




GRAPHIC LEGEND:	
	SOILS BOUNDARY
	
	COOSAW LOAMY FINE SAND

TBR: TO BE REMOVED

P	PINE
LA	LAUREL OAK
WO	WATER OAK
MAP	RED MAPLE
BG	BLACK GUM
G	SWEET GUM

LOD = 1.50 ACRES (65,270 AF)

1. REFERENCE TO GENERAL NOTES: SHEET C-0.1
2. EXISTING ZONING FOR PARCEL: PD
PLAN TO BE CONFORMED WITH PLANNING DEPARTMENT
(LOT LINES DEPICTED AS SHOWN IN BOOK OF MAPS #145, PAGE 105,
PD - PLANNED UNIT DEVELOPMENT
3. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011). STATE PLANE
COORDINATE SYSTEM OF SOUTH CAROLINA ZONE. THE VERTICAL REFERENCE FRAME IS NORTH
AMERICAN DATUM OF 1983(2011). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE
A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM,
NGS MONUMENT PD C08283 WAS CHECKED TO CONFIRM THE ACCURACY OF THE OPUS
SOLUTION REPORTS.
4. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A FLOODPLAIN AREA ZONE "C" AREA OF MINIMAL
FLOODING. COMMUNITY PLANNED NUMBER: 450205.0005.D

	COSSAW LOWMY FINE SAND (CS)
SLOPE	0% -2%
DEPTH TO RESTRICTIVE FEATURE	MORE THAN 80 INCHES
NATURAL DRAINAGE CLASS	Moderately Well Drained
RUNOFF CLASS	LOW
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (Ksat)	MODERATELY HIGH TO HIGH (0.57 TO 1.98 in/d)
DEPTH TO WATER TABLE	2" - 36"
AVAILABLE WATER STORAGE IN PROFILE	MODERATE (ABOUT 7.0%)
HYDROLOGIC SOIL GROUP	A

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY

ALTA/ASCM LAND TITLE SURVEY OF BUCKWALTER COMMERCIAL, BEAUFORT COUNTY
SOUTH CAROLINA.
DATE: 2/18/16
BY: TRENTON D. TURK
S.C.R.L.S. NO.: 11079

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL "SOUTH CAROLINA 811" PRIOR TO CONSTRUCTION FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION ON DRAWING FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTHS.

8. COORDINATE ALL UTILITY REMOVAL, RELOCATION, & ABANDONMENT WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION.

[illegible]

Call before you dig.

It's fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.


PROJECT No.:	NCR16204
DRAWN BY:	BJ
CHECKED BY:	MA
DATE:	12/05/1
CAD I.D.:	1" = 30

PROJECT:

FOR

PARCEL 7A
LLC/ZINN
ASSET MGMT

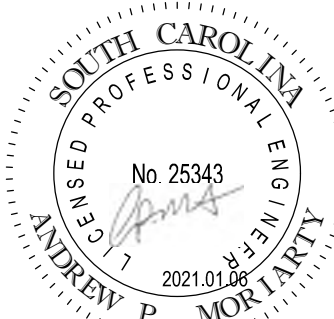
BUCKWALTER TOWNE BLVD
BLUFFTON, SC 29910

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE

130
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:

C-1.0

ORG. DATE - 12/05/2016

