PERMIT PLANS FOR

WELLS MIXED USE

BLUFFTON, SC

PARCEL R610 039 000 097A 0000
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: MIXED USE

1181 MAY RIVER ROAD
BLUFFTON, SC 29910

HORIZONTAL DATUM IS BASED OFF STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

LATITUDE: 32°14'17"N
LONGITUDE: 80°52'27"N

VICINITY MAP 0 500 1,000 2,000
SCALE IN FEET

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

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OWNER/DEVELOPER

TREVOR WELLS
1181 MAY RIVER ROAD
BLUFFTON, SC 29910
PHONE NO.: 912.313.1274

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/24/2026

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168 BOARDWALK DRIVE, STE. A
843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
TITLE SHEET

SHEET NO.
C-1

BJWSA PROJECT NO: TBD

ABBREVIATIONS LIST	
ABBREVIATIONS	DESCRIPTIONS
A	
ABBR	ABBREVIATION
ABV	ABOVE
AC	ACRE
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	
BC	BEGIN CURVE
BIR	
BLDG	BUILDING
BFS	BEGIN FULL SLOPE
BG	BLACK GUM
BNC	BEGIN NORMAL CROWN
BNS	BEGIN NORMAL SHOULDER
BOS	BOTTOM OF STEEL
BOT	BOTTOM
B.S.L.	BUILDING SETBACK LINE
C	
C	CONDUIT
CATV	CABLE TELEVISION JUNCTION BOX
CED	CEDAR
CF	CUBIC FEET
CHY	CHERRY
CJ	CONSTRUCTION JOINT
CLR	CLEAR
CMF	CONSTRUCTION MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT OR CONDUIT ONLY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
COORD	COORDINATES
CREPE	CREPE MYRTLE
CTR	CENTER
D	
DEG	DEGREE
DGAB	DENSE GRADE AGGREGATE BASE
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DOG	DOGWOOD
DSTB	DISTURBED
DWG	DRAWING
E	
EA	EACH
EB	ELECTRICAL BOX
EC	EMPTY CONDUIT
EC	END CURVE
EF	EACH FACE
EFS	END FULL SLOPE
EJ	EXPANSION JOINT
EL OR ELEV	ELEVATION
ELEC	ELECTRICAL
ENC	END NORMAL CROWN
ENS	END NORMAL SHOULDER
EO	ELECTRICAL OUTLET
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY OR EXISTING WATER
EXIST	EXISTING
EXP	EXPANSION
F	
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FOM	FIBER OPTIC MARKER
FT	FOOT OR FEET
FR	FRAME
G	
GA	GAUGE
GABC	GRADED AGGREGATE BASE COURSE
GALV	GALVANIZED
GI	GRATE INLET
GUM	SWEET GUM
GW	GUY WIRE
I	
IE	INVERT ELEVATION
INV	INVERT
I.O.	IRON PIPE, OLD (FOUND)
J	
JB	JUNCTION BOX
JT	JOINT
K	
KSI	KIPS PER SQUARE INCH
kV	KILOVOLTS
kVA	KILOVOLT-AMPERES
kW	KILOWATTS
kWHM	KILOWATT HOUR METER
L	
LA	LAUREL OAK
LB	POUND
LF	LINEAR FEET

ABBREVIATIONS LIST	
ABBREVIATIONS	DESCRIPTIONS
LO	LIVE OAK
M	
MB	MAILBOX
MAG	MAGNOLIA
MAP	MAPLE
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MIN	MINIMUM
MIM	MIMOSA
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
N	
N/F	NOW OR FORMERLY
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTER DIAMETER
OE	OVERHEAD ELECTRICAL
P	
PA	
PL	PLATE
PN	PINE
PNL	PANEL
PP	POWER POLE
P/S	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
R	
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REQD	REQUIRED
R/W	RIGHT-OF-WAY
S	
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE OR STRUCTURAL
SGD	SUBGRADE DRAIN
T	
T&B	TOP & BOTTOM
TC	TOP OF CURB
TEL	TELEPHONE JUNCTION BOX
TEMP	TEMPORARY
TOS	TOP OF STEEL
TRNSFMR	TRANSFORMER
TYP	TYPICAL
T/P	TOP OF PAVEMENT
U	
UE	UNDERGROUND ELECTRICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
V	
V	VOLT
VERT	VERTICAL
W	
W/	WITH
WAX	WAX MYRTLE
WM	WATER METER
WO	WATER OAK
WP	WORKING POINT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC

SYMBOLS LIST	
SYMBOLS	DESCRIPTION
&	AND
@	AT
*	ASTERISK
L	ANGLE
°	DEGREES
'	MINUTES OR FEET
#	NUMBER OR POUNDS
%	PERCENT
"	SECONDS OR INCH

EXISTING		PROPOSED	
S	EXISTING SANITARY MANHOLE	S	PROPOSED SANITARY MANHOLE
SD	EXISTING STORM MANHOLE	SD	PROPOSED STORM MANHOLE
	EXISTING SIGN		PROPOSED SIGN
	POWER POLE		PROPOSED POLE
E	EXISTING ELECTRICAL BOX/TRANSFORMER/VAULT	E	PROPOSED ELECTRICAL BOX/TRANSFORMER/VAULT
+17.99	EXISTING SPOT ELEVATION	× 17.99	PROPOSED SPOT ELEVATION
16	EXISTING CONTOURS	16	PROPOSED CONTOURS
	EXISTING DROP INLET		PROPOSED DROP INLET
	EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
W	EXISTING WATER VAULT	W	PROPOSED WATER VAULT
	EXISTING WATER/GAS/SEWER VALVE		PROPOSED WATER/GAS/SEWER VALVE
		TPXX	TEST PIT
	EXISTING CONTROL POINT/BENCHMARK	HAXX	HAND AUGER
		CXX	CPT SOUNDINGS
UE	EXISTING UNDERGROUND ELECTRICAL	UE	PROPOSED UNDERGROUND ELECTRICAL
OE	EXISTING OVERHEAD ELECTRICAL	OE	PROPOSED OVERHEAD ELECTRICAL
W	EXISTING WATER LINE	W	PROPOSED WATER LINE
SD	EXISTING STORM DRAINAGE PIPE	SD	PROPOSED STORM DRAINAGE PIPE
COMM	EXISTING UNDERGROUND COMMUNICATIONS	COMM	PROPOSED UNDERGROUND COMMUNICATIONS
DB	EXISTING DUCT BANK	DB	PROPOSED DUCT BANK
FM	EXISTING FORCE MAIN	FM	PROPOSED FORCE MAIN
SAN	EXISTING SANITARY SEWER	SAN	PROPOSED SANITARY SEWER
X	EXISTING FENCE		PROPOSED FENCE
	EXISTING TREE LINE	TREES	PROPOSED TREE LINE
ASPHALT	EXISTING PAVEMENT – ASPHALT		PROPOSED PAVEMENT – ASPHALT
CONC	EXISTING PAVEMENT – CONCRETE		PROPOSED PAVEMENT – CONCRETE
	LIMITS OF CONSTRUCTION	CLEAR	PROPOSED PAVEMENT – GRAVEL
C	GRADING CUT		
F	GRADING FILL		
F	EXISTING – FIBER OPTIC		
G	EXISTING – GAS		
W	EXISTING – WATER		

LEGEND

CMF	CONCRETE MONUMENT FOUND
RBF	IRON REBAR FOUND
TEL	TELEPHONE PEDESTAL/BOX
SSMH	SANITARY SEWER MANHOLE
–X–	FENCE LINE
–OHP–	OVERHEAD UTILITY LINE

GENERAL NOTES:

1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN.
3. THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE, DURING REGULAR HOURS (8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS), BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT), BEAUFORT COUNTY SPECIFICATIONS, TOWN OF BLUFFTON SPECIFICATIONS, AND THE PROJECT SPECIFICATIONS.
5. THE CONTRACTOR WILL BE REQUIRED TO HAVE ON SITE A COPY OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, LATEST EDITION.
6. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED ON THE PLANS OR IN THE SPECIFICATIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION, NOTED ON THE CONTRACTOR'S PROPOSAL, AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS DESIGNED.
7. THE EXISTENCE, ABSENCE, LOCATION AND ELEVATION OF UNDERGROUND UTILITIES ON THE PLANS ARE NOT BASED ON FIELD MARKS, ARE NOT GUARANTEED, AND SHALL BE INVESTIGATED, UNEARTHED IF NECESSARY, AND VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND.
10. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE UTILITIES PRIOR TO AND/OR DURING CONSTRUCTION.
11. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER AND SANITARY SEWER LINES.
12. NO EXTRA PAYMENT WILL BE MADE FOR REPAIRS TO DAMAGE OF EXISTING UTILITIES.
13. THE CONTRACTOR WILL NOT BE PAID FOR DELAYS OR EXTRA EXPENSE CAUSED BY UTILITY FACILITIES, OBSTRUCTIONS, OR ANY OTHER ITEMS NOT REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THEIR WORK.
14. ALL STRUCTURES, TREES AND SHRUBS WHICH ARE WITHIN THE LIMITS OF THE PROPERTY BOUNDARY, BUT OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
15. UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE DISPOSED OF OFFSITE.
16. CONTRACTOR IS TO CLEAN ALL STORM WATER INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY SILT AND DEBRIS. THE CLEANING OF DROP INLETS, CULVERTS, AND PIPES (EXISTING AND PROPOSED) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.
17. ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDIENT MANNER AT THE CONTRACTOR'S EXPENSE.

SCDHEC STANDARD NOTES:

1. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER & TEMPORARY SEEDING AT THE END OF THE DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED
   A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, & EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
5. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS OR OBTAIN APPROVAL FOR AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 & SCR100000.
6. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
7. ALL SEDIMENT & EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
8. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
9. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
10. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT & VEHICLE WASHING, WHEEL WASH WATER, & OTHER WASH WATER. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
11. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES & EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP's (SEDIMENT BASIN, FILTER BAG, ETC.)
12. THE FOLLOWING DISCHARGES FROM THE SITE ARE PROHIBITED:
    - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
    - WASTEWATER FROM WASHOUT & CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS & OTHER CONSTRUCTION MATERIALS
    - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE
    - SOAPS OR SOLVENTS USED IN VEHICLE & EQUIPMENT WASHING
13. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK & MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
14. IF EXISTING BMP's NEED TO BE MODIFIED OR IF ADDITIONAL BMP's ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC's WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE NEXT STORM IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP & ALTERNATIVE BMP's MUST BE IMPLEMENTED AS SOON A REASONABLY POSSIBLE.
15. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
16. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
17. IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND INSTALLATION OUTSIDE OF THESE AREAS WILL REQUIRE A MODIFICATION TO THE PERMIT.
18. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
19. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.

UTILITIES:

WATER AND SEWER
BEAUFORT-JASPER WATER & SEWER AUTHORITY
SERVICE CONTACT: 843-987-9200
REPORT OUTAGE: 843-987-3200

POWER
DOMINION POWER
SERVICE CONTACT: 800-251-7234
REPORT OUTAGE: 888-333-4465

COMMUNICATION
SPARKLIGHT COMMUNICATIONS
SERVICE CONTACT: 843-379-9000
REPORT OUTAGE: 843-686-1138

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA – STURRE DESIGN & DEVELOPMENT, LLC No. 6843 – CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA – LICENSED PROFESSIONAL ENGINEER – No. 40266 – NATHAN STURRE

02/24/2026

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CALL 811 BEFORE YOU DIG – SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

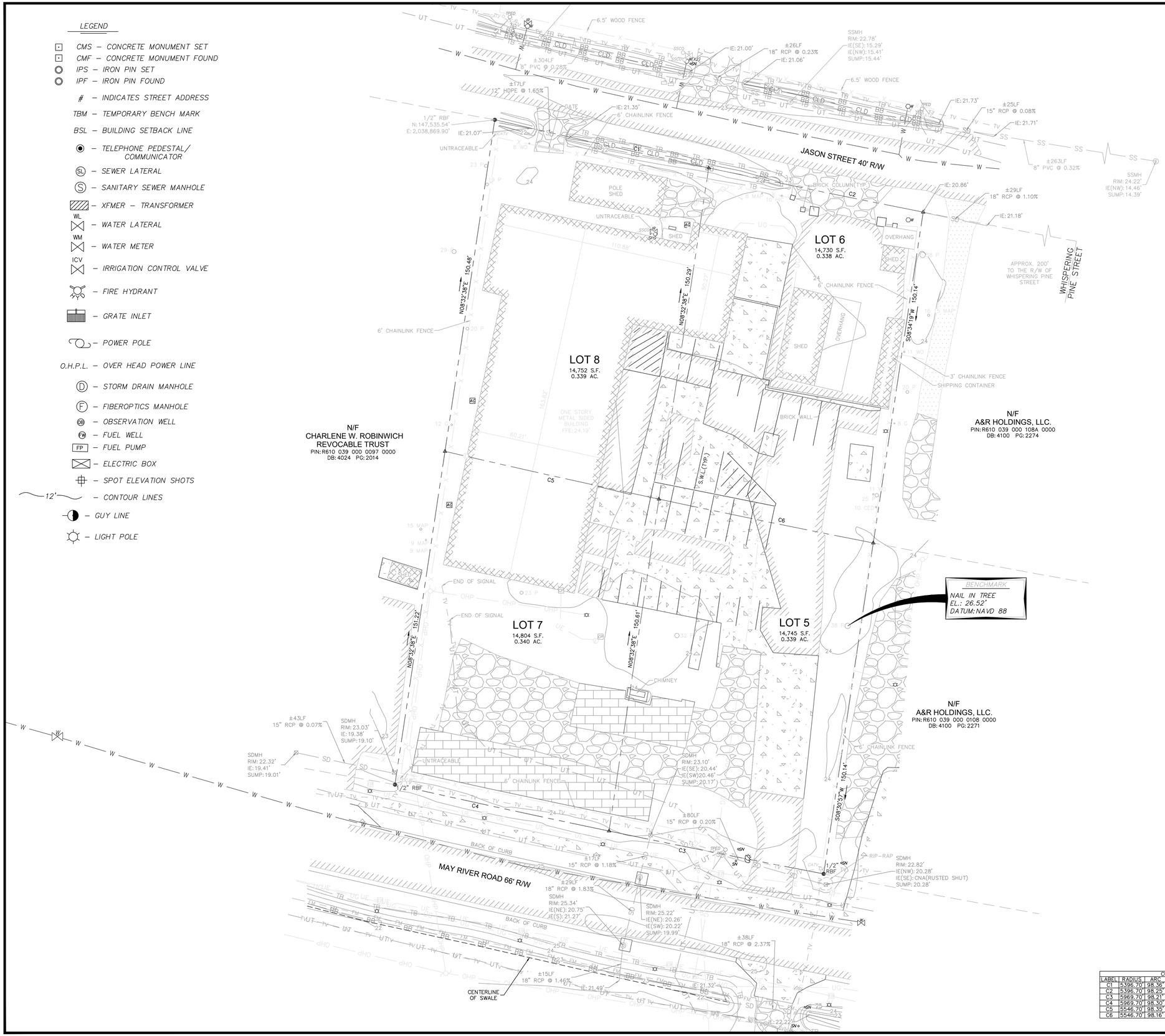
SHEET NAME
GENERAL NOTES & LEGEND

SHEET NO.
C-2

ATTACHMENT 4

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- – TELEPHONE PEDESTAL/ COMMUNICATOR
- SL – SEWER LATERAL
- S – SANITARY SEWER MANHOLE
- – XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- – FIRE HYDRANT
- – GRATE INLET
- – POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- D – STORM DRAIN MANHOLE
- F – FIBEROPTICS MANHOLE
- OB – OBSERVATION WELL
- FW – FUEL WELL
- FP – FUEL PUMP
- – ELECTRIC BOX
- – SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- – GUY LINE
- – LIGHT POLE



CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	5396.70'	98.36'	98.36'	S77°18'22"E	1°02'39"
C2	5396.70'	98.25'	98.24'	S78°20'59"E	1°02'35"
C3	5969.70'	98.21'	98.21'	N78°42'42"W	0°56'33"
C4	5969.70'	98.30'	98.30'	N77°46'07"W	0°56'37"
C5	5546.70'	98.35'	98.34'	S77°25'06"E	1°00'57"
C6	5546.70'	98.16'	98.16'	S78°26'00"E	1°00'50"

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TREVOR WELLS

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STATE PLANE, NAD83
VERT. DATUM: NAVD88

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG – SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

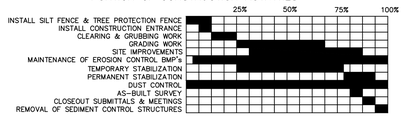
SHEET NAME
EXISTING CONDITIONS

SHEET NO.
C-3

NOTE:

ALL DISTURBED AREAS SHALL UTILIZE DUST CONTROL, TEMPORARY SEEDING, AND PERMANENT SEEDING PRACTICES THROUGH THE LIFE OF CONSTRUCTION PER THE SCDHEC BMP HANDBOOK, LATEST EDITION (TYP).

PORTION OF CONSTRUCTION ACTIVITIES



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/24/2026

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168 BOARDWALK DRIVE, STE. A
843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
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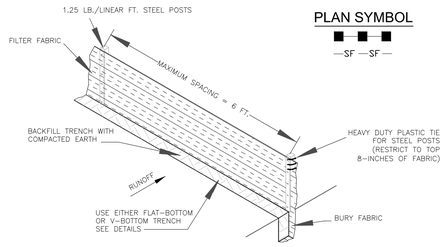
REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
DEMOLITION & SWPP PLAN

SHEET NO.
C-4

SILT FENCE INSTALLATION



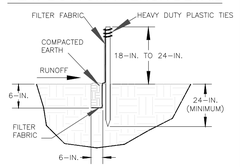
PLAN SYMBOL

—SF —SF—

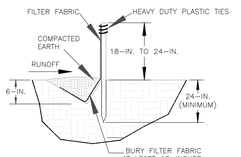
SILT FENCE - GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

SILT FENCE - POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE - INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

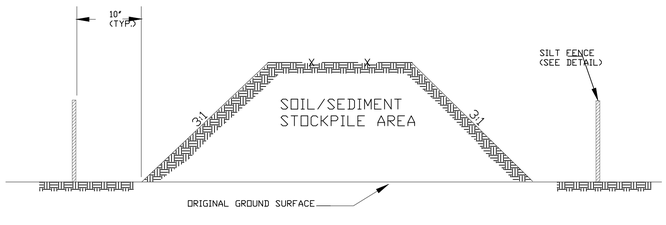
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

TEMPORARY STOCKPILE AREA



NOTES:

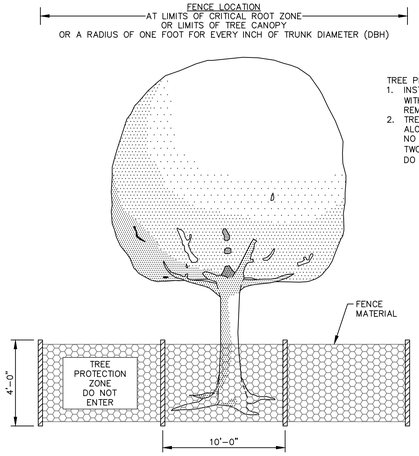
1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Control

TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC-15 PAGE 1 of 1

NOT TO SCALE — FEBRUARY 2014 DATE



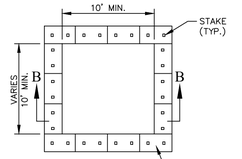
TREE PROTECTION NOTES:

1. INSTALL TREE PROTECTION FENCE AROUND ALL TREES TO REMAIN WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION, OR TREE REMOVALS.
2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING,. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

TREE PROTECTION FENCE DETAIL

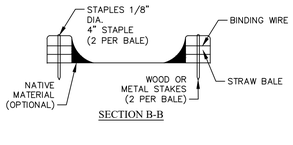
N.T.S.

STRAW BALE BARRIER CONCRETE WASHOUT

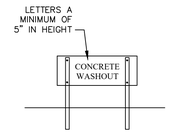


PLAN

TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B



CONCRETE WASHOUT SIGN DETAIL

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.

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REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME

SWPPP DETAILS

SHEET NO.

C-5

Dust Control

Plan Symbol

DC

Description

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It

Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

Dust Control Design Criteria

There are many methods to control dust on construction sites. These methods include but are not limited to :

- Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce dust emissions.
- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control.
- Mulch. Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a fast, effective means of controlling dust.
- Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic.
- Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

Inspection and Maintenance

- Add additional dust control or re-spray area as necessary to keep dust to a minimum.
- Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.

Permanent Seeding

Plan Symbol

PS

Description

Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

When and Where to Use It

A major consideration in the selection of the type of permanent grass to establish is the intended use of the land. Land use is separated in to two categories, high-maintenance and low-maintenance.

High-maintenance

High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

Low-maintenance

Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited access.

Seed Selection

The use of native species is preferred when selecting vegetation. Base plant seed selection on geographical location, the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Failure to carefully follow agronomic recommendations results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Installation

Topsoil

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the area.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

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Plan Symbol

PS

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Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural limestone per acre (70 pounds per 1000 square feet).

Fertilizer

Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent seeding of grasses unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow. Do not mix the lime and the fertilizer prior to the field application.

Seeding

Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Mulching

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

Dust Control by Sprinkling Water

Dust Control by Sprinkling Water

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.
Sprayed areas are ineffective at limiting dust.	Re-spray areas and ensure that the application rate is proper. Try another product or method if current dust control is not effective.

Lime

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be desirable to apply lime during the temporary seeding operation to benefit the long-term permanent seeding. Apply a minimum of 1.5 tons of Lime/acre (70 pounds per 1000 square feet) if it is to be used.

Fertilizer

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or equivalent during temporary seeding unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow.

Seeding

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method available for the type of seed used and the location of the temporary seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and then lightly firm the area with a roller or cultipacker.

Mulching

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base seed selection should on the requirements of local Specifications.

Inspection and Maintenance

- Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation.
- Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that conditions for growth are good.
- Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

- Base seed selection on local Specifications.
- Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to prevent erosion should be re-seeded.

Temporary Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Slope was improperly dressed before application.	Roughen slopes. Furrow along the contour of areas to be seeded.
Coverage is inadequate.	Follow recommended application rates. Count the number of seedbags to ensure the correct amount of material is being applied. Reapply to thin areas.
Seeds fail to germinate.	Apply straw mulch to keep seeds in place and to moderate soil moisture and temperature. In arid areas, temporary irrigation may be necessary.
Seeded slope fails.	Fill in rills and re-seed; fertilize, and mulch slopes.
Seeding is washed off slope.	Allow at least 24-hours for the materials to dry before a rain event. Follow manufacturer's recommendations. Reapply where necessary.
Excessive water flows across stabilized surface.	Use other BMPs to limit flow on stabilized area and to reduce slope lengths. Do not use to stabilize areas with swift moving concentrated flows.

Inspection and Maintenance

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a follow-up survey after one year and replace failed plants where necessary.
- If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
- If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant materials and quantities of lime and fertilizer.
- Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results.
- If the season prevents re-sowing, mulch is an effective temporary cover.
- Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30 percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage, in which 70 percent of that square yard is covered with vegetation.

Permanent Seeding

Permanent Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.

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REV #	DATE	DESCRIPTION

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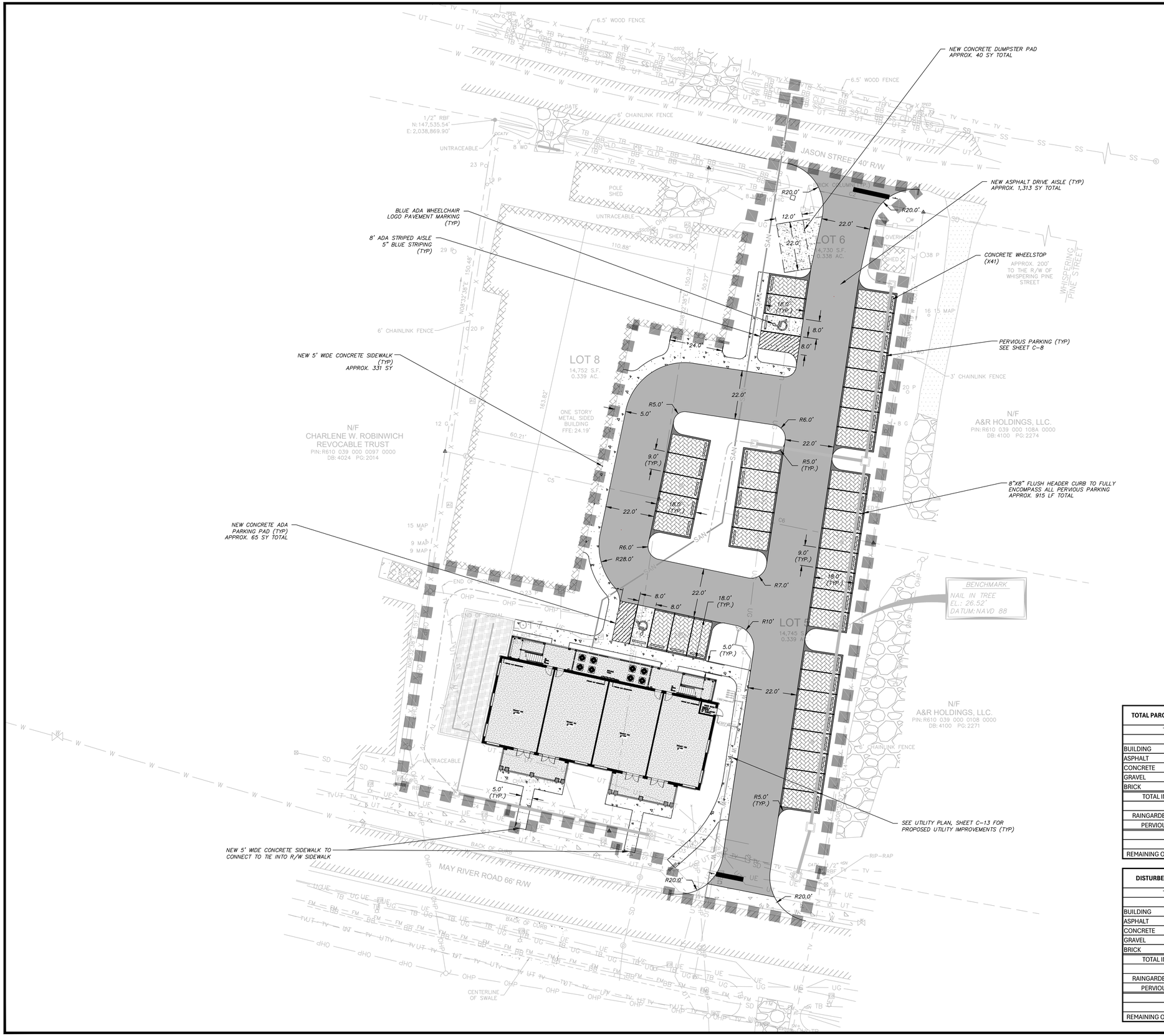
SHEET NAME
SWPPP DETAILS

SHEET NO.
C-6

ATTACHMENT 4



TOTAL PARCEL AREA	PRE			POST			CHANGE
	SF	AC	%	SF	AC	%	
TOTAL AREA	59,031	1.355	100%	59,031	1.355	100%	-
BUILDING	14,895	0.342	25%	18,910	0.434	32%	
ASPHALT	10,079	0.231	17%	10,402	0.239	18%	
CONCRETE	8,665	0.199	15%	4,369	0.100	7%	
GRAVEL	4,942	0.113	8%	715	0.016	1%	
BRICK	3,232	0.074	5%	-	-	0%	
TOTAL IMPERVIOUS	41,813	0.960	71%	34,396	0.790	58%	(7,418)
RAINGARDEN PLANTER	-	-	0%	1,205	0.028	2%	
PERVIOUS PARKING	-	-	0%	5,714	0.131	10%	
TOTAL BMP	-	-	0%	6,919	0.159	12%	6,919
REMAINING OPEN SPACE	17,218	0.395	29%	17,716	0.407	30%	(498)

DISTURBED AREA	PRE			POST			CHANGE
	SF	AC	%	SF	AC	%	
TOTAL AREA	41,293	0.948	100%	41,293	0.948	100%	-
BUILDING	1,576	0.036	4%	5,591	0.128	14%	
ASPHALT	10,277	0.236	25%	10,402	0.239	25%	
CONCRETE	9,188	0.211	22%	4,369	0.100	11%	
GRAVEL	4,737	0.109	11%	-	-	0%	
BRICK	3,168	0.073	8%	-	-	0%	
TOTAL IMPERVIOUS	28,947	0.665	70%	20,362	0.467	49%	(8,585)
RAINGARDEN PLANTER	-	-	0%	1,205	0.028	3%	
PERVIOUS PARKING	-	-	0%	5,714	0.131	14%	
TOTAL BMP	-	-	0%	6,919	0.159	17%	6,919
REMAINING OPEN SPACE	12,346	0.283	30%	14,012	0.322	34%	(1,665)

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/24/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.705.4748

SURVEYOR:
JEREMY REEDER, P.L.S.
ATLAS SURVEYING, INC.
SC PLS# 28139
168 BOARDWALK DRIVE, STE. A
843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
SITE IMPROVEMENTS PLAN

SHEET NO.
C-7

Post PP	POST-PP		
	SF	AC	%
TOTAL AREA	17,512	0.402	100%
BUILDING	5,524	0.127	32%
ASPHALT	3,679	0.084	21%
CONCRETE	1,545	0.035	9%
GRAVEL	-	-	0%
BRICK	-	-	0%
TOTAL IMPERVIOUS	10,748	0.247	61%
RAINGARDEN PLANTER	-	-	0%
PERVIOUS PARKING	5,714	0.131	33%
TOTAL BMP	5,714	0.131	33%
REMAINING OPEN SPACE	1,050	0.024	6%

Post Bio	POST-BIO		
	SF	AC	%
TOTAL AREA	6,797	0.156	100%
BUILDING	5,591	0.128	82%
ASPHALT	-	-	0%
CONCRETE	-	-	0%
GRAVEL	-	-	0%
BRICK	-	-	0%
TOTAL IMPERVIOUS	5,591	0.128	82%
RAINGARDEN PLANTER	1,205	0.028	18%
PERVIOUS PARKING	-	-	0%
TOTAL BMP	1,205	0.028	18%
REMAINING OPEN SPACE	-	-	0%

IMPERVIOUS AREA

BMP AREA

PERVIOUS OPEN SPACE

STORMWATER RUNOFF DIRECTIONAL FLOW ARROW

BMP DRAINAGE AREA

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843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

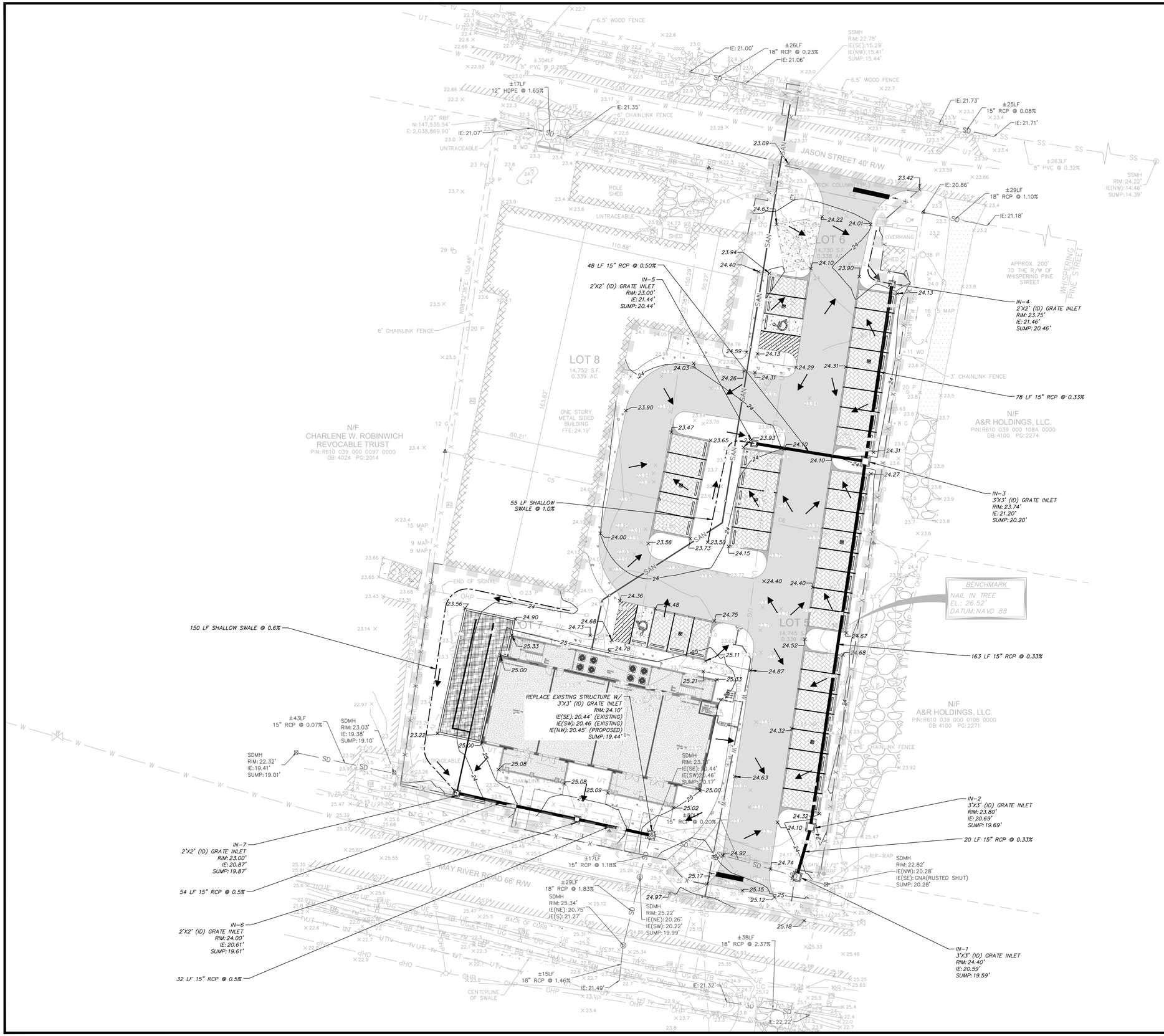
REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
STORMWATER COMPLIANCE PLAN

SHEET NO.
C-8

ATTACHMENT 4



STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
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No. 40266
NATHAN STURRE
02/24/2026

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168 BOARDWALK DRIVE, STE. A
843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

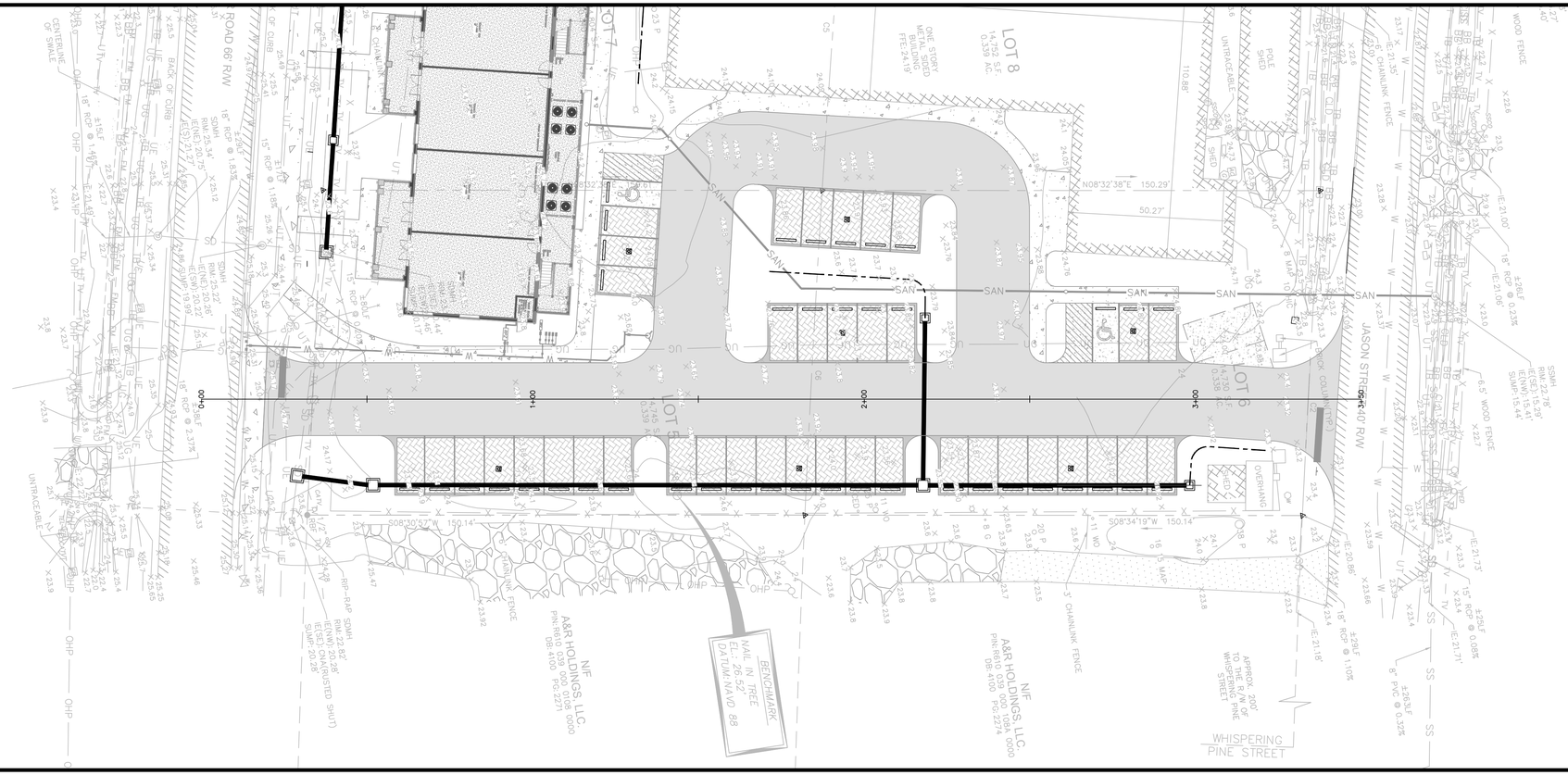
REV #	DATE	DESCRIPTION

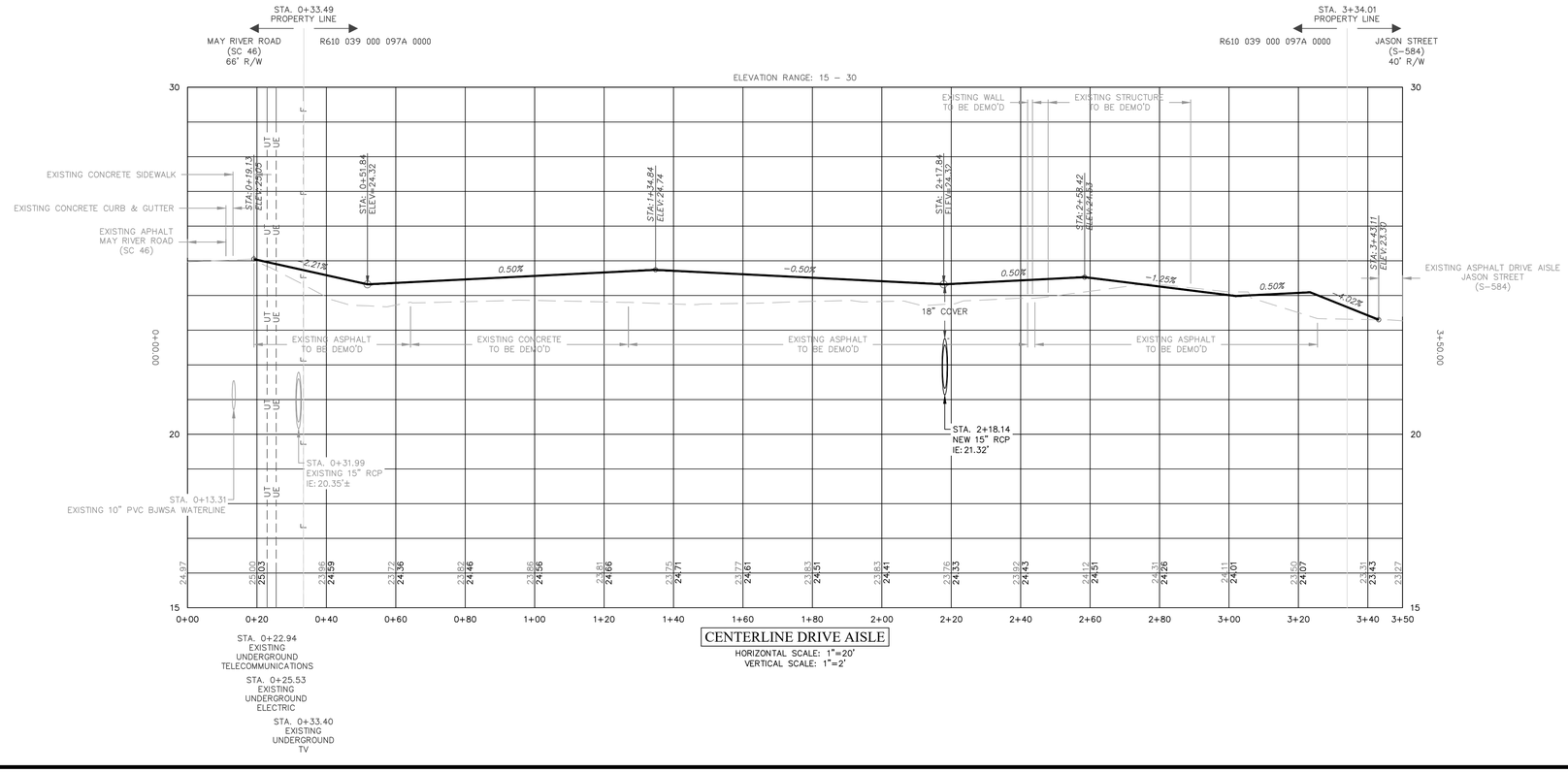
DATE 02/24/2026

SHEET NAME
GRADING & DRAINAGE PLAN

SHEET NO.
C-9

ATTACHMENT 4





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Civil Design & Development

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PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

SCALE IN FEET 0 1 2 4
PLAN
VERTICAL SCALE 1" = 2'

SCALE IN FEET 0 10 20 40
PLAN
HORIZONTAL SCALE 1" = 20'

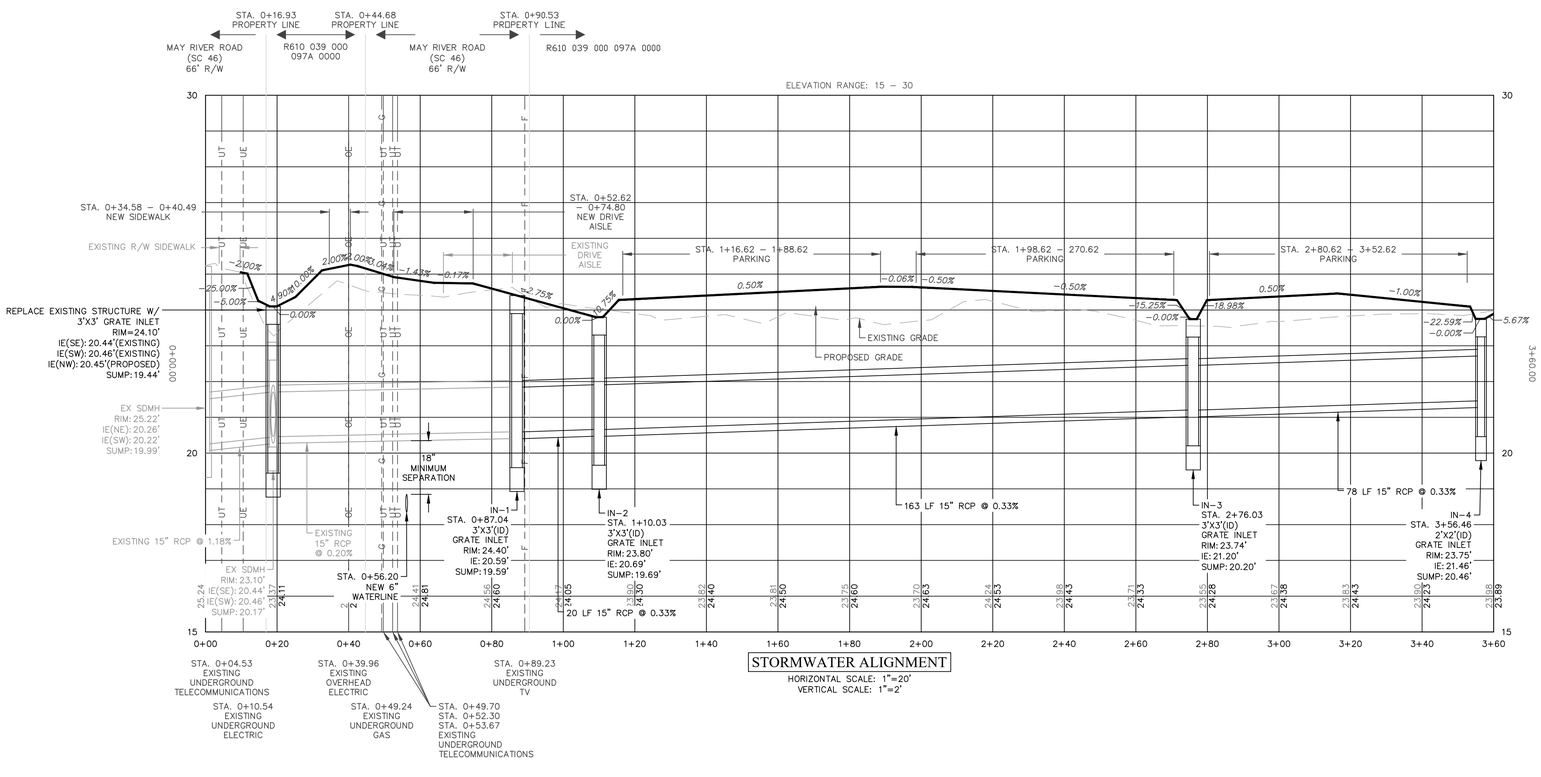
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
ACCESS DRIVE
PLAN & PROFILE

SHEET NO.
C-10



STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA BOARD OF LLC CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS
No. 40266
NATHAN STURRE
02/24/2026

ENGINEER OF RECORD

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ATLAS SURVEYING, INC.
SC PLS# 28139
168 BOARDWALK DRIVE, STE. A
843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 1 2 4
SCALE IN FEET
PLAN
VERTICAL SCALE 1" = 2'

0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'

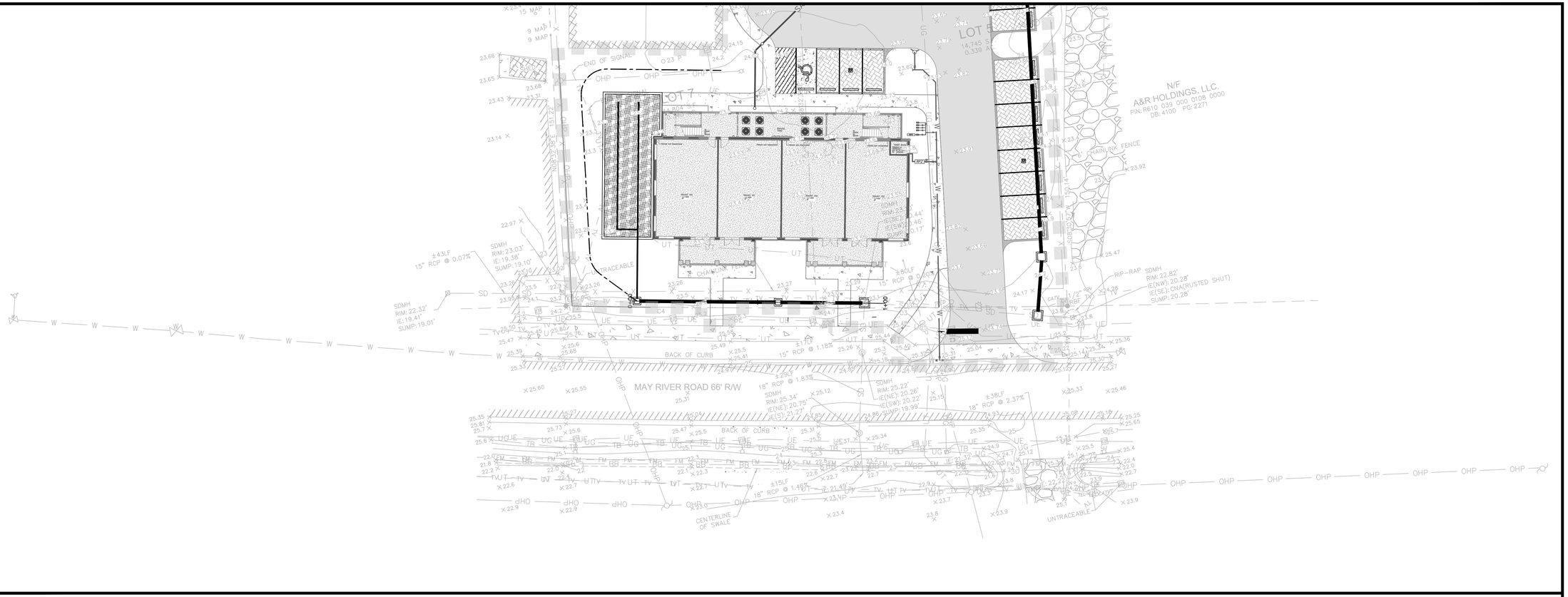
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

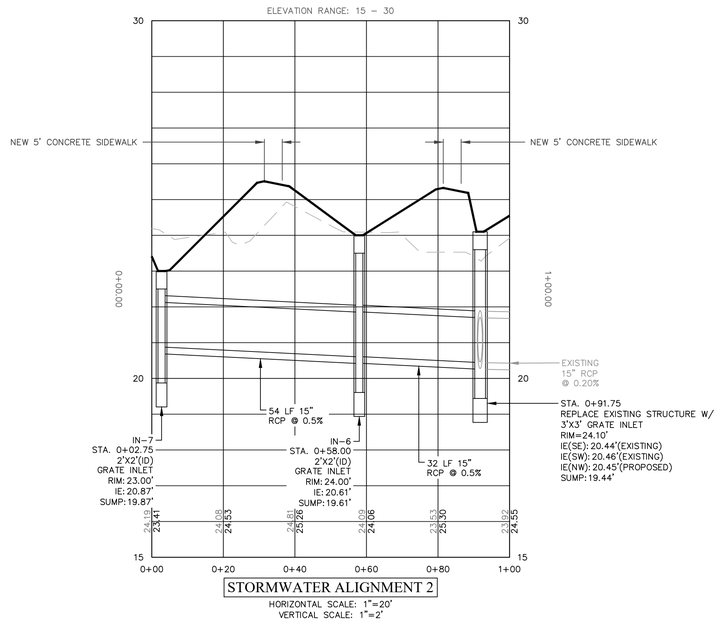
REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
STORMWATER PLAN & PROFILE

SHEET NO.
C-11





STORMWATER ALIGNMENT 2

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
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NATHAN STURRE

02/24/2026

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PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 1 2 4
SCALE IN FEET
PLAN
VERTICAL SCALE 1" = 2'

0 10 20 40
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 20'

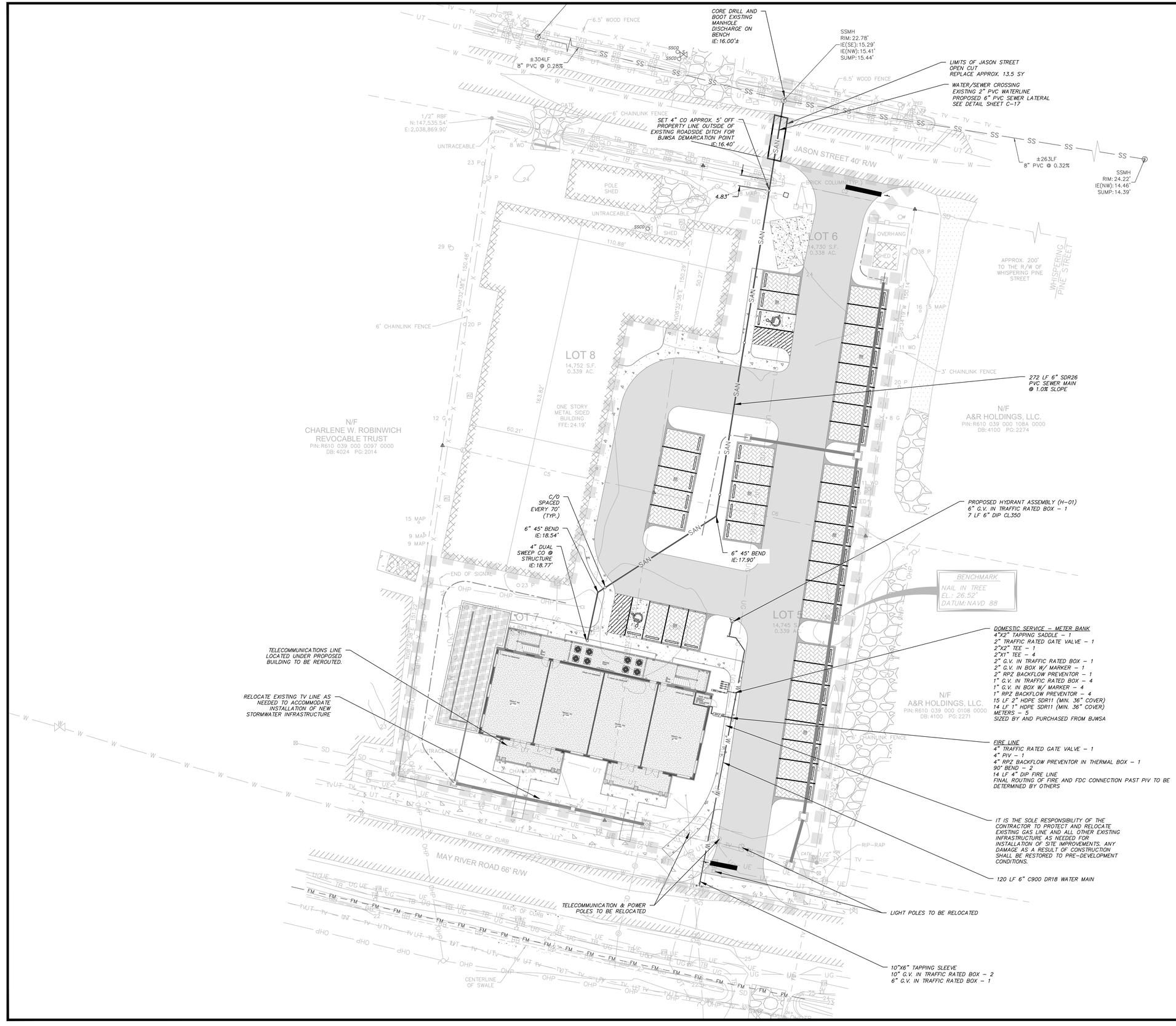
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
STORMWATER
PLAN & PROFILE

SHEET NO.
C-12



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STATE PLANE, NAD83
VERT. DATUM: NAVD88

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

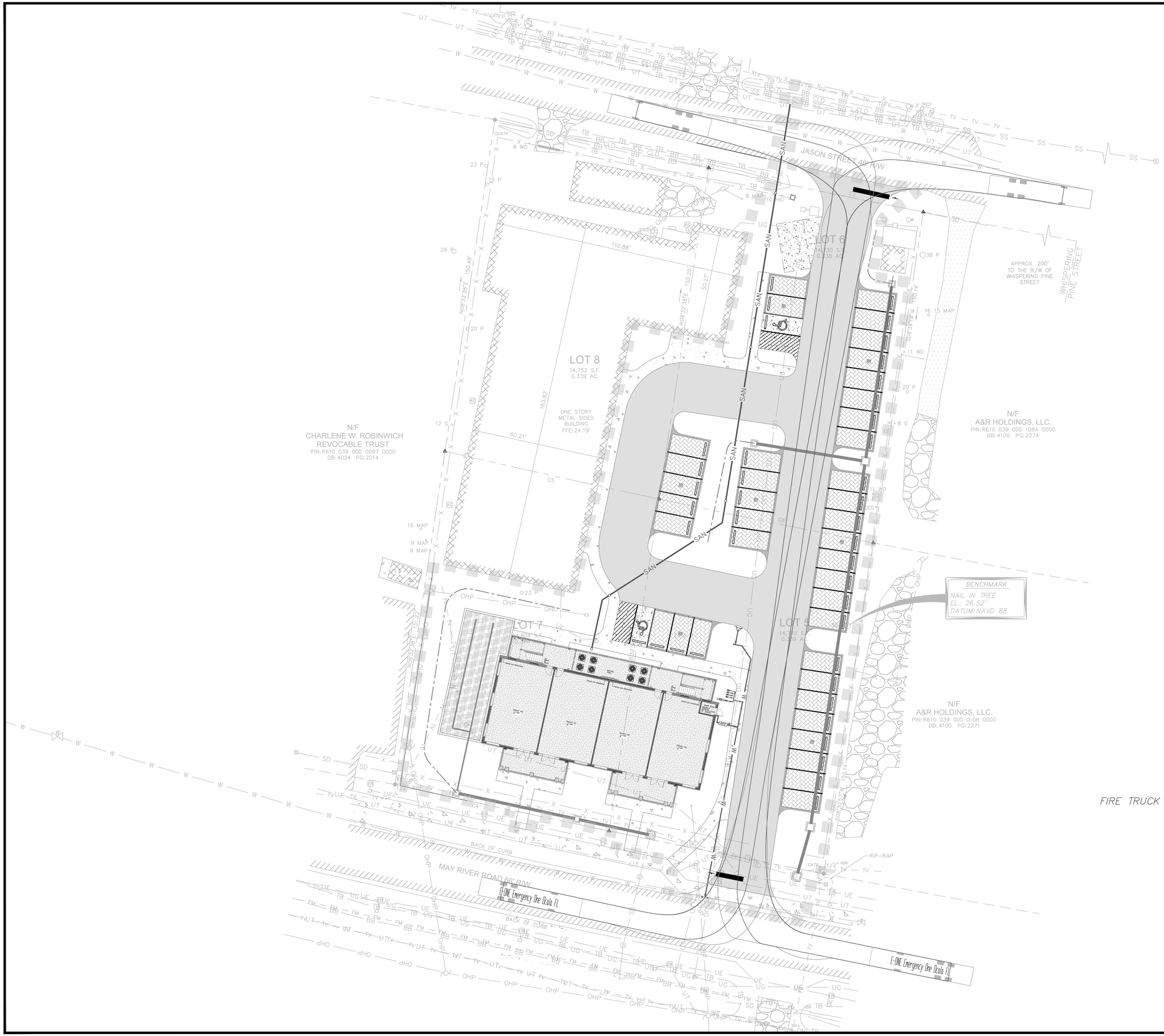
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
UTILITY PLAN

SHEET NO.
C-13



DESIGN VEHICLE

FIRE TRUCK – E-ONE 30 EMERGENCY OCALA, FL
WIDTH = 8.333
LENGTH = 46.333
W/W RADIUS = 44.272

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA – STURRE DESIGN & DEVELOPMENT, LLC No. 6843 – CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA – LICENSED PROFESSIONAL ENGINEER – No. 40266 – NATHAN STURRE

02/24/2026

ENGINEER OF RECORD

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SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.705.4748

SURVEYOR:
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ATLAS SURVEYING, INC.
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PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

N

0 10 20 40
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 20'

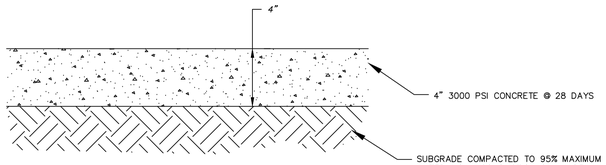
CALL 811 BEFORE YOU DIG – SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
AUTO-TURN EXHIBIT

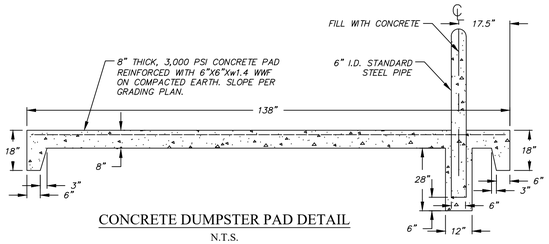
SHEET NO.
C-14



CONCRETE SIDEWALK DETAIL

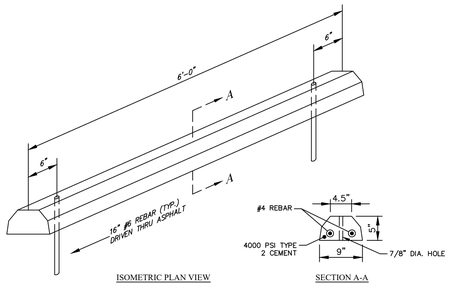
N.T.S.

NOTES:
1. SIDEWALK WIDTH PER SITE IMPROVEMENTS PLAN.
2. USE ⅜" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS.
4. BROOM FINISH PERPENDICULAR TO TRAVEL.
5. PROVIDE ¾" DEEP SAW CUT CONTRACTION JOINTS EVERY 5 FEET.



CONCRETE DUMPSTER PAD DETAIL

N.T.S.

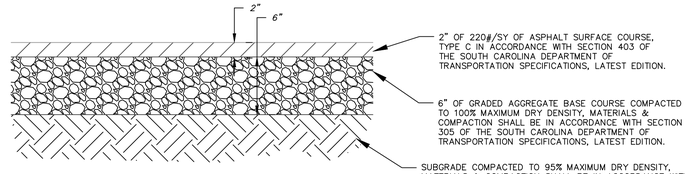


ISOMETRIC PLAN VIEW

SECTION A-A

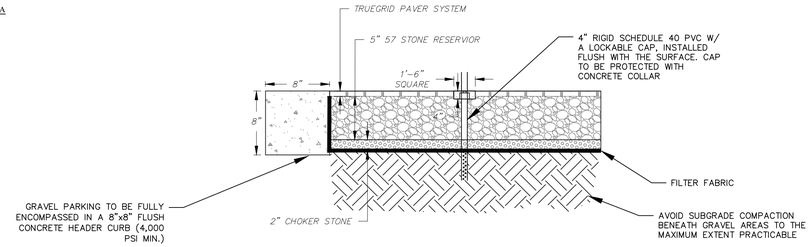
WHEEL STOP

N.T.S.



LIGHT-DUTY ASPHALT PAVING DETAIL

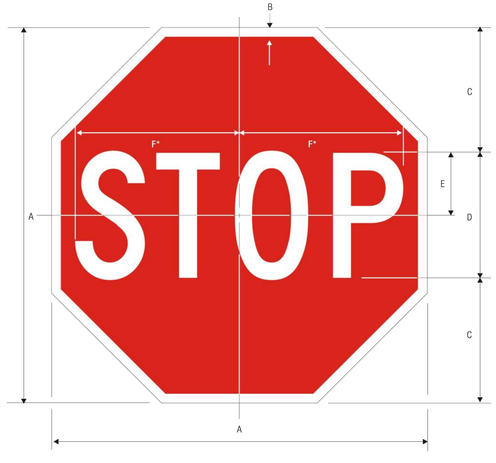
N.T.S.



PERVIOUS PARKING DETAIL

N.T.S.

NOTE:
1. PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.
2. ALL AGGREGATES TO BE DOUBLE WASHED STONE. NO FINES OR DUSTS.
3. USE 4-INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER.
4. THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE

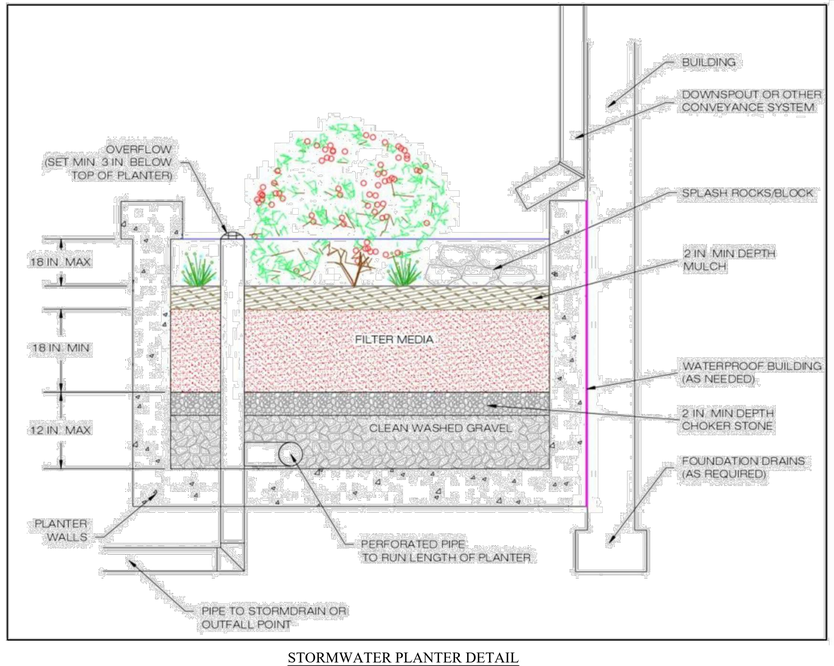


R1-1
STOP
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

1-1



STORMWATER PLANTER DETAIL

N.T.S.

FIGURE 4.10 SOUTHERN LOWCOUNTRY STORMWATER DESIGN MANUAL
DATED 3/11/2025

STURRE ENGINEERING
Civil Design & Development

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STURRE DESIGN & DEVELOPMENT, LLC
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PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

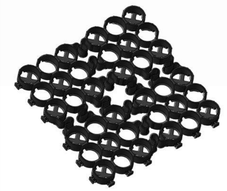
DATE 02/24/2026

SHEET NAME
CIVIL DETAILS

SHEET NO.
C-15

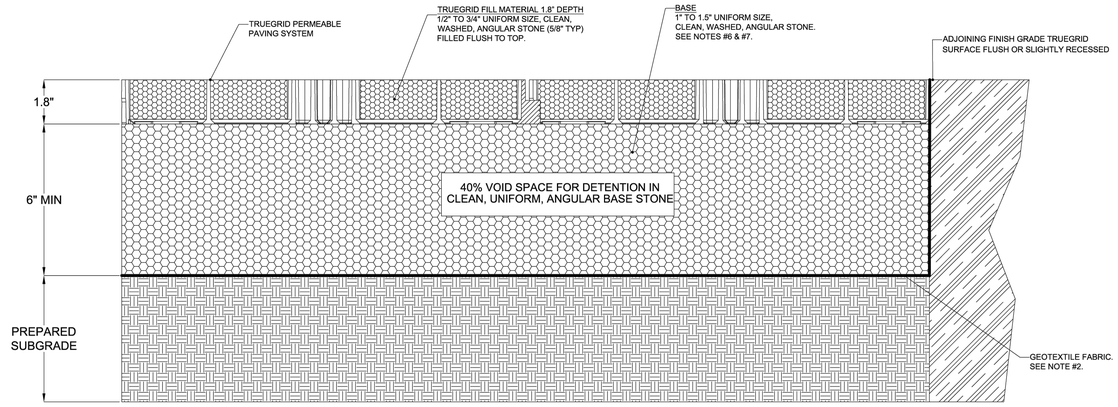
NOTES:

1. BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. GEOTEXTILE FABRIC RECOMMENDED AND MAY BE REQUIRED BETWEEN SUB-GRADE & BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
3. INCREASE BASE DEPTH FOR INCREASED STORM WATER DETENTION.
4. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 3 DEGREES. ASSESS PROJECT, AS NEEDED.
5. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
6. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET,FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS. TO BE COMPLETED BY SITE SPECIFIC ENGINEER.
7. DENSLY GRADED BASE MATERIAL (TYP. ROAD BASE) SUBSTUTION USE PER SITE SPECIFIC ENGINEER.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW

PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRAVEL FILL MEDIUM LOAD TRUEGRID PRO PLUS

APPLICATION:

PARKING LOT, RV PARKING, PARKING PADS, DRIVEWAYS

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
06	UPDATED TRUEGRID STANDARDS	ANGULERIS TECHNOLOGIES	TRUEGRID	TRUEGRID	7/1/2024

MANUFACTURED IN NORTH AMERICA

1-855-355-4743

TRUEGRIDPAVER.com

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES

DO NOT SCALE DRAWING

APPROVAL INFORMATION

DRAWN BY:	J. Thelhy	DATE: 11/8/2016
CHECKED BY:	TRUEGRID	DATE: 11/9/2016
APPROVED BY:	C. White	DATE: 11/9/2016

TRUEGRID FOX BLOCKS

TRUEGRID GRAVEL FILL INSTALLATION MEDIUM LOAD

SIZE	DRAWING NUMBER	REV
D	TG-GRV-ML	06

WEIGHT: | SCALE: 1:1.5 | SHEET 1 OF 1

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/24/2026

ENGINEER OF RECORD

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SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.705.4748

SURVEYOR:
JEREMY REEDER, P.L.S.
ATLAS SURVEYING, INC.
SC PLS# 28139
168 BOARDWALK DRIVE, STE. A
843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

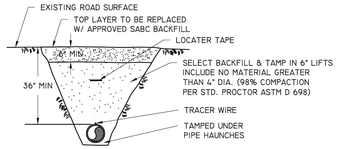
SHEET NAME

CIVIL DETAILS

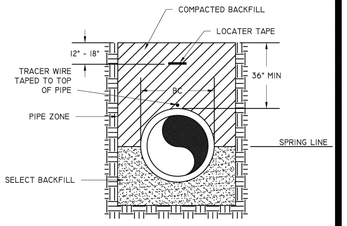
SHEET NO.

C-16

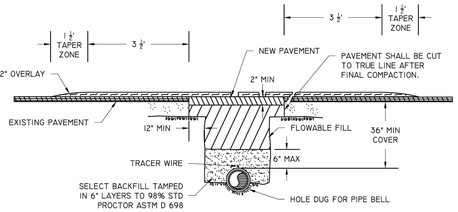
ATTACHMENT 4



UNPAVED ROADWAY BEDDING DETAIL



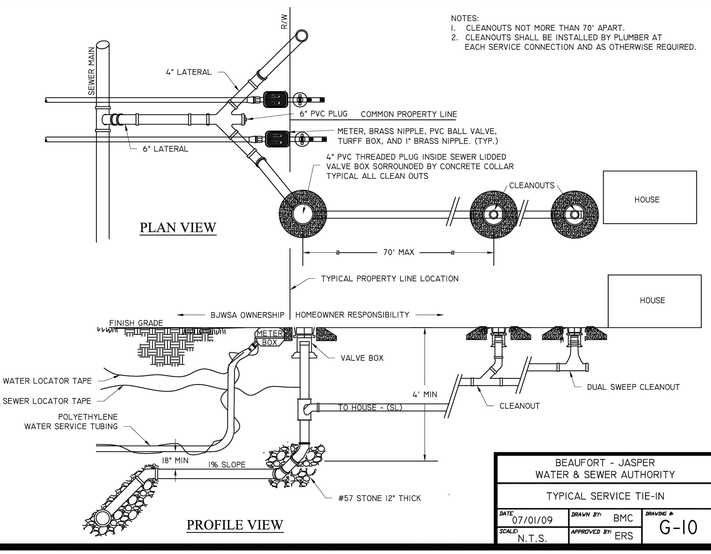
TYPICAL BEDDING DETAIL



PAVED AREA DETAIL

NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS. MINIMUM THICKNESS OVER TRENCH IS 2".
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BEDDING PRESSURE PIPE DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: G-02
SCALE: N.T.S.	APPROVED BY: ERS	

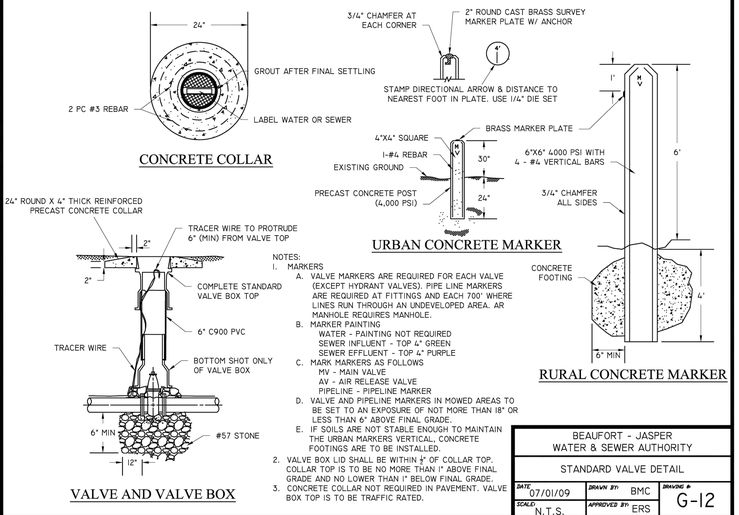


PLAN VIEW

PROFILE VIEW

NOTES:
1. CLEANOUTS NOT MORE THAN 70' APART.
2. CLEANOUTS SHALL BE INSTALLED BY PLUMBER AT EACH SERVICE CONNECTION AND AS OTHERWISE REQUIRED.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TYPICAL SERVICE TIE-IN		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: G-10
SCALE: N.T.S.	APPROVED BY: ERS	



CONCRETE COLLAR

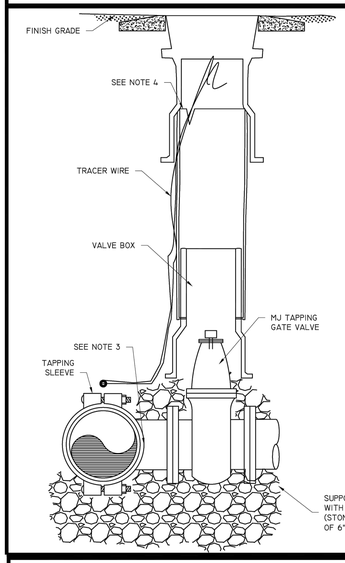
URBAN CONCRETE MARKER

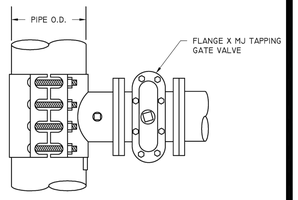
RURAL CONCRETE MARKER

VALVE AND VALVE BOX

NOTES:
1. MARKERS
   A. VALVE MARKERS ARE REQUIRED FOR EACH VALVE (EXCEPT HYDRANT VALVES). PIPE LINE MARKERS ARE REQUIRED AT FITTINGS AND EACH 700' WHERE LINES RUN THROUGH AN UNDEVELOPED AREA. AR MANHOLE REQUIRES MANHOLE.
   B. MARKER PAINTING
      WATER - PAINTING NOT REQUIRED
      SEWER INFLUENT - TOP 4" GREEN
      SEWER EFFLUENT - TOP 4" PURPLE
   C. MARK MARKERS AS FOLLOWS
      MV - MAIN VALVE
      AV - AIR RELEASE VALVE
      PIPELINE - PIPELINE MARKER
   D. VALVE AND PIPELINE MARKERS IN MOWED AREAS TO BE SET TO AN EXPOSURE OF NOT MORE THAN 18" OR LESS THAN 6" ABOVE FINAL GRADE.
   E. IF SOILS ARE NOT STABLE ENOUGH TO MAINTAIN THE URBAN MARKERS VERTICAL, CONCRETE FOOTINGS ARE TO BE INSTALLED.
2. VALVE BOX LID SHALL BE WITHIN ½" OF COLLAR TOP. COLLAR TOP IS TO BE NO MORE THAN 1" ABOVE FINAL GRADE AND NO LOWER THAN 1" BELOW FINAL GRADE.
3. CONCRETE COLLAR NOT REQUIRED IN PAVEMENT. VALVE BOX TOP IS TO BE TRAFFIC RATED.

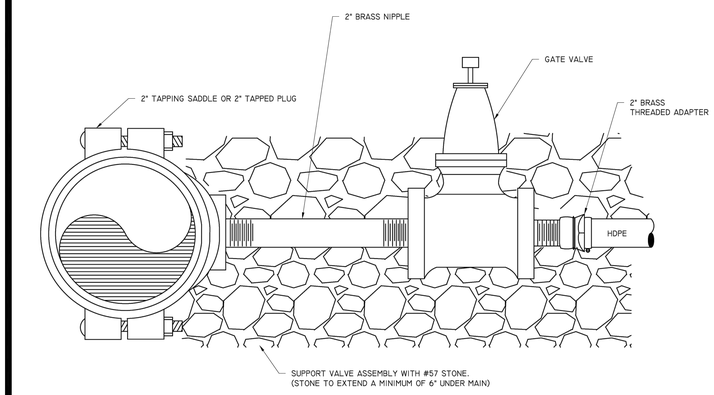
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
STANDARD VALVE DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: G-12
SCALE: N.T.S.	APPROVED BY: ERS	



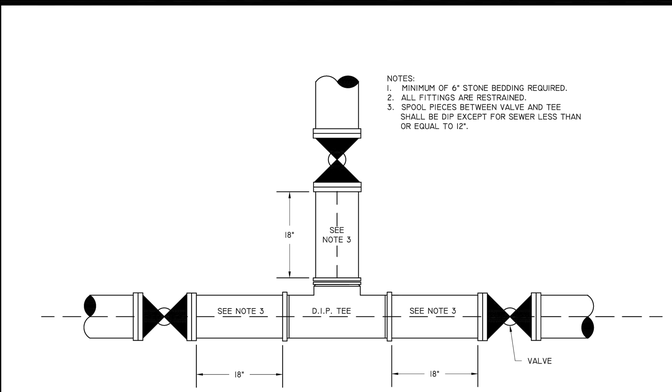


NOTES:
1. ALL TAPPING SLEEVES GREATER THAN 2" SHALL BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI FOR 20 MINUTES.
2. ALL WET TAPS 12" AND UNDER SHALL BE PERFORMED BY BJWSA.
3. TAP DIAMETER SHALL BE WITHIN ¼" OF LINE DIAMETER.
4. NOTCH TOP OF PVC PIPE TO AVOID PINCHING TRACER WIRE.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TAPPING SLEEVE & VALVE DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: G-13
SCALE: N.T.S.	APPROVED BY: ERS	

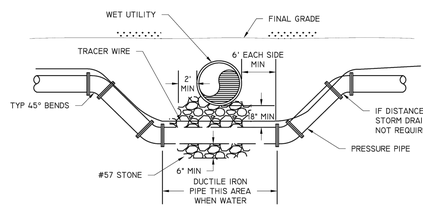


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
2" CONNECTION		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: G-14
SCALE: N.T.S.	APPROVED BY: ERS	



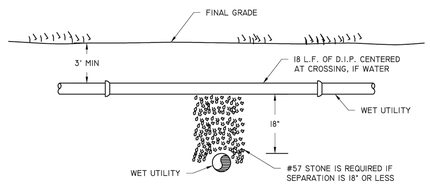
NOTES:
1. MINIMUM OF 6" STONE BEDDING REQUIRED.
2. ALL FITTINGS ARE RESTRAINED.
3. SPOOL PIECES BETWEEN VALVE AND TEE SHALL BE DIP EXCEPT FOR SEWER LESS THAN OR EQUAL TO 12".

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TEE AND VALVES		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: G-15
SCALE: N.T.S.	APPROVED BY: ERS	



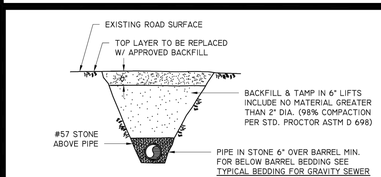
PRESSURE PIPE UNDER WET UTILITY FOR FINAL DEPTH 5' OR GREATER

NOTES:
1. WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED FOR LESS THAN 18" SEPARATION.
2. NORMAL JOINT RESTRAINT IS REQUIRED.

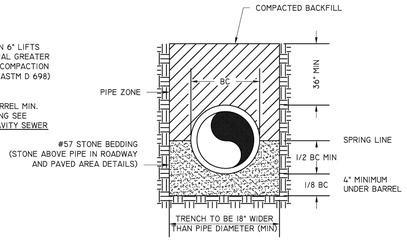


WET UTILITY CROSSING

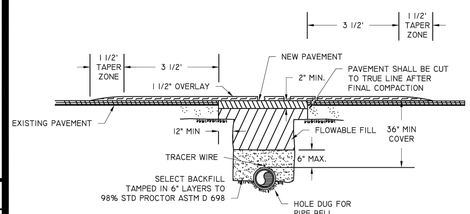
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WET UTILITY CROSSING		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: G-16
SCALE: N.T.S.	APPROVED BY: ERS	



UNPAVED ROADWAY BEDDING DETAIL



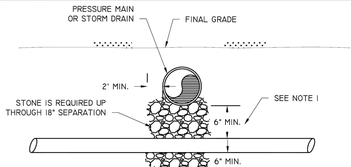
TYPICAL BEDDING FOR GRAVITY SEWER PIPE



PAVED AREA DETAIL

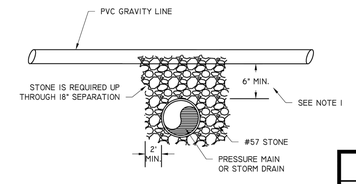
NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH INSTALLATION CUT. FINAL CUT TO BE MADE AFTER FINAL COMPACTION.
2. MATCH EXISTING PAVEMENT TYP. THICKNESS IS TO BE 2" UNLESS EXISTING IS THICKER.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT, IF MORE STRINGENT.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BEDDING DETAIL, GRAVITY PIPE		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: S-01
SCALE: N.T.S.	APPROVED BY: ERS	



GRAVITY MAIN CROSSING UNDER STORM DRAIN / PRESSURE MAIN

NOTE:
1. SYSTEMS SHOULD NOT BE DESIGNED WITH LESS THAN 12" SEPARATION. IF LESS SEPARATION IS UNAVOIDABLE, WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED.



GRAVITY MAIN CROSSING OVER STORM DRAIN / PRESSURE MAIN

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
GRAVITY MAIN CROSSING		
DATE 07/01/09	DRAWN BY: BMC	DRAWING #: S-03
SCALE: N.T.S.	APPROVED BY: ERS	

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/24/2026

ENGINEER OF RECORD
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SURVEYOR:
JEREMY REEDER, P.L.S.
ATLAS SURVEYING, INC.
SC PLS# 28139
168 BOARDWALK DRIVE, STE. A
843.645.9277

PROJECT:
WELLS MIXED USE

PREPARED FOR:
TREVOR WELLS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

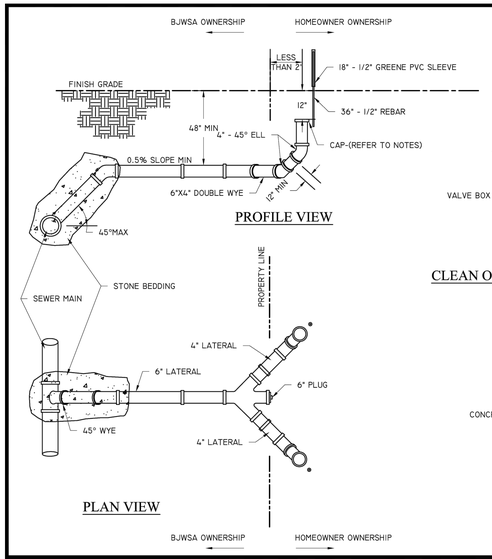
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

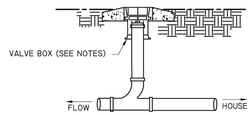
DATE 02/24/2026

SHEET NAME
UTILITY DETAILS

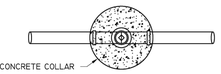
SHEET NO.
C-17



NOTES:
1. DOUBLE SERVICE LATERALS SHALL ONLY BE ALLOWED FOR RESIDENTIAL SERVICES.
2. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
3. CLEAN OUTS INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LIDDED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.
4. ALL CLEAN OUTS ARE TO BE 4", INCLUDING CLEAN OUTS ON 6" SEWER LATERALS.

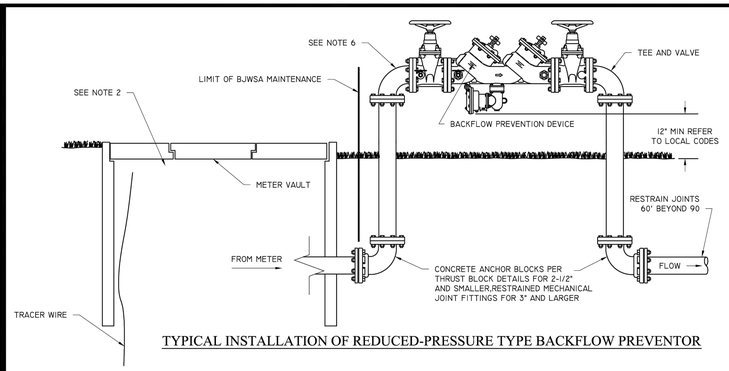


CLEAN OUT INSTALLATION - PROFILE VIEW



CLEAN OUT - PLAN VIEW

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
SEWER SERVICE, DOUBLE		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # S-10
SCALE: N.T.S.	APPROVED BY: ERS	

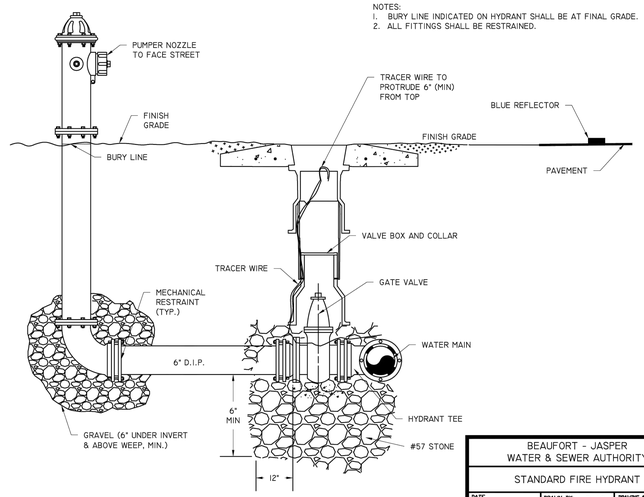


TYPICAL INSTALLATION OF REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR

NOTES:
1. REDUCED-PRESSURE BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY SERVICE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL & DENTAL LABS, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, IRRIGATION SYSTEMS, OR AS DETERMINED BY BJWSA.
2. SEE SPECIFIC METER DETAIL FOR MORE INFORMAION.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. WHERE NO SIDEWALKS EXISTS, THE ASSEMBLY SHALL BE INSTALLED BEFORE ANY BRANCH AND AS CLOSE AS POSSIBLE TO THE WATER METER LOCATION. FINAL LOCATION TO BE APPROVED BY BJWSA PRIOR TO INSTALLATION.
4. SCREENING AND LANDSCAPING PLACES AROUND DEVICE SHALL ALLOW FOR ACCESS BY BJWSA PERSONNEL.
5. FREEZE PROTECTION IS THE OWNERS RESPOSIBILTY .
6. PIPING AND FITTINGS THROUGH 2 ½" SHALL BE SCHD 40 GALVANIZED STEEL. PIPING AND FITTINGS 3" AND LARGER SHALL BE FLANGED DUCTILE IRON.
7. REFER TO SCDHEC APPROVED LIST OF BACKFLOW PREVENTION DEVICES.
8. DUAL CHECK VALVES MAY BE INSTALLED IN UNDERGROUND VAULT (PRIOR APPROVAL BY BJWSA REQUIRED).

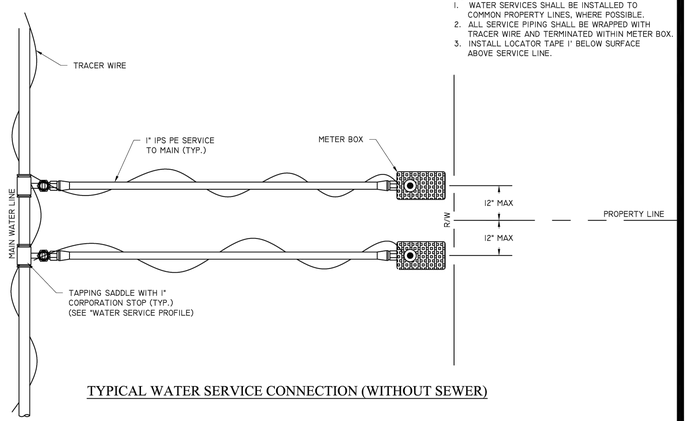
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BACKFLOW PREVENTION DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-01
SCALE: N.T.S.	APPROVED BY: ERS	

NOTES:
1. BURY LINE INDICATED ON HYDRANT SHALL BE AT FINAL GRADE.
2. ALL FITTINGS SHALL BE RESTRAINED.



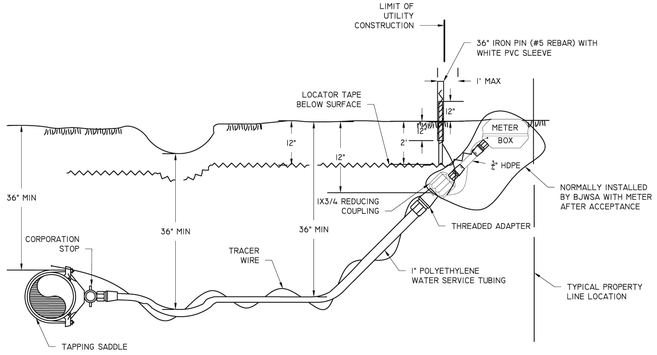
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
STANDARD FIRE HYDRANT		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-03
SCALE: N.T.S.	APPROVED BY: ERS	

NOTES:
1. WATER SERVICES SHALL BE INSTALLED TO COMMON PROPERTY LINES, WHERE POSSIBLE.
2. ALL SERVICE PIPING SHALL BE WRAPPED WITH TRACER WIRE AND TERMINATED WITHIN METER BOX.
3. INSTALL LOCATOR TAPE 1' BELOW SURFACE ABOVE SERVICE LINE.



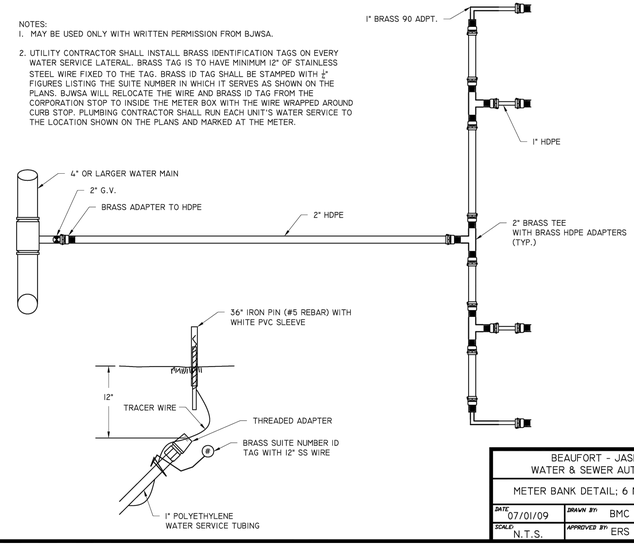
TYPICAL WATER SERVICE CONNECTION (WITHOUT SEWER)

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WATER SERVICE PLAN VIEW		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-08
SCALE: N.T.S.	APPROVED BY: ERS	



BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WATER SERVICE PROFILE		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-09
SCALE: N.T.S.	APPROVED BY: ERS	

NOTES:
1. MAY BE USED ONLY WITH WRITTEN PERMISSION FROM BJWSA.
2. UTILITY CONTRACTOR SHALL INSTALL BRASS IDENTIFICATION TAGS ON EVERY WATER SERVICE LATERAL. BRASS TAG IS TO HAVE MINIMUM 12" OF STAINLESS STEEL WIRE FIXED TO THE TAG. BRASS ID TAG SHALL BE STAMPED WITH ½" FIGURES LISTING THE SUITE NUMBER IN WHICH IT SERVES AS SHOWN ON THE PLANS. BJWSA WILL RELOCATE THE WIRE AND BRASS ID TAG FROM THE CORPORATION STOP TO INSIDE THE METER BOX WITH THE WIRE WRAPPED AROUND CURB STOP. PLUMBING CONTRACTOR SHALL RUN EACH UNIT'S WATER SERVICE TO THE LOCATION SHOWN ON THE PLANS AND MARKED AT THE METER.



BEAUFORT - JASPER WATER & SEWER AUTHORITY		
METER BANK DETAIL; 6 METER MAX		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-11
SCALE: N.T.S.	APPROVED BY: ERS	

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA BOARD OF LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LLR LICENSED PROFESSIONAL ENGINEER
No. 40266
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HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

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811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/24/2026

SHEET NAME
UTILITY DETAILS

SHEET NO.
C-18

LEGEND

- CALC POINT – CORNER NOT SET
- RBF ● IRON REBAR FOUND
- RBFD ● IRON REBAR FOUND DISTURBED
- AC AIR CONDITIONING UNIT
- CATV CABLE OR T.V. PEDESTAL
- CABLE JUNCTION BOX
- CP CONTROL PANEL
- EB ELECTRIC JUNCTION BOX
- E ELECTRIC METER
- GRATE INLET
- G GAS METER
- GUY WIRE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MAIL BOX
- POWER POLE
- STORM DRAIN MANHOLE
- ×12.9 SPOT ELEVATION
- SIGN
- SPIGOT
- SSCO SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- TPED TELEPHONE PEDESTAL
- W WATER METER
- WATER VALVE
- FFE FINISHED FLOOR ELEVATION
- IE INVERT ELEVATION
- HDPE HIGH DENSITY POLYETHYLENE
- PIN PARCEL IDENTIFICATION NUMBER
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- CED CEDAR
- G SWEET GUM
- HIC HICKORY
- MAP RED MAPLE
- P PINE
- WO WATER OAK
- BB BOTTOM OF BANK
- CONTOUR LINE
- CLD CENTERLINE OF DITCH
- X FENCE LINE
- FM FORCEMAIN
- OHP OVERHEAD POWER LINE
- TB TOP OF BANK
- UTV UNDERGROUND TV LINE
- SD UNDERGROUND DRAINAGE LINE
- UE UNDERGROUND ELECTRIC LINE
- UG UNDERGROUND GAS LINE
- SS UNDERGROUND SEWER LINE
- UT UNDERGROUND TELEPHONE
- W UNDERGROUND WATER LINE
- CONCRETE
- EDGE OF PAVEMENT
- GRAVEL
- BRICK

NORTH
SC GRID (NAD 83) (2011)

6.5' WOOD FENCE
SSMH RIM: 22.23' IE(SE): 16.27' SUMP: 16.40'
±304LF 8" PVC @ 0.28%
±17LF 12" HDPE @ 1.65%
1/2" RBF N: 147,535.54' E: 2,038,869.90'
GATE
6' CHAINLINK FENCE
UNTRACEABLE
POLE SHED
SHED
JASON STREET 40' R/W
BRICK COLUMN(TYP.)
OVERHANG
APPROX. 200' TO THE R/W OF WHISPERING PINE STREET
WHISPERING PINE STREET
SSMH RIM: 24.22' IE(NW): 14.46' SUMP: 14.39'
±263LF 8" PVC @ 0.32%
±29LF 18" RCP @ 1.10%
±25LF 15" RCP @ 0.08%
IE: 21.00' 18" RCP @ 0.23% IE: 21.06'
±26LF
IE: 21.73'
IE: 21.71'
IE: 21.18'
IE: 20.86'
IE: 21.35'
IE: 21.07'
SSMH RIM: 22.78' IE(SE): 15.29' IE(NW): 15.41' SUMP: 15.44'

LOT 6
14,730 S.F.
0.338 AC.

LOT 8
14,752 S.F.
0.339 AC.

LOT 7
14,804 S.F.
0.340 AC.

LOT 5
14,745 S.F.
0.339 AC.

110.88'
150.48' N08°32'38"E
150.29' N08°32'38"E
150.27'
150.14' S08°34'19"W
150.14' S08°30'37"W
162.82'
60.21'
91.22' N08°32'38"E
150.61' N08°32'38"E

N/F
CHARLENE W. ROBINWICH
REVOCABLE TRUST
PIN: R610 039 000 0097 0000
DB: 4024 PG: 2014

ONE STORY METAL SIDED BUILDING
FFE: 24.19'

N/F
A&R HOLDINGS, LLC.
PIN: R610 039 000 108A 0000
DB: 4100 PG: 2274

3' CHAINLINK FENCE
SHIPPING CONTAINER
BRICK WALL
S.W.L. (TYP.)

N/F
A&R HOLDINGS, LLC.
PIN: R610 039 000 0108 0000
DB: 4100 PG: 2271

6' CHAINLINK FENCE

MAY RIVER ROAD 66' R/W
BACK OF CURB
CENTERLINE OF SWALE
±43LF 15" RCP @ 0.07%
SDMH RIM: 23.03' IE: 19.38' SUMP: 19.10'
SDMH RIM: 22.32' IE: 19.41' SUMP: 19.01'
SDMH RIM: 23.10' IE(SE): 20.44' IE(SW): 20.46' SUMP: 20.17'
±80LF 15" RCP @ 0.20%
±17LF 15" RCP @ 1.18%
±29LF 18" RCP @ 1.83%
SDMH RIM: 25.34' IE(NE): 20.75' IE(S): 21.27'
SDMH RIM: 25.22' IE(NE): 20.26' IE(SW): 20.22' SUMP: 19.99'
±38LF 18" RCP @ 2.37%
±15LF 18" RCP @ 1.46%
RIP-RAP
SDMH RIM: 22.82' IE(NW): 20.28' IE(SE): CNA(RUSTED SHUT) SUMP: 20.28'

BENCHMARK
NAIL IN TREE
EL.: 26.52'
DATUM: NAVD 88

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	5396.70'	98.36'	98.36'	S77°18'22"E	1°02'39"
C2	5396.70'	98.25'	98.24'	S78°20'59"E	1°02'35"
C3	5969.70'	98.21'	98.21'	N78°42'42"W	0°56'33"
C4	5969.70'	98.30'	98.30'	N77°46'07"W	0°56'37"
C5	5546.70'	98.35'	98.34'	S77°25'06"E	1°00'57"
C6	5546.70'	98.16'	98.16'	S78°26'00"E	1°00'50"

20 10 0 20 40
GRAPHIC SCALE (1"=20')

VICINITY MAP NOT TO SCALE

NOTES

1. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, COMMUNITY 450251, MAP NUMBER 45013C0426G.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
5. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
6. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
7. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACOUSTICAL EVIDENCE AS OF 08-06-2025. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

REFERENCES

1. PB:12 PG: 2
2. DB:2538 PG: 2050

PREPARED FOR:
STURRE ENGINEERING

AN AS-BUILT/TREE & TOPOGRAPHIC SURVEY OF

#1181 MAY RIVER ROAD

TAX PARCEL No. R610 039 000 097A 0000

BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	PRS
FIELD CHECK:	JWR
DRAWN BY:	DTJ
FIELD DATE:	08-05-2025
PLAT DATE:	08-13-2025
SCALE:	1"=20'
PROJECT No.:	BFT-25170
FILE:	BFT-25170-AT1.DWG

ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — ATLAS SURVEYING BFT, LLC. No. 5928

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR — No. 28139 — JEREMY W. REEDER

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

SITE PHOTOS

MAY RIVER ROAD

JASON STREET

SITE ANALYSIS

TOTAL SITE AREA - 59,031 SF/1.36 AC

N
W
E
Z

0 10 20 30 40 50 60 70 80

Scale 1 " = 20'

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
233 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

SITE DEVELOPMENT PLANS
FOR
1181 MAY RIVER ROAD
BLUFFTON, SOUTH CAROLINA

DATE: FEBRUARY 20, 2026
PROJECT NO.:
DRAWN BY: JM
CHECKED BY: DK

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 857

PRELIMINARY DRC PLANS, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
CONTEXT MAP AND SITE PHOTOS

DRAWING NUMBER
A

PARKING SUMMARY

BUILDING 1

- 4,000 SF RETAIL
  4 SPACES/1,000 SF = 16 REQUIRED
- 4 RESIDENTIAL APARTMENTS
  2 SPACES / UNIT = 8 REQUIRED

BUILDING 2 (EXISTING)

- 12,000 SF EX. GYMNASTICS STUDIO
  1 SPACE/1,000 SF = 12 REQUIRED

36 REQUIRED SPACES
41 PROPOSED SPACES

NOTE: APPROXIMATE BUILDING AND PORCH FOOTPRINTS SHOWN ARE FOR REFERENCE ONLY. FINAL BUILDING FOOTPRINTS SUBJECT TO CHANGE BASED ON FUTURE BUILDING DESIGNS.

Edited by
Sturre Engineering
February 24, 2026

N
W
E
Z

0 10 20 30 40 50 60 70 80
Scale 1 " = 20'

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
333 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
1181 MAY RIVER ROAD
BLUFFTON, SOUTH CAROLINA

DATE:	DECEMBER 12, 2025
PROJECT NO.:	
DRAWN BY:	JM
CHECKED BY:	DK

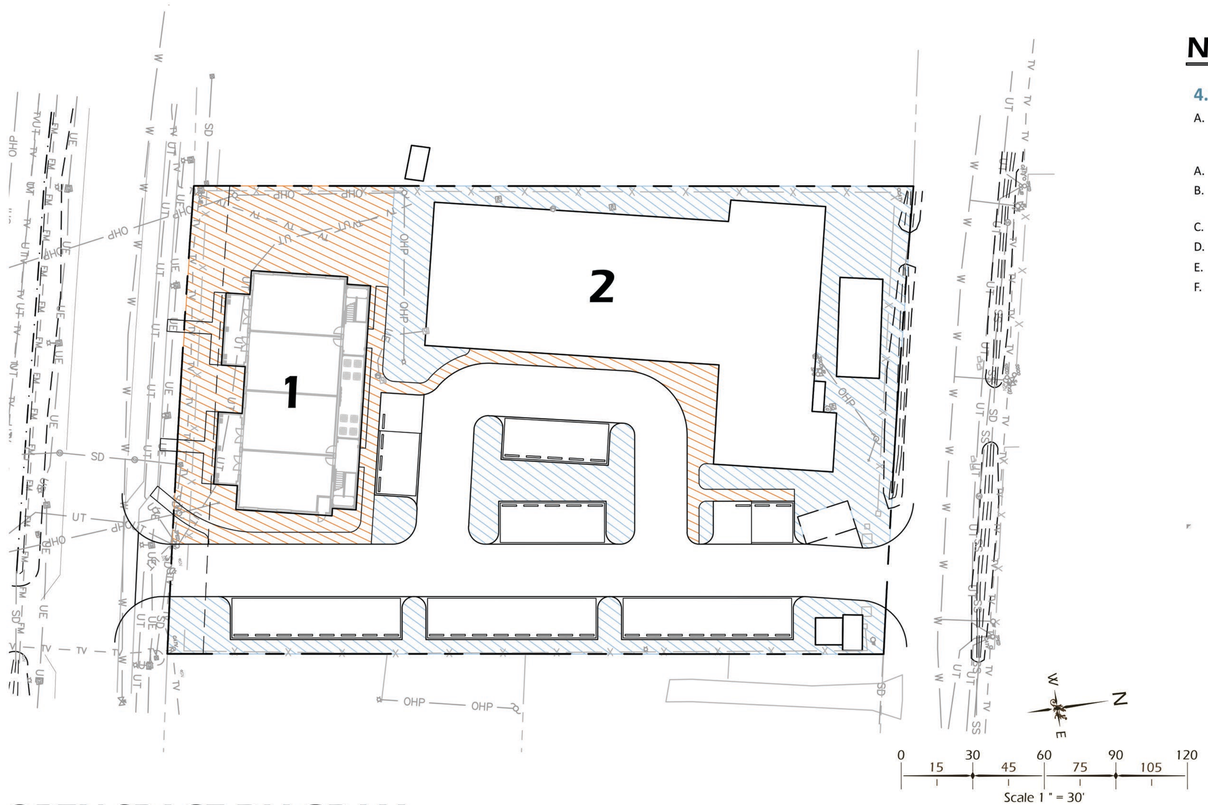
SOUTH CAROLINA No. 837 REGISTERED LANDSCAPE ARCHITECT

PRELIMINARY DRC PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
B



OPEN SPACE DIAGRAM

PROJECT SITE	AREA (SF)	PERCENT OF TOTAL SITE (%)
TOTAL SITE AREA	59,031 SF	
GENERAL OPEN SPACE	±13,310 SF	22.55%
COMMON OPEN SPACE	±8,740 SF	14.81%

DEVELOPMENT SUMMARY

1181 MAY RIVER ROAD BUILDING SQUARE FOOTAGE AND PARKING SUMMARY

Building	Building Type	Proposed Building Footprint*	Maximum Building Square Footage*	Actual Building Square Footage*	Assumed Building Uses	Required Parking	Notes
Building 1	Medium Mixed-Use Lot	4,000	-	8,000 SF (2 stories)	**1st Floor:** 4,000 S.F. Retail / Office Use **2nd Floor:** 4 Residential Units	**24**	Parking based on 2/1,000 S.F. Retail + Office Use or Alternate: Residential 2 spaces per unit
Building 2	Existing	12,000 (Existing)	-	12,000	**1st Floor:** 12,000 S.F. Existing Gymnastics Studio	**-**	Existing Building - Recreation
* Square footage does not include porches. ** Building square footage and parking calculations subject to change pending final building uses. Parking will be allocated based on total provided for all uses.					**Total Required Parking**	**24**	Shared parking for Retail / Office Use Buildings
					Total Parking Provided	**41**	

NEIGHBORHOOD CORE INFO

4.2.5 Neighborhood Core (NC)

A. **Purpose and Intent.** The NC district is intended to provide a compact, commercial environment with a mix of complementary and supporting services. The NC district will provide nearby residential areas with convenient access to stores, essential goods and services, and workplaces in close proximity to each other.

A. **Applicability.** The boundaries of the NC district are illustrated on the Official *Zoning Map*.

B. **Allowed Uses.** Uses permitted in the NC district and conditions and standards for those permitted uses are provided in *Section 4.3*.

C. **Density.** Density shall be based upon the designated lot types in the design standards in *Article 5, Design Standards*.

D. **Lot Standards.** All lots shall be subject to the design standards in *Article 5, Design Standards*.

E. **Building Standards.** All buildings shall be subject to the design standards in *Article 5, Design Standards*.

F. **Open Space Standards.** All sites shall be subject to the open space standards in *Section 5.6*.

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
1181 MAY RIVER ROAD
BLUFFTON, SOUTH CAROLINA

DATE: FEBRUARY 20, 2026
PROJECT NO.:
DRAWN BY: JM
CHECKED BY: DK

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 857 PATRICK KELLY

PRELIMINARY DRC PLAN NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DATA AND OPEN SPACE

DRAWING NUMBER
C