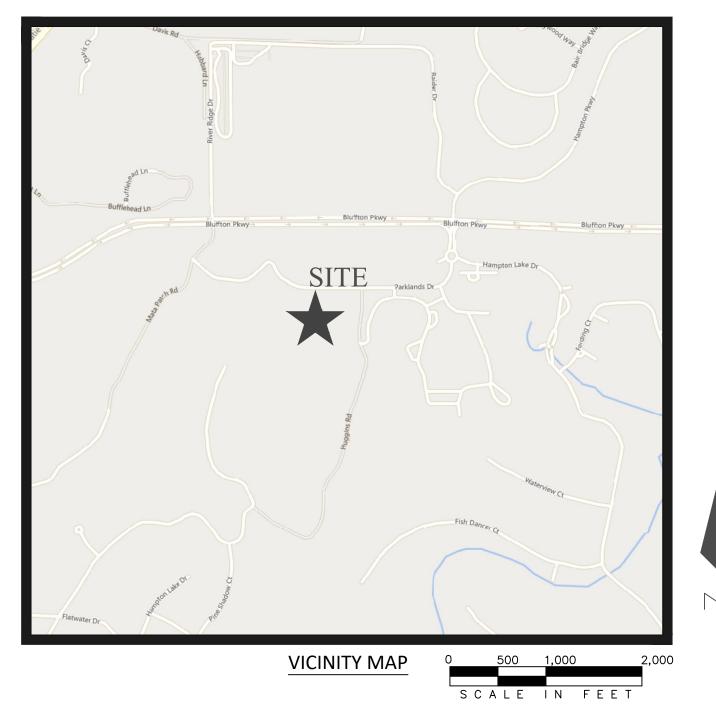
PARKLAN



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.

CONSTRUCTION PLANS FOR

PARKLANDS DRIVE TRACT 4 SITE IMPROVEMENTS

BLUFFTON, SC

PARCEL R614 029 000 1985 0000
EXISTING LAND USE: VACANT
PROPOSED LAND USE: OUTDOOR STORAGE

PARKLANDS DRIVE
TRACT 4
BLUFFTON, SC 29910
HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

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DEVELOPER

PALMETTO COASTAL LANDSCAPING
7589 TARBORO ROAD
RIDGELAND, SC 29936
CONTACT: JENNIFER TOWNSLEY
PHONE: 843.295.5855
EMAIL: JTOWNSLEY@PALMETTOCOASTAL.NET

OWNER

HAMPTON LAKES COMMUNITY
ASSOCIATION, INC.
PO BOX 3278
BLUFFTON, SC 29910



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

LINEAR FEET

,	ABBREVIATIONS LIST
ABBREVIATIONS LO	DESCRIPTIONS LIVE OAK
M	LIVE OAK
MB	MAILBOX
MAG	MAGNOLIA
MAP MAX	MAPLE MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MHW	MEAN HIGH WATER
MHHW MIN	MEAN HIGHER HIGH WATER MINIMUM
MIM	MIMOSA
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
N /F	NOW OR FORMERLY
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NEMA	NATIONAL ELECTRICAL MANUFACTURERS
NIC	ASSOCIATION NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
0	ON CENTER
OC OD	OUTER DIAMETER
OE OE	OVERHEAD ELECTRICAL
Р	
PA	DIATE
PL PN	PLATE PINE
PNL	PANEL
PP	POWER POLE
P/S	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI PVC	POUNDS PER SQUARE INCH POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
R	DADUIG
R RAD	RADIUS RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REQD	REQUIRED
R/W S	RIGHT-OF-WAY
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SPECS SQ	SPECIFICATIONS SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STANDARD
STD STL	STANDARD STEEL
STRUC	STRUCTURE OR STRUCTURAL
SGD	SUBGRADE DRAIN
T	TOD A DOTTOU
T&B TC	TOP & BOTTOM TOP OF CURB
TEL	TELEPHONE JUNCTION BOX
TEMP	TEMPORARY
TOS	TOP OF STEEL
TRNSFMR TYP	TRANSFORMER
TYP T/P	TYPICAL TOP OF PAVEMENT
U 171	. C. C. TAYLINLIY
UE	UNDERGROUND ELECTRICAL
UL	UNDERWRITERS LABORATORY
V	UNLESS OTHERWISE NOTED
V	VOLT
VERT	VERTICAL
W	
W/	WITH
WAX	WAX MYRTLE
WM	WATER OAK
WO WP	WATER OAK WORKING POINT
A A L	THOMATION I OHAT
W\/	WATER VALVE

WATER VALVE

WWF

WELDED WIRE FABRIC

	SYMBOLS LIST	LEGEND & SYMBOLS:	
SYMBOLS DESCRIPTION		TREE SIZES ARE INCHES IN DIAMETER	
&c	AND		
0	AT	SPOT ELEVATION CONTOUR	
*	ASTERISK	CMF 3" CONCRETE MONUMENT FOUND	
L	ANGLE	IPPF ◎ 3/4" IRON PIPE FOUND	
۰	DEGREES	IPF◎ 1/2" IRON PIN FOUND	
,	MINUTES OR FEET	TBM TEMPORARY BENCH MARK	
#	NUMBER OR POUNDS	IE INVERT ELEVATION	
%	PERCENT	RCP REINFORCED CONCRETE PIPE HDPE HIGH DENSITY POLYETHYLENE PIPE	
29	SECONDS OR INCH	₩ WATER MARKER	
		FIRE HYDRANT	

SURVEYOR NOTES: 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.

2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.

3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION

4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.

5) VERTICAL DATUM IS NAVD88. 6) CONTOUR INTERVAL IS 1'

LESSED.

—— OF ——

----- COMM -----

—— DB ——

—— FM ———

----- SAN -----

_ _

ASPHALT

CONC

—— F ——

----F-

7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD. 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE

TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FRESHWATER WETLANDS. 11). IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST

10). THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF

SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

EXISTING SANITARY MANHOLE

EXISTING STORM MANHOLE

EXISTING SPOT ELEVATION

EXISTING CONTOURS

EXISTING DROP INLET

EXISTING FIRE HYDRANT

EXISTING WATER VAULT

EXISTING WATER/GAS/SEWER VALVE

EXISTING CONTROL POINT/BENCHMARK

EXISTING UNDERGROUND ELECTRICAL

EXISTING OVERHEAD ELECTRICAL

EXISTING STORM DRAINAGE PIPE

EXISTING UNDERGROUND COMMUNICATIONS

EXISTING WATER LINE

EXISTING DUCT BANK

EXISTING FORCE MAIN

EXISTING FENCE

EXISTING TREE LINE

EXISTING SANITARY SEWER

EXISTING PAVEMENT - ASPHALT

EXISTING PAVEMENT - CONCRETE

LIMITS OF CONSTRUCTION

EXISTING - FIBER OPTIC

GRADING CUT

GRADING FILL

EXISTING - GAS

EXISTING - WATER

EXISTING ELECTRICAL BOX/TRANSFORMER/VAULT

EXISTING SIGN

POWER POLE

REFERENCE PLAT

1) A SUBDIVISION PLAT OF PARCELS 1, 2A, 2B, 3, 4, 5, & 7, FORMERLY, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 10/28/2016 RECORDED IN BOOK 145, PAGE 118, DATED 12/12/2016

PROPERTY AREA = 10.9 Ac. 474,685 Sq. Ft.

COMMUNITY NO. 450251, PANEL 0465G, DATED: 3/23/2021

RESORT TRACTS B & C. BEING PORTIONS OF THE BUCKWALTER TRACT. ROD. BEAUFORT COUNTY, SC

ADDRESS: NO PARCEL ADDRESS

DISTRICT: 614. MAP: 29. PARCEL: 1985

THIS PROPERTY LIES IN F.E.M.A. ZONE X BASE FLOOD ELEVATION = N/A

BY: ROBERT K. MORGAN S.C.R.L.S. # 26957

PROPOSED SANITARY MANHOLE

PROPOSED STORM MANHOLE

PROPOSED SIGN

PROPOSED POLE

PROPOSED ELECTRICAL BOX/TRANSFORMER/VAULT

PROPOSED SPOT ELEVATION

PROPOSED DROP INLET

PROPOSED FIRE HYDRANT

PROPOSED UNDERGROUND ELECTRICAL

PROPOSED CONTOURS

PROPOSED WATER VAULT PROPOSED WATER/GAS/SEWER VALVE

TEST PIT HAXX 🗵 HAND AUGER CXX 🖂 CPT SOUNDINGS

——— UE —

PROPOSED OVERHEAD ELECTRICAL ----- OE --PROPOSED WATER LINE ------ W --

_____ SD _ PROPOSED STORM DRAINAGE PIPE — COMM – PROPOSED UNDERGROUND COMMUNICATIONS

— DB — PROPOSED DUCT BANK -----FM -PROPOSED FORCE MAIN — SAN – PROPOSED SANITARY SEWER

PROPOSED FENCE PROPOSED TREE LINE

PROPOSED PAVEMENT - ASPHALT PROPOSED PAVEMENT - CONCRETE

PROPOSED PAVEMENT - GRAVEL

1. TAX MAP & PARCEL NUMBERS: 2. SITE ADDRESS:

3. ACREAGE OF PROPERTY:

6. DEVELOPER:

11. ULTIMATE STREAM: 12. FLOOD ZONE:

13. VERTICAL DATUM:

14. HORIZONTAL DATUM:

3. THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE,

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.

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

GENERAL NOTES:

OF TRANSPORTATION (SCDOT), BEAUFORT COUNTY SPECIFICATIONS, AND THE PROJECT 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

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

OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS

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

UTILITIES PRIOR TO AND/OR DURING CONSTRUCTION. 11. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER

10. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE

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.

18. CONTRACTOR MAY SUBMIT BID ALTERNATIVES ON SITE WORK ELEMENTS FOR REVIEW AND APPROVAL BY ENGINEER AND ANY APPLICABLE OUTSIDE REGULATORY AGENCIES OR UTILITY COMPANIES.

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

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 CONTRUCTION 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. HESE 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 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

19. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES

PROJECT DATA:

ACREAGE OF DISTURBANCE:

OWNER:

7. ZONING: 8. EXISTING LAND USE:

9. PROPOSED LAND USE: 10. RECEIVING STREAM:

R614 029 000 1985 0000

PARKLANDS DRIVE, BLUFFTON, SC 29910 **10.9 ACRES**

3.6 ACRES HAMPTON LAKES COMMUNITY ASSOCIATION, INC. PO BOX 3278 BLUFFTON, SC 29910 PALMETTO COASTAL LANDSCAPING 7589 TARBORO ROAD RIDGELAND, SC 29936 PUD - BUCKWALTER PUD VACANT

OUTDOOR STORAGE STONEY CREEK (THROUGH HAMPTON LAKES INTERCONNECTED POND SYSTEM) MAY RIVER FLOODZONE "X" NAVD 88 DATUM

SOUTH CAROLINA STATE PLANE BASED ON NAD 83

DATE

GENERAL NOTES & LEGEND

11/15/2023 | BJWSA REVIEW COMMEN

SHEET NO.

DATE

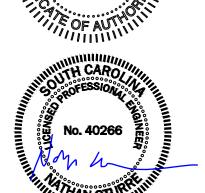
08/24/202

DESCRIPTION









ENGINEER OF RECORD

NATHAN STURRE, P.E

SC PE# 40266

PO Box 2227

Bluffton, SC 29910

843.929.9432

SURVEYOR

USTIN R. KESSERLING, SCRLS

NANDINA

SCRLS NO. 22901

10 OAK PARK DRIVE, UNIT C1 HILTON HEAD ISLAND, SC

PREPARED FOR:

PALMETTO COASTAL

LANDSCAPING

PROJECT:

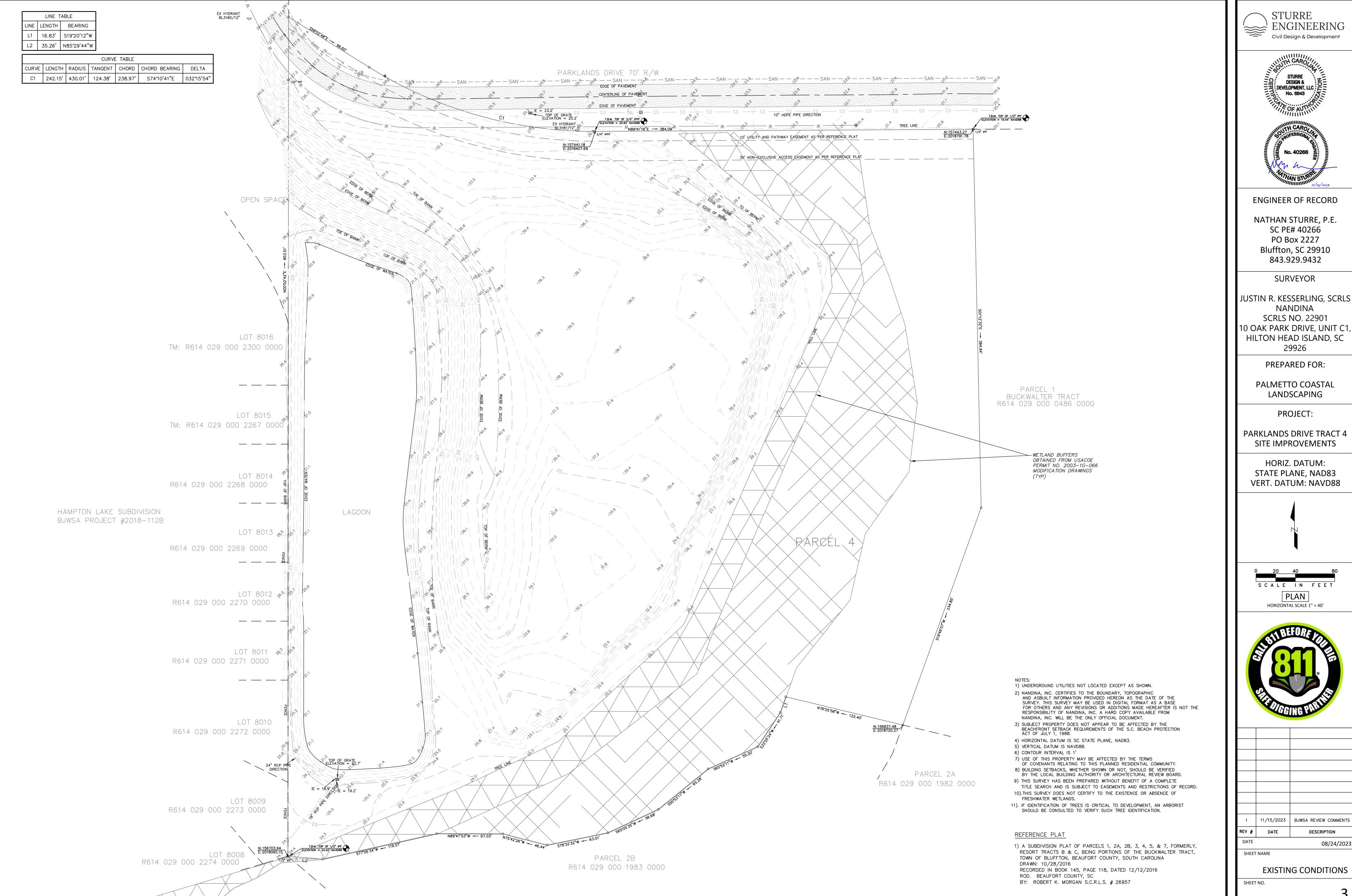
PARKLANDS DRIVE TRACT 4

SITE IMPROVEMENTS

HORIZ. DATUM:

STATE PLANE, NAD83

VERT. DATUM: NAVD88



ENGINEERING Civil Design & Development

10 OAK PARK DRIVE, UNIT C1,



1	11/15/2023	BJWSA REVIEW COMMENTS

ENGINEERING Civil Design & Development



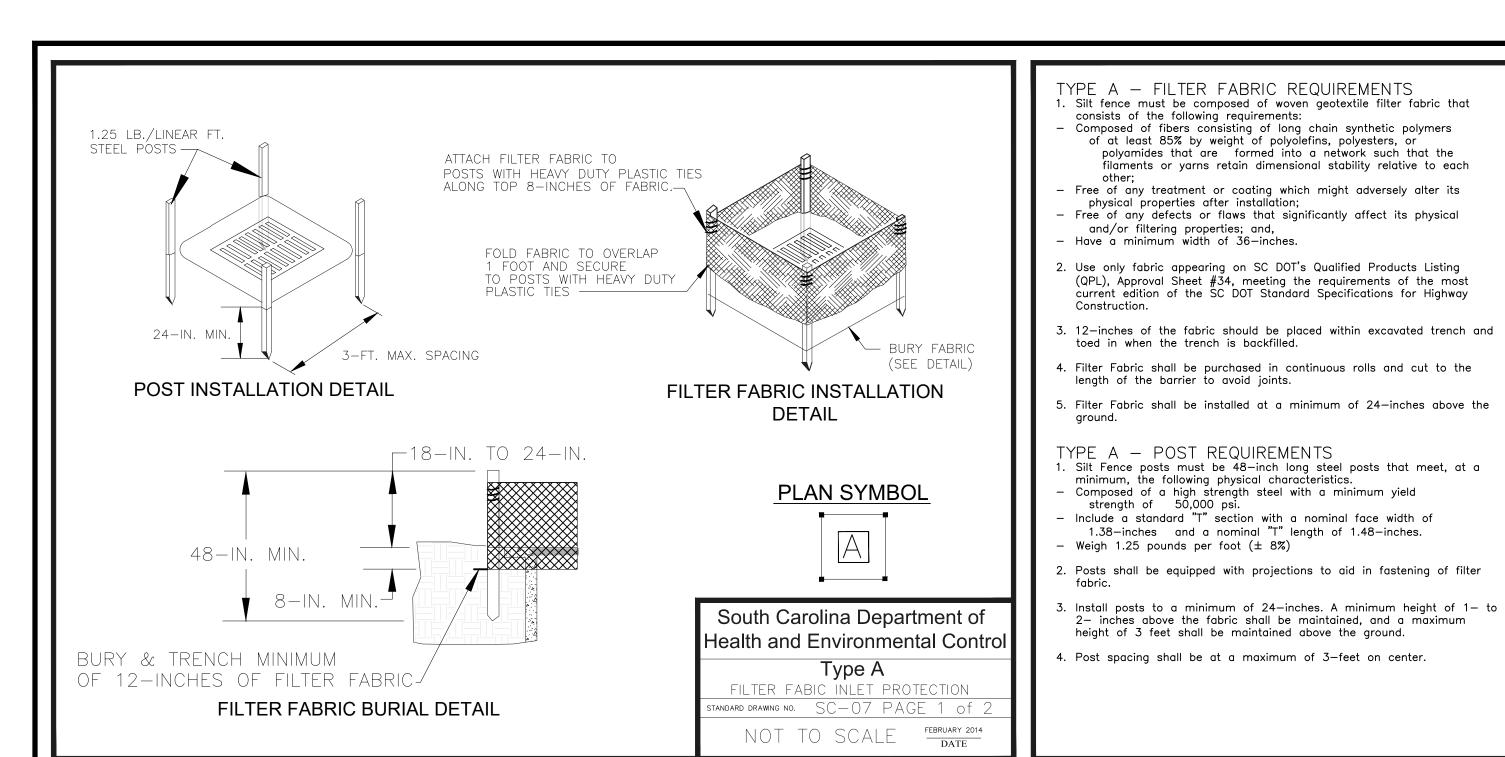
10 OAK PARK DRIVE, UNIT C1,

SITE IMPROVEMENTS



DE\/ #		l
1	11/15/2023	BJWSA REVIEW COMMENTS

DEMOLITION & SWPPP PLAN



TYPE A - INSPECTION & MAINTENANCE TYPE A - FILTER FABRIC REQUIREMENTS 1. The key to functional inlet protection is weekly inspections, routine . Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements: maintenance, and regular sediment removal. Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or

2. Regular inspections of inlet protection 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 filter fabric 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 filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the

5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.

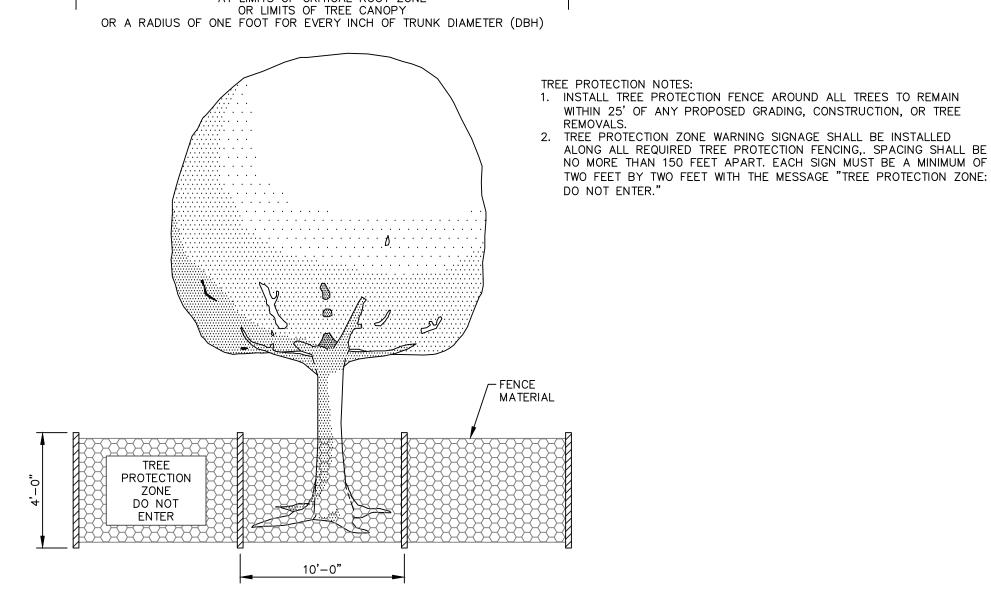
6. Check for areas where stormwater runoff has eroded a channel

due to runoff overtopping the inlet protection. 7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.

beneath the filter fabric, or where the fabric has sagged or collapsed

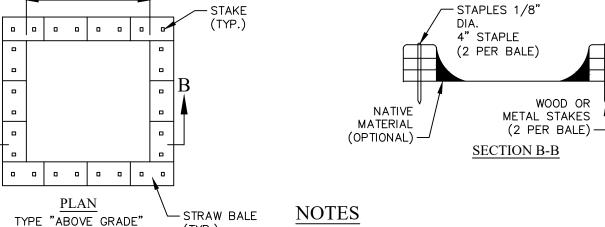
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas

> South Carolina Department of Health and Environmental Control Type A FILTER FABIC INLET PROTECTION indard drawing no. SC-07 PAGE 2 of GENERAL NOTES FEBRUARY 2014
> DATE



TREE PROTECTION FENCE DETAIL N.T.S.

-STAPLES 1/8" — BINDING WIRE 4" STAPLE



STRAW BALE BARRIER CONCRETE WASHOUT

(TYP.) WITH STRAW BALES LETTERS A MINIMUM OF 5" IN HEIGHT — CONCRETE WASHOUT

CONCRETE WASHOUT SIGN DETAIL

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

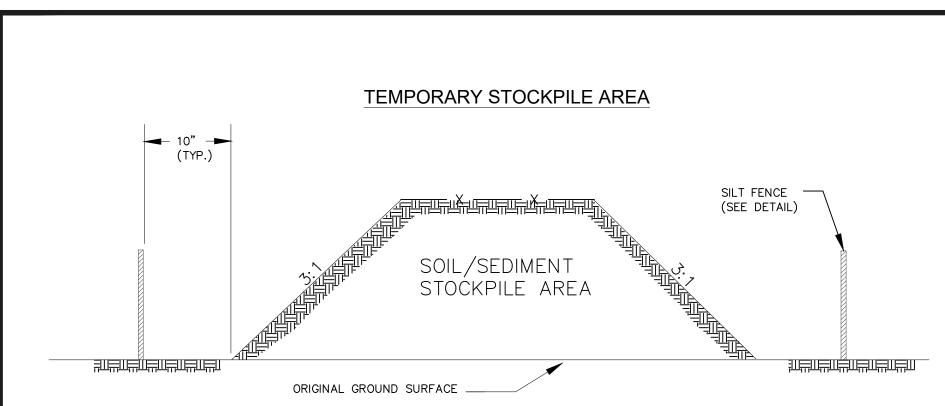
-STRAW BALE

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.



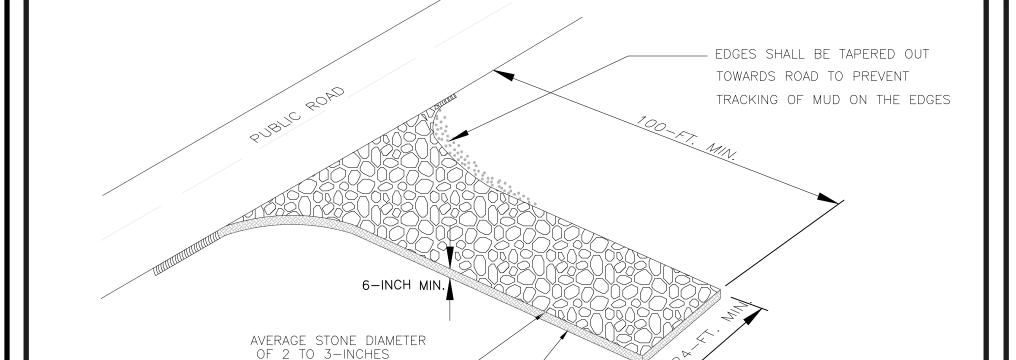
- REMOVED OR PERMANENTLY STABILIZED.
- 4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY

INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Contro TEMPORARY STOCKPILE

indard drawing no. SC-15 PAGE 1 of

NOT TO SCALE



SPECIFICATION ROCK PAD THICKNESS 6 INCHES 24 FEET ROCK PAD WIDTH 100 FEET ROCK PAD LENGTH

D = 2-3 INCHES

PLAN SYMBOL

—SF —SF —

BURY FABRIC

FOR STEEL POST

(RESTRICT TO TOP

8-INCHES OF FABRIC)

UNDERLYING NON-WOVEN GEOTEXTILE FABRIC ----

ROCK PAD STONE SIZE

SILT FENCE INSTALLATION

1.25 LB./LINEAR FT. STEEL POSTS

USE EITHER FLAT-BOTTOM,

SILT FENCE — GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not

— Wrap each fabric together at a support post with both ends fastened to the post, with a 1—foot

- Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is

Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top

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.

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

- Overlap entire width of each silt fence roll from one support post to the next support post.

be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.

. Maximum sheet or overland flow path length to the silt fence shall be 100—feet.

. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.

attached. Attach old roll to new roll with heavy—duty plastic ties; or,

4. Silt fence joints, when necessary, shall be completed by one of the following options:

OR V-BOTTOM TRENCH

FILTER FABRIC

BACKFILL TRENCH WITH

COMPACTED EARTH

minimum overlap:

South Carolina Department of Health and Environmental Control

PLAN SYMBOL

CONSTRUCTION ENTRANCE andard drawing no. SC-06 PAGE 1 of NOT TO SCALE

FLAT-BOTTOM TRENCH DETAIL

FILTER FABRIC

EARTH

RUNOFF

FILTER FABRIC.

COMPACTED

FILTER

COMPACTED

6-IN. -

V-SHAPED TRENCH DETAIL

HEAVY DUTY PLASTIC TIE

_HEAVY DUTY PLASTIC TIES

MINIMUM)

18-IN. TO 24-IN.

18-IN. TO 24-IN.

South Carolina Department of

Health and Environmental Contro

SILT FENCE

tandard drawing no. SC-03 Page 1 of

NOT TO SCALE

CONSTRUCTION ENTRANCE - GENERAL NOTES . Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.

filaments or yarns retain dimensional stability relative to each

2. Install a non-woven geotextile fabric prior to placing any

3. Install a culvert pipe across the entrance when needed to provide positive drainage.

4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.

Minimum dimensions of the entrance shall be 24-feet wide by 100—feet long, and may be modified as necessary to accommodate site constraints.

The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.

Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.

Limestone may not be used for the stone pad.

CONSTR. ENTRANCE - INSPECTION & MAINTENANCE 1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.

2. Regular inspections of construction entrances 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. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.

4. Reshape the stone pad as necessary for drainage and runoff

5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.

6.Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.

7. During maintenance activities, any broken pavement should be repaired immediately.

8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve

> South Carolina Department of Health and Environmental Contro

CONSTRUCTION ENTRANCE

andard drawing no. SC-06 PAGE 2 of GENERAL NOTES FEBRUARY 2014

T FENCE — POST REQUIREMENTS
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 - 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%) Posts shall be equipped with projections to aid in fastening of filter fabric. 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

Install posts to a minimum of 24-inches. A minimum height of 1- to 2inches above the fabric shall be maintained, and a maximum height of 3 feet

shall be maintained above the ground. Post spacing shall be at a maximum of 6-feet on center.

ILT FENCE - FABRIC REQUIREMENTS

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.

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.

12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled. 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

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

2. Regular inspections of silt fence shall be conducted once every calendar week

Remove accumulated sediment when it reaches 1/3 the height of the silt

5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.

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,

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

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

> South Carolina Department of Health and Environmental Contro

SILT FENCE andard drawing no. SC-03 PAGE 2 of GENERAL NOTES FEBRUARY 201

DATE

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

SHEET NAME

SWPPP DETAILS SHEET NO.

BJWSA REVIEW COMMEN

DESCRIPTION

08/24/202

11/15/2023

DATE

REV #

DATE

ATTACHMENT 5

ENGINEERING

Civil Design & Development

TH CAROLL

STURRE

DESIGN &

No. 6843

ENGINEER OF RECORD

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SURVEYOR

JUSTIN R. KESSERLING, SCRLS NANDINA

SCRLS NO. 22901

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HILTON HEAD ISLAND, SC

29926

PREPARED FOR:

PALMETTO COASTAL

LANDSCAPING

PROJECT:

PARKLANDS DRIVE TRACT 4

SITE IMPROVEMENTS

HORIZ. DATUM:

STATE PLANE, NAD83

VERT. DATUM: NAVD88

DEVELOPMENT, LLC

STURRE

10 OAK PARK DRIVE, UNIT C1,



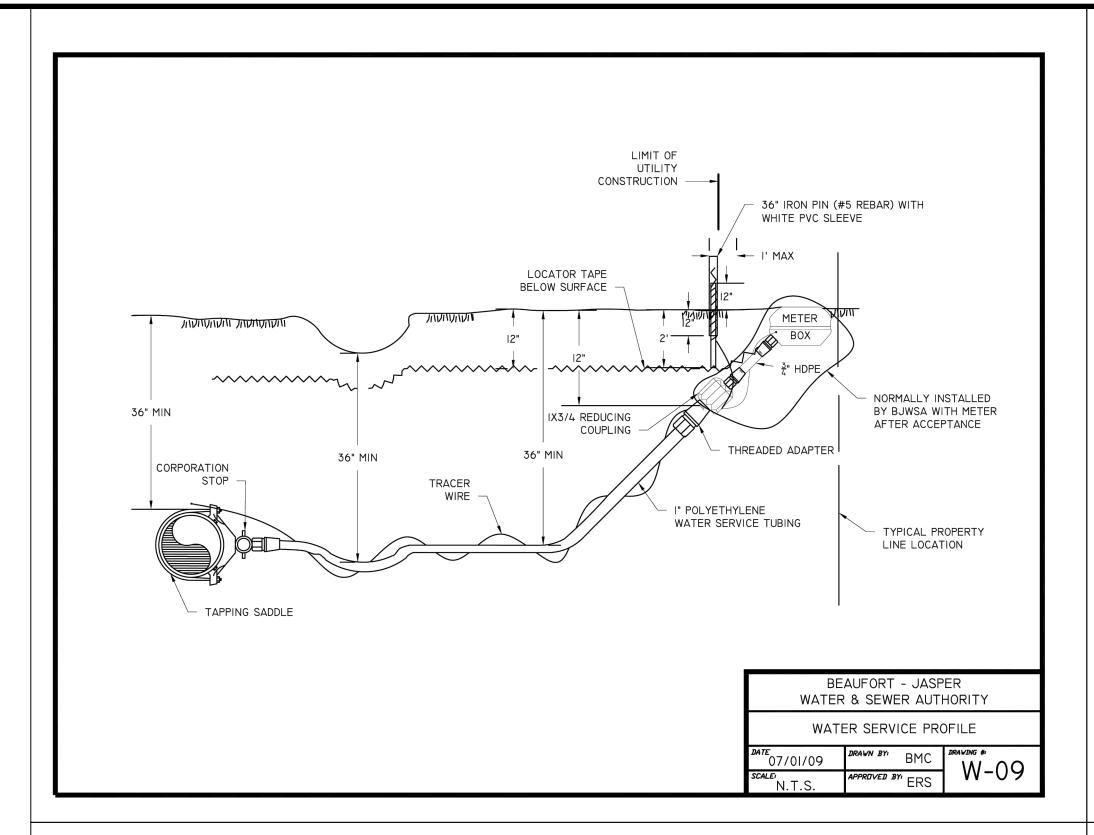


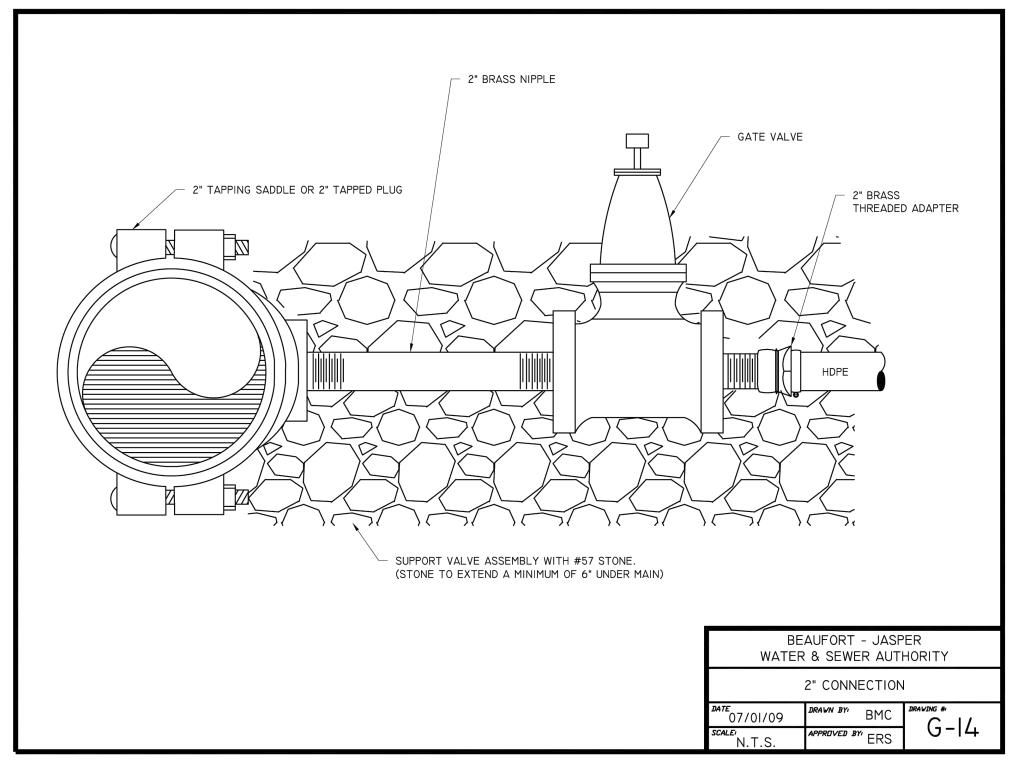
10 OAK PARK DRIVE, UNIT C1, HILTON HEAD ISLAND, SC

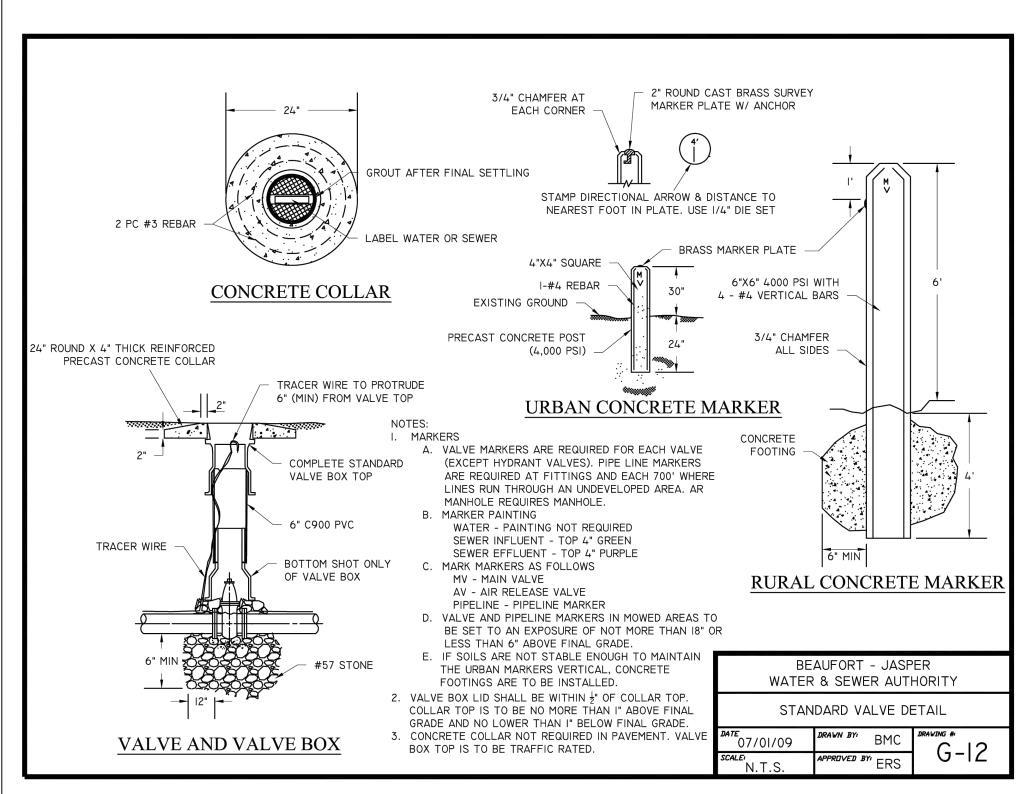


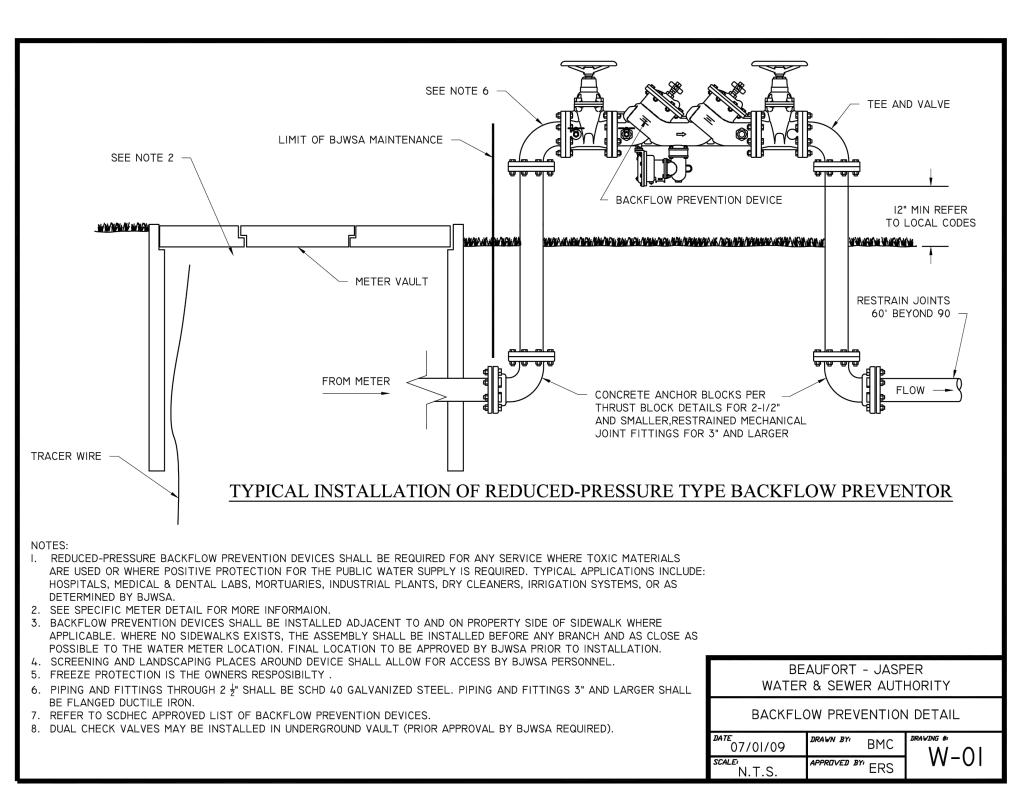
REV #	DATE	DESCRIPTION
1	11/15/2023	BJWSA REVIEW COMMENTS

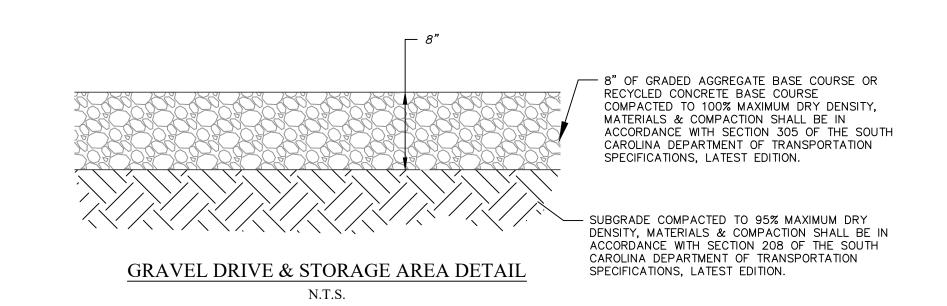
UTILITY PLAN

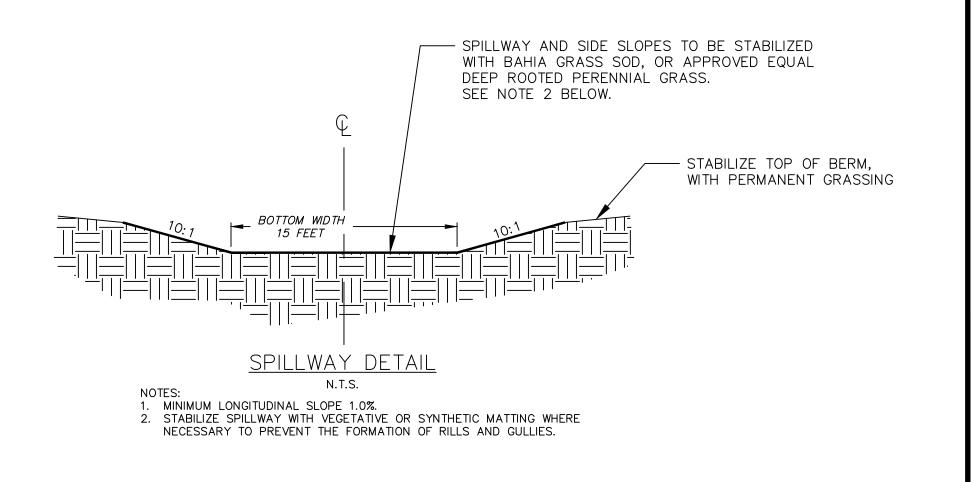






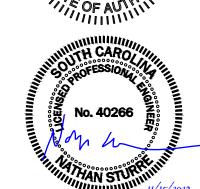












ENGINEER OF RECORD

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SURVEYOR

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10 OAK PARK DRIVE, UNIT C1 HILTON HEAD ISLAND, SC 29926

PREPARED FOR:

PALMETTO COASTAL LANDSCAPING

PROJECT:

PARKLANDS DRIVE TRACT 4
SITE IMPROVEMENTS

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



1	11/15/2023	BJWSA REVIEW COMMENTS
REV #	DATE	DESCRIPTION
DATE		08/24/2023

SHEET NAME

CIVIL & UTILITY DETAILS

SHEET NO.

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