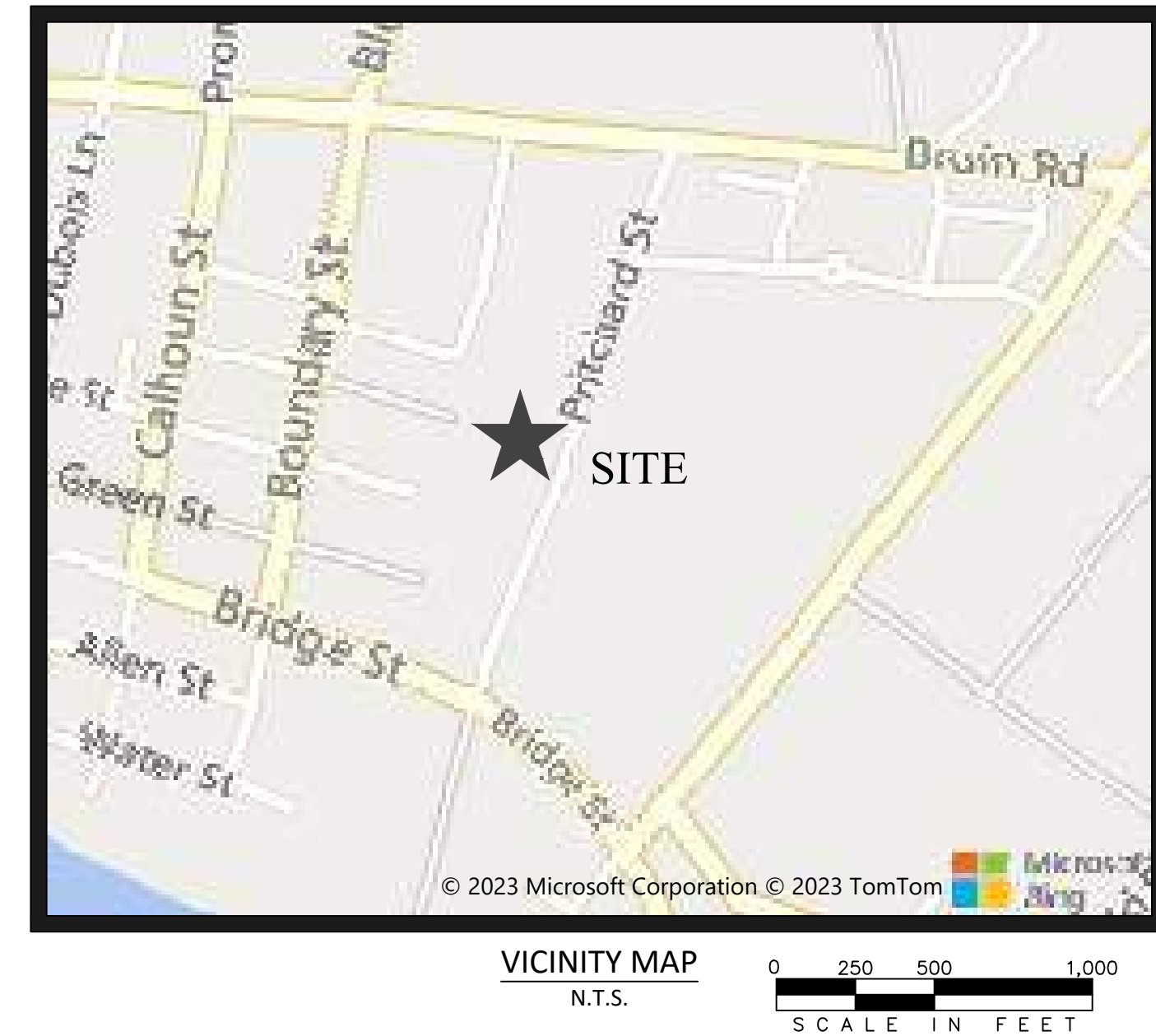


[illegible]

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 SCRI100000.

58 PRITCHARD STREET
BLUFFTON, SC 29910

PARCEL R610 039 00A 0348 0000
USE: SINGLE FAMILY RESIDENTIAL

TOWN OF BLUFFTON, SC
SURVEY DATUM: NAVD88

Sheet List Table	
Sheet No.	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	SWPP PLAN
5	SITE IMPROVEMENTS PLAN
6	GRADING & DRAINAGE PLAN
7	UTILITY PLAN
8	BJWSA DETAILS
9	LANDSCAPE PLAN

PREPARED FOR

SHIFTING TIDES, LLC
25 PRITCHARD STREET
BLUFFTON, SC 29910

ATTACHMENT 5

LEGEND & SYMBOLS:

TREE	SIZES ARE INCHES IN DIAMETER
SPOT ELEVATION	
CONTOUR	
1/2" IRON PIN FOUND	
1/2" IRON PIN SET	
TEMPORARY BENCH MARK	
FINISHED FLOOR ELEVATION	
LIVE OAK	
LAUREL OAK	
MAGNOLIA	
GUM	
HICKORY	
PALM	
WATER OAK	
SEWER LATERAL	
VALVE BOX	
FIRE HYDRANT	

SURVEYORS NOTES:

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIED TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT 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 HEREATER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
- 3) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
- 4) HORIZONTAL DATUM IS LOCAL.
- 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 NO-HD ZONE, SETBACKS CHANGE, DEPENDING ON DWELLING CLASSIFICATION & SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY
- 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.

REFERENCE PLAT

- 1) A TREE AND TOPOGRAPHIC SURVEY ON PARCEL 348, PRITCHARD STREET,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 8/20/18
RECORDED IN BOOK 150, PAGE 62, DATED 10/19/18
ROD. BEAUFORT COUNTY, SC
BY: WILLIAM J. SMITH S.C.R.L.S. # 26960

PROPERTY AREA = 0.22 Ac. 9,432 Sq. Ft.
ADDRESS: 58 PRITCHARD STREET
DISTRICT: 610 , MAP: 39A , PARCEL: 348

THIS PROPERTY LIES IN F.E.M.A. ZONE X ; AE
BASE FLOOD ELEVATION = N/A ; 9.0'
COMMUNITY NO. 450250, PANEL 0426G, DATED: 3/23/21

GENERAL NOTES:

1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE OWNER 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 WILL BE NOTIFIED AT LEAST SEVEN DAYS IN ADVANCE, DURING REGULAR BUSINESS HOURS (8:00 AM - 5:00 PM), BY TELEPHONE OR MAIL, 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 SPECIFICATIONS FOR MATERIALS, 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 THE SOLE RESPONSIBILITY OF THE USER. 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 DISTURBANCE OF THE GROUND.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND.
10. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE UTILITIES PRIOR TO ANY/O DURING CONSTRUCTION.
11. UTILITIES 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 SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE OWNER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN.
14. NO EXTRA PAYMENT WILL BE MADE 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.
15. AFTER THE SIDE STREETS AND SUBURBS DEVELOPMENT HAS BEEN COMPLETED, THERE SHALL BE NO LIMITS TO THE DEPTH OF EXCAVATIONS THAT MAY BE REQUIRED TO BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
16. UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE REMOVED FROM THE PROJECT AREA.
17. 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 PART OF THE PROJECT TO MAINTAIN THE DESIGN INTENT OF THE STRUCTURE.
18. ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDITIOUS MANNER AT THE CONTRACTOR'S EXPENSE.

SCDHEC STANDARD NOTES:

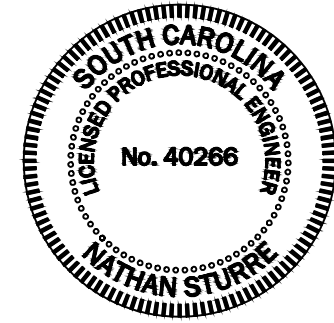
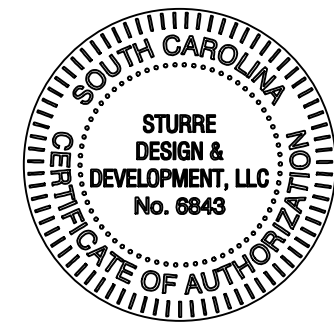
1. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES AS MAY BE REQUIRED, TO PREVENT EROSION AND MINIMIZE TURBIDITY. ALL EROSION CONTROL DEVICES WILL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL COVER & TEMPORARY SEEDING AT THE END OF THE DAY ARE REQUIRED. IF THE WATER IS CONTAMINATED, THE WATER WILL BE COLLECTED AND 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 CONSTRUCTION ACTIVITIES THAT ARE NOT TO BE MAINTAINED FOR MORE THAN 14 IN CASE MORE THAN 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED BELOW:
 - A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN AND DRY CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - B. WHERE STABILIZATION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBANCE MEASURES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. THE CONTRACTOR SHALL TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD INTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL MAINTAIN THE PAVED ROADWAY FREE FROM PAVEMENT SOIL, FROM PAVED SURFACES TO THE ADJACENT OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETED.
4. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEEDBACKS FOR INFRASTRUCTURE AS WELL AS FOR THE EROSION CONTROL OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETED.
5. IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE LOADED TO STORM-WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM DRAINAGE.
6. ALL SEDIMENT & EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY CALENDAR WEEK, IF THE INSPECTOR HAS ANY INFORMATION THAT THE DEVICES ARE NOT MAINTAINED, REMOVED, OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
7. IF THE INSPECTOR HAS ANY INFORMATION THAT THE DEVICES ARE NOT MAINTAINED WHERE LAND DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS, MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
8. MINIMIZE POLLUTANTS FROM WASHOUT OF CONCRETE, WASHING, WHEEL WASH WATER, & OTHER WASH WATER. WASH WATER SHOULD BE TREATED IN A SEDIMENT BASIN OR NATURAL TREATMENT THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
9. MINIMIZE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES & EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP'S (SEDIMENT BASIN, FILTER BAG, ETC.) TO WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MAINTAINED BY AN APPROPRIATE CONTROL DEVICE FROM FUEL OILS & GREASE, PAINT, STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS & OTHER CONSTRUCTION MATERIALS.
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE.
 - FUEL OILS & SOLVENT USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE.
10. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE PER WEEK. IF NECESSARY, ADDITIONAL INSPECTIONS WILL BE CONDUCTED IF REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
11. IF EXISTING BMP'S NEED TO BE MODIFIED OR IF ADDITIONAL BMP'S ARE NECESSARY, THEY MUST BE COMPLETED BEFORE NEXT STORM EVENT UNLESS PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IMPROVES THE QUALITY OF THE WATER, THE QUALITY OF THE WATER BMP'S MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
12. TEMPORARY DIVERSION BERM(S) AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO APPROPRIATE TRAILS OR STABLE OUTLETS.
13. ALL EXISTING WETLANDS ARE INCLUDED IN THE 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 BUFFER IS REQUIRED PER THE PERMITS. THE BUFFER SHALL BE 10 FEET WIDE AND 10 FEET-DEEP. THE BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WQS.
14. IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE COMPLETED PRIOR TO THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL BMP'S. BMP'S WILL REQUIRE A MODIFICATION TO THE PERMIT.
15. WHERE PROTECTION SHALL BE PROVIDED:
 - ALL EXISTING AND NEW DRAINAGE INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
16. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES

PROJECT DATA:

1. TAX MAP & PARCEL NUMBERS:
2. SITE ADDRESS:
3. ACREAGE OF PROPERTY:
4. ACREAGE OF DISTURBANCE:
5. OWNER/DEVELOPER:

6. ZONING:
7. EXISTING LAND USE:
8. PROPOSED LAND USE:
9. RECEIVING STREAM:
10. ULTIMATE STREAM:

TMS R610 039 00A 0348 0000
58 PRITCHARD STREET, BLUFFTON, SC 29910
0.22 ACRES
0.18 ACRES
SHIFTING TIDES, LLC
25 PRITCHARD STREET
BLUFFTON, SC 29910
NGHD (NEIGHBORHOOD GENERAL—HISTORIC DISTRICT)
UNDEVELOPED
SINGLE FAMILY RESIDENTIAL
HEYWARD COVE
MAY RIVER



PREPARED FOR:

SHIFTING TIDES, LLC

PROJECT:

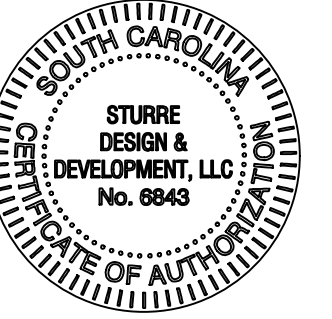
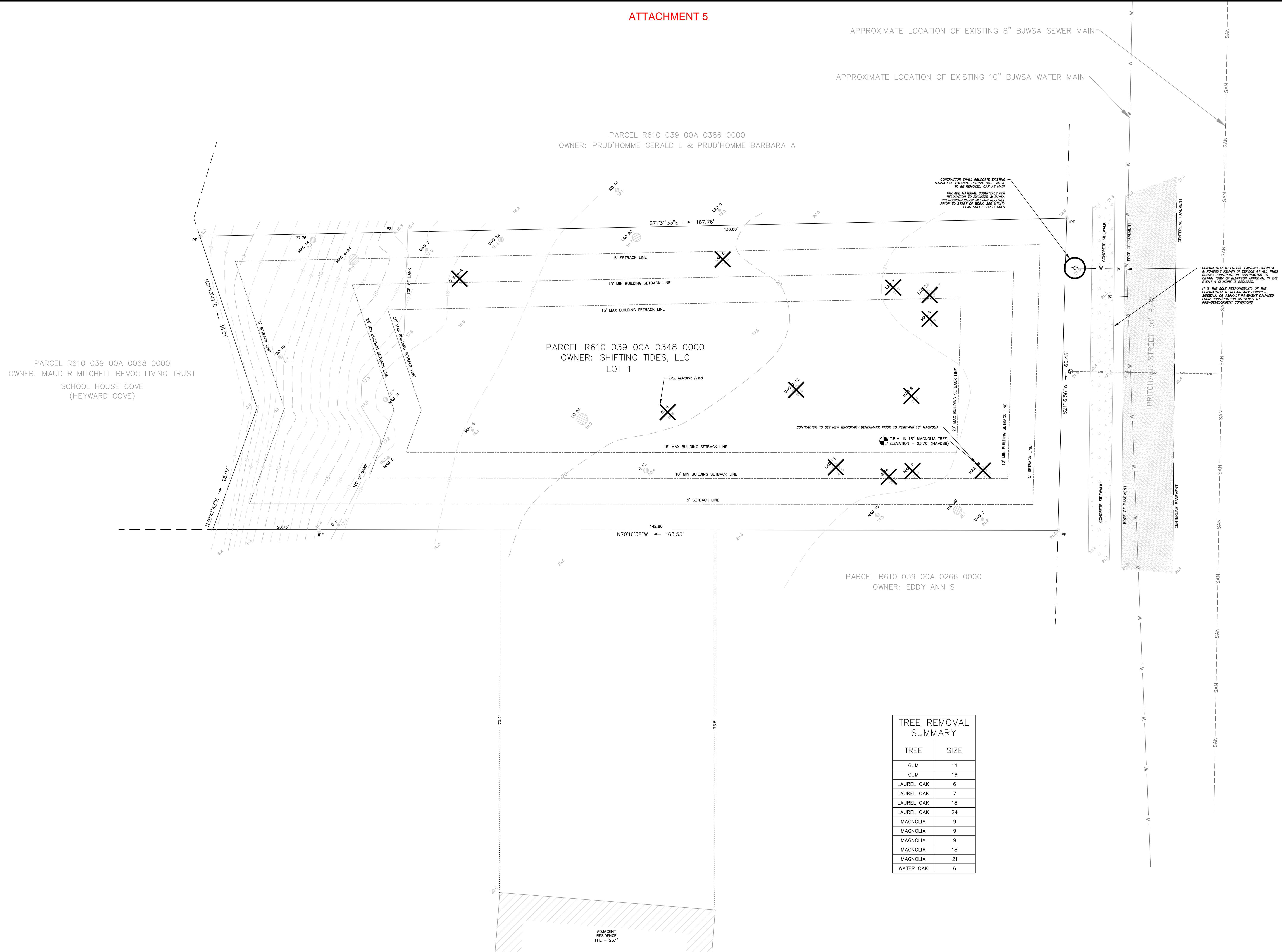
58 PRITCHARD STREET
BLUFFTON, SC 29910

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GENERAL NOTES & LEGEND

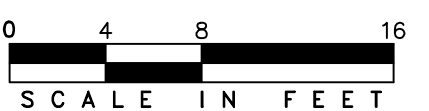
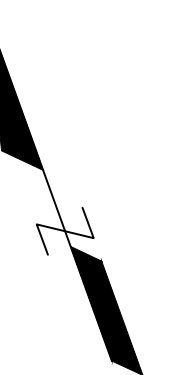
SHEET NO.

ATTACHMENT 5



PREPARED FOR:
SHIFTING TIDES, LLC

PROJECT:
58 PRITCHARD STREET
BLUFFTON, SC 29910



PLAN

HORIZONTAL SCALE 1" = 8'



EY #	DATE	DESCRIPTION
DATE	04/27/2023	

SHEET NAME

EXISTING CONDITIONS & DEMOLITION PLAN

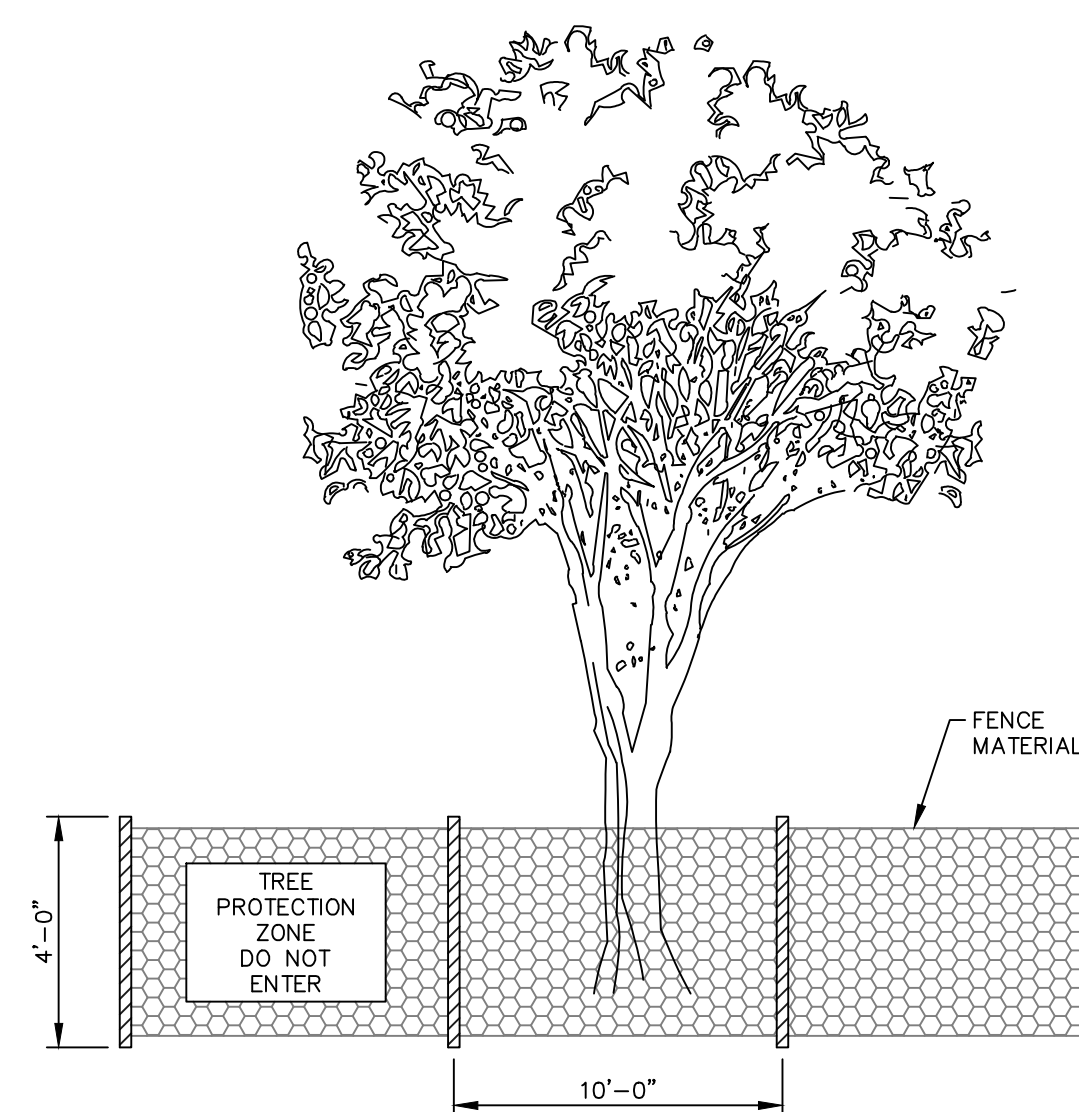
SHEET NO.

PARCEL R610 039 00A 0386 0000
OWNER: PRUD'HOMME GERALD L & PRUD'HOMME BARBARA A

PARCEL R610 039 00A 0348 0000
OWNER: SHIFTING TIDES, LLC
LOT 1

APPROXIMATE LOCATION OF EXISTING 10" BJWSA WATER MAIN

FENCE LOCATION
— AT LIMITS OF CRITICAL ROOT ZONE —————→
OR LIMITS OF TREE CANOPY
OR AS SHOWN ON THIS SHEET



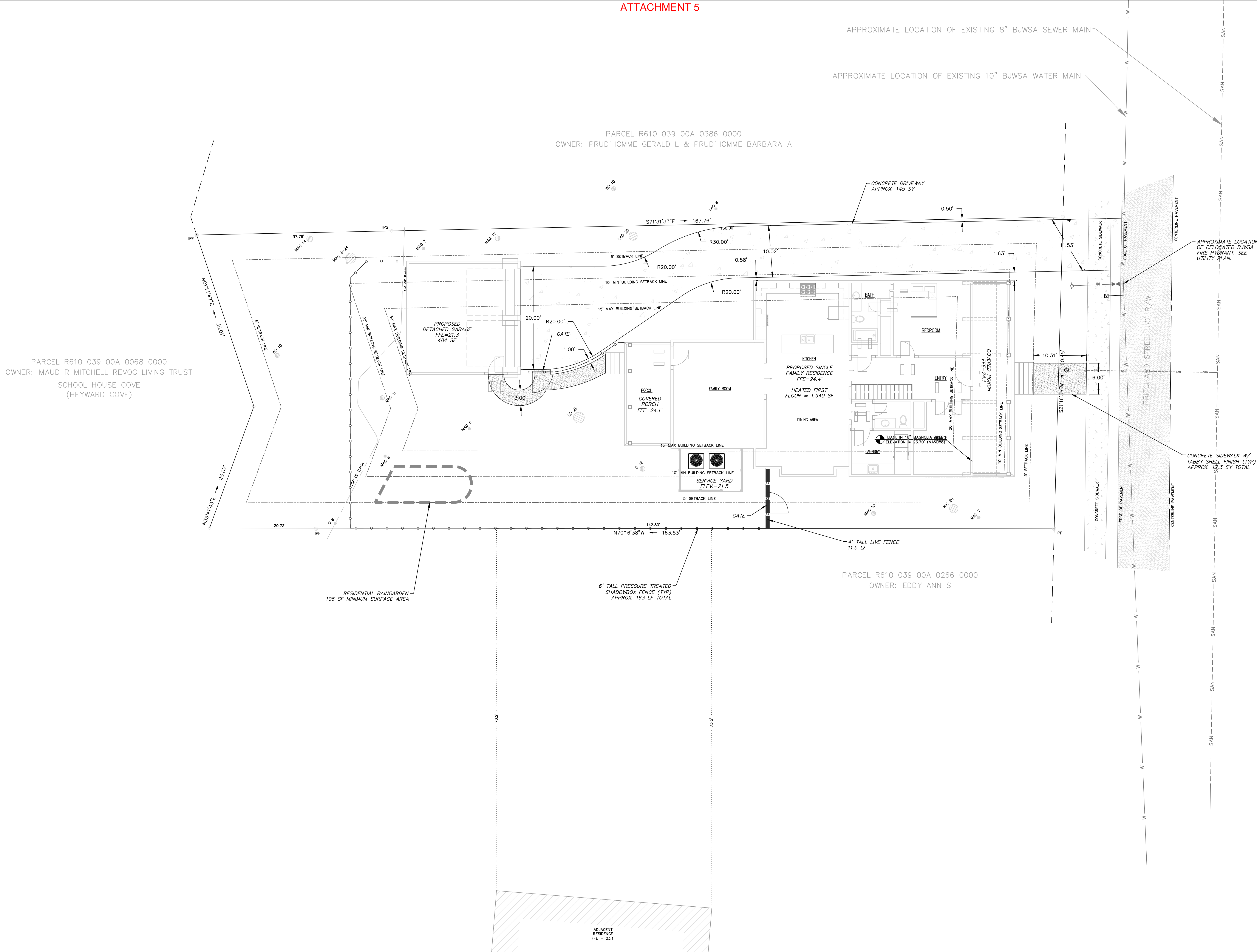
N.T.S.

TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING PURSUANT WITH TOWN OF BLUFFTON. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

ALL STANDARD DETAILS, NOTES AND INFORMATION CAN BE FOUND AT:
<https://scdhec.gov/bow/stormwater/best-management-practices-bmps/bmp-handbook>

ADJACENT
RESIDENCE
FFE = 23.1





ATTACHMENT 5

APPROXIMATE LOCATION OF EXISTING 8" BJWSA SEWER MAIN

APPROXIMATE LOCATION OF EXISTING 10" BJWSA WATER MAIN

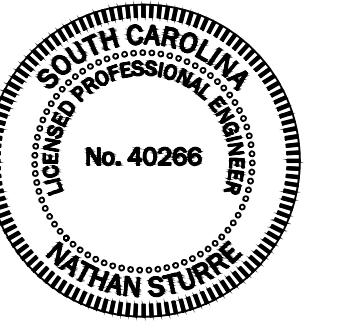
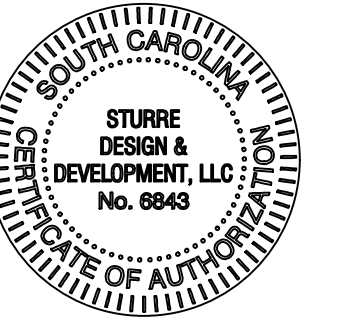
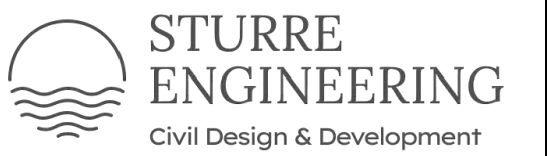
PARCEL R610 039 00A 0386 0000
OWNER: PRUD'HOMME GERALD L & PRUD'HOMME BARBARA A

PARCEL R610 039 00A 0068 0000
OWNER: MAUD R MITCHELL REVOC LIVING TRUST
SCHOOL HOUSE COVE
(HEYWARD COVE)

PARCEL R610 039 00A 0266 0000
OWNER: EDDY ANN S

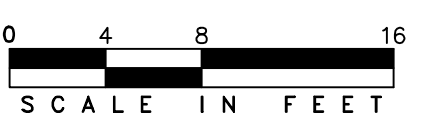
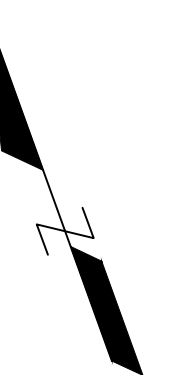
RESIDENTIAL RAINGARDEN
106 SF MINIMUM SURFACE AREA
TOB=18.3
BOT=17.8

ADJACENT
RESIDENCE
FFE = 23.1



PREPARED FOR:
SHIFTING TIDES, LLC

PROJECT:
58 PRITCHARD STREET
BLUFFTON, SC 29910

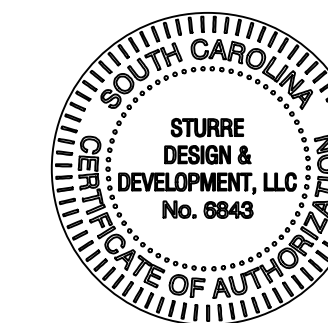
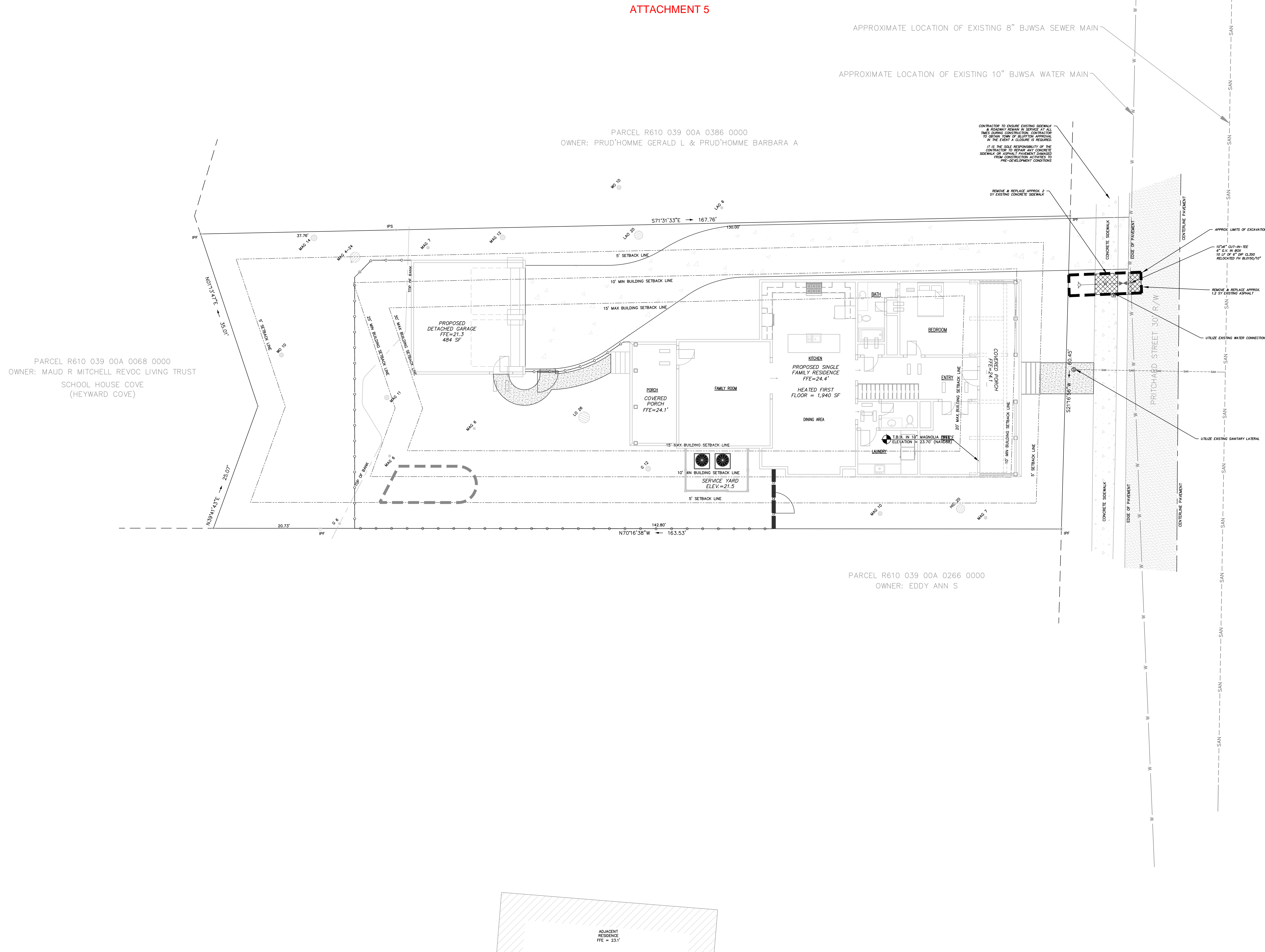


PLAN

HORIZONTAL SCALE 1" = 8'

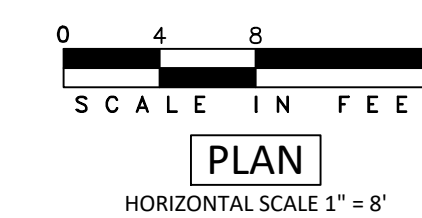
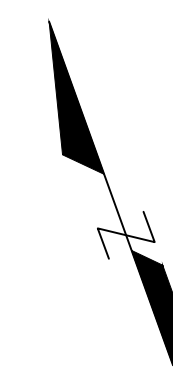
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ATTACHMENT 5

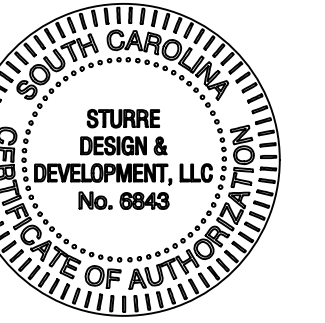
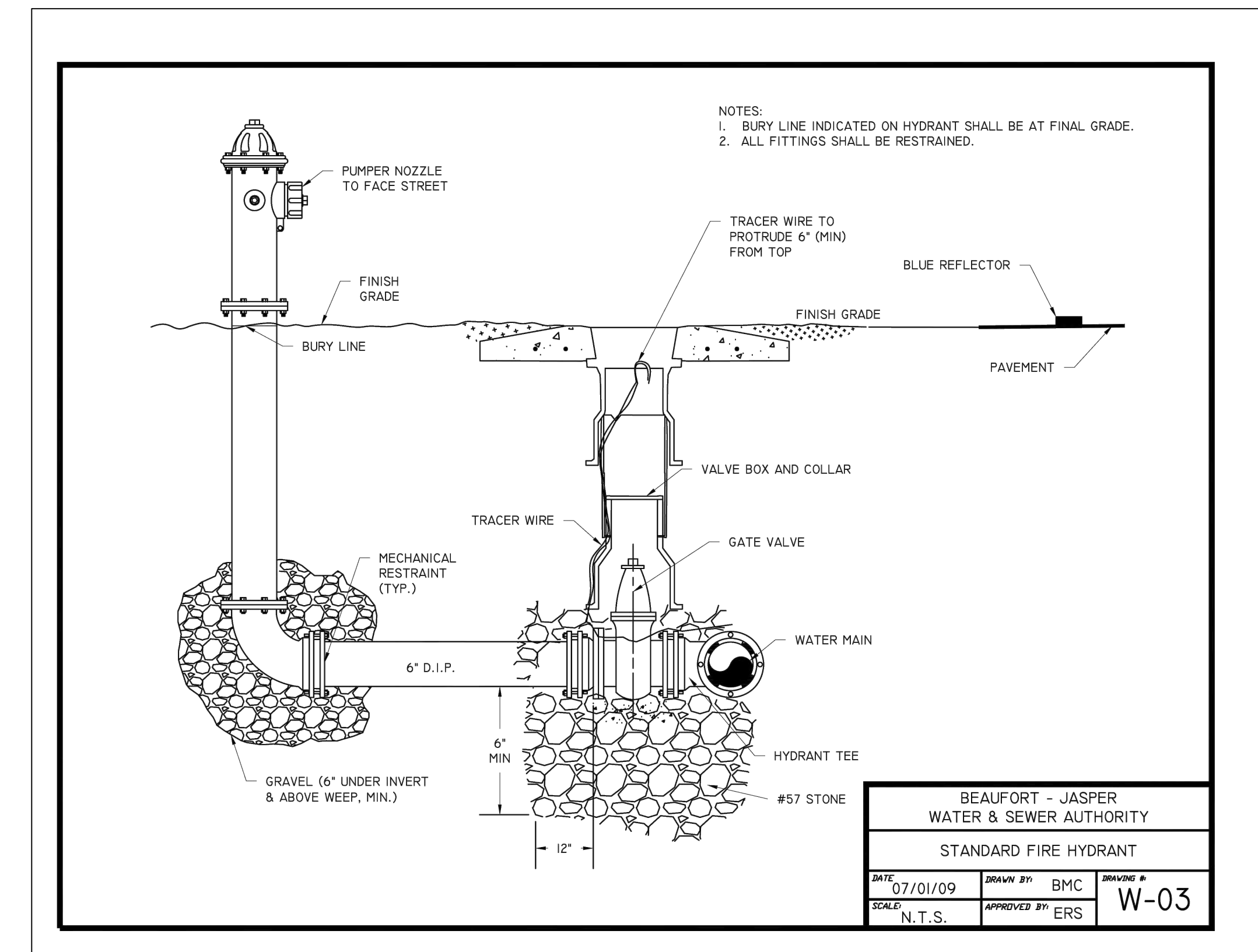


PREPARED FOR:
SHIFTING TIDES, LLC

PROJECT:
58 PRITCHARD STREET
BLUFFTON, SC 29910



REV #	DATE	DESCRIPTION
	DATE	04/27/20
SHEET NAME		
UTILITY PLAN		
SHEET NO.		



PREPARED FOR:
SHIFTING TIDES, LLC

PROJECT:
58 PRITCHARD STREET
BLUFFTON, SC 29910

[illegible]

