

SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES).

Special conditions for the Bloody Point Planned Unit Development Amendment:


- The inn/hotel shall be limited to 60 rooms in addition to the 7-room Osprey Cottage
- Commercial uses shall be capped at 25,000 gross square feet
- Residential shall be capped at 125 dwelling and/or hospitality units
- Timeshares are prohibited

Adopted this 25th day of April, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: 
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:


Thomas J. Keaveny, II, County Attorney

ATTEST:



Suzanne M. Rainey, Clerk to Council

First Reading: March 28, 2016
Second Reading: April 11, 2016
Public Hearing: April 25, 2016
Third and Final Reading: April 25, 2016

Amendment to the Bloody Point Planned Unit Development (PUD)
to include R800 027 00A 0076 0000, R800 027 00A 0078 0000,
R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (a
179.99-acre portion of the 337.1-acre tract)

Prepared by Beaufort County GIS Division

Map Generated December 14, 2015

 Amendment Parcels



BLOODY POINT PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT

DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015

Revised: February 9, 2016

Revised: March 29, 2016



PREPARED FOR
Bloody Point Properties, LLC



P.O. Box 23949 ■ Hilton Head Island, SC 29925
843.681.6618 ■ www.woodandpartners.com

November 19, 2015

Mr. Anthony Criscitiello, Planning Director
Beaufort County Planning Department
100 Ribaut Road, Room 115
Beaufort, SC 29902

Re: Bloody Point PUD Zoning Map Amendment

Mr. Criscitiello:

We have prepared the following Bloody Point PUD Zoning Map Amendment application. This submittal includes the following:

1. The signed zoning map amendment application
2. Check for \$2,500 application fee
3. Zoning map amendment narrative and exhibits

Please review this application for completeness and provide comments to us. We would like to thank you and the planning staff for your time and assistance during the pre-application process.

Thank you for your assistance on this submittal.

Wood+Partners Inc.



Mark L. Baker


Cc: Brian McCarthy, Owner

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Bloody Point PUD Amendment Cover Letter

9. Explanation (continue on separate sheet if needed):
Please refer to the attached Narrative Statement for more information.

Parcel Numbers: R800 027 00A 0076 0000
R800 027 00A 0078 0000
R800 027 00A 0085 0000
R800 027 00A 0092 0000

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.


Signature of Owner (see Item 5 on page 1 of 1) 11/18/15
Date

Printed Name: Brian McCarthy Telephone Number: (770)777-1167

Address: 9390 Old Southwick Pass, Alpharetta, GA 30022

Email: mccarthyflowerspa@aol.com

Agent (Name/Address/Phone/email): Mark Baker, Wood+Partners Inc., (843)681-6618
PO Box 23949, Hilton Head Island 29925, mbaker@woodandpartnerts.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE. CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)



Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

ZMA-15

December 1, 2015

Ms. Barbara Childs, Administrative Assistant
Beaufort County Planning Department
100 Ribaut Road, Room 115
Beaufort, SC 29902

Re: Bloody Point PUD Zoning Map Amendment Application

Ms. Childs:

Please find attached the Articles of Organization for Bloody Point Properties stating Brian McCarthy is the Manager of the LLC. This document provides authority to Mr. McCarthy to sign documents on behalf of Bloody Point Properties LLC.

Let us know if you need anything further to complete this application.

Thank you for your assistance on this submittal.

Wood+Partners Inc.



Mark L. Baker

Cc: Brian McCarthy, Owner

Enclosures:

Bloody Point Properties LLC Article of Organization
Bloody Point Properties LLC Certificate of Existence

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Application Documents\Bloody Point PUD Amendment Application Letter

Nov 30 2015
REFERENCE ID: 1511301348461

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Print Form

STATE OF SOUTH CAROLINA
SECRETARY OF STATE
ARTICLES OF ORGANIZATION
Limited Liability Company – Domestic
Filing Fee - \$110.00

TYPE OR PRINT CLEARLY IN BLACK INK

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws §33-44-202 and §33-44-203.

1. The name of the limited liability company (Company ending must be included in name*)

Bloody Point ~~Properties~~ Properties LLC

*NOTE: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", "L.C." or "LC". "Limited" may be abbreviated as "Ltd.", and "company" may be abbreviated as "Co."

2. The address of the initial designated office of the limited liability company in South Carolina is

10 Rosebud Lane

Street Address

Daufuskie Island SC

City

29915

Zip Code

3. The initial agent for service of process is

Andrew J. Mason

Name

Andrew J. Mason
Signature of Agent

and the street address in South Carolina for this initial agent for service of process is

10 Rosebud Lane

Street Address

Daufuskie Island SC

City

29915

Zip Code

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one:

- (a) Patrick M. Connolly

Name

191 Peachtree Street NE Suite 4200

Street Address

Atlanta GA 30303

City

State

Zip Code

- (b)

Name

Street Address

City

Zip Code

110622-0080

FILED: 06/20/2011

BLOODY POINT PROPERTIES LLC

Filing Fee: \$110.00 ORIG



Mark Hammond

South Carolina Secretary of State

Form Revised by South Carolina
Secretary of State, May 2011

Nov 30 2015

REFERENCE ID: 1511301348461


SECRETARY OF STATE OF SOUTH CAROLINA

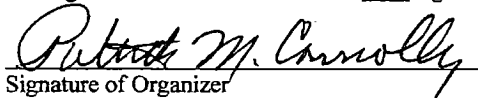
Name of Limited Liability Company Bloody Point ~~LLC~~ Properties, LLC

5. Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. _____
6. Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.
- (a) Brian J. McCarthy
Name
9390 Old Southwick Pass
Street Address
Alpharetta GA 30022
City State Zip Code
- (b) _____
Name

Street Address

City State Zip Code
7. Check this box only if one or more of the members of the company are to be liable for its debts and obligations under §33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.
8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time.

9. Any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.
10. Each organizer listed under number 4 must sign.


Signature of Organizer

6-13-11
Date

Signature of Organizer

Date

The State of South Carolina



Office of Secretary of State Mark Hammond

Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:

BLOODY POINT PROPERTIES LLC,
a limited liability company duly organized under the laws of the State of South Carolina on June 20th, 2011, with a duration that is at will, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. §33-44-809, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal
of the State of South Carolina this 30th day
of November, 2015.


Mark Hammond, Secretary of State

**BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: December 3, 2015

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 - 20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

2. Exhibits

- Exhibit A Existing Conditions
 - 1. Bloody Point Existing Conditions Plan
 - 2. Stormwater Master Plan for Daufuskie island Resort Planning District (2006)
 - 3. Water Distribution Master Plan for Daufuskie Island Resort Planning District (2006)
 - 4. Wastewater Management Master Plan for Daufuskie Island Resort Planning District (2006)

- Exhibit B Site Plans
 - 1. Bloody Point Conceptual Master Plan
 - 2. Aerial with Proposed Roads Overlay

- Exhibit C Proposed Land Use Plan

- Exhibit D Boundary Survey
 - 1. Bloody Point Boundary Survey (1988)
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- Exhibit E Existing Lots, Roads, Rights-of-Way and Land Uses
 - 1. Existing Lots, Roads, Rights-of-Way and Land Uses Map
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- Exhibit F Topographic Survey
 - 1. Topographic Survey for Daufuskie Island Resort Planning District (2006)
 - 2. Bloody Point LiDAR Contours

- Exhibit G Bloody Point Drainage Master Plan

- Exhibit H Bloody Point Water Master Plan

- Exhibit I Bloody Point Wastewater Master Plan

- Exhibit J Letters of Utility Capability and Intent to Serve
 - 1. Power and Gas, SCE&G
 - 2. Water and Sewer, Daufuskie Island Utility Company
 - 3. Fire Department, Daufuskie Island Fire District
 - 4. Phone, Hargray
 - 5. Solid Waste, Dolphin Shared Management Services, LLC

- Exhibit K Agency Letters
 - 1. Bloody Point Club Property Owners Association

**BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: February 9, 2016

**REVISED NARRATIVE STATEMENT
MARCH 29, 2016**

A. The Property

Daufuskie Island is one of a series of Atlantic Sea Islands along the eastern seaboard of the United States. The Island, comprising of a total of approximately 5,000 acres is located in Beaufort County, South Carolina. The Island is endowed with nearly 11 miles of ocean, sound and Intracoastal Waterway frontage. Daufuskie has evidence of habitation four or five thousand years ago. While Spanish sailed near the Island in 1520, it was not until 1740 that King George II of England bestowed on David Mongin an Island in the area known as “Daufuskie”. The Island, smaller than Hilton Head, is located less than a mile to the south across Calibogue Sound. Much like its larger neighbor to the north, Daufuskie Island has enjoyed a rich history as an active plantation and farming community during the Nineteenth Century and into the early Twentieth Century. Beaufort County and Daufuskie Island are located within The Gullah/Geechee Cultural Heritage Corridor, adding cultural richness to the Island. The unique location of Daufuskie in this historic corridor, its position between Hilton Head and Savannah, and the lack of a bridge have all been factors in the preservation of its historic and rural qualities. These qualities have allowed the Island to serve as an alternative to the more developed destinations nearby.

The Bloody Point Planned Unit Development is a +/-337.1 acre tract located on the southern tip of Daufuskie Island with frontage on the Atlantic Ocean and the Mungen Creek. Bloody Point Properties, LLC owns and operates community amenities, dock and ferry service, golf facilities and parcels within Bloody Point PUD totaling +/-180 acres. These parcels, owned by Bloody Point Properties, LLC, are located in the center of the Bloody Point PUD and is bounded on the west by Mungen Creek, on the north by River Road residential lots and Pappy’s Landing Road, on the east by Beach Road, and on the southeast by Fuskie Lane and residential lots. Pappy’s Landing Road provides vehicular access to Bloody Point and the community entrance, which is located at the intersection of Bloody Point Drive and Pappy’s Landing Road. There are three roads within Bloody Point including Bloody Point Drive, River Road and Fuskie Lane. All three roads are owned and maintained by the Bloody Point Club Property Owners Association. Boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. This landing has internal vehicular access to Fuskie Lane. Transportation within Bloody Point is largely accommodated by golf carts, bicycles and walking paths. Gasoline vehicles are generally limited to service vehicles and community transportation vehicles, shuttles, vans and busses.

For additional information on the Planning District refer to *Exhibit A, Existing Conditions*.

B. Intent of the Planned Unit Development Zoning Map Amendment

For this section, please refer to documents in *Exhibit B, Site Plans*.

The intent of this Zoning Map Amendment for the Bloody Point Planned Unit Development is to modify development rights for the central portion of the PUD for parcels currently owned by Bloody Point Properties, LLC to allow hospitality uses, commercial uses, single family attached and detached uses and recreational uses. As indicated above, the PUD designation already exists for Bloody Point. The parcels owned by Bloody Point Properties, LLC are located within the Bloody Point PUD and are primarily used as an existing golf course, including an eighteen-hole golf course, golf clubhouse, cart barn, inn, associated amenities, boat dock and ferry landing, beach access, swimming pool and other supporting club facilities. The current golf course operation is under-performing, as such the proposed alternate land uses can help enhance values. The proposed Conceptual Master Plan, *Exhibit B*, and Proposed Land Use Plan, *Exhibit C*, allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 125 dwelling units, with a maximum of 75 building sites. Consideration may be taken to convert these to hospitality units for use with the inn. The proposal also includes an inn/hotel with up to 60 rooms in addition to the 7 rooms in the existing Osprey Cottage and up to 25,000 square feet of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard. Timeshare units are not allowed.

In order to accommodate a flexible mix of land uses in traditional village-like settlement patterns reflecting the planning principles native to the low country as outlined in the Daufuskie Island Code, this application is being submitted to provide for suitable and responsible planning and development of the property. Infill dwelling units are carefully placed in a relaxed, low density manner overlooking internal and external natural assets including tidal marshes, existing and proposed lakes, open space and greenways. Connectivity is an essential component of this plan which includes a comprehensive greenways and trails system linking both existing and proposed dwelling units across the community with the centrally located inn district and village core. Generous internal open spaces including greenways, lakes and tidal marshes separate existing home sites from proposed development while providing key pedestrian and bicycle connections to the village core while enhancing value.

This plan proposes a relaxed village-like setting drawing from Daufuskie Island's unique qualities and characteristics while offering an alternative to conventional golf oriented amenity communities and resorts across the region. This plan supports the development of a viable and successful community with an emphasis on creating an alternative destination that builds on active, nature based recreation and protection and sustainment of the Property's cultural and natural resources.

It is intended that the plan will allow for flexibility to accommodate specific site conditions, environmental assets, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines within tracts, the location of land uses indicated within planning areas and preliminary design concepts for tracts described herein shall be subject to change. Development phases within the planned area will be submitted for final plan review over the life of the development and minor changes are allowed, provided that maximum densities and land use quantities are not exceeded within the overall development plan. Major changes in the plan including increases in overall density or land uses, will require additional PUD Zoning Map Amendments.

C. Master Plan

1. Proposed Arrangement of Land Uses

Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Exhibit C, Proposed Land Use Plan*.

2. Boundary Survey

Owner will be required to complete boundary survey prior to developing parcels.

Refer to *Exhibit D, Boundary Survey* for supporting documents.

3. Adjacent Parcel Land Uses

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

4. Site Plan

Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads*.

5. Topographic Survey

Refer to documents in *Exhibit F, Topographic Survey*.

6. Existing & Recorded Streets

Beach Road is owned by Bloody Point Properties, LLC, and no changes will be made to this road. Bloody Point Drive, River Road and Fuskie Lane are owned by Bloody Point Club Property Owners Association. Bloody Point Drive will have minor modifications made to it to accommodate proposed improvements.

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses* and *Exhibit K, Letter from Bloody Point Club Property Owners Association*, and *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads*.

7. Existing & Recorded Lots

Refer to documents in *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

8. Proposed Land for Public Facilities

N/A.

9. Proposed Street Layout

Refer to *Exhibit B, Bloody Point Conceptual Master Plan* and *Aerial with Proposed Roads*.

10. Traffic Impact Analysis

Traffic studies are not warranted nor necessary for this application since the majority of traffic in the community is limited and via golf cart. There is limited motor vehicle traffic on Daufuskie Island and the primary mode of transportation for residents within Bloody Point is now, and will be in the future, by golf cart or shuttle system. Off-island traffic is not impacted by the proposed PUD zoning map amendment. The current ownership provides ferry service.

11. Stormwater Management, Water & Sewer Plans

a) Stormwater Management Plan

The existing storm water management system for Bloody Point includes a combination of interconnected wet detention ponds, grassed swales, and gently sloping open spaces to filter and attenuate storm water runoff from the existing development. Final discharge of storm water runoff from Bloody Point is conveyed through the interconnected wet detention ponds before reaching the adjacent critical area.

As additional development is introduced to Bloody Point, the existing system will be supplemented with additional facilities and BMPs meeting current OCRM and Beaufort County storm water management standards.

Refer to *Exhibit G, Bloody Point Drainage Master Plan*.

b) Potable Water Plan

Daufuskie Island Utility Company, Inc. provides potable water and fire flow to the existing development at Bloody Point. The water supply and distribution system is comprised of four deep wells with a total pumping capacity of 2,600 gallons per minute. Each well site includes a 10,000 gallon hydropneumatic storage tank. The distribution system is comprised of 10", 8", and 6" diameter water mains located generally within road right-of-ways.

Refer to *Exhibit H, Bloody Point Water Master Plan*.

c) Wastewater Collection, Treatment and Disposal

Daufuskie Island Utility Company, Inc. manages wastewater collection, treatment, and disposal for Bloody Point. The collection system is comprised of gravity sewer, pump stations and manifolded force mains. The system was designed with multiple pump stations to limit the depth of gravity sewer mains. A series of pump stations collects wastewater flows from their respective services areas. A manifolded force main network conveys wastewater from Bloody Point to the Bloody Point (f/k/a Daufuskie Island Club) Wastewater Treatment Facility (the "BP WWTF") located in the northwest corner of the Eigelberger tract. The proposed redevelopment of the golf course will extend gravity sewer from an existing pump station and proposes the addition of one

new pump station to manifold into the existing forcemain within Bloody Point Drive right-of-way.

At the BP WWTF, the wastewater is treated and routed through an aeration lagoon and seven day holding pond. To meet the demand of the proposed development an upgrade to the existing treatment plant is proposed to include additional aeration.

When treatment is completed, the effluent is conveyed back to Bloody Point for spray disposal on the Bloody Point Golf Course. Redeveloping the golf course will eliminate the effluent spray field while increasing the demand for effluent disposal. A combination of surface spray disposal within the Grand Lawn and underground drip disposal throughout the community is proposed to address the effluent demand.

Refer to *Exhibit I, Wastewater Master Plan*.

12. Overlay District Boundary

N/A

13. Comments from Affected Agencies

Comments from affected agencies, if any, will be addressed when received.

If required, the Owner will be responsible for conducting necessary archeology and environmental studies prior to beginning development.

Refer to *Exhibit K, Agency Letters*.

14. Proposed Ownership and Maintenance

a) Rights-of-Way

Rights-of-way now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such rights-of-way. Except as otherwise herein described, all public roads used by the Owner shall continue to be the property and responsibility of the County.

b) Drainage Systems

Drainage systems now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing the drainage systems. Except as otherwise herein described, all public drainage systems used by the Owner shall continue to be the property and responsibility of the County.

c) Water & Sewer Systems

Water and sewer service is provided by Daufuskie Island Utility Company, Inc. Water and sewer infrastructure now existing or hereafter constructed or approved by the Owner and/or the Resort shall be either retained and maintained by the Owner or an affiliate or turned over to the utility company.

d) Open Space Systems

Open space shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such open space.

e) Amenities

All amenities now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate. There is currently no plan to turn over any amenity to any property owners association existing or proposed to be created.

f) Covenants, Conditions and Restrictions

The Owner will work with the Bloody Point Club Property Owners Association (POA) to amend the Bloody Point Covenants, Conditions and Restrictions (CCR) to include the new owners in the POA and make available memberships to new amenities if offered such as a beach club and/or a ferry boat service.

15. Proposed Phasing and Schedule of Development

To be provided by the Owner prior to development.

16. Proposed Phasing & Time Schedule for Lands to be Dedicated for Public Facilities

N/A.

17. ARB Guidelines

The existing Bloody Point ARB Guidelines generally apply, with the following exceptions.

Site planning standards for new development within the Bloody Point PUD Amendment are proposed as follows:

- a. Building sizes for single family detached and attached dwelling units shall be minimum 850 square feet per unit.
- b. Freestanding hospitality units, cabins or casita square footages will be provided by the Owner prior to development, but could range between 300 SF and 850 SF.
- c. Inn or hotel room sizes will be provided by the Owner prior to development.
- d. Total open space shall be a minimum of 35% of total acreage (35% of 180 acres equals 63 acres minimum). Open space includes internal greenways, lakes, ponds, internal tidal marshes and wetlands.

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	35'	n/a

Notes:

1. Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.
2. Each commercial building shall not exceed 15,000 square feet in size.

18. Letters of Utility Capability and Intent to Serve

Refer to *Exhibit J, Letters of Utility Capability and Intent to Serve.*

19. Statement Describing Character of and Rationale for PUD

Refer to *Narrative Section B, Intent of the Planned Unit Development Zoning Map Amendment.*

20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

Refer to *Exhibit K, Letter from Bloody Point Club Property Owners Association.*

END OF NARRATIVE

EXHIBIT A

Existing Conditions Exhibits:

1. Bloody Point Existing Conditions Plan

Dated: November 30, 2015

Full size copy has been submitted separately.

2. Stormwater Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

3. Water Distribution Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

4. Wastewater Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.



Vicinity Map



Key

- Parcels
- Existing Buildings
- Flood Zone AE
- Flood Zone VE
- AE 16 Flood Zone Label**
Note: Number indicates FEMA base flood elevation (BFE)
- Top of Lagoon Bank
- Approximate Lagoon Water Line
- Approximate Tidal Marsh Line
- Topographic Contour Line
- Paved Streets and Roads
- Unpaved Streets and Roads

EXHIBIT A



1 inch = 200 Feet November 30, 2015



**STORMWATER MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR:
DAUFUSKIE ISLAND PROPERTIES, LLC
MELROSE BEACH ISLAND, SOUTH CAROLINA



PREPARED BY:
H & M
ENGINEERING, INC.

30 PAINE OF COMMERCE WAY
PO BOX 670203
SAVANNAH GA 31407-0203
TEL: 912.436.1100
WWW.H&MENGINEERING.COM
NOVEMBER 2006

- LEGEND**
- PIPE
 - OUTLET
 - GRATE INLET
 - STORMWATER
 - YARD INLET
 - COURTYARD STRUCTURE
 - FLOOD ZONE BOUNDARY
- FLOOD ZONES**
- X 10' - 15' FLOOD ZONE TO BE SERVED BY THE
 - AGE 15' - 20' FLOOD ZONE TO BE SERVED BY THE
 - 3000 20' - 30' FLOOD ZONE TO BE SERVED BY THE
 - VI 30' - 40' FLOOD ZONE TO BE SERVED BY THE

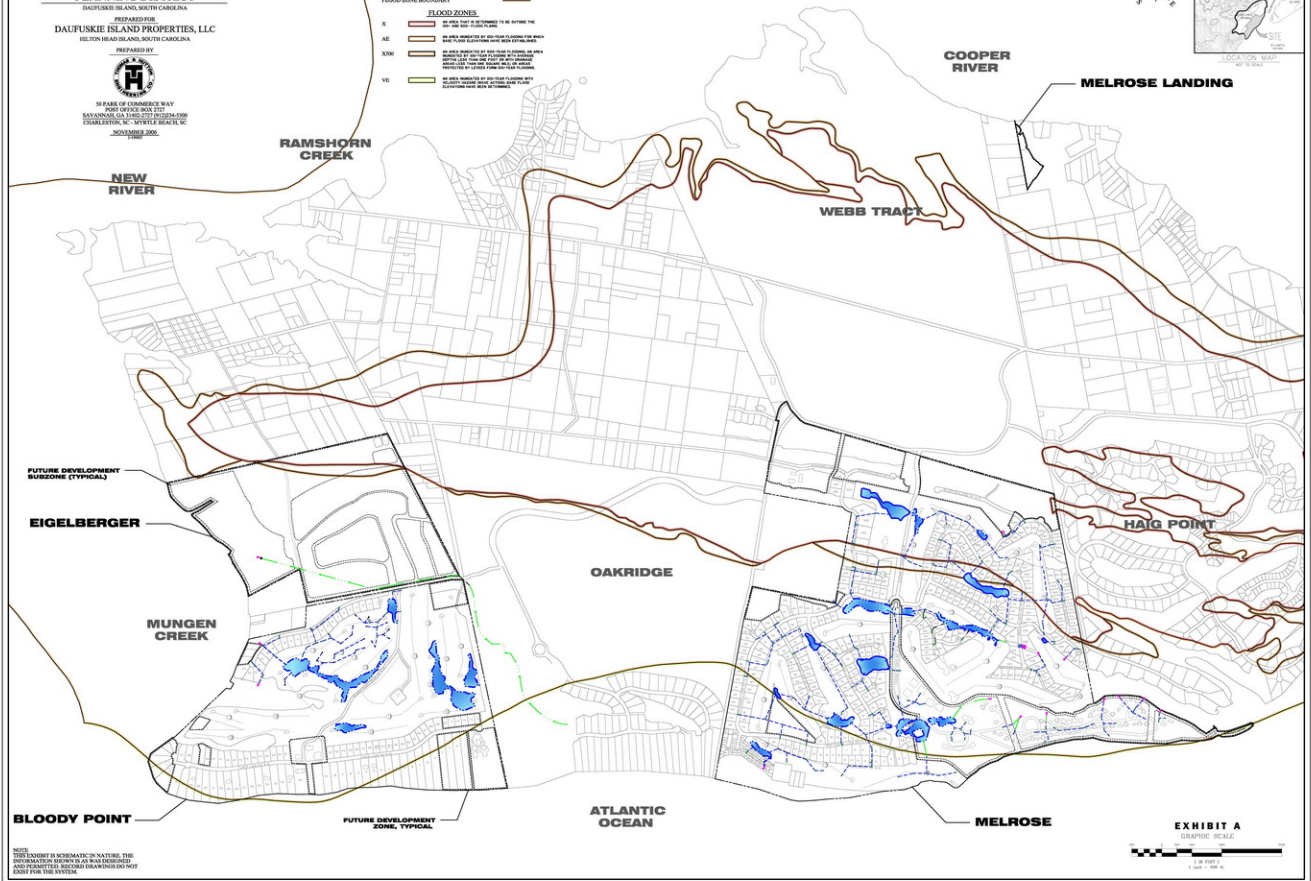


EXHIBIT A
GENERAL NOTES
1" = 100'
DATE: 11/16/06

NOTE:
THIS DRAWING IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DEVELOPED.
FIELD VERIFICATION, INCLUDING MEASUREMENTS,
SHOULD BE MADE FOR THE SYSTEM.

**WASTEWATER MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR:
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLANDS, SOUTH CAROLINA

PREPARED BY:



30 PARK OF COMMERCE WAY
PO BOX 1000
SAVANNAH GA 31407-1000
ESTABLISHED IN 1976
NOVEMBER 2006

LEGEND

- GRAVITY SEWER
- 30" SPLIT MAIN
- 1.5" FORCE MAIN
- 2" FORCE MAIN
- 3.0" FORCE MAIN
- 4" FORCE MAIN
- 6" FORCE MAIN
- 8" FORCE MAIN
- MANHOLE
- JUNCTION
- IRRIGATION PUMP STATION
- PUMP STATION
- MELROSE UTILITY CO.
- SERVICE AREA



EXHIBIT A



NOTE:
THIS DRAWING IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DEVELOPED.
CONSULT THE ORIGINAL DRAWINGS TO
OBTAIN FULL DETAILS.

EXHIBIT B

Site Plan Exhibits:

1. Bloody Point Conceptual Master Plan

Dated: December 8, 2015

Revised: February 9, 2016

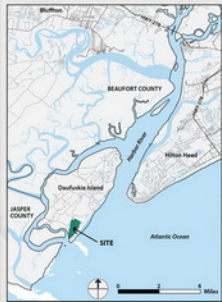
Full size copy has been submitted separately.

2. Aerial with Proposed Roads Overlay

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



Vicinity Map



- Key**
- Development Areas**
- (A) Inn District**
 - 60 Rooms, 3 Story Inn with Existing Osprey Cottage
 - Renovated Cart Barn
 - Mix of Village Residential Product
 - 25,000 SF Commercial
 - (B) Commercial Nature Center**
 - Kayak Launch to Blueway
 - Community / Resort Kayak Storage
 - Nature & Interpretive Center
 - Potential Commercial Opportunities
 - (C) Commercial Beach Club & Resort Pool**
 - Pool Bar & Grill
 - Resort Style Pool w/ Spa and Splash Pad
 - Event Lawn for Weddings
 - Potential Commercial Space
 - (D) Tennis**
 - (E) Western Marsh & Wetland Cottages**
 - Mix of Residential Product with Tree'd Sites and Views of Marsh and Wetlands
 - (F) Commercial Greeters Camp & Public Dock**
 - Re-worked Public Dock
 - Greeters Cottage
 - Cart Storage Building
 - (G) Waterside Cottages**
 - Clustered Cottage Product Oriented to Internal Water and Marsh Views
 - (H) Meadow & Woodland Cottages**
 - Mixed Residential Product with Meadow and Wooded Site Orientation
 - (I) Grand Lawn Cottages**
 - (J) East Lagoon Cottages**
 - Mixed Residential Products with Blueway Site Orientation
 - (K) Vineyard Cottages**
 - Residential Product with Vineyard Orientation
- Residential/ Hospitality Land Use**
- Residential Single Family Unit or Hospitality Casita
 - Residential Duplex Single Family Attached Unit or Hospitality Casita
 - Residential Triplex Single Family Attached Unit or Hospitality Casita
- EXHIBIT B**
- 0 100 200 400 600 800 FT
- 1 inch = 200 Feet
December 8, 2015
Revised February 9, 2016



BLOODY POINT
Conceptual Master Plan
Daufuskie Island, SC

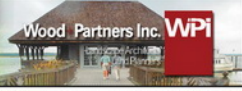




EXHIBIT B

AERIAL
BLOODY POINT

DAUFUSKE ISLAND, SC
PREPARED FOR:
McCarthy Group Florists
PREPARED BY:



THOMAS & HUTTON
SERVICES CORPORATION
CORPORATE CENTER BUILDING
1000 W. BROAD STREET, SUITE 1000
MEMPHIS, TN 38102
www.thomasthutton.com



DATE:	DATE:	PROJECT:
SCALE:	SCALE:	SCALE:
DATE:	DATE:	DATE:

EXHIBIT C

Proposed Land Use Plan

Dated: December 8, 2015

Revised: February 9, 2016

Revised: March 29, 2016

Full size copy has been submitted separately.



Vicinity Map



Key

- Project Boundary
- Adjacent Parcels
- Approximate Existing Lagoon
- Approximate Existing Tidal Marsh
- Proposed Streets and Roads
- Existing Paved Streets and Roads
- Existing Unpaved Streets and Roads

Proposed Land Use

- Linear Park, Open Space & Bike Trails
- Inn and Residential/Hospitality Districts
- Proposed Rights-of-Way
- Inn District

Land Use Type	Approx. Area (acres)
Residential/Hospitality District	
Inn District	112+/-
Rights-of-Way	
Open Space	
Tidal Marsh	68+/-
Lagoons	
Linear Parks & Open Space	
TOTAL	179.99+/-

Note: Maximum Density 1 DU per Acre

District	Units
Residential/ Hospitality	
SF-Detached	
SF-Attached Duplex	125 DU
SF-Attached Triplex	
Inn District	
Inn	60 Rooms
Commercial	25,000 Square Feet

EXHIBIT C

0 100 200 400 600 800 Ft

1 inch = 200 Feet
 December 8, 2015
 Revised: March 29, 2016

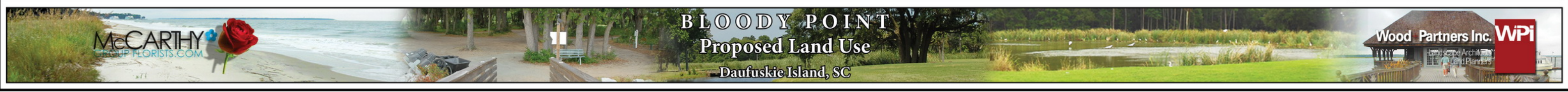


EXHIBIT D

Boundary Survey Exhibits:

1. Bloody Point Boundary Survey

Prepared by: Southeastern Surveying, Inc.

Dated: 1988

Has remained unchanged.

Full size copy has been submitted separately.

2. Bloody Point Project Parcels Map

Dated: November 24, 2015

Full size copy has been submitted separately.

3. Deed for Bloody Point Properties, LLC

Dated: July, 2011

Deed Book 3082, Page 1981.

Has remained unchanged.

(6 pages)

LINE DATA

LINE	BEARING	DISTANCE
1	S 24°20'00" W	1.00
2	S 28°18'31" E	233.28
3	S 20°20'00" W	100.00
4	S 07°15'33" E	400.00
5	S 07°15'33" E	400.00
6	S 28°18'31" E	383.00
7	S 20°20'00" W	41.23
8	S 07°15'33" E	200.00
9	S 07°15'33" E	200.00
10	S 28°18'31" E	100.00
11	S 20°20'00" W	231.28
12	S 07°15'33" E	231.28
13	S 28°18'31" E	185.49
14	NOT USED	0.00
15	S 84°50'14" E	278.78
16	S 84°50'14" E	76.34
17	S 17°10'42" W	76.34
18	S 07°15'33" E	300.00
19	S 28°18'31" E	300.00
20	S 07°15'33" E	286.08
21	S 28°18'31" E	348.61
22	S 07°15'33" E	348.61
23	S 28°18'31" E	192.87
24	S 07°15'33" E	74.34
25	S 28°18'31" E	223.00
26	S 07°15'33" E	223.00
27	S 28°18'31" E	286.18
28	S 07°15'33" E	465.43
29	S 28°18'31" E	248.08
30	S 07°15'33" E	248.08
31	S 28°18'31" E	375.53
32	S 07°15'33" E	102.51
33	S 07°18'11" W	105.00
34	S 07°18'11" W	283.83
35	S 07°18'11" W	487.58
36	S 07°18'11" W	487.58
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97	S 07°18'11" W	487.58
98	S 07°18'11" W	487.58
99	S 07°18'11" W	487.58
100	S 07°18'11" W	487.58

REFERENCES

- "PLAT OF 'BLOODY POINT PLANTATION' BY BARRETT & ENLEY, INC., DATED SEPTEMBER 1974.
- "MAP OF 'BLOODY POINT PLANTATION' BY ARTHUR G. CHRISTENSEN DATED SEPTEMBER 1, 1986. RECORDED IN A.D.C. PLAT FILE #193, BEaufORT COUNTY COURTHOUSE.
- "TRACTS PLAT OF THE EISELBERGER TRACT BY EISELBERGER AND CONSTRUCTION SERVICES, INC. DATED MAY, 1975.
- "MAP OF 'REGULATION OR COLLAR PLANTATION' BY ARTHUR G. CHRISTENSEN, DATED APRIL 16, 1989. RECORDED IN A.D.C. PLAT FILE #149, BEaufORT COUNTY COURTHOUSE.
- "MAP OF 'LOTS FOR BEAUCHOIR OF THE BLOODY POINT TRACT' SUBDIVISION AND DATE UNKNOWN. RECORDED IN A.D.C. PLAT FILE #149, BEaufORT COUNTY COURTHOUSE.
- "PLAT OF '76 1/2 ACRES OF BLOODY POINT PLANTATION' BY WELLS CHRISTENSEN III, DATED MARCH 26, 1988. RECORDED IN DEED BOOK #43 PAGE 2011 BEaufORT COUNTY COURTHOUSE.
- "PLAT OF 'TRANGELL, L. & B. C. BY THOMAS G. REIDMANN, DATED JUNE 24, 1989. RECORDED IN DEED BOOK #44 PAGE 1213 BEaufORT COUNTY COURTHOUSE.
- "PLAT PREPARED AS THE RESULT OF MARCHES FORWED BY FOREST BUSHAW, DATED MARCH 21, 1989.
- "PLAT OF 'LOT 100 PROPERTY OF S.H. BOSTWICK' BY GEORGE BUSHAW, DATED JULY 21, 1989.

ACREAGE CHART

ZONE VS. ELEV.	ACRES
70	1.00
71	330.48
72	330.48
73	42.00
TOTAL	411.74

NOTES

- COORDINATES BASED ON SOUTH CAROLINA STATE GRID, SOUTH ZONE.
- TRACT A LINE BASED ON AN EXTENDED ANNUAL SECTION PLAT OF A PINE/SPRUE ZONE 40 FEET PER UNIMPAVED HIGHWAY'S BOUNDARIES FOR THE TIME PERIOD 1984-1985.
- ZONE VS. ELEV. 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.
- LOCATION AND TYPE OF LOT/SECTION DETERMINED BY FIELD OBSERVATION.
- LOCATION AND CONTOURMENT OF ADJACENT ROADS AS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED AS OF THIS DATE.

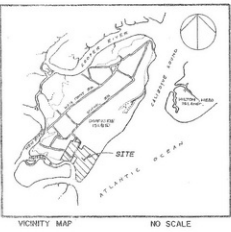
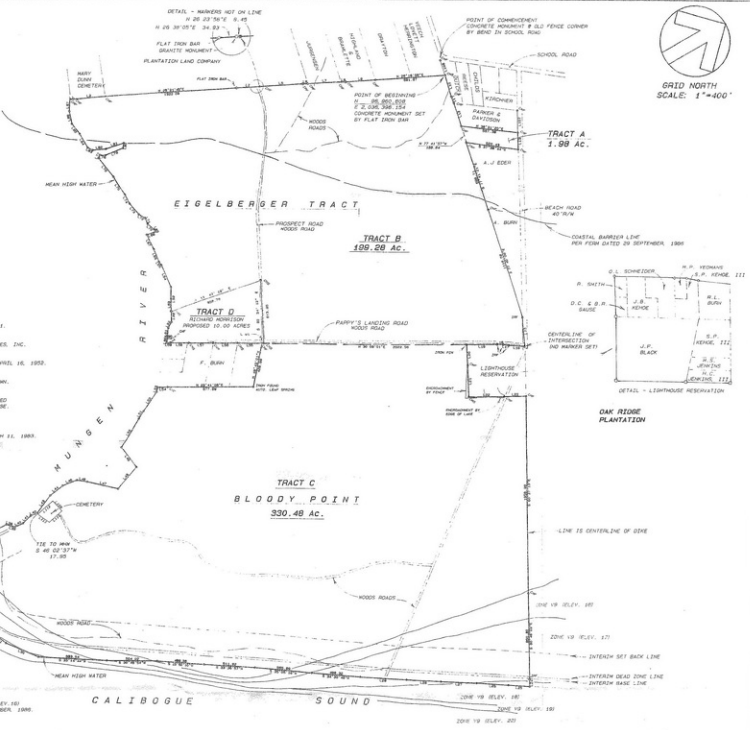
THE LOCATION OF THE INTERIOR BOUNDARY, DEAR LINE AND SET BACK LINES SHOWN ARE SUBJECT TO REVIEW AND REVISION AND ARE NOT TO BE CONSIDERED AS OFFICIAL. THEY ARE FORWARDED AS AN AID TO SITE PLANNING.

LEGEND

- 50' SET BACK FOR PINE FOREST
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- NEW HIGH INTERSECTION (NEW HIGH LINES)
- OLD HIGHWAY ROAD

I, MATTHEW H. CHAPMAN, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE MADE A PERSONAL AND THOROUGH EXAMINATION OF THE PLAT AND HAVE FOUND THAT THE SAME ACCURATELY REPRESENTS THE TRACT AS SHOWN AND THAT ALL NECESSARY RECORDS HAVE BEEN FILED AND THE PLAT IS TRUE TO THE RECORDS.

MATTHEW H. CHAPMAN
 REGISTERED PROFESSIONAL SURVEYOR
 No. 15786
 1111 W. 10th St., Columbia, S.C. 29201



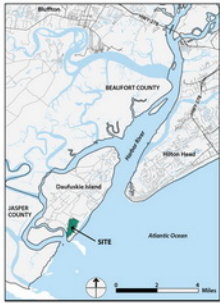
SOUTHEASTERN SURVEYING, INC.
 P.O. BOX 17228 HILTON HEAD ISLAND, SC 29929
 (853) 754-8903

MELROSE

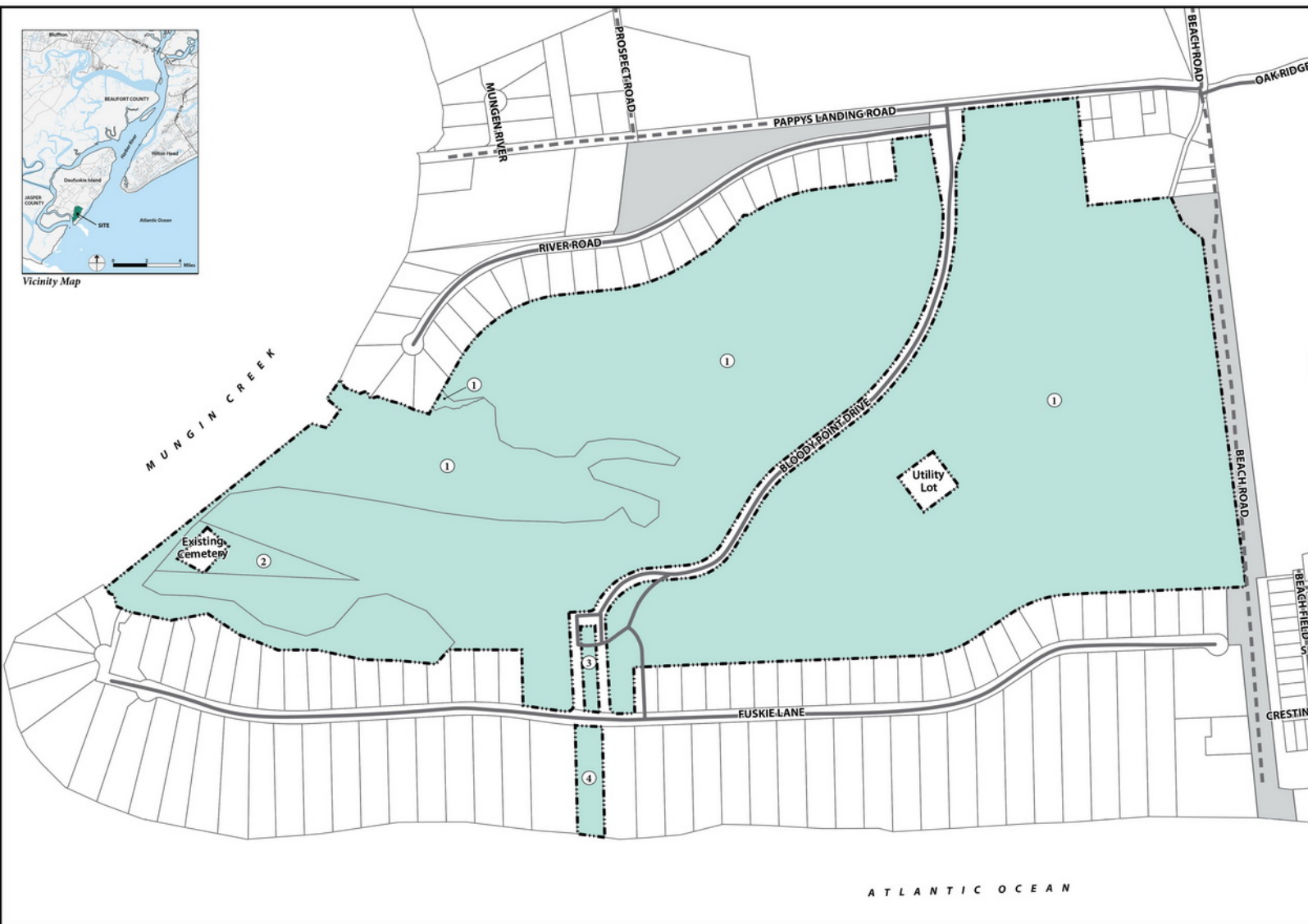
PREPARED FOR
 P.O. BLOODY POINT LIMITED PARTNERSHIP
 111 W. 10th St., Columbia, S.C. 29201

PLAT OF THE LANDS OF
 THE ESTATE OF ARTHUR CHRISTENSEN AND
 CONSTRUCTION SERVICES COMPANY
 TOTALING 411.74 ACRES

DATE: 10/20/2000
 DRAWN BY: DEW
 CHECKED BY: JH
 REVISIONS:
 1. 10/20/2000
 2. 07/27/2001
 3. 07/27/2001
 4. 07/27/2001
 5. 07/27/2001
 6. 07/27/2001
 7. 11/21/2000



Vicinity Map



- Key**
- Project Boundary
 - Bloody Point Properties LLC Project Parcels
 - Bloody Point Properties LLC Non-Project Parcels
 - Adjacent Lots
 - Paved Streets and Roads
 - Unpaved Streets and Roads

- Project Parcels**
- R800 027 00A 0076 0000
1 Bloody Point Properties LLC
 176.30 Acres
 - R800 027 00A 0078 0000
2 Bloody Point Properties LLC
 Approx. 2.0 Acres
 - R800 027 00A 0085 0000
3 Bloody Point Properties LLC
 0.75 Acres
 - R800 027 00A 0092 0000
4 Bloody Point Properties LLC
 0.949 Acres
- TOTAL AREA: +/- 180 ACRES

EXHIBIT D

0 100 200 400 600 800 FT
 1 inch = 200 Feet November 24, 2015



McCARTHY
 CONSTRUCTION

BLOODY POINT
 Project Parcels
 Daufuskie Island, SC

Wood Partners Inc. **WPI**

The properties conveyed herein are the same properties conveyed to Brian J. McCarthy by Deed from Daufuskie Island Properties, LLC, dated June 17, 2011 and recorded on June 22, 2011 in Book 3066 at Page 3364 in the Office of the Register of Deeds for Beaufort County, South Carolina.

THE within Deed was prepared in the Law Offices of Ruth, MacNeille & Knudsen, P.A., P.O. Box 5706, Hilton Head Island, South Carolina 29938, by Michael K. Knudsen, Esquire.

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

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and assigns, forever, in fee simple.

AND I, the within Grantor, do hereby bind myself, and my heirs, executors and administrators to warrant and forever defend, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.



WITNESS our hands and seals this 26th day of July, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness
[Signature]
Notary Witness


[Signature]
Brian J. McCarthy

STATE OF California)
COUNTY OF Orange)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the within named Brian J. McCarthy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this 26th day of July, 2011.
[Signature]
Notary Public
My Commission Expires April 2015.



[Handwritten mark]

EXHIBIT "A"

Parcel I: R800-027-000-0022-0000 (1.98 acres, Tract A, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 1.98 acres, more or less, known and described as Tract "A", Bloody Point on a plat of the Lands of the Estate of Morton Deutsch and Surfside Development Company prepared by Matthew M. Crawford, SCRLS #9756, dated March 25, 1988, last revised July 21, 1988, and recorded July 28, 1988 in the ROD Office for Beaufort County, South Carolina, in Plat Book 35 at Page 223. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel II: R800-027-00A-0076-0000 (176.30 acres, Bloody Point Golf Course)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 176.30 acres, more or less, and being more particularly shown and described as the "Golf Area" on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel III: R800-027-00A-0078-0000 (Riverfront Lot and Cemetery Access)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, shown and described as the "Riverfront Lot III, Cemetery Access and Parking Easement" and Lot III on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel IV: R800-027-00A-0085-0000 (0.75 acres, Parcel H, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, being shown and designated as Parcel "H" containing 0.75 acres and a portion of the right-of-way for Bloody Point Road located to the southwest of Parcel "H" on a plat entitled A Plat of Bloody Point Golf Course & Facilities, prepared by Thomas and Hutton Engineering Co., certified by Boyce L. Young, SCRLS #11079, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 39 at Page 40. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel V: R800-027-00A-0087-0000 (5.63 acres Future Development, River Rd. R/W)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 5.63 acres, more or less, designated as FUTURE DEVELOPMENT and being more particularly shown and described on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990, revised March 27, 1997, and recorded in the ROD Office for Beaufort County, South Carolina, in Plat Book 61 at Page 5. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel VI: R800-027-00A-0092-0000 (Lot A-2, Founders Cottage Tract)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 0.949 acres, more or less, and being more particularly shown and described as Lot A-2 Founders Cottage Tract, a portion of Daufuskie Island Club property on a plat prepared by Boyce L. Young, SCRLS #11079, dated January 31, 1997, and recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 6. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

EXHIBIT "B"
BEACH ACT DISCLOSURE STATEMENT

Pursuant to S.C. Code Ann. §48-39-330 (1976), as amended, the Seller discloses to the Purchaser that the Property or a portion thereof if or may be subject to statutory regulation imposed by The South Carolina Coastal Zone Act of 1977, S.C. Code Ann. §48-39-10 et seq. (1976), as amended by the South Carolina Beach Management Act, S.C. Code Ann. §48-39-270 et seq. (1976) (hereinafter collectively called "the Acts"). The Acts involve, and may subject the Property to, the creation and existence of interim and final baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. Part or all of the Property is or may be located seaward of the setback line, the minimum setback line or interim baseline, and has an erosion rate, all as determined by the Office of Ocean and Coastal Resource Management of the South Carolina Department of Health and Environmental Control, formerly the South Carolina Coastal Council (hereinafter, "OCRM"). All or part of the Property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Purchasers' rights to build, repair or rebuild structures on the Property. No structure may be constructed seaward of the setback lines without a permit issued by OCRM. Pursuant to the Acts, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the Property and the current applicable erosion rate may be obtained from OCRM. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Seller makes no representation to the Purchaser concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the Property, or the accuracy of the foregoing disclosure.

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week

R800 027 00A 0076 0000 00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week

R800 027 000 0022 0000 00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week

R800 027 00A 0078 0000 00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week

R800 027 00A 0085 0000 00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week

R800 027 00A 0087 0000 00

ADD DMP Record 9/12/2011 14:57:46
-> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week

R800 027 00A 0092 0000 00

EXHIBIT E

Existing Lots, Roads, Rights-of-Way and Land Uses Exhibits:

1. Bloody Point Existing Lots, Roads, Rights-of-Way and Land Uses Map

Dated: November 24, 2015

Full size copy has been submitted separately.

2. Adjacent Lots Ownership Key

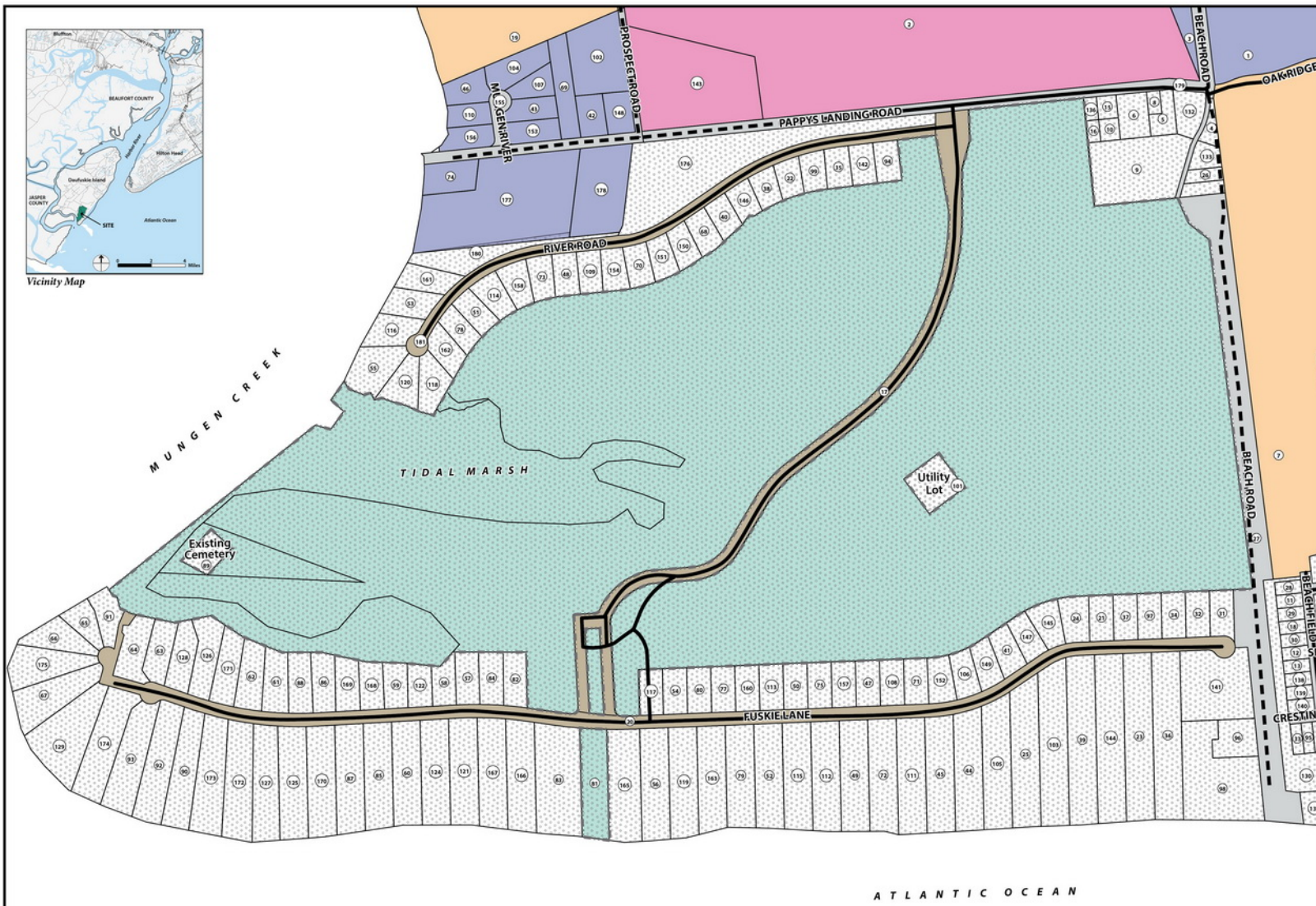
Source: Beaufort County Online GIS Map

Accessed: November, 2015

(3 pages)



Vicinity Map



- Key**
- Project Boundary
 - Bloody Point Properties LLC Project Parcels
 - Rights-of-Way owned by Bloody Point Club POA
 - Rights-of-Way
 - Existing PUD Overlay
 - D1 Zoning: DI Natural
 - D2 Zoning: DI Rural
 - D3 Zoning: DI Sub-Urban
 - Paved Streets and Roads
 - Unpaved Streets and Roads

NOTE: ALL EXISTING PUD LOTS OUTSIDE OF PROJECT AREA WILL NOT BE ALTERED OR AMENDED BY THIS PROPOSAL.

SEE ADJACENT LOTS OWNERSHIP KEY ATTACHMENT FOR MORE INFORMATION ABOUT ADJACENT LOT OWNERSHIP PER NUMBERED LOT DESIGNATIONS ON THIS PLAN.

EXHIBIT E

1 inch = 200 Feet November 24, 2015



Exhibit E

2. Adjacent Lots Ownership Key

Source: Beaufort County Online GIS Map

Accessed: November, 2015

Map Number	Beaufort County PIN	Owner	Area (Acres)
1	R800 027 000 009A 0000	Daufuskie Land Investments LLC	9.958
2	R800 027 000 0007 0000	Hatcher Holdings LLC	1.214
3	R800 027 000 0016 0000	Dolphin Daufuskie Group LLC	3.168
4	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.235
5	R800 027 000 0008 0000	Charles Thomas Allen II	0.420
6	R800 027 000 008C 0000	Theresa S Nordeen and Mary Margaret L Wu	0.660
7	R800 027 000 0102 0000	Beach Field Properties LLC	3.237
8	R800 027 000 008A 0000	Mildred P Yeomans	0.145
9	R800 027 000 008F 0000	J&W Corporation of Greenwood	2.837
10	R800 027 000 008E 0000	Fred Ward	0.207
11	R800 027 000 0155 0000	MGC Corporation	0.166
12	R800 027 000 0159 0000	Beach Field Properties LLC	0.166
13	R800 027 000 0160 0000	Beach Field Properties LLC	0.167
15	R800 027 000 008D 0000	Edward J and Elizabeth P Hall	0.217
16	R800 027 000 0019 0000	John Gause	0.138
17	R800 027 00A 0094 0000	Daufuskie Island Club Property	5.909
18	R800 027 000 0157 0000	Michael D and Karen R Hammer Jr	0.166
19	R800 027 000 0007 0000	Hatcher Holdings LLC	6.352
20	R800 027 00A 0119 0000	Daufuskie Island Club Property Owner	7.707
21	R800 027 00A 0070 0000	Chou Investments LLC	0.530
22	R800 027 00A 0099 0000	Pensco Trust Co	0.439
23	R800 027 00A 0002 0000	Lordah Trust	2.282
24	R800 027 00A 0069 0000	Thomas D and Mary M Dickinson	0.614
25	R800 027 00A 0006 0000	John J Mellencamp	1.973
26	R800 027 000 0018 0000	Mayme S Jenkins	0.234
27	R800 027 00A 0087 0000	Bloody Point Properties LLC	7.569
28	R800 027 000 0154 0000	William M Madson	0.166
29	R800 027 000 0156 0000	Bradley Schumacher	0.167
30	R800 027 000 0158 0000	Beach Field Properties LLC	0.166
31	R800 027 00A 0075 0000	James Michael Griffin	0.541
32	R800 027 00A 0074 0000	Emily H Conger	0.530
33	R800 027 000 0103 0000	Gracetree Investments LLC	0.161
34	R800 027 00A 0073 0000	Ben S and Melissa H Sellars	0.530
35	R800 027 00A 0097 0000	Robert M and Beth P Senn	0.483
36	R800 027 00A 0001 0000	Maher F and Nagiba A Habashi	2.286
37	R800 027 00A 0071 0000	George J and Terri Oberst	0.530
38	R800 027 00A 0100 0000	Anthony Simonelli	0.442
39	R800 027 00A 0004 0000	Osiris Lotus LLC	2.301
40	R800 027 00A 0102 0000	Timothy C Foley	0.452
41	R800 027 00A 0066 0000	Anthony M Savo	0.549
42	R800 027 000 0177 0000	Nelson Wells	0.547
43	R800 027 000 0175 0000	Dolphin Management Inc	0.539
44	R800 027 00A 0008 0000	Elizabeth A Cervino	1.633
45	R800 027 00A 0009 0000	Anthony M Savo	1.580
46	R800 027 000 0172 0000	Dolphin Management Inc	0.601
47	R800 027 00A 0060 0000	Joanne B Loftus Revocable Trust	0.530
48	R800 027 00A 0109 0000	Loras M Lochmann	0.504
49	R800 027 00A 0012 0000	Jamie D and Angeal Pappas	1.515
50	R800 027 00A 0057 0000	Bruce Alan Jamrozky Living Trust	0.530
51	R800 027 00A 0113 0000	Richard A Silver	0.508
52	R800 027 00A 0015 0000	Susane Habashi Ahigian	1.425
53	R800 027 00A 0121 0000	Nancy R Dougherty	0.646
54	R800 027 00A 0052 0000	Jeffrey A and Linda L McCroy	0.530
55	R800 027 00A 0118 0000	Stephen P Casey	1.008
56	R800 027 00A 0019 0000	SLS Trinity Trust	1.526
57	R800 027 00A 0048 0000	Matthew G and Eileen M Salterelli	0.594
58	R800 027 00A 0047 0000	Jonathan M and Joanna K Varholak	0.507

Map Number	Beaufort County PIN	Owner	Area (Acres)
59	R800 027 00A 0045 0000	Kimberly Ann Manstrangelo	0.525
60	R800 027 00A 0024 0000	Thomas S Post Jr	1.420
61	R800 027 00A 0040 0000	Susan Camille Burns	0.740
62	R800 027 00A 0039 0000	Michael E and Julie M Egan	0.813
63	R800 027 00A 0037 0000	Thomas J Gletner Jr	0.712
64	R800 027 00A 0036 0000	Teresa J Rainey and Lisa M Kelley	0.852
65	R800 027 00A 0080 0000	Milton J Deitch and Sara Schwartz Trustee	0.517
66	R800 027 00A 0081 0000	Patricia Strong Barrett	0.772
67	R800 027 00A 0083 0000	Daufuskie Beach Property LLC	1.362
68	R800 027 00A 0103 0000	John P and Mary F Barry	0.494
69	R800 027 000 0179 0000	Dolphin Management Inc	0.954
70	R800 027 00A 0106 0000	Brian M McKenzie	0.502
71	R800 027 00A 0062 0000	Negin M Mostaghim	0.526
72	R800 027 00A 0011 0000	Elrod Family Holdings LLLP	1.540
73	R800 027 00A 0110 0000	Richard A Silver IRA	0.503
74	R800 027 000 0010 0000	Hoke S Greiner	0.786
75	R800 027 00A 0058 0000	Joanne B Loftus Revocable Trust	0.530
77	R800 027 00A 0054 0000	Martin Barnes and Angelia Bott	0.530
78	R800 027 00A 0114 0000	Jimmy D Faulkner	0.488
79	R800 027 00A 0016 0000	John M and Karen L Shoffner	1.400
80	R800 027 00A 0053 0000	Ashley Oak PArtners LLC	0.530
82	R800 027 00A 0050 0000	Cannon Consulting LLC	0.601
83	R800 027 00A 0093 0000	Maher Nagiba Habashi	2.375
84	R800 027 00A 0049 0000	Elizabeth A Cervino	0.612
85	R800 027 00A 0025 0000	David Symonds	1.442
86	R800 027 00A 0042 0000	Mark F Joyce Trust	0.660
87	R800 027 00A 0026 0000	Richard P Tarantino	1.479
88	R800 027 00A 0041 0000	Keith A and Tonne Ray Hanna	0.688
89	cemetery	Cemetery	0.547
90	R800 027 00A 0032 0000	Lordah Trust	1.411
91	R800 027 00A 0079 0000	Milton J Deitch and Sara Schwartz Trustee	0.584
92	R800 027 00A 0033 0000	Maher Nagiba Habashi	1.589
93	R800 027 00A 0034 0000	Erin P McCarthy	1.577
94	R800 027 00A 0095 0000	H L Boyer Royal	0.479
95	R800 027 000 0104 0000	Gracetre Investments LLC	0.161
96	R800 027 00A 0124 0000	Daufuskie Island Oceanfront LLC	0.746
97	R800 027 00A 0072 0000	Ben S and Melissa H Sellars	0.530
98	R800 027 00A 0125 0000	Daufuskie Island Oceanfront LLC	2.957
99	R800 027 00A 0098 0000	Stephen B Lookadoo Jr	0.458
100	R800 027 000 0182 0000	Beaufort County	1.540
101	R800 027 00A 0086 0000	Melrose Utility Company Inc	0.895
102	R800 027 000 0180 0000	Dolphin Management Inc	1.903
103	R800 027 00A 0005 0000	15 Fuskie Lane LLC	2.203
104	R800 027 000 0173 0000	Alan Conger	0.834
105	R800 027 00A 0007 0000	John J Mellencamp	1.760
106	R800 027 00A 0064 0000	J Daniel Rivers	0.528
107	R800 027 000 0174 0000	Emily H Conger	0.501
108	R800 027 00A 0061 0000	Anthony A and Dianne K Simonelli	0.531
109	R800 027 00A 0108 0000	James F Piperato	0.480
110	R800 027 000 0171 0000	Dolphin Management Inc	0.467
111	R800 027 00A 0010 0000	Teresa J Rainey and Lisa M Kelley	1.580
112	R800 027 00A 0013 0000	Lucky Stars Trust	1.497
113	R800 027 00A 0056 0000	Desiree Mitchell Jamrozy Living Trust	0.531
114	R800 027 00A 0112 0000	Randall J Hoover	0.563
115	R800 027 00A 0014 0000	William H Greenwood	1.462
116	R800 027 00A 0120 0000	Pensco Trust Co	0.689
117	R800 027 00A 0051 0000	Cannon Consulting LLC	0.530
118	R800 027 00A 0116 0000	Geoffrey William Adams	0.701
119	R800 027 00A 0018 0000	James L McDonald	1.502
120	R800 027 00A 0117 0000	David L Fingerhut	0.671
121	R800 027 00A 0022 0000	Richard F Latuska	1.458
122	R800 027 00A 0046 0000	Group 3 Investments LLLP	0.492
124	R800 027 00A 0023 0000	Richard Paul Silver	1.438
125	R800 027 00A 0028 0000	Paula K Nickels	1.534
126	R800 027 00A 0090 0000	Larreategul Family Trust	0.925
127	R800 027 00A 0029 0000	Ben S and Melissa H Sellars	1.440
128	R800 027 00A 0038 0000	Tucker and Ollie Investments LLC	0.759

Map Number	Beaufort County PIN	Owner	Area (Acres)
129	R800 027 00A 0084 0000	James W Hogg	1.970
130	R800 027 000 0166 0000	Beach Field Properties LLC	1.672
131	R800 027 000 0083 0000	Dolphin Management Inc	0.850
132	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.598
133	R800 027 000 008G 0000	Island Drolmuls LLC	0.339
134	R800 027 000 0017 0000	Homer Curtis Jenkins III	0.269
136	R800 027 000 008B 0000	Jeffrey E and Sally V Lewis	0.145
137	R800 027 000 0102 0000	Beach Field Properties LLC	2.290
138	R800 027 000 0161 0000	Berach Field Properties LLC	0.167
139	R800 027 000 0162 0000	Beach Field Properties LLC	0.167
140	R800 027 000 0163 0000	James R and Melissa L Field	0.167
141	R800 027 00A 0123 0000	Sandy Lane Horizontak Property	2.308
142	R800 027 00A 0096 0000	H L Boyer Royal	0.476
143	R800 027 000 0026 0000	Hatcher Holdings LLC	4.945
144	R800 027 00A 0003 0000	Solban Trust	2.293
145	R800 027 00A 0068 0000	Anthony M Savo IRA	0.587
146	R800 027 00A 0101 0000	John M Lashar	0.429
147	R800 027 00A 0067 0000	Neveeen Nagiba Habashi	0.514
148	R800 027 000 0178 0000	Wells and Sanders LLC	0.544
149	R800 027 00A 0065 0000	Negin M Mostaghim	0.524
150	R800 027 00A 0104 0000	FBO Lawrence S Silver IRA	0.471
151	R800 027 00A 0105 0000	Sheila M Cook	0.482
152	R800 027 00A 0063 0000	Toria Homes LP	0.555
153	R800 027 000 0176 0000	Dolphin Management Inc	0.578
154	R800 027 00A 0107 0000	K & K Properties Co Inc	0.505
155	R800 027 000 007A 0000	Dolphin Management Inc	0.385
156	R800 027 000 0170 0000	Dolphin Management Inc	0.536
157	R800 027 00A 0059 0000	Joanne B Loftus Revocable Trust	0.530
158	R800 027 00A 0111 0000	David R Peters	0.552
159	R800 027 000 0181 0000	Dolphin Management Inc	0.010
160	R800 027 00A 0055 0000	David L Fingerhut	0.531
161	R800 027 00A 0122 0000	Patrick A McIntyre	0.644
162	R800 027 00A 0115 0000	Thomas J Gletner Jr	0.549
163	R800 027 00A 0017 0000	Michael W and Catherine S Andrews	1.431
165	R800 027 00A 0091 0000	Solban Trust	1.763
166	R800 027 00A 0020 0000	Robert W Webb Jr	1.508
167	R800 027 00A 0021 0000	Greene Daufuskie Island LLC	1.492
168	R800 027 00A 0044 0000	William H Greenwood MD Enterprises	0.552
169	R800 027 00A 0043 0000	Leah Haunz Johnson Revocable Trust	0.616
170	R800 027 00A 0027 0000	Richard P Tarantino	1.510
171	R800 027 00A 0089 0000	Mark A and Mary C Gunyuzlu	0.827
172	R800 027 00A 0030 0000	J Dub Holdings LLC	1.583
173	R800 027 00A 0031 0000	JGALT LLC	1.601
174	R800 027 00A 0035 0000	George E Mullen	1.686
175	R800 027 00A 0082 0000	Harry B Tremaine	1.153
176	R800 027 00A 0087 0000	Bloody Point Properties LLC	5.252
177	R800 027 000 010A 0000	Francis A Burn	5.691
178	R800 027 000 0025 0000	Hoke S Greiner	2.184
179	R800 027 000 009A 0000	Daufuskie Land Investments LLC	5.854
180	R800 027 00A 0077 0000	Brian McCarthy	1.282
181	R800 027 00A 0088 0000	Daufuskie Island Club Property	3.196

EXHIBIT F

Topographic Survey Exhibits:

Prepared by Thomas & Hutton

1. Topographic Survey for Daufuskie Island Resort Planning District

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

2. Bloody Point LiDar Contours

Dated: November 16, 2015

Full size copy has been submitted separately.

TOPOGRAPHIC SURVEY EXHIBIT
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT

(DAUFUSKIE ISLAND, SOUTH CAROLINA)

PREPARED FOR:
DAUFUSKIE ISLAND PROPERTIES, LLC
16110N BEAD-ISLAND, SOUTH CAROLINA

PREPARED BY:



30 PAINE OF COMMERCE WAY
PO BOX 10120
SAVANNAH GA 31407-0120
ESTABLISHED IN 1976
NOVEMBER 2006



NOTE:
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DEVELOPED
AND IS NOT GUARANTEED. REVISIONS WILL BE
MADE FOR THE SYSTEM.





EXHIBIT F

LIDAR COUXTORS
BLOODY POINT
 DAUFUSKE ISLAND, SC
 PREPARED FOR:
 McCarthy Group Florists
 PREPARED BY:

THOMAS & HUTTON
 3000 W. GREENWOOD BLVD.
 GREENWOOD, SC 29615
 www.thomasandhutton.com

DATE: 08/20/2014	TIME: 10:00 AM
DRAWN: JMS	SCALE: 1" = 50'
CHECKED: JMS	DATE: 08/20/2014
PROJECT: 2014-001	FILE:

EXHIBIT G

Bloody Point Drainage Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



EXISTING DRAINAGE SYSTEM

EXISTING STORMWATER
POND (TYPE I/CA)
EXISTING GOLF
COURSE DRAINAGE

PROPOSED STORMWATER
POND EXPANSION

TURNPIKE LAKE 500' @ 1/2"

TURNPIKE LAKE 500' @ 1/2"

GRAPHIC SCALE



1" = 100' 0"
1" = 400' 0"

EXHIBIT G

DRAINAGE MASTER PLAN

BLOODY POINT

DAUFUSKE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

THOMAS & HUTTON

LANDSCAPE ARCHITECTS

MEMPHIS, TENNESSEE

MEMPHIS, TENNESSEE

MEMPHIS, TENNESSEE

MEMPHIS, TENNESSEE

MEMPHIS, TENNESSEE

MEMPHIS, TENNESSEE

MEMPHIS, TENNESSEE

MEMPHIS, TENNESSEE

EXHIBIT H

Bloody Point Water Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.

LEGEND

- 2" WATER MAIN (EXISTING) - - - - -
- 4" WATER MAIN - - - - -
- 4" WATER MAIN (EXISTING) - - - - -
- 6" WATER MAIN (EXISTING) - - - - -
- 8" WATER MAIN - - - - -
- 8" WATER MAIN (EXISTING) - - - - -
- 10" WATER MAIN (EXISTING) - - - - -
- 12" WATER MAIN (EXISTING) - - - - -
- POTABLE WELL
- FIRE HYDRANT
- YARD HYDRANT VALVE

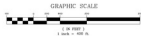
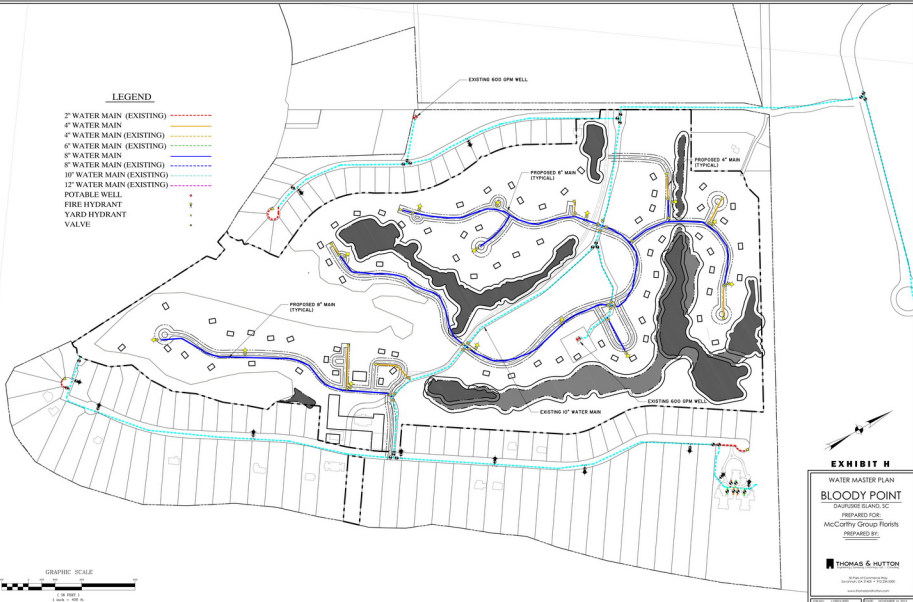


EXHIBIT H

WATER MASTER PLAN
BLOODY POINT
DAUFUSKE ISLAND, SC
PREPARED FOR:
McCarthy Group Florists
PREPARED BY:



THOMAS & HUTTON
1000 W. UNIVERSITY BLVD.
SUITE 1000
ANN ARBOR, MI 48106
www.thomasandhutton.com

DATE: 08/20/2015	SCALE: 1" = 100'
DRAWN BY: JPH	DATE: 07/20/15
CHECKED BY: JPH	DATE: 07/20/15
APPROVED BY: JPH	DATE: 07/20/15

EXHIBIT I

Bloody Point Wastewater Master Plan

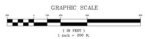
Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.

LEGEND

GRAVITY SEWER
 10" EFFLUENT MAIN (EXISTING)
 1 1/2" FORCE MAIN (EXISTING)
 2" FORCE MAIN
 2 1/2" FORCE MAIN
 3" FORCE MAIN
 4" FORCE MAIN
 4" FORCE MAIN (EXISTING)
 6" FORCE MAIN
 8" FORCE MAIN
 MANHOLE
 JUNCTION
 IRRIGATION PUMP STATION
 PUMP STATION
 PUMP STATION (EXISTING)

**EXHIBIT I**

WASTEWATER MASTER PLAN
BLOODY POINT
 DAUFUSKE ISLAND, SC
 PREPARED FOR:
 McCarthy Group Florists
 PREPARED BY:

THOMAS & HUTTON

10100 Old Centerville Hwy.
 Savannah, GA 31406 • 912.226.4400
 www.thomashutton.com

DATE: 08/20/2013	TIME: 11:00 AM
PROJECT: BLOODY POINT	SCALE: AS SHOWN
DRAWN: JMM	CHECKED: JMM
APPROVED: JMM	DATE: 08/20/2013

EXHIBIT J

Letters of Utility Capability and Intent to Serve

Power & Gas

SCE&G

Dated: 11/19/15.

Water & Sewer

Daufuskie Island Utility Company, Inc

Dated: 12/3/2015

Fire Department

Daufuskie Island Fire District

Dated: 12/3/2015

Phone

Hargray

Dated: 12/3/2015

Solid Waste

Dolphin Shared Management Services, LLC

Dated: 12/3/2015



Customer Service Engineering - 81 May River Road, Bluffton, S.C. 29910

November 19, 2015

Michael S. Hughes, P.E.
Thomas & Hutton
50 Park Of Commerce Way
Savannah, GA 31405

Re: Proposed 150 Cottages and Inn at Bloody Point, Daufuskie Island, S.C.

Dear Mr. Hughes:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

In order to begin the design process for the project, the following information will need to be provided:

- 1.) Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit plans.**
- 2.) Approved lot numbers and premise addresses including street names for the development.**
- 3.) Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
- 4.) All electric load information.**
- 5.) Anticipated timeline for each phase of the development.**
- 6.) A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**

For more information or questions, contact me by phone at (843) 815-8808 or by email at parks.moss@scana.com.

Sincerely,

Parks Moss

Project and Account Manager, Sr.
South Carolina Electric and Gas

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____

DAUFUSKIE ISLAND UTILITY COMPANY, INC.
c/o GUASTELLA ASSOCIATES, LLC
6 Beacon Street, Suite 200
Boston, MA 02108
617-423-7878

December 3, 2015

Mr. Michael S. Hughes
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Re: Bloody Point Planned Unit Development

Dear Mr. Hughes,

In accordance with our preliminary discussions, Daufuskie Island Utility Company (DIUC) is willing to provide water and sewer service for the Bloody Point Planned Unit Development (Applicant) which is within our service area.

The Applicant must submit a written request for service. The application should include a set of engineering plans for the mains and facilities that will be necessary to connect to DIUC's existing water and sewer utility systems, along with the estimated cost of the extension and the anticipated number and type of customers. Once the application for service is received, we will prepare a proposed extension of service agreement (Agreement) under which service will be provided. In general, the proposed Agreement will be designed to assure that DIUC's existing customers do not bear the risk of the success of the Applicant's development project. You should anticipate that the Agreement will contain provisions for the Applicant to be responsible for all costs to install mains and facilities necessary to provide service, and ownership of all mains and facilities will be transferred to DIUC along with necessary easements or rights of way. On the basis of our preliminary consideration, it is anticipated that at the time the Applicant/Developer sells lots to individual purchasers, those individuals will become customers of DIUC and begin to pay availability or usage rates in accordance with our approved tariff.

Once the Applicant and DIUC execute the agreement, it will be subject to approvals of the Public Service Commission, the Office of Regulatory Staff and the Department of Health and Environmental Control.

We look forward to working with you towards completion of a successful project.

GUASTELLA ASSOCIATES, LLC
Manager of DIUC



Mike J. Guastella
Vice President - Operations



DAUFUSKIE ISLAND FIRE DISTRICT

P.O. BOX 35, 400 HAIG POINT ROAD
DAUFUSKIE ISLAND, SC 29915
843-785-2116
FAX 843-785-6021

December 3, 2015

Mark L. Baker
Wood & Partners Inc.
PO Box 23949
Hilton Head Island, SC 29925

Re: Bloody Point Zoning Map Amendment

Dear Mr. Baker,

The Daufuskie Island Fire District is committed to servicing the proposed conceptual master plan for the illustrated area in Bloody Point. The impact fees associated with this development should support any additional equipment that is necessary. That being said, this review is based on the following assumptions:

1. The water flow for fire protection is sufficient as determined by the Insurance Services Organization (ISO), the International Fire Code and the Beaufort County Zoning and Development Standard Ordinances (ZDSO). Fire flow calculations shall be determined by an engineer prior to final approval of any development plans.
2. Where water flow is insufficient for fire protection, residential fire sprinkler systems shall be installed in accordance with NFPA standards or an alternative method of fire protection shall be established.
3. All Fire Apparatus Access Roads shall be a minimum of 20' wide having a vertical clearance of 13'-6".
4. Dead end cul-de-sacs shall have a turning radius of not less than 40'.
5. Bridges shall be built in accordance with DOT standards and be capable of supporting the loads of the fire apparatus.
6. Hydrants shall be spaced and located in accordance with the ZDSO, ISO and approval of the Daufuskie Island Fire District's Fire Marshall.

Please don't hesitate to call if you have any questions with regard to fire protection.

Best wishes,

Edward A. Boys

Edward A. Boys
District Chief
Established

CC: Hilary Austin, BC Zoning



December 3, 2015

Mark L Baker
Wood Partners, Inc.
Hilton Head Island, SC 29928

Dear Mr. Baker:

SUBJ: Letter of Intent to Provide Service for: Bloody Point, Daufuskie Island

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept sole responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:


- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple “units” may require conduit(s) minimum ¾” from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4 inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4’x8’ sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5’ of slack is required for terminations.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Should there be any changes or additions to the original master plan, this letter will only cover those areas which are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Sincerely,



Frank Denmark
Developer Relations Manager
843-816-1032
Hargray Engineering (843) 815-1676

Dolphin Shared Management Services, LLC

December 3, 2015

Mark Baker, President
Wood+Partners, Inc.
P.O. Box 23949
Hilton head Island, SC 29925

Re: Bloody Point PUD Zoning Map Amendment

Mr. Baker:

After consideration of the Bloody Point Conceptual Master Plan submitted to the Daufuskie Island Transfer Station, we have determined the Transfer Station, owned and operated by Dolphin Shared Management Services, LLC, is able to serve the solid waste needs of the development.

Regards,



Bill Scott
Owner and Manager
Dolphin Shared Management Services, LLC

EXHIBIT K

Agency Letters

Bloody Point Club Property Owners Association, dated 11/19/15.

No other comments or letters from Affected Agencies
have been received to date.

BLOODY POINT PROPERTY OWNERS ASSOCIATION

November 19, 2015

To Whom It May Concern:

The Bloody Point Property Owners Association is in support of the PUD Zoning Map Amendment being submitted to Beaufort County.

Sincerely,

Tony Simonelli

A handwritten signature in black ink, appearing to read 'Tony Simonelli', written over the printed name.

President, Bloody Point Property Owners Association