

MASTER PLAN

FOR:

PARCEL B1

TOWN OF BLUFFTON,
SOUTH CAROLINA

PREPARED FOR:

MILLSTONE VENTURES LLC

JUNE 2023

Prepared By:

Witmer Jones Keefer, Ltd.

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Project Team

Owner:

Millstone Ventures LLC

Land Planning & Architecture:

Witmer Jones Keefer, Ltd

Brian Witmer
Ashleigh Keaney

Engineering:

Ward Edwards

Willy Powell

Legal:

Burr & Forman

Walter Nestor

Master Plan Narrative

I. Project Introduction and Overview

This application is for a Master Plan for Parcel B-1, a 21.92 Acre property (Exhibit A), located within the Buckwalter Planned Unit Development. This application is submitted under Section 5.8.8 of the Town of Bluffton Planned Development Ordinance, and the Buckwalter PUD adopted by the Town in January 2000. The Master Plan includes the addition of 16.02 residential and 5.9 acres of commercial uses.

The Town of Bluffton approved the Concept Plan and a Development Agreement for the Buckwalter PUD in January 2000. The Concept Plan defines the allowed land uses in the various areas of the Buckwalter PUD. The documents also define the development standards, which govern all development activity within the Buckwalter Crossroads Master Plan, including Parcel B1.

This written narrative, together with all exhibits attached hereto, constitutes the full application, and upon approval, shall constitute the official Buckwalter Crossroads Master Plan.

II. Existing Conditions

The applicant, Witmer Jones Keefer, Ltd. submits the application herein as an agent of the property owner, Millstone Ventures LLC.

This applicant seeks final approval of the Master Plan based on the conditions approved under the Buckwalter PUD, and the matters contained in this application. The attached Exhibits provide detailed information regarding the existing conditions of the property. These items include:

A. Survey

The boundary survey plat (Exhibit A) of the property contains the following information:

1. Vicinity Map

2. Boundary and Dimensions
3. Existing Easements
4. Existing Roads
5. Existing Drainage Ways
6. Property Owners of Adjacent Properties

B. Wetlands Verification

A wetland impacts determination was issued on April 29, 2022. (Exhibit G)

C. Topography

1. Topographic Data is shown on (Exhibit F).

D. Land Cover

Parcel B1 is comprised of planted pine and delineated wetland areas. The preserved wetland areas are predominantly pines, mixed hardwoods, maple, and bay trees.

E. Conceptual Wastewater Collection Master Plan

1. The existing Sanitary Sewer Collection System is provided by BJWSA. (Exhibit D)

F. Conceptual Water Distribution Master Plan

1. Existing Water Distribution System is provided by BJWSA. (Exhibit C)

III. Development Master Plan

The project will be developed in accordance with the Buckwalter PUD, dated February 2020 (Exhibit H). The final location of roads, lagoons, open spaces, buildings, parking, and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses, road corridors and uses. The pink line also demonstrates a potential arrangement of interconnected roads and drives through the property. Like the adjacent Buckwalter Crossroads Master Plan, the connectivity is shown through streetscapes with angled parking, drives with 90 degree parking, coming to stop movements, turns, traffic circles, and multiple connections to SC Highway 170 and Gibbet Road. This arrangement would slow designs speeds providing safer interconnectivity for pedestrians and vehicles alike. The final layout will vary

based on market conditions and environmental constraints. The property will be accessed from two existing locations: SC Highway 170 (Okatie Highway) and Gibbet Road.

A. Site Design and Development Standards

Site design standards shall be as set forth under the Buckwalter PUD and Development Agreement. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the PUD and Development Agreement.

B. Stormwater Management

Development areas will be designed to meet the requirements of the Town of Bluffton Unified Development Ordinance and Stormwater Design Manual (SWDM), to include the Southern Lowcountry Stormwater Ordinance & Design Manual.

C. Utility Services

1. Potable Water Distribution

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). Existing water mains, located along both Gibbet Road and SC170, will serve the parcels. This water main will provide adequate flow to support this project. (Exhibit C)

2. Wastewater Collection

Wastewater Collection will be provided by a combination of gravity sewers and a pumping station within the development area. The wastewater will be collected and pumped to an existing wastewater facility owned and operated by BJWSA. Development outparcels will tie into the existing system as determined at time of future development plan submittal. (Exhibit D)

3. Power Supply and Service

This tract is serviced by Palmetto Electric. Service will be extended as development progresses. PUD Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina.

4. Telecommunication Service

This tract is serviced by Hargray. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended and activated as development progresses. Master Plan approval does not amend any rights provided to a landowner or telecommunications provider as granted by the Public Service Commission.

5. Fire Protection

The community is in the Bluffton Township Fire District (BTFD) jurisdiction. The water supply system will be designed to provide flow and pressure for fire protection.

D. Proposed Streets

Access points will be coordinated with Beaufort County and South Carolina Department of Transportation (SCDOT) at time of Development Plan review.

Roads and Right of Ways outside of the Beaufort County Frontage roads may be privately owned and maintained by the Property Owner's Association, or other entity assigned with the legal responsibility. Roadways, upon mutual agreement between the Town of Bluffton and the Owner, Property Owners Association, or other entity assigned with the legal responsibility, may be transferred to the Town of Bluffton upon completion. Acceptance of these roads will be based on Town of Bluffton requirements.

E. Open Space and Pedestrian connections

The proposed parcels will connect internal sidewalks to public walkways.

F. Ownership and Maintenance of Common Areas and Utilities

1. Common Areas

The Common Areas, which include easements, open space, sidewalks, etc., will be owned by the Property Owners Association or some other legal entity, established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, lagoons and drainage on the property. Lagoon access and maintenance easements may be provided to allow lagoon maintenance. Fees will be assessed from all property owners to provide funding for operation and maintenance of common areas. In some cases, individual elements of the overall stormwater retention and drainage

system may be constructed on individually owned development sites, but all functioning elements will be subject to master covenants, including easements and maintenance rights, which will assure the ability and means to maintain the system in perpetuity.

No public lands or methods of dedication and access are proposed.

2. Utilities

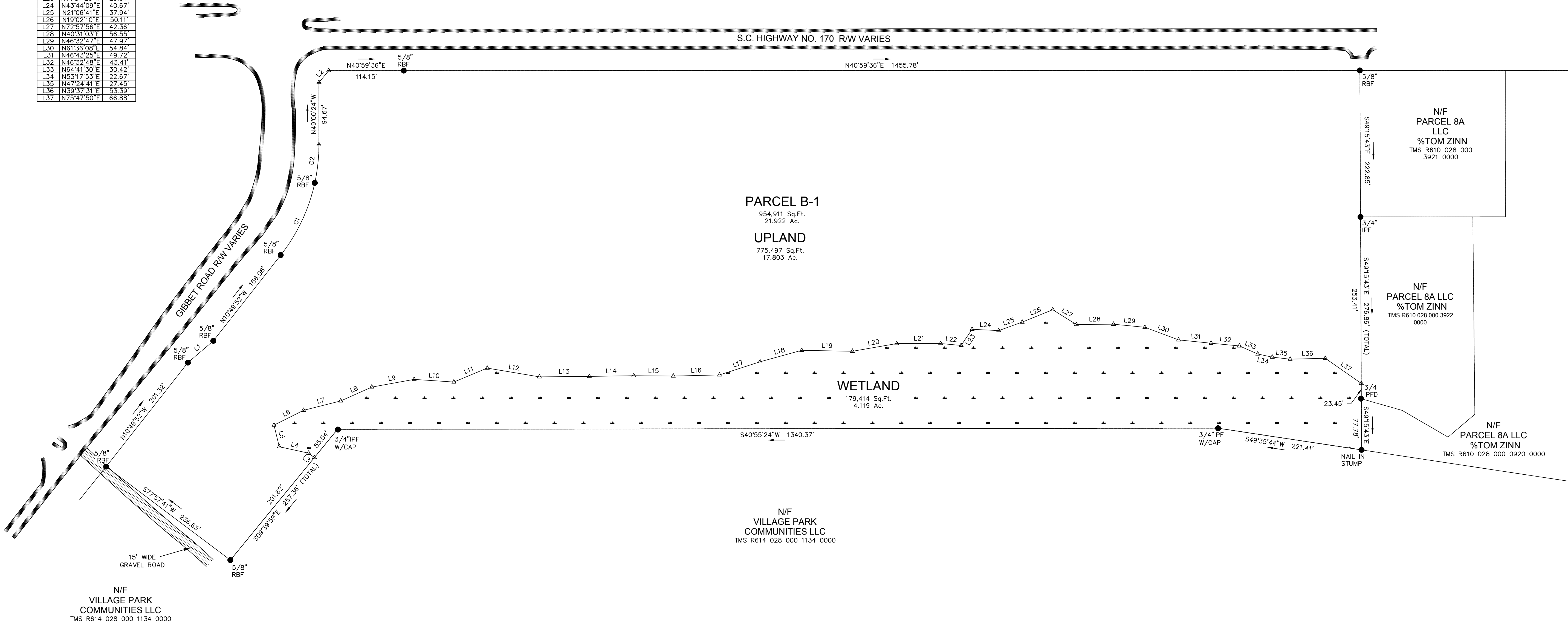
Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be owned and operated by Palmetto Electric, or other provider as approved by the Public Service Commission.

IV. Development Rights and Assignment

The Development Agreement states the Owner is required to notify the Town when Development Rights are transferred to a Developer, including the name and address of such Developer, the location and number of acres transferred, the residential density transferred, the commercial acreage transferred, and other relevant information.

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N00°28'44"E	50.99'
L2	N09°12'04"W	23.43'
L3	S78°14'53"W	11.07'
L4	S53°14'48"W	45.78'
L5	N62°32'59"W	33.84'
L6	N14°19'14"E	50.43'
L7	N26°53'51"E	58.32'
L8	N16°52'58"E	51.70'
L9	N30°44'01"E	65.48'
L10	N44°45'13"E	60.67'
L11	N18°27'35"E	55.14'
L12	N50°32'33"E	80.48'
L13	N40°30'14"E	75.84'
L14	N40°04'17"E	67.85'
L15	N41°28'06"E	60.28'
L16	N39°38'00"E	70.22'
L17	N22°59'25"E	65.05'
L18	N25°42'43"E	65.88'
L19	N42°04'18"E	77.14'
L20	N31°09'11"E	68.45'
L21	N40°54'57"E	67.00'
L22	N48°09'43"E	31.10'
L23	N14°37'20"W	29.64'
L24	N43°44'09"E	40.67'
L25	N21°06'41"E	37.94'
L26	N19°02'10"E	50.11'
L27	N72°57'58"E	42.38'
L28	N40°31'03"E	56.55'
L29	N48°32'47"E	47.97'
L30	N61°36'08"E	54.84'
L31	N48°43'25"E	49.72'
L32	N46°32'48"E	43.41'
L33	N64°41'30"E	30.42'
L34	N53°17'53"E	22.67'
L35	N47°24'41"E	27.45'
L36	N39°37'31"E	53.39'
L37	N75°47'50"E	66.88'

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	272.00'	122.51'	121.48'	N23°44'04"W
C2	272.00'	58.72'	58.61'	N42°49'20"W



PARCEL B-1
954,911 Sq.Ft.
21.922 Ac.
UPLAND
775,497 Sq.Ft.
17.803 Ac.

WETLAND
179,414 Sq.Ft.
4.119 Ac.

N/F
VILLAGE PARK
COMMUNITIES LLC
TMS R614 028 000 1134 0000

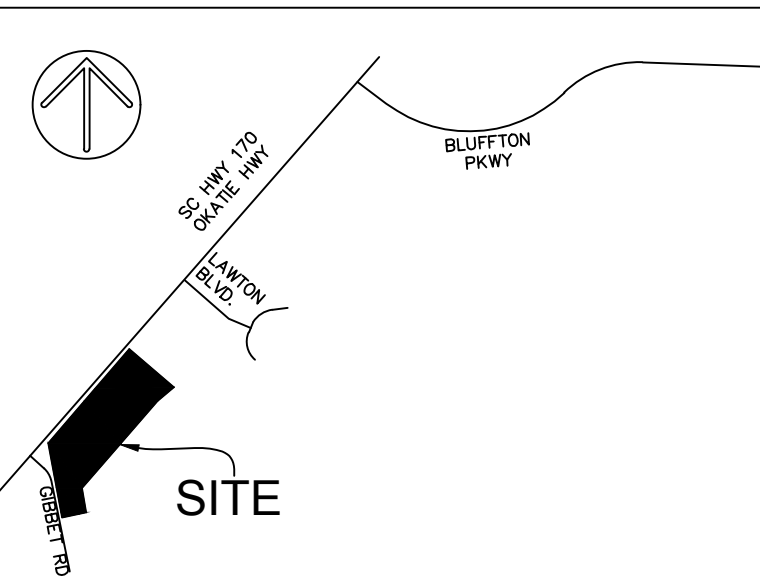
N/F
PARCEL 8A
LLC
%TOM ZINN
TMS R610 028 000 3921 0000

N/F
PARCEL 8A LLC
%TOM ZINN
TMS R610 028 000 3922 0000

N/F
PARCEL 8A LLC
%TOM ZINN
TMS R610 028 000 0920 0000

PARCEL B-1
ACREAGE CHART

TOTAL UPLAND	775,497 Sq.Ft.	17.803 Ac.
TOTAL WETLAND	179,414 Sq.Ft.	4.119 Ac.
TOTAL ACREAGE	954,911 Sq.Ft.	21.922 Ac.



- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - IRON PIPE FOUND
 - IRON PIPE FOUND DISTURBED
 - IRON REBAR FOUND
 - /// EDGE OF PAVEMENT
 - ▲ WETLAND FLAG
 - WETLANDS

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X. COMMUNITY 450025, MAP NUMBER 4501.3C0265G.
 - WETLANDS SHOWN AS DELINEATED BY NEWKIRK ENVIRONMENTAL, INC. IN MARCH, 2021.
 - BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID (NAD 83).

- REFERENCES
- DEED BOOK: 3270 PAGE: 122
 - DEED BOOK: 2555 PAGE: 1006
 - DEED BOOK: 2042 PAGE: 2177
 - DEED BOOK: 1996 PAGE: 1867
 - DEED BOOK: 3027 PAGE: 2390
 - PLAT BOOK: 100 PAGE: 173
 - PLAT BOOK: 127 PAGE: 105
 - PLAT BOOK: 103 PAGE: 58
 - PLAT BOOK: 109 PAGE: 190
 - PLAT BOOK: 112 PAGE: 134
 - A SET OF CONSTRUCTION PLANS FOR THE WIDENING OF SC HIGHWAY 170. FILE # 7.036938A BY: THOMAS & HUTTON RPE: DOYLE D. KELLY

PREPARED FOR:
ZINN ASSET MANAGEMENT CORP.

A WETLAND PLAT OF
PARCEL B-1

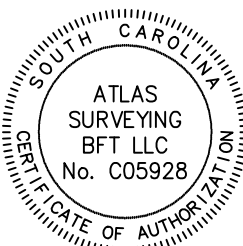
TAX PARCEL No.
R610 028 000 0921 0000

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: J.G.
FIELD CHECK: J.R.W.
DRAWN BY: TSJ
DATE: 09-01-2021
SCALE: 1"=80'
PROJECT No.: BFT-17327
FILE: BFT-17327 B1.DWG

ATLAS
SURVEYING INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

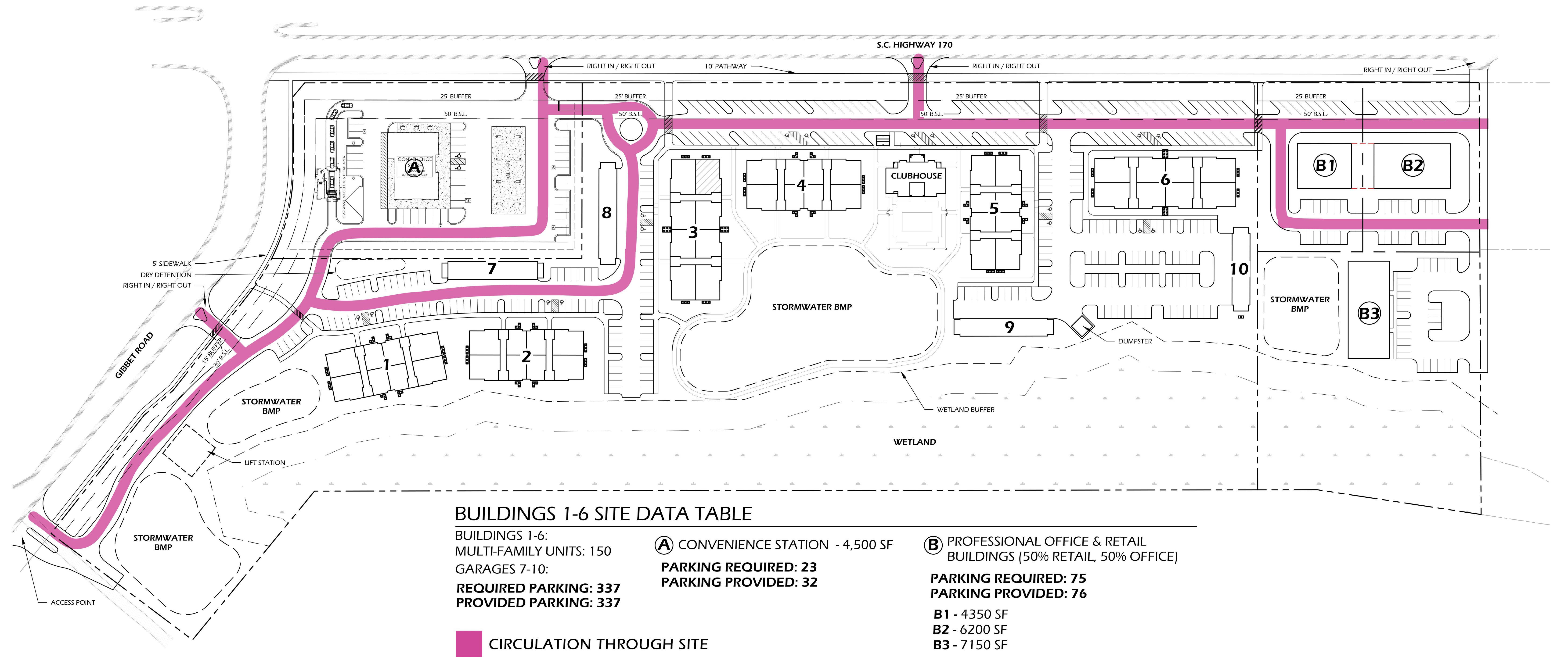


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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

JEREMY W. REEDER
S.C.P.L.S. No. 28139



MASTER PLAN

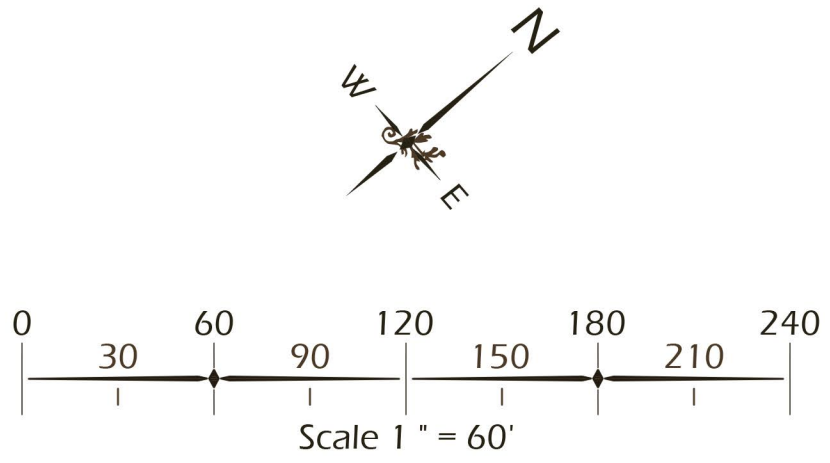


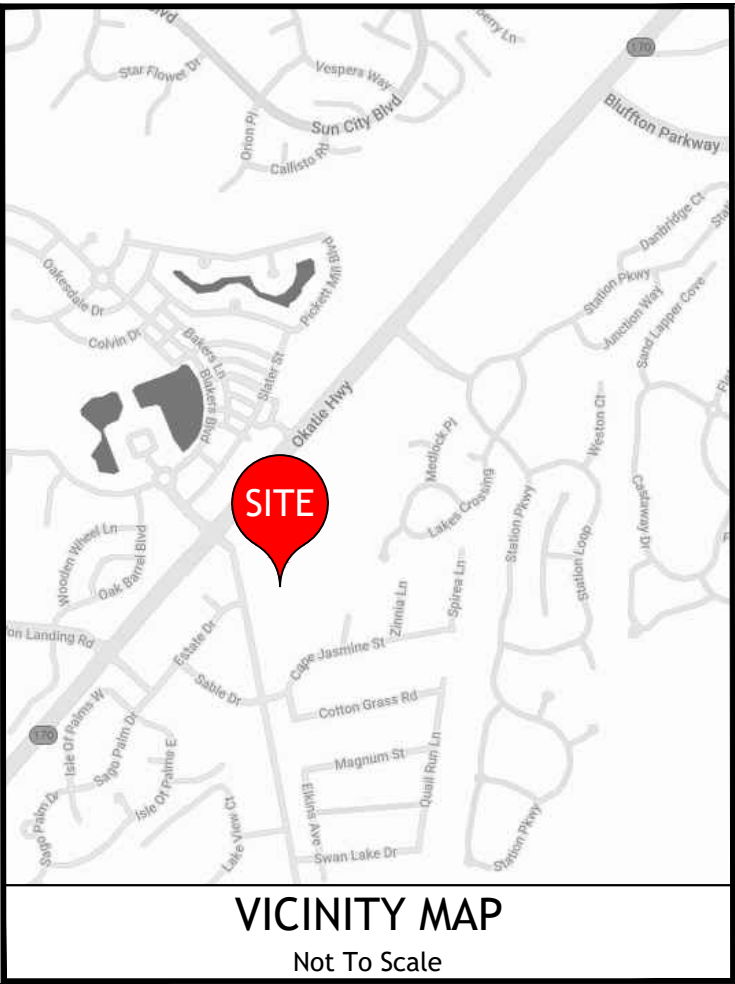
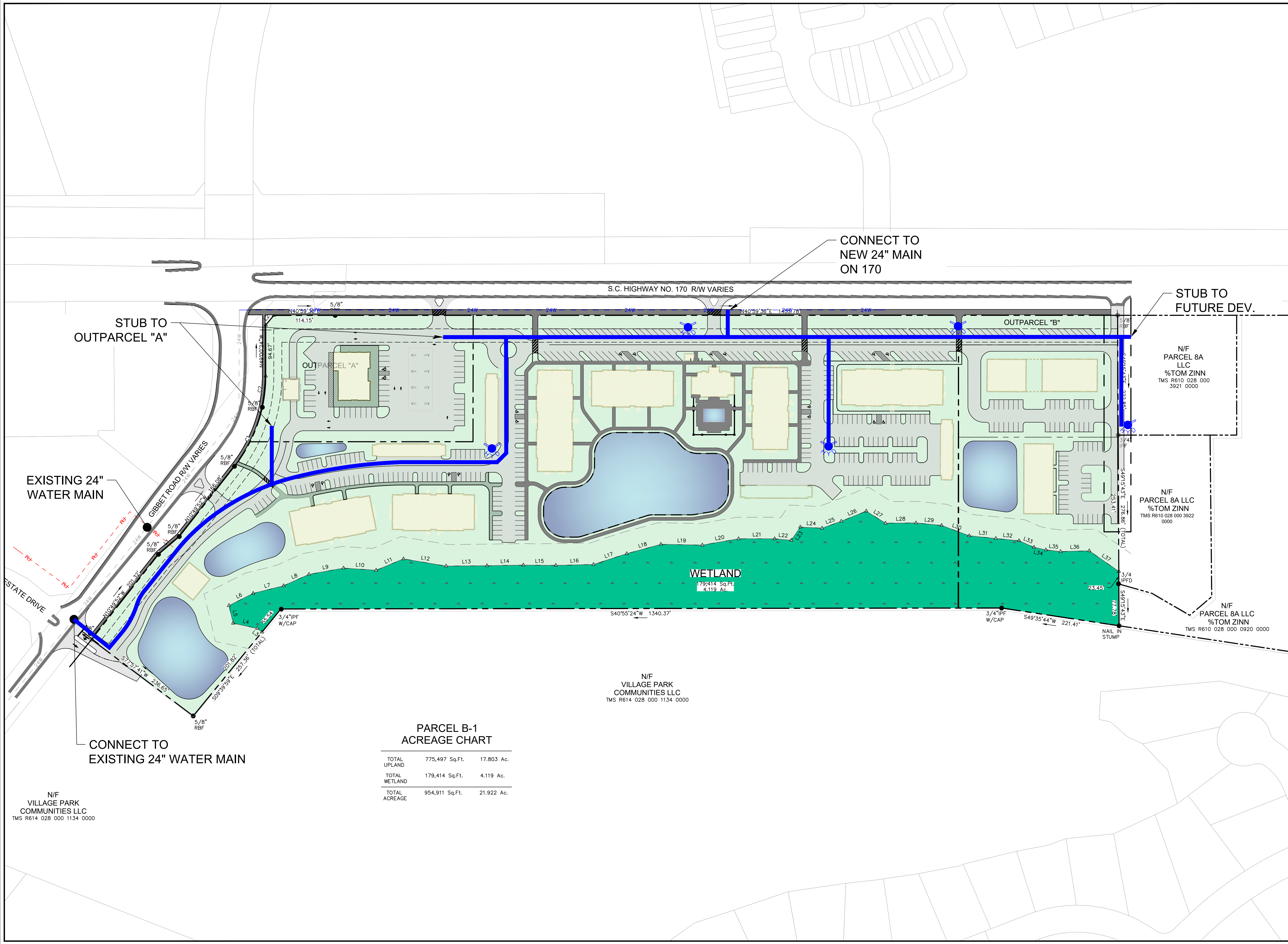
BUILDINGS 1-6 SITE DATA TABLE

BUILDINGS 1-6: MULTI-FAMILY UNITS: 150 GARAGES 7-10: REQUIRED PARKING: 337 PROVIDED PARKING: 337	(A) CONVENIENCE STATION - 4,500 SF PARKING REQUIRED: 23 PARKING PROVIDED: 32	(B) PROFESSIONAL OFFICE & RETAIL BUILDINGS (50% RETAIL, 50% OFFICE) PARKING REQUIRED: 75 PARKING PROVIDED: 76
----------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------

 CIRCULATION THROUGH SITE

B1 - 4350 SF
B2 - 6200 SF
B3 - 7150 SF
TOTAL SITE AREA: 21.922 AC
TOTAL IMPERVIOUS AREA: 24 %
TOTAL PERVIOUS AREA: 76 %





**WATER MASTER PLAN
EXHIBIT D**

PARCEL B-1 TRACT
TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
MILLSTONE MANAGEMENT LLC.

N/F
PARCEL 8A LLC
%TOM ZINN
TMS R610 028 000 3921 0000

N/F
PARCEL 8A LLC
%TOM ZINN
TMS R610 028 000 3922 0000

N/F
PARCEL 8A LLC
%TOM ZINN
TMS R610 028 000 0920 0000

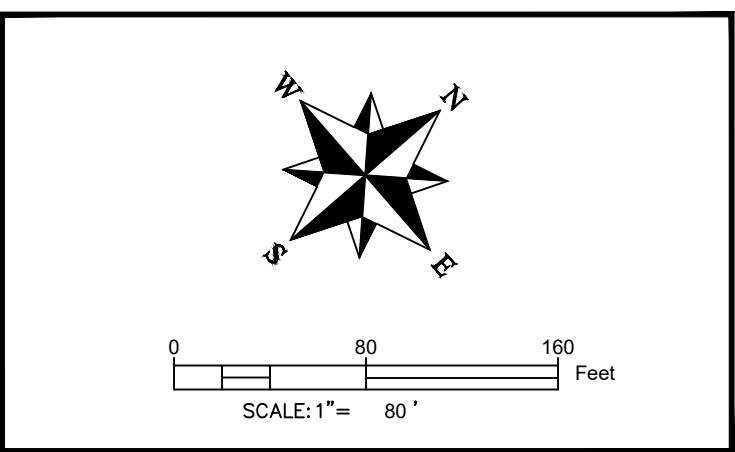
N/F
VILLAGE PARK COMMUNITIES LLC
TMS R614 028 000 1134 0000

WATER LEGEND

PROPOSED WATER MAIN ———

EXISTING WATER MAIN ———

THIS GRAPHIC ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT, DOES NOT LIMIT OR BIND THE OWNER/DEVELOPER, AND IS SUBJECT TO CHANGE AND REVISION. DIMENSIONS, BOUNDARIES, AND IMPROVEMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE OWNER/DEVELOPER RESERVES THE RIGHT TO ADJUST FEATURES SUCH AS BUT NOT LIMITED TO LOT LINES, ROADS, LAGOONS, ETC. WHILE MEETING THE INTENT OF THE PDD AND APPROVED BY JURISDICTION OF AUTHORITY.

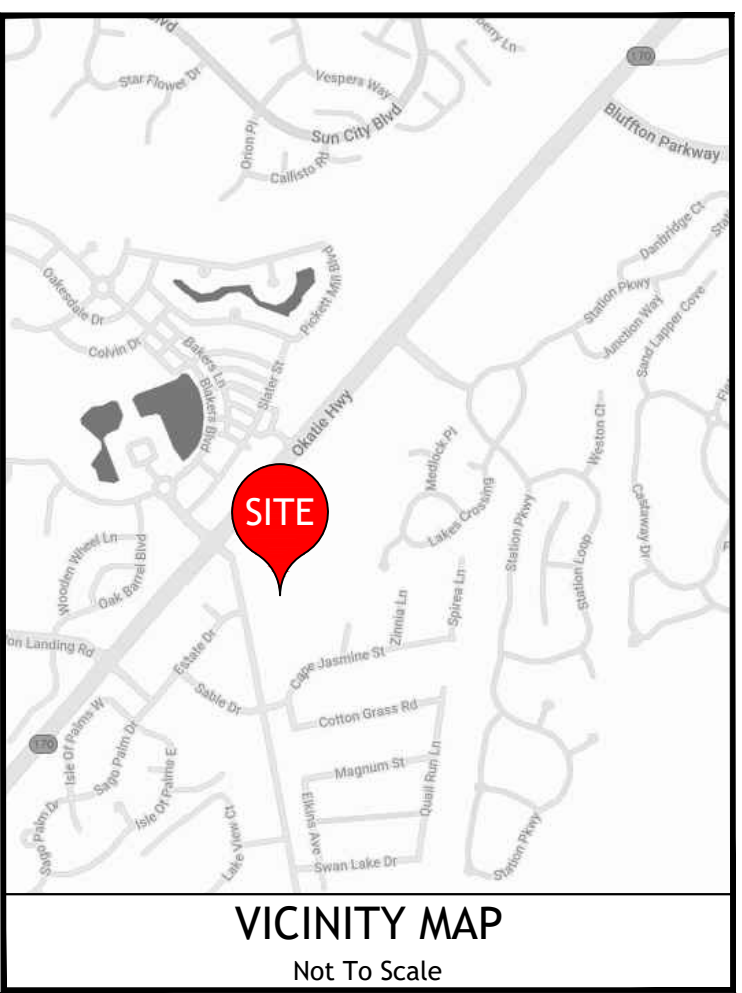
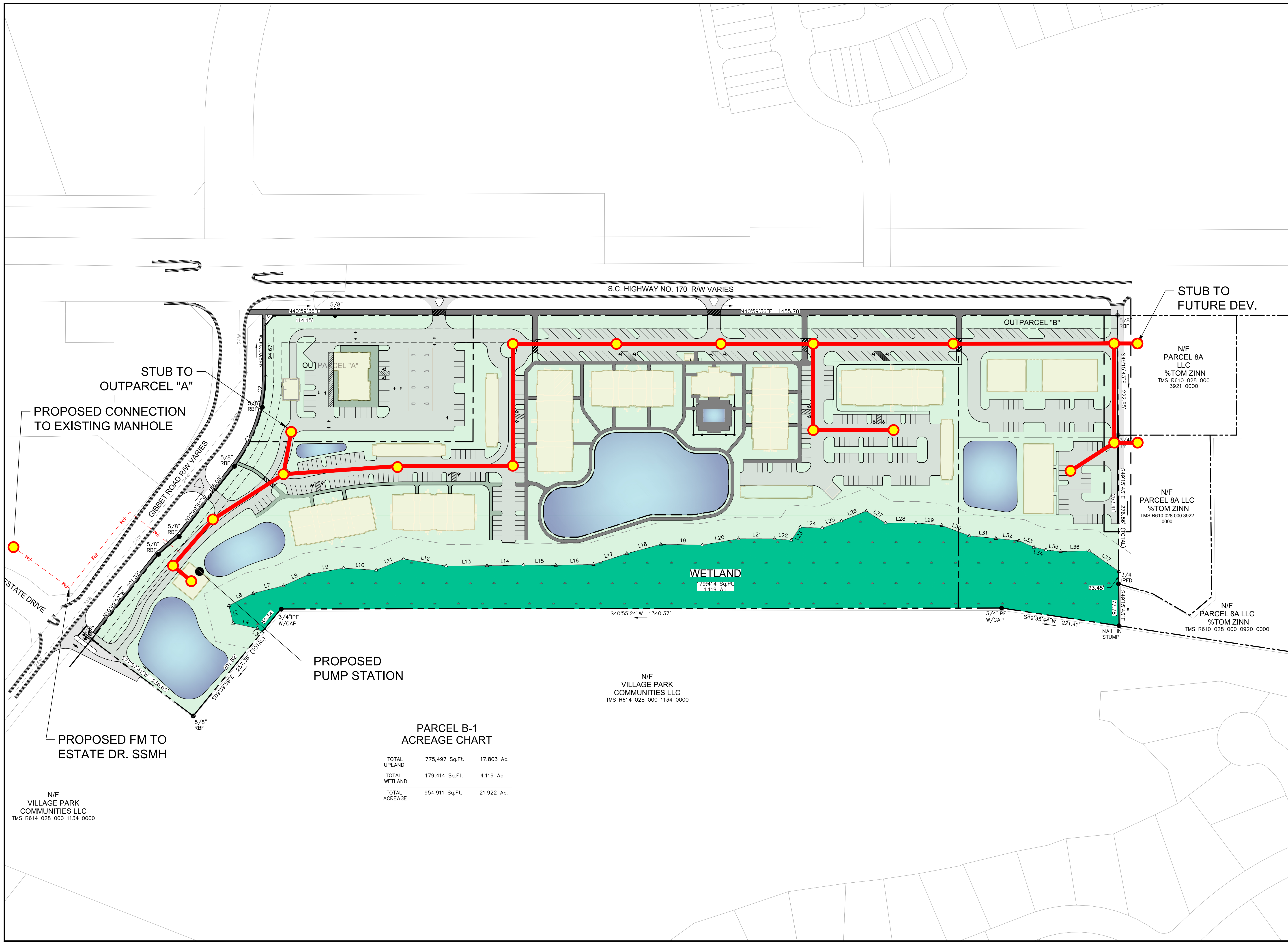


**Ward
Edwards
ENGINEERING**

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

PROJECT #:	220137
DATE:	07/06/23
PREPARED BY:	WGP
SHEET NUMBER:	1 OF 1



SEWER MASTER PLAN
EXHIBIT E

PARCEL B-1 TRACT
TOWN OF BLUFFTON, SOUTH CAROLINA

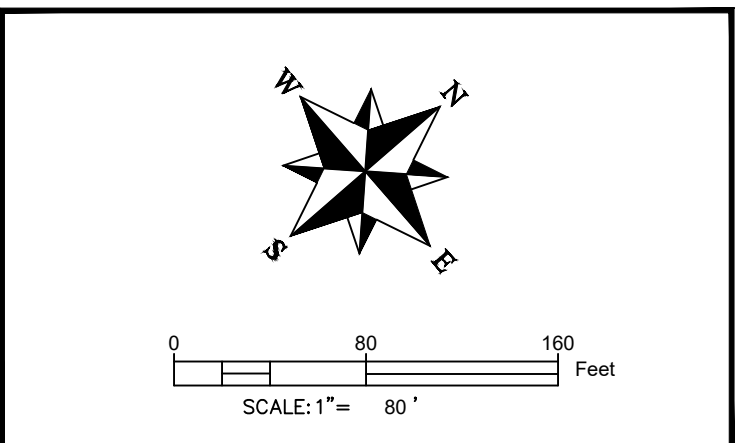
PREPARED FOR:
MILLSTONE MANAGEMENT LLC.

SEWER LEGEND

PROPOSED GRAVITY SEWER LINE —

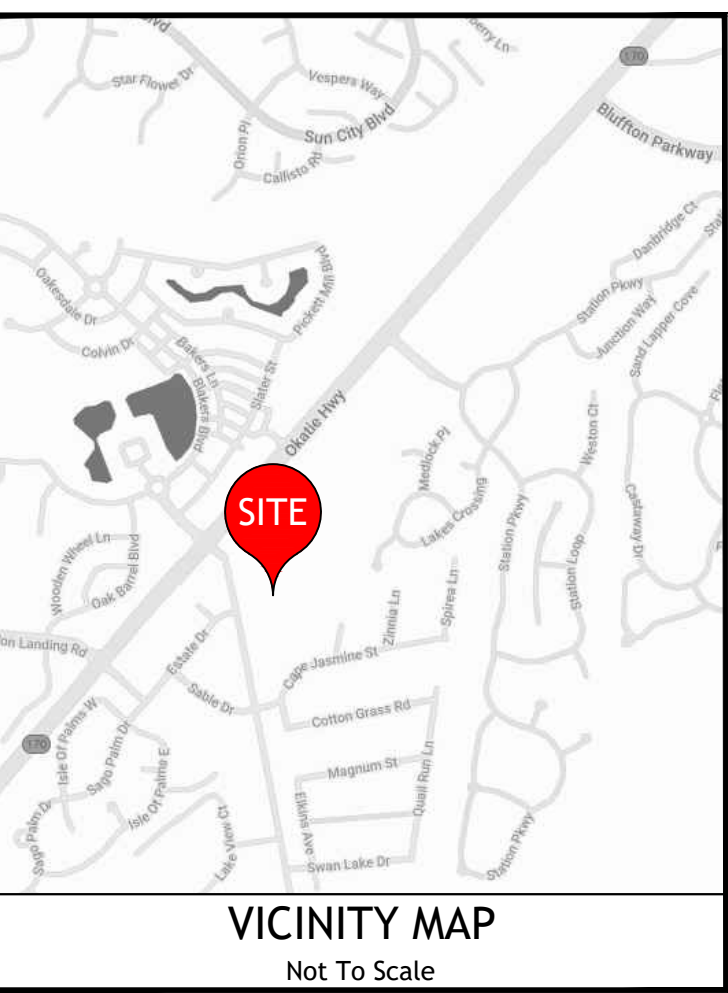
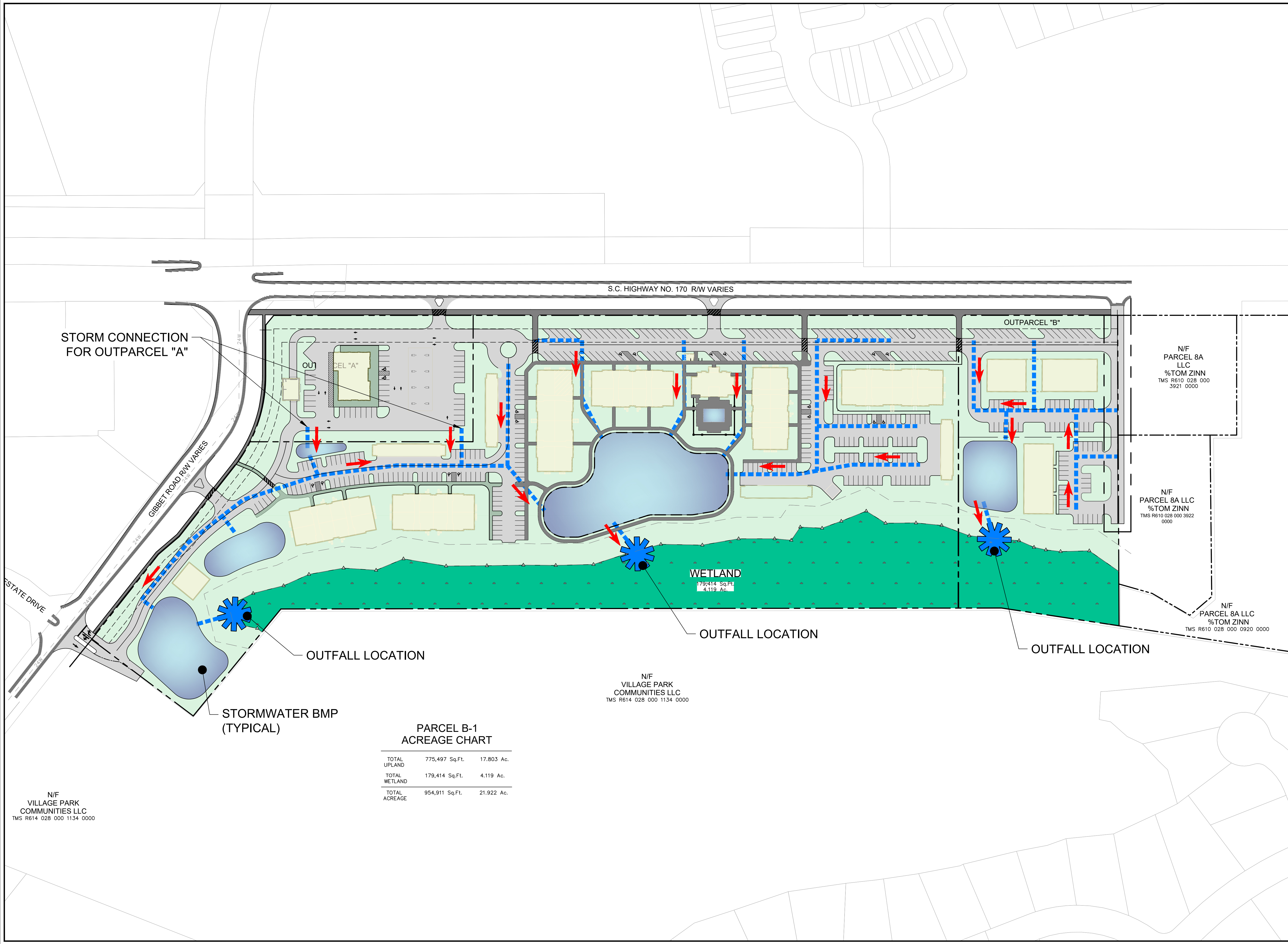
PROPOSED GRAVITY SEWER MANHOLE ●

THIS GRAPHIC ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT, DOES NOT LIMIT OR BIND THE OWNER/DEVELOPER, AND IS SUBJECT TO CHANGE AND REVISION. DIMENSIONS, BOUNDARIES, AND IMPROVEMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE OWNER/DEVELOPER RESERVES THE RIGHT TO ADJUST FEATURES SUCH AS BUT NOT LIMITED TO LOT LINES, ROADS, LAGOONS, ETC. WHILE MEETING THE INTENT OF THE PDD AND APPROVED BY JURISDICTION OF AUTHORITY.



Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

PROJECT #:	220137
DATE:	07/06/23
PREPARED BY:	WGP
SHEET NUMBER:	I OF I



STORMWATER MASTER PLAN
EXHIBIT F

PARCEL B-1 TRACT
TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
MILLSTONE MANAGEMENT LLC.

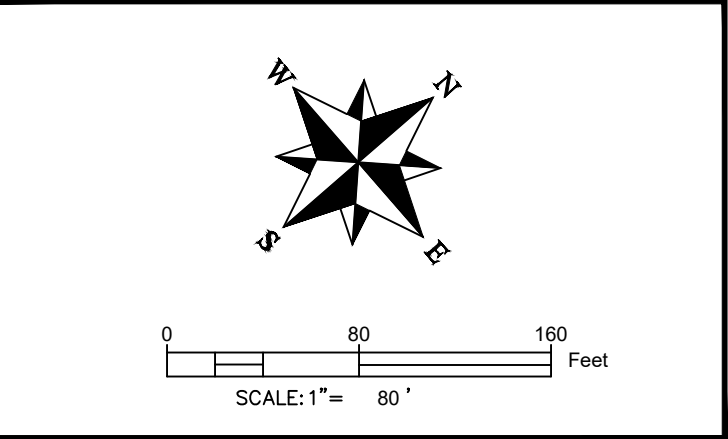
DRAINAGE LEGEND

PROPOSED STORM DRAIN

PROPOSED STORM DRAIN FLOW DIRECTION

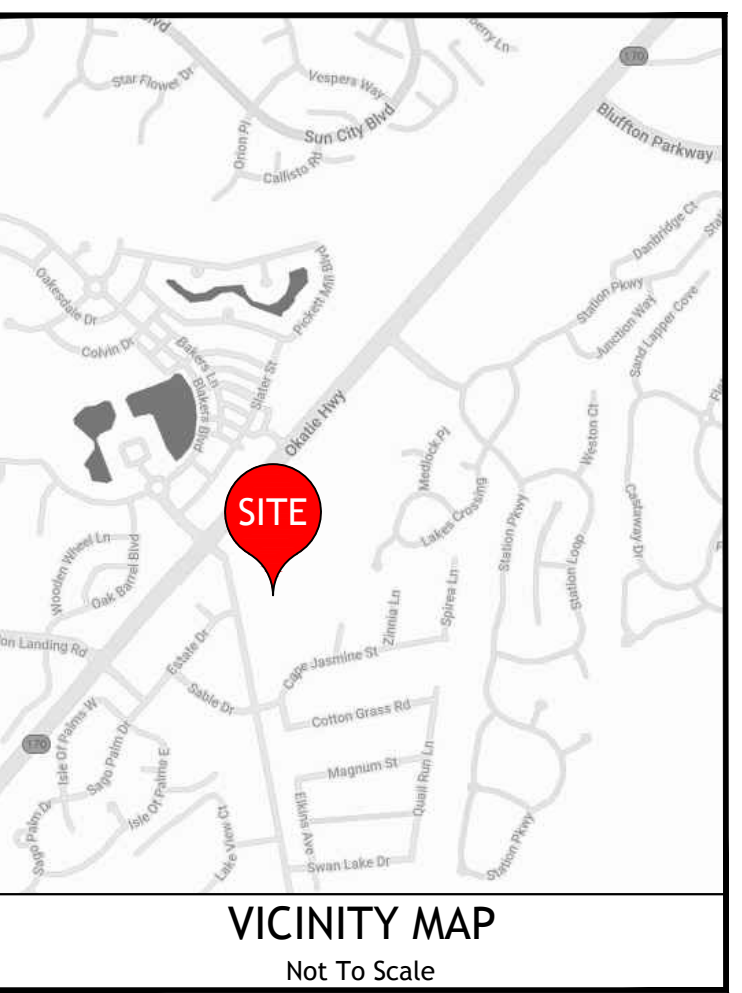
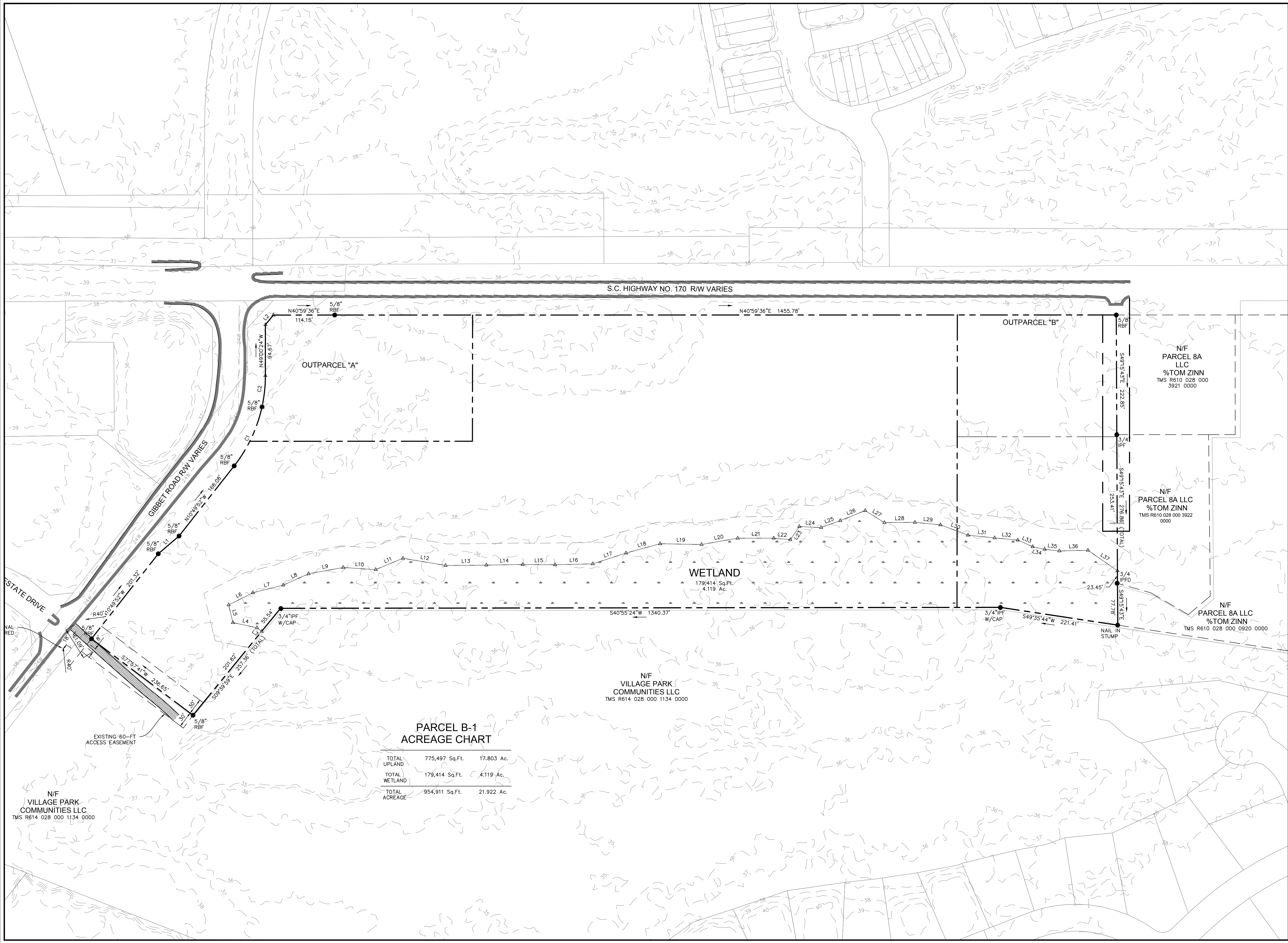
PROPOSED STORM OUTLET

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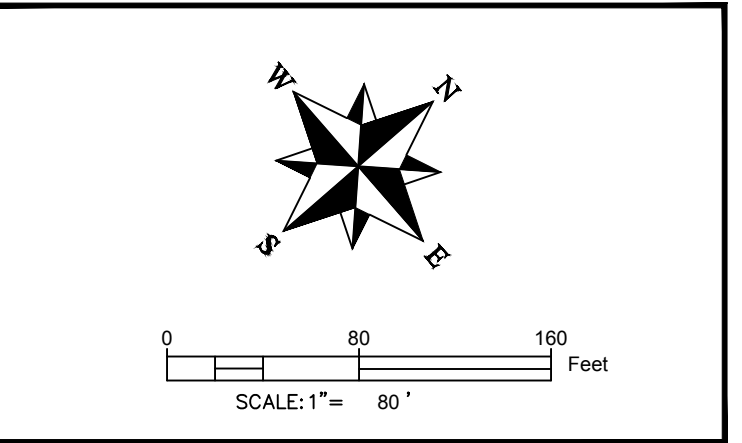


**TOPOGRAPHIC DATA
EXHIBIT G**

PARCEL B-1 TRACT
TOWN OF BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
MILLSTONE MANAGEMENT LLC.

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Edwards
ENGINEERING**

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

PROJECT #:	220137
DATE:	04/18/23
PREPARED BY:	WGP
SHEET NUMBER:	I OF I



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
69A HAGOOD AVENUE
CHARLESTON, SC 29403-5107

April 29, 2022

Regulatory Division

Mr. Asher Howell
Newkirk Environmental, Inc.
73 Sea Island Parkway, Ste 20
Beaufort, South Carolina 29907
asher@newkirkenv.com

Dear Mr. Howell:

This is in response to your request for a preliminary jurisdictional determination (PJD) that is part of an overall project known as Zinn - Gibbet Road Project. Based on information submitted to the U.S. Army Corps of Engineers (Corps) we have determined there may be waters of the United States, including wetlands on your parcel located at the following:

Project Number:	SAC-2021-00635
County:	Beaufort County
Project/Site Size:	22 Acres
Latitude:	32.2568441523638°
Longitude:	-80.9651686824472°
Project/Site Location:	Highway 170 and Gibbet Road, Bluffton, SC 29909
Waters (Acreage/Linear Feet):	4.2 Acres

A copy of the PJD form and the plat dated September 1, 2021, and titled A WETLAND PLAT OF PARCEL B-1, is enclosed. Please carefully read this form, then sign and return a copy to the project manager at the following Sean.M.Dillard@usace.army.mil within 30 days from the date of this notification.

Please be advised a Department of the Army permit will be required for regulated work in all areas which may be waters of the United States, as indicated in this PJD. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a PJD will treat all waters and wetlands, which would be affected in any way by the permitted activity on the site, as if they are jurisdictional waters of the United States. Should you desire an approved Corps determination, one will be issued upon request.

You are cautioned that work performed in areas which may be waters of the United States, as indicated in the PJD, without a Department of the Army permit could subject you to enforcement action.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you submit a permit application as a result of this PJD, include a copy of this letter and the depiction as part of the application. Not submitting the letter and depiction will cause a delay while we confirm a PJD was performed for the proposed permit project area. Note that some or all of these areas may be regulated by other state or local government entities, and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water and/or Office of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

In all future correspondence, please refer to file number SAC-2021-00635. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Sean M. Dillard, Project Manager, at (843) 329-8046, or by email at Sean.M.Dillard@usace.army.mil.

Sincerely,



Jeremy Kinney
Project Manager

Enclosures:
Preliminary Jurisdictional Determination Form
Notification of Appeal Options
A WETLAND PLAT OF PARCEL B-1

Copies Furnished:

Mr. Tom Zinn
Parcel BA LLC
PO Box 1726
Bluffton, South Carolina 29910

SC DHEC - Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

SC DHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@dhec.sc.gov

Appendix 2 - PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM**BACKGROUND INFORMATION****A. REPORT COMPLETION DATE FOR PJD: April 28, 2022****B. NAME AND ADDRESS OF PERSON REQUESTING PJD:****Applicant:**

Mr. Tom Zinn
 Parcel BA LLC
 PO Box 1726
 Bluffton, South Carolina 29910

Consultant:

Mr. Asher Howell
 Newkirk Environmental, Inc.
 73 Sea Island Parkway, Ste 20
 Beaufort, South Carolina 29907
 asher@newkirkenv.com

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: SAC-2021-00635 Zinn - Gibbet Road Project**D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:** The project is located on Highway 170 and Gibbet Road, Bluffton, SC 29909**(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)**

State: South Carolina County/parish/borough: Beaufort County City: Bluffton

Center coordinates of site (lat/long in degree decimal format):

Lat.: 32.2568441523638 ° Long.: -80.9651686824472 °

Universal Transverse Mercator: 17

Name of nearest waterbody: Okatee River

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):☒ Office (Desk) Determination. Date: April 28, 2022☐ Field Determination. Date(s):**TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.**

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e., wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e., Section 404 or Section 10/404)
Wetland 1	32.256298	-80.964911	4.12 acres	Wetland	Section 404

SAC-2021-00635 Zinn - Gibbet Road Project

- 1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
- 2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there "may

SAC-2021-00635 Zinn - Gibbet Road Project

be” waters of the U.S. and/or that there “may be” navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- ☒ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:
Map: A WETLAND PLAT OF PARCEL B-1 dated 09/21
- ☒ Data sheets prepared/submitted by or on behalf of the PJD requestor.
 - ☒ Office concurs with data sheets/delineation report.
 - ☐ Office does not concur with data sheets/delineation report. Rationale:
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters’ study:
 - ☐ U.S. Geological Survey Hydrologic Atlas:
 - ☒ USGS NHD data. USGS 8 and 12 digit HUC maps.
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: USGS Topographic dated 4/22
- ☐ Natural Resources Conservation Service Soil Survey. Citation:
- ☒ National wetlands inventory map(s). Cite name: NWI dated 4/22
- ☐ State/local wetland inventory map(s):
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- ☒ Photographs: ☒ Aerial (Name & Date): Location dated 4/22
 - ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☒ Other information (please specify): Lidar dated 4/22

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Jeremy Kinney

Signature and date of
Regulatory staff member
completing PJD

Signature and date of
person requesting PJD
(REQUIRED, unless obtaining the
signature is impracticable)¹

¹ Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Asher Howell / Newkirk Environmental		File Number: SAC-2022-00635	Date: April 28, 2022
Attached is:		See Section below	
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
<input type="checkbox"/>	PERMIT DENIAL		C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION		D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the Division Engineer, South Atlantic Division, 60 Forsyth St, SW, Atlanta, GA 30308-8801. This form must be received by the Division Engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is **not appealable**. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact the Corps biologist who signed the letter to which this notification is attached. The name and telephone number of this person is given at the end of the letter.

If you only have questions regarding the appeal process you may also contact: Mr. Philip A. Shannin
Administrative Appeal Review Officer
CESAD-PDS-O
60 Forsyth Street Southwest, Floor M9
Atlanta, Georgia 30303-8803

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT
Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



A company of
INTERNATIONAL PAPER

Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leisure trail along East / West Connector
REVISED: May 2002 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Graves Tract Addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 23, 2009 - C-1 278 Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons
REVISED: February 2020 - Amended Saint Gregory the Great Tract (SGG Tract). Modification includes addition of 51.8 acres of public / institution and 11.1 acres of commercial.

DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	D.U./ACRE
SAND HILL TRACT	\$2,911 AC	\$4,266 DU	\$1.4 DU/AC
BUCKWALTER COMMONS	\$1,165 AC	\$2,034 DU / 300 HOTEL UNITS	\$1.8 DU/AC
EASTERN TRACT	\$682 AC	\$918 DU	\$1.3 DU/AC
WESTERN TRACT	\$531 AC	\$935 DU	\$1.8 DU/AC
SGG TRACT	\$63 AC	\$31 DU	\$2.2 DU/AC
ROSE DHU TRACT	\$325 AC	\$0 DU	\$0 DU/AC
PUBLIC/ INSTITUTIONAL	\$28 AC	\$0 DU	\$0 DU/AC
DEDICATED PUBLIC PARK	\$143 AC	\$0 DU	\$0 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	\$198 AC	\$0 DU	\$0 DU/AC
TIMBER MANAGEMENT	\$19 AC	\$0 DU	\$0 DU/AC
TOTAL	\$6,210 AC	\$8,642 DU	\$1.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC
HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8,642 DU

ACREAGE SUMMARY

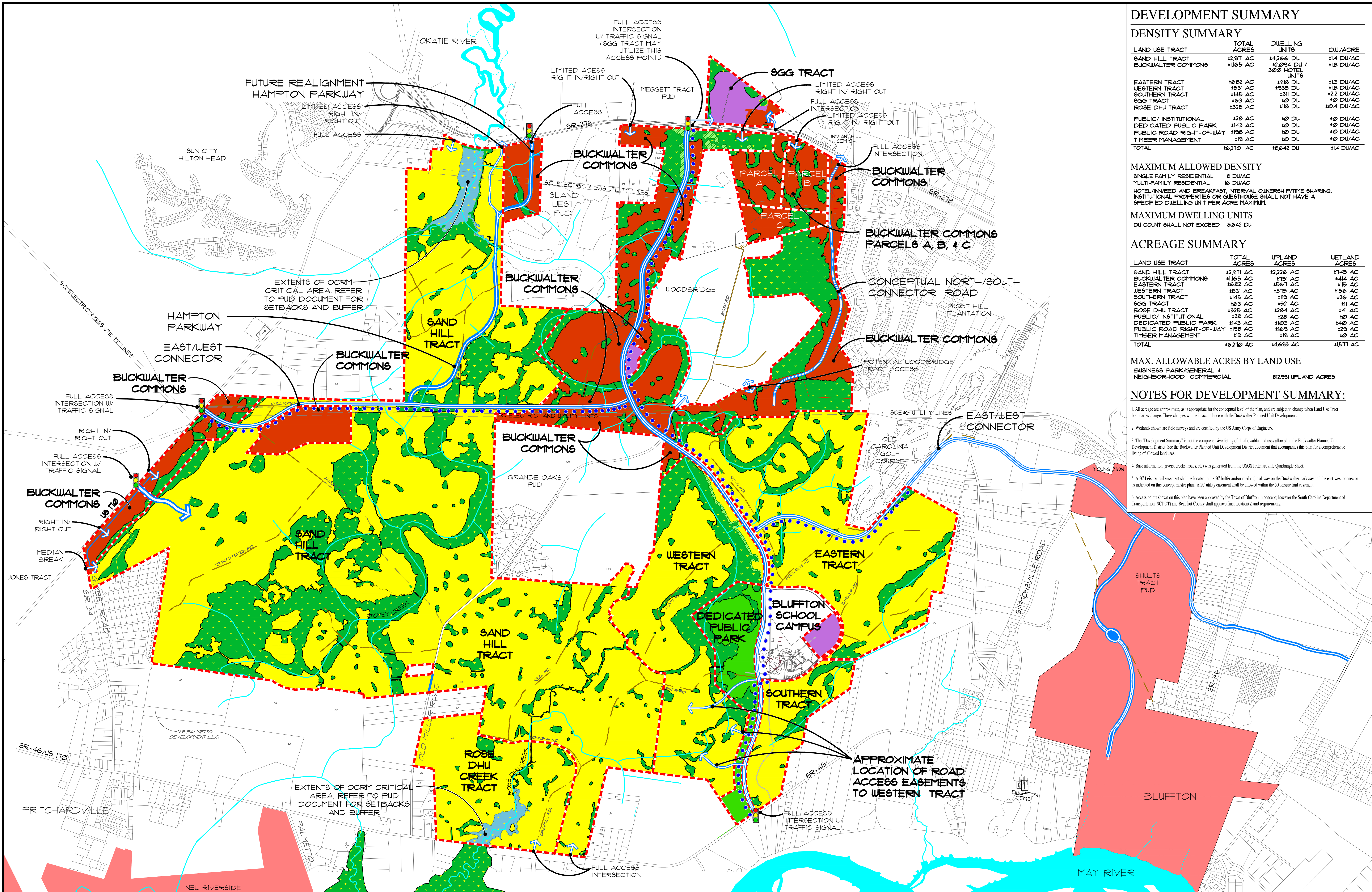
LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	\$2,911 AC	\$2,226 AC	\$145 AC
BUCKWALTER COMMONS	\$1,165 AC	\$151 AC	\$414 AC
EASTERN TRACT	\$682 AC	\$561 AC	\$119 AC
WESTERN TRACT	\$531 AC	\$313 AC	\$156 AC
SOUTHERN TRACT	\$145 AC	\$119 AC	\$26 AC
SGG TRACT	\$63 AC	\$52 AC	\$11 AC
ROSE DHU TRACT	\$325 AC	\$284 AC	\$41 AC
PUBLIC/ INSTITUTIONAL	\$28 AC	\$28 AC	\$0 AC
DEDICATED PUBLIC PARK	\$143 AC	\$103 AC	\$40 AC
PUBLIC ROAD RIGHT-OF-WAY	\$198 AC	\$163 AC	\$29 AC
TIMBER MANAGEMENT	\$19 AC	\$19 AC	\$0 AC
TOTAL	\$6,210 AC	\$4,693 AC	\$1,511 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL 82,991 UPLAND ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Pritchardville Quadrangle Sheet.
- A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter Parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.
- Access points shown on this plan have been approved by the Town of Bluffton in concept, however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.



BEAUFORT COUNTY SC - ROD
BK 3644 Pgs 1951-1954
FILE NUM 2018008497
02/15/2018 10:53:45 AM
REC'D BY rhing RCPT# 880521
RECORDING FEES \$10.00
County Tax \$1,265.00
State Tax \$2,990.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE

WHEREAS, at a duly authorized meeting of the Charleston-Atlantic Presbytery held on September 16, 2017, a properly constituted quorum being present and acting in accordance with the Book of Order of the Presbyterian Church (U.S.A.), it was resolved that Jesse C. Dove, Baxter Norris, E. M. Seabrook, III and Beulah Washington, or any three of them, as Trustees of Charleston-Atlantic Presbytery, successor in title in interest to Charleston Presbytery, a corporate body organized and existing by Sovereign Charter, were authorized to execute and deliver the within deed upon the terms and conditions stated herein pursuant to Section 6.0100 of the Manual of Administrative Operations, Charleston-Atlantic Presbytery, Presbyterian Church (U.S.A.), as revised from time to time;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the undersigned Jesse C. Dove, Baxter Norris and E. M. Seabrook, III, as Trustees of Charleston-Atlantic Presbytery, a South Carolina eleemosynary corporation, in the County and State aforesaid, in consideration of the sum of One Million One Hundred Fifty Thousand and No/Hundreds Dollars (\$1,150,000.00) in hand paid at and before the sealing of these Presents by Parcel 8A, LLC, a South Carolina limited liability company, the receipt whereof is hereby acknowledged, and subject to zoning ordinances, restrictions, easements and/or rights-of-way affecting the following described Premises and appearing of record in the Office of the Register of Deeds for Beaufort County, South Carolina, have granted, bargained, sold and released, and by these Presents do hereby grant, bargain, sell and release unto the said Parcel 8A, LLC, a South Carolina limited liability company, its successors and assigns, the following described Premises:

SEE EXHIBIT A ATTACHED HERETO

AND INCORPORATED HEREIN BY REFERENCE

GRANTEE'S ADDRESS: P. O. Box 1726, Bluffton SC 29910

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Parcel 8A, LLC, a South Carolina limited liability company, its successors and assigns, in fee simple forever.

AND **Charleston-Atlantic Presbytery**, a South Carolina eleemosynary corporation, by its undersigned Trustees, does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said Premises unto the said **Parcel 8A, LLC**, a South Carolina limited liability company, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, **Charleston-Atlantic Presbytery**, by its undersigned Trustees, has caused these presents to be executed this 9th day of February, 2018, in the Two Hundred Forty-Second Year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
In the Presence of:

Donnie Purkerson

First Witness

Barbara A. Burger

Second Witness

Charleston-Atlantic Presbytery

By: Jesse C. Dove
Jesse C. Dove, Trustee

By: Baxter Norris
Baxter Norris, Trustee

By: E. M. Seabrook, III
E. M. Seabrook, III, Trustee

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

BEFORE ME, the undersigned Notary Public for said County and State, personally appeared **Jesse C. Dove, Baxter Norris and E. M. Seabrook, III**, as **Trustees of Charleston-Atlantic Presbytery**, each of whom acknowledged his execution of the within instrument for the purposes and uses set forth therein.

ACKNOWLEDGED this 9th day of February, 2018.

Barbara A. Burger
Notary Public
State of South Carolina
My Commission Expires
November 24, 2024

Barbara A. Burger
Print Name: Barbara A. Burger
Notary Public for South Carolina
My commission expires: 11/24/2024

Exhibit "A"

All that tract or parcel of land lying, being and situate in Bluffton Township, Beaufort County, South Carolina, containing 21.681 acres, more or less, and being shown as Parcel B-1 on the plat entitled "A Boundary Survey of Parcel B-1, Tax Parcel Nos. R:600:028:000:0921:0000, Town of Bluffton, Beaufort County, South Carolina," prepared for Zinn Asset Management Corp. by Atlas Surveying, Inc. by Mark E. Lamb, S.C.P.L.S No. 23200 and recorded in Plat Book 148 at Page 133 in the Beaufort County Register of Deeds.

Subject to all easements shown on the above-referenced plat.

Being a portion of the same property conveyed to Charleston-Atlantic Presbytery by deed of Jerome K. Jones, Jacquita J. Jenkins, Wm. Jarrell Jones, Jeffrey H. Jones, Holly Branch Farms, LLLP, a Georgia limited partnership, Jones and Associates Limited Partnership, a South Carolina limited partnership, Dorothy R. Zetterower, Lillian R. Stephenson and Christopher C. Ryals dated October 25, 2004 and recorded October 27, 2004 in Book 21402 at Page 2177, Beaufort County Records.

This Deed was prepared in the Law Office of Stephen S. Bird, LLC, P.O. Box 2474, Bluffton, SC 299910.

R: 610:028:000:0921:0000

 First American Title™	Owner's Policy of Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company
	POLICY NUMBER 5011400-1986261e

File No.: 1255-009-00

The Land referred to herein below is situated in the County of Beaufort, State of South Carolina, and is described as follows:

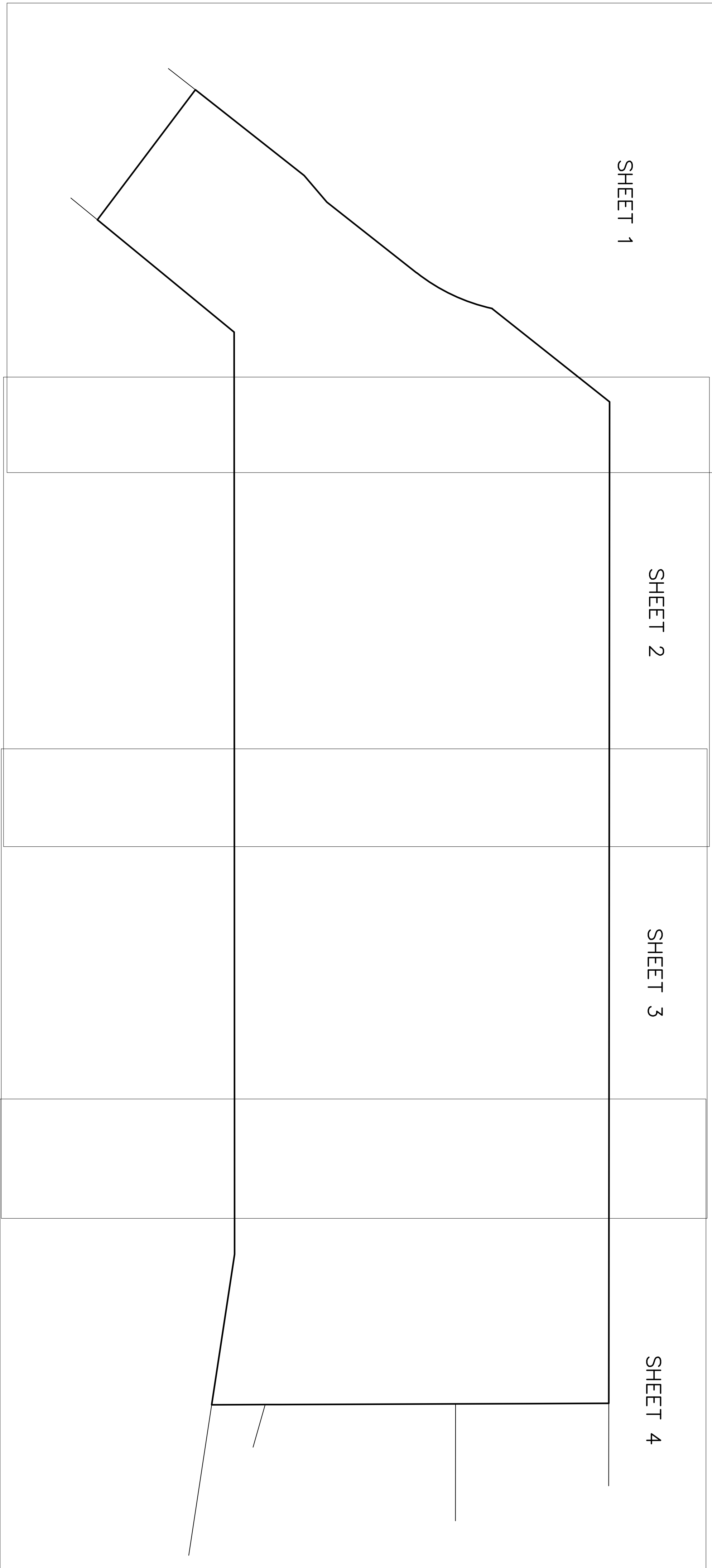
Exhibit "A"

All that tract or parcel of land lying, being and situate in Bluffton Township, Beaufort County, South Carolina, containing 21.681 acres, more or less, and being shown as Parcel B-1 on the plat entitled "A Boundary Survey of Parcel B-1, Tax Parcel Nos. R:600:028:000:0921:0000, Town of Bluffton, Beaufort County, South Carolina," prepared for Zinn Asset Management Corp. by Atlas Surveying, Inc. by Mark E. Lamb, S.C.P.L.S No. 23200 and recorded in **Plat Book 148** at **Page 133** in the Beaufort County Register of Deeds.

Subject to all easements shown on the above-referenced plat.

Being a portion of the same property conveyed to Charleston-Atlantic Presbytery by deed of Jerome K. Jones, Jacquita J. Jenkins, Wm. Jarrell Jones, Jeffrey H. Jones, Holly Branch Farms, LLLP, a Georgia limited partnership, Jones and Associates Limited Partnership, a South Carolina limited partnership, Dorothy R. Zetterower, Lillian R. Stephenson and Christopher C. Ryals dated October 25, 2004 and recorded October 27, 2004 in Book 21402 at Page 2177, Beaufort County Records.

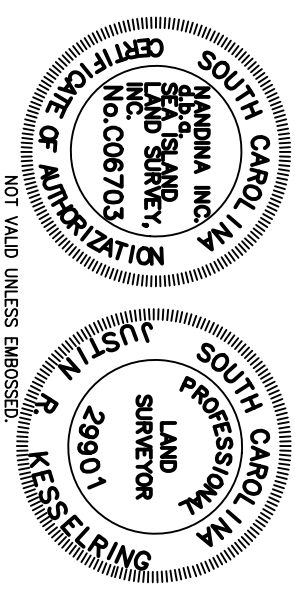
R: 610:028:000:0921:0000



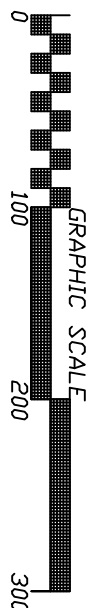
- 1) A BOUNDARY SURVEY OF: PARCEL B-1, 10X PARCEL NOS. R610 028 000 0921 0000, RECORDED IN BOOK 148, PAGE 133, DATED 12/1/2017
ROD: BEAUFORT COUNTY, SC
BY: MARK ELIAS LAMB, SR. S.C.R.L.S. # 23200
- 2) A SUBDIVISION OF PARCEL 8A, THIS: R610 028 000 0920 0000 A PORTION OF PARCEL 8, 9C PROPERTY, PARCEL 121/08, BEAUFORT COUNTY, SOUTH CAROLINA
RECORDED IN BOOK 127, PAGE 105
ROD: BEAUFORT COUNTY, SC
BY: BOYCE L. YOUNG S.C.R.L.S. # 11079
- 3) A BOUNDARY AND SUBDIVISION PLAT OF 37.89 ACRES KNOWN AS, "PALMETTO POINT COMMERCIAL SUBDIVISION," BEING A PORTION OF RIBBEY ROAD, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
RECORDED IN BOOK 112, PAGE 134, DATED: 3/23/06
ROD: BEAUFORT COUNTY, SC
BY: FOREST F. BAUGHMAN S.C.R.L.S. # 4922

PROPERTY AREA = 21.7 Ac. 944.430 Sq. Ft.
ADDRESS: NO STREET ADDRESS
DISTRICT: 610, MAP: 28, PARCEL: 921
THIS PROPERTY LIES IN FEMA, ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450025, PANEL 026656, DATED: 3/23/2021

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFORM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS;



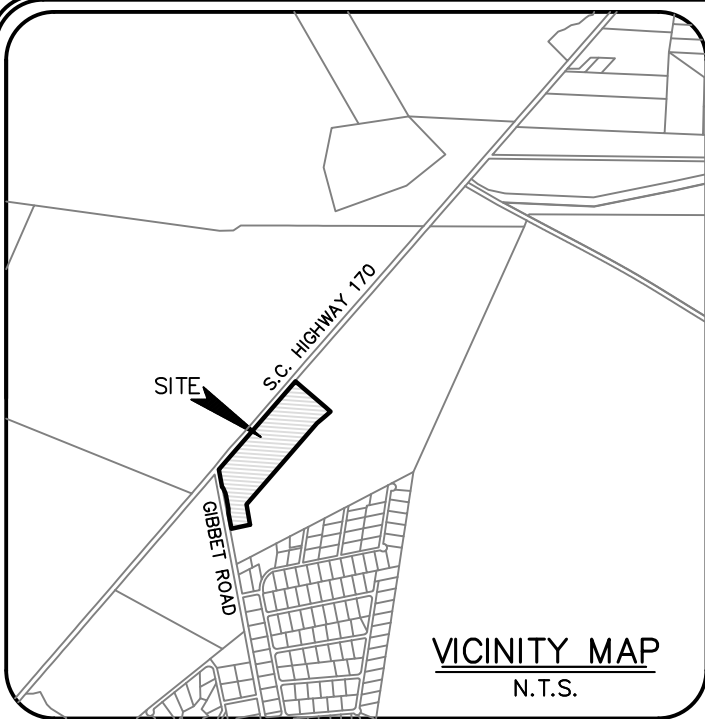
DATE : 2/21/2023 SCALE : 1" = 100'



d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
E-mail: admin@nandina.com
Tel (843) 681-3248
Fax (843) 689-3871
DWG No.: 9-22311
FILE No.: 22311
COPYRIGHT © BY NANDINA, INC.
CADD: C&C, PLOD: MW

COPYRIGHT © BY NANDINA, INC.

CAD: CG, FLD: M



LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

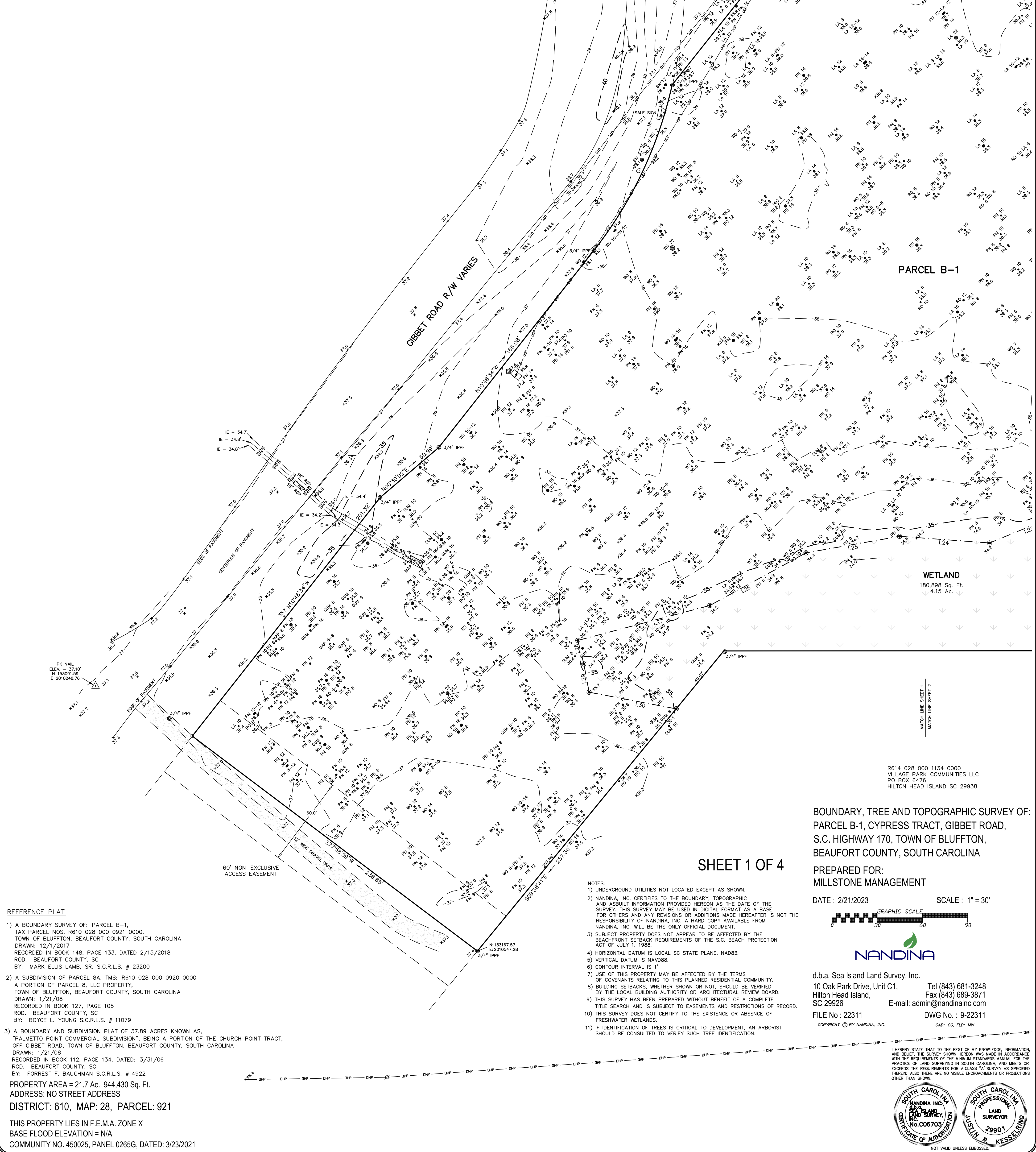
3/4" IPPF
TBM
IE
RCP
LO
LA
MAP
RO
PH
CHY
WO
GUM
TUP
HOL
HIC

SPOT ELEVATION
3/4" IRON PIPE FOUND
TEMPORARY BENCH MARK
INVERT ELEVATION
REINFORCED CONCRETE PIPE
LIVE OAK
LAUREL OAK
MAPLE
RED OAK
PINE
CHERRY
WATER OAK
GUM
TUPPELO
HOLLY
HICKORY

ELECTRIC SERVICE
ELECTRIC TRANSFORMER
TELEPHONE SERVICE
TELEVISION SERVICE
VALVE BOX
SEWER VALVE
UTILITY POLE
UNDERGROUND POWER
UNDERGROUND WATER LINE
UNDERGROUND TELECOMMUNICATION
OVERHEAD POWER LINE

LINE TABLE						
LINE	LENGTH	BEARING				
L1	67.76'	S74°45'06"W	L16	71.66'	S30°49'25"W	
L2	52.35'	S39°42'00"W	L17	75.85'	S42°25'59"W	
L3	47.72'	S50°21'49"W	L18	67.13'	S32°58'55"W	
L4	34.60'	S62°55'58"W	L19	131.31'	S28°07'13"W	
L5	43.85'	S44°23'38"W	L20	61.21'	S42°32'04"W	
L6	52.63'	S48°15'58"W	L21	143.51'	S40°36'44"W	
L7	46.67'	S63°37'10"W	L22	80.07'	S49°03'21"W	
L8	53.91'	S46°15'19"W	L23	55.67'	S18°35'00"W	
L9	61.86'	S45°24'53"W	L24	59.83'	S45°11'59"W	
L10	40.29'	S72°20'50"W	L25	63.01'	S30°56'19"W	
L11	44.86'	S09°05'35"W	L26	72.63'	S12°16'02"W	
L12	37.97'	S24°12'46"W	L27	90.53'	S26°09'04"W	
L13	41.44'	S45°13'36"W	L28	16.05'	S63°23'42"E	
L14	53.69'	S17°39'55"W	L29	19.08'	S59°36'53"E	
L15	64.68'	S39°38'07"W	L30	58.78'	N51°47'38"E	

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	122.51'	272.00'	62.31'	121.48'	N23°42'46"W



REFERENCE PLAT

1) A BOUNDARY SURVEY OF: PARCEL B-1,
TAX PARCEL NOS. R610 028 000 0921 0000,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 12/1/2017
RECORDED IN BOOK 148, PAGE 133, DATED 2/15/2018
ROD. BEAUFORT COUNTY, SC
BY: MARK ELLIS LAMB, SR. S.C.R.L.S. # 23200

2) A SUBDIVISION OF PARCEL 8A, TMS: R610 028 000 0920 0000
A PORTION OF PARCEL 8, LLC PROPERTY,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 1/21/08
RECORDED IN BOOK 127, PAGE 105
ROD. BEAUFORT COUNTY, SC
BY: BOYCE L. YOUNG S.C.R.L.S. # 11079

3) A BOUNDARY AND SUBDIVISION PLAT OF 37.89 ACRES KNOWN AS,
"PALMETTO POINT COMMERCIAL SUBDIVISION", BEING A PORTION OF THE CHURCH POINT TRACT,
OFF GIBBET ROAD, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 1/21/08
RECORDED IN BOOK 112, PAGE 134, DATED: 3/31/06
ROD. BEAUFORT COUNTY, SC
BY: FORREST F. BAUGHMAN S.C.R.L.S. # 4922

PROPERTY AREA = 21.7 Ac. 944,430 Sq. Ft.
ADDRESS: NO STREET ADDRESS
DISTRICT: 610, MAP: 28, PARCEL: 921

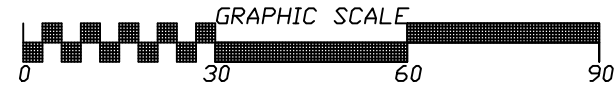
THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450025, PANEL 0265G, DATED: 3/23/2021

- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS LOCAL SC STATE PLANE, NAD83.
 - 5) VERTICAL DATUM IS NAVD88.
 - 6) CONTOUR INTERVAL IS 1'
 - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
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BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCEL B-1, CYPRESS TRACT, GIBBET ROAD,
S.C. HIGHWAY 170, TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

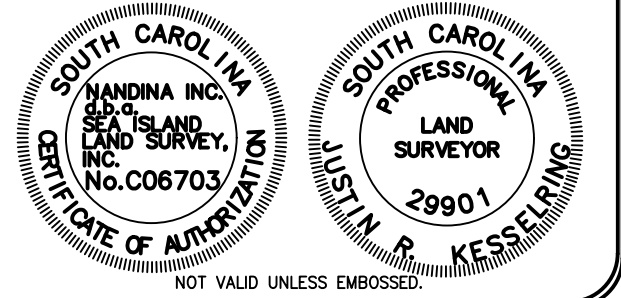
PREPARED FOR:
MILLSTONE MANAGEMENT

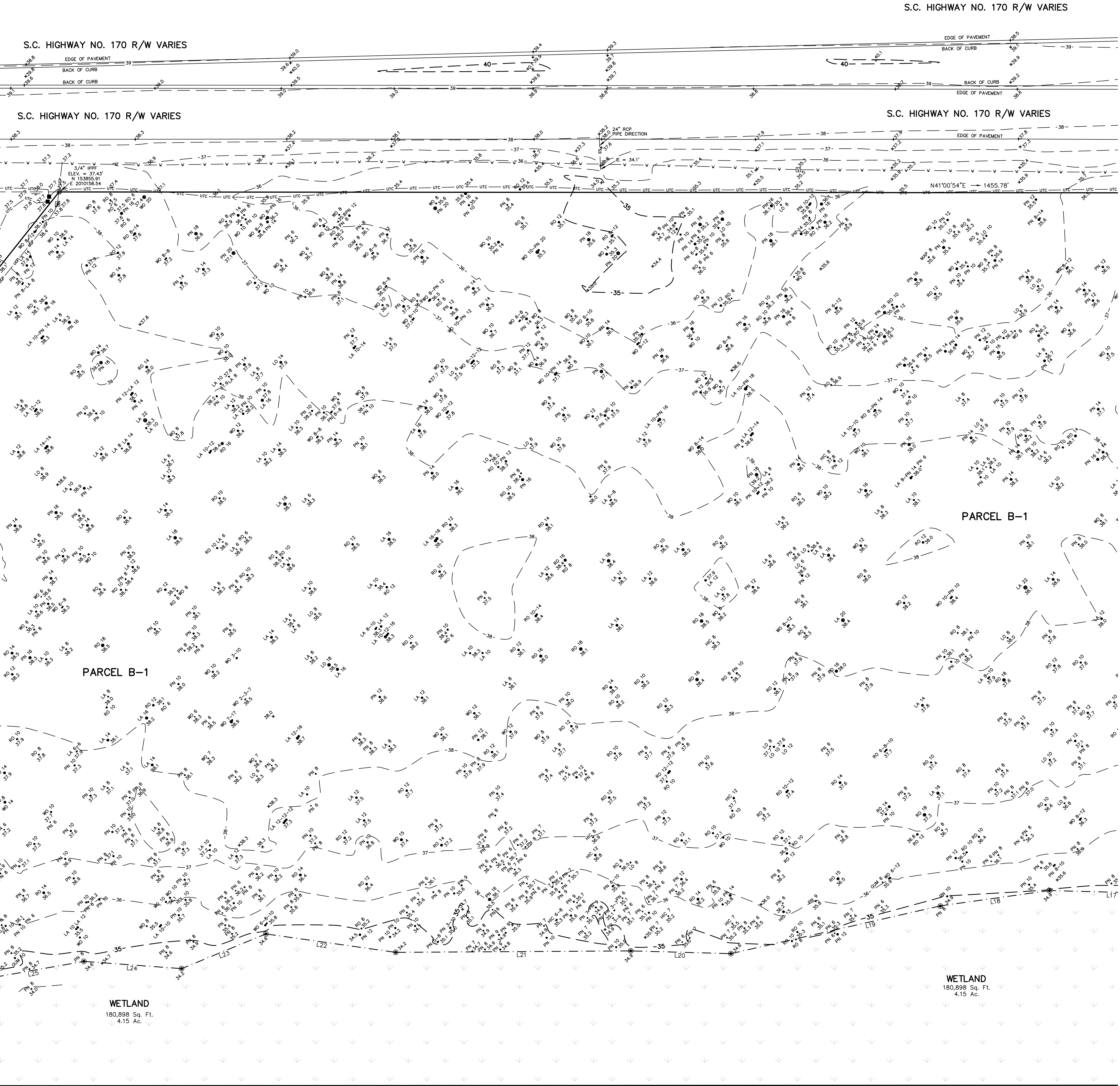
DATE: 2/21/2023 SCALE: 1" = 30'



d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1, Tel (843) 681-3248
Hilton Head Island, SC 29926 Fax (843) 689-3871
E-mail: admin@nandinainc.com
FILE No.: 22311 DWG No.: 9-22311
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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.





BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCEL B-1, CYPRESS TRACT, GIBBET ROAD,
S.C. HIGHWAY 170, TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
MILLSTONE MANAGEMENT

DATE: 2/21/2023 SCALE: 1" = 30'

GRAPHIC SCALE

NANDINA

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10 Oak Park Drive, Unit C1, Tel (843) 681-3248
Hilton Head Island, Fax (843) 689-3871
SC 29926 E-mail: admin@nandinainc.com

FILE No.: 22311 DWG No.: 9-22311

PROPERTY AREA = 21.7 Ac. 944,430 Sq. Ft.
ADDRESS: NO STREET ADDRESS
DISTRICT: 610, MAP: 28, PARCEL: 921

THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450025, PANEL 0265G, DATED: 3/23/2021

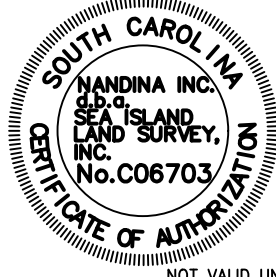
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RECORDED IN BOOK 148, PAGE 133, DATED 2/15/2018
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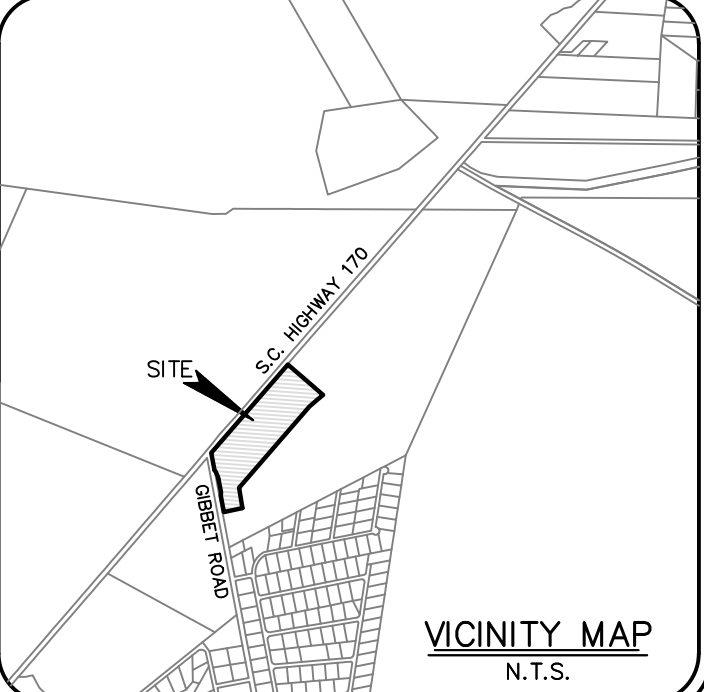
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	122.51'	272.00'	62.31'	121.48'	N23°42'46"W

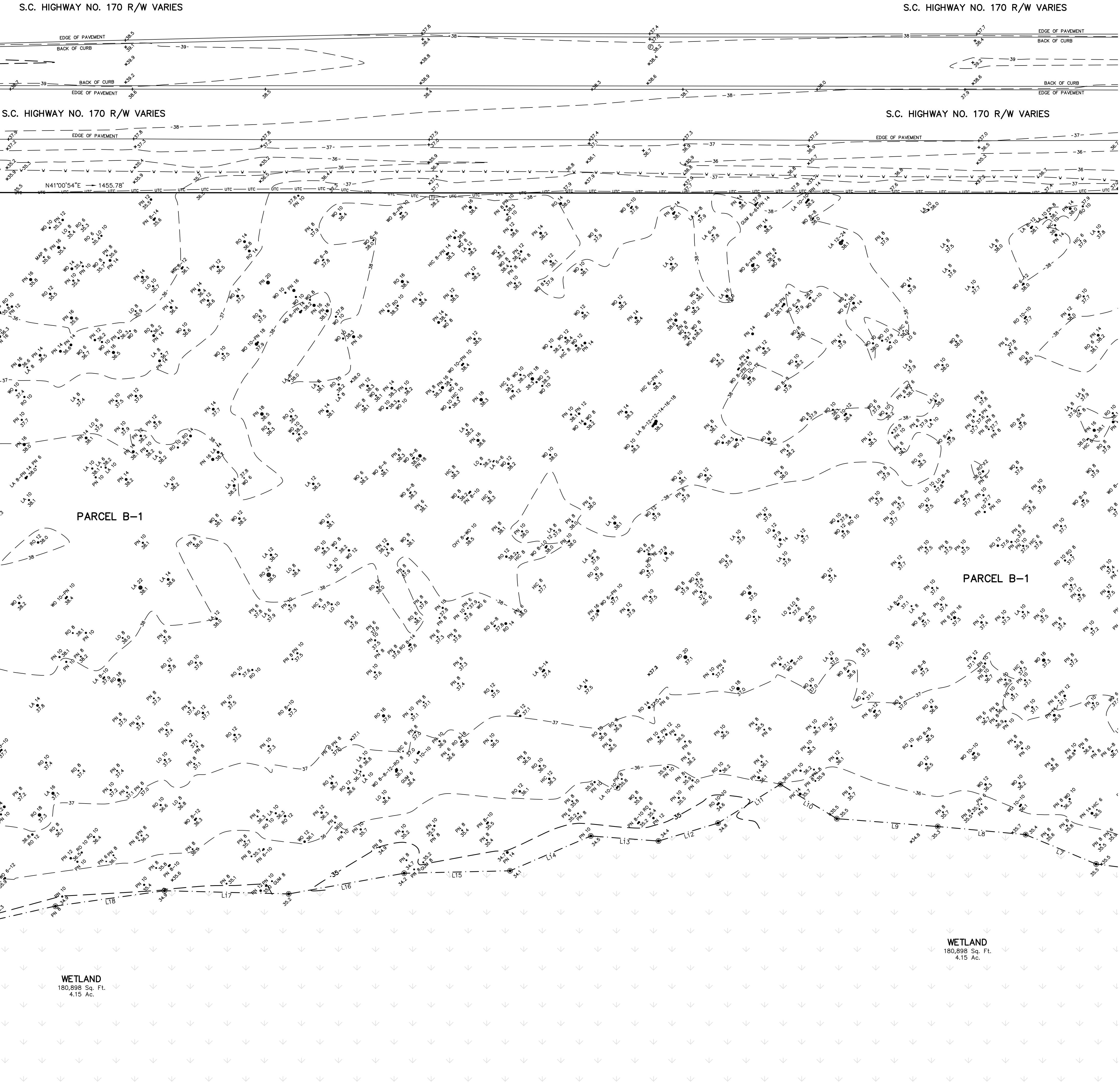
- LEGEND & SYMBOLS:
- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - 3/4" IRON PIPE FOUND
 - TEMPORARY BENCH MARK
 - INVERT ELEVATION
 - REINFORCED CONCRETE PIPE
 - LIVE OAK
 - LAUREL OAK
 - MAPLE
 - RED OAK
 - PINE
 - CHERRY
 - WATER OAK
 - GUM
 - TUPELO
 - HOLLY
 - HICKORY

- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- TELEPHONE SERVICE
- TELEVISION SERVICE
- VALVE BOX
- SEWER VALVE
- UTILITY POLE
- UNDERGROUND POWER
- UNDERGROUND WATER LINE
- UNDERGROUND TELECOMMUNICATION
- OVERHEAD POWER LINE



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BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCEL B-1, CYPRESS TRACT, GIBBET ROAD,
S.C. HIGHWAY 170, TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
MILLSTONE MANAGEMENT

DATE : 2/21/2023

SCALE : 1" = 30'

GRAPHIC SCALE

NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com

FILE No : 22311

DWG No : 9-22311

CAD: CG, FLD: MW

COPYRIGHT © BY NANDINA, INC.

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	67.76'	S74°45'06"W	L16	71.66'	S30°49'25"W
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3/4" IPPF

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CONTOUR

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REINFORCED CONCRETE PIPE

LIVE OAK

LAUREL OAK

MAPLE

 ELECTRIC SERVICE ELECTRIC TRANSFORMER TELEPHONE SERVICE TELEVISION SERVICE VALVE BOX SEWER VALVE UTILITY POLE UNDERGROUND POWER LINE UNDERGROUND WATER LINE UNDERGROUND TELECOMMUNICATION LINE OVERHEAD POWER LINE |

REFERENCE PLAT

1) A BOUNDARY SURVEY OF: PARCEL B-1, TAX PARCEL NOS. R610 028 000 0921 0000, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 12/1/2017
RECORDED IN BOOK 148, PAGE 133, DATED 2/15/2018
ROD: BEAUFORT COUNTY, SC
BY: MARK ELLIS LAMB, SR. S.C.R.L.S. # 23200

2) A SUBDIVISION OF PARCEL BA, TMS: R610 028 000 0920 0000 A PORTION OF PARCEL 8, LLC PROPERTY, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 1/21/08
RECORDED IN BOOK 127, PAGE 105
ROD: BEAUFORT COUNTY, SC
BY: BOYCE L. YOUNG S.C.R.L.S. # 11079

3) A BOUNDARY AND SUBDIVISION PLAT OF 37.89 ACRES KNOWN AS, "PALMETTO POINT COMMERCIAL SUBDIVISION", BEING A PORTION OF THE CHURCH POINT TRACT, OFF GIBBET ROAD, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 1/21/08
RECORDED IN BOOK 112, PAGE 134, DATED: 3/31/06
ROD: BEAUFORT COUNTY, SC
BY: FORREST F. BAUGHMAN S.C.R.L.S. # 4922

NOTES:

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5) VERTICAL DATUM IS NAVD83.

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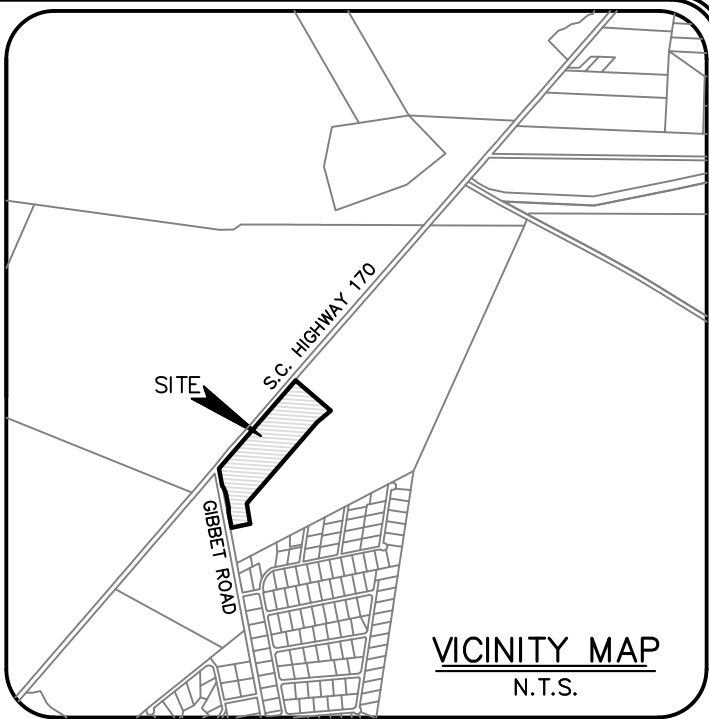
SHEET 3 OF 4

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SOUTH CAROLINA LAND SURVEYORS ASSOCIATION
NANDINA INC.
LAND SURVEY
No. C06703

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
JUSTIN A. KESSELRING
29901

VICINITY MAP
N.T.S.



S.C. HIGHWAY NO. 170 R/W VARIES

S.C. HIGHWAY NO. 170 R/W VARIES

PARCEL B-1

WETLAND
180,898 Sq. Ft.
4.15 Ac.

R614 028 000 1134 0000
VILLAGE PARK COMMUNITIES LLC
PO BOX 6476
HILTON HEAD ISLAND SC 29938

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L6	52.63'	S48°15'58"W	L22	80.07'	S49°03'21"W
L7	46.67'	S63°37'10"W	L23	55.67'	S18°35'00"W
L8	53.91'	S46°15'19"W	L24	59.83'	S45°11'59"W
L9	61.86'	S45°24'53"W	L25	63.01'	S30°56'19"W
L10	40.29'	S72°20'50"W	L26	72.63'	S12°16'02"W
L11	44.86'	S09°05'35"W	L27	90.53'	S26°09'04"W
L12	37.97'	S24°12'46"W	L28	16.05'	S63°23'42"E
L13	41.44'	S45°13'36"W	L29	19.08'	S59°36'53"E
L14	53.69'	S17°39'55"W	L30	58.78'	N51°47'38"E
L15	64.68'	S39°38'07"W			

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	122.51'	272.00'	62.31'	121.48'	N23°42'46"W 025°48'25"

LEGEND & SYMBOLS:

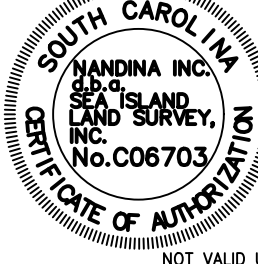
TREE SIZES ARE INCHES IN DIAMETER

- 9-5 SPOT ELEVATION
- 3/4" IPFF 3/4" IRON PIPE FOUND
- TBM TEMPORARY BENCH MARK
- IE INVERT ELEVATION
- RCP REINFORCED CONCRETE PIPE
- LO LIVE OAK
- LA LAUREL OAK
- MAP MAPLE
- RO RED OAK
- PN PINE
- CHY CHERRY
- WO WATER OAK
- GUM GUM
- TUP TUPelo
- HOL HOLLY
- HIC HICKORY

- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- TELEPHONE SERVICE
- TELEVISION SERVICE
- VALVE BOX
- SEWER VALVE
- UTILITY POLE
- UNDERGROUND POWER
- UNDERGROUND WATER LINE
- UNDERGROUND TELECOMMUNICATION
- OVERHEAD POWER LINE

SHEET 4 OF 4

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
PARCEL B-1, CYPRESS TRACT, GIBBET ROAD,
S.C. HIGHWAY 170, TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
MILLSTONE MANAGEMENT

DATE: 2/21/2023

SCALE: 1" = 30'



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FILE No.: 22311

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