



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

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

Applicant		Property Owner	
Name: 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 0000
Submittal Package Complete: Yes

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 Johnson

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 ☒ Low Impact Development (LID) or Project Design Above Regulatory Requirements
☐ 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 ☐ Government Entity?

A. Primary Permittee Name: Parcel 7A LLC / Zinn Asset Management
Mailing Address: P.O. Box 1726 City: Bluffton State: SC Zip: 29910
Phone: 843-384-1451 Fax: _____ Email Address: zinn@zinnmc.com
B. Contact / ODSA Name (if different from above OR if owner's a company): Tom Zinn
Mailing Address: P.O. Box 1726 City: Bluffton State: SC Zip: 29910
Phone: 843-384-1451 Fax: _____ Email Address: zinn@zinnmc.com
C. Property Owner Name (if different from above): Parcel 7A LLC
Mailing Address: P.O. Box 1726 City: Bluffton State: SC Zip: 29910
Phone: _____ Fax: _____ Email Address: _____

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

A. C-SWPPP Preparer Name: Mike Roselli P.E.
B. Registered Professional ☒ Engineer ☐ Landscape Architect ☐ Tier B Land Surveyor S. C. Registration #: _____
C. Company/Firm Name: Bohler Engineering NC, PLLC S. C. COA #: 4810
Mailing Address: 4011 Westchase Blvd. Suite 290 City: Raleigh State: NC Zip: 27607
Phone: 919-578-9000 Fax: 919-703-2665 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: _____
B. Site Address/Location (street address nearest intersection, etc.): Parcel 7A, BUCKWALTER TOWNE BLVD
City/Town (if in limits): BLUFFTON Zip Code: 29910
Latitude: 32° 16' 11" N Longitude: - 80° 54' 43" W (Source: ☐ GPS ☒ Web Site: Google Earth)
Tax Map Number (s) is a : R610 030 000 1856 0000 & R610 030 000 1857 0000 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?	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.	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?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
18-08 MD-176 Saikheatchie Saikheatchie	<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		<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	

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?	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.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?
18-08 MD-176	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	SFHFecal	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> 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@dhcc.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

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.



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

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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