



PLAN REVIEW COMMENTS FOR DP-11-22-017433

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 PARCEL C2-E BUCKWALTER PLAZA

Plan Type:	Development Plan	Apply Date:	11/28/2022
Plan Status:	Pending	Plan Address:	8241 Pinellas Drive BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 022 000 1143 0000
Plan Description:	A request by Jared Thompson of Moore Civil Consulting, Inc., on behalf of the property owner Ken Toskey for approval of a preliminary development plan. The project consists of the construction of three office buildings totaling 12,600 S.F., associated driveways, parking areas, and bioretention areas. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.5 acres identified by tax map number: R610 022 000 1072 0000 located within the Buckwalter Commons Phase 1 Master Plan. STATUS: Staff comments on the preliminary development plan will be reviewed at the January 4, 2023 meeting of the DRC.		

Technical Review

Submission #: 1 Received: 11/28/2022 Completed: 12/29/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Commission Review	12/29/2022	Dan Frazier	Revisions Required

Comments:

1. Provide a site data table on the Site Layout Plan that includes total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations (per UDO applications manual).
2. Provide wheelstops where parking is adjacent to sidewalks and where no curbing is provided.
3. Provide sidewalk connection from internal sidewalk circulation to the existing sidewalk along Pinellas Drive.
4. Provide a phasing plan or note in the narrative that the development will be constructed in a single phase.
5. Show existing conditions of adjacent properties on site plans, including access drives, curb and sidewalk locations for Parkers Gas Station and Zips Carwash.
6. Provide location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (per UDO applications manual).
7. Provide proposed open space areas, habitat areas, types, and access trails both on and off-site (per UDO applications manual).
8. Update the narrative with a description of the proposed exterior lighting scheme for the property (per UDO applications manual).
9. Add ADA Ramp to Sidewalk at parking island south of Building 2 (as identified on the Utility Plan) and at both parking islands between Buildings 2 and 3.
10. Update the narrative to describe the use of the 30' x 36' concrete patio adjacent to Building 3.
11. Identify the location of exterior lighting and HVAC/mechanicals on the landscape plan required at time of final development plan submittal.
12. Show enclosures for the two dumpsters. Provide details of dumpster enclosures at time of final development plan submittal.

Planning Review - SR	12/29/2022	Jordan Holloway	Revisions Required
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Comments:

See Planning Commission Review comments.

Watershed Management Review DRC	12/05/2022	Lidia Delhomme	Revisions Required
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Comments:

1. Provide the feasibility of meeting the current SoLoCo standards of the proposed BMPs using the Compliance Calculator. The overall performance requirements for this area are located in the SWDM 3.5.5. At the time of Pre-Development Plan submittal, you shall demonstrate the capacity of retaining the 95th percentile storm on-site with approved infiltration/filtering BMPs and meet Water Quality standards. The Compliance Calculator can be located:

<https://www.townofbluffton.sc.gov/704/Southern-Lowcountry-Stormwater-Ordinance>. If you have any questions regarding SoLoCo Stormwater Design Manual or the Compliance Calculator, feel free to email amoreno@townofbluffton.com.

2. RECOMMENDATIONS - Depending on soil results, underdrain with cleanout and tie-in to downstream outfall may be needed. Dimensions of each bioretention should be provided at time of Stormwater Review. Show that off site drainage to/through the site is being adequately addressed/handled. Show that the offsite drainage is being properly discharged to an adequate conveyance system.

Building Safety Review	11/29/2022	Richard Spruce	Revisions Required
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Comments:

1. Wherever a sidewalk crosses a vehicle traffic lane, detectable warning devices are required per ICC A117.1, 2017 edition, section 406.6.
2. Ensure at least one accessible space meets the requirements for van accessible parking per section 502.2.

Beaufort Jasper Water and Sewer Review	12/29/2022	James Clardy	Approved with Conditions
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Comments:

Pending formal submittal / approval of water and sewer.

Fire Department Review	12/29/2022	Dan Wiltse	Approved
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Police Department Review	12/28/2022	Adam Barberio	Approved
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Planning Review - Address	12/19/2022	Ryan Coleman	Approved
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Transportation Department Review	11/29/2022	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes:

STORMWATER NOTES

1. 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.
2. 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.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. 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.
15. 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.).
16. 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, FORM 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.
17. 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.
18. 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.
19. 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.

SPECIFICATIONS FOR SEQUENCE OF CONSTRUCTION OPERATIONS:

EROSION CONTROL PHASE 1 (SEE SHEETS 610)

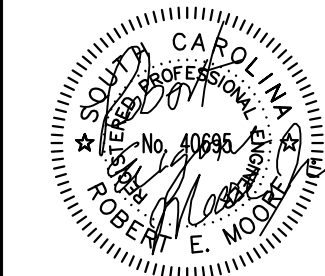
1. RECEIVE NPDES COVERAGE FROM DHEC.
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 AC. DISTURBED)
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 PRIOR TO THE BEGINNING OF LAND-DISTURBING ACTIVITIES.
4. INSTALLATION OF CONSTRUCTION ENTRANCE.
5. CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALLATION OF PERIMETER CONTROLS (SILT FENCE & VEGETATIVE STRIPS)
7. CLEARING AND GRUBBING ONLY IN AREAS OF BASINS / TRAPS / PONDS;

EROSION CONTROL PHASE 2 (SEE SHEETS 620)

8. INSTALLATION OF BASINS / TRAPS / PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO THE NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES AND DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED);
9. REMAINING CLEARING AND GRUBBING OF SITE OR DEMOLITION AREAS (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED);
10. ROAD GRADING;
11. ROUGH GRADING FOR THE REMAINDER OF THE SITE;
12. UTILITY & STORM DRAIN INSTALLATION AND WHETHER STORM DRAINS WILL BE USED OR BLOCKED UNTIL AFTER COMPLETION OF CONSTRUCTION, PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED;
13. FINE GRADING, PAVING, ETC.

EROSION CONTROL PHASE 3 (SEE SHEETS 630)

14. FINAL GRADING, LANDSCAPING, OR STABILIZATION;
15. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED
16. PERFORM AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO DHEC OR MS4 FOR ACCEPTANCE.
17. SUBMIT NOTICE OF TERMINATION (NOT) AND AS-BUILT OF POND TO DHEC AS APPROPRIATE.



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24 HOUR CONTACT

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TM# PIN R610-022-000-1143

REVISIONS

[illegible]

PINELLAS OFFICES

PINELLAS DRIVE
BLUFFTON, SC

SHEET TITLE:
PROJECT NOTES

SHEET NUMBER:
C.110



NOTES

1. THESE PARCELS APPEAR TO BE IN FLOOD ZONE X, COMMUNITY 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G, EFFECTIVE DATE MARCH 23, 2021.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
5. PRECISION OF PLAT CLOSURE IS 1:117,714
6. UNLESS ONE IS PROVIDED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
7. THIS PARCEL IS IN THE BUCKWALTER PUD ZONING DISTRICT.
8. WETLANDS AND WETLAND BUFFER ARE PER REFERENCE #5 AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

REFERENCES

1. A SUBDIVISION, BOUNDARY AND WETLAND SURVEY OF PARCEL C2-B, A PORTION OF BUCKWALTER P.U.D.
DATE: 01-22-04
LAST REVISED: 09-30-05
BY: FORREST F. BAUGHMAN, S.C.R.L.S. No. 4922
2. AN ALTA/ACSM SURVEY OF PARCEL C2-A BUCKWALTER PARKWAY, A SECTION OF BUCKWALTER COMMONS.
DATE: 02-18-04
BY: FORREST F. BAUGHMAN, S.C.R.L.S. No. 4922
3. AN ALTA/ACSM SURVEY OF PARCEL C2-B, A PORTION OF BUCKWALTER P.U.D.
DATE: 11-11-11
BY: WILLIAM H. GRAY, S.C.R.L.S. No. 22744
4. PLAT BOOK 145, PAGE 182
5. A SUBDIVISION PLAT OF PARCEL C2-F, A PORTION OF BUCKWALTER P.U.D.
DATE: 06-29-22
BY: JEREMY W. REEDER, S.C.R.L.S. No. 28139
6. A WATER AND SEWER RECORD DRAWING OF PINELLAS DRIVE (BUCKWALTER PLAZA) PHASE 1 BY WQ DICKSON
DATE: 07-20-10
BY: ROBERT S. OETTING, S.C.P.E. No. 26398



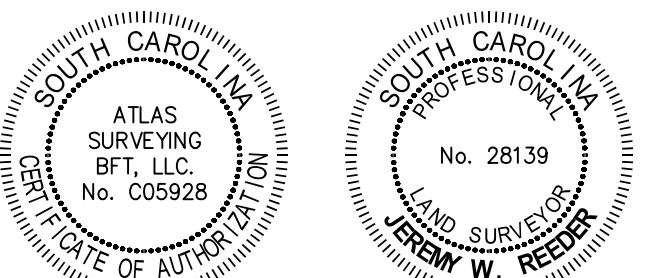
PREPARED FOR:
KENNETH SCOTT BUILDERS
AN AS-BUILT / TREE & TOPOGRAPHIC SURVEY OF
PARCEL C2-F
A PORTION OF BUCKWALTER P.U.D.
PORTION OF TAX PARCEL No. R610 022 000 1072 000

BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SAD
FIELD CHECK: JWR
DRAWN BY: JHJ
DATE: 10-19-2022
SCALE: 1"=20'
PROJECT No.: 10042
FILE: 10042 AT1.DWG

ATLAS
SURVEYING, INC.

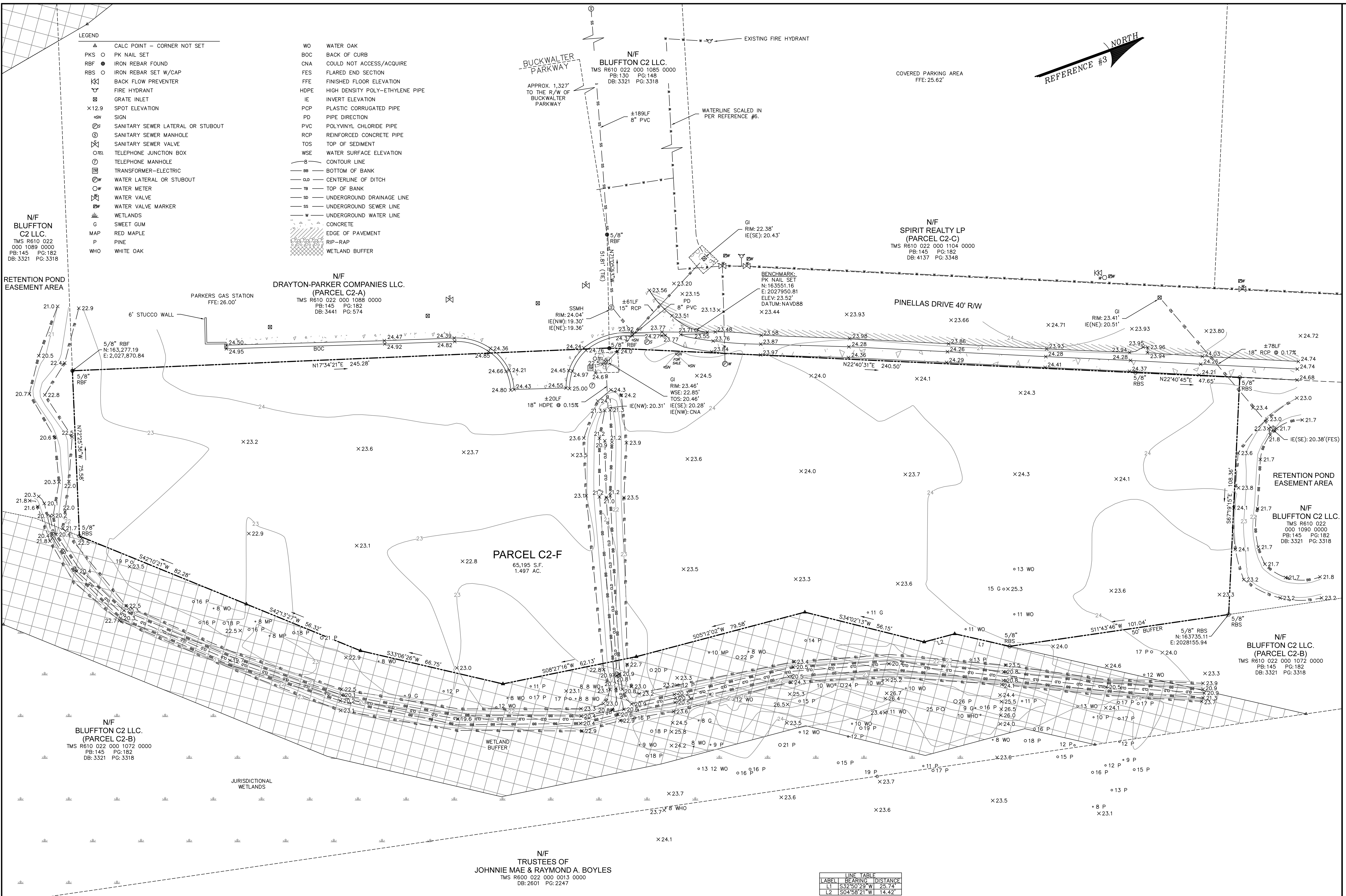
68 BOARDWALK DRIVE, SUITE A.
 RIDGELAND, SC 29936.
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



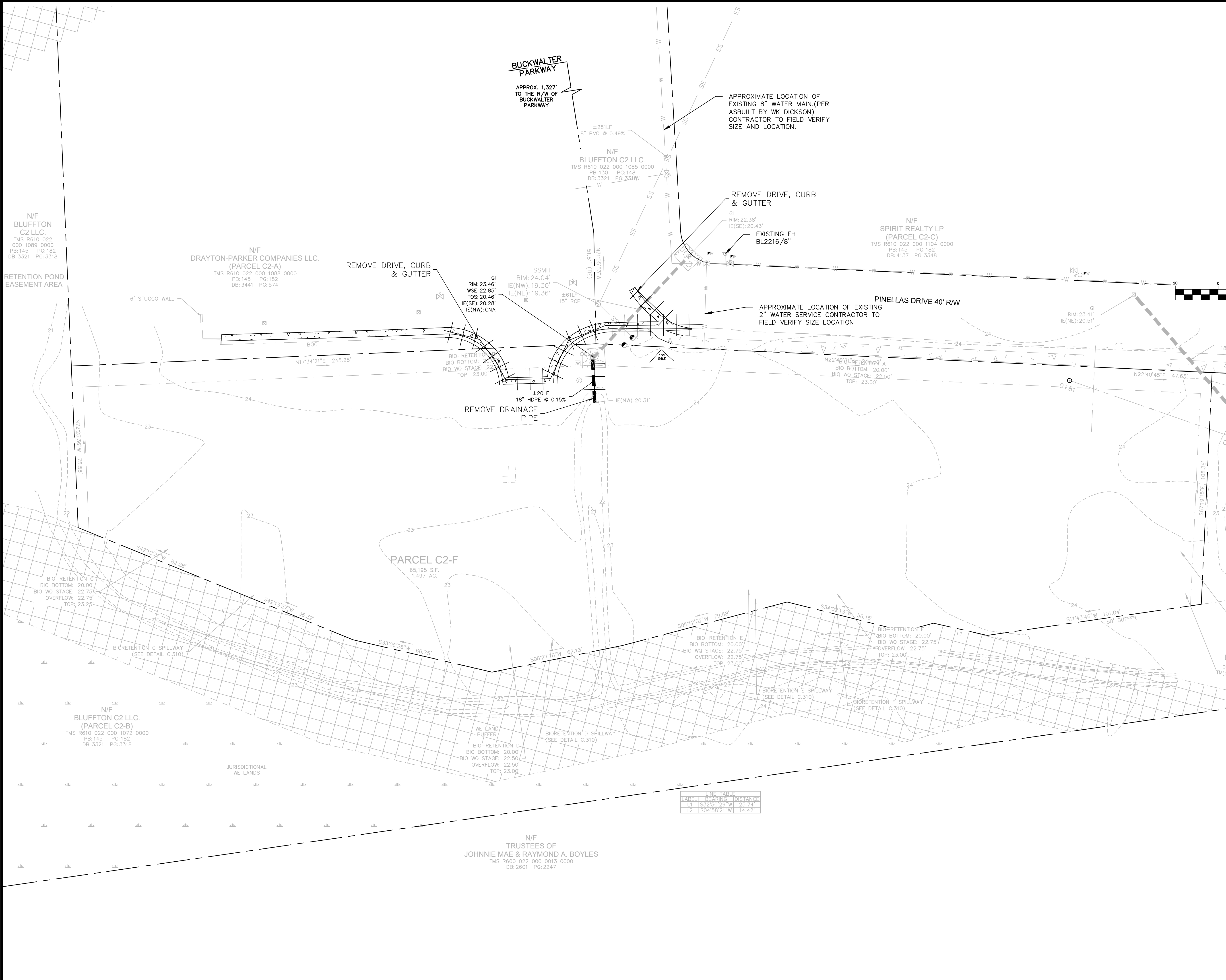
HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.



 JEREMY W. REEDER
 S.C.P.L.S. No. 28139
 NOT VALID UNLESS CRIMPED WITH SEAL



LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S32°50'29"W	25.74'
L2	S04°58'21"W	14.42'



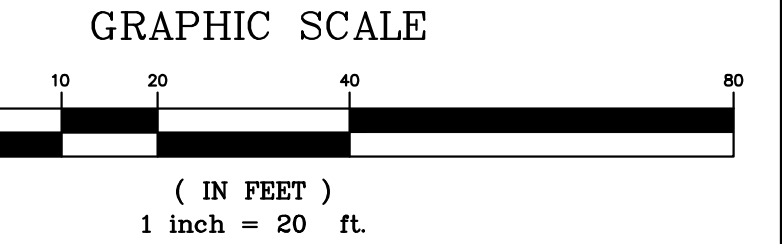
CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



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TMS PIN R610-022-000-1143

REVISIONS:

DATE	DESCRIPTION
11/2/22	PRE-APPLICATION SUBMIT
11/18/22	BLUFFTON COMMENTS
11/22/22	BJWS COMMENTS

PINELLAS OFFICES

PINELLAS DRIVE
BLUFFTON, SC

SHEET TITLE:
DEMOLITION
PLAN

SHEET NUMBER:
C.130

PARKING CALCULATION TABLE

BUCKWALTER PUD REQUIRES 3.5 PARKING SPACES PER 1,000SQFT OF BUILDING SPACE.

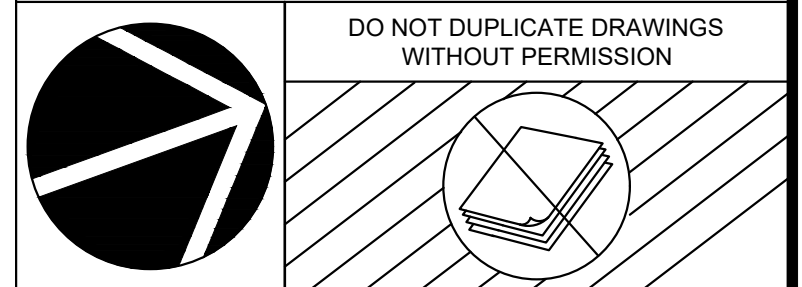
TOTAL PARKING SPACES REQUIRED IS (12,600/1,000)x3.5=44.1
TOTAL PARKING SPACES PROVIDED IS 60

CAUTION

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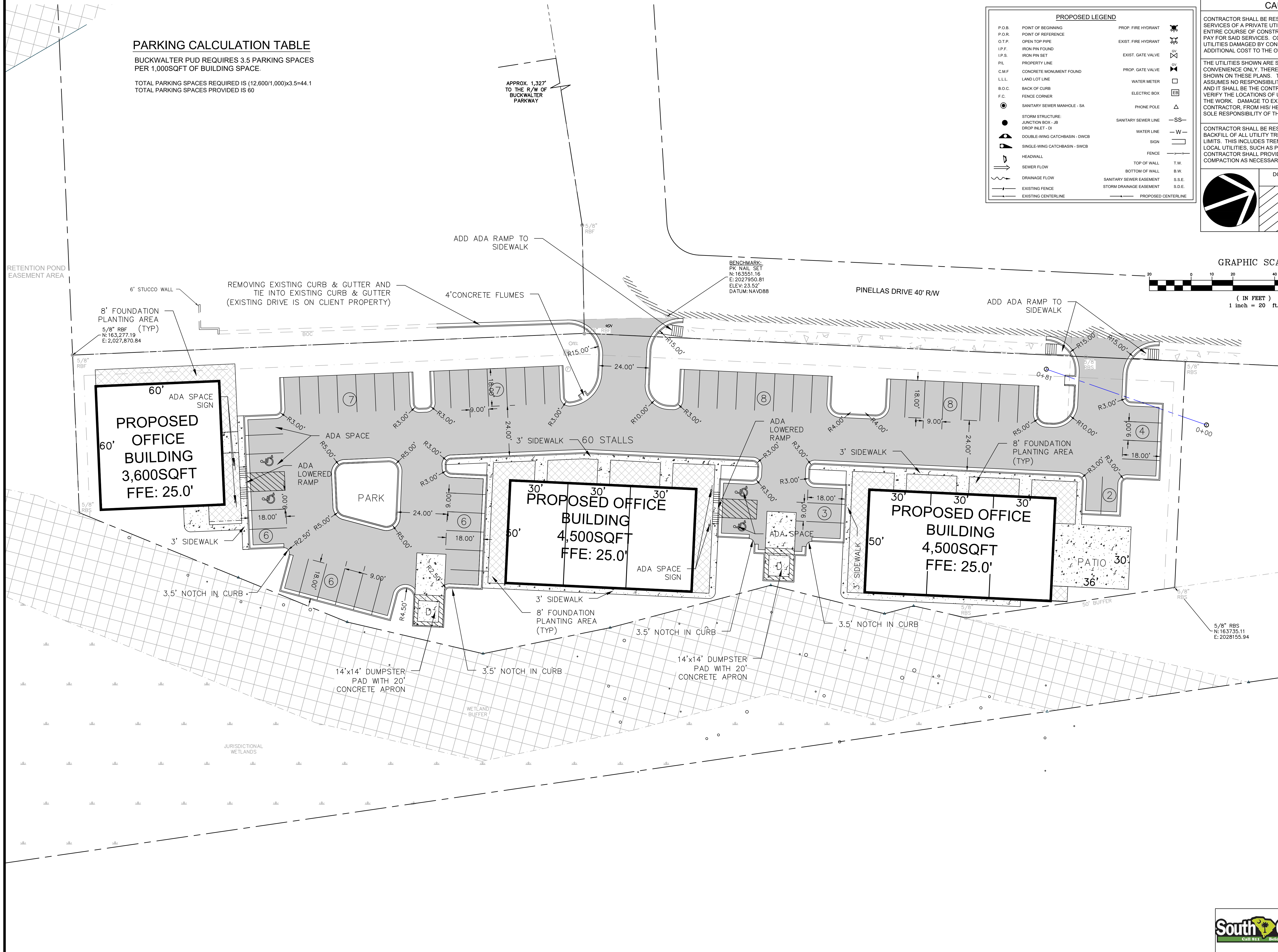
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PROPOSED LEGEND			
P.O.B.	POINT OF BEGINNING	PROP. FIRE HYDRANT	
P.O.R.	POINT OF REFERENCE	EXIST. FIRE HYDRANT	
O.T.P.	OPEN TOP PIPE	EXIST. GATE VALVE	
I.P.F.	IRON PIN FOUND	PROP. GATE VALVE	
I.P.S.	IRON PIN SET	WATER METER	
P.L.	PROPERTY LINE	ELECTRIC BOX	
C.M.F.	CONCRETE MONUMENT FOUND	PHONE POLE	
L.L.L.	LAND LOT LINE	SANITARY SEWER LINE	
B.O.C.	BACK OF CURB	WATER LINE	
F.C.	FENCE CORNER	SIGN	
	SANITARY SEWER MANHOLE - SA	FENCE	
	STORM STRUCTURE JUNCTION BOX - JB	TOP OF WALL	
	DROP INLET - DI	T.W.	
	DOUBLE-WING CATCHBASIN - DWCB	B.W.	
	SINGLE-WING CATCHBASIN - SWCB	S.S.E.	
	HEADWALL	S.D.E.	
	SEWER FLOW	STORM DRAINAGE EASEMENT	
	DRAINAGE FLOW	PROPOSED CENTERLINE	
	EXISTING FENCE		
	EXISTING CENTERLINE		

RETENTION POND EASEMENT AREA



GRAPHIC SCALE



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TMP PIN R610-022-000-1143

REVISIONS:

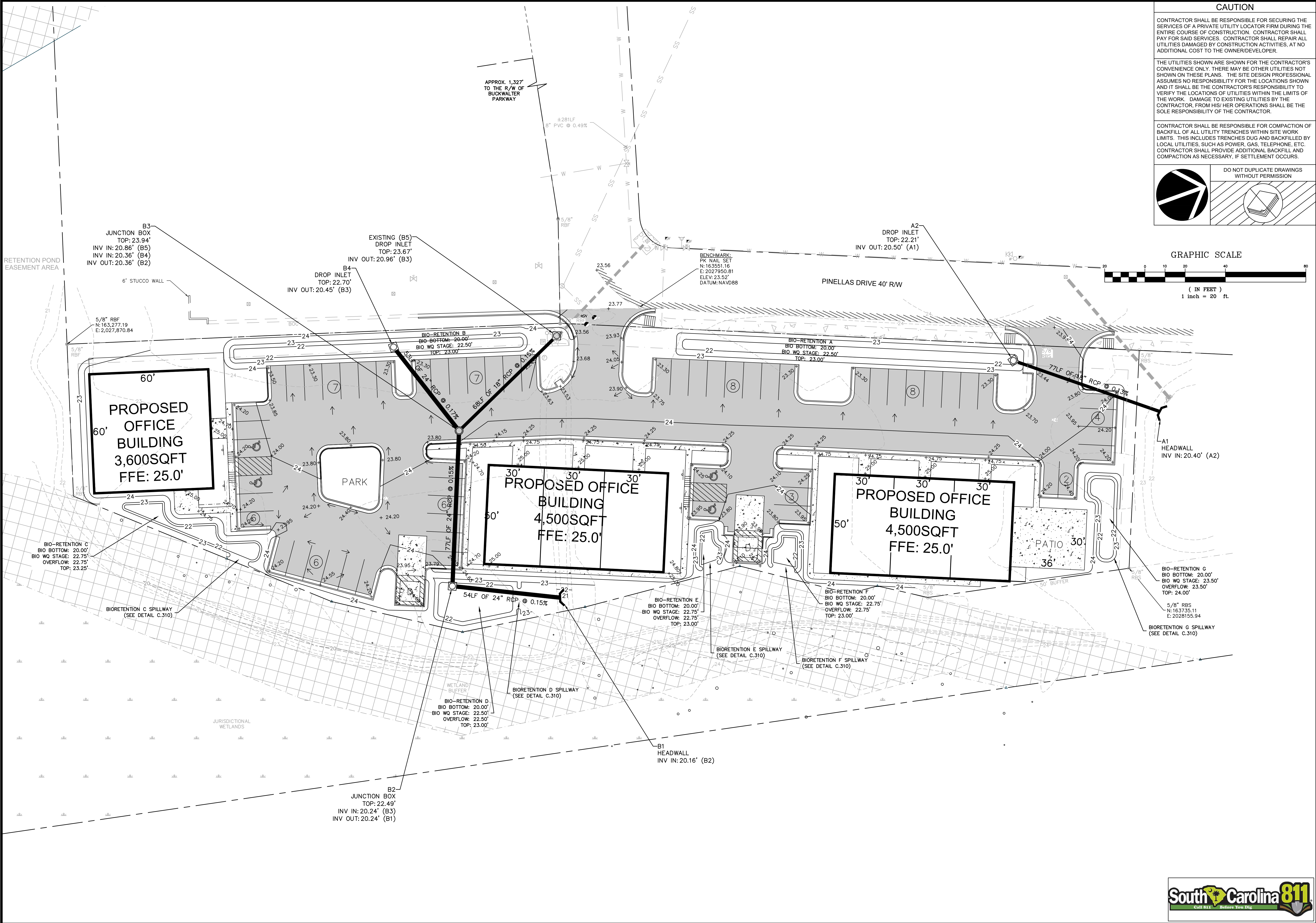
11/2/22	PRE-APPLICATION SUBMIT
11/18/22	BLUFFTON COMMENTS
11/22/22	BJWS COMMENTS

PINELLAS OFFICES
PINELLAS DRIVE
BLUFFTON, SC

SHEET TITLE:
SITE LAYOUT
PLAN

SHEET NUMBER:
C.200





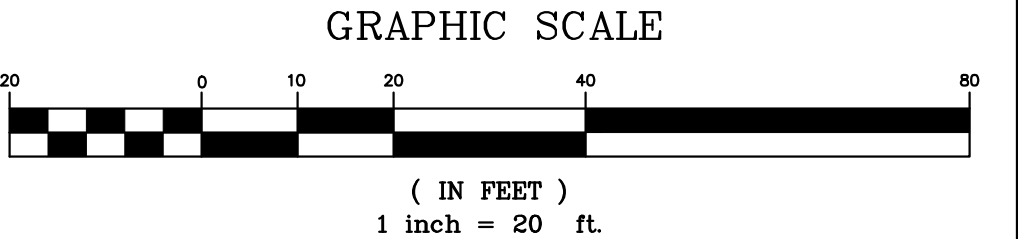
CAUTION

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TMP PIN R610-022-000-1143

REVISIONS:

11/2/22	PRE-APPLICATION SUBMIT
11/18/22	BLUFFTON COMMENTS
11/22/22	BJWS COMMENTS

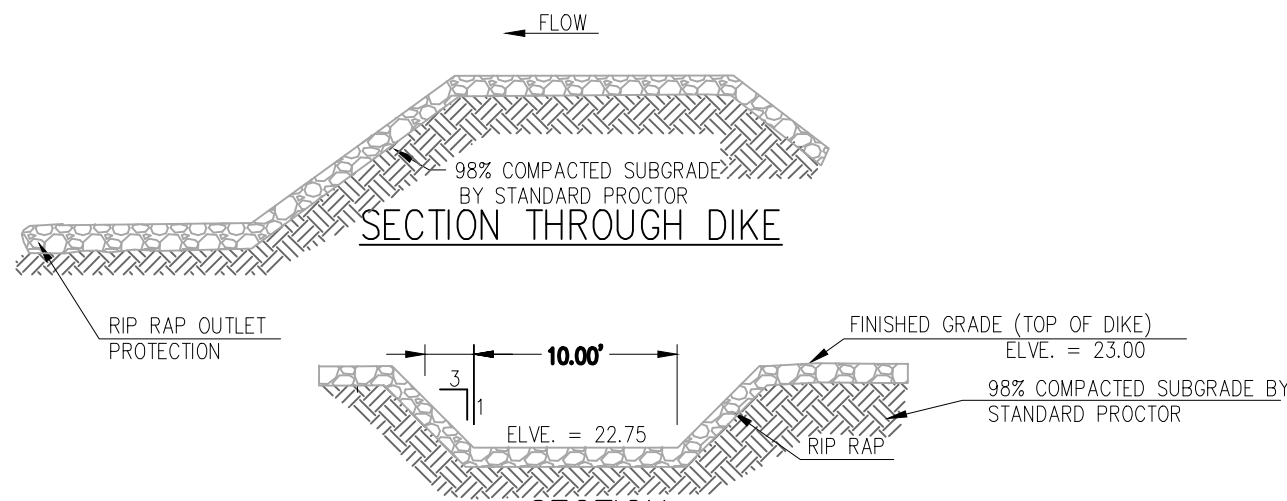
PINELLAS OFFICES

PINELLAS DRIVE
BLUFFTON, SC

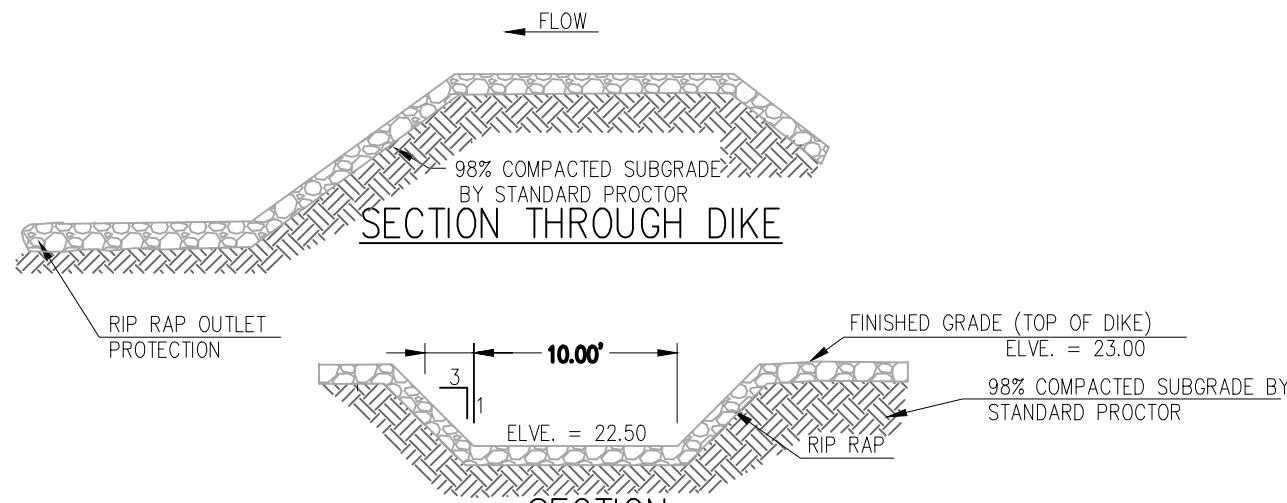
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GRADING & DRAINAGE PLAN

SHEET NUMBER:
C.300

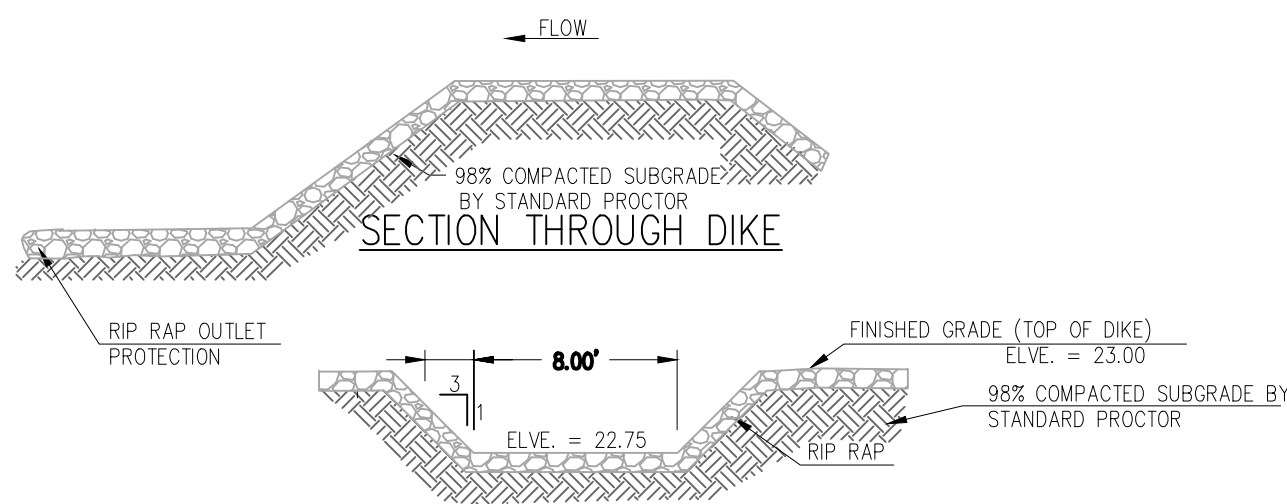




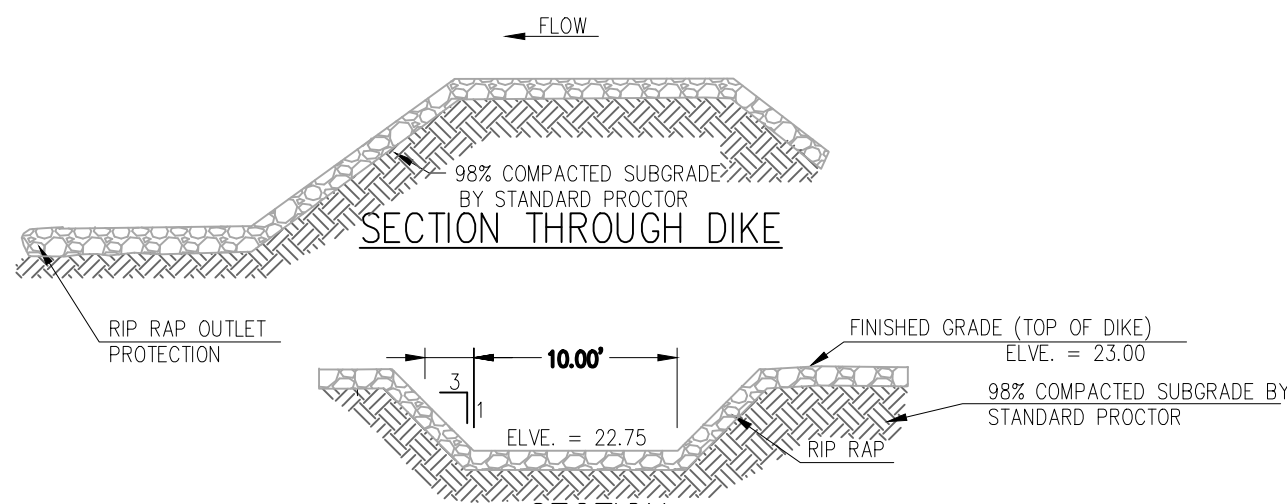
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NOT TO SCALE



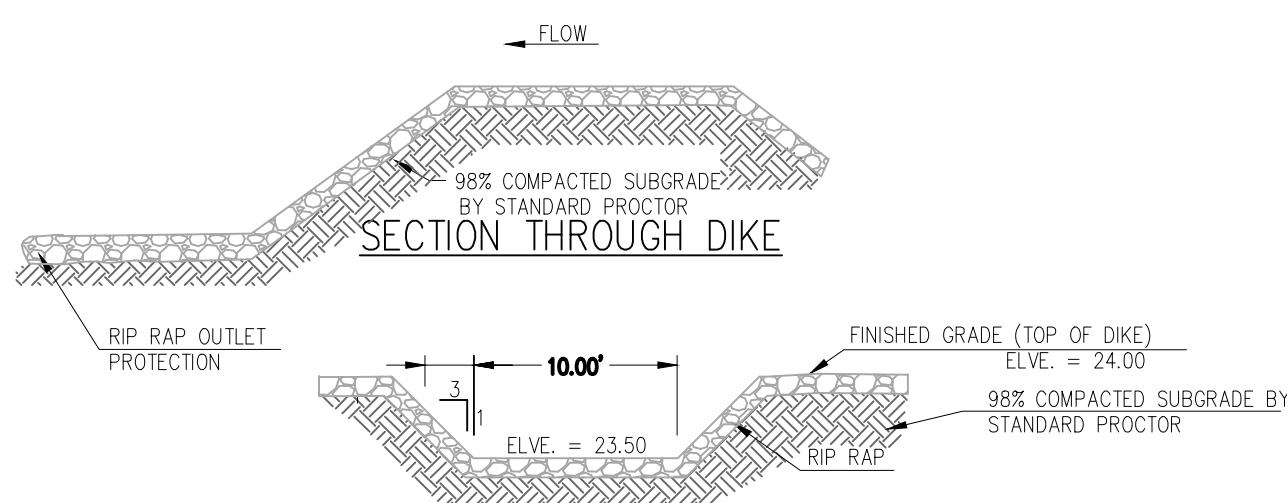
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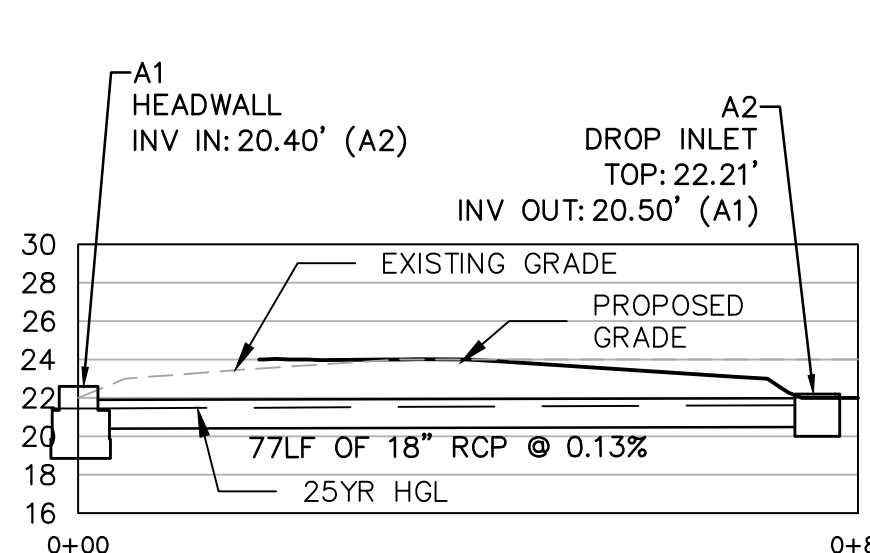
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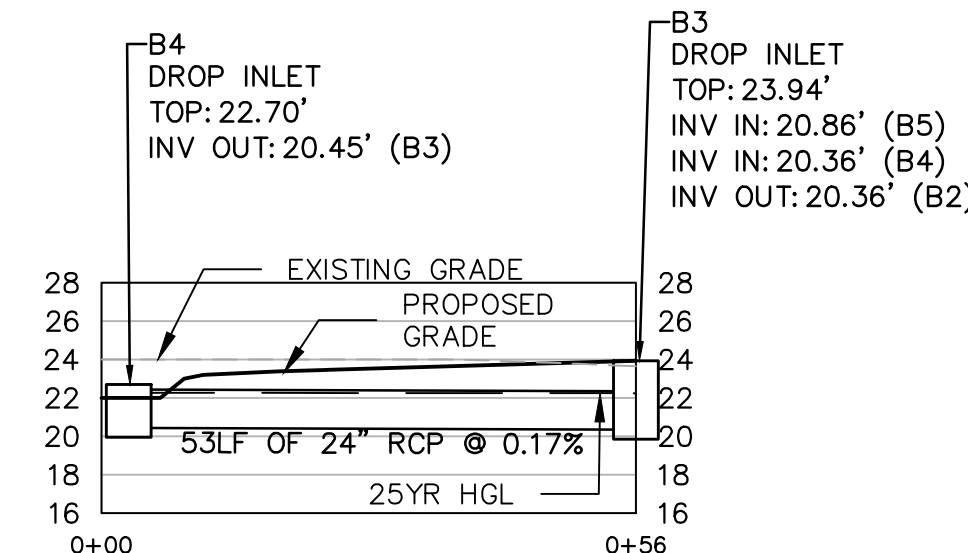
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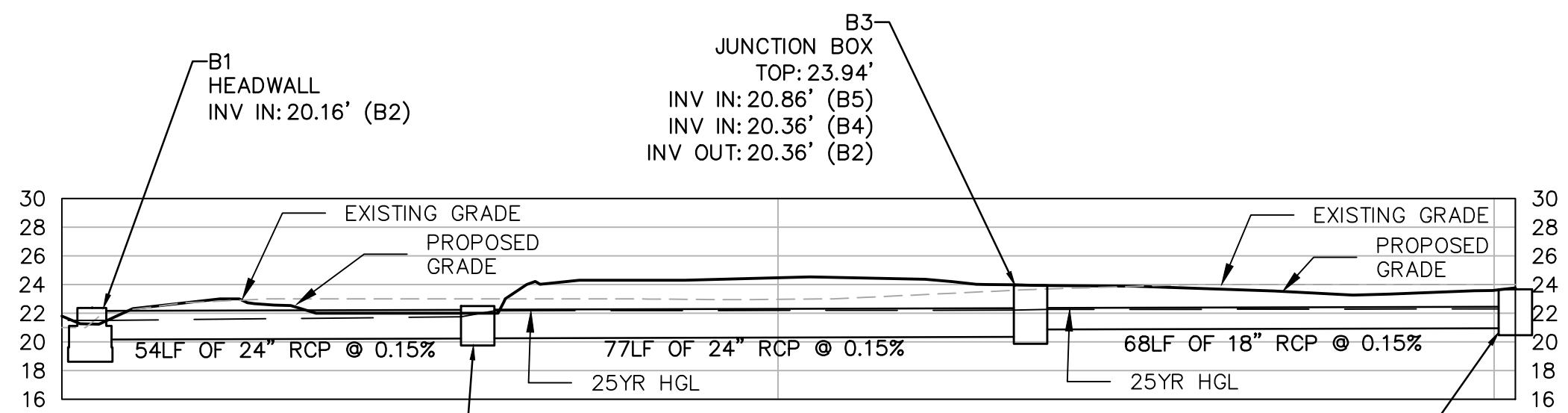
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STORM PIPE PROFILES
(STORM LINE 1)
SCALE: H: 1"=20
V: 1"=10



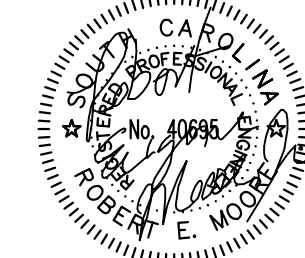
STORM PIPE PROFILES
(STORM LINE 4)
SCALE: H: 1"=20
V: 1"=10



STORM PIPE PROFILES
(STORM LINE 3)
SCALE: H: 1"=20
V: 1"=10

Line No.	Line ID	Drainage Area (ac)	Tc (min)	i Inlet (in/hr)	Runoff Coeff (C)	Incr Q (cfs)	Total Runoff (cfs)	Line Slope (%)	Line Size (in)	Line Type	Capacity Full (cfs)	Vel Ave (ft/s)	HGL Up (ft)	HGL Dn (ft)
1	A2-A1	0.00	5.0	0.00	0.00	4.14	0.00	0.13	18	Cir	3.78	2.99	21.63	21.46
2	B2-B1	0.13	6.4	0.00	0.00	4.54	0.00	0.15	24	Cir	8.72	4.51	21.75	21.50
3	B3-B2	0.00	5.8	0.00	0.00	0.00	0.00	0.16	24	Cir	8.92	2.02	22.21	22.17
4	B4-B3	0.00	5.0	0.00	0.00	3.49	0.00	0.17	24	Cir	9.33	1.15	22.27	22.26
5	B5-B3	0.47	5.0	0.00	0.00	2.71	0.00	0.15	18	Cir	4.08	1.60	22.30	22.26

25 YEAR STORM PIPE CHART



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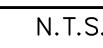
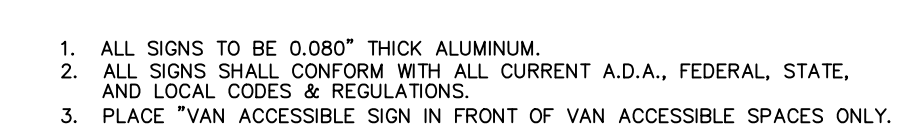
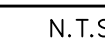
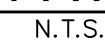
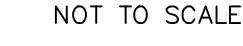
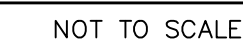
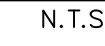
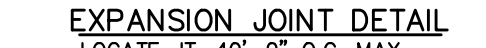
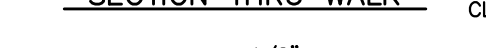
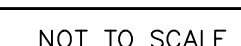
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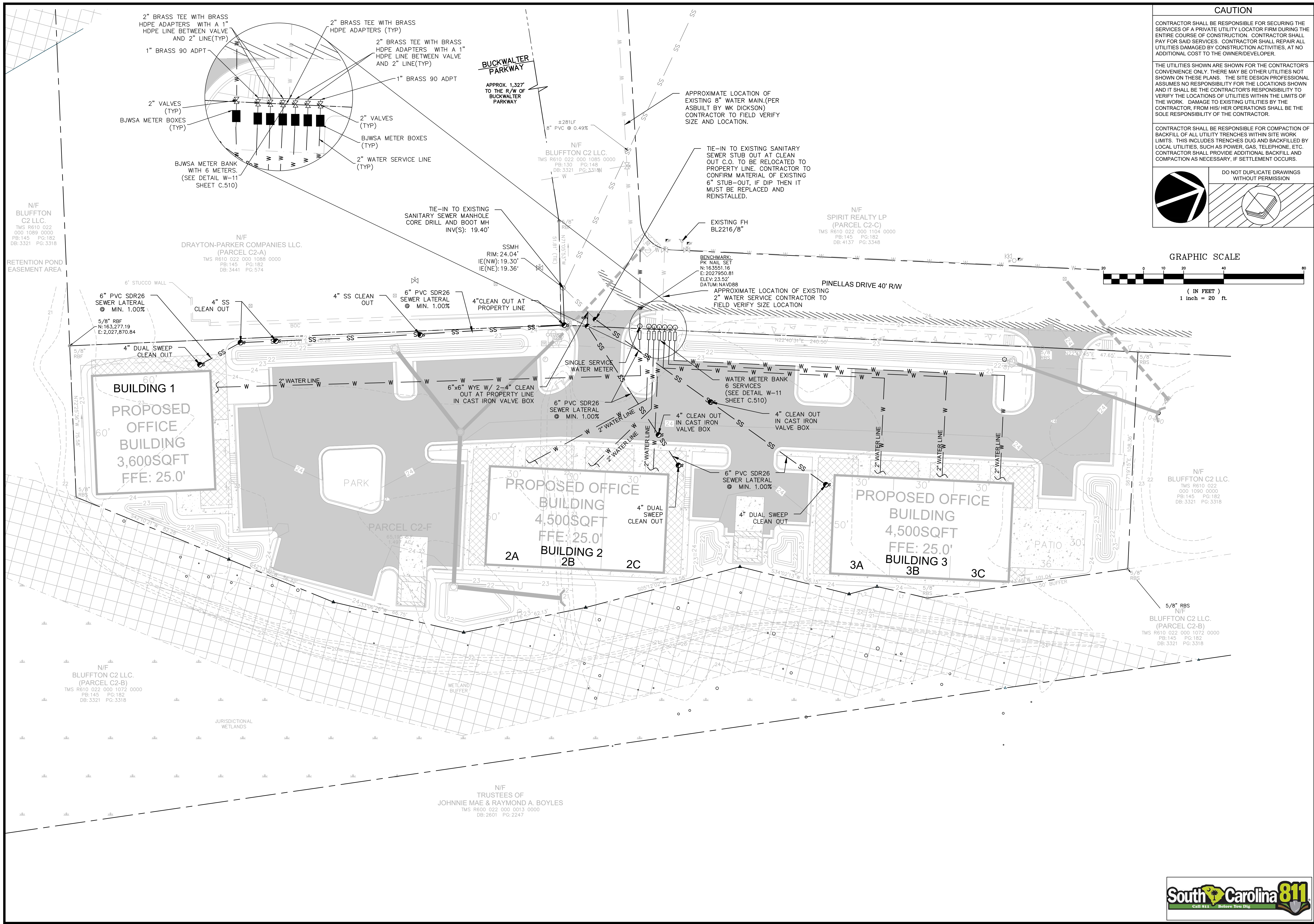
11/2/22 PRE-APPLICATION SUBMIT
11/18/22 BLUFFTON COMMENTS
11/22/22 BJWSA COMMENTS

PINELLAS OFFICES
PINELLAS DRIVE
BLUFFTON, SC

SHEET TITLE:
STORM PROFILES
& DETAILS
SHEET NUMBER:
C.310



scale: NTS



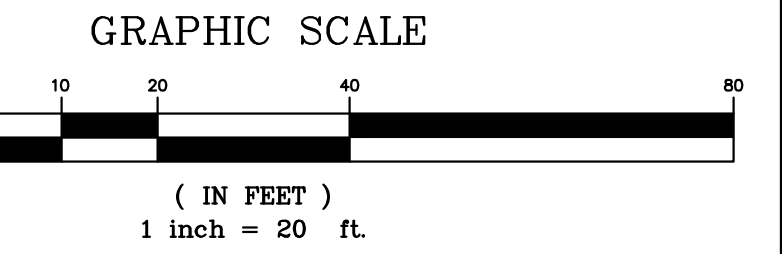
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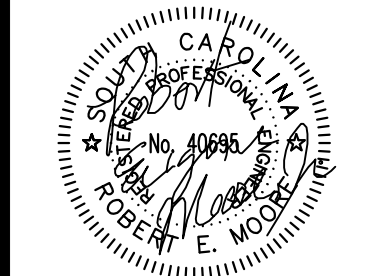


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TMP PIN R610-022-000-1143

REVISIONS:

NO.	DATE	DESCRIPTION
11/2/22	11/2/22	PRE-APPLICATION SUBMIT
11/18/22	11/18/22	BLUFFTON COMMENTS
11/22/22	11/22/22	BJWSA COMMENTS

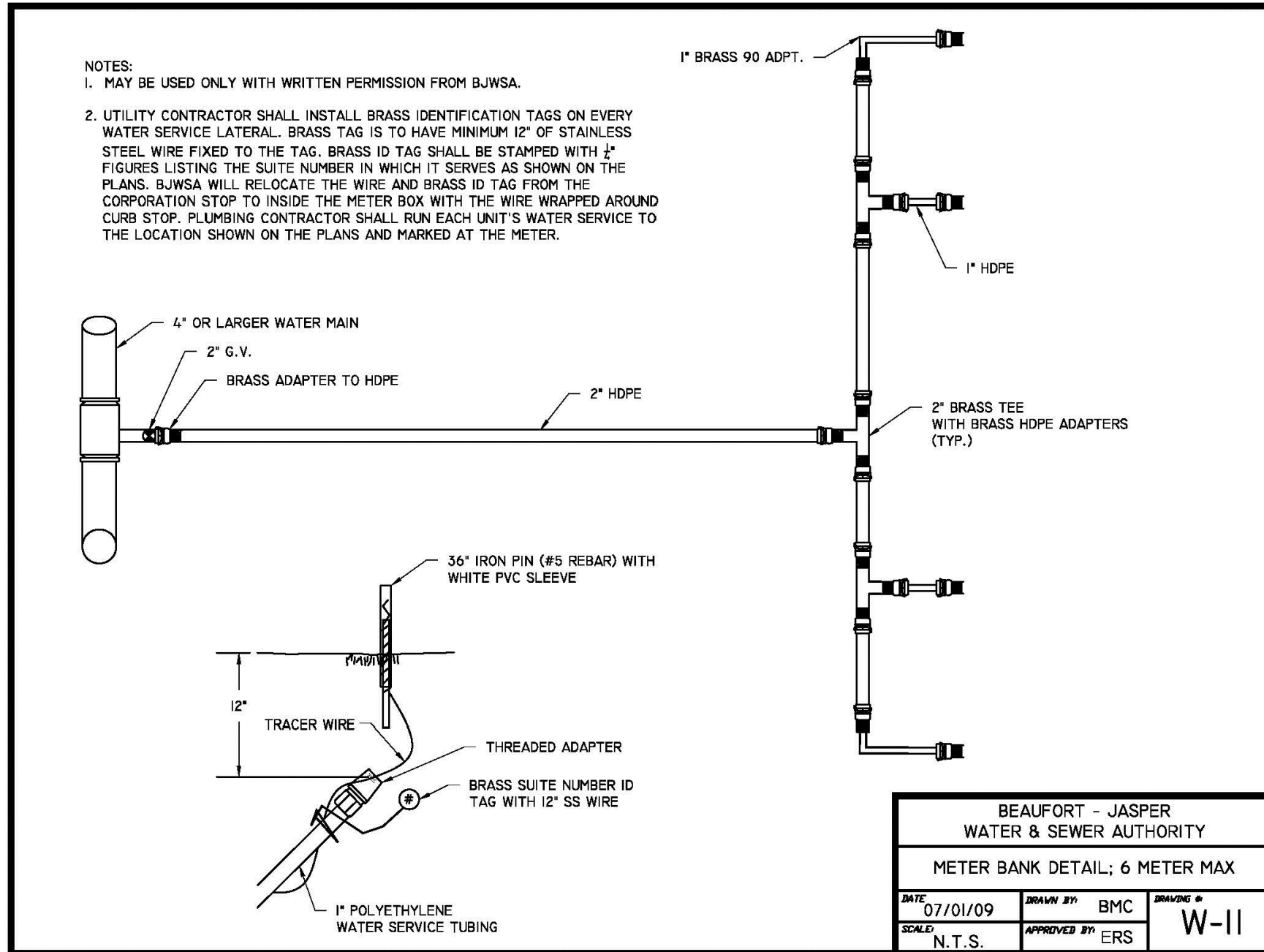
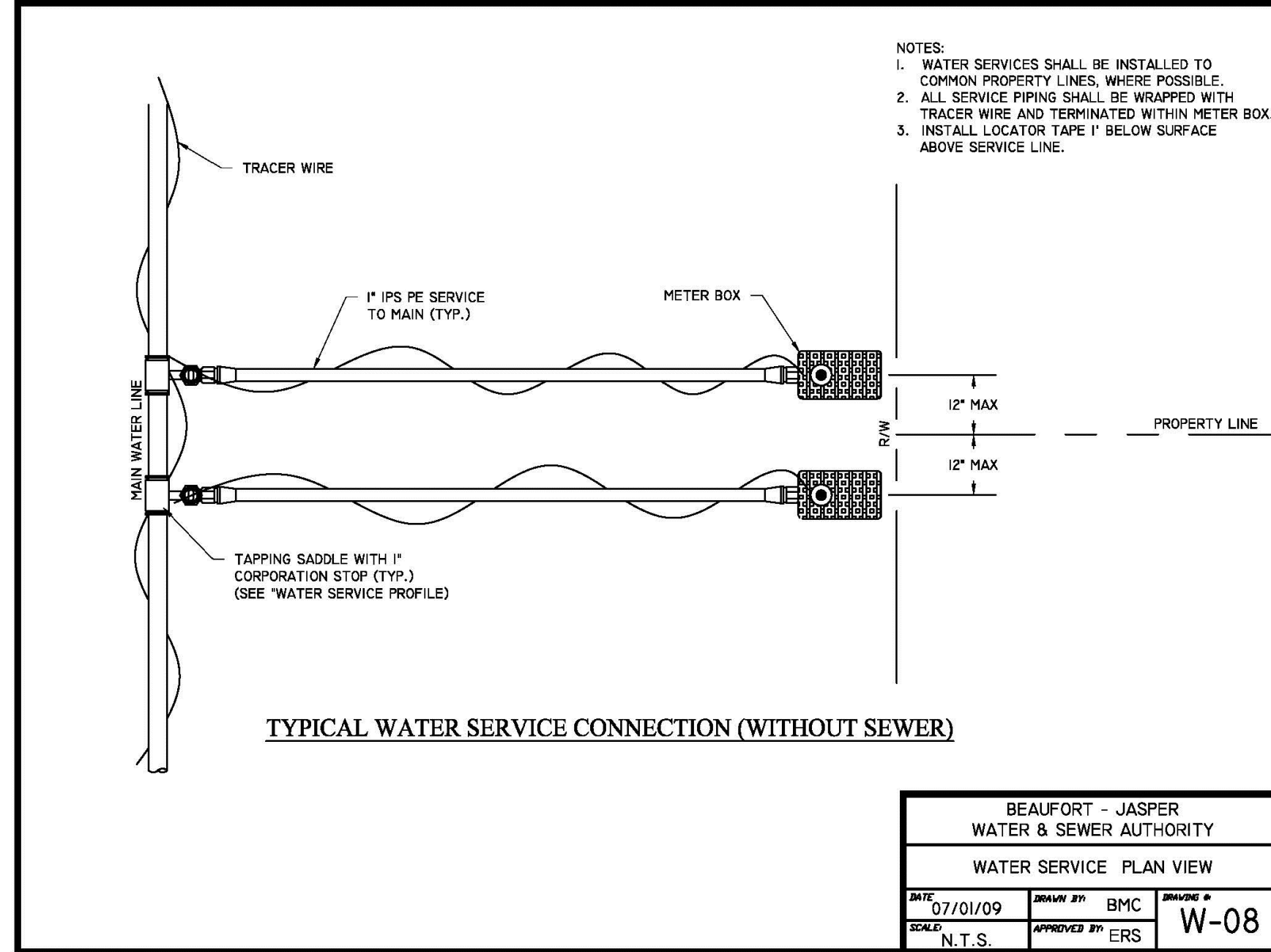
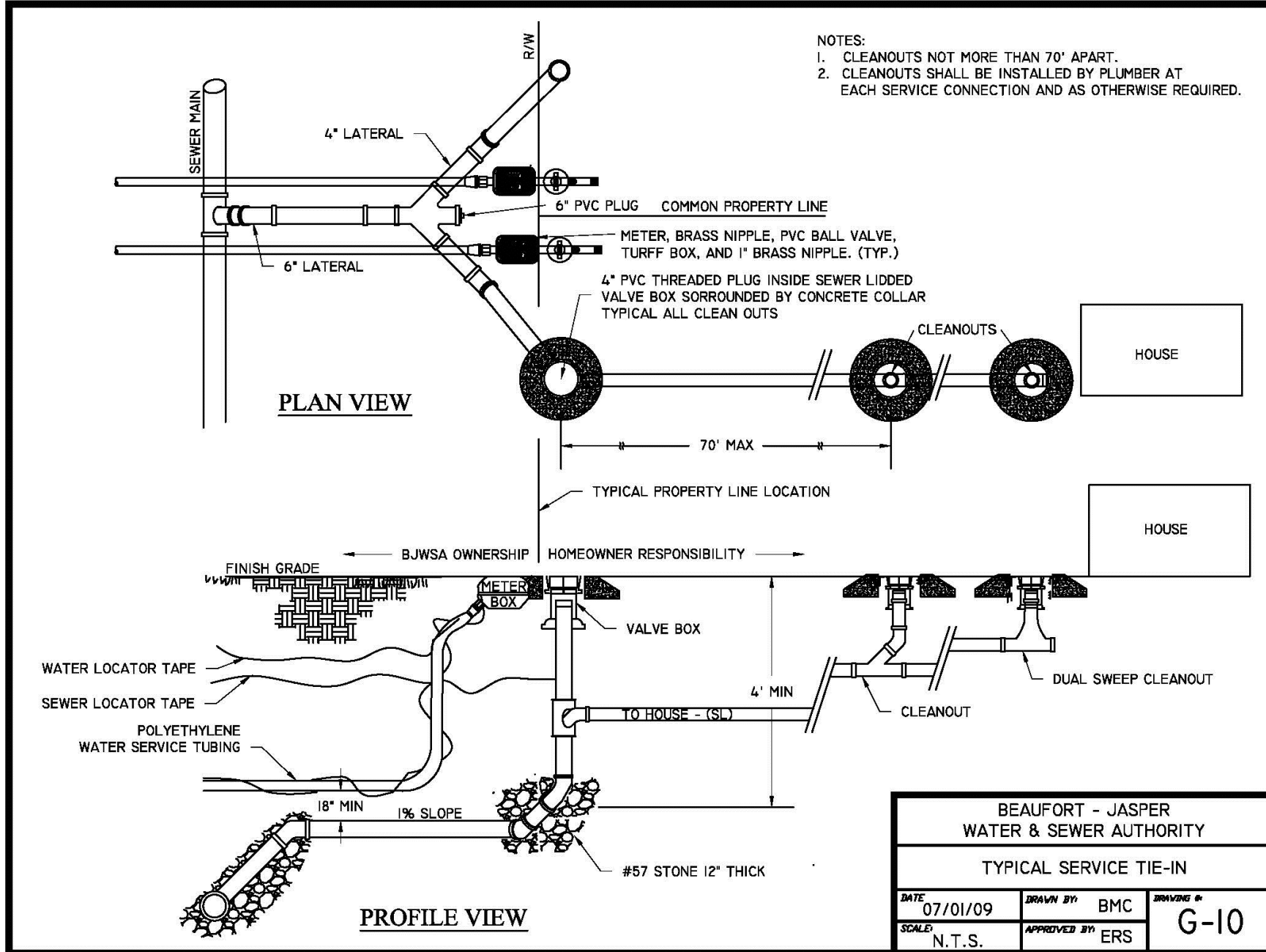
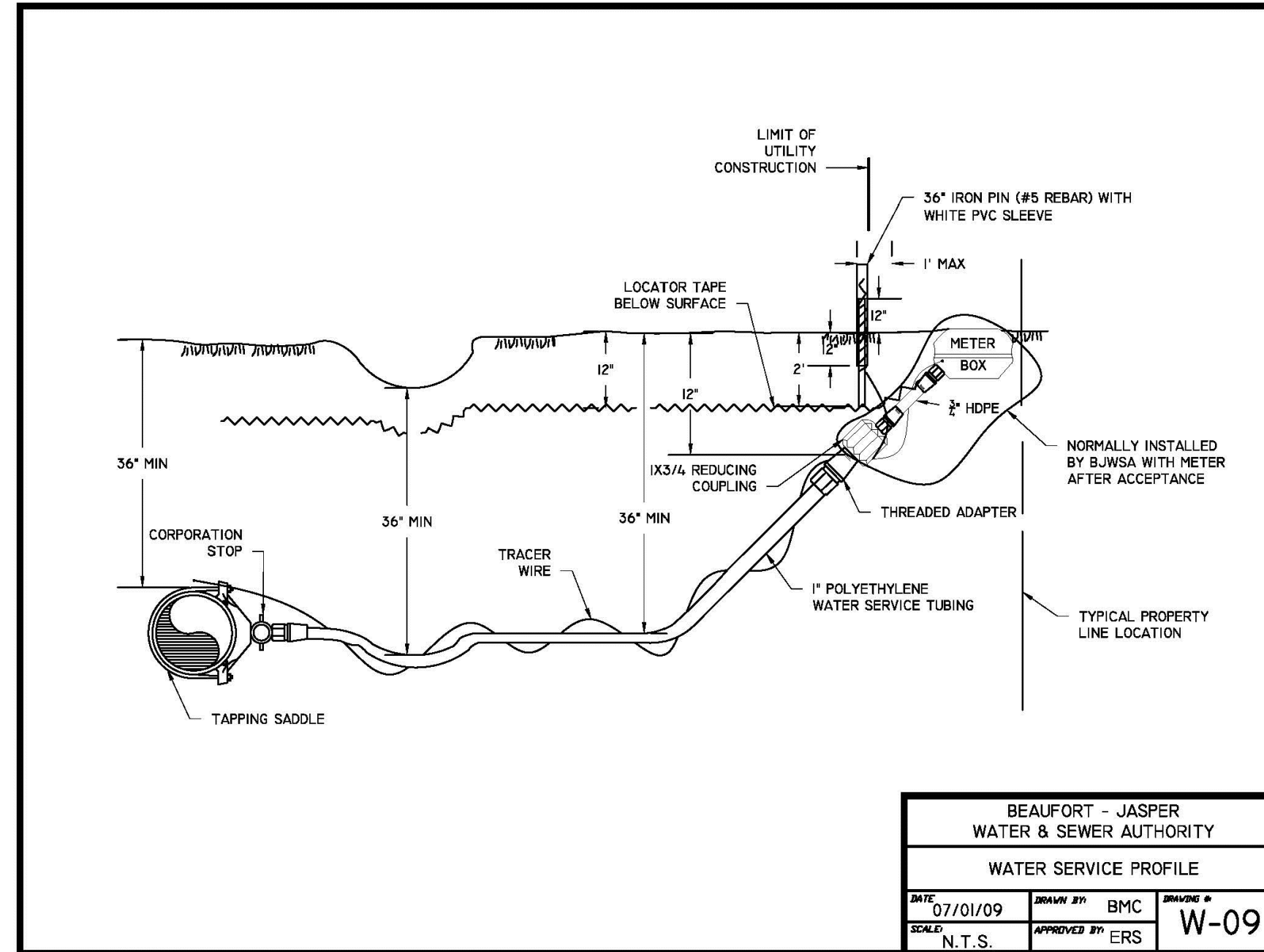
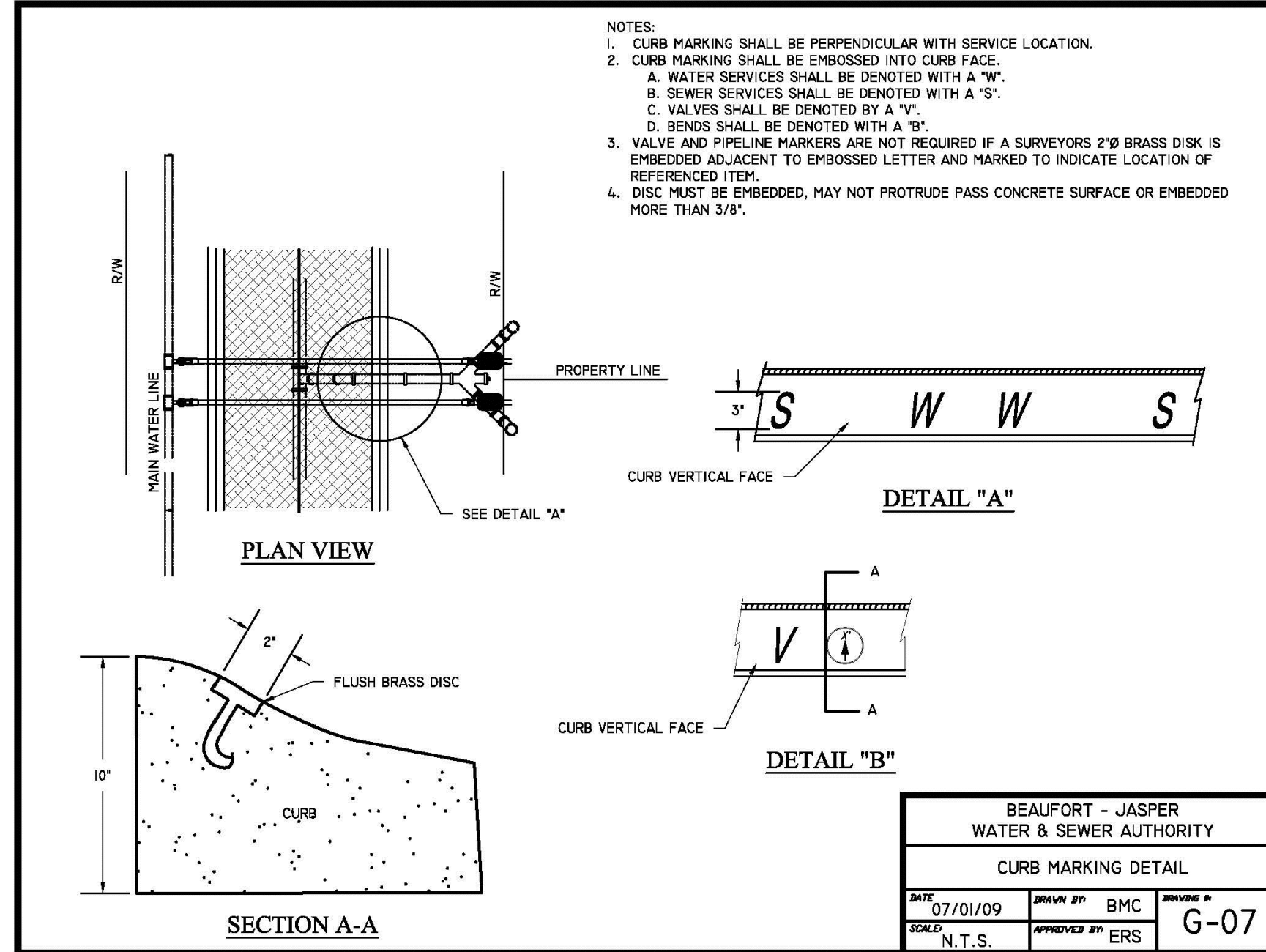
PINELLAS OFFICES

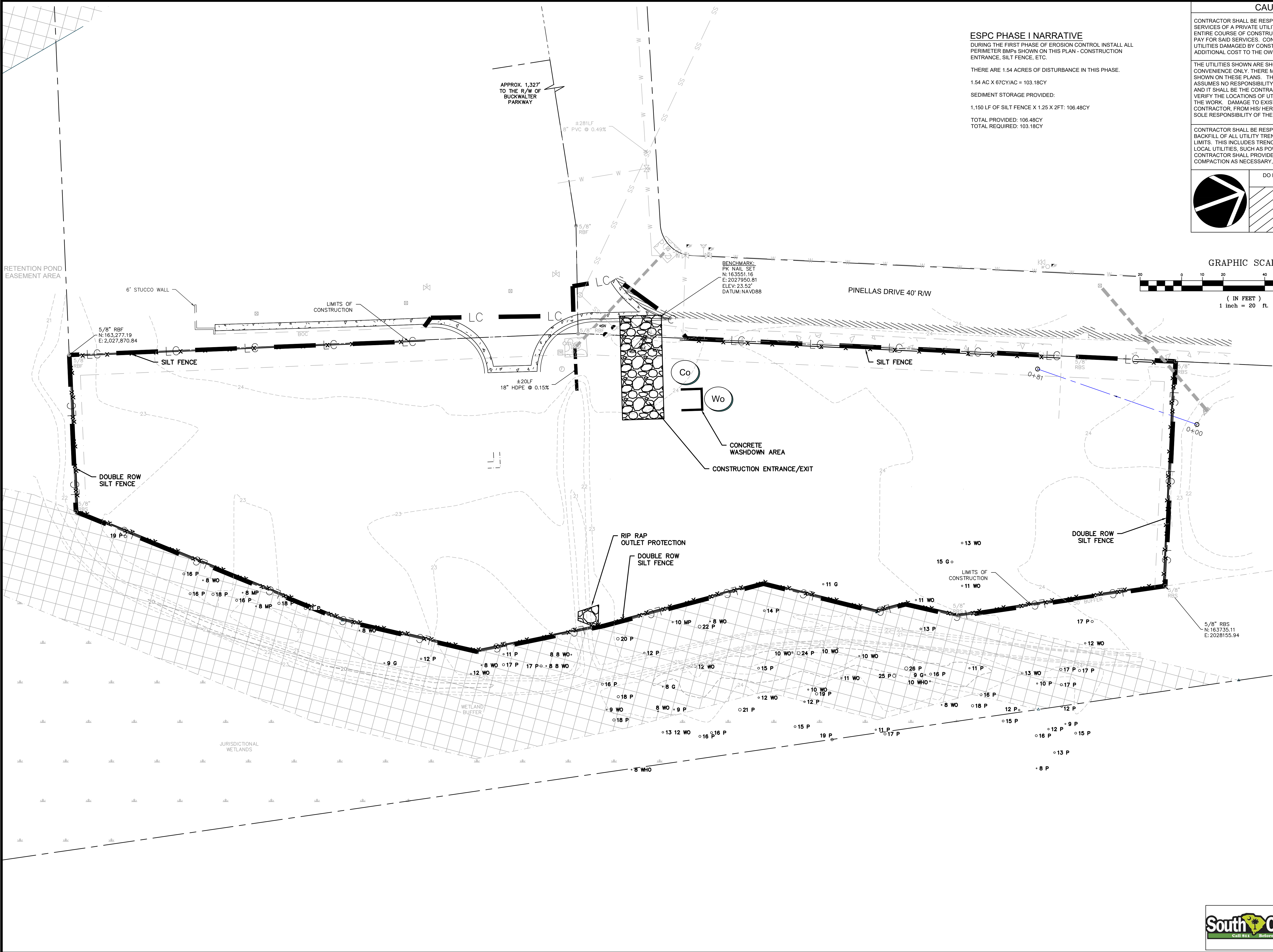
PINELLAS DRIVE
BLUFFTON, SC

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C.500







ESPC PHASE I NARRATIVE
DURING THE FIRST PHASE OF EROSION CONTROL INSTALL ALL PERIMETER BMPs SHOWN ON THIS PLAN - CONSTRUCTION ENTRANCE, SILT FENCE, ETC.

THERE ARE 1.54 ACRES OF DISTURBANCE IN THIS PHASE.

1.54 AC X 67CY/AC = 103.18CY

SEDIMENT STORAGE PROVIDED:

1,150 LF OF SILT FENCE X 1.25 X 2FT: 106.48CY

TOTAL PROVIDED: 106.48CY
TOTAL REQUIRED: 103.18CY

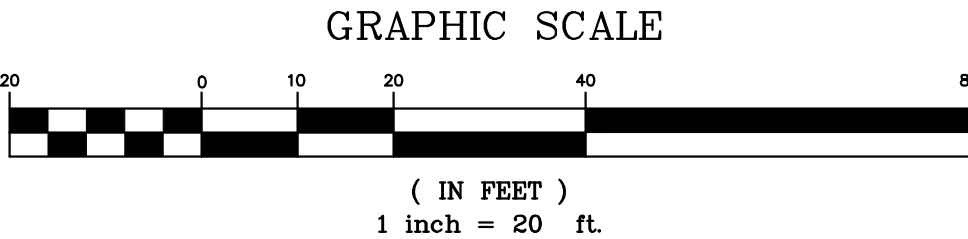
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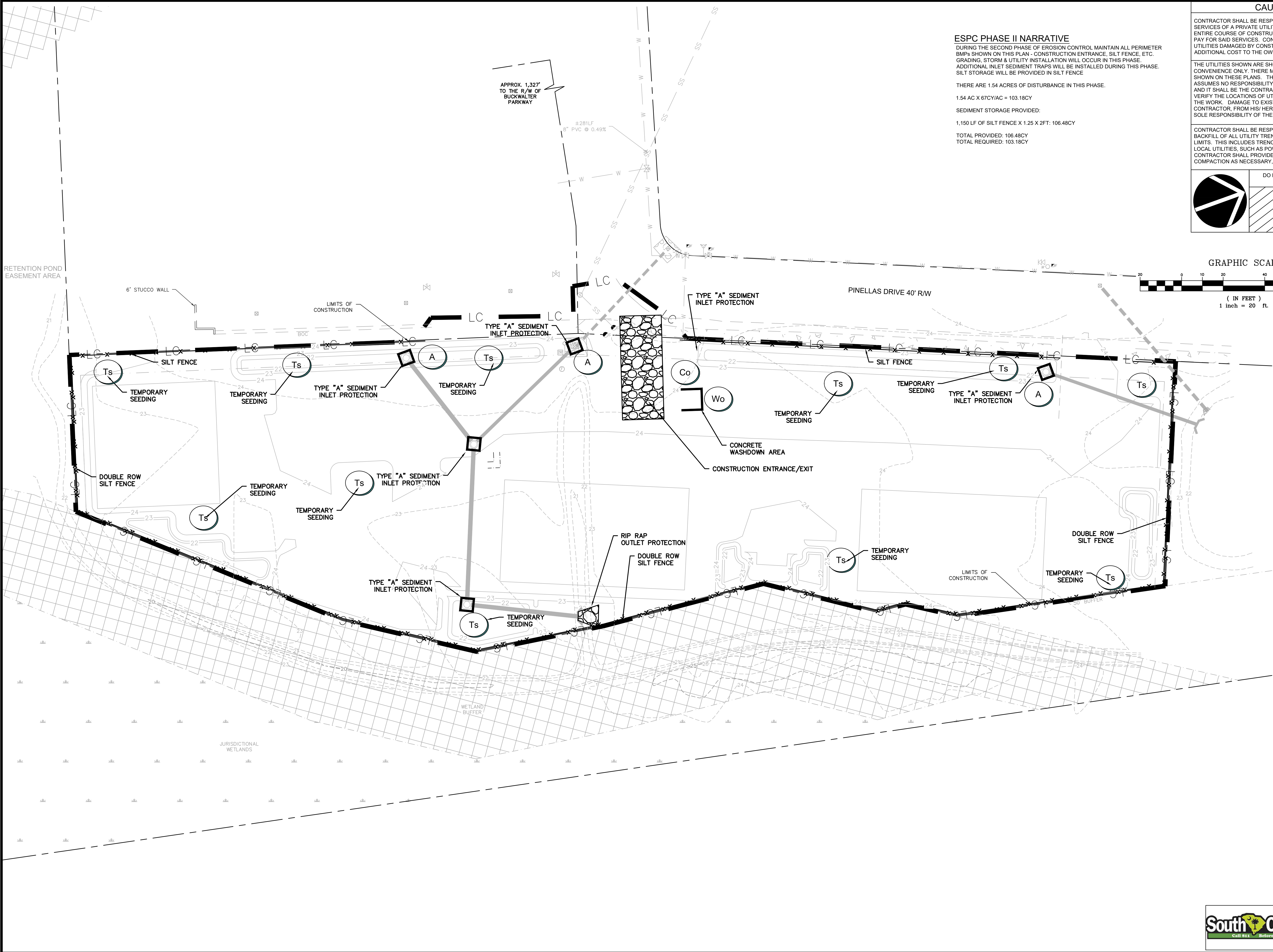
11/2/22	PRE-APPLICATION SUBMIT
11/18/22	BLUFFTON COMMENTS
11/22/22	BJWS COMMENTS

PINELLAS OFFICES
PINELLAS DRIVE
BLUFFTON, SC



SHEET TITLE:
EROSION
CONTROL PHASE I

SHEET NUMBER:
C.610



ESPC PHASE II NARRATIVE

DURING THE SECOND PHASE OF EROSION CONTROL MAINTAIN ALL PERIMETER BMPs SHOWN ON THIS PLAN - CONSTRUCTION ENTRANCE, SILT FENCE, ETC. GRADING, STORM & UTILITY INSTALLATION WILL OCCUR IN THIS PHASE. ADDITIONAL INLET SEDIMENT TRAPS WILL BE INSTALLED DURING THIS PHASE. SILT STORAGE WILL BE PROVIDED IN SILT FENCE

THERE ARE 1.54 ACRES OF DISTURBANCE IN THIS PHASE.

1.54 AC X 67CY/AC = 103.18CY

SEDIMENT STORAGE PROVIDED:

1,150 LF OF SILT FENCE X 1.25 X 2FT: 106.48CY

TOTAL PROVIDED: 106.48CY

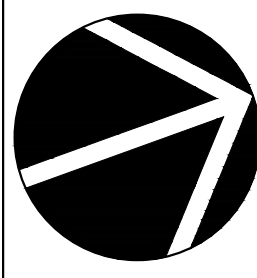
TOTAL REQUIRED: 103.18CY

CAUTION

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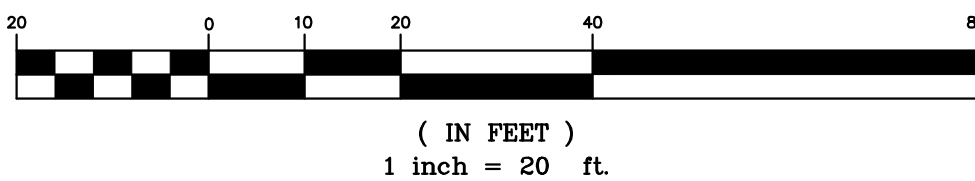
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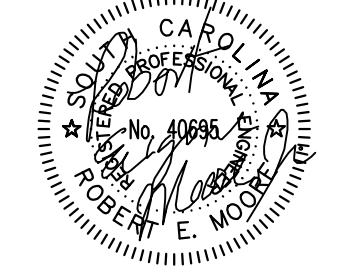


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GRAPHIC SCALE



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PINELLAS OFFICES
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BLUFFTON, SC

SHEET TITLE:
EROSION CONTROL
PHASE II

SHEET NUMBER:
C.620





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REVISIONS:

NO.	DATE	DESCRIPTION
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11/18/22	BLUFFTON COMMENTS	
11/22/22	BJWS COMMENTS	

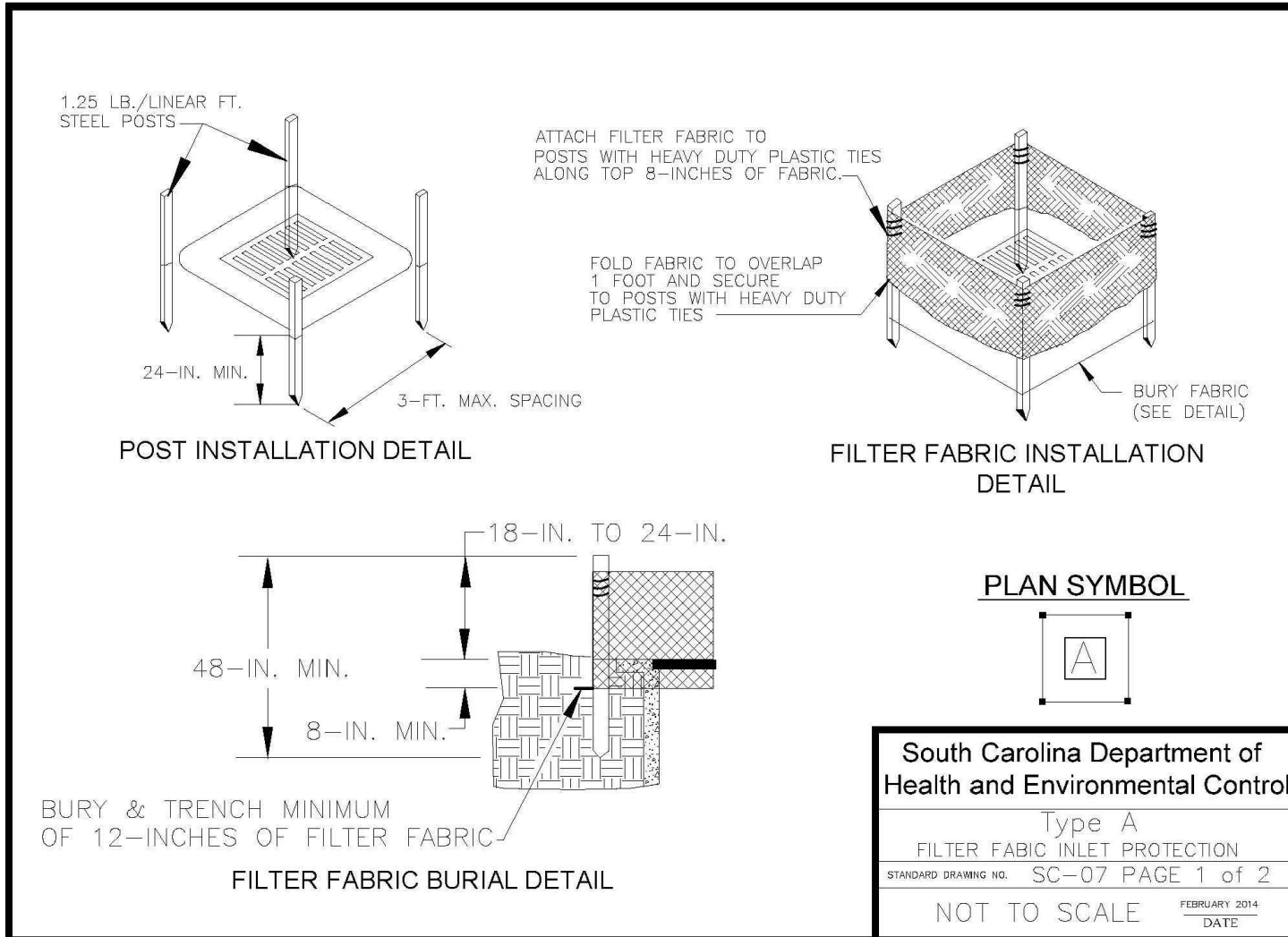
PINELLAS OFFICES

PINELLAS DRIVE
BLUFFTON, SC

SHEET TITLE:
EROSION CONTROL
PHASE III

SHEET NUMBER:
C.630





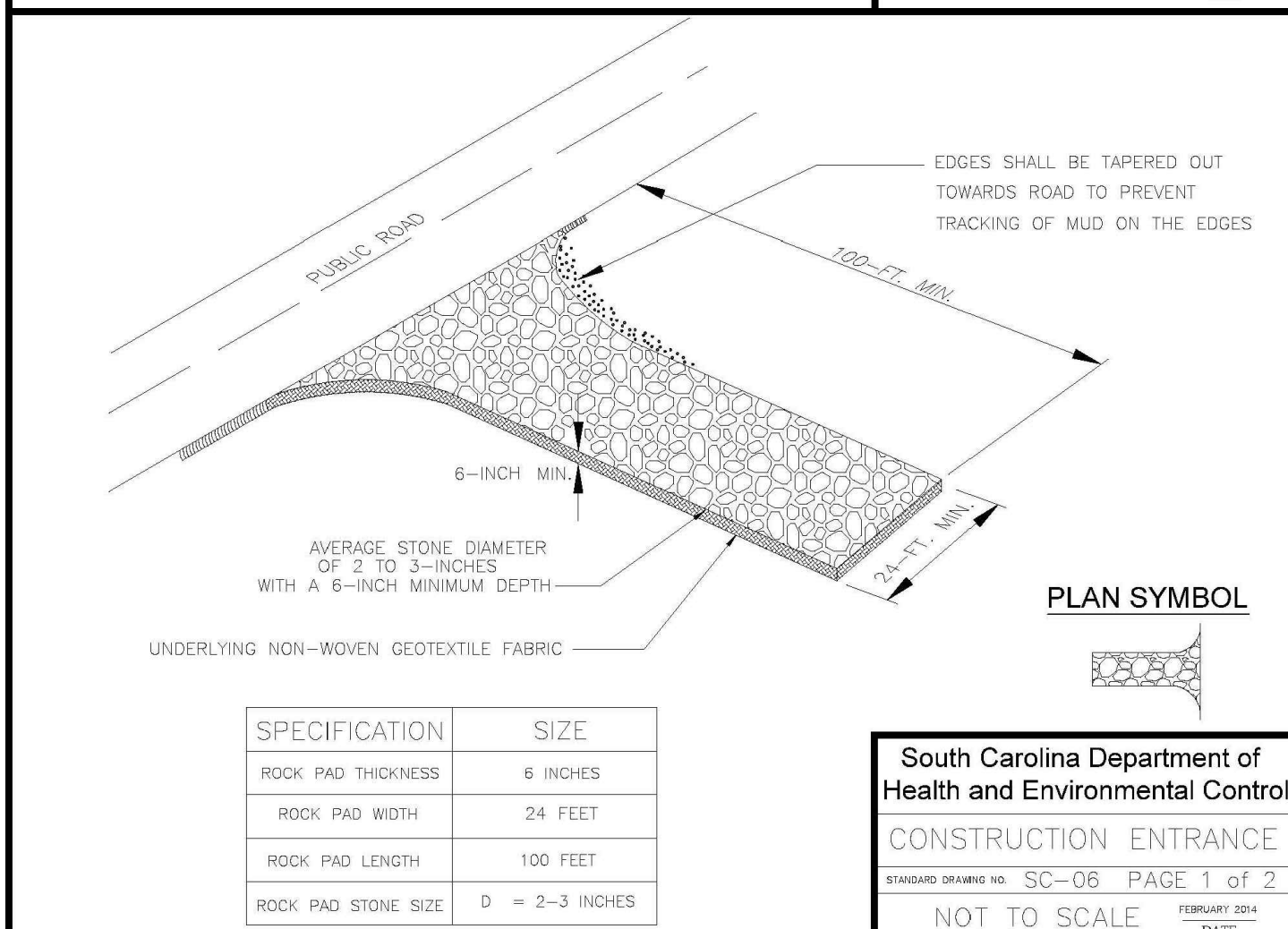
TYPE A – FILTER FABRIC REQUIREMENTS

- 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 polypropylene, polyester, or polyethylene that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other.
 - 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 tord in when the trench is backfilled.
- Filter fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
- Filter fabric shall be installed at a minimum of 24-inches above the ground.

TYPE A – 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 50,000 psi.
 - Include a standard 1" section with a nominal face width of 1.38-inches and a nominal 1" length of 1.48-inches.
 - Weight 1.25 pounds per foot (± .85).
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- 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 3-feet on center.

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Type A
FILTER FABRIC INLET PROTECTION
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SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

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CONSTRUCTION ENTRANCE
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NOT TO SCALE
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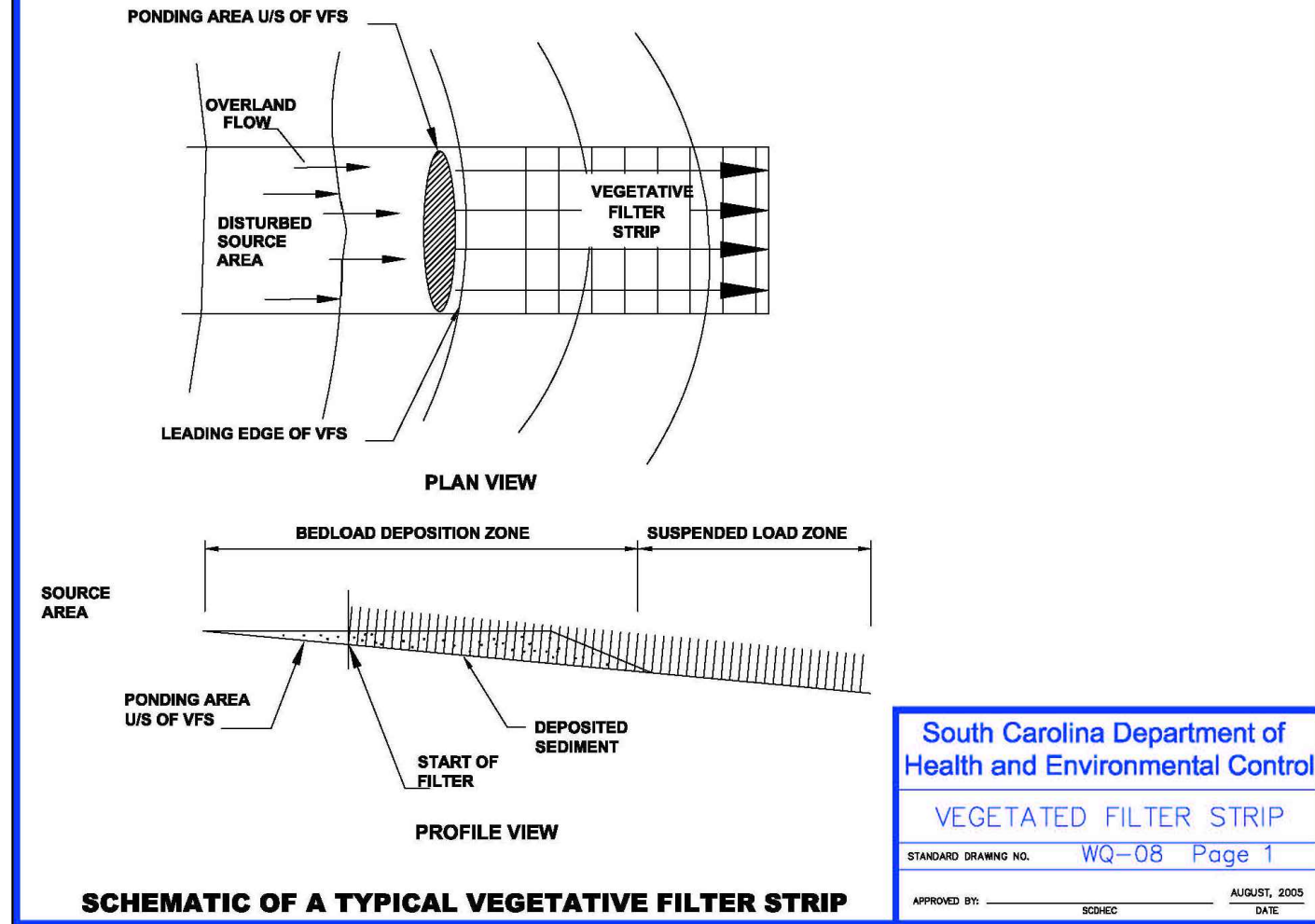
CONSTRUCTION ENTRANCE – GENERAL NOTES

- Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
- Install a non-woven geotextile fabric prior to placing any stone.
- Install a culvert pipe across the entrance when needed to provide positive drainage.
- The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
- Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
- The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
- Limestone may not be used for the stone pad.

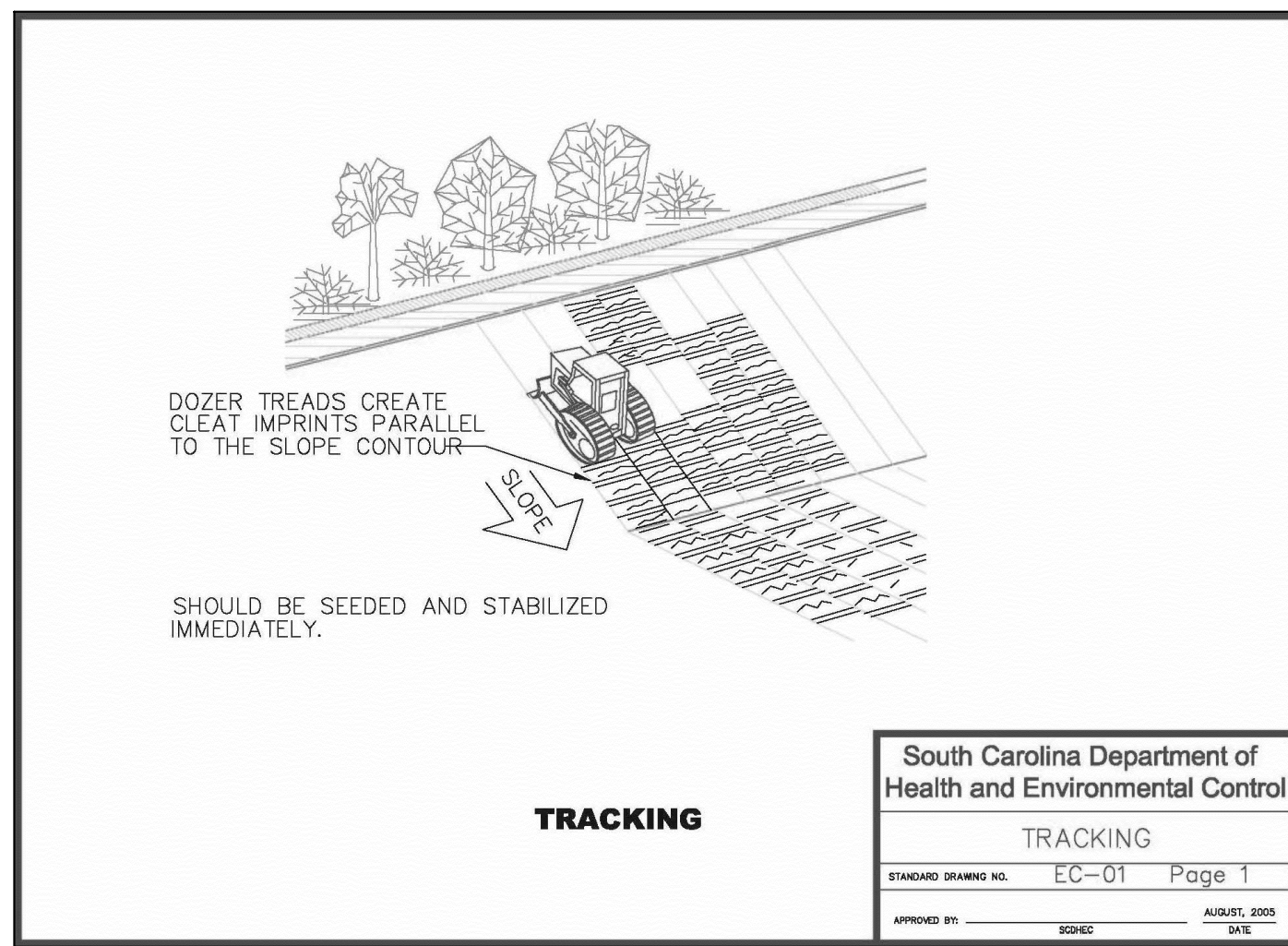
CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

- The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of construction entrances shall be conducted once every calendar week end, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
- Reshape the stone pad as necessary for drainage and runoff control.
- Wash or replace stones as needed and as directed by site inspection. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
- Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
- During maintenance activities, any broken pavement should be repaired immediately.
- Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

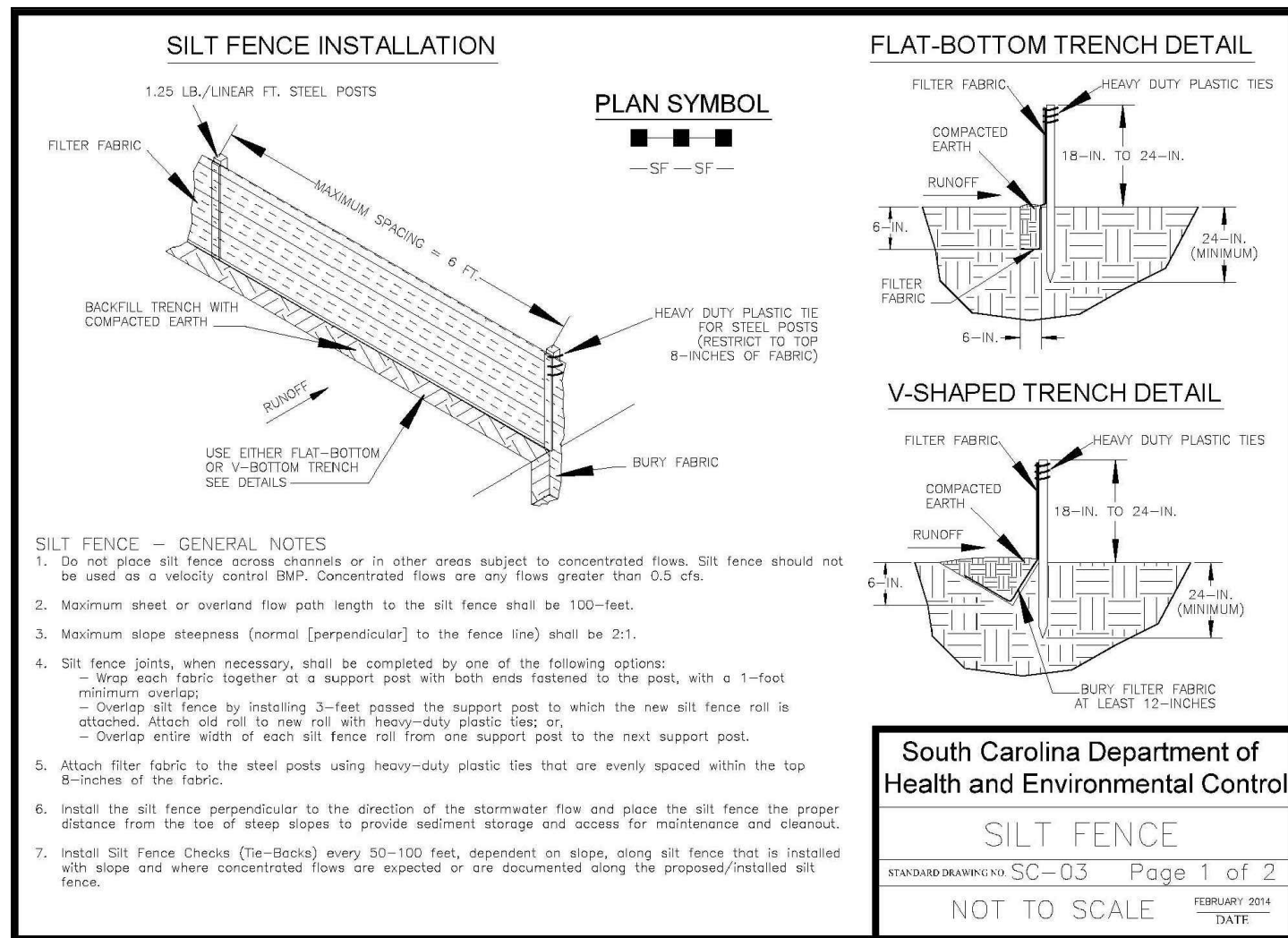
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VEGETATED FILTER STRIP
Type A
SC-08 Page 1
STANDARD DRAWING NO. WQ-08
APPROVED BY: [Signature] DATE: AUGUST, 2005



South Carolina Department of Health and Environmental Control
TRACKING
EC-01 Page 1
STANDARD DRAWING NO. EC-01
APPROVED BY: [Signature] DATE: AUGUST, 2005



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SILT FENCE
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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 50,000 psi.
 - Include a standard 1" section with a nominal face width of 1.38-inches and a nominal 1" length of 1.48-inches.
 - Weight 1.25 pounds per foot (± .85).
- 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 completely buried.
- 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.

SILT 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 polypropylene, polyester, or polyethylene that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other.
 - 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 tord in when the trench is backfilled.
- Filter fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
- Filter fabric shall be installed at a minimum of 24-inches above the ground.

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SILT FENCE
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Temporary Seeding – Coastal													
Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	40 lbs./ac.												
Rye, Grain	56 lbs./ac.												
Ryegrass	50 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet or Japanese Millet	40 lbs./ac.												
Rye, Grain or Oats	56 lbs./ac.												
Ryegrass	50 lbs./ac.												

Permanent Seeding - Coastal													
Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	10 lbs./ac.												
Bahiagrass	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bahiagrass	30 lbs./ac.												
Series Lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Atlantic Coastal	15 lbs./ac.												
Paragrass	PI.S												
Browntop Millet	10 lbs./ac.												
Switchgrass	8 lbs./ac.												
(Alamo)	PI.S												
Little Bluestem	4 lbs./ac.												
Series Lespedeza	20 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Weeping Lovegrass	8 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet	10 lbs./ac.												
Bahiagrass	40 lbs./ac.												
Rye, Grain	10 lbs./ac.												
Bahiagrass	40 lbs./ac.												
Clover, Crimson	5 lbs./ac.												
(Annua)													
Browntop Millet	10 lbs./ac.												
Bahiagrass	30 lbs./ac.												
Series Lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bermuda, Common	10 lbs./ac.												
Series Lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Bermuda, Common	12 lbs./ac.												
Kobe Lespedeza	10 lbs./ac.												
(Annua)													
Browntop Millet	10 lbs./ac.												
Bahiagrass	20 lbs./ac.												
Bermuda, Common	6 lbs./ac.												
Series Lespedeza	40 lbs./ac.												
Browntop Millet	10 lbs./ac.												
Switchgrass	8 lbs./ac.												
Little Bluestem	PI.S												
Indiangrass	3 lbs./ac.												
	PI.S												
	3 lbs./ac.												
	PI.S												