



**CITY OF BEAUFORT**  
ZONING BOARD OF APPEALS  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011

**AGENDA**

City of Beaufort

**ZONING BOARD OF APPEALS**

Monday, May 22, 2023, 5:30 P.M.

**City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC**

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/84315399214?pwd=M2JiZVhDcFd1cTlwVE5VREE3VjNDQT09>

Password: 947631

Meeting ID: 843 1539 9214

Call in Phone #: 1+929 205 6099

**STATEMENT OF MEDIA NOTIFICATION:** “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

---

**I. Call to Order**

**II. Pledge of Allegiance**

**III. *FREEDOM OF INFORMATION ACT COMPLIANCE***

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

**IV. Review of Minutes:**

**A. Minutes of the April 24, 2023 Meeting**

**V. Review of Projects**

**A. 1050 Ribaut Road, identified as R120 005 000 0361 0000, Variance**

Applicant: Ryan Hertzfeld, PLA

The applicant is requesting a parking variance Per Section 5.7.4 of the Beaufort Code for property located at 1050 Ribaut Road, identified as R120 005 000 0361 0000. The property is zoned T5-Urban Corridor District (T5-UC).

**VI. Adjournment**



# Zoning Board of Appeals

## Meeting Minutes – April 24, 2023

---

### CALL TO ORDER

[2:55]

A meeting of the Zoning Board of Appeals was held in-person on April 24, 2023 , at 5:30 p.m.

---

### ATTENDEES

Members in attendance: Kenneth Hoffman (Chairman), Kevin Blank, Patrick McMichael and Parker Moore.

Staff in attendance: Curt Freese, Community Development Director

---

### REVIEW OF MINUTES

[3:42]

All Zoning Board of Appeals meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at [tgundler@cityofbeaufort.org](mailto:tgundler@cityofbeaufort.org).

---

### PUBLIC HEARING

---

### APPLICATIONS

[3:23]

**115 Prescott Dr, identified as R120 029 00A 0163 0000**, Appeal for zoning variance

Applicant: Cedrick and Debra DeBardelaben (Case number ZB 23-05); variance side setback requirements.

Mr. Freese gave the staff's findings.

Board members enter discussion

**Motion:** Chairman moves to deny the application as submitted. Patrick McMichael seconds the motion. Motion passes unanimously, application is denied.

44:13

**311 Robert Smalls Pkwy., identified as R120 028 000 1230 0000**, Appeal for zoning variance

Applicant: The Foresite Group (Case number ZB 23-06) variance for front setback, parking in front rather than rear, frontage not oriented to Hwy 170, perimeter buildings not fronting Hwy 170, front façade not facing Hwy 170, principle entrance not along frontage line, pedestrian entrance not along Hwy 170, and gas pumps in front rather than rear.

Mr. Freese gave his findings

Board enters discussion

Parker Moore states that the applicant acknowledges that there is a possible scenario that would not require a variance and in doing so would make it difficult to grant the variance.

1:27:20 **Motion:** Chairman moves to deny the application as submitted. Kevin Blank seconds the motions. Motion passes unanimously, application is denied.

---

**OLD BUSINESS**

**[NA]**

---

No old business addressed.

---

**NEW BUSINESS**

**[NA]**

---

No new business addressed.

---

**ADJOURNMENT**

**[1:27:51]**

---

Chairman Hoffman makes a motion to adjourn, Patrick McMichael seconds the motion.



## STAFF REPORT: 1050 Ribaut Road Variance

DATE: May 22, 2023

<b><i>GENERAL INFORMATION</i></b>		
<b>Applicant:</b>	South Carolina Department of Mental Health	
<b>Site Location/Address:</b>	1050 Ribaut Road/ R120 005 000 0361 0000.	
<b>Applicant's Request:</b>	The Applicant is requesting a variance of the maximum parking size, Section 5.7.4 of the T-5 UC district to allow 25 additional on-site parking spaces for the Coastal Empire Mental Health Center	
<b>Current Zoning:</b>	T-5 UC	
<b><i>ZONING DISTRICT INFORMATION</i></b>		
	<u>T-5 UC</u>	
<b>Max Density</b>	N/A	
<b>Min. Lot Size</b>	N/A	
<b>Min. Lot Width</b>	N/A	
<b>Front Setback</b>	0'/15' (50' buffer)	
<b>Side Setback</b>	0'	
<b>Rear Setback</b>	5'	
<b>Building Height:</b>	5 stories	
<b><i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i></b>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T-5 UC	Vacant Mobile Home Park	N/A
South: T-5 UC	Medical Offices	N/A
East: T-5 UC	Medical Offices	N/A
West: T-3	Single Family Homes	N/A

---

## PROPOSAL

The South Carolina Department of Mental Health has petitioned for a variance from Section 5.7.4 of the T-5 UC district to allow 25 additional on-site parking spaces for the Coastal Empire Mental Health Center . The additional parking would be to the rear of the existing building and would require the cutting of 14 specimen trees, which would be mitigated if approved (a list of the trees and diameters is provided on the site plan). The applicant is also providing the required 5' parking lot screening from the adjoining homes to the West. The proposed Site Plan, including the parking spaces, stormwater, and landscape plan is included with this packet. Finally, the lot is laid out and utilized in a traditional suburban, not urban manner—therefore, there are no additional nearby street parking spaces as one would typically find in an urban area.

### Code Requirements:

The City of Beaufort Development Code sets maximum parking requirements for uses to minimize impervious surface areas. The current code being appealed requires 1 parking space per 400 sq. ft. of gross floor space for medical/office uses such as the Coastal Empire Center. The office/medical building is 16,766 sq. ft. which amounts to 42 parking spaces; the T-5 UC transect allows for a 140% increase in parking spaces, which increases the maximum to 59 parking spaces. However, the medical/office building was developed before the adoption of the Beaufort Code, and thus already has a legal non-conforming or “grandfathered” 69 spaces, or 10 additional parking spaces than the current code allows. The State is asking for an additional 15 spaces to accommodate staff and visitors, due to increased demand for the mental health facility.

### VARIANCE (s) REVIEW CRITERIA

**Required Findings:** A variance may be granted by the ZBOA if it concludes that the strict enforcement of any design and performance standard set forth in this Code would result in unnecessary hardship to the applicant, and that by granting the variance, the spirit of this Code will be observed, public welfare and safety will not be diminished, and substantial justice will be done. A variance may be granted in an individual case of unnecessary hardship only when the ZBOA makes, and explains in writing, all the following findings:

**a. There are extraordinary and exceptional conditions pertaining to the particular piece of property. For example, the variance is justified because of topographic or other special conditions**

---

**unique to the property and development involved, in contradistinction to the mere inconvenience or financial disadvantage.**

- ✓ Staff finds this condition **has** been satisfied for the following reasons:
  - This is the most logical area to place additional parking (behind the building), and there is functionally little space on the lot to place additional parking rather than the location proposed.
  - The property and use already established additional legal non-conforming parking than allowed per code.
  - The additional parking is a special circumstance meant to serve the public of Northern Beaufort County.

**b. These conditions do not generally apply to other property in the vicinity.**

- ✓ Staff finds this condition **has** been satisfied for the following reasons:
  - This is the only State mental health facility in this area.
  - The lot is uniquely shaped and developed along Ribaut Road. There is no opportunity for additional parking nearby.

**c. The conditions are not the result of the applicant's own actions.**

- ✓ Staff finds this condition **has** been satisfied for the following reasons:
  - Additional on-site non-conforming parking already exists on-site and was approved with the original development of the site under a different code.
  - The additional parking is required due to additional demand of a State facility which serves the public good.

**d. Granting of the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan and the purposes and intent of this Code.**

- ✓ Staff finds this condition **has** been satisfied for the following reasons:
  - The additional parking serves the public good and embodies the Community Facilities found in the Comprehensive Plan, which states: "Planning for the City's future has evolved into a process of coordination with all the organizations involved to ensure that the needs of current and future Beaufort residents are met."

**e. Because of these conditions, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.**

- ✓ Staff finds this condition **has** been satisfied for the following reasons:
  - The current requirements would prohibit and unreasonably restrict a State agency from providing services to area citizens in need.

---

**f. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed by the granting of the variance.**

Staff finds this condition **has** satisfied for the following reasons:

- The additional parking serves the public good, by allowing them safe and easy access to medical and mental health services.
- The layout retains screening and buffer areas meant to screen the adjoining residential homes.

**Limitations: The ZBOA may not grant a variance if it would do any of the following:**

- a. Allow the establishment of a use not otherwise permitted in the applicable district.
- b. Increase the density of a use above which is permitted in the applicable district.
- c. Physically extend a nonconforming use of land.
- d. Change the zone boundaries shown on the Official Zoning Map.

Profitability Not to Be Considered: Profitability shall not be considered grounds for a variance.

- ✓ **Staff does not find the variance meets any of these limitations.**

## **PUBLIC NOTICE AND COMMENT**

Notice of the Zoning Board of Appeals hearing has been mailed to property owners within 200 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

## **FINDINGS AND RECOMMENDATIONS**

**Staff recommends approval of the variance of the maximum parking size, Section 5.7.4 of the T-5 UC district to allow 25 additional on-site parking spaces for the Coastal Empire Mental Health Center located at 1050 Ribaut Rd as it satisfies the recommended findings found in pages 2-4 of this staff report, as per the requirements of Section 9.14.2. F.**



# VARIANCE APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) / [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

✓ Cont 2/7 Via  
ZB 23-08 email

Application Fee: \$300 - <sup>NO</sup> file - STA  
Receipt # N/A

OFFICE USE ONLY: Date Filed: 2/2 Application #: 25279 Zoning District: T5-UC

**Submittal Instructions:** Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

**Submittal Requirements:** 1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site. For variances, include photos showing relationship to adjoining properties.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

### Applicant, Owner and Property Information

Applicant Name: Ryan Hertzfeld, PLA

Applicant Address: 1319 Highway 72/221 East Greenwood SC, 29649

Applicant E-mail: RHertzfeld@davisfloyd.com Applicant Phone Number: 864-229-5211

Owner (if other than the Applicant): South Carolina Department of Mental Health

Owner Address: 7907 Farrow Rd Building #4 Columbia, SC 29203

Owner E-mail: michael.montgomery@scdmh.org Owner Phone Number: 803-622-8712

Property Address: 1050 Ribaut Road Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 005 000 0361 0000

### DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 1-27-2023 Owner's Signature: Michael E. Montgomery

I (We) certify that the information in this application is correct.

Date: 2-2-2023 Applicant's Signature: Ryan Hertzfeld



# VARIANCE APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) / [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

## Required Project Information

Applicant hereby appeals the Zoning Board of Appeals for a variance from the strict application to the property described on Page 1 of the following provisions in Section 5.7.4 of the Beaufort Code: Off-Street Parking  
Maximum parking allowed for medical services. (1 per 400 gross square feet) with in a Transect-Based District

so that a building permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: (e.g., build a garage): The attached plan expands the parking facilities of the  
Coastal Empire Community Mental Health Center (CECMHC) from 69 space to 84 spaces an increase of 15 spaces.

for which a permit has been denied by a building official on the grounds that the proposal would be in violation of the cited section(s) of the Beaufort Code:

1. The application of the Beaufort Code will result in unnecessary hardship, and the standards for an variance set by State law and the Beaufort Code are met by the facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: \_\_\_\_\_  
See attached supplemental page for information

b. These conditions do not generally apply to other property in the vicinity as shown by: \_\_\_\_\_  
See attached supplemental page for information

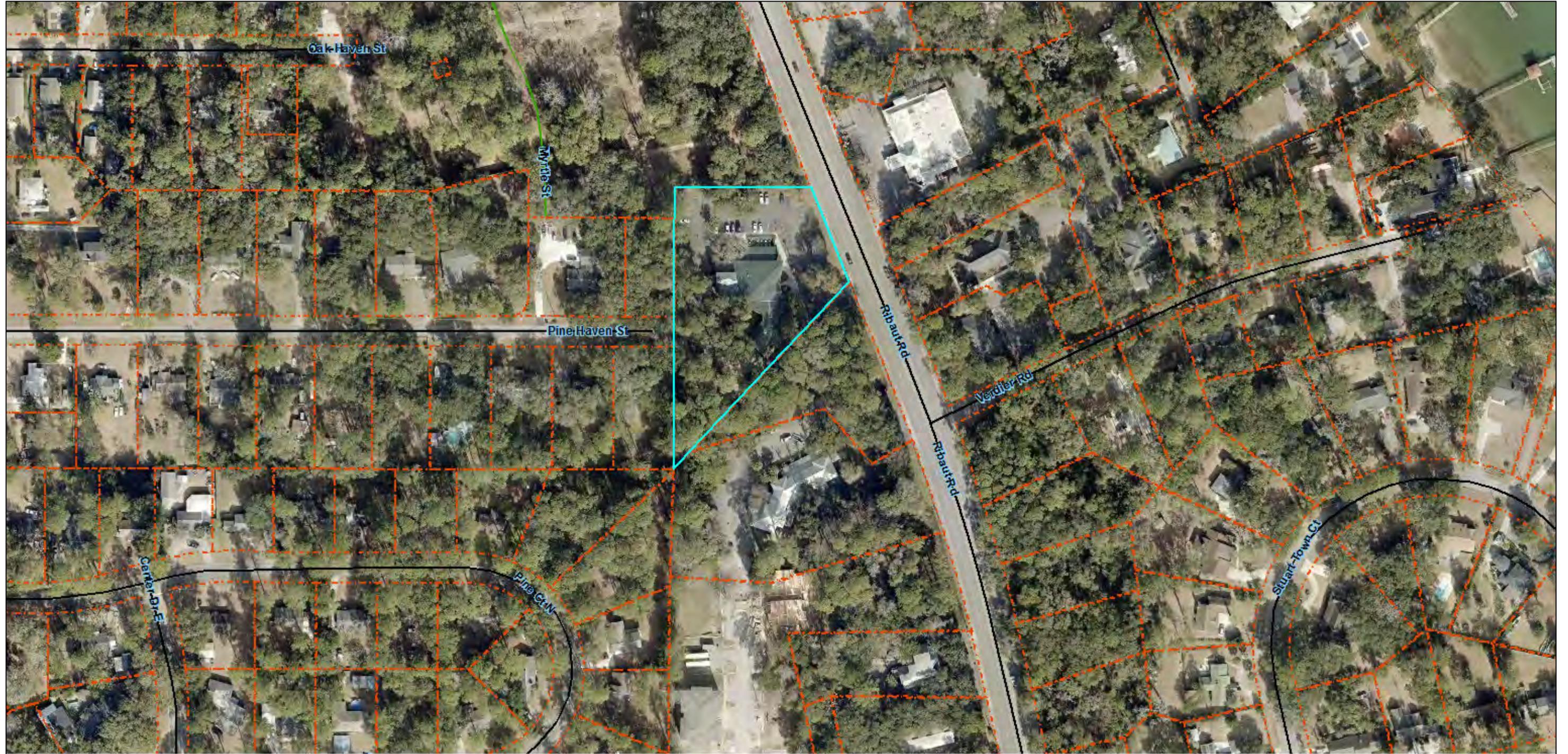
c. The conditions are not the result of the applicant's own actions as follows: \_\_\_\_\_  
See attached supplemental page for information

d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that: \_\_\_\_\_  
See attached supplemental page for information

e. Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: See attached supplemental page for information

f. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: See attached supplemental page for information

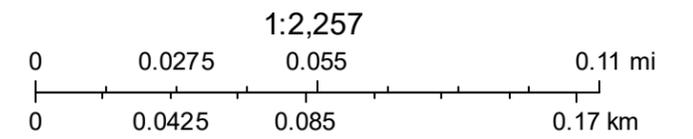
# Aerial Map



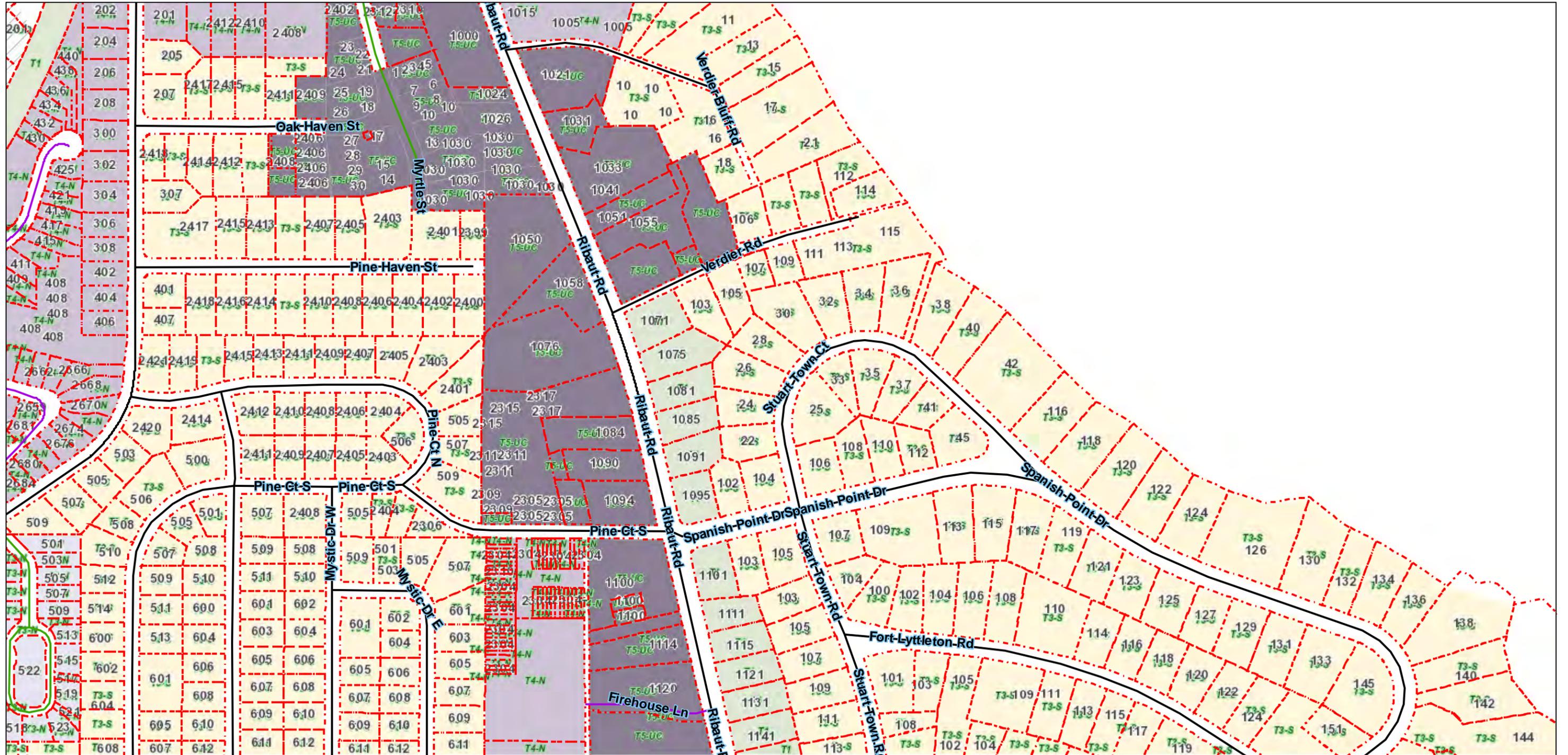
5/15/2023, 4:42:39 PM

### Road Classifications

- STATE, PAVED
- PRIVATE, PAVED
- LiveParcels



# Zoning Map Ribaut



5/15/2023, 4:39:20 PM

### Road Classifications

- STATE, PAVED
- PRIVATE, PAVED
- MUNICIPAL, PAVED
- LiveParcels
- HISTORIC DISTRICT-Preservation Heighborhood

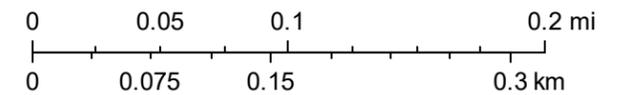
### HISTORIC DISTRICT-Conservation Neighborhood

- Bladen Street Redevelopment District
- Boundary Street Redevelopment District
- Retail Overlay (Church & Green Street)
- Retail Overlay

### Zoning Districts

- LEGACY PUD (LPUD)
- T1
- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH
- LI
- MR

1:4,514



# **APPLICANT SUBMITTAL**

# DAVIS & FLOYD

SINCE 1954

February 1, 2023

via Federal Express & e-mail

City of Beaufort  
Community Development Department  
1911 Boundary Street  
Beaufort, South Carolina 29902  
[development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

Re: Variance Application  
Coastal Empire MHC Parking Lot Expansion Feasibility Study  
State Project No. J12-N099-MJ  
PID No. R120 005 000 0361 0000  
1050 Ribault Road, Beaufort, SC  
D&F Project No. 032006.00

Dear Madame or Sir:

On behalf of the South Carolina Department of Mental Health and the Coastal Empire Community MHC Center in Beaufort, please find the enclosed items in support of the property owner's Variance Application for the referenced state project:

- Variance Application
- Legal Survey of the Property (Deed and Plat)
- Six (6) copies of Concept Site Plan Option 1
- Photographic Exhibit of the property boundaries
- Copy of Feasibility Study
- Half Scale Original Parking Lot Plan

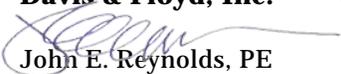
According to information from the Office of the State Engineer, the application fee for the application is not applicable to a state department or agency so no application fee is enclosed.

The proposed variance will allow the Coastal Empire Community Mental Health Center to broaden its services by providing additional parking for patients and room to house a mobile clinic for outreach to patients.

If you require anything in addition to the enclosures, please let us know.

Sincerely,

**Davis & Floyd, Inc.**

  
John E. Reynolds, PE  
Associate/Senior Project Manager

Enclosures as noted:

Copies to: Michael Montgomery, SCDMH Project Manager, via e-mail  
Jennifer Cobb-Hayes, SCDMH Coastal Empire MHC, via e-mail  
Ryan Hertzfeld, PLA, D&F, via e-mail  
Riccardo Giani, Interim Community Development Director, Beaufort via e-mail

181 E. Evans Street, Suite 23, BTC-105, Florence, SC 29506

O. (843) 519-1050 F. (843) 664-2881

[WWW.DAVISFLOYD.COM](http://WWW.DAVISFLOYD.COM)

# DAVIS & FLOYD

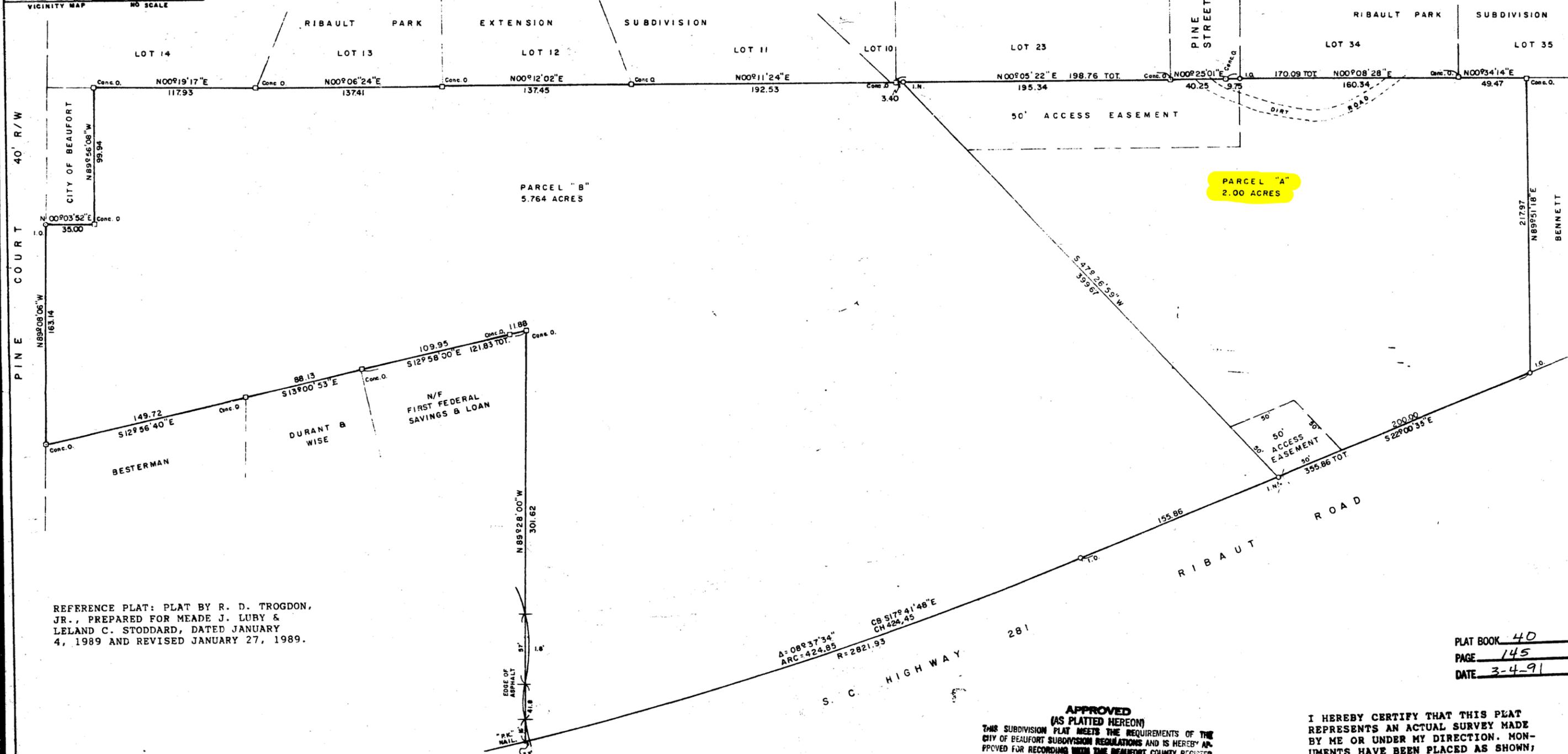
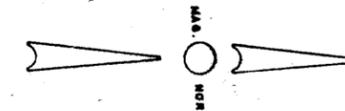
SINCE 1954

Variance Application Supplemental Information

SCDMH - Coastal Empire Community Mental Health Center - Parking Lot Expansion-PID-R120 005 000 0361 0000

- 1) The application of the Beaufort Code will result in unnecessary hardship, and the standards for a variance set by State law and the Beaufort Code are met by the facts:
  - a) **There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:**
    - i) Based on the existing building footprint of the health facility, the existing parking count already exceeds the maximum allowed parking based on its use by 10 spaces. Due to the current need, these parking spaces are continuously occupied, and denial of the variance would create a hardship for patients and staff.
  - b) **These conditions do not generally apply to other property in the vicinity as shown by:**
    - i) The communities need for these health facilities and their ability to accommodate visiting patients.
  - c) **The conditions are not the result of the applicant's own actions as follows:**
    - i) The applicant is fulfilling a service that is based on the communities needs. The applicant is requesting this variance to allow them to fulfill this need and provide an increased quality of care.
  - d) **Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that:**
    - i) Granting these variance requests will assist in the implementation of goals outlined in the Comprehensive Plan. Under Community Facilities, the comprehensive plan states that "Planning for the city's future has evolved into a process of coordination with all the organizations involved to ensure that the needs of current and future Beaufort residents are met." The expansion of the parking areas would allow the Coastal Empire Community Mental Health Center (CECMHC) to accommodate additional patients, fulfilling a need of current and future residents.
  - e) **Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:**
    - i) The current off-street parking requirements restrict the CECMHC's ability to provide services to additional patients through limited parking for their patients and their mobile clinic.
  - f) **The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:**
    - i) The authorization of this variance will, in fact, benefit the public good, through greater access to public health facilities.
    - ii) The proposed site layout maintains existing walls and screening that will be utilized to buffer the additional parking from the surrounding neighborhood.

# **SURVEY AND PROPOSED SITE PLAN**



REFERENCE PLAT: PLAT BY R. D. TROGDON, JR., PREPARED FOR MEADE J. LUBY & LELAND C. STODDARD, DATED JANUARY 4, 1989 AND REVISED JANUARY 27, 1989.

PLAT BOOK 40  
PAGE 145  
DATE 3-4-91

PLAT PREPARED FOR  
CALHOUN THOMAS, JR.  
BEAUFORT TAX MAP 7 PARCEL 87  
CITY OF BEAUFORT  
BEAUFORT COUNTY SOUTH CAROLINA

**APPROVED**  
(AS PLATTED HEREON)  
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE CITY OF BEAUFORT SUBDIVISION REGULATIONS AND IS HEREBY APPROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER OF DEEDS CONVEYANCES.  
Date of Planning Commission Approval Feb. 18, 1991  
Certified By: J.S. Wright  
Date March 4, 1991  
BEAUFORT COUNTY JOINT PLANNING COMMISSION FILE NO. ....

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION. NON-UMENTS HAVE BEEN PLACED AS SHOWN; THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY EXCEEDS 1/10,000; AND THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA DETERMINATION.

*David S. Youmans*  
DAVID S. YOUMANS R.L.S. 9765  
BEAUFORT SURVEYING INC.  
1215 BOUNDARY STREET  
BEAUFORT, S.C. 29511

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE MEASUREMENTS ON THIS PLAT ARE CORRECT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONES B & C AS DETERMINED BY FEMA, FIRM

0 25' 50' 100' 150'

SCALE: 1" = 50'  
CONC. 0 = REVISED FEBRUARY 7, 1991  
ADDED ASPHALT



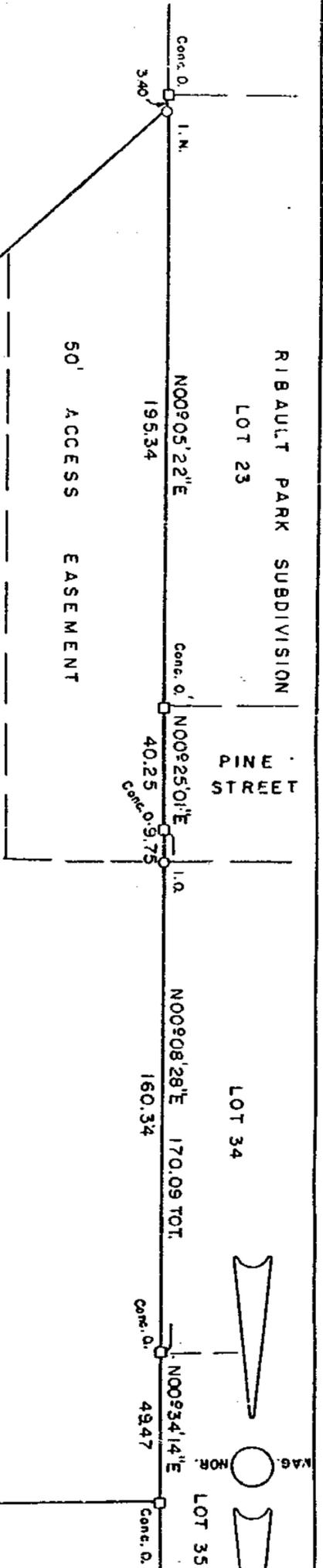
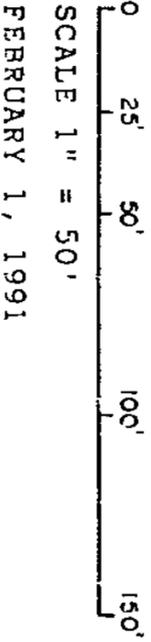
VICINITY MAP NO SCALE

PLAT PREPARED FOR  
BEAUFORT MEMORIAL HOSPITAL

BEAUFORT TAX MAP 7 A PORTION OF PARCEL 87  
CITY OF BEAUFORT SOUTH CAROLINA  
BEAUFORT COUNTY

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE,  
INFORMATION AND BELIEF THAT THE MEASUREMENTS  
ON THIS PLAT ARE CORRECT AND THERE ARE NO  
ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONES B & C, AS  
DETERMINED BY FEMA, FIRM COMMUNITY-PANEL  
NUMBER 450026 0005 D, DATED 9/29/86.



2.00 ACRES

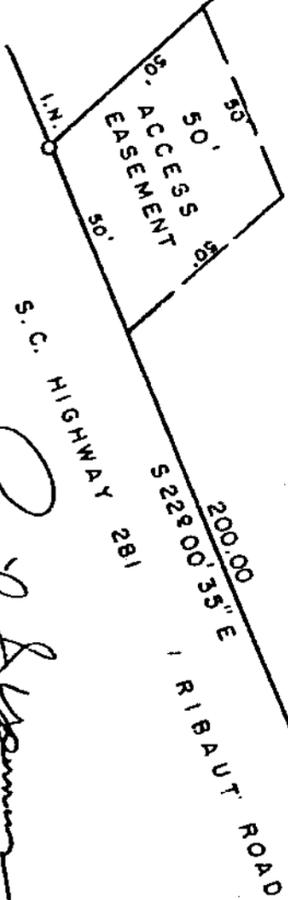
**APPROVED**  
(AS PLATTED HEREON)  
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE  
CITY OF BEAUFORT SUBDIVISION REGULATIONS AND IS HEREBY AP-  
PROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER  
OF DEEDS CONVEYANCES.

Date of Planning Commission Approval: Feb. 18, 1991

Verified By: [Signature]

Date: Feb. 18, 1991

BEAUFORT COUNTY JOINT PLANNING COMMISSION FILE NO. ....



*David S. Youmans*  
DAVID S. YOUMANS R.L.S. 9765

BEAUFORT SURVEYING INC.  
1215 BOUNDARY STREET (P.O. BOX 1231)  
BEAUFORT, SOUTH CAROLINA 29901  
(803) 524-3261

1533





Drakeford Architects

120 North Main Street  
Sumter SC 29150 803 775-8587

Date October 1993

Revisions



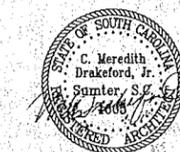
Coastal Empire  
Beaufort CMHC  
Facility

Beaufort, S.C.

Project No. J12-9565-PM

Site Plan

Scale: 1" = 20'



BMHS1-2 08/04/93 22-13

Sheet SA-2 of 4

### SITE NOTES

1. THIS DRAWING IS BASED ON TOPOGRAPHIC MAPS AND SURVEYS PROVIDED BY CROFT ENGINEERING COMPANY, SUMTER, S.C.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND LICENSES.
3. THE CONTRACTOR SHALL REVIEW FINAL STAKING WITH THE OWNER AND ARCHITECT PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL CAREFULLY REVIEW UTILITY LOCATIONS ON SITE WITH THE OWNER AND ARCHITECT PRIOR TO BEGINNING ANY WORK.
5. THE CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGING EXISTING ELEMENTS, CONDITIONS, AND VEGETATION THAT ARE TO REMAIN.
6. THE CONTRACTOR SHALL REVIEW ALL SPECIFICATIONS, AND SHALL THOROUGHLY UNDERSTAND DIVISION 2 PRIOR TO BEGINNING ANY SITE WORK.

7. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSION QUESTIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION IMMEDIATELY.
8. ALL OUTDOOR PARKING LIGHT FIXTURES SHALL BE PROVIDED BY OWNER. CONTRACTOR SHALL COORDINATE UNDERGROUND WIRING INSTALLATION PRIOR TO PAVING.
9. THE CONTRACTOR SHALL CUT, TRIM, OR CLEAR EXISTING TREES AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS APPROVED BY ARCHITECT.
10. THE CONTRACTOR SHALL PROVIDE AND PLANT SOLID SOD TO STORM WATER DETENTION AREAS DESIGNATED. (SEE SPEC'S.)
11. FINAL GRADING IN SWALE AREAS AND AROUND EXISTING TREES SHALL BE AS APPROVED BY ARCHITECT ON SITE.

### DESIGNER'S CERTIFICATION:

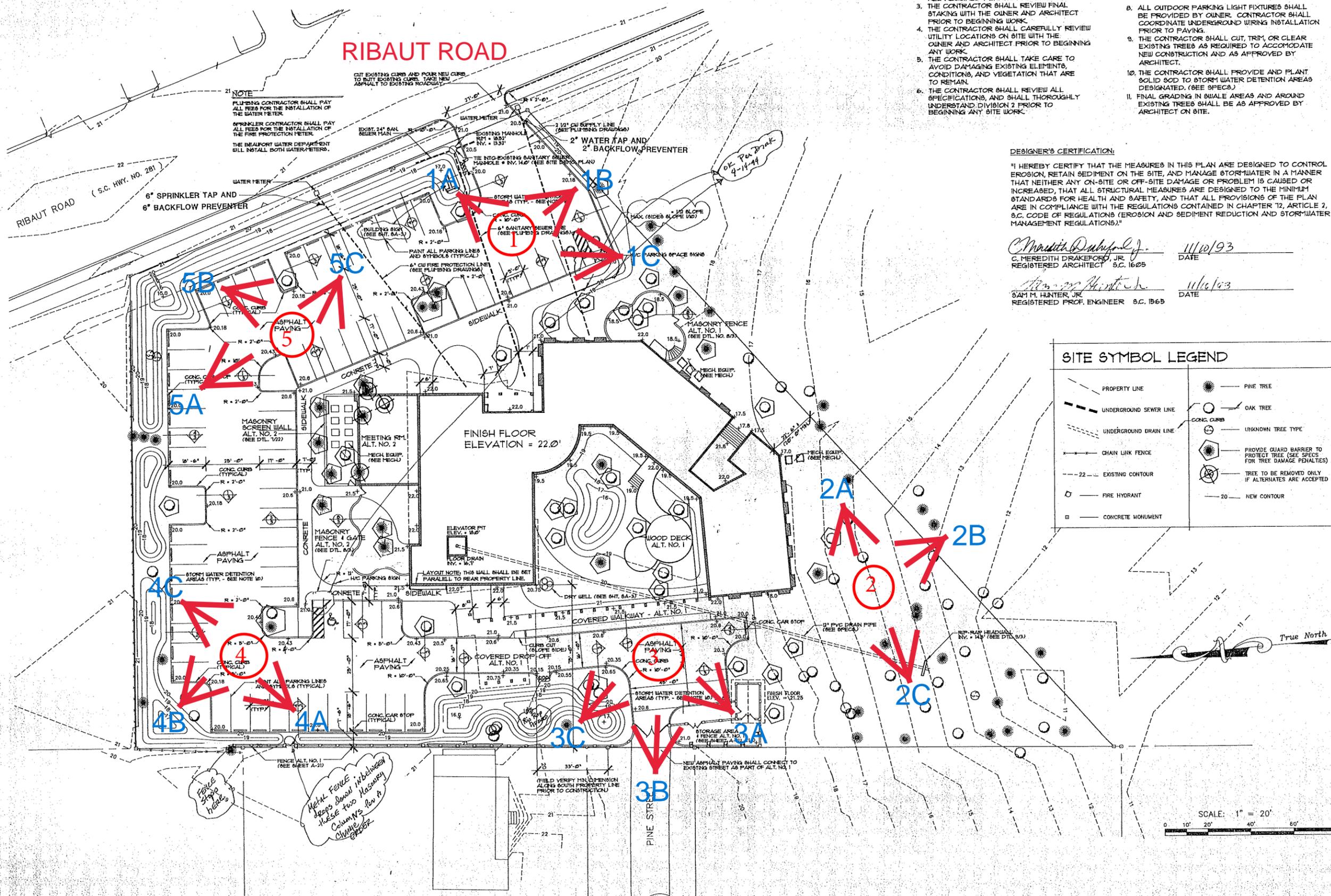
"I HEREBY CERTIFY THAT THE MEASURES IN THIS PLAN ARE DESIGNED TO CONTROL EROSION, RETAIN SEDIMENT ON THE SITE, AND MANAGE STORMWATER IN A MANNER THAT NEITHER ANY ON-SITE OR OFF-SITE DAMAGE OR PROBLEM IS CAUSED OR INCREASED, THAT ALL STRUCTURAL MEASURES ARE DESIGNED TO THE MINIMUM STANDARDS FOR HEALTH AND SAFETY, AND THAT ALL PROVISIONS OF THE PLAN ARE IN COMPLIANCE WITH THE REGULATIONS CONTAINED IN CHAPTER 12, ARTICLE 2, S.C. CODE OF REGULATIONS (EROSION AND SEDIMENT REDUCTION AND STORMWATER MANAGEMENT REGULATIONS)."

*C. Meredith Drakeford, Jr.*  
C. MEREDITH DRAKEFORD, JR.  
REGISTERED ARCHITECT S.C. 1605  
DATE 11/10/93

*Sam M. Hunter, Jr.*  
SAM M. HUNTER, JR.  
REGISTERED PROF. ENGINEER S.C. 1565  
DATE 11/16/93

### SITE SYMBOL LEGEND

	PROPERTY LINE		PINE TREE
	UNDERGROUND SEWER LINE		OAK TREE
	UNDERGROUND DRAIN LINE		CONC. CURBS
	CHAIN LINK FENCE		UNKNOWN TREE TYPE
	EXISTING CONTOUR		PROVIDE GUARD BARRIER TO PROTECT TREE (SEE SPECS FOR TREE DAMAGE PENALTIES)
	FIRE HYDRANT		TREE TO BE REMOVED ONLY IF ALTERNATES ARE ACCEPTED
	CONCRETE MONUMENT		NEW CONTOUR



## RIBAUT ROAD

**NOTE**  
FLUISING CONTRACTOR SHALL PAY ALL FEES FOR THE INSTALLATION OF THE WATER METER.  
SPRINKLER CONTRACTOR SHALL PAY ALL FEES FOR THE INSTALLATION OF THE FIRE PROTECTION METER.  
THE BEAUFORT WATER DEPARTMENT WILL INSTALL BOTH WATER METERS.

FINISH FLOOR ELEVATION = 22.0'

SCALE: 1" = 20'



# DAVIS & FLOYD

SINCE 1954

OPINION OF PROBABLE CONSTRUCTION COST

**SC Dept. of Mental Health - Coastal Empire Parking Lot**

SC Dept. of Mental Health

Davis & Floyd Project No. 032006.00

12/21/2022

Parking Lot Expansion Project					
ITEM	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED COST
<b>A General Conditions</b>					
1	Mobilization - 5% Max of Construction Cost	1	LS	\$ 20,000.00	\$ 20,000.00
2	Contractor General Conditions - Assume 3 months	1	LS	\$ 30,000.00	\$ 30,000.00
3	Construction Surveying & Stakeout	1	LS	\$ 5,000.00	\$ 5,000.00
4	As-built survey, record drawings and associated work	1	LS	\$ 2,000.00	\$ 2,000.00
	<b>Sub-total General Conditions</b>				<b>\$ 57,000.00</b>
<b>B Demolition/Removal</b>					
1	Tree Removal	1,200	EA	\$ 20.00	\$ 24,000.00
2	Curbing	100	LF	\$ 20.00	\$ 2,000.00
3	Asphalt	44	SY	\$ 35.00	\$ 1,540.00
	<b>Sub-total Demolition/Removal</b>				<b>\$ 27,540.00</b>
<b>C Earth Work</b>					
1	Strip & Stockpile Topsoil	1	LS	\$ 5,000.00	\$ 5,000.00
2	Grubbing of Site	1	LS	\$ 10,000.00	\$ 10,000.00
3	Hauled in Fill	400	CY	\$ 50.00	\$ 20,000.00
4	Respread Topsoil	129	SY	\$ 20.00	\$ 2,580.00
	<b>Sub-total Earth Work</b>				<b>\$ 37,580.00</b>
<b>C Site Improvements</b>					
1	5' Concrete Walk	300	SF	\$ 15.00	\$ 4,500.00
2	Heavy Duty Concrete - Mobile Health Vehicle Parking	450	SF	\$ 16.00	\$ 7,200.00
2	Roadway - 6" stone base and 2" Asphalt	1,280	SY	\$ 40.00	\$ 51,200.00
3	Curb & Gutter	950	LF	\$ 35.00	\$ 33,250.00
4	Parking Lot Striping	1	LS	\$ 2,500.00	\$ 2,500.00
5	Underground Detention	1	LS	\$ 40,000.00	\$ 40,000.00
6	Wall Repair	75	SF	\$ 75.00	\$ 5,625.00
7	Landscaping	1	LS	\$ 15,000.00	\$ 15,000.00
8	Signage	1	LS	\$ 1,000.00	\$ 1,000.00
9	Erosion Control	450	LF	\$ 15.00	\$ 6,750.00
	<b>Sub-total Site Improvements</b>				<b>\$ 167,025.00</b>
				<b>Subtotal Construction Costs -</b>	<b>\$ 289,145.00</b>
				<b>30% Contingency -</b>	<b>\$ 86,740.00</b>
<b>Total Construction Cost Opinion</b>				<b>\$</b>	<b>375,885.00</b>
<b>Non-Construction Costs</b>					
	A-E Fees				\$ 56,380.00
	Geotechnical Services				\$ 7,500.00
	Permit Fees				\$ 2,000.00
	Third Party Independent Testing				\$ 3,000.00
	Tree Mitigation				\$ 14,650.00
	<b>Subtotal Non Construction Costs</b>				<b>\$ 83,500.00</b>
<b>Total Opinion of Probable Project Costs</b>				<b>\$</b>	<b>459,385.00</b>

# PICTURES



Location 1B



Location 1C



Location 2B



Location 2C



Location 3A



Location 3B



Location 3C



Location 4A



Location 4B



Location 4C