



PLAN REVIEW COMMENTS FOR DP-02-25-019581

ATTACHMENT 5

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
Buckwalter

Plan Type:	Development Plan	Apply Date:	02/04/2025
Plan Status:	Active	Plan Address:	335 Buckwalter Parkway BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 030 000 0712 0000
Plan Description:	A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan. STATUS: This application will be heard at the July 7, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 02/04/2025 Completed: 07/03/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	06/26/2025	Samantha Crotty	Revisions Required

Comments:

1. Provide and label proposed contours on the grading/drainage sheets.
2. Revise the compliance calculator to use type D soils.
3. Provide a BMP exhibit that highlights all of the proposed BMPs for the development. This should match the compliance calculator BMPs.
4. Only bioretention and pervious pavement are shown in the compliance calculator. Clarify how the development will attenuate up to the 100-year storm.

Planning Review - Principal	07/03/2025	Dan Frazier	Approved with Conditions
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Comments:

1. A total of 291 parking spaces are required for the proposed development and 288 parking spaces are provided. Required parking is calculated at 2.25 spaces per apartment unit and 3.5 spaces per 1,000 SF of Professional/Medical Office space (Buckwalter PUD, DSO 90/3 Modifications Section 5.2.1.1).
2. A shared access easement will be required between the Livewell Terrace parcel and the Lord of Life Lutheran Church parcel.
3. Per International Fire Code Section D105.1 and D105.2, for buildings with roof surfaces exceeding 30 feet, an aerial fire apparatus access road shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Provide locations adjacent to each building that meet this fire code requirement.
4. Provide typical dimensions for roads, sidewalk and standard/HC parking stalls.
5. Update project narrative with description of playground area.
6. Will construction of the apartment buildings be phased?

Beaufort Jasper Water and Sewer Review	07/03/2025	Matthew Michaels	Approved
Planning Commission Review	07/03/2025	Angie Castrillon	Approved
Planning Review - Address	07/03/2025	Diego Farias	Approved
Building Safety Review	06/26/2025	Marcus Noe	Approved

Fire Department Review

06/26/2025

Dan Wiltse

Approved

ATTACHMENT 5

Police Department Review

06/26/2025

Bill Bonhag

Approved

Transportation Department
Review

02/05/2025

Mark Maxwell

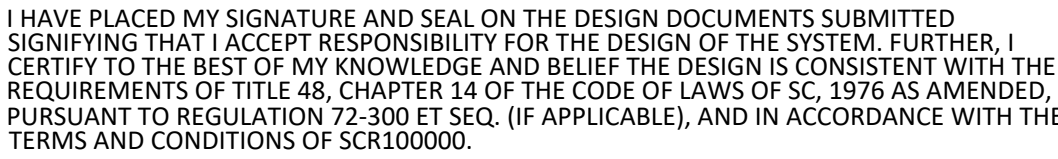
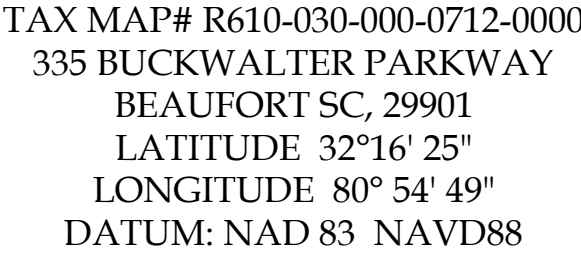
Approved

Comments:

No comments

Plan Review Case Notes:

The vicinity map shows the project location at the intersection of Buckwater Pkwy and Bluffton Pkwy. The map includes surrounding residential streets, a north arrow, and a scale bar. The project site is highlighted with a hatched area and labeled "SITE".



PREPARED BY:

Preliminary

01/31/2025 11:49:29 AM

CAROLINA ENGINEERING CONSULTANTS, INC.

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BEAUFORT, SC 29901**

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800 CONGRESS ST BEAUFORT, SC 29902

PHONE
(843)322-0553



APPROXIMATE LOCATION OF SITE

SCALE: 1"=3000'

[illegible]

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
PALMETTO UTILITY PROTECTION SERVICE

SEDIMENT & EROSION CONTROL NOTES:

IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

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 FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

—WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
—WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE CALENDAR EVERY WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

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, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

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.

THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72–300 ET SEQ. AND SCR100000.

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.

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.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H: 1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
—WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;

—WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
—FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
—SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/ OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

GENERAL SCDOT NOTES:

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603–1 THRU 603–8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD.

GENERAL:
PAVING, GRADING, & DRAINAGE NOTES:

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY COASTAL SURVEYING CO.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

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ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD.

GENERAL:
WATER, & SANITARY SEWER NOTES:

BJWSA CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.

WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

4"Ø SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 2.0%

6"Ø SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0%

METER(S) TO BE PURCHASED FROM, SIZED & INSTALLED BY BJWSA .

MAINTAIN A 5' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND STORM DRAINAGE LINES.

SURVEYOR:

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY COASTAL SURVEYING CO. 49 RIVERWALK BLVD. BUILDING 8, RIDGELAND SC 29936 (843) 815–3304 PLS# 11905

SYMBOL LEGEND:

AIR RELEASE VALVE

BENCHMARK

CATCH BASIN

CLEAN OUT

CURB INLET

DRAINAGE ARROW

DUAL SWEEP CLEANOUT

EXISTING MANHOLE

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING WATER VALVE

GUY WIRE

JUNCTION BOX

LIGHT POLE

MAILBOX

MATCHLINE TARGET

OUTFALL CONTROLL STRUCTURE

PIPELINE MARKER

PIPELINE VENT

PLUG

POST INDICATOR VALVE

POWER POLE

PROPOSED FIRE HYDRANT

PROPOSED MANHOLE

PROPOSED RPZ BACKFLOW PREVENTER

PROPOSED WATER METER

PROPOSED WATER VALVE

REDUCER

SEWER LATERAL

SEWER VALVE

SEWER VALVE MARKER

TRAFFIC RATED CLEAN OUT

TRANSFORMER

UTILITY POLE

WATER LATERAL

WATER MARKER

WATER VALVE MARKER

WELL

YARD INLET

TREE LEGEND

REMAIN

REMOVE

0 Lo 15

Lo 15

TREE IDENTIFICATION

ABBREVIATION	DESCRIPTION
CH	CHERRY
CR	CREPE MYRTLE
DW	DOGWOOD
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MP	MAPLE
PE	PECAN
PLM	PALM
PN	PINE
RO	RED OAK
UNK	UNKNOWN
WHO	WHITE OAK
WIL	WILLOW TREE
WO	WATER OAK

TREE PROTECTION & REMOVAL NOTES:

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
MH	MANHOLE
FM	FORCEMAIN
CI	CURB INLET
GI	GRATE INLET
YI	YARD INLET
LF	LINEAR FEET
FOPT	FIBER OPTIC
IRR	IRRIGATION
CL	CENTER LINE
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
R/W	RIGHT OF WAY
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
FG	FINISH GRADE
FFE	FINISHED FLOOR ELEVATION

LINE LEGEND:

EXISTING WATER LINE	— W — W — W —
EXISTING STORM DRAIN	— SD — SD — SD —
EXISTING SANITARY SEWER	— SS — SS — SS —
OVERHEAD POWER LINE	— OHP — OHP — OHP —
EXISTING GAS LINE	— GAS — GAS — GAS —
EXISTING FORCE MAIN	— FM — FM —
CHAINLINK FENCE	— X — X —
TREE CANOPY	— — — — —

TELECOMMUNICATIONS:

HARGRAY
RODNEY CANNON
843–815–1697
RODNEY.CANNON@HTC.HARGRAY.COM

WATER & SANITARY SEWER:

BJWSA
MATTHEW MICHAELS
843–987–9200
MATTHEW.MICHAELS@BJWSA.ORG

Preliminary

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PLAN REVISIONS		DATE
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LIVEWELL TERRACE
BUCKWALTER PARKWAY
BEAUFORT COUNTY, SC

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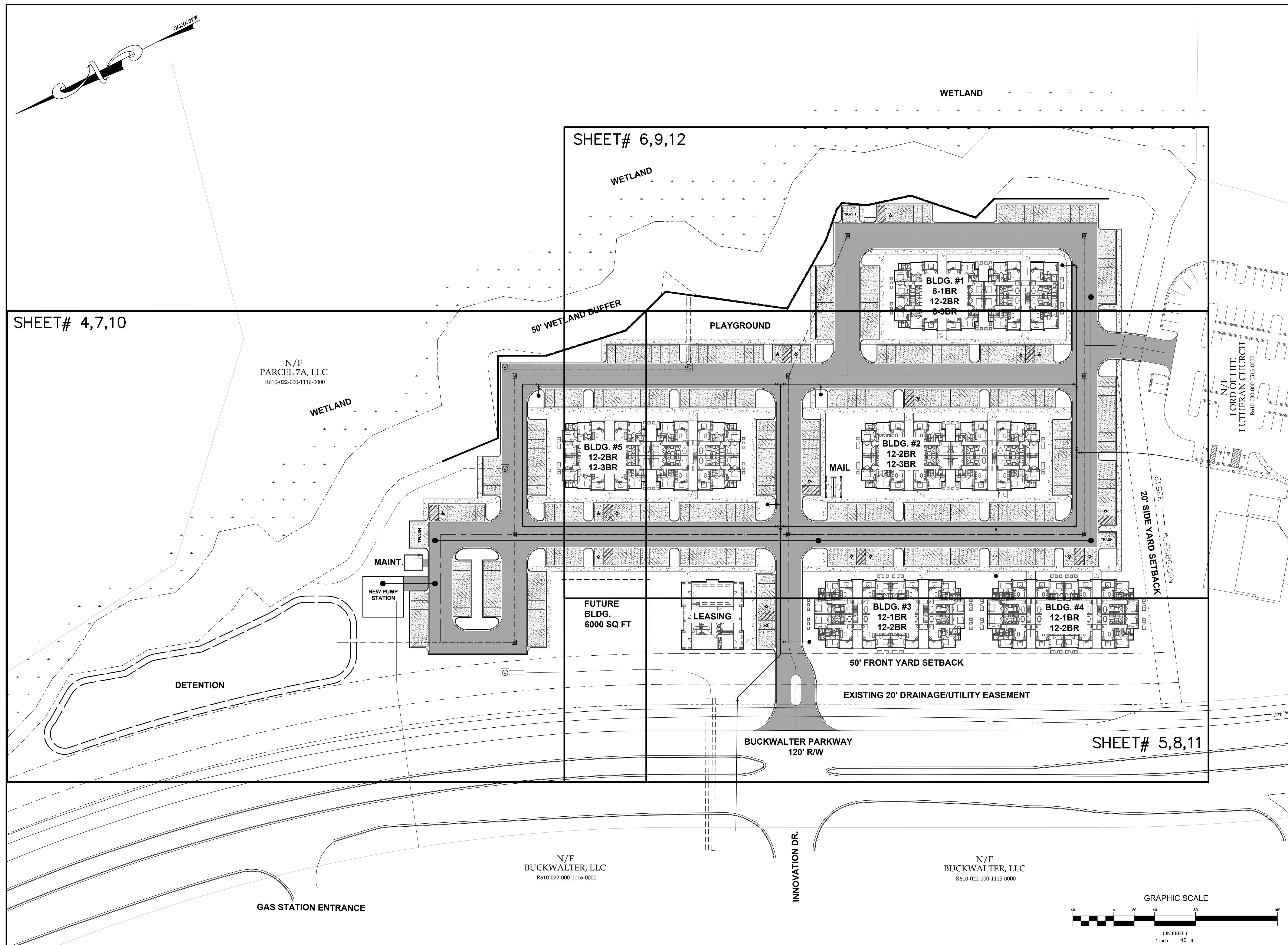
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PO BOX 294

BEAUFORT, SC 29901

PROJECT: 2567
DATE: 01/02/24
REVISED: 01/30/25
DRAWN BY: BJS
ENGINEER: JPA
H-DATUM: NAD 83
V-DATUM: NAVD 88
SCALE: NTS

GENERAL NOTES
& LEGEND



PLAN REVISIONS		
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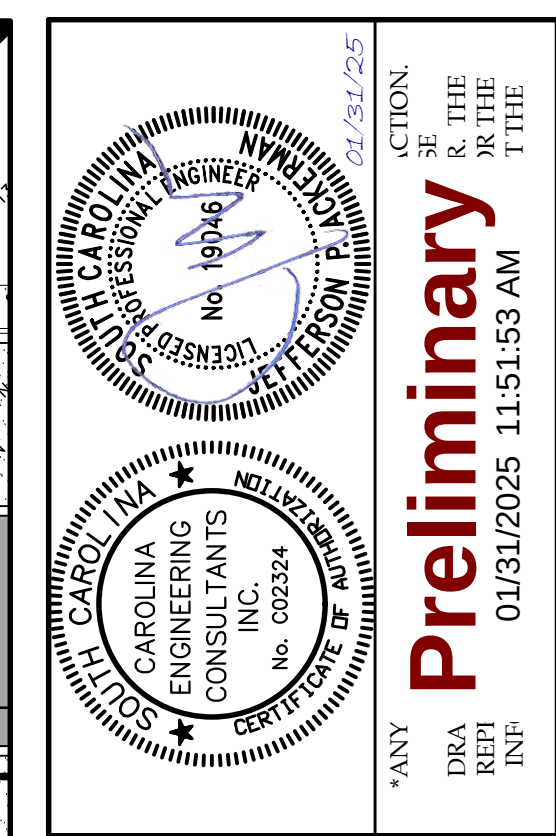
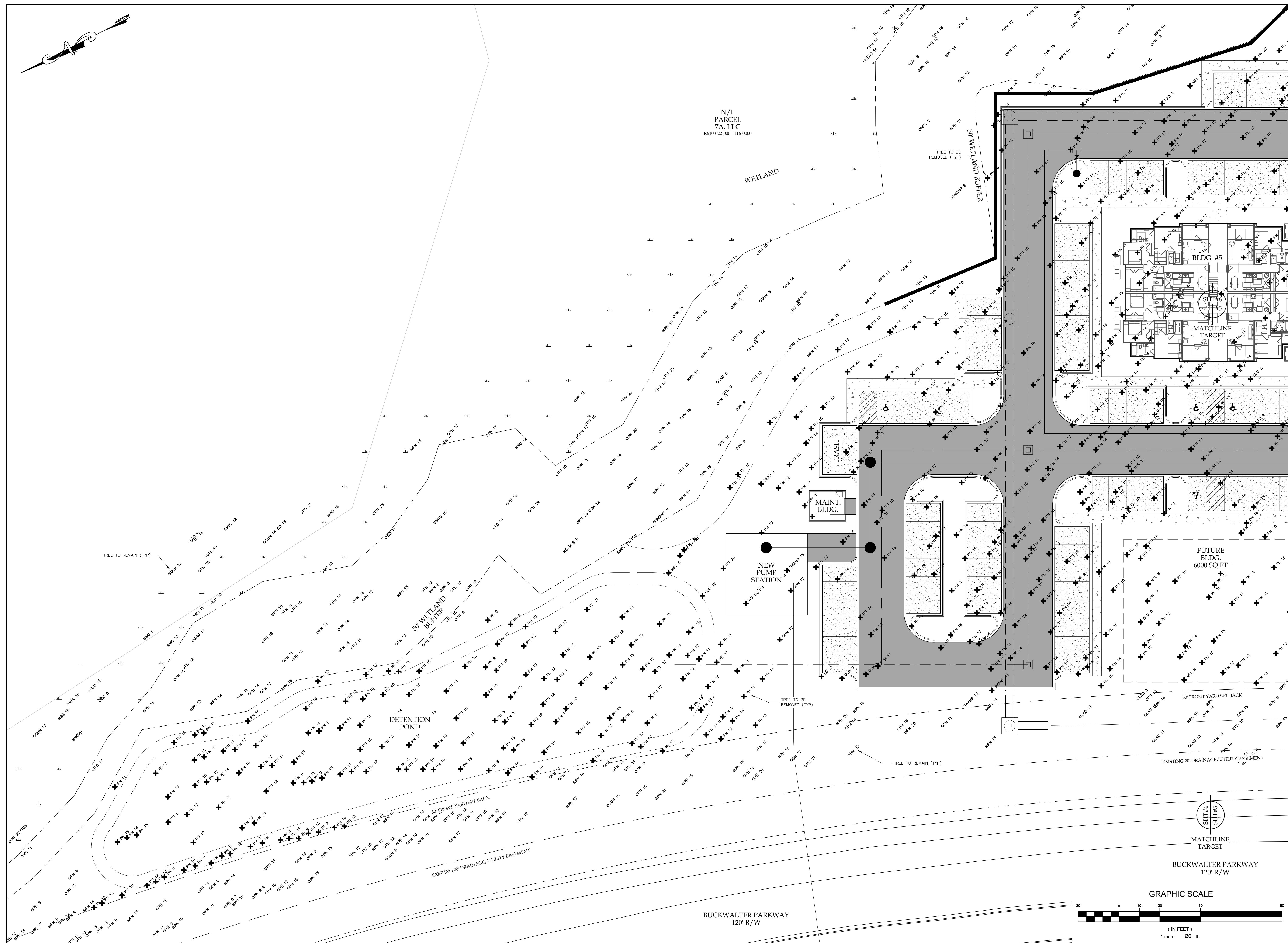
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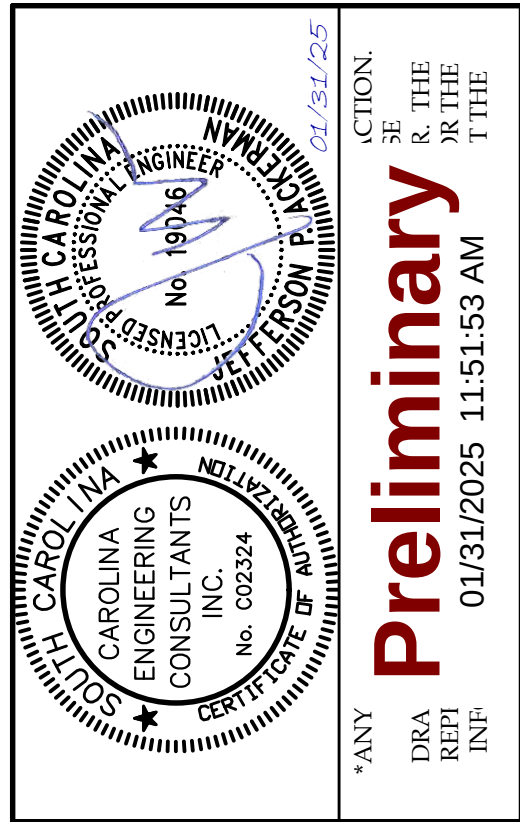
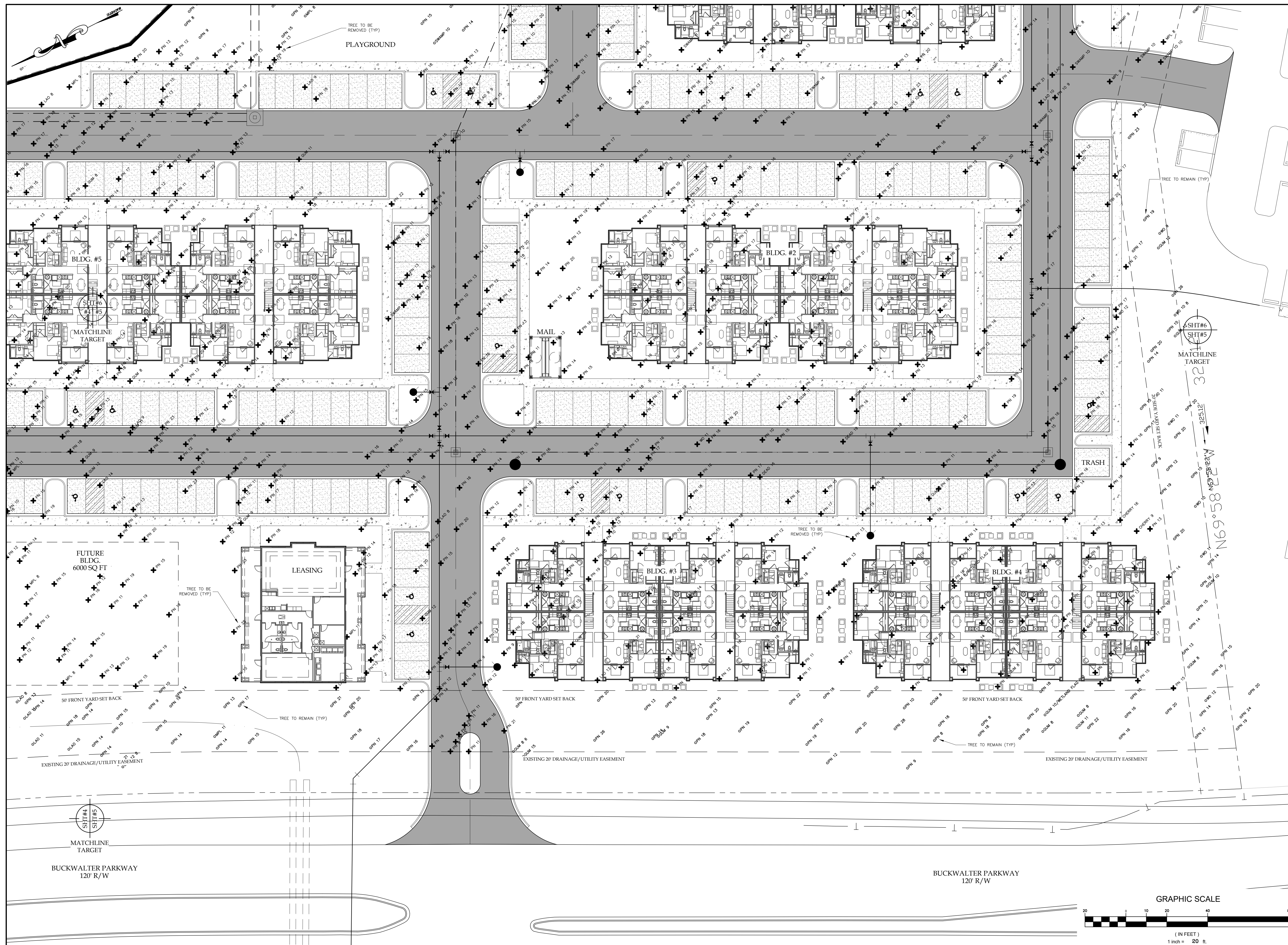
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**TREE REMOVAL &
PROTECTION PLAN**

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OF 12



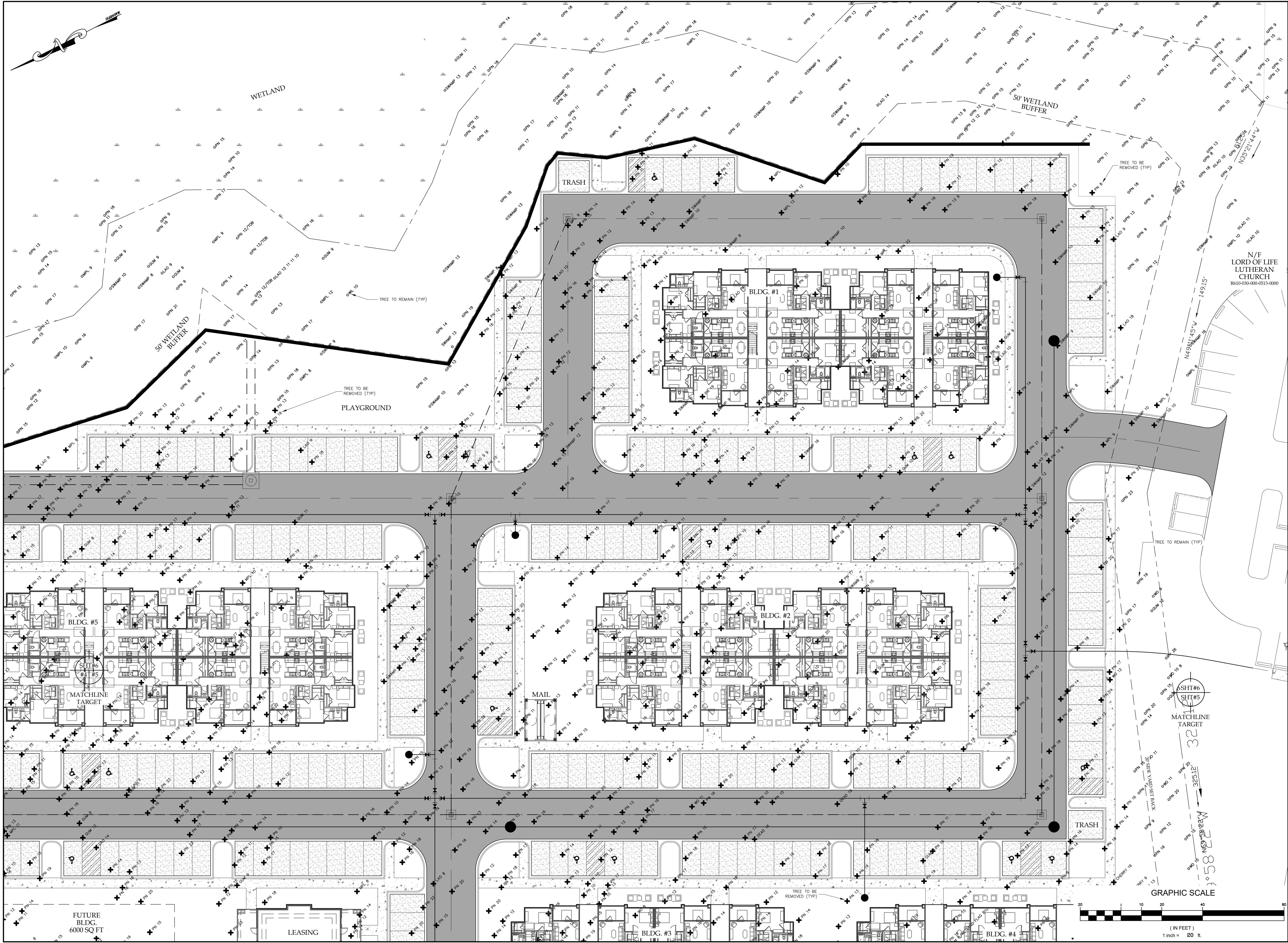
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TREE REMOVAL & PROTECTION PLAN



Preliminary
01/31/2025 11:51:53 AM

CAROLINA ENGINEERING CONSULTANTS, INC.
No. 003234
CERTIFICATE OF REGISTRATION

STATE OF SOUTH CAROLINA
ENGINEER
No. 19046
J. P. A. JR.
JPA

DATE: 01/31/25
BY: JPA
CHECKED: JPA
IN CHARGE: JPA

PLAN REVISIONS	
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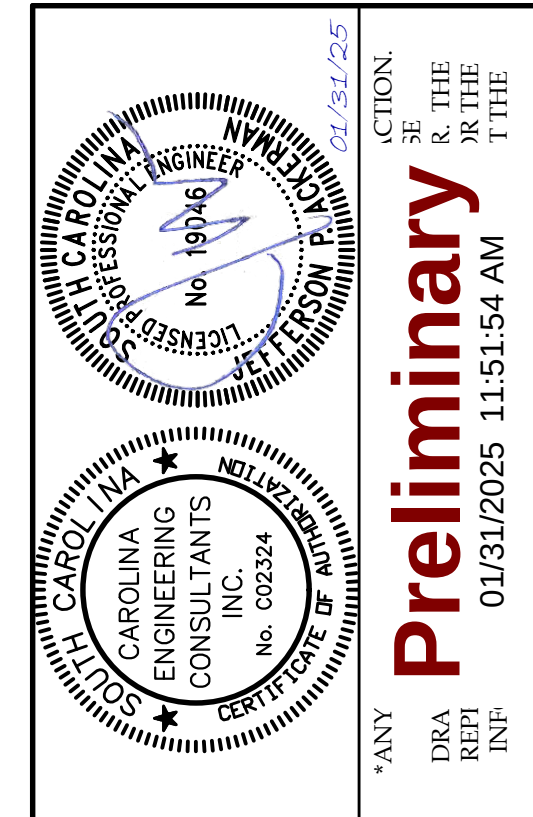
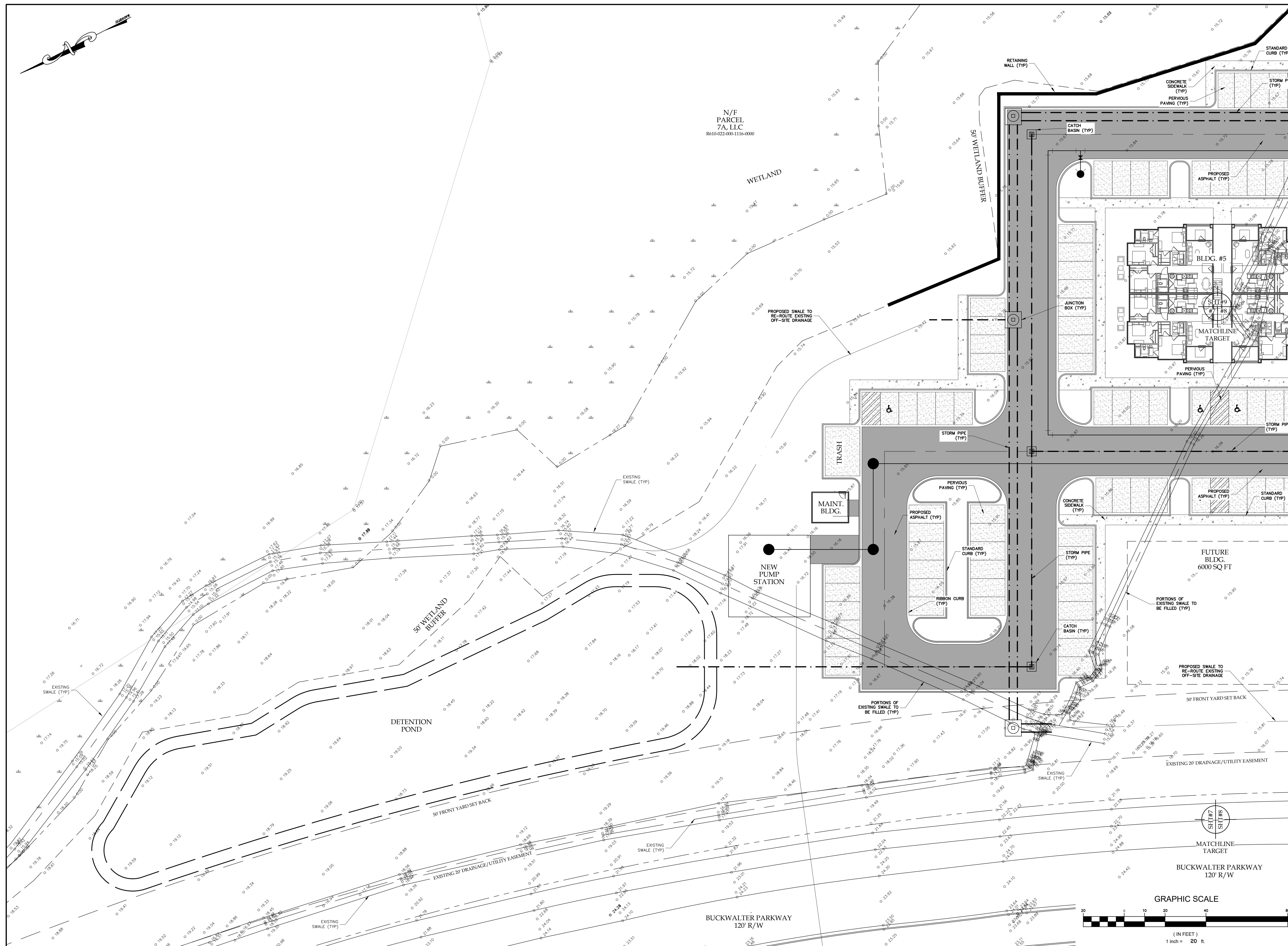
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TREE REMOVAL & PROTECTION PLAN

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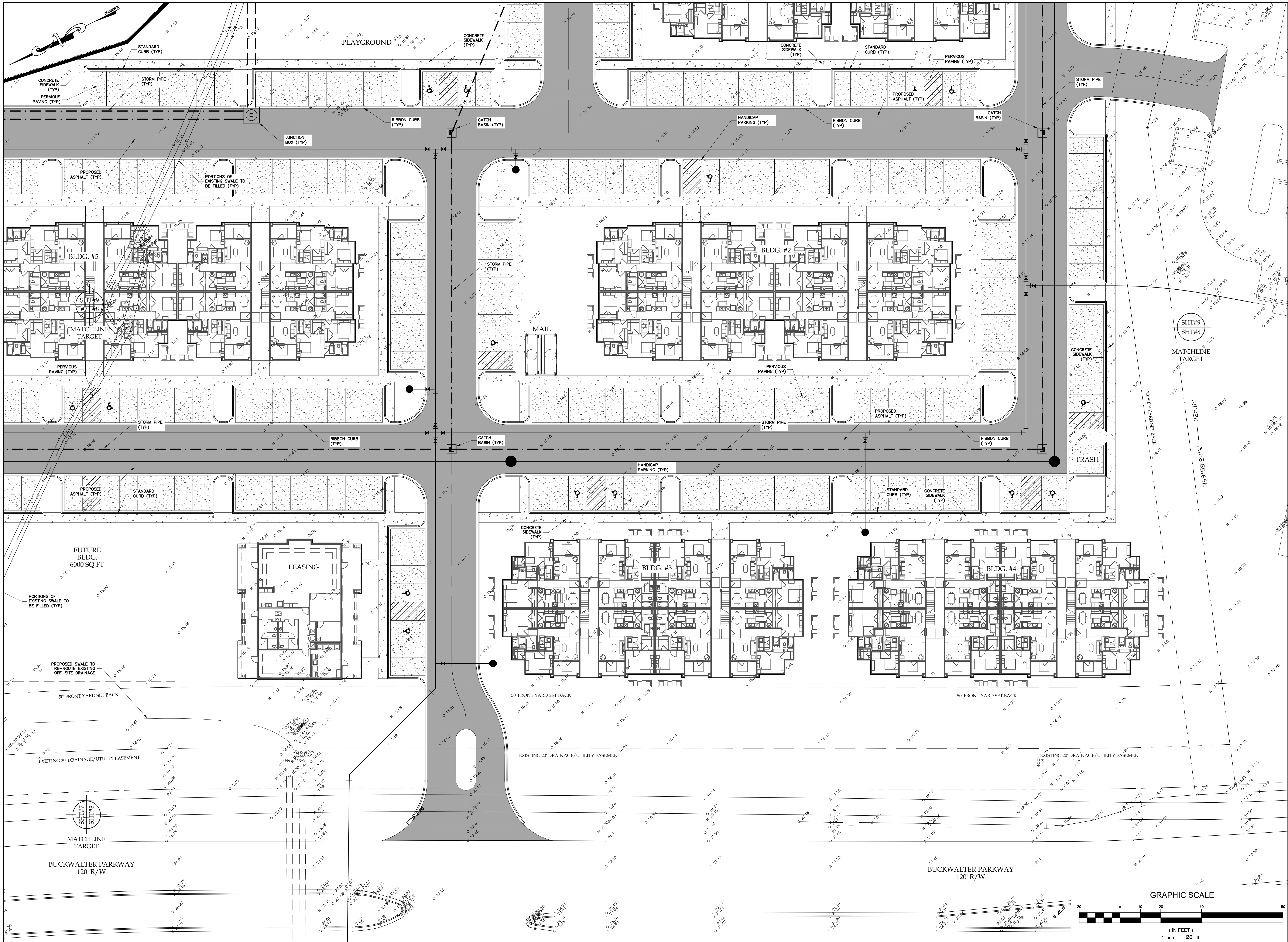
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PAVING, GRADING, & DRAINAGE PLAN



PRELIMINARY

ANY
DRAWING
REVISION
INF

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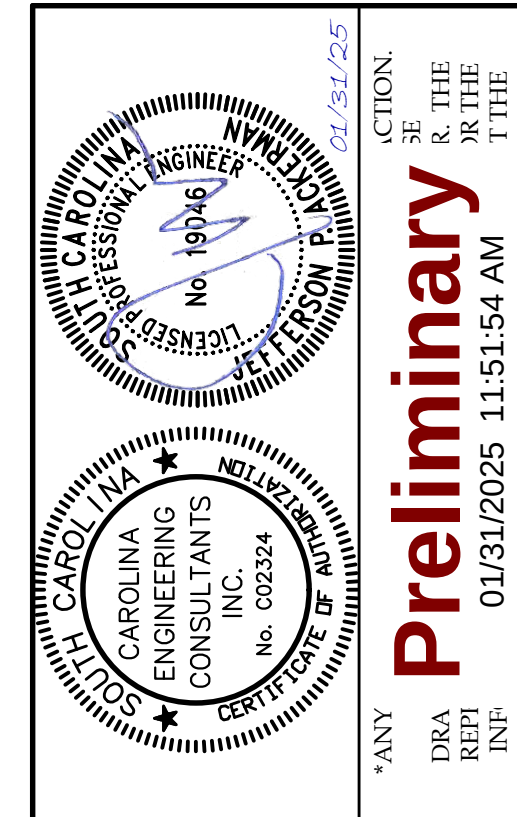
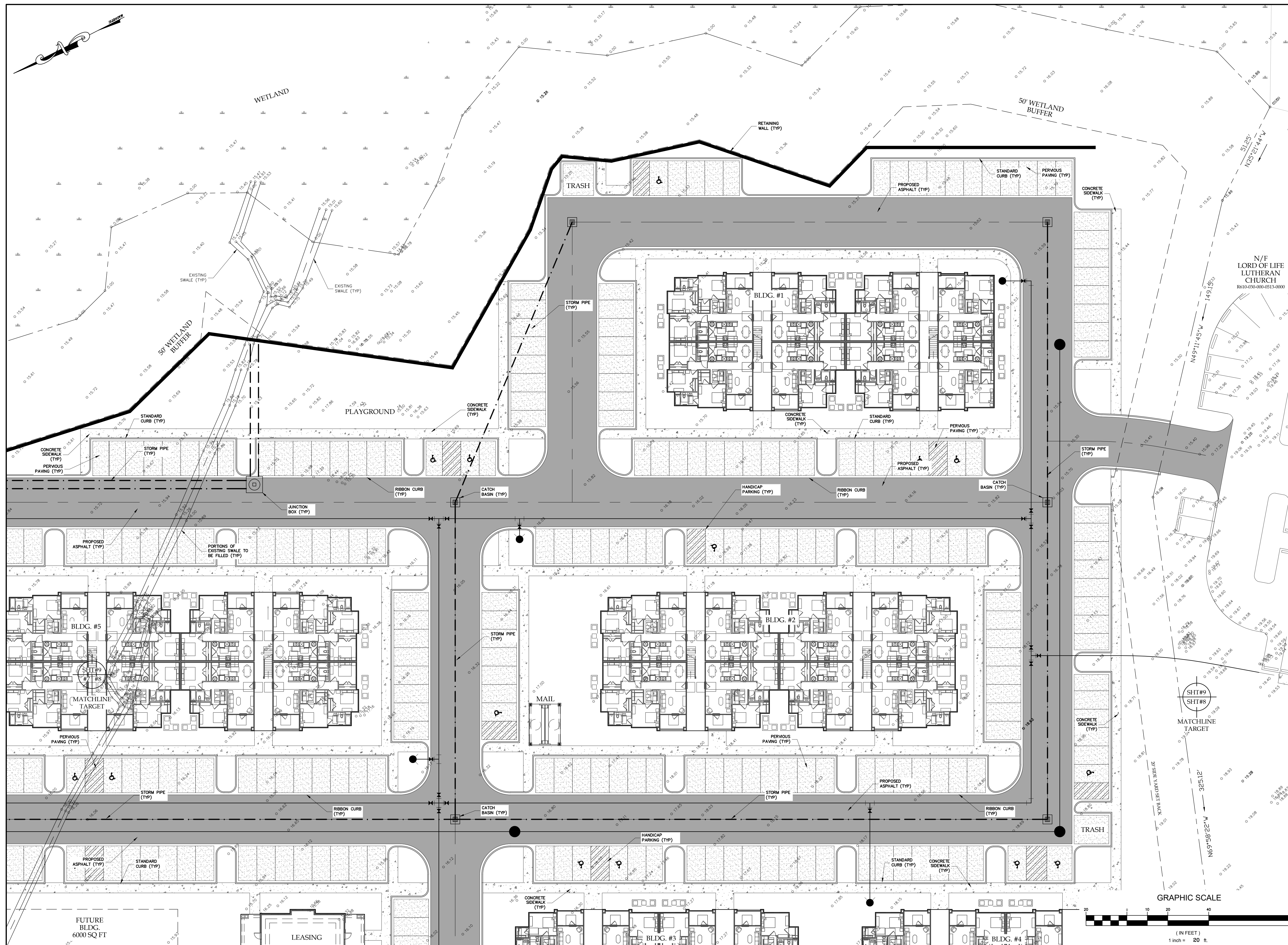
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BUCKWALTER PARKWAY
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM
PO BOX 294
BEAUFORT, SC 29901

PROJECT:	2567
DATE:	01/02/24
REVISED:	01/30/25
DRAWN BY:	BJS
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=20'

**PAVING, GRADING,
& DRAINAGE PLAN**

8
OF 12



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
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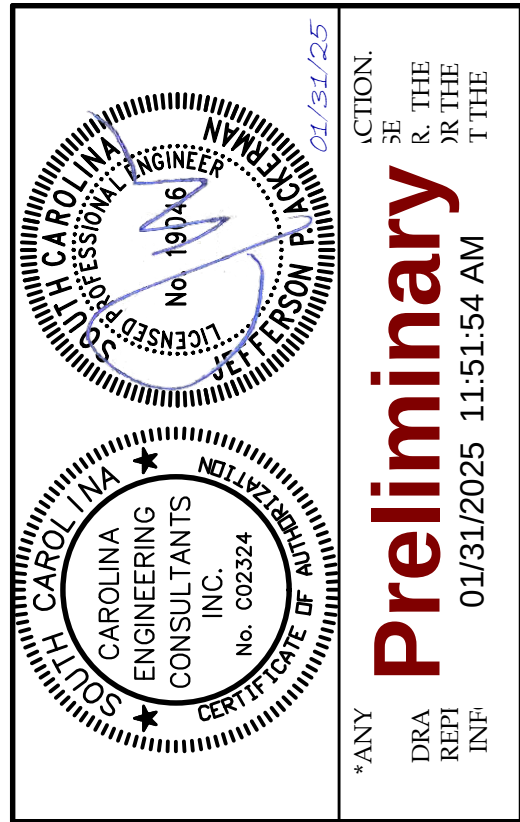
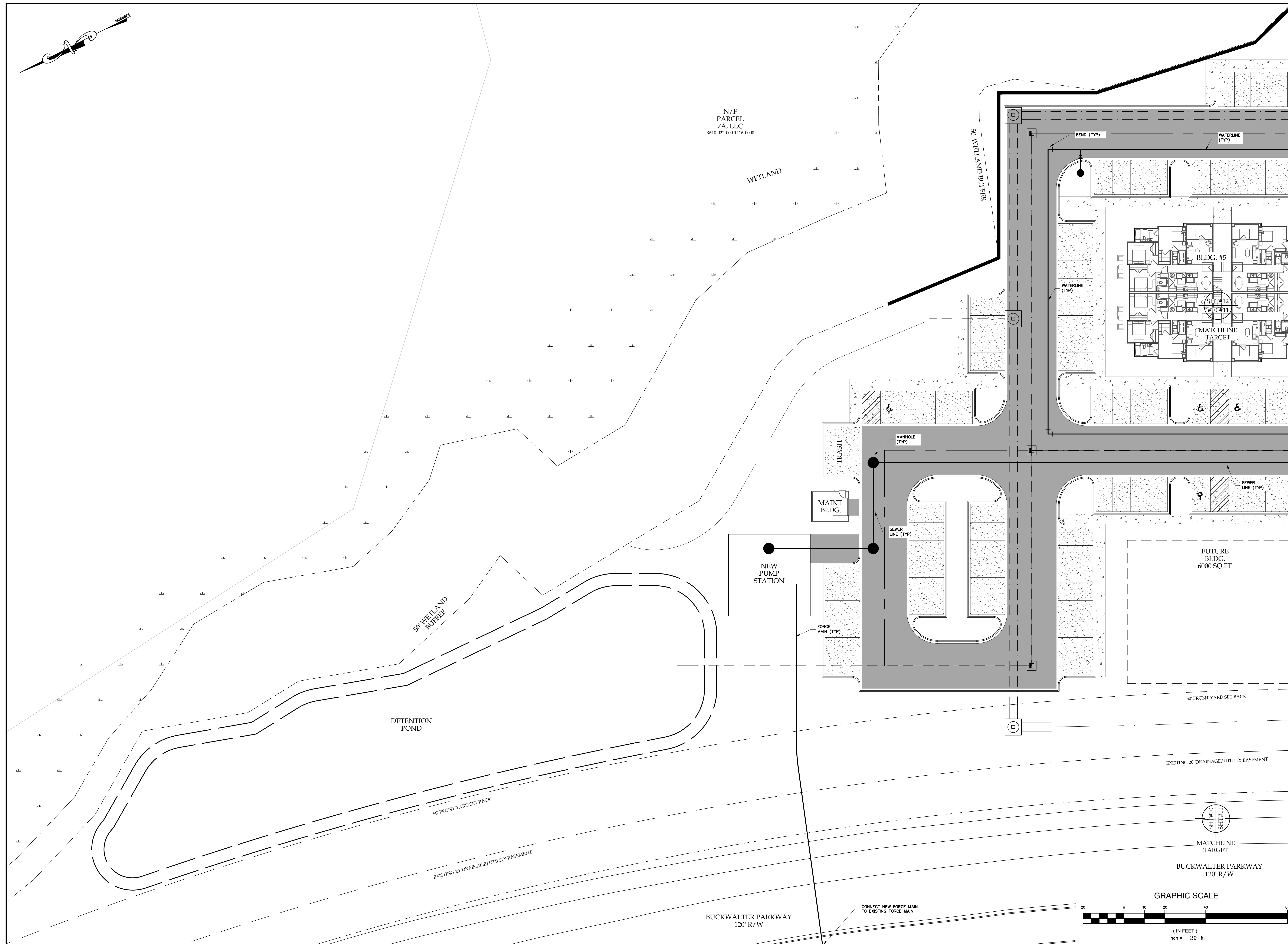
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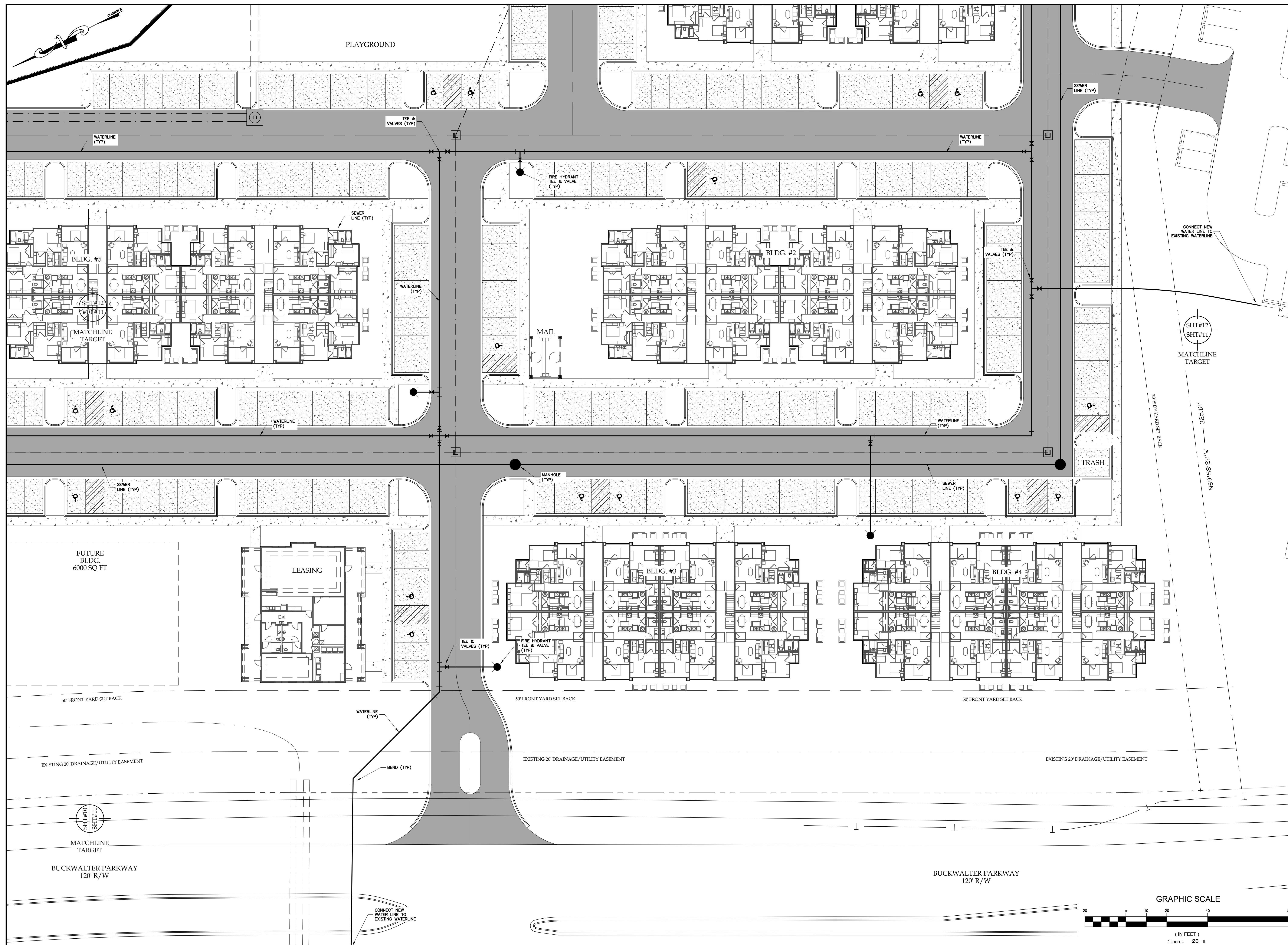
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WATER & SANITARY SEWER PLAN



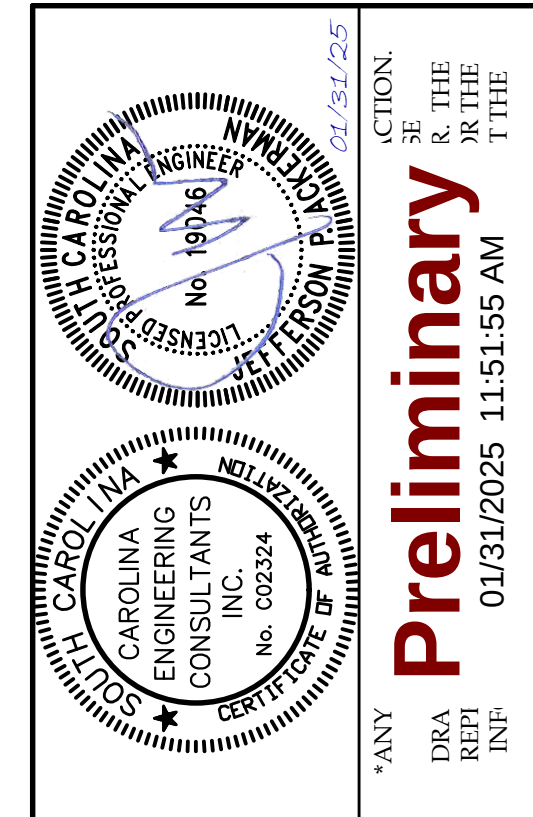
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WATER & SANITARY
SEWER PLAN

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