



PLAN REVIEW COMMENTS FOR DP-03-23-017841

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

Plan Type:	Development Plan	Apply Date:	03/29/2023
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 029 000 2344 0000
Plan Description:	<p>A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.54 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 not currently included in a master plan.</p> <p>Status: Staff comments will be reviewed at the May 17, 2023, meeting of the DRC.</p>		

Technical Review

Submission #: 1 Received: 03/29/2023 Completed: 05/12/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	05/12/2023	Dan Frazier	Revisions Required

Comments:

1. This development plan application is not associated with an approved master plan, however, it is recognized that per Section 2.D.19 of the Buckwalter Planned Unit Development infrastructure serving the community (on-site and off-site) is exempt from the Initial Master Plan approval process. The stated intent of the proposed development is to provide fill wetland crossings to allow for future road alignments in compliance with the approved Bluffton Parkway Access Management Plan.
2. The proposed project includes land disturbance on Town owned property (Innovation Drive R/W). Provide a Property Owner Letter from the Town authorizing the applicant to proceed with the development plan application on Town property.
3. RECOMMENDATION: As previously discussed, it is recommended that the Innovation Drive right-of-way be used as the haul road for the proposed work to minimize land disturbance. The result will be less trees removed, less impervious area created and less overall disturbance of land. This aligns with the stated intent of the request included in the application narrative, which is to "limit proposed disturbance at the site to the minimal amount required to transport and place the fill in desired areas".

Planning Review - SR	05/11/2023	Jordan Holloway	Revisions Required
----------------------	------------	-----------------	--------------------

Comments:

1. Per the Buckwalter Development Agreement and Concept Plan, a 25' buffer is required along the southern property line. No grading or clearing shall occur within the 25' buffer. Revise plans to accommodate the buffer requirement.
2. Revise dry basin 4 and 5 configurations to avoid removal of significant trees.
3. Remove 30' stub to dirt trail at the end of the cul-de-sac at the eastern terminus of the project.

Watershed Management Review DRC	04/25/2023	Samantha Crotty	Revisions Required
------------------------------------	------------	-----------------	--------------------

Comments:

1. Provide the wetland impact permit #2003-1G-006.
2. Show the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. At the time of the Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. The Compliance Calculator can be located:
<https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email scrotty@townofbluffton.com.
3. Revise the narrative to include storm attenuation for the 50- and 100-year, 24-hour design storm events. (SWDM 3.5.2)
4. Provide a Natural Resource Inventory map that identifies resources listed in Table 2.2 of the SWDM. (SWDM 2.1.3 and 2.1.8)

Planning Review - Address	05/12/2023	Diego Farias	Not Required
Building Safety Review	04/11/2023	Richard Spruce	Not Required
Beaufort Jasper Water and Sewer Review	05/12/2023	James Clardy	Approved with Conditions
Comments: Pending submittal of water and sewer design in accordance with BJWSA 2023 Development Policy and Procedure Manual. Engineer of record and developer will need to coordinate with BJWSA staff on how best to provide water and sewer to the development.			
Fire Department Review	05/12/2023	Dan Wiltse	Approved with Conditions
Comments: Comments may be provided at the development review committee meeting.			
Police Department Review	05/12/2023	Bill Bonhag	Approved
Transportation Department Review	03/30/2023	Megan James	Approved
Comments: No comments			

Plan Review Case Notes:

J:\25312\25312.0015\ENGINEERING\CONSTRUCTION PLANS\25312.0015 - COORDS.dwg, 14-MAR-2023 2:17 PM

WETLAND IMPACT PLANS OF PARCELS 12A, 12B, & 12C BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
UNIVERSITY INVESTMENTS, LLC
PO BOX 23767
HILTON HEAD ISLAND, 29925

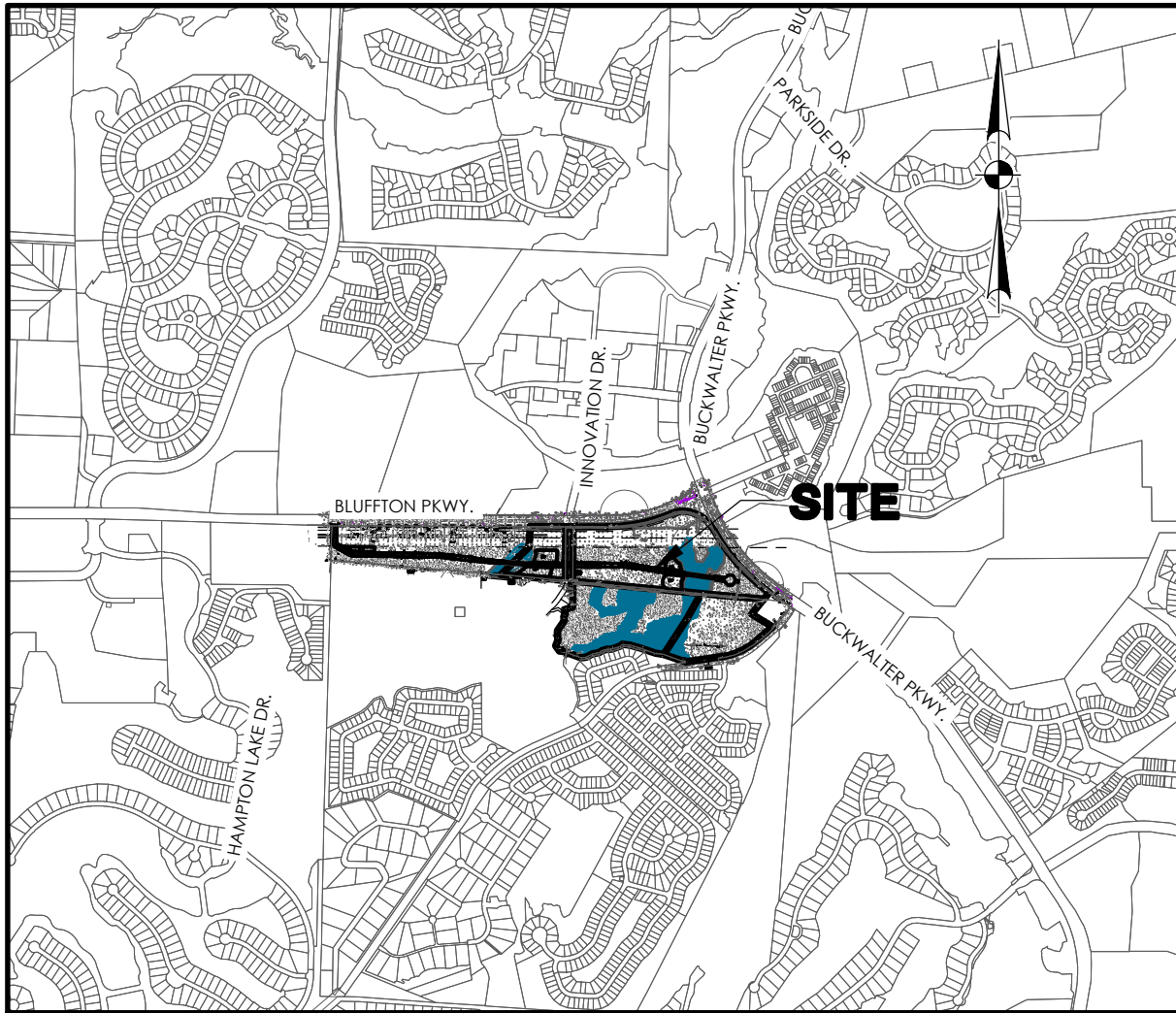
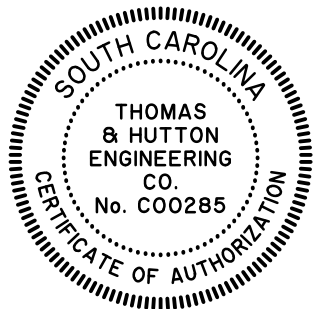
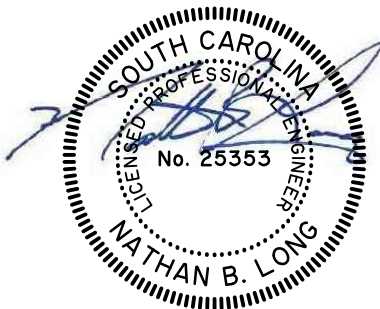
TM# R610 029 000 0611 0000, R610 029 000 2343 0000,
R610 029 000 2344 0000, & R610 029 000 1721 0000
MARCH 29, 2023

J-25312.0015

PREPARED BY:



PERMIT SET - FOR REVIEW PURPOSES ONLY



VICINITY MAP
SCALE: 1" = 2000'

PARCELS 12A, 12B, & 12C

J-25312.0015
03/29/23

Sheet List Table

Sheet Number	Sheet Title
CO	COVER SHEET
G1.1	GENERAL NOTES AND LEGEND
G2.1	EXISTING CONDITIONS PLAN
G2.2	EXISTING CONDITIONS PLAN
C1.1	STRIPING, SIGNAGE, AND LAYOUT PLAN
C1.2	STRIPING, SIGNAGE, AND LAYOUT PLAN
C2.1	GRADING AND DRAINAGE PLAN
C2.2	GRADING AND DRAINAGE PLAN
C2.3	GRADING AND DRAINAGE PLAN
C2.1	GRADING AND DRAINAGE DETAILS
EC1.1	ES & PC NOTES
EC1.2	ES & PC NOTES
EC2.1	ES & PC PLAN
EC2.2	ES & PC PLAN
EC5.1	ES & PC DETAILS

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

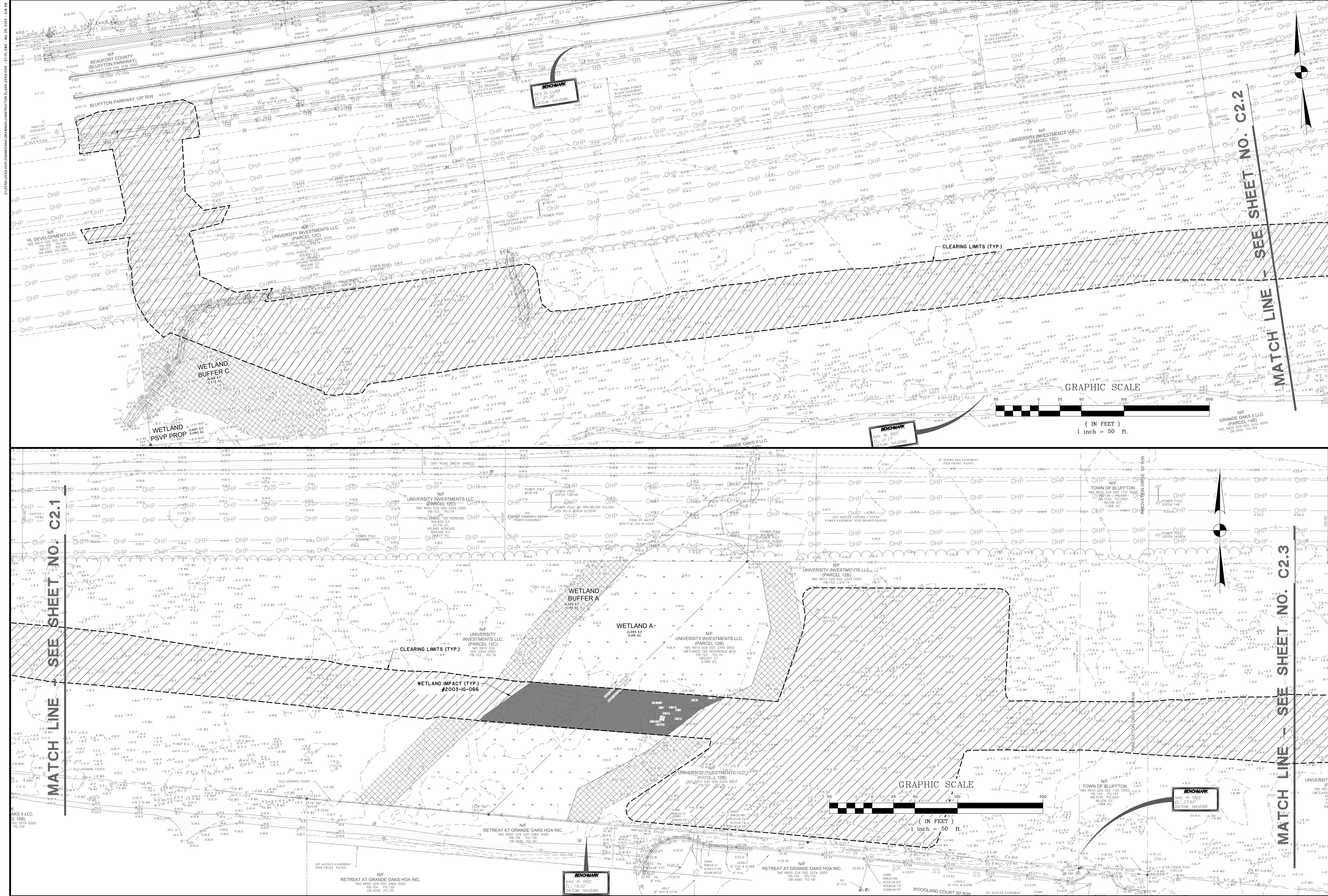
SUBMITTAL HISTORY

SUBMITTED TO	DATE



WETLAND IMPACT PLANS OF PARCELS 12A, 12B, & 12C
VERTICAL DATUM: NAVD 88

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405
p.912.234.5300
www.thomasandhutton.com



THOMAS & HUTTON
ENGINEERING
P.L.L.C.
NO. 00085
CERTIFICATE

THOMAS & HUTTON
ENGINEERING
P.L.L.C.
NO. 23353
CERTIFICATE

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
ENGINEERING
P.L.L.C.
NO. 00085
CERTIFICATE

THOMAS & HUTTON
ENGINEERING
P.L.L.C.
NO. 23353
CERTIFICATE

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

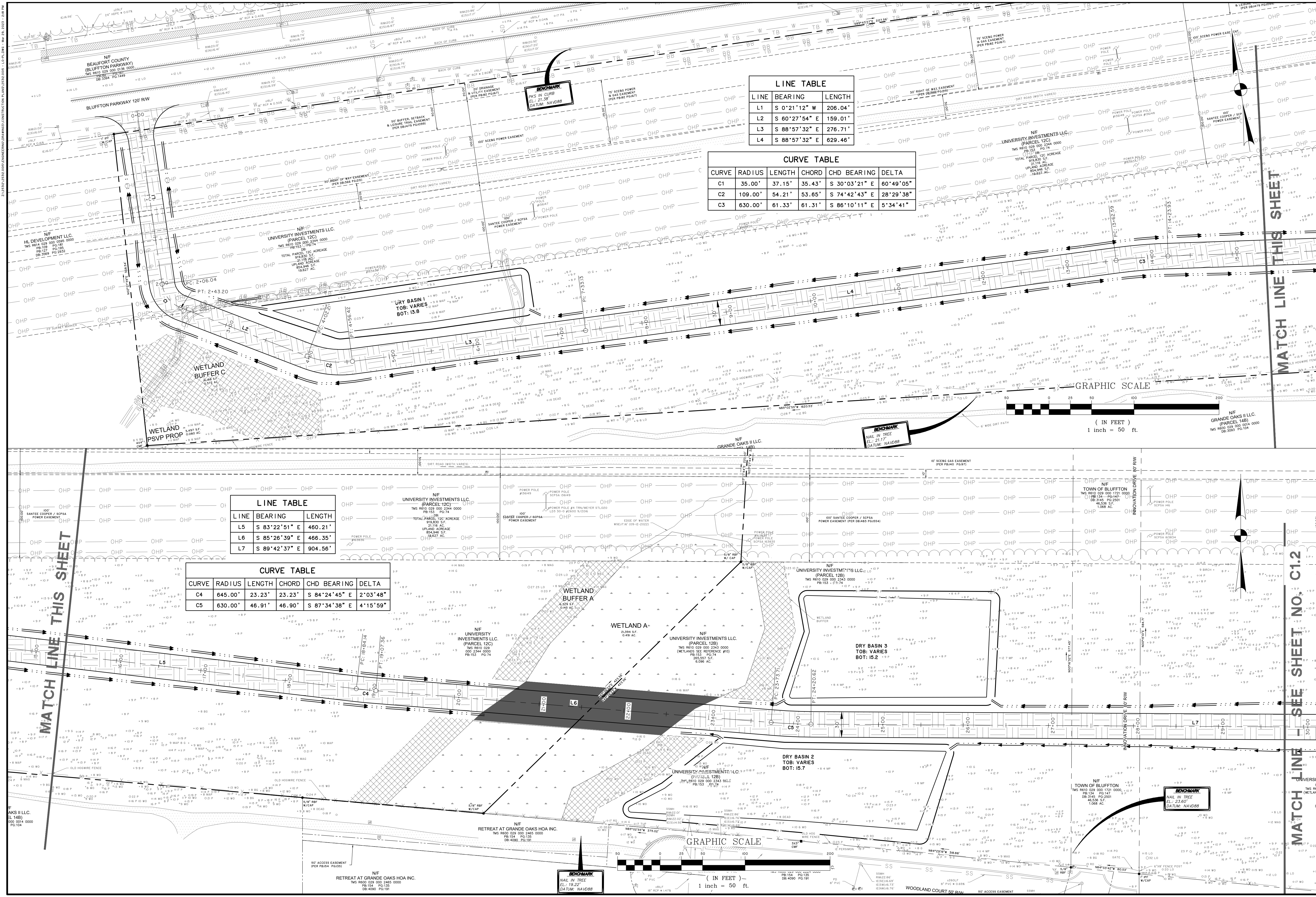
UNIVERSITY INVESTMENTS, LLC
BLUFFTON, SOUTH CAROLINA

PARCELS 12A, 12B, & 12C

EXISTING CONDITIONS PLAN

JOB NO: J-25312.0015
DATE: 03/29/23
DRAWN: CCG
DESIGNED: JDF
REVIEWED: HAC
APPROVED: NBL
SCALE: AS NOTED

G2.1

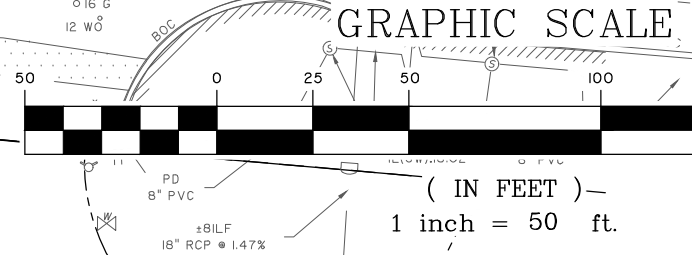
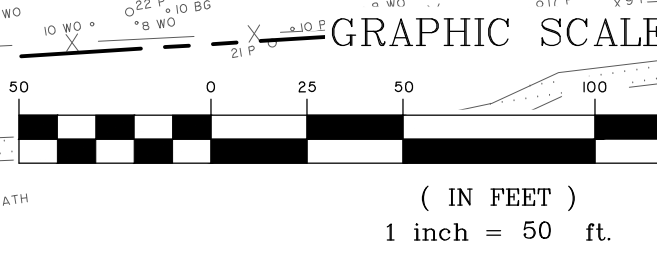


LINE TABLE		
LINE	BEARING	LENGTH
L1	S 0°21'12" W	206.04'
L2	S 60°27'54" E	159.01'
L3	S 88°57'32" E	276.71'
L4	S 88°57'32" E	629.46'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	35.00'	37.15'	35.43'	S 30°03'21" E	60°49'05"
C2	109.00'	54.21'	53.65'	S 74°42'43" E	28°29'38"
C3	630.00'	61.33'	61.31'	S 86°10'11" E	5°34'41"

LINE TABLE		
LINE	BEARING	LENGTH
L5	S 83°22'51" E	460.21'
L6	S 85°26'39" E	466.35'
L7	S 89°42'37" E	904.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C4	645.00'	23.23'	23.23'	S 84°24'45" E	2°03'48"
C5	630.00'	46.91'	46.90'	S 87°34'38" E	4°15'59"



THOMAS & HUTTON
ENGINEERING
No. 00085
CERTIFICATE

THOMAS & HUTTON
ENGINEERING
No. 23353
CERTIFICATE

REVISIONS		BY	DATE
NO.			

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

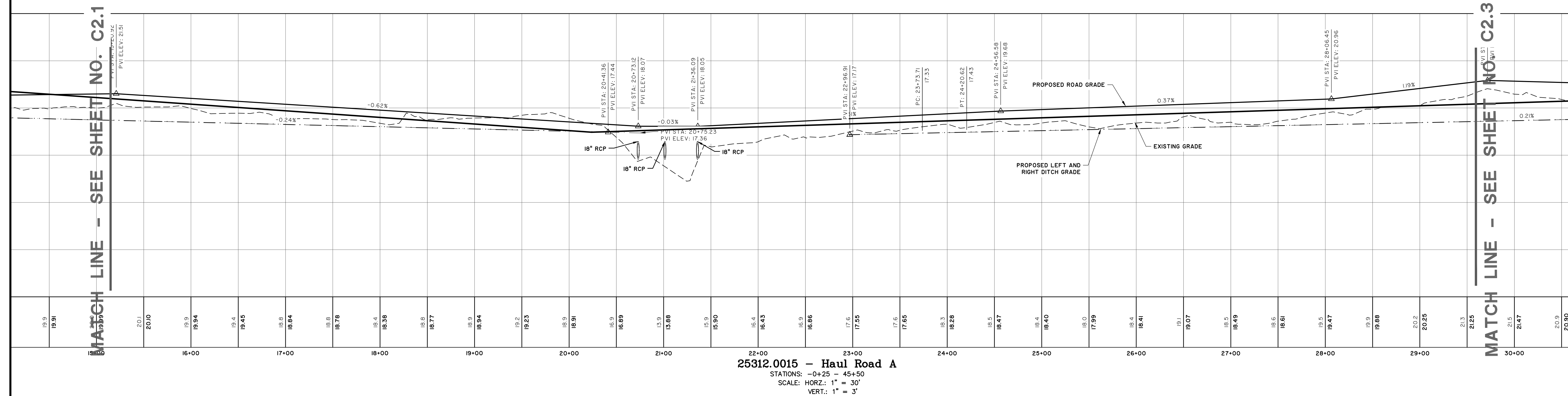
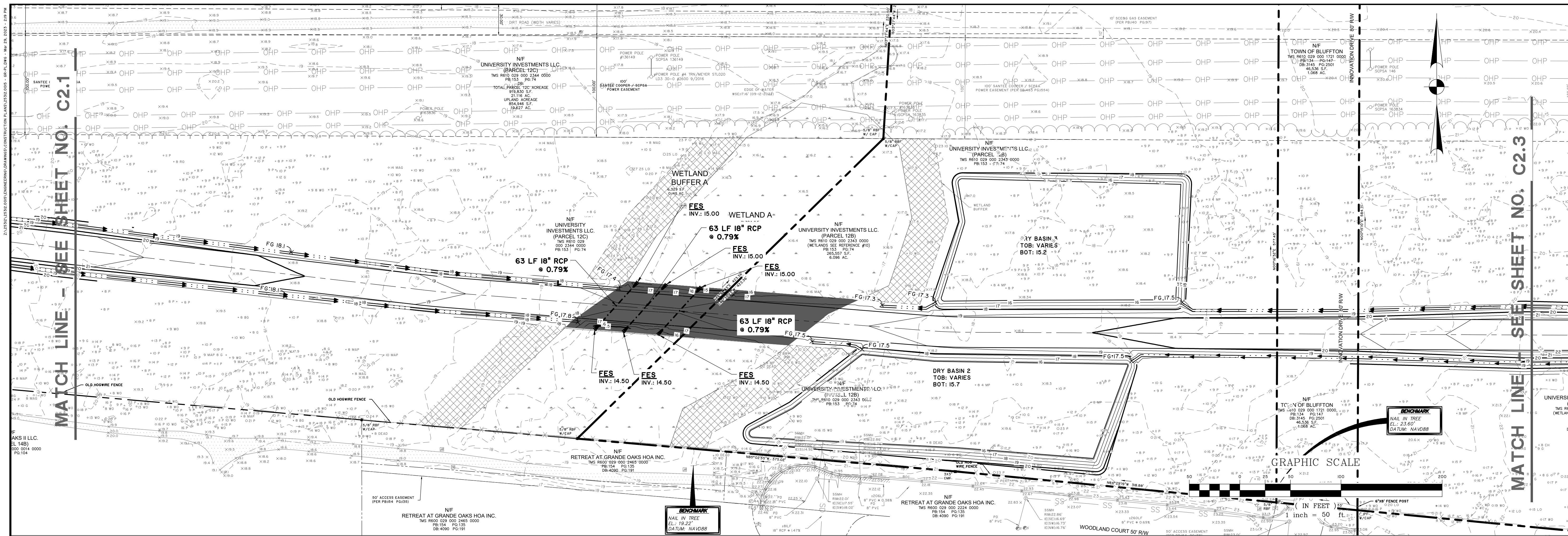
UNIVERSITY INVESTMENTS, LLC
BLUFFTON, SOUTH CAROLINA

PARCELS 12A, 12B, & 12C

STRIPING, SIGNAGE, AND LAYOUT PLAN

JOB NO: J-2532.0015
DATE: 03/29/23
DRAWN: CGC
DESIGNED: JDF
REVIEWED: HAC
APPROVED: NBL
SCALE: AS NOTED

C1.1

[illegible]

**THOMAS
&
HUTTON**

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

UNIVERSITY INVESTMENTS, LLC

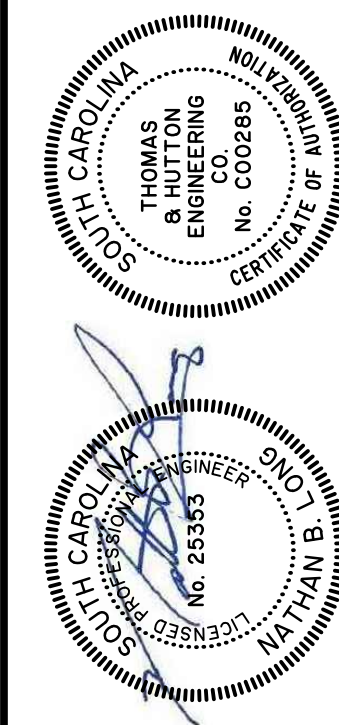
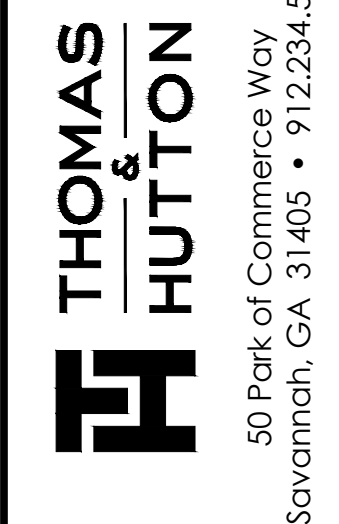
BLUFFTON, SOUTH CAROLINA

PARCELS 12A, 12B, & 12C

GRADING AND DRAINAGE PLAN

JOB NO:	J-25312.0015
DATE:	03/29/23
DRAWN:	CGC
DESIGNED:	JDF
REVIEWED:	HAC
APPROVED:	NBL
SCALE:	AS NOTED

C2.2

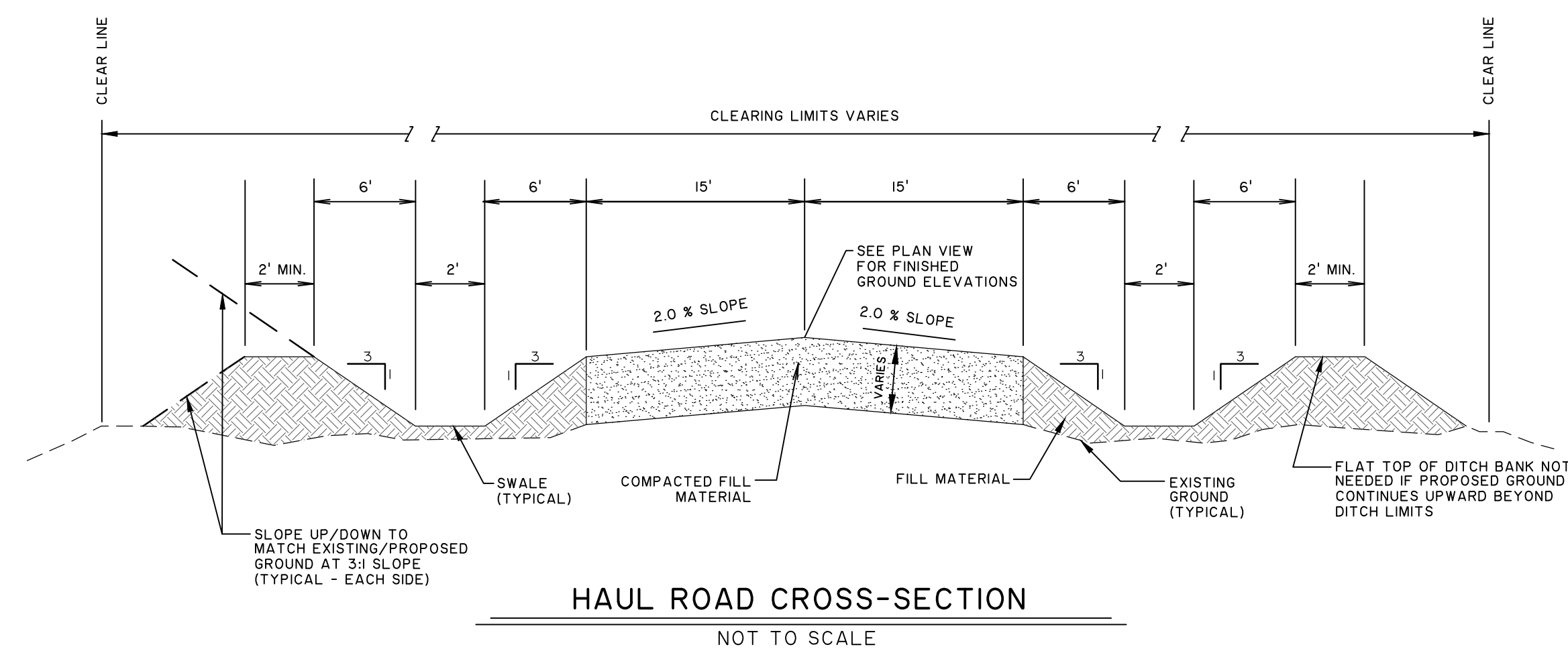
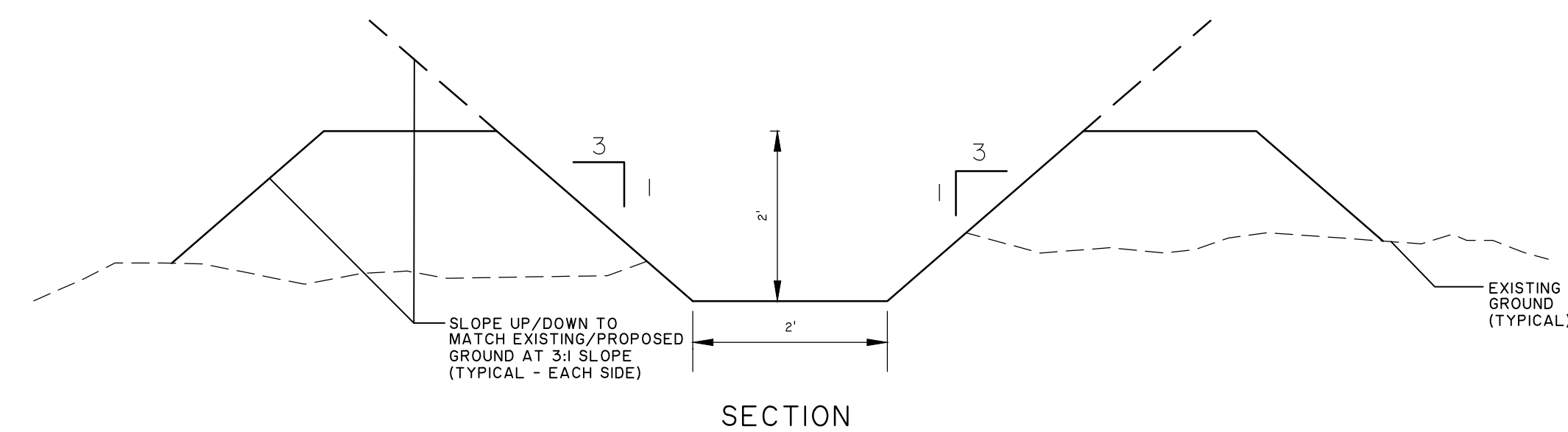
[illegible]

UNIVERSITY INVESTMENTS, LLC
BLUFFTON, SOUTH CAROLINA

PARCELS 12A, 12B, & 12C

CRACKING AND DRAINAGE DETAILS

JOB NO:	J-25312.0015
DATE:	03/29/23
DRAWN:	CGC
DESIGNED:	JDF
REVIEWED:	HAC
APPROVED:	NBL
SCALE:	1" = 1'



STORMWATER POLLUTION PREVENTION PLAN

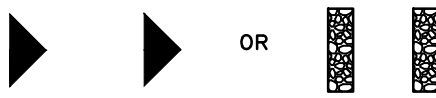


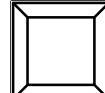






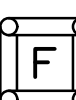





EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	
DIVERSION DIKE	
DIVERSION BERM	
TEMPORARY DIVERSION	
PERMANENT DIVERSION	
SUBSURFACE DRAIN	
VEGETATED CHANNEL	
RIP RAP LINED CHANNEL	
ECB OR TRM LINED CHANNEL	
PAVED CHANNEL	
TREE PROTECTION	
SURFACE ROUGHENING	
TOP SOILING	
TEMPORARY SEEDING	
PERMANENT SEEDING	
MULCHING	

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT	
FLEXIBLE GROWTH MATRIX	
BONDED FIBER MATRIX	
SODDING	
SLOPED SODDING	
STAKED SOD	
STAKED SOD AROUND INLET	
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	
DUST CONTROL	
POLYACRYLAMIDE (PAM)	
SEDIMENT BASIN	
SEDIMENT BASIN WITH SKIMMER	
SEDIMENT TRAP	
ROCK SEDIMENT DIKE	
SEDIMENT TUBE	

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
ROCK CHECK DAM	
POROUS BAFFLES	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	
STORM DRAIN INLET PROTECTION - TYPE A SEDIMENT TUBE	
STORM DRAIN INLET PROTECTION - TYPE B HARDWARE FABRIC AND STONE	
STORM DRAIN INLET PROTECTION - TYPE C BLOCK AND GRAVEL	
STORM DRAIN INLET PROTECTION - TYPE D RIGID INLET FILTER	
STORM DRAIN INLET PROTECTION - TYPE E SURFACE COURSE CURB INLET FILTER	
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	
STORM DRAIN INLET PROTECTION - TYPE G IMPERVIOUS AREA	
STORM DRAIN INLET PROTECTION - CATCH BASIN INSERT	
PIPE SLOPE DRAINS	
TEMPORARY STREAM CROSSING	
LEVEL SPREADER	

[illegible]

PERMANENT SEEDING - COASTAL													
SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS (ALAMO)	8 PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

ASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

CONSTRUCTION SEQUENCE

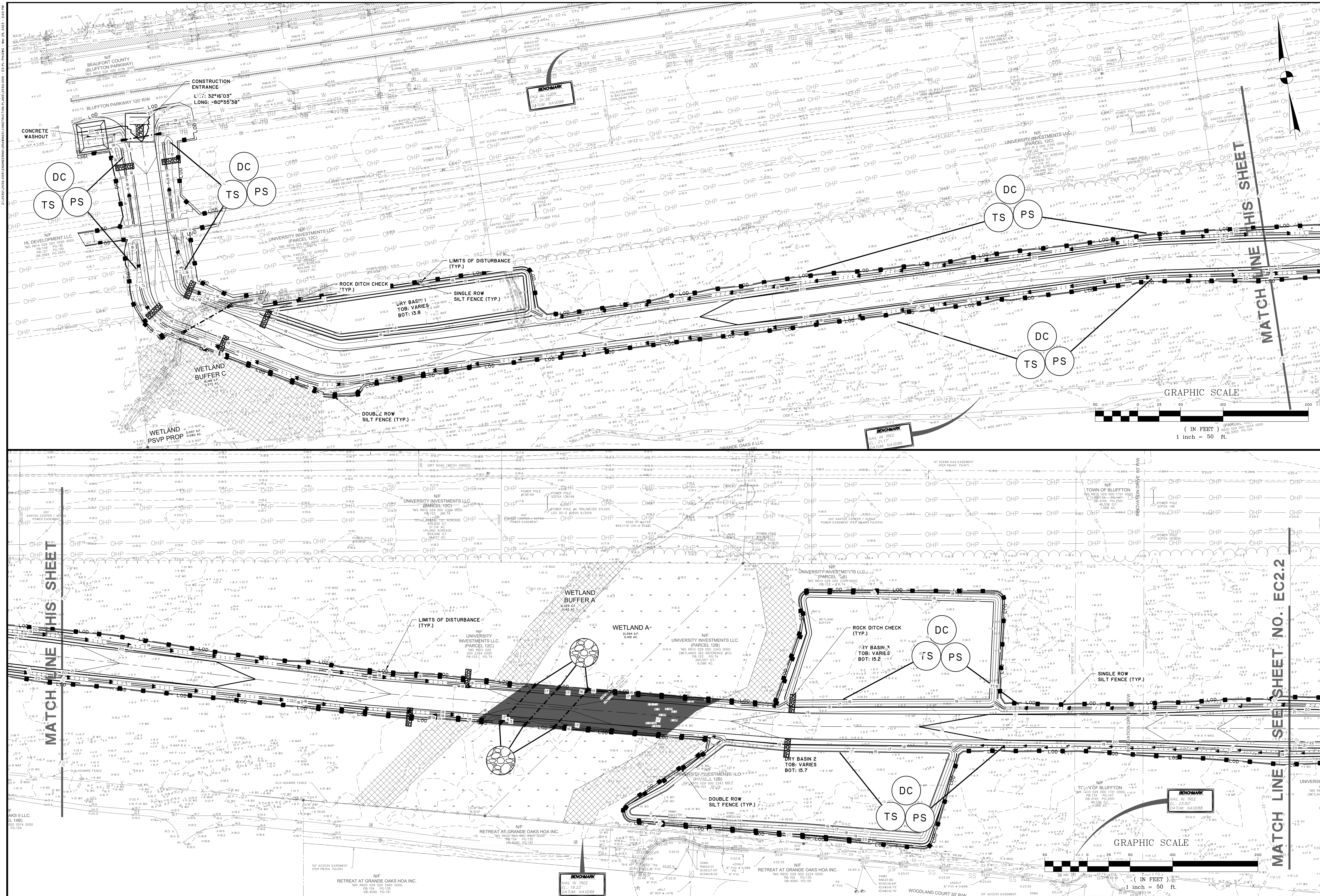
CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
INITIAL PHASE	
1 OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	CONTRACTOR TO HAVE ONSITE AT ALL TIMES DURING CONSTRUCTION.
2 FLAG THE WORK LIMITS AND BARRICADE TREES AND MARK BUFFER AREAS FOR PROTECTION.	HAVE LOCAL REGULATORY AGENCY INSPECT TREE BARRICADES.
3 HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER AND LOCAL REGULATORY AGENCY. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING TO DOCUMENT PREDEVELOPMENT PROCEDURES.
4 INSTALL CONSTRUCTION ACCESS AND LAY DOWN AREAS	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES.
5 CONSTRUCT SEDIMENT FENCES	INSTALL SEDIMENT FENCES AFTER CONSTRUCTION SITE IS ACCESSED.
6 CONSTRUCT OUTLET PROTECTION. INSTALL SKIMMER.	INSTALL PRINCIPAL BASINS AFTER SEDIMENT FENCES IS INSTALLED.
7 ESTABLISH RUNOFF CONTROL - DIVERSIONS, PERIMETER DIKS, WATER BARS, AND OUTLET PROTECTION.	INSTALL PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
8 LAND CLEARING AND GRADING-SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR BROWNS AND DISPOSAL AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES. MARK TREES AND BUFFER AREAS FOR PRESERVATION.
CONSTRUCTION PHASE	
1 RUNOFF CONVEYANCE SYSTEM- INSTALL STORM DRAINS, STABILIZE BANKS, CHANNELS, INSTALL INLET AND OUTLET PROTECTION, SLOPE DRAINS.	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF- CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
2 INSTALL WASTEWATER COLLECTION, WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.

3	SURFACE STABILIZATION-TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
STABILIZATION PHASE		
4	BUILDING CONSTRUCTION- BUILDINGS UTILITIES, ROADS, ETC.	INSTALL EROSION CONTROL AND SEDIMENTATION CONTROL PRACTICES AS WORK TAKES PLACE.
5	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP. REMOVE SKIMMER.	LAST CONSTRUCTION PHASE- STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.

UNIVERSITY INVESTMENTS, LLC BLUFFTON, SOUTH CAROLINA
PARCELS 12A, 12B, & 12C
ES & PC NOTES

JOB NO:	J-25312.0015
DATE:	03/29/23
DRAWN:	CGC
DESIGNED:	JDF
REVIEWED:	HAC
APPROVED:	NBL
SCALE:	N/A

EC1.2



Professional Engineer Seal for Thomas Hutton, State of North Carolina, License No. 25312.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasonhutton.com

UNIVERSITY INVESTMENTS, LLC
BLUFFTON, SOUTH CAROLINA

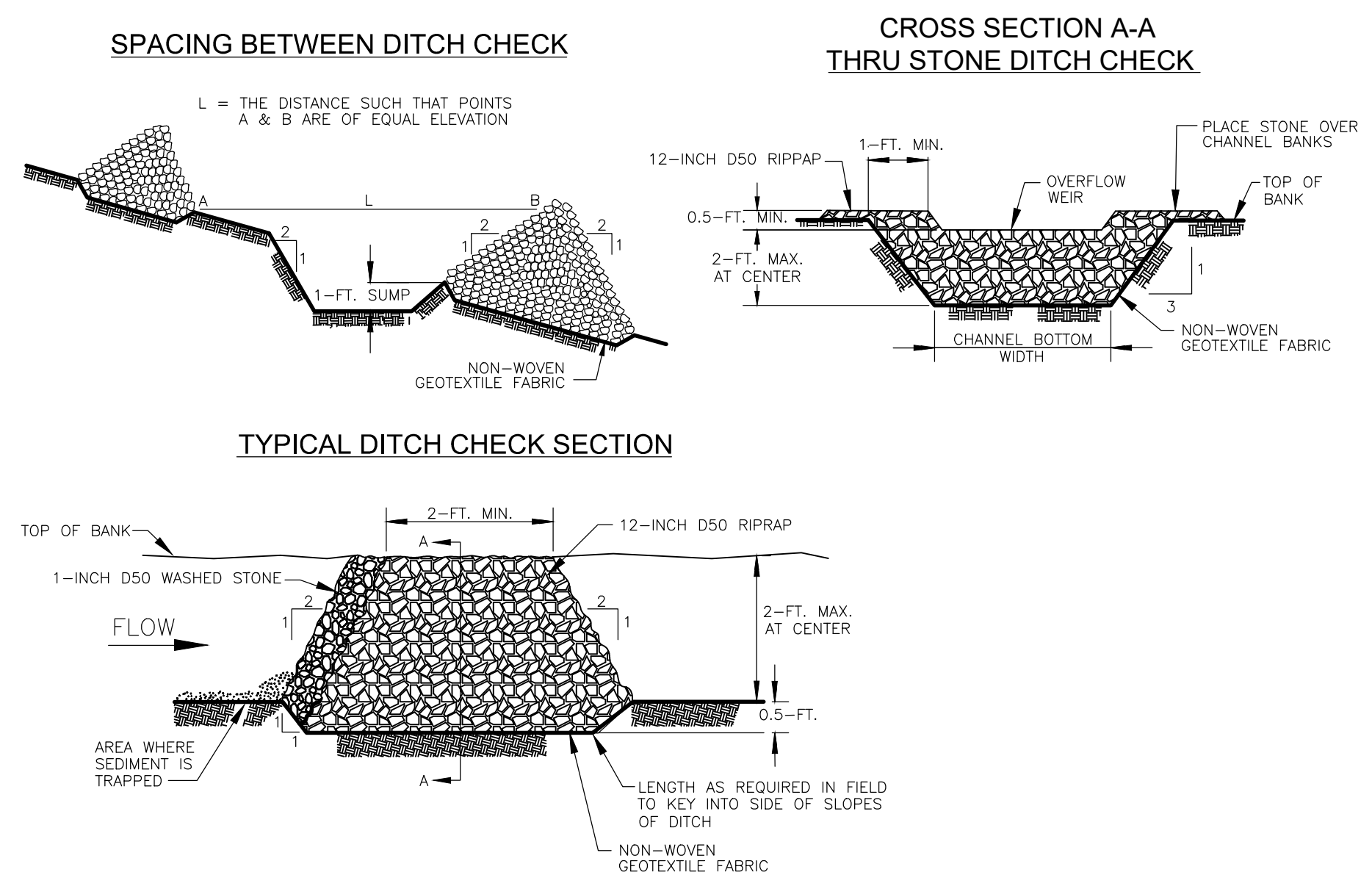
PARCELS 12A, 12B, & 12C

ES & PC PLAN

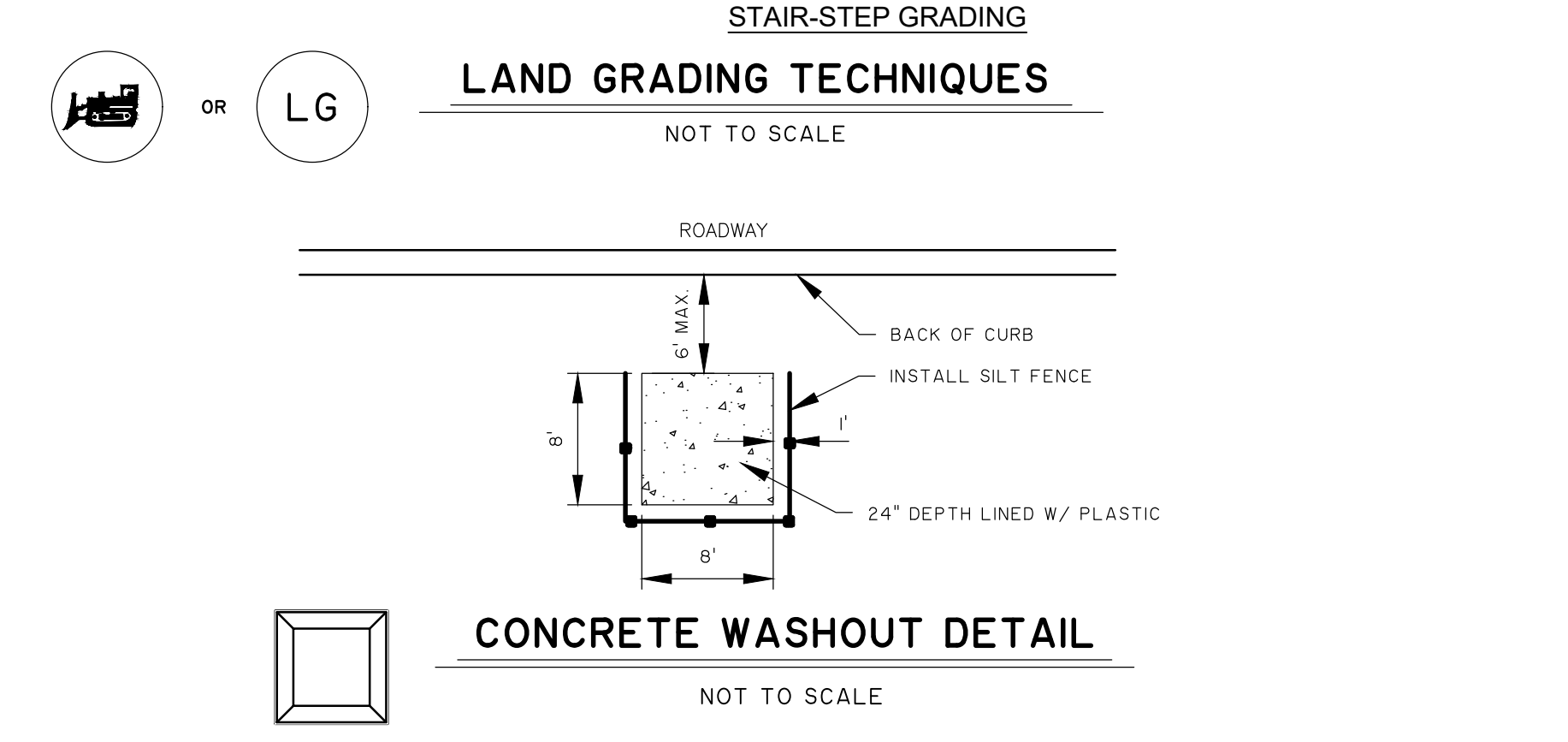
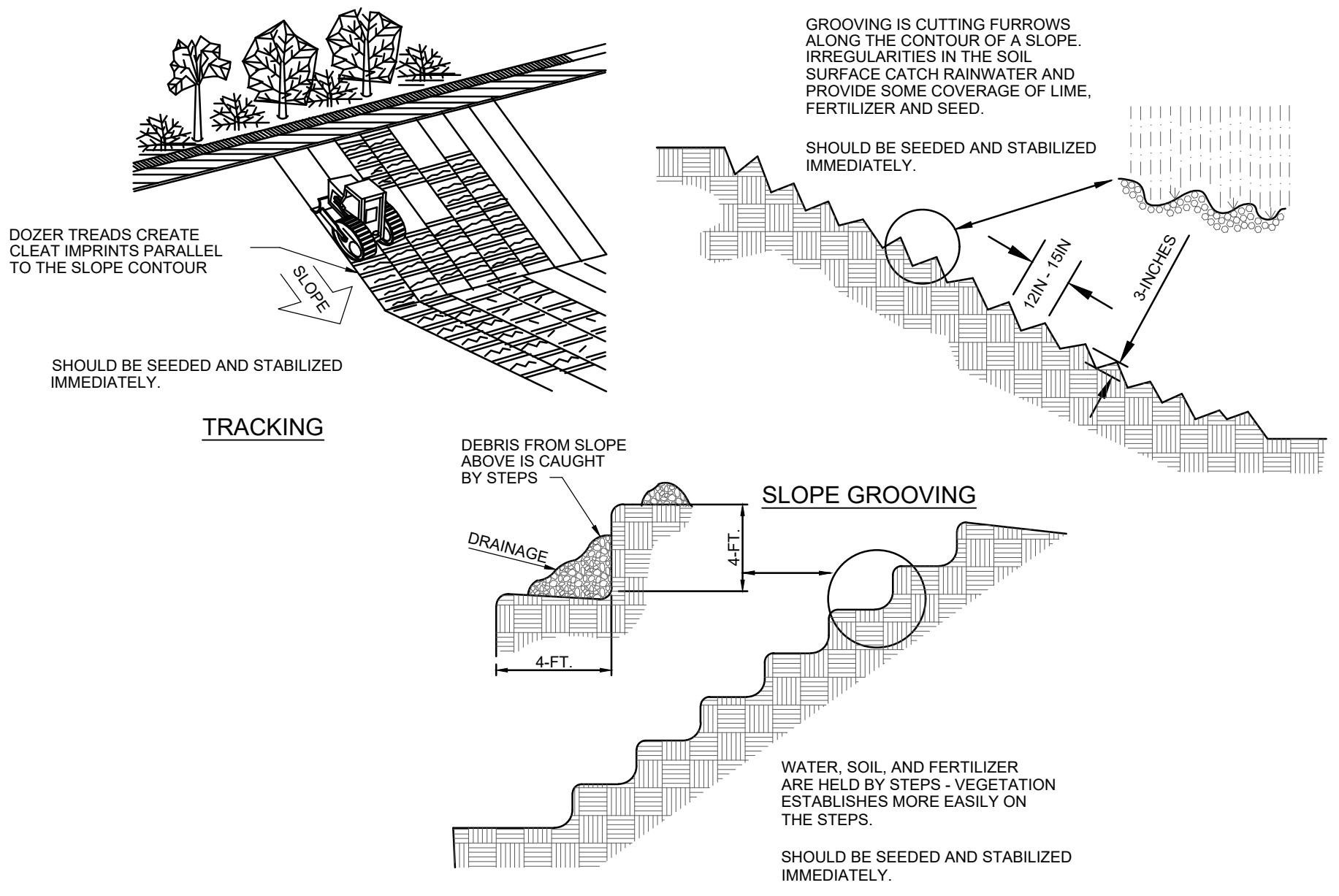
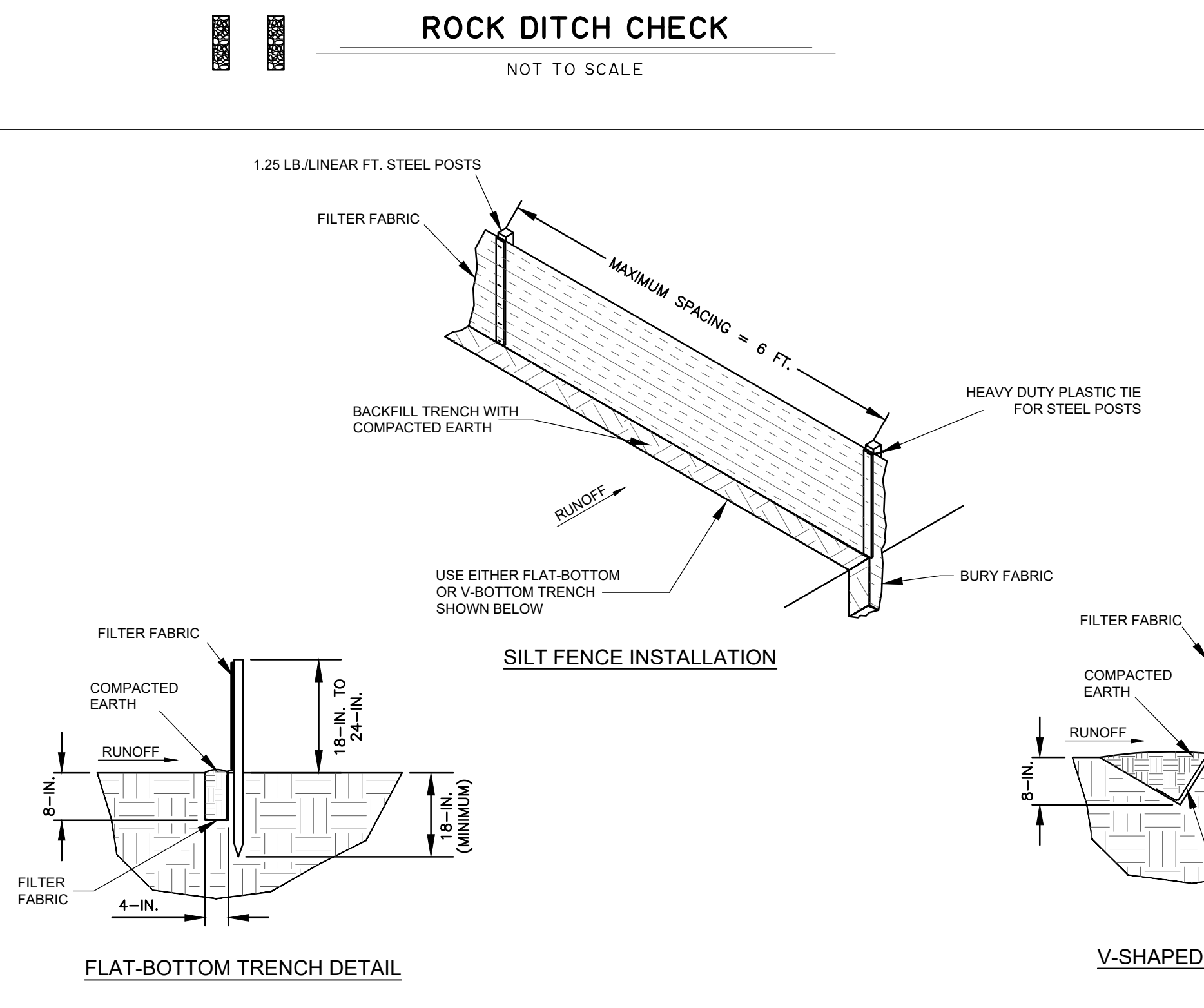
JOB NO: J-25312.0015
DATE: 03/29/23
DRAWN: CJC
DESIGNED: JJC
REVIEWED: HAC
APPROVED: NBL
SCALE: AS NOTED

EC2.1

PLAN SET - FOR REVIEW PURPOSES ONLY



- ROCK DITCH CHECK - GENERAL NOTES**
- ROCK DITCH CHECKS SHOULD NOT BE PLACED IN WATERS OF THE STATE OR USGS BLUE-LINE STREAMS (UNLESS APPROVED BY FEDERAL AUTHORITIES).
 - ROCK DITCH CHECKS SHOULD BE INSTALLED IN STEEPLY SLOPED CHANNELS WHERE ADEQUATE VEGETATION CANNOT ESTABLISHED. THIS BMP MEASURE SHOULD ONLY BE USED IN SMALL OPEN CHANNELS.
 - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK DITCH CHECK IS TO BE PLACED.
 - THE BODY OF THE ROCK DITCH CHECK SHALL BE COMPOSED OF 12-INCH D50 RIPRAP. THE UPSTREAM FACE MAY BE COMPOSED OF 1-INCH D50 WASHED STONE.
 - ROCK DITCH CHECKS SHOULD NOT EXCEED A HEIGHT OF 2- FEET AT THE CENTERLINE OF THE CHANNEL.
 - ROCK DITCH CHECKS SHOULD HAVE A MINIMUM TOP FLOW LENGTH OF 2- FEET.
 - RIPRAP SHOULD BE PLACED OVER CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK.
 - THE RIPRAP SHOULD BE PLACED BY HAND OR MECHANICAL PLACEMENT (NO DUMPING OF ROCK TO FORM DAM) TO ACHIEVE COMPLETE COVERAGE OF THE CHANNEL. DOING SO WILL ALSO ENSURE THAT THE CENTER OF THE CHECK IS LOWER THAN THE EDGES.
 - THE MAXIMUM SPACING BETWEEN THE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM CHECK.
- ROCK DITCH CHECK - INSPECTION & MAINTENANCE**
- THE KEY TO FUNCTIONAL ROCK DITCH CHECK IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
 - REGULAR INSPECTIONS OF ROCK DITCH CHECKS SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
 - ATTENTION TO SEDIMENT ACCUMULATIONS IN FRONT OF THE ROCK DITCH CHECK IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROCK DITCH CHECK.
 - REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
 - INSPECT ROCK DITCH CHECKS' EDGES FOR EROSION AND EVIDENCE OF RUNOFF BYPASSING THE INSTALLED CHECK. IF EVIDENT REPAIR PROMPTLY AS NECESSARY TO PREVENT EROSION AND BYPASSING.
 - IN THE CASE OF GRASS-LINED DITCHES, CHANNELS, AND SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE UNLESS THE SLOPE OF THE SWALE IS GREATER THAN 4%.
 - AFTER CONSTRUCTION IS COMPLETED AND FINAL STABILIZATION IS REACHED, THE ENTIRETY OF THE ROCK DITCH CHECK SHOULD BE REMOVED IF VEGETATION WILL BE USED FOR PERMANENT EROSION CONTROL MEASURES. THE AREA BENEATH THE REMOVED ROCK DITCH CHECK MUST BE ADDRESSED WITH PERMANENT STABILIZATION MEASURES.



WHEN AND WHERE TO USE IT:
SILT FENCE IS APPLICABLE IN AREAS:

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100- FEET. WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO FENCE LINE) IS 2H:1V. THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS:
STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4- FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY. THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS:
BE COMPOSED OF MINIMUM 16 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

GEOTEXTILE FILTER FABRIC:
FILTER FABRIC IS COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES.
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 DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES.
CUT TO A MINIMUM WIDTH OF 36 INCHES.

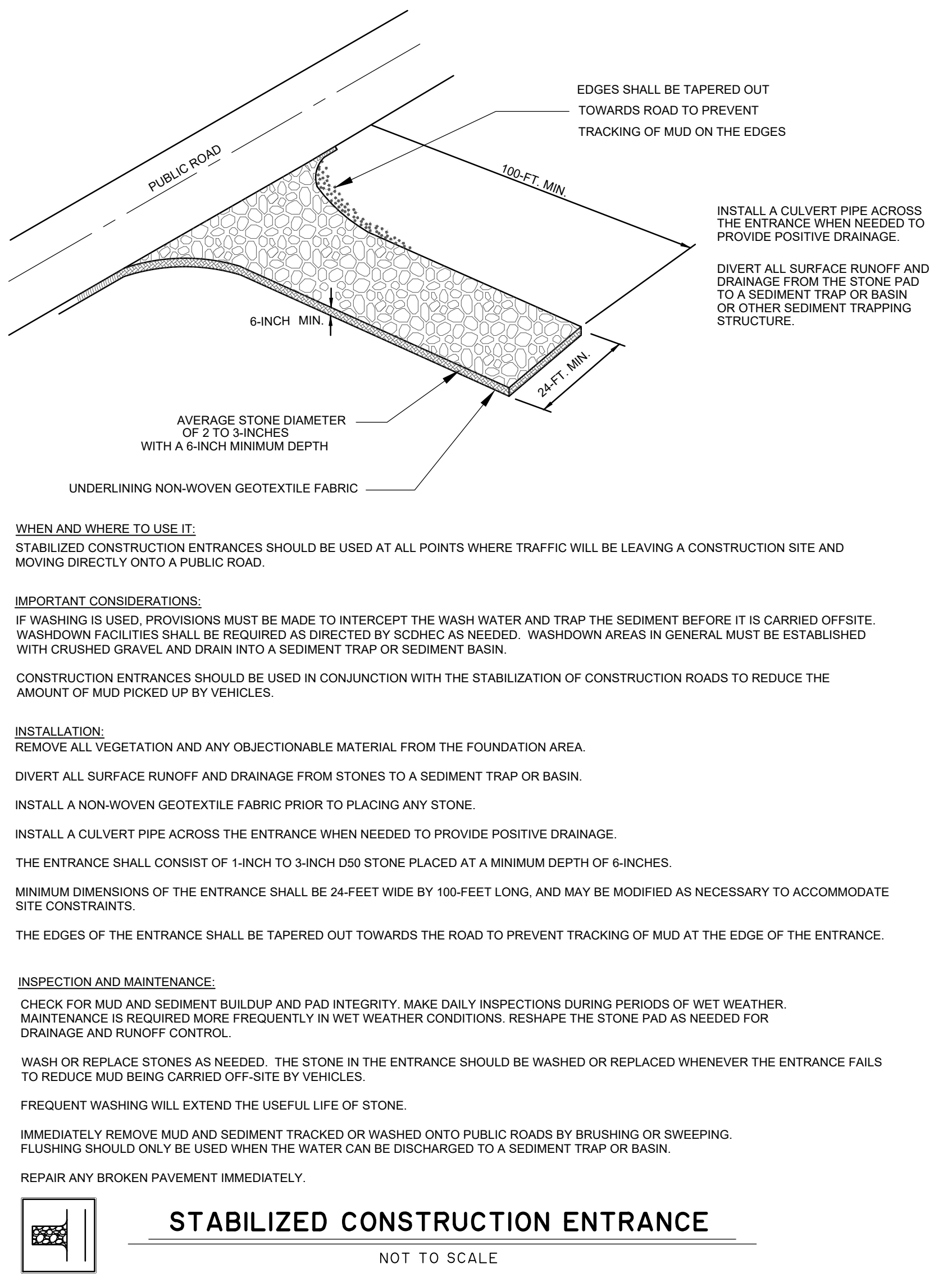
USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

INSTALLATION:
EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP. INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 2- INCHES ABOVE THE FABRIC, WITH NO MORE THAN 3- FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6- FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG. SPACE A MAXIMUM OF 6-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN CALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE GROUND MAY BE GREATER THAN 24-INCHES. IN TIDAL AREAS, EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4-, 5-, OR 6- FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPs) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.

SILT FENCE

NOT TO SCALE



DUST CONTROL ON DISTURBED AREAS

DEFINITION
Controlling surface and air movement of dust on land-disturbing activities.

PURPOSE

- Prevent the movement of dust from exposed soil surfaces.
- Prevent the movement of airborne substances that may be harmful to health.

INSTALLATION

- Apply according to approved plan, if shown.
- Mulch disturbed areas and tackify with resins such as asphalt, Curasol or Terratack according to manufacturer's recommendations.
- Stabilize disturbed areas with temporary or permanent vegetation.
- Irrigate disturbed areas until surface is wet.
- Cover surfaces with crushed stone or gravel.

Table 1. Spray-On Adhesive Application Requirements

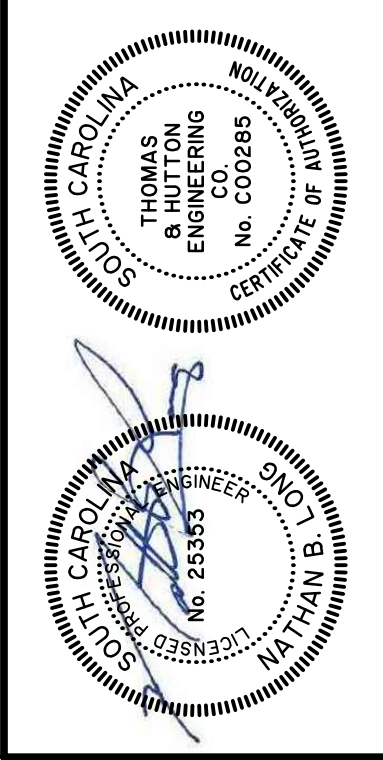
Adhesive	Water Dilution	Nozzle Type	Application (Gal./Acre)
Anionic asphalt emulsion	7:1*	Coarse spray	1,200
Latex emulsion	12.5:1 *	Fine spray	235
Resin-in-water emulsion	4:1*	Fine spray	300

*Use manufacturer's recommendations when available.

DUST CONTROL MEASURES

NOT TO SCALE

DC



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

UNIVERSITY INVESTMENTS, LLC
BLUFFTON, SOUTH CAROLINA

PARCELS 12A, 12B, & 12C

ES & PC DETAILS

JOB NO: J-25312.0015
DATE: 03/29/23
DRAWN: CGC
DESIGNED: JDF
REVIEWED: HAC
APPROVED: NBL
SCALE: 1" = 1'

EC5.1