Planning Commission Meeting

Wednesday, July 23, 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 BCTV, 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. June 25, 2025 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Fifth Third Bank (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Angelina Makowski (BDG Architects, LLP) on behalf of owner, Paul Scott (First Chatham) for review of a Certificate of Appropriateness - Highway Corridor Overlay application. The project consists of a 2,609 SF bank facility and two drive-up automated teller machines. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan and the Town of Bluffton Highway Corridor Overlay District. (COFA-05-25-019759) (Staff - Charlotte Moore)
2. Public Hearing and Recommendation to Town Council for a request by Livewell Terrace L.P. (Woda Cooper Group), with authorization from the Property Owner Beaufort Memorial Hospital, for the 100% affordable/workforce housing project to be known as Livewell Terrace located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 for the following:

1. Acquisition of residential development rights in the amount of sixty (60) Residential Dwelling Units ("RDUs") owned by the Town of Bluffton and held in the Town's Development Rights Bank pursuant to the Transfer of Development Rights Ordinance;

2. Amendment to the Buckwalter Planned Unit Development ("PUD") Development Agreement to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus; and

3. Amendment to the Buckwalter Planned Unit Development ("PUD") Concept Plan to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus.– Kevin Icard, Director of Growth Management

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, August 27, 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.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60*
Public comment is limited to 3 minutes per speaker.

Planning Commission Meeting

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

June 25, 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 Lydia DePauw
Commissioner Daniel Grove
Commissioner Will Howard

III. ADOPTION OF MINUTES

1. May 28, 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 DePauw, Commissioner Grove, Commissioner Howard

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

Mary Murphy Guerrera, 4 Cinnamon Fern , Bluffton - Ms. Guerrera shared her concerns regarding how the 121 Burnt Church Road development could affect the residents in the Fern Lakes and The Walk neighborhoods.

Sandy Bedosky, 8 Cinnamon Fern, Bluffton - Ms. Bedosky voiced her concerns about the safety on Burnt Church Road and how the 121 Burnt Church Road development could negatively affect safety.

Beth Mohar, 10 Cinnamon Fern, Bluffton - Ms. Mohar stated she was opposed to the approval of the 121 Burnt Church Road Development.

Matthew Gajewski, 3 Cinnamon Fern, Bluffton - Mr. Gajewski spoke about how the 121 Burnt Church Road development could affect adjacent property owners.

Trent Williamson, 4 Bracken Fern, Bluffton - Mr. Williamson expressed his concerns about the volume of traffic that could be brought to the area with the 121 Burnt Church Road Development, and how the stormwater manage could affect adjacent properties.

V. OLD BUSINESS

VI. NEW BUSINESS

DRAFT

1. **Fifth Third Bank at May River Crossing (Development Plan):** A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan north of May River Road east of May River Crossing. (DP-03-25-019666) (Staff - Dan Frazier)

   Staff presented. The applicant was present. The Commission shared their concerns in ensuring pervious parking spaces are included in the development.

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

   1. All proposed on-site parking in excess of the required 12 parking spaces will be designed as pervious parking at time of final development plan submittal.

   Seconded by Commissioner Brock.
   Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

   All were in favor and the motion passed.

2. **The Bluffton Bookshop (Development Plan):** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan application. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 0.3 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. (DP-04-25-019713) (Staff - Dan Frazier)

   Staff presented. The applicant was present. The commissioners had questions regarding the driveway apron and who would be responsible for those improvements. There were concerns regarding ADA access to the building. The Commission questioned what the allowed uses were for the zoning of the property.

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

   1. Either omit the proposed pavers located within the SCDOT right-of-way or provide an SCDOT Encroachment permit that allows for this improvement.

   Seconded by Commissioner Howard.

   Chairman Wetmore made a motion to amend the motion to include the following clarification:

   Seconded by Vice Chairman Flynn.

   Voting Yea to amend the motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

Voting Yea to the amended motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

3. **121 Burnt Church (Development Plan):** A request by Anthony Morse of Macad One Consulting Services, LLC 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 drive through, parking and 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 commissioner asked for clarification on the buffer requirements. There was discussion regarding the drive-thru and how it could impact pedestrians walking across the parking lot and the traffic on Burnt Church Road as well. The Commission expressed concern over the traffic and questioned if a Traffic Assessment had been submitted. There was discussion regarding the stormwater infrastructure and if the parking spaces would be pervious or impervious. The applicant requested to the table the application.

   Commissioner Grove made a motion to table the item.

   Seconded by Commissioner Brock.
   Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

   All were in favor and the motion passed. The item was tabled.

4. **Chase Bank - Belfair Village (Certificate of Appropriateness - Highway Corridor Overlay District)**: A request by Dynamic Engineering Consultants, PC on behalf of owner Jane Cooper, LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District. The project consists of the renovation of the existing restaurant to a bank with drive through, and associated parking, landscaping, and infrastructure. The property consists of 0.77 acres identified by tax map number R610 031 000 1085 0000 within the Belfair Planned Unit Development located at 15 Towne Drive. (COFA-03-25-019625) (Staff-Sam Barrow)

   Staff presented. The applicant was present. There was discussion regarding the color pallet being used. There commissioners questioned if the railing and ladder to the roofer were required.

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

   1. Provide a letter of approval from the Master Plan Declarant responsible for the covenants and restrictions for the community.

   and, the following determinations:

1. The color black proposed for the roof, parapet wall coping, canopies, and dumpster fencing is appropriate.

2. The color blue proposed for the ATM is appropriate

Seconded by Commissioner Delcore.
Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

5. **Livewell Terrace (Workshop - No Action):** A request by Livewell Terrace L.P. (Woda Cooper Group), with authorization from the Property Owner Beaufort Memorial Hospital, for the acquisition of sixty (60) Residential Dwelling Units owned by the Town of Bluffton and held in the Town's Development Rights Bank and a 100% density bonus pursuant to Section 6.5.4 of the Unified Development Ordinance for the affordable/workforce housing project to be known as Livewell Terrace located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 - Workshop - Kevin Icard, AICP, Director of Growth Management

   Staff presented. The commissioners had questions regarding the accelerated timeline for this project. The Commission asked for clarification on the how the process for the density bonus will work and how long the agreement for work force housing will last.

   This was a workshop. No action was taken.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Delcore made a motion to adjourn.

Seconded by Vice Chairman Flynn.
Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned at 7:43pm.

DRAFT

TOWN OF BLUFFTON

STAFF REPORT
Department of Growth Management

MEETING DATE:	July 23, 2025
PROJECT:	COFA-05-25-019759 Fifth Third Bank at May River Crossing Certificate of Appropriateness-Highway Corridor Overlay District (HCO)
PROJECT MANAGER:	Charlotte Moore, Principal Planner

APPLICATION REQUEST: The Applicant, Angelina Makowski (BDG Architects, LLP), on behalf of owner, Paul Scott (First Chatham), requests approval from the Planning Commission of the following application:

> A Certificate of Appropriateness-HCO to construct a new freestanding 2,609 SF bank facility. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan.

INTRODUCTION: The Applicant is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay application which is subject to review by the Planning Commission for consideration of architecture, landscaping and lighting design per the applicable regulations identified in the next section of this report.

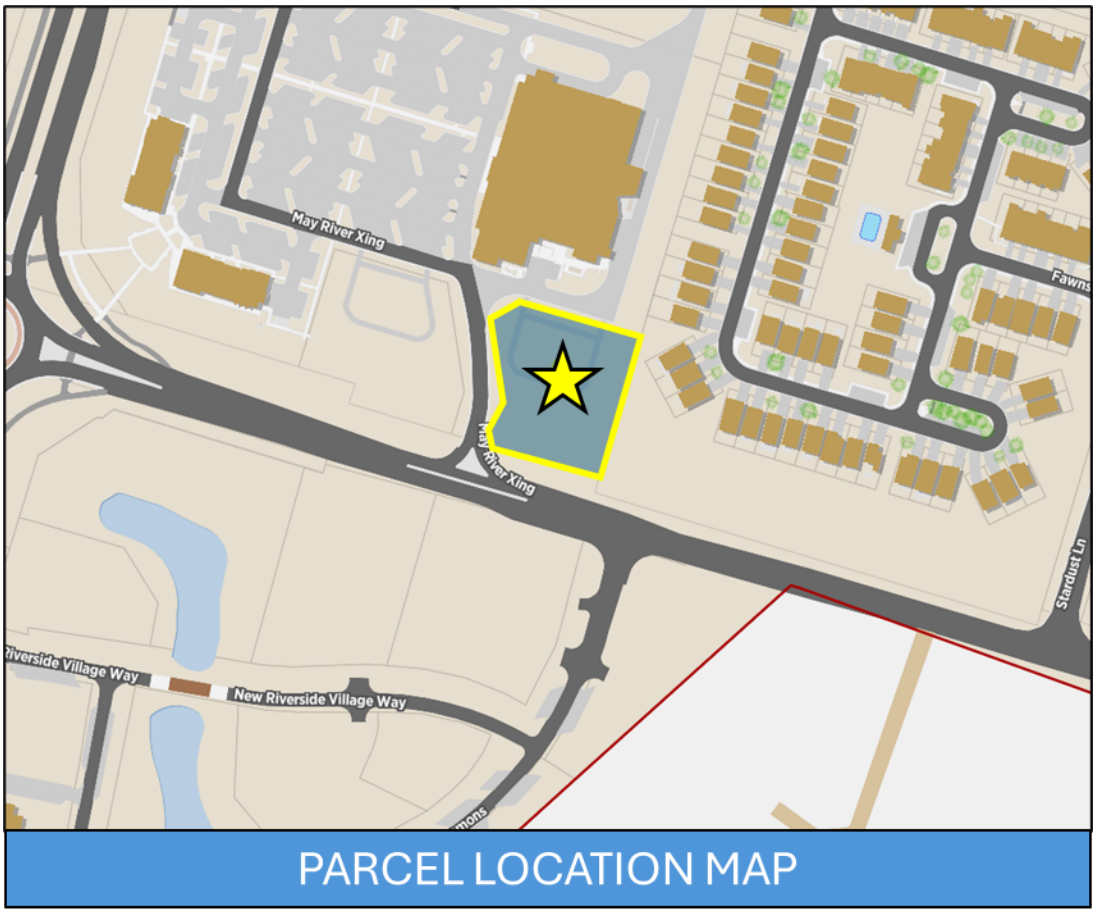
The bank facility will be located on an outparcel of the May River Crossing development. Structures will include a 2,609 SF building, two drive-up automated teller machines (ATM), and a screened trash enclosure. A separate Preliminary Development Plan (DP-03-25-019666) was approved by the Planning Commission on June 25, 2025.

The proposed architecture, including materials and color palette, are consistent with the May River Crossing development.

APPLICABLE REGULATIONS: The Conceptual Plan and Development Agreement for the Jones Estate PUD was initially approved by Bluffton Town Council on April 14, 2000. As approved, the plan organized the 4,400-acre Jones Estate into planning areas or tracts to provide for the arrangement and regulation of land uses, as well as the allocation of residential densities.

The subject parcel is located within the Church Point Planning Tract, which was approved by Town Council on the same date. The parcel is also within the May River Crossing Master Plan, which was approved by Town Council on September 20, 2018. The May River

Crossing Master Plan replaced Towne Centre at New Riverside Master Plan, which had been approved on September 18, 2007. This parcel is in the May River Crossing development and is located at the corner of May River Crossing and SC Highway 46 (May River Road).



PARCEL LOCATION MAP

REVIEW CRITERIA & ANALYSIS: Town Staff and Planning Commission are required to consider the criteria set forth in Section 3.17.3 of the UDO in assessing an application for a Certificate of Appropriateness-HCO. These criteria are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.17.3.A. The proposed development must be in conformance with applicable architectural, landscaping and lighting provisions provided in Article 5, Design Standards.

    a) *Finding:* The project is located within the Jones Tract PUD, part of the Church Point Planning Area, and May River Crossing Master Plan. The PUD established specific design standards via the Beaufort County 1990/3 Zoning and Development Standards Ordinance and the Town of Bluffton Highway Corridor Overlay District (HCOD) within the Town of Bluffton Zoning and Development Standards Ordinance (ZDSO), which are attached to the PUD.

As a result, the design criteria of Article 5 of the current UDO do not apply to this proposal.

2. Section 3.17.3.B. 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.

   The property is located within the Jones Tract PUD and is identified in the Church Point Planning Tract as "Mixed Use Community." Therefore, the property is subject to the Beaufort County 1990/3 Zoning and Development Standards Ordinance and the Town of Bluffton Zoning and Development Standards Ordinance and Design Guidelines, which contain architectural, landscaping, and lighting design standards for properties located in the Highway Corridor Overlay District (HCOD).

A. **JONES ESTATE PUD/PUD CONCEPT PLAN**

The Jones Estate PUD references the Beaufort County 1990/3 Zoning and Development Standards Ordinance (ZDSO) and The Town of Bluffton Zoning and Development Standards Ordinance Highway Corridor Overlay District (HCOD) for development standards. Compliance has been demonstrated except for the following findings:

1. **Architecture** *(See Attachment 5 for Elevations and Attachment 6 for Finishes)*

   Applying Section 5.15.9. (Town of Bluffton Highway Corridor Overlay District, June 20, 2000, Architectural Design), architectural styles should be reflective of, or at least compatible with, architectural styles which exemplify the unique character of the Lowcountry region and conform to the general standards of architectural quality. Sub-section 5.15.9.(D) provides that materials and elements not specifically listed may be considered by the Planning Commission provided consistency with general principles for Lowcountry architecture is demonstrated.

   Findings include:

   a. ***Finding – Roof.*** The roof massing is a combination of hip roof and flat roof with a parapet wall to screen rooftop equipment. While pitched roofs (4:12 pitch or greater) are more compatible and appropriate for the Lowcountry aesthetic, as provided in Section 5.15.9(D)(2), other buildings within May River Crossing were constructed with the same configuration.

2. **Landscaping** *(See Attachment 7 for Landscaping Plan)*

   A 60-foot wide "highway" vegetative buffer is shown adjacent to S.C. Hwy 46 on the Landscape Plan and will not be disturbed. The proposed landscaping complies with the requirements of Beaufort County ZDSO Sec. 5.15.8.

3. **Lighting** *(See Attachment 7 for Lighting Plan)*

Applying ZDSO Section 5.15.11., (Highway Corridor Overlay District, Lighting), findings include:

a. ***Finding – Light Source (Lamp).*** Per Section 5.15.11(E)(2), only incandescent, fluorescent, metal halide, mercury vapor or color corrected high-pressure sodium light may be used. The same type must be used for the same or similar type of lighting on any one site. The Applicant proposes the use of LED lamps in the parking area and for the building wall lighting on the building. As such, the Planning Commission must determine the appropriateness of the use of LED lighting as a substitute for those listed in Section 5.15.11.

b. ***Finding – Illumination Levels.*** The photometric plan shows compliance with ZDSO Sec. 5.15.11(E)(4)(b) except for the footcandles exceeding 10.0 at the ATM machines (a range of 11.5 to 17.0. are shown). The ZDSO does not allow a footcandle greater than 10.0. This number may change as a note on the photometric plan states: "A minimum of ten (10) foot candle power at the face of the ATM extending outward five (5) feet in all unobstructed directions to be provided by the owner's premanufactured ATM canopy." The information has not yet been provided to Town Staff.

B. **PUD MASTER PLAN**

1. ***Finding – May River Crossing Master Plan.*** The Master Plan states that "[a]rchitectural guidelines are currently governed by the Declaration of Covenants, Conditions and Restrictions for Town Centre at New Riverside as found in Book 3706, Pages 3276-3290, in the Register of Deeds for Beaufort County. The property also falls within the Highway Corridor Overlay District (HCOD) and shall comply with these standards. The applicant intends to exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement."

C. **DEVELOPMENT PLAN**

The Preliminary Development Plan has been reviewed, and Town Staff is awaiting the submission of a Final Development Plan.

1. ***Finding –*** As the work proposed in the scope of this project does not modify the landscaping, the UDO Administrator has determined the work is in compliance with the approved Preliminary Development Plan Amendment (DP-03-25-019666).

D. **APPLICATIONS MANUAL**

The application must comply with applicable requirements in the Application Manual (Section 3.17.3.C).

1. ***Finding – Applications Manual.*** The application has been reviewed by Town Staff and has been determined to be complete and that it meets all requirements of the Applications Manual. Per the Town of Bluffton Applications Manual, a separate Sign Permit will be required for all signage that is being proposed in association with this development.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance (UDO), the Planning Commission has the authority to take the following actions with respect to this application:

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

TOWN STAFF RECOMMENDATION: The requirements of Section 3.17.3 of the UDO will be met if the Planning Commission approves the application with the following conditions:

1. Provide an updated photometric plan that includes accurate footcandles after the ATM canopy details have been obtained from the canopy manufacturer.
2. Provide a letter of approval from the Master Plan Declarant responsible for the covenants and restrictions for the community.
3. Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval of any future signage.

Additionally, Town Staff finds that the Planning Commission must determine if certain lighting elements satisfy the requirements of the ZDSO, including the following:

1. Determine if the use of LED lighting is an appropriate substitute for those lighting types permitted by ZDSO Sec. 5.15.11.
2. Determine if footcandles more than 10.0 are appropriate at the automated teller machines and, if deemed appropriate, a maximum footcandle.

ATTACHMENTS:

1. Application
2. Plat
3. Survey & Site Photos
4. Site Plan
5. Elevations
6. Exterior Finish Schedule
7. Lighting and Landscape Plans

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- HIGHWAY CORRIDOR OVERLAY (HCO) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Angelina Makowski / BDG Architects, LLP	Name: Paul Scott
Phone: 813-954-2211	Phone: 913-629-7979
Mailing Address: 400 N. Ashley Dr. Suite 600, Tampa FL 33602	Mailing Address: 7401Hodgson Memorial Dr., Savannah GA 31406
E-mail: permits@bdgllp.com	E-mail: pscott@firstchatham.com
Town Business License # (if applicable):	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Fifth Third Bank May River	Conceptual: ☐	Final: ☑	Amendment: ☐
Project Address: 2901 May River Crossing, Bluffton, SC 29910	Application for:		
Zoning District: PUD Jones Estates	☑ New Construction		
Acreage: 1.33	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610036000032130000			

Project Description: New freestanding bank facility: one-level building approx. 2400 SF customer architecture including a drive-thru with two lanes and trash enclosure.

Minimum Requirements for Submittal

- ☑ 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. Digital files drawn to scale of the Site Plan(s) and Architectural Plan(s).
- ☑ 3. Recorded deed and plat showing proof of property ownership.
- ☑ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. Material samples and color swatches for all proposed materials.
- ☑ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

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

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

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

Property Owner Signature: Date:

Applicant Signature: Date: 04/26/25

For Office Use

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	300.00'	164.11'	S 57°18'36" E	162.07'	31°20'31"
C2	1525.00'	567.46'	N 27°56'19" E	564.19'	21°19'12"
C4	1525.00'	38.89'	N 18°00'33" E	38.89'	1°27'40"
C5	1525.00'	224.61'	N 22°57'33" E	224.41'	8°26'20"
C6	1525.00'	61.29'	N 28°19'48" E	61.29'	2°18'10"
C7	1525.00'	242.67'	N 34°02'24" E	242.41'	9°07'02"
C8	1525.00'	236.26'	S 43°02'13" W	236.02'	8°52'36"
C9	1525.00'	540.22'	S 37°19'37" W	537.40'	20°17'48"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 72°58'51" E	71.25'
L2	N 16°33'36" E	37.50'
L3	N 85°02'13" E	31.79'
L4	S 41°38'20" E	99.34'
L5	S 73°24'47" E	113.30'
L6	S 41°35'41" E	27.07'
L7	S 61°33'36" W	51.55'
L8	S 16°33'36" W	77.44'
L9	N 16°33'36" E	99.79'
L10	N 15°18'56" E	43.29'
L11	N 48°21'40" E	67.82'
L12	N 48°21'40" E	20.00'
L13	S 41°38'20" E	10.00'

N/F DR HORTON INC.
R614 036 000 0596 0000

N/F MAYE RIVER BAPTIST CHURCH
R610 036 000 0045 0000

N/F FIRST CITY ASSOCIATES, LLLP
R614 036 000 0454 0000

N/F CVS 7565I SC, LLC
R614 036 000 0979 0000

N/F FIRST CHATHAM BANK
R614 036 000 0867 0000

N/F WWH PALMETTO POINTE DEVELOPERS, INC.
R614 036 000 0454 0000

N/F MAGNOLIA RESIDENTIAL INVESTORS, LLC
R614 028 000 0002 0000

N/F IMI, LLC
R610 036 000 0593 0000

N/F REDUS SC HOLDINGS, LCC
R610 036 000 0386 0000

GRID NORTH

C9 FROM EVAN WAY TO PARCEL A-4

EVAN WAY R/W VARIES (PUBLIC) FORMER ROAD "A")

50' BUFFER / SETBACK

PARCEL A-1
622,414 SF
14.289 AC.

PARCEL A-2
165,549 SF
3.800 AC.

PARCEL A-3
62,391 SF
1.432 AC.

PARCEL A-4
67,376 SF
1.547 AC.

PARCEL A-5
60,020 SF
1.378 AC.

PARCEL A-6
58,061 SF
1.333 AC.

SOUTH CAROLINA HIGHWAY 170 75' R/W (PUBLIC)

SOUTH CAROLINA HIGHWAY 46 75' R/W (PUBLIC)

24' EASEMENT

65' COMMERCIAL BUFFER

75' COMMERCIAL SETBACK/RESIDENTIAL BUFFER

150' RESIDENTIAL SETBACK

30' DRAINAGE EASEMENT

60' COMMERCIAL BUFFER

PROPOSED 150' R/W

EXST. R/W

FUTURE RIGHT OF WAY EXPANSION

N: 146,323.92
E: 2,006,829.78

NAIL IN ASPHALT

LEGEND

- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)

NOTES

1. TAX MAP NO. (PARENT TRACT): R610 036 000 0386 0000.
2. ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0050D&0080D, REVISED SEPTEMBER 29, 1986, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE C.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. MISCELLANEOUS UTILITY MARKINGS SHOWN WERE IDENTIFIED ON GROUND BY OTHER AS UNKNOWN.
7. ACCESS IS PROVIDED VIA SOUTH CAROLINA HIGHWAY 46, SOUTH CAROLINA HIGHWAY 170 AND EVAN WAY, ALL TO WHICH THE PROPERTY ABUTS WITHOUT ANY GAPS, GORES OR HIATUSES, AND ALL OF WHICH ARE PUBLIC RIGHTS OF WAY MAINTAINED BY EITHER BEAUFORT COUNTY OR THE STATE OF SOUTH CAROLINA.
8. IMPROVEMENTS MAY EXIST ON THIS PROPERTY PLATTED, BUT NOT SHOWN FOR THE PURPOSE OF THIS SURVEY.
9. ZONED: PUD

REFERENCE

1. A PLAT OF CHURCH POINT, FOR NEW RIVER FARMS, L.P., ET.AL., BY JAMES .. ANDERSON & ASSOCIATES, INC., DATED FEBRUARY 8, 2000.
2. A BOUNDARY AND TREE SURVEY OF A 100.00 ACRE TRACT, A SECTION OF THE CHURCH POINT TRACT, BY T-SQUARE GROUP, INC., DATED JUNE 29, 2004.
3. A BOUNDARY DIVISION SURVEY OF PHASE I, A 32.331 ACRE TRACT, S.C. HWY. 170, A SECTION OF THE CHURCH POINT TRACT, A PORTION OF THE JONES ESTATE BY T-SQUARE GROUP, INC., DATED MARCH 30, 2005.
4. A PLAT OF PARCELS A, B, C, AND D, BEING A PORTION OF CHURCH POINT, PREPARED BY THOMAS & HUTTON ENGINEERING CO., LAST REVISED 4-4-06, RECORDED IN PB 114 PAGE 126.

Town of Bluffton
APPROVED

Town of Bluffton
SEP 26 2018
Planning & Growth Mgmt

VICINITY MAP not to scale

SITE
SC 170
S.R. 46
TO BLUFFTON
MAY RIVER

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RECORDING INFO

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

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 26957 ROBERT K. MORGAN, III LAND SURVEYOR

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ROBERT K. MORGAN, III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26957

SUBDIVISION PLAT

PARCEL A MAY RIVER COMMONS BEING A PORTION OF CHURCH POINT

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

prepared for
FIRST CHATHAM BANK

BEAUFORT COUNTY SC - ROD
BK 150 Pg 22
FILE NUM 20180051950
09/26/2018 03:46:55 PM
REC'D BY keaston RCPT# 906695
RECORDING FEES $10.00

No.	Revision	By	Date

THOMAS & HUTTON

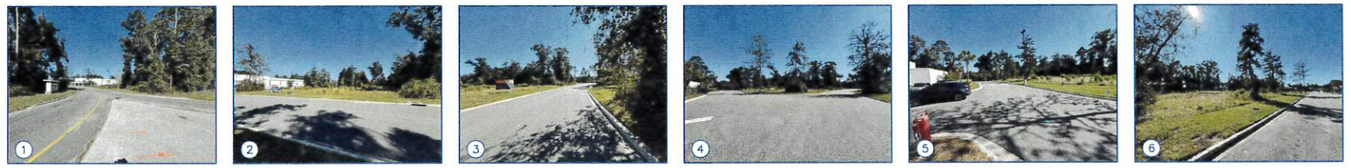
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

100 0 100 200
1 INCH = 100 FEET

plat	drawn	reviewed	field	crew
07-26-18	LPO	RKM	JULY.2018	BJ

job 26430.0000 SHEET 1 OF 1

SITE PHOTOGRAPHS



(UNIT RECORDING INFORMATION)

GRID NORTH – SOUTH CAROLINA

GeoSurvey

PIN:R610 036 000 3213 0000
N/F PROPERTY OF
Beaufort County Memorial Hospital
DEED BOOK 4358 / PAGE 1448
PLAT BOOK 155 / PAGE 154
ZONED PUD

PIN:R610 036 000 3213-0000
N/F PROPERTY OF
First Chatham Bank
DEED BOOK 4017 / PAGE 134
PLAT BOOK 155 / PAGE 154
ZONED PUD

SITE AREA
1.333 Acres
58,073 sf

VACANT LAND
NO BUILDINGS ON-SITE

PIN:R610 036 000 3213 0000
N/F PROPERTY OF
PR II May River Crossing LLC
DEED BOOK 4145 / PAGE 2213
PLAT BOOK 155 / PAGE 154
ZONED PUD

PIN:R614 036 000 0744 0000
N/F PROPERTY OF
Master Palmetta Pointe
Townes Community Assoc Inc.
DEED BOOK 3695 / PAGE 3221
ZONED PUD

MAY RIVER CROSSING
(PRIVATE ROAD)

MAY RIVER ROAD
(STATE ROUTE 46)
(VARIABLE PUBLIC R/W)

BENCHMARK
5/8"RBR CAPPED
N:148,406.71
E:2,006,605.69
EL:=39.16

BENCHMARK
600 NAIL
N:148,678.38
E:2,006,669.70
EL:=39.83

BENCHMARK
5/8"RBR CAPPED
N:148,138.66
E:2,006,761.84
EL:=38.08

POB="S" CORNER PARCEL A-6
MAY RIVER COMMONS
SC SPC
N:148,121.44
E:2,006,827.82

1/2" RBR FND

NAIL SET

1/2" RBR FND (CAPPED 6250)

N16°28'06"E 39.94'

N16°28'06"E 37.50'

N08°22'49"W 172.13'

N13°29'19"W 186.74'

S16°31'57"W 37.50'

S16°31'57"W 232.54'

S73°30'47"E 222.81'

N73°18'30"E 279.11'
TIE LINE

S16°31'57"W
TIE LINE

EDGE OF PAVEMENT

~CONCRETE MEDIAN~

~CONCRETE ISLAND~

~WOODED~

18"CURB & GUTTER

6"CURB

MONUMENT SIGN

SIGN FOR SALE

TRANS.

OHW

OHP

UGT

UGW

UGE

UGG

UGCATV

UGCOM

TOP 39.13
INV 34.5
OUT 34.2

TOP 38.37
INV 34.6
OUT 34.4

TOP 38.63
INV 34.8
OUT 34.6

TOP 37.21
INV 33.4
OUT 33.2

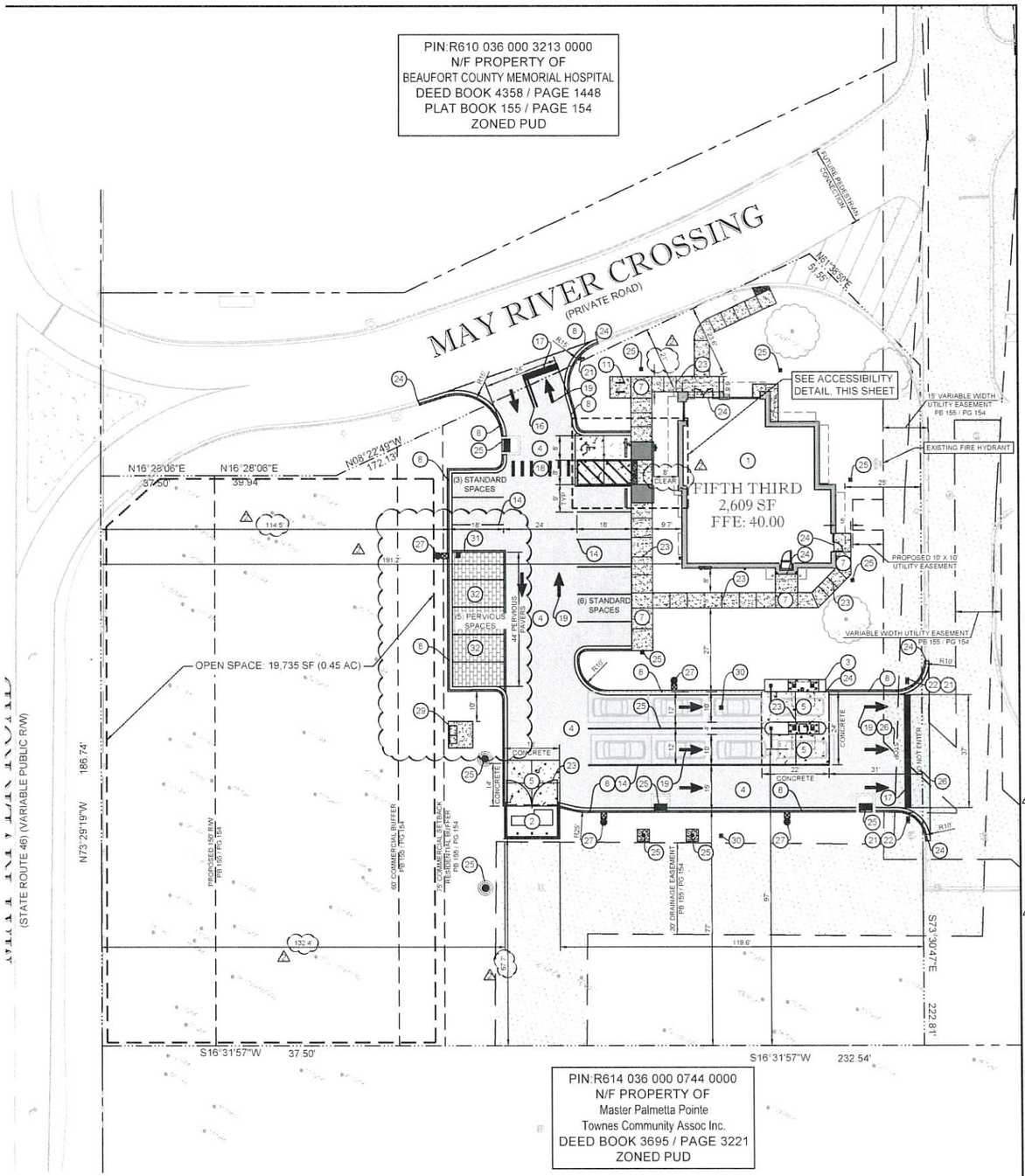
TOP 35.25
INV 31.6
OUT 31.4

TOP 32.63
INV 29.0
OUT 28.8

TOP 32.87
INV 29.2
OUT 29.0

TOP 32.45
INV 28.8
OUT 28.6

TOP 32.63
INV 29.0
OUT 28.8



KEYED NOTES

1	NEW BUILDING (SEE ARCHITECTURAL DRAWINGS)
2	NEW ROLL CART TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWING)
3	NEW FREE STANDING ATM, VAT ISLANDS, AND CANOPY SEE ARCHITECTURAL PLANS FOR DETAILS
4	NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01
5	NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01
6	NEW 6" BLACK TINTED CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01
7	NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH SEE DETAILS, SHEET C05.01
8	NEW 18" CURB AND GUTTER. SEE DETAILS, SHEET C05.01
9	NEW 6" X 18" VERTICAL CURB. 3-FOOT CURB TRANSITION AT PATHWAYS SEE DETAILS, SHEET C05.01
10	NEW ADA RAMP. SEE DETAILS, SHEET C05.01
11	NEW BICYCLE RACK. SEE DETAILS, SHEET C05.01
12	NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01
13	NEW WHEEL STOP (TYPICAL OF 2). SEE DETAILS, SHEET C05.01
14	NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT)
15	NEW ACCESSIBLE PARKING SPACES AND ACCESS AISLE SEE DETAILS, SHEET C05.01
16	NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT)
17	NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT)
18	5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT)
19	NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT)
20	NEW ACCESSIBLE PARKING SIGN(S). SEE DETAILS, SHEET C05.02
21	NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 3). SEE DETAILS, SHEET C05.02
22	NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02
23	NEW CONTROL JOINT. SEE DETAILS, SHEET C05.01
24	NEW EXPANSION JOINT. SEE DETAILS, SHEET C05.01
25	NEW STORMWATER STRUCTURE. SEE STORM PIPING PLAN, SHEET C03.02
26	NEW "STOP" AND "DO NOT ENTER" 18" WHITE PAINTED LETTERS
27	NEW AREA LIGHT POLE
28	NOT USED
29	NEW TRANSFORMER PAD. SEE UTILITY PLAN, SHEET C04.01
30	NEW SANITARY CLEANOUT. SEE UTILITY PLAN, SHEET C04.01
31	NEW 6" x 12" RIBBON CURB. SEE DETAILS, SHEET C05.02
32	NEW FIVE PERVIOUS PAVERS PARKING SPACES. SEE DETAILS, SHEET C05.02

LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- NEW ASPHALT PAVEMENT
- SETBACK/BUFFER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED OPEN SPACE

SITE DATA

SITE ADDRESS:	2500 MAY RIVER CROSSING BLUFFTON, SOUTH CAROLINA 29910
PIN:	R610 036 000 3213 0000
BUILDING AREA:	2,609 SF BUILDING
ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
SITE AREA:	58,061 SF / 1.33 AC
EXISTING USE:	VACANT
FUTURE USE:	BANK WITH DRIVE THRU

PARKING DATA

BANK PARKING REQUIRED:	4.5 SPACE PER 1,000 SF OF G.F.A. 2,609 SF x (4.5 / 1,000 SF) = 12 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 9 SPACES PERVIOUS PARKING = 5 SPACES ACCESSIBLE PARKING = 1 SPACE TOTAL PARKING PROVIDED = 15 SPACES
PARKING SPACE SIZE:	9' x 18' MINIMUM
DRIVE THROUGH QUEUE:	4 SPACES PER ATM LANE 4 SPACES PER TELLER LANE 10' x 20' QUEUE SIZE
LOADING ZONE:	*NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES. DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS

	REQUIRED
LANDSCAPE BUFFER - SC HIGHWAY 46	= 75'
LANDSCAPE BUFFER - MAY RIVER CROSSING	= 0'
LANDSCAPE BUFFER - SIDE (EAST /RESIDENTIAL)	= 0'
LANDSCAPE BUFFER - REAR (NORTH)	= 50'

BUILDING REQUIREMENTS

	REQUIRED
BUILDING SETBACK - SC HIGHWAY 46	= 60'
BUILDING SETBACK - MAY RIVER CROSSING	= 0'
BUILDING SETBACK - SIDE (EAST /RESIDENTIAL)	= 0'
BUILDING SETBACK - REAR (NORTH)	= 50'

OPEN SPACE

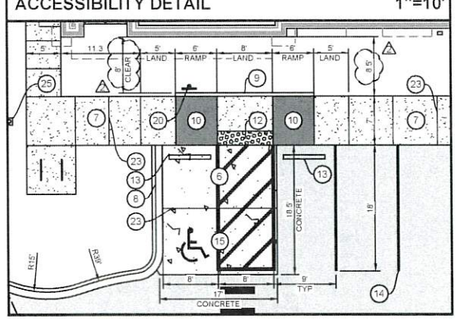
REQUIRED: 20% MINIMUM OF GROSS ACREAGE
TOTAL GROSS ACREAGE: 58,061 SF (1.33 AC) X 0.20 = 11,612 SF (0.26 AC)

PROVIDED: 19,735 SF (0.45 AC)

FLOOD ZONE

ACCORDING TO F I R M MAP NO. 450025, PANEL 0050D80080D, REVISED SEPTEMBER 29, 1986. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE C.

ACCESSIBILITY DETAIL 1"=10'



SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.

LANDSCAPE NOTE

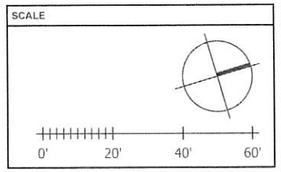
1. CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
2. CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

'RE VS POST SITE AREAS

	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
OSS SITE	58,061	1.33	100%
ILDING	2,609	0.06	4.49%
TAL IMPERVIOUS (INCLUDES BUILDING)	14,978	0.34	25.8%
TAL PERVIOUS (LS + DRY POND AREA)	43,083	0.99	74.2%

PLAN VIEW | SCALE: AS NOTED | -

SCALE



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www.bdgllp.com

FIFTH THI

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www.ieorg.net
Cert. of Auth. No 4573

IEG JOB NO. 15-360.09
SEAL NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed Sapparkhao
DN: c=US, st=F l=Tampa, o=Inf Engineering Gr cn=Nisit Sappa email=nisit@ie
Date: 2025.06.2 13:35:21 -04'00
Adobe Acrobat version: 2015.0

06/27/25

SOUTH CAROLINA INFINITY ENGINEERING GROUP LLC No. 4573 CERTIFICATE OF AUTHORIZATION

FIFTH THIRD BANK
MAY RIVER CROSSING
2901 MAY RIVER CROSSING
BLUFFTON, SOUTH CAROLINA 29910

ISSUE	BY	DATE	DESCRIPTIO
	SJ	03/21/25	ISSUE FOR PER
1	DR	05/28/25	DRC ROUND 1
2	PV	06/27/25	REVIEW COM

PROJECT INFORMATION BLO

JOB #
DATE: 02/1
DRAWN BY:
CHECKED BY:

SHEET TITLE

SITE PLAN

SHEET NUMBER

C02.01

FIFTH THIRD

MAY RIVER

1 2901 MAY RIVER CROSSING
BLUFFTON, SC 29910

DRAWINGS		DRAWINGS ISSUED
SHEET #	SHEET NAME	1 ISSUE FOR PERMIT 06/27/2025 - ADDENDUM 1
GENERAL		
G-000	COVER SHEET	• •
G-001	LIFE SAFETY PLAN	• •
G-002	ACCESSIBILITY NOTES	• •
G-003	COMCHECK	• •
CIVIL		
C00.00	COVER SHEET	• •
C00.01	CIVIL SPECIFICATIONS	• •
C01.01	DEMOLITION PLAN	• •
C02.01	SITE PLAN	• •
C03.01	GRADING PLAN	• •
C03.02	STORM PIPING PLAN	• •
C03.03	CROSS SECTIONS	• •
C04.01	UTILITY PLAN	• •
C05.01	DETAILS	• •
C05.02	DETAILS	• •
C05.03	BEAUFORT - JASPER COUNTY DETAILS	• •
C05.04	BEAUFORT - JASPER COUNTY DETAILS	• •
C05.05	SCDOT DETAILS	• •
C05.06	SCDOT DETAILS	• •
C05.07	SCDOT DETAILS	• •
C05.08	SCDOT DETAILS	• •
C05.09	UNDERGROUND VAT TUBE DETAILS	• •
C06.01	SWPPP GENERAL REQUIREMENTS	• •
C06.02	EROSION CONTROL PLAN PHASE I	• •
C06.03	EROSION CONTROL PLAN PHASE II	• •
C06.04	EROSION AND SEDIMENTATION CONTROL DETAILS	• •
GL-010	IRRIGATION SPECIFICATIONS	• •
GL-011	LANDSCAPE SPECIFICATIONS	• •
L-100	IRRIGATION PLAN	• •
L-110	LANDSCAPE PLAN	• •
L-500	IRRIGATION DETAILS	• •
L-510	LANDSCAPE DETAILS	• •

DRAWINGS		DRAWINGS ISSUED
SHEET #	SHEET NAME	1 ISSUE FOR PERMIT 06/27/2025 - ADDENDUM 1
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY	• •
ARCHITECTURAL		
A-100	SLAB PLAN	• •
A-110	FLOOR PLAN	• •
A-120	DIMENSIONAL FLOOR PLAN	• •
A-130	REFLECTED CEILING PLAN	• •
A-131	ENLARGED REFLECTED CEILING PLAN	• •
A-140	ROOF PLAN	• •
A-150	FINISH PLAN	• •
A-170	FURNITURE & EQUIPMENT	• •
A-190	TRASH ENCLOSURE AND DETAILS	• •
A-200	EXTERIOR ELEVATIONS	• •
A-201	EXTERIOR ELEVATIONS	• •
A-202	COLOR ELEVATIONS	• •
A-300	BUILDING SECTIONS	• •
A-310	EXTERIOR WALL SECTIONS	• •
A-311	EXTERIOR WALL SECTIONS	• •
A-401	BANK EQUIPMENT PLANS & DETAILS	• •
A-402	BANK EQUIPMENT CUT SHEETS	• •
A-410	ENLARGED RESTROOM PLANS & ELEVATIONS	• •
A-430	SECTION DETAILS	• •
A-440	PLAN DETAILS	• •
A-450	ROOF DETAILS	• •
A-600	DOOR SCHEDULE & DETAILS	• •
A-601	HARDWARE SCHEDULES	• •
A-610	WINDOW ELEVATIONS	• •
A-620	INTERIOR PARTITION SCHEDULE & DETAILS	• •
A-621	SCHEDULES	• •
A-630	CEILING DETAILS	• •
A-700	TRANSACTION BAR - ENLARGED PLAN & DETAILS	• •
A-701	BACK COUNTER - ENLARGED PLAN & DETAILS	• •
A-702	LIBRARY - ENLARGED PLAN & DETAILS	• •
A-703	SERVICE COUNTER - ENLARGED PLAN & DETAILS	• •
A-704	TECH WALL - ENLARGED PLAN & DETAILS	• •
A-705	EMPLOYEE LOUNGE - ENLARGED PLAN & DETAILS	• •
A-706	BOOTH - ENLARGED PLAN & DETAILS	• •
A-707	BOOTH - DETAILS	• •
A-708	WORK ROOM - ENLARGED PLAN & DETAILS	• •
A-709	CHECK DESK - ENLARGED PLAN & DETAILS	• •
STRUCTURAL		
S-101	GENERAL NOTES	• •
S-102	ABBREVIATIONS AND COMPONENTS & CLADDING	• •
S-103	SPECIAL INSPECTIONS	• •
S-104	SPECIAL INSPECTIONS	• •
S-105	SPECIAL INSPECTIONS	• •
S-201	FOUNDATION AND FLOOR PLAN	• •
S-211	ROOF FRAMING PLAN	• •
S-212	HIGH ROOF FRAMING PLAN	• •
S-221	DRIVE-THRU FRAMING PLAN	• •
S-231	ISO VIEWS	• •
S-301	FOUNDATION SECTIONS	• •
S-311	ROOF SECTIONS	• •
S-312	ROOF SECTIONS	• •
S-401	TYPICAL DETAILS	• •
S-402	TYPICAL DETAILS	• •
S-403	TYPICAL DETAILS	• •
S-404	TYPICAL DETAILS	• •
MECHANICAL		
M-001	MECHANICAL NOTES AND SPECIFICATIONS	• •
M-002	MECHANICAL NOTES AND LEGEND	• •
M-101	MECHANICAL SCHEDULES	• •
M-102	MECHANICAL VENTILATION SCHEDULES	• •
M-301	MECHANICAL PROPOSED CEILING PLAN	• •
M-302	MECHANICAL PROPOSED ROOF PLAN	• •
M-401	MECHANICAL ISOMETRIC PLAN	• •
M-501	MECHANICAL DETAILS	• •
M-502	MECHANICAL DETAILS CONTINUED	• •
M-503	MECHANICAL CONTROLS DETAILS	• •
M-504	MECHANICAL CONTROLS CUTSHEETS	• •
PLUMBING		
P-001	PLUMBING SPECIFICATIONS AND NOTES	• •
P-101	PLUMBING TABLES AND SCHEDULES	• •
P-301	PLUMBING PROPOSED FOUNDATION PLAN	• •
P-302	PLUMBING PROPOSED FLOOR PLAN	• •
P-303	PLUMBING PROPOSED ROOF PLAN	• •
P-304	PLUMBING PROPOSED DRIVE THRU PLAN	• •
P-401	PLUMBING BUILDING ISOMETRIC	• •
P-402	PLUMBING WATER AND SANITARY ISOMETRIC	• •
P-403	PLUMBING NATURAL GAS ISOMETRIC	• •
P-501	PLUMBING DETAILS	• •
ELECTRICAL		
E-001	ELECTRICAL LEGEND AND ABBREVIATION	• •
E-002	ELECTRICAL GENERAL NOTES	• •
E-003	ELECTRICAL SPECIFICATIONS	• •
E-004	COMMCHECK	• •
E-010	ELECTRICAL SITE PLAN AND REMOTE DRIVE-THRU	• •
E-011	ELECTRICAL PHOTOMETRIC SITE PLAN	• •
E-012	ELECTRICAL SITE DETAILS	• •
E-100	ELECTRICAL POWER & AUXILIARY PLAN	• •
E-101	ELECTRICAL POWER ROOF PLAN	• •
E-130	ELECTRICAL LIGHTING PLAN	• •
E-150	ELECTRICAL SECURITY PLAN	• •
E-500	ELECTRICAL DETAILS	• •
E-600	LUMINAIRE AND SENSOR SCHEDULES AND DETAILS	• •
E-601	EXTERIOR LIGHTING CUTSHEETS	• •
E-602	EXTERIOR LIGHTING CUTSHEETS	• •
E-603	EXTERIOR LIGHTING CUTSHEETS	• •
E-610	ELECTRICAL PANEL SCHEDULES	•
E-700	ELECTRICAL DEVICE PLAN	•
E-701	ELECTRICAL ELEVATIONS	•
E-702	ELECTRICAL ELEVATIONS	•
E-703	ELECTRICAL ELEVATIONS	•
E-704	ELECTRICAL ELEVATIONS	•
E-800	ELECTRICAL RISER DIAGRAM	•
FIRE ALARM		
FA-001	FIRE ALARM LEGEND AND GENERAL NOTES	•
FA-002	FIRE ALARM RISER & DETAILS	•
FA-101	FIRE ALARM PLAN	•

SYMBOLS

- X — WALL TYPE
- ROOM / XXX — ROOM TAG
- 1 / A1.0 — DETAIL TAG
- 1 / A1.0 — PLAN DETAIL TAG
- # — REVISION NUMBER
- 101A — DOOR TAG
- N / W A1.0 E / S — INTERIOR ELEVATION TAG
- 1 / A1.0 — BUILDING SECTION TAG
- FINISH — FINISH TAG
- F10 — WINDOW TAG
- 1 / A1.0 — EXTERIOR ELEVATION TAG
- 1 — GRID BUBBLE & CENTER LINE
- X — KEYNOTE
- ELEVATION 0'-0" — ELEVATION DATUM TAG

OWNER & CONSULTANTS

OWNER

FIFTH THIRD BANK
TAMMALA BROOKS
VICE PRESIDENT

DIRECTOR - PROJECT GROUP
FIFTH THIRD BANK RETAIL
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TAMMALA.BROOKS@53.COM

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813.434.4770

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CONTACT: PHILIP KENNEDY
205.252.8222
CA CONTACT: MITCHEL MESI
704.981.8951 x106

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BIRMINGHAM, AL 35243
CONTACT: JOHN PERDUE
205.644.0111

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MARK DIXON
PROJECT MANAGER
CBRE | GLOBAL WORKPLACE SOLUTIONS
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1.352.562.6245

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OKATIE, SC 29909
843.987.9200

FIRE HYDRANT

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357 FORDING ISLAND RD
BLUFFTON, SC 29909

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DOMINION ENERGY SC
COMMERCIAL GROUP
220 OPERATION WAY
MAIL CODE 24X7 2A
CAYCE, SC 29033

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BLUFFTON, SC 29910
TAWNYA.RIMER@VERIZONWIRELESS.COM
833-403-0924

STORMWATER

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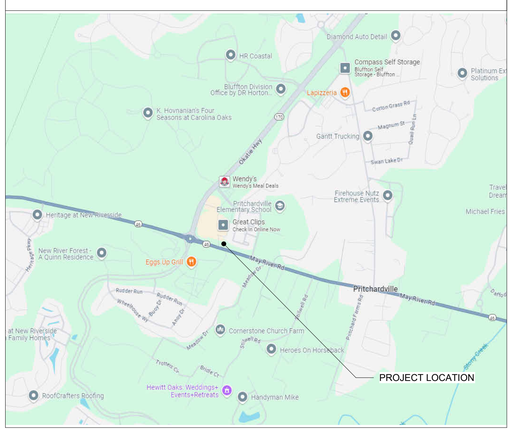
20 BRIDGE STREET
P.O. BOX 386
BLUFFTON, SC 29910
SCROTTY@TOWNOFBLUFFTON.COM

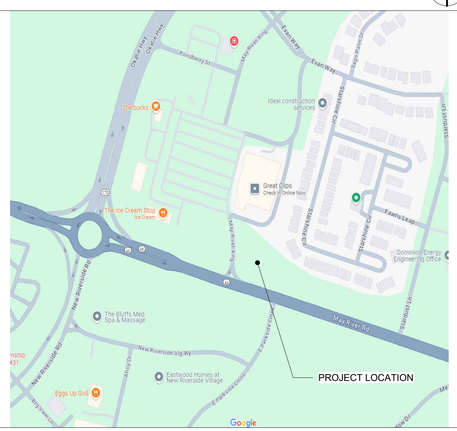
SOLID WASTE

TOWN OF BLUFFTON TRASH AND RECYCLING
20 BRIDGE STREET
P.O. BOX 386
BLUFFTON, SC 29910
843.706.4500

VICINITY MAP



LOCATION MAP



GENERAL NOTES

1. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.

3. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.

4. GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.

5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE [SUPERVISOR(PROJECT MANAGEMENT)] (SPM) AT THE END OF THE PROJECT.

6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.

7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.

8. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.

9. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.

10. WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.

11. GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1, UNDER ANY TRENCHING WORK.

12. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS, GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.

13. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.

14. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.

15. GENERAL CONTRACTOR SHALL PERFORM AS NECESSARY A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK WHEN SCOPE OF THE PROJECTS NECESSITATES IT.

16. NOTED ACCESSIBLE ITEMS AND DESCRIPTIONS FOR PARKING LOT, ARE TO BE A PORTION OF THE SHOWN ACCESSIBILITY WORK. COORDINATED WITH PROJECT MANAGER AS REQUIRED TO COMPLETE THE NOTED WORK. WHERE GRADES ARE AFFECTED THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO ENSURE PROPER GRADES ARE ACHIEVED. STRIPING SHALL BE COMPLETED PER THE REQUIREMENTS OF THE CURRENT ADAAG GUIDELINES, AND THE CUSTOMER PATH OF TRAVEL REMEDIATION GUIDELINES (LATEST REVISION) AS WELL AS APPLICABLE STATE AND LOCAL CODES.

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5.9.25

ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

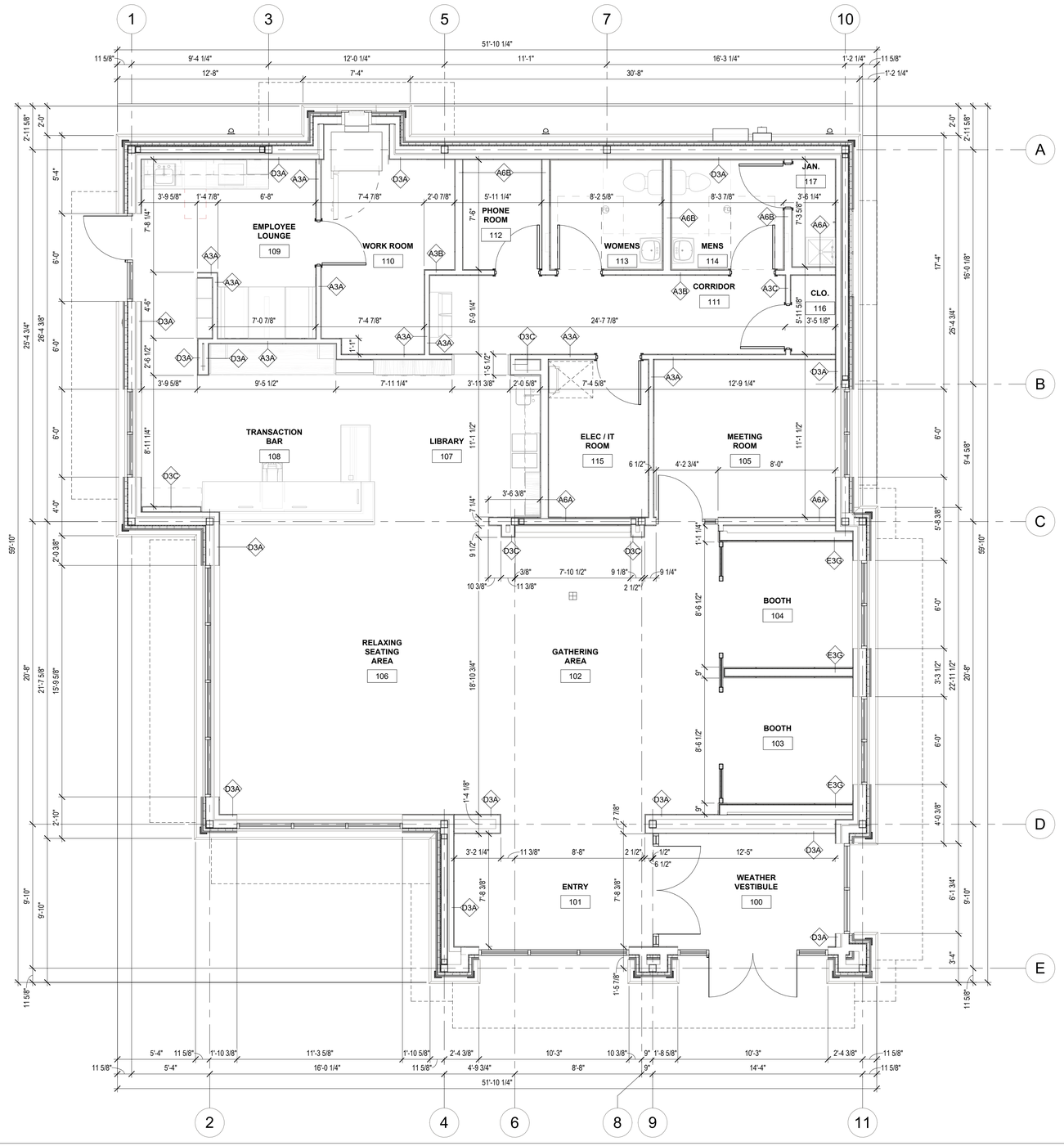
JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

COVER SHEET

SHEET NUMBER

G-000



NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.

DIMENSION FLOOR PLAN | 1/4" = 1'-0" | 1

GENERAL NOTES - FLOOR PLAN

A. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC.
B. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL U.N.O. OR AS REQUIRED FOR HARDWARE INSTALLATION
C. SEE SHEET A-620 FOR PARTITION TYPES, A-600 FOR DOOR SCHEDULE, AND A-610 FOR WINDOW SCHEDULE.
D. BANK EQUIPMENT TO BE SUPPLIED AND INSTALLED BY VENDOR
E. CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL-MOUNTED EQUIPMENT AND ACCESSORIES.
F. CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS, AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES, WHICH RELATE TO THEIR WORK OR THE WORK OF ANY SEPERATE CONTRACTORS. ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNER
G. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITIONS OF ALL GOVERNING CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
H. CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT
I. DRAWINGS ARE NOT TO BE SCALED
J. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13
K. FURNITURE AND MILLWORK TO BE PROVIDED BY OWNER VENDOR. G.C. TO COORDINATE LOCATION OF BLOCKING, PLUMBING, ELECTRICAL AND ALL OTHER REQUIREMENTS
L. REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT, AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER. (TO BE PROVIDED BY CONTRACTOR)
M. CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR TO VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT
N. NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUAINTING THEMSELVES WITH EQUIPMENT VENDOR REQUIREMENTS.
O. PINK NOISE IS TO BE PROVIDED BY THE CONTRACTOR. COORDINATE PINK NOISE LOCATION WITH MOOD MEDIA VENDOR. REFER TO ELECTRICAL DRAWINGS.
P. APPLIANCES PROVIDED AND INSTALLED BY G.C. U.N.O

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ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

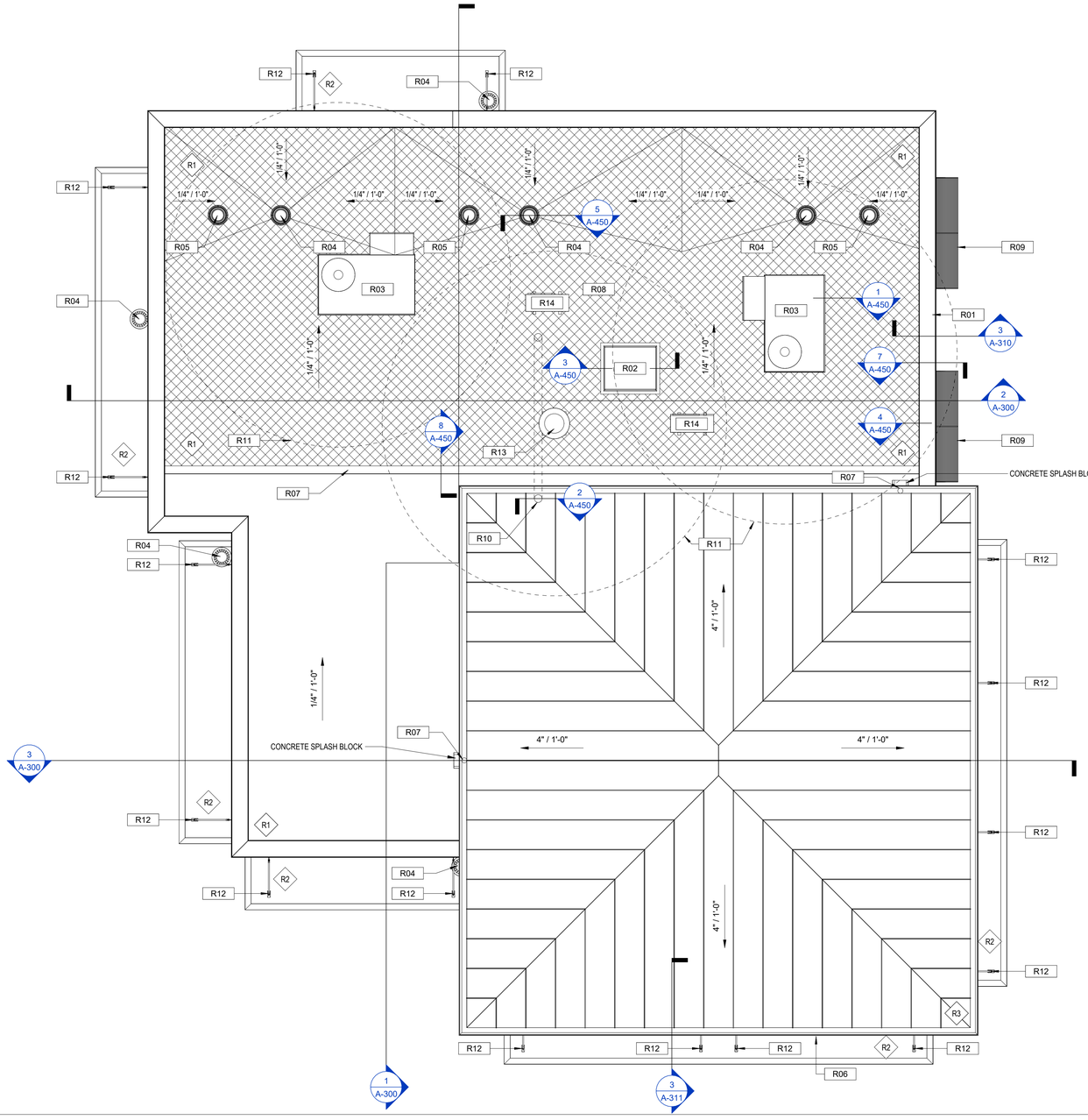
JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

DIMENSIONAL FLOOR PLAN

SHEET NUMBER

A-120



GENERAL NOTES - ROOF PLAN

1. ROOF CRICKETS TO BE 1/4" PER FOOT MINIMUM, FULLY TAPERED POLYISOCYANURATE INSULATION, MECHANICALLY ATTACHED TO DECK BELOW AS PART OF ATTACHMENT OF LAYER ABOVE, TYP.
2. INSTALL ALL ROOF SYSTEMS AND RELATED COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS. PROVIDE SHOP DRAWINGS FOR APPROVAL AS REQUIRED BY SPECIFICATIONS.
3. VERIFY AND COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
4. ALL ROOF PENETRATIONS REQUIRE PRESSURE TREATED 2x6 BLOCKING AT INSULATION AROUND ENTIRE PERIMETER FOR FLASHING ATTACHMENT.
5. OMISSION OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR SUCH ITEMS.

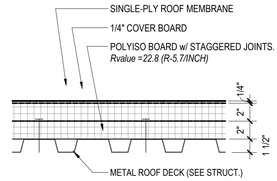
KEY NOTES - ROOF PLAN

R01	CONTINUOUS METAL COPING OVER ENTIRE PARAPET
R02	24" X 36" ROOF ACCESS HATCH
R03	MECHANICAL ROOF TOP UNIT
R04	ROOF DRAIN. REFER TO 2/A-370
R05	OVERFLOW ROOF DRAIN. REFER TO 2/A-370
R06	MAIN ENTRY CANOPY MOUNTED SIGNAGE
R07	PRE-FINISHED GUTTER AND DOWNSPOUT SYSTEM, TYP.
R08	HATCH INDICATES ADDITIONAL TPO WALKWAY PAD MEMBRANE
R09	PRE-FINISHED ALUMINUM COMPOSITE CLAD AWNING, ACM-3
R10	VENT STACK. REFER TO PLUMBING FOR LOCATION
R11	MAINTAIN 10' CLEARANCE FROM ALL EXHAUST OUTLETS TO FRESH AIR INTAKES.
R12	CANOPY TIE BACKS, BY G.C., AL-3
R13	EXHAUST HOOD. REFER TO MECHANICAL
R14	MINI-SPLIT SYSTEM, REFER TO MECHANICAL

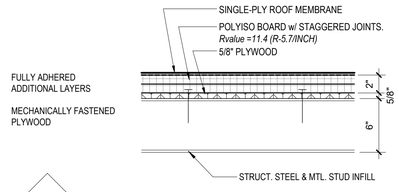
ROOFING BASIS OF DESIGN: FIRESTONE 60 MIL REINFORCED FULLY ADHERED TPO

ALTERNATE: SARNAFIL G410-80 60 MIL PVC BY SIKA CORPORATION OR AN EQUIVALENT PRODUCT BY FIBERTITE ROOFING SOLUTIONS

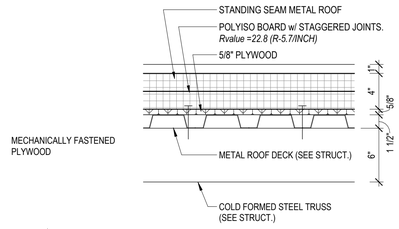
ROOF TYPES



R1 ROOF MEMBRANE SYSTEM OVER SLOPED METAL ROOF DECK (SEE STRUCT)
(4" MIN INSULATION THICKNESS) R-VALUE = 34.2
NOTE: SEE ROOF PLAN FOR TAPERED INSULATION LOCATIONS



R2 ROOF MEMBRANE SYSTEM OVER FLAT ROOF DECK (SEE STRUCT)
(2" MIN INSULATION THICKNESS) R-VALUE = 13
NOTE: TAPER INSULATION TO ROOF DRAIN, 1" MIN. INSULATION THICKNESS



R3 STANDING SEAM ROOF SYSTEM OVER COLD FORMED STEEL TRUSSES (SEE STRUCT)
(4" MIN INSULATION THICKNESS) R-VALUE = 22.8

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ROOF PLAN | 1/4" = 1'-0" | 1

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ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

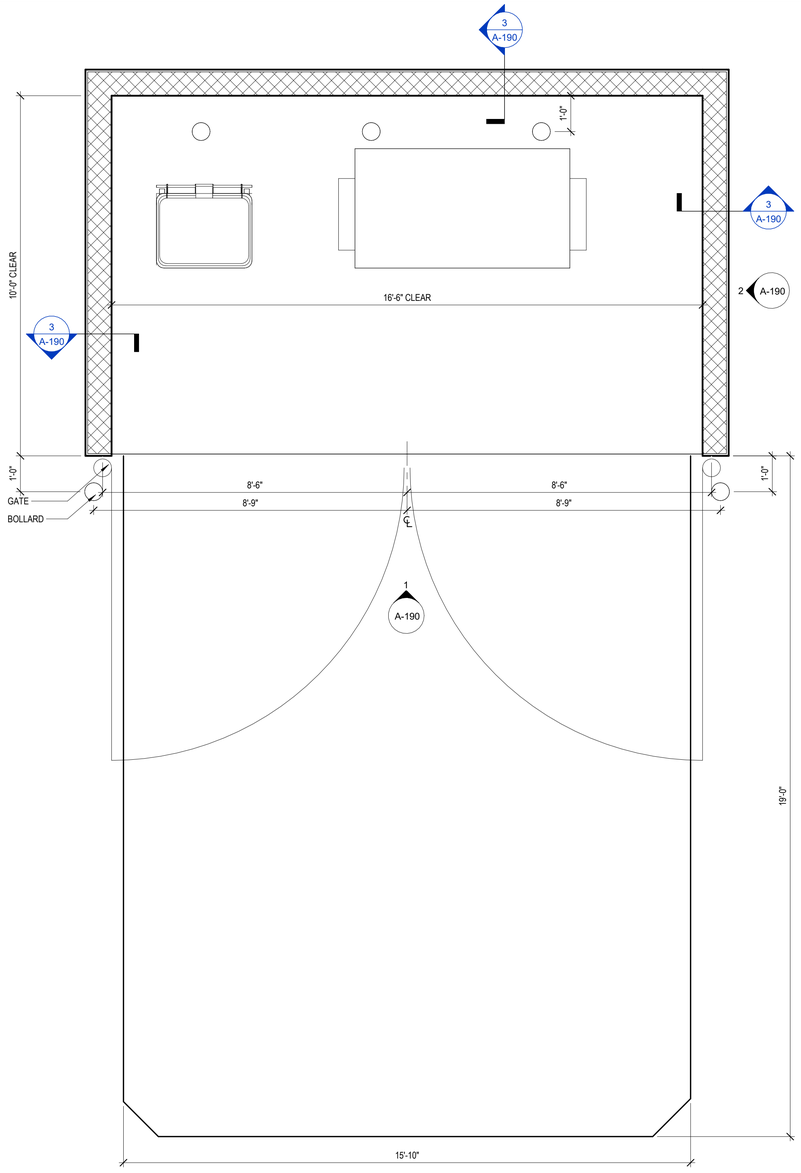
JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

ROOF PLAN

SHEET NUMBER

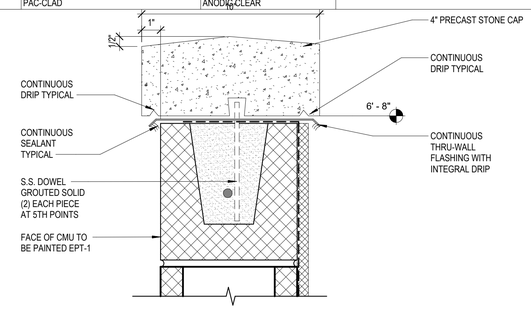
A-140



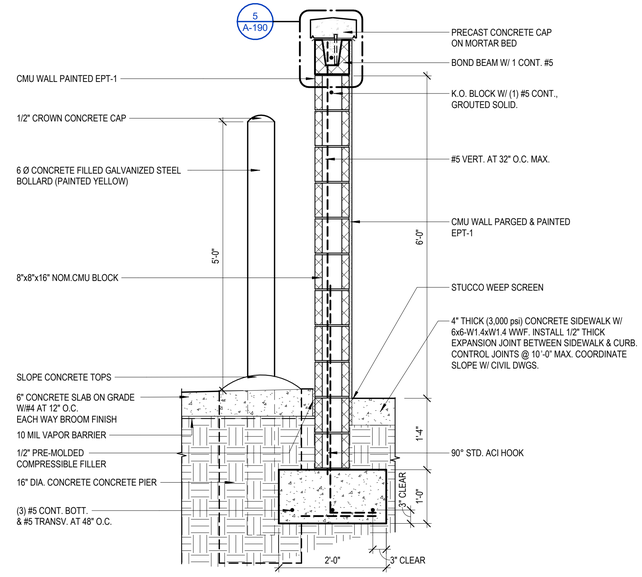
TRASH ENCLOSURE PLAN | 1/2" = 1'-0" | 4

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	4 MM FR CORE ALUM. COMPOSITE PANEL, 1/2" JOINTS, TYP.
AL-1	ALUMINUM STOREFRONT SYSTEM	YKK	CLEAR ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
AL-2	ALUMINUM GUTTER AND DOWNSPOUT	PAC-CLAD	ANODIC CLEAR	
AL-3	CANOPY TIE BACK	BY GC	ANODIC CLEAR	COLOR TO MATCH ANODIC CLEAR MATERIALS (AL-2, EXT-4, M-1)
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	152 - ANTHRACITE COAL	2" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	531 - PEARL GRAY	1" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EPT-1	DUMPSTER ENCLOSURE PAINT	BENJAMIN MOORE	BALBOA MIST - OC27	SEMI-GLOSS @ STEEL, SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	FIBER CEMENT PANEL SIDING	JAMES HARDIE®	MOON LIGHT - 612	HARDIE® PANEL SIDING PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-3	FIBER CEMENT TRIM	JAMES HARDIE®	DOVER SKY - 104	HARDIE® TRIM PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-4	STANDING SEAM METAL ROOF SYSTEM	ELEVATE	CITYSCAPE	UNA-CLAD UC-3
EXT-5	ARCHITECTURAL BRACKET	TIMBER BUILD	DOVER SKY - 104	PROFILE: 04T9, PAINT MANUFACTURER: DRYVIT, COLOR: DOVER SKY - 104
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUITY + ACUITY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	ANODIC CLEAR	



CAP SECTION | 3" = 1'-0" | 5



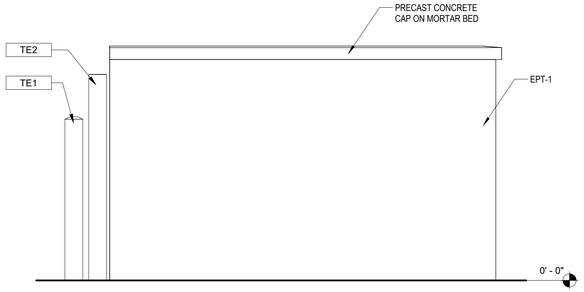
WALL SECTION @ TRASH ENCLOSURE | 3/4" = 1'-0" | 3

GENERAL NOTES

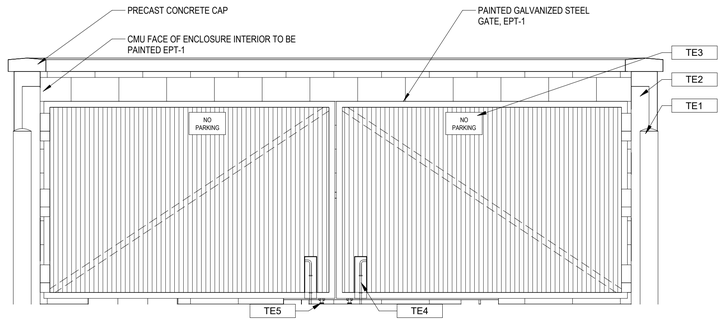
1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING U.N.O.
2. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
3. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
4. SEE SHEET A-620 FOR PARTITION TYPES.
5. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13.
6. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
7. CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PACE.
8. DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
9. CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS.ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
10. REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
11. REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
12. CONTRACTOR TO VERIFY SIZE AND LOCATION OF DRIVE-UP BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
13. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL STEEL PIPE BOLLARDS AROUND DRIVE-UP BANKING MACHINES WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
14. CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS OF DRIVE-UP BANKING MACHINES PRIOR TO CONSTRUCTION
15. CONTRACTOR TO COORDINATE MAXIMUM EXTERIOR WALL THICKNESS AT NIGHT DROP WITH EQUIPMENT VENDOR
16. CONTRACTOR TO VERIFY ALL REQUIREMENTS, SIZE AND LOCATION OF NIGHT DEPOSIT WITH BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
17. CONTRACTOR TO FRAME FOR DRIVE-UP OPEN / CLOSE RECESSED SIGNAGE. VERIFY SIZE AND REQUIREMENTS WITH OWNER FURNISHED VENDOR.
18. CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR TO VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT
19. NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUITTING HIMSELF WITH EQUIPMENT VENDOR REQUIREMENTS.
20. COORDINATE PINK NOISE LOCATION WITH VENDOR. REFER TO ELECTRICAL DRAWINGS.
21. ALL PAINTED STEEL PIPE BOLLARDS ARE TO RECEIVE A BOLLARD COVER TYPICAL
22. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
23. REFER TO SHEET A-600 SERIES FOR DOOR AND WINDOW SCHEDULE ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
24. ALL PLYWOOD SHEATHING SHALL BE FRT.

TRASH ENCLOSURE KEY NOTES

TE1	6" DIA. CONCRETE FILLED GALVANIZED STEEL BOLLARD (PAINTED YELLOW)
TE2	6" DIA. STEEL GATE POST WITH SELF CLOSING HINGE (PAINTED EXT-8)
TE3	SIGNAGE "NO PARKING" SHALL MEET SOLID WASTE ORDINANCE
TE4	STEEL CANE BOLT ONE PER GATE (BASIS OF DESIGN: STANLEY HARDWARE #1010) WELD TO STEEL PLATE (4"x14"x1/4") ON GATE
TE5	SUPPORT WHEEL ONE PER GATE BASIS OF DESIGN: GRAINGER #1VJD5 WHEEL



TRASH ENCLOSURE SIDE ELEVATION | 1/2" = 1'-0" | 2



TRASH ENCLOSURE FRONT ELEVATION | 1/2" = 1'-0" | 1

NOTE: PROJECT NORTH IS FOR CONSTRUCTION PURPOSES ONLY. REFER TO CIVIL DRAWING FOR TRUE NORTH AND CORRECT BUILDING ORIENTATION AS IT RELATES TO THE SITE.

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ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

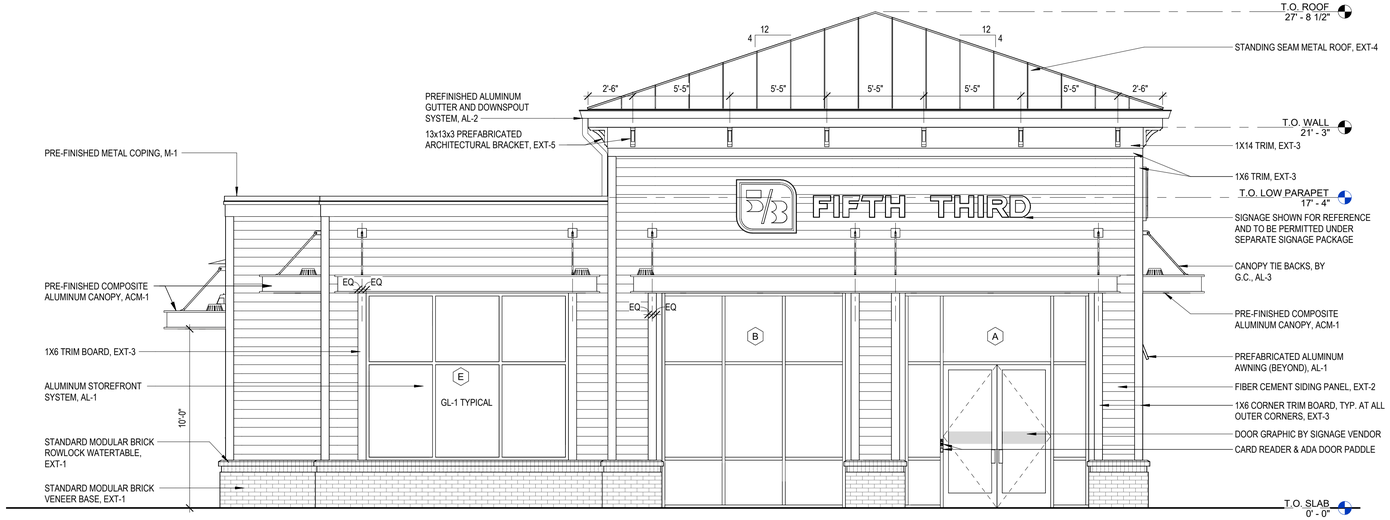
TRASH ENCLOSURE AND DETAILS

SHEET NUMBER

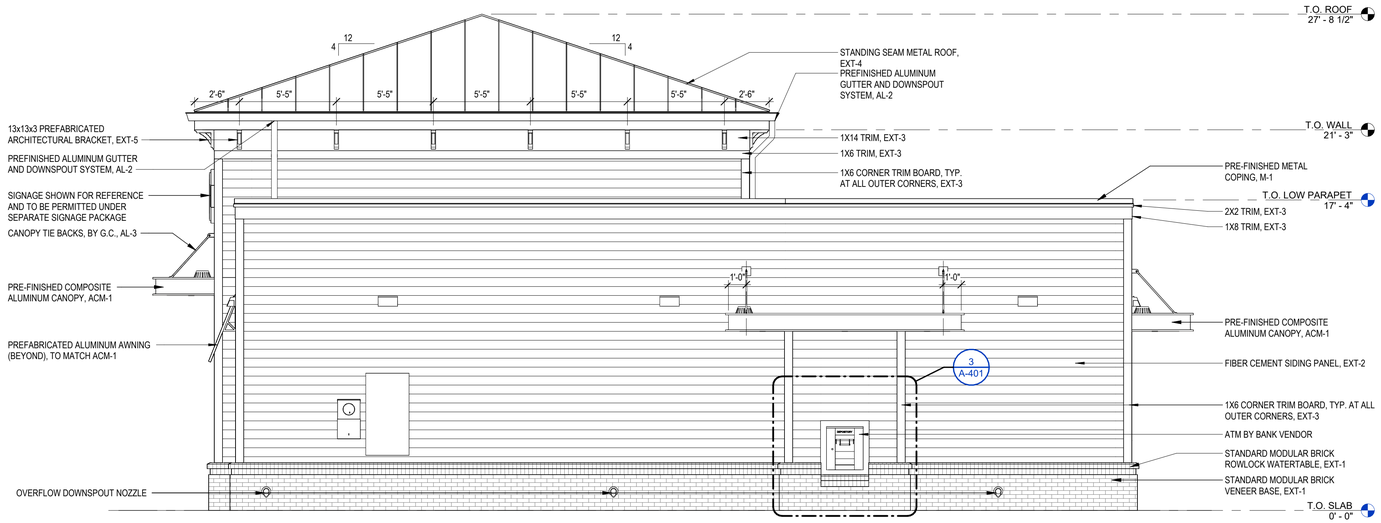
A-190

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	4 MM FR CORE ALUM. COMPOSITE PANEL, 1/2" JOINTS, TYP.
AL-1	ALUMINUM STOREFRONT SYSTEM	YKK	CLEAR ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
AL-2	ALUMINUM GUTTER AND DOWNSPOUT	PAC-CLAD	ANODIC CLEAR	
AL-3	CANOPY TIE BACK	BY GC	ANODIC CLEAR	COLOR TO MATCH ANODIC CLEAR MATERIALS (AL-2, EXT-4, M-1)
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	152 - ANTHRACITE COAL	2" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	531 - PEARL GRAY	1" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EPT-1	DUMPSTER ENCLOSURE PAINT	BENJAMIN MOORE	BALBOA MIST - OC27	SEMI-GLOSS @ STEEL, SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	FIBER CEMENT PANEL SIDING	JAMES HARDIE®	MOON LIGHT - 612	HARDIE® PANEL SIDING PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-3	FIBER CEMENT TRIM	JAMES HARDIE®	DOVER SKY - 104	HARDIE® TRIM PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-4	STANDING SEAM METAL ROOF SYSTEM	ELEVATE	CITYSCAPE	UNA-CLAD UC-3
EXT-5	ARCHITECTURAL BRACKET	TIMBER BUILD	DOVER SKY - 104	PROFILE: 04T9, PAINT MANUFACTURER: DRYVIT, COLOR: DOVER SKY - 104
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUITY + ACUITY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	ANODIC CLEAR	



WEST ELEVATION | 1/4" = 1'-0" | 2



EAST ELEVATION | 1/4" = 1'-0" | 1

ACM PANEL - GENERAL NOTES

A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS.
B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE)
D. 5/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS)
E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O.
F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS.
G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP.
H. USE BACKER ROD AND CAULD AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE, STUCCO, WINDOW MULLIONS)
I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)

GLAZING - GENERAL NOTES

EXTERIOR GLAZING BASIS OF DESIGN:

EXTERIOR STOREFRONT:
YKK YES45 TU - CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL
2" X 4 1/2" MULLION

EXTERIOR INSULATED GLASS UNIT:
VITRO SOLARBAN 90 (2) ACUITY + ACUITY
OVERALL THICKNESS: 1 INCH
VLT: 53%
EXT. REFLECTANCE: 12%
INT. REFLECTANCE: 19%
U-VALUE (ARGON): 0.24
SHGC: 0.23
LSG: 2.30
PROVIDE SAFETY GLAZING LABELING

HIGH IMPACT EXTERIOR:
YKK YHS50 TU - CENTER SET, THERMALLY BROKEN, IMPACT RESISTANT STOREFRONT
1" INSULATED PANEL INFILL (LAMINATED)
2 1/2" X 5" MULLION

INTERIOR GLAZING BASIS OF DESIGN:
YKK YES45 FS - CENTER SET, 1/4" PANEL INFILL
1 3/4" X 4 1/2" MULLION

INTERIOR GLASS UNIT:
CLEAR FLOAT GLASS, FULLY TEMPERED
OVERALL THICKNESS: 6mm (1/4")
PROVIDE SAFETY GLAZING LABELING

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ISSUE	BY	DATE	DESCRIPTION
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PROJECT INFORMATION

JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	4 MM FR CORE ALUM. COMPOSITE PANEL, 1/2" JOINTS, TYP.
AL-1	ALUMINUM STOREFRONT SYSTEM	YKK	CLEAR ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
AL-2	ALUMINUM GUTTER AND DOWNSPOUT	PAC-CLAD	ANODIC CLEAR	
AL-3	CANOPY TIE BACK	BY GC	ANODIC CLEAR	COLOR TO MATCH ANODIC CLEAR MATERIALS (AL-2, EXT-4, M-1)
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	152 - ANTHRACITE COAL	2" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
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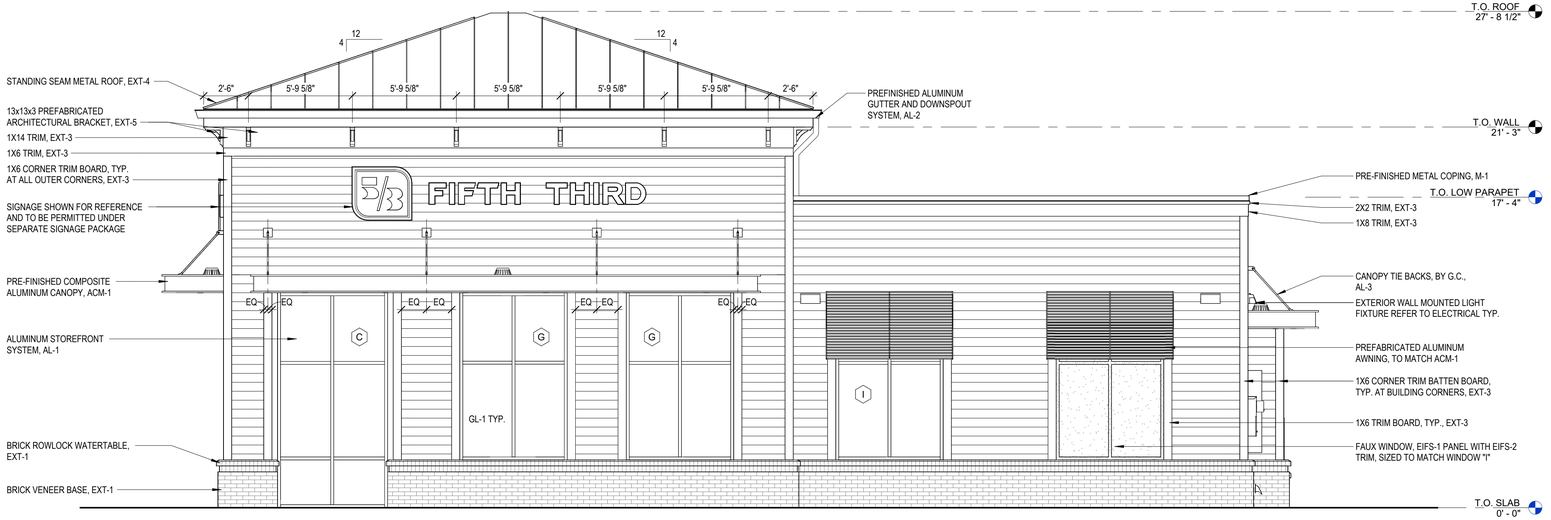
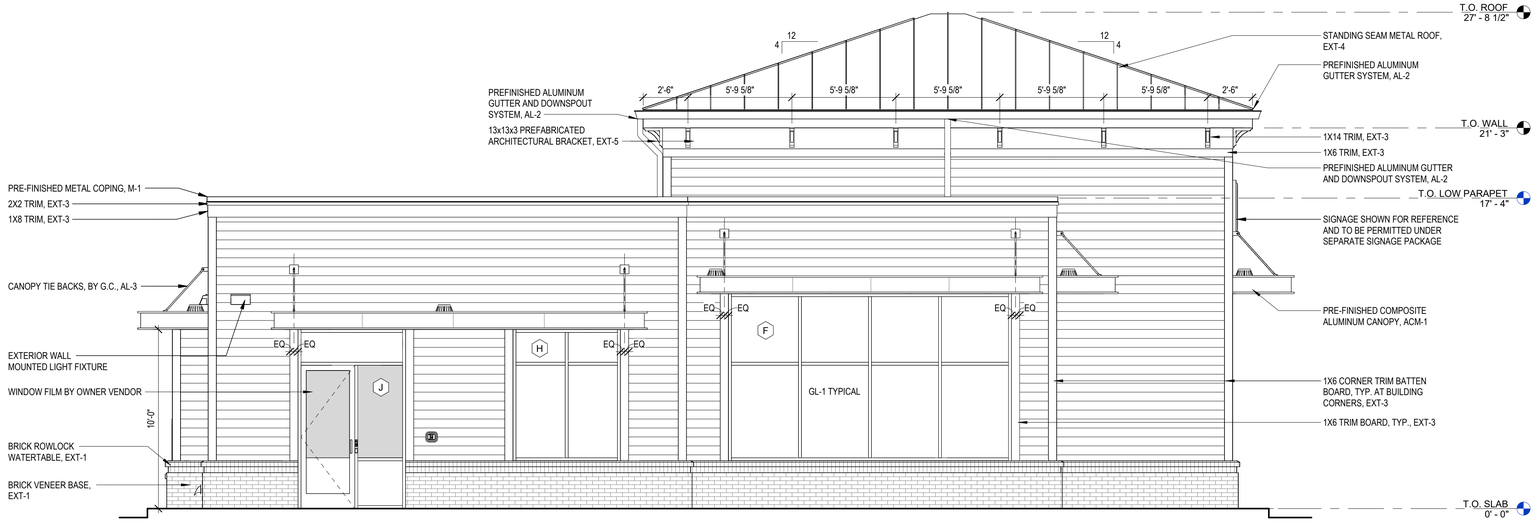


SOUTH ELEVATION | 1/4" = 1'-0" | 2



NORTH ELEVATION | 1/4" = 1'-0" | 1

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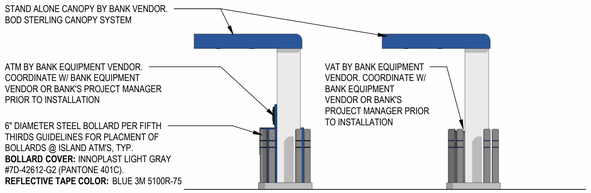
CHECKED BY:	JM

SHEET TITLE

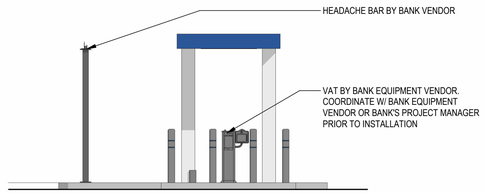
EXTERIOR ELEVATIONS

SHEET NUMBER

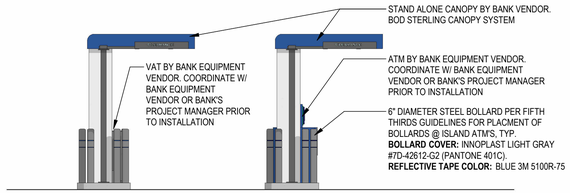
A-201



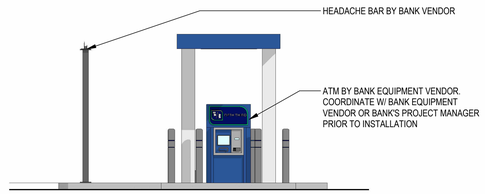
EXTERIOR ELEVATIONS - DRIVE UP | 3/16" = 1'-0" | 8



EXTERIOR ELEVATIONS - DRIVE UP | 3/16" = 1'-0" | 7



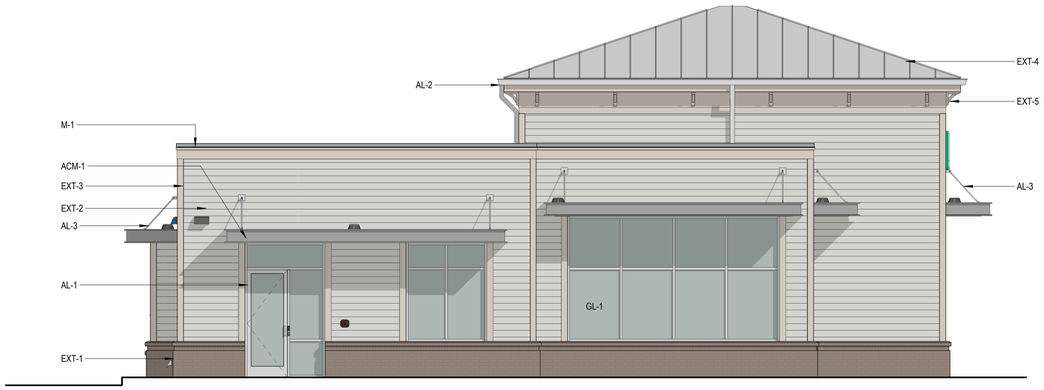
EXTERIOR ELEVATIONS - DRIVE UP | 3/16" = 1'-0" | 6



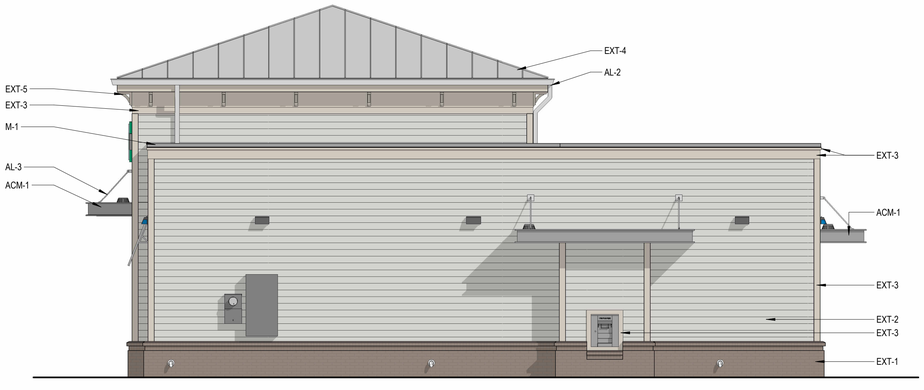
EXTERIOR ELEVATIONS - DRIVE UP | 3/16" = 1'-0" | 5

EXTERIOR FINISH SCHEDULE

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	4 MM FR CORE ALUM. COMPOSITE PANEL, 1/2" JOINTS, TYP.
AL-1	ALUMINUM STOREFRONT SYSTEM	YKK	CLEAR ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
AL-2	ALUMINUM GUTTER AND DOWNSPOUT	PAC-CLAD	ANODIC CLEAR	
AL-3	CANOPY TIE BACK	BY GC	ANODIC CLEAR	COLOR TO MATCH ANODIC CLEAR MATERIALS (AL-2, EXT-4, M-1)
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	152 - ANTHRACITE COAL	2" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	531 - PEARL GRAY	1" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EPT-1	DUMPSTER ENCLOSURE PAINT	BENJAMIN MOORE	BALBOA MIST - OC27	SEMI-GLOSS @ STEEL, SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	FIBER CEMENT PANEL SIDING	JAMES HARDIE®	MOON LIGHT - 612	HARDIE® PANEL SIDING PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-3	FIBER CEMENT TRIM	JAMES HARDIE®	DOVER SKY - 104	HARDIE® TRIM PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-4	STANDING SEAM METAL ROOF SYSTEM	ELEVATE	CITYSCAPE	UNA-CLAD UC-3
EXT-5	ARCHITECTURAL BRACKET	TIMBER BUILD	DOVER SKY - 104	PROFILE: 04T9, PAINT MANUFACTURER: DRYVIT, COLOR: DOVER SKY - 104
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUITY + ACUITY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	ANODIC CLEAR	



NORTH ELEVATION | 3/16" = 1'-0" | 4



EAST ELEVATION | 3/16" = 1'-0" | 3

SOUTH ELEVATION | 3/16" = 1'-0" | 2

WEST ELEVATION | 3/16" = 1'-0" | 1

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ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

JOB #	240634
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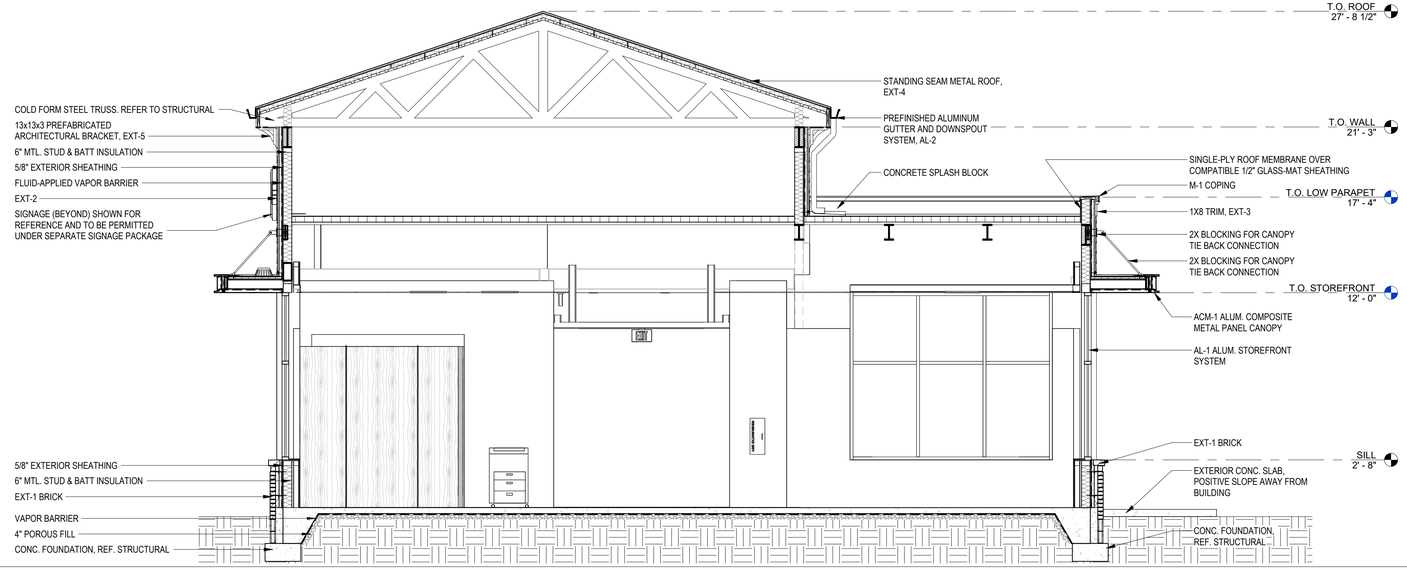
CHECKED BY:	JM

SHEET TITLE

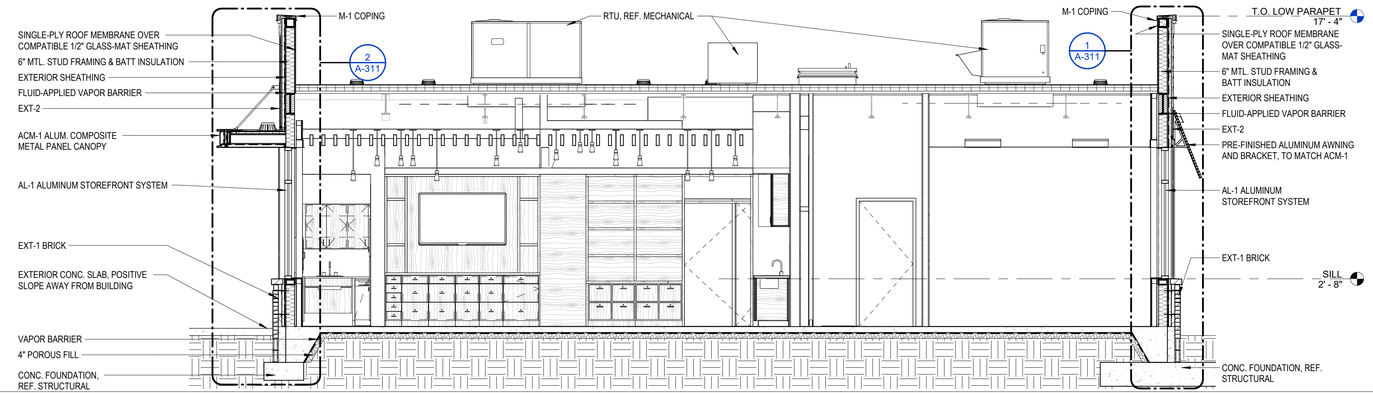
COLOR ELEVATIONS

SHEET NUMBER

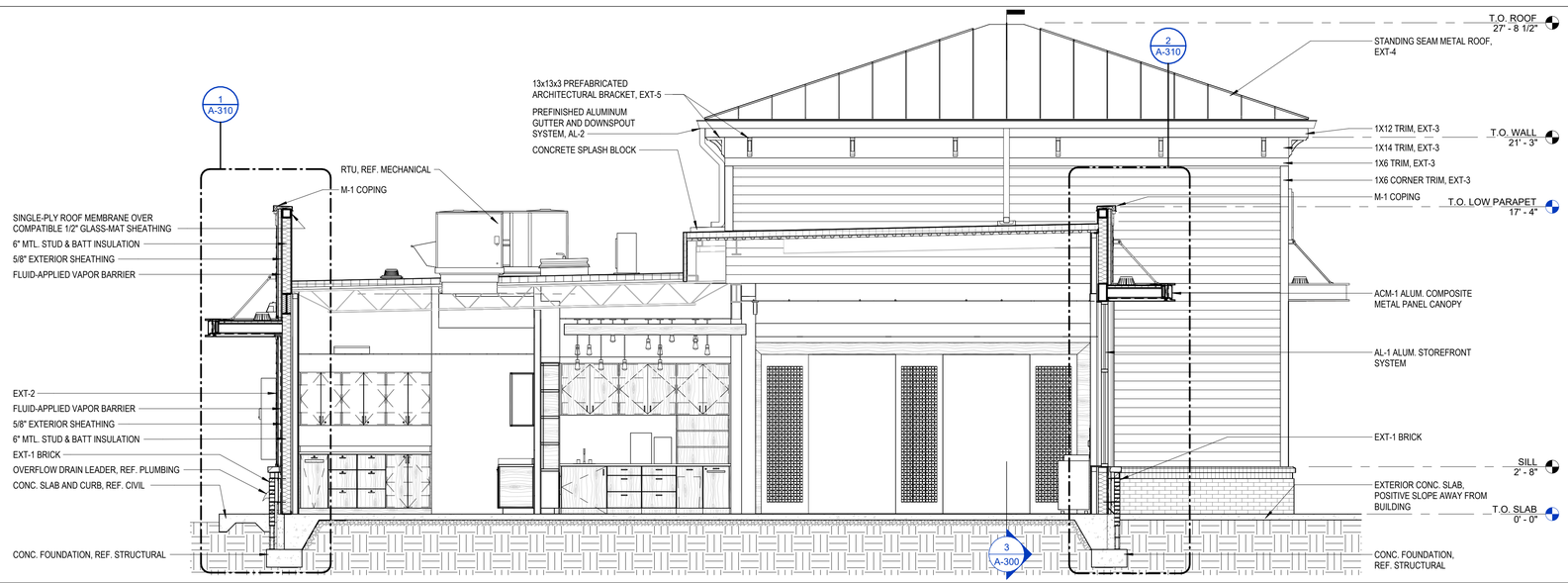
A-202



BUILDING SECTION AT HIGH ROOF | 1/4" = 1'-0" | 3



BUILDING SECTION | 1/4" = 1'-0" | 2



BUILDING SECTION | 1/4" = 1'-0" | 1

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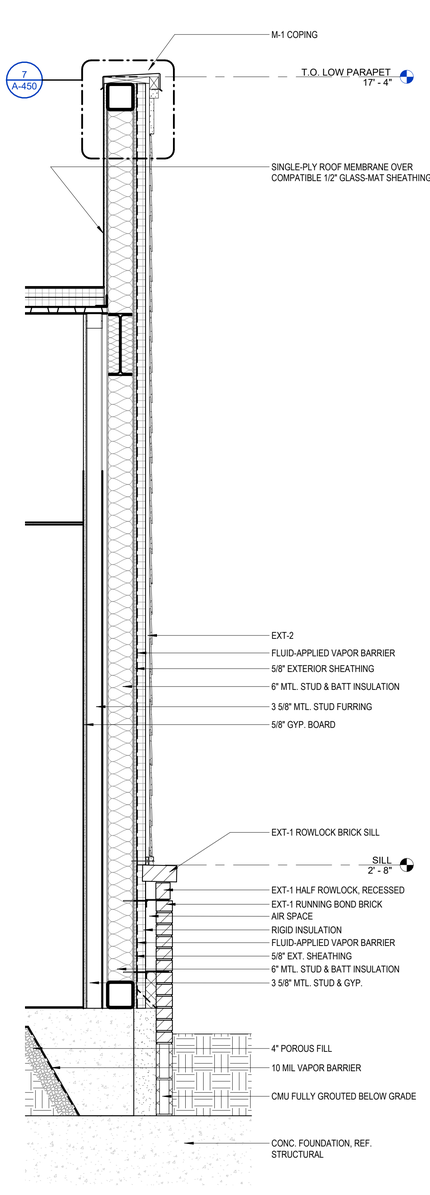
SHEET TITLE

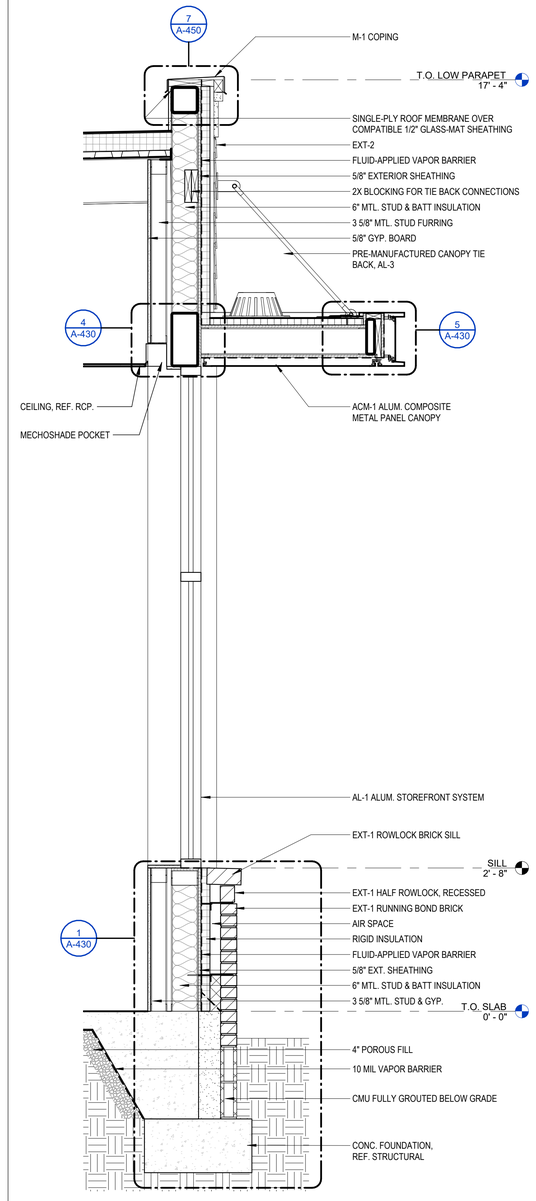
BUILDING SECTIONS

SHEET NUMBER

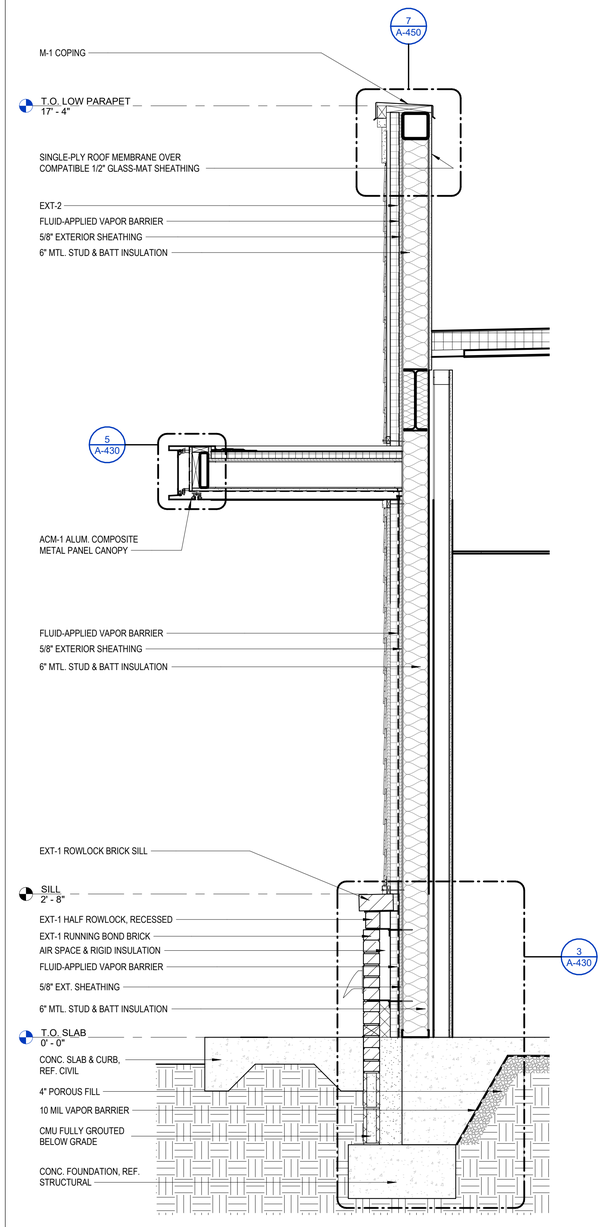
A-300



TYPICAL EXTERIOR WALL SECTION | 3/4" = 1'-0" | 3



WALL SECTION AT HIGH CANOPY | 3/4" = 1'-0" | 2



WALL SECTION AT NIGHT DROP CANOPY | 3/4" = 1'-0" | 1

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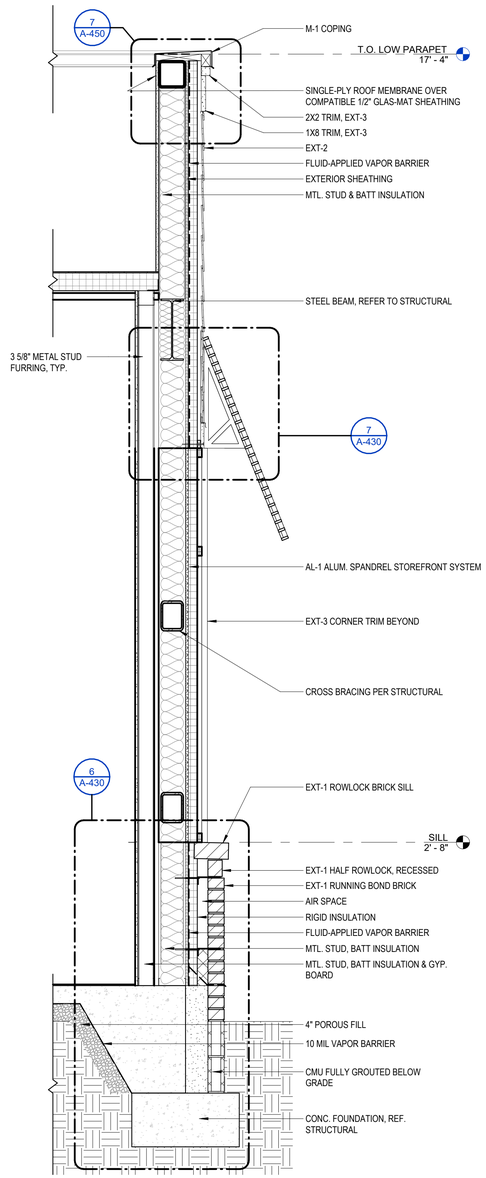
SHEET TITLE

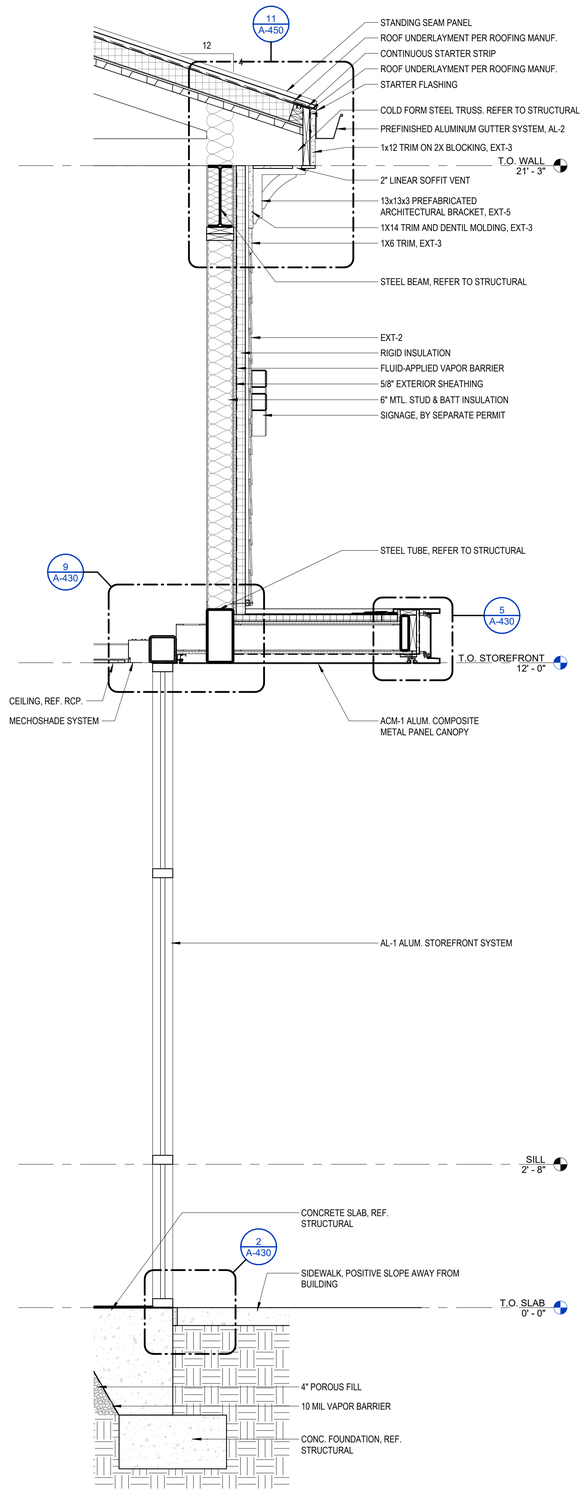
EXTERIOR WALL SECTIONS

SHEET NUMBER

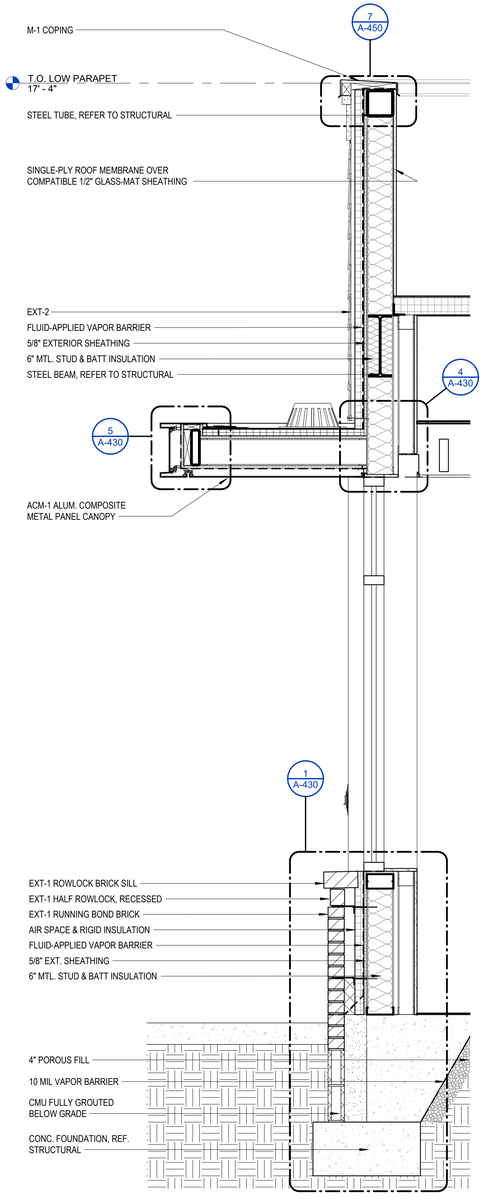
A-310



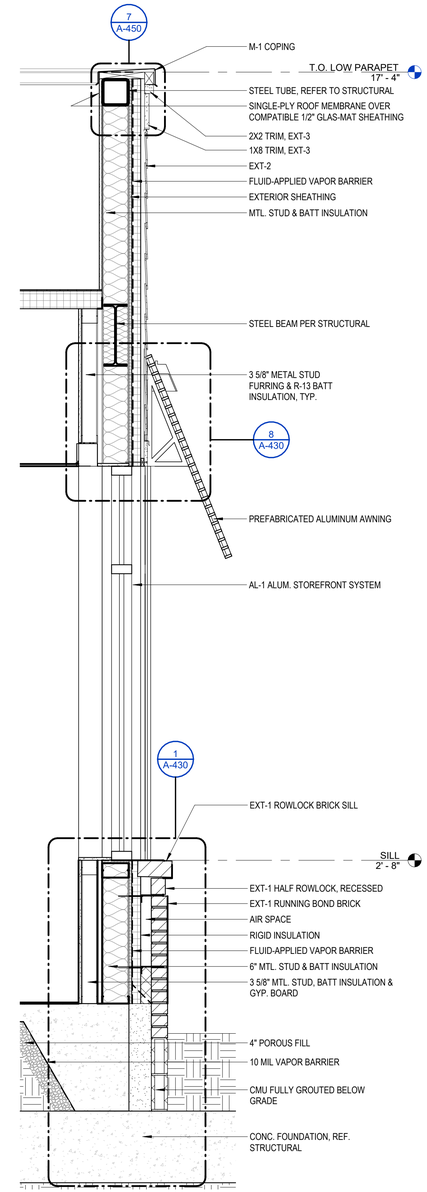
WALL SECTION AT SPANDREL WINDOW | 3/4" = 1'-0" | 4



WALL SECTION AT VESTIBULE | 3/4" = 1'-0" | 3



WALL SECTION AT TRANSACTION | 3/4" = 1'-0" | 2



WALL SECTION AT MEETING ROOM | 3/4" = 1'-0" | 1

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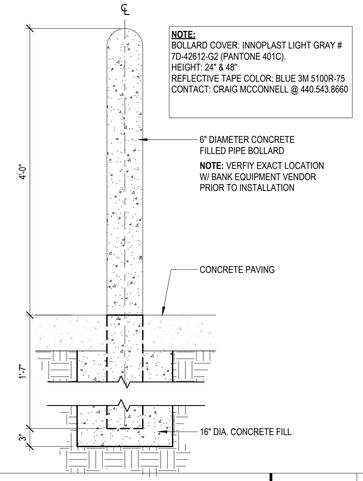
SHEET TITLE

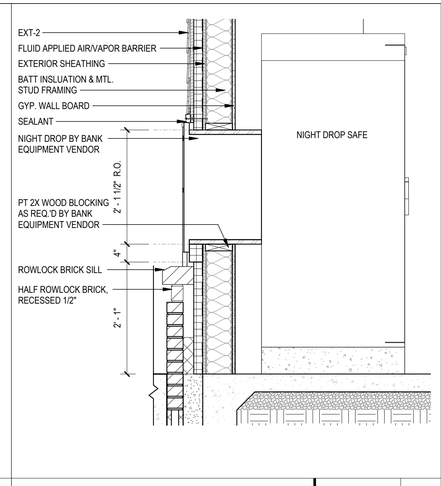
EXTERIOR WALL SECTIONS

SHEET NUMBER

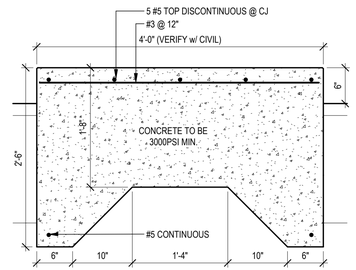
A-311



BOLLARD TYPICAL | 1" = 1'-0" | 6



SECTION - NIGHT DROP | 3/4" = 1'-0" | 5



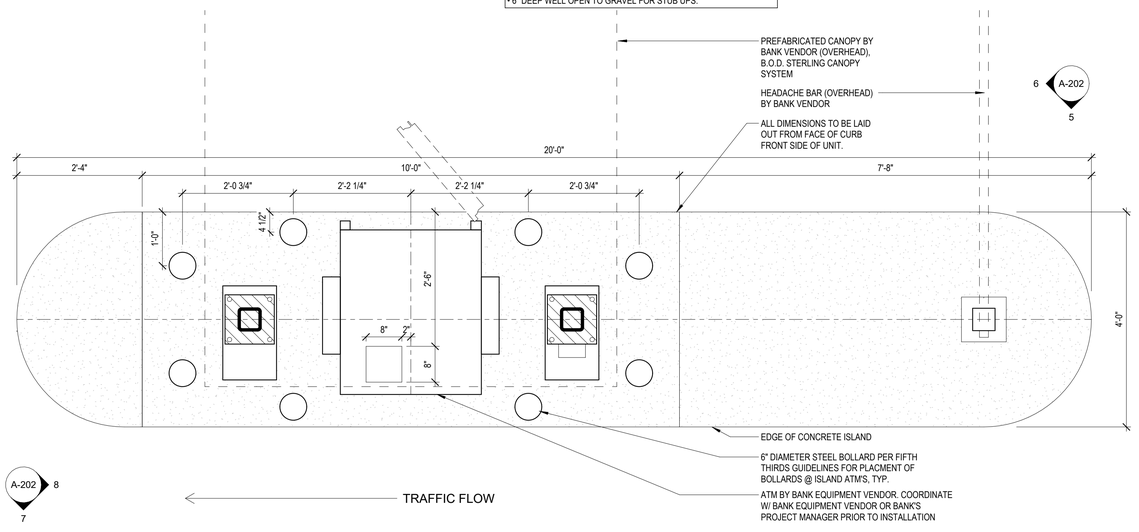
DRIVE-THRU FOUNDATION | 1" = 1'-0" | 4

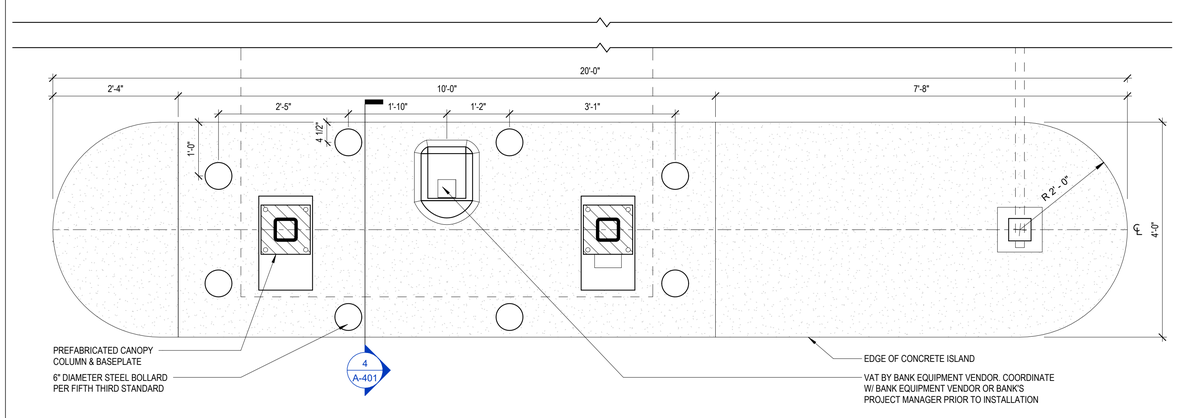
CANOPY CONDUIT REQUIREMENTS:
- PROVIDE 3/4" CONDUIT FOR POWER

VAT CONDUIT REQUIREMENTS:
- PROVIDE ONE (1) 1" CONDUIT FOR 20 amp DEDICATED CIRCUIT
- PROVIDE ONE (1) 1" CONDUIT FOR SECURITY LOW VOLTAGE STUB UP CONDUIT 1" MAX ABOVE ISLAND SURFACE. ENTRY LIMITED TO 4" AREA AT CUSTOMER UNIT

BOLLARD PLACEMENT DRAWN FOR REFERENCE. G.C. TO COORDINATE W/ ATM GROUP & OWNER'S VENDOR FOR ATM & VAT BOLLARD LOCATION
BOLLARD COVER: INNOPLAST LIGHT GRAY #7D-42612-G2 (PANTONE 401C).
REFLECTIVE TAPE COLOR: BLUE 3M 5100R-75

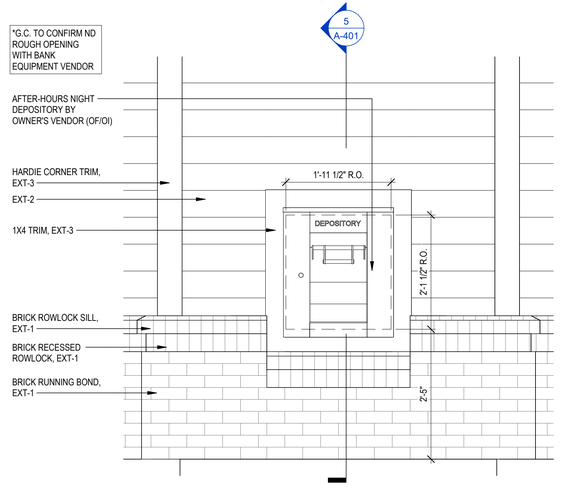
ATM PATHWAYS: COORDINATE FINAL LOCATION WITH MANUFACTURER CUTSHEETS AND ELECTRICAL DRAWINGS
- PROVIDE ONE (1) 3/4" CONDUIT FOR POWER,
- ONE (1) 2" CONDUIT w/ TWO (2) PULL STRINGS FOR DATA & SECURITY CABLING.
- STUB-UP CONDUIT AT BOTTOM OF HAND HOLE WITH 120V/30 AMP FOR ATM & 120V/20 AMP FOR TOPPER.
- COIL FLEX CONDUITS IN HAND HOLE FOR FEED THRU HOLES IN BOTTOM OF ATM.
- 6" DEEP WELL OPEN TO GRAVEL FOR STUB UPS.



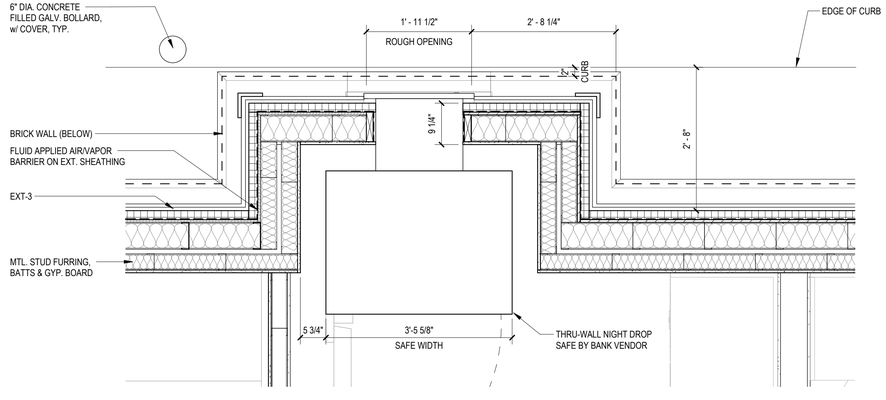


ENLARGED PLAN AT DRIVE-THRU ISLAND | 3/4" = 1'-0" | 2

*G.C. TO CONFIRM ND ROUGH OPENING WITH BANK EQUIPMENT VENDOR



ENLARGED ELEVATION - NIGHT DROP | 3/4" = 1'-0" | 3



ENLARGED PLAN @ BANK EQUIPMENT | 3/4" = 1'-0" | 1

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STATE OF SOUTH CAROLINA
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7330
REGISTERED ARCHITECT

ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

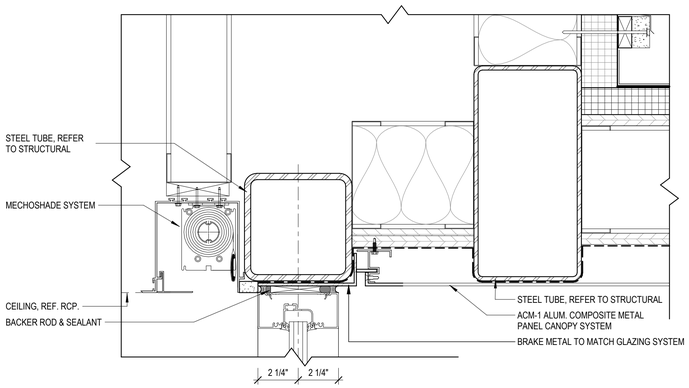
JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

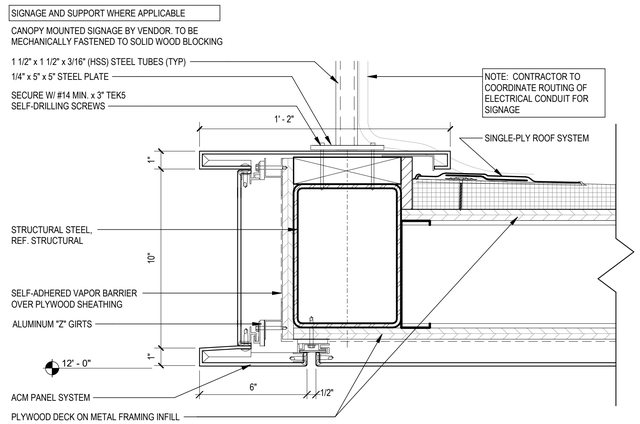
BANK EQUIPMENT PLANS & DETAILS

SHEET NUMBER

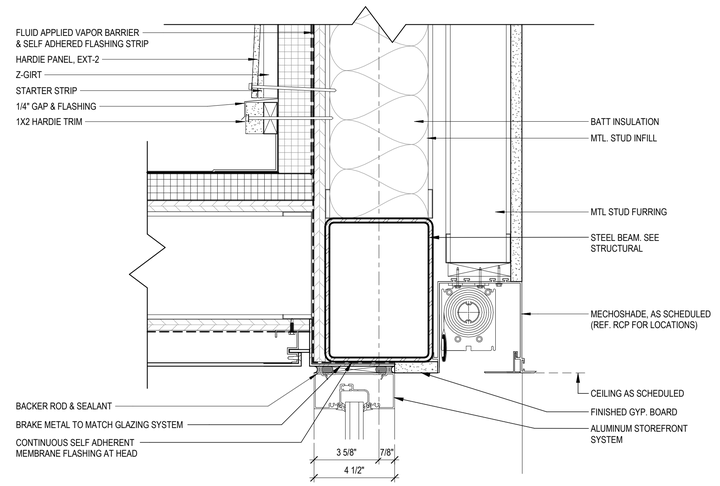
A-401



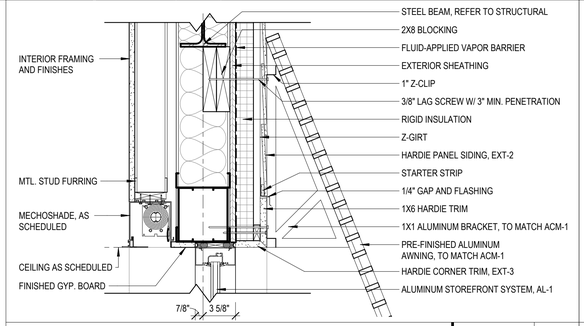
SECTION DETAIL @ VESTIBULE | 3" = 1'-0" | 9



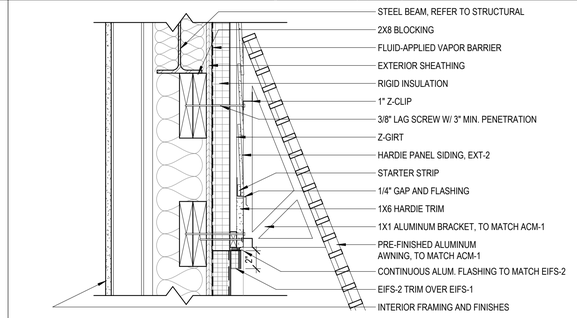
CANOPY EDGE DETAIL | 3" = 1'-0" | 5



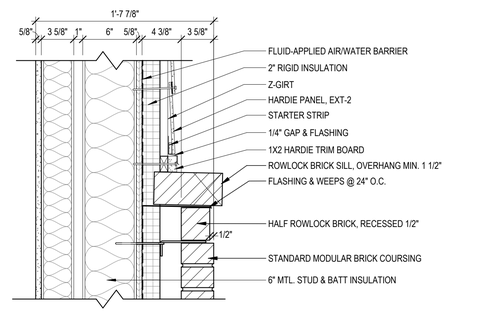
STOREFRONT HEAD @ CANOPY | 3" = 1'-0" | 4



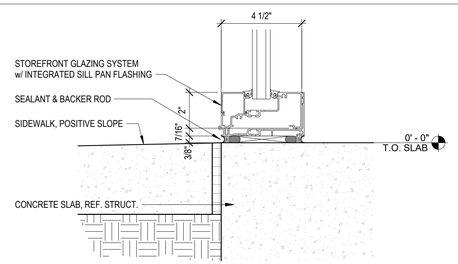
STOREFRONT HEAD @ AWNING | 1 1/2" = 1'-0" | 8



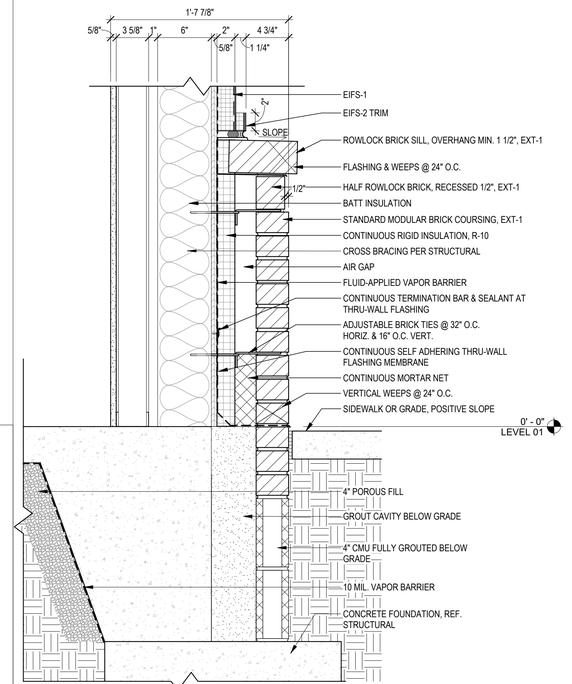
SPANDREL HEAD @ AWNING | 1 1/2" = 1'-0" | 7



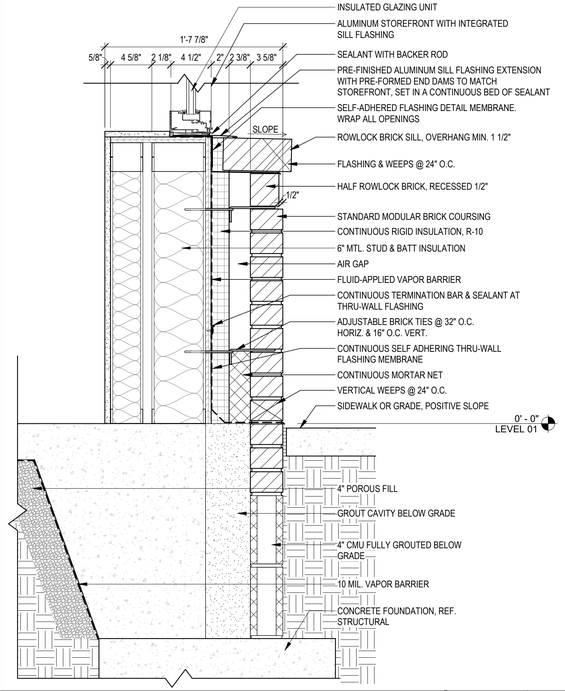
MASONRY SILL TO HARDIBOARD | 1 1/2" = 1'-0" | 3



STOREFRONT SILL @ SLAB EDGE | 3" = 1'-0" | 2



SECTION DETAIL @ SPANDREL SILL | 1 1/2" = 1'-0" | 6



SECTION DETAIL @ MASONRY SILL | 1 1/2" = 1'-0" | 1

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JOB #	240634
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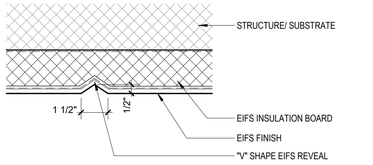
CHECKED BY:	JM

SHEET TITLE

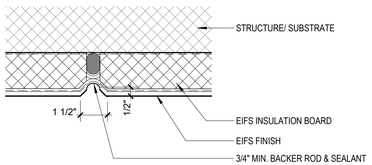
SECTION DETAILS

SHEET NUMBER

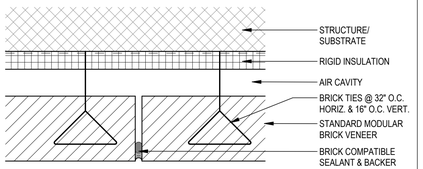
A-430



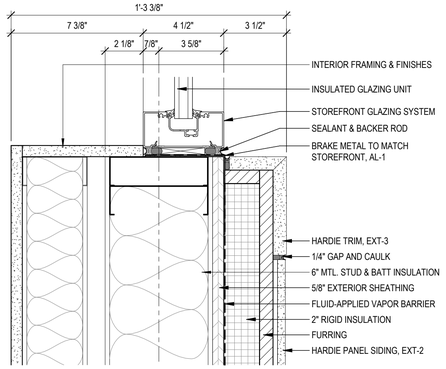
EIFS REVEAL | 3" = 1'-0" | 9



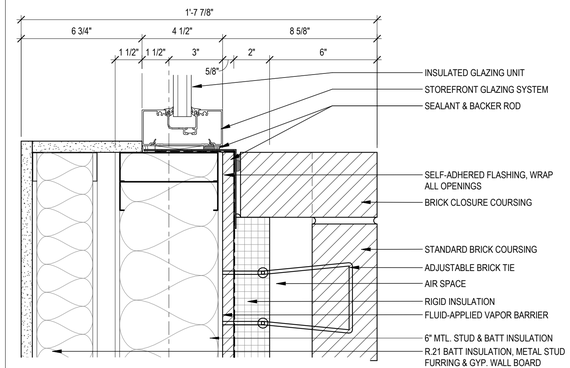
EIFS CONTROL JOINT | 3" = 1'-0" | 8



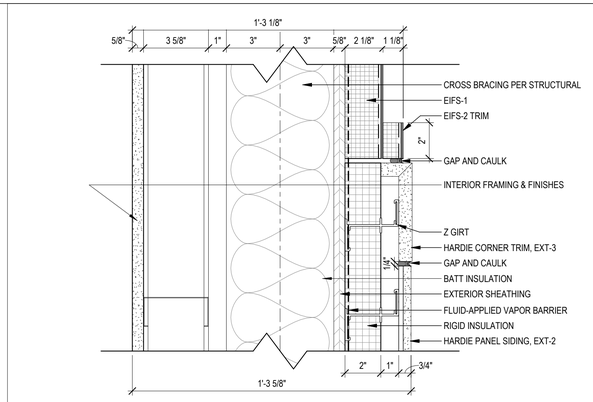
BRICK CONTROL JOINT | 3" = 1'-0" | 7



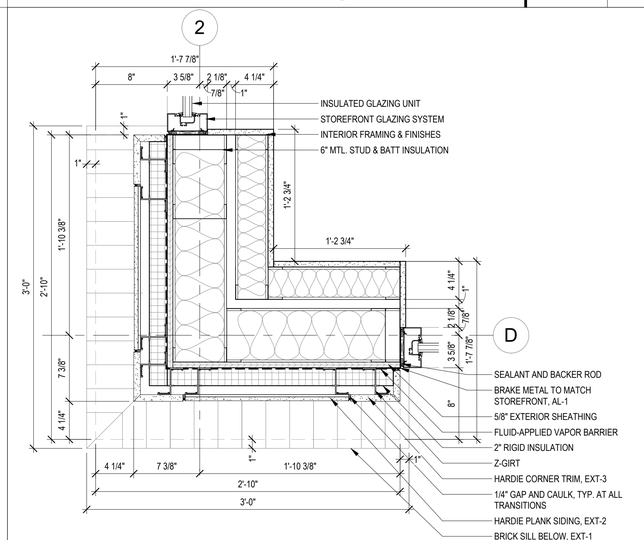
STOREFRONT JAMB @ TYP. HARDIBOARD | 3" = 1'-0" | 6



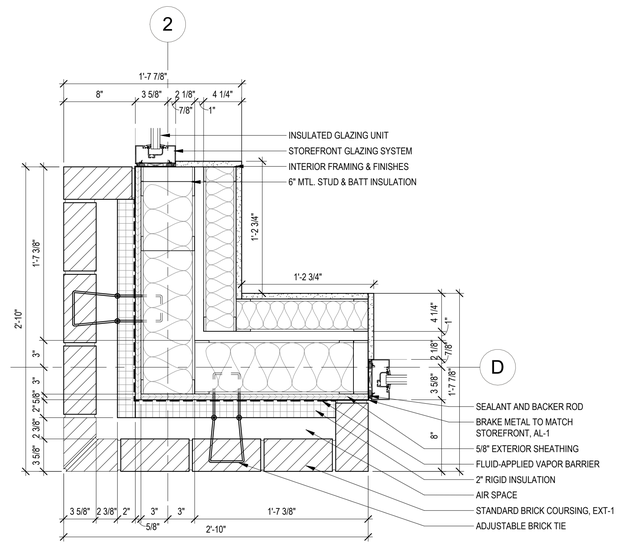
STOREFRONT JAMB @ TYP. BRICK | 3" = 1'-0" | 5



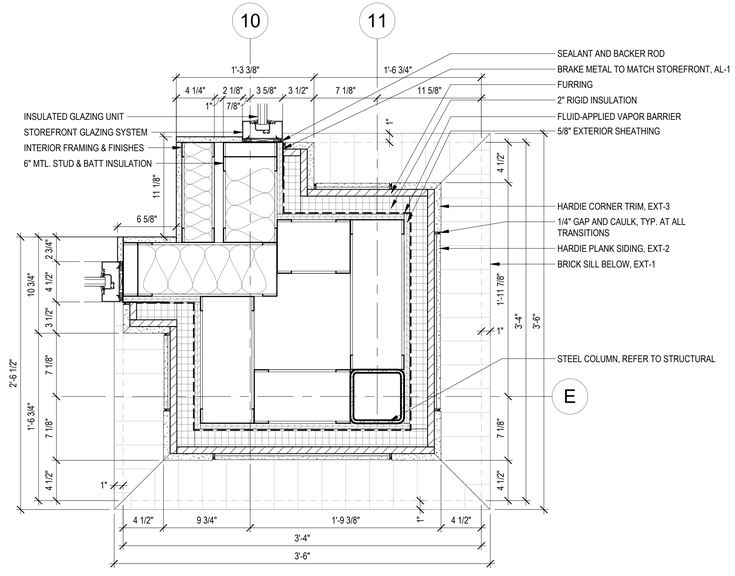
PLAN DETAIL @ SPANDREL JAMB | 3" = 1'-0" | 10



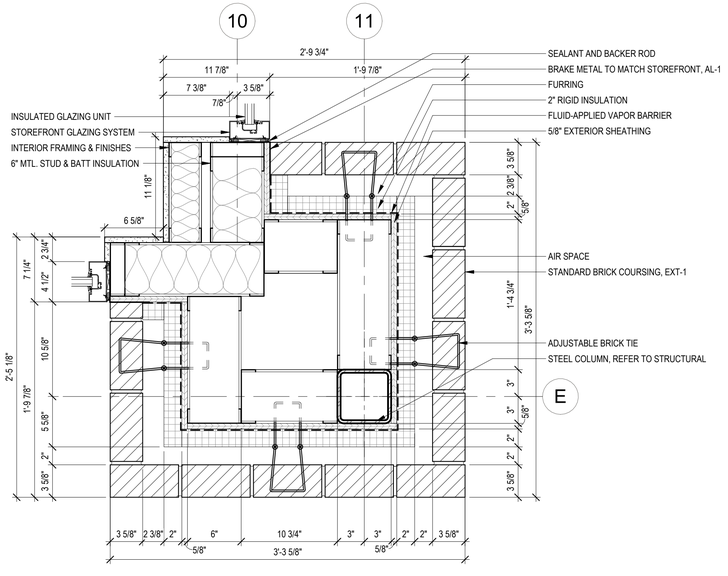
STOREFRONT JAMB @ CORNER | 1 1/2" = 1'-0" | 4



STOREFRONT JAMB @ CORNER BASE | 1 1/2" = 1'-0" | 3



STOREFRONT JAMB @ VESTIBULE COLUMN | 1 1/2" = 1'-0" | 2



STOREFRONT JAMB @ VESTIBULE COLUMN BASE | 1 1/2" = 1'-0" | 1

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SEAL

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ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

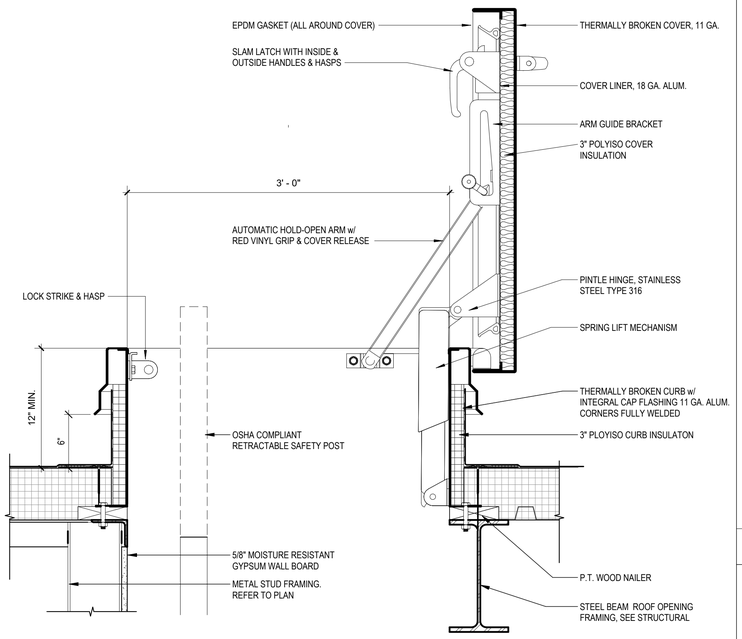
JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

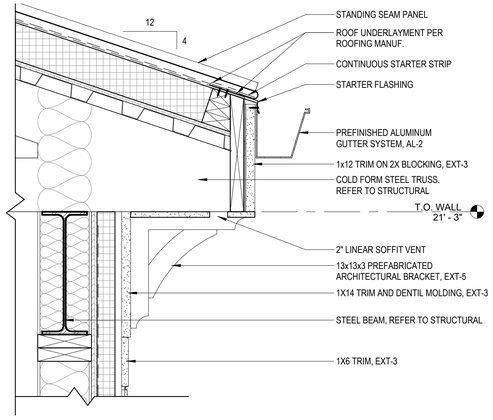
PLAN DETAILS

SHEET NUMBER

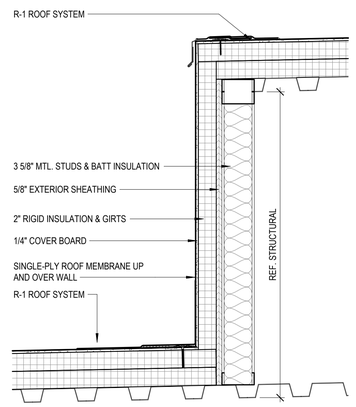
A-440



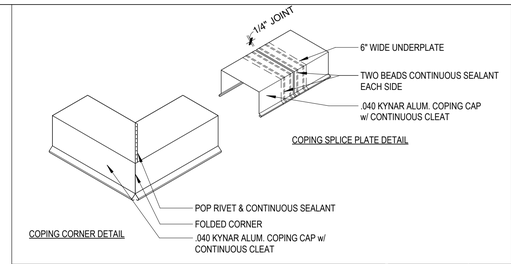
ENLARGED ROOF HATCH DETAIL | 1 1/2" = 1'-0" | 6



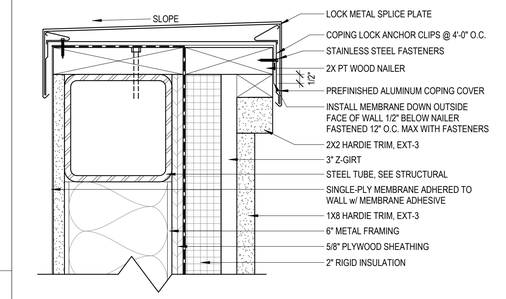
SLOPED ROOF DETAIL - EAVE & SOFFIT | 1 1/2" = 1'-0" | 11



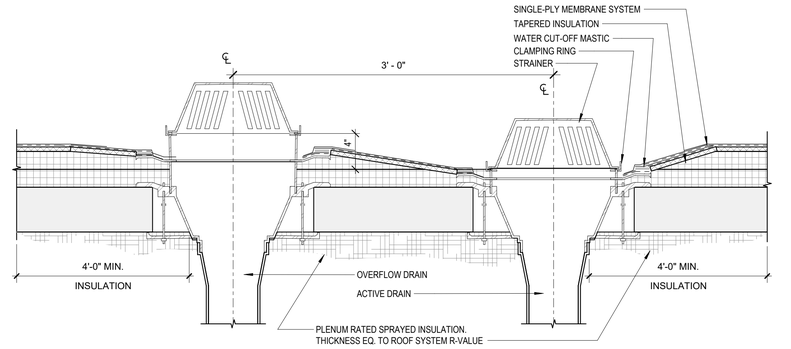
HIGH-LOW ROOF DETAIL | 1 1/2" = 1'-0" | 8



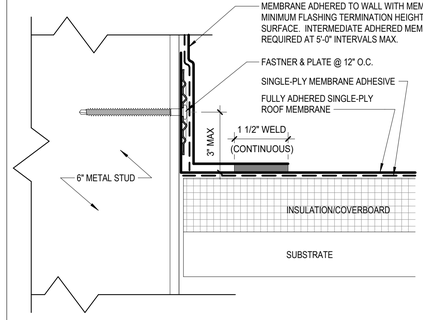
ROOF COPING SPLICE DETAIL | 1 1/2" = 1'-0" | 9



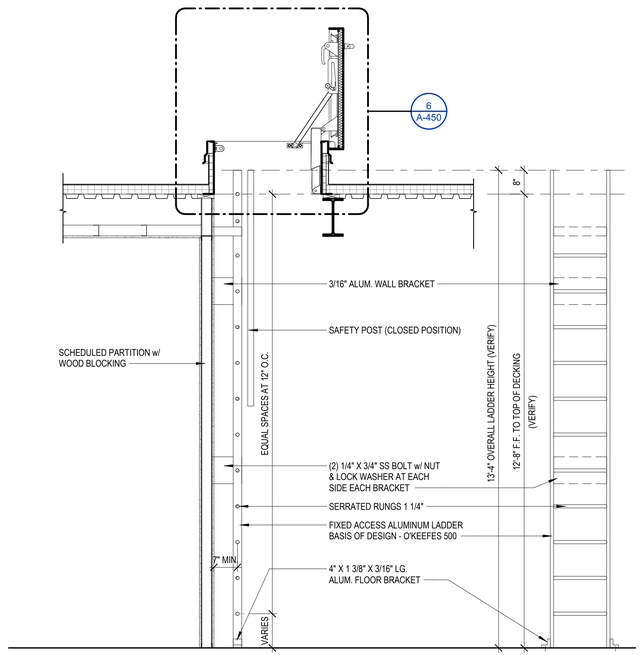
ROOF COPING DETAIL | 3" = 1'-0" | 7



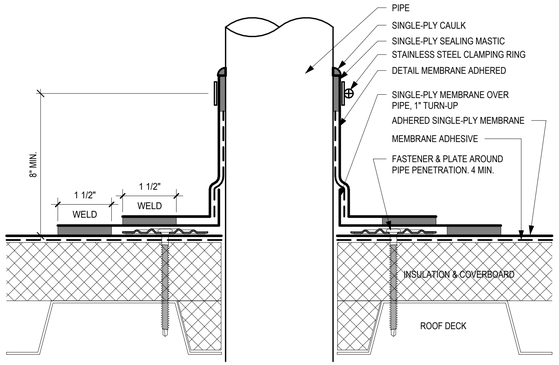
PRIMARY & SECONDARY DRAIN DETAIL | 1 1/2" = 1'-0" | 5



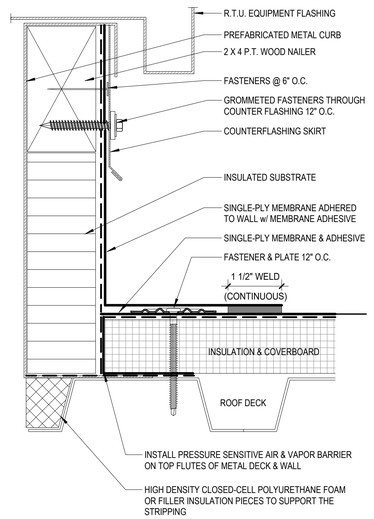
CURB TIE IN FLASHING SECTION | 6" = 1'-0" | 4



ROOF HATCH & LADDER DETAIL | 1/2" = 1'-0" | 3



ROOF PIPE PENETRATION DETAIL | 6" = 1'-0" | 2



EQUIPMENT CURB DETAIL | 6" = 1'-0" | 1

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SHEET TITLE

ROOF DETAILS

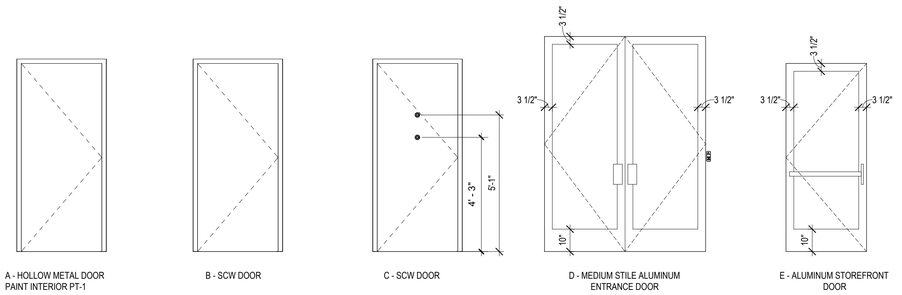
SHEET NUMBER

A-450

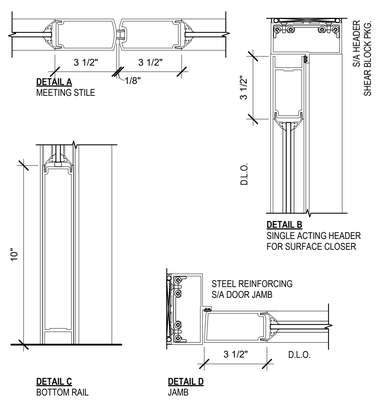
DOOR SCHEDULE

MARK	ROOM NAME	DOOR TYPE	DOORS SIZES WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HRDW SET NO.	COMMENTS
100	ENTRY VESTIBULE	D	6' - 0"	8' - 0"		GLASS	ALUM	1	CARD READER AND POWER ASSIST BUTTON
101	ENTRY	D	6' - 0"	8' - 0"		GLASS	ALUM	4	POWER ASSIST BUTTON
105	MEETING ROOM	E	3' - 0"	7' - 0"		GLASS	ALUM	13	
109	EMPLOYEE LOUNGE	E	3' - 0"	8' - 0"		GLASS	ALUM	3	CARD READER
110	WORK ROOM	C	3' - 0"	7' - 0"		SCW	HM	6	CARD READER; KNOCK-DOWN FRAME
112	PHONE ROOM	B	3' - 0"	7' - 0"		SCW	HM	10	
113	WOMENS	B	3' - 0"	7' - 0"		SCW	HM	11	
114	MENS	B	3' - 0"	7' - 0"		SCW	HM	11	
115	ELEC / IT ROOM	B	3' - 0"	7' - 0"		SCW	HM	7	CARD READER
116	CLO.	B	3' - 0"	7' - 0"		SCW	HM	9	CARD READER
117	JAN.	B	3' - 0"	7' - 0"		SCW	HM	9	CARD READER

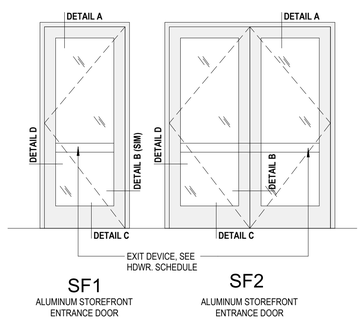
DOOR TYPES



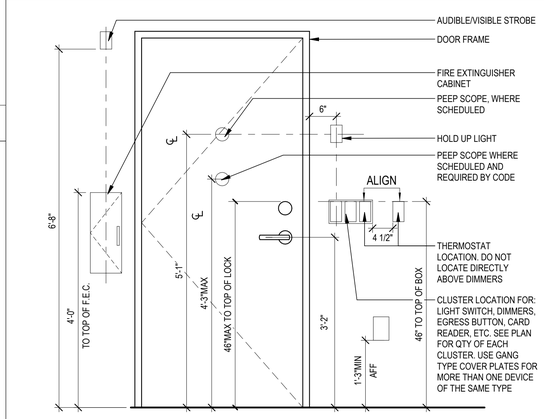
A - HOLLOW METAL DOOR PAINT INTERIOR PT-1 | B - SCW DOOR | C - SCW DOOR | D - MEDIUM STILE ALUMINUM ENTRANCE DOOR | E - ALUMINUM STOREFRONT DOOR



DOORS - STORFRONT DETAILS | 3" = 1'-0" | 8



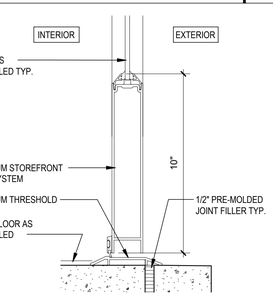
ELEVATION - STOREFRONT ENTRANCES | 3/8" = 1'-0" | 7



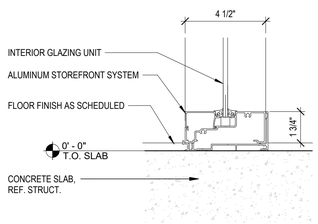
DEVICES AT DOOR IN CLOSED POSITION | **DEVICES AT DOOR IN OPEN POSITION**

NOTE: ALL DIMENSIONS TO CENTER LINE OF DEVICES U.N.O.; INTERCOM TO BE MOUNTED AT 3'-9" AFF U.N.O.; CENTER ALL DEVICES BELOW SWITCH. ALL OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST WITH A MAX OF 5 LBS. OF FORCE TO OPERATE. A CLEAR SPACE TO BE PROVIDED OF 30" MIN. X 48" MIN.

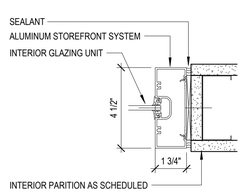
TYPICAL MOUNTING HEIGHTS | 3/4" = 1'-0" | 6



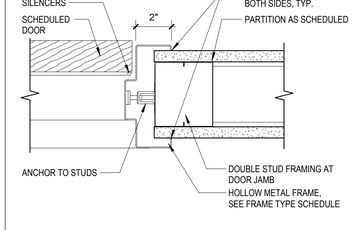
STOREFRONT THRESHOLD | 3" = 1'-0" | 5



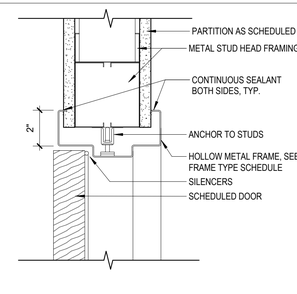
INT. ALUM. SILL | 3" = 1'-0" | 4



INT. ALUM. JAMB/HEAD | 3" = 1'-0" | 3



INTERIOR HM JAMB | 3" = 1'-0" | 2



INTERIOR HM HEAD | 3" = 1'-0" | 1

GENERAL NOTES - DOORS & FRAMES

1. WOOD DOOR FINISH AS SCHEDULED ON FINISH PLAN
2. CAULK DOOR JAMBS AND HEADS AT ALL DOORS LOCATED IN WALLS TO BE SOUND INSULATED AND ANYWHERE THAT GAPS BETWEEN WALL AND FRAME EXCEEDS 1/16".
3. HOLLOW METAL DOOR FRAMES TO BE FULLY WELDED FRAMES UNLESS NOTED OTHERWISE.
4. EXTERIOR HOLLOW METAL DOORS AND GRAMES SHALL BE GALVANIZED AND PAINTED.
5. PROVIDE ANCHORS AND ACCESSORIES AS REQD FOR CONDITIONS AS RECOMMENDED BY THE MANUFACTURER. MINIMUM TYPICAL INSTALLATION REQUIRES THREE (3) JAMB ANCHORS AND ONE (1) BASE ANCHOR PER JAMB AT GYP. BOARD PARTITIONS.
6. DOORS SHALL OPERATE FREELY WITHOUT BINDING.
7. FRAME ROUGH OPENINGS AS RECOMMENDED BY METAL STUD MFR. AND DOOR FRAME MFR.
8. DOOR FRAMES SHALL BE SECURED RIGIDLY IN PLACE AND BRACED TO FLOOR AND STRUCTURE ABOVE TO PREVENT BREAK OUT TO PARTITIONS.
9. DOORS TO BE LOCATED 6" FROM FACE OF WALL INCLUDING DOOR FRAME, UNLESS NOTED OTHERWISE.
10. ERECT ALL DOOR FRAMES AND ADJACENT WALLS TO CONFORM TO THE APPLICABLE PLAN CONFIGURATION. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF DOOR FRAMES AND ADJACENT WALLS DURING TRACK LAYOUT.
11. COORDINATE WITH SECURITY SYSTEM, SECURITY RISER DIAGRAM AND FIRE ALARM SYSTEM.
12. CONFIGURE CURTAIN WALL / STOREFRONT SYSTEM TO ACCOMMODATE CONDUIT FOR SECURITY DEVICES.
13. DOOR UNDERCUTS SHALL BE KEPT TO A MINIMAL DIMENSION AND SHALL BE UNIFORM THROUGHOUT PROJECT, UNLESS NOTED OTHERWISE.
14. BOTH SIDES OF ALL EXTERIOR DOORS SHALL HAVE THE SAME ELEVATION WITH NO MORE THAN 1/2" DIFFERENCE ON EITHER SIDE.
15. INSTALLATION OF ALL DOORS AND HARDWARE SHALL MEET MINIMUM ADA REQUIREMENTS.

GENERAL NOTES - HARDWARE

1. CONTINUOUS HINGES ARE LISTED IN THE HW SETS; STAINLESS STEEL BUTT HINGES/OFFSET PIVOTS ARE ACCEPTABLE ON INTERIOR DOORS ONLY.
2. FLORIDA PROJECTS: PANIC EXIT HARDWARE ON EXTERIOR ALUMINUM DOORS SUBJECT TO CHANGE BASED ON DOOR SYSTEM MANUFACTURER 'S REQUIREMENTS. HARDWARE MUST BE APPROVED BY ARCHITECT PRIOR TO ORDER.
3. HARDWARE FINISHES LISTED BELOW ARE PROTOTYPICAL WHERE THE ALUMINUM FINISH OF THE GLAZING SYSTEM IS CLEAR ANODIZED. FOR ALL NON-PROTOTYPICAL PROJECTS, THE HARDWARE FINISH IS TO MATCH THE FINISH OF THE STOREFRONT ALUMINUM GLAZING SYSTEM.
4. ALL DOOR HARDWARE TO BE PURCHASED FROM LOCKNET OR ALARM DETECTION SYSTEMS, BASED ON PROJECT LOCATION. G.C. TO FURNISH FOR INSTALLATION
   - COVERAGE AREAS:
     a. ALL OF ILLINOIS AND NW INDIANA: ALARM DETECTION SYSTEM: dsirek@adsalarm.com
     b. ALL PROJECTS OUTSIDE OF ILLINOIS AND NW INDIANA: LOCKNET: 53Retail@LockNet.com

CYLINDERS AND KEYING

- Permanent KIL, Mortise & Rim Lock Cylinders: Proprietary Medeco cylinders furnished by Owner, installed by Contractor at later date.
- Temporary Cylinders: Manufacturers' standard cylinders / keyway to match across all cylinder types.
- Bored locks: Standard KIL cylinders in keyway to match Rim & Mortise cylinders.
- Rim & Mortise cylinders: Complete fixed core cylinders in keyway to match bored locks.
- Keyway: Supply locks complete with manufacturers standard cylinders, construction keyed.
- Key Quantity: Provide the following minimum number of keys:
  - Construction Keys (where required): Ten (10).
  - Construction Keying: Provide manufacturers standard keyed cylinders, bitted for construction keying.

ACCEPTABLE MFRS

- Locksets: Sargent – "L" Lever – No Substitutions
- Exit Devices: Sargent 8000 Series – No Substitutions
- Door Closers: Sargent 281 Series – No Substitutions
- Automatic Operators – Norton 6000 – No Substitutions
- Electric Strikes: HES 1500 / 5000 / 5200 / 9000 Series – No Substitutions

ABBREVIAION LEGEND

PE	Pemko
SA	Sargent
MC	Medeco Cylinder
RO	Rockwood
RF	Rixson
NO	Norton
BEA	BEA
SU	Securitron
VD	Vorn Duprin
HS	HES
MK	McKinney
DT	DIRTT
OT	by Others

GENERAL NOTES - ADA

1. DOOR THRESHOLD SHALL BE 1/2"" HIGH MAX WITH SLOPE 1:2 MAX. RAISED THRESHOLDS TO COMPLY WITH 302 AND 303 (404.2.5, 302, 303)
2. DOUBLE DOORS - AT LEAST (1) ACTIVE LEAF OF A DOORWAY TO PROVIDE 32"" MIN CLEAR OPENING WIDTH. (402.2.2, 403.2.3)
3. SWINGING DOOR SURFACES WITHIN 10"" FROM FINISH FLOOR MEASURED VERTICALLY TO HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERICAL JOINTS IN THESE SURFACES TO BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. EXCEPTIONS: 1) SLIDING DOORS ARE NOT REQUIRED TO COMPLY WITH 404.2.10; 2) TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10"" BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT (ADA 404.2.10)
4. DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST (309.4)
5. OPERABLE PARTS SUCH AS DOOR HARDWARE TO BE MOUNTED 34" MIN AND 48" MAX AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES (404.2.7)
6. DOOR CLOSERS TO BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN (404.2.8)
7. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS ARE AS FOLLOWS: A) INTERIOR HINGED DOORS AND GATES REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. B) SLIDING AND FOLDING DOORS REQUIRE 5 LBS MAXIMUM FORCE TO OPEN. THESE FORCES DO NOT APPLY TO THE FORCE REQURIED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. (ADA 404.2.9)

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ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

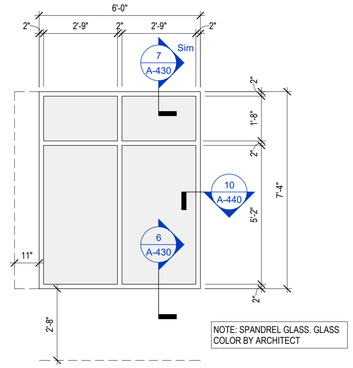
JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

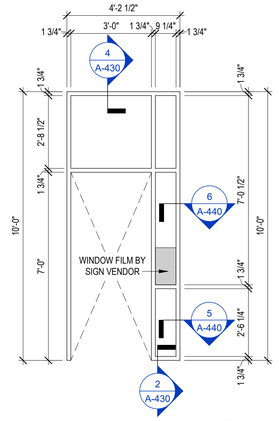
DOOR SCHEDULE & DETAILS

SHEET NUMBER

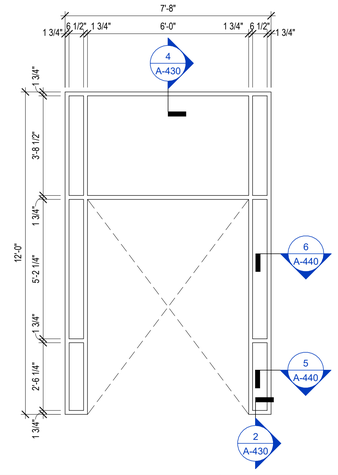
A-600



WINDOW S | 3/8" = 1'-0" | 12



WINDOW L | 3/8" = 1'-0" | 11



WINDOW K | 3/8" = 1'-0" | 10

EXTERIOR GLAZING BASIS OF DESIGN:

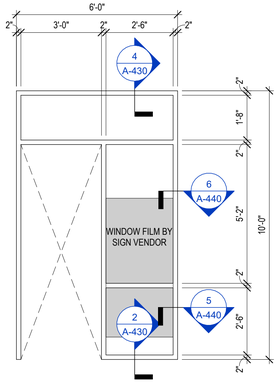
EXTERIOR STOREFRONT:
YKK YES45 TU - CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL
2" X 4 1/2" MULLION

EXTERIOR INSULATED GLASS UNIT:
VITRO SOLARBAN 90 (2) ACUITY + ACUITY
OVERALL THICKNESS: 1 INCH
VLT: 53%
EXT. REFLECTANCE: 12%
INT. REFLECTANCE: 19%
U-VALUE (ARGON): 0.24
SHGC: 0.23
LSG: 2.30
PROVIDE SAFETY GLAZING LABELING

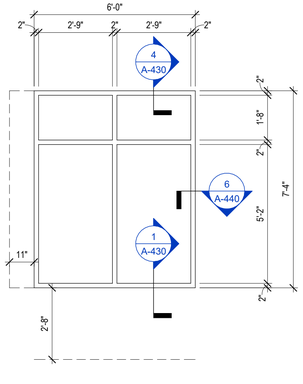
HIGH IMPACT EXTERIOR:
YKK YHS50 TU - CENTER SET, THERMALLY BROKEN, IMPACT RESISTANT STOREFRONT
1" INSULATED PANEL INFILL (LAMINATED)
2 1/2" X 5" MULLION

INTERIOR GLAZING BASIS OF DESIGN:
YKK YES45 FS - CENTER SET, 1/4" PANEL INFILL
1 3/4" X 4 1/2" MULLION

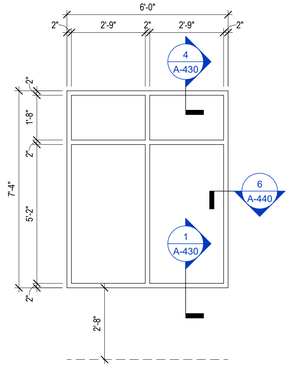
INTERIOR GLASS UNIT:
CLEAR FLOAT GLASS, FULLY TEMPERED
OVERALL THICKNESS: 6mm (1/4")
PROVIDE SAFETY GLAZING LABELING



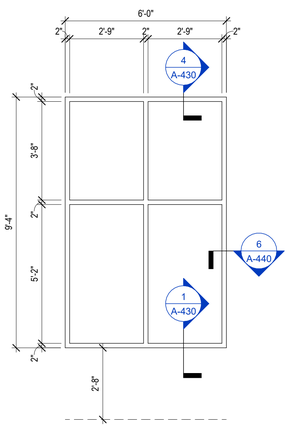
WINDOW J | 3/8" = 1'-0" | 9



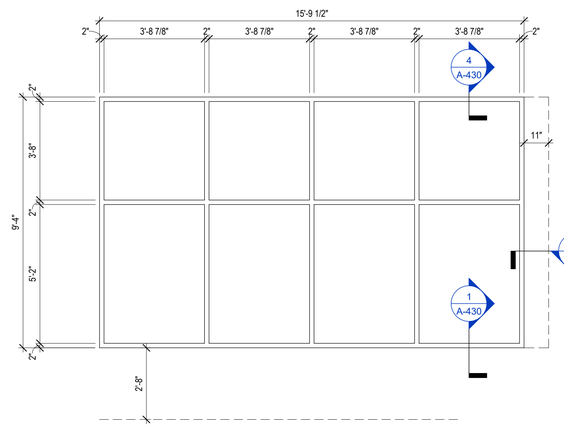
WINDOW I | 3/8" = 1'-0" | 8



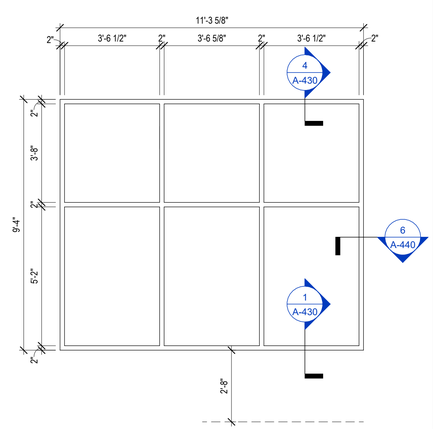
WINDOW H | 3/8" = 1'-0" | 7



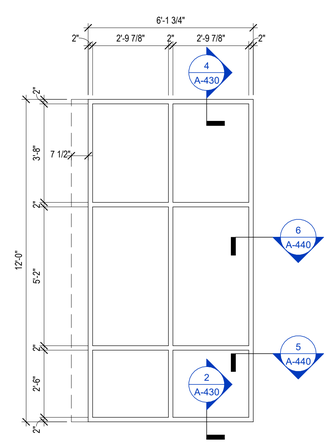
WINDOW G | 3/8" = 1'-0" | 6



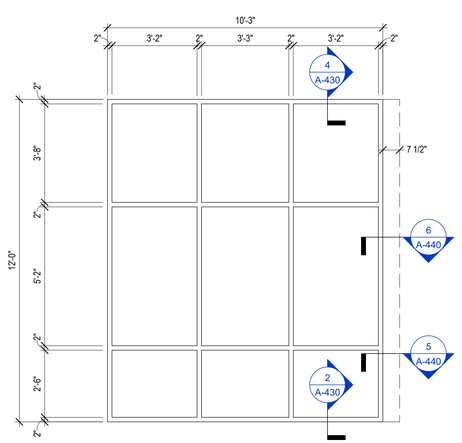
WINDOW F | 3/8" = 1'-0" | 5



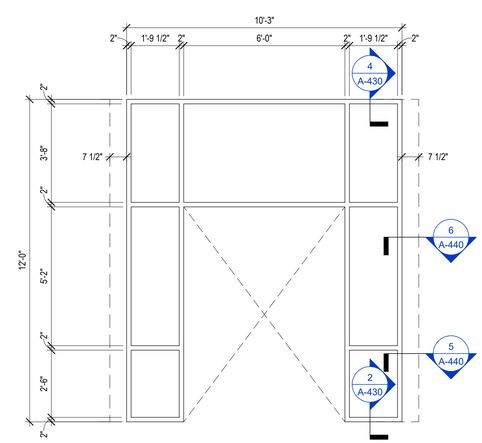
WINDOW E | 3/8" = 1'-0" | 4



WINDOW C | 3/8" = 1'-0" | 3



WINDOW B | 3/8" = 1'-0" | 2



WINDOW A | 3/8" = 1'-0" | 1

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7330
REGISTERED ARCHITECT

5.9.25

ISSUED FOR PERMIT: 5/12/2025

ISSUE	BY	DATE	DESCRIPTION
1	MM	06/27/25	PERMIT COMMENTS

PROJECT INFORMATION

JOB #	240634
DATE:	5/12/2025
DRAWN BY:	MM
CHECKED BY:	JM

SHEET TITLE

WINDOW ELEVATIONS

SHEET NUMBER

A-610

bdg architects

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BLUFFTON, SOUTH CAROLINA 29910

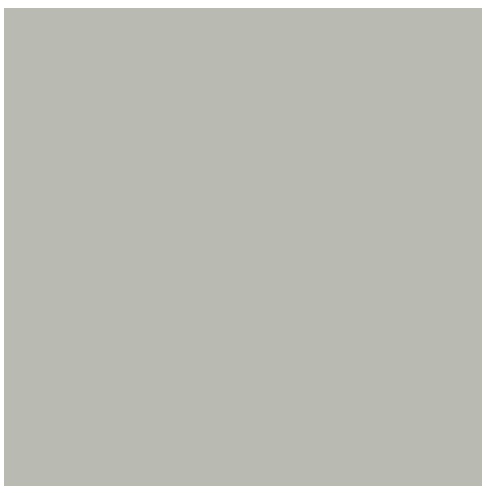
FIFTH THIRD

EXTERIOR FINISH SCHEDULE

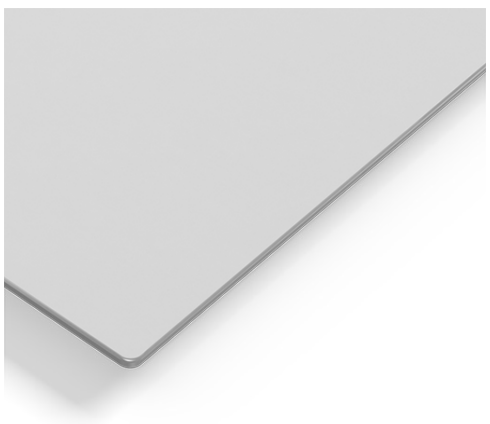
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL	4 MM FR CORE ALUM. COMPOSITE PANEL, 1/2" JOINTS, TYP.
AL-1	ALUMINUM STOREFRONT SYSTEM	YKK	CLEAR ANODIZED	BASIS OF DESIGN: 2" X 4 1/2" YKK YES45 TU CENTER SET STOREFRONT
AL-2	ALUMINUM GUTTER AND DOWNSPOUT	PAC-CLAD	ANODIC CLEAR	
AL-3	CANOPY TIE BACK	BY GC	ANODIC CLEAR	COLOR TO MATCH ANODIC CLEAR MATERIALS (AL-2, EXT-4, M-1)
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	152 - ANTHRACITE COAL	2" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (LYMESTONE™ FINISH)	531 - PEARL GRAY	1" EIFS SYSTEM - (LYMESTONE™ FINISH) TYP.
EPT-1	DUMPSTER ENCLOSURE PAINT	BENJAMIN MOORE	BALBOA MIST - OC27	SEMI-GLOSS @ STEEL, SATIN FINISH @ WALLS
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA, MORTAR COLOR: OLD LIME PUTTY
EXT-2	FIBER CEMENT PANEL SIDING	JAMES HARDIE®	MOON LIGHT - 612	HARDIE® PANEL SIDING PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-3	FIBER CEMENT TRIM	JAMES HARDIE®	DOVER SKY - 104	HARDIE® TRIM PAINTED, PAINT MANUFACTURER: DRYVIT
EXT-4	STANDING SEAM METAL ROOF SYSTEM	ELEVATE	CITYSCAPE	UNA-CLAD UC-3
EXT-5	ARCHITECTURAL BRACKET	TIMBER BUILD	DOVER SKY - 104	PROFILE: 04T9, PAINT MANUFACTURER: DRYVIT, COLOR: DOVER SKY - 104
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUITY + ACUITY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	ANODIC CLEAR	

EXT-3: DOVER SKY

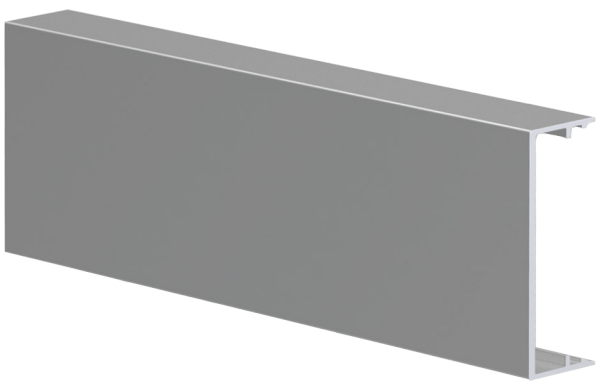
EXT-4: CITYSCAPE


EIFS-2: PEARL GRAY

EXT-2: MOON LIGHT


ACM-1: CLEAR ANODIZED

EIFS-1: ANTHRACITE COAL


AL-1: CLEAR ANODIZED

EXT-1: SLATE GRAY

AL-2, AL-3, M-1: ANODIC CLEAR

EPT-1: BALBOA MIST

CONSTRUCTION PLANS FOR:

FIFTH THIRD

MAY RIVER CROSSING

2901 MAY RIVER CROSSING
BLUFFTON, SOUTH CAROLINA 29910

2

PROJECT TEAM

PROPERTY OWNER:
FIRST CHATHAM BANK
111 BARNARD STREET
SAVANNAH, GEORGIA 31401

DEVELOPER:
FIFTH THIRD BANK
MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLZ
CINCINNATI, OHIO 45202-3102
PH: (513) 579-5203

SURVEYORS:
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CIVIL ENGINEER:
INFINITY ENGINEERING GROUP, LLC
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EMAIL: AMALIA.BAMIS@BDGLLP.COM

VICINITY MAP

AERIAL MAP

PARCEL ID: R610 036 000 3213 0000
BEAUFORT COUNTY, SOUTH CAROLINA

DRAWING INDEX

SHEET NO.	SHEET TITLE
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C00.01	CIVIL SPECIFICATIONS
C01.01	DEMOLITION PLAN
C02.01	SITE PLAN
C03.01	GRADING PLAN
C03.02	STORM PIPING PLAN
C03.03	STORM PIPE CONFLICT POINTS
C03.04	CROSS SECTIONS
C04.01	UTILITY PLAN
C05.01	DETAILS
C05.02	DETAILS
C05.03	BEAUFORT - JASPER COUNTY DETAILS
C05.04	BEAUFORT - JASPER COUNTY DETAILS
C05.05	SCDOT DETAILS
C05.06	SCDOT DETAILS
C05.07	SCDOT DETAILS
C05.08	SCDOT DETAILS
C05.09	UNDERGROUND VAT TUBE DETAILS
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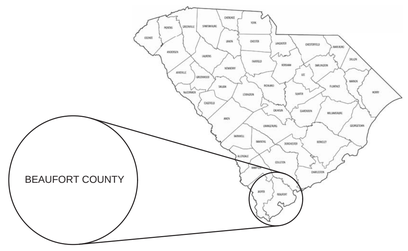
L-110	LANDSCAPE PLAN
L-500	IRRIGATION DETAILS
L-510	LANDSCAPE DETAILS
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY



SC811

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www.iegroup.net
Cert. of Auth. No. 4573

IEG JOB NO. 15-360.00

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:34:39 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/2025
DATE

SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

SHEET

C00.00

GENERAL NOTE

1. ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS. ANY REVISIONS AND/OR DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND MAY RESULT IN ADDITIONAL PERMITTING EFFORTS THROUGH THE RELATED PERMITTING AGENCY. THE CONTRACTOR SHALL ACKNOWLEDGE THAT REVISIONS AND/OR DEVIATIONS MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS AND POSSIBLY AFFECT SCHEDULING OF WORK.
2. UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS OF THE PERMITTING AGENCY HAVING JURISDICTION. THE LOCALLY ADOPTED BUILDING CODE; AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
3. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
4. THIS PARCEL OF LAND MAY BE SUBJECT TO ANY AND ALL RECORDED (AND POSSIBLY UNRECORDED) EASEMENTS, RESTRICTIONS, AND COVENANTS.
5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN A TIMELY MANNER.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
8. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
9. NO BLASTING OR BURNING IS ALLOWED ON THE PROJECT, UNLESS OTHERWISE DIRECTED OR NOTED BY THE ENGINEER.
10. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. HOWEVER IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ENGINEER AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

REGULATORY STANDARDS AND REQUIREMENTS

1. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
2. COMPLY WITH ANSI A10.6, "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION."
3. COMPLY WITH NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS."

DEMOLITION AND CLEARING

1. DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS RELATING TO ENVIRONMENTAL REQUIREMENTS DISPOSAL OF DEBRIS, BURNING OF DEBRIS ON SITE, AND USE OF HERBICIDES.
2. DEMOLITION WASTE SHALL BE DISPOSED OF IN A LEGAL MANNER. REMOVED DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. DO NOT BURY OR BURN DEMOLITION WASTE ON-SITE.
3. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS, INCLUDING, BUT NOT LIMITED TO CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OF VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.
4. ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S ON-SITE OPERATIONS OR OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.
5. CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
6. AUTHORITY FOR PERFORMING SITE CLEARING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY MUST BE OBTAINED BY OWNER PRIOR TO COMMENCEMENT OF CLEARING. DO NOT PROCEED WITH WORK ON ADJOINING PROPERTY UNTIL DIRECTED BY ENGINEER.
7. PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS:
   a. VERIFY THAT HAZARDOUS MATERIALS, IF PRESENT, HAVE BEEN REMEDIATED.
   b. REVIEW PROJECT RECORD DRAWINGS OF EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS.
   c. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED. TAKE DIGITAL PHOTOGRAPHS OR VIDEO OF PROJECT SITE AND SURROUNDING PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS, RECORD CONDITIONS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SALVAGE OPERATIONS.
   d. CLEAN, PACK, IDENTIFY, AND TRANSPORT SALVAGED ITEMS TO STORAGE AREA DESIGNATED BY OWNER.
   e. REMOVE REFRIGERANT FROM THE MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
   f. COORDINATE ANY ADDITIONAL REQUIREMENTS FOR DEMOLISHING OR RELOCATING SITE MECHANICAL AND ELECTRICAL ITEMS WITH OWNER AND OTHER AUTHORITIES HAVING JURISDICTION.
   g. ASSURE THAT ANY REQUIRED INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND IN WORKING ORDER.
   h. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF EXISTING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. CUT AND REMOVE PIPE OR CONDUIT A MINIMUM OF 24 INCHES BELOW GRADE. CAP, VALVE, PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT.
   i. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTION AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
8. PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS, VERIFY THE FOLLOWING:
   a. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER.
   b. UTILITY LOCATOR SERVICE HAS DETERMINED AND FLAGGED THE LOCATION OF UNDERGROUND UTILITIES.
   c. EXISTING SITE IMPROVEMENTS AND UTILITIES TO REMAIN HAVE BEEN PROTECTED.
   d. BENCHMARKS AND SURVEY CONTROL POINTS HAVE BEEN PROTECTED FROM DISTURBANCE.
   e. TREES AND VEGETATION TO REMAIN (OR TO BE RELOCATED) HAVE BEEN LOCATED AND CLEARLY FLAGGED IN ACCORDANCE WITH TREE PROTECTION AND TRIMMING REQUIREMENTS.
9. COORDINATE UTILITY DEMOLITION AND ABANDONMENT WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION.
10. IN THE EVENT BUILDINGS IMMEDIATELY ADJACENT TO THE DEMOLITION AREA WILL BE OCCUPIED, CONDUCT SITE DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE DISRUPTED. MAINTAIN ACCESS TO AND FROM EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.
11. PROTECT EXISTING FACILITIES AND ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS.
12. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, AS NECESSARY, AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
13. PROTECT EXISTING UTILITIES FROM DAMAGE DURING DEMOLITION OPERATIONS. MAINTAIN OPERATION OF UTILITY SERVICES TO REMAIN. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED.
14. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, MAINTAIN CONTINUITY OF SERVICE TO ADJACENT BUILDINGS BY PROVIDING TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED. TEMPORARY BYPASS SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITIES HAVING JURISDICTION.
15. TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF EXISTING IMPROVEMENTS BEING DEMOLISHED. ALL SHORING OPERATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PER OSHA REQUIREMENTS.
16. DEMOLITION OF STRUCTURAL FRAMING MEMBERS SHALL PROCEED SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL. REMOVE DEBRIS FROM ELEVATED PORTIONS OF THE BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.
17. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.
18. CLEARING AND GRUBBING:
   a. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
   b. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER AND ONLY WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
   c. CLEAR UNDERGROWTH AND DEADWOOD WITHOUT DISTURBING SUBSOIL.
   d. GRIND STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH BELOW EXPOSED SUBGRADE AS FOLLOWS:
      - FOOTINGS, SLABS ON GRADE AND BOTTOM SLABS OF STRUCTURES: 36 INCHES.
      - ROADS AND PAVEMENT AREAS: 18 INCHES.
      - AREAS TO BE GRASSED OR LANDSCAPED: 8 INCHES.
      - AREAS TO BE FILLED: 12 INCHES.
   e. USE ONLY HAND METHODS FOR GRUBBING WITHIN TREE PROTECTION ZONES.
   f. CHIP REMOVED TREE BRANCHES AND DISPOSE OF OFF-SITE.
   g. UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED, FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
19. TOPSOIL STRIPPING:
   a. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
   b. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
   c. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES. DO NOT STOCKPILE TOPSOIL WITHIN TREE PROTECTION ZONES. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RESPREADING DEEPER TOPSOIL.
20. SITE IMPROVEMENTS:
   a. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
   b. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAWCUT ALL FACES VERTICALLY.
   c. PAINT CUT ENDS OF STEEL REINFORCEMENT IN CONCRETE TO REMAIN TO PREVENT CORROSION.
21. DISPOSAL:
   a. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
   b. REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
   c. COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
   d. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NON-RECYCLABLE STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

TREE PROTECTION AND TRIMMING

1. INSTALL TEMPORARY FENCING AROUND TREE PROTECTION ZONES TO PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN FROM CONSTRUCTION DAMAGE. MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES. AND REMOVE WHEN CONSTRUCTION IS COMPLETE.
2. KEEP TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONE; OR PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONE, OR ALLOW FIRES WITHIN TREE PROTECTION ZONE.
4. PROTECT TREE ROOT SYSTEMS FROM THE FOLLOWING:
   a. DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS;
   b. DAMAGE CAUSED BY PONDING, ERODING, OR EXCESSIVE WETTING FROM DEWATERING OPERATIONS.
5. UNLESS OTHERWISE INDICATED, DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES. WHERE EXCAVATION FOR NEW CONSTRUCTION IS UNAVOIDABLE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
6. WHERE UTILITY TRENCHES ARE UNAVOIDABLE WITHIN TREE PROTECTION ZONES, TUNNEL UNDER OR AROUND ROOTS BY DRILLING, AUGER BORING, PIPE JACKING, OR DIGGING BY HAND. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS.
7. PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS, AND ROOTS ACCORDING TO ARBORIST'S WRITTEN INSTRUCTIONS.
8. TREE PRUNING: PRUNE TREES ACCORDING TO ANSI A300 (PART 1), "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING)."

EROSION AND SEDIMENTATION CONTROL

1. PRIOR TO COMMENCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER.
2. PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES BEYOND THOSE SHOWN WITHIN THESE PLANS MAY BE NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.
4. THE CONTRACTOR IS REQUIRED TO ADJUST THE EROSION AND SEDIMENT CONTROLS AS NECESSARY AND AS SHOWN ON THE DRAWINGS: AND ADD ADDITIONAL CONTROL MEASURES AS REQUIRED TO INSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
5. ALL BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY OPERATIONS; OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.
6. ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

EARTHWORK

1. IN THE EVENT OF ANY UNFORESEEN CONDITIONS THAT ARE ENCOUNTERED AND NOT COVERED BY THESE NOTES DURING GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND RELATED OFF-SITE WORK SO AS TO ESTABLISH THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SPECIFIED WITHIN THE PLANS.
3. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION. ALL SHORING AND ASSOCIATED TEMPORARY STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PURSUANT TO OSHA REQUIREMENTS.

SOIL MATERIALS:

1. UNSATISFACTORY SOILS CONSIST OF SOIL CLASSIFICATION GROUPS ML, OL, CH, MH, OH, AND PT, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS AS IDENTIFIED ON THE DRAWINGS, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATERIAL.

SUBGRADE INSPECTION:

1. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
   a. COMPLETELY PROOF-ROLL SUBGRADE IN TWO DIRECTIONS, REPEATING PROOF ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH,
   b. PROOF-ROLL WITH A LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS.
   c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS. AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
2. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER, WITHOUT ADDITIONAL COMPENSATION.

BACKFILL:

1. THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT BEFORE COMPLETING THE FOLLOWING:
   a. CONSTRUCTION BELOW FINISH GRADE INCLUDING, WHERE APPLICABLE, SUBDRAINAGE, DAMP PROOFING, WATERPROOFING, AND PERIMETER INSULATION.
   b. SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DRAWINGS.
   c. TESTING AND INSPECTING UNDERGROUND UTILITIES.
   d. REMOVING CONCRETE FORMWORK.
   e. REMOVING TRASH AND DEBRIS.
   f. REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
   g. INSTALLING PERMANENT OR TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.

COMPACTION OF SOIL BACKFILLS AND FILLS:

1. CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE PLAN SPECIFIED PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 OR ASTM D 1557. (SEE CIVIL DETAILS FOR SUMMARY OF TRENCH BACKFILL AND BEDDING MATERIALS AND PLACEMENT SPECIFICATIONS).

GRADING:

1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE. FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO DETAILED/INDICATED CROSS-SECTIONS. LINES, AND ELEVATIONS INDICATED IN PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
2. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
   a. LAWN OR UNPAVED AREAS: PLUS OR MINUS ONE (1) INCH.
   b. WALKS: PLUS OR MINUS ONE (1) INCH.
   c. PAVEMENTS: PLUS OR MINUS ONE-HALF (1/2) INCH.
   d. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF ONE-HALF (1/2) INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.
3. SUBBASE AND BASE COURSES:
   a. PLACE SUBBASE AND BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
   b. PLACE SUBBASE AND BASE COURSE 6 INCHES OR LESS IN COMPACTED THICKNESS IN A SINGLE LAYER.
   c. PLACE SUBBASE AND BASE COURSE EXCEEDING 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES.
4. COMPACT SUBBASE AND BASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS. AND THICKNESS ACCORDING TO ASTM D 698 OR ASTM D 1557, AS INDICATED ON THE DRAWING DETAILS.

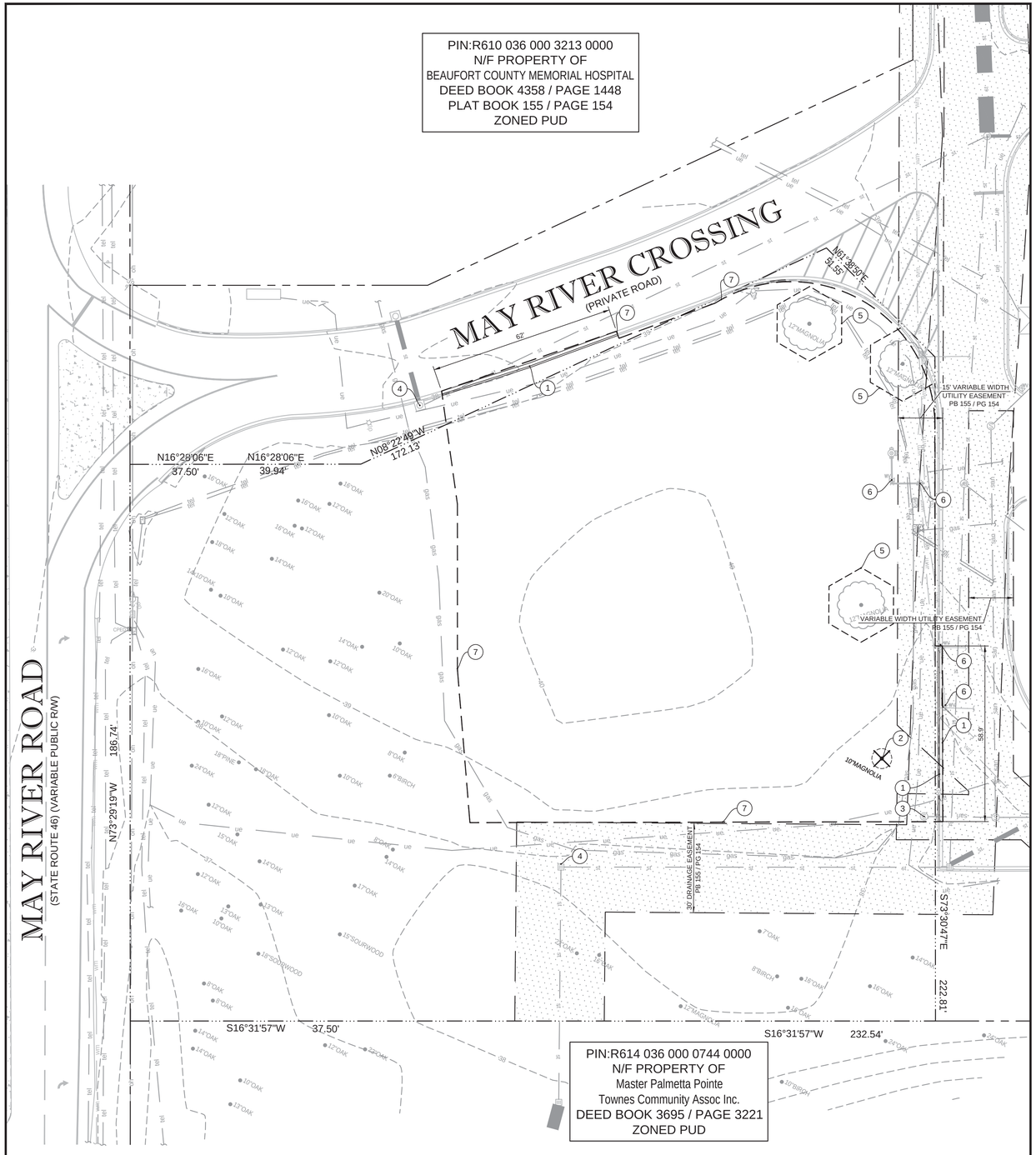
FIELD QUALITY CONTROL:

1. THE TESTING AGENCY WILL INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. CONTRACTOR SHALL PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
2. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.
3. THE TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
   a. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 10,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
   b. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
   c. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN 2 TESTS.
4. IF THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
5. ALL FIELD QUALITY CONTROL TESTS THAT FAIL TO MEET THE SPECIFIED COMPACTION DENSITY SHALL BE REPORTED TO THE ENGINEER.

GENERAL UTILITY NOTES

1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL THE AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
3. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
5. EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.
6. WHERE APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.
7. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW THE CONSTRUCTED CONDITIONS OF ALL WORK INSTALLED. SEE "AS-BUILT" REQUIREMENTS FOR ADDITIONAL INFORMATION.
9. ALL VALVE BOXES, METER BOXES, VAULTS, CLEANOUTS, HOLE COVERS, FIRE HYDRANTS AND OTHER APPURTENANCES THAT ARE TO REMAIN IN SERVICE WITHIN THE PROJECT AREA SHALL BE ADJUSTED TO CONFORM TO FINISHED GRADE.
10. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED AS REQUIRED PRIOR TO BASE AND SURFACE CONSTRUCTION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

    ALL UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING SHOULD BE CONTACTED BY THE CONTRACTOR:
    1. GAS
    2. TELEPHONE
    3. CABLE
    4. POWER
    5. CITY/COUNTY WATER AND SEWER
    6. CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWIRE TRAFFIC SIGNAL INTERCONNECT)
13. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS ACCURACY. UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE OF THESE CAUTION WHEN CROSSING ANY U



KEYED NOTES

1	EXISTING CURB AND GUTTER TO BE REMOVED.
2	EXISTING TREE TO BE REMOVED.
3	EXISTING SANITARY MANHOLE TO REMAIN.
4	EXISTING STORM STRUCTURE TO REMAIN.
5	TREE BARRICADE.
6	EXISTING WATER VALVE TO REMAIN.
7	LIMITS OF CONSTRUCTION (0.62 AC).

LEGEND

- PROPERTY LINE
- EXISTING CONCRETE TO REMAIN
- EXISTING TO REMAIN
- EXISTING ASPHALT/CONCRETE TO BE REMOVED
- EXISTING SIDEWALK/CONCRETE TO BE REMOVED
- EXISTING TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TREE BARRICADE
- gas — EXISTING GAS
- san — EXISTING SANITARY
- tel — EXISTING TELEPHONE
- ue — EXISTING UNDERGROUND ELECTRIC
- oh — EXISTING OVERHEAD LINE
- wm — EXISTING WATER
- 29 — EXISTING CONTOUR
- 428.33 — EXISTING GRADE ELEVATION
- LIMITS OF DISTURBANCE

DEMOLITION NOTES

1. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
2. ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
3. UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
4. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
5. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
6. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE "EROSION & SEDIMENT CONTROL DETAILS".
7. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
8. ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.

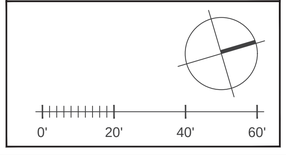
TREE NOTE:

CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.

SC811

PLAN VIEW — SCALE: AS NOTED — -

SCALE



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INFINITY ENGINEERING GROUP, LLC No. 4573 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:35:09 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
1	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

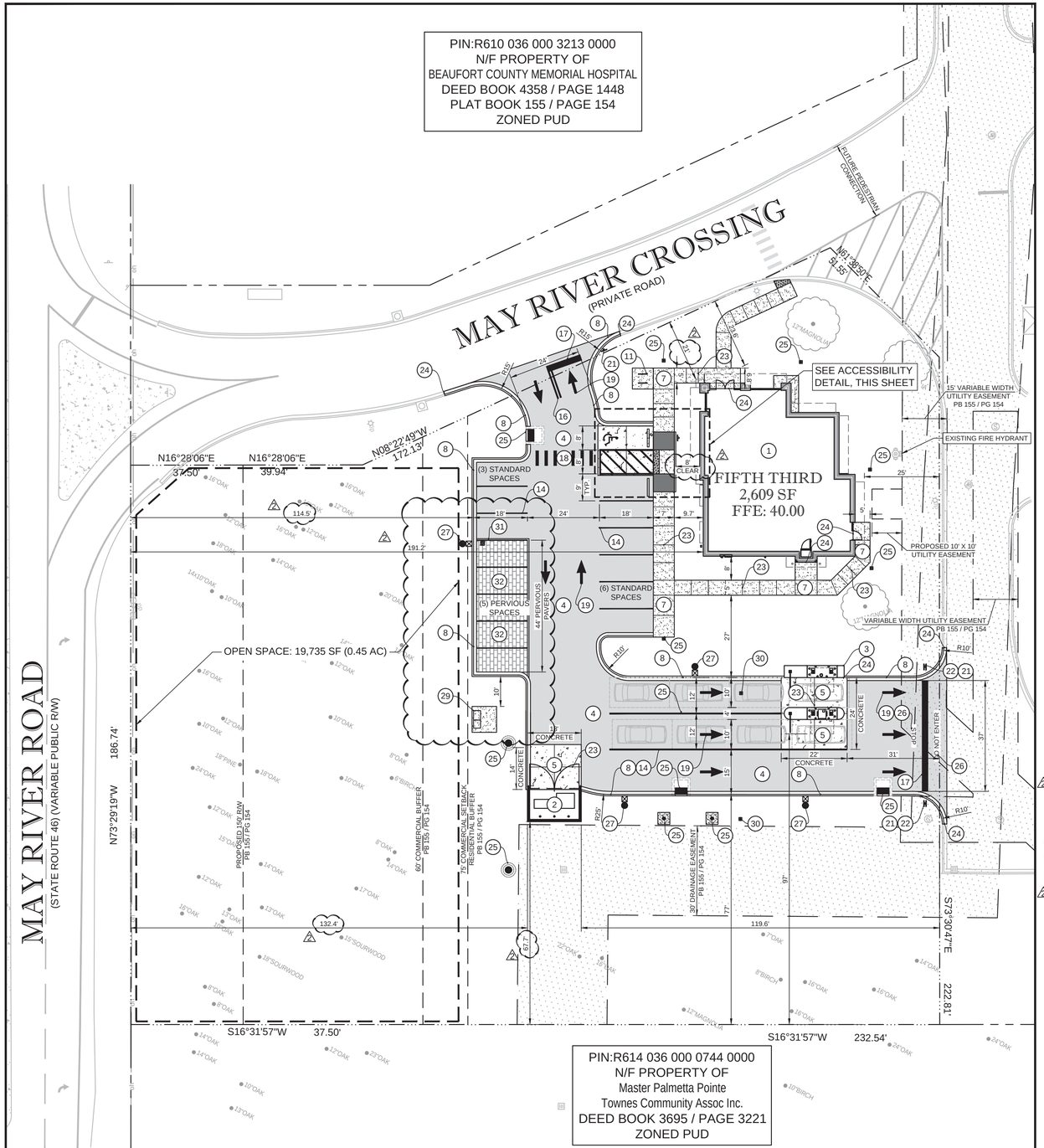
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

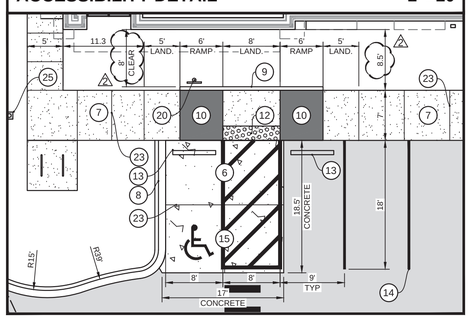
C01.01



KEYED NOTES

1	NEW BUILDING (SEE ARCHITECTURAL DRAWINGS)
2	NEW ROLL CART TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWING).
3	NEW FREE STANDING ATM, VAT ISLANDS, AND CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS.
4	NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
5	NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
6	NEW 6" BLACK TINTED CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
7	NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01.
8	NEW 18" CURB AND GUTTER. SEE DETAILS, SHEET C05.01.
9	NEW 6" X 18" VERTICAL CURB, 3-FOOT CURB TRANSITION AT PATHWAYS. SEE DETAILS, SHEET C05.01.
10	NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
11	NEW BICYCLE RACK. SEE DETAILS, SHEET C05.01.
12	NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
13	NEW WHEEL STOP (TYPICAL OF 2). SEE DETAILS, SHEET C05.01.
14	NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT)
15	NEW ACCESSIBLE PARKING SPACES AND ACCESS AISLE. SEE DETAILS, SHEET C05.01.
16	NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT)
17	NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT)
18	5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT)
19	NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT)
20	NEW ACCESSIBLE PARKING SIGN(S). SEE DETAILS, SHEET C05.02.
21	NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 3). SEE DETAILS, SHEET C05.02.
22	NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02.
23	NEW CONTROL JOINT. SEE DETAILS, SHEET C05.01.
24	NEW EXPANSION JOINT. SEE DETAILS, SHEET C05.01.
25	NEW STORMWATER STRUCTURE. SEE STORM PIPING PLAN, SHEET C03.02.
26	NEW "STOP" AND "DO NOT ENTER" 18" WHITE PAINTED LETTERS.
27	NEW AREA LIGHT POLE.
28	NOT USED
29	NEW TRANSFORMER PAD. SEE UTILITY PLAN, SHEET C04.01.
30	NEW SANITARY CLEANOUT. SEE UTILITY PLAN, SHEET C04.01.
31	NEW 6" x 12" RIBBON CURB. SEE DETAILS, SHEET C05.02.
32	NEW FIVE PERVIOUS PAVERS PARKING SPACES. SEE DETAILS, SHEET C05.02.

ACCESSIBILITY DETAIL 1"=10'



LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- NEW ASPHALT PAVEMENT
- SETBACK/BUFFER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED OPEN SPACE

SITE DATA

SITE ADDRESS:	2500 MAY RIVER CROSSING BLUFFTON, SOUTH CAROLINA 29910
PIN:	R610 036 000 3213 0000
BUILDING AREA:	2,609 SF BUILDING
ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
SITE AREA:	58,061 SF / 1.33 AC
EXISTING USE:	VACANT
FUTURE USE:	BANK WITH DRIVE THRU

PARKING DATA

BANK PARKING REQUIRED:	4.5 SPACE PER 1,000 SF OF G.F.A. 2,609 SF x (4.5 / 1,000 SF) = 12 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 9 SPACES PERVIOUS PARKING = 5 SPACES ACCESSIBLE PARKING = 1 SPACE TOTAL PARKING PROVIDED = 15 SPACES
PARKING SPACE SIZE:	9' x 18' MINIMUM
DRIVE THROUGH QUEUE:	4 SPACES PER ATM LANE 4 SPACES PER TELLER LANE 10' x 20' QUEUE SIZE
LOADING ZONE:	*NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS:	REQUIRED
LANDSCAPE BUFFER - SC HIGHWAY 46	= 75'
LANDSCAPE BUFFER - MAY RIVER CROSSING	= 0'
LANDSCAPE BUFFER - SIDE (EAST /RESIDENTIAL)	= 0'
LANDSCAPE BUFFER - REAR (NORTH)	= 50'

BUILDING REQUIREMENTS:	REQUIRED
BUILDING SETBACK - SC HIGHWAY 46	= 60'
BUILDING SETBACK - MAY RIVER CROSSING	= 0'
BUILDING SETBACK - SIDE (EAST /RESIDENTIAL)	= 0'
BUILDING SETBACK - REAR (NORTH)	= 50'

OPEN SPACE:

REQUIRED: 20% MINIMUM OF GROSS ACREAGE
TOTAL GROSS ACREAGE: 58,061 SF (1.33 AC) X 0.20 = 11,612 SF (0.26 AC).
PROVIDED: 19,735 SF (0.45 AC)

FLOOD ZONE:

ACCORDING TO F.I.R.M MAP NO. 450025, PANEL 0050D80080D. REVISED SEPTEMBER 29, 1986. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE C.

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

LANDSCAPE NOTE

1. CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
2. CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

PRE VS POST SITE AREAS

	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	58,061	1.33	100%
BUILDING	2,609	0.06	4.49%
TOTAL IMPERVIOUS (INCLUDES BUILDING)	14,978	0.34	25.8%
TOTAL PERVIOUS (LS + DRY POND AREA)	43,083	0.99	74.2%

SC811

PLAN VIEW | SCALE: AS NOTED | -

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Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
1	DR	05/28/25	DRC ROUND 1
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK	
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SITE PLAN

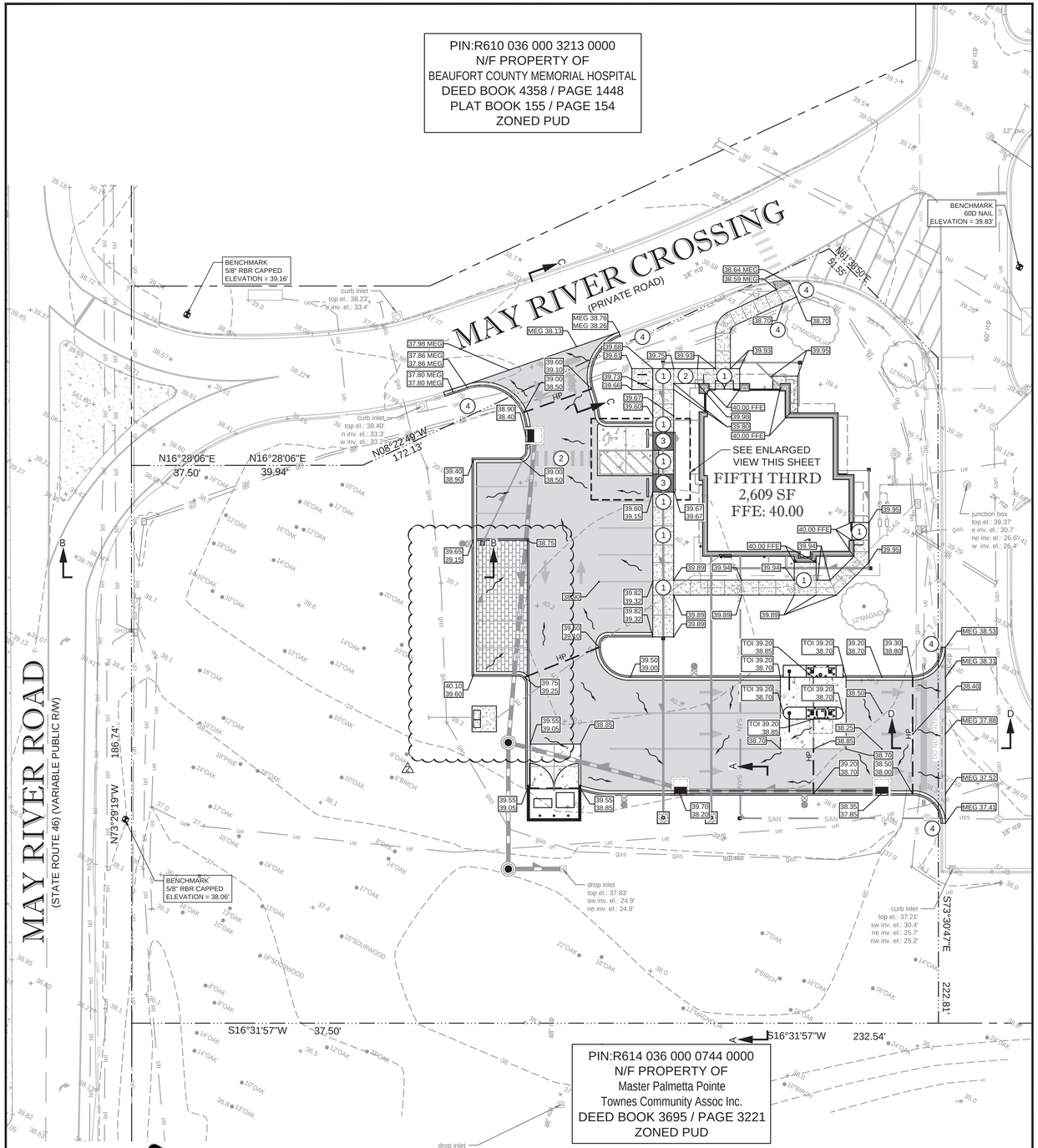
SHEET NUMBER

C02.01

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION INFINITY ENGINEERING GROUP, LLC No. 4573

SCALE

0' 20' 40' 60'



PLAN VIEW | SCALE: AS NOTED | -

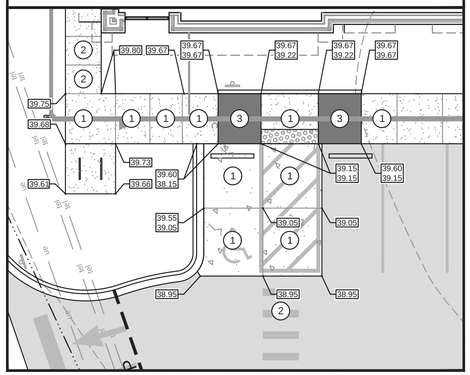
KEYED NOTES:

1	SURFACE SLOPES NOT TO EXCEED 1:48 IN ALL DIRECTIONS.
2	SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:20 RUNNING.
3	SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:12 RUNNING.
4	RE-GRADE SURROUNDING LANDSCAPING GRADE ELEVATION AND RE-SOD/RE-MULCH AS REQUIRED TO MATCH EXISTING GRADE ELEVATIONS, SLOPES NOT TO EXCEED 4:1.

ACCESSIBILITY NOTES

1. THE DRAWINGS ARE DESIGNED TO MEET ACCESSIBILITY STANDARDS AT MINIMUM. LOCAL AND STATE REQUIREMENTS OR CODES MAY HAVE ADDITIONAL STANDARDS.
2. ACCESSIBLE PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS AND ACCESSIBLE AISLES TO MEET ALL OF THE 2010 ADA STANDARDS REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY AND LOCATIONS REQUIRED BY THE ADA STANDARDS AND APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:64 RECOMMENDED).
3. ACCESSIBLE PARKING SIGNAGE ON POST. BOTTOM OF SIGNAGE TO BE MINIMUM 60" ABOVE GRADE. VERIFY ALL REQUIREMENTS WITH ACCESSIBILITY REQUIREMENTS AND LOCAL CODE.
4. CONCRETE WHEEL STOP. ALL ACCESSIBLE SPACES- LOCATE FIXED WHEEL STOP SO AS NOT TO REDUCE THE WIDTH OF THE ADJOINING ACCESSIBLE ROUTE.
5. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAXIMUM RUNNING SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). ALL PAVED SURFACES, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQUIREMENTS.
6. ACCESSIBLE PATH/WALKWAY TO BE 5'-0" MINIMUM, RUNNING SLOPE 1:20 MAXIMUM, CROSS SLOPE 1:48 MAXIMUM, SLOPE AWAY FROM BUILDING - BROOM FINISH CONCRETE.
7. CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS, MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED), MAXIMUM CRISS SLOPE 1:48 (1:64 RECOMMENDED). REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION. PROVIDE 36" LONG MINIMUM LANDDING AT TOP AND 60: MINIMUM LANDING AT BOTTOM OF RAMP WITH MAXIMUM SLOPE IN EITHER DIRECTION OF LANDING TO BE 1:48 (1:64 RECOMMENDED)
8. SURFACE CONDITIONS AT ACCESSIBLE WALKWAYS AND ACCESSIBLE AREAS (PAVERS SYSTEMS AND/OR CONCRETE SURFACES) SHALL NOT INCLUDE GAPS GREATER THAT 1/2" OR VERTICAL CHANGES AT JOINTS OR BETWEEN UNITS GREATER THAN 1/4" - UNLESS THE OVERALL LEVEL CHANGE DOES NOT EXCEED 1/2" AND THE LEVEL CHANGE IS BEVELED AT 1:2.
9. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
10. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

ACCESSIBILITY DETAIL 1"=10'



LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
×49.58	EXISTING ELEVATION
0.00	PROPOSED PAVEMENT ELEVATION
0.00 / 0.00	TOP OF SIDEWALK/CURB EDGE OF PAVEMENT
	CURB INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
HP	HIGH POINT
MEG	MATCH EXISTING GRADE
TOI	TOP OF ISLAND
DS	BUILDING DOWN SPOUT
	12" OR GREATER STORMWATER PIPE
	LESS THAN 12" STORMWATER PIPE
	PROPOSED SURFACE STORMWATER FLOW
—29—	EXISTING CONTOUR
—29—	PROPOSED CONTOUR

CONTROL BENCHMARKS

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PAVING AND GRADING GENERAL NOTES

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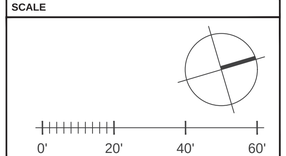
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
INFINITY ENGINEERING GROUP, LLC
No. 4573

SCALE



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IEG JOB NO. 15-360.00

SEAL — NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 29128
NISIT SAPPARKHAO

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Date: 2025.06.27 13:35:33 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
1	DR	05/28/25	DRC ROUND 1
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

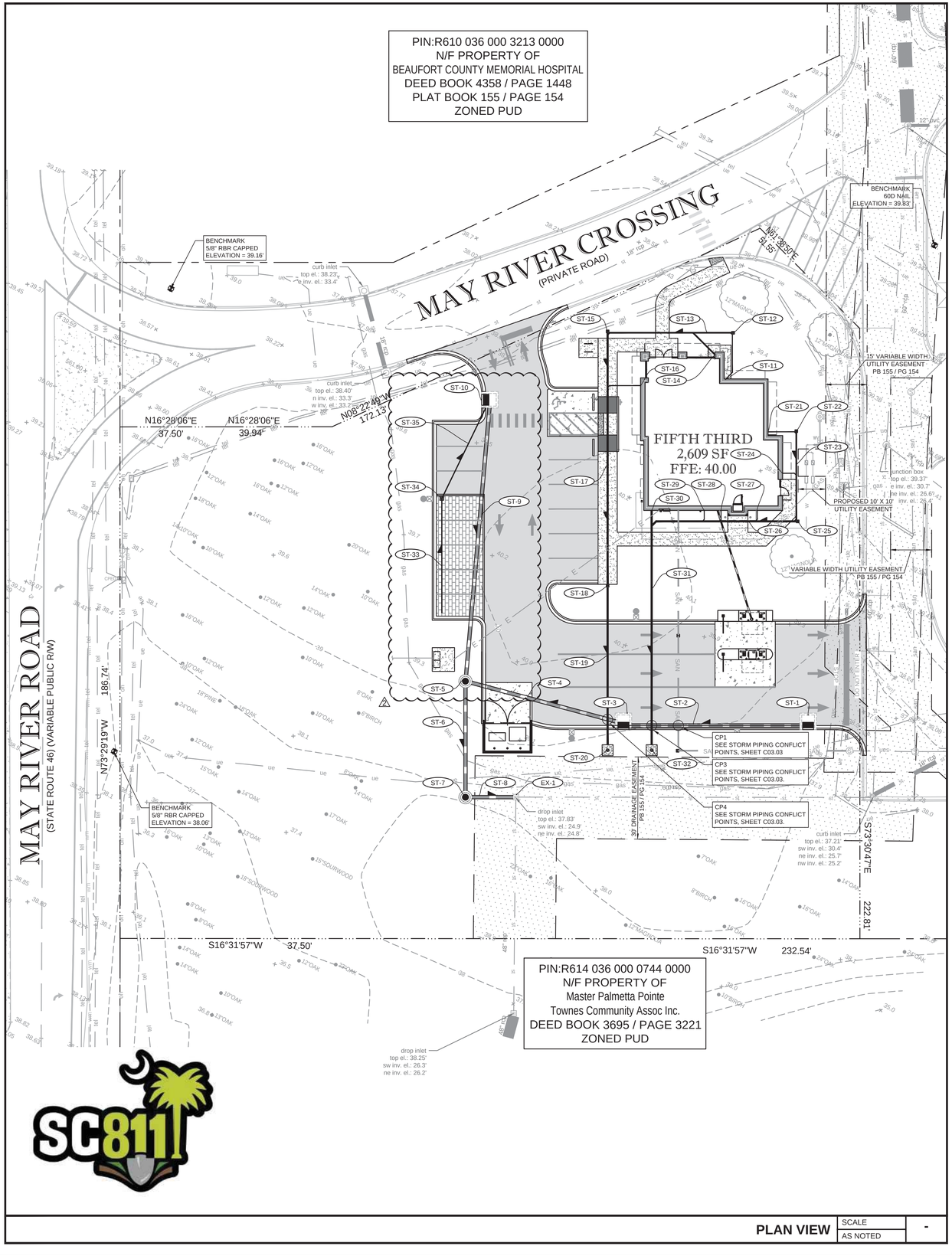
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C03.01



PLAN VIEW | SCALE: AS NOTED | -

EXISTING STORM STRUCTURE/PIPING DATA

EX-1
GRATE INLET
TOP = 37.83'
IE (N) = 24.90' (EXISTING 60" RCP)
IE (E) = 24.80' (EXISTING 60" RCP)
IE (S) = 32.25' (PROPOSED 15" HDPE)

CORE DRILL EXISTING STRUCTURE @ IE 32.25'
CONTRACTOR TO SEAL STRUCTURE
WITH NON-SHRINK GROUT.

STORM STRUCTURE/PIPING DATA

ST-1
TYPE 1 CATCH BASIN
SCDOT INDEX 719-001-01
SEE DETAIL, SHEET C05.05
GRATE = 37.85'
IE (S) = 33.75'
IE (SW) = 34.65' (4" PVC) 2

ST-2
67 LF OF 15" HDPE
@ 1.00% SLOPE

ST-3
TYPE 1 CATCH BASIN
SCDOT INDEX 719-001-01
SEE DETAIL, SHEET C05.05
GRATE = 38.20'
IE (N, S) = 33.00'

ST-4
60 LF OF 15" HDPE
@ 1.00% SLOPE

ST-5
DRAINAGE ACCESS MANHOLE HEAVY
DUTY DRAINAGE STRUCTURE
SCDOT INDEX 719-505-01
SEE DETAIL, SHEET C05.06
TOP = 39.50'
IE (NE, E, NW) = 32.45'

ST-6
39 LF OF 15" HDPE
@ 1.00 % SLOPE

ST-7
DRAINAGE ACCESS MANHOLE HEAVY
DUTY DRAINAGE STRUCTURE
SCDOT INDEX 719-505-01
SEE DETAIL, SHEET C05.06
TOP = 38.50'
IE (NW, N) = 32.40'

ST-8
18 LF OF 15" HDPE
@ 1.00 % SLOPE

ST-9
105 LF OF 15" HDPE
@ 2.40 % SLOPE

ST-10
TYPE 1 CATCH BASIN
SCDOT INDEX 719-001-01
SEE DETAIL, SHEET C05.05
GRATE = 38.40'
IE (E) = 35.00'

ST-11
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
18 LF OF 3" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-12
CONSTRUCT CLEANOUT
TOP TO BE SET AT GRADE
IE = 37.30'

ST-13
40 LF OF 6" PVC
@ 1.00% MIN. SLOPE

ST-14
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
12 LF OF 6" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-15
CONSTRUCT CLEANOUT
TOP TO BE SET AT GRADE
IE = 36.90'

ST-16
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
12 LF OF 6" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-17
92 LF OF 6" PVC
@ 1.00% MIN. SLOPE

ST-18
CONSTRUCT CLEANOUT
TOP TO BE SET AT GRADE
IE = 35.98'

ST-19
58 LF OF 8" PVC
@ 1.00% SLOPE

ST-20
12" ADS NYLOPLAST DRAIN BASIN
WITH STANDARD GRATE AND 4-FOOT
CONCRETE PAD.
SEE DETAILS, SHEET C05.02
GRATE = 38.50'
IE = 35.40'

ST-21
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
11 LF OF 3" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-22
CONSTRUCT CLEANOUT
TOP TO BE SET AT GRADE
IE = 37.25'

ST-23
33 LF OF 6" PVC
@ 1.00% MIN. SLOPE

ST-24
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
6 LF OF 3" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-25
BUILDING DOWN SPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
IE = 36.20'

ST-26
58 LF OF 8" PVC
@ 1.00% MIN. SLOPE

ST-27
BUILDING DOWN SPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
5 LF OF 3" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-28
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
5 LF OF 3" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-29
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
6 LF OF 3" PVC @ 1.00% MIN. SLOPE
IE = 37.50'

ST-30
BUILDING DOWNSPOUT AND
CLEANOUT
TOP TO BE SET AT GRADE
IE = 37.50'

ST-31
82 LF OF 8" PVC
@ 1.00% MIN. SLOPE

ST-32
12" ADS NYLOPLAST DRAIN BASIN
WITH STANDARD GRATE AND 4-FOOT
CONCRETE PAD.
SEE DETAILS, SHEET C05.02
GRATE = 38.50'
IE = 34.80' 1

ST-33
42 LF OF 4" PERFORATED PIPE
WRAPPED IN FILTER FABRIC
IE = 35.50

ST-34
CONSTRUCT CLEANOUT WITH
CONCRETE PAD
TOP TO BE SET AT GRADE
IE = 35.05

ST-35
37 LF OF 4" PVC
@ 1.0% SLOPE

LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
×49.58	EXISTING ELEVATION
	CURB INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
ST-23	STORM SEWER STRUCTURE NUMBER
DS	BUILDING DOWN SPOUT
	12" OR GREATER STORMWATER PIPE
	LESS THAN 12" STORMWATER PIPE
	DIRECTION OF PIPE FLOW
—29—	EXISTING CONTOUR
29	PROPOSED CONTOUR

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SCALE

0' 20' 40' 60'

SHEET TITLE

STORM PIPING PLAN

SHEET NUMBER

C03.02

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IEG JOB NO. 15-360.00

SEAL NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

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Date: 2025.06.27 13:35:45 -04'00'
Adobe Acrobat DC version: 2015.006.30527

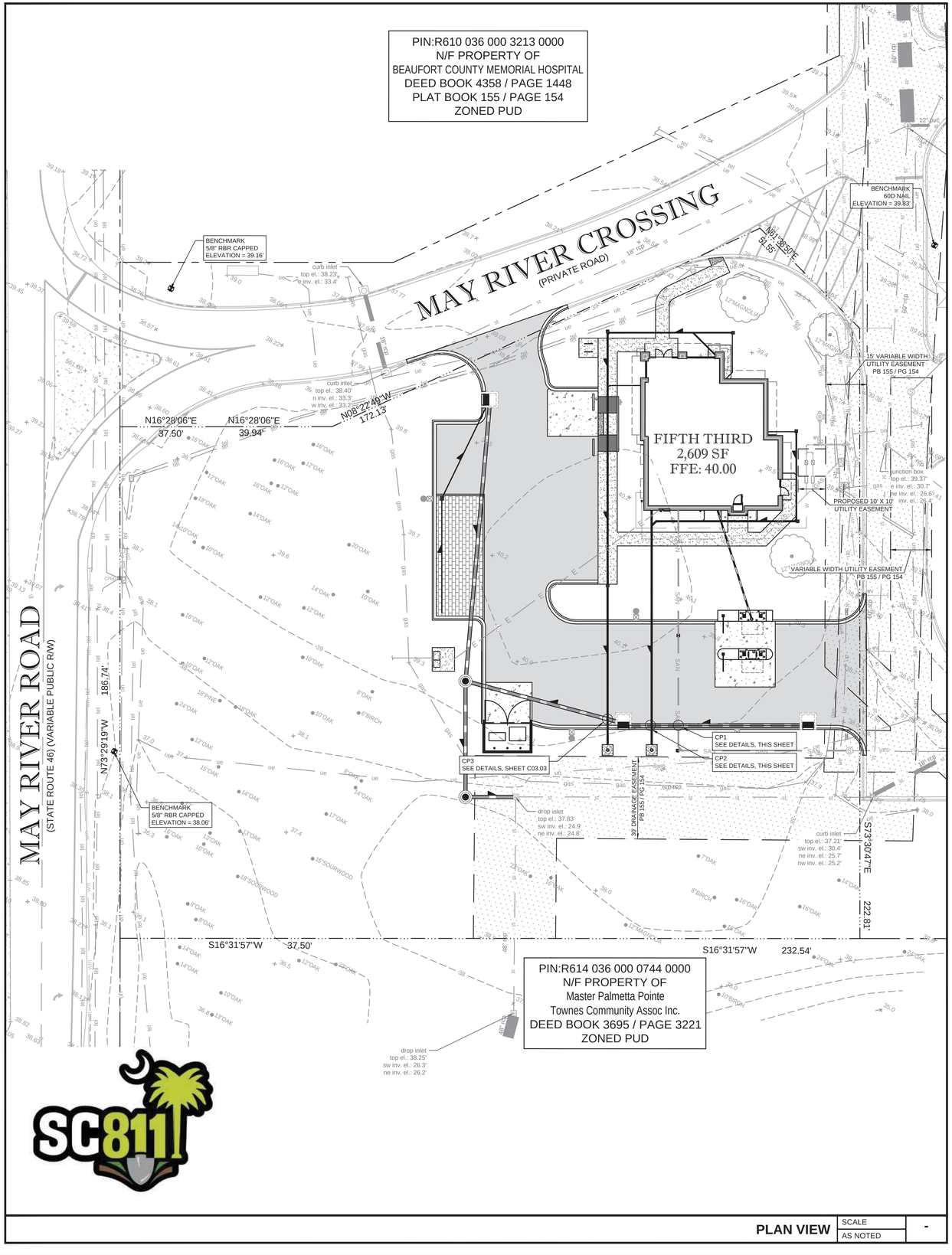
06/27/25

SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
1	DR	05/28/25	DRC ROUND 1
2	PV	06/27/25	REVIEW COMMENTS

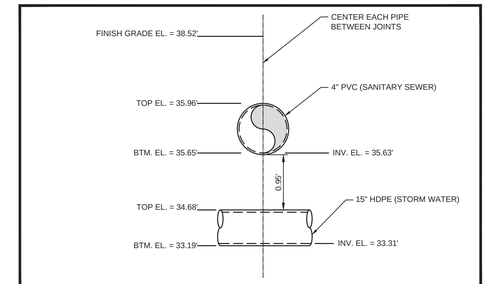
PROJECT INFORMATION BLOCK

JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG



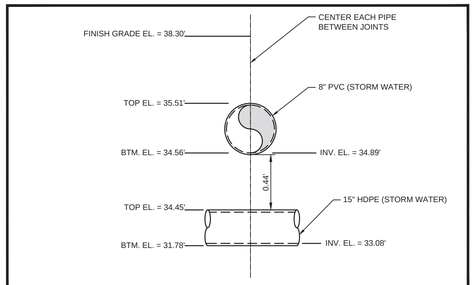
PLAN VIEW

SCALE	
AS NOTED	-



CONFLICT POINT #2

SCALE	
NTS	1



CONFLICT POINT #3

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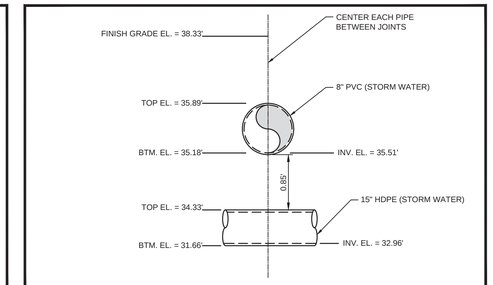
NTS	2



CONFLICT POINT #4

SCALE	
NTS	3

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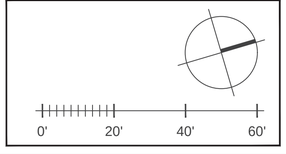

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SEAL
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INFINITY ENGINEERING GROUP, LLC
No. 4573
CERTIFICATE OF AUTHORITY

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 29128
NISIT SAPPARKHAO

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PROJECT INFORMATION BLOCK

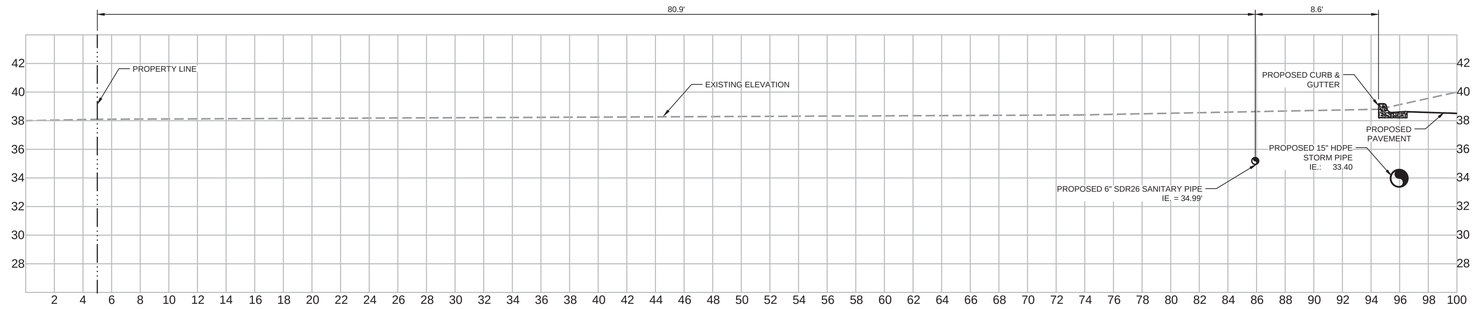
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

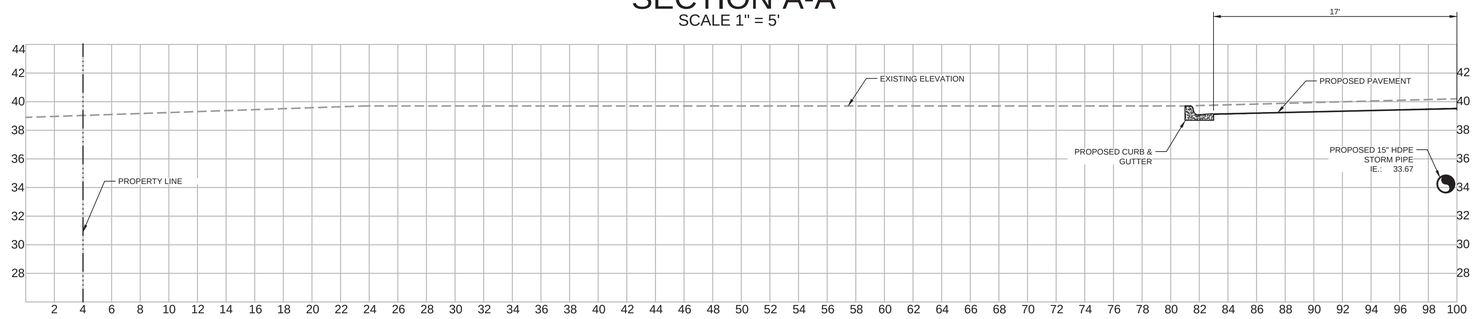
STORM PIPING
CONFLICT POINTS

SHEET NUMBER

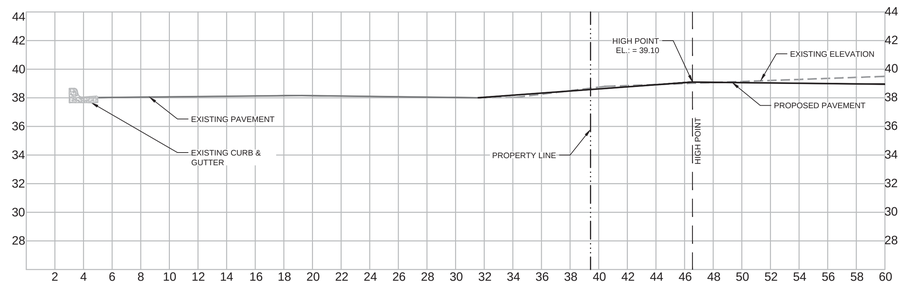
C03.03



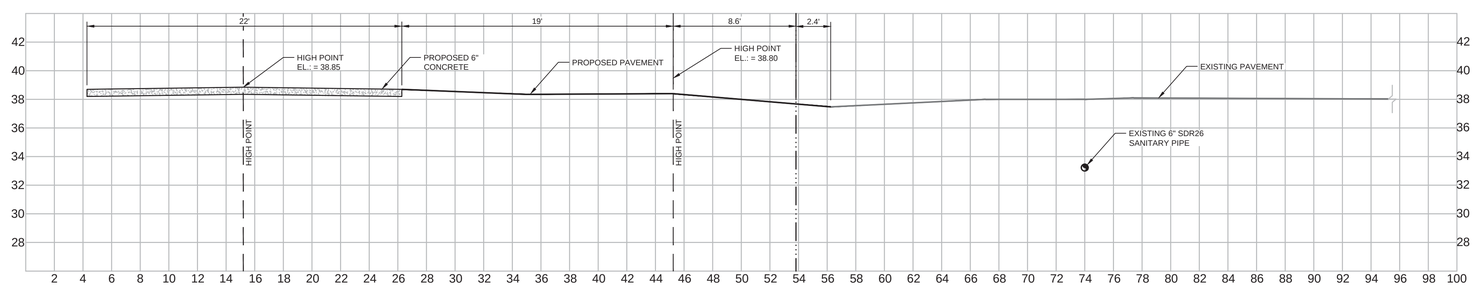
SECTION A-A
SCALE 1" = 5'



SECTION B-B
SCALE 1" = 5'



SECTION C-C
SCALE 1" = 5'



SECTION D-D
SCALE 1" = 5'

PLAN VIEW | SCALE: AS NOTED | -

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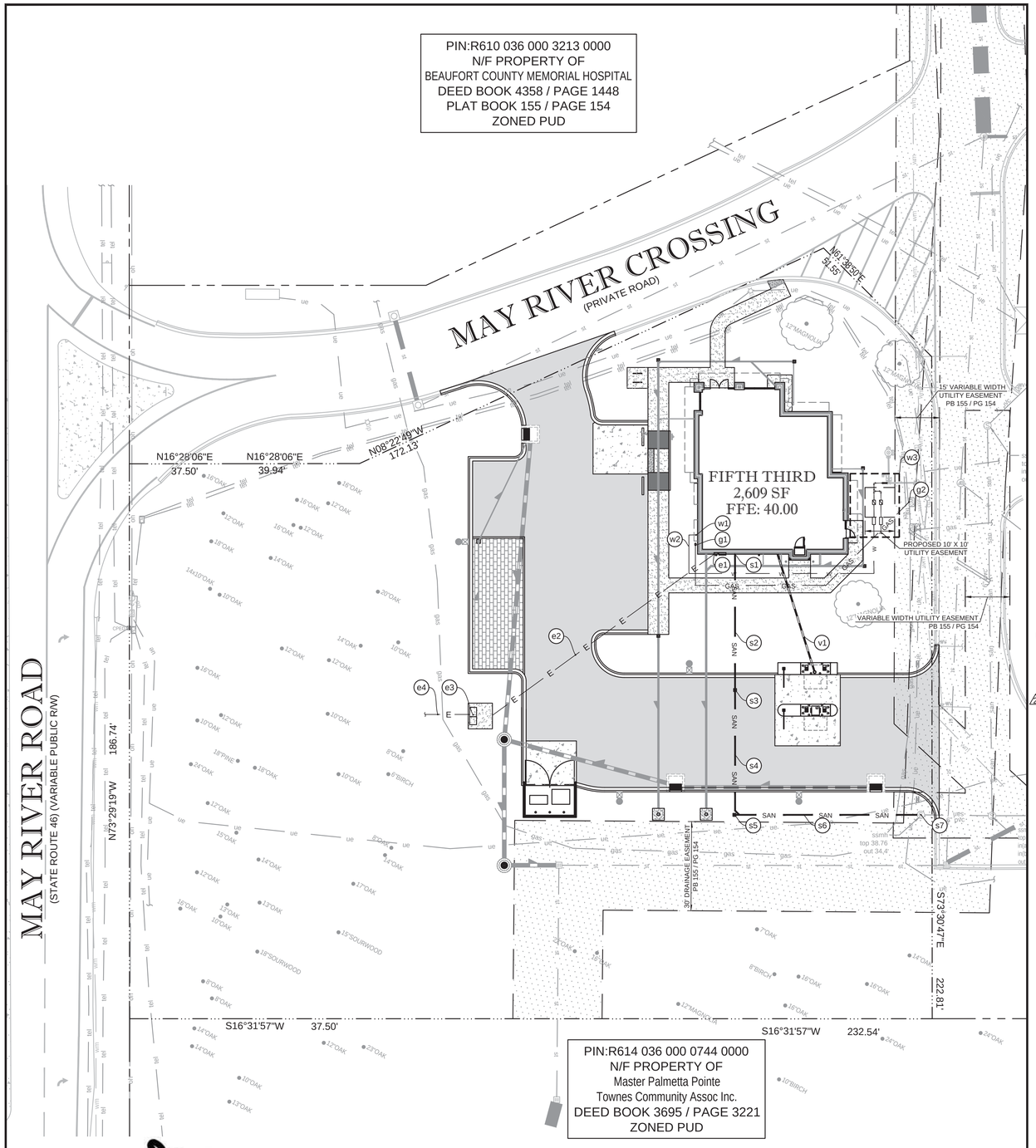
SHEET TITLE

CROSS SECTIONS

SHEET NUMBER

C03.04



PLAN VIEW | SCALE: AS NOTED | -

UTILITY SYSTEM DATA

	WATER
w1	POINT OF CONNECTION TO BUILDING WATER MANIFOLD
w2	78 LF - 1" POLY PIPE WATER SERVICE LATERAL
w3	SEE SERVICE CONNECTION DETAIL, THIS SHEET.
	SANITARY
s1	4-INCH SEWER STUBOUT FROM BUILDING (BY PLUMBING CONTRACTOR). REFER TO BUILDING PLUMBING PLAN FOR EXACT LOCATION. CONSTRUCT SEWER CLEANOUT. CLEANOUT TOP ELEVATION SHALL MATCH PROPOSED GRADE ELEVATION. INV. EL 37.00'
s2	45 LF - 4" SDR26 @ 1.1% SLOPE
s3	CONSTRUCT SEWER CLEAN OUT - IE. 36.50'
s4	43 LF - 6" SDR26 @ 1.1% SLOPE
s5	CONSTRUCT SEWER CLEAN OUT - IE. 36.03'
s6	61 LF - 6" SDR26 @ 2.67% SLOPE
s7	POINT OF CONNECTION TO EXISTING SEWER MANHOLE. CORE DRILL STRUCTURE @ EL.: 34.40' AND TIE IN. STRUCTURE CONNECTION TO BE SEALED WITH NON-SHRINK GROUT.
	ELECTRIC
e1	MAIN ELECTRIC SERVICE ENTRANCE & DISCONNECT. (SEE ARCHITECTURAL PLANS)
e2	UNDERGROUND SECONDARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH UTILITY PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS)
e3	NEW PAD MOUNTED TRANSFORMER. SEE ELECTRICAL PLANS. GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS.
e4	NEW UNDERGROUND PRIMARY ELECTRICAL SERVICE. GC TO VERIFY LOCATION AND ROUTING WITH PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS. SEE SITE ELECTRICAL PLANS.
	GAS
g1	GAS SERVICE ENTRANCE AND GAS METER (SEE ARCHITECTURAL PLANS).
g2	POINT OF CONNECTION. (GC SHALL COORDINATE WITH GAS PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS).
	ATM PNEUMATIC VAT TUBE
v1	NEW UNDERGROUND MILL-WRAPPED PNEUMATIC TUBE WITH 8-INCH PVC SLEEVE FROM ATM TO BUILDING. PROVIDE CONDUITS FOR POWER AND LOW VOLTAGE. SEE UNDERGROUND VAT TUBE DETAILS, SHEET C05.09.

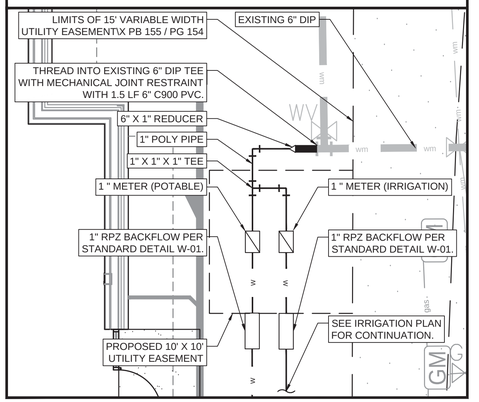
LEGEND

TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT-OF-WAY
	PROPOSED CONCRETE 6" OR LESS
	PROPOSED CONCRETE GREATER THAN 6"
	PROPERTY LINE
SAN	PROPOSED SANITARY SERVICE
GW	PROPOSED GREASE WASTE
FM	PROPOSED FORCE MAIN
w	PROPOSED WATER MAIN
FIRE	PROPOSED FIRE MAIN
E	PROPOSED ELECTRIC SERVICE
GAS	PROPOSED GAS SERVICE
TEL	PROPOSED TELEPHONE SERVICE
san	EXISTING SANITARY PIPE
wm	EXISTING WATER PIPE
rw	EXISTING RECLAIM WATER PIPE
ue	EXISTING UNDERGROUND POWER
oh	EXISTING OVERHEAD WIRE
gas	EXISTING GAS LINE
tel	EXISTING TELEPHONE LINE
	PNEUMATIC VAT TUBE

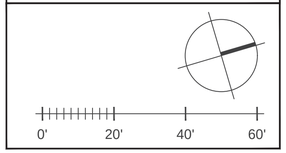
UTILITY NOTES

1. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
3. CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
4. CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
5. CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
6. SEE SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
7. SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
8. ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SCHEDULE 80 OR PRESSURE RATED HDPE (POLY PIPE).
9. ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS).
10. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY/TOWNS STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
11. TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN.
12. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.

SERVICE CONNECTION DETAIL 1" = 5'



SCALE



SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

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IEG JOB NO. 15-360.00

SEAL
NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:36:23 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
1	DR	05/28/25	DRC ROUND 1
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

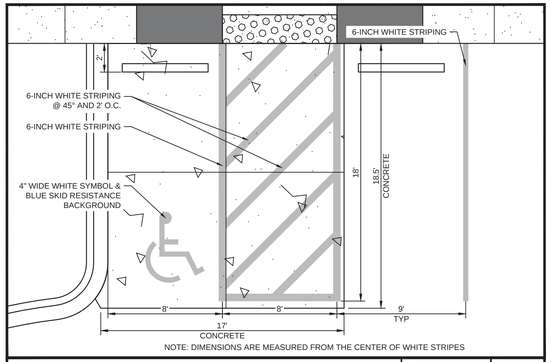
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

UTILITY PLAN

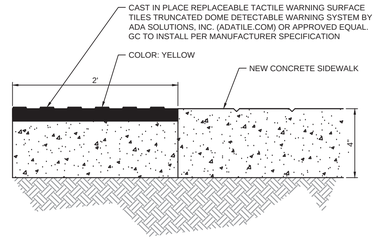
SHEET NUMBER

C04.01

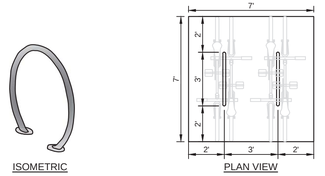


NOTE: DIMENSIONS ARE MEASURED FROM THE CENTER OF WHITE STRIPES

TYPICAL ACCESSIBLE PARKING STRIPING | SCALE 1" = 5' | 1



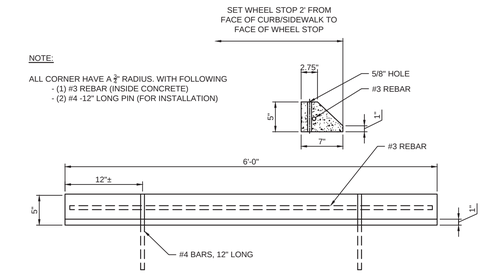
DETECTABLE WARNING | SCALE NTS | 2



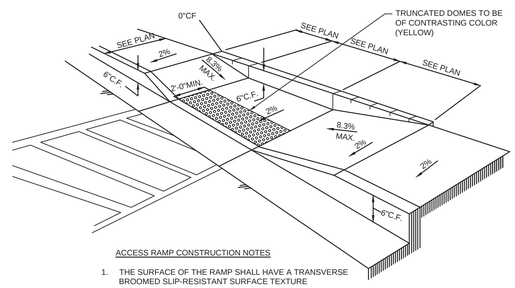
NOTES:

MANUFACTURE:	WAUSAU TILE INC. BRAND
PRODUCT #:	MF9024
SIZE:	36" x 32.5" H
WEIGHT:	81 LB
FINISH:	ALUMINUM
FEATURES:	CIRCLE BIKE RACK
MOUNTING:	SURFACE MOUNT (ASSEMBLY REQUIRED)

BICYCLE RACK | SCALE NTS | 3



WHEEL STOP DETAIL | SCALE NTS | 4



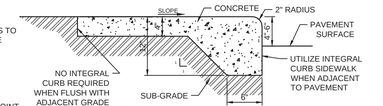
ACCESS RAMP CONSTRUCTION NOTES

1. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SLIP-RESISTANT SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDE
2. RAMP CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.

TYPICAL ADA RAMP | SCALE NTS | 5

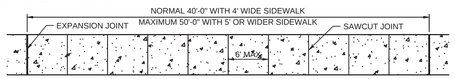
NOTES:

1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50-FOOT.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.
3. ALL SIDE WALKS SHALL BE CONSTRUCTED OF 4 INCH THICK 4,000 PSI PORT LAND CEMENT CONCRETE AND SHALL BE INSTALLED OVER COMPACTED SUB-GRADE.
4. CONTROL JOINT MUST BE PERFORMED WITHIN 12 HOURS OF CONCRETE PLACEMENT DO A DEPTH NO LESS THAN 1/4-INCH THE OVERALL CONCRETE DEPTH.



CONCRETE: 4" 4,000 PSI FIBERMESH REINFORCED CONCRETE FIBERMESH 1.5 LBS/CYD SYNTHETIC FIBER

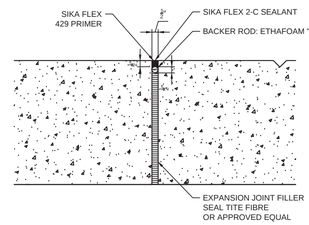
SUB-GRADE: 6 INCH COMPACTED SUB-GRADE TO 95% MIN. PER ASTM D1557



SIDEWALK | SCALE NTS | 6

NOTES:

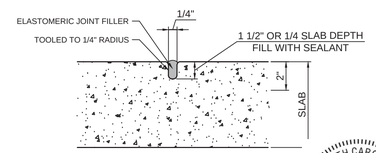
1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50-FOOT.
2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PREFORMED JOINT FILLER, TO FULL DEPTH OF CONCRETE.



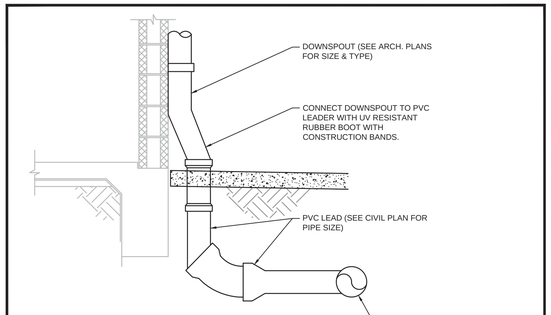
EXPANSION JOINT | SCALE NTS | 7

NOTES:

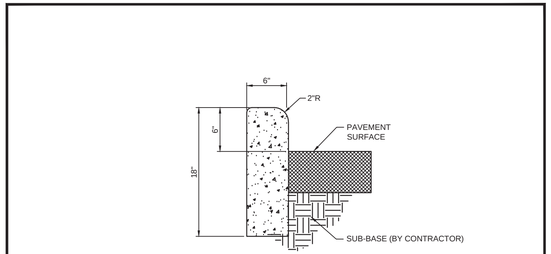
1. CONTROL JOINT MUST BE PERFORMED WITHIN 12 HOURS OF CONCRETE PLACEMENT DO A DEPTH NO LESS THAN 1/4-INCH THE OVERALL CONCRETE DEPTH.



SAWCUT CONTROL JOINT | SCALE NTS | 8



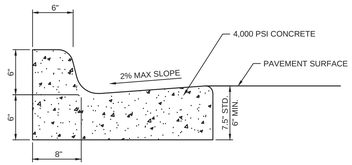
DOWNSPOUT CONNECTION | SCALE NTS | 13



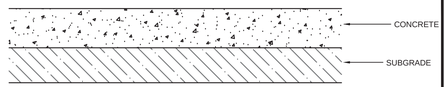
NOTE:

TRANSVERSE JOINTS SHALL BE 1/2" FULL DEPTH ASPHALT IMPREGNATED FIBER EXP. JOINT RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF THE CURB @ 20'-0" MAXIMUM.

6" x 18" CURB | SCALE NTS | 9

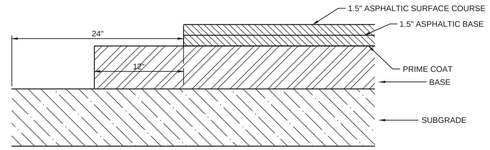


18" CURB AND GUTTER | SCALE NTS | 10



CONCRETE	6" THICKNESS 4.000 PSI PORTLAND CEMENT 6'X6" W 1.4XW 1.4 WWF OR FIBERMESH 1.5 LBS/CYD SYNTHETIC FIBER COLOR: SCOFIELD; LITHOCHROME; A-33 "CLASSIC GREY" SEALER: SCHOFIELD; CEMENTONE; CLEAR SEALER
BASE	6" GRADED AGGREGATE BASE COURSE COMPACTED TO 100% MODIFIED PROCTOR.
SUB-GRADE	12" COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180
BLACK TINT	CONTRACTOR TO COORDINATE PRICING WITH CLIENT FOR BLACK TINT OPTION SIKA COLOR - 120G GRANULAR INTEGRAL COLORS - C34 DARK GRAY OR APPROVED EQUAL

CONCRETE PAVEMENT | SCALE NTS | 11



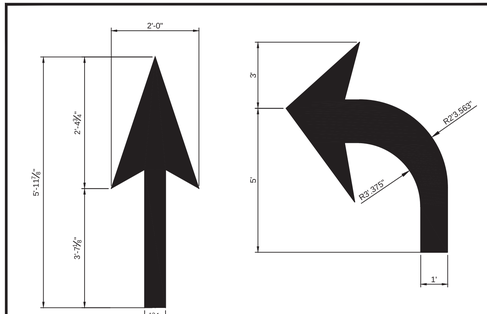
ASPHALT	3" ASPHALTIC CONCRETE S-9.5B (PLACED IN 2 EQUAL LIFTS)
BASE	6" AGGREGATE BASE COURSE COMPACTED TO MINIMUM 100% MODIFIES PROCTOR (SEE GEOTECHNICAL REPORT)
SUB-GRADE	12" COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180 OR CEMENT/LIME TREATED SUB-GRADE

*FINAL ASPHALT LIFT TO BE INSTALLED AFTER ALL SUBCONTRACTOR'S WORK HAS BEEN COMPLETED.

ASPHALT PAVEMENT | SCALE NTS | 12

CLEANOUT | SCALE NTS | 14

EXISTING ASPHALT PAVEMENT CONNECTION | SCALE NTS | 15



NOTE: STRIPES TO BE "WHITE" PAINTED

DIRECTIONAL LOT ARROW DETAIL | SCALE NTS | 16

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
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No. 4573

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Tampa, Florida 33602
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[f]: 813.445.4211
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Cert. of Auth. No 4573

IEG JOB NO. 15-360.00

SEAL NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:36:36 -04'00'
Adobe Acrobat DC version: 2015.006.30527

05/14/2025

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

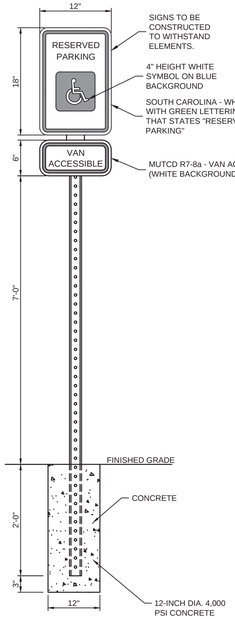
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

DETAILS

SHEET NUMBER

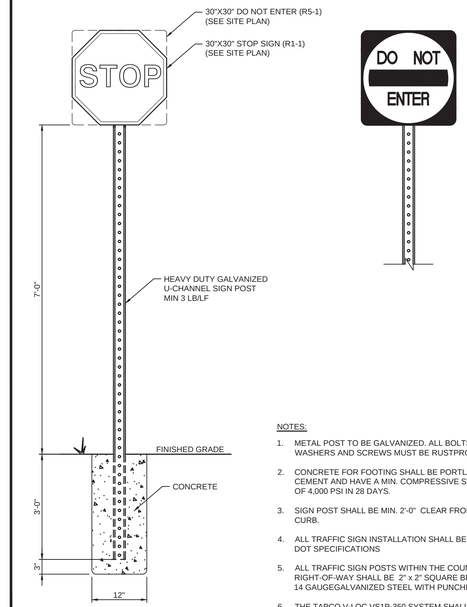
C05.01



NOTES:

1. METAL POST TO BE GALVANIZED ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
3. SIGN POST SHALL BE MINIMUM 2-FOOT CLEAR FROM BACK OF CURB.
4. ALL TRAFFIC SIGN INSTALLATION SHALL BE PER STATE DOT
5. ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE 2" x 2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES.
6. THE TAPCO V-LOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

ACCESSIBLE PARKING SIGN | SCALE: NTS | 1

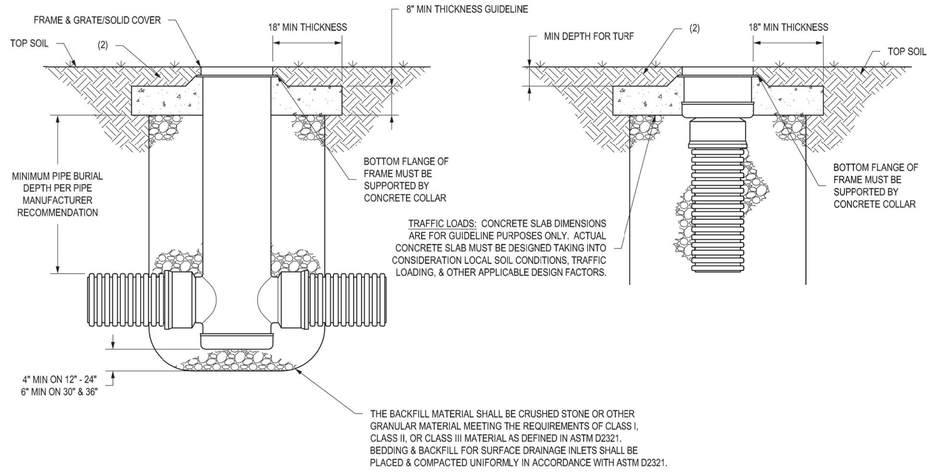


NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS.
3. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
4. ALL TRAFFIC SIGN INSTALLATION SHALL BE PER STATE DOT SPECIFICATIONS
5. ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE 2" x 2" SQUARE BREAK-AWAY 14 GAUGEGALVANIZED STEEL WITH PUNCHED HOLES.
6. THE TAPCO V-LOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.

MUTCD SIGN(S) | SCALE: NTS | 2

NYLOPLAST TURF TRAFFIC INSTALLATION



1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID
2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATE SO THAT HAZARDS DO NOT FORM.
3. 36" DRAIN BASIN REQUIRES 36"X30" REDUCING CONE. REDUCING CONE REQUIRES 2.25FT MINIMUM FROM GRADE TO TOP OF PIPE.

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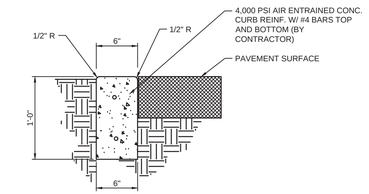
DATE 01-05-09			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN & INLINE DRAIN TURF TRAFFIC INSTALLATION
DATE 06-12-18			
DWG SIZE A	SCALE 1:25 SHEET 1 OF 1	DWG NO. 7001-110-340	REV G

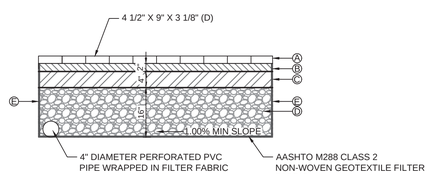
ADS YARD DRAIN DETAIL | SCALE: NTS | 3



NOTE:

TRANSVERSE JOINTS SHALL BE 1/2" FULL DEPTH ASPHALT IMPREGNATED FIBER EXP. JOINT RECESSED 1/4" IN FROM THE FRONT FACE AND TOP OF THE CURB @ 20'-0" MAXIMUM.

6" RIBBON CURB | SCALE: NTS | 4



Ⓐ BELGARD AQUALINE PERMEABLE PAVER. COLOR: VICTORIAN OR APPROVED EQUAL.
Ⓑ 2" ASTM WASHED NO. 8 STONE
Ⓒ 4" ASTM WASHED NO. 57 STONE
Ⓓ 16" NO. 3 ASTM WASHED STONE
Ⓔ AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE FILTER FABRIC

ASTM NO. 8 - 3/8" TO 1/2"
ASTM NO. 57 - 3/4" TO 1"
ASTM NO. 3 - 1-3" STONES

PERMEABLE PAVERS DETAIL | SCALE: NTS | 5

SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

Section 2721

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for structure sizes 8", 10", 12", 15", 18", 24", 30" and 36" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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DRAWN BY CJA	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 3-10-00			
REVISED BY NMH	PROJECT NO./NAME	TITLE	8 IN - 36 IN DRAIN BASIN SPECIFICATIONS
DATE 02-21-18			
DWG SIZE A	SCALE 1:1 SHEET 1 OF 1	DWG NO. 7001-110-011	REV J

ADS SPECIFICATIONS | SCALE: NTS | 6

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SC REG. NO. 29128

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

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Date: 2025.06.27 13:36:51 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
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SHEET TITLE

DETAILS

SHEET NUMBER

C05.02

EXISTING ROAD SURFACE
TOP LAYER TO BE REPLACED W/ APPROVED SABC BACKFILL
LOCATER TAPE
6" MIN
36" MIN
SELECT BACKFILL & TAMP IN 6" LIFTS INCLUDE NO MATERIAL GREATER THAN 4" DIA. (98% COMPACTION PER STD. PROCTOR ASTM D 698)
TRACER WIRE
TAMPED UNDER PIPE HAUNCHES

UNPAVED ROADWAY BEDDING DETAIL

COMPACTED BACKFILL
LOCATER TAPE
12" - 18"
TRACER WIRE TAPED TO TOP OF PIPE
36" MIN
PIPE ZONE
BC
SPRING LINE
SELECT BACKFILL

TYPICAL BEDDING DETAIL

1 1/2" TAPER ZONE
3 1/2'
1 1/2" TAPER ZONE
1 1/2" OVERLAY
NEW PAVEMENT
2" MIN
PAVEMENT SHALL BE CUT TO TRUE LINE AFTER FINAL COMPACTION.
EXISTING PAVEMENT
12" MIN
FLOWABLE FILL
36" MIN COVER
6" MAX
TRACER WIRE
SELECT BACKFILL TAMPED IN 6" LAYERS TO 98% STD PROCTOR ASTM D 698
HOLE DUG FOR PIPE BELL

PAVED AREA DETAIL

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

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

SEWER MAIN
R/W
4" LATERAL
6" PVC PLUG
COMMON PROPERTY LINE
METER, BRASS NIPPLE, PVC BALL VALVE, TURFF BOX, AND 1" BRASS NIPPLE. (TYP.)
6" LATERAL
4" PVC THREADED PLUG INSIDE SEWER LIDDED VALVE BOX SURROUNDED BY CONCRETE COLLAR TYPICAL ALL CLEAN OUTS
CLEANOUTS
HOUSE
70' MAX

PLAN VIEW

TYPICAL PROPERTY LINE LOCATION
BJWSA OWNERSHIP
HOMEOWNER RESPONSIBILITY
HOUSE
FINISH GRADE
METER BOX
VALVE BOX
WATER LOCATOR TAPE
SEWER LOCATOR TAPE
POLYETHYLENE WATER SERVICE TUBING
4' MIN
TO HOUSE - (SL)
CLEANOUT
DUAL SWEEP CLEANOUT
18" MIN
1% SLOPE
#57 STONE 12" THICK

PROFILE VIEW

NOTES:
1. CLEANOUTS NOT MORE THAN 70' APART.
2. CLEANOUTS SHALL BE INSTALLED BY PLUMBER AT EACH SERVICE CONNECTION AND AS OTHERWISE REQUIRED.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TYPICAL SERVICE TIE-IN		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G-10
SCALE: N.T.S.	APPROVED BY: ERS	

FINISH GRADE
SEE NOTE 4
TRACER WIRE
VALVE BOX
MJ TAPPING GATE VALVE
SEE NOTE 3
TAPPING SLEEVE
SUPPORT VALVE ASSEMBLY WITH #57 STONE. (STONE TO EXTEND MINIMUM OF 6" UNDER INVERT)

NOTES:
1. ALL TAPPING SLEEVES GREATER THAN 2" SHALL BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI FOR 20 MINUTES.
2. ALL WET TAPS 12" AND UNDER SHALL BE PERFORMED BY BJWSA.
3. TAP DIAMETER SHALL BE WITHIN ½" OF LINE DIAMETER.
4. NOTCH TOP OF PVC PIPE TO AVOID PINCHING TRACER WIRE.

PIPE O.D.
FLANGE X MJ TAPPING GATE VALVE

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TAPPING SLEEVE & VALVE DETAIL		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G-13
SCALE: N.T.S.	APPROVED BY: ERS	

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

18"
SEE NOTE 3
SEE NOTE 3
D.I.P. TEE
SEE NOTE 3
VALVE
18"
18"

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

WET UTILITY
FINAL GRADE
TRACER WIRE
6" EACH SIDE MIN
2' MIN
18" MIN
TYP 45° BENDS
IF DISTANCE FROM FINAL GRADE TO BOTTOM OF MAIN AT STORM DRAIN IS LESS THAN 5', THEN 45° BENDS ARE NOT REQUIRED. (SEE NOTE 2)
PRESSURE PIPE
#57 STONE
6" MIN
DUCTILE IRON PIPE THIS AREA WHEN WATER

PRESSURE PIPE UNDER WET UTILITY FOR FINAL DEPTH 5' OR GREATER

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

FINAL GRADE
3' MIN
18 L.F. OF D.I.P. CENTERED AT CROSSING, IF WATER
WET UTILITY
18"
WET UTILITY
#57 STONE IS REQUIRED IF SEPARATION IS 18" OR LESS

WET UTILITY CROSSING

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WET UTILITY CROSSING		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: G-16
SCALE: N.T.S.	APPROVED BY: ERS	

EXISTING ROAD SURFACE
TOP LAYER TO BE REPLACED W/ APPROVED BACKFILL
BACKFILL & TAMP IN 6" LIFTS INCLUDE NO MATERIAL GREATER THAN 2" DIA. (98% COMPACTION PER STD. PROCTOR ASTM D 698)
#57 STONE ABOVE PIPE
PIPE IN STONE 6" OVER BARREL MIN. FOR BELOW BARREL BEDDING SEE TYPICAL BEDDING FOR GRAVITY SEWER

UNPAVED ROADWAY BEDDING DETAIL

COMPACTED BACKFILL
PIPE ZONE
BC
36" MIN
SPRING LINE
1/2 BC MIN
1/8 BC
4" MINIMUM UNDER BARREL
TRENCH TO BE 18" WIDER THAN PIPE DIAMETER (MIN)
#57 STONE BEDDING (STONE ABOVE PIPE IN ROADWAY AND PAVED AREA DETAILS)

TYPICAL BEDDING FOR GRAVITY SEWER PIPE

3 1/2'
1 1/2" TAPER ZONE
1 1/2" TAPER ZONE
3 1/2'
NEW PAVEMENT
1 1/2" OVERLAY
2" MIN.
PAVEMENT SHALL BE CUT TO TRUE LINE AFTER FINAL COMPACTION
EXISTING PAVEMENT
12" MIN
FLOWABLE FILL
36" MIN COVER
TRACER WIRE
6" MAX.
SELECT BACKFILL TAMPED IN 6" LAYERS TO 98% STD PROCTOR ASTM D 698
HOLE DUG FOR PIPE BELL

PAVED AREA DETAIL

NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH INSTALLATION CUT. FINAL CUT TO BE MADE AFTER FINAL COMPACTION.
2. MATCH EXISTING PAVEMENT TYP. THICKNESS IS TO BE 2" UNLESS EXISTING IS THICKER.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT, IF MORE STRINGENT.

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

PRESSURE MAIN OR STORM DRAIN
FINAL GRADE
2" MIN.
I
STONE IS REQUIRED UP THROUGH 18" SEPARATION
SEE NOTE 1
6" MIN.
6" MIN.
#57 STONE

GRAVITY MAIN CROSSING UNDER STORM DRAIN / PRESSURE MAIN

NOTE:
1. SYSTEMS SHOULD NOT BE DESIGNED WITH LESS THAN 12" SEPARATION. IF LESS SEPARATION IS UNAVOIDABLE, WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED.

PVC GRAVITY LINE
STONE IS REQUIRED UP THROUGH 18" SEPARATION
6" MIN.
SEE NOTE 1
#57 STONE
2" MIN.
PRESSURE MAIN OR STORM DRAIN

GRAVITY MAIN CROSSING OVER STORM DRAIN / PRESSURE MAIN

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GRAVITY MAIN CROSSING		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-03
SCALE: N.T.S.	APPROVED BY: ERS	

BEAUFORT-JASPER WATER & SEWER AUTHORITY LOGO TO BE CAST ON COVER CONTACT BEAUFORT JASPER WATER & SEWER AUTHORITY FOR INFORMATION
TOP COVER
BJWSA
LOGO
BOTTOM COVER

NOTES:
1. CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR BY SOME OTHER APPROVED METHOD UNLESS AN ALTERNATIVE SPECIFICATION IS MADE.
2. MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR FEDERAL SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM CLASS 35, DUCTILE IRON-GRADE 60-40-18.
3. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN

23 ½"
1 ½" - ½"
6" MIN.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
MANHOLE, COVER AND FRAME		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-05
SCALE: N.T.S.	APPROVED BY: ERS	

FLOW
2"
6" MIN
6" MIN
PLAN VIEW

8 - 5" #5 REBAR DOWELS
2.5" MAX
2" MIN
PVC PIPE
3,000 PSI CONCRETE
3/4" D
D

SECTION VIEW

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DROP MANHOLE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-06
SCALE: N.T.S.	APPROVED BY: ERS	

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

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Adobe Acrobat DC version: 2015.006.30527

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ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
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BEAUFORT - JASPER COUNTY DETAILS

SHEET NUMBER

C05.03

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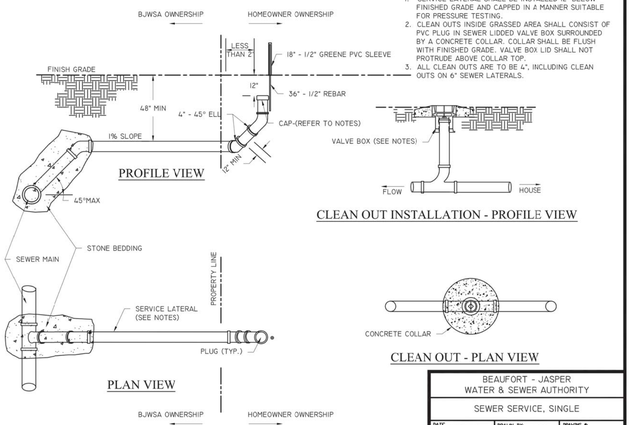
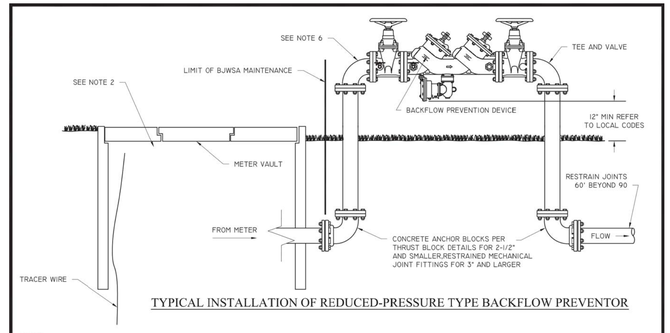


NOTES:
1. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
2. CLEAN OUTS INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LIDDED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL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

CLEAN OUT INSTALLATION - PROFILE VIEW

CLEAN OUT - PLAN VIEW

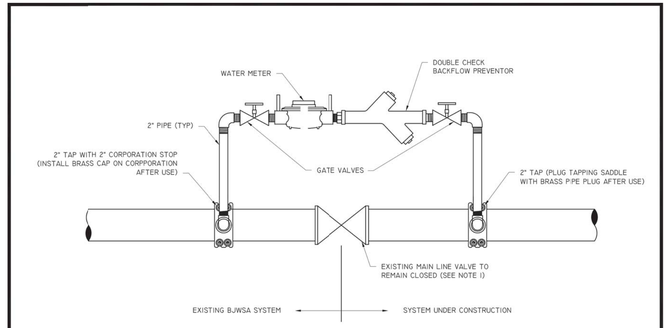
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
SEWER SERVICE, SINGLE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-11
SCALE: N.T.S.	APPROVED BY: ERS	



TYPICAL INSTALLATION OF REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR

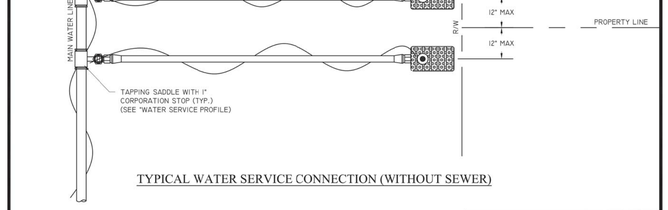
NOTES:
1. REDUCED-PRESSURE BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY SERVICE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL & DENTAL LABS, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, IRRIGATION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

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



NOTES:
1. MAIN LINE VALVE SHALL REMAIN CLOSED AT ALL TIMES UNTIL PERMIT TO OPERATE IS ISSUED BY SC DHEC. MAIN LINE VALVE SHALL ONLY BE OPERATED BY BJWSA PERSONNEL. VIOLATION OF THIS POLICY IS PUNISHABLE BY A FINE OF NOT LESS THAN $500 PLUS ESTIMATED WATER USAGE AND POSSIBLE CRIMINAL PROSECUTION.
2. ALL WATER LINE EXTENSIONS MUST CONTAIN A JUMPER CONNECTION FOR FILLING/CHLORINIATION REQUIREMENTS.
3. METER AND BACKFLOW ASSEMBLY MUST BE OBTAINED FROM BJWSA.
4. TAPPING SADDLES AND CORPPRATION STOPS SHALL COMPLY WITH BJWSA SPECIFICATIONS.
5. ALL TAPS ON MAINLINE SHALL BE HORIZONTAL.

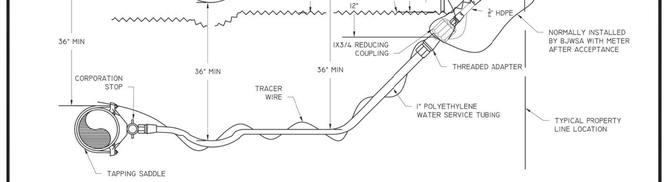
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
JUMPER CONNECTION DETAIL		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W-05
SCALE: N.T.S.	APPROVED BY: ERS	



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

TYPICAL WATER SERVICE CONNECTION (WITHOUT SEWER)

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



BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WATER SERVICE PROFILE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W-09
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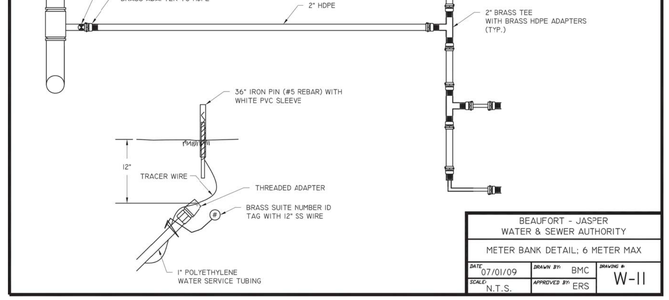

NOTES:
1. MAY BE USED ONLY WITH WRITTEN PERMISSION FROM BJWSA.
2. UTILITY CONTRACTOR SHALL INSTALL BRASS IDENTIFICATION TAGS ON EVERY WATER SERVICE LATERAL. BRASS TAG IS TO HAVE MINIMUM 12" OF STAINLESS STEEL WIRE FIXED TO THE TAG. BRASS ID TAG SHALL BE STAMPED WITH ½" FIGURES LISTING THE SUITE NUMBER IN WHICH IT SERVES AS SHOWN ON THE PLANS. BJWSA WILL RELOCATE THE WIRE AND BRASS ID TAG FROM THE CORPORATION STOP TO INSIDE THE METER BOX WITH THE WIRE WRAPPED AROUND CURB STOP. PLUMBING CONTRACTOR SHALL RUN EACH UNIT'S WATER SERVICE TO THE LOCATION SHOWN ON THE PLANS AND MARKED AT THE METER.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
METER BANK DETAIL; 6 METER MAX		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W-11
SCALE: N.T.S.	APPROVED BY: ERS	

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — INFINITY ENGINEERING GROUP, LLC No. 4573

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SHEET TITLE

BEAUFORT - JASPER COUNTY DETAILS

SHEET NUMBER

C05.04

REFERENCES

NATIONAL DOCUMENTS
AASHTO M235

SCDOT DOCUMENTS
QUALIFIED PRODUCT LIST 14

RELATED DRAWINGS & KEYWORDS
719-001-01 TO 719-001-04

PRECONSTRUCTION SUPPORT ENGINEER

REGISTERED PROFESSIONAL ENGINEER — SOUTH CAROLINA — NO. 8858 — EDWIN SYLVESTER EAGLE, II

SIGNATURE

MARCH 2, 2009
DATE

#	DATE	CHK	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2009	DSO	GENERAL REVISIONS
0	01-03-03	DSO	GENERAL REVISIONS

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

CATCH BASIN TYPE 1 DETAILS

719-001-01

EFFECTIVE LETTING DATE | MAY 2009

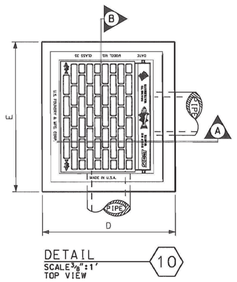


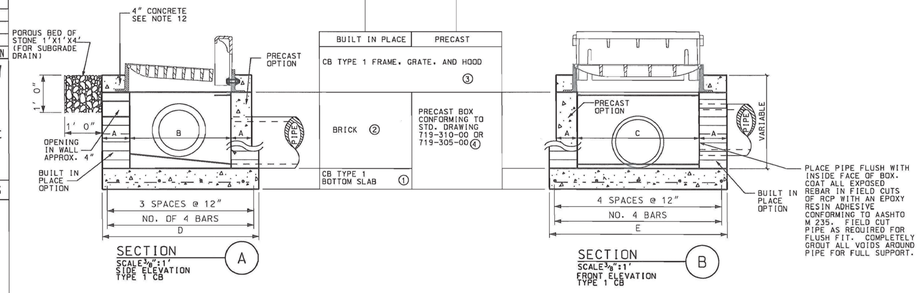
TABLE 719-001A		
DIMENSION	BUILT IN PLACE OPTION	PRECAST OPTION
A	8"	6"
B	2'-6"	2'-6"
C	3'-0"	3'-0"
D	3'-10"	3'-6"
E	4'-4"	4'-0"

CONTRACTOR MAY USE PRECAST OR BUILT IN PLACE CONSTRUCTION NOTED ABOVE OR COMBINE OPTIONS AS DESIRED.

SEE QUALIFIED PRODUCT LIST 14 FOR MANUFACTURERS OF PRECAST ITEMS.

BUILT IN PLACE	①	CB TYPE 1 BOTTOM SLAB (PC OR CIP 46"X52"X6")
	②	BRICK WALLS (8" THICK) (MAXIMUM 12' DEPTH)
	③	CB TYPE 1 FRAME, GRATE, AND HOOD
PRECAST	④	PRECAST BOX CONFORMING TO STD. DRAWING 719-310-00 OR 719-305-00
	⑤	CB TYPE 1 FRAME, GRATE, AND HOOD

PRECAST ITEMS
TYPE CB 1 BOTTOM SLAB (46"x52"x6")
SEE ALSO STD. DRAWING 719-310-00, 719-305-00, & 719-315-00



GENERAL NOTES:

1. FOR BUILT IN PLACE CONSTRUCTION OF THE CATCH BASIN, EITHER BRICK MASONRY (WALLS ONLY) OR CIP CLASS 3000 CONCRETE MAY BE USED. FOR PRECAST CONSTRUCTION, A MINIMUM OF CLASS 4000P CONCRETE SHALL BE USED.

2. CONCRETE WALLS ARE TO BE 6" THICK WITH A MINIMUM REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT UNLESS NOTED. FOR BRICK, THE WALLS ARE TO BE 8" THICK. CONCRETE BRICK AND SIMILAR SOLID UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 55, GRADE S-II. THE INTERIOR DIMENSIONS ARE TO REMAIN AS SHOWN FOR EITHER TYPE OF CONSTRUCTION.

3. THE BOTTOM SLAB OF THE BOX SHALL BE A MINIMUM OF 6" THICK REINFORCED CONCRETE (CLASS 3000 OR 4000P) WITH A REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT. WIRE MESH MAY BE USED IN LIEU OF STEEL BARS PROVIDED A MINIMUM OF 0.20 SQUARE INCHES PER FOOT IS MET.

4. MORTAR SHALL BE TYPE S OR M.

5. REINFORCING STEEL SHALL BE ASTM A-706, LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT, GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M 221.

6. SEE STANDARD DRAWING 719-550-00 FOR STEPS, WHICH ARE REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 4'-6".

7. SEE STANDARD DRAWINGS 719-420-00 AND 719-425-00 FOR DEPTHS GREATER THAN 12'. PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURES ARE REQUIRED WHEN THE DEPTH FROM THE TOP OF THE DRAINAGE BOX BOTTOM SLAB TO THE TOP OF THE GROUND EXCEEDS 12'-0".

8. LOCATION AND SIZE OF PIPES ARE SITE SPECIFIC. (SEE DRAINAGE PLANS). THE BOTTOM OF THE CATCH BASIN IS TO BE GROUTED TO THE LOWEST FLOW LINE ELEVATION OF ALL PIPES. IF BOTTOM SLAB IS CAST IN PLACE WITH PIPES INSTALLED, BOTTOM SLAB THICKNESS MUST BE ACHIEVED BEYOND PIPE OUTSIDE DIAMETER.

9. THE CONTRACT UNIT PRICE FOR CATCH BASINS SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS, (BUILT IN PLACE OR PRECAST), AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE STRUCTURE COMPLETE IN PLACE AS SHOWN, INCLUDING THE CURB AND GUTTER, IN ACCORDANCE WITH THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

10. CASTINGS SHALL CONFORM TO AASHTO M 105, CLASS 35B AND THE SPECIFICATIONS OF AASHTO M 306.

11. (a) STEEL GRATES AND FRAME MAY BE USED IN LIEU OF CAST IRON AS LONG AS THE LOADING (NOTE 11d) AND HYDRAULIC REQUIREMENTS ARE MET, AND ARE ON THE DEPARTMENT'S LIST OF APPROVED SUPPLIERS. (QUALIFIED PRODUCT LIST 45)
(b) STEEL GRATES SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH AASHTO M 111.
(c) STEEL GRATES AND FRAMES SHALL BE DIMENSIONED TO BE INTERCHANGEABLE WITH EACH PIECE OF THE CAST IRON GRATE AND FRAME SHOWN. STEEL GRATES MUST HAVE POSITIVE MEANS TO BE RETAINED IN THE FRAME.
(d) STRENGTH REQUIREMENTS OF STEEL GRATES AND FRAMES MUST MEET AASHTO M 306.
(e) MANUFACTURERS DESIRING TO BE PLACED ON THE DEPARTMENT'S QUALIFIED PRODUCT LIST SHOULD CONTACT THE MATERIALS AND RESEARCH ENGINEER FOR PROCEDURES.

12. AFTER THE FRAME AND HOOD ARE SET, THE FINAL 4" OF CLASS 3000 CONCRETE IS TO BE POURED FLUSH WITH THE OUTSIDE EDGE OF THE CATCH BASIN ON ALL SIDES. PROVIDE PROTECTION FOR BOLTS AND NUTS AT FRAME ADJUSTMENT SLOTS. BOLTS AND NUTS SHALL MEET ASTM A-307 AND WILL BE GALVANIZED ACCORDING TO AASHTO M 232.

13. GRATE OPENINGS EXCEED ½" AND ARE NOT SUITABLE FOR PEDESTRIAN TRAFFIC.

14. ALL MANUFACTURING PROCESS FOR THE FRAME, GRATE, AND HOOD MUST OCCUR IN THE UNITED STATES.

15. SEE STANDARD DRAWING 719-305-00 OR 719-310-00 FOR MAXIMUM PIPE DIAMETERS. THE PIPE SIZES SHOWN ARE MAXIMUM FOR BRICK AND PRECAST BOXES WHEN PIPE ENTERS PERPENDICULAR AND AT THE CENTER OF THE BOX WALL. CONTRACTOR SHOULD CONFIRM THAT PIPE USED FITS APPROPRIATELY INTO BOX.

16. ADDITIONAL MATERIAL AND LABOR TO CONSTRUCT FLARED GUTTER TO BE INCLUDED IN THE PAY ITEM CATCH BASIN TYPE 1.

PRECAST NOTES:

17. SUPPLY PRECAST CONCRETE COMPONENTS FOR DRAINAGE ITEMS AT EACH LOCATION FROM A SINGLE SOURCE PRECAST MANUFACTURER THAT HAS BEEN INSPECTED AND APPROVED BY THE MATERIALS AND RESEARCH ENGINEER. SUPPLY ALL INTERCHANGEABLE PRECAST PARTS ON ENTIRE PROJECT FROM A SINGLE SOURCE MANUFACTURER LISTED ON QUALIFIED PRODUCT LIST 14 UNLESS APPROVED BY RCE. ITEMS FROM MULTIPLE MANUFACTURERS SHOULD NOT BE INSTALLED IN INDIVIDUAL LOCATIONS.

18. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE BOX OR STRUCTURE FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

19. LIFT HOLES AND/OR DEVICES MAY BE PLACED AS NECESSARY. ALL LIFT HOLES SHALL BE GROUTED SHUT PRIOR TO COMPLETION OF THE INSTALLATION. ALL LIFTING METHODS MUST MEET OSHA REGULATIONS.

20. THE CONTRACTOR SHALL USE A SINGLE SOURCE MANUFACTURER CHOSEN FROM QUALIFIED PRODUCT LIST FOR PRECAST ITEMS ON THIS DRAWING.

21. PRECAST MANUFACTURER SHALL FOLLOW QUALIFIED PRODUCT POLICY 14.

22. CONTRACTOR MAY SUBMIT DESIGN DRAWINGS AND CALCULATIONS FOR MODIFICATIONS TO THIS ITEM ON A PROJECT BY PROJECT BASIS. MODIFICATIONS TO THESE ITEMS WILL NOT BE LISTED ON ANY QUALIFIED PRODUCT LIST. SUBMIT ALL PROPOSALS FOR PROJECT SPECIFIC MODIFICATIONS TO THE RESIDENT ENGINEER FOR REVIEW BY THE ENGINEER OF RECORD.

23. JOINTS BETWEEN INSTALLED PIECES AND PRECAST ITEMS TO BE PLACED SHALL BE SEALED WITH A ½" GROUT LIFT OR AN APPROPRIATE PLASTIC PREFORMED GASKET (FROM QUALIFIED PRODUCT LIST 13.)

PRECAST INSTALLATION NOTES:

24. BED SHALL BE PREPARED AND COMPACTED FOR PRECAST DRAINAGE STRUCTURE AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS FOR PRECAST ITEMS. ELEVATION OF BEDDING MATERIAL SHALL BE APPROPRIATE TO ACCOMMODATE ELEVATION OF ALL PIPES AND REQUIRED BOX TOP ELEVATION.

25. PLACE AND LEVEL PRECAST BOX.

26. PIPES SHALL BE INSTALLED AND GROUTED IN PLACE.

27. PIPES AND BOX SHALL BE BACKFILLED AND COMPACTED AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS.

28. ANY LOCATION WHERE THE ABOVE REQUIREMENTS CANNOT BE MET SHALL BE COMPLETED USING CAST IN PLACE MATERIALS MEETING THE REQUIREMENTS OF THIS STANDARD DRAWING. ANY ADDITIONAL MATERIALS OR COSTS ASSOCIATED WITH THE USE OF PRECAST WILL BE PAID FOR BY THE CONTRACTOR AND MAY NOT BE CHARGED TO SCDOT.

29. PRECAST CONCRETE CIRCULAR STRUCTURES (AS SHOWN ON 719-420-00) ARE REQUIRED FOR THE FOLLOWING APPLICATIONS UNLESS PROHIBITED BY THE PLANS OR SPECIAL PROVISIONS.

(a) ON DRAINAGE STRUCTURES WITH A DEPTH EQUAL TO OR GREATER THAN 12 FEET.

(b) ON DRAINAGE STRUCTURES WHERE THE FLOW LINE ELEVATION OF THE INLET PIPE IS EQUAL TO OR HIGHER THAN THE INSIDE TOP (SOFFIT) OF THE OUTLET PIPE.

(c) AS REQUIRED BY THE PROJECT PLANS.

30. THE PAY ITEM SHALL BE:
CATCH BASIN TYPE 1 _____ EA

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IEG JOB NO. 15-360.00

SEAL
NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA — INFINITY ENGINEERING GROUP, LLC — No. 4573 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 29128 — NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:37:40 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SCDOT DETAILS

SHEET NUMBER

C05.05

REFERENCES

NATIONAL DOCUMENTS

AASHTO M 235

SCDOT DOCUMENTS

QUALIFIED PRODUCT LIST 14

RELATED DRAWINGS & KEYWORDS

719-505-01, 719-505-03, 719-420-00

PRECONSTRUCTION SUPPORT ENGINEER

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 8858 EDWIN SYLVESTER EAGLE, II

SIGNATURE

MARCH 3, 2009

DATE

#	DATE	CHK	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2009	DSO	GENERAL REVISIONS
0	3/2008	DSO	GENERAL REVISIONS

SCDOT

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

DRAINAGE ACCESS MANHOLE HEAVY DUTY DRAINAGE STRUCTURE

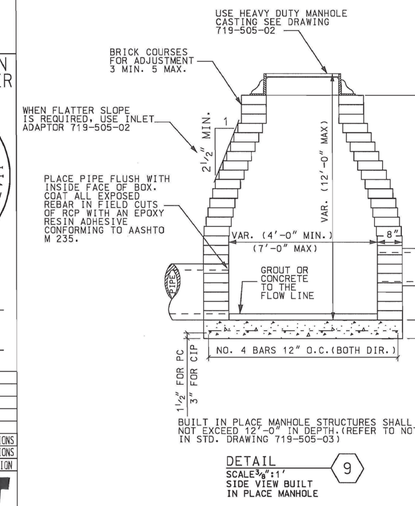
719-505-01

EFFECTIVE LETTING DATE | MAY 2009

SEE QUALIFIED PRODUCT LIST 14 FOR MANUFACTURERS OF PRECAST ITEMS.

BUILT IN PLACE
① BOTTOM SLAB (CIP VARIABLE OR PC 100" DIA.X 6")
AND
② BRICK WALLS (8") (MAX 12' DEPTH)

PRECAST
③ 48" DIA. CIRCULAR DRAINAGE BASE (CONFORMING TO STD. DRAWING 719-420-00)
AND
④ 48" DIA. CIRCULAR RISER (CONFORMING TO STD. DRAWING 719-420-00)
AND
⑤ MANHOLE PC ECCENTRIC CONE

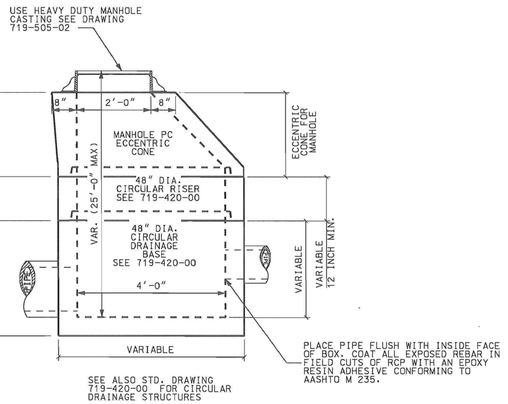


BUILT IN PLACE OPTION	PRECAST OPTION
	⑤ ECCENTRIC CONE
② BRICK	④ 48" DIA. PC CIRCULAR RISER (IF NEEDED)
	③ 48" DIA. PC CIRCULAR DRAINAGE BASE
① MANHOLE BOTTOM SLAB	

BUILT IN PLACE MANHOLE STRUCTURES SHALL NOT EXCEED 12'-0" IN DEPTH.(REFER TO NOTE 8 IN STD. DRAWING 719-505-03)

DETAIL 9
SCALE ¾"=1'
SIDE VIEW BUILT IN PLACE MANHOLE

FOR NOTES AND MANHOLE FRAME AND COVER DETAILS SEE STD. DRAWINGS 719-505-03 AND 719-505-04



SEE ALSO STD. DRAWING 719-420-00 FOR CIRCULAR DRAINAGE STRUCTURES

DETAIL 10
SCALE ⅜"=1'
SIDE VIEW
PRECAST MANHOLE WITH ECCENTRIC CONE

TABLE 719-505A PRECAST ITEMS

MANHOLE PC BOTTOM SLAB (100" DIA. X 6")
MANHOLE PC ECCENTRIC CONE
SEE ALSO 719-505-03 & 719-420-00

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IEG JOB NO. 15-360.00
SEAL NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION INFINITY ENGINEERING GROUP, LLC No. 4573

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:37:58 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

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PROJECT INFORMATION BLOCK

JOB #	240634
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CHECKED BY:	IEG

SHEET TITLE

SCDOT DETAILS

SHEET NUMBER

C05.06

REFERENCES

NATIONAL DOCUMENTS

ASTM C55, ASTM A706, AASHTO M55
AASHTO M221, AASHTO M105, AASHTO M306

SCDOT DOCUMENTS

QUALIFIED PRODUCT LIST 14,
QUALITIFIED PRODUCT LIST 13

RELATED DRAWINGS & KEYWORDS

719-420-00, 719-550-00

PRECONSTRUCTION SUPPORT ENGINEER

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
NO. 8858
EDWIN SYLVESTER EAGLE, III

SIGNATURE

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SCDOT

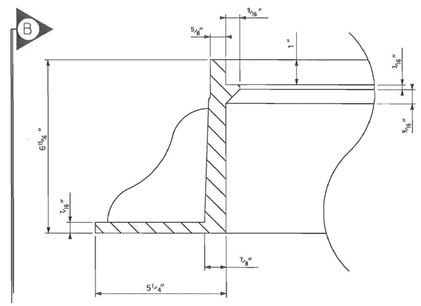
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

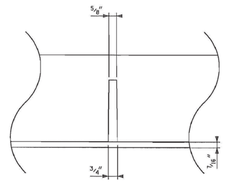
DRAINAGE ACCESS MANHOLE HEAVY DUTY CASTING

719-505-03

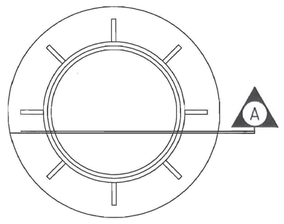
EFFECTIVE LETTING DATE | MAY, 2009



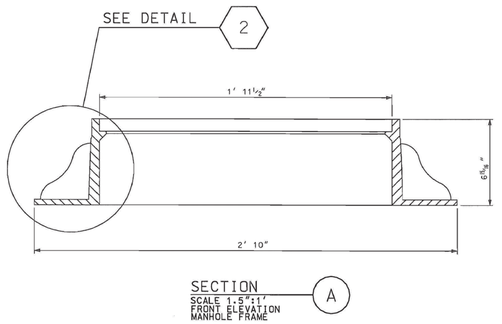
DETAIL 2
SCALE 3":1'
MANHOLE
FRAME DETAIL



SECTION B
SCALE 1.5":1'
MANHOLE
FRAME
STIFFENER



DETAIL 1
SCALE 3/4":1'
PLAN VIEW
MANHOLE
FRAME



SECTION A
SCALE 1.5":1'
FRONT ELEVATION
MANHOLE FRAME

NOTES:

1. FOR BUILT IN PLACE CONSTRUCTION OF THE MANHOLE, EITHER BRICK MASONRY (WALLS ONLY) OR CLASS 3000 CONCRETE MAY BE USED. FOR PRECAST CONSTRUCTION, A MINIMUM OF CLASS 4000P CONCRETE SHALL BE USED (SEE STD. DRAWING 719-420-00).

2. BRICK WALLS ARE TO BE 8" THICK. CONCRETE BRICK AND SIMILAR SOLID UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 55, GRADE S-II.

3. CORBELLING (RACKING) OF BRICK MASONRY FOR MANHOLES SHALL BE AT A MIN. RATE OF 2:S1.

4. THE BOTTOM SLAB OF THE BOX SHALL BE A MINIMUM OF 6" THICK REINFORCED CONCRETE (CLASS 3000 OR 4000P) CONCRETE WITH A REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT. WIRE MESH MAY BE USED IN LIEU OF STEEL BARS PROVIDED A MINIMUM OF 0.20 SQUARE INCHES PER FOOT IS MET.

5. MORTAR SHALL BE TYPE S OR M.

6. REINFORCING STEEL SHALL BE ASTM A-706, LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT, GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M 221.

7. SEE STANDARD DRAWING 719-550-00 FOR STEPS, WHICH ARE REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 4'-6".

8. SEE STANDARD DRAWINGS 719-420-00 AND 719-425-00 FOR DEPTHS GREATER THAN 12'. PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURES ARE REQUIRED WHEN THE DEPTH FROM THE TOP OF THE DRAINAGE BOX BOTTOM SLAB TO THE TOP OF THE GROUND EXCEEDS 12'-0".

9. LOCATION AND SIZE OF PIPES ARE SITE SPECIFIC (SEE DRAINAGE PLANS). THE BOTTOM OF THE CATCH BASIN IS TO BE GROUTED TO THE LOWEST FLOW LINE ELEVATION OF ALL PIPES. IF BOTTOM SLAB IS CAST IN PLACE WITH PIPES INSTALLED, BOTTOM SLAB THICKNESS MUST BE ACHIEVED BEYOND PIPE OUTSIDE DIAMETER.

10. FOR CONCENTRIC AND ECCENTRIC CONES REFER TO STD. DRAWINGS 719-420-00.

11. CASTINGS SHALL CONFORM TO AASHTO M 105, CLASS 35 B. CASTING SHALL MEET LOAD TEST OF AASHTO M 306.

12. CASTINGS SHALL BE MANUFACTURED SO AS TO PREVENT THE COVER FROM RATTLING UNDER TRAFFIC.

13. ONLY ONE VENT HOLE (1" DIA.) SHALL BE MANUFACTURED IN COVER WITH 2 PICK HOLES (MAX 1" DIA.).

14. ALTERNATE COVER FACES THAT MEET THE ABOVE SPECIFICATION ARE ACCEPTABLE. MANHOLE SHALL BE LINED UP WITH THE INTERIOR OF THE BOX AS SHOWN.

15. ALL MANUFACTURING PROCESSES FOR THE MANHOLE COVER AND RING MUST OCCUR IN THE UNITED STATES.

16. THE CONTRACT UNIT PRICE FOR MANHOLES SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS (BUILT IN PLACE OR PRECAST) AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE STRUCTURE COMPLETE IN PLACE AS SHOWN IN ACCORDANCE WITH THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

17. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE STRUCTURE FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

18. LIFT HOLES AND/OR DEVICES MAY BE PLACED AS NECESSARY. ALL LIFT HOLES SHALL BE GROUTED SHUT PRIOR TO COMPLETION OF THE INSTALLATION ALL LIFTING METHODS MUST MEET OSHA REGULATIONS.

19. THE CONTRACTOR SHALL USE A SINGLE SOURCE MANUFACTURER LISTED ON QUALIFIED PRODUCT LIST 14 FOR PRECAST ITEMS ON THIS DRAWING.

20. PRECAST MANUFACTURER MUST MEET ALL OTHER REQUIREMENTS OF QUALIFIED PRODUCT POLICY 14.

21. PRECAST ITEMS MODIFIED FROM THIS STANDARD SHALL NOT BE LISTED ON QUALIFIED PRODUCT LIST 14. HOWEVER, CONTRACTION MAY SUBMIT DESIGN DRAWINGS AND CALCULATIONS TO THE ENGINEER OF RECORD FOR REVIEW.

22. JOINTS BETWEEN INSTALLED PIECES AND PRECAST ITEMS TO BE PLACED SHALL BE SEALED WITH A ½" GROUT LIFT OR AN APPROPRIATE PLASTIC PREFORMED GASKET (FROM QUALIFIED PRODUCT LIST 13.)

PRECAST INSTALLATION NOTES:

23. BED SHALL BE PREPARED AND COMPACTED FOR PRECAST DRAINAGE STRUCTURE AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS FOR PRECAST ITEMS. ELEVATION OF BEDDING MATERIAL SHALL BE APPROPRIATE TO ACCOMMODATE ELEVATION OF ALL PIPES AND REQUIRED TOP ELEVATION.

24. PLACE AND LEVEL PRECAST CIRCULAR DRAINAGE STRUCTURE.

25. PIPES SHALL BE INSTALLED AND GROUTED IN PLACE.

26. PIPES AND CIRCULAR DRAINAGE STRUCTURE SHALL BE BACKFILLED AND COMPACTED AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS (LATEST EDITION).

27. ANY LOCATION WHERE THE ABOVE REQUIREMENTS CANNOT BE MET SHALL BE COMPLETED USING CAST IN PLACE MATERIALS MEETING THE REQUIREMENTS OF THIS STANDARD DRAWING. ANY ADDITIONAL MATERIALS OR COSTS ASSOCIATED WITH THE USE OF PRECAST SHALL BE PAID FOR BY THE CONTRACTOR AND MAY NOT BE CHARGED TO SCDOT.

28. PRECAST CONCRETE CIRCULAR STRUCTURES (AS SHOWN ON 719-420-00) ARE REQUIRED FOR THE FOLLOWING APPLICATIONS UNLESS PROHIBITED BY THE PLANS OR SPECIAL PROVISIONS.

(a) ON DRAINAGE STRUCTURES WITH A DEPTH EQUAL TO OR GREATER THAN 12 FEET.

(b) ON DRAINAGE STRUCTURES WHERE THE FLOW LINE ELEVATION OF THE INLET PIPE IS EQUAL TO OR HIGHER THAN THE INSIDE TOP (SOFFIT) OF THE OUTLET PIPE.

(c) AS REQUIRED BY THE PROJECT PLANS.

29. THE PAY ITEM SHALL BE:
MANHOLE_____EA

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Suite 1800
Charlotte, NC 28202
P: 704.981.8951
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FIFTH THIRD

FIFTH THIRD BANK
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2901 MAY RIVER CROSSING
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Cert. of Auth. No 4573

IEG JOB NO. 15-360.00
SEAL NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

INFINITY ENGINEERING GROUP, LLC CERTIFICATE OF AUTHORIZATION No. 4573

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@ieggroup.net
Date: 2025.06.27 13:38:17 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SCDOT DETAILS

SHEET NUMBER

C05.07

REFERENCES

NATIONAL DOCUMENTS

AASHTO M199, AASHTO M55, AASHTO M, ASTM A706

SCDOT DOCUMENTS

SECTION 718 SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, QUALIFIED PRODUCT LIST 14

RELATED DRAWINGS & KEYWORDS

719-550-00, 719-425-00

PRECONSTRUCTION SUPPORT ENGINEER

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 8858 M. SYLVESTER EAGLE, II

SIGNATURE

MARCH 2, 2009
DATE

#	DATE	CHK	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2009	KNB	REVISED TABLE B
0	3/2008	DSO	GENERAL REVISIONS

SCDOT

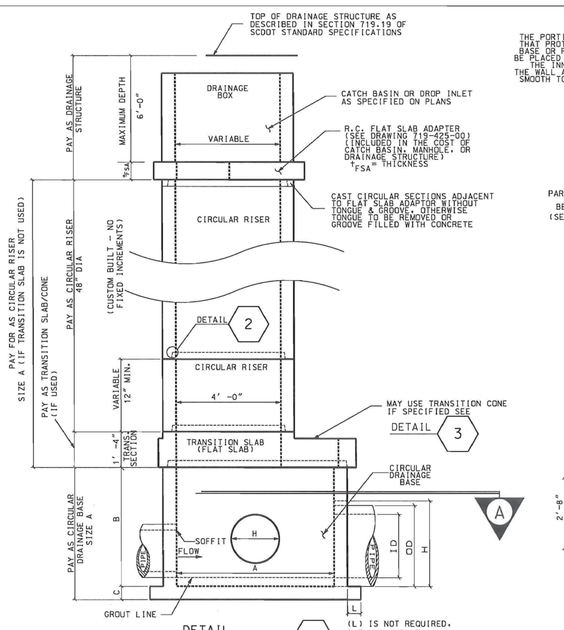
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

DRAINAGE SUBSTRUCTURE CIRCULAR DRAINAGE BASE AND RISER

719-420-00

EFFECTIVE LETTING DATE: MAY, 2009



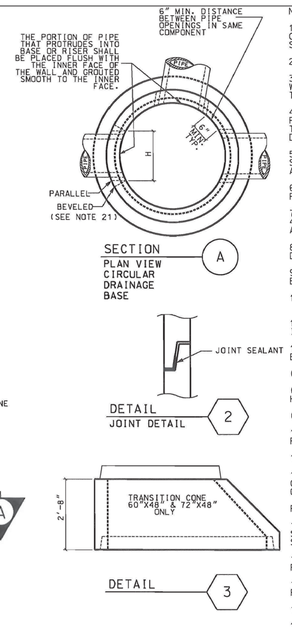
DETAIL
CIRCULAR DRAINAGE STRUCTURE WITH TRANSITION SLAB, RISERS, AND CATCH BASIN
1

(L) IS NOT REQUIRED, BUT MAY VARY TO A MAXIMUM SHOWN IN TABLE 719-420B

TABLE 719-420B

RCP INSIDE DIA. (ID)	MAX. OUTSIDE DIA. (OD)	MINIMUM OPENING (H)	MINIMUM REQUIRED DRAINAGE BASE DIA. (A)	DRAINAGE BASE (PAY HEIGHT) (##B)	BOTTOM THICKNESS (C)	(L) MAX
15"	21"	24"	48"	48"	6"	6"
18"	24½"	28"	48"	48"	6"	6"
24"	31½"	34"	48"	48"	6"	6"
30"	38½"	42"	60"	60"	8"	8"
36"	45½"	49"	60"	60"	8"	8"
42"	52½"	56"	72"	72"	8"	8"
48"	59½"	64"	72"	72"	8"	8"
54"	66½"	71"	84"	80"	8"	8"
60"	73½"	78"	96"	88"	8"	8"
66"	80½"	85"	120"	96"	10"	10"
72"	87½"	92"	120"	96"	10"	10"

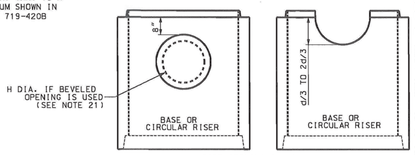
THE ADDITIONAL HEIGHT OF BASE ABOVE "BASE PAY HEIGHT" WILL BE PAID AS RISER OF THE APPROPRIATE DIAMETER



SECTION A
PLAN VIEW CIRCULAR DRAINAGE BASE

DETAIL 2
JOINT DETAIL

DETAIL 3



PIPE OPENING IN CIRCULAR DRAINAGE STRUCTURE MUST BE A MINIMUM OF 8" FROM TOP OF BOX UNLESS TOP OF THE CIRCULAR DRAINAGE STRUCTURE IS IN THE MIDDLE OF PIPE THIRD.

DETAIL
PIPE PLACEMENT
4

TABLE 719-420A PRECAST ITEMS

(A)	DRAINAGE BASE	CIRCULAR RISER	TRANSITION SLAB	TRANSITION CONE
48"	48" DIA. CIRCULAR DRAINAGE BASE	48" DIA. CIRCULAR RISER		
60"	60" DIA. CIRCULAR DRAINAGE BASE	60" DIA. CIRCULAR RISER	60" DIA. TO 48" DIA. CIRCULAR TRANSITION SLAB	60" DIA. TO 48" DIA. CIRCULAR TRANSITION CONE
72"	72" DIA. CIRCULAR DRAINAGE BASE	72" DIA. CIRCULAR RISER	72" DIA. TO 48" DIA. CIRCULAR TRANSITION SLAB	72" DIA. TO 48" DIA. CIRCULAR TRANSITION CONE
84"	84" DIA. CIRCULAR DRAINAGE BASE	84" DIA. CIRCULAR RISER	84" DIA. TO 48" DIA. CIRCULAR TRANSITION SLAB	
96"	96" DIA. CIRCULAR DRAINAGE BASE	96" DIA. CIRCULAR RISER	96" DIA. TO 48" DIA. CIRCULAR TRANSITION SLAB	
120"	120" DIA. CIRCULAR DRAINAGE BASE	120" DIA. CIRCULAR RISER	120" DIA. TO 48" DIA. CIRCULAR TRANSITION SLAB	

THIS DRAWING IS NOT TO SCALE

NOTES:

1. ALL MATERIALS, DESIGN, MANUFACTURING, TESTING AND PRODUCT PERFORMANCE FOR PRECAST CONCRETE COMPONENTS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH AASHTO M 199 AND SECTION 719 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

2. PRECAST CONSTRUCTION SHALL USE A MINIMUM OF CLASS 4000P CONCRETE.

3. BASE SECTIONS SHALL HAVE A BOTTOM POURED MONOLITHICALLY WITH THE WALL OR A SCDOT APPROVED WATER-STOP CAST INTO THE BOTTOM FOR THE JOINT TO THE WALL. PIPE MAY EXTEND INTO THE FLOOR TO THE BASE A MAXIMUM OF TWO INCHES.

4. TRANSITION SLAB AND CONE SECTIONS SHALL PROVIDE FOR TRANSITION TO NO LESS THAN 48" DIAMETER RISERS OR TOP CONES WITH A JOINT EQUAL TO THAT OF A RISER SECTION. THE MINIMUM SLOPE ANGLE FOR TRANSITION CONE WALLS SHALL BE 45 DEGREES. TRANSITION SLABS AND CONE SECTIONS SHALL BE DESIGNED TO MEET A HS 20 LIVE LOAD.

5. JOINTS SHALL BE TONGUE AND GROOVE. JOINT SEALANT SHALL MEET THE REQUIREMENTS OF SUPPLEMENTAL TECHNICAL SPECIFICATION SC-M-714. SIZE AND AMOUNT OF SEALANT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. REINFORCING STEEL SHALL BE ASTM A-706, LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT, GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M.

7. SEE STANDARD DRAWING 719-550-00 FOR STEPS, WHICH ARE REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 4'-6". STEPS SHALL BE ALIGNED IN ALL SECTIONS TO FORM A CONTINUOUS LADDER. STEPS SHALL BE ALIGNED WITH OPENING IN TOP OR FLAT SLAB ADAPTER SO AS TO PROVIDE REASONABLE ACCESS.

8. LOCATION AND SIZE OF PIPES ARE SITE SPECIFIC. (SEE DRAINAGE PLANS). THE BOTTOM OF THE DRAINAGE BASE IS TO BE GROUTED TO THE LOWEST FLOW LINE ELEVATION OF ALL PIPES.

9. AFTER PIPE IS SET INTO THE DRAINAGE STRUCTURE, THE REMAINING OPENING AROUND THE PIPE MUST BE SEALED WITH BRICK AND MORTAR OR CONCRETE FOR THE FULL WALL THICKNESS OF THE STRUCTURE.

10. USE TYPE M MORTAR IN ACCORDANCE WITH SECTION 718 OF THE SCDOT STANDARD SPECIFICATION.

11. SEE DRAWINGS IN SECTION 719 OF THE STANDARD DRAWINGS FOR DETAILS ON CATCH BASINS, DROP INLETS, AND MANHOLES.

12. PRECAST CONCRETE STRUCTURES ARE REQUIRED FOR THE FOLLOWING APPLICATIONS UNLESS PROHIBITED BY THE PLANS OR SPECIAL PROVISIONS.

(a) ON DRAINAGE STRUCTURES WITH A DEPTH EQUAL TO OR GREATER THAN 12 FEET.

(b) ON DRAINAGE STRUCTURES WHERE THE FLOW LINE ELEVATION OF THE INLET PIPE IS EQUAL TO OR HIGHER THAN THE INSIDE TOP (SOFFIT) OF THE OUTLET PIPE.

(c) AS REQUIRED BY THE PROJECT PLANS.

13. PRECAST CONCRETE STRUCTURES MAY BE USED ON ANY OTHER APPLICATION UNLESS PROHIBITED BY THE PLANS OR SPECIAL PROVISIONS.

14. SEE STANDARD DRAWING 719-425-00 FOR DETAILS OF THE FLAT SLAB ADAPTER.

15. SCDOT REQUIRES CONTRACTOR/MANUFACTURER TO PROVIDE SHOP DRAWINGS TO THE RESIDENT CONSTRUCTION ENGINEER PRIOR TO MANUFACTURE. THE MANUFACTURER IS RESPONSIBLE FOR CONFIGURATION OF THE PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURE IN ACCORDANCE WITH THIS STANDARD DRAWING.

PRECAST NOTES:

16. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE BOX OR STRUCTURE FOR ADDITIONAL DETAILS AND SPECIFICATIONS.

17. LIFT HOLES AND/OR DEVICES MAY BE PLACED AS NECESSARY. ALL LIFT HOLES SHALL BE GROUTED SHUT PRIOR TO COMPLETION OF THE INSTALLATION. ALL LIFTING METHODS MUST MEET OSHA REGULATIONS.

18. THE CONTRACTOR SHALL USE A SINGLE SOURCE MANUFACTURER CHOSEN FORM THE LIST ON QUALIFIED PRODUCT LIST 14 FOR PRECAST ITEMS ON THIS DRAWING.

19. PRECAST MANUFACTURER SHALL MEET ALL REQUIREMENTS OF QUALIFIED PRODUCT POLICY 14.

20. CONTRACTOR MAY SUBMIT DESIGN DRAWINGS AND CALCULATIONS FOR MODIFICATIONS TO THIS ITEM ON A PROJECT BY PROJECT BASIS. MODIFICATIONS TO THESE ITEMS WILL NOT BE LISTED ON ANY QUALIFIED PRODUCT LIST. SUBMIT ALL PROPOSALS FOR PROJECT SPECIFIC MODIFICATIONS TO THE RESIDENT ENGINEER FOR REVIEW BY THE ENGINEER OF RECORD.

PRECAST INSTALLATION NOTES:

21. H DIMENSION FOR HOLE OPENING IS MEASURED FROM THE INSIDE FACE OF THE DRAINAGE STRUCTURE AS SHOWN IN SECTION A. FOR BEVELED OPENINGS, 8" DIMENSION SHOWN IN DETAIL 4 IS MEASURED FROM THE LARGEST HOLE DIMENSION ON THE OUTSIDE FACE OF THE DRAINAGE STRUCTURE.

22. BED SHALL BE PREPARED AND COMPACTED FOR PRECAST DRAINAGE STRUCTURE AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS FOR PRECAST ITEMS. ELEVATION OF BEDDING MATERIAL SHALL BE APPROPRIATE TO ACCOMMODATE ELEVATION OF ALL PIPES AND REQUIRED BOX TOP ELEVATION.

23. PLACE AND LEVEL PRECAST DRAINAGE STRUCTURE.

24. PIPES SHALL BE INSTALLED AND GROUTED IN PLACE.

25. PIPES AND DRAINAGE STRUCTURE SHALL BE BACKFILLED AND COMPACTED AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS.

PAYMENT:

26. THE COST OF THE FLAT SLAB ADAPTER SHALL BE INCLUDED IN THE BID PRICE OF THE INLET STRUCTURE CATCH BASIN, DROP INLET, OR MANHOLE.

27. THE CONTRACT UNIT PRICE FOR PRECAST COMPONENTS SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS (BUILT IN PLACE OR PRECAST) AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE STRUCTURE COMPLETE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

28. IF PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURES ARE USED TO CONSTRUCT CATCH BASINS, DROP INLETS, JUNCTION BOXES OR MANHOLES, THEN EXTRA DEPTH OF BOX WILL NOT BE MEASURED AND PAID FOR.

29. THE PAY ITEM SHALL BE:

PRECAST CONCRETE DRAINAGE BASE-__"DIA. _____EACH
PRECAST CONCRETE RISER-___"DIA. _____L.F.
PRECAST CONCRETE TRANSITION SECTION-"FLAT SLAB(__"TO __")_____EACH
PRECAST CONCRETE TRANSITION SECTION-CONE(__"TO__")_____EACH
CATCH BASIN, DROP INLET, MANHOLE (AS SPECIFIED)_____EACH

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SEAL
NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
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DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SCDOT DETAILS

SHEET NUMBER

C05.08

NOTES:

1) OWNER'S GENERAL CONTRACTOR TO PROVIDE OSHA APPROVED TRENCH FROM UNDERSIDE OF OPERATORS AREA TO CUSTOMER UNIT ISLANDS. ACTUAL ROUTING OF TRENCH TO BE DETERMINED BY THE OWNER'S GENERAL CONTRACTOR. DEPTH OF TRENCH MAY VARY TO AVOID OBSTRUCTIONS BUT MUST NOT BE LESS THAN THE MINIMUM AS SHOWN IN THE DETAIL SECTION

2) BEFORE PNEUMATIC TUBES ARE INSTALLED; OWNER'S GENERAL CONTRACTOR TO CONSTRUCT ISLAND TEMPLATE SUPPORT SYSTEM, SET TEMPLATES IN PROPER RELATIONSHIP TO THE BUILDING AND SET TOP OF TEMPLATE LEVEL TO TOP OF ISLAND (STEEL TEMPLATE PROVIDED BY HAMILTON).

3) ELECTRICAL CONDUIT, LOW VOLTAGE CONTROL AND AUDIO CABLE CONDUIT AND OPTIONAL TELL-R-TV CONDUIT TO BE BURIED ABOVE THE PNEUMATIC TUBES AND MUST NOT INTERFERE WITH THE PNEUMATIC TUBES. (ALL BY OWNER'S ELECTRICAL CONTRACTOR)

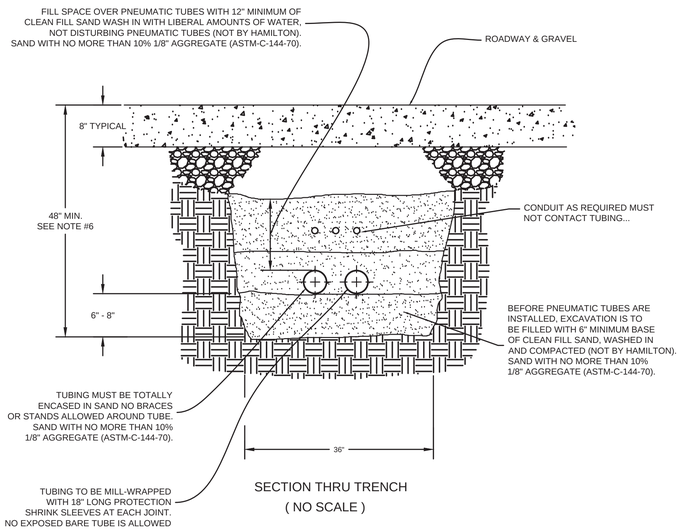
4) BEFORE CONDUIT IS INSTALLED, COVER PNEUMATIC TUBE WITH 3" TO 4" OF CLEAN FILL SAND (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).

5) BEFORE PNEUMATIC TUBES ARE INSTALLED, EXCAVATION IS TO BE FILLED WITH 6" TO 8" MINIMUM BASE OF CLEAN FILL SAND, WASHED IN AND COMPACTED (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).

6) 48" MINIMUM TRENCH DEPTH USING 30" RADIUS BENDS. ACTUAL DEPTH DETERMINED BY ARCHITECT BASED ON JOB SITE, SOIL, FROST LINE, CODE, ETC. ALWAYS LOCATE TUBES BELOW FROST LINE.

7) THE FOLLOWING NOT FURNISHED BY HAMILTON: CANOPY, SUPPORTS, ISLANDS, CONDUIT, HOLE OPENINGS, GUARD POST, SAND FILL, CHIPPING AND EXCAVATION. ALL FINISH BY OWNER'S GENERAL CONTRACTOR

8) THE OWNERS GENERAL CONTRACTOR IS TO SIGN BELOW BEFORE TUBING IS COVERED TO SHOW PRESSURE TEST WAS PERFORMED ONLY, NOT TO VERIFY TEST RESULTS.



SECTION THRU TRENCH
(NO SCALE)

TUBE PRESSURE TEST PROCEDURES:

1)____ PRESSURE TEST TUBES BEFORE THEY ARE COVERED

2)____ PRESSURE TEST TUBES AT 5 P.S.I. FOR 1 HOUR WITHOUT LEAKAGE

3)____ PULL OR BLOW A CARRIER THROUGH THE TUBING

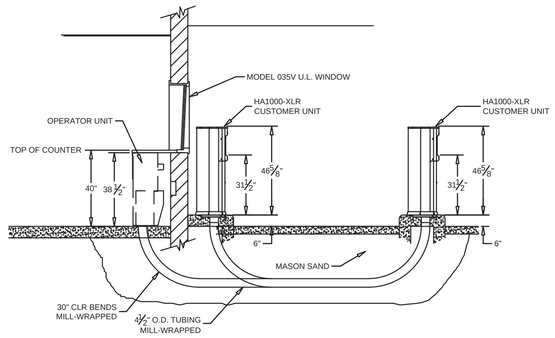
SIGNATURE: (OWNERS GENERAL CONTRACTOR TO SIGN TEST WAS PERFORMED)

REV.-1	DATE: 4/29/04	CHANGED DIMENSIONS & NOTES....
REV.-2	DATE: 10/11/10	Added Specs to Sand used around tubes
REV.-3	DATE: 11/8/10	Added Notes #1 - #8

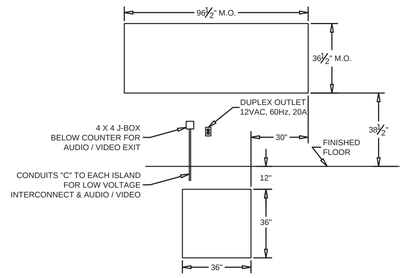
HAMILTON AIR.

TYPICAL CROSS SECTION OF DIRECT BURIAL TUBING AND ELECTRICAL CONDUITS

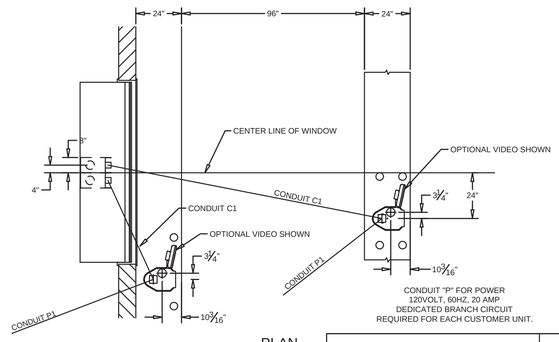
Drawing Number : 99-803 | Date : 10/10/01



SECTION



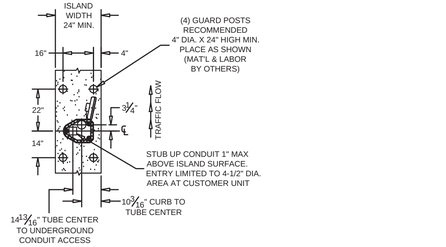
MASONRY DETAIL
(FOR MODEL 038V U.L. WINDOW)



PLAN

NOTE: CONDUIT "P" TO BUILDING POWER PANEL
CONDUIT "C" TO JUNCTION BOX BELOW COUNTER AND EXTENDED ABOVE CEILING TO TELLER AREA

CONDUIT "P" FOR POWER 120VOLT, 60HZ, 20 AMP DEDICATED BRANCH CIRCUIT REQUIRED FOR EACH CUSTOMER UNIT.



ISLAND DETAIL

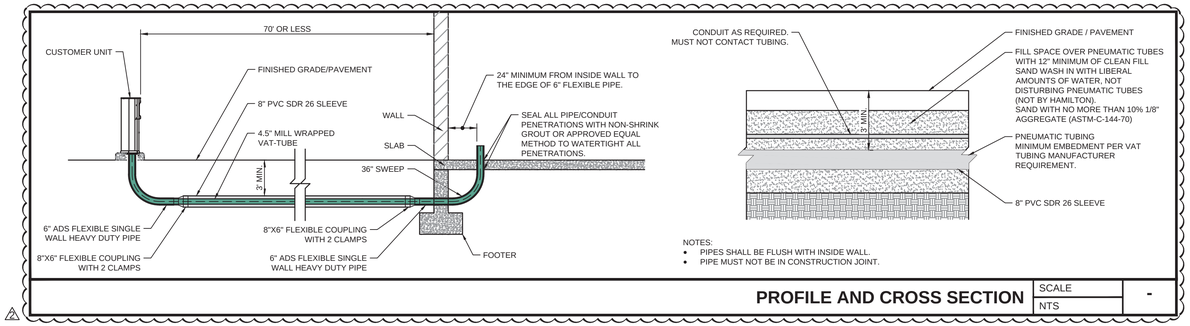
ADDITIONAL DRAWINGS TO REFERENCE:
95-701, 99-349, & 99-1160

est. 1967
HAMILTON
CUSTOM MADE SECURITY

PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS ARE THE PROPERTY OF HAMILTON SAFE CO. AND SHALL NOT BE REPRODUCED,COPIED,USED AS THE BASIS FOR MANUFACTURE OR SALE OF APPARATUS WITHOUT PERMISSION

DESCRIPTION
PNEUMATIC TUBE SYSTEMS
MODEL HA1000-XLRD
'202' SYSTEM - UNDERGROUND TUBING

DRAWING/MODEL NUMBER 99-1164 | DATE 10/8/2021



NOTES:
- PIPES SHALL BE FLUSH WITH INSIDE WALL.
- PIPE MUST NOT BE IN CONSTRUCTION JOINT.

PROFILE AND CROSS SECTION | SCALE NTS | -

SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

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550 S. Caldwell Street
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Digitally signed by Nisit Sapparkhao
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CHECKED BY:	IEG

SHEET TITLE

UNDERGROUND VAT TUBE DETAILS

SHEET NUMBER

C05.09

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

FIFTH THIRD - MAY RIVER CROSSING

PROPERTY OWNER:

FIRST CHATHAM BANK
111 BARNARD STREET
SAVANNAH, GEORGIA 31401

SITE ADDRESS:

2500 MAY RIVER CROSSING
BLUFFTON, SOUTH CAROLINA 29910

DESCRIPTION:

CONSTRUCT NEW BUILDING AND PARKING LOT.
MODIFY EXISTING SMS AS REQUIRED TO ACCOMMODATE IMPROVEMENTS PER AUTHORITIES WITH JURISDICTION.

SOIL DISTURBING ACTIVITIES WILL INCLUDE: RE-GRADING, CONSTRUCTION OF FACILITY.

SOILS:

SEE SOIL REPORT

SITE MAPS:

* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORMWATER DISCHARGE POINTS.

* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS

* SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

NAME OF RECEIVING WATERS:

EXISTING INLETS

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORMWATER MANAGEMENT

STORMWATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION:)

MODIFIED COLLECTION, CONVEYANCE, TREATMENT & ATTENUATION SYSTEM FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE, WHEN CONSTRUCTION IS COMPLETE. THE SITE DISCHARGES TO AN UNDERGROUND DETENTION SYSTEM. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE DRY DETENTION SYSTEM IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THIS TYPE OF DEVELOPMENT AT THE TIME IT WAS CONSTRUCTED.

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL STORM SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
11. REMOVE ACCUMULATED SEDIMENT FROM BASINS
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

STABILIZATION PRACTICES EROSION AND SEDIMENT CONTROLS

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2. ACRES.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☐ Concrete	☐ Fertilizers	☐ Wood
☐ Asphalt	☐ Petroleum Based Products	☐ Masonry Blocks
☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials
☐ Detergents	☐ Paints	☐ Metal Studs
☐ _____	☐ _____	☐ _____

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION

DIKE:

1. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
2. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
3. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
4. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
5. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORMWATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.

* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.

* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.

MAINTENANCE/INSPECTION PROCEDURES

* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.

* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.

* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING

*PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORMWATER DISCHARGE WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND THAT AUTHORIZES THE STORM CONDITIONS OF THE DEP GENERIC PERMIT WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	GENERAL CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR
BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS					
SIGNATURE					

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IEG JOB NO. 15-360.00

SEAL NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:39:17 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

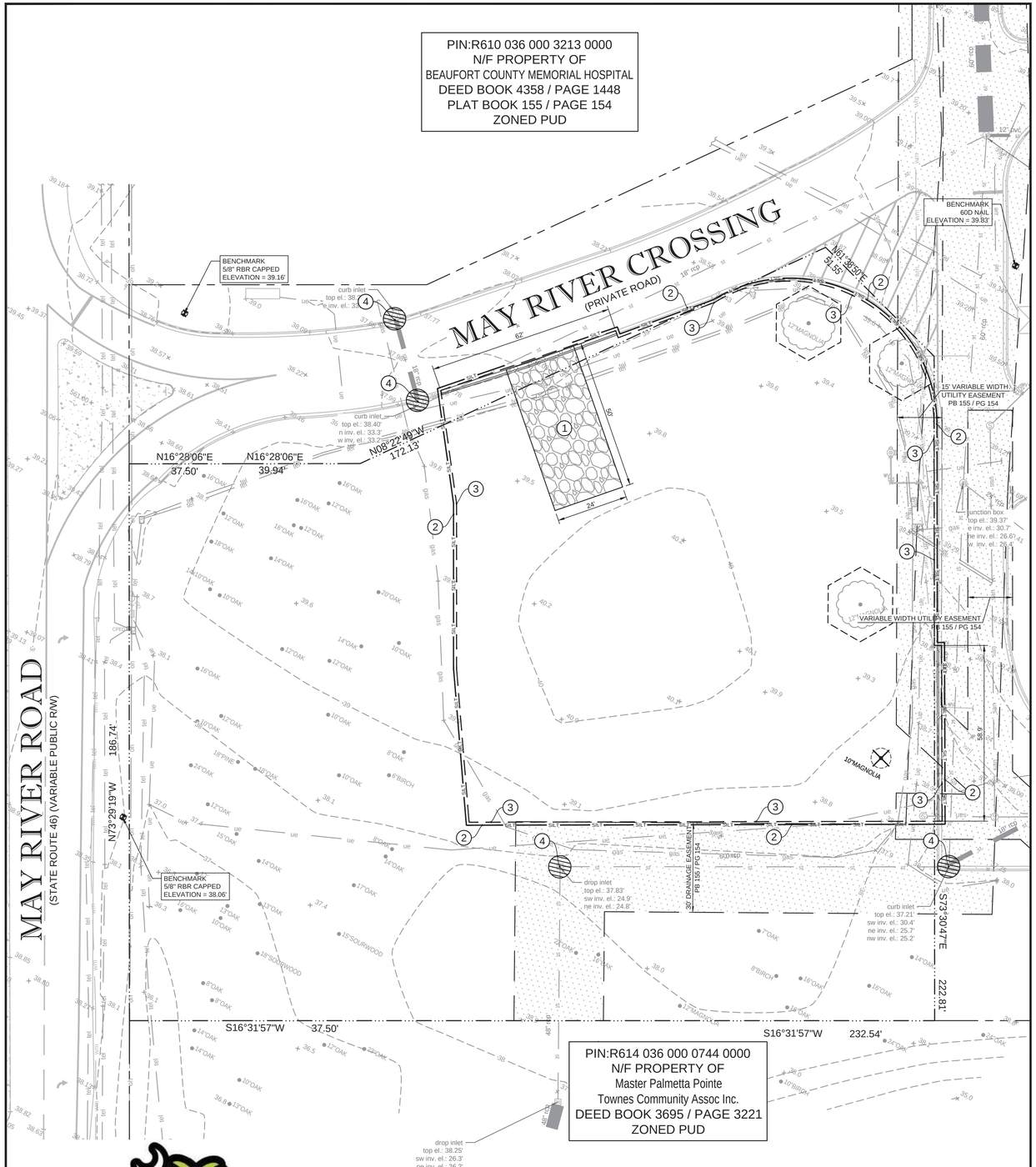
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SWPPP GENERAL REQUIREMENTS

SHEET NUMBER

C06.01



EROSION CONTROL KEYED NOTES

1	CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
2	SILT FENCE
3	LIMITS OF CONSTRUCTION (0.62 AC)
4	INLET PROTECTION

LEGEND

- PROPERTY LINE
- EXISTING CONCRETE TO REMAIN
- EXISTING TO REMAIN
- SILT FENCE
- LIMITS OF CONSTRUCTION
- INLET PROTECTION
- EXISTING CONTOUR
- EXISTING GRADE ELEVATION

GENERAL NOTES

- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

PLAN VIEW | SCALE: AS NOTED | -

SCALE: 0' 20' 40' 60'

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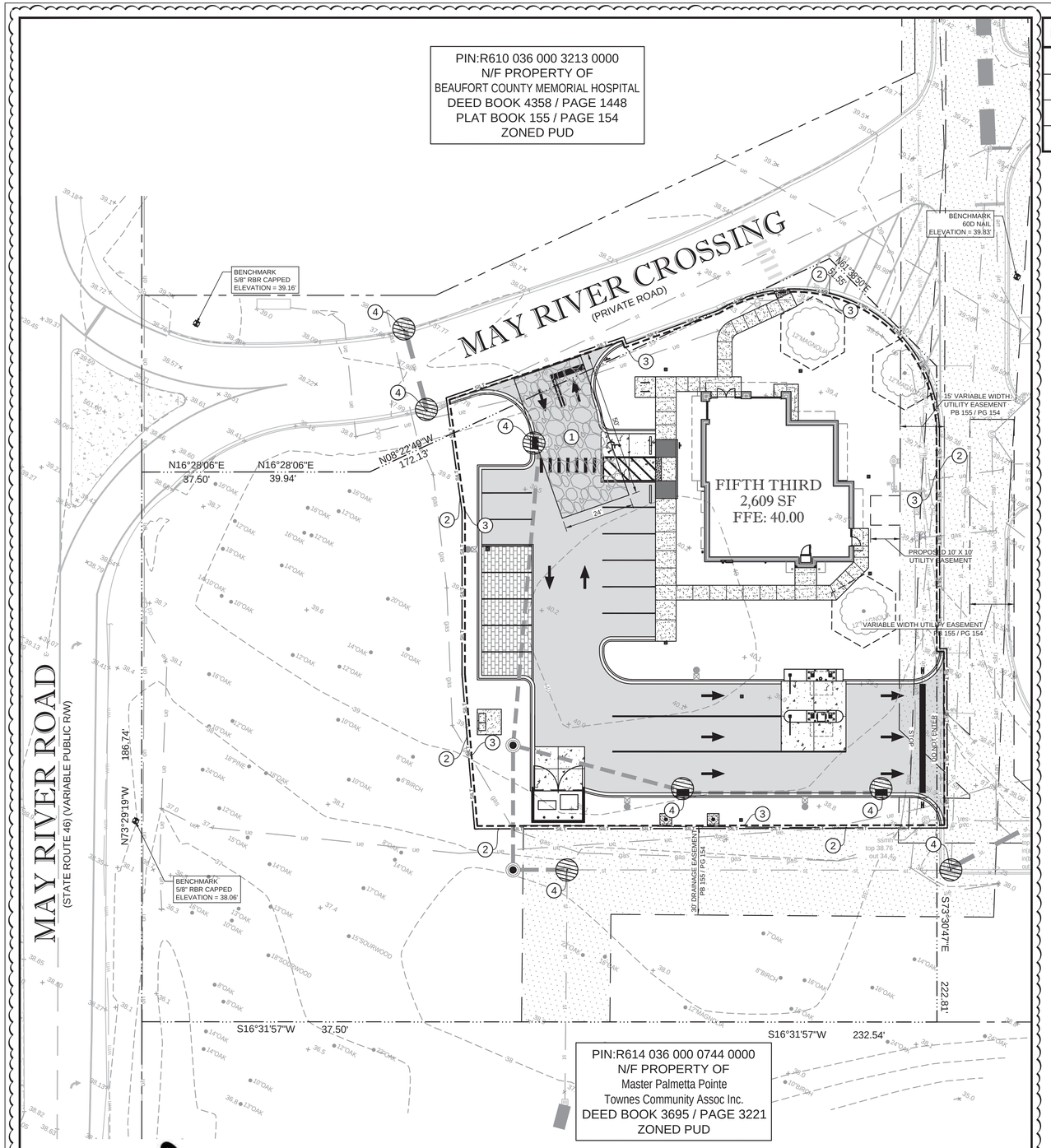
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

EROSION CONTROL PLAN PHASE I

SHEET NUMBER

C06.02



EROSION CONTROL KEYED NOTES

1	CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
2	SILT FENCE
3	LIMITS OF CONSTRUCTION (0.62 AC)
4	INLET PROTECTION

LEGEND

- PROPERTY LINE
- EXISTING CONCRETE TO REMAIN
- EXISTING TO REMAIN
- SILT FENCE
- LIMITS OF CONSTRUCTION
- INLET PROTECTION
- EXISTING CONTOUR
- EXISTING GRADE ELEVATION

GENERAL NOTES

- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

SC811

PLAN VIEW | SCALE: AS NOTED | -

SCALE: 0' 20' 40' 60'

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IEG JOB NO. 15-360.00

SEAL
NISIT SAPPARKHAO, P.E.
SC REG. NO. 29128

INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 29128 NISIT SAPPARKHAO

Digitally signed by Nisit Sapparkhao
DN: c=US, st=Florida, l=Tampa, o=Infinity Engineering Group LLC, cn=Nisit Sapparkhao, email=nisit@iegroup.net
Date: 2025.06.27 13:40:03 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
1	DR	05/28/25	DRC ROUND 1
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

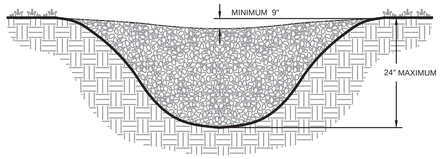
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

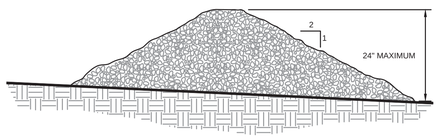
EROSION CONTROL PLAN PHASE II

SHEET NUMBER

C06.03



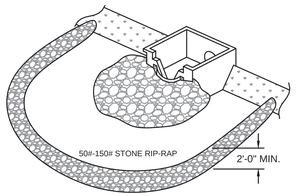
CROSS SECTION



PROFILE VIEW

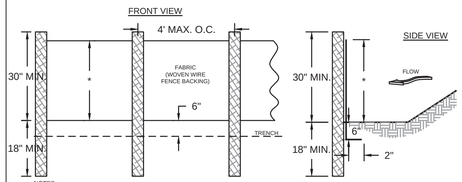
NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS)
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

STONE CHECK DAM



A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS TO REDUCE FLOW VELOCITIES, PREVENT FAILURE OF OTHER SEDIMENT CONTROL DEVICES AND TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING DRAINAGE SYSTEMS.

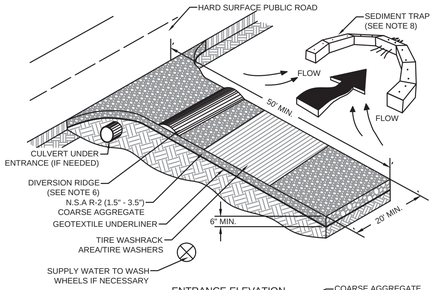
STONE FILTER RING



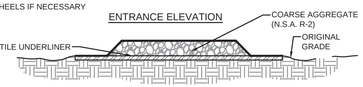
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. DOT ALTERNATIVE

Sd1-S SILT FENCE - TYPE SENSITIVE

EXIT DIAGRAM

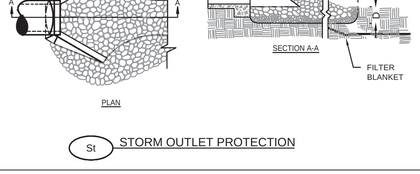


ENTRANCE ELEVATION



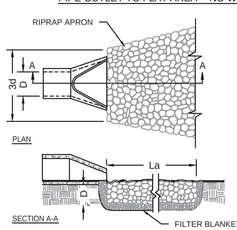
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CRUSHED STONE CONSTRUCTION EXIT



Sd2-F INLET SEDIMENT TRAP-FILTER FABRIC

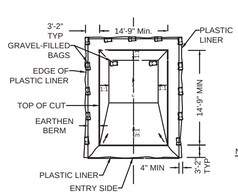
PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



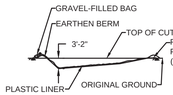
NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6"
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL

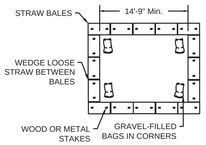
St STORM OUTLET PROTECTION



BELOW GRADE PLAN



SECTION A-A



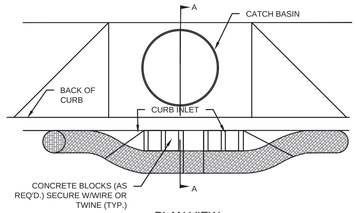
NOTES:
1. STRAW BALES ARE TO BE STACKED 2 HIGH WITH TWO METAL OR WOOD STAKES PER BALE. STAKES ARE TO BE DRIVEN INTO THE GROUND A MINIMUM OF 1 FOOT.
2. PLASTIC LINER TO BE PLACED SO THAT AN EXCESS OF 6 INCHES WILL BE OVER THE OUTSIDE EDGE OF THE BALES.
3. A MINIMUM OF TWO 8"x2"x8" 16 GAUGE STEEL ANCHOR PINS (OR LARGER) ARE TO BE USED PER BALE TO ANCHOR THE PLASTIC LINER IN PLACE.

ON GRADE PLAN

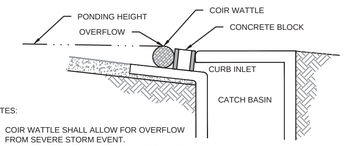
EARTHEN BERM SECTION

NOTES:
1. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
2. A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE.UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
3. A 4'X2' WHITE SIGN WITH 6" BLACK LETTERS STATING "CONCRETE WASHOUT" IS TO BE PROVIDED SO DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
4. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS.
5. THE CONTRACTOR SHALL INSPECT THE WASH DOWN AREA INTERMITTENTLY TO ENSURE PROPER CONTAINMENT IS ACCOMPLISHED.
6. IN THE EVENT OF A SPILL OR LEAK THE CONTRACTOR SHALL IMMEDIATELY REPORT & REMEDIATE SAME IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.

Cw TEMPORARY CONCRETE WASHOUT FACILITY



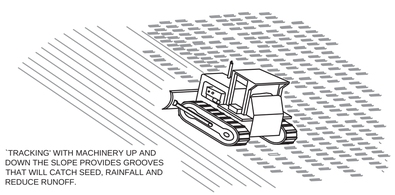
PLAN VIEW



NOTES:
1. COIR WATTLE SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

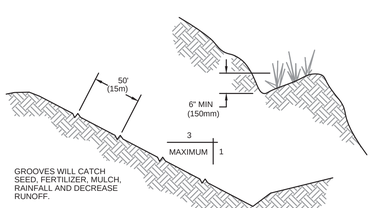
SECTION A - A

Sd2-P CURB INLET SEDIMENT BARRIER (COIR WATTLE)



'TRACKING' WITH MACHINERY UP AND DOWN THE SLOPE PROVIDES GROOVES THAT WILL CATCH SEED, RAINFALL AND REDUCE RUNOFF.

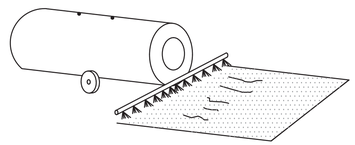
TRACKING



CONTOUR FURROWS

Su SURFACE ROUGHENING

Di DIVERSION



TEMPORARY METHODS
- MULCHES
- TEMPORARY VEGETATIVE COVER
- SPRAY ON ADHESIVES
- TILLAGE
- IRRIGATION
- BARRIERS
- CALCIUM CHLORIDE

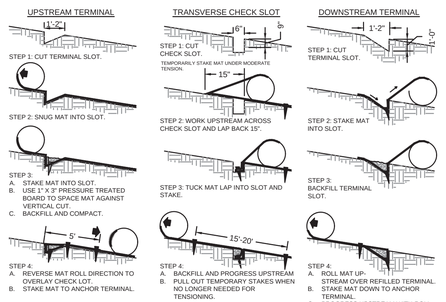
PERMANENT METHODS
- PERMANENT VEGETATION
- TOPSOILING
- STONE COVER

CHEMICAL CONTROL

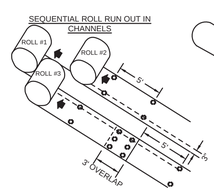
ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIOIC ASPHALT EMULSION	7.1*	SPRAY	1200
LATEX EMULSION	12 1/2:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE

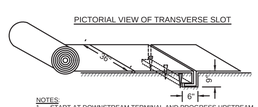
Du DUST CONTROL ON DISTURBED AREAS



SEQUENTIAL ROLL RUN OUT IN CHANNELS



PICTORIAL VIEW OF TRANSVERSE SLOT



NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 3' OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
6. USE 3' OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

RECP ROLLED EROSION CONTROL PRODUCT

Ss EROSION BLANKETS & TURF REINFORCEMENT MATS

INSTALL NORTH AMERICAN GREEN SC-150 EROSION BLANKET OR EQUAL U.N.O. INSTALL PER MANUFACTURES SPECIFICATIONS.

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDTIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES. ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MOST CURRENT EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

PRE-Construction SITE PROTECTION:

8. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
9. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
10. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
11. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER OR INLET. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
12. ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, SYNTHETIC BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

SITE PROTECTION:

13. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED PROPERLY. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES. BARRIER IS STAKED. THE EXCAVATED SOIL OR GRAVEL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. USING WIRE BACKING FOR SUPPORT IS DISCOURAGED DUE TO DISPOSAL PROBLEMS.
14. WATER OR SLURRY USED TO CONTROL DUST SHALL BE RETAINED ON THE SITE AND NOT ALLOWED TO RUN DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
15. SPECIAL AREAS SHALL BE DESIGNATED AS VEHICLE AND EQUIPMENT WASHING AREAS AND SUCH AREAS SHALL NOT ALLOW RUNOFF TO FLOW DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
16. SILT FENCE BARRIERS ARE NOT TO BE USED WHERE CONCENTRATED FLOWS OF WATER ARE ANTICIPATED SUCH AS DRAINAGE DITCHES. AROUND INLETS OR ABOVE/ BELOW WHERE CULVERTS DISCHARGE.
17. SYNTHETIC BALES, SANDBAGS OR OTHER APPROVED DEVICE FACED WITH FILTER FABRIC SHALL BE USED IN HIGH VOLUME AREAS TO DECREASE THE RUNOFF VELOCITY AND SHALL BE SECURELY ANCHORED.
18. ALL DEVICES INCLUDING SILT FENCE. FILTER BARRIERS. SYNTHETIC BALES AND/OR SANDBAGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS. END RUNS AND UNDERCUTTING BENEATH BARRIERS.
19. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
20. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

STORM DRAIN INLET PROTECTION:

21. FILTER FABRIC SHALL BE LAID OVER INLETS SO THAT THE FABRIC EXTEND A MINIMUM OF 1 FOOT BEYOND EAST SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
22. 2 INCH - 3 INCH COARSE AGGREGATE SHALL BE PLACED OVER THE FILTER FABRIC. THE DEPTH OF STONE SHALL BE AT LEAST 6 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
23. IF STONE FILTERS BECOME CLOGGED WITH SEDIMENT SO THAT THEY NO LONGER ADEQUATELY PERFORM THEIR FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

POST-CONSTRUCTION SITE PROTECTION:

24. ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
25. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER TEMPORARY BARRIERS ARE. NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.
26. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
27. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

SOUTH CAROLINA INFINITY ENGINEERING GROUP, LLC No. 4573 CERTIFICATE OF AUTHORIZATION

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Date: 2025.06.27 13:40:27 -04'00'
Adobe Acrobat DC version: 2015.006.30527

06/27/25

ISSUE	BY	DATE	DESCRIPTION
	SJ	03/21/25	ISSUE FOR PERMIT
2	PV	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

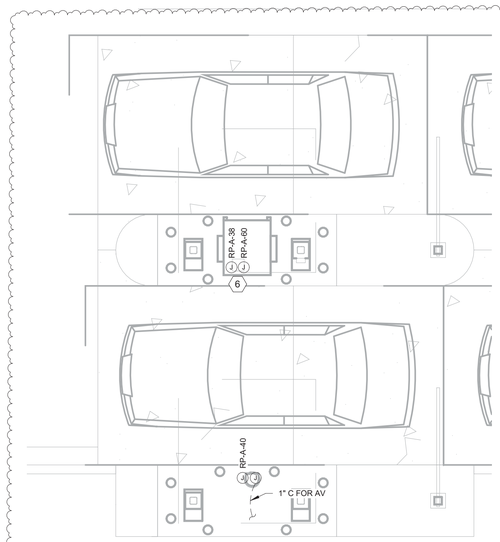
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

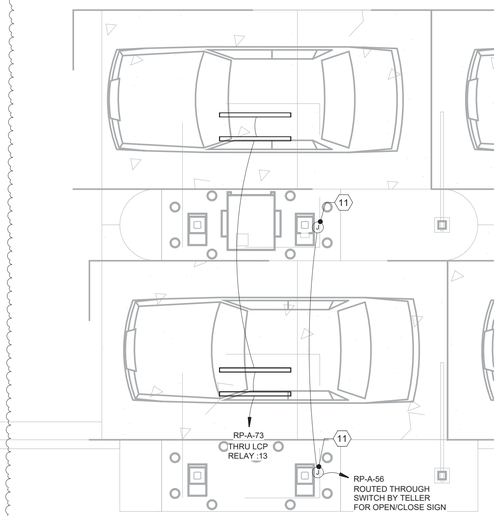
EROSION AND SEDIMENTATION CONTROL DETAILS

SHEET NUMBER

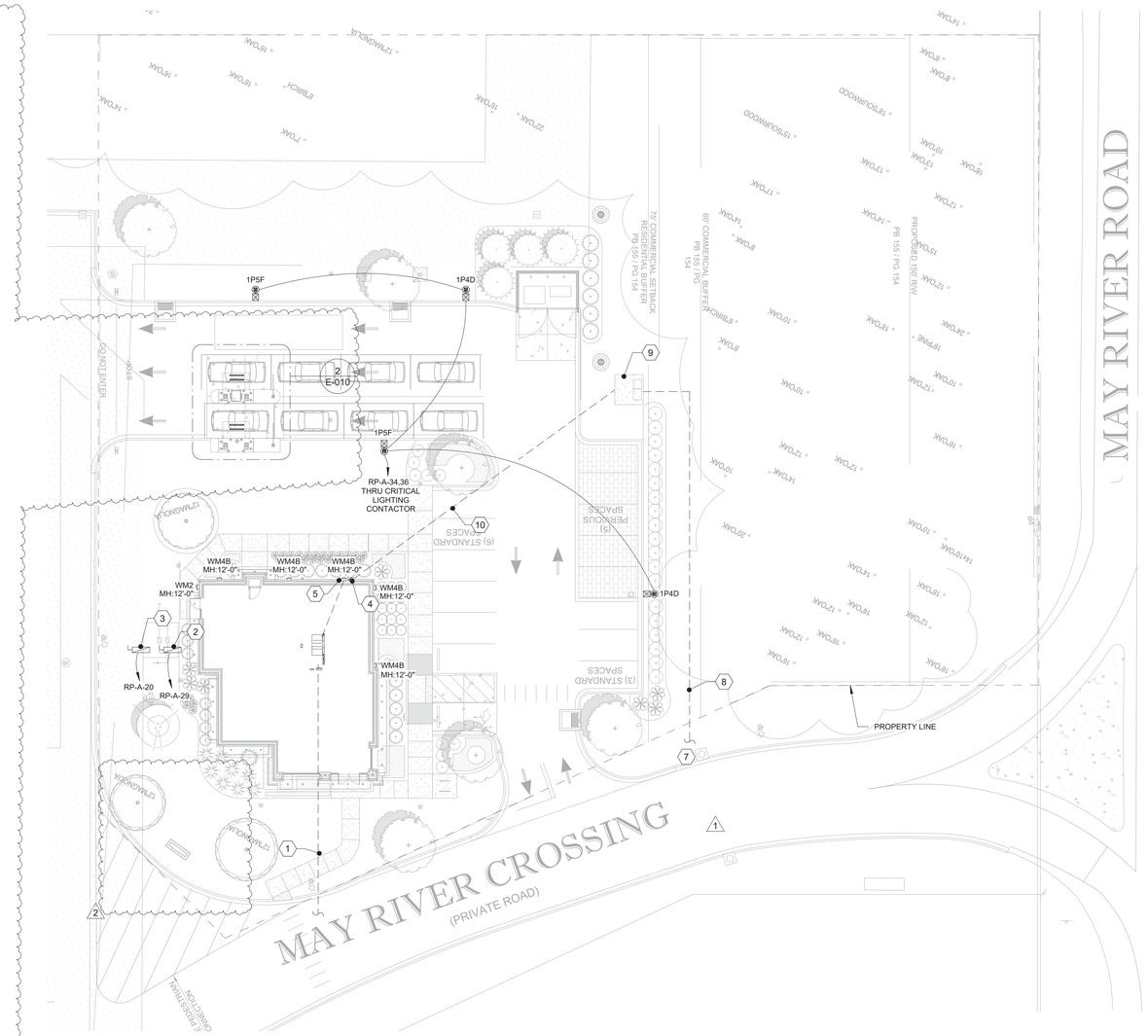
C06.04



2 ELECTRICAL POWER & AUXILIARY RDT PLAN
1/4" = 1'-0"



3 ELECTRICAL LIGHTING PLAN - RDT PLAN
1/4" = 1'-0"



1 ELECTRICAL SITE PLAN
1" = 20'-0"

SHEET NOTES:

1. COORDINATE ALL SITE CONDUIT ROUTINGS WITH GENERAL CONTRACTOR.
2. REFER TO CIVIL PLANS FOR FINAL LOCATION AND ELECTRICAL REQUIREMENTS OF ALL SIGNAGE, UTILITY CONNECTION POINTS, AND SITE UTILITIES/EQUIPMENT SUCH AS LIFT STATIONS, IRRIGATION PUMPS/CONTROLLERS, HOT BOXES, ETC.
3. ALL UNDERGROUND WIRING SHALL BE LOCATED WITHIN 12" OF BACK OF CURB IN ALL LOCATIONS.
4. BACKFILL, TAMP, AND RESURFACE ALL EXISTING PAVEMENT/ASPHALT AND RESTORE ALL EXISTING LANDSCAPING DISTURBED AS A RESULT OF TRENCHING AND/OR DIRECTIONAL BORING TO ITS ORIGINAL CONDITION.
5. ALL UTILITY SERVICE SHALL BE VERIFIED WITH THE UTILITY COMPANIES PRIOR TO BIDDING AND ALL RESULTING COSTS SHALL BE INCLUDED IN BID
6. ACTUAL INSTALLATION OF ALL UTILITY SERVICES SHALL BE ACCORDING TO FINAL UTILITY COMPANY PLANS.
7. PROVIDE PULLWIRE IN ALL EMPTY CONDUITS.
8. USE JOINT TRENCHING WHEREVER POSSIBLE.

ELECTRICAL UTILITY CONTACT:
TBD

TELEPHONE UTILITY CONTACT:
TBD

KEYED NOTES:

1. ROUTE (2)-4"C TO MAIN TELEPHONE SERVICE ENTRANCE. ROUTE TO CLEAR STRUCTURAL FOOTING. CONDUITS SHALL BE STUBBED UP AND CAPPED 12" A.F.F. IN BUILDING. AS-BUILT DRAWINGS MUST SHOW CONDUIT LENGTH AND ROUTE.
2. IRRIGATION BACKFLOW. VERIFY LOCATION - DISCONNECT SHALL BE NEMA 3R.
3. DDCV HOTBOX(ONLY NORTHERN PROJECT-REMOVE ON FL PROJECT). VERIFY LOCATION - DISCONNECT SHALL BE NEMA 3R.
4. ELECTRIC UTILITY METER. PROVIDE ELECTRIC UTILITY METER PER POWER COMPANY REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION. EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY REPRESENTATIVE IN FIELD.
5. MANUAL TRANSFER SWITCH(MTS). PROPOSED ELECTRICAL SERVICE DISCONNECT MOUNTED ON BUILDING EXTERIOR. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
6. DRIVE-THRU ATM: PROVIDE CONDUIT AND WIRING FOR ATM. REFER TO DETAIL ON SHEET E-500 FOR ADDITIONAL INFORMATION.
7. STUB-OUT AND TERMINATE PER UTILITY COMPANY REQUIREMENTS. VERIFY LOCATION OF HIGH VOLTAGE SERVICE POINT PRIOR TO BIDDING AND INCLUDE ALL COST IN BID.
8. (2)-5"C FOR HIGH VOLTAGE SERVICE FROM PROPERTY LINE TO TRANSFORMER SLABS - VERIFY LOCATION AND ROUTING. HIGH VOLTAGE CONDUIT SHALL BE 48" DEEP. TERMINATE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS INCLUDING TRENCHING AND BACKFILL TO 90% COMPACTION.
9. TRANSFORMER SLAB-BOX WITH TRAFFIC GUARDS PER UTILITY COMPANY REQUIREMENTS. VERIFY SIZE, LOCATION AND ORIENTATION WITH UTILITY COMPANY. CONTRACTOR WILL PROVIDE TRANSFORMER SLABS INSTALLED COMPLETE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. PROVIDE ADEQUATE GUARD RAILING AROUND POWER TRANSFORMERS IN PARKING AREAS.
10. SECONDARY FROM TRANSFORMER TO MAIN DISCONNECT. VERIFY ROUTING WITH UTILITY COMPANY AND ROUTE TO CLEAR STRUCTURAL FOOTING. SEE RISER DIAGRAM. TERMINATE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
11. OPEN/CLOSE SIGN FOR REMOTE DRIVE-UP CANOPY. PROVIDE CONSTANT HOT & NEUTRAL. LCP SHALL NOT CONTROL OPEN/CLOSE/ATM SIGNS. SEE DETAIL 9 ON E-500. COORDINATE PLACEMENT WITH ARCHITECT PRIOR TO ROUGH-IN. REMOVE IF IT IS NOT REQUIRED BY THE MANUFACTURER.
12. NOT USED.
13. NOT USED.

LIGHTING FIXTURE SCHEDULE (SITE)

LABEL	DESCRIPTION	MFG.	MODEL NUMBER	MOUNTING	LAMP QTY AND TYPE	DIMMING	VOLTS	TOTAL FIXTURE WATTS	NOTES (REFER TO GENERAL AND LAMP AND BALLAST NOTES BELOW)
1P4D	LED FULL CUTOFF AREA LUMINAIRE, 10000 LUMENS, FORWARD DISTRIBUTION, ALUMINUM HOUSING, UL LISTED FOR WET LOCATION. 1-HEAD	GE / LSI(POLE)	FIXTURE: EALS 03 2 D4 AF 7 40 X D D1 BLCK POLE: 5RP B5 S07G ** S BLK	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	70 VA	
1P5F	LED FULL CUTOFF AREA LUMINAIRE, 15000 LUMENS, TYPE 5 DISTRIBUTION, ALUMINUM HOUSING, UL LISTED FOR WET LOCATION. 1-HEAD	GE / LSI(POLE)	FIXTURE: EALS 03 2 F5 SW 7 40 X D D1 BLCK POLE: 5RP B5 S07G ** S BLK	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	101 VA	
WM2	WALL BRACKET LED LUMINAIRE, DIE CAST ALUMINUM HOUSING, TYPE 2 DISTRIBUTION, BLACK FINISH. FULL CUTOFF	LSI	XWM 2 LED 3L 40 UE BLK	WALL MOUNTE. SEE PLAN FOR MOUNTING HEIGHT	LED	-	120 V	23 VA	SEE THIS SHEET OR E-130 FOR CONNECTION
WM4B	WALL BRACKET LED LUMINAIRE, DIE CAST ALUMINUM HOUSING, TYPE 4 DISTRIBUTION, BLACK FINISH. FULL CUTOFF	LSI	XWM 4 LED 4L 40 UE BLK	WALL MOUNTED AT 12'-0" ABOVE FINISHED GRADE TO CENTERLINE OF FIXTURE	LED	-	120 V	30 VA	SEE E-130 FOR CONNECTION

LIGHTING FIXTURE SCHEDULE NOTES:
1. MANUFACTURER CATALOG NUMBERS ARE SHOWN FOR GENERAL DESCRIPTIVE PURPOSES AND TO ESTABLISH STANDARD OF QUALITY ONLY. CONTACT CHRIS YOUNG (cyoung@southernlightingsource.com) OR ADAM MAGGIO (amaggio@southernlightingsource.com) (770-242-4000) (53lights@southernlightingsource.com) SOUTHERN LIGHTING SOURCE ON LIGHTING AND LIGHTING CONTROLS. GC/EC SHALL PROVIDE LUMINAIRES COMPLETE WITH ALL OPTIONS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALL PRODUCTS SHALL BE UL LISTED. POLE MOUNTED LIGHT FIXTURES SHALL MATCH EXISTING DEVELOPMENT AS SPECIFIED. NO EQUALS FOR POLE MOUNTED FIXTURES.
2. POLE MANUFACTURER SHALL COORDINATE WITH LUMINAIRE MANUFACTURER TO PROVIDE ADEQUATE STRENGTH TO SUPPORT THE FIXTURE. PROVIDE APPROPRIATE MOUNTING HARDWARE, ANCHOR BOLTS, BOLT/BASEPLATE COVERS AND GROUNGING LUG. MANUFACTURER SHALL FURNISH AN ANCHOR BOLT TEMPLATE TO ENSURE PROPER MOUNTING AND LUMINAIRE ORIENTATION FOR CORRECT LIGHT DISTRIBUTION. APPROVED EQUAL POLE MANUFACTURERS: DURAGUARD AND VALMONT.
3. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT NECESSARILY BE REFLECTED IN CATALOG NUMBER AND/OR DESCRIPTION IN THIS SCHEDULE

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No. 32784
ANDREW MOHR

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Adobe Acrobat DC version: 2015.006.30527

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No. 4573

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SC Cert. of Auth# 4573

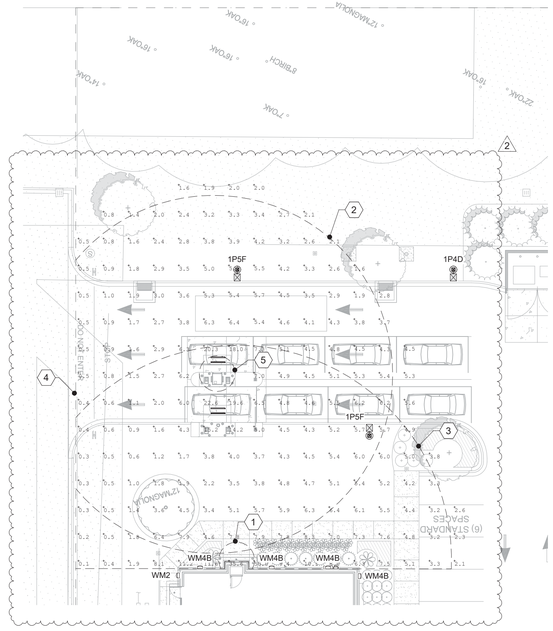
ISSUE	BY	DATE	DESCRIPTION
	K.V	03/21/25	ISSUE FOR PERMIT
1	K	05/15/25	DRC ROUND 1
2	K	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

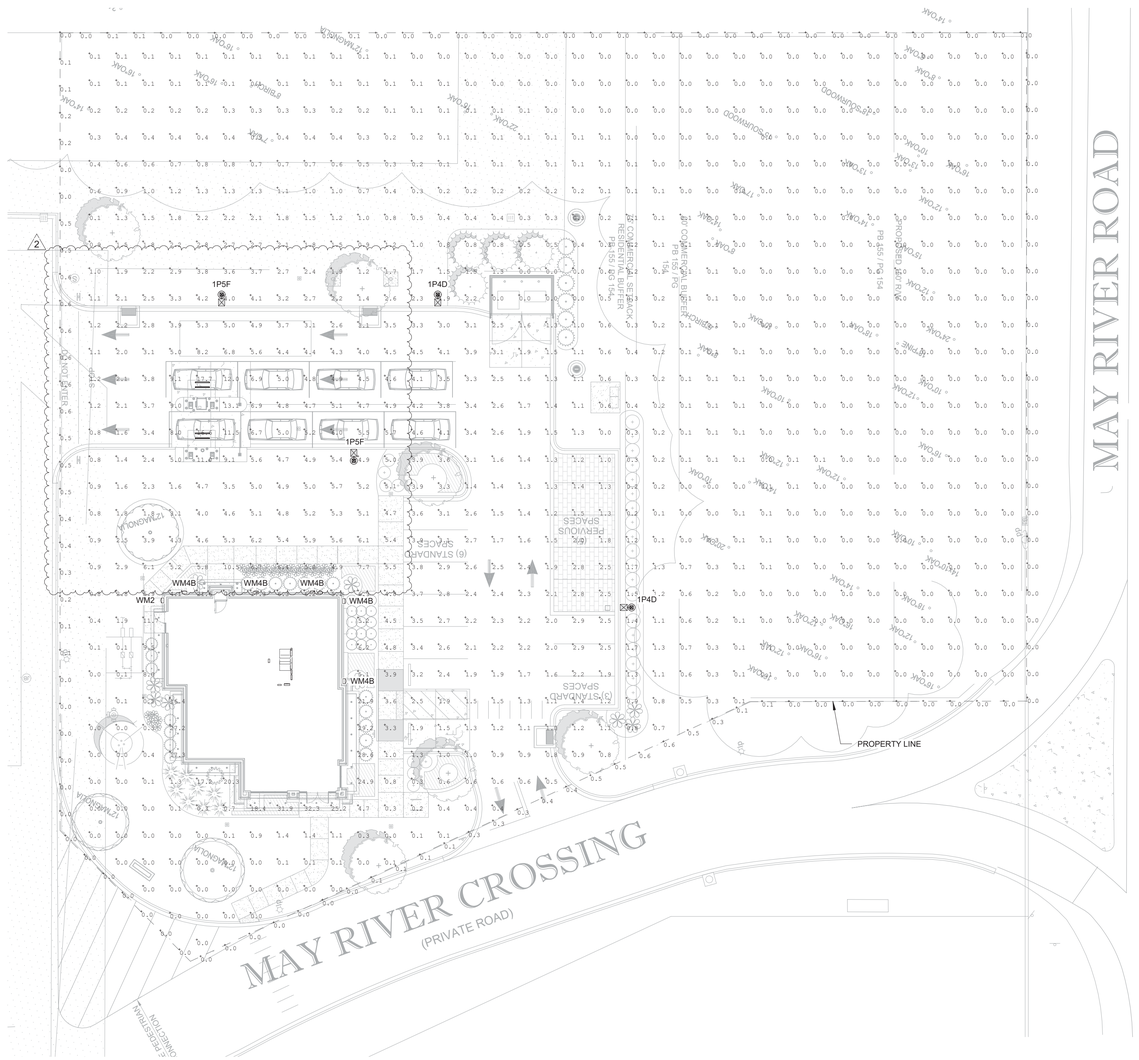
JOB #	240634/15-360.00
DATE:	06/26/2025
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE
ELECTRICAL SITE PLAN AND REMOTE DRIVE THRU

SHEET NUMBER
E-010



2 ELECTRICAL PHOTOMETRIC SITE PLAN AT 3'-0"
1" = 20'-0"



1 ELECTRICAL PHOTOMETRIC SITE PLAN AT GRADE
1" = 20'-0"

NOTE:
1. THE PROJECT WON'T MEET BANK LIGHTING STANDARD DUE TO THE CITY REQUIREMENTS
2. EXISTING LIGHT POLES ARE NOT TAKEN INTO CONSIDERATION FOR PHOTOMETRIC. ONLY LIGHT POLES THAT ARE CONTROLLED BY BANK ARE CONTRIBUTED INTO PHOTOMETRIC.

CALCULATION SUMMARY AT 36" AFG

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE-UP ATM - 5FT COMPLIANCE	ILLUMINANCE	FC	PROVIDED BY CANOPY MANUFACTURER				
DRIVE-UP ATM - 50FT COMPLIANCE	ILLUMINANCE	FC	4.45	36.2	0.3	14.83	120.67
NIGHT DEPOSITORY - 5FT COMPLIANCE	ILLUMINANCE	FC	40.45	58.8	13.2	3.06	4.45
NIGHT DEPOSITORY - 60FT COMPLIANCE	ILLUMINANCE	FC	5.77	58.8	0.1	57.70	588.00

CALCULATION SUMMARY AT GRADE

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOTS AREA	ILLUMINANCE	FC	1.97	3.9	0.5	3.94	7.80
ROAD WAY/PAVEMENT/DRIVE THRU	ILLUMINANCE	FC	3.22	17.7	0.5	6.44	35.40
PROPERTY LINE	ILLUMINANCE	FC	0.11	0.6	0.0	N.A.	N.A.

SHEET NOTES:

1. PHOTOMETRY CALCULATION: PHOTOMETRIC VALUES SHOWN HEREIN ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE CALCULATED POINT-BY-POINT VALUES SHOWN ON THIS SHEET ARE BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. AS A RESULT, PHOTOMETRIC VALUES MAY VARY FROM ACTUAL FIELD MEASUREMENTS.

LIGHTING STANDARDS:

MINIMUM BANK STANDARD

- A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS.
- A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.
- A MINIMUM OF TWO (2) FOOT CANDLE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE ATM AND AFTER-HOUR DEPOSITORY. IN THE EVENT THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.
- IF THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED INSIDE A ACCESSIBLE VESTIBULE DURING ANY HOURS OF DARKNESS, A MINIMUM OF 10 FOOT CANDLE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS. THERE WILL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER AT THE INSIDE OF THE VESTIBULE ENTRY/EXIT DOOR(S). A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE VESTIBULE ENTRY/EXIT DOOR. A MINIMUM OF TWO (2) FOOT CANDLE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE VESTIBULE ENTRY/EXIT DOOR. IN THE EVENT THE VESTIBULE ENTRY/EXIT DOOR IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDLE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING. IN URBAN SETTINGS FOR WHICH THERE IS NO DEFINED BANK PARKING AND THE ONLY ACCESS AREA IS A PUBLIC SIDEWALK, A MINIMUM 2 FOOT CANDLE POWER SHALL BE FOR THE FIRST 5 UNOBSTRUCTED FEET FROM THE DOOR. THE MINIMUM FOOT CANDLE READING WILL ALSO BE LIMITED TO BANK CONTROLLED PROPERTY LINES.
- A MINIMUM OF TWO (2) FOOT CANDLE POWER IN THE IMMEDIATE AREA OF THE DESIGNATED ASSOCIATE ENTRANCE/EXIT TO THE FACILITY.
- ALL LIGHTING MEASUREMENTS ARE TO BE TAKEN AT 36 INCHES ABOVE THE GROUND ON A HORIZONTAL PLANE, **UNLESS OTHERWISE SPECIFIED BY STATE LAW OR REGULATION (3/07).**
- THE MINIMUM STANDARD SHALL APPLY UNLESS A GREATER STANDARD IS REQUIRED BY AN APPLICABLE LAW FOR A PARTICULAR FACILITY LOCATION.

KEYED NOTES:

1. AFTER-HOUR DEPOSITORY FIVE FOOT COMPLIANCE AREA: A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS.
2. ATM FIFTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM.
3. AFTER-HOUR DEPOSITORY SIXTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS SIXTY (60) FEET FROM THE FACE OF THE AFTER-HOUR DEPOSITORY.
4. BANK CONTROLLED PROPERTY LINES: THE MINIMUM FOOT CANDLE READING WILL BE LIMITED TO BANK CONTROLLED PROPERTY LINES.
5. ATM FIVE FOOT COMPLIANCE AREA: A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE ATM EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS TO BE PROVIDED BY OWNER'S PREMANUFACTURED ATM CANOPY.

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Digitally signed by Andrew Mohr
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Adobe Acrobat DC version: 2015.006.30527

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION INFINITY ENGINEERING GROUP, LLC No. 4573

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SC Cert. of Auth# 4573

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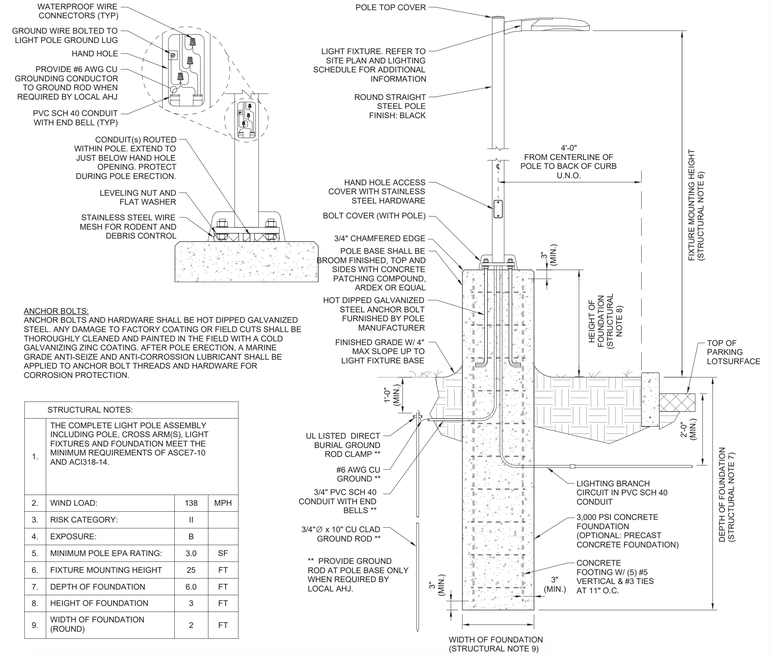
PROJECT INFORMATION BLOCK

JOB #	240634/15-360.00
DATE:	06/26/2025
DRAWN BY:	KL
CHECKED BY:	AM

SHEET TITLE
ELECTRICAL PHOTOMETRIC SITE PLAN

SHEET NUMBER
E-011



ANCHOR BOLTS:
ANCHOR BOLTS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. ANY DAMAGE TO FACTORY COATING OR FIELD CUTS SHALL BE THOROUGHLY CLEANED AND PAINTED IN THE FIELD WITH A COLD GALVANIZING ZINC COATING. AFTER POLE ERECTION, A MARINE GRADE ANTI-SEIZE AND ANTI-CORROSSION LUBRICANT SHALL BE APPLIED TO ANCHOR BOLT THREADS AND HARDWARE FOR CORROSION PROTECTION.

	STRUCTURAL NOTES:		
1.	THE COMPLETE LIGHT POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S), LIGHT FIXTURES AND FOUNDATION MEET THE MINIMUM REQUIREMENTS OF ASCE7-10 AND ACI318-14.		
2.	WIND LOAD:	138	MPH
3.	RISK CATEGORY:	II	
4.	EXPOSURE:	B	
5.	MINIMUM POLE EPA RATING:	3.0	SF
6.	FIXTURE MOUNTING HEIGHT	25	FT
7.	DEPTH OF FOUNDATION	6.0	FT
8.	HEIGHT OF FOUNDATION	3	FT
9.	WIDTH OF FOUNDATION (ROUND)	2	FT

DESIGN CRITERIA:
INPUT DATA:

Project Location	South Carolina
Basic Wind Speed, V	145 mph
Exposure Category	**B**
Topographic Factor, K_{zt}	**1** (Flat Terrain)
Velocity Pressure Exposure Coefficient, K_h	0.66
Wind Directionality Factor, K_d	**0.85**
Gust Effect Factor, G	**0.85**
Net Force Coefficient, C_f	**1.8** (Case A)
Wind Effective Sign Area, A_s	**20** ft^2
Mean Height, H	**11.9** ft
Number of Support, Ns	**1**
Diameter (Round Post) or Diagonal (Square Pos:), b	2 ft
Proposed Depth of Foundation, $D_{proposed}$	6 **ft (MINIMUM EMBEDMENT)**

ANALYSIS:

Velocity Pressure
$q_h = 0.00256\ K_h\ K_{zt}\ K_d\ V^2$ = **30.195264** psf

Wind Force (per support)
$F = q_h\ G\ C_f\ A_s\ /\ Ns$ = **923.975078** lb.

Overturning Moment at Base
$M = F.H$ = **10995.3034** ft.lb

Required Buried Depth:
A = 2.34xP/(S1xb)
P = **923.975078** lb

S1 = **600** psf
Allowable Lateral Bearing (sand, Silty clay)
Segment below grade

0 ft -1 ft	**150** psf
1 ft - 2 ft	**300** psf
2 ft - 3ft	**450** psf

b = 2
A = 1.8017514
d = 0.5A(1+[1+(4.36h/A)]1/2) **5.91752931**
Design Evaluation Criteria: d < $D_{proposed}$ PASSED

Mean Heigh Calculation

Mean Height, H	**11.9** ft
Area Base	6 sf
Area pole	11 sf
EPA fixture	3 sf
Centroid Height Base	1.5 ft
Centroid Height pole	14 ft
Centroid height fixture	25 ft

SITE POLE LIGHT DETAIL WITH CONCRETE BASE

SCALE N.T.S. | 1

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BLUFFTON, SOUTH CAROLINA 29910

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SEAL
ANDREW MOHR
SC PE# ELS.32784 E

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 32784 ANDREW MOHR

Digitally signed by Andrew Mohr
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Date: 2025.06.27 13:41:52 -04'00'
Adobe Acrobat DC version: 2015.006.30527

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SC Cert. of Auth# 4573

ISSUE	BY	DATE	DESCRIPTION
	K.V	03/21/25	ISSUE FOR PERMIT
2	K	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	**240634/15-360.00**
DATE:	**06/26/2025**
DRAWN BY:	**KL**
CHECKED BY:	**AM**

SHEET TITLE

ELECTRICAL SITE DETAILS

SHEET NUMBER

E-012

EVOLVE

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EALS Series
LED Outdoor Area Light

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight:	27 lbs

Optical System

Lumens:	7,000 - 30,300
Photometry:	Type II, III, IV & V
Efficacy:	126 - 160 LPW
CCT:	3000K, 4000K, 5000K
CRI:	>70
Upward Light Output Ration (ULOR):	0 Horizontal Orientation

Electrical

Input Voltage:	120-277V, 277-480V & 347-480V
Input Frequency:	50/60 Hz
Power Factor (PH):	> 90% at rated watts
Total Harmonic Distortion (THD):	< 20% at rated watts

Surge Protection

TYPICAL (120 STRIKES)		
☐ 6kV/3kA*	☐ 10kV/5kA*	☐ 20kV/10kA*

***Per ANSI C136.2-2015**

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

OPTICS	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
C2, C3, C4, C5, D2, D3, D4, D5	L96	L92	L91
F5, H2, H3, H4, H5	L95	L93	L92
F2, F3, F4, J3, J3, J4, J5	L95	L93	L92
K2, K3, K4, K5	L95	L93	L92

Note: Projected Lxx based on LM80 (> 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00		

Ratings

Operating Temperature:	-40° C to 40° C
Vibration: LM-79:	3G per ANSI C136.31-2010 Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid and Daintree Compatible

Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)

IP66 M28

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EVOLVE

EALS Series
LED Outdoor Area Light

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

EALS 03 _ _ _ _ _ _ 7 _ _ _ _ _ _ _ _ _

PRODUCT ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DIMMING[a]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E= Evolve	03	0=120-277V	Cx =7500[d]	SM = Symmetric Medium	7 = 70 (min)	30[i] = 3000K	N = Dimming thru PE receptacle	A = ANSI C136.41 7-Pin Receptacle (No Control)	CI[l] = Integral Slipfitter: Standard	3LCK = Black	F= Fusing
AL= Area Light		H[f] = 347-480V	Dx = 10000 lm[m]	SW = Symmetric Wide		40 = 4000K	D = External Dimming 18/2 3 ft Cable	D = ANSI C136.41[r] - Pin Receptacle with Shorting Cap	DT[l] = Universal Mounting Arm Fitted for round or square pole mounting	9KBZ = Dark Bronze	H = Motion Sensor[c1, 4] (Sensor Switch)
S = Standard		E[g] = 277-480V	Fx = 15000 lm	SH = Symmetric High Angle		50 = 5000K	X = Non dimming, no external dimming leads[h]	E[r] = ANSI C136.41 7-pin with Non-Dimming PE Control	KT[l] = Knuckle Slipfitter: For 1.9 in. - 2.3 in OD Tenon	6RAY = Gray	HT = LightGrid w/ WattStopper [c]
			Hx = 20000 lm	AF = Asymmetric Forward					ST[l] = Knuckle Slipfitter: For 2.3 in. - 3.0 in OD Tenon	7WHTE = White	H2 = Daintree enabled motion sensor[c1, 4]
		1 = 120V	Jx = 25000 lm	AH = Asymmetric High Angle					WT[l] = Knuckle Wall Mount		H4 = Motion Sensor (WattStopper) [c]
		2 = 208V	Kx = 30000 lm	AW = Asymmetric Wide							J = cUL/Canada
		3 = 240V		AN = Asymmetric Narrow/Auto							L = Tool-Less Entry
		4 =277V									R = Enhanced Surge Protection (10kV/5kA)
		D = 347V									ST = Rotated Left
		5 = 480V									S2[e] = Rotated Right
											T = Extreme Surge Protection (20kV/10kA)
											U [c] = DALI Programmable
											V = 3 Position Terminal Block
											Y[n] = Coastal Finish
											XXX = Special Options

[a] Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
[b] Note Standard Dimming is 0-10V
[c] Not available in 277-480V
[d] Supplied with 3ft leads
[e] Supplied with 15/3 ft Cable
[f] Restricted Aiming Angle of 0-45°
[g] Compatible with LightGrid Wireless Control Nodes, Not Compatible with Motion Sensor Control
[h] Not available in 347V, 480V or 347-480V
[i] Only available with FJ,LJK optics
[j] Recommended for installations within 75O feet from coast. Lead time varies, check with factory.
[k] Select 3000K CCT for IDA approved fixtures.
[l] For aimed left of right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions
[m] Required for Cx optical codes only, not available for other optic codes
[n] Not available with DALI
[o] DALI option not available with 347V, 480V, or 347-480V
[p] Not available with 20kV/10kA SPD

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EVOLVE

EALS Series
LED Outdoor Area Light

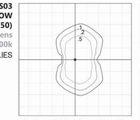
CUSTOMER NAME _____

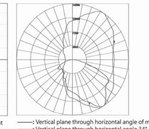
PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EALS03
ASYMMETRIC NARROW
(K2AN750)
30300 Lumens
5000k
EALS03_K2AN750_____.IES

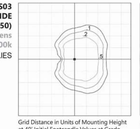


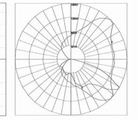


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

—— : Vertical plane through horizontal angle of maximum candlepower at 55°
—— : Vertical plane through horizontal angle 34°

EALS03
ASYMMETRIC WIDE
(K3AW750)
30300 Lumens
5000k
EALS03_K3AW750_____.IES

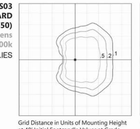


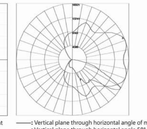


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

—— : Vertical plane through horizontal angle of maximum candlepower at 45°
—— : Vertical plane through horizontal angle 58°

EALS03
ASYMMETRIC FORWARD
(K4AF750)
30000 Lumens
5000k
EALS03_K4AF750_____.IES

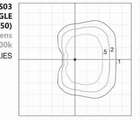


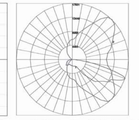


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

—— : Vertical plane through horizontal angle of maximum candlepower at 20°
—— : Vertical plane through horizontal angle 58°

EALS03
ASYMMETRIC HIGH ANGLE
(K4AH750)
29000 Lumens
5000k
EALS03_K4AH750_____.IES





Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

—— : Vertical plane through horizontal angle of maximum candlepower at 45°
—— : Vertical plane through horizontal angle 70°

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FIFTH THIRD

FIFTH THIRD BANK
MAY RIVER CROSSING

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SEAL

ANDREW MOHR
SC PE# ELS.32784 E

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 32784 ANDREW MOHR

Digitally signed by Andrew Mohr
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Date: 2025.06.27 13:42:16 -04'00'
Adobe Acrobat DC version: 2015.006.30527

INFINITY ENGINEERING GROUP, LLC
No. 4573
CERTIFICATE OF AUTHORIZATION

INFINITY ENGINEERING GROUP, LLC

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1208 East Kennedy Boulevard, Suite 230
Tampa, Florida 33602
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SC Cert. of Auth# 4573

ISSUE	BY	DATE	DESCRIPTION
	K,V	03/21/25	ISSUE FOR PERMIT
2	K	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	**240634/15-360.00**
DATE:	**06/26/2025**
DRAWN BY:	**KL**
CHECKED BY:	**AM**

SHEET TITLE

EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER

E-601

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

XSPS

LED Soffit Light

IP65

OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 -59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Housing is die-formed aluminum with diffuse acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of B2-UO-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77. -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HO and VHO. -40°C to 45°C (-40°F to 113°F) for SS. -40°C to 35°C (-40°F to 95°F) for SHO .
- Power factor: >0.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

Type: _____

XSPS LED Soffit Light

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	**S** - Symmetric	**LED**	**SS** - 4,000 Lumens **HO** - 5,000 Lumens **VHO** - 8,000 Lumens	**CW** - 5000K 80 CRI **NW** - 4000K 80 CRI **WW** - 3000K 80 CRI	**120** - 120V **208** - 208V **240** - 240V **277** - 277V **347** - 347V	**GWT** - Gloss White	**DFL** - Diffused Acrylic Lens	**CMT** - Channel Bar Mounting Kit **BB** - Emergency Battery Pack[1]

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	Lens Type	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
				Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
SS	S	DFL	80	3816	123	B2-U0-G1	4022	129	B2-U0-G1	3966	128	B2-U0-G1	31
HO	S	DFL	80	4756	120	B2-U0-G1	5011	127	B2-U0-G1	4941	125	B2-U0-G1	40
VHO	S	DFL	80	5733	118	B2-U0-G1	6041	124	B2-U0-G1	5957	122	B2-U0-G1	49
SHO	S	DFL	80	7559	113	B3-U0-G1	7965	119	B3-U0-G1	7853	118	B3-U0-G1	67

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V
SS	31	0.26	0.15	0.13	0.11	0.09
HO	40	0.33	0.19	0.16	0.14	0.11
VHO	49	0.41	0.23	0.2	0.18	0.14
SHO	67	0.56	0.32	0.28	0.24	0.19

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE

Ambient Temp C	Initial[1]	25K hrs.[1]	50K hrs.[1]	75K hrs.[2]	100K hrs.[2]
25 C	100%	95%	91%	86%	82%

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. After standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servcing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 30 UE BRZ ALSC**

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 **4L** - 4,000 **6L** - 6,000 **8L** - 8,000 **12L** - 12,000 **15L** - 15,000 **18L** - 18,000 **21L** - 21,000 **Custom Lumen Packages**[1]	**30** - 3000K **40** - 4000K **50** - 5000K **AMB** - Phosphor Converted Amber[2]
Voltage	**Finish**	**Controls**		**Options**
UE - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **Wireless Controls** **ALSC** - Airlink Synapse Control System **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH)[3] **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)[3] **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1** -Integral Bluetooth® Motion and Photocell Sensor (8-24' MH)[3,4] **IMSBT2** - Integral Bluetooth® Motion and Photocell Sensor (25-40' MH)[3,4] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**Blank** - None **BB** - Battery Back-up (0°C)[5] **CWBB** - Cold Weather Battery Backup (-20°C)[5] **XPMA** - Pole Mounting Bracket **SP3** - 10kV Surge Protection **TB** - Terminal Block

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

FUSING ACCESSORY ORDERING INFORMATION[6]

Part Number	Description
FK120[7]	FK120 - Single Fusing
FK277[7]	FK277 - Single Fusing
FK347[7]	FK347 - Single Fusing
DFK208[8]	DFK - Double Fusing
DFK240[8]	DFK - Double Fusing (240V)
DFK480[8]	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION[6]

Part Number[6]	Description
356915CLR	XWM Wet Location Surface Conduit/Wiring Box
751632	10' Linear Bird Spike Kit (2' Recommended per Luminaire)

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 Only available in 6L Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALBCS control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.
4 IMSBTx1 is field configurable via the Leviton app that can be downloaded from your smartphone's app store.
5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fusing must be located in a hand hole for pole or in the junction box.
8 "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.

CSL ECO DOWNLIGHTS™

SPEC-00273 NEW ECO, 5", V-8.0, UPDATED 05/19/2023

ECO 5" LED DOWNLIGHT

ED5AIC, ED5ANC, ED5NC, ED5RM
ED5LAIC, ED5LANC, ED5LNIC, ED5LRIC
ED5SNIC

PROJECT: _____
TYPE: _____
NOTE: _____

ED5ANC, ED5LANC

ED5AIC, ED5LAIC

ED5NC, ED5LNIC

ED5RM, ED5LRIC

ED5SNIC

LED LIGHT ENGINE

RATED WATTAGE	**29.5W, 24W, 15.3W**
DELIVERED LUMENS	Up to 2657 lm
EFFICACY	Up to 104 LPW
CCT @ 90CRI	2700K, 3000K, 3500K, 4000K, Warm Dim
COLOR QUALITY	90+ CRI, 2-Step SDCM
LED LIFETIME	55,000 hours @ L90

SILENT VU™ OPTICS TECHNOLOGY

OPTICS	50° installed, 10°, 30°, 80° available
ADJUSTABLE	0° to 45° tilt (Adjustable housings only)
MEDIA	Clear, Solite, Frosted, Linear Spread

POWER SUPPLY

INPUT VOLTAGE	120/277V, 50/60Hz
DIMMING	TRIAC, ELV, 0-10V, dims to 1%
SERVICABILITY	Below Ceiling Access

DELIVERED LUMENS MATRIX

ED5 (29.5W)	10° Optic	30° Optic	50° Optic	80° Optic
2700K (90CRI)	2275 lm	2403 lm	2139 lm	1624 lm
3000K (90CRI)	2458 lm	2597 lm	2311 lm	1755 lm
3500K (90CRI)	2516 lm	2657 lm	2366 lm	1796 lm
4000K (90CRI)	2590 lm	2735 lm	2435 lm	1849 lm

ED5 NIC, RIC (15.3W)	10° Optic	30° Optic	50° Optic	80° Optic
Warm Dim (98 CRI, R9>90)	1030 lm	1081 lm	992 lm	723 lm

ED5 AIC, ANC (24W)	10° Optic	30° Optic	50° Optic	80° Optic
Warm Dim (98 CRI, R9>90)	1472 lm	1545 lm	1418 lm	1033 lm

ED5L (15.3W)	10° Optic	30° Optic	50° Optic	80° Optic
2700K (90CRI)	1348 lm	1424 lm	1268 lm	963 lm
3000K (90CRI)	1457 lm	1539 lm	1370 lm	1040 lm
3500K (90CRI)	1491 lm	1575 lm	1402 lm	1065 lm
4000K (90CRI)	1535 lm	1621 lm	1443 lm	814 lm

ED5S (24W)	10° Optic	30° Optic	50° Optic	80° Optic
2700K (90CRI)	1953 lm	2063 lm	1836 lm	1394 lm
3000K (90CRI)	2110 lm	2229 lm	1984 lm	1507 lm
3500K (90CRI)	2160 lm	2282 lm	2031 lm	1542 lm
4000K (90CRI)	2223 lm	2348 lm	2090 lm	1587 lm
Warm Dim (98 CRI, R9>90)	1472 lm	1545 lm	1418 lm	1033 lm

TRIM OPTIONS

- Fixed or Adjustable
- Round or Square
- Standard or Trimless
- Wall Wash
- Wet Location

TRIM COLORS

- White
- Black
- Champagne
- Champagne w/ White Flange
- Black w/ White Flange
- Silver w/ White Flange

HOUSING INSTALLATION

- New Construction includes (2) galvanized steel adjustable hanger bars
- Remodel option available
- ⅝" – 2" ceiling thickness
- Min Plenum Height: 2½" Shallow
- Ceiling Material: Drywall, T-bar grid
- Steel junction box with up to (4) ½" knockouts
- AIC, NIC, RIC, SNIC models are Air Tight
- AIC, SNIC models are CCEA compliant. (Note: polycell spray-in foam insulation must be kept 3" from housing)

LISTINGS AND WARRANTY

cULus Listed	ASTM E283 Certified Airtight (AIC, NIC, RIC, SNIC Models)
UL Listed for Damp Location (All Styles)	UL Listed for Wet Location (Wet Location Trim Style)
IC Rated and Non IC Rated Available	CCEA (Chicago Plenum) Approved (AIC, SNIC Models)
Five (5) years limited warranty	CA Title 24-JA8 Compliant (AIC, NIC, RIC, SNIC Models)

cULus LISTED · WET LOCATION · IC RATED · AIRTIGHT · CCEA · DIMMABLE · JA8 TITLE 24 2022 COMPLIANT · WARM DIM · 5 YEAR LIMITED WARRANTY

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CSL CREATIVE SYSTEMS LIGHTING

CSL ECO DOWNLIGHTS™

SPEC-00273 NEW ECO, 5", V-8.0, UPDATED 05/19/2023

ECO 5" LED DOWNLIGHT

ED5AIC, ED5ANC, ED5NC, ED5RM
ED5LAIC, ED5LANC, ED5LNIC, ED5LRIC
ED5SNIC

PROJECT: _____
TYPE: _____
NOTE: _____

ORDER MATRIX

ED5

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5AIC-309050-30S)

HOUSING BASE			LED PERFORMANCE			DRIVER ASSEMBLY	
FAMILY APERTURE		INSTALLATION TYPE	CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER
☐ **ED5** ECO 5"	☐ **AIC**	(Adjustable New Construction, IC, CCEA)	☐ **-27** (2700K)	**90** (90 CRI)	**50** (50° Flood) Installed **10°, 30°, 80°** optics available from the Additional Optics Accessories table below	**-30** (29.5W)	**S** Universal Dimming Driver (1%-100% 0-10V, TRIAC, ELV, 120V/277V)
	☐ **ANC**	(Adj New Construction)	☐ **-30** (3000K)				
	☐ **NC**	(New Construction)	☐ **-35** (3500K)				
	☐ **RM**	(Remodel)	☐ **-40** (4000K)				
☐ **ED5** ECO 5" Warm Dim	☐ **AIC**[1]	(Adjustable New Construction, IC, CCEA)	**-WD**[2] (1800K–3000K)	**98** (98 CRI)	**50** (50° Flood) Installed **10°, 30°, 80°** optics available from the Additional Optics Accessories table below	**-16**[1] (15.3W) NIC or RIC Installation Typecarty **-25**[1,2] (24W) AIC or ANC Installation Typecarty	**S** Universal Dimming Driver (1%-100% 0-10V, TRIAC, ELV, 120V/277V)
	☐ **ANC**[1]	(Adj New Construction)	Warm Dim	Warm Dim			
	☐ **NIC**[1]	(New Construction IC)					
	☐ **RIC**[1]	(Remodel IC)					

1.. AIC or ANC Installation Type and Wattage Code -25.
NIC or RIC Installation Type and Wattage Code -16.

2. Wattage Code -25 Title 24 JA-8 compliant only with 10° , 30° or 50° optic installed

ED5L

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5LAIC-309050-16S2)

HOUSING BASE			LED PERFORMANCE			DRIVER ASSEMBLY	
FAMILY APERTURE		INSTALLATION TYPE	CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER
☐ **ED5L** ECO 5" LPD	☐ **AIC**	(Adjustable New Construction, IC, CCEA)	☐ **-27** (2700K)	**90** (90 CRI)	**50** (50° Flood) Installed **10°, 30°, 80°** optics available from the Additional Optics Accessories table below	**-16** (15.3W)	**S2** Phase Control Dimming Driver (1%-100% TRIAC, ELV, 120V/277V)
	☐ **ANC**	(Adj New Construction)	☐ **-30** (3000K)				
	☐ **NIC**	(New Construction IC)	☐ **-35** (3500K)				
	☐ **RIC**	(Remodel IC)	☐ **-40** (4000K)				

ED5S

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5SNIC-309050-25S)

HOUSING BASE			LED PERFORMANCE			DRIVER ASSEMBLY	
FAMILY APERTURE		INSTALLATION TYPE	CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER
☐ **ED5S** ECO 5" Shallow	**NIC**	(Shallow Plenum New Construction, IC, CCEA)	☐ **-27** (2700K)	**90** (90 CRI)	**50** (50° Flood) Installed **10°, 30°, 80°** optics available from the Additional Optics Accessories table below	**-25** (24W)	**S** Universal Dimming Driver (1%-100% 0-10V, TRIAC, ELV, 120V/277V)
			☐ **-30** (3000K)				
			☐ **-35** (3500K)				
			☐ **-40** (4000K)				
☐ **ED5S** ECO 5" Shallow Warm Dim	**NIC**	(Shallow Plenum New Construction, IC, CCEA)	**-WD** (1800K–3000K)	**98** (98 CRI)	**50** (50° Flood) Installed	**-25** (24W)	**S** Universal Dimming Driver
			Warm Dim	Warm Dim			

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CSL CREATIVE SYSTEMS LIGHTING

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SEAL

ANDREW MOHR
SC PE# ELS.32784 E

SOUTH CAROLINA · LICENSED PROFESSIONAL ENGINEER · No. 32784 · ANDREW MOHR

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Date: 2025.06.27 13:42:41 -04'00'
Adobe Acrobat DC version: 2015.006.30527

SOUTH CAROLINA · INFINITY ENGINEERING GROUP, LLC · No. 4573 · CERTIFICATE OF AUTHORIZATION

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Infinity Engineering Group
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SC Cert. of Auth# 4573

ISSUE	BY	DATE	DESCRIPTION
	K.V	03/21/25	ISSUE FOR PERMIT
2	K	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	**240634/15-340.00**
DATE:	**06/26/2025**
DRAWN BY:	**KL**
CHECKED BY:	**AM**

SHEET TITLE

EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER

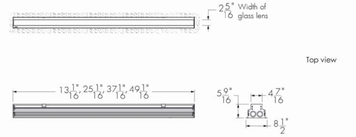
E-602

Specification Sheet

lumenfacade
Inground
LOI
WHITE AND STATIC COLORS

Project Name _____ **Qty** _____

Type _____ **Catalog / Part Number** _____



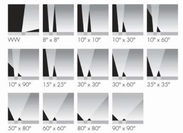
Front and side views

Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3,634	10,795
8"x8°	4,512	59,238
10"x10°	4,410	33,872
10"x30°	4,586	25,296
10"x60°	3,876	12,062
10"x90°	4,077	6,927
15"x25°	4,346	19,773
30"x30°	4,730	16,886
30"x60°	4,035	5,317
35"x35°	4,612	11,616
50"x80°	4,656	3,904
60"x60°	3,868	3,368
80"x80°	4,548	2,992
90"x90°	4,070	2,132

Based on HO 40K full output, 4ft [1219mm].
DMX/RDM configuration.
2.5° factoryset tilt setting for WW optic, 0° tilt setting for all other optics.
Photometric performance is measured in compliance with IESNA LM79-08.

Optics



Description

The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second generation LED technology, the Lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

Features

Construction	Walk over compliant up to 500 kg in any type of ground. Walk over compliant up to 1000 kg in concrete
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Tilt Setting (factory set)	0 degrees, 2.5 degrees, 5 degrees, 20 degrees
Optical Option	Internal louver
Options	Anti-slip lens. CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version). Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately
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EM - R24

Specification Sheet

lumenfacade
Inground
LOI
WHITE AND STATIC COLORS

Colors and Color Temperatures

2200K 2700K 3000K 3500K 4000K

Red Green Blue

Controls

ON/OFF 0-10V DALI

lumentalk DMXrdm EcoSystem Enabled

Ratings

IP68 IK10

Certifications

cULus CE RoHS

Performance

Maximum Delivered Output	4,730 lm (48 in fixture, 4000K, 30° x 30°, 0° tilt setting, DMX/RDM)
Maximum Delivered Intensity	59,238 cd at nadir (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
Illuminance at Distance	Minimum 1 fc at 243 ft (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
Color Consistency	2 SDCM, 3 SDCM (2200K)
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 280,000 hrs, L95 35,000 hrs

Physical

Optical Chamber Material	Aluminum
Blockout Material	Polymer recycled PVC reinforced with a stainless steel frame
Trim Material	Anodized aluminum
Lens Material	Tempered glass
End Cap Material	Die cast aluminum
Hardware Material	Stainless steel
Weight	12 in: 7.5 lbs, 24 in: 15.3 lbs, 36 in: 21.4 lbs, 48 in: 27 lbs

Electrical and control

Voltage	120 to 277 volts
Fixture Cable	Power and data in one cable
Leader Cable Conductor	5C #16-5
Connectors	IP68 push-lock
Control	On/Off control, Lumentalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP68 rated for up to 1 ft, not suitable for permanent immersion applications
Impact Resistance Rating	IK10

Accessories (order separately)

Cables	Lumenfacade Inground Leader Cable, Lumenfacade Inground Jumper Cable
Electrical Accessories	Lumenfacade Inground Junction Box

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SEAL

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SC PE# ELS.32784 E

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 32784
ANDREW MOHR

Digitally signed by Andrew Mohr
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Date: 2025.06.27 13:43:06 -04'00'
Adobe Acrobat DC version: 2015.006.30527

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ISSUE	BY	DATE	DESCRIPTION
	K.V	03/21/25	ISSUE FOR PERMIT
2	K	06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	**240634/15-360.00**
DATE:	**06/26/2025**
DRAWN BY:	**KL**
CHECKED BY:	**AM**

SHEET TITLE

EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER

E-603

PART 1 – GENERAL

A. Extent of underground irrigation system is shown on Drawings and in the schedules.
1. Provide all labor, materials and equipment required by or inferred from Drawings and Specifications to complete the Work of the Section.
2. Provide additional Work and materials required by local authorities at no extra cost to Owner.
3. Contractor shall provide all permits, applications, licenses and other qualifications to complete work at no additional cost to owner.
4. Reference Standards: American Society for Testing and Materials, Annual Book of ASTM Standards, latest edition.

B. Codes and Standards: Perform Irrigation Work in compliance with applicable requirements of governing authorities having jurisdiction. Notify Landscape Architect in writing of all discrepancies immediately.

C. Do not make substitutions: If Contractor desires to make substitutions of materials; sufficient descriptive literature and material samples must be furnished to establish the material as an equal substitute. In addition, Contractor must state his reasons for desiring substitute materials. Submit this request and information to L. Architect.

D. Approval and Selection of Materials and Work: The selection of all materials and execution of all operations required under the Drawings and Specifications is subject to the approval of Owner and Landscape Architect. They have the right to reject any and all materials and any and all Work, which in their opinion does not meet requirements of the Contract Documents at any state of operations. Contractor to remove rejected work and or materials from project site and replace promptly.

E. "As-Built" Drawings: Any changes in layout and/or arrangements of the proposed irrigation system, or any other differences between proposed system and actual installed conditions are to be recorded by Irrigation Contractor in the form of an "As-Built" Drawing. All drawings are to be clearly and neatly drawn on a Mylar sepia base of original design. With accurate as-built drawn, contractor shall provide electronic PDF copy as part of closeout documents (landscape contractor shall obtain this service thru print house of their choosing). Provide Owner and Landscape Architect with a reproducible Mylar copy of the "As-Built" Drawings and electronic PDF before Work under this Contract will be considered for acceptance. All automatic and manual valves, hose bibs or quick couplers and wire splice shall be shown with actual dimensions to reference points so they may be located easily in the field. Submittal of approved "As-Built" Drawings will preclude any Application for Final Payment by Contractor.

F. Delivery, Storage and Handling: Deliver material and equipment in such a manner as to not damage parts or decrease the useful life of equipment.
1. Store materials away from all detrimental elements. Coordinate with General Contractor to secure a safe staging area.

2 Handle, load, unload, stack and transport materials for irrigation system carefully to avoid damage. Handle pipe in accordance with Manufacturer's recommendations.

H Verify Tap: Test water conditions, as they exist immediately down stream from tap: If they do not meet design demands, notify Landscape Architect immediately of existing conditions.

I The irrigation system is designed to operate under the following conditions; a minimum of 60 psi of water pressure at tap and at least 60# gpm available water supply. Tie to existing system and verify.

J Job Conditions: Insurance on irrigation materials or equipment stored or installed is the responsibility of Irrigation Contractor. Such insurance shall cover fire, theft and vandalism. Should Contractor elect not to provide for such insurance, he will in no way hold Owner responsible for any losses incurred by the aforementioned acts. The Contractor is responsible for all costs incurred in replacing damaged or stolen materials.
1. Obtain all required permits and pay all required fees, at no additional cost to Owner. Any penalties imposed due to failure to obtain permits or pay fees are the responsibility of the Contractor.
2. Provide and maintain all passageways, guard fences, warning lights and other protection devices required by local authorities.
3. Existing site improvements shall be performed in a manner that will avoid possible damage. The Contractor is responsible for any damage of a mechanical nature as well as damage resulting from leaks in irrigation system whether due to negligence or otherwise.
4. Keep project site clean and orderly at all times during construction.

K. Sleeves are to be installed by the Irrigation Contractor.
Coordination and scheduling for excavation of sleeve ends is the responsibility of the Irrigation Contractor.
1. Coordinate and schedule all Work with General Contractor.
2. Damages resulting from irrigation installation to Work of other trades must be repaired at the expense of Contractor in a timely fashion.
3. Make adjustments to system layout as may be required and requested to provide complete coverage at no additional cost to Owner.

L. Warranty: All Work for a period of one year, starting on Date of Substantial Completion, against defects in material, equipment, Workmanship and any repair required resulting from leaks or other defects of Workmanship, material or equipment.
1. Repair unsatisfactory conditions promptly at no cost to Owner.
2. Owner may make emergency repairs without relieving the Contractor of this warranty obligation.
3. Irrigation Contractor to repair settling of backfilled trenches occurring during warranty period, including restoration of damaged plantings, paving or improvements resulting from settling of trenches or repair operations.

4. Respond to Owner's request for repair Work within ten days. If not, Owner may proceed with such necessary repairs at Contractor's expense. In addition, Contractor shall be held responsible for replacement of any plant material (tree, shrubs, sod or seed) that becomes damaged or dies due to a lack of water during periods in which irrigation system is inoperable.

PART 1 - PRODUCTS:

A. Specific requirements concerning the various materials and arrangements which safe to be installed are shown on drawings.

B. Quality and Size: Material specified by name and/or model number in the Specifications, on the site or detailed drawings are used for the purpose of identification of materials and to insure specific use of that material in the construction of the system. No substitutions will be permitted without approval. (See Substitutions).
1. Plastic pipe for all main lines is schedule 40 (PVC while laterals 1 ½" size and over is Class 200 PVC Type 1120 or 1220 as manufactured Cabot, John-Mansville (or approved equal) unless otherwise specified herein or on the drawings. All pipe, 1" size and less, is Class 160.
2. PVC pipe is to be continuously marked with Manufacturer's identification, type, class and size and installed with these markings on the tope of the pipe.
3. All fittings should be Schedule 40 PVC Type 1, of domestic manufacture and identified as to pressure rating or schedule.

C. Solvent Weld: Solvent weld for PVC pipe over 20' length must be installed with standard 20' length sections. Unnecessary joints or couplings are not acceptable.

D. Risers: Provide threaded Schedule 80 PVC risers. All risers above grade to be either dark gray or black PVC pipe.

E. Electric Wiring: All 110 volt AC wiring to controller must consist of three wires: one black, one white and one ground. Electrical service to be provided by General Contractor unless otherwise directed by Owner.
1. All splices in controller wiring shall be waterproofed by using Rainbird "Snap-Tite" wire connectors.
2. All control wiring shall be 24-volt solid wire U.L. approved for direct burial in ground. Minimum wire size: 14 gauge.
3. All control wiring and wiring connections from controller to valves shall be included in this contract.

F. Sprinkler Heads: Provide as indicated on the plan. Heads perform to Manufacturer's specifications concerning radius of throw and volume in gallons per minute at given pressure. All sprinkler heads and hose bibs are to be on triple elbow swing joints.

G. Automatic Controller: Is to be installed in the location (shown on drawings/identified by owner's representative). The controller location will be accessible as shown on drawing for maintenance. Provide for the possibility of making minor timing adjustments to the controller in the field.
1. Provide controller specified on drawing; fully automatic capability as well as manual operation of the system.
2. Irrigation Contractor to coordinate sleeve through wall for irrigation controller (with General Contractor). General Contractor to provide power to controller. Coordinate with General Contractor.
3. Provide controller specified on drawing that operates on a minimum of 110 volts AC power input and is capable of operation of 24-volt AC electric remote control valves, with a reset circuit breaker to protect from overload. Contractor is responsible for connection to 100V AC power to controller.

H Stations: Each station shall have a time setting knob that can be set for variable timing in increments from 6 to 60 minutes, or set to omit the station from irrigation cycle.
1. The controller, Rainbird clock, pedestal mounted. (Refer to plan for station amounts) A master "on-off" switch shall allow the valve power output to be interrupted without affecting the controller.
2. Controller Construction: The controller must be constructed so that all internal parts are accessible through controller door without disturbing cabinet installation.

I Water Meter: Type approved by local municipality, size shown on drawing.

J Backflow Preventer: To be installed by General Contractor – Reference Civil Plans.

K Pressure Regulator: Provide Wilkins #600 or equal.

L Mastervalve: Rainbird # electric remote control valve w/brass body and bonnet. Valve shall be wired to open and close with each circuit valve. Size based on mainline.

M Valve Boxes: Ametek 12" rectangular valve box with cover or jumbo mechanical box with cover and Ametec 10" round valve box with cover as indicated on drawings. Place a minimum of 6" depth of gravel under each valve box, meter, and pressure regular and backflow preventer box.

N Sleeves: Class 200 PVC Pipe Type 1120 or 1220: Size as indicated on Detail by Irrigation Contractor.

O Hose Bibs: Hose bibs shall have an all cast brass or bronze body. Hose bibs to be ¾" inside diameter and shall be installed below grade in Ametek 12" x 18" valve boxes. The cover over hose bib boxes shall be clearly marked with "non-potable water".

P Control Valves: Provide Rainbird Electric Remote Control Valve (size as indicated on Plan). Valve to conform to Manufacturer's Specifications concerning performance and at a given pressure.

Q Surge Protection Equipment: Provide General Electric Lightning Arrestor #GL 15 CC B 007 for controllers not equipped with primary surge protection.
1. Provide secondary surge protection installed on the 24V AC valve control wiring for systems controlling 24V AC solenoid operated valves.

2. The Irrigation Contractor is responsible for determining whether the above mentioned surge protection equipment is provided for in controller as a "built-in" unit or if it must be supplied and installed separately.

R Isolation Valves: Provide all gate valves for isolation purposes allowing full diameter opening when in full open position.
1. Manually operated valves shall be same size as mainline.

S Automatic Drain Valves: Install at low point for each lateral line "Rainbird 16AP" drain valve in gravel sump 12" x 12" in size and with a minimum of 18" of cover over sump. Miscellaneous System Components: Provide risers, reducers, couplings, adapters, and fittings as necessary to complete irrigation system.

PART 2 - EXECUTION

A. Provide a competent superintendent and necessary assistants on the job while Work is progress. The Superintendent represents Contractor in all functions and directives given to him by Owner are binding as if given to Contractor in person.

B. During the installation Landscape Architect may make regular site visits and reject any Work and materials that do not meet the Standards called for in Contract Documents. Rejected work must be promptly corrected and no time extension will be allowed for this reason.

C. Inspection: Inspect project area prior to start of Work to determine that all site conditions are acceptable for irrigation Work to begin. Inform Landscape Architect of unsuitable conditions. Do not proceed with installation of irrigation system until unsatisfactory conditions have been corrected in a manner acceptable to installer.

D. Preparation: Flag all existing underground utilities prior to trenching and/or boring operations. Obtain utility locations from Owner an/or General Contractor and Utilize utility locating services when necessary.

E. Excavation: All excavation is unclassified and includes all materials encountered.
1. Prior to excavation, remove sod, preserve and replace after backfilling is completed.
2. After excavation and backfilling is completed, regrade trenched area consistent with surrounding area and re-establish with 100 percent pure of type grass existing. Maintain as necessary for establishment and survival of grass.
3. Backfill material is to be free from rock, large stones and other unsuitable substances that could damage the pipe or create unusual settling problems. Back fill in 6" layers and tamp after each layer to prevent excessive settling.
4. Backfill trenches containing plastic pipe when pipe is cool to avoid excessive contraction in cold weather. Such backfilling can be done in early morning hours or pipe may be water cooled prior to backfilling procedures.
5. Backfill material evenly in lifts not to exceed 6" and compact to 100 percent of maximum density.

6. Contractor is responsible for establishing compaction in trenches equal to or exceeding overall compaction of paving base. Leave top of trench ready for asphalt by others. Minimum depth of cover of all pipe is as follows:
¾" – 1" pipe – minimum depth cover is 12"
1 ½" – 1 ½" pipe – minimum depth cover is 18".

F Sleeving: Location of sleeving shown on plans is schematic. Sleeving Contractor to make adjustments necessary to accommodate existing vegetation, utilities and other existing conditions. Repair of damage to existing utilities, structures or other construction resulting from installation of sleeves is the responsibility of Sleeving Contractor. Verify those installed previous by others. Install PVC sleeves according to detail.

G Pipe Joints: Follow Manufacturer's Recommendation.
1. Solvent weld PVC pipe, assemble according to Manufacturer's Recommendations, using appropriate PVC pipe cleaner/primer and solvent cement.
2. PVC to metal connection, Work metal connection first then use Teflon pipe fitting
3. Main line shall be installed according to Manufacturer's Recommendations.

H Pipe and Fittings Installation: Install according to Manufacturer's Recommendations including snaking-in of PVC pipe to prevent excessive strain when contracting in cold weather. Solvent weld fittings must conform to Schedule 40 or Schedule 80 PVC dimensions and specifications for solvent weld fittings and as manufactured by Lasco, Inc.

I Lateral lines and risers shall be as follows:
1 Install according to Manufacturer's Recommendations using standard techniques.
2 Combine lateral lines and main supply lines in common trenches wherever possible with specified minimum depth of coverage over all pipe (see Backfilling).
3 Install riser such that no excessive movement occurs while sprinkler head is in operation.
4 Height of risers to be in accordance with planned and existing plant material. Height of all risers is subject to approval of Landscape Architect. Exchange of 4" pip-up to 12" high pop-in field by Landscape Architect is incidental.
5 Plug lines immediately upon installation to minimize infiltration of foreign matter.
6 Flush lateral lines and risers prior to installation of sprinkler heads.
7 Above ground risers must be dark gray or black in color.

J Sprinkler Heads: Low pop-up sprinkler heads shall be installed in such a manner that tip is 1" above finished grade. Where finish grade has not been established, extend a riser a minimum of 12" above existing grade to mark location of head. After finish grade is established, install heads at specified height on trip elbow swing joint; no flex pip will be accepted.
1 High pop-up heads: High pop-up shrub heads shall have the finished height determined by Landscape Architect.
2. Backfill around sprinkler head assembly in such a manner that sprinkler head is stabilized so that no lateral motion is exhibited during operation.
3. Sprinkler Heads on Risers: Sprinkler heads on risers should be maintained on a schedule 80 PVC riser coupled by a Schedule 40 F.I.P.T. coupling (Lasco #420007) to polyethylene riser first out of lateral fitting. Height of all heads in bed areas to be determined in the field by Landscape Architect.
4. Install control wire in orderly fashion, locate in main line trench. Bundle wires together and tape at 10' intervals. Position wires under main line.
5. Allow for contraction of wires by providing looped slack at directional changes in supply line.
6. Keep wire splices to a minimum. All splices shall be waterproofed by using "Rainbird Snap-tite" wire connectors. All splice locations to be indicated on "as- built drawings".
7. Pass Wires under existing or future paving, construction, etc. through PVC sleeves provided by Irrigation Contractor.

K. Control Equipment: Install automatic valves and controller according to Manufacturer's Recommendations. Appropriate locations are shown on the drawings.

L. Valve Boxes: All valves are to be housed in valve boxes. Install according to Manufacturer's Recommendations and according to details. Position boxes at a height that will not cause them to interfere with maintenance machinery (e.g., mowers) and such that soil and mulch do not wash into the box. Locate all valve boxes within plant bed areas wherever possible.

M. Install surge protection equipment on primary (110 VAC) power lines. Connect each surge protect unit to at least on 5/8" diameter by 9' long copper clad grounding electrode driven into the soil to its full depth. Place electrodes no closer than 2' from controller cabinet or any control or power wire. Be consistent in locating ground rods throughout installation with respect to controller position and not locations on "As-Built" Drawings.
1. Ground wire between surge protection device and grounding electrode to be single to control unit. Route ground wire away from power and control wires where possible.
2. When it is necessary to pass through controller cabinet wall use two #L-70 copper grounding lugs and brass bolt as noted in detailed drawings. Use #WE 5/8" ground rod clamp (single piece and bolt) to make connection between ground rod a minimum of 10". Cover the top of rod and clamp with a Toro #850-00 cover with lid at grade level.
3. Balancing and Adjusting: Balance and adjust the various components of system so that overall operation of the system is most efficient. This includes synchronization of controllers, adjustment to pressure regulators, part circle sprinkler heads and individual station adjustments on controllers. The Contractor has the right to call in the Designer or Owner's Representative to aid in balancing and adjustment of system.

N. Operational Testing: Upon completion of irrigation system and after head installation, test entire system for proper operation. Flush all air from system and check components for proper operation.

O. "As-Built" Drawings: "As-Built" Drawings are to include locations of all wire splices, valves (automatic and manual) with triangulated measurements to each location as well a any deviations in location of piping and heads as represented by Contract Documents.

P. Owner Orientation: Upon completion of Work and final acceptance by Owner and Landscape Architect, Contractor is responsible for orientation of maintenance personnel in the operation, maintenance and repair of system. Furnish copies of all available parts lists, trouble-shooting lists and specification sheets to Owner prior to final payment.
1. Set initial watering schedules and programming on automatic controllers at the direction of Landscape Architect. Changes in schedules and programming and instructions on how to make such changes are under the responsibility of the Landscape Architect.

Q. Winterizing the System: If Owner requires, irrigation piping must be winterized by first blowing system clear of water using compressed air (80 psi minimum) admitted into piping at a quick coupling valve or hose bib located at a higher elevation on the system piping. Activate individual zones; higher zones first, then proceed successively through the system towards lower elevations. Proceed through all zones twice. The air compressor used to winterize system must have an engine separate from compressor tanks to prevent high temperature air from being injected directly into PVC piping.

R. Clean Up: During Irrigation Work, keep project site clean and orderly. Upon completion of Work, clear grounds of debris, superfluous materials and all equipment. Remove from site to the satisfaction of Landscape Architect and Owner.

S. Protection: Protect Irrigation Work and materials from damage due to irrigation operations, operations by other contractors, trades and trespassers. Maintain protection until Date of Substantial Completion. Cover all openings into system as it is being installed to prevent obstructions in pipe and breakage, misuse or disfigurement of equipment.
1. Contractor is responsible for theft of equipment and material at job site before, during and after installation, until Date of Substantial Completion of the Work in total.

T. Inspection and Acceptance: Upon completion of Work, notify Landscape Architect and Owner at least three days prior to requested Date of Inspection for Substantial Completion. Prior to contacting Landscape Architect for the purpose of demonstrating all or any part of the system, thoroughly test the system for proper operation and make adjustments and replace any defective parts prior to inspection for Substantial Completion. Where inspected irrigation Work does not comply with requirements, replace rejected Work promptly, within two weeks of inspection. In unusual circumstances Owner may grant a longer time period. If such replacements are not completed within time specified, Contractor may be considered to be in default of Contract and Owner may use Contract Retainage to hire other Contractors to finish the Work.

PART 4- ACCEPTANCE AND GUARANTEE

A. Substantial Completion: Submit written requests for inspection for Substantial Completion to Landscape Architect at least three calendar days prior to anticipated Date of Inspection and Testing. Substantial Completion cannot be granted, and at the same time no further applications for payment shall be approved for more than 85% of contract

until there has first been a walk-through for head coverage. At this time the Landscape Architect or Owner's Representative will prepare a "punch list" that consists of items to be addressed and corrected by Contractor immediately. Depending on the extent of the Work on the "punch list", the Landscape Architect will determine whether Substantial Completion is to be granted at that time or at a later date, pending the completion of the "punch list".
1. Submit record drawings and maintenance manuals to Landscape Architect with written request for inspection.
2. Review "punch list" Work jointly with Owner and Landscape Architect for Substantial Completion of total (contract) Work.
3. Upon satisfactory completion of repairs and replacements and completion of "As – Built" drawings, Landscape Architect and Owner will verify system for Substantial Completion and issue AIA Certificate of Substantial Completion if all items on "punch list" have been completed. If necessary another "punch list" will be written to itemize any deficiencies still existing and will be attached to AIA Certificate. Contractor shall complete all "punch list" items if possible within 30 days while continuing maintenance.

B. Date of Substantial Completion: Date of Substantial Completion will constitute beginning Date of One-Year Guarantee. This Date also constitutes the beginning of the warranty responsibilities and acceptance by Owner and Landscape Architect.
1. Guarantee all Work, products, equipment and materials for one year, beginning at Date of Substantial Completion as per Written letter of notification.
2. Make good any damage, loss, destruction or failure. Repairs and replacements shall be done promptly and at no additional cost to Owner.
3. Repair damage to grade, plants and other Work or property as necessary.
4. If replacement are not acceptable during or at end of Guarantee Period Owner may elect either subsequent replacement or credit. Replacement products shall have a similar one-year guarantee from time of replacement.
5. Guarantee applies to all unacceptable conditions or losses with exception of those due to acts of nature, vandalism or Owner neglect, as determined by Landscape Architect. Acts of Nature include, but nay not be limited to, high winds or hurricane or tornado force, sleet, hail, freezing rain and extreme cold (as determined by Landscape Architect). Contractor agrees to replace losses due to Acts of Nature at fifteen percent (15%) less than original contract price for the damaged Work.

C. Final Inspection and Acceptance: One year after the Date of Substantial Completion of Work in total, the Landscape Architect and Owner will inspect Work for Final Acceptance. Upon satisfactory completion of repairs and/or replacements Landscape Architect certifies, in writing, the Final Acceptance of Work.
1. At the end of Guarantee Period and upon request for inspection, jointly review all guaranteed Work for Final Acceptance.
2. Submit written request for inspection for Final Acceptance to Landscape Architect at least two weeks prior to anticipated Date of Inspection; include list of Work Substantially Complete and list of Work replaced during Guarantee Period.
3. Upon completion by Contractor of all required replacements, Owner and Landscape Architect will confirm the Date of Final Acceptance of Work.

End of Section

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SEAL

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1049
WILLIAM REED JOHNSON
6/27/25

ISSUE	BY	DATE	DESCRIPTION
		03/21/25	ISSUE FOR PERMIT
2		06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	240634
DATE:	02/12/2025
DRAWN BY:	JCO
CHECKED BY:	WRJ

SHEET TITLE

IRRIGATION SPECIFICATIONS

SHEET NUMBER

GL-010

PART 1 – GENERAL

A. Extent of the planting is shown on the drawings and in the schedules.
(1) Provide all labor, materials and equipment required by or inferred from the Drawings and Specifications to complete the work of this section.
(2) Providing, placing, grading topsoil for landscape grading as indicated in the Drawings.
(3) Providing and installing trees, shrubs, seeding and solid sod for landscape planting, as per details.
(4) To successfully dig existing plants and store them on or off-site during construction for replanting on-site per plans where they will reestablish and thrive.

B. Specified Maintenance Period, and One-Year Guarantee Period.

C. Verify plant count from plan, and provide and install all plant material on plan.

D. All plants shall conform to or surpass minimum quality standards as defined by the American Association of Nurserymen; current edition of American Standards for Nursery Stock published by American Association of Nurseryman, Inc. and in addition shall conform to sizes and descriptions in the plant list. All work to be performed by a firm specializing in Landscaping, not a subcontractor.

E. Substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, prior to submitting bid – tree list, showing that the plant material is not available. This list shall be submitted prior to submitting bid.
(1) Requests for approval of substitute plant material shall include common and botanical names and the size of substitute material.
(2) Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. The Landscape Architect will issue acceptance or rejection of substitute plant material in writing.

F. Approval and selection of materials and work: The selection of all materials and the execution of all operations required under the Drawings and Specifications is subject to the approval of the owner and Landscape Architect. They have the right to reject any and all materials and any and all Work, which in their opinion does not meet the requirements of the Contract Documents at any stage of the operations. Remove rejected Work and or materials from the Project Site and replace promptly at no additional cost to the owner.

G. Workmanship: Install all plant materials neatly.
(1) Make minor adjustments to layout as may be required and requested by Landscape Architect at no additional cost to the owner.
(2) Coordinate delivery of all plant material with time of installation to prevent any plant material from being stockpiled on site longer than 24 hours.
(3) Deliver materials in such manner as to not damage or decrease the health and vigor of the plant materials.
(4) Store materials away from detrimental elements. Coordinate with General Contractor to secure a safe staging area.
(5) Handle, load, unload, and transport materials carefully to avoid damage.
(6) Maintain and protect plant materials as necessary to insure health and vigor.
(7) Guarantee plant materials and lawn areas for one year from the date of substantial completion. Contractor shall replace plants that fail to grow properly with plants as originally specified at the earliest practical date following plant failure, without additional charges to the owner.
(8) Replacement materials will be guaranteed for one year from the date of replacement.
(9) The Contractor shall not be responsible for replacing plants that are damaged by abuse or improper maintenance by Owner as reported by Contractor outlined below or by acts of nature occurring after acceptance.

H. Acts of nature may include, but may not be limited to high winds of hurricane or tornado force, sleet, hail, freezing rain and extreme cold (as determined by the Landscape Architect). Contractor agrees to replace losses due to Acts of Nature at fifteen percent (15%) less than the original contract price for the damaged work.

I. Contractor's Periodic Inspection: During guarantee period, Contractor shall make periodic inspections of the project to satisfy himself that maintenance by the owner is adequate.
(1) Any methods or products that he deems not normal or detrimental to good plant growth shall be reported to the Owner in writing.
(2) Failure to inspect and report shall be interpreted as approval and the Contractor shall be held responsible for any and all necessary replacements.

J. Soil Testing: Contractor shall have soil tested by a suitable laboratory chosen by the Contractor and subject to written approval of the Landscape Architect.
(1) Soil test shall be completed in all planting areas to determine lime and fertilizer requirements. Submit test results to Landscape Architect for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval.

II. PART 2 - PRODUCTS

A. Topsoil: All topsoil shall be supplied from offsite stockpile and spread by the Landscape Contractor. The Landscape Contractor shall be responsible for fine grading. Topsoil shall be fertile, friable, sandy loam and a natural surface soil obtained from areas reviewed by Landscape Architect and possessing characteristics of representative soils in the project vicinity that produce heavy growths of crops, grass, or other vegetation.

B. Topsoil shall be free of subsoil, brush, organic litter, or objectionable weeds, clay, clots, stumps, stones, roots or other material harmful to plant growth or hindrance to planting or maintenance operations. Should regenerative materials be present in the soil, Contractor shall eradicate and remove such growth, both surface and root, which may appear in the imported materials within 1 year following acceptance of the Work.

C. Topsoil shall not be handled in a frozen muddy condition. The acidity range for topsoil in planting beds shall be between 5.0 and 7.0 inclusive. The acidity range for topsoil to be placed in areas to receive sod shall be 6.0 – 7.0. The mechanical analysis of the soil shall be as follows:

Sieve Size	Percent Passing
1" mesh	99 – 100 percent
¼" mesh	97 – 99 percent
No. 100 mesh	40 – 60 percent
No. 200 mesh	20 – 40 percent

D. Topsoil, regardless of source, shall meet all requirements of the paragraph above. Stockpile material that does not meet the requirements may, at the option of the Contractor, be improved by screening and the addition of organic matter and chemical admixtures.

E. Planting Soil Mixture: Provide soil mix amended as per laboratory recommendations. Basic planting soil mix consists of:
(1) 50% topsoil (as described above)
(2) 50% prepared additives (by volume as follows)
(3) 3 parts humus (forest peat or Nature's Helper)
(4) 1 part sterilized cow manure, commercial fertilizer and lime as recommended in soil test analysis.

F. The components shall be thoroughly mixed to uniform consistency by hand or machine methods prior to placement in and around plantings.

G. Trees: All large deciduous shade trees and ornamental trees are to be field grown from rooted cuttings true to variety and not grafted material. No grafted material will be accepted for the initial installation or as guarantee replacement material.

H. Alternate Growers – Will be considered by the Landscape Architect only if submitted with photographs of specified material within 10 days from date contract is awarded to General Contractor. The Landscape Architect will select and tag 100% of plant materials from acceptable alternate growers. The contractor will be responsible for all expenses related to tagging trips to alternate growers including usual fees charged by the Landscape Architect. The Contractor shall arrange for and provide transportation for the Landscape Architect. Contractor shall provide the Landscape Architect a minimum of three weeks advance notice. Contractor shall limit tagging trips to no more than two at a maximum of two days each. All tagging trips will be completed within 45 days from date contract is awarded to General Contractor.

I. Contractor will submit confirmed orders from acceptable alternate growers within ten days of tagging by the Landscape Architect. Contractor is responsible for payment of deposits required by acceptable alternate growers.

J. Fertilizer: Fertilizer for all trees, plants and ground covers shall be Sta-Green Nursery Special delivered to the site in unopened containers.

K. Fertilize all areas according to the manufacturer's recommended rates in accordance with the monthly maintenance guideline herein.

L. Cultivate and waterbeds or pits thoroughly after application.

M. Adjust fertilizer in accordance with interim soil test reports.

N. Fertilizer for sod: Fertilizer for sod shall be Sta-Green and sod fertilizer containing the following percentages by weight:
18% nitrogen
24% phosphorous
10% potash

O. Nursery Special or approved equal.

P. Fertilizer shall be uniform in composition, dry and free flowing, and shall be delivered to the site in the original, unopened container, bearing the Manufacturer's guaranteed analysis. Fertilizer shall not have been exposed to weather prior to delivery to the site. After delivery, until used, it shall be completely protected at all times. It shall not be stored in direct contact with the ground.

Q. Plants: All plants shall conform to or surpass minimum quality standards as defined by the American Association of Nurserymen (AAN), current edition of American Standard for Nursery Stock published by the ANN, Inc. and in addition, shall conform to sizes and descriptions in the plant list.

R. Certificates of Inspection for Plant Material: All necessary Inspection certificates shall be supplied, if requested, to the Landscape Architect's representative for each shipment of plant material, as required by law. Certificates showing source of origin shall be filed with Landscape Architect prior to acceptance of the material.

S. Inspection: All plant materials shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any and all plants that fail to meet this specification at any point during the installation of the job. The Contractor at no additional cost shall promptly remove all rejected materials from the site to the owner.

T. Quality and size: All plant materials furnished shall be well branched, proportioned width to height, or normal habit, sound, healthy and vigorous in growth. The minimum acceptable sizes of plants shall be measured before pruning with branches in normal position and shall conform to measurements specified. Plants used where symmetry is required shall be matched as closely as possible. It is the responsibility of the Landscape Contractor to determine from the planting plan where matching plants should be used. Ask for clarification by Landscape Architect when necessary and do so before bids are submitted. Plants shall meet all requirements as listed in the plant list.

U. Source of Plants: Plants shall be field nursery, container grown or collected material subject to the requirements of the Specifications.

V. Field Tagged Plants: All deciduous and evergreen trees are to be sourced by the contractor at any of the approved nurseries, of the provided list, or equal as approved by the Landscape Architect. The owner will pay the Landscape Architect for tree tagging trips. The contractor should anticipate accompanying the Landscape Architect on the tagging trips but is not required to do so.

W. Insect, Pests and Plant Diseases: All plants shall be of healthy stock, free from disease, insects, eggs, larvae and parasites of an objectionable or damaging nature.

X. Substitutions: Substitutions from the specified list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute material shall include common and botanical names and size of plant material. Only those substitutions or at least equivalent size and having the essential characteristics similar to the originally specified material will be approved. The Landscape Architect will issue acceptance or rejection of substitute plant materials in writing. Substitutions may be made only prior to bidding.

Y. Balled and burlapped plant material are to be wrapped with organic burlap wrapping only. Synthetic material will not be accepted. Remove all nursery-loading straps once plant material is placed in the pit.

Z. Guying of trees: Stakes for supporting trees shall be sound timber, straight, sized as shown in planting details and of sufficient length to adequately support the plant. All visible surfaces shall be painted flat black.

AA. Deadmen or stakes for anchoring guy wires in the ground shall be of size, material and strength adequate to hold guy taut and maintain tree firmly in an upright position.

BB. Wire shall be # 12 gauge galvanized wire in double twisted strand to adjust tension.

CC. Hose for encasing guy wires shall be new or suitable used 3/4" diameter rubber or plastic garden hose, black in color.

DD. Wrapping material for trees with 2" caliper trunks or larger shall be standard crinkled paper cemented together with bituminous material in strips 8 to 10"wide.

EE. Twine for tying wrapping material shall be lightly tarred, medium or sisal yarn; no synthetic cord shall be used.

FF. Mulch: Single shredded 2-3" long pinebark/hardwood mulch shall be clean, fresh, free of noxious weeds, seed, fire ants, Japanese beetles and/or fringed beetles. No nuggets will be accepted.

GG. Sod: Sod shall be 100% specified grass, free of weeds, freshly dug.

HH. Lime: Ground dolomitic limestone not less than 85 percent total carbonates and magnesium, ground so that 50 percent passes 100 mesh sieve and 90 percent 20 mesh sieve.

II. Inoculants: Pure culture of nitrogen-fixing bacteria prepared specifically for the legume species. A mixing medium as recommended by the manufacturer shall be used to bond the inoculant to the seed.

JJ. All necessary hand tools and materials typically used in planting operations.
KK. Plastic labels or tags on which identification can be made.
MM. 'Nature's Helper' Soil conditioner
NN. Broad spectrum insecticide as needed to control damage
OO. Anti-desiccant spray for minimizing transpiration during storage
PP. Bailing twine
QQ. Burlap – 36" wide, rolled.

PART 3 – EXECUTION

A. Execution of Digging and Holding: All transplanting work, and storage of plants is to be carefully coordinated with the General Contractor. Prior to digging, thoroughly water all plant material to be dug to moisten the root area. Root prune all plants using a sharpened shovel a minimum of one week in advance of the anticipated day when digging and storage will occur. Using a shovel, root prune by encircling the plant to be dug by pushing the shovel down at a 75-85° angle not less than 10" deep. Do not attempt to lift the plant or remove it from its current location at this time. Prune the circle around the plant per the following root size schedule. Deep water each plant and foliar mist in the first day to help the plant transition. Monitor the water and mist during the first week and until the digging occurs. Not less than one week after the root pruning carefully dig each plant by using the shovel to raise the plant slowly and onto a sheet of burlap cloth twice the size of the root ball. The plant should be then carried to the holding area supported equally on all four corners. When the plant is laid down in the holding area, the burlap is to be folded over the root ball/mass and secured with bailing twine. Then cover the entire root ball with a soil conditioner. Clum's "Nature's Helper" or approved equal, and thoroughly water. Do not allow the rootball/mass dry out during the transplanting process. All dug plants are to be maintained and watered continuously where held until such time that they can be replanted. Maintenance should include pruning to thin, removal of dead branches, wilt-proof sprayings, insect treatments, etc., in addition to regular watering.

Root Ball Size:

Plant Height / Size	Minimum root ball diameter
10' – 12'	24" – 30"
8' – 10'	22" – 24"
4' – 8'	20" – 22"
12" – 4'	18" – 20"
1" – 12"	Spread of foliage

B. Layout of major plants: Before commencing planting operations, location of major plants and outlines of areas to be planted shall be marked out on the ground, by the Contractor for approval by the Landscape Architect. Contact the Landscape Architect a minimum of 24 hours in advance of the anticipated review of the layout.

C. Time and planting: Planting operations shall be during favorable weather in which conditions are neither extremely cold nor hot, nor to a point that the risk of loss is too great. The Contractor shall inform the Landscape Architect of high risks due to weather.

D. Preparation of planting beds: Landscape Contractor will provide and spread 4" topsoil and provide finish grades in all planting beds. The Landscape contractor will fine grade and provide minimum 3% positive drainage in all beds. This is to include debris removal and any grading required bringing the finished grade to the proper level for planting trees, shrubs and ground covers. Landscape Contractor shall grade for proper drainage. Contractor shall anticipate and allow for settling of soils.

E. Circular plant pits with vertical sides shall be dug by hand or machine methods for planting and transplanting of trees and shrubs. Sides of pits should be scarified to allow for water percolation.

F. Shrub pit diameter shall be a minimum of one foot greater than the spread of the root mass.

G. All transplanted material is to be replanted the same day it is dug.

H. Test excavated plant pits to determine if sufficient drainage is present for proper plant survival.

I. Fill the area between the pits, if the individual pits are arranged in a group, to the required grade with single shredded pinebark/hardwood mulch to a depth of 3". Plant beds shall be neatly edged and kept free of weeds until the work is accepted.

J. Excavation for planting ground covers: Ground cover beds shall be scarified by hand or machine method to a minimum depth of 8". 4" of pine bark additive and 20 lbs. / 1000 sq. ft. of Sta-Green Nursery Special fertilizer shall be uniformly incorporated into the soil to the full 6" of minimum depth.

K. Drainage test for trees: Tree pits shall be filled with water. If percolation is less than 100% within a period of twelve hours, drill a 12" auger to a depth of 6 below the bottom of the pit. Retest the pit. In case drainage is still unsatisfactory, notify Landscape Architect, in writing of the condition before planting the trees in the questionable areas. Contractor is fully responsible for warranty of the trees.

L. Drainage Test for Plants and Ground covers: Plants and ground cover beds shall be spot tested.
(1) Dispose of topsoil removed from landscape excavations. Do not mix with the planting soil. Do not use as back fill or to construct saucers around pits.
(2) Balled and container plants shall be placed firmly upon scarified sub-grade and back filled with planting soil mixture. Remove all wire, cords, and burlap from top of root ball. Hand tamp carefully around and under ball to fill all voids. Water during back filling. Form saucer from planting soil mixture in order to retain water.
(3) Gently loosen outer roots of container grown plants to encourage outward growth.
(4) Fertilizer shall be thoroughly mixed and soaked into the top two inches of soil for all plant pits.

M. Setting plants: Set plants uniformly 2-4" higher than surrounding grade or as necessary to provide adequate positive drainage away from roots. Slope soil gradually from saucer.

(1) Cut rope, wire or string from top of ball after plant has been set; turn down and bury burlap.

N. Tree transportation: The Contractor shall be responsible not only for the safe transportation of the plants to the site but also their condition upon arrival. Trees with abrasions of the bark, sunscalds, fresh cuts, or breaks of limbs that have not completely calloused will be rejected. The Contractor at no additional cost will replace trees that have been damaged during transit. All plant unit costs will reflect all above listed specifications.

O. Tree tags: All plants accepted at the nursery by the Landscape Architect shall be tagged with serialized self-locking tags. Trees delivered to the site without these tags or with broken tags will be rejected. The tags shall remain on the trees until the Landscape Architect for their removal has given the Contractor instructions.
(1) Tree tags shall be removed immediately following the final Punch-list. The Contractor will replace any trees on which tags remain and become in grown.

P. Stockpile of trees: All plant material stored on site will be untied and/or cut loose for proper storing and inspections periodically.

Q. Pruning deciduous trees: Deciduous trees and shrubs shall be pruned only to thin out heavy growth.
(1) Do not top or remove terminal growing point or leader of any plant.
(2) Cuts over 3/4" in diameter shall be painted with tree dressing paint. No paint containing lead shall be permitted.

R. Guy trees 2" caliper and over: Space three guys equally about each tree, attached at approximately two-fifths up the trunk. Guys should be at a 45-degree angle from the ground plane and anchored in the ground with stakes. Guy to trunks with wire loops and black rubber hose drawn snug in all directions. These guys shall be equally taut.
(1) Wrap trunks of deciduous trees larger than 2" caliper spirally with standard paper or fiber wrapping material from the base of the trunk to the second branch and the wrapping secured in place. Wrap the trunk with the plain side of wrapping to the outside with no writing visible. Tie off wrapping with sisal yarn at 24" intervals.
(2) Stake trees less than 2" caliper with two wood stakes driven two feet into the ground with the portion extending above the ground approximately ½ of the trunk height. Stake 12" from trunk, fastened at approximately two-fifths of trunk height with wire run through rubber hose.

S. Mulch all planting beds and other areas designated to be mulched, with 3" "settled" depth of specified mulch type. Individual plants are to be mulched as detailed. Mulch is to be measured after settlement and maintained as specified.

T. Preparation of lawn areas: Fine grade all lawn areas to finish grade. All areas shall have smooth and continual grade between the existing and fixed controls such as walks and curbs. Roll, scarify, rake and level as necessary to obtain true, even and firm lawn surfaces. All finished grades shall meet approval of the Landscape Architect before sodding or seeding operations begin.

U. Areas to receive sod: Landscape Contractor will provide 4" topsoil & grade to finish grade all areas to receive sod. The Landscape Contractor will be responsible for fine grading. This is to include debris removal and any grading required bringing the finished topsoil grade to the proper level for applying sod.
(1) On this grade spread specified fertilizer as per manufacturer's recommendations and lime at a rate of 50 lbs. / 1000 sq. ft. evenly over all areas to receive grass. A soil test shall be made prior to the beginning of fertilizing and liming and the quantities of the lime and fertilizer shall be adjusted, if necessary, to achieve a pH of 6.0 to 7.0.
(2) Scarify prepared grade to depth of 6" thoroughly incorporating fertilizer and lime into the top 6" of existing soil in all areas to be grassed. Caution shall be exercised to avoid damage to underground utilities. All building debris, vegetation, sticks and stones over 3/4" in any dimension shall be removed and the surface leveled and smoothed.

V. Sodding operations: Delivery of sod shall be scheduled so as to allow laying of sod without delay. No sod shall remain stacked longer than 24 hours. In the event that sod cannot be laid immediately upon delivery, Contractor shall lay sod on a designated site, to be approved by the Landscape Architect. No sod shall overlap and it shall be lightly watered as necessary to keep moist.
(1) Lay sod when bed is not excessively wet or frozen, but when soil is moist to the depth of 2" minimum.
(2) Lay sod so that no voids occur. Sod shall be tamped and rolled by hand methods. The completed surface shall be true to finish grade and even and firm at all points. Stagger the sod seams / joints.
(3) Do not move heavy objects over areas to be sodded after the soil has been prepared.

W. Removal of existing grass: The Landscape Contractor is to remove existing grass and weeds from all areas for planting and resodding as designated on the plans. The existing stands are to be removed to a maximum depth of 1" so as not to disturb existing tree roots where present in those areas.
(1) Aerate with a tined tiller to break up the upper 3" lightly not to damage tree roots. Pick up solids for discarding and cut cleanly any roots damaged.
(2) Spread a light layer of topsoil not more than 1" in depth over the aerated area and fine grade to meet acceptance by the Landscape Architect. Apply fertilizer and lime to these areas as specified previously under "Areas to receive sod" or "Preparation of planting beds" whichever the case may be.

IV. PART 4 - CLEANUP & PROTECTION

A. Keep project site clean and orderly during planting operations.

B. Clear grounds of debris, superfluous materials and all equipment upon completion of Work. Remove from site to the satisfaction of the Landscape Architect and Owner.

C. Protect all work and materials from damage due to landscape operations and operations by other contractors, trades and trespassers. Maintain protection until Date of Substantial Completion.

D. Contractor is responsible for theft of equipment and material at the job site before, during and after installation, until Date of Substantial Completion of Work in total.

V. PART 5 - LANDSCAPE MAINTENANCE GUIDELINES

A. Begin maintenance at commencement of Work of this section and continue until Substantial Completion, as part of Work of this section.

B. Continue maintenance for a Maintenance Period of thirty calendar days after date of Substantial Completion.

C. Provide labor, materials, equipment and means for proper maintenance of all materials and workmanship.

D. Supervision: submit a written report and conduct joint inspection with Landscape Architect maintenance program and procedures, at inspection for Substantial Completion.

E. Maintenance of trees, shrubs, sod and seed: Maintain all plants in a growing, well formed, healthy condition by watering, fertilizing, pruning, weeding, spraying, wrapping, straightening, replacement or by other necessary maintenance operations.

F. Watering: Monitor owner's automatic watering system and schedule for proper watering of all plant material.

G. Advise Landscape Architect immediately in writing of recommended alterations due to weather or other conditions.

H. Water landscaped areas not covered by automatic watering system as frequently as necessary to maintain proper moisture level, using the following schedule as a guide:

I. Twice a month during March, April, May

J. Once a week during June, July, August, September

K. No watering from October through February, except in drought conditions

L. Fertilizing:
Mid March application of 23-3-3 (slow release nitrogen)
April 1 application of iron chalet
Mid April application of 12-6-6
August 1 application of 15-0-15

M. Mowing: Mow grass to a height of 2-2 1/2" when it reaches a height of 3", or as directed by Landscape Architect. Seeded and sodded lawns shall have at least one mowing before receiving Substantial Completion.

N. Resodding: Rework and resod areas that fail to show a uniform stand of grass. Perform work with the same kind of sod applied and repeated until all areas are covered with a uniform stand of grass.

O. Reseeding: Rework and reseed areas, which fail to show a uniform stand of grass. Perform work with the same kind of seed applied and repeated until all areas are covered with a uniform stand of grass.

P. Site annual planting: Replace annual plantings according to schedule in Drawings. Blooming plants shall be in bloom at the time of planting and shall be replaced as necessary throughout specified Maintenance Period to maintain blooming condition.

Q. Pruning: Remove dead wood as it becomes evident. Remove living portions of plants only at the direction of Landscape Architect.

R. Wilt-proofing: Apply approved anti-desiccant to all evergreen trees during last two weeks of October (except pines).

S. Spraying: For each spraying combine approved insecticide and fungicide to provide maximum protection for all plant materials. Three sprayings annually; in March, May and August.

T. Weeding: Two applications (Spring and Fall) of chemical pre-emergent spray, approved. Two applications (during growing season) of chemical contact spray (Round-up, by Monsanto, or approved equal). Two days per month (every two weeks) manual weeding (by hand) during the period from March 1 through September 30; remove all visible weeds.

U. Mulching: Keep planting areas neat and uniformly mulched to specified depth on a continuous basis. In addition to replacing and re-spreading mulch as necessitated during the maintenance period completely replenish mulch in all planting areas one time (during the last month of the one-year guarantee period or as directed by the Landscape Architect.)

V. Straightening: Maintain plants in their stable upright position and at the proper grade by straightening and tightening staking and guying apparatus and as approved by the Architect.

W. Clean-up: Keep all planting areas neat, weeded and uniformly mulched on a continuous basis. Clean up adjacent walks and pavement where lettered as a result of maintenance operations, on a continuous basis.
(1) The 30-day maintenance period following Substantial Completion will be considered a lump sum item to be addressed as an item included in the contract.

VI. PART 6 - ACCEPTANCE & GUARANTEE

A. Substantial Completion: Submit written requests for inspection for Substantial Completion to the Landscape Architect at least three calendar days prior to anticipated date of inspection and testing.

B. Substantial Completion cannot be granted and at the same time no further applications for payment shall be for more than 85% or less if the owner requests of the Contract until there has been a walk-through for planting at which time a "punch-list" will be written consisting of items to be addressed and corrected by the Contractor immediately. Depending on the extent of work on the "punch-list", the Landscape Architect will determine the job to be "Substantially Complete" or pending the completion of the "Punch-list".

C. Submit Record Drawings and Maintenance manuals to the Landscape Architect with written request for inspection.

D. Review the "punch-list" work jointly with the Owner and Landscape Architect for Substantial Completion of the total (contract) work (See "General Conditions" Article No. 9).

E. Upon completion of repairs and replacements found necessary at the time of review, the Owner and Landscape Architect will confirm the date of Substantial Completion and issue the written notice if all items on the punch-list have been completed. If necessary, another punch list will be written to itemize any deficiencies still existing and will be attached to the written notice. The contractor shall complete all "punch-list" items if possible within 30 days while continuing maintenance.

F. The date of Substantial Completion will constitute the beginning date of the One-Year Guarantee. This date also constitutes the beginning of warranty responsibilities and acceptance by the Owner and Landscape Architect.

G. Guarantee all work, products, equipment and materials for one year, beginning at the Date of Substantial Completion as per written notice.

H. Make good any damage, loss destruction or failure. Repairs and replacements shall be done promptly and at no additional cost to the Owner.

I. Repair damage to grade, plants and other work as necessary.

J. If the replacement is not acceptable during or at the end of the Guarantee Period, the Owner may elect either subsequent replacement or credit. Replacement products shall have a similar one-year guarantee from the time of replacement.

END OF SECTION

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IEG JOB NO. 15-360.00

SEAL

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1049
WILLIAM REED JOHNSON
6/27/25

ISSUE	BY	DATE	DESCRIPTION
		03/21/25	ISSUE FOR PERMIT
2		06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

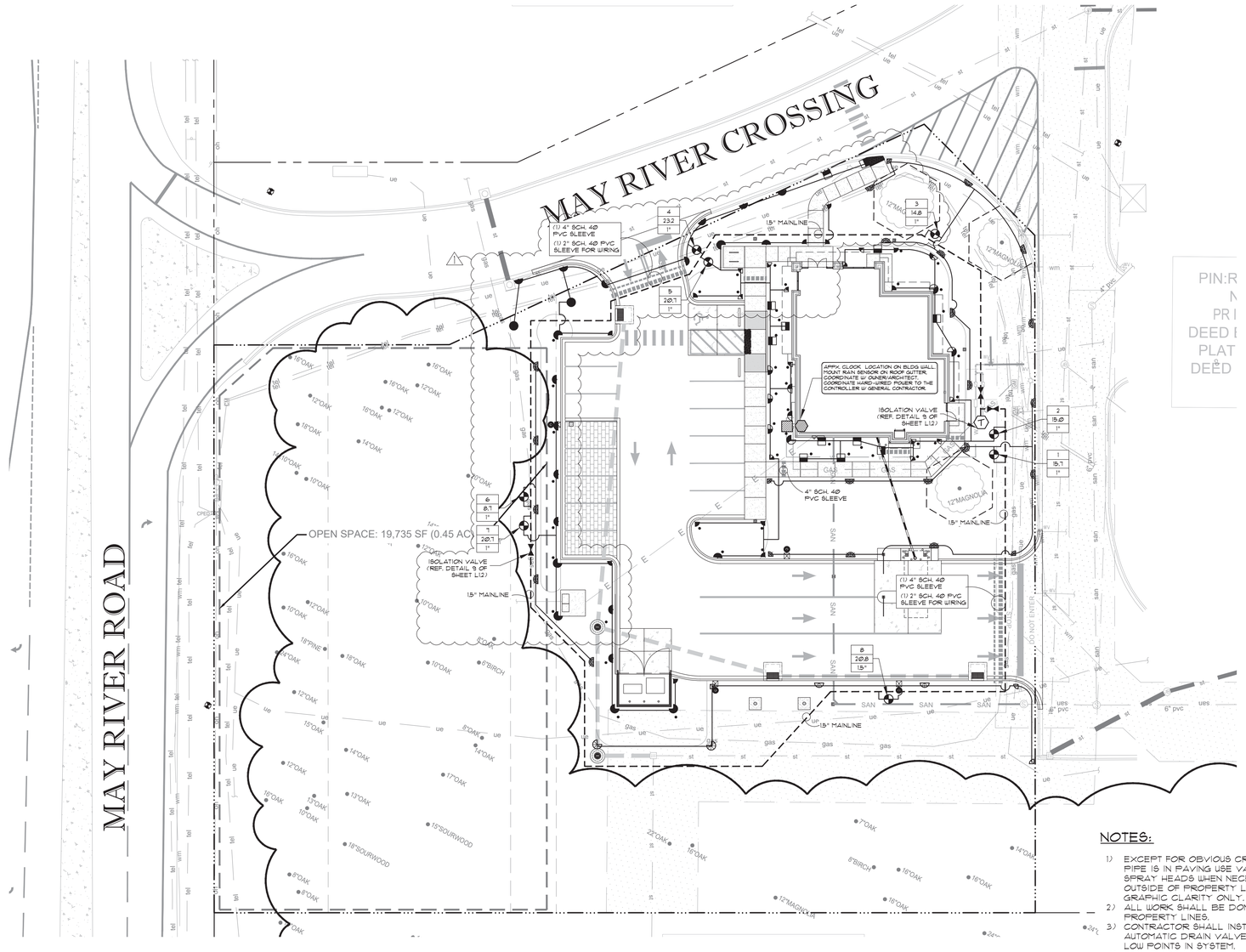
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	JCO
CHECKED BY:	WRJ

SHEET TITLE

LANDSCAPE SPECIFICATIONS

SHEET NUMBER

GL-011



IRRIGATION LEGEND

- RAINBIRD ROTORS - 5000-MPR PLUS-40 NOZZLE, 6" POP-UP, 360-90° ARCS
- RAINBIRD R-VAN-24-360 R-VAN SERIES ROTARY NOZZLES, 360-90° ARCS
- RAINBIRD SPRAYS - 15 SERIES MPR, 6" POP-UP, 360-90° ARCS
- RAINBIRD SPRAYS - 10 SERIES MPR, 6" POP-UP, 360-90° ARCS
- RAINBIRD SPRAYS - 15 STRIP SERIES, 6" POP-UP, END & SIDE STRIPS
- INDICATES HIGH POP
- RAINBIRD PGA SERIES / RAINBIRD XCZ-100-PRB-COM - SPRAY/DRIP ZONE ELECTRIC REMOTE CONTROL VALVE, SIZE AS PER DRAWINGS
- RAINBIRD OPERND - DRIP SYSTEM OPERATION INDICATOR KIT POP-UP VISUAL INDICATOR
- 3/4" BRASS QUICK COUPLING VALVE IN VALVE BOXES AS PER SPECIFICATIONS
- 1 1/2" MANUAL ISOLATION VALVE IN MAINLINE, STOCKHAM CLASS 150, B-103
- POINT OF CONNECTION - 1" TAP, BACKFLOW PREVENTER AND WATER METER BY GENERAL CONTRACTOR
- MANUAL DRAIN VALVE AT LOW POINT IN MAINLINE
- DRIP FLUSH VALVE - INSTALL AT ALL DRIP ZONES
- RAINBIRD PRESSURE COMPENSATING FULL-CIRCLE BUBBLERS 1400 SERIES - 1402 (.5 GPM) FULL CIRCLE, TRICKLE PATTERN
- WEATHERMATIC SL1600 SMARTLINE CONTROLLER W/ SMARTLINK AIRCARD - COORDINATE HARD-WIRED POWER TO THE CONTROLLER W/ GENERAL CONTRACTOR
- WEATHERMATIC SLWB WIRELESS ON SITE WEATHER SENSOR. COORDINATE LOCATION WITH ENGINEER/ARCHITECT
- MAINLINE SCH40 PVC, SIZE AS PER DRAWING
- LATERAL LINE CLASS 200 PVC SIZE AS PER DRAWING
- RAINBIRD XFS-06-18 - SUB SURFACE DRIP LINE
- SLEEVING SCH40 PVC BY IRRIGATION CONTRACTOR SIZE AS PER DRAWING. COORDINATE WITH GENERAL CONTRACTOR
- TOP LINE # INDICATES CONTROLLER CIRCUIT NUMBER
- MIDDLE LINE # IS CALCULATED FLOW IN GALLONS/MINUTE
- BOTTOM LINE # INDICATES SIZE OF VALVE REQUIRED
- SYSTEM DESIGN PRESSURE - 60 PSI

NOTES:

1) POWER TO CONTROLLER BY ELECTRICAL CONTRACTOR
2) USE VARIABLE ARC SPRAY HEADS WHEN NECESSARY
3) THERE IS TO BE (2) 4" PVC SLEEVES EACH TIME MAINLINE CROSSES HARDSCAPE:
   ONE (1) 4" PVC SLEEVE FOR MAINLINE CROSSING
   ONE (1) 2" PVC SLEEVE FOR WIRING AT MAINLINE CROSSING
4) THERE IS TO BE (1) 4" PVC SLEEVE AS REQUIRED FOR ALL LATERAL LINES CROSSING HARDSCAPE.
5) ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.
6) VERIFY TAP. IRRIGATION CONTRACTOR TO TEST WATER CONDITIONS AS THEY EXIST, IMMEDIATELY DOWN STREAM FROM TAP; IF THEY DO NOT MEET DESIGN DEMANDS,
7) MATCH PRECIPITATION RATES ON ALL CIRCUITS.
8) ALL WORK MUST COMPLY WITH LOCAL CODES.
9) NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
10) ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
11) ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
12) CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
13) CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOTBALL SIZE FOR PLANTING.
14) CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
15) CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR
16) ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER.
   A. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
   B. TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
   C. TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
17) 24 VOLT WIRE SHALL BE COLOR CODED: COMMON-WHITE, CONTROL-RED.
18) CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
19) ELECTRIC VALVE CONTROL WIRE TO BE 14 GAUGE MINIMUM, IRRIGATION CONTRACTOR MUST PLACE ONE EXTRA "HOT" WIRE AND ONE EXTRA "COMMON" AT FURTHEST VALVE IN EACH DIRECTION FROM CLOCK.
20) ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
21) DO NOT MAKE SUBSTITUTIONS: IF CONTRACTOR DESIRES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE. IN ADDITION, THE CONTRACTOR MUST STATE HIS REASONS FOR DESIRING SUBSTITUTE MATERIALS. SUBMIT THIS REQUEST AND INFORMATION TO LANDSCAPE ARCHITECT.

In-line Drip Guidelines						
	Groundcover areas			Tree Rings		
Soil Type	Clay	Loam	Sandy	Clay	Loam	Sandy
Dripper Flow	.26 GPH	.4 GPH	.6 GPH	.26 GPH	.4 GPH	.6 GPH
Dripper Interval	18"	18"	12"	18"	18"	12"
Row Spacing	18"	18"	18"	18"	18"	18"

IRRIGATION NOTES

1. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE OTHER ACTIVE UTILITIES AND SERVICES IN AND AROUND THE SITE. CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE TO AVOID DAMAGE TO THEM.
2. THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID ANY DAMAGE TO EXISTING STRUCTURES, PAVING, AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
5. ALL WORK, ADJUSTMENTS, AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, THE TOTAL WORK SHOWN ON THIS PLAN IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM.
8. THE LOCATION OF THE AUTOMATIC CONTROL CLOCK IS GENERALLY INDICATED ON THE DRAWING AND WILL BE SPECIFICALLY LOCATED ON-SITE BY THE LANDSCAPE ARCHITECT OR OWNER.
9. LINE LOCATIONS AS INDICATED ON THE PLAN ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF PROPOSED PLANT MATERIALS (AS SHOWN ON THE LANDSCAPE PLANTING PLAN) AND OTHER SITE AMENITIES.
10. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
11. ALL MAINLINES SHALL BE INSTALLED AT A MINIMUM OF 18" DEEP AND ALL LATERAL LINES SHALL BE INSTALLED AT A MINIMUM OF 12" DEEP.
12. ACTUAL HEAD PLACEMENT IN PARKING LOT ISLANDS IS TO BE 18" FROM BACK OF CURB FOR SHRUB PLANTINGS AND 6" FROM BACK OF CURB FOR LAWNS.
13. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE 'OVERTHROW' AND TO ELIMINATE 'DRY SPOTS'.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS NEEDED TO COVER "DRY SPOTS" OR SLIGHT VARIATIONS FROM THE PLAN TO THE SITE. THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
15. THE ELECTRIC SUPPLY WILL BE STUBBED OUT AT THE CONTROL CLOCK LOCATION BY OTHERS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK. COORDINATE ELECTRIC SUPPLY WITH GENERAL CONTRACTOR.
16. THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.

SLEEVING NOTES

1. THE LOCATIONS OF SLEEVES, AS SHOWN ON THIS PLAN, ARE SCHEMATIC. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENT NECESSARY TO ACCOMMODATE EXISTING VEGETATION, UTILITIES, NATURAL BARRIERS OR OTHER MAJOR CONSTRUCTION.
2. ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. WHERE A JOINT BETWEEN PIPE SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE SIGNIFICANTLY REDUCED.
4. PVC SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 18" BELOW PAVEMENT SURFACE, AND NO DEEPER THAN 24". END OF SLEEVE SHALL EXTEND 12" BEYOND CURB OR PAVEMENT EDGE.
5. BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE.
6. THE CONTRACTOR SHALL INSTALL A PVC STUB THAT IS AT LEAST 18" ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION. IRRIGATION SLEEVES SHALL BE INDICATED WITH BLUE RIBBON, ELECTRICAL SLEEVES SHALL BE INDICATED WITH ORANGE RIBBON. SEE SLEEVING DETAIL.
7. ONCE THE SLEEVE IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE PIPE ACCORDING TO THE DETAIL TO PREVENT SOIL OR OTHER DEBRIS FROM ENTERING THE PIPE.
8. ALL MODIFICATIONS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH AN "AS-BUILT" PLAN OF THE LOCATION OF ALL SLEEVES PRIOR TO ACCEPTANCE OF WORK.
10. ALL PVC SHOULD BE SCH40 P.V.C PIPE

IRRIGATION DESIGNED TO PROVIDE SEPARATION BETWEEN LAWN AND SHRUB ZONES WHERE POSSIBLE. CONTRACTOR IS NOT TO CHANGE ZONE SEPARATION FROM PLANS UNLESS PRIOR APPROVAL IS MADE.

NOTES:

1) EXCEPT FOR OBVIOUS CROSSINGS, PIPE IS IN PAVING USE VARIABLE ARC SPRAY HEADS WHEN NECESSARY OR OUTSIDE OF PROPERTY LINE FOR GRAPHIC CLARITY ONLY.
2) ALL WORK SHALL BE DONE WITH IN PROPERTY LINES.
3) CONTRACTOR SHALL INSTALL AUTOMATIC DRAIN VALVES AT ALL LOW POINTS IN SYSTEM.
4) ALL HEADS IN SHRUB BEDS SHALL BE INSTALLED ON 12" RISERS.

COMMISSIONING NOTES:

TO COMMISSION THE WEATHERMATIC SMART IRRIGATION CONTROLLER PLEASE DO THE FOLLOWING:

1. CONFIRM THAT ALL THREE PIECES OF EQUIPMENT (CONTROLLER, WEATHER STATION, AND AIRCARD) ARE PROPERLY INSTALLED.
2. PROVIDE WEATHERMATIC THE AIRCARD NUMBER THAT IS ON THE SIDE OF THE AIRCARD (20-DIGIT LONG NUMBER).
3. WHEN SHARING THIS INFORMATION WITH WEATHERMATIC, YOU SHOULD ALSO NOTE THAT THIS IS A FIFTH THIRD BANK CORPORATE LOCATION AND PROVIDE THE SITE ID NUMBER AND ADDRESS.

CONTRACTOR TO CONTACT WEATHERMATIC REPRESENTATIVE KELSI VAQUERA WITH ANY QUESTIONS. CONTACT PRIOR TO WORK FOR COORDINATION OF INSTALLATION AND SMART IRRIGATION ACCOUNT ACTIVATION AND COMMISSIONING. KELSI.VAQUERA@WEATHERMATIC.COM OR (316) 516-3625

CONTROLLER NOTES:
- MOUNT CONTROLLER ON THE EXTERIOR OF THE BUILDING PREFERABLY NEAR THE UTILITY ENTRANCE
- MOUNT SENSOR ON THE EVE OF THE BUILDING SO IT HAS A CLEAR VIEW OF THE SKY FOR PROPER RAINFALL DETECTION AND IS AWAY FROM ANY ARTIFICIAL HEAT SOURCES.

Know what's below. Call before you dig.

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FIFTH THIRD

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Cert. of Auth. No 4573

IEG JOB NO. 15-360.00

SEAL

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1049
WILLIAM REED JOHNSON
6/27/25

ISSUE	BY	DATE	DESCRIPTION
		03/21/25	ISSUE FOR PERMIT
1		05/15/25	DRC ROUND 1
2		06/27/25	REVIEW COMMENTS

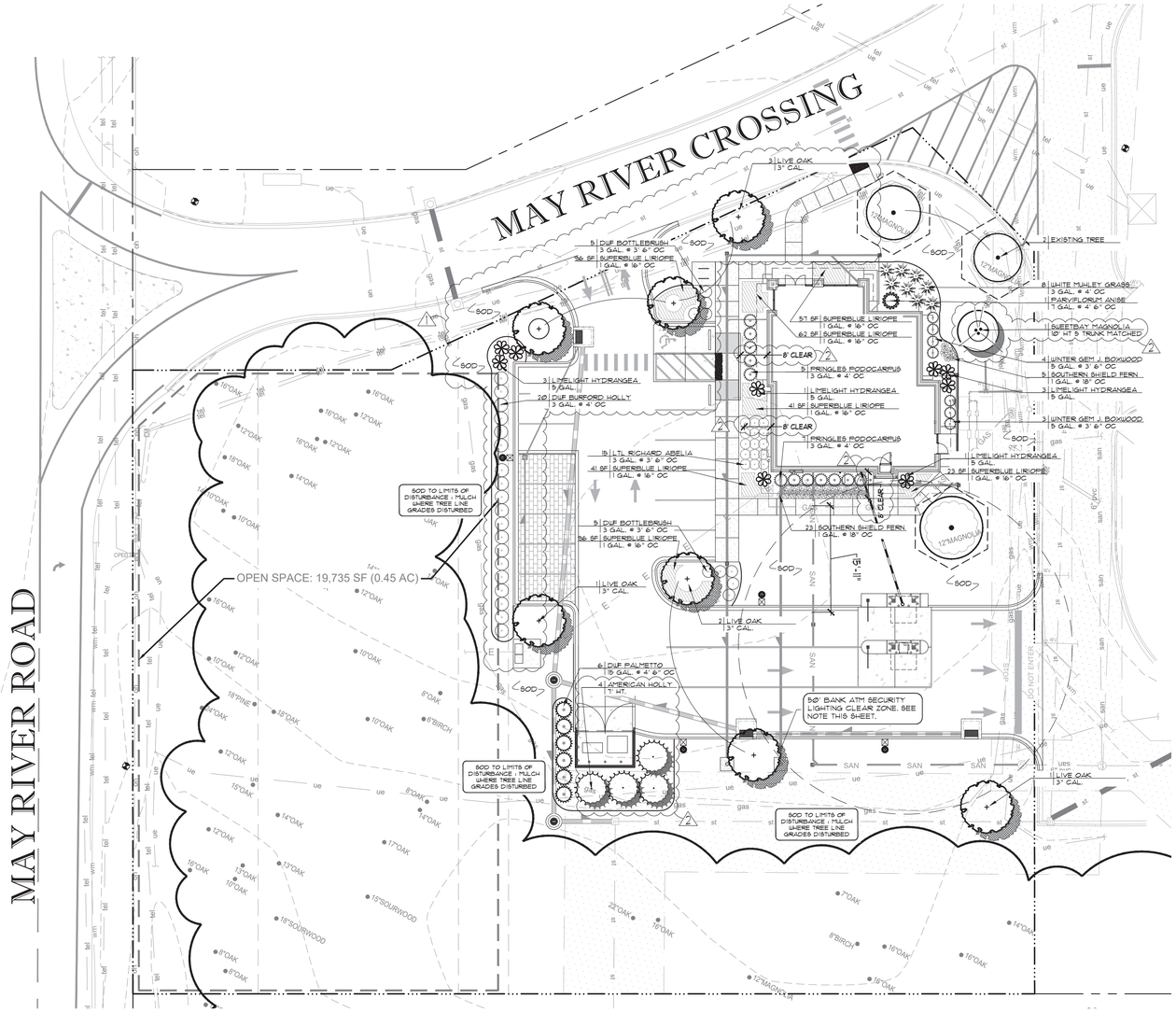
PROJECT INFORMATION BLOCK	
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	JCO
CHECKED BY:	WRJ

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L-100



ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF SINGLE SHREDDED MULCH - NO NUGGETS. IF WITHIN A DEVELOPMENT REQUIRING PARTICULAR MULCH, CONTRACTOR TO INSTALL AS REQUIRED WITH APPROVAL.

PLANT LIST

	BOTANICAL NAME	COMMON NAME	CAL	HT	SPREAD	RB/SIZE	SPACING	COMMENTS
TREES								
2	QUERCUS VIRGINIANA	LIVE OAK	3"	15'	7'	ANA STD		CENTRAL LEADER
	ILEX OPACA	AMERICAN HOLLY		7'	5'	B4B		FULL PLANT
	MAGNOLIA VIRGIANA	SWEET BAY MAGNOLIA		10'	5'	B4B		5 TRUNK FULL PLANT
SHRUBS								
	HYDRANGEA PANICULATA	LIMELIGHT HYDRANGEA		24"	24"	7 GAL.	4'-6" OC	FULL PLANT
	MELALEUCA VIMINALIS	DUF BOTTLEBRUSH		16"	18"	3 GAL.	3' 6" OC	FULL PLANT
	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		18"	16"	3 GAL.	4' OC	FULL PLANT
	SERENOA REPENS	SAW PALMETTO				15 GAL.	5' OC	FULL PLANT
	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES PODOCARPUS				3 GAL.	4' OC	FULL PLANT
	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD				5 GAL.	3' 6" OC	FULL PLANT
	ABEKLIA X LTL RICHARD	LTL RICHARD ABELIA		14"	16"	3 GAL.		FULL PLANT
MISC.								
	MUHLENBERGIA CAPILLARIS	PINK MUHLEY GRASS		18"	20"	3 GAL.	4' OC	FULL PLANT
	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LILYTURF		14"	18"	1 GAL.	14" OC	FULL PLANT
	DRYOPTERIS LUDOVICIANA	SOUTHERN SHIELD FERN		14"	18"	1 GAL.	14" OC	FULL PLANT
	MUHLENBERGIA CAPILLARIS WHITE CLOUD	WHITE MUGLEY GRASS		16"	24"	3 GAL.	14" OC	FULL PLANT
	CYNODON DACTYLON X	BERMUDA 419 SOD						WHOLE PIECES - FULL

Know what's **below.** **Call** before you dig.

NOTES:

1) IF CONFLICTS EXIST BETWEEN PROPOSED LANDSCAPE AND SITE LIGHTING, UTILITIES OR OTHER LANDSCAPE, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. ADJUST AS NECESSARY AND COORDINATE WITH LANDSCAPE ARCHITECT WHERE INSTALLED LOCATION OF LIGHTING VARIES FROM PLANS.

2) IF SITE CONDITIONS EXIST, SUCH AS LOW AREAS THAT WILL POTENTIALLY HOLD WATER, OR ANY CONDITIONS THAT PROPOSE A THREAT TO THE LONG TERM SURVIVAL OF THE NEW LANDSCAPE, THE LANDSCAPE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT FOR CHANGES.

3) IF THESE CONDITIONS ARE NOT COORDINATED DURING CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR RELOCATING NEW MATERIAL AT DIRECTIVE OF THE LANDSCAPE ARCHITECT AT TIME OF PUNCH LIST.

4) SIGNAGE SHOWN AS SCHEMATIC. IF VARIANCE OCCURS, LANDSCAPE AND IRRIGATION TO BE AND ADJUSTED TO ACTUAL LOCATION. COORDINATE WITH LANDSCAPE ARCHITECT FOR CHANGES.

5) ALL SHRUBS AT FRONT OF PARKING AREAS: CENTER OF PLANT TO BE LOCATED 42" FROM BACK OF CURB.

6) ALL SHRUBS ALONG DRIVES OR CURB: CENTER OF PLANT TO BE LOCATED 36" FROM BACK OF CURB.

7) CONTRACTOR RESPONSIBLE FOR OFF SITE DISTURBANCE AND REPLACEMENT OF LANDSCAPE / PLANT MATERIAL WITH LIKE KIND.

8) IF CONFLICTS EXIST BETWEEN PLANTINGS AND SITE ELEMENTS, CONTRACTOR SHALL COORDINATE TREE PLANTINGS WITH BUILDING AND MONUMENT SIGNAGE AND COORDINATE ALL ADJUSTMENTS AS NECESSARY TO ELIMINATE ANY CONFLICTS. IF COORDINATION IS NOT MADE WITH ARCHITECT / CBRE, CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATION OF MATERIAL AND ADJUSTMENTS AT TIME OF PUNCH LIST AS DIRECTED.

9) ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF SINGLE SHREDDED MULCH - NO NUGGETS. IF WITHIN A DEVELOPMENT REQUIRING PARTICULAR MULCH, CONTRACTOR TO INSTALL AS REQUIRED WITH BANK APPROVAL.

LANDSCAPE REQUIREMENTS - UDO - 5.3.7
SPECIFIC LANDSCAPING STANDARDS

STREET TREES
INCLUDE LARGE CANOPY STREET TREES THAT ARE PLANTED NO GREATER THAN 50 FEET APART.

MAY RIVER CROSSING - 250 LF
250 / 50 = 5 TREES
5 TREES REQUIRED
5 TREES PROVIDED
2 PROPOSED TREES PROVIDED
3 EXISTING TREES ON-SITE

MAY RIVER ROAD - 187 LF
187 / 50 = (3.7) 4 TREES
4 TREES REQUIRED
4 EXISTING TREES ON-SITE

PROJECT WILL BE REVIEWED FOR PLAN CONFORMITY BY LANDSCAPE ARCHITECT. ALL MATERIAL TO BE 'GRADE A' MEETING NURSERY STANDARDS AND PLANT LIST SPECIFICATIONS. MATERIAL NOT MEETING SPECIFICATIONS OR NOT SUPERIOR QUALITY WILL BE REJECTED AT TIME OF PUNCH LIST AND SUBJECT TO REPLACEMENT BY CONTRACTOR AT HIS OR HER EXPENSE.

ANY LANDSCAPE WITHIN 50 FEET OF THE ATM OR NIGHT DROP SHALL BE NO HIGHER THAN 24" ABOVE GRADE AND SHALL BE MAINTAINED AT THIS HEIGHT THROUGHOUT THE LIFE OF THE PLANT.

JOHNSON & CO.
LANDSCAPE ARCHITECTS
LAND PLANNERS
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Cert. of Auth. No 4573

IEG JOB NO. 15-360.00

SEAL

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1049
WILLIAM REED JOHNSON
6/27/25

ISSUE	BY	DATE	DESCRIPTION
		03/21/25	ISSUE FOR PERMIT
1		05/15/25	DRC ROUND 1
2		06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

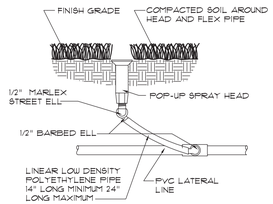
JOB #	240634
DATE:	02/12/2025
DRAWN BY:	JCO
CHECKED BY:	WRJ

SHEET TITLE

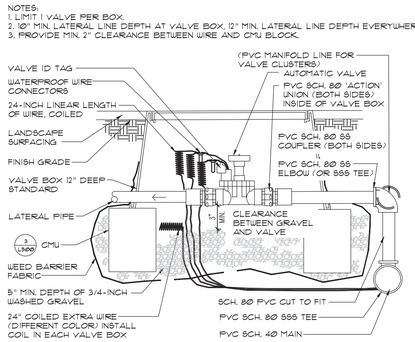
LANDSCAPE PLAN

SHEET NUMBER

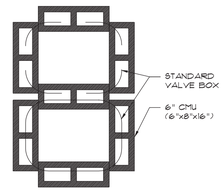
L-110



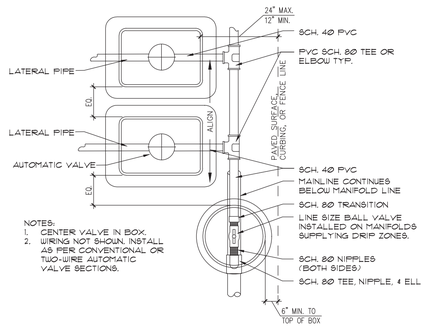
1 SPRAY AND ROTOR HEAD ASSEMBLY
NOT TO SCALE



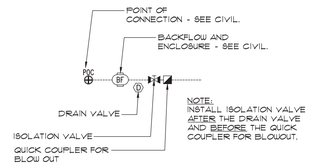
2 AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM
NOT TO SCALE



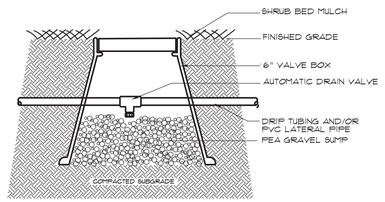
3 CMU PLACEMENT
NOT TO SCALE



4 MANIFOLD & VALVE ASSEMBLY
NOT TO SCALE

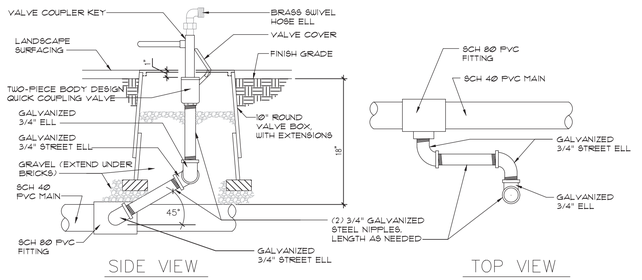


5 BACKFLOW PREVENTER ASSEMBLY
NOT TO SCALE

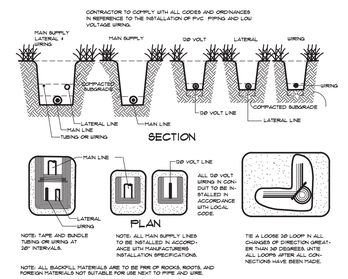


NOTE: TO BE INSTALLED ON ALL LOW POINTS ON SYSTEM

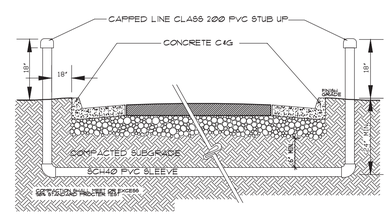
6 AUTOMATIC DRAIN VALVE DETAIL
NOT TO SCALE



7 QUICK COUPLING VALVE DETAIL
NOT TO SCALE

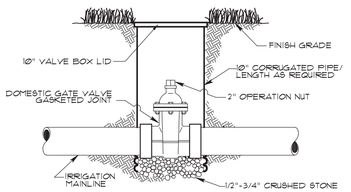


8 TRENCHING DETAIL
NOT TO SCALE



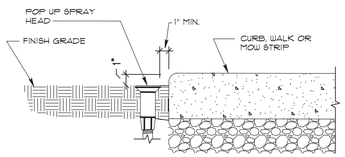
NOTE: INSTALLER OF SLEEVES SHALL BE RESPONSIBLE TO LOCATE SLEEVES IF NOT PROPERLY LOCATED.

9 SLEEVING DETAIL
NOT TO SCALE

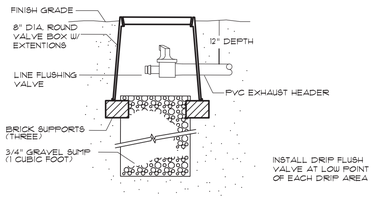


NOTE:
IF DEPTH LESS THAN 18" INSTEAD OF CORRUGATED PIPE USE VALVE BOX AND INSTEAD OF OPERATION NUT, USE VALVE WHEEL

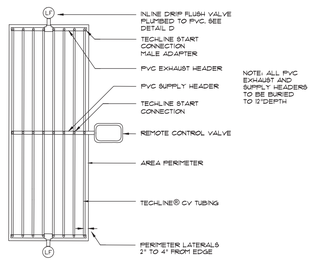
10 ISOLATION VALVE DETAIL
NOT TO SCALE



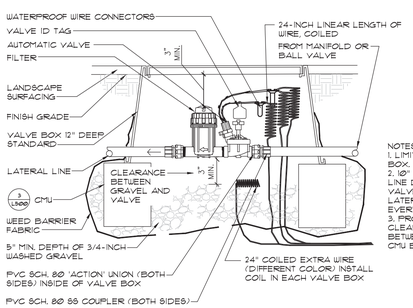
11 SPRAY HEAD OR ROTOR NEXT TO CURB OR WALK
NOT TO SCALE



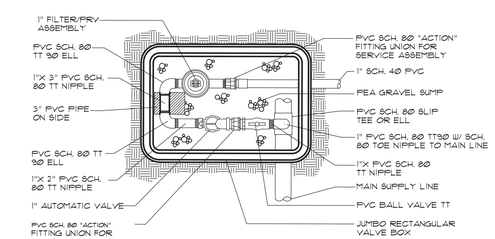
12 INLINE DRIP FLUSH VALVE
NOT TO SCALE



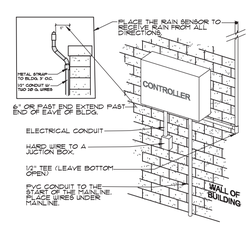
13 INLINE DRIP CENTER FEED LAYOUT
NOT TO SCALE



14 DRIP VALVE ASSEMBLY - CONVENTIONAL SYSTEM
NOT TO SCALE



15 DRIP VALVE ASSEMBLY
NOT TO SCALE



16 CONTROLLER DETAIL
NOT TO SCALE

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CHECKED BY:	WRJ

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

L-500

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3115 1ST AVENUE NORTH / BIRMINGHAM, AL 35203
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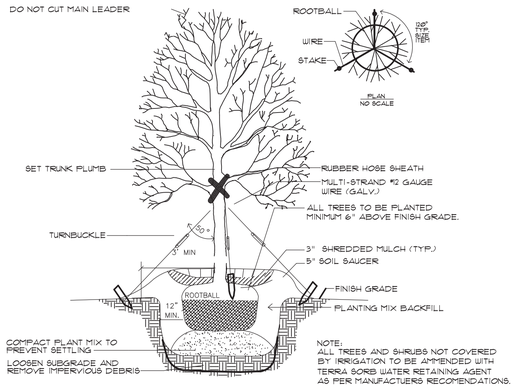
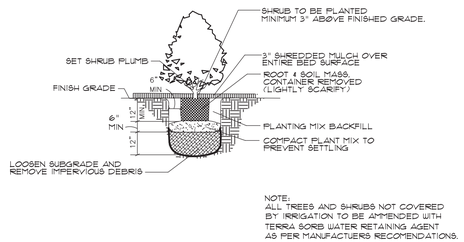
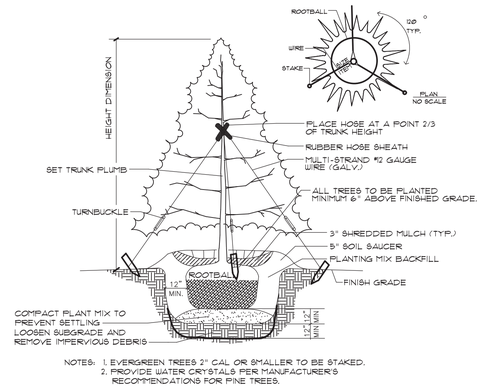


1 DETAIL TYPICAL TREE PLANTING AND GUYING
NOT TO SCALE

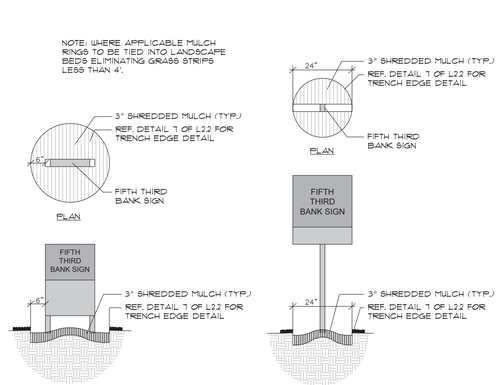


2 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING
NOT TO SCALE



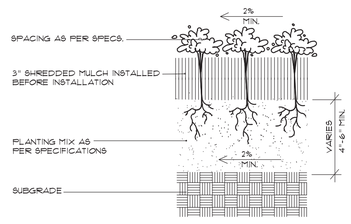
NOTES: 1. EVERGREEN TREES 2" CAL OR SMALLER TO BE STAKED.
2. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.

3 DETAIL EVERGREEN TREE PLANTING
NOT TO SCALE

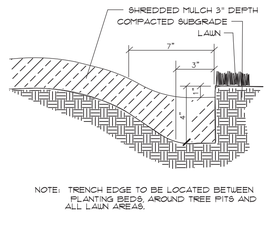


4 MULCH DETAIL FOR ALL SIGNS IN LAWN AREA
NOT TO SCALE

5 DETAIL MULTI-TRUNKED TREE PLANTING
NOT TO SCALE

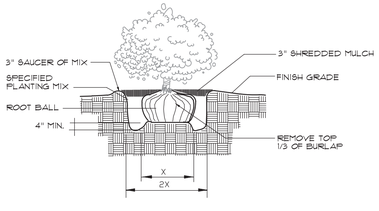


6 GROUND COVER DETAIL
NOT TO SCALE

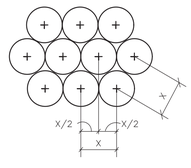


NOTE: TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS, AROUND TREE PITS AND ALL LAWN AREAS.

7 TRENCH EDGER DETAIL FOR ALL BEDS
NOT TO SCALE

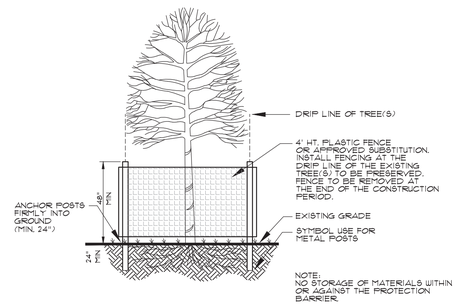


8 B&B SHRUB DETAIL
NOT TO SCALE



NOTES: 1. SEE PLANTING PLANS FOR SHRUB & GROUNDCOVER BED AREAS.
2. ROWS SHALL BE STRAIGHT & PARALLEL.
3. SPACING SHOWN ON PLANT SCHEDULE ('X').

9 DETAIL TYPICAL STAGGERED ROW SPACING
NOT TO SCALE



10 TREE PROTECTION DETAIL
NOT TO SCALE

GENERAL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.

ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL APPROVED PRIOR TO BIDDING.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.

CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 24 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.

CONTRACTOR SHALL SUPPLY AND SPREAD 4" TOP-SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.

PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROUN.

ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND 50% ORGANIC MATERIAL AND PER SPECIFICATIONS.

FRONT ROW OR SHRUBS SHALL E PLANTED MINIMUM 24" BEHIND BED LINE @ LAUNS OR WALKS AND MINIMUM 36" BACK OR CURB @ PARKING SPACES.

BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.

EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT CRISP DEFINITION.

ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF SINGLE SHREDDED MULCH - NO NUGGETS. IF WITHIN A DEVELOPMENT REQUIRING PARTICULAR MULCH, CONTRACTOR TO INSTALL AS REQUIRED WITH BANK APPROVAL.

GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ FT. ADD TURF GREEN OR EQUAL (12-5-8 SLOW RATE) AT A RATE OF 80 POUNDS PER 1000 SQ FT. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.

GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.

SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.

CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS "TERRA-SORB" OR EQUAL FOR EACH TREE INSTALLATION.

JOHNSON & CO.
LANDSCAPE ARCHITECTS
LAND PLANNERS
3115 1ST AVENUE NORTH / BIRMINGHAM, AL 35203
PH: (205) 324-4447 • FAX: (205) 324-8068
WEB: JOHNSON-CO.NET

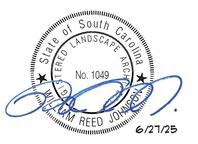
bdg architects
550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202
P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com

FIFTH THIRD

FIFTH THIRD BANK
MAY RIVER CROSSING
2901 MAY RIVER CROSSING
BLUFFTON, SOUTH CAROLINA 29910

INFINITY
INFINITY ENGINEERING GROUP, LLC
1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.iegroup.net
Cert. of Auth. No 4573
IEG JOB NO. 15-360.00

SEAL



ISSUE	BY	DATE	DESCRIPTION
		03/21/25	ISSUE FOR PERMIT
2		06/27/25	REVIEW COMMENTS

PROJECT INFORMATION BLOCK

JOB #	240634
DATE:	02/12/2025
DRAWN BY:	JCO
CHECKED BY:	WRJ

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L-510

(CLERK OF COURT RECORDING INFORMATION)

SITE PHOTOGRAPHS

GeoSurvey

GRID NORTH – SOUTH CAROLINA

AERIAL IMAGE

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
NF	NAIL FOUND
NS	NAIL SET
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PBX	POWER BOX
PM	POWER METER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 14820
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN

UTILITY NOTE

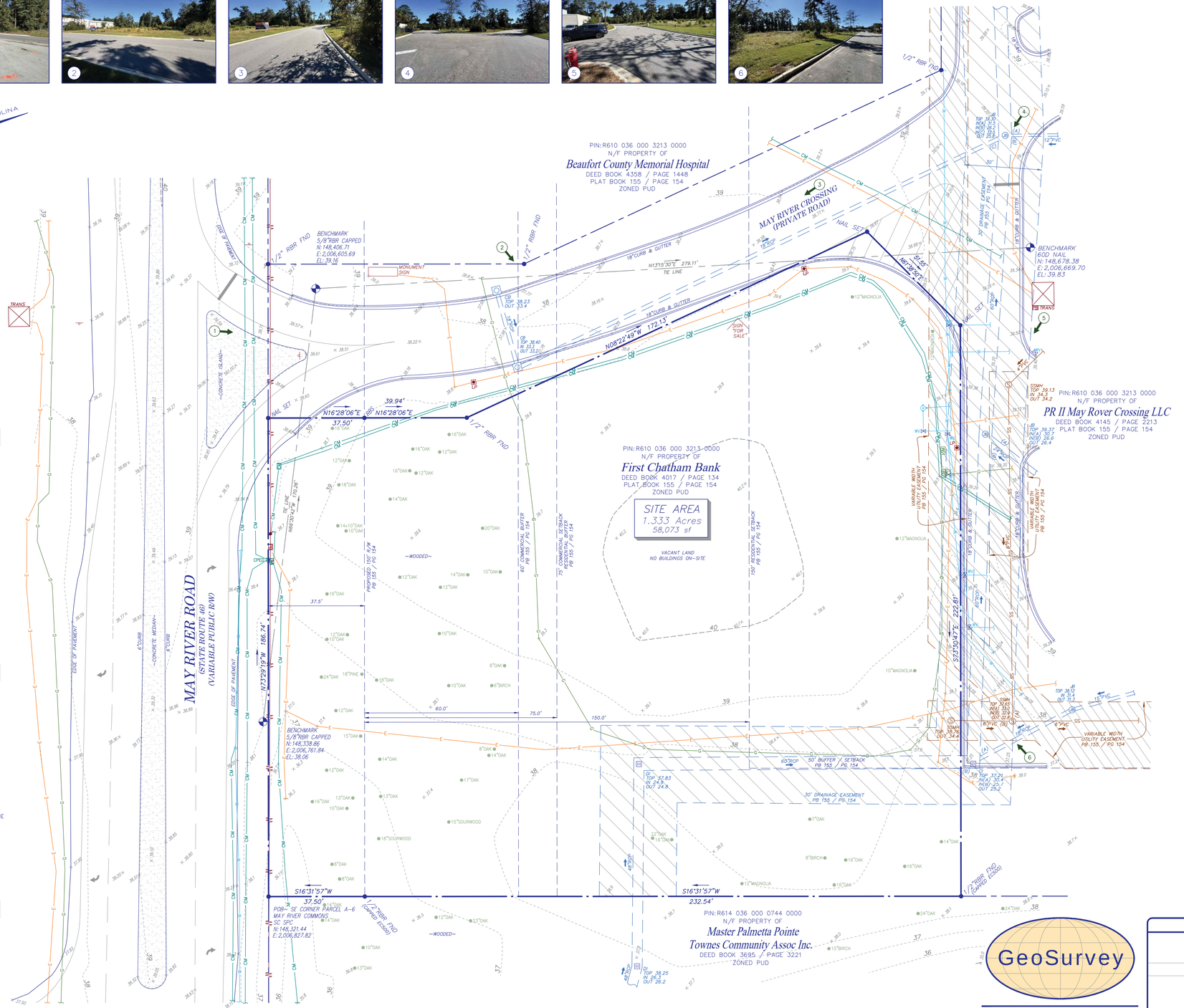
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

MC UTILITY SURVEYING, LLC
160 CHANTILLY LANE
LAWRENCEVILLE, GA 30043

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.



IF YOU DIG

811 Know what's below. Call before you dig.
Dial 811
Or Call 888-721-7877

GRAPHIC SCALE

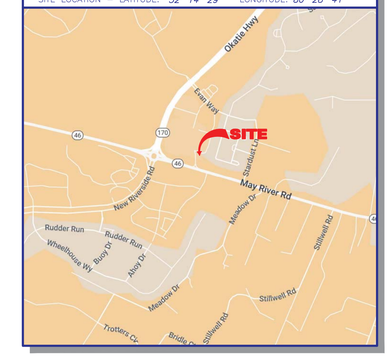
0 10 20 50 100
1" = 20'

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 168,330.+ AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,022,561 FEET. CAB INIT.

VICINITY MAP

SITE LOCATION – LATITUDE: 32° 14' 29" LONGITUDE: 80° 28' 41"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 45013C0410G, AND THE DATE OF SAID MAP IS MARCH 23, 2021. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES ESTABLISHED BY NGS OPUS-RS SOLUTION REPORTS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF SOUTH CAROLINA. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988(GEOID18). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM. THE COMBINED SCALE FACTOR FOR CONVERTING GPS TO GROUND COORDINATES IS 1.00010406.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.
THE SITE IS ZONED "PUD" (PLANNED UNIT DEVELOPMENT DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF BLUFFTON.
ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

SURVEY REFERENCES

1. SUBDIVISION PLAT OF PARCEL A, MAY RIVER CROSSING, BEING A PORTION OF CHURCH POINT, PREPARED BY THOMAS & HUTTON, DATED JULY 26, 2018, JOB #26430.000.

2. EASEMENT PLAT CROSSING A PORTION OF PARCELS A-1, A-2, A-4, A-5, A-6, PREPARED BY THOMAS & HUTTON, DATED OCTOBER 16, 2020, RECORDED IN PLAT BOOK 155, PAGE 154, WITH THE OFFICE OF THE REGISTER OF DEEDS OF BEAUFORT COUNTY, SOUTH CAROLINA.

SURVEYOR CERTIFICATION

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the standards of practice manual for surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein.

Date: October 17, 2024

Trenton D. Turk
South Carolina Registered
Land Surveyor # 14820

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 14820 TRENTON D. TURK

GeoSurvey
Professional Land Surveying Services
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
South Carolina Business License #C02789

BOUNDARY & TOPOGRAPHIC SURVEY

2901 May River Crossing

Parcel A-6 ~ May River Crossing

FOR

Fifth Third Bank

GS JOB NO:	20248046	DRAWING SCALE:	1"= 20'
FIELD WORK:	JE	CITY:	BLUFFTON
PROJ MGR:	CAB	COUNTY:	BEAUFORT
REVIEWED:	TDT	STATE:	SC
DWG FILE:	20248046-01.dwg	SURVEY DATE:	10-17-2024

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

PLANNING COMMISSION

STAFF REPORT
Growth Management Department

MEETING DATE:	July 23, 2025
PROJECT:	Consideration of requests by Livewell Terrace L.P. (Woda Cooper Group), with authorization from the Property Owner Beaufort Memorial Hospital, for the 100% affordable/workforce housing project to be known as Livewell Terrace located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 for the following: A. Ordinance approving the acquisition of residential development rights in the amount of sixty (60) Residential Dwelling Units ("RDUs") owned by the Town of Bluffton and held in the Town's Development Rights Bank pursuant to the Transfer of Development Rights Ordinance; B. Ordinance approving an amendment to the Buckwalter Planned Unit Development ("PUD") Development Agreement to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus; and C. Ordinance to approve an amendment to the Buckwalter Planned Unit Development ("PUD") Concept Plan to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus.
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

REQUEST: Town Staff requests that Planning Commission provide a recommendation to Town Council of the Ordinances for the 100% affordable/workforce housing project to be known as Livewell Terrace located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 (the "Property") for the following requests:

A. Ordinance approving the acquisition of residential development rights in the amount of sixty (60) Residential Dwelling Units ("RDUs") owned by the Town of Bluffton and held in the Town's Development Rights Bank pursuant to the Transfer of Development Rights Ordinance (Attachment 1);

B. Ordinance approving an amendment to the Buckwalter Planned Unit Development ("PUD") Development Agreement to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus (Attachment 3); and

C. Ordinance to approve an amendment to the Buckwalter Planned Unit Development ("PUD") Concept Plan to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus (Attachment 4).

BACKGROUND: Beaufort Memorial Hospital ("BMH") submitted a formal request (Attachment 1) to the Town of Bluffton Town Council to acquire 60 RDUs owned by the Town and held in the Town's Development Rights Bank (Attachment 2) which are associated with the Buckwalter Development Agreement at no cost via Transfer of Development Rights established by Town Ordinance 2007-19 (Attachment 3) ("TDR") to utilize for the construction of a 120 RDU multi-family development providing workforce and affordable housing as well as up to 6,000 square feet of medical facilities (the "Project") .

The subject property consists of 10.09 acres located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000, (the "Property"). The Property and its associated 10.09 acres of general commercial development rights were initially sold by St. Andrew's by the Sea Methodist Church to Beaufort County pursuant to County Ordinance 2023-14 (Attachment 4) on May 8, 2024 for $3.2 Million (Attachment 5). The County then approved Ordinance 2024-36 which was later revised by County Ordinance 2025-08 (Attachment 6) authorizing the County to convey the property to BMH as well as set forth certain provisions for the use of the property. BMH took ownership of the property on April 17, 2025 (Attachment 7).

In addition to the 60 RDUs requested from the Development Rights Bank, BMH is seeking a 100% density bonus of 60 RDUs as their development will consist of 100% workforce and affordable housing. Density Bonuses are allowed pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows:

> *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

As the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Town determined that Unified Development Ordinance, Section 6.5.4.C (Attachment 8) identifying the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

The acquisition of 60 RDUs from the Town's Development Rights Bank plus the 60 RDUs resulting from the approval of the density bonus will bring BMH's holdings to 120 RDUs and 10.09 acres of general commercial development rights. BMH has agreed to transfer to the Town the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property.

These requests are supported by The Blueprint Bluffton Comprehensive Plan which serves as the vision for the Town of Bluffton and its partners in successfully guiding future development and improvements to preserve the Town's Lowcountry character and improve the quality of life. The plan provides an assessment of the current state of the Town, evaluates opportunities for public infrastructure investments and private development, and provides a roadmap for future decision making.

The State of South Carolina requires comprehensive plans to include nine topical sections and a tenth focused on implementation and priority investments. The Blueprint Bluffton plan assigns a broad goal for each section and a series of targeted objective statements to focus on the plan's recommendations. Section 5 Housing includes multiple objectives as it relates to Affordable and Workforce Housing.

H1.4 States the following: Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units.

> *Building housing affordability in a fast-growing and attractive community runs counter to the market. Therefore, communities like Bluffton, and its host of non-profits, developers and other community actors, need to access resources to subsidize elements of the development process. This might relate to land costs, materials, permitting, construction, or entitlements. Because each market is different, the approach to building "affordability" is equally tailored. The Town has made significant progress in defining the local and*

regional needs and in identifying early policies and projects. The Town will continue to build relationships and serve as the facilitator for future deals through the Community Development Office of the Growth Management department.

H2.4 States the following: Incentivize private sector partners to develop diverse housing options within existing development agreements.

Bluffton is unique for its number of Planned Unit Developments (PUDs). A PUD allows development flexibility that improves design, permits a mix of certain uses, and helps preserve natural features. These agreements represent a negotiation outside of the traditional zoning and entitlement path where prospective developers present a master plan for development, access, use-mix, and other considerations. Most developments like these, are built over a decade or more. Over this period, the market can shift and the original plan may need to be amended. As PUD developers re-engage the Town with change requests, the Town can negotiate scaled improvements (affordable unit quotas, sidewalk or path connections, aesthetic improvements, etc.) to the overall plan. Through an ongoing discussion, the Town can ensure these communities continue to grow in a way that is both profitable for developers and helps the Town achieve its goals.

Town Council expressed their support of the Project and acquisition of the 60 RDUs from the Town's Development Rights Bank in a Resolution adopted on January 14, 2025 (Attachment 9) which includes the following provisions to provide clarification on certain terms the Town will require moving forward:

1. The 120 RDUs will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH is necessary.

2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the amount equal to the number of units in said multi-unit structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.

4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.

5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property.

PLANNING COMMISSION WORKSHOP: Planning Commission held a Workshop on June 26, 2025, and had no additional comments or questions.

TOWN COUNCIL FIRST READING: Town Council held a first reading on the requests at a July 15, 2025, Special Meeting. They voted unanimously to approve the requests.

REVIEW CRITERIA & ANALYSIS: Following is an analysis of the criteria for each application. Due to the complexity of the numerous concurrent applications staffs has included the Applicant's response and our findings for each criteria.

1. CONVEYANCE OF TOWN OWNED RESIDENTIAL DEVELOPMENT RIGHTS HELD IN THE TOWN'S DEVELOPMENT RIGHTS BANK

Town Staff, Planning Commission and Town Council are required to consider the criteria set forth in the TDR Ordinance Section IV in assessing an application requesting Town owned development rights from the Town's Development Rights Bank as follows:

After proper application, the Town may issue transferable Development Rights for such land and authorize their transfer in accordance with the section where the Town finds that issuance and transfer of the Development Rights will serve to implement the Comprehensive Plan. Factors and circumstances to be considered by the Town include, but are not limited to, moving Development Right Units or their or impacts away from waterways, alleviating crowded road conditions, decreasing impacts on schools, decreasing overall Town density, whether affordable housing will be promoted, the extent of the Mixed Use Development, and whether the Development Right Units are, in fact, usable where originally located.

The Future Land Use Map and Official Map, when adopted, will be guiding/reference tools during the review process. If the application is premised on a Mixed Use Development, the Applicant must include public spaces, general and/or professional offices, retail, restaurant, hospitality, technology uses, residential units if integrated properly, government and/or civic uses, and similar uses. A Mixed Use Development must demonstrate a minimum of a Ten (10%) percent trip generation reduction on both peak hour and total daily trips as compared to the Maximum Commercial Plan. Any Development Rights issued pursuant to this section shall not be used on the

property from which they derive, but may be used on any land designated as a RZ consistent with the Comprehensive Plan. Nothing in this Ordinance would guarantee a one-to-one ratio of Transferred Density Units from Sending Zone to Receiving Zone.

Any Density Units that are transferred pursuant to this Ordinance are specifically excluded and are not entitled to utilize any by-right transfer or conversion or divisions into fractional shares provisions that may be found in the Development Agreement applicable to the Receiving Zone. Residential Units transferred to pursuant to this Ordinance may not be transferred from the specific receiving zone to other areas within the receiving PUD or converted to commercial, or visa versa, without express approval of the Town Council, after going through the process set out in this Ordinance.

Further, the TDR Ordinance, Section VI, Development Rights Bank provides:

The Town may, but is not obligated to, utilize the Development Right Units it holds in the Development Rights Bank for conservation, affordable housing, economic development, or any other lawful valid governmental purpose.

Applicant Response: Pursuant to Section 6.6 of the UDO, Applicant seeks the Transfer of Development Rights from the Town's Development Rights Bank in the amount of sixty (60) RDUs and a 100% density bonus pursuant to Section 6.5.4 of the UDO for affordable/workforce housing. Applicant intends to develop an affordable housing apartment complex on the Property called Livewell Terrace. The development of the Property will include the following features:

a. Total number of units will be 120. This number assumes the 100% density bonus as described in Section 6.5.4 of the UDO is granted.

b. Units will be available to Beaufort County Memorial Hospital employees and any other persons seeking affordable housing.

c. Affordable Housing Description:

    a. Number of Units by number of bedrooms: 30 one-bedroom units, 60 two-bedroom units, 30 three-bedroom units.

    b. Unit Area Median Income Breakdown: 30 units restricted to 40% Area Median Income, 60 units restricted to 60% Area Median Income, 30 units restricted to 80% Area Median Income. Income restrictions to be proportionally divided by unit types and sizes.

c. All 120 affordable housing units to be developed in a single phase.

d. Affordable housing units to be available to anyone looking for housing pursuant to SC Housing requirements.

e. Annual rent and income limits are determined by the Area Median Income by unit size for Beaufort County. The U.S. Department of Housing and Urban Development ("HUD") determines the median income for each household size annually. Then for each income restricted unit, the household can earn an income no more than the restricted percentage of that median income. For example, a one-person household living in an 80% Area Median Income unit can earn no more than 80% of what HUD determines is the median income for a one-person household in Beaufort County to be eligible to live in the unit. The rent caps are then determined by HUD's assumption that each unit is occupied by 1.5 persons per bedroom. For example, a two-bedroom unit will have rent limits established under the assumption that a three-person household is living in the unit. This might not always be the case as SC Housing requires the occupancy standards to permit 1-2 persons per bedroom, so a two, three, or four person household would be permitted to live in a two-bedroom unit. The rents are then capped at 30% of the monthly income limit. So, in the example of a two-bedroom unit at 80% Area Median Income, the max rent will be determined by taking the three-person household median income, multiplying it by 80% to get the 80% Area Median Income, dividing by 12 to get the monthly income limit, and then multiplying by 30% to get the rent limit.

The above description includes details as to how a household qualifies in terms of income eligibility. In addition to this eligibility, background checks (including criminal, credit, etc.) are performed on every household to confirm qualification with the management team's occupancy requirements

Finding: Staff concurs that the request meets the necessary criteria. Further, Section VI of the TDR Ordinance supports the request as it provides that:

> *The Town may, but is not obligated to, utilize the Development Right Units it holds in the Development Rights Bank for conservation, affordable housing, economic development, or any other lawful valid governmental purpose.*

2. DENSITY BONUS

Density Bonuses are allowed pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows:

> *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

As the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Town determined that Unified Development Ordinance, Section 6.5.4.C (Attachment 8) identifying the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

Applicant Response: Pursuant to Section 6.6 of the UDO, Applicant seeks the Transfer of Development Rights from the Town's Development Rights Bank in the amount of sixty (60) RDUs and a 100% density bonus pursuant to Section 6.5.4 of the UDO for affordable/workforce housing. Applicant intends to develop an affordable housing apartment complex on the Property called Livewell Terrace. The development of the Property will include the following features:

a. Total number of units will be 120. This number assumes the 100% density bonus as described in Section 6.5.4 of the UDO is granted.

b. Units will be available to Beaufort County Memorial Hospital employees and any other persons seeking affordable housing.

c. Affordable Housing Description:

   i. Number of Units by number of bedrooms: 30 one-bedroom units, 60 two-bedroom units, 30 three-bedroom units.

   ii. Unit Area Median Income Breakdown: 30 units restricted to 40% Area Median Income, 60 units restricted to 60% Area Median Income, 30 units restricted to 80% Area Median Income. Income restrictions to be proportionally divided by unit types and sizes.

d. All 120 affordable housing units to be developed in a single phase.

e. Affordable housing units to be available to anyone looking for housing pursuant to SC Housing requirements.

f. Annual rent and income limits are determined by the Area Median Income by unit size for Beaufort County. The U.S. Department of Housing and Urban Development ("HUD") determines the median income for each household size annually. Then for each income restricted unit, the household can earn an income no more than the restricted percentage of that median income. For example, a one-person household living in an 80% Area Median Income unit can earn no more than 80% of what HUD determines is the median income for a one-person household in Beaufort County to be eligible to live in the unit. The rent caps are then determined by HUD's assumption that each unit is occupied by 1.5 persons per bedroom. For example, a two-bedroom unit will have rent limits established under the assumption that a three-person household is living in the unit. This might not always be the case as SC Housing requires the occupancy standards to permit 1-2 persons per bedroom, so a two, three, or four person household would be permitted to live in a two-bedroom unit. The rents are then capped at 30% of the monthly income limit. So, in the example of a two-bedroom unit at 80% Area Median Income, the max rent will be determined by taking the three-person household median income, multiplying it by 80% to get the 80% Area Median Income, dividing by 12 to get the monthly income limit, and then multiplying by 30% to get the rent limit.

The above description includes details as to how a household qualifies in terms of income eligibility. In addition to this eligibility, background checks (including criminal, credit, etc.) are performed on every household to confirm qualification with the management team's occupancy requirements

Finding: Staff finds that the request meets the requirements.

3. DEVELOPMENT AGREEMENT AMENDMENT

Development Agreement Amendments are governed by the South Carolina Code of Laws Development Agreement Act. Section 6-31-60 of the Act details what development agreement must provide, what it may provide, and that a major modification requires public notice and hearing as follows:

(A). A development agreement must include:

(1). a legal description of the property subject to the agreement and the names of its legal and equitable property owners;

(2). the duration of the agreement. However, the parties are not precluded from extending the termination date by mutual agreement or from entering into subsequent development agreements;

(3). the development uses permitted on the property, including population densities and building intensities and height;

(4). a description of public facilities that will service the development, including who provides the facilities, the date any new public facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development;

(5). a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the development agreement;

(6). a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions;

(7). a finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;

(8). a description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and

(9). a description, where appropriate, of any provisions for the preservation and restoration of historic structures.

(B). A development agreement may provide that the entire development or any phase of it be commenced or completed within a specified period of time. The development agreement must provide a development schedule including commencement dates and interim completion dates at no greater than five year intervals; provided, however, the failure to meet a commencement or completion date shall not, in and of itself, constitute a material breach of the development agreement pursuant to Section 6 31 90, but must be judged based upon the totality of the circumstances. The development agreement may include other defined performance standards to be met by the developer. If the developer requests a modification in the dates as set forth in the agreement and is able to demonstrate and establish that there is good cause to modify those dates, those dates must be modified by the local government. A major modification of the agreement may occur only after public notice and a public hearing by the local government.

(C). If more than one local government is made party to an agreement, the agreement must specify which local government is responsible for the overall administration of the development agreement.

(D). The development agreement also may cover any other matter not inconsistent with this chapter not prohibited by law.

Applicant Response: The proposed Amendment is consistent with the Development Agreement and Concept Master Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved the Development Agreement, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Master Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement, the Town Approved thirteen (13) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that

the change of use for affordable residential multi-family and medical office use for the Property is consistent with the Development Agreement and Concept Master Plan for Buckwalter PUD and therefore submits a proposed Amendment to Development Agreement and Concept Plan.

Finding: The proposed Buckwalter Development Agreement Amendment meets this requirement as the existing and is consistent with the elements of the Town of Bluffton Comprehensive Plan and regulations of the Buckwalter Development Agreement, as amended. The analysis of the proposed Concept Plan Amendment provides details of the request's compliance.

4. CONCEPT PLAN AMENDMENT

Article 3, Section 3.8.3 of the Unified Development Ordinance provides the following review criteria:

a. Promotion of and consistency with land use goals, environmental objectives and overall intent of the policies within the Comprehensive Plan.

Applicant Response: The Property is currently zoned Buckwalter PUD and within the Buckwalter Commons Land Use Tract and the Buckwalter Commons Phase I Master Plan and this application seeks to amend the Development Agreement and Concept Master Plan for Buckwalter Tract ("Concept Master Plan Amendment") to allocate 120 RDUs to the Buckwalter Commons Land Use Tract, subject to the Affordable Housing Restrictive Covenant, and to transfer the GC Rights to the Town and to update the current Density Summary Tables in the Concept Master Plan to reflect the additional residential development rights contemplated herein. The Applicant submits that it is appropriate to amend the Development Agreement and Concept Master Plan (collectively sometimes hereinafter the "Amendment") and assign the Property the density as more particularly described herein.

i. Cultural Resources. The Cultural Resources Element of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources. The proposed Amendment will not adversely affect the Culture Resources vision of the Comprehensive Plan since the Property is currently undeveloped and no historical or cultural resources will be removed or impacted. The proposed Amendment allows more diverse housing options which will provide

housing opportunities for a more diverse population to live in the Town and to contribute the cultural vision of the Comprehensive Plan.

ii. People. The People Element of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers. The proposed Amendment is consistent with the People Element as it provides affordable housing to support the current and future population of the Town located in the Buckwalter PUD. Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents and increase resources available to an increasingly diverse population. The proposed Amendment is therefore consistent with the People Element of the Comprehensive Plan.

iii. Economy. The Economy Element of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic." The Economy Element of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations and also the need to foster and environment that supports entrepreneurship and innovation. The Applicant's proposed Amendment provides residents and guests of the Town and the greater Bluffton area with affordable housing options which will attract a diverse population that can contribute to and grow the local economy. All of which serve to enhance the Town's human, natural and economic resources and thus and contributes to growth of local businesses and form a stable tax base. Accordingly, the proposed additional use category is consistent with the Economy of the Comprehensive Plan.

iv. Resiliency. The Resiliency Element of the Comprehensive Plan instructs the Town to plan adapt to changes in climate and natural resources, and promote renewable power sources. The Applicant's proposed Amendment will facilitate the creation of a strong and diverse workforce who will be enabled to contribute to the innovation and new business located in the Town needed to create a resilient and strong community in the Town. The addition of affordable housing to the Town will allow a younger workforce to live and work in the Town and thus allow new thought leadership to contribute to and reinforce the resilient Town community.

v. Housing Element. The Housing Element of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing. The Applicant's proposed Amendment supports the Housing Element as it provides affordable housing for the existing and growing workforce. The proposed Amendment directly addresses the Housing Element and will provide a community of 100% affordable housing. The proposed Amendment will allow affordable housing in and around new developments in Bluffton and thus will provide housing for the much needed workforce to sustain the growing communities in the Town.

vi. Natural Resources Element. The Natural Resources Element of the Comprehensive Plan instructs the Town to conserve, protect, restore, and enhance natural resources in the Town. The Applicant is seeking to amend the Concept Master Plan to authorize use of the Property for uses consistent within the Buckwalter PUD as well as that of other areas within the municipal limits of the Town along Buckwalter Parkway corridor and in the Buckwalter PUD. The land surrounding the Property is primarily developed pursuant to the Development Agreement and Concept Master Plan and the Applicant's proposed Amendment will not disturb existing recreational facilities nor prohibit public access to water facilities. The proposed Amendment will not also impact an ecologically sensitive natural area and is thus consistent with the Natural Resources Element.

vii. Land Use Element. The Land Use Element of the Comprehensive Plan encourages the Town to envision a more balanced Bluffton and identify areas for development to better suit community needs. The Applicant's proposed Amendment provides residents and guests of the Town and the greater Bluffton area with additional affordable housing options which will provide a much needed addition to the community. The Applicant's proposed use of the Property is supported by the surrounding existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure.

viii. Transportation Vision. The Transportation Vision of the Comprehensive Plan seeks to connect residents with destinations and expand the integrated active transportation network and expand public transportation. The Applicant's proposed use is consistent with and supports the Transportation Element of the Comprehensive Plan. Access and road infrastructure for the Property will tie into existing developed

transportation networks seamlessly. The development of the Property will provide an opportunity for residents to live close to their work and thus allow for greater use of public transportation and already developed transportation networks.

ix. Community Facilities Element. The Community Facilities Element of the Comprehensive Plan encourages the Town to unite the community through shared facilities and plan for future growth." The approval of this Application supports the Community Facilities Element by allowing for the future growth of the Town by providing affordable housing for a younger, more diverse population to live and work in Bluffton. The proposed Amendment will allow the development of an affordable housing community with new utilities systems that will reduce waste and will not negatively impact surrounding development.

x. Priority Investments Element. The Priority Investments Element of the Comprehensive Plan encourages the realization of community priorities through consistent and responsible funding. The Applicant's proposed Amendment already benefits from State funded tax credits for affordable housing. Accordingly, approval of the proposed Amendment will support the State initiatives to allow affordable housing in communities throughout the State. The proposed Amendment will not require funding from the Town and will be consistent with the Priority Investment Element.

Finding: Staff finds that the proposed Amendment is consistent with the Comprehensive Plan.

b. Consistency with the intent of the Planned Unit Development Zoning District as prescribed in Article 4.

Applicant Response: Section 4.2.13 of the UDO describes the purpose of the PUD district as one to "achieve the objectives of the Town of Bluffton Comprehensive Plan and to allow flexibility in development than could otherwise be achieved through strict application of this Ordinance." The Owner submits that the proposed Amendment will achieve this flexibility and will result in achieving the purpose of the PUD which is to "improve[] design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces."

i. Eligibility. The Owner submits that the proposed Amendment meets the required eligibility criteria as outlined below.

1. Preservation of Significant Natural and Historic Features. The Applicant submits that the proposed Amendment does not alter or diminish the existing preservation and enhancement natural and historic features of the Buckwalter PUD.

2. Preservation of Usable Open Space. The Applicant submits that the proposed Amendment will not alter or diminish the existing preservation of usable open space. The addition of the Property adds usable open space to the Buckwalter PUD.

3. Incorporation of a Complementary Mixture of Uses. The Applicant submits that the proposed Amendment will complement the current mixture of uses in the Buckwalter PUD because of the affordable housing and medical office spaces uses proposed for the Property.

4. Inclusion of Creative Design of as Nonconforming Site. The Applicant submits that the Property is in conformance with the Ordinance and the inclusion of the Property in the Buckwalter PUD will maintain compliance with the Ordinance and further implements the goals of the Comprehensive Plan.

5. Economic Development. The Applicant submits that the proposed Amendment will provide economic development consistent with the Comprehensive Plan as outlined in this Application.

ii. Public Services. The Applicant submits that the proposed Amendment will not impact the Buckwalter PUD's ability to be served by adequate public services. In fact, the inclusion of the Property will add to the public services offered through the addition of the affordable housing opportunity for residents of the Town.

iii. Allowed Uses. The Applicant submits that the land uses proposed on the Property are consistent with the uses within the Buckwalter Commons Land Use Tract.

iv. Affordable Housing. The Applicant submits that the proposed Amendment will not negatively impact the existing affordable and workforce housing located within the Buckwalter PUD but will enhance and add to the available affordable housing in the community at large.

v. Dimensional Requirements. The Applicant submits that proposed Amendment will not cause deviations from the current standards for dimensional requirements..

Finding: Staff finds that the proposed Amendment is consistent with the Buckwalter PUD.

c. Demonstration of innovative site planning techniques that improve the standards in other allowable Town Zoning Districts.

Applicant Response: Much of the surrounding property is already developed with commercial and residential uses. The proposed Amendment will ensure that the balance of the Property is developed in accordance with the surrounding Buckwalter PUD and will not negatively impact the Town of Bluffton's health, safety and welfare.

Finding : Staff finds that the request is in compliance with this criteria.

d. Compatibility of proposed land uses, densities, traffic circulation and design with adjacent land uses and environmental features, as well as the character of the surrounding areas.

Applicant Response:

i. Land Uses. The Property is already in the Buckwalter PUD and the uses are consistent with the uses already existing in the Buckwalter PUD and are derived from uses allowed in the Town and specifically within the Buckwalter PUD. Across Buckwalter Parkway exists Buckwalter Place with commercial and medical facilities. To the South East of the Property is the Townes at Buckwalter, a residential community.

ii. Density. The Property currently has 10.9 acres of General Commercial density. The requested density of 60 RDUs and a 100% density bonus per Section 6.5.4 of the UDO is consistent with surrounding density and uses and that found in the Buckwalter PUD, Development Agreement and Concept Master Plan and therefore the proposed density of the Property

is compatible with the density and development along Buckwalter Parkway within the municipal limits of the Town and that along the Buckwalter PUD.

iii. Traffic Circulation. The Property is served by Buckwalter Parkway which provides direct access to U.S. Highway 278. Other than the Bluffton Parkway which leads to South Carolina Highway 170, no other public rights of way are nearby. Much of the surrounding land is already developed and traffic impacts have or are being addressed. Development of the Property shall comply with applicable traffic requirements.

iv. Environmental Features. Much of the surrounding property is already developed with commercial uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Applicant submits that the proposed Amendment will not result in any major or unanticipated impacts to the natural resources and existing environmental features of the surrounding areas. Further, the development proposed will adhere to all stormwater requirements of the Town.

v. Character of Surrounding Areas. Much of the surrounding property is already developed with commercial and residential uses institutional uses and design, aesthetics and character have already been considered and addressed. Applicant intends to develop the Property consistent with the character of the surrounding existing development.

Finding: Staff finds that the request meets this criteria.

e. Ability to be served by adequate public services, utilities, etc.

Applicant Response: The Property has direct access to Buckwalter Parkway and indirect access to U.S. Highway 278, a major arterial with excellent connections to the Bluffton Parkway, South Carolina Highway 46 and 170 and beyond. The Property has ability to connect to all necessary and readily available utilities and storm water drainage facilities that are suitable for the proposed use and those available in the Buckwalter PUD.

Finding: The Properties are within the existing Beaufort County Grande Oaks PUD. As part of the Buckwalter PUD approval process, letters of commitment to serve from the applicable utility providers and government entities are required.

Therefore these commitment to serve letters which are incorporated into the existing PUD application fulfill this requirement.

f. Conformance with adopted or accepted plans, policies, and practices of the Town.

Applicant Response: The proposed Amendment is consistent with the Development Agreement and Concept Master Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved the Development Agreement, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Master Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement, the Town Approved thirteen (13) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that the change of use for affordable residential multi-family and medical office use for the Property is consistent with the Development Agreement and Concept Master Plan for Buckwalter PUD and therefore submits a proposed Amendment to Development Agreement and Concept Plan - Buckwalter Tract attached hereto as Exhibit "H" and made a part hereof. Much of the surrounding property is already developed with commercial and residential uses in conformance with policies and practices of the Town of Bluffton. For a discussion of compatibility with the Town of Bluffton Comprehensive Plan please refer to Section IIA.1 of this Application Narrative.

Finding: Staff finds that the application meets this requirement.

SCHEDULE: The proposed schedule for the applications is provided as Attachment 19.

ATTACHMENTS:

1. Conveyance of 60 RDUs from the Town's Development Rights Bank Ordinance
2. Density Bonus Ordinance
3. Buckwalter Development Agreement Ordinance
4. Buckwalter Concept Plan Amendment Ordinance
5. Application Submittal
6. Town of Bluffton Development Rights Bank Log
7. Town Ordinance 2007-19 Transfer of Development Rights

8. Beaufort County Ordinance 2023-14 Authorizing the Purchase of 335 Buckwalter Parkway
9. St Andrews by the Sea to Beaufort County Deed, Assignment, and Plat
10. Beaufort County Ordinances 2024-36 and 2025-08 Authorizing the Conveyance of 335 Buckwalter Parkway to BMH and Ordinance
11. Beaufort County to BMH Deed
12. Unified Development Ordinance, Article 6 Excerpt
13. Resolution of Support for Beaufort Memorial Hospital's 120 Residential Dwelling Unit Workforce/Affordable Housing and Medical Facility Project at 335 Buckwalter Parkway and acquisition of necessary residential development rights
14. Draft Schedule
15. Proposed Motions

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter I Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA)
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COUNTY OF BEAUFORT

FOURTEENTH AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN BUCKWALTER TRACT

THIS FOURTEENTH AMENDMENT ("Fourteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____day of _____, 2025 by and between the Town of Bluffton, South Carolina **("Town"),** and Beaufort Memorial Hospital, a hospital organized and governed by the laws of the state of South Carolina, its successors and assigns **("BMH"); collectively hereinafter the "Parties".**

RECITALS

WHEREAS, the Town and The Branigar Organization, Inc. executed and approved the Buckwalter Development Agreement **("Development Agreement"),** dated April 19, 2000, and as recorded in the Office of the Register of Deeds **("ROD")** for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, establishes the available residential development units ("RDUs") more particularly described in the Development Agreement and amendments thereto (the **"Buckwalter PUD");** and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan **("Concept Plan")** for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Thirteen (13) Amendments to the Development Agreement and Concept Plan, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Development Agreement and Concept Plan executed on June 21, 2002, and recorded in the ROD in **Book 1599** at **Page 1149;** and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 RDUs to the Development Agreement and Concept Plan executed on February 4, 2003, and recorded in the ROD in **Book 1709** at **Page 440;** and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 RDUs and 90 acres of General Commercial Density to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 189; and**

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 RDUs to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 204; and**

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Development Agreement and Concept Plan executed on November 2, 2005, and recorded in the ROD in **Book 2305 at Page 410; and**

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Development Agreement and Concept Plan executed on May 10, 2006, and recorded in the ROD in **Book 2816 at Page 1746; and**

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Development Agreement and Concept Plan executed on January 7, 2008, and recorded in the ROD in **Book 2671 at Page 2250; and**

8. **Eighth Amendment.** Addition of 324 RDUs through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Development Agreement and Concept Plan executed on November 6, 2007, and recorded in the ROD in **Book 2823 at Page 384;** and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 RDUs and 162 acres of General Commercial Density to the Development Agreement and Concept Master Plan executed on February 25, 2008, and recorded

in the ROD in **Book 2724 at Page 1787; and**

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012, and recorded in the ROD in **Book 3119 at Page 2458;** and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013, and recorded in the ROD in **Book 3231 at Page 3176;** and

12. **Thirteenth Amendment.** Addition of 65.592 acres known as Grande Oaks Commons, executed on January 17, 2025, and recorded in the Beaufort County Register of Deeds in **Book 4401 at Page 800;** and

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, BMH has a goal to provide workforce and affordable housing for both healthcare employees and the public, and provide additional medical services throughout Beaufort County; and the Town has expressed a desire to support the goal of establishing affordable and workforce housing within the Town; and

WHEREAS, throughout Beaufort County ("County") and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Bluffton Town Council ("Town Council") on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, the County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter PUD and subject to the Development Agreement and Concept Plan, for the purpose of affordable housing ,said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, On April 17, 2025, the County conveyed the Property to BMH for the construction of a 120 unit multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities (collectively the "Project") pursuant to certain terms as set forth in Beaufort County Ordinance 2024-36, as amended by County Ordinance 2025-08; and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 RDUs; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter PUD from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also requests a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing for households which qualify up to 80% of the current Area Median Income ("AMI") via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter PUD as well as incorporate additional terms as deemed necessary; and

WHEREAS, pursuant to Sec. XIII.3 of the Development Agreement density bonuses are allowed as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*; and

WHEREAS, as the Development Agreement does not provide guidance on the approval of density bonuses, the Town's Unified Development Ordinance ("UDO"), Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive	
Percentage of Workforce/Affordable Housing Units	**Density Bonus**
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

":and

WHEREAS, pursuant to that certain resolution by the Town attached hereto as Exhibit "B" and made a part hereof, the Town has agreed to support the assignment of sixty (60) RDUs from the Town's Development Rights Bank for use on the Property; and

WHEREAS, it is the desire and intention of the Parties to enter into this Fourteenth Amendment to amend the Concept Plan to update the Density Summary Tables to reflect the additional RDUs contemplatedherein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Parties agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. *Amendment to Development Agreement and Concept Plan.* The Development Agreement and Concept Plan, as amended, is hereby further amended to add an additional sixty (60RDUs to the overall residential density for the Buckwalter PUD only for use on the Property which result from a one hundred percent (100%) affordable housing density bonus pursuant to Section 6.5.4 of the UDO and Section XIII.3 of the Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the RDUs aforementioned allocated to the Property may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise, and shall not be used for any other purpose than to construct affordable housing on the Property. This prohibition shall not apply to the transfer of RDUs development rights to the Town. The Conceptual Master Plan's Density Summary Table is hereby amended to incorporate these additional RDUs which is provided as Exhibit "C" attached hereto and incorporated herein.

   B. *Affordable Housing Provisions.* The residential component of the Property

shall be restricted to use for Affordable Housing for thirty (30) years from the execution of this Fourteenth Amendment and memorialized through Affordable Housing Restrictive Covenants which shall be drafted prior to the issuance of any building permit, and upon review and approval by the Town Council, will be recorded with the in the ROD Bluffton prior to the issuance of any Certificate of Occupancy. Further, any future revisions to the said Affordable Housing Restrictive Covenants will require approval by the Town Council.

C. *Undeveloped General Commercial Development Rights.* BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded in the ROD, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property upon the application for any building permit for said facility.

D. *Residential Dwelling Units to Town.* If following the completion of the Project any number of RDUs are unused, then BMH shall automatically convey said RDUs to the Town. Any failure by BMH, or its successors or assigns, to adhere to any terms, conditions, requirements herein or any future covenants or restrictions as it relates to the use of the RDUs for affordable housing for the Project shall result in BMH automatically conveying any and all remaining RDUs not already used at the time of the non-compliance to the Town.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Development Agreement, Concept Plan and all prior amendments thereto as modified by this Fourteenth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This Fourteenth Amendment to the Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective Parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Town's Comprehensive Plan and consistent with long range planning for the Town..

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF BEAUFORT

_____ , Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

BEAUFORT MEMORIAL HOSPITAL

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF _____

_____ , Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort Memorial Hospital personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

Legal Description

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

TMS# R610 030 000 0712 0000

EXHIBIT B

Town of Bluffton Resolution

Exhibit C

Buckwalter Concept Plan

Conceptual Master Plan

ATTACHMENT 1

ORDINANCE NO. 2025-__

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF SIXTY (60) RESIDENTIAL DEVELOPMENT RIGHTS WITHIN THE BUCKWALTER PLANNED UNIT DEVELOPMENT OWNED BY THE TOWN OF BLUFFTON AND HELD IN THE TOWN'S DEVELOPMENT RIGHTS BANK TO BEAUFORT MEMORIAL HOSPITAL FOR THE AFFORDABLE HOUSING PROJECT TO BE DEVELOPED ON THAT CERTAIN PROPERTY LOCATED AT 335 BUCKWALTER PARKWAY AND CONSISTING OF 10.09 ACRES, MORE OR LESS, AND IDENTIFIED AS BEAUFORT COUNTY TAX MAP NO. R610 030 000 0712 0000; AND, AUTHORIZING THE EXECUTION AND RECORDING OF ASSOCIATED DOCUMENTS.

WHEREAS, the Town of Bluffton, South Carolina, (the "Town") presently owns certain development rights within the Buckwalter Planned Unit Development which are held in the Town's Development Rights Bank which was established by the Transfer of Development Rights Ordinance 2007-19 approved by Town Council on November 6, 2007 ("Town Owned Property"); and,

WHEREAS, Beaufort County ("County") conveyed certain property located at 333 and 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property") and assigned the associated 10.09 acres of general commercial development rights to Beaufort Memorial Hospital ("BMH") for the construction of a 120 unit multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities (collectively hereinafter the "Project") pursuant to certain terms as set forth in County Ordinance 2024-36, as amended by County Ordinance 2025-08; and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights ("RDUs"); and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval pursuant to the Transfer of Development Rights Ordinance and a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also requested a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing for households which qualify at up to 80% of the current Area Median Income ("AMI") requiring an amendment to the Development Agreement and Concept Plan to add the 60 RDUs to the total

RDUs allowed within Buckwalter PUD as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Town recognizes the need for additional affordable housing within the Town; and

WHEREAS, throughout the County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Bluffton Town Council ("Town Council") on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Sections H1.4 and Sections H2.4; and

WHEREAS, on _____, the Town of Bluffton Planning Commission held a Public Hearing and voted to forward to Town Council a recommendation of approval for the conveyance of 60 RDUs from the Town's Development Rights Bank; and

WHEREAS, the Town Council concurs with Planning Commission's recommendation; and

WHEREAS, the Town Council finds it to be in the Town's best interest to approve the conveyance of sixty (60) residential development rights to BMH at no cost pursuant to the Transfer of Development Rights Ordinance and Purchase and Sale Agreement, to be attached and incorporated as Exhibit A, and as further described herein.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:

SECTION 1. Conveyance of Town Owned Residential Development Rights. Approval of the conveyance of sixty (60) residential development rights to BMH at no cost for use on that certain property consisting of 10.09 acres and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 to BMH, Purchase and Sale Agreement, to be attached and incorporated as Exhibit A.

SECTION 2. AUTHORIZATION FOR ADDITIONAL ACTIONS. The Mayor, Town Manager, and Town Clerk are each hereby authorized to execute any and all

documents necessary to consummate the exchange, acceptance, transfer and conveyance of the property, easements and obligations including, without limitation, the delivery and recordation of an Assignment of Rights, to be attached and incorporated as Exhibit "B", which is to be recorded with the Office of the Register of Deeds for Beaufort County, South Carolina. The Town Manager is hereby authorized to pay such reasonable costs of the transaction as may be necessary.

SECTION 3. This ordinance shall become effective upon its final adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2025.

This Ordinance was read and passed at First Reading on _____, 2025.

_____
Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter
Clerk, Town of Bluffton, South Carolina

A Public Hearing for this Ordinance was held on_____, 2025.

_____
Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on_____, 2025.

_____
Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter
Clerk, Town of Bluffton, South Carolina

Exhibit "A"
PURCHASE AND SALES AGREEMENT

Exhibit "B"
ASSIGNMENT OF DEVELOPMENT RIGHTS

ATTACHMENT 2
ORDINANCE NO. 2025-_____

AN ORDINANCE PROVIDING FOR AN AMENDMENT OF THE BUCKWALTER DEVELOPMENT AGREEMENT TO INCORPERATE CERTAIN PROPERTIES OWNED BY BEAUFORT MEMORIAL HOSPITAL, CONSISTING OF 10.9 ACRES, MORE OR LESS, LOCATED AT 333 AND 335 BUCKWALTER PARKWAY, AND BEARING BEAUFORT COUNTY TAX MAP NO. R610 030 000 0712 0000, TO PROVIDE FOR AN AFFORDABLE HOUSING DENSITY BONUS INCREASING THE TOTAL PERMITTED DEVELOPMENT RIGHTS BY 60 RESIDENTIAL DWELLING UNITS AND INCORPORATE CERTAIN TERMS TO THE BUCKWALTER DEVELOPMENT AGREEMENT

WHEREAS, on April 19, 2000, the Town of Bluffton ("Town") enacted Ordinance No. 2000-03 adopting the Buckwalter Development Agreement ("Development Agreement") and Ordinance No. 2000-04 adopting the Buckwalter Concept Plan ("Concept Plan"); and

WHEREAS, concurrent with the entering into the Development Agreement on April 19, 2000, the Town annexed the Buckwalter Tract into the Town's corporate boundaries and approved Planned Unit Development ("PUD") zoning for the tract and the Concept Plan; and

WHEREAS, the Town has previously approved thirteen amendments to the Tract Development Agreement and Concept Plan to add and/or reallocate additional property and density thereto; and

WHEREAS, Beaufort County ("County") conveyed certain property located at 333 and 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property") and assigned the associated 10.09 acres of general commercial development rights to Beaufort Memorial Hospital ("BMH") for the construction of a 120 unit multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities (collectively hereinafter the "Project") pursuant to certain terms as set forth in County Ordinance 2024-36, as amended by County Ordinance 2025-08; and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights ("RDUs"); and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also requests a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing for households which qualify at up to 80% of the current Area Median Income ("AMI") requiring an amendment to

the Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter PUD as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Town recognizes the need for additional affordable housing within the Town; and

WHEREAS, throughout the County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Bluffton Town Council ("Town Council") on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Sections H1.4 and Sections H2.4; and

WHEREAS, Section XIII.3 of the Development Agreement allows density bonuses as an incentive for affordable housing; and

WHEREAS, on _____, the Town of Bluffton Planning Commission held a Public Hearing and voted to forward to Town Council a recommendation of approval for the 14th Amendment of the Development Agreement ("14th Amendment) request; and

WHEREAS, the Town Council concurs with Planning Commission's recommendation; and

WHEREAS, the Town Council finds it to be in the Town's best interest to approve the 14th Amendment as shown in Exhibit A attached hereto and incorporated herein by reference and as further described herein.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Buckwalter Development Agreement in the following particulars:

1. The Development Agreement shall be amended in accordance with the terms and conditions of the Fourteenth Amendment to Development Agreement And Concept Plan attached hereto and incorporated herein as Exhibit A.

2. In the event of any conflict between the terms and conditions of the Development Agreement and the 14th Amendment, the terms and conditions of this 14th Amendment to the Development Agreement shall control and the Development Agreement shall be deemed amended to that extent.

3. All other terms and conditions of the Development Agreement, as amended,

shall not be changed or otherwise modified herein and are reaffirmed and remain unchanged.

4. This Ordinance shall take full force and effect upon final adoption by Town Council.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2025.

This Ordinance was read and passed at first reading on _____, 2025.

_____
Larry Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, 2025.

_____
Larry Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on _____, 2025.

_____
Larry Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

14th Amendment To Development Agreement And Concept Plan - Buckwalter Tract

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter I Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA)
)
)
)
)
COUNTY OF BEAUFORT

FOURTEENTH AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN BUCKWALTER TRACT

THIS FOURTEENTH AMENDMENT ("Fourteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____day of _____, 2025 by and between the Town of Bluffton, South Carolina **("Town"),** and Beaufort Memorial Hospital, a hospital organized and governed by the laws of the state of South Carolina, its successors and assigns **("BMH"); collectively hereinafter the "Parties".**

RECITALS

WHEREAS, the Town and The Branigar Organization, Inc. executed and approved the Buckwalter Development Agreement **("Development Agreement"),** dated April 19, 2000, and as recorded in the Office of the Register of Deeds **("ROD")** for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, establishes the available residential development units ("RDUs") more particularly described in the Development Agreement and amendments thereto (the **"Buckwalter PUD");** and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan **("Concept Plan")** for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Thirteen (13) Amendments to the Development Agreement and Concept Plan, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Development Agreement and Concept Plan executed on June 21, 2002, and recorded in the ROD in **Book 1599** at **Page 1149;** and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 RDUs to the Development Agreement and Concept Plan executed on February 4, 2003, and recorded in the ROD in **Book 1709** at **Page 440;** and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 RDUs and 90 acres of General Commercial Density to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 189; and**

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 RDUs to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 204; and**

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Development Agreement and Concept Plan executed on November 2, 2005, and recorded in the ROD in **Book 2305 at Page 410; and**

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Development Agreement and Concept Plan executed on May 10, 2006, and recorded in the ROD in **Book 2816 at Page 1746; and**

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Development Agreement and Concept Plan executed on January 7, 2008, and recorded in the ROD in **Book 2671 at Page 2250; and**

8. **Eighth Amendment.** Addition of 324 RDUs through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Development Agreement and Concept Plan executed on November 6, 2007, and recorded in the ROD in **Book 2823 at Page 384;** and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 RDUs and 162 acres of General Commercial Density to the Development Agreement and Concept Master Plan executed on February 25, 2008, and recorded

in the ROD in **Book 2724 at Page 1787; and**

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012, and recorded in the ROD in **Book 3119 at Page 2458;** and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013, and recorded in the ROD in **Book 3231 at Page 3176;** and

12. **Twelfth Amendment.** Addition of 61.093 acres known as Saint Gregory the Great, executed on June 14, 2022, and recorded in the Beaufort County Register of Deeds in **Book 4157 at Page 250;** and

13. **Thirteenth Amendment.** Addition of 65.592 acres known as Grande Oaks Commons, executed on January 17, 2025, and recorded in the Beaufort County Register of Deeds in **Book 4401 at Page 800;** and

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, BMH has a goal to provide workforce and affordable housing for both healthcare employees and the public, and provide additional medical services throughout Beaufort County; and the Town has expressed a desire to support the goal of establishing affordable and workforce housing within the Town; and

WHEREAS, throughout Beaufort County ("County") and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Bluffton Town Council ("Town Council") on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, the County purchased certain property located at 335 Buckwalter Parkway

consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter PUD and subject to the Development Agreement and Concept Plan, for the purpose of affordable housing ,said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, On April 17, 2025, the County conveyed the Property to BMH for the construction of a 120 unit multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities (collectively the "Project") pursuant to certain terms as set forth in Beaufort County Ordinance 2024-36, as amended by County Ordinance 2025-08; and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 RDUs; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter PUD from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also requests a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing for households which qualify up to 80% of the current Area Median Income ("AMI") via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter PUD as well as incorporate additional terms as deemed necessary; and

WHEREAS, pursuant to Sec. XIII.3 of the Development Agreement density bonuses are allowed as an incentive for affordable housing as follows: "*Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments.*"; and

WHEREAS, as the Development Agreement does not provide guidance on the approval of density bonuses, the Town's Unified Development Ordinance ("UDO"), Section 6.5.4.C identifies

the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive	
Percentage of Workforce/Affordable Housing Units	**Density Bonus**
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

":and

WHEREAS, pursuant to that certain resolution by the Town attached hereto as Exhibit "B" and made a part hereof, the Town has agreed to support the assignment of sixty (60) RDUs from the Town's Development Rights Bank for use on the Property; and

WHEREAS, it is the desire and intention of the Parties to enter into this Fourteenth Amendment to amend the Concept Plan to update the Density Summary Tables to reflect the additional RDUs contemplated herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Parties agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. *Amendment to Development Agreement and Concept Plan.* The Development Agreement and Concept Plan, as amended, is hereby further amended to add an additional sixty (60RDUs to the overall residential density for the Buckwalter PUD only for use on the Property which result from a one hundred percent (100%) affordable housing density bonus pursuant to Section 6.5.4 of the UDO and Section XIII.3 of the Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the RDUs aforementioned allocated to the Property may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise, and shall not be used for any other purpose than to construct affordable housing on the Property. This prohibition shall not apply to the transfer of RDUs development rights to the Town. The Conceptual Master Plan's Density Summary Table is hereby amended to incorporate these additional RDUs which is provided as Exhibit "C" attached hereto and

incorporated herein.

B. *Affordable Housing Provisions.* The residential component of the Property shall be restricted to use for Affordable Housing for thirty (30) years from the execution of this Fourteenth Amendment and memorialized through Affordable Housing Restrictive Covenants which shall be drafted prior to the issuance of any building permit, and upon review and approval by the Town Council, will be recorded with the in the ROD Bluffton prior to the issuance of any Certificate of Occupancy. Further, any future revisions to the said Affordable Housing Restrictive Covenants will require approval by the Town Council.

C. *Undeveloped General Commercial Development Rights.* BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded in the ROD, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property upon the application for any building permit for said facility.

D. *Residential Dwelling Units to Town.* If following the completion of the Project any number of RDUs are unused, then BMH shall automatically convey said RDUs to the Town. Any failure by BMH, or its successors or assigns, to adhere to any terms, conditions, requirements herein or any future covenants or restrictions as it relates to the use of the RDUs for affordable housing for the Project shall result in BMH automatically conveying any and all remaining RDUs not already used at the time of the non-compliance to the Town.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Development Agreement, Concept Plan and all prior amendments thereto as modified by this Fourteenth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This Fourteenth Amendment to the Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective Parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Town's Comprehensive Plan and consistent with long range planning for the Town.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF BEAUFORT

_____ , Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

BEAUFORT MEMORIAL HOSPITAL

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF _____

_____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort Memorial Hospital personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

Legal Description

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

TMS# R610 030 000 0712 0000

EXHIBIT B

Town of Bluffton Resolution

ATTACHMENT 1

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF SUPPORT FOR BEAUFORT MEMORIAL HOSPITAL'S ("BMH") 120 RESIDENTIAL DWELLING UNIT AFFORDABLE HOUSING AND MEDICAL FACILITY PROJECT AT 335 BUCKWALTER PARKWAY AND ACQUISITION OF NECESSARY RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, throughout Beaufort County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Town Council on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, Beaufort County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter Development Agreement and Concept Plan, for the purpose of affordable housing; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, Beaufort County and Beaufort Memorial Hospital ("BMH") are currently in the process of finalizing an agreement for BMH's acquisition of the property for the construction of a 120 RDU multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities ("Project"); and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also intends to request a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

WHEREAS, as the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Unified Development Ordinance, Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

; and

WHEREAS, the Town of Bluffton Town Council desires to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

Town Council will support the Project and Beaufort Memorial Hospital's acquisition of 120 RDUs subject to the following conditions:

1. The 60 RDUs (60 RDUs plus 60 density bonus RDUs for a total of 120 RDUs) will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH as necessary to construct affordable housing up to 80% of the current Area Median Income ("AMI").
2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the Amount equal to the number of units in said Structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.
4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.
5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property

DONE AND ACCEPTED the 14th day of January, 2025.

A public meeting was held on this Resolution on the 14th day of January, 2025.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Exhibit C

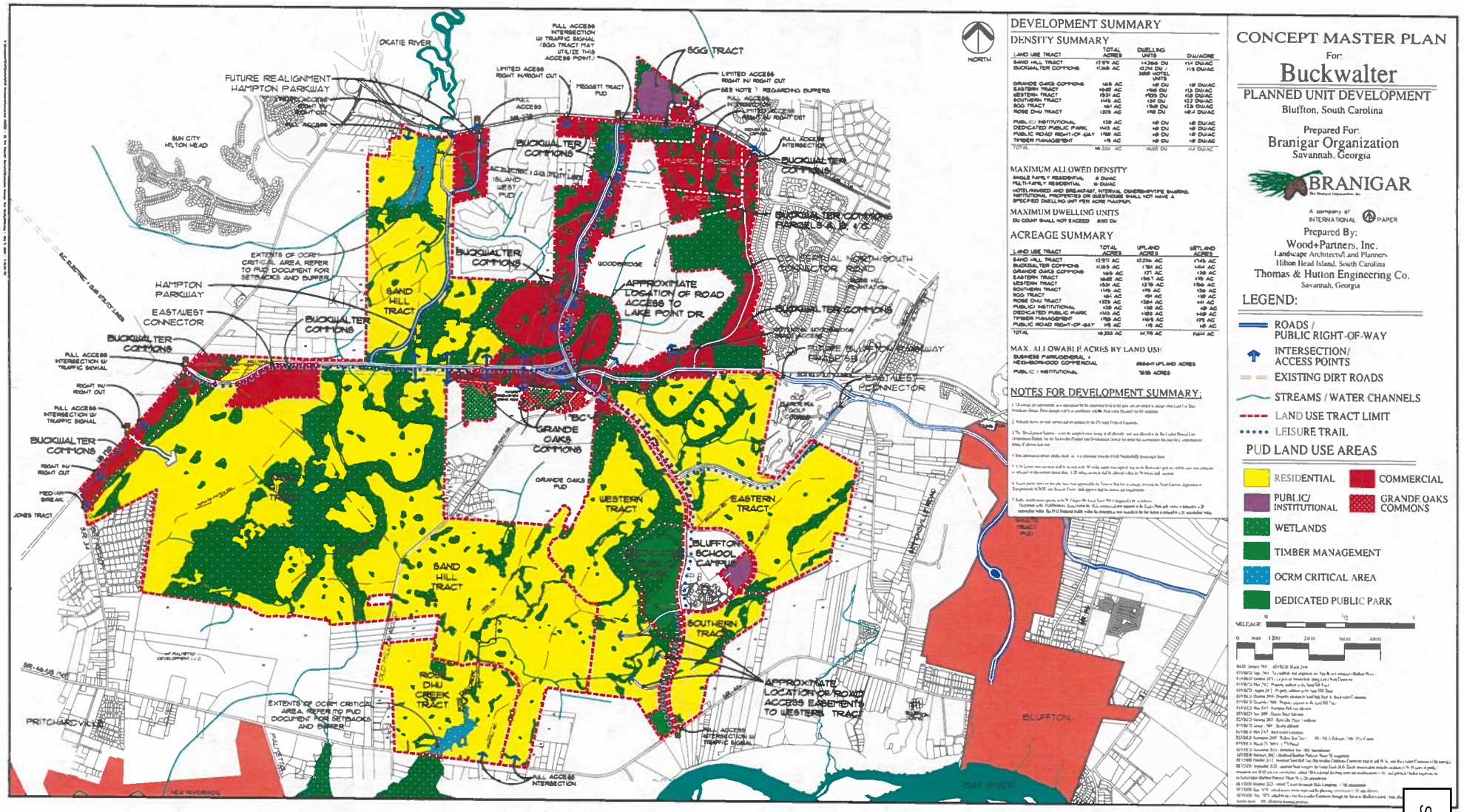
Buckwalter Concept Plan

Conceptual Master Plan

EXHIBIT "G" TO SUPPLEMENT

Concept Master Plan

(please see attached)



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	1579 AC	4,300 DU	2.7 DU/AC
BUCKWALTER COMMONS	1,360 AC	4,234 DU / 300 HOTEL UNITS	3.1 DU/AC
GRANDE OAKS COMMONS	165 AC	98 DU	.59 DU/AC
EASTERN TRACT	1660 AC	1,935 DU	1.2 DU/AC
WESTERN TRACT	1931 AC	1,939 DU	1.0 DU/AC
SOUTHERN TRACT	1,143 AC	1,351 DU	1.2 DU/AC
SGG TRACT	461 AC	1,868 DU	4.0 DU/AC
ROSE DHU TRACT	1,329 AC	1,152 DU	0.87 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	0 DU	0 DU/AC
DEDICATED PUBLIC PARK	1,143 AC	0 DU	0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	1,788 AC	0 DU	0 DU/AC
TIMBER MANAGEMENT	178 AC	0 DU	0 DU/AC
TOTAL	14,333 AC	18,000 DU	1.07 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC
HOTEL/INNKEEPER AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL, PROPERTIES OR BOATHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,000 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1,571 AC	1,224 AC	1,145 AC
BUCKWALTER COMMONS	1,360 AC	1,191 AC	1,451 AC
GRANDE OAKS COMMONS	165 AC	127 AC	138 AC
EASTERN TRACT	1,660 AC	1,541 AC	119 AC
WESTERN TRACT	1,931 AC	1,775 AC	156 AC
SOUTHERN TRACT	1,143 AC	979 AC	164 AC
SGG TRACT	461 AC	454 AC	7.8 AC
ROSE DHU TRACT	1,329 AC	1,284 AC	44 AC
PUBLIC/ INSTITUTIONAL	128 AC	120 AC	8.0 AC
DEDICATED PUBLIC PARK	1,143 AC	1,103 AC	40 AC
TIMBER MANAGEMENT	1,788 AC	1,613 AC	175 AC
PUBLIC ROAD RIGHT-OF-WAY	178 AC	168 AC	10 AC
TOTAL	14,333 AC	12,779 AC	1,554 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL + NEIGHBORHOOD COMMERCIAL — 650±41 UPLAND ACRES
PUBLIC / INSTITUTIONAL — 78±5 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate as a consequence of the conceptual level of the plans and are subject to change when Level 1 or Final Development Plans through each is submitted with the Beaufort County Planned Unit Development.
2. Wetlands shown are based upon and are attributed to the DHEC Critical Line Delineation.
3. The Development Summary under the master plan may change at all allowable land uses allowed in the Buckwalter Planned Unit Development District, but the Beaufort County Planned Unit Development Density has already been accommodated in this master plan.
4. Base information shown within the Buckwalter Commons Parcels 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 4AA, 4BB, 4CC, 4DD, 4EE, 4FF, 4GG, 4HH, 4II, 4JJ, 4KK, 4LL, 4MM, 4NN, 4OO, 4PP, 4QQ, 4RR, 4SS, 4TT, 4UU, 4VV, 4WW, 4XX, 4YY, 4ZZ, 4AAA, 4BBB, 4CCC, 4DDD, 4EEE, 4FFF, 4GGG, 4HHH, 4III, 4JJJ, 4KKK, 4LLL, 4MMM, 4NNN, 4OOO, 4PPP, 4QQQ, 4RRR, 4SSS, 4TTT, 4UUU, 4VVV, 4WWW, 4XXX, 4YYY, 4ZZZ, 4AAAA, 4BBBB, 4CCCC, 4DDDD, 4EEEE, 4FFFF, 4GGGG, 4HHHH, 4IIII, 4JJJJ, 4KKKK, 4LLLL, 4MMMM, 4NNNN, 4OOOO, 4PPPP, 4QQQQ, 4RRRR, 4SSSS, 4TTTT, 4UUUU, 4VVVV, 4WWWW, 4XXXX, 4YYYY, 4ZZZZ, 4AAAAA, 4BBBBB, 4CCCCC, 4DDDDD, 4EEEEE, 4FFFFF, 4GGGGG, 4HHHHH, 4IIIII, 4JJJJJ, 4KKKKK, 4LLLLL, 4MMMMM, 4NNNNN, 4OOOOO, 4PPPPP, 4QQQQQ, 4RRRRR, 4SSSSS, 4TTTTT, 4UUUUU, 4VVVVV, 4WWWWW, 4XXXXX, 4YYYYY, 4ZZZZZ, 4AAAAAA, 4BBBBBB, 4CCCCCC, 4DDDDDD, 4EEEEEE, 4FFFFFF, 4GGGGGG, 4HHHHHH, 4IIIIII, 4JJJJJJ, 4KKKKKK, 4LLLLLL, 4MMMMMM, 4NNNNNN, 4OOOOOO, 4PPPPPP, 4QQQQQQ, 4RRRRRR, 4SSSSSS, 4TTTTTT, 4UUUUUU, 4VVVVVV, 4WWWWWW, 4XXXXXX, 4YYYYYY, 4ZZZZZZ, 4AAAAAAA, 4BBBBBBB, 4CCCCCCC, 4DDDDDDD, 4EEEEEEE, 4FFFFFFF, 4GGGGGGG, 4HHHHHHH, 4IIIIIII, 4JJJJJJJ, 4KKKKKKK, 4LLLLLLL, 4MMMMMMM, 4NNNNNNN, 4OOOOOOO, 4PPPPPPP, 4QQQQQQQ, 4RRRRRRR, 4SSSSSSS, 4TT

ATTACHMENT 3
ORDINANCE NO. 2025-_____

AN ORDINANCE PROVIDING FOR AN AMENDMENT OF THE BUCKWALTER CONCEPT PLAN TO INCORPERATE CERTAIN PROPERTIES OWNED BY BEAUFORT MEMORIAL HOSPITAL, CONSISTING OF 10.9 ACRES, MORE OR LESS, LOCATED AT 333 AND 335 BUCKWALTER PARKWAY, AND BEARING BEAUFORT COUNTY TAX MAP NO. R610 030 000 0712 0000, TO PROVIDE FOR AN AFFORDABLE HOUSING DENSITY BONUS INCREASING THE TOTAL PERMITTED DEVELOPMENT RIGHTS BY 60 RESIDENTIAL DWELLING UNITS AND INCORPORATE CERTAIN TERMS TO THE BUCKWALTER CONCEPT PLAN

WHEREAS, on April 19, 2000, the Town of Bluffton ("Town") enacted Ordinance No. 2000-03 adopting the Buckwalter Development Agreement ("Development Agreement") and Ordinance No. 2000-04 adopting the Buckwalter Concept Plan ("Concept Plan"); and

WHEREAS, concurrent with the entering into the Development Agreement on April 19, 2000, the Town annexed the Buckwalter Tract into the Town's corporate boundaries and approved Planned Unit Development ("PUD") zoning for the tract and the Concept Plan; and

WHEREAS, the Town has previously approved thirteen amendments to the Tract Development Agreement and Concept Plan to add and/or reallocate additional property and density thereto; and

WHEREAS, Beaufort County ("County") conveyed certain property located at 333 and 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property") and assigned the associated 10.09 acres of general commercial development rights to Beaufort Memorial Hospital ("BMH") for the construction of a 120 unit multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities (collectively hereinafter the "Project") pursuant to certain terms as set forth in County Ordinance 2024-36, as amended by County Ordinance 2025-08; and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights ("RDUs"); and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also requests a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing for households which qualify at up to 80% of the current Area Median Income ("AMI") requiring an amendment to

the Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter PUD as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Town recognizes the need for additional affordable housing within the Town; and

WHEREAS, throughout the County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Bluffton Town Council ("Town Council") on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Sections H1.4 and Sections H2.4; and

WHEREAS, Section XIII.3 of the Development Agreement allows density bonuses as an incentive for affordable housing; and

WHEREAS, on _____, the Town of Bluffton Planning Commission held a Public Hearing and voted to forward to Town Council a recommendation of approval for the 14th Amendment of the Concept Plan ("14th Amendment) request; and

WHEREAS, the Town Council concurs with Planning Commission's recommendation; and

WHEREAS, the Town Council finds it to be in the Town's best interest to approve the 14th Amendment as shown in Exhibit A attached hereto and incorporated herein by reference and as further described herein.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Buckwalter Concept Plan in the following particulars:

1. The Concept Plan shall be amended in accordance with the terms and conditions of the Fourteenth Amendment to Development Agreement And Concept Plan attached hereto and incorporated herein as Exhibit A.

2. In the event of any conflict between the terms and conditions of the Concept Plan and the 14th Amendment, the terms and conditions of this 14th Amendment to the Development Agreement and Concept Plan shall control and the Development Agreement shall be deemed amended to that extent.

3. All other terms and conditions of the Concept Plan, as amended, shall not be changed or otherwise modified herein and are reaffirmed and remain unchanged.

4. This Ordinance shall take full force and effect upon final adoption by Town Council.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2025.

This Ordinance was read and passed at first reading on _____, 2025.

_____
Larry Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, 2025.

_____
Larry Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on _____, 2025.

_____
Larry Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Exhibit A

14th Amendment To Development Agreement And Concept Plan - Buckwalter Tract

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter I Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA)
)
)
)
)
COUNTY OF BEAUFORT

FOURTEENTH AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN BUCKWALTER TRACT

THIS FOURTEENTH AMENDMENT ("Fourteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____day of _____, 2025 by and between the Town of Bluffton, South Carolina **("Town"),** and Beaufort Memorial Hospital, a hospital organized and governed by the laws of the state of South Carolina, its successors and assigns **("BMH"); collectively hereinafter the "Parties".**

RECITALS

WHEREAS, the Town and The Branigar Organization, Inc. executed and approved the Buckwalter Development Agreement **("Development Agreement"),** dated April 19, 2000, and as recorded in the Office of the Register of Deeds **("ROD")** for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, establishes the available residential development units ("RDUs") more particularly described in the Development Agreement and amendments thereto (the **"Buckwalter PUD");** and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan **("Concept Plan")** for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Thirteen (13) Amendments to the Development Agreement and Concept Plan, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Development Agreement and Concept Plan executed on June 21, 2002, and recorded in the ROD in **Book 1599** at **Page 1149;** and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 RDUs to the Development Agreement and Concept Plan executed on February 4, 2003, and recorded in the ROD in **Book 1709** at **Page 440;** and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 RDUs and 90 acres of General Commercial Density to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 189; and**

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 RDUs to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 204; and**

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Development Agreement and Concept Plan executed on November 2, 2005, and recorded in the ROD in **Book 2305 at Page 410; and**

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Development Agreement and Concept Plan executed on May 10, 2006, and recorded in the ROD in **Book 2816 at Page 1746; and**

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Development Agreement and Concept Plan executed on January 7, 2008, and recorded in the ROD in **Book 2671 at Page 2250; and**

8. **Eighth Amendment.** Addition of 324 RDUs through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Development Agreement and Concept Plan executed on November 6, 2007, and recorded in the ROD in **Book 2823 at Page 384;** and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 RDUs and 162 acres of General Commercial Density to the Development Agreement and Concept Master Plan executed on February 25, 2008, and recorded

in the ROD in **Book 2724 at Page 1787; and**

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012, and recorded in the ROD in **Book 3119 at Page 2458;** and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013, and recorded in the ROD in **Book 3231 at Page 3176;** and

12. **Twelfth Amendment.** Addition of 61.093 acres known as Saint Gregory the Great, executed on June 14, 2022, and recorded in the Beaufort County Register of Deeds in **Book 4157 at Page 250;** and

13. **Thirteenth Amendment.** Addition of 65.592 acres known as Grande Oaks Commons, executed on January 17, 2025, and recorded in the Beaufort County Register of Deeds in **Book 4401 at Page 800;** and

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, BMH has a goal to provide workforce and affordable housing for both healthcare employees and the public, and provide additional medical services throughout Beaufort County; and the Town has expressed a desire to support the goal of establishing affordable and workforce housing within the Town; and

WHEREAS, throughout Beaufort County ("County") and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Bluffton Town Council ("Town Council") on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, the County purchased certain property located at 335 Buckwalter Parkway

consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter PUD and subject to the Development Agreement and Concept Plan, for the purpose of affordable housing ,said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, On April 17, 2025, the County conveyed the Property to BMH for the construction of a 120 unit multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities (collectively the "Project") pursuant to certain terms as set forth in Beaufort County Ordinance 2024-36, as amended by County Ordinance 2025-08; and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 RDUs; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter PUD from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also requests a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing for households which qualify up to 80% of the current Area Median Income ("AMI") via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter PUD as well as incorporate additional terms as deemed necessary; and

WHEREAS, pursuant to Sec. XIII.3 of the Development Agreement density bonuses are allowed as an incentive for affordable housing as follows: "*Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments.*"; and

WHEREAS, as the Development Agreement does not provide guidance on the approval of density bonuses, the Town's Unified Development Ordinance ("UDO"), Section 6.5.4.C identifies

the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive	
Percentage of Workforce/Affordable Housing Units	**Density Bonus**
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

":and

WHEREAS, pursuant to that certain resolution by the Town attached hereto as Exhibit "B" and made a part hereof, the Town has agreed to support the assignment of sixty (60) RDUs from the Town's Development Rights Bank for use on the Property; and

WHEREAS, it is the desire and intention of the Parties to enter into this Fourteenth Amendment to amend the Concept Plan to update the Density Summary Tables to reflect the additional RDUs contemplated herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Parties agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. *Amendment to Development Agreement and Concept Plan.* The Development Agreement and Concept Plan, as amended, is hereby further amended to add an additional sixty (60RDUs to the overall residential density for the Buckwalter PUD only for use on the Property which result from a one hundred percent (100%) affordable housing density bonus pursuant to Section 6.5.4 of the UDO and Section XIII.3 of the Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the RDUs aforementioned allocated to the Property may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise, and shall not be used for any other purpose than to construct affordable housing on the Property. This prohibition shall not apply to the transfer of RDUs development rights to the Town. The Conceptual Master Plan's Density Summary Table is hereby amended to incorporate these additional RDUs which is provided as Exhibit "C" attached hereto and

incorporated herein.

B. *Affordable Housing Provisions.* The residential component of the Property shall be restricted to use for Affordable Housing for thirty (30) years from the execution of this Fourteenth Amendment and memorialized through Affordable Housing Restrictive Covenants which shall be drafted prior to the issuance of any building permit, and upon review and approval by the Town Council, will be recorded with the in the ROD Bluffton prior to the issuance of any Certificate of Occupancy. Further, any future revisions to the said Affordable Housing Restrictive Covenants will require approval by the Town Council.

C. *Undeveloped General Commercial Development Rights.* BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded in the ROD, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property upon the application for any building permit for said facility.

D. *Residential Dwelling Units to Town.* If following the completion of the Project any number of RDUs are unused, then BMH shall automatically convey said RDUs to the Town. Any failure by BMH, or its successors or assigns, to adhere to any terms, conditions, requirements herein or any future covenants or restrictions as it relates to the use of the RDUs for affordable housing for the Project shall result in BMH automatically conveying any and all remaining RDUs not already used at the time of the non-compliance to the Town.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Development Agreement, Concept Plan and all prior amendments thereto as modified by this Fourteenth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This Fourteenth Amendment to the Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective Parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Town's Comprehensive Plan and consistent with long range planning for the Town.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF BEAUFORT

_____ , Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

BEAUFORT MEMORIAL HOSPITAL

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF _____

_____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort Memorial Hospital personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

Legal Description

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

TMS# R610 030 000 0712 0000

EXHIBIT B

Town of Bluffton Resolution

ATTACHMENT 1

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF SUPPORT FOR BEAUFORT MEMORIAL HOSPITAL'S ("BMH") 120 RESIDENTIAL DWELLING UNIT AFFORDABLE HOUSING AND MEDICAL FACILITY PROJECT AT 335 BUCKWALTER PARKWAY AND ACQUISITION OF NECESSARY RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, throughout Beaufort County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Town Council on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, Beaufort County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter Development Agreement and Concept Plan, for the purpose of affordable housing; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, Beaufort County and Beaufort Memorial Hospital ("BMH") are currently in the process of finalizing an agreement for BMH's acquisition of the property for the construction of a 120 RDU multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities ("Project"); and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also intends to request a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

WHEREAS, as the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Unified Development Ordinance, Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

; and

WHEREAS, the Town of Bluffton Town Council desires to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

Town Council will support the Project and Beaufort Memorial Hospital's acquisition of 120 RDUs subject to the following conditions:

1. The 60 RDUs (60 RDUs plus 60 density bonus RDUs for a total of 120 RDUs) will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH as necessary to construct affordable housing up to 80% of the current Area Median Income ("AMI").
2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the Amount equal to the number of units in said Structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.
4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.
5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property

DONE AND ACCEPTED the 14th day of January, 2025.

A public meeting was held on this Resolution on the 14th day of January, 2025.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Exhibit C

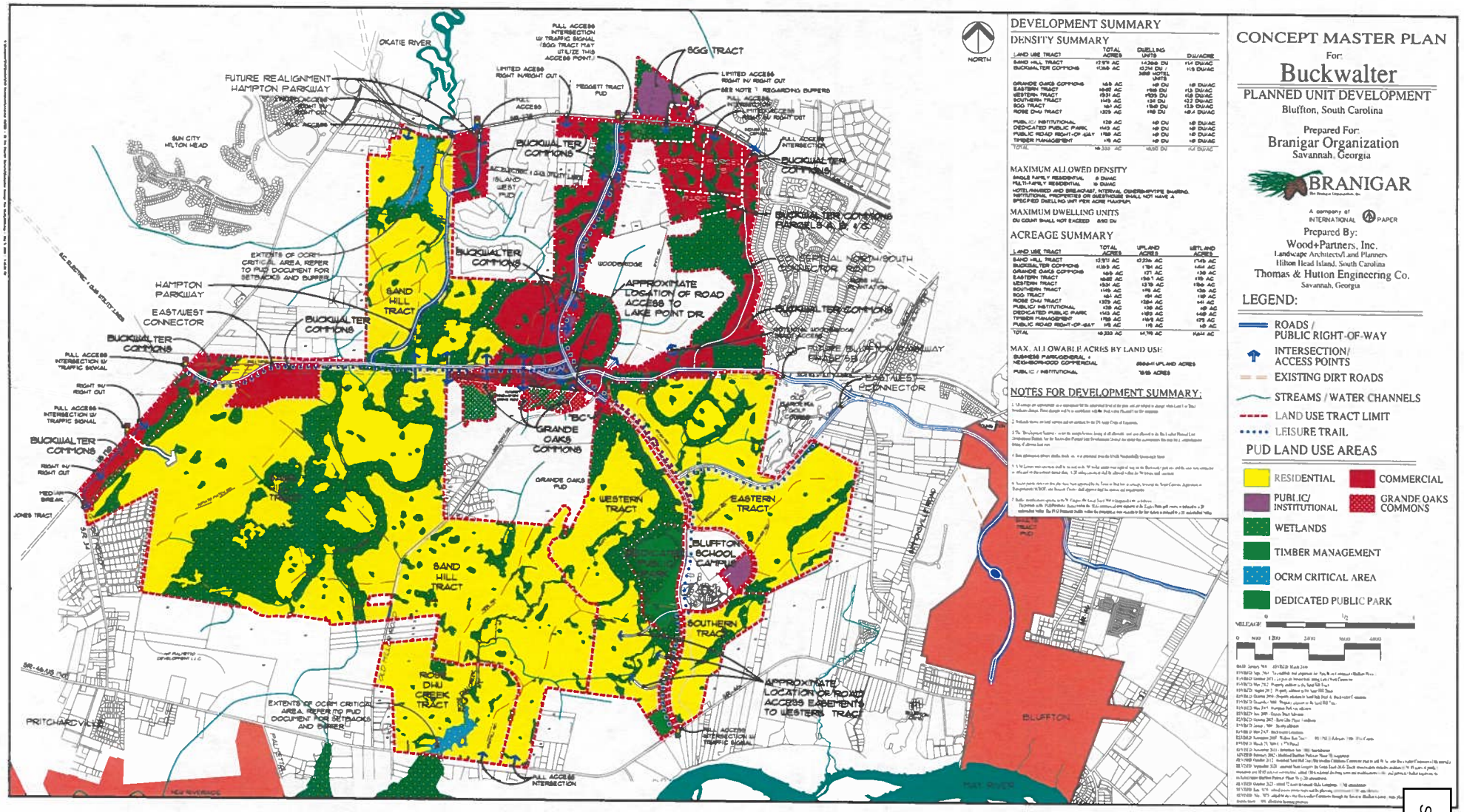
Buckwalter Concept Plan

Conceptual Master Plan

EXHIBIT "G" TO SUPPLEMENT

Concept Master Plan

(please see attached)



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	1579 AC	1420 DU	1.01 DU/AC
BUCKWALTER COMMONS	1,368 AC	1,234 DU / 200 HOTEL UNITS	1.15 DU/AC
GRANDE OAKS COMMONS	165 AC	40 DU	.48 DU/AC
EASTERN TRACT	1660 AC	1100 DU	1.13 DU/AC
WESTERN TRACT	1931 AC	1939 DU	1.18 DU/AC
SOUTHERN TRACT	1143 AC	134 DU	42.2 DU/AC
SGG TRACT	481 AC	1360 DU	2.29 DU/AC
ROSE DHU TRACT	1329 AC	1110 DU	1.81.4 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	40 DU	40 DU/AC
DEDICATED PUBLIC PARK	1143 AC	40 DU	40 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	1788 AC	40 DU	40 DU/AC
TIMBER MANAGEMENT	178 AC	40 DU	40 DU/AC
TOTAL	10,333 AC	10,000 DU	1.07 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INNKEEP AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL, PROPERTIES OR WAREHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,000 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1,571 AC	1,224 AC	1,149 AC
BUCKWALTER COMMONS	1,363 AC	1,191 AC	1,454 AC
GRANDE OAKS COMMONS	165 AC	127 AC	138 AC
EASTERN TRACT	1,660 AC	1,541 AC	119 AC
WESTERN TRACT	1,931 AC	1,735 AC	1,196 AC
SOUTHERN TRACT	1,143 AC	979 AC	1,164 AC
SGG TRACT	481 AC	1,191 AC	1,191 AC
ROSE DHU TRACT	1,329 AC	1,184 AC	1,145 AC
PUBLIC/ INSTITUTIONAL	128 AC	1,191 AC	1,191 AC
DEDICATED PUBLIC PARK	1,143 AC	1,183 AC	1,149 AC
TIMBER MANAGEMENT	1,788 AC	1,169 AC	1,171 AC
PUBLIC ROAD RIGHT-OF-WAY	178 AC	1,191 AC	1,191 AC
TOTAL	10,333 AC	10,176 AC	11,144 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL + NEIGHBORHOOD COMMERCIAL	1,191 AC UPLAND ACRES
PUBLIC / INSTITUTIONAL	1,191 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate as a component for the conceptual level of the plan and are subject to change when Level 1 or Final Development Plans through each is submitted with the Beaufort County Planning Commission.
2. Wetlands shown are based upon and are attributed for the PV Aerial Corps of Engineers.
3. The Development Summary under the master business zoning of all allowable land uses allowed in the Buckwalter Planned Unit Development District, but the Beaufort County Planned Unit Development Zoning Ordinance may restrict the development this map for a comprehensive study of allowable land uses.
4. Each subsequent phase shall be ... as determined from the OCRM Critical Area Line.
5. The Lowest tract ownership shall be in accordance with the master plan right of way for the Buckwalter Park and shall be used for ... as indicated on the approved master plan. A 20' utility easement shall be allowed within the 50' leisure trail.
6. Access points shown on the plan have been approved by the Town of Bluffton through the Site Capacity Application or Development of Regional Impact, and Beaufort County shall approve final for access and improvements.
7. Public ... shall be ... by Category the Local Town Will ... Development ... as follows:
The ... with Subdivision Design within the Buckwalter ... and adjacent to the Leisure Trail will create a ... of 20 ... Village. The PUD Proposed Traffic within the properties was evaluated for the future ... is adequate to ... the ... Village.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia

BRANIGAR

A company of INTERNATIONAL PAPER

Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/ INSTITUTIONAL
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

VILLAGE

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter I Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA)
)
)
)
)
COUNTY OF BEAUFORT

FOURTEENTH AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN BUCKWALTER TRACT

THIS FOURTEENTH AMENDMENT ("Fourteenth Amendment") to Development Agreement and Concept Plan is made and entered into this _____day of _____, 2025 by and between the Town of Bluffton, South Carolina **("Town"),** and Beaufort Memorial Hospital, a hospital organized and governed by the laws of the state of South Carolina, its successors and assigns **("BMH"); collectively hereinafter the "Parties".**

RECITALS

WHEREAS, the Town and The Branigar Organization, Inc. executed and approved the Buckwalter Development Agreement **("Development Agreement"),** dated April 19, 2000, and as recorded in the Office of the Register of Deeds **("ROD")** for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, establishes the available residential development units ("RDUs") more particularly described in the Development Agreement and amendments thereto (the **"Buckwalter PUD");** and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan **("Concept Plan")** for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Thirteen (13) Amendments to the Development Agreement and Concept Plan, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Development Agreement and Concept Plan executed on June 21, 2002, and recorded in the ROD in **Book 1599** at **Page 1149;** and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 RDUs to the Development Agreement and Concept Plan executed on February 4, 2003, and recorded in the ROD in **Book 1709** at **Page 440;** and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 RDUs and 90 acres of General Commercial Density to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 189; and**

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 RDUs to the Development Agreement and Concept Plan executed on October 10, 2005, and recorded in the ROD in **Book 2256 at Page 204; and**

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Development Agreement and Concept Plan executed on November 2, 2005, and recorded in the ROD in **Book 2305 at Page 410; and**

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Development Agreement and Concept Plan executed on May 10, 2006, and recorded in the ROD in **Book 2816 at Page 1746; and**

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Development Agreement and Concept Plan executed on January 7, 2008, and recorded in the ROD in **Book 2671 at Page 2250; and**

8. **Eighth Amendment.** Addition of 324 RDUs through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Development Agreement and Concept Plan executed on November 6, 2007, and recorded in the ROD in **Book 2823 at Page 384;** and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 RDUs and 162 acres of General Commercial Density to the Development Agreement and Concept Master Plan executed on February 25, 2008, and recorded

in the ROD in **Book 2724 at Page 1787; and**

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012, and recorded in the ROD in **Book 3119 at Page 2458;** and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013, and recorded in the ROD in **Book 3231 at Page 3176;** and

12. **Twelfth Amendment.** Addition of 61.093 acres known as Saint Gregory the Great, executed on June 14, 2022, and recorded in the Beaufort County Register of Deeds in **Book 4157 at Page 250;** and

13. **Thirteenth Amendment.** Addition of 65.592 acres known as Grande Oaks Commons, executed on January 17, 2025, and recorded in the Beaufort County Register of Deeds in **Book 4401 at Page 800;** and

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, BMH has a goal to provide workforce and affordable housing for both healthcare employees and the public, and provide additional medical services throughout Beaufort County; and the Town has expressed a desire to support the goal of establishing affordable and workforce housing within the Town; and

WHEREAS, throughout Beaufort County ("County") and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Bluffton Town Council ("Town Council") on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, the County purchased certain property located at 335 Buckwalter Parkway

consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter PUD and subject to the Development Agreement and Concept Plan, for the purpose of affordable housing ,said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, On April 17, 2025, the County conveyed the Property to BMH for the construction of a 120 unit multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities (collectively the "Project") pursuant to certain terms as set forth in Beaufort County Ordinance 2024-36, as amended by County Ordinance 2025-08; and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 RDUs; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter PUD from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also requests a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing for households which qualify up to 80% of the current Area Median Income ("AMI") via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter PUD as well as incorporate additional terms as deemed necessary; and

WHEREAS, pursuant to Sec. XIII.3 of the Development Agreement density bonuses are allowed as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*; and

WHEREAS, as the Development Agreement does not provide guidance on the approval of density bonuses, the Town's Unified Development Ordinance ("UDO"), Section 6.5.4.C identifies

the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive	
Percentage of Workforce/Affordable Housing Units	**Density Bonus**
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

":and

WHEREAS, pursuant to that certain resolution by the Town attached hereto as Exhibit "B" and made a part hereof, the Town has agreed to support the assignment of sixty (60) RDUs from the Town's Development Rights Bank for use on the Property; and

WHEREAS, it is the desire and intention of the Parties to enter into this Fourteenth Amendment to amend the Concept Plan to update the Density Summary Tables to reflect the additional RDUs contemplated herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Parties agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. *Amendment to Development Agreement and Concept Plan.* The Development Agreement and Concept Plan, as amended, is hereby further amended to add an additional sixty (60RDUs to the overall residential density for the Buckwalter PUD only for use on the Property which result from a one hundred percent (100%) affordable housing density bonus pursuant to Section 6.5.4 of the UDO and Section XIII.3 of the Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the RDUs aforementioned allocated to the Property may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise, and shall not be used for any other purpose than to construct affordable housing on the Property. This prohibition shall not apply to the transfer of RDUs development rights to the Town. The Conceptual Master Plan's Density Summary Table is hereby amended to incorporate these additional RDUs which is provided as Exhibit "C" attached hereto and

incorporated herein.

B. *Affordable Housing Provisions.* The residential component of the Property shall be restricted to use for Affordable Housing for thirty (30) years from the execution of this Fourteenth Amendment and memorialized through Affordable Housing Restrictive Covenants which shall be drafted prior to the issuance of any building permit, and upon review and approval by the Town Council, will be recorded with the in the ROD Bluffton prior to the issuance of any Certificate of Occupancy. Further, any future revisions to the said Affordable Housing Restrictive Covenants will require approval by the Town Council.

C. *Undeveloped General Commercial Development Rights.* BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded in the ROD, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property upon the application for any building permit for said facility.

D. *Residential Dwelling Units to Town.* If following the completion of the Project any number of RDUs are unused, then BMH shall automatically convey said RDUs to the Town. Any failure by BMH, or its successors or assigns, to adhere to any terms, conditions, requirements herein or any future covenants or restrictions as it relates to the use of the RDUs for affordable housing for the Project shall result in BMH automatically conveying any and all remaining RDUs not already used at the time of the non-compliance to the Town.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Development Agreement, Concept Plan and all prior amendments thereto as modified by this Fourteenth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This Fourteenth Amendment to the Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective Parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Town's Comprehensive Plan and consistent with long range planning for the Town.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF BEAUFORT

_____ , Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

BEAUFORT MEMORIAL HOSPITAL

By: _____

Its: _____

SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF _____

_____ , Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort Memorial Hospital personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT "A"

Legal Description

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

TMS# R610 030 000 0712 0000

EXHIBIT B

Town of Bluffton Resolution

Exhibit C

Buckwalter Concept Plan

Conceptual Master Plan

TOWN OF BLUFFTON
DEVELOPMENT AGREEMENT APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Livewell Terrace L.P.	Name: Beaufort County Memorial Hospital
Phone: 614-396-3200	Phone: 843-522-5108
Mailing Address: 500 South Front St., Columbus, OH 43215	Mailing Address: 955 Ribaut Road, Beaufort, SC 29902
E-mail: aamstutz@wodagroup.com	E-mail: Allison.Coppage@bmhsc.org
Town Business License # (if applicable):	

Project Information

Project Name: Livewell Terrace	☐ New	☑ Amendment
Project Location: 335 Buckwalter Parkway		
Zoning District: Buckwalter PUD	Acreage: 10.09	
Tax Map Number(s): R610 030 000 0712 0000		
Project Description: 120 Unit Affordable Apartment Complex and 6000 SF Medical Office Building		

Minimum Requirements for Submittal

- ☐ 1. One (1) paper copy and digital file of the draft Development Agreement.
- ☐ 2. Mandatory Application Check In Meeting scheduled.
- ☐ 3. Recorded deed and plat showing proof of property ownership.
- ☐ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

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

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

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

Property Owner Signature: Date: 4/4/25

Applicant Signature: Date: 4/19/25

For Office Use

Received By:	*Date Approved:*
Application Number:	

TOWN OF BLUFFTON
PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN APPLICATION

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

Applicant	Property Owner
Name: Livewell Terrace L.P.	Name: Beaufort County Memorial Hospital
Phone: 614-396-3200	Phone: 843-522-5108
Mailing Address: 500 South Front Street Columbus, OH 43215	Mailing Address: 955 Ribaut Road Beaufort, SC 29902
E-mail: aamstutz@wodagroup.com	E-mail: Allison.Coppage@bmhsc.org
Town Business License # (if applicable):	

Project Information

Project Name: Livewell Terrace	☐ New	☒ Amendment
Project Location: 335 Buckwalter Parkway	Acreage: 10.09	
PUD Name: Buckwalter		
Tax Map Number(s): R610 030 000 0712 0000		
Project Description: 120 Unit Affordable Apartment Complex and 6000 SF Medical Office Building		

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the Concept Plan.
- ☐ 2. Recorded deed and plat showing proof of property ownership.
- ☐ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

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

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

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

Property Owner Signature: Date: 4/4/25

Applicant Signature: Date: 4/29/25

For Office Use

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

TOWN OF BLUFFTON
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Livewell Terrace L.P.	Name: Beaufort County Memorial Hospital
Phone: 614-396-3200	Phone: 843-522-5108
Mailing Address: 500 South Front Street Columbus, OH 43215	Mailing Address: 955 Ribaut Road Beaufort, SC 29902
E-mail: aamstutz@wodagroup.com	E-mail: Allison.Coppage@bmhsc.org
Town Business License # (if applicable):	

Project Information

Project Name: Livewell Terrace	
Development Rights Being Transferred:	
Sending Zone:	**Receiving Zone:**
Zoning District:	Zoning District: Buckwalter PUD
Address:	Address: 335 Buckwalter Parkway, Bluffton
Tax Map Number:	Tax Map Number: R610 030 000 0712 0000

Minimum Requirements for Submittal

- ☐ 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the Sending and Receiving Zones.
- ☐ 2. Two (2) full sized copies and digital files of the Boundary Surveys, signed and sealed by a registered land surveyor, of Sending Zone and Receiving Zone.
- ☐ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☐ 4. Recorded deed and plat showing proof of property ownership for both Receiving and Sending Zones.
- ☐ 5. Statement of the Applicant(s) ability and right to transfer.
- ☐ 6. Submittal of concurrent applications as applicable.
- ☐ 7. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

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

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

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

Property Owner Signature: _____ Date: 4/4/25

Applicant Signature: _____ Date: 4/19/25

For Office Use

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

APPLICATION NARRATIVE
FOR
APPLICATIONS FOR BUCKWALTER DEVELOPMENT AGREEMENT AND CONCEPT PLAN AMENDMENT
AND
BUCKWALTER CONCEPT MASTER PLAN AMENDMENT
AND
TRANSFER OF DEVELOPMENT RIGHTS
FOR
DEVELOPMENT OF AFFORDABLE HOUSING ON
10.09 ACRE PARCEL LOCATED AT 335 BUCKWALTER PARKWAY
FOR
BEAUFORT COUNTY MEMORIAL HOSPITAL
AND
LIVEWELL TERRACE L.P.

STATE OF SOUTH CAROLINA	)	**BEFORE THE PLANNING COMMISSION**
	)	**AND TOWN COUNCIL OF THE**
COUNTY OF BEAUFORT	)	**TOWN OF BLUFFTON, SOUTH CAROLINA**

APPLICATION NARRATIVE
FOR
APPLICATIONS FOR BUCKWALTER DEVELOPMENT AGREEMENT AND
CONCEPT PLAN AMENDMENT
AND
BUCKWALTER CONCEPT MASTER PLAN AMENDMENT
AND
TRANSFER OF DEVELOPMENT RIGHTS
FOR
DEVELOPMENT OF AFFORDABLE HOUSING ON
10.09 ACRE PARCEL LOCATED AT 335 BUCKWALTER PARKWAY
FOR
BEAUFORT COUNTY MEMORIAL HOSPITAL
AND
LIVEWELL TERRACE L.P.

This Project Narrative is submitted with and is intended to be incorporated in and comprise a part of the application for (i) Buckwalter Development Agreement and Concept Plan amendment for the Buckwalter Planned Unit Development; (ii) application for Buckwalter Concept Master Plan amendment; and (iii) application for the Transfer of Development Rights (collectively sometimes herein the "**Application**") of Livewell Terrace Limited Partnership ("**Applicant**")[1]. This narrative is submitted to the Planning Commission and the Town Council for the Town of Bluffton, South Carolina (the "**Town**") to explain the

[1] See Acts and Joint Resolutions of the General Assembly of the State of South Carolina, No. 1197 attached hereto as Exhibit "A" and made a part hereof.

request and describe how the Application meets the criteria of the Town's Unified Development Ordinance (the "**UDO**") as required by the Application and the UDO.

I. **NARRATIVE**.

A. **Introduction, Background And Request**.

Beaufort County Memorial Hospital is the owner[2] (the "**Owner**") of an approximate 10.09 acre parcel of real property (the "**Property**") identified by Beaufort County Tax Map number **R610 030 000 0712 0000** located on Buckwalter Parkway in the Town. The 411 address for the Property is #335 Buckwalter Place Boulevard and it is more specifically shown and described as "Parcel C6-B" on that certain plat of survey entitled "A ALTA/ACSM Land Title Survey of Parcel C6-B Buckwalter Parkway", dated January 14, 2003 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina ("**ROD**") in **Plat Book 91** at **Page 147**[3].

The Property is unimproved and is currently zoned Buckwalter Planned Unit Development with a use designation of General Commercial with the allocation of 10.9 acres of Commercial Development Rights.[4] The Property is subject to the Development Agreement and Concept Plan for the Buckwalter Tract, recorded in the ROD in Book 1288 at Page 1, as amended (the "**Development Agreement**"). It is the intent of Owner to construct one hundred twenty (120) apartments. One hundred percent (100%) of the apartments shall be designated as affordable housing units with that use being confirmed by a restrictive covenant (the "**Affordable Housing Restrictive Covenant**") in the form attached hereto and made a part hereof.[5] The Applicant is proposing the development be named Livewell Terrace. Applicant is seeking transfer of sixty (60) residential development rights ("**RDUs**") from the Town of Bluffton and a corresponding one hundred percent (100%) density bonus pursuant to Section 6.5.4 of the UDO ("**Density Bonus**"). In addition, a portion of the Property shall also be developed by Owner as a 6,000 square foot medical office building and sufficient development rights shall be retained by the Applicant. The balance of the 10.09 acres of General Commercial development rights ("**GC Rights**") shall be transferred to the Town.

Owner has provided an authorization letter.[6]

The Applicant submits this Application requesting the approval of:

1. Approval of an amendment to the Development Agreement together with an amendment to the Buckwalter Concept Master Plan ("**Concept Master Plan**")[7] as described herein;

2. Approval of the Transfer of Development Rights described herein; and

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[2] See deed recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in **Book 4423** at **Pages 1991** attached hereto as Exhibit "B" and made a part hereof.

[3] See said boundary plat attached hereto as Exhibit "C" and made a part hereof.

[4] See Zoning Letter attached hereto as Exhibit "D" and made a part hereof.

[5] Attached hereto as Exhibit "E".

[6] See letter attached hereto as Exhibit "F".

[7] See proposed amended Concept Master Plan attached hereto as Exhibit "G" and made a part hereof.

3. Approval of the Density Bonus described herein.

II. **AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN**.

A. **Applicability**. The Property is currently zoned Buckwalter PUD and within the Buckwalter Commons Land Use Tract and the Buckwalter Commons Phase I Master Plan and this application seeks to amend the Development Agreement and Concept Master Plan for Buckwalter Tract ("**Concept Master Plan Amendment**") to allocate 120 RDUs to the Buckwalter Commons Land Use Tract, subject to the Affordable Housing Restrictive Covenant, and to transfer the GC Rights to the Town and to update the current Density Summary Tables in the Concept Master Plan to reflect the additional residential development rights contemplated herein. The Applicant submits that it is appropriate to amend the Development Agreement and Concept Master Plan (collectively sometimes hereinafter the "**Amendment**") and assign the Property the density as more particularly described herein.

1. **Consistency with the Comprehensive Plan**.

a. *Cultural Resources. The Cultural Resources Element of the Comprehensive Plan instructs the Town to strive to maintain a sense of community, diversity and individuality by preserving cultural resources.*[8] The proposed Amendment will not adversely affect the Culture Resources vision of the Comprehensive Plan since the Property is currently undeveloped and no historical or cultural resources will be removed or impacted. The proposed Amendment allows more diverse housing options which will provide housing opportunities for a more diverse population to live in the Town and to contribute the cultural vision of the Comprehensive Plan.

b. People. *The People Element of the Comprehensive Plan acknowledges and accepts the Town's diverse population and strives to offer a high quality of life for all residents, visitors and workers.*[9] The proposed Amendment is consistent with the People Element as it provides affordable housing to support the current and future population of the Town located in the Buckwalter PUD.[10] Furthermore, it is consistent with and furthers efforts to fulfill the goal to prepare for the minimum two-fold increase growth of the Town's permanent residents and increase resources available to an increasingly diverse population. The proposed Amendment is therefore consistent with the People Element of the Comprehensive Plan.

c. Economy. *The Economy Element of the Comprehensive Plan instructs the Town to strive to create a vital, diverse and sustainable local economy that enhances Bluffton's community resources: human, natural and economic.*[11] The Economy Element of the Comprehensive Plan recognizes the need to ensure a balanced local economy through revisions to zoning and land use regulations and also the need to foster and environment that

[8] See Element 1, Blueprint Bluffton Comprehensive Plan 2022, Page 29.
[9] See Element 2, Blueprint Bluffton Comprehensive Plan 2022, Page 47.
[10] See Element 2, Blueprint Bluffton Comprehensive Plan 2022, Page 47.
[11] See Element 3, Blueprint Bluffton Comprehensive Plan 2022, Page 59.

supports entrepreneurship and innovation. The Applicant's proposed Amendment provides residents and guests of the Town and the greater Bluffton area with affordable housing options which will attract a diverse population that can contribute to and grow the local economy. All of which serve to enhance the Town's human, natural and economic resources and thus and contributes to growth of local businesses and form a stable tax base. Accordingly, the proposed additional use category is consistent with the Economy of the Comprehensive Plan.

d. Resiliency. *The Resiliency Element of the Comprehensive Plan instructs the Town to plan adapt to changes in climate and natural resources, and promote renewable power sources.*[12] The Applicant's proposed Amendment will facilitate the creation of a strong and diverse workforce who will be enabled to contribute to the innovation and new business located in the Town needed to create a resilient and strong community in the Town. The addition of affordable housing to the Town will allow a younger workforce to live and work in the Town and thus allow new thought leadership to contribute to and reinforce the resilient Town community.

e. Housing Element. *The Housing Element of the Comprehensive Plan seeks to ensure that every resident has decent, safe and affordable housing.*[13] The Applicant's proposed Amendment supports the Housing Element as it provides affordable housing for the existing and growing workforce. The proposed Amendment directly addresses the Housing Element and will provide a community of 100% affordable housing. The proposed Amendment will allow affordable housing in and around new developments in Bluffton and thus will provide housing for the much needed workforce to sustain the growing communities in the Town.

f. Natural Resources Element. *The Natural Resources Element of the Comprehensive Plan instructs the Town to conserve, protect, restore, and enhance natural resources in the Town.*[14] The Applicant is seeking to amend the Concept Master Plan to authorize use of the Property for uses consistent within the Buckwalter PUD as well as that of other areas within the municipal limits of the Town along Buckwalter Parkway corridor and in the Buckwalter PUD. The land surrounding the Property is primarily developed pursuant to the Development Agreement and Concept Master Plan and the Applicant's proposed Amendment will not disturb existing recreational facilities nor prohibit public access to water facilities. The proposed Amendment will not also impact an ecologically sensitive natural area and is thus consistent with the Natural Resources Element.

g. Land Use Element. *The Land Use Element of the Comprehensive Plan encourages the Town to envision a more balanced Bluffton and identify areas for development to better suit community needs.*[15] The Applicant's

[12] See Element 4, Blueprint Bluffton Comprehensive Plan 2022, Page 75.
[13] See Element 5, Blueprint Bluffton Comprehensive Plan 2022, Page 95.
[14] See Element 5, Blueprint Bluffton Comprehensive Plan 2022, Page 109.
[15] See Element 5, Blueprint Bluffton Comprehensive Plan 2022, Page 109.

proposed Amendment provides residents and guests of the Town and the greater Bluffton area with additional affordable housing options which will provide a much needed addition to the community. The Applicant's proposed use of the Property is supported by the surrounding existing infrastructure and does not adversely impact or create unplanned burdens on the natural environment or existing infrastructure.

h. Transportation Vision. *The Transportation Vision of the Comprehensive Plan seeks to connect residents with destinations and expand the integrated active transportation network and expand public transportation.*[16] The Applicant's proposed use is consistent with and supports the Transportation Element of the Comprehensive Plan. Access and road infrastructure for the Property will tie into existing developed transportation networks seamlessly. The development of the Property will provide an opportunity for residents to live close to their work and thus allow for greater use of public transportation and already developed transportation networks.

i. Community Facilities Element. *The Community Facilities Element of the Comprehensive Plan encourages the Town to unite the community through shared facilities and plan for future growth.*[17] The approval of this Application supports the Community Facilities Element by allowing for the future growth of the Town by providing affordable housing for a younger, more diverse population to live and work in Bluffton. The proposed Amendment will allow the development of an affordable housing community with new utilities systems that will reduce waste and will not negatively impact surrounding development.

j. Priority Investments Element. *The Priority Investments Element of the Comprehensive Plan encourages the realization of community priorities through consistent and responsible funding.*[18] The Applicant's proposed Amendment already benefits from State funded tax credits for affordable housing. Accordingly, approval of the proposed Amendment will support the State initiatives to allow affordable housing in communities throughout the State. The proposed Amendment will not require funding from the Town and will be consistent with the Priority Investment Element.

2. **Consistency with the intent of the Planned Unit Development Zoning District**. Section 4.2.13 of the UDO describes the purpose of the PUD district as one to "achieve the objectives of the Town of Bluffton *Comprehensive Plan* and to allow flexibility in development than could otherwise be achieved through strict application of this Ordinance." The Owner submits that the proposed Amendment will achieve this flexibility and will result in achieving the purpose of the PUD which is to "improve[] design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces."[19]

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[16] See Element 5, Blueprint Bluffton Comprehensive Plan 2022, Page 155.
[17] See Element 5, Blueprint Bluffton Comprehensive Plan 2022, Page 173.
[18] See Element 5, Blueprint Bluffton Comprehensive Plan 2022, Page 193.
[19] See Section 4.2.13, Planned Unit Development, Town of Bluffton Unified Development Ordinance

a. Eligibility. The Owner submits that the proposed Amendment meets the required eligibility criteria as outlined below.

i. Preservation of Significant Natural and Historic Features. The Applicant submits that the proposed Amendment does not alter or diminish the existing preservation and enhancement natural and historic features of the Buckwalter PUD.

ii. Preservation of Usable Open Space. The Applicant submits that the proposed Amendment will not alter or diminish the existing preservation of usable open space. The addition of the Property adds usable open space to the Buckwalter PUD.

iii. Incorporation of a Complementary Mixture of Uses. The Applicant submits that the proposed Amendment will complement the current mixture of uses in the Buckwalter PUD because of the affordable housing and medical office spaces uses proposed for the Property.

iv. Inclusion of Creative Design of as Nonconforming Site. The Applicant submits that the Property is in conformance with the Ordinance and the inclusion of the Property in the Buckwalter PUD will maintain compliance with the Ordinance and further implements the goals of the Comprehensive Plan.

v. Economic Development. The Applicant submits that the proposed Amendment will provide economic development consistent with the Comprehensive Plan as outlined in this Application.

b. Public Services. The Applicant submits that the proposed Amendment will not impact the Buckwalter PUD's ability to be served by adequate public services. In fact, the inclusion of the Property will add to the public services offered through the addition of the affordable housing opportunity for residents of the Town.

c. Allowed Uses. The Applicant submits that the land uses proposed on the Property are consistent with the uses within the Buckwalter Commons Land Use Tract.

d. Affordable Housing. The Applicant submits that the proposed Amendment will not negatively impact the existing affordable and workforce housing located within the Buckwalter PUD but will enhance and add to the available affordable housing in the community at large.

e. Dimensional Requirements. The Applicant submits that proposed Amendment will not cause deviations from the current standards for dimensional requirements.

3. **Consistency with Development Agreement and Concept Plan**. The proposed Amendment is consistent with the Development Agreement and Concept Master Plan for Buckwalter PUD. The Town and Branigar Organization, Inc. executed and approved the Development Agreement, which Development Agreement, as amended, governs the use and development of a tract of land known as the

Buckwalter Tract. Concurrently with the execution of the Development Agreement, the Town of Bluffton annexed Buckwalter Tract into the Town boundaries and granted Concept Master Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan for Buckwalter Tract, adopted April 19, 2000. Subsequent to the execution and approval of the Development Agreement, the Town Approved thirteen (13) Amendments to the Buckwalter Development Agreement and Concept Plan. The Owner submits that the change of use for affordable residential multi-family and medical office use for the Property is consistent with the Development Agreement and Concept Master Plan for Buckwalter PUD and therefore submits a proposed Amendment to Development Agreement and Concept Plan - Buckwalter Tract attached hereto as Exhibit "H" and made a part hereof.

4. **Compatibility of Proposed Land Uses, Densities, Traffic Circulation, Environmental Features and Design with Adjacent Land Uses as well as Character of Surrounding Area**.

a. Land Uses. The Property is already in the Buckwalter PUD and the uses are consistent with the uses already existing in the Buckwalter PUD and are derived from uses allowed in the Town and specifically within the Buckwalter PUD. Across Buckwalter Parkway exists Buckwalter Place with commercial and medical facilities. To the South East of the Property is the Townes at Buckwalter, a residential community.

b. Density. The Property currently has 10.9 acres of General Commercial density. The requested density of 60 RDUs and a 100% density bonus per Section 6.5.4 of the UDO is consistent with surrounding density and uses and that found in the Buckwalter PUD, Development Agreement and Concept Master Plan and therefore the proposed density of the Property is compatible with the density and development along Buckwalter Parkway within the municipal limits of the Town and that along the Buckwalter PUD.

c. Traffic Circulation. The Property is served by Buckwalter Parkway which provides direct access to U.S. Highway 278. Other than the Bluffton Parkway which leads to South Carolina Highway 170, no other public rights of way are nearby. Much of the surrounding land is already developed and traffic impacts have or are being addressed. Development of the Property shall comply with applicable traffic requirements.

d. Environmental Features. Much of the surrounding property is already developed with commercial uses and the impacts on natural resources and the existing natural environment have been considered, planned and already approved. Accordingly, the Applicant submits that the proposed Amendment will not result in any major or unanticipated impacts to the natural resources and existing environmental features of the surrounding areas. Further, the development proposed will adhere to all stormwater requirements of the Town.

e. Character of Surrounding Areas. Much of the surrounding property is already developed with commercial and residential uses institutional uses and design, aesthetics and character have already been considered and

addressed. Applicant intends to develop the Property consistent with the character of the surrounding existing development.

5. **Ability to be served by adequate public services**. The Property has direct access to Buckwalter Parkway and indirect access to U.S. Highway 278, a major arterial with excellent connections to the Bluffton Parkway, South Carolina Highway 46 and 170 and beyond. The Property has ability to connect to all necessary and readily available utilities and storm water drainage facilities that are suitable for the proposed use and those available in the Buckwalter PUD.

6. **Demonstration of innovative site planning techniques that improve upon the standards in other allowable Town of Bluffton zoning districts with the purpose of enhancing the Town of Bluffton's health, safety and welfare**. Much of the surrounding property is already developed with commercial and residential uses. The proposed Amendment will ensure that the balance of the Property is developed in accordance with the surrounding Buckwalter PUD and will not negatively impact the Town of Bluffton's health, safety and welfare.

7. **Conformance with adopted or accepted plans, policies, and practices of the Town of Bluffton**. Much of the surrounding property is already developed with commercial and residential uses in conformance with policies and practices of the Town of Bluffton. For a discussion of compatibility with the Town of Bluffton Comprehensive Plan please refer to Section IIA.1 of this Application Narrative.

8. **Compliance with applicable requirements in the Application Manual**. The Applicant submits that this Application is compliant with the applicable requirements of the Town's Applications Manual.

III. TRANSFER OF DEVELOPMENT RIGHTS AND DENSITY BONUS.

A. **Applicability**. Pursuant to Section 6.6 of the UDO, Applicant seeks the Transfer of Development Rights from the Town's Development Rights Bank in the amount of sixty (60) RDUs and a 100% density bonus pursuant to Section 6.5.4 of the UDO for affordable/workforce housing. Applicant intends to develop an affordable housing apartment complex on the Property called Livewell Terrace. The development of the Property will include the following features:

1. Total number of units will be 120. This number assumes the 100% density bonus as described in Section 6.5.4 of the UDO is granted.

2. Units will be available to Beaufort County Memorial Hospital employees and any other persons seeking affordable housing.

3. Affordable Housing Description:

   a. Number of Units by number of bedrooms: 30 one-bedroom units, 60 two-bedroom units, 30 three-bedroom units.

   b. Unit Area Median Income Breakdown: 30 units restricted to 40% Area Median Income, 60 units restricted to 60% Area Median Income, 30 units

restricted to 80% Area Median Income. Income restrictions to be proportionally divided by unit types and sizes.

c. All 120 affordable housing units to be developed in a single phase.

d. Affordable housing units to be available to anyone looking for housing pursuant to SC Housing requirements.

e. Annual rent and income limits are determined by the Area Median Income by unit size for Beaufort County. The U.S. Department of Housing and Urban Development ("HUD") determines the median income for each household size annually. Then for each income restricted unit, the household can earn an income no more than the restricted percentage of that median income. For example, a one-person household living in an 80% Area Median Income unit can earn no more than 80% of what HUD determines is the median income for a one-person household in Beaufort County to be eligible to live in the unit. The rent caps are then determined by HUD's assumption that each unit is occupied by 1.5 persons per bedroom. For example, a two-bedroom unit will have rent limits established under the assumption that a three-person household is living in the unit. This might not always be the case as SC Housing requires the occupancy standards to permit 1-2 persons per bedroom, so a two, three, or four person household would be permitted to live in a two-bedroom unit. The rents are then capped at 30% of the monthly income limit. So, in the example of a two-bedroom unit at 80% Area Median Income, the max rent will be determined by taking the three-person household median income, multiplying it by 80% to get the 80% Area Median Income, dividing by 12 to get the monthly income limit, and then multiplying by 30% to get the rent limit.

f. The above description includes details as to how a household qualifies in terms of income eligibility. In addition to this eligibility, background checks (including criminal, credit, etc.) are performed on every household to confirm qualification with the management team's occupancy requirements.

B. **Criteria for Release of Development Rights**. Pursuant to resolutions adopted by the Town on January 14, 2025 (the "**Town Resolution**"), Applicant agrees to comply with the requirements and criteria set forth in the Town Resolution and the following requirements in order to receive Development Rights from the Town:

1. The Town will hold the sixty (60) RDUs and the Density Bonus in the Town's Development Rights Bank until such time as their release and assignment from the Town to Owner as necessary to construct affordable housing as described herein.

2. The release of the RDUs will occur at the time Building Permit Applications are submitted for each multi-family structure on the Property. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded in the Beaufort County Register of Deeds.

3. Applicant has prepared an Affordable Housing Restrictive Covenant which is attached hereto as Exhibit "E" and made a part hereof. Upon approval, such covenants shall be recorded in the Beaufort County Register of Deeds. Future revisions to the covenants shall require approval of the Town Manager.

4. Use of the 120 RDs (60 RDUs plus the density bonus) once assigned to Owner, shall be limited to the Property and may not be transferred or utilized elsewhere within Buckwalter PUD or the Town.

5. Owner shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded in the Beaufort County Register of Deeds, the residual general commercial development rights after it has determined rights required for the development of the medical facilities on the Property.

IV. CONCLUSION.

A. The Applicant believes the foregoing narrative and analysis demonstrates that this Application is in conformance with the Town's Comprehensive Plan, and meets the criteria set forth in Section 3.4.3 of the UDO. Accordingly, the Applicant respectfully requests that the Planning Commission and Town Council:

1. Review this Application and the supporting documentation and any testimony which will be entered into the record.

2. Find the following:

a. That this Application and the supporting testimony and documentation establish the physical, geographical, hydrological and other environmental features of the Property support the breadth and intensity of the uses available in the proposed additional use category.

b. That this Application and the supporting testimony and documentation establish that the uses available in the proposed additional use category for the Property are compatible with surrounding uses and zoning districts in terms of suitability of location, impacts on the environment, noise, density, nature of use, traffic impacts, aesthetics, ability to develop adjacent properties under existing zoning and the potential influence on property values.

c. That this Application and the supporting testimony and documentation establish that the public infrastructure and services are available and capable of sufficiently accommodating the uses available in the proposed additional use category without compromising the public health, safety and welfare of the Town.

d. That this Application and the supporting testimony and documentation establish that there is a public need in the zoning district and the Town for the use proposed by the Application.

e. That this Application and the supporting testimony and documentation are in compliance with the applicable requirements in the Applications Manual.

3. Recommend approval of this Application with uses and density as set forth in the proposed Amendment to the Buckwalter Development Agreement and Concept Master Plan.

Respectfully submitted on behalf of the Applicant this 6th day of May, 2025.

Burr & Forman LLP

EXHIBIT "A" TO SUPPLEMENT

South Carolina Secretary of State
Business Filings Report

(please see attached)

Acts and Joint Resolutions

OF THE

GENERAL ASSEMBLY

OF THE

State of South Carolina

REGULAR SESSION OF 1966

AND

EXTRA SESSION OF 1965-66

Second Part

of Fifty-fourth Volume of Statutes at Large

(The Acts and Joint Resolutions of 1965
Constituted First Part)

PRINTED UNDER DIRECTION OF
LEWIE GRIFFITH MERRITT
CODE COMMISSIONER

tion of the watershed conservation district is not administratively practicable and feasible, they shall record such determination and shall certify such determination to the directors of the watershed conservation district; *provided,* however, that the supervisors shall not be authorized to determine that the continued operation of the watershed conservation district is administratively practicable and feasible unless at least a majority of the votes cast in the referendum shall have been cast in favor of the continuance of the watershed conservation district.

(4) Upon receipt from the supervisors of a certification that they have determined that the continued operation of the watershed conservation district is not administratively practicable and feasible, the directors shall forthwith proceed to terminate the affairs of the watershed conservation district. A copy of the determination shall be certified to the Auditor of Beaufort County for recording. After being recorded, the certification shall be filed with the State Soil and Water Conservation Committee.

SECTION 19. Supervisory authority if district discontinued.— If the Beaufort-Jasper County Soil and Water Conservation District is discontinued, all supervisory authority over the affairs of the watershed conservation district which was previously exercised by the supervisors shall thereafter be exercised by the governing body of Beaufort County.

SECTION 20. This act shall take effect upon approval by the Governor.

Approved the 14th day of May, 1966.

(R1285, S800)

No. 1197

An Act To Create The Beaufort County Memorial Hospital, Provide For The Appointment Of A Board Of Regents, Prescribe Its Powers And Duties, Provide For The Maintenance And Operation Of The Hospital And To Repeal Acts 777 Of 1942, 492 of 1944 And 902 Of 1948, Relating To The Beaufort County Hospital Association.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Beaufort County Memorial Hospital created.— There is hereby created the Beaufort County Memorial Hospital to

be governed by a board of regents consisting of nine members to be appointed by a majority of the county legislative delegation, including the Senator. The original appointments shall be four for two years and five for four years; thereafter, all appointments shall be for four years and until their successors are duly appointed and qualified. *Provided,* that the original appointments pursuant to this act shall include the present members of the Board of Regents of the Beaufort County Hospital Association. Any vacancy caused by death, resignation or otherwise shall be filled in the same manner in which appointments are made. The members of the board shall receive no salary but, while in attendance at a meeting, shall be entitled to per diem and mileage not to exceed ten dollars.

SECTION 2. Board members—chairman—officers.—The members of the board of regents shall meet as soon as practicable after all appointments have been made and elect one of its members as chairman and such other officers as it may deem necessary. The officers shall serve for two years or until their successors have been elected.

SECTION 3. Property of Beaufort County Hospital Association.—All the property, real and personal, and funds that are now in the control of the Beaufort County Hospital Association shall become the property of the Beaufort County Memorial Hospital.

SECTION 4. Funds—administrator.—The board is authorized to equip, maintain and operate the hospital out of funds provided by the annual county appropriations act. The board shall employ a competent administrator who shall be its direct executive representative in the management of the hospital.

SECTION 5. Powers and duties.—The board shall have the following powers and duties:

(1) To adopt and use a corporate seal;

(2) To adopt such bylaws, rules and regulations for the conduct of its business and expenditure of its funds, as it may deem advisable;

(3) To acquire by gift, purchase, lease or otherwise, all kinds and descriptions of real and personal property;

(4) To accept gifts, grants, donations, devises and bequests;

(5) To enlarge and improve any hospital building that it may acquire or construct;

(6) To adequately staff and equip any hospital that it may operate;

(7) To provide and operate out patient departments;

(8) To establish and operate such clinics as the board may deem necessary to the health of the residents of Beaufort County;

(9) To employ such personnel as it may deem necessary for the efficient operation of the several facilities maintained by the board;

(10) To establish and promulgate reasonable rates for the use of the services and facilities afforded by the board;

(11) To provide reasonable regulations concerning the use of the facilities maintained by the board including reasonable rules governing the conduct of physicians, nurses and technicians while on duty or practicing their profession in the facilities maintained by the board;

(12) To define eligibility requirements for patients for charity services, to operate and maintain necessary services for such patients, to contract with third parties for reimbursement for services rendered to such patients, and to collect partial payment from patients unable to pay the rates established by the board;

(13) To expend the proceeds derived from the charges made for the use of the services and facilities of the hospital for the operation and maintenance thereof;

(14) To arrange with the proper authorities of any adjoining county, upon such financial terms as are agreeable to each, to admit and care for charity cases from such adjoining county; *provided*, that patients may be admitted to the hospital from any place whatsoever;

(15) To expend any funds received in any manner, and the proceeds derived from the issue of bonds, to defray any costs incident to establishing, constructing, equipping and maintaining any hospital;

(16) To apply to the Federal Government and any other governmental agency for a grant of moneys to aid in the construction and equipment of any hospital;

(17) To dispose of any property, real or personal, that it may possess, provided always that it shall not dispose of the hospital building;

(18) To enter into contracts for hospital care with any association or agency of the Federal government having a hospital care program;

(19) To exercise the power of eminent domain, in the manner provided by the general laws of the State of South Carolina for procedure by any county, municipality or authority created by or organized under the laws of this State, or by the State Highway Department, or by railroad corporations.

SECTION 6. Bonds.—Bonds or notes of the hospital shall be issued by the governing body of the county upon the authorization of the county legislative delegation. The funds received from such issue shall be deposited with the county treasurer.

SECTION 7. Audit.—The board shall file a copy of an annual audit of the financial operations of the hospital with the governing body of the county and the county legislative delegation. During the month of January of each year the board shall furnish to the legislative delegation its budget requests for the succeeding fiscal year.

SECTION 8. Hospital—board to manage.—The board shall manage and control the hospital and its financial affairs, but shall have no authority to create any financial obligation on the county beyond the amounts appropriated for the hospital.

SECTION 9. Acts 777 of 1942, 492 of 1944 and 902 of 1948 repealed.—Acts 777 of 1942, 492 of 1944 and 902 of 1948 are repealed.

SECTION 10. Time effective.—This act shall take effect upon approval by the Governoor.

Approved the 8th day of June, 1966.

(R1321, H2659)

No. 1198

An Act To Authorize The Forest Beach Public Service District In Beaufort County To Pledge The Full Faith And Credit Of The District To The Payment Of The Principal And Interest Of Its Obligations.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Forest Beach Public Service District—Beaufort County—may pledge full faith and credit.—Notwithstanding the provisions of Section 6 of Act No. 481 of 1961, relating to the borrowing of money and the pledging of credit of the State of South Carolina, Beaufort County and the Forest Beach Public Service District, for the payment of the principal and interest of obligations of the district, the Forest Beach Public Service District is hereby authorized to pledge the full faith and credit of the district for the payment of the principal and interest of its obligations not to exceed the sum of $20,000.00.

EXHIBIT "B" TO SUPPLEMENT

Property Deed

(please see attached

11/15 PB Howell Gibson

BEAUFORT COUNTY SC - ROD
BK 4423 Pgs 1991-2001
2025017744 RED
04/17/2025 04:43:23 PM
REC'D BY pbaxley RCPT# 1202614
RECORDING FEES $15.00

(Please do not write above this line – Reserved for Register of Deeds Office)

Prepared by: Howell Gibson and Hughes PA
Post Office Box 40
Beaufort, SC 29901-0040

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

LIMITED WARRANTY DEED

WHEREAS, Beaufort County, a political subdivision of the State of South Carolina ("**Grantor**") recognizes that the unavailability of affordable housing is a serious public health and safety concern throughout the County, which places stress on families and communities at large from the lack of diversity in neighborhoods, the separation of the workforce from workplaces, the imbalance in educational opportunities and community amenities, the adverse impacts on child development, and the higher incidence of violent crime; and

WHEREAS, Beaufort Memorial Hospital ("**Grantee**") has a goal to provide workforce and affordable housing for both healthcare employees and the public, and to provide additional medical services throughout the County; and

WHEREAS, the Town of Bluffton (the "**Town**") has expressed a desire to support the goal of establishing affordable housing in the Town as documented by a resolution of Bluffton Town Council dated January 14th, 2025 and attached hereto as **EXHIBIT "A"** and incorporated herein by this reference; and

WHEREAS, Grantor has identified two parcels of real property, owned by Grantor, located in the Town, said parcels collectively consisting of approximately 10.1 acres bearing TMS No. R610 030 000 0712 0000, and with addresses of 333 and 335 Buckwalter Parkway; collectively hereinafter referred to as the "**Property**" and more particularly described in **Exhibit "B"** attached hereto and incorporated herein by this reference. The Property is conveniently located near grocery options, retail shopping, medical services, and multiple employment opportunities, and public transportation, which will further promote Grantor's goal of providing citizens with much needed affordable housing and improved access to healthcare; and

WHEREAS, Grantor desires to support Grantee's and the Town's goals by conveying the Property to Grantee for One and 00/100 ($1.00) Dollar for the purpose of developing affordable housing and medical facilities to increase access to healthcare and affordable housing in Beaufort County; and

Reviewed by Beaufort County
Legal Department

60750287 v2

WHEREAS, Grantor desires to: (i) ensure that the conveyance of the Property is contingent on the Town approving and issuing of the necessary approvals and the residential dwelling units for the development of affordable housing and a maximum 6,000 SF medical facility on the Property; (ii) ensure that the residential housing constructed on the Property is dedicated to affordable housing through the use of restrictive land use convents more particularly described in **EXHIBIT "C"** attached hereto and incorporated herein by this reference; (iii) ensure that development of the Property commences (being at a minimum evidenced by the submission of a land development plan application) within three (3) years of the conveyance of the Property by this instrument; (iv) ensure the use of the Property shall be restricted affordable multifamily residential housing and 6,000 SF of medical facilities for a period of thirty (30) years from the date of this instrument; and 6) ensure that if at any time during the thirty (30) year period the Property ceases to be used for the above-described affordable housing and medical facilities, the Grantor shall have the option to (a) repurchase the Property for an amount equal to the fair market value of the improvements to the Property or (b) terminating the covenants and restrictions burdening the Property as described in **Exhibit "C"** in exchange for an amount equal to the fair market value of the Property at that time less the fair market value of the improvements thereon.

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to convey the Property to Grantee pursuant to the terms and conditions described herein.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that Grantor, **BEAUFORT COUNTY,** a political subdivision of the State of South Carolina, with and address of P.O. Box 1228, Beaufort, SC 29901, for and in consideration of the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which is hereby acknowledged, paid to it in hand and before the sealing of these presents by Grantee, **BEAUFORT MEMORIAL HOSPITAL,** with an address of 955 Ribaut Road, Beaufort, SC 29902, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to any exception reservation and condition of record and as set forth in **Exhibit "C"** hereto, does hereby remise, release unto the said Grantee, its successors and assigns, forever, all of Grantor's right, title and interest in and to the real estate (the "**Premises**") described as follows:

SEE EXHIBIT "B" ATTACHED

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns forever, the Premises and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

And the said Grantor does hereby bind itself, and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Beaufort Memorial Hospital, hereinabove provided against it and its successors and assigns, and any person, persons or entities whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed under seal this _____ day of April, 2025.

WITNESSES:

Print Name:

Print Name:

GRANTOR:

Michael R. Moore
Beaufort County Administrator

STATE OF SOUTH CAROLINA)
) **ACKNOWLEDGEMENT**
COUNTY OF BEAUFORT)

I, a Notary Public for South Carolina, do hereby certify that Michael R. Moore, duly authorized representative and Administrator of Beaufort County, South Carolina, and as directed by Beaufort County Council by Ordinance 2025/08, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. I further certify that the witnesses hereto are not parties to nor beneficiaries of this transaction.

Witness my hand and official seal this the 17th day of April, 2025.

Notary Public for South Carolina
My Commission Expires: 03/08/2029

607502B7 v2

EXHIBIT A

TOWN OF BLUFFTON TOWN COUNCIL RESOLUTION

ATTACHMENT 1

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF SUPPORT FOR BEAUFORT MEMORIAL HOSPITAL'S ("BMH") 120 RESIDENTIAL DWELLING UNIT AFFORDABLE HOUSING AND MEDICAL FACILITY PROJECT AT 335 BUCKWALTER PARKWAY AND ACQUISITION OF NECESSARY RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, throughout Beaufort County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Town Council on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, Beaufort County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter Development Agreement and Concept Plan, for the purpose of affordable housing; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, Beaufort County and Beaufort Memorial Hospital ("BMH") are currently in the process of finalizing an agreement for BMH's acquisition of the property for the construction of a 120 RDU multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities ("Project"); and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also intends to request a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

WHEREAS, as the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Unified Development Ordinance, Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

; and

WHEREAS, the Town of Bluffton Town Council desires to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

Town Council will support the Project and Beaufort Memorial Hospital's acquisition of 120 RDUs subject to the following conditions:

1. The 60 RDUs (60 RDUs plus 60 density bonus RDUs for a total of 120 RDUs) will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH as necessary to construct affordable housing up to 80% of the current Area Median Income ("AMI").
2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the Amount equal to the number of units in said Structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.
4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.
5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property

DONE AND ACCEPTED the 14th day of January, 2025.

A public meeting was held on this Resolution on the 14th day of January, 2025.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

EXHIBIT B

PROPERTY DESCRIPTION

ALL that certain piece, parcel and tract of land, situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003, as prepared by T-Square Group, Inc., and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

TMS No. R610 030 000 0712 0000

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions, development agreements, planned unit development terms, easements, or other instruments and documents filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

SAID PROPERTY is further conveyed subject to the conditions as set forth in Exhibit "C" to this instrument.

This being the same property conveyed to Grantor herein by Deed from St. Andrew By-The-Sea United Methodist Church, Inc. dated May 8, 2024, and recorded on May 16, 2024 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 4334 at Page 3382.

This deed was prepared by the Law Firm of Howell, Gibson & Hughes, P.A., with an address of P.O. Box 40, Beaufort, SC 29901 without a current survey or title certifications.

Once recorded, please return to: Howell, Gibson & Hughes, P.A. with an address of P.O. Box 40, Beaufort, SC 29901.

EXHIBIT C

COVENANTS, CONDITIONS AND RESTRICTIONS

The Property described in **Exhibit "A"** shall be owned, conveyed and used subject to all of the covenants, conditions and restrictions described in this Exhibit "C" and the recitals to this instrument which are incorporated herein by this reference al of which shall run with the title to the Property. These covenants, conditions and restrictions shall be binding upon all Persons having any right, title, or interest in any portion of the Property, their heirs, successors, successors-in-title, and assigns:

1. That a portion of the Property may be used for the construction of medical facilities up to a maximum of six thousand square feet (6,000 SF);

2. That the Property shall be used for the construction of the maximum amount of affordable multifamily residential housing that may be permitted on the Property;

3. That development of the Property commences (being at a minimum evidenced by the submission of a land development plan application) within three (3) years from the date of this instrument;

4. That the restriction that the Property shall be utilized solely for medical facilities up to a maximum of six thousand square feet (6,000 SF) and affordable multifamily residential housing for a period of at least thirty (30) years from the date of this instrument; and

5. That if, at any time during the thirty (30) year period the subject property ceases to be used for the above-described medical facilities up to a maximum of six thousand square feet (6,000 SF) and affordable multifamily residential housing, the Grantor shall have the option to: (a) purchasing the Property from the Property's owner for an amount equal to the fair market value of the improvements to the Property or (b) terminating these covenants, conditions and restrictions for an amount equal to the fair market value of the Property at that time less the fair market value of the improvements thereon.

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is known as:

3. Check one of the following: The deed is

(a)_____subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b)_____subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c)_X____exempt from the deed recording fee because (see Information section of affidavit): 12-24-40 (sub-sections 1 & 2). (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a)_____The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.

(b)_____The fee is computed on the fair market value of the realty which is_____

(c)_____The fee is computed on the fair market value of the realty as established for property tax purposes which is_____.

5. Check Yes___ or No___ to the following: A lien or encumbrance existed on The land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes,"

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: _____

(b)Place the amount listed in item 5 above here:_____
(If no amount is listed, place zero here.)

(c)Subtract Line 6 (b) from Line 6(a) and place result here:_____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:_____

8. As required by **Code Section 12-24-70**, I state that I am a responsible Person who was connected with the transaction as: attorney for Beaufort County.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

T. Bendle
Thomas A. Bendle, Jr.
Attorney for Beaufort County

SWORN to before me this 10th
Day of April, 2025
Bernadene A. Hiles
Notary Public for South Carolina
My Commission Expires: 08/08/2029

EXHIBIT "C" TO SUPPLEMENT

Boundary Plat

(please see attached)

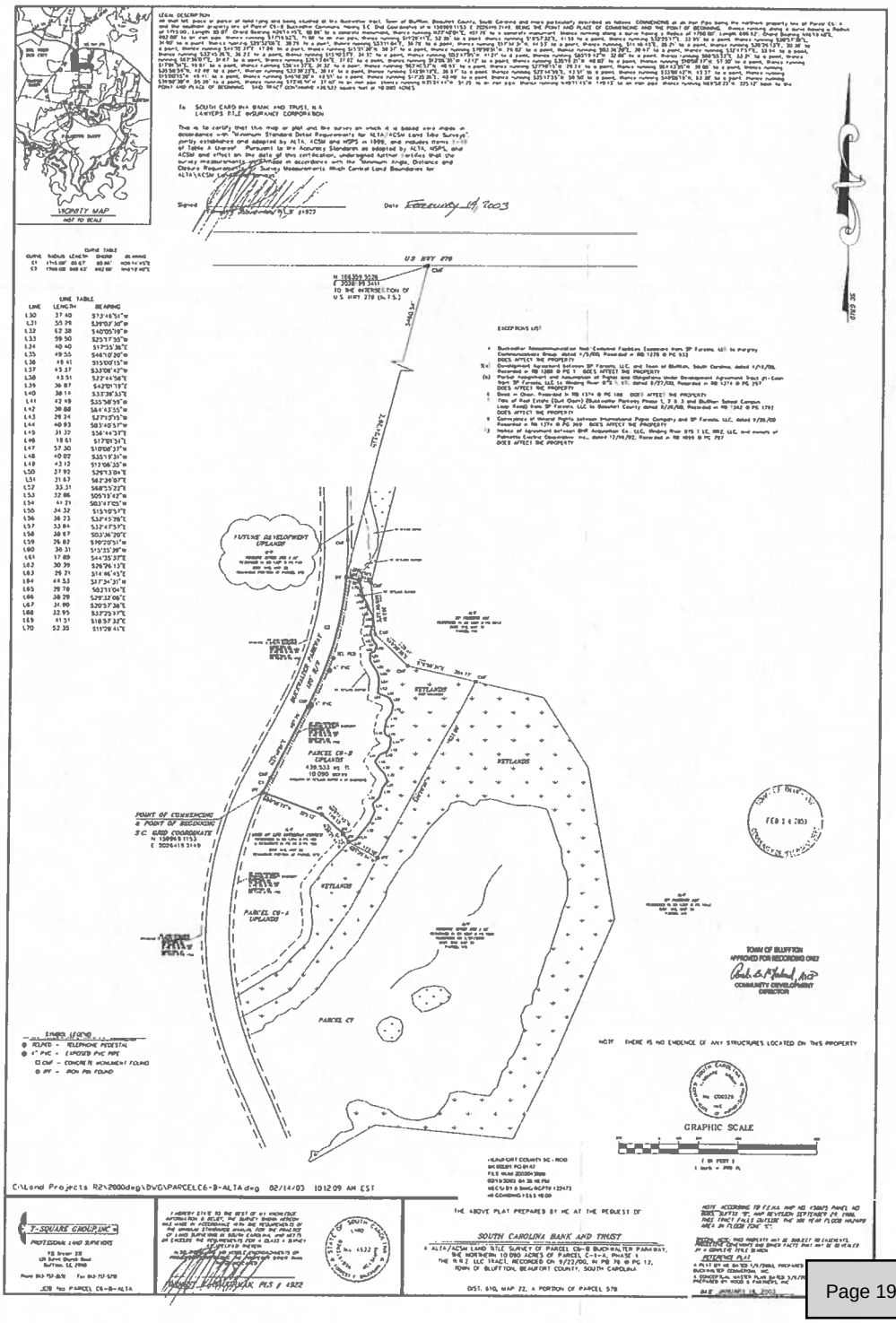

VICINITY MAP
NOT TO SCALE
U.S. HWY 278
N 166,304.5628
E 2538.99.3413
TO THE INTERSECTION OF
U.S. HWY 278 (N.F.S.)
2,460.34'
EXCEPTIONS LIST
FUTURE GLYELOPHEDT UPLANDS
POINT OF COMMENCING
& POINT OF BEGINNING
S.C. GRID COORDINATE
N 136919.1153
E 3029419.3169
PARCEL CB-B
UPLANDS
439,533 sq. ft.
10.090 acres
PARCEL CB-A
UPLANDS
WETLANDS
PARCEL C7
TOWN OF BLUFFTON
APPROVED FOR RECORDING ONLY
COMMUNITY DEVELOPMENT
DIRECTOR
FEB 14 2003
SYMBOL LEGEND
RCMED - TELEPHONE PEDESTAL
4" PVC - EXPOSED PVC PIPE
CM/C - CONCRETE MONUMENT FOUND
IPF - IRON PIN FOUND
NOTE: THERE IS NO EVIDENCE OF ANY STRUCTURES LOCATED ON THIS PROPERTY
GRAPHIC SCALE
C:\Land Projects R2\2000dwg\DWG\PARCELC6-B-ALTA.dwg 02/14/03 10:20:09 AM EST
T-SQUARE GROUP, INC.
PROFESSIONAL LAND SURVEYORS
PO Drawer 339
129 Burnt Church Road
Bluffton, SC 29910
Phone 843-757-8478 Fax 843-757-5278
JOB NO: PARCEL C6-B-ALTA
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 1 SURVEY AS SPECIFIED THEREIN.
ROBERT E. LEWINSKI, JR., P.L.S. # 4922
THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
SOUTH CAROLINA BANK AND TRUST
A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY, THE NORTHERN 10.090 ACRES OF PARCEL C-1-A, PHASE 1, THE R R 2 LLC TRACT, RECORDED ON 9/22/00, IN PB 76 @ PG 12, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DST. 510, MAP 22, A PORTION OF PARCEL 578
REFERENCE PLAT
BEAUFORT COUNTY SC - ROD
BK 00039 PG 0147
FILE NUM 2003043889
03/19/2003 04:38:48 PM
REC'D BY B BAKER
RECPTN 12473
20 CONVEYANCE FEES 10.00

EXHIBIT "D" TO SUPPLEMENT

Zoning Letter

(please see attached)

Larry C. Toomer
Mayor
Dan Wood
Mayor Pro Tempore
Stephen Steese
Town Manager

Fred Hamilton
Bridgette Frazier
Emily Burden
Council Members
Marcia Hunter
Town Clerk

April 2, 2025

Walter J. Nester, III
4 Clarks Summit Drive
Suite 200
Bluffton, SC 29910

TRANSMITTED ELECTRONICALLY
wnester@burr.com

RE: Request for Zoning Verification Letter
R610 030 000 0712 0000
335 Buckwalter Parkway

To Whom It May Concern,

This letter verifies that the subject property, located at 335 Buckwalter Parkway and identified by Beaufort County Tax Map Number R610 030 000 0172 0000, is zoned Buckwalter Planned Unit Development (PUD) within the Buckwalter Commons Land Use Tract and a part of the Buckwalter Commons Phase I Master Plan. As such, the property is subject to the use and design regulations set forth in the Buckwalter Conceptual Land Use Plan, Buckwalter Development Agreement and Buckwalter Commons Phase I Master Plan.

The subject property is within the Buckwalter Commons Tract of the Buckwalter PUD. The designation identifies the following permitted land uses:

- Business Center
- Community Recreation
- General Commercial
- Hotel/Inn
- Institutional/Civic
- Maintenance Areas
- Model Home/Sales center
- Multi-family Residential
- Neighborhood Commercial
- Open Space
- Silviculture
- Single-family Residential
- Traditional Neighborhood Development District

The Buckwalter PUD Concept Plan and Development Agreement can be found at the following link: https://www.townofbluffton.sc.gov/DocumentCenter/View/407/Buckwalter-Planned-Unit-

Development-Concept-Plan-Development-Agreement-PDF

The Buckwalter Commons Phase I Plan can be downloaded from the following link: Buckwalter Commons Phase I Master Plan.pdf

Lastly, please note the property may be subject to deed restrictions, easements, agreements, restrictive covenants, and/or other recorded documents, which may be discovered through a title search, that are not addressed or confirmed by the Town in this letter. Should you wish to appeal this determination, an application for appeal can be made with the Board of Zoning Appeals within 10 days of the receipt of this letter.

If you have any further questions, please feel free to contact me at 843-706-7829 or acastrillon@townofbluffton.com.

Sincerely,

Angie Castrillon

Angie Castrillon
Planner
Growth Management Department
843-706-7829 / acastrillon@townofbluffton.com

EXHIBIT "E" TO SUPPLEMENT

Affordable Housing Restrictive Covenant

(please see attached)

Prepared by and when recorded return to:
***Burr & Forman LLP** (WJN)*
23-B Shelter Cove Lane Suite 400
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	)	
	)	**RESTRICTIVE COVENANT**
COUNTY OF BEAUFORT	)	**(AFFORDABLE HOUSING REQUIREMENT)**

THIS RESTRICTIVE COVENANT (AFFORDABLE HOUSING REQUIREMENT) ("**Restrictive Covenant**") is made this _____ day of _____, 2025 (the "**Effective Date**") by Beaufort Memorial Hospital ("**BMH**").

WITNESSETH

WHEREAS, BMH is the owner in fee simple of that certain real property located in and subject to the jurisdiction of the Town of Bluffton, South Carolina (the "**Town**"), said real property more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**"); and

WHEREAS, the Property is subject to that certain Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1; and

WHEREAS, simultaneously herewith, BMH and the Town have executed that certain Partial Assignment of Rights and Obligations Under Development Agreement and Concept Plan (the "**Fourteenth Amendment**") to convey sixty (60) residential development rights from the Town to BMH for the development of affordable housing on the Property; and

WHEREAS, the Fourteenth Amendment also amends the Concept Plan to update the Density Summary Tables in the Concept Plan to reflect the additional residential development rights being added to the Concept Plan; and

WHEREAS, pursuant to the Fourteenth Amendment, BMH shall receive a one hundred percent (100%) density bonus pursuant to Section 6.5.4 of the Unified Development Ordinance to increase the sixty (60) additional residential development rights to allow a total of one hundred twenty (120) affordable housing residential development rights; and

WHEREAS, pursuant to the Fourteenth Amendment BMH agreed to record a restrictive covenant applicable to the Property which limits use of the residential development rights assigned to the Property as Affordable Housing (as defined in Section 9.2 of the Town's Unified Development Ordinance, as of the Effective Date which definition is shown on **Exhibit "B"** attached hereto and made a part hereof for the term; and

WHEREAS, accordingly, BMH is recording this Restrictive Covenant to place the public on notice of the restrictive covenant (defined below).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BMH hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all heirs, successors, assigns, lessees, or other occupiers and users.

These provision, terms and conditions include, without limitation, the following:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Restrictive Covenant**. The residential development rights assigned to the Property from the Town may only be used for Affordable Housing as defined in **Exhibit "B"**.

3. **Term and Termination**. This Agreement shall run with the land and be binding upon all parties having or acquiring any right, title or interest in the Property or any part thereof for a term of thirty (30) years from the Effective Date unless otherwise modified or terminated as set forth herein.

4. **Amendments; Waivers**. This Covenant may not be amended, modified or supplemented in any respect whatsoever or terminated or rescinded, in whole or in part, during the Term except by an agreement in writing signed by the Town and BMH, its successor and assigns, and recorded in the office of the ROD. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing.

5. **Covenant Running with the Land**. This Covenant shall constitute a covenant running with title to the Property and shall be binding upon and a limitation upon the Property, BMH, the successor and assigns of BMH, and all present and future owners of fee simple title, lessees, mortgagees, or other persons claiming an interest in or to the Property or part thereof, from time to time and all those claiming by, through, or under the foregoing and/or any of its or his/her/their heirs, successors, and assigns for the benefit of BMH. BMH is an intended third-party beneficiary of this Covenant, and shall have the right to enforce, by any proceeding at law or in equity, the covenants and restrictions set forth in this Covenant. Failure by BMH to enforce any covenant or restriction contained in this Covenant shall not be deemed a waiver of the right to do so thereafter. In the event of a breach or violation of any covenant or restriction contained herein, BMH shall be entitled to recover from the breaching or violative party all costs and expenses incurred by BMH in connection therewith, including, without limitation, reasonable attorneys' fees and court costs.

6. **Governing Law**. This Agreement shall be governed by and construed in accordance with the internal laws of the State of South Carolina without giving effect to any choice or conflict of law provision or rule. This Covenant shall not be construed to grant any rights to the public in general.

7. **Severability**. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term, provision, covenant or agreement to persons, entities or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

8. **Town**. The Town joins in the execution of this Restrictive Covenant to acknowledge the terms and conditions hereof.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the date first above written.

WITNESSES:

Beaufort Memorial Hospital

_____
1st Witness
Print Name: _____

By:_____
Print Name:
Title:

_____
Second Witness/Notary Public
Print Name: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____, as _____ of , Beaufort Memorial Hospital.

_____
Notary Public for South Carolina
My Commission Expires: _____

The undersigned, Stephen Steese, as Town Manager of the Town of Bluffton, and Marcia Hunter as Town Clerk, hereby acknowledge this Restrictive Covenant (Affordable Housing Requirement) on behalf of the Town of Bluffton, South Carolina as of this _____ day of _____, 2025.

WITNESSES:

TOWN OF BLUFFTON,
a South Carolina Municipal Corporation

_____
1st Witness
Print Name: _____

_____
Stephen Steese, Town Manager

_____
Second Witness/Notary Public
Print Name: _____

_____
Marcia Hunter, Town Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that Stephen Steese, as Town Manager, and Marcia Hunter, as Town Clerk, respectively of the Town of Bluffton, a South Carolina Municipal Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 2025.

_____
Notary Public for South Carolina
My Commission Expires: _____

Exhibit "A"

Property

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.
SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

TMS# R610 030 000 0712 0000

Exhibit "B"

"**Affordable Housing:** Housing affordable to low and moderate-income families (those earning up to 80% of the Beaufort County Area Median Income (AMI), as defined in the schedule published annually by the U.S. Department of Housing and Urban Development)."

EXHIBIT "F" TO SUPPLEMENT

Authorization Letter Beaufort County Memorial Hospital

(please see attached)

Beaufort Memorial HOSPITAL

955 Ribaut Road | Beaufort SC 29902
843-522-5200 | 877-532-6472
beaufortmemorial.org

February 19, 2025

To Whom It May Concern,

We, Beaufort Memorial Hospital a party to the development of 335 Buckwalter Pkwy, Bluffton, SC 29909 **(Parcel R610 030 000 0712 0000)**, hereby authorize Woda Cooper Development Inc. to act on our behalf in all matters related to the development the designated medical office space on the site. This authorization includes any submittals pertaining to site and development plan approval and obtaining permits.

Should you have any questions regarding this authorization, please feel free to contact us at 843-522-5108

Thank you for your attention to this matter.

Sincerely,

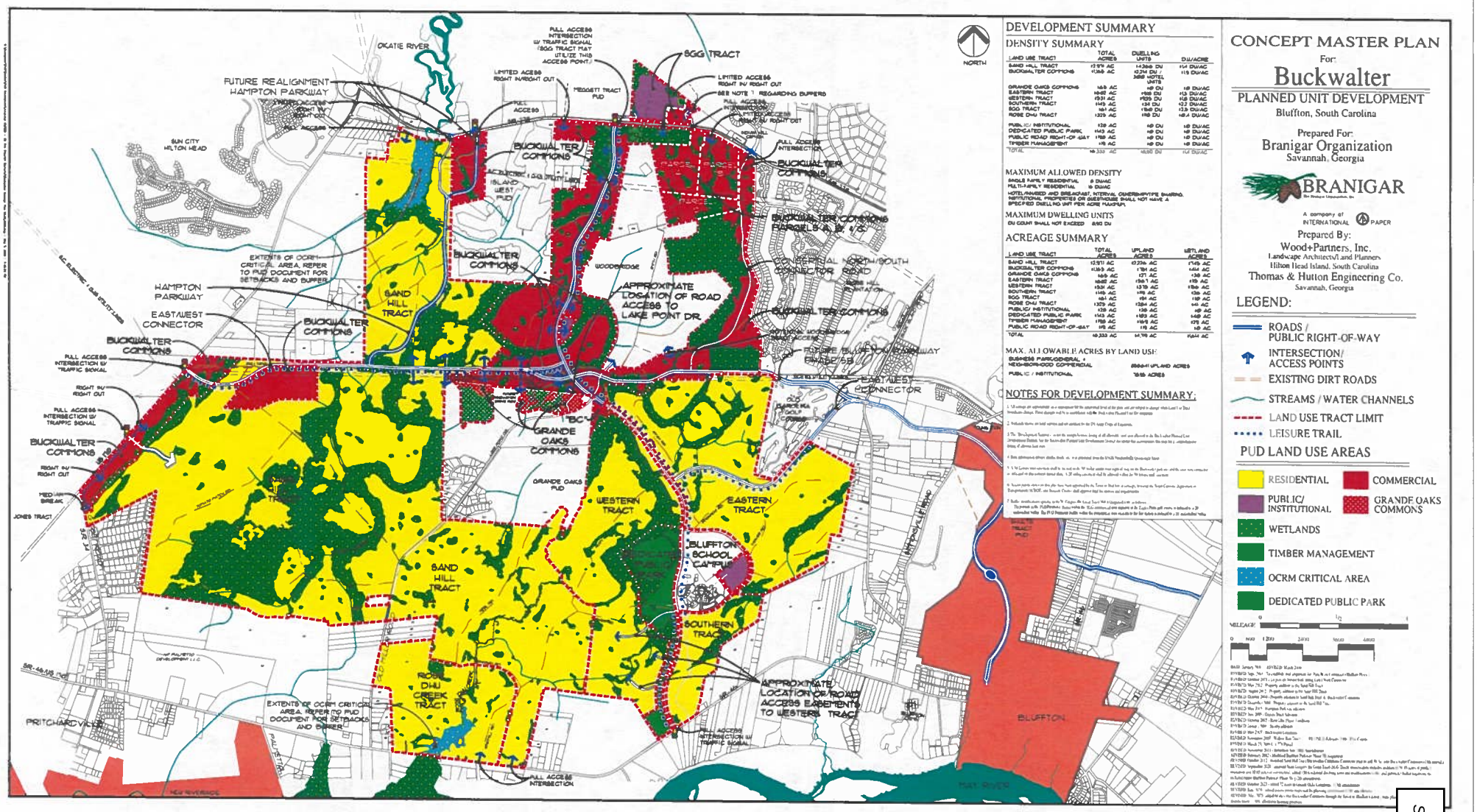
Russell Baxley (Feb 19, 2025 17:42 EST)

Russell Baxley
President and CEO
Beaufort Memorial Hospital

EXHIBIT "G" TO SUPPLEMENT

Concept Master Plan

(please see attached)



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	1579 AC	1439 DU	1.91 DU/AC
BUCKWALTER COMMONS	1,368 AC	1,234 DU / 288 HOTEL UNITS	1.15 DU/AC
GRANDE OAKS COMMONS	165 AC	48 DU	.48 DU/AC
EASTERN TRACT	1668 AC	1788 DU	1.13 DU/AC
WESTERN TRACT	1931 AC	1939 DU	1.18 DU/AC
SOUTHERN TRACT	1143 AC	134 DU	42.2 DU/AC
SGG TRACT	481 AC	1868 DU	3.39 DU/AC
ROSE DHU TRACT	1329 AC	1118 DU	1.84 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	48 DU	.48 DU/AC
DEDICATED PUBLIC PARK	1143 AC	48 DU	.48 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	1788 AC	48 DU	.48 DU/AC
TIMBER MANAGEMENT	178 AC	48 DU	.48 DU/AC
TOTAL	16,333 AC	48,00 DU	1.07 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC

HOTEL/INNKEEPER AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL, PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,00 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1,571 AC	1,224 AC	1,146 AC
BUCKWALTER COMMONS	1,367 AC	1,191 AC	1,414 AC
GRANDE OAKS COMMONS	165 AC	127 AC	138 AC
EASTERN TRACT	1668 AC	1,561 AC	1,15 AC
WESTERN TRACT	1,931 AC	1,13 AC	1,80 AC
SOUTHERN TRACT	1,143 AC	1,19 AC	1,30 AC
SGG TRACT	481 AC	1,91 AC	1,19 AC
ROSE DHU TRACT	1,329 AC	1,184 AC	1,41 AC
PUBLIC/ INSTITUTIONAL	1,28 AC	1,38 AC	1,48 AC
DEDICATED PUBLIC PARK	1,143 AC	1,103 AC	1,40 AC
TIMBER MANAGEMENT	1,788 AC	1,169 AC	1,75 AC
PUBLIC ROAD RIGHT-OF-WAY	1,78 AC	1,18 AC	1,48 AC
TOTAL	16,333 AC	14,,76 AC	11,,44 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL + NEIGHBORHOOD COMMERCIAL — 8,00+41 UPLAND ACRES
PUBLIC / INSTITUTIONAL — 1,28 ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate as a component for the conceptual level of the plan and are subject to change when Level 1 or Final Development Plans through each is submitted with the Beaufort County Planning Commission.
2. Wetlands shown are based upon and are attributed for the PA Army Corps of Engineers.
3. The Development Summary under the master/overall zoning of all allowable land uses allowed in the Buckwalter Planned Unit Development District, but the Master Plan/Planned Unit Development Zoning Ordinance may adopt the subsequent Site Plan for a comprehensive listing of allowed land uses.
4. Each subsequent phase shall be [illegible]
5. The Master Plan and each subsequent phase shall be in accordance with the Buckwalter Planned Unit Development Ordinance and the Beaufort County Community Development Code.
6. Master Plan shall be in accordance with the Buckwalter Planned Unit Development Ordinance and the Beaufort County Community Development Code.
7. Public notification signs, per the Beaufort County Community Development Code, shall be posted at the entrance to each subsequent phase.

CONCEPT MASTER PLAN

For:

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia

BRANIGAR

A company of INTERNATIONAL PAPER

Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/ INSTITUTIONAL
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

VILLAGE

EXHIBIT "H" TO SUPPLEMENT

Amendment to Development Agreement and Concept Plan – Buckwalter Tract

(please see attached)

Prepared By and After
Recording Return to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane
Hilton Head Island, SC 29928
843-785-2171

STATE OF SOUTH CAROLINA	)	**FOURTEENTH AMENDMENT TO DEVELOPMENT AGREEMENT AND CONCEPT PLAN BUCKWALTER TRACT**
	)	
	)	
	)	
	)	
COUNTY OF BEAUFORT	)	

THIS FOURTEENTH AMENDMENT ("**Fourteenth Amendment**") to Development Agreement and Concept Plan is made and entered into this ___ day of _____, 2025 by and between the Town of Bluffton, South Carolina ("**Town**"), and Beaufort Memorial Hospital, a hospital organized and governed by the laws of the state of South Carolina, its successors and assigns ("**Owner**").

RECITALS

WHEREAS, the Town and The Branigar Organization, Inc. executed and approved a Development Agreement ("**Development Agreement**"), dated April 19, 2000, and recorded in the Office of the Register of Deeds ("**ROD**") for Beaufort County, South Carolina in Book 1288 at Page 1, which Development Agreement, as amended, governs the use and development of a tract of land known as the Buckwalter Tract, originally containing approximately 5,680 acres of land, more particularly described in the Development Agreement and amendments thereto (the "**Buckwalter PUD**"); and,

WHEREAS, concurrently with the execution of the Development Agreement, the Town annexed the Buckwalter Tract and granted Concept Plan zoning to the Buckwalter Tract, all as more particularly described in the Annexation Petition and Concept Plan ("**Concept Plan**") for Buckwalter Tract, adopted April 19, 2000; and,

WHEREAS, subsequent to the execution and approval of the Development Agreement and Concept Plan, the Town approved Thirteen (13) Amendments to the Buckwalter Development Agreement and Concept Plan, each hereinafter identified as follows:

1. **First Amendment.** Addition of 11.721 acres known as the Robertson Tract with additional Density to the Buckwalter Development Agreement and Concept Plan executed on June 21, 2002 and recorded in the ROD in **Book 1599** at **Page 1149**; and

2. **Second Amendment.** Addition of 43.38 acres known as the Johnson Tracts together with 55 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on February 4, 2003 and recorded in the ROD in **Book 1709** at **Page 440**; and

3. **Third Amendment.** Addition of 173.62 acres known as the Cypress Lake Tract from the Jones Estate Development Agreement and Concept Plan together with 600 Dwelling Units and 90 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 189**; and

4. **Fourth Amendment.** Addition of 59.91 acres known as the Rose Dhu Creek Phase III Tract together with 18 Dwelling Units to the Buckwalter Development Agreement and Concept Plan executed on October 10, 2005 and recorded in the ROD in **Book 2256** at **Page 204**; and

5. **Fifth Amendment.** Addition of 58.85 acres known as the Graves Tract together with 58.85 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Plan executed on November 2, 2005 and recorded in the ROD in **Book 2305** at **Page 410**; and

6. **Sixth Amendment.** Addition of 2.687 acres known as the Jacoby Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on May 10, 2006 and recorded in the ROD in **Book 2816** at **Page 1746**; and

7. **Seventh Amendment.** Addition of 6.5 acres known as the University Investments Tract with no additional Density to the Buckwalter Development Agreement and Concept Plan executed on January 7, 2008 and recorded in the ROD in **Book 2671** at **Page 2250**; and

8. **Eighth Amendment.** Addition of 324 Dwelling Units through Transfer of Development Rights Permit for Buckwalter Place Initial Master Plan to the Buckwalter Development Agreement and Concept Plan executed on November 6, 2007 and recorded in the ROD in **Book 2823** at **Page 384**; and

9. **Ninth Amendment.** Addition of 163 acres known as the Willow Run Tract, together with the reallocation of Land Uses for the Northern Tract, as well as 260 Dwelling Units and 162 acres of General Commercial Density to the Buckwalter Development Agreement and Concept Master Plan executed on February 25, 2008 and recorded in the ROD in **Book 2724** at **Page 1787**; and

10. **Tenth Amendment.** Approved certain changes in use to the 9.18 acre Robertson site, and related conditions executed on February 10, 2012 and recorded in the ROD in **Book 3119** at **Page 2458**; and

11. **Eleventh Amendment.** Approved changes in permitted use for the Buckwalter Commons Connector Tract and redesignated a portion of the Sandhill Tract as Buckwalter Commons Tract and added an additional 70 acres of Commercial Density executed on April 10, 2013 and recorded in the ROD in **Book 3231** at **Page 3176**; and

12. **Thirteenth Amendment**. Addition of 65.592 acres known as Grande Oaks Commons, executed on January 17, 2025 and recorded in the Beaufort County Register of Deeds in **Book 4401** at **Page 800**; and

WHEREAS, Owner owns that certain 10.09 acre parcel of real property (the "**Property**") located in the portion of the current Buckwalter PUD known as Buckwalter Commons, said Property is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Owner proposes the development of "Affordable Housing" of up to one hundred twenty (120) multifamily apartments on the Property; and

WHEREAS, pursuant to that certain resolution by the Town attached hereto as Exhibit "B" and made a part hereof, the Town has agreed to assign sixty (60) residential development rights from the Town's Development Rights Bank for use on the Property; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing; and

WHEREAS, it is the desire and intention of the Town and Owner to enter into this Fourteenth Amendment to amend the Buckwalter Concept Plan to update the Density Summary Tables in the Concept Plan to reflect the additional residential development rights contemplated therein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Town and Owner agree as follows:

1. **Recitals.** The above recitals are incorporated herein by this reference thereto.

2. **Amendment of Development Agreement and Concept Plan.** The Development Agreement and Concept Plan are hereby further amended to provide:

   A. Amendment to Development Agreement. The Development Agreement and Concept Plan, as amended, is hereby amended to add an additional sixty (60) residential development rights to the overall residential density for the Buckwalter PUD for use on the Property and a corresponding one hundred percent (100%) density bonus pursuant to Section 6.5.4 of the Unified Development Ordinance and Section XIII.3 of the Development Agreement. In addition, the Property shall be restricted to use for Affordable Housing for thirty (30) years from the execution of this Fourteenth Amendment. The Owner shall be entitled to

   B. Amendments to Concept Plan. The Buckwalter Concept Plan, as amended, is hereby further amended as follows:

      i. Density. The Property shall sixty (60) residential dwelling unit development rights and a corresponding one hundred percent (100%) density bonus pursuant to Section 6.5.4 of the Unified Development Ordinance and Section XIII.3 of the Development Agreement. Notwithstanding anything otherwise contained in the Development Agreement or Concept Plan, the residential dwelling unit development rights allocated to the Property may not be transferred to any other piece, parcel or tract of land within the Buckwalter Tract or otherwise. This prohibition shall not apply to the transfer of residential dwelling unit development rights to the Town. The Density Summary Table is hereby amended in accordance with Exhibit "C" attached hereto and incorporated herein.

      ii. Bonus. Pursuant to Section 6.5.4 of the Unified Development Ordinance (UDO) the Owner shall receive one hundred percent (100%) density bonus since one hundred percent (100%) of the sixty (60) residential development rights are being allocated to Affordable Housing.

iii. No Effect on Other Landowner Rights. No change which is hereby approved to the Development Agreement and Concept Plan shall have any effect whatsoever on any property or landowner rights other than the Property and Owner.

3. **Reaffirmation of Buckwalter Development Agreement, Concept Plan and Amendments Thereto.** The Buckwalter Development Agreement, Concept Plan and all prior amendments thereto as modified by this Fourteenth Amendment are hereby ratified and reaffirmed as if set forth verbatim herein.

4. **Binding Effect.** This Fourteenth Amendment to the Buckwalter Development Agreement and Concept Plan shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

5. **Consistency with the Comprehensive Plan.** The Town confirms that the matters contained herein are consistent with the Comprehensive Plan of the Town of Bluffton and consistent with long range planning for the Town, wetland protection, and other planning goals.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto, in and through their authorized representatives, have caused this instrument to be executed on their behalf effective the date first above written.

WITNESSES:

_____

_____

TOWN OF BLUFFTON,
SOUTH CAROLINA

By: _____

Its: _____

SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of the Town of Bluffton, South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESSES:

BEAUFORT MEMORIAL HOSPITAL

_____

By: _____

_____

Its: _____

SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF _____)

I, _____, Notary Public for South Carolina do hereby certify that _____ on behalf of Beaufort Memorial Hospital personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this _____ day of _____, 2025.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT "A"

Legal Description

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

TMS# R610 030 000 0712 0000

EXHIBIT "B"

Resolution

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF SUPPORT FOR BEAUFORT MEMORIAL HOSPITAL'S ("BMH") 120 RESIDENTIAL DWELLING UNIT AFFORDABLE HOUSING AND MEDICAL FACILITY PROJECT AT 335 BUCKWALTER PARKWAY AND ACQUISITION OF NECESSARY RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, throughout Beaufort County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Town Council on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, Beaufort County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter Development Agreement and Concept Plan, for the purpose of affordable housing; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, Beaufort County and Beaufort Memorial Hospital ("BMH") are currently in the process of finalizing an agreement for BMH's acquisition of the property for the construction of a 120 RDU multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities ("Project"); and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also intends to request a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

WHEREAS, as the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Unified Development Ordinance, Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

; and

WHEREAS, the Town of Bluffton Town Council desires to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

Town Council will support the Project and Beaufort Memorial Hospital's acquisition of 120 RDUs subject to the following conditions:

1. The 60 RDUs (60 RDUs plus 60 density bonus RDUs for a total of 120 RDUs) will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH as necessary to construct affordable housing up to 80% of the current Area Median Income ("AMI").
2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the Amount equal to the number of units in said Structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.
4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.
5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property

DONE AND ACCEPTED the 14th day of January, 2025.

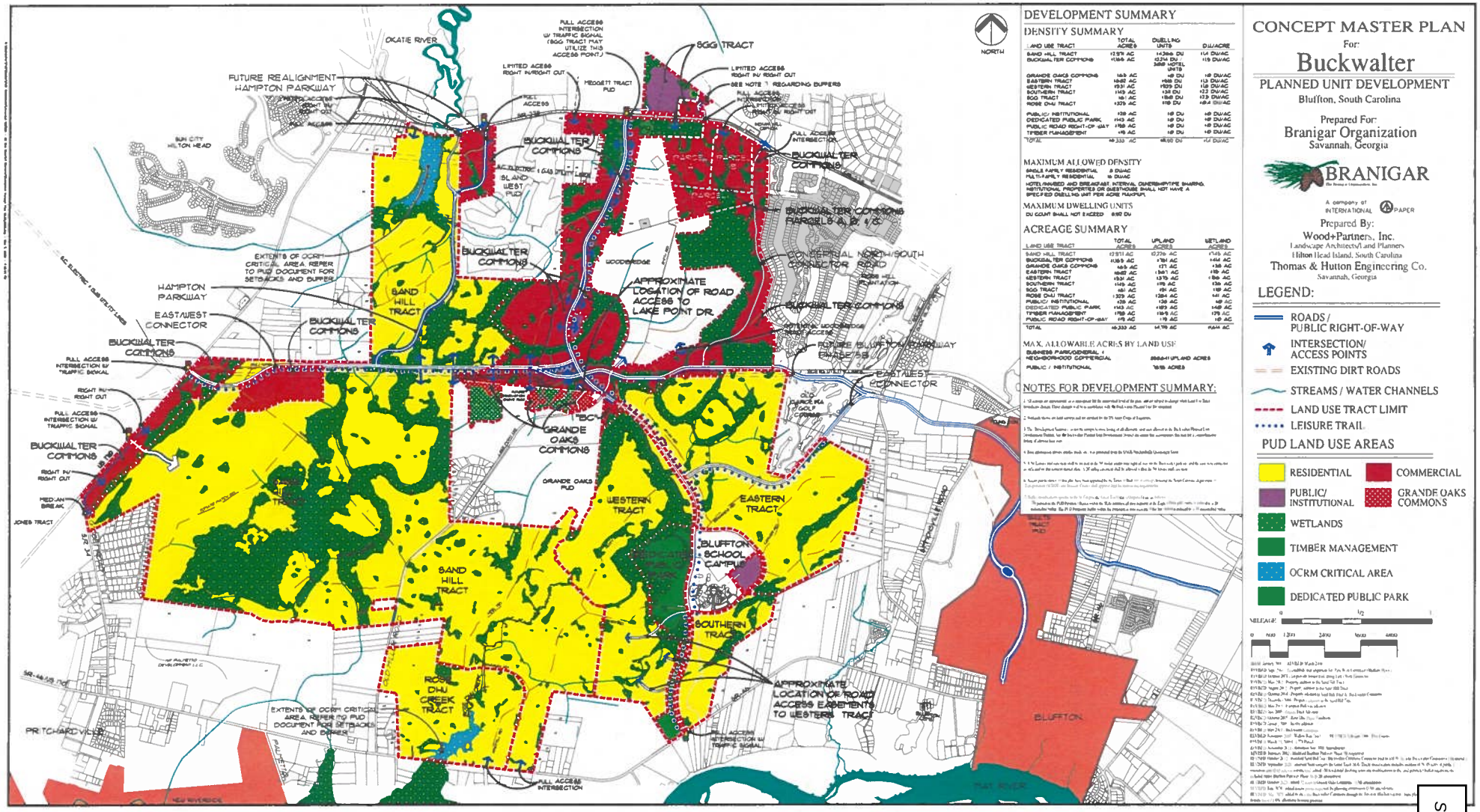
A public meeting was held on this Resolution on the 14th day of January, 2025.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

EXHIBIT "C"

Density Summary Table



DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DU/ACRE
SAND HILL TRACT	1287± AC	1430± DU	1.4 DU/AC
BUCKWALTER COMMONS	1368± AC	6214 DU 360 HOTEL UNITS	11.9 DU/AC
GRANDE OAKS COMMONS	46± AC	48 DU	1.0 DU/AC
EASTERN TRACT	1682± AC	1926 DU	1.3 DU/AC
WESTERN TRACT	1931± AC	1935 DU	1.0 DU/AC
SOUTHERN TRACT	1145± AC	1381 DU	1.2 DU/AC
SGG TRACT	161± AC	1868 DU	12.9 DU/AC
ROSE DHU TRACT	1275± AC	1118 DU	10.4 DU/AC
PUBLIC/ INSTITUTIONAL	139± AC	1.0 DU	1.0 DU/AC
DEDICATED PUBLIC PARK	1143± AC	1.0 DU	1.0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	1198± AC	1.0 DU	1.0 DU/AC
TIMBER MANAGEMENT	1115± AC	1.0 DU	1.0 DU/AC
TOTAL	11333± AC	18,000± DU	1.6± DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC
HOTEL/INNS/BED AND BREAKFAST, INTERVAL OWNERSHIP/TYPE SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 6,000 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1287± AC	1270± AC	17± AC
BUCKWALTER COMMONS	1368± AC	1281± AC	87± AC
GRANDE OAKS COMMONS	46± AC	37± AC	9± AC
EASTERN TRACT	1682± AC	1541± AC	141± AC
WESTERN TRACT	1931± AC	1379± AC	552± AC
SOUTHERN TRACT	1145± AC	1115± AC	30± AC
SGG TRACT	161± AC	151± AC	11± AC
ROSE DHU TRACT	1275± AC	1234± AC	41± AC
PUBLIC/ INSTITUTIONAL	139± AC	139± AC	1.0± AC
DEDICATED PUBLIC PARK	1143± AC	1183± AC	140± AC
TIMBER MANAGEMENT	1115± AC	1115± AC	179± AC
PUBLIC ROAD RIGHT-OF-WAY	1198± AC	1119± AC	1.0± AC
TOTAL	11333± AC	11,119± AC	1,214± AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL / NEIGHBORHOOD COMMERCIAL 200±41 UPLAND ACRES
PUBLIC / INSTITUTIONAL 1139± ACRES

NOTES FOR DEVELOPMENT SUMMARY:

CONCEPT MASTER PLAN

For

Buckwalter

PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:

Branigar Organization

Savannah, Georgia

BRANIGAR

A company of INTERNATIONAL PAPER

Prepared By:

Wood+Partners, Inc.

Landscape Architects/Land Planners

Hilton Head Island, South Carolina

Thomas & Hutton Engineering Co.

Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/ INSTITUTIONAL
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK

MILEAGE

0 1/2

Town of Bluffton
Development Rights Bank Summary of Holdings

Attachment 5

Method of Acquisition / Sale / Deposit / Withdrawal	Assignor/ Depositor	Assignee/ Authorized Deposit Withdrawal Entity(s)	Development Rights Transferred/ Deposited in Bank	Date of Assignment/ Deposit/ Withdrawal	Associated Development Agreement	Notes
Purchase of Bluffton Park Tract B-11	Trust for Public Land	Beaufort County/ Town of Bluffton	87 DU	December 4, 2007	Shultz Tract	Purchase of Bluffton Park Parcel B-11: Quinnco-D'Amico Shults, LLC assigned 87 DU for Parcel B-11 to the Trust for Public Land through an Assignment of Rights dated December 4, 2007 and recorded in Book 2660 Page 555. The Trust for Public Land then transferred Parcel B-11 and the 87 DU to Beaufort County and the Town of Bluffton. The 87 DU plus 100 DU Quinnco-D'Amico Shults, LLC assigned to the County were then extinguished by an Extinguishment, Termination, and Release of Development Rights on 12/11/2007 and recorded in Book 2660 Page 568.
Extinguishment of Density from Purchase of Bluffton Park Tract B-11	Beaufort County / Town of Bluffton	Beaufort County/ Town of Bluffton	(87) DU	December 5, 2007	Shultz Tract	Purchase of Bluffton Park Parcel B-11: Quinnco-D'Amico Shults, LLC assigned 87 DU for Parcel B-11 to the Trust for Public Land through an Assignment of Rights dated December 4, 2007 and recorded in Book 2660 Page 555. The Trust for Public Land then transferred Parcel B-11 and the 87 DU to Beaufort County and the Town of Bluffton. The 87 DU plus 100 DU Quinnco-D'Amico Shults, LLC assigned to the County were then extinguished by an Extinguishment, Termination, and Release of Development Rights on 12/11/2007 and recorded in Book 2660 Page 568.
Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment	Quinnco-D'Amico Shults, LLC	Town of Bluffton	81 DU	December 10, 2007	Shultz Tract	Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment: Quinnco-D'Amico Shults, LLC assigned 81 DU to the Town of Bluffton per the conditions of their Transfer of Development Rights Permit # TD.07.10.001 and the corresponding Buckwalter Development Agreement 8th Amendment which transferred density from the Shultz Tract PUD to the Buckwalter PUD.
Donation through Buckwalter Development Agreement 9th Amendment	Indian Hill Associates, LLC	Town of Bluffton	240 DU	February 25, 2008	None	Buckwalter Development Agreement 9th Amendment: The former Willow Run PUD Development Agreement allowed for 500 DUs with 260 transferring to Buckwalter upon approval of the Buckwalter Development Agreement 9th Amendment. The residual 240 Dus from the Willow Run DA were donated to the Town and are no longer associated with Buckwalter, Willow Run, or any other Town Development Agreement.
Donation through Buckwalter Development Agreement 9th Amendment	University Investments, LLC	Town of Bluffton	90 DU	February 25, 2008	Buckwalter	Buckwalter Development Agreement 9th Amendment: University Investments, LLC donated 90 DU to the Town's Density Bank per the terms of the Buckwalter Development Agreement 9th Amendment.
Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment	Quinnco-D'Amico Shults, LLC	Town of Bluffton	108 DU	October 21, 2008	Shultz Tract	Donation per Transfer of Development Rights Permit & Buckwalter Development Agreement 8th Amendment: Quinnco-D'Amico Shults, LLC assigned 108 DU to the Town of Bluffton per the conditions of their Transfer of Development Rights Permit # TD.07.10.001 and the corresponding Buckwalter Development Agreement 8th Amendment which transferred density from the Shultz Tract PUD to the Buckwalter PUD.
Donation through the Village at Verdier Development Agreement 1st Amendment	Security Bank of Kansas City	Town of Bluffton	83 DU	April 12, 2011	None	Village at Verdier Development Agreement 1st Amendment: The original Village at Verdier Development Agreement allowed 510 Dus which was reduced to 404 Dus as part of the 1st Amendment. Security Bank of Kansas City donated 83 Dus from the original DA to the Town's Development Rights Bank as part of the 1st Amendment. These Dus are no longer associated with the Village at Verdier or any other Town Development Agreement.
Donation per the Buckwalter Development Agreement 10th Amendment	Grandee Oaks, LLC	Town of Bluffton	12 DU	February 10, 2012	Buckwalter	Buckwalter Development Agreement 10th Amendment: Upon approval, execution and recording of the Buckwalter Development Agreement 10th Amendment, 12 DU will be transferred to the Density Bank per the terms of the Agreement.
Deposit Agreement with the Town of Bluffton	New Riverside, LLC	New Riverside, LLC / Palmetto Bluff, LLC	1,300 DU	January 16, 2013	New Riverside	Deposit Agreement with the Town of Bluffton: Allows for the transfer, deposit and withdrawal of 1,300 residential development units into the Town of Bluffton Development Rights Bank for future allocation to any areas within the New Riverside Land Use Master Plan most recently revised on September 4, 2012, the Concept Land Use Plan for Palmetto Bluff most recently revised on September 4, 2012, or in any other areas of the Town of Bluffton provided they are not transferred back into the Restricted Area, and such transfers are consistent with any other zoning or concept plan for such areas, if applicable.
Town purchase of property within Buckwalter Place	Parcel 6, LLC	Town of Bluffton	10 Acres General Commercial	March 25, 2013	Buckwalter	Purchase of 7.12 Acres Within Buckwalter Place: Parcel 6, LLC assigned 10 acres of general commercial development rights to the Town of Bluffton in conjunction with the Town's purchase of 7.12 acres within Buckwalter Place. Deed reference: Recorded in Book 3225 at Page 1673. Plat reference: Recorded in Plat Book 136 at Page 106.
Assignment accompanying sale of Town owned property within Buckwalter Place	Town of Bluffton	CareCore National, LLC d/b/a eviCore healthcare	(2.35) Acres General Commercial	May 11, 2016	Buckwalter	Assignment of Development Rights: upon eviCore Healthcare's purchase of Town owned property, the Town executed an Assignment of Development Rights transferring 2.35 acres of General Commercial for the undeveloped portion of the purchase area.
Donation of Development Rights Agreement Under Kent Estates Development Agreement	Colony Bank	Town of Bluffton	50,000 Sq Feet Commercial 457 DU	February 9, 2016	None	Termination of Kent Estates Development Agreement (Book 3465 Page 1300) & Donation of Development Rights Agreement (Book 3465 Page 1319): The Town of Bluffton, Colony Bank (successors of New Leaf, LLC & Lowcountry Evergreen, LLC), & National Healthcare agreed to terminate the Kent Estates Development Agreement. In lieu of New Leaf, LLC & Lowcountry Evergreen, LLC's outstanding fees, Colony Bank agreed to donate the Development Rights previously owned by the former owners. As the property National Healthcare owned did not meet the minimum requirements for a Development Agreement, they agreed to the termination and donation of their development rights to the Town of Bluffton.
	National Healthcare		69,000 Sq Feet Commercial			
Donation of Development Rights per Master Plan Amendment Approval	Shell Hall Land Acquisition, LLC	Town of Bluffton	13 DU	July 19, 2016	Buckwalter	Shell Hall Master Plan Amendment: Per the Shell Hall Master Plan Amendment approved September 8, 2015 the owners agreed to donate the 13 DUs which will not be developed to the Town. These Development Rights
Withdrawal from Development Rights Bank by Palmetto Bluff, LLC for the Palmetto Bluff Concept Plan per the Deposit Agreement	Palmetto Bluff, LLC	New Riverside, LLC / Palmetto Bluff, LLC	(1,080) DU	December 20, 2016	Palmetto Bluff	Deposit Agreement with the Town of Bluffton, Palmetto Bluff Development Agreement 4th amendment, Palmetto Bluff Concept Plan 1st Amendment, Palmetto Bluff Concept Plan 2nd Amendment, New Riverside Concept Plan 5th Amendment, & Assignment of Development Rights and Obligations Under Concept Plan (Book 3538 Page 3257): Palmetto Bluff withdrew and transfered 1,080 DUs owned and deposited by New Riverside, LLC into the Town's Development Rights Bank into the Palmetto Bluff Concept Plan pursuant to the aforementioned documents.
Withdrawal from Development Rights Bank by New Riverside, LLC for Parcel 4A-1 of New Riverside	New Riverside, LLC	Pritchard Farm, LLC	(113) DU	December 20, 2018	New Riverside	New Riverside, LLC withdrew and assigned 113 RDUs to Pritchard Farms, LLC for New Riverside Parcel 4A-1 on April 23, 2018 which was recorded on May 3, 2018 in Book 3664 at Page 1505.
Assignment accompanying previous sale of Town owned property within Buckwalter Place	Town of Bluffton	CareCore Properties, LLC	(6.44) Acres General Commercial	TBD	Buckwalter	Reserved for future Assignment of Development Rights: As part of the sale of Town owned property to eviCore, an assignment of 6.44 acres of General Commercial to CareCore Properties, LLC for their previous purchase of property, which was developed, was approved by Town Council. The allocation of these development rights are Parcel 1B1 - 1.66 acres General Commercial and Parcel 2 - 4.78 acres of General Commercial.
Withdrawal from Development Rights Bank by New Riverside, LLC for Parcel 4B-2 of New Riverside	New Riverside, LLC	Pritchard Farm, LLC	(107) DU	December 20, 2018	New Riverside	New Riverside, LLC withdrew and assigned 107 RDUs to MFH Land, LLC for New Riverside Parcel 4B-2 on December 19, 2018 which was recorded on December 20, 2018 in Book 3723 at Page 676.
Town purchase of property within Buckwalter Place	eviCore healthcare MSI, LLC	Town of Bluffton	2.35 Acres General Commercial	September 28, 2022	Buckwalter	Reacquisition of property and development rights previously sold to eviCore Healthcare MSI, LLC May 11, 2016.
TOTAL Town of Bluffton Owned Residential Dwelling Units (DU) Available in the Town of Bluffton Development Rights Bank:			**1,084 DU** [1]			
TOTAL Residential Dwelling Units (DU) Deposited in the Town of Bluffton Development Rights Bank for future withdrawal by New Riverside, LLC:			**- DU**			
TOTAL Town of Bluffton Owned Commercial Acres/Square Feet (SF) Available in the Town of Bluffton Density Bank:			**119,000 Square Feet** [2] **3.56 Acres General Commercial**			

[1] The breakdown of these 1,084 DUs owned by the Town associated with Development Agreements are as follows: Shultz Tract Development Agreement - 189 DUs; and Buckwalter Development Agreement - 115 DUs. The remaining 780 DUs originated from a Development Agreement, but were removed from the respective Development Agreement's total approved development rights upon transfer to the Town.

[2] The 119,000 Square Feet originated from the Kent Estates Development Agreement which was later terminated and its associated development rights were donated to the Town.

ORDINANCE NO. 2007-19

TOWN OF BLUFFTON, SOUTH CAROLINA
ORDINANCE FOR THE TRANSFER OF DEVELOPMENT RIGHTS
AND CREATION OF THE TOWN OF BLUFFTON
DEVELOPMENT RIGHTS BANK

WHEREAS, the Town of Bluffton, South Carolina, is experiencing substantial growth, change, and development; and

WHEREAS, the Town Planning Staff and Town Planning Commission have undertaken to revise and update the Town's Comprehensive Plan and the updated Comprehensive Plan was approved on First Reading by Town Council on May 15, 2007and was approved for final Second Reading approval and adoption on or before September 4, 2007; and

WHEREAS, the Southern Beaufort County Regional Plan encourages local governments, where appropriate, to adopt land use policies and regulations to encourage Mixed Used Development at higher intensity nodes which will result in reduced traffic and reduced vehicle miles traveled; and

WHEREAS, the Town finds this Ordinance will assist in the creation of affordable and workforce housing developed by the Town or privately; and

WHEREAS, the Town finds this Ordinance will assist, where appropriate, in promoting economic development; and

WHEREAS, the Town desires to create a transfer of density units process which will direct future growth in a logical, economical, and efficient manner away from those areas of the Town less suited for such growth, and toward those areas of the Town better suited to provide the public services and facilities necessary for such growth, and for the protection of

environmentally sensitive, historic and natural resources, and the health, safety and welfare of the general public; and

WHEREAS, the Town further desires to create a process to transfer Development Right Units which will assist and encourage private and public interests in reducing Development Right Units and reallocating development rights throughout the Town as is contemplated by the Comprehensive Plan; and

WHEREAS, the Town desires to provide a record of the transfers of Development Right Units and impose appropriate restrictions on the properties involved in such transfers; and

WHEREAS, on July 25, 2007, the Town Planning Commission recommended the adoption of this Ordinance; and

WHEREAS, the Town believes that the same will better ensure the health, safety and welfare of its citizens; and

NOW, in accordance with the foregoing, the Town hereby adopts this Transfer of Development Rights Ordinance and creates the Town of Bluffton Development Rights Bank.

Section I: Findings. The Town hereby makes the following findings:

1. Zoning classifications and/or Development Agreements allow land to be developed for residential, commercial, and other purposes.

2. Such development rights are identifiable, valuable, and severable from the parcel where initially permitted.

3. It is a desirable planning practice to permit the transfer of development rights from certain locations in the Town to other locations which can accommodate growth without increasing the overall amount of permitted development in the Town.

4. Issuance of development rights for a particular parcel of land and permitting their transfer to other more suitable land can serve to prevent further overburdening of public infrastructure and facilities.

5. In the process of permitting the transfer of development rights from one parcel to another, the public health, safety, and general welfare may be furthered by providing for the prevention of urban sprawl, and the preservation of open space, protection of important waters and environmentally sensitive areas, and other purposes which serve to implement the Comprehensive Plan.

6. Future growth will be directed by the Town of Bluffton Future Land Use Map, the Town of Bluffton Comprehensive Plan, and the Official Map, once adopted.

7. The Town desires to lower the overall number of Development Right Units and/or the intensity of development to ease the burden on infrastructure, schools, parks, open space, waters, and other necessary public services and facilities.

Section II: Definitions. Unless specifically defined below, all words, terms or phrases used in this article shall be ascribed the meaning which they have in the Town of Bluffton Zoning Ordinance and/or Development Standards Ordinance. The following words, terms and phrases when used in this article, have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Affordable Housing: Affordable housing is affordable to households whose members collectively earn 60% to 80% of the area median family income, adjusted for household size as defined by HUD.

Certificate: A certificate of transferable Development Right Credits calculated and issued pursuant to this article.

Comprehensive Plan: The document, and its amendments, adopted by the Town Council which meets the requirements of South Carolina Law.

Density: The number of Development Right Units permissible within a given property.

Development Right: A right that entitles an owner of real property to develop said property as may be recognized by the common law, statutory law, the United States or South Carolina constitution, the Town Code, the Comprehensive Plan or other applicable federal or state regulations.

Development Right Credit: A Development Right Unit that has been severed from a property through the processes identified in this article and recognized by a Certificate of Transferable Development Right Credits.

Development Right Unit: A Development Right Unit can be either residential or commercial. A residential unit equals one increment of housing designed and intended for residential use by one (1) family, whether a single-family residence, mobile home, or as part of a duplex, apartment, or condominium project. A commercial unit can be either per square foot or by acreage, depending on the Zoning District and/or Development Agreement.

Economic Development: Development that meets Economic Development Goals of the Town of Bluffton Comprehensive Plan and features the following attributes:

- Wireless capacity that supports the designated project
- Mixed uses including commercial, retail, office and residential components
- Accessibility to and creation of public space and amenities

- Public infrastructure integrated to accommodate a dense environment
- Supports the business clusters identified by the Lowcountry Economic Network

Mixed Use Development: An area of property where residential and commercial uses are grouped and mixed together in order to promote a live/work/shop/pray/play mixed use village concept to be patronized by the residents and general public.

Receiving Zone or RZ: The area of property into which Development Right Credits may be transferred and/or Development Right Units may be increased. A Receiving Zone must be a specific Initial Master Plan or parcel of land.

Rezoning: An amendment to the Zoning Map pursuant to the procedures and requirements of the Town Code for such amendments.

Sending Zone or SZ: The area of property from which Development Right Credits may be severed and transferred.

Town Code: The Code of Laws and Ordinances, Town of Bluffton, South Carolina, as the same may be amended.

Transfer of Development Right Unit or TDU: A transfer of Development Right Units from an SZ to a RZ, an increase in Development Right Units to a RZ, or a deposit/withdrawal of Development Right Units into or from the Development Rights Bank, as governed by this article.

Workforce Housing: Workforce housing is affordable to households whose members collectively earn 80% to 120% of the area median family income, adjusted for household size as defined by HUD.

Section III: Establishment of Receiving Zones and Sending Zones. Transfer of Development Rights is intended as one method of implementing the Town Comprehensive Plan,

permitting the transfer of Development Rights from one location to another where the associated development can be more appropriately accommodated. The transferring, or sending, location is designated as an SZ. The receiving location is designated as a RZ.

Section IV: Circumstances Under Which Transfer of Development Rights May Be Allowed. After proper application, the Town may issue transferable Development Rights for such land and authorize their transfer in accordance with the section where the Town finds that issuance and transfer of the Development Rights will serve to implement the Comprehensive Plan. Factors and circumstances to be considered by the Town include, but are not limited to, moving Development Right Units or their or impacts away from waterways, alleviating crowded road conditions, decreasing impacts on schools, decreasing overall Town density, whether affordable housing will be promoted, the extent of the Mixed Use Development, and whether the Development Right Units are, in fact, usable where originally located. The Future Land Use Map and Official Map, when adopted, will be guiding/reference tools during the review process. If the application is premised on a Mixed Use Development, the Applicant must include public spaces, general and/or professional offices, retail, restaurant, hospitality, technology uses, residential units if integrated properly, government and/or civic uses, and similar uses. A Mixed Use Development must demonstrate a minimum of a Ten (10%) percent trip generation reduction on both peak hour and total daily trips as compared to the Maximum Commercial Plan. Any Development Rights issued pursuant to this section shall not be used on the property from which they derive, but may be used on any land designated as a RZ consistent with the Comprehensive Plan. Nothing in this Ordinance would guarantee a one-to-one ratio of Transferred Density Units from Sending Zone to Receiving Zone.

Any Density Units that are transferred pursuant to this Ordinance are specifically excluded and are not entitled to utilize any by-right transfer or conversion or divisions into fractional shares provisions that may be found in the Development Agreement applicable to the Receiving Zone. Residential Units transferred to pursuant to this Ordinance may not be transferred from the specific receiving zone to other areas within the receiving PUD or converted to commercial, or visa versa, without express approval of the Town Council, after going through the process set out in this Ordinance.

Section V: Approval Procedure.

(1) ***Donations***. A property owner desiring to donate Development Right Units to the Town shall notify the Town and fill out the required forms to complete the donated deposit into the Town Development Rights Bank.

(2) ***Application***. A property owner desiring to obtain permission to transfer Development Right Units shall apply for issuance of a Transfer Permit. Such application shall be filed with the Town on a form requesting information as the Town may reasonably require, which shall include the following:

(a) Name, address and telephone number of applicant and the applicant's agent, if any;

(b) Legal description of the Sending Zone and/or Receiving Zone;

(c) Map drawn to scale as determined by the Town showing existing land use on the Sending Zone and Receiving Zone and any existing streets, structures, water courses and easements within or adjacent to the property and/or other information as may be reasonably required by the Town;

(d) Statement identifying the existing zoning and/or development agreements on the Sending Zone and Receiving Zone;

(e) The number of Development Right Units requested to be transferred;

(f) Applicants ability and right to transfer;

(g) A narrative describing the reason for the transfer, the intended use of the Development Right Units, and how the transfer accomplishes the goals of the Town Comprehensive Plan, the Southern Beaufort County Regional Plan, and the intent of this Ordinance; and

(h) Such fee as the Town Council may by resolution establish.

(3) ***Staff Review.*** The Director shall circulate any application for review by appropriate Town Departments, and upon completion of such review shall forward the application to the Planning Commission for review.

(4) ***Planning Commission Review.*** The Planning Commission shall review the application, the comments of Town Staff, and, after public notice and hearings, shall make findings of fact and recommend the application to the Town Council for approval, approval with modifications or conditions, or denial.

(5) ***Amendments of Development Agreements.*** If Amendments of Development Agreements are involved, the application shall be reviewed by the Development Agreement Negotiating Committee prior to review by the Planning Commission.

(6) ***Town Council Review.*** The Town Council shall review the application and the findings and recommendation of the Planning Commission, and after notice and public hearing, shall approve, approve with modifications or conditions, or deny the application for a Transfer

Permit. Such approval shall be conditioned upon delivery to the Town of an executed grant of a Transfer Permit, as approved in the application or as specified by Town Council, and recording copies of the Transfer Permit in the deed records for Beaufort County, and may include other reasonable conditions including, but not limited to, rezoning related to the transfer and vacation or change to existing plats.

(7) ***Initiation by the Town.*** In addition to the foregoing procedures for initiation of a transfer of Development Rights by a property owner, the Town Council on its own motion may issue transferable Development Right Units to a given Receiving Zone. Such rights shall only be issued where the Town Council finds, after review by the Planning Commission and notice and hearing as required, that issuance and transfer of the Development Right Units will serve to implement the findings expressed herein and Comprehensive Plan.

Section VI: Development Rights Bank. There is herewith established the Town of Bluffton Development Rights Bank. Any Development Right Units that are transferred pursuant to this Ordinance shall be deposited into and subsequently transferred from the Development Rights Bank. The Town has the right to receive donations of Density Units from any person or entity. The Town has the right to transfer Development Rights to a RZ upon proper application filed pursuant to this Ordinance. The Town has the right to hold indefinitely any Development Rights it possesses. The Town may, but is not obligated to, utilize the Development Right Units it holds in the Development Rights Bank for conservation, affordable housing, economic development, or any other lawful valid governmental purpose. A Development Right Unit deposited into the Development Rights Bank shall only be counted on a unit basis and no dollar value shall be assigned by the Town. Withdrawals from the Development Rights Bank shall be

on any reasonable basis or value set by the Town. All deposits into and withdrawals from the Development Rights Bank shall be duly noted and recorded by the Town.

IT IS SO ORDAINED.

First reading by title only held on August 21, 2007.

Henry "Hank" Johnston, Mayor
Town of Bluffton, South Carolina

Attest:

Sandra Lunceford
Clerk, Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on November 6, 2007.

Henry "Hank" Johnston, Mayor
Town of Bluffton, South Carolina

Attest:

Sandra Lunceford
Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at final and second reading on November 6, 2007.

Henry "Hank" Johnston, Mayor
Town of Bluffton, South Carolina

Attest:

Sandra Lunceford
Clerk, Town of Bluffton, South Carolina

ORDINANCE 2023/14

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY

WHEREAS, Beaufort County ("County") recognizes that work force and affordable housing is a serious public health and safety concern throughout the County, which places stress on individual families and communities at large from a lack of diversity in neighborhoods, a separation of the workforce from workplaces, imbalances in educational opportunities and community amenities, adverse impacts on child development, and a higher incidence of violent crime that affect low-income neighborhoods; and

WHEREAS, the County has identified real property in the southern portion of Beaufort County located conveniently near grocery options, retail shopping, medical services, and multiple employment options, as well as public transit, which will further promote the County's goal of providing citizens with much needed work force and affordable housing; and

WHEREAS, the real property identified by the County includes a parcel consisting of approximately 10.09 acres with TMS No. R610 030 000 0712 0000 and an address of 333 and 335 Buckwalter Parkway; collectively hereinafter referred to as the "Property"; and

WHEREAS, the County has negotiated terms for the sale and purchase of the Property and the County agrees to purchase the Property below the fair market value in the amount of Three million Six Hundred Thousand ($3,600,000) Dollars plus closing costs with funds from the General Fund-Fund Balance; and

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to purchase the Property in order to provide citizens of Beaufort County with work force and affordable housing.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizing the County Administrator to execute the necessary documents and provide funding in the amount of $3,600,000 plus closing costs as described above for the purchase of real property located at 333 & 335 Buckwalter Parkway.

DONE this 27th day of March 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Joseph Passiment, Chairman

ATTEST:

_____

Sarah W. Brock, Clerk to Council

Third and Final Reading: March 27, 2023 / Vote 11:0
Public Hearing: March 13, 2023
Second Reading: March 13, 2023 / Vote 11:0
First Reading: February 27, 2023 / Vote 10:0

9 PB
NC
Howell, Gibson
Blevins

RECORDED
2024 Jun -10 08:17 AM
BEAUFORT COUNTY AUDITOR

Attachment 8

BEAUFORT CO
BK 4334 Pgs 3382-3390
2024022031 RED
05/16/2024 04:27:18 PM
REC'D BY pbaxley RCPT# 1168888
RECORDING FEES $0.00

ADD DMP Record 6/6/2024 03:41:35 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R610	030	000	0712	0000	00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, **St. Andrew By-The-Sea United Methodist Church, Inc.**, a South Carolina nonprofit corporation ("Grantor"), in the State aforesaid and in consideration of the sum of **Three Million Two Hundred Thousand and 00/100 Dollars ($3,200,000.00)** paid to it in hand at and before the sealing of these presents by **Beaufort County**, a subdivision of the State of South Carolina ("Grantee"), having an address of Post Office Box 1228, Beaufort, South Carolina 29901, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth in the legal description below, unto the said Grantee, its successors and assigns, forever, the following described property, to-wit:

SEE ATTACHED "EXHIBIT A" INCORPORATED HEREIN BY REFERENCE

This deed was prepared by Burr & Forman, LLP, 23-B Shelter Cove Lane, Suite 400, Hilton Head Island, South Carolina 29928.

Tax Map # R610 030 000 0712 0000

Grantor has complied with Section 2540 of the Book of Discipline of the United Methodist Church and the written consent of the Pastor and the District Superintendent is attached hereto as **Exhibit "B".**

THIS CONVEYANCE is made subject to any applicable restrictions, reservations, zoning ordinances or easements that may appear of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

APPROVED FOR RECORDING
BY: _____
BEAUFORT COUNTY ATTORNEY
DATE: 5/10/24

51849571 v1

TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belong, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises herein mentioned unto said Grantee, its successors and assigns, forever.

AND the within Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee as hereinabove described against the Grantor and Grantor's successors and assigns, so that neither Grantor nor those claiming under it shall hereafter have any interest in or claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of this 8 day of May, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Witness #2

ST. ANDREW-BY-THE-SEA UNITED METHODIST CHURCH, INC., a South Carolina nonprofit corporation

By: _____
Floyd McKeag
Chair-Board of Trustees

Book4334/Page3383 CFN#2024022031

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Floyd McKeag, Chair of the Board of Trustees for St. Andrew By-The-Sea United Methodist Church, Inc., a South Carolina nonprofit corporation, personally appeared before me this day and acknowledged the execution of the foregoing Deed.

WITNESS MY HAND AND SEAL this 3 day of May, 2024.

Notary Public for South Carolina
My commission expires:_____

Seal:

EXHIBIT "A"

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions and easements filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

BEING the same property conveyed to the Grantor herein by Limited Warranty Deed from SCBT f/k/a SCBT, N.A. f/k/a South Carolina Bank and Trust, N.A. dated June 5, 2014, recorded June 9, 2014, in the Office of the Register of Deeds for Beaufort County, South Carolina, in Deed Book 3326, at Page 319.

TM# R610 030 000 0712 0000

EXHIBIT "B"

- See attached letters of Authorization to Sell from Jonathan E. Tompkins dated 4-25-2024 and Joseph A. McDonald dated 4-29-2024

Book4334/Page3386 CFN#2024022031

St. Andrew By-The-Sea
UNITED METHODIST CHURCH

April 25, 2024

Pursuant to the language in BOD paragraph 2540, as Senior Pastor, Saint Andrew By-The-Sea UMC, Inc., I consent to the sale of this property to Beaufort County.

Signed,

Jonathan E. Tompkins

Senior Pastor

St. Andrew By-The-Sea UMC
20 Pope Avenue
Hilton Head Island, SC 29928

843.785.4711
www.hhiumc.com
standrewbythesea@gmail.com

Book4334/Page3387 CFN#2024022031

Walterboro District
The United Methodist Church

Office: P.O. Box 829
119 N. Lucas Street
Walterboro, SC 29488
Tel. (843) 549-5441
Fax (843) 549-6073

Residence: 175 Auld Brass Road
Walterboro, SC 29488
(803) 671-1691

E-mail: wadist@umcsc.org
jamcdonald@umcsc.org

Rev. Joseph A. McDonald
District Superintendent

April 29, 2024

Greetings,

As Superintendent of the Walterboro District of the United Methodist Church, I give consent to the transfer of property on Buckwalter Highway to St. Andrew By-The-Sea, Hilton Head, South Carolina. This transfer shall conform to the Book of Discipline of the United Methodist Church, and has been approved by the St. Andrew By-The-Sea United Methodist Church's church conference and the Walterboro District Board of Church Location and Building.

Sincerely,

Joseph A. McDonald
Walterboro District Superintendent

Book4334/Page3388 CFN#2024022031

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is known as:

3. Check one of the following: The deed is

(a)_____subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b)_____subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c)_**X**____exempt from the deed recording fee because (see Information section of affidavit): 12-24-40 (sub-section 2).
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a)_____The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.

(b)_____The fee is computed on the fair market value of the realty which is_____

(c)_____The fee is computed on the fair market value of the realty as established for property tax purposes which is_____.

5. Check Yes___ or No___ to the following: A lien or encumbrance existed on The land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes,"

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: _____

(b) Place the amount listed in item 5 above here:_____
(If no amount is listed, place zero here.)

(c) Subtract Line 6 (b) from Line 6(a) and place result here:_____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:_____

8. As required by **Code Section 12-24-70**, I state that I am a responsible Person who was connected with the transaction as: attorney for Beaufort County.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

T. Bendle
Thomas A. Bendle, Jr.
Attorney for Beaufort County

SWORN to before me this 10th
Day of May, 2024
Bernadette A. Giles
Notary Public for South Carolina
My Commission Expires: 03/08/2029

9
NC PB
Howell, Gibson
& Hyatt Cntys

BEAUFORT CO
BK 4334 Pgs 3391-3399
2024022032 ASIGO
05/16/2024 04:27:18 PM
REC'D BY pbaxley RCPT# 1168888
RECORDING FEES $0.00

STATE OF SOUTH CAROLINA	)	**PARTIAL ASSIGNMENT AND**
	)	**ASSUMPTION OF RIGHTS AND**
	)	**OBLIGATIONS UNDER THE**
COUNTY OF BEAUFORT	)	**DEVELOPMENT AGREEMENT**

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS UNDER DEVELOPMENT AGREEMENT ("Partial Assignment") is dated this 15 day of May, 2024, by and between **ST. ANDREW BY-THE-SEA METHODIST CHURCH, INC.**, a South Carolina non-profit corporation ("Assignor") and **BEAUFORT COUNTY**, a subdivision of the State of South Carolina ("Assignee").

Witnesseth:

WHEREAS, on or about the 19th day of April, 2000, SP Forests, LLC ("SP Forests") entered into a Development Agreement ("Development Agreement") with the Town of Bluffton, South Carolina, which Development Agreement was recorded in the Beaufort County Register of Deeds Office in Book 1288 at Page 1, incident to the annexation and future development of the Buckwalter Tract, which Development Agreement, as amended, controls the Property (as defined below); and

WHEREAS, Winding River BTS 1, LC, a Utah limited liability company ("Winding River") acquired from SP Forests certain property and was partially assigned certain rights with respect to such property pursuant to a Partial Assignment and Assumption of Rights and Obligations Under Development Agreement dated September 27, 2000 and recorded in the Office of the Register of Deeds for Beaufort County in Official Record Book 1337 at Page 1247, as re-recorded in Book 1374 at Page 336; and

WHEREAS, BHR Acquisition Co., LLC acquired from SP Forests certain property and was partially assigned certain rights with respect to such property pursuant to a Partial Assignment and Assumption of Rights and Obligations Under Development Agreement dated December 19, 2000 and recorded in the Office of the Register of Deeds for Beaufort County in Official Record Book 1368 at Page 243; and

WHEREAS, BHR Acquisition Co., LLC became the successor in interest to Winding River through Articles of Merger dated December 28, 2001, and as such successor in interest became the owner of the property of Winding River including all or a portion of the Property (as hereinafter defined); and

APPROVED FOR RECORDING
BY: [signature]
BEAUFORT COUNTY ATTORNEY
DATE: 5/16/24

WHEREAS, Buckwalter Commercial, Inc., a South Carolina corporation acquired from BHR Acquisition Co., LLC, a South Carolina limited liability company, certain property and was partially assigned certain rights with respect to such property, pursuant to a Partial Assignment and Assumption of Rights and Obligations Under Development Agreement dated February 18, 2003, and recorded February 19, 2003 in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Record Book 1715 at Page 1128; and

WHEREAS, SCBT f/k/a South Carolina Bank and Trust, N.A., a South Carolina limited liability company ("SCBT"), acquired certain real property in the Buckwalter PUD in the area known as Buckwalter Commons from Buckwalter Commercial, Inc., a South Carolina corporation (as successor in interest to BHR Acquisition Co., LLC) as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property") by a Title to Real Estate recorded February 19, 2003 in the Office of the Register of Deeds for Beaufort County, South Carolina in Official Record Book 1715 at Page 1152;

WHEREAS, SCBT was partially assigned certain rights with respect so such property, pursuant to a Partial Assignment and Assumption of Rights and Obligations under Development Agreement dated February 18, 2003, and recorded February 19, 2003 in the Office of the Register of Deeds for Beaufort County, South Carolina, in Official Record Book 1715 at Page 1155; and

WHEREAS, Assignor was partially assigned certain rights with respect to such property, pursuant to a Partial Assignment and Assumption of Rights and Obligations Under Development Agreement dated June 5, 2014 and recorded June 9, 2014 in the Office of the Register of Deeds for Beaufort County, South Carolina in Official Record Book 3326 at Page 332.

WHEREAS, Assignor, by Deed of conveyance, is transferring its interests in the Property to Assignee; and

WHEREAS, an integral part of the conveyance of the Property by Assignor to Assignee, is the desire and intention of Assignor to assign to Assignee, and it is the desire and intention of Assignee to assume certain rights, privileges, and obligations under the Development Agreement applicable to the Property, thus necessitating the preparation and execution of the with Partial Assignment and Assumption; and

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy whereof is hereby acknowledged, parties hereby agree as follows, to-wit:

1. Partial Assignment and Assumption of Rights, Privileges and Obligations Applicable to the Property Pursuant to The Development Agreement and Buckwalter PUD Concept Plan. Assignor does hereby transfer, assign, convey and deliver unto Assignee, its successors and assigns, 10.09 acres of General Commercial (the "Assigned Land Use") as an allowed land use. Assignee shall be entitled to all of the rights, privileges, and obligations, including all alternate land uses, as described in the Development Agreement and the Buckwalter PUD Concept Plan ("Concept Plan") applicable or available to the Property except for those certain excluded obligations, rights and privileges ("Excluded Obligations")

identified herein below. Assignee hereby assumes and agrees to perform all of Assignor's rights, privileges and obligations as described in the Development Agreement applicable to the Assigned Land Use Property, except for the Excluded Obligations. Assignee acknowledges receipt of the Development Agreement and all Exhibits thereto and agrees to be bound by the terms thereof, and to develop the Property in accordance with such terms. The rights and obligations hereby assigned and assumed shall be covenants running with the land, binding upon the parties hereto and their successors and assigns. See Exhibit A attached hereto. TB

2. Excluded Obligations, Right and Privileges. The following are hereby excluded from Assignor's assignment and Assignee's assumption herein:

(a) the terms of Article XII A and B concerning the government facilities, park or playground site;

(b) the terms of Article XII C concerning the payment of administrative charges.

Provided, however, Assignee assumes the obligation to pay any fees identified in Article XII D of the Development Agreement as they relate to the Property.

3. Estoppel Certificate. Pursuant to Article XIX of the Development Agreement, the Town and Assignor hereby certify the following, to-wit:

(a) that the Development Agreement, as amended, is in full force and effect;

(b) that the Development Agreement through the amendment dated April 10, 2013 has not been further amended or modified;

(c) that to the best knowledge of Town and Assignor, all parties to the Development Agreement are in full compliance with all obligations thereunder as of the date hereof;

(d) that to the best knowledge of Town and Assignor, no event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute an event of default under the terms of the Development Agreement;

(e) that by its execution hereof, the Town of Bluffton confirms that the within instrument shall serve as the requisite notice under the provisions of Article V, Paragraph 2 of the Development Agreement of transfer of the Property and hereby consents to the terms of this Partial Assignment and Assumption, and agrees that with respect to any obligations assigned by Assignor to Assignee and assumed by Assignee hereunder, the Town of Bluffton shall look solely to Assignee, not to Assignor, for performance of such obligations, and enforcement thereof by the Town.

4. Default and Enforcement of Provisions. As provided in Paragraph XV of the Development Agreement, and, as herein provided, upon the failure of Assignor, Assignee or the Town of Bluffton to comply with the terms of the Development Agreement and the within Partial Assignment and Assumption incident to the Property, one or more of the non-defaulting parties may pursue any and all legal or equitable remedies, including a specific performance, against the defaulting party.

5. Notices. Any notice, demand, request, consent, approval, or communication among any of the parties hereto or the Town of Bluffton shall be in writing and shall be delivered or addressed as provided under Paragraph XVII of the Development Agreement and shall be addressed as follows:

As to Assignor:
St. Andrew By-The-Sea United Methodist Church, Inc.
20 Pope Avenue
Hilton Head Island, SC 29928

As to Assignee:
Beaufort County
P. O. Box 1228
Beaufort, SC 29901

With a required copy, as to Assignor, to:
Burr & Forman LLP
Attn: Walter J. Nester, III
P. O. Drawer 3
Hilton Head Island, SC 29938

With a required copy, as to Assignee, to:
Beaufort County
Attn: Brittany Ward
P. O. Box 1228
Beaufort, SC 29901

As to the Town of Bluffton:
Town of Bluffton
Attn: Town Manager
P. O. Box 386
Bluffton, SC 29910

With a required copy to:
Town Attorney
c/o Town of Bluffton
P. O. Box 386
Bluffton, SC 29910

Book4334/Page3394 CFN#2024022032

6. Binding Effect. This Partial Assignment and Assumption shall inure to the benefits of and be binding upon the respective parties hereto, their successors and assigns.

7. Governing Law. The within Partial Assumption shall be interpreted and constructed and conform to the laws of the State of South Carolina.

8. Reaffirmation of Terms. All other terms, conditions, rights and privileges contained in the Development Agreement not specifically referenced herein shall remain in full force and effect and binding upon the parties hereto and their successors and assigns.

(BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have caused this Partial Assignment and Assumption to be duly executed as of the 8 day of May, 2024.

WITNESSES:

Witness #1

Witness #2

ST. ANDREW-BY-THE-SEA UNITED METHODIST CHURCH, INC., a South Carolina nonprofit corporation

By: _____
Floyd McKeag
Chair-Board of Trustees

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Floyd McKeag, Chair of the Board of Trustees for St. Andrew By-The-Sea United Methodist Church, Inc., a South Carolina nonprofit corporation, personally appeared before me this day and acknowledged the execution of the foregoing Deed.

WITNESS MY HAND AND SEAL this 8 day of May, 2024.

_____
Notary Public for South Carolina
My commission expires:_____

Seal

LINDA H. TOOMER
My Commission Expires
NOTARY PUBLIC
11-21-2024
STATE OF SOUTH CAROLINA

Book4334/Page3396 CFN#2024022032

The undersigned, Stephen Steese, as Town Manager of the Town of Bluffton, and Marcia Hunter as Town Clerk, hereby ratify and approve this Partial Assignment and Assumption of Rights and Obligations under the Development Agreement on behalf of the Town of Bluffton, South Carolina as of this 15th day of May, 2024.

WITNESSES:

Stephen Steese, Town Manager

Marcia Hunter, Town Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that Stephen Steese, as Town Manager, and Marcia Hunter, as Town Clerk, respectively of the Town of Bluffton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of May, 2024.

Kerry L. Guzman
Notary Public, State of South Carolina
My Commission Expires June 8, 2032

SEAL

Notary Public for South Carolina
Print Name: Kerry L. Guzman
My Commission Expires: 06/08/2032

Book4334/Page3397 CFN#2024022032

WITNESSES:

John C. Robinson, Interim Beaufort County Administrator

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that John C. Robinson, as Interim Beaufort County Administrator personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10th day of May, 2024.

SEAL

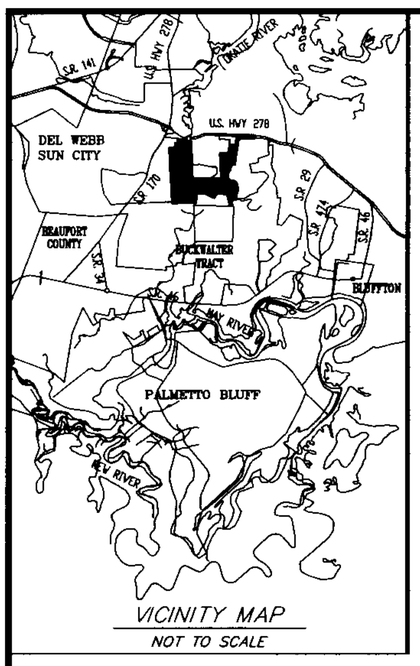
Notary Public for South Carolina
Print Name: Cheryl H. Harris
My Commission Expires: 8/24/2028

Cheryl H. Harris
Notary Public, State of South Carolina
My Commission Expires August 24, 2028

Book4334/Page3398 CFN#2024022032

EXHIBIT "A"

ALL that certain piece, parcel and tract of land, situate lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003 as prepared by T-Square Group, Inc. and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

All that lot, piece or parcel of land lying and being situated at the Buckwalter tract, Town of Bluffton, Beaufort County, South Carolina and more particularly described as follows COMMENCING at an Iron Pipe being the northern property line of Parcel C6-A and the southern property line of Parcel C6-B Buckwalter Commons, Having S C Grid Coordinates of N 159969 1153, E 2026419 2149, BEING THE POINT AND PLACE OF COMMENCING AND THE POINT OF BEGINNING, thence running along a curve having a Radius of 1715 00', Length 85 07', Chord Bearing N26°14'45"E, 85 06' to a concrete monument, thence running N27°40'01"E, 407 76' to a concrete monument, thence running along a curve having a Radius of 1760 00', Length 696 62', Chord Bearing N16°19'40"E, 692 08' to an iron pipe, thence running S77°16'52"E, 71 88' to an iron pipe, thence running S11°28'41"E, 52 35' to a point, thence running S18°57'32"E, 41 51 to a point, thence running S32°25'17"E, 32 95' to a point, thence running S20°57'38"E, 31 90' to a point, thence running S29°32'06"E, 38 29' to a point, thence running S03°11'04"E, 39 78' to a point, thence running S17°34'31"W, 44 53' to a point, thence running, S14°46'45"E, 26 21' to a point, thence running S26°26'13"E, 30 39' to a point, thence running S44°35'37"E, 17 89' to a point, thence running S15°35'39"W, 38 31' to a point, thence running S70°20'51"W, 26 82' to a point, thence running S03°36'20"E, 38 67' to a point, thence running S32°47'57"E, 33 94' to a point, thence running S32°45'26"E, 36 23' to a point, thence running S15°10'57"E, 34 32' to a point, thence running S03°47'05"W, 41 21' to a point, thence running S05°19'42"W, 32 86' to a point, thence running S68°55'22"E, 33 31' to a point, thence running S62°39'07"E, 31 67' to a point, thence running S26°13'04"E, 37 92' to a point, thence running S12°06'35"W, 43 12' to a point, thence running S35°19'31"W, 40 02' to a point, thence running S10°08'37"W, 57 30' to a point, thence running S17°01'51"E, 19 61' to a point, thence running S56°44'37"E, 31 32' to a point, thence running S03°40'57"W, 40 93' to a point, thence running S27°10'15"W, 29 24' to a point, thence running S64°43'55"W, 39 88' to a point, thence running S35°58'59"W, 42 49' to a point, thence running S33°39'33"E, 38 14' to a point, thence running S42°01'19"E, 36 87' to a point, thence running S22°44'59"E, 43 51' to a point, thence running S33°06'42"W, 43 37' to a point, thence running S15°00'15"W, 49 41' to a point, thence running S46°10'20"W, 49 55' to a point, thence running S17°35'36"E, 40 40' to a point, thence running S25°17'55"W, 59 50' to a point, thence running S40°05'19"W, 62 38' to a point, thence running S39°02'30"W, 55 29' to a point, thence running S73°46'51"W, 37 40' to an iron pipe, thence running N35°21'44"W, 51 25' to an iron pipe, thence running N49°11'45"W, 149 15' to an iron pipe, thence running N69°58'22"W, 325 12' back to the POINT AND PLACE OF BEGINNING SAID TRACT CONTAINING 439,533 square feet or 10 090 ACRES

To SOUTH CAROLINA BANK AND TRUST, N A
LAWYERS TITLE INSURANCE CORPORATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-16 of Table A thereof Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA\ACSM Land Title Surveys".

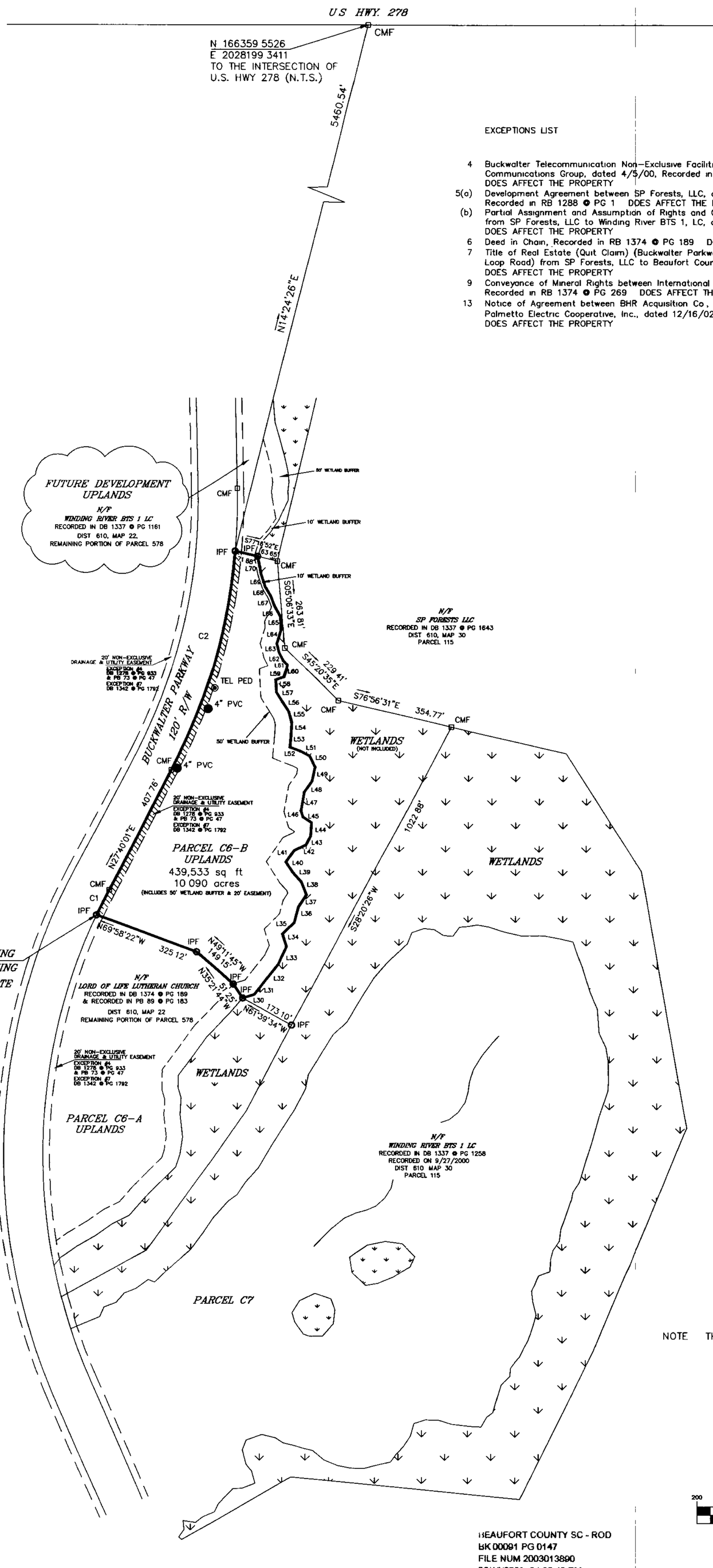
Signed _____ Date FEBRUARY 14, 2003
Forrest F Baughman, P.L.S. #4922

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1715 00'	85 07'	85 06'	N26°14'45"E
C2	1760 00'	696.62'	692 08'	N16°19'40"E

LINE TABLE

LINE	LENGTH	BEARING
L30	37 40	S73°46'51"W
L31	55 29	S39°02'30"W
L32	62 38	S40°05'19"W
L33	59 50	S25°17'55"W
L34	40 40	S17°35'36"E
L35	49 55	S46°10'20"W
L36	49 41	S15°00'15"W
L37	43 37	S33°06'42"W
L38	43 51	S22°44'59"E
L39	36 87	S42°01'19"E
L40	38 14	S33°39'33"E
L41	42 49	S35°58'59"W
L42	39 88	S64°43'55"W
L43	29 24	S27°10'15"W
L44	40 93	S03°40'57"W
L45	31 32	S56°44'37"E
L46	19 61	S17°01'51"E
L47	57 30	S10°08'37"W
L48	40 02	S35°19'31"W
L49	43 12	S12°06'35"W
L50	37.92	S26°13'04"E
L51	31 67	S62°39'07"E
L52	33.31	S68°55'22"E
L53	32.86	S05°19'42"W
L54	41.21	S03°47'05"W
L55	34 32	S15°10'57"E
L56	36 23	S32°45'26"E
L57	33 94	S32°47'57"E
L58	38 67	S03°36'20"E
L59	26 82	S70°20'51"W
L60	38 31	S15°35'39"W
L61	17 89	S44°35'37"E
L62	30 39	S26°26'13"E
L63	26.21	S14°46'45"E
L64	44.53	S17°34'31"W
L65	39.78	S03°11'04"E
L66	38 29	S29°32'06"E
L67	31.90	S20°57'38"E
L68	32.95	S32°25'17"E
L69	41.51	S18°57'32"E
L70	52.35	S11°28'41"E



EXCEPTIONS LIST

4 Buckwalter Telecommunication Non-Exclusive Facilities Easement from SP Forests, LLC to Hargray Communications Group, dated 4/5/00, Recorded in RB 1278 ● PG 933 DOES AFFECT THE PROPERTY

5(a) Development Agreement between SP Forests, LLC, and Town of Bluffton, South Carolina, dated 4/19/00, Recorded in RB 1288 ● PG 1 DOES AFFECT THE PROPERTY

(b) Partial Assignment and Assumption of Rights and Obligations Under Development Agreement Tract #1-Cash from SP Forests, LLC to Winding River BTS 1, LC, dated 9/27/00, Recorded in RB 1374 ● PG 257 DOES AFFECT THE PROPERTY

6 Deed in Chain, Recorded in RB 1374 ● PG 189 DOES AFFECT THE PROPERTY

7 Title of Real Estate (Quit Claim) (Buckwalter Parkway Phase 1, 2 & 3 and Bluffton School Campus Loop Road) from SP Forests, LLC to Beaufort County dated 9/26/00, Recorded in RB 1342 ● PG 1792 DOES AFFECT THE PROPERTY

9 Conveyance of Mineral Rights between International Paper Company and SP Forests, LLC, dated 9/26/00 Recorded in RB 1374 ● PG 269 DOES AFFECT THE PROPERTY

13 Notice of Agreement between BHR Acquisition Co, LLC, Winding River BTS 1 LC, RRZ, LLC, and owners of Palmetto Electric Cooperative, Inc., dated 12/16/02, Recorded in RB 1699 ● PG 797 DOES AFFECT THE PROPERTY

SC GRID

TOWN OF BLUFFTON
FEB 14 2003
COMMUNITY DEVELOPMENT DEPT.

TOWN OF BLUFFTON
APPROVED FOR RECORDING ONLY
Pamela S. McFarland, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SYMBOL LEGEND

- TELPED – TELEPHONE PEDESTAL
- 4" PVC – EXPOSED PVC PIPE
- CMF – CONCRETE MONUMENT FOUND
- IPF – IRON PIN FOUND

NOTE THERE IS NO EVIDENCE OF ANY STRUCTURES LOCATED ON THIS PROPERTY

SOUTH CAROLINA T-SQUARE GROUP, INC CERTIFICATE OF AUTHORIZATION No C00229

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

BEAUFORT COUNTY SC - ROD
BK 00091 PG 0147
FILE NUM 2003013890
02/19/2003 04 35:48 PM
REC'D BY B BING RCPT# 122473
RECORDING FEES 10.00

C:\Land Projects R2\2000dwg\DWG\PARCELC6-B-ALTA.dwg 02/14/03 10:12:09 AM EST

T-SQUARE GROUP, INC
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
Phone 843-757-2650 Fax 843-757-5758

JOB No PARCEL C6-B-ALTA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN

ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED

FORREST F. BAUGHMAN, PLS # 4922

STATE OF SOUTH CAROLINA REGISTERED LAND SURVEYOR No 4922 FORREST F BAUGHMAN

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTH CAROLINA BANK AND TRUST

A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY, THE NORTHERN 10.090 ACRES OF PARCEL C-1-A, PHASE 1, THE R R Z LLC TRACT, RECORDED ON 9/22/00, IN PB 76 @ PG 12, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

DIST. 610, MAP 22, A PORTION OF PARCEL 578

NOTE: ACCORDING TO F.E.M.A. MAP NO. 450025 PANEL NO. 0085, SUFFIX "D", MAP REVISION SEPTEMBER 29, 1986, THIS TRACT FALLS OUTSIDE THE 100 YEAR FLOOD HAZARD AREA IN FLOOD ZONE "C".

SPECIAL NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, PROTECTIVE COVENANTS AND OTHER FACTS THAT MAY BE REVEALED BY A COMPLETE TITLE SEARCH.

REFERENCE PLAT

A PLAT BY ME DATED 1/9/2003, PREPARED FOR BUCKWALTER COMMERCIAL INC.
A CONCEPTUAL MASTER PLAN DATED 5/6/2002, PREPARED BY WOOD & PARTNERS, INC

DATE JANUARY 14, 2003

ORDINANCE 2024/36

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY FOR DEVELOPMENT OF WORKFORCE AND AFFORDABLE HOUSING AND MEDICAL FACILITIES; AND OTHER MATTERS RELATED THERETO

WHEREAS, Beaufort County ("County") recognizes that workforce and affordable housing is a serious public health and safety concern throughout the County, which places stress on individual families and communities at large from a lack of diversity in neighborhoods, a separation of the workforce from workplaces, imbalances in educational opportunities and community amenities, adverse impacts on child development, and a higher incidence of violent crime that affect low-income neighborhoods; and

WHEREAS, Beaufort Memorial Hospital ("BMH") has a goal to provide workforce and affordable housing for both healthcare employees and the public, and provide additional medical services throughout the County; and the Town of Bluffton ("Town") has expressed a desire to support the goal of establishing affordable and workforce housing in the Town; and

WHEREAS, the County has identified two parcels of real property, owned by the County, located in southern Beaufort County in the Town, the parcels collectively consist of approximately 10.1 acres with TMS No. R610 030 000 0712 0000, and with addresses of 333 and 335 Buckwalter Parkway; collectively hereinafter referred to as the "Property". The Property is conveniently located near grocery options, retail shopping, medical services, and multiple employment options, as well as public transit, which will further promote the County's goal of providing citizens with much needed workforce and affordable housing and improved access to healthcare; and

WHEREAS, the County desires to support BMH and the Town's goals by conveying the Property to BMH for One and 00/100 ($1.00) Dollars for the purpose of developing workforce and affordable housing, and developing medical facilities to increase access to healthcare and medical in the area; and

WHEREAS, the County will 1) ensure the conveyance of the Property is contingent on the Town approving the issuing of the necessary approvals and the residential dwelling units for the development of workforce and affordable housing on the Property; 2) place contractual obligations on BMH to ensure that the residential housing constructed on the Property is dedicated to workforce and affordable housing; 3) place contractual obligations on BMH to ensure that a maximum of 6,000 sq ft of medical facilities will be constructed on the Property and the maximum number of residential housing units will be constructed on the remaining Property; 4) place contractual obligations on BMH to ensure that development of the Property commences within three (3) years of the conveyance of the property; and 5) ensure the conveying deed for the Property shall include terms restricting the use of the Property to the purposes stated herein otherwise the Property, including all infrastructure thereon, shall revert back to the County; and

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to convey the Property to BMH to develop workforce and affordable housing as well as improved access to healthcare.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizes the County Administrator to execute the necessary documents to convey the real property located at 333 & 335 Buckwalter Parkway for development of workforce and affordable housing and medical facilities pursuant to the terms and conditions described above.

DONE this 23rd day of September 2024.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

_____
Sarah W. Brock, Clerk to Council

First Reading: August 26, 2024 / 11:0
Second Reading: September 9, 2024 / 11:0
Public Hearing: September 9, 2024
Third and Final Reading: September 23, 2024 / 11:0

ORDINANCE 2025/08

AN ORDINANCE TO AMEND ORDINANCE 2024/36 AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY FOR DEVELOPMENT OF WORKFORCE AND AFFORDABLE HOUSING AND MEDICAL FACILITIES; AND OTHER MATTERS RELATED THERETO

WHEREAS, Beaufort County ("County") recognizes that workforce and affordable housing is a serious public health and safety concern throughout the County, which places stress on individual families and communities at large from a lack of diversity in neighborhoods, a separation of the workforce from workplaces, imbalances in educational opportunities and community amenities, adverse impacts on child development, and a higher incidence of violent crime that affect low-income neighborhoods; and

WHEREAS, Beaufort Memorial Hospital ("BMH") has a goal to provide workforce and affordable housing for both healthcare employees and the public, and provide additional medical services throughout the County; and the Town of Bluffton ("Town") has expressed a desire to support the goal of establishing affordable and workforce housing in the Town; and

WHEREAS, the County has identified two parcels of real property, owned by the County, located in southern Beaufort County in the Town, the parcels collectively consist of approximately 10.1 acres with TMS No. R610 030 000 0712 0000, and with addresses of 333 and 335 Buckwalter Parkway; collectively hereinafter referred to as the "Property". The Property is conveniently located near grocery options, retail shopping, medical services, and multiple employment options, as well as public transit, which will further promote the County's goal of providing citizens with much needed workforce and affordable housing and improved access to healthcare; and

WHEREAS, the County desires to support BMH and the Town's goals by conveying the Property to BMH for One and 00/100 ($1.00) Dollars for the purpose of developing workforce and affordable housing, and developing medical facilities to increase access to healthcare and medical in the area; and

WHEREAS, the County will 1) ensure the conveyance of the Property is contingent on the Town approving the issuing of the necessary approvals and the residential dwelling units for the development of workforce and affordable housing on the Property; 2) place contractual obligations on BMH to ensure that the residential housing constructed on the Property is dedicated to workforce and affordable housing; 3) place contractual obligations on BMH to ensure that a maximum of 6,000 sq ft of medical facilities will be constructed on the Property and the maximum number of residential housing units will be constructed on the remaining Property; 4) place contractual obligations on BMH to ensure that development of the Property commences within three (3) years of the conveyance of the property; ~~and 5) ensure the conveying deed for the Property shall include terms restricting the use of the Property to the purposes stated herein otherwise the Property, including all infrastructure thereon, shall revert back to the County~~; 5) ensure the conveying deed for the Property shall include terms restricting the use of the Property to the above-described Workforce housing and medical facilities for a period of thirty (30) years; and 6) ensure that if, at any time during the thirty-year period the Property ceases to be used for the above-described Workforce housing and medical facilities, the County shall have the options of (a) purchasing the Property from the Property's owner for an amount equal to the fair market value of the improvements to the Property or (b) rescinding the covenants and restrictions affecting the Property in exchange for an amount equal to the fair market value of the Property at that time less the fair market value of the improvements thereon; and

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to convey the Property to BMH to develop workforce and affordable housing as well as improved access to healthcare.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizes the County Administrator to execute the necessary documents to convey the real property located at 333 & 335 Buckwalter Parkway for development of workforce and affordable housing and medical facilities pursuant to the terms and conditions described above.

DONE this 10th day of March 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: Alice G. Howard
Alice Howard, Chairman

ATTEST:

Sarah W. Brock
Sarah W. Brock, Clerk to Council

First Reading: January 27, 2025 / 10:0
Second Reading: February 10, 2025 / 9:0
Public Hearing: March 10, 2025
Third Reading: March 10, 2025 / 11:0

11/15 PB Howell Gibson

Attachment 10

BEAUFORT COU
BK 4423 Pgs 1991-2001
2025017744 RED
04/17/2025 04:43:23 PM
REC'D BY pbaxley RCPT# 1202614
RECORDING FEES $15.00

ADD DMP Record 5/7/2025 03:24:53 PM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R610	030	000	0712	0000	00

(Please do not write above this line – Reserved for Register of Deeds Office)

Prepared by: Howell Gibson and Hughes PA
Post Office Box 40
Beaufort, SC 29901-0040

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

LIMITED WARRANTY DEED

WHEREAS, Beaufort County, a political subdivision of the State of South Carolina ("**Grantor**") recognizes that the unavailability of affordable housing is a serious public health and safety concern throughout the County, which places stress on families and communities at large from the lack of diversity in neighborhoods, the separation of the workforce from workplaces, the imbalance in educational opportunities and community amenities, the adverse impacts on child development, and the higher incidence of violent crime; and

WHEREAS, Beaufort Memorial Hospital ("**Grantee**") has a goal to provide workforce and affordable housing for both healthcare employees and the public, and to provide additional medical services throughout the County; and

WHEREAS, the Town of Bluffton (the "**Town**") has expressed a desire to support the goal of establishing affordable housing in the Town as documented by a resolution of Bluffton Town Council dated January 14th, 2025 and attached hereto as **EXHIBIT "A"** and incorporated herein by this reference; and

WHEREAS, Grantor has identified two parcels of real property, owned by Grantor, located in the Town, said parcels collectively consisting of approximately 10.1 acres bearing TMS No. R610 030 000 0712 0000, and with addresses of 333 and 335 Buckwalter Parkway; collectively hereinafter referred to as the "**Property**" and more particularly described in **Exhibit "B"** attached hereto and incorporated herein by this reference. The Property is conveniently located near grocery options, retail shopping, medical services, and multiple employment opportunities, and public transportation, which will further promote Grantor's goal of providing citizens with much needed affordable housing and improved access to healthcare; and

WHEREAS, Grantor desires to support Grantee's and the Town's goals by conveying the Property to Grantee for One and 00/100 ($1.00) Dollar for the purpose of developing affordable housing and medical facilities to increase access to healthcare and affordable housing in Beaufort County; and

Reviewed by Beaufort County
Legal Department

WHEREAS, Grantor desires to: (i) ensure that the conveyance of the Property is contingent on the Town approving and issuing of the necessary approvals and the residential dwelling units for the development of affordable housing and a maximum 6,000 SF medical facility on the Property; (ii) ensure that the residential housing constructed on the Property is dedicated to affordable housing through the use of restrictive land use convents more particularly described in **EXHIBIT "C"** attached hereto and incorporated herein by this reference; (iii) ensure that development of the Property commences (being at a minimum evidenced by the submission of a land development plan application) within three (3) years of the conveyance of the Property by this instrument; (iv) ensure the use of the Property shall be restricted affordable multifamily residential housing and 6,000 SF of medical facilities for a period of thirty (30) years from the date of this instrument; and 6) ensure that if at any time during the thirty (30) year period the Property ceases to be used for the above-described affordable housing and medical facilities, the Grantor shall have the option to (a) repurchase the Property for an amount equal to the fair market value of the improvements to the Property or (b) terminating the covenants and restrictions burdening the Property as described in **Exhibit "C"** in exchange for an amount equal to the fair market value of the Property at that time less the fair market value of the improvements thereon.

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to convey the Property to Grantee pursuant to the terms and conditions described herein.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that Grantor, **BEAUFORT COUNTY**, a political subdivision of the State of South Carolina, with and address of P.O. Box 1228, Beaufort, SC 29901, for and in consideration of the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which is hereby acknowledged, paid to it in hand and before the sealing of these presents by Grantee, **BEAUFORT MEMORIAL HOSPITAL**, with an address of 955 Ribaut Road, Beaufort, SC 29902, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, subject to any exception reservation and condition of record and as set forth in **Exhibit "C"** hereto, does hereby remise, release unto the said Grantee, its successors and assigns, forever, all of Grantor's right, title and interest in and to the real estate (the "**Premises**") described as follows:

SEE EXHIBIT "B" ATTACHED

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns forever, the Premises and the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

And the said Grantor does hereby bind itself, and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Beaufort Memorial Hospital, hereinabove provided against it and its successors and assigns, and any person, persons or entities whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed under seal this _____ day of April, 2025.

WITNESSES:

Print Name:

Print Name:

GRANTOR:

Michael R. Moore
Beaufort County Administrator

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGEMENT

I, a Notary Public for South Carolina, do hereby certify that Michael R. Moore, duly authorized representative and Administrator of Beaufort County, South Carolina, and as directed by Beaufort County Council by Ordinance 2025/08, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. I further certify that the witnesses hereto are not parties to nor beneficiaries of this transaction.

Witness my hand and official seal this the 17th day of April, 2025.

Notary Public for South Carolina
My Commission Expires: 03/08/2029

60750287 v2

EXHIBIT A

TOWN OF BLUFFTON TOWN COUNCIL RESOLUTION

Book4423/Page1994 CFN#2025017744

ATTACHMENT 1

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF SUPPORT FOR BEAUFORT MEMORIAL HOSPITAL'S ("BMH") 120 RESIDENTIAL DWELLING UNIT AFFORDABLE HOUSING AND MEDICAL FACILITY PROJECT AT 335 BUCKWALTER PARKWAY AND ACQUISITION OF NECESSARY RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, throughout Beaufort County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Town Council on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, Beaufort County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter Development Agreement and Concept Plan, for the purpose of affordable housing; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, Beaufort County and Beaufort Memorial Hospital ("BMH") are currently in the process of finalizing an agreement for BMH's acquisition of the property for the construction of a 120 RDU multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities ("Project"); and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

Book4423/Page1995 CFN#2025017744

WHEREAS, BMH also intends to request a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

WHEREAS, as the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Unified Development Ordinance, Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

; and

WHEREAS, the Town of Bluffton Town Council desires to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

Town Council will support the Project and Beaufort Memorial Hospital's acquisition of 120 RDUs subject to the following conditions:

1. The 60 RDUs (60 RDUs plus 60 density bonus RDUs for a total of 120 RDUs) will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH as necessary to construct affordable housing up to 80% of the current Area Median Income ("AMI").
2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the Amount equal to the number of units in said Structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.
4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.
5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property

DONE AND ACCEPTED the 14th day of January, 2025.

A public meeting was held on this Resolution on the 14th day of January, 2025.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

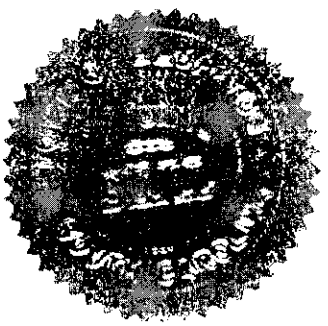


EXHIBIT B

PROPERTY DESCRIPTION

ALL that certain piece, parcel and tract of land, situate, lying and being in the Town of Bluffton, Beaufort County, South Carolina, said parcel generally known and described as Parcel C6-B, the said parcel containing a total of 10.09 acres, said Parcel C6-B more specifically shown and described on a boundary survey (the "Plat") thereof entitled "A ALTA/ACSM LAND TITLE SURVEY OF PARCEL C6-B BUCKWALTER PARKWAY", said Plat dated January 14, 2003, as prepared by T-Square Group, Inc., and certified by Forrest Baughman SCRLS #4922, with said Plat recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 91 at Page 147. For a more specific reference to Parcel C6-B by metes and bounds, reference is herewith made to the plat of record.

TMS No. R610 030 000 0712 0000

SAID PROPERTY is conveyed subject to all applicable covenants, conditions, restrictions, development agreements, planned unit development terms, easements, or other instruments and documents filed of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

SAID PROPERTY is further conveyed subject to the conditions as set forth in Exhibit "C" to this instrument.

This being the same property conveyed to Grantor herein by Deed from St. Andrew By-The-Sea United Methodist Church, Inc. dated May 8, 2024, and recorded on May 16, 2024 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 4334 at Page 3382.

This deed was prepared by the Law Firm of Howell, Gibson & Hughes, P.A., with an address of P.O. Box 40, Beaufort, SC 29901 without a current survey or title certifications.

Once recorded, please return to: Howell, Gibson & Hughes, P.A. with an address of P.O. Box 40, Beaufort, SC 29901.

EXHIBIT C

COVENANTS, CONDITIONS AND RESTRICTIONS

The Property described in **Exhibit "A"** shall be owned, conveyed and used subject to all of the covenants, conditions and restrictions described in this Exhibit "C" and the recitals to this instrument which are incorporated herein by this reference al of which shall run with the title to the Property. These covenants, conditions and restrictions shall be binding upon all Persons having any right, title, or interest in any portion of the Property, their heirs, successors, successors-in-title, and assigns:

1. That a portion of the Property may be used for the construction of medical facilities up to a maximum of six thousand square feet (6,000 SF);

2. That the Property shall be used for the construction of the maximum amount of affordable multifamily residential housing that may be permitted on the Property;

3. That development of the Property commences (being at a minimum evidenced by the submission of a land development plan application) within three (3) years from the date of this instrument;

4. That the restriction that the Property shall be utilized solely for medical facilities up to a maximum of six thousand square feet (6,000 SF) and affordable multifamily residential housing for a period of at least thirty (30) years from the date of this instrument; and

5. That if, at any time during the thirty (30) year period the subject property ceases to be used for the above-described medical facilities up to a maximum of six thousand square feet (6,000 SF) and affordable multifamily residential housing, the Grantor shall have the option to: (a) purchasing the Property from the Property's owner for an amount equal to the fair market value of the improvements to the Property or (b) terminating these covenants, conditions and restrictions for an amount equal to the fair market value of the Property at that time less the fair market value of the improvements thereon.

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is known as:

3. Check one of the following: The deed is

(a)_____subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b)_____subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c)_**X**____exempt from the deed recording fee because (see Information section of affidavit): 12-24-40 (sub-sections 1 & 2). (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a)_____The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.

(b)_____The fee is computed on the fair market value of the realty which is_____

(c)_____The fee is computed on the fair market value of the realty as established for property tax purposes which is_____.

5. Check Yes___ or No___ to the following: A lien or encumbrance existed on The land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes,"

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: _____

(b) Place the amount listed in item 5 above here:_____
(If no amount is listed, place zero here.)

(c) Subtract Line 6 (b) from Line 6(a) and place result here:_____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:_____

8. As required by **Code Section 12-24-70**, I state that I am a responsible Person who was connected with the transaction as: attorney for Beaufort County.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

T. Bendle
Thomas A. Bendle, Jr.
Attorney for Beaufort County

SWORN to before me this 10th
Day of April, 2025
Bernadene A Hales
Notary Public for South Carolina
My Commission Expires: 03/08/2029

Introduction 1
Administration 2
Application Process 3
Zoning Districts 4
Design Standards 5
Sustainable Development Incentives 6
Nonconformities 7
Penalties & Enforcement 8
Definitions & Interpretation 9

Article 6
Sustainable Development Incentives

6

6.1 Introduction and the Growth Framework Map

6.1.1 Intent

The Town strives to provide a sustainable, environmentally conscious, and business friendly community. In this regard, the intent of this Article is to provide applicants options and incentives to integrate sustainable growth principles for neighborhood development and building construction, as well as promote workforce/affordable housing goals.

A portion of this Section is facilitated through the use of a *Growth Framework Map* which sets forth a land use vision that assumes that growth should be sustainable as stated in the Town of Bluffton *Comprehensive Plan*. The *Growth Framework Map* is structured to suggest patterns of growth into "place types" that are intended to result in a growth pattern that respects the Town's natural resources, historic fabric, diverse housing, access to nature, mixed-use activity centers, street network and neighborhood structure. Place types are made up of centers and edges with varying degrees of residential and non-residential intensity. Centers consist of locations where a range of uses and density establishes context and character. Edges are either natural (such as a wetland, lake, or coastal marsh) or man-made such as a highway, parkway, or utility easements.

The Town of Bluffton recognizes that a growth framework is necessary to prepare for a more compact and sustainable future. The Town further recognizes that certain areas are best suited for a more intense land development scenario while other areas are more suited for a lower intensity of land use. To effectively and efficiently provide public services, attract desired investment, protect property values, and protect key natural resources, this growth framework is vital as the Town of Bluffton increases in population.

6.1.2 Applicability

This Article shall apply to all development or redevelopment located within a Place Type as designated on the *Growth Framework Map*, as adopted herein, and/or located within an already existing neighborhood as defined in the Town's *Comprehensive Plan*. Each application shall be judged on its own merit and the request for approval of Sustainable Development Incentives defined herein, shall be made at the time the applicable application is submitted.

The *Growth Framework Map* shall serve as a guiding document to facilitate preferred growth scenarios and is composed of the following Place Types:

A. **Rural Crossroads:** Located at the intersection of two or more rural roads, the Rural Crossroads provide a small amount of locally serving retail in a rural context. Generally, rural crossroads should have a distinct boundary from nearby agricultural uses or the natural environment;

B. **Hamlet:** Located in less urbanized areas, Hamlets typically exist at the edge of rural and developed areas. A Hamlet is made up on a single center with a small retail area and is surrounded by sparsely developed residential areas and rural businesses. The retail area and surrounding residential area of the hamlet transitions into agricultural areas or natural settings;

C. **Village:** Located in highly developed areas or those areas to be developed, a Village consists of a single center surrounded by compact, complete and connected neighborhoods providing support for a mixed-use area with moderate intensity. The mixed-use development occurs at the intersection of larger neighborhoods and along corridor connecting multiple neighborhoods; and

D. **Town Center:** Located in the most intensely developed areas or those areas to be intensely developed, Town Centers consist of compact, complete, and highly connected neighborhoods that support a larger, most intense mixed-use development condition. Buildings within the Town Center are usually larger, attached, and may be up to five stories in height.

6.1.3 Approval Authority

Sustainable Development Incentives, as described herein, shall be determined and approved by Town Council, unless approval authority is delegated to Town Manager through Town Council Resolution.

6.1.4 Calculation of Fee(s), Refund(s), Waiver(s)

Sustainable Development Incentives shall be calculated as described in this Article using the Master Fee Schedule and/or applicable Development Agreement in effect at the time the application requesting Sustainable Development Incentives is determined complete by the UDO Administrator. Refund(s), as described in this Article, refer to fees paid by the applicant for the application requested prior to approval of incentives. Waiver(s), as described in this Article, refer to future fees applicable to the application that the approval authority has determined are no longer due as part of the overall approved incentives.

6.2 Design Parameters

The following land use scenarios and development characteristics shall apply to development and/or redevelopment within the place type designations as illustrated on the *Growth Framework Map*. Further, as applicable per the below Table, *Article 4, Zoning Districts* shall serve as a baseline for implementation.

Table 6.2: Design Parameters

	Rural Crossroads	Hamlet	Village	Town Center
Activity Mix	Retail, Service, Agricultural, Community/Civic Use	Retail, Service, Residential, Agricultural, Community/Civic Use	Retail, Service, Residential, Community/Civic Use	Retail, Service, Residential, Community/Civic Use
Mix of Uses	Horizontal Mixed Use	Horizontal Mixed Use	Horizontal and Vertical Mixed Use	Horizontal and Vertical Mixed Use
Character of Buildings	Detached Residential, Agricultural Buildings, Other Detached Buildings	Detached Residential, Agricultural Buildings, Other Detached Buildings	Attached and Detached Residential Buildings, Attached and Detached Non-Residential Buildings	Mostly Attached Buildings
Place Type Scale	Size: 0.5-5 acres	Size: 6-80 acres	Size: 160+ acres	Size: 200+ acres
Zoning District Allocation	0-10% AG 20-50% RG 30-80% RMU	0-20% RMU 20-50% RG 30-70% NC	10-30% RG, NG-HD 20-60% NC, NCE-HD 10-30% GM	5-10% RG, NG-HD 30-70% NC, NCE-HD 30-70% GM

6.3 Sustainable Neighborhood Design

6.3.1 Intent

The intent of this Section is to incentivize sustainable neighborhood design and development through the implementation of Smart Growth Principles within in the Town of Bluffton.

6.3.2 Applicability

This Section shall apply to applicable applications for development and/or redevelopment within the Place Types identified on the *Growth Framework Map*. The application shall meet the criteria identified herein.

6.3.3 Standards

In order to meet the minimum threshold for qualification for incentives as described in *Section 6.3.4*, a development and/or redevelopment project must score a minimum of 15 out of a total of 20 points from the following criteria:

A. **Redevelopment Site (Total 3 Points)**

1. Redevelopment Site: Reuse of previously developed site results in a reduction of more than 15% of impervious surface coverage (1 points).
2. Historic Buildings: Preservation, renovation and / or adaptive reuse of a Contributing Structure (1 point)
3. Infill Development: Small infill development that meets all of the following requirements (1 point):
   a. Project is located within an area of Bluffton with existing infrastructure and utilities;
   b. Project is not part of five or more contiguous vacant lots in a subdivision;
   c. Project's residential density is in accordance with the base zoning specifications, and is at a gross density not less than four units per gross acre; and
   d. Project does not exceed two thousand five hundred (2,750) square feet in any residential unit, excluding space allocated to porches, carports, garages, and other accessory structures.

B. **Compact, Complete, and Connected Development (Total 3 Points)**

1. Diversity of Uses Planned within an Integrated Access System: Diversification of land use that meets all of the following requirements (1 point):
   a. Diversity of non-residential land use types (retail, office, institutional, civic) in addition to residential; and
   b. Diversity of residential building types.
2. Pedestrian System: A connected pedestrian system that meets all of the following requirements (1 point):
   a. Dedicated off-street paths / trail system and/or bikeways are provided in addition to required sidewalks to abutting neighborhoods; and
   b. Provision of pedestrian amenities such as street trees, wider sidewalks, pedestrian-scale lighting, special paving, benches, etc.

3. Lowcountry Architecture Vernacular: All proposed structures meet the Old Town architectural requirements of *Article 5, Design Standards* (1 point).

C. **Environmental Sustainability (Total 6 Points)**

1. Dedicated Stream Restoration or Wetland Creation or Restoration: Restoration or creation of a dedicated stream or wetland (1 point).
2. Native Plants: Utilize at least 80% of native plants (1 point).
3. Tree Mitigation: Provide tree replanting plan that provides 120% of minimum required plantings. If property cannot sustainably support the tree planting a fee in lieu shall be paid into the Town of Bluffton Tree Bank as prescribed in *Article 5, Design Standards* (1 point).
4. Save Trees above 20 inches Minimum Caliper: Protect 50% of all hardwood trees 20 inches minimum caliper DBH (1 point).
5. Exceed Minimum Riparian Buffer Requirements: Provide an additional 25 feet of dedicated buffer in excess of minimum requirements provided in *Article 5, Design Standards*. (1 point).
6. Exceed Minimum Wetland Buffer Requirements: Provide an additional 25 feet of dedicated wetland buffer in excess of minimum standards as defined by the South Carolina Department of Health and Environmental Control – Office of Critical Resource Management (1 point).

D. **Water Conservation / Efficiency / Management (Total 3 Points)**

1. Installation of Greywater System: Provide a greywater system (1 point).
2. Rainwater Harvesting System: Provide a rainwater harvesting system that meet all of the following requirements (1 point):
   a. Collect and make use of water runoff from minimum 50% of roof area; and
   b. Provide storage system and monitoring device and maintenance / management program.
3. Water-Permeable Walkways: Provide water-permeable walkways that meet all of the following requirements (1 point):
   a. Use water-permeable materials in 50% or more of pathways; and
   b. Provide maintenance program.

E. **Energy Efficiency (Total 3 Points)**

1. Light Pollution Reduction: install sensors or timers on all exterior site lighting fixtures including signage (1 point).
2. Solar Orientation: Orient at least 50% of structures in a manner to make available solar strategies (1 point)
3. Reduce Heat-Island Effect of Paving: Use light-colored or high albedo materials and/or porous paving with a minimum Solar Reflective Index of 0.6 or over for at least 50% of the site hardscape (1 point).

F. **Operations and Maintenance Education (Total 2 Points)**

1. Home Owner Association (HOA) Documents: Require sustainability of green site features and long-term maintenance requirements in HOA documents as recorded with the Office of the Register of Deeds of Beaufort County. (1 point).

2. Maintenance Manual for Owner / HOA / Manager: Provide a manual that includes information on how to maintain the green features of the site, including paving materials, landscaping maintenance, stormwater management maintenance, and encourages additional green activities such as recycling, gardening, etc. This Manual shall be recorded with the Office of the Register of Deeds of Beaufort County. (1 point)

6.3.4 Incentives

A. Upon Town of Bluffton approval, any new development and/or redevelopment application is eligible for the incentives described herein. Incentives may be provided for the following application and/or development agreement fee types:

1. Master Plan Application;
2. Development Plan Application;
3. Subdivision Plan Application;
4. Development Agreement Application; and
5. Development Agreement Fees:
   a. Interim Development Agreement Fee; and/or
   b. Boat Ramp Repair Fund Fee.

B. As applicable, the Town of Bluffton may issue an application and/or development agreement fee reduction for the application types identified in *Section 6.3.4.A*, based upon the following schedule:

1. 15-19 points: Town of Bluffton shall provide a 25% fee reduction; or
2. 20 points: Town of Bluffton may provide a 50% fee reduction.

6.4 Sustainable Building Design

6.4.1 Intent

The intent of this Section is to incentivize sustainable building design and construction through the implementation of Smart Growth principles within the Town of Bluffton.

6.4.2 Applicability

This Section shall apply to applicable applications for building construction that is located within a place type or existing neighborhood as designated on the *Growth Framework Map* or specified in the Town's *Comprehensive Plan*. The application shall meet the criteria identified herein.

6.4.3 Standards

The most recent standards of the United States Green Building Council Leadership in Energy and Environmental Design (LEED) program LEED program or other similar national or state program as approved by the UDO Administrator for buildings shall serve as the standards of this Section.

6.4.4 Incentives

Upon Town of Bluffton approval, any habitable building demonstrating LEED or similarly approved certification may be eligible for a Building Permit/Plan Check rebate based upon the following schedule, except that any third party plan check review fees shall be exempt from this Section:

A. LEED Certified or similar rating: Town of Bluffton shall provide a 20% fee rebate;

B. LEED Silver Certified or similar rating: Town of Bluffton may provide a 30% fee rebate;

C. LEED Gold Certified or similar rating: Town of Bluffton may provide a 40% fee rebate; or

D. LEED Platinum Certified or similar rating: Town of Bluffton may provide a 50% fee rebate.

6.5 Workforce/Affordable Housing

6.5.1 Intent

The intent of this Section is to implement the Town's Workforce/Affordable Housing Goals as identified in the *Comprehensive Plan* by providing incentives that will result in the provision of housing that is affordable to low and moderate-income families.

6.5.2 Applicability

This Section shall apply to applicable applications for the development of workforce/ affordable housing units that are located within a place type and/or existing neighborhood as designated on the *Growth Framework Map* specified in the Town's *Comprehensive Plan*, or having an approved Neighborhood Plan. The application shall meet the criteria identified herein.

6.5.3 Standards

A. **General Standards.**

1. The development must contain residential uses, of which at least 20% of the total number of dwelling units shall qualify as workforce/affordable housing pursuant to this Section. A mixture of housing types as well as uses is encouraged to be integrated throughout the development.
2. If market rate units are included in the project, workforce/affordable housing units shall be mixed with and not clustered together or segregated in any way from the market-rate units.
3. If the Development Plan contains a phasing plan, the phasing plan shall provide for the development of a proportion of the workforce/affordable housing units equal to the market rate units being developed as part of the phase. No phasing plan shall provide that the affordable housing units built are the last units in the project.
4. The exterior appearance of the affordable housing units in the project shall be made similar to the market-rate units by the provision of exterior building materials and finishes substantially the same in type and quality.

B. **Specific Standards.**

1. Prior to the submittal of the applicable application for incentive described in *Section 6.5.4*, a workforce/affordable housing plan must be submitted to the Town of Bluffton for approval. The plan shall contain, at a minimum, the following information:
   a. A general description of the entire development, including whether the development will contain owner-occupied or rental units, or both;
   b. The total number and type of market-rate units and workforce/affordable housing units in the development;

c. The number of bedrooms in each market-rate unit and each workforce/affordable unit;

d. The square footage of each market-rate unit and each workforce/affordable housing unit;

e. The location within any multi-family residential structure and any single-family residential development of each workforce/affordable housing unit;

f. The proposed ownership of workforce/affordable housing units shall be described in detail; and

g. Any commitment by local, state, or federal entity shall be identified.

2. The provisions of this Ordinance shall apply to the development and use of the property.

3. All workforce/affordable housing units shall be marketed to the public in the same manner as the market-rate units.

4. Owner-occupied workforce/affordable housing shall meet the following criteria:

a. **Eligibility.** Sale of owner-occupied workforce/affordable housing units is limited to individuals and families earning no more than 100% of the gross Area Median Income (AMI) for Beaufort County, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size. The workforce/affordable housing unit shall serve as the owner's primary residence for the duration of ownership or until the deed restrictions required by this Section have expired.

b. **Eligibility determination process.** Prospective buyers of new workforce/affordable housing units shall be screened and determined eligible by an individual or agency approved by the Town of Bluffton to make such eligibility determinations prior to closing. Prior to closing on a new workforce/affordable housing unit, the approved individual or agency determining eligibility shall submit an affidavit to the Town of Bluffton that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Section, in addition to any other information deemed appropriate and necessary by the UDO Administrator.

c. **Maximum housing cost.** The monthly mortgage payments shall include principal, interest, property taxes, homeowner insurance, private mortgage insurance, maintenance costs, and condominium or homeowners association fees, and shall total no more than 35% of the buyer's gross monthly household income.

d. **Closing costs and related fees.** The buyer of a workforce/affordable housing unit shall not pay more in closing costs than is reasonable and customary as approved by the Town of Bluffton. Buyer and seller, in accordance with their contractual obligations, shall pay reasonable and customary real estate commissions. It is reasonable and customary that the seller pays a commission to his/her real estate broker, who then shares the commission with the cooperating real estate broker representing the buyer.

e. **Term of affordability.** Resale of workforce/affordable housing units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described above, for a period of not less than thirty (30) years after issuance of the certificate of occupancy. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI). The deed restrictions shall include but not be limited to the following:

(1) A copy of such executed deed restrictions shall be submitted to the Town of Bluffton for approval prior to issuance of a Certificate of Occupancy for any portion of the development.

(2) The deed restrictions shall require notice to the Town of Bluffton of any conveyance of the workforce/affordable housing unit, and verification by an individual or agency approved by the Town of Bluffton to make such eligibility determinations that the purchaser is qualified pursuant to the requirements of this Section. Prior to closing on a resale workforce/affordable housing unit, the approved individual or agency determining eligibility shall submit an affidavit to the Town of Bluffton that sets forth the sale price, verifies the purchase price is in accordance with permitted inflationary adjustments, and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Section, in addition to any other information deemed appropriate and necessary by the UDO Administrator.

f. **Increase in household income during occupancy.** Should a household's income increase to an amount above 120% of the Area Median Income while occupying a workforce/affordable housing unit, the household shall not be required to vacate the unit.

g. **Vacation of housing unit.** Upon vacating the premises, the unit shall be sold, or made publically available for sale, to a qualifying household pursuant to the requirements of this Section.

5. Renter-occupied workforce/affordable housing shall meet the following criteria:

a. **Eligibility.** Rental of workforce/affordable housing units is limited to individuals and families earning no more than 80% of the Area Median Income for Beaufort County, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size. The workforce/affordable housing unit shall serve as the renter's primary residence for the duration of the lease.

b. **Eligibility determination process.** Prospective renters of workforce/affordable housing units shall be screened and determined eligible by an individual or agency approved by the Town of Bluffton to make such eligibility determinations prior to closing. Prior to executing a lease on a new workforce/affordable housing unit, the approved individual or agency determining eligibility shall submit an affidavit to the Town of Bluffton that sets forth the lease price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Section, in addition to any other information deemed appropriate and necessary by the UDO Administrator.

c. **Rent levels.** The maximum rent level for workforce/affordable housing units is based on the schedule of Fair Market Rents for Beaufort County, as published annually by the U.S. Department of Housing and Urban Development.

d. **Lease terms.** A minimum lease term of six months is required for all workforce/affordable housing units so as to avoid short-term rentals.

e. **Term of affordability.** Rental workforce housing units shall be limited by deed restriction to remain affordable, as defined herein, for a period of not less than thirty (30) years after issuance of the certificate of occupancy.

(1) A copy of such executed deed restrictions shall be submitted to the Town of Bluffton for approval prior to issuance of a Certificate of Occupancy for any portion of the development.

(2) The deed restrictions shall require notice to the Town of Bluffton of any lease renewal or new rental contract for the workforce/affordable housing unit, and verification by an individual or agency approved by the Town of Bluffton to make such eligibility determinations that the tenant is qualified pursuant to the requirements of this Section. Prior to execution of a new or renewal lease on a workforce/affordable housing unit, the approved individual or agency determining eligibility shall submit an affidavit to the Town of Bluffton that sets forth the lease price, verifies the lease price is in accordance with the applicable Fair Market Rent, and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Section, in addition to any other information deemed appropriate and necessary by the UDO Administrator.

f. **Increase in household income during occupancy.** Should a household's income increase to an amount above 80% of the median family income while occupying a rental workforce/affordable housing unit, the household shall not be required to vacate the unit immediately. The tenant may renew the lease for one additional term, not to exceed one year. Upon vacating the premises, the rental unit shall be rented or made available for rent to a qualifying household pursuant to the requirements of this Section.

6. Deed restrictions are required to achieve the following:
   a. Standard deed restrictions for all workforce/affordable housing units produced pursuant to the requirements of this Section are required and subject to approval by the Town of Bluffton.
   b. Such restrictions shall include, at a minimum, the following elements in conformance with this Section:
      (1) Duration.
      (2) Occupancy requirement and restrictions against leasing/subleasing.
      (3) Restriction on resale.
      (4) Requirement to notify the Town of Bluffton in the case of conveyance, lease renewal, or establishment of a new rental contract.

6.5.4 Incentives

A. **Upon Town of Bluffton approval, any workforce/affordable housing development application is eligible for the incentives described herein.** Incentives may be provided for the following application and/or development agreement fee types:

1. Master Plan Application;
2. Development Plan Application;
3. Subdivision Plan Application;
4. Building Permit Application;
5. Development Agreement Fees:
   a. Interim Development Agreement Fee; and/or
   b. Boat Ramp Repair Fund Fee.

B. **Application/Permit Fee Reduction.** As applicable, the Town of Bluffton may issue an application and/or development agreement fee rebate for the application types identified in *Section 6.5.4.A*, based upon the following schedule:

1. 20%-30% of total project dwelling units are determined to be workforce/ affordable housing units: Town of Bluffton shall provide a 25% fee reduction for all applicable applications. The Building Permit Application and Development Agreement Fee rebates shall be limited to those dwelling units that qualify as workforce/affordable.

C. **Density Bonus.** Any development providing workforce/affordable housing within a Zoning District that explicitly provides for a permitted base density shall receive a density bonus as provided below:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

1. All market-rate units shall be provided on site, except that, in a development undertaken in phases, stages, or otherwise developed in distinct sections, such units may be located in other phases, stages, or section, subject to the terms of the Development Plan.
2. Design guidelines. The project shall at a minimum meet the applicable design requirements in Article 5. The UDO Administrator shall review the project and determine if additional community features such as but not limited to additional open space, parking, lighting, streetscape elements (bike racks, street trees, sidewalks, multi-use paths), buffer plantings, tree preservation and architectural enhancements are appropriate based upon the ultimate density of the project.

6.6 Development Agreement Transfer of Development Rights

6.6.1 Intent

The intent of this Section is to provide incentives for those properties within the Town of Bluffton and under the purview of a Development Agreement to develop or redevelop in a manner that is in accordance with this Unified Development Ordinance, the *Growth Framework Map*, and the Town of Bluffton *Comprehensive Plan*.

6.6.2 Applicability

This Section shall apply to all development or redevelopment of property that is under the purview of a Development Agreement in the Town of Bluffton and within the Place Types identified on the *Growth Framework Map*. The application shall meet the criteria identified herein.

6.6.3 Standards

In order to qualify for the incentives described herein, development or redevelopment of property that is under the purview of a development agreement in the Town of Bluffton shall utilize the Town of Bluffton's Transfer of Development Rights Program and/or transfer of Assignment of Rights and Assumptions within the purview of the respective Development Agreement to facilitate growth within the respective place type as illustrated on the *Growth Framework Map*.

6.6.4 Incentives

A. Upon Town of Bluffton approval, any Development Agreement Transfer of Development Rights proposal is eligible for the incentives described in herein. Incentives may be provided for both the sending zone and receiving zone for the following application and development agreement fee types:

1. Development Agreement Application;
2. Concept Plan Application;
3. Master Plan Application;
4. Development Plan Application;
5. Subdivision Plan Application;
6. Building Permit/Plan Check Application;
7. Transfer of Development Rights Application; and/or
8. Development Agreement Fees:
   a. Interim Development Agreement Fee; and/or
   b. Boat Ramp Repair Fund Fee.

B. The Town of Bluffton may issue application and/or Development Agreement fee reductions for the applications and/or development agreement fees identified in *Section 6.6.4.A* which are determined by the Town of Bluffton to comply with this Unified Development Ordinance, the *Growth Framework Map*, and the Town of Bluffton *Comprehensive Plan*.

ATTACHMENT 1

RESOLUTION

TOWN OF BLUFFTON, SOUTH CAROLINA

A RESOLUTION OF SUPPORT FOR BEAUFORT MEMORIAL HOSPITAL'S ("BMH") 120 RESIDENTIAL DWELLING UNIT AFFORDABLE HOUSING AND MEDICAL FACILITY PROJECT AT 335 BUCKWALTER PARKWAY AND ACQUISITION OF NECESSARY RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS, the Town of Bluffton ("Town") recognizes the need for additional affordable housing within the Bluffton area; and

WHEREAS, throughout Beaufort County and, in particular, southern Beaufort County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations. Both the Town and BMH suffer due to the difficulties caused by a lack of reasonable housing options in attracting and retaining well-trained and highly qualified employees; and

WHEREAS, the Town of Bluffton Comprehensive Plan ("Blueprint Bluffton") adopted by Town Council on November 8, 2022, as amended, identifies affordable housing as an Objective for the Town's focus per Section H1.4 Foster relationships with non-profit groups and developers to assist in the development, construction, and/ or purchase of affordable housing units; and Section H2.4 Incentivize private sector partners to develop diverse housing options within existing development agreements; and

WHEREAS, Beaufort County purchased certain property located at 335 Buckwalter Parkway consisting of 10.09 acres, bearing Beaufort County Tax Map No. R610 030 000 0712 0000 ("Property"), which is within the Buckwalter Development Agreement and Concept Plan, for the purpose of affordable housing; and

WHEREAS, in addition to the Property, the County received an Assignment of Development Rights and Obligations Under Development Agreement for 10.09 acres of general commercial development rights; and

WHEREAS, Beaufort County and Beaufort Memorial Hospital ("BMH") are currently in the process of finalizing an agreement for BMH's acquisition of the property for the construction of a 120 RDU multi-family development providing affordable housing as well as up to 6,000 square feet of medical facilities ("Project"); and

WHEREAS, in order to construct the 120 multi-family unit portion of the Project, BMH must acquire 120 residential development rights; and

WHEREAS, BMH has submitted a request to the Town to acquire 60 RDUs owned by the Town which are associated with Buckwalter from the Development Rights Bank via approval of a Transfer of Development Rights Ordinance and conveyance of the 60 RDUs via a purchase and sale agreement approved by Ordinance; and

WHEREAS, BMH also intends to request a 100% density bonus of 60 RDUs as 100% of the RDUs will be designated for affordable housing via an amendment to the Buckwalter Development Agreement and Concept Plan to add the 60 RDUs to the total RDUs allowed within Buckwalter as well as incorporate additional terms as deemed necessary; and

WHEREAS, the Buckwalter Development Agreement allows density bonuses pursuant to Section XIII.3 of the Buckwalter Development Agreement as an incentive for affordable housing as follows: *"Affordable Housing. Owner and the Town recognize the increasing need for affordable housing in the Bluffton area. Owner will encourage and use best efforts to promote affordable housing within Buckwalter Tract and in consideration therefore, the Town will define affordable housing and develop reasonable incentives to encourage the development of affordable housing within Bluffton. Reasonable incentives may include but not be limited to the elimination of Development Fees on affordable housing, and density increases within any given tract to allow developers to offset any negative economic impacts as a result of the development of affordable homes. Owner will consult with Town regarding incentives to encourage and promote affordable housing which would include but not be limited to price discounts, and land and density adjustments."*

WHEREAS, as the Buckwalter Development Agreement does not provide guidance on the approval of density bonuses, the Unified Development Ordinance, Section 6.5.4.C identifies the incentive ranges for a qualified project which allows a 100% density bonus to projects providing 100% affordable housing, amounting to 60 RDUs for the Project, as follows:

Table 6.5.4: Density Bonus Incentive

Percentage of Workforce/Affordable Housing Units	Density Bonus
Minimum 25%	25%
26-50%	50%
51-75%	75%
76+%	100%

; and

WHEREAS, the Town of Bluffton Town Council desires to support the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

Town Council will support the Project and Beaufort Memorial Hospital's acquisition of 120 RDUs subject to the following conditions:

1. The 60 RDUs (60 RDUs plus 60 density bonus RDUs for a total of 120 RDUs) will be held in the Town of Bluffton's Development Rights Bank until such time as their release and assignment from the Town to BMH as necessary to construct affordable housing up to 80% of the current Area Median Income ("AMI").
2. The release of RDUs will occur at time of Building Permit Application for each Multi-Family Structure in the Amount equal to the number of units in said Structure. The RDUs will be transferred by Assignment of Rights and Obligations Under Development Agreement which shall be recorded with the Beaufort County Register of Deeds.

3. Affordable Housing Covenants shall be drafted and upon review and approval by the Town, will be recorded with the Beaufort County Register of Deeds and any future revisions will require approval by the Town Manager.
4. Use of the 120 RDUs, once assigned to BMH, shall be limited to the 10.09 acre property located at 335 Buckwalter Parkway and may not be transferred or utilized anywhere else within Buckwalter or the Town.
5. BMH shall transfer to the Town via an Assignment of Rights and Obligations Under Development Agreement recorded with the Beaufort County Register of Deeds, the residual general commercial development rights after it is determined how many of their 10.09 acre holdings are necessary for the medical facilities on the Property

DONE AND ACCEPTED the 14th day of January, 2025.

A public meeting was held on this Resolution on the 14th day of January, 2025.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

2025 Beaufort County, South Carolina
Area Median Income (AMI) Limits

Income Limits	Number of Persons in Household							
	One (1)	Two (2)	Three (3)	Four (4)	Five (5)	Six (6)	Seven (7)	Eight (8)
30% *Extremely Low*	$ 23,150	$ 26,450	$ 29,750	**$ 33,050**	$ 37,650	$ 43,150	$ 48,650	$ 54,150
50% *Very Low*	$ 38,600	$ 44,100	$ 49,600	**$ 55,100**	$ 59,500	$ 63,950	$ 68,350	$ 72,700
60% *Moderately Low*	$ 46,320	$ 52,920	$ 59,520	**$ 66,120**	$ 71,400	$ 76,740	$ 82,020	$ 87,240
80% *Low*	$ 61,700	$ 70,500	$ 79,300	**$ 88,100**	$ 95,150	$ 102,200	$ 109,250	$ 116,300
100% *Median*	$ 78,750	$ 90,000	$ 101,250	**$ 112,500**	$ 121,500	$ 130,500	$ 139,500	$ 148,500
120% *Moderate*	$ 94,500	$ 108,000	$ 121,500	**$ 135,000**	$ 145,800	$ 156,600	$ 167,400	$ 178,200
150% *High*	$ 118,130	$ 135,000	$ 151,880	**$ 168,750**	$ 182,250	$ 195,750	$ 209,250	$ 222,750

BEAUFORT MEMORIAL HEALTH & WODA COOPER - AFFORDABLE/WORKFORCE HOUSING SCHEDULE* (*As of 6/5/2025*)

	IMPORTANT DATES	COMPLETED DATE	JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER			
Transfer of Development Rights (TDR-05-25-019740)																														
Letter for Support	**12/18/2024**	**12/18/2024**																												
Town Council Executive Session and Resolution of Support	**1/14/2025**	**1/14/2025**																												
Application Submittal	**5/8/2025**	**5/8/2025**																												
Planning Commission Workshop Meeting	**6/25/2025**				**6/25**																									
Public Notice for PC Meeting	**7/6/2025**						**7/6**																							
Planning Commission Meeting (Public Hearing)	**7/23/2025**								**7/23**																					
Town Council First Reading	**7/15/2025**							**7/15**																						
Public Notice for TC 2nd Reading	**7/27/2025**									**7/27**																				
Town Council Second and Final Reading	**8/12/2025**											**8/12**																		

	IMPORTANT DATES	COMPLETED DATE	JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER			
Buckwalter Development Agreement and Concept Plan Amendment(s) (DAA-05-25-019739) & (CPA-05-25-019741)																														
Application Submittals	**5/8/2025**	**5/8/2025**																												
Planning Commission Workshop	**N/A**	**N/A**																												
Public Notice for PC Meeting	**7/6/2025**						**7/6**																							
Planning Commission Meeting (Public Hearing)	**7/23/2025**								**7/23**																					
Town Council First Reading	**7/15/2025**							**7/15**																						
Public Notice for TC Meeting	**7/27/2025**									**7/27**																				
Town Council Second and Final Reading	**8/12/2025**											**8/12**																		

*All dates are subject to meeting deadlines and receiving intial approvals

**Can be applied for concurrently

DEVELOPMENT PLAN PROJECT SCHEDULE*

	IMPORTANT DATES	COMPLETED DATE	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Preliminary Development Plan (PDP) Submittal	6/10		6/10						
Review (Typ. 20 business days)									
Design Review Committee (Every Wednesday, 1 pm)				7/9					
Revisions and Resubmittal									
Planning Commission Submittal (Typ. 4 weeks prior to PC Mtg)				7/23					
Planning Commission Meeting (PDP Approval)	8/27				8/27				

	IMPORTANT DATES	COMPLETED DATE	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Stormwater Permit (SWP)	6/10		6/10						
Preliminary Stormwater Submittal (concurrent with PDP)									
Final Stormwater Submittal (submit after approved PDP)						9/2			
Review (Typ. 20 business days)									
Revisions and Resubmittal (if applicable)									
SWP Approval & SW Surety									

	IMPORTANT DATES	COMPLETED DATE	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Final Development Plan (FDP) Submittal**	9/2					9/2			
Review (20 business days)									
Design Review Committee (FDP Approval)						9/24			
Revisions and Resubmittal (Typ. 15 days - if applicable)									

	IMPORTANT DATES	COMPLETED DATE	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Schedule Pre-Construction Meeting (Schedule anytime after FDP Approval)									
Schedule Pre-Clearing Meeting (Schedule anytime after FDP Approval)									

	IMPORTANT DATES	COMPLETED DATE	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Submit for Building Permit									
Review (Typ. 20 business days)									

*All dates are subject to meeting deadlines and receiving intial approvals
**Can be applied for concurrently

Attachment 15

Beaufort Memorial Hospital Applications
Planning Commission
Proposed Motions

Recommendation of the Ordinances Related to Consideration of requests by Livewell Terrace L.P. (Woda Cooper Group), with authorization from the Property Owner Beaufort Memorial Hospital, for the 100% affordable/workforce housing project to be known as Livewell Terrace located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 for the following for the Following Applications:

1. Recommendation of approving the acquisition of residential development rights in the amount of sixty (60) Residential Dwelling Units ("RDUs") owned by the Town of Bluffton and held in the Town's Development Rights Bank pursuant to the Transfer of Development Rights Ordinance

   "I move to recommend ***(approval/approval with conditions/postpone/deny)*** *the Ordinance Authorizing The Conveyance Of Sixty (60) Residential Development Rights Within The Buckwalter Planned Unit Development Owned By The Town Of Bluffton And Held In The Town's Development Rights Bank To Beaufort Memorial Hospital For The Affordable Housing Project To Be Developed On That Certain Property Located At 335 Buckwalter Parkway And Consisting Of 10.09 Acres, More Or Less, And Identified As Beaufort County Tax Map No. R610 030 000 0712 0000; And, Authorizing The Execution And Recording Of Associated Documents."*

2. Recommendation of an Ordinance approving an amendment to the Buckwalter Planned Unit Development ("PUD") Development Agreement to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus.

   "I move to recommend ***(approval/approval with conditions/postpone/deny)*** *the Ordinance Providing For An Amendment Of The Buckwalter Development Agreement To Incorporate Certain Properties Owned By Beaufort Memorial Hospital, Consisting Of 10.9 Acres, More Or Less, Located At 333 And 335 Buckwalter Parkway, And Bearing Beaufort County Tax Map No. R610 030 000 0712 0000, To Provide For An Affordable Housing Density Bonus Increasing The Total Permitted Development Rights By 60 Residential Dwelling Units And Incorporate Certain Terms To The Buckwalter Development Agreement."*

3. Recommendation of an Ordinance approving an amendment to the Buckwalter Planned Unit Development ("PUD") Concept Plan to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus

   "I move to recommend ***(approval/approval with conditions/postpone/deny)*** *the Ordinance Providing For An Amendment Of The Buckwalter Concept Plan To Incorporate Certain Properties Owned By Beaufort Memorial Hospital, Consisting Of 10.9 Acres, More Or Less, Located At 333 And 335 Buckwalter Parkway, And Bearing Beaufort County Tax Map No. R610 030 000 0712 0000, To Provide For An Affordable Housing Density Bonus Increasing The Total Permitted Development Rights By 60 Residential Dwelling Units And Incorporate Certain Terms To The Buckwalter Concept Plan"*