



# County of Georgetown, South Carolina

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## ADDENDUM #8 TO BID #16-076

BID NUMBER: 16-076

ISSUE DATE: Tuesday January 16, 2018

**“REVISED” OPENING DATE: Wed., Feb 14, 2018 OPENING TIME: 3:00PM Eastern**

Bid Opening Location: Georgetown County Courthouse, Suite #339, (Purchasing Conference Room)

**Pre-Bid Conference/Site Inspection: -CLOSED-**

**PROCUREMENT FOR: Design-Build Services for Department of Social Services (DSS) Facility**  
 Commodity Code(s): 15510, 96820, 90638, 90610

This addendum will amend **BID #16-076, Design-Build Services for Department of Social Services (DSS) Facility** originally issued on Friday, January 06, 2017. This clarification is being provided to all known and registered correspondents in response to questions received. All addenda and original bid documents are also available online at: <http://www.gtcounty.org>, select Quick Links, “Bid Opportunities” and “Current Bids.”

### **“REVISED” Time Line: RFQ #16-076**

Item	Date	Time	Location*
<b>Advertised Date of Issue:</b>	Friday, January 13, 2017	n/a	n/a
<b>MANDATORY Pre-Bid &amp; Site Inspection:</b>	Wednesday, January 25, 2017	10:30 AM ET	Beck Rec†
<b>Addendum No. 08 Issued to Restart Project</b>	<b>Monday, January 16, 2018</b>	n/a	n/a
<b>Deadline for Questions:</b>	<b>Wed., February 07, 2018</b>	<b>3:00 PM ET</b>	<b>Suite 239</b>
<b>Submittal Must be Received on/or Before:</b>	<b>Wed., February 14, 2018</b>	<b>3:00 PM ET</b>	<b>Suite 239</b>
<b>RFQ Opening &amp; Tabulation:</b>	<b>Wed., February 14, 2018</b>	<b>3:00 PM ET</b>	<b>Suite 239</b>
<b>Interviews/Presentations to Est. Shortlist</b>	TBD		
<b>Owner Establishes Shortlist RFQ Ranking</b>	TBD		
<b>Owner Issues RFP Request to Top Ranked</b>	TBD		
<b>RFP Opening &amp; Tabulation:</b>	TBD		
<b>Owner Establishes Top Ranked Offeror</b>	TBD		
<b>County Council Consideration</b>	TBD		
<b>Notice to Proceed May be Issued After:</b>	TBD		
<b>Final Completion</b>	TBD		

The County has been working through a number of issues associated with the process of updating the existing Planned Development, storm water and disturbance permitting. The following items are addressed with reference documents attached.

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1) Attached is the PLAT showing Lot 8, Block 47 being combined with other land owned by Georgetown County Commissioners. In this document the lot lines for TMS 05-0007-004-00-00 and 05-0007-005-00-00 are abandoned, and become part of TMS 05-0007-003-00-00. However, while this alters the tax map, it does not alter the planned development (PD) permitting issued by the City of Georgetown. The two original parcels, being contiguous, are permitted to be used for parking associated with a new structure, but cannot be used for as part of the footprint of the new structure.

2) Also attached, are excerpts from the City Zoning Ordinance, Article VII, Section 702, which addresses:

- 702.3, Common Open Space
- 702.4, Minimum Buffer (some flexibility may be available); and
- 702.6, Utilities, Services and Easements.

3) Further attached are elements of the parking requirements, in Article XI, specifically:

- 1103.1 Handicapped Parking Requirements
- 1104 General Parking Requirements
- 1105 Landscaping Requirements
- 1108 Parking Space Requirements

For the offices – this will require one (1) space per 400 sq ft of floor space so about 40 spaces required, however the City has suggested while we need about 60 spaces we try not to go over 70 spaces.

4) The City of Georgetown is aware of the project and our intent. This will be the last facility placed within this existing PD.

5) The County commissioned a Feasibility Study for Site Stormwater Management from Engineering and Technical Services (ETS) of Murrells Inlet, SC who prepared the original presentation for the Planned Development. The report includes assumptions, existing conditions, findings and conclusions, and recommendations and is attached in its entirety, and also available from the county website. The suggestion is that the existing stormwater retention pond can accommodate the new facility with some modification.

6) The Capital Projects Division of the County developed possible Concept Drawings based upon the original programmatic design as provided by DSS. Those pages are attached hereto for your reference, subject to verification and additional design:

- Cover Sheet
- C-01 Site Plan
- C-02 Drainage Plan
- C-03 Master Drainage Plan
- C-04 Utility Plan

7) During the period of this RFQ was suspended, Robin Poston of the Georgetown County DSS Office has retired, and we have the pleasure of working with Edward "Ned" V. Moore, who replaced her. Some DSS operating strategies and parameters have also evolved in moderate ways. As with all Design/Build projects, there will be requests for accommodations and value-engineering during the design phase of the project. I have asked Mr. Moore to keep a list of those items as they come to light, but don't really want them to color the RFQ response and selection process.

8) With the information provided in this addendum, I would appreciate hearing from the Qualified Vendors to determine if we need to further discuss these items at a round table with County and DSS staff, or if there is sufficient data to proceed with re-establishing and moving towards the due date for the RFQ submittals.

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The County appreciates your patience during the process and delays.

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## ADDENDUM ACKNOWLEDGEMENT

**Bid #16-076**

**Design-Build Services for Department of Social Services (DSS) Facility**  
**Mandatory Submittal Form**

**To be returned with the final proposal submission to Georgetown County.**

COMPANY NAME: \_\_\_\_\_

- |                                     |                                  |                     |
|-------------------------------------|----------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Addendum #1 Received Date: _____ | Initialed By: _____ |
| <input checked="" type="checkbox"/> | Addendum #2 Received Date: _____ | Initialed By: _____ |
| <input checked="" type="checkbox"/> | Addendum #3 Received Date: _____ | Initialed By: _____ |
| <input checked="" type="checkbox"/> | Addendum #4 Received Date: _____ | Initialed By: _____ |
| <input checked="" type="checkbox"/> | Addendum #5 Received Date: _____ | Initialed By: _____ |
| <input checked="" type="checkbox"/> | Addendum #6 Received Date: _____ | Initialed By: _____ |
| <input checked="" type="checkbox"/> | Addendum #7 Received Date: _____ | Initialed By: _____ |
| <input checked="" type="checkbox"/> | Addendum #8 Received Date: _____ | Initialed By: _____ |
| <input type="checkbox"/>            | Addendum #9 Received Date: _____ | Initialed By: _____ |

If your Bid submission has already been mailed, acknowledgment may be provided by faxing this form to (843)545-3500, or attaching a digital scan and sending by e-mail.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

REFERENCES:

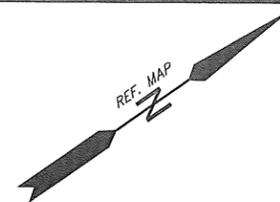
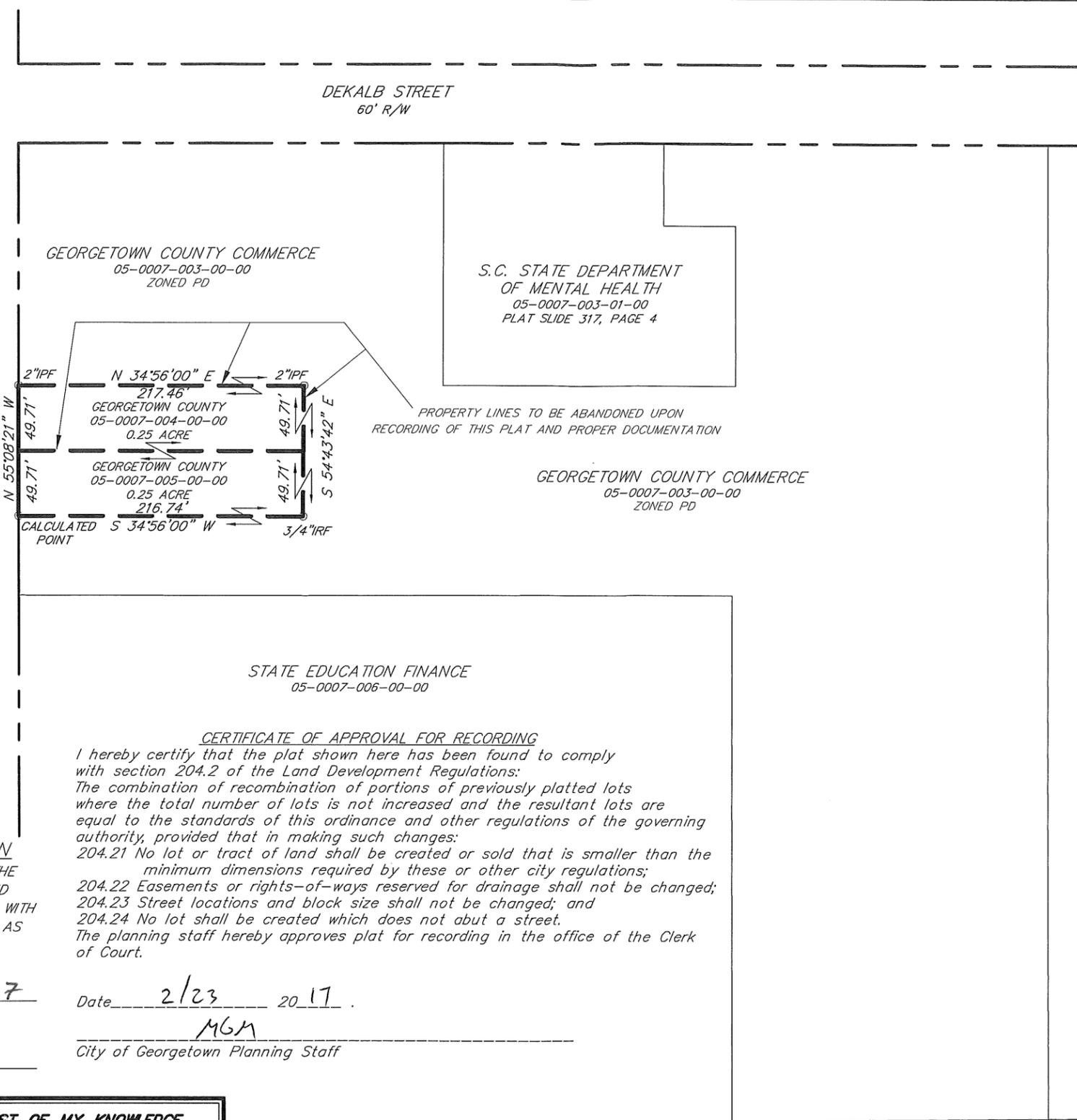
- 1. PLAT OF A TRACT OF LAND LOCATED IN THE CITY OF GEORGETOWN, PREPARED FOR COUNTY OF GEORGETOWN, DATED FEBRUARY 22, 1996, PREPARED BY SAMUEL M. HARPER, R.L.S., RECORDED IN PLAT SLIDE 209, PAGE 9B.
- 2. DEED RECORDED IN RECORD BOOK 2404, PAGE 273.
- 3. GEORGETOWN COUNTY TAX MAP - SEE PARCELS.

NOTES:

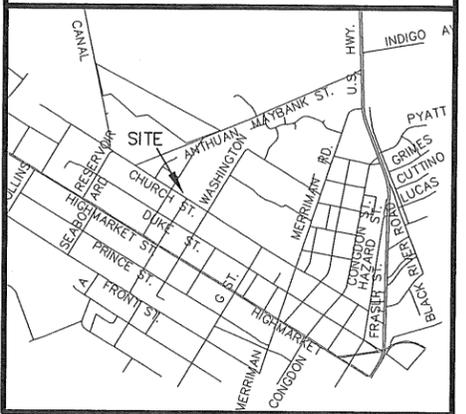
- 1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 450087 0001 D, REVISED 3/16/1989.
- 2. OWNER OF RECORD: GEORGETOWN COUNTY  
PO BOX 421270  
GEORGETOWN, SC 29442
- 3. ZONED: R4  
BUILDING SETBACKS: FRONT = 25'  
SIDE = 10'  
REAR = 15'  
\* SETBACKS TO BE VERIFIED BY THE CITY OF GEORGETOWN (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).
- 4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
- 5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
- 6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.

CHURCH STREET  
75' R/W

LAFAYETTE STREET  
60' R/W



201700001991  
Filed for Record in  
GEORGETOWN SC  
WANDA PREVATTE, REGISTER OF DEEDS  
02-28-2017 At 11:01:32 am.  
PLATS BK NF .00  
Book 2983 Page 148 - 148



LOCATION MAP  
N.T.S.

LEGEND

- I.P.F. - IRON PIPE FOUND
- I.P.S. - IRON PIPE SET
- I.R.F. - IRON REBAR/ROD FOUND
- I.R.S. - IRON REBAR/ROD SET

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the plat shown here has been found to comply with section 204.2 of the Land Development Regulations:  
The combination of recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this ordinance and other regulations of the governing authority, provided that in making such changes:  
204.21 No lot or tract of land shall be created or sold that is smaller than the minimum dimensions required by these or other city regulations;  
204.22 Easements or rights-of-ways reserved for drainage shall not be changed;  
204.23 Street locations and block size shall not be changed; and  
204.24 No lot shall be created which does not abut a street.  
The planning staff hereby approves plat for recording in the office of the Clerk of Court.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

SIGNED [Signature] DATE 2/21/17

Date 2/23 2017  
MGM  
City of Georgetown Planning Staff

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT**  
SHOWING LOT 8, BLOCK 47,  
BEING COMBINED WITH  
OTHER LANDS OF

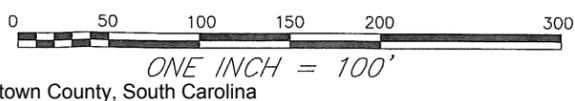
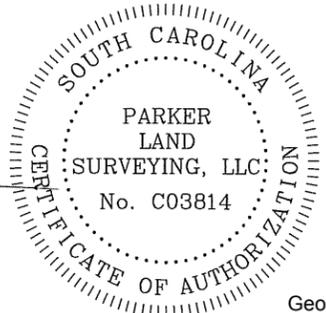
GEORGETOWN COUNTY  
COMMERCE

LOCATED ON CHURCH STREET,  
GEORGETOWN COUNTY, SOUTH CAROLINA  
DATE: FEBRUARY 17, 2017

Parker Land Surveying, LLC  
400 Church Street  
Georgetown, SC 29440  
Phone: (843) 485-4405  
Fax: (843) 534-7723

I HEREBY STATE 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 B SURVEY AS SPECIFIED THEREIN.

[Signature]  
L. BRUCE ABBOTT  
P.L.S. 29504



JOB #: 017-028 DAX

## ARTICLE VII: PROVISIONS GOVERNING USE DISTRICTS

### 700 Zoning District Definition and Intent

**700.1 R1 District (Low Density Residential)** It is the intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics of the district, to promote and encourage an environment for family life and to prohibit all business activities. In order to achieve the intent of the R1 District as shown on the Zoning Map of the City of Georgetown, South Carolina.

**700.2 R2 District (Medium Density Residential)** It is the intent of this district to establish medium density residential areas which will provide for single and duplex family units and maintain open space. In order to achieve the intent of the R2 District, as shown on the Zoning Map of the City of Georgetown, South Carolina.

**700.3 R3 District (Medium and Limited High Density Residential)** It is the intent of this district to establish medium to high density residential areas which will provide for single and multi-family dwellings and mobile home units in a manner that will preserve open space, prevent noise, improve visual character of the environment; avoid overcrowding of development on parcels and provide for adequate landscaping and screening of multi-family developments. In order to achieve the intent of the R3 District, as shown on the Zoning Map of the City of Georgetown, South Carolina. (amended 11-15-07)

**700.4 R4 District (High Density Residential)** It is the intent of this district to provide areas for high density residential development and open areas where similar development is likely to occur. Limited professional services are permitted in the district provided that they meet applicable standards, and are limited so as not to encourage general business activity. In order to achieve the intent of the R4 District as shown on the Zoning Map of the City of Georgetown, South Carolina.

**700.5 R5 District (High Density Residential)** It is the intent of this district to promote and enhance the development and redevelopment of certain existing neighborhoods, providing for single and multi-family dwellings and maintaining open areas. In order to achieve the intent of the R5 District, as shown on the Zoning Map of the City of Georgetown, South Carolina.

**700.6 MR District (Medical Residential)** It is the intent of this district to provide an area for residential and medical facilities, which will allow for the long-term operation of a hospital facility and its customary ancillary and accessory uses; and also protect adjacent residential property from incompatible land uses. The regulations which apply to and within this district are designed to encourage the existence of an economically viable medical campus. In order to achieve the intent of the MR District as shown on the Zoning Map of the City of Georgetown, South Carolina.

**700.7 IC District (Intermediate Commercial)** It is the intent of this district to establish an area for limited business development which does not create excessive demands for vehicular parking. The requirements of the district are designed to promote business development and to minimize adverse effects to adjoining properties. In order to achieve the intent of the IC District as shown on the Zoning Map of the City of Georgetown, South Carolina,

**700.8 CC District (Core Commercial)** It is the intent of this district to establish an area for concentrated general business development that the general public requires. The regulations are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the

general public and to discourage industrial and wholesale developments which do not lend themselves to pedestrian traffic. In order to achieve the intent of the CC District as shown on the Zoning Map of the City of Georgetown, South Carolina,

**700.9 WC District (Waterfront Commercial)** It is the intent of this district to set apart and protect areas considered vital for the maintenance and enhancement of the City's image as a seaport. To these ends, it is intended to permit in such districts the full range of facilities necessary for successful and efficient utilization of the waterfront. Further, it is the intent of this district that permitted uses be conducted so that noise, odor, dust and glare shall be, to the extent possible, completely confined within enclosed buildings or controlled in other ways so that they do not constitute a public nuisance. This is intended to prevent frictions between uses within the district and also to protect nearby residential districts.

**700.10 NC District (Neighborhood Commercial)** The intent of this district is to establish and reserve appropriate land for local or neighborhood-oriented business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic congestion; avoid the development of strip business districts; and to discourage industrial and other development capable of adversely affecting the localized commercial character of the district. In order to achieve the intent of the NC District, as shown on the Zoning Map of the City of Georgetown, South Carolina

**700.11 GC District (General Commercial)** It is the intent of this district to establish business areas that encourage the grouping of compatible business activities in which parking and traffic congestion can be reduced to a minimum. In order to achieve the intent of the GC District, as shown on the Zoning Map of the City of Georgetown, South Carolina,

**700.12 HI District (Heavy Industrial)** It is the intent of this district to establish industrial areas along with open areas, which will develop in a similar manner. The requirements established in the district regulations are designed to protect the essential characteristics, to promote and encourage industrial wholesaling and business uses and to discourage residential development. In order to achieve the intent of the HI District, as shown on the Zoning Map for the City of Georgetown, South Carolina,

**700.13 LI District (Limited Industrial)** It is the intent of this district to establish areas in which the principal use of land is for light manufacturing and warehousing. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation are completely confined within an enclosed building. These regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts. In order to achieve the intent of the LI District, as shown on the Zoning Map of the City of Georgetown, South Carolina,

**700.14 CP District (Conservation Preservation)** The intent of this district to preserve and control development within certain land, marsh and/or water areas of the City which serve as wildlife refuges, possess great natural beauty or historical significance, are utilized for outdoor recreational purposes, provide needed space for the health and general welfare of the City's inhabitants, or are subject to periodic flooding. The regulations which apply within the district are designed to reserve such areas for the purposes outlined herein and to discourage any encroachment by residential, commercial, industrial or other uses capable of adversely affecting the relatively undeveloped character of this district. In order to achieve the intent of the CP District, as shown on the Zoning Map of the City of Georgetown, South Carolina.

**700.15 PS District (Public Service)** The intent of this district is to designate certain areas of town for the use of Public Service facilities. This district is intended to allow for Local, State and Federal governmental agencies as well as Educational Facilities as defined to use with the intent to be harmonious with surrounding zoning districts.

## **701 Special Districts**

**701.1 Main Corridor Overlay District** It is the intent of this district to delineate a design overlay through the main corridors. The purpose of establishing this overlay is to (1) identify areas of the City which reflect the culture of the City of Georgetown; (2) protect and enhance the aesthetic and visual character of all commercial and residential development within the overlay district; (3) promote the cultural, economic and general welfare of the people of Georgetown; (4) foster civic pride; (5) encourage harmonious, orderly and efficient growth and development of the City of Georgetown; and (6) improve property values (see Article XIII: Design Overlay District For Main Corridors and Appendix C: Design Overlay District for Main Corridors Approval Application).

**701.2 HB District (Historic Buildings)** It is the intent of this district to (1) protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations; (2) promote the cultural, economic and general welfare of the people of the City of Georgetown; (3) foster civic pride; (4) encourage harmonious, orderly and efficient growth and development of the City of Georgetown; to strengthen the local economy; and (6) improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving, or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval.

(Ord. of 8-17-2000, § 1)

## **702 PD District (Planned Development) (amended 5-17-07) (Amended 5-15-12)**

The purpose of this district (hereinafter referred to as PD) is to provide opportunities to create more desirable environments through the application of flexible and diversified land development standards under a comprehensive plan and program that is professionally prepared. The PD District is intended to be used to encourage the application of new techniques and technology to community development which will result in superior living or development arrangements with lasting values. It is further intended to achieve economics in land development, maintenance of street systems and utility networks while providing buildings groupings for privacy, usable, attractive open space, green space, buffer zones, safe circulation and the general well-being of the inhabitants.

### **702.1 Planned Development Requirements**

**702.2 Site Plan Requirements:** The site utilized for a PD District shall contain the following:

**702.201** A minimum of ten (10) contiguous acres of land.

**702.202** A PD must include both Residential Use and Commercial Use. Any proposed uses shall be approved by the Planning Commission and City Council. A list of permitted uses in the PD shall be adopted as part of the Ordinance. Thereafter, the uses permitted in the district shall be restricted to those listed and adopted.

**702.203** Setbacks from both interior and exterior property lines shall be proposed for each PD as

part of the master plan submittal and shall be subject to approval or modifications by the City Planning Commission and/or City Council.

**702.204** Maximum building heights shall be proposed for each PD as part of the master plan submittal and shall be subject to approval or modifications by the City Planning Commission and/or City Council.

**702.205** Density shall be proposed for each PD as part of the master plan submittal and shall be subject to approval or modifications by the City Planning Commission and/or City Council.

**702.206** The plans shall be prepared in accordance with the standards set forth in the City of Georgetown Land Development Regulations;

**702.3 Common Open or Green Space Requirements** The total common open or green space within a PD shall be a minimum of 20% percent of the gross acreage of the PD. On-site usable open or green space shall be centrally located relative to the development and/or neighborhood with the intent to service the people of the PD and should be easily accessible to all parcels. Wetlands shall not be included as being part of the required 20% of open space.

**702.4 Minimum Buffer Requirements** For the prevention of noise, improvement of visual character and generally more pleasing environment, adequate landscaping and screening shall be required and shown on the PD plan. A minimum 25 foot exterior landscaped buffer shall be required around the PD and adjacent properties and or Public right-of-ways.

**702.5 Wetland Buffer Requirements** All proposed buildings / parcel boundaries adjacent to delineated wetlands shall have a required minimum buffer of ten (10) feet for structures at or below 35 ft. in height. Structures over 35 ft. in height shall be required to add an additional (5) feet of setback for every 10 ft. of height requested.

*For the purpose of Sections 702.4 and 702.5 Buffer shall be defined as landscape areas, fences, walls or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisance. Berms shall not be allowed within buffer areas.*

**702.6 Utilities, Services, and Easements** Structures within a PD shall be connected to City electric and all utility lines shall be placed underground except for major electrical transmission lines. Structures within a PD shall be connected City water and sewer lines. Adequate provisions to maintain on-site and off-site drainage shall be provided. All utility and drainage easements shall be approved by the applicable City Department.

**702.7 Street and Sidewalks** All dedicated public streets, private streets and sidewalks within the PD shall be constructed to conform to SCDOT standards.

**702.8 Access and Circulation** A circulation system shall be designed so as to provide for safe and convenient access to dwelling units, open space, community facilities, commercial uses, and industrial uses in the planned development. Principal vehicular access points shall be designed to permit smooth traffic flow and minimum hazards to vehicular, bicycle, or pedestrian traffic, sidewalks, walking trails and bicycle lanes shall be encouraged. Adequate access and circulation for emergency and service vehicles shall be provided.

**702.9 Signs** All proposed signage for the PD shall be submitted and approved by Planning Commission and City Council.

**702.10 Trip Generation Data and Traffic Study** Trip generation data is required for a PD. An engineered

traffic study shall be required if the trip generation exceeds 500 trips per day. The traffic study shall consider the current traffic conditions; traffic generated by the proposed PD site at full development; traffic generated by developments approved in the areas that would affect future traffic flows; and an estimate of future traffic on the system at the time of build out. Calculations shall reference to the current edition of the Institute of Transportation Engineer's Trip Generation Manual.

**702.11 Application and Approval of Planned Developments**

A. Prior to filing an application to rezone property to PD, a conceptual plan shall be submitted to the Building and Planning Department for review. Such plan shall illustrate the boundaries of the proposed area to be rezoned to PD and the proposed site plan.

B. The Applicant shall then prepare and submit an application including a complete conceptual plan and detailed PD narrative. See Appendix B: Planned Development Narrative for the narrative requirements.

C. The Planning Commission shall hold a Public Hearing on the proposed rezoning to PD. The Planning Commission shall make a recommendation to the City Council as to whether to approve or deny the requested rezoning to PD. City Council shall consider an ordinance rezoning the property to PD. If the request is approved by two (2) readings of the ordinance, the rezoning shall be considered complete and the master plan shall become the zoning standards for the PD.

**702.12 Procedure for Phased Development** Nothing in this section shall prevent an applicant from developing a PD in phases provided the following conditions are met:

- a. A phase of development shall be part of an overall approved PD.
- b. The proposed phases shall be delineated on the plan of development.
- c. A construction timetable shall be submitted and approved showing the estimated completion dates for each phase.
- e. In a phased planned development, each phase shall provide a minimum of twenty (20) percent as open space of the gross site area of that particular phase in order to meet the twenty (20) percent requirement of open space for the PD.
- f. When any phase of a PD is developed, such phase shall conform to the master plan for the PD as approved or amended.

**702.13 Plat Approval** A PD which requires the subdivision of property shall adhere to the requirements for plat approval in the City of Georgetown Land Development Regulations.

**702.14 Amendment Procedures**

**702.1401 Major Changes.** Major changes in the PD plan after it has been adopted shall be considered the same as a new petition and shall be made in accordance with the procedures specified in Section 1800 of this ordinance. Major changes include, but are not limited to,

- 1. Increase the density
- 2. Change the outside (exterior) boundaries
- 3. Change in use
- 4. Change the location or amount of land devoted to specific land use
- 5. Significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers

**702.1402 Minor Changes.** Minor changes in the PD may be approved by the Zoning Administrator. Minor changes may include, but are not limited to:

- 1. Decrease in density
- 2. Minor shifting of the location of buildings, proposed streets, public or private ways, utility easements, parks or other public open spaces, or other features of the approved plan

**702.15 Zoning and Building Permits** Zoning and building permits shall not be issued until after the final PD plan and narrative is approved by City Council; all requirements and conditions have been satisfied, and a final plat for any portion of the property contained within the area encompassed by the final PD plan is recorded in the Georgetown County Courthouse.

**703 Zoning District Use Classifications Chart**

The Use Classifications Chart identifies both permitted and conditional uses for each Zoning District. See Table 703: Use Classification.

**“P” indicates that the use is a permitted use in the Zoning District**

**“C” indicates that the use is a conditional use in the Zoning District. The Article and Section Number noted in the “Conditions” column reference the additional requirements for approval.**

**Blank space indicates that the use is not permitted in the Zoning District.**

<b>Residential Use Classifications</b>	<b>RI</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>MR</b>	<b>Conditions</b>
Accessory Dwelling	P	P	P	P	P		
Adult Mini-day Care	C	C	C	C	C		Article 4, Section 417
Barber Shop					C		Article 4, Section 418
Beauty Shop					C		Article 4, Section 418
Bed & Breakfast Inn	C	C	C	C	C		Article 4, Section 408
Church	C	C	C	C	C		Article 4, Section 418
Courthouse		C	C	C	C		Article 4, Section 418
Customary General Farming	P	P	P	P	P		
Duplex		C	C	C			Article 4, Section 420
Eleemosynary Club					C		Article 4, Section 418
Fraternal Organization	C	C	C	C	C		Article 4, Section 421
Funeral Home				C			Article 4, Section 421
Garage Apartment		P	P	P	P		
Group Dwelling			P	P			
Home Occupation	P	P	P	P	P	P	
Hospital						P	
Accessory Building to Hospital						P	
Library			C	C	C		Article 4, Section 418
Lodges					C		Article 4, Section 418
Mini-day Care	C	C	C	C	C		Article 4, Section 416
Manufactured Home			C		C		Article 4, Section 419
Multi-Family			C	C	P		Article 4, Section 415
Multi-level Parking Facility						P	
Museum				C			Article 4, Section 418

<b>Residential Use Classification</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>MR</b>	<b>Conditions</b>
Non-commercial Accessory Building	P						
Not for Profit Clubs				C			Article 4, Section 421
Nursing Home	C	C	C	C	C		Article 4, Section 413
Offices				C			Article 4, Section 421
Park	C	C	C	C	C		Article 4, Section 418
Post Office				C			Article 4, Section 418
Public Assembly Hall				C			Article 4, Section 418
School for General Education	C	C	C	C	C		Article 4, Section 414
Single Family Home	P	P	P	P	P	P	
Substation	C	C	C	C	C		Article 4, Section 412
Taxi Stand			C	C			Article 4, Section 418
Two Family Dwelling		P	P	P	P		
Water Tower	C	C	C	C	C		Article 4, Section 411
<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>		<b>Conditions</b>
Adult Day Care Center					C		
Animal Hospitals and Veterinary Clinics	C	C			P		Article 4, Section 438
Armory	P				P		Article 4, Section 438
Assembly Halls, Coliseums, Gymnasiums, and Similar Uses	C				P		Article 4, Section 438
Automotive Repair Shop	P				P		
Automotive Sales and Service (excluding automotive junk yard)	C				P		Article 4, Section 438
Automated Teller Machine (free standing)	C				C		Article 4, Section 418
Automotive Washing Establishment	C				P		Article 4, Section 438
Bakery		C		C			Article 4, Section 425
Bank	C	P			P		Article 4, Section 438
Bank Teller Machine				P			
Barber shop	P	P		P	P		

<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>		<b>Conditions</b>
Beauty Shop	P	P		P	P		
Bed and Breakfast		C		C			Article 4, Section 408
Billiard Parlor	C	P			P		Article 4, Section 438
Bingo Parlor	C				P		Article 4, Section 438
Boat Sales, Service, and Supplies	C				P		Article 4, Section 438
Bowling Alley	C				P		Article 4, Section 438
Building Supply/Equipment Sales	C				P		Article 4, Section 438
Bus Station	C				P		Article 4, Section 438
Cemetery	C				P		Article 4, Section 438
Church	C	P		P	P		Article 4, Section 438
Club	C	P			P		Article 4, Section 438
Cold Storage/Freezer Locker	P				P		
Communication Tower					C		Article 4, Section 428
Convenience Commercial Establishment				C			Article 4, Section 426
Courthouse	P	P			P		
Day Care Center				P	P		Article 4, Section 416
Dock, Pier and Warf	C		P		P		Article 4, Section 441
Dog Pound					C		Article 4, Section 429
Drive-in Theater					C		Article 4, Section 430
Electrical Appliance/Equipment Sales and Repair	C				P		Article 4, Section 438
Small Fabricating Shop ( including Cabinet, upholstery, and sheet metal)	P				P		
Family Day Care Home				P	P		
Farm Equipment Sales/Service	C				P		Article 4, Section 438
Other Financial Institutions	C	P			P		Article 4, Section 438
Fire Station	P	P		C	P		Article 4, Section 418
Fraternal Organization	C	P			P		Article 4, Section 438
Funeral Home	C			P	P		Article 4, Section 438
Gas Service Station					C		Article 4, Section 436
Golf Driving Range and Par 3 Course	C				P		Article 4, Section 438
Greenhouse/Horticulture Nursery	C				P		Article 4, Section 438
Group Dwelling		C					Article 4, Section 422
Horse Drawn Carriage		C					Article 4, Section 407
Hospital	C				P		Article 4, Section 418
Hotel	C	P			P		Article 4, Section 438

<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>	<b>Conditions</b>
Ice Processing and Storage	C	P			P	Article 4, Section 438
Jail	P				P	
Laundromat	C	P		P	P	Article 4, Section 438
Library	P	P			P	
Lodge	C	P		P	P	Article 4, Section 438
Maintenance Shop	C				P	Article 4, Section 438
Marina (wet or dry)	C		P		P	Article 4, Section 438
Marine-related Storage Yard			C		C	Article 4, Section 424
Miniature Golf and Similar Outdoor Recreational Facilities	C				P	Article 4, Section 438
Mini-day Care Center	C			P	P	Article 4, Section 438
Manufactured Home Sales Lot/Office					C	Article 4, Section 437
Mortuary	C				P	Article 4, Section 438
Multi-Family Dwelling		C				Article 4, Section 422
Museum	P	P			P	
Mini-shopping Center	P	P			P	
News Stand				P		
Nursing Home	C				P	Article 4, Section 438
Office (Business, professional, government)	P	P		P	P	
Park	C	C		C	C	Article 4, Section 418
Parking Lot	P	P			P	
Plumbing Shop					P	
Police Station	P	P		C	P	Article 4, Section 418
Post Office	C	P			P	Article 4, Section 418
Printing Establishment	P	P			P	
Produce Stand and Market (excluding flea market)	C				P	Article 4, Section 438
Public Assembly Hall	C	p			P	Article 4, Section 438
Publicly Owned and Operated Buildings, Facilities, and Land				C		Article 4, Section 427
Recycling Material Recovery Centers					C	Article 4, Section 418
Repair Shop (excluding automotive)	P	P			P	
Restaurant (excluding drive-in)	C	P			P	Article 4, Section 438
Restaurant	C				P	Article 4, Section 438
Retail Store	P	P			P	

<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>		<b>Conditions</b>
Schools	C				P		Article 4, Section 438
Seafood Establishment (wholesale/retail)			P				
Sign Painting and Fabrication Shop	P				P		
Single Family Dwelling	C			P	P		Article 4, Section 438
Skating Rink	C				P		Article 4, Section 438
Substation	C	P	C	C	P		Article 4, Section 417
Taxi Stand				P			
Theater (Indoor only)	C	P			P		Article 4, Section 438
Trucking Terminal/Transfer Co	C				P		Article 4, Section 438
Union Hall				P			
Uses Located Over Water		C					Article 4, Section 423
Utility Installation			C		C		Article 4, Section 418
Watchmen/Caretaker Dwelling			P		P		
Water Tower	C				C		Article 4, Section 411
Wholesale and warehouse in enclosed building	P				P		
Uses customarily accessory to permitted uses, but not to include open air storage		P		P			
<b>Other Use Classifications</b>	<b>HI</b>	<b>LI</b>	<b>CP</b>	<b>PS</b>			<b>Conditions</b>
Accessory Structure (Detached)				P			
Animal Hospitals and Veterinary Clinics		P					
Animal Shelter, including crematorium	P						
Armory	P	P		P			
Automotive Repair Shop							
Automotive Sales and Service (excluding automotive junk yard)		P					
Automotive Washing Establishment		P					
Bank		P					
Barber shop		P					
Beauty Shop		P					
Billiard Parlor		P					

<b>Other Use Classifications</b>	<b>HI</b>	<b>LI</b>	<b>CP</b>	<b>PS</b>			<b>Conditions</b>
Bingo Parlor		P					
Boat Sales, Service, and Supplies		P					
Bowling Alley		P					
Building Supply/Equipment Sales		P					
Bus Station		P					
Campgrounds		C					Article 4, Section 439
Cemetery		P					
Church		P					
Club		P					
Cold Storage/Freezer Locker		P					
Communication Towers	C	C					Article 4, Section 428
Concrete Batching Plant	P						
Dock, Pier, and Warf		P					
Dog Pounds		P					
Educational Facility - All Levels				P			
Electrical Appliance/Equipment Sales and Repair		P					
Employment Agencies				P			
Excavation for Development		C					Article 4, Section 440
Small Fabricating Shop ( including Cabinet, upholstery, and sheet metal)		P					
Family Day Care Home		P					
Farm Equipment Sales/Service		P					
Financial Institutions (other than banks)		P					
Fire Station	P	P		P			
Fire Tower			P				
Fraternal Organization		P					
Funeral Home		P					
Gas Service Station		P					
Golf Driving Range, and Par 3 Course		P					
Government Offices				P			
Greenhouse/Horticulture Nursery		P					
Hospital		P					
Hotel		P					
Ice Processing and Storage		P					
Industrial Use / Processing Plant	C	C					Article 4, Section 433

<b>Other Use Classifications</b>	<b>HI</b>	<b>LI</b>	<b>CP</b>	<b>PS</b>			<b>Conditions</b>
Jail	P	P					
Judicial Center/Courthouse				P			
Laundromat		P					
Law Enforcement				P			
Library				P			
Lodge		P					
Maintenance Shop	P	P					
Manufactured Home Sales Lot/Office		C					Article 4, Section 437
Marina (wet or dry)		P					
Military Service Building							
Miniature Golf and Similar Outdoor Recreational Facilities		P					
Mini-day Care Center		P					
Mortuary		P					
Mini-shopping Center		P					
Office (Business, professional, government)		P					
Park		C					Article 4, Section 418
Parking Lot		P		P			
Plumbing Shop		P					
Police Station	P	P					
Printing Establishment		P					
Private Dock or Boat House			P				
Produce Stand and Market (excluding flea market)		P					
Public Utility Line			P				
Public Utilities Infrastructure (water storage tanks, water pump station, sewer pump station, telephone switching station, electrical substation, and natural gas substation)				P			
Publicly Owned and/or Operated Park, Open Space, Recreational Facility or Use, Boat Landing, Dock, and non-commercial Water Oriented Facility		P	P				

Other Use Classifications	HI	LI	CP	PS			Conditions
Recreational Facility				P			
Recycling Material Recovery Center	C	C					Article 4, Section 418
Repair Shop (excluding automotive)		P					
Rescue Squad				P			
Restaurant		P					
Restaurant (excluding drive-in)		P					
Retail Store		P					
School		P					
Sexually Oriented Business	C	C					Article 4, Section 432
Sign Painting and Fabrication Shop		P					
Skating Rink		P					
Small Wind Energy System	C	C	C				Article 4, Section 406
Storage Plant, Tanks, and Businesses	P	P					
Storage or Laydown Area				C			Article 4, Section 431
Storage Yards	C	C					Article 4, Section 431
Substation		P	P				
Theater (Indoor only)		P					
Treatment Plant		C					Article 4, Section 435
Trucking Terminal/Transfer Co		P					
Water Tower	P	P	P				
Wholesale and warehouse in enclosed building		P					
Uses customarily accessory to permitted use and structures when located on the same lot as the principal structure		P					

**704 Zoning District Requirements**

Unless otherwise specified elsewhere in this Ordinance, uses permitted in Districts shall be required to conform to the following requirements:

**704.1** Shall meet the area, yard and height requirements of Article VIII: Area, Yard and Height Requirements;

**704.2** Signs permitted within the district, including the conditions under which they may be located, are set forth in Article X: Sign Regulations; and

**704.3** All uses permitted within the District shall meet all standards set forth in Article XI, Off-Street Parking and other requirements when applicable. CC District is excluded from this requirement.

**705 Additional Requirements**

**705.1 IC (Intermediate Commercial):** Buffer strips are required along rear property lines when any lot within this district abuts a residential zoning district.

**705.2 R5 Zoning District**

**705.201** The construction of exterior walls located less than seven (7') feet from the property line shall use 2" x 4" wood studs at 16" on center; outside finish shall consist of brick, stucco, fiber cement siding or other non-combustible siding over a vapor retarder and approved one-hour fire rated structural sheathing.

**705.202** All uses permitted within R5 Districts shall also meet all loading and other requirements set forth in Article XI: Off-Street Parking.

(Ord. of 2-19-04; Amended Ord. of 4-17-12; Ord. 703 chart of 3-19-15)

## ARTICLE XI: OFF-STREET PARKING

### 1100 Off-street Parking

Off-street automobile storage or parking space shall be provided on each lot on which any of the following uses are hereafter established except in the Core Commercial District. The number of parking spaces provided shall be at least as great as the number specified herein for various uses. When application of said provision results in a fractional space requirement, the next larger requirement shall prevail. Parking requirements in the Core Commercial District shall be approved by the Zoning Administrator.

**1100.1** All off-street parking areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street.

**1100.2** Off-street parking areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments.

**1100.3** Every off-street parking space shall be arranged so that any vehicle may be moved into and out of such space without moving another vehicle.

**1100.4** Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.

**1100.5** The required parking areas for any development shall be paved and properly marked prior to the issuance of a Certificate of Zoning Compliance or a Temporary Certificate of Zoning Compliance. The City of Georgetown shall not accept any type of improvement guarantee in lieu of the completion of required parking.

**1100.6 Off-street parking in the Core Commercial District.** The off-street parking requirements in this Ordinance shall not apply to permitted uses in the Core Commercial District. The Zoning Administrator shall determine the off-street parking requirements for conditional uses in the Core Commercial District.

### 1101 Site Plan Submission Requirements

As part of the normal site plan requirements of the Zoning Ordinance, parking and landscaping plans shall be provided to the Building and Planning Department for review. These plans shall clearly illustrate the proposed parking layout in relation to the building site, and the location of the required landscaping buffers. Additionally, a proposed planting plan shall detail the location and species of all plants used to fulfill these requirements. The plans need not necessarily be prepared by a registered architect or landscape architect. Information regarding the proposed surfacing of the lot shall also be included.

### 1102 Parking Space and Aisle Dimensions

Regular parking spaces intended for the use of standard sized automobiles shall have a minimum dimension of nine feet by eighteen feet for non-angled spaces. Compact car parking stalls shall have a minimum size of seven feet by fifteen feet, and may account for a maximum of ten per cent of the total spaces provided. All compact stalls shall be marked by appropriate signage with a sign face no larger than one hundred square inches. Parking spaces intended for the use of cars or trucks with boat trailers attached are a minimum of ten feet wide and thirty-five feet long.

**1102.1 Angled parking stalls.** When angled parking stalls are chosen, they shall be provided with the dimensions illustrated in the Approved Plant and Parking Space Dimension List maintained by the building and planning department; and shall require the provision of traffic circulation aisle widths specified below according to the degree of angle.

**1102.2 Aisles.** The width of all driving aisles between parking spaces shall be determined as designated in Table 1102.2. The angle shall be measured between the centerline of the parking space and the centerline of the aisle.

**Table 1102.2**

Parking Angle	Required Aisle width (feet)
45	16
60	18
80	22
90	24
Two way traffic regardless of angle	24
Aisles without parking	20

**1102.3 Parallel parking.** Parallel parking stalls for standard sized automobiles shall have a minimum size of eight feet by twenty-three feet, and seven feet by nineteen feet for compact autos. All parallel parking stalls shall have a minimum of twelve feet for maneuvering space in one-way traffic and twenty-two feet maneuvering space for two-way traffic.

**1102.4 Wheel stops .** Wheel stops shall be required on all handicapped parking spaces, spaces that abut sidewalks, and parking spaces that abut landscape areas where the parking area does not contain curbing. Wheel stops shall be located thirty (30) inches on center from the front of the parking space. The stop shall be a minimum of four (4) inches in height and shall have the capacity to stop both wheels of a vehicle.

**1103 Handicapped Parking Requirements**

All handicap parking areas shall comply with the Building Codes and all state codes and be compatible with ADA requirements and specifications for handicapped parking including but not limited to the number of spaces, location of spaces, dimension of spaces, markings, signage, and accessibility to sidewalks.

**1103.1 Handicapped parking spaces.** Table Inset 1103.1 shall govern the minimum number of handicapped spaces that must be provided on the lot. Handicapped stalls shall have a minimum size of twelve feet by eighteen feet, and shall be adjacent to a three-foot-wide handicapped-accessible sidewalk that allows easy access to the building entrance. In the event of a conflict in the number of spaces required under the provisions of the Standard Building Code, as adopted, the stricter regulations shall apply.

**Table Inset 1103.1**

Total Spaces in Lot	Required Handicapped Spaces	Total Spaces in Lot	Required Handicapped Spaces
Up to 25	1	101 to 150	5
26 to 50	2	151 to 200	6
51 to 75	3	Over 200	4% of total
75 to 100	4		

**1103.2** Handicapped signage requirements. Handicapped stalls shall each display one handicapped parking sign (international symbol of access) and the parking surface shall be identified with the handicapped parking symbol and suitable pavement striping. Handicapped stalls shall be situated as close to building entrances as is feasible.

#### **1104 General Parking Requirements**

All parking lots containing six or more spaces shall be composed of a dust-free surface, such as asphalt paving, concrete, pea-gravel, or slag. Grass turf in the form of commercially produced sod shall be allowed for parking lots containing between six and ten spaces (inclusive); but must be properly maintained by the property owner and replaced when necessary to repair damage from vehicular or pedestrian traffic. The first ten feet of any access driveway, measured from the edge of pavement of the street, shall be surfaced in a manner consistent with the surfacing material of the street that the driveway accesses. Coquina and/or dirt lots shall not be permitted. The property owner is encouraged to utilize porous paver bricks or asphalt where feasible to allow surface water runoff to infiltrate the earth without leaving the lot.

**1104.1 Delineation of parking stalls.** For all parking lots, regardless of the number of spaces and the manner in which they are surfaced, each individual stall shall have its dimensions clearly marked with white or yellow traffic paint if the lot is surfaced with concrete or asphalt; and with four inch by four inch by twelve foot or larger landscape timbers firmly anchored to the parking surface for lots surfaced in any other acceptable manner. A four inch by four inch by eight foot timber shall be installed across the front of such stalls to act as a wheel stop.

**1104.2 Protection of landscaping.** Stalls shall be arranged in such a manner as to not allow any part of an automobile to overhang across any required buffer strip if such overhang can endanger the required landscaping, (i.e. bumper overhangs knocking over shrubs). To accomplish this, the property owner shall be required to protect landscape buffers and islands with concrete border curbing, or in the case of parking lots that are not surfaced with asphalt or concrete, large landscape timbers, or railroad ties.

**1104.3 Provision for backing-room.** Individual parking stalls located in parking pods that do not have through-access shall not be allowed to abut a property line of landscaping buffer in such a manner that there is no room for backing an automobile out of the stall. Parking stall layout shall include a turn-around area of a minimum dimension as wide as the corresponding aisle and ten feet deep to prevent this.

#### **1105 Landscaping Requirements**

Off-street parking areas containing six or more parking spaces shall be required to reserve a five-foot-wide buffer strip along the exterior lot lines surrounding all automobile circulation and parking areas. The exception to this is when a commercially zoned property does not abut any residentially used or zoned parcels. In this case, the property owner shall be exempt from having to provide the buffer along the rear yard property line if the rear yard is used only for merchandise delivery and employee parking. Any customer parking that is located in the rear yard negates this exception. Within this buffer, trees and shrubs shall be planted of a height and density to be determined by the Approved Plant and Parking Space Dimension List.

**1105.1 Trees in buffer areas.** Regardless of varieties used, an approved tree must be planted at least every thirty feet, with some species requiring smaller spacing, as determined by the Approved Plant and Parking Space Dimension List. A maximum of fifty per cent of the required trees may be of the

ornamental variety, as determined by the plant list, with the remainder being shade trees. In addition, no more than ten per cent of required trees may be represented by any pine species.

**1105.2 Shrubs in buffer areas.** The area between the required trees shall be planted with a dense strip of bushes or other shrubbery that provides maximum opacity, while not inducing overcrowding of planted material. Existing shrubs and trees that are on the approved plant list and meet the minimum size requirements may be counted toward fulfilling this requirement. Trees and shrubs may be planted in a staggered pattern within the required buffers, as opposed to a straight row, to provide for a more visually appealing buffer.

**1105.3 Owner's maintenance of planted materials.** All plants used for landscaping shall be indigenous to this climate and shall be properly maintained in a healthy, controlled manner by the property owner. Any required planting material that dies or is allowed to lapse into a state of unhealthiness shall be replaced by the property owner during the species' growing season.

**1105.4 Alternate designs allowed.** The Planning Commission may, at its discretion, approve an alternate buffer design incorporating visually appealing fencing or earthen berms. The Building and Planning Department may, at its discretion, approve alternate species not included on the approved plant list if the property owner submits a letter from a registered landscape architect, horticulturist, botanist, or plant nursery operator stating that the growing conditions in the City favor the healthy growth and maintenance of that species. The Building Department may also require landscaping to be installed in locations left empty from the parking layout, such as corner islands associated with angled parking layouts, etc., at its discretion.

**1105.5 Access between adjacent lots.** One access drive of twenty feet in width shall be allowed to connect adjacent parcels every one hundred linear feet, if both property owners so desire. This drive may cut through the required side or rear yard perimeter buffer. A notarized letter of agreement signed by both property owners in question shall be provided to the Building Department before an access drive may be allowed between adjacent parcels.

**1105.501 Parking lots abutting residentially used or zoned parcels.** Wherever a parking lot abuts a residentially used or zoned property, the required buffer strip shall be ten feet in width along the property line separating them. The property owner shall then have the option of doubling the amount of planted material provided in the buffer strip by staggering the distribution of the plants, or installing a fence or wall constructed of suitable materials (to be determined by the Zoning Administrator) in addition to the normal amount of landscaping materials for a five-foot buffer strip.

**1105.502 Interior landscape islands.** For parking areas containing twenty-five or more spaces the property owner shall reserve at least fifteen per cent of the total lot area minus the square footage of the building(s) footprint for internal landscape islands in addition to any other buffering requirements. These islands are to be at least fifty square feet in size and arranged in such a manner as to break up broad expanses of paving and provide directional guidance for both vehicular and pedestrian traffic flows. No individual island may be less than five feet in width. At least seventy-five per cent of the required landscape islands must be located in that section of the parking lot that contains the majority of customer parking. The property owner is encouraged to landscape in areas immediately surrounding the principal building ~~itself~~. To allow for this, a maximum of fifteen per cent of the required square footage of internal landscape islands may be accounted for with exterior building landscape treatments. These islands shall be

planted in a manner similar to the required perimeter buffer strips. Grouping of trees is encouraged in the islands for visual appeal and variety.

**1105.503 Landscaping in sight triangles.** No landscaping that obscures vision may be placed in any required sight triangle. The property owner is encouraged to plant low-growing (never exceeding heights of three or more feet) ground cover as recommended in the approved plant list within the sight triangles to provide a visually appealing treatment of the entrances to the parcel. Trees whose lowest branches and canopy exceed ten feet in height may also be used in the sight triangle.

#### **1106 Timing of Installation of Required Improvements**

Parking lots, with their attendant landscaping, must be completed before the issuance of a Certificate of Occupancy (CO), or in the case of a building remodeling or addition which does not require a CO, as a condition of the issuance of a building permit or business license. However, under certain circumstances such as unavailability of contractors, poor weather, or seasonal limitations to planting, the property owner may obtain a conditional Certificate of Occupancy or business license, contingent upon the completion of the parking and landscaping improvements detailed on the approved site plan within a specified time frame to be decided by the Building Department, but not to exceed six months from the date of issuance. Failure to install the necessary parking and landscaping by the specified date shall be considered a misdemeanor, and shall be punishable by a fine of up to two hundred dollars and/or thirty days in prison for each offense, with each day of noncompliance being considered a separate offense. Under cases of special hardship, the Building Department may, at its discretion, grant one extension of up to thirty days to the specified completion date, upon written request of the property owner.

#### **1107 Nonconforming Parcels**

Any use governed under these provisions that locates in an existing building on a parcel that was nonconforming as of 12-15-94 [S.C. Code of Laws], with respect to any parking and/or landscaping provision shall be exempt from the landscaping provisions herein; except those uses which are required to provide ten per cent more parking spaces than were required of, or provided by, the previous occupant of the structure. For parcels that do not meet the minimum size requirements of the Zoning Ordinance, the Building Department may, at its discretion, grant up to a twenty-five-per cent variance on the number of parking spaces required, or any landscaping provision herein. If that does not provide sufficient relief, the property owner may submit a formal application to the Board of Zoning Appeals for further relief. No expansion of an existing business that is nonconforming with respect to these parking and landscaping standards may occur unless the property owner agrees to bring the use into full compliance. The exception to this rule exempts commercial developments of two or more businesses located in a common building and utilizing shared parking on one parcel of land (such as strip shopping centers, malls, etc.). Any new use or combination of uses which cause the total number of parking spaces required under these provisions to exceed one hundred and ten per cent of the total number of existing spaces on the nonconforming parcel shall require the property owner to bring the entire parcel into compliance with all parking and landscaping provisions herein.

#### **1108 Parking Space Requirements**

The number of off-street parking spaces to be provided shall be calculated as designated in Table 1108. If the calculation of the required number of parking spaces results in a fractional or decimal number, the number may be rounded down to the nearest whole number.

	<b>Use</b>	<b>Parking Requirement</b>
<b>Professional Services</b>	ATM (Separate building located on same parcel)	One space per machine
	ATM (Separate building located on different parcel)	Two spaces per machine
	Banks and financial institutions	Three waiting spaces per drive-in service unit plus one space per employee at largest shift, plus one space per 400 sq ft of gross floor area
	Offices (excluding medical)	One space per 400 sq ft of floor space
<b>Recreational Uses</b>	Bingo	One space per three customers
	Health club or gym	One space per four persons to max capacity, plus one per employee at largest shift
	Marinas:	
	Wet slip marinas	One space for every five slips utilized for long-term docking. If a boat landing is provided, 10% of the total required spaces shall be large enough to accommodate cars or trucks with boat trailers attached. Dimensions are listed on Section 1102 of this Article.
	Dry slip marinas	One space for each five berths
	Tennis courts	Three spaces per court
<b>Retail/Trade</b>	Convenience store	One space per 100 sq ft of retail floor area
	Grocery store	One space per 100 sq ft of retail and service floor area, plus one space per 500 sq ft of gross storage area
	Retail (Single tenant):	
	Retail floor area less than 1,000 sq ft	Minimum one space per 200 sq ft of retail floor area (or fraction thereof) Maximum one stall per 100 sq ft of retail floor area
	Retail floor area 1,000-5,000 sq ft	Minimum three spaces, plus one per 250 sq ft retail floor area Maximum three spaces, plus one per 200 sq ft retail floor area
	Retail floor area 5,000-50,000 sq ft	Minimum eight spaces, plus one per 300 sq ft retail floor area Maximum eight spaces, plus one per 250 sq ft retail floor area
	Retail floor area over 50,000 sq ft	Minimum thirty-three spaces, plus one per 350 sq ft retail floor area Maximum thirty-three spaces, plus one per 300 sq ft retail floor area
	Mini shopping mall	Minimum of one stall per 300 sq ft of retail floor area Maximum of one stall per 250 sq ft of retail floor area
	Regional shopping mall	Minimum of eight stalls, plus one per 350 sq ft of retail floor area Maximum of eight stalls, plus one per 300 sq ft of retail floor area
	Vehicle Sales and/or service	One space per 200 sq ft of gross retail floor area, plus one space per employee on largest shift
	Wholesale business	One space for every three employees based on maximum seasonal employment

<b>Services/ Personal Care</b>	Auto repair garage	One space for each employee on the largest shift, plus two spaces for each repair bay or service space. If automobile parts are sold as an ancillary retail use within the same building, one space per 250 sq ft of such use shall be provided.
	Beauty parlors, barber shops, tanning salons	One space per employee, plus one space per customer chair or bed
	Car wash (full service)	One space per employee on largest shift, plus one space for drying, plus stacking room for two cars per washing bay (washing bay is not considered a space)
	Standard Restaurant	One space per 100 sq ft of gross floor area, plus one space per 150 sq ft of outdoor seating area
	Restaurant Fast Food (with Drive-Thru)	One space per 75 sq ft of gross floor area, plus five spaces of stacking area –per drive-thru window, plus one space per 150 sq ft of outdoor seating area
	Equipment rental	One space per 200 sq ft of gross floor area
	Funeral homes	One space for every four seats in the chapel or parlor
	Gasoline service station (excluding convenience mart)	Four spaces for each bay or similar facility, plus one space per employee
	Indoor recreation	One space per 250 sq ft of gross work area; or one space for every three patrons to the max capacity of the facility as determined by the Fire Department (whichever is greater)
	Hotels and motels	One space for every four employees, plus one for each guest room
	Laundromat	One space for every two washing machines, plus one space for facility manager
	Oil change/lubing shop	One space per employee on largest shift, plus two spaces per service bay. A service bay itself is not considered a parking space.
	Dry cleaning	One space per employee on the largest shift, plus three customer spaces
	Auction house	One space per two patron seats
	Taxi stand	One space per employee on largest shift, plus one space per taxi
<b>Residential</b>	Single family (including mobile homes)	Two spaces
	Duplex	Four spaces
	Multi-family	Two spaces per unit
	Group dwellings	One space per guest room
<b>Public and Institutional Uses</b>	Adult day care center, mini-adult day care centers, family adult day care centers	One space per employee, plus one space for every five adults enrolled. A pick up zone shall be provided with one unloading space for every 12 adults. Unloading and loading of adults from vehicles shall be permitted in the driveway, approved parking area, or directly in front of the facility.
	Day care center, mini care center, family day care homes	One space per employee, plus one space for every six children. A pickup space shall be provided with one unloading space for every twelve children. Unloading

		and loading of children from vehicles shall be permitted in the driveway, approved parking area, or directly in front of the facility.
	Eleemosynary institutions, clubs, charity halls, lodges	One space for every three persons based on the maximum seating capacity as determined by the Fire Department
	Hospitals and nursing homes	One space for every two staff or visiting doctors, plus one space for every two employees, plus one space for every four beds, computed on the largest number of employees on duty at any period of time
	Places of public assembly	One space for every five seats in the principal assembly room or area
	Library and museums	One space per 250 sq ft of gross floor area, plus one space per employee
	Medical Office	One space per 300 sq ft of floor area
	Churches	One space for every four seats in main sanctuary
	Schools:	
	Elementary and junior high schools	One space per faculty member, plus one space for each twenty students.
	Schools excluding elementary and junior high)	One space per faculty member, plus one space for each three non-bussed pupils
	College	One per employee on largest shift, plus one space for each two students during the largest attendance period of the day
<b>Industrial Uses</b>	Industry	One space for each three employees, computed on the largest number of persons on the premises at any period during the day or night
	Junkyards	One space per 10,000 sq ft of gross land area
	Mini warehouses	One space per ten storage cubicles, plus one space per employee, plus one space for twenty-five cubicles, to be located at the warehouse office
	Warehouse	One space per 4000 sq ft of gross floor area, plus one space per two employees on the largest shift
<b>Adult</b>	Sexually Oriented businesses	One space per three patrons based on the maximum capacity as determined by the Fire Department and/or Zoning Administrator
<b>Special Development</b>	Theme parks, unusual land uses, uses and not covered	Requirements to be determined by the Zoning Administrator

### 1109 Parking on Other Property

If required off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Zoning Administrator may permit such space to be provided on other off-street property, provided such space lies within four hundred feet of the main entrance of such principal use. Such vehicle parking space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

**1110 Extension of Parking Space into a Residential District**

Required parking space may extend up to one hundred twenty feet into a residential zoning district, provided that:

**1110.1** The parking space adjoins a commercial or industrial district;

**1110.2** Has its only exit to or fronts upon the same street as the property in the commercial or industrial district from which it provides the required parking space; and

**1110.3** Is separated from abutting properties in the residential district by a buffer strip.

**1111 Off-street Loading and Unloading Space**

On every lot on which a business, trade, or industrial use is hereafter established, except in the Core Commercial and Intermediate Commercial Districts, space with access to a public street or alley shall be provided as indicated below for the loading and unloading of vehicles off of the public street or alley.

**1111.1 Retail business.** One space of at least twelve by twenty-five feet for each three thousand square feet of floor area or part thereof.

**1111.2 Wholesale and industrial.** One space of at least twelve by fifty feet for each ten thousand square feet of floor area or part thereof.

**1111.3 Bus and truck terminal.** Sufficient space to accommodate the maximum number of buses or trucks that will be stored or loading or unloading at the terminal at any one time.

**1112 Driveways and Curb Cuts**

**1112.1** A maximum of two (2) driveways per lot shall be permitted plus one (1) additional driveway for each 150 feet of roadway frontage in excess of 200 feet. Curb cuts shall be a minimum of twenty (20') wide and not exceed thirty-six (36) feet in width.

**1112.2** Curb cuts shall not intersect a site triangle and shall not be located within twenty-five (25) feet of another curb cut.

**1113 Queuing Lanes**

In addition to the number of spaces required in the Parking Section of the Zoning Ordinance, uses which provide drive-thru services shall provide queuing lanes to accommodate the stacking of vehicles. Nine (9) feet by eighteen (11) feet area shall be provided for each car length required in Table Inset 1113 shown below.

*Table Inset 1113*

TYPE OF USE	NUMBER OF CAR LENGTHS
Financial Institutions	4 car lengths per window or ATM
Restaurants	6 car lengths per window
Dry Cleaners	3 car lengths per window 2 car lengths per manual wash bay

Editor's note-(deleted Article IV, Sections 402, 402.1, 402.2, 402.201, 402.2011, 402.2012, 402.202, 402.3, 402.301, 402.4, 402.401, 402.402, 402.403, 402.5, 402.501, 402.502, 402.503, 402.504, 402.505, 402.506, 402.507, 402.508, 402.6, 402.7,402.8 through 402.8432, 403, 403.1, 403.2, and 403.3, and moved to new Article XI, Sections 1100, 1100.1, 1100.2, 1100.3, 1100.4, 1100.5, 1100.6, 1101, 1102, 1102.1, 1102.2, 1102.3, 1102.4, 1103, 1103.1, 1103.2, 1104, 1104.1, 1104.2, 1104.3, 1105, 1105.1, 1105.2, 1105.3, 1105.4, 1105.5, 1105.501, 1105.502, 1105.503, 1106, 1107, 1108, 1109, 1110, 1110.1, 1110.2, 1110.3, 1111, 1111.1, 1111.2, 1111.3, 1112, 1112.1, 1112.2, and 1113 ord. of 4-21-11) and further (renumbered Article XI, Sections 1100, 1101, 1102, 1103, 1103.1 , 1103.2, 1103.201, 1103.202, 1103.203, 1103.204, 1103.205, 1103.206, 1103.207, 1103.3, 1103.4, , 1104, 1105, and 1106 to new Article XIV, Sections 1400, 1401, 1402, 1403, 1403.1, 1403.2, 1403.201, 1403.202, 1403.203, 1403.204, 1403.205, 1403.206, 1403.207, 1403.3, 1403.4, 1404, 1405, and 1406 ord. of 4-21-2011)

**FEASIBILITY STUDY  
SITE STORMWATER MANAGEMENT**

**FOR**

**GEORGETOWN COUNTY**

**HUMAN RESOURCES COMPLEX**

**CITY OF GEORGETOWN,  
GEORGETOWN COUNTY, SOUTH CAROLINA**

**July 18, 2017**

**PREPARED FOR**

**Georgetown County**

**Georgetown, South Carolina 29442**

**PREPARED BY**

**ETS  
ENGINEERING AND TECHNICAL SERVICES, INC.  
POST OFFICE BOX 2040  
PAWLEYS ISLAND, SOUTH CAROLINA 29585  
843-237-3002**

**ETS-2017007**

FEASIBILITY STUDY  
GEORGETOWN COUNTY  
HUMAN RESOURCES COMPLEX

I HEREBY CERTIFY THAT THE REPORT CONTAINED HEREIN WAS PREPARED  
BY ME OR UNDER MY DIRECT SUPERVISION.

BY:   
Thomas P. Bevins, P.E.  
Engineering and Technical Services, Inc.

Date: .



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**FEASIBILITY STUDY  
SITE STORMWATER MANAGEMENT  
FOR  
GEORGETOWN COUNTY HUMAN RESOURCES COMPLEX**

**1.0 INTRODUCTION / DISCUSSION**

The project is an existing development and is located in the City of Georgetown, Georgetown County, South Carolina. The proposed site contains approximately 7.91 acres and is partly developed as a commercial office complex with buildings, parking, driveways and utilities. Construction began in approximately 1997 and there are three existing buildings on the site. The development was to be constructed in phases and some parts of the project site remain un-developed.

The subject tract is adjacent to Church Street, Washington Street, Dekalb Street and the City of Georgetown Water Treatment Plant.

The subject tract contains the following Tax Map Numbers: 05-0007-003-01-00 and 05-0007-003-00-00.

**2.0 PURPOSE**

Study the existing development in terms of stormwater compliance with the approved stormwater plan and determine if additional development can be supported on the site.

**3.0 ASSUMPTIONS/BACKGROUND/DISCUSSION**

1. Site development plans for the site work were provided.
2. Stormwater report and calculations were provided (Date: 1997).
3. A new topographic and location field survey was performed.
4. The owner has acquired additional land adjacent to the project site that is to be added to the development (approximately 0.47 Acres). The additional tract is located along the frontage on Church Street.
5. Current Regulatory Requirements for Stormwater: The development of the subject tract must comply with the requirements of The City of Georgetown and

the requirements of SC DHEC-Bureau of Water-Stormwater Section. Briefly, the technical details of the regulations are summarized as follows:

- a) Post-Development peak discharge from the site must not exceed the pre-development rates for the 2-year, 10-year and 25-year storm events.
- b) Permanent water quality ponds shall store and release the first flush stormwater volume. This is based on the 10-year event.

#### **4.0 EXISTING CONDITIONS**

##### **4.1 General**

The existing site is partly developed as a commercial office complex. The remaining areas are undeveloped. The site drains to an existing stormwater ditch along the northeast property line.

The subject tract has elevations of approximately 16 to 21 FT MSL.

##### **4.2 Soil Conditions**

The soils classification map for the area was taken from the "Soil Survey of Georgetown County, South Carolina" by the USDA Soils Conservation Service (SCS). The soils series and general characteristics of these soils series as characterized by SCS, are discussed in the soil survey. The entire site has only one soil type:

From: Sheet No. 45 of the SCS Soil Survey;

	<b>Name</b>	<b>Symbol</b>	<b>Hyd Group</b>
A.	Yemassee	61	C

#### **5.0 FINDINGS AND CONCLUSIONS**

##### **5.1 General**

The existing stormwater permit for the project site work has expired.

The existing site boundary contains approximately 7.91 Acres.

The site survey was studied to determine the existing land uses. The results are as follows:

Buildings/parking/walks	94057 SF	
Storm Pond	34036	
Open Space	216292	
Total	<u>344385</u> SF	7.91 Ac.

There are 3 existing buildings, parking, walks and an existing stormwater pond on the site. If construction had continued during the active term of the development permits, there could have been an additional 54359 SF of impermeable area (buildings, parking, walks, etc.). This is based on the new site survey.

## 5.2 Stormwater Report and Calculations

- a. The stormwater report covers 7.6 acres. The report addresses the peak discharge for the 2-yr and 10-yr storm events. The report narrative omits discussion of the 25-yr storm event. The calculations indicated that the stormwater system will provide a post-development peak discharge rate reduction for the 25-yr storm event.
- b. The calculations use a Unit Hydrograph Peak Factor of 256 for both the pre-development and post-development hydrographs. Current stormwater regulatory requirements call for the calculations to use Unit Hydrograph Peak Factors as follows:

Pre-Development; Peak Factor=256  
Post-Development; Peak Factor=384

- c. The calculations show an outfall node with a water surface elevation of 12.5 ft for the outlet control structure discharge point. This elevation should be adjusted based on information from the recent field survey.
- d. The pond and the outlet control structure are in need of maintenance. Typical maintenance should be provided in accordance with generally acceptable maintenance procedures for these types of structures.
- e. The existing pond size is approximately: 34036 SF based on the area at the top bank (Elev of 18.0 ft).

- f. The existing calculations do not show compliance with current stormwater requirements.

**6.0 RECOMMENDATIONS**

- A. Combine the adjacent tracts of land for a total subject tract of 8.38 Acres (7.91+0.47 Ac.).
- B. Re-shape, re-grade and expand portions of the existing stormwater pond to bring the size to approximately 36864 SF at the top bank elevation of 18.0 Ft (see detail). Perform routine maintenance to all areas as needed to remove sediment and erosion. Follow appropriate procedures for maintenance. The adjacent existing ditch that is receiving the stormwater discharge from the subject site also needs cleaning and re-grading. Follow appropriate procedures for maintenance
- C. Upgrade outlet control structure with new weir control surfaces as described in this report. The new pond shape and re-configured outlet control structure will allow the current stormwater regulatory requirements and add a new phase of development.

Under these recommendations, the site will support a new phase of development with the following impermeable area: 72,000 SF of new buildings, parking, driveways.

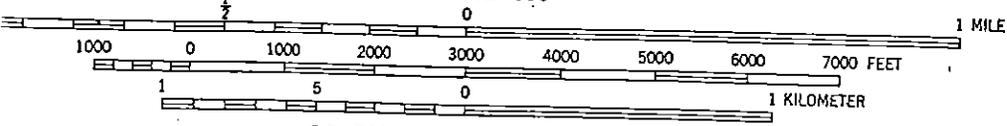
Ex Impermeable	94,057 SF	
Prop Impermeable	72,000	
Storm Pond	36,864	
Open Space	161,937	
<b>Total</b>	<u>364858 SF</u>	<b>8.38 Ac.</b>

END REPORT

**APPENDIX A**



(GEORGETOWN SOUTH)  
 5150 IV SE  
 SCALE 1:24 000



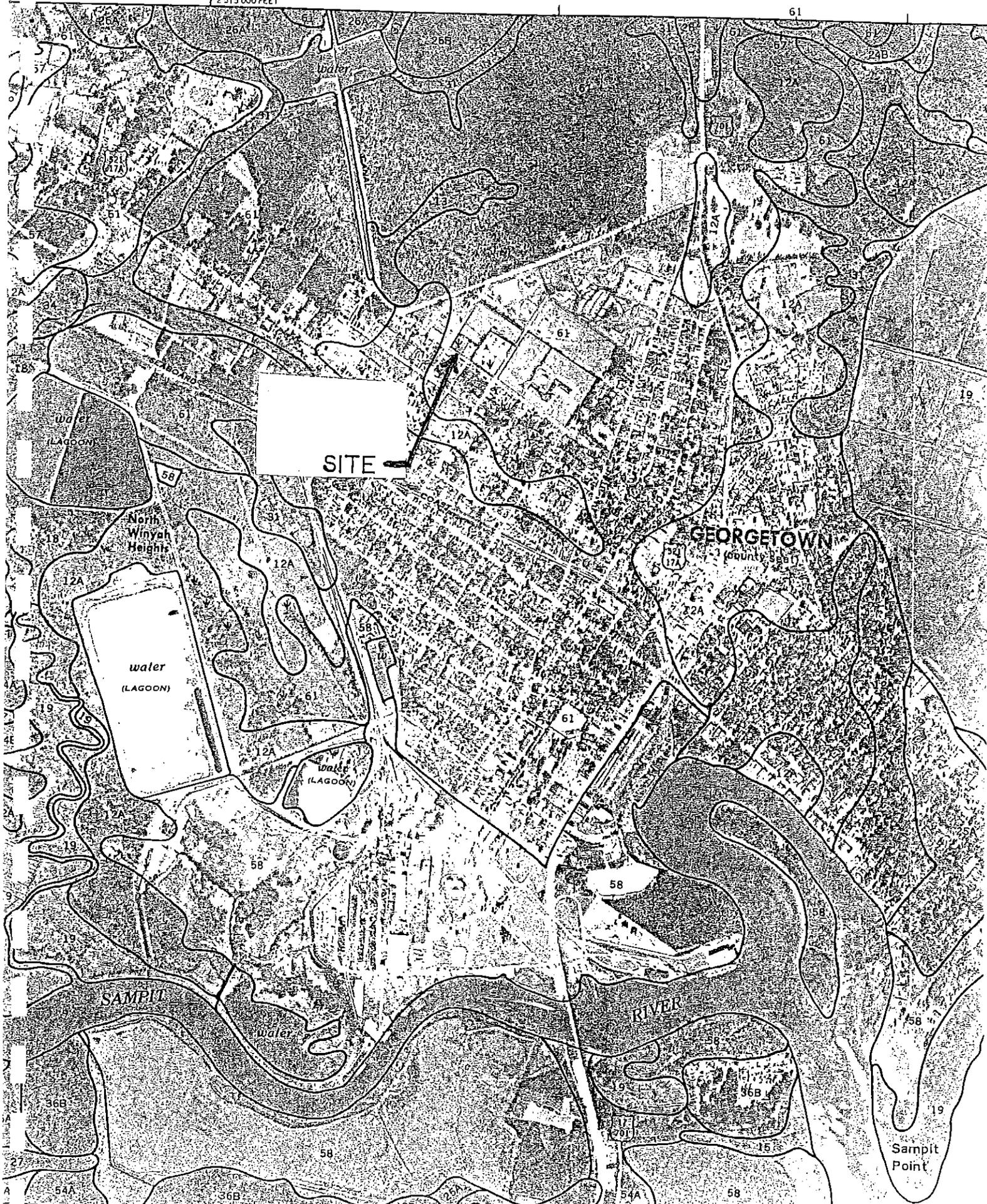
CONTOUR INTERVAL 20 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929



THIS MAP IS A NATIONAL MAP ACCURACY STANDARD  
 FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

2515 000 FEET

61



SITE

GEORGETOWN  
(County Seat)

SAMPIT

RIVER

Sampit Point

**APPENDIX B**

DETERMINATION OF WEIGHTED CURVE NUMBER															
GC Human Resources Complex															
POST1															
LAND USE	ACREAGE BY SOIL TYPE							CURVE NUMBER							SUM OF ACREAGE X CURVE NUMBER
	A	B	C	D	A/D	B/D	TOTAL ACREAGE	A	B	C	D	A/D	B/D	NUMBER	
	RESIDENTIAL (<1/8 ACRE, 65% IMPERV.)							0.00	77	85	90	92	85		
RESIDENTIAL (<1/4 ACRE, 38% IMPERV.)							0.00	61	75	83	87	74	81	0	
RESIDENTIAL (<1/3 ACRE, 30% IMPERV.)							0.00	57	72	81	86	72	79	0	
RESIDENTIAL (<1/2 ACRE, 25% IMPERV.)							0.00	54	68	79	85	70	77	0	
RESIDENTIAL ( 1 ACRE, 20% IMPERV.)							0.00	51	68	79	84	68	76	0	
COMMERCIAL/BUSINESS							0.00	89	92	94	95	92	94	0	
INDUSTRIAL							0.00	81	88	91	93	87	91	0	
OPEN SPACE (50% - 75% GRASS COVER)							0.00	49	69	79	84	67	77	0	
OPEN SPACE (>75% GRASS COVER)			3.55				3.55	39	61	74	80	60	71	262.7	
FOREST/WOODED LAND (100% cover)							0.00	30	55	72	77	54	66	0	
FOREST/WOODED LAND (50-75% cover)							0.00	43	65	76	82	63	74	0	
WOODS, POOR							0.00	45	66	77	83			0	
MEADOW							0.00	30	58	71	78	54	68	0	
WOODS-GRASS COMB							0.00	43	65	76	82			0	
PAVED PARKING, STREETS & ROADS			3.98				3.98	98	98	98	98	98	98	390.04	
LAKES & PONDS			0.85				0.85	100	100	100	100	100	100	85	
TOTAL	0	0	8.38	0	0	0	8.38							737.74	
													<b>WEIGHTED CURVE NUMBER</b>	<b>88.0</b>	

**APPENDIX C**

Georgetown County Human Resources Complex

Feasibility Study 2017

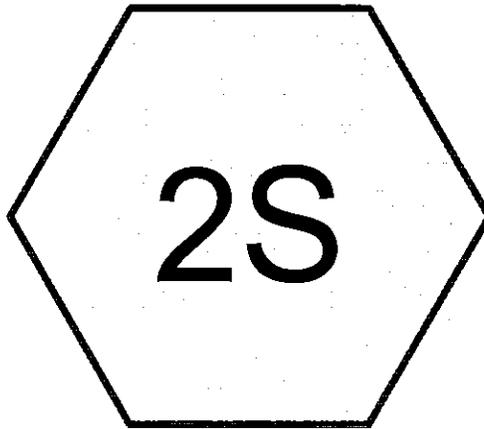
RAINFALL DEPTH (24 HR STORM)	
Freq(Yr)	Rainfall (in)
2	4.5
10	6.7
25	7.7
100	9.8

PRE-Development Basin							
BASIN	AREA (Ac.)	CN	TC (min)	Q-peak (2 YR) (CFS)	Q-peak (10 YR) (CFS)	Q-peak (25 YR) (CFS)	Q-peak (100 YR) (CFS)
PRE	8.38	74	55	4.64	9.20	11.39	16.09

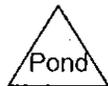
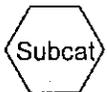
POST-Development Basin							
BASIN	AREA (Ac.)	CN	TC (min)	Q-peak (2 YR) (CFS)	Q-peak (10 YR) (CFS)	Q-peak (25 YR) (CFS)	Q-peak (100 YR) (CFS)
POST	8.38	88	30	4.59	8.58	11.30	23.24

Pre-Development vs Post-Development Peak Flow Rates (CFS)		
Pre Q (CFS)	Post Q (CFS)	Post Peak Stage (Ft)
4.64	4.59	15.20
9.20	8.58	16.05
11.39	11.30	16.36
16.09	23.24	16.72





GCHR\_PRE8.38



Drainage Diagram for 2017007pre  
Prepared by ETS 7/19/2017  
HydroCAD® 8.00 s/n 004433 © 2006 HydroCAD Software Solutions LLC

**Area Listing (all nodes)**

<u>Area (acres)</u>	<u>CN</u>	<u>Description (subcats)</u>
8.380	74	(2S)
<hr/>		
8.380		

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SWFWMD-256

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff Area=8.380 ac Runoff Depth>1.75"

Tc=55.0 min CN=74 Runoff=4.64 cfs 1.219 af

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff = 4.64 cfs @ 12.87 hrs, Volume= 1.219 af, Depth> 1.75"

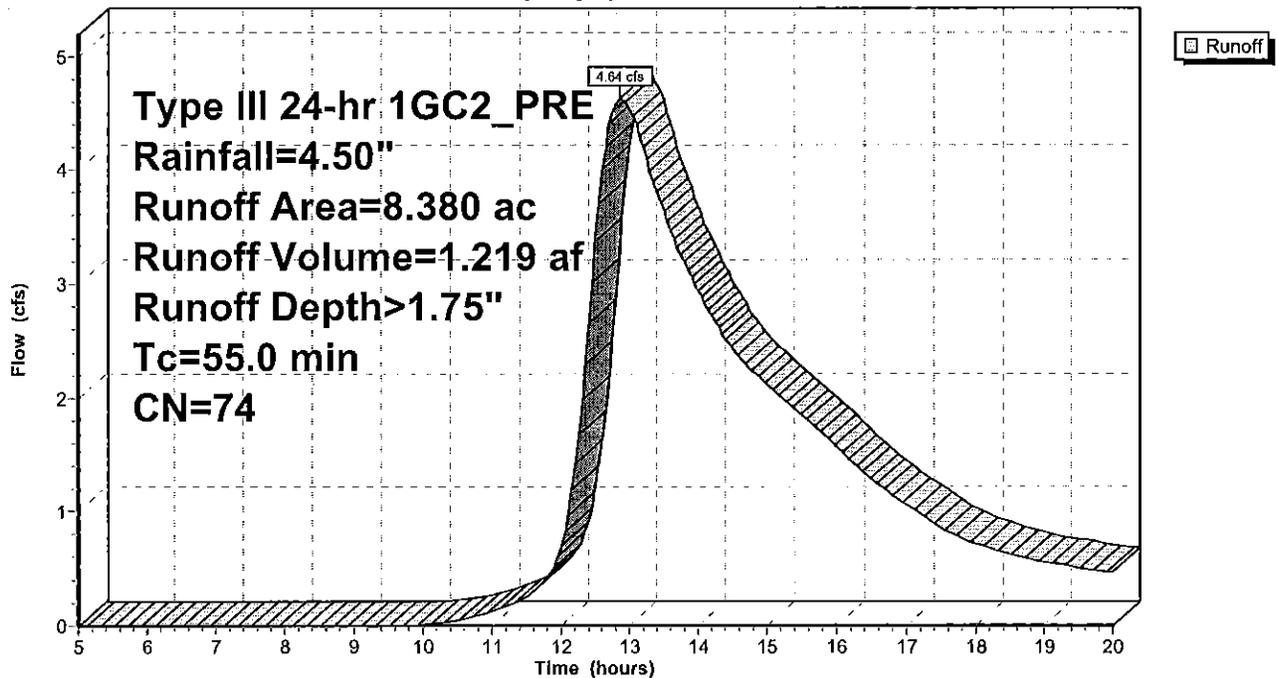
Runoff by SCS TR-20 method, UH=SWFWMD-256, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1GC2\_PRE Rainfall=4.50"

Area (ac)	CN	Description
8.380	74	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
55.0					Direct Entry,

**Subcatchment 2S: GCHR\_PRE8.38**

Hydrograph



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SWFWMD-256

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff Area=8.380 ac Runoff Depth>3.40"

Tc=55.0 min CN=74 Runoff=9.20 cfs 2.374 af

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff = 9.20 cfs @ 12.85 hrs, Volume= 2.374 af, Depth> 3.40"

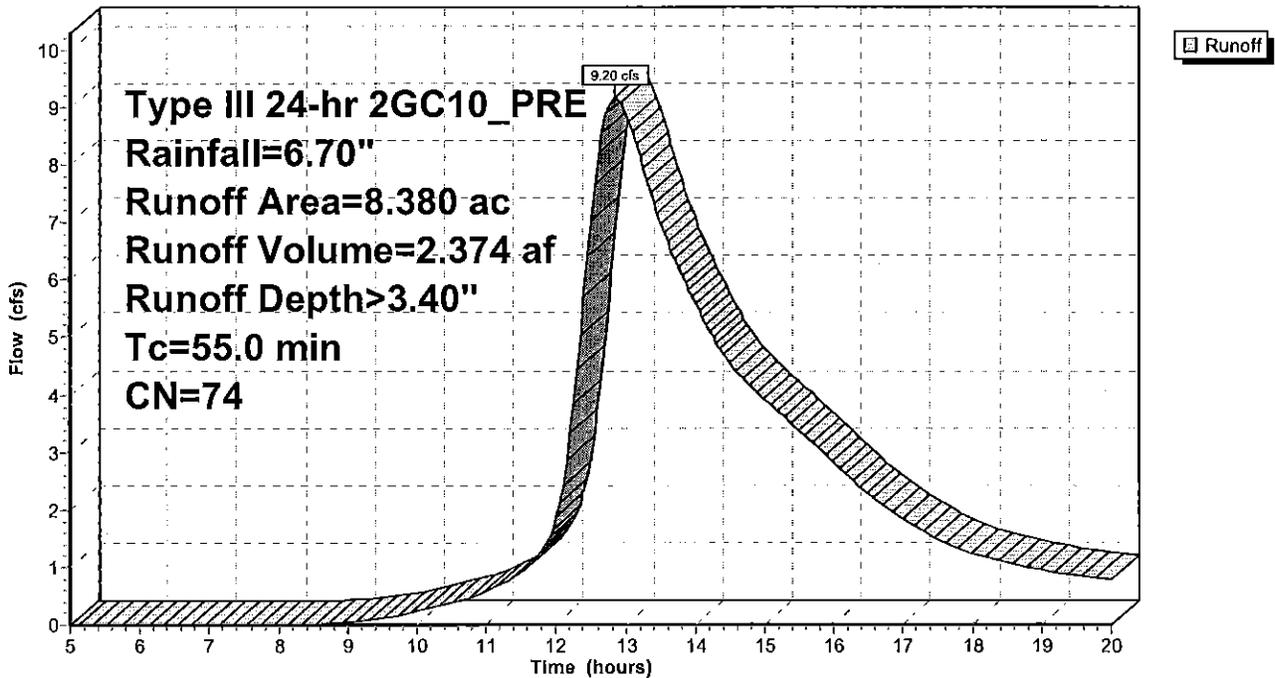
Runoff by SCS TR-20 method, UH=SWFWMD-256, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2GC10\_PRE Rainfall=6.70"

Area (ac)	CN	Description
8.380	74	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
55.0					Direct Entry,

**Subcatchment 2S: GCHR\_PRE8.38**

Hydrograph



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SWFWMD-256

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff Area=8.380 ac Runoff Depth>4.21"  
Tc=55.0 min CN=74 Runoff=11.39 cfs 2.937 af

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff = 11.39 cfs @ 12.84 hrs, Volume= 2.937 af, Depth> 4.21"

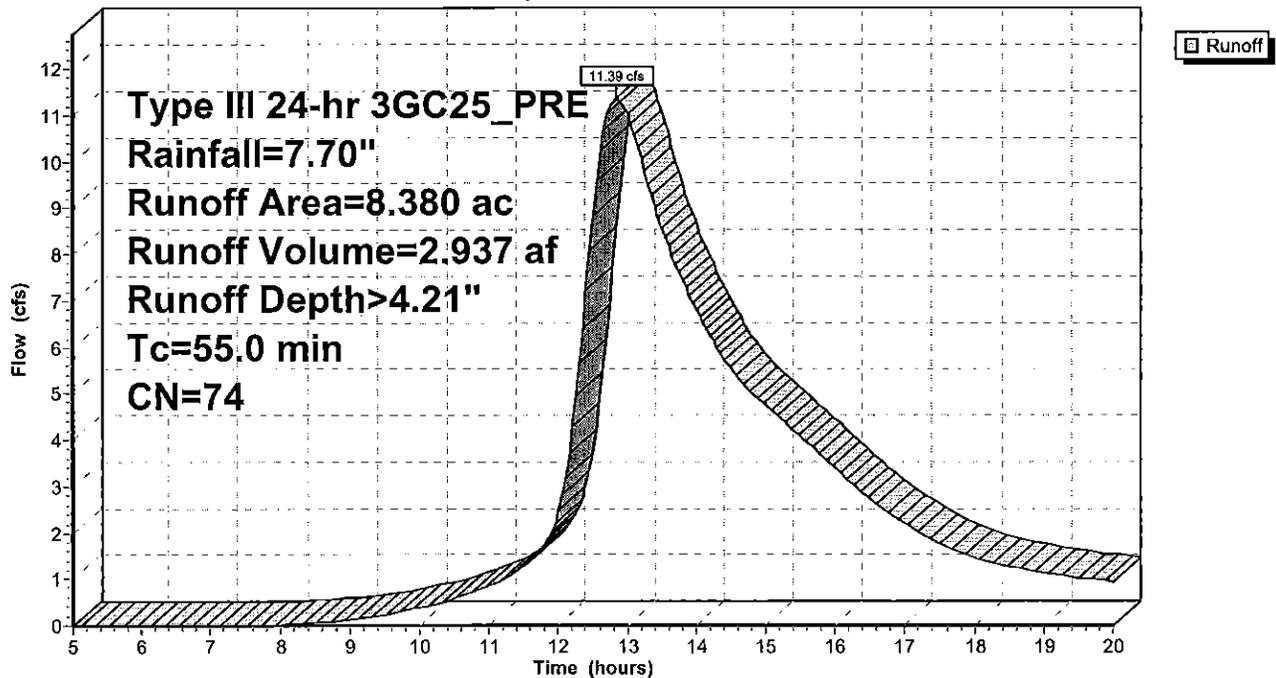
Runoff by SCS TR-20 method, UH=SWFWMD-256, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 3GC25\_PRE Rainfall=7.70"

Area (ac)	CN	Description
8.380	74	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
55.0					Direct Entry,

**Subcatchment 2S: GCHR\_PRE8.38**

Hydrograph



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SWFWMD-256  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff Area=8.380 ac Runoff Depth>5.96"  
Tc=55.0 min CN=74 Runoff=16.09 cfs 4.165 af

**Subcatchment 2S: GCHR\_PRE8.38**

Runoff = 16.09 cfs @ 12.84 hrs, Volume= 4.165 af, Depth> 5.96"

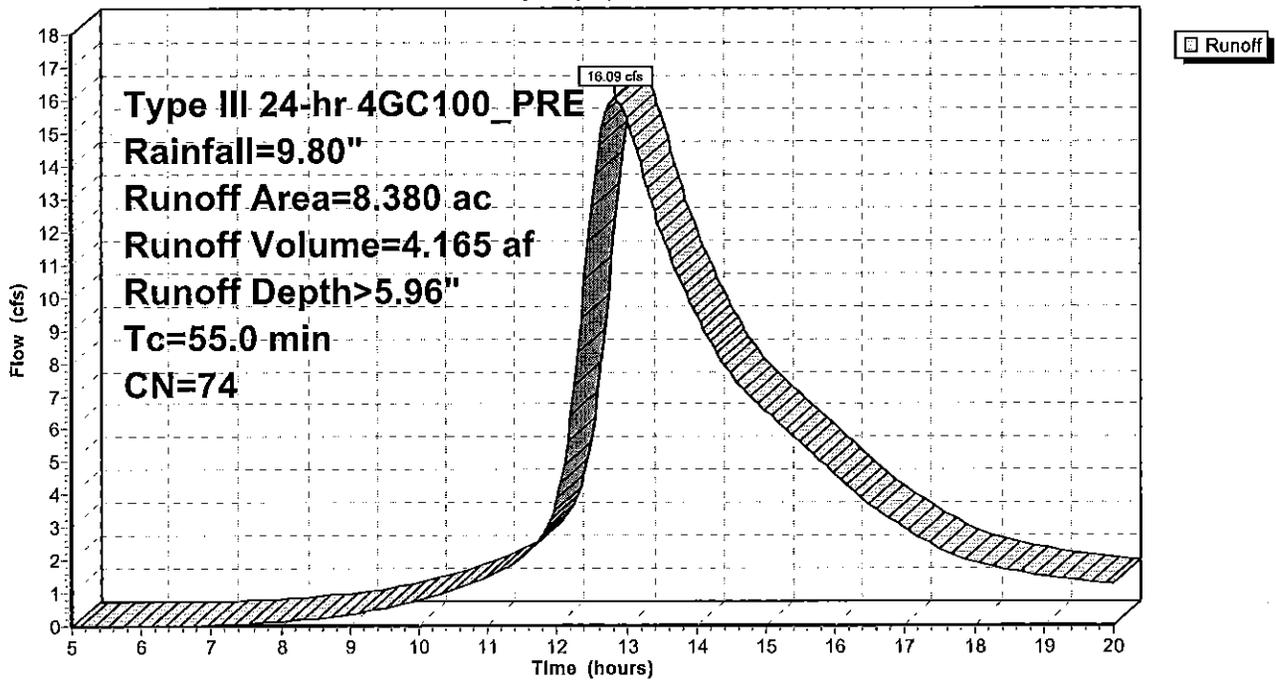
Runoff by SCS TR-20 method, UH=SWFWMD-256, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 4GC100\_PRE Rainfall=9.80"

Area (ac)	CN	Description
8.380	74	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
55.0					Direct Entry,

**Subcatchment 2S: GCHR\_PRE8.38**

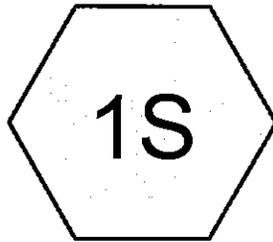
Hydrograph



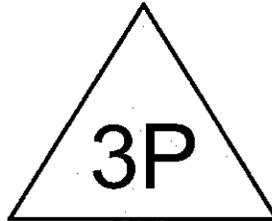
DETERMINATION OF WEIGHTED CURVE NUMBER  
 GC Human Resources Complex  
 POST1

LAND USE	ACREAGE BY SOIL TYPE						CURVE NUMBER						SUM OF ACREAGE X CURVE
	A	B	C	D	A/D	B/D	TOTAL						
	ACREAGE	A	B	C	D	A/D	B/D	NUMBER					
RESIDENTIAL (<1/8 ACRE, 65% IMPERV.)						0.00	77	85	90	92	85	89	0
RESIDENTIAL (<1/4 ACRE, 38% IMPERV.)						0.00	61	75	83	87	74	81	0
RESIDENTIAL (<1/3 ACRE, 30% IMPERV.)						0.00	57	72	81	86	72	79	0
RESIDENTIAL (<1/2 ACRE, 25% IMPERV.)						0.00	54	68	79	85	70	77	0
RESIDENTIAL (1 ACRE, 20% IMPERV.)						0.00	51	68	79	84	68	76	0
COMMERCIAL/BUSINESS						0.00	88	82	94	95	92	94	0
INDUSTRIAL						0.00	81	88	81	93	87	91	0
OPEN SPACE (50% - 75% GRASS COVER)						0.00	49	69	79	84	87	77	0
OPEN SPACE (>75% GRASS COVER)			3.55			3.55	39	61	74	80	60	71	262.7
FOREST/WOODED LAND (100% cover)						0.00	30	55	72	77	54	66	0
FOREST/WOODED LAND (50-75% cover)						0.00	43	65	76	82	63	74	0
WOODS, POOR						0.00	45	66	77	83			0
MEADOW						0.00	30	58	71	78	54	63	0
WOODS-GRASS COMB						0.00	43	65	76	82			0
PAVED PARKING, STREETS & ROADS			3.98			3.98	98	98	98	98	98	98	390.04
LAKES & PONDS			0.85			0.85	100	100	100	100	100	100	85
													8.35
													1.06 0.12694611 0.57125749
													7.29
													3.71 0.44431138
													3.58 0.42874251 0.42874251
													1
													1
TOTAL	0	0	8.38	0	0	0	8.38						737.74
WEIGHTED CURVE NUMBER BER													68.0

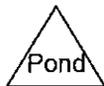
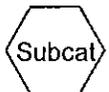




GCHR\_POST8.38



PondNew36864



Drainage Diagram for 2017007Postb  
Prepared by ETS 7/19/2017  
HydroCAD® 8.00 s/n 004433 © 2006 HydroCAD Software Solutions LLC

**Area Listing (all nodes)**

<u>Area (acres)</u>	<u>CN</u>	<u>Description (subcats)</u>
8.380	88	(1S)
<hr/>		
8.380		

Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=UHETS323

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: GCHR\_POST8.38**

Runoff Area=8.380 ac Runoff Depth=3.20"

Tc=30.0 min CN=88 Runoff=14.87 cfs 2.232 af

**Pond 3P: PondNew36864**

Peak Elev=15.20' Storage=1.059 af Inflow=14.87 cfs 2.232 af

Outflow=4.59 cfs 2.082 af

**Subcatchment 1S: GCHR\_POST8.38**

Runoff = 14.87 cfs @ 12.44 hrs, Volume= 2.232 af, Depth= 3.20"

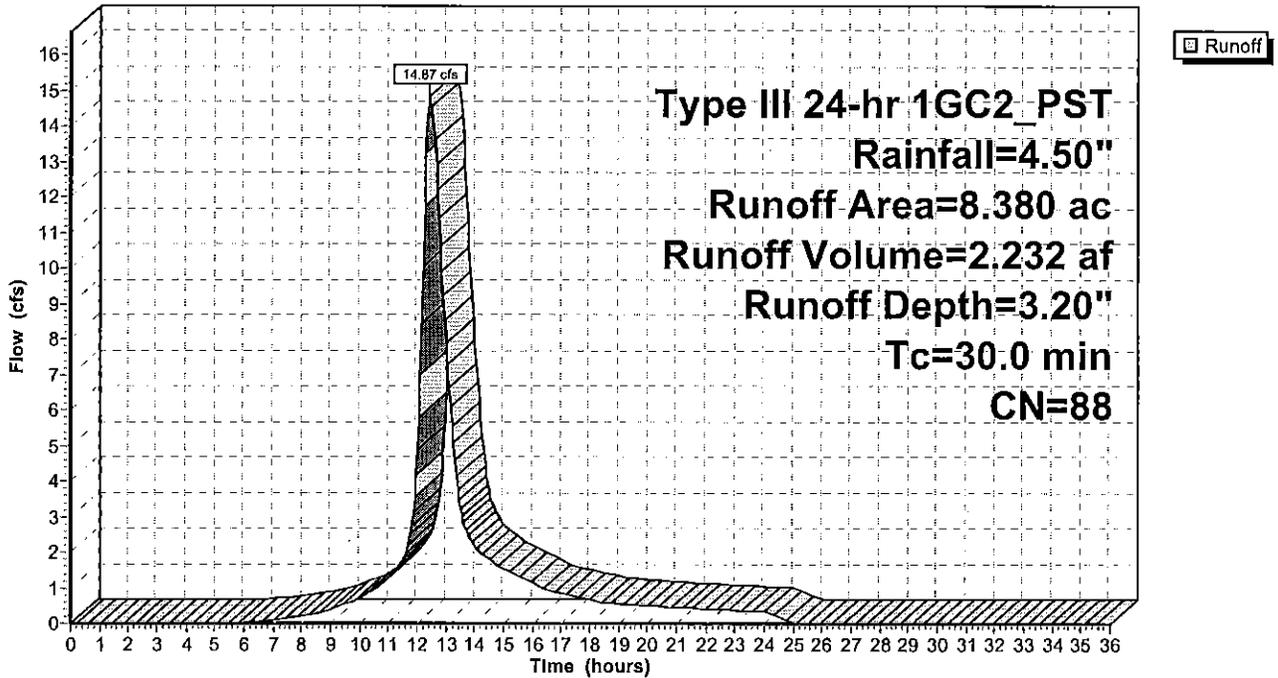
Runoff by SCS TR-20 method, UH=UHETS323, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 1GC2\_PST Rainfall=4.50"

Area (ac)	CN	Description
8.380	88	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					Direct Entry,

**Subcatchment 1S: GCHR\_POST8.38**

Hydrograph



**Pond 3P: PondNew36864**

Inflow Area = 8.380 ac, Inflow Depth = 3.20" for 1GC2\_PST event  
 Inflow = 14.87 cfs @ 12.44 hrs, Volume= 2.232 af  
 Outflow = 4.59 cfs @ 13.30 hrs, Volume= 2.082 af, Atten= 69%, Lag= 51.6 min  
 Primary = 4.59 cfs @ 13.30 hrs, Volume= 2.082 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 15.20' @ 13.30 hrs Surf.Area= 0.000 ac Storage= 1.059 af

Plug-Flow detention time= 199.3 min calculated for 2.082 af (93% of inflow)  
 Center-of-Mass det. time= 163.6 min ( 993.2 - 829.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	13.55'	3.190 af	<b>Custom Stage Data Listed below</b>

Elevation (feet)	Cum.Store (acre-feet)
13.55	0.000
14.00	0.270
15.00	0.920
16.00	1.620
17.00	2.380
18.00	3.190

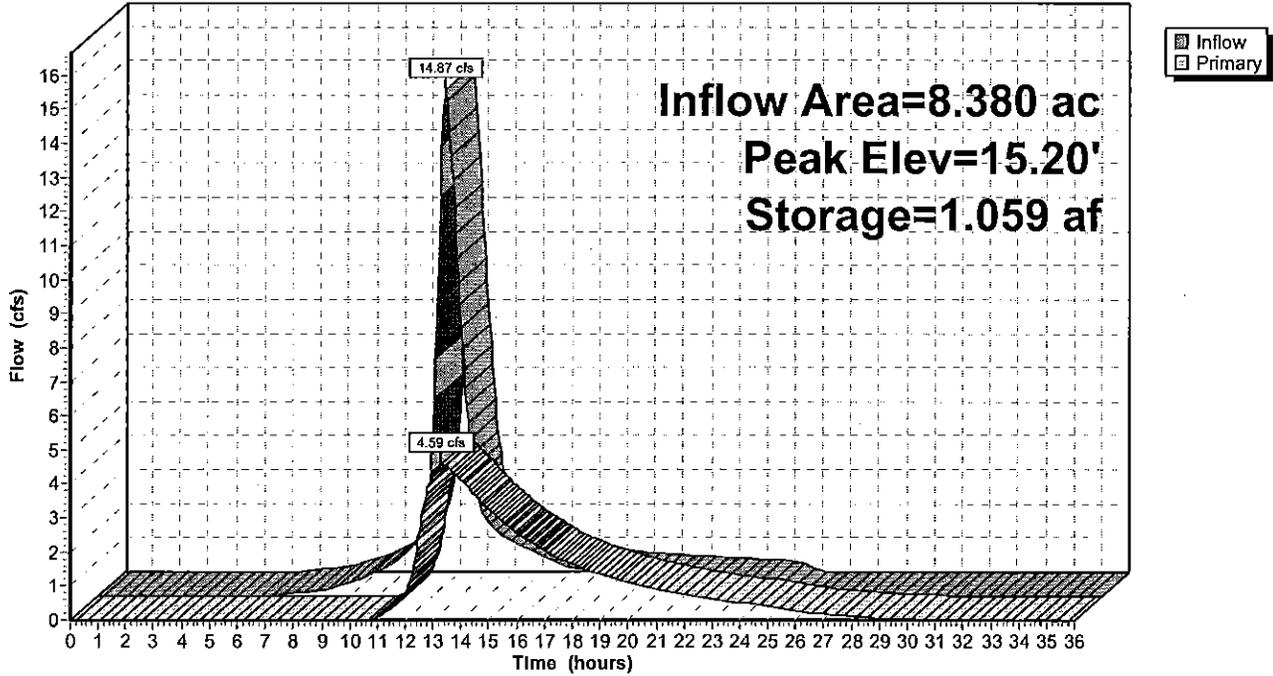
Device	Routing	Invert	Outlet Devices
#1	Primary	13.55'	<b>10.0" Vert. Orifice/Grate C= 0.600</b>
#2	Primary	14.30'	<b>Custom Weir/Orifice, C= 2.62</b> Head (feet) 0.00 0.90 0.90 1.80 1.80 2.60 Width (feet) 0.60 0.60 0.70 0.70 3.00 3.00
#3	Primary	16.40'	<b>12.0' long x 0.50' rise Sharp-Crested Rectangular Weir</b> 2 End Contraction(s) 2.0' Crest Height

Primary OutFlow Max=4.59 cfs @ 13.30 hrs HW=15.20' TW=13.80' (Fixed TW Elev= 13.80')

- 1=Orifice/Grate (Orifice Controls 2.91 cfs @ 5.34 fps)
- 2=Custom Weir/Orifice (Weir Controls 1.67 cfs @ 3.10 fps)
- 3=Sharp-Crested Rectangular Weir ( Controls 0.00 cfs)

### Pond 3P: PondNew36864

Hydrograph



Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=UHETS323

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: GCHR\_POST8.38**

Runoff Area=8.380 ac Runoff Depth=5.30"  
Tc=30.0 min CN=88 Runoff=24.22 cfs 3.703 af

**Pond 3P: PondNew36864**

Peak Elev=16.05' Storage=1.655 af Inflow=24.22 cfs 3.703 af  
Outflow=8.58 cfs 3.553 af

**Subcatchment 1S: GCHR\_POST8.38**

Runoff = 24.22 cfs @ 12.43 hrs, Volume= 3.703 af, Depth= 5.30"

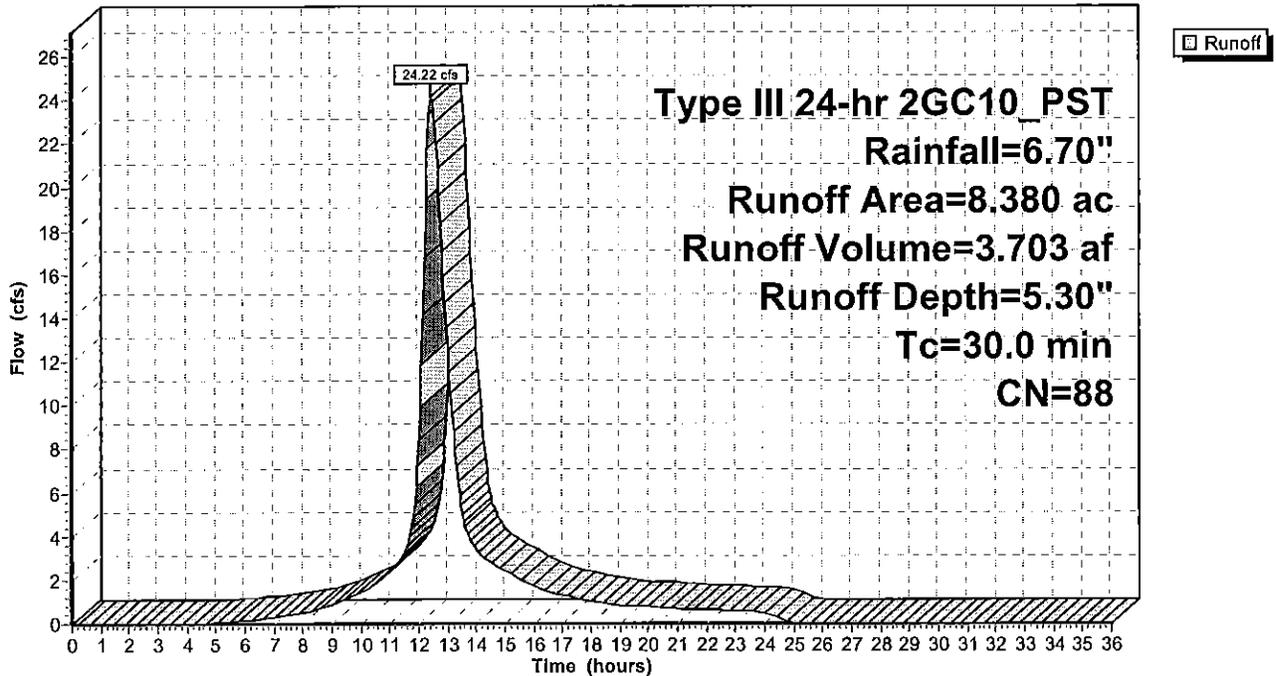
Runoff by SCS TR-20 method, UH=UHETS323, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2GC10\_PST Rainfall=6.70"

Area (ac)	CN	Description
8.380	88	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					Direct Entry,

**Subcatchment 1S: GCHR\_POST8.38**

Hydrograph



**Pond 3P: PondNew36864**

Inflow Area = 8.380 ac, Inflow Depth = 5.30" for 2GC10\_PST event  
 Inflow = 24.22 cfs @ 12.43 hrs, Volume= 3.703 af  
 Outflow = 8.58 cfs @ 13.22 hrs, Volume= 3.553 af, Atten= 65%, Lag= 46.9 min  
 Primary = 8.58 cfs @ 13.22 hrs, Volume= 3.553 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 16.05' @ 13.22 hrs Surf.Area= 0.000 ac Storage= 1.655 af

Plug-Flow detention time= 176.8 min calculated for 3.548 af (96% of inflow)  
 Center-of-Mass det. time= 154.1 min ( 969.7 - 815.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	13.55'	3.190 af	Custom Stage Data Listed below

Elevation (feet)	Cum.Store (acre-feet)
13.55	0.000
14.00	0.270
15.00	0.920
16.00	1.620
17.00	2.380
18.00	3.190

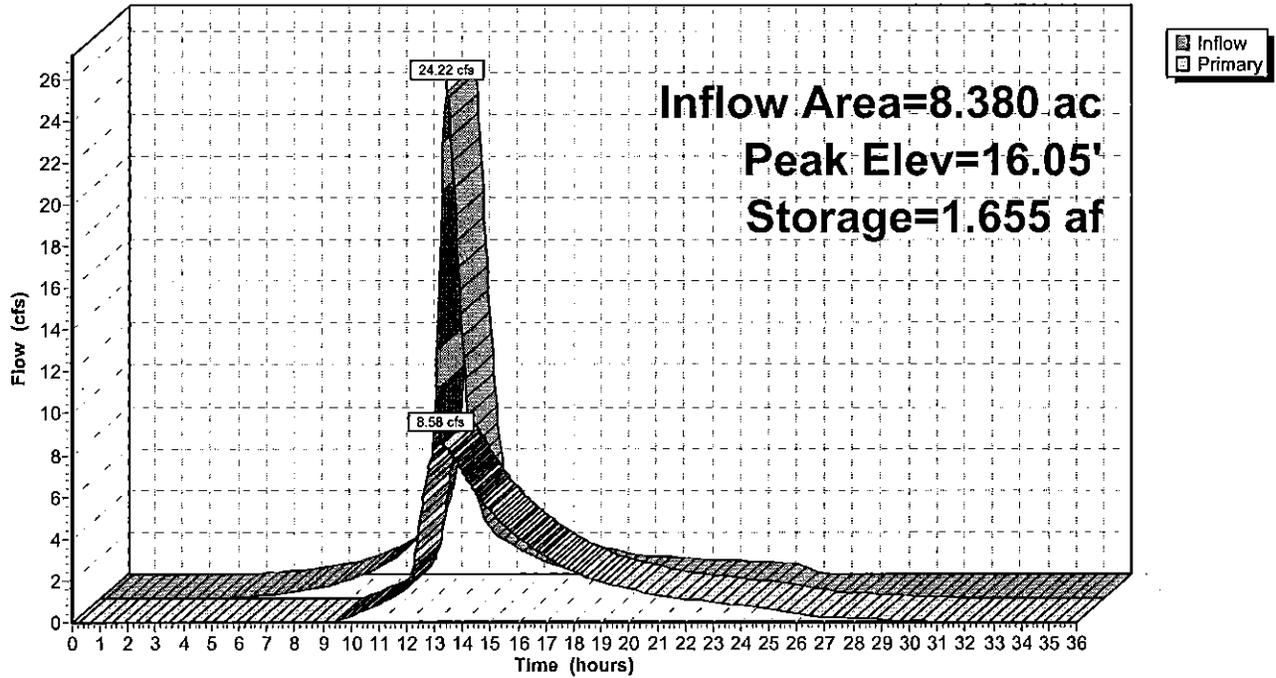
Device	Routing	Invert	Outlet Devices
#1	Primary	13.55'	10.0" Vert. Orifice/Grate C= 0.600
#2	Primary	14.30'	Custom Weir/Orifice, C= 2.62 Head (feet) 0.00 0.90 0.90 1.80 1.80 2.60 Width (feet) 0.60 0.60 0.70 0.70 3.00 3.00
#3	Primary	16.40'	12.0' long x 0.50' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 2.0' Crest Height

Primary OutFlow Max=8.57 cfs @ 13.22 hrs HW=16.05' TW=13.80' (Fixed TW Elev= 13.80')

- 1=Orifice/Grate (Orifice Controls 3.79 cfs @ 6.94 fps)
- 2=Custom Weir/Orifice (Weir Controls 4.79 cfs @ 4.23 fps)
- 3=Sharp-Crested Rectangular Weir ( Controls 0.00 cfs)

### Pond 3P: PondNew36864

Hydrograph



Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=UHETS323

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: GCHR\_POST8.38**

Runoff Area=8.380 ac Runoff Depth=6.28"

Tc=30.0 min CN=88 Runoff=28.45 cfs 4.382 af

**Pond 3P: PondNew36864**

Peak Elev=16.36' Storage=1.895 af Inflow=28.45 cfs 4.382 af

Outflow=11.30 cfs 4.232 af

**Subcatchment 1S: GCHR\_POST8.38**

Runoff = 28.45 cfs @ 12.43 hrs, Volume= 4.382 af, Depth= 6.28"

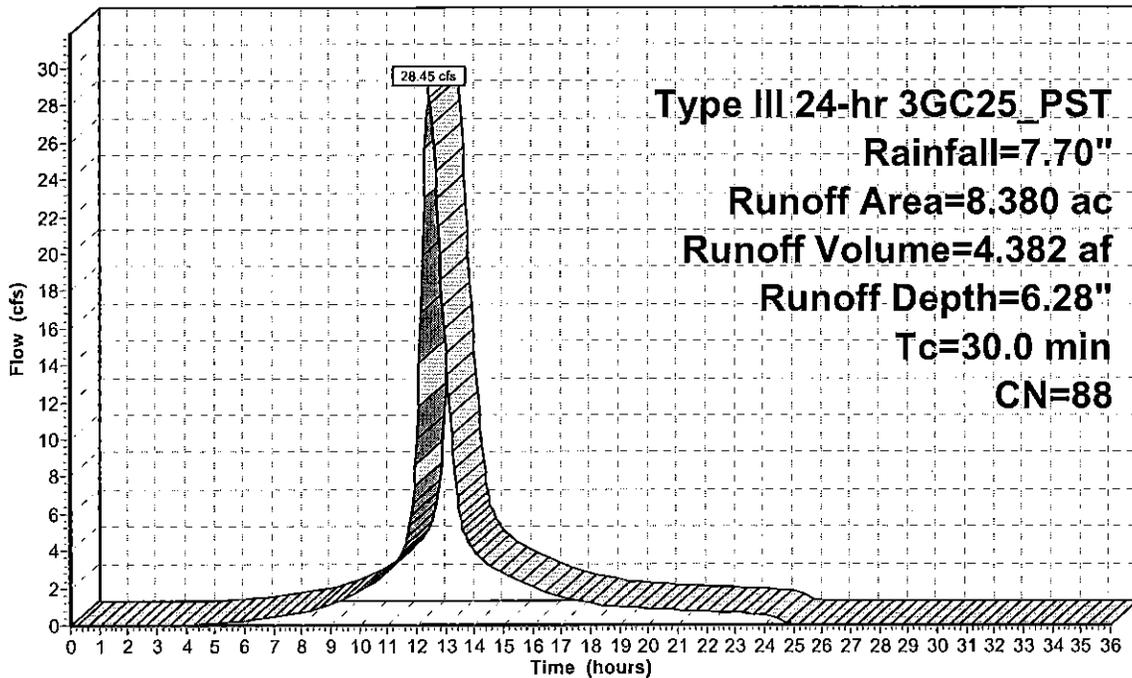
Runoff by SCS TR-20 method, UH=UHETS323, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 3GC25\_PST Rainfall=7.70"

Area (ac)	CN	Description
8.380	88	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					Direct Entry,

**Subcatchment 1S: GCHR\_POST8.38**

Hydrograph



**Pond 3P: PondNew36864**

Inflow Area = 8.380 ac, Inflow Depth = 6.28" for 3GC25\_PST event  
 Inflow = 28.45 cfs @ 12.43 hrs, Volume= 4.382 af  
 Outflow = 11.30 cfs @ 13.15 hrs, Volume= 4.232 af, Atten= 60%, Lag= 43.1 min  
 Primary = 11.30 cfs @ 13.15 hrs, Volume= 4.232 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 16.36' @ 13.15 hrs Surf.Area= 0.000 ac Storage= 1.895 af

Plug-Flow detention time= 168.6 min calculated for 4.226 af (96% of inflow)  
 Center-of-Mass det. time= 149.1 min ( 960.2 - 811.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	13.55'	3.190 af	Custom Stage Data Listed below

Elevation (feet)	Cum.Store (acre-feet)
13.55	0.000
14.00	0.270
15.00	0.920
16.00	1.620
17.00	2.380
18.00	3.190

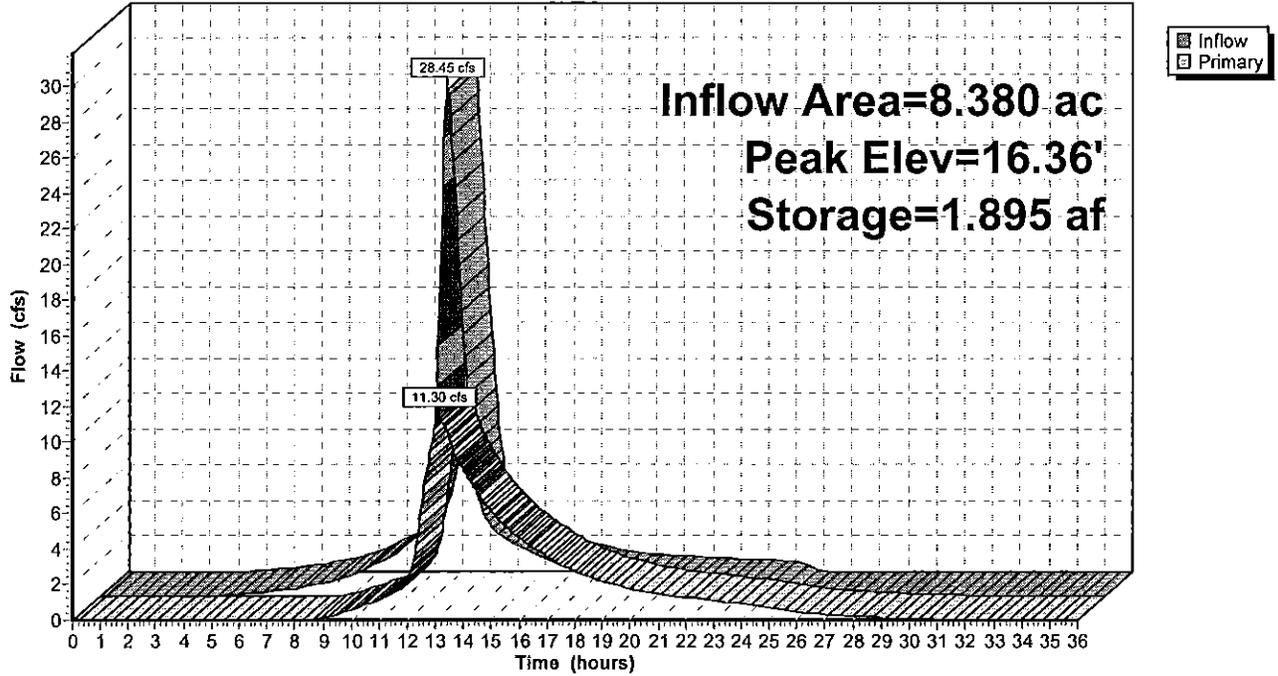
Device	Routing	Invert	Outlet Devices
#1	Primary	13.55'	10.0" Vert. Orifice/Grate C= 0.600
#2	Primary	14.30'	Custom Weir/Orifice, C= 2.62 Head (feet) 0.00 0.90 0.90 1.80 1.80 2.60 Width (feet) 0.60 0.60 0.70 0.70 3.00 3.00
#3	Primary	16.40'	12.0' long x 0.50' rise Sharp-Crested Rectangular Weir 2 End Contraction(s) 2.0' Crest Height

Primary OutFlow Max=11.30 cfs @ 13.15 hrs HW=16.36' TW=13.80' (Fixed TW Elev= 13.80')

- 1=Orifice/Grate (Orifice Controls 4.06 cfs @ 7.45 fps)
- 2=Custom Weir/Orifice (Weir Controls 7.23 cfs @ 3.70 fps)
- 3=Sharp-Crested Rectangular Weir ( Controls 0.00 cfs)

### Pond 3P: PondNew36864

Hydrograph



Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=UHETS323

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: GCHR\_POST8.38**

Runoff Area=8.380 ac Runoff Depth=8.33"

Tc=30.0 min CN=88 Runoff=37.27 cfs 5.820 af

**Pond 3P: PondNew36864**

Peak Elev=16.72' Storage=2.167 af Inflow=37.27 cfs 5.820 af

Outflow=23.24 cfs 5.670 af

**Subcatchment 1S: GCHR\_POST8.38**

Runoff = 37.27 cfs @ 12.43 hrs, Volume= 5.820 af, Depth= 8.33"

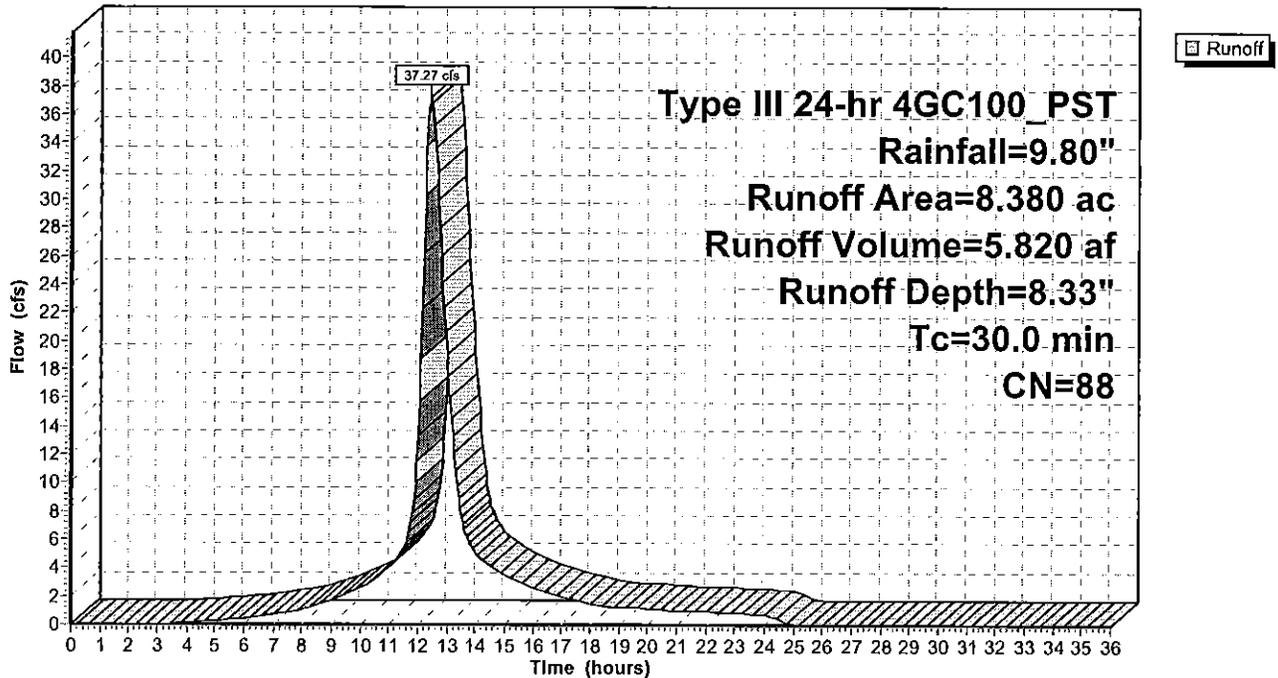
Runoff by SCS TR-20 method, UH=UHETS323, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 4GC100\_PST Rainfall=9.80"

Area (ac)	CN	Description
8.380	88	
8.380		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.0					Direct Entry,

**Subcatchment 1S: GCHR\_POST8.38**

Hydrograph



**Pond 3P: PondNew36864**

Inflow Area = 8.380 ac, Inflow Depth = 8.33" for 4GC100\_PST event  
 Inflow = 37.27 cfs @ 12.43 hrs, Volume= 5.820 af  
 Outflow = 23.24 cfs @ 12.88 hrs, Volume= 5.670 af, Atten= 38%, Lag= 27.0 min  
 Primary = 23.24 cfs @ 12.88 hrs, Volume= 5.670 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs  
 Peak Elev= 16.72' @ 12.88 hrs Surf.Area= 0.000 ac Storage= 2.167 af

Plug-Flow detention time= 148.6 min calculated for 5.662 af (97% of inflow)  
 Center-of-Mass det. time= 133.5 min ( 937.3 - 803.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	13.55'	3.190 af	<b>Custom Stage Data Listed below</b>

Elevation (feet)	Cum.Store (acre-feet)
13.55	0.000
14.00	0.270
15.00	0.920
16.00	1.620
17.00	2.380
18.00	3.190

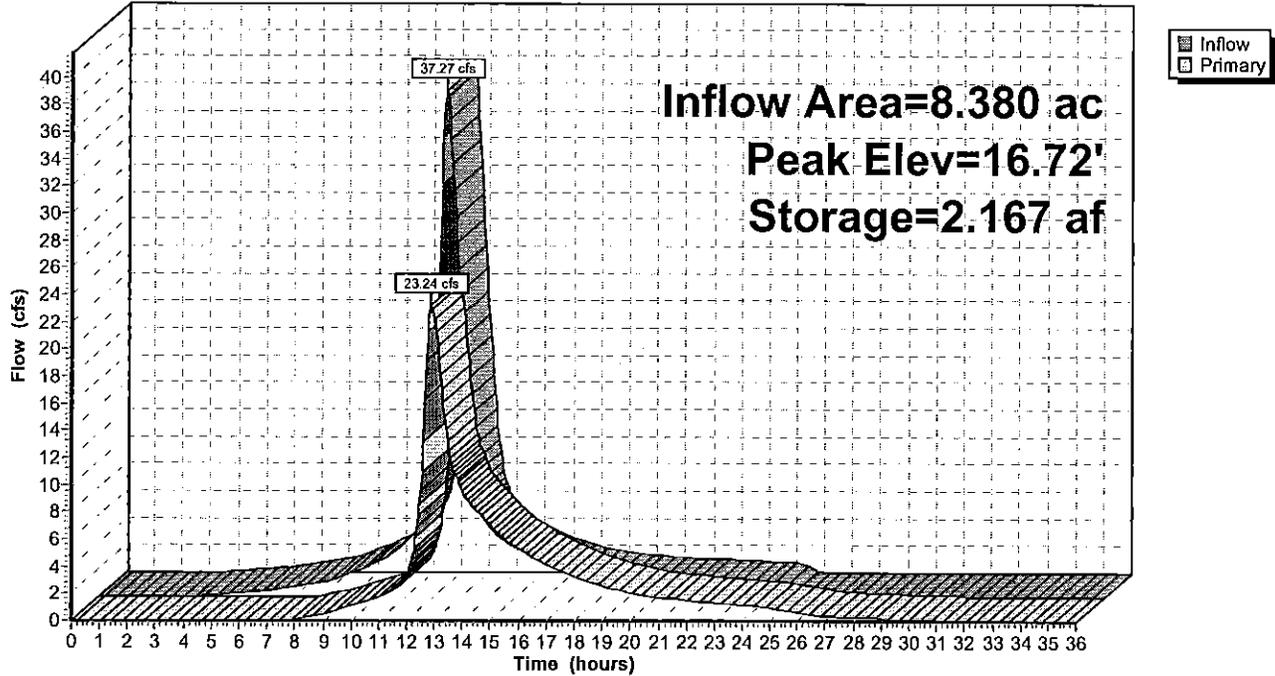
Device	Routing	Invert	Outlet Devices
#1	Primary	13.55'	<b>10.0" Vert. Orifice/Grate C= 0.600</b>
#2	Primary	14.30'	<b>Custom Weir/Orifice, C= 2.62</b> Head (feet) 0.00 0.90 0.90 1.80 1.80 2.60 Width (feet) 0.60 0.60 0.70 0.70 3.00 3.00
#3	Primary	16.40'	<b>12.0' long x 0.50' rise Sharp-Crested Rectangular Weir</b> 2 End Contraction(s) 2.0' Crest Height

**Primary OutFlow Max=23.18 cfs @ 12.88 hrs HW=16.72' TW=13.80' (Fixed TW Elev= 13.80')**

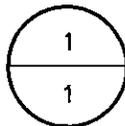
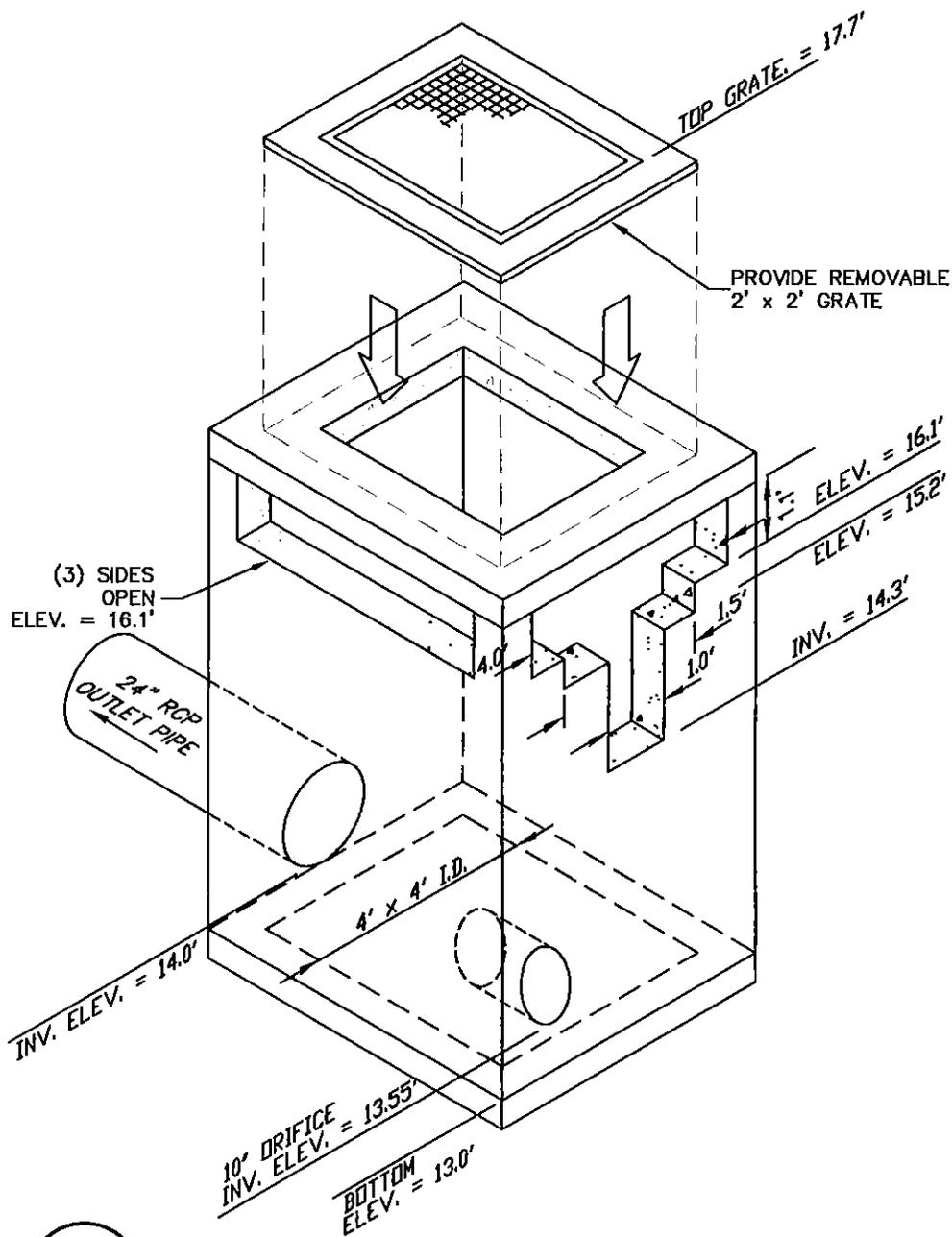
- 1=Orifice/Grate (Orifice Controls 4.36 cfs @ 7.99 fps)
- 2=Custom Weir/Orifice (Weir Controls 11.67 cfs @ 3.86 fps)
- 3=Sharp-Crested Rectangular Weir (Weir Controls 7.15 cfs @ 1.88 fps)

### Pond 3P: PondNew36864

Hydrograph



APPENDIX D



OUTLET STRUCTURE NO. O.S. #1 - DETAIL

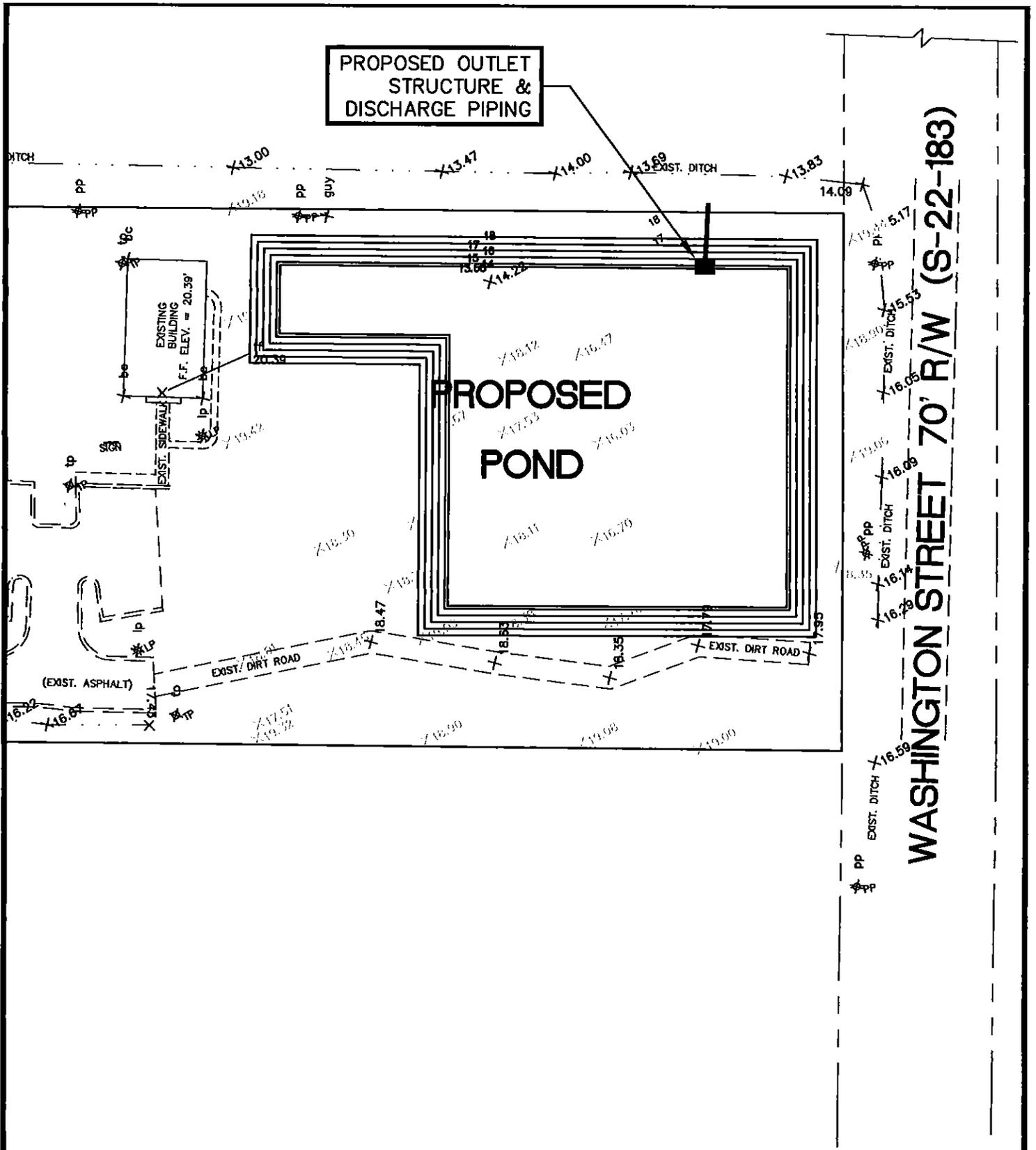
DATE: 7/14/2017 REVISION DATE: JOB NO.: 2017016	<b>GEORGETOWN COUNTY HUMAN RESORCES COMPLEX</b> GEORGETOWN COUNTY, SOUTH CAROLINA	DRAWING SCALE: NONE <b>OUTLET STRUCTURE NO. 1</b> FIGURE 1
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**ETS**

ENGINEERING AND TECHNICAL SERVICES, INC.

Pawleys Business Center • 58 Centermarsh Lane • P.O. Box 2040 • Pawleys Island, S.C. 29585  
 Phone: (843) 237-3002 • Fax: (843) 237-2269 • Email: ets@etsengineers.com • http://www.etsengineers.com





PROPOSED OUTLET  
STRUCTURE &  
DISCHARGE PIPING

PROPOSED  
POND

WASHINGTON STREET 70' R/W (S-22-183)

DATE:  
7/14/2017  
REVISION DATE:  
JOB NO.: 2017016

**GEORGETOWN COUNTY  
HUMAN RESORCES  
COMPLEX**  
GEORGETOWN COUNTY, SOUTH CAROLINA

DRAWING SCALE: 1" = 60'  
**EXHIBIT "B"**  
**PROPOSED POND**  
FIGURE 2

**ETS**

ENGINEERING AND TECHNICAL SERVICES, INC.

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Phone: (843) 237-3002 • Fax: (843) 237-2269 • Email: ets@etsengineers.com • http://www.etsengineers.com









