PINESTRAW MULCH IN A ;5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

3 // L501 TREE STAKING

SCALE: N.T.S.

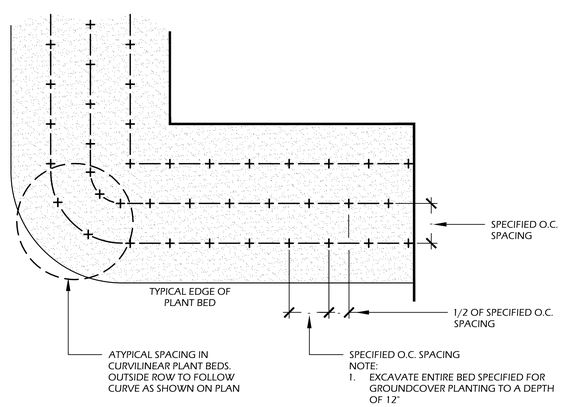


NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

4 // L501 PALM TREE PLANTING

SCALE: N.T.S.



NOTE:

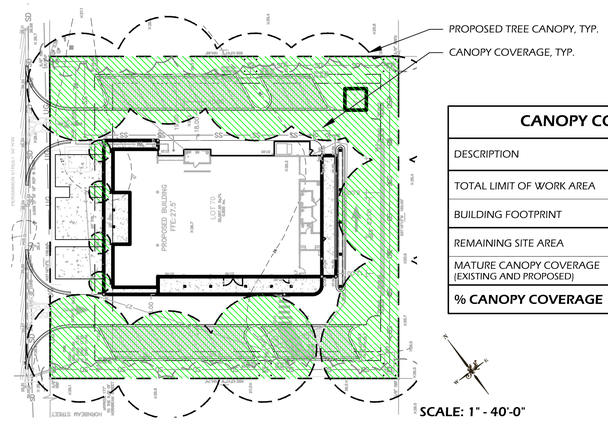
1. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

5 // L501 GROUND COVER PLANTING

SCALE: N.T.S.

PLANT SCHEDULE:

TREE CANOPY DIAGRAM:

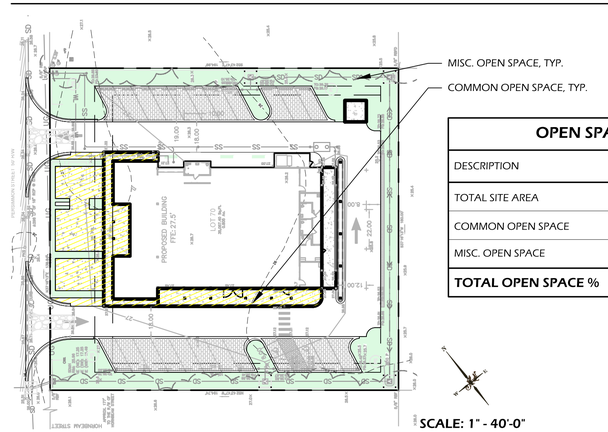


CANOPY COVERAGE TABLE

DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	35,075 S.F.
BUILDING FOOTPRINT	8,074 S.F.
REMAINING SITE AREA	27,001 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	18,829 S.F.
% CANOPY COVERAGE	**70%**

SCALE: 1" - 40'-0"

OPEN SPACE DIAGRAM:



OPEN SPACE SUMMARY

DESCRIPTION	SF	%	REQUIRED %
TOTAL SITE AREA	35,075		
COMMON OPEN SPACE	±3,711	10.5%	10
MISC. OPEN SPACE	±8,478	24.2%	10
TOTAL OPEN SPACE %		**34.7%**	**20**

SCALE: 1" - 40'-0"

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS FOR

119 PERSIMMON ST

BLUFFTON, SOUTH CAROLINA

DATE:	APR 13, 2020
PROJECT NO.:	20037.01
DRAWN BY:	LW
CHECKED BY:	MY/WM

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE

PLANT SCHEDULE AND DETAILS

DRAWING NUMBER

L501

Attachment 6

Dominion Energy
Actions Speak Louder

119 PERSIMMON ST
BLUFFTON, SC

Designer
S. OWENS
Date
4/13/2020
Scale
1" = 10'
Drawing No.
Summary

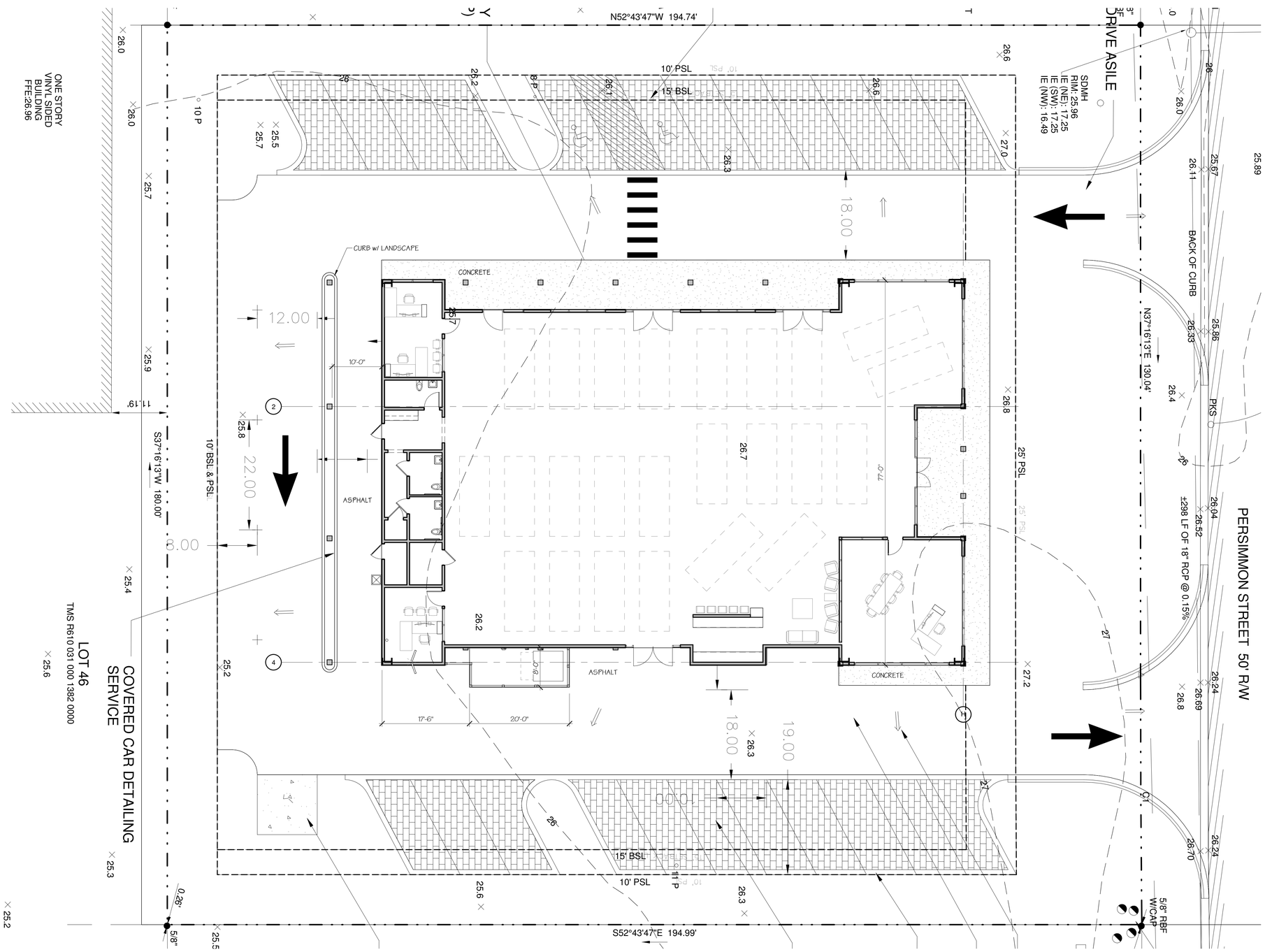
Plan View
Scale - 1" = 10ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		5	American Electric Lighting	ATB2-50BLEDE10 XXXXX-R4	ATB2 SERIES 200W LED 1000MA TYPE 4 4000K CCT	LED Array	1	ATB2_50BLEDE10_XXXXX_R4.ies	22717	1	0.9	208	100%	TYPE IV, MEDIUM, BUG RATING: B3 - U0 - G4		

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.4 fc	3.8 fc	0.6 fc	6.3:1	4.0:1



1	1" = 10'-0"
	SITE PLAN

SITE NOTES:

1. VERIFY FINISHED GRADES w/ LANDSCAPE ARCHITECT.
2. VERIFY LOCATION OF GAS, CABLE, POWER, AND TELEVISION UTILITY ON SITE. COORDINATE SIZE OF GAS w/ PLUMBING SUB-CONTRACTOR.
3. VERIFY LOCATION OF WATER MAIN AND SEWER LINE ON SITE. COORDINATE SIZE OF LINE w/ PLUMBING SUB-CONTRACTOR.
4. REFER TO STAKING PLAN FOR BUILDING LOCATION DIMENSIONS.
5. REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED, TREE PROTECTION, SILT FENCING LOCATIONS, DETAILS, & MOBILIZATION.
6. ALL HARDSCAPE/PAVING, FILL & GRADING TO BE COORD. BY CONTRACTOR & LANDSCAPE ARCHITECT.
7. CONTRACTOR TO COORD. BARRIER FENCING IN THE FIELD TO PROTECT EXISTING TREES AS PER LANDSCAPE PLANS.
8. SEE LANDSCAPE DRAWING FOR FINAL SPOT ELEVATIONS AND GRADING.

X TREES TO BE REMOVED & NOTES PER ARBORIST REPORT (COORDINATE w/ LANDSCAPE PLANS)

AREA CALCULATIONS

FIRST FLOOR HEATED:	7,707 S.F.
FIRST FLOOR UNHEATED:	1,372 S.F.
OVERALL PROJECT	9,079 S.F.

(checked 03/17/19 by DAM)

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

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NEW CAR DEALERSHIP:

NANNETTE MANNING
LOT 70, 119 PERSIMMON STREET
BLUFFTON, SC 29910

PEARCE
SCOTT
ARCHITECTS
6 STATE OF MIND STREET
SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER:	2009
DATE:	04.17.20
DRAWN BY:	DAM
CHECKED BY:	AWB

SITE PLAN

SHEET NO.

A001

24x36 PAPER SIZE

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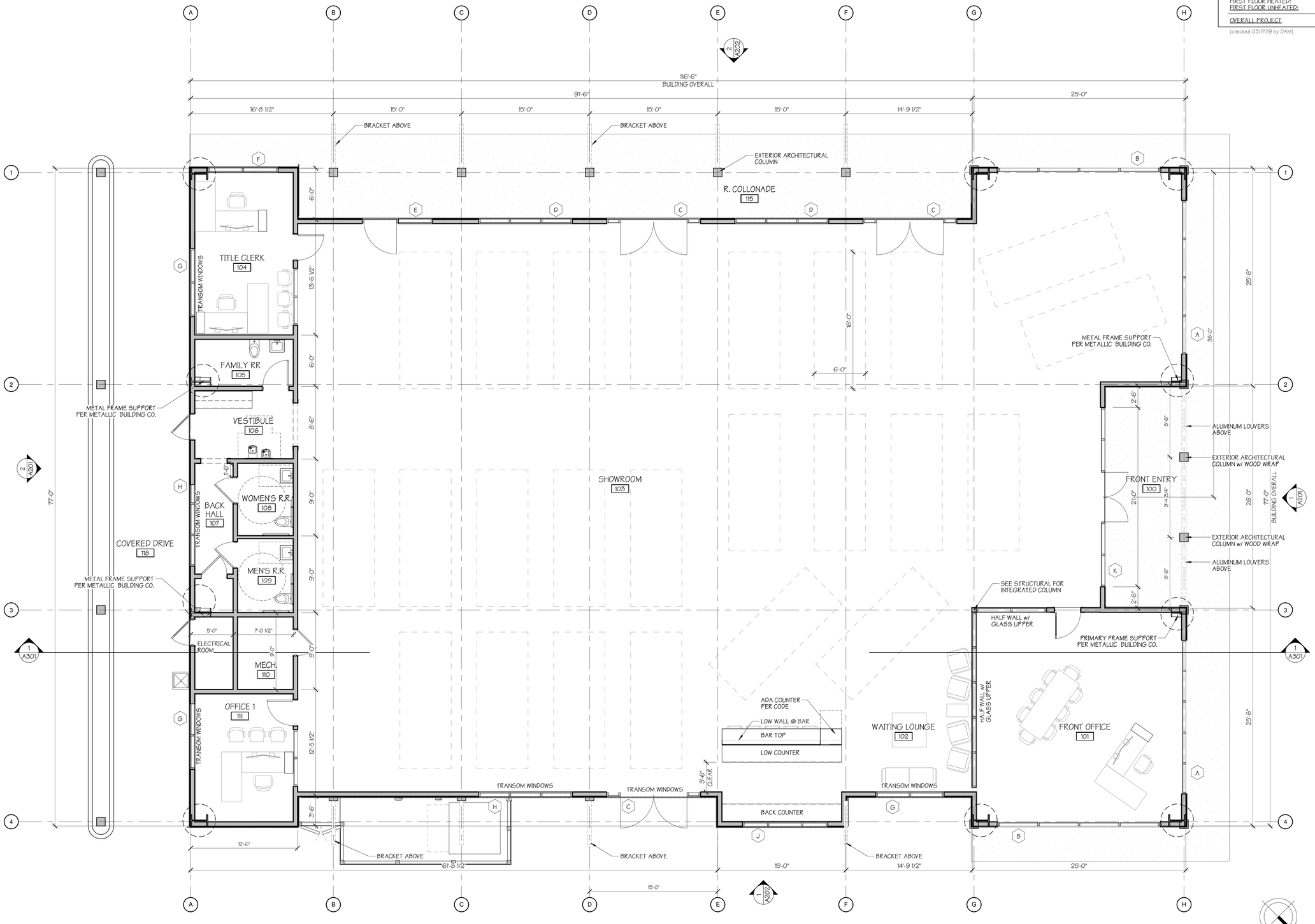
AREA CALCULATIONS	
FIRST FLOOR HEATED:	7,707 S.F.
FIRST FLOOR UNHEATED:	1,372 S.F.
OVERALL PROJECT	9,079 S.F.

(checked 03/17/19 by DAM)



1	3/16" = 1'-0"
	FIRST FLOOR PLAN

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NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
		X.XX.20	XXX

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BLUFFTON, SC 29910

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BLUFFTON, SC 29910
843.837.5700

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PROJECT NUMBER:	2009
DATE:	04.17.20
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FIRST FLOOR PLAN

SHEET NO.

A101

24x36 PAPER SIZE

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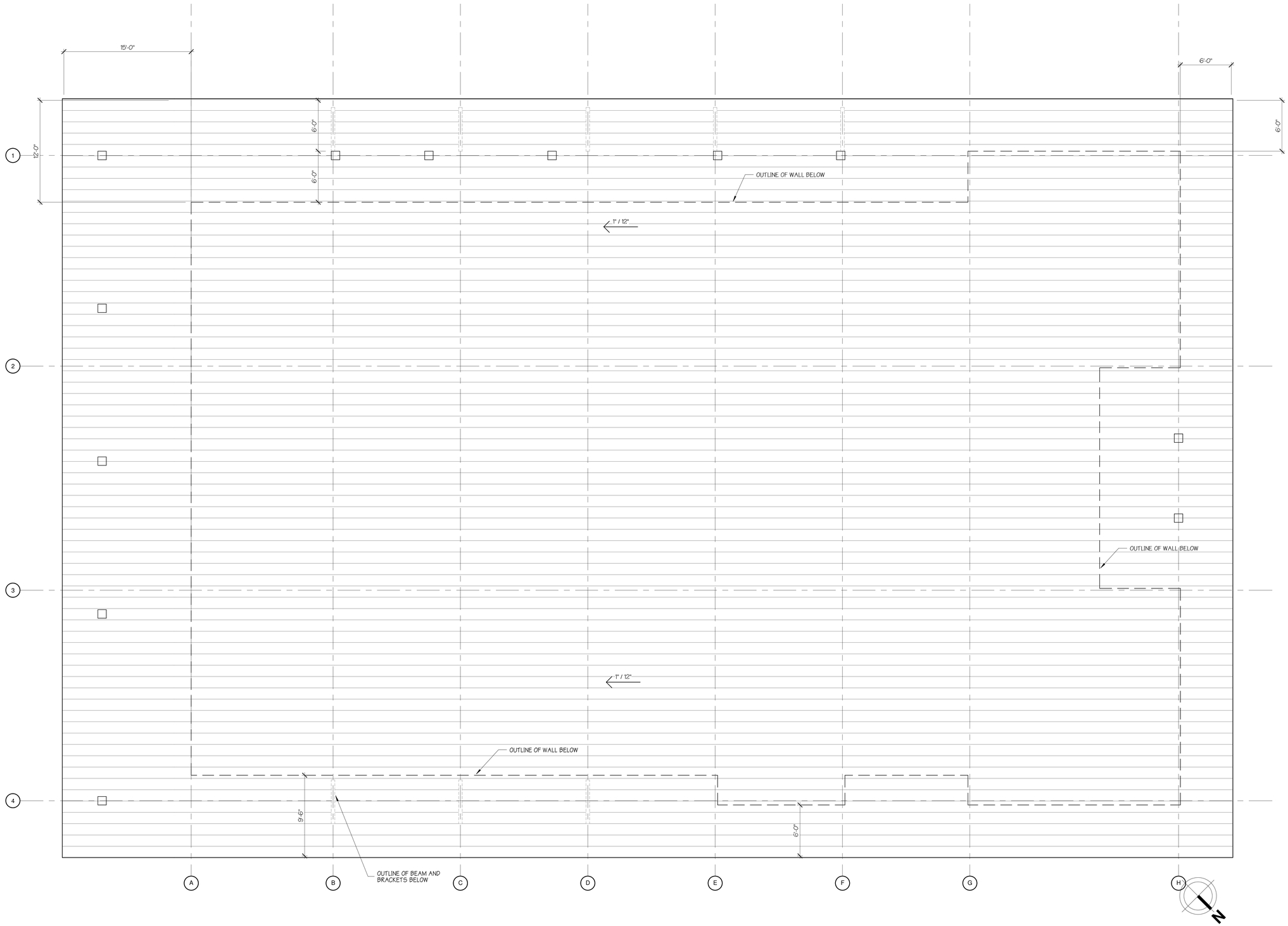

1	3/16" = 1'-0"
	ROOF PLAN

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NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

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PROJECT NUMBER:	2009
DATE:	04.17.20
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ROOF PLAN

SHEET NO.

A102

24x36 PAPER SIZE

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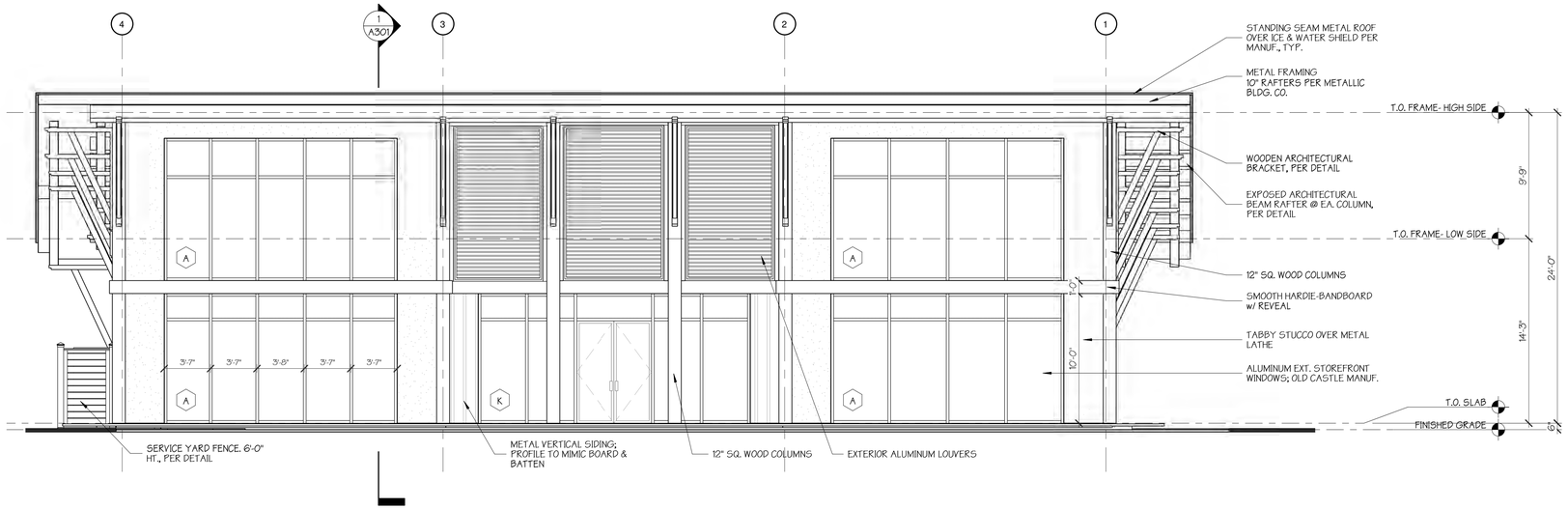
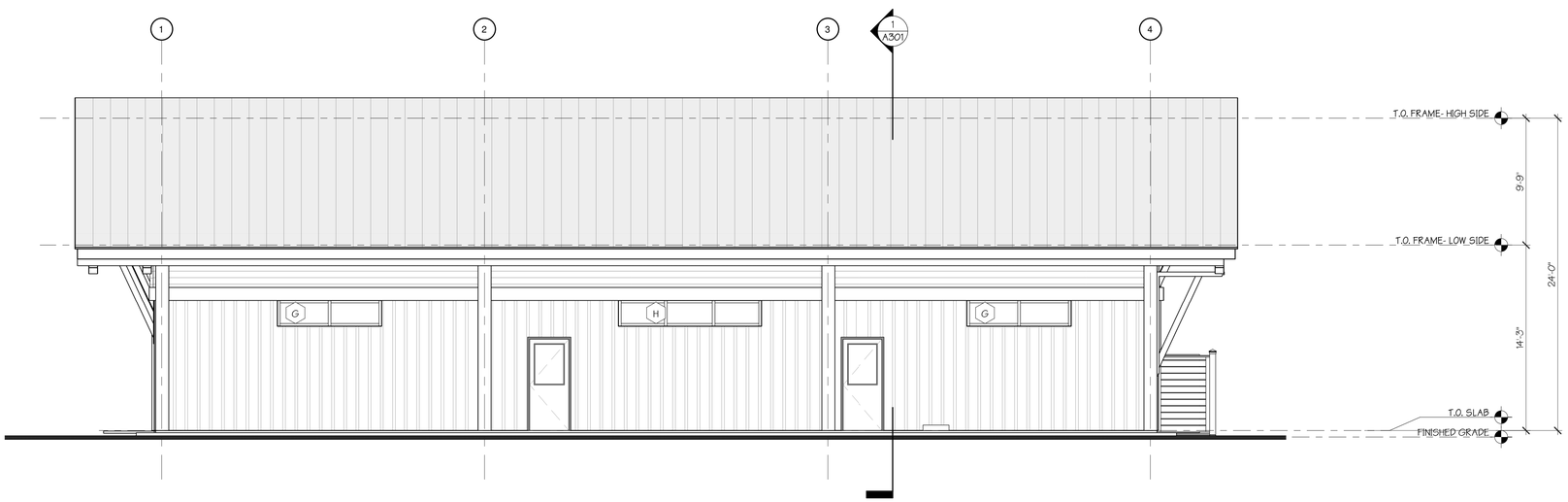


1 — 3/16" = 1'-0"
FRONT ELEVATION



2 — 3/16" = 1'-0"
REAR ELEVATION

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PROJECT NUMBER:	2009
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EXTERIOR ELEVATIONS

SHEET NO.

A201

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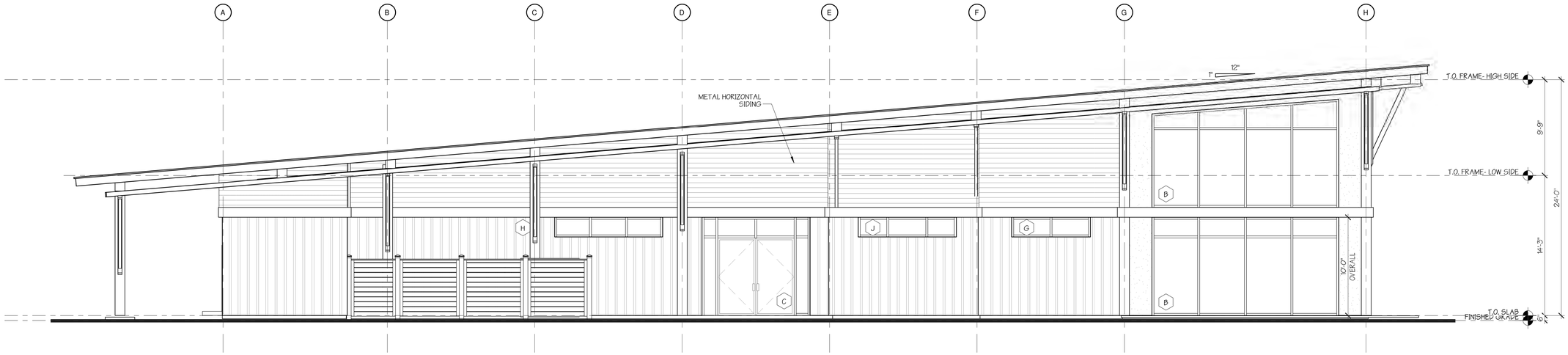
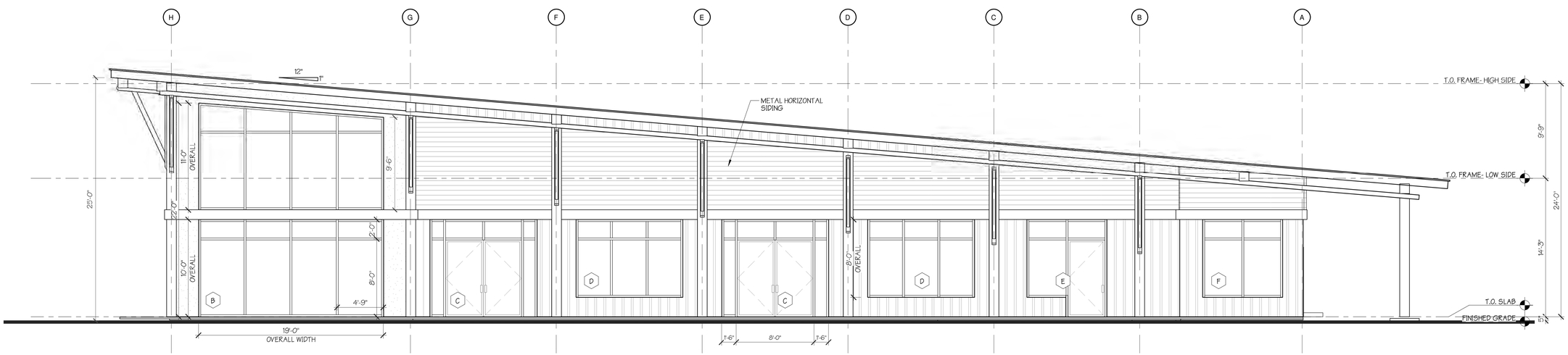


1 — 3/16" = 1'-0"
LEFT ELEVATION



2 — 3/16" = 1'-0"
RIGHT ELEVATION

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PROJECT NUMBER:	2009
DATE:	04.17.20
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EXTERIOR ELEVATIONS

SHEET NO.

A202

24x36 PAPER SIZE

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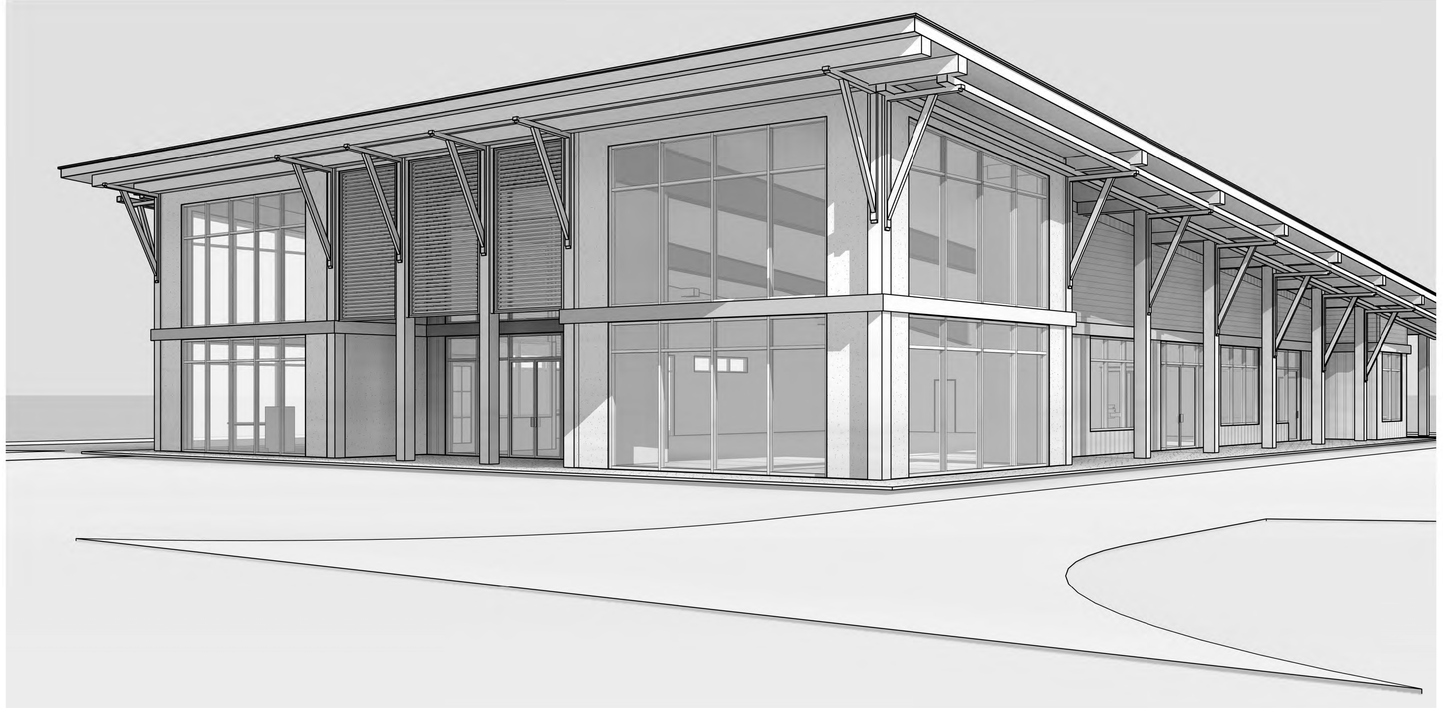
1 FRONT PERSPECTIVE 1



2 FRONT PERSPECTIVE 2

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PROJECT NUMBER:	2009
DATE:	04.17.20
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FRONT PERSPECTIVES

SHEET NO.

A203

24x36 PAPER SIZE

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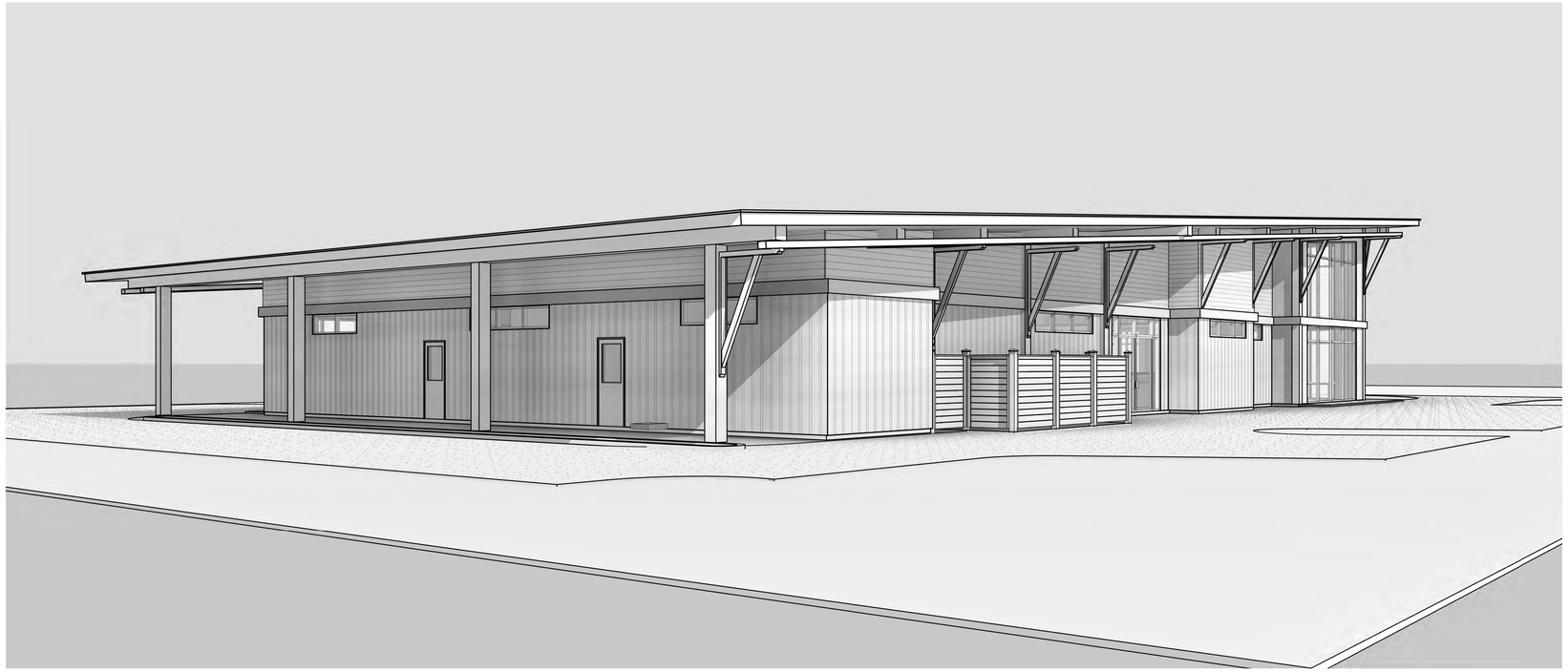
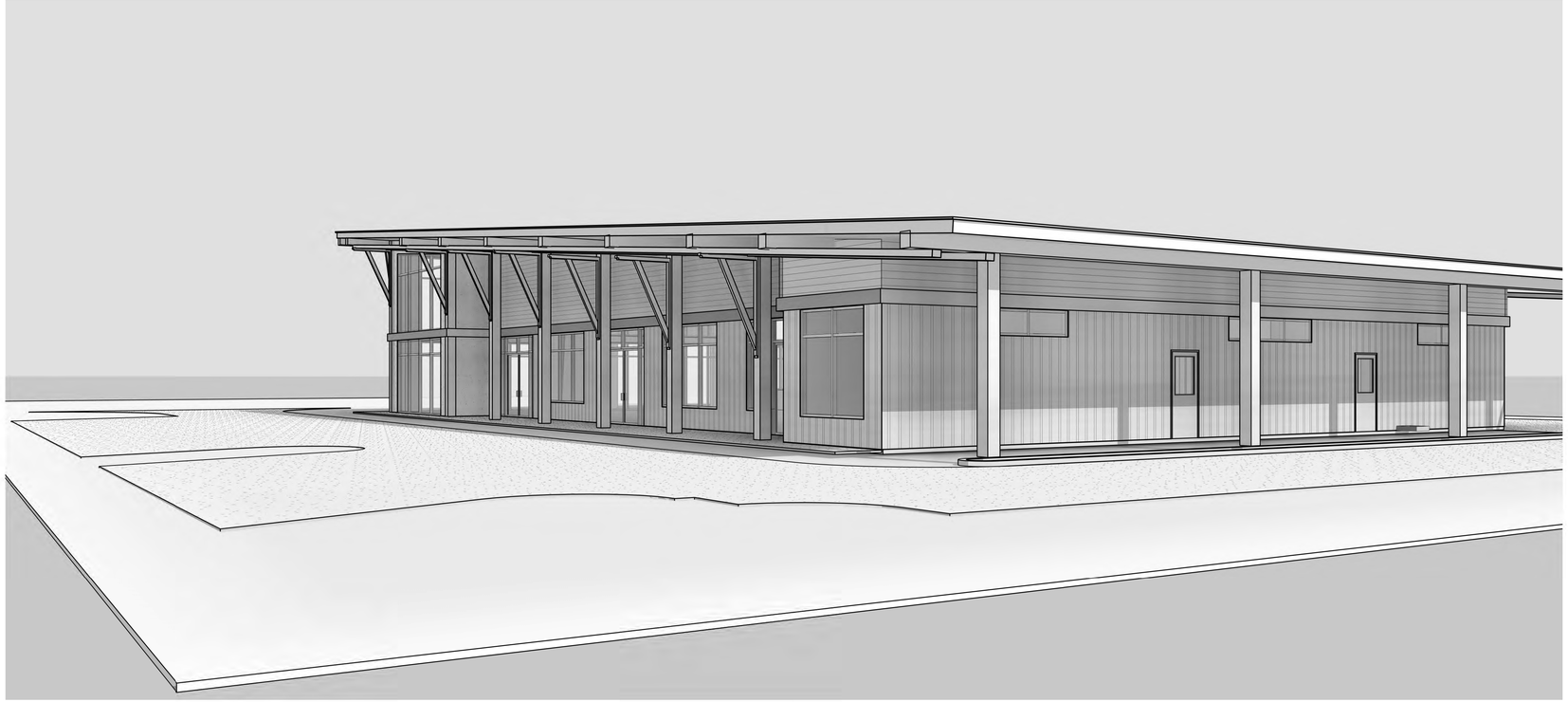


1 REAR PERSPECTIVE 1



2 REAR PERSPECTIVE 2

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

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BLUFFTON, SC 29910

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2009
DATE:	04.17.20
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REAR PERSPECTIVES

SHEET NO.

A204

24x36 PAPER SIZE

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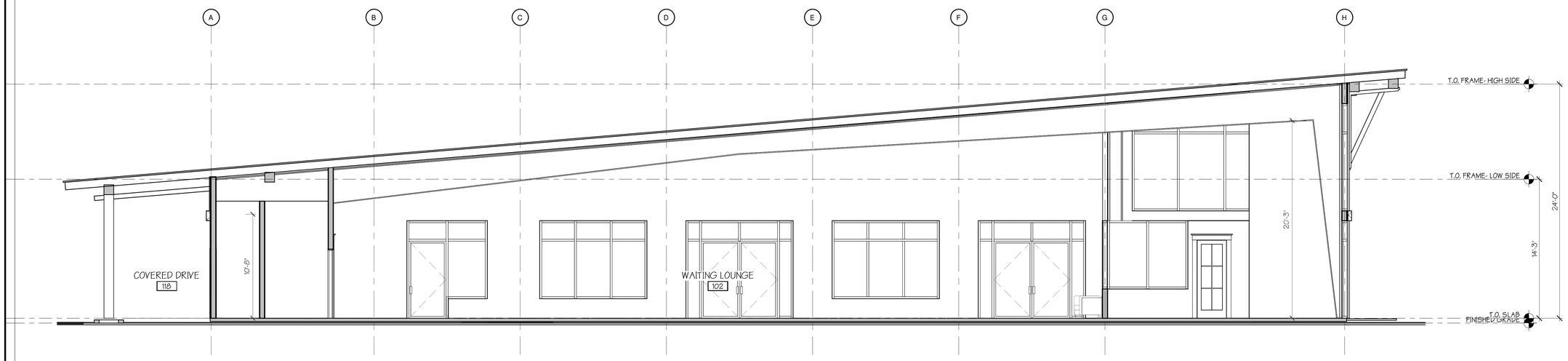
FRAMING NOTES:

1. STRUCTURE DESIGNED w/ OPEN WEB JOISTS TO CONTAIN ALL MECHANICAL TRUNK LINES. THIS WILL ELIMINATE THE NEED TO FIR-DOWN CEILINGS.
2. CONTRACTOR TO COORD. ALL MECHANICAL SUPPLY/RETURNS & DUCT PATHS PRIOR TO APPROVING FRAMING PACKAGE.
3. FIRST FLOOR DESIGNED w/ 2x SLEEPER SYSTEM. MAINTAIN 3" STEP-UP FROM PORCH F.F. TO HOUSE F.F. CONTACT ARCHITECT IF MATERIALS CHANGE, AS THIS WILL AFFECT FINISHED FLOOR TO FINISHED FLOOR LEVEL CHANGES.



DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

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NEW CAR DEALERSHIP:

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BLUFFTON, SC 29910

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SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER:	2009
DATE:	04.17.20
DRAWN BY:	DAM
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BUILDING SECTIONS

SHEET NO.

A301

24x36 PAPER SIZE

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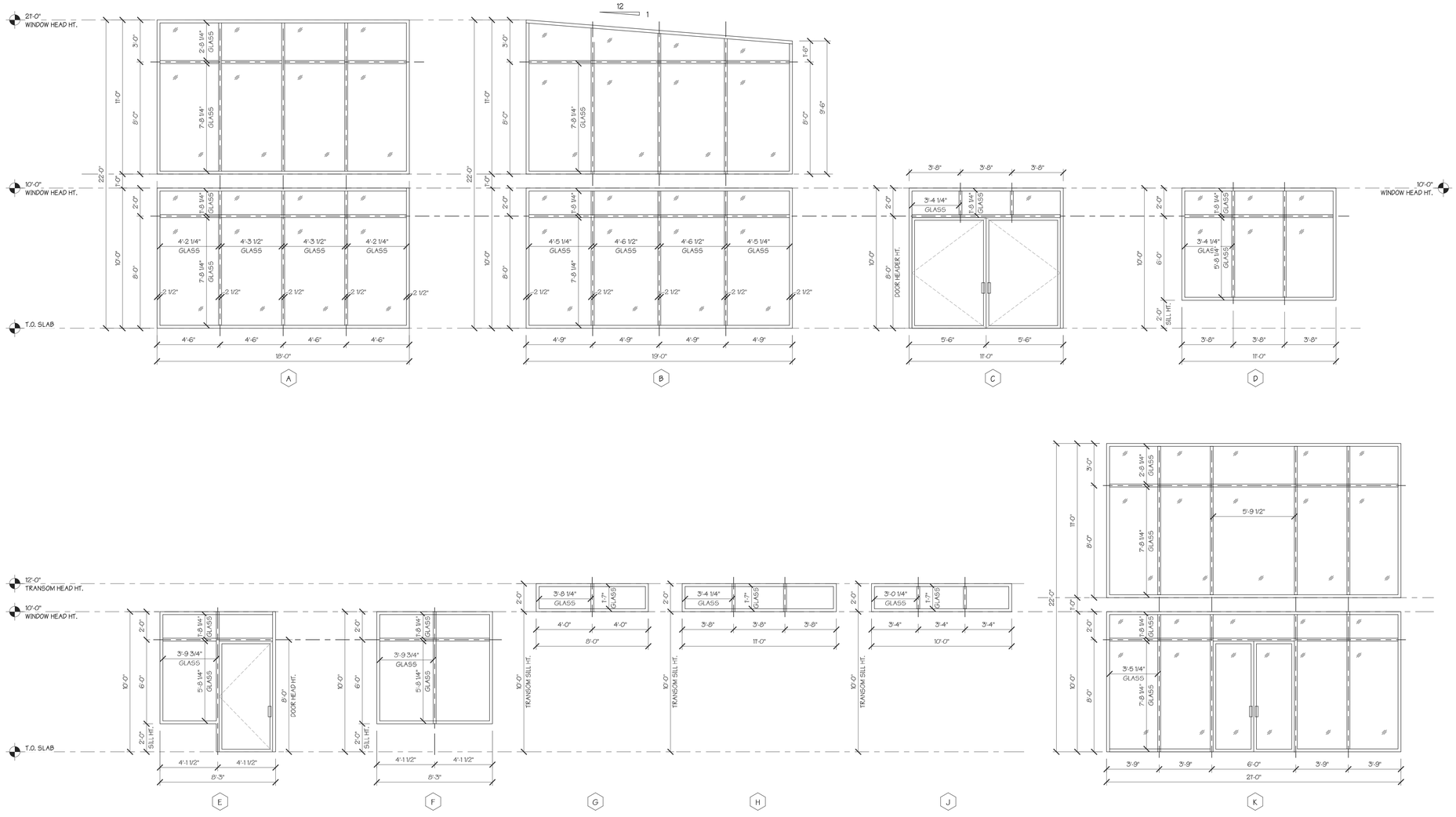


GENERAL WINDOW / DOOR NOTES:

1. IF DIFFERENT MANUFACTURER THAN SPECIFIED IS USED, CONTACT ARCHITECT IMMEDIATELY FOR COORDINATION.
2. IF WINDOW/DOOR SIZES OR LOCATIONS ARE DIFFERENT FROM SCHEDULE, CONTACT ARCHITECT IMMEDIATELY FOR COORDINATION.
3. WINDOW/DOOR PACKAGES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL BEFORE ORDERING.

DOOR NOTES:

1. EXTERIOR DOOR DESIGN BASED ON CUSTOM WOOD DOORS. ALL GLAZING TO HAVE SIMULATED DIVIDED LITES w/ SPACER BARS (SDLS).
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS INTERIOR AND EXTERIOR DOOR ROUGH OPENING REQUIREMENTS.
3. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE, SEE DOOR ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING IN DOORS.
4. INTERIOR TRUSTILE DOOR:
   2-PANEL, 1 3/8" THICK MDF, STILES & RAILS TO BE PAINT GRADE ENG. CONSTRUCTION, 7/8" RAISED MDF PANEL, QUARTER BEAD STICKING w/ "A-RAISED" PANEL, FACTORY PRIME INT. PRE-FINISH.
5. POCKET DOORS TO HAVE FOUR-WHEEL HEAVY DUTY TRACK ASSEMBLY BY JOHNSON HARDWARE.

WINDOW NOTES:

1. DESIGN BASED ON MARVIN "ELEVATE" (INTEGRITY) WINDOWS (WOOD ULTREX DBL. HUNG & WOOD ULTREX CASEMENT).
   ALL WINDOWS TO HAVE SIMULATED DIVIDED LITES w/ SPACER BARS (SDLS).
2. ALL WINDOWS ARE TO BE IMPACT RATED OR CONTRACTOR TO INSTALL PERMANENT FASTENERS FOR HURRICANE PROTECTION, AS REQ. BY CODE.
3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS EXTERIOR WINDOW ROUGH OPENING REQ.
4. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
5. VERIFY THAT SELECT WINDOWS MEET NATIONAL EGRESS CODES FOR FIRE EVACUATION.
6. ALL WINDOWS TO BE OPERABLE UNLESS OTHERWISE NOTED.
7. IF WINDOW MANUFACTURER CHANGES, COORD. w/ ARCHITECT AS IT MAY HAVE AN IMPACT ON DESIGN.
8. IF WINDOWS ARE GROUPED, MAINTAIN MULL WIDTH PER DETAIL.

NOTE:

IF WINDOWS DO NOT APPEAR ON FLOOR PLAN, TAGS ARE SHOWN ON ELEVATIONS.

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

© 2020 PEARCE SCOTT ARCHITECTS

NEW CAR DEALERSHIP:
NANNETTE MANNING
LOT 70, 119 PERSIMMON STREET
BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS
6 STATE OF MIND STREET
SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER:	2009
DATE:	04.17.20
DRAWN BY:	Author
CHECKED BY:	Checker

WINDOW ELEVATIONS

SHEET NO.

A601

24x36 PAPER SIZE

4/17/2020 12:48:44 PM

Attachment 8

PLAN REVIEW COMMENTS FOR DP-02-20-014004

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
BLUFFTON PARK PHASE D-1/D-3

Plan Type:	**Preliminary Development Plan**	**Apply Date:**	**02/14/2020**
Plan Status:	**Active**	**Plan Address:**	**119 Persimmon St BLUFFTON, SC 29910**
Case Manager:	**William Howard**	**Plan PIN #:**	**R610 031 000 1440 0000**
Plan Description:	**The applicant is proposing to construct a commercial building and parking to alow for online auto brokerage. The Preliminary Development Plan is scheduled for the March 18 meeting of the DRC.**		

Technical Review

Submission #: 1 Recieved: 02/14/2020 Completed: 05/01/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Planning Review - Principal	05/01/2020	William Howard	Approved with Conditions

Comments:

1. Prior to presentation to the Planning Commission, submit a landscape and lighting plan that satisfies the design guidelines for Bluffton Park.
2. Provide a letter of approval from the Bluffton Park Commercial POA for site plan, landscaping and architecture.

Watershed Management Review DRC	03/11/2020	William Baugher	Approved with Conditions

Comments:

1. This project requires conditional Stormwater Permit approval prior to Final DRC. Provide a Stormwater Management Plan that meets all the requirements of the Unified Development Ordinance and Stormwater Design Manual (SWDM). (SWDM 1.1.1)
2. At the time of Stormwater Plan Review application, provide a site design and calculations showing compliance with the Water Quality Requirement of Section 5.10.3.C of the Unified Development Ordinance (UDO).
3. At the time of Stormwater Plan Review application, provide a site design containing at a minimum one vegetative BMP and one filter or infiltration-based BMP in series. Projects shall be designed to include a minimum of three BMPs in the overall site plan to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0)
4. At the time of Stormwater Plan Review application, provide documentation that sets forth ownership and maintenance for infrastructure improvements, amenities, and open space. Notification for Stormwater Best Management Practices Annual Maintenance Inspection and Report per Town of Bluffton Unified Development Ordinance Article 5.10.4
5. For permit application documents and to schedule a Stormwater Permit Application Check-in Meeting contact Bill Baugher at wbaugher@townofbluffton.com or 843-706-7805.

Beaufort Jasper Water and Sewer Review	03/12/2020	James Clardy	Approved

Comments:

1. Pending formal submittal of the water/sewer design for BJWSA review/comment/approval.

Building Safety Review	03/12/2020	Richard Spruce	Approved

Comments:

1. Detectable warning devices are required where the accessible pathway crosses vehicle traffic lanes. per ICC/ANSI A117.1, 2017 Edition, section 406.6.

Fire Department Review	03/12/2020	Dan Wiltse	Approved
Planning Review - SR	03/12/2020	Alan Seifert	Approved

Attachment 8

Police Department Review	03/10/2020	Joseph Babkiewicz	Approved
Transportation Department Review	03/10/2020	William Howard	Approved
Planning Commission Review	03/05/2020	William Howard	Approved

Comments:

1. The Preliminary Plan is required to be presented to the Planning COmmission for approval.

Planning Review - Address	02/17/2020	Nick Walton	Approved

Plan Review Case Notes:

Attachment 9

May 14, 2020

Will Howard
Town of Bluffton
Department of Growth Management
20 Bridge St.
Bluffton, SC 29910

RE: Lot 70 Bluffton Park Tract D1 & D3 – 119 Persimmon St. (DP-02-20-014004)

Mr. Howard,

Below please find the response to the preliminary plan review comments provided for the May 6th Development Review Committee Meeting.

Planning Review - Principal:

1. Prior to presentation to the Planning Commission, submit a landscape and lighting plan that satisfies the design guidelines for Bluffton Park.

   See the landscape and lighting plans included in this resubmittal.

2. Provide a letter of approval from the Bluffton Park Commercial POA for site plan, landscaping and architecture.

   An ARB approval letter from the Bluffton Park Commercial POA will be provided prior to project final approval.

Watershed Management Review:

1. This project requires conditional Stormwater Permit approval prior to Final DRC. Provide a Stormwater Management Plan that meets all the requirements of the Unified Development Ordinance and Stormwater Design Manual (SWDM). (SWDM 1.1.1)

   Comment noted. Project is currently under review for Stormwater Permit approval.

2. At the time of Stormwater Plan Review application, provide a site design and calculations showing compliance with the Water Quality Requirement of Section 5.10.3.C of the Unified Development Ordinance (UDO).

   Comment noted.

3. At the time of Stormwater Plan Review application, provide a site design containing at a minimum one wet detention BMP, one vegetative BMP and one filter or infiltration-based BMP in series. Projects shall be designed to include a minimum of three BMPs in series to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0)

   Comment noted.

4. At the time of Stormwater Plan Review application, provide documentation that sets forth ownership and maintenance for infrastructure improvements, amenities, and open space. Notification for Stormwater Best Management Practices Annual Maintenance Inspection and Report per Town of Bluffton Unified Development Ordinance Article 5.10.4

   Comment noted.

5. For permit application documents and to schedule a Stormwater Permit Application Check-in Meeting contact Bill Baugher at wbaugher@townofbluffton.com or 843-706-7805.

   Comment noted.

<u>Beaufort Jasper Water and Sewer Review:</u>

1. Pending formal submittal of the water/sewer design for BJWSA review/comment/approval.

   Comment noted.

<u>Building Safety Review:</u>

1. Detectable warning devices are required where the accessible pathway crosses vehicle traffic lanes. per ICC/ANSI A117.1, 2017 Edition, section 406.6.

   The plans have been revised to include detectable warning devices as required. See the Crosswalk Construction Detail on Sheet C108C.

<u>Planning Commission Review:</u>

1. The Preliminary Plan is required to be presented to the Planning Commission for approval.

   Comment noted.

Sincerely,

Sam Connor, PE

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2020
PROJECT:	Island Plasters
PROPOSED USE:	Commercial Building
APPLICANT:	Johnny Istrate – Island Plasters, LLC
PROJECT NUMBER:	DP-03-20-014138
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

INTRODUCTION: A request by Johnny Istrate of Island Plasters, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 20,000 square foot commercial building with associated parking and infrastructure. The property is zoned Shultz Tract Planned Unit Development and identified by tax map number R610 031 000 0960 0000 consisting of approximately 1.96 acres located at 4361 Bluffton Parkway (See Attachments 1, 2 and 3).

BACKGROUND: This application is for a Preliminary Development Plan within the Shultz Tract PUD and is subject to the design standards set forth in the Shultz Tract Development Agreement, Concept Plan and Bluffton Park Tracts B, C and D Master Plan.

The Applicant is proposing the construction of a 20,000 square foot commercial building with associated parking and infrastructure. Access to the proposed site will be from a shared access drive off Bluffton Parkway for Daltile-tile and stone showroom. Thirty-nine (39) parking spaces are provided to satisfy the parking requirement of the Shultz Tract PUD (See Attachment 4). Preliminary landscape, lighting, and architectural plans have also been provided (See Attachments 5, 6, and 7).

The Development Review Committee (DRC) recommended the Preliminary Development Plan be Approved with Conditions at its May 6, 2020 meeting. The Applicant has provided re-submittal materials in response to comments provided at DRC Review, which has satisfied the conditions set at the time of the meeting (See Attachment 8).

The proposed building is wider than allowed by the Bluffton Park Design Guidelines for buildings fronting on Bluffton Parkway. The Bluffton Park Commercial Property Owners

Association (POA) has provided preliminary approval of a variance to the maximum building frontage (150') on Bluffton Parkway, allowing the applicant to construct the building as proposed (See Attachment 9).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1.** Conformance with the applicable provisions provided in Article 5, Design Standards.

   Finding. The project lies within the Shultz Tract PUD and is not subject to the design standards found in the Unified Development Ordinance (UDO).

2. **Section 3.10.3.A.2.** The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

   Finding: The proposed development is in conformance with the Shultz Tract Development Agreement, Concept Plan and the Bluffton Park Tracts B, C & D Master Plan.

3. **Section 3.10.3.A.3.** If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal.

   Finding: A Traffic Impact Analysis was included with the Shultz Tract PUD Development Agreement as well as the Bluffton Park Tracts B, C and D Master Plan. No additional road improvements are warranted.

4. **Section 3.10.3.A.4.** The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

   Finding: The Applicant has noted that the required utilities including electrical, telephone, water and sewer will be provided. Letters from the agencies providing these services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5.** The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

   Finding: The proposed development will be completed as a single phase.

6. **Section 3.10.3.A.6.** The application must comply with applicable requirements in the Applications Manual.

   Finding: The application has been reviewed by Town Staff and has been determined to be complete.

RECOMMENDATION: The Planning Commission has the authority to take the following actions with respect to the recommendation of the application to the UDO Administrator:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

STAFF RECOMMENDATION: Staff recommends the Preliminary Development Plan be Approved as submitted.

ATTACHMENTS:

1. Application
2. Project Narrative
3. Vicinity Map
4. Site Plan
5. Landscape Plan
6. Lighting Plan
7. Architectural Plan
8. Response to Staff Comments
9. ARB Preliminary Approval of Building Frontage Requirement

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	**Property Owner**
Name: Island Plasters LLC/ Johnny Istrate	Name: Johnny Istrate
Phone: (843) 301-2977	Phone: (843) 301-2977
Mailing Address: 4384 Bluffton Parkway Bluffton, SC 29910	Mailing Address: 4384 Bluffton Parkway Bluffton, SC 29910
E-mail: jistrate@islandplasters.com	E-mail: jistrate@islandplasters.com
Town Business License # (if applicable):	

Project Information		
Project Name: Island Plasters Development	☐ Preliminary	☒ Final
Project Location: Bluffton Parkway Bluffton SC	☒ New	☐ Amendment
Zoning District: PUD	Acreage: 1.96	
Tax Map Number(s): R610 031 000 0960 0000		
Project Description: The proposed development consists of construction a 20,000 sf commercial building		

Minimum Requirements for Submittal

☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☒ 3. All information required on the attached Application Checklist.
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: J Istrate	Date: 10/31/2019
Applicant Signature: J Istrate	Date: 10/31/2019

For Office Use	
Application Number:	*Date Received:*
Received By:	*Date Approved:*

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION
PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	**Applicant & Staff**
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting - Preliminary Development Plan Submission	**Applicant & Staff**
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	**Staff**
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting - Preliminary Development Plan Review	**Applicant & Staff**
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
Step 5. Application Check-In Meeting - Final Development Plan Submission	**Applicant & Staff**
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Review by UDO Administrator & Development Review Committee	**Staff**
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 7. Development Review Committee Meeting – Final Development Plan Review	**Applicant & Staff**
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
Step 8. Issue Final Development Permit	**Staff**
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	**NOTE:** Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
General Information.		
x	x	1. Name and address of property owner(s) and applicant.
x	x	2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
x	x	3. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
x	x	4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
x	x	5. An explanation of why any items on this checklist are not included with the application materials.
x	x	6. Project name and/or name of development.
x	x	7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
x	x	8. Vicinity map.
x	x	9. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
x	x	10. Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
x	x	11. Phasing plan if the development is proposed to be developed in phases.
	x	12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): a) United States Army Corp of Engineers; b) South Carolina Department of Health & Environmental Control; c) South Carolina Department of Transportation; d) Beaufort County Engineering; e) Beaufort County EMS; f) Beaufort County School District; g) Bluffton Township Fire District; h) Beaufort Jasper Water Sewer Authority; i) Town of Bluffton; j) Electric Provider; k) Natural Gas provider; and

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

Prelim Plan	Final Plan	**NOTE:** Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
		l) Cable, telephone, and data provider.
Site and Existing Conditions Documentation.		
x	x	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
x	x	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
x	x	3. Location of all property lines.
x	x	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
x	x	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
x	x	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
x	x	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
x	x	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
x	x	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
x	x	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
x	x	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	x	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	x	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	x	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	x	15. Legal documents for proposed public dedications.
Lot and Building Pattern.		
x		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	x	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), conceptual building elevations, and setbacks.
	x	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
Parking.		
x		1. General location and ingress/egress of parking areas on the site.
	x	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	x	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

Prelim Plan	Final Plan	**NOTE:** Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	x	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	x	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Transportation Networks.		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
x	x	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	x	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	x	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	6. Emergency access provisions.
	x	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	x	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	x	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	x	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	x	11. Shared access agreements.
	x	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
Natural Resources, Tree Conservation, Planting, and Landscaping.		
x	x	1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
x	x	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

Prelim Plan	Final Plan	**NOTE:** Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	x	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	x	5. Location and table summarizing trees designated as protected to be removed.
	x	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	x	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
	x	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of irrigation systems.
	x	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	x	10. Habitat management plan.
	x	11. Proposed topographic features, including basic contours at one foot or less intervals.
	x	12. Bank stabilization and erosion control measures.
	x	13. If applicable, a Forest Management Plan.
Open Space.		
x	x	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	x	2. Proposed public lands and methods of dedication and access.
	x	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	x	4. Proposed use for all portions of dedicated open space.
Stormwater Management.		
x	x	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
x	x	2. Description of proposed methods and general layout of stormwater drainage.
x	x	3. Proposed drainage system layouts.
x	x	4. Proposed methods to remove pollutants.
x	x	5. Soil types and permeability characteristics from National Resource Conservation Service.
	x	6. Stormwater Drainage Plan with drainage easements.
	x	7. Location and area of proposed impervious coverage.
	x	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	x	9. Methods to record and report installation and maintenance activities.
	x	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	x	11. Notarized Operation and Maintenance Agreement signed by responsible party.
Utilities and Services.		
x		1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	x	2. Proposed water system layout, or individual well locations.
	x	3. Proposed sewer system layout, or individual septic tank locations.

Attachment 1

TOWN OF BLUFFTON
DEVELOPMENT PLAN
APPLICATION CHECKLIST

Prelim Plan	Final Plan	**NOTE:** Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
Lighting.		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

J. Astrate

Signature of Property Owner or Authorized Agent Date

Printed Name

Island Plasters Development
Project Narrative
March 12, 2020

Introduction:

The proposed project consists of constructing a 20,000 square foot commercial building on Lot #2 Bluffton Parkway in Bluffton, SC. The proposed project will be constructed in a single phase to provide commercial rental space as shown on the attached site plan.

The property is currently zoned as a Planned Unit Development (PUD) and the proposed us is consistent with the PUD.

Existing Tree Cover/Protection/Mitigation:

All trees have surveyed and are shown on the attached site plan. During and after construction trees to be preserved will be protected with barriers and if necessary mitigation will be provided per the PUD requirements.

Water and Sewer:

Water and sewer laterals have been extended to through the property and connect into the new commercial building. The utility lines will be adequate to provide service to the site including adequate fire protection.

Beaufort-Jasper Water and Sewer Authority is the service agent for these systems.

Drainage:

The Bluffton Stormwater Design Manual is acknowledged, and post development drainage will be accounted for in the design. The stormwater will be directed to the Bluffton Park Commercial Subdivision drainage system and as such was designed accordingly.

The proposed drainage system will consist of catch basins to collect surface run-off and pipes to transport this runoff to the adjacent wet detention system where the water will be treated.

Soils on-site are primarily Seewee (Sw) which is considered to be Hydrologic Group B with an infiltration rate of 6 to 20 inches per hour as per the Soil Conservation Service.

Access:

Access to the proposed site will be from a shared access drive off of Bluffton Parkway for Lot #2.

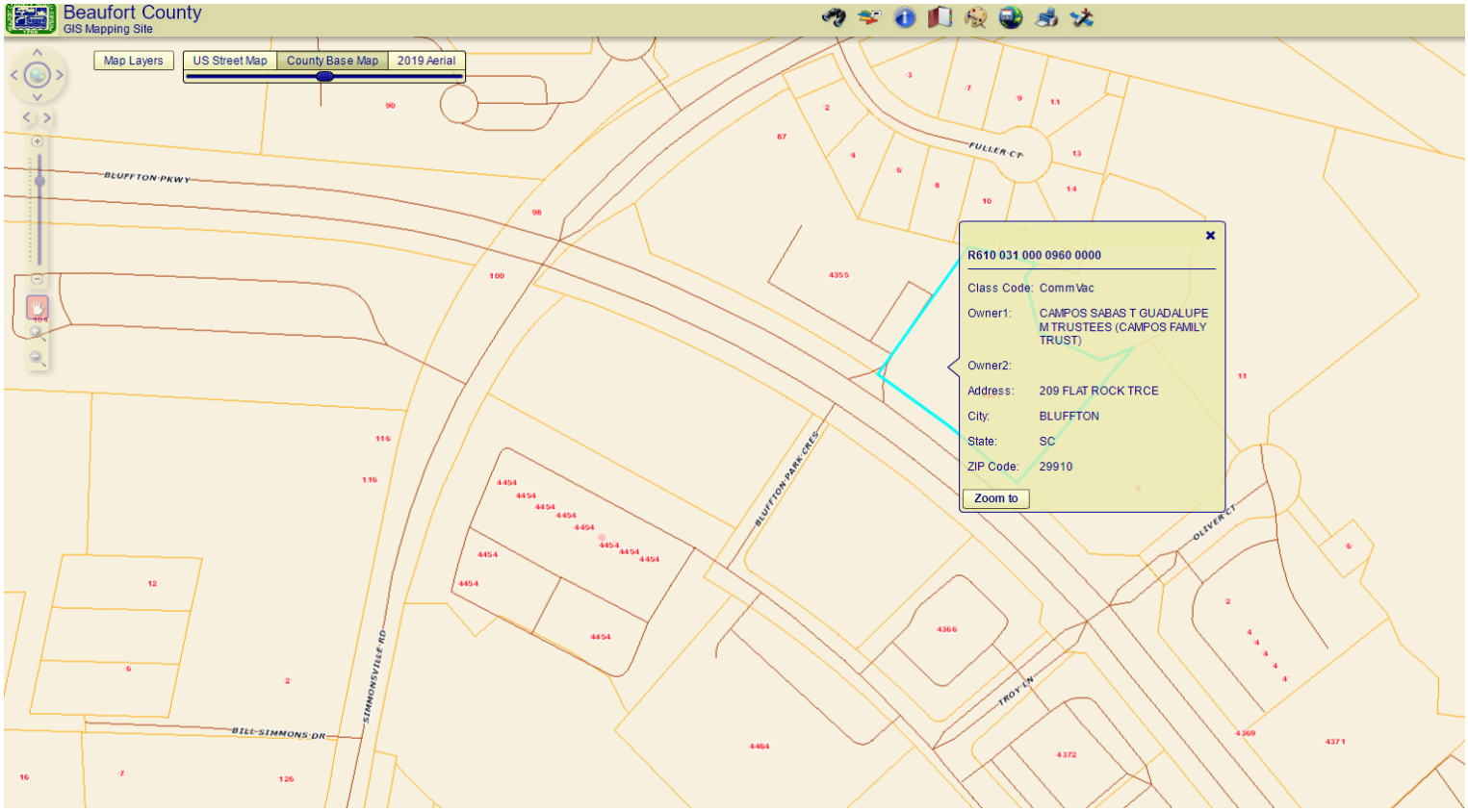
Utilities:

SCE&G and Hargray Telephone/Cable will provide electric, telephone and cable service to the site. The Bluffton Fire Department will provide fire protections and emergency medical service as needed.

Site Lighting:

SCE&G will provide site lights within the development and provide the light poles and fixtures.

Attachment 3



Attachment 4

GENERAL NOTES:

1. CONTRACTORS SHALL VISIT THE SITE OF THE PROPOSED WORK TO VERIFY AND BECOME FAMILIAR WITH CONDITIONS AFFECTING THE PROPOSED CONSTRUCTION BEFORE SUBMITTING PROPOSALS. ANY QUESTIONS OR CONCERNS THE CONTRACTOR MAY HAVE REGARDING THE PLANS, SPECIFICATIONS OR THE "WORK" SHALL BE DIRECTED BY THE ENGINEER.
2. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND PAY NECESSARY FEES BEFORE WORK BEGINS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING ALL WORK IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
4. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON A SURVEY PROVIDED BY SURVEYING CONSULTANTS DATED 08-08-19..
5. EXISTING UTILITY INFORMATION SHOWN IS BASED ON DRAWINGS PROVIDED BY BJWSA.
6. THE ENGINEER HAS MADE ALL POSSIBLE ATTEMPTS TO LOCATE EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD-VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO NOTE ANY CONFLICTS. ANY DAMAGE TO UTILITIES INCURRED DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
8. CONTRACTOR MAY NOT BEGIN ANY WORK IN SCDOT R/W WITHOUT APPROVAL FROM SCDOT.
9. EXTERIOR LIGHTS TO BE PROPOSED AND SIGNAGE UNDER SEPARATE PERMIT AND SUBMISSION TO ARB..
10. ALL SIDEWALKS, ADA PARKING AND ACCESSIBLE ROUTES SHALL BE IN CONFORMACE WITH THE FEDERAL ADA STANDARDS LATEST EDITION.

PROPOSED CONCRETE PAVEMENT

STANDARD DUTY ASPHALT PAVEMENT

WATER QUALITY AND DRAINAGE CERTIFICATION STATEMENT:

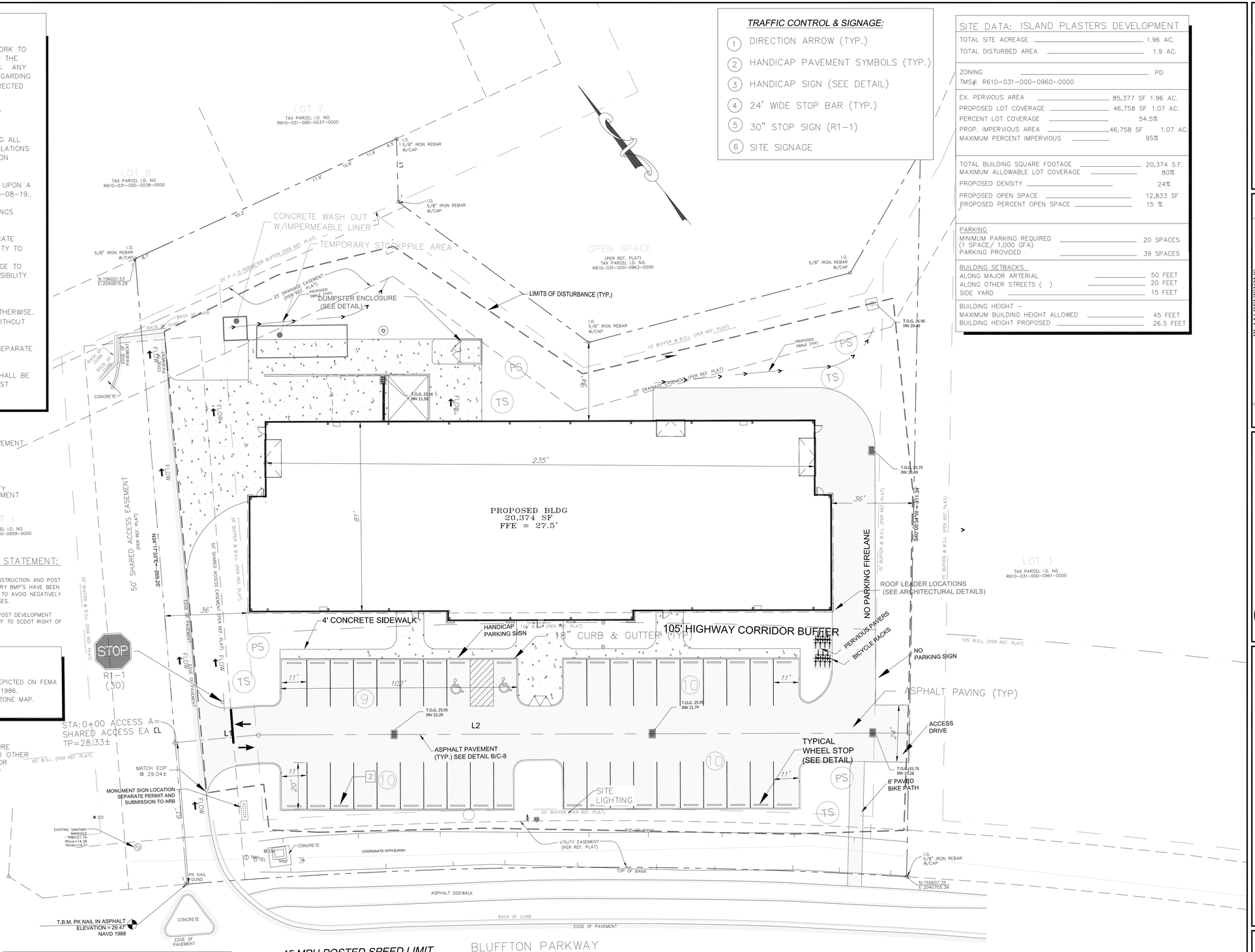
1. ALL ITEMS IN SECTION 10D OF THE CURRENT ARMS MANUAL FOR BOTH CONSTRUCTION AND POST CONSTRUCTION DESIGN HAVE BEEN STUDIED AND ADDRESSED. ALL NECESSARY BMP'S HAVE BEEN IMPLEMENTED FOR BOTH PHASES CONSTRUCTION AND POST-CONSTRUCTION TO AVOID NEGATIVELY IMPACTING IMPAIRED WATERS OF THE SCDOT SYSTEM AND/OR ITS DISCHARGES.
2. ALL REQUIREMENTS IN SECTION 10B OF THE CURRENT ARMS MANUAL FOR POST DEVELOPMENT RELEASE RATES HAVE BEEN MET. THERE WILL BE ZERO INCREASE IN RUNOFF TO SCDOT RIGHT OF WAY.

FLOOD NOTE:

1. THIS SITE IS SHOWN TO BE WITHIN AN FLOOD ZONE "c" AS DEPICTED ON FEMA FIRM PANEL NUMBER 450025 0085D REVISED SEPTEMBER 29, 1986.
2. THE SITE FALLS WITHIN AN "C" FLOOD ZONE PER FEMA FIRM ZONE MAP.

PROJECT CONDITIONS

1. TRAFFIC: CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM SCDOT.



45 MPH POSTED SPEED LIMIT
SIGHT DISTANCE > 450'

TRAFFIC CONTROL & SIGNAGE:

1. DIRECTION ARROW (TYP.)
2. HANDICAP PAVEMENT SYMBOLS (TYP.)
3. HANDICAP SIGN (SEE DETAIL)
4. 24' WIDE STOP BAR (TYP.)
5. 30" STOP SIGN (R1-1)
6. SITE SIGNAGE

SITE DATA: ISLAND PLASTERS DEVELOPMENT

TOTAL SITE ACREAGE	1.96 AC.
TOTAL DISTURBED AREA	1.9 AC.
ZONING	PD
TMS#: R610-031-000-0960-0000	
EX. PERVIOUS AREA	85,377 SF 1.96 AC.
PROPOSED LOT COVERAGE	46,758 SF 1.07 AC.
PERCENT LOT COVERAGE	54.5%
PROP. IMPERVIOUS AREA	46,758 SF 1.07 AC.
MAXIMUM PERCENT IMPERVIOUS	95%
TOTAL BUILDING SQUARE FOOTAGE	20,374 S.F.
MAXIMUM ALLOWABLE LOT COVERAGE	80%
PROPOSED DENSITY	24%
PROPOSED OPEN SPACE	12,833 SF
PROPOSED PERCENT OPEN SPACE	15 %
PARKING	
MINIMUM PARKING REQUIRED (1 SPACE/ 1,000 GFA)	20 SPACES
PARKING PROVIDED	39 SPACES
BUILDING SETBACKS	
ALONG MAJOR ARTERIAL	50 FEET
ALONG OTHER STREETS ( )	20 FEET
SIDE YARD	15 FEET
BUILDING HEIGHT –	
MAXIMUM BUILDING HEIGHT ALLOWED	45 FEET
BUILDING HEIGHT PROPOSED	26.5 FEET

Know what's below. Call before you dig.

THE PRESENCE, SIZE, AND LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS AND VISIBLE ABOVE GROUND STRUCTURES. THE ACTUAL LOCATION, SIZE, AND TYPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATION SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.

LAND DISTURBANCE
IMPERVIOUS AREA = 46,758 SF
PERVIOUS AREA = 38,620 SF
TOTAL SITE AREA = 85,377 SF
TOTAL SITE AREA = 1.96 AC

SCDOT NOTES:

1. MAINTAIN A MINIMUM OF 2 FOOT SHOULDER ADJACENT TO ROAD WAY PRIOR TO PROPOSED GRADING OF DITCHLINE.
2. CONTRACTOR TO PLACE TRAFFIC CONTROL SIGNS (SHOULDER CLOSURE) IN APPROPRIATE LOCATIONS DURING CONSTRUCTION IN THE RIGHT OF WAY. REFER TO SCDOT DETAILS.
3. CONTRACTOR SHALL REFE TO THE MOST CURRENT EDITION OF SCDOT STANDARD DRAWINGS.

OWNER INFORMATION:
ISLAND PLASTERS, LLC
29 PLANTATION PARK
BLUFFTON, SC 29910

SITE PLAN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 20688

TATE DESIGN GROUP INC. 00257

No.	DESCRIPTION	DATE
	PLAN REVISIONS	

TATE DESIGN GROUP
SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
tatedesigngroup@gmail.com

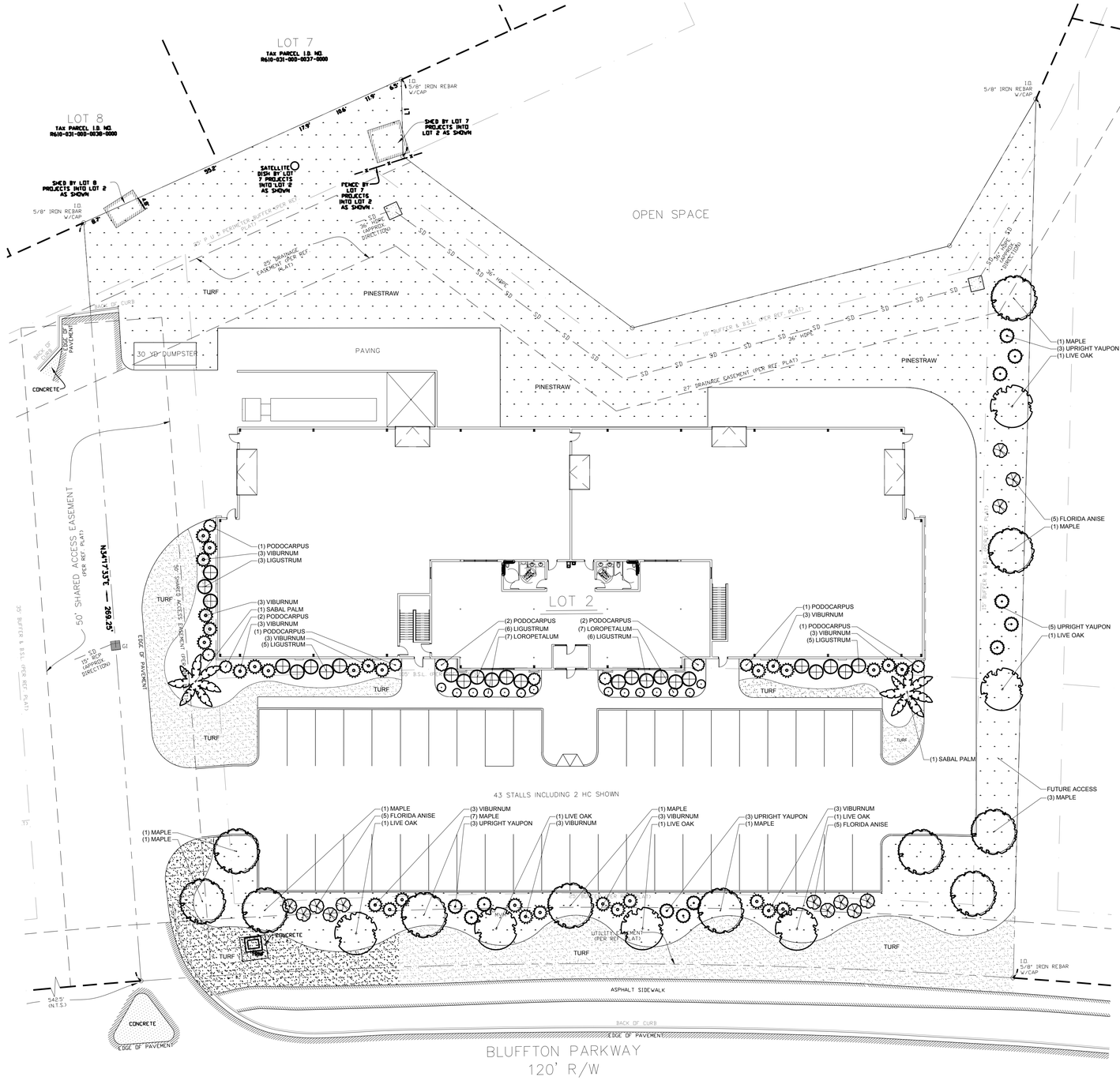
SITE PLAN
ISLAND PLASTERS DEVELOPMENT
ISLAND PLASTERS, LLC
BLUFFTON, SC 29910
SITE LAYOUT PLAN

☑ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT:	19108
DATE:	10/1/2019
DRAWN BY:	MST
ENGINEER:	MST
APPROVED:	
SCALE:	AS NOTED

SHEET: C3

ISLAND PLASTERS DEVELOPMENT



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL	CONT.	SPACING	NOTES
TREES							
11	Acer rubrum	Red Maple	10'-12'	-	45 gal	-	Single trunk, well balanced crown
6	Quercus virginiana	Live Oak	10'-12'	-	45 gal	-	Single trunk, well balanced crown
2	Sabal palmetto	Sabal Palm	12'-14'	-	45 gal	-	Single trunk, hurricane cut
SHRUBS							
12	Ilex vomitoria	Upright yaupon	36"-42"		7 gal		
13	Illicium parviflorum	Florida Anise	36"-42"		7 gal		
22	Ligustrum japonica	Ligustrum Wax Leaf	36"-42"	-	7 gal	-	-
14	Loropetalum chinensis	Loropetalum 'Crimson Fire'	18"-24"	-	3 gal	-	-
10	Podocarpus macrophyllus	Podocarpus	36"-42"	-	7 gal	-	-
30	Viburnum odoratissimum	Viburnum	36"-42"	-	7 gal	-	-
TURF							
8,200 SF	Eremochloa ophiuroides	Centipede sod	-	-	-	-	-

NOTE:
PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGES. FOR TREE REMOVAL REFER TO ARCHITECTURAL SITE PLAN. PLANT LIST IS NOT ALL INCLUSIVE AND SUBJECT TO CHANGE AS PROVIDED FOR CONCEPTUAL UNDERSTANDING.

NOTE:
IRRIGATION TO BE PROVIDED BY LANDSCAPE CONTRACTOR, SUBMIT PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL.

NOTE:
ALL OPEN SPACE AREAS TO BE MULCHED WITH A 3" MINIMUM OF PINESTRAW

NORTH

SCALE: 1" = 20' - 0"

Know what's below. Call before you dig.

LANDSCAPE PLANS FOR ISLAND PLASTERS, LLC.
LOT 2 BLUFFTON PARK WAY
LOCATED IN BLUFFTON, SOUTH CAROLINA

Lowcountry LANDSOURCE

REVISIONS:

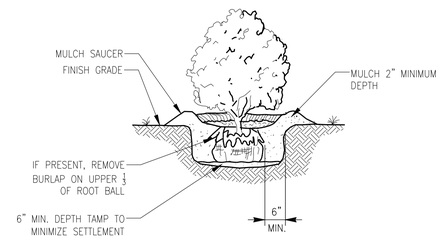
JOB NUMBER: 7055.00
DATE: 09.07.2019
DRAWN BY: RG
CHECKED BY: -
SCALE: AS NOTED

PLANTING PLAN

SHEET:
L1.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 9/23/2019 8:42:42 AM BY: Rick Common DRAWING PATH: /Users/ricksmacbook/Dropbox/ICLS/7055.00 (Island Plaster)/7055.00_PLANTING PLAN.dwg

811
Know what's **below.**
Call before you dig.

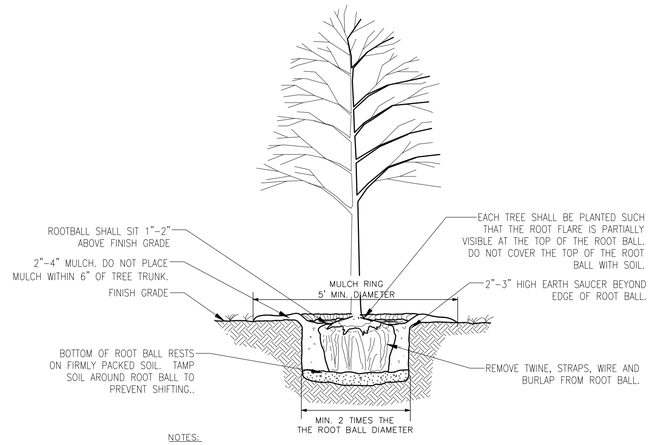


NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

L-5 **SHRUB PLANTING**

NOT TO SCALE

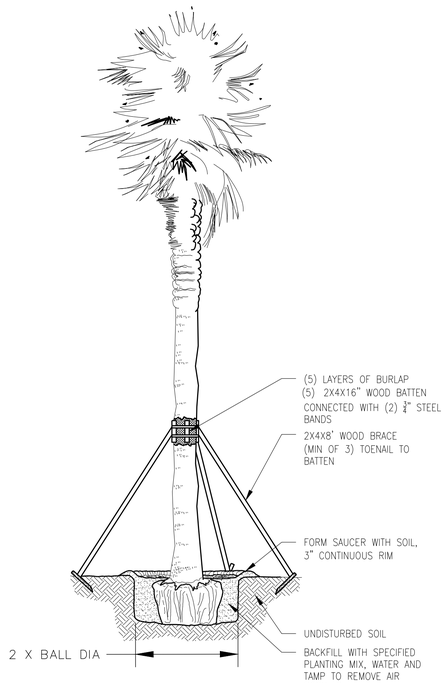


NOTES:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
2. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN ONE YEAR AFTER PLANTING

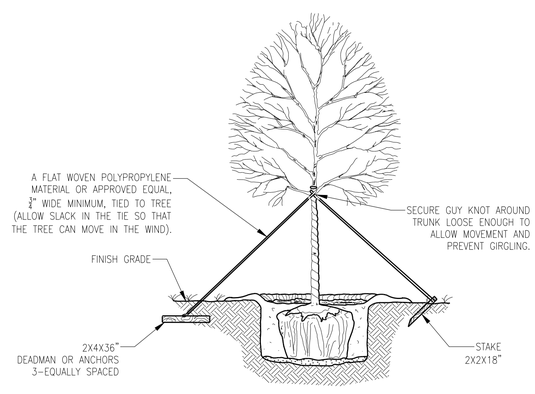
L-1 **TREE PLANTING**

NOT TO SCALE



L-2 **PALM TREE PLANTING**

NOT TO SCALE



NOTE:
-SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE

NOTES:

1. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.

L-3 **TREE STAKING**

NOT TO SCALE

PLANTING NOTES:

1. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
2. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL IF NECESSARY, MAKE "IN FIELD MODIFICATIONS".
3. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINESTRAW MULCH.
4. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.
5. OWNER IS RESPONSIBLE FOR LOCATING EXISTING AND PROPOSED UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LOCATED UTILITIES DURING CONSTRUCTION.
6. CONTRACTOR IS TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER AND TO PROVIDE 100% COVERAGE FOR ALL SOD, AND PLANT BEDS. SEE IRRIGATION PLANS FOR INFORMATION.
7. UNLESS OTHERWISE SPECIFIED MULCH ALL PLANT BEDS WITH PINESTRAW TO A 2" DEPTH.
8. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
9. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING..
10. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANTS MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
11. ALL AREAS SHOWN WITH SOD ARE APPROXIMATE. ADDITIONAL SOD MAY BE REQUIRED DURING INSTALLATION.
12. CONTRACTOR IS RESPONSIBLE FOR STAKING ANY PLANT MATERIALS IN HIGH WIND SITUATIONS OR ANY OTHER THAT WOULD REQUIRE STAKING.

IRRIGATION NOTES:

1. CONTRACTOR SHALL SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER AND IRRIGATION METER TO PROVIDE 100% COVERAGE OF PLANT BEDS, TURF AREAS AND NEWLY PLANTED BUFFERS
2. HAND TRENCHING IS REQUIRED FOR ALL PIPE WITHIN DRIPLINES OF ALL TREES GREATER THAT 16" CA;O[ER OR GREATER MINIMAL DAMAGE TO ROOTS AND ROOTZONE.
3. PROVIDE AUTOMATIC TIMERS CONTROL (ELECTRIC) AND RAIN SENSOR COORDINATE LOCATION W/ OWNER
4. INCORPORATE ZONES THAT SEPARATE TURF AREAS FROM PLANT BEDS.
5. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
6. AVOID IRRIGATION OF PARKING, WALKS AND ROADS.
7. CONTRACTOR TO PROVIDE AS-BUILT DRAWING LOCATING VALVES AND MAINLINE.

LANDSCAPE PLANS FOR
ISLAND PLASTERS, LLC.
LOT 2 BLUFFTON PARK WAY
LOCATED IN BLUFFTON, SOUTH CAROLINA

Lowcountry LANDSOURCE

REVISIONS:

JOB NUMBER:	7055.00
DATE:	09.07.2019
DRAWN BY:	RG
CHECKED BY:	-
SCALE:	AS NOTED

DETAILS

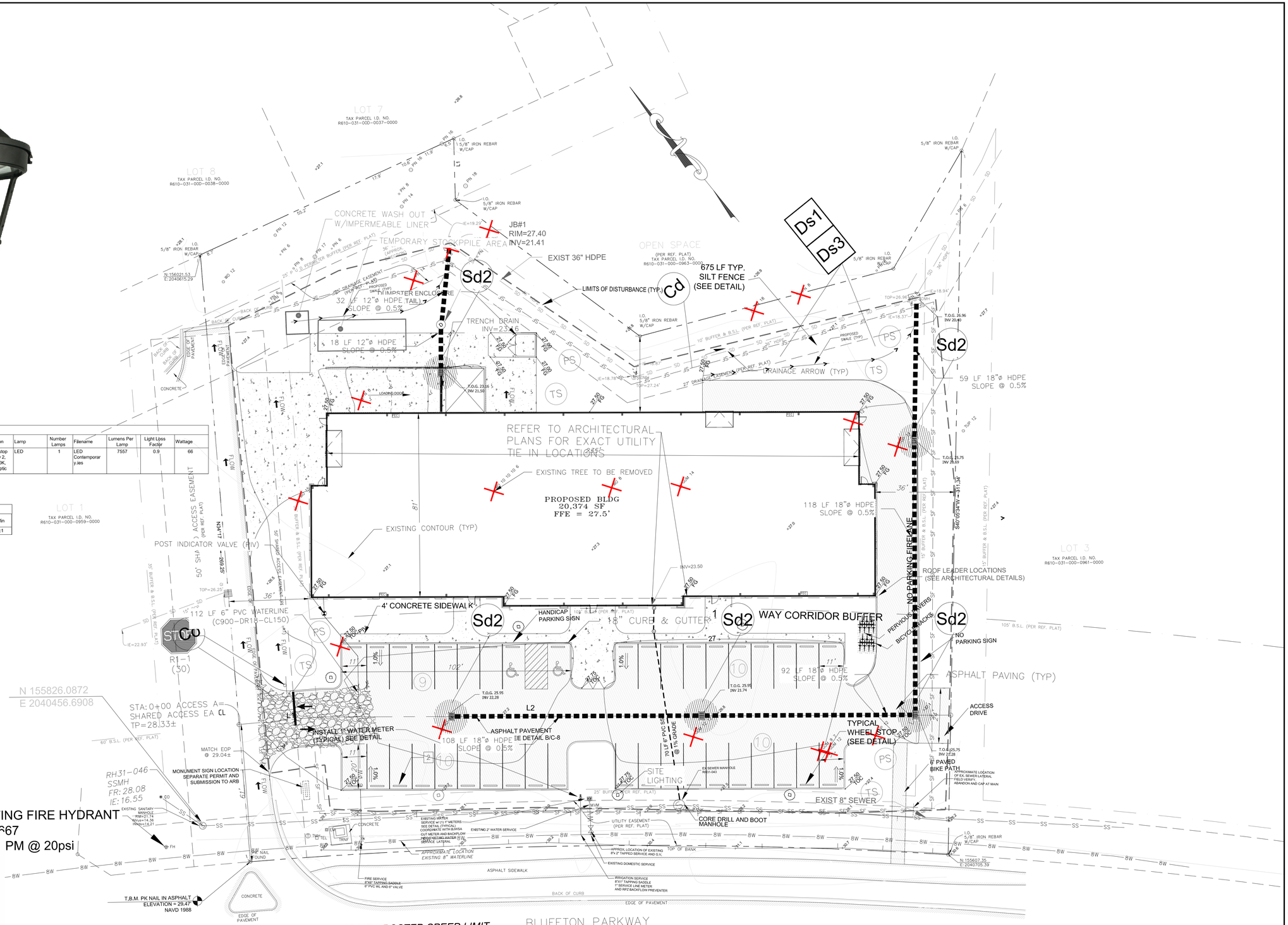
SHEET:
L1.1

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 9/23/2019 8:42:42 AM BY: Rick Gammon DRAWING PATH: /Users/rickgammon/Dropbox/LCLS/7055.00 (Island Plaster)/7055.00_PLANTING PLAN.dwg

Attachment 6

Schedule										
Symbol	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	6	Holophane	PUCL2 P30 40K XX L2	Utility Postop FCO LED 2, P30, 4000K, Type 2 Optic	LED	1	LED Contemporary.ies	7557	0.9	66

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	4.0 fc	0.1 fc	40.0:1	15.0:1



Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 20886 5-1-2020

TATE DESIGN GROUP No. C03237

No.	DESCRIPTION	DATE
	PLAN REVISIONS	

TATE DESIGN GROUP
SITE DESIGN ENGINEERS
1821 Curtis Drive, North Augusta SC 29841
803.226.7979 Fax 803.310.6044
tatedesigngroup@gmail.com

SITE PLAN
ISLAND PLASTERS DEVELOPMENT
ISLAND PLASTERS, LLC
BLUFFTON, SC 29910
LIGHTING PLAN

☑ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

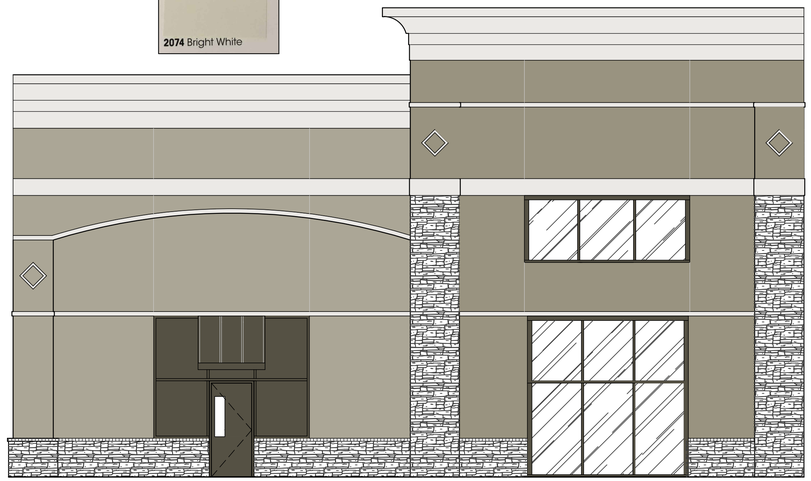
PROJECT:	19108
DATE:	08/15/2019
DRAWN BY:	MST
ENGINEER:	MST
APPROVED:	
SCALE:	AS NOTED

SHEET: C13

THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT.

TRIM COLOR

2074 Bright White



STONE VENEER SAMPLE

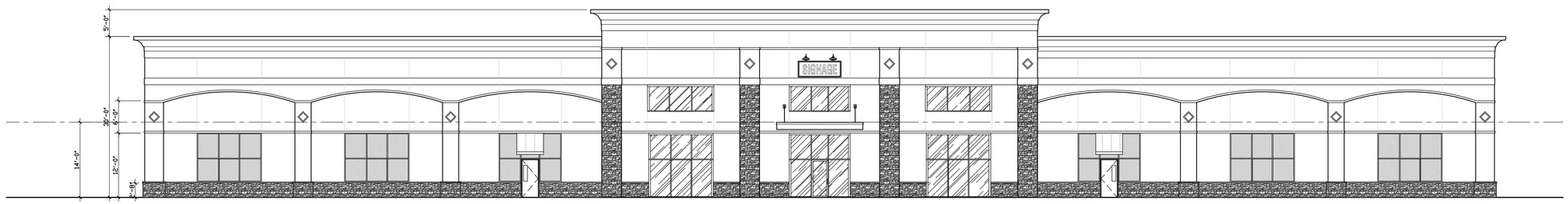
2064 Passive

STUCCO COLOR LEFT AND RIGHT OF CENTER

2057 Mindful Grey

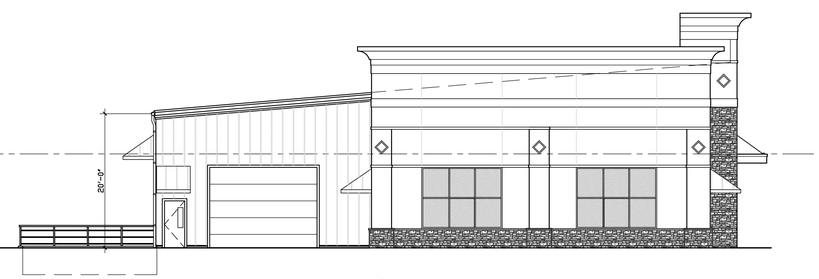
STUCCO COLOR CENTER

CHARCOAL - ALL METAL

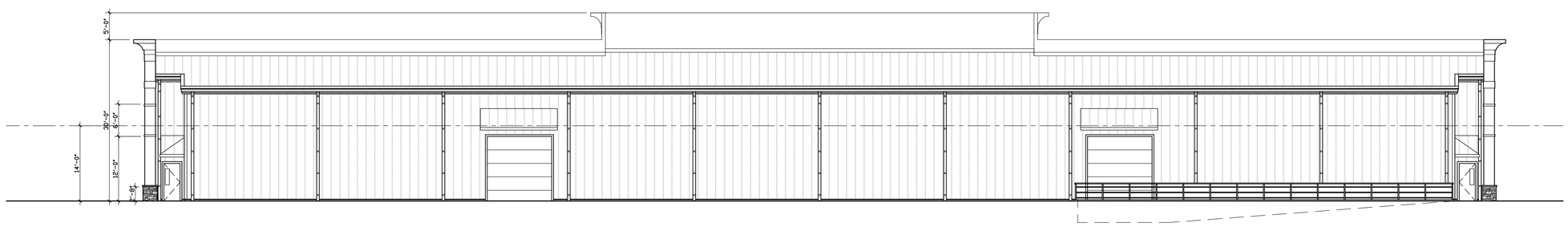


A A2.0 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

B A2.0 EAST ELEVATION
SCALE: 3/32" = 1'-0"



C A2.0 WEST ELEVATION
SCALE: 3/32" = 1'-0"



D A2.0 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

Elite Home Group
Lot 2 Bluffton Parkway

4360 Bluffton Parkway

Bluffton, SC
Beaufort County

KRA architecture + design

KRA architecture + design
2 Verdier Plantation Road
Bluffton, SC 29910

t 843.815.2021
f 843.706.9480
www.krasc.com

STATE OF SOUTH CAROLINA
KRA, INC
Hilton Head Island, SC
No. B93605
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
KEVIN ROGER GREMER
7332
REGISTERED ARCHITECT

Drawn By: MWK
Checked By: KRG
Date: 11.08.19
Revisions

Project No. 19115

File Name:

Drawing Title:

EXERCIOR ELEVATIONS

Sheet No. A2.0

Scale:

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Attachment 8

PLAN REVIEW COMMENTS FOR DP-03-20-014138

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

Plan Type:	**Development Plan**	**Apply Date:**	**03/24/2020**
Plan Status:	**Active**	**Plan Address:**	
Case Manager:	**William Howard**	**Plan PIN #:**	**R610 031 000 0960 0000**
Plan Description:	**Construction of a 20,000 sqft commercial building**		

Technical Review

Submission #: 1 Recieved: 03/24/2020 Completed: 04/22/2020

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Planning Review - SR	04/20/2020	Alan Seifert	Revisions Required

Comments:

ARB variance requested and approved.

1. Per the Bluffton Park Design Guidelines, Section 4.4, buildings fronting the Parkway shall not exceed 150' 0" in overall width.
2. Per the Bluffton Park Design Guidelines, Section 4.4, provide at least one (1) 6' 0" minimum paved extrance from the adjacent bike-path. Provided 6' paved bike path connection as requested.
3. Per the Bluffton Park Design Guidelines, Section 5.12.C, parking spaces at the end of a bay, or which adjoin a median, shall have a minimum width expanded to 11' 0". Revised plans as requested.
4. Per the Bluffton Park Design Guidelines, Section 6.5.K, parking lot peninsulas will contain one (1) broad-leafed overstory tree in each peninsula. Revised landscape plans as requested.
5. All signage must be approved through a separate sign permit application.

Owner to apply for separate permit for signage

Recommendations:
1. Provide bicycle parking at an accessible location near the entrance(s).

Fire Department Review	04/22/2020	Dan Wiltse	Approved with Conditions

No Comments

Comments:

1. No comments at this time. Comments may be provided at the time of Final Development Plan.

Watershed Management Review DRC	04/20/2020	William Baugher	Approved with Conditions

No Comments

Comments:

Stormwater Management Plan provided.

1. This project requires conditional Stormwater Permit approval prior to Final DRC. Provide a Stormwater Management Plan that meets all the requirements of the Unified Development Ordinance and Stormwater Design Manual (SWDM). (SWDM 1.1.1)
2. At the time of Stormwater Plan Review application, provide a site design and calculations showing compliance with the Water Quality Requirement of Section 5.10.3.C of the Unified Development Ordinance (UDO). Calculations provided.
3. At the time of Stormwater Plan Review application, provide a site design containing at a minimum one vegetative BMP and one filter or infiltration-based BMP in series. Projects shall be designed to include a minimum of three BMPs in the overall site plan to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0)
4. At the time of Stormwater Plan Review application, provide documentation that sets forth ownership and maintenance for infrastructure improvements, amenities, and open space. Notification for Stormwater Best Management Practices Annual Maintenance Inspection and Report per Town of Bluffton Unified Development Ordinance Article 5.10.4
5. For permit application documents and to schedule a Stormwater Permit Application Check-in Meeting contact Bill Baugher at wbaugher@townofbluffton.com or 843-706-7805. Checkin to be scheduled as requested

Beaufort Jasper Water and Sewer Review	04/22/2020	James Clardy	Approved

No Comments

Comments:

1. Approved with comments awaiting Pre-Con

Building Safety Review	04/22/2020	Richard Spruce	Approved

No Comments

Attachment 8

Planning Commission Review No Comments	04/22/2020	William Howard	Approved
Planning Review - Principal No Comments	04/22/2020	William Howard	Approved

Comments:

1. Confirm the specific use for the commercial space to allow an accurate determination of required parking. The site data table references 1 space /1000 GF with 39 spaces provided, but commercial uses within the PUD could require as many as 5 spaces/1000 SF depending on the specific use. 3,000 Commercial office space with balance warehouse.
2. The dumpster is located in the drainage easement, confirm that is allowed or re-locate the dumpster so as not to encroach into the drainage easement. Revised dumpster enclosure location
3. At the time of Final development plan, update the landscaping plan to include landscaping on the rear of the dumpster enclosure as it is adjacent up to residential lots. Revised dumpster enclosure location
4. At the time of Final Development Plan, update the landscape plan so that the site plan is consistent with the plan submitted with the civil plans. Ensure parking peninsulas are landscape in compliance with the Master Plan design guidelines. Revised landscape plan to be undated with the final development plan revisions.

Police Department Review No Comments	04/22/2020	Joseph Babkiewicz	Approved
Transportation Department Review No Comments	04/22/2020	William Howard	Approved
Planning Review - Address No Comments	03/26/2020	Nick Walton	Approved

Comments:

1. Parcel is currently addressed as 4361# Bluffton kwy and has an electrical meter on it at 4361#E Bluffton Pkwy. Will there be more then one address needed for this construction?

One address no suites.

Plan Review Case Notes:

Attachment 9

BLUFFTON PARK COMMERCIAL
1 MALLET WAY SUITE 103
PO BOX 3798
BLUFFTON, SC 29910
843-384-9776 (FAX) 843-815-2296

May 20, 2020

Kevin Greir AIA
KRA Architectual Design
7 Johnston Way
Bluffton, SC 29910

Lot # 2 Bluffton Park Commercial / Island Plaster

Dear Kevin,

Please accept this letter of approval for your planned project on lot #2 in the Bluffton Park Commercial District as submitted and designed. This approval comes with the granting of a variance to the ARB Guidelines for the length of the building which we hereby grant. It also comes with the understanding that all other issues with the Town of Bluffton and our comments have been met to the satisfaction of all parties.

Please provide your building permits, construction team leaders' communication information, timeline for start and finishing of the project to the ARB review team before moving forward with breaking ground. If you need anything from us please let me know.

Sincerely yours,

Rogers Clifford CPM
Bluffton Park ARB
843-815-6768

INSPECTION/NOTIFICATION/SOLUTION/FOLLOW UP

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2020
PROJECT:	Belfair Planned Unit Development – Text Amendment
AMENDMENT:	Add Animal Hospital or Clinic to Allowed Uses
APPLICANT:	Walter J. Nester, III
PROJECT NUMBER:	ZONE-04-20-014176
PROJECT MANAGER:	Kevin Icard, AICP Planning and Community Development Manager

INTRODUCTION: A request by Walter J. Nester, III of Burr & Forman LLP on behalf of the owner, BRE Mariner Belfair Town Village, LLC, for approval of a Planned Unit Development (PUD) Text Amendment. The Applicant submits this Application requesting the approval of a text amendment to the Belfair PUD by adding to the current authorized uses in the Neighborhood Commercial (NC) portion of the Belfair PUD the use category "Animal Hospital or Clinic," but excluding the use category "Kennel".

The Neighborhood Commercial (NC) portion of the Belfair PUD, known as the Belfair Town Village, is located on the northern side of Hwy. 278 across from the intersection of Simmonsville Rd and consists of approximately 31.5 acres (See Attachment 1).

BACKGROUND: This application is for a text amendment within the Belfair PUD to allow "Animal Hospital or Clinic", but excluding "Kennels," within the Neighborhood Commercial (NC) portion of the PUD. Public notice of the text amendment was provided on May 10, 2020 (See Attachment 2).

The Owner intends to lease Property within the Neighborhood Commercial area of the PUD to Banfield Pet Hospital, a full-service veterinary clinic providing treatment, medications, vaccinations and the sale of associated retail products for household pets. Banfield does not require nor plan to contract kennels or facilities for keeping household pets on the property, except as necessary to provide medical treatment (See Attachment 3). See the vicinity map for location of the Neighborhood Commercial area (See Attachment 4).

An excerpt from the Belfair PUD is provided to detail where the proposed modifications will be made. (Attachment 5)

REVIEW CRITERIA & ANALYSIS: The Planning Commission and Town Council shall consider the criteria set forth in Section 3.5.3. of the Unified Development Ordinance in assessing an application for a Text Amendment. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.5.3.A. - Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area;

   Finding. This request is consistent with the Comprehensive Plan.

   Finding. This text amendment would extend the Neighborhood Commercial (NC) area uses to allow an animal hospital or clinic, excluding kennels, and would be consistent with the commercial uses in the area.

2. Section 3.5.3.B. Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

   Finding. This request does not significantly alter the area since the Belfair Towne Village is already developed with a variety of residential, civic, commercial, and other mixed uses. The application proposes to add the additional use of "Animal Hospital or Clinic," which is an equivalent or less intense use than other uses available in the Belfair PUD.

3. Section 3.5.3.C. Enhancement of the health, safety, and welfare of the Town of Bluffton;

   Finding. This request will allow the additional use of Animal Hospital or Clinic to support current and future residents of the Town by allowing animal medical and health care facilities for animals of Town Residents.

4. Section 3.5.3.D. Impact of the proposed amendment on the provision of public services; and

   Finding. This request affects the Neighborhood Commercial (NC) portion of the Belfair PUD, which has direct access to U.S. Highway 278. The Neighborhood Commercial area has all necessary and readily available utilities and storm water facilities that are suitable for the proposed use. No additional density is requested; therefore, there is no adverse impact on the public facilities and services contemplated to serve the Belfair PUD.

5. Section 3.5.3.E. The application must comply with applicable requirements in the Applications Manual.

   Finding. This request has satisfied all applicable requirements of the Applications Manual.

PLANNING COMMISSION RECOMMENDATION: Planning Commission has the authority to recommend the following to Town Council:

1. Recommend approval of the application as submitted by the Applicant;
2. Recommend approval the application with conditions; or
3. Recommend denial the application as submitted by the Applicant.

NEXT STEPS: Forward recommendation to Town Council:

Master Plan Procedure	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	October 17, 2019
Step 2. Application Check-In Meeting	✓	April 14, 2020
Step 3. Public Advertisement (Newspaper)	✓	May 10, 2020
Step 4. Planning Commission Public Hearing and Recommendation	✓	May 27, 2020
Step 5. Town Council Ordinance 1st Reading (July 14, 2020 Tentative)		
Step 6. Town Council Public Hearing & Ordinance 2nd & Final Reading (August 11, 2020 Tentative)		

ATTACHMENTS:

1. Application
2. Public Notice
3. Project Narrative
4. Vicinity Map
5. PUD Modification

Attachment 1

TOWN OF BLUFFTON
ZONING MAP/TEXT AMENDMENT APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: BRE Mariner Belfair Town Village LLC	Name: BRE Mariner Belfair Town Village LLC
Phone: 843-815-2171	Phone: 770-442-3834
Mailing Address: c/o Burr & Forman LLP 4 Clarks Summit Drive, Suite 200 Bluffton, SC 29910	Mailing Address: c/o Brixmor 1003 Holcomb Woods Parkway Roswell, GA 30076
E-mail: wnester@burr.com	E-mail: Brett.Milke@brixmor.com
Town Business License # (if applicable):	

Project Information

Project Name: Belfair Towne Village Text Amendment	Acreage: 31.5 Acres
Project Location: Belfair Towne Village	Comprehensive Plan Amendment Yes ☒ No
Existing Zoning: PUD	Proposed Zoning: PUD

Type of Amendment: ☒ Text Map

Tax Map Number(s): R610 031 000 0194 0000

Project Description: Text Amendment to Belfair Towne Village a Portion of the Belfair Planned Unit Development

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.
- ☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Date: March 31, 2020

Applicant Signature: Date: 4.1.2020

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

Attachment 2

Hilton Head Island • Bluffton
THE ISLAND PACKET The Beaufort Gazette

Order Confirmation

Customer
TOWN OF BLUFFTON

Customer Account
445098

Customer Address
P.O. BOX 386
BLUFFTON SC 29910 USA

Customer Phone
843-706-4505

Customer Fax

Sales Rep
bpowell@islandpacket.com

Payor Customer
TOWN OF BLUFFTON

Payor Account
445098

Payor Address
P.O. BOX 386
BLUFFTON SC 29910 USA

Payor Phone
843-706-4505

Customer EMail
vsmalls@townofbluffton.com

Order Taker
arobbins@islandpacket.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
	Credit Card		1	0	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$136.56	$0.00	$136.56	$0.00	$136.56

Ad Order Number
0004642658

Order Source

Ordered By
Victoria Smalls

Special Pricing

Invoice Text

Promo Type

Package Buy

Materials

Attachment 2

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004642658-01	HHI-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
1 X 72 li	

Product	Placement	Times Run	Schedule Cost
HHI-Island Packet	0300 - Legals Classified	1	$136.56

Run Schedule Invoice Text
Town of Bluffton Public Notice NOTICE IS

Position
0301 - Legals & Public Notices

Run Dates
05/10/2020

Town of Bluffton Public Notice

NOTICE IS HEREBY GIVEN that the Town of Bluffton Planning Commission will hold a Public Hearing on May 27, 2020, at 6:00PM. Due to the COVID-19 quarantine the meeting will be conducted electronically and streamed live for public view on the Facebook page for the Town of Bluffton (https://facebook.com/TownBlufftonSC/) for the following:

The Applicant, Walter Nestor, III of Burr & Forman LLP on behalf of the owner BRE Mariner Belfair Town Village LLC, is requesting a text amendment to the Belfair Planned Unit Development (PUD). The requested amendment proposes to add the use "Animal Hospital or Clinic" to the list of approved uses within the Neighborhood Commercial (NC) portion of the Belfair PUD Concept Plan.

The Neighborhood Commercial (NC) portion of the Belfair PUD, known as the Belfair Town Village, is located on the northern side of Hwy. 278 across from the intersection of Simmonsville Rd and consists of approximately 31.5 acres.

*Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at vsmalls@townofblufftonon.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Planning Commission.

Documents related to the above are available for public inspection, persons with comments or questions should contact the Town of Bluffton Planning and Community Development Department at (843) 706-4500.

Attachment 3

STATE OF SOUTH CAROLINA	)	**BEFORE THE PLANNING COMMISSION**
	)	**AND TOWN COUNCIL OF THE**
COUNTY OF BEAUFORT	)	**TOWN OF BLUFFTON, SOUTH CAROLINA**

PROJECT NARRATIVE
FOR
THE ZONING MAP/TEXT AMENDMENT APPLICATION
OF
BRE MARINER BELFAIR TOWN VILLAGE LLC
CONCERNING
BELFAIR TOWNE VILLAGE
A PORTION OF
THE BELFAIR PLANNED UNIT DEVELOPMENT
BLUFFTON, SOUTH CAROLINA

This Project Narrative is submitted with and is intended to be incorporated in and comprise a part of the Application for Zoning Map/Text Amendment (the "**Application**") of BRE Mariner Belfair Town Village LLC, a Delaware limited liability company authorized to conduct business in South Carolina (the "**Applicant**")[1]. This narrative is submitted to the Planning Commission and the Town Council of the Town of Bluffton, South Carolina (the "**Town**") to describe how the Application meets the criteria of Section 3.4.3 of the Town's Unified Development Ordinance (the "**UDO**") as required by the Application and Section 3.4 of the UDO.

I. NARRATIVE

A. INTRODUCTION AND REQUEST.

The Applicant is the owner of an approximate 13.79 acre parcel identified by Beaufort County Tax Map Number **R610 031 000 0194 0000** (the "**Property**"). The Property is a part of an approximate 35 acre commercial and related development known and described as Belfair Towne Village ("**Belfair Towne Village**"), a portion of the Belfair Planned Unit Development (the "**Belfair PUD**"). Belfair Towne Village is the primary commercial area in the Belfair PUD. The Belfair PUD was approved by Beaufort County

[1] See attached Exhibit "A" - Business Filings Report of the South Carolina Secretary of State.

Council by Ordinance Number 95/28 on July 24, 1995.[2] This Application concerns the Belfair Towne Village portion of the Belfair PUD only which was annexed into the Town in December of 2005 by Town of Bluffton Ordinance No. 2005-28.[3] The planned unit development zoning existing at that time was carried over as the zoning for Belfair Towne Village after annexation and known and described by the Town as the "Belfair PUD".[4] Uses and density therefor are as existed in the Belfair PUD. The Land Uses for the Belfair PUD are described in Article IV.A of the Belfair PUD text, pages 45 through 51[5] and Land Use areas depicted on that certain plan entitled "Belfair P.U.D. Final Master Plan" dated March 27, 2000 (the "**Master Plan**")[6]. These land uses were uses contained and described in Beaufort County Zoning and Development Standards Ordinance 90-3 ("**Ordinance 90-3**") which was the applicable land use ordinance existing at the time of approval of the Belfair PUD by Beaufort County. Accordingly, reference to the uses described in the text of the Belfair PUD and Ordinance 90-3 is necessary when considering text amendment of the text of the Belfair PUD located within the Town.

The Property is owned by BRE Mariner Belfair Town Village LLC (the "**Owner**") who acquired the Property pursuant to deed dated December 20, 2011 and recorded in the Register of Deeds ("ROD") in **Book 3110** at **Page 1221**.[7] The Property is managed by Brixmor Management Joint Venture 2, LP, a Delaware limited partnership.[8] The Owner intends to lease the Property to Banfield Pet Hospital, a full service veterinary clinic providing treatment, medications, vaccinations and the sale of associated retail products for household pets ("**Banfield**"). Banfield does not require nor plan to construct kennels or facilities for keeping household pets on the Property, except as necessary to provide medical treatment.

The Applicant submits this Application requesting the approval of a text amendment to the Town's official zoning map, described in Section 4.1.2 of the UDO, by amending the text of the Belfair PUD in order to add to the current authorized uses in the Belfair PUD the use category "Animal Hospital or Clinic" but excluding the use category "Kennel".

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[2] See Exhibit "B" Beaufort County Ordinance 95/28 attached hereto and made a part hereof.

[3] See Exhibit "C" attached hereto and made a part hereof.

[4] See Exhibit "D" Town Growth Management Department Planned Unit Development Map attached hereto and made a part hereof.

[5] Said pages attached hereto as Exhibit "E" and made a part hereof.

[6] See Exhibit "F" Final Master Plan attached hereto and made a part hereof.

[7] See Exhibit "G" deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 3110 at Page 1221 attached hereto and made a part hereof.

[8] See attached Exhibit "H" – Business Filings Report of the South Carolina Secretary of State.

B. CURRENT AND PROPOSED DENSITY AND USE.

The by-right permitted use for the Property under the Belfair PUD is described as Neighborhood Commercial (NC).[9] The Applicant proposes to retain the base zoning of PUD; to retain the current approved uses; and add the use category of "Animal Hospital or Clinic" as a Permitted Use under Article IV.A of the Belfair PUD. The text to the Belfair PUD described the Neighborhood Commercial area as one which "allows for the development of a limited use commercial area to provide essential services to residents and to function as part of a commercial node for the general public as anticipated by the original Beaufort County Map." It is noted that the list of prohibited uses are described as allowed under the then existing Beaufort County Zoning and Development Standards Ordinance.[10] Currently Article IV.A describes "Permitted Uses" and "Prohibited Uses" in the NC category. Item "o" under "Prohibited Uses" lists "Animal Hospital, Clinic or Kennel". The Applicant proposes to add as a new item "h" under "Permitted Uses" the category "Animal Hospital or Clinic". Item "o" under "Prohibited Uses" would be changed to prohibit "Kennels". The Applicant does not propose to add additional density to the PUD.

II. REZONING CRITERIA.

A. Applicability. The current existing land use is PUD, specifically Belfair PUD[11]. Section 3.4.2 of the UDO requires that any rezoning "be based upon the recommended future land use category for the property as shown on the future land use map in the Town of Bluffton Comprehensive Plan." The future land use map in the Town's Comprehensive Plan (the "**Comprehensive Plan**") indicates that the Property is primarily designated as High Intensity Commercial within the Belfair PUD. The Comprehensive Plan describes High Intensity Commercial as "a regional commercial land use which allows intense commercial activity, services, light industrial, and some accessory high density residential. Uses include large scale shopping centers, home improvement centers, one-stop shopping centers and businesses, accessory commercial that serve shoppers such as restaurants, hotels/motels, and gas stations to address the needs of Bluffton, neighboring areas, and for those who pass through Bluffton."[12] As more further described in this narrative, the

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[9] See Final Master Plan, Exhibit "F" attached hereto and made a part hereof.

[10] See Pages 48 and 49 Belfair PUD, attached hereto as Exhibit "I" and made a part hereof.

[11] See Section 4.2.13.B "Existing PUDs".

[12] See Page 8-14 Comprehensive Plan.

Applicant believes that the addition of the use "Animal Hospital or Clinic" is consistent with the Comprehensive Plan's goals for High Intensity Commercial Areas.

B. **Application Review Criteria.** Section 3.4.3 of the UDO sets forth the review criteria for consideration by the Town's Planning Commission and Town Council when reviewing an application for a Zoning Map / Text Amendment. The Applicant proposes that this Application satisfies or exceeds the requirements for a Zoning Map / Text Amendment as set forth below.

1. **Consistency with the Comprehensive Plan.**

(a) **Population Vision.** *The Population Vision of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*[13] The proposed additional use category proposed by the Applicant is consistent with the Population Vision as it provides animal medical services to support the existing and future population of the Town.[14] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents with the addition of animal medical services for the Town's residents.[15] Moreover, the proposed additional use will provide employment for clinical and non-clinical staff within the Town, thereby providing employment opportunities for residents of the Town.[16] The proposed change in use does not require additional density, does not require new development nor otherwise impact the Population Vision, and is therefore consistent with the Comprehensive Plan.

(b) **Cultural Resources Vision.** *The Cultural Resources Vision of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*[17] The

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[13] See Chapter 2, Page 2-1, December 9, 2014 Comprehensive Plan.

[14] See Section 2.1 Population Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[15] See Section 2.3 Population Projections Chart, Page 2-14, December 9, 2014 Comprehensive Plan.

[16] See Section 2.10 Income, Needs and Goals Chart, Page 2-6, December 9, 2014 Comprehensive Plan.

[17] See Chapter 3, Page 3-1, December 9, 2014 Comprehensive Plan.

proposed amendment does not impact the Cultural Resources vision of the Comprehensive Plan since the Property is within an existing PUD and all cultural resource matters were addressed prior to and as a requirement of the approval and adoption by the County of the Belfair PUD prior to annexation into the Town.

(c) **Natural Resources Vision.** *The Natural Resources Vison of the Comprehensive Plan instructs the Town to inventory and protect critical resources in a manner which sustains the vitality, function, and beauty of Bluffton's natural heritage.*[18] The Applicant is seeking to amend the Official Zoning Map to authorize an additional category of use for the Property which is located in an existing PUD which does not require and does not seek an increase in the density for the Property or the Belfair PUD. The Applicant's proposed amendment to add an additional approved use category for the Property does not seek to otherwise change the Belfair PUD nor materially alter any existing structure or improvement on the Property. No density beyond that contemplated in the Belfair PUD is requested and there is no new impact to the natural resources and existing natural environment of the Town nor to the Belfair PUD due to the proposed additional use category. Accordingly, the Application is consistent with the Natural Resources vison of the Comprehensive Plan.

(d) **Housing Vision.** *The Housing Vision of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[19] The Applicant's proposed amendment to add an additional use category for the Property does support the Housing Vision as approval provides additional animal health services to support the existing and future population of the Town. The addition of the proposed use, while not in itself housing, supports the vision overall by serving to attract new residents and business by making available quality animal health care services in the Town. The proposed additional use supports the economic development element to the Housing vision in that there is a stated need to continue the high home ownership percentage within the

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[18] See Chapter 4, Page 4-1, December 9, 2014 Comprehensive Plan.

[19] See Chapter 5, Page 5-1, December 9, 2014 Comprehensive Plan.

Town.[20] The use proposed by the Applicant supports the continuation and increase of employment opportunities for skilled and unskilled workers, and provides the availability of additional animal medical services to the animals of Town's residents, and is consistent with the Housing Vision of the Comprehensive Plan.

(e) **Economic Development Vision.** *The Economic Development Vision of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*[21] The Economic Development Vision of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations. The Applicant's proposed text amendment provides residents of the Town and the greater Bluffton area with expanded animal health services and treatments and serves the goals set forth in the Economic Development Vision by facilitating the opportunity for employment opportunities for skilled and unskilled workers.[22] All of which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. Accordingly, the proposed additional use category is consistent with the Economic Development Vision of the Comprehensive Plan.

(f) **Community Facilities Vision.** *The Community Facilities Vision of the Comprehensive Plan encourages the Town to provide efficient and reliable facilities and services for the residents and visitors of the Town of Bluffton and to meet level of service standards to ensure a high quality of life.*[23] The approval of this Application supports the Community Facilities Vision as it facilitates the opportunity for employment opportunities for skilled and unskilled workers which serve to enhance the Town's human, natural and economic resources and contributes to a stable tax base. It is that tax revenue that provides the opportunities for the Town to provide the efficient and reliable facilities

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[20] See Section 5.2 Tenure and Occupancy, Needs and Goals Chart, Page 5-5, December 9, 2014 Comprehensive Plan.

[21] See Chapter 6, December 9, 2014 Comprehensive Plan, Page 6-1.

[22] See Section 6.6, Economic Development and Diversification Needs and Goals Chart, Page 6-23, December 9, 2014 Comprehensive Plan.

[23] See Chapter 7, December 9, 2014 Comprehensive Plan, Page 2-1.

contemplated in the Community Facilities Vision of the Comprehensive Plan. Additionally, the proposed Project is in an existing PUD where the infrastructure including roadways, sanitary sewer, solid waste, drainage, potable water, electricity, telephone and cable, and landscaping is already in place and will not be modified by the addition of this use. The Applicant's proposed additional use category supports and is consistent with the Community Facilities Vision of the Comprehensive Plan, as it adds the opportunity for expanded animal healthcare services to residents and visitors of the Town without adding additional unplanned burdens on these community facilities.

(g) **Land Use Vision.** *The Land Use Vision of the Comprehensive Plan encourages the Town to plan for a balance of land uses that ensure a high quality of life, business opportunity, environmentally protected areas and proposer placement of residential uses.*[24] The Property is located in the Belfair PUD. The Land Use Vision of the Comprehensive Plan identifies PUD's as a useful planning tool which have been used extensively in the greater Bluffton area to create high quality and unique master planned developments.[25] The Applicant's proposed additional use category provides residents of the Town and the greater Bluffton area with quality animal medical and health care for pets of Town residents. The Applicant's proposed use for the Property is supported by the existing infrastructure on the Property and within the Town and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure, and is consistent with the Land Use Vision of the Comprehensive Plan.[26]

(h) **Transportation Vision.** *The Transportation Vision of the Comprehensive Plan seeks to plan an efficient, adequate and safe transportation network for all users, including motorists, cyclists and pedestrians.*[27] The Applicant's proposed use is consistent with and supports the Transportation Vision of the

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[24] See Chapter 8, December 9, 2014 Comprehensive Plan, Page 8-1.

[25] See Section 8.3 Zoning and Regulation, December 9, 2014 Comprehensive Plan, Page 8-24.

[26] See Land Use Table, Goals and Implementation Steps, Section 8.2, Page 8-22.

[27] See Chapter 9, December 9, 2014 Comprehensive Plan, Page 9-1.

Comprehensive Plan. The proposed change in use does not provide for increased density rather it uses existing, available density in an existing PUD. The additional use category proposed by the Applicant has no negative impact on the Town's transportation system, and is consistent with the Transportation Vision of the Comprehensive Plan.

(i) **Priority Investment Act Vision.** *The Priority Investment Act Vision of the Comprehensive Plan encourages the shared commitment with neighboring jurisdictions and agencies to work together to plan and construct the public infrastructure needed by the residents of Bluffton and Beaufort County.*[28] The adoption of an Official Map is identified as a tool to implement the Comprehensive Plan by identifying property for future rights of way and other public uses and restricting the development on such property once such areas are identified.[29] The Property is located within the Belfair PUD and the planning for the public rights of way and other uses has already been completed and are not contemplated for the Property. Accordingly, the Application's proposed additional use category for the Property does not implicate the Priority Investment Act Vision of and is therefore consistent with the Comprehensive Plan.

2. **Compatibility of the site's physical, geological, hydrological and other environmental features to support the breadth and intensity of uses that could be developed in the proposed zoning district**. The Property is located in the Belfair PUD an existing PUD within the Town. The physical, geological and other environmental features of the Property and the Belfair PUD have already been reviewed, planned, designed and approved for a variety of uses including commercial uses set forth in the UDO. Many such uses have a greater and more intense impact than the proposed additional use category of Animal Hospital or Clinic and the PUD is designed to be capable of handling uses more intense than the uses available under Animal Hospital or Clinic.[30] Furthermore, the Applicant is not seeking additional density nor is any new development

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[28] See Chapter 10, December 9, 2014 Comprehensive Plan, Page 10-1.

[29] See Section 10.2 Official Map, December 9, 2014 Comprehensive Plan, Page 10-5.

[30] See Section 9.4 of the UDO, Description of Uses of Land and Buildings.

proposed for the additional use category intending to use a portion of the High Intensity Commercial density already assigned and existing in the PUD. Accordingly, the Property and the PUD can support the uses available under the proposed additional use category.

3. **Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts**. Compatibility of all the potential uses allowed in the proposed zoning district with the surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning, and potential influence on property values.

(a) **Compatibility with surrounding uses and zoning districts – location.** The Applicant believes that the Property is suitable for the "Animal Hospital or Clinic" use category proposed in the Application. The Property is located in the commercial areas of the Belfair PUD which provides for a variety of residential, civic, commercial and mixed uses. The additional use complements those various uses by providing animal medical and health care services to the animals of residents and guests of the PUD. Moreover, use as a Kennel is prohibited.

(b) **Compatibility with surrounding uses and zoning districts – impacts on the environment.** The Property is located in the existing Belfair PUD. The Applicant's proposed amendment to add an additional approved use category for the Property does not seek to otherwise change the Belfair PUD. No new density beyond that currently existing in the commercial areas of the Belfair PUD is requested and no new development is proposed. Therefore, there are no new impacts to the natural resources and existing natural environment of the surrounding uses or zoning districts.

(c) **Compatibility with surrounding uses and zoning districts – noise.** The uses allowed under the use category Animal Hospital or Clinic are not the type of uses that create the type or level of noise beyond that created by the uses currently allowed in the commercial areas of the Belfair PUD. Moreover, use as a Kennel is prohibited.

(d) **Compatibility with surrounding uses and zoning districts – density**. No additional density is requested by this application.

(e) **Compatibility with surrounding uses and zoning districts – nature of use.** The Property and Belfair Towne Village are already developed with a variety of residential, civic, commercial and mixed uses. The applicant proposes an additional use of Animal Hospital or Clinic which is a less intense use than other uses available in the Belfair PUD. The uses proposed by the Application are compatible with surrounding uses.

(f) **Compatibility with surrounding uses and zoning districts – traffic impacts.** The Property is served by a signalized intersection providing ingress and egress to U.S. Highway 278. No further connections are contemplated. The Property and Belfair Towne Village are already developed and traffic impacts have already been addressed.

(g) **Compatibility with surrounding uses and zoning districts – aesthetics.** The Belfair Towne Village is governed by restrictive land use covenants that provide for architectural review to maintain appropriate architectural design and standards within the PUD. The Applicant is not proposing any new development and therefore the aesthetics of the existing development on the Property is compatible with surrounding uses and zoning districts.

(h) **Compatibility with surrounding uses and zoning districts – ability to develop adjacent properties under existing zoning.** The addition of the new use category for the Property has no adverse impact on the development of adjacent properties as they may continue to be developed as provided in the Belfair PUD.

(i) **Compatibility with surrounding uses and zoning districts – potential influence on property values.** The approval of this Application likely will positively influence property values of surrounding properties by providing a resource to the Town's citizens and locate a viable use in the Belfair PUD that does not exist and will occupy already constructed and developed facilities.

4. **Compatibility of public infrastructure and services to sufficiently accommodate all potential uses allowed in the proposed district without compromising the public health, safety and welfare of the Town.** The Property has nearly direct access to U.S. Highway 278, and excellent connections to the Bluffton Parkway. The Property has all necessary and readily available utilities and storm water drainage facilities that are suitable for the proposed use. No additional density is requested and therefore there is no adverse impact on the public facilities and services contemplated to serve the Belfair PUD.

5. **Public need for the potential uses permitted in the requested zoning district.** The proposed additional use of Animal Hospital or Clinic will support current and future residents of the Town by providing animal medical and health care facilities for animals of Town residents.

III. CONCLUSION.

The Applicant believes the foregoing narrative and analysis demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in Section 3.4.3 of the UDO. Accordingly, the Applicant respectfully requests that the Planning Commission and Town Council:

A. Review this Application and the supporting documentation and any testimony which will be entered into the record.

B. Find the following:

(1) That this Application and the supporting testimony and documentation establish that the requested zoning map / text amendment is consistent with the Town's Comprehensive Plan.

(2) That this Application and the supporting testimony and documentation establish the physical, geographical, hydrological and other environmental features of the Property support the breadth and intensity of the uses available in the proposed additional use category.

(3) That this Application and the supporting testimony and documentation establish that the uses available in the proposed additional use category for the Property are compatible with surrounding uses and zoning districts in terms of suitability

of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning and the potential influence on property values.

(4) That this Application and the supporting testimony and documentation establish that the public infrastructure and services are available and capable of sufficiently accommodating the uses available in the proposed additional use category without compromising the public health, safety and welfare of the Town.

(5) That this Application and the supporting testimony and documentation establish that the there is a public need in the zoning district and the Town for the use proposed by the Application.

(6) That this Application and the supporting testimony and documentation are in compliance with the applicable requirements in the Applications Manual.

C. Recommend approval of this Application and the rezoning of the Property to add as an additional approved use "Animal Hospital or Clinic".

Respectfully submitted on behalf of the Applicant this 2nd day of April, 2020.

BURR & FORMAN LLP

Walter J. Nester, III

Attachment 3

EXHIBIT "A" TO SUPPLEMENT

South Carolina Secretary of State
Business Filings Report

(please see attached)

South Carolina Secretary of State

Business Entities Online

File, Search, and Retrieve Documents Electronically

BRE MARINER BELFAIR TOWN VILLAGE LLC

Corporate Information

Entity Type: Limited Liability Company

Status: Good Standing

Domestic/Foreign: Foreign

Incorporated State: Delaware

Important Dates

Effective Date: 10/12/2011

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

Registered Agent

Agent: CORPORATION SERVICE COMPANY

Address: 1703 LAUREL STREET
COLUMBIA, South Carolina 20201

Official Documents On File

Filing Type	Filing Date
Change of Agent or Office	12/16/2011
Authority	10/12/2011

For filing questions please contact us at **803-734-2158**

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Attachment 3

EXHIBIT "B" TO SUPPLEMENT

Beaufort County Ordinance 95/28

(please see attached)

Attachment 3

95/28

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, AMENDING THE EXISTING OFFICIAL LAND USE ZONING MAPS, DATED APRIL 9, 1990, WHICH ARE PART AND PARCEL OF THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (90/3).

A. Official Land use Zoning Map 600-11

Tax Map 600, Maps 23 and 23B, Parcels 48, 16 and 4, located along U.S. Highway 278 from Planned Unit Development (under the Rose Hill Master Plan) to Planned Unit Development.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Thomas C. Taylor
Chairman

ATTEST:

_____
Clerk to Council

REVIEWED BY:

_____
County Attorney

First Reading: June 12, 1995
Second Reading: June 26, 1995
Public Hearing: July 24, 1995
Third and Final Reading: July 24 1995

RECEIVED

Attachment 3

EXHIBIT "C" TO SUPPLEMENT

Bluffton Ordinance 2005-28

(please see attached)

Attachment 3

ORDINANCE NO. 2005-28

AN ORDINANCE FOR THE ANNEXATION OF CERTAIN REAL PROPERTY OWNED ALONG BUCK ISLAND AND SIMMONSVILLE ROADS INTO THE CORPORATE BOUNDARIES OF THE TOWN OF BLUFFTON, SOUTH CAROLINA

WHEREAS, by Petition for Annexation of certain real property located along Buck Island and Simmonsville Roads that are contiguous to the Town of Bluffton's corporate boundaries

WHEREAS, the Petition for Annexation was filed pursuant to South Carolina Code of Laws Section 5-3-300, et.seq. which allows for an election to be held in the area proposed for annexation; and,

WHEREAS, pursuant to South Carolina Code of Laws Section 5-3-300, and in accordance with the provisions prescribed by Chapters 13 and 17 of Title 7 of the South Carolina Code of Laws, and election was held in the area proposed by the Petition for Annexation on Wednesday, October 26, 2005; and,

WHEREAS, a majority of the votes cast in the election by qualified electors of the area proposed to be annexed were cast in favor of the annexation; and,

WHEREAS, the vote has been certified by the County Board of Canvassers; and,

WHEREAS, on or about November 28, 2005, a petition signed by more than five (5%) percent of the registered voters in the Town was received and subsequently verified, such petition necessitating a special municipal election on December 28, 2005; and,

WHEREAS, a special election was held on December 28, 2005, and 183 votes were cast – 154 in favor of the annexation, 28 opposed, and 1 spoiled; and,

Attachment 3

WHEREAS on December 29, 2005, the Town of Bluffton Election Commission certified the results of the December 28, 2005 election; and,

WHEREAS, the Town Council of Bluffton finds it to be in the Town's best interest to annex into its corporate boundaries that certain property along Buck Island and Simmonsville Roads that were the subject of the Petition and election; and,

NOW, THEREFORE, BE IT ENACTED BY THE TOWN OF BLUFFTON, SOUTH CAROLINA:

The Town of Bluffton, South Carolina, hereby annexes into its corporate boundaries all those certain properties along Buck Island and Simmonsville Roads that were the subject of the Petition for Annexation and the special election held on Wednesday, October 26, 2005 and which is more fully described by the Petition for Annexation and its Exhibits and Attachments, the same being attached hereto and incorporated herein as part of this Ordinance.

Attachment 3

This Ordinance was read and passed at first reading by title only on November 9 , 2005.

Henry "Hank" Johnston, Mayor
Town of Bluffton, South Carolina

Sandra Lunceford
Clerk, Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on December 14, 2005.

Henry "Hank" Johnston, Mayor
Town of Bluffton, South Carolina

Sandra Lunceford
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at second and final reading held on December 29, 2005.

Henry "Hank" Johnston, Mayor
Town of Bluffton, South Carolina

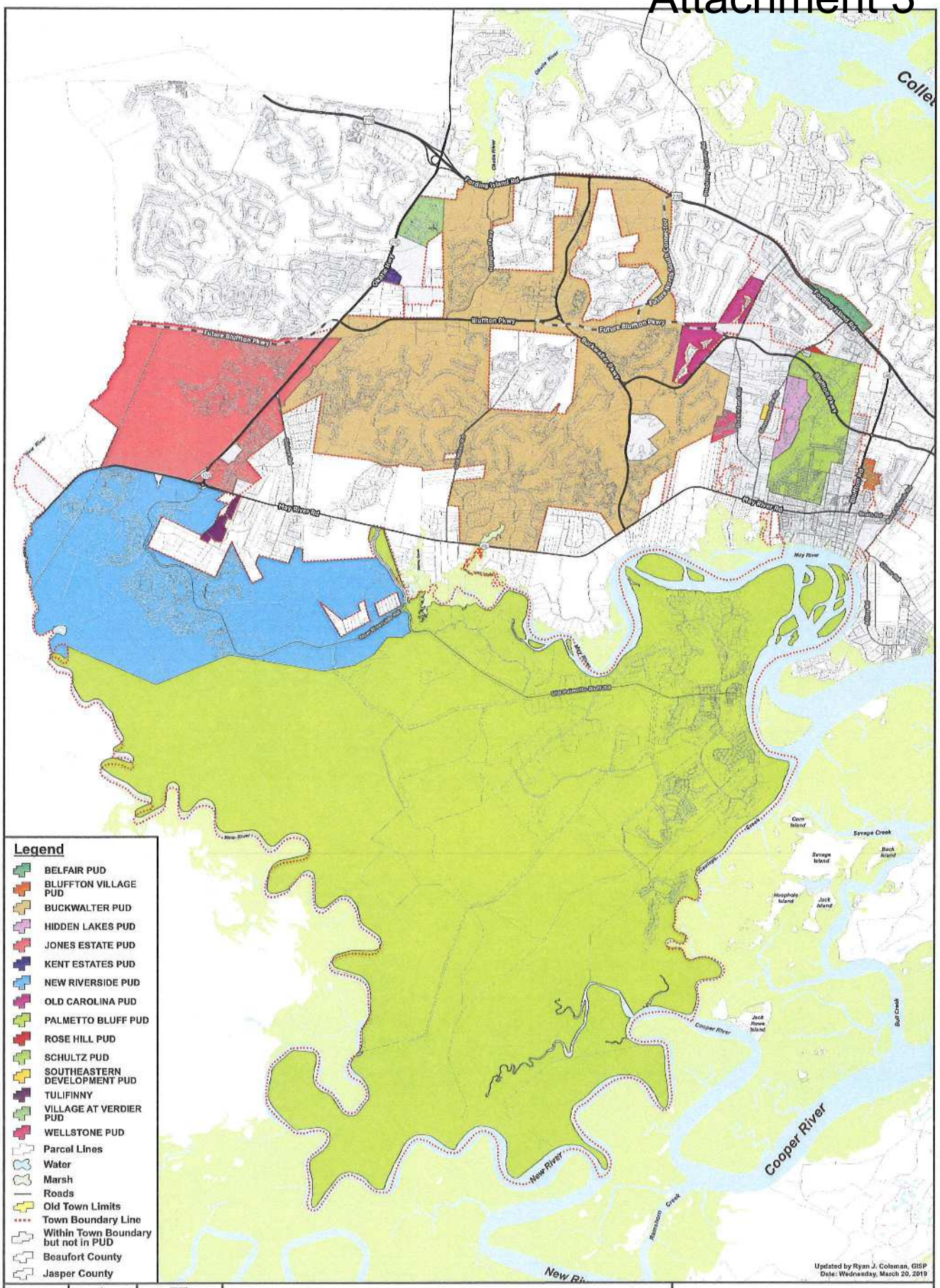
Sandra Lunceford
Clerk, Town of Bluffton, South Carolina

EXHIBIT "D" TO SUPPLEMENT

Town Growth Management Department Planned Unit Development Map

(please see attached)

Attachment 3



NORTH

Growth Management Department

Town of Bluffton · Beaufort County, SC

Scale in Miles

PLANNED UNIT DEVELOPMENTS

Attachment 3

EXHIBIT "E" TO SUPPLEMENT

Belfair PUD, Pages 45-51

(please see attached)

A. LAND USES

The following land use categories as designated on the master plan, shall have the following allowed permitted uses and development parameters.

1. Single Family Residential (SF)

The designation allows for the construction of single family units both detached and attached. The units will be developed in accordance with the Community Covenants and Restrictions (CCR's).

Permitted Uses:

a. Dwelling Units
   (1) Detached Single Family
      (a) Minimum lot size - 5,000 square feet for detached single family units
   (2) Attached Single Family
      (a) Minimum lot size - 3,000 square feet for attached units
b. Accessory Buildings, Private Swimming Pools, and Home Occupations if allowed under private covenants
c. Model Homes/Sales and Development Office
d. Open Space
   (1) Landscape Areas
   (2) Lagoons, Ponds, Impoundments and Lakes
   (3) Freshwater Wetlands and Buffers
   (4) Wildlife Preserves & Buffers
   (5) Conservation Easements
   (6) Garden Plots
   (7) Recreational Areas
e. Temporary Construction Facilities
   (1) Storage
   (2) Staging
   (3) Disposal Yards
   (4) Construction Signs
   (5) Office
   (6) Office Trailers
f. Utilities, including but not limited to, Power, Telephone, Water, Sewer, Drainage Lagoon, and Telecommunications
g. Community Roads
h. All Uses in 3. Golf Courses (GC)

i. All Uses in 4. Community Recreational Facilities (CRF)

2. Multi-Family Residential (MF)

The designation allows for the construction of multi-family dwelling unit that will be designed and built in accordance with the Community Covenants and Restrictions (CCR's).

Permitted Uses:

a. Multi-Family Not To Exceed 722 total units and not to exceed 16 units per net acre
b. All Uses in 1. - Single Family Residential
c. All Uses in 5. - Sales Center/Community Entrance

3. Golf Courses (GC)

This designation provides for the construction of golf courses in the community.

Permitted Uses:

a. Regulation, Full Length Golf Course
b. Executive Golf Course
c. Golf Cart Storage and Maintenance (Golf and Community) Facilities
d. Special Event Areas
   (1) Temporary Parking
   (2) Temporary or Permanent Outdoor Tents
e. All Uses in 1. Single Family Residential (SF)
f. Restrooms
g. Rain Shelters
h. Halfway Houses
i. Golf Learning Center Facilities
j. Tournament Boards and Facilities
k. Television Camera Towers
l. Other Facilities or Equipment Necessary to Stage a Televised Golf Event
m. Irrigation Equipment and Buildings

4. Community Recreation Facilities (CRF)

This use provides for central recreation complexes to serve the community. These facilities may have indoor recreation, meeting, banquet, fitness and hobby space. These facilities may be built in a complex of multiple buildings over the life of the development. Outdoor Recreational Facilities may include golf courses, golf driving ranges, pools, tennis courts, croquet courts, lawn bowling, parks, playgrounds, trails & paths and other recreational uses.

Permitted Uses:

a. Recreational Buildings
b. Accessory Buildings
c. Community Offices
d. Outdoor Recreation Facilities
e. Maintenance and Storage Facilities
f. Commercial Uses Associated with:
   (1) Club Houses, Locker Rooms, Proshops
   (2) Snack Bar/Grill
   (3) Convenience Goods for Residents and Guests
g. Lighted Outdoor Recreation Facilities
h. Mail Deposit and Pickup Facility
I. All Uses in 1. Single Family Residential

5. Community Entrance/Sales Center (CE/SC)

This Community Entrance/Sales Center will house a major entrance to the community, the Sales offices and related services. In order to provide flexibility for the Community, in the future, this area may include office facilities.

Permitted Uses:

a. Sales, Professional and Financial Services Offices
b. Model Homes
c. All Uses in 1. Single Family Residential (SF)

6. Neighborhood Commercial (NC)

The Neighborhood Commercial area allows for the development of a limited use commercial area to provide essential services to residents and to function as part of a commercial node for the general public as

anticipated by the original Beaufort County Zoning Map.

Permitted Uses:

a. General and Professional Offices-including Medical and Health Services
b. General Retail, Service Business, and Shopping Centers unless specifically prohibited under Prohibited Uses, below
c. Uses allowed in a Neighborhood Commercial District and Development District under current *Beaufort County Zoning and Development Standards Ordinance*, both by right and Conditional uses, unless specifically prohibited under *Prohibited Uses*, below
d. The Other Requirement, Section 4.11.5 of the *Beaufort County Zoning and Development Standards Ordinance* shall apply to all Commercial Development within the Neighborhood Commercial Area
e. All Uses in 1., Single Family Residential (SF)
f. All Uses in 2., Multi-Family Residential (MF)
g. All Uses in 3., Golf Courses (GC)

Prohibited Uses:

The following Commercial Uses, which are presently allowed under *Beaufort County Zoning and Development Standards Ordinance*, within Neighborhood Commercial or General Commercial Districts, are specifically prohibited:

a. Telecommunications Tower
b. Telegraph Offices
c. Telephone Exchange
d. Publicly Owned and Operated Building
e. Club, Lodge, Union Hall or Social Center
f. Off-Street Commercial Parking Garage
g. Public Utility Installations or Sub-Installations Including Water Towers
h. Motion Picture Studio
I. Wooden Assembly Companies
j. Electronic Assembly Companies
k. Automobile Garage-Repair and Service ✓
l. Newspaper Publishing Plant
m. Automobile Carwash ✓
n. Laundry or Washateria (Except as Related to Guest Laundry Services)

o. Animal Hospital, Clinic or Kennel
p. Junk Yard or Auto Salvage Yards
q. Solid Waste Transfer Facilities or Recycle Centers
r. Automobile Service Station
s. Horse Riding School and/or Training Facility
t. Mini-Warehouses
u. Recreational Vehicle Park or Camping Facility
v. Miniature Golf
w. Go-Cart Racing Facility
x. Water slide and Wave Pools
y. Roller Coaster

7. Maintenance/Secondary Entrance (M/SE)

Maintenance/Secondary Entrance will house the facilities compatible with and necessary to maintain the common properties and golf courses.

Permitted Uses:

a. Vehicle Maintenance
b. Storage of Vehicles and Parts, Boats, Recreational Vehicles, and Resident Storage Units
c. Fuel Storage
d. Shops for Woodwork, Metalwork and Painting for Maintenance of Community, Greenhouses and Pump Station
e. Offices Associated with Community and Golf Maintenance
f. Storage of Chemicals and Bulk Materials
g. All Uses in 1.Single Family Residential (SF)

8. Wetlands

Freshwater wetlands on the property have been delineated, surveyed and verified. The use of these lands is controlled by the U.S. Army Corps of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource and unless restricted via memorandum of Agreement to the contrary, the following are Permitted Uses:

a. Open Space
b. Conservation Easements
c. Activities in all Areas as Permitted by U.S. Army Corps of Engineers

and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource.

d. Disposal of Reclaimed Water as Permitted by SCDHEC
e. Boardwalks and Golf Cart Bridges
f. Stormwater Control and Disposal

9. Roads

Collector roads will provide access to all parts of the project.

Permitted Uses:

a. Roads for Access
b. All Uses in 1. Single Family Residential (SF)

10. Open Space and Buffers

Adequate open space is required for developments in Beaufort County. Open space in the Belfair PUD as with other PUD's, will be calculated for the boundary of the PUD and not site specific for each phase of the PUD. The open space requirement for the area covered by this application is shown below:

Single Family Residential	314 acres x 10% =	31 acres
Multi-Family Residential	33 acres x 30% =	10 acres
Recreation, Sales Centers, Club	29 acres x 15% =	4 acres
Neighborhood Commercial	50 acres x 15% =	8 acres
Maintenance	18 acres x 15% =	3 acres
Total Requirement =		56 acres

The Belfair Conceptual Master Plan calls for approximately 500 acres of open space in conserved wetlands, lakes, utility easements, golf course and buffers. This does not include landscaped areas within developed parcels which will add considerably to the open space. Therefore, the Belfair PUD more than meets the *Beaufort County Zoning and Development Standards Ordinance* open space requirements

11. Setbacks and Buffers

Setbacks and Buffers will meet or exceed the requirements of the *Beaufort County Zoning and Development Standards Ordinance* or as modified herein. All setback and buffers shall apply to the perimeter of the PUD only.

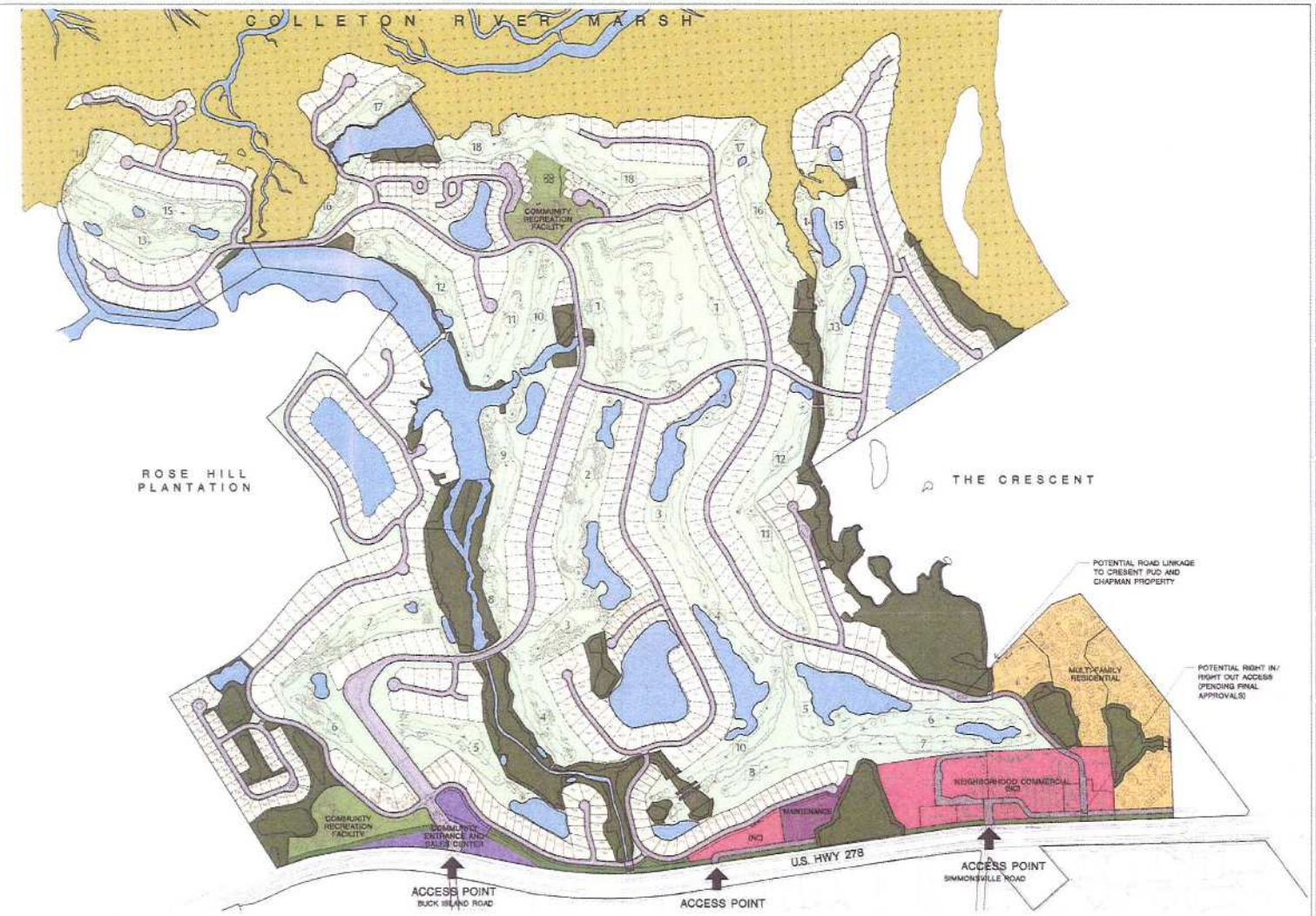
Attachment 3

EXHIBIT "F" TO SUPPLEMENT

Master Plan

(please see attached)

Attachment 3



SCHEDULE 'C' - Original PUD *

LAND USE, ACREAGE AND DENSITY AS IN ORIGINAL PUD *

ZONING	ACRES	DU	NOTES
NC*	50.0	222	NC = Neighborhood Commercial as defined in the PUD Narrative industrial (MAY include MF) *the development plan provides for part or all of this acreage to be MF (See IV.A.6.f)
MF	33.0		MF = Multi-Family Residential as defined in the PUD Narrative
SF***	897.8	770	SF = Single Family Residential as defined in the PUD Narrative ***Includes acreage for the golf course, roads, open space, and other wetlands, buffers and conservation areas.
CRF	33.0	—	CRF = Community Recreational Facilities as defined in the PUD Narrative
CE/SC	6.8	—	CE/SC = Community Entrance / Sales Center. Allowed use as defined in PUD Narrative
M/SE	18.4	—	M/SE = Maintenance & Secondary Entrance. Allowed use as defined in PUD Narrative
TOTAL	1028.0	1492	ORIGINAL PUD DENSITY = 1.42 Units/Acre

* TAKEN FROM PAGE 13 OF APPROVED PUD DOCUMENT DATED JULY 24, 1995

SCHEDULE 'C' - Final PUD Master Plan

LAND USE, ACREAGE AND DENSITY FINAL PUD MASTER PLAN

ZONING	ACRES	DU	NOTES
NC*	31.3	586	NC = Neighborhood Commercial as defined in the PUD Narrative (MAY include MF) *the development plan provides for part or all of this acreage to be MF (See IV.A.6.f)
MF	33.0		MF = Multi-Family Residential as defined in the PUD Narrative
SF***	1035.4	737	SF = Single Family Residential as defined in the PUD Narrative ***includes acreage for the golf course, roads, open space, and other wetlands, buffers and conservation areas. Lot configuration subject to change.
CRF	18.2	—	CRF = Community Recreational Facilities as defined in the PUD Narrative
CE/SC	7.1	—	CE/SC = Community Entrance Sales Center. Allowed uses as defined in PUD Narrative
M/SE	4.3	—	M/SE = Maintenance & Secondary Entrance allowed uses as defined in the PUD Narrative
TOTAL	1128.3	1243	FINAL PUD DENSITY = 1.10 Units/Acre

BELFAIR

BEAUFORT COUNTY, SOUTH CAROLINA

BELFAIR P.U.D. FINAL MASTER PLAN

CONSULTANTS:

Land Planning
J. K. TILLER ASSOCIATES, INC.
Bluffton, South Carolina

Engineering
THOMAS & HUTTON ENGINEERING CO.
Savannah, Georgia

Legal
LEWIS J. HAMMET
Bluffton, South Carolina

NOTE:
All development plans are tentative and subject to change. As provided in the PUD Narrative residential and commercial densities are final and may not be increase.

KEY

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMUNITY RECREATION FACILITY
- GOLF COURSE
- COMMUNITY ENTRANCE/SALES CENTER
- MAINTENANCE/SECONDARY ENTRANCE
- NEIGHBORHOOD COMMERCIAL
- ROADS
- OPEN SPACES
- BUFFERS & FRESH WATER WETLANDS
- SALT WATER MARSH
- LAKES, DRAINAGE LAGOONS & PONDS
- 278 BUFFER

NORTH

SCALE

0 400' 800' 1200'

JANUARY 30, 1995
JANUARY 15, 1998 REVISED
JANUARY 4, 2000 REVISED
MARCH 27, 2000 REVISED

EXHIBIT E

Attachment 3

EXHIBIT "G" TO SUPPLEMENT

Deed – Book 3110 at Page 1221

(please see attached

Attachment 3

RECORDED
2012 Feb -16 10:49 AM
Sharon P. Burris
BEAUFORT COUNTY AUDITOR

7 PB
14
Haynsworth

Grantee: c/o Blackstone Real Estate Partners VII L.P.
mailing 345 Park Ave
NY, NY 10154

BEAUFORT COUNTY SC - ROD
BK 03110 PGS 1221-1227
FILE NUM 2012000571
01/05/2012 04:33:49 PM
REC'D BY P BAXLEY RCPT# 665114
RECORDING FEES 13.00
County Tax 20,959.40
State Tax 49,540.40

ADD DMP Record 2/2/2012 11:28:55 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R610	031	000	0194	0000	00

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF BEAUFORT)

KNOW ALL MEN BY THESE PRESENTS, that Equity One (Belfair), Inc., a South Carolina corporation, ("Grantor") in consideration of TEN AND NO/100 ($10.00) Dollars, to the Grantor in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto BRE Mariner Belfair Town Village LLC, a Delaware limited liability company, ("Grantee") and the Grantee's heirs or successors and assigns, the following described premises, to wit:

> All that certain piece, parcel or lot of land situate, lying and being in the County of Beaufort, State of South Carolina more fully and particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "Premises");

This conveyance is made ***SUBJECT TO***:

Those matters described in Exhibit "B" attached hereto and made a part hereof for all purposes

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

ADD DMP Record 2/2/2012 11:28:37 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R610	031	000	0333	0000	00

ADD DMP Record 2/2/2012 11:28:55 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R610	031	000	0194	0000	00

WITNESS the Grantor's hand and seal as of this 20th day of December, 2011.

EQUITY ONE (BELFAIR) INC., a South Carolina corporation

By: _____
Name: Arthur L. Gallagher
Title: Vice President

Signed, sealed and delivered
in the presence of:

_____(SEAL)

Witness 1

Witness 2

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that Arthur L. Gallagher, Vice President of Equity One (Belfair) Inc., a South Carolina corporation personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the corporation.

IN WITNESS WHEREOF I have set my hand this 13 day of December, 2011.

_____(SEAL)
Notary Public
State of: _____
My commission expires: _____

Prepared by:

Brian R. Lerman, Esq.
Goodwin Procter LLP
Exchange Place
Boston, MA 02109

JENNIFER GERMAIN
Notary Public - State of Florida
My Commission Expires Apr 22, 2012
Commission # DD 781306

{Signature Page to Belfair Town Village Deed}

Exhibit "A"

All those certain pieces, parcels or tracts of land situate, lying and being in the County of Beaufort, State of South Carolina being depicted as Phase I, Parcel 1; Phase I, Parcel 2 and Phase I, Parcel 3 on that certain survey entitled "ALTA/ACSM Land Title Survey of Belfair Towne Village" prepared by American Surveying & Mapping Inc., dated September 12, 2011, as revised through November 11, 2011, certified by Fulton V. Clinkscales, Jr., No. 5767, and having, according to said plat, the following metes and bounds:

Phase I, Parcel 3

Commencing at the southwest intersection of US Highway 278 and Simmonsville Road; thence North 43 degrees 06 minutes 00 seconds East, 216.00 feet to a pk nail found on the northerly line of US Highway 278 (Public Right-of-Way Varies) and the True Point of Beginning, said point also being located on a non-tangent curve concave to the south, having a radius of 3,875.02 feet; thence along said right-of-way line and arc of said non-tangent curve, 269.91 feet, with a chord bearing and distance of North 46 degrees 05 minutes 46 seconds West, 269.86 feet to a ¾" open top pipe found; thence leaving said right-of-way line, North 46 degrees 49 minutes 22 seconds East, 214.25 feet to a point; thence North 43 degrees 10 minutes 36 seconds West, 16.48 feet to a ½"rebar set, said corner also being a point on a non-tangent curve concave to the north, having a radius of 100.00 feet; thence along said non-tangent curve, 48.03 feet with a chord bearing and distance of South 56 degrees 49 minutes 17 seconds East, 47.57 feet to a pk nail set; thence South 70 degrees 44 minutes 46 seconds East, 51.20 feet to a pk nail set and a point on a tangent curve concave to the southwest, having a radius of 50.00 feet; thence along the arc of said curve, 51.52 feet with a chord bearing and distance of South 41 degrees 13 minutes 40 seconds East, 49.27 feet to a ½" rebar set; thence South 11 degrees 42 minutes 33 seconds East, 35.51 feet to a ½" rebar set and a point on a tangent curve concave to the east, having a radius of 100.00 feet, thence along the arc of said curve southerly 54.98 feet to a ½" rebar set; thence South 43 degrees 10 minutes 36 seconds East, 62.21 feet to a 5/8 rebar found; thence South 46 degrees 42 minutes 58 seconds West, 200.50 feet to the Point of Beginning.

Containing within said bounds, 59,511 square feet (1.36 acres) of land, more or less.

Phase I, Parcel 1

Commencing at the southwest intersection of US Highway 278 and Simmonsville Road; thence North 43 degrees 06 minutes 00 seconds East, 216.00 feet to a pk nail found on the northerly line of US Highway 278 (Public Right-of-Way Varies); thence leaving said right-of-way line, North 46 degrees 42 minutes 58 seconds East, 200.50 feet to a 5/8" rebar found; thence North 46 degrees 37 minutes 55 seconds East, 49.98 feet to a ¾" open top pipe found and the True Point of Beginning; thence North 43 degrees 12 minutes 27 seconds West, 62.21 feet to a ½" rebar set and a point on a non-tangent curve concave to the northeast, having a radius of 50.00 feet; thence along said non-tangent curve, 27.22 feet with a chord bearing and distance of North 27 degrees 32 minutes 01 seconds West, 26.88 feet to a ½" rebar set; thence North 11 degrees 42 minutes 33 seconds West, 35.51 feet to a pk nail set and a point on a tangent curve concave to the west, having a radius of 100.00 feet; thence along the arc of said tangent curve, 42.73 feet with a chord bearing and distance of North 23 degrees 56 minutes 58 seconds West, 42.40 feet to a ½" rebar set; thence South 42 degrees 53 minutes 15 seconds East, 14.29 feet to a pk nail set; thence North 46 degrees 40 minutes 08 seconds East, 200.59 feet to a scribed "X" set; thence South 42 degrees 50 minutes 53 seconds East, 55.09 feet to a scribed "X" set; thence North 46 degrees 49 minutes 13 seconds East, 182.48 feet to a point on a non-tangent curve concave to the southwest, having a radius of 4550.92 feet; thence along the arc of said non-tangent curve, 11.22 feet with a chord bearing and distance of South 44 degrees 53 minutes 40 seconds East, 11.22 feet to a point; thence North 46 degrees 47 minutes 22 seconds East, 24.11 feet to a ½" rebar set and a point on a non-tangent curve concave to the southwest, having a radius of 4,575.02 feet; thence along the arc of said non-tangent curve, 139.84 feet with a chord bearing and distance of South 44 degrees 09 minutes 23 seconds East, 139.84 feet to a ½" rebar set; thence South 43 degrees 16 minutes 48 seconds East, 647.00 feet to a ¾" open top pipe found and a point on a non-tangent curve concave to the east, having a radius of 325.00 feet; thence along the arc of said non-tangent curve 104.45 feet with a chord bearing and distance of South 06 degrees 23 minutes 31 seconds East, 104.08 feet to a point; thence South 15 degrees 32 minutes 01 second East, 100.52 feet to a ¾"open top pipe found and a point on a non-tangent curve having a radius of 75.00 feet; thence along the arc of said non-tangent curve, 81.60 feet with a chord bearing and distance of South 15 degrees 40 minutes 07

Derivation for PHASE I, Parcels 1, 2 and 3: This is the same property conveyed to the grantor by deed of Belfair Towne Village Partners I, L.P. dated December 22, 2003 recorded in Deed Book 1891 at Page 399 on December 30, 2003.

Tax ID's: R610-031-000-0333; R610-031-000-0380 and R610-031-000-0194

Belfair Towne Village
00994-0524CMRS
13025652

seconds West, 77.63 feet to a ¾" open top pipe found; thence South 46 degrees 48 minutes 49 seconds West, 164.41 feet to a 5/8" rebar found; thence North 43 degrees 16 minutes 54 seconds West, 155.00 feet to a ¾" open top pipe found; thence South 46 degrees 45 minutes 35 seconds West, 259.87 feet ¾" open top pipe found; thence North 43 degrees 11 minutes 41 seconds West, 286.50 feet to a ¾" open top pipe found and a point on a non-tangent curve concave to the east, having a radius of 54.00 feet; thence along the arc of said curve, 51.95 feet with a chord bearing and distance of North 16 degrees 22 minutes 53 seconds West, 49.97 feet to a ½' rebar set; thence North 11 degrees 43 minutes 40 seconds East, 100.83 feet to a ½" rebar set and a point on a non-tangent curve concave to the west, having a radius of 104.00 feet; thence along the arc of said non-tangent curve, 100.14 feet with a chord bearing a distance of North 15 degrees 29 minutes 26 seconds West, 96.32 feet to a ¾" open top pipe found; thence North 43 degrees 12 minutes 42 seconds West, 291.86 feet to the Point of Beginning.

Containing within said bounds, 488,473 square feet (11.21 acres) of land, more or less.

Phase I, Parcel 2

Commencing at the southwest intersection of US Highway 278 and Simmonsville Road; thence North 43 degrees 06 minutes 00 seconds East, 216.00 feet to a pk nail found on the northerly line of US Highway 278 (Public Right-of-Way Varies); thence leaving said right-of-way line, North 46 degrees 42 minutes 58 seconds East, 200.50 feet to a 5/8" rebar found; thence North 46 degrees 37 minutes 55 seconds East 49.98 feet to a ¾" open top pipe found; thence South 43 degrees 12 minutes 42 seconds East, 291.86 feet to a ¾" open top pipe found and a point on a non-tangent curve concave to the west, having a radius of 104.00 feet; thence along the arc of said non-tangent curve, 100.14 feet with a chord bearing a distance of South 15 degrees 29 minutes 26 seconds East, 96.32 feet to a ½" rebar set; thence South 11 degrees 43 minutes 40 seconds West, 100.83 feet to a ½"rebar set and a point on a non-tangent curve, having a radius of 54.00 feet; thence along the arc of said non-tangent curve, 51.95 feet with a chord bearing and distance of South 16 degrees 22 minutes 53 seconds East, 49.97 feet to a ¾" open top pipe found; thence South 43 degrees 11 minutes 41 seconds East, 286.50 feet to a ¾" open top pipe found; thence South 43 degrees 12 minutes 38 seconds East, 219.84 feet to the Point of Beginning; thence North 46 degrees 45 minutes 32 seconds East, 296.84 feet to a pk nail with disc found; thence South 43 degrees 21 minutes 06 seconds East, 55.38 feet to a point; thence South 46 degrees 43 minutes 29 seconds West, 111.97 feet to a point; thence South 43 degrees 12 minutes 39 seconds East, 146.00 feet to a point; thence South 46 degrees 07 minutes 26 seconds West, 6.90 feet to a point; thence South 43 degrees 19 minutes 23 seconds East, 21. 92 feet; thence South 46 degrees 20 minutes 08 seconds West, 13.96 feet to a point; thence South 43 degrees 03 minutes 11 seconds East , 31.60 feet to a point; thence South 46 degrees 47 minutes 22 seconds West, 164.10 feet to a point; thence North 43 degrees 12 minutes 38 seconds West, 255.01 feet to the Point of Beginning.
Containing within said bounds, 52,575 square feet (1.20 acres) of land, more or less.

TOGETHER WITH those easement rights arising under that certain Drainage Easement Agreement by and between Belfair Plantation Limited Liability Company, dated as of April 28, 1997 filed for record May 2, 1997 in Book 940 at Page 972, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those easement rights arising under that certain Tract 2 Drainage Easement Agreement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village I, LLC and J. Littleton Glover, Jr., dated as of October 26, 1998, filed for record November 6, 1998 in Book 1104 at Page 800, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those easement rights arising under that certain Gore Property Drainage Easement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village I, LLC dated as of March 12, 1999, filed for record March 18, 1999 in Book 1148 at Page 2424, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those easement rights arising under that certain NBSC Property Drainage Easement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village Partners I, LP, dated as of April 29, 1999, filed for record April 29, 1999 in Book 1165 at Page 351, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those easement rights arising under that certain Tract 3 Drainage Easement Agreement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village I, LLC, dated as of November 1, 1999, filed for record November 24, 1999 in Book 1236 at Page 1371, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those easement rights arising under that certain Declaration of Covenants and Restrictions for Belfair Commercial Property by Belfair Towne Village I, LLC, dated April 28, 1997, filed for record May 2, 1997 in Book 940 at Page 1038, as amended by First Amendment to Declaration of Covenants and Restrictions of Belfair Commercial Property by Belfair Towne Village I, LLC dated June 6, 1997, filed for record June 13, 1997 in Book 951 at Page 54, as further amended by Second Amendment to Declaration of Covenants and Restrictions of Belfair Commercial Property by Belfair Towne Village I, LLC dated March 12, 1999, filed for record March 18, 1999 in Book 1148 at Page 2371, as supplemented by that certain First Supplementary Declaration to Declaration of Covenants and Restrictions for Belfair Commercial Property by Belfair Towne Village I, LLC, dated March 12, 1999, filed for record March 18, 1999 in Book 1148 at Page 2392, as further supplemented by Second Supplementary Declaration to Declaration of Covenants and Restrictions for Belfair Commercial Property by Belfair Towne Village I, LLC and Belfair Towne Village Partners I, L.P., dated April 29, 1999 and recorded April 29, 1999 in Book 1165 at Page 370, as further supplemented by Third Supplementary Declaration to Declaration of Covenants and Restrictions for Belfair Commercial Property by Belfair Towne Village I, LLC and Belfair Towne Village Partners I, L.P., dated November 1, 1999 and recorded November 24, 1999 in Book 1236 at Page 1394, as further amended by Third Amendment to Declaration of Covenants and Restrictions of Belfair Commercial Property by Belfair Towne Village I, LLC and Belfair Towne Village Partners I, L.P., dated November 28, 2001, filed for record December 5, 2001 in Book 1507 at Page 1128, as further amended by Fourth Amendment to Declaration of Covenants and Restrictions of Belfair Commercial Property by Belfair Towne Village I, LLC, dated December 22, 2003, recorded December 30, 2003 in Book 1891 at Page 394, as affected by Fourth Amendment to Declaration of Covenants and Restrictions of Belfair Commercial Property dated December 22, 2003 and recorded December 30, 2003 in Book 1891 at Page 394, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those easement rights arising under that certain Cross Ingress and Egress Easement Agreement by and between Belfair Plantation Limited Liability Company, Ashley Plantation Limited Partnership, and The Most Reverend David B. Thompson, Bishop of Charleston, a Corporation sole, date effective as of July 23, 1996, filed for record September 11, 1996 in Book 886 at Page 2347, as re-recorded in Book 922 at Page 310, Office of the Register of Deeds for Beaufort County, and as assigned by that certain Side Agreement to Cross Ingress and Egress Agreement dated September 10, 1996.

ALSO TOGETHER WITH those easement rights arising under that certain Belfair Construction and Access Easement Agreement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village I, LLC, dated as of April 28, 1997, filed for record May 2, 1997 in Book 940 at Page 995 as amended by that certain First Amendment to Belfair Construction and Access Easement Agreement by and between Belfair Plantation Limited Liability Company and Belfair Town Village I, LLC dated as of March 12, 1999, filed for record March 18, 1999 in Book 1148 at Page 2411, as modified by that certain Inclusion of Additional Property Under the Belfair Construction and Access Easement Agreement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village Partners I, L.P., dated as of April 29, 1999, filed for record April 29, 1999 in Book 1165 at Page 345, as further modified by that certain Inclusion of Additional Property Under the Belfair Construction and Access Easement Agreement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village I, LLC, dated as of November 1, 1999, filed for record November 24, 1999 in Book 1236 at Page 1388, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those easements arising under that certain Sanitary Sewer Construction Easement Agreement by and between Belfair Plantation Limited Liability Company and Belfair Towne Village I, LLC, dated as of April 28, 1997, filed for record May 2, 1997 in Book 940 at Page 1017, Office of the Register of Deeds for Beaufort County.

ALSO TOGETHER WITH those Easement Area rights as depicted on those certain plats recorded in Plat Book 69 at Page 183, Plat Book 69 at Page 30, and Plat Book 72 at Page 20, Office of the Register of Deeds for Beaufort County.

EXHIBIT B

PERMITTED EXCEPTIONS

All of those items listed on Schedule B of that certain Pro Forma Policy of Title Insurance from Chicago Title Insurance Company File No. 00994-0524CMRS/lb and incorporated herein by reference.

STATE OF NEW YORK
COUNTY OF NEW YORK

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred consists of approximately 13.79 acres located in Beaufort County, South Carolina at 63 Towne Drive, Bluffton, bearing County Tax Map Number(s) _____, and was transferred by Equity One (Belfair) Inc. to BRE Mariner Belfair Town Village LLC on _____, 201_.

3. Check one of the following: The deed is

   (a) __X__ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____
   (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

   (a) __X__ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $19,054,000.00.
   (b) _____ The fee is computed on the fair market value of the realty which is _____.
   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ____ or No __X__ to the following: A lien or encumbrance on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____

6. The deed recording fee is computed as follows:

   (a) Place the amount listed in item 4 above here: $19,054,000.00
   (b) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)
   (c) Subtract Line 6(b) from Line 6(a) and place result here: $19,054,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $70,499.80

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

BRE Mariner Belfair Town Village LLC, a Delaware limited liability company

By _____
Name: Nadeem Meghji
Title: Vice President

SWORN to before me this 9 day of December, 2011

Notary Public for N.Y.
My Commission Expires:

ALLISON NEGRON
NOTARY PUBLIC, State of New York
No. 01NI6235791
Qualified in New York County
Commission Expires Feb. 14, 2015

AO 780277.1

NPCOLI 2651330.1-DE-(WLL) 025951-00019

Attachment 3

EXHIBIT "H" TO SUPPLEMENT

South Carolina Secretary of State
Business Filings Report

(please see attached)

South Carolina Secretary of State

Business Entities Online

File, Search, and Retrieve Documents Electronically

BRIXMOR MANAGEMENT JOINT VENTURE 2, LP

Assumed Name(s)
BRIXMOR MJV 2, LP

Corporate Information

Entity Type: Limited Partnership

Status: Good Standing

Domestic/Foreign: Foreign

Incorporated State: Delaware

Important Dates

Effective Date: 05/23/2006

Expiration Date: N/A

Term End Date: N/A

Dissolved Date: N/A

Registered Agent

Agent: CORPORATION SERVICE COMPANY

Address: 1703 LAUREL STREET
COLUMBIA, South Carolina 29201

Official Documents On File

Filing Type	Filing Date
Amendment	02/01/2012
Assumed Name	02/01/2012
Change of Agent or Office	11/10/2008
Amendment	01/23/2008
Change of Agent or Office	12/12/2007
LP Certificate	05/23/2006

Assumed Names

Assumed Name	Effective Date	Expiration Date	Status Type
BRIXMOR MJV 2, LP	02/08/2012	N/A	Active

Former Names

Name	Filing Date
CENTRO US MANAGEMENT JOINT VENTURE 2, LP	01/28/2008
CENTRO WATT MANAGEMENT JOINT VENTURE 2, LP	05/23/2006

For filing questions please contact us at **803-734-2158**

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Attachment 3

EXHIBIT "I" TO SUPPLEMENT

Belfair PUD, Pages 48 and 49

(please see attached)

anticipated by the original Beaufort County Zoning Map.

Permitted Uses:

a. General and Professional Offices-including Medical and Health Services
b. General Retail, Service Business, and Shopping Centers unless specifically prohibited under Prohibited Uses, below
c. Uses allowed in a Neighborhood Commercial District and Development District under current *Beaufort County, Zoning and Development Standards Ordinance*, both by right and Conditional uses, unless specifically prohibited under *Prohibited Uses*, below
d. The Other Requirement, Section 4.11.5 of the *Beaufort County Zoning and Development Standards Ordinance* shall apply to all Commercial Development within the Neighborhood Commercial Area
e. All Uses in 1., Single Family Residential (SF)
f. All Uses in 2., Multi-Family Residential (MF)
g. All Uses in 3., Golf Courses (GC)

Prohibited Uses:

The following Commercial Uses, which are presently allowed under *Beaufort County Zoning and Development Standards Ordinance*, within Neighborhood Commercial or General Commercial Districts, are specifically prohibited:

a. Telecommunications Tower
b. Telegraph Offices
c. Telephone Exchange
d. Publicly Owned and Operated Building
e. Club, Lodge, Union Hall or Social Center
f. Off-Street Commercial Parking Garage
g. Public Utility Installations or Sub-Installations Including Water Towers
h. Motion Picture Studio
I. Wooden Assembly Companies
j. Electronic Assembly Companies
k. Automobile Garage-Repair and Service ✓
l. Newspaper Publishing Plant
m. Automobile Carwash ✓
n. Laundry or Washateria (Except as Related to Guest Laundry Services)

o. Animal Hospital, Clinic or Kennel
p. Junk Yard or Auto Salvage Yards
q. Solid Waste Transfer Facilities or Recycle Centers
r. Automobile Service Station
s. Horse Riding School and/or Training Facility
t. Mini-Warehouses
u. Recreational Vehicle Park or Camping Facility
v. Miniature Golf
w. Go-Cart Racing Facility
x. Water slide and Wave Pools
y. Roller Coaster

7. Maintenance/Secondary Entrance (M/SE)

Maintenance/Secondary Entrance will house the facilities compatible with and necessary to maintain the common properties and golf courses.

Permitted Uses:

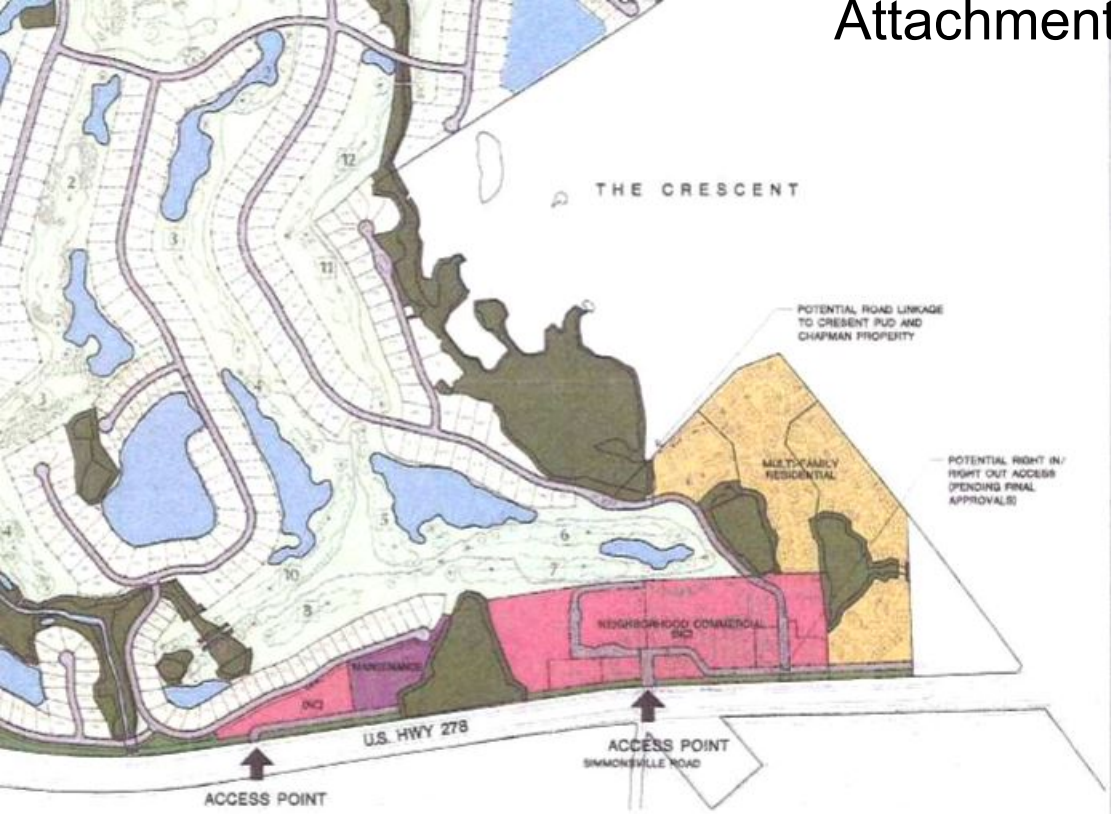
a. Vehicle Maintenance
b. Storage of Vehicles and Parts, Boats, Recreational Vehicles, and Resident Storage Units
c. Fuel Storage
d. Shops for Woodwork, Metalwork and Painting for Maintenance of Community, Greenhouses and Pump Station
e. Offices Associated with Community and Golf Maintenance
f. Storage of Chemicals and Bulk Materials
g. All Uses in 1.Single Family Residential (SF)

8. Wetlands

Freshwater wetlands on the property have been delineated, surveyed and verified. The use of these lands is controlled by the U.S. Army Corps of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource and unless restricted via memorandum of Agreement to the contrary, the following are Permitted Uses:

a. Open Space
b. Conservation Easements
c. Activities in all Areas as Permitted by U.S. Army Corps of Engineers

Attachment 4



BELFAIR P.U.D. FINAL MASTER PLAN

CONSULTANTS:

Land Planning

J. K. TILLER ASSOCIATES, INC.
Bluffton, South Carolina

Engineering

THOMAS & HUTTON ENGINEERING CO.
Savannah, Georgia

Legal

LEWIS J. HAMMET
Bluffton, South Carolina

NOTE:

All development plans are tentative and subject to change. As provided in the PUD Narrative residential and commercial densities are final and may not be increase.

KEY

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMUNITY RECREATION FACILITY
- GOLF COURSE
- COMMUNITY ENTRANCE/SALES CENTER
- MAINTENANCE/SECONDARY ENTRANCE
- NEIGHBORHOOD COMMERCIAL
- ROADS
- OPEN SPACES
- BUFFERS & FRESH WATER WETLANDS
- SALT WATER MARSH
- LAKES, DRAINAGE LAGOONS & PONDS
- 278 BUFFER

SCHEDULE 'C' - Final PUD Master Plan

LAND USE, ACREAGE AND DENSITY
FINAL PUD MASTER PLAN

ZONING	ACRES	DU.	NOTES
NC*	31.3	500	NC = Neighborhood Commercial as defined in the PUD Narrative (MAY include MF) *The development plan provides for part or all of this acreage to be MF (See IV.A.4.f)
MF	33.6		MF = Multi-Family Residential as defined in the PUD Narrative
[illegible]	[illegible]	[illegible]	SF = Single Family Residential as defined in the PUD

This use provides for central recreation complexes to serve the community. These facilities may have indoor recreation, meeting, banquet, fitness and hobby space. These facilities may be built in a complex of multiple buildings over the life of the development. Outdoor Recreational Facilities may include golf courses, golf driving ranges, pools, tennis courts, croquet courts, lawn bowling, parks, playgrounds, trails & paths and other recreational uses.

Permitted Uses:

a. Recreational Buildings
b. Accessory Buildings
c. Community Offices
d. Outdoor Recreation Facilities
e. Maintenance and Storage Facilities
f. Commercial Uses Associated with:
   (1) Club Houses, Locker Rooms, Proshops
   (2) Snack Bar/Grill
   (3) Convenience Goods for Residents and Guests
g. Lighted Outdoor Recreation Facilities
h. Mail Deposit and Pickup Facility
I. All Uses in 1. Single Family Residential

5. Community Entrance/Sales Center (CE/SC)

This Community Entrance/Sales Center will house a major entrance to the community, the Sales offices and related services. In order to provide flexibility for the Community, in the future, this area may include office facilities.

Permitted Uses:

a. Sales, Professional and Financial Services Offices
b. Model Homes
c. All Uses in 1. Single Family Residential (SF)

6. Neighborhood Commercial (NC)

The Neighborhood Commercial area allows for the development of a limited use commercial area to provide essential services to residents and to function as part of a commercial node for the general public as

Attachment 5

anticipated by the original Beaufort County Zoning Map.

Permitted Uses:

Animal Hospital or Clinic to be added to the permitted uses here.

a. General and Professional Offices-including Medical and Health Services
b. General Retail, Service Business, and Shopping Centers unless specifically prohibited under Prohibited Uses, below
c. Uses allowed in a Neighborhood Commercial District and Development District under current *Beaufort County Zoning and Development Standards Ordinance*, both by right and Conditional uses, unless specifically prohibited under *Prohibited Uses*, below
d. The Other Requirement, Section 4.11.5 of the *Beaufort County Zoning and Development Standards Ordinance* shall apply to all Commercial Development within the Neighborhood Commercial Area
e. All Uses in 1., Single Family Residential (SF)
f. All Uses in 2., Multi-Family Residential (MF)
g. All Uses in 3., Golf Courses (GC)

Prohibited Uses:

The following Commercial Uses, which are presently allowed under *Beaufort County Zoning and Development Standards Ordinance*, within Neighborhood Commercial or General Commercial Districts, are specifically prohibited:

a. Telecommunications Tower
b. Telegraph Offices
c. Telephone Exchange
d. Publicly Owned and Operated Building
e. Club, Lodge, Union Hall or Social Center
f. Off-Street Commercial Parking Garage
g. Public Utility Installations or Sub-Installations Including Water Towers
h. Motion Picture Studio
I. Wooden Assembly Companies
j. Electronic Assembly Companies
k. Automobile Garage-Repair and Service
l. Newspaper Publishing Plant
m. Automobile Carwash
n. Laundry or Washateria (Except as Related to Guest Laundry Services)

Attachment 5

Animal Hospital, Clinic to be removed from the prohibited uses here.

o. ~~Animal Hospital, Clinic or~~ Kennel
p. Junk Yard or Auto Salvage Yards
q. Solid Waste Transfer Facilities or Recycle Centers
r. Automobile Service Station
s. Horse Riding School and/or Training Facility
t. Mini-Warehouses
u. Recreational Vehicle Park or Camping Facility
v. Miniature Golf
w. Go-Cart Racing Facility
x. Water slide and Wave Pools
y. Roller Coaster

7. Maintenance/Secondary Entrance (M/SE)

Maintenance/Secondary Entrance will house the facilities compatible with and necessary to maintain the common properties and golf courses.

Permitted Uses:

a. Vehicle Maintenance
b. Storage of Vehicles and Parts, Boats, Recreational Vehicles, and Resident Storage Units
c. Fuel Storage
d. Shops for Woodwork, Metalwork and Painting for Maintenance of Community, Greenhouses and Pump Station
e. Offices Associated with Community and Golf Maintenance
f. Storage of Chemicals and Bulk Materials
g. All Uses in 1.Single Family Residential (SF)

8. Wetlands

Freshwater wetlands on the property have been delineated, surveyed and verified. The use of these lands is controlled by the U.S. Army Corps of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource and unless restricted via memorandum of Agreement to the contrary, the following are Permitted Uses:

a. Open Space
b. Conservation Easements
c. Activities in all Areas as Permitted by U.S. Army Corps of Engineers

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2020
PROJECT:	Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 4 – Planned Unit Developments; Article 6 – Sustainable Development Incentives, Workforce/Affordable Housing; Article 9 – Definitions and Interpretation
APPLICANT:	Town of Bluffton
PROJECT MANAGER:	Kevin P. Icard, AICP Planning & Community Development Manager

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), "an application for a Unified Development Ordinance Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action."

REQUEST: The Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the following Text Amendments:

> Amendments to Chapter 23 (Unified Development Ordinance), Article 4 – Planned Unit Developments, Article 6 – Sustainable Development Incentives for Workforce/Affordable Housing, and Article 9 – Definitions and Interpretation.

BACKGROUND: On May 8, 2018, the Town of Bluffton Town Council approved a Resolution adopting the Strategic Plan for Fiscal Year 2019-20 ("Strategic Plan"). The Strategic Plan serves as a road map for activities and initiatives to implement the Town's Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals.

During the FY2019-20 Strategic Action Plan process, Town Council included a new Strategic Focus Area to address Affordable and/or Workforce Housing. Other strategic focus areas include Fiscal Sustainability, Economic Growth, Town Organization, Community Quality of Life, Infrastructure, and the May River & Surrounding Rivers and Watersheds.

The Town of Bluffton is committed to improving the quality of families and communities, by helping to develop, produce and/or assist with low-cost affordable and/or workforce

housing in safe neighborhoods including rental units and home ownership programs. To help guide efforts, Town Council created the Affordable Housing Committee (AHC) by a majority vote on January 12, 2010 and Town Council Resolution adopted on August 11, 2015 establishing its Charter. The AHC is tasked with assisting and advising Town Council on the establishment of affordable housing criteria for Town-sponsored affordable housing development projects and initiatives as well as defining the Town's affordable housing goals, guidelines and policies, and funding mechanisms per the Committee.

On August 7, 2018, the AHC discussed the Town of Bluffton's Unified Development Ordinance's (UDO) requirements and incentives for Affordable/Workforce Housing and voted to forward the following recommendations for revisions to the UDO to Town Council:

1. Amend Section 4.2.13.F. Planned Unit Development (PUD) – Affordable/Workforce Housing. Currently, the UDO requires all new PUDs include a minimum of 10% affordable/workforce housing. The AHC recommends increasing the minimum amount of affordable/workforce housing required for new and amended PUDs from 10% to 20%.

2. Amend Section 6.5.3.B.4.a. Owner-Occupied Eligibility - Currently, the UDO requires that the sale of owner-occupied workforce/affordable housing units is limited to individuals and families earning no more than 120% of the current gross Area Median Income (AMI) for Beaufort County. The AHC recommends lowering the qualifying percentage to no more than 100% of the current gross (AMI) for Beaufort County. By lowering the percentage, it will allow more units to be available to lower-earning households.

Based on additional discussion in 2019, the AHC further recommended that the payment in lieu of providing affordable/workforce housing be eliminated.

Text amendments were prepared as directed by the AHC and shared with Town Council at a workshop on March 17, 2020. Town Council supported the text amendments as presented and advised that the definition for workforce housing also be amended to lower the qualifying percentage from 120% of the gross AMI for the County to 100%.

PROPOSED AMENDMENTS:

1. **Article 4 (Zoning Districts); Sec. 4.2.13.F (Affordable/Workforce Housing)**

   As of [date of the adopted amendment], a new or amended PUD with a residential component shall include a minimum of ~~10%~~ 20% affordable/workforce housing. For amended PUDs, this requirement applies only to the portion of the PUD subject to the amendment. PUD's that include more than ~~10%~~ 20% affordable/workforce housing, a density bonus of two additional market price units shall be allowed for each additional affordable/workforce housing unit. This may be utilized for a density increase of up to 20%. ~~The Town of Bluffton may accept a fee-in-lieu of including affordable/workforce housing.~~

2. Article 6 (Sustainable Development Incentives); Sec. 6.5.3.B.4.a. (Workforce/Affordable Housing, Specific Standards)

   4. Owner-occupied workforce/affordable housing shall meet the following criteria:

   a. **Eligibility.** Sale of owner-occupied workforce/affordable housing units is limited to individuals and families earning no more than ~~120%~~ 100% of the gross Area Median Income (AMI) for Beaufort County, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size. The workforce/affordable housing unit shall serve as the owner's primary residence for the duration of ownership or until the deed restrictions required by this Section have expired."

3. Article 9 (Definitions and Interpretation); Sec. 9.2 (Defined Terms – Workforce Housing)

   Workforce Housing: Housing affordable to low and moderate-income families (those earning up to ~~120%~~100% of the Beaufort County Area Median Income (AMI), as defined in the schedule published annually by the U.S. Department of Housing and Urban Development).

REVIEW CRITERIA & ANALYSIS: When assessing an application for a UDO Text Amendment, the Planning Commission and Town Council are required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by Staff Finding.

1. Section 3.5.3.A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area.

   Finding. The proposed amendments are consistent with the needs, goals and implementation strategies of the Comprehensive Plan. The Comprehensive Plan, as adopted on September 4, 2007, balances "long-term visioning and goals" with "short-term actions." The Action Agenda Initiatives found in the 2019-20 Strategic Plan capture non-capital improvement projects of significance, many of which emanate from the Comprehensive Plan. The proposed Text Amendments are a direct result of these Initiatives.

2. Section 3.5.3.B. Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

   Finding. The proposed amendments are consistent with best planning practices in response to the Town's economic trends and demographics. As stated in the 2019-2020 Strategic Plan, "the Town of Bluffton is committed to improving the quality of families and communities, by helping to develop, produce and/or assist with low-cost affordable and/or workforce (affordable) housing in safe neighborhoods

including rental units and home ownership programs." This includes "enhancement" of ordinances to meet the future housing needs of the Town.

3. Section 3.5.3.C. Enhancement of the health, safety, and welfare of the Town of Bluffton.

   Finding. The proposed amendments will help to promote the Town's general welfare by requiring more housing opportunities for income-qualifying households.

4. Section 3.5.3.D. Impact of the proposed amendment on the provision of public services.

   Finding. The amendments will have no impact on providing public services.

5. Section 3.5.3.E. The application must comply with applicable requirements in the Applications Manual.

   Finding. The application complies with all applicable requirements of the Applications Manual.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Planning Commission has the authority to take the following actions with respect to this application:

1. Recommend approval to Town Council of the application as submitted by the Applicant;

2. Recommend approval to Town Council of the application with conditions; or

3. Recommend denial to Town Council of the application as submitted by the Applicant.

STAFF RECOMMENDATION: The proposed Text Amendments relate to an Action Agenda Initiative in the 2019-20 Strategic Plan and the 2007 Comprehensive Plan. The proposed amendments are consistent with best planning practices, especially when examined against the backdrop of the area's economic and demographic trends.

For the reasons conveyed in this report, the Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the proposed Text Amendments.

ATTACHMENTS:

1. Affordable Housing Committee Minutes August 7, 2018
2. Proposed Amendments

TOWN OF BLUFFTON AFFORDABLE HOUSING COMMITTEE
Rotary Community Center/Oscar Frazier Park, at 11 Recreation Court
Tuesday, August 07, 2018, Minutes

Present: Councilman Fred Hamilton, Chairperson; Sheri Kroupa, Vice Chairperson Councilman Dan Wood; Meg James; Denolis Polite; Gwen Chambers

Staff: Marc Orlando, Town Manager; Kevin Icard, Planning & Community Development Manager; Brad Mole, Community and Business Development Coordinator

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I. CALL TO ORDER

Hamilton called the meeting to order at 10:03 a.m.

II. ROLL CALL

III. ADOPTION OF AGENDA

Kroupa made a motion to adopt the August 07, 2018, Affordable Housing Committee Agenda. Wood seconded the motion and the motion passed.

IV. ADOPTION OF MINUTES – July 03, 2018

Wood made a motion to approve the July 03, 2018, Affordable Housing Committee meeting minutes. Kroupa seconded the motion. All were in favor and the motion passed.

V. PUBLIC COMMENTS

Representatives from South State Bank, The Island Packet, Bank of the Ozarks, and Hilton Head Island Habitat for Humanity was in attendance.

VI. OLD BUSINESS

VII. NEW BUSINESS

1. NAP Budget Update

Staff Updated the Committee with current and future home repair projects that is going on under the NAP program.

2. Unified Development Ordinance Text Amendment Request

Staff summarized the process of changing the Unified Development Ordinance (UDO) and how that would initially start as a motion from the Affordable Housing Committee in a formal document that is presented to the Town Manager and ultimately sent to Town Council to request that the process is started. Within the

discussion of UDO changes, the subjects fee in lieu of, and density bonuses were mentioned.

The Affordable Housing Committee (AHC) has requested that Town Council direct Town Staff to amend the following sections of the Unified Development Ordinance (UDO) concerning new residential Planned Unit Developments (PUD) and affordable/workforce housing in Bluffton.

1. Amend Section 4.2.13.F. Planned Unit Development – Affordable/Workforce Housing. Currently, the UDO requires a minimum of 10% of all new PUDs meet the minimum requirements for affordable/workforce housing changed to 20%. The AHC would like to increase the minimum amount of affordable/workforce housing required for new PUDs.
2. Amend Section 4.2.13.F. Planned Unit Development – Affordable/Workforce Housing. Currently, the UDO states that the Town of Bluffton may accept a fee in lieu of including affordable/workforce housing. The AHC would like the language changed from "may" to "shall" listed above. The AHC would like additional clarification as to how the fee is calculated if an Applicant choses to present a fee in lieu of providing affordable/workforce housing.
3. Amend Section 6.5.3.B.4.a., Owner-Occupied Eligibility, to lower the percentage to no more than 100% of the gross AMI for Beaufort County of who can qualify to own an affordable/workforce unit based on the current AMI for Beaufort County. Currently, the UDO requires that the sale of owner-occupied workforce/affordable housing units is limited to individuals and families earning no more than 120% of the gross AMI for Beaufort County. By lowering the percentage it will increase the pool of residents who are able to own their own homes.

While not part of the proposed UDO changes, the AHC has asked that staff create a comparison of a 3-tiered approach to provide housing options for future PUD developments with unit options in the 60-80-100% AMI range. Staff will provide a comparison to help explain what would be a typical home sales price at different AMI levels.

The AHC is proposing these changes to meet the needs of the growing community and would like to work with Staff to bring a formal request before Planning Commission and Town Council for their consideration.

VIII. PUBLIC COMMENTS

There were no additional public comments.

IX. DISCUSSION

X. ADJOURNMENT

The August 07, 2018 Affordable Housing Committee Meeting adjourned at 11:10 a.m.

WORKFORCE / AFFORDABLE HOUSING

Strategic Plan Action Item 6

The following sections of the Unified Development Ordinance are proposed to be amended:

Article 4: Zoning Districts
Sec. 4.2.13.F. (Affordable/Workforce Housing)

As of [date of the adopted amendment], a new or amended PUD with a residential component shall include a minimum of ~~10%~~ 20% affordable/workforce housing. For amended PUDs, this requirement applies only to the portion of the PUD subject to the amendment. PUD's that include more than ~~10%~~ 20% affordable/workforce housing, a density bonus of two additional market price units shall be allowed for each additional affordable/workforce housing unit. This may be utilized for a density increase of up to 20%. ~~The Town of Bluffton may accept a fee in lieu of including affordable/workforce housing.~~

Article 6: Sustainable Development Incentives
Sec. 6.5.3.B.4.a. (Workforce/Affordable Housing, Specific Standards)

4. Owner-occupied workforce/affordable housing shall meet the following criteria:

a. **Eligibility.** Sale of owner-occupied workforce/affordable housing units is limited to individuals and families earning no more than ~~120%~~ 100% of the gross Area Median Income (AMI) for Beaufort County, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size. The workforce/affordable housing unit shall serve as the owner's primary residence for the duration of ownership or until the deed restrictions required by this Section have expired."

Article 9: Definitions and Interpretation
Sec. 9.2 (Defined Terms – Workforce Housing)

Workforce Housing: Housing affordable to low and moderate-income families (those earning up to ~~120%~~100% of the Beaufort County Area Median Income (AMI), as defined in the schedule published annually by the U.S. Department of Housing and Urban Development).

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2020
PROJECT:	Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 4 – Zoning Districts and Article 9 – Definitions and Interpretation
APPLICANT:	Town of Bluffton
PROJECT MANAGER:	Kevin P. Icard, AICP Planning & Community Development Manager

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), "an application for a Unified Development Ordinance Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action."

REQUEST: The Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the following Text Amendments:

> Amendments to Chapter 23 (Unified Development Ordinance), Article 4 – Zoning Districts and Article 9 – Definitions and Interpretation.

BACKGROUND: On May 8, 2018, the Town of Bluffton Town Council approved a Resolution adopting the Strategic Plan for Fiscal Year 2019-20 ("Strategic Plan"). The Strategic Plan serves as a road map for activities and initiatives to implement the Town's Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals.

Strategic focus areas include Fiscal Sustainability, Economic Growth, Town Organization, Community Quality of Life, Infrastructure, Affordable and/or Workforce Housing, and the May River & Surrounding Rivers and Watersheds. To support Community Quality of Life, Town Council requested a review of the Unified Development Ordinance (UDO) to determine if amendments could be made to better support the Town's priorities and general welfare. This review resulted in a "calibration of land uses," which includes recommending the following:

1) The creation of two new land uses (Storefront Manufacturing and Storehouse Manufacturing), both with use conditions;

2) The elimination of Mini-warehouse or Self-service Storage Facilities as a conditional use in the General Mixed (GM) Use District; within the Light Industrial (LI) District, changing it from a permitted use to a conditional use; and,

3) Amendments to existing use conditions for the development of Junk and Salvage Yard operations; Manufacturing; Mini warehouses or Self-storage Facilities and, Solid Waste Transfer Facility / Recycling Centers to improve buffering and other good neighbor standards.

This calibration was assisted with feedback obtained from the Don Ryan Center for Innovation (Center) regarding amendments to the Unified Development Ordinance (UDO). The Center identified breweries and distilleries as desirable land uses that support Economic Development and Community Quality of Life. John O'Toole with Beaufort County Economic Development Corporation and Ashley Feaster with Palmetto Electric Cooperative also provided feedback as it relates to economic development strategies. To support a broader range of potential businesses with operational characteristics similar to breweries and distilleries (i.e., low intensity manufacturing), Storefront Manufacturing and Storehouse Manufacturing are proposed.

Proposed UDO amendments for consideration include:

1. **Amend Article 4 (Zoning Districts), Sec. 4.3 (Uses by District), Table 4.3 (Uses by District).** The following changes are proposed:
    a. Add Storefront Manufacturing and Storehouse Manufacturing as new conditional uses within specified zoning districts; and,
    b. Eliminate the Mini-warehouse or Self-service Storage Facilities as a conditional use in the General Mixed (GM) Use District and change from a permitted use to a conditional use in the Light Industrial (LI) District. Additional buffering and good neighbor standards are also proposed.

    In recent years, traditional retail shops have undergone transformation. While competition with Internet sales has diminished the construction of new brick and mortar stores to some degree, retailing with related light manufacturing and assembly is expected to continue to increase. Traditionally, zoning regulations have forced these uses to locate in industrial areas; however, they do not cause operational nuisances. By limiting these uses to industrial-zoned property, which is a very limited area of Bluffton, the Town may be losing potential businesses and employment opportunities.

    To address this, two new land uses are proposed, one that is primarily retail in nature ("Storefront Manufacturing") and the other that is primarily

manufacturing ("Storehouse Manufacturing"). An example of a storefront manufacturing use is a coffee shop that receives and stores beans to be roasted in mass. The roasted beans are then used to brew coffee for on-site consumption and may also be packaged for retail sale on-site and/or to be shipped to purchasers. An example of Storehouse Manufacturing is a brewery or distillery that is primarily engaged in the manufacturing and bottling of beverages for wholesale to be sold by other establishments, and that may provide limited on-site retail to the general public, tastings and tours. It has become common to see this use in conjunction with a restaurant or bar (which are separate principal uses).

Removing Mini-warehouses and Self-service Storage Facilities from the General Mixed (GM) Use District is intended to ensure that the GM District remains vibrant with businesses that provide goods and personal services, as well as employment opportunities. The nature of the storage use is more appropriate for the Light Industrial District with very specific conditions.

2. **Amend Article 4 (Zoning Districts), Sec. 4.4 (Conditional Use Standards**). As identified in UDO Table 4.3 (Uses by District), certain uses are "conditional uses" and are designated with the letter "C." The letter indicates that the particular use has conditions that are required for it to be developed. Typically, the conditions relate to minimizing impacts, such as requiring more screening or buffering beyond the minimum requirements of the UDO. The proposed amendment provides an explanation of the intent of the conditions and eliminates language that may be confusing.

3. **Amend Article 4 (Zoning Districts), Sec. 4.4.2 (Conditional Use Standards, Commercial Uses: Storefront Manufacturing, Storehouse Manufacturing).** Storefront Manufacturing and Storehouse Manufacturing are proposed to include conditions to ensure that manufacturing activities do not cause potential nuisances for neighboring properties, including noise, odor, vibration and glare. Additional conditions relate to screening and design. If screening is provided, limited outdoor activities may be possible for the Storehouse Manufacturing use. Also, a traditional shopfront appearance is recommended to be incorporated into the design of a Storefront Manufacturing structure as retail is the main component of this use.

4. **Amend Article 4 (Zoning Districts), Sec. 4.4 (Conditional Use Standards, Industrial Uses: Junk and Salvage Operations, Solid Waste Transfer Facility/Recycling Center, Manufacturing).** Three uses—Junk and Salvage Operations, Manufacturing and Solid Waste Transfer Facility/Recycling Facility—are presently permitted in the Light Industrial district as conditional uses (i.e., if the specified UDO conditions are met, the use is permitted). The use conditions are designed to prevent or reduce potential nuisance impacts beyond the property lines, such as noise and glare. Amendments are

proposed to require improved buffering, including landscaping and screening to ensure greater compatibility with neighboring properties.

5. **Amend Article 9 (Definitions and Interpretation), Sec. 9.4.3 (Description of Uses of Land and Buildings; Commercial Services-Storefront Manufacturing and Storehouse Manufacturing).** With the addition of Storefront Manufacturing and Storehouse Manufacturing as new uses (see #1 above), definitions for each are proposed. Storefront Manufacturing is primarily engaged in retail sales but also includes limited manufacturing activities (e.g., a coffee shop that roasts beans and packages them for sale on-site or via the Internet). Storehouse Manufacturing is primarily engaged in low intensity manufacturing that could include assembly and packaging for limited on-site sales but may include retail sales via the Internet and wholesale for larger quantities. An example, small-scale craft breweries and distilleries, are increasingly popular in mixed use areas and may be in combination with a restaurant and/or bar, separate principal uses.

PROPOSED AMENDMENTS:

1. Article 4 (Zoning Districts); Sec. 4.3 (Uses by District)

Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NC-	Neighborhood General Historic District (NG-	Neighborhood Center Historic District (NC-	Neighborhood Core Historic District (NC-HD)
Manufacturing, Storefront	-	-	C	-	C	C	C	-	-	-	C	C
Manufacturing, Storehouse	-	-	-	-	C	C	C	-	-	-	-	C
Mini-warehouses or Self-service Storage Facilities	-	-	-	-	-	~~C~~	~~P~~ C	-	-	-	-	-

2. Article 4 (Zoning Districts); Sec. 4.4 (Conditional Use Standards)

There are certain uses that, by their nature, have the potential to create adverse impacts on nearby properties. It is the purpose of this Sec. 4.4 to allow such uses to be conditionally permitted while minimizing adverse effects through the establishment of additional standards that mitigate the impacts of their design and operation. The specified standards are intended

to ensure that these conditional uses fit the vision of the zoning districts in which they are permitted, and that these conditional uses are compatible with other development permitted within the districts. ~~The Conditional Uses, as listed in Table 4.3 above, do not constitute development as defined herein and thereby do not require a Development Plan Application; however, the UDO Administrator may require a conceptual site plan to ensure compliance with the following Conditional Use Standards:~~

3. Article 4 (Zoning Districts); Sec. 4.4.2 (Conditional Use Standards, Commercial Uses: Storefront Manufacturing, Storehouse Manufacturing)

H. Storefront Manufacturing

1. Buildings shall convey a commercial character, most often promoting the form of a traditional shopfront. As such, the Large Commercial Lot Type and the Industrial Lot Type shall not be permitted with this use.
2. All operations related to this use shall be conducted completely within a building. No impacts or byproducts of the use, including noise, vibration, dust, fumes, or odor, or electrical or communications interference shall be discernible from the property line.
3. Outdoor loading areas shall be located to the rear of the principal structure and shall not interfere with the on-site circulation of pedestrians or vehicles.

I. Storehouse Manufacturing

1. All operations related to this use shall be conducted completely within a building. No impacts or byproducts of the use, including noise, vibration, dust, fumes, or odor, or electrical or communications interference shall be discernible from the property line.
2. Limited daily outdoor operations and storage may occur behind the building and at least 50 feet from any property line, as follows:
   a. Outdoor storage areas shall be screened using an opaque fence or wall of no less than 8 feet in height.
   b. Outdoor operations consisting of promotional gatherings, tastings, or dining (in which visitors are able to sample the product) may occur at or near the property line if the area is landscaped using plantings, hardscape, materials, seating, lighting, and other amenities.
3. Outdoor loading areas shall be located to the rear of the principal structure and shall not interfere with the on-site circulation of pedestrians or vehicles.

4. Article 4 (Zoning Districts); Sec. 4.4.2 (Conditional Use Standards: Junk and Salvage Operations, Solid Waste Transfer Facility/Recycling Center, Manufacturing)

B. Junk and Salvage Operations

1. Salvage yards shall be screened by a solid screening fence or wall that is a minimum 8 feet tall and set back at least 10 feet from the property line with a landscaped buffer between the property line and fence or wall that includes a minimum of one canopy tree per 50 feet with a row of shrubs between each tree, around the entire property. The fence or wall shall be of similar composition, construction and color throughout, and only contain openings for necessary entrances and exits.
2. Entrances and exits shall be equipped with solid 8 foot high gates which shall be closed at all times except when in use.
3. Material stored outside of a completely enclosed building shall be stacked or arranged so that no portion of such material is visible from any public right-of-way or adjacent property.
4. All loading and unloading shall be conducted within the enclosed area.
5. Maximum lot size for a junk and salvage yard use shall be ten acres.

E. Solid Waste Transfer Facility/Recycling Center

1. The solid waste transfer facility/recycling center may accept previously sorted non-food items, such as glass, newspaper, cardboard, metal, construction and demolition debris, or other similar materials. Sewage or hazardous substances in quantities considered to be detrimental to the operation of the transfer facility shall not be permitted.
2. All activities and storage shall be conducted within a completely enclosed building. Doors shall remain closed during operations and there shall be no outdoor storage.
3. The entire site shall be fully ~~landscaped,~~ screened~~, and/or fenced from adjacent properties and public rights of way.~~by:
   a. a solid screening fence or wall that is a minimum 8 feet tall; or
   b. a minimum 50-foot wide landscaped buffer of 100% opacity.
4. All areas adjacent to the transfer point, such as the tipping floor, the turning area, and the area supporting the trailer while it is being packed, shall be paved with concrete.
5. Adequate standing and parking facilities shall be provided on the site so that no packers or other collection vehicles at any time stand on a public right-of way waiting entrance to the site.
6. Only cut off lighting fixtures shall be used. If an adjacent property is residential, the height of a lightpole shall not exceed 15 feet from the top of finished grade level.

~~6.~~ 7. Publicly owned or operated facilities are allowed to collect and sort any non-hazardous waste on-site and outdoors. All outdoor waste or collection bins must be setback a minimum of ~~40~~50 feet from the

property line, ~~of which 25 feet shall be a landscape buffer.~~and shall not be visible from any neighboring property or public right of way.

a. If a property adjoins saltmarshes, tidal waters, or existing or permitted residential uses, and outdoor collection and sorting will take place, all collection bins shall be setback a minimum of 100 feet from the property line by a 100 foot wide landscape buffer of 100% opacity that surrounds the entire site.

8. The use shall be located outside of the 100 year floodplain.
9. The use shall comply with all applicable State and Federal Regulations.
10. An operations plan and transportation plan must be approved and include:
    a. A transportation plan demonstrating the primary routes that trucks will utilize to access the site, that these will be comprised of arterial roads with sufficient capacity to absorb the impact, and how such impacts will be mitigated.
    b. An operations plan to identify the specific types of activities and technologies that are required for successful operation of the use, potential impacts on adjacent lands and mitigation measures, size of the operation, number of employees, operating hours, etc.

G. Manufacturing

1. All storage and operations shall occur indoors, except that limited daily outdoor operations and storage which may occur behind the front building line and at least 50 feet from any property line ~~may occur~~.
2. No impacts or byproducts of the use, including noise, vibration, dust, fumes, ~~or~~ odor, or electrical or communications interference shall be discernible from the property line.
3. Outdoor loading areas shall be located to the rear of the principal structure and shall not interfere with the on-site circulation of vehicles and pedestrians.

H. Mini-warehouses or Self-Storage Facilities

1. The use shall be limited to storage only. The premises shall not be used for operating any other business or repairing of any vehicles, except truck rental may be approved as an accessory use.
2. No storage or combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises.
3. Outdoor storage shall be limited to vehicles, trailers, boats, campers, recreational vehicles, and other motorized or towable equipment and may only be located behind a building.
4. ~~Outdoor storage areas shall be screened by a solid screening fence or wall a minimum of 6 feet in height.~~ The entire site shall be screened by a solid screening fence or wall that is a minimum 6 feet tall and sets

back at least 15 feet from the property line with a landscaped buffer between the property line and fence or wall that includes a minimum of one canopy tree per 50 feet, around the entire property. The fence or wall shall be of similar composition, construction and color throughout, and contain openings for only necessary entrances and exits.

5. Article 9 (Definitions and Interpretation); Sec. 9.4.3 (Description of Uses of Land and Buildings; Commercial Services-Storefront Manufacturing and Storehouse Manufacturing)

N. **Storefront Manufacturing** – A storefront or shopfront where the primary function is commercial sales, but daily operational activities often include a combination of low intensity manufacturing, assembly, packaging, and/or warehousing activities, including those related to online sales. Secondary operational activities shall have no discernable impact upon neighboring properties, structures or occupants. (Examples: a leather goods store or coffee shop in which wholesale items are received, assembled on site, and either displayed for retail sales or stored for online transactions).

O. **Storehouse Manufacturing** – A facility or group of buildings where the primary function is low intensity manufacturing, but daily operational characteristics often include a combination of assembly, packaging, and/or warehousing activities; including those related to sales distribution. Operational impacts shall have no discernable impact upon neighboring properties, structures or occupants. Public exhibitions, tours, samplings, tastings and ancillary retail may be secondary activities and uses. (Examples: a brewery or distillery in which raw goods and other items are received, assembled, and packaged as part of the manufacturing process. The end product may be warehoused for shipping, shelved for retail sales, or consumed as part of onsite tastings or dining).

REVIEW CRITERIA & ANALYSIS: When assessing an application for a UDO Text Amendment, the Planning Commission and Town Council are required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by Staff Finding.

1. **Section 3.5.3.A.** Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area.

Finding. The proposed amendments are consistent with the needs, goals and implementation strategies of the Comprehensive Plan. The Comprehensive Plan, as adopted on September 4, 2007, balances "long-term visioning and goals" with "short-term actions." Adding to Storefront Manufacturing and Shopfront Manufacturing supports diversification of the local economy, as called for the Comprehensive Plan. Likewise, the Comprehensive Plan encourages the protection of the health, safety and welfare of residents and visitors; improved use conditions support this.

2. Section 3.5.3.B. Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

   Finding. The proposed amendments are consistent with best planning practices in response to the Town's economic trends and further the public welfare.

3. Section 3.5.3.C. Enhancement of the health, safety, and welfare of the Town of Bluffton.

   Finding. The proposed amendments will help to promote the Town's general welfare by encouraging new types of businesses and improving buffering for the Town's most intensive uses.

4. Section 3.5.3.D. Impact of the proposed amendment on the provision of public services.

   Finding. The amendments will have no impact on providing public services.

5. Section 3.5.3.E. The application must comply with applicable requirements in the Applications Manual.

   Finding. The application complies with all applicable requirements of the Applications Manual.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Planning Commission has the authority to take the following actions with respect to this application:

1. Recommend approval to Town Council of the application as submitted by the Applicant;

2. Recommend approval to Town Council of the application with conditions; or

3. Recommend denial to Town Council of the application as submitted by the Applicant.

STAFF RECOMMENDATION: The proposed Text Amendments relate to an Action Agenda Initiative in the 2019-20 Strategic Plan and the 2007 Comprehensive Plan. The proposed amendments are consistent with best planning practices, supporting economic development while acknowledging the need to protect the health, safety and welfare of residents and visitors.

For the reasons conveyed in this report, the Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the proposed Text Amendments.

Attachment 1

CALIBRATION OF LAND USES & RELATED AMENDMENTS

Strategic Plan Action Item 6

Article 4 (Zoning Districts)
Sec. 4.3 (Uses by District)

See Table 4.3 (separate attachment) for uses proposed to be added (shopfront manufacturing, storefront manufacturing) and changed (mini-warehouses and self-storage facilities).

Article 4 (Zoning Districts)
Sec. 4.4 (Conditional Use Standards)

There are certain uses that, by their nature, have the potential to create adverse impacts on nearby properties. It is the purpose of this Sec. 4.4 to allow such uses to be conditionally permitted while minimizing adverse effects through the establishment of additional standards that mitigate the impacts of their design and operation. The specified standards are intended to ensure that these conditional uses fit the vision of the zoning districts in which they are permitted, and that these conditional uses are compatible with other development permitted within the districts. ~~The Conditional Uses, as listed in Table 4.3 above, do not constitute development as defined herein and thereby do not require a Development Plan Application; however, the UDO Administrator may require a conceptual site plan to ensure compliance with the following Conditional Use Standards:~~

Sec. 4.4.2 (Conditional Use Standards, Commercial Services: Storefront Manufacturing, Storehouse Manufacturing)

H. Storefront Manufacturing

1. Buildings shall convey a commercial character, most often promoting the form of a traditional shopfront. As such, the Large Commercial Lot Type and the Industrial Lot Type shall not be permitted with this use.
2. All operations related to this use shall be conducted completely within a building. No impacts or byproducts of the use, including noise, vibration, dust, fumes, or odor, or electrical or communications interference shall be discernible from the property line.
3. Outdoor loading areas shall be located to the rear of the principal structure and shall not interfere with the on-site circulation of pedestrians or vehicles.

I. Storehouse Manufacturing

1. All operations related to this use shall be conducted completely within a building. No impacts or byproducts of the use, including noise, vibration, dust, fumes, or odor, or electrical or communications interference shall be discernible from the property line.
2. Limited daily outdoor operations and storage may occur behind the building and at least 50 feet from any property line, as follows:
   a. Outdoor storage areas shall be screened using an opaque fence or wall of no less than 8 feet in height.
   b. Outdoor operations consisting of promotional gatherings, tastings, or dining (in which visitors are able to sample the product) may occur at or near the property line if the area is landscaped using plantings, hardscape, materials, seating, lighting, and other amenities.
3. Outdoor loading areas shall be located to the rear of the principal structure and shall not interfere with the on-site circulation of pedestrians or vehicles.

Sec. 4.4.5 (Conditional Use Standards, Industrial: Junk and Salvage Operations, Solid Waste Transfer Facility/Recycling Center, Manufacturing)

B. Junk and Salvage Operations

1. Salvage yards shall be screened by a solid screening fence or wall that is a minimum 8 feet tall and set back at least 10 feet from the property line with a landscaped buffer between the property line and fence or wall that includes a minimum of one canopy tree per 50 feet, around the entire property. The fence or wall shall be of similar composition, construction and color throughout, and only contain openings for necessary entrances and exits.
2. Entrances and exits shall be equipped with solid 8 foot high gates which shall be closed at all times except when in use.
3. Material stored outside of a completely enclosed building shall be stacked or arranged so that no portion of such material is visible from any public right-of-way or adjacent property.
4. All loading and unloading shall be conducted within the enclosed area.
5. Maximum lot size for a junk and salvage yard use shall be ten acres.

E. Solid Waste Transfer Facility/Recycling Center

1. The solid waste transfer facility/recycling center may accept previously sorted non-food items, such as glass, newspaper, cardboard, metal, construction and demolition debris, or other similar materials. Sewage

or hazardous substances in quantities considered to be detrimental to the operation of the transfer facility shall not be permitted.

2. All activities and storage shall be conducted within a completely enclosed building. Doors shall remain closed during operations and there shall be no outdoor storage.
3. The entire site shall be fully ~~landscaped,~~ screened~~, and/or fenced from adjacent properties and public rights of way.~~by:
    a. a solid screening fence or wall that is a minimum 8 feet tall; or
    b. a minimum 50-foot wide landscaped buffer of 100% opacity.
4. All areas adjacent to the transfer point, such as the tipping floor, the turning area, and the area supporting the trailer while it is being packed, shall be paved with concrete.
5. Adequate standing and parking facilities shall be provided on the site so that no packers or other collection vehicles at any time stand on a public right-of way waiting entrance to the site.
6. Only cut off lighting fixtures shall be used. If an adjacent property is residential, the height of a lightpole shall not exceed 15 feet from the top of finished grade level.

~~6.~~ 7. Publicly owned or operated facilities are allowed to collect and sort any non-hazardous waste on-site and outdoors. All outdoor waste or collection bins must be setback a minimum of ~~40~~50 feet from the property line, ~~of which 25 feet shall be a landscape buffer.~~and shall not be visible from any neighboring property or public right of way.

a. If a property adjoins saltmarshes, tidal waters, or existing or permitted residential uses, and outdoor collection and sorting will take place, all collection bins shall be setback a minimum of 100 feet from the property line by a 100 foot wide landscape buffer of 100% opacity that surrounds the entire site.

8. The use shall be located outside of the 100 year floodplain.
9. The use shall comply with all applicable State and Federal Regulations.
10. An operations plan and transportation plan must be approved and include:
    a. A transportation plan demonstrating the primary routes that trucks will utilize to access the site, that these will be comprised of arterial roads with sufficient capacity to absorb the impact, and how such impacts will be mitigated.
    b. An operations plan to identify the specific types of activities and technologies that are required for successful operation of the use, potential impacts on adjacent lands and mitigation measures, size of the operation, number of employees, operating hours, etc.

G. Manufacturing

1. All storage and operations shall occur indoors, except that limited daily outdoor operations and storage which may occur behind the front building line and at least 50 feet from any property line ~~may occur~~.
2. No impacts or byproducts of the use, including noise, vibration, dust, fumes, ~~or~~ odor, or electrical or communications interference shall be discernible from the property line.
3. Outdoor loading areas shall be located to the rear of the principal structure and shall not interfere with the on-site circulation of vehicles and pedestrians.

H. Mini-warehouses or Self-Storage Facilities

1. The use shall be limited to storage only. The premises shall not be used for operating any other business or repairing of any vehicles, except truck rental may be approved as an accessory use.
2. No storage or combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises.
3. Outdoor storage shall be limited to vehicles, trailers, boats, campers, recreational vehicles, and other motorized or towable equipment and may only be located behind a building.
4. ~~Outdoor storage areas shall be screened by a solid screening fence or wall a minimum of 6 feet in height.~~ The entire site shall be be screened by a solid screening fence or wall that is a minimum 6 feet tall and sets back at least 15 feet from the property line with a landscaped buffer between the property line and fence or wall that includes a minimum of one canopy tree per 50 feet with a row of shrubs between each tree, around the entire property. The fence or wall shall be of similar composition, construction and color throughout, and contain openings for only necessary entrances and exits.

Article 9: Definitions and Interpretation
Sec. 9.4.3 (Description of Uses of Land and Buildings; Commercial Services-Storefront Manufacturing and Storehouse Manufacturing)

N. **Storefront Manufacturing** – A storefront or shopfront where the primary function is commercial sales, but daily operational activities often include a combination of low intensity manufacturing, assembly, packaging, and/or warehousing activities, including those related to online sales. Secondary operational activities shall have no discernable impact upon neighboring properties, structures or occupants. (Examples: a leather goods store or

coffee shop in which wholesale items are received, assembled on site, and either displayed for retail sales or stored for online transactions).

o. **Storehouse Manufacturing –** A facility or group of buildings where the primary function is low intensity manufacturing, but daily operational characteristics often include a combination of assembly, packaging, and/or warehousing activities; including those related to sales distribution. Operational impacts shall have no discernable impact upon neighboring properties, structures or occupants. Public exhibitions, tours, samplings, tastings and ancillary retail may be secondary activities and uses. (Examples: a brewery or distillery in which raw goods and other items are received, assembled, and packaged as part of the manufacturing process. The end product may be warehoused for shipping, shelved for retail sales, or consumed as part of onsite tastings or dining).

Attachment 2

Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)
Residential												
Single-family Detached	-	P	P	P	P	P	P	P	P	P	P	P
Single-family Attached	-	-	P	P	P	P	P	-	-	P	P	P
Multi-Family	-	-	-	-	P	P	P	-	-	-	P	P
Accessory Dwelling Unit	-	C	C	C	C	C	C	C	C	C	C	C
Agriculture/Conservation												
Agricultural Use and Structures	P	P	P	P	P	P	P	P	P	P	P	P
Animal Hospital, Veterinary Clinic, Kennel	-	-	SE	-	SE	SE	SE	-	-	-	-	SE
Horse Riding School, Horse Training Facility and/or Commercial Stables	-	P	P	-	-	P	P	-	-	-	-	-
Seafood/Shellfish Packaging/ Processing	-	-	-	-	-	SE	P	SE	-	-	-	-
Commercial Services												
Outdoor Sales	-	C	C	-	C	C	C	-	C	C	C	C
Retail Businesses	-	-	P	-	P	P	P	-	C	C	C	C
Restaurant	-	-	C	-	C	C	C	-	-	C	C	C
Motor Vehicle Sales and Service	-	-	-	-	-	P	P	-	-	-	-	-
Fueling/Service Station including fuel pumps/ Convenience Store	-	-	C	- -	C	P	P	-	-	C	-	C
Car Wash	-	-	C	-	C	P	P	-	-	C	-	C
Tattoo/Body Art Parlor	-	-	-	-	-	P	P	-	-	-	-	-
Adult Oriented Business	-	-	-	-	-	SE	SE	-	-	-	-	-
Low Speed Recreational Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	C
Lodging												
Bed and Breakfast - maximum of 6 guest rooms	-	P	P	P	P	P	-	P	P	P	P	P
Inns - maximum of 12 guest rooms	-	-	P	-	P	P	-	-	C	P	P	P
Hotel (no room limit)	-	-	-	-	-	P	P	-	-	-	-	P
Office												

Attachment 2

Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)
Home Occupation	-	P	P	P	P	P	P	P	P	P	P	P
Professional Offices	-	-	P	-	P	P	P	-	P	P	P	P
Health/Human Care												
Family Day Care Home (6 or less children)	-	P	P	P	P	P	P	P	P	P	P	P
Group Day Care Home (7 to 12 children)	-	P	P	P	P	P	P	-	-	P	P	P
Child Care Center (13 or more children)	-	P	P	P	P	P	P	-	-	P	P	P
Hospitals	-	-	-	-	-	P	P	-	-	-	-	-
Medical Offices and Clinics	-	-	P	-	P	P	P	-	-	P	P	P
Nursing Homes and Long-term Care	-	P	P	-	P	P	P	-	-	P	P	P
Recreation/Entertainment												
Campgrounds and Recreational Vehicle Parks	P	P	-	-	-	-	-	-	-	-	-	-
Golf Course	-	P	-	P	-	P	P	-	-	-	-	-
Recreation Facility	C	C	C	-	C	C	C	-	-	-	C	C
Theaters and Auditoriums	-	-	-	-	P	P	-	-	-	-	P	P
Civic/Institutional												
Cemetery	-	P	P	P	P	P	P	-	-	P	P	P
Club, Lodge, Union Hall, or Social Center	-	-	P	-	P	P	P	-	-	P	P	P
Conference or Exhibition Center	-	-	-	-	P	P	P	-	-	-	-	P
Government Building	P	P	P	P	P	P	P	P	P	P	P	P
Parks	P	P	P	P	P	P	P	P	P	P	P	P
Museum	P	P	P	P	P	P	-	P	P	P	P	P
Religious Assembly	-	P	P	P	P	P	P	P	P	P	P	P
School	-	P	P	P	P	P	P	P	P	P	P	P
Utilities	P	P	P	P	P	P	P	P	P	P	P	P
Industrial												
Artisan Workshop	-	P	P	-	P	P	P	-	P	P	P	P
Concrete and Asphalt Plants	-	-	-	-	-	-	SE	-	-	-	-	-
Contractor's Office	-	-	C	-	C	C	C	-	-	C	-	-
Junk and Salvage Operations	-	-	-	-	-	-	C	-	-	-	-	-

Table 4.3 Uses by District

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)
Light Assembly/Fabrication	-	-	-	-	-	C	P	-	-	-	-	P
Manufacturing	-	-	-	-	-	-	C	-	-	-	-	-
Manufacturing, Storefront	-	-	C	-	C	C	C	-	-	-	C	C
Manufacturing, Storehouse	-	-	-	-	C	C	C	-	-	-	-	C
Mini-warehouses or Self-service Storage Facilities	-	-	-	-	-	~~C~~	~~P~~ C	-	-	-	-	-
Research and Laboratory	-	C	C	-	P	P	P	-	-	-	P	P
Solid Waste Transfer Facility/ Recycling Center	-	-	-	-	-	-	C	-	-	-	-	-
Telecommunication Towers	-	C	C	C	C	C	C	-	-	-	-	-
Warehouse or Distribution Operation	-	-	-	-	-	-	P	-	-	-	-	-
Other												
Public and Private Parking Structures and Stand Alone Parking Lots	-	-	-	-	-	-	-	-	-	-	P	P

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2020
PROJECT:	Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 Design Standards, Sec. 5.15. – Old Town Bluffton Historic District, General and Architectural Standards Related to Old Town Bluffton Historic District
APPLICANT:	Town of Bluffton
PROJECT MANAGER:	Kevin P. Icard, AICP Planning & Community Development Manager

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), "an application for a Unified Development Ordinance Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action."

REQUEST: The Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the following Text Amendments:

> Amendments to Chapter 23 (Unified Development Ordinance), Article 4 – Planned Unit Developments, Article 5 Design Standards, Sec. 5.15. – Old Town Bluffton Historic District, General and Architectural Standards

BACKGROUND: On May 8, 2018, the Town of Bluffton Town Council approved a Resolution adopting the Strategic Plan for Fiscal Year 2019-20 ("Strategic Plan"). The Strategic Plan serves as a road map for activities and initiatives to implement the Town's Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals.

Strategic Plan focus areas include Fiscal Sustainability, Economic Growth, Town Organization, Community Quality of Life, Infrastructure, Affordable and/or Workforce Housing, and the May River & Surrounding Rivers and Watersheds. These amendments relate to Community Quality of Life, which includes updating policies and ordinances to sustain the Town's "unique and authentic" character, as well as preserving its culture and history.

Chapter 23 (Unified Development Ordinance), Article 5 (Design Standards), Section 15 (Old Town Bluffton Historic District) regulates new construction, redevelopment and exterior changes to all structures within Old Town. The impetus for having both general and architectural standards for these types of activities grew out of the Old Town Master Plan, which identified the need to establish a blueprint for the area in order to maintain its historic and eclectic architectural character and development patterns while still encouraging creativity.

The proposed amendments are intended to fix reoccurring issues that have been identified as problematic in their application over the years. This process included input from the Historic Preservation Commission, Town Council, a consultant, local architects and other interested individuals and community members.

Additional amendments are also proposed to fix scrivener's errors, provide consistency with other sections of the UDO, allow additional flexibility in some instances (e.g., more material choices), and reduce minimum lot widths for all permitted building types to not less than 50 feet. These amendments were discussed at a Historic Preservation Workshop on May 1, 2019 and, more recently, May 6, 2020 and are representative of the comments provided.

PROPOSED AMENDMENTS: Because of length, the proposed amendments are provided in Attachment 1, which includes an explanation for each amendment.

REVIEW CRITERIA & ANALYSIS: When assessing an application for a UDO Text Amendment, the Planning Commission and Town Council are required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by Staff Finding.

1. Section 3.5.3.A. Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area.

   Finding. The proposed amendments are consistent with the needs, goals and implementation strategies of the Comprehensive Plan. The Comprehensive Plan, as adopted on September 4, 2007, balances "long-term visioning and goals" with "short-term actions." The Action Agenda Initiatives found in the 2019-20 Strategic Plan capture non-capital improvement projects of significance, many of which emanate from the Comprehensive Plan. The proposed Text Amendments are a direct result of these Initiatives.

2. Section 3.5.3.B. Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

   Finding. The proposed amendments are consistent with best planning practices, which includes evaluating existing ordinances from time to time to ensure, among other things, that they are adequately protecting and enhancing the Bluffton's historic and eclectic character.

3. Section 3.5.3.C. Enhancement of the health, safety, and welfare of the Town of Bluffton.

   Finding. The proposed amendments will help to promote the Town's general welfare by ensuring that general and architectural standards for Old Town Bluffton Historic District adequately protect Bluffton's historic and eclectic character.

4. Section 3.5.3.D. Impact of the proposed amendment on the provision of public services.

   Finding. The amendments will have no impact on providing public services.

5. Section 3.5.3.E. The application must comply with applicable requirements in the Applications Manual.

   Finding. The application complies with all applicable requirements of the Applications Manual.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Planning Commission has the authority to take the following actions with respect to this application:

1. Recommend approval to Town Council of the application as submitted by the Applicant;

2. Recommend approval to Town Council of the application with conditions; or

3. Recommend denial to Town Council of the application as submitted by the Applicant.

STAFF RECOMMENDATION: The proposed Text Amendments relate to Action Agenda Item #9 in the 2019-20 Strategic Plan and the 2007 Comprehensive Plan. The proposed amendments are consistent with best planning practices and will further the general welfare of the Town.

For the reasons conveyed in this report, the Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the proposed Text Amendments.

ATTACHMENTS:

1. Matrix of Proposed Amendments to Chapter 23 (Unified Development Ordinance), Article 5 (Design Standards), Sec. 5.15. – Old Town Bluffton Historic District, General and Architectural Standards Related to Old Town Bluffton Historic District).

UDO AMENDMENTS: Article 5, Design Standards		
Sec. 5.15: Old Town Bluffton Historic District		
Section	**Why Amendment is Proposed**	**Amendment**
General Standards Related to Various Zoning Districts		
Section 5.15.5 (General Standards)	The phrase "and parking" is added as a site element that could affect residential density, in addition to other elements.	5.15.5 General Standards The existing or proposed building type shall determine the applicable lot standards. Building types shall only be permitted as listed in the applicable District. The maximum allowed density is based on the dimensional characteristics established for each building type in combination with other site characteristics that may limit the amount of land able to accommodate density. These other site characteristics include, but are not limited to, lot configuration, right-of-way, easements, protected natural resources, open space, ~~and~~ topography, and parking.
Section 5.15.5.A (Neighborhood Core-HD)	All references to "Town Architect" are to be amended throughout the UDO to "UDO Administrator" as a Town Architect does not exist. "Transect Zone" is corrected to "District."	As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance ~~Town Architect~~, additional building types may be allowed in the Neighborhood Core-HD zoning district ~~Transect Zone~~. Building types not specifically listed shall be regulated by the following general requirements:
Section 5.15.5.A (Neighborhood Core-HD)	At the request of Town Council, minimum lot sizes for applicable building types are amended to be no less than 50 feet in width.	Lot Width Main Street Building: ~~30'~~ 50' – 100' Commercial Cottage: ~~30'~~ 50' – 75' Live-work Sideyard: ~~35'~~ 50' – 65' Additional Building Type: ~~30'~~ 50' – 100'
Section 5.15.5.B (Neighborhood Center-HD)	Scrivener's error correction regarding name of district	Neighborhood ~~Core~~ Center-HD Building Type Requirements:
Section 5.15.5.B (Neighborhood Center-HD)	All references to "Town Architect" are to be amended throughout the UDO to "UDO Administrator" as a Town Architect does not exist. "Transect Zone" is corrected to "District."	As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance ~~Town Architect~~, additional building types may be allowed in the Neighborhood Center-HD zoning district ~~Transect Zone~~. Building types not specifically listed shall be regulated by the following general requirements:

UDO AMENDMENTS: Article 5, Design Standards		
Sec. 5.15: Old Town Bluffton Historic District		
Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.5.B (Neighborhood Center-HD)	At the request of Town Council, minimum lot sizes are amended to be no less than 50 feet in width. Only affected building types shown.	Main Street Building: ~~40'~~ 50' – 80' Commercial Cottage: ~~30'~~ 50' – 60' Live-work Sideyard: ~~40'~~ 50' – 60' Cottage: ~~30'~~ 50' - 60' Village House: ~~40'~~ 50' - 60' Sideyard House: ~~40'~~ 50' - 65' Additional Building Type: ~~30'~~ 50' – 100'
Section 5.15.5.C (Neighborhood General-HD)	All references to "Town Architect" are to be amended throughout the UDO to "UDO Administrator" as a Town Architect does not exist. "Transect Zone" is corrected to "District."	As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance ~~Town Architect~~, additional building types may be allowed in the Neighborhood General District ~~Transect Zone~~. Building types not specifically listed shall be regulated by the following general requirements:
Section 5.15.5.C (Neighborhood General-HD)	Use of building should be more flexible; it is proposed that mandatory mixed-use not be required and that two additional building types be permitted in the district. The amended language relates to the addition of the two new building types.	1. ~~Mandatory Use: The Neighborhood General zone shall be primarily residential in nature. All commercial development within this zone must maintain a predominantly residential character, as determined by the UDO Administrator.~~ The Neighborhood General-HD zoning district shall be primarily residential in nature. All commercial or mixed-use development within this zoning district must maintain a predominantly residential character. 2. A waiver of the mandatory residential character component may be granted by the UDO Administrator for commercial properties with direct frontage on SC Highway 46 or Bruin Road. While these commercial properties may have retail shopfronts or have awning/marquees or colonnades/arcades and be at grade, in accordance with this Ordinance, they must still maintain residential scale.
Section 5.15.5.C (Neighborhood General-HD)	Live-Work Sideyard and Commercial Cottage building types are proposed to be added as additional building types. Would allow commercial uses to be in building types other than residential. Development standards included.	

	Front Build-to	Lot Width	Front-age	Rear SB	Side SB	Height
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'	1-1.5

UDO AMENDMENTS: Article 5, Design Standards		
Sec. 5.15: Old Town Bluffton Historic District		
Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.5.C (Neighborhood General-HD)	At the request of Town Council, minimum lot sizes are amended to be no less than 50 feet in width. Only affected building types shown.	Cottage: ~~40'~~ 50' - 60' Sideyard House: ~~40'~~ 50' - 65' Additional Building Type: ~~40'~~ 50' – 100'
Section 5.15.5.D (Neighborhood Conservation-HD)	All references to "Town Architect" are to be amended throughout the UDO to "UDO Administrator" as a Town Architect does not exist. "Transect Zone" is corrected to "District."	As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance ~~Town Architect~~, additional building types may be allowed in the Neighborhood Conservation -HD zoning district ~~Transect Zone~~. Building types not specifically listed shall be regulated by the following general requirements:
Section 5.15.5.D (Neighborhood Conservation-HD)	At the request of Town Council, minimum lot sizes are amended to be no less than 50 feet in width. Only affected building types shown.	Cottage: ~~40'~~ 50' - 60' Additional Building Type: ~~40'~~ 50' - 100'
Section 5.15.5.E (Riverfront Edge-HD)	All references to "Town Architect" are to be amended throughout the UDO to "UDO Administrator" as a Town Architect does not exist. "Transect Zone" is corrected to "District."	As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance ~~Town Architect~~, additional building types may be allowed in the Riverfront Edge -HD zoning district ~~Transect Zone~~. Building types not specifically listed shall be regulated by the following general requirements:
General Standards		
Section 5.15.5.F.1.e (Building Height-Half Story)	There are two definitions of "Half Story"; one in this section, and the other within Article 9. This definition will be consistent with the one provided in Article 9.	e. A space under a sloping roof that has the line of intersection of the roof and the exterior wall supporting the roof not more than 3 feet above the floor level, and in which space the possible floor area with head room of 5 feet or more occupies between 30 and 70 percent of the total floor area of the story directly beneath ~~A half story is a finished living floor which is contained wholly or predominantly within the roof of a structure and is subject to the regulations of the local building code.~~ If the possible floor area with head room of 5 feet or more occupies more than 70 percent of the total floor area of the story directly beneath, then that space shall be considered a full story.
Section 5.15.5.F.4 (Building Composition-Chimneys)	It is recommended that "chimneys" be added as there is a relationship between building proportion, building features and the size of a chimney	a. Overall building proportions and individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form.

UDO AMENDMENTS: Article 5, Design Standards		
Sec. 5.15: Old Town Bluffton Historic District		
Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.5.F.10 (Turning Radii)	Proposed to be removed in its entirety to avoid duplication with the review of the Fire Marshal. Replace this sub-section with "Service Yards" (below).	~~10. Corner Radii and Clear Zones. Corner curb radii shall be between 9 feet and 15 feet. Fairly tight turning radii shorten pedestrian crossings and inhibit reckless drivers from turning corners at high speeds. To allow for emergency vehicles (e.g. fire trucks) to turn corners, a 25-foot radius Clear Zone shall be established free of all vertical obstructions such as telephone poles, sign poles, fire hydrants, electrical boxes, or newspaper boxes, etc.~~
Section 5.15.5.F.10 (Service Yards)	Standards for Service Yards are proposed for improved screening.	10. Service Yards. If a service yard is provided, service items, such as waste receptacles, air-conditioning equipment, pool equipment, above ground propane tanks, irrigation equipment, utilities and other service-related items shall be located in rear or side yards not facing a street, away from all public vantages, and screened from view. The HPC may approve alternate locations and screening for utilities if they are unable to be located within the service yard. If a service yard is not provided, service items, at listed above, shall be located and screened as required by Sec. 5.15.6.F. a. Materials used in building service yards shall be visibly compatible with the materials used in the primary structure and accessory structure(s). b. The service yard may be enclosed by louvers, lattice, vertical board or board-on-board panels, or such other styles typical of earlier styling. c. The height of the service yard enclosure shall be sufficient to screen equipment from public vantages; however, may not exceed six (6') feet in height. d. Window air-conditioning units shall not be placed on the primary façade of the primary structure or of any accessory structure. e. Roof mounted equipment, if required, shall be low-profile and located at the side or rear elevations to not be visible from the street. f. Utility meters shall be screened from public view.
Architectural Standards		
Section 5.15.6.E.1 (Awnings and Marquees)	Proposed to be amended to include: 1) Neighborhood Center HD zoning district; 2) to not require marquees and awnings to be erected forward of the Build-to-Zone because of problems related to zero lot line requirements.	c. Length = 25% to 100% of Building Frontage (~~F~~or commercial and mixed-use buildings within the Neighborhood Core-HD, Neighborhood Center-HD and Neighborhood General-HD zoning districts only). e. Marquees and Awnings ~~shall~~ may occur forward of the Build-to-Zone.
Section 5.15.6.E.2 (Balconies)	An increased porch depth is more consistent and compatible with existing historic structures, but discretion is also recommended to allow the HPC to review proportionality on an individual building basis.	a. Depth = ~~2~~ 4 ft. minimum, or a depth that is proportionate to the height and width of the building, for upper floor balconies.

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Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.6.E.2 (Balconies)	The amendment indicates that, if a balcony is proposed, it shall extend no less than 25% of the Building Frontage.	c. Length = No less than 25% ~~to 100%~~ of Building Frontage. (for all building type in all zones, except single family residences).
Section 5.15.6.E.5.d (Porches)	This amendment allows for some additional flexibility.	~~d. Overhang = 2 ft. minimum~~. ~~e.~~ d. Porches may have multi-story verandas and/or balconies above. ~~f.~~ e. Front porches may occur forward of the Build-to-Zone, but shall not extend into the right-of-way. ~~g.~~ f. Porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen (facing the street or public space).
Section 5.15.6.E.8 (Chimneys)	Amendment proposed to re-title the section to include roof appurtenances and penetrations, including standards related to each to ensure that they are as inconspicuous as possible. Both HPC and PC recommended that kitchen vents and other service elements be included.	8. Chimneys, Roof Appurtenances, and Roof Penetrations a. Chimneys are a central element for a structure and have long provided opportunities for decorative detailing. b. Exterior chimneys shall be finished in brick, tabby, or stucco. c. Chimney caps provide the opportunity for a wide variety of details. d. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, or prefabricated chimney caps are not permitted. e. Roof penetrations for service elements, including but not limited to hood vents, sewer vents, and air vents, shall be located so that they either are not visible from the street or are concealed within an architectural feature. Where this is not possible, they shall match the color of the roof.
Section 5.15.6.F (Architectural Elements)	A variety of amendments are proposed based on input received from the HPC and PC.	2. General Requirements: The following shall be in rear yards/facades, or in side yards/facades not facing side streets, with approved screening: a. Window and Wall Air Conditioners; b. Electric Utility Meters; c. Air Conditioning Compressors; d. Irrigation and pool pumps; ~~and~~, e. Non-Residential and Residential Waste Receptacles; f. Systems Equipment; and, g. Roof Penetrations and Wall Penetrations.

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Section 5.15.6.F. 4. (Prohibited Materials)	Both HPC and PC recommended greater flexibility in appropriate building material choices, including allowing plain wire meshing as it is often used to create "living" fences with vegetation and certain wood composite material. Electric fences are proposed to not be permitted.	4. The following are prohibited: a. Undersized shutters (the shutter or shutters must be sized to equal the width that would be required to cover the window opening.); b. Shutters made of plastic, vinyl, aluminum, polystyrene, ~~and~~ metal, or any material not permitted by Section 5.15.6.M of this Ordinance; I. Fences made of chain link, barbed wire, vinyl, ~~plain wire mesh,~~ or coated chain link; j. Fencing that has an electrical charge or is connected to source of electrical current and which is designed or placed that a person or animal meeting the conductive element of the fence receives an electrical shock; ~~j~~k. Fake-grained materials, except for any approved wood composite material permitted by Section 5.15 of this Ordinance; and ~~l~~k. Internally lit/neon signs.
Section 5.15.6.G (Building Walls)	The amendments in this section include: 1) correcting minor grammatical errors; and, 2) allowing tabby as a permissible construction and finish material.	G. Building Walls 1. General Requirements (required for all buildings): a. Exposed foundation walls (below the first floor elevation) shall be: Brick done in bond patterns ~~that match historic patterns in the district~~; Painted brick; Tabby stucco (mixed shell size only); ~~and~~ or Stucco over block or concrete (sand-finished or steel trowel only). b. All Chimneys shall be made of brick,~~;~~ stucco, tabby and natural or manufactured stone. 3. Permitted Finish Materials: a. Wood (termite resistant, 50-year siding product). b. Cement fiber siding (50-year siding product). c. Concrete masonry units with stucco tabby (C.B.S.).

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Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.6.H (Columns, Arches, Piers, Railings, Balustrades)	Amendments are proposed to 1) correct grammatical issues; 2) provide a measurement for spacing of columns; 3) allow tabby as a finish material; and 4) provide additional requirements for the column bases, trim and beams located above columns.	H. Columns, Arches, Piers, Railings, Balustrades 1. General Requirements: a. Column spacing: Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c."). Piers shall be ~~place~~ placed directly below the columns or posts which they support. Column Proportions shall be consistent with those found in the American Vignola: A Guide to the Making of Classical Architecture, by William Ware. of Classical Architecture, by William Ware. 2. Permitted Finish Materials: a. Columns: Wood (termite resistant), painted or natural, Cast Iron, Concrete with smooth finish, Brick, Stone, Steel or Tabby. b. Arches, Lintels, and Sills: Concrete Masonry Units with Stucco (C.B.S.), Reinforced Concrete with Stucco, Brick, Stone, or Tabby. c. Piers: Concrete Masonry Units with Stucco (C.B.S.), Reinforced Concrete with Stucco, Brick, Stone. d. Railings & Balusters: Wood (termite resistant), painted or natural Wrought or Cast Iron. 3. Permitted Configurations: a. Columns: Square, 6" minimum, with or without capitals and bases; Round, 6" minimum outer diameter, with or without capitals and bases; Classical orders. b. Arches: Semi-circular & Segmental. c. Piers: 8" minimum dimension. d. Porches: Top Rail: 2-3/4". Minimum diameter; Balusters: 4" o.c. spacing minimum, 5" o.c. spacing maximum. e. The beam above the column ~~to be the same circumference as~~ must align with the neck of the column. f. Column base or trim are not permitted to overhang the porch or stoop.

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Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.6.I (Windows and Doors)	The HPC and PC recommend more flexibility for window and door materials, especially with the improvement of wood composite materials. They believe that wood composite could be permissible in Old Town Bluffton if 1) the structure is not contributing; and, 2) the UDO Administrator determines the composite material is of high quality and will not conflict with the character of the Historic District.	I. Windows and Doors 1. General Requirements: a. The primary entrance to all buildings shall be located on the exterior wall facing the frontage street. b. Window openings shall be oriented vertically. c. Masonry Construction: A header and sill is required for all windows that are not located in a shopfront. d. The following accessories are permitted: Shutters, Wooden Window Boxes, Muntins and Mullions, Fabric or Metal Awnings (no backlighting; no glossy-finish fabrics). Snap-in muntins or mullions, and muntins between the glass are not recommended. Windows with true divided lite or simulated divided lite are encouraged. e. Dormer windows are encouraged. 2. Permitted Finish Materials: a. Windows & Shopfronts: Wood, Aluminum, Copper, Steel, Vinyl, Clad Wood , Fiberglass. b. Doors: Wood, ~~or~~ Metal or Metal-Clad. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for doors provided the UDO Administrator determines that the door will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials. 3. Permitted Configurations: a. Windows: Rectangular, Square, Transom, Sidelite. Transoms must be aligned with the window or door located directly below them. b. Window Operations: Single- and Double-Hung, Casement, Industrial, Tilt, Fixed Frame (36 square feet max. and permitted within retail storefront only). c. Door Operations: Casement, French.
Section 5.15.6.J (Roofs and Gutters)	More flexibility is proposed relating to roofs and gutters, including allowing rain chains. Design is also addressed.	J. Roof and Gutters 1. General Requirements: a. Permitted Roof Types: gabled, hipped, & shed. Flat roofs shall be concealed on all sides with parapets. Applied mansard roofs are not permitted. b. Downspouts are to match gutters in material and finish. Rain chains may be used. 2. Permitted Finish Materials: a. Metal: Galvanized, Copper, Aluminum, Zinc-Alum. b. Shingles: Metal or Asphalt “dimensional” type, Slate, Composite Slate. c. Gutters: Copper, Galvanized Steel, Aluminum (14-18 gauge). d. Use recycled-content, 30- or 40-year roofing material. e. Design: Appropriate leaderheads, collector boxes, or scupper boxes are encouraged.

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Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.6.K (Garden Walls, Fences and Hedges)	This Report recommends that tabby be clearly identified as an acceptable finish material and configuration within subsections 3(c), 3(e) and 4(f) of Section 5.15.6.K. The Planning Commission has also requested the inclusion of a requirement that garden fences meet "contextual standards" or "professional standards." Additionally, the current iteration of the UDO expressly permits spacing for wrought iron fencing of up to 6", which spacing, under certain conditions, could be in violation of the International Building Code ("IBC.") This Report recommends appropriate revisions to Section 5.15.6.K. as follows:	K. Garden Walls, Fences, and Hedges 1. General Guidelines: Fences, garden walls, or hedges are recommended along all un-built rights-of-way which abut streets and rear lanes as shown in the diagram below. Fences, garden walls, or hedges are encouraged along Side Yards (behind the front plane of the primary structure), and Rear Yards. Fences, garden walls and hedges shall be minimum 25% opaque, and shall meet appropriate contextual standards or professional standards. When fences, garden walls, or hedges occur, they must follow the below requirements: 2. Height: a. Front Yard (in front of the primary structure): minimum height of 24 inches, maximum height of 42 inches. Pillars and posts shall extend farther. b. Rear Yards and Side Yards (behind the front plane of the primary structure): minimum height of 36 inches, maximum height 6 feet. 3. Permitted Finish Materials: a. Wood (termite resistant). b. Wrought or Cast Iron, Aluminum or Tube Steel with traditional finial connections and detailing. c. Brick (A cap protects the tops of all brick elements exposed to the weather such as garden walls and freestanding piers. Caps are generally comprised of brick, but may also be comprised of stone, cast stone, terra cotta, tabby, concrete, metal, or slate. The edges of caps shall be rectangular or more ornate. Caps shall project past the edge of the brick element below a minimum of 1/2in.). d. Stone. e. Concrete Masonry Units with Stucco or Tabby Stucco (C.B.S. – if primary structure is masonry). f. Reinforced Concrete with Stucco (if primary structure is masonry). g. Wood posts with "Hog wire" infill and a board rail on top.
Section 5.15.6.K (Garden Walls, Fences and Hedges)	Same as above.	4. Permitted Configurations: a. Wood: Picket fences with corner posts and rail fences. b. Wrought Iron or Tube Steel with traditional finial connections and detailing : Vertical, 5/8" minimum dimension, 4" ~~to 6"~~ spacing or spacing that complies with the applicable building code. c. Brick. d. Stone. e. Stucco: with texture and color to match building walls. f. Tabby Stucco: with texture and color to match building walls.

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Section	**Why Amendment is Proposed**	**Amendment**
Section 5.15.6.M (Shutters)	Residents and developers alike contend that Section 5.15.6.M of the UDO, which regulates shutter and shutter dog design, is too limiting and does not allow for other historically accurate or otherwise acceptable designs and materials. To address these issues, this Report proposes the following revision to Section 5.15.6.M.1:	d. Shutters may be louvered, paneled, board and batten, or plank construction used with ~~shutter dog of typical~~ the standard "S" ~~design~~hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance. e. Shutters shall be constructed of a durable wood. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for shutters provided the UDO Administrator determines that the shutters will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials.
Section 5.15.6.N (Corners and Water Table Corners)	Minimal changes are recommended to Section 5.15.6.N of the UDO. In particular, the Consultant and Staff focused on the requirements of subsection (7), which governs the water table. This Report recommends that Section 5.15.6.N.7 be amended so as to better differentiate between the requirements for drip boards and for skirt boards.	7. Water Table Trim: a. ~~Water table~~Drip boards ~~should~~ shall be a minimum ~~2x~~ 5/4 stock with a bevel (any exposed flashing must be copper or match color of water table trim); b. Water table trim ~~should~~ shall extend beyond any skirt trim; and c. Skirt boards shall be a minimum 5/4 stock and furred out to sit just beyond the face of the foundation wall (after finish foundation material is applied, i.e. brick, stucco).
Section 5.15.6.O (Skirting & Underpinning)	Based on the Consultant's recommendations, this Report proposes that the Town amend Section 5.15.6.0 of the UDO by including additional restrictions on skirting and underpinning in subsection (1). The additional language proposed to be added is as follows:	1. The following are permitted materials for skirting and underpinning: Brick lattice, vertical or horizontal pattern wood lattice or fencing referred to as "pigboard" and louvered vents. Underpinning must be a minimum of 1" behind face of pier. Skirting must lay on top of pier. When using stucco or tabby allow for the material to be behind the skirting. Foundational vents of a similar configuration are permitted and should be aligned with window and door openings.
Section 5.15.6.P (Cornice, Soffit, and Frieze)	A minor amendment is required to subsection (9) of Section 5.15.6.P to clarify certain blocking requirements. The proposed amendment is as follows:	9. When exposed rafters are used, it is important that either vented or unvented blocking be provided between the rafters. Continuous venting in enclosed soffits with aluminum vents is permitted on new construction, but it is recommended that it be less than 3" wide and is disguised in the soffit to the extent feasible.
Building Types		
Section 5.15.8.B (Commercial Cottage)	An amendment to allow the Commercial Cottage building type within the Neighborhood General-HD zoning district. This reflects the amendment to Sec. 5.15.5.	Core • Center • General •

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Section 5.15.8.C (Live-Work Sideyard)	An amendment to allow the Live-Work Sideyard building type within the Neighborhood General-HD zoning district. This reflects the amendment to Sec. 5.15.5. Also, an amendment to include a note that porches are permitted on the building frontage.	Core • Center • General • Under "Notes:," add the following note: "May have porch on the front."
Section 5.15.8.D (Duplex / Triplex)	Amendments are recommended to improve clarity within the notes section.	Notes: Each U~~u~~nit must have own separate street façade entrance, ~~forward (street) Facing entrance.~~ Units shall be arranged with fronts parallel to the primary street on which the Unit is located. Units shall all be constructed simultaneously and be of the same architectural character. Units may be rentals or condominiums. Regardless of the ownership of the individual units, each building shall share a single lot~~Units share one single lot~~. One carriage house is allowed per ~~Unit~~ Lot. Triplex may be 3 full stories if raised up on a full height basement. Each unit is typically 15' - 30' wide.
Section 5.15.8.F (Carriage House)	Carriage Houses are permitted to be detached or attached by the UDO. For consistency, an amendment to remove the word "Detached" is proposed.	General: ~~Detached~~ Accessory Structure.
Section 5.15.8.F (Carriage House)	A reduction of the minimum carriage house size from 250 square feet to 200 square feet is proposed for consistency with applicable building codes and a various sections of the UDO	Size Range: ~~250~~ 200 - 1,200 sq. ft. (per unit)
Section 5.15.8.M (River House)	Two of the photos showing the River House building type are not good examples of a River House and are proposed to be replaced by two photographs proposed during the review process.	*Photos to be Provided*