

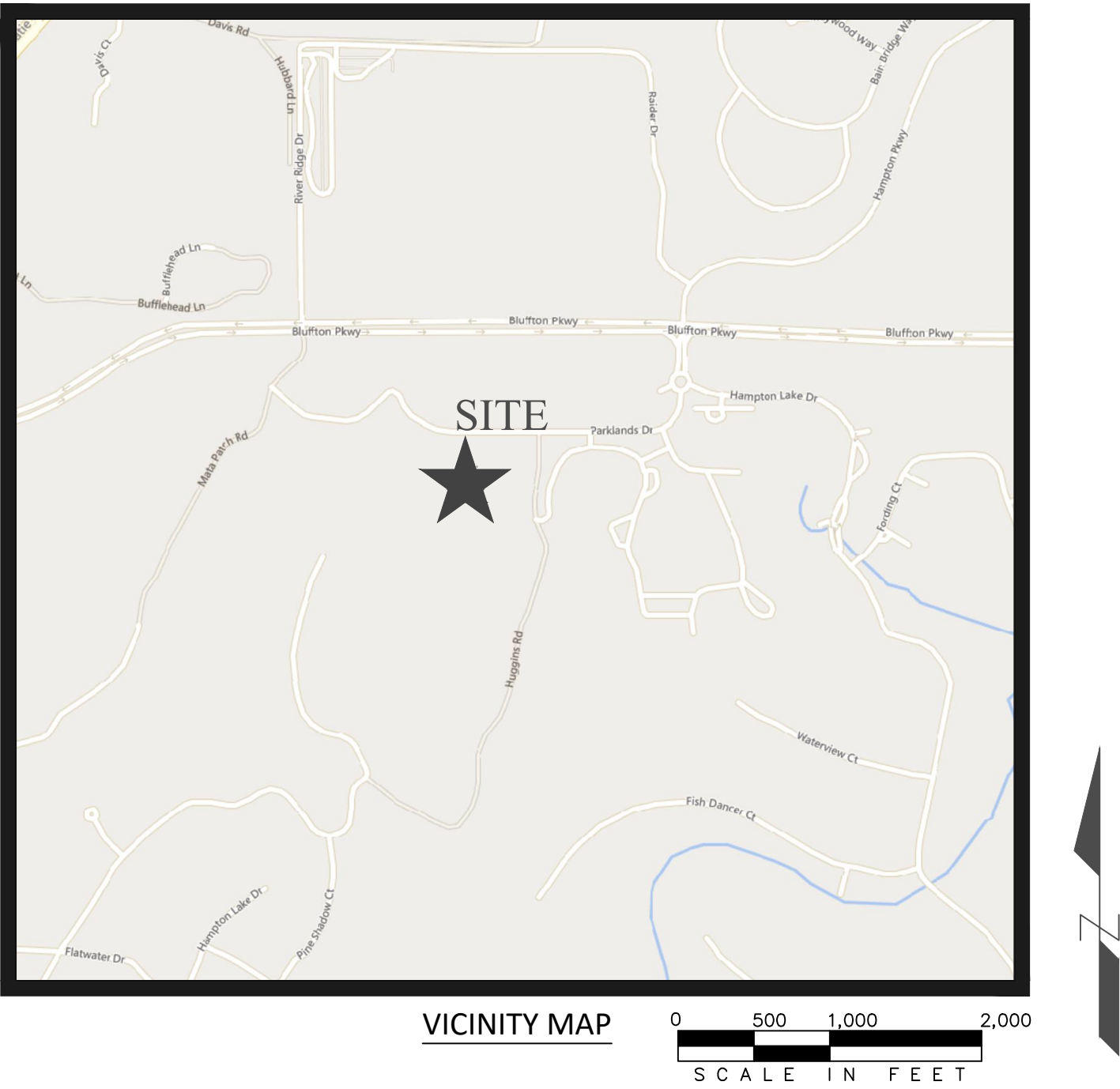
CONSTRUCTION PLANS FOR

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.



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.

Sheet List Table	
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8	UTILITY PLAN
9	CIVIL & UTILITY DETAILS

DEVELOPER

PALMETTO COASTAL LANDSCAPING
7589 TARBORO ROAD
RIDGELAND, SC 29936
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OWNER

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



STURRE
ENGINEERING
Civil Design & Development



ENGINEER OF RECORD

NATHAN STURRE, P.E.
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843.929.9432

SURVEYOR

JUSTIN R. KESSERLING, SCRLS
NANDINA
SCRLS NO. 22901
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



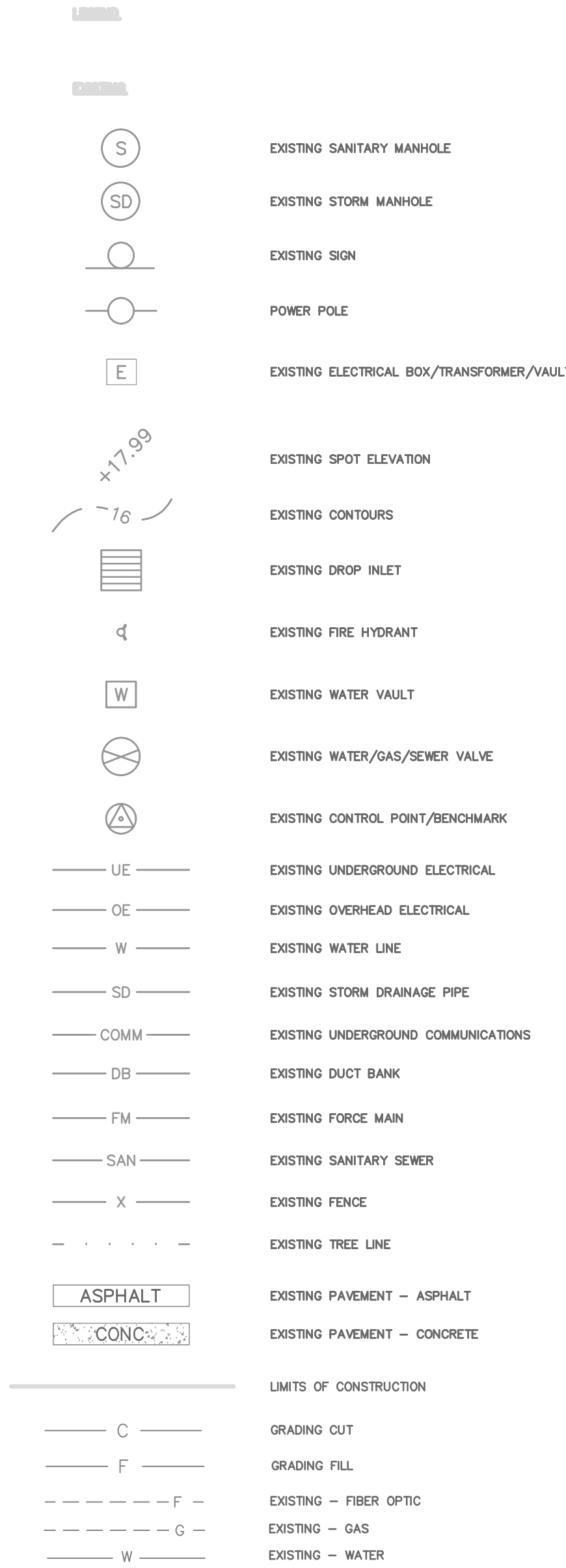
1	11/15/2023	BJWSA REVIEW COMMENTS
REV #	DATE	DESCRIPTION
	08/24/2023	
SHEET NAME		
TITLE SHEET		
SHEET NO.		
1		

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	
EPS	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

- SURVEYOR NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) NAMDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLIT 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 NAMDINA, INC. A HARD COPY AVAILABLE FROM NAMDINA, 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 ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - 5) VERTICAL DATUM IS NAVD83.
 - 6) CONTOUR INTERVAL IS 1'
 - 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.
 - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.



LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

- SPOT ELEVATION
CONTOUR
3" CONCRETE MONUMENT FOUND
3/4" IRON PIPE FOUND
1/2" IRON PIN FOUND
TEMPORARY BENCH MARK
INVERT ELEVATION
REINFORCED CONCRETE PIPE
HIGH DENSITY POLYETHYLENE PIPE
WATER MARKER
FIRE HYDRANT

REFERENCE PLAT

- 1) A SUBDIVISION PLAT OF PARCELS 1, 2A, 2B, 3, 4, 5, & 7, FORMERLY, RESORT TRACTS B & C, BEING PORTIONS OF THE BUCKWALTER TRACT, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 10/28/2016
RECORDED IN BOOK 145, PAGE 118, DATED 12/12/2016
ROD. BEAUFORT COUNTY, SC
BY: ROBERT K. MORGAN S.C.R.L.S. # 26957

PROPERTY AREA = 10.9 Ac. 474.685 Sq. Ft.

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

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

GENERAL NOTES:

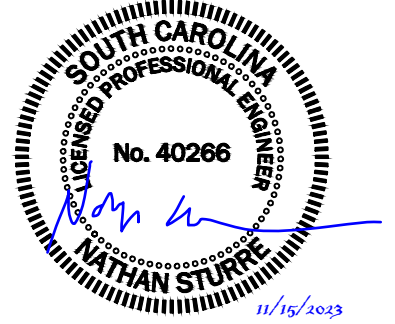
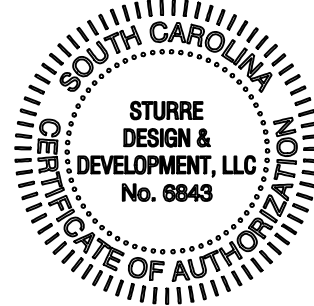
1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED 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, 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.
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 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 & SCDDOT000.
6. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCKPILES 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.)
 - 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
12. 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.
13. 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 AS REASONABLY POSSIBLE.
14. 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.
15. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOD IN 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.
16. 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.
17. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
18. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.

PROJECT DATA:

- | | |
|------------------------------|--|
| 1. TAX MAP & PARCEL NUMBERS: | R614 029 000 1985 0000 |
| 2. SITE ADDRESS: | PARKLANDS DRIVE, BLUFFTON, SC 29910 |
| 3. ACREAGE OF PROPERTY: | 10.9 ACRES |
| 4. ACREAGE OF DISTURBANCE: | 3.6 ACRES |
| 5. OWNER: | HAMPTON LAKES COMMUNITY ASSOCIATION, INC. PO BOX 3278 BLUFFTON, SC 29910 |
| 6. DEVELOPER: | PALMETTO COASTAL LANDSCAPING 7589 TARBORO ROAD RIDGELEND, SC 29936 PUD - BUCKWALTER PUD VACANT |
| 7. ZONING: | OUTDOOR STORAGE |
| 8. EXISTING LAND USE: | STONE CREEK (THROUGH HAMPTON LAKES INTERCONNECTED POND SYSTEM) |
| 9. PROPOSED LAND USE: | MAY RIVER |
| 10. RECEIVING STREAM: | FLOODZONE "X" |
| 11. ULTIMATE STREAM: | NAVD 88 DATUM |
| 12. FLOOD ZONE: | SOUTH CAROLINA STATE PLANE BASED ON NAD 83 |
| 13. VERTICAL DATUM: | |
| 14. HORIZONTAL DATUM: | |



ENGINEER OF RECORD

NATHAN STURTE, P.E.

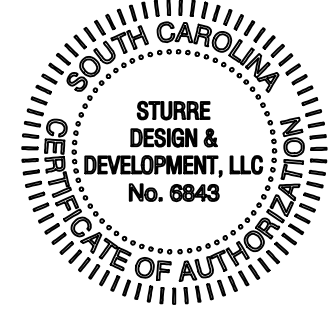
SC PE# 40266

PO Box 2227

Bluffton, SC 29910

843.929.9432

SURVEYOR



ENGINEER OF RECORD

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SURVEYOR

JUSTIN R. KESSERLING, SCRLS
NANDINA
SCRLS NO. 22901
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



PLAN

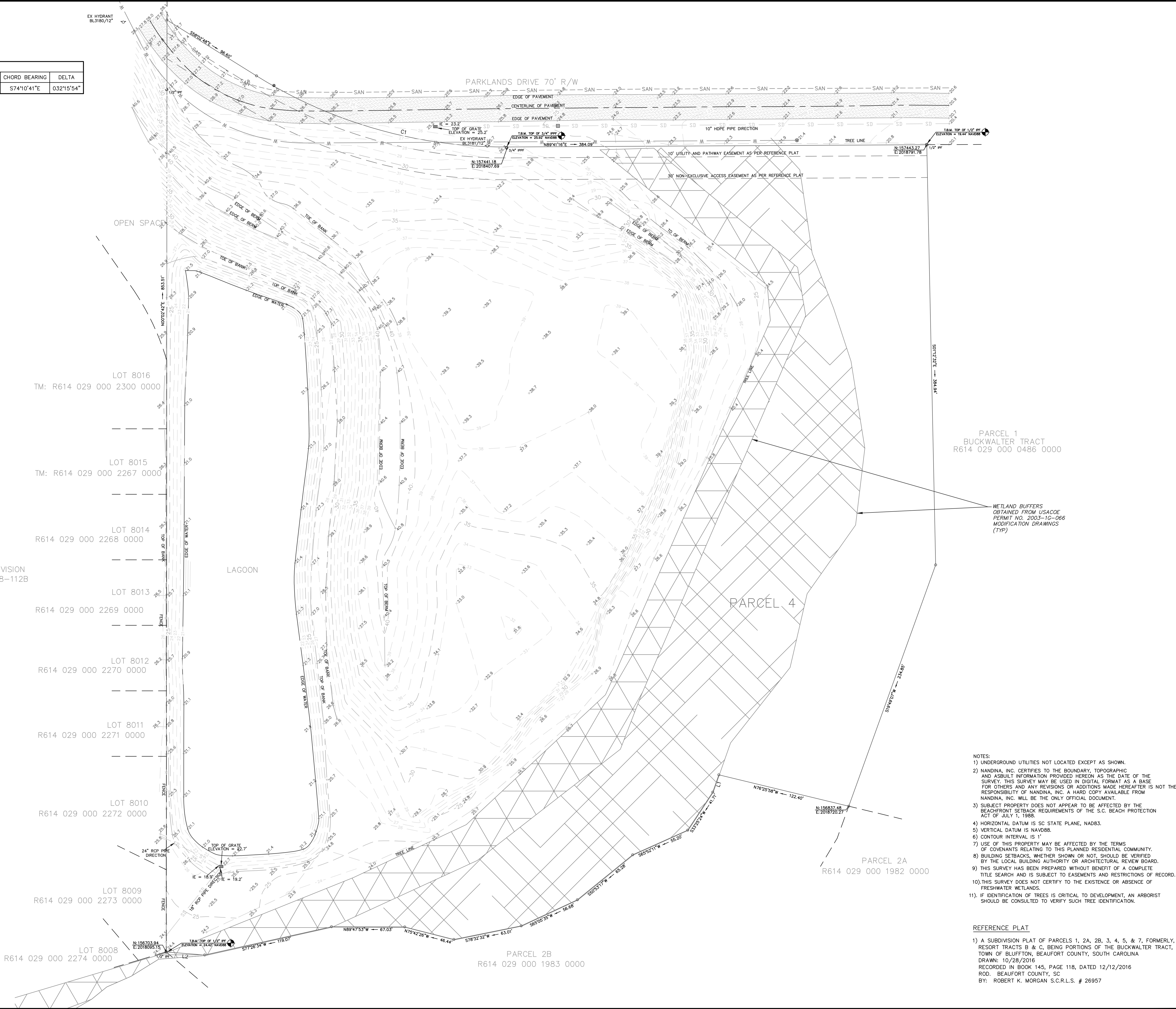
HORIZONTAL SCALE 1" = 40'



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

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.83'	S19°20'12"W
L2	35.26'	N85°29'44"W

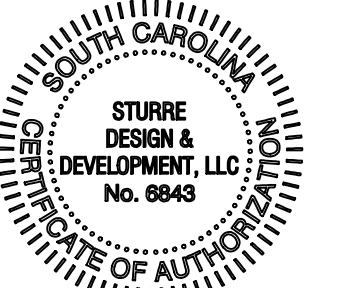
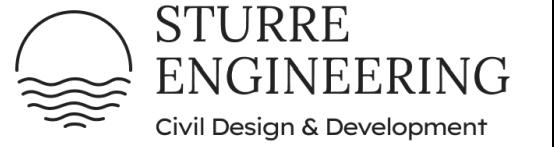
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	242.15'	430.01'	124.38'	238.97'	S74°10'41"E



- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT 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 ACT OF JULY 1, 1988.
 - 4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
 - 5) VERTICAL DATUM IS NAVD88.
 - 6) CONTOUR INTERVAL IS 1'
 - 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.
 - 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
 - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

REFERENCE PLAT

- 1) A SUBDIVISION PLAT OF PARCELS 1, 2A, 2B, 3, 4, 5, & 7, FORMERLY, RESORT TRACTS B & C, BEING PORTIONS OF THE BUCKWALTER TRACT, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 10/28/2016
RECORDED IN BOOK 145, PAGE 118, DATED 12/12/2016
ROD. BEAUFORT COUNTY, SC
BY: ROBERT K. MORGAN S.C.R.L.S. # 26957



ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

JUSTIN R. KESSERLING, SCRLS
NANDINA
SCRLS NO. 22901
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

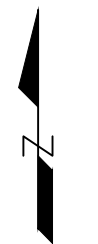
PREPARED FOR:

PALMETTO COASTAL LANDSCAPING

PROJECT:

PARKLANDS DRIVE TRACT 4 SITE IMPROVEMENTS

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



PLAN

HORIZONTAL SCALE 1" = 40'

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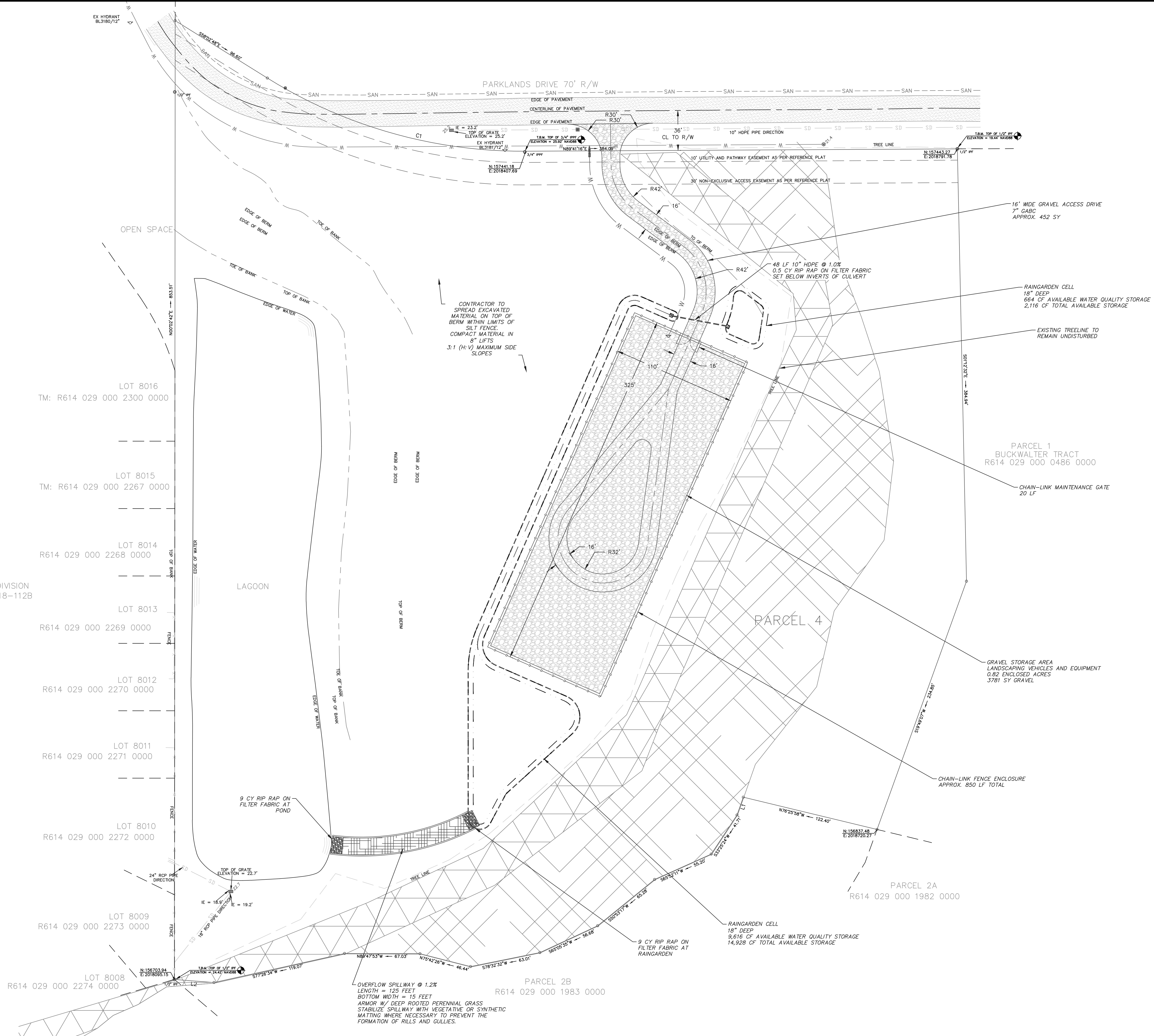
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DATE	08/24/2023
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SHEET NAME

SITE IMPROVEMENTS

SHEET NO. _____



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TM: R614 029 000 2300 0000

LOT 8015
TM: R614 029 000 2267 0000

LOT 801
R614 029 000 2268 0000

LOT 8013

R614 029 000 2269 0000

LOT 8012
R614 029 000 2270 0000

LOT 8011
R614 029 000 2271 0000

LOT 8010
R614 029 000 2272 0000

LOT 8009
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LOT 8008
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HAMPTON LAKE SUBDIVISION
BJWSA PROJECT #2018-112B

LAGOON

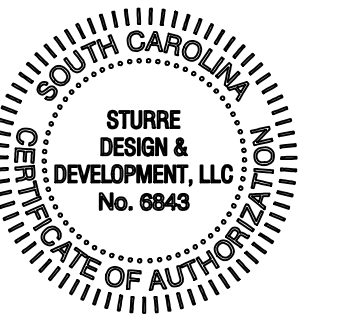
~~PARCEL 4~~

PARCEL 1
BUCKWALTER TRACT
R614 029 000 0486 0000

PARCEL 2A
R614 029 000 1982 0000

PARCEL 2B
R614 029 000 1983 0000

OVERFLOW SPILLWAY @ 1.2%
LENGTH = 125 FEET
BOTTOM WIDTH = 15 FEET
ARMOR W/ DEEP ROOTED PERENNIAL GRASS
STABILIZE SPILLWAY WITH VEGETATIVE OR SYNTHETIC
MATTING WHERE NECESSARY TO PREVENT THE
FORMATION OF RILLS AND GULLIES.

**ENGINEER OF RECORD**

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SURVEYOR

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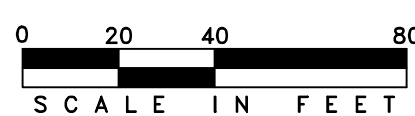
PREPARED FOR:

PALMETTO COASTAL
LANDSCAPING

PROJECT:

PARKLANDS DRIVE TRACT 4
SITE IMPROVEMENTS

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

**PLAN**

HORIZONTAL SCALE 1" = 40'



1	11/15/2023	BJWSA REVIEW COMMENTS
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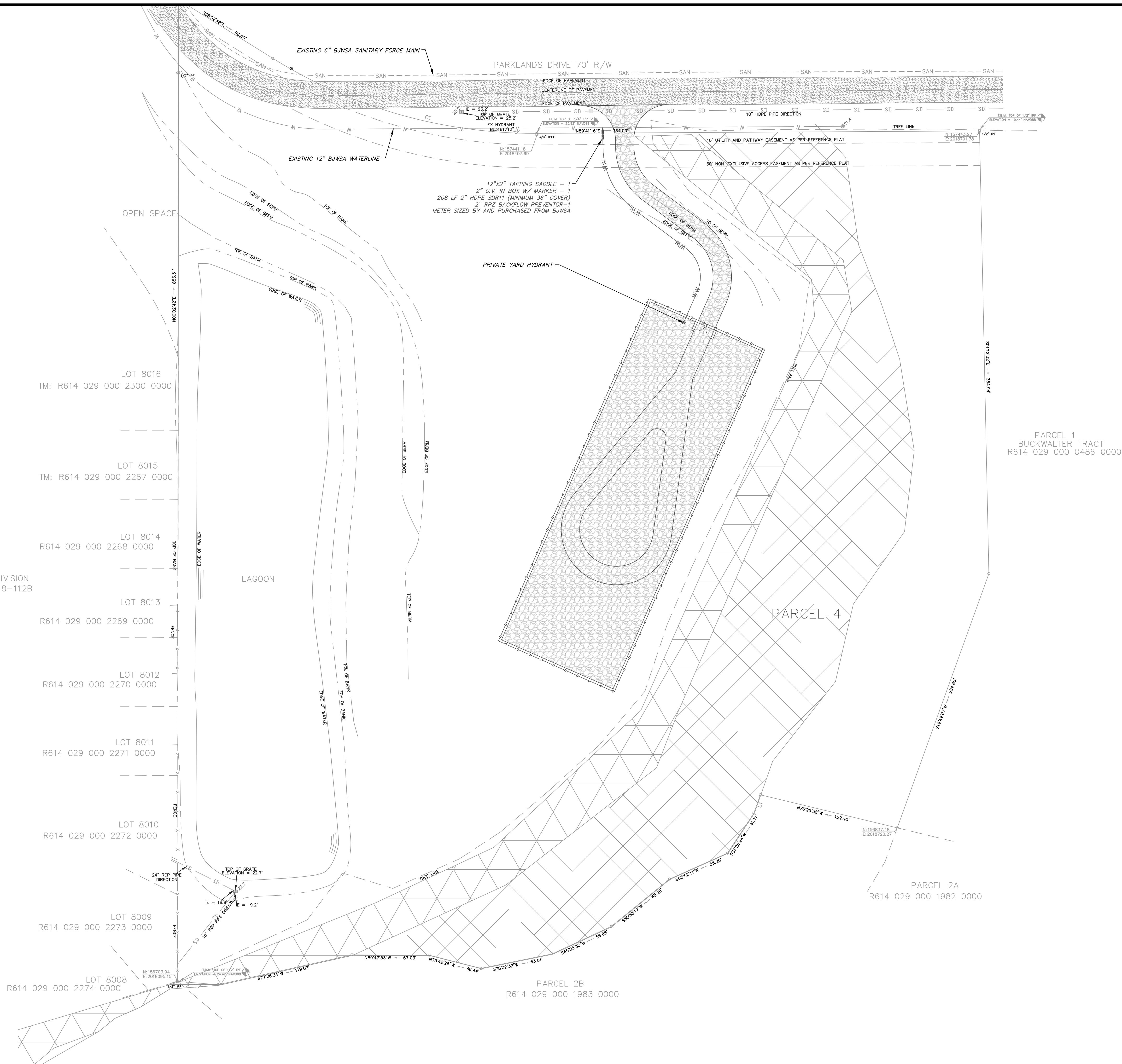
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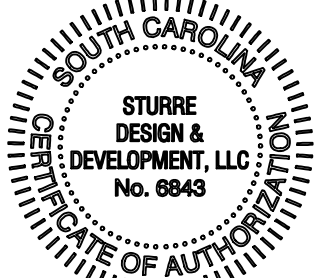
DATE	08/24/2023
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SHEET NAME

UTILITY PLAN

SHEET NO.





ENGINEER OF RECORD

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29926

PREPARED FOR:

PALMETTO COASTAL
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PROJECT:

PARKLANDS DRIVE TRACT 4
SITE IMPROVEMENTS

HORIZ. DATUM:
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VERT. DATUM: NAVD88

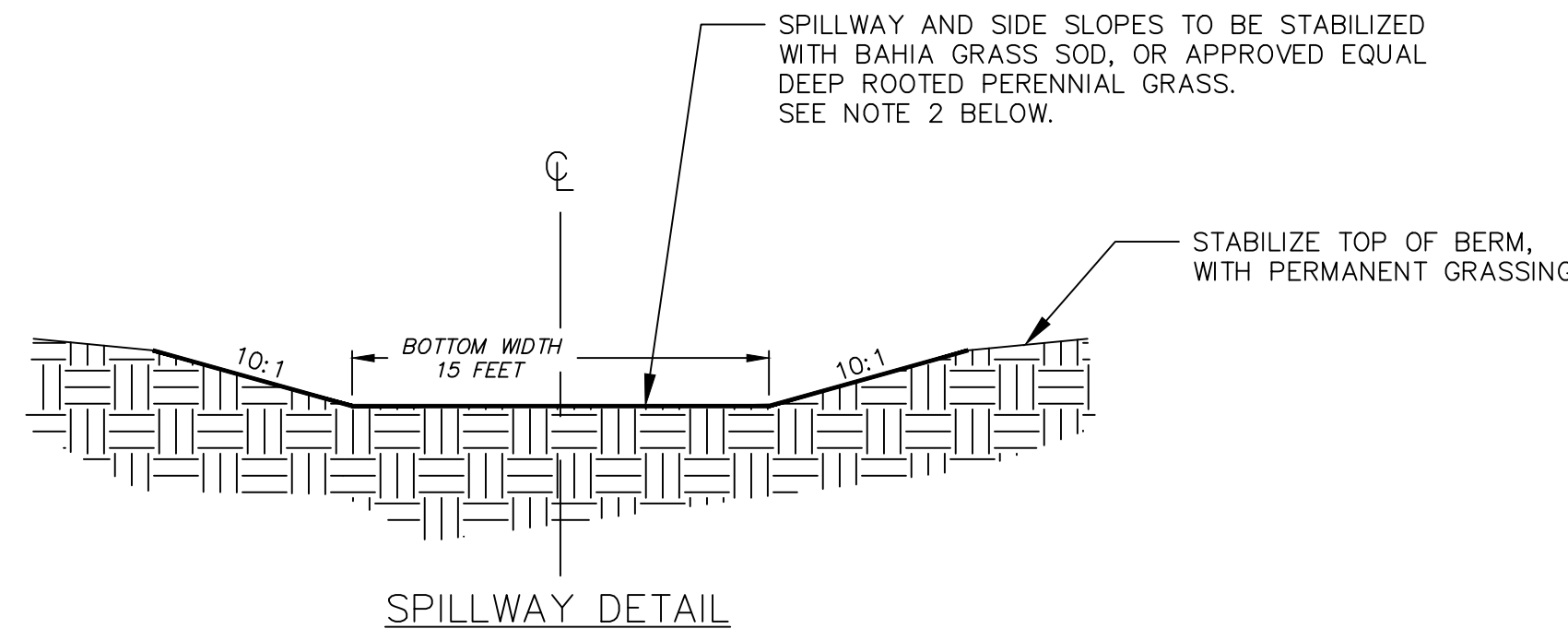
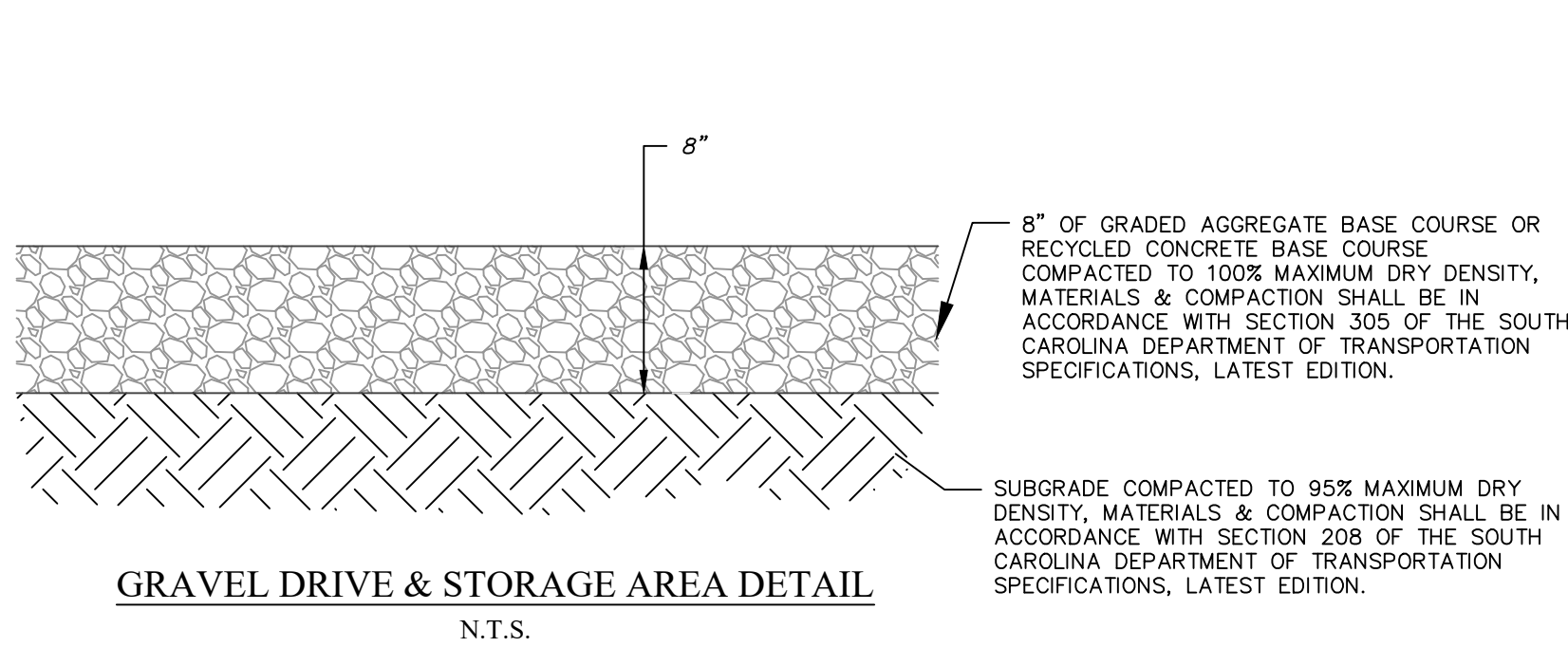
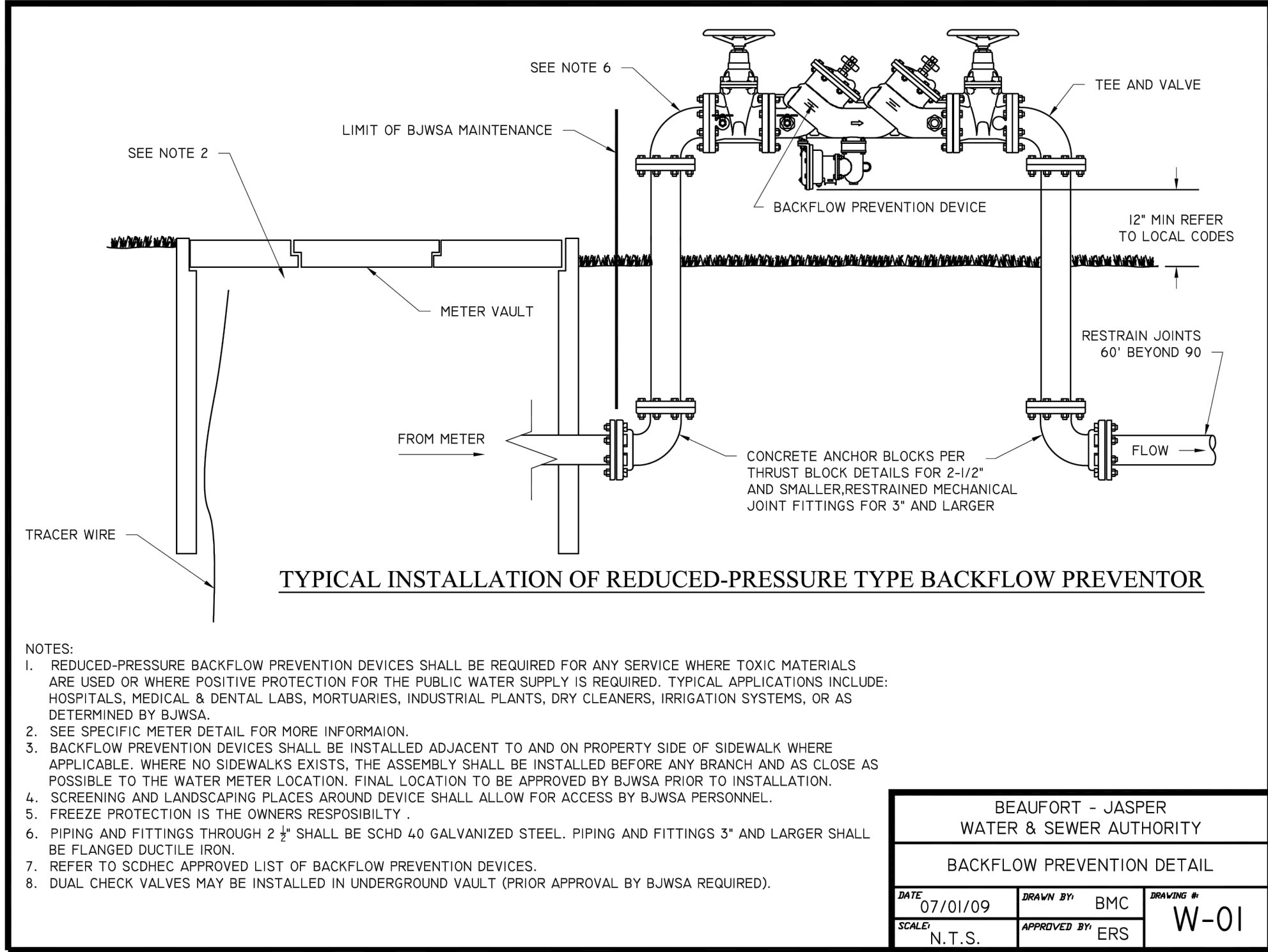
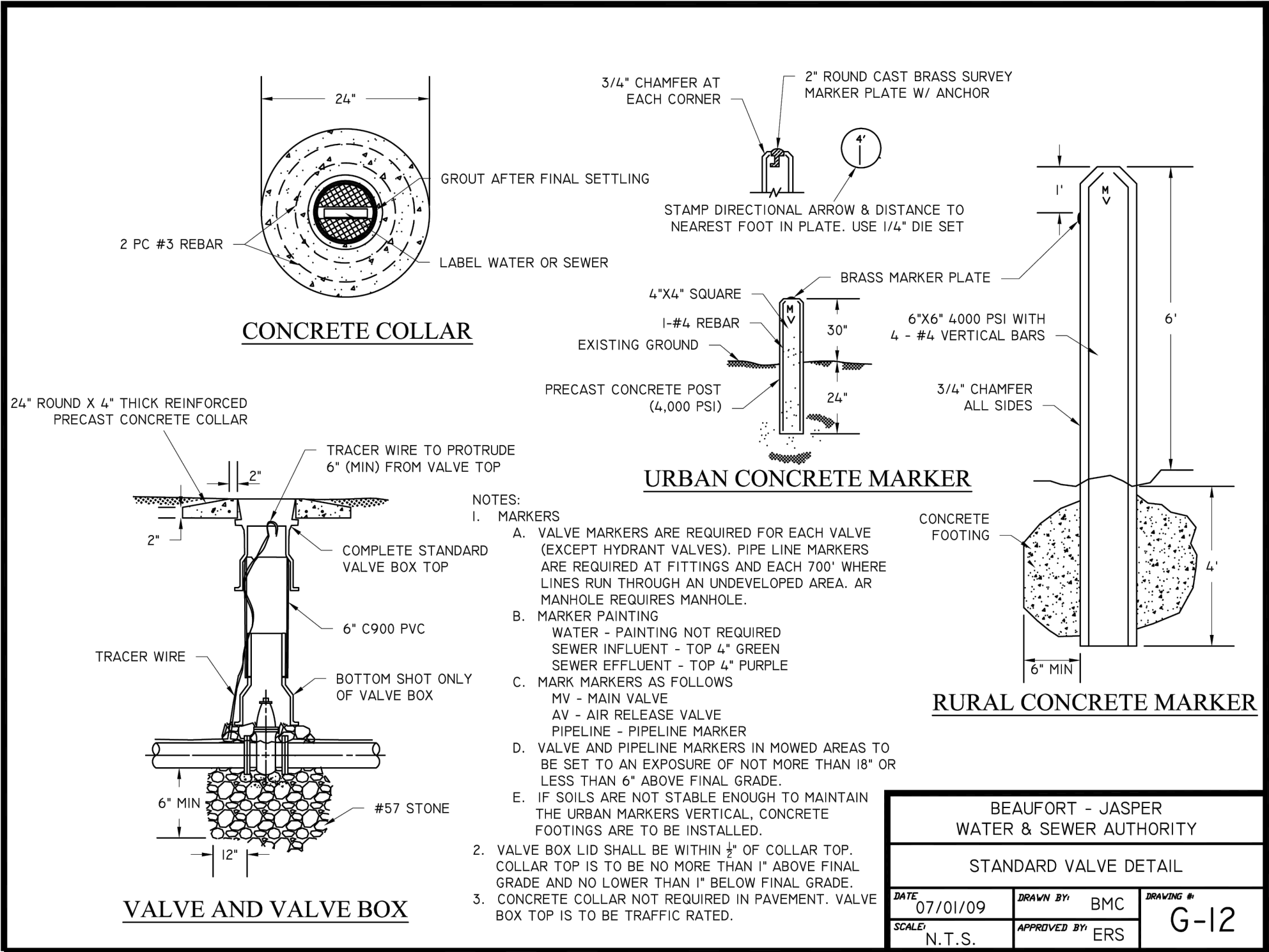
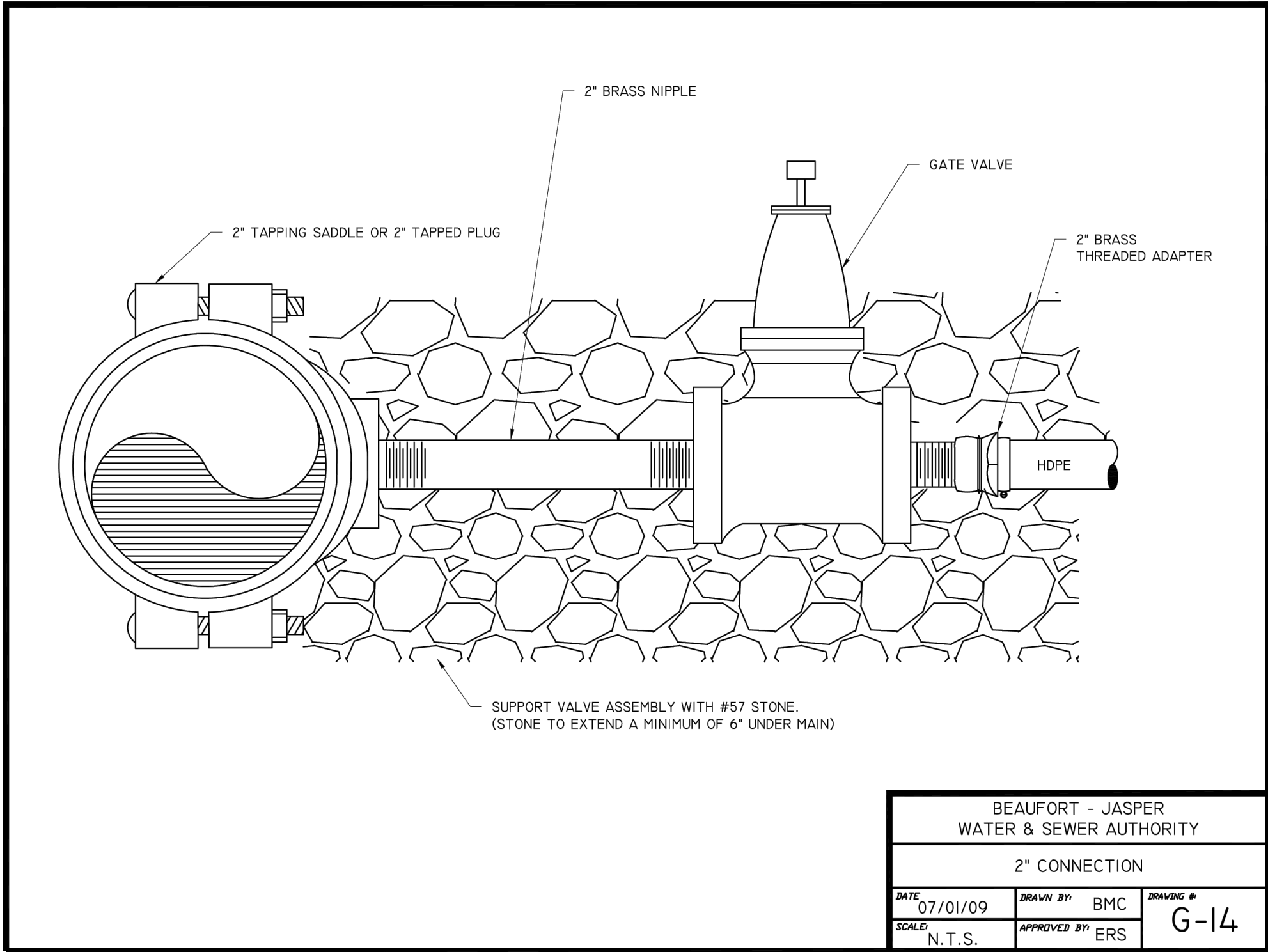
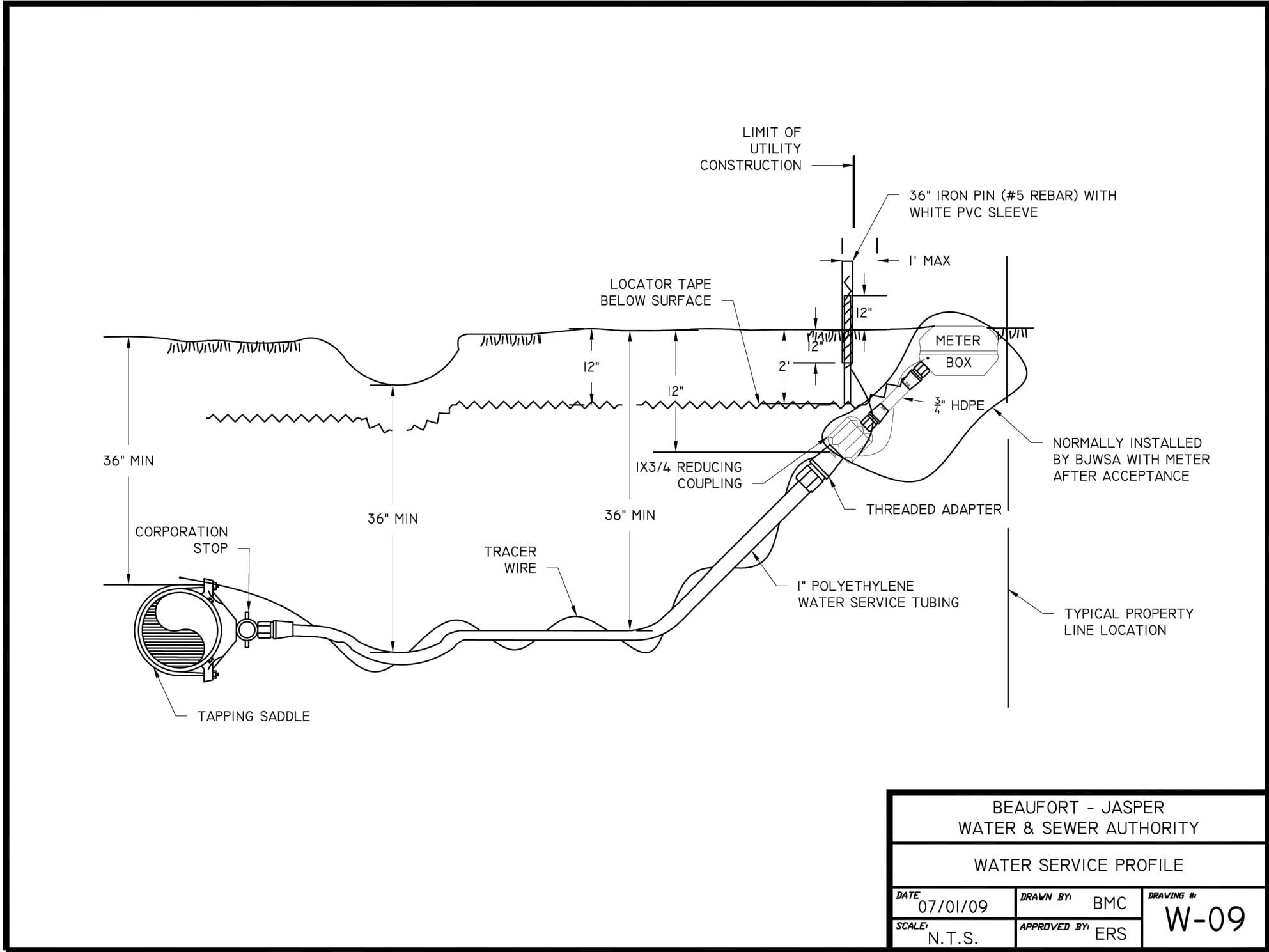


1	11/15/2023	BJWSA REVIEW COMMENTS
REV #	DATE	DESCRIPTION
	DATE	08/24/2023

SHEET NAME

CIVIL & UTILITY DETAILS

SHEET NO.



- NOTES:
1. MINIMUM LONGITUDINAL SLOPE 1.0%.
 2. STABILIZE SPILLWAY WITH VEGETATIVE OR SYNTHETIC MATTING WHERE NECESSARY TO PREVENT THE FORMATION OF RILLS AND GULLIES.