



Planning Commission

Wednesday, June 23, 2021 at 6:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES

1. May 26, 2021

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **The Elle Apartments (Street Naming Application):** A request by The Elle Apartments, LLC on behalf of the Reed Group for approval of a street naming application for new street names to be used in the proposed Elle Apartments multifamily development. The property is zoned Buckwalter Planned Unit Development and consists of approximately 45 acres identified by tax map number R610 029 000 0789 0000 located northeast of the intersection of Bluffton Parkway and Hampton Parkway. (STR 05-21-15399) (Staff-Will Howard)
2. **Parcel 7A, LLC (Preliminary Development Plan):** A request by Parcel 7A, LLC for approval of a Preliminary Development Plan. The project consists of grading, limited clearing, grubbing, leveling & restabilizing in the Townes at Buckwalter. The property is zoned Buckwalter Planned Unit Development and identified by tax map numbers R610 030 000 2004 0000, R610 030 000 2003 0000 and R610 030 000 1857 0000, located northeast of the intersection of Buckwalter Parkway and Buckwalter Towne Boulevard. (DP-01-21-014886) (Staff-Will Howard)
3. **Unified Development Ordinance Edits (PUBLIC HEARING):** Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Sec. 3.19 (Site Feature-Historic District) and Sec. 3.21 (Sign Permits);

Article 5 – Design Standards, (Sec. 5.13 Signs) and Sec. 5.15.6.Q. (Old Town Bluffton Historic District, Sign Guidelines); and, Article 9, (Sec. 9.2 – Defined Terms). (Staff- Charlotte Moore)

VIII. DISCUSSION

IX. ADJOURNMENT

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

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

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

Planning Commission

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

May 26, 2021

II. CALL TO ORDER

III. ROLL CALL

PRESENT

Commissioner Amanda Jackson Denmark
Commissioner Charlie Wetmore
Commissioner Kathleen Duncan
Commissioner Ron Williams
Commissioner Terry Hannock

ABSENT

Commissioner Matthew Youst
Commissioner Trey Griffin

IV. ADOPTION OF THE AGENDA

Motion made by Commissioner Hannock, Seconded by Commissioner Wetmore.
Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan,
Commissioner Williams, Commissioner Hannock

V. ADOPTION OF MINUTES

1. April 28, 2021

Commissioner Duncan requested the following changes be made to the April 28, 2021
Planning Commission Minutes: Changing the date of approval for the preliminary plan to
March 24, 2021. Duncan also requested that the term "exclaimed" be changed to "explained"
in the previous minutes.

Motion made by Commissioner Wetmore, Seconded by Commissioner Hannock.
Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan,
Commissioner Williams, Commissioner Hannock

VI. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

There were two public comments made. One comment was made by Tom Zinn in regard to a
grading permit for his property. The other comment was made by Karrie Ijames in regard to
flooding The Farm neighborhood with the expansion of the Buckwalter Recreation Center.

VII. OLD BUSINESS

There was no old business.

- 1. Belfair Towne Village (Certificate of Appropriateness – Highway Corridor Overlay District):** A request by Wallace Milling of Witmer Jones Keefer, Ltd, on behalf of David Carpio of Brixmor for approval of a Certificate of Appropriateness – HCOD. The project consists of the removal of trees located along the frontage buffer with US HWY 278. The Property is zoned Belfair Planned Unit Development a located northeast of the intersection of US HWY 278 and Simmonsville Road. (COFA-01-21-14930) (Staff- Will Howard)

Staff member Will Howard presented the information to the Commission which is incorporated into these minutes.

Motion for approval made by Commissioner Hannock, Seconded by Commissioner Williams. Voting Yea: Commissioner Jackson Denmark, Commissioner Williams, Commissioner Hannock Voting Nay: Commissioner Wetmore, Commissioner Duncan. The plan was approved by the Commission.

VIII. NEW BUSINESS

- 1. New Riverside Park (Street Naming Application):** A request by Constance S. Clarkson on behalf of the Town of Bluffton for approval of a street naming application to name the newly constructed private drive that will serve Fire Station #31 and the Town of Bluffton New Riverside Park. The property is zoned New Riverside Planned Unit Development and identified by tax map number R610 036 000 1319 0000 located southwest of the intersection of Okatie Highway and New Riverside Road. STR 05-21-00000) (Staff – Will Howard)

Staff member Will Howard presented information to the Commission which is incorporated into these minutes.

The recommended street name was Red Barn Drive which was properly vetted with the appropriate municipalities and agencies.

Motion for approval made by Commissioner Hannock, Seconded by Commissioner Wetmore. Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Williams, Commissioner Hannock. The plan was approved by the Commission.

- 2. Parkers Kitchen – 5 Oliver Court (Preliminary Development Plan):** A request by Drayton-Park Companies, LLC on behalf of the owner, Wyatt Pringle, for the approval of a Preliminary Development Plan. The project consists of the construction of a +/- 5,200 square foot convenience store and fuel station. The property is zoned Schultz Planned Unit Development and consists of approximately 1.88 acres identified by tax map number R610 031 000 0961 0000 located at 5 Oliver Court. (DP-02-21-015049) (Staff – Will Howard)

Staff member Will Howard presented the information to the Commission which is incorporated into these minutes.

The Commission formally requested that the UDO Administrator bring the plan back before the Commission for their comments.

Motion for approval made by Commissioner Wetmore, Seconded by Commissioner Hannock. Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Williams, Commissioner Hannock. The plan was approved by the Commission.

IX. DISCUSSION

1. Comprehensive Plan Update

Kevin Icard provided a quick update on the Comprehensive Plan. Icard stated that the roundtable and Steering Committee meetings are complete and the Town's consultants are working on putting a plan together. Icard also stated that the Town will be seeking the Planning Commission's input once the draft is put together.

X. ADJOURNMENT

Motion made by Commissioner Wetmore, Seconded by Commissioner Hannock.

Voting Yea: Commissioner Jackson Denmark, Commissioner Wetmore, Commissioner Duncan, Commissioner Williams, Commissioner Hannock

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	June 30, 2021
PROJECT:	STR 05-21-15399 The Elle Apartments, LLC - New Street Name Application
PROJECT MANAGER:	Will Howard Principal Planner-Land Development

REQUEST: A request by The Elle Apartments, LLC on behalf of The Reed Group for approval of a street naming application. The applicant is requesting approval of the following street names to be used for the proposed multifamily development in Parcel 10B of the Buckwalter Planned Unit Development (PUD).

1. Lowry Pass
2. Sikes Trail
3. Riggs Lane

BACKGROUND: The applicant is proposing to construct a 252-unit multifamily development and received a Conditional Approval of the Planning Commission for the Preliminary Development Plan at the March 24 meeting of the Planning Commission. Per comments provided at the November 4, 2021 meeting of the Development Review Committee, 3 street names are required to provide addresses for the proposed buildings.

The street naming application was reviewed at the June 16 meeting of the Development Review Committee, with all names approved for use by the Town of Bluffton, the Town of Hilton Head and Beaufort County.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance, 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.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A Does not already exist within Beaufort County;
2. Section 3.15.3.B Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E Are not numbers (such as 1st Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F Could not be perceived as offensive;
7. Section 3.15.3.G Are simple, logical, easy to pronounce, clear and brief;
8. Section 3.15.3.H Are associated with the history of Bluffton or the character of the Lowcountry when possible;
9. Section 3.15.3.I May represent a common theme within residential developments; and
10. Section 3.15.3.J The application must comply with applicable requirements in the Applications Manual.

Finding. Town Staff finds that the proposed new street names are acceptable and meet the requirements of Article 3 of the Unified Development Ordinance as stated above.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the New Street Name application as submitted by the Applicant.

ATTACHMENTS:

1. New Street Name Application
2. Site Plan



TOWN OF BLUFFTON NEW STREET NAME APPLICATION PROCESS NARRATIVE

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

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a New Street Name Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the New Street Name Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator & Development Review Committee	Applicant, Staff & Development Review Committee
If the UDO Administrator determines that the New Street Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
Step 4. Development Review Committee Meeting	Applicant & Staff
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The Applicant will be encouraged to address comments, if any, and resubmit the application materials. The application shall be forwarded to the Planning Commission (PC).	
Step 5. Planning Commission	Applicant, Staff & Planning Commission
The PC shall review the New Street Name Application for compliance with the criteria and provisions in the UDO. The PC may approve, approve with conditions, or deny the application.	
Step 6. Issuance and Recording of Certificate of Street Renaming	Applicant & Staff
If the PC approves the New Street Name Application, the UDO Administrator shall issue a Certificate of Street Name which the Applicant shall record with the Beaufort County Register of Deeds.	





**TOWN OF BLUFFTON
NEW STREET NAME APPLICATION**

ATTA

Section VII. Item #1.

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: The Elle Apartments, LLC		Name: The Reed Group	
Phone: (317) 536-2000 x 113		Phone: (843) 836-7400	
Mailing Address: 9075 N. Meridian Street, Ste 250 Indianapolis, IN 46260		Mailing Address: 1278 May River Rd, Suite 400 Bluffton, SC 29910	
E-mail: Mike Klein (mike.klein@scbodner.com)		E-mail: preed@reedgroupsc.com	
Town Business License # (if applicable):			
Project Information			
Proposed Street Name (in order of preference): Town indicates 3 names are needed. All requested are available.			
1. Lowry Pass			
2. Sikes Trail			
3. Riggs Lane			
Street Location: Parcel 10B Buckwalter		Tax Map Number(s): R610 029 000 0789 0000	
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. One (1) original plat and digital file showing the streets, proposed name of each, and a list of the proposed street name(s).			
<input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
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: 5/19/2021	
Applicant Signature: 		Date: 5/18/2021	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Job Number: 20-16

File Reference:

Scale: 1" = 100'-0"

CORP. SEAL

SEAL

BLUFFTON
APARTMENTS

BLUFFTON, SOUTH CAROLINA

**PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC**

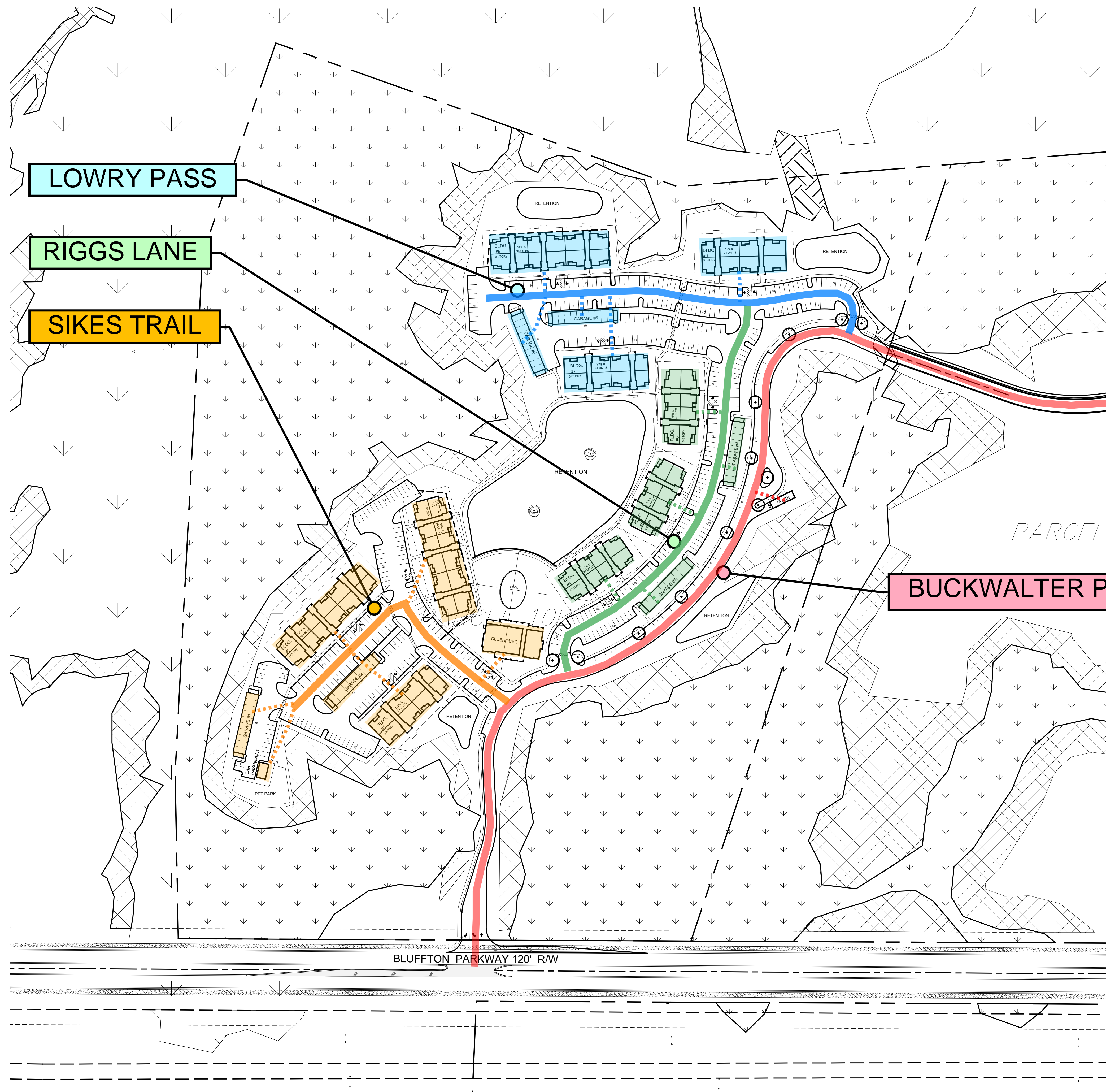
315 EAST BROAD STREET
GREENVILLE, SC 29601
(864) 382-5000

ARCHITECTURAL
SITE PLAN

Sheet Number:
SL-1.0

PARKING NOTES:
252 UNITS X 2.25 SPACES PER UNIT = 567 SPACES
568 TOTAL SPACES PROVIDED (INCLUDING GARAGE SPACES)

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252 UNITS X 2.25 SPACES PER UNIT = 567 SPACES
568 TOTAL SPACES PROVIDED (INCLUDING GARAGE SPACES)





PLANNING COMMISSION

STAFF REPORT

Department of Growth Management

MEETING DATE:	June 23, 2021
PROJECT:	Parcel 7A Preliminary Development Plan
APPLICANT:	Parcel 7A, LLC Tom Zinn
PROJECT NUMBER:	DP-01-21-14886
PROJECT MANAGER:	Will Howard Principal Planner – Land Development

REQUEST: A request by Parcel 7A, LLC for approval of a Preliminary Development Plan. The project consists of grading, limited clearing, grubbing, leveling & restabilizing in the Townes at Buckwalter. The property is zoned Buckwalter Planned Unit Development and identified by tax map numbers R610 030 000 2004 0000, R610 030 000 2003 0000 and R610 030 000 1857 0000, located northeast of the intersection of Buckwalter Parkway and Buckwalter Towne Boulevard. (DP-01-21-014886) (Attachment 1)

INTRODUCTION: The property is zoned Buckwalter Planned Unit Development and has been subdivided into 3 parcels, identified by tax map numbers R610 030 000 2004 0000, R610 030 000 2003 0000 and R610 030 000 1857 0000, comprising approximately 1.5 acres. (Attachments 2 and 3)

BACKGROUND: This application is for a Preliminary Development Plan located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Concept Plan, Development Agreement, and the Buckwalter Commons Phase 1 Master Plan. The applicant is not proposing to develop or construct buildings, roads or parking to serve a specific use on the property but is instead proposing to clear all remaining trees, fill and grade the 1.5 acre site, that was previously cleared in 2009. (Attachments 4, 5, and 6)

Comments on the Preliminary Development Plan were reviewed at the February 10, 2021 meeting of the Development Review Committee. The applicant has provided a response to address the comments provided. (Attachments 7 and 8)

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

1. **Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.**

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

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

Finding: Per the Demolition Plan provided, the applicant is proposing to remove all remaining trees on site. Per Beaufort County Zoning and Development Standards Ordinance (ZDSO) 90/3 Section 5.2.7.9.D, clearcutting is prohibited. (Attachment 9)

Finding. The applicant is requesting a permit for clearing, filling and grading only and has not proposed a specific use or locations of buildings, roadways, parking or open space. At this time, the future use of the property is unknown and a determination cannot be made as to the conformance with the Development Agreement or Master Plan.

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

Finding: A Traffic Impact Analysis was included with the Buckwalter PUD Development Agreement as well as the Buckwalter Commons Phase 1 Master Plan.

Finding: As no specific use has been proposed, no additional information relating to traffic and access has been provided.

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

Finding: The Applicant has noted that the required utilities including electrical, telephone, water and sewer are available to the site. Letters from the agencies providing these services will be required at time of Final Development Plan submittal per the Applications Manual.

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

Finding. The applicant is proposing grading and earthwork only and is not proposing the construction of infrastructure, roads, parking, utilities, or buildings that would require phasing. The clearing, filling, and grading is proposed to be completed in a single phase.

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

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

Finding: Per the comments provided at DRC review on February 10, 2021, the application is lacking the following materials and/or information that are required per the Development Plan Application List:

- *A signed Development Plan Application Checklist*
- *A narrative describing the proposed development and uses for the site.*
- *A schematic layout and design indicating overall site configuration to include roadway design; building locations; building size, general setbacks and orientations.*
- *General location and ingress/egress of parking areas on the site.*
- *Proposed Open Space Areas.*
- *Narrative or plan notes describing the proposed exterior lighting scheme for the property.*

Finding: The applicant maintains that the application is for a "grading only" permit and therefore the application requirements for specific use, site configuration, traffic access, etc. do not apply. There is no provision within the Town of Bluffton for a "grading only" permit. The grading and land disturbance that are described and requested are only permitted in conjunction with a development permit, that is issued upon approval of a Final Development Plan.

PLANNING COMMISSION ACTION: The Planning Commission has the authority to take the following actions with respect to the application:

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

STAFF RECOMMENDATION: Staff is recommending the application be denied as submitted as it is incomplete and lacking the following information listed in the review criteria, item 6. **Section 3.10.3.A.6.:**

- *A signed Development Plan Application Checklist*
- *A narrative describing the proposed development and uses for the site.*
- *A schematic layout and design indicating overall site configuration to include roadway design; building locations; building size, general setbacks and orientations.*

- *General location and ingress/egress of parking areas on the site.*
- *Proposed Open Space Areas.*
- *Narrative or plan notes describing the proposed exterior lighting scheme for the property.*

ATTACHMENTS:

1. Application package
2. Location Map
3. Location Map - 2
4. Grading Plans
5. Aerial Photo 2008
6. Aerial Photo 2009
7. DRC Staff Comments
8. Applicant's response to DRC Comments



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Custodian Section VII. Item #2.

20 Bridge Street
Bluffton, SC 29910

(843)706-4522

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: PARCEL 7A LLC		Name: PARCEL 7A LLC	
Phone: 843-705-9400 (office) 843-384-1451 (cell)		Phone: 843-705-9400 (office) 843-384-1451 (cell)	
Mailing Address: PO Box 1126 Bluffton SC 29910		Mailing Address: PO Box 1126 Bluffton SC 29910	
E-mail: TZINN@ZAMSC.COM		E-mail: TZINN@ZAMSC.COM	
Town Business License # (if applicable):			
Project Information			
Project Name: PARCEL 7A, LLC GRADING PLAN		<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Project Location: BUCKWALTER TOWNES BLVD. SC		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Zoning District: PUD PLANNED UNIT DEVELOPMENT		Acreage: 1.5	
Tax Map Number(s): R110-030-000-1856-0000 and R610-030-000-1857-0000			
Project Description: GRADING PERMIT ONLY - LIMITED CLEARING, GRUBBING, LEVELING + RE-STABILIZING OF SITE			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 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: 11/4/2020	
Applicant Signature:		Date: 11/4/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

D H E C

South Carolina Department of Health
and Environmental Control

NOTICE OF INTENT (NOI)

For Coverage(s) of Primary Permittees
Under South Carolina NPDES General Permit
For Stormwater Discharges From Construction Activities SCR100000
(Maintain As Part of On-Site SWPPP)

For Official Use Only

File Number: 07-04-08-088

Permit Number: SCR10 00000

Submittal Package Complete:

Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR1000000. Fees required for review and NPDES coverage of each application type are as listed on page 2 of the instructions.

SCR100000
07-04-08-088
3/6/17
Michele Jones

Date: 12/05/2016

Project/Site Name: Parcel 7A LLC Grading Plan, Buckwater Towne Blvd

County: Beaufort County

(Modification or Change of Information Only) Prior Approved NPDES Permit or File Number:

Do you want this project to be considered for the Expedited Review Program (ERP)? ☐ Yes or ☒ No (See instructions)

I. Notice of Intent (NOI) Application Type(s)

A. Project (Application/Review) Type(s) (Select ALL that apply):

☒ New Project (Initial Notification)Ongoing Project: ☐ Permitted or ☐ Un-Permitted☐ Late Notification☐ New Owner/Operator or Company Name Change (see instructions, attach Form A (Transfer of Ownership))☐ Major Modification: (see instructions, attach Form B (Major Modifications))☐ MS4 Project Review☒ Ocean and Coastal Resource Management (OCRM) Review☐ Change of Information/Other (Specify):

B. If Applicable, identify the entity designated as MS4 Reviewer and MS4 Operator (i.e., Lexington County, City of Greer, etc.): MS4 Reviewer MS4 Operator

II. Primary Permittee Information

☐ Person or ☒ Company

If a Company, are you a

☐ Lending Institution or☐ Change of Information

Company EIN (if applicable): EIN: 20-3779279

A. Primary Permittee Name: Parcel 7A LLC / Zinn Asset Management

Mailing Address: P.O. Box 1726

Phone: 843-384-1451

Fax:

City: Bluffton

State: SC Zip: 29910

B. Contact / ODSA Name

(if different from above OR if owner's a company): Tom Zinn

Mailing Address: P.O. Box 1726

Phone: 843-384-1451

Fax:

City: Bluffton

State: SC Zip: 29910

C. Property Owner Name

(if different from above): Parcel 7A LLC

Mailing Address: P.O. Box 1726

Phone:

Fax:

City: Bluffton

State: SC Zip: 29910

Email Address:

III. Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Preparer Information

A. C-SWPPP Preparer Name: Mike Roselli P.E.

B. Registered Professional ☒ Engineer ☐ Landscape Architect ☐ Tier B Land Surveyor

C. Company/Firm Name: Bohler Engineering NC, PLLC

Mailing Address: 4011 Westchase Blvd. Suite 290

Phone: 919-578-9000

Fax: 919-703-2665

City: Raleigh

S. C. Registration #: 4810

S. C. COA #: 4810

Email Address: mroselli@bohlereng.com

IV. Project/Site Information

A. Type of Construction Activity(ies) (Select ALL that apply):

☒ Commercial☐ Industrial☐ Institutional☐ Mass Grading☐ Linear☐ Utility/Infrastructure☐ Residential: Single-family☐ Residential: Multi-family☐ Multi-use (Commercial & Residential)☒ Site Preparation (No New Impervious Area)☐ Other (Specify):

B. Site Address/Location

City/Town (if in limits): BLUFFTON

Latitude: 32° 16' 11" N

Longitude: - 80° 54' 43" W

Zip Code: 29910

Tax Map Number (s)

is a : R610 030 000 1856 0000 & R610 030 000 1857 0000

DHEC 2617 (10/2012)

Web Site: Google Earth

PINs to be revised upon plat recordation

- C. Is this site located on Indian Land? ☐ Yes ☒ No
- D. Proposed Start Date: 03/02/2017 Proposed Completion Date: 6/1/2017
- E. Disturbed Area (nearest tenth of an acre): 1.5 Total Area (acres): 1.5
- F. Modification Only: (nearest tenth of an acre): Disturbed Area: Current (Approved) Area:
 Disturbed Area Change (Increase Only): Total Disturbed Area (After Change):
- G. Is this project part of a Larger Common Plan for Development or Sale (LCP)? ☒ Yes ☐ No
 LCP/ Overall Development Name: The Townes at Burkholder Check here if this is the First Phase. ☐
- Previous State Permit/File Number: 07-04-04-08 Previous NPDES Coverage Number: SCR10 9645

- H. Any Flooding Problems exist downstream of or adjacent to this site? ☐ Yes ☒ No (If yes, provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP).
- I. Active S.C. DHEC Warning Notice, Notice to Comply or Notice of Violation for this site or LCP? ☐ Yes ☒ No
- J. List Relevant State and Federal Environmental Permits or Approvals applied for or obtained for this site (e.g., RCRA, USACOE, Nationwide, etc.). If None, list None.
SCDHEC CZC Permit application dated 12/05/2016

- K. Any Waiver(s)/Variances/Exceptions Requested for this Project? (If yes, identify below and include Waiver Request and Justifications in the C-SWPPP for each proposed request).
1. Small Construction Activity Waiver(s) From NPDES permitting (Section 1.4 & Appendix B)? ☐ Yes ☒ No
 If yes, identify requested waiver: ☐ Rainfall Erosivity Waiver ☐ TMDL Waiver ☐ Equivalent Analysis Waiver
2. Detention Waiver (72-302(b))? ☐ Yes ☒ No
3. Other (Specify): _____

V. **Waterbody Information** (Attach additional sheet(s) as needed) ☐ Change of Information

- A. **Receiving Waterbody(s) (RWB) Information** (List the nearest and next nearest receiving waterbodies to which the sites stormwater discharges will drain. If stormwater discharges drain to multiple waterbodies, list all such waterbodies).

1. Name of Receiving Waterbodies (RWB)	2. Distance to RWB (feet)	3. Classification of RWB
a. Nearest: <u>Unnamed Tributary to Okatie River</u>		
b. Next Nearest: <u>Okatie River</u>	225	ORW
c. Coastal Zone ONLY: Coastal Receiving Water (CRW): <u>UNT to Okatie River</u>	13,000	ORW(SFH)
d. Other Waterbodies:	225	Not Applicable

B. **Waters of the U.S. / State Information** (Attach additional sheet(s) as needed)

Waters of the U.S. / State	1. On the site?	2. Delineated/ Identified?	3. Impacts?	4. Amount of impacts
a. Jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac
b. Non-jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac
c. Other Water(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac ___ Feet
d. Coastal Zone ONLY: Direct Critical Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	___ Ac ___ Feet

5. If yes for Impacts in B.3, describe each impact and activity, and list all permits (e.g., USACOE Nationwide Permit, DHEC General Permit) and certifications that have been applied for or obtained for each impact:

C. **S.C. Navigable Waters (SCNW) Information** (Section 2.6.5) The Department will address any issues related to State Navigable Waters' Program under SC Regulation 19-450 during the review of the C-SWPPP for activities that will NOT require a 404 permit or a 401 certification. (Attach additional sheet(s) as needed).

1. Are S.C. Navigable Waters (SCNW) on the site? ☐ Yes ☒ No
 a. If no, do not complete this question. Proceed to Section D (Impaired Waterbodies).
 b. If yes, provide the name of S.C. Navigable Waters (SCNW) on the site:
 If yes, describe SCNW activities (e.g., road crossing, sea dikes, utility line, temporary or permanent structures, etc.) and proceed to Section C.3:
3. Identify permits providing coverage of SCNW activities proposed for your site. If NONE, list none.

Permits/Certifications	Permit or Certification No.	Corresponding Covered SCNW Activity(ies)
a. DHEC General/ Other DHEC Permit		
b. USACOE 404 Permit or 401 Certification		
c. SCNW Permit If applied for or issued, identify Date applied for or issued:		<input type="checkbox"/> All Activities or <input type="checkbox"/> Some Activities (Describe):
d. If a SCNW Permit has <u>NOT</u> been applied for provide an additional plan sheet that shows plan and profile views (drawn to scale) of the SCNW and associated activities. Include a description of all proposed activities on this plan.		

D. Impaired Waterbodies Information [Attach additional sheet(s) as needed]

1. 303(d) Listed Impaired Waterbodies

a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?

Nearest DHEC WQMS(s) Corresponding Waterbody

18-08
MD-176
Sakehatchie
Sakehatchie

b. Is this WQMS(s) listed on the most current 303(d) list? If No, proceed to Section 2 of this table. If Yes, complete Items c thru f.

☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No

c. List the pollutant(s) identified as "CAUSES" of the impairment

d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?

☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No

e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.

f. If yes for d above, will use of the BMPs proposed for your project ensure the site's discharges will **NOT** contribute to or cause further WQS violations for the impairment(s) listed in c? ☐ Yes ☒ No
(NOTE: If no for f, this site is **NOT** eligible for coverage under the CGP). See Instructions.

2. TMDL Impaired Waterbodies

a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4?

18-08
MD-176

b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete Items c thru f of this table.

☒ Yes ☐ No
☐ Yes ☒ No
☐ Yes ☐ No

c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?

SFHFecal

d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?

☐ Yes ☒ No
☐ Yes ☐ No
☐ Yes ☐ No

e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?

☒ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

f. If yes for e above, are your discharges consistent with the assumptions and requirements of the TMDL(s)? ☒ Yes ☐ No
(NOTE: If no for f, this site is **NOT** eligible for coverage under the CGP). See Instructions.

VI.

Signatures and Certifications DO **NOT** SIGN IN BLACK INK! Read the Certifications below (in entirety). Provide date, printed name, and signatures below. If you are a New Owner/Operator, as Primary Permittee you must also sign and date the applicable Comprehensive SWPPP Acceptance & Compliance Agreement below.

C-SWPPP PREPARER: "One copy of the C-SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000." (This should be the person identified in Section III).

Mike Roselli, PE

Printed Name of C-SWPPP Preparer

Signature of C-SWPPP Preparer

32414

S. C. Registration #

PRIMARY PERMITTEE: "I or I (on behalf of my company and its contractors and agents), as the case may be, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I understand that DHEC enforcement actions may be taken if the terms and conditions of the C-SWPPP are not met and I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I or I (on behalf of my company and its contractors and agents), as the case may be, also hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the to S. C. Department of Health and Environmental Control (DHEC) and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity." (See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.) Having understood the above information, I am signing this certification as Primary Permittee to the aforementioned NPDES general permit."

Tom Zinn

Printed Name of Primary Permittee

Member of Zinn Investments III LLC, Member of Parcel 7a LLC

Title/Position

1/18/2017

Date Signed

Signature of Primary Permittee

South Carolina Board of Health and Environmental Control

Guide to Board Review

Pursuant to S.C. Code Ann. § 44-1-60:

The decision of the South Carolina Department of Health and Environmental Control (Department) becomes the final agency decision fifteen (15) calendar days after notice of the decision has been mailed to the applicant, permittee, licensee and affected persons who have requested in writing to be notified, unless a written request for final review accompanied by a filing fee in the amount of \$100 is filed with the Department by the applicant, permittee, licensee or affected person.

Applicants, permittees, licensees, and affected parties are encouraged to engage in mediation or settlement discussions during the final review process.

If the Board declines in writing to schedule a final review conference, the Department's decision becomes the final agency decision and an applicant, permittee, licensee, or affected person may request a contested case hearing before the Administrative Law Court within thirty (30) calendar days after notice is mailed that the Board declined to hold a final review conference. In matters pertaining to decisions under the South Carolina Mining Act, appeals should be made to the South Carolina Mining Council.

I. Filing of Request for Final Review

1. A written Request for Final Review (RFR) and the required filing fee of one hundred dollars (\$100) must be received by Clerk of the Board within fifteen (15) calendar days after notice of the staff decision has been mailed to the applicant, permittee, licensee, or affected persons. If the 15th day occurs on a weekend or State holiday, the RFR must be received by the Clerk on the next working day. RFRs will not be accepted after 5:00 p.m.
2. RFRs shall be in writing and should include, at a minimum, the following information:
 - The grounds for amending, modifying, or rescinding the staff decision;
 - a statement of any significant issues or factors the Board should consider in deciding how to handle the matter;
 - the relief requested;
 - a copy of the decision for which review is requested; and
 - mailing address, email address, if applicable, and phone number(s) at which the requestor can be contacted.
3. RFRs should be filed in person or by mail at the following address:
 South Carolina Board of Health and Environmental Control
 Attention: Clerk of the Board
 2600 Bull Street
 Columbia, South Carolina 29201
 Alternatively, RFR's may be filed with the Clerk by facsimile (803-898-3393) or by electronic mail (boardclerk@dhc.sc.gov).
4. The filing fee may be paid by cash, check or credit card and must be received by the 15th day.
5. If there is any perceived discrepancy in compliance with this RFR filing procedure, the Clerk should consult with the Chairman or, if the Chairman is unavailable, the Vice-Chairman. The Chairman or the Vice-Chairman will determine whether the RFR is timely and properly filed and direct the Clerk to (1) process the RFR for consideration by the Board or (2) return the RFR and filing fee to the requestor with a cover letter explaining why the RFR was not timely or properly filed. Processing an RFR for consideration by the Board shall not be interpreted as a waiver of any claim or defense by the agency in subsequent proceedings concerning the RFR.
6. If the RFR will be processed for Board consideration, the Clerk will send an Acknowledgement of RFR to the Requestor and the applicant, permittee, or licensee, if other than the Requestor. All personal and financial identifying information will be redacted from the RFR and accompanying documentation before the RFR is released to the Board, Department staff or the public.
7. If an RFR pertains to an emergency order, the Clerk will, upon receipt, immediately provide a copy of the RFR to all Board members. The Chairman, or in his or her absence, the Vice-Chairman shall based on the circumstances, decide whether to refer the RFR to the RFR Committee for expedited review or to decline in writing to schedule a Final Review Conference. If the Chairman or Vice-Chairman determines review by the RFR Committee is appropriate, the Clerk will forward a copy of the RFR to Department staff and Office of General Counsel. A Department response and RFR Committee review will be provided on an expedited schedule defined by the Chairman or Vice-Chairman.
8. The Clerk will email the RFR to staff and Office of General Counsel and request a Department Response within eight (8) working days. Upon receipt of the Department Response, the Clerk will forward the RFR and Department Response to all Board members for review, and all Board members will confirm receipt of the RFR to the Clerk by email. If a Board member does not confirm receipt of the RFR within a twenty-four (24) hour period, the Clerk will contact the Board member and confirm receipt. If a Board member believes the RFR should be considered by the RFR Committee, he or she will respond to

the Clerk's email within forty-eight (48) hours and will request further review. If no Board member requests further review of the RFR within the forty-eight (48) hour period, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Final Review Conference. Contested case guidance will be included within the letter.

NOTE: If the time periods described above end on a weekend or State holiday, the time is automatically extended to 5:00 p.m. on the next business day.

9. If the RFR is to be considered by the RFR Committee, the Clerk will notify the Presiding Member of the RFR Committee and the Chairman that further review is requested by the Board. RFR Committee meetings are open to the public and will be public noticed at least 24 hours in advance.
10. Following RFR Committee or Board consideration of the RFR, if it is determined no Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Conference. Contested case guidance will be included within the letter.

II. Final Review Conference Scheduling

1. If a Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, informing the Requestor of the determination.
2. The Clerk will request Department staff provide the Administrative Record.
3. The Clerk will send Notice of Final Review Conference to the parties at least ten (10) days before the Conference. The Conference will be publically noticed and should:
 - include the place, date and time of the Conference;
 - state the presentation times allowed in the Conference;
 - state evidence may be presented at the Conference;
 - if the conference will be held by committee, include a copy of the Chairman's order appointing the committee; and
 - inform the Requestor of his or her right to request a transcript of the proceedings of the Conference prepared at Requestor's expense.
4. If a party requests a transcript of the proceedings of the Conference and agrees to pay all related costs in writing, including costs for the transcript, the Clerk will schedule a court reporter for the Conference.

III. Final Review Conference and Decision

1. The order of presentation in the Conference will, subject to the presiding officer's discretion, be as follows:
 - Department staff will provide an overview of the staff decision and the applicable law to include [10 minutes]:
 - Type of decision (permit, enforcement, etc.) and description of the program.
 - Parties
 - Description of facility/site
 - Applicable statutes and regulations.
 - Decision and materials relied upon in the administrative record to support the staff decision.
 - Requestor(s) will state the reasons for protesting the staff decision and may provide evidence to support amending, modifying, or rescinding the staff decision. [15 minutes] *NOTE: The burden of proof is on the Requestor(s)*
 - Rebuttal by Department staff [15 minutes]
 - Rebuttal by Requestor(s) [10 minutes]

Note: Times noted in brackets are for information only and are superseded by times stated in the Notice of Final Review Conference or by the presiding officer.
2. Parties may present evidence during the conference; however, the rules of evidence do not apply.
3. At any time during the conference, the officers conducting the Conference may request additional information and may question the Requestor, the staff, and anyone else providing information at the Conference.
4. The presiding officer, in his or her sole discretion, may allow additional time for presentations and may impose time limits on the Conference.
5. All Conferences are open to the public.
6. The officers may deliberate in closed session.
7. The officers may announce the decision at the conclusion of the Conference or it may be reserved for consideration.
8. The Clerk will mail the written final agency decision (FAD) to parties within 30 days after the Conference. The written decision must explain the basis for the decision and inform the parties of their right to request a contested case hearing before the Administrative Law Court or in matters pertaining to decisions under the South Carolina Mining Act, to request a hearing before the South Carolina Mining Council. The FAD will be sent by certified mail, return receipt requested.
9. Communications may also be sent by electronic mail, in addition to the forms stated herein, when electronic mail addresses are provided to the Clerk.

The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.



March 10, 2017

TOM ZINN
PARCEL 7A LLC
PO BOX 1726
BLUFFTON SC 29910

RE: PARCEL 7A LLC GRADING PLAN BUCKWALTER TOWNE BLVD, Beaufort County
File Number: 07-04-08-08B
NPDES Coverage Number: SCR10BB14

Dear Tom Zinn:

The Department of Health and Environmental Control (Department or DHEC) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **March 10, 2017**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities SCR100000 (CGP), this project has been granted coverage under the CGP. This project's general permit coverage number is **SCR10BB14**. The total disturbed area for this site is **1.5 acres**.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification dated 03/07/2017 for additional conditions related to the Coastal Zone Consistency determination.

Because this project is part of a larger common plan for development or sale (LCP), all applications for future land-disturbing activities that are part of this LCP (phases, outparcels, etc.) should include the above-referenced file number (07-04-08-08B), NPDES coverage number (SCR10BB14), and project name THE TOWNES AT BUCKWALTER.

The CGP can be downloaded at the following website:
<http://www.scdhec.gov/Environment/docs/CGP-permit.pdf> or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify this DHEC EQC Regional Office prior to starting any land-disturbing activity. The address and telephone number of the EQC office are as follows:

Beaufort EQC Office
104 PARKER DR
BEAUFORT SC 29906
843-846-1030

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Coastal Stormwater Permitting Section at (843) 953-0200.

A copy of the stamped, approved SWPPP (including a copy the CGP, contractor certifications, inspection records, rainfall data, etc), NOI, and CGP coverage letter from DHEC must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. Annual Blanket Utility Providers must provide a copy of their annual blanket registration information. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)898-1362 or via e-mail at AskMines@dhec.sc.gov.

Please see the enclosed "Notice of Appeal Procedure" document for information about the procedures for appealing this NPDES coverage.

If you have any questions or cannot access the referenced websites, please call me at 843-953-0249.

Sincerely,



Matthew T. Hauser
Coastal Stormwater Permitting Section
1362 McMillan Ave., Suite 400
Charleston, SC 29405

cc: Mike Roselli—BOHLER ENGINEERING NC, PLLC

cc: Penny Cornett—Region 8, Beaufort EQC Office



Coastal Zone Consistency Determination

To: Matthew Hauser, BOW Coastal Stormwater Permitting Section
 From: CK Christine Koczera, OCRM Coastal Zone Consistency Section
 Applicant: Parcel 7A, LLC
 Project Name: Parcel 7A LLC Grading Plan, Buckwalter Towne Blvd.
 Finding: Conditionally Consistent with the S.C. Coastal Zone Management Program.
 Site location: Buckwalter Towne Boulevard, Bluffton, Beaufort County
 CZC #: CZC-16-1581
 PN#: SCR10BB14
 Date: March 7, 2017

The staff of the Office of Ocean and Coastal Resource Management (OCRM) has reviewed the above referenced Coastal Zone Consistency request for land disturbance associated with site preparation for a future commercial development including clearing, grading, vegetative stabilization, and the installation of stormwater management drainage infrastructure. The total area of land disturbance is 1.5 acres of a 1.5 acre tract of land.

We hereby certify that the above referenced project is **Consistent** with the Guidelines for Evaluation of All Projects and the (1) Commercial Development, and the (2) Stormwater Management (Runoff) Policies contained in the S.C. Coastal Zone Management Program provided that the following conditions are included in the permit and adhered to by the applicant.

1. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office (SHPO) and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.
2. The project must be fully consistent with all local zoning, ordinances, comprehensive plans and other specific local authorizations prior to land disturbance.
3. Upon completion of construction activities, all undeveloped disturbed areas, including those impacted for access, must be immediately stabilized.
4. The applicant must demonstrate that storage of the first 1/2 inch of run-off from the entire site or storage of the first one (1) inch of run-off through retention, detention, or infiltration systems, from the built upon portion of the property, whichever is greater.

CMJ 3/8/17

S.C. Department of Health and Environmental Control
 2500 Bell Street Columbia, SC 29201 1803-898 3432 www.scdhec.gov

Page 2
Parcel 7A LLC Grading Plan, Buckwalter Towne Blvd.
March 7, 2017

This certification shall serve as the final DHEC OCRM Coastal Zone Consistency approval for the work described above but does not alleviate the applicant's responsibility to obtain other required local, state or federal approvals.



Section VII. Item #2.

Tom Zinn <tzinn@zamsc.com>

Parcel 7a tree DBH.pdf**Tom Zinn** <tzinn@zamsc.com>

Tue, Apr 28, 2020 at 8:54 AM

To: "Colin, Heather" <hcolin@townofbluffton.com>

Heather,
Attached please find a random sample of tree growth since the last tree certified survey was done.
These trees have yellow tags on them.
I look forward to our call at 9 AM today.
Best regards.
Tom

JD Hoft
Hoft Environmental Service LLC
Mobile: 843-422-5147
Email: JDHoft@Hoftes.com

--

Thomas R. Zinn
President
Zinn Asset Management Corporation
843-705-9400
www.zamsc.com



Parcel 7a tree DBH.pdf
19K



Hoft Environmental Service LLC
66 Crossings Blvd
Bluffton, SC 29910

Phone: 843-422-5147
Fed ID. #: 47-4416188
Email: JDHoft@Hoftes.com

PARCEL 7A Tree DBH 2016-2020

Below is a table comparing a random sample of Tree DBH from plan page C-1.0 Dated 12/05/2016 to field measurements taken 04/26/2020. Samples were taken from the southern side of property

Species	Pine	Maple	Pine	Oak	Pine	Gum	Oak	Pine	Pine	Gum
2016	15	21	13	12	13	12	8	12	14	12
2020	16	22.75	14.5	12.75	15	13	9.5	13	14.75	13

Thank you,

Justin Hoft
Hoft Environmental Service LLC

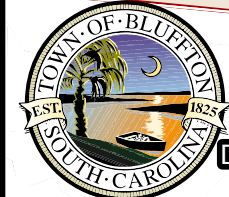
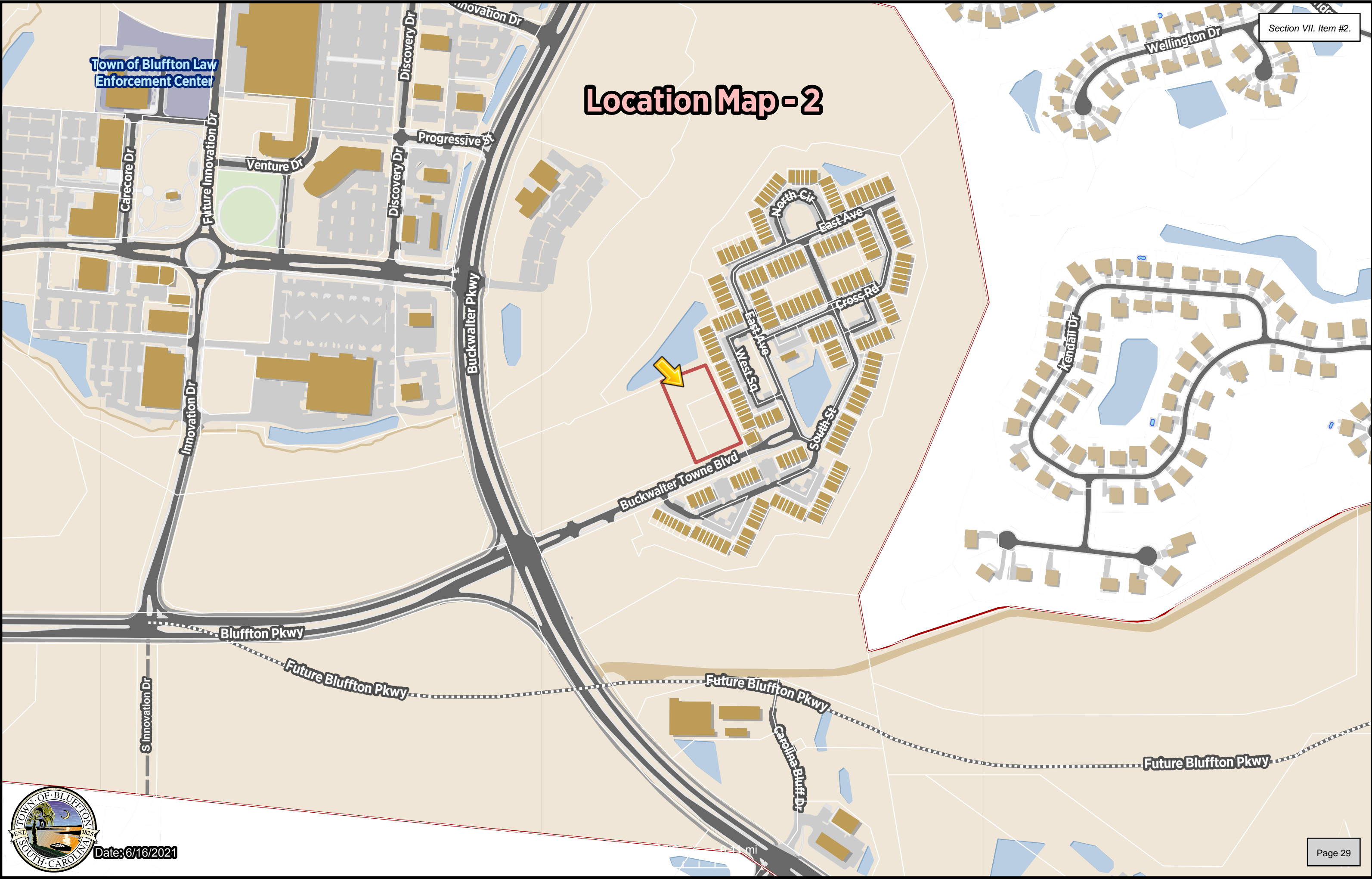
Location Map - 1



Date: 6/16/2021

0 0.01 0.01 0.02 mi

Location Map - 2



GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

TOPOGRAPHIC AND TREE SURVEY BY ATLAS SURVEYING INC.
49 BROWN'S COVE ROAD, SUITE 5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
DATED: 9/26/16

ALTA/ASCM LAND TITLE SURVEY OF BUCKWALTER COMMERCIAL BY GEOSURVEY, LTD.
1660 BARNES MILL ROAD
MARIETTA, GEORGIA 30062
SEALED BY TRENTON D. TURK, S.C.R.L.S. NO.: 14820
PHONE: (770) 795-9900
DATED: 2/18/2016
REVISED: 5/04/16
GS JOB NO. 20165144-01

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

2. ALL ACCESSIBLE (AK/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERSECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, OR FOR ANY CONFLICTS/SOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE REQUIRED INSURANCE UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OR SUBCONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED FOR REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH

OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH SDCHEC REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTORS FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE THE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE, WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN ARE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT MUST BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE. SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS, WHEN APPLICABLE. THE PROJECT ENGINEER DOES NOT HAVE ANY AUTHORITY TO WAIVE ANY COMPACTON MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2x4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEYS' FEES AND THE LIKE WHICH RESULT FROM SAME.

18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURBS. IF IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

21. CONTRACTOR MUST SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK.

22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

23. STORM DRAINAGE PIPE:

UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH WATER TIGHT JOINTS UNLESS INDICATED OTHERWISE. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR WATER TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.

25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.

28. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

29. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.




30. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

31. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.

32. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET			
AC	ACRES	LP	LOW POINT
ADA	AMERICANS WITH DISABILITY ACT	L/S	LANDSCAPE
ARCH	ARCHITECTURAL	MAX	MAXIMUM
BC	BOTTOM OF CURB	MIN	MINIMUM
BF	BASEMENT FLOOR	MH	MANHOLE
BK	BLOCK	MJ	MECHANICAL JOINT
BL	BASELINE	OC	ON CENTER
BLDG	BUILDING	PA	POINT OF ANALYSIS
BM	BUILDING BENCHMARK	PC	POINT CURVATURE
BRL	BUILDING RESTRICTION LINE	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
CF	CUBIC FEET	PI	POINT OF INTERSECTION
CL	CENTERLINE	POG	POINT OF GRADE
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
CNPY	CANOPY	PT	POINT OF TANGENCY
CONN	CONNECTION	PTCR	POINT OF TANGENCY, CURB RETURN
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARDS	PVT	POINT OF VERTICAL TANGENCY
DEC	DECORATIVE	R	RADIUS
DEP	DEPRESSED	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RET WALL	RETAINING WALL
DOM	DOMESTIC	R/W	RIGHT OF WAY
ELEC	ELECTRIC	S	SLOPE
ELEV	ELEVATION	SAN	SANITARY SEWER
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ES	EDGE OF SHOULDER	STA	STATION
EW	END WALL	STM	STORM
EX	EXISTING	S/W	SIDEWALK
FES	FLARED END SECTION	TBR	TO BE REMOVED
FF	FINISHED FLOOR	TBRL	TO BE RELOCATED
FH	FIRE HYDRANT	TC	TOP OF CURB
FG	FINISHED GRADE	TELE	TELEPHONE
G	GRADE	TFP	TREE PROTECTION FENCE
GF	GARAGE FLOOR (AT DOOR)	TR	TO REMAIN
GH	GRADE HIGHER SIDE OF WALL	TW	TOP OF WALL
GL	GRADE LOWER SIDE OF WALL	TYP	TYPICAL
GRT	GRATE	UG	UNDERGROUND
GV	GATE VALVE	UP	UTILITY POLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	W	WIDE
HP	HIGH POINT	WL	WATER LINE
HOR	HORIZONTAL	WM	WATER METER
HW	HEADWALL	±	PLUS OR MINUS
INT	INTERSECTION	°	DEGREE
INV	INVERT	Ø	DIAMETER
LF	LINEAR FOOT	#	NUMBER
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		

GRAPHIC LEGEND:	
	SOILS BOUNDARY
	
	COOSAW LOAMY FINE SAND

ANNOTATION LEGEND:	
TBR:	TO BE REMOVED

P	PINE
LA	LAUREL OAK
WO	WATER OAK
MAP	RED MAPLE
BG	BLACK GUM
G	SWEET GUM

LOD = 1.50 ACRES (65,270 AF)

1. REFERENCE TO GENERAL NOTES, SHEET C-0.1
2. EXISTING ZONING FOR PARCEL: PUD
PIN: TO BE CONFIRMED WITH PLANNING DEPARTMENT
LOT LINES DERIVED AS SHOWN IN BOOK OF MAPS #145, PAGE 105.
PUD - PLANNED UNIT DEVELOPMENT
3. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF SOUTH CAROLINA, STATE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF SOUTH CAROLINA, STATE. A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM. NGS MONUMENT PID C0828 WAS CHECKED TO CONFIRM THE ACCURACY OF THE OPUS SOLUTION REPORTS.
4. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A FLOODPLAIN AREA ZONE C, "AREA OF MINIMAL FLOODING," COMMUNITY PANEL NUMBER: 450025-0085 D

	COOSAW (LOAMY FINE SAND) (CS)
SLOPE	0% - 2%
DEPTH TO RESTRICTIVE FEATURE	MORE THAN 80 INCHES
NATURAL DRAINAGE CLASS	MODERATELY WELL DRAINED
RUNOFF CLASS	LOW
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (Ksat)	MODERATELY HIGH TO HIGH (0.57 TO 1.98 in/hr)
DEPTH TO WATER TABLE	24" - 36"
AVAILABLE WATER STORAGE IN PROFILE	MODERATE (ABOUT 7.0%)
HYDROLOGIC SOIL GROUP	A

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY

ALTA/ASCM LAND TITLE SURVEY OF BUCKWALTER COMMERCIAL, BEAUFORT COUNTY
SOUTH CAROLINA.
DATE: 2/18/16
BY: TRENTON D. TURK
S.C.R.L.S. NO.: 11079

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

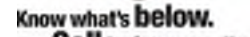
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL "SOUTH CAROLINA 811" PRIOR TO CONSTRUCTION FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTH.

8. COORDINATE ALL UTILITY REMOVAL, RELOCATION, & ABANDONMENT WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION.

[illegible]

ALWAYS CALL 811
It's fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCR16204
DRAWN BY:	BJ
CHECKED BY:	MAF
DATE:	12/05/11
CAD I.D.:	1" = 30'

PROJECT:

- FOR

PARCEL 7A
LLC/ZINN
ASSET MGMT

BUCKWALTER TOWNE BLVD
BLUFFTON, SC 29910

4130 PARKLAKE AVENUE, SUITE

130
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com



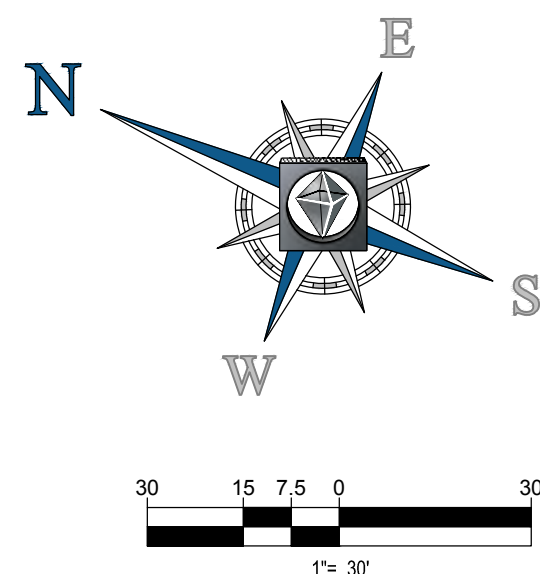
SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:

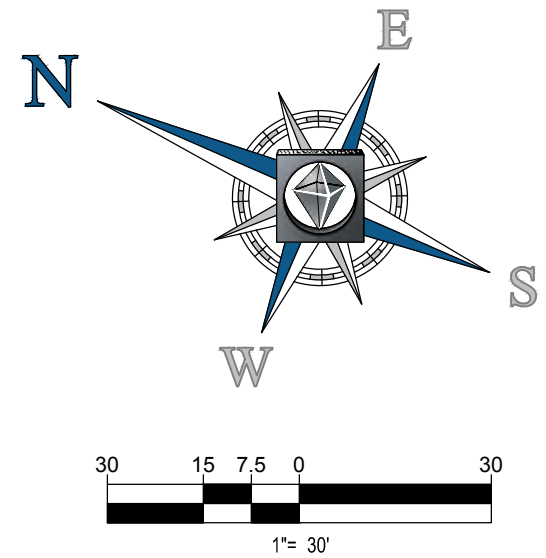
C-1.0

ORG. DATE - 12/05/2016

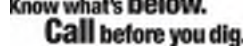


GENERAL NOTES:

1. STORM SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. ALL PIPES AND STRUCTURES SHALL BE WATER AND SILT TIGHT, PIPES SHALL BE O-RING GASKETED W/ JOINTS DOUBLE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC. CONNECTIONS TO STRUCTURES SHALL USE A WATERTIGHT BOOT OR EQUIVALENT.



REVISIONS

[illegible]

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It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCR162044
DRAWN BY:	BJT
CHECKED BY:	MAR
DATE:	12/05/16
CAD I.D.:	1" = 30'


PROJECT:

PARCEL 7A LLC GRADING PLANS

FOI

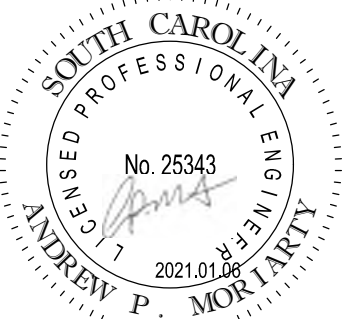
PARCEL 7A
LLC/ZINN
ASSET MGMT

BUCKWALTER TOWNE BLVD
BLUFFTON, SC 29910

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE
130
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-3.0

ORG. DATE - 12/05/2016

EROSION CONTROL NOTES:

1. A LAND DISTURBANCE PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY DISTURBANCE ON THE SITE.
2. ALL CONSTRUCTION SHALL COMPLY WITH SCHEC STANDARDS AND SPECIFICATIONS.
3. LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM THE BEST AVAILABLE RECORDS AND FROM A SURVEY OF ABOVE GROUND FEATURES. ALL EXISTING UTILITY LOCATIONS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. SITE GRADING AND EXCAVATION MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET, EXCAVATION AND EARTH MOVING OPERATIONS MUST BE PERFORMED UNDER THE SUPERVISION OF THE OWNER'S GEOTECHNICAL ENGINEER.
5. FOOTING EXCAVATIONS SHALL BE CONTINUOUSLY DEWATERED DURING CONSTRUCTION TO PREVENT SETTLEMENT AND SEDIMENT DEPOSIT.
6. ALL TEMPORARY DIVERSIONS MUST BE INSTALLED WITH POSITIVE DRAINAGE AND SHALL OPPOSE EXISTING GRADE WHEN NECESSARY TO PROVIDE A MINIMUM OF 0.5% LONGITUDINAL SLOPE.
7. ALL ADJACENT ROADWAYS TO THE SITE ARE TO BE SWEEPED NOT WASHED AT THE END OF EACH WORK DAY TO REMOVE SEDIMENT FROM THE ROAD SURFACE.
8. ALL EROSION CONTROL MEASURES MUST BE INSPECTED AND PROPERLY MAINTAINED ONCE PER WEEK AND WITHIN 24 HOURS OF A STORM EVENT PRODUCING 0.5" OF PRECIPITATION OR GREATER.
9. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

MAPPED SOIL TYPES

SOIL TYPE	DESCRIPTION	SOIL GROUP
Ca	CAPE FEAR LOAM	C0
Cs	COOSAW LOAMY FINE SAND	A

TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR BEAUFORT COUNTY, SOUTH CAROLINA

PHASE I EROSION CONTROL CONSTRUCTION SEQUENCE:

1. POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
2. STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE / PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
3. INSTALL PERIMETER SEDIMENT CONTROL BMPs IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION ENTRANCE, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPs.
4. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL STORM DRAIN INLETS AND PIPE, INCLUDING STOCKPILE AREAS NECESSARY FOR SPOIL FROM THESE REQUIRED STRUCTURAL, SEDIMENT CONTROL BMPs.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SET THE PROJECT OFFICE TRAILER.
6. INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPs, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPs ON-SITE AND OFF-SITE.
7. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL STORM DRAIN INLETS AND PIPE, INCLUDING STOCKPILE AREAS NECESSARY FOR SPOIL FROM THESE REQUIRED STRUCTURAL, SEDIMENT CONTROL BMPs.
8. CONSTRUCT INLETS AND INLET PROTECTION WITH APPROPRIATE OUTFALL, AS SPECIFIED ON THE EROSION CONTROL PLANS.
9. NOTE: DRAW DOWN OF EXISTING DETENTION POND MAY BE REQUIRED FOR TIE IN OF PROPOSED OUTFALL STRUCTURE STM 200. CONTRACTOR SHALL COORDINATE THAT ACTIVITY WITH LIKE IMPROVEMENTS ON ADJACENT PROPERTY.
10. STABILIZE SIDE SLOPES, AND ALL SIDES OF EMBANKMENTS OR SLOPES IMMEDIATELY UPON COMPLETION, AS SPECIFIED ON THE EROSION CONTROL PLANS.
11. INSTALL TEMPORARY DIVERSION DIKES, CHANNELS, CHECK DAMS, ETC., AS SPECIFIED ON THE EROSION CONTROL PLANS.
12. STABILIZE SIDE SLOPES AND FLOW LINE TEMPORARY DIVERSION DIKES AND CHANNELS WITH SEED, FERTILIZER AND ROLLED EROSION CONTROL PRODUCTS AS SPECIFIED IN THE EROSION CONTROL PLANS.
13. BEGIN CLEARING, GRUBBING, AND STRIPPING THE SITE. PHASE CLEARING AND GRUBBING TO EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF DISTURBANCE AT ANY POINT IN TIME.
14. BEGIN GRADING THE SITE, ADJUST TEMPORARY DIVERSION DIKES, CHANNELS AND OTHER BMPs AS GRADES ARE ADJUSTED. GRADE THE BUILDING PAD AREA TO ENSURE RUNOFF FROM THE PAD IS DIRECTED TOWARD THE SEDIMENT TRAP.
15. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOSTRecent LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN IN ACTIVE FOR 7 DAYS OR MORE.
16. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
17. OBTAIN CONCURRENCE FROM THE OWNER THAT THE SITE HAS BEEN FULLY STABILIZED, ACCUMULATED SEDIMENT HAS BEEN REMOVED, AND ALL PROPOSED WORK HAS BEEN COMPLETED, THEN CONVERT DIVERSION DITCHES TO VEGETATED CHANNELS, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs AND STABILIZE ANY AREAS DISTURBED BY THOSE ACTIVITIES.
18. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL AN "NOT" IS ISSUED BY SCHEC.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR.

SWPPP STATEMENT:

REGISTERED PROFESSIONAL ENGINEER, REGISTERED LANDSCAPE ARCHITECT OR TIER B LAND SURVEYOR

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

EROSION CONTROL LEGEND

PROPOSED NOTE	TYPICAL NOTE TEXT
SF	SILT FENCE
DD	TEMPORARY DIVERSION DIKE
LD	TEMPORARY DIVERSION SWALE
LD	LIMITS OF DISTURBANCE
PROP. CONST. ENTRANCE	PROP. CONST. ENTRANCE
DRAINAGE AREA LIMITS	DRAINAGE AREA LIMITS
TEMPORARY SOIL STOCKPILE	TEMPORARY SOIL STOCKPILE
STONE CHECK DAM	STONE CHECK DAM
DUST CONTROL	DUST CONTROL
SILT FENCE OUTLET	SILT FENCE OUTLET
COMPOST SOCK	COMPOST SOCK
EROSION CONTROL MATTING (SEE NOTES ON PLANS FOR MATTING TYPE)	EROSION CONTROL MATTING (SEE NOTES ON PLANS FOR MATTING TYPE)
SOILS BOUNDARY	SOILS BOUNDARY
Cs	COOSAW LOAMY FINE SAND (0% - 2% SLOPES)

ANY BORROW OR WASTE MUST UTILIZE A SITE WITH AN APPROVED EROSION CONTROL PERMIT.

SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

1. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY.
2. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY.

SILT FENCE OUTLETS ARE TO BE PROVIDED ALONG ALL LOW POINTS OF SILT FENCE AND AREAS WHERE RUNOFF MAY CONCENTRATE CAUSING DAMAGE TO SILT FENCE. CONTRACTOR TO INSTALL OUTLETS AS NECESSARY TO ENSURE SILT FENCE IS FULLY FUNCTIONAL THROUGHOUT THE DURATION OF CONSTRUCTION.

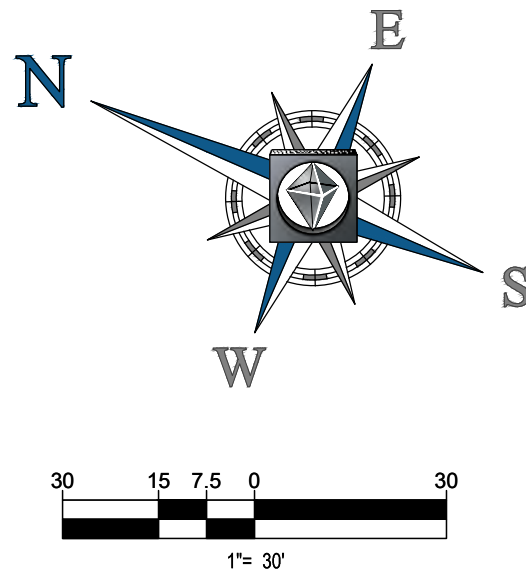
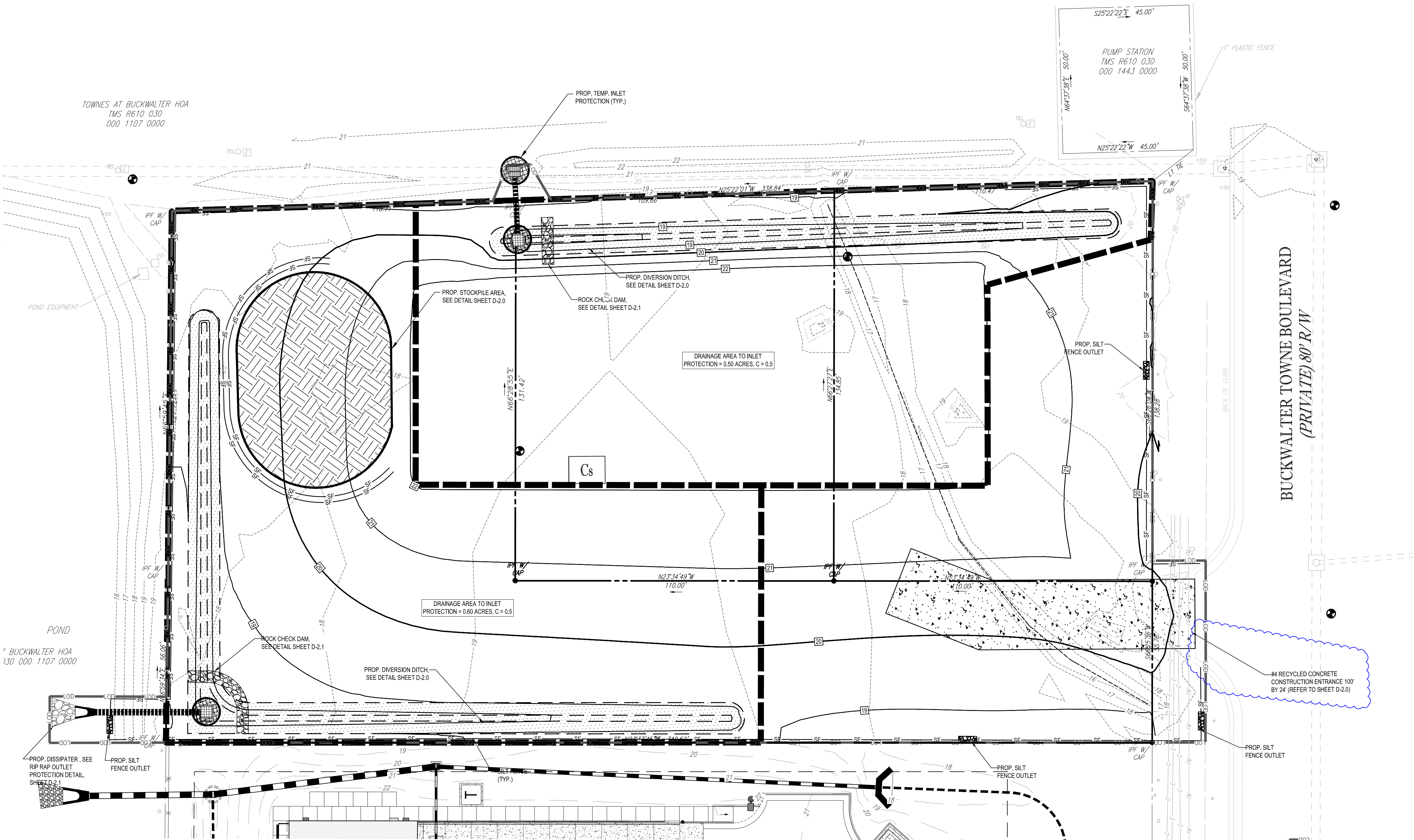
SC DHEC STANDARD NOTES:

1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
- A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK, IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INADEQUATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
3. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
5. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
6. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
7. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
8. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
9. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
10. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
11. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
12. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
13. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
14. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
15. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
16. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT, AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
17. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

WATER QUALITY MEASURES FOR FECAL COLIFORM IN SHELLFISH HABITAT:

1. TEMPORARY RESTROOM FACILITIES (PORTA-JOHNs) ARE TO NOT BE PLACED NEAR THE EXISTING WET POND, PROPOSED DIVERSION CHANNELS, EXISTING AND PROPOSED STORMWATER STRUCTURES, AND WETLANDS.
2. ANY WASTE FROM THE TEMPORARY RESTROOM FACILITIES THAT EXISTS THE STORAGE CONTAINER OF THE FACILITY AND IS PLACED ON-SITE SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF.
3. WASTE FROM THE TEMPORARY FACILITY IS TO BE REMOVED BY A PUMP TRUCK AND PROPERLY DISPOSED OF.
4. SILT FENCE IS PLACED AROUND THE SITE TO ENSURE THAT WASTE FROM THE TEMPORARY RESTROOM FACILITY WILL NOT ENTER THE WATERS OF THE STATE OF SOUTH CAROLINA.

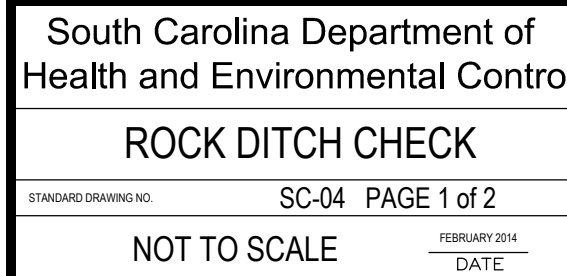
PROJECT LIMIT OF DISTURBANCE (LOD) = 1.50 ACRES



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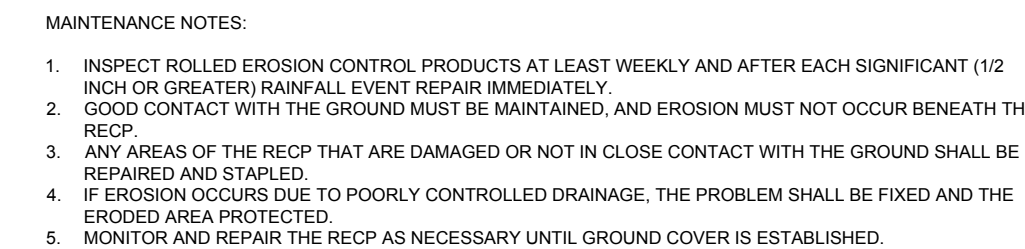
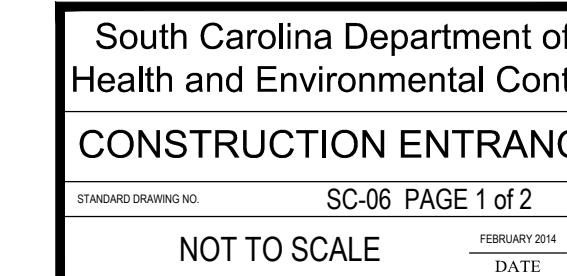
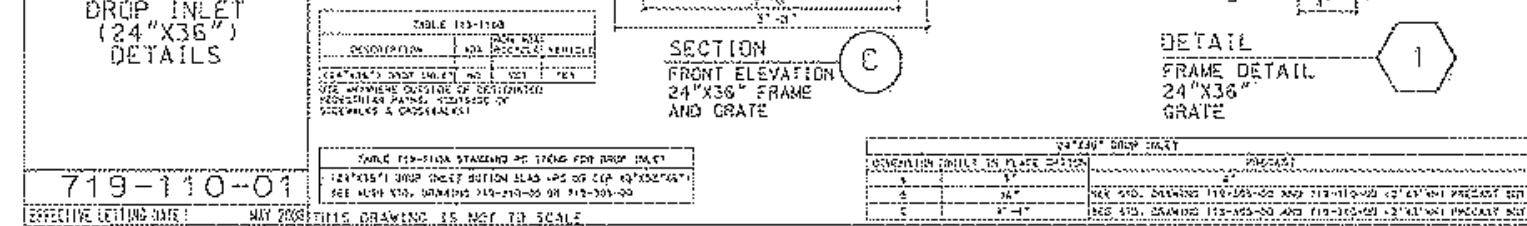
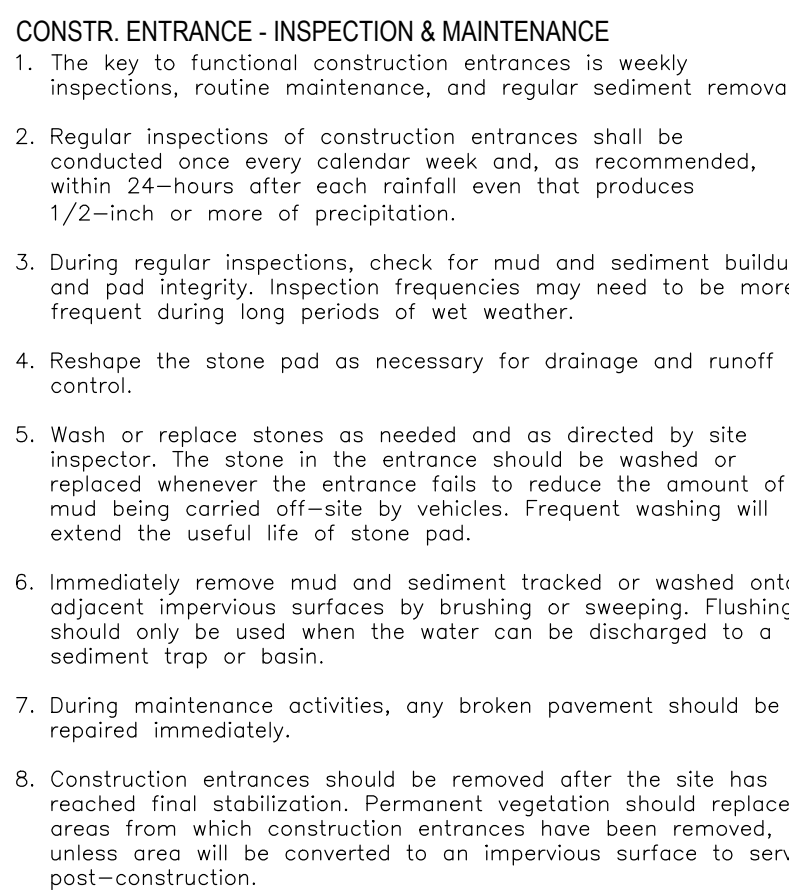
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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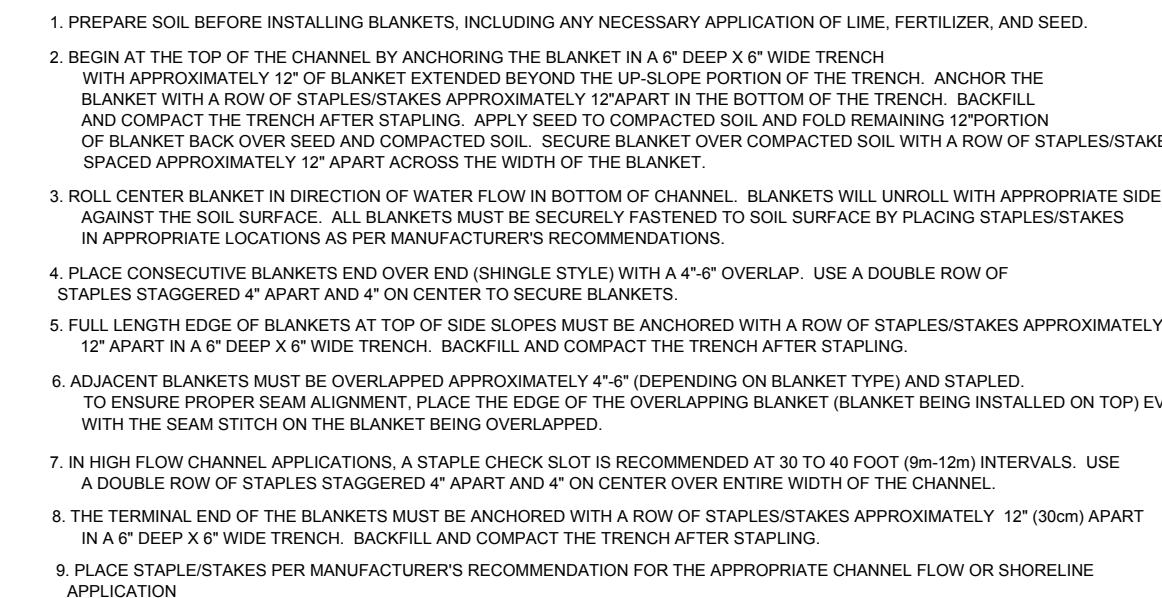


1. Rock Ditch Checks should not be placed in Waters of the State or USGS blue-line streams (unless approved by Federal Authorities).
2. Rock Ditch Checks should be installed in steeply sloped channels where adequate vegetation cannot be established. This BMP measure should not be used in small open channels.
3. A non-woven geotextile fabric shall be installed over the soil surface where the rock ditch check is to be placed.
4. The body of the rock ditch check shall be composed of 12-inch D50 Riprap. The upstream face may be composed of 1-inch D50 washed stone.
5. Rock Ditch Checks should not exceed a height of 2-feet at the centerline of the channel.
6. Rock Ditch Checks should have a minimum top flow length of 2-feet.
7. Riprap should be placed over channel banks to prevent water from cutting around the ditch check.
8. The riprap should be placed by hand or mechanical placement (no dumping of rock to form dam) to achieve complete coverage of the channel. Doing so will also ensure that the center of the check is lower than the edges.
9. The maximum spacing between the dams should be such that the top of the upstream check is at the same elevation as the top of the downstream check.

1. The key to functional rock ditch checks is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of rock ditch checks should be conducted once every calendar week and, as recommended, within 48-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the rock ditch check is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the rock ditch check.
5. Removed sediment shall be placed in stockpile storage areas, or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Inspect Rock Ditch Checks' edges for erosion and evidence of runoff bypassing the installed check. If evident repair promptly as necessary to prevent erosion and bypassing.
7. In the case of grass-lined ditches, channels, and swales, rock ditch checks should be removed when the grass has matured sufficiently to protect the ditch or swale unless the slope of the swale is greater than 4%.
8. After construction is completed and final stabilization is reached, the entire face of the rock ditch check should be removed if vegetation will be used for permanent erosion control measures. The area beneath the removed rock ditch check should be addressed with permanent stabilization measures.



NOT TO SCALE



N.T.S.

[illegible]

H:\0101\NC\010104\DRAWINGS\PLAN SETS\NC162044\8100---LAYOUT\12-2 EROSION & SEDIMENT CONTROL NOTES

GENERAL CONSERVATION NOTES
AND SPECIFICATIONS (SOURCE: SOUTH CAROLINA STATE NOTES)

I. GENERAL INFORMATION

- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
- B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
- E. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDDED OR MULCHED.
- F. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES.
- G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING MUST BE PERFORMED IMMEDIATELY.
- H. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- I. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE SCOEHC, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- J. CONTRACTOR SHALL NOTIFY THE SCOEHC OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- K. STANDARD FOR DISPOSAL OF MATERIALS
- ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.

II. STANDARD FOR LAND GRADING

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT.
1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
- B. INSTALLATION REQUIREMENTS
1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILIZATION OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS.
2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
5. (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
- C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS.
- D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY.
- E. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF-CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

- A. STANDARD FOR TEMPORARY STABILIZATION WITH MULCH
1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING. IN ADDITION, STABILIZATION WITH MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
3. GRADE AS NEEDED AND FEASIBLE. (SEE STANDARD FOR LAND GRADING.)
4. PROTECTIVE MATERIALS TO BE USED:
- A. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR: WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A
- B. HYDROSEEDER OR HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND AND WATER. IF EMULSIFIED LIME IS PREPARED: (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2) APPLY 0.04 GAL./SQ. YD. OR 194 GAL./ACRE ON FLAT SLOPES LESS THAN 8 HIGH, ON SLOPES 8' OR MORE HIGH USE 0.075 GAL./SQ. YD. OR 363 GAL./ACRE.
- B. STANDARD FOR TEMPORARY STABILIZATION WITH SEED
1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
2. SEEDBED PREPARATION
- A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- B. APPLY GROUND LIMESTONE AT A RATE OF 1 TON/AC.
- C. APPLY 10-10-10 FERTILIZER A RATE OF 150 LB/AC.
- D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.

- C. SEEDING
1. SEED MIXTURE TEMPORARY: WINTER RYE SHALL BE APPLIED AT A RATE OF 168 LB/ACRE
2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH.

V. STANDARD FOR PERMANENT STABILIZATION

- A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
- B. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
- C. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
2. APPLYING TOPSOIL
- A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
- B. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
3. SEEDBED PREPARATION
- A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- B. APPLY 10-20-10 OR EQUIVALENT RATED FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1000 SQUARE FEET.
- C. APPLY 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN
- D. APPLY PULVERIZED DOLOMITIC LIMESTONE AT A RATE OF 1/3 TONS PER ACRES OR 15 POUNDS PER 1000 SQUARE FEET.
- E. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES
- F. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
- G. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
4. SEEDING
- A. SEED MIXTURE PERMANENT: SAHARA BERMUDA GRASS AT A RATE OF 275 LB/ACRE IN ADDITION TO TEMPORARY SEEDING (SEE ABOVE)
1. SEEDING DATES 3/1 TO 5/15 & 8/15 TO 10/1
2. SEED MIX SHALL HAVE A PURE LIVE SEED (PLS) RATING OF 60% OR GREATER
- B. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SCURRY FORM), WHICH ARE MULCHED, MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS SEE STANDARD FOR STABILIZATION WITH MULCH. PROTECTIVE MATERIALS TO BE USED.
- C. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR: WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A
5. IRRIGATION (WHERE FEASIBLE)
- IF SOIL MOISTURE IS DEFICIENT AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED, ESPECIALLY WHEN SEEDING IS PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

- B. STANDARD FOR PERMANENT STABILIZATION WITH SOD
1. METHODS AND MATERIALS
- A. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- B. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
- C. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 3/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).

- D. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10% OF THE STRIP. BROKEN PADS OR TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
- E. FOR DROUGHTY SITES A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
- F. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
2. SITE PREPARATION
- SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
3. APPLYING TOPSOIL
- SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
4. SEEDBED PREPARATION
- SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
5. SOD PLACEMENT
- A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
- B. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
- C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
- D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
- E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNELS.
- F. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
6. TOP DRESSING
- IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY.
- A. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.
- B. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.

STANDARD EROSION CONTROL NOTES:

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SOD DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK, IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY CONSTRUCTED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASS IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V) OR GREATER WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED: WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL; WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SCs WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE TOWN OF BLUFFTON HAS APPROVED OTHERWISE.
20. CONTRACTORS ARE REQUIRED TO HAVE RAIN GAUGES AT THE CONSTRUCTION SITE AND THE RAIN TOTALS DOCUMENTED FOR REVIEW BY THE TOWN OF BLUFFTON AND SCOEHC.
21. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD WITH THE TOWN OF BLUFFTON AT LEAST 48 HOURS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. THE OWNER, DESIGN ENGINEER AND CONTRACTOR MUST BE PRESENT AND HAVE OBTAINED THE STORMWATER PERMIT, STAMPED APPROVED PLANS AND THE N.O.I. APPROVAL LETTER FROM SCOEHC BEFORE CALLING THE TOWN OF BLUFFTON TO SCHEDULE THIS MEETING.
22. CONTRACTOR SHALL PERFORM PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING. PARTICLES WHICH CAN BE PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER TO PREVENT PARTICLES FROM BECOMING AIRBORNE AND FROM EXISTING THE SITE PERIODICLY. WINDER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATE ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS IN COMPLIANCE WITH FEDERAL, LOCAL, AND STATE DUST CONTROL REGULATIONS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

HAZARDOUS MATERIAL
MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE TOWN OF BLUFFTON.

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS:

- IF THE PETROLEUM DISCHARGED, RELEASED OR SPILLED:
- IS 25 GALLONS OR MORE, OR
- CAUSES A SHEEN ON NEARBY SURFACE WATER, OR
- IS 100 FEET OR LESS FROM SURFACE WATER BODY,
- THEN THE PERSON OWNING OR HAVING CONTROL OVER THE OIL MUST IMMEDIATELY TAKE MEASURE TO COLLECT AND REMOVE THE DISCHARGE, AND REPORT THE DISCHARGE TO SCOEHC AT 1-888-481-0125 WITHIN 24 HOURS OF DISCHARGE, AND BEGIN TO RESTORE AREA AFFECTED BY DISCHARGE.

IF THE PETROLEUM RELEASED OR SPILLED:

IS LESS THAN 25 GALLONS OR MORE,

DOES NOT CAUSE A SHEEN ON NEARBY SURFACE WATER, AND

IS MORE THAN 100 FEET OR LESS FROM SURFACE WATER BODY,

THEN THE PERSON WHO OWNS OR HAS CONTROL OVER THE OIL MUST IMMEDIATELY TAKE MEASURE TO COLLECT AND REMOVE THE DISCHARGE. IF IT CANNOT BE CLEANED UP WITHIN 24 HOURS OF THE DISCHARGE OR CAUSE A SHEEN ON NEARBY SURFACE WATER, THE PERSON MUST IMMEDIATELY NOTIFY SCOEHC AT 1-888-481-0125.

IF THE PETROLEUM RELEASED OR SPILLED IN ANY CIRCUMSTANCES DOES NOT MEET ONE OF THE ABOVE REQUIREMENTS, OR IS NOT PERMITTED UNDER THE GENERAL PERMIT SCR 100000, OR IT IS NOT PURSUANT TO A RULE ADOPTED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION OR A REGULATION OF USEPA, IT MUST BE REPORTED TO SCOEHC IMMEDIATELY AT 1-888-481-0125.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN THE FEDERAL REGULATORY REQUIREMENTS OF 40 CFR 302.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL, STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS IS PRACTICAL.
- 3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
- a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
- b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.



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NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR NON-MEDICAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. NO LIABILITY IS INDICATED OTHERWISE.

PROJECT No.: NCR162044
DRAWN BY: BJT
CHECKED BY: MAR
DATE: 12/05/16
CADD: AS NOTED

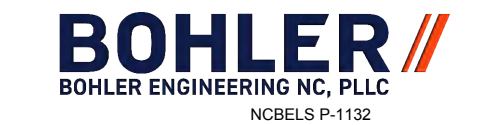
PROJECT:

PARCEL 7A LLC
GRADING PLANS

FOR

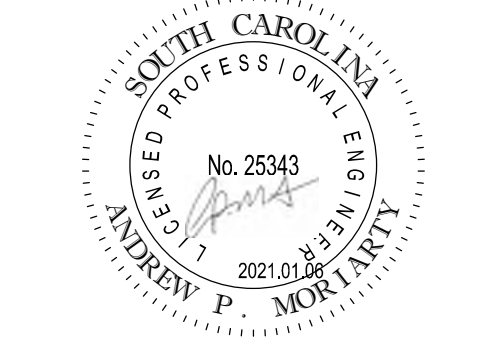
PARCEL 7A
LLC/ZINN
ASSET MGMT

BUCKWALTER TOWNE BLVD
BLUFFTON, SC 29910



4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:
EROSION &
SEDIMENT
CONTROL
NOTES

SHEET NUMBER:

D-2.2

ORG. DATE - 12/05/2016

2009 Aerial



Date: 6/16/2021



2008 Aerial Photo



Date: 6/16/2021

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PLAN REVIEW COMMENTS FOR DP-01-21-014886

Section VII. Item #2.

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

Buckwalter

Plan Type: Development Plan **Apply Date:** 01/08/2021
Plan Status: Active **Plan Address:**
Case Manager: William Howard **Plan PIN #:** R610 030 000 1857 0000
Plan Description: Grading permit only - limited clearing, grubbing, leveling & re-stabilizing on site.

Technical Review

Submission #: 1 Recieved: 01/08/2021 Completed: 02/05/2021

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - SR	02/05/2021	Alan Seifert	Revisions Required

Comments:

1. Comments are included with Transportation review.

Transportation Department Review	02/05/2021	William Howard	Revisions Required
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Comments:

1. Per the Application Checklist, provide a narrative describing the proposed development and proposed uses for the site.
 2. Per the application checklist provide an overall site configuration to include roadway design; building locations; building size; general setbacks and building orientations.
 3. Per the Demolition Plan provided on sheet C-1.0 it appears all remaining trees are to be removed which is not allowed per ZDSO Section 5.2.7.9.D. Update the plans to remove only those trees necessary for the proposed development.
 4. General stockpiling of material on site is not allowed. Provide additional detail on the extent and duration of the stockpile of material noted on the site plan.

Fire Department Review	02/05/2021	Dan Wiltse	Approved with Conditions
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Comments:

1. Comments may be provided at the time of DRC review.

Watershed Management Review DRC	02/05/2021	William Baugher	Approved with Conditions
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Comments:

1. Comments will be provided at the time of DRC review.

Building Safety Review	01/12/2021	Richard Spruce	Approved with Conditions
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Comments:

1. Concerned with approval of the grading permit prior to knowing where a building(s) may be placed. Access for FD vehicles may be hindered with the existing locations of the drainage swales/ponds.

Beaufort Jasper Water and Sewer Review	02/05/2021	James Clardy	Approved
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Planning Commission Review	02/05/2021	Aubrie Giroux	Approved
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Police Department Review	02/05/2021	Adam Barberio	Approved
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Planning Review - Address	01/12/2021	Nick Walton	Approved
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Plan Review Case Notes:

Section VII. Item #2.

Re: Additional Information Provided in Response to 2/5/2021 Comments on 1/8/2021 Development Plan Application

Will,

Thank you for your 2/5/2021 comments on our 1/8/2021 application. Per our discussions, our prior grading only permit expired, various alternatives were discussed and eventually a new grading only permit application was recommended and an application was filed.

In preparation for our 2/10/2021 meeting, we have attempted to address in the comments from the Plan Review provided on 2/5/2021 as follows:

1. The proposed grading permit application provides for the limited clearing, grubbing, leveling, restabilization, etc. as provided in the plans submitted.

The eventual ultimate use or uses shall be in conformity with those allowed pursuant to the Buckwalter Development Agreement, as amended, and the Buckwalter Commons Initial Master Plan. Limitations on the Property may be imposed by the Town of Bluffton, the Buckwalter Commons POA, the Buckwalter Commons ARB and other public and private parties through the Buckwalter Development Agreement, the Buckwalter Commons IMP, the Buckwalter Commons CC&Rs and Design Guidelines, etc.

Attached, for illustration purposes only, please find a draft Conceptual Site Plan, Attachment 1, for the Property, exemplifying a potential approach for the development of the three parcels comprising the 1.5 acre site. Other significant interest has been expressed by two private schools and other parties for this Property as well, which have different conceptual plans.

2. While the attached Conceptual Site Plan provides for an overall site configuration to include roadway design, building locations, building size, general set back and building orientations, the Application is for a grading permit only and no review or approval is requested or needed or desired for roadway design, building locations, building size, general set back and building orientations.
3. Tree Removal. Parcel 7A and its related parties have an excellent, two + decade old track record of voluntarily maintaining vegetation as "good neighbor measures" over and above that required by the Town of Bluffton under the Buckwalter Development Agreement. I.e., see Attachments 2 and 3. Our efforts to preserve trees as long as practical (including relocation and replanting efforts) can be seen along the Buckwalter Parkway and at our other Buckwalter properties. Additional details and examples are available upon request.
4. We have no intention to unnecessarily stockpile materials to any material extent or duration on the site. Again, our two+ decade track record, references and similar examples of the Town of Bluffton and us successfully working together in this regard are available upon request. We look forward to discussing this on Wednesday as well.

5. Building Safety Review. As always, we have been, are and will always be super excited to ensure that all building safety and fire departments vehicles and fire department vehicles will not be hindered in any way with the existing location of the drainage swales/ponds.

If desired, we can supply significant amounts of support for the need for Bluffton to have certified and/or pad/shovel ready sites in Bluffton to facilitate our continued efforts to help diversify Bluffton's economy. Additional material outlining efforts of the Town of Bluffton to expend significant public money for similar economic development purposes are available upon request. Please advise if additional materials are needed in this regard.

With Townes Blvd. fronting the site, all utilities available and a Townes Blvd. access in place, the Townes 1.5 acre commercial site is expected to be an ideal complement to the 37 acre Townes at Buckwalter live/work/play and/or shop development envisioned for this ideally located development near (but not at) the intersection of the Bluffton and Buckwalter Parkways.

Thank you for considering our request.

Very truly yours,



Tom Zinn

ATTACHMENT 1



LOCATION MAP

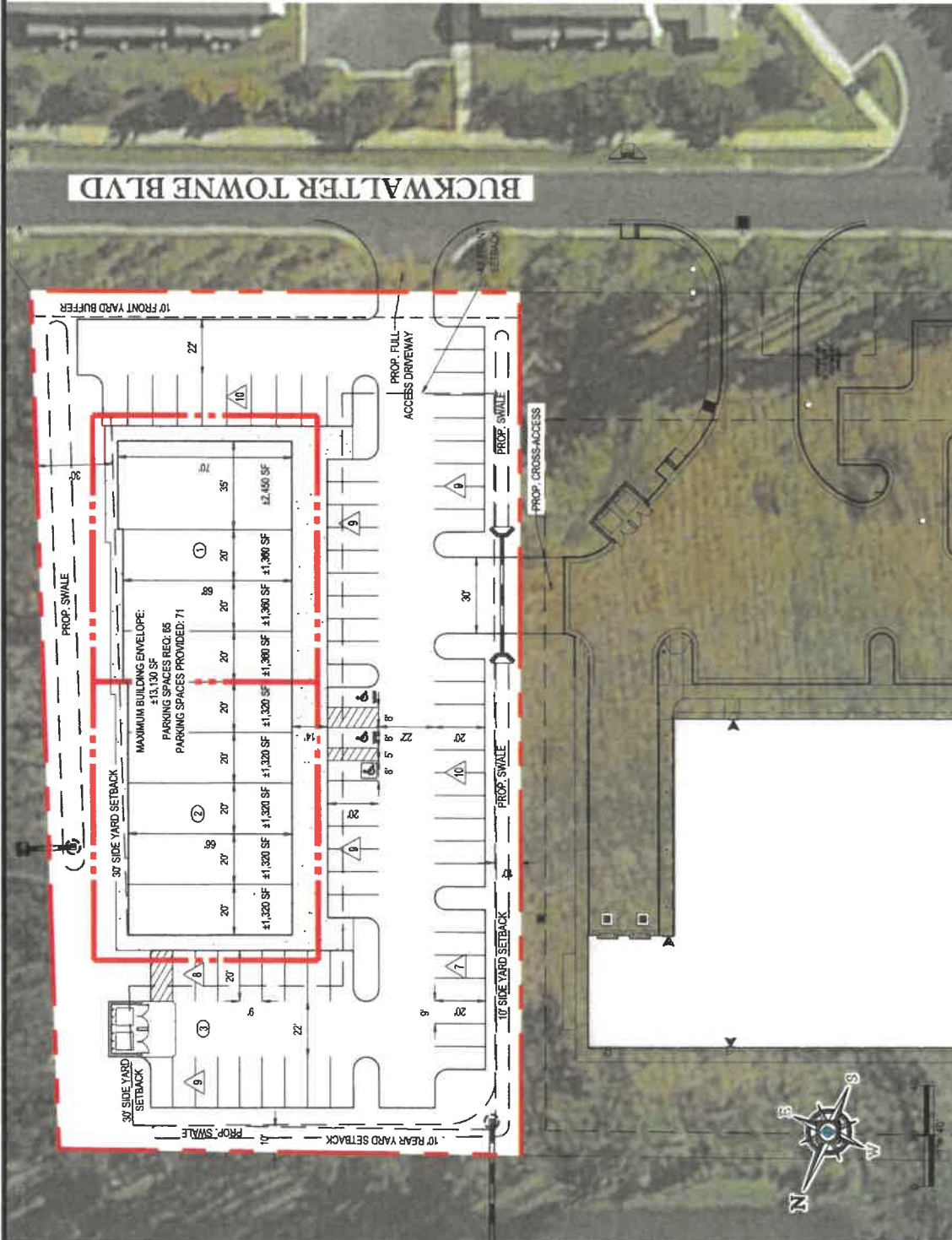
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GOOGLE MAPS

CONCEPT PLAN GENERAL NOTES

1. THIS PLAN IS BASED ON THE BEAUFORT COUNTY GIS INFORMATION AND AERIALS.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

PRELIMINARY INFORMATION

PARCEL	
SITE AREA	1.41 AC
JURISDICTIONAL	
EXISTING ZONING	BUCKWALTER PD
PROPOSED USE	COMMERCIAL RETAIL
PROPOSED PARCELS	7
PARKING REQUIRED	10,580 ± 1 SPACE @ 200 SF = 65 SPACES
PARKING PROVIDED	71 SPACES, INCLUDING 10A SPACES (601,000)
FRONT BUILDING SETBACK	40 FT (100 OF 80 FT RIGHT OF WAY) - 10 FT BUFFER
SIDE BUILDING SETBACK (ADJACENT TO ESSENTIAL)	20 FT
SIDE BUILDING SETBACK (ADJACENT TO NON-RESIDENTIAL)	10 FT
SIDE BUILDING SETBACK (COMMON WALL)	0 FT
REQUIRED OPEN SPACE	15% (COMPLIANT)



BUCKWALTER VILLAGE SHOPPING CENTER
BUCKWALTER TOWNE BOULEVARD
BLUFFTON, SC 29910

PROJECT NAME

SHEET TITLE

CONCEPTUAL SITE PLAN

SCALE	1" = 40'	DATE	11/2/16	DRAWN	CAD	PROJECT	
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Memorandum

To: Tim Bennett, Assistant Town Manager for Operations
Wendy Powers, Assistant Town Manager for Planning & Growth Management

Cc: Jeff McNesby, Chris Record

From: Kim Jones, Natural Resources Manager

Date: 18 August 2008

Re: silviculture and possible buffer violation near Woodbridge

On the morning of August 18, 2008, at the Assistant Town Manager for Operations' request, a site visit was conducted at the entry drive to Woodbridge. The purpose of the inspection was to investigate a possible buffer violation due to a current silviculture operation.

The company performing the clearing for Cleland Construction had cleared a section of the parcel to the south of the Woodbridge entry drive so that no buffer remained. The area was photographed and the work crew was asked to pull back their clearing unit until further investigation of the buffer requirements could be completed.

Planning and Growth Management provided the buffer requirements within the Buckwalter Planned Unit Development (PUD). These requirements are below;

13. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the PUD only; provided, however, that any required wetlands setbacks shall apply according to law throughout the PUD.

The entry drive into Woodbridge is within the Town of Bluffton jurisdiction (**Attachment 1** – yellow highlighted area) and thus falls under the Buckwalter PUD requirements. As the entry drive into Woodbridge is not part of the perimeter of the PUD (outside of the buffer required at its intersection with Buckwalter Parkway), there are no vegetated buffers required to the north or south of the Woodbridge entry drive. **The Town can request the developer maintain as much vegetation as possible as a good neighbor measure.**

Staff spoke with Beaufort County planning personnel as well to confirm that there were no additional buffer requirements according to the PUD agreement for Woodbridge. County staff confirmed there were no additional requirements.

As an additional note to this topic, continued and future silviculture is permitted within the Buckwalter area per the Development Agreement, so staff anticipates this question will resurface.

Permit allows tree harvesting near Buckwalter

BY FRANK MORRIS
BLUFFTON TODAY

Pine tree harvesting on a parcel of land along Buckwalter Drive is allowed by a silviculture permit issued to Tom Zinn, owner of the parcel south of the Woodbridge entrance and next to the Townes at Buckwalter, town planning staff said Tuesday.

No buffer of trees needs to be left standing along the parkway, according to the Buckwalter Planned Unit Development agreement, planners said, adding they've received lots of calls about the operation.

The Woodbridge subdivision is outside town limits, but the entry drive is within town limits and the town's jurisdiction, putting it under the Buckwalter PUD requirements, said Kim Jones, town natural resources manager.

The Buckwalter development agreement requires that minimum buffers and setbacks be met only along the PUD's perimeter, but any wetlands setbacks still apply, she said. "As the entry drive into Woodbridge is not part of the perimeter of the PUD (outside of the buffer required at its intersection with Buckwalter Parkway), there are no vegetation buffers required to the north or south of the Woodbridge entry drive. The town can request the developer maintain as much vegetation as possible as a good neighbor measure," Jones said. "Staff spoke with Beaufort County planning personnel as well to confirm that there were no additional buffer requirements according to the PUD agreement for Woodbridge."

County staff confirmed there were no additional requirements," he said. Town officials inspected the site for a possible buffer violation Monday.

"The company performing the clearing for Cleland Construction had cleared a section of the parcel to the south of the Woodbridge entry drive so that no buffer remained."

The area was photographed and the work crew was asked to pull back their clearing unit until further investigation of the buffer requirements could be completed," Jones said in a news release.

Chris Record, town planner, said owners of development sites have also recently applied for silviculture permits, including the Kent Estates site on S.C. 170. The permits allow harvesting of pine but not hardwoods.

PLANNING COMMISSION

STAFF REPORT

Growth Management Department



MEETING DATE:	June 23, 2021
PROJECT:	Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Sec. 3.19 (Site Feature-Historic District) and Sec. 3.21 (Sign Permits); Article 5 – Design Standards, (Sec. 5.13 Signs) and Sec. 5.15.6.Q. (Old Town Bluffton Historic District, Signs); and, Article 9, (Sec. 9.2 – Defined Terms for Certain Related Definitions).
PROJECT MANAGER:	Charlotte L. Moore, AICP Principal Planner

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), “an application for a Unified Development Ordinance Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action.”

REQUEST: The Unified Development Ordinance (UDO) Administrator requests that the Planning Commission recommend approval to Town Council of the following Text Amendments:

Article 3 – Application Process, Sec. 3.19 (Site Feature-Historic District) and Sec. 3.21 (Sign Permits); Article 5 – Design Standards, (Sec. 5.13 Signs) and Sec. 5.15.6.Q. (Old Town Bluffton Historic District, Signs); and, Article 9, (Sec. 9.2 – Defined Terms for Certain Related Definitions).

BACKGROUND: The Strategic Plan for Fiscal Year 2021-22 (“Strategic Plan”) serves as a road map for activities and initiatives to implement the Town’s Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals. Strategic Plan focus areas include Fiscal Sustainability, Economic Growth, Town Organization, Community Quality of Life, Infrastructure, Affordable and/or Workforce Housing, and the May River & Surrounding Rivers and Watersheds. Certain amendments to the Unified Development Ordinance are outlined as a strategic initiative, including signage.

An audit of the existing regulations related to signage was conducted by Town Staff and a planning consultant. Most of the concerns identified relate to ordinance format, sign regulation intent, and legal compliance. Additionally, the review revealed areas of the UDO that could be improved, such as better identification of allowable sign types, streamlining the permit review procedures and updating related definitions. As a result, amendments are proposed to the following sign-related sections of the UDO:

- Sec. 3.19: Site Feature Historic District (HD) Permit (applies to zoning districts with an Historic District (HD) suffix—i.e., districts in Old Town Bluffton Historic District)
- Sec. 3.21: Sign Permits (required for Planned Unit Developments and all zoning districts except for those with an Historic District (HD) designation)
- Sec. 5.13: Signs
- Sec. 5.15.6.Q.: Old Town Bluffton Historic District, Sign Guidelines
- Sec. 9.2: Defined Terms

Because the majority of property within Bluffton is zoned Planned Unit Development (PUD), signage is regulated through specific Development Agreements rather than the UDO. The remaining property, approximately eight percent (8%) of the Town, is governed by the UDO, which provides zoning regulations that include sign requirements that are specific to Old Town Bluffton Historic District and all other non-PUD designated properties.

Old Town Bluffton is a local historic district, which means it has specific standards to ensure its historic character will be maintained. The Site Feature – Historic District (HD) Permit review process is applied. Elsewhere in Bluffton, the Sign Permit process is applied, including for properties zoned PUD.

Other UDO sections that apply to signage but that are not proposed to be amended include: Sign Illumination (Sec. 5.12.3.C), Nonconforming Signs (Sec. 7.10) and Penalties and Enforcement, Signs (Sec. 8.8)

Legal Compliance

The main focus of these proposed amendments is legal compliance; specifically, amendments to applicable portions of the Sign section to ensure all sign message regulations, whether commercial or non-commercial, are applied equally.

The impetus for these amendments is a 2015 U.S. Supreme Court decision, *Reed v. Town of Gilbert* (Arizona), which caused many communities to re-evaluate their sign codes. In this case, the Town of Gilbert had stricter limitations on temporary directional signs advertising religious services than signs advertising political and ideological messages. The Supreme Court ruled that varying standards based on sign message was not content-neutral, thus a violation of the First Amendment.

The proposed sign types within the UDO are not specific to content; however, there are some sign types, such as temporary real estate and construction project signs that are specifically identified. Because the time in which it takes to sell property and to construct a building may vary, the time period for posting a temporary sign advertising either activity will most likely be longer than a temporary special event. The regulation of the posting time period, a non-communicative aspect, allows these signs to be distinctly identified by activity. Other non-communicative aspects of sign regulation include the place, manner, location, size, height, illumination, spacing, and orientation.

Sec. 5.13, Signs, provides the legal foundation for sign regulation in Bluffton. A summary of amendments to this Section includes: 1) an update to the Intent section (5.13.1) to allow “adequate

opportunities for both commercial and non-commercial messages,” in addition to improved objectives; 2) an update to the Applicability section (5.13.2.) to provide that “non-communicative” aspects of sign regulations not related to the message can be distinguished; and, 3) the inclusion of a “Substitution Clause” section (5.13.5) that would allow a commercial message to be substituted with a non-commercial message and a non-commercial message to be substituted with a commercial message. The latter item ensures that all speech is treated equally.

Other Considerations

Sec. 5.13, Signs, has also been reformatted to allow readers to locate information more quickly, expands on exempt and prohibited signs, provides more details for the various freestanding and building sign types, and includes a new sign maintenance section. Sec. 5.15.6.Q., the Sign Guidelines for Old Town Historic Bluffton Historic District has also been revised to cross-reference Sec. 5.13. The differences between the general sign requirements and Old Town Bluffton will be distinguished in Sec. 5.15.6.Q. to avoid repetition.

The sign permit process for Old Town Historic District and all other areas of Bluffton are different. For Old Town, a Site Feature-Historic District (HD) permit (Sec. 3.19) is required. This permit process authorizes the UDO Administrator to review and approve signs and certain “minor” changes to buildings and structures within Old Town. A non-related sign amendment to this section includes removing the reference to “historic structures” outside of Old Town as a process does not yet exist to identify such structures, nor are there standards in place to regulate such structures as there is for similar historic structures in Old Town.

The Sign Permit section (Sec. 3.21) has been revamped to remove the objectives to be considered when reviewing an application (which are more appropriately located in Sec. 5.13, Signs). Additionally, the amendments make it clear when a sign permit is required (some signs are exempt from permitting) and identifies other sign-related sections in the UDO that a reader may need to reference.

Finally, some sign-related definitions are proposed to be revised, added, or removed. For example, the definition for “Sign” has been expanded to more comprehensively identify the elements that make a sign a sign. Both “commercial” and “non-commercial” messages are defined, and certain sign types have been refined.

The proposed amendments appear in Attachment 1. An unmarked version of the existing UDO text for each section appears in Attachment 2. More detail regarding the specific changes will be provided with the presentation of the amendments.

REVIEW CRITERIA & ANALYSIS: When assessing an application for UDO Text Amendments, the Town Council is required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by a Finding.

1. **Section 3.5.3.A.** Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area.

Finding. The proposed amendments are consistent with the needs, goals, and implementation strategies of the Comprehensive Plan. The Comprehensive Plan, as adopted on September 4, 2007, balances “long-term visioning and goals” with “short-term actions.” The amendments also support the Old Town Bluffton Master Plan.

2. **Section 3.5.3.B.** Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

Finding. While these amendments do not have a direct relationship to demographic changes or economic trends, ensuring that sign regulations are legally compliant has been recognized as a best planning practice since the Reed decision in 2015. These revisions also provide an opportunity to ensure that the remainder of the sign regulations are clear and up-to-date.

3. **Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton.

Finding. The improved intent for Sec. 5.13, Signs, reinforces the desire of the Town to ensure that signs allow for effective communication while avoiding visual clutter and distractions that could result from less regulation.

4. **Section 3.5.3.D.** Impact of the proposed amendment on the provision of public services.

Finding. The amendments will have no impact on providing public services.

5. **Section 3.5.3.E.** The application must comply with applicable requirements in the Applications Manual.

Finding. The application complies with all applicable requirements of the Applications Manual.

PROPOSED AMENDMENTS: The proposed amendments are shown in Attachment 1.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approval of the application as submitted;
2. Approval of the application with amendments; or
3. Denial of the application as submitted by the Applicant.

STAFF RECOMMENDATION: As submitted, Growth Management staff recommends approval of the proposed Text Amendments to the Planning Commission.

NEXT STEPS:

UDO Text Amendment Procedure	Date	Complete
Step 1. Town Council Workshop	March 9, 2021	✓
Step 2. Planning Commission Public Hearing and Recommendation	June 23, 2021	✓
Step 3. Town Council – 1st Reading	July 13, 2021	✓
Step 4. Town Council Meeting – Final Reading and Public Hearing	August 10, 2021	✓

ATTACHMENTS:

1. Proposed Amendments (Attachment 1)
2. Existing Sign-Related UDO Text (Attachment 2)

Existing UDO Text and Proposed Text

Sec. 3.19.1, Site Feature – Historic District (HD) Permit

3.19 Site Feature – Historic District (HD) Permit**3.19.1 Intent**

~~This Section is intended to provide procedures and standards for the review of Site Feature Applications within the Old Town Bluffton Historic District (HD) designated zoning districts and for all other historic structures throughout the Town of Bluffton. Review of Site Feature Application shall consider the following objectives:~~

- ~~A. Maintenance of the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic, and/or architecturally significant structures and areas in the Old Town Bluffton Historic District (HD);~~
- ~~B. Maintenance of such structures as visible reminders of the history and cultural heritage of the Town of Bluffton as well as the Lowcountry region in accordance with the standards set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and~~
- ~~C. Ensure that activities described below respect and complement the eclectic character of the HD designated zoning districts.~~

This Section provides procedures for the review of Site Feature – Historic District (HD) Permit Applications by the UDO Administrator for those properties within zoning districts with a "Historic District" (HD) designation.

3.19.2 Applicability

~~A. Permit Required. The following activities require approval of a Site Feature Permit: A Site Feature – Historic District (HD) Permit is required for the following:~~

- ~~1. Minor exterior modifications that do not alter the exterior architectural character;~~
- ~~2. Signs; Signs, to include new signs, modifications to existing signs, or replacement of existing signs. Certain signs, as indicated in Sec. 5.13.3, are exempt from the Site-Feature-Historic District (HD) Permit requirement.~~
- ~~32. Modifications or improvements to site elements, such as changes to parking lots, sidewalks, landscaping, and lighting.~~
- ~~43. Garden Structures, as specified in Sec. 5.15.5;~~
- ~~54. Ordinary maintenance and repair of any of the existing features of a structure that does not involve a change in design, or outward appearance. Materials shall be a like for like replacement or equivalent to be reviewed and approved by the UDO Administrator; and Maintenance or repair of any features of an existing structure or building that do not alter such features or change the design, architectural character, or outward appearance, as determined by the UDO Administrator. Any replacement material shall be like-for-like, or an equivalent material that is approved by the UDO Administrator; and~~

Existing UDO Text and Proposed Amendments

Sec. 3.19.1, Site Feature – Historic District (HD) Permit

~~65. Exterior non-structural work of a minor nature that includes modifications or renovations to an existing building or structure. Such work is discouraged on the principle façade, as it is the intent of this section to preserve the outward appearance of the building or structure. Examples of allowable work include, but are not limited to, adding screens or balustrades to an existing porch, new decks without a roof covering, and improvements made for ADA accessibility. Minor, non-structural exterior modifications to existing structures and buildings that do not alter the architectural character. Examples of such work include, but are not limited to, the addition of screens or balustrades to an existing porch, the addition of a deck without a roof, and accessibility improvements for compliance with the Americans with Disabilities Act. To preserve the outward appearance of a building or structure, such work is discouraged on the principal façade.~~

B. Permit Not Required. Any activity that is not determined by the UDO Administrator to be a Site Feature or subject to the requirements of the Certificate of Appropriateness Historic District shall not require approval of a permit. Any activity determined by the UDO Administrator not to be a Site Feature or subject to a Certificate of Appropriateness – Historic District (HD) review, as described in Sec. 3.18.2, shall not require a Site Feature – Historic District (HD) permit.

3.19.3 Application Review Criteria

~~The UDO Administrator shall consider the following criteria in assessing an application for Site Feature:~~ As applicable, the following shall be considered in reviewing an application for a Site Feature – Historic District (HD) Permit:

- ~~A. The application must be in conformance with applicable provisions provided in Article 5, Design Standards;~~ and Conformance with applicable provisions provided in Article 5, Design Standards;
- ~~B. The application must comply with applicable requirements in the Applications Manual.~~ For signs, conformance with the following applicable provisions:
 - 1. Sec. 5.12, Lighting
 - 2. Sec. 5.15.6.Q., Signs; and,
 - 3. Sec. 7.10, Nonconforming Signs;
- C. For historic structures, in addition to the above and as applicable, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- D. Compliance with applicable requirements in the Applications Manual.

3.19.4 Effect and Expiration of Approvals

A. Approval. ~~Issuance of a permit shall authorize the Applicant to install the site feature as specified by the permit.~~ The issuance of a Site Feature – Historic District (HD) Permit shall authorize the Applicant to either install, modify, or replace the site feature as specified by the permit. When a Building Permit is required to install, modify, or replace a site feature, an approved Site Feature – Historic District (HD) Permit shall be provided at time of Building Permit application.

Existing UDO Text and Proposed Amendments

Sec. 3.19.1, Site Feature – Historic District (HD) Permit

- B. Expiration.** ~~Approval of a Site Feature HD permit shall expire two years from the date of its issue unless an appreciable amount of improvement or development commences and proceeds to completion in a timely and customary manner in accordance with the Site Feature HD permit.~~
Approval of a Site Feature – Historic District (HD) Permit shall expire two (2) years from the date of its issue unless an appreciable amount of improvement or development commences and proceeds to completion in a timely and customary manner in accordance with the Site Feature – Historic District (HD) Permit, as determined by the UDO Administrator.

Existing and Proposed Text
Sec. 3.21, Sign Permit

3.21 Sign Permit

3.21.1 Intent

~~This Section is intended to provide procedures and standards for the review of Sign Permit Applications. Review of Sign Permit Applications shall consider the following objectives:~~

- ~~A. Encourage a high degree of design quality in the context of the overall image and visual environment of the Town of Bluffton, as well as encourage designs that are in aesthetic harmony with their location on buildings and surrounding area;~~
- ~~B. Promote the public welfare and property values by preserving the aesthetic qualities of the natural environment and Bluffton vernacular architecture and reducing visual clutter;~~
- ~~C. Protect pedestrians, motorists and property by ensuring that signs do not create hazards due to distractions, collapse, fire, collision, or decay;~~
- ~~D. Promote the efficient transfer of general public and commercial information by improving the legibility and effectiveness of signs through the control of their number, location, size, appearance and illumination; and~~
- ~~E. Stimulate the economic vitality of the Town of Bluffton and encourage a business atmosphere that continues to attract new enterprises to the Town of Bluffton.~~

This Section provides procedures for the review of Sign Permit Applications.

3.21.2 Applicability:

- ~~A. **Permit Required.** A Sign Permit is required to install signage on any property, replace existing signage, or modify existing signage. A Sign Permit is required to install, modify, or replace existing signage in all areas of Town except for those properties within zoning districts with a "Historic District" (HD) designation. For HD-zoned properties, a Site Feature-Historic District (HD) Permit is required per Sec. 3.19. Allowable sign types are indicated in Sec. 5.13 or within the approved Development Agreement for certain PUD-zoned properties.~~
- ~~B. **Permit Not Required.** A Sign Permit is not required for the following:~~
 - ~~1. Signage located in the Old Town Bluffton Historic District (HD) designated zoning district. Instead, an application permit for a Site Feature Historic District is required; and~~
 - ~~2. Signs as defined in Article 5, Design Standards to be exempt from obtaining a Sign Permit.~~

Certain signs, as indicated in Sec. 5.13.3, are exempt from the Sign Permit requirement.

3.21.3 Application Review Criteria

~~The UDO Administrator shall consider the following criteria in assessing an application for Sign Permit:~~

- ~~A. The application must be in conformance with applicable provisions provided in Article 5, Design Standards;~~

Existing and Proposed Text

Sec. 3.21, Sign Permit

- ~~B. The signage is compatible with the surrounding natural area and the character of structures and architecture in the vicinity; and~~
- ~~C. The application must comply with applicable requirements in the Applications Manual.~~

As applicable, the following shall be considered in reviewing an application for a Sign Permit:

- A. Sec. 5.12, Lighting;
- B. Sec. 5.13, Signs;
- C. Sec. 7.10, Nonconforming Signs;
- D. For certain properties with a Planned Unit Development zoning designation, the approved Development Agreement; and
- E. Compliance with applicable requirements in the Applications Manual.

3.21.4 Effect and Expiration of Approvals

- A. **Approval.** ~~The issuance of a sign permit shall authorize the Applicant to either install or modify signage as specified by the permit or apply for a building permit, if applicable. The issuance of a Sign Permit shall authorize the Applicant to either install, modify or replace signage as specified by the permit approval. When a Building Permit is required to install, modify or replace signage, proof of an approved Sign Permit shall be provided at time of Building Permit application.~~
- B. **Expiration.** ~~Approval of a Sign permit shall expire two years from the date of its issue unless an appreciable amount of improvement or development commences and proceeds to completion in a timely and customary manner in accordance with the Sign permit. Approval of a Sign Permit shall expire two (2) years from the date of its issue unless an appreciable amount of improvement or development commences and proceeds to completion in a timely and customary manner in accordance with the Sign Permit as determined by the UDO Administrator.~~

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

5.13 Signs

5.13.1 Intent

The purpose of this Section is to promote the public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements. More specifically, this Section is intended to:

- A. Balance public and private objectives by allowing adequate means for both commercial and non-commercial messages;
- B. Encourage signs as an effective channel of communication while preventing visual clutter that will detract from the aesthetic character of the Town;
- C. Protect and improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape;
- D. Maintain and enhance the Town's appearance by regulating the location, number, type, quality of materials, size, illumination, and maintenance of signs;
- E. Restrict signs that may create a nuisance to nearby properties, violate privacy, or create hazards or unreasonable distractions for pedestrians or motorists;
- F. Provide clear and unambiguous sign standards that enable fair and consistent enforcement;
- G. Further the goals of the Old Town Bluffton Historic Master Plan by promoting signage that complements the historic, eclectic character and human-scale environment of Old Town; and,
- H. Ensure that the constitutionally guaranteed right of free speech is protected.

5.13.2 Applicability

- A. This Section shall apply to all properties within the Town except where otherwise specified by this UDO. For properties with a Historic District (HD) zoning designation, Sec. 5.15.6.Q. shall also apply; however, where a standard exists in this Section and in Sec. 5.15.6.Q., Sec. 5.15.6.Q. shall govern. For properties within a Planned Unit Development zoning designation, where a standard exists in this Section and the approved Development Agreement, the approved Development Agreement shall apply and govern.
- B. A sign may be installed, placed, painted, modified, maintained or replaced only in conformance with the requirements of this UDO.
- C. The effect of this Section, as more specifically set forth herein, is:
 - 1. To allow a variety sign types subject to the standards and the permit procedures of this UDO;
 - 2. To exempt certain signs that are small, unobtrusive, and incidental to the principal use of the lot on which they are located, subject to the requirements of this UDO, but without a requirement for permits; and

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

3. To prohibit all signs not expressly permitted in this UDO.

- D. **Regulatory Interpretations:** The provisions of this UDO, as they relate to signs, shall be applied in a content neutral manner. Non-communicative aspects of all signs, not related to the content of the sign, shall comply with the provisions of this Section. "Non-communicative aspects" include the time, place, manner, location, size, height, illumination, spacing, and orientation of signs.

5.13.3 Exempt Signs

The following signs are exempt from the permit requirements of this UDO, and do not count toward the maximum sign area limitation for a site, provided that they conform to the requirements of this UDO. Exempt signs shall not be located within the public right-of-way without an approved encroachment permit.

- A. **Address:** One (1) address identification sign per establishment that does not exceed four (4) square feet. Address signs may include the building or residence name.
- B. **Certain Planned Unit Development-designated Properties:** Signs within a Planned Unit Development designated zone where access to the general public is restricted by security and where signs are not visible from any public right-of-way or navigable waterway.
- C. **Commercial Displays on Vehicles:** Displays on vehicles related to the goods or services provided by the vehicle owner or operator and public transit/public carrier graphics on properly licensed buses, taxicabs, and similar vehicles for hire that legally pass through the Town.
- D. **Directional/Informational Signs:** Directional/informational signs not more than 1.5 square feet in sign area for the direction or convenience of the public, such as outlining or assisting vehicle and pedestrian circulation within a site; egress; ingress; and, any public facilities, such as restrooms, telephones, walkways, and other similar features. Such signs shall be consistent with the architectural and colors of associated principal structures.
- E. **Flags.**
1. Flags that do not display a commercial message shall be erected and located in accordance with the following standards:
 - a. **Number Per Lot:** For PR, AG, RG and RMU zones, no more than two (2) flags. For NC, GMU and LI zones, no more than three (3) flags.
 - b. **Location:** Flags shall be attached to a stand-alone flagpole not located within a required setback or on a flagpole attached to a building. Flagpoles attached to a building shall not be roof mounted or mounted to extend over the roof line or parapet.
 - c. **Area and Height (Maximum):** 32 square feet per flag with a stand-alone flagpole height of no more than 30 feet.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

- F. **Government Signs:** Official notices issued by a court, public body, or office and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental body to direct or regulate pedestrian or vehicular traffic; or other signs required or authorized by law.
- G. **Historic Plaques and Commemorative Signs:** Historic plaques, memorial signs or tablets, or commemorative signs indicating names of buildings and dates of building erection, either attached to or freestanding, with a maximum allowable sign area of 10 square feet per sign. Freestanding signs shall not exceed 10 feet in height.
- H. **Interior Signs:** Signs that are in the interior areas of site not visible from the public right-of-way, and signs that are in the interior of a building visible from a public right-of-way and at least one (1) foot from a window, door, or other exterior wall opening unless otherwise permitted by this Section.
- I. **Manufacturer's Mark:** Manufacturer's marks, including signs on items such as vending machines, gas pumps, and ice containers with a maximum allowable sign area of four (4) square feet per sign.
- J. **Nameplate:** One (1) nameplate attached to a building wall for each establishment not to exceed four (4) square feet in area indicating the name of the establishment.
- K. **Suspended Signs:** One (1) suspended sign located under a canopy, colonnade or arcade for each establishment not to exceed four (4) square feet.

5.13.4 Prohibited Signs

Unless otherwise and specifically permitted elsewhere in this UDO, the following sign types are prohibited.

- A. **Animated or Moving Signs.** Animated, flashing, blinking, reflecting, revolving, or other similar sign with visibly moving or rotating parts or visible mechanical movement of any kind, including electronic message centers.
- B. **Balloons, Inflatable Signs, Streamers, Pennants and Other Attention-Getting Devices.** Balloons, inflatable signs, streamers, pennants and other attention-getting devices designed to move, that direct, promote, or that are otherwise designed to attract attention.
- C. **Certain Illuminated Signs:** Internally illuminated signs, signs which contain visible light sources, neon signs, and bare bulb illumination are prohibited.
- D. **Fence Signs:** Signs attached or painted on fences, not including screens attached to fences to obscure construction and project sites that include the project information or participants.
- E. **General Advertising:** Signs that publicize or promote other businesses or causes in contrast to self-promotion, on-site sales, or on-site advertising. General advertising is also known as advertising for hire.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

- F. **Mobile Billboards:** Any sign carried or conveyed by a vehicle for the primary purpose of general advertising for hire. This prohibition eliminates mobile billboard advertising within the Town to reduce traffic congestion, promote the safe movement of vehicular traffic, to reduce air pollution, and improve the aesthetic appearance of the Town. This prohibition does not apply to displays on vehicles related to the goods or services provided by the vehicle owner or operator and public transit/public carrier graphics on properly licensed buses, taxicabs, and similar vehicles for hire that legally pass through the Town.
- G. **Off-premises Signs:** Except as expressly permitted by this UDO, off-premises signs are prohibited.
- H. **Portable Signs:** Except as expressly permitted by this UDO, portable signs are prohibited.
- I. **Roof Signs:**
 - 1. Attached signs that extend above the roofline or parapet (whichever is higher) of a building with a flat roof.
 - 2. Attached signs that extend above the deck line of mansard or false-mansard roof.
 - 3. Signs on rooftop structures, such as penthouse walls or mechanical enclosures.
- J. **Search Lights and Klieg Lights:** Search lights and Klieg lights when used as attention-getting devices.
- K. **Signs Located in the Public Right-of-Way or on Public Property:** Other than official government signs or warning signs required by law, no sign can be placed in or project into the public right-of-way or on public property unless authorized by an encroachment permit.
- L. **Signs on Terrain:** Signs erected, displayed, cut or burned into terrain, including salt marshes or areas subject to periodic inundation by tidal salt water shall be prohibited.
- M. **Signs Affixed to Trees:** Signs affixed to or cut into trees or other living vegetation shall be prohibited.
- N. **Signs Affixed to Utilities:** Signs affixed to telephone poles, light poles and any other utilities that are not related to the utility.
- O. **Signs Creating Traffic or Pedestrian Safety Hazards:**
 - 1. Signs that obstruct use of any door, window, fire escape or other exit way.
 - 2. Signs that impede norm pedestrian use of public sidewalks. A minimum unobstructed width of 36 inches must be maintained.
 - 3. Signs that constitute a traffic hazard or obstruct the view of traffic, any authorized traffic sign, or signal device.
 - 4. Signs that create confusion, distraction or conflict with any authorized traffic sign or signal device due to color, location, wording (such as “stop” or “danger”), or use of specific phrases, symbols, or characters.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

- P. **Signs Producing Noise or Emissions:** Signs producing visible smoke, vapor, particles, odor, noise, or sounds that can be heard at the property line shall be prohibited. This prohibition excludes menu boards with voice units at drive-through facilities.
- Q. **Signs for Prohibited Uses:** Signs displaying a commercial message promoting a business that is a prohibited use and has not been established as a legal nonconforming use.
- R. **Signs that are Obscene:** Signs containing indecent words, photographs or depictions as defined, interpreted and provided in Section 16-15-305(B), (C), (D), and (E) of the South Carolina Code of Laws.
- S. **Unauthorized Signs:** Signs shall not be placed on private or public property without the permission of the property owner.

5.13.5 General Requirements

- A. **Applicable Codes:** In addition to complying with the provisions of this UDO, all signs must be constructed in accordance with the International Building Code adopted by the State of South Carolina, the National Electrical Code, and all other applicable laws, rules, regulations, and policies.
- B. **Sign Permit Required:** Unless otherwise exempted or specified by this Section or elsewhere in this UDO, a Sign Permit, as provided in Sec. 3.21, is required to install, modify, or replace existing signage.
- C. **Sign Materials:** All permanent signs shall be constructed of the following rigid, weatherable materials: wood (painted, stained or natural); metal (copper, brass, galvanized steel or aluminum); Medium-Density Overlay board (MDO), High Density Urethane (HDU) or other recycled material finished to resemble wood; and, stucco; tabby; stone or brick. Canvas and fabric may be used for awning signs.
- D. **Illumination:** Illumination of signs is permitted as specified in Sec. 5.12 and as specified elsewhere in this UDO.
- E. **Changes to Copy of Approved Signs:** Changes to the copy of approved signs that were legally established and have not been modified to become illegal are exempt from permitting pursuant to this Section. Changes to copy do not include changes to the type or level of illumination of an approved sign.
- F. **Noncommercial Signs:** Non-commercial signs are allowed wherever commercial signage is permitted and are subject to the same standards and total maximum allowances per site or building of each sign type specified in this UDO. For purposes of this UDO, all non-commercial speech messages will be deemed to be "on-site," regardless of location.
- G. **Message Substitution:** A non-commercial message of any type may be substituted, in whole or in part, for any duly permitted commercial message, any non-commercial message may be substituted for any non-commercial message, and any on-site commercial message may be substituted for any on-site commercial message; provided that the Sign complies with all other portions of this UDO and is not otherwise prohibited.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

1. **No Additional Approval Required.** Such substitution of message may be made without any additional approval, permitting, registration, or notice to the Town. This provision prevents any inadvertent favoring of commercial speech over non-commercial speech or favoring non-commercial message over any other non-commercial message.
2. **Limitations.** This provision does not allow the following:
 - a. Create the right to increase the total amount of signage for a parcel, lot, or land use;
 - b. Affect the requirement that a sign structure or mounting device be properly permitted;
 - c. Allow a change in the physical structure of a sign or its mounting device; or
 - d. Authorize the substitution of an off-site commercial message in place of an on-site commercial message or in place of a non-commercial message.

H. **Setbacks and Encroachments:**

1. All freestanding signs shall be set back at least 10 feet from the public right-of-way, unless expressly permitted elsewhere in this UDO.
2. Signs mounted on private property may project into or above public property or the public right-of-way only with approval of an encroachment permit.
3. Signs shall not be located within or encroach into the vision clearance triangle at street intersections.

5.13.6 Permanent Signs

With the exception of Exempt Signs, and as specified elsewhere in this UDO, the following signs are the only permissible permanent sign types.

A. **Freestanding Signs**

1. **Number:**
 - a. A property with multiple street frontages may have one (1) freestanding sign per street frontage.
 - b. In lieu of a freestanding sign, signage for residential developments may be attached to entrance structures that are extensions of a wall or fence for the development. One (1) sign on each side of the entrance road is permitted provided that the distance between the two signs does not exceed 100 feet. Such signs are subject to the size limitations of this Section.
2. **Permitted Freestanding Sign Types:** Freestanding sign types are limited to monument, post and arm and double-post signs.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

3. Dimensional Standards:

Table 5.13.6.A Freestanding Sign Dimensions		
	PR, AG, RG, RMU Districts	NC, GMU, LI Districts
Sign Face (Max)	32 sf	64 sf
Sign Height (Max)	8 feet	10 feet
Sign Depth (Max)	18 inches	18 inches

4. **Clearance:** Signs shall maintain a minimum clear height above of 8 feet above walkways.
5. **Distance from Grade:** The bottom edge of the freestanding sign shall not exceed three (3) feet in height from the lowest grade elevation at the base of the sign.
6. **Distance from Right-of-way:** Freestanding signs shall be at least ten (10) feet from a public right-of-way, placed parallel or perpendicular to the right-of-way and shall not be located within a vision clearance triangle.
7. **Changeable Copy:** Changeable copy signs are allowed for schools, churches, gas stations and public agencies, provided that the letters are hand-change only and not electronic. The changeable copy portion of the sign cannot exceed 30% of the sign area.

B. Building Signs

1. General:

- a. Excluding exempt signs, no more than two (2) building signs, as specified by this Section, are permitted per establishment.
- b. No more than 40 square feet of building signage is permitted per establishment regardless of whether the building sign types selected allow more combined square footage.

2. Wall Signs:

- a. **Size (Maximum):** One (1) square foot for each one (1) linear foot of building wall to which the Sign is attached, not to exceed a maximum of 40 square feet. For buildings with multiple establishments, the total permitted square footage is to be divided among the various establishments in the same building.
- b. **Location:** Wall Signs must be located on the façade of the establishment being identified.
- c. **Other:**
 - i. Wall Signs must be attached parallel to a building façade either flat to the facade or mounted within six (6) inches of the building façade.
 - ii. Walls Signs must be contained within a single wall panel or other architectural component upon which they are placed and shall not extend above the roof line or above a parapet wall. Windows, architectural details and accessways shall not be covered.
 - iii. An exposed raceway shall be finished to match the background wall or be integrated into the overall design of the sign.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

3. **Window Signs:**

- a. **Number (Maximum):** One (1) Window Sign or glass door sign is permitted per establishment.
- b. **Dimensions (Maximum):**
 - i. Overall Percentage: 20 percent of a shopfront window.
 - ii. Width: Five (5) feet.
 - iii. Height: Three (3) feet.
- c. **Location:** Windows Signs shall be applied directly to the inside of the glass shall not be placed on a window higher than the second story.
- d. Window Signs shall have a clear background.

4. **Awning Signs:**

- a. **Number (Maximum):** Two (2) Awning Signs are permitted per establishment; however, a sign on the valance and on the slope of the same awning are individual Awning Signs, not one Awning Sign, and count as two (2) building signs.
- b. **Overall Sign Area (Maximum):** One (1) square foot for each one (1) linear foot of building wall to which the Sign is attached, not to exceed a maximum of 40 square feet.
- c. **Size of Sign on Sloping Plane (Maximum):** 50%
- d. **Sign Width (Maximum):** 75% of the valance width.
- e. **Height of Text and Graphics on Valance (Maximum):** Two (2) feet.
- f. **Location:** Awning Signs are permitted only over an active pedestrian entrance or window.

5. **Canopy Signs:**

- a. **Number:** No more than one (1) sign per canopy.
- b. **Overall Sign Area (Maximum):** One (1) square foot for each one (1) linear foot of building wall to which the Sign is attached, not to exceed a maximum of 40 square feet.
- c. **Height of Text and Graphics (Maximum):** Two (2) feet.
- d. **Depth of Sign (Maximum):** 11 inches
- e. **Exposed Raceway Height (Maximum):** 50% of the letter height. The raceway cannot be used as a sign background.
- f. **Other:**
 - i. A Canopy Sign cannot extend outside the overall length of the canopy; however, the sign may extend above or below the canopy provided the sign complies with all other applicable standards.

6. **Projecting Signs:**

- a. **Dimensions:**
 - i. Overall Sign Area (Maximum): 9 square feet
 - ii. Height (Maximum): 3 feet
 - iii. Spacing from Building Façade (Minimum): 6 inches (min), 1 foot (max)
 - iv. Width (Maximum): 3 feet
 - v. Depth of Sign (Maximum): 6 inches

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

5.13.7 Temporary Signs

- A. **General:** In addition to any specific Temporary Sign type standards, as specified in this Section, Temporary Signs shall comply with the following standards:
1. Temporary signs must be located in a manner that maintains a minimum of 36 inches of unobstructed sidewalk clearance and that do not impede pedestrian traffic, vehicular traffic, parking and vision clearance triangles at street intersections;
 2. Temporary signs may not be constructed of or operated by electrical, electronic or mechanical parts, nor may temporary signs be illuminated.
 3. Temporary Signs shall not be located on public property or in public rights-of-way and must be confined wholly to placement on private property, with permission of the property owner.
 4. Temporary signs, in aggregate, may be displayed for up to 30 days in any 12-month period.
 5. Temporary signs not complying with the requirements of this Section are illegal and subject to immediate removal and may be disposed of by the UDO Administrator without notice or compensation.
- B. **Special Event Signs:**
1. **Number (Maximum):** 1 per lot.
 2. **Dimensions (Maximum):** No greater than 16 square feet and 6 feet in height, if freestanding.
 3. **Time Period:** Unless otherwise specified by this Section, Temporary Signs may be erected no sooner than 14 days before an event and must be removed within seven (7) days after the event, drive, or other purpose served by the Sign is final. Any Sign that remains more than seven (7) days after the event shall be considered abandoned and may be removed and disposed of by the UDO Administrator without notice or compensation.
- C. **Portable Signs:**
1. **Number (Maximum):** 1 per establishment.
 2. **Width (Maximum):** Two (2) feet.
 3. **Height (Maximum):** Four (4) feet.
 4. **Time Period:** Portable Signs shall be removed when during the hours when the establishment is not open.
 5. Portable Signs shall be located on private property within 25 feet of the entrance to the establishment it identifies or within designated common area.
- D. **Real Property Sale, Rental and Lease Signs:**
1. Individual Single-family Lots and Residential Units:
 - a. **Number (Maximum):** One (1) sign per street frontage.
 - b. **Dimensions (Maximum):** 10 square feet of sign area. Freestanding signs shall not exceed five(5) feet in height.
 2. Areas Other than Single-family Lots and Residential Units:
 - a. **Number (Maximum):** One (1) sign per street frontage.
 - b. **Dimensions (Maximum):** 64 square feet of sign area, with no sign face larger than 32 square feet. Freestanding signs shall not exceed eight (8) feet in height.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

3. Real Property signs shall be removed within seven (7) days of the sale, rental or lease.

E. Construction and Project Signs:

1. **Number (Maximum):** No limitation.
2. **Dimensions (Maximum):** 32 square feet of sign area. Freestanding signs shall not exceed eight (8) feet in height.
3. **Time Period:** Construction and project signs shall not be erected prior to issuance of a development plan approval and shall be removed upon or prior to issuance of the final Certificate of Occupancy.

F. Campaign Signs:

1. **Number (Maximum):** No limitation.
2. **Dimensions (Maximum):** 6 square feet of sign area. Freestanding signs shall not exceed five (5) feet in height.
3. **Time Period:** Campaign signs shall not be erected earlier than 60 days prior to the election or referendum to which they apply and shall be removed within with seven (7) days after the election or referendum. Signs for candidates in a runoff election may be maintained until the final election to which the signs apply.

5.13.8 Off-Premises Signs

A. Signs Related to Properties Designated Planned Unit Development

When authorized by an approved Development Agreement, the following signs are permitted for properties designated Planned Unit Development (PUD).

1. **Identification Signs:** Where the primary entrance road to a PUD designated property is via a right-of-way or access easement that is not located within the boundaries of that PUD, one (1) off-premises identification sign shall be allowed. The sign shall be located within the entrance road right-of-way or easement and be solely for identifying the entrance to the PUD. Such sign shall be subject to the standards of this Section.
2. **Directional Signs:**
 - a. Within the boundaries of a PUD, freestanding off-premises directional signs are permitted to direct vehicular traffic within the development:
 1. For Private Streets within the PUD Development: Such signs shall be located within 200 feet of an intersection, not have a sign face greater than 20 square feet, and be limited to the name of internal destinations, including arrows. Such signs shall comply with other freestanding sign requirements of this Section.
 2. For Public Streets external to the PUD Development: Such signs must be located within one mile of the main entrance road to the development. Signs shall not have a sign face greater than 40 square feet and shall be limited to the name of the PUD, directions and distance to the PUD, and establishments within the PUD. Graphics are limited to a logo and directional arrows. No more than two (2) sign structures can be placed at an intersection for any one PUD, and no more than three (3) such signs are permitted for the

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Sec. 5.13, Signs

overall development. Such signs shall comply with other freestanding sign requirements of this Section.

5.13.9 Master Sign Plan

- A. A master sign plan regulates signage for major subdivisions, multiple establishments within a building or complex and Planned Unit Development designated properties to integrate the design and placement of signs with the overall development design to achieve an orderly, unified appearance. A master sign plan is required for new developments and sign modifications.
- B. A master sign plan shall:
 - 1. Establish the allowable area and location of signage to be allocated to each establishment under the new plan for all allowed permanent sign types.
 - 2. Provide consistency among signs with regard to at least four (4) of the following: materials; location of each sign on the building; sign proportions; color scheme; lighting; lettering or graphic style.
 - 3. Indicate existing nonconforming Signs, if any, and the amount and location of on-premises signage to be allocated to each establishment.

5.13.10 Sign Maintenance

Each sign displayed within the Town, including exempt signs, shall be maintained to comply with the following standards:

- A. The display upon any sign area of a sign shall be maintained in good condition, without rips, tears, and similar damage.
- B. All parts, portions, units and materials composing a sign, together with the frame, background, surface, support or enclosure therefore shall be maintained in a safe condition, painted, and adequately protected from weathering with all braces, bolts and structural parts and supporting frames and fastenings reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
- C. Any Sign or Sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, or other dilapidated condition shall be promptly repaired, to the satisfaction of the Town, or removed.
- D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.
- E. Whenever any Sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the sign may be removed by Town personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.
- F. Any on-premises Sign identifying an activity, business, service or product shall be removed within 30 days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the UDO Administrator may have the sign removed in accordance with Sec. 8.8 of this UDO.

Proposed Text (See Attachment 2 for Existing Text-Entire Section to be Repealed)

Sec. 5.13, Signs

5.13.11 Severability

- A. **Generally:** If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section or Sec. 5.15.6.Q., or any application thereof, is declared unconstitutional by any court of competent jurisdiction, this declaration of unconstitutionality or invalidity shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this Section or Sec. 5.15.6.Q., or any other application thereof.
- B. **Severability Where Less Speech Results.** This subsection shall not be interpreted to limit the effect of Sec. 5.13.11.A., or any other applicable severability provisions in the Town of Bluffton Code of Ordinances or any adopting ordinance. The Bluffton Town Council specifically intends that severability shall be applied to these sign regulations even if the result would be to allow less speech in the Town, whether by subjecting currently exempt sign to permitting or by some other means.
- C. **Severability of Provisions Pertaining to Prohibited Signs.** This subsection shall not be interpreted to limit the effect of Sec. 5.13.11.A. or any other applicable severability provisions in the Town of Bluffton Code of Ordinances or any adopting ordinance. The Bluffton Town Council specifically intends that severability shall be applied to Sec. 5.13.4 “Prohibited Signs,” so that each of the prohibited sign types listed in that section shall continue to be prohibited irrespective of whether another sign prohibition is declared unconstitutional or invalid.
- D. **Severability of Prohibition of Off-premises Signs.** This subsection shall not be interpreted to limit the effect of Sec. 5.13.11.A or any other applicable severability provisions of the Town of Bluffton Code of Ordinances or any adopting ordinance. If any or all of Sec. 5.13 “Signs” or Sec. 5.15.6.Q. or any other provision of the Unified Development Ordinance is declared unconstitutional or invalid by any court of competent jurisdiction, the Bluffton Town Council intends that the declaration shall not affect the provision of off-premises signs in Sec. 5.13.4 “Prohibited Signs.”

Existing and Proposed UDO Text

5.15.6.Q. Old Town Historic District, Architectural Standards

5.15 Old Town Bluffton Historic District**5.15.6.Q. Sign Guidelines Signs****1. General Requirements:**

- a. ~~All signs shall be subject to review by the UDO Administrator for consistency and harmony with the character of the Old Town Bluffton Historic District. The UDO Administrator shall use the graphics in this section as non-binding guidelines, to make a determination of appropriateness on a case-by-case basis.~~
- b. ~~Wall signs shall be flat against the façade, or mounted projecting from the façade.~~
- c. ~~Free standing monument signs shall be placed at least five feet from the right of way.~~
- d. ~~Signs shall be externally lit from the front.~~
- e. ~~All signs shall be permanently mounted.~~
- f. ~~No off premise signs shall be permitted.~~
- g. ~~Temporary signs announcing a sale, promotion, civic, philanthropic, educational, religious, or other special event must meet the following requirements:~~
 - (1) ~~Any tenant space or lot, if a single occupant, may display temporary signs, in aggregate, for up to 30 days in any 12 month period;~~
 - (2) ~~Must not exceed 6 square feet in area per sign face, 12 square feet in total sign area, and 4 feet in height if free standing;~~
 - (3) ~~Signs shall be affixed at all corners to the structure on which the sign is attached.~~
 - (4) ~~No more than one temporary sign shall be permitted at any time; and~~
 - (5) ~~No temporary sign shall be illuminated.~~
- h. ~~One sandwich board sign may be permitted per tenant space or lot if a single occupant during business hours and must meet the following requirements:~~
 - (1) ~~Must not exceed 6 square feet in area per sign face, 12 square feet in total sign area, and 4 feet in height;~~
 - (2) ~~In addition to being located on private property, such sign may be located on any common property associated with the private property for which the sign serves;~~
 - (3) ~~Must be located in a manner that maintains a minimum of 36 inches of unobstructed sidewalk clearance; and~~
 - (4) ~~Must be located in a manner that does not impede vehicular traffic or parking, including safety sight lines at intersections~~

Existing and Proposed UDO Text

5.15.6.Q. Old Town Historic District, Architectural Standards, Signs

1. **General:**

- a. This Section provides specific sign types and sign standards that are consistent with Sec. 5.13.1 (Signs) unless otherwise specified by this Section. Where there is a same or similar requirement exists in Sec. 5.13.1, this Section shall govern. Specific sign types and sign standards are intended to complement the character, architecture and human-scale of Old Town Bluffton Historic District.
- b. Unless exempted by Sec. 5.13.8, a Site-Feature-Historic District (HD) Permit is required to install, modify, or replace existing signage in Old Town Bluffton Historic District.
- c. Off-premises signs, unless otherwise permitted by Sec. 5.13.1, are not permitted in Old Town Bluffton Historic District.
- d. **Sign Materials:** All permanent signs shall be constructed of the following rigid, weatherable materials: wood; metal (copper, brass, galvanized steel or aluminum); Medium-Density Overlay board (MDO), High Density Urethane (HDU) or other recycled material finished to resemble wood. Canvas and fabric may be used for awning signs.
- e. **Lighting:** In addition to the requirements of Sec. 5.12.3.C, the below standards shall apply:
 - i. Illumination of signs is permitted only with external lights sources that must be placed close to and directed onto the sign and shielded to minimize glare into the street, sidewalks and adjacent properties. Bare bulb illumination is not permitted.
 - ii. Light fixtures must be simple and unobtrusive.

2. ~~Finish Materials:~~

- a. ~~Wood: painted or natural~~
- b. ~~Metal: copper, brass, galvanized steel, or aluminum~~
- c. ~~Painted Canvas~~
- d. ~~Paint/engraved directly on façade surface~~
- e. ~~MDU or other recycled material finished to resemble wood.~~

2. **Exempt Signs:** Certain signs, as specified in Sec. 5.13.3, are exempt from the requirements of this Section unless otherwise specified.**3. ~~Configurations~~**

- a. ~~Maximum gross area of wall signs on a given façade shall not exceed 10% of the façade area, with maximum size of any one sign limited to 25 square feet.~~
- b. ~~Maximum area of any single freestanding sign shall not exceed 5 square feet per side and 5 feet in height. Freestanding on-premise signs along SC Highway 46 and Bruin Road shall not exceed 25 square feet and 8 feet in height~~
- ~~*Signs shall maintain a minimum clear height above sidewalks of 8 feet.~~
- c. ~~All other sign types shall not exceed 5 square feet per side.~~

Existing and Proposed UDO Text

5.15.6.Q. Old Town Historic District, Architectural Standards, Signs

- d. ~~No more than 2 signs may be displayed per address.~~
- e. ~~Freestanding signs shall be mounted either parallel or perpendicular to the right-of-way.~~

3. **Prohibited Signs:** Prohibited Signs are specified in Sec. 5.13.4 unless otherwise provided by this Section.

4. **Permanent Signs:** The following signs are the only permissible permanent sign types within Old Town Bluffton Historic District with the exception of Exempted Signs, as provided in Sec. 5.13.8.

a. **Freestanding Signs**

- i. No more than one (1) freestanding sign per lot is permitted.
- ii. The allowed freestanding sign types include monument, post and arm and double-post signs. The UDO Administrator may allow other freestanding sign types if consistency with the character of the Old Town Bluffton Historic District is demonstrated.
- iii. The maximum permitted sign area and sign height is provided in the following table:

Table 5.15.6.Q.4.a.		
Freestanding Signs	S.R. 46 / Bruin Road Square Footage & Height (Maximum)	All Other Roadways Square Footage & Height (Maximum)
<u>All Freestanding Signs</u>	<u>Sign Area: 25 square feet per sign face (50 square feet in total sign area)</u> <u>Height: 8 feet</u>	<u>Sign Area: 5 square feet per sign face (10 square feet in total sign area)</u> <u>Height: 5 feet</u>

- iv. Freestanding signs shall be at least five (5) feet from a public right-of-way, placed parallel or perpendicular to the right-of-way and shall not be located within a vision clearance triangle.

b. **Building Signs**

1. **General:**

- a. Excluding exempt signs, no more than two (2) building signs, as specified by this Section, are permitted per establishment.
- b. No more than 25 square feet of building signage is permitted per establishment regardless of whether the building sign types selected allow more combined square footage.

2. **Wall Signs:**

- a. **Size (Maximum):** One (1) square foot for each one (1) linear foot of building wall to which the Sign is attached, not to exceed a maximum of 25 square feet. For buildings with multiple establishments, the total permitted square footage is to be divided among the various establishments in the same building.
- b. **Location:** Wall Signs must be located on the façade of the establishment being identified.
- c. **Other:**
 - i. Wall Signs must be attached parallel to a building façade either flat to the facade or mounted within six (6) inches of the building façade.

Existing and Proposed UDO Text

5.15.6.Q. Old Town Historic District, Architectural Standards, Signs

- ii. Walls Signs must be contained within a single wall panel or other architectural component upon which they are placed and shall not extend above the roof line or above a parapet wall. Windows, architectural details and accessways shall not be covered.
- iii. An exposed raceway shall be finished to match the background wall or be integrated into the overall design of the sign.

3. Window Signs:**a. Dimensions (Maximum):**

- ii. Width: Five (5) feet.
- iii. Height: Three (3) feet.

b. Location: Windows Signs shall be applied directly to the inside of the glass shall not be placed on a window higher than the second story.**c. Window Signs shall have a clear background.****4. Awning Signs:****a. Number (Maximum):** Two (2) Awning Signs are permitted per establishment; however, a sign on the valance and on the slope of the same awning are individual Awning Signs, not one Awning Sign, and count as two (2) building signs.**b. Overall Sign Area (Maximum):** One (1) square foot for each one (1) linear foot of building wall to which the Sign is attached, not to exceed a maximum of 25 square feet.**c. Size of Sign on Sloping Plane (Maximum):** 50%**d. Sign Width (Maximum):** 75% of the valance width.**e. Height of Text and Graphics on Valance (Maximum):** 18 inches.**f. Location:** Awning Signs are permitted only over an active pedestrian entrance or window.**5. Canopy Signs:****a. Number:** Two (2) Canopy Signs are permitted per establishment; however, a sign on the valance and on the top of the same canopy are individual Canopy Signs, not one Canopy Sign, and count as two (2) building signs.**b. Overall Sign Area (Maximum):** One (1) square foot for each one (1) linear foot of building wall to which the Sign is attached, not to exceed a maximum of 25 square feet.**c. Height of Text and Graphics (Maximum):** 18 inches.**d. Depth of Sign (Maximum):** 11 inches**e. Exposed Raceway Height (Maximum):** 30% of the letter height. The raceway cannot be used as a sign background.**f. Other:**

- i. A Canopy Sign cannot extend outside the overall length of the canopy; however, the sign may extend above or below the canopy provided the sign complies with all other applicable standards.

Existing and Proposed UDO Text

5.15.6.Q. Old Town Historic District, Architectural Standards, Signs

6. Projecting Signs:

a. Dimensions:

i. Overall Sign Area (Maximum): 5 square feet

ii. Height (Maximum): 3 feet

iii. Spacing from Building Façade (Minimum): 6 inches (min), 1 foot (max)

iv. Width (Maximum): 2 feet

v. Depth of Sign (Maximum): 6 inches

5. **Temporary Signs:** Permitted Temporary Signs and standards are provided in Sec. 5.13.7 unless otherwise provided by this Section.

6. **Master Sign Plan:** A master sign plan regulates signage for major subdivisions and multiple establishments within a building or complex to integrate the design and placement of signs with the overall development design to achieve an orderly, unified appearance. A master sign plan is required for new developments and sign modifications as specified in Sec. 5.13.9.

Existing and Proposed Text
Sec. 9.2, Defined Terms

9.2 Defined Terms

Commercial Message: A message or image on a sign, or portion of sign, that promotes, informs or proposes an economic transaction, primarily concerns the economic interests of the sign sponsor and/or audience, or is intended to further discussion in the marketplace of goods and services.

Non-commercial Message: A message or image on a sign that directs public attention to or advocates an idea or issue of public interest or concern that does not serve to advertise or promote any business, product, activity, service, interest, or entertainment.

Sign: Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public. Any identification, description, illustration, or device illuminated or non-illuminated, which is visible to the public from any exterior public right-of-way, and directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, or placard designed to advertise, identify, or convey information. A display, device, or thing need not contain lettering to be a sign.

Sign, Animated: Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

Sign, Banner: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a structure by a frame at one or more edges. National flags, State or municipal flags, or the official flag of any institution or business shall not be considered banners.

Sign, Canopy: Any sign that is part of or attached to an awning, canopy, or other fabric, plastic, or a structural protective cover not made of fabric and that is located over a door, entrance, an entranceway, window, or outdoor service area. A marquee is not a canopy.

Sign, Changeable Copy: A sign or portion thereof with characters, letters, or graphics illustrations that can be changed or rearranged without altering the face or the surface of the sign. ~~A sign on which the message changes more than five times per day shall be considered an animated sign and not a changeable copy sign for the purposes of this Ordinance. A sign on which the only copy that changes is an indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this Ordinance.~~

Sign, Freestanding/Monument: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Sign, Incidental: ~~A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message shall be considered incidental.~~

Sign, Nonconforming: Any sign that does not conform to the requirements of this ~~Ordinance~~ UDO.

Sign, Portable: Any sign not permanently attached to the ground or other permanent structure, including signs transported by wheels. ~~or a sign designated to be transported, including, but not limited to signs~~

Existing and Proposed Text

Sec. 9.2, Defined Terms

~~designed to be transported by means of wheels; balloons used as signs; and umbrellas used for advertising.~~

Sign, Projecting: Any sign affixed to a building or wall in such a manner that its leading edge extends no more than six (6) inches beyond the surface of such building or wall.

~~**Sign, Residential:** Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of this Ordinance.~~

~~**Sign, Roof, Integral:** Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six.~~

Sign, Roof: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

~~**Sign, Suspended:** A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface colonnade, arcade, awning, canopy or other covered walkway.~~

Sign, Temporary: Any sign that is used only temporarily and is not permanently mounted.

~~**Sign, Vehicle:** Any sign that is attached or affixed to a vehicle for the advertisement of business. This shall not apply to vehicles used in the daily operation of the business.~~

Sign, Wall: Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

~~**Sign, Window:** Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window. A temporary or permanent sign with a single face of copy that is painted or installed on a glass window or door, or located within 12 inches from inside the window, in a manner that can be viewed from the exterior of a structure.~~

Sign Area: The area contained within a single continuous perimeter enclosing all parts of such sign copy, excluding structural elements outside the limits of the sign required to support the sign.

Sign Face: An exterior display surface of a sign, including non-structural trim, exclusive of the supporting structure. The area of a sign which is available for mounting and public display of the visually communicative image.

3.19 Site Feature – Historic District (HD)

3.19.1 Intent

This Section is intended to provide procedures and standards for the review of *Site Feature Applications* within the Old Town Bluffton Historic District (HD) designated zoning districts and for all other historic structures throughout the Town of Bluffton. Review of Site Feature Application shall consider the following objectives:

- A. Maintenance of the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic, and/or architecturally significant structures and areas in the Old Town Bluffton Historic District (HD);
- B. Maintenance of such structures as visible reminders of the history and cultural heritage of the Town of Bluffton as well as the Lowcountry region in accordance with the standards set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; and
- C. Ensure that activities described below respect and complement the eclectic character of the HD designated zoning districts.

3.19.2 Applicability

- A. **Permit Required.** The following activities require approval of a Site Feature Permit:
 - 1. Minor exterior modifications that do not alter the exterior architectural character;
 - 2. Signs;
 - 3. Modifications or improvements to site elements such as changes to parking lots, sidewalks, landscaping, and lighting.
 - 4. Garden Structures;
 - 5. Ordinary maintenance and repair of any of the existing features of a structure that does not involve a change in design, or outward appearance. Materials shall be a like for like replacement or equivalent to be reviewed and approved by the UDO Administrator; and
 - 6. Exterior non-structural work of a minor nature that includes modifications or renovations to an existing building or structure. Such work is discouraged on the principle façade, as it is the intent of this section to preserve the outward appearance of the building or structure. Examples of allowable work include, but are not limited to, adding screens or balustrades to an existing porch, new decks without a roof covering, and improvements made for ADA accessibility.
- B. **Permit Not Required.** Any activity that is not determined by the UDO Administrator to be a Site Feature or subject to the requirements of the Certificate of Appropriateness Historic District shall not require approval of a permit.

3.19.3 Application Review Criteria

The UDO Administrator shall consider the following criteria in assessing an *application for Site Feature*:

- A. The application must be in conformance with applicable provisions provided in *Article 5, Design Standards*; and,
- B. The application must comply with applicable requirements in the Applications Manual.

3.19.4 Effect and Expiration of Approvals

- A. **Approval.** Issuance of a permit shall authorize the Applicant to install the site feature as specified by the permit.
- B. **Expiration.** Approval of a Site Feature HD permit shall expire two years from the date of its issue unless an appreciable amount of improvement or development commences and proceeds to completion in a timely and customary manner in accordance with the Site Feature HD permit.

3.21 Sign Permit

3.21 Sign Permit (Existing UDO Text)**3.21.1 Intent**

This Section is intended to provide procedures and standards for the review of *Sign Permit Applications*. Review of Sign Permit Applications shall consider the following objectives:

- A. Encourage a high degree of design quality in the context of the overall image and visual environment of the Town of Bluffton, as well as encourage designs that are in aesthetic harmony with their location on buildings and surrounding area;
- B. Promote the public welfare and property values by preserving the aesthetic qualities of the natural environment and Bluffton vernacular architecture and reducing visual clutter;
- C. Protect pedestrians, motorists and property by ensuring that signs do not create hazards due to distractions, collapse, fire, collision, or decay;
- D. Promote the efficient transfer of general public and commercial information by improving the legibility and effectiveness of signs through the control of their number, location, size, appearance and illumination; and
- E. Stimulate the economic vitality of the Town of Bluffton and encourage a business atmosphere that continues to attract new enterprises to the Town of Bluffton.

3.21.2 Applicability

- A. **Permit Required.** A Sign Permit is required to install signage on any property, replace existing signage, or modify existing signage.
- B. **Permit Not Required.** A Sign Permit is not required for the following:
 - 1. Signage located in the Old Town Bluffton Historic District (HD) designated zoning district. Instead, an application permit for a Site Feature – Historic District is required; and
 - 2. Signs as defined in Article 5, Design Standards to be exempt from obtaining a Sign Permit.

3.21.3 Application Review Criteria

The UDO Administrator shall consider the following criteria in assessing an application for Sign Permit:

- A. The application must be in conformance with applicable provisions provided in Article 5, Design Standards;
- B. The signage is compatible with the surrounding natural area and the character of structures and architecture in the vicinity; and
- C. The application must comply with applicable requirements in the Applications Manual.

3.21.4 Effect and Expiration of Approvals

- A. **Approval.** The issuance of a sign permit shall authorize the Applicant to either install or modify signage as specified by the permit or apply for a building permit, if applicable.

3.21 Sign Permit

- B. **Expiration.** Approval of a Sign permit shall expire two years from the date of its issue unless an appreciable amount of improvement or development commences and proceeds to completion in a timely and customary manner in accordance with the Sign permit.

5.13 Signs (Existing UDO Text)**5.13.1 Intent**

The intent of this Section is to:

- A. Encourage the effective use of signs as a means of communication in the Town of Bluffton;
- B. Maintain and enhance the aesthetic environment and the Town's ability to attract sources of economic development and growth;
- C. Improve pedestrian and traffic safety; and
- D. Minimize the possible adverse effect of signs on nearby public and private property.

5.13.2 Applicability

- A. A sign may be erected, placed, established, painted, or maintained in the Town only in conformance with the requirements of this Section.
- B. The effect of this UDO as more specifically set forth herein, is:
 - 1. To allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this UDO;
 - 2. To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this UDO, but without a requirement for permits; and
 - 3. To prohibit all signs not expressly permitted in this Ordinance.

5.13.2 Permissible Signs

- A. The area and quantity of any freestanding sign for which a permit is required should conform to the following requirements. Planned Unit Developments (PUD), which because of their composition may qualify for more than one category, may apply the appropriate category to the various individual portions of the Planned Unit Development. The total number of signs for any individual development may not exceed the total number allowed as noted below:

Table 5.15.3.A Signs				
Type of Development	Quantity of Signs Allowed	Maximum Area per Sign	Maximum Faces per Sign	Maximum Area per Face
Residential 501 or more units	One per entrance	240 Sf	4 Faces	80 SF
Residential 300 to 500 units	One per entrance	80 SF	4 Faces	40 SF
Residential 299 or less units	One per entrance	80 SF	4 Faces	40 SF
Non-residential 100,000+ SF	Four Signs Maximum	240 SF	4 Faces	80 SF
Non-residential 40,000 to 100,000 SF	Three Signs Maximum	240 Sf	4 Faces	80 SF

Non-residential 2,500 to 40,000 SF	Two Signs Maximum	160 SF	4 Faces	40 SF
Non-residential Up to 2,500 SF	One Allowed Sign	40 SF	2 Faces	40 SF

- B. The maximum height of any freestanding sign above the average grade elevation of the nearest public way or within a 20 foot radius of the sign shall not exceed the following:
 - 1. Eight feet where the sign face does not exceed 40 square feet;
 - 2. Ten feet where the sign face does not exceed 60 square feet; and
 - 3. 12 feet where the sign face exceeds 60 square feet.
- C. The bottom edge of the sign shall not exceed three feet in height from the lowest grade elevation at the base of the sign.
- D. The maximum width of any freestanding sign shall not exceed the following:
 - 1. 15 feet where the sign face does not exceed 40 square feet;
 - 2. 20 feet where the sign face does not exceed 60 square feet; and
 - 3. 25 feet where the sign face exceeds 60 square feet.
- E. The maximum depth of any freestanding sign shall not exceed 25 percent of the width.
- F. The area of a sign structure for any freestanding sign is limited to the same number of square feet as the sign face that it supports.
- G. Freestanding signs shall be separated by a distance of no less than 200 foot intervals along each street frontage of the premises. In the event that a street frontage of less than 200 feet exists for any premises, only one sign shall be permitted along that frontage, notwithstanding that a greater number of signs may appear to be permitted by this Section.
- H. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two per entrance, on either side of the entrance, and confined to the entrance area. The distance between sign faces shall not exceed 100 feet. Such signs are subject to the size limitations of this Section.
- I. Changeable copy signs are allowed for schools, churches, gas stations, and public agencies, provided that the letters are hand-changed only and not electronic. The changeable copy portion of the sign cannot exceed 30% of the sign area.

5.13.4 Wall Signs

- A. The total area of wall signs shall not occupy more than ten percent of the area of the wall upon which they are placed with the maximum size of any one sign limited to 40 square feet.
- B. No more than two signs may be placed on any one façade of any one building except that shopping centers shall be permitted two signs per tenant space, per tenant façade, provided only one such

tenant sign per tenant façade is visible from any street right-of-way. Such tenant signs shall only be permitted in lieu of building signs.

- C. Wall signs must be contained within any single wall panel, window, door, or other architectural component upon which they are placed.
- D. Tenant façade signs must be located on the façade of the tenant space being identified.

5.13.5 Directory Signs

- A. Shall be permitted where a particular site includes more than one tenant;
- B. May contain logos or business names with arrows or other directional information but shall not contain any commercial message;
- C. May be free-standing or affixed to an exterior wall; and
- D. Shall be consistent with the architectural style and colors of the principal structures.

5.13.6 Sign Materials

The finish materials to be used for signage throughout the Town shall include:

- A. Wood: painted, stained, or natural;
- B. Metal: copper, brass, galvanized steel, or aluminum;
- C. Stucco, Tabby, Stone, or Brick; or
- D. Any other material that is finished or painted and looks like painted wood.

5.13.7 Prohibited Signs

- A. Off-premise signs, except special event signs;
- B. A sign which contains any flashing or animated lights, gives the appearance of animation or movement, or contains a message board which utilizes individual bulbs or electronic means to produce the message, excluding time and temperature signs;
- C. Any sign that projects above the peak of a roof, or above the top of an awning or canopy on which it is erected;
- D. Any sign which exhibits statements, words, or pictures of an obscene or pornographic nature;
- E. Any sign which emits a sound, odor, or visible matter;
- F. Any sign which obstructs free ingress/egress from a door, window, fire escape, or other exit way;
- G. Any sign and or sign structure which obstructs the view of, may be confused with, or purports to be a governmental or traffic direction/safety sign;
- H. Signs using the words "stop," "danger," or any other word, phrase, symbol, or character in a manner that might reasonably mislead, confuse, or distract a vehicle driver;
- I. Except as otherwise provided, no sign whether temporary or permanent, except by a public agency or with the approval of the Town and upon issuance of an Encroachment Permit, is permitted within any street right-of-way;
- J. Signs painted on, or attached to trees, rocks, or other natural features, telephone, or utility poles;
- K. No sign of any kind shall be erected or displayed in any salt marsh areas or on any land subject to periodic inundation by tidal salt water;
- L. Abandoned, hazardous, or dilapidated signs;

- M. Portable signs, except as provided for in this section;
- N. Attention-getting devices, including searchlights, spinners, streamers, balloons and similar devices, fluttering signs, pennants, ribbons, balloons, and other aerial devices;
- O. Internally illuminated signs, neon signs, or signs which contain a visible light source; and
- P. Vehicle signs.

5.13.8 Exempt Signs

The following signs are exempt from the regulations of this Ordinance, provided they are not located within the public right-of-way without an encroachment agreement:

- A. Nameplates of four square feet or less;
- B. Residence signs or street address numbers, not exceeding 4 square feet in size;
- C. Signs located on property within those portions of PUD Districts where vehicular access by the general public is restricted by a security gate staffed 24 hours each day by a security guard and where such signs are not visible from any public street, beach, or navigable waterway;
- D. Signs directing and guiding traffic and parking on private property which do not exceed 1.5 square feet in area and bear no advertising matter;
- E. Projecting signs displaying the name of the business and having an area of two square feet or less when located under a pedestrian canopy;
- F. Buses, taxicabs, and similar common carrier vehicles which are licensed or certified by a public body or agency;
- G. Signs used for bona fide navigational aids;
- H. Historic Plaques;
- I. Traffic, directional, warning, or informational signs authorized by any public agency;
- J. Flags and insignia of the United States or the State of South Carolina which are five feet by eight feet or smaller, with a maximum flagpole height of 30 feet when displayed in connection with a commercial use. Government buildings are exempt from the size and height limitations. Official flags limited to three per establishment; and
- K. Official notices issued by any court, public agency, or public office, including signs erected on behalf of, or pursuant to, the authorization of a governmental body, including legal notices, identification and informational signs, and traffic, directional, or regulatory signs

5.13.9 Setbacks from Right-of-way

- A. All freestanding signs shall be set back at least 10 feet from the public right-of-way.
- B. Signs shall not be located within the vision clearance triangle at street intersections.

5.13.10 Temporary Signs

- A. Temporary signs announcing a sale, promotion, civic, philanthropic, educational, religious, or other special event shall require the issuance of a Temporary Sign Permit. The permit shall state the length of time any such sign may be displayed and all such signs shall meet the following requirements.

1. Signs shall not exceed 16 square feet in area per sign face, 32 square feet in total sign area, and 6 feet in height if free-standing;
2. Signs shall be affixed at all corners to the structure on which the sign is attached;
3. No more than one temporary sign shall be permitted at any time;
4. No temporary sign shall be illuminated; and
5. Any tenant space or lot, if a single occupant, may display temporary signs, in aggregate, for up to 30 days in any 12 month period.

B. Sandwich Board Signs

1. One sandwich board sign may be permitted per tenant space or lot if a single occupant during business hours;
 2. Sign must not exceed 6 square feet in area per sign face, 12 square feet in total sign area, and 4 feet in height;
 3. In addition to being located on private property, such sign may be located on any common property associated with the private property for which the sign serves;
 4. Sign shall not be placed in any highway or roadside buffer.
 5. Sign must be located in a manner that maintains a minimum of 36 inches of unobstructed sidewalk clearance and does not impede pedestrian traffic; and
 6. Sign must be located in a manner that does not impede vehicular traffic or parking, including safety sight lines at intersections
- C. The following signs shall be allowed without a permit provided the restrictions for the type of sign are met.

1. Political Signs:

- a. Political signs shall not be located on public property or in public rights-of-way., and must be confined wholly to placement on private property, with permission of the property owner;
- b. Signs shall not be erected earlier than 60 days prior to the election or referendum to which they apply;
- c. Signs shall be removed within five days after the election or referendum to which they apply. Signs for candidates in a runoff election may be maintained until the final election to which the signs apply; and
- d. Signs shall not exceed six square feet in area per sign face, 12 square feet in total sign area, and shall not exceed a height of four feet.

2. Real Estate Signs:

- a. Real estate "for sale" or "for lease" signs shall not be located on public property or in public rights-of-way, and must be confined wholly to placement on private property, with permission of the property owner;
- b. For single-family residential lots or units, one real estate sign, not exceeding five square feet in area per sign face and ten square feet in total sign area, and if freestanding, not exceeding four feet in height, shall be permitted. Property with frontage on two or more streets shall be permitted one additional sign per frontage. If a framed metal freestanding sign is not used, then a single post sign may be used, not to exceed six feet in height and five square feet in area per sign face and ten square feet in total sign area;

- c. For single-family subdivisions, multi-family, commercial, and industrial developments, one real estate or project sign not exceeding 48 square feet in area per sign face and 96 square feet in total sign area, and if freestanding, not exceeding eight feet in height, shall be permitted. Property with frontage on two or more streets shall be permitted one additional sign per frontage; and
 - d. Such signs shall be removed within 30 days of the rental, sale, or lease of a property.
3. **Project Signs:**
- a. Project signs shall not be located on public property or in public rights-of-way and must be confined wholly to placement on private property, with permission of the property owner;
 - b. Signs shall not exceed 32 square feet in area per sign face, 64 square feet in total sign area, and shall not exceed 8 feet in height; and
 - c. Signs shall not be erected prior to issuance of a development plan approval and shall be removed prior to issuance of the final Certificate of Occupancy.

5.13.11 Automotive Service Station/Convenience Market Signs

The following sign standards apply to automotive service station and convenience markets:

- A. **Gasoline Pump Signs.** Signs on gasoline pumps must be an integral part of the pump structure.
- B. **Product or Service Advertising**
 - 1. No more than four product/service advertisements shall be allowed.
 - 2. Signs must be grouped on one sign structure per street frontage.
 - 3. Individual product/service advertisements shall not exceed four square feet in size.
 - 4. None of the allowable signs on the same structure shall be duplicates.

5.13.12 Planned Unit Development: Off-premise Directional Signs

- A. Planned Unit Developments may erect freestanding off-premise directional signs on property within the boundaries of the Planned Unit Development for the purpose of directing vehicular traffic to destinations within the development.
- B. Off-premise directional signs which are viewed from any public street shall meet the following requirements:
 - 1. Copy shall be limited to the name of the development and qualified facilities, the direction vehicles must turn, and the distance to the turn. Graphics shall be limited to a logo and directional arrow;
 - 2. Such signs must be located within one mile of the intersection where vehicles must turn to reach the development. No more than two doubled-sided signs shall be placed in any one direction from such intersection with no more than three double-sided signs for any one development; and
 - 3. No single sign face can exceed greater than 40 square feet. Sign height, width, depth, and structure shall meet the requirements of this Section.
- C. Off-premise directional signs which are viewed from private streets internal to the development shall meet the following requirements:

Sec. 5.13, Signs

1. Such signs shall be limited to 20 square feet of sign face;
2. Such signs must be located within 200 feet of an intersection with no more than one double-sided sign viewed from any one direction; and
3. Copy for such signs shall list only destinations with directional arrows.

5.13.13 Planned Unit Development: Off-premise Identification Signs

A Planned Unit Development (PUD) whose primary entrance (right-of-way or easement) is located on a public street but is not within the boundary of the PUD, shall be allowed one off-premise identification sign. The sign shall be located within the right-of-way or easement for the entrance road and shall be solely for identifying the entrance to the PUD. Such sign shall be subject to the standards of this Section.

5.13.14 Master Sign Plan

A master sign plan design shall be required for all PUDs, commercial or major subdivisions, office complexes and shopping centers. These systems shall be reviewed for materials, shapes, sizes, compatibility with architecture, and establishment of unity of design for the development. New individual signs and changes to existing individual signs shall be reviewed for conformance with such sign systems.

5.15 Old Town Bluffton Historic District (Existing UDO Text)**5.15.6.Q. Architectural Standards, Sign Guidelines****1. General Requirements:**

- a. All signs shall be subject to review by the UDO Administrator for consistency and harmony with the character of the Old Town Bluffton Historic District. The UDO Administrator shall use the graphics in this section as non-binding guidelines, to make a determination of appropriateness on a case-by-case basis.
- b. Wall signs shall be flat against the façade, or mounted projecting from the façade.
- c. Free standing monument signs shall be placed at least five feet from the right of way.
- d. Signs shall be externally lit from the front.
- e. All signs shall be permanently mounted.
- f. No off premise signs shall be permitted.
- g. Temporary signs announcing a sale, promotion, civic, philanthropic, educational, religious, or other special event must meet the following requirements:
 - (1) Any tenant space or lot, if a single occupant, may display temporary signs, in aggregate, for up to 30 days in any 12 month period;
 - (2) Must not exceed 6 square feet in area per sign face, 12 square feet in total sign area, and 4 feet in height if free-standing ;
 - (3) Signs shall be affixed at all corners to the structure on which the sign is attached.
 - (4) No more than one temporary sign shall be permitted at any time; and
 - (5) No temporary sign shall be illuminated.
- h. One sandwich board sign may be permitted per tenant space or lot if a single occupant during business hours and must meet the following requirements:
 - (1) Must not exceed 6 square feet in area per sign face, 12 square feet in total sign area, and 4 feet in height;
 - (2) In addition to being located on private property, such sign may be located on any common property associated with the private property for which the sign serves;
 - (3) Must be located in a manner that maintains a minimum of 36 inches of unobstructed sidewalk clearance; and
 - (4) Must be located in a manner that does not impede vehicular traffic or parking, including safety sight lines at intersections

2. Finish Materials:

- a. Wood: painted or natural
- b. Metal: copper, brass, galvanized steel, or aluminum
- c. Painted Canvas
- d. Paint/engraved directly on façade surface
- e. MDU or other recycled material finished to resemble wood.

3. Configurations

- a. Maximum gross area of wall signs on a given façade shall not exceed 10% of the façade area, with maximum size of any one sign limited to 25 square feet.
- b. Maximum area of any single freestanding sign shall not exceed 5 square feet per side and 5 feet in height. Freestanding on-premise signs along SC Highway 46 and Bruin Road shall not exceed 25 square feet and 8 feet in height

*Signs shall maintain a minimum clear height above sidewalks of 8 feet.

- c. All other sign types shall not exceed 5 square feet per side.
- d. No more than 2 signs may be displayed per address.
- e. Freestanding signs shall be mounted either parallel or perpendicular to the right-of-way.

9.2 Defined Terms (Sign-Related Definitions – Existing UDO Text)

Sign: Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public.

Sign, Animated: Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

Sign, Banner: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a structure by a frame at one or more edges. National flags, State or municipal flags, or the official flag of any institution or business shall not be considered banners.

Sign, Canopy: Any sign that is part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Sign, Changeable Copy: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than five times per day shall be considered an animated sign and not a changeable copy sign for the purposes of this Ordinance. A sign on which the only copy that changes is an indication of time or temperature shall be considered a “time and temperature” portion of a sign and not a changeable copy sign for purposes of this Ordinance.

Sign, Freestanding/ Monument: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Sign, Incidental: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as “no parking,” “entrance,” “loading only,” “telephone,” and other similar directives. No sign with a commercial message shall be considered incidental.

Sign, Nonconforming: Any sign that does not conform to the requirements of this Ordinance.

Sign, Portable: Any sign not permanently attached to the ground or other permanent structure, or a sign designated to be transported, including, but not limited to, signs designed to be transported by means of wheels; balloons used as signs; and umbrellas used for advertising.

Sign, Projecting: Any sign affixed to a building or wall in such a manner that its leading edge extends more than six (6) inches beyond the surface of such building or wall.

Sign, Residential: Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of this Ordinance.

Sign, Roof, Integral: Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six.

Sign, Roof: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

Sign, Suspended: A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Sign, Temporary: Any sign that is used only temporarily and is not permanently mounted.

Sign, Vehicle: Any sign that is attached or affixed to a vehicle for the advertisement of business. This shall not apply to vehicles used in the daily operation of the business.

Sign, Wall: Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Sign, Window: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.