

#### **Planning Commission Meeting**

Wednesday, September 24, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20 Bridge Street, Bluffton, SC

#### **AGENDA**

This meeting can be viewed live on <u>BCTV</u>, on Sparklight Channel 9 and 113 or on Spectrum Channel 1304.

- 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 a special meeting date as determined by the Commission Members.

- IV. ADOPTION OF MINUTES
  - 1. August 27, 2025 Minutes
- V. PUBLIC COMMENT
- VI. OLD BUSINESS
  - 67-69 Green Street (Development Plan): A request by Nathan Sturre of Sturre Engineering, on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of two (2) mixed use buildings and one carriage house with associated infrastructure. The property is zoned Neighborhood Center Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. (DP-01-25-019535) (Staff Dan Frazier)

#### VII. NEW BUSINESS

#### VIII. DISCUSSION

Carport UDO Amendments (WORKSHOP - NO ACTION): Discussion, Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings (Staff - Angie Castrillon)

#### IX. ADJOURNMENT

#### **NEXT MEETING DATE: Wednesday, October 22, 2025**

"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. Auditory accommodations are available. 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.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

#### **Planning Commission Meeting**

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

August 27, 2025

#### I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

#### II. ROLL CALL

#### **PRESENT**

Chairman Charlie Wetmore Vice Chairman Jim Flynn Commissioner Michael Brock Commissioner Rich Delcore

Commissioner Will Howard

#### **ABSENT**

Commissioner Lydia DePauw Commissioner Daniel Grove

#### III. ADOPTION OF MINUTES

#### 1. July 23, 2025 Minutes

Commissioner Brock made a motion to adopt the minutes as written.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

#### **IV. PUBLIC COMMENT**

<u>Bill McCollam, 7 Lincoln Ct, Bluffton</u> - Mr. McCollam spoke about his concern regarding the Tanker Truck traffic that would be added by the Seagrass Station C-Store.

<u>Britni Hendrickson, 62 Augustine Rd, Bluffton</u> - Mrs. Hendrickson spoke in opposition of the Seagrass Station C-Store development plan.

<u>Evan Bromley, Bromley Law Firm</u> - Mr. Bromley spoke of the Seagrass Station C-Store being subject to the covenants of the Master Property Owners Association and development would require approval from the association.

<u>Matthew Hendrickson, 62 Augustine Rd, Bluffton</u> - Mr. Hendrickson shared concerns regarding the Seagrass Station C-Store proximity to the homes in the development.

<u>Joy Coe, 5 Cottingham Rd, Bluffton</u> - Ms. Coe shared her concerns regarding the wetlands being affected by the Livewell Terrace Development.

#### V. OLD BUSINESS

1. 121 Burnt Church Road (Development Plan): A request by Anthony Morse on behalf of the property owner, My-Nash Realty Corp, for approval of a Preliminary Development Plan application. The project consists of a 4,464 SF commercial building with associated infrastructure. The property is zoned Neighborhood Core (NC) and consists of approximately 0.83 acres identified by tax map number R610 040 000 0164 0000 and located within the Highway Corridor Overlay District. (DP-03-25-019673) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners emphasized the need to preserve the trees on the site. There was discussion regarding the stormwater pond size and location.

Commissioner Brock made a motion to approve the application as submitted.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

#### **VI. NEW BUSINESS**

1. The Goddard School (Development Plan): A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of David Johnson of Speyside Partners LLC for approval of a Preliminary Development Plan application. The project consists of the construction of a two-story day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan. (DP-06-25-019796) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared concerns about the traffic from this development leading to traffic being added to Buckwalter Parkway. There was discussion regarding how the parking spaces will be used and if there has been coordination with emergency services to ensure the traffic will be manageable.

Commissioner Brock made a motion to approve the application with the following condition:

1. Provide an exhibit at time of final development plan submittal illustrating the off-site queuing extending down Bleeker Street North to be reviewed by Staff, including the Bluffton Police Department and Bluffton Township Fire District.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

2. Livewell Terrace (Development Plan): A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan application. The project consists of the construction of a 120-unit apartment complex with a leasing office, future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax

map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan. (DP-02-25-019581) (Staff - Dan Frazier)

Staff presented. The applicant was present. There was discussion regarding the possibility of wetlands being prominent on the site. Richardson LaBruce, attorney to the Commission, clarified that the delineation done by the U.S Army Corps of Engineers, which specifies the location of wetlands, cannot be overruled by the Commission. The commissioners shared their concerns regarding the number of parking spots being proposed. There were questions about how compliance with affordable housing requirements would be enforced.

Vice Chairman Flynn made a motion to approve the application with the following condition:

1. The Applicant will coordinate with Town Staff to meet the parking requirement (Buckwalter PUD, ZDSO 90/3 Modifications Section 5.2.1.1).

Seconded by Commissioner Brock.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

3. Seagrass Station Convenience Store (Development Plan): A request by Girishkumar Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 6,000 SF convenience store, fueling station with associated infrastructure. The property is within the Village at Verdier Planned Unit Development (PUD) consists of 5.46 acres identified by tax map numbers R610 021 000 0652 0000 and R610 021 000 0824 0000 at the intersection of HWY 170 and Seagrass Station Road. (DP-06-25-019799) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners expressed concerns regarding the weight of the trucks and how the main entrance to the development will be maintained with the added traffic. There were questions about the driveway connection being proposed and the process for a permit from the South Carolina Department of Transportation. The Commission asked for clarification on what aspects of the development will need to be reviewed and approved by the Master POA.

Commissioner Howard made a motion to approve the application with the following conditions:

- 1. Provide an updated Landscape Plan demonstrating the planting screen, fence or wall at
- least six feet in height along the parking and/or service areas adjacent to residential properties at time of Final Development Plan review.
- 2. Provide an updated site plan demonstrating eight (8) fuel pumps at time of Final Development Plan review.
- 3. Provide a truck circulation exhibit at time of Final Development Plan review.
- 4. Provide an updated Traffic Impact Analysis (TIA), including a Signal Warrant Analysis, at

August 27, 2025

time of Final Development Plan review. If a traffic signal is warranted, a financial commitment to the installation and maintenance of the signal will be required.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

4. 1271 May River Road (Development Plan): A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of property owner Sharan Pyari Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 5,259 SF mixed use building and a 1,200 SF carriage house with associated infrastructure. The property is zoned Neighborhood General - Historic District (NG-HD) consists of 0.34 acres identified by tax map numbers R610 039 000 0557 0000 within the Old Town Bluffton Historic District. (DP-06-25-019806) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared their concerns about the number of parking spots being proposed for this development. There was discussion regarding the use of a shared driveway with the adjacent property.

Commissioner Brock made a motion to approve the application with the following conditions:

- 1. The UDO Administrator will review and adjust the parking requirements and regulations for the subject and adjacent properties, as needed, to address Staff concerns.
- 2. Provide an updated Landscape Plan providing a visual buffer between public right-of-way and off-street parking area a minimum of 42 inches in height and 50% opacity at time of Final Development Plan Review.

Seconded by Commissioner Howard.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed.

#### VII. DISCUSSION

#### **VIII. ADJOURNMENT**

Commissioner Howard made a motion to adjourn.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned at 7:54pm.

### PLANNING COMMISSION

# STAFF REPORT Department of Growth Management



MEETING DATE:	September 24, 2025	
PROJECT:	67-69 Green Street Preliminary Development Plan	
APPLICANT:	Nathan Sturre, P.E., Sturre Engineering	
PROJECT NUMBER:	DP-01-25-019535	
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management	

**REQUEST:** The Applicant, Nathan Sturre of Sturre Engineering, on behalf of property owner, Olympia Rymko, is requesting approval of a Preliminary Development Plan application. The project proposes two (2) mixed use buildings and one carriage house with associated infrastructure (Attachment 1).

<u>INTRODUCTION:</u> The property is zoned Neighborhood Center – Historic District (NC-HD) and consist of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street (Attachment 2).

<u>BACKGROUND</u>: This application is for a Preliminary Development Plan located within the Neighborhood Center – Historic District (NC-HD) and as such is subject to the standards set forth in the Unified Development Ordinance (UDO). The subject properties are currently vacant.

As reflected in the revised site plan, the Applicant proposes two (2) two-story mixed-use buildings, totaling approximately 1,373 SF commercial and 1535 residential each, and one (1) carriage house, totaling approximately 918 SF, with associated parking, utilities, and stormwater infrastructure. The site will be accessible from Green Street, an unpaved road, with pedestrian access across Boundary Street. The Applicant is proposing a concrete apron and paver sidewalk within Green Street right-of-way (Attachment 3).

On May 28, 2025, the Applicant requested to withdraw their application at the Planning Commission (PC) meeting and no action was taken. On June 13, 2025, the Applicant met with two Commission members to discuss PC concerns. The Applicant provided a resubmittal on August 27, 2025, with revised development plans (Attachment 4), addressing Staff comments and PC concerns (Attachment 5).

The revised plans remove one of the previously proposed Carriage Houses. Per UDO Section 5.15.7, based on the proposed site plan, eleven (11) parking spaces are required, which includes four (4) total spaces for residential dwelling units, one (1) total space for the accessory dwelling unit and six (6) total spaces for the commercial units. The

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Applicant is proposing eleven (11) parking spaces. PER UDO "along secondary frontages, off-street surface parking lots shall be set back a minimum of 10 feet from property lines along public rights-of-way," (UDO Section 5.15.7.D.1) A twenty-two (22) foot access easement is being proposed, providing a twenty (20) foot drive lane (Attachment 4, pg. C-4).

The Applicant has also included an updated automobile turn exhibit, which includes dedicated loading space to assist visiting vehicles to execute a turnaround without encroaching outside of the drive lane (Attachment 4, pg. C-8). Additionally, the dumpster has been replaced with roll away dumpsters.

Staff had concerns regarding the consideration that was given to the existing tree canopy and whether every reasonable effort was made to maximize the preservation of the existing canopy (UDO 5.3.3.C). In response, the Applicant proposes to preserve the 30" Live Oak located in the front of the property. However, the 8" Magnolia removal is still required to accommodate the proposed development. The Applicant proposes the mitigation of this tree with a 4" Little Gem Magnolia (Attachment 4).

The Town is finalizing the Boundary Street Streetscape Public Project. The proposed crosswalk at Hickory Trace and Boundary Street previously proposed has been removed. Coordination with the Town regarding curbing, stormwater drainage, underground power, sewer, and encroachment permits will be required at time of Final Development Plan submittal.

The Applicant is also proposing off-site improvements within the Green Street right-of-way, which will require approval of an encroachment permit from the Town. It should be noted that the Applicant is proposing a 2-inch water line to serve the site, while the Town's Public Project provides only a 1-inch line (Attachment 5). The Applicant must coordinate with the Beaufort Jasper Water and Sewer Authority (BJWSA) to resolve this discrepancy.

The subject property is within the Old Town Historic District and will require a Certificate of Appropriateness – Historic District (COFA-HD) reviewing landscaping, lighting, and architecture at time of Final Development Plan approval.

**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 subject property is located within the Old Town Bluffton Historic District and therefore is subject to the standards set forth in the Town's Unified Development Ordinance (UDO).

Finding. Along secondary frontages, off-street surface parking lots shall be set back a minimum of 10 feet from property lines along public rights-of-way (UDO 5.15.7.D.1).

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*Finding.* The proposed development will undergo further review as part of the Stormwater Permitting process.

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 not within any PUD, Development Agreement, or Subdivision 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 final development plan submittal.

Finding. The proposed development is not within any approved Master Plan or PUD.

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 proposed development will utilize existing water main located on Boundary Street. Sewer will be provided by connecting to the Boundary sewer main and future Green Street sewer. The Applicant will coordinate with BJWSA and Bluffton Township Fire District to ensure adequate water and sanitary sewer services in support of the project.

*Finding.* Letters from the agencies providing public 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 project is proposed to be completed in one phase.

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

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

<u>PLANNING COMMISSION ACTIONS:</u> The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

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

**RECOMMENDATION:** Should the Planning Commission choose to approve the application with conditions, Town Staff finds that the following conditions should be met prior to final development plan approval to be in conformance with UDO Section 3.10.3.A:

- 1. Provide minimum of 10 feet between the parking lot and property lines along secondary frontages (Green Street and Hickory Trace).
- 2. Coordinate all utility connections with the Town and utility providers to ensure consistency with ongoing capital improvement projects.

#### **ATTACHMENTS:**

- 1. Application and Project Narrative
- 2. Vicinity Map
- 3. Civil and Landscape Plan Set 02 19 2025
- 4. Revised Civil and Landscape Plan Set 08 27 2025
- 5. Response to DRC Comments and Staff Concerns
- 6. Boundary Street Streetscape Public Project Utility Exhibit



## TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

ATTA Growth Management Custon

Section VI. Item #1.

Bluffton, SC 29910 (843)706-4522

(843)706-4522 www.townofbluffton.sc.gov applicationfeedback@townofbluffton.com

Applicant	Pro	perty Owner	
Name:Randolph Stewart	Name:Olympia Rymko		
Phone: 843-8164005	Phone: 516-512-0953		
Mailing Address: PobOX1813 Bluffton SC,29910	Mailing Address:5 You Bluf	ork Circle fton SC,29910	
E-mail:randolph@rstewartdesigns.com	E-mail:olimpia.81@ho	otmail.com	
Town Business License # (if applicable):			
Project In	formation		
Project Name:Lot 1A	☑ Preliminary	Final	
Project Location:67 Green Street	☐ New	☐ Amendment	
Zoning District: Neighborhood Center-Hd	Acreage:		
Tax Map Number(s): R610 03900A 0385 0000			
Project Description: See Narrative			
Minimum Requirer	ments for Submitt	al	
<ul> <li>I. Two (2) full sized copies and digital files of the Preli</li> <li>Project Narrative and digital file describing reason for of the UDO.</li> <li>All information required on the attached Application</li> <li>An Application Review Fee as determined by the Toto the Town of Bluffton.</li> </ul>	or application and complement of the complement	iance with the criteria in Article 3	
Note: A Pre-Application Meeting is requi	red prior to Applicatio	on submittal.	
Disclaimer: The Town of Bluffton assumes no l third party whatsoever by approvi			
I hereby acknowledge by my signature below that the fore the owner of the subject property. As applicable, I author			
Property Owner Signature: Olympia	Rymko	Date: $5/3/22$	
Applicant Signature:	0	Date:	
For Off	fice Use		
Application Number:		Date Received:	
Received By:		Date Approved:	

Effective Date: 07/2019



# TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

Section VI. Item #1.

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and <a href="Unified Development Ordinance (UDO)">Unified Development Ordinance (UDO)</a> 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.

Effective Date: 07/28/2014



In accordance with the Town of Bluffton <u>Unified Development Ordinance (UDO)</u>, 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	<b>NOTE:</b> 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.				
х	х	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.			
х	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			



Prelim	Final NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan contain the General Information and Site & Existing Conditions Documentation in addition to information required				
Plan	Plan	other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.			
	l) Cable, telephone, and data provider.				
Site and	l Existing	g 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	х	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.			
Х	X	3. Location of all property lines.			
x	<b>X</b>	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.			
We constitute	X	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.			



Duclina	F:1	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must		
Prelim Plan	Final Plan	contain the General Information and Site & Existing Conditions Documentation in addition to information required for the		
Figir	Fidili	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.		
	х	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.		
Transpo	rtation I	Networks.		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.		
		2. A map or sketch showing the general relationship of the development to the surrounding		
X	X	areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.		
		3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities,		
	X	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.		
	х	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		
	X	and requirements.  6. Emergency access provisions.		
		7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable		
	X	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	Resourc	es, 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	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.		



Prelim Plan	Final Plan	conta	E: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must ain the General Information and Site & Existing Conditions Documentation in addition to information required for the
rian	X	othe 3.	r specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.  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.
	×	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.
	х	5.	Location and table summarizing trees designated as protected to be removed.
6. The location and description of existing and property			The location and description of existing and proposed landscaping, screening, buffering, and
			tree preservation areas, including setbacks from natural resource areas.
			Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree
	х		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).
		8.	Detailed landscaping information containing the scientific and common names, quantity and
	x	0.	size of each plant species to be planted, typical installation and maintenance drawings/notes,
			and location and description of irrigation systems.
		9.	Tree protection zones (TPZ) and tree protection fencing and signage locations and installation
	X		specifications.
	X	10.	Habitat management plan.
	х	11.	Proposed topographic features, including basic contours at one foot or less intervals.
	х	12.	Bank stabilization and erosion control measures.
	X	13.	If applicable, a Forest Management Plan.
Open S			
. x	x	1.	Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	х	2.	Proposed public lands and methods of dedication and access.
		3.	Proposed ownership and method of transfer through deed restrictions, covenants, public
	X		dedication, or other method acceptable to the UDO Administrator.
	x	4.	Proposed use for all portions of dedicated open space.
Stormw	ater Ma	nage	ment.
X	X	1.	Acknowledgement of compliance with Bluffton Stormwater Design Manual.
X	х	2.	Description of proposed methods and general layout of stormwater drainage.
X	х	3.	Proposed drainage system layouts.
х	х	4.	Proposed methods to remove pollutants.
X	х	5.	Soil types and permeability characteristics from National Resource Conservation Service.
	х	6.	Stormwater Drainage Plan with drainage easements.
	X	7.	Location and area of proposed impervious coverage.
		8.	Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps
	X		and Link Node Diagrams.
		Methods to record and report installation and maintenance activities.	
	X	10.	Stormwater quality monitoring program and pre-development pollutant loading calculations.
		Notarized Operation and Maintenance Agreement signed by responsible party.	
Utilities	and Ser		
		1.	Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the
X			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.
The state of the s		1	reposed server system layout, or individual septic tally locations.



Prelim Plan	Final Plan	Contain the General Information and Site & Existing Conditions Documentation in addition to information requi		
	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

Printed Name

# LOT 1A AND LOT 1B 67GREEN ST. PRELIMINARY DEVELOPMENT PLAN NARRATIVE

The proposed project is located at lot 1A and 1B Parcel 254 67 Green Street. The legal address is Tax District R610, Map 039 Parcel 254. Both lots are vacant.

The Lot 1A is .145 acre and 6300 Square Feet. To the West is Boundary Street to the North is Hickory Trace (a ghost road) and to the South Lot 1B and Green Street. To the East is an existing structure on neighboring property.

Lot 1B is .145 acre and 6300 Square Feet. To the West is Boundary Street, to the North is Lot 1 A, to the South is Green Street and to the East is an existing a neighboring lot.

The Zoning District is Neighborhood Center HD. The Owner of the property Lot A and Lot B is Olympia Rymko. A current deed to Lot 1A and Lot 1B is attached. There is currently a 12 foot easement off Green Street running South to North thru Lot 1B to the property line of Lot 1A. This easement is being vacated legally. No other deed restrictions or covenants are known at this time. See the survey and site plan for the Green Street easement and present Property Lines. The new access easement thru Lot 1B and to the Northern property edge of Lot 1A will be 22' wide for two way traffic and made of concrete and oyster shell. The 22' easement will be used legally and maintained by both Lots 1A and 1B.

The schematic site plans are submitted in this proposal. There are two separate lots but are presented together and will continue to be that way.

Both buildings on Lot 1A and Lot 1B will be a Main Street Building types. There will be a front porch a minimum of 6' deep and the front estern building face is 10' behind the Western property line for both lots as required by the UDO. The side setbacks are a minimum of 8'.

67-69 Green Street Prepared by: R. Stewart Design, LLC The first floor of LOT 1B is 1333 Square feet with Commercial Use requiring 3 Parking Spaces.. The second and third floor will be a single Residential Use with 1535 quare Feet. The Residential Apartment requires 2 Parking Spaces.

In addition, there will be a Carriage House with a short term rental apartment. Each floor will be 459 square feet for a total of 918 square feet. The Carriage house has a 5' rear yard setback—and the side yard exceeds the 5' setback to provide landscaped open space aesthetic and the structure also blocks the view of parked cars from Green Street as encouraged in the UDO as well as create an architectural esthetic for the street and neighborhood.

The first floor of LOT 1A is 1333 Square feet with Commercial Use requiring 3 Parking Spaces. The second and third floor will be a single Residential Use with 1535 Square Feet. The Residential Apartment requires 2 Parking Spaces.

In addition, there will be a Carriage House on Lot 1A with a short term rental apartment. Each floor will be 459 square feet for a total of 918 square feet. The Carriage house has a 5' rear yard setback and the side yard exceeds the 5' setback to provide landscaped open space aesthetic. The structure also blocks the view of parked cars from Hickory Trace as well as driving South on Boundary Street.

As Hickory Trace is a ghost street, with vehicle access not permitted, the entrance will be a shared perpetual common ingress/egress easement from Green Street. The North side of the easement is landscaped and has open space.

The first floor of LOT 1B is 1333 Square feet with Commercial Use requiring 3 Parking Spaces.. The second and third floor will be a single Residential Use with 1535 Square Feet. The Residential Apartment requires 2 Parking Spaces.

In addition, there will be a Carriage House with a short term rental apartment. Each floor will be 459 square feet for a total of 918 square feet. The Carriage house has a 5' rear yard setback—and the side yard exceeds the 5' setback to provide landscaped open space aesthetic and. The structure also blocks the view of parked cars from Green Street as encouraged in the UDO as well as create an architectural esthetic for the street and neighborhood. The majority of the lane will be an impervious material, tabby concrete as will the handicap parking. As there will be shared driveway, sidewalk and parking there will be a POA agreement that will be designed to provide for common maintenance and use.

67-69 Green Street Prepared by: R. Stewart Design, LLC The parking requirement for Lot A is 3 cars for the commercial space and 2 parking spaces for the Residential floors and 1 car for the Carriage House for a total of 5.

The street name, 911 address and legal descriptions will be provided for final approval on the final Plat to be submitted upon site approval.

The attached exhibit of the Preliminary Site Plan shows pervious vs. impervious and open space metrics, setbacks, service yard and required open space and indicates walkways for circulation and foundation planting area. There will be access signage as is appropriate at the entrance to Green street, lighting plan and photometrics, Town stormwater ordinance requirements, and landscaping plans, and indication of all utilities as required for final approval.

We confirm that to our knowledge that this project will meet all requirements of the UDO.

# VICINITY MAP 67-69 GREEN STREET DEVELOPMENT PLAN



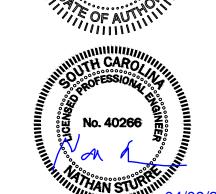


EV #	DATE	DESCRIPTION

Civil Design & Development

Section VI. Item #1.





#### ENGINEER OF RECORD

NATHAN STURRE, P.E. SC PE# 40266 PO Box 2227 Bluffton, SC 29910 843.929.9432

#### SURVEYOR

WILLIAM SMITH, PLS SC PLS# 26960 PO DRAWER 330 BLUFFTON, SC 29910 TEL: 843.757.2650

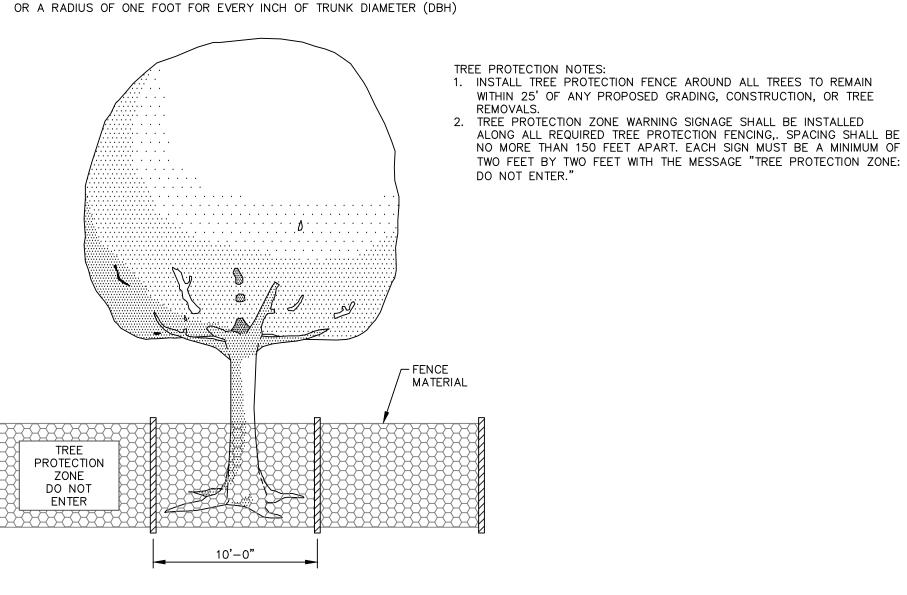
PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM: STATE PLANE, NAD83 **VERT. DATUM: NAVD88** 



1. ACTUAL LAYOUT DETERMINED IN FIELD.

MATERIAL

(OPTIONAL) -

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

SECTION B-B

-STAPLES 1/8"

(2 PER BALE)

4" STAPLE

- 3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
- 4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL
- 5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.

WOOD OR

METAL STAKES

(2 PER BALE) —

— BINDING WIRE

STRAW BALE

- 6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
- 7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

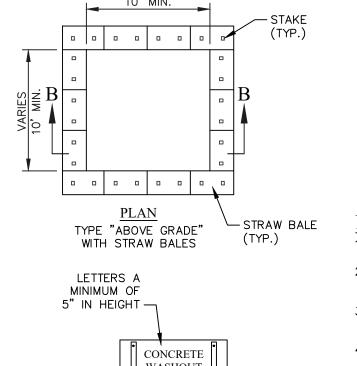
**CONCRETE WASHOUT** STRAW BALES OR ABOVE GROUND SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH STANDARD DRAWING NO. RC-07 [PAGE 1] N.T.S.

TEMPORARY STOCKPILE AREA

## TREE PROTECTION FENCE DETAIL N.T.S.

-AT LIMITS OF CRITICAL ROOT ZONE-OR LIMITS OF TREE CANOPY

#### STRAW BALE BARRIER CONCRETE WASHOUT



WASHOUT

CONCRETE WASHOUT SIGN DETAIL

## South Carolina Department of Health and Environmental Contro CONSTRUCTION ENTRANCE

andard drawing no. SC-06 PAGE 2 of GENERAL NOTES FEBRUARY 2014

## SILT FENCE INSTALLATION 1.25 LB./LINEAR FT. STEEL POSTS PLAN SYMBOL FILTER FABRIC —SF —SF — BACKFILL TRENCH WITH COMPACTED EARTH FOR STEEL POST (RESTRICT TO TOP 8-INCHES OF FABRIC) USE EITHER FLAT-BOTTOM BURY FABRIC OR V-BOTTOM TRENCH

6-INCH MIN.

6 INCHES

24 FEET

100 FEET

D = 2-3 INCHES

AVERAGE STONE DIAMETER

OF 2 TO 3-INCHES

UNDERLYING NON-WOVEN GEOTEXTILE FABRIC ----

SPECIFICATION

ROCK PAD THICKNESS

ROCK PAD WIDTH

ROCK PAD LENGTH

ROCK PAD STONE SIZE

SILT FENCE — GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.

- . Maximum sheet or overland flow path length to the silt fence shall be 100—feet.
- . Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
- 4. Silt fence joints, when necessary, shall be completed by one of the following options: — Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap: - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy—duty plastic ties; or, - Overlap entire width of each silt fence roll from one support post to the next support post.
- Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top
- Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed
- Health and Environmental Contro SILT FENCE with slope and where concentrated flows are expected or are documented along the proposed/installed silt tandard drawing no. SC-03 Page 1 of NOT TO SCALE

South Carolina Department of

EDGES SHALL BE TAPERED OUT

TRACKING OF MUD ON THE EDGES

PLAN SYMBOL

South Carolina Department of

Health and Environmental Control

CONSTRUCTION ENTRANCE

andard drawing no. SC-06 PAGE 1 of

NOT TO SCALE

6-IN. -

FILTER FABRIC.

COMPACTED

V-SHAPED TRENCH DETAIL

HEAVY DUTY PLASTIC TIES

18-IN. TO 24-IN.

TOWARDS ROAD TO PREVENT

T FENCE — POST REQUIREMENTS
Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics. — Composed of a high strength steel with a minimum yield strength of - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48—inches.

CONSTRUCTION ENTRANCE - GENERAL NOTES

2. Install a non-woven geotextile fabric prior to placing any

3. Install a culvert pipe across the entrance when needed to

4. The entrance shall consist of 2-inch to 3-inch D50 stone

100—feet long, and may be modified as necessary to

Limestone may not be used for the stone pad.

6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.

7. Divert all surface runoff and drainage from the stone pad to

a sediment trap or basin or other sediment trapping structure.

Minimum dimensions of the entrance shall be 24-feet wide by

placed at a minimum depth of 6-inches.

provide positive drainage.

accommodate site constraints.

1. Stabilized construction entrances should be used at all points

where traffic will egress/ingress a construction site onto a

public road or any impervious surfaces, such as parking lots.

- Posts shall be equipped with projections to aid in fastening of filter fabric. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17—square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 6-feet on center.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
- 5. Filter Fabric shall be installed at a minimum of 24—inches above the ground.

SILT FENCE - INSPECTION & MAINTENANCE 1. The key to functional silt fence is weekly inspections, routine maintenance, and

CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

inspections, routine maintenance, and regular sediment removal.

conducted once every calendar week and, as recommended,

within 24-hours after each rainfall even that produces

3. During regular inspections, check for mud and sediment

4. Reshape the stone pad as necessary for drainage and runoff

5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or

replaced whenever the entrance fails to reduce the amount of

mud being carried off—site by vehicles. Frequent washing will

6.Immediately remove mud and sediment tracked or washed

onto adjacent impervious surfaces by brushing or sweeping.

7. During maintenance activities, any broken pavement should be

8. Construction entrances should be removed after the site has

reached final stabilization. Permanent vegetation should replace

unless area will be converted to an impervious surface to serve

areas from which construction entrances have been removed,

Flushing should only be used when the water can be

be more frequent during long periods of wet weather.

buildup and pad integrity. Inspection frequencies may need to

1. The key to functional construction entrances is weekly

2. Regular inspections of construction entrances shall be

1/2-inch or more of precipitation.

extend the useful life of stone pad.

repaired immediately.

discharged to a sediment trap or basin.

- 2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24—hours after each rainfall even that produces 1/2-inch or more of precipitation.
- 3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when
- Remove accumulated sediment when it reaches 1/3 the height of the silt
- 5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence,
- 7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence
- Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently

SILT FENCE (SEE DETAIL) SOIL/SEDIMENT STOCKPILE AREA ORIGINAL GROUND SURFACE 1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.

2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.

3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.

4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Contro

TEMPORARY STOCKPILE indard drawing no. SC-15 PAGE 1 of

NOT TO SCALE

SWPPP DETAILS SHEET NO.

REV #

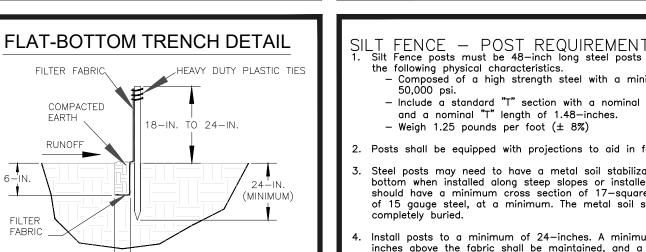
DATE

SHEET NAME

DATE

4/09/202

DESCRIPTION



ILT FENCE - FABRIC REQUIREMENTS Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements: — Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are 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 any defects or flaws that significantly affect its physical and/or filtering properties; and, - Have a minimum width of 36-inches.

Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.

Filter Fabric shall be purchased in continuous rolls and cut to the length of

the barrier to avoid joints.

South Carolina Department of Health and Environmental Contro SILT FENCE andard drawing no. SC-03 PAGE 2 of GENERAL NOTES FEBRUARY 201

DATE

#### **Dust Control**

# Plan Symbol

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

#### <u>Dust Control Design Criteria</u>

Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce

There are many methods to control dust on construction sites. These methods include but are not limited

- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control.
- Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a fast, effective means of controlling dust.
- Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic. Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

#### Inspection and Maintenance

Add additional dust control or re-spray area as necessary to keep dust to a minimum. Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.

South Carolina DHEC Storm Water Management BMP Handbook July 31, 2005

Temporary Seeding

## Base seed selection on local Specifications.

Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to prevent erosion should be re-seeded.





## Temporary Seeding

## Preventive Measures and Troubleshooting Guide

Preventive Measures and Troubleshooting Guide				
Field Condition	Common Solutions			
Slope was improperly dressed before application.	Roughen slopes. Furrow along the contour of areas to be seeded.			
Coverage is inadequate.	Follow recommended application rates. Count the number of seedbags to ensure the correct amount of material is being applied. Reapply to thin areas.			
Seeds fail to germinate.	Apply straw mulch to keep seeds in place and to moderate soil moisture and temperature. In arid areas, temporary irrigation may be necessary.			
Seeded slope fails.	Fill in rills and re-seed; fertilize, and mulch slopes.			
Seeding is washed off slope.	Allow at least 24-hours for the materials to dry before a rain event. Follow manufacturer's recommendations. Reapply where necessary.			
Excessive water flows across stabilized surface.	Use other BMPs to limit flow on stabilized area and to reduce slope lengths. Do not use to stabilize areas with swift moving concentrated flows.			

South Carolina DHEC July 31, 2005 Storm Water Management BMP Handbook **Dust Control** 



Dust Control by Sprinkling Water

Try another product or method if current dust control is not

effective.

Dust Control by Sprinkling Water

Sprayed areas are ineffective at limiting

#### **Preventive Measures and Troubleshooting Guide**

Field Condition	Common Solutions
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.
Sprayed areas are ineffective at limiting	Re-spray areas and ensure that the application rate is proper.

South Carolina DHEC July 31, 2005 Storm Water Management BMP Handbook

**Permanent Seeding** 

## Permanent Seeding

# Plan Symbol

## <u>Description</u>

Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

#### When and Where to Use It A major consideration in the selection of the type of permanent grass to establish is the intended use of he land. Land use is separated in to two categories, high-maintenance and low-maintenance.

High-maintenance

High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

## Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a

regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited

## Seed Selection

The use of native species is preferred when selecting vegetation. Base plant seed selection or geographical location, the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Failure to carefully follow agronomic recommendation results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the

## Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

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#### Temporary Seeding

#### Temporary Seeding



Plan Symbol

The purpose of temporary seeding is to reduce erosion and sedimentation by stabilizing disturbed areas that would otherwise lay bare for long periods of time before they are worked or stabilized. Temporary seeding is also used where permanent vegetation growth is not necessary or appropriate.

### When and Where to Use It

Temporary seeding is used on exposed soil surfaces such as denuded areas, soil stockpiles, dikes, dams banks of sediment basins, banks of sediment traps, and temporary road banks. Temporary seeding prevents and limits costly maintenance operations on other sediment control structures. Sediment cleanout requirements for sediment basins, sediment, traps, and silt fence is reduced if the drainage area is seeded when grading and construction operation are not taking place.

Temporary stabilization is required within 14 days after construction activity is complete unless construction activity is going to resume within 21 days. Cover seeded areas with an appropriate mulch to provide protection from the weather. When the temporary vegetation does not grow quickly or thick enough to prevent erosion, re-seed as soon as possible. Keep seeded areas adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

#### Seed Selection

Seed selection is based on geographical location, soil type and the season of the year in which the planting is to be done. Use the tables in Appendix C as a guide for conventional tillage methods (plowing, seedbed preparation, hydroseeding, etc). If a fast growing crop to nurse the permanent specie or species is required, then use the mix rate. Failure to carefully follow agronomic recommendations results in an inadequate stand of temporary vegetation that provides little or no erosion control.

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches.

#### Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

South Carolina DHEC

#### Permanent Seeding

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural imestone per acre (70 pounds per 1000 square feet).

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#### Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent 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. Do not mix the lime and the fertilizer prior to the field application.

#### Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods

ude but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, ha spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

it be covered by a 70% coverage rate.

Re-seeding

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that

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Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test result
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.

#### **Temporary Seeding**

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be 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 (70 pounds per 1000 square feet) if it is to be used.

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or equivalent during temporary seeding 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

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method available for the type of seed used and the location of the temporary seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and then lightly firm the area with a roller or cultipacker.

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

## Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base

## seed selection should on the requirements of local Specifications.

- Inspection and Maintenance Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation.
- Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that conditions for growth are good. Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally

hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

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**Permanent Seeding** 

- Inspection and Maintenance Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a follow-up survey after one year and replace failed plants where necessary.
- If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant
- materials and quantities of lime and fertilizer. Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime
- and fertilizer in the absence of soil test results. If the season prevents re-sowing, mulch is an effective temporary cover.
- Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30 percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage, in which 70 percent of that square yard is covered with vegetation.



## **Preventive Measures and Troubleshooting Guide**

Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.

July 31, 2005 Storm Water Management BMP Handbook

South Carolina DHEC

DEVELOPMENT, LLC

Civil Design & Development

ATTACHMENT 3

Section VI. Item #1.

**ENGINEER OF RECORD** 

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## PREPARED FOR:

OLYMPIA RYMKO

## PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM: STATE PLANE, NAD83 VERT. DATUM: NAVD88



DATE SHEET NAME

DATE

REV #

SHEET NO.

**SWPPP DETAILS** 

DESCRIPTION

4/09/2025

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Bluffton, SC 29910

BLUFFTON, SC 29910 TEL: 843.757.2650



1	5/6/2025	STORMWATER REVISIONS
REV #	DATE	DESCRIPTION

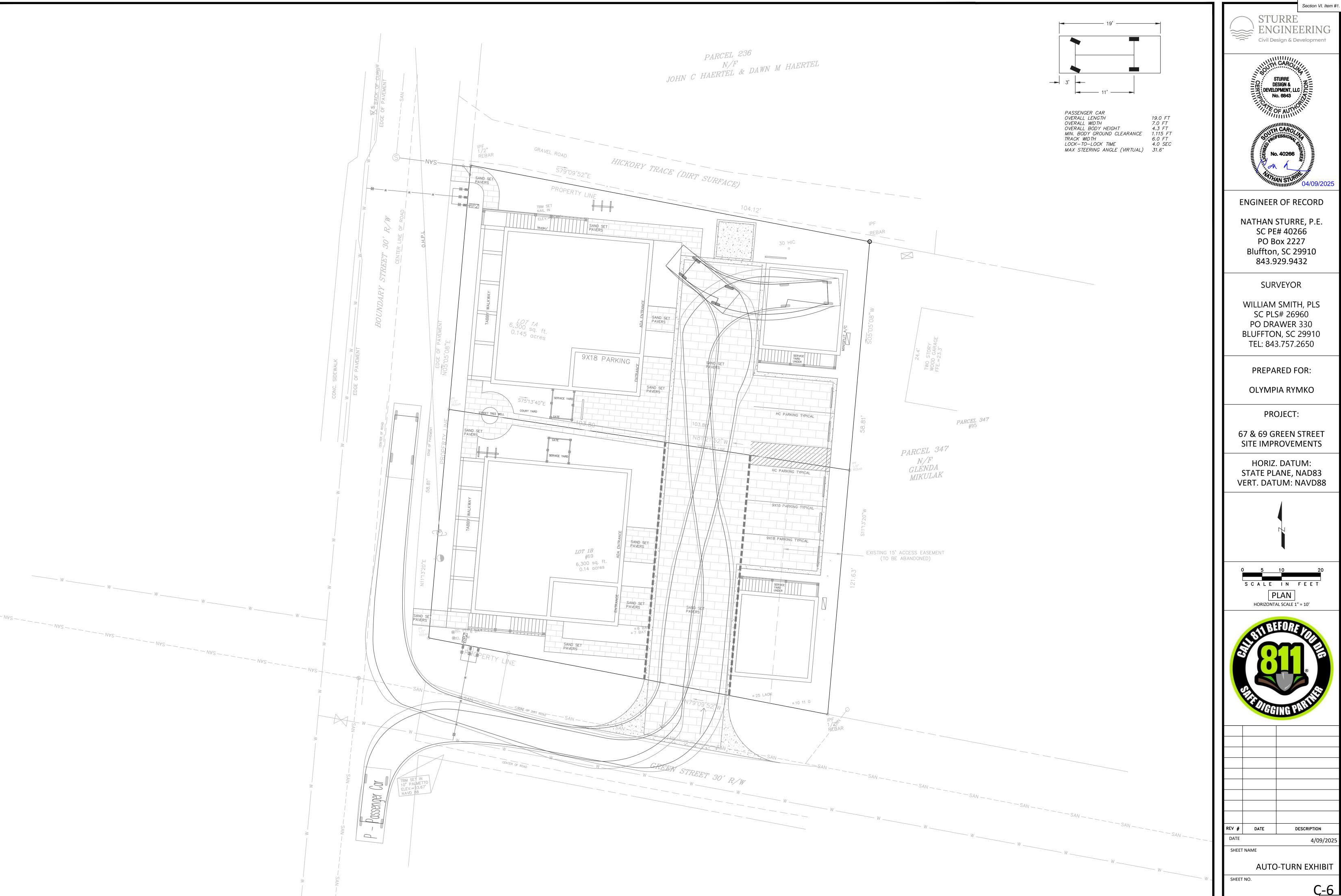
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STORMWATER



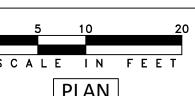
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BLUFFTON, SC 29910





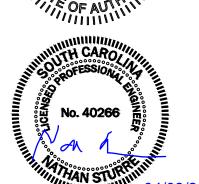
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Section VI. Item #1.

ENGINEERING CIVIL POST Civil Design & Development





## ENGINEER OF RECORD

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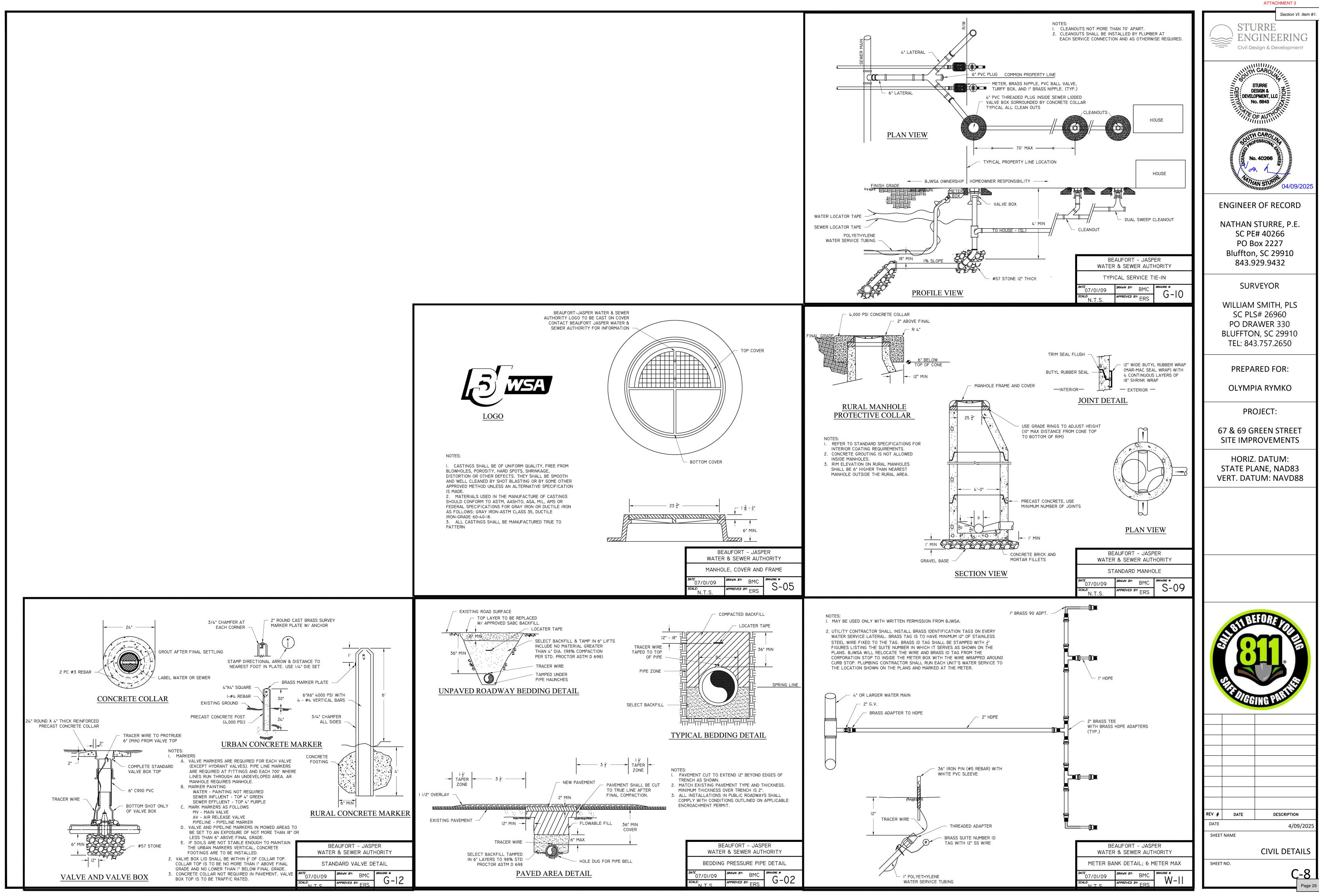


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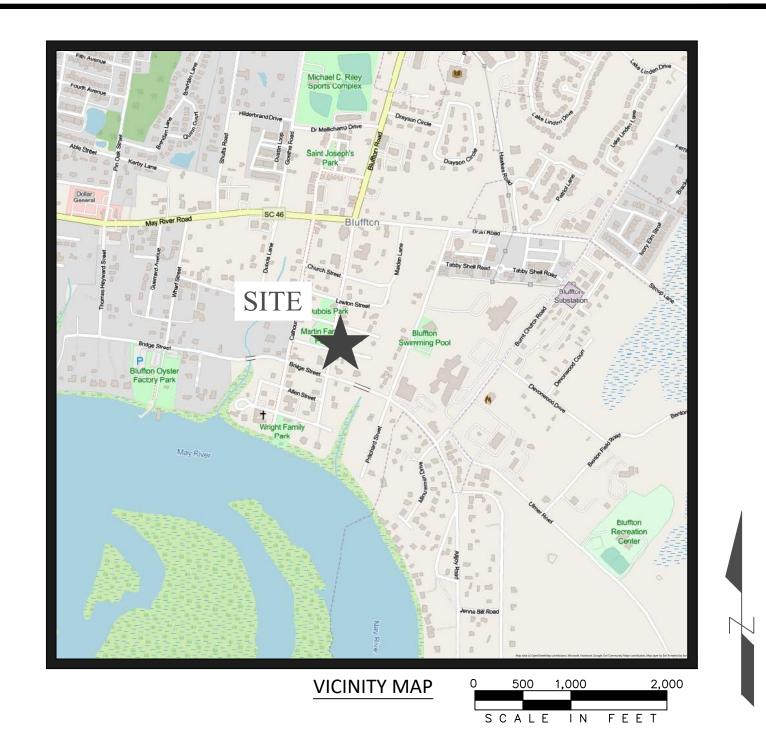
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**CIVIL DETAILS** 







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 TH DEQUIREMENTS 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.

CONSTRUCTION PLANS FOR

# 67 & 69 GREEN STREET SITE IMPROVEMENTS

BLUFFTON, SC

R610 039 00A 0254 0000 EXISTING LAND USE: VACANT PROPOSED LAND USE: COMMERCIAL

67 & 69 GREEN STREET
BLUFFTON, SC 29910
HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

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C-10	CIVIL DETAILS	

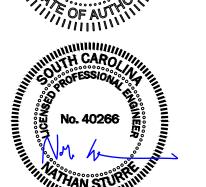
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ERIC FRIEDLANDER
PHONE NO.: (516) 727-0862

SECURRE

STURRE
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OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM: STATE PLANE, NAD83 VERT. DATUM: NAVD88



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DATE 8/26/202

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SHEET NO.

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	ABBREVIATIONS	ABBREVIATIONS LIST  DESCRIPTIONS
Α	ABBILL VIA 110113	DESCRIPTIONS
	ABBR ABV	ABBREVIATION ABOVE
	AC	ACRE
	AFF APPROX	ABOVE FINISHED FLOOR  APPROXIMATE
	ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
	AWG	AMERICAN WIFE BANG COOKETY
	AWS AWWA	AMERICAN WELDING SOCIETY  AMERICAN WATER WORKS ASSOCIATION
В		75000
	BC BIR	BEGIN CURVE
	BLDG	BUILDING
	BFS BG	BEGIN FULL SLOPE BLACK GUM
	BNC	BEGIN NORMAL CROWN
	BNS BOS	BEGIN NORMAL SHOULDER BOTTOM OF STEEL
	BOT	ВОТТОМ
С	B.S.L.	BUILDING SETBACK LINE
	С	CONDUIT
	CATV	CABLE TELEVISION JUNCTION BOX
	CED CF	CEDAR CUBIC FEET
	CHY	CHERRY
	CJ CLR	CONSTRUCTION JOINT CLEAR
	CMF	CONSTRUCTION MONUMENT FOUND
	CMP CMU	CORRUGATED METAL PIPE  CONCRETE MASONRY UNIT
	CO	CLEANOUT OR CONDUIT ONLY
	COL	COLUMN CONCRETE
	CONN	CONNECTION
	CONST	CONSTRUCTION COORDINATES
	COORD CREPE	CREPE MYRTLE
	CTR	CENTER
D_	DEG	DEGREE
	DGAB	DENSE GRADE AGGREGATE BASE
	DIA DIM	DIAMETER DIMENSION
	DIP	DUCTILE IRON PIPE
	DOG DSTB	DISTURBED
	DWG	DRAWING
E	EA	EACH
	EB	ELECTRICAL BOX
	EC EC	EMPTY CONDUIT END CURVE
	EF	EACH FACE
	EFS	END FULL SLOPE
	EJ EL OR ELEV	ELEVATION
	ELEC	ELECTRICAL
	ENC ENS	END NORMAL CROWN END NORMAL SHOULDER
	EO	ELECTRICAL OUTLET
	EOP EQ	EQUAL
	EQUIP	EQUIPMENT
	ES EW	EACH SIDE  EACH WAY OR EXISTING WATER
	EXIST	EXISTING WATER
F	EXP	EXPANSION
1	FFE	FINISH FLOOR ELEVATION
	FH FOM	FIRE HYDRANT FIBER OPTIC MARKER
	FOM FT	FOOT OR FEET
^	FR	FRAME
G	GA	GAUGE
	GABC	GRADED AGGREGATE BASE COURSE
	GALV GI	GALVANIZED  GRATE INLET
	GUM	SWEET GUM
	GW	GUY WIRE
'	ΙΕ	INVERT ELEVATION
	INV I.O.	INVERT IRON PIPE, OLD (FOUND)
J	1.0.	INON FIFE, OLD (FOUND)
	JB	JUNCTION BOX
K	JT	JOINT
K	KSI	KIPS PER SQUARE INCH
	kV	KILOVOLTS
	kVA	KILOVOLT-AMPERES
	kW kWHM	KILOWATTS  KILOWATT HOUR METER
L	IN THE LIVE	, TOOK METER
	LA	LAUREL OAK
	LB	POUND

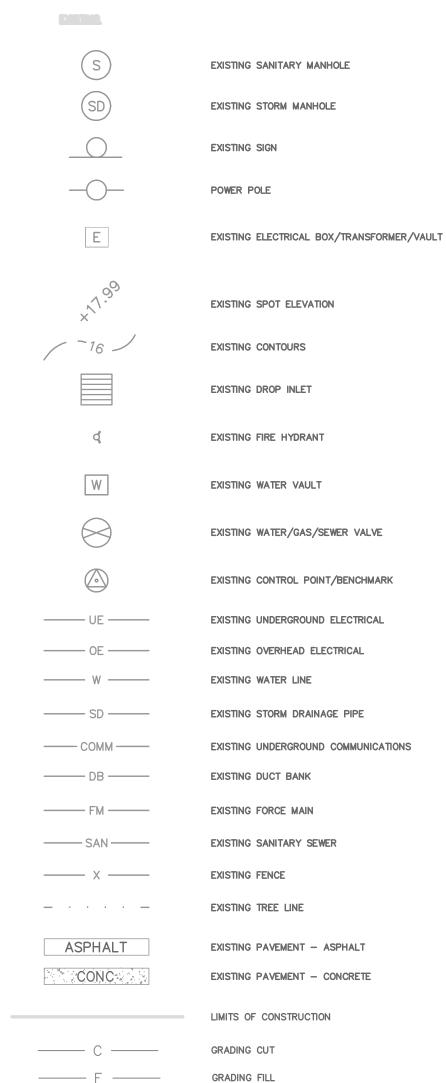
POUND LINEAR FEET

	ABBREVIATIONS LIST
ABBREVIATIONS	DESCRIPTIONS
LO	LIVE OAK
M	MAILDOV
MB MAG	MAILBOX MAGNOLIA
MAP	MAPLE
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MHW MHHW	MEAN HIGH WATER  MEAN HIGHER HIGH WATER
MIN	MINIMUM
MIM	MIMOSA
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
N/F	NOW OR FORMERLY
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NEMA	NATIONAL ELECTRICAL MANUFACTURERS
	ASSOCIATION NOT IN CONTRACT
NIC NO	NOT IN CONTRACT NUMBER
NTS	NOT TO SCALE
0	
OC	ON CENTER
OD	OUTER DIAMETER
OE P	OVERHEAD ELECTRICAL
<u>Р</u> РА	
PL	PLATE
PN	PINE
PNL	PANEL
PP	POWER POLE
P/S	PRESTRESSED
PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
R	DADULO
RAD	RADIUS RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REQD	REQUIRED
R/W	RIGHT-OF-WAY
S	CANITADY
SAN SCH	SANITARY SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ	SQUARE
SS SSMH	STAINLESS STEEL OR SANITARY SEWER SANITARY SEWER MANHOLE
SSMH STA	STATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE OR STRUCTURAL
SGD	SUBGRADE DRAIN
T&B	TOP & BOTTOM
TC	TOP OF CURB
TEL	TELEPHONE JUNCTION BOX
TEMP	TEMPORARY
TOS	TOP OF STEEL
TRNSFMR	TRANSFORMER
TYP T/P	TYPICAL  TOP OF PAVEMENT
U	I OI I AVEIVIENT
UE	UNDERGROUND ELECTRICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
V	VOLT.
V VERT	VOLT VERTICAL
VERT W	VEN HOAL
W/	WITH
WAX	WAX MYRTLE
WM	WATER METER
=	WATER OAK
WO	WALLE
WO WP WV	WORKING POINT WATER VALVE

WATER VALVE

WELDED WIRE FABRIC

SYMBOLS LIST		
SYMBOLS	DESCRIPTION	
&c	AND	
0	AT	
*	ASTERISK	
L	ANGLE	
•	DEGREES	
,	MINUTES OR FEET	
#	NUMBER OR POUNDS	
%	PERCENT	
22	SECONDS OR INCH	



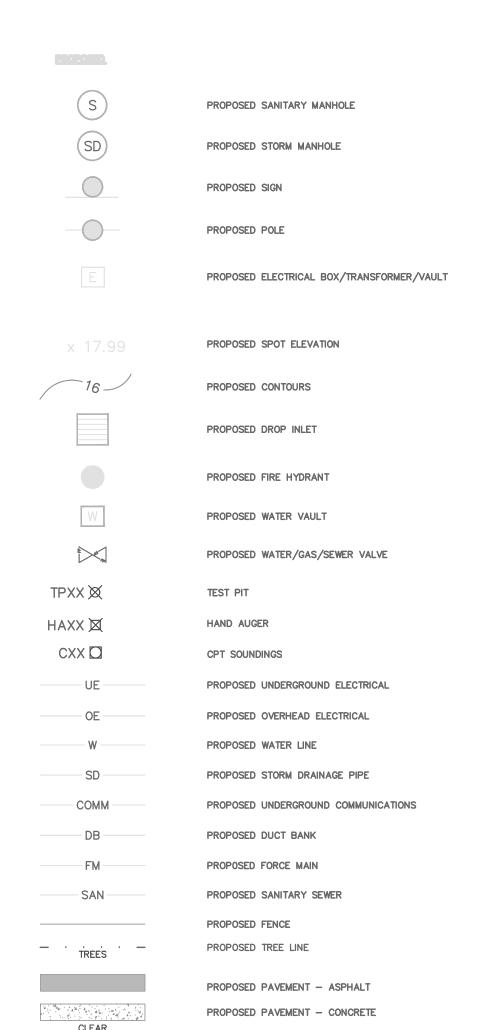
EXISTING - FIBER OPTIC

EXISTING - GAS

EXISTING - WATER

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PROPOSED PAVEMENT - GRAVEL

**GENERAL NOTES:** 

1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES. 2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE

OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN. 3. THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE, DURING REGULAR HOURS (8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY,

EXCLUDING HOLIDAYS), BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT), TOWN OF BLUFFTON SPECIFICATIONS, AND THE PROJECT SPECIFICATIONS.

5. THE CONTRACTOR WILL BE REQUIRED TO HAVE ON SITE A COPY OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD

DRAWINGS, LATEST EDITION. 6. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED ON THE PLANS OR IN THE SPECIFICATIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION. NOTED ON THE CONTRACTOR'S PROPOSAL, AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS

7. THE EXISTENCE, ABSENCE, LOCATION AND ELEVATION OF UNDERGROUND UTILITIES ON THE PLANS ARE NOT BASED ON FIELD MARKS, ARE NOT GUARANTEED, AND SHALL BE INVESTIGATED, UNEARTHED IF NECESSARY, AND VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.

8. THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.

9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW

10. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE

UTILITIES PRIOR TO AND/OR DURING CONSTRUCTION. 11. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER AND SANITARY SEWER LINES.

12. NO EXTRA PAYMENT WILL BE MADE FOR REPAIRS TO DAMAGE OF EXISTING UTILITIES. 13. THE CONTRACTOR WILL NOT BE PAID FOR DELAYS OR EXTRA EXPENSE CAUSED BY UTILITY FACILITIES, OBSTRUCTIONS, OR ANY OTHER ITEMS NOT REMOVED OR

RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THEIR WORK. 14. ALL STRUCTURES, TREES AND SHRUBS WHICH ARE WITHIN THE LIMITS OF THE PROPERTY BOUNDARY, BUT OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.

15. UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE DISPOSED OF OFFSITE. 16. CONTRACTOR IS TO CLEAN ALL STORM WATER INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY SILT AND DEBRIS. THE CLEANING OF DROP INLETS, CULVERTS, AND PIPES (EXISTING AND PROPOSED) SHALL BE CONSIDERED

INCIDENTAL TO THE PROJECT, NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR. 17. ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDIENT MANNER AT THE CONTRACTOR'S EXPENSE.

18. CONTRACTOR MAY SUBMIT BID ALTERNATIVES ON SITE WORK ELEMENTS FOR REVIEW AND APPROVAL BY ENGINEER AND ANY APPLICABLE OUTSIDE REGULATORY AGENCIES OR UTILITY COMPANIES.

### SCDHEC STANDARD NOTES:

1. 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 & TEMPORARY SEEDING AT THE END OF THE DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS

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 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN

GROUND CONDITIONS. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE. B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, & 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. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

4. 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 CONTRUCTION 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.

5. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS

OR OBTAIN APPROVAL FOR AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 & SCR100000.
6. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

7. ALL SEDIMENT & EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION. 8. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND

DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS. 9. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

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

11. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES & EXCAVATED AREAS.

THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP'S (SEDIMENT BASIN, FILTER BAG, ETC.) 12. THE FOLLOWING DISCHARGES FROM THE SITE ARE PROHIBITED:

• WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL WASTEWATER FROM WASHOUT & CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING

COMPOUNDS & OTHER CONSTRUCTION MATERIALS FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE
 SOAPS OR SOLVENTS USED IN VEHICLE & EQUIPMENT WASHING

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

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

15. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION O PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER

TO APPROPRIATE TRAPS OR STABLE OUTLETS.

16. 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'T 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. 17. IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND INSTALLATION OUTSIDE OF THESE AREAS WILL

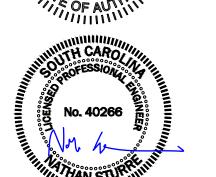
REQUIRE A MODIFICATION TO THE PERMIT. 18. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED

19. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.

Section VI. Item #1. Civil Design & Development

**ATTACHMENT 4** 





ENGINEER OF RECORD

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**SURVEYOR** 

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PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM: STATE PLANE, NAD83 VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION
DATE	_	8/26/202

**GENERAL NOTES & LEGEND** 

SHEET NO.

ENGINEERING Civil Decision 5

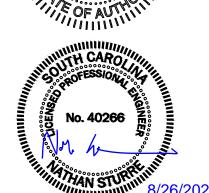


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**C-3** 

Section VI. Item #1





#### ENGINEER OF RECORD

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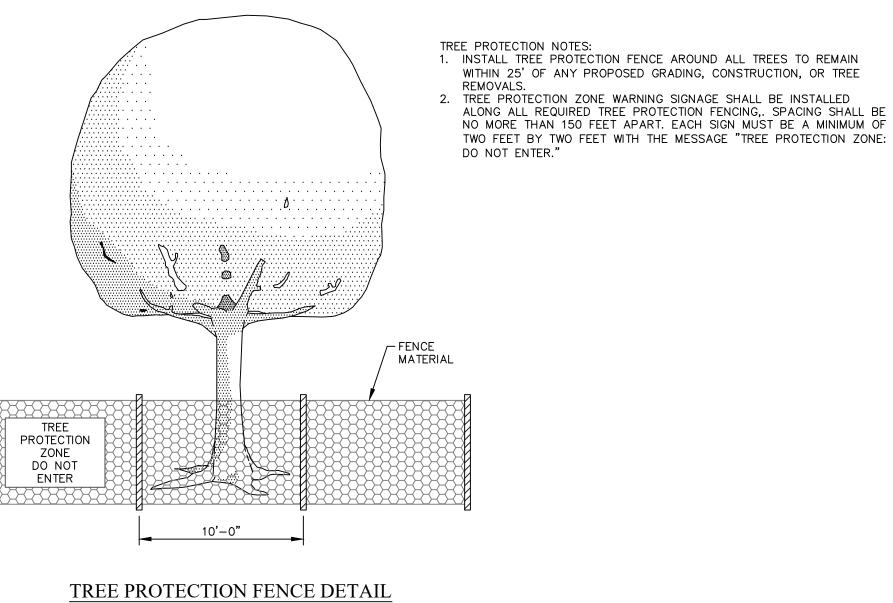
PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

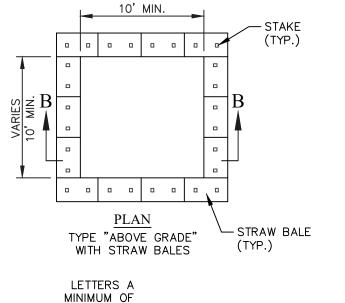
67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM: STATE PLANE, NAD83 **VERT. DATUM: NAVD88** 



## N.T.S.

#### STRAW BALE BARRIER CONCRETE WASHOUT



CONCRETE

WASHOUT

5" IN HEIGHT —

MATERIAL

(OPTIONAL) -

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

SECTION B-B

- 3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK
- 4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL
- 5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
- EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.

WOOD OR

METAL STAKES

(2 PER BALE) —

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

> STRAW BALES OR ABOVE GROUND STANDARD DRAWING NO. RC-07 [PAGE 1] N.T.S.

-AT LIMITS OF CRITICAL ROOT ZONE-OR LIMITS OF TREE CANOPY

OR A RADIUS OF ONE FOOT FOR EVERY INCH OF TRUNK DIAMETER (DBH)

1. ACTUAL LAYOUT DETERMINED IN FIELD.

BANK OR PERIMETER CONTROL.

-STAPLES 1/8"

(2 PER BALE)

4" STAPLE

— BINDING WIRE

STRAW BALE

6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA

CONCRETE WASHOUT SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH

## EDGES SHALL BE TAPERED OUT TOWARDS ROAD TO PREVENT TRACKING OF MUD ON THE EDGES 6-INCH MIN. AVERAGE STONE DIAMETER OF 2 TO 3-INCHES PLAN SYMBOL UNDERLYING NON-WOVEN GEOTEXTILE FABRIC ----SPECIFICATION South Carolina Department of ROCK PAD THICKNESS 6 INCHES Health and Environmental Control 24 FEET ROCK PAD WIDTH CONSTRUCTION ENTRANCE

#### CONSTRUCTION ENTRANCE - GENERAL NOTES 1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.

- 2. Install a non-woven geotextile fabric prior to placing any
- 3. Install a culvert pipe across the entrance when needed to provide positive drainage.
- 4. The entrance shall consist of 2-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.
- 6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
- 7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
- Limestone may not be used for the stone pad.

- CONSTR. ENTRANCE INSPECTION & MAINTENANCE 1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
- 2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.

3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.

4. Reshape the stone pad as necessary for drainage and runoff

5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off—site by vehicles. Frequent washing will extend the useful life of stone pad.

6.Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.

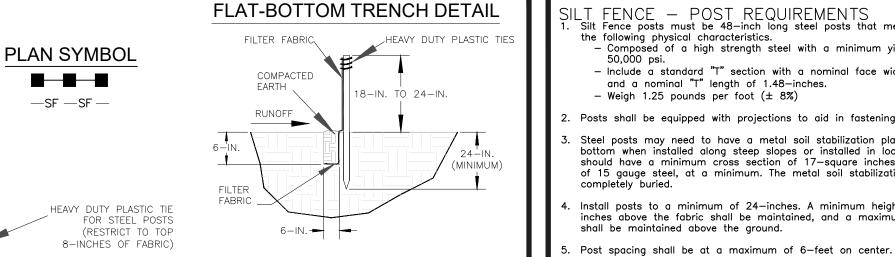
7. During maintenance activities, any broken pavement should be repaired immediately.

8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve

> South Carolina Department of Health and Environmental Contro

CONSTRUCTION ENTRANCE

andard drawing no. SC-06 PAGE 2 of GENERAL NOTES FEBRUARY 2014



T FENCE — POST REQUIREMENTS
Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, — Composed of a high strength steel with a minimum yield strength of - Include a standard "T" section with a nominal face width of 1.38-inches

Posts shall be equipped with projections to aid in fastening of filter fabric. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17—square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be

Install posts to a minimum of 24-inches. A minimum height of 1- to 2inches above the fabric shall be maintained, and a maximum height of 3 feet

ILT FENCE - FABRIC REQUIREMENTS Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements: — Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are 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 any defects or flaws that significantly affect its physical and/or filtering properties; and, - Have a minimum width of 36-inches.

- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction. 12-inches of the fabric should be placed within excavated trench and toed in
- when the trench is backfilled. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.

- SILT FENCE INSPECTION & MAINTENANCE 1. The key to functional silt fence is weekly inspections, routine maintenance, and
- 2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24—hours after each rainfall even that produces 1/2-inch or more of precipitation. 3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when
- Remove accumulated sediment when it reaches 1/3 the height of the silt

overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence,

- 5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff
- 7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence
- Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently

# TEMPORARY STOCKPILE AREA SILT FENCE (SEE DETAIL) SOIL/SEDIMENT STOCKPILE AREA ORIGINAL GROUND SURFACE 1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.

- 2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
- 3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED. 4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY
- INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Contro TEMPORARY STOCKPILE

indard drawing no. SC-15 PAGE 1 of

NOT TO SCALE

SWPPP DETAILS

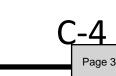
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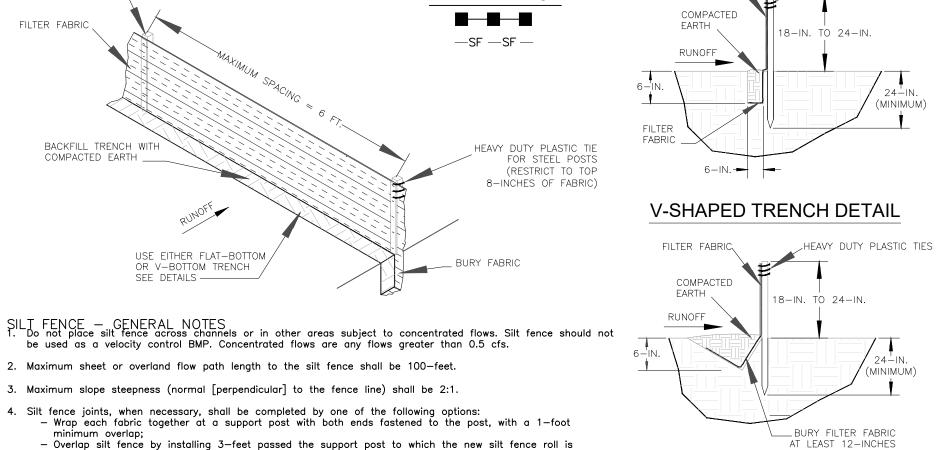
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DATE



DESCRIPTION

8/26/202



100 FEET

D = 2-3 INCHES

ROCK PAD LENGTH

SILT FENCE INSTALLATION

attached. Attach old roll to new roll with heavy—duty plastic ties; or,

- Overlap entire width of each silt fence roll from one support post to the next support post.

1.25 LB./LINEAR FT. STEEL POSTS

ROCK PAD STONE SIZE

South Carolina Department of Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top Health and Environmental Contro Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout. SILT FENCE Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt tandard drawing no. SC-03 Page 1 of

NOT TO SCALE

andard drawing no. SC-06 PAGE 1 of

NOT TO SCALE

#### South Carolina Department of 5. Filter Fabric shall be installed at a minimum of 24—inches above the ground. Health and Environmental Contro

SILT FENCE andard drawing no. SC-03 PAGE 2 of GENERAL NOTES FEBRUARY 201

DATE

**Temporary Seeding** 

then lightly firm the area with a roller or cultipacker.

cause erosion.

more of precipitation.

conditions for growth are good.

and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

inspections are necessary to check that conditions for growth are good.

seed selection should on the requirements of local Specifications.

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be 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 (70 pounds per 1000 square feet) if it is to be used.

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or

equivalent during temporary seeding 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

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method

available for the type of seed used and the location of the temporary seeding. Typical application methods

include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand

spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw.

anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw

mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate

for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the

rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can

Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base

Inspection and Maintenance

Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or

Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that

Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally

South Carolina DHEC

Storm Water Management BMP Handbook

Inspection and Maintenance

follow-up survey after one year and replace failed plants where necessary.

If the season prevents re-sowing, mulch is an effective temporary cover.

in which 70 percent of that square yard is covered with vegetation.

materials and quantities of lime and fertilizer.

and fertilizer in the absence of soil test results.

Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a

If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil

If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant

Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime

Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30

percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage,

hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

This straw should be dry and free from mold damage and noxious weeds. The straw may need to be

establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM

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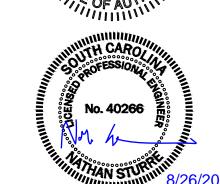
ENGINEERING

Civil Design & Development



**ATTACHMENT 4** 

Section VI. Item #1.



#### **ENGINEER OF RECORD**

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#### SURVEYOR

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PREPARED FOR:

OLYMPIA RYMKO

## PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM: STATE PLANE, NAD83 **VERT. DATUM: NAVD88** 



DATE DESCRIPTION

**SWPPP DETAILS** 

**Dust Control** Plan Symbol

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

<u>Dust Control Design Criteria</u>

There are many methods to control dust on construction sites. These methods include but are not limited Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce

- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control. Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a
- fast, effective means of controlling dust. Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic. Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

Inspection and Maintenance

surface moist but not so high as to cause water pollution or plant damage.

Base seed selection on local Specifications.

prevent erosion should be re-seeded.

Field Condition

lope was improperly dressed before

Coverage is inadequate.

Seeds fail to germinate.

Seeded slope fails.

Seeding is washed off slope.

cessive water flows across stabil

July 31, 2005

Add additional dust control or re-spray area as necessary to keep dust to a minimum. Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.

South Carolina DHEC July 31, 2005 Storm Water Management BMP Handboo

Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to

Temporary Seeding

<u>Preventive Measures and Troubleshooting Guide</u>

South Carolina DHEC

Storm Water Management BMP Handbook

Common Solutions

Roughen slopes. Furrow along the contour of areas to be

Follow recommended application rates. Count the number of

seedbags to ensure the correct amount of material is being

apply straw mulch to keep seeds in place and to moderate soil

moisture and temperature. In arid areas, temporary irrigation

may be necessary.

Fill in rills and re-seed; fertilize, and mulch slopes.

Allow at least 24-hours for the materials to dry before a rain

event. Follow manufacturer's recommendations. Reapply

where necessary.

Use other BMPs to limit flow on stabilized area and to reduce

slope lengths. Do not use to stabilize areas with swift moving

concentrated flows.

applied. Reapply to thin areas.

imestone per acre (70 pounds per 1000 square feet).

Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent 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. Do not mix the lime and the fertilizer prior to the field application.

Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods lude but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, ha spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded

same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and it be covered by a 70% coverage rate.

Permanent Seeding

Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

High-maintenance High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require

maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited

needs and desires of the permanent land user. Failure to carefully follow agronomic recommendation results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

emporary Seeding

**Dust Control** 

Dust Control by Sprinkling Water

#### **Preventive Measures and Troubleshooting Guide**

Field Condition	Common Solutions
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.
Sprayed areas are ineffective at limiting dust.	Re-spray areas and ensure that the application rate is proper.  Try another product or method if current dust control is not effective.

**Permanent Seeding** 

Dust Control by Sprinkling Water

South Carolina DHEC

Storm Water Management BMP Handbook



<u>Description</u>

When and Where to Use It A major consideration in the selection of the type of permanent grass to establish is the intended use of he land. Land use is separated in to two categories, high-maintenance and low-maintenance.

Low-maintenance

Seed Selection The use of native species is preferred when selecting vegetation. Base plant seed selection or geographical location, the type of soil, the season of the year in which the planting is to be done, and the

South Carolina DHEC Storm Water Management BMP Handbook

July 31, 2005

South Carolina DHEC Storm Water Management BMP Handbook

Plan Symbol

The purpose of temporary seeding is to reduce erosion and sedimentation by stabilizing disturbed areas that would otherwise lay bare for long periods of time before they are worked or stabilized. Temporary seeding is also used where permanent vegetation growth is not necessary or appropriate.

When and Where to Use It

Temporary seeding is used on exposed soil surfaces such as denuded areas, soil stockpiles, dikes, dams banks of sediment basins, banks of sediment traps, and temporary road banks. Temporary seedin prevents and limits costly maintenance operations on other sediment control structures. Sediment cleanout requirements for sediment basins, sediment, traps, and silt fence is reduced if the drainage area is seeded when grading and construction operation are not taking place.

Temporary stabilization is required within 14 days after construction activity is complete unless construction activity is going to resume within 21 days. Cover seeded areas with an appropriate mulch to provide protection from the weather. When the temporary vegetation does not grow quickly or thick enough to prevent erosion, re-seed as soon as possible. Keep seeded areas adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Seed Selection

Seed selection is based on geographical location, soil type and the season of the year in which the planting is to be done. Use the tables in Appendix C as a guide for conventional tillage methods (plowing seedbed preparation, hydroseeding, etc). If a fast growing crop to nurse the permanent specie or species is required, then use the mix rate. Failure to carefully follow agronomic recommendations results in an inadequate stand of temporary vegetation that provides little or no erosion control.

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches.

Soil Testing

South Carolina DHEC

Storm Water Management BMP Handbook

Soil testing is available through Clemson University Cooperative Extension Service.

Permanent Seeding

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural

areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff.

## Runoff of irrigation water wastes water and can cause erosion.

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that



**Permanent Seeding** 

Preventive Measures and Troubleshooting Guide	
Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.

South Carolina DHEC July 31, 2005 Storm Water Management BMP Handbook

REV #

SHEET NAME

SHEET NO.

DATE

8/26/202



#	DATE	DESCRIPTION

STORMWATER

Ç-6 L



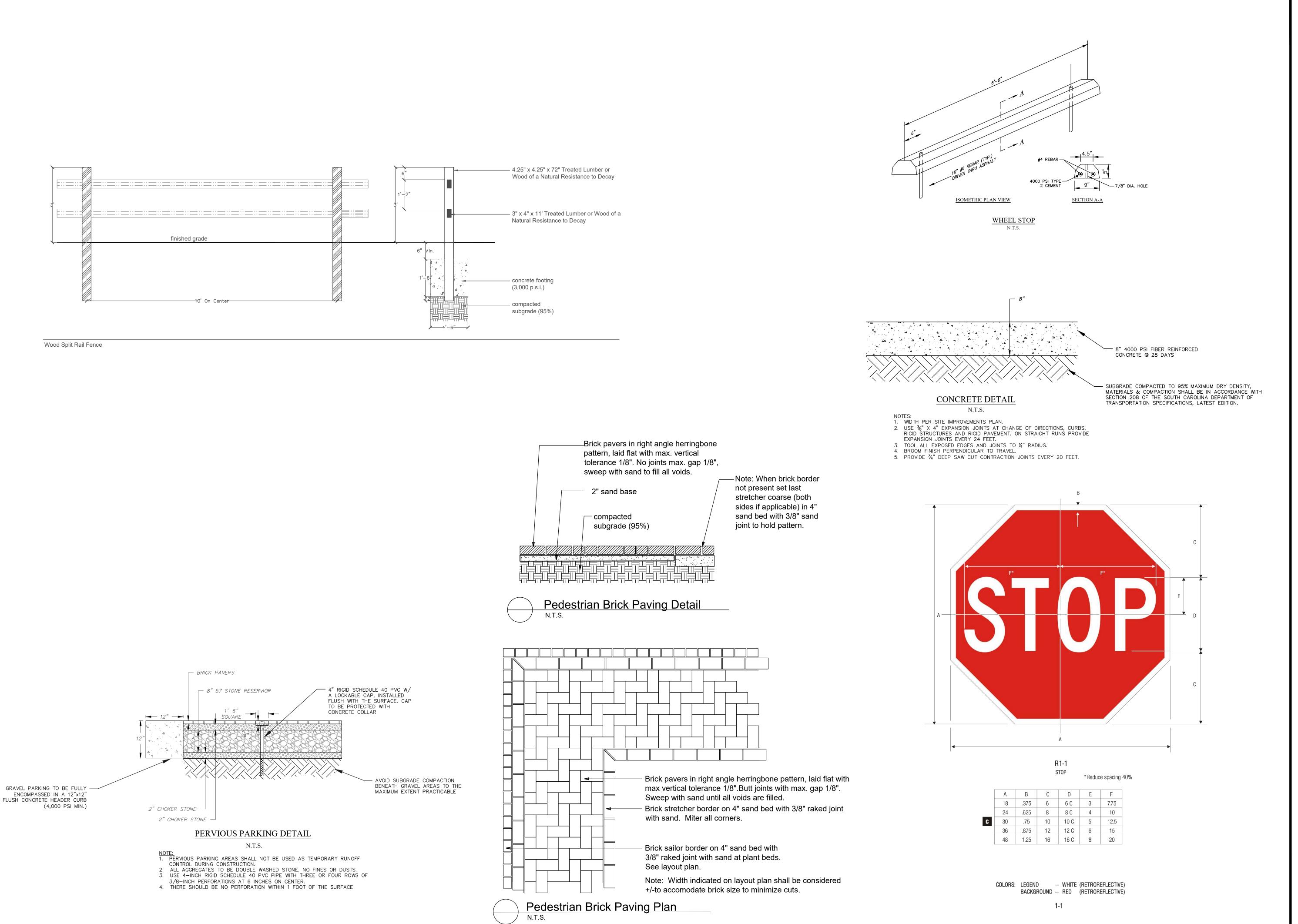
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FV #	DATE	DESCRIPTION

UTILITY PLAN

ATTACHMENT 4



COMPLIANCE PLAN



ATTACHMENT 4

Section VI. Item #1.

STURRE
ENGINEERING
Civil Design & Development





#### ENGINEER OF RECORD

NATHAN STURRE, P.E. SC PE# 40266 PO Box 2227 Bluffton, SC 29910 843.929.9432

#### SURVEYOR

WILLIAM SMITH, PLS SC PLS# 26960 PO DRAWER 330 BLUFFTON, SC 29910 TEL: 843.757.2650

PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM: STATE PLANE, NAD83 VERT. DATUM: NAVD88



REV # DATE DESCRIPTION

SHEET NAME

DATE

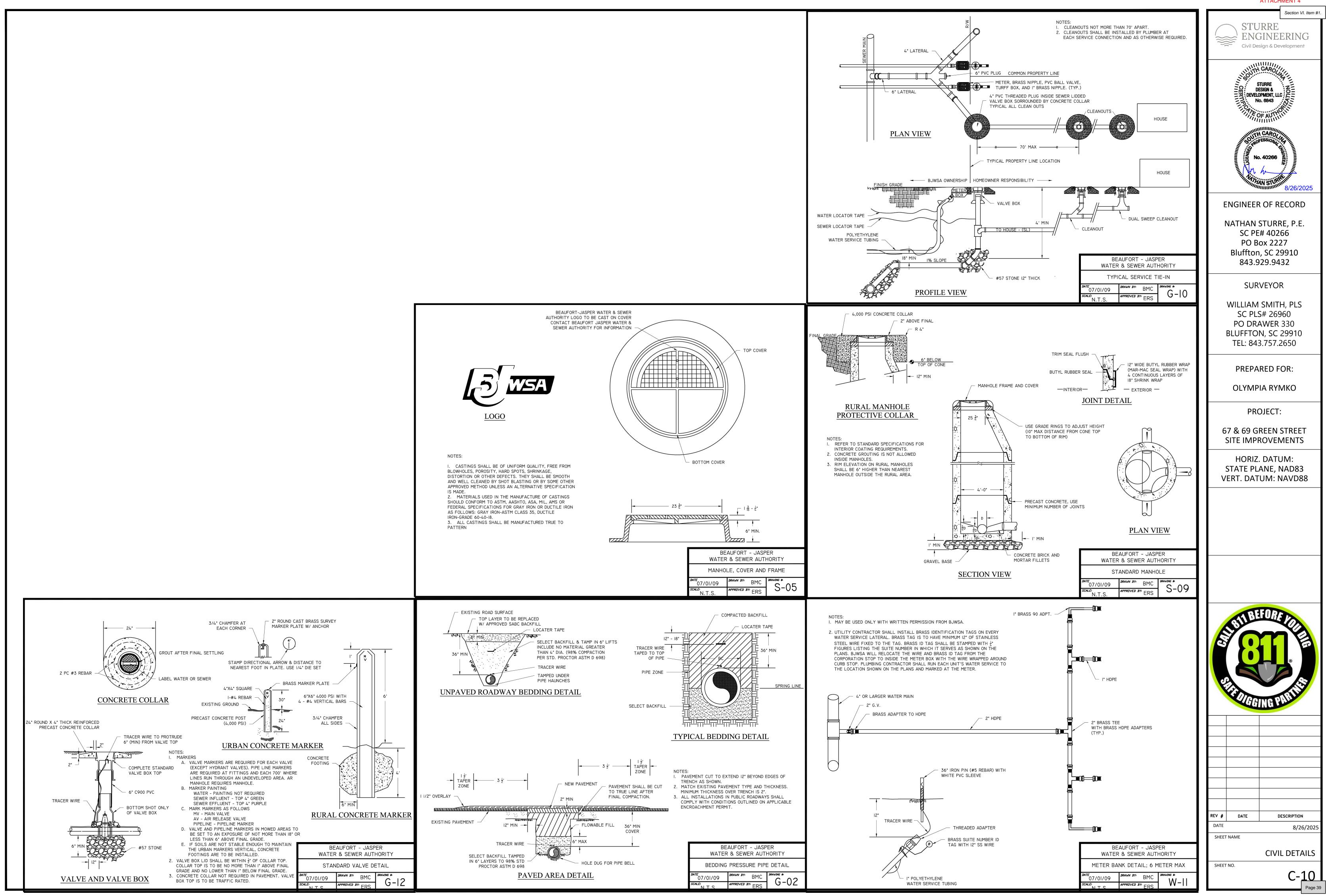
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CIVIL DETAILS

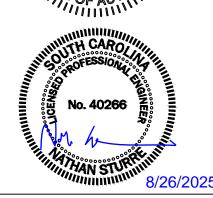
**C-9** 

8/26/2025



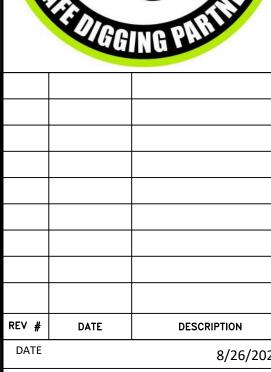
**ATTACHMENT 4** 

⇒ ENGINEERING Civil Design & Development



VERT. DATUM: NAVD88

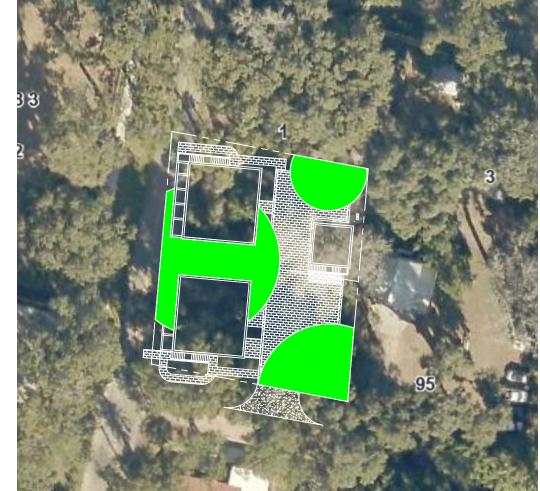




CIVIL DETAILS



SITE ANALYSIS: EXISTING TREE CANOPIES: +/- 4,167 SF



# FINAL LANDSCAPE DEVELOPMENT PLANS

## Eric & Olympia Friedlander

67 Green Street Lot IA & Lot IB Bluffton, SC

> Revised Aug. 26, 2025 Revised July 29, 2025 Revised: April 1, 2025 Revised: March 24, 2025 Revised: August 12, 2024 Original: March 16, 2023



T-Square Surveying

Bluffton, SC 29910

(843) 757-2650

142 Burnt Church Road

Prepared By: Maria Drawdy, PLA

### MARIA GHYS DESIGNS LLC

P.O. Box 3523, Bluffton, SC mariaghysdesigns@gmail.com (843) 816-2565

PROPOSED TREE CANOPIES: +/- 2,794 SF

### TREE CANOPY SUMMARY

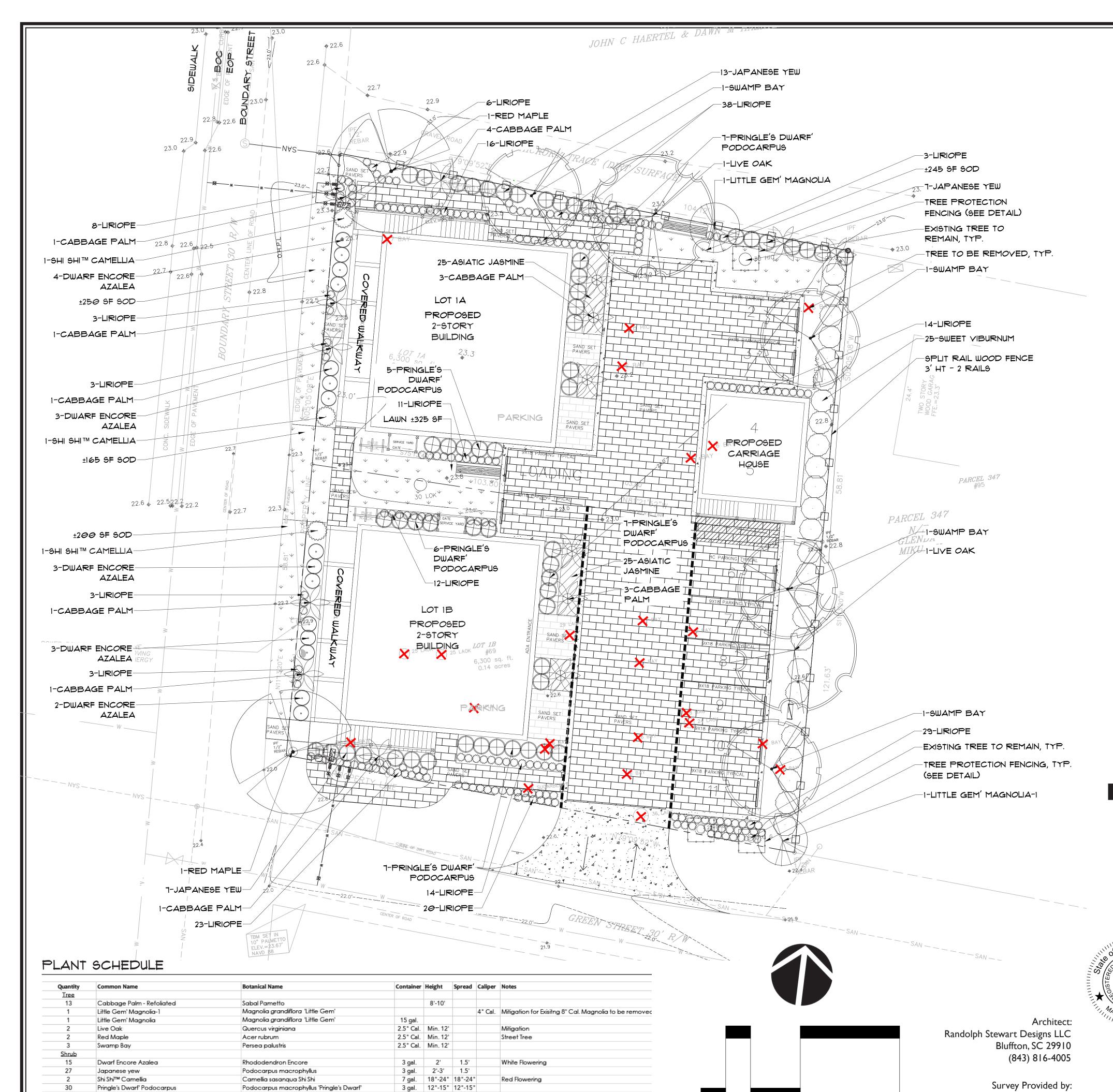
TOTAL LOT ACREAGE: 12,600 SF TOTAL ROOF SF: 3,768 +/- SF 12,600 - 3,768=8,613 SF 8832 SF X 75% = 6,624 SF

SITE ANALYSIS:

TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 6,624 SF TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 4,167

TOTAL PROPOSED TREE CANOPY: +/- 2,794 SF

TOTAL EXISTING & ADJ. TREE & PROPOSED TREE CANOPY: +/- 6,961 SF



Scale: I" = 10'

Viburnum odoratissimum

Trachelospermum asiaticum

Liriope muscari 'Super Blue'

Pinestraw Mulch in Disturbed Areas

St. Augustine Sod

Sweet Viburnum

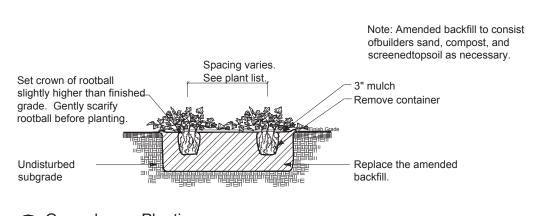
Asiatic jasmine

1,020 SF +/- St. Augustine Sod

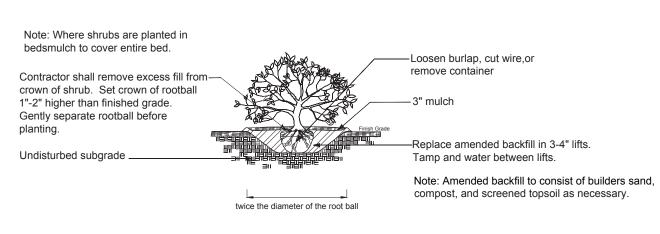
2,565 SF +/- Pinestraw Mulch

Vines/Groundcover

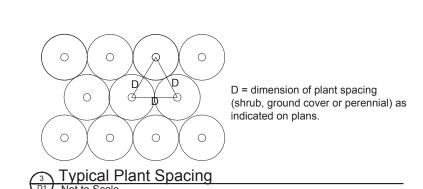
15 gal. 4.5' 4.5'

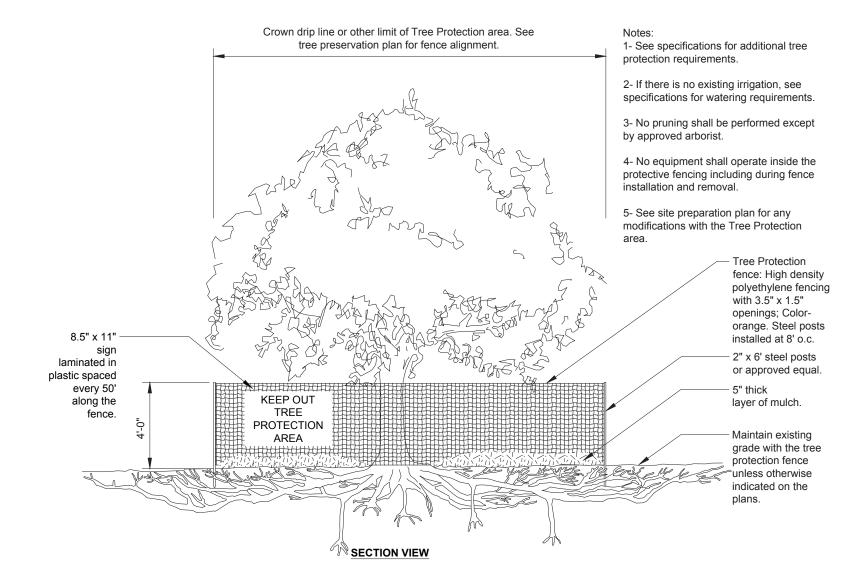


Groundcover Planting

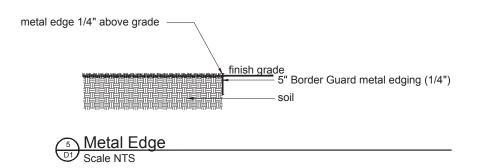


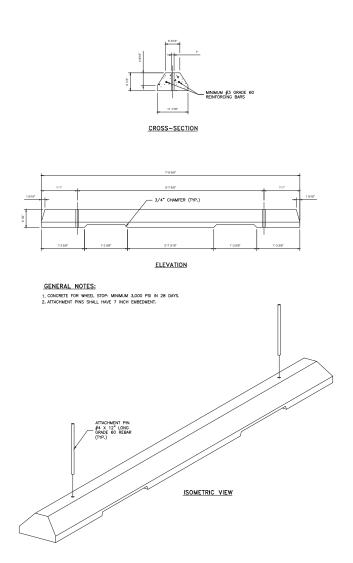
Shrub Planting



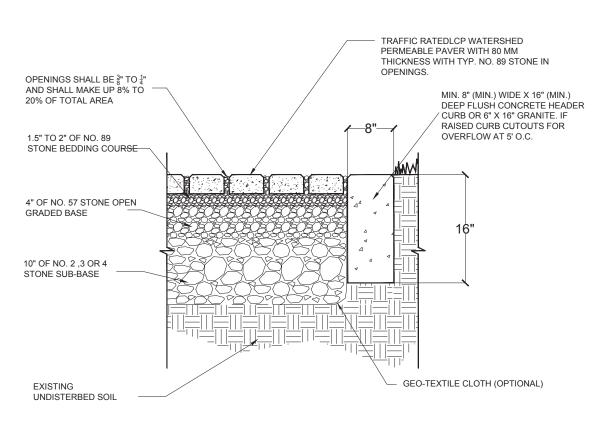


4 Tree Protection Fence
D1 Scale NTS





© Concrete Wheel Stop



#### DESIGN NOTES:

- 1. DEPTH OF SUBBASE SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS.
- CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.

  2. PAVER DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC
- LOADING.

  3. GEOTECHNICCAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN
- RECOMMENDING SUBGRADE CONDITIONS.
- 4. WHERE FILTRATION GEOTEXTILE IS USED, VERIFY WITH THE MANUFACTURER THAT THE MATERIAL IS
- NOT SUBJECT TO CLOGGING AND MEETS THE REQUIREMENTS OF AASHTO-M-288.

  5. ASTM NO. 2 STONE MAY BE SUBSITUTED FOR NO. 3 OR NO. 4 STONE.
- 6. STRICTLY PEDESTRIAL APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE
- LAYER OF ASTM NO. 57.

  7. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.

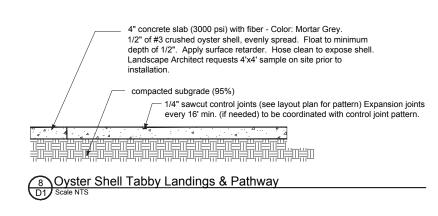


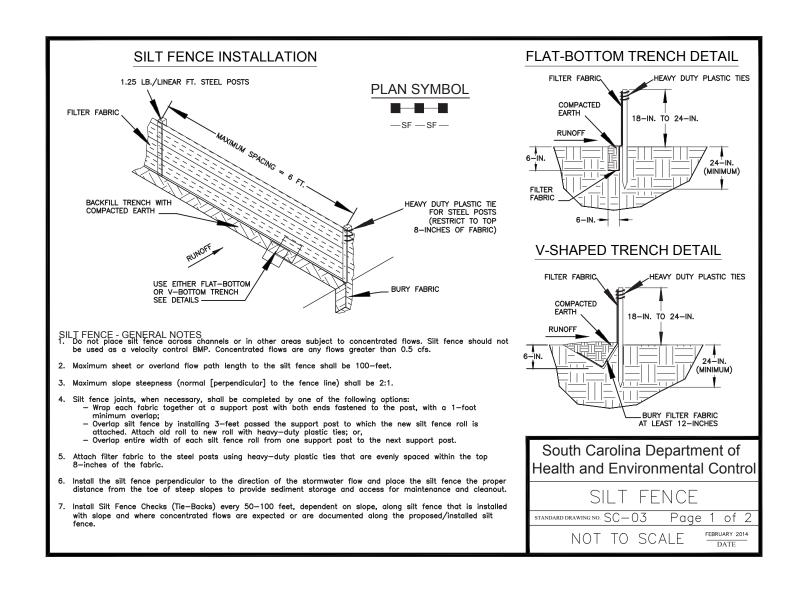
Model: Hydrashed Classic Brick Style Permeable Pavers - 60mm Finish: Tabby Color: Battery Gray Pattern: Running Bond Size: 7 7/8" x 3 7/8"

Manufacturer Info: Name: Lowcountry Paver Address: 535 Stiney Road Hardeeville, SC 29927 Phone: (888) 740-2534 Website: www.lowcountrypaver.com

Or Approved Equal

7 LC PAVER "WATERSHED" PERMEABLE PAVER
D1 Scale NTS





# PLANTING & HARDSCAPE DETAILS

For

# Eric & Olympia Friedlander

67 Green Street Lot IA & Lot IB Bluffton, SC

Revised Aug. 26, 2025 Revised July 29, 2025 Revised: April 1, 2025 Revised: March 24, 2025 Revised: August 12, 2024 Original: March 16, 2023

Revised: Au Original: M



Bluffton, SC 29910

Survey Provided by:

T-Square Surveying

Bluffton, SC 29910

(843) 757-2650

142 Burnt Church Road

(843) 816-4005



Prepared By:

Maria Drawdy, PLA

# MARIA GHYS DESIGNS LLC

P.O. Box 3523, Bluffton, SC mariaghysdesigns@gmail.com (843) 816-2565



Dan Frazier, AICP
Planning Manager
Office | 843-706-7802
Mobile | 843-540-4582
Town of Bluffton
PO Box 386
20 Bridge Street
Bluffton, SC 29910
www.townofbluffton.sc.gov

August 26, 2025

Mr. Frazier,

Please find a response to comments and concerns provided by Planning Commission and the public at the Town of Bluffton Planning Commission Meeting on May 28, 2025.

1. Provide fence along property line to limit light exposure to adjacent residential properties.

SE Response: Split rail fencing and dense shrubbery provided along eastern and northern property boundaries to limit any adverse impacts to adjacent properties.

2. Concern with dumpster location.

SE Response: Community dumpster has been removed from plans. Roll away dumpsters are provided and will be stored in service yards.

3. Concerns with ability to provide adequate internal turn-around movement in parking area.

SE Response: Dedicated loading space has been provided to assist visiting vehicles attempting to turn around through the site. See Civil Plans Sheet C-8.

4. Concerned with preservation of 30" Live Oak and 8" Magnolia.

SE Response: The plan has been revised to save the 30" Live Oak. The 8" Magnolia removal is still required to accommodate the proposed development. See proposed Landscape Plan, a 4" Caliper Little Gem Magnolia is proposed to mitigate the 8" Magnolia removal.

- 5. Removal of crosswalk at Hickory Trace to avoid a mid-block crossing of Boundary St.
- SE Response: Crosswalk at Hickory Trace has been removed from the plan.
- 6. Green Street Improvements.

SE Response: Per the Town of Bluffton, no improvements to Green Street are required at this time. The transition between the proposed parking lot drive aisle and Green Street has been revised from a 12" header curb to a full concrete apron to ensure a safe transition is maintained between the differing surface courses.

Thank you and please do not hesitate to reach out with any questions or concerns.

Sincerely,

Nathan Sturre, P.E. Principal - Sturre Engineering Office: 843.705.4748

Mobile: 843.929.9432

Email: nathan@sturreengineering.com

ATTACH

#### Section VI. Item #1.

# OF-BI

#### PLAN REVIEW COMMENTS FOR DP-01-25-019535

Town of Bluffton

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

Plan Type: Development Plan Apply Date: 01/13/2025

Plan Status: Active Plan Address:

Case Manager: Dan Frazier Plan PIN #: R610 039 00A 0385 0000

Plan Description: A request by Randolph Stewart, on behalf of Olympia Rymko for approval of a Preliminary Development Plan

application. The project consists of lots, each with one mixed use building and one carriage house with associated infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385

0000 located on the northeast corner of Boundary Street and Green Street.

STATUS: This item will be heard at the February 12, 2025 Development Review Committee meeting.

#### **Technical Review**

**Submission #: 1** Received: 01/13/2025 Completed: 02/07/2025

Reviewing Dept.Complete DateReviewerStatusPlanning Review - Principal02/06/2025Dan FrazierRevisions Required

#### **Comments:**

Preliminary Landscaping Plan Comments:

- 1. Landscape plan does not reflect access to trash enclosure underneath stairs.
  - SE Response: No trash enclosures are proposed under stairways.
- 2. The plans are not sealed and signed by a registered engineer or landscape architect licensed to practice in South Carolina. SE Response: Revised plans are sealed and signed.
- 3. Provide an automobile turn analysis demonstrating ability for vehicular movement in the parking lot. SE Response: See Civil Plan Sheet C-8.
- 4. Clarify the edge of pavement adjacent to Green Street. The proposed plan shows the edge of pavement ends before reaching Green Street.
  - SE Response: Concrete apron expanded in ghost road to ensure successful transition to Green Street.
- 5. Further review is required to determine if the developer will be responsible for offsite improvements to Green Street, such as paving, curb and gutter.
  - SE Response: No offsite improvements are proposed on Green Street per Town of Bluffton.
- 6. A landscape plan identifying all proposed plantings and tree mitigation shall be required at time of final development plan submittal (UDO Section 5.3), however, it is recommended that the LS Plan substitutes narrow upright shade trees in place of standard Live Oaks.
  - SE Response: Revised Landscaping included with this submittal.
- 7. Provide the 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.
  - SE Response: See revised landscape plan.
- 8. Clarify location of the dumpster, if applicable.
- SE Response: No dumpster is proposed.
- 9. Demonstrate that open space is true open space, not drainage. 10% functional, 20% overall.
  - SE Response: See revised landscape plan and Civil Plan Sheet C-6. 28% Post development open space is proposed.
- 10. The site plan shows the removal of nearly every tree. Demonstrate that during site planning, consideration was given to the existing tree canopy and every reasonable effort was made to maximize the preservation of the existing canopy (UDO 5.3.3.C).
  - SE Response: Revised plan saved large diameter trees and preservation of existing canopy to the maximum extent practicable.
- 11. the access easement shown on the survey needs to be shown on the site plan.
  - SE Response: Access easement added to Civil Plans.
- 12. Additional comments may be provided at time of Development Review Committee meeting.

Page 44

1. Show the feasibility of meeting the current SoLoCo standards using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. Ensure the most recent version of the Compliance Calculator found on the Town's website is utilized.

#### SE Response: See revised SoLoCo Spreadsheet.

- 2. There is conflicting paving information in site plan and project narrative. On the site plans, the drive isles, walkways, and parking spaces are shown as pervious pavers per the legend. However, the text notes within those areas states tabby concrete driveway. The narrative states impervious tabby concrete. Clarify and revise.
  - SE Response: Plans revised to clarify.
- 3. The "Preliminary Checklist Comments" state that stormwater will be treated by bioretention swales. Provide a BMP exhibit. SE Response: See Civil Details Sheet C-9.
- 4. Revise narrative to state post-development peak discharge control for the 2, 10, 25, 50, and 100-year storm and discuss proposed BMPs. (SWDM 3.5.2)
  - SE Response: Detail drainage design to be provided during Watershed Submittal.
- All additional off-site improvements must be included in the LOD and Compliance Calculator. SE Response: No off-site improvements proposed.
- 6. At time of final DP submittal, ensure the landscape plan is consistent with the site plans.

Planning Commission Review 02/07/2025 Angie Castrillon Approved with Conditions

#### **Comments:**

Additional comments may be provided at time of Development Review Committee meeting.

Transportation Department 02/07/2025 Pat Rooney Approved with Conditions Review

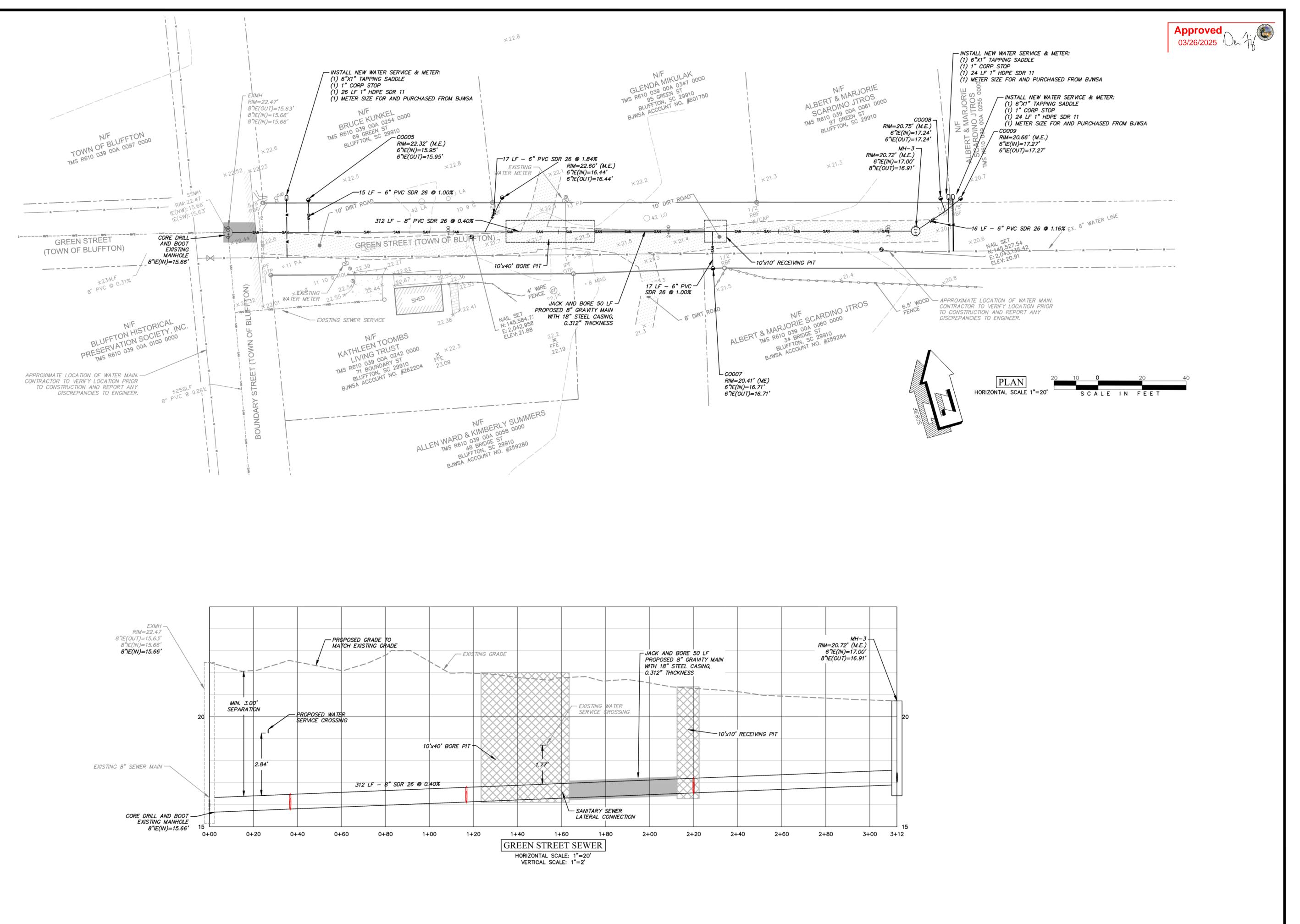
#### **Comments:**

- 1. The proposed sidewalk connection to Boundary Street is not recommended mid-block. Crosswalks should be located at intersections, Green Street and Boundary Street.
- 2. The Town of Bluffton is currently working on the Boundary Street Streetscape Public Project. This project will include new curbing, stormwater drainage, underground power, etc. This project will likely require easements from the Applicant. These include:
- 1) Temporary construction easement along Boundary Street frontage for the installation of drainage and the removal of a power pole. Potentially 2-5 feet.
- 2) Permanent easement along Hickory Trace for underground power for lots east of the Applicant's property (Dominion Energy)
- 3. The Town is currently bidding a project to install sewer down Green Street. This project proposes water & sewer taps for the subject property. Coordinate with TOB to determine preferred tap locations. (Project Manager: Charles Savino)

Beaufort Jasper Water and Sewer Review	02/06/2025	Matthew Michaels	Approved
Building Safety Review	02/06/2025	Marcus Noe	Approved
Fire Department Review	02/06/2025	Dan Wiltse	Approved
Planning Review - Address	02/06/2025	Diego Farias	Approved
Police Department Review	02/06/2025	Bill Bonhag	Approved

#### Plan Review Case Notes:

#### **Comments:**



 $\Xi$ SEWER SE 4, 5, GRE] PROFILE STREET HD SANITARY  $\propto$ DRAWN BY: CHECKED BY: APPROVED BY: 12/17/2024 SCALE: AS SHOW JOB No. 2020-0497 DRAWING No.

Cranston

Group

LEGEND

**FULL DEPTH ASPHALT** 

#### PLANNING COMMISSION

## STAFF REPORT Department of Growth Management



MEETING DATE:	September 24, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Angie Castrillon Planner Department of Growth Management

<u>REQUEST:</u> The Department of Growth Management seeks input and direction from the Planning Commission (PC) regarding the use of unenclosed carports within Old Town.

<u>PREVIOUS WORKSHOPS:</u> On August 12, 2025, Town Council held a workshop to consider potential amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards: Accessory Buildings. Council requested additional opportunities for the Planning Commission (PC) to review and provide feedback on the potential amendments prior to further action.

Workshops on this topic were previously held with both the Planning Commission (PC) and the Historic Preservation Commission. However, no clear consensus or direction emerged due to varied perspectives. In April 2025, staff facilitated a workshop with Town Council, during which Council provided general direction to guide future standards.

#### **Overall Intent**

- Regulations should be guided by common sense and practicality, without creating undue burdens for residents, particularly long-term homeowners.
- Carports should be classified separately from carriage houses or sheds.
- Any new standards must be sensitive to and supportive of Historic District designation and character of Old Town.

#### Design and Compatibility

- Design guidelines should address scale, size, and height (measured in feet), ensuring carports do not overwhelm principal structures or disrupt the district's character.
- Visual diversity is encouraged; uniformity should be avoided.
- Screening measures, such as louvers or landscaping, may be appropriate to reduce impacts on adjacent properties.

#### Functionality and Use

- Carports should be restricted to residential use only, with no commercial activity permitted.
- Structures should be functional enough to accommodate typical resident needs, e.g., space for two vehicles, a boat, and/or a golf cart.

September 24, 2025

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• Limited utilities, such as lighting and exterior water spigots, may be permitted.

• Access and orientation should be thoughtfully planned; for example, designs that require "sideways" parking may not be practical.

#### Lot and Zoning Considerations

- Standards should be flexible to address varying lot sizes and configurations, with potential to
- Placement near property lines may be considered where appropriate.
- Setbacks and existing non-conforming conditions should be carefully evaluated, with possible tailored approaches for unique or constrained sites.
- Regulations should be flexible enough to accommodate various lot sizes and configurations, with potential allowances for carports near property lines in cases where space is limited.

#### **Construction Standards**

- Consider whether carports should be required to meet hurricane resistance standards.
- Allow continued use of pre-fabricated structures where already in place, but establish minimum design standards for new installations.
- Tree preservation and landscaping impacts should be addressed during planning and review.
- All proposed structures must comply with relevant building codes, particularly regarding proximity to adjacent structures or property boundaries.

#### Community Engagement and Next Steps

- Additional public input is needed to ensure that regulations reflect community values and practical realities.
- Council encourages Staff to develop regulatory options and design concepts for future review and discussion

#### **ITEMS FOR PC CONSIDERATION:**

#### Maximum Lot Coverage

- Should carports be subject to maximum lot coverage requirements based on zoning district and building type?
- Lot coverage would include all impervious structures or surfaces, ensuring sufficient open space, stormwater management, and preservation of neighborhood character.

#### New Building Type – Carport

- Staff seeks PC input on the following draft standards:
- Allowed only on residential lots with an existing principal structure.
- Maximum footprint of 600 sq. ft., subject to district-specific lot coverage limits.
- Height not to exceed the height of the principal structure or 18 feet, whichever is less.
- No solid walls permitted; a maximum of two sides may be enclosed with louvers or horizontal panels.
- Limited electrical service permitted; no internal plumbing.
- Placement at the rear of the lot, or at least 20 feet behind the front plane of the

September 24, 2025

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principal structure.

• Limited to one carport per lot.

<u>NEXT STEPS:</u> Feedback from the Planning Commission will be incorporated into a draft amendment, in addition to the feedback from Historic Preservation Commission. Staff anticipates returning to Town Council with a formal draft for first and second reading. Public engagement opportunities will be integrated throughout this process. Staff will also make every effort to receive public input during these workshops.

#### ATTACHMENTS:

- 1. Proposed UDO Edits
- 2. August 2025 Town Council Workshop Packet

#### Section 5.15.8.R. Carports

General: Residential Detached Accessory Structure

Size Range: Maximum 600 SF, however, cannot exceed maximum lot coverage based on

principal building type

**Maximum Footprint:** 600 SF

**Height:** No taller than the principal structure or 18' whichever is less.

#### **Characteristics:**

No solid walls

- No more than 2 sides made be enclosed with louvered or horizontal panels or siding
- Limited power is allowed
- No internal plumbing
- Placement in rear of lot or at a minimum of 20' behind the front plane of the principal structure
- Columns, Posts and Roof material to be consistent with residential character
- Not allowed on commercial or mixed-use lots
- Only one allowed per lot
- Must have a principal structure to meet requirement

#### Section 5.15.5.A Neighborhood Core Historic District

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'-20'	50'- 100'	70% - 90%	25'	5'	2-3	<u>80%</u>
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	<b>80</b> %
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	<u>80%</u>
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	<u>75%</u>
Triplex	10'-15'	70'- 100'					<u>75%</u>
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	<b>70</b> %
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	<u>80%</u>
Carriage House		5.15.8.F. fother requ	or placement irements	5'	5'	1-2	
Additional Building Types	10'-25'	50'- 100'	TBD by UDO Admin.	25'	5'	2-3	80%

#### Section 5.15.5.B Neighborhood Center Historic District

Neighborhood Center Building Type Requirements:	Front Build- to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'- 25'	50'- 80'	75% - 90%	25'	8'	2-2.5	<u>80%</u>
Commercial Cottage	10'- 20'	50'- 60'	50% - 70%	25'	8'	1-1.5	<u>80%</u>
Live-Work Sideyard	5'-10'	50'- 60'	40% - 75%	25'	8'	1.5-2.5	<u>80%</u>
Duplex	10'- 15'	55'- 70'	N/A	25'	8'	1.5-2.5	<u>75%</u>
Triplex	10'- 15'	70'- 100'					<u>75%</u>
Mansion Apartment House	10'- 25'	60'- 80'	N/A	25'	10'	2-2.5	<b>70</b> %
Main Street Building	10'- 25'	50'- 80'	75% - 90%	25'	8'	2-2.5	<u>65%</u>
Carriage House			.15.8.F. for and other ments	5'	5'	1-2	<u>65%</u>
Cottage	10'- 15'	50'- 60'	N/A	25'	8'	1-1.5	<u>65%</u>
Medium House	5'-15'	50'- 60'	N/A	25'	8'	1-2	<u>65%</u>
Village House	10'- 15'	50'- 60'	N/A	25'	8'	2-2.5	<u>65%</u>
Sideyard House	10'- 15'	50'- 65'	N/A	25'	8'	2-2.5	<u>65%</u>
Vernacular House	10'- 20'	60'- 80'	N/A	25'	10'	1.5	<u>65%</u>
Civic Building	10'- 25'	N/A	N/A	N/A	8'	2	<u>80%</u>
Additional Building Types	10'- 25'	50'- 100'	TBD by the UDO Admin	25'	8'	1-2.5	<u>80%</u>

#### Section 5.15.5.C Neighborhood General Historic District

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Require ment	Setback ( from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carraige House		.15.8.F. for ther require		5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<u>60%</u>
Commercial Cottage	10'-20	50'-100'	N/A	25'	10'	1-1.5	<u>60%</u>
Bungalow Court	10'-20'	60'-100'	N/A	25'	15'	1-1.5	<u>65%</u>
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5	<u>60%</u>
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	<u>60%</u>
Village House	10'-20'	50'-65'	N/A	30'	15'	2-2.5	<u>60%</u>
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2	<u>60%</u>
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5	<u>60%</u>
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
Civic Building	10'-35'	N/A	N/A	N/A	10'	2	<u>80%</u>
Additional Building Types	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<b>70</b> %

#### Section 5.15.5.D Neighborhood Conservation Historic District

Neighborhood Conservation Building Type Requirements:	Front Build- to Zone	Lot Width	Frontage Require ment	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage	See	. Sec. 5.15.	8.F for				
House	plac	ement and	lother	5'	5'	1-2	
		requiremer	nts				
Cottage	10'-20'	50'-60'	N/A	30'	10'	1-1.5	<u>60%</u>
Medium	10'-20'	50'-70'	N/A	30'	10'	1-2	<u>60%</u>
House							
Village House	10'-20'	50'-70'	N/A	30'	10'	2-2.5	<u>60%</u>
Vernacular	15'-25'	60'-100'	N/A	30'	10'	1.5	<u>60%</u>
House	13 -23	00 -100	IN/A	30	10	1.5	00 70
Center Hall	20'-35'	80'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
House	20 -00	50 -100	111/75		10	Z-Z.U	00 /0
Civic Building	15'-40'	N/A	N/A	N/A	10'	1.5	<u>80%</u>
Additional Building Types	10'-35'	50'-100'	N/A	30'	10'	1 - 2.5	<u>70%</u>

Section 5.15.5.E Riverfront Edge Historic District

Riverfront Edge Building Type Requirements:	Riverfront Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear propert y line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5'	10	1-2	
Cottage	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	10'	1-1.5	<u>50%</u>
Vernacular House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5	<u>50%</u>
Center Hall House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	2-2.5	<u>50%</u>
River House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5-2	<u>50%</u>
Civic Building Additional Building Types	15'-50' ≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A N/A	N/A 20'	20'	1.5	<u>80%</u> <u>50%</u>

#### **TOWN COUNCIL**

### STAFF REPORT Growth Management



MEETING DATE:	August 12, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

**REQUEST:** The Department of Growth Management seeks input and direction from Town Council regarding the use of unenclosed carports within Old Town.

<u>PREVIOUS WORKSHOPS:</u> Workshops have been held by both the Planning Commission (PC) and the Historic Preservation Commission (HPC) to discuss potential amendments. No clear direction was provided from either commission. Opinions varied, as well.

In April 2025, Staff facilitated a workshop with Town Council to discuss and request direction on how to move forward. Council provided valuable insight and gave general directions for staff to move forward. A summary of the comments is listed below.

#### **Overall Intent**

- Regulations should be guided by common sense and practicality, ensuring they do not create unnecessary burdens for residents, particularly long-term homeowners.
- There is broad agreement that carports should be treated as a separate building classification, distinct from Carriage Houses or sheds.
- Any regulatory changes must be sensitive to and supportive of the Historic District designation and the character of Old Town.

#### **Design and Compatibility**

- Design guidelines should focus on appropriate scale, size, and height (measured in feet rather than stories), ensuring that carports do not overwhelm primary structures or disrupt the neighborhood aesthetic.
- Council expressed a desire to maintain visual diversity and avoid uniformity by allowing carports that reflect the eclectic nature of the district.
- Visual screening, such as louvers or buffer plantings, should be considered to reduce the visual impact on adjacent properties.

#### **Functionality and Use**

- Carports must be restricted to residential use only, with no commercial activity permitted.
- Structures should be functional enough to accommodate typical resident needs—e.g., spacę

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- for two vehicles, a boat, and/or a golf cart.
- The inclusion of utilities such as electrical outlets for golf carts and water spigots was generally supported.

 Access and orientation should be thoughtfully planned; for example, designs that require "sideways" parking may not be practical.

#### **Lot and Zoning Considerations**

- Regulations should be flexible enough to accommodate various lot sizes and configurations, with potential allowances for carports near property lines in cases where space is limited.
- Setbacks and existing non-conforming conditions should be carefully evaluated, with possible tailored approaches for unique or constrained sites.

#### **Construction Standards**

- Consider whether carports should be required to meet hurricane resistance standards.
- Allow continued use of pre-fabricated structures where already in place, but establish minimum design standards for new installations.
- Tree preservation and landscaping impacts should be addressed during planning and review.
- All proposed structures must comply with relevant building codes, particularly regarding proximity to adjacent structures or property boundaries.

#### **Community Engagement and Next Steps**

- Additional public input is needed to ensure that regulations reflect community values and practical realities.
- Council encourages Staff to develop regulatory options and design concepts for future review and discussion

Based on the direction provided, staff is proposing the following amendments to the UDO to regulate these structures.

- Does Town Council want to implement a "Maximum Lot Coverage" based in the Building Type and Zoning District that a property is located in?
  - Lot coverage. The portion of the lot covered by any structure or constructed element that impedes infiltration of stormwater into the ground or disrupts vegetated surfaces. For purposes of lot coverage standards, structures or constructed elements that allow some infiltration, such as decks, patios and driveways, porous pavers or concrete, or other elements that disturb ground cover shall be counted towards the total surface coverage unless they demonstrate they are a functional and integral part of a stormwater system and best management practice in Article 5, Design Standards.
  - Maximum lot coverage regulations are crucial for maintaining a balance between built and open spaces, promoting environmental sustainability, and preserving neighborhood character. They limit the percentage of a lot that can be covered by buildings and other impervious surfaces, thus ensuring adequate green space, managing stormwater runoff, and preventing overcrowding.

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• Does Town Council want to create a new Building Type titled Carport? If so, below is a breakdown of the proposed regulations.

- Regulated to Residential properties only and must have an existing principal structure on the lot.
- Have a maximum 600 square foot footprint, however, it cannot exceed the maximum lot coverage based on the principal building type.
- Carports can be no taller than the principal structure or 18' whichever is less.
- No solid walls would be allowed.
- o No more than 2 sides may be enclosed with louvered or horizontal panels or siding.
- Limited power and no internal plumbing (external hose bib/spigot are acceptable).
- Carport placement is at the rear of the lot or at a minimum 20' behind the front plane of the principal structure.
- No more than one carport allowed on a lot.

<u>NEXT STEPS:</u> If Town Council agrees with the suggested changes, staff will present the proposed amendments to both the HPC and PC at workshops before returning to Town Council for a first reading and public hearing/second reading. While the HPC does not have the authority to make a formal recommendation on edits to the UDO, Town Staff finds it beneficial to received feedback from them. Staff will also make every effort to receive public input during these workshops.

#### **ATTACHMENTS:**

- 1. Proposed UDO Edits
- 2. April 2025 Town Council Workshop Packet

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#### Section 5.15.8.R. Carports

**General:** Residential Detached Accessory Structure

Size Range: Maximum 600 SF, however, cannot exceed maximum lot coverage based

on principal building type

**Maximum Footprint:** 600 SF

**Height:** No taller than the principal structure or 18' whichever is less.

#### **Characteristics:**

No solid walls

- No more than 2 sides made be enclosed with louvered or horizontal panels or siding
- Limited power is allowed
- No internal plumbing
- Placement in rear of lot or at a minimum of 20' behind the front plane of the principal structure
- Columns, Posts and Roof material to be consistent with residential character
- Not allowed on commercial or mixed-use lots
- Only one allowed per lot
- Must have a principal structure to meet requirement

#### **Section 5.15.5.A Neighborhood Core Historic District**

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'-20'	50'- 100'	70% - 90%	25'	5'	2-3	<u>80%</u>
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	<u>80%</u>
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	<u>80%</u>
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	<u>75%</u>
Triplex	10'-15'	70'- 100'					<u>75%</u>
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	<u>70%</u>
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	<u>80%</u>
Carriage House	1	5.15.8.F. for placement other requirements		5'	5'	1-2	
Additional Building Types	10'-25'	50'- 100'	TBD by UDO Admin.	25'	5'	2-3	<u>80%</u>

Neighborhood Center Building Type Requirements:		Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Main Street Building	10'- 25'	50'- 80'	75% - 90%	25'	8'	2-2.5	<u>80%</u>
Commercial Cottage	10'- 20'	50'- 60'	50% - 70%	25'	8'	1-1.5	80%
Live-Work Sideyard	5'-10'	50'- 60'	40% - 75%	25'	8'	1.5-2.5	<u>80%</u>
Duplex	10'- 15'	55'- 70'	N/A	25'	8'	1.5-2.5	<u>75%</u>
Triplex	10'- 15'	70'- 100'					<u>75%</u>
Mansion Apartment House	10'- 25'	60'- 80'	N/A	25'	10'	2-2.5	<u>70%</u>
Main Street Building	10'- 25'	50'- 80'	75% - 90%	25'	8'	2-2.5	<u>65%</u>
Carriage House			.15.8.F. for and other ments	5'	5'	1-2	<u>65%</u>
Cottage	10'- 15'	50'- 60'	N/A	25'	8'	1-1.5	<u>65%</u>
Medium House	5'-15'	50'- 60'	N/A	25'	8'	1-2	<u>65%</u>
Village House	10'- 15'	50'- 60'	N/A	25'	8'	2-2.5	<u>65%</u>
Sideyard House	10'- 15'	50'- 65'	N/A	25'	8'	2-2.5	<u>65%</u>
Vernacular House	10'- 20'	60'- 80'	N/A	25'	10'	1.5	<u>65%</u>
Civic Building	10'- 25'	N/A	N/A	N/A	8'	2	<u>80%</u>
Additional Building Types	10'- 25'	50'- 100'	TBD by the UDO Admin	25'	8'	1-2.5	<u>80%</u>

Section 5.15.5.C Neighborhood General Historic District

Neighborhoo d General Building Type Requirements :	Front Build-to Zone	Lot Width	Frontage Require ment	Setback (from rear property line)	Side Setback (fro m side property lines)	Height (in stories )	Maximu m Lot Coverag e
Carraige House	Plac	Sec. 5.15.8 ement and equirement	other	5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<u>60%</u>
Commercial Cottage	10'-20	50'-100'	N/A	25'	10'	1-1.5	<u>60%</u>
Bungalow Court	10'-20'	60'-100'	N/A	25'	15'	1-1.5	<u>65%</u>
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5	<u>60%</u>
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	<u>60%</u>
Village House	10'-20'	50'-65'	N/A	30'	15'	2-2.5	<u>60%</u>
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2	<u>60%</u>
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5	<u>60%</u>
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
Civic Building	10'-35'	N/A	N/A	N/A	10'	2	<u>80%</u>
Additional Building Types	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<u>70%</u>

Neighborhoo d Conservation Building Type Requirements :	Front Build- to Zone	Lot Width	Frontage Require ment	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories )	Maximum Lot Coverage
Carriage	See. Sec. 5.15.8.F for						
House	placement and other			5'	5'	1-2	
	requirements						
Cottage	10'-20'	50'-60'	N/A	30'	10'	1-1.5	<u>60%</u>
Medium House	10'-20'	50'-70'	N/A	30'	10'	1-2	<u>60%</u>
Village House	10'-20'	50'-70'	N/A	30'	10'	2-2.5	<u>60%</u>
Vernacular House	15'-25'	60'-100'	N/A	30'	10'	1.5	<u>60%</u>
Center Hall House	20'-35'	80'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
Civic Building	15'-40'	N/A	N/A	N/A	10'	1.5	<u>80%</u>
Additional Building Types	10'-35'	50'-100'	N/A	30'	10'	1 - 2.5	<u>70%</u>

Riverfront Edge Building Type Requirements :	Riverfront Build-to Zone	Lot Width	Frontage Requiremen t	Setbac k (from rear propert y line)	Side Setback (from side propert y lines)	Height (in stories )	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5'	10	1-2	
Cottage	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	10'	1-1.5	<u>50%</u>
Vernacular House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5	<u>50%</u>
Center Hall House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	2-2.5	<u>50%</u>
River House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5-2	<u>50%</u>
Civic Building	15'-50'	≥60'	N/A	N/A	15'	1.5	<u>80%</u>
Additional Building Types	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	20'	1-2.5	<u>50%</u>

#### **TOWN COUNCIL**

### STAFF REPORT Growth Management



MEETING DATE:	April 8, 2025
PROJECT:	Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

**REQUEST:** The Department of Growth Management seeks input and direction from Town Council regarding the use of unenclosed carports within Old Town.

<u>HISTORY:</u> A property owner within Old Town Bluffton Historic District was cited by the Town of Bluffton for erecting a stand-alone metal canopy/carport without an approved Certificate of Appropriateness-Historic District (COFA-HD) as required by the Unified Development Ordinance (UDO), and without an approved building permit (see below photo). The owner seeks to correct the UDO violation through a separate zoning text amendment as further explained in the Background section of this memo.



<u>PREVIOUS WORKSHOPS:</u> Workshops have been held by both the Planning Commission and the Historic Preservation Commission (HPC) to discuss potential amendments. No clear direction was provided from either commission. Opinions varied, as well.

**BACKGROUND:** The property receiving the violation includes an existing two-story single-family residence and an existing detached two-story Carriage House in the rear of the property. Over the years, as shown on Google Street View, the area adjacent to the south side of Carriage House and the property line has been used for unenclosed and uncovered storage of vehicles and watercraft. It is

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within this area where a metal canopy/carport was installed without Town approval. Per the UDO, this structure requires an approved COFA-HD from the HPC and an approved building permit.

A Notice of Violation by the Town of Bluffton was the impetus for a text amendment application by the property owner. While specific text language was not proposed, the owner would like for Town Council to "...include regulations and guidelines..." to allow carports. The owner provided additional information in a written narrative to support an amendment (Attachment 2).

Photos of some existing metal canopies/carports located in Old Town are provided in Attachment 3. The first photo is the subject property and was provided by Town Staff. Without research on each canopy/carport, it is not possible to know their legal status, including those that are legally nonconforming (i.e., grandfathered). Grandfathered metal carports are those that existed before the UDO was adopted on August 10, 2011.

**CARPORTS IN OLD TOWN PRIOR TO ADOPTION OF THE UDO:** Throughout Old Town, carports exist that were erected prior to the adoption of the UDO. These carports typically cover passenger vehicles and small boats and size-wise, are small, low in height and unenclosed. They have been part of Old Town's built environment for decades and are less expensive than stick-built fully enclosed structures to erect, especially prefabricated metal carports. The photos below are examples of long-time carports in Old Town provided by the property owner.

When the UDO was adopted in 2011, architectural requirements in Old Town no longer allowed prefabricated structures as shown in the left photo, but the example in the right photo would be allowed. As a building form-based code was adopted for Old Town, the intent was to elevate architectural requirements for Old Town. All buildings are classified as a "building type" and must comply with the related architectural requirements.





HOW THE UDO REGULATES "CARPORTS": In Old Town Historic District, carports are regulated as a Carriage House building type. Within Old Town, a form-based code approach is used to regulate buildings by specified types that vary by zoning district (UDO Sec. 5.15.8). When located in an accessory structure that is 121 to 1,200 square feet, uses such as garages, carports, workshops, and accessory dwelling units (or some combination thereof) are classified as a Carriage House building type. Unenclosed carports with metal roofs would also be classified as a Carriage House and must comply with the design standards in UDO Sec. 5.15. Additionally, only one Carriage House is permitted on a lot that is not within the Riverfront Edge-Historic District zone (where two Carriage Houses are

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allowed). The RV-HD zoning district includes most of the large, long, narrow properties on the May River.

Because the property subject to the requested amendment is in the NG-HD district and has an existing Carriage House, a second Carriage House (i.e., the metal carport) is not permitted even if it complies with the applicable design standards of UDO Sec. 5.15.

QUESTIONS FOR TOWN COUNCIL: For over 13 years, there have been established standards for Carriage Houses and compliance by property owners who have completed the application process. Amending the UDO to allow the property owner to maintain the unapproved carport (Carriage House) has policy implications that should be considered. Therefore, Town Staff seeks direction from Council to guide the preparation of possible UDO amendments. Among the questions to be considered:

- Should the existing Carriage House requirements be retained and no action taken by Town Staff?
- Should carports be classified as a separate building type (i.e., no longer subject to the Carriage House requirements)?
- If carports are a separate building type, is it still acceptable to have a Carriage House on the same lot? Presently, a lot may include the main building, a Carriage House, and three other accessory structures (classified as "Garden Sheds" that are less than 121 square feet) on the same lot.
- If carports are desired, are prefabricated structures permissible or must they be stick-built with some minimum design requirements (minimum roof pitch, specified roof materials and posts as shown in the below photo)? Should there be maximum footprint and height requirements?
- Should carports be allowed only in certain zoning districts? Should there be a minimum lot size?
- If prefabricated carports are to be allowed, should they be permitted for any property owner, or only for those who had an existing prefabricated structure that may have been damaged or destroyed or when an upgraded carport is desired?



Source: architecturaldesigns.com

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<u>NEXT STEPS:</u> If Town Council desires to allow carports within Old Town, Town Staff will draft UDO based on the guidance received. The amendments will be presented to the HPC and Planning Commission at workshops before returning to Town Council for a first reading and public hearing/second reading. It is anticipated that the first reading would occur in July.

#### **ATTACHMENTS:**

- 1. Narrative from Property Owner Requesting Amendment
- 2. Photos

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#### Keith Fisher

41 Thomas Heyward Street Bluffton, SC 29910 Keithfisher.843@gmail.com 843-683-1975 September 20, 2024

#### **Bluffton Town Counsel**

Bluffton Town Hall Bluffton, SC 29910

Dear Members of the Bluffton Town Counsel.

#### Re: Request for Inclusion of Carports in the Unified Development Ordinance (UDO)

I am writing to formally request that Bluffton Town Counsel consider amending the current Unified Development Ordinance (UDO) in include regulations and guidelines for the construction of the carports with the town limits. As it stands, carports are explicitly addressed in the UDO, creating uncertainty for residents who may wish to construct such structures on their property.

Carports provide an affordable and practical solution for protecting vehicles from weather-related damage while preserving the open aesthetic of a property. I believe that allowing carports with clearly defined guidelines would benefit homeowners, enhance property value and maintain the community's visual appeal.

#### Key Reason for the Requested Change:

- 1. **Protection for Property**: Carports provide essential coverage for vehicles, reducing the impact of sun, rain and other elements. This can extend the lifespan of vehicles and reduce maintenance costs for residents.
- 2. **Affordability**: Compared to enclosed garages, carports are a cost-effective option for homeowners seeking vehicle protection without the expense or space required for a traditional garage.
- 3. **Aesthetic and Community Impact:** Thoughtful guidelines regarding size, material, and placement can ensure that carports are built in harmony with existing community standards, preserving Bluffton's visual character.

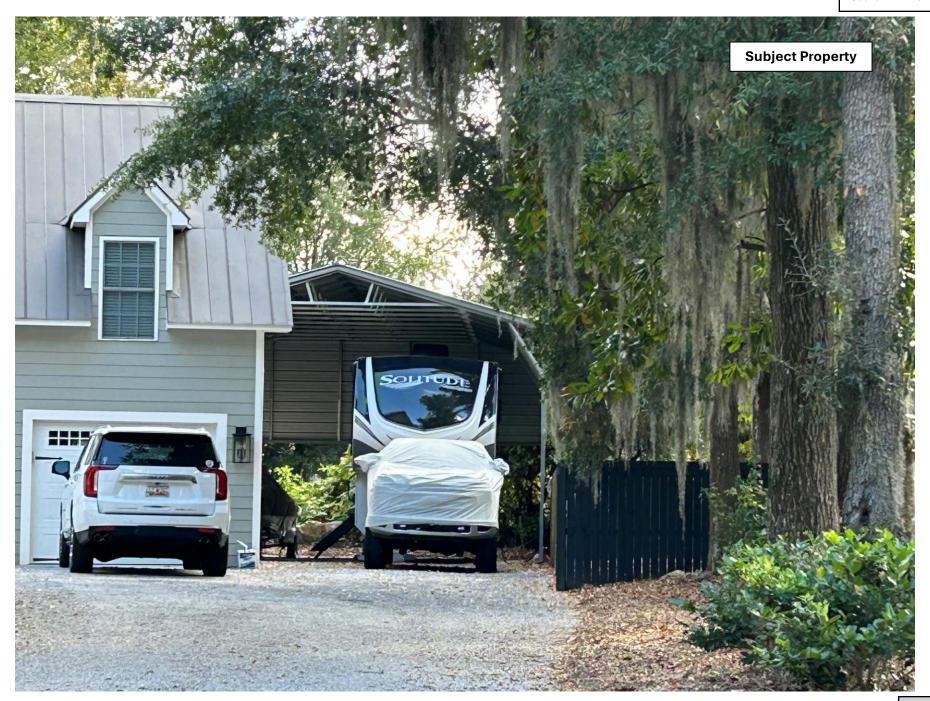
I respectfully ask that the Town Counsel review this proposal and consider drafting provisions within the UDO that would allow the construction of carports under appropriate regulations. I am happy to provide further input, participate in discussions, or attend hearings to support the consideration of this request

Thank you for your time and attention to this matter. I look forward to the opportunity to collaborate in improving the UDO for the benefits of our community. Please feel free to contact me at your earliest convenience if additional information is needed.

Sincerely,

#### **Keith Fisher**

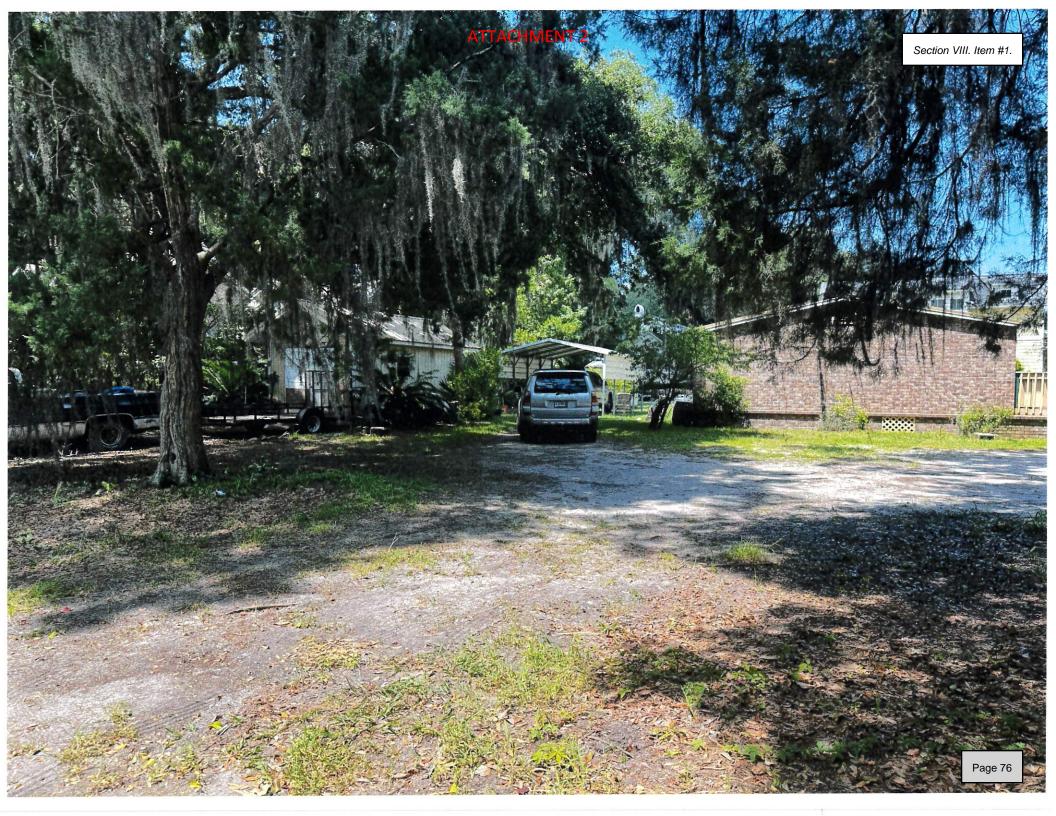
41 Thomas Heyward Street Bluffton, SC 29910 Keithfisher.843@gmail.com 843-683-1975

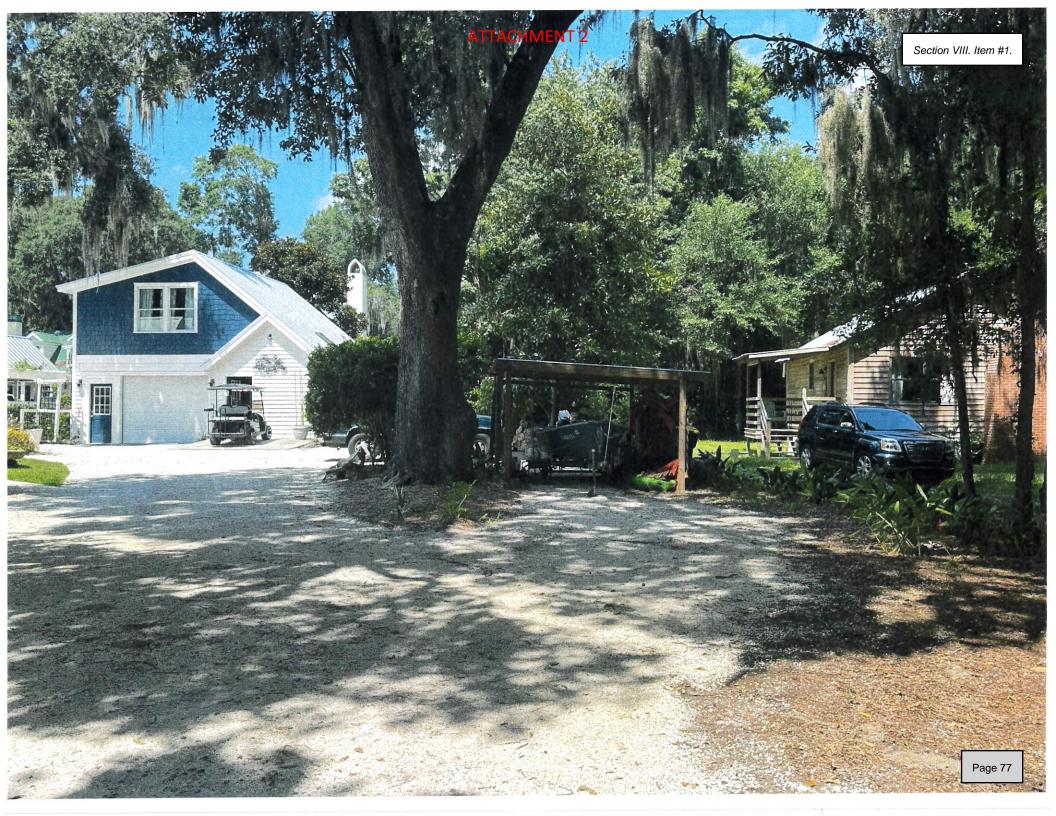








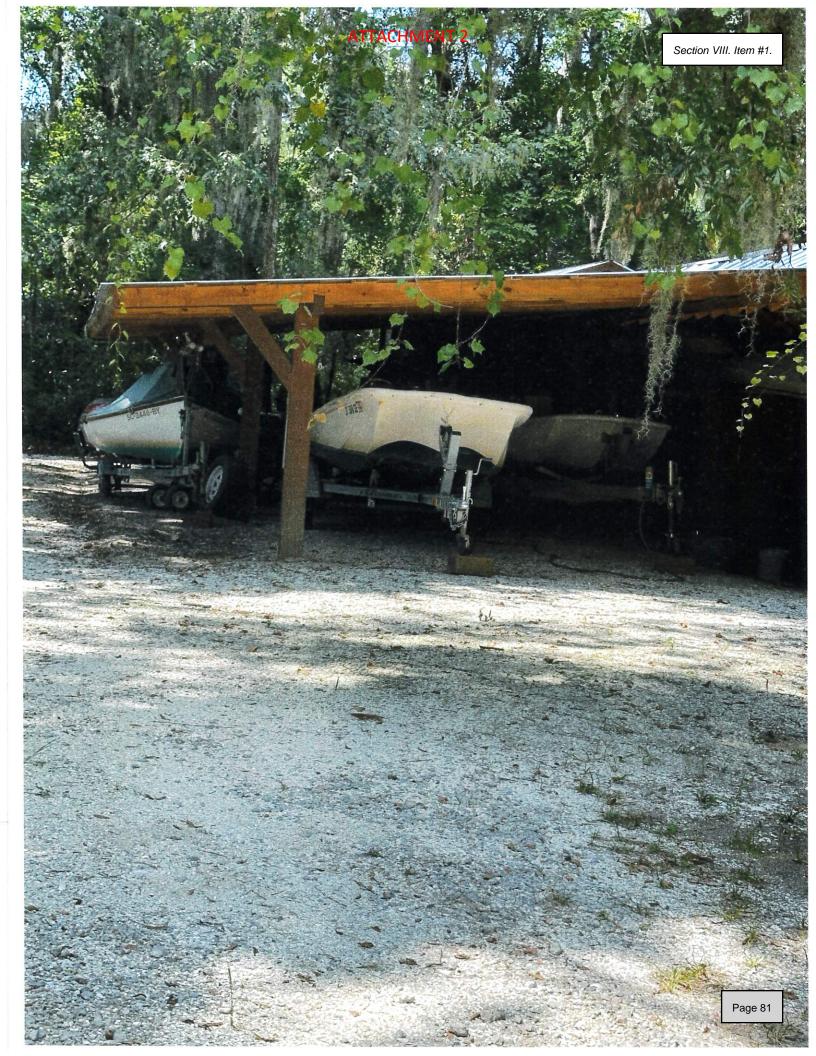


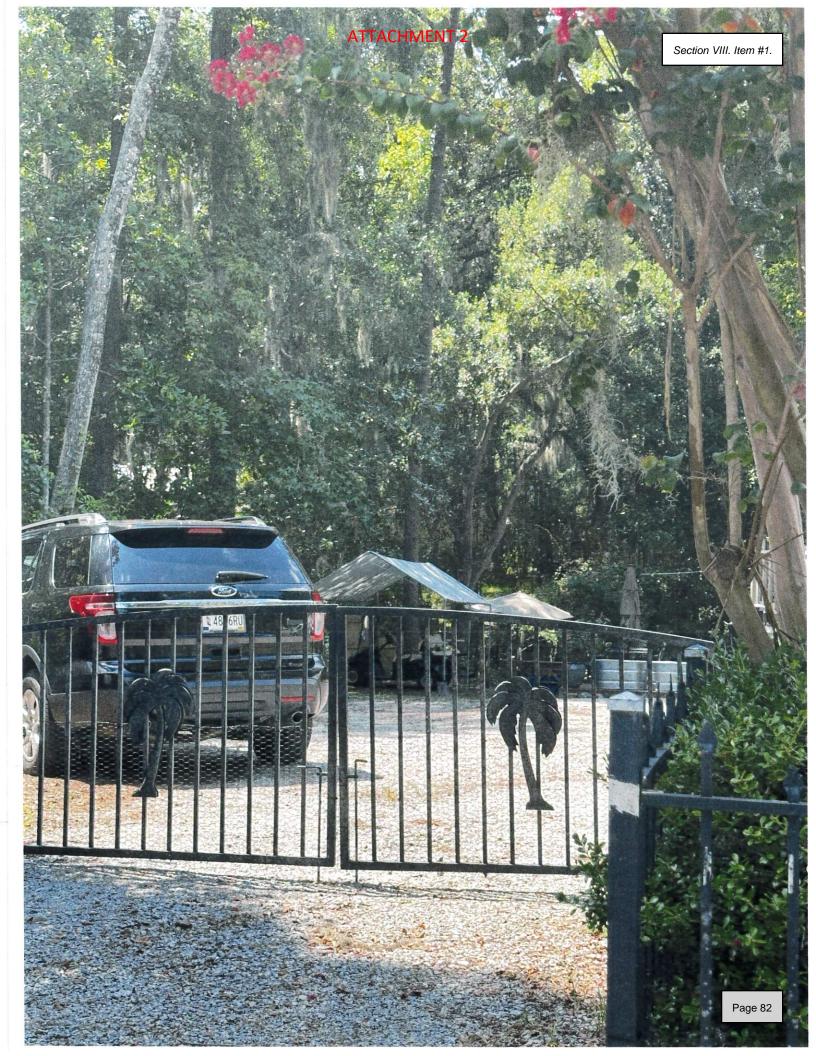














# Workshop Regarding Accessory Structures (Carports) in Old Town Bluffton Historic District

April 8, 2025
Department of Growth Management
Kevin Icard, AICP



#### Issue

An Old Town Bluffton Historic District resident requested a text amendment to the Unified Development Ordinance (UDO) to allow an existing stand-alone metal canopy/carport that was erected without an approved Certificate of Appropriate-Historic District (COFA-HD) or an approved building permit. The resident did not provide proposed text but asks that the UDO "include regulations and guidelines."

Since adoption of the UDO in 2011, carports that are at least 121 square feet are classified as Carriage Houses and must comply with the requirements of the Carriage House Building Type, including not exceeding the maximum size (1200 sf) and footprint (800 sf), as well as design requirements, which includes being smaller than the main structure.



### Carports Prior to UDO Adoption in 2011

- Typical carports were used to cover passenger vehicles and small boats, and often pre-fabricated.
- Size-wise, carports are typically smaller than the main residence, lower in height, and unenclosed.
- Most carports (now referred to as Carriage Houses) existing prior to the UDO adoption are nonconforming as to the design requirements of the UDO.
- The UDO does not provide relief to allow in-kind replacement of pre-2011 carports due to damage or deterioration.







#### **Carports Post UDO Adoption**

- Carports referenced as a Carriage House building type (emphasis on design rather than use)
- In all zoning districts except the Riverfront Edge-HD, only one (1) Carriage House is permitted per lot.
   The subject property is zoned Neighborhood General-HD.
- The subject property already had an existing approved Carriage House (garage and accessory dwelling unit) before the carport was erected.

A UDO amendment to allow the below scenario would affect the entirety of Old Town and

implications must be considered.



## Historic Preservation Commission Workshop

#### November 6, 2024

- Concerns regarding pre-fabricated carports not meeting UDO regulations.
- Discussed that restrictions should be in place for size and materials used.
- Consideration for based details for columns and pitch of roof.
- Consideration is needed to differentiate Carriage House and Carports.
- Unintended consequence, commercial properties creating additional square footage.
- Concerns that the mass and scale will overpower the carriage house.

### Planning Commission Workshop

#### October 23, 2024

- Need to define what is a Carport and clearly state how it's designed.
  - Unenclosed Structure & Canopy Metal
  - Consider restricting the maximum height (single story?), structure must be secondary in nature.
  - Consideration of the location on the lot.
  - Square Footage less than the footprint of Carriage House, no more than 400 SF
- Concern that we are being overly restrictive.
- Need to limit the number to one, if enclosed, it's a violation.
- Consider regulations that don't allow power or plumbing.



#### **Considerations**

- 1. Compliance with the Carriage House requirements has been achieved by other property owners for over 13 years, should the existing standards be retained?
- 2. Should unenclosed carports be classified as a separate building type and no longer subject to the Carriage House requirements?

3. How many structures are appropriate per lot? If carports are a separate building type, should it remain acceptable to have a Carriage House on the same lot (in addition to the main structure and up to three buildings ("garden sheds") that are less than 121 square feet? Could this affect Old Town's tree canopy?



#### **Considerations**

- 4. Should carports be allowed only in certain zoning districts and on lots of a minimum size?
- 5. Would pre-fabricated carports be acceptable, or should there be some minimal design requirements?
- 6. If pre-fabricated carports are to be allowed, should they be permitted for any property owner, or only for those who had an existing, legally non-conforming prefabricated that may need replacement
  - due to deterioration or damage?
- 7. Any other concerns of Town Council?



# QUESTIONS & DISCUSSION

