

**VICINITY MAP**

LOCATION OF CONSTRUCTION ENTRANCE, SEE DETAIL

FOUNDATION PLANTING, SEE LANDSCAPE PLAN

FRONT WALKWAY TABBY PAVING

PROJECTED TREE CANOPY, TYP. (ONLY CANOPY WITHIN LOT CALCULATED)

TEMPORARY BENCHMARK IN 9" MAGNOLIA AT ELEVATION: 23.8' NGVD 1929 DATUM

SOD ALL AREAS EXCEPT FOUNDATION PLANTING BEDS AND PAVING, TYP. FOR ENTIRE SITE

42" LIVE FENCING, MAX. 25% OPAQUE W/ GATE

PT WOOD FENCING MAXIMUM 75% OPAQUE

**TREE NOTES:**

**TREE REMOVAL PERMIT (3.22)**

PROPOSED REMOVALS:

TR1	LAUREL OAK	28" DBH
TR2	LAUREL OAK	25" DBH
TR3	LAUREL OAK	26" DBH
TR4	LAUREL OAK	35" DBH
TR5	MAGNOLIA	9" DBH

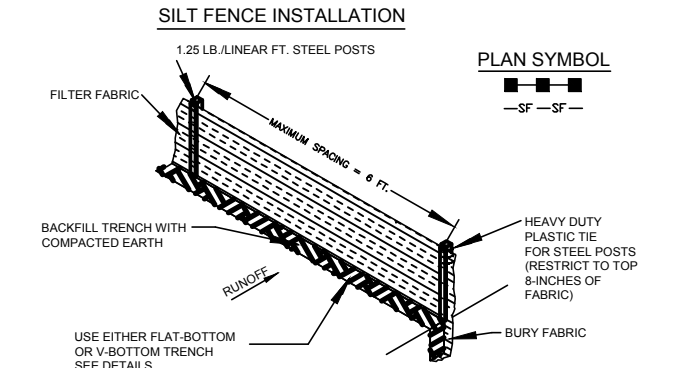
**STREET TREES (5.3.7.A)**

STREET TREES REQUIRED: 1/50LF STREET FRONTAGE  
105LF = 2 STREET TREES REQUIRED  
STREET TREES PROVIDED: 2

**LOT LANDSCAPING (5.3.7.D)**

TREE CANOPY: 75% LOT AREA MINUS BUILDING ROOFTOPS AREA  
TOTAL SITE AREA: +/- 11,200 SF  
BUILDING ROOFTOPS AREA: +/- 2,600  
TREE CANOPY REQUIRED: +/- 6,450  
TREE CANOPY PROVIDED\*: +/- 7,550

\*MEASURED AS MATURE CANOPY, ANTICIPATED SPREAD AREA



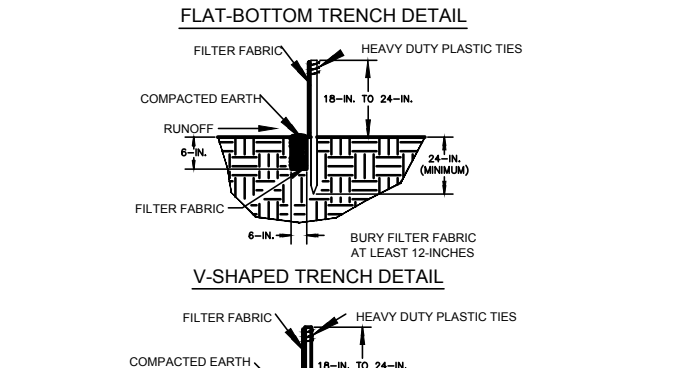
**SILT FENCE - INSPECTION & MAINTENANCE**

1. THE KEY TO FUNCTIONAL SILT FENCE IS REGULAR INSPECTIONS, REGULAR MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF SILT FENCE SHOULD BE CONDUCTED ONCE EVERY CALDRAIN WEEK AND, AS RECOMMENDED, WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2 INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS ALONG THE SILT FENCE IS EXTREMELY IMPORTANT ACCORDING TO SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES TO THE HEIGHT OF THE SILT FENCE.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY AROUND THE AREA. SHALL BE THE REMOVED SEDIMENT IS TO BE REUSED.
6. CHECK FOR AREAS WHERE STORMWATER RUNOFF HAS ENDED IN CHANNELS, BENEATH THE SILT FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE SILT FENCE. INSTANT CHECKS FOR SAGS AND COLLAPSED SILT FENCE ARE NECESSARY.
7. CHECK FOR TREES WITHIN THE SILT FENCE. AREAS WHERE SILT FENCE HAS SAGGED OR COLLAPSED, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY REMOVE THE SILT FENCE EFFECTIVE, REMOVE DAMAGED SILT FENCE AND REINSTALL NEW SILT FENCE IMMEDIATELY.
8. SILT FENCE SHOULD BE REMOVED WITHIN 3 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND CHISEL IT IS REMOVED. THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.

**SILT FENCE - FABRIC REQUIREMENTS**

1. COMPOSED OF FABRIC CONSISTING OF LOW DENSITY POLYETHYLENE POLYMERS OF AT LEAST 80% HIGHER OF POLYPROPYLENE POLYESTER, OR POLYAMIDES THAT ARE COMBINED WITH A TENSILE STRENGTH OF AT LEAST 100 LB PER LINEAL FOOT AND A TENSILE ELONGATION OF AT LEAST 10%.
2. USE ONLY FABRIC APPEARING ON SLOTTED QUALIFIED PRODUCTS LISTING ON THE SLOTT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. 12 INCHES OF THE FABRIC SHOULD BE PLACED WITHIN EXCAVATED TRENCH AND TIED IN WHEN THE TRENCH IS BACKFILLED.
4. FILTER FABRIC SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE TRENCH IN SPLICED.
5. FILTER FABRIC SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES ABOVE THE GROUND.

**1 SILT FENCE DETAIL**



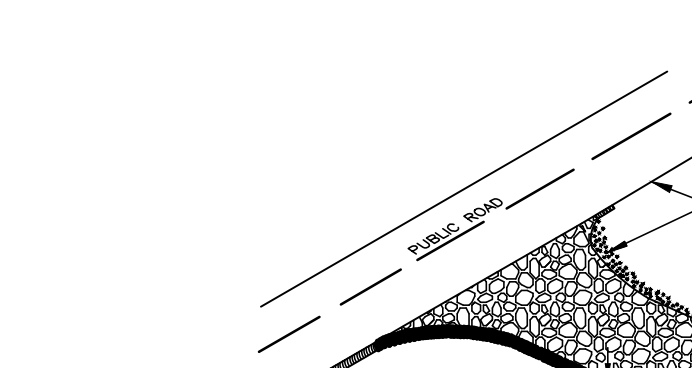
**SILT FENCE - GENERAL NOTES**

1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHALL NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 8 CFS.
2. MAXIMUM SLOPE STRENGTHS NORMAL, PERPENDICULAR TO THE TRENCH (AND SHALL BE 2:1).
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4. SILT FENCE CHAINS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
  - WRAPEACH FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1 FOOT MINIMUM OVERLAP AND 1 FOOT MINIMUM FROM THE POST TO THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH TO EACH ROLL TO EACH ROLL WITH HEAVY DUTY PLASTIC TIES, OR
  - TIE EACH END OF EACH SILT FENCE ROLL TO EACH SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITHIN THE TOP 6 INCHES OF THE FABRIC.
6. INITIAL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORMWATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOP OF STUMP FLOORS TO REMOVE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.
7. INSTALL SILT FENCE CHECKS (PERFORMANCE) EVERY 50 TO 100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED TO BE FLOWING.

**SILT FENCE - POST REQUIREMENTS**

1. SILT FENCE POSTS MUST BE 48 INCH LONG STEEL POSTS THAT MEET, AT A MINIMUM, THE FOLLOWING PRODUCT CHARACTERISTICS:
  - COMPOSED OF A HIGH STRENGTH STEEL WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
  - INCLUDE A STANDARD "T" SECTION WITH A MAXIMUM FLEX MODULUS OF 1.38 INCHES AND A MAXIMUM LENGTH OF 148 INCHES.
  - WEIGHT: 2.5 POUNDS PER FOOT (LBS/FT).
2. POSTS SHALL BE EQUIPPED WITH PROJECTIONS TO ADD IN FASTENING OF FILTER FABRIC.
3. STEEL POSTS MAY NEED TO HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM WHEN INSTALLED ALONG EXPOSED SURFACES OR INSTALLED IN SOFT SOILS. THE PLATE SHOULD HAVE A MINIMUM OVERLAP OF 10 INCHES AND BE COMPOSED OF 1/2 INCH THICK GALVANNEED STEEL AT A MINIMUM. THE METAL SOIL STABILIZATION PLATE SHOULD BE COMPLETELY BURIED.
4. INSTALL POSTS TO A MINIMUM OF 24 INCHES, A MINIMUM HEIGHT OF 1.100 INCHES ABOVE THE FABRIC SHALL BE MAINTAINED, AND A MINIMUM HEIGHT OF 3 FEET SHALL BE MAINTAINED ABOVE THE GROUND.
5. POST SPACING SHALL BE AT A MAXIMUM OF 6 FEET ON CENTER.

**2 CONSTRUCTION ENTRANCE DETAIL**



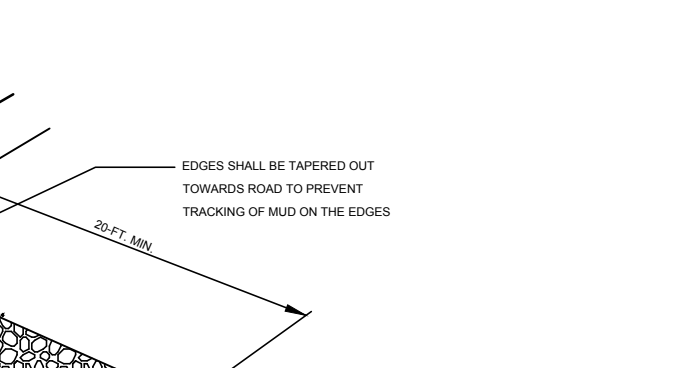
**CONSTRUCTION ENTRANCE - GENERAL NOTES**

1. THE KEY TO FUNCTIONAL CONSTRUCTION ENTRANCES IS REGULAR INSPECTIONS, REGULAR MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF CONSTRUCTION ENTRANCES SHALL BE CONDUCTED ONCE EVERY CALDRAIN WEEK AND, AS RECOMMENDED, WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2 INCH OR MORE OF PRECIPITATION.
3. DURING REGULAR INSPECTIONS, CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. INSPECTION PROCEDURES MAY NEED TO BE MORE FREQUENT DURING LONG PERIODS OF WET WEATHER.
4. REPAIR THE STONE PAD AS NECESSARY FOR DRAINAGE AND RUNOFF CONTROL.
5. WASH OR REPLACE STONES AS NEEDED AND AS DIRECTED BY SITE INSPECTOR. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED PRIOR TO THE ENTRANCE PAD TO REDUCE THE AMOUNT OF MUD BEING CARRIED OFF SITE BY VEHICLES. FREQUENT WASHING WILL EXTEND THE LIFE OF THE STONE PAD.
6. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED ON WASHED ONTO ADJACENT IMPERVIOUS SURFACES OR BRUSHED OR SWEEPED. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DRAINAGE TO A SEDIMENT TRAP OR MAIN.
7. DURING MAINTENANCE ACTIVITIES, ANY BROKEN PAVEMENT SHOULD BE REPAIRED IMMEDIATELY.
8. CONSTRUCTION ENTRANCES SHOULD BE REMOVED AFTER THE SITE HAS BEEN STABILIZED. DURING REMOVAL, REPAIRMENT SHOULD BE MADE TO REPLACE AREAS FROM WHICH CONSTRUCTION ENTRANCES WERE REMOVED. THESE AREAS WILL BE CONVERTED TO AN IMPERVIOUS SURFACE TO PREVENT POST-CONSTRUCTION.

**CONSTR. ENTRANCE - INSPECTION & MAINTENANCE**

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**3 CONSTRUCTION ENTRANCE DETAIL**



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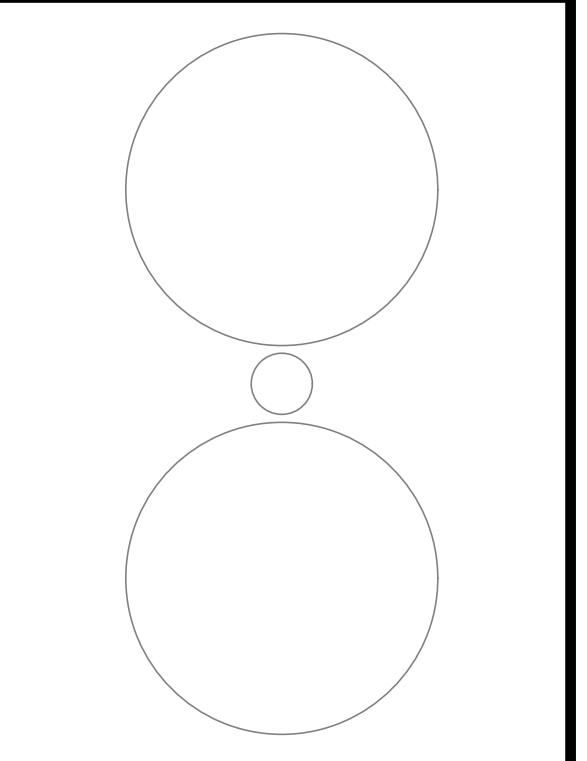
**4 CONSTRUCTION ENTRANCE DETAIL**

**KEY TO SITE PLAN:**

**GRADING & DRAINAGE**

- + ### = PROPOSED GRADE
- + (###) = EXISTING/PROPOSED GRADE [SPOT ELEVATION TO BE MAINTAINED]
- 23. = EXISTING CONTOUR
- 23 = PROPOSED CONTOUR
- = DRAINAGE DIRECTION [DIRECTION OF DOWNWARD FLOW]

**CRANSTON ENGINEERING**  
ENGINEERS - PLANNERS - SURVEYORS  
452 Ellis Street, Augusta, Georgia 30901  
Telephone 706-722-1588  
CranstonEngineering.com



REV #	DATE	ISSUE FOR PERMITTING	DESCRIPTION
2	12.06.2021	REVISION / RE-ISSUE FOR PERMITTING	
1	11.01.2021	ISSUE FOR PERMITTING	

**HEALY RESIDENCE**  
#28 DUBOIS LANE, BLUFFTON SC  
PARCEL 256

**SITE PLAN**

DRAWN BY: SEV  
CHECKED BY: LFC  
APPROVED BY: LFC  
DATE: 12/06/2021  
SCALE: 1" = 10'-0"  
JOB No. 2021-0661  
DRAWING No. L101



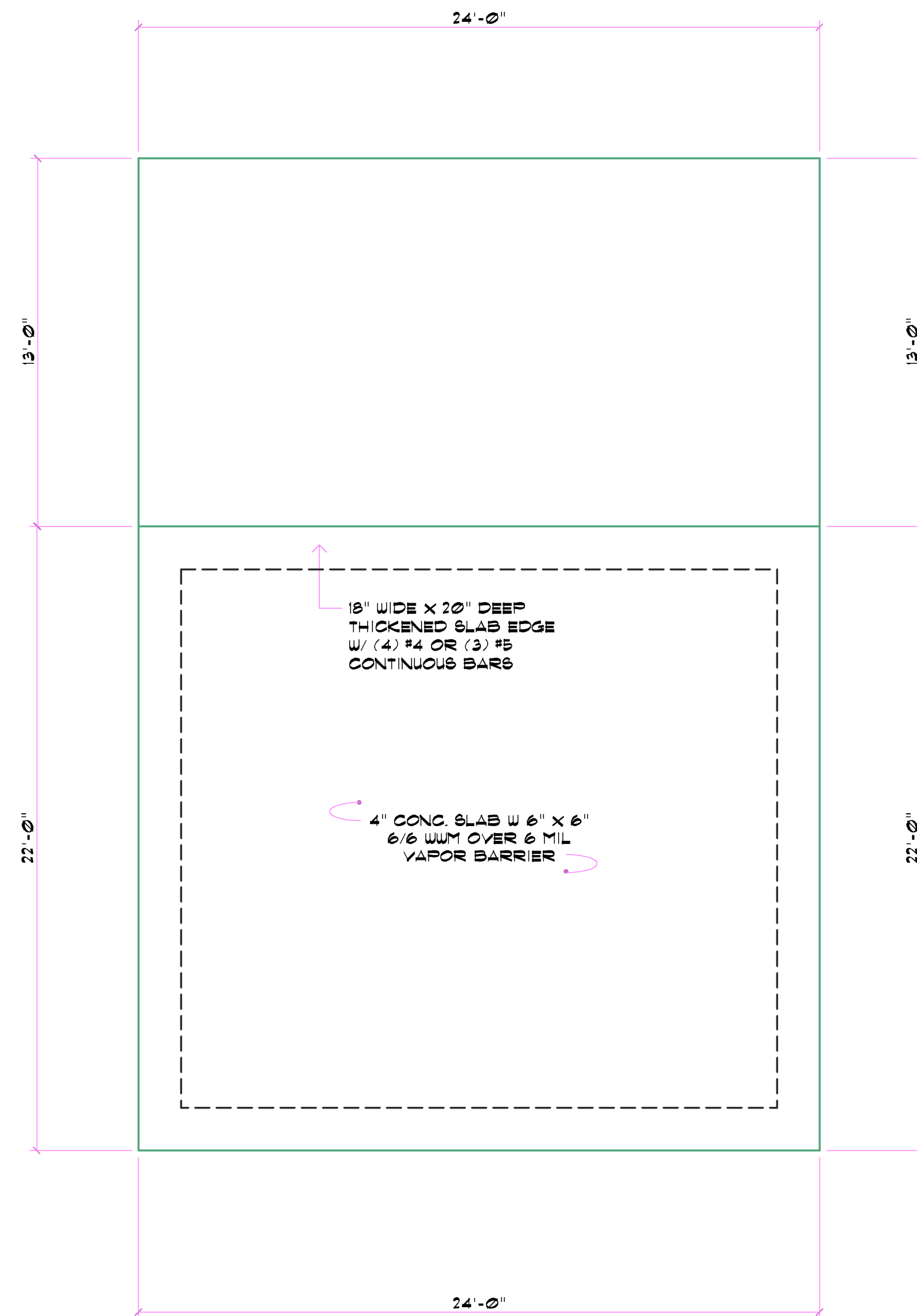




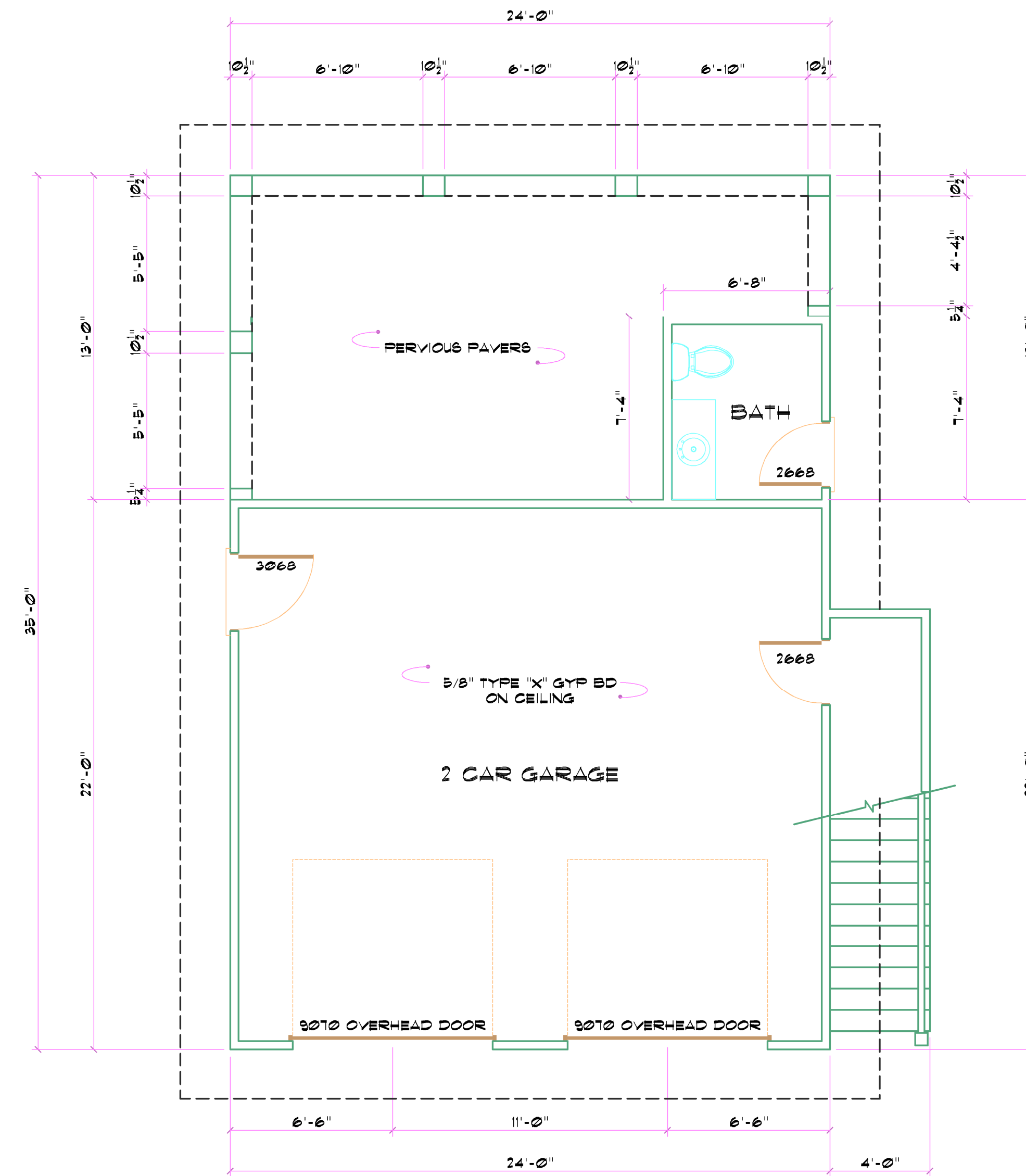








FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"

DATE: \_\_\_\_\_  
HEALY RESIDENCE  
40 DUBOIS LANE  
BLUFFTON,  
SOUTH CAROLINA

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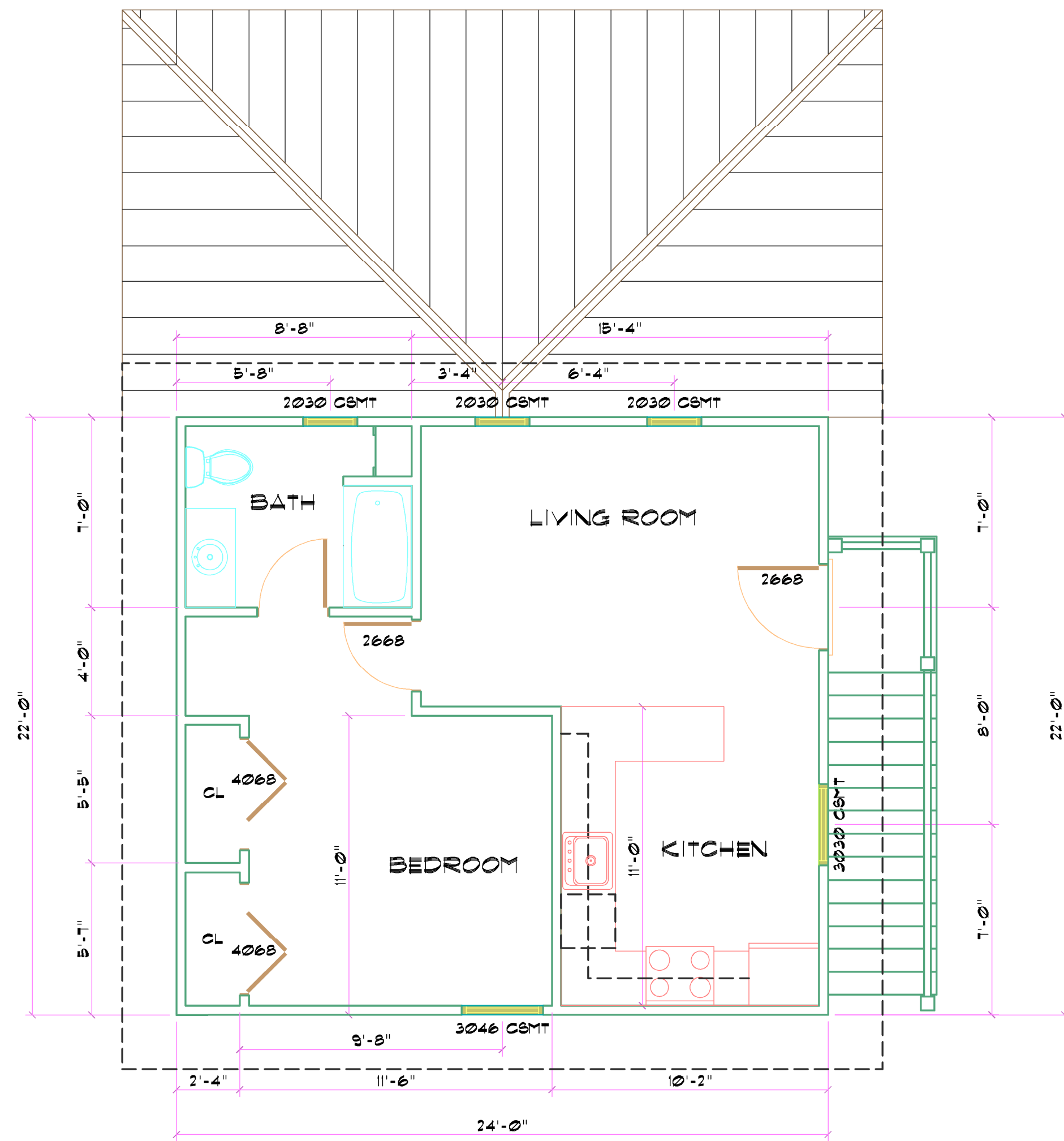
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PROJECT TITLE:  
FOUNDATION &  
GROUND FLOOR  
PLAN

PROJECT NUMBER:  
A100

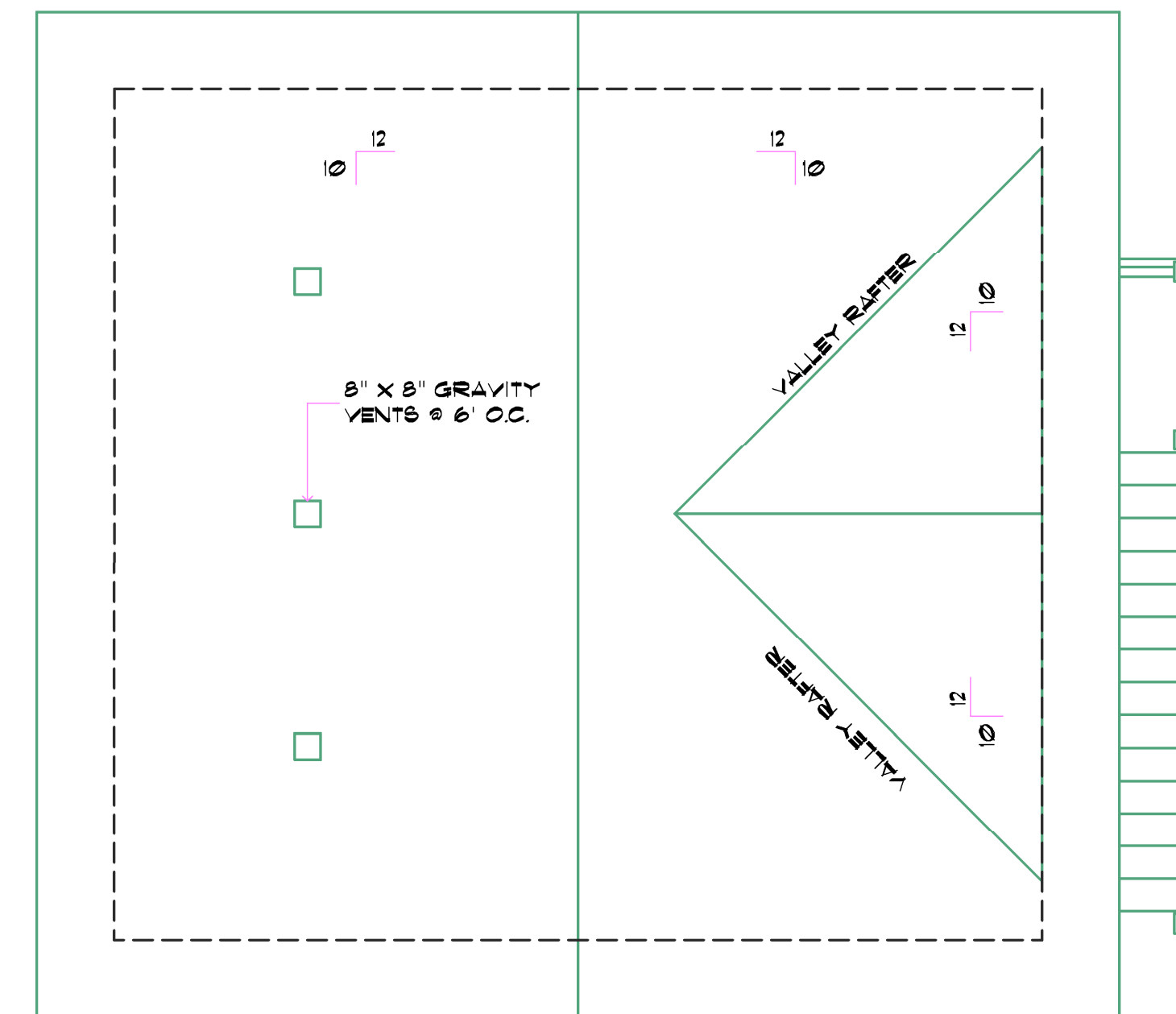


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SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

DATE:

HEALY RESIDENCE  
40 DUBOIS LANE  
BLUFFTON,  
SOUTH CAROLINA

REVISION:

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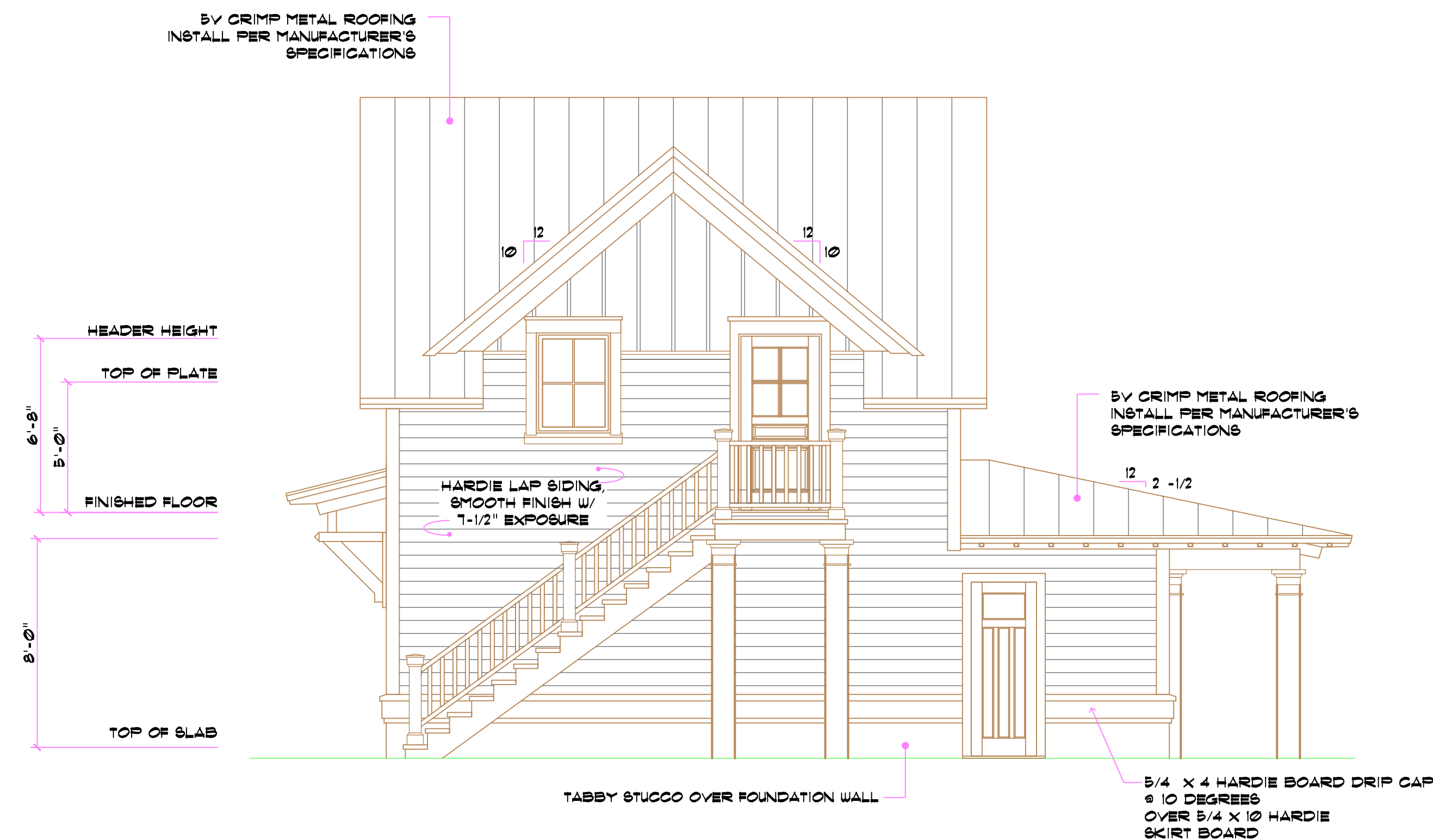
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SECOND FLOOR &  
ROOF FRAMING  
PLAN

AWIN NAME:

A101



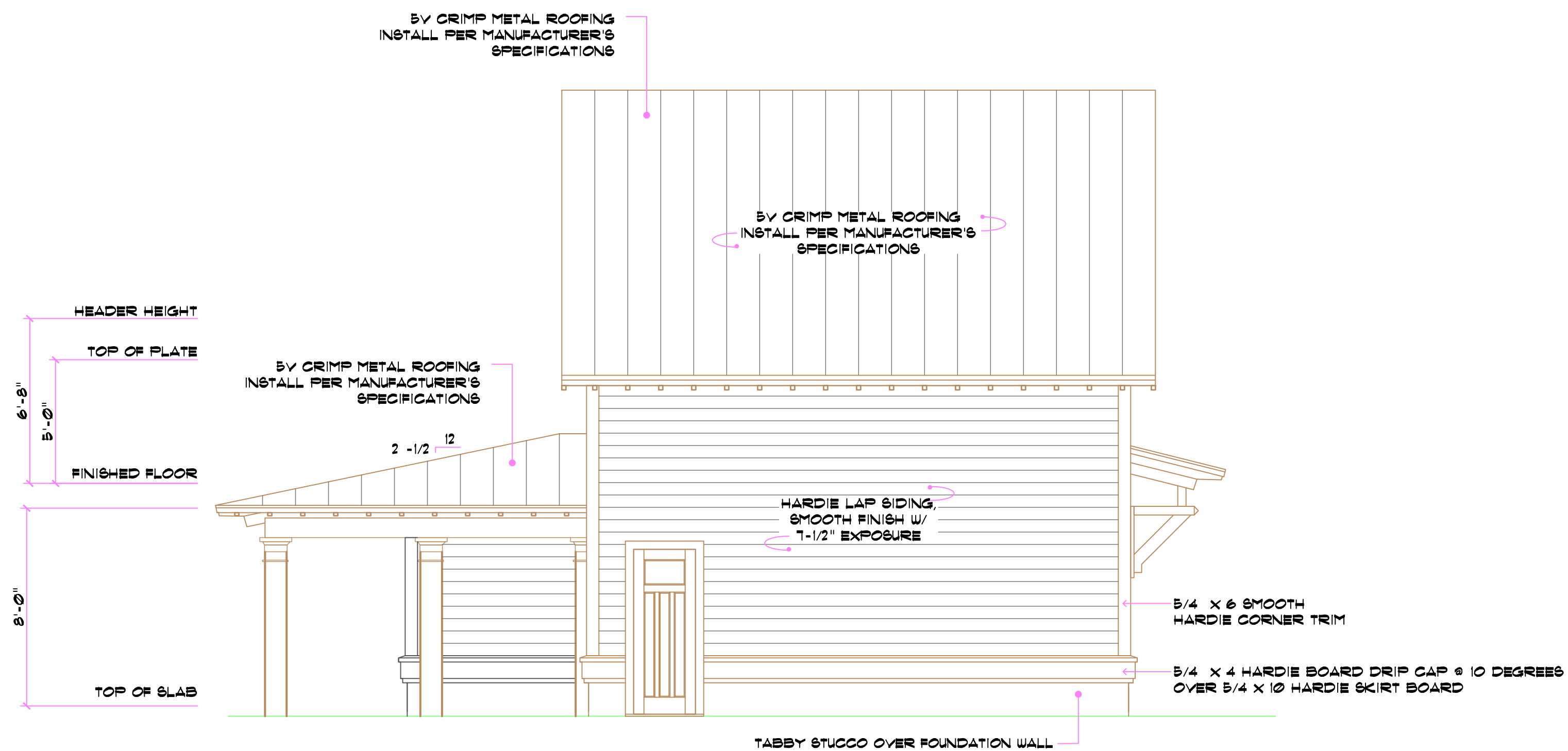
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



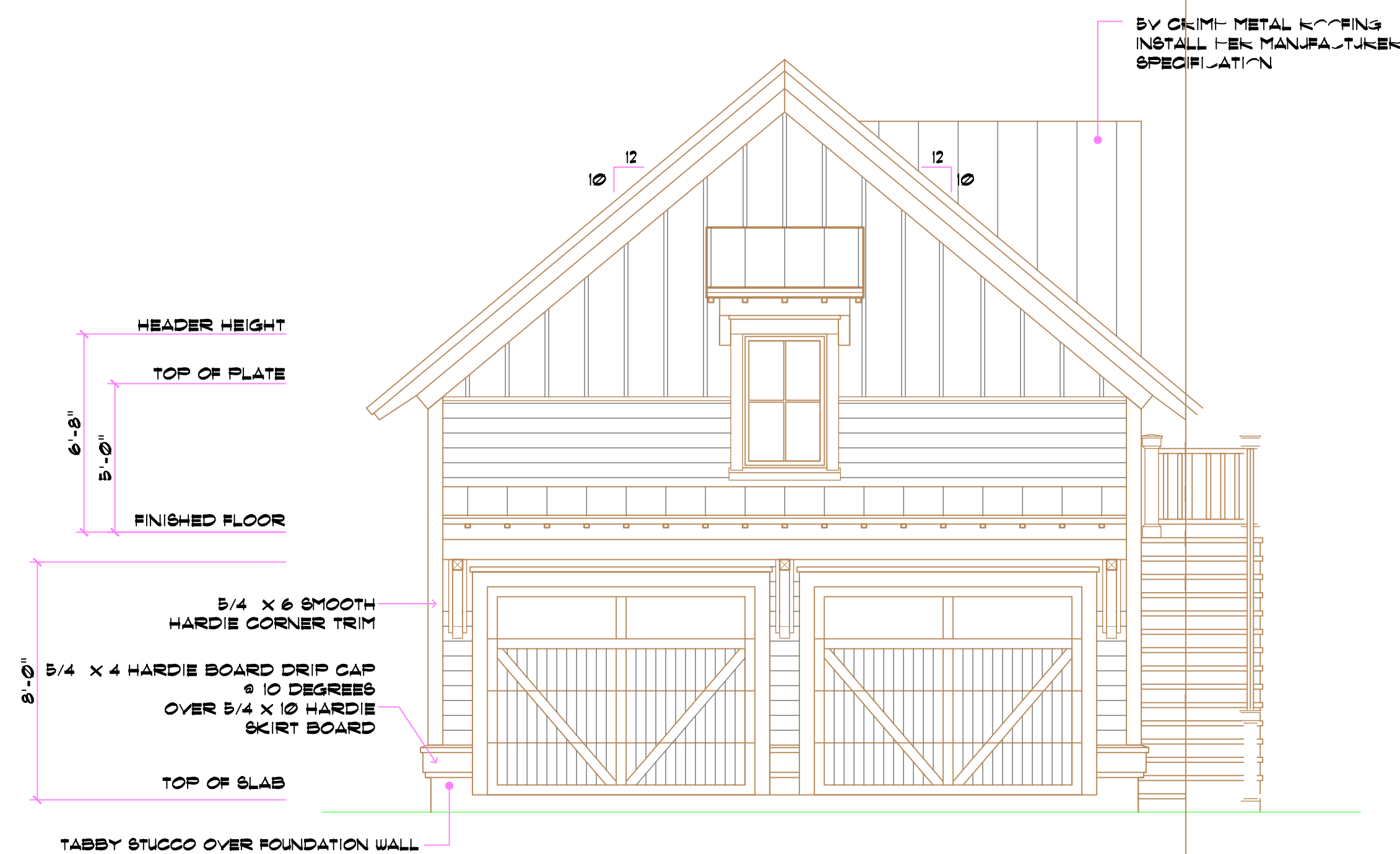
REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

PROJECT:  
HEALY RESIDENCE  
40 DUBOIS LANE  
BLUFFTON,  
SOUTH CAROLINA

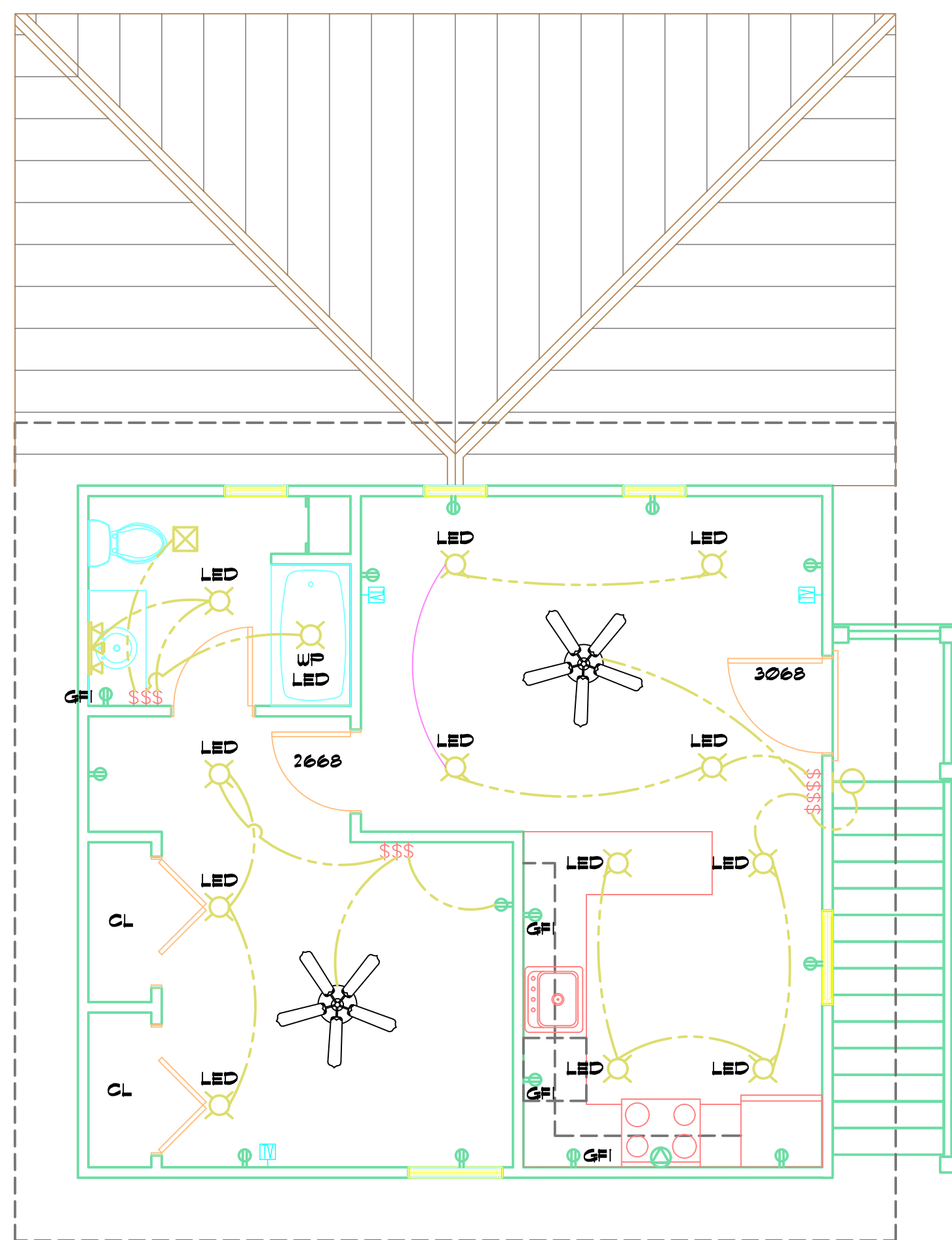
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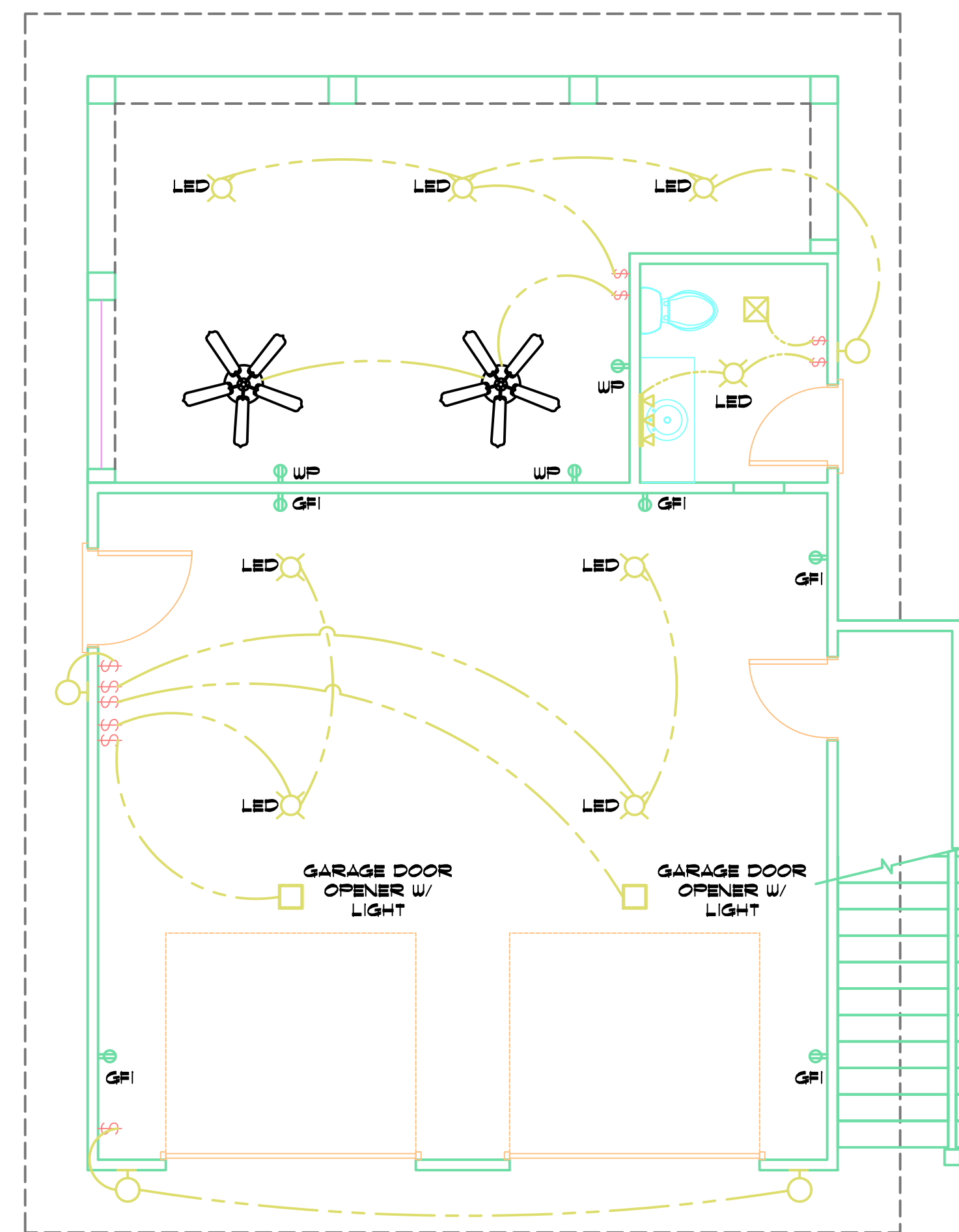
PROJECT TITLE:  
ELEVATIONS

PROJECT NUMBER:  
A200



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"

DATE:

HEALY RESIDENCE  
40 DUBOIS LANE  
BLUFFTON,  
SOUTH CAROLINA

REVISION:

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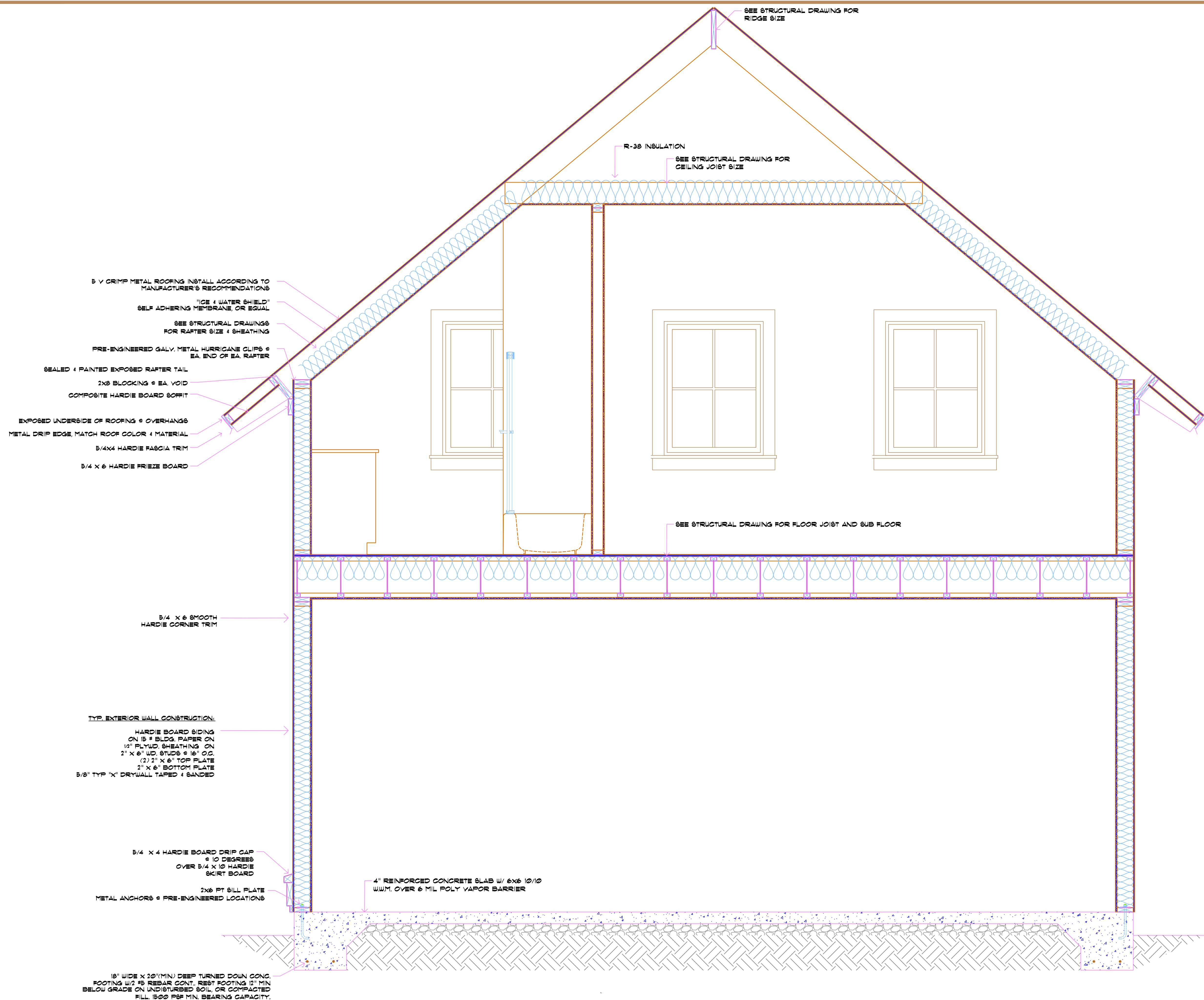
AWN TITLE:

ELECTRICAL  
PLANS

AWN NAME:

E100

# SHEET 5 OF 5



DATE: \_\_\_\_\_

HEALY RESIDENCE  
40 DUBOIS LANE  
BLUFFTON,  
SOUTH CAROLINA

REVISION:

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DATE: 1 / 11 / 1

SCALE: N T E

AWN Y:

HE KE Y:

AWIN TITLE:  
**BUILDING SECTION**

AWIN N M E:  
**A600**