



COURTHOUSE PROPERTY MASTER PLAN

DORCHESTER COUNTY

MAY 10, 2022

CREECH & ASSOCIATES

INTRODUCTION

In January of 2022 Creech & Associates was asked to perform a master planning study for the Dorchester County Courthouse property located on Jim Bilton Parkway in St. George, South Carolina. In addition to the county courthouse, the site has a park that includes athletic fields and support facilities on the east side of the property. The goal of the study was to provide a site analysis and options for the highest and best use of the property that balance the development potential with maintaining the character of the existing master plan core.

Thank you to the Advisory Committee who provided guidance throughout the study. Their leadership was critical in the success of this study.

- Jason Ward County Manager
- Daniel Prentice Deputy County Manager
- Laura Motley Executive Assistant

Special thanks to Sabine & Waters, Inc. for their information sharing and recommendations on the current classification of the wetlands on the site. The delineations from other studies on the property provided the information base for the development limitations based on ACE standards.

SITE PROGRAM

The leadership team was interested in exploring options with a range of functions to evaluate the appropriate mix of uses to achieve a cohesive campus. The following program elements were tested as viable master plan components:

- Courthouse Addition
- Office Buildings
- Veteran Services Building
- Convention Center
- Hotel
- Baseball Fields
- Soccer Fields
- Picnic Shelters

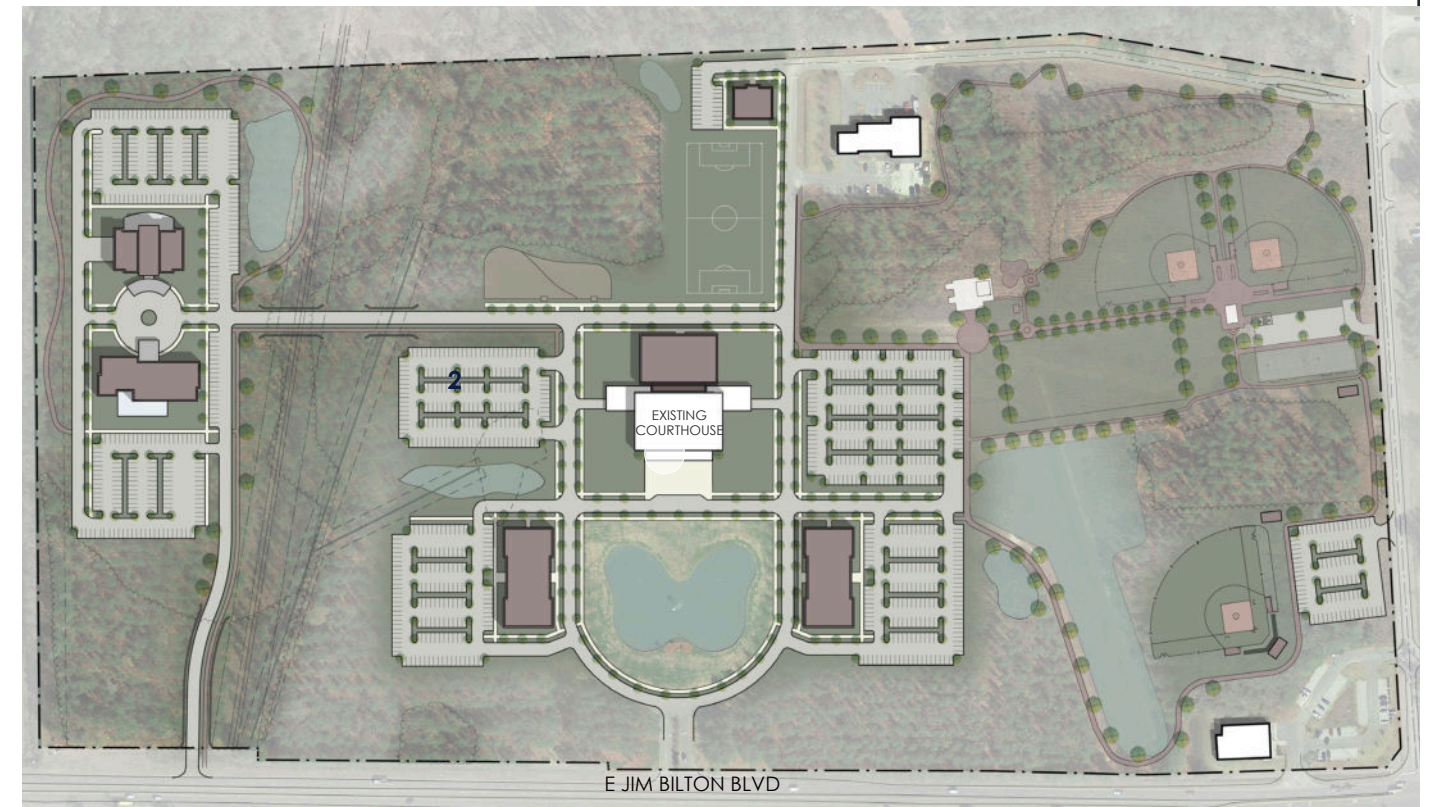
The proposed master plan maintains the recreational components on the eastern half of the site and places the burden of infrastructure to access the western half on a future developer.

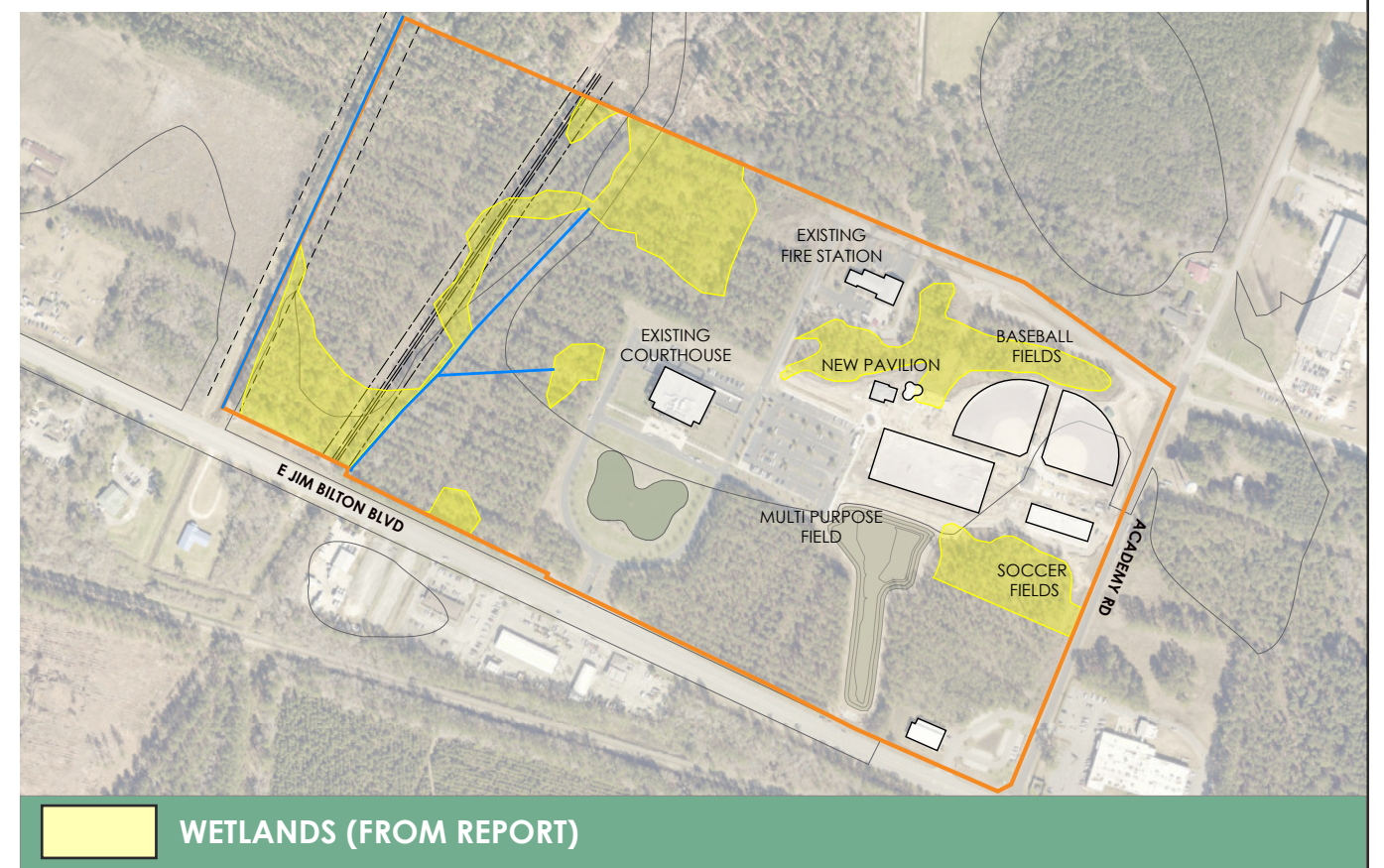
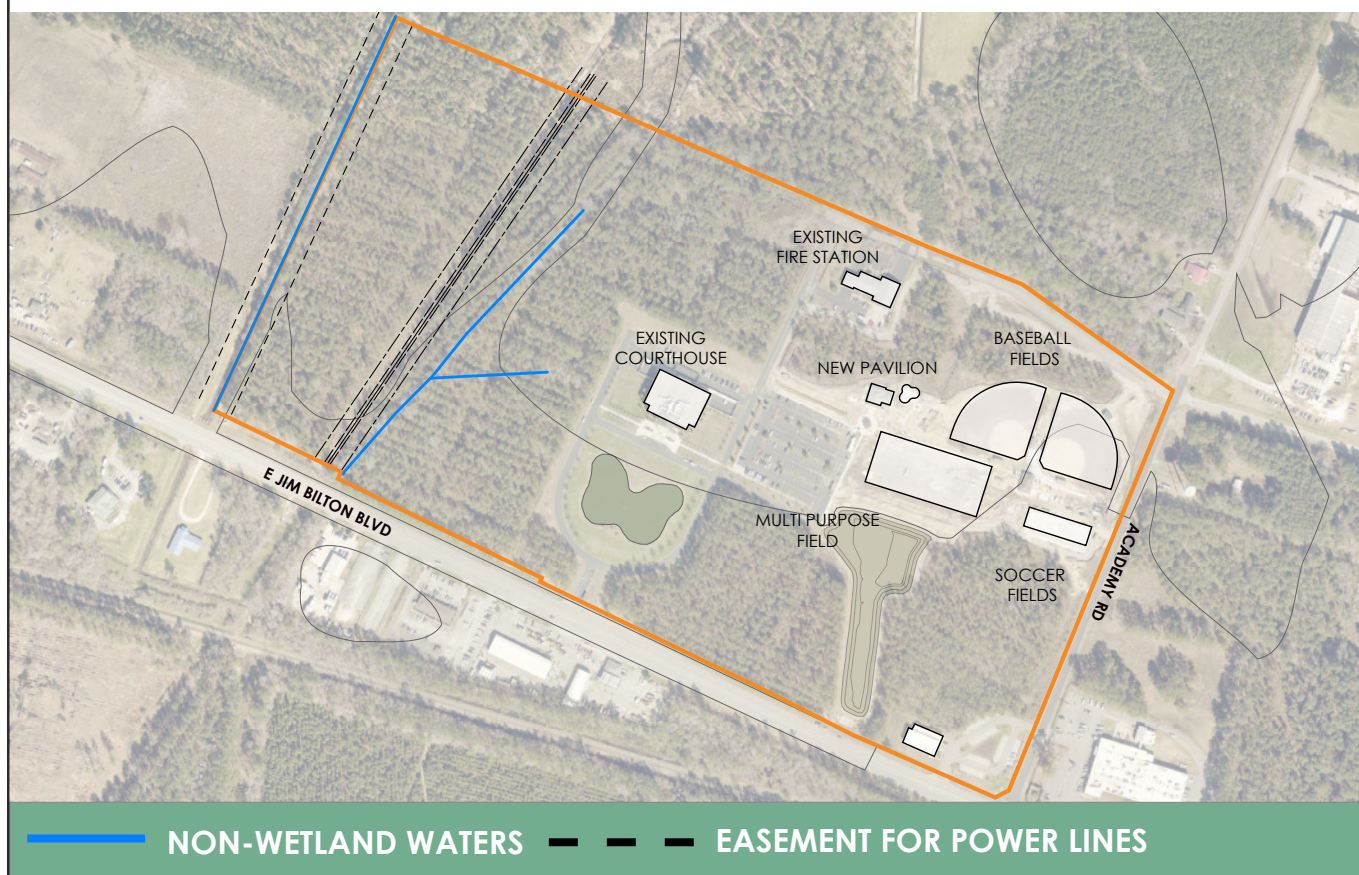
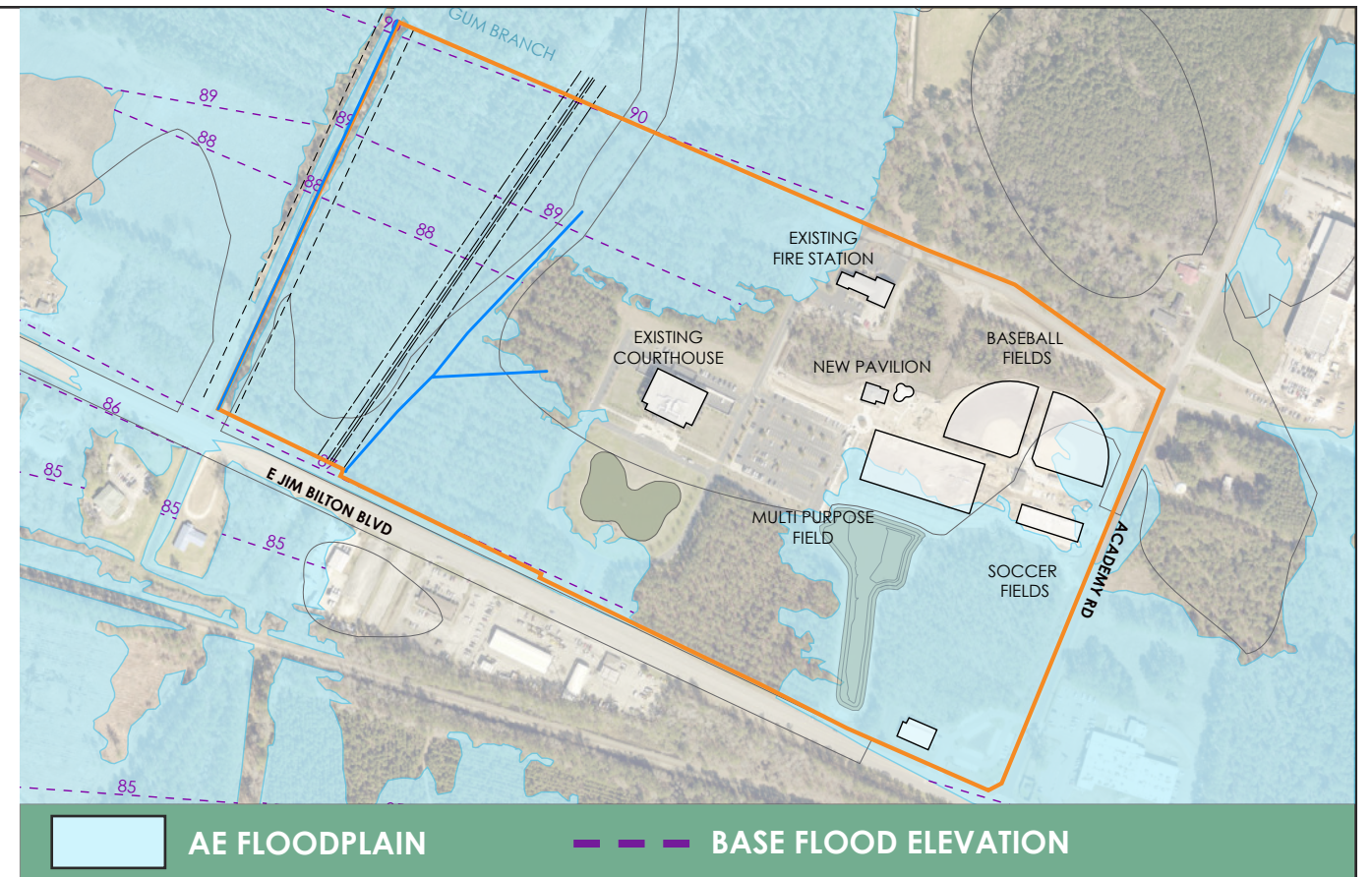
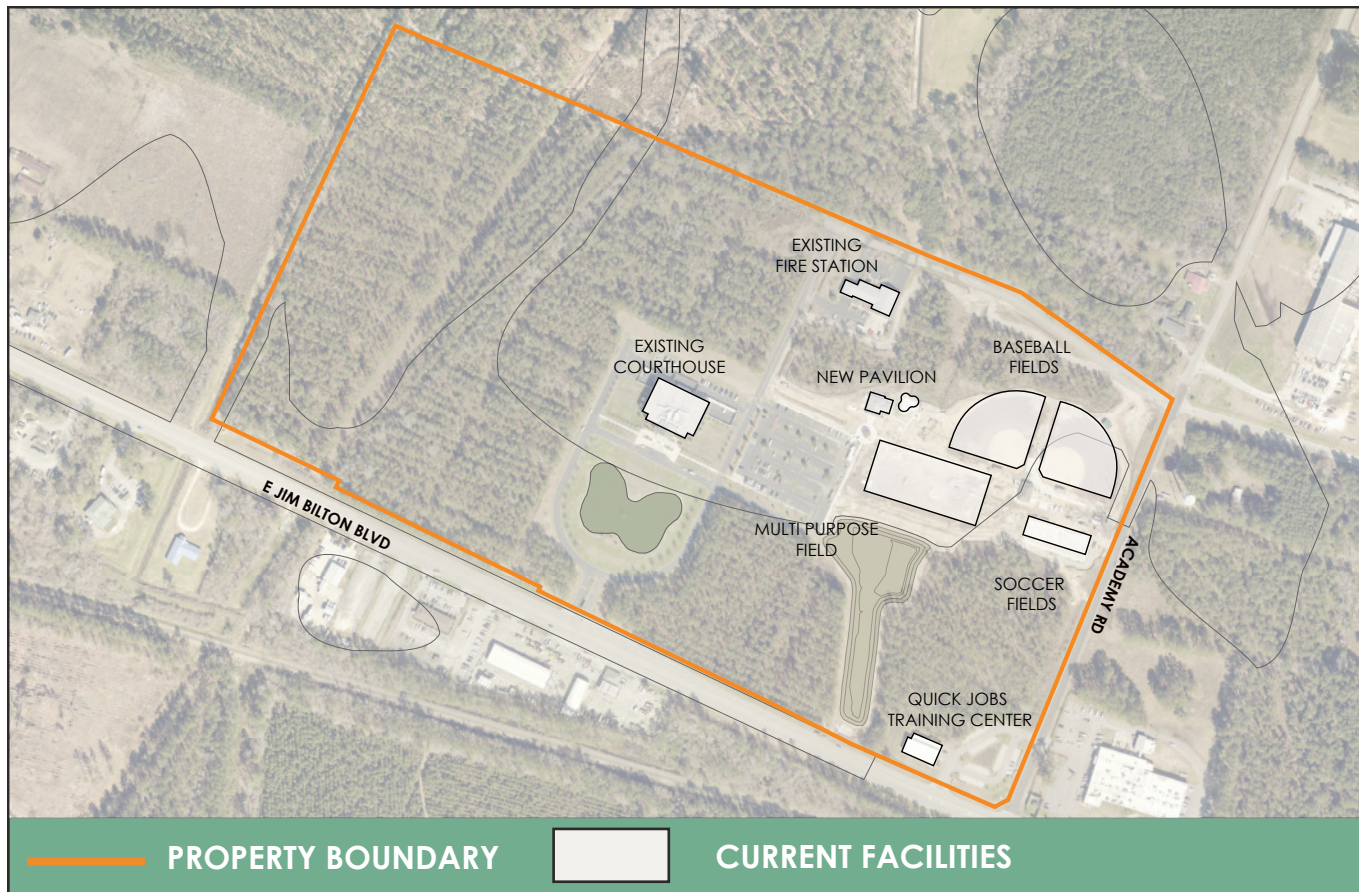
There are several common elements across the options, including courthouse expansion, parking expansion, and walking trails that access most of the natural beauty of the site.

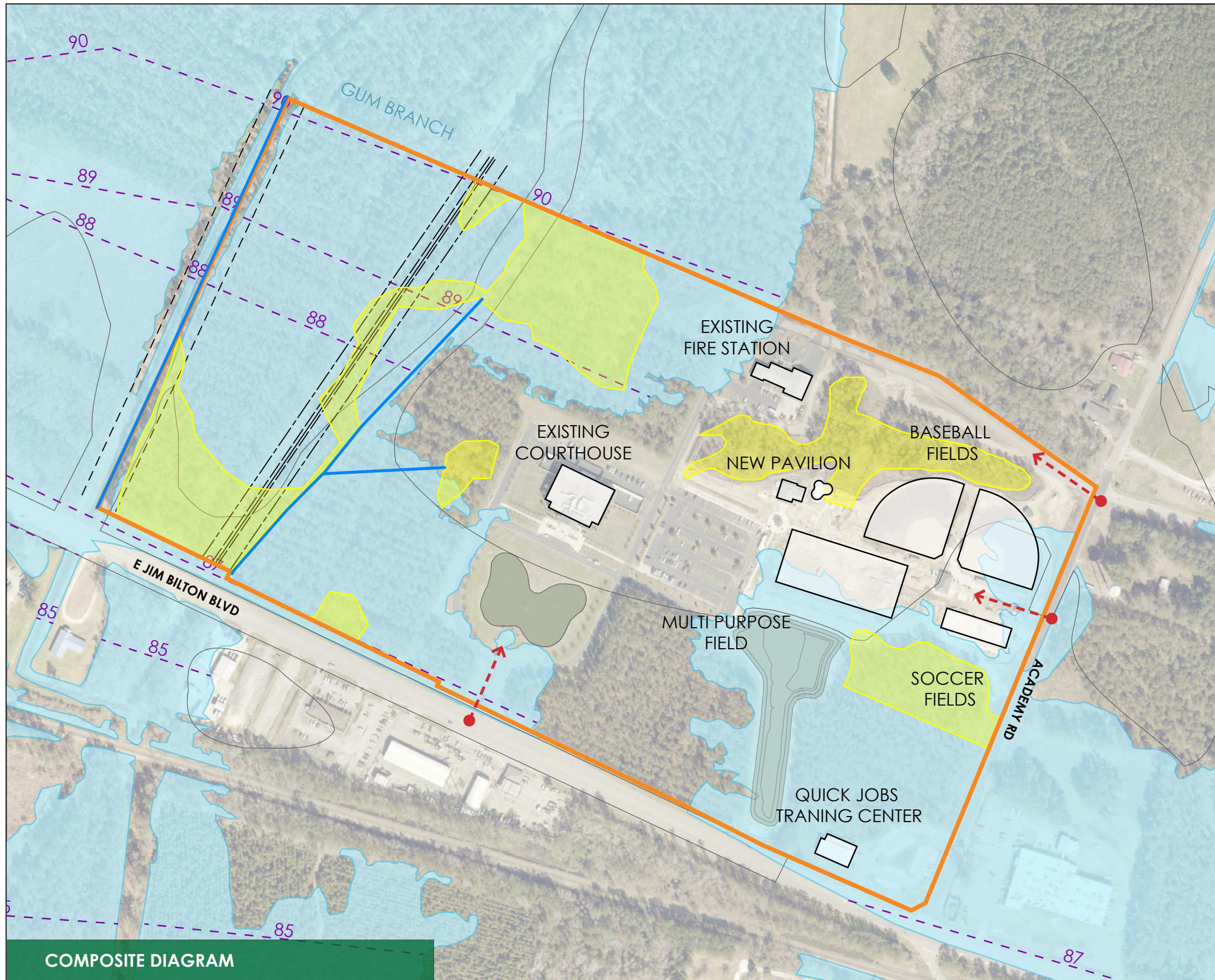
EXISTING CONDITIONS PRIOR TO PARK



PROPOSED MASTER PLAN







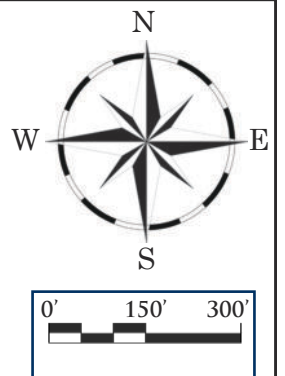
This site overlay is derived from various wetland plats and exhibits spanning from 2015 to 2019. The most recent wetlands exhibit dated 2/12/19 was accepted by the Army Corps of Engineers and determined jurisdictional including the diversion ditches. This preliminary determination has no expiration date and was memorialized in a letter from the Army Corps of Engineers to Will Watson also dated 2/12/19. This information translates into the requirement of a permit for any disturbance of the delineated areas. Some additional related criteria are as follows:

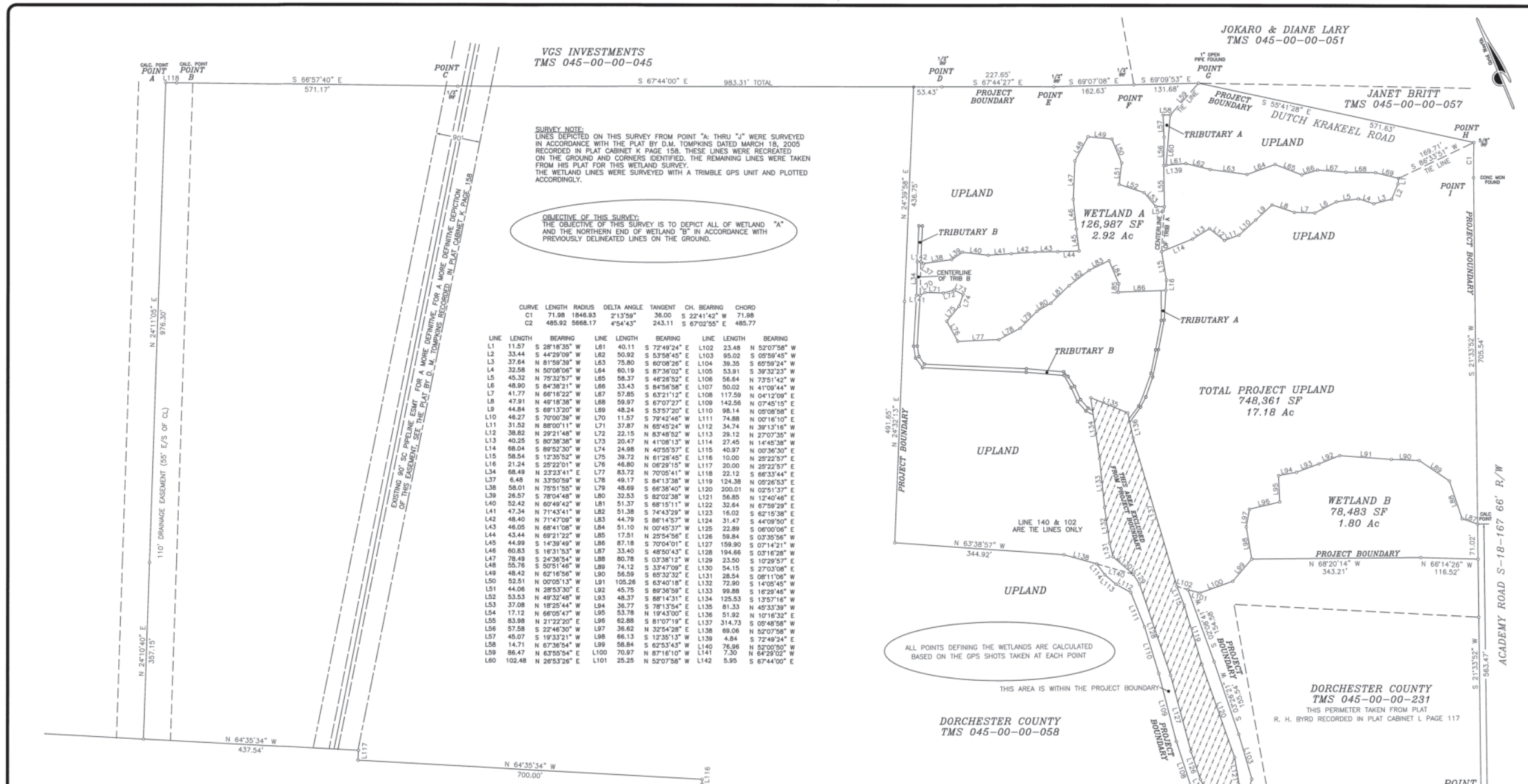
- Permits for wetland disturbances under 0.5 acre can be filed at the Nationwide level which is the shortest of two potential permit options.
- If any wetlands are disturbed the remaining wetlands will be required to maintain a 25 - 35 foot buffer in perpetuity
- Spanning wetland areas with bridge structures eliminates any disturbance and does not require permitting.
- Additional permitting agencies at the state and local level requiring wetland disturbance approvals include SCDHEC Office of Coastal Resource Management CZC, and land disturbance from Dorchester County and/or St. George.

Information regarding wetlands provided by Dorchester County and Sabine & Waters, Inc.

LEGEND

- AE FLOODPLAIN
- WETLANDS (FROM REPORT)
- CURRENT FACILITIES
- PROPERTY BOUNDARY
- BASE FLOOD ELEVATION
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS





VGS INVESTMENTS
TMS 045-00-00-045

SURVEY NOTE:
LINES DEPICTED ON THIS SURVEY FROM POINT "A" THRU "J" WERE SURVEYED IN ACCORDANCE WITH THE PLAT BY D.M. TOMPKINS DATED MARCH 18, 2005 RECORDED IN PLAT CABINET K PAGE 158. THESE LINES WERE RECREATED ON THE GROUND AND CORNERS IDENTIFIED. THE REMAINING LINES WERE TAKEN FROM HIS PLAT FOR THIS WETLAND SURVEY. THE WETLAND LINES WERE SURVEYED WITH A TRIMBLE GPS UNIT AND PLOTTED ACCORDINGLY.

OBJECTIVE OF THIS SURVEY:
THE OBJECTIVE OF THIS SURVEY IS TO DEPICT ALL OF WETLAND "A" AND THE NORTHERN END OF WETLAND "B" IN ACCORDANCE WITH PREVIOUSLY DELINEATED LINES ON THE GROUND.

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHL BEARING	CHORD
C1	71.98	1846.83	2°13'59"	36.00	S 22°41'42" W	71.98
C2	485.92	5668.17	4°54'43"	243.11	S 67°02'55" E	485.77

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	11.57	S 28°18'35" W	L61	40.11	S 72°49'24" E	L102	23.48	N 52°07'58" W
L2	33.44	S 44°29'09" W	L62	50.92	S 53°58'45" E	L103	95.02	S 09°59'45" W
L3	37.84	N 81°58'39" W	L63	75.80	S 60°08'26" E	L104	39.35	S 85°59'24" W
L4	32.58	N 50°08'06" W	L64	60.19	S 87°38'02" E	L105	53.91	S 39°32'23" W
L5	45.32	N 75°32'57" W	L65	58.37	S 46°28'52" E	L106	56.64	N 73°51'42" W
L6	48.90	S 84°38'21" W	L66	33.43	S 84°56'58" E	L107	50.02	N 41°09'44" W
L7	41.77	N 68°16'22" W	L67	57.85	S 63°21'12" E	L108	117.59	N 04°12'09" E
L8	47.91	N 48°18'38" W	L68	59.97	S 67°07'27" E	L109	142.56	N 07°45'15" E
L9	44.84	S 69°13'20" W	L69	48.24	S 53°57'20" E	L110	98.14	N 05°08'58" E
L10	46.27	S 70°00'39" W	L70	11.57	S 78°42'48" W	L111	74.88	N 00°16'10" E
L11	31.52	N 88°00'11" W	L71	37.87	N 69°49'24" W	L112	34.74	N 39°13'16" W
L12	38.82	N 29°21'48" W	L72	22.15	N 83°48'52" W	L113	29.12	N 27°07'35" W
L13	40.25	S 80°38'36" W	L73	20.47	N 41°08'13" W	L114	27.45	N 14°45'38" W
L14	58.04	S 89°52'30" W	L74	24.98	N 40°55'57" E	L115	40.97	N 00°36'30" E
L15	58.54	S 12°35'52" W	L75	39.72	N 61°28'45" E	L116	10.00	N 25°22'53" E
L16	21.24	S 25°22'01" W	L76	48.80	N 06°29'15" W	L117	20.00	N 25°22'57" E
L17	6.48	N 23°23'41" E	L77	83.72	N 70°05'41" W	L118	22.12	S 86°33'44" E
L18	6.48	N 33°50'59" W	L78	49.17	S 84°13'38" W	L119	124.38	N 05°26'53" E
L19	58.01	N 79°51'55" W	L79	48.69	S 66°38'40" W	L120	200.01	N 02°51'33" E
L20	26.57	S 78°04'48" W	L80	32.53	S 82°02'38" W	L121	56.85	N 12°40'46" E
L21	52.42	N 60°49'42" W	L81	51.37	S 68°15'11" W	L122	23.50	S 10°29'57" W
L22	47.34	N 71°43'41" W	L82	51.38	S 74°43'29" W	L123	32.64	N 87°59'29" E
L23	48.40	N 71°47'09" W	L83	44.79	S 86°14'57" W	L124	31.47	S 44°09'50" E
L24	46.05	N 68°41'08" W	L84	51.10	N 00°45'37" W	L125	22.89	S 08°00'06" E
L25	43.44	N 69°21'22" W	L85	17.51	N 23°54'58" E	L126	59.84	S 03°30'56" W
L26	44.99	S 14°39'49" W	L86	87.18	S 70°04'01" E	L127	159.90	07°14'31" W
L27	60.83	S 16°31'53" W	L87	33.40	S 48°50'43" E	L128	194.66	S 03°16'28" W
L28	78.49	S 24°36'54" W	L88	80.78	S 03°38'12" W	L129	23.50	S 10°29'57" W
L29	55.76	S 50°51'46" W	L89	74.12	S 33°47'09" E	L130	54.15	S 27°03'06" E
L30	48.42	N 62°16'56" W	L90	56.59	S 65°32'32" E	L131	28.54	S 08°11'08" W
L31	52.51	N 00°05'13" W	L91	105.26	S 63°40'18" E	L132	72.80	S 14°05'45" W
L32	44.06	N 28°53'30" E	L92	45.75	S 80°36'59" E	L133	99.88	S 16°29'48" W
L33	53.53	N 49°32'46" W	L93	48.37	S 88°14'31" E	L134	125.53	S 13°57'18" W
L34	37.08	N 18°25'44" W	L94	36.77	S 78°13'54" E	L135	81.33	N 45°33'39" W
L35	17.12	N 66°05'47" W	L95	53.78	N 19°43'00" E	L136	51.82	N 10°16'32" E
L36	83.98	N 21°22'20" E	L96	82.88	S 81°07'19" E	L137	314.73	S 05°48'58" W
L37	57.58	S 22°46'30" W	L97	36.62	N 32°54'28" E	L138	69.06	N 52°07'58" W
L38	45.07	S 19°33'21" W	L98	66.13	S 12°35'13" W	L139	4.84	S 72°49'24" E
L39	14.71	N 67°36'54" W	L99	58.84	S 62°53'43" W	L140	76.96	N 52°00'50" W
L40	86.47	N 63°55'54" E	L100	70.97	N 87°16'10" W	L141	7.30	N 64°29'00" W
L41	102.48	N 28°53'26" E	L101	25.25	N 52°07'58" W	L142	5.95	S 67°44'00" E

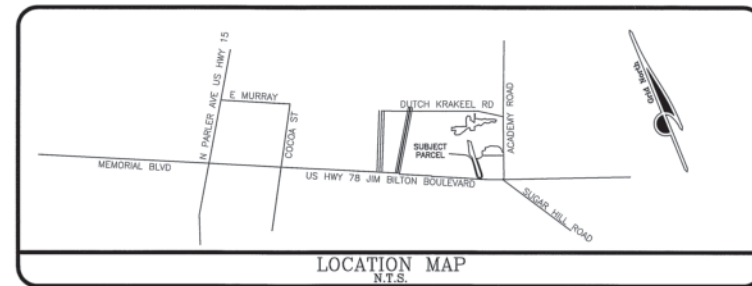
ALL POINTS DEFINING THE WETLANDS ARE CALCULATED BASED ON THE GPS SHOTS TAKEN AT EACH POINT

DORCHESTER COUNTY
TMS 045-00-00-058

DORCHESTER COUNTY
TMS 045-00-00-231
THIS PERIMETER TAKEN FROM PLAT
R. H. BYRD RECORDED IN PLAT CABINET L PAGE 117

PROJECT SUMMARY TABLE

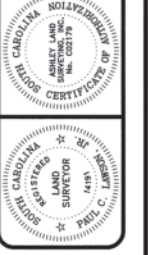
AREA	UNITS
TRIBUTARY A	641 LINEAR FEET
TRIBUTARY B	669 LINEAR FEET
WETLAND A	2.92 AC
WETLAND B	1.80 AC
TOTAL WETLANDS A & B	4.72 AC
TOTAL UPLAND	17.18 AC



- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - 5) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 6) THE EXTENT OF THIS WETLAND SURVEY COVERS ONLY THE AREA OF WETLANDS SHOWN HEREON AND IS NOT INTENDED TO IMPLY THE ABSENCE OF ANY ADDITIONAL WETLANDS ON THE SUBJECT PARCEL.

AASHLEY
LAND SURVEYING, INC.
306 SANGAREE PARKWAY SUMMERVILLE, SC 29485
TELEPHONE (843) 871-4416 FAX (843) 871-9638
EMAIL: PAVAN@AASHLEYLANDSURVEYING.COM WWW.AASHLEYLANDSURVEYING.COM
JOB NUMBER 2015-4334-001

WETLAND SURVEY OF AREA A & WETLAND AREA B PORTIONS OF TMS 045-00-00-058 OWNED BY DORCHESTER COUNTY LOCATED NEAR THE TOWN OF ST GEORGE DORCHESTER COUNTY, SOUTH CAROLINA



SCALE: 1" = 100'
AUGUST 29, 2015

REV SEPTEMBER 24, 2015

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

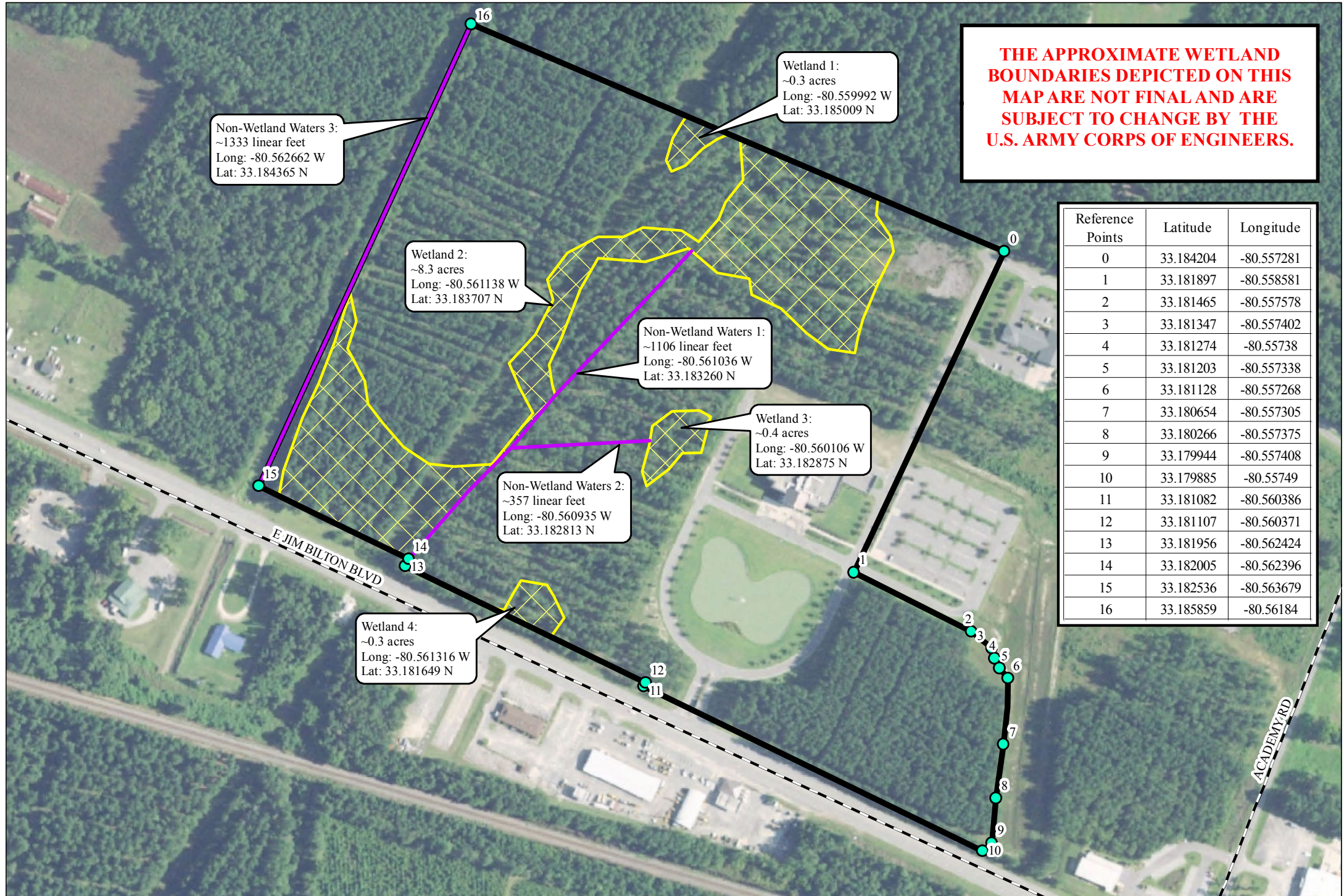
Paul C. Larson
PAUL C. LARSON, JR., S.C. REG. SURV. #100179

PLAT A



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN





THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.

Reference Points	Latitude	Longitude
0	33.184204	-80.557281
1	33.181897	-80.558581
2	33.181465	-80.557578
3	33.181347	-80.557402
4	33.181274	-80.55738
5	33.181203	-80.557338
6	33.181128	-80.557268
7	33.180654	-80.557305
8	33.180266	-80.557375
9	33.179944	-80.557408
10	33.179885	-80.55749
11	33.181082	-80.560386
12	33.181107	-80.560371
13	33.181956	-80.562424
14	33.182005	-80.562396
15	33.182536	-80.563679
16	33.185859	-80.56184

EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL, DORCHESTER COUNTY GIS PARCEL, U.S. CENSUS ROADS
 Created By: Stephen Bennett
 Date Created: November 7, 2018
 Copyright 2018 Sabine & Waters, Inc.
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 Sabine & Waters, Inc.
 Environmental Land Management Consultants
 PO. Box 1072 Summerville, SC 29484
 843.871.5383 (phone) 843.871.2050 (fax)
 http://www.sabine.net
 Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.
REVISED: 2/12/2019

WETLANDS EXHIBIT
DORCHESTER COUNTY - COURTHOUSE
DORCHESTER COUNTY, SC

LEGEND

- PROJECT AREA: +/- 54.5 AC
- PROJECT AREA REFERENCE POINTS
- NON-WETLAND WATERS: +/- 2796 LF
- WETLANDS: +/- 9.3 AC
- ROADS

LONG: -80.560609 W
 LAT: 33.183298 N

WETLANDS EXHIBIT



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN





EXISTING BUILDING LIST

- Existing 2-story Courthouse 50,966 SF
- Existing Fire Station 11,291 SF

EXISTING PARKING LOT LIST

- Parking Lot 1 231 Spaces
- Parking Lot 2 12 Spaces
- Parking Lot 3 36 Spaces
- Parking Lot 4 34 Spaces

ZONING ANALYSIS*

- Zoning Jurisdiction St. George
- Zoning District Limited Commercial
- Lot Coverage Req'd 50% max.
- Bldg. Height 35' from highest point of structure
- Front Setback 25' min.
- Side Setback 15' min.
- Rear Setback 20' min.

PARKING ANALYSIS

- Min Parking Metric (Courthouse) 1 per 250 sf
- Max Parking Metric (Courthouse) Min + 15%
- Parking Metric (Fire Station) N/A
- Parking Metric (Park) N/A
- Additional pkg space provided for each company vehicle onsite
- Off street loading zone required per building (30' x 10' parking space)

*Changes required based off zoning/parking analysis would only come into effect if additional sf added to building and/or building use changed

ZONING ANALYSIS

SIX OPTIONS WERE STUDIED FOR SITE EXPANSION



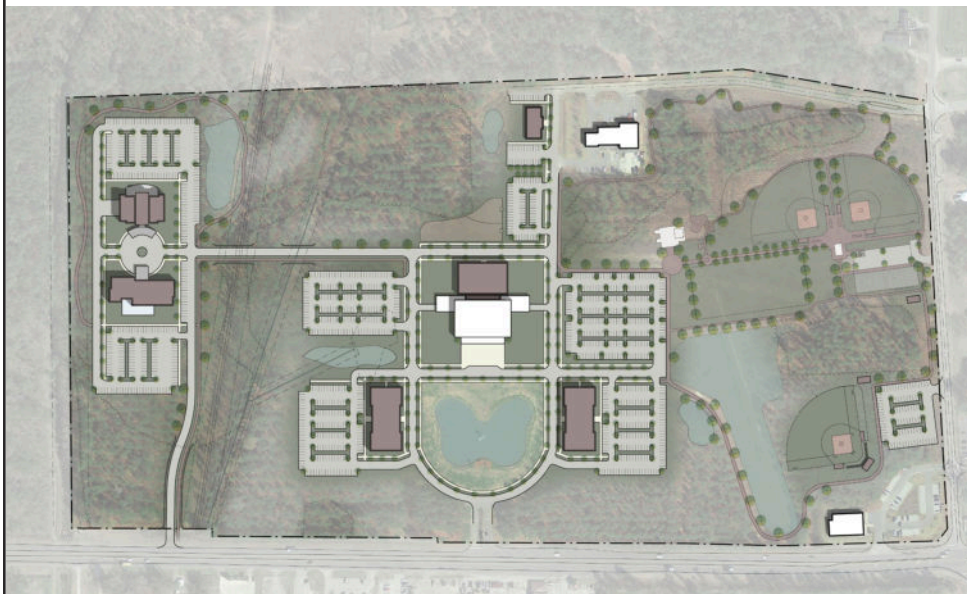
OPTION A



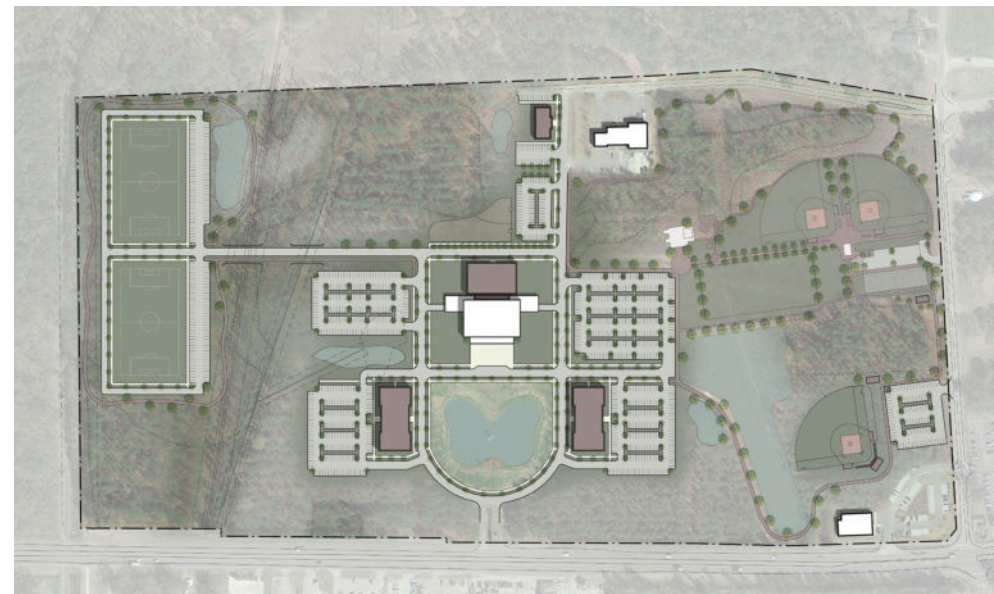
OPTION B



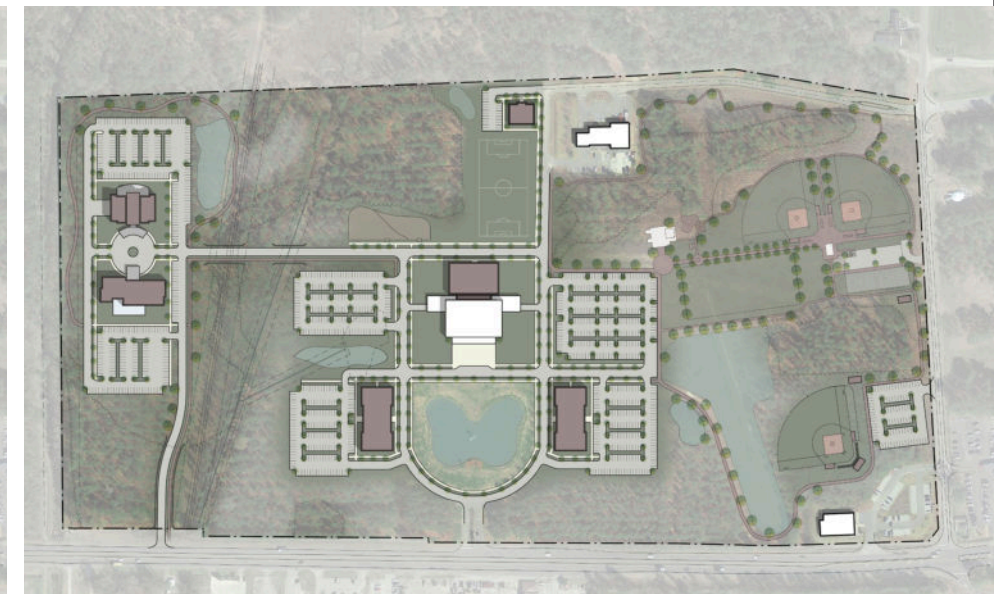
OPTION C



OPTION D

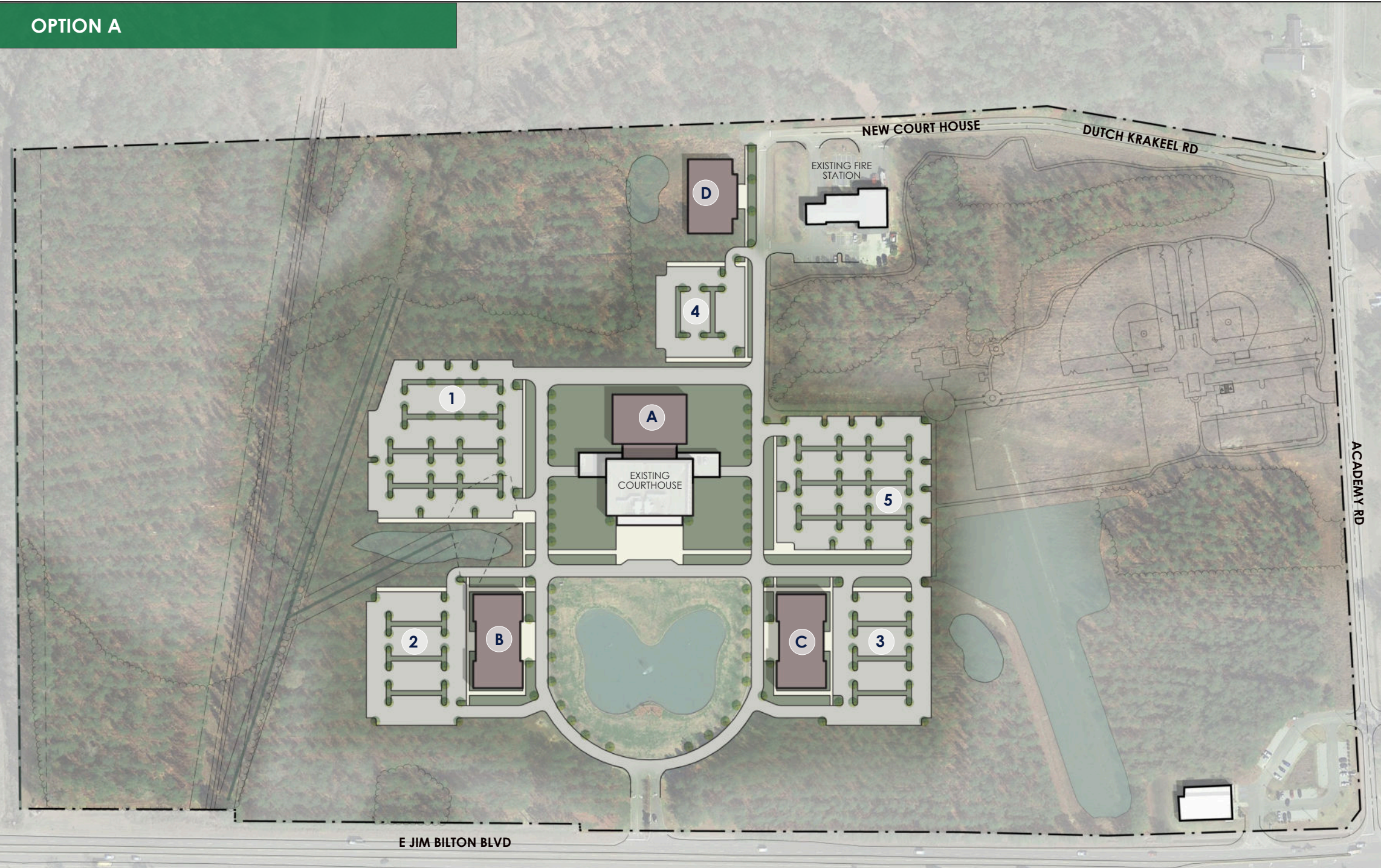


OPTION E



OPTION F

OPTION A



BUILDING LIST

▪ A - 2 Story Building	30,000 SF
▪ B - 2 Story Building	36,400 SF
▪ C - 2 Story Building	36,400 SF
▪ D - 1 Story Building	14,400 SF
<hr/>	
▪ Total New Building SF	117,200 SF
▪ 2-story Courthouse SF	50,966 SF
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▪ Total Building SF	168,166 SF

PARKING LOT LIST

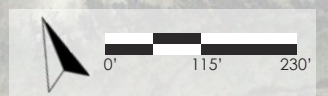
▪ Parking Lot 1	208 Spaces
▪ Parking Lot 2	150 Spaces
▪ Parking Lot 3	151 Spaces
▪ Parking Lot 4	89 Spaces
▪ Parking Lot 5	231 Spaces
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▪ Total Parking	829 Spaces

PARKING ANALYSIS*

▪ Min Parking Metric	1 per 250 sf
▪ Max Parking Metric	Min + 15%
▪ Required Parking	469 -540 Spaces
▪ Total Parking **	829 Spaces

LEGEND

- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS



This option was limited to the courthouse expansion and three office buildings on the east side of the easement. Surface parking is held behind the new buildings that face the pond.

*Fire Station and Park and their associated parking excluded from new/Courthouse site parking analysis



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN



OPTION B



This option was limited to the courthouse expansion and three office buildings with two located across the easement. The courthouse expansion was reduced to office depth to shift the east/west internal road closer towards Jim Bilton to attempt to align with the park pedestrian access.

BUILDING LIST

▪ A - 2 Story Building	25,000 SF
▪ B - 2 Story Building	32,800 SF
▪ C - 2 Story Building	32,800 SF
▪ D - 1 Story Building	14,400 SF
<hr/>	
▪ Total New Building SF	105,000 SF
▪ 2-story Courthouse SF	50,966 SF
<hr/>	
▪ Total Building SF	155,966 SF

PARKING LOT LIST

▪ Parking Lot 1	154 Spaces
▪ Parking Lot 2	122 Spaces
▪ Parking Lot 3	198 Spaces
▪ Parking Lot 4	106 Spaces
▪ Parking Lot 5	231 Spaces
<hr/>	
▪ Total Parking	811 Spaces

PARKING ANALYSIS*

▪ Min Parking Metric	1 per 250 sf
▪ Max Parking Metric	Min + 15%
▪ Required Parking	420 - 483 Spaces
▪ Total Parking**	811 Spaces

*Fire Station and Park and their associated parking excluded from new/Courthouse site parking analysis

LEGEND

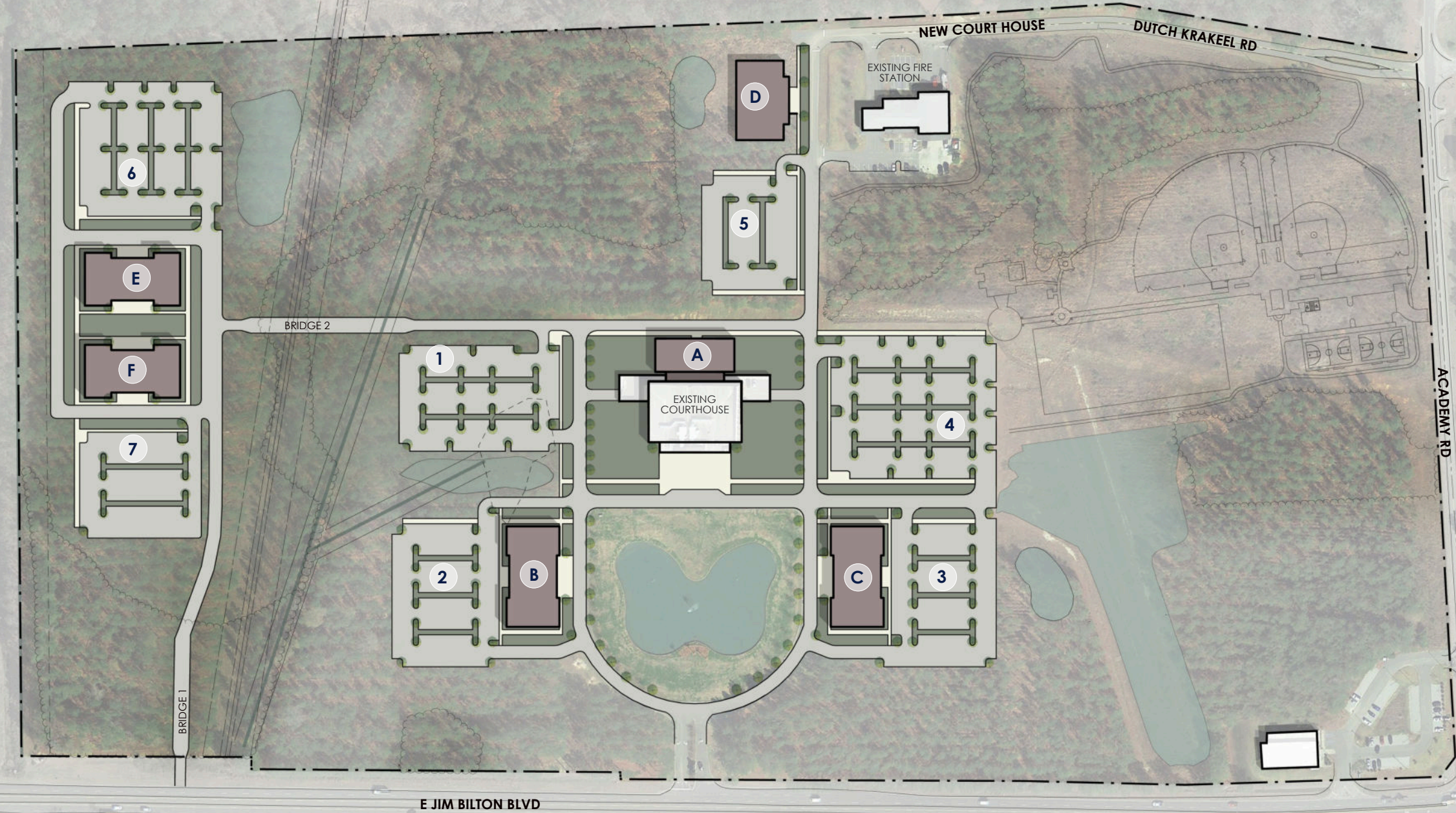
- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN



OPTION C



This option combines Options A and B to move towards a maximized development potential. The combined areas increase the office footprint by 67%.

BUILDING LIST

▪ A - 2 Story Building	25,000 SF
▪ B - 2 Story Building	36,400 SF
▪ C - 2 Story Building	36,400 SF
▪ D - 1 Story Building	14,400 SF
▪ E - 2 Story Building	32,800 SF
▪ F - 2 Story Building	32,800 SF
<hr/>	
▪ Total New Building SF	177,800 SF
▪ 2-story Courthouse SF	50,966 SF

▪ **Total Building SF** **228,766 SF**

PARKING LOT LIST

▪ Parking Lot 1	154 Spaces
▪ Parking Lot 2	150 Spaces
▪ Parking Lot 3	151 Spaces
▪ Parking Lot 4	231 Spaces
▪ Parking Lot 5	106 Spaces
▪ Parking Lot 6	198 Spaces
▪ Parking Lot 7	122 Spaces

▪ **Total Parking** **1,112 Spaces**

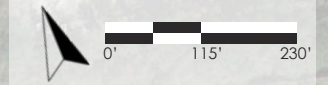
PARKING ANALYSIS*

▪ Min Parking Metric	1 per 250 sf
▪ Max Parking Metric	Min + 15%
▪ Required Parking	712 - 819 Spaces
▪ Total Parking**	1,112 Spaces

*Fire Station and Park and their associated parking excluded from new/Courthouse site parking analysis

LEGEND

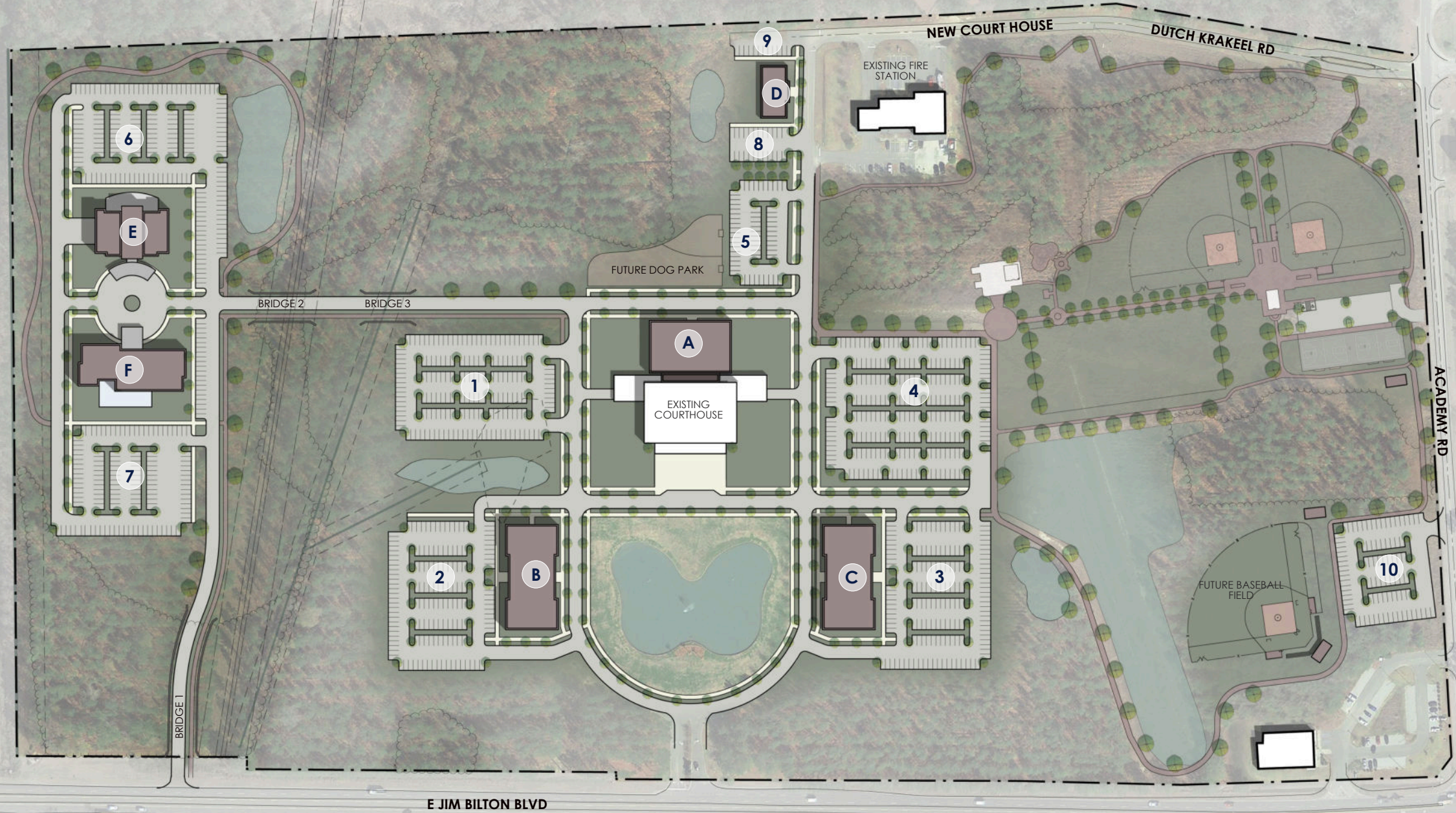
- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN



OPTION D



BUILDING LIST

■ A - Future Courthouse Addition	31,140 SF
■ B - Future Office Building	38,400 SF
■ C - Future Office Building	38,400 SF
■ D - Future Veteran Services Building	5,000 SF
■ E - Future Convention Center	12,500 SF
■ F - Future Hotel	31,850 SF
<hr/>	
■ Total New Building SF	157,290 SF
■ 2-story Courthouse SF	50,966 SF

■ **Total Building SF** **208,256 SF**

PARKING LOT LIST

■ Parking Lot 1	154 Spaces
■ Parking Lot 2	150 Spaces
■ Parking Lot 3	151 Spaces
■ Parking Lot 4	231 Spaces
■ Parking Lot 5	60 Spaces
■ Parking Lot 6	180 Spaces
■ Parking Lot 7	147 Spaces
■ Parking Lot 8	24 Spaces
■ Parking Lot 9	12 Spaces
■ Parking Lot 10	87 Spaces

■ **Total Parking** **1,196 Spaces**

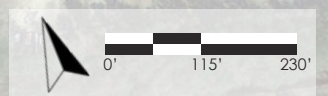
PARKING ANALYSIS*

■ Min Parking Metric	1 per 250 sf
■ Max Parking Metric	Min + 15%
■ Required Parking	630 - 724 Spaces
■ Total Parking**	1,196 Spaces

*Fire Station and Park and their associated parking excluded from new/Courthouse site parking analysis

LEGEND

- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS



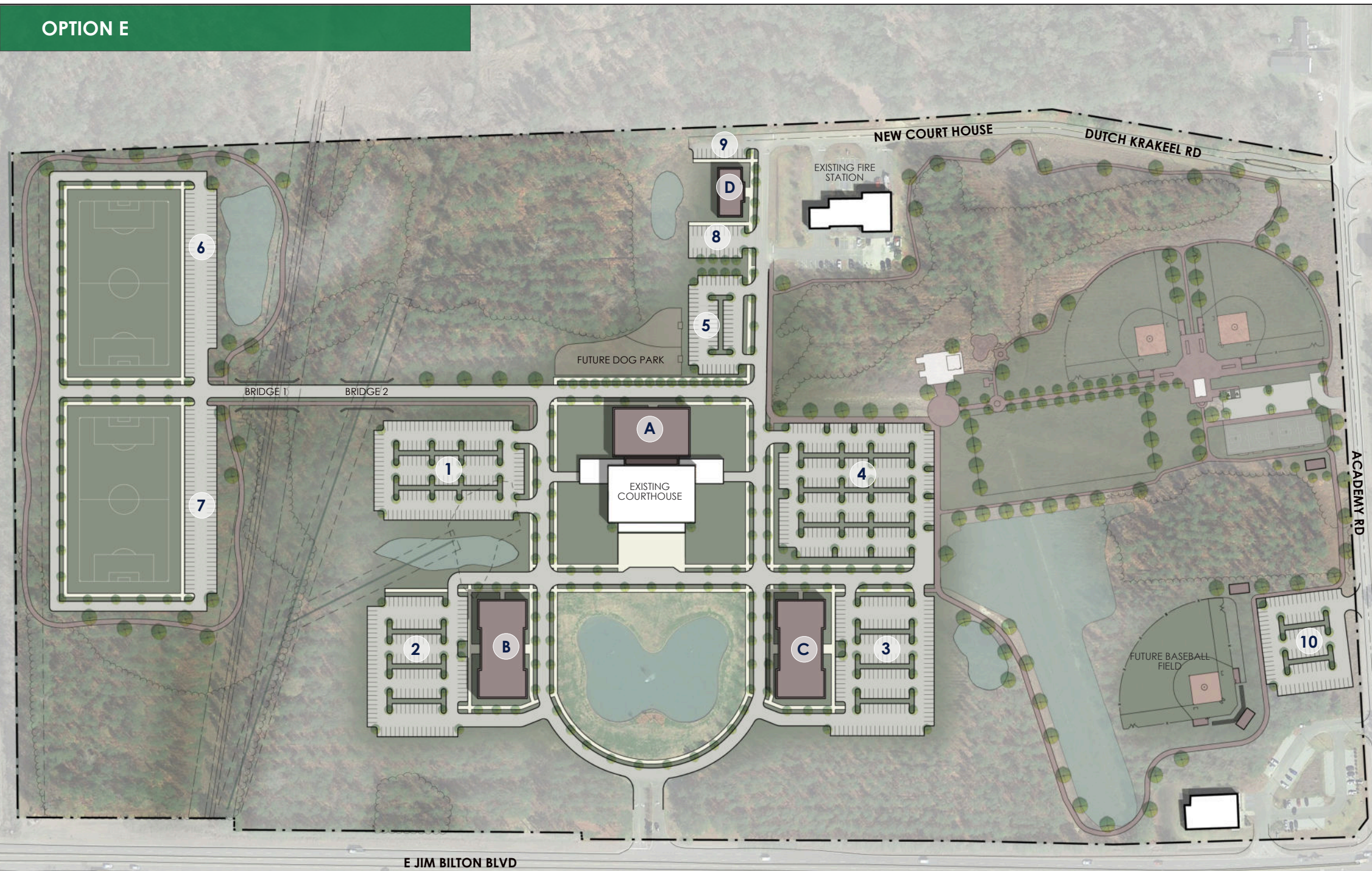
This option combines the development around the pond with a developer opportunity west of the easement. Other new elements include a Veterans Services Building near the Fire Station and new baseball fields, shelters, and associated parking.



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN



OPTION E



BUILDING LIST

■ A - Future Courthouse Addition	31,140 SF
■ B - Future Office Building	38,400 SF
■ C - Future Office Building	38,400 SF
■ D - Future Veteran Services Building	5,000 SF
<hr/>	
■ Total New Building SF	112,940 SF
■ 2-story Courthouse SF	50,966 SF
<hr/>	
■ Total Building SF	163,906 SF

PARKING LOT LIST

■ Parking Lot 1	154 Spaces
■ Parking Lot 2	150 Spaces
■ Parking Lot 3	151 Spaces
■ Parking Lot 4	231 Spaces
■ Parking Lot 5	60 Spaces
■ Parking Lot 6	77 Spaces
■ Parking Lot 7	84 Spaces
■ Parking Lot 8	24 Spaces
■ Parking Lot 9	12 Spaces
■ Parking Lot 10	87 Spaces
<hr/>	
■ Total Parking	1,030 Spaces

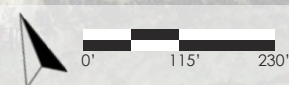
PARKING ANALYSIS*

■ Min Parking Metric	1 per 250 sf
■ Max Parking Metric	Min + 15%
■ Required Parking	452 - 520 Spaces
■ Total Parking**	1,030 Spaces

*Fire Station and Park and their associated parking excluded from new/Courthouse site parking analysis

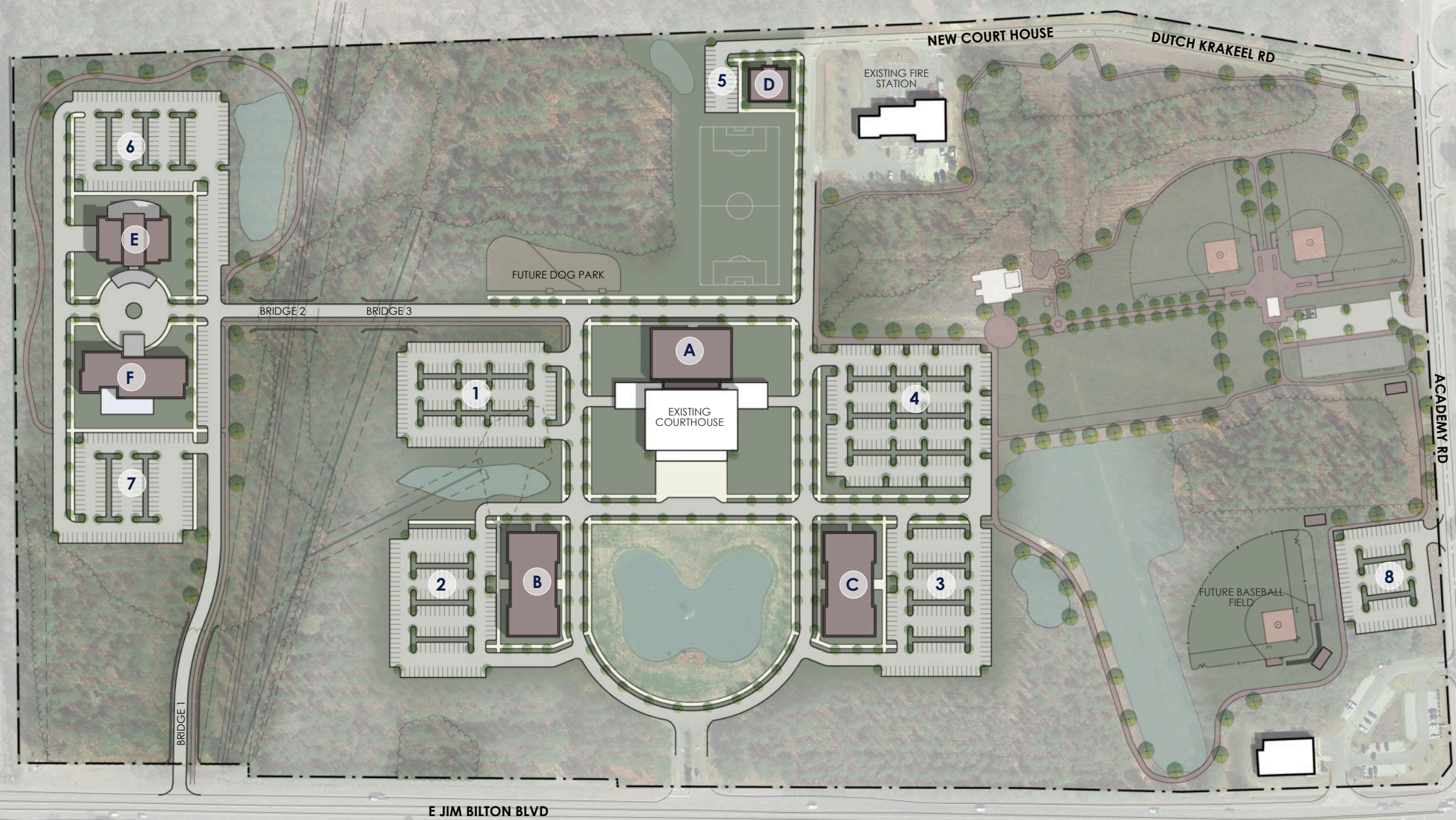
LEGEND

- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS



This option maintains the design of Option E but changes the developer footprint to recreation. While this option has merit, the fields are separated from the other athletic components on site, and the county would have to fund the infrastructure to access the site.

OPTION F



BUILDING LIST

■ A - Future Courthouse Addition	31,140 SF
■ B - Future Office Building	38,400 SF
■ C - Future Office Building	38,400 SF
■ D - Future Veteran Services Building	5,000 SF
■ E - Future Convention Center	12,500 SF
■ F - Future Hotel	31,850 SF
<hr/>	
■ Total New Building SF	157,290 SF
■ 2-story Courthouse SF	50,966 SF

■ **Total Building SF** **208,256 SF**

PARKING LOT LIST

■ Parking Lot 1	154 Spaces
■ Parking Lot 2	150 Spaces
■ Parking Lot 3	151 Spaces
■ Parking Lot 4	231 Spaces
■ Parking Lot 5	24 Spaces
■ Parking Lot 6	180 Spaces
■ Parking Lot 7	147 Spaces
■ Parking Lot 8	87 Spaces

■ **Total Parking** **1,124 Spaces**

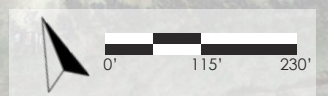
PARKING ANALYSIS*

■ Min Parking Metric	1 per 250 sf
■ Max Parking Metric	Min + 15%
■ Required Parking	630 - 724 Spaces
■ Total Parking**	1,142 Spaces

*Fire Station and Park and their associated parking excluded from new/Courthouse site parking analysis

LEGEND

- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS



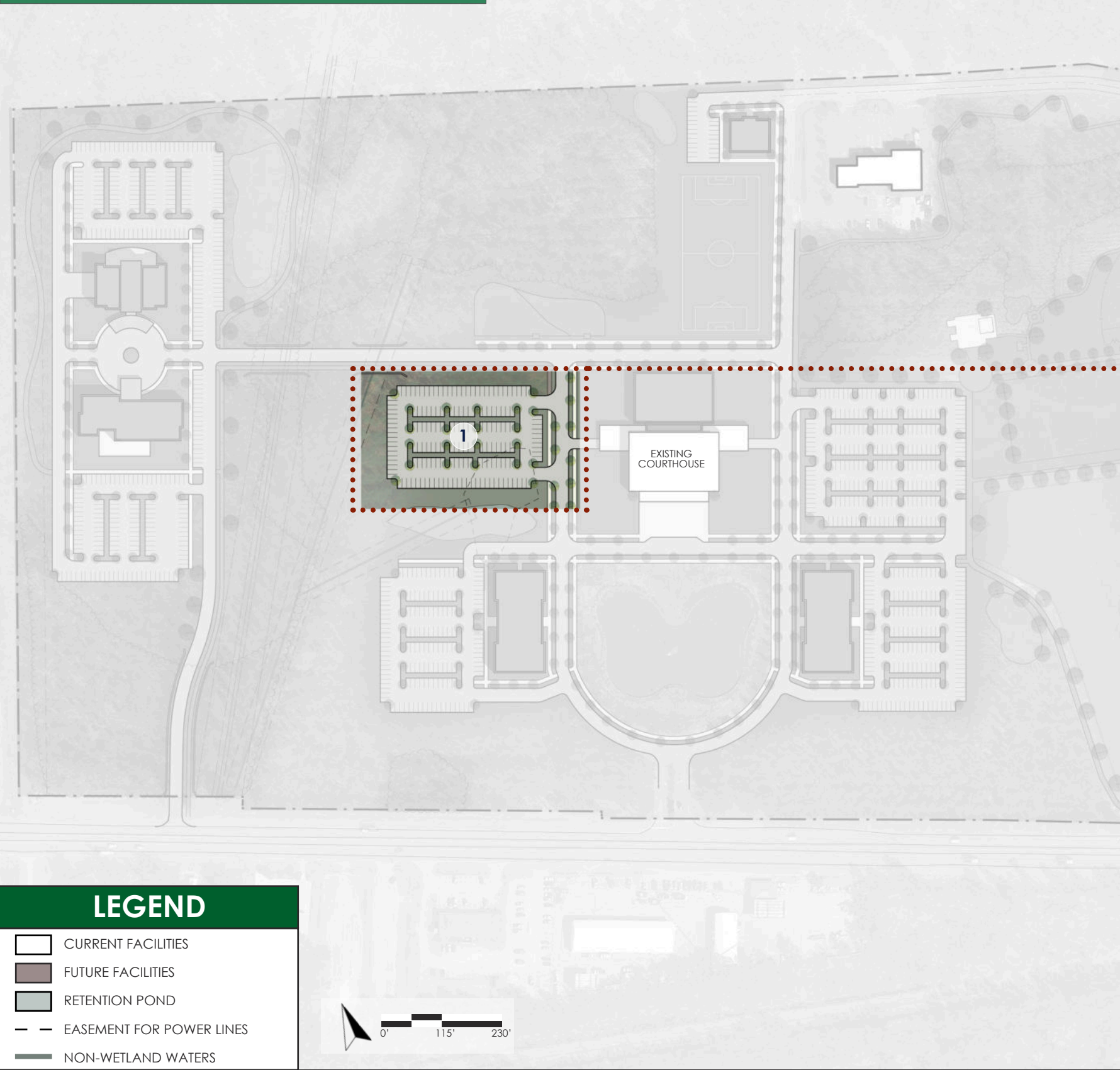
This option maintains the design of Option D but shifts the new athletic fields to the center of the site in proximity to other recreational areas. This design was identified as the desired option for advancing development on site.



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN



OPTION F - PHASE 1



PHASE 1

- Parking Lot 1 154 Spaces

PHASE 1	Cost	Years	Subtotal
Site Preparation			\$739,250
Storm Drain System			\$182,800
Site Paving			\$466,718
Landscaping and Site Utilities			\$70,300
Subtotal			\$1,459,068
Escalation (per year)	5.5%	1	\$80,249
Subtotal			\$1,539,317
General Requirements	5.0%		\$76,966
Design / Estimating Contingency	10.0%		\$153,932
Subtotal			\$1,770,214
GC Fee	5.0%		\$88,511
Subtotal			\$1,858,725
Performance Bonding / Insurance	3.0%		\$55,762
Total Construction Cost			\$1,914,487
Soft Cost	20.0%		\$382,897
TOTAL PROBABLE PROJECT COST			\$2,297,384

1. Cost estimating by HarrisCost.
2. Estimate includes 2 feet of cut and 4 feet of fill across project site
3. Escalation estimated to range between 4-7% per year. 5.5% shown.
4. GC Fees are estimated to range between 12-15%. 13.5% shown.



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN



OPTION F - PHASE 2



LEGEND

- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS

PHASE 2

- **Building D - Future Veteran Services Building** 5,000 SF
- **Dog Park**
- **Soccer field - 100 yd x 50 yd** 45,000 SF
- **Parking Lot 5** 24 Spaces

PHASE 2	Cost	Years	Subtotal
Site Preparation			\$1,905,305
Storm Drain System			\$69,925
Site Paving			\$314,760
Dog Park			\$14,900
Soccer Field			\$594,000
Building			\$900,000
Landscaping and Site Utilities			\$206,500
Subtotal			\$4,005,390
Escalation (per year)	5.5%	2	\$452,709
Subtotal			\$4,458,099
General Requirements	5.0%		\$222,905
Design / Estimating Contingency	10.0%		\$445,810
Subtotal			\$5,126,814
GC Fee	5.0%		\$256,341
Subtotal			\$5,383,155
Performance Bonding / Insurance	3.0%		\$161,495
Total Construction Cost			\$5,544,649
Soft Cost	30.0%		\$1,663,395
TOTAL PROBABLE PROJECT COST			\$7,208,044

1. Cost estimating by HarrisCost.
2. Estimate includes 2 feet of cut and 4 feet of fill across project site
3. Escalation estimated to range between 4-7% per year. 5.5% shown.
4. GC Fees are estimated to range between 12-15%. 13.5% shown.
5. Soft costs include a 10% owner contingency factor

OPTION F - PHASE 3



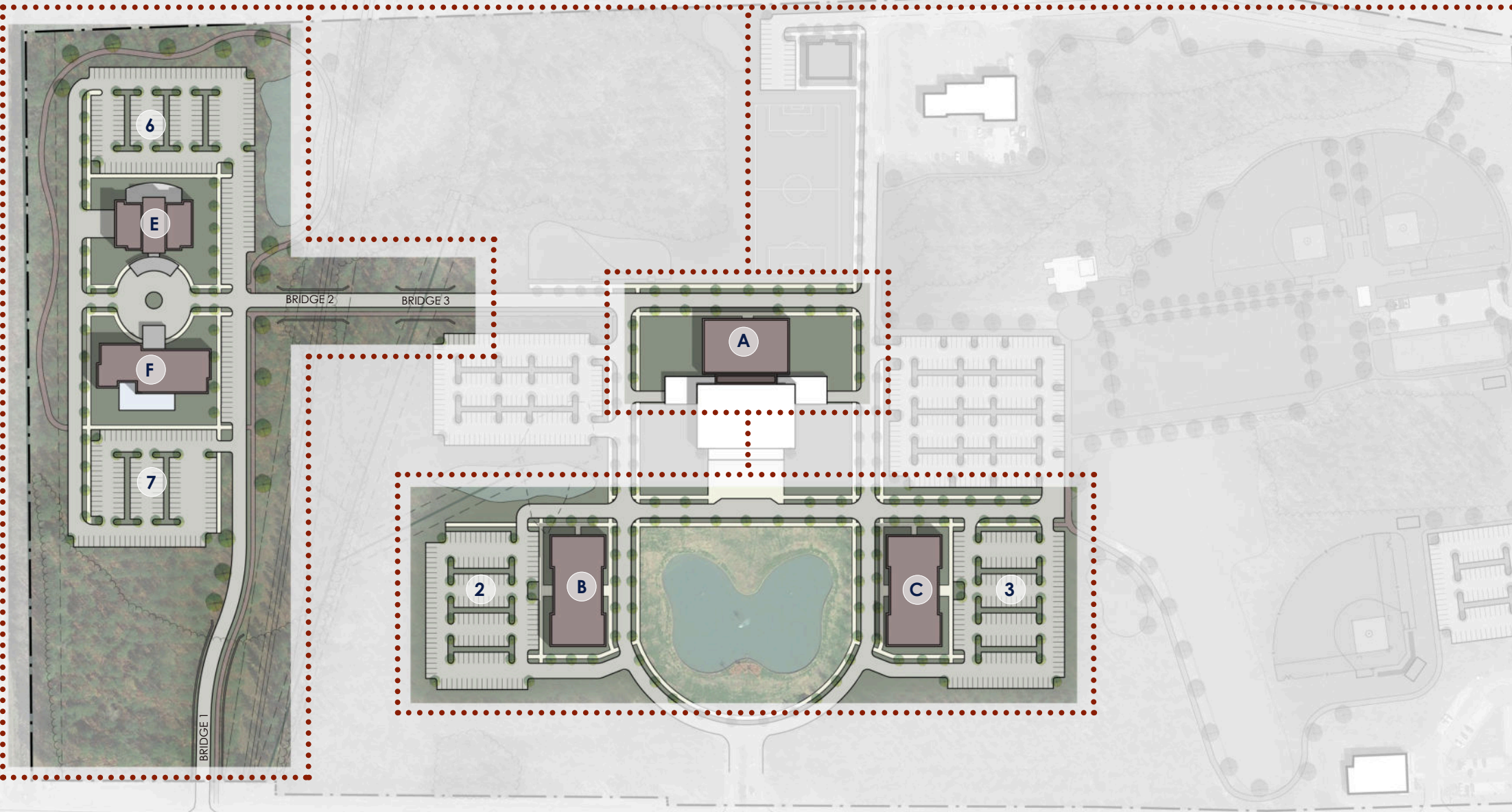
PHASE 3

- Baseball Field
- Picnic Shelter A - 15' x 40'
- Picnic Shelter B - 15' x 40'
- Parking Lot 8 87 Spaces

PHASE 3	Cost	Years	Subtotal
Site Preparation			\$1,076,200
Storm Drain System			\$5,175
Site Paving			\$199,820
Baseball Playing Field			\$552,270
Pefab Picnic Shelters			\$60,000
Landscaping and Site Utilities			\$84,450
Subtotal			\$1,977,915
Escalation (per year)	5.5%	3	\$344,635
Subtotal			\$2,322,550
General Requirements	5.0%		\$116,127
Design / Estimating Contingency	10.0%		\$232,255
Subtotal			\$2,670,932
GC Fee	5.0%		\$133,547
Subtotal			\$2,804,479
Performance Bonding / Insurance	3.0%		\$84,134
Total Construction Cost			\$2,888,613
Soft Cost	20.0%		\$577,723
TOTAL PROBABLE PROJECT COST			\$3,466,336

1. Cost estimating by HarrisCost.
2. Estimate includes 2 feet of cut and 4 feet of fill across project site
3. Escalation estimated to range between 4-7% per year. 5.5% shown.
4. GC Fees are estimated to range between 12-15%. 13.5% shown

OPTION F - FUTURE PHASE



FUTURE PHASE

BUILDING LIST

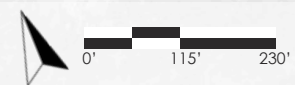
▪ A - Future Courthouse Addition	31,140 SF
▪ B - Future Office Building	38,400 SF
▪ C - Future Office Building	38,400 SF
▪ E - Future Convention Center	12,500 SF
▪ F - Future Hotel	31,850 SF
<hr/>	
▪ Total Building SF	152,290 SF

PARKING LOT LIST

▪ Parking Lot 2	150 Spaces
▪ Parking Lot 3	151 Spaces
▪ Parking Lot 6	180 Spaces
▪ Parking Lot 7	147 Spaces
<hr/>	
▪ Total Parking	628 Spaces

LEGEND

- CURRENT FACILITIES
- FUTURE FACILITIES
- RETENTION POND
- EASEMENT FOR POWER LINES
- NON-WETLAND WATERS



DORCHESTER COUNTY COURTHOUSE PROPERTY MASTER PLAN

