ATTACHMENT 3

JENNIFER COURT

CITY PROJECT ID # XXXXXX

MICHAEL BRADLEY HOLDINGS, LLC
JENNIFER COURT

PROJECT SUMMARY

LOCAL PROJECT NAME: JENNIFER COURT

PROJECT ADDRESS: 6201 JENNIFER COURT, BLUFFTON, SC 29910

PROJECT DESCRIPTION:
THE PROJECT INVOLVES THE DEVELOPMENT OF THREE LOTS ALONG JENNIFER COURT FOR COMMERCIAL USE, LOCATED AT THE INTERSECTION OF MAY RIVER ROAD AND BUCK ISLAND ROAD.

TAX MAP PARCEL INFORMATION:
TMS# R610-039-000-0021-0000, R610-039-000-0756-0000, R610-039-000-0757-0000

SITE ACREAGE:

SITE ACRES:	5.20 AC.
SCDOT:	0.00 AC.
HIGHLAND ACRES:	5.04 AC
WETLANDS:	0.16 AC
DISTURBED ACRES:	5.20 AC.

SITE ZONING:

ZONING:	NBC (NEIGHBORHOOD CORE)
OVERLAY:	N/A

ADJACENT ZONING:

NORTH:	NBC (NEIGHBORHOOD CORE)
SOUTH:	R/W
EAST:	NBC (NEIGHBORHOOD CORE) RG (RESIDENTIAL GENERAL)
WEST:	R/W

BUFFERS:

FRONT (MAY RIVER RD):	50' LANDSCAPE BUFFER
FRONT (BUCK ISLAND RD):	10' LANDSCAPE BUFFER
SIDE (NBC, RG):	24' LANDSCAPE BUFFER
REAR: (NBC):	24' LANDSCAPE BUFFER

BUILDING SETBACKS:

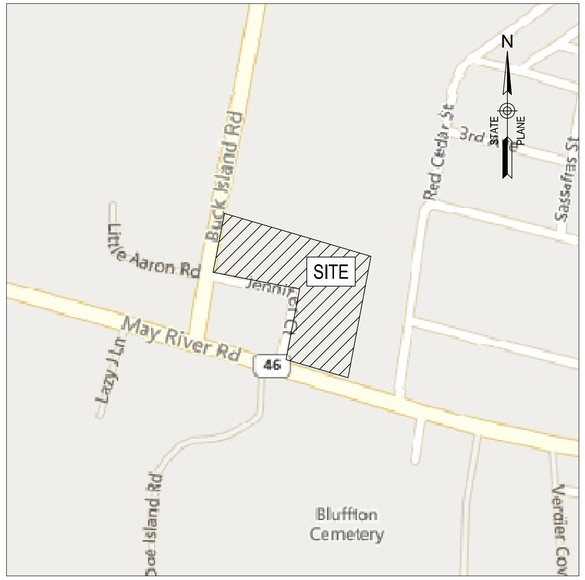
FRONT (MAY RIVER RD):	60' (10' FROM BUFFER)
FRONT (BUCK ISLAND RD):	33' (23' FROM BUFFER)
SIDE (NBC, RG):	30' (6' FROM BUFFER)
REAR: (NBC):	30' (6' FROM BUFFER)

PARKING SUMMARY:

TOTAL REQUIRED:	194	(4/1,000 SF)
TOTAL PROVIDED:	221	(4.5/1,000 SF)
NORMAL SPACES:	205	
ADA SPACES:	11	

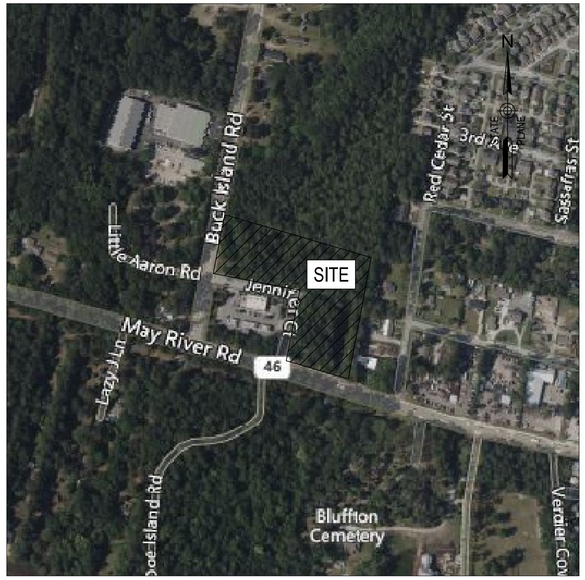
BICYCLE REQUIRED: 13
BICYCLE PROVIDED: 15

PERMIT SUMMARY:	PERMIT #/FILE #:
LOCAL PROJECT ID	XXX
USACE IMPACT PERMIT	SAC-2017-01210
NPDES	PN# SCR10ZEXL FILE# H00-JVD6-XGW9H
CZC	HPR-VZXP-MST86
SCDES - WATER	XXX
SCDES - SEWER	XXX



0 300' 600'
SCALE: 1" = 300'

LOCATION MAP



0 300' 600'
SCALE: 1" = 300'

VICINITY MAP

UNDERGROUND FACILITIES

EXISTING UNDERGROUND FACILITIES AT THE SITE HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE AND ARE APPROXIMATE ONLY. EXISTING UNDERGROUND FACILITIES ARE CONSIDERED TO BE ALL ACTIVE OR NOT-IN-SERVICE UNDERGROUND LINES, PIPELINES, CONDUITS, DUCTS, ENCASEMENTS, CABLES, WIRES, MANHOLES, VAULTS, TANKS, TUNNELS, OR OTHER SUCH FACILITIES OR SYSTEMS AT THE SITE, INCLUDING BUT NOT LIMITED TO THOSE FACILITIES OR SYSTEMS THAT PRODUCE, TRANSMIT, DISTRIBUTE, OR CONVEY TELEPHONE OR OTHER COMMUNICATIONS, CABLE TELEVISION, FIBER OPTIC TRANSMISSIONS, POWER, ELECTRICITY, LIGHT, HEAT, GASES, OIL, CRUDE OIL PRODUCTS, LIQUID PETROLEUM PRODUCTS, WATER, STEAM, WASTE, WASTEWATER, STORM WATER, OTHER LIQUIDS OR CHEMICALS, OR TRAFFIC OR OTHER CONTROL SYSTEMS. UNLESS IT IS OTHERWISE EXPRESSLY PROVIDED IN THE SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT, THE COST OF ALL OF THE FOLLOWING, INCLUDING INCIDENTALS, ARE INCLUDED IN THE CONTRACT PRICE, AND CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR:

1. COMPLYING WITH ALL REQUIREMENTS IN THE CONTRACT DOCUMENTS PERTAINING TO ALL EXISTING UNDERGROUND FACILITIES;
2. VERIFYING AND DOCUMENTING ALL SC811 POSITIVE RESPONSES AND ANY INFORMATION PROVIDED BY UTILITY OWNERS OR SC811 MEMBERS THROUGH SUCH RESPONSES PRIOR TO COMMENCING WORK;
3. THOROUGHLY REVIEWING, ANALYZING, AND BECOMING COMPLETELY FAMILIAR WITH ALL INFORMATION AND DATA REGARDING EXISTING UNDERGROUND FACILITIES AT THE SITE THAT ARE PROVIDED IN OR REQUIRED BY THE CONTRACT DOCUMENTS OR OTHERWISE MADE AVAILABLE BY THE OWNER OR OTHERS;
4. COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL UTILITY DAMAGE PREVENTION LAWS, RULES, AND REGULATIONS PERTAINING TO THE LOCATION, PROTECTION, EXCAVATION, AND DAMAGE PREVENTION OF EXISTING UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO SOUTH CAROLINA CODE OF LAWS TITLE 58, CHAPTER 36, AS AMENDED;
5. FIELD VERIFYING THE ACTUAL HORIZONTAL AND VERTICAL LOCATION OF THOSE UNDERGROUND FACILITIES SHOWN OR INDICATED IN THE CONTRACT DOCUMENTS AS BEING WITHIN THE AREA AFFECTED BY THE WORK, BY PHYSICALLY EXPOSING SUCH UNDERGROUND FACILITIES USING APPROPRIATE NON-DESTRUCTIVE METHODS DURING THE COURSE OF CONSTRUCTION;
6. COMMUNICATING AND DILIGENTLY COORDINATING THE WORK WITH THE FACILITY OWNERS (INCLUDING PROJECT OWNER) OF SUCH UNDERGROUND FACILITIES THROUGHOUT THE DURATION OF THE PROJECT;
7. THE SAFETY AND PROTECTION OF ALL EXISTING UNDERGROUND FACILITIES AT THE SITE;
8. THE REPAIRING OF ANY AND ALL DAMAGE TO EXISTING UNDERGROUND FACILITIES ARISING FROM THE WORK; AND
9. ANY AND ALL DAMAGE WHICH OCCURS DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE, PROTECT, AND PRESERVE ANY AND ALL UNDERGROUND FACILITIES.

PROTECTED AND GRAND TREE SUMMARY

	NUMBER OF TREES	NUMBER OF INCHES
GRAND TREES TO BE REMOVED (24" & GREATER)	##	##
SIGNIFICANT TREES TO BE REMOVED (8" - 23")	##	##

*REFER TO SHEET L100 FOR TREE MITIGATION SUMMARY

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

1. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CAUSING ALL PUBLIC RIGHT-OF-WAYS WITHIN THE CONSTRUCTION LIMITS AND ALL APPLICABLE AMENITIES TO BE, OR TO REMAIN, ADA COMPLIANT.
2. ALL PUBLIC RIGHT-OF-WAYS MUST REMAIN ADA COMPLIANT THROUGHOUT CONSTRUCTION OR CONTRACTOR SHALL PROVIDE AN ALTERNATIVE COMPLIANT ROUTE ACCEPTABLE TO OWNER.

SHEET INDEX

PAGE NO.	SHEET NO.	SHEET TITLE
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6	C310	DRAINAGE PLAN
7	C320	DRAINAGE PROFILES
8	C400	UTILITY PLAN
9	C410	SANITARY SEWER PLAN
11	C430	WATER PLAN
12	C500	SWPPP NOTES
13	C510	SWPPP PLAN PHASE 1 - INITIAL DISTRUBANCE
14	C520	SWPPP PLAN PHASE 2 - CONSTRUCTION AND STABILIZATION
15	C820	SITE DETAILS
16	C821	SITE DETAILS
17	C830	GRADING AND DRAINAGE DETAILS
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19	C841	SANITARY SEWER DETAILS
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22	C851	SWPPP DETAILS

DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR
MICHAEL BRADLEY HOLDINGS, LLC DAWNA GRAY 591 BROWNS COVE ROAD, SUITE H RIDGELAND, SC 29936 (843) 615-2302	DAVIS & FLOYD, INC. RYAN LYLE 2712 BULL STREET, SUITE A BEAUFORT, SC 29902 (843) 379-2222	WITMER JONES KEEFER, LTD. DANIEL KEEFER 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 (843) 757-7411	DAVIS & FLOYD, INC. JOHN GRAY, PLS 26954 2712 BULL STREET, SUITE A BEAUFORT, SC 29902 (843) 379-2222

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

BJWSA NO.: 2018-066

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER: MICHAEL BRADLEY HOLDINGS, LLC
PROJECT TITLE: JENNIFER COURT
JENNIFER COURT COMMERCIAL
DRAWING TITLE: COVER

NO.	RELEASED	CHECKED	DATE

JOB NO. 22102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

C000

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N:\Jobs\Even\32102-00\Production\Civil\Drawings\32102_00-GENERAL.dwg, 9/29/2026 3:46:13 PM, luke witen, pe
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC., AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

GENERAL CONSTRUCTION NOTES

1. ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM: SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 BASED ON INTERNATIONAL FEET (SC83IF).
3. UNLESS OTHERWISE DETERMINED BY OWNER OR IDENTIFIED IN THE CONTRACT, ENGINEER WILL BE OWNER'S REPRESENTATIVE DURING THE CONSTRUCTION PERIOD. THE DUTIES AND RESPONSIBILITIES AND THE LIMITATIONS OF AUTHORITY OF ENGINEER AS OWNER'S REPRESENTATIVE DURING CONSTRUCTION ARE SET FORTH IN THE CONTRACT, OR IN THE ABSENCE OF SUCH IDENTIFIED IN THE CONTRACT, SUCH DUTIES AND RESPONSIBILITIES AND LIMITATIONS OF AUTHORITY OF ENGINEER AS OWNER'S REPRESENTATIVE WILL BE AS GENERALLY IDENTIFIED IN EJCDC DOCUMENT C-700 STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, LATEST EDITION.
4. CONTRACTOR SHALL GIVE ALL NOTICES REQUIRED BY AND SHALL COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO THE PERFORMANCE OF THE WORK. NEITHER OWNER NOR ENGINEER, NOR OWNER'S REPRESENTATIVE, SHALL BE RESPONSIBLE FOR MONITORING CONTRACTOR'S COMPLIANCE WITH ANY LAWS OR REGULATIONS.
5. THE CONTRACTOR SHALL NOTIFY AGENCIES HAVING JURISDICTION AS NECESSARY OF THE ANTICIPATED SCHEDULE FOR INSPECTIONS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CONSTRUCTION MEANS AND METHODS, COMPLIANCE WITH OSHA REQUIREMENTS, COMPLETION OF SCOPE OF WORK, AND COMPLIANCE WITH ALL NECESSARY PERMITS.
7. CONTRACTOR SHALL HOLD ALL PERMITS IN HAND PRIOR TO COMMENCEMENT OF WORK.
8. THE CONTRACTOR MUST ACQUIRE COPIES OF ALL REQUIRED PERMITS, STAMPED APPROVED AGENCY PLANS, OS-SWPPP, AND OTHER SUCH REQUIRED DOCUMENTS TO KEEP ONSITE THROUGHOUT CONSTRUCTION FOR AGENCY INSPECTORS, THE OWNER, AND OTHER AUTHORIZED OFFICIALS.
9. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION AND AS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND TO PROVIDE A COMPLETED PROJECT.
11. THE CONTRACTOR SHALL PROVIDE "AS-BUILT" RECORD DRAWINGS AS SPECIFIED OR REQUIRED IN THE CONTRACT DOCUMENTS, INCLUDING APPLICABLE AGENCY REQUIREMENTS. FINAL PAYMENT FOR THE WORK WILL NOT BE MADE UNTIL THE "AS-BUILT" RECORD DRAWINGS HAVE BEEN COMPLETED AND DELIVERED AS INDICATED ABOVE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, GRADES AND CONSTRUCTION STAKING FOR THE PROJECT.
13. THE CONTRACTOR SHALL ADVISE THE OWNER'S REPRESENTATIVE IF EXISTING GRADES THAT ARE TO REMAIN ARE IN CONFLICT WITH PROPOSED WORK, CAUSING LIMITATIONS IN DRAINAGE PERFORMANCE OR SIGNIFICANT CHANGES IN CONSTRUCTION LIMITS DEFINED WITH CUT OR FILL LIMITS AND SPECIFICALLY THAT WORK WHICH MAY RESULT IN ANY CONSTRUCTION TAKING PLACE OUTSIDE OF PROPOSED CONSTRUCTION LIMITS.
14. THE CONTRACTOR SHALL MAINTAIN EXISTING 2-WAY TRAFFIC FLOW AT ALL TIMES, EXCEPT AS NOTED IN THE PLANS, AND SHALL AT ALL TIMES PROVIDE FLAG MEN AND APPROPRIATE TRAFFIC CONTROLS AS NEEDED. FOR WORK REQUIRING A TRAFFIC CONTROL PLAN, THE CONTRACTOR SHALL PROVIDE THE LOCAL JURISDICTION AND/OR SCDOT AND OTHERS AS REQUIRED A COPY OF THE TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO COMMENCEMENT OF THE ASSOCIATED WORK AND ANY CHANGES TO THIS PLAN SHALL BE APPROVED BY THE LOCAL JURISDICTION AND/OR SCDOT AND OTHERS AS REQUIRED PRIOR TO IMPLEMENTATION OF CHANGES.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THEIR OWN TEMPORARY RESTROOM FACILITIES ONSITE FOR WORK CREW USE.
16. ALL EXISTING ROADS SHOWN ON THE PLANS ARE PAVED UNLESS OTHERWISE NOTED.
17. THE CONTRACTOR SHALL PROTECT AND/OR RESTORE TO MEET OR EXCEED EXISTING CONDITIONS ANY CONTRACTOR RELATED IMPROVEMENTS OR DAMAGE ON THE OWNER'S PROPERTY, EASEMENTS, OR ANY ADJOINING PROPERTIES.
18. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE NPDES PERMIT AND GUIDELINES OF THE SCDES BMP HANDBOOK DURING THE ENTIRE CONSTRUCTION PERIOD. SEDIMENT AND EROSION CONTROL BEST MANAGEMENT PRACTICES (BPMs) SHALL INCLUDE, BUT NOT BE LIMITED TO, SILT FENCES, BERMS, INLET PROTECTION, ETC. AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
19. RUBBER SAFETY CAPS SHALL BE INSTALLED ON THE TOPS OF ALL STEEL POSTS USED FROM CONSTRUCTION OF BMPs
20. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE SIGNIFICANT TREES EXCEPT AS SHOWN ON THE DRAWINGS.
21. DISPOSAL OF EXCESS EXCAVATED MATERIALS OFF-SITE AND HAULING OF FILL MATERIALS REQUIRED FOR CONSTRUCTION SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
22. WHERE ROADWAY DITCHES AND DRAINAGE PIPES ARE DAMAGED OR DISTURBED, THE CONTRACTOR SHALL RELAY DRAINAGE PIPE TO ORIGINAL INVERT ELEVATIONS AND RE-GRADE DITCHES TO ESTABLISH POSITIVE DRAINAGE.
23. AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH GRASS, SOD, MULCH, ETC. PER PLANS AND DETAILS, OR AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE AS MAY BE APPLICABLE.

EXISTING UTILITIES AND FACILITIES (ABOVE GROUND AND UNDER GROUND)

1. SEE SHEET C000 "UNDERGROUND FACILITIES".
2. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS OR OTHERWISE IDENTIFIED IN THE CONTRACT DOCUMENTS ARE COMPILED FROM A COMBINATION OF AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE OWNER, ENGINEER, OR UTILITY COMPANIES DO NOT WARRANT OR GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR IS FULLY RESPONSIBLE TO FIELD VERIFY LOCATIONS AND/OR DEPTHS AS NEEDED OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING NEAR ANY EXISTING POWER, GAS, AND COMMUNICATIONS LINES.
3. PRIVATE UTILITIES OR FACILITIES MAY EXIST ON THE SITE AND MAY NOT BE IDENTIFIED THROUGH SC811 LOCATE REQUESTS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO IDENTIFY AND PROTECT SUCH FACILITIES AS NECESSARY TO COMPLETE THE WORK.
4. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL PRE-MARK OR WHITE-LINE THE PROPOSED AREA OF EXCAVATION IN ACCORDANCE WITH APWA COLOR CODE STANDARDS PRIOR TO NOTIFYING SC811 FOR UTILITY LOCATES.
6. THE CONTRACTOR SHALL NOTIFY SOUTH CAROLINA 811 (SC811) AND ANY LOCAL UTILITY COMPANY NOT REPRESENTED BY SC811 A MINIMUM OF THREE (3) FULL WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, BORING, DRILLING, GRADING, OR OTHER LAND-DISTURBANCE ACTIVITIES. ALL NOTIFICATIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO SOUTH CAROLINA CODE OF LAWS TITLE 58, CHAPTER 36, AS AMENDED.
7. THE CONTRACTOR SHALL DIRECTLY COMMUNICATE AND COORDINATE WITH ANY UTILITY OWNER OR AGENCY REQUIRING SEPARATE NOTIFICATION, PERMITTING, OR SCHEDULING NOT OTHERWISE COVERED UNDER THE SC811 NOTIFICATION SYSTEM.
8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY AND DOCUMENT ALL SC811 POSITIVE RESPONSES AND ANY INFORMATION PROVIDED BY UTILITY OWNERS OR SC811 MEMBERS THROUGH SUCH RESPONSES AND CONFIRM THAT ALL UTILITIES HAVE RESPONDED AND MARKED THE SITE AS REQUIRED.
9. THE CONTRACTOR SHALL CROSS-VERIFY ALL INFORMATION PROVIDED BY SC811 MEMBER OPERATORS, INCLUDING BUT NOT LIMITED TO HORIZONTAL LOCATIONS, FACILITY DESCRIPTIONS, AND FIELD MARKINGS, AGAINST THE CONTRACT DOCUMENTS AND FIELD CONDITIONS TO IDENTIFY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ALL UTILITY LOCATE MARKINGS FOR THE DURATION OF THE WORK OR UNTIL NO LONGER REQUIRED. IF MARKINGS ARE DESTROYED, REMOVED, OR BECOME UNCLEAR, THE CONTRACTOR SHALL CEASE EXCAVATION ACTIVITIES IN THE AFFECTED AREA AND REQUEST RE-MARKING PRIOR TO CONTINUING WORK.
11. THE CONTRACTOR SHALL MAINTAIN VALID SC811 LOCATE REQUESTS FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND SHALL REQUEST RE-NOTIFICATION OR REFRESH LOCATES AS REQUIRED PRIOR TO TICKET EXPIRATION.
12. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL PROTECT AND MAINTAIN UTILITY SERVICE TO ALL EXISTING BUILDINGS AT ALL TIMES. IF THE CONTRACTOR REQUIRES AN INTERRUPTION TO ANY UTILITY SERVICE, THE CONTRACTOR SHALL NOTIFY THE EXISTING PROPERTY OWNER, THE APPLICABLE AGENCY, THE PROJECT OWNER, AND OWNER'S REPRESENTATIVE IN WRITING A MINIMUM OF THREE (3) FULL WORKING DAYS PRIOR TO THE DESIRED INTERRUPTION TO COORDINATE AND SCHEDULE TEMPORARY DISRUPTIONS AND RECONNECTION OF UTILITIES.
13. THE CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS PRIOR TO EXCAVATING OR BORING TO PREVENT GRADE OR ALIGNMENT CONFLICTS. THE CONTRACTOR SHALL IDENTIFY POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE OR ALIGNMENT MODIFICATIONS ARE NECESSARY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL EXERCISE DUE CARE AT ALL TIMES DURING ALL EXCAVATION, DEMOLITION, AND RELATED ACTIVITIES TO PROTECT EXISTING UNDERGROUND FACILITIES FROM DAMAGE, AS REQUIRED BY SOUTH CAROLINA CODE OF LAWS TITLE 58, CHAPTER 36, AS AMENDED. THIS REQUIREMENT IS IN ADDITION TO, AND NOT IN LIEU OF, ALL OTHER OBLIGATIONS SET FORTH IN THESE NOTES AND THE CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS FOR HAND DIGGING, SOFT DIGGING, VACUUM EXCAVATION, VERTICAL CLEARANCE, AND OTHER DAMAGE PREVENTION REQUIREMENTS AS REQUIRED BY APPLICABLE LAW AND UTILITY OWNER REQUIREMENTS.
16. WHEN EXCAVATING WITHIN THE TOLERANCE ZONE OF EXISTING UTILITIES, THE CONTRACTOR SHALL NOT USE MECHANIZED EQUIPMENT WITHIN THE TOLERANCE ZONE UNTIL THE EXISTING FACILITY HAS BEEN EXPOSED AND VERIFIED BY SOFT DIGGING, HAND DIGGING, VACUUM EXCAVATION, OR OTHER APPROPRIATE NON-DESTRUCTIVE MEANS AS REQUIRED BY APPLICABLE LAW AND UTILITY OWNER REQUIREMENTS.
17. ONCE AN EXISTING UNDERGROUND FACILITY IS EXPOSED, THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AND SUPPORT TO PREVENT DAMAGE DURING CONSTRUCTION ACTIVITIES.
18. RELOCATION, REMOVAL, OR ABANDONMENT OF EXISTING UTILITIES OWNED/MAINTAINED BY OTHER AGENCIES (WATER, SEWER, GAS, POWER, COMMUNICATIONS, ETC.) SHALL BE COORDINATED BY THE CONTRACTOR.
19. CONTRACTOR MUST COORDINATE ANY MODIFICATION TO UTILITY LAYOUT, MATERIALS, ETC. WITH THE OWNER'S REPRESENTATIVE AND APPLICABLE AGENCY AND MUST OBTAIN APPROVAL PRIOR TO ORDERING MATERIALS OR MAKING ANY SUCH CHANGES.
20. INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF DEMOLISHED SERVICES AND ABANDONED UTILITIES.
21. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE DEPICTED ON THE PLANS OR DIRECTED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES NOT INDICATED TO BE REMOVED AT ALL TIMES DURING CONSTRUCTION. ALL EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO SIGNS AND DRIVES DISTURBED DURING CONSTRUCTION THAT ARE NOT SHOWN TO BE PERMANENTLY DEMOLISHED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.
22. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING SURFACE FEATURES (UNLESS INDICATED TO BE PERMANENTLY DEMOLISHED) NECESSARY FOR INSTALLATION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND WORK AS REQUIRED BY THE CONTRACT DOCUMENTS. THIS SHALL INCLUDE BUT NOT BE LIMITED TO FENCES, CURB & GUTTER, LANDSCAPING, SIDEWALKS, AND PAVEMENT.
23. ANY PAVEMENT DAMAGED DURING CONSTRUCTION THAT IS NOT INDICATED TO BE PERMANENTLY DEMOLISHED SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ANY BROKEN PAVEMENT EDGES SHALL BE SAW-CUT IN A SMOOTH STRAIGHT LINE AND THE PAVEMENT REPLACED TO MATCH EXISTING GRADES.
24. ANY DAMAGE, INCLUDING COATING DAMAGE, TO EXISTING UNDERGROUND FACILITIES SHALL BE IMMEDIATELY REPORTED TO THE FACILITY OWNER, SC811, AND THE OWNER'S REPRESENTATIVE. DAMAGED FACILITIES SHALL NOT BE BACKFILLED UNTIL AUTHORIZED BY THE FACILITY OWNER.
25. DRAINAGE PIPES DAMAGED DURING CONSTRUCTION (WHICH ARE NOT INDICATED TO BE PERMANENTLY DEMOLISHED) ARE TO BE REPLACED AT A MINIMUM WITH NEW CLASS III - WALL B REINFORCED CONCRETE PIPE COMPLYING WITH ASTM C76, OR WITH OTHER OWNER APPROVED EQUIVALENT PIPE MATERIAL, COMPATIBLE WITH THE EXISTING SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH INSTANCES AND MUST OBTAIN APPROVAL PRIOR TO ORDERING MATERIALS OR MAKING ANY SUCH REPLACEMENTS.
26. IN THE EVENT OF CONTACT WITH A NATURAL GAS, PETROLEUM, ELECTRIC, OR OTHER HAZARDOUS UTILITY FACILITY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE FACILITY OWNER AND EMERGENCY SERVICES AS REQUIRED, TAKE REASONABLE ACTION TO PROTECT PERSONNEL AND THE PUBLIC, AND CEASE WORK IN THE AFFECTED AREA UNTIL AUTHORIZED TO RESUME.
27. ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT BY A CERTIFIED COMPANY, THE TANK EXCAVATED, AND DISPOSED OF PER INDUSTRY STANDARDS AND REQUIREMENTS.
28. ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER SCDES REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.
29. ANY UNEXPECTED WELLS, TANKS, PIPES, STRUCTURES, ETC., ENCOUNTERED SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT CONTAMINATED OR HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER 'S REPRESENTATIVE IMMEDIATELY.

WATER SYSTEM NOTES

1. WATER INSTALLATION SHALL BE IN ACCORDANCE WITH THE "TEN STATES STANDARDS", SCDES REGULATIONS, AND BJWSA DEVELOPMENT POLICY PROCEDURE MANUAL AND APPROVED TECHNICAL SPECIFICATIONS, LATEST EDITION, FOUND AT HTTPS://WWW.BJWSA.ORG/172/TECHNICAL-SPECIFICATIONS.

WASTEWATER SYSTEM NOTES

1. WASTEWATER INSTALLATION SHALL BE IN ACCORDANCE WITH THE "TEN STATES STANDARDS", SCDES REGULATIONS, AND BJWSA DEVELOPMENT POLICY PROCEDURE MANUAL AND APPROVED TECHNICAL SPECIFICATIONS, LATEST EDITION, FOUND AT HTTPS://WWW.BJWSA.ORG/172/TECHNICAL-SPECIFICATIONS.

PROJECT CLOSEOUT NOTES

1. ALL SUBMITTED RECORD DRAWINGS AND AS-BUILT SURVEYS MUST INCLUDE AND REFERENCE THE LATEST PERMITTED PLANS.
2. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED RECORD (AS-BUILT) DRAWINGS, PIPE VIDEOS, VALVE CARDS, AND TESTING FORMS TO CLOSE-OUT APPLICABLE AGENCY AND UTILITY PERMITS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFICATIONS, GUARANTEES, WARRANTIES, AND OTHER INFORMATION NECESSARY TO SUPPORT THE APPLICATIONS OR SUBMITTALS FOR, AND COORDINATING THE COMPLETION OF, A PERMANENT STORMWATER FACILITY MAINTENANCE AND RESPONSIBILITY AGREEMENT AND RECORD (AS-BUILT) DRAWINGS IN ACCORDANCE WITH THE LOCAL JURISDICTION'S SPECIFICATIONS AND OTHER REQUIREMENTS. COMPLETION OF AND AGENCY ACCEPTANCE OF A PERMANENT STORMWATER FACILITY MAINTENANCE AND RESPONSIBILITY AGREEMENT AND RECORD DRAWINGS ARE REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY (CO) AND A NOTICE OF TERMINATION (NoT) OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.

GRADING, PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES AT ALL TIMES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST, OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
2. FOR GRADING, PAVING, AND DRAINAGE WORK LOCATED WITHIN SCDOT AND/OR PUBLIC RIGHTS-OF-WAY, ALL MATERIALS AND EQUIPMENT, UNLESS SPECIFICALLY STATED OTHERWISE HEREIN, SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
3. REGARDING STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CAN NOT BE COMPACTED INTO A STABLE MASS: ALL TREES, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING, OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE THE REMOVAL OF ANY TREES MARKED AS PROTECTED, OR ANY TREES WHICH SHOULD OTHERWISE BE PROTECTED PER AGENCY OR OTHER PROJECT REQUIREMENTS, WITH THE OWNER'S REPRESENTATIVE, AND THE LOCAL AGENCIES HAVING JURISDICTION PRIOR TO REMOVAL.
4. UNLESS SPECIFICALLY STATED OTHERWISE, ALL FILL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTED IN 10" LIFTS MAXIMUM WITH HEAVY COMPACTION EQUIPMENT. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR) AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
5. ALL FILL MATERIALS SHALL BE COMPACTED IN LIFTS TO THE DESIRED COMPACTION RATES WITH FIELD DENSITY TEST REPORTS DOCUMENTING THAT THE REQUIREMENTS HAVE BEEN ACHIEVED. ALLOW INSPECTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TESTING RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED; SCARIFY, MOISTEN, AND AERATE OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED. RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
6. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3H:1V.
7. THE CONTRACTOR SHALL FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION OPEN-TRENCH SUPPORT AND PROTECTION SYSTEMS CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. PREVENT SURFACE WATER FROM ENTERING EXCAVATIONS BY GRADING, DIKES, OR OTHER MEANS. INSTALL EXCAVATION SUPPORT AND PROTECTION SYSTEMS WITHOUT DAMAGING EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS ADJACENT TO EXCAVATION. CONTRACTOR SHALL MONITOR VIBRATIONS, SETTLEMENTS, AND MOVEMENTS. SHOW EXISTING CONDITIONS OF ADJACENT CONSTRUCTION AND SITE IMPROVEMENTS WITH PHOTOGRAPHS AND OR VIDEOS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY THE ABSENCE OF, THE INSTALLMENT OF, OR THE PERFORMANCE OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS AND SUBMIT BEFORE WORK BEGINS.
8. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO GRADES THAT RESULT IN POSITIVE DRAINAGE TO THE EXISTING AND/OR NEW STORM DRAINAGE INLETS, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.

STORM WATER SYSTEM NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE OF EXISTING STORM SEWER LINES AND CHANNELS DURING CONSTRUCTION WORK.
2. NEW STORM WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL JURISDICTION AND/OR SCDOT SPECIFICATIONS AND REQUIREMENTS.
3. THE GRADE OF THE GRAVITY STORM PIPES SHALL BE MAINTAINED AT A CONSTANT SLOPE BETWEEN INVERT ELEVATIONS.
4. UNLESS SPECIFICALLY NOTED OTHERWISE, REINFORCED CONCRETE PIPE (RCP) SHALL BE ASTM C-76, CLASS III - WALL B WITH GASKETED JOINTS PER ASTM C443. THE EXTERIOR OF THE JOINTS FOR ALL RCP SHALL BE WRAPPED WITH FILTER FABRIC, MINIMUM 18" IN WIDTH.
5. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH AN APPROPRIATE STORMWATER AWARENESS MESSAGE SUCH AS "NO DUMPING - DRAINS TO WATERWAYS."
6. AT THE COMPLETION OF CONSTRUCTION WHEN THE SITE IS FULLY STABILIZED, THE CONTRACTOR SHALL CLEAN ALL STORMWATER DRAINAGE SYSTEMS WITHIN THE PROJECT LIMITS.

CONTACTS			
FIRM/AGENCY/UTILITY		PHONE	CONTACT
OWNER/DEVELOPER	MICHAEL BRADLEY HOLDINGS, LLC	(843) 615-2302	DAWNA GRAY
CIVIL ENGINEER	DAVIS & FLOYD, INC.	(843) 379-2222	RYAN LYLE
LANDSCAPE ARCHITECT	WITMER JONES KEEFER, LTD	(843) 757-7411	DANIEL KEEFER
SURVEYOR	DAVIS & FLOYD, INC.	(843) 379-2222	JOHN GRAY
GEOTECHNICAL ENGINEER	WHITAKER LABORATORY, INC.	(912) 234-0696	JASON FOLLO
WETLANDS CONSULTANT	NEWKIRK ENVIRONMENTAL, INC.	(843) 810-3447	ASHER HOWELL
PLANNING/ZONING	TOWN OF BLUFFTON	(843) 706-7802	DAN FRAZIER
ENGINEERING / PUBLIC SERVICES	TOWN OF BLUFFTON	(843) 683-1283	COLLEEN HALL
MS4 / STORMWATER	TOWN OF BLUFFTON	(843) 227-1294	SAMANTHA CROTTY
FIRE MARSHAL	BLUFFTON TOWNSHIP FIRE DISTRICT	(843) 757-2800	DAN WILTSE
NPDES PERMITTING	SCDES - STORMWATER	(843) 953-5324	PAM WINKLER
COASTAL ZONE CONSISTENCY	SCDES - OCRM/CZC	(843) 953-0860	HOLLI MARTIN
WATER & SEWER	BEAUFORT JASPER WATER & SEWER AUTHORITY	(843) 987-8094	PEYTON WHITT
ELECTRICAL	DOMINION ENERGY, SC	(843) 815-8808	PARKS MOSS
NATURAL GAS	DOMINION ENERGY, SC	(843) 603-5498	NICK ROBERTS
COMMUNICATIONS	SPARKLIGHT		

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DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER
MICHAEL BRADLEY HOLDINGS, LLC

JENNIFER COURT
PROJECT TITLE
JENNIFER COURT COMMERCIAL

DRAWING TITLE
GENERAL NOTES

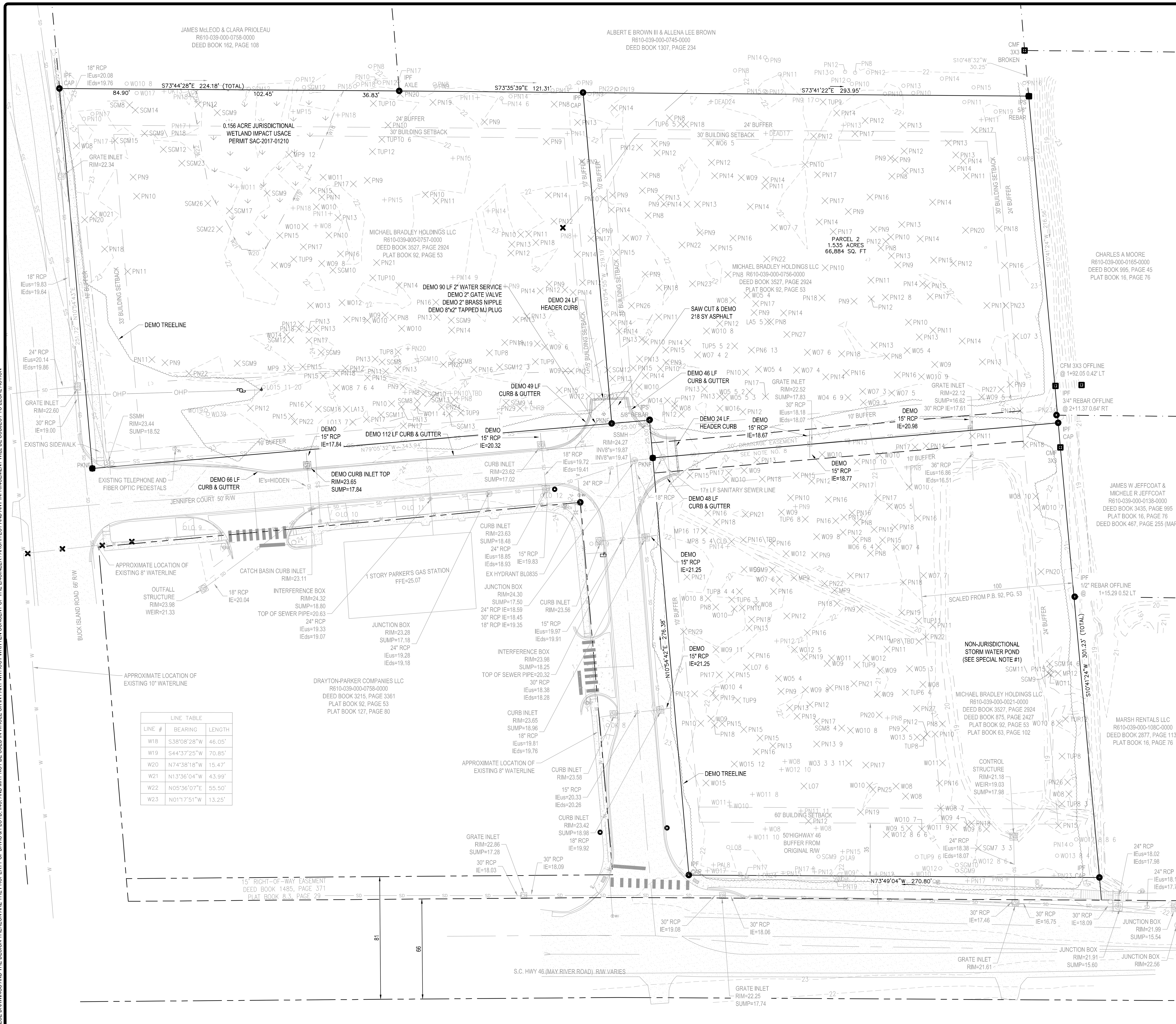
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DATE 09/29/2026
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LINE TABLE		
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W21	N13°36'04"W	43.99'
W22	N05°36'07"E	55.50'
W23	N01°17'51"W	13.25'

DEMOLITION PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. REMOVE ALL TREES INDICATED TO BE REMOVED ON TREE REMOVAL PLANS.
3. REFERENCE PHASE 1 SWPPP PLAN AND INSTALL SEDIMENT AND EROSION CONTROL BMP'S AS SHOWN ON SHEET C510 PRIOR TO BEGINNING DEMOLITION WORK.
4. EXISTING CONDITIONS WERE OBTAINED FROM AVAILABLE RECORD DRAWINGS AND FIELD SURVEYS AND ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY WORK.
5. PROTECT AND MAINTAIN EROSION CONTROLS THROUGHOUT DEMOLITION AND CONSTRUCTION.
6. SOME UNDERGROUND CONDUITS ARE NOT SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, CONTRACTOR TO SUB-CONTRACT UTILITY LOCATION SERVICES FOR EXISTING UNDERGROUND UTILITIES.
7. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY PROVIDERS FOR RELOCATION OR REMOVAL OF EXISTING UTILITIES NECESSARY TO COMPLETE THE WORK.
8. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES WITHIN PROJECT LIMITS, NOT INDICATED TO REMAIN, WITH CONSENT FROM THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AND ASBESTOS CONTAINING MATERIALS SURVEYS.
9. CONTRACTOR SHALL REMOVE EXISTING STORM PIPES, CONTROL STRUCTURES, AND HEADWALLS NOT INDICATED TO REMAIN ON GRADING AND DRAINAGE PLANS.
10. CONTRACTOR TO PROVIDE OWNER WITH AT LEAST 48 HOURS NOTICE PRIOR TO ANY REQUIRED UTILITY SERVICE DISRUPTIONS OR SHUTDOWNS.
11. CONTRACTOR SHALL USE CARE WHEN WORKING NEAR EXISTING OCCUPIED BUILDINGS AND OTHER INFRASTRUCTURE. ALL MATERIALS ON SITE SHALL BE PROPERLY RESTRAINED AND COVERED.
12. CONTRACTOR TO REMOVE ALL SIGNS AND POSTS NOT INDICATED TO REMAIN WITHIN PROJECT AREA. CONTRACTOR TO INSTALL NEW SIGNS AND POSTS IN ACCORDANCE WITH THE SIGNAGE AND STRIPING PLAN.
13. CONTRACTOR TO COORDINATE WITH OWNER, UTILITY AGENCY, AND ENVIRONMENTAL AGENCY FOR EXCAVATION AND REMOVAL OF ONSITE SEPTIC TANKS.
14. CONTRACTOR SHALL REMOVE INTERFERING PORTIONS OF EXISTING SITE FENCING WITHIN WORKS LIMITS AS NEEDED.

Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

NOT FOR CONSTRUCTION
BJWSA NO.: 2018-066

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER: MICHAEL BRADLEY HOLDINGS, LLC
JENNIFER COURT
PROJECT TITLE: JENNIFER COURT COMMERCIAL

DRAWING TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN

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JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
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ATTACHMENT 3

JAMES McLEOD & CLARA PRIOLEAU
R610-039-000-0758-0000
DEED BOOK 162, PAGE 108

ALBERT E BROWN III & ALLENA LEE BROWN
R610-039-000-0745-0000
DEED BOOK 1307, PAGE 234

MICHAEL BRADLEY HOLDINGS LLC
R610-039-000-0757-0000
DEED BOOK 3527, PAGE 2924
PLAT BOOK 92, PAGE 53

BUILDING 1
26,400 SF
FFE=26.75

BUILDING 2
12,000 SF
FFE=26.90

BUILDING 3
10,500 SF
FFE=26.40

SERVICE YARD/
DUMPSTER
ENCLOSURE

UND. INFILTRATION BMP APPROX. 84 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 60 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 77 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 69 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 87 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 51 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 84 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 87 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 48 SC-160 CHAMBERS

CHARLES A MOORE
R610-039-000-0165-0000
DEED BOOK 995, PAGE 45
PLAT BOOK 16, PAGE 76

JAMES W JEFFCOAT &
MICHELE R JEFFCOAT
R610-039-000-0138-0000
DEED BOOK 3435, PAGE 995
PLAT BOOK 16, PAGE 76
DEED BOOK 467, PAGE 255 (MAP)

MICHAEL BRADLEY HOLDINGS LLC
R610-039-000-0021-0000
DEED BOOK 3527, PAGE 2924
DEED BOOK 875, PAGE 2427
PLAT BOOK 92, PAGE 53
PLAT BOOK 63, PAGE 102

MARSH RENTALS LLC
R610-039-000-108C-0000
DEED BOOK 2877, PAGE 1138
PLAT BOOK 16, PAGE 76

DRAYTON-PARKER COMPANIES LLC
R610-039-000-0758-0000
DEED BOOK 3215, PAGE 3361
PLAT BOOK 92, PAGE 53
PLAT BOOK 127, PAGE 80

1 STORY PARKER'S GAS STATION
FFE=25.07

EXISTING POND
TOB=22.00
NWL=18.50

JENNIFER COURT 50' R/W

BUCK ISLAND ROAD 66' R/W

S.C. HWY 46 (MAY RIVER ROAD) R/W VARIES

EXISTING SIDEWALK

EXISTING TELEPHONE AND FIBER OPTIC PEDESTALS

APPROXIMATE LOCATION OF EXISTING 8" WATERLINE

APPROXIMATE LOCATION OF EXISTING 10" WATERLINE

APPROXIMATE LOCATION OF EXISTING 8" WATERLINE

EX HYDRANT BL0835

60' BUILDING SETBACK

50' HIGHWAY 46 BUFFER FROM ORIGINAL R/W

24' BUFFER

30' BUILDING SETBACK

LINE TABLE		
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W18	S38°08'28"W	46.05'
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W20	N74°38'18"W	15.47'
W21	N13°36'04"W	43.99'

SITE LEGEND

- CENTERLINE
- CURB
- CURB AND GUTTER
- FENCELINE
- GUARDRAIL
- RETAINING WALL
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED CONCRETE
- PROPOSED HEAVY-DUTY CONCRETE
- A.D.A. RAMP WITH DETECTABLE WARNINGS
- SITE LIGHTING FIXTURES
- ELECTRIC VEHICLE SPACE (E V)
- CURB TRANSITION
- WHEEL STOP
- A.D.A. PARKING AND SIGNAGE
- SIGN
- STOP BAR (PAVEMENT MARKING)
- DIRECTIONAL ARROW (PAVEMENT MARKING)
- ONLY SIGN (PAVEMENT MARKING) (ONLY)

SITE PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES SHALL BE ADA COMPLIANT.
3. EXISTING ADA ACCESSIBLE PUBLIC RIGHT-OF-WAYS MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE, FENCING, AND PLANTING DETAILS.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. TYPICAL CURB WIDTH IS 0.5'. WHERE NO CURB IS EXISTING OR PROPOSED, DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT.

REQUIRED PARKING

DESCRIPTION	USE	SQUARE FEET	REQUIREMENTS	PARKING SPACES
BUILDING 1	COM. SERVICE (1ST FLOOR)	13,200	4 SPACES / 1,000 SQ. FT.	52
	COM. SERVICE (2ND FLOOR)	13,200	4 SPACES / 1,000 SQ. FT.	52
BUILDING 2	COM. SERVICE (1ST FLOOR)	6,000	4 SPACES / 1,000 SQ. FT.	24
	COM. SERVICE (2ND FLOOR)	6,000	4 SPACES / 1,000 SQ. FT.	24
BUILDING 3	COM. SERVICE (1ST FLOOR)	7,500	4 SPACES / 1,000 SQ. FT.	30
	COM. SERVICE (2ND FLOOR)	3,000	4 SPACES / 1,000 SQ. FT.	12
TOTAL REQUIRED SPACES				194

PARKING SUMMARY

DESCRIPTION	PARKING SPACES
STANDARD SPACE	212
ACCESSIBLE SPACE	11
TOTAL PROPOSED SPACES	218
TOTAL EXISTING SPACES	0
TOTAL PARKING SPACES	218

PARKING NOTES

1. ONE BICYCLE SPACE REQUIRED PER 15 AUTOMOBILE SPACES (REDUCE BY 50% FOR SHARED USES WITHIN 500 FT OF ONE ANOTHER).
   - 1.1. TOTAL BICYCLE PARKING REQUIRED: 8 SPACES
2. PARKING OVERAGE PERCENT: 12.4%
   - 2.1. OFFSET WITH THE PRESENCE OF PERVIOUS PARKING STALLS.

Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

SCALE: 1" = 30'

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BJWSA NO. 2018-066

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PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER
MICHAEL BRADLEY HOLDINGS, LLC

PROJECT TITLE
JENNIFER COURT

DRAWING TITLE
JENNIFER COURT COMMERCIAL

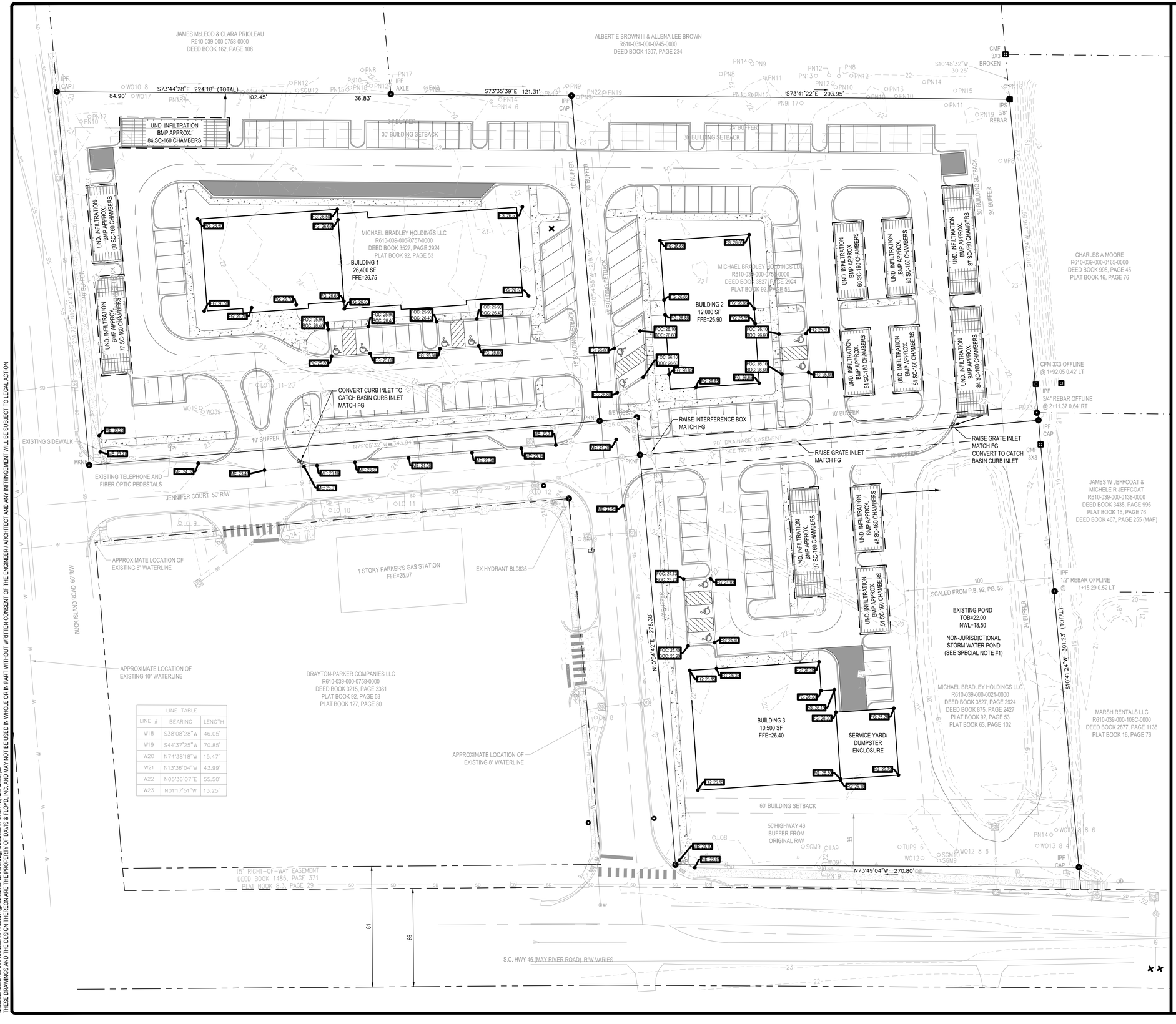
SITE PLAN

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JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
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APPROVED RL

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ATTACHMENT 3



LINE TABLE		
LINE #	BEARING	LENGTH
W18	S38°08'28"W	46.05'
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W23	N01°17'51"W	13.25'

GRADING AND DRAINAGE PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS
2. EXISTING CONDITIONS WERE OBTAINED FROM AVAILABLE RECORD DRAWINGS AND FIELD SURVEYS AND ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY WORK
3. SOME UNDERGROUND CONDUITS MAY NOT BE SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, CONTRACTOR TO SUB-CONTRACT UTILITY LOCATION SERVICES FOR EXISTING UNDERGROUND UTILITIES.
4. SEE SWPPP PLANS FOR SEQUENCE OF CONSTRUCTION AND SEDIMENT & EROSION CONTROL BMP LOCATIONS
5. CONTOURS AND SPOT ELEVATIONS PROVIDED ON THIS PLAN ARE FINISHED GROUND ELEVATIONS.
6. STORM SYSTEM PIPING & STRUCTURES SHOWN, ALL OTHER PROPOSED UTILITIES MAY NOT BE SHOWN FOR CLARITY.
7. CONTRACTOR SHALL CONFIRM THAT ADA REQUIRMENTS ARE MET WHERE SIDEWALKS INTERSECT BUILDING ACCESS RAMPS.

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PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

N

STATE PLANE

0 30' 60'

SCALE: 1" = 30'

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DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER: MICHAEL BRADLEY HOLDINGS, LLC

PROJECT TITLE: JENNIFER COURT

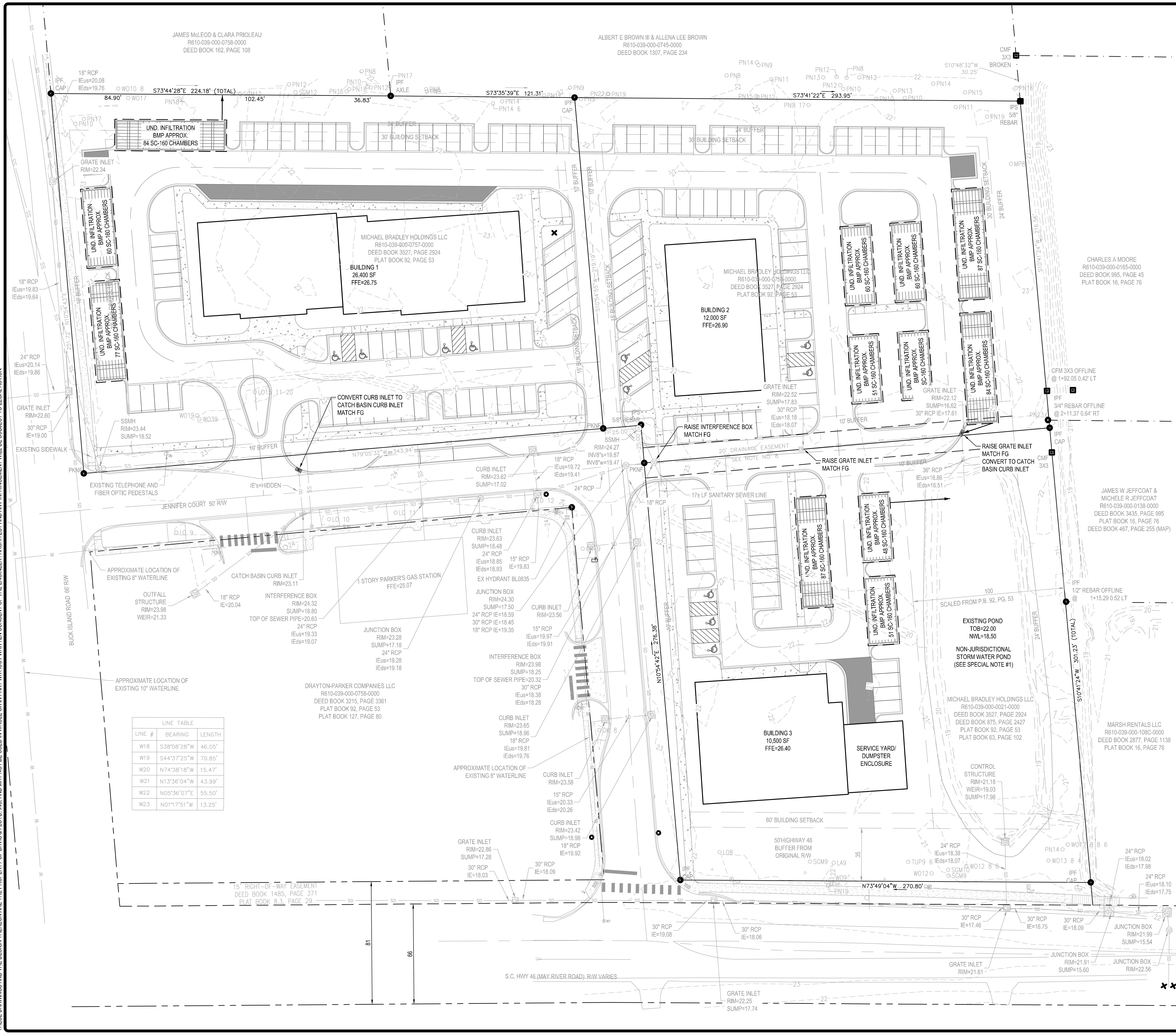
DRAWING TITLE: GRADING PLAN

NO.	REVISIONS	DATE	CHECKED

JOB NO. 321102.00
DATE 09/29/2026
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PAGE 5 OF 22



LINE TABLE		
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GRADING AND DRAINAGE PLAN NOTES

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4. SEE SWPPP PLANS FOR SEQUENCE OF CONSTRUCTION AND SEDIMENT & EROSION CONTROL BMP LOCATIONS
5. CONTOURS AND SPOT ELEVATIONS PROVIDED ON THIS PLAN ARE FINISHED GROUND ELEVATIONS.
6. STORM SYSTEM PIPING & STRUCTURES SHOWN. ALL OTHER PROPOSED UTILITIES MAY NOT BE SHOWN FOR CLARITY.
7. CONTRACTOR SHALL CONFIRM THAT ADA REQUIRMENTS ARE MET WHERE SIDEWALKS INTERSECT BUILDING ACCESS RAMPS.

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2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER: MICHAEL BRADLEY HOLDINGS, LLC
JENNIFER COURT
PROJECT TITLE: JENNIFER COURT COMMERCIAL
DRAWING TITLE: DRAINAGE PLAN

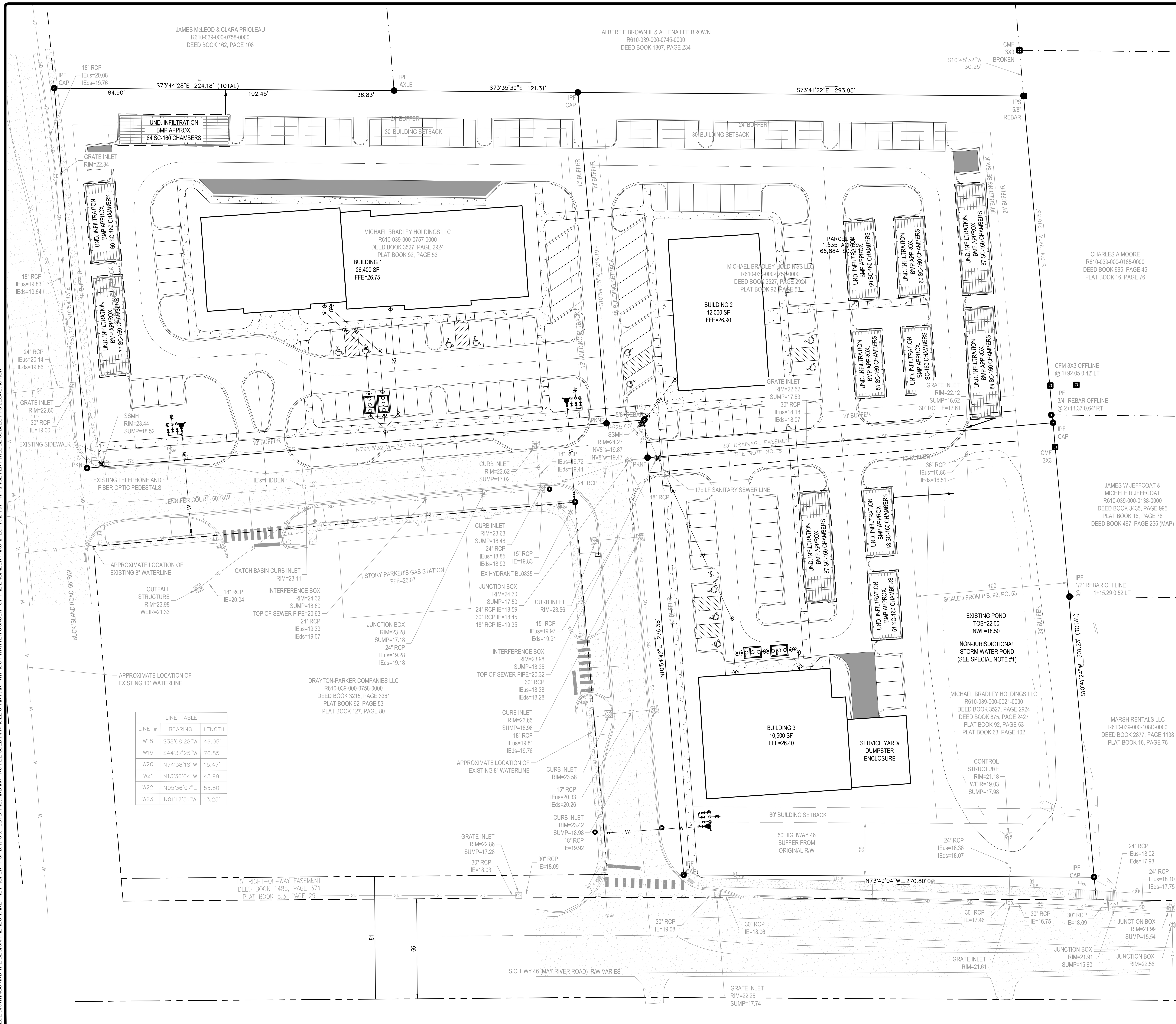
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UTILITY PLAN NOTES

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3. SOME UNDERGROUND CONDUITS MAY NOT BE SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, CONTRACTOR TO SUB-CONTRACT UTILITY LOCATION SERVICES FOR EXISTING UNDERGROUND UTILITIES
4. CONTRACTOR TO PROVIDE OWNER WITH AT LEAST 48 HOURS NOTICE PRIOR TO ANY REQUIRED UTILITY SERVICE DISRUPTIONS OR SHUTDOWNS.
5. CONTRACTOR SHALL USE CARE WHEN WORKING NEAR EXISTING ACTIVE BUILDINGS AND OTHER INFRASTRUCTURE.
6. CONTRACTOR SHALL COORDINATE WITH THE BJWSA FOR WATER SERVICE CONNECTION.
6. CONTRACTOR SHALL COORDINATE WITH THE BJWSA FOR SEWER SERVICE CONNECTION.
7. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE TO BUILDING WITH LOCAL ELECTRICAL JURISDICTION AND PROVIDE UNDERGROUND ELECTRICAL SERVICE CONDUITS AS APPLICABLE.
8. SITE LIGHTING FOR THE PROJECT SHALL BE PROVIDED BY LOCAL JURISDICTION. CONTRACTOR SHALL INSTALL ANY NECESSARY CONDUITS PER AN APPROVED PLAN PROVIDED BY LOCAL ELECTRICAL JURISDICTION.

Know what's below. Call before you dig.

SCALE: 1" = 30'

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

NOT FOR CONSTRUCTION
BJWSA NO.: 2018-066

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER: MICHAEL BRADLEY HOLDINGS, LLC
PROJECT TITLE: JENNIFER COURT
JENNIFER COURT COMMERCIAL
DRAWING TITLE: UTILITY PLAN

JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

C400

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ATTACHMENT 3

JAMES McLEOD & CLARA PRIOLEAU
R610-039-000-0758-0000
DEED BOOK 162, PAGE 108

ALBERT E BROWN III & ALLENA LEE BROWN
R610-039-000-0745-0000
DEED BOOK 1307, PAGE 234

IPF CAP

18" RCP
IEus=20.08
IEds=19.76

S73°44'28"E 224.18' (TOTAL)
84.90' 102.45' 36.83'

IPF AXLE

S73°35'39"E 121.31'

IPF CAP

S73°41'22"E 293.95'

CMF 3X3 BROKEN

S10°48'32"W 30.25'

IPS 5/8" REBAR

UND. INFILTRATION BMP APPROX. 84 SC-160 CHAMBERS

24' BUFFER
30' BUILDING SETBACK

GRATE INLET
RIM=22.34

UND. INFILTRATION BMP APPROX. 60 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 77 SC-160 CHAMBERS

18" RCP
IEus=19.83
IEds=19.64

24" RCP
IEus=20.14
IEds=19.86

GRATE INLET
RIM=22.60

30" RCP
IE=19.00

EXISTING SIDEWALK

EXISTING TELEPHONE AND FIBER OPTIC PEDESTALS

JENNIFER COURT 50' R/W

76 LF 6" PVC (SDR26) SEWER LATERAL W/DUAL SWEEP 4" CO AT BUILDING 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO GREASE TRAP)

74 LF 6" PVC (SDR26) SEWER LATERAL W/DUAL SWEEP 4" CO AT BUILDING 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO GREASE TRAP)

MICHAEL BRADLEY HOLDINGS LLC
R610-039-000-0757-0000
DEED BOOK 3527, PAGE 2924
PLAT BOOK 92, PAGE 53

BUILDING 1
26,400 SF
FFE=26.75

83 LF 6" PVC (SDR26) SEWER LATERAL W/DUAL SWEEP 4" CO AT BUILDING 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO SEWER LATERAL)

10' BUFFER

S10°54'55"E 219.19'

25' BUILDING SETBACK

20 LF 6" PVC (SDR26) SEWER LATERAL 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO SEWER MAIN)

2 - 1,000 GALLON GREASE INTERCEPTOR W/DUAL SWEEP 4" CO EACH END TRAFFIC RATED TRAPS AND CLEANOUTS SEE MEP PLANS FOR VENTILATION TO BUILDING

INSTALL 4" CO 6' FROM SEWER MAIN BJWSA POINT OF DEMARCATION

INSTALL 4" CO 6' FROM SEWER MAIN BJWSA POINT OF DEMARCATION

SSMH
RIM=23.44
SUMP=18.52

14 LF 6" PVC (SDR26) SEWER LATERAL 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO SEWER LATERAL)

N79°05'32"W 343.94'

6" SANITARY SERVICE INV=19.00

IE's=HIDDEN

CURB INLET
RIM=23.82
SUMP=17.02

18" RCP
IEus=19.72
IEds=19.41

24" RCP

SSMH
RIM=24.27
INV8"s=19.87
INV8"w=19.47

PKNT

CORE DRILL AND BOOT EX MANHOLE

DRAINAGE EASEMENT
SEE NOTE NO. 8

39 LF 6" PVC (SDR26) SEWER LATERAL W/DUAL SWEEP 4" CO AT BUILDING 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO SEWER MANHOLE) 1

BUILDING 2
12,000 SF
FFE=26.90

PARCEL 1
1.535 ACRES
66,884 SF

UND. INFILTRATION BMP APPROX. 60 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 60 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 87 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 51 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 60 SC-160 CHAMBERS

UND. INFILTRATION BMP APPROX. 84 SC-160 CHAMBERS

GRATE INLET
RIM=22.52
SUMP=17.83
30" RCP
IEus=18.18
IEds=18.07

GRATE INLET
RIM=22.12
SUMP=16.62
30" RCP IE=17.61

CHARLES A MOORE
R610-039-000-0165-0000
DEED BOOK 995, PAGE 45
PLAT BOOK 16, PAGE 76

CFM 3X3 OFFLINE
@ 1+92.05 0.42' LT

IPF 3/4" REBAR OFFLINE
@ 2+11.37 0.64' RT

IPF CAP

CMF 3X3

10' BUFFER

36" RCP
IEus=16.86
IEds=16.51

JAMES W JEFFCOAT & MICHELE R JEFFCOAT
R610-039-000-0138-0000
DEED BOOK 3435, PAGE 995
PLAT BOOK 16, PAGE 76
DEED BOOK 467, PAGE 255 (MAP)

17± LF SANITARY SEWER LINE

18" RCP

TIE-IN TO EXISTING SS STUBOUT INV6"=20.29±

INSTALL 4" CO 7.5' FROM SEWER TIE-IN BJWSA POINT OF DEMARCATION

FILTR. APPROX. 60 CHAMBERS

UND. INFILTRATION BMP APPROX. 48 SC-160 CHAMBERS

2 - 2,000 GALLON GREASE INTERCEPTOR W/DUAL SWEEP 4" CO EACH END TRAFFIC RATED TRAPS AND CLEANOUTS SEE MEP PLANS FOR VENTILATION TO BUILDING

UND. INFILTRATION BMP APPROX. 51 SC-160 CHAMBERS

100
SCALED FROM P.B. 92, PG. 53

IPF 1/2" REBAR OFFLINE
@ 1+15.29 0.52 LT

EXISTING POND
TOB=22.00
NWL=18.50

NON-JURISDICTIONAL STORM WATER POND
(SEE SPECIAL NOTE #1)

24' BUFFER

S10°41'24"W 301.23' (TOTAL)

MICHAEL BRADLEY HOLDINGS LLC
R610-039-000-0021-0000
DEED BOOK 3527, PAGE 2924
DEED BOOK 875, PAGE 2427
PLAT BOOK 92, PAGE 53
PLAT BOOK 63, PAGE 102

MARSH RENTALS LLC
R610-039-000-108C-0000
DEED BOOK 2877, PAGE 1138
PLAT BOOK 16, PAGE 76

CONTROL STRUCTURE
RIM=21.18
WEIR=19.03
SUMP=17.98

1 STORY PARKER'S GAS STATION
FFE=25.07

CATCH BASIN CURB INLET
RIM=23.11

18" RCP
IE=20.04

OUTFALL STRUCTURE
RIM=23.98
WEIR=21.33

INTERFERENCE BOX
RIM=24.32
SUMP=18.60
TOP OF SEWER PIPE=20.63

24" RCP
IEus=19.33
IEds=19.07

JUNCTION BOX
RIM=23.28
SUMP=17.18
24" RCP
IEus=19.28
IEds=19.18

CURB INLET
RIM=23.63
SUMP=18.48
24" RCP
IEus=18.85
IEds=18.93

15" RCP
IE=19.83

EX HYDRANT BL0835

JUNCTION BOX
RIM=24.30
SUMP=17.50
24" RCP IE=18.59
30" RCP IE=18.45
18" RCP IE=19.35

CURB INLET
RIM=23.56

15" RCP
IEus=19.97
IEds=19.91

INTERFERENCE BOX
RIM=23.98
SUMP=18.25
TOP OF SEWER PIPE=20.32
30" RCP
IEus=18.38
IEds=18.28

CURB INLET
RIM=23.65
SUMP=18.96
18" RCP
IEus=19.81
IEds=19.76

CURB INLET
RIM=23.58

15" RCP
IEus=20.33
IEds=20.26

CURB INLET
RIM=23.42
SUMP=18.98
18" RCP
IE=19.92

N10°54'42"E 276.38'

138 LF 6" PVC (SDR26) SEWER LATERAL W/DUAL SWEEP 4" CO AT BUILDING 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO SEWER STUBOUT)

8 LF 6" PVC (SDR26) SEWER LATERAL 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO SEWER LATERAL)

20 LF 6" PVC (SDR26) SEWER LATERAL W/DUAL SWEEP 4" CO AT BUILDING 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO GREASE TRAP)

6 LF 6" PVC (SDR26) SEWER LATERAL 4" CO AT EACH CHANGE OF DIRECTION SLOPE @ 1.0% (TIE INTO GREASE TRAP)

BUILDING 3
10,500 SF
FFE=26.40

SERVICE YARD/ DUMPSTER ENCLOSURE

60' BUILDING SETBACK

50'HIGHWAY 46 BUFFER FROM ORIGINAL R/W

N73°49'04"W 270.80'

IPF CAP

24" RCP
IEus=18.38
IEds=18.07

24" RCP
IEus=18.02
IEds=17.98

24" RCP
IEus=18.10
IEds=17.75

30" RCP
IE=17.46

30" RCP
IE=16.75

30" RCP
IE=18.09

JUNCTION BOX
RIM=21.99
SUMP=15.54

JUNCTION BOX
RIM=21.91
SUMP=15.60

JUNCTION BOX
RIM=22.56

GRATE INLET
RIM=21.61

30" RCP
IE=19.08

30" RCP
IE=18.06

GRATE INLET
RIM=22.86
SUMP=17.28

30" RCP
IE=18.03

30" RCP
IE=18.09

GRATE INLET
RIM=22.25
SUMP=17.74

15' RIGHT-OF-WAY EASEMENT
DEED BOOK 1485, PAGE 371
PLAT BOOK 83, PAGE 29

81'

66'

S.C. HWY 46 (MAY RIVER ROAD), R/W VARIES

APPROXIMATE LOCATION OF EXISTING 8" WATERLINE

APPROXIMATE LOCATION OF EXISTING 10" WATERLINE

BUCK ISLAND ROAD 66' R/W

DRAYTON-PARKER COMPANIES LLC
R610-039-000-0758-0000
DEED BOOK 3215, PAGE 3361
PLAT BOOK 92, PAGE 53
PLAT BOOK 127, PAGE 80

LINE TABLE		
LINE #	BEARING	LENGTH
W18	S38°08'28"W	46.05'
W19	S44°37'25"W	70.85'
W20	N74°38'18"W	15.47'
W21	N13°36'04"W	43.99'
W22	N05°36'07"E	55.50'
W23	N01°17'51"W	13.25'

SEWER PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. CONTRACTOR INSTALLING THE WATER SYSTEM SHALL BE ON THE BJWSA "APPROVED CONTRACTORS LIST".
3. EXISTING CONDITIONS WERE OBTAINED FROM AVAILABLE RECORD DRAWINGS AND FIELD SURVEYS AND ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY WORK.
4. SOME UNDERGROUND CONDUITS ARE NOT SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, CONTRACTOR TO SUB-CONTRACT UTILITY LOCATION SERVICES FOR EXISTING UNDERGROUND UTILITIES
5. CONTRACTOR TO PROVIDE OWNER WITH AT LEAST 48 HOURS NOTICE PRIOR TO ANY REQUIRED UTILITY SERVICE DISRUPTIONS OR SHUTDOWNS.
6. CONTRACTOR SHALL USE CARE WHEN WORKING NEAR EXISTING ACTIVE BUILDINGS AND OTHER INFRASTRUCTURE.
7. BJWSA SHALL BE RESPONSIBLE FOR MAKING ALL TAPS. TAPS REQUIRING A SLEEVE SHALL BE NO CLOSER TO A JOINT THAN 4 FEET.
8. DEVELOPER SHALL TAKE NECESSARY MEASURES TO PROTECT BJWSA SEWER SYSTEM DURING THE TIME BETWEEN THE COMMISSIONING INSPECTION AND THE 2-YEAR MAINTENANCE BOND INSPECTION.
9. ALL BJWSA APPURTENANCES REMOVED SHALL BE RETURNED TO BJWSA. COORDINATE WITH THE UTILITY INSPECTOR ON THE APPURTENANCE RETURNING PROCESS.
10. ALL SEWER ASSEMBLIES NOTED ON PLANS ASSUMES THE COMPONENTS AS DEPICTED IN THE BJWSA DETAILS PROVIDED ON SHEET C841.

Know what's below. Call before you dig.

N
STATE PLANE

0 30' 60'
SCALE: 1" = 30'

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

N:\Jobs\Even\32102-00\Production\Civil\Drawings\32102.00-UTILITY.dwg, 9/29/2026 3:47:05 PM, luke.wilen, pe
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DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

NOT FOR CONSTRUCTION

BJWSA NO. 2018-066

OWNER
MICHAEL BRADLEY HOLDINGS, LLC

PROJECT TITLE
JENNIFER COURT

DRAWING TITLE
JENNIFER COURT COMMERCIAL
SANITARY SEWER PLAN

NO.	REVISIONS	DATE	CHECKED

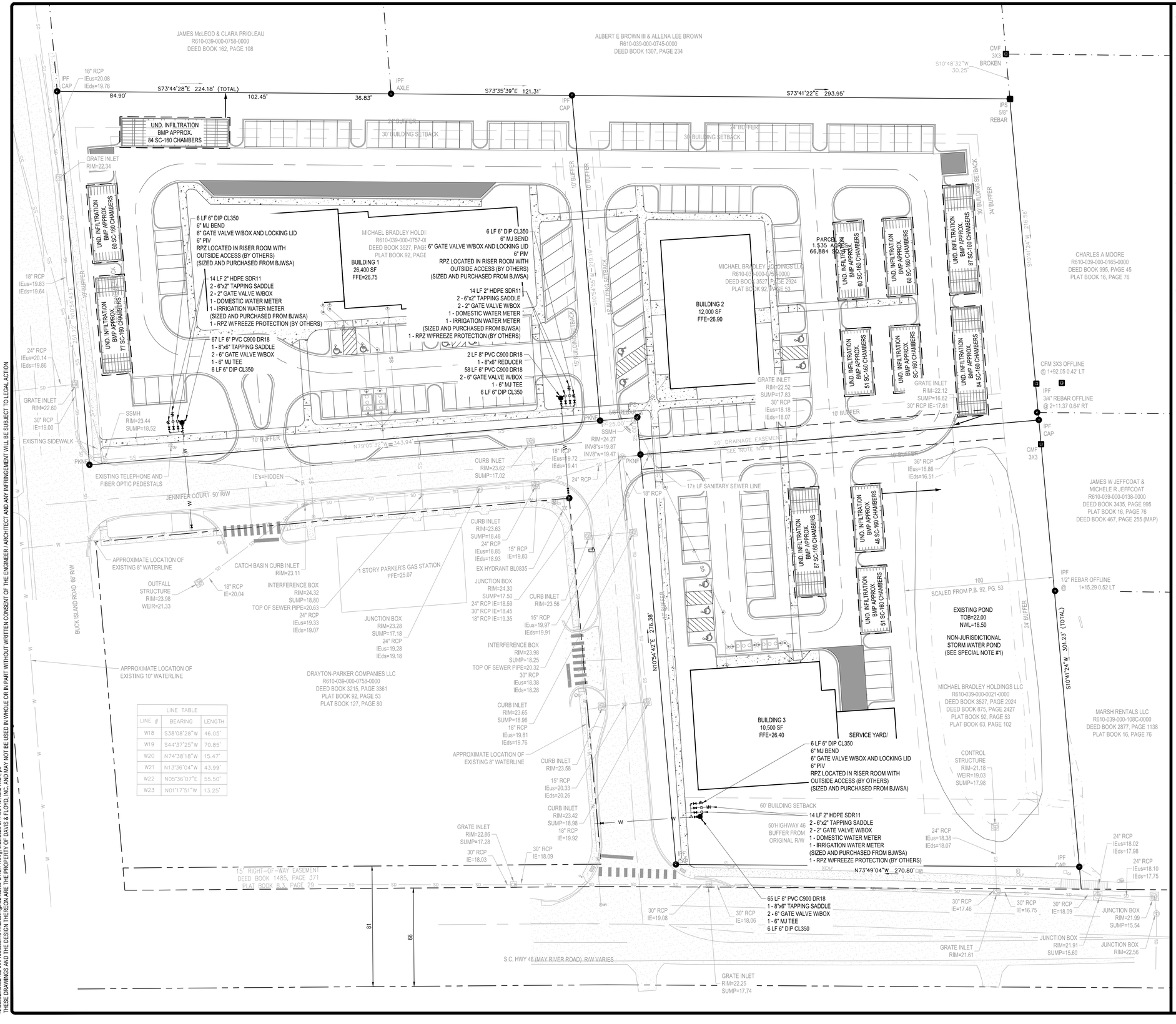
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JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

C410

PAGE 9 OF 22

ATTACHMENT 3



LINE TABLE		
LINE #	BEARING	LENGTH
W18	S38°08'28"W	46.05'
W19	S44°37'25"W	70.85'
W20	N74°38'18"W	15.47'
W21	N13°36'04"W	43.99'
W22	N05°36'07"E	55.50'
W23	N01°17'51"W	13.25'

WATER PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. CONTRACTOR INSTALLING THE WATER SYSTEM SHALL BE ON THE BJWSA "APPROVED CONTRACTORS LIST".
3. EXISTING CONDITIONS WERE OBTAINED FROM AVAILABLE RECORD DRAWINGS AND FIELD SURVEYS AND ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY WORK.
4. SOME UNDERGROUND CONDUITS ARE NOT SHOWN ON THESE PLANS. PRIOR TO ANY EXCAVATION, CONTRACTOR TO SUB-CONTRACT UTILITY LOCATION SERVICES FOR EXISTING UNDERGROUND UTILITIES
5. CONTRACTOR TO PROVIDE OWNER WITH AT LEAST 48 HOURS NOTICE PRIOR TO ANY REQUIRED UTILITY SERVICE DISRUPTIONS OR SHUTDOWNS.
6. CONTRACTOR SHALL USE CARE WHEN WORKING NEAR EXISTING ACTIVE BUILDINGS AND OTHER INFRASTRUCTURE.
7. ALL PROPOSED WATER SYSTEM PIPES, VALVES, FITTINGS, AND APPURTENANCES SHALL BE 100% RESTRAINED JOINTS.
8. BJWSA SHALL BE RESPONSIBLE FOR MAKING ALL TAPS. TAPS REQUIRING A SLEEVE SHALL BE NO CLOSER TO A JOINT THAN 4 FEET.
9. THRUST BLOCKING SHALL NOT BE USED.
10. COORDINATE INSPECTION OF THE BACKFLOW DEVICES WITH BJWSA BY CALLING (XXX) XXX-XXXX. WATER SERVICE SHALL NOT BE TURNED ON UNTIL ALL BACKFLOW DEVICES HAVE PASSED INSPECTION.
11. DEVELOPER SHALL TAKE NECESSARY MEASURES TO PROTECT BJWSA WATER SYSTEM DURING THE TIME BETWEEN THE COMMISSIONING INSPECTION AND THE 2-YEAR MAINTENANCE BOND INSPECTION.
12. CONTRACTOR SHALL ROTATE ALL HYDRANTS SO THAT THE HOSE CONNECTIONS FACE THE DRIVE AISLE OR STREET.
13. ALL BJWSA APPURTENANCES REMOVED SHALL BE RETURNED TO BJWSA. COORDINATE WITH THE UTILITY INSPECTOR ON THE APPURTENANCE RETURNING PROCESS.
14. ALL WATER ASSEMBLIES NOTED ON PLANS ASSUMES THE COMPONENTS AS DEPICTED IN THE BJWSA DETAILS PROVIDED ON SHEET C842.

Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

N
STATE PLANE
0 30' 60'
SCALE: 1" = 30'

SOUTH CAROLINA PROFESSIONAL ENGINEER — CERTIFICATE OF AUTHORIZATION
NOT FOR CONSTRUCTION
BJWSA NO. 2018-066

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER: MICHAEL BRADLEY HOLDINGS, LLC
PROJECT TITLE: JENNIFER COURT
DRAWING TITLE: WATER PLAN

NO.	REVISIONS	DATE	CHECKED

JOB NO. 321102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

C430
PAGE 11 OF 22

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SCDES/OCRM STANDARD NOTES

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET, SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDRO-SEEDING. 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.
   A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   B. 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 PLACED, 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 ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE PER THE ENVIRONMENTAL PLANS.
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, INSPECTION 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 SEVEN (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.

SWPPP SEQUENCE OF CONSTRUCTION (FOR TWO PHASE SWPPP PROJECT)

PHASE 1: INITIAL LAND DISTURBANCE - SEQUENCE OF CONSTRUCTION

1. RECEIVE NPDES COVERAGE FROM SCDES.
2. CONDUCT PRE-CONSTRUCTION MEETING ON-SITE. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, OWNER, AND TOWN OF BLUFFTON AT LEAST 48 HOURS PRIOR TO PRE-CONSTRUCTION MEETING.
3. NOTIFY SCDES EQC OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. INSTALL CONSTRUCTION ENTRANCE(S) AND BEGIN MAINTENANCE OF SEDIMENT CONTROLS AS NECESSARY. CONTINUE MAINTENANCE UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5. CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER CONTROLS AND TREE PROTECTION AS APPLICABLE.
7. SCHEDULE TOWN OF BLFFTON INSPECTION OF PERIMETER SEDIMENT CONTROLS AND TREE BARRICADES, THEN OBTAIN A COPY OF TOWN OF BLUFFTON APPROVED AND STAMPED PLANS PRIOR TO STARTING ADDITIONAL SITE WORK.
8. CLEAR AND GRUB AS NECESSARY FOR ACCESS AND TO COMPLETE THE INSTALLATION OF SEDIMENT TRAPS.
9. CONSTRUCT DIVERSION BERMS AND DRAINAGE SWALES FOR SEDIMENT TRAPS.
10. DEMOLISH AND REMOVE EXISTING STRUCTURES, HARDSCAPES, AND DEBRIS AS APPLICABLE.
11. CLEAR AND GRUB THE REMAINDER OF THE DISTURBED AREA.
12. COMPLETE ROUGH GRADING.
13. INITIATE INSTALLATION OF UTILITIES AS APPLICABLE.
14. INITIATE INSTALLATION OF STORM DRAINAGE SYSTEM INCLUDING INLET PROTECTION AS EACH STRUCTURE IS INSTALLED.

INITIAL LAND DISTURBANCE PHASE - NOTES

1. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INITIAL LAND DISTURBANCE PHASE.
   - THE CONSTRUCTION ENTRANCE(S) SHALL BE PLACED AS SHOWN ON THE PLANS.
   - IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION ENTRANCE(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL LAND DISTURBANCE PHASE CONSTRUCTION PLANS.
   - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - SILT FENCE, AS INDICATED, SHALL BE INSTALLED AT THE PERIMETER OF THE LAND DISTURBANCE. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR OWNER'S REPRESENTATIVE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - INLET PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM DRAINAGE STRUCTURES AS INDICATED.
   - SEDIMENT TUBES SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS INDICATED.
   - CONTRACTOR SHALL PERFORM DEWATERING WITH APPROPRIATE BMP'S IN A MANNER THAT MEETS LOCAL AND STATE REGULATIONS WITH REGARD TO DISPOSAL PATH.
   - TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED TO DIRECT FLOW TO BASINS / TRAPS / PONDS UNTIL ROUGH GRADING RE-DIRECTS FLOWS TO FINAL DESIGN PATH.
   - NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE.
   - TEMPORARY SEEDING SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.
   - SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS.
   - INLET SEDIMENT PROTECTION SHALL BE INSTALLED ON ALL STORM DRAINAGE STRUCTURES AS THEY ARE INSTALLED. SEE PLAN AND DETAILS FOR TYPE AND INFORMATION.
   - VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DRAINAGE SWALES AND GRADED AREAS AS SOON AS FINAL GRADES ARE ACHIEVED.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED 1/2 HEIGHT OR THE CAPACITY OF THE DEVICE, AS APPLICABLE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PAVED AREAS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO PAVED AREAS OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES INDICATED DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE SITE INSPECTOR OR OWNER'S REPRESENTATIVE.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES.
6. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING TO LIMIT THE AMOUNT OF LAND STRIPPED OF ITS NATURAL COVER AND, THEREFORE, LIMIT DURATION OF EXPOSURE BEFORE STABILIZATION COVER IS ESTABLISHED.
7. SEDIMENT SHALL NOT BE WASHED INTO INLETS. ACCUMULATED SEDIMENT SHALL BE REMOVED AND RE-PLACED ON-SITE AND STABILIZED IN SUCH A MANNER THAT IT DOES NOT ACCUMULATE AGAIN.
8. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE REQUIRED FOR INSTALLATION HAS OCCURRED AND BEFORE ADJACENT CLEARING IS BEGUN. THE LOCATION OF SOME EROSION CONTROL DEVICES MAY NEED TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DEVIATE FROM THOSE PROPOSED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
9. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V IN ALL LOCATIONS UNLESS INFEASIBLE.

PHASE 2: CONSTRUCTION AND STABILIZATION - SEQUENCE OF CONSTRUCTION

1. CONTINUE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
2. COMPLETE SITE SURFACE IMPROVEMENTS INCLUDING CURBS, WALKS, PAVEMENT, ETC.
3. INSTALL LANDSCAPING AND ESTABLISH PERMANENT SOIL STABILIZATION.
4. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER THE ENTIRE AREA FLOWING TO EACH MEASURE IS PERMANENTLY STABILIZED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE AUTHORITY HAVING JURISDICTION.
5. PERFORM AS-BUILT SURVEYS OF THE DRAINAGE SYSTEM, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, AND SUBMIT TO TOWN OF BLUFFTON FOR REVIEW AND APPROVAL.
6. SUBMIT NOTICE OF TERMINATION (NOT) TO SCDES.

CONSTRUCTION AND STABILIZATION PHASE - NOTES:

1. SEDIMENT SHALL NOT BE WASHED INTO INLETS. ACCUMULATED SEDIMENT SHALL BE REMOVED AND REPLACED ON-SITE AND STABILIZED IN SUCH A MANNER THAT IT DOES NOT ACCUMULATE AGAIN.
2. TEMPORARY SEED, AS APPLICABLE, SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.
3. THE CONTRACTOR SHALL MAINTAIN ALL PONDS, SEDIMENT BASINS, AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE REMOVED FROM BASINS WHEN IT REACHES THE HALFWAY POINT ON THE RISER.
4. AFTER CURBING, AGGREGATE BASE AND PAVING HAS BEEN COMPLETED, ALL INLET PROTECTION INSTALLED ON CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB INLET PROTECTION.
5. ALL ROADWAY AND PARKING SHOULDERS SHALL HAVE VEGETATIVE COVER ESTABLISHED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED 1/2 HEIGHT OF THE CAPACITY OF THE DEVICE, AS APPLICABLE.
7. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PAVED AREAS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO PAVED AREAS OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.
8. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES INDICATED DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE SITE INSPECTOR OR OWNER'S REPRESENTATIVE.
9. UPON COMPLETION OF THE PROJECT AND AUTHORIZATION FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROPERLY DISPOSE OF THEM UNLESS OTHERWISE NOTED.

DRAINAGE FACILITIES MAINTENANCE PLAN

1. TEMPORARY SEDIMENT CONTROLS:
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
   A. DURING CONSTRUCTION (UNTIL FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION):
      1) DAILY:
         a) OBSERVING PAVED AREAS THAT ARE UTILIZED FOR SITE ACCESS TO LOOK FOR SIGNS OF SOIL BEING TRACKED FROM THE SITE AND TAKING CORRECTIVE ACTION AS NECESSARY
         b) CORRECTING ANY DAMAGE TO TEMPORARY SEDIMENT CONTROLS AS SOON AS POSSIBLE WHEN IT OCCURS.
      2) WEEKLY:
         a) INSPECTING TEMPORARY SEDIMENT CONTROLS FOR DAMAGE AND ACCUMULATED SEDIMENT. REMOVING SEDIMENT AND REPAIRING OR REPLACING DAMAGED TEMPORARY SEDIMENT CONTROLS AS NECESSARY.
         b) EVALUATING PERFORMANCE AND AMENDING, MODIFYING, IMPROVING, OR RELOCATING TEMPORARY SEDIMENT CONTROLS AS NECESSARY.
         c) LOGGING INSPECTION OBSERVATIONS, RECOMMENDATIONS, REPAIRS, RELOCATIONS, AMENDMENTS, AND IMPROVEMENTS AS NECESSARY
      3) BI-WEEKLY:
         a) EVALUATING SITE AND INSTALLING PERMANENT LANDSCAPING OR TEMPORARY SEEDING AS NECESSARY.
   B. AT COMPLETION OF CONSTRUCTION (UPON FINAL ACCEPTANCE BY AUTHORITIES HAVING JURISDICTION)
      1) REMOVING OF ALL TEMPORARY SEDIMENT CONTROLS.
2. DRAINAGE CULVERTS AND STRUCTURES:
   A. DURING CONSTRUCTION (UNTIL FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION):
      THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
      1) PROTECTING THE CULVERTS AND STRUCTURES FROM DAMAGE.
      2) PREVENTING SEDIMENT FROM ENTERING THE CULVERTS AND STRUCTURES.
      3) REPAIRING OF ANY DAMAGE AND REMOVAL OF SEDIMENT AS SOON AS POSSIBLE AFTER IT OCCURS.

TEMPORARY BUFFER ZONE MANAGEMENT AND SURFACE WATER PROTECTION PLAN:

1. TEMPORARY (CONSTRUCTION) BUFFERS ARE NOT TO BE CONFUSED WITH PERMANENT BUFFERS THAT MAY BE SHOWN ELSEWHERE IN THE CONSTRUCTION PLANS. EXERCISE CARE TO DIFFERENTIATE BETWEEN TEMPORARY AND PERMANENT BUFFERS AND THEIR ASSOCIATED REQUIREMENTS.
2. TEMPORARY BUFFER ZONES SHALL BE FLAGGED PRIOR TO THE INSTALLATION OF PERIMETER CONTROLS.
3. ALL PERIMETER AND SEDIMENT CONTROL BMPS, SHALL BE INSTALLED PRIOR TO THE DISCHARGE OF STORMWATER RUNOFF INTO THE ADJACENT SURFACE WATER'S AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
4. AREAS CONTRIBUTING DIRECT RUNOFF TO TEMPORARY BUFFER AREAS SHALL BE STABILIZED PRIOR TO COMMENCING WORK WITHIN THE TEMPORARY BUFFER AREA.
5. ONCE CONSTRUCTION WITHIN AND ADJACENT TO TEMPORARY BUFFER AREAS IS COMPLETED, THE AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL.
6. IN THE EVENT A BUFFER IS ACCIDENTALLY DISTURBED, THE CONTRACTOR SHALL STABILIZE THE AREA AS SOON AS POSSIBLE AND CONSULT THE OWNER'S REPRESENTATIVE REGARDING REMEDIAL MEASURES OR EROSION CONTROL MEASURES.
7. NO DISTURBANCE SHALL OCCUR WITHIN CRITICAL AREAS (IE: SALTWATER MARSH).

TEMPORARY SEEDING

(TO BE USED ONLY FOR TEMPORARY STABILIZATION DURING CONSTRUCTION)

1. ALL PREPARATION, INSTALLATION, AND MAINTENANCE OF TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF SECTION 810 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
2. IN PARTICULAR THE CONTRACTOR SHALL:
   A. ESTABLISH A STAND OF VEGETATION THAT IS CAPABLE OF EROSION CONTROL.
   B. PROVIDE MINIMUM DENSITY COVERAGE OF 70% THROUGHOUT THE SEEDED AREA.
   C. MAINTAIN THE STAND OF VEGETATION UNTIL REPLACED BY PERMANENT LANDSCAPING OR SUBSEQUENT CONSTRUCTION.
3. TEMPORARY SEED SHALL BE IN ACCORDANCE WITH SECTION 1.4 OF THE SCDOT SUPPLEMENTAL TECHNICAL SPECIFICATION FOR SEEDING (SDOT DESIGNATION: SC-M-810-4). SEED SPECIES AND APPLICATION RATE SHALL BE AS INDICATED FOR THE PROJECT LOCATION, SOIL TYPE, AND DATE OF INSTALLATION (SEE CHARTS).

PERMANENT SEEDING

(TO BE USED WHERE PERMANENT TURF BY SEEDING IS INDICATED ON PLANS OR DETAILS)

1. ALL PREPARATION, INSTALLATION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE LANDSCAPING SPECIFICATIONS FOR THE PROJECT OR, IN INSTANCES WHERE LANDSCAPING SPECIFICATIONS DO NOT EXIST, IN ACCORDANCE WITH APPLICABLE PORTIONS OF SECTION 810 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
2. IN PARTICULAR THE CONTRACTOR SHALL, AT A MINIMUM UNLESS OTHERWISE SPECIFIED AS INDICATED ABOVE:
   A. ESTABLISH A UNIFORM PERENNIAL STAND OF VEGETATION WITH A ROOT SYSTEM THAT IS SUFFICIENTLY DEVELOPED TO SURVIVE DRY PERIODS AND WINTER WEATHER AND BE CAPABLE OF RE-ESTABLISHMENT IN THE SPRING.
   B. PROVIDE MINIMUM DENSITY COVERAGE OF 70% THROUGHOUT THE SEEDED AREA.
   C. MAINTAIN THE STAND OF VEGETATION INCLUDING MOWING; FERTILIZING; WEED, DISEASE AND INSECT CONTROL; AND WATERING AS NECESSARY, UNTIL FINAL ACCEPTANCE BY THE AUTHORITY HAVING JURISDICTION.
3. UNLESS OTHERWISE INDICATED, PERMANENT SEED SHALL BE IN ACCORDANCE WITH SECTION 1.4 OF THE SCDOT SUPPLEMENTAL TECHNICAL SPECIFICATION FOR SEEDING (SDOT DESIGNATION: SC-M-810-4). SEED SPECIES AND APPLICATION RATE SHALL BE AS INDICATED FOR THE PROJECT LOCATIONS, SOIL TYPE, AND DATE OF INSTALLATION (SEE CHARTS).

PERMITTING NOTES

1. THESE PLANS HAVE BEEN PREPARED TO MEET THE INITIAL REQUIREMENTS OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR COVERAGE UNDER THE SOUTH CAROLINA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (SCR100000). THE OWNER AND CONTRACTOR(S) ARE ADVISED THAT ADDITIONAL REQUIREMENTS, WHICH ARE BEYOND THE SCOPE OF THESE PLANS, MUST BE MET IN ORDER TO ASSURE CONTINUED COVERAGE UNDER THE NPDES GENERAL PERMIT.
2. COVERAGE UNDER THE NPDES IS INITIATED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (SCDES) APPROVAL OF THE PROJECT FOR CONSTRUCTION. THE OWNER'S SUBMITTAL OF A NOTICE OF INTENT (NOI) SERVES AS THE OWNER'S CERTIFICATION THAT HE HAS PREPARED, AND WILL IMPLEMENT AND MAINTAIN, A SWPPP THROUGHOUT THE CONSTRUCTION PERIOD. FURTHERMORE, IT CERTIFIES THAT HE WILL DOCUMENT AND WHERE REQUIRED, REPORT SITE CONDITIONS, REMEDIAL EFFORTS, SWPPP MODIFICATIONS, AND OTHER STORMWATER RELATED ACTIVITIES IN ACCORDANCE WITH NPDES REQUIREMENTS. COVERAGE UNDER THE NPDES IS TERMINATED UPON THE OWNER'S SUBMITTAL OF A NOTICE OF TERMINATION (NOT) WHEN SCDES APPROVAL OF THE COMPLETED PROJECT HAS BEEN RECEIVED.
3. THE OWNER IS ADVISED THAT DAVIS & FLOYD'S SCOPE OF SERVICES DOES NOT NECESSARILY INCLUDE EFFORTS TO DOCUMENT AND REPORT ACTIVITIES IN ACCORDANCE WITH NPDES REQUIREMENTS. WHILE DAVIS & FLOYD CAN PERFORM THESE SERVICES UPON REQUEST, THEY CAN ALSO BE PROVIDED BY THIRD PARTY FIRMS WHO SPECIALIZE IN DOCUMENTATION AND REPORTING OF NPDES RELATED ACTIVITIES. REGARDLESS, THESE ACTIVITIES MUST BE ACCOMPLISHED, DOCUMENTED, AND WHERE REQUIRED, REPORTED THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO AVOID AN NPDES VIOLATION.
4. ADDITIONAL PARTIES WHO ARE ASSOCIATED WITH LAND DISTURBING ACTIVITIES FOR A PROJECT THAT HAS RECEIVED NPDES COVERAGE MAY SHARE RESPONSIBILITY FOR COMPLIANCE UNDER THE NPDES CO-PERMITTEE REGULATIONS. IN ADDITION, PARTIES WHO ARE ASSOCIATED WITH LAND DISTURBANCES THAT ARE PART OF A "LARGER COMMON PLAN" (LCP) THAT HAS RECEIVED NPDES COVERAGE MAY ALSO SHARE RESPONSIBILITY FOR COMPLIANCE UNDER THE NPDES CO-PERMITTEE REGULATIONS. ALL PARTIES ASSOCIATED WITH ANY CONSTRUCTION ACTIVITIES ARE ADVISED TO CLARIFY THEIR RESPONSIBILITIES WITH REGARD TO COMPLIANCE WITH THE REQUIREMENTS OF THE NPDES.

SWPPP INSPECTIONS AND DOCUMENTATION

1. SWPPP INSPECTOR'S RESPONSIBILITIES:
   A. THE SWPPP INSPECTOR SHALL HAVE A CURRENT CEPSCI CERTIFICATION AND/OR BE A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.
   B. THE SWPPP INSPECTOR SHALL ACQUIRE AND MAINTAIN A COPY OF THE APPROVED C-SWPPP MANUAL, APPROVED PERMITS, AND APPROVED PLANS FROM THE SWPPP DESIGNER. THE C-SWPPP WILL THEN BECOME THE OS-SWPPP MANUAL.
   C. THE SWPPP INSPECTOR SHALL PERFORM SWPPP INSPECTIONS AT LEAST ONCE EACH CALENDAR WEEK AND WITHIN 24 HOURS AFTER STORM EVENTS OF 1.0 INCHES OR GREATER, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS.
   D. THE SWPPP INSPECTOR SHALL PROVIDE THE SWPPP INSPECTION REPORT, PHOTOS, AND OTHER DOCUMENTATION TO BE KEPT ONSITE. THE SITE CONTRACTOR SHALL PROVIDE A LOCATION TO STORE AND MAINTAIN THE SWPPP DOCUMENTS ONSITE (SEE CONTRACTOR'S RESPONSIBILITIES BELOW).
   E. IN THE EVENT THE SWPPP DOCUMENTATION CANNOT BE KEPT AND MAINTAINED AT THE PROJECT SITE, THE SWPPP INSPECTOR SHALL PROVIDE A LAMINATED PLACARD ONSITE DENOTING WHERE A COPY OF THE APPROVED PLANS AND SWPPP DOCUMENTS CAN BE ACQUIRED WITHIN 30 MINUTES NOTICE AT THE REQUEST OF THE AGENCY INSPECTOR. THE PLACARD SHALL PROVIDE THE SWPPP INSPECTOR'S PRINTED NAME, PHONE NUMBER, EMAIL ADDRESS, AND PHYSICAL ADDRESS OF THE LOCATION OF THE SWPPP DOCUMENTS. THE PLACARD SHALL ALSO PROVIDE AN ALTERNATE PHONE NUMBER AND CONTACT NAME IN THE EVENT THE SWPPP INSPECTOR IS UNAVAILABLE.
   F. THE SWPPP INSPECTOR SHALL EMAIL COPIES OF EACH INSPECTION TO THE OWNER'S REPRESENTATIVE, SWPPP DESIGNER (IF DIFFERENT THAN THE OWNER'S REPRESENTATIVE), AND THE SITE CONTRACTOR WITHIN THREE (3) DAYS AFTER THE INSPECTION. ONE COPY OF THE INSPECTION DOCUMENTS SHALL BE FILED BY THE SWPPP INSPECTOR IN OR WITH THE ONSITE SWPPP MANUAL IMMEDIATELY AFTER THE INSPECTION.
   G. THE SWPPP INSPECTOR SHALL PERFORM ALL SWPPP INSPECTION DUTIES AS DEFINED BY THE APPROVED PLANS, CEPSCI STANDARDS, NPDES PERMIT, SCDES-OCRM, AND/OR OTHER AGENCY REQUIREMENTS.
2. CONTRACTOR'S RESPONSIBILITIES:
   A. CONTRACTOR SHALL PROVIDE A WEATHERPROOF ENCLOSURE ONSITE TO STORE AND MAINTAIN THE SWPPP INSPECTOR'S REPORTS, OS-SWPPP MANUAL, AND APPROVED SET OF SITE CONSTRUCTION PLANS. IF A CONSTRUCTION TRAILER IS TO BE LOCATED ONSITE, THEN THE CONTRACTOR SHALL PROVIDE A FILE CABINET, OR OTHER MEANS, DESIGNATED ONLY FOR SWPPP DOCUMENTS & REPORTS.
   B. THE CONTRACTOR SHALL ENSURE THE SWPPP INSPECTOR HAS 24-HOUR ACCESS TO SWPPP DOCUMENTS AND PLANS.
   C. THE CONTRACTOR SHALL PROVIDE THEIR ONSITE PROJECT MANAGER'S AND/OR SUPERINTENDANT'S NAME, PHONE NUMBER, AND EMAIL ADDRESS TO THE SWPPP INSPECTOR.
   D. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT LEAST ONE RAIN GAUGE ONSITE IN AN OPEN AREA. THE RAIN GAGE SHALL BE AT LEAST 20 FEET CLEAR OF ANY TREE CANOPIES, BUILDINGS, OR OTHER VERTICAL STRUCTURES THAT COULD PREVENT RAINFALL FROM REACHING THE RAIN GAGE.

NOT FOR CONSTRUCTION

DAVIS & FLOYD
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OWNER: MICHAEL BRADLEY HOLDINGS, LLC

PROJECT TITLE: JENNIFER COURT

JENNIFER COURT COMMERCIAL

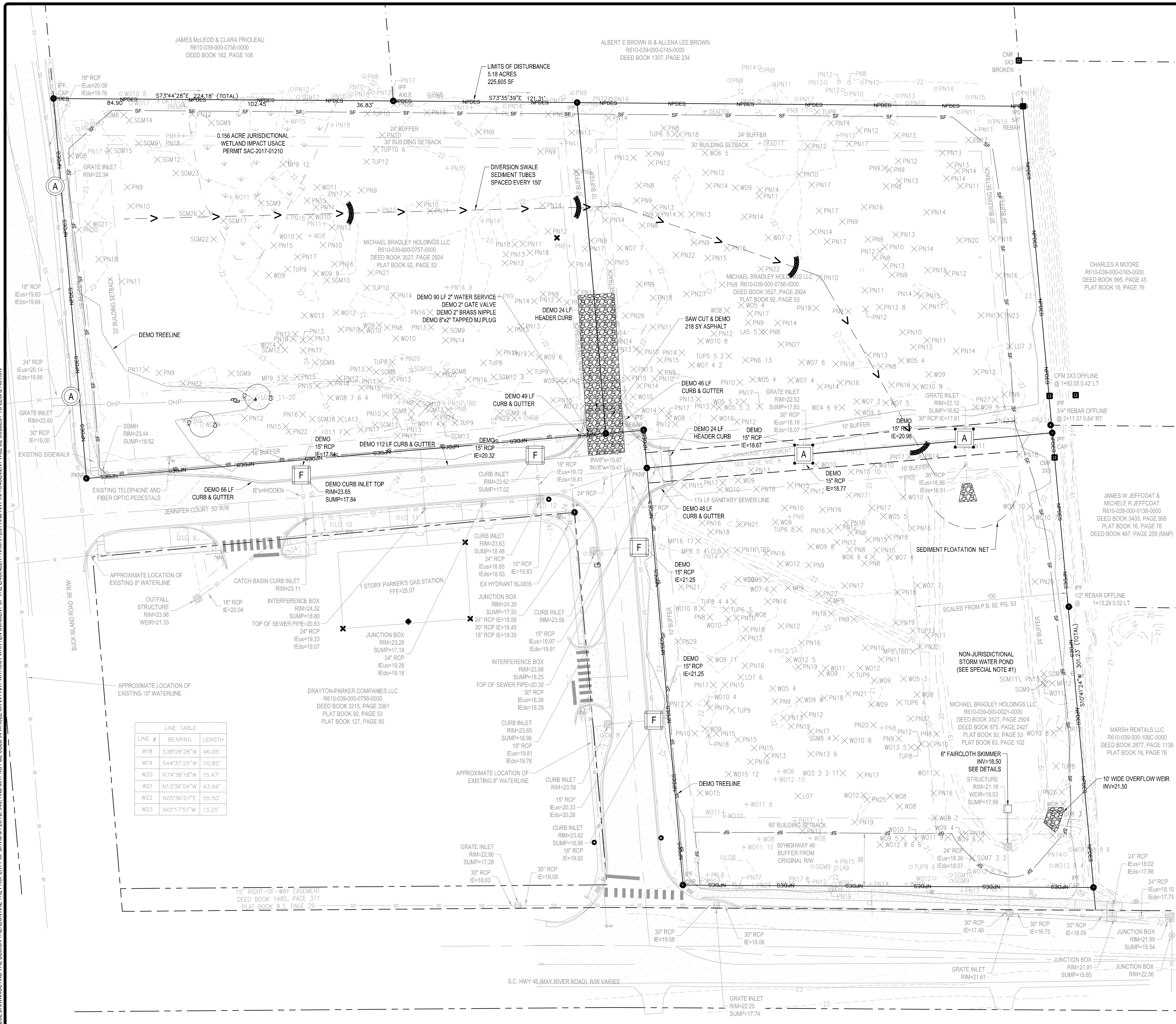
DRAWING TITLE: SWPPP NOTES

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LINE TABLE		
LINE #	BEARING	LENGTH
W18	S38°08'28"W	46.05'
W19	S44°37'25"W	70.85'
W20	N74°38'18"W	15.47'
W21	N13°36'04"W	43.99'
W22	N05°36'07"E	55.50'
W23	N01°17'51"W	13.25'

SWPPP PLAN (PHASE 1) NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. SEE SWPPP NOTES SHEET C500 FOR SEQUENCE OF CONSTRUCTION AND GENERAL SWPPP NOTES.
3. CONTRACTOR SHALL INSTALL PERIMETER AND SEDIMENT CONTROLS PRIOR TO BEGINNING ADDITIONAL SITE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS OF WORK WITH MULCHING OR TEMPORARY / PERMANENT SEEDING.
5. REFER TO LANDSCAPE PLANS FOR FINAL STABILIZATION DETAILS.

BLUFFTON 10-YEAR EXHIBIT - CONSTRUCTION SEQUENCE PHASE 1 - INITIAL DISTRUBANCE

1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER SILT FENCING, SEDIMENT TUBES AND STORWATER POND FLOATATION FENCE
3. CLEAR AND TIMBER SITE FOR LUMBER
4. GRUB SITE
5. STRIP EXISTING TOPSOIL
6. BACKFILL SITE TO EXISTING GRADE
7. INSTALL BUILDING FOUNDATTIONS

BLUFFTON 10-YEAR EXHIBIT - PROJECT SEQUENCE

1. THE TOWN OF BLUFFTON ISSUES A SITE DEVELOPMENT PERMIT.
2. THE SITE CONTRACTOR REQUESTS A PRE-CONSTRUCTION MEETING WITH THE TOWN OF BLUFFTON.
3. THE SITE CONTRACTOR SHALL INCLUDE A COPY OF THE 10-YEAR EXHIBIT WITHIN THE OS-SWPPP FOR REVIEW DURING THE PRE-CONSTRUCTION MEETING.
4. THE SITE CONTRACTOR SHALL INSTALL ALL SITE FEATURES AND IMPROVEMENTS IDENTIFIED ON THE 10-YEAR EXHIBIT IN THE ORDER SHOWN IN THE PHASED CONTRUCTION SEQUENCE PRIOR TO VERTICAL CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO:
   - 4.1. ALL LIFE SAFETY STRUCTURES (FIRE HYDRANTS, EMERGENCY ACCESS, STREET SIGNS, CONSTRUCTION FENCING, ETC.).
   - 4.2. ALL DRAINAGE STRUCTURES AND PIPES BISECTING SITE TO REPLACE THE EXISTING DRAINAGE DITCH
   - 4.3. ALL STORMWATER CONTROLS FOR THE ON-SITE TREATMENT OF RUN-OFF CAUSED BY A 10-YEAR STORM EVENT DURING CONSTRUCTION (CONSTRUCTION ENTRANCE, SILT FENCING, TEMPORARY SEEDING, PERMANENT SEEDING, INLET PROTECTION, CONCRETE WASHOUT, PORTABLE TOILET, SEDIMENT TUBES, ETC.).
5. THE SITE CONTRACTOR OR ENGINEER REQUESTS STORMWATER INSPECTION FROM THE TOWN OF BLUFFTON.
6. THE TOWN OF BLUFFTON CONDUCTS THE STORMWATER INSPECTION.
7. THE TOWN OF BLUFFTON ISSUES BUILDING PERMIT.

EROSION CONTROL LEGEND

- CONSTRUCTION FENCE — CF — CF —
- SILT FENCE — SF — SF —
- CONCRETE WASHOUT (CW)
- DUST CONTROL (DC)
- INLET PROTECTION - TYPE A (FILTER FABRIC)
- INLET PROTECTION - TYPE A (SEDIMENT TUBE)
- INLET PROTECTION - TYPE F (CURB INLET SEDIMENT TUBE)
- OUTLET PROTECTION (RIP RAP)
- STABILIZED CONSTRUCTION ENTRANCE
- PERMANENT SEEDING (PS)
- PORTABLE TOILET (PT)
- RIP RAP
- SEDIMENT BASIN
- SEDIMENT TRAP
- SEDIMENT TUBE
- TEMPORARY SEEDING (TS)

N
STATE PLANE

0 30' 60'
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

NOT FOR CONSTRUCTION
BJWSA NO.: 2018-066

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

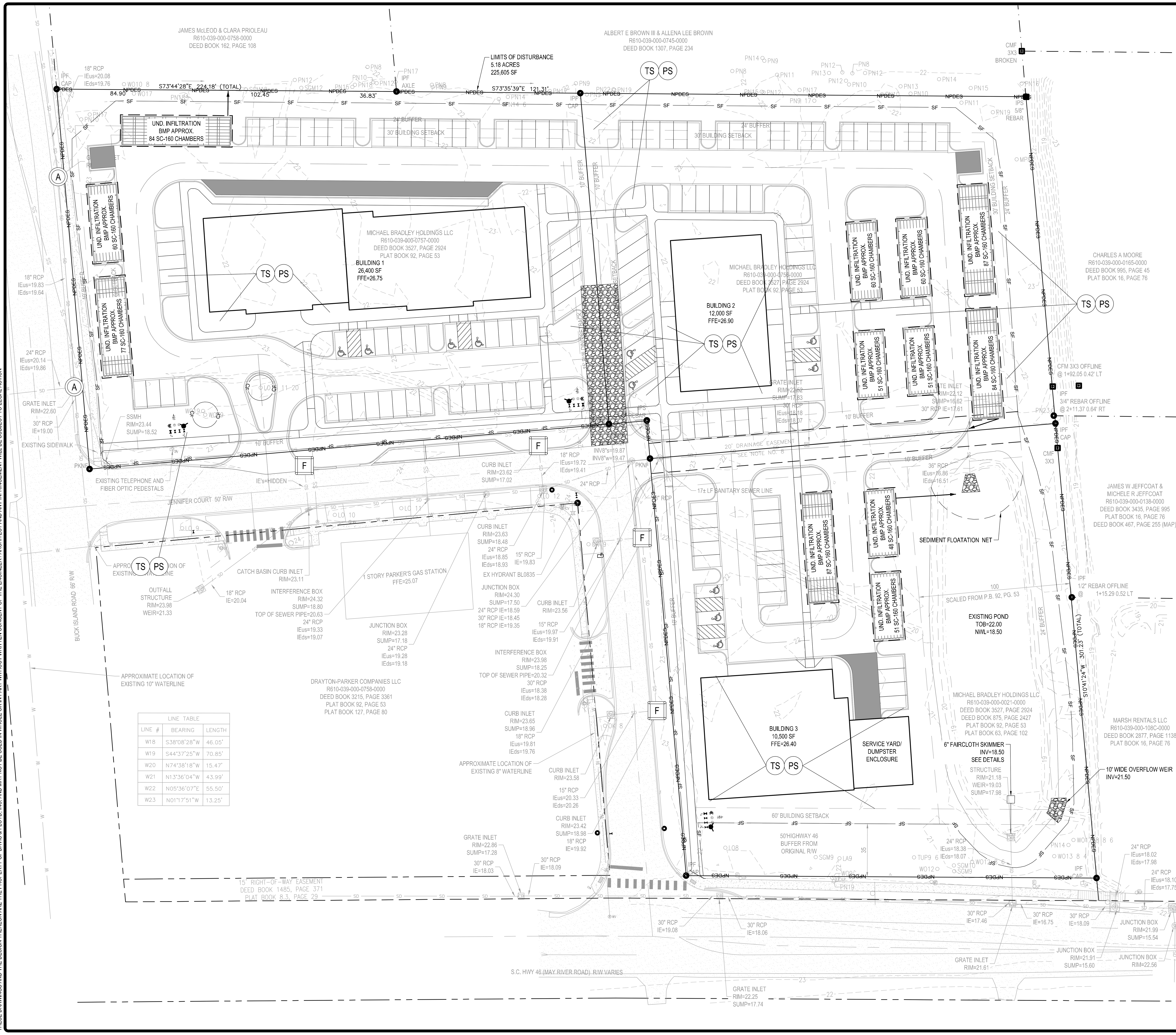
OWNER: MICHAEL BRADLEY HOLDINGS, LLC
PROJECT TITLE: JENNIFER COURT
JENNIFER COURT COMMERCIAL

DRAWING TITLE: SWPPP PLAN PHASE 1 - INITIAL DISTRUBANCE

JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
32102.00	09/29/2026	RL	LW	RL	RL

C510

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LINE TABLE		
LINE #	BEARING	LENGTH
W18	S38°08'28"W	46.05'
W19	S44°37'25"W	70.85'
W20	N74°38'18"W	15.47'
W21	N13°36'04"W	43.99'
W22	N05°36'07"E	55.50'
W23	N01°17'51"W	13.25'

SWPPP PLAN (PHASE 2) NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. SEE SWPPP NOTES SHEET C500 FOR SEQUENCE OF CONSTRUCTION AND GENERAL SWPPP NOTES.
3. CONTRACTOR SHALL INSTALL PERIMETER AND SEDIMENT CONTROLS PRIOR TO BEGINNING ADDITIONAL SITE WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS OF WORK WITH MULCHING OR TEMPORARY / PERMANENT SEEDING.
5. REFER TO LANDSCAPE PLANS FOR FINAL STABILIZATION DETAILS.

BLUFFTON 10-YEAR EXHIBIT - CONSTRUCTION SEQUENCE
PHASE 2 - CONSTRUCTION & STABILIZATION

1. PERFORM ROUGH GRADING OF ENTIRE SITE. UTILIZE BUILDING SURCHARGE MATERIAL UPON DIRECTIVE OF GEOTECHNICAL ENGINEER.
2. MAINTAIN SILT FENCING AS NECESSARY.
3. INSTALL CONCRETE WASHOUT AREA. LOCATION TO BE DETERMINED BY CONTRACTOR WITHIN LIMITS OF DISTURBANCE.
4. INSTALL WET AND DRY UTILITIES AND ALL CONDUITS.
5. INSTALL STORM DRAINAGE PIPING UPSTREAM OF BMPS.
6. INSTALL TEMPORARY INLET PROTECTION AT ALL DRAINAGE STRUCTURES.
7. REGRADE SITE TO DRAIN TOWARD STORM DRAINAGE STRUCTURES.
8. INSTALL CURBING AND STONE BASE, THEREBY REDUCING EXPOSED SOIL.
9. INSTALL TEMPORARY STABILIZATION AS NEEDED.
10. FOLLOW SOLOCO SECTION 4.5.6 FOR DURING CONSTRUCTION MAINTENANCE / MONITORING OF INFILTRATION PRACTICES. INFILTRATION RATE TESTS OF UNDERLING SOIL REQUIRED PRIOR TO INSTALLATION.
11. PERFORM PRELIMINARY AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND ADJUST AS NECESSARY.
12. INSTALL ALL REMAINING CURBING AND STONE BASE.
13. REMOVE CONSTRUCTION ENTRANCE.
14. INSTALL ASPHALT BINDER COURSE.
15. CONSTRUCT BUILDINGS , ROOF LEADER COLLECTION SYSTEMS, AND SIDEWALKS.
16. INSTALL TRANSFORMER PADS, LIGHT POLES, TELPEDS, ETC.
17. INSTALL TEMPORARY STABILIZATION AS NEEDED.
18. CLEANUP CONSTRUCTION DEBRIS AND REMOVE CONCRETE WASHOUT AREA.
19. INSTALL IRRIGATION SYSTEM.
20. INSTALL LANDSCAPING INCLUDING SODDING, SEEDING, ETC. FOR PERMANENT STABILIZATION (SEE LANDSCAPE PLAN AND DETAILS).
21. SEE SOLOCO SECTION 4.5.6 FOR FINAL STABILIZATION SEDIMENT REMOVAL AND TURNOVER OF INFILTRATION PRACTICES.
22. CLEAN/VACCUM ALL STRUCTURES, PIPES, AND OUTFALL / RIP-RAP.
23. REMOVE TEMPORARY INLET PROTECTION.
24. PERFORM FINAL AS-BUILT SURVEY OF ALL DETENTION STRUCTURES.
25. REMOVE SILT FENCE UPON FINAL STABILIZATION ACCEPTANCE.

BLUFFTON 10-YEAR EXHIBIT - PROJECT SEQUENCE

1. THE TOWN OF BLUFFTON ISSUES A SITE DEVELOPMENT PERMIT.
2. THE SITE CONTRACTOR REQUESTS A PRE-CONSTRUCTION MEETING WITH THE TOWN OF BLUFFTON.
3. THE SITE CONTRACTOR SHALL INCLUDE A COPY OF THE 10-YEAR EXHIBIT WITHIN THE OS-SWPPP FOR REVIEW DURING THE PRE-CONSTRUCTION MEETING.
4. THE SITE CONTRACTOR SHALL INSTALL ALL SITE FEATURES AND IMPROVEMENTS IDENTIFIED ON THE 10-YEAR EXHIBIT IN THE ORDER SHOWN IN THE PHASED CONTRUCTION SEQUENCE PRIOR TO VERTICAL CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO:
   - 4.1. ALL LIFE SAFETY STRUCTURES (FIRE HYDRANTS, EMERGENCY ACCESS, STREET SIGNS, CONSTRUCTION FENCING, ETC.).
   - 4.2. ALL DRAINAGE STRUCTURES AND PIPES BISECTING SITE TO REPLACE THE EXISTING DRAINAGE DITCH
   - 4.3. ALL STORMWATER CONTROLS FOR THE ON-SITE TREATMENT OF RUN-OFF CAUSED BY A 10-YEAR STORM EVENT DURING CONSTRUCTION (CONSTRUCTION ENTRANCE, SILT FENCING, TEMPORARY SEEDING, PERMANENT SEEDING, INLET PROTECTION, CONCRETE WASHOUT, PORTABLE TOILET, SEDIMENT TUBES, ETC.).
5. THE SITE CONTRACTOR OR ENGINEER REQUESTS STORMWATER INSPECTION FROM THE TOWN OF BLUFFTON.
6. THE TOWN OF BLUFFTON CONDUCTS THE STORMWATER INSPECTION.
7. THE TOWN OF BLUFFTON ISSUES BUILDING PERMIT.

EROSION CONTROL LEGEND

CONSTRUCTION FENCE	—— CF —— CF ——		
SILT FENCE	—— SF —— SF ——		
CONCRETE WASHOUT	CW	PERMANENT SEEDING	PS
DUST CONTROL	DC	PORTABLE TOILET	PT
INLET PROTECTION - TYPE A (FILTER FABRIC)	A	RIP RAP	
INLET PROTECTION - TYPE A (SEDIMENT TUBE)	A	SEDIMENT BASIN	
INLET PROTECTION - TYPE F (CURB INLET SEDIMENT TUBE)	F	SEDIMENT TRAP	
OUTLET PROTECTION (RIP RAP)		SEDIMENT TUBE	
STABILIZED CONSTRUCTION ENTRANCE		TEMPORARY SEEDING	TS

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STATE PLANE

0 30' 60'
SCALE: 1" = 30'

811
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Call before you dig.

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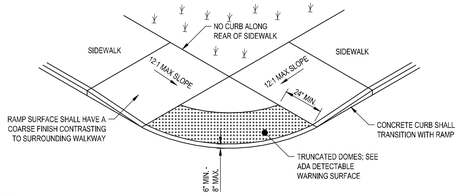
OWNER: MICHAEL BRADLEY HOLDINGS, LLC
PROJECT TITLE: JENNIFER COURT
JENNIFER COURT COMMERCIAL
DRAWING TITLE: SWPPP PLAN PHASE 2 - CONSTRUCTION AND STABILIZATION

NO.	RELEASED	CHECKED	DATE

JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

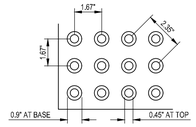
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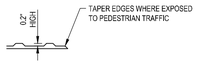


NOTES:
1. USE MINIMUM 4,000 PSI CONCRETE (28 DAYS).
2. COMPACT SUBGRADE TO 95% OF MOD. PROCTOR.
3. SEE SITE PLANS FOR RAMP DIMENSIONS.
4. RAMP SURFACE SHALL HAVE A COARSE FINISH CONTRASTING TO SURROUNDING WALKWAY
5. 1/4" MAX. TRANSITION BETWEEN RAMP AND CURB.
6. WELDED WIRE MESH TO BE USED AS REINFORCEMENT
7. DETAIL SHOWN IS FOR SIDEWALK IMMEDIATELY ADJACENT TO CURB AND GUTTER.
8. CONCRETE CURB SHALL TRANSITION WITH RAMP FOR 6' MIN.
9. FOR SIDEWALKS NOT IMMEDIATELY ADJACENT TO CURB AND GUTTER, CURB SHALL TRANSITION WITH RAMP FOR 3'.

BLENDED TRANSITION WITH DETECTABLE WARNINGS
N.T.S.



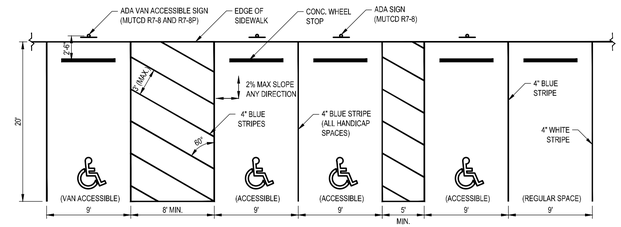
PLAN VIEW



SECTION VIEW

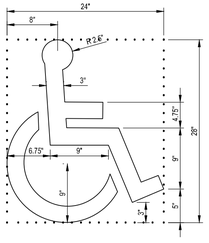
NOTES:
1. PROVIDE DETECTABLE WARNING SURFACES COMPLIANT WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION, AT LOCATIONS INDICATED ON PLANS.
2. FOR STANDARD INSTALLATIONS, USE AT LEAST A 2'-0" X 5' - 0" DETECTABLE WARNING AT ALL INTERFACES BETWEEN PEDESTRIAN ACCESS ROUTE OR REFUGE ISLAND AND ADJACENT TRAFFIC. ALWAYS SUPPLY ENOUGH DETECTABLE WARNING MATERIAL TO COVER LANDING OR REFUGE BOUNDARY.
3. UNLESS SPECIFIED OTHERWISE, INSTALL SAFETY YELLOW FEDERAL NUMBER 33530 DETECTABLE WARNINGS.
4. FOLLOW DETECTABLE WARNING MANUFACTURER'S INSTALLATION PROCEDURES AND USE ONLY MATERIALS AND METHODS THAT ARE SPECIFIED BY THE DETECTABLE WARNING MANUFACTURER AS COMPATIBLE WITH THE SELECTED WARNING PRODUCT.
5. ALIGN TRUNCATED DOME PATTERN IN LINE WITH DIRECTION PEDESTRIAN TRAVEL ACROSS THE DETECTABLE WARNING.
6. PLACE ALL STYLE DETECTABLE WARNING MATERIALS FLUSH WITH TOP OF SIDEWALK (FLUSH +/- 1/8").
7. FOR RADIUS INSTALLATIONS, FIELD CUT DETECTABLE WARNING MATERIAL TO FIT BACK OF CURB RADIUS AS SHOWN OR ORDER CUSTOM FABRICATED PIECES TO MATCH CURB RADIUS. EDGE OF DETECTABLE WARNING MUST BE WITHIN 1" OF BACK OF CURB AT ANY MEASURED LOCATION FOR CURVED INSTALLATIONS. COVER ENTIRE BACK OF CURB RADIUS BOUNDARY TO WITHIN 2 INCHES OF BOTH SIDES OF THE LOWER LANDING. WHERE PRACTICAL, MINIMIZE THE NUMBER OF FIELD CUT PIECES IN RADIUS INSTALLATIONS.

ADA DETECTABLE WARNING
N.T.S.



NOTES:
1. INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
2. SEE PLANS FOR LOCATION OF ADA STALLS AND ACCESS AISLES.
3. ACCESS AISLE FOR VAN-ACCESSIBLE SPACES SHALL BE ON PASSENGER SIDE OF THE SPACE.
4. USE HANDICAP BLUE COLORED PAINT.

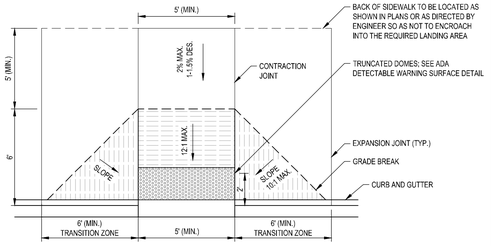
ADA ACCESS LANE MARKINGS FOR CAR PARKING
N.T.S.



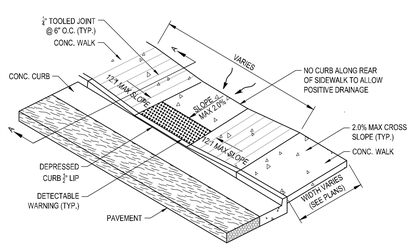
NOTES:
1. INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING (FIG. 3B-22, MUTCD, 2009.).
3. CENTER IN PARKING SPACE APPROX. 3.5' FROM THE ENTRANCE OF THE PARKING SPACE.
4. APPLY (2) COATS HANDICAP BLUE COLORED PAINT. 3" MINIMUM STROKE WIDTH.

ADA PARKING SYMBOL
N.T.S.

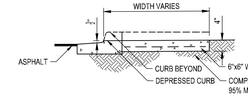
NOTES:
1. INSTALLATION OF ALL RAMPS SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
2. USE MINIMUM 2,500 PSI CONCRETE (28 DAYS).
3. COMPACT SUBGRADE TO 95% OF MOD. PROCTOR.
4. SEE SITE PLANS FOR RAMP DIMENSIONS.
5. RAMP SURFACE SHALL HAVE A COARSE FINISH CONTRASTING TO SURROUNDING WALKWAY
6. 1/4" MAX. TRANSITION BETWEEN RAMP AND CURB.
7. WELDED WIRE MESH TO BE USED AS REINFORCEMENT
8. DETAIL SHOWN IS FOR SIDEWALK IMMEDIATELY ADJACENT TO CURB AND GUTTER.
9. CONCRETE CURB SHALL TRANSITION WITH RAMP FOR 6' MIN.



ADA RAMP-PREFERRED
N.T.S.



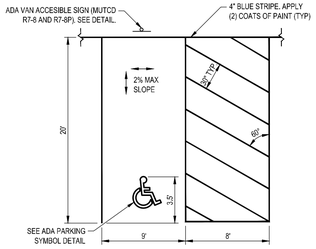
PLAN



SECTION A-A

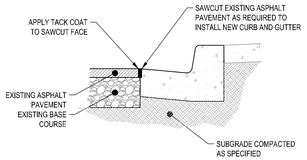
NOTES:
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2. USE MINIMUM 2,500 PSI CONCRETE (28 DAYS).
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4. SEE SITE PLANS FOR RAMP DIMENSIONS.
5. RAMP SURFACE SHALL HAVE A COARSE FINISH CONTRASTING TO SURROUNDING WALKWAY
6. 1/4" MAX. TRANSITION BETWEEN RAMP AND CURB.
7. WELDED WIRE MESH TO BE USED AS REINFORCEMENT
8. DETAIL SHOWN IS FOR SIDEWALK IMMEDIATELY ADJACENT TO CURB AND GUTTER.
9. CONCRETE CURB SHALL TRANSITION WITH RAMP FOR 6' MIN.

ADA RAMP
N.T.S.



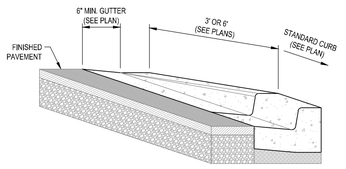
NOTES:
1. INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE IN COMPLIANCE WITH ADA REGULATIONS, LATEST EDITION.
2. SEE PLANS FOR LOCATION OF ADA STALLS AND ACCESS AISLES.
3. USE HANDICAP BLUE COLORED PAINT.

VAN ACCESSIBLE STALL STRIPING
N.T.S.



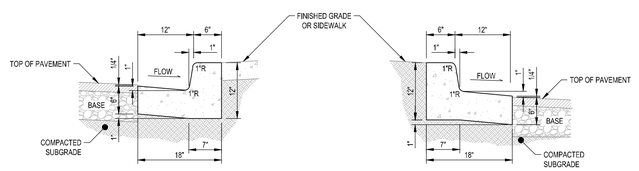
NOTES
1. INSTALL NEW ASPHALT PAVEMENT AS REQUIRED.
2. ASPHALT PATCHWORK SHALL BE INCLUDED IN THE CAST OF CURB AND GUTTER.

CURB AND GUTTER TIE-IN TO EXISTING ROAD
N.T.S



NOTE:
1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. USE TRANSITION CURBS AT END OF CURB AND GUTTER SECTIONS AND WHERE DROPPED CURBS ARE REQUIRED, SUCH AS AT ADA RAMPS.
3. USE MINIMUM 2,500 PSI CONCRETE (28 DAY).
4. CONCRETE CURB AND GUTTER SHALL HAVE A BROOMED FINISH.
5. HEIGHT OF CURB VARIES AT HANDICAP RAMPS.

CURB TRANSITION
N.T.S.

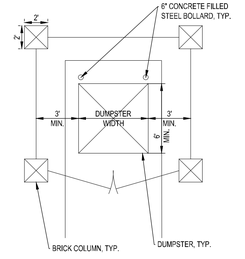


TYPICAL CATCH SECTION

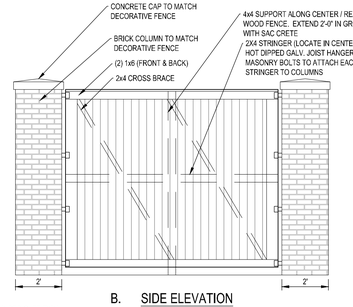
ALTERNATE PITCH SECTION

NOTES:
1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. USE MINIMUM 2,500 PSI CONCRETE (28 DAY).
3. CONCRETE CURB AND GUTTER SHALL HAVE A BROOMED FINISH.
4. HEIGHT OF CURB VARIES AT HANDICAP RAMPS.
5. PROVIDE CONTRACTION JOINTS EVERY 10' AND 3/4" EXPANSION JOINTS EVERY 30'.
6. DETAIL PROVIDED FOR WORK WITHIN LOCAL STREETS AND ON PRIVATE PROPERTY. WORK WITHIN SCDOT RIGHT-OF-WAY SHALL BE GOVERNED BY SCDOT STANDARD DRAWINGS AND SPECIFICATIONS.

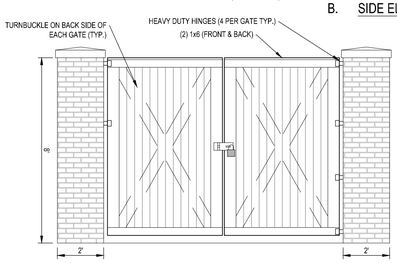
STANDARD 18" CONCRETE CURB AND GUTTER
N.T.S.



A. PLAN VIEW



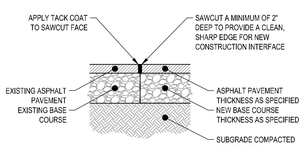
B. SIDE ELEVATION



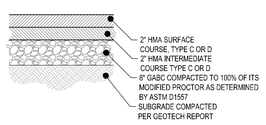
C. FRONT ELEVATION

NOTES:
1. ALL TIES SHALL BE GALVANIZED OR STAINLESS STEEL.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND UTILITY LOCATIONS.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING PROJECT WORK.
4. ALL BELOW GRADE MORTAR JOINTS SHALL BE TYPE M ¾" JOINTS. ALL ABOVE GRADE MORTAR JOINTS SHALL BE TYPE N ¾" JOINTS.
5. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.
6. PAINT PANELS BLACK TO MATCH DECORATIVE FENCE.
7. ALL BRICK SHALL MATCH BUILDING AND DECORATIVE FENCE.
8. ALL WOOD SHALL BE PRESSURE TREATED.
9. FINISHED SIDE OF FENCE TO BE FACING OUTWARD.

DUMPSTER ENCLOSURE
N.T.S



PAVEMENT TIE-IN
N.T.S

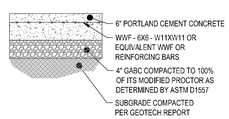


NOTES:
1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. SUBGRADE AND BASE COURSE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER OR OWNER'S REPRESENTATIVE.
3. THE SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY, AS DETERMINED BY THE STANDARD PROCTOR TEST.
4. USE FOR TRUCK AND DRIVE AREAS.

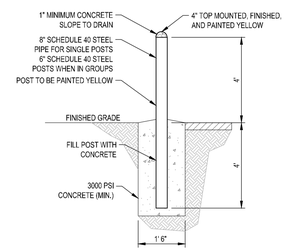
HEAVY DUTY ASPHALT SECTION
N.T.S.

STRUCTURAL NOTES: DUMPSTER PAD

1. CAST CONCRETE USING AN APPROVED BATCH DESIGN WITH f'c = 4000PSI. MAX SLUMP = 4". UNLESS CONCRETE CONTAINS SUPERPLASTICIZER, CONCRETE SHALL BE AIR ENTRAINED WITH AMOUNT OF AIR 5% TO 7%.
   - **TOLERANCES**: ACI 117 AND 347
   - **FINISH**: LIGHT BROOM
   - **REINFORCING**: ELECTRICALLY WELDED FABRIC OF COLD-DRAWN WIRE OF THE SPACING AND GAGE INDICATED, CONFORMING TO ASTMA185.
   - **FORMS**: FORM EDGES USING WOOD OR METAL FORMS, BRACED TO PROVIDE STRAIGHT EDGES WITHOUT OFFSETS.
   - **CURING**: MOIST CURE BY COVERING THE CONCRETE WITH TWO THICKNESSES OF WET BURLAP AND KEEP MOIST FOR TEN DAYS.
2. JOINTS: PROVIDE JOINTS THROUGH CENTER OF CONCRETE SLABS. STOP REINFORCING AT JOINTS. PROVIDE EITHER DOWELS CONSISTING OF ½" DIA. SMOOTH BARS 18" LONG WITH BOND PREVENTED ON ONE END, @ 12" O.C. OR APPROVED KEY JOINT.



DUMPSTER PAD
N.T.S.



CONCRETE BOLLARD
N.T.S.

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SOUTH CAROLINA, 29902
843-379-2222

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OWNER: MICHAEL BRADLEY HOLDINGS, LLC
PROJECT TITLE: JENNIFER COURT
DRAWING TITLE: JENNIFER COURT COMMERCIAL
SITE DETAILS

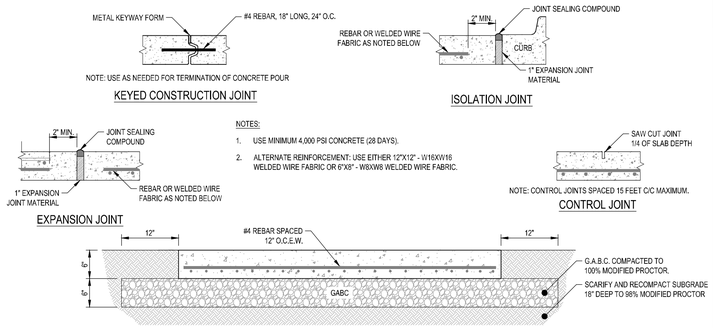
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DATE 09/29/2026
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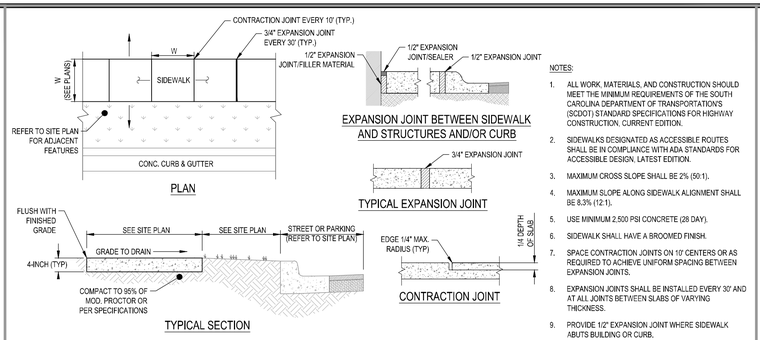
PAGE 15 OF 22

ATTACHMENT 3



TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.

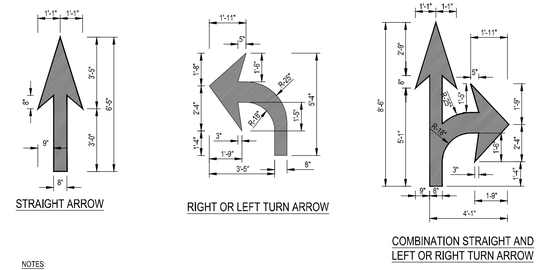


NOTES:

1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. SIDEWALKS DESIGNATED AS ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
3. MAXIMUM CROSS SLOPE SHALL BE 2% (50:1).
4. MAXIMUM SLOPE ALONG SIDEWALK ALIGNMENT SHALL BE 8.3% (12:1).
5. USE MINIMUM 2,500 PSI CONCRETE (28 DAY).
6. SIDEWALK SHALL HAVE A BROOMED FINISH.
7. SPACE CONTRACTION JOINTS ON 10' CENTERS OR AS REQUIRED TO ACHIEVE UNIFORM SPACING BETWEEN EXPANSION JOINTS.
8. EXPANSION JOINTS SHALL BE INSTALLED EVERY 30' AND AT ALL JOINTS BETWEEN SLABS OF VARYING THICKNESS.
9. PROVIDE 1/2" EXPANSION JOINT WHERE SIDEWALK ABUTS BUILDING OR CURB.

CONCRETE SIDEWALK

N.T.S.

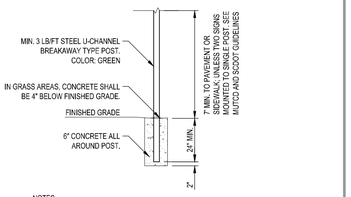


NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 EDITION. TYPICAL SIZES HAVE BEEN REDUCED APPROXIMATELY ONE-THIRD AS SHOWN PER MANUAL SECTION 3B.20 FOR LOW SPEED URBAN CONDITIONS.
2. TRAFFIC FLOW ARROWS SHALL BE PAINTED WITH TWO COATS OF SOLID WHITE PAINT PER SCDOT SPECIFICATION.

TRAFFIC FLOW ARROWS - LOW SPEED URBAN

N.T.S.

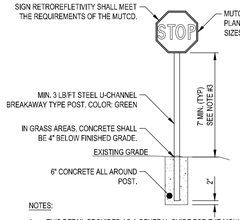


NOTES:

1. THIS DETAIL PROVIDED AS A GENERAL GUIDE FOR INSTALLATION OF ALL SIGN POSTS. SEE PLANS FOR TYPES OF SIGNS USED AND THEIR LOCATIONS. SIGNS SHALL BE PLACED AS SHOWN ON THE PLANS. SEE TYPICAL STOP SIGN PLACEMENT DETAIL.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. TRAFFIC SIGNS SHALL CONFORM TO SCDOT STANDARDS.

SIGN POST INSTALLATION

N.T.S.

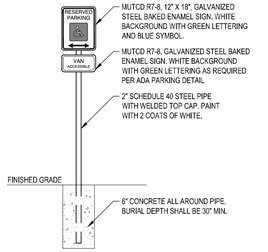


NOTES:

1. THIS DETAIL PROVIDED AS A GENERAL GUIDE FOR THE MOUNTING AND INSTALLATION OF ALL SIGNS. SEE PLANS FOR TYPES OF SIGNS USED AND THEIR LOCATIONS. SIGNS SHALL BE PLACED AS SHOWN ON THE PLANS. SEE TYPICAL STOP SIGN PLACEMENT DETAIL.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. 7' MIN. TO PAVEMENT OR SIDEWALK FOR SINGLE SIGN MOUNTED ON A POST. REFER TO MUTCD AND SCDOT GUIDELINES FOR MULTIPLE SIGNS MOUNTED ON A SINGLE POST.
4. STOP SIGNS SHALL CONFORM TO SCDOT STANDARDS.

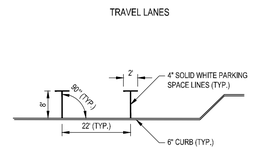
STOP SIGN INSTALLATION

N.T.S.



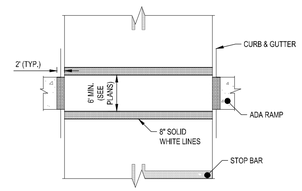
VAN ACCESSIBLE PARKING SIGN

N.T.S.



PARALLEL PARKING STALL

N.T.S.

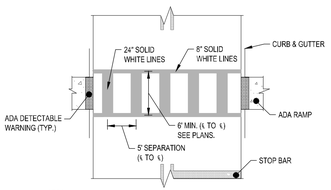


NOTES:

1. REFER TO SCDOT STANDARD DRAWING 625-305-00 "STANDARD MARKINGS FOR INTERSECTIONS"
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. EXTEND CROSSWALK LINES ALL THE WAY ACROSS THE TRAVEL WAY.

PEDESTRIAN CROSSWALK

N.T.S.

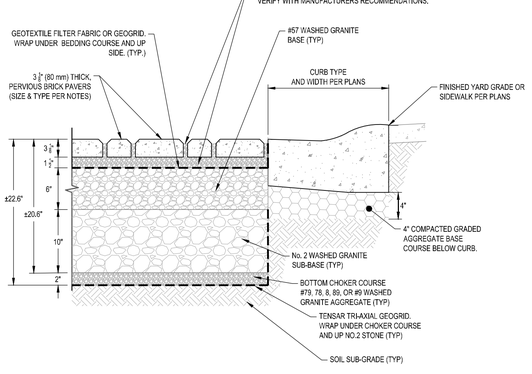


NOTES:

1. REFER TO SCDOT STANDARD DRAWING 625-305-00 "STANDARD MARKINGS FOR INTERSECTIONS"
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. EXTEND CROSSWALK LINES ALL THE WAY ACROSS THE TRAVEL WAY.
4. CROSSWALK TO BE CENTERED ON ADA RAMPS.

PEDESTRIAN LADDER CROSSWALK

N.T.S.

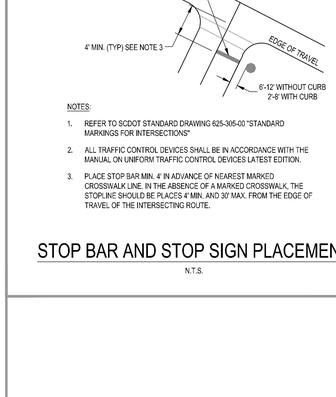


NOTES:

1. CONTRACTOR SHALL PROVIDE THE MAKE AND MODEL OF PERVIOUS PAVERS TO BE USED. REVIEW THIS DETAIL WITH THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND COORDINATE WITH THE ENGINEER OF RECORD AS MAY BE NEEDED.
2. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN, NON-VEHICULAR APPLICATIONS.
3. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN.
4. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 STONE.
5. DO NOT USE FOR HANDICAP A.D.A. AREAS, CROSSWALKS, OR SIMILAR HANDICAP ACCESSIBILITY ROUTES UNLESS THE PAVERS ARE APPROVED BY THE ENGINEER OF RECORD AND AGENCY HAVING JURISDICTION.
6. CURB OR PAVER EDGING MAY VARY. SEE PLANS FOR APPLICABLE EDGING.

PERVIOUS BRICK PAVER SECTION

N.T.S.



NOTES:

1. REFER TO SCDOT STANDARD DRAWING 625-305-00 "STANDARD MARKINGS FOR INTERSECTIONS"
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. PLACE STOP BAR MIN. 4' IN ADVANCE OF NEAREST MARKED CROSSWALK LINE. IN THE ABSENCE OF A MARKED CROSSWALK, THE STOPLINE SHOULD BE PLACED 4' MIN. AND 30' MAX. FROM THE EDGE OF TRAVEL OF THE INTERSECTING ROUTE.

STOP BAR AND STOP SIGN PLACEMENT

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DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29802
843-379-2222

OWNER
MICHAEL BRADLEY HOLDINGS, LLC

JENNIFER COURT
PROJECT TITLE

JENNIFER COURT COMMERCIAL

DRAWING TITLE
SITE DETAILS

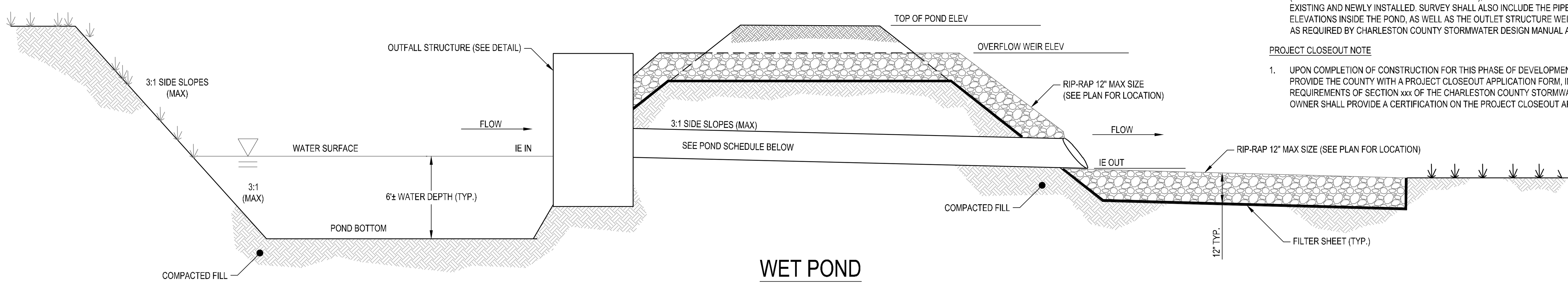
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JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

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POND DESIGN NOTES:

1. SEE PLAN SHEETS FOR ADDITIONAL POND DESIGN INFORMATION.
2. WEIR LENGTH IS DEFINED AS THE LENGTH OF THE BOTTOM OF THE WEIR ALONG THE LENGTH OF THE BERM - NOT THE WIDTH OF THE BERM.
3. INSTALL NON-WOVEN GEOTEXTILE FILTER SHEET BENEATH RIP-RAP.



WET POND
N.T.S.

DRAINAGE NOTE

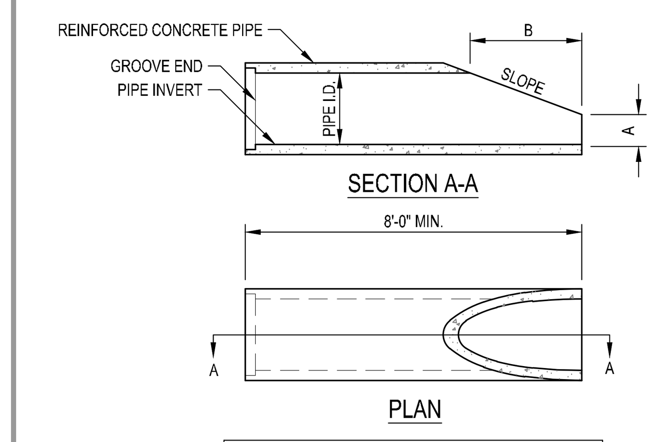
1. THE OWNER SHALL COMPLETE THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE APPROVED PLANS. IN THE EVENT THAT THE DEVELOPMENT CANNOT BE COMPLETED, DUE TO CIRCUMSTANCES BEYOND THE OWNER'S CONTROL, THE OWNER SHALL ENSURE THAT THE COMPLETED STORM DRAINAGE SYSTEM WILL ACCOMMODATE THE STORMWATER GENERATED FROM THE PROJECT AND ADJOINING PHASES OF DEVELOPMENT AND IS COLLECTED AND DISCHARGED IN A PROPER MANNER. IN THIS CASE, THE OWNER SHALL SUBMIT A PLAN TO PUBLIC WORKS FOR REVIEW/APPROVAL OF THE TEMPORARY DRAINAGE PLAN.

POND AS-BUILT NOTE

1. THE ENGINEER/OWNER SHALL PROVIDE CHARLESTON COUNTY WITH AN AS-BUILT SURVEY OF THE SITE (TIED TO THE STATE PLANE COORDINATE SYSTEM), TO INCLUDE ALL STORM DRAINAGE LINES, BOTH EXISTING AND NEWLY INSTALLED. SURVEY SHALL ALSO INCLUDE THE PIPE SIZE, MATERIAL, AND SPOT ELEVATIONS INSIDE THE POND, AS WELL AS THE OUTLET STRUCTURE WEIR ELEVATIONS AND SIZES, AS REQUIRED BY CHARLESTON COUNTY STORMWATER DESIGN MANUAL AND NPDES PERMIT.

PROJECT CLOSEOUT NOTE

1. UPON COMPLETION OF CONSTRUCTION FOR THIS PHASE OF DEVELOPMENT, THE OWNER SHALL PROVIDE THE COUNTY WITH A PROJECT CLOSEOUT APPLICATION FORM, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION xxx OF THE CHARLESTON COUNTY STORMWATER DESIGN MANUAL. THE OWNER SHALL PROVIDE A CERTIFICATION ON THE PROJECT CLOSEOUT APPLICATION FORM.



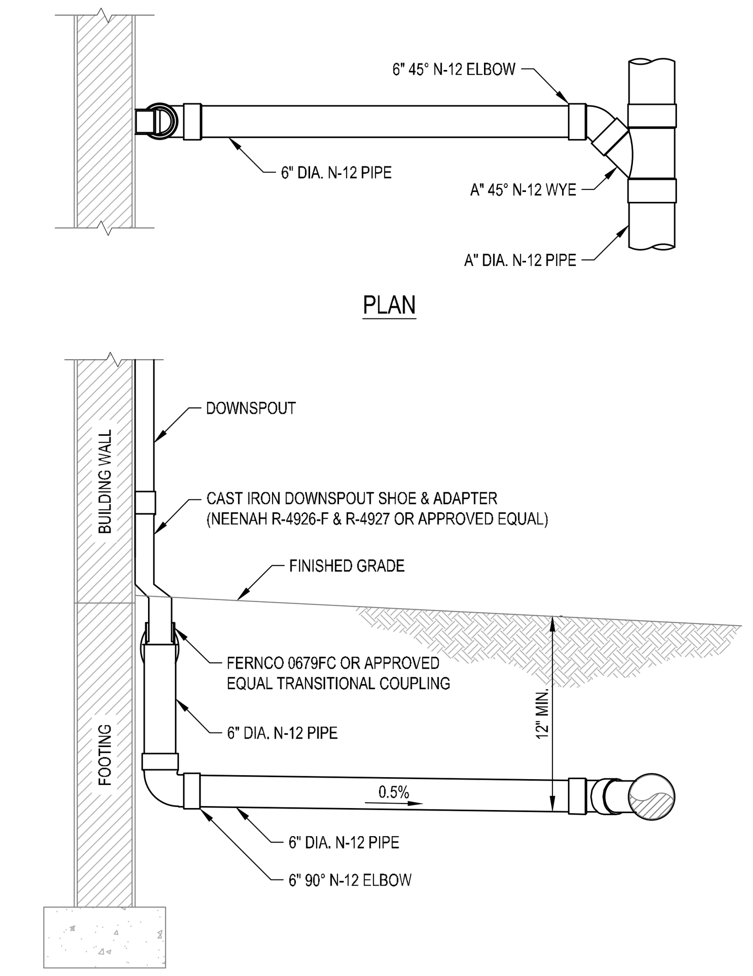
END SECTION DIMENSIONS			
PIPE I.D.	A*	B*	SLOPE
15"	0'-6"	2'-0"	4:1
18"	0'-9"	3'-0"	4:1
24"	0'-10"	3'-4"	4:1
30"	1'-0"	4'-6"	3:1
36"	1'-3"	5'-3"	3:1
42"	1'-8"	5'-6"	3:1
48"	2'-0"	6'-0"	3:1
54"	2'-4"	6'-6"	3:1
84"	3'-6"	10'-6"	3:1

*VERIFY DIMENSIONS

NOTES:

1. BEVELED END SECTIONS WILL BE MANUFACTURED IN ACCORDANCE WITH SCDOT SUPPLEMENTAL TECHNICAL SPECIFICATIONS SC-M-714. THESE SPECIAL PIPE SECTIONS WILL BE MADE DURING THE MANUFACTURING OF OTHER STATE APPROVED REINFORCED CONCRETE PIPE.
2. THE PIPE BEVEL MAY BE SAWED IN THE FIELD IN LIEU OF BEING MANUFACTURED. IN FIELD SAWING, THE PIPE OPENING MAY COME TO A POINT AT THE PIPE CREST RATHER THAN A RADIUS IF APPROVED BY THE PIPE MANUFACTURER. ALTERNATE PIPE FOR SIDELINES MUST HAVE EACH END BEVELED TO MATCH THE ADJACENT SLOPES.
3. PLACE RIPRAP AS DIRECTED BY THE RCE.
4. PAYMENT FOR BEVELED END SECTIONS WILL BE DIRECTED IN SC-M-714.
5. THE PAY ITEM SHALL BE:
   - 5.1.1. 7199100 BEVELING OF PIPE ENDS________EA.
   - 5.1.2. 8041XXX RIPRAP (CLASS__)_______________TON.
   - 5.1.3. 8048XXX GEOTEXTILE FOR EROSION CONTROL UNDER RIPRAP (CLASS 2) TYPE ____S.Y.

BEVELED END RCP
N.T.S.

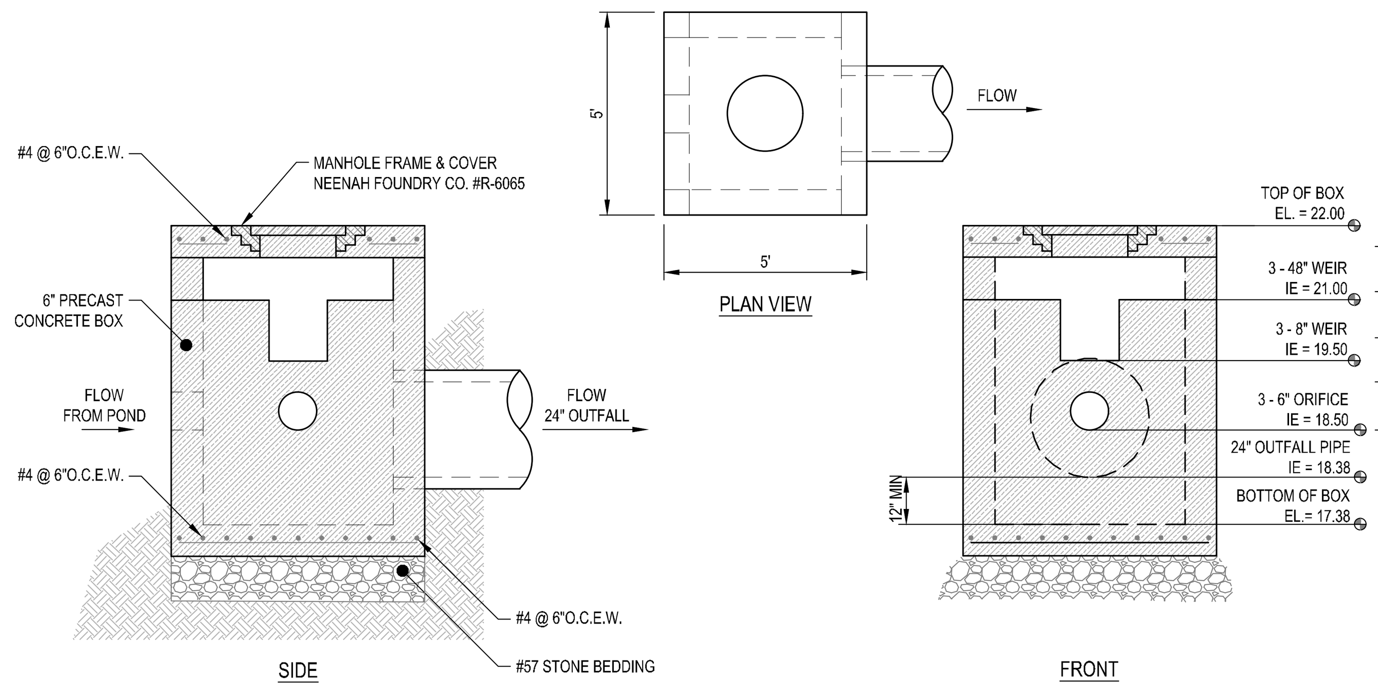


NOTES

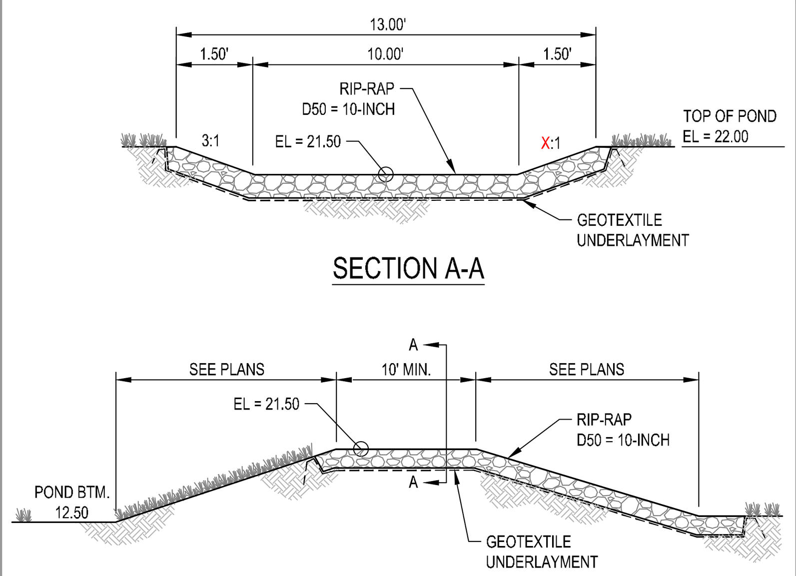
1. ALL PIPES AND FITTINGS SHALL BE N-12 HDPE AS MANUFACTURED BY ADS INC., OR APPROVED EQUAL.
2. PIPES AND FITTINGS SHALL BE SIZED IN ACCORDANCE WITH ROOF DRAINAGE SCHEDULE.
3. ALL PIPING SHALL BE SLOPED FOR POSITIVE DRAINAGE.
4. TIE-INS TO STORM DRAINAGE SHALL BE ACCOOMPLISHED THROUGH ONEOF THE FOLLOWING:
   - INSERT-A-TEE OR APPROVED EQUAL FITTING AT SPRINGLINE OF STORM PIPING.
   - TIE IN AT STRUCTURES 6" ABOVE IE (OUT).
5. TIE-INS TO VERTICAL DOWN SPOUT COMPONENTS SHALL BE A STANDARD COUPLING.
6. PIPING AND FITTINGS SHALL EXTEND A MINIMUM OF 6" ABOVE FINISHED GRADE OR 4" ABOVE FINISHED PAVEMENT.
7. CLEANOUT SHALL BE INSTALLED AT ALL CHANGES IN ROOF DRAIN DIRECTION.

ROOF DRAINAGE SCHEDULE	
NO. OF DOWN SPOUTS	HDPE STORM PIPE
1	6"
2	8"
3	10"
>4	12"

ROOF DRAIN
N.T.S.

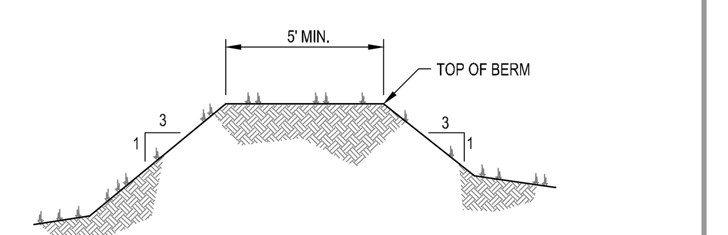


OUTLET STRUCTURE
N.T.S.



NOTES:
1. PROVIDE WOVEN GEOTEXTILE UNDERLAYMENT
2. MIN. 1-FOOT THICK RIP-RAP
3. COMPACT SUBGRADE PER GEOTECHNICAL ENGINEER'S DIRECTION.

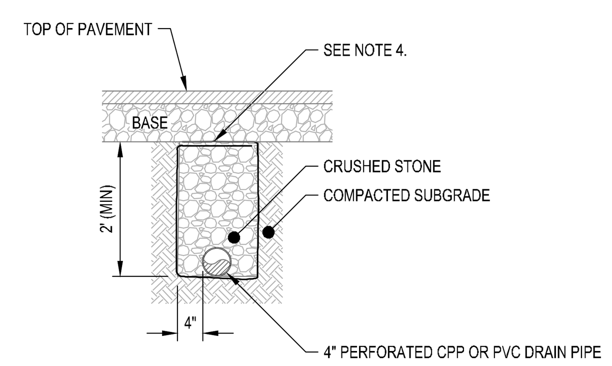
EMERGENCY OVERFLOW WEIR
N.T.S.



POND AS-BUILT NOTES:

1. CONTRACTOR TO COMPACT IN 6" LIFTS.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT SURVEY (TIED TO THE STATE PLANE COORDINATE SYSTEM), TO INCLUDE ALL NEW PUBLICLY DEDICATED STORM DRAINAGE SYSTEMS (PIPES, BOXES,ETC.) . SURVEY SHALL ALSO INCLUDE THE PONDS, THE OUTLET STRUCTURES, OVERFLOW WEIRS, ETC. AND/OR OTHER RELEVANT POND FEATURES AS DEEMED NECESSARY BY THE ENGINEER OR AGENCY OFFICIALS. THE POND AS-BUILT SURVEY SHALL INCLUDE A TABLE DEPICTING THE STAGE (ELEV.), AREAS, AND INCREMENTAL STAGE VOLUMES OF EACH CONSTRUCTED POND. SURVEY ELEVATIONS SHALL BE RELATIVE TO THE NAVD 88 VERTICAL DATUM.

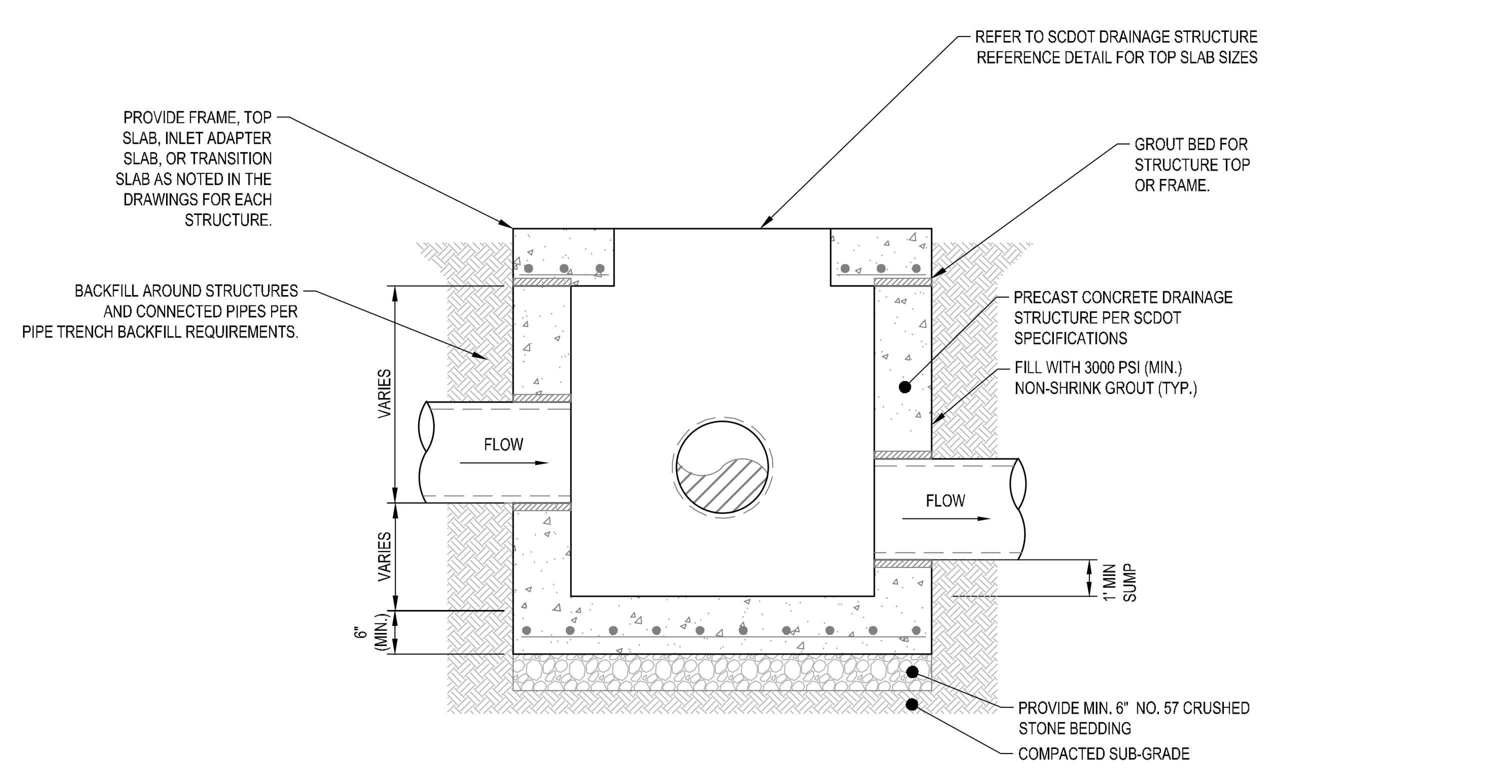
POND BERM CROSS-SECTION
N.T.S.



NOTES:

1. CONTRACTOR SHALL COORDINATE UNDERDRAIN INSTALLATION WITH PROJECT GEOTECHNICAL ENGINEER.
2. SLOPE UNDERDRAIN FOR POSITIVE DRAINAGE TO STORM BOX.
3. UNDERDRAIN PIPE SHALL EXTEND 50' AWAY FROM STORM BOX PARALLEL WITH CENTERLINE IN EITHER DIRECTION OR AS INDICATED ON PLANS.
4. WRAP STONE COMPLETELY IN NONWOVEN GEOTEXTILE FILTER FABRIC, US FABRICS US-100NW, OR APPROVED EQUAL WITH 12" MINIMUM OVERLAP AT TOP.
5. UNDERDRAIN SHALL NOT BE INSTALLED WHERE NATURAL GROUND WATER IS ENCOUNTERED.

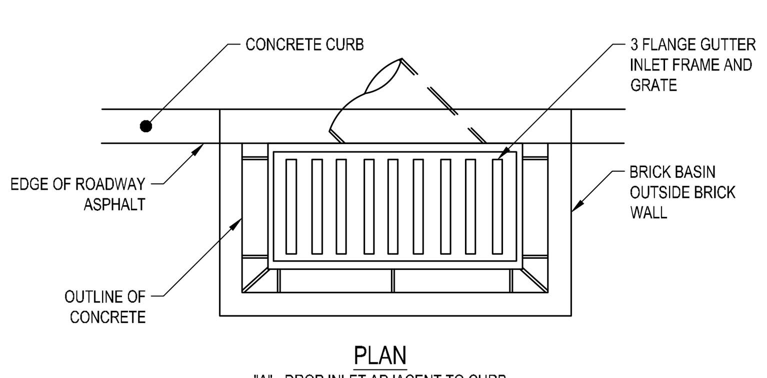
DRIVE AISLE UNDERDRAIN
N.T.S.



NOTES:

1. SCDOT MATERIALS AND CONSTRUCTION TYP. NOTE.
2. CONTRACTOR SHALL PROVIDE STRUCTURES SUITABLE TO ACCOMMODATE DRAINAGE PIPE SIZES INDICATED ON THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
3. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH AN APPROPRIATE STORMWATER AWARENESS MESSAGE SUCH AS "NO DUMPING - DRAINS TO WATERWAYS".
4. WHEN LOCATING DRAINAGE STRUCTURES THAT ARE IN CONFLICT WITH UTILITIES, FOUNDATIONS, RETAINING WALL COMPONENTS, GUARDRAIL POSTS, OR OTHER SUBSURFACE STRUCTURES, NOTIFY THE ENGINEER BEFORE RELOCATING EITHER CONFLICTING PART.
5. USE ONLY NON-SHRINK GROUT.
6. USE AT LEAST 6" THICK PRECAST WALLS, OR 8" THICK BRICK MASONRY WALLS.
7. USE NO MORE THAN ONE TRANSITION SLAB AND ONE INLET ADAPTER SLAB IN A SINGLE STRUCTURE.
8. WHEN WITHIN THE PEDESTRIAN ACCESS ROUTE (SIDEWALKS, CROSSWALKS, ACCESSIBLE PARKING, ETC.) USE ONLY DRAINAGE SYSTEMS DESIGNATED AS ADA COMPLIANT.
9. LOCATE BICYCLE RATED GRATES OUTSIDE OF THE PEDESTRIAN ACCESS ROUTE. SET BICYCLE RATED GRATES FLUSH TO WITHIN + 0" TO -1/4" OF ADJACENT PAVEMENT GRADE OR FLUSH TO WITHIN +0" TO -1" OF ADJACENT SOILS FOR NON-PAVED LOCATIONS.
10. IN ADDITION TO STANDARD FOUNDRY MARKINGS, MARK ALL PIECES WITH "DRAINS TO WATERWAY". WHERE SPACE PERMITS.
11. WHEN THE PROJECT PLANS SPECIFY IMPROVED FOUNDATION FOR PIPE, EXTEND THIS UNDERCUT AND IMPROVED PROCEDURE THROUGH AND UNDER THE FOOTPRINT OF THE BASE SLAB OF THE DRAINAGE STRUCTURE.
12. USE THE SAME FOUNDATION AND BEDDING DETAIL ESTABLISHED FOR THE PIPE CULVERTS (SEE STANDARD DRAWING SECTION 714).
13. PROJECT PIPE THROUGH THE INSIDE FACE OF THE BOX. 1" TO (+/- 1/4") BEYOND THE INSIDE FACE WHEN MEASURED AT THE SPRINGLINE OF THE PIPE.
14. SKEWED PIPE MAY BE REQUIRED TO EXTEND FURTHER INTO PIPE TO FACILITATE THE FLUSH OUT.
15. FULLY GROUT THE PERIMETER OF THE PIPE TO FILL THE BOX WALL OPENING.
16. ON THE INSIDE FACE OF THE BOX, BEVEL THE GROUT THE FULL AMOUNT OF EACH PIPE PROJECTION AND TO FULLY COVER THE BOX WALL OPENING WITH 1" OVERLAP. ON THE OUTSIDE FACE OF THE BOX, PACK GROUT UNDER THE PIPE TO FILL ANY GAPS IN THE PIPE BEDDING/FOUNDATION DIRECTLY AT THE BOX AND BEVEL GROUT AROUND THE PERIMETER OF THE PIPE TO FULLY COVER THE BOX WALL OPENING WITH 1" OVERLAP.
17. GROUT OR MORTAR THE ENTIRE FLOOR OF THE BOX UP TO THE INVERT ELEVATION OF THE LOWEST OUTLET PIPE.
18. CONSTRUCT KEYED OR LAPPED JOINTS FOR ALL PRECAST SOLID WALL BOX AND RISER SECTIONS EXCEPT WHEN JOINT ATTACHES TO A FLAT ADAPTER SLAB.
19. GROUT THE INTERFACE BETWEEN THE BOX/RISERS AND THE SLAB WITH A 1/2" LIFT OF NON-SHRINK GROUT.
20. FOR CAST OR STEEL FRAMES PLACED DIRECTLY ON BRICK OR CONCRETE, USE EITHER A NON-SHRINK GROUT LIFT OR A PREFABRICATED RISER/GASKET SPECIFICALLY MADE FOR THIS INTERFACE.
21. COMPLETELY REMOVE LIFTING DEVICES FROM TOP SLABS, AND CLOSE ANY RECESSES OR LIFT HOLE IN SLABS THAT FORM THE SIDEWALK SURFACE WITH GROUT.
22. USE PIPE SELECT BACKFILL AND COMPACTION METHOD DESCRIBED IN SC-M-714 FOR SOIL AROUND THE ENTIRE PERIMETER OF THE BOX WITHIN EACH PIPE EMBEDMENT ZONE AND THE TRENCH EXCAVATION CREATED TO INSTALL THE BOX AND PIPE(S).
23. WHERE REQUIRED, HAND FORM THROATED INLETS AND CONCRETE APRONS.
24. WHERE PRECAST COMPONENTS SERVE AS SIDEWALK SURFACE, SET ELEVATION TO MATCH SIDEWALK GROSS SLOPE AND PROFILE WITH NO MORE THAN 1/8" GRADE DIFFERENCE.
25. WHERE PRECAST COMPONENTS INTERFACE ROADWAY PAVEMENTS, SET ELEVATION OF THE SLAB TO WITHIN 1/4" OF FINISHED GRADE ELEVATION.

TYPICAL PRE-CAST DRAINAGE STRUCTURE W/ SUMP
N.T.S.

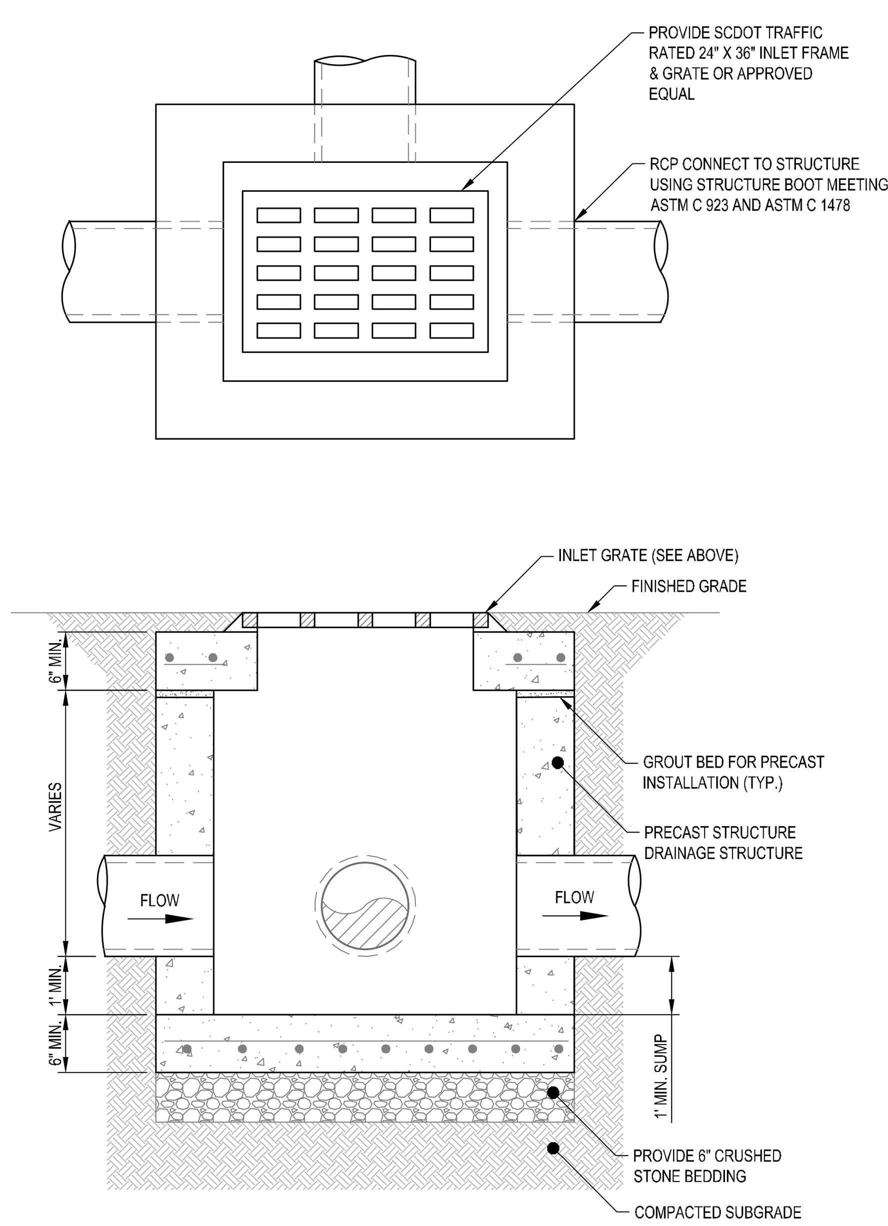


PLAN
"A" - DROP INLET ADJACENT TO CURB

NOTES:

1. STRUCTURES WITH DUAL PIPES: JUNCTION BOX AND DROP INLET WITH DUAL PIPES SHALL BE ADEQUATELY SIZED TO ACCOMADATE THE PIPES WITH 8" CLEAR SPACING BETWEEN THE PIPES AND INSIDE WALL. PLACE FLOWABLE FILL BETWEEN PIPES AT NO ADDITIONAL COST TO THE OWNER.
2. FOR DROP INLETS IN PAVED AREAS NOT ADJACENT TO CURBS SHALL HAVE A HEAVY DUTY CONCAVE GUTTER INLET FRAME AND GRATE BY NEENAH FOUNDRY MODEL NO. R-3349-A.
3. 8" CLEARANCE BETWEEN PIPE AND INSIDE WALLS.
4. BRICK WALL INSIDE DIMENSION VARIES, MINIMUM 16" x 30"

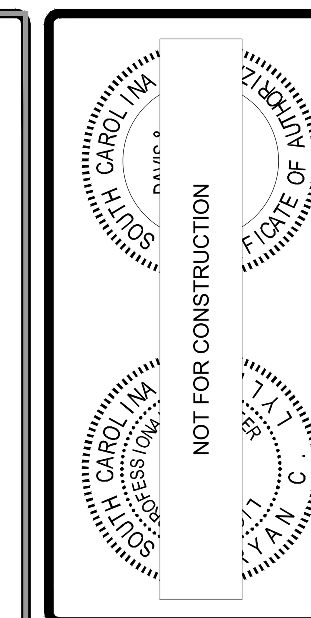
CURBSIDE GRATE INLET
N.T.S.



NOTES:

1. CONTRACTOR SHALL PROVIDE STRUCTURES SUITABLE TO ACCOMODATE DRAINAGE PIPE SIZES INDICATED ON THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
2. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH AN APPROPRIATE STORMWATER AWARENESS MESSAGE SUCH AS "NO DUMPING - DRAINS TO WATERWAYS"

DROP INLET FOR TRAFFIC AREAS
N.T.S.



DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER: MICHAEL BRADLEY HOLDINGS, LLC

PROJECT TITLE: JENNIFER COURT
JENNIFER COURT COMMERCIAL

DRAWING TITLE: GRADING AND DRAINAGE DETAILS

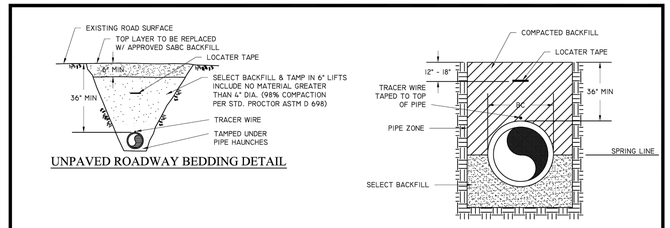
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JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

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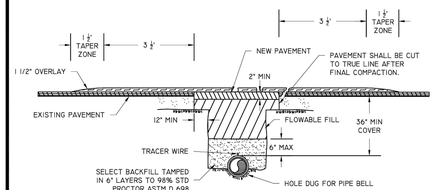
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ATTACHMENT 3



UNPAVED ROADWAY BEDDING DETAIL

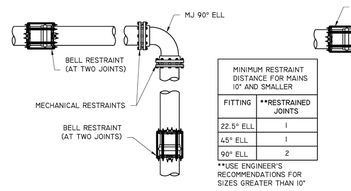
TYPICAL BEDDING DETAIL



PAVED AREA DETAIL

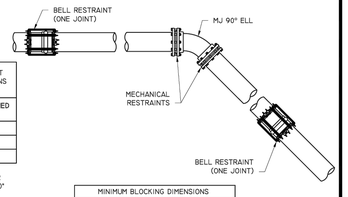
NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
2. MATCH EXISTING PAVEMENT TYPE AND THICKNESS. MINIMUM THICKNESS OVER TRENCH IS 2".
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BEDDING PRESSURE PIPE DETAIL		
DATE 07/01/09	DRAWN BY BMC	DRAWING # G-02
SCALE N.T.S.	APPROVED BY ERS	

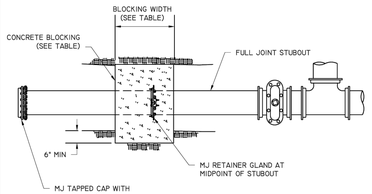


MINIMUM RESTRAINT DISTANCE FOR MAINS 10" AND SMALLER	
FITTING	**RESTRAINED JOINTS
22.5° ELL	1
45° ELL	1
90° ELL	2

**USE ENGINEER'S RECOMMENDATIONS FOR SIZES GREATER THAN 10"



TYPICAL FITTING AND JOINT RESTRAINT

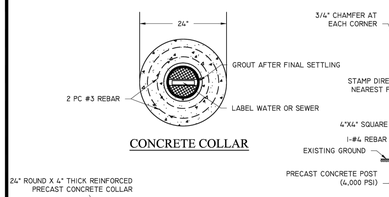


TYPICAL FUTURE STUBOUT

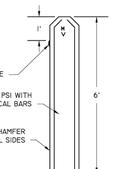
MINIMUM BLOCKING DIMENSIONS		
PIPE SIZE (IN)	BLOCKING BEARING AREA (FT²)	BLOCKING WIDTH (IN)
4	2	24
6	4	24
8	7	36
10	11	36
12	15	36
OVER 12" BY THE DESIGN ENGINEER		

NOTE:
1. THE MINIMUM DIMENSIONS TABLE IS BASED ON AN ASSUMED SOIL BEARING OF 2000 LBS PER SQ. FT. IF BEARING VALUE FOR SOIL IS LESS THAN AREA SHOWN HEREIN SHOULD BE INCREASED ACCORDINGLY.
2. JOINT IS DEFINED TO BE A MINIMUM OF 18" IN LENGTH.

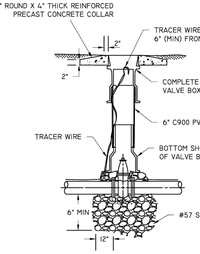
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
MECHANICAL RESTRAINT		
DATE 07/01/09	DRAWN BY BMC	DRAWING # G-08
SCALE N.T.S.	APPROVED BY ERS	



CONCRETE COLLAR



URBAN CONCRETE MARKER

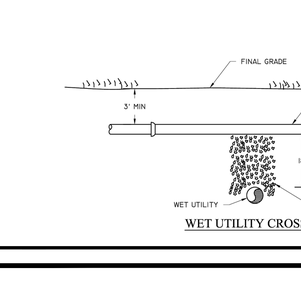


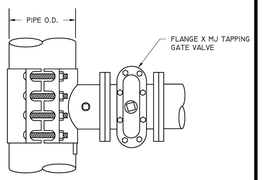
VALVE AND VALVE BOX

NOTES:
1. MARKERS
   A. VALVE MARKERS ARE REQUIRED FOR EACH VALVE (EXCEPT HYDRANT VALVES). PIPE LINE MARKERS ARE REQUIRED AT FITTINGS AND EACH 700' WHERE LINES RUN THROUGH AN UNDEVELOPED AREA. AR MANHOLE REQUIRES MANHOLE.
   B. MARKER PAINTING
      WATER - PAINTING NOT REQUIRED
      SEWER INFLUENT - TOP 6" GREEN
      SEWER EFFLUENT - TOP 4" PURPLE
   C. MARK MARKERS AS FOLLOWS
      MV - MAIN VALVE
      AV - AIR RELEASE VALVE
      PIPELINE - PIPELINE MARKER
   D. VALVE AND PIPELINE MARKERS IN MOWED AREAS TO BE SET TO AN EXPOSURE OF NOT MORE THAN 18" OR LESS THAN 6" ABOVE FINAL GRADE.
   E. IF SOILS ARE NOT STABLE ENOUGH TO MAINTAIN THE URBAN MARKERS VERTICAL, CONCRETE FOOTINGS ARE TO BE INSTALLED.
2. VALVE BOX LID SHALL BE WITHIN ½" OF COLLAR TOP. COLLAR TOP IS TO BE NO MORE THAN 1" ABOVE FINAL GRADE AND NO LOWER THAN 1" BELOW FINAL GRADE.
3. CONCRETE COLLAR NOT REQUIRED IN PAVEMENT. VALVE BOX TOP IS TO BE TRAFFIC RATED.

RURAL CONCRETE MARKER

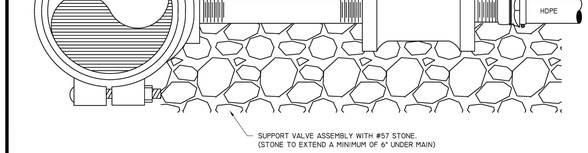
BEAUFORT - JASPER WATER & SEWER AUTHORITY		
STANDARD VALVE DETAIL		
DATE 07/01/09	DRAWN BY BMC	DRAWING # G-12
SCALE N.T.S.	APPROVED BY ERS	



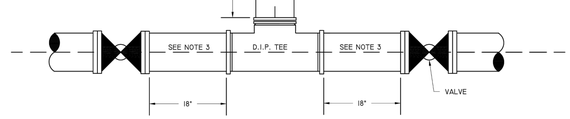


NOTES:
1. ALL TAPPING SLEEVES GREATER THAN 2" SHALL BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI FOR 20 MINUTES.
2. ALL WET TAPS 12" AND UNDER SHALL BE PERFORMED BY BJWSA.
3. TAP DIAMETER SHALL BE WITHIN ¼" OF LINE DIAMETER.
4. NOTCH TOP OF PVC PIPE TO AVOID PINCHING TRACER WIRE.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TAPPING SLEEVE & VALVE DETAIL		
DATE 07/01/09	DRAWN BY BMC	DRAWING # G-13
SCALE N.T.S.	APPROVED BY ERS	

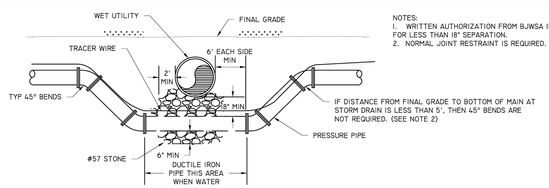


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
2" CONNECTION		
DATE 07/01/09	DRAWN BY BMC	DRAWING # G-14
SCALE N.T.S.	APPROVED BY ERS	



NOTES:
1. MINIMUM OF 6" STONE BEDDING REQUIRED.
2. ALL FITTINGS ARE RESTRAINED.
3. SPOOL PIECES BETWEEN VALVE AND TEE SHALL BE DIP EXCEPT FOR SEWER LESS THAN OR EQUAL TO 12".

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TEE AND VALVES		
DATE 07/01/09	DRAWN BY BMC	DRAWING # G-15
SCALE N.T.S.	APPROVED BY ERS	



NOTES:
1. WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED FOR LESS THAN 18" SEPARATION.
2. NORMAL JOINT RESTRAINT IS REQUIRED.

PRESSURE PIPE UNDER WET UTILITY FOR FINAL DEPTH 5' OR GREATER

WET UTILITY CROSSING

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WET UTILITY CROSSING		
DATE 07/01/09	DRAWN BY BMC	DRAWING # G-16
SCALE N.T.S.	APPROVED BY ERS	

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OWNER: MICHAEL BRADLEY HOLDINGS, LLC

PROJECT TITLE: JENNIFER COURT

DRAWING TITLE: JENNIFER COURT COMMERCIAL

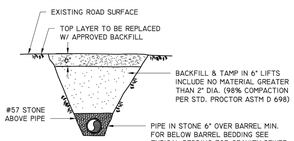
UTILITY DETAILS

NO.	DATE	CHECKED	REVISIONS

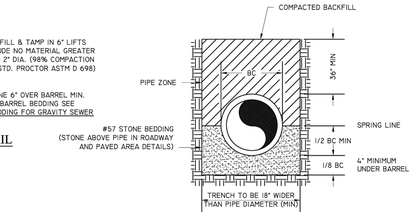
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DATE 09/29/2026
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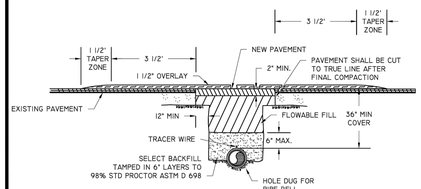
ATTACHMENT 3



UNPAVED ROADWAY BEDDING DETAIL



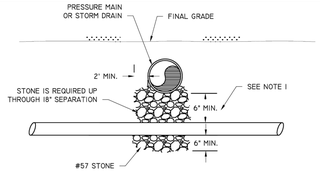
TYPICAL BEDDING FOR GRAVITY SEWER PIPE



PAVED AREA DETAIL

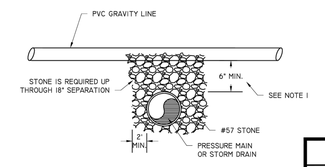
NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH INSTALLATION CUT. FINAL CUT TO BE MADE AFTER FINAL COMPACTION.
2. MATCH EXISTING PAVEMENT TYP. THICKNESS IS TO BE 2" UNLESS EXISTING IS THICKER.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT, IF MORE STRINGENT.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BEDDING DETAIL, GRAVITY PIPE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-01
SCALE: N.T.S.	APPROVED BY: ERS	



GRAVITY MAIN CROSSING UNDER STORM DRAIN / PRESSURE MAIN

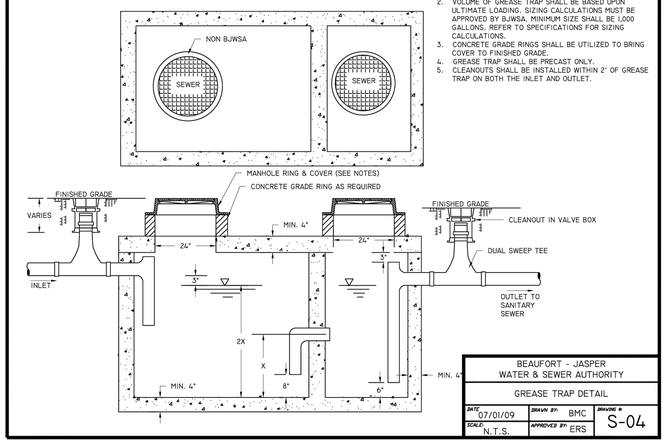
NOTE:
1. SYSTEMS SHOULD NOT BE DESIGNED WITH LESS THAN 12" SEPARATION. IF LESS SEPARATION IS UNAVOIDABLE, WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED.



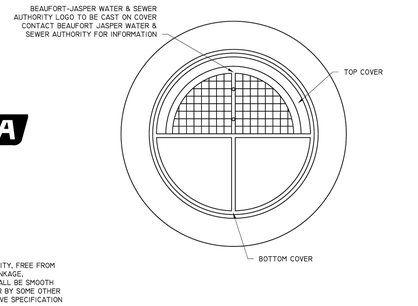
GRAVITY MAIN CROSSING OVER STORM DRAIN / PRESSURE MAIN

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
GRAVITY MAIN CROSSING		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-03
SCALE: N.T.S.	APPROVED BY: ERS	

NOTES:
1. MANHOLE RING & COVER SHALL BE GAS AND WATER TIGHT PROVIDING A 22" MINIMUM CLEAR OPENING. REFER TO MANHOLE COVER AND FRAME DETAIL.
2. VOLUME OF GREASE TRAP SHALL BE BASED UPON ULTIMATE LOADING. SIZING CALCULATIONS MUST BE APPROVED BY BJWSA. MINIMUM SIZE SHALL BE 1,000 GALLONS. REFER TO SPECIFICATIONS FOR SIZING CALCULATIONS.
3. CONCRETE GRADE RINGS SHALL BE UTILIZED TO BRING COVER TO FINISHED GRADE.
4. GREASE TRAP SHALL BE PRECAST ONLY.
5. CLEANOUTS SHALL BE INSTALLED WITHIN 2' OF GREASE TRAP ON BOTH THE INLET AND OUTLET.

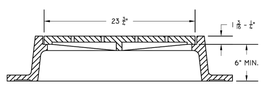


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
GREASE TRAP DETAIL		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-04
SCALE: N.T.S.	APPROVED BY: ERS	

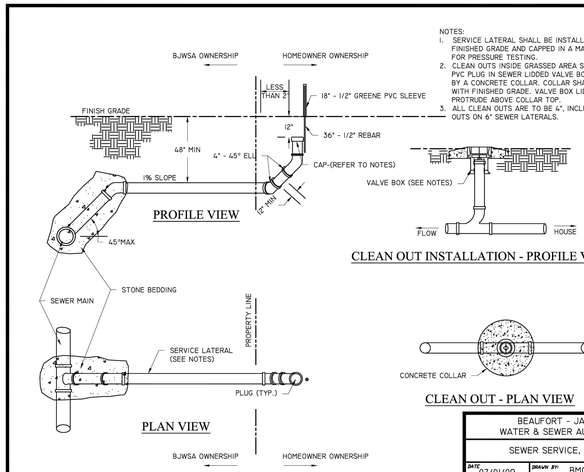


LOGO

NOTES:
1. CASTINGS SHALL BE OF UNIFORM QUALITY, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINKAGE, DISTORTION OR OTHER DEFECTS. THEY SHALL BE SMOOTH AND WELL CLEANED BY SHOT BLASTING OR BY SOME OTHER APPROVED METHOD UNLESS AN ALTERNATIVE SPECIFICATION IS MADE.
2. MATERIALS USED IN THE MANUFACTURE OF CASTINGS SHOULD CONFORM TO ASTM, AASHTO, ASA, MIL, AMS OR FEDERAL SPECIFICATIONS FOR GRAY IRON OR DUCTILE IRON AS FOLLOWS: GRAY IRON-ASTM CLASS 35, DUCTILE IRON-GRADE 60-40-18.
3. ALL CASTINGS SHALL BE MANUFACTURED TRUE TO PATTERN



BEAUFORT - JASPER WATER & SEWER AUTHORITY		
MANHOLE, COVER AND FRAME		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-05
SCALE: N.T.S.	APPROVED BY: ERS	



PROFILE VIEW

CLEAN OUT INSTALLATION - PROFILE VIEW

NOTES:
1. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
2. CLEAN OUTS INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LIDDED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.
3. ALL CLEAN OUTS ARE TO BE 4", INCLUDING CLEAN OUTS ON 6" SEWER LATERALS.

PLAN VIEW

CLEAN OUT - PLAN VIEW

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
SEWER SERVICE, SINGLE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-11
SCALE: N.T.S.	APPROVED BY: ERS	

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2712 BULL STREET, SUITE A
SOUTH CAROLINA, 29902
843-379-2222

OWNER
MICHAEL BRADLEY HOLDINGS, LLC

JENNIFER COURT
PROJECT TITLE

JENNIFER COURT COMMERCIAL

DRAWING TITLE
SANITARY SEWER DETAILS

NO.	REVISED	CHECKED	DATE

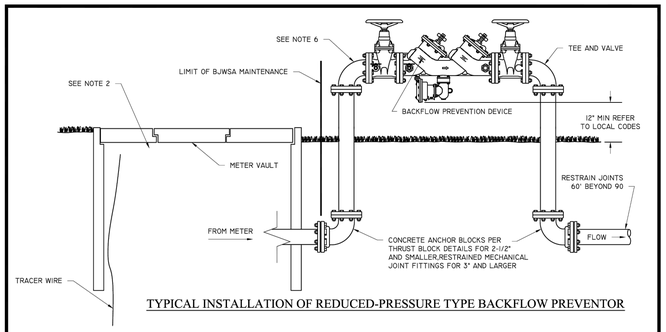
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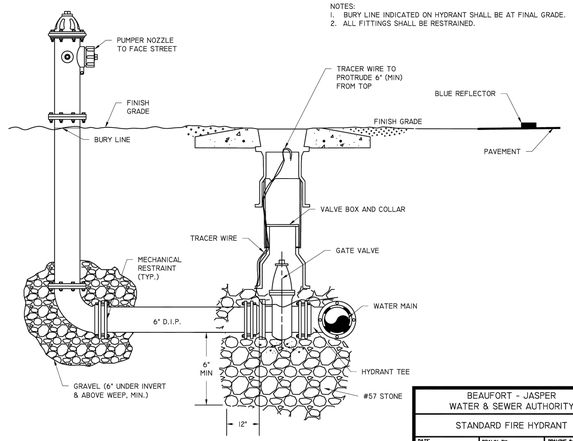


TYPICAL INSTALLATION OF REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR

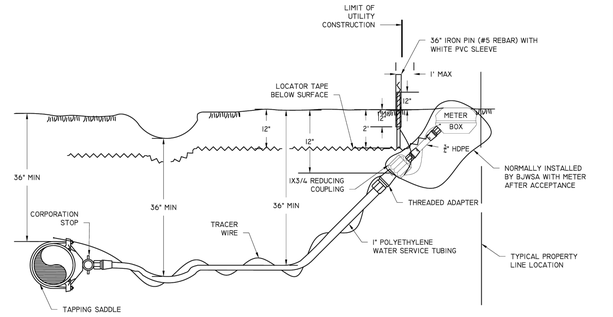
NOTES:
1. REDUCED-PRESSURE BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY SERVICE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL & DENTAL LABS, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, IRRIGATION SYSTEMS, OR AS DETERMINED BY BJWSA.
2. SEE SPECIFIC METER DETAIL FOR MORE INFORMAION.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. WHERE NO SIDEWALKS EXISTS, THE ASSEMBLY SHALL BE INSTALLED BEFORE ANY BRANCH AND AS CLOSE AS POSSIBLE TO THE WATER METER LOCATION. FINAL LOCATION TO BE APPROVED BY BJWSA PRIOR TO INSTALLATION.
4. SCREENING AND LANDSCAPING PLACES AROUND DEVICE SHALL ALLOW FOR ACCESS BY BJWSA PERSONNEL.
5. FREEZE PROTECTION IS THE OWNERS RESPOSIBILITY .
6. PIPING AND FITTINGS THROUGH 2 ½" SHALL BE SCHD 40 GALVANIZED STEEL. PIPING AND FITTINGS 3" AND LARGER SHALL BE FLANGED DUCTILE IRON.
7. REFER TO SCDHEC APPROVED LIST OF BACKFLOW PREVENTION DEVICES.
8. DUAL CHECK VALVES MAY BE INSTALLED IN UNDERGROUND VAULT (PRIOR APPROVAL BY BJWSA REQUIRED).

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BACKFLOW PREVENTION DETAIL		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W-01
SCALE: N.T.S.	APPROVED BY: ERS	

NOTES:
1. BURY LINE INDICATED ON HYDRANT SHALL BE AT FINAL GRADE.
2. ALL FITTINGS SHALL BE RESTRAINED.



BEAUFORT - JASPER WATER & SEWER AUTHORITY		
STANDARD FIRE HYDRANT		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W-03
SCALE: N.T.S.	APPROVED BY: ERS	



BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WATER SERVICE PROFILE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: W-09
SCALE: N.T.S.	APPROVED BY: ERS	

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JENNIFER COURT COMMERCIAL

DRAWING TITLE
WATER DETAILS

NO.	REVISIONS	CHECKED	DATE

JOB NO. 32102.00
DATE 09/29/2026
DESIGNED RL
DRAWN LW
CHECKED RL
APPROVED RL

C842

SC-03 SILT FENCE

N.T.S.

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.
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.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITHIN THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORM WATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
7. INSTALL SILT FENCE CHECKS (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

POST REQUIREMENTS:

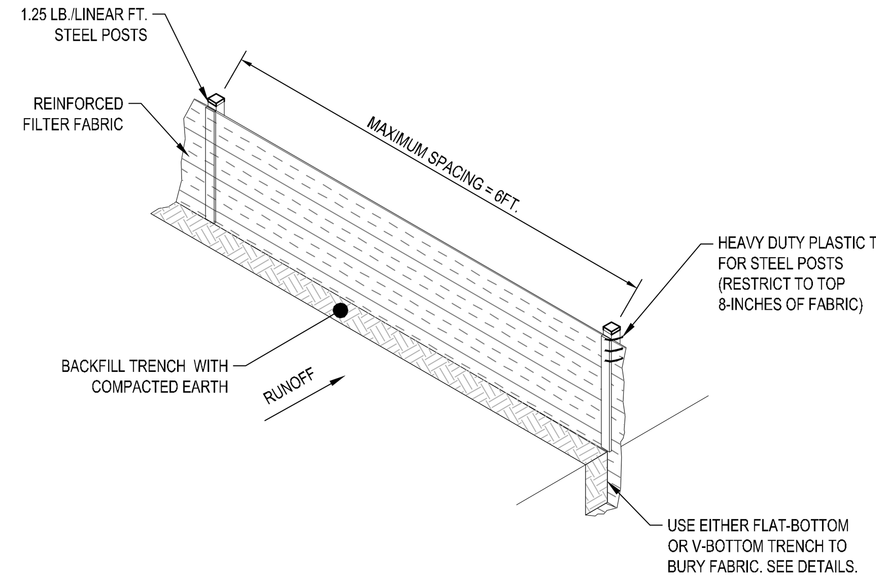
1. SILT FENCE POSTS MUST BE 48-INCH LONG STEEL POSTS THAT MEET, AT A MINIMUM, THE FOLLOWING PHYSICAL CHARACTERISTICS.
   - COMPOSED OF A HIGH STRENGTH STEEL WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
   - INCLUDE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND A NOMINAL "T" LENGTH OF 1.48-INCHES.
   - WEIGH 1.25 POUNDS PER FOOT (± 8%)
2. POSTS SHALL BE EQUIPPED WITH PROJECTIONS TO AID IN FASTENING OF FILTER FABRIC.
3. 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.
4. 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.
5. POST SPACING SHALL BE AT A MAXIMUM OF 6-FEET ON CENTER.
6. INSTALL OSHA APPROVED SQUARE, ORANGE, RUBBER SAFETY CAPS ON TOPS OF STEEL POSTS.

INSPECTION & MAINTENANCE:

1. THE KEY TO FUNCTIONAL SILT FENCE IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF SILT FENCE SHALL BE CONDUCTED ONCE EVERY CALENDAR 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. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE SILT FENCE.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. CHECK FOR AREAS WHERE STORM WATER RUNOFF HAS ERODED A CHANNEL BENEATH THE SILT FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE SILT FENCE. INSTALL CHECKS/TIE-BACKS AND/OR REINSTALL SILT FENCE, AS NECESSARY.
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. REMOVE DAMAGED SILT FENCE AND REINSTALL NEW SILT FENCE IMMEDIATELY.
8. ALL SILT FENCE AND POST MATERIALS SHOULD BE REMOVED AND PROPERLY DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND ONCE IT IS REMOVED, THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.

FABRIC REQUIREMENTS:

1. 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 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.
2. USE ONLY FABRIC APPEARING ON SCDOT'S QUALIFIED PRODUCTS LISTING (QPL), APPROVAL SHEET #34, MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. 12-INCHES OF THE FABRIC SHOULD BE PLACED WITHIN EXCAVATED TRENCH AND TOED IN WHEN THE TRENCH IS BACKFILLED.
4. FILTER FABRIC SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS.
5. FILTER FABRIC SHALL BE INSTALLED AT A MINIMUM OF 24-INCHES ABOVE THE GROUND.

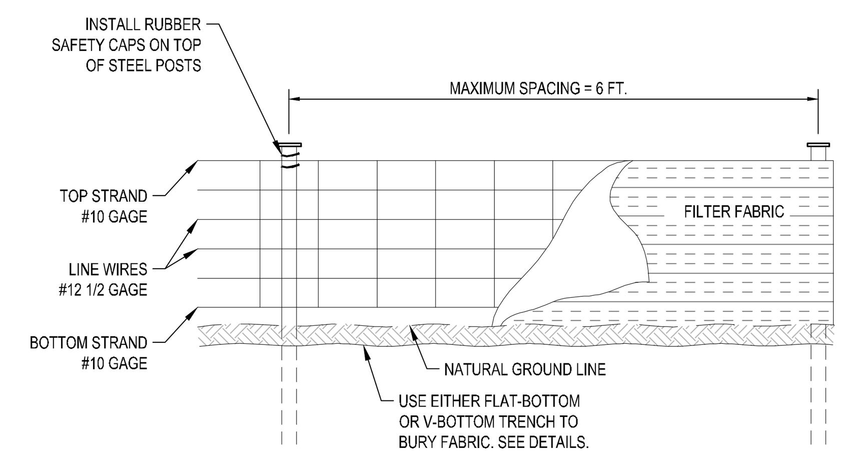


SILT FENCE INSTALLATION

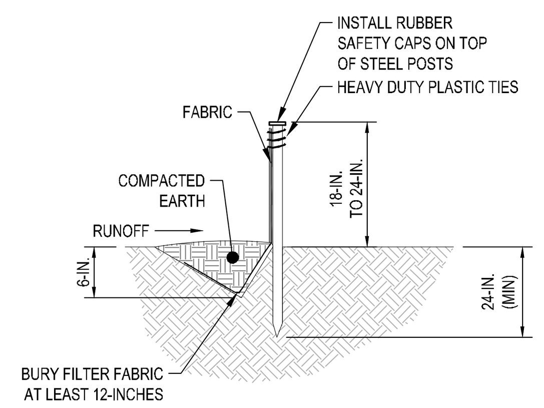
PLAN SYMBOL

SILT FENCE — SF — SF —

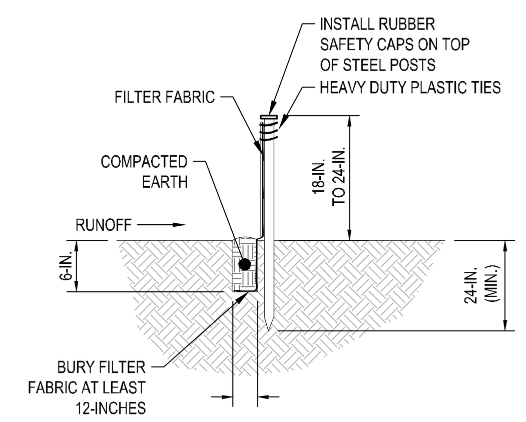
REINFORCED SILT FENCE —RSF —RSF—



REINFORCED SILT FENCE DETAIL



V-SHAPED TRENCH DETAIL



FLAT-BOTTOM TRENCH DETAIL

REINFORCED SILT FENCE NOTES:

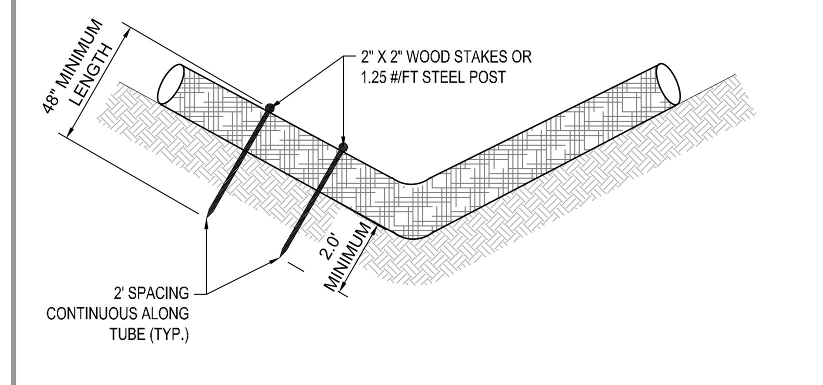
1. PROVIDE WHERE DUAL ROWS OF SILT FENCE ARE DEPICTED ON THE PLANS OR OTHER AREAS WHERE REINFORCED SILT FENCE IS DENOTED ON THE PLANS. TYPICALLY, THIS IS ALONG WETLAND BOUNDARIES, WETLAND BUFFER BOUNDARIES, OR WHEN CROSSING WETLANDS IT IS THE DISTANCE FROM FAR SIDE OF ONE WETLAND BUFFER LINE TO THE OPPOSITE FAR WETLAND BUFFER LINE.
2. WOVEN WIRE FENCE SHALL BE REQUIRED WHERE SPECIFIED AND AS A BACKING FOR FILTER FABRIC WITH AN ELONGATION AS DETERMINED BY ASTM D 1682, OF 50% OR GREATER. THE WIRE FENCE SHALL BE A MINIMUM OF 32 INCHES IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12 INCH STAY SPACING.
3. WOVEN WIRE FENCE SHALL BE ATTACHED TO STEEL POST USING TIE WIRES. NUMBER AND LOCATION OF FASTENERS WILL BE AS DIRECTED BY THE ENGINEER BUT IN ALL CASES, AFFIXED TO THE POST IN NO LESS THAN FOUR PLACES. THE FILTER FABRIC WILL BE TIED TO THE WOVEN WIRE FENCE AS DIRECTED BY THE ENGINEER IN SUCH A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC.
4. WHEN THE TEMPORARY SILT FENCE IS REQUIRED TO RUN NEXT TO AND PARALLEL WITH A CONSTRUCTION FENCE, THE FILTER FABRIC MAY BE ATTACHED TO THE CONSTRUCTION FENCE INSTEAD OF INSTALLING A SEPARATE WOVEN WIRE FENCE.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-03 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

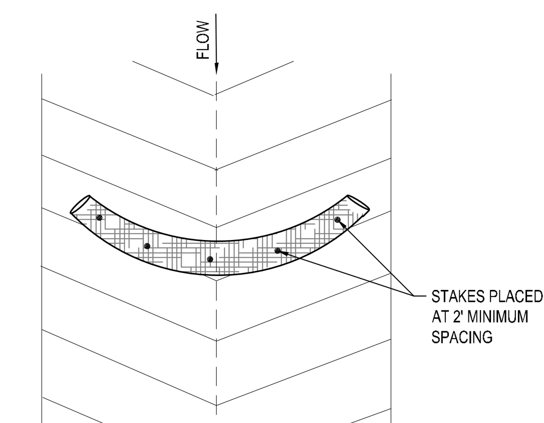
SC-05 SEDIMENT TUBES

N.T.S.

PLAN SYMBOL



SEDIMENT TUBE INSTALLATION



SLOPE	MAX SPACING (FT.)
< 2%	150
2%	100
3%	75
4%	50
5%	40
6%	30
> 6%	25

GENERAL NOTES:

1. SEDIMENT TUBES MAY BE INSTALLED ALONG CONTOURS, IN DRAINAGE CONVEYANCE CHANNELS, AND AROUND INLETS TO HELP PREVENT OFF-SITE DISCHARGE OF SEDIMENT-LADEN STORM WATER RUNOFF.
2. SEDIMENT TUBES ARE ELONGATED TUBES OF COMPACTED GEOTEXTILES, CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBER, OR HARDWOOD MULCH. STRAW, PINE NEEDLE, AND LEAF MULCH-FILLED SEDIMENT TUBES ARE NOT PERMITTED.
3. THE OUTER NETTING OF THE SEDIMENT TUBE SHOULD CONSIST OF SEAMLESS, HIGH-DENSITY POLYETHYLENE PHOTODEGRADABLE MATERIALS TREATED WITH ULTRAVIOLET STABILIZERS OR A SEAMLESS, HIGH-DENSITY POLYETHYLENE NON-DEGRADABLE MATERIAL.
4. SEDIMENT TUBES, WHEN USED AS CHECKS WITHIN CHANNELS, SHOULD RANGE BETWEEN 18-INCHES AND 24-INCHES DEPENDING ON CHANNEL DIMENSIONS. DIAMETERS OUTSIDE THIS RANGE MAY BE ALLOWED WHERE NECESSARY WHEN APPROVED.
5. CURLED EXCELSIOR WOOD, OR NATURAL COCONUT PRODUCTS THAT ARE ROLLED UP TO CREATE A SEDIMENT TUBE ARE NOT ALLOWED.
6. SEDIMENT TUBES SHOULD BE STAKED USING WOODEN STAKES (2-INCH X 2-INCH) OR STEEL POSTS (STANDARD "U" OR "T" SECTIONS WITH A MINIMUM WEIGHT OF 1.25 POUNDS PER FOOT) AT A MINIMUM OF 48-INCHES IN LENGTH PLACED ON 2-FOOT CENTERS.
7. INSTALL ALL SEDIMENT TUBES TO ENSURE THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE TUBE. MANUFACTURER'S RECOMMENDATIONS SHOULD ALWAYS BE CONSULTED BEFORE INSTALLATION.
8. THE ENDS OF ADJACENT SEDIMENT TUBES SHOULD BE OVERLAPPED 6-INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT.
9. SEDIMENT TUBES SHOULD NOT BE STACKED ON TOP OF ONE ANOTHER, UNLESS RECOMMENDED BY MANUFACTURER.
10. EACH SEDIMENT TUBE SHOULD BE INSTALLED IN A TRENCH WITH A DEPTH EQUAL TO 1/5 THE DIAMETER OF THE SEDIMENT TUBE.
11. SEDIMENT TUBES SHOULD CONTINUE UP THE SIDE SLOPES A MINIMUM OF 1-FOOT ABOVE THE DESIGN FLOW DEPTH OF THE CHANNEL.
12. INSTALL STAKES AT A DIAGONAL FACING INCOMING RUNOFF.

INSPECTION & MAINTENANCE:

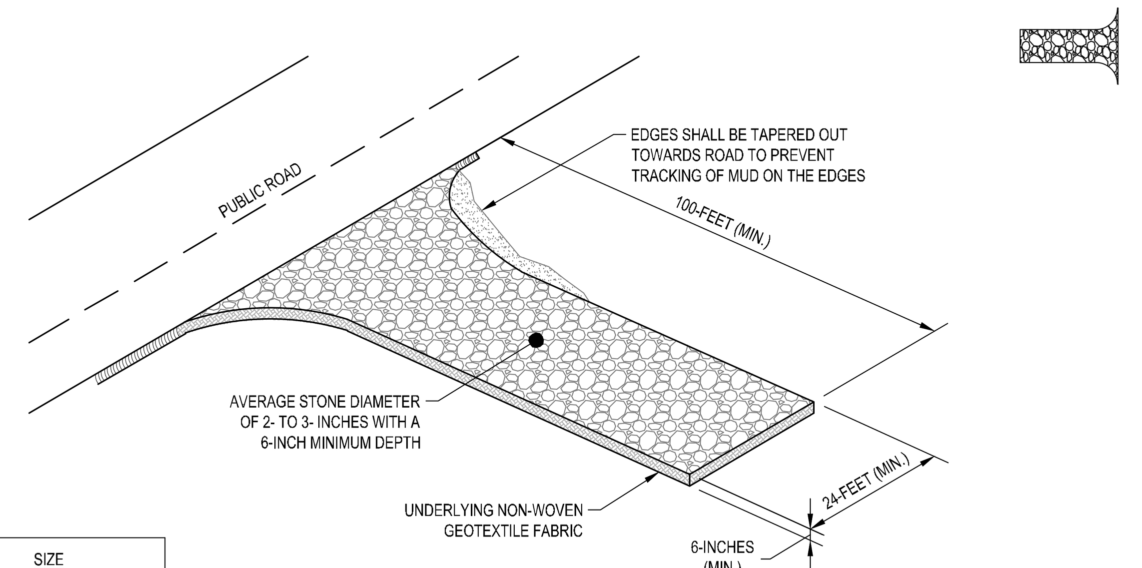
1. THE KEY TO FUNCTIONAL SEDIMENT TUBES IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF SEDIMENT TUBES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVEN THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS IN FRONT OF THE SEDIMENT TUBE IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE SEDIMENT TUBE.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. LARGE DEBRIS, TRASH, AND LEAVES SHOULD BE REMOVED FROM IN FRONT OF TUBES WHEN FOUND.
7. IF EROSION CAUSES THE EDGES TO FALL TO A HEIGHT EQUAL TO OR BELOW THE HEIGHT OF THE SEDIMENT TUBE, REPAIRS SHOULD BE MADE IMMEDIATELY TO PREVENT RUNOFF FROM BYPASSING TUBE.
8. SEDIMENT TUBES SHOULD BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY STABILIZED. PERMANENT VEGETATION SHOULD REPLACE AREAS FROM WHICH SEDIMENT TUBES HAVE BEEN REMOVED.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-05 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

SC-06 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

PLAN SYMBOL



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6-INCHES
ROCK PAD WIDTH	24-FEET
ROCK PAD LENGTH	100-FEET
ROCK PAD STONE SIZE	D_{50} = 2- TO 3-INCHES

GENERAL NOTES:

1. 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.
2. INSTALL A NON-WOVEN GEOTEXTILE FABRIC PRIOR TO PLACING ANY STONE.
3. INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.
4. THE ENTRANCE SHALL CONSIST OF 2- TO 3-INCH D_{50} STONE PLACED AT A MINIMUM DEPTH OF 6-INCHES.
5. MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24-FEET WIDE BY 100-FEET LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS.
6. THE EDGES OF THE ENTRANCE SHALL BE TAPERED OUT TOWARDS THE ROAD TO PREVENT TRACKING AT THE EDGE OF THE ENTRANCE.
7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.
8. LIMESTONE MAY NOT BE USED FOR THE STONE PAD.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-06 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

CONSTRUCTION ENTRANCE - INSPECTION & MAINTENANCE:

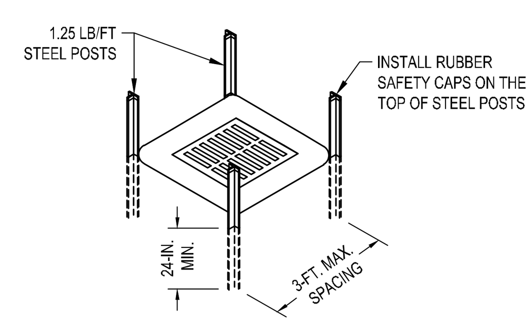
1. THE KEY TO FUNCTIONAL CONSTRUCTION ENTRANCES IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF CONSTRUCTION ENTRANCES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. DURING REGULAR INSPECTIONS, CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. INSPECTION FREQUENCIES MAY NEED TO BE MORE FREQUENT DURING LONG PERIODS OF WET WEATHER.
4. RESHAPE 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 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.
6. 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.
7. DURING MAINTENANCE ACTIVITIES, ANY BROKEN PAVEMENT SHOULD BE REPAIRED IMMEDIATELY.
8. 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.

SC-07 TYPE A INLET PROTECTION - FILTER FABRIC

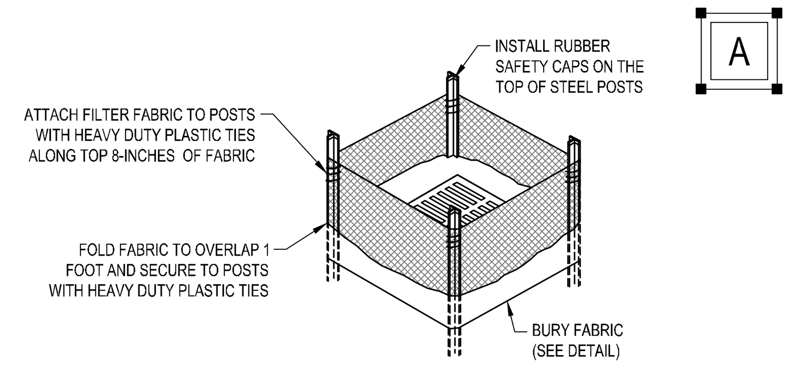
N.T.S.

PLAN SYMBOL

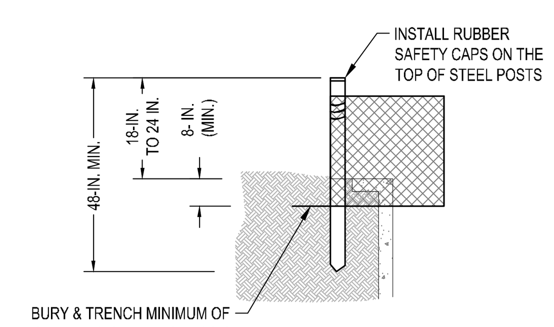
A



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

FILTER FABRIC REQUIREMENTS:

1. 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 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.
2. 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 SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. 12-INCHES OF THE FABRIC SHOULD BE PLACED WITHIN EXCAVATED TRENCH AND TOED IN WHEN THE TRENCH IS BACKFILLED.
4. FILTER FABRIC SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS.
5. FILTER FABRIC SHALL BE INSTALLED AT A MINIMUM OF 24-INCHES ABOVE THE GROUND.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-07 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

POST REQUIREMENTS:

1. 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 "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%)
2. POSTS SHALL BE EQUIPPED WITH PROJECTIONS TO AID IN FASTENING OF FILTER FABRIC.
3. 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.
4. POST SPACING SHALL BE AT A MAXIMUM OF 3-FEET ON CENTER.
5. INSTALL RUBBER SAFETY CAPS ON TOP OF STEEL POSTS.

INSPECTION & MAINTENANCE:

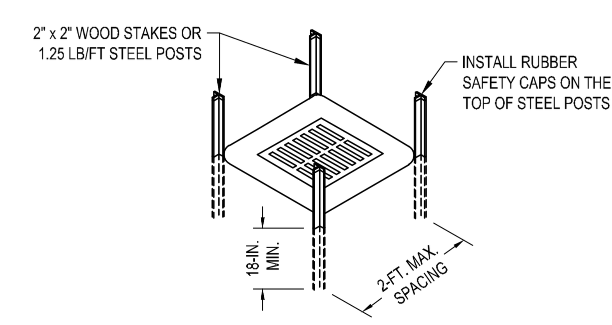
1. THE KEY TO FUNCTIONAL INLET PROTECTION IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF INLET PROTECTION SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS ALONG THE FILTER FABRIC IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FILTER FABRIC. WHEN A SUMP IS INSTALLED IN FRONT OF THE FABRIC, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE SUMP.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. CHECK FOR AREAS WHERE STORM WATER RUNOFF HAS ERODED A CHANNEL BENEATH THE FILTER FABRIC, OR WHERE THE FABRIC HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE INLET PROTECTION.
7. CHECK FOR TEARS WITHIN THE FILTER FABRIC, AREAS WHERE FABRIC HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY RENDER THE INLET PROTECTION INEFFECTIVE. REMOVE DAMAGED FABRIC AND REINSTALL NEW FILTER FABRIC IMMEDIATELY.
8. INLET PROTECTION STRUCTURES SHOULD BE REMOVED AFTER ALL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED. REMOVE ALL CONSTRUCTION MATERIAL AND SEDIMENT, AND DISPOSE OF THEM PROPERLY. GRADE THE DISTURBED AREA TO THE ELEVATION OF THE DROP INLET STRUCTURE CREST. STABILIZE ALL BARE AREAS IMMEDIATELY.

SC-07 TYPE A INLET PROTECTION - SEDIMENT TUBE

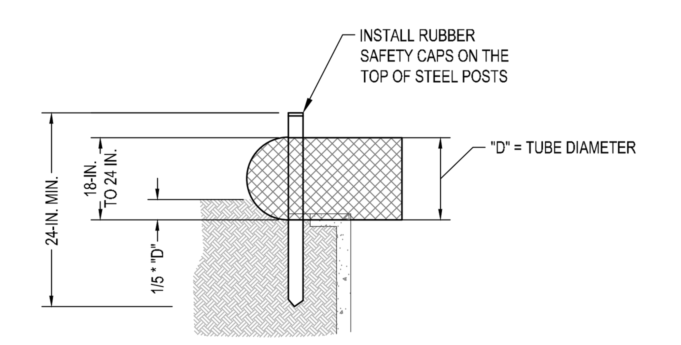
N.T.S.

PLAN SYMBOL

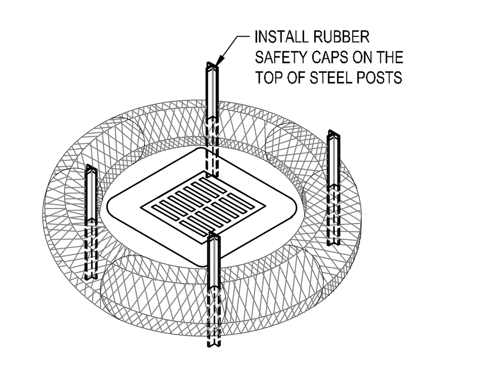
A



POST INSTALLATION DETAIL



SEDIMENT TUBE BURIAL DETAIL



SEDIMENT TUBE INSTALLATION DETAIL

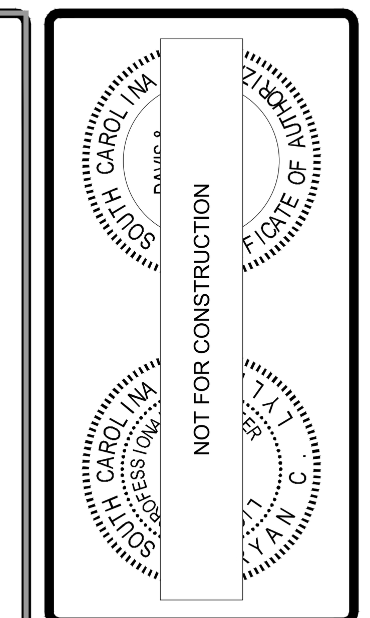
GENERAL NOTES:

1. SEDIMENT TUBES ARE ELONGATED TUBES OF COMPACTED GEOTEXTILES, CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBER, OR HARDWOOD MULCH. STRAW, PINE NEEDLE, AND LEAF MULCH-FILLED SEDIMENT TUBES ARE NOT PERMITTED.
2. THE OUTER NETTING OF THE SEDIMENT TUBE SHOULD CONSIST OF SEAMLESS, HIGH-DENSITY POLYETHYLENE PHOTODEGRADABLE MATERIALS TREATED WITH ULTRAVIOLET STABILIZERS OR A SEAMLESS, HIGH-DENSITY POLYETHYLENE NON-DEGRADABLE MATERIAL.
3. SEDIMENT TUBE DIAMETERS SHALL RANGE FROM 18-INCHES TO 24-INCHES. SEDIMENT TUNES WITH SMALLER DIAMETERS ARE PROHIBITED WHEN USED AS INLET PROTECTION.
4. CURLED EXCELSIOR WOOD, OR NATURAL COCONUT PRODUCTS THAT ARE ROLLED UP TO CREATE A SEDIMENT TUBE ARE NOT ALLOWED.
5. SEDIMENT TUBES SHOULD BE STAKED USING WOODEN OAK STAKES (2-INCH X 2-INCH) OR STEEL POSTS (STANDARD "U" OR "T" SECTIONS WITH A MINIMUM WEIGHT OF 1.25 POUNDS PER FOOT) AT A MINIMUM OF 48-INCHES IN LENGTH PLACED ON 2-FOOT CENTERS.
6. INSTALL ALL SEDIMENT TUBES TO ENSURE THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE TUBE. MANUFACTUER'S RECOMMENDATIONS SHOULD ALWAYS BE CONSULTED BEFORE INSTALLATION.
7. THE ENDS OF ADJACENT SEDIMENT TUBES SHOULD BE OVERLAPPED 6-INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT.
8. SEDIMENT TUBES SHOULD NOT BE STACKED ON TOP OF ONE ANOTHER.
9. EACH SEDIMENT TUBE SHOULD BE INSTALLED IN A TRENCH WITH A DEPTH EQUAL TO 1/5 THE DIAMETER OF THE SEDIMENT TUBE.
10. INSTALL STAKES AT A DIAGONAL FACING INCOMING RUNOFF.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-07 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

INSPECTION & MAINTENANCE:

1. THE KEY TO FUNCTIONAL INLET PROTECTION IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF SEDIMENT TUBE INLET PROTECTION 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 IN FRONT OF THE SEDIMENT TUBE IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE SEDIMENT TUBE. WHEN A SUMP IS INSTALLED IN FRONT OF THE INLET PROTECTION, SEDIMENT SHALL BE REMOVED WHEN IF FILLS APPROXIMATELY 1/3 THE DEPTH OF THE SUMP.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. LARGE DEBRIS, TRASH, AND LEAVES SHOULD BE REMOVED FROM IN FRONT OF TUBES WHEN FOUND.
7. INLET PROTECTION STRUCTURES SHOULD BE REMOVED AFTER THE DISTURBED AREAS ARE PERMANENTLY STABILIZED. REMOVE ALL CONSTRUCTION MATERIAL AND SEDIMENT, AND DISPOSE OF THEM PROPERLY. GRADE THE DISTURBED AREA TO THE ELEVATION OF THE DROP INLET STRUCTURE CREST. STABILIZE ALL BARE AREAS IMMEDIATELY.



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PROJECT TITLE: JENNIFER COURT

JENNIFER COURT COMMERCIAL

DRAWING TITLE: SWPPP DETAILS

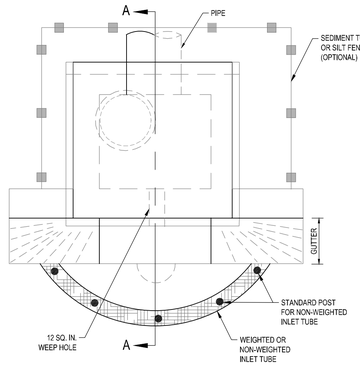
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PAGE 21 OF 22

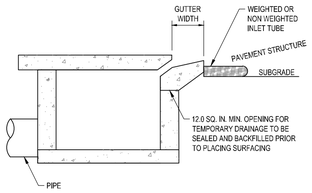
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TOP VIEW

PLAN SYMBOL

F



SECTION A-A

GENERAL NOTES:

1. INLET TUBES SHOULD BE COMPOSED OF COMPACTED GEOTEXTILES, CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBERS, A HARDWOOD MULCH, OR A MIX OF THESE MATERIALS ENCLOSED BY A FLEXIBLE NETTING MATERIAL.
2. INLET TUBES SHOULD UTILIZE AN OUTER NETTING THAT CONSISTS OF SEAMLESS, HIGH-DENSITY POLYETHYLENE PHOTODEGRADABLE MATERIALS TREATED WITH ULTRAVIOLET STABILIZERS OR A SEAMLESS, HIGH-DENSITY POLYETHYLENE NON-DEGRADABLE MATERIAL. CURLED WOOD EXCELSIOR FIBER, OR NATURAL COCONUT FIBER ROLLED EROSION CONTROL PRODUCTS ROLLED UP TO CREATE AN INLET TUBE DEVICE ARE NOT ALLOWED.
3. STRAW, STRAW FIBER, STRAW BALES, PINE NEEDLES AND LEAF MULCH ARE NOT PERMISSIBLE FILTER MATERIALS.
4. WEIGHTED INLET TUBES MUST BE CAPABLE OF STAYING IN PLACE WITHOUT EXTERNAL STABILIZATION MEASURES AND MAY HAVE A WEIGHTED INNER CORE OR OTHER WEIGHTED MECHANISM TO KEEP THEM IN PLACE.
5. INSTALL WEIGHTED TUBES LYING FLAT ON THE GROUND, WITH NO GAPS BETWEEN THE UNDERLYING SURFACE AND THE INLET TUBE. DO NOT STACK INLET TUBES. DO NOT COMPLETELY BLOCK INLET WITH TUBE.
6. NON-WEIGHTED INLET TUBES REQUIRE STAKING OR OTHER STABILIZATION METHODS TO KEEP THEM SAFELY IN PLACE.
7. OVERFLOW OR OVERTOPPING OF INLET TUBES MUST BE ALLOWED TO FLOW INTO INLET UNOBSTRUCTED.
8. TO AVOID POSSIBLE FLOODING, TWO OR THREE CONCRETE CINDER BLOCKS MAY BE PLACED BETWEEN THE TUBE AND THE INLET.

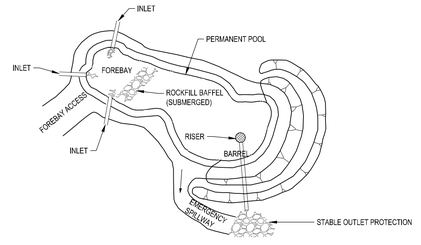
INSPECTION AND MAINTENANCE:

1. THE KEY TO FUNCTIONAL INLET PROTECTION IS WEEKLY INSPECTION, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF ALL INLET PROTECTION SHALL BE CONDUCTED ONCE EVERY CALENDAR 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 IN FRONT OF THE INLET PROTECTION IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE INLET TUBE. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE SUMP.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. LARGE DEBRIS, TRASH, AND LEAVES SHOULD BE REMOVED FROM IN FRONT OF TUBES WHEN FOUND.
7. REPLACE INLET TUBE WHEN DAMAGED OR AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS.
8. TYPE F INLET PROTECTION STRUCTURES SHOULD BE REMOVED PRIOR TO PLACEMENT OF PAVEMENT SURFACE. REMOVE ALL CONSTRUCTION MATERIAL AND ACCUMULATED SEDIMENT AND DISPOSE OF THE PROPERLY. REPLACE TYPE F INLET TUBES WITH TUBES WITH TYPE E INLET PROTECTION AFTER PLACING PAVEMENT AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED

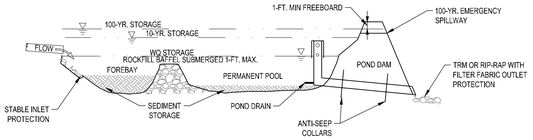
**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-11 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

SC-11 TYPE F INLET TUBES

N.T.S.



PLAN



PROFILE

GENERAL NOTES:

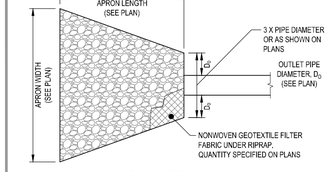
1. A FOREBAY SHALL BE PROVIDED FOR ALL INLETS TO A WET WATER QUALITY POND AND SHALL BE PLACED UPSTREAM OF THE MAIN WET POND AREA. THE FOREBAY IS SEPERATED FROM THE LARGER WET DETENTION POND AREA BY BARRIERS OR BAFFLES THAT MAY BE CONSTRUCTED OF EARTH, STONES, RIPRAP, GABIONS, OR GEOTEXTILES. THE TOP OF THE FORESAY BARRIER SHALL BE A MAXIMUM OF ONE (1)-FOOT BELOW THE NORMAL POOL ELEVATION, AND MAY EXTEND ABOVE THE ELEVATION OF THE PERMANENT POOL.
2. THE PERMANENT POOL SHALL BE FOUR (4) TO SIX (6) FEET IN DEPTH.
3. ACCEPTABLE TRASH GUARDS INCLUDE:
4. HOODS THAT EXTEND AT LEAST 6-INCHES BELOW THE PERMANENT POOL WATER SURFACE ELEVATION.
5. REVERSE FLOW PIPES WHERE THE OUTLET STRUCTURE INLET IS LOCATED AT LEAST 6-INCHES BELOW THE PERMANENT POOL WATER SURFACE ELEVATION.
6. TRASH BOXES MADE OF STURDY WIRE MESH.

INSPECTION AND MAINTENANCE:

1. THE SIDE SLOPES OF THE POND SHALL BE MOVED MONTHLY.
2. SINCE DECOMPOSING VEGETATION CAPTURED IN THE WETPOND CAN RELEASE POLLUTANTS, ESPECIALLY NUTRIENTS, IT MAY BE NECESSARY TO HARVEST DEAD VEGETATION ANNUALLY. OTHERWISE THE DECAYING VEGETATION CAN EXPORT POLLUTANTS OUR OF THE POND AND ALSO CAUSE NUISANCE CONDITIONS TO OCCUR.
3. DEBRIS SHALL BE CLEARED FROM ALL INLET AND OUTLET STRUCTURES MONTHLY.
4. ALL ERODED OR UNDERCUT AREAS SHALL BE REPAIRED AS NEEDED.
5. A SEDIMENT MARKER SHALL BE PLACED IN THE FOREBAY TO DETERMINE WHEN SEDIMENT REMOVAL IS REQUIRED.
6. SEDIMENT ACCUMULATIONS IN THE MAIN POND AREA SHALL BE MONITORED AND SEDIMENT SHALL BE PROVIDED WHEN THE PERMANENT POOL VOLUME HAS BEEN SIGNIFICANTLY FILLED AND/OR THE POND BECOMES EUTROPHIC.

WQ-02 WET DETENTION POND

N.T.S.

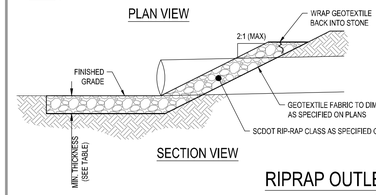


PLAN SYMBOL

SCDOT RIPRAP SPECIFICATIONS		
CLASS	D50 (FT)	MINIMUM THICKNESS (FT)
A	0.50	1.00
B	0.75	1.50
C	1.30	2.60
D	1.80	3.60
E	2.25	4.50
F	2.85	5.70

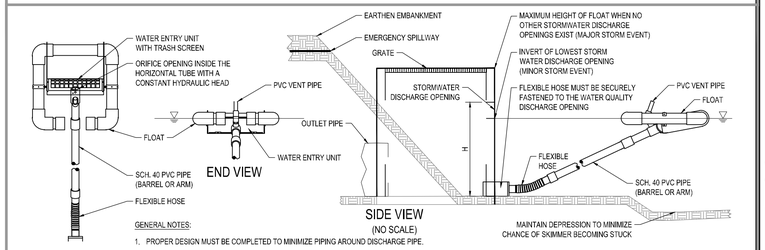
NOTES:

1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. PLACE A NON-WOVEN GEOTEXTILE FILTER CLOTH BETWEEN THE RIPRAP AND THE UNDERLYING SOIL TO PREVENT SOIL MOVEMENT INTO AND THROUGH THE RIPRAP.
3. PLACE RIPRAP EITHER MECHANICALLY OR BY HAND IN A MANNER SUCH THAT THE LARGER STONES ARE WELL DISTRIBUTED, AND THE ENTIRE MASS OF THE STONE CONFORMS TO THE SPECIFIED GRADATION WITH THE PERCENTAGE OF VOIDS AS SMALL AS PRACTICAL.
4. PLACE RIPRAP TO ITS FULL THICKNESS, EQUAL TO THE GREATEST DIMENSION OF EITHER THE MAXIMUM STONE DIAMETER. THE MINIMUM THICKNESS INDICATED IN THE TABLE, OR THE THICKNESS SPECIFIED ON THE DRAWINGS, IN ONE OPERATION AND IN A MANNER THAT AVOIDS DISPLACING THE UNDERLYING MATERIAL.



RIPRAP OUTLET PROTECTION

N.T.S.

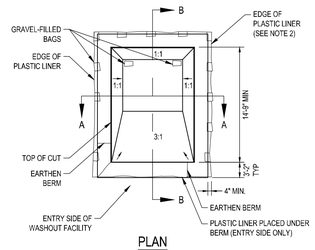


GENERAL NOTES:

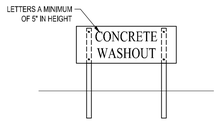
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER

N.T.S.



PLAN



CONCRETE WASHOUT SIGN DETAIL

GENERAL NOTES:

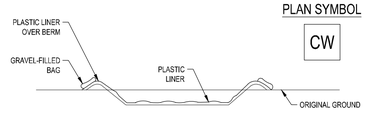
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE 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.

RC-08 CONCRETE WASHOUT EXCAVATING PIT

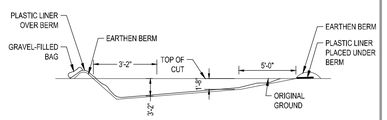
N.T.S.

PLAN SYMBOL

CW



SECTION A-A



SECTION B-B

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PROJECT TITLE: JENNIFER COURT

DRAWING TITLE: JENNIFER COURT COMMERCIAL

SWPPP DETAILS

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DATE 09/29/2026
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DRAWN LW
CHECKED RL
APPROVED RL

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PAGE 22 OF 22

ATTACHMENT 3

JENNIFER COURT COMMERCIAL

BLUFFTON, SOUTH CAROLINA



CONSULTANT INFO

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ISSUED: SEPTEMBER 30, 2026

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

		COVER SHEET
A	-	EXISTING CONDITIONS
B	-	TREE REMOVAL AND DEMOLITION
C	-	SITE PLAN
D	-	SITE DIAGRAMS AND TABLES

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
JENNIFER COURT COMMERCIAL
BLUFFTON, SOUTH CAROLINA

DATE:	SEP. 30, 2026
PROJECT NO.:	26-080-01
DRAWN BY:	JM / ER
CHECKED BY:	DK

SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS

ATTACHMENT 3

383 BUCK ISLAND ROAD

BUCK ISLAND ROAD

JENNIFER COURT

JENNIFER COURT

MAY RIVER ROAD

15 RED CEDAR STREET

11 RED CEDAR STREET

5 RED CEDAR STREET

EXISTING PARKER'S KITCHEN SITE

EXISTING POND

EXISTING TOP OF WATER

PROPERTY LINE

10' BUFFER

24' BUFFER

30' B.S.L.

33' B.S.L.

60' B.S.L.

50' BUFFER

EXISTING SIDEWALK

N

E

W

S

0 15 30 45 60 75 90 105 120

Scale 1 " = 30'

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SITE DEVELOPMENT PLANS
FOR

JENNIFER COURT COMMERCIAL

BLUFFTON, SOUTH CAROLINA

DATE:	SEP. 30, 2026
PROJECT NO.:	26-080-01
DRAWN BY:	JM / ER
CHECKED BY:	DK

SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
REFERENCE PLAN EXISTING CONDITIONS

DRAWING NUMBER

A

ATTACHMENT 3

SITE DEMOLITION LEGEND

CALL-OUT	SYMB.	DESCRIPTION
	X	TREE TO BE REMOVED

NOTE: DEMOLITION HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE.

EXISTING WETLAND TO BE FILLED

BUCK ISLAND ROAD

PROPERTY LINE

10' BUFFER

EXISTING SIDEWALK

33' B.S.L.

24' BUFFER

30' B.S.L.

JENNIFER COURT

10' BUFFER

PROPERTY LINE

EXISTING TREE TO REMAIN, TYP.

EXISTING DITCH TO BE FILLED

EXISTING TREE TO BE REMOVED, TYP. TO BE COORDINATED WITH ENGINEERS' PLAN

EXISTING DITCH TO BE FILLED

EXISTING PARKER'S KITCHEN SITE

JENNIFER COURT

PROPERTY LINE

10' BUFFER

EXISTING POND

60' B.S.L.

50' BUFFER

PROPERTY LINE

24' BUFFER

PROPERTY LINE

MAY RIVER ROAD

N

W E

0 15 30 45 60 75 90 105 120

Scale 1 " = 30'

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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
JENNIFER COURT COMMERCIAL
BLUFFTON, SOUTH CAROLINA

DATE:	SEP. 30, 2026
PROJECT NO.:	26-080-01
DRAWN BY:	JM / ER
CHECKED BY:	DK

SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
TREE REMOVAL AND DEMOLITION PLAN

DRAWING NUMBER
B

ATTACHMENT 3



REQUIRED PARKING

DESCRIPTION	USE	S.F.	REQUIREMENTS	PARKING SPACES
BUILDING 01	COM. SERVICE (1ST FLOOR)	13,200 S.F. (INCLUDES 5,800 S.F. RESTAURANT)	04 SPACES/1,000 S.F.	52
	COM. SERVICE (2ND FLOOR)	13,200 S.F.	04 SPACES/1,000 S.F.	52
BUILDING 02	COM. SERVICE (1ST FLOOR)	6,000 S.F.	04 SPACES/1,000 S.F.	24
	COM. SERVICE (2ND FLOOR)	6,000 S.F.	04 SPACES/1,000 S.F.	24
BUILDING 03	COM. SERVICE (1ST FLOOR)	7,500 S.F. (RESTAURANT)	04 SPACES/1,000 S.F.	30
	COM. SERVICE (2ND FLOOR)	3,000 S.F.	04 SPACES/1,000 S.F.	12
TOTAL REQUIRED SPACES				**194**

PARKING SUMMARY

DESCRIPTION	PARKING SPACES
CAR	207
ACCESSIBLE CAR / VAN	11
TOTAL PROPOSED SPACES	218
TOTAL EXISTING SPACES	00
TOTAL PARKING SPACES	**218**

NOTE:
1. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).

PROPOSED SITE COVERAGE TABLE

	ACTUAL COVERAGE (SF)
BUILDING	26700
IMPERVIOUS SURFACE	92,564
TOTAL IMPERVIOUS	119,264
TOTAL SITE	225,570
% SITE COVERAGE	**52.87%**

SITE DESCRIPTION

EXISTING ZONING	**NEIGHBORHOOD CORE**
TOTAL SITE AREA (ACRES)	**±5.18 A.C.**

N

W E

0 15 30 45 60 75 90 105 120

Scale 1 " = 30'

Wilmer Jones Keefer Ltd.
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land planning
www.wjkld.com
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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

JENNIFER COURT COMMERCIAL

BLUFFTON, SOUTH CAROLINA

DATE:	SEP. 30, 2026
PROJECT NO.:	26-080-01
DRAWN BY:	JM / ER
CHECKED BY:	DK

SUBMITTAL PLAN, NOT FOR CONSTRUCTION

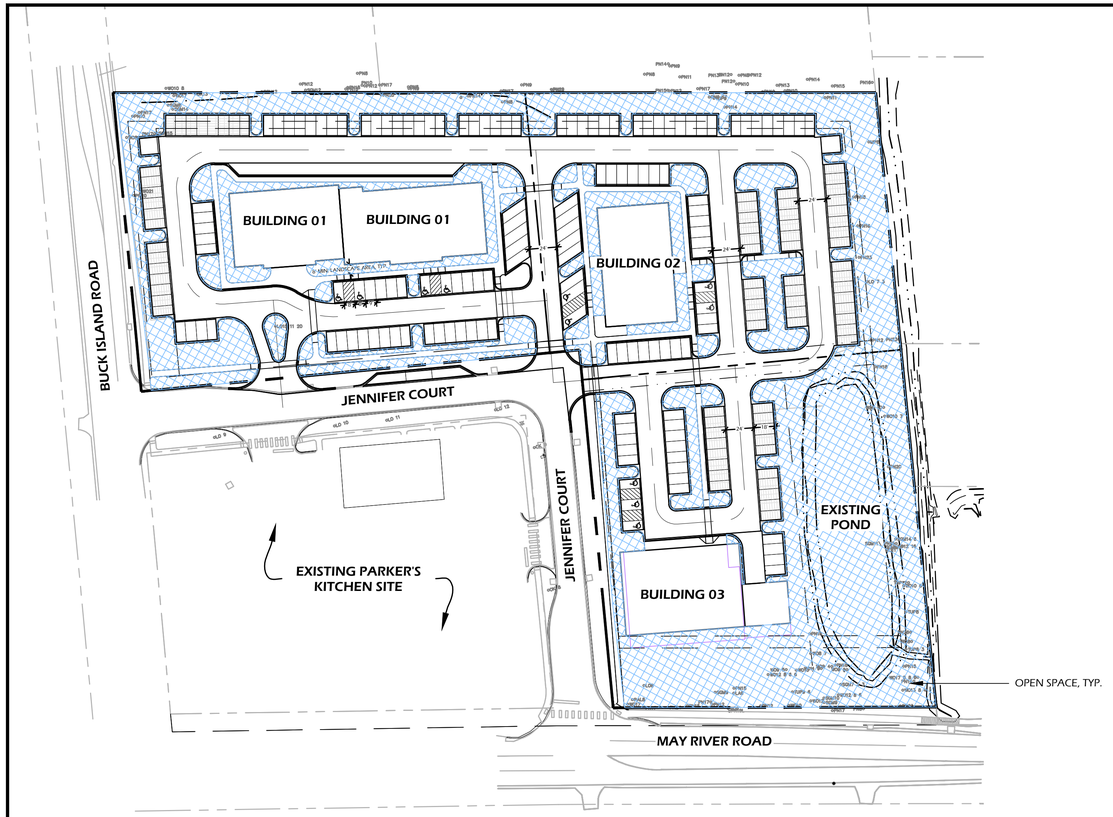
REVISIONS:

DRAWING TITLE
SITE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER

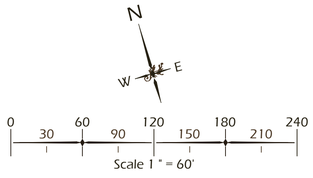
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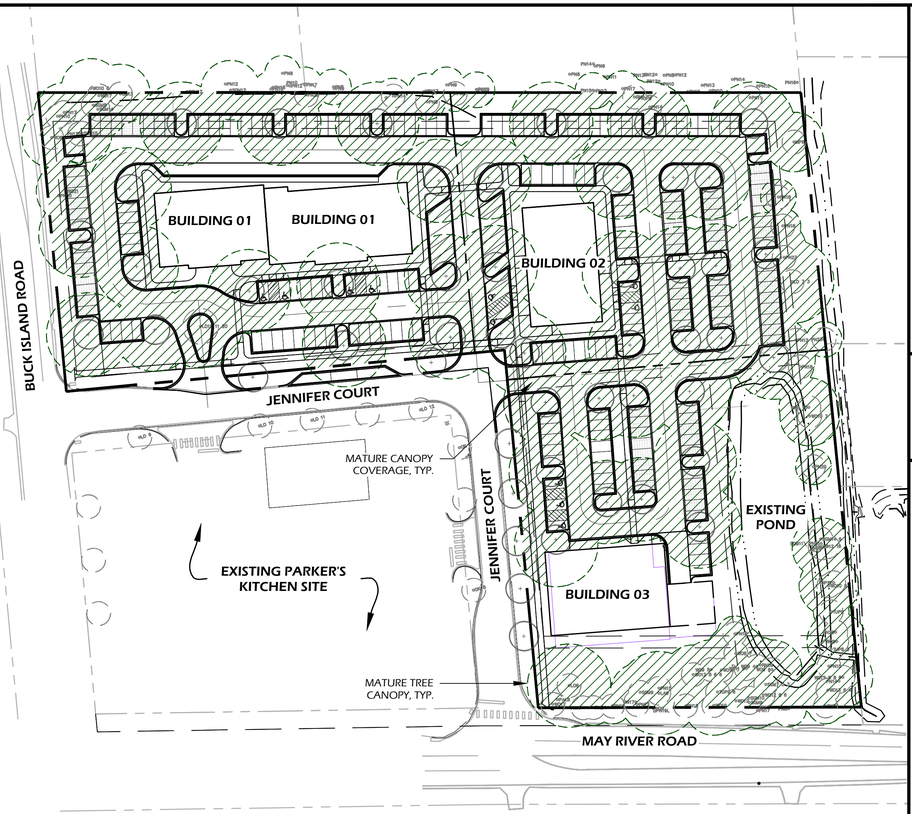
ATTACHMENT 3



OPEN SPACE EXHIBIT

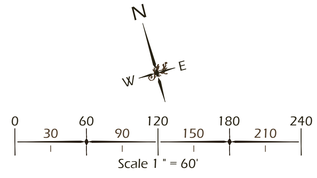
OPEN SPACE TABLE		
DESCRIPTION	ACTUAL COVERAGE (SF)	PERCENT OF TOTAL SITE (%)
TOTAL LIMIT OF WORK AREA	225,570 S.F.	
OPEN SPACE	93,862 S.F.	**41.61 %**





TREE CANOPY EXHIBIT

CANOPY COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
TOTAL LIMIT OF WORK AREA	225,570 S.F.
BUILDING FOOTPRINT	27,250 S.F.
REMAINING SITE AREA	198,320 S.F.
MATURE CANOPY COVERAGE (EXISTING AND PROPOSED)	153,401 S.F.
% CANOPY COVERAGE (75% MIN.)	**77.35%**



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REVISIONS:

DRAWING TITLE
SITE DIAGRAMS AND TABLES

DRAWING NUMBER
D