



Meeting agenda
Monday, June 27, 2022 6:00pm

1. Call to order
2. Approval of minutes: 05/23/2022
3. Brief statement about rules and procedures
4. Variance application #VA22-004 – John Ramey is requesting a 10' variance from the front setback allowing for construction of a garage. TMS# 327-00-01-014, with an address of 800 Sunview Dr. Seneca, SC 29678
5. Special Exception application #SE22-005 – Kevin O'Fallon is requesting a Special Exception hearing for an RV and Boat storage facility in the Fair Play Village Overlay. TMS# 337-00-05-081, an unaddressed parcel with the closest address of 844 E. Fair Play Blvd., Fair Play, SC 29643.
6. Special Exception application #SE22-004 – David Sommers of Sommers General Contracting is requesting a Special Exception hearing to build a new 32 bed bunkhouse for volunteers. TMS# 331-00-02-011 with an address of 175 Camp School Ln., Fair Play, SC 29643.
7. Adjourn

**Oconee County
Board of Zoning
Appeals**

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
planninginfo@oconeesc.com

BOARD MEMBERS

Jim Codner, Chairman, District I	Marty McKee, District IV
Gwen Fowler, District II	Bill Gilster, District III
John Eager, Vice Chairman, At-Large	Tim Mays, District V
Bill Decker, At-Large	

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

6:00 PM – May 23, 2022, 2022

Members in Attendance

Gwen Fowler
Marty Mckee
John Eagar
William Decker

Tim Mays
Jim Codner
Bill Gilster

Staff

James Coley, Planning Director
Vivian Kompier, Senior Planner

Media

Lauren Pierce

ITEM 1 – Call to order – Mr. Codner called the meeting to order at 6:00 PM.

ITEM 2 – Motion to approve the minutes from April 25, 2022 – Mr. Eagar made a **motion** to approve the minutes from April 25; seconded by Mr. Mays. **Motion** by Mr. Eagar to amend the minutes to include the transcript from Ms. Morgan, seconded by Mr. Mays. Mr. Codner called for a vote. The motion passed unanimously 5/0 with Mr. Decker and Ms. Fowler abstaining.

ITEM 3 – Brief statement about rules and procedures – Mr. Codner outlined the proceedings of the meeting going forward:

- Applicant will provide a presentation to state their request (5 minutes).
- Staff will be asked to make any comments regarding the request.
- The public is allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record (3-5 minutes).
- Applicant rebuttal
- Board members will discuss in detail.
- Voting

ITEM 4 – Variance application #VA 22-003 – Shelby Stewart of Brown Haven Homes is requesting a variance from the 25' setback. The 25' setback for the

Residential District starts at the 80' minimum width requirement. TMS# 162-05-01-040 addressed as 545 Peninsula Road West Union, SC 29696.

Applicant's opening statement and provision of evidence: Mr. Russ Armstrong presented on behalf of the applicant. Mr. Armstrong stated that their construction company took over construction after the lot sold. The HOA has already issued a variance for the reduced setback.

Staff comments:

- Mr. Coley – stated the Department's had incorrectly issued a permit and that the original permit was voided as a result of the lot being a flag lot, as it does not meet the minimum 80' width. The zoning is residential, not control free.

Public Comment:

- Mr. Gary Larange (sp), representing the HOA, the HOA believes that the house is sited in the best location for the property, and the HOA has granted a variance
- An email from Jonathan Lee, the adjacent property owner, opposing the variance

Applicant rebuttal: Do not believe there is a negative impact on the neighbor who was against

Board questions and discussion:

- Board requested to view the septic tank and the foundation, and the impact changing the site would have on both.
- The house could be closer to the side property line than it currently is
- It was a county mistake to issue the permit originally.

Consideration of VA22-003:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Mays made a motion, seconded by Mr. Eagar. No discussion.
 - b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. McKee. No discussion.
 - b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. McKee.
 - b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. McKee. No discussion.
 - b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that variance request was approved.

ITEM 5 - Variance application #VA22-002 – Jeff Edney of WK Dickson & Co., Inc is requesting a 5' variance allowing the side setbacks to be reduced to 0' thus allowing for single family attached homes. TMS#'S 254-00-01-024/025/029/031/032/055/056/061. An unaddressed parcel with the nearest address of 1707 S. Oak St. Seneca SC, 29678

Applicant's opening statement and provision of evidence: Mr. Edney and Ms. Trisha Chasem clarified that the project is in a control free district, and thus are allowed to do the town home project. The request is to eliminate the side setback requirement to allow for individually platted town homes for sale. They believe that the variance will

increase the likelihood on individuals purchasing the homes as opposed to investors buying blocks of townhomes.

Staff comments:

Mr. Coley confirmed that the project could be done without the variance, but the developer would not be able to sell the units individually without the variance. Ms. Kompier showed the board a map showing all of the parcels that are included in the total development.

Board questions:

- Board asked about the size of the lots, shown on the drawing

Public comment:

- Larry Rice- owns 750' of adjoining property. Setbacks are needed, 5' setbacks are already too small.
- Victoria Herron- project backs up to her family home. She is concerned about traffic, too many people and lots being too small for the existing community
- Robert Herron- project area is surrounded by single family homes, concerned about home values, traffic, and thinks the project takes away from the neighborhood.
- Dana Moore 1707 s Oak, lived here since 1943, concerned about traffic, and concerned about keeping the integrity of the property
- Ronald Perry- lives close on Oak St, concerned about total number of homes being added, does not want this project behind him

Applicant rebuttal: Mr. Edney and Ms. Chasem acknowledged that they hear the concerns. They clarified they will meet the front and rear setbacks. They have engaged a traffic study and will abide by the recommendations of the traffic study. They are willing meet with the neighbors to try and help assist with the concerns

Board discussion:

- Board asked about the number of units in each block
- Reiterated that they can build the townhouses as a block currently, but are seeking the variance to sell each unit individually
- Board requested information on the buffer at the north of the property, they want to keep trees where they can
- Question on the individual parcels that need the variance -031,032, 055, 056
- Question on the finality on the design they have presented- buffer to remain, approx. 25'
- Question of intent renters or owners- do not know what will happen
- Variance can apply to parcels 031, 0032, 055, 056, as shown
- Agreeable to make improvements to the buffer area

Consideration of VA22-002:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

- a. Motion – Mr. Eagar made a motion, seconded by Mr. Gilster.
- b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

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

- a. Motion – Mr. Eagar made a motion, seconded by Mr. Gilster. No discussion.
- b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and

- a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays.
- b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

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

- a. Motion – Mr. Eagar made a motion; seconded by Mr. Gilster.
- b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.

- a. Motion – Mr. Eagar made a motion; seconded by Mr. McKee. No discussion.

b. Vote

In-favor	Opposed
7	0

Mr. Codner noted that variance request was approved with the following condition:

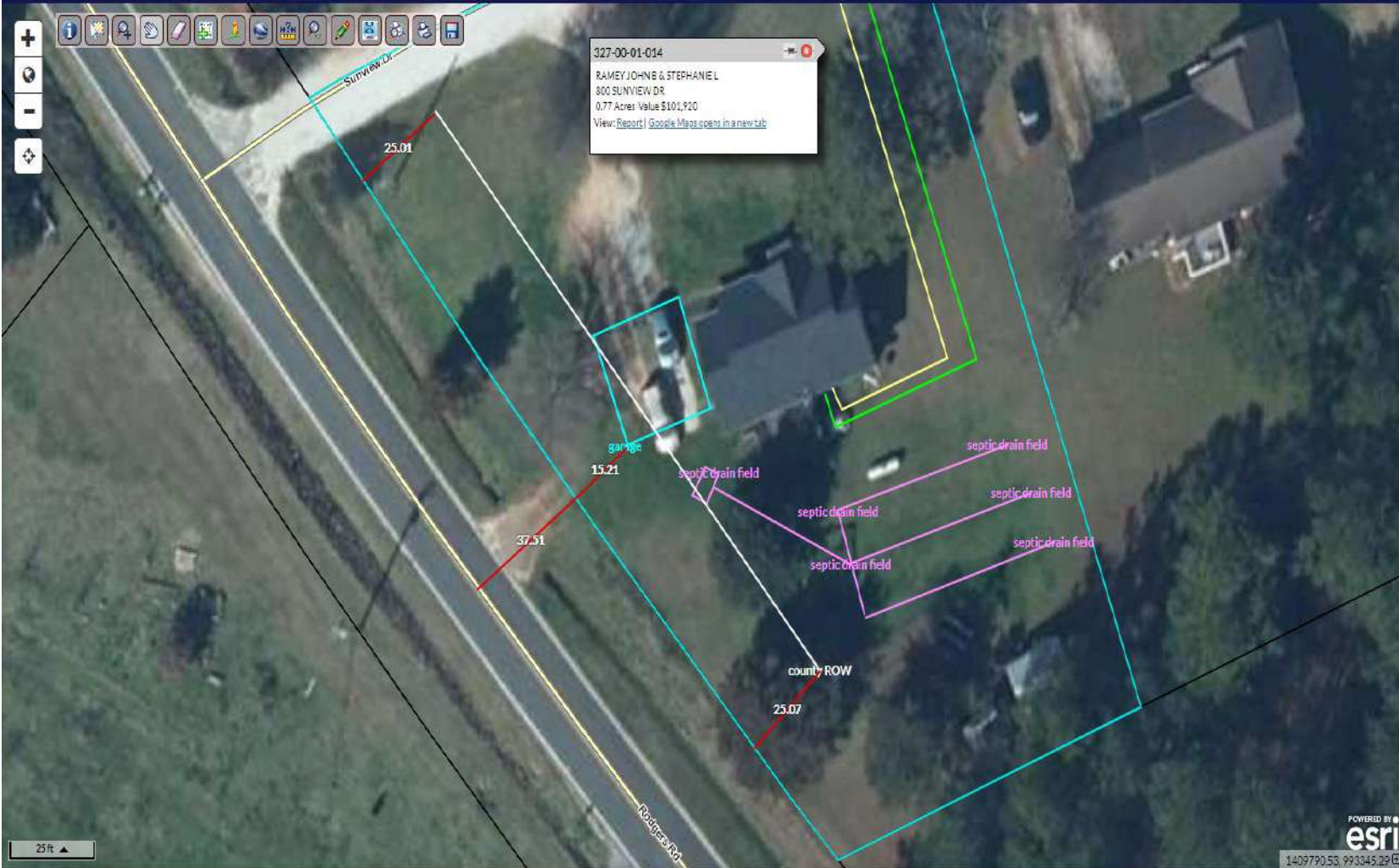
- **0' side setback lot lines on parcels ending 031, 032, 055, 056, and as shown on the plan sheet as presented**
- **Developer agrees to make improvements to the buffer area, subject to discussions with the neighboring property owners**

ITEM 6 – Amend agenda – Mr. Mays made a motion to amend the agenda to add a discussion item to consider a recommendation to the planning commission to allow for town homes to be sold as individual units without a variance hearing, seconded Mr. Eagar. Mr. Codner called for a vote. The motion passed unanimously 7/0. Board directs staff to work on a recommendation to be presented at the next meeting.

Item 7 Adjourn – Mr. Mays made a motion to adjourn; seconded by Mr. McKee. Mr. Codner called for a vote. Motion passed unanimously 7/0.

DRAFT

Variance application #VA22-004 – John Ramey is requesting a 10' variance from the front setback allowing for construction of a garage. TMS# 327-00-01-014, with an address of 800 Sunview Dr. Seneca, SC 29678



327-00-01-014
 RAMEY JOHN B & STEPHANIE L
 800 SUNVIEW DR
 0.77 Acres Value \$101,920
[View Report](#) | [Google Maps opens in a new tab](#)

Results:
 Parcel ID - 327-00-01-014
 Alt id - 50207
 Address - 800 SUNVIEW DR
 Owner - RAMEY JOHN B & STEPHANIE L
 Acres - 0.77
[View Report](#) | [Google Maps opens in a new tab](#)

Parcel ID 327-00-01-014
 Sec/Twp/Rng n/a
 Property Address 800 SUNVIEW DR

Alternate ID 50207
 Class n/a
 Acreage 0.77

Owner Address RAMEY JOHN B & STEPHANIE L
 800 SUNVIEW DR
 SENECA, SC 296780000

Last 2 Sales

Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

District 13
 Brief Tax Description LT 4 SUNSET RIDGE SUB ADD BP/96
 (Note: Not to be used on legal documents)



FILED FOR RECORD
OCONEE COUNTY
S.C.

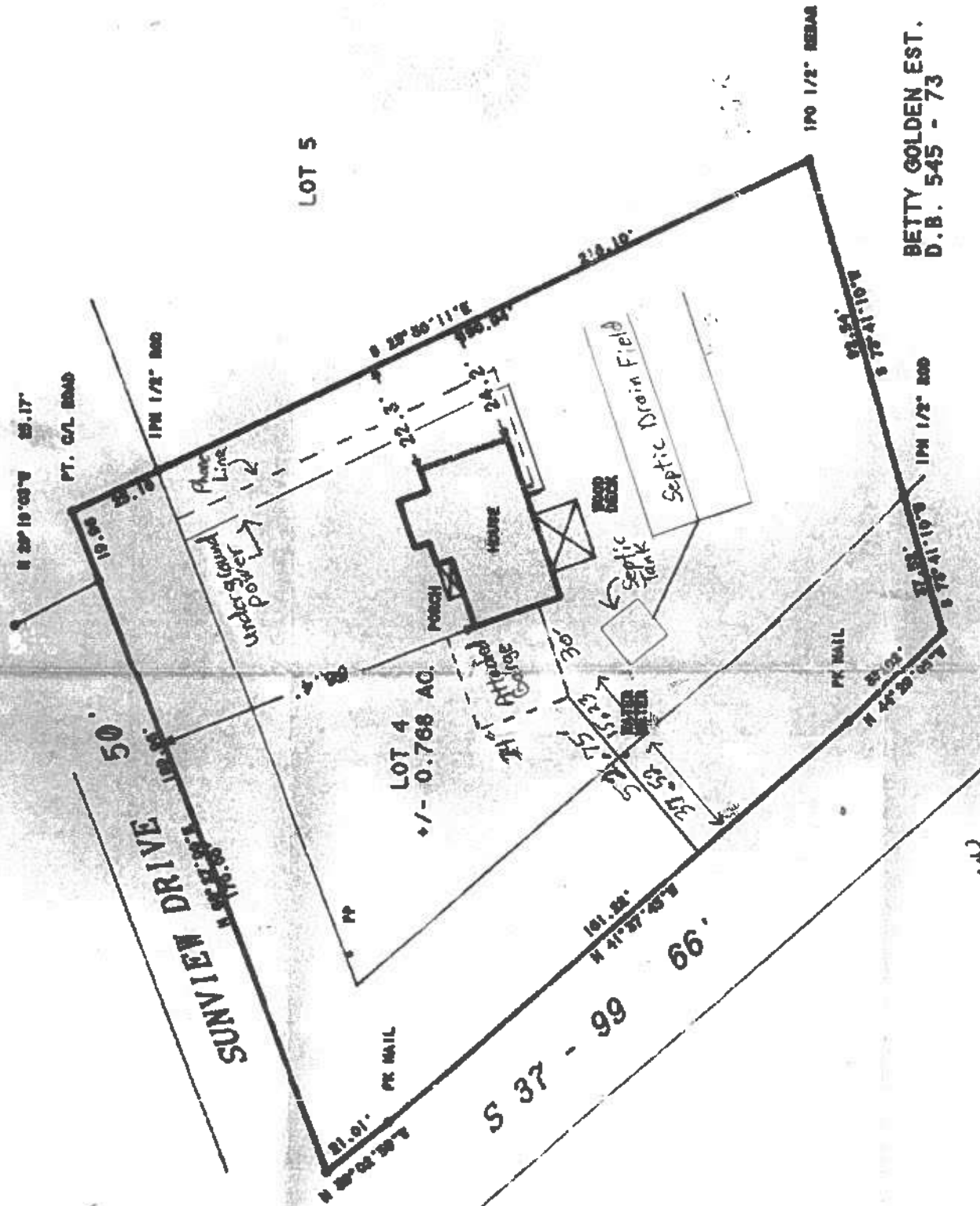
JUN 30 3 56 PM '95

SALLIE C. SMITH
CLERK OF COURT



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE
INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS
MADE 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
ALSO THERE ARE NO ENCROACHMENTS PROJECTIONS OR
SETBACKS AFFECTING THE PROPERTY
OTHER THAN THOSE SHOWN

Jerry E. Byrd
JERRY E. BYRD
PROFESSIONAL LAND SURVEYOR NO. 8037



Deed 823 Pg 152

PLAT PREPARED FOR

JOHN B. & STEPHANIE L. RAMEY

CENTER TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA

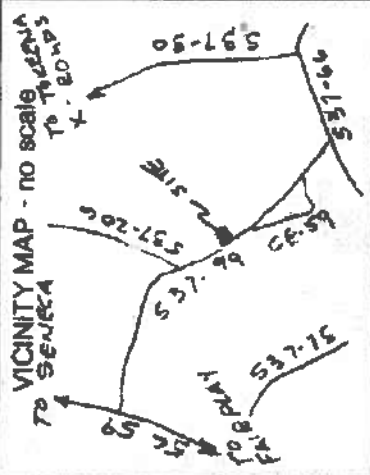
SURVEY PERFORMED BY
JERRY E. BYRD LAND SURVEYING, INC.

805 W MAIN STREET WALHALLA, SC 29681

DATE OF SURVEY
06/19/1996

JOB NO
95143

(803) 638-8023



REFERENCES/NOTES
DEED BOOK NO. 522-180
PLAT BOOK NO. A271-08
TAX MAP NO. P/O 527-00-01-008



THIS PROPERTY IS NOT IN A
FLOOD HAZARD AREA.

Recorded this 30 day of June
A. D., 19 95 in Vol. A346
Page 3 and Certified:
Sallie C. Smith
C.C.O.P.G.S.

Oconee County, S.C.

Page 10

REF. SUNSET RIDGE SUBD.

006193

Special Exception application #SE22-005 – Kevin O’Fallon is requesting a Special Exception hearing for an RV and Boat storage facility in the Fair Play Village Overlay. TMS# 337-00-05-081, an unaddressed parcel with the closest address of 844 E. Fair Play Blvd., Fair Play, SC 29643.

The board will review and answer 4 questions regarding the request. These questions are:

1. In accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested:

Our Boat and RV storage will provide the community with a much needed, safe, clean, and easy to use facility to store their Boats and RV's. With new communities coming to the Fair Play area, it will provide an alternative to Boats & RV's being parked in residents driveways or on the side of their home. As a reminder, Boat and RV owners typically earn higher incomes, buy more expensive homes, and produce a positive impact on property values over time.

2. In the best interests of the County, the convenience of the community and the public welfare: Yes, everyone I have spoken to in the fair play area tells me how much we need this type of business for the Community. Our business allows residents who can't afford waterfront property to have access to the local resources such as the lake Hartwell. This access will be achieved without cluttering up the neighborhoods with more vehicles and equipment. We believe it's in the best interest of the Fair Play Area to embrace small, individual business owners who care about our community and its citizens, instead of large corporations and franchises who only concentrate on the bottom line.

We are such a business. As a Fair Play landowner for over 16 years, I want the Fair Play area to grow with the same type of businesses that I'm offering the community.

3. Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with appropriate in appearance to the existing or intended character of the general vicinity:

It is absolutely suitable for the community. I've designed the business to be a clean business with no pollution or debris and no negative impact on the lake or the interstate. Our proximity to both the lake and Interstate, provides a convenient and safe place for residents of the community to store their boat or RV, while providing easy access as needed for recreation. This added ability to access the natural beauty of the area will increase the quality of life for the residents of our community. Our business is in harmony with and a clear asset to the community and will have minimal impact upon the intended character of the general vicinity.

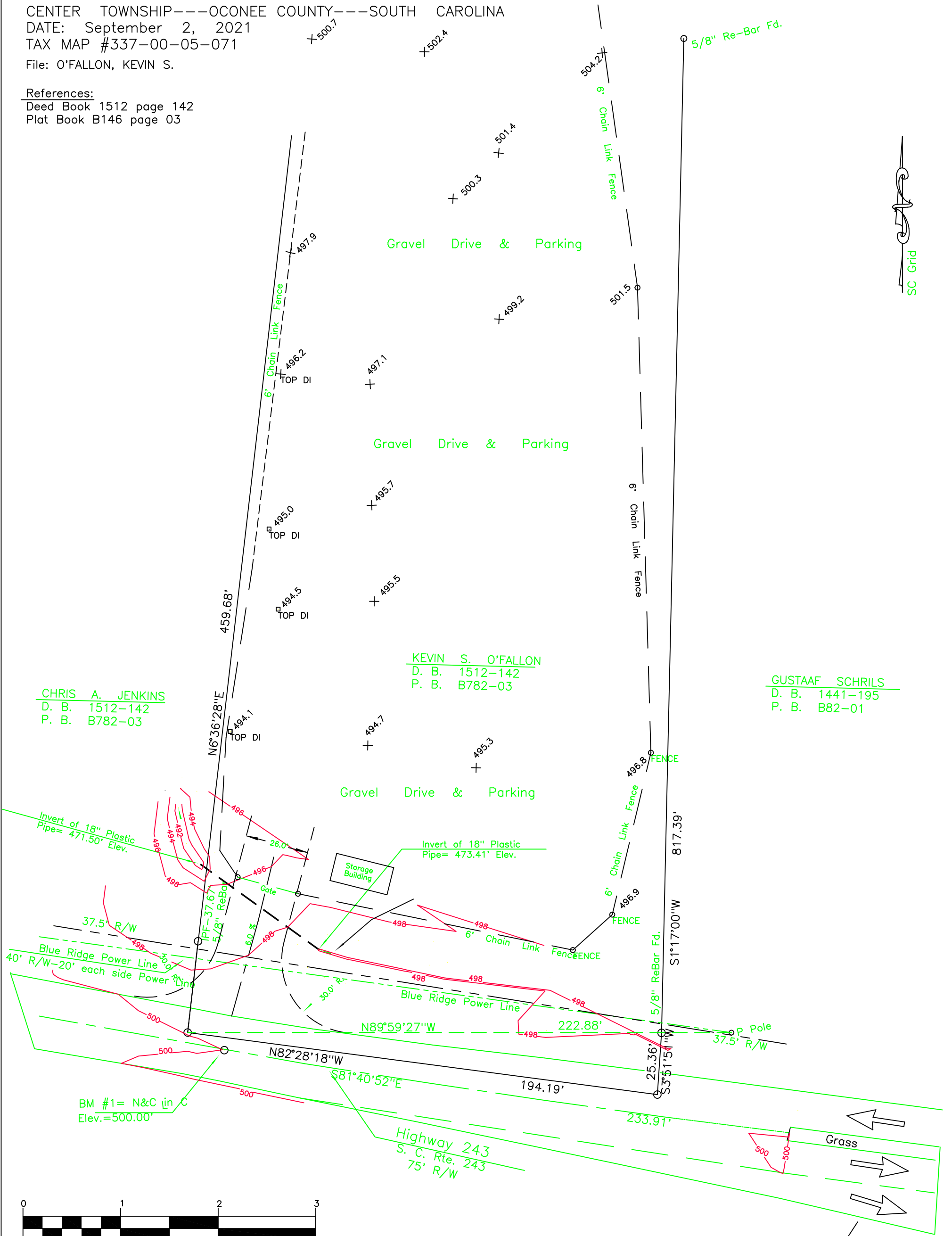
4. Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

We are following all guidelines set by the state and have Approval/ Permit from the South Carolina DHEC for stormwater management. We are in the final stage of approval from the DOT and should be permitted by the date of the board meeting. Regarding traffic congestion, a study found that less than twenty percent Boat & RV Owners use their vehicle more than 2 times a month after the first year of ownership. Having the location so close the lake and interstate, we don't foresee any significant increase in traffic or highway congestion, as traffic will not have to go to the downtown area.

PROPERTY OF KEVIN S. O'FALLON

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA
 DATE: September 2, 2021
 TAX MAP #337-00-05-071
 File: O'FALLON, KEVIN S.

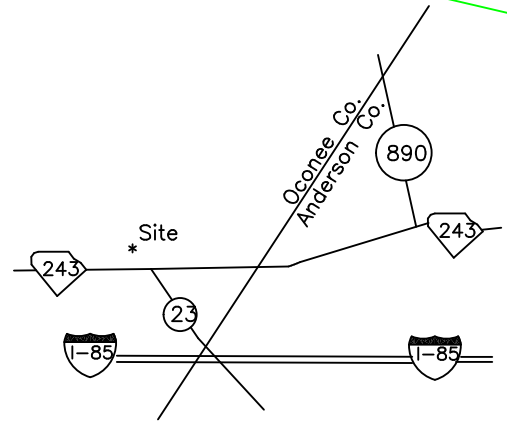
References:
 Deed Book 1512 page 142
 Plat Book B146 page 03



Scale : 1" = 40'

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 STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SURVEYED BY JAMES G. HART _____
 REG. L.S. # 6674
 266 FRIENDSHIP VALLEY ROAD
 SENECA, SC 29678
 TELEPHONE (864) 882-7030



LOCATION MAP--NO SCALE

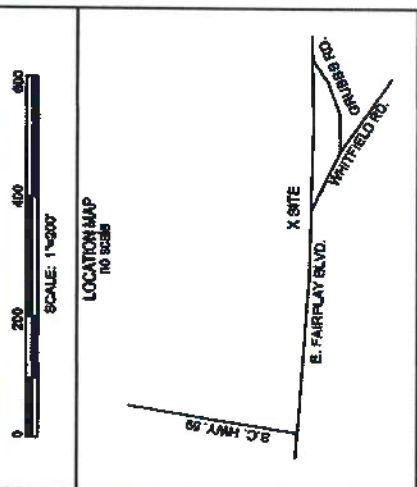
SOUTH CAROLINA
DEPT OF HEALTH AND ENVIRONMENTAL CONTROL
ENVIRONMENTAL QUALITY CONTROL
STORAWATER PERMITTING SECTION

APPROVED FOR CONSTRUCTION ONLY
DHEC PERMIT NO. 50210ZABZ
FILE NO. 50210ZABZ
DATE 08/06/2021
BY: [Signature]

LINE	BEARING	LENGTH
L1	S03°51'51"W	25.36
L2	N82°28'18"W	194.19
L3	N78°15'01"W	111.57
L4	N12°28'24"E	34.98
L5	N88°05'30"E	37.11
L6	N72°35'01"W	109.22
L7	N82°28'18"W	83.58



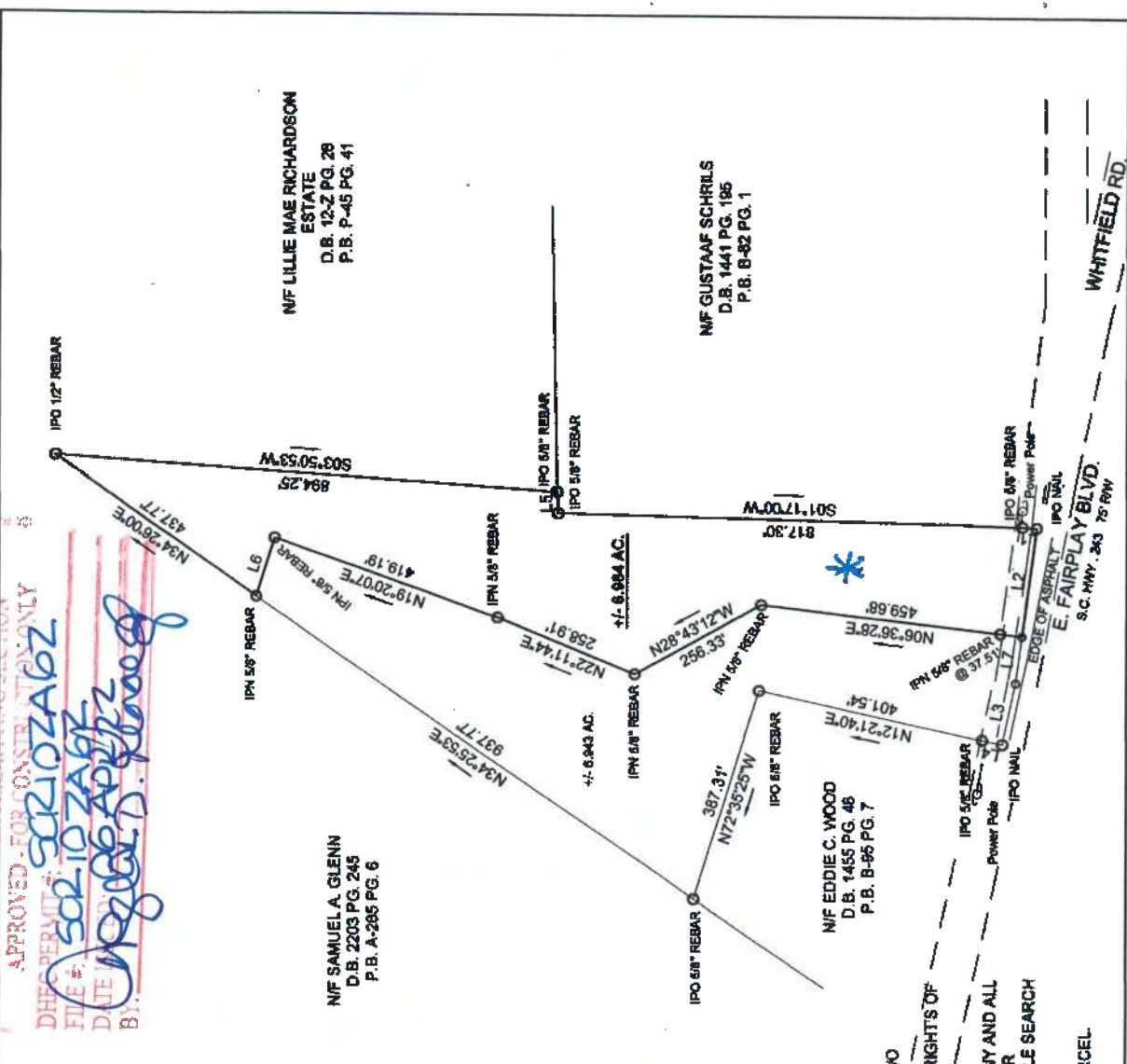
BOUNDARY SURVEY
KEVIN S. O'FALLON
CENTER TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA
STEPHEN R. EDWARDS & ASSOCIATES, INC.
1432 W. MAIN STREET - WEST UNION, S.C. - 29886
(803) 78-1120
REVISED: 03-10-2021
DATE: 05-12-2006
JOB NUMBER: 06-135-A



STEPHEN R. EDWARDS & ASSOCIATES, INC. NO. 19881
SOUTH CAROLINA LAND SURVEYOR
STEPHEN R. EDWARDS
SOUTH CAROLINA
NO LIVE BEAUFORT
STEPHEN R. EDWARDS & ASSOCIATES, INC. NO. 19881
SOUTH CAROLINA
CERTIFICATE OF A

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 3 SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

STEPHEN R. EDWARDS P.L.S. NO. 19881



- NOTES
- 1) REFERENCES
-D.B. 1512 PG. 142
-P.B. B-146 PG. 3
-TAX MAP NUMBER: 337-00-05-071 P/O
 - 2) ACREAGE SHOWN INCLUDES ALL RIGHTS OF WAY AND OR EASEMENTS.
 - 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - 4) REVISED 03-10-2021 TO DIVIDE PARCEL.



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

For Official Use Only SCR102A6Z
 File Number: SCR102A6Z
 Permit Number: SCR102A6Z
 Submittal Package Complete: _____
 Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR1000000. Fees required for review and NPDES coverage of each application type are as listed on page 2 of the instructions.

SOUTH CAROLINA
 DEPT OF HEALTH AND ENVIRONMENTAL CONTROL
 ENVIRONMENTAL QUALITY CONTROL
 STORMWATER PERMITTING SECTION
 APPROVED - FOR CONSTRUCTION ONLY
 DHEC PERMIT #: SCR102A6Z
 FILE #: SCR102A6Z
 DATE ISSUED: 06 APR 22
 BY: [Signature]

Date: 11/10/2021
 Project/Site Name: East Fair Play County: Oconee
 (Modification or Change of Information Only) Prior Approved NPDES Permit or File Number: _____

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

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

- A. **Project (Application/Review) Type(s)** (Select **ALL** that apply):
 New Project (Initial Notification) Ongoing Project: Permitted or Un-Permitted
 Late Notification Low Impact Development (LID) or Project Design Above Regulatory Requirements
 New Owner/Operator or Company Name Change (see instructions, attach Form A (Transfer of Ownership))
 Major Modification: (see instructions, attach Form B (Major Modifications))
 MS4 Project Review
 Ocean and Coastal Resource Management (OCRM) Review
 Change of Information/Other (Specify): _____
 B. If Applicable, identify the entity designated as **MS4 Reviewer and MS4 Operator** (i.e., Lexington County, City of Greer, etc.): MS4 Reviewer MS4 Operator

II. Primary Permittee Information

Change of Information

Person or Company If a Company, are you a Lending Institution or Government Entity?
 Company EIN (if applicable): EIN: _____

A. **Primary Permittee Name:** Kevin S O'Fallon
 Mailing Address: 1615 Woodridge CT City: Cumming State: GA Zip: 30041
 Phone: 404-808-3415 Fax: _____ Email Address: shane@employers-Solutions.com

B. **Contact /ODSA Name** (if different from above OR if owner is a company): _____
 Mailing Address: Same City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____

C. **Property Owner Name** (if different from above): Same
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____

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

- A. **C-SWPPP Preparer Name:** N/A
 B. **Registered Professional** Engineer Landscape Architect Tier B Land Surveyor **S. C. Registration #:** _____
 C. **Company/Firm Name:** _____ **S. C. COA #:** _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____

IV. Project/Site Information

- Change of Information
- A. **Type of Construction Activity(ies)** (Select **ALL** that apply):
 Commercial Industrial Institutional Mass Grading Linear Utility/Infrastructure
 Residential: Single-family Residential: Multi-family Multi-use (Commercial & Residential)
 Site Preparation (No New Impervious Area) Other (Specify) _____
 B. **Site Address/Location** (street address, nearest intersection, etc.) East Fair Play Blvd (Hwy 243 & Witfield Rd)
 City/Town (if in limits): Fair Play Zip Code: 29643
 Latitude: 34 ° 30 ' 34 " N Longitude: - 82 ° 58 ' 9 " W (Source): GPS Web Site: _____
 Tax Map Number (s) (List all): 337-00-05-071

- C. Is this site located on Indian Land? Yes No
- D. Proposed Start Date: 11/10/2021 Proposed Completion Date: 1/1/2022
- E. Disturbed Area (nearest tenth of an acre): 1.8 Total Area (acres): 6.97
- F. Modification Only: (nearest tenth of an acre): Disturbed Area: Current (Approved) Area: _____
 Disturbed Area Change (Increase Only): _____ Total Disturbed Area (After Change): _____
- G. Is this project part of a Larger Common Plan for Development or Sale (LCP)? Yes No
 LCP/ Overall Development Name: _____ Check here if this is the First Phase.
 Previous State Permit/File Number: _____ Previous NPDES Coverage Number: SCR10
- H. Any Flooding Problems exist downstream of or adjacent to this site? Yes No (If yes, provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP).
- I. Active S.C. DHEC Warning Notice, Notice to Comply or Notice of Violation for this site or LCP? Yes No
- J. List Relevant State and Federal Environmental Permits or Approvals applied for or obtained for this site (e.g., RCRA, USACOE, Nationwide, etc.). If None, list None.
DOT Driveway Permit
- K. Any Waiver(s)/Variances/Exceptions Requested for this Project? (If yes, identify below and include Waiver Request and Justifications in the C-SWPPP for each proposed request).
- | | |
|--|---------------------------|
| 1. Small Construction Activity Waiver(s) From NPDES permitting (Section 1.4 & Appendix B)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If yes, identify requested waiver: <input type="checkbox"/> Rainfall Erosivity Waiver <input type="checkbox"/> TMDL Waiver <input type="checkbox"/> Equivalent Analysis Waiver | |
| 2. Detention Waiver (72-302(B))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 3. Other (Specify): _____ |

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

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

1. Name of Receiving Waterbodies (RWB)	2. Distance to RWB (feet)	3. Classification of RWB
a. Nearest: <u>Unnamed Tributary</u>	<u>1819</u>	<u>FW</u>
b. Next Nearest: <u>Mud Creek</u>	<u>11252</u>	<u>FW</u>
c. Coastal Zone ONLY: Coastal Receiving Water (CRW): _____		Not Applicable
d. Other Waterbodies: _____		

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

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

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

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

1. Are S. C. Navigable Waters (SCNW) on the site: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
a. If no, do not complete this question. Proceed to Section D (Impaired Waterbodies).		
b. If yes, provide the name of S.C. Navigable Waters (SCNW) on the site: _____		
2. If yes for C.1, will construction activities cross over or occur in, under, or thru the SCNW? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, describe SCNW activities (e.g., road crossing, sub-aqueous utility line, temporary or permanent structures, etc.) and proceed to Section C.3: <u>none</u>		
3. Identify permits providing coverage of SCNW activities proposed for your site. If NONE, list none.		
Permits/Certifications	Permit or Certification No.	Corresponding Covered SCNW Activity(ies)
a. DHEC General/ Other DHEC Permit		
b. US ACOE Permit or 401 Certification		
c. SCNW Permit		<input type="checkbox"/> All Activities or <input type="checkbox"/> Some Activities (Describe):
If applied for or issued, identify Date applied for or issued: _____		
d. If a SCNW Permit has NOT been applied for provide an additional plan sheet that shows plan and profile views (drawn to scale) of the SCNW and associated activities. Include a description of all proposed activities on this plan.		

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

1. 303(d) Listed Impaired Waterbodies

a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Is this WQMS(s) listed on the most current 303(d) list? If No, proceed to Section 2 of this table. If Yes, complete items c thru f.	c. List the pollutant(s) identified as "CAUSES" of the impairment	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	Corresponding Waterbody				
RS-06170	Mudcreek	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ecoli	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

2. TMDL Impaired Waterbodies

a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4?	b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f of this table.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?
RS-06170	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

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

KEVIN S OZALLOU  _____
 Printed Name of C-SWPPP Preparer Signature of C-SWPPP Preparer S. C. Registration #

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

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

Kevin S Ozalou _____ OWNER OF PROPERTY _____
 Printed Name of Primary Permittee Title/Position
 _____ 2/3/2022 _____
 Signature of Primary Permittee Date Signed

NPDES CGP FEE SCHEDULE A

(All Counties EXCEPT Beaufort, Berkeley, Charleston, Colleton, Dorchester, Georgetown, Horry, and Jasper)

The schedule should be attached to DHEC Form 2617. Do not send payment in window envelope. **DO NOT MAIL CASH.** DHEC will notify the Project Owner/ Operator if the submitted check or credit card payment cannot be processed. The review clock will start when acceptable payment is received.

1. Identify (✓) the Project Review Type(s) Enter NPDES Coverage Fee of \$125 in the right-hand column if any of the following project/review types apply to this application. Proceed to Item 2.	(✓)	NPDES Coverage Fee
a. Project or LCP (Item IV.G) that will ultimately disturb one (1) acre or more <i>Note:</i> If your project will ultimately disturb less than one (1) acre <u>AND</u> is <u>NOT</u> a part of a Larger Common Plan, coverage under SCR100000 is <u>not</u> required; see http://www.scdhec.gov/administration/library/d-2628.pdf (Notification Form for Sites Disturbing Less Than 1-Acre Not Part of a Larger Common Plan, Non-Coastal County")	<input type="checkbox"/>	\$ <u>125</u> .00
b. New Owner/Operator (Transfer of Ownership)/Company Name Change (\$125 NPDES Coverage fee is required by the Department for Transfers of Ownership and Company Name Changes)	<input type="checkbox"/>	
c. Unpermitted Ongoing Project or Late Notification	<input type="checkbox"/>	
d. MS4 Project Review (Item I.A and I.B) (\$125 payable to Department thru MS4 Reviewer)	<input type="checkbox"/>	
e. Other (Specify): _____	<input type="checkbox"/>	

2. Determine the Project Review Fees (Review fees cannot exceed \$2000 for a project)		
PROJECT OR LCP THAT WILL ULTIMATELY DISTURB ONE (1) ACRE OR MORE	(✓)	Review Fees
a. Enter the disturbed area (Item IV.E) for this project. Proceed to Items 2.b and 2.c.	_____ (Nearest tenth of an acre)	
b. Will this project or LCP (Item IV.G) ultimately disturb more than 1.0 acres	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
c. Is this project exempt from S. C. Reg. 72-300 et seq.?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
1. If this project <u>will not ultimately disturb more than 1.0 acre</u> , and is not part of an LCP, your project is automatically covered under this permit and the NPDES coverage fee and review fee are not required. See the BOW-SPWS for "Less Than 1-Acre of Land Disturbance - Non-Coastal Counties". 2. If this project will ultimately disturb more than 1.0 acre, proceed to Item 2.d.		
d. Enter the project review fees (based on \$100/disturbed area) in the right-hand column. (Multiply the disturbed area (Item 2.a) by \$100/disturbed area). If the disturbed area for this project (Item 2.a.) totals 20.0 acres or more, enter \$2000 in the right-hand column. Review fees cannot exceed \$2000 for a project.		\$ <u>180.00</u> .00

3. Total Required Fees Add the values in the right-hand columns of Items 1 and 2.d. Proceed to Item 4. (The Department will not review this project until all required fees are received).	\$ <u>305</u> .000
---	--------------------

4. Identify the Method of Payment:

Payment by Check:

Attach a **signed and dated check payable to S.C. DHEC** to the **front** of this Fee Schedule.
Please note that all checks must be **less than 30 days old** and must be for the **entire required fees**.

Payment by Credit Card: (Check here if you wish to pay via credit card using the on-line payment system).

The Department will contact you to provide instructions and the invoice number necessary for online payment.
Please provide an e-mail address where the invoice number may be sent: _____

For official use only: Invoice Number _____

2018 SC 303(d) List of Impaired Waters by 12-Digit HUC

PRIORITY RANK	NOTE	BASIN	HUC_12	COUNTY	DESCRIPTION	STATION	USE	CAUSE(S)
3		SAVANNAH	030601010701	ANDERSON	CHARLES CREEK AT UNNUMBERED RIDGE ROAD OFF S-04-485	RS-03506	AL	BIO
3		SAVANNAH	030601010702	ANDERSON	THREE AND TWENTY CREEK AT S-04-280	SV-111	AL	CD
3		SAVANNAH	030601010702	ANDERSON	THREE AND TWENTY CREEK AT SR 29	SV-735	AL	BIO
3		SAVANNAH	030601010704	ANDERSON	LAKE HARTWELL 6 MI NNW OF ANDERSON	RL-01020	AL	PH
3		SAVANNAH	030601010801	PICKENS	SIXMILE CREEK AT S-39-160	SV-205	REC	ECOLI
3		SAVANNAH	030601010803	PICKENS	MARTIN CK ARM OF LAKE HARTWELL AT S-37-65 N OF CLEMSON	SV-106	FISH	HG, PCB
3		SAVANNAH	030601020209	OCONEE	CHATTOOGA RVR AT US ROUTE 76	SV-199	AL	PH
3		SAVANNAH	030601020210	OCONEE	LAKE TUGALOO 1.01 MILES NORTH OF DAM	RL-15105	AL	TN
3		SAVANNAH	030601020210	OCONEE	LONG CREEK AT S-37-538 -ORCHARD ROAD	RS-14201	REC	ECOLI
3		SAVANNAH	030601020304	OCONEE	UNNAMED TRIB AT BRIDGE ON CO RD S-37-142 (BRIDGE ROAD) 5.8 MI SW OF WESTMINSTER. BRIDGE IS 75 YARDS	RS-04380	REC	ECOLI
3		SAVANNAH	030601020304	OCONEE	CHAUGA RIVER AT S-37-34	SV-344	AL	CD
3		SAVANNAH	030601020304	OCONEE	CHAUGA RIVER AT S-37-34	SV-344	REC	ECOLI
3		SAVANNAH	030601020403	OCONEE	LAKE YONAH	CL-015	FISH	HG
3		SAVANNAH	030601020403	OCONEE	EAST LONGNOSE CREEK AT S-37-160 -CLEVELAND PIKE ROAD	RS-13137	REC	ECOLI
3		SAVANNAH	030601020403	OCONEE	TUGALOO LAKE	SV-599	FISH	HG
3		SAVANNAH	030601020502	OCONEE	TRIBUTARY OF CHOESTOE CRK. AT SR 429	SV-790	AL	BIO
3		SAVANNAH	030601020505	OCONEE	MUD CREEK AT BRIDGE ON S-37-99 2.9 MI NE OF FAIR PLAY	RS-06170	REC	ECOLI
3		SAVANNAH	030601020505	OCONEE	BEAVERDAM CREEK AT S-37-66	SV-345	AL	PH
3		SAVANNAH	030601020505	ANDERSON	BEAVERDAM CREEK AT SC 243	SV-364	AL	PH
3		SAVANNAH	030601020505	ANDERSON	BEAVERDAM CREEK AT SC 243	SV-364	REC	ECOLI
3		SAVANNAH	030601020507	OCONEE	CHAUGA RIVER @ TUGALOO R. (TABOR ACCESS)	SV-234	FISH	PCB
3		SAVANNAH	030601030202	ANDERSON	LAKE BROADWAY APPROX 0.4 MI NW OF SPILLWAY NEAR SHORE	RL-16112	AL	PH
3		SAVANNAH	030601030202	ANDERSON	BROADWAY LAKE; NEAR CENTER; APPROX 225 YARDS SW OF END OF GILMER ROAD OFF MULBROW PARK AREA	RL-16120	AL	CHLA, PH
3		SAVANNAH	030601030202	ANDERSON	CUPBOARD CK AT S-04-793 AB BREAZEALE ST PLANT & BL BLAIR HILL	SV-139	AL	DO
3		SAVANNAH	030601030202	ANDERSON	BROADWAY CREEK AT US 76 BTWN ANDERSON & BELTON	SV-141	AL	TURBIDITY
3		SAVANNAH	030601030202	ANDERSON	BROADWAY CRK. AT SR 48	SV-791	AL	BIO
3		SAVANNAH	030601030203	ANDERSON	ROCKY RVR AT S-04-263 2.7 MI SE ANDERSON AT STP	SV-031	AL	TURBIDITY
3		SAVANNAH	030601030203	ANDERSON	BETSY CK AT S-04-259 BL FIBERGLAS OUTFALL	SV-037	REC	ECOLI
3		SAVANNAH	030601030203	ANDERSON	ROCKY RVR AT S-04-152 BL ROCKY RVR STP	SV-041	AL	TURBIDITY



EXIT

BOAT & RV STORAGE



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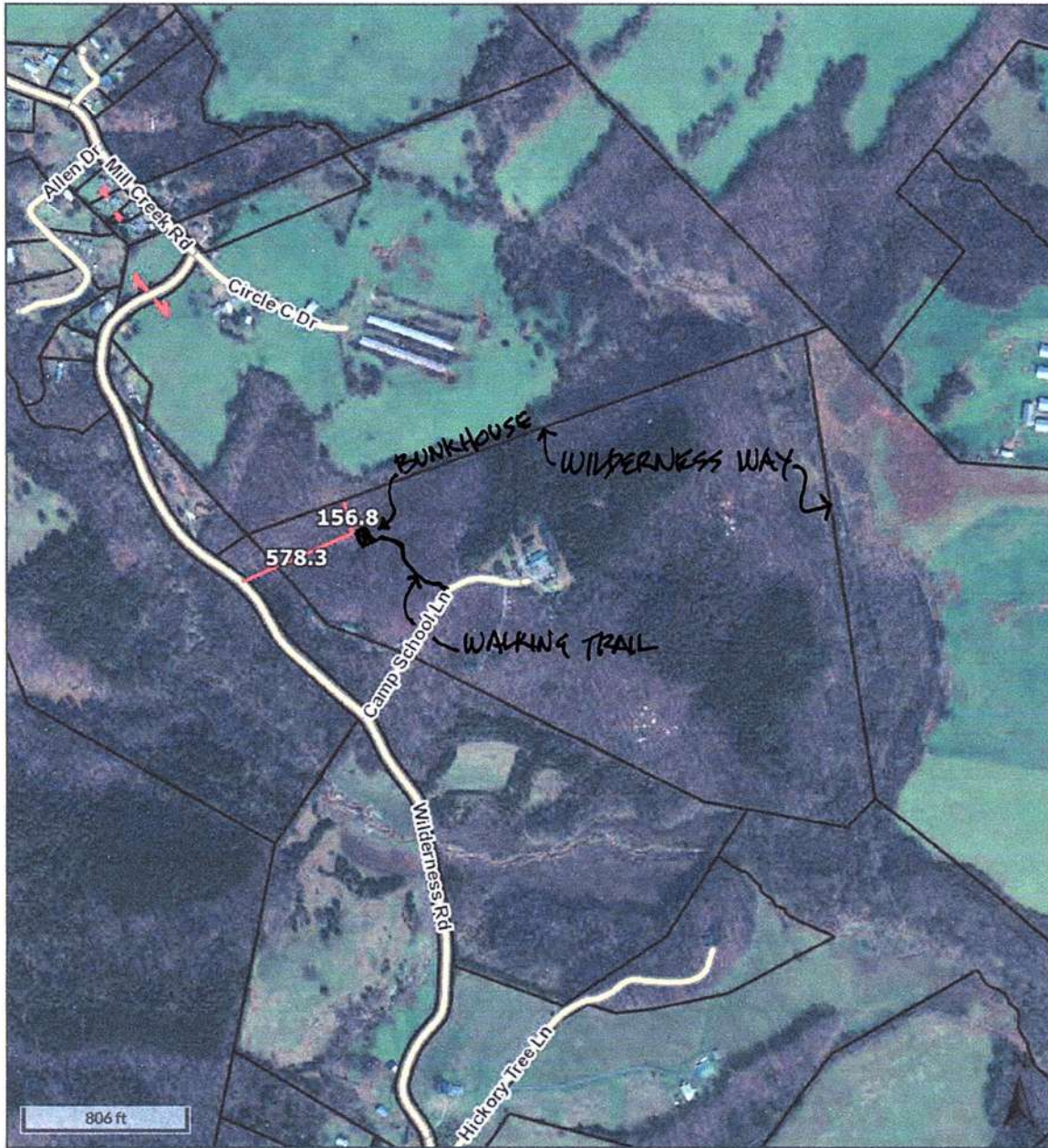




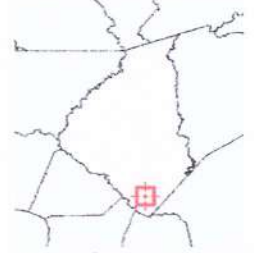


WARNING
24 HOUR
VIDEO
SURVEILLANCE
NO TRESPASSING

Special Exception application #SE22-004 – David Sommers of Sommers General Contracting is requesting a Special Exception hearing to build a new 32 bed bunkhouse for volunteers. TMS# 331-00-02-011 with an address of 175 Camp School Ln., Fair Play, SC 29643.



Overview



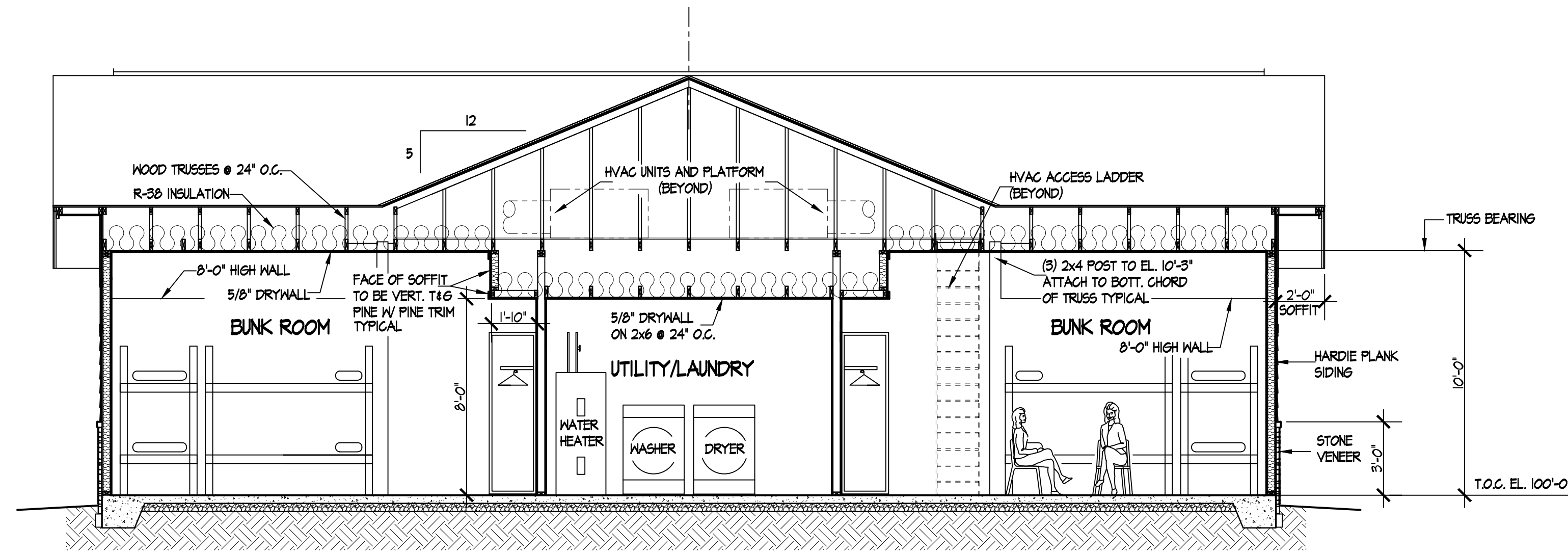
Legend

- Parcels
- Landhook
- Roads

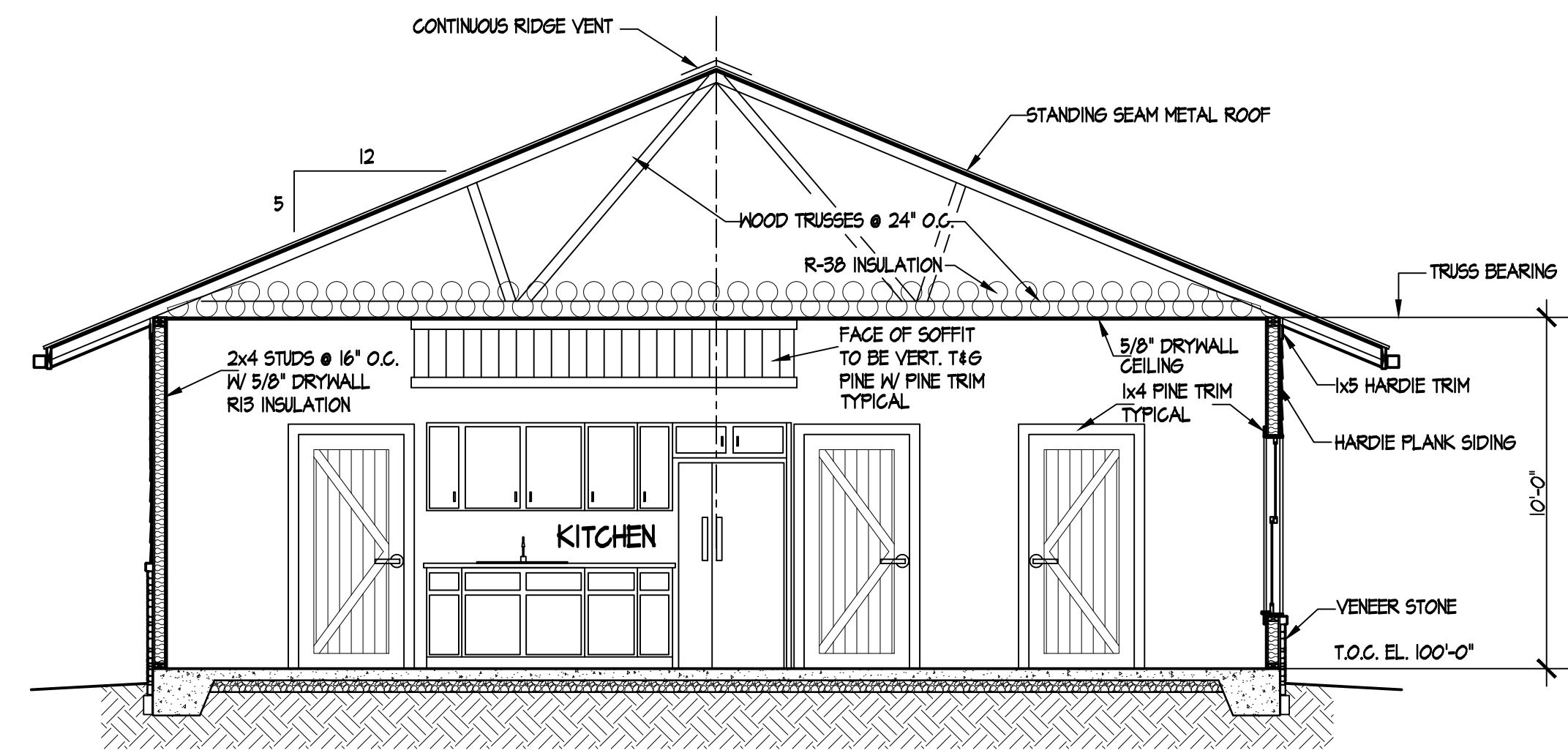
Date created: 3/24/2022
Last Data Uploaded: 3/23/2022 9:47:10 PM

Developed by  Schneider
GEOSPATIAL

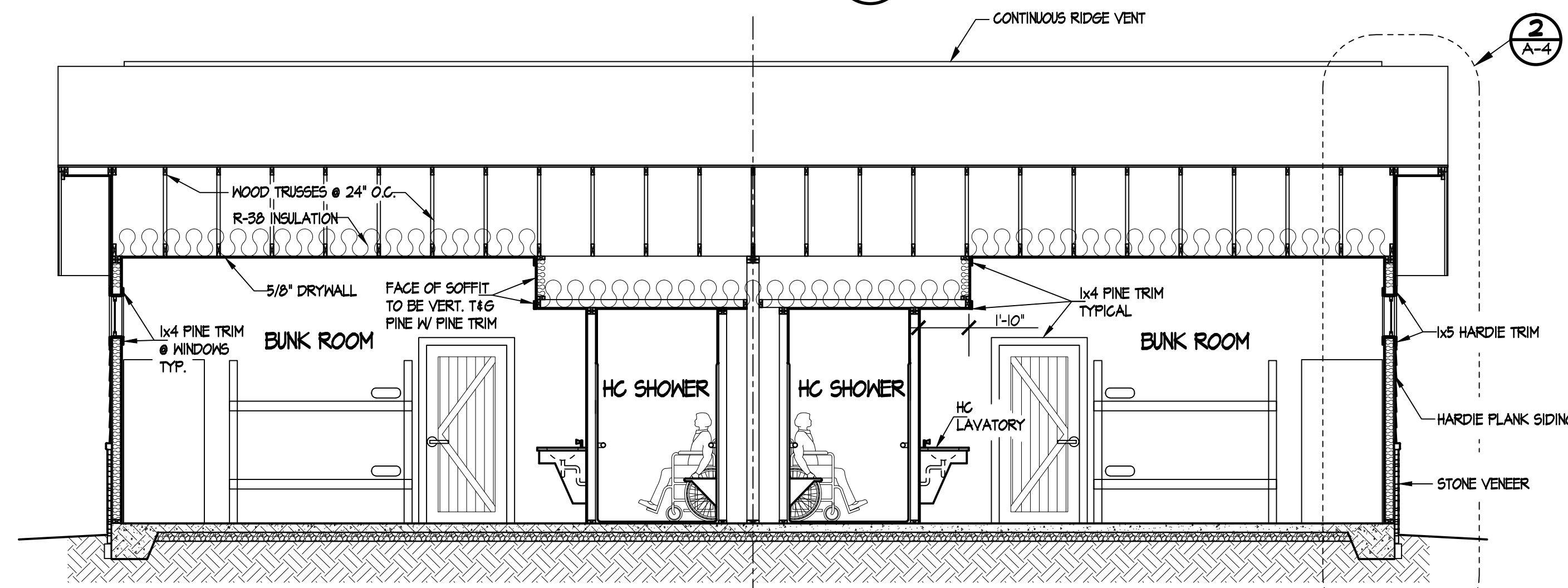
WILDERNESS WAY CAMP
BUNK HOUSE



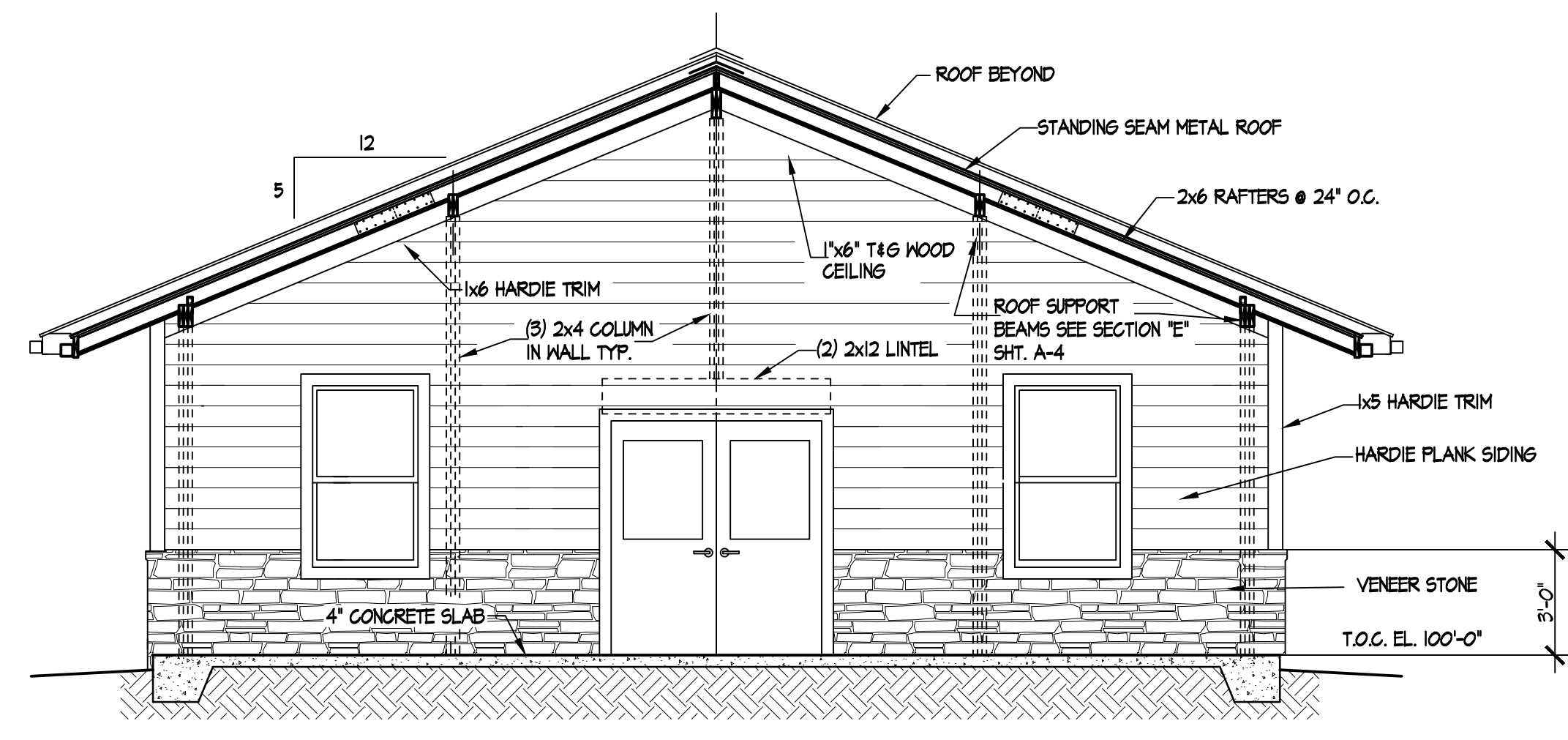
BUILDING SECTION A
1/4"=1'-0"



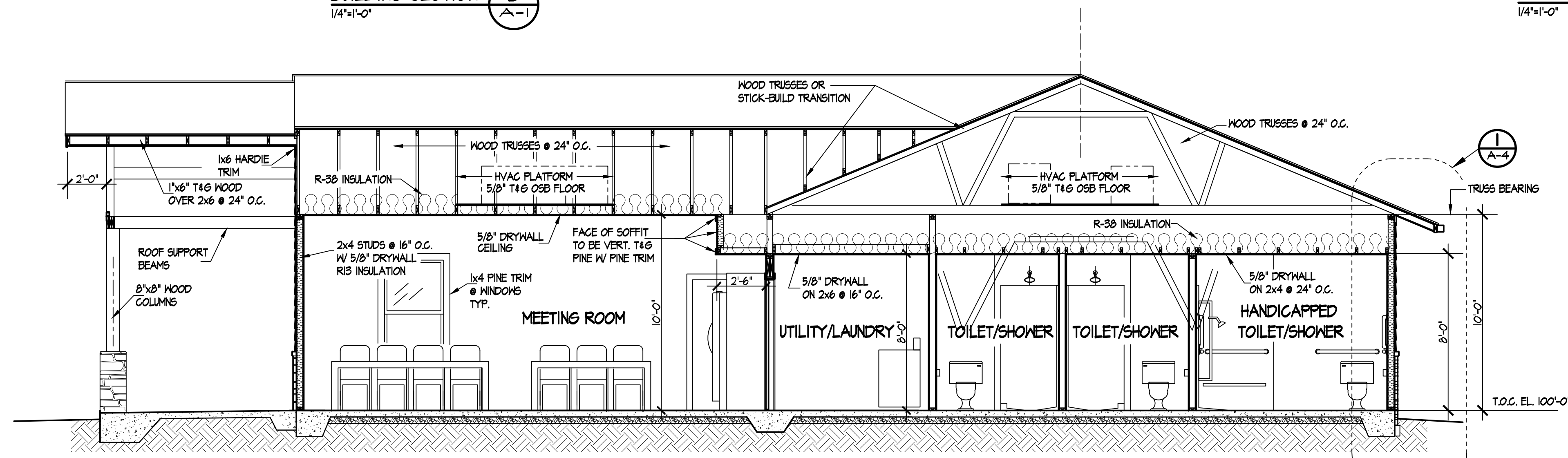
BUILDING SECTION C
1/4"=1'-0"



BUILDING SECTION B
1/4"=1'-0"

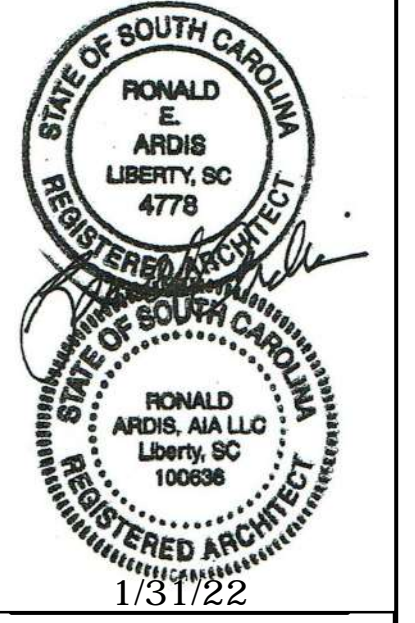


BUILDING SECTION D
1/4"=1'-0"



BUILDING SECTION E
1/4"=1'-0"

Ronald E. Ardis, AIA
Liberty, SC 29555-4211
ARCHITECT

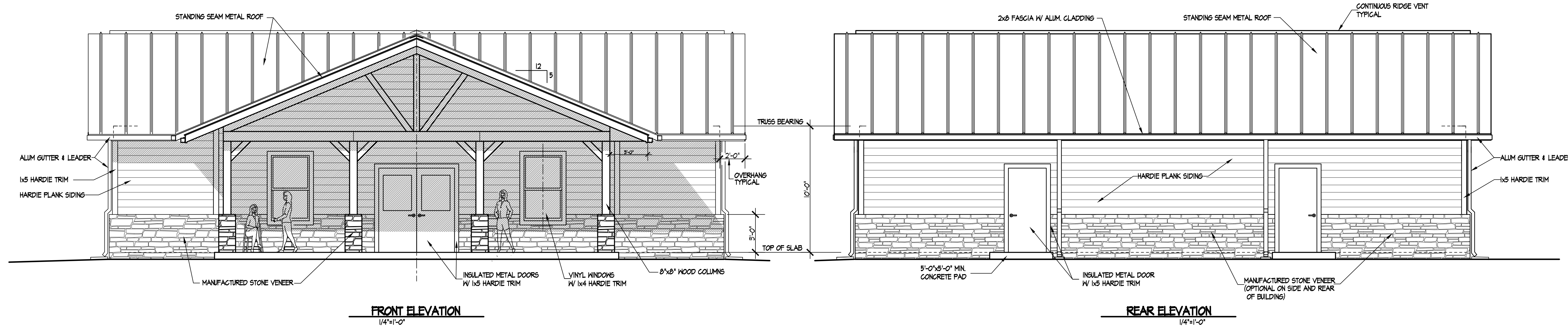


REV.	BY	DATE	ISSUE FOR CODE REVIEW	DESCRIPTION
0	RA	1-31-22		

BUILDING SECTIONS
WILDERNESS WAY CAMP
175 CAMP SCHOOL LANE
FAIR PLAY SC 29643

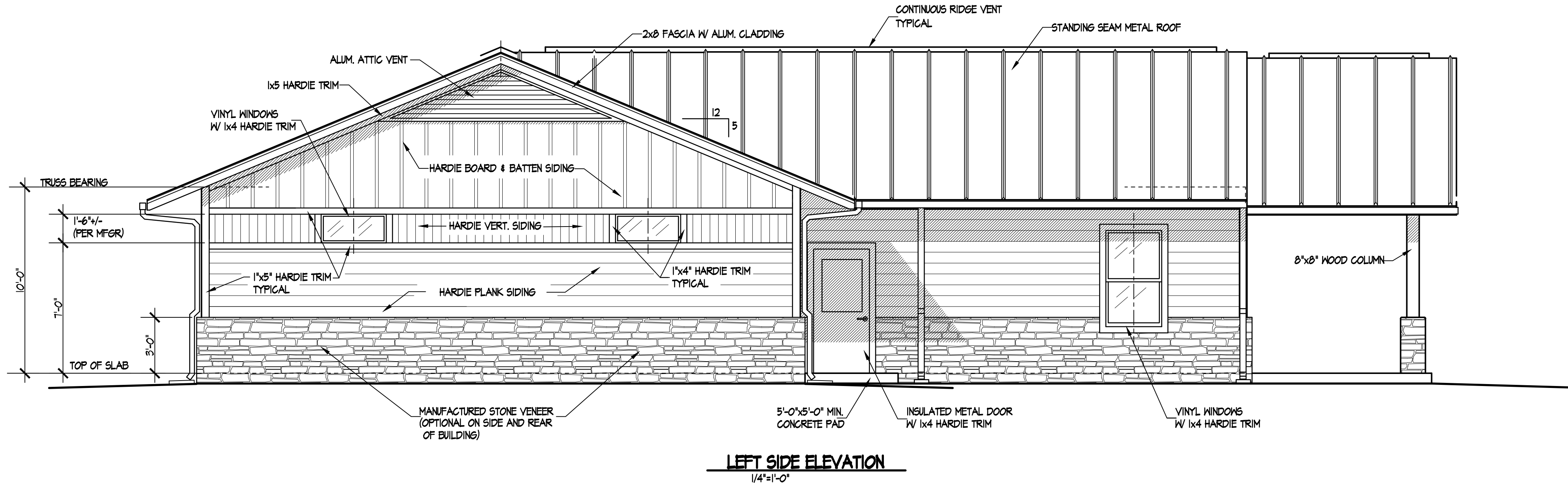
JOB NO.	10-25-21
DATE	R. PIERSON
DRAWN	A5 NOTED
SCALE	

A-3
DWG. NO.

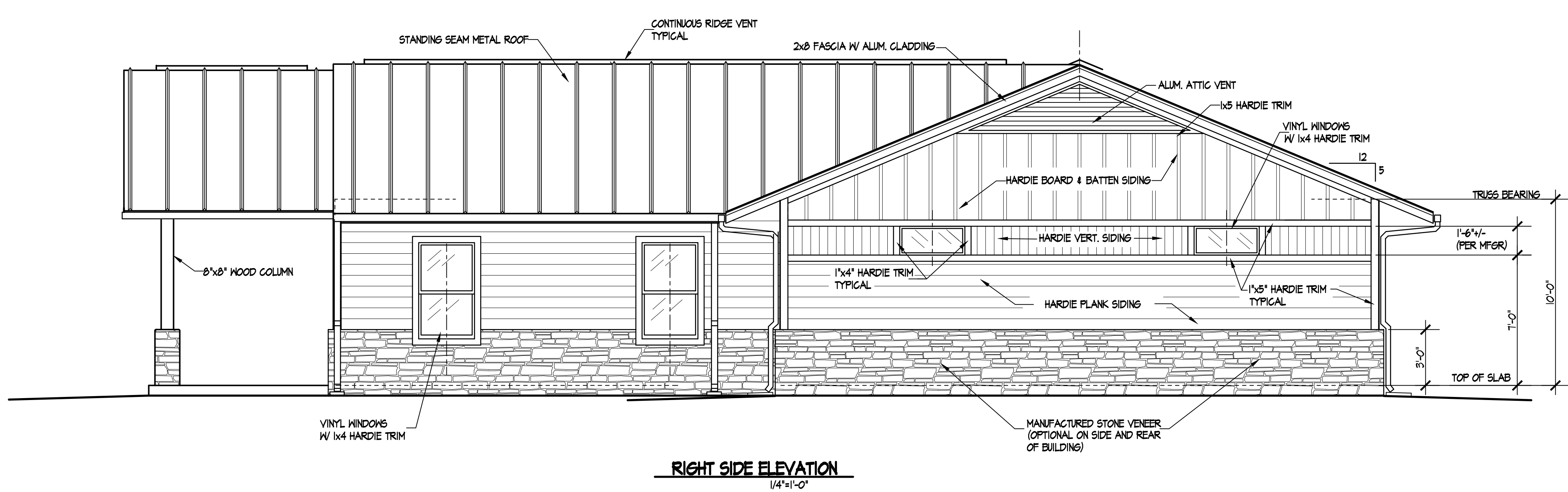


FRONT ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"

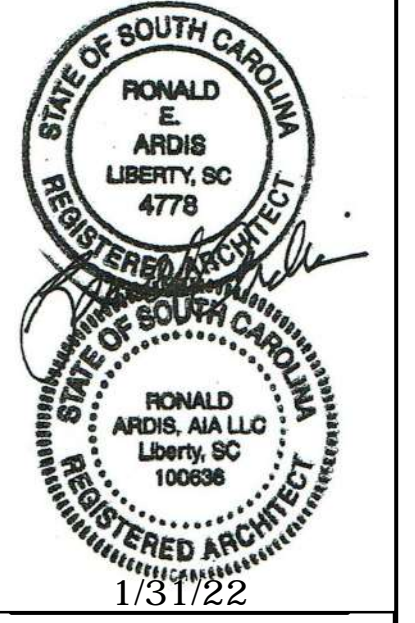


LEFT SIDE ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"

Ronald E. Ardis, AIA
Liberty, SC 29555-4211
ARCHITECT



REV.	BY	DATE	ISSUE FOR CODE REVIEW	DESCRIPTION
0	RA	1-31-22		

ELEVATIONS
WILDERNESS WAY CAMP
175 CAMP SCHOOL LANE
FAIR PLAY SC 29643

JOB NO.
DATE: 10-25-21
DRAWN: R. PIERSON
SCALE: AS NOTED

A-2
DWG. NO.

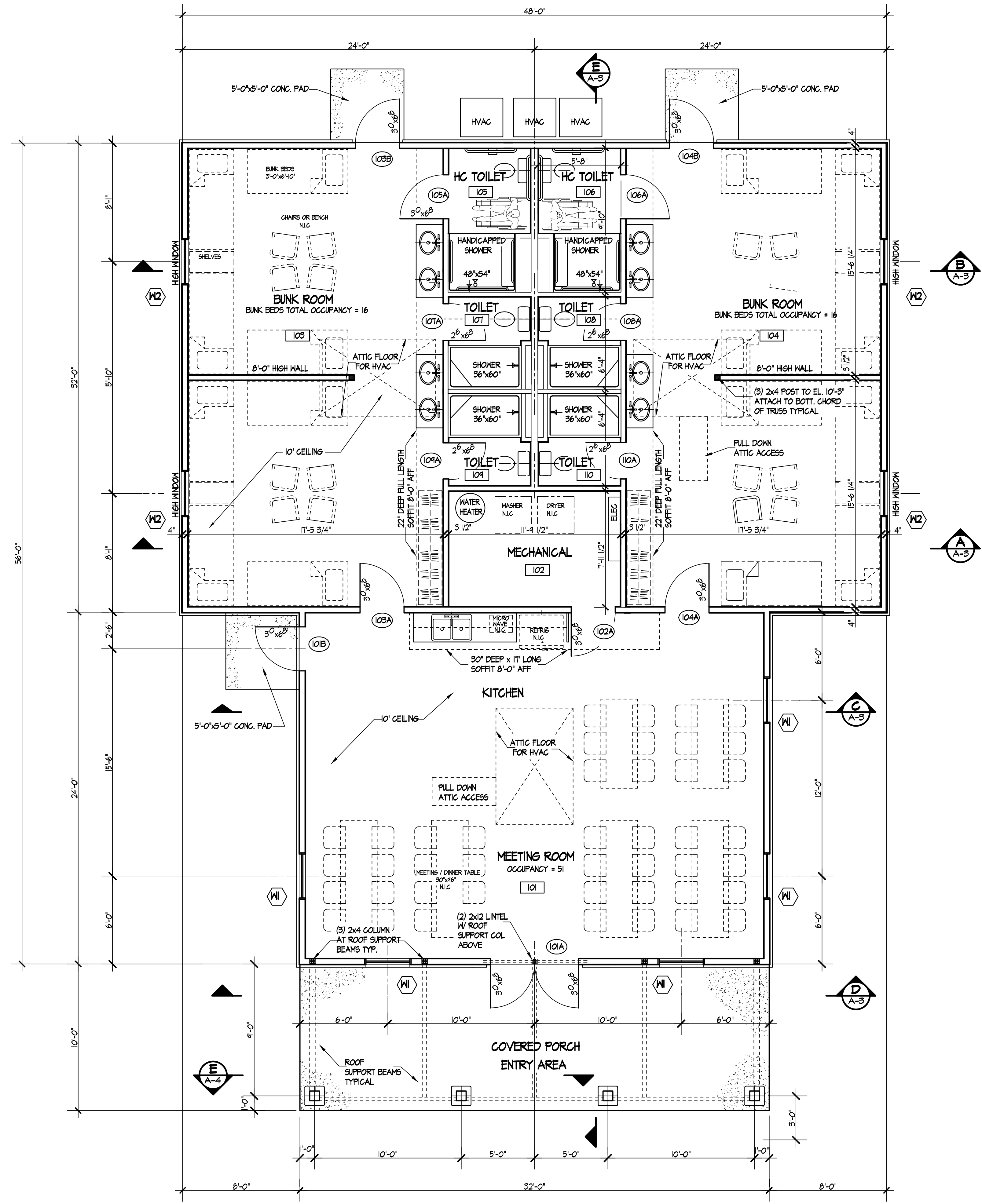
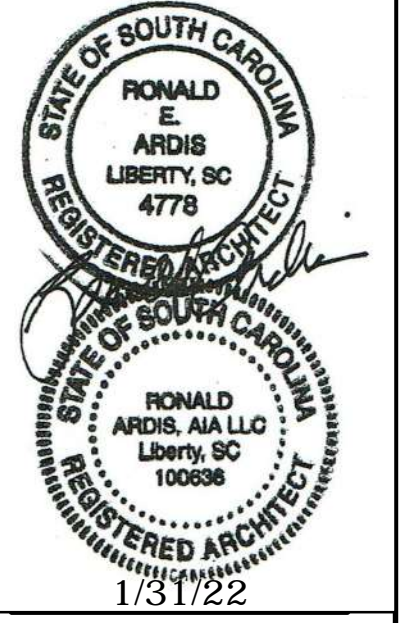
BUNK HOUSE

WILDERNESS WAY CAMP

175 CAMP SCHOOL LANE

FAIR PLAY SC 29643

Ronald E. Ardis, AIA
 Liberty, SC 294-878-4211
ARCHITECT



FLOOR PLAN
 1/4"=1'-0"

NOTE:
 OUTSIDE DIMENSIONS ARE OUT TO OUT OF SHEATHING
 INSIDE DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
 ITEMS NOT IN CONTRACT (N.I.C.)

NOTES:

- THESE DRAWINGS ARE PREPARED FOR THE PURPOSE OF OBTAINING PERMITS, AND ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION.
- THE METHODS OF CONSTRUCTION, COORDINATION OF TRADES, AND FINAL MATERIAL SELECTIONS ARE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
- ALL WORK IS TO COMPLY WITH THE LATEST STATE AND LOCAL CODES AND REGULATIONS.
- NIC = NOT IN CONTRACT
- REINFORCE AND BRACE ROOF TRUSSES AS NECESSARY FOR HVAC LOADS. SEE MECHANICAL DRAWINGS FOR LOCATION AND DETAILS OF HVAC UNITS.

LEGEND:

- ROOM NUMBER (SEE ROOM FINISH SCHEDULE)
- DOOR NUMBER (SEE DOOR SCHEDULE)
- WINDOW ELEVATION (SEE WINDOW DETAILS)
- 2x4 WOOD STUD WALLS W/ R15 BATT INSULATION
- FE WALL MOUNTED FIRE EXTINGUISHER

CODE REVIEW:

- INTERNATIONAL BUILDING CODE 2018
- OCCUPANCY CLASSIFICATION: CONGREGATE LIVING - R-1
 - CONSTRUCTION TYPE: VB
 - CLASSIFICATION (508): NON SEPARATED
 - PER TABLE 503:
 ALLOWABLE AREA: 2,000 SF.
 ACTUAL AREA: 2,304 SF.
 - MAX. STORIES: THREE
 ACTUAL STORIES: ONE
 ALLOWABLE HEIGHT: 40 FT.
 ACTUAL HEIGHT: 16 FT.
 - FIRE PROTECTION SYSTEMS (903): SPRINKLER - ISD
 - OCCUPANCY LOAD PER TABLE 1004.1: 83
 - OCCUPANCY EGRESS WIDTH (1005.3.2): 83 x 2 = 17 IN. REQ'D / 180 IN. PROVIDED
 - FIRE SEPARATION (508.4): N/A
 - FIRE RESISTANCE REQ'TS FOR BLDG. ELEMENTS, TABLE 601: N/A

ENERGY ANALYSIS

INTERNATIONAL ENERGY CODE	BUILDING ENVELOPE REQUIRED	PROVIDED
ROOFS		
ATTIC AND OTHER	R-30	R-30
WALLS ABOVE GRADE	R-15	R-15 @ 2x4
WOOD FRAMED AND OTHER		
SLAB ON GRADE FLOORS		
UNEHEATED SLABS	NR	N/A

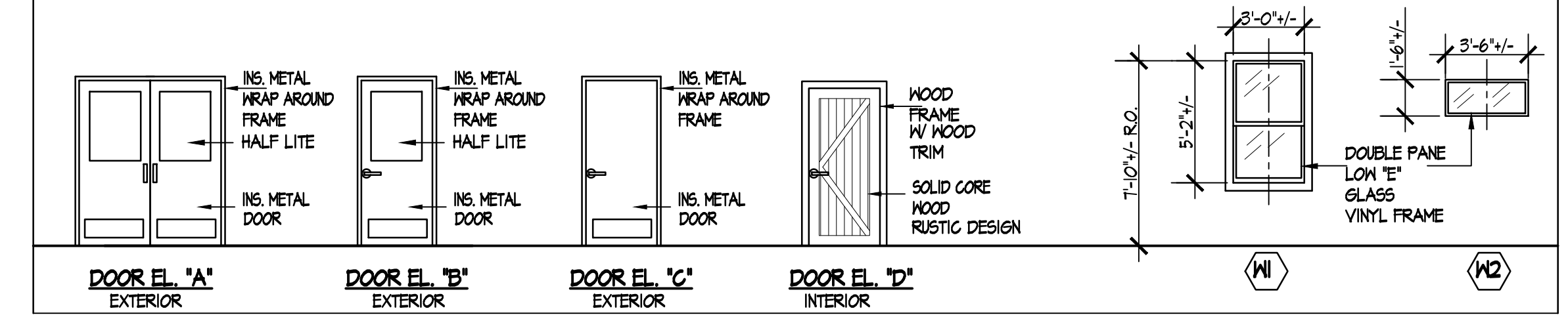
FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS
101	MEETING ROOM	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	10'-0" W/ 8'-0" SOFFIT OVER KITCHEN	
102	MECHANICAL	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	8'-0"	
103	BUNK ROOM	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	10'-0" W/ 8'-0" SOFFIT OVER LAV'S	
104	BUNK ROOM	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	10'-0" W/ 8'-0" SOFFIT OVER LAV'S	
105	HC TOILET	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	8'-0"	
106	HC TOILET	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	8'-0"	
107	TOILET	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	8'-0"	
108	TOILET	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	8'-0"	
109	TOILET	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	8'-0"	
110	TOILET	SEALED CONCRETE	1x6 PINE	5/8" DRY WALL	5/8" DRY WALL	8'-0"	

DOOR SCHEDULE

NO.	DESCRIPTION	SIZE	DOOR TYPE	DOOR ELEV.	FIRE RATING	FRAME TYPE	HWR SET	FINISH HARDWARE:
EXTERIOR DOORS								
101A	MEETING ROOM	6'-0"x7'-0"	INSULATED METAL	A	NONE	INSULATED METAL	1	SET #1 EXTERIOR DEL. DOOR GLASS (6) HINGES MORTISED LEVER ENTRY LOCKSET PUSH PULL BAR
101B	MEETING ROOM	3'-0"x6'-8"	INSULATED METAL	B	NONE	INSULATED METAL	2	SET #3 INTERIOR (3) HINGES MORTISED LEVER LOCKSET
103B	BUNK ROOM	3'-0"x6'-8"	INSULATED METAL	C	NONE	INSULATED METAL	2	PASSIVE DOOR UPPER AND LOWER DEADBOLT DOOR TO DOOR DEAD BOLT ASTRAGAL
104B	BUNK ROOM	3'-0"x6'-8"	INSULATED METAL	C	NONE	INSULATED METAL	2	
INTERIOR DOORS								
102A	MECHANICAL ROOM	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	INSULATED METAL	3	WEATHERSTRIPPING ALUM. SILL THRESHOLD WEATHER-STRIPPING
103A	BUNK ROOM	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	INSULATED METAL	3	
104A	BUNK ROOM	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	ANODIZED ALUM	3	SET #2 EXTERIOR SINGLE DOOR
105A	HC TOILET	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	HOLLOW METAL	3	(3) HINGES MORTISED LEVER ENTRY LOCKSET DEAD BOLT CLOSER
106A	HC TOILET	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	HOLLOW METAL	3	WEATHER-STRIPPING ALUM. SILL THRESHOLD WEATHER-STRIPPING
107A	TOILET	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	HOLLOW METAL	3	CLOSER
108A	TOILET	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	HOLLOW METAL	3	WEATHER-STRIPPING ALUM. SILL THRESHOLD WEATHER-STRIPPING
109A	TOILET	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	HOLLOW METAL	3	KICK PLATE
110A	TOILET	3'-0"x6'-8"	SOLID CORE WOOD	D	NONE	HOLLOW METAL	3	

DOOR AND WINDOW DETAILS

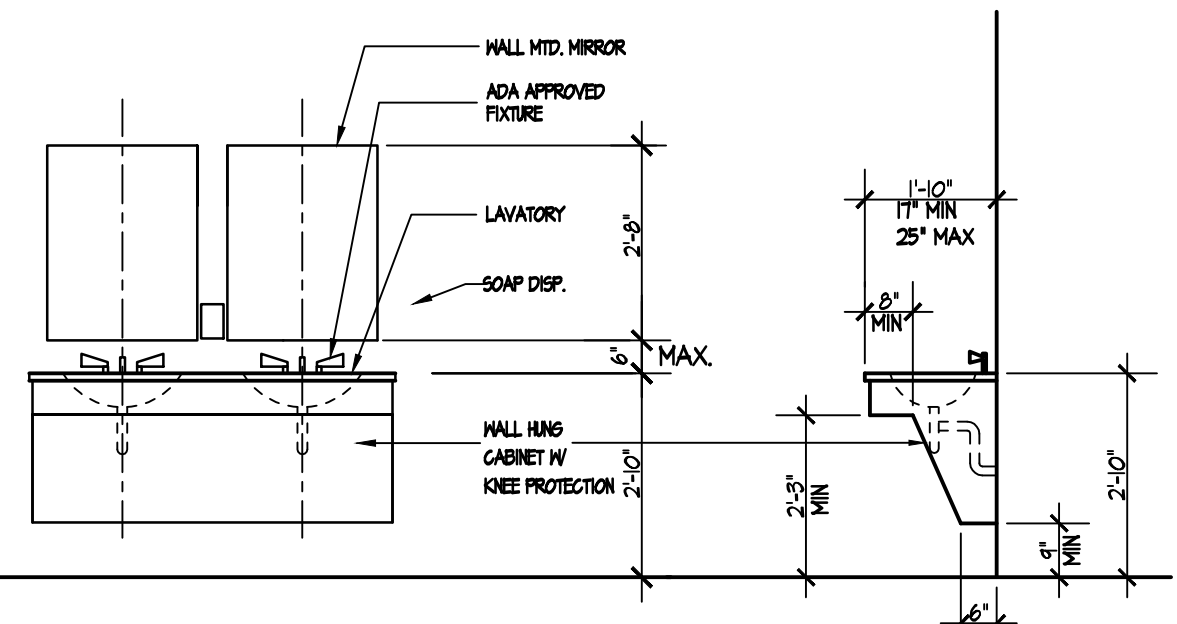


FLOOR PLAN

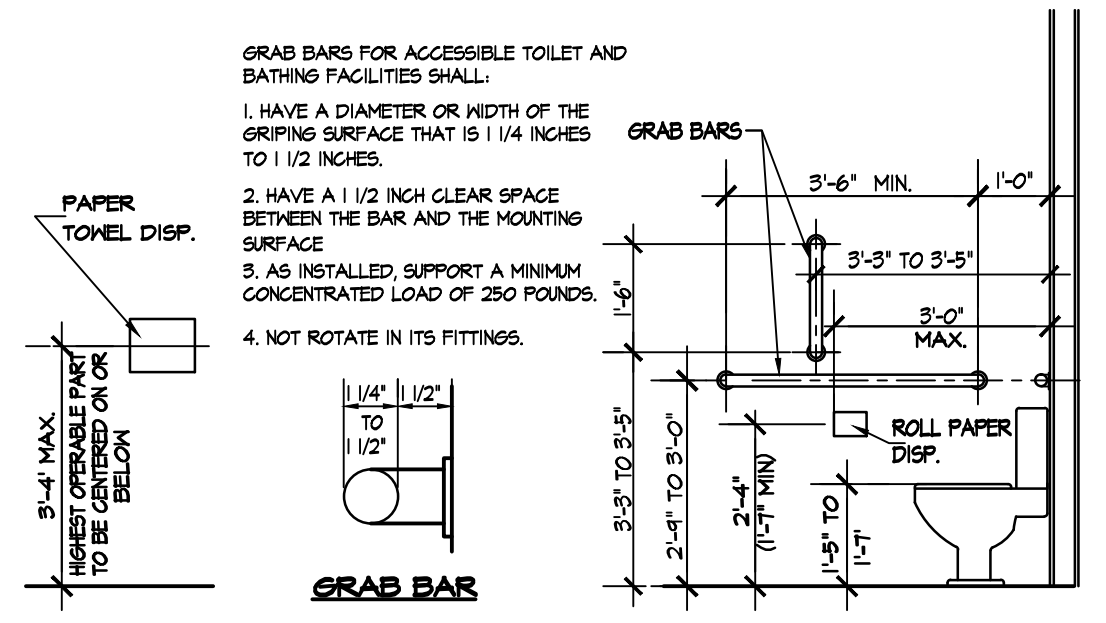
BUNK HOUSE
 WILDERNESS WAY CAMP
 175 CAMP SCHOOL LANE
 FAIR PLAY SC 29643

DATE: 10/25/21
 DRAWN: R. PIERSON
 SCALE: AS NOTED

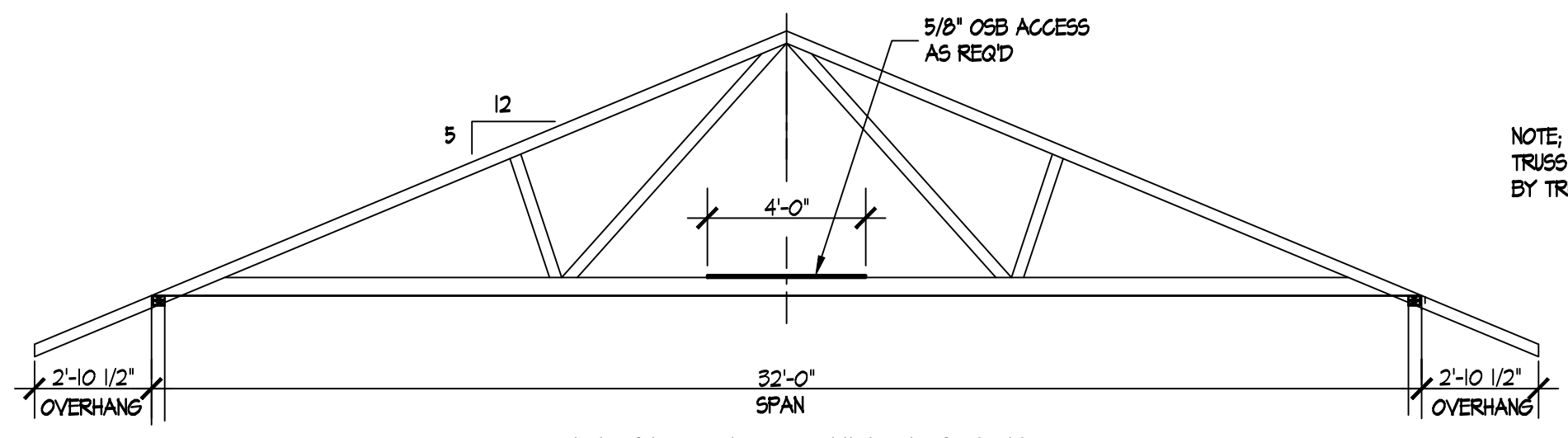
JOB NO.
 DWG. NO.



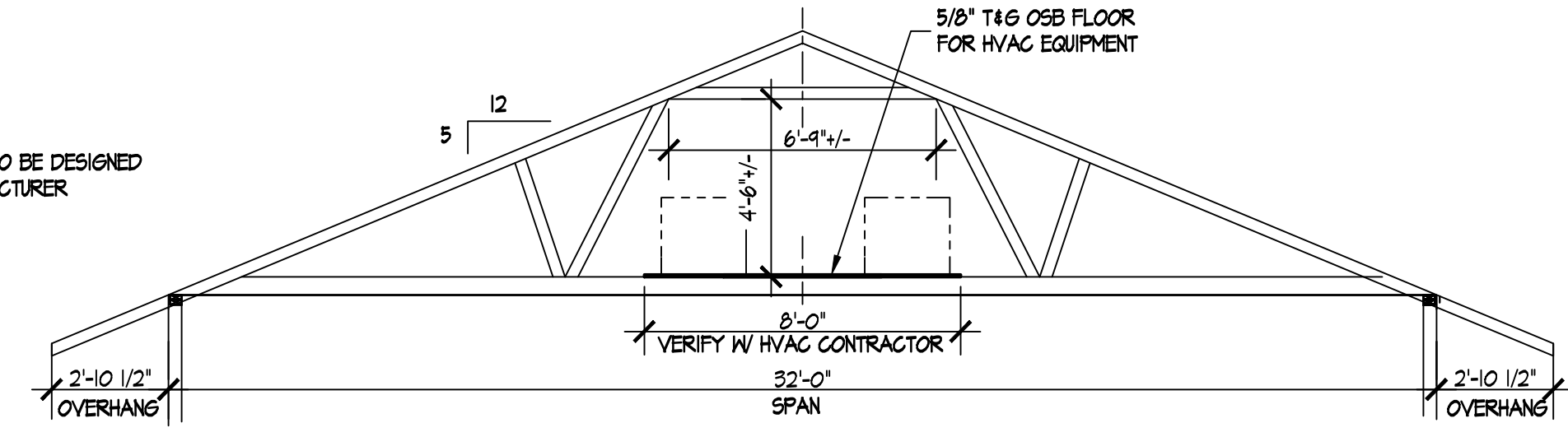
TYPICAL HANDICAPPED LAVATORY DETAILS
3/8"=1'-0"



TYPICAL HANDICAPPED REST ROOM DETAILS
3/8"=1'-0"

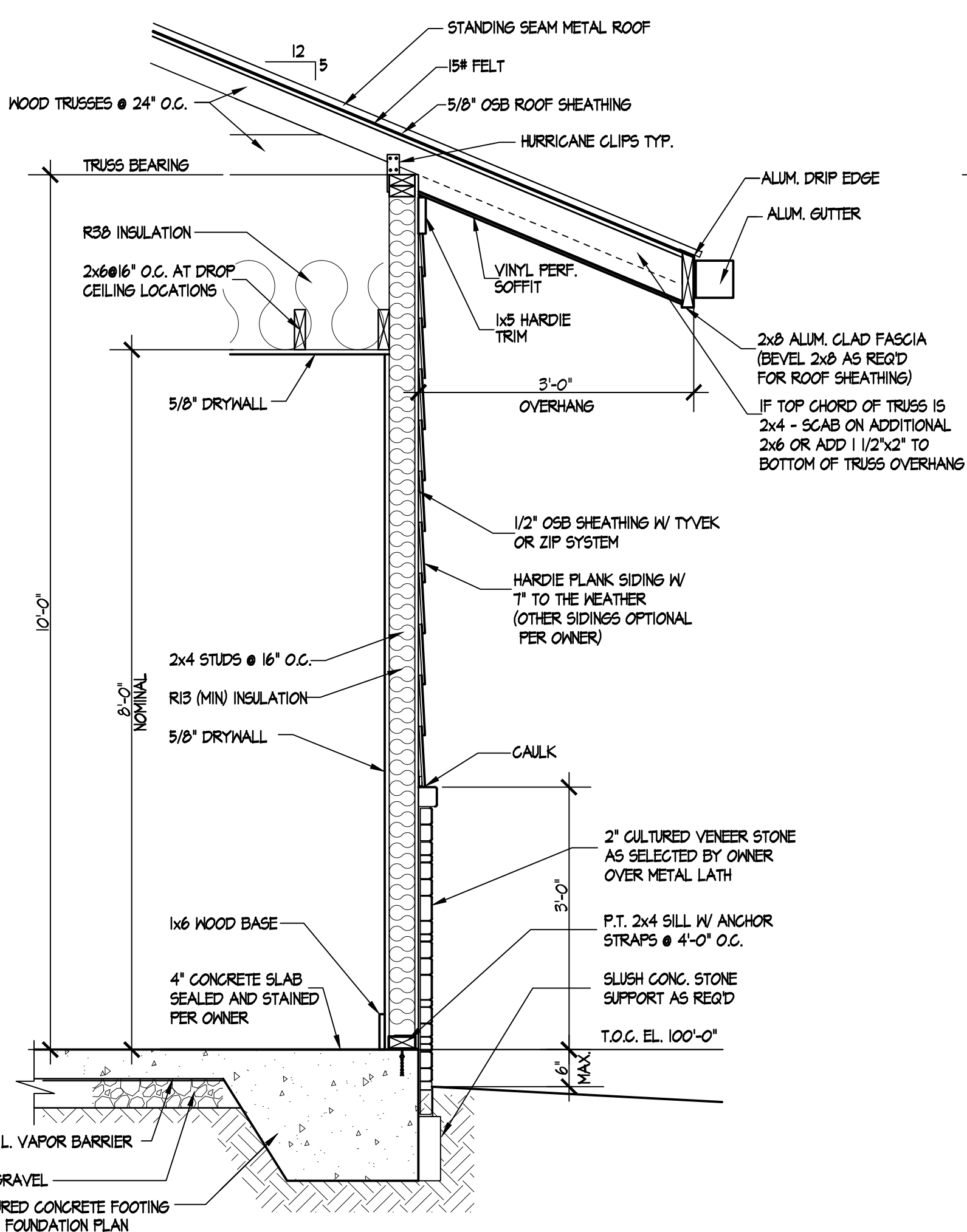


TYPICAL TRUSS CONFIGURATION
1/4"=1'-0"

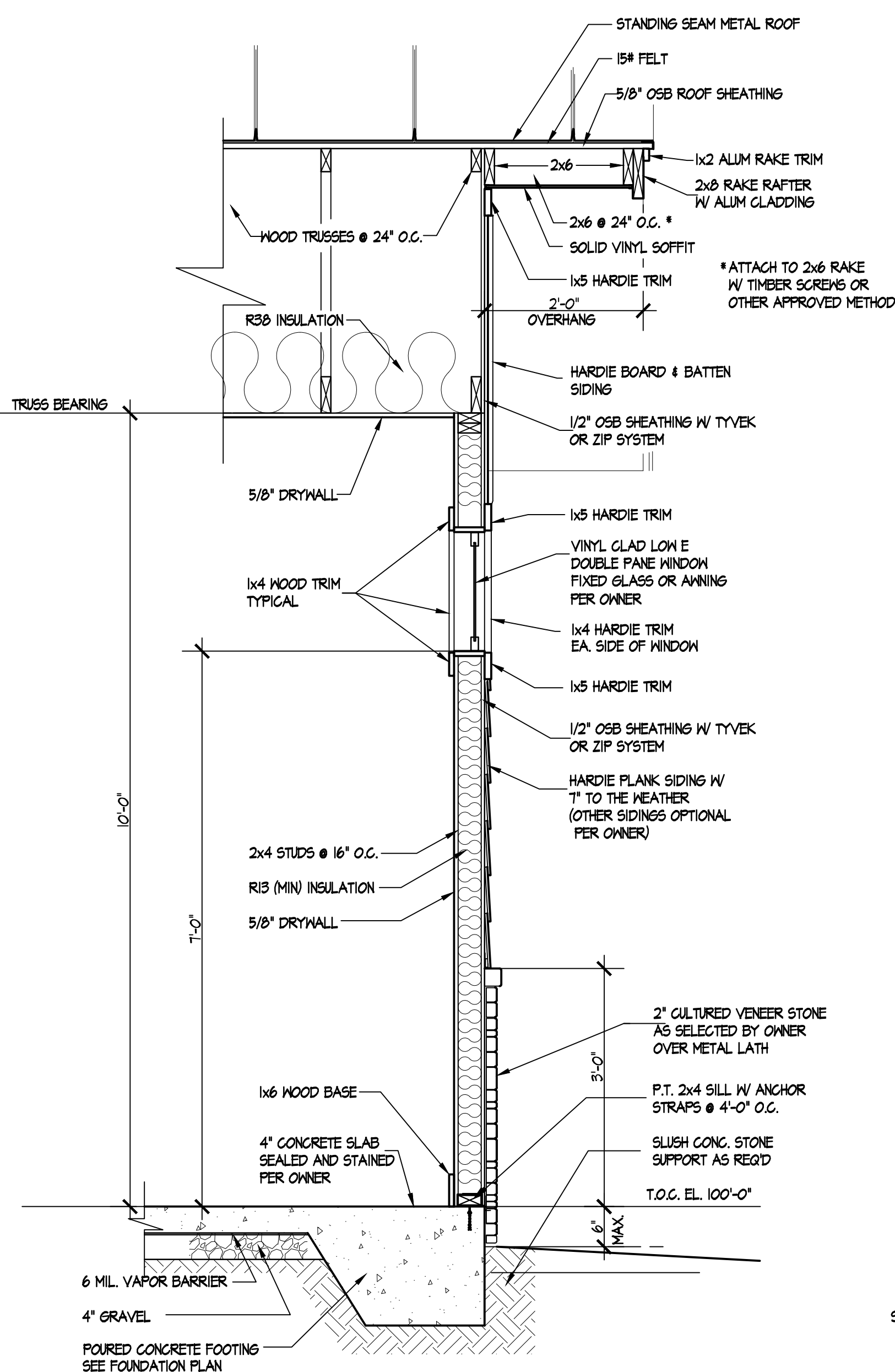


TRUSS CONFIGURATION AT HVAC PLATFORMS
1/4"=1'-0"

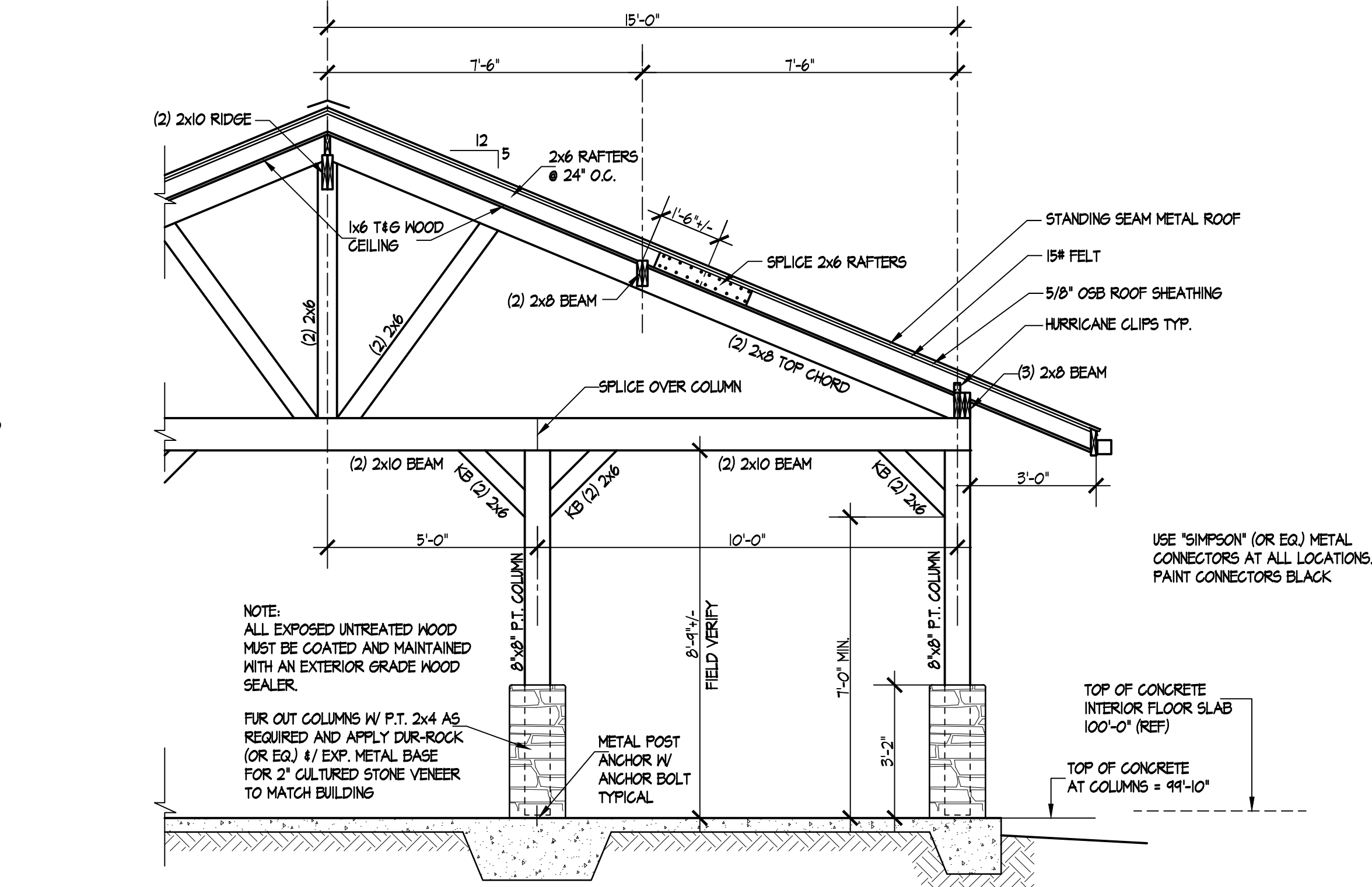
NOTE:
TRUSS MEMBERS TO BE DESIGNED
BY TRUSS MANUFACTURER



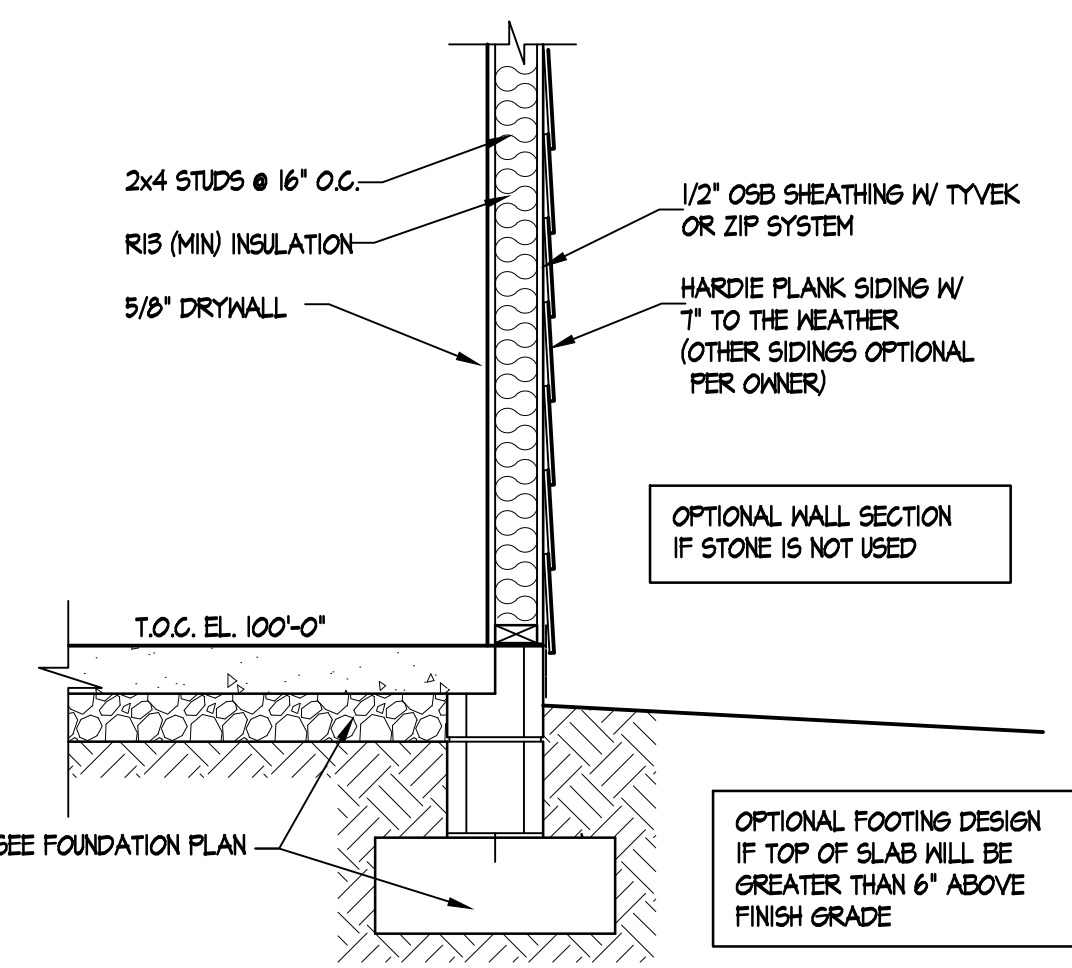
WALL SECTION 1
3/4"=1'-0" A-3



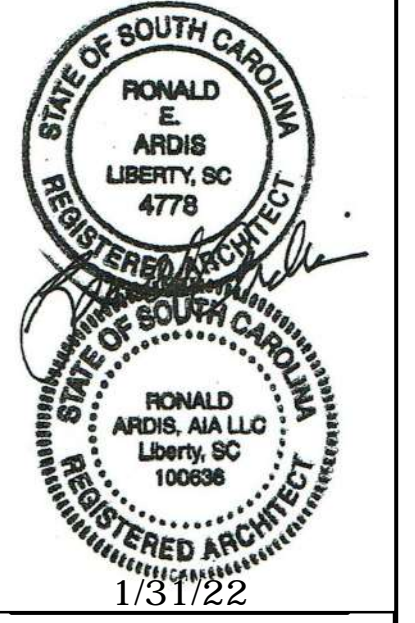
WALL SECTION 2
3/4"=1'-0" A-3



FRONT TRUSS SECTION E
3/8"=1'-0" A-1



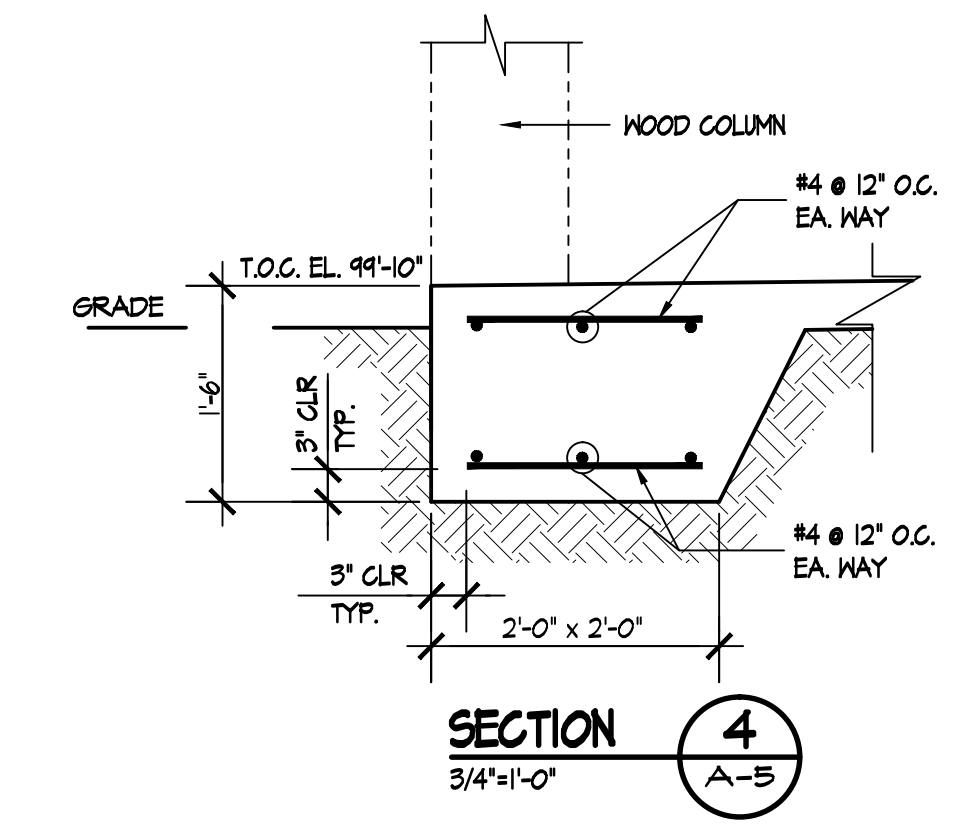
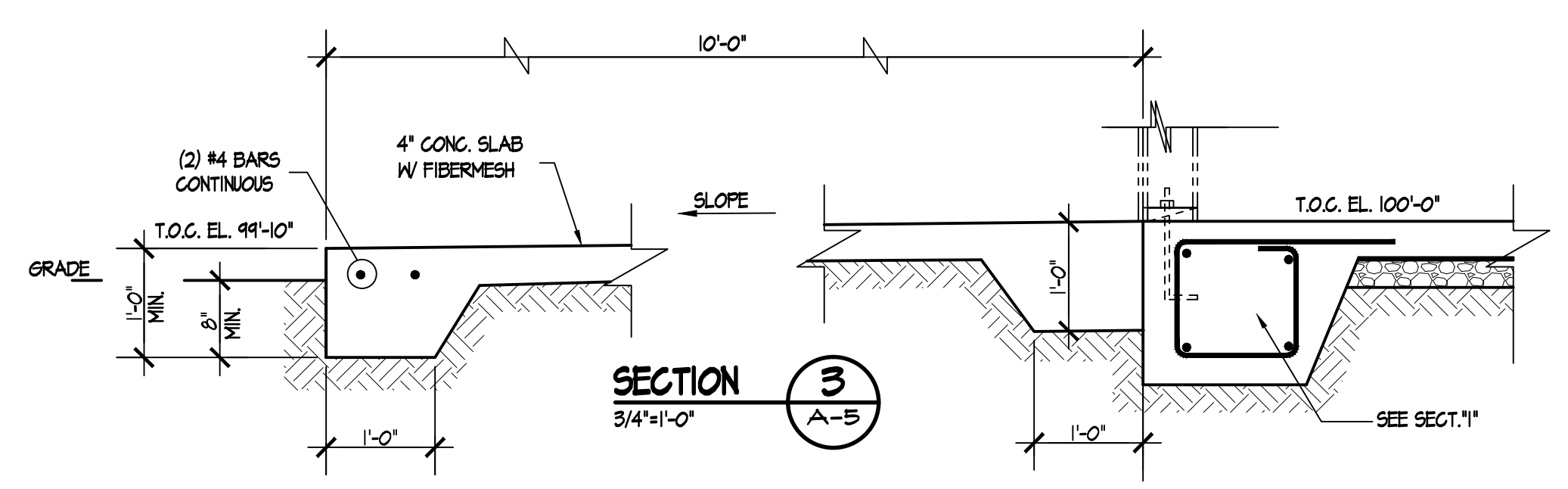
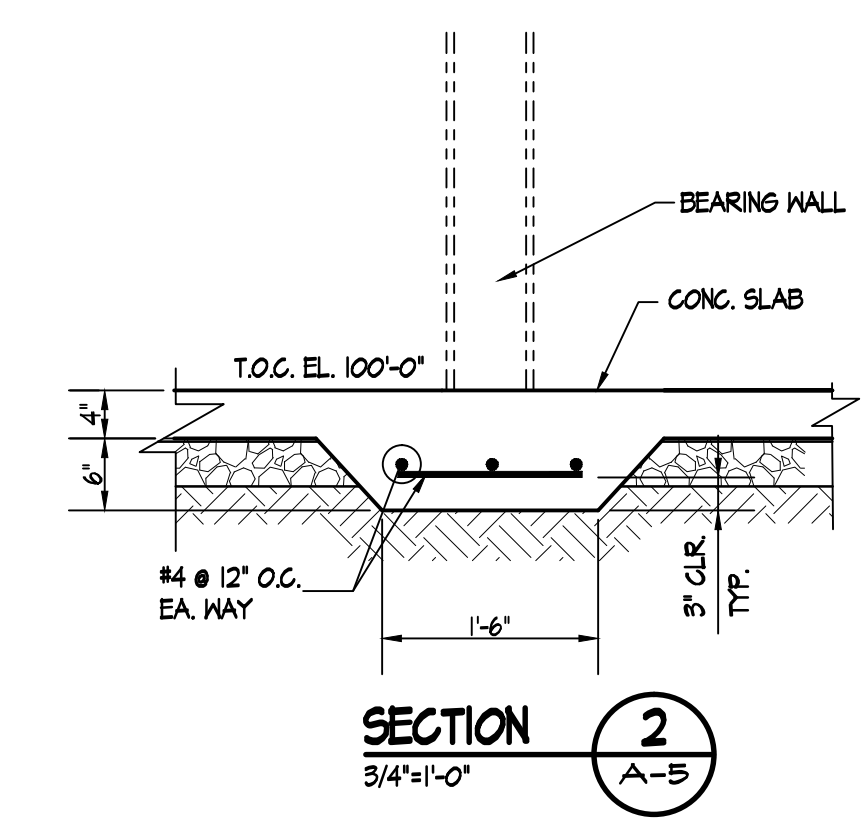
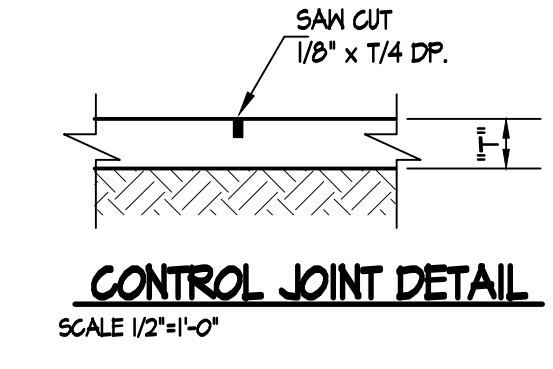
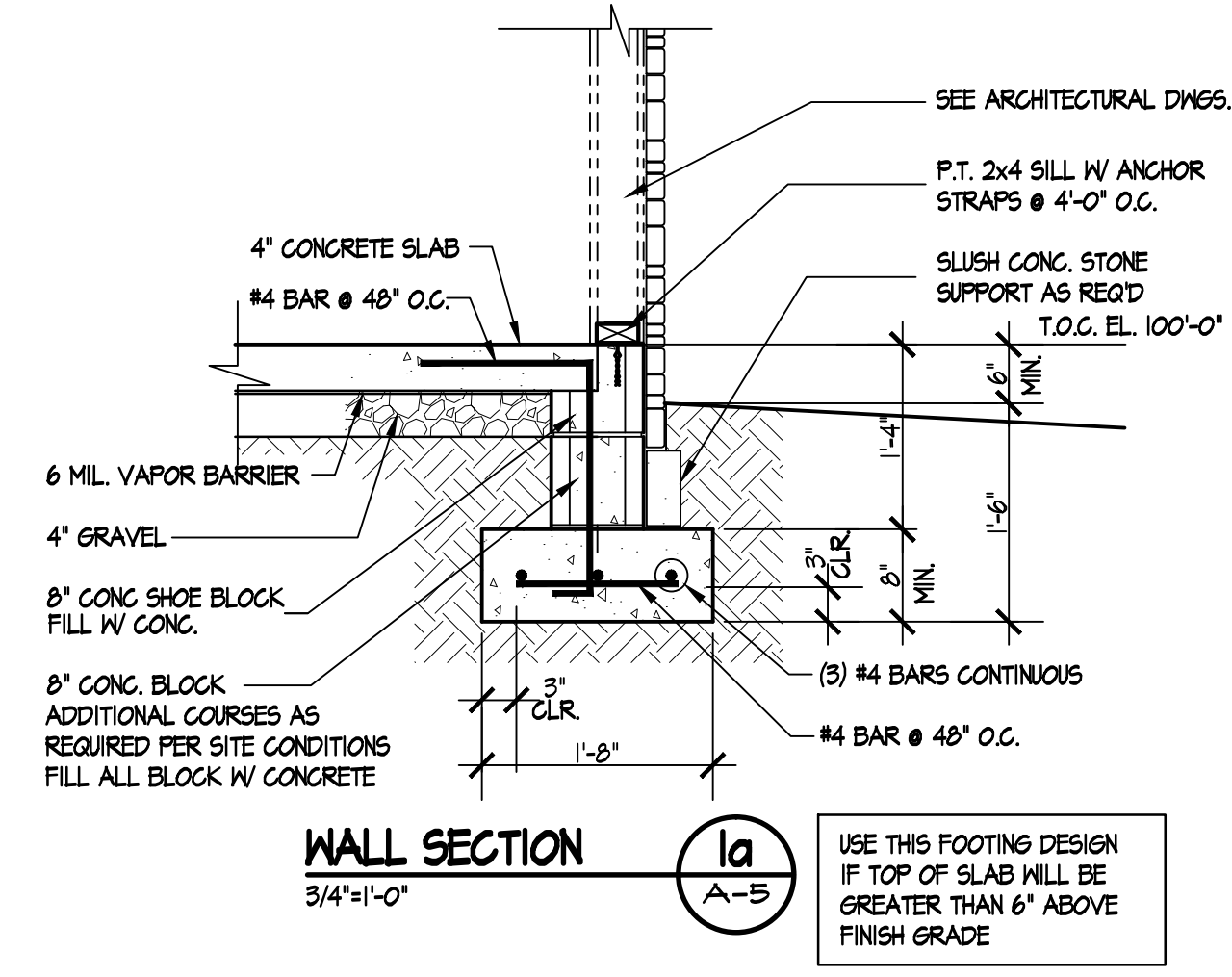
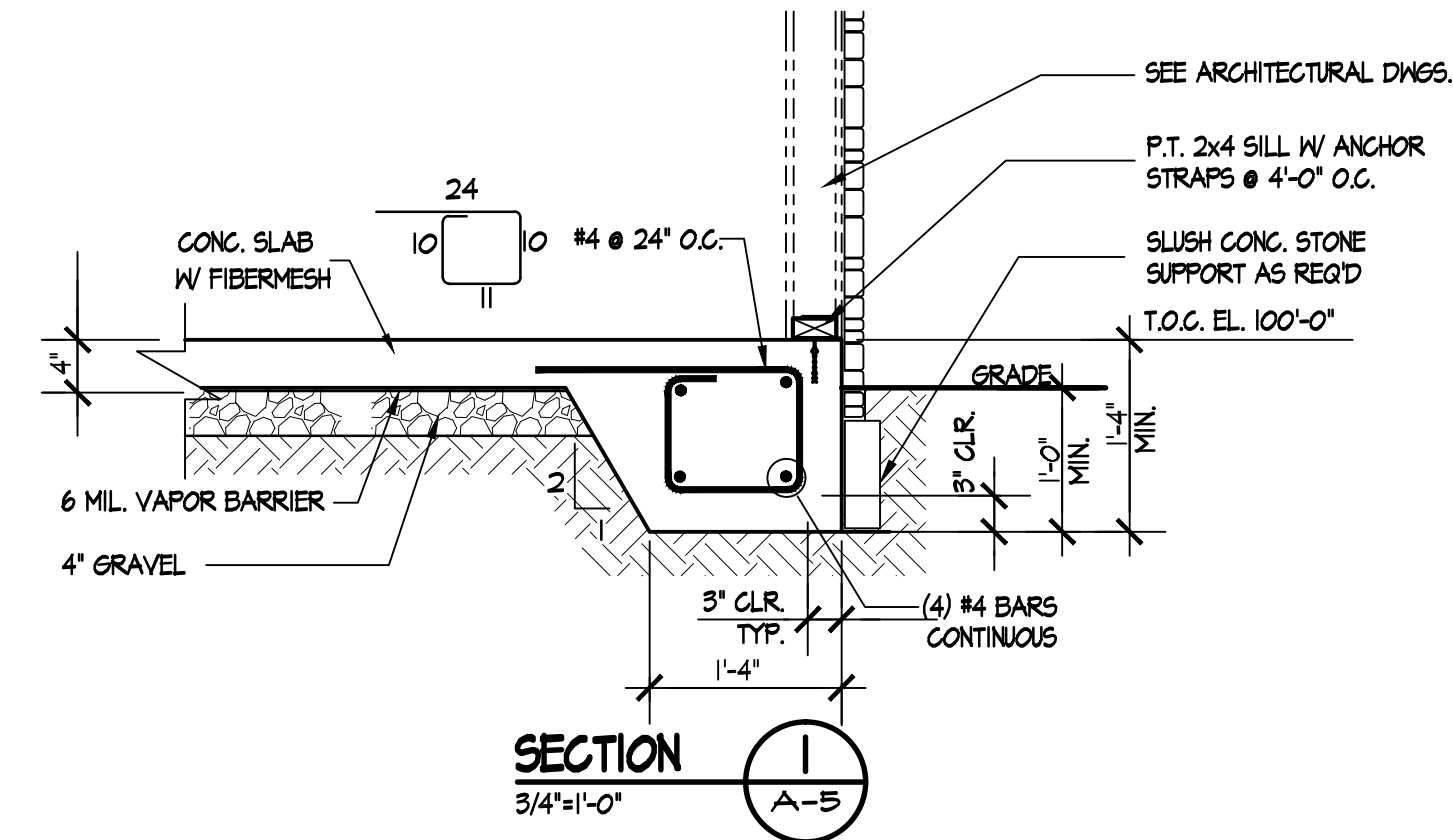
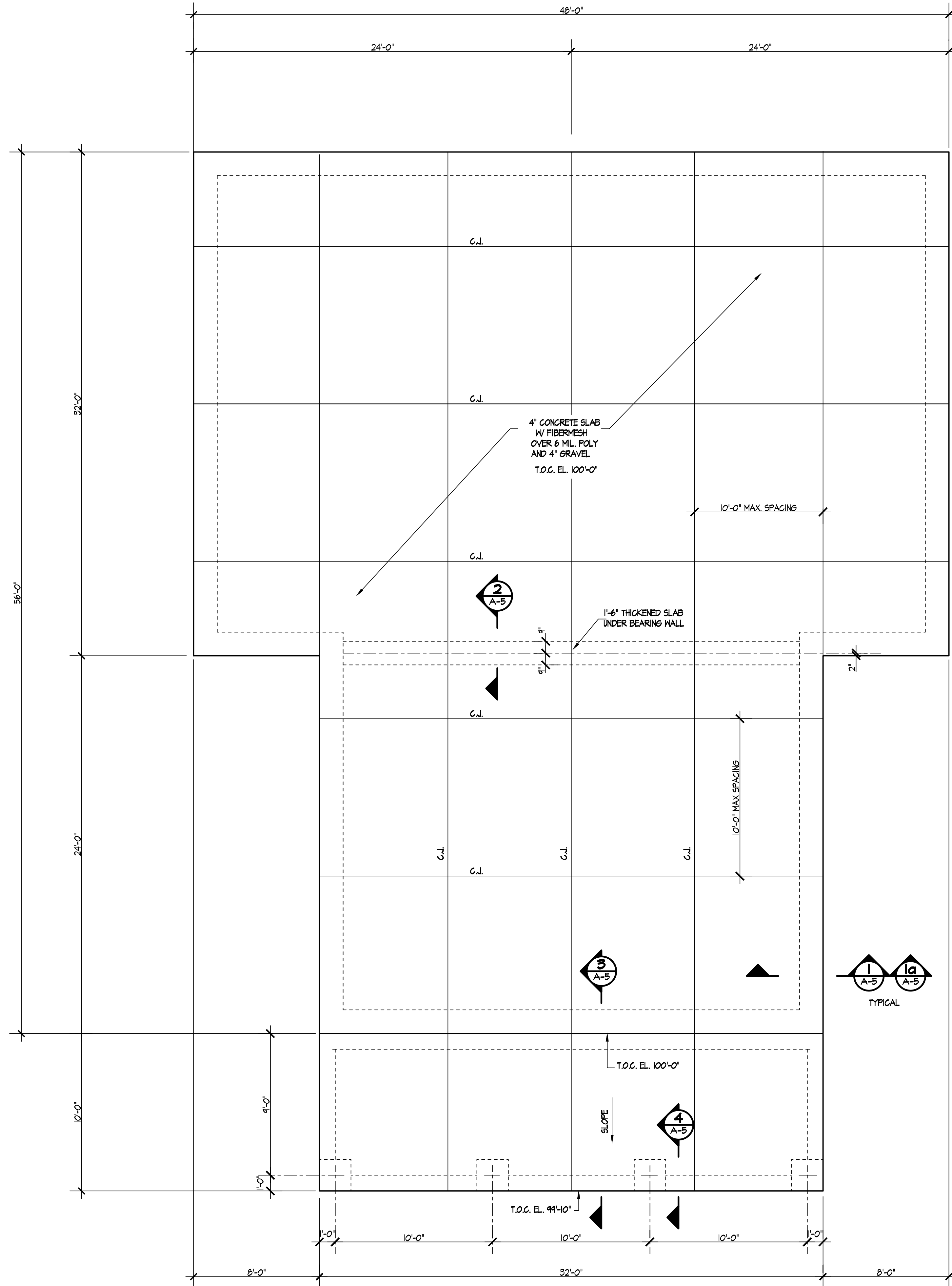
WALL SECTION OPTIONS



NO.	REV.	DATE	DESCRIPTION
1	RA	1-31-22	ISSUE FOR CODE REVIEW

SECTIONS & DETAILS
WILDERNESS WAY CAMP
175 CAMP SCHOOL LANE
FAIR PLAY SC 29643

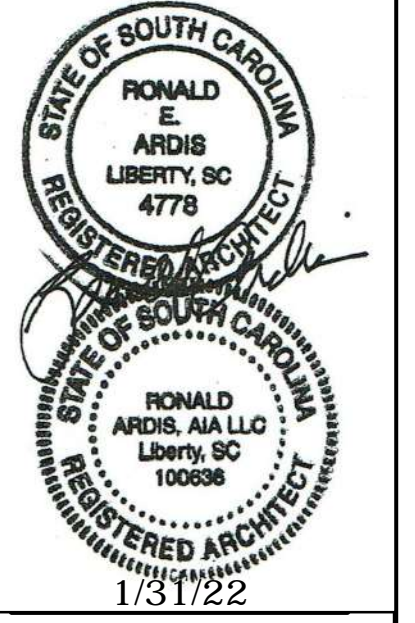
JOB NO. _____
DATE: 10-25-21
DRAWN: R. PIERSON
SCALE: AS NOTED



GENERAL NOTES:

1. FINISH FLOOR ELEVATION 100'-0" FOR REFERENCE ONLY.
2. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
3. DEFORMED REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, TURN AND LAP CONTINUOUS BARS @ CORNERS. ALL LAP SPLICES SHALL BE CLASS B, PER ACI 318.
4. PROVIDE FIBERMESH CONC. REINFORCEMENT, OR APPR. EQUAL, AT THE RATE OF 15 POUNDS PER CUBIC YARD OF CONCRETE.
5. MAXIMUM CONCRETE SLUMP = 4".
6. WATER-REDUCING ADMIXTURES MAY BE USED TO INCREASE STRENGTH OF CONCRETE. NO OTHER ADMIXTURES MAY BE USED.
9. ALLOWABLE SOIL BEARING IS ASSUMED TO BE 3000 PSF (MIN.). IF SOIL TESTING INDICATES LOWER CAPACITY, NOTIFY ENGINEER IMMEDIATELY. FOUNDATIONS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL OR FILL COMPACTED TO 95% STANDARD PROCTOR.
10. LOCATE EXISTING UNDERGROUND PIPES, CONDUITS, ETC. PRIOR TO EXCAVATING. NOTIFY ENGINEER OF ANY UNDERGROUND ITEMS THAT MAY AFFECT CONSTRUCTION.
11. "C.J." INDICATES CONTROL JOINT OR CONSTRUCTION JOINT. MAX. JOINT SPACING SHALL BE 10'-0" IN EITHER DIRECTION FOR 4" SLAB AND 15' IN EITHER DIRECTION FOR 6" SLAB.
12. PLACE SLAB ON 6 MIL VAPOR BARRIER.

Ronald E. Ardis, AIA
Liberty, SC 29518-1211
ARCHITECT



REV.	BY	DATE	DESCRIPTION
1	RA	1-31-22	ISSUE FOR CODE REVIEW

FOUNDATION PLAN & DETAILS

BUNK HOUSE
WILDERNESS WAY CAMP
175 CAMP SCHOOL LANE
FAIR PLAY SC 29645

JOB NO.	12/27/21
DATE:	R. PIERSON
DRAWN:	AS NOTED
SCALE:	

A-5

DWG. NO.