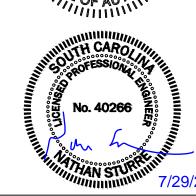




ENGINEERING Civil Position Civil Design & Development





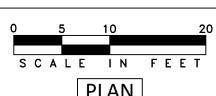
NATHAN STURRE, P.E. SC PE# 40266 PO Box 2227 Bluffton, SC 29910 843.929.9432

WILLIAM SMITH, PLS SC PLS# 26960 PO DRAWER 330 BLUFFTON, SC 29910 TEL: 843.757.2650

1271 MAY RIVER ROAD R610-039-000-557-0000

STATE PLANE, NAD83







1	

DESCRIPTION 7/29/2025

DEMOLITION & SWPP PLAN

- SILT FENCE GENERAL NOTES

 1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
- 2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
- 3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.

NOTES:

4. Silt fence joints, when necessary, shall be completed by one of the following options: - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap: - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy—duty plastic ties; or,

- Overlap entire width of each silt fence roll from one support post to the next support post.

- Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top
- Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.

with slope and where concentrated flows are expected or are documented along the proposed/installed silt

Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed

ORIGINAL GROUND SURFACE

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF

3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN

INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY

4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY

ALONG CONTOURS OF THE DOWN-GRADIENT AREA.

STABILIZATION MEASURES MUST BE IMPLEMENTED.

REMOVED OR PERMANENTLY STABILIZED.

STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND

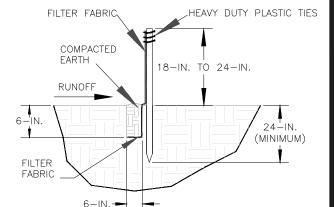
TEMPORARY STOCKPILE AREA

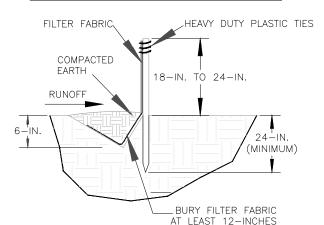
SOIL/SEDIMENT

STOCKPILE AREA

SILT FENCE tandard drawing no. SC-03 Page 1 of

FLAT-BOTTOM TRENCH DETAIL





South Carolina Department of

FEBRUARY 201 NOT TO SCALE DATE

(SEE DETAIL)

South Carolina Department of

Health and Environmental Contro

TEMPORARY STOCKPILE

and and drawing no. SC-15 PAGE 1 of

NOT TO SCALE $\frac{\text{FEBRUARY 2014}}{\text{DATE}}$

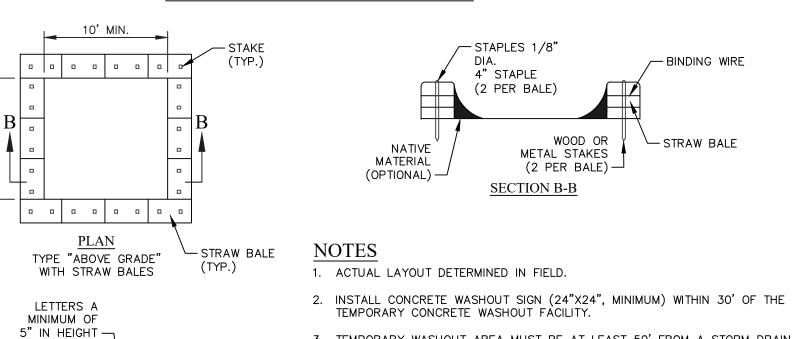
SILT FENCE — POST REQUIREMENTS
. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum,

- the following physical characteristics. - Composed of a high strength steel with a minimum yield strength of - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48—inches. - Weigh 1.25 pounds per foot (± 8%)
- Posts shall be equipped with projections to aid in fastening of filter fabric. Steel posts may need to have a metal soil stabilization plate welded near the
- bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17—square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 6-feet on center.
- ILT FENCE FABRIC REQUIREMENTS Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements: — Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability
- Free of any treatment or coating which might adversely alter its physical properties after installation; - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and, - Have a minimum width of 36-inches.
- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled. Filter Fabric shall be purchased in continuous rolls and cut to the length of
- . Filter Fabric shall be installed at a minimum of 24—inches above the ground.

the barrier to avoid joints.

SILT FENCE

STRAW BALE BARRIER CONCRETE WASHOUT



BANK OR PERIMETER CONTROL. 4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL. CONCRETE WASHOUT

5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT. 6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA

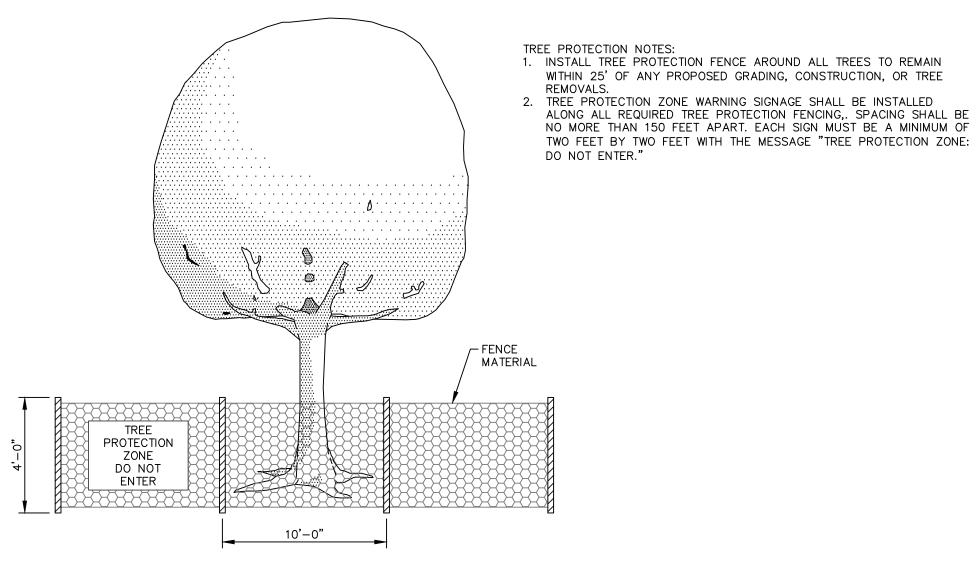
EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT. 7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK

CONCRETE WASHOUT STRAW BALES OR ABOVE GROUND SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH STANDARD DRAWING NO. RC-07 [PAGE 1] N.T.S.

FENCE LOCATION ——AT LIMITS OF CRITICAL ROOT ZONE— OR LIMITS OF TREE CANOPY OR A RADIUS OF ONE FOOT FOR EVERY INCH OF TRUNK DIAMETER (DBH)

CONCRETE WASHOUT SIGN DETAIL



TREE PROTECTION FENCE DETAIL

N.T.S.

ATTACHMENT 3

ENGINEERING

CARO!

DESIGN &

DEVELOPMENT. LLC

No. 6843

ENGINEER OF RECORD

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PREPARED FOR:

DEVSU, LLC

PROJECT:

1271 MAY RIVER ROAD R610-039-000-557-0000

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

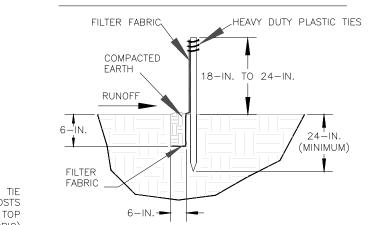


REV # DATE DESCRIPTION DATE 7/29/202

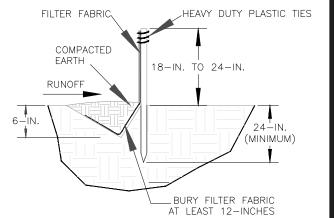
SHEET NAME

SHEET NO.

SWPPP DETAILS



V-SHAPED TRENCH DETAIL



Health and Environmental Contro

SILT FENCE - INSPECTION & MAINTENANCE 1. The key to functional silt fence is weekly inspections, routine maintenance, and

Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24—hours after each rainfall even that produces 1/2-inch or more of precipitation.

3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when

Remove accumulated sediment when it reaches 1/3 the height of the silt

5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff

7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence

8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence,

South Carolina Department of Health and Environmental Contro

andard drawing no. SC-03 PAGE 2 of GENERAL NOTES FEBRUARY 2014

DATE

Plan Symbol

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

<u>Dust Control Design Criteria</u>

Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce

There are many methods to control dust on construction sites. These methods include but are not limited

- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control.
- Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a fast, effective means of controlling dust.
- Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic. Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

Inspection and Maintenance

Add additional dust control or re-spray area as necessary to keep dust to a minimum. Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.

South Carolina DHEC Storm Water Management BMP Handbook July 31, 2005

Temporary Seeding

Base seed selection on local Specifications.

Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to prevent erosion should be re-seeded.





Preventive Measures and Troubleshooting Guide

Temporary Seeding

Preventive measures and Troubleshooting Guide				
Field Condition	Common Solutions			
Slope was improperly dressed before application.	Roughen slopes. Furrow along the contour of areas to be seeded.			
Coverage is inadequate.	Follow recommended application rates. Count the number of seedbags to ensure the correct amount of material is being applied. Reapply to thin areas.			
Seeds fail to germinate.	Apply straw mulch to keep seeds in place and to moderate soil moisture and temperature. In arid areas, temporary irrigation may be necessary.			
Seeded slope fails.	Fill in rills and re-seed; fertilize, and mulch slopes.			
Seeding is washed off slope.	Allow at least 24-hours for the materials to dry before a rain event. Follow manufacturer's recommendations. Reapply where necessary.			
Excessive water flows across stabilized surface.	Use other BMPs to limit flow on stabilized area and to reduce slope lengths. Do not use to stabilize areas with swift moving concentrated flows.			

South Carolina DHEC July 31, 2005 Storm Water Management BMP Handbook **Dust Control**



Dust Control by Sprinkling Water



Dust Control by Sprinkling Water

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions			
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.			
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.			
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.			
Sprayed areas are ineffective at limiting dust.	Re-spray areas and ensure that the application rate is proper. Try another product or method if current dust control is not effective.			

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Permanent Seeding

Permanent Seeding



Plan Symbol

<u>Description</u> Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

When and Where to Use It A major consideration in the selection of the type of permanent grass to establish is the intended use of

he land. Land use is separated in to two categories, high-maintenance and low-maintenance.

High-maintenance High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited

Seed Selection

The use of native species is preferred when selecting vegetation. Base plant seed selection or geographical location, the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Failure to carefully follow agronomic recommendation results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

South Carolina DHEC Storm Water Management BMP Handbook July 31, 2005

Temporary Seeding

Temporary Seeding



Plan Symbol

The purpose of temporary seeding is to reduce erosion and sedimentation by stabilizing disturbed areas that would otherwise lay bare for long periods of time before they are worked or stabilized. Temporary

seeding is also used where permanent vegetation growth is not necessary or appropriate.

seeded when grading and construction operation are not taking place.

When and Where to Use It Temporary seeding is used on exposed soil surfaces such as denuded areas, soil stockpiles, dikes, dams banks of sediment basins, banks of sediment traps, and temporary road banks. Temporary seeding prevents and limits costly maintenance operations on other sediment control structures. Sediment cleanout requirements for sediment basins, sediment, traps, and silt fence is reduced if the drainage area is

Temporary stabilization is required within 14 days after construction activity is complete unless construction activity is going to resume within 21 days. Cover seeded areas with an appropriate mulch to provide protection from the weather. When the temporary vegetation does not grow quickly or thick enough to prevent erosion, re-seed as soon as possible. Keep seeded areas adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Seed Selection

Seed selection is based on geographical location, soil type and the season of the year in which the planting is to be done. Use the tables in Appendix C as a guide for conventional tillage methods (plowing, seedbed preparation, hydroseeding, etc). If a fast growing crop to nurse the permanent specie or species is required, then use the mix rate. Failure to carefully follow agronomic recommendations results in an inadequate stand of temporary vegetation that provides little or no erosion control.

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

South Carolina DHEC

Storm Water Management BMP Handbook

Permanent Seeding

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural imestone per acre (70 pounds per 1000 square feet).

Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent seeding of grasses unless a soil test indicates a different requirement

Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow. Do not mix the lime and the fertilizer prior to the field application.

Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods ude but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, ha spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

South Carolina DHEC July 31, 2005 Storm Water Management BMP Handbook

Temporary Seeding

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be desirable to apply lime during the temporary seeding operation to benefit the long-term permanent seeding. Apply a minimum of 1.5 tons of Lime/acre (70 pounds per 1000 square feet) if it is to be used.

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or equivalent during temporary seeding unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method available for the type of seed used and the location of the temporary seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and then lightly firm the area with a roller or cultipacker.

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base

seed selection should on the requirements of local Specifications.

- Inspection and Maintenance Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation.
- Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that conditions for growth are good.

Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

South Carolina DHEC Storm Water Management BMP Handbook

Permanent Seeding

Inspection and Maintenance

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a follow-up survey after one year and replace failed plants where necessary.
- If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil
- If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant materials and quantities of lime and fertilizer.
- Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime
- and fertilizer in the absence of soil test results. If the season prevents re-sowing, mulch is an effective temporary cover.
- Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30 percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage, in which 70 percent of that square yard is covered with vegetation.



<u>Preventive Measures and Troubleshooting Guide</u>

Areas have eroded.	Re-seed or replace eroded areas.		
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.		
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.		
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.		

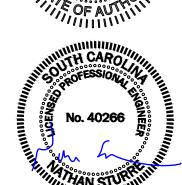
July 31, 2005 Storm Water Management BMP Handbook

South Carolina DHEC

Civil Design & Development



ATTACHMENT 3



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SURVEYOR

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PREPARED FOR:

DEVSU, LLC

PROJECT:

1271 MAY RIVER ROAD R610-039-000-557-0000

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



REV #	DATE	DESCRIPTION

SHEET NAME

DATE

SWPPP DETAILS

SHEET NO.

7/29/202

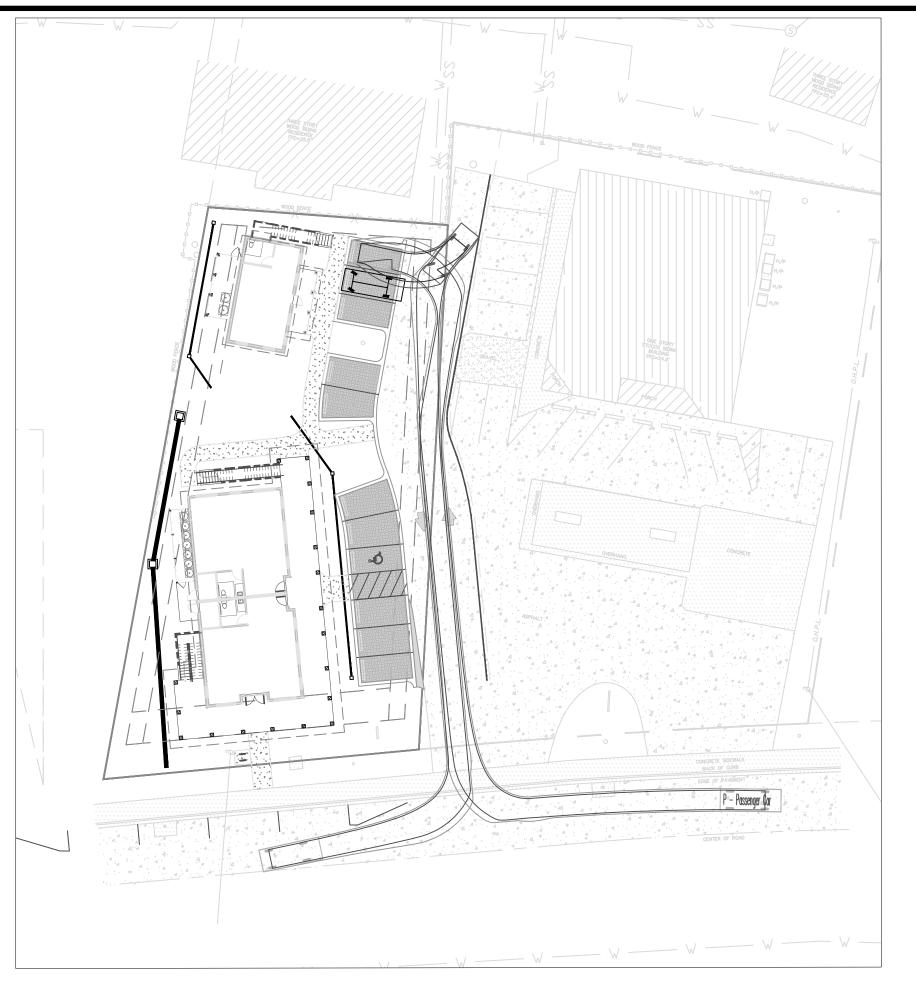
C-3

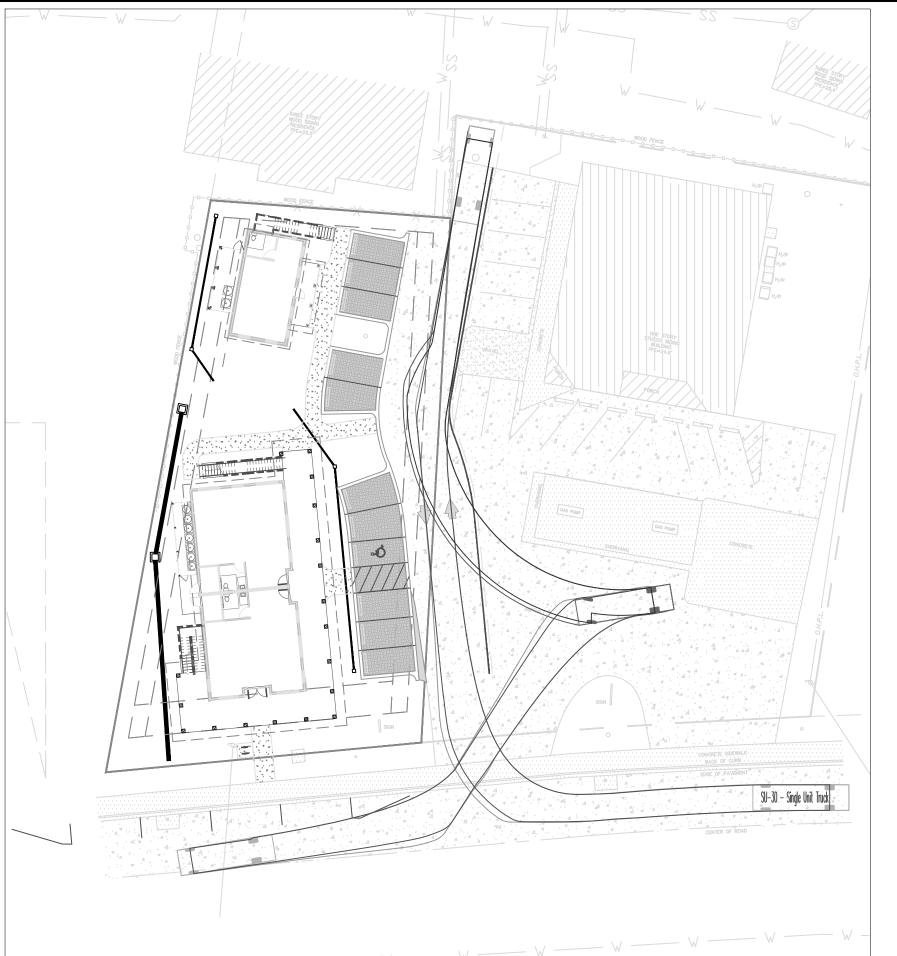


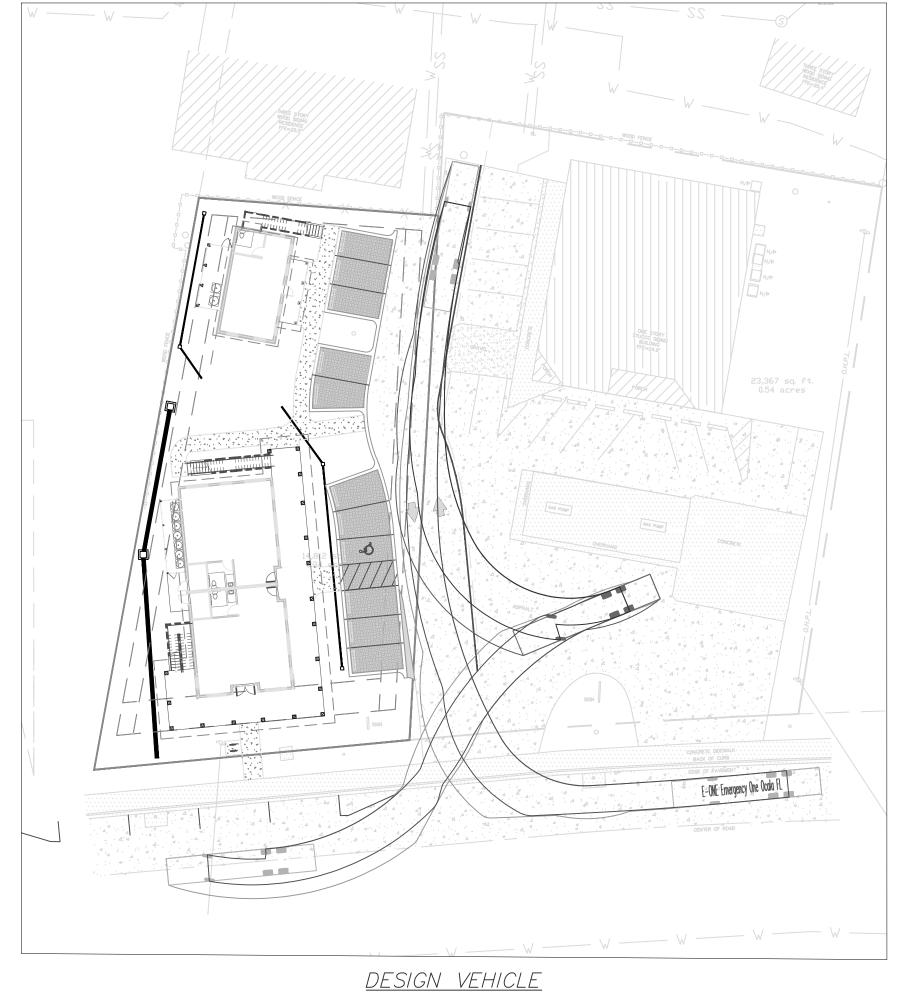




C-6







DESIGN VEHICLE $\begin{array}{rcl} PASSENGER & CAR \\ WIDTH &=& 7.000 \\ LENGTH &=& 19.000 \\ W/W & RADIUS &=& 25.556 \end{array}$

<u>DESIGN VEHICLE</u> DUMP TRUCK — SU 30 SINGLE UNIT TRUCK WIDTH = 8.000LENGTH = 30.000W/W RADIUS = 43.480

FIRE TRUCK — E1 EMERGENCY OCALA, FL WIDTH = 8.333 LENGTH = 46.333 W/W RADIUS = 44.272

ATTACHMENT 3







ENGINEER OF RECORD

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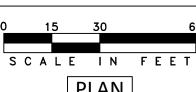
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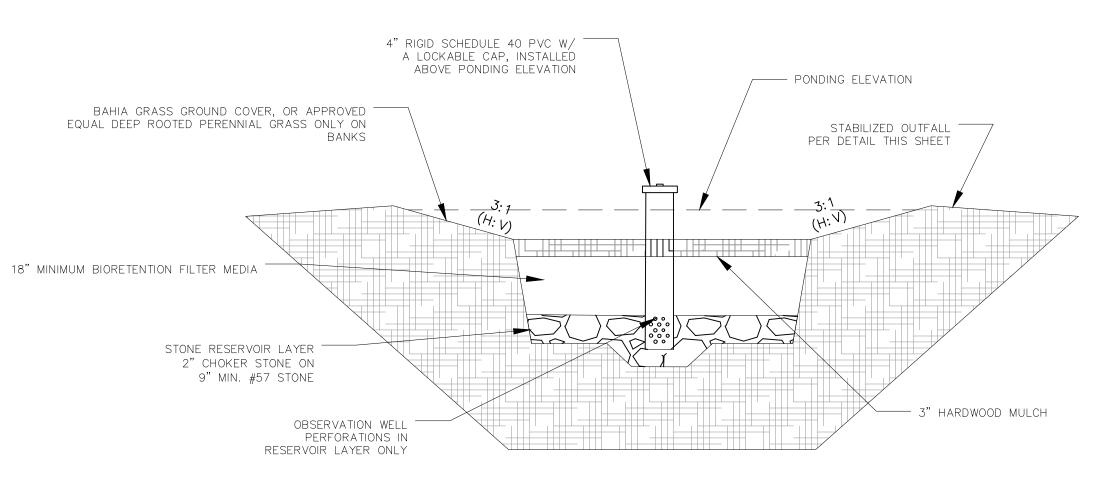


PLAN HORIZONTAL SCALE 1" = 30'



DESCRIPTION

AUTO-TURN EXHIBIT

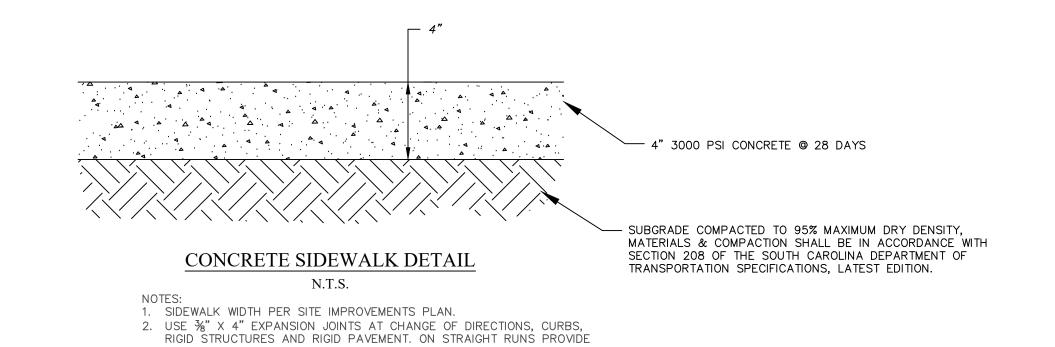


RAINGARDEN DETAIL

N.T.S.

NOTE:
1. DETAIL MODIFIED FROM SOUTHERN LOWCOUNTRY STORMWATER DESIGN

- MANUAL
- 2. CONTRACTOR SHALL COORDINATE WITH ENGINEER IF GROUNDWATER IS INTERCEPTED DURING CONSTRUCTION IN FACILITY. 3. STABILIZE BANKS, PRETREATMENT AND/OR OUTFALL AREAS WITH VEGETATIVE
- OR SYNTHETIC MATTING WHERE NECESSARY 4. USE 4-INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF
- 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER. 5. THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE



EXPANSION JOINTS EVERY 24 FEET.

ENCOMPASSED IN A 12"x18"

(4,000 PSI MIN.)

FLUSH CONCRETE HEADER CURB

TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS.
 BROOM FINISH PERPENDICULAR TO TRAVEL.

5. PROVIDE 34" DEEP SAW CUT CONTRACTION JOINTS EVERY 5 FEET.

2" CHOKER STONE —

2" CHOKER STONE —

— BRICK PAVERS - 4" RIGID SCHEDULE 40 PVC W/ __ 14" 57 STONE RESERVIOR A LOCKABLE CAP, INSTALLED FLUSH WITH THE SURFACE. CAP TO BE PROTECTED WITH CONCRETE COLLAR AVOID SUBGRADE COMPACTION BENEATH GRAVEL AREAS TO THE MAXIMUM EXTENT PRACTICABLE GRAVEL PARKING TO BE FULLY -

PERVIOUS PARKING DETAIL

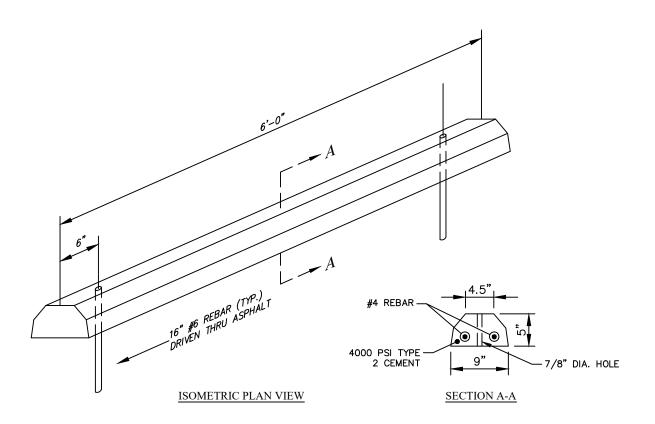
N.T.S.

NOTE:

1. PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.

1. PERVIOUS PARKING AREAS SHALL NOT BE USED AS TEMPORARY RUNOFF CONTROL DURING CONSTRUCTION.

- 2. ALL AGGREGATES TO BE DOUBLE WASHED STONE. NO FINES OR DUSTS. 3. USE 4-INCH RIGID SCHEDULE 40 PVC PIPE WITH THREE OR FOUR ROWS OF 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER.
- 4. THERE SHOULD BE NO PERFORATION WITHIN 1 FOOT OF THE SURFACE

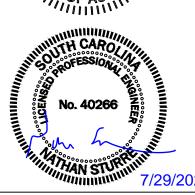


 $\frac{\text{WHEEL STOP}}{\text{N.T.S.}}$

ATTACHMENT 3







ENGINEER OF RECORD

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

SURVEYOR

WILLIAM SMITH, PLS SC PLS# 26960 PO DRAWER 330 BLUFFTON, SC 29910 TEL: 843.757.2650

PREPARED FOR:

DEVSU, LLC

PROJECT:

1271 MAY RIVER ROAD R610-039-000-557-0000

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



REV #	DATE	DESCRIPTION
DATE		7/29/2025

CIVIL DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

1271 MAY RIVER ROAD

PLANNING COMMISSION REVIEW

PROFESSIONAL BUILDING AND CARRIAGE HOUSE

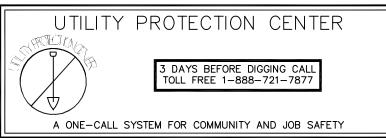
BLUFFTON, SOUTH CAROLINA

06/03/2025 07/30/2025

SHEET INDEX

- COVER SHEET EXISTING CONDITIONS
- DEMOLITION
- SITE PLAN
- SITE DATA
- PLANTING PLAN
- PLANTING SCHEDULE

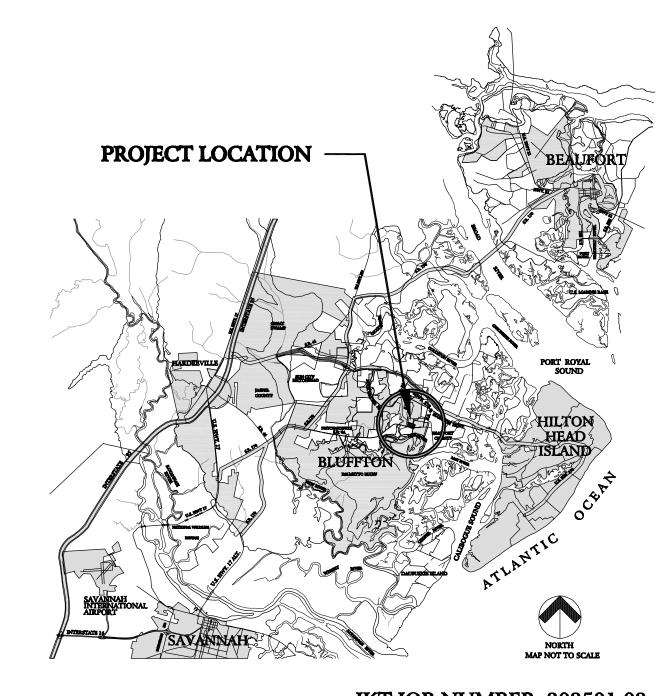
CAUTION



GENERAL NOTES:

- 1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
- 2. THIS IS A DESIGN DEVELOPMENT SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNER OR OWNERS REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO ALL NATIONAL, STATE AND LOCAL CODES. J.K. TILLER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
- 3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS, REPORT ANY DISCREPANCIES TO THE OWNER OR OWNERS REPRESENTATIVE.
- 4. ALL SURVEY AND SITE INFORMATION HAS BEEN OBTAINED FROM T-SQUARE SURVEYING, DATED 9/11/2024, JOB# 24-395AT.
- 5. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
- 6. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
- 7. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.

- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY LOCAL PLANNING, ZONING AND BUILDING CODE AUTHORITIES.
- 9. J.K. TILLER ASSOCIATES, INC., THE OWNER'S AND / OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL, IF NECESSARY, MAKE 'INFIELD MODIFICATIONS'.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.
- 11. THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
- 12. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
- 13. ALL WORKMANSHIP AND INSTALLATION FOR ALL TRADES SHALL MEET OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND/OR ALL NATIONAL, STATE, AND LOCAL CODES.
- 14. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY J.K. TILLER ASSOCIATES, INC. AND THE OWNER OR OWNER'S REPRESENTATIVE.



JKT JOB NUMBER: 202501-02

Sheet Title:

Job Number:

Date: Drawn:

Approved:

Revisions:

Sheet

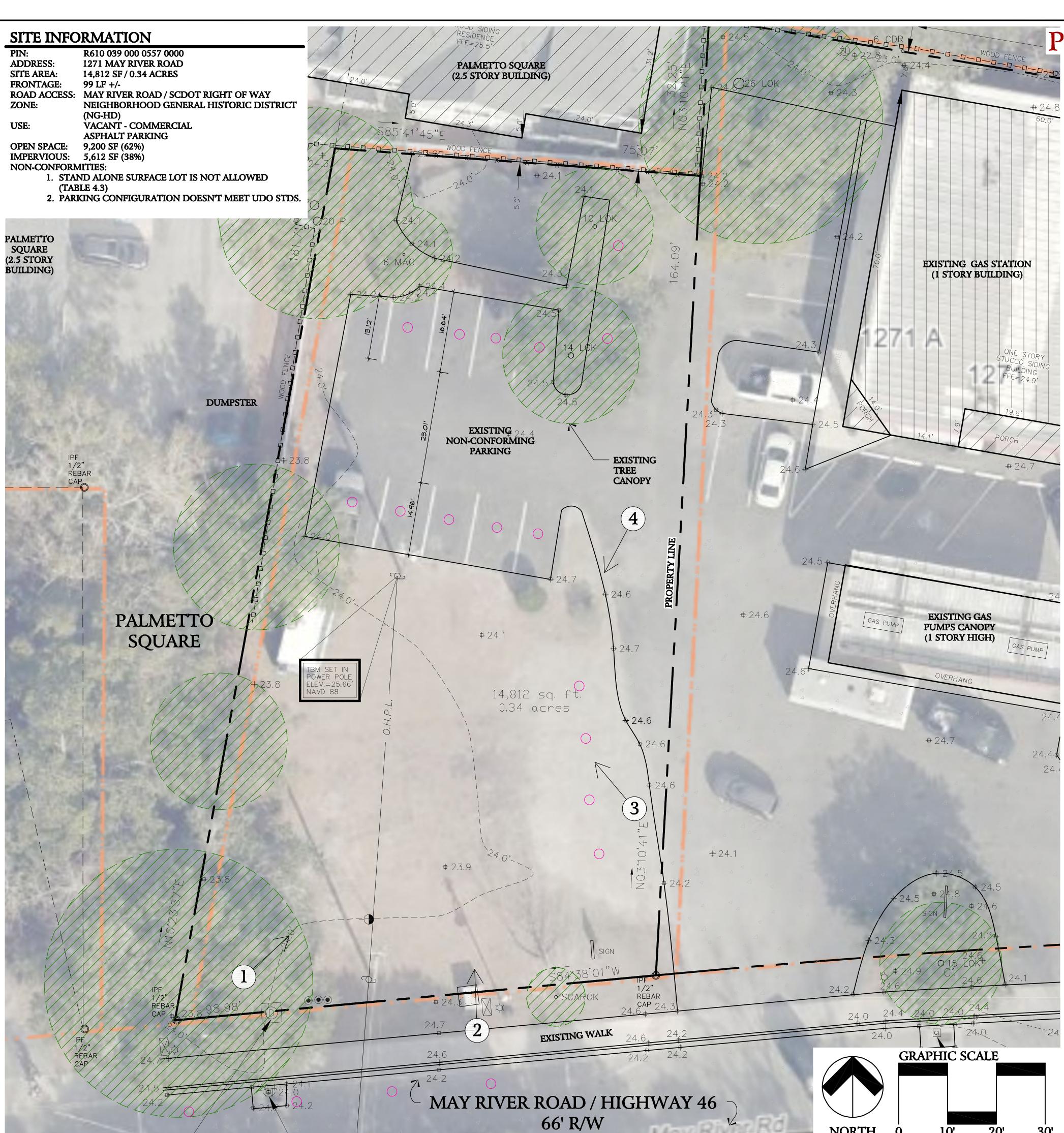


Sheet Title:
Existing Contitions

Job Number: 202501-02 **Date:** 06/03/2025

Drawn: Approved:

Revisions: 07/30/2025



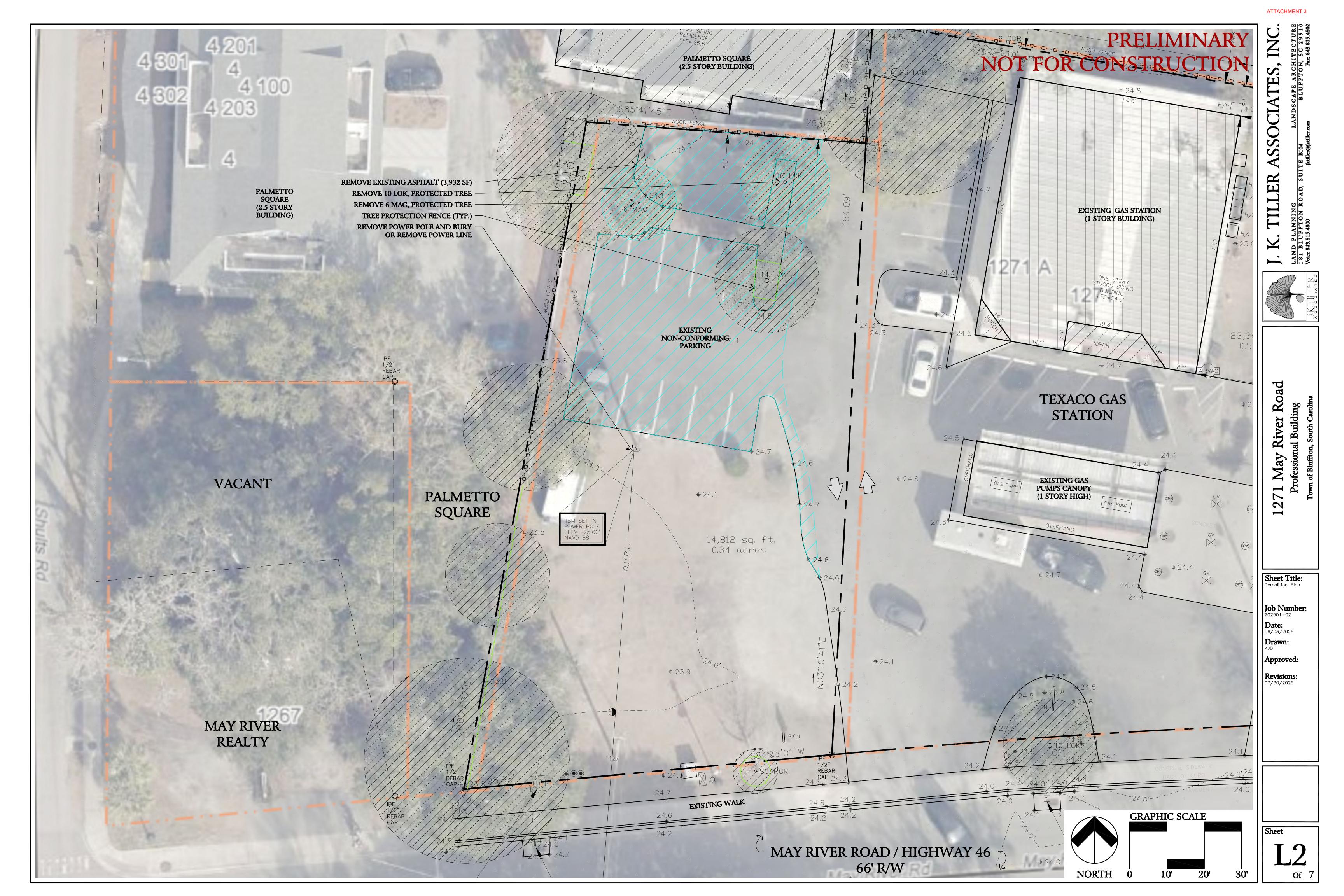
NORTH

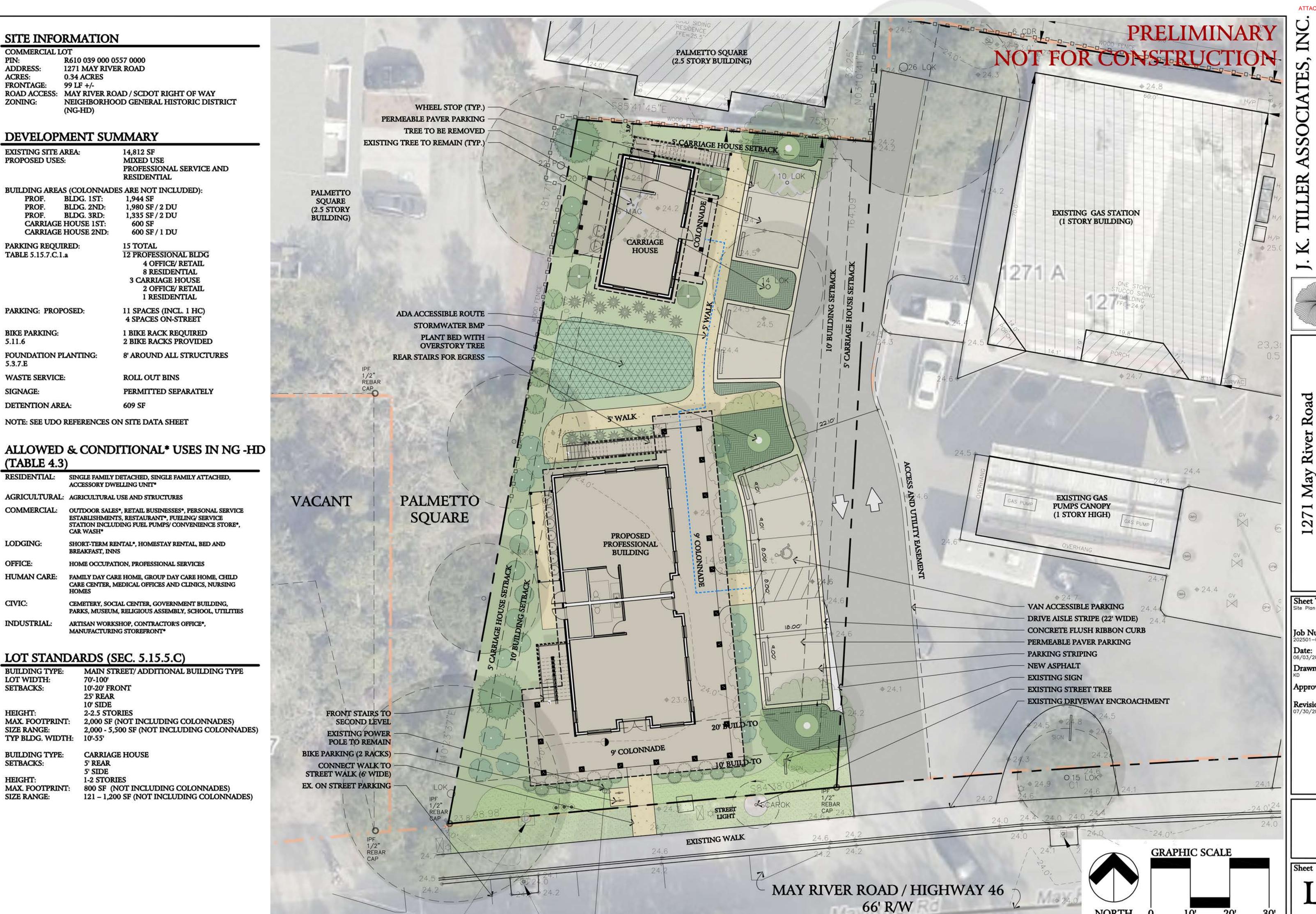












Sheet Title:

Job Number:

06/03/2025 Drawn:

Approved:

Revisions: 07/30/2025

Sheet

14,812 SF **EXISTING SITE AREA: PROPOSED USES:** MIXED-USE PROFESSIONAL SERVICE OR RETAIL AND RESIDENTIAL

BUILDING AREAS (DOES NOT INCLUDE PORCHES): BLDG. 1ST: 1,944 SF BLDG. 2ND: 1,980 SF / 2 DU

BLDG. 3RD: 1,335 SF / 2 DU CARRIAGE HOUSE 1ST: 600 SF CARRIAGE HOUSE 2ND: 600 SF / 1 DU

BUILDING TYPE:

PROFESSIONAL BUILDING: MAIN STREET/ADDITIONAL **CARRIAGE HOUSE: CARRIAGE HOUSE**

PARKING REQUIRED: 15 TOTAL TABLE 5.15.7.C.1.a 12 PROFESSIONAL BLDG 4 OFFICE/ RETAIL

8 RESIDENTIAL **3 CARRIAGE HOUSE** 2 OFFICE/ RETAIL I RESIDENTIAL

PARKING: PROPOSED: 15 TOTAL 11 SPACES (INCL. 1 HC) **4 SPACES ON-STREET**

BIKE PARKING: 1 BIKE RACK REQUIRED 2 BIKE RACKS PROVIDED

FOUNDATION PLANTING: 8' AROUND ALL STRUCTURES

5.3.7.E

WASTE SERVICE: **ROLL OUT BINS**

SIGNAGE: TO BE PERMITTED SEPARATELY **DETENTION AREA:**

NEIGHBORHOOD GENERAL - HD: APPLICABLE UDO CODES

Table 5.3.3.G Number of Replacement Trees Required				
Protected Tree DBH Removed	Number of Replacement Trees			
Significant Trees ≥24 inches; any tree listed on the America's Historic Tree Register maintained by American Forests; all trees, regardless of size, located within regulated wetland buffers	5 trees or 3 trees with a 6-inch caliper at time of planting			
18 inches < 24 inches	3 trees			
12 inches < 18 inches	2 trees			
8 inches < 12 inches	1 tree			
≥4 inches for the following trees: American holly, dogwood, redbud, southern magnolia, and red buckeye	1 tree			

5.3.7 Specific Landscaping Standards

- 1. Except when a build-to line or minimum setback identified in this Ordinance makes the provision of foundation plantings impractical, a foundation planting area at least 8 feet wide shall be maintained around all structures. he foundation planting shall incorporate a mixture of trees, shrubs, and ground covers in order to soften the building façade. Foundation plantings shall not be required along any building elevation or portion thereof that
- contains only service and/or delivery area that are not visible from any roadway. 2. Foundation planting(s), as described above, shall only be provided along the front yard elevation(s) for single-

5.9.4 Access Management Standards

- 1. The intent of this Section is to improve traffic operations; reduce potential for crashes; improve pedestrian and transit environments; and preserve the vehicular carrying capacity of roads through regulations on the number, spacing, placement and design of access points (driveways and intersections). 2. This Section is also intended to help ensure coordination between the Town of Bluffton and Beaufort County
- and the South Carolina Department of Transportation (SCDOT) for access to roads under their jurisdiction. 1. Regulations. Regulations adopted by the applicable jurisdictions shall apply for sites along state or county

roads. Where conflicts occur, the more restrictive regulations and standards shall apply.

- 2. Development Regulated. The standards of this section shall apply to development with frontage along arterial and collector roadways as noted below. C. Standards
- 1. Compliance with Corridor Plan. Access shall generally be consistent with Access Management Plans and Corridor Plans adopted by the Town of Bluffton and the recommendations of any related plan.
- 2. Number of Driveways. The number of driveways shall be the fewest necessary to provide reasonable access to
- 3. Intersection and Driveway Spacing. Spacing shall be governed by the SCDOT Access and Roadside Management Standards (ARMS).
- 4. Consideration of Adjacent Sites. Where the subject site adjoins land that may be developed or redeveloped in the future, the access shall be located to ensure the adjacent site(s) can also meet the access location standards in the future and a connection shall be provided between adjacent sites. 5. Access Design. Where practical given right-of-way constraints, driveways shall be designed with radii, tapers
- traffic and to provide a safe crossing environment. 6. Sight Distance. Driveways shall be located so as not to interfere with safe intersection sight distance as determined by American Association of State Highway and Transportation Officials (AASHTO) Green Book as

and other geometries as determined by the UDO Administrator in consideration to the disruption of through

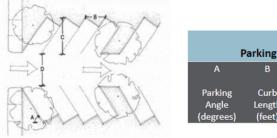
Shared Driveways. Where possible access shall be provided via a shared driveway or service drive. Restricted Turning Movement. Where driveways are proposed along a road segment defined as a high crash rate area, one that experiences significant traffic congestion/delays, or where left-turn access is available through other means, driveway design may be required to include channelization or signage that prohibits

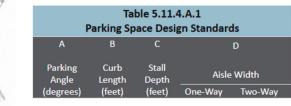
5.11.4 Standards: Design Standards for Parking Areas and Parking Lots A. The following dimensional requirements for parking spaces shall be applicable to all parking areas and parking lots other than single-family detached residential parking on the lots:

Table 5.11.4.A.1 Parking Space Design Standards

Diagonal/angled and perpendicular parking spaces and parking space sizes shall conform to the following table

GRAPHIC SCALE





Parking Dimensional Standards

- 2. For any non-residential use that requires at least 25 parking spaces, up to 10% of the parking spaces may be designated for compact car parking. Compact parking spaces shall be grouped, where possible, and designated by signage or pavement marking. Compact parking space dimensions shall be no less than nine (9) feet wide and 15 feet in length. Golf cart parking spaces shall not count towards required parking spaces. If golf cart parking spaces are provided, parking space dimension shall not be less than six (6) feet wide by 12 feet in
- 3. Parallel parking spaces shall be a minimum of nine (9) feet in width and 22 feet in length. 4. Wheel stops shall be provided in all parking facilities without curbing. The vehicle side of the wheel stop shall
- be no more than 18 inches from the end of the parking space. 5. Each parking bay shall be separated from other parking bays by a median. All medians shall be at least 12 feet
- 6. Not more than eight (8) continuous parking spaces shall be allowed in a row of parking without separation by a
- landscape island. Each landscape island shall be at least 10 feet in width. 7. A landscape island of at least 12 feet in width shall be provided at the ends of each parking bay.

5.11.6 Standards: Bicycle Parking

All retail services, food services, office, entertainment, recreation, civic, educational and public uses shall provide bike racks for bicycle parking at a rate of 1 bicycle for each 15 vehicular parking spaces required. Racks shall be located adjacent to primary access points of the principal use of the building. Shared bicycle parking may be allowed to reduce the number of bicycle parking up to 50 percent for uses within 500 feet of one another.

5.15.5 GENERAL STANDARDS

Within the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character component of this district. The UDO Administrator may waive the mandatory residential component for properties with frontage on SC Highway 46 and Bruin Road; buildings on these properties may be constructed with retail shopfronts, awnings, marquees, colonnades, or arcades in accordance with this UDO but must be residential in



building types may be allowed in 10'-20' 50'-100'

the Neighborhood General-HD

zoning district. Building types not

specifically listed shall be regulated by the following general



		Frontage Requirement	Setback (from rear property	Side Setback (from side	Height (in stories)	
			line)	property lines)		
		and other	5′	5′	1-2	
10'-20'	50'-100'	N/A	25'	10'	1-2.5	
10'-20	50'-100'	N/A	25'	10'	1-1.5	
10'-20' (for foremost bungalow)	60'-100'	N/A	25′	15′	1-1.5	
10'-20'	50'-60'	N/A	25'	10'	1-1.5	
10'-20'	50'-60'	N/A	25'	10'	1-2	
10'-20'	50'-65'	N/A	30'	15'	2-2.5	
10'-15'	50'-65'	N/A	30'	5′	2	
10'-20'	60'-100'	N/A	30'	15'	1.5	
15'-25'	70'-100'	N/A	30'	15'	2-2.5	
10'-35'	N/A	N/A	N/A	10'	2	
	See Sec. 5.1: requirement 10'-20' 10'-20 10'-20' (for foremost bungalow) 10'-20' 10'-20' 10'-20' 10'-20' 10'-20' 10'-20' 15'-25'	See Sec. 5.15.8.F. for placement requirements. 10'-20' 50'-100' 10'-20 50'-100' 10'-20' (for foremost bungalow) 10'-20' 50'-60' 10'-20' 50'-65' 10'-15' 50'-65' 10'-20' 60'-100' 15'-25' 70'-100'	Build-to Zone Requirement See Sec. 5.15.8.F. for placement and other requirements. N/A 10'-20' 50'-100' N/A N/A 10'-20' (for foremost bungalow) 60'-100' N/A 10'-20' 50'-60' N/A N/A 10'-20' 50'-60' N/A N/A 10'-20' 50'-65' N/A N/A 10'-15' 50'-65' N/A N/A 10'-20' 60'-100' N/A N/A 15'-25' 70'-100' N/A N/A	Build-to Zone Requirement (from rear property line) See Sec. 5.15.8.F. for placement and other requirements: 10'-20' 50'-100' N/A 25' 10'-20 50'-100' N/A 25' 10'-20' (for foremost bungalow) 60'-100' N/A 25' 10'-20' 50'-60' N/A 25' 10'-20' 50'-60' N/A 25' 10'-20' 50'-65' N/A 30' 10'-15' 50'-65' N/A 30' 10'-20' 60'-100' N/A 30' 15'-25' 70'-100' N/A 30'	Requirement Iffrom property Inex Ine	

5.15.7 Parking

Recreation/Entertainment

A. Intent. The intent of these parking regulations is to encourage a balance between compact pedestrian oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed. The parking requirements and regulations are subject to review and adjustment by the UDO Administrator. Applicability. In addition to the parking requirements found in Section 5.15.7 Parking within the Old Town Bluffton Historic District, the provisions found in Section 5.11.4 Standards: Design Standards for Parking Areas and Parking

Lots and in Section 5.11.6 Standards: Bicycle Parking shall apply to all development in the Old Town Bluffton Historic

GRATE INLET

1. The minimum parking count requirement shall be in accordance with the following parking standard in Table

Table 5.15.7.C.1.a Parking Spaces					
Use	Parking Standard				
Residential	2 spaces per dwelling unit 1 space per accessory dwelling unit				
Lodging	1 space per room for rent plus 2 spaces per 1000 sf of ancillary office use				
Office	2 spaces per 1000 sf				
Health/Human Care	2 spaces per 1000 sf				
Commercial Services	2 spaces per 1000 sf				
Restaurants	6 spaces per 1000 sf				
Restaurant – Carry Out Only	2 spaces per 1000 sf				
Civic/Institutional	2 spaces per 1000 sf				
Religious Assembly	1 space per 6 seats				
School	1 space per instructor				

2. Credit shall be given for on-street parking spaces located within the public or private right-of-way that are directly in front of or adjacent to a property (except for restaurant uses). When an on-street parking space is shared between two properties, the following methods shall determine how that parking space will be allocated.

Number of spaces shown to be necessary and reasonable by data submitted

by the Applicant and as approved by the UDO Administrator

a. If the on-street parking space is demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge

of parking pavement. From this point measure the distance along the pavement edge to each parking space marking. The use or parcel having the majority of this distance may count the space Access to Off-Street Parking towards the required parking.

b. If the on-street parking space is not demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge of parking pavement. From this point measure the total distance along the pavement edge between each property line or adjacent building or use. For parallel parking divide the total distance by twenty-two (22) feet and for angled parking divide the total distance by nine (9) feet. Round the resulting value down to the nearest whole number.

5.15.8 Building Types

A. Main Street Building General: Detached Mixed Use Building Size Range: NC-HD: 2,000 - 8,000 sq. ft. NCE-HD: 2,000 - 5,000 sq. ft. Maximum Footprint (not including porches): NC-HD: 3,500 sq. ft. NCE-HD: 2,500 sq. ft.

Height: NC-HD: 2 - 3 stories NCE-HD: 2 - 2.5 stories. Characteristics: A shopfront building. Retail/office space on ground floor. Office/living space on upper levels.

Must have an arcade, colonnade, marquee or awning along the front facade (arcades/ colonnades are preferred). F. Carriage House

Size Range: 121 - 1,200 sq. ft. (per unit). Maximum Footprint (not including porches): 800 sq. ft. Height: 1 - 2 stories. A detached or an attached accessory structure. An attached structure must be clearly incidental to, smaller

than, and distinguished from the principal building Only one permitted per lot, except within the RV-HD district where two may be allowed for lots of at least

General: Accessory Structure

May be used as a garage, carport, dwelling unit, shop, studio, workshop (or combination thereof) as permitted by Sec. 4.3. Garages are limited to 2 cars, with maximum garage door widths of 12' each.

Must be of same general character as primary struc-Must be placed behind the primary structure and towards the back of the lot. For lots with a Contributing Resource, the UDO Administrator may consider an al-

M. Center Hall House LARGEST RESIDENTIAL BLDG ALLOWED General: Detached Single Family Residence.

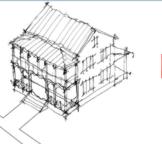
GRAPHIC SCALE

Size Range: 2,000 - 5,500 sq. ft Maximum Footprint (not including porches): 2,000 sq. ft.

the main mass of the building.

Typically 40' - 55' wide.

Height: 2 - 2.5 stories. Characteristics: Similar to Seven Oaks and Guerrard's Bluff. May have a single or double height front porch. May have side or rear wings, which are secondary to



CENTER GENERAL CONSERVE RIVER EDGE

CONSERVE

GENERAL

Sheet

Sheet Title:

Job Number:

Date:

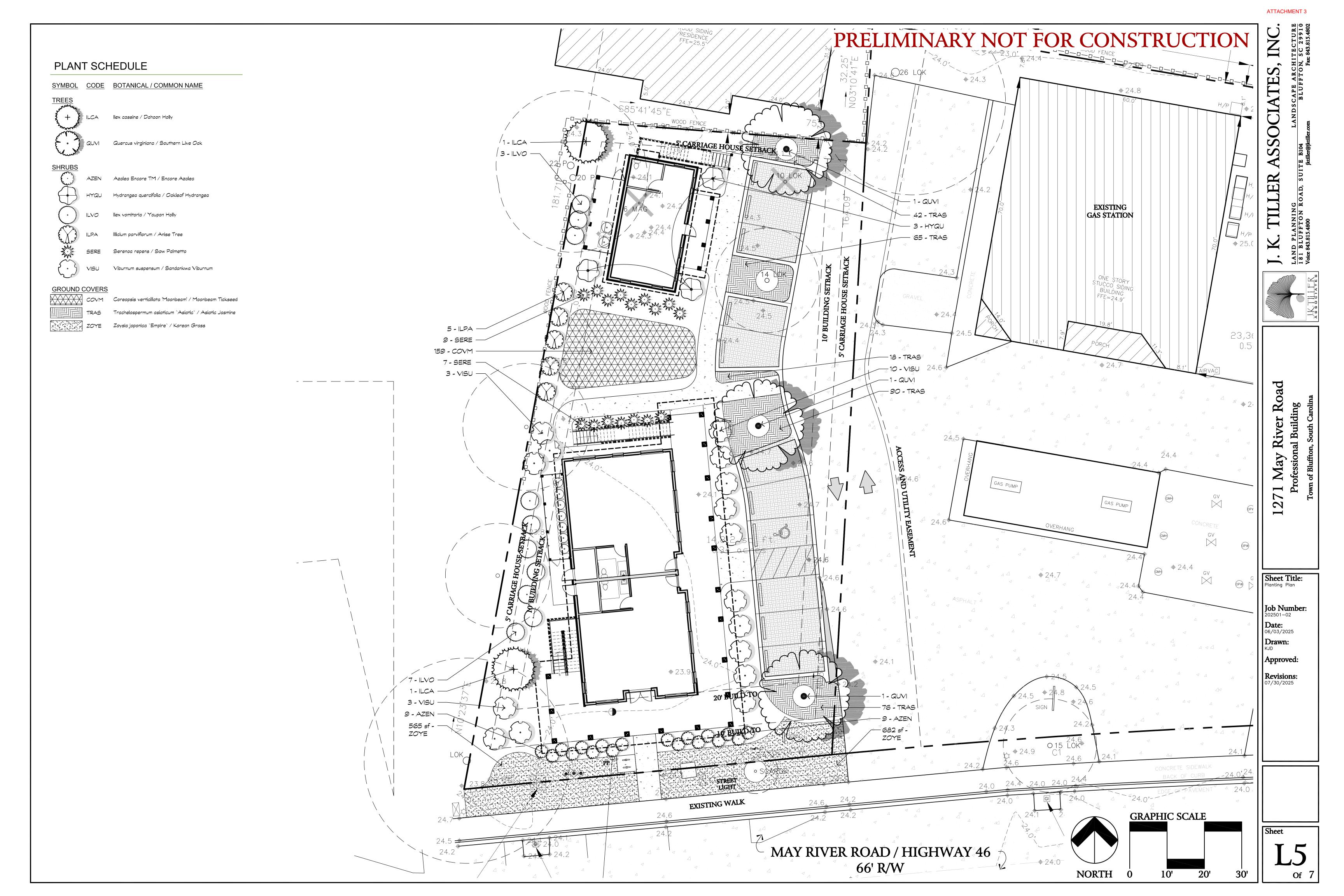
06/03/2025

Approved:

Revisions:

Drawn:

ATTACHMENT 3



Revisions:

PRELIMINARY NOT FOR CONSTRUCTION

PLANT SCHEDULE

PLANTING NOTES:

CONTRACTOR'S EXPENSE.

7. ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.

SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

12. PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.

11. HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.

FRONDS INTO BUNCH TO PROTECT HEART OF PALM FROM SUN SCALD AND DESICCATION. USE FIBER TIE THAT WILL EVENTUALLY ROT

AND FALL AWAY.

NOTES: 1. FINAL TREE STAKING DETAILS

APPROVED BY OWNER'S

2.SEE PLANTING PLANS AND SPECIFICATIONS FOR LOCATION OF ANY BOOTED PALMS.

CONTRACTOR SHALL ASSURE 3.PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TWO STEEL BANDS WRAPPED TO

TWO LAYERS OF BURLAP

-SIX 2x4 BATONS (18" LONG)

THREE 2x4 BRACES (48" LONG) NAIL TO BATONS AND 2x4 STAKES, PAINT ALL TIMBERS BROWN -3" MIN. PINESTRAW MULCH -SOIL BERM TO HOLD WATER THREE 2x4 STAKES (24" LONG)

SCARIFY SIDES OF HOLE AT

B&B OR CONTAINERIZED (SEE PLANT SCHEDULE FOR ROOT

-COMPACT PLANTING SOIL

LEAST 4" DEEP

TO PROTECT TRUNK

PAINTED BROWN

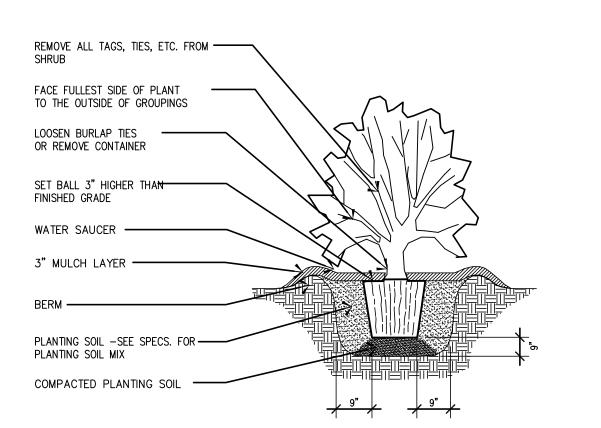
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	SPREAD	CONT.	
TREES		_ 						
34 + E	ILCA	2	llex cassine / Dahoon Holly	1.5" min.	6`-8`	3`-4`	Cont.	
	QUVI	3	Quercus virginiana / Southern Live Oak	2.5"	12` min	6` - 8`	Cont.	
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	<u>HEIGHT</u>	SPREAD		
SHRUBS								
Control of the second	AZEN	18	Azalea Encore TM / Encore Azalea	3 <i>G</i> al.	18" Min	15"-18"		
	HYQU	3	Hydrangea quercifolia / Oakleaf Hydrangea	3 <i>G</i> al.	18"-24"	18"-24"		
\odot	ILVO	10	llex vomitoria / Yaupon Holly	7 G al.	24"-36"	24"-36"		
Ex. ()	ILPA	5	Illicium parviflorum / Anise Tree	7 G al.	24"-36"	24"-36"		
W. S.	SERE	16	Serenoa repens / Saw Palmetto	3 Gal.	12"-18"	12"-18"		
	VISU	16	Viburnum suspensum / Sandankwa Viburnum	7 G al.	24"-36"	24"-36"		
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	<u>HEIGHT</u>	SPREAD		SPACING
GROUND	COVERS							
$\times \times \times$	COVM	159	Coreopsis verticillata 'Moonbeam' / Moonbeam Tickseed	1 Gal.	6"-12"	6"-12"		24" o.c.
	TRAS	2 <i>9</i> 1	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	1 <i>Ga</i> l.		6"-8"		18" o.c.
	ZOYE	1,247 sf	Zoysia japonica `Empire` / Korean Grass	SOD				

REINFORCED RUBBER HOSE AT -FIRST BRANCHES #12 WIRE NON-GALVANIZED — ANNEALED - 3 SPACED AT 120 TYPICAL TREE WRAPPING -1/2" GALVANIZED TURNBUCKLE — EACH WIRE YELLOW FLAGGING - 2 PER WIRE -LOOSEN BURLAP TIES -CUT & REMOVE WIRE BASKET WATER SAUCER -SET BALL 2" HIGHER THAN — FINISHED GRADE (3) 2x4 STAKES, 2'6" LONG PLANTING SOIL -SEE SPECS. FOR SOIL MIX COMPACTED PLANTING SOIL

Tree Planting

Not to Scale

Palmetto Tree Planting

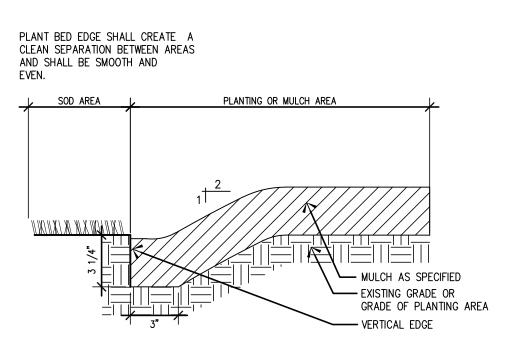


1. PREPARE PLANTING BED WITH 12" LAYER OF PLANT SOIL MIXTURE. 2.PLACE PLANTS IN PREPARED BEDS AS SHOWN OR SPRIG AS SPECIFIED. 3. SPACE AND MULCH AS SPECIFIED. PLANTING BED EDGE

Shrub Planting

Ground Covers & Perennials

Not to Scale



Sod / Plant Bed Edge Detail

13. PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.

> 14. THE PLANT BED AREAS LABELED AS "AN" SHALL BE PLANTED WITH ANNUALS AND PERENNIALS SELECTED BY THE LANDSCAPE ARCHITECT. SELECTIONS AND FINAL PLACEMENT OF ALL ANNUAL AND PERENNIAL BEDS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS

2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.

5. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL

6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING

10. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK

8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.

PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE

DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.

BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.

3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.

9. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.

4. SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.