



CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

July 30, 2024

Dan Frazier
Town of Bluffton Dept. of Growth Management
20 Bridge Street
Bluffton, SC 29910

Subject: **Town of Bluffton DRC Public Project Review: DP-06-24-019190**
Buckwalter Parkway Healthcare
Ward Edwards Project Number: 230640

We are in receipt of your Staff Report dated 07/18/2024 for Preliminary DRC review. Enclosed please find our response package addressing the provided comments as follows:

Enclosures:

1. Site Development Plans
2. Landscape Plans
3. Compliance Calculator
4. Traffic Impact Analysis Report

Watershed Management Review

1. 220 trees were entered into the compliance calculator for SWRv credit. If the area of these trees is considered "Forest Cover/Open Space" in the post-development land cover totals, they must be removed from the tree credit section. Revise accordingly.
The compliance calculator has been revised accordingly to not credit any trees outside the limits of disturbance or areas deemed "Forest Cover/Open Space".
2. Clarify if the "infiltration" BMP in the compliance calculator are the dry detention basins. Dry detention basins are considered Storage Practices per SWDM 4.11. Revise compliance calculator to reflect this.
The compliance calculator has been revised to reflect detention basins 1 and 3 as Bioretention-IWS BMPs. An additional BMP, Bio-retention area 4, was also added to the landplan, and some additional paving was converted to permeable pavers, to offset the loss of accounted for onsite water quality retention volume.
3. Provide proposed contours on the grading plan.
Comment noted, proposed contours can be seen on the wet detention and bio-retention areas, and will be provided throughout the remaining site plan at time of MS4 stormwater submission.
4. Remove curb cuts from dumpster pads.
As discussed at the 07/24 Preliminary DRC meeting, curb cuts will remain at the dumpster pads, to direct dumpster pad runoff through flumes that discharge over vegetation, prior to entering the underground drainage structures. River rock has also been added at the end of the flumes originating from the dumpster pads.



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5. Provide missing surface coverage data on sheet C002, and pond 2 spillway & dry detention basin dimension data details on sheet C602.
Commented noted, the missing surface coverage data, pond 2 spillway, & bioretention details have been provided in the attached plan set.
6. Frame elevations on dry detention basins 1, 2, and 3 are higher than the top of bank.
The BMPs and outfall boxes have since been revised to reflect proper frame elevations, all lower than the top of bank.
7. At time of stormwater submittal, provide a 10-year exhibit.
A 10-YR exhibit will be provided at the time of MS4 stormwater submission.

Beaufort Jasper Water and Sewer Review

1. Pending submittal of the project by the engineer of record to BJWSA's Design Review Team in accordance with the Development Policy and Procedure Manual.
The project has been submitted to BJWSA's Design Review Team, and approval will be provided upon receipt.

Fire Department Review

1. Relocate the Fire Department Connection to provide direct access that is not obstructed by parking.
The fire department connection has been relocated, seen on Sheet C701, to accommodate direct access from the rear drive aisle.

Planning Review - Principal

1. The Buckwalter Parkway Access Management Plan prepared for Beaufort County calls for a traffic signal to be installed at the intersection of Buckwalter Parkway and Parkside Drive, and for the access to the parkway at the Ludlow Street intersection to become a right-in/right-out access only. Coordinate with Beaufort County Engineering on timing and responsibilities with regard to these planned transportation improvements.
A traffic impact analysis report has been prepared for the proposed development and recently submitted to Beaufort County for review. We are awaiting additional coordination with the County as it relates to timing and responsibilities regarding the Parkside Drive intersection planned traffic signal and Ludlow intersection conversion median modifications. The proposed access the Ludlow intersection has also been revised as a right-in right-out movement to match both the TIA and current Buckwalter Access Management Plan.

If you have any questions or comments during your review, please do not hesitate to contact me at (757) 814-0824 or cblaney@wardedwards.com.

Sincerely,

Ward Edwards Engineering

A handwritten signature in blue ink, appearing to read 'C Blaney', is written over the company name.

Conor Blaney, PE
Project Manager

Design Team

Land Surveyor:
Atlas Surveying, Inc.
843.645.9277

Usage: commercial

Town of Bluffton, South Carolina

Tax Map #: R610 022 000 1073 0000

R610 022 000 1083 0000

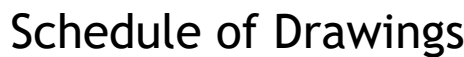
R610 022 000 1081 0000

R610 022 000 1082 0000

R610 022 000 1084 0000

2 Parkside drive

GIS coord: N32° 16' 49", W80° 54' 43"



**Ward
Edwards**
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton,
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(843) 837-5250
www.WardEdwards.com

Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for

e4h Environments for Health Architecture

Cover Sheet

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83

Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

Plot to Scale

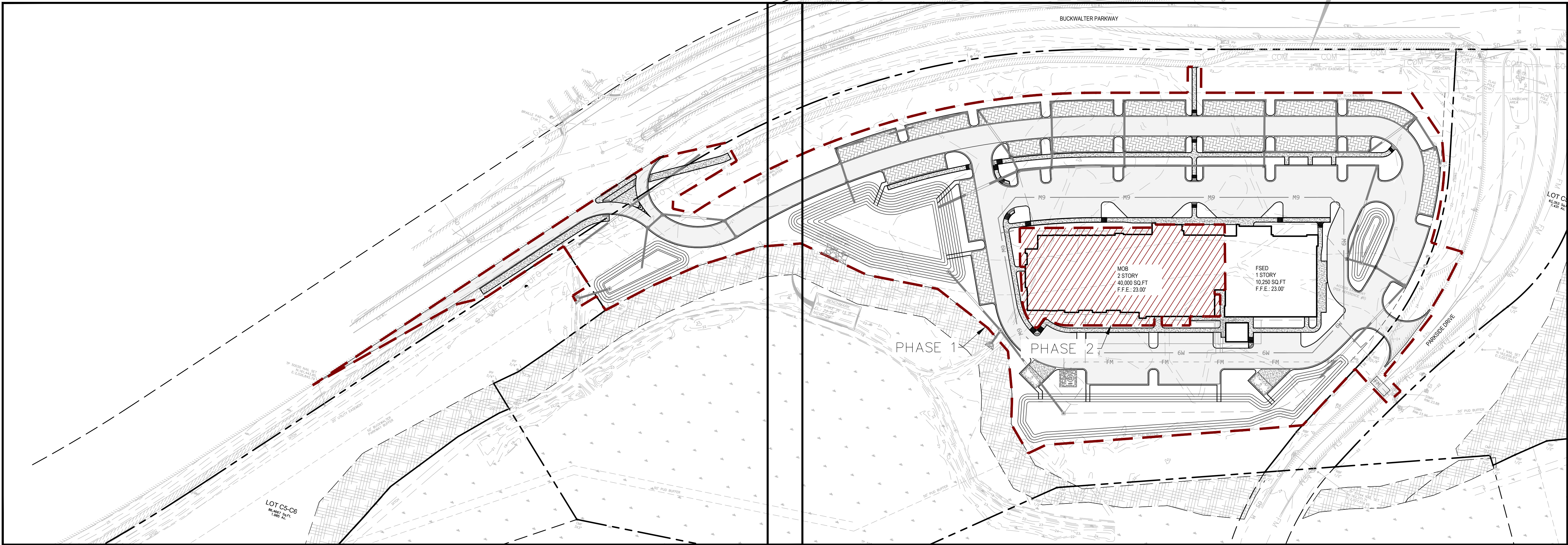
C001

Project Name
BJWSA Project #: 2024-XXX

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SHEET 02

SHEET 01





Ward Edwards

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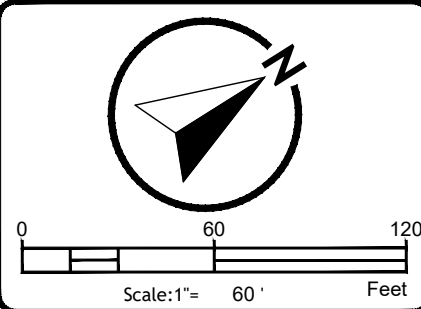
Buckwalter Parkway Healthcare

Town of Bluffton, South Carolina

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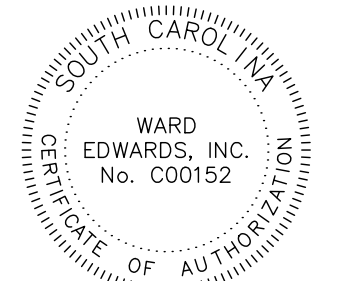
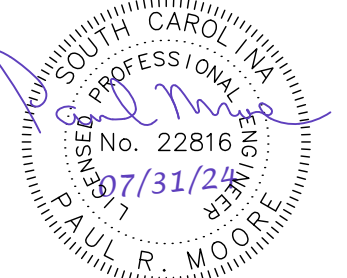
Phasing Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB



C003

No.	Description	Date
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WARD EDWARDS, INC.
No. 22816

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WARD EDWARDS
ENGINEERING

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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

Existing Conditions Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

0 30 60

Scale: 1" = 30'

Feet

C101

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STATE OF SOUTH CAROLINA

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Buckwalter Parkway Healthcare

Town of Bluffton, South Carolina

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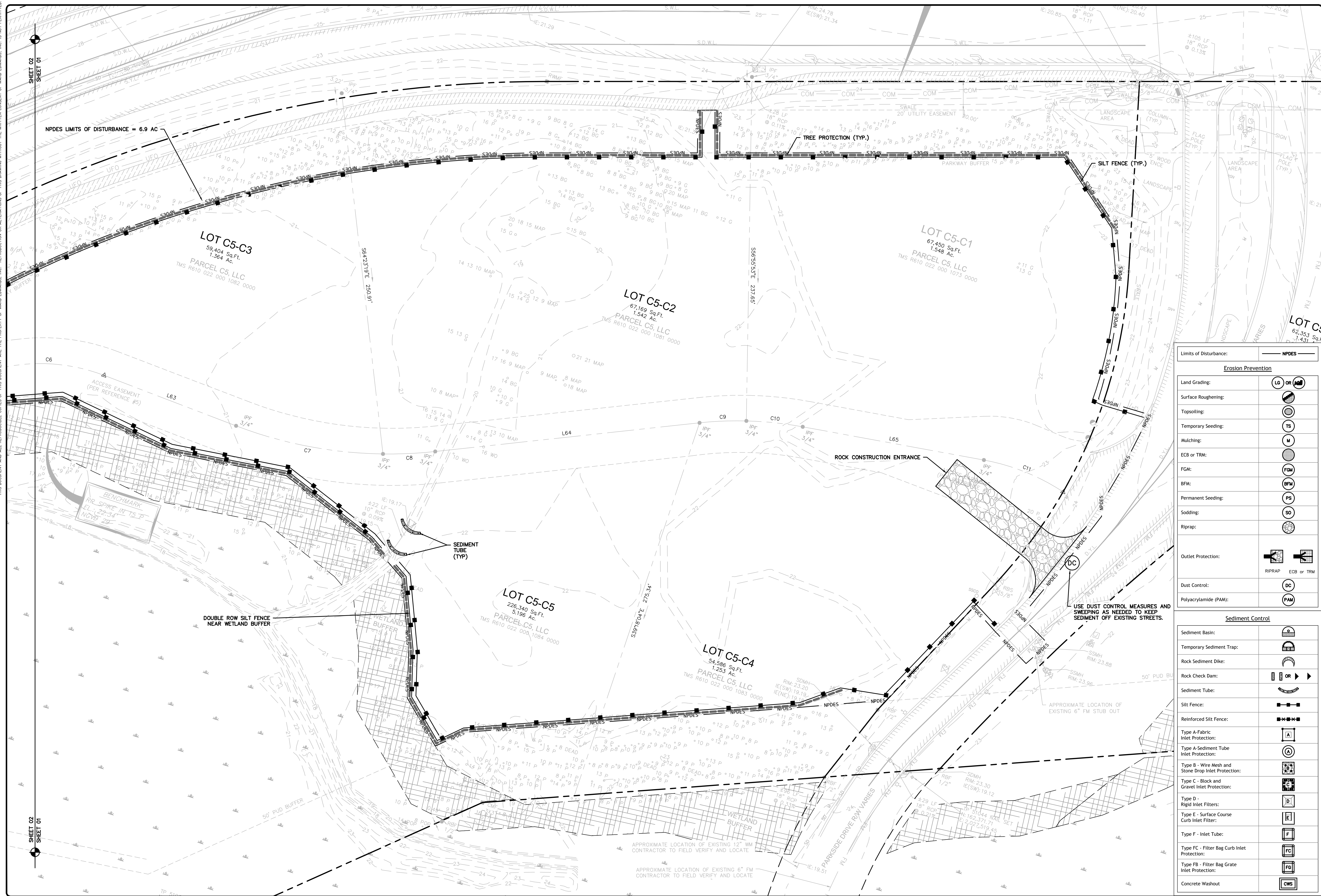
Existing Conditions Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
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C102

Permit Set - NOT FOR CONSTRUCTION

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Limits of Disturbance:	NPDES
Erosion Prevention	
Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM
Sediment Control	
Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Block and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	
Type FB - Filter Bag Grate Inlet Protection:	
Concrete Washout	

No.	Description	Date
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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

Initial Erosion Control Plan

Vert. Datum: NAVD88
Horiz. Datum: NAD83

Project #: 230640
Date: 07/31/24
Designed by: LYJ
Checked by: CPB

Scale: 1" = 30'

C201

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Limits of Disturbance:NPDES

Erosion Prevention

Land Grading:

LG

OR

Surface Roughening:

Topsolling:

Temporary Seeding:

TS

Mulching:

M

ECB or TRM:

FGM:

FGM

BFM:

BFM

Permanent Seeding:

PS

Sodding:

SO

Riprap:

Outlet Protection:

RIPRAP

ECB or TRM

Dust Control:

DC

Polyacrylamide (PAM):

PAM

Sediment Control

Sediment Basin:

Temporary Sediment Trap:

Rock Sediment Dike:

Rock Check Dam:

OR

Sediment Tube:

Silt Fence:

Reinforced Silt Fence:

Type A-Fabric Inlet Protection:

A

Type A-Sediment Tube Inlet Protection:

A

Type B - Wire Mesh and Stone Drop Inlet Protection:

B

Type C - Block and Gravel Inlet Protection:

C

Type D - Rigid Inlet Filters:

D

Type E - Surface Course Curb Inlet Filter:

E

Type F - Inlet Tube:

F

Type FC - Filter Bag Curb Inlet Protection:

FC

Type FB - Filter Bag Grate Inlet Protection:

FG

Concrete Washout:

CWS

The main site plan illustrates the proposed erosion control measures for a development. Key features include:

- NPDES Limits of Disturbance:** A dashed line indicating a total area of 6.9 AC.
- Property Boundaries:** LOT C5-C6 (86,486.7 Sq.Ft., 1.985 Ac.) and PARCEL 7A, LLC (TMS R610 030 000 1704 0000).
- Infrastructure:** BUCKWALTER PARKWAY 120' R/W, BRAILLE PAD (TYP.), and a 20' UTILITY EASEMENT.
- Erosion Control Measures:** Various structures like sediment basins, silt fences, and check dams are shown with specific dimensions and materials.
- Topography:** Contour lines and spot elevations are provided throughout the site.
- Other Features:** A WETLAND BUFFER, a DITCH, and a 50' BUCKWALTER PARKWAY BUFFER are also indicated.

WARD EDWARDS, INC. PROFESSIONAL ENGINEER No. 22816 07/31/24 PAUL R. MOORE

WARD EDWARDS, INC. No. C00152

8

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No.

Date

Description

Plan Revisions

Ward Edwards

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Buckwalter Parkway Healthcare

Town of Bluffton, South Carolina

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Initial Erosion Control Plan

Vert. Datum: NAVD88

Horiz. Datum: NAD83

Project #: 230640

Date: 07/31/24

Designed by: LYJ

Checked by: CPB

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Scale: 1"= 30'

Feet

C202

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NOTE:

- ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
- INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
- WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
- ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
- THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
- THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16-6-104, J-3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F-3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

ADHESIVE

ANIONIC ASPHALT EMULSION

LATEX EMULSION

RESIN-IN-WATER EMULSION

WATER DILUTION

7:1*

12.5:1*

4:1*

NOZZLE TYPE

COARSE SPRAY

FINE SPRAY

FINE SPRAY

APPLICATION (GAL./ACRE)

1,200

235

300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:

- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AND JACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATAK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

DUST CONTROL ON DISTURBED AREAS

SILT FENCE INSTALLATION

PLAN SYMBOL

FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL

SILT FENCE - GENERAL NOTES

- 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.
- Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
- Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
- Silt fence joints, when necessary, shall be completed by one of the following options:
 - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap.
 - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties, or,
 - Overlap entire width of each silt fence roll from one support post to the next support post.
- Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
- Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
- 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.

SILT FENCE - POST REQUIREMENTS

- Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
 - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
 - Weigh 1.25 pounds per foot (± 8%)
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
 - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of 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.
- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL). Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
- Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
- Filter Fabric shall be installed at a minimum of 24-inches above the ground.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE

FEBRUARY 2014

DATE

SEDIMENT TUBE INSTALLATION

PLAN SYMBOL

SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

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SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 Page 1 of 2

NOT TO SCALE

FEBRUARY 2014

DATE

PLAN SYMBOL

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014

DATE

CONSTRUCTION ENTRANCE - GENERAL NOTES

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

CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

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

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014

DATE

SEDIMENT TUBES - GENERAL NOTES

- Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.
- 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.
- 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.
- 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.
- Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
- 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.
- 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.
- The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
- Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
- Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
- Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.
- Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES - INSPECTION & MAINTENANCE

- The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
- 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.
- Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the sediment tube.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Large debris, trash, and leaves should be removed from in front of tubes when found.
- 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.
- 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.

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014

DATE

WARD EDWARDS, INC.
No. 22816
07/31/24

WARD EDWARDS, INC.
No. C00152
07/31/24

No.	Date	Description	Plan Revisions
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Ward Edwards Engineering

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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

e4h Environments for Health Architecture
Prepared for

Initial Erosion Control Details

Vert. Datum: NAVD88

Horiz. Datum: NAD83

Project #: 230640

Date: 07/31/24

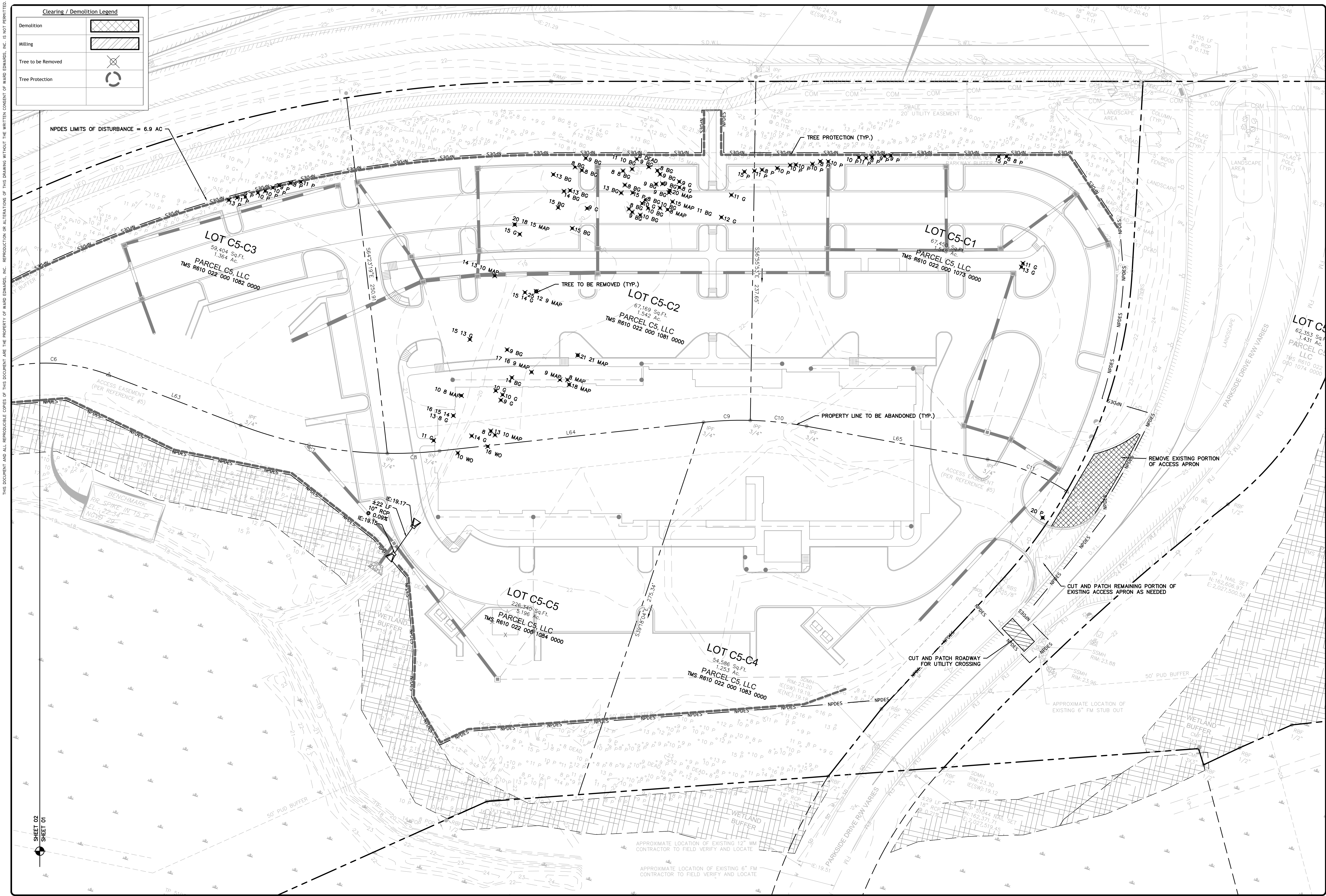
Designed by: LYJ

Checked by: CPB

Not to Scale

C203

Permit Set - NOT FOR CONSTRUCTION



Clearing / Demolition Legend	
Demolition	
Milling	
Tree to be Removed	
Tree Protection	

No.	Description	Date
8		
7		
6		
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Ward Edwards
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
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www.WardEdwards.com

Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for

e4h Environments for Health Architecture

Clearing & Demolition Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

Scale: 1" = 30' Feet

C301

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Clearing / Demolition Legend	
Demolition	
Milling	
Tree to be Removed	
Tree Protection	

No.	Description	Date
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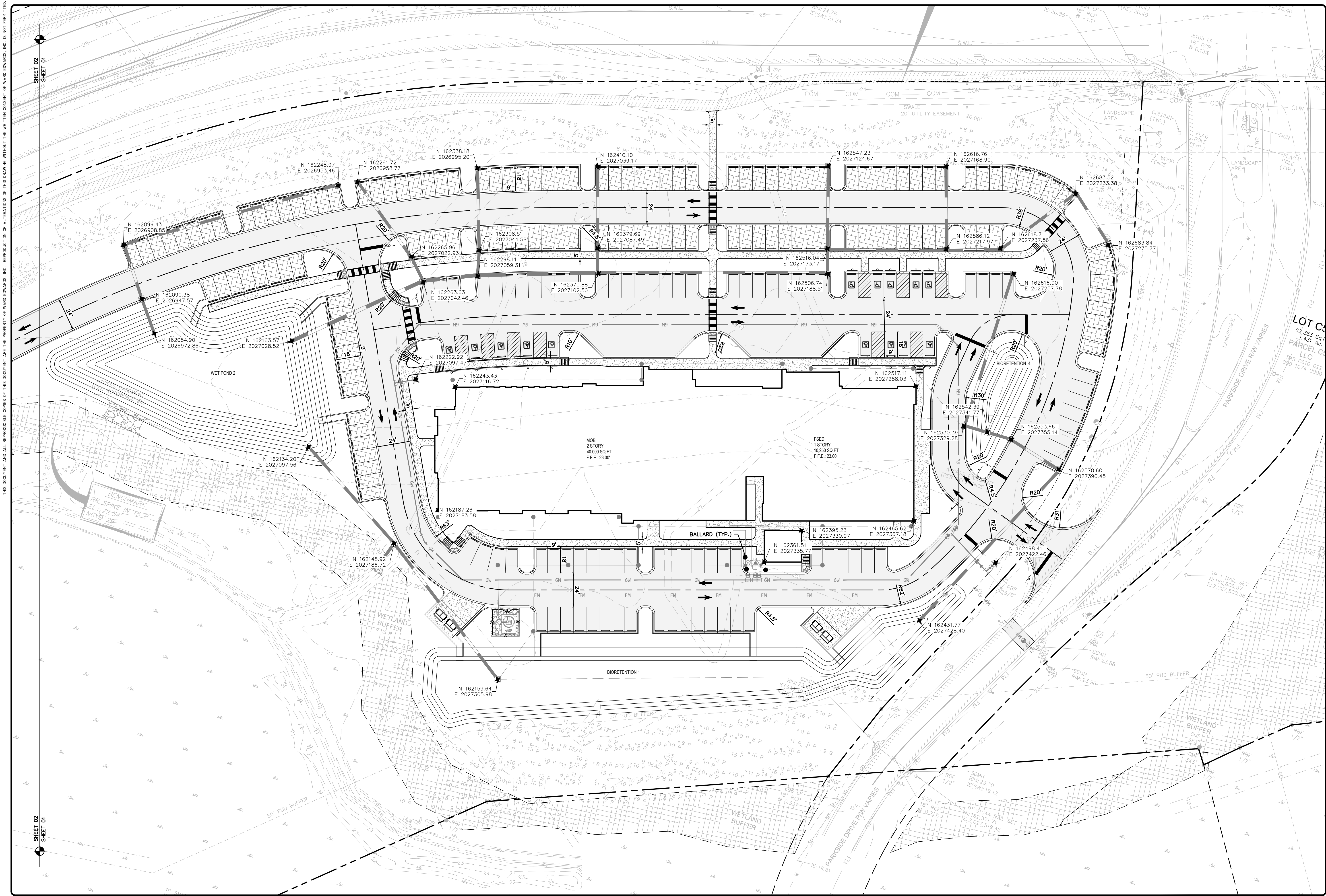
Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

Clearing & Demolition Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

C302



Professional Engineer
Paul R. Moore
South Carolina
No. 22816
07/31/24

Professional Engineer
Ward Edwards, Inc.
No. C00152

No.	Description	Date
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Ward Edwards
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

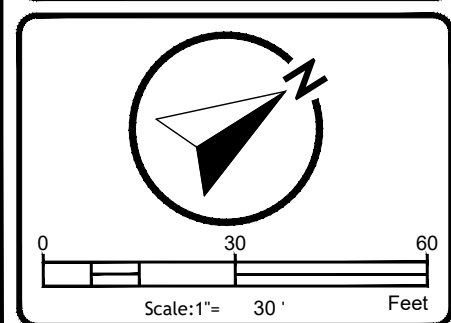
(843) 837-5250
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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

Site Layout Plan

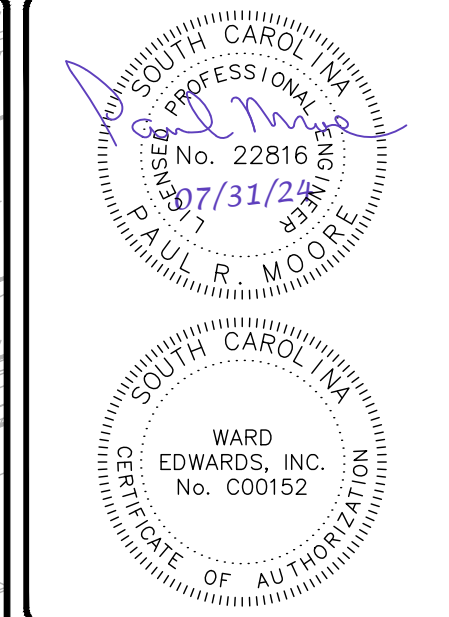
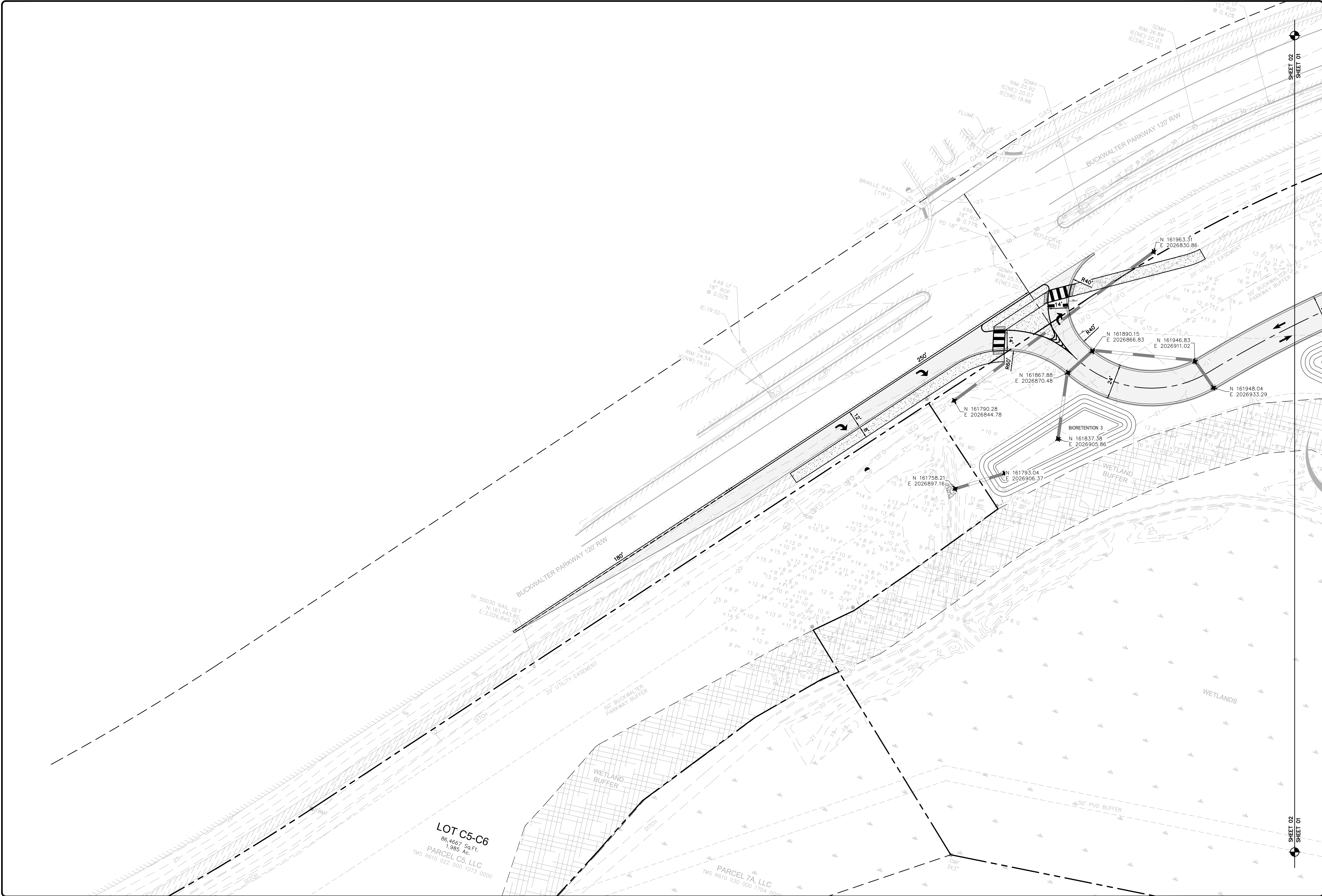
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB



C401

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No.	Description	Date
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**Ward
Edwards**
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

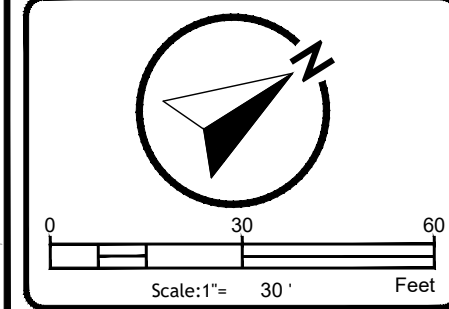
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Town of Bluffton, South Carolina

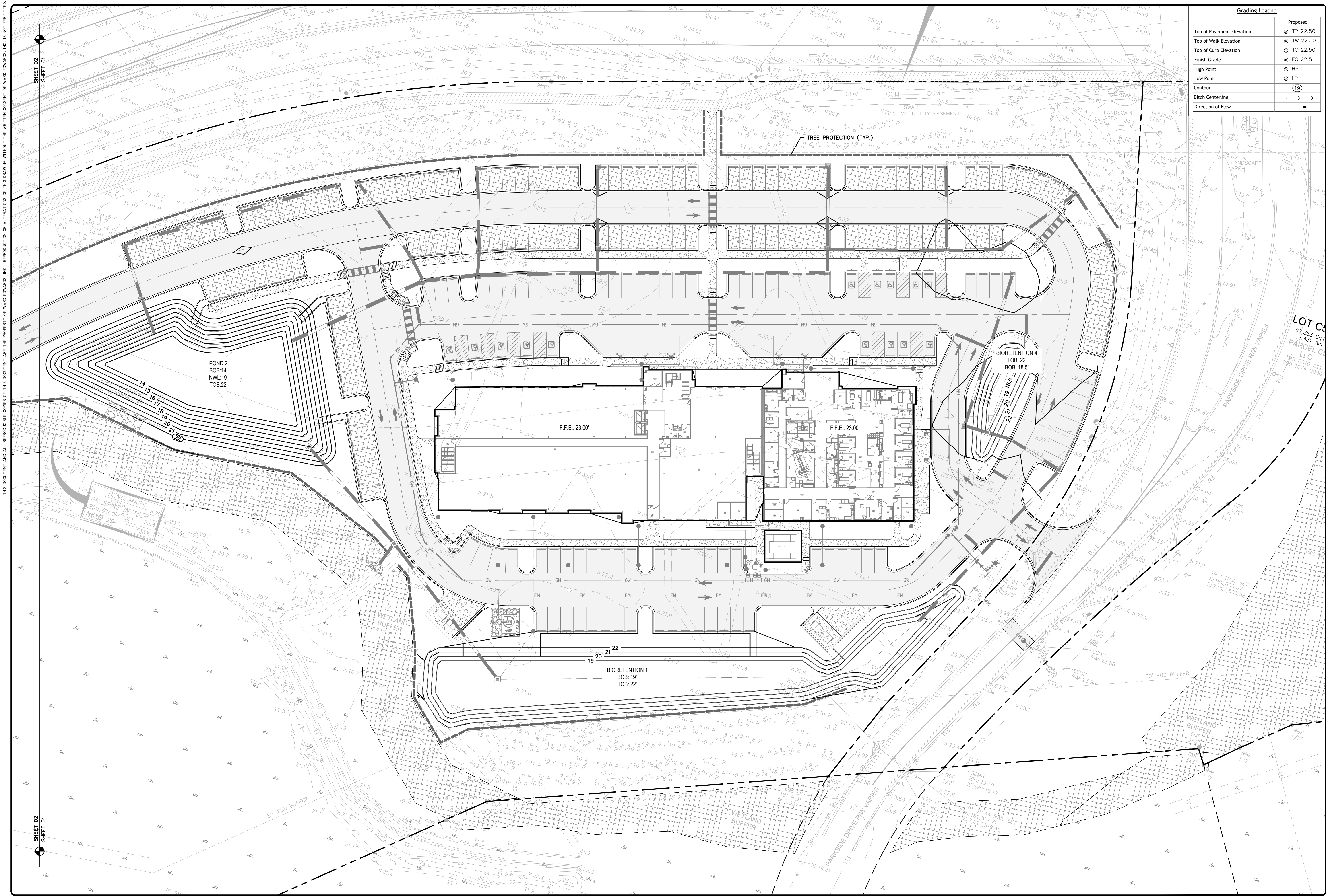
Prepared for
e4h Environments for Health Architecture

Site Layout Plan

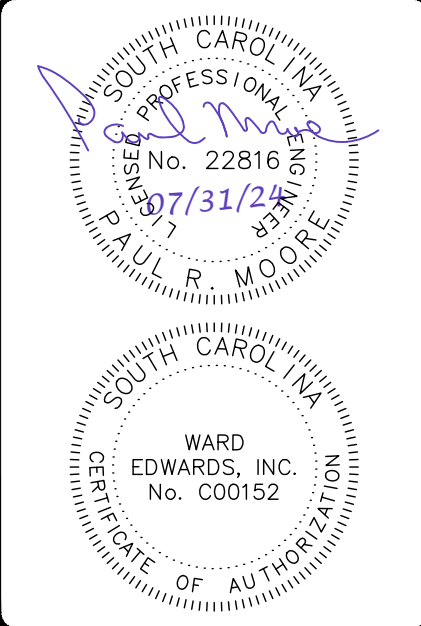
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB



C402



Grading Legend	
Top of Pavement Elevation	TP: 22.50
Top of Walk Elevation	TW: 22.50
Top of Curb Elevation	TC: 22.50
Finish Grade	FG: 22.5
High Point	HP
Low Point	LP
Contour	19
Ditch Centerline	
Direction of Flow	



No.	Description	Date
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Edwards**
ENGINEERING

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South Carolina 29910

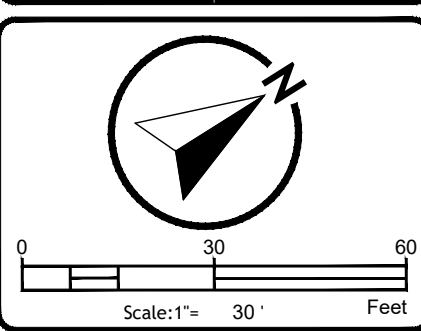
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Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

Grading Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB



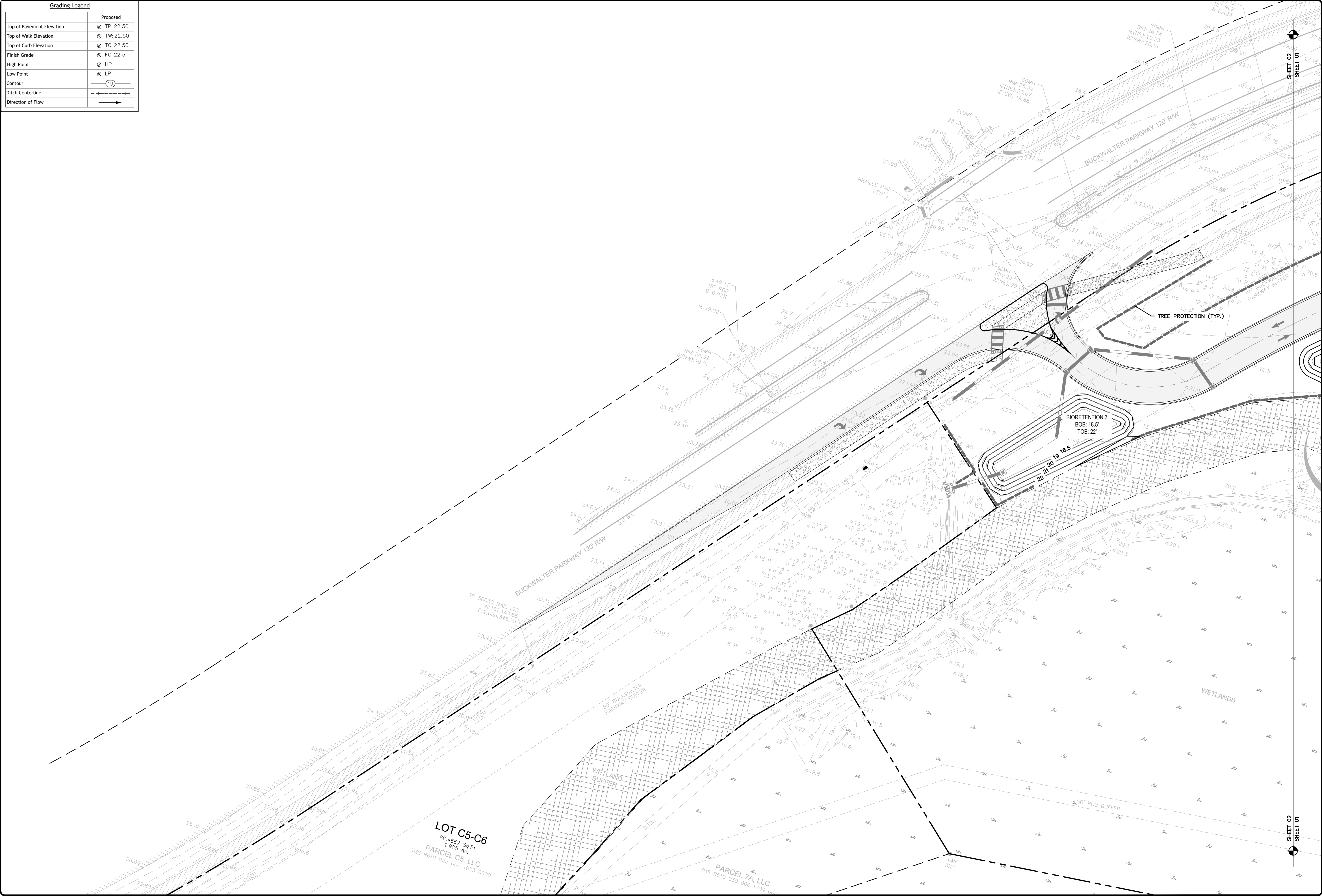
C501

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Grading Legend	
	Proposed
Top of Pavement Elevation	⊗ TP: 22.50
Top of Walk Elevation	⊗ TW: 22.50
Top of Curb Elevation	⊗ TC: 22.50
Finish Grade	⊗ FG: 22.5
High Point	⊗ HP
Low Point	⊗ LP
Contour	19
Ditch Centerline	→→→→→
Direction of Flow	→



WARD EDWARDS, INC.
Professional Engineer
No. 22816
07/31/24
PLAUR MOORE
REGISTERED PROFESSIONAL ENGINEER
SOUTH CAROLINA

WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORITY

No.	Description	Date
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ENGINEERING
119C Palmetto Way
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South Carolina 29910
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Town of Bluffton, South Carolina

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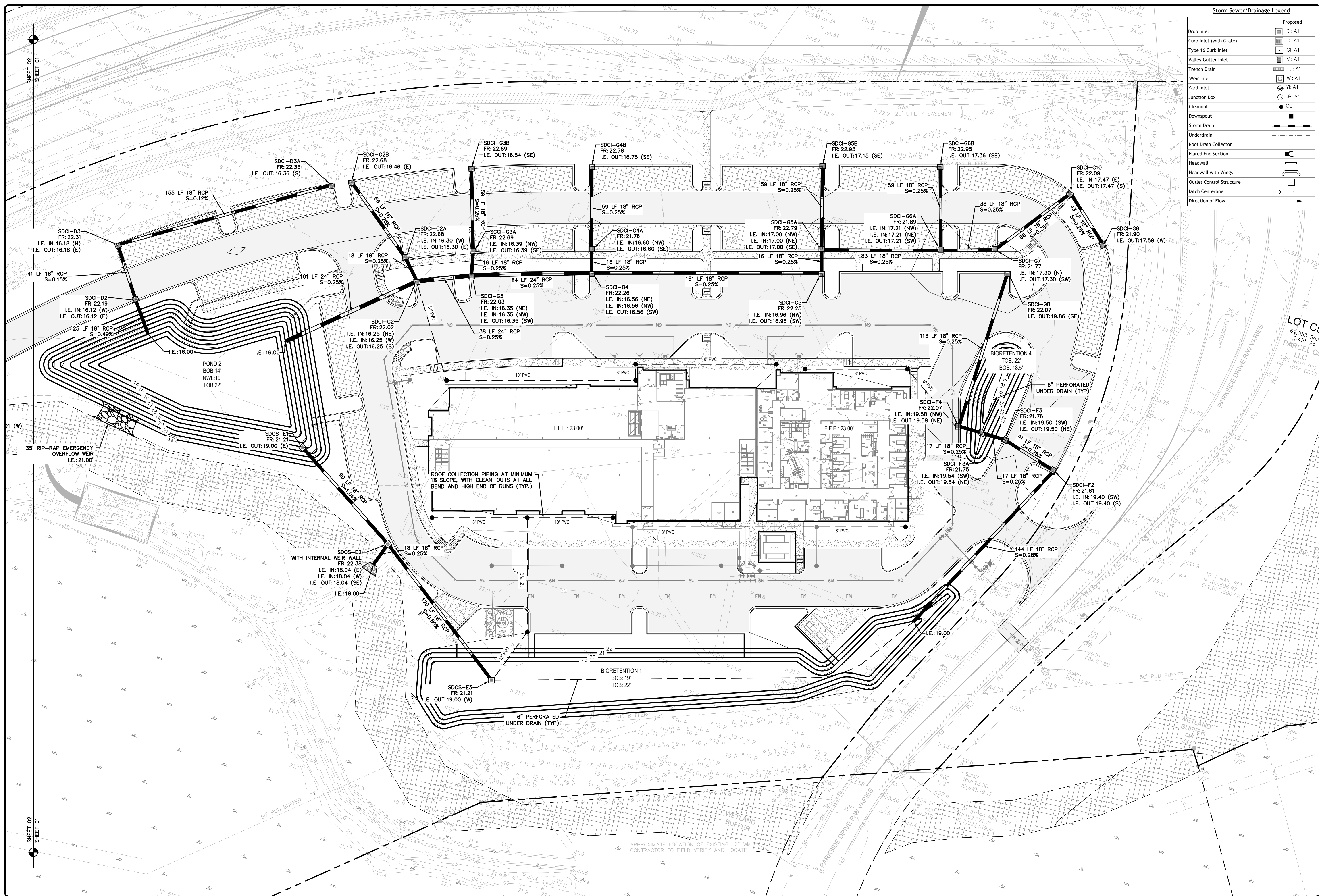
Grading Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

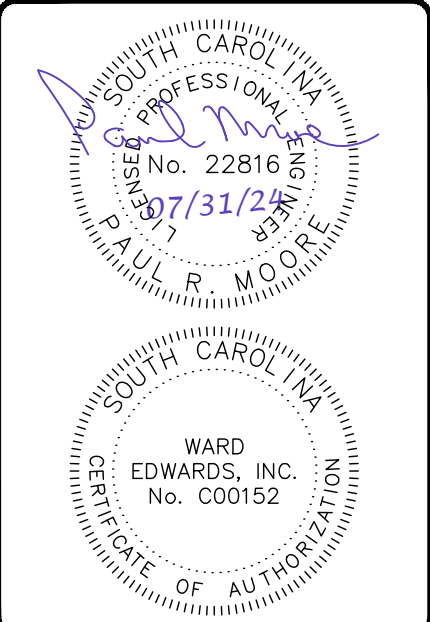
Scale: 1"= 30'

C502

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Storm Sewer/Drainage Legend	
Proposed	
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	



No.	Description	Date
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**Ward Edwards**
ENGINEERING

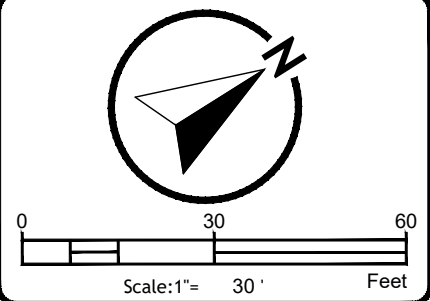
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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
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Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
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C601

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Storm Sewer/Drainage Legend	
	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
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Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

WARD EDWARDS, INC.
No. 22816
07/31/24

WARD EDWARDS, INC.
No. C00152
07/31/24

No.	Description	Date
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South Carolina 29910
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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

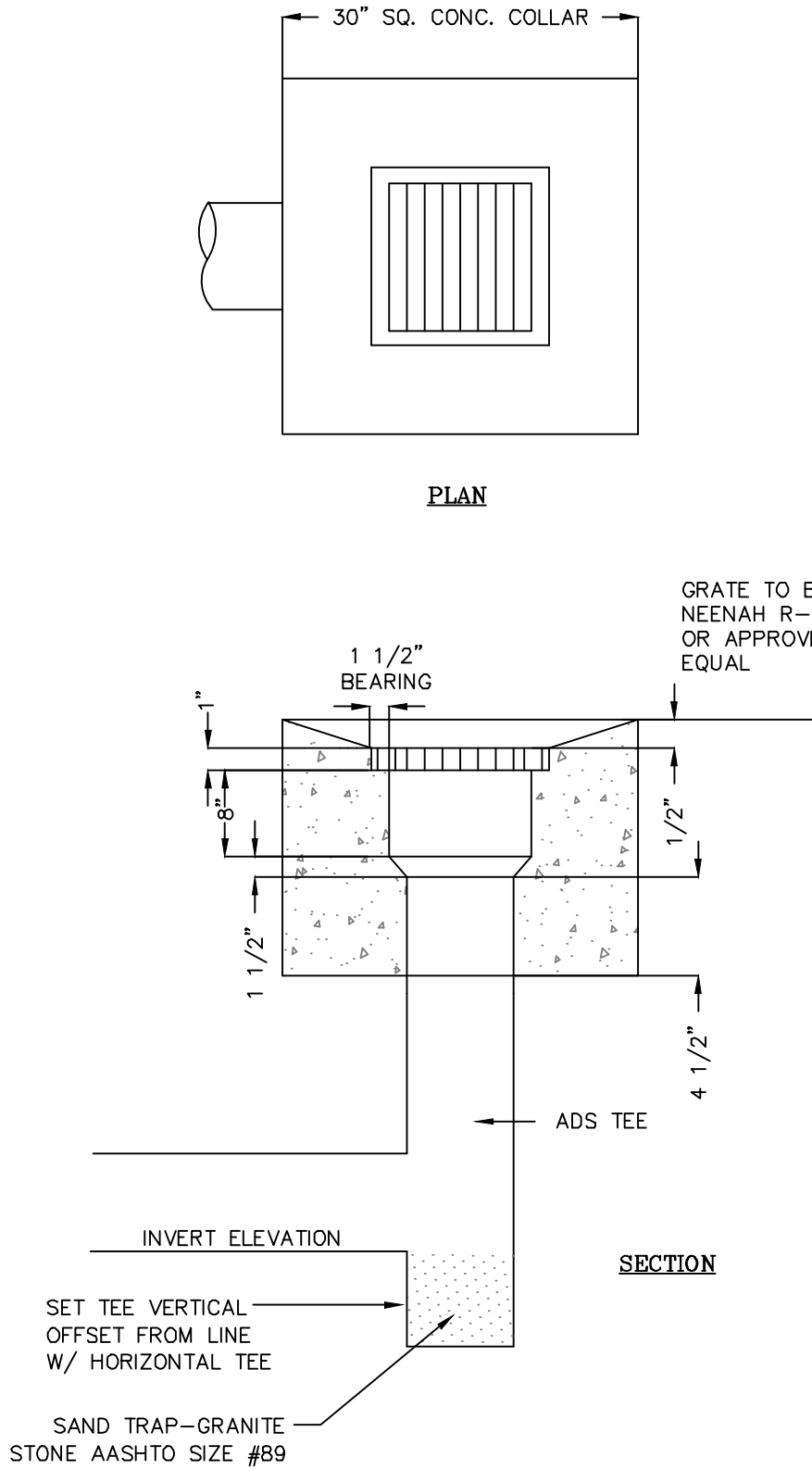
Prepared for
e4h Environments for Health Architecture

Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

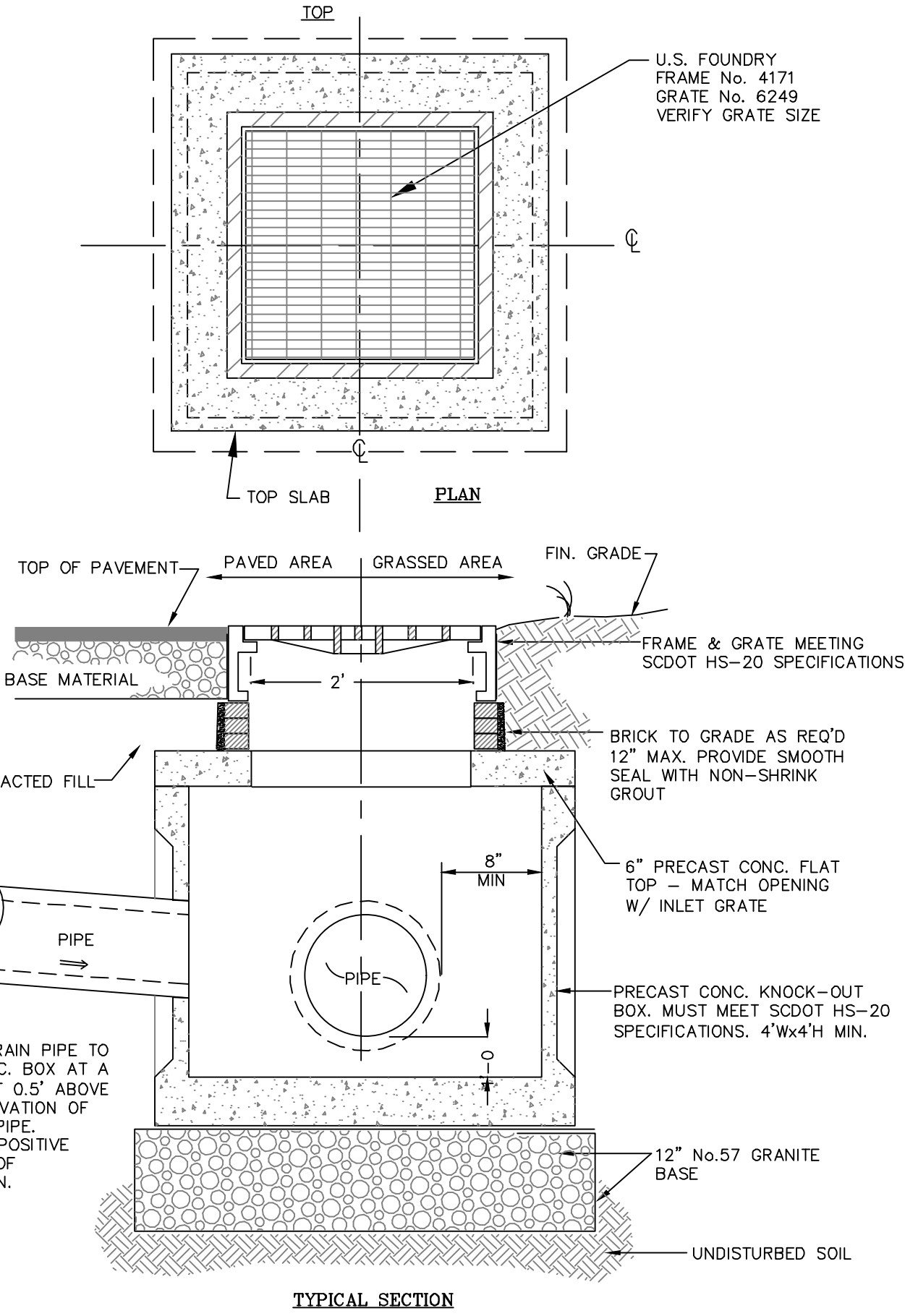
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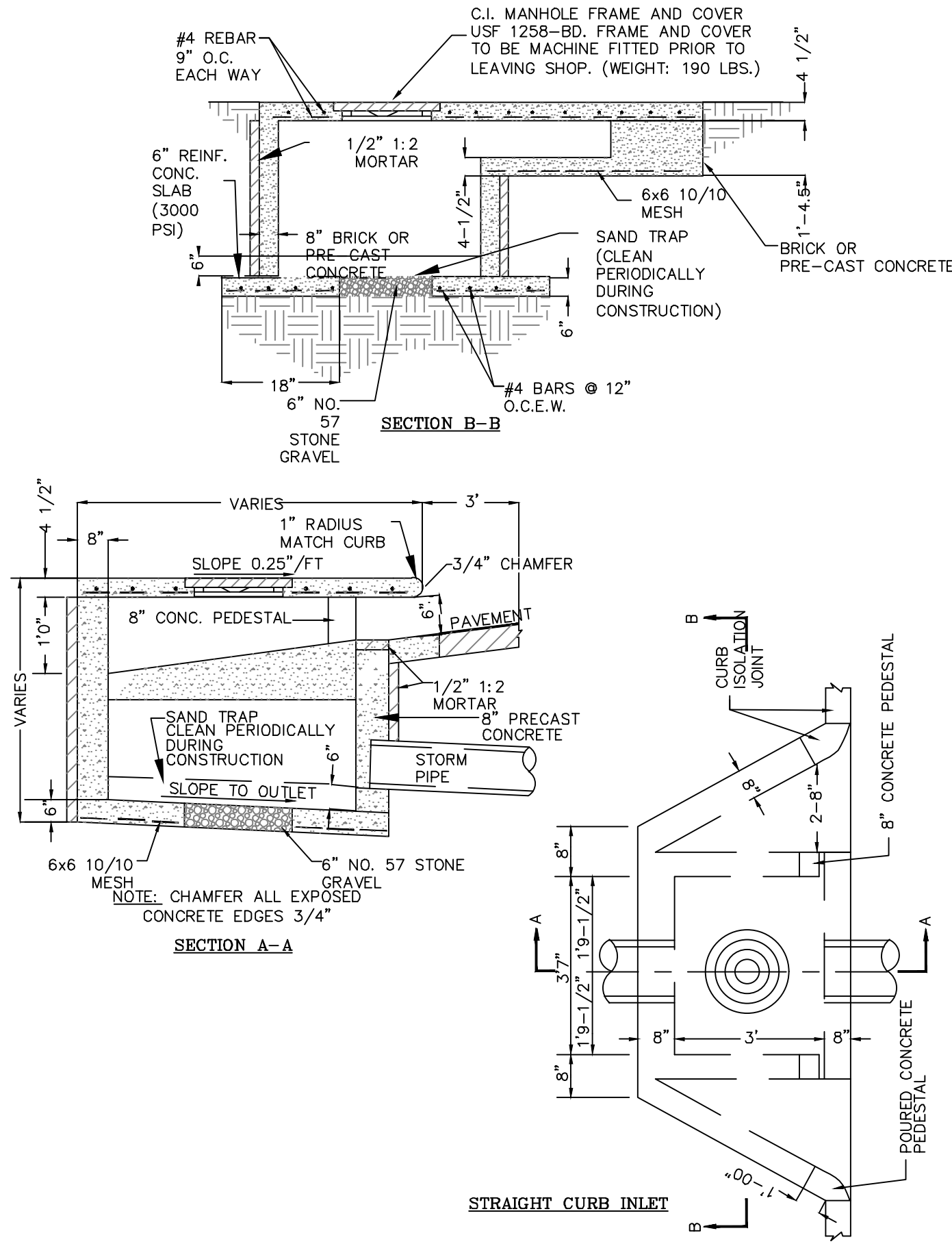
YARD INLET

DETAIL 02630-020



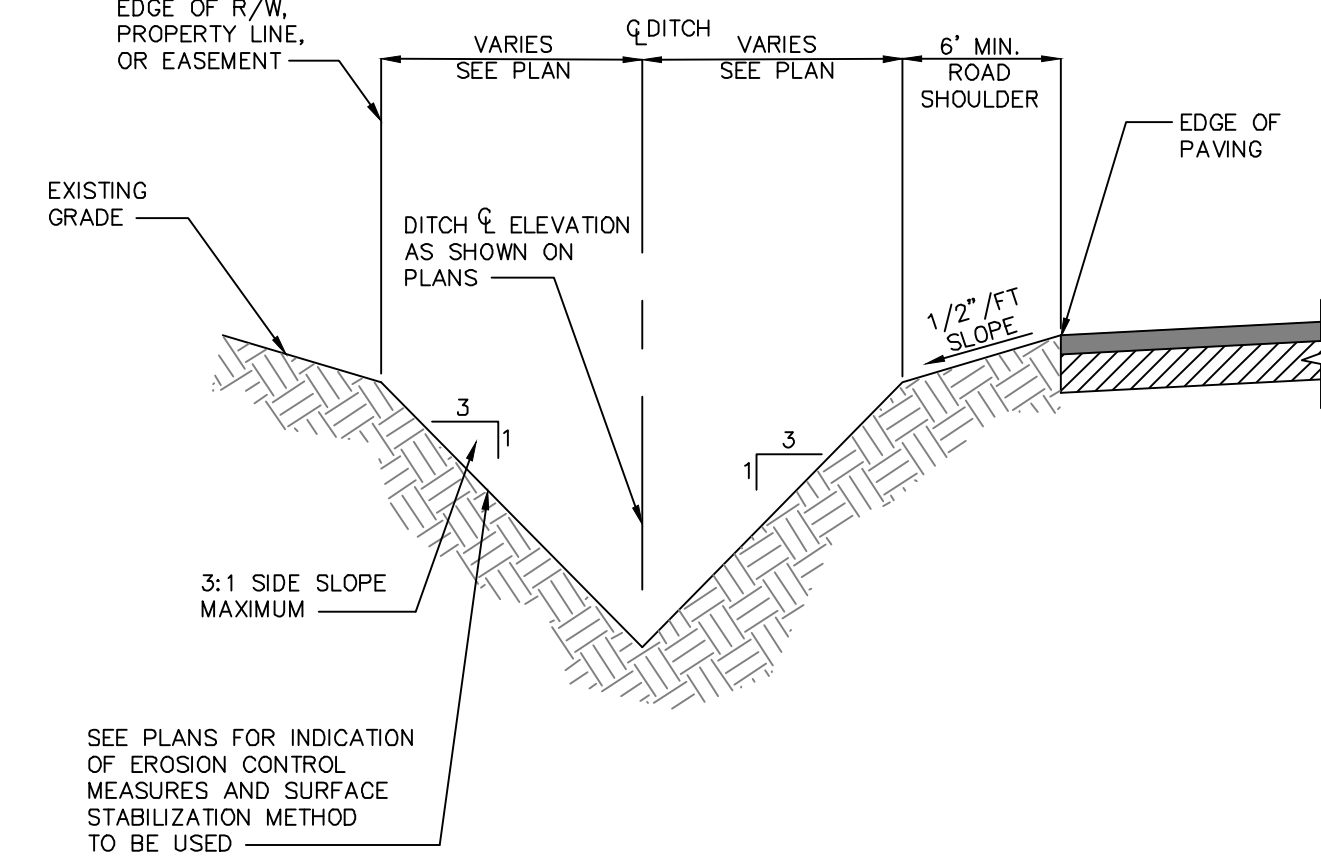
GRATE INLET

DETAIL 02630-027



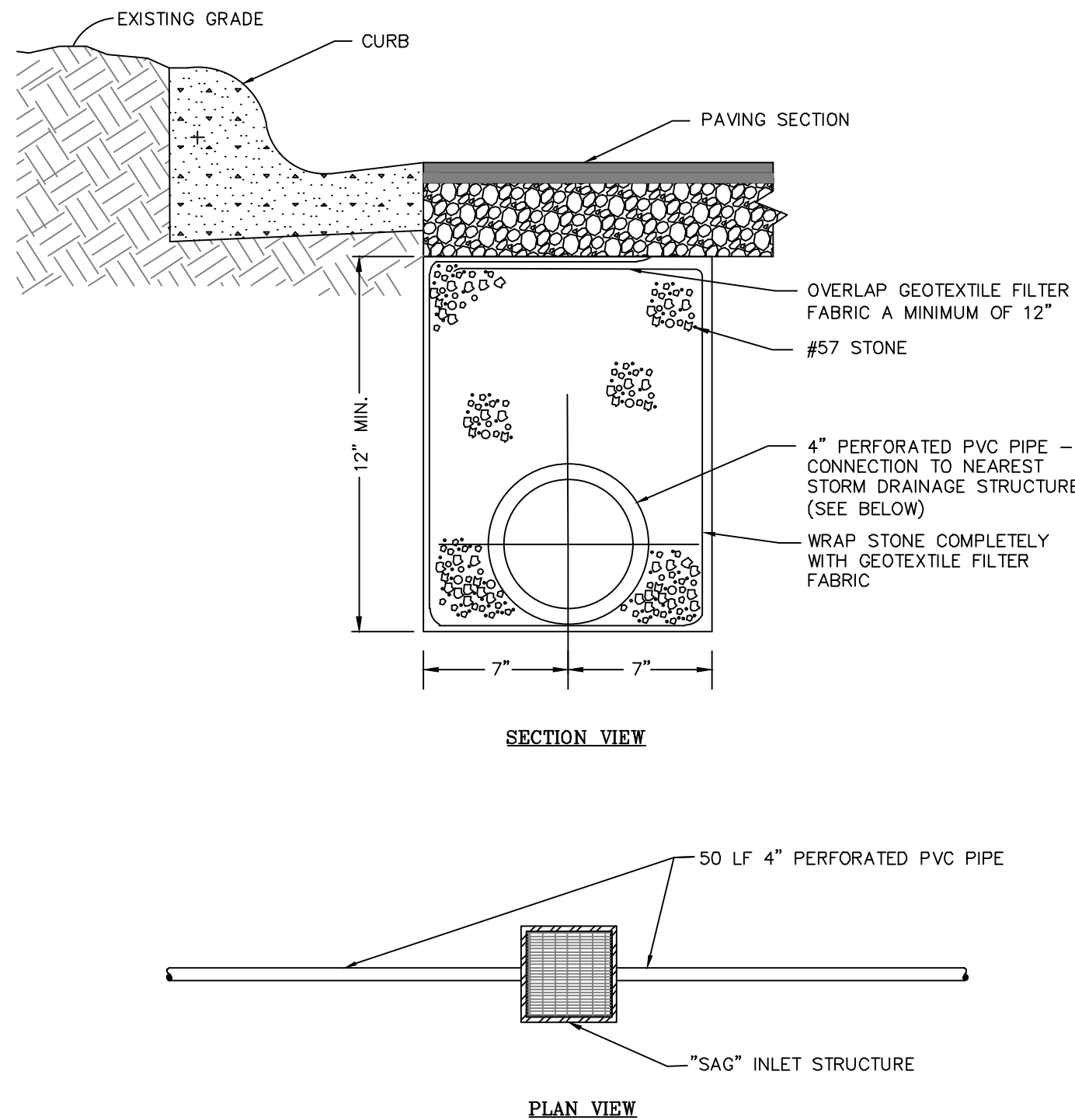
CURB INLET

DETAIL 02630-009



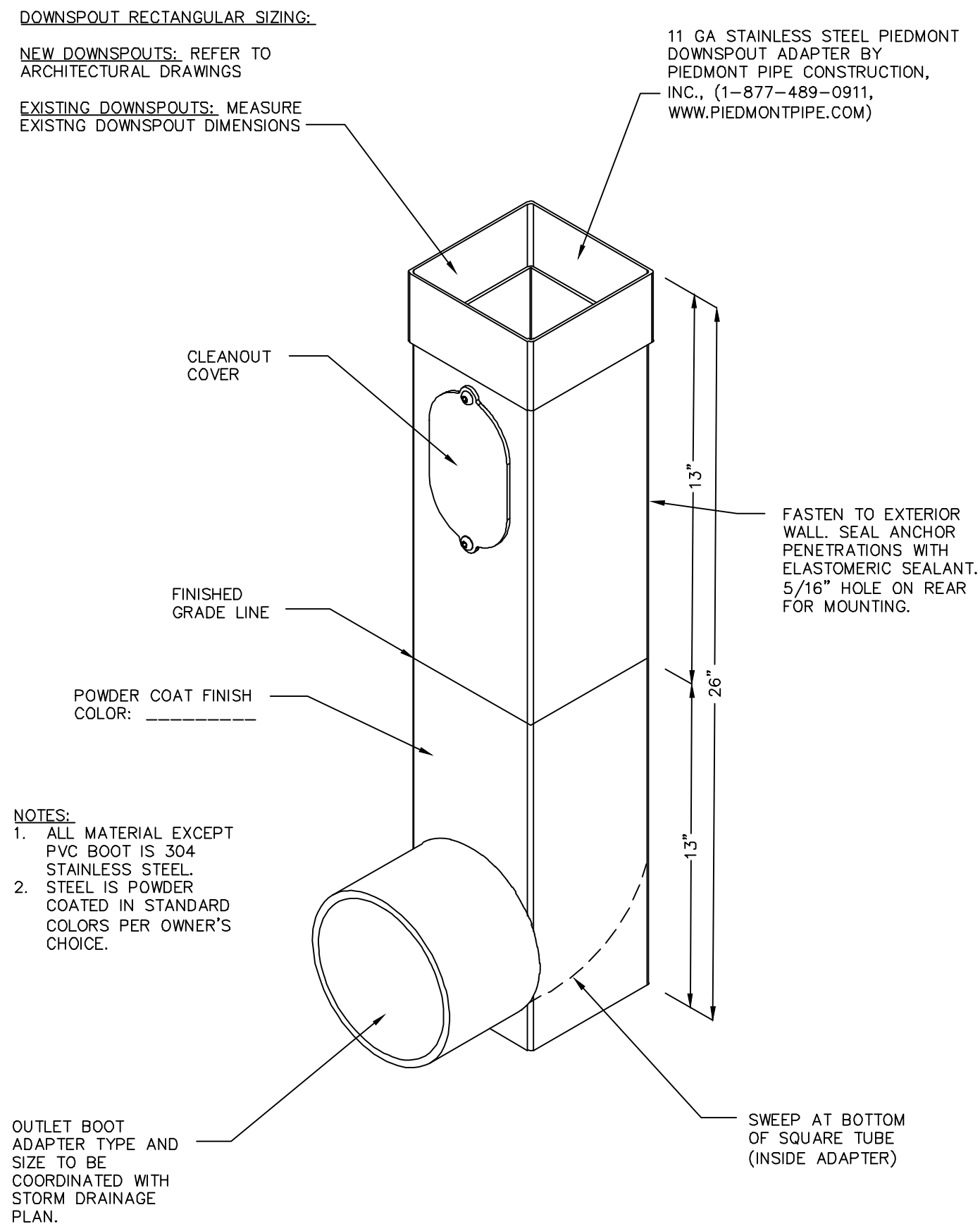
TYPICAL V-SHAPED DITCH CROSS SECTION

DETAIL 02630-024

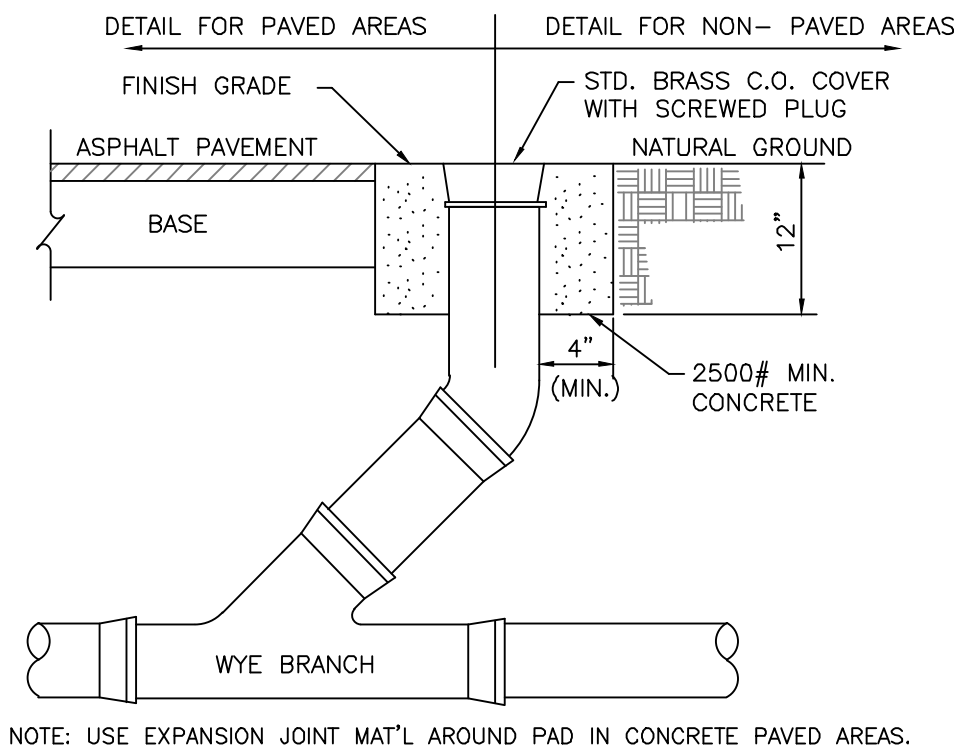


UNDERDRAIN DETAIL

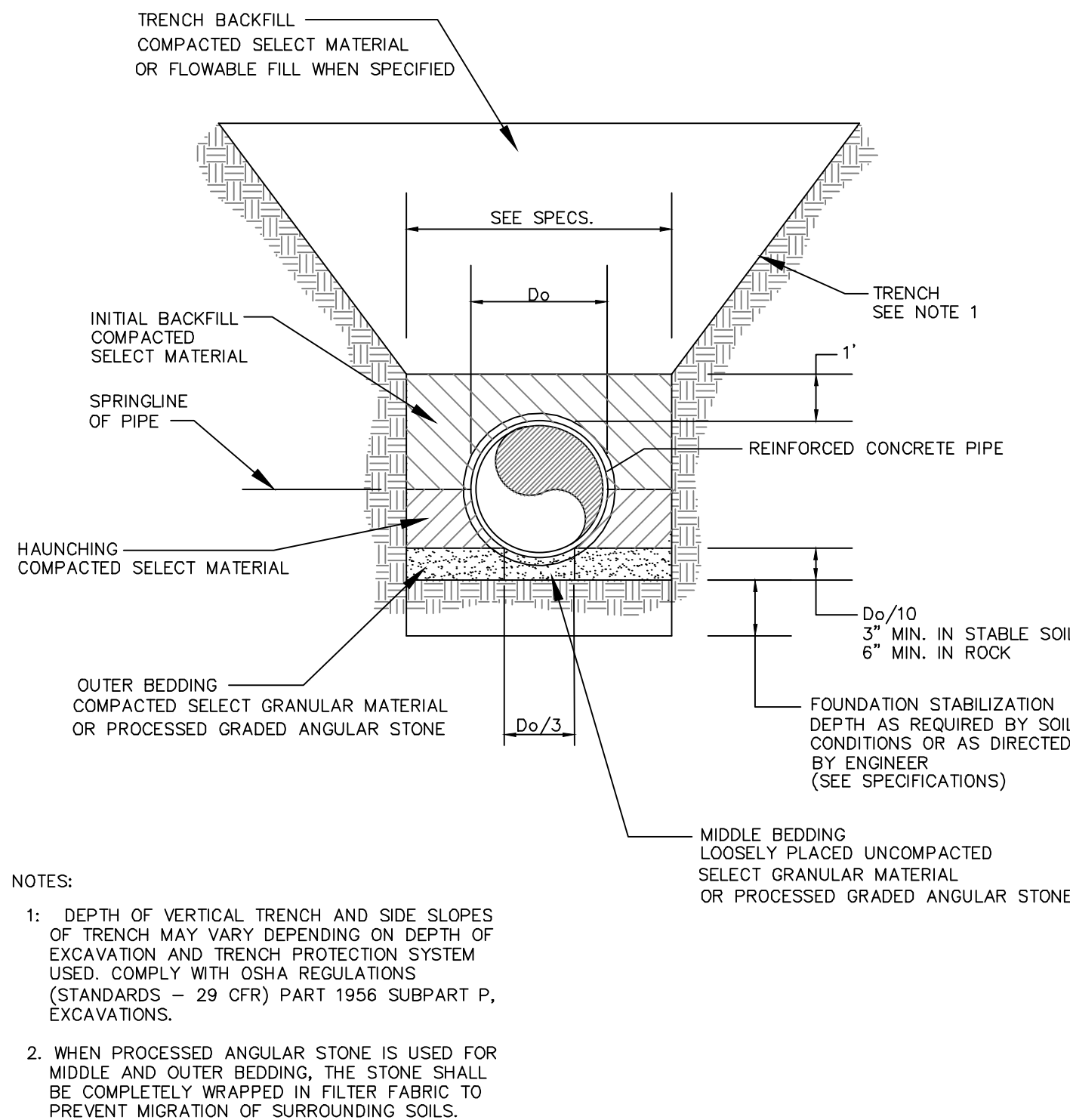
DETAIL 02630-025



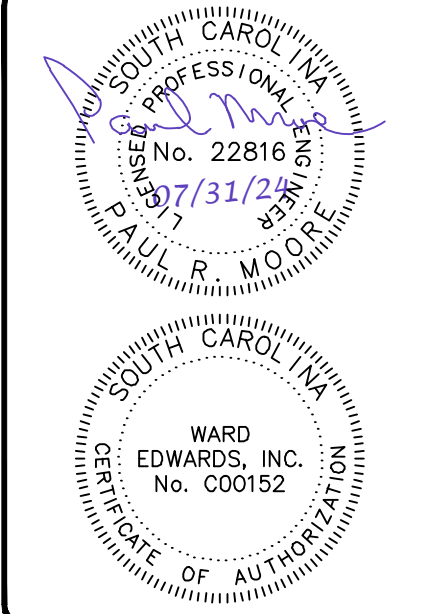
GUTTER DOWNSPOUT ADAPTER



CLEANOUT DETAIL



EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



No.	Description	Date
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South Carolina 29910
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www.WardEdwards.com

Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina
Prepared for
e4h Environments for Health Architecture
Drainage Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

Not to Scale

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AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. the survey shall conform to scdhec and local government as-built requirements including, but not necessarily limited to the following:

The survey shall be prepared and signed by a south carolina licensed land surveyor.

A signed hard copy and autocad file shall be provided to the engineer.

Elevations shall be based upon the same vertical datum used in the engineering plans.

The drawing shall be on the sc nad83 state plane coordinate system.

The survey shall include the following as-built information to include location and elevations:

a. Property lines

b. Building(s) with finished floor elevations

c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)

d. ADA-accessible ramps

e. Curb and gutter

f. Sidewalks

g. Signage

h. Storm inlets with pipe diameter(s), frame, and invert

i. Junction boxes with pipe diameter(s), frame, and invert

j. Sanitary sewer manholes with frame and invert

k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations

l. Ditches to include top of bank, bottom of bank, and centerline

m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom

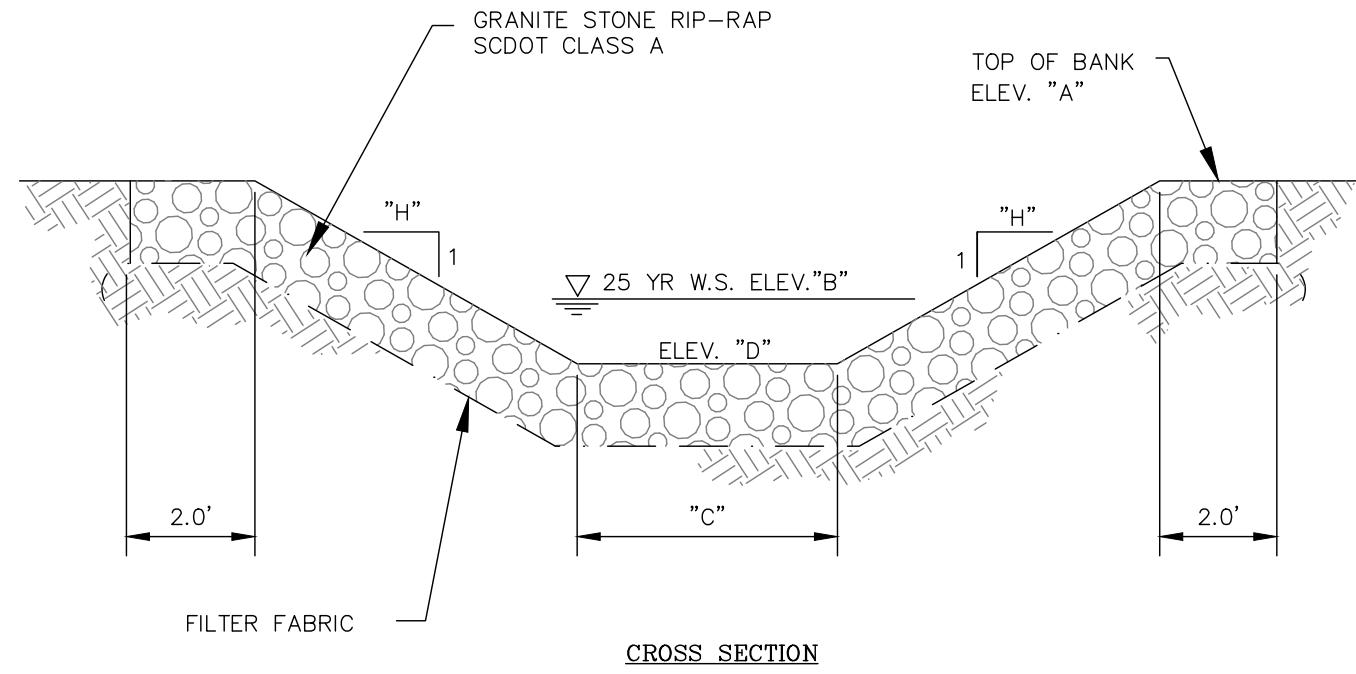
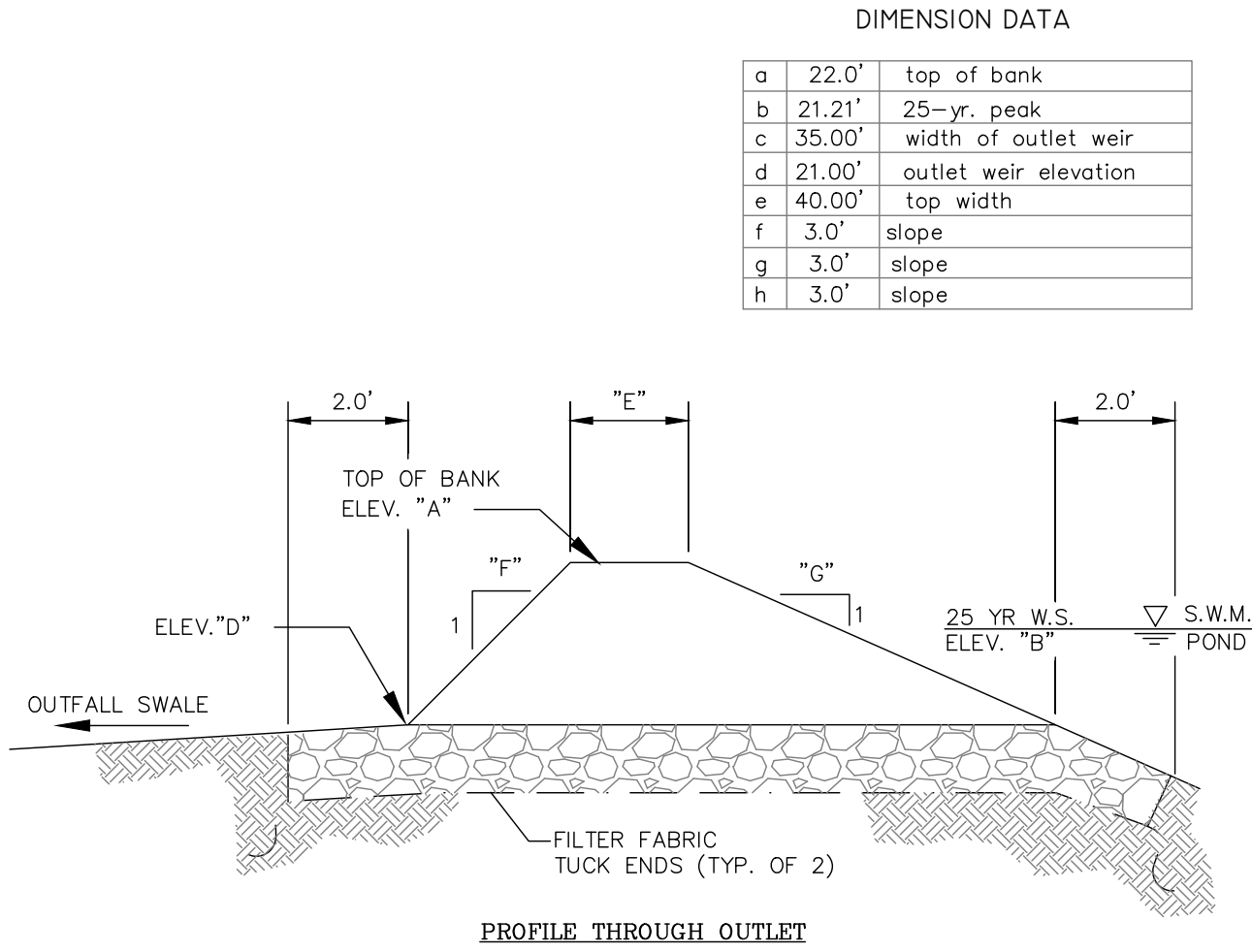
n. Weir elevations and dimensions

o. Outlet control structures to include elevations and dimensions of all risers, gates, orifices, weirs, and outlet pipe inverts and diameters

p. Emergency spillway dimensions and elevations

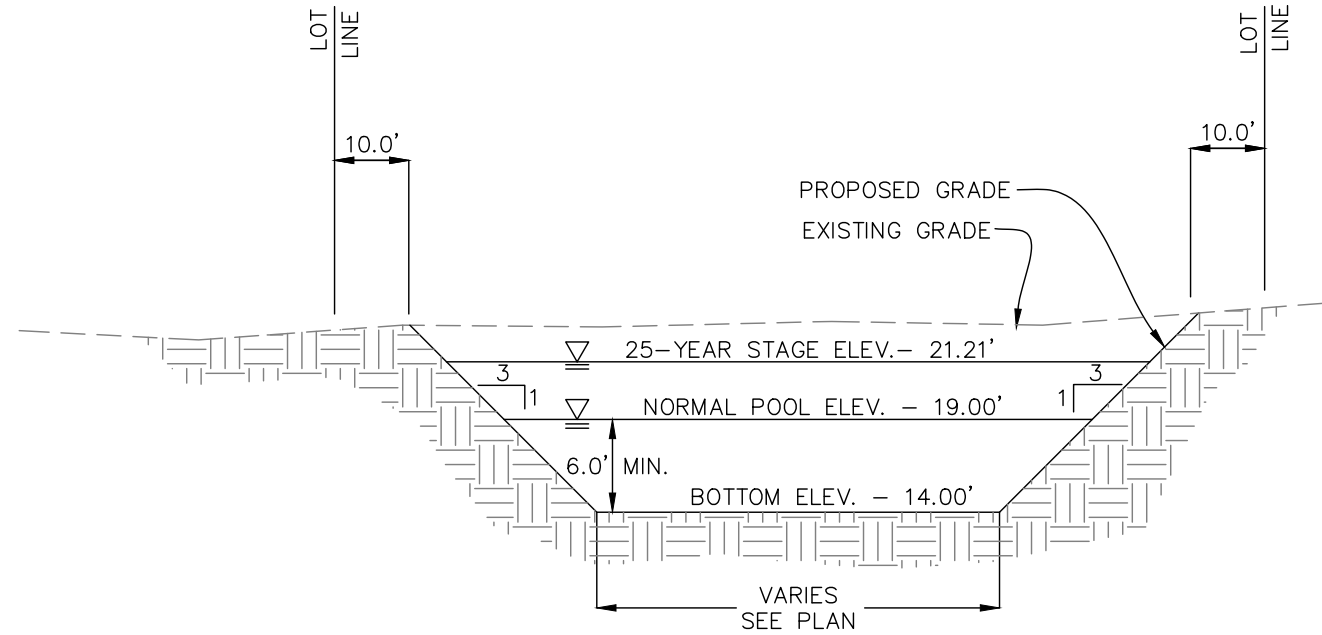
q. Locations and inverts for all pipes discharging into the pond

r. All other visible site features to include valves, fdc's, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.



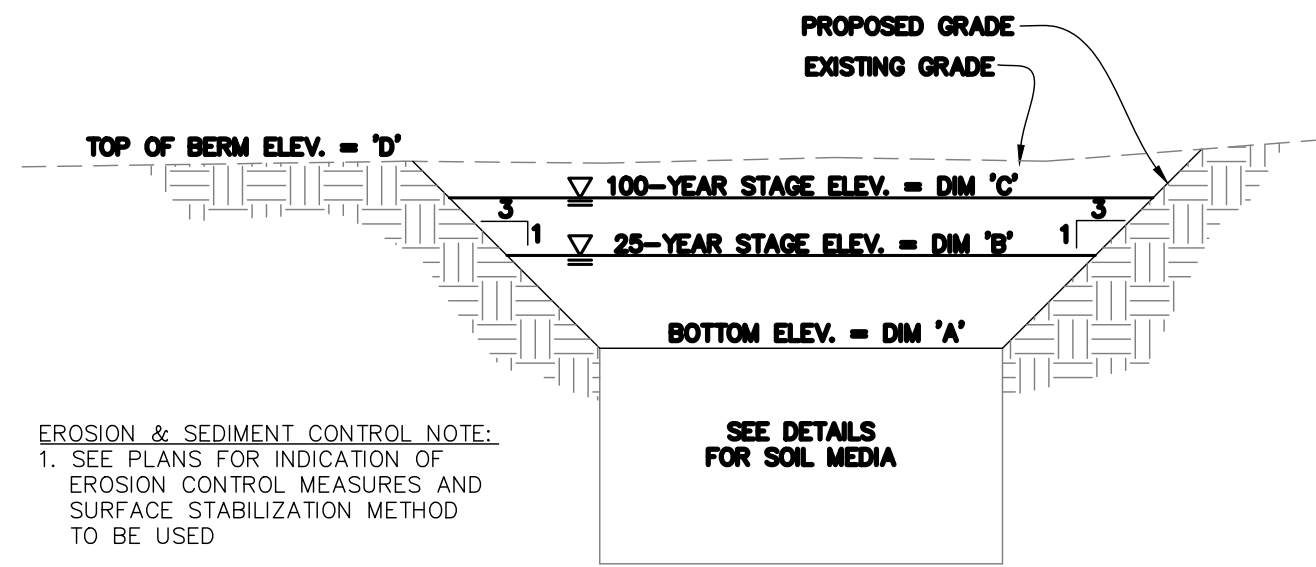
POND 2 SPILLWAY DETAILS

DETAIL 02660-003



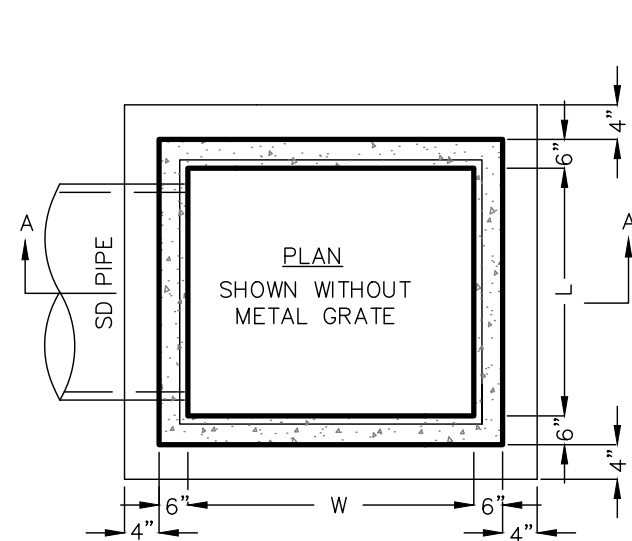
WET DETENTION BASIN CROSS SECTION

DETAIL 02630-034



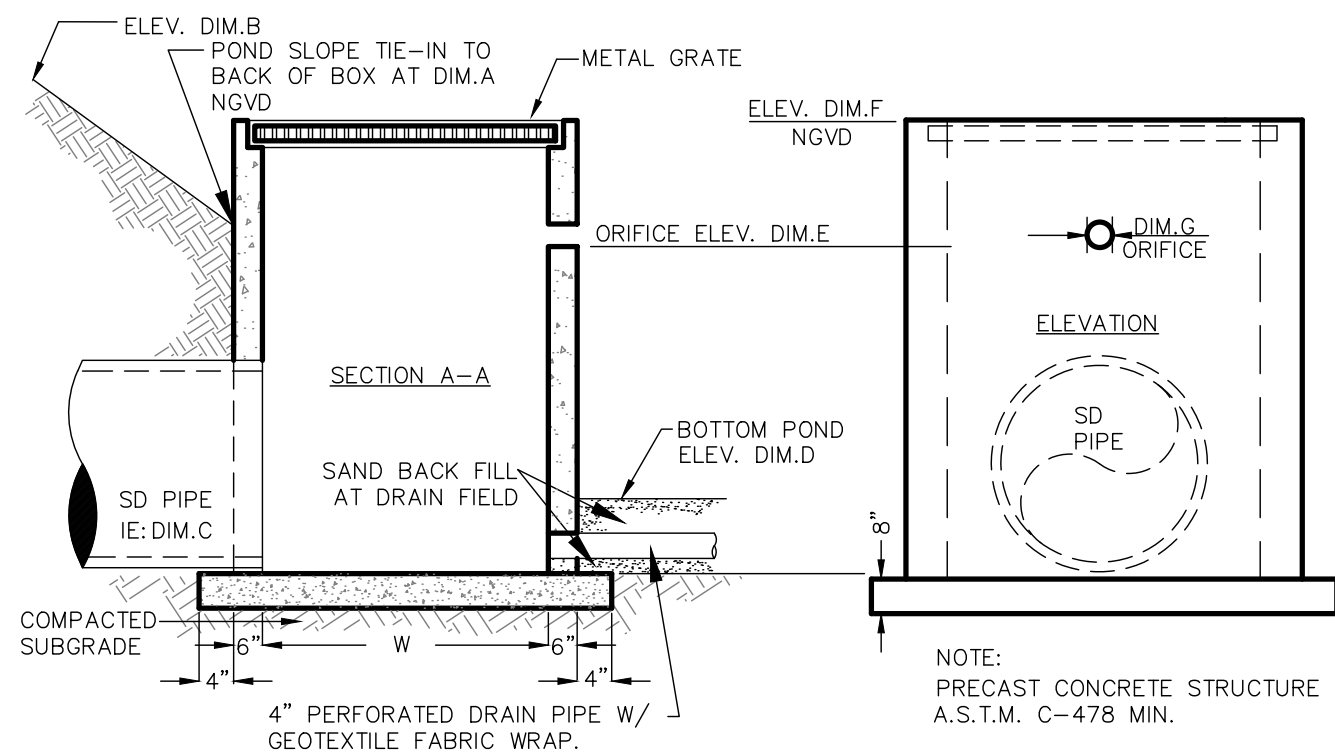
BIORETENTION CROSS SECTION

DETAIL 02630-034



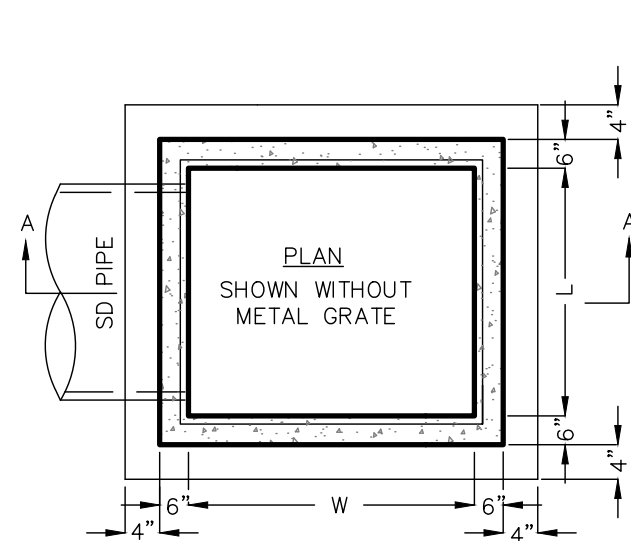
DIMENSIONS
A = 3:1 SLOPE TIE-IN
B = 22.00' TOP OF BERM
C = 19.54' INV. OUT
D = 18.50' POND BOTTOM
E = 20.00' ORIFICE INVERT
F = 21.00' TOP OF BOX
G = 4.00' ORIFICE DIAMETER
L = 4.0' BOX LENGTH
W = 4.0' BOX WIDTH

NOTE:
TYPICAL SIDE-SLOPE OF POND MAY VARY IN THE VICINITY OF CONTROL BOX AS DIRECTED BY ENGINEER IN FIELD.



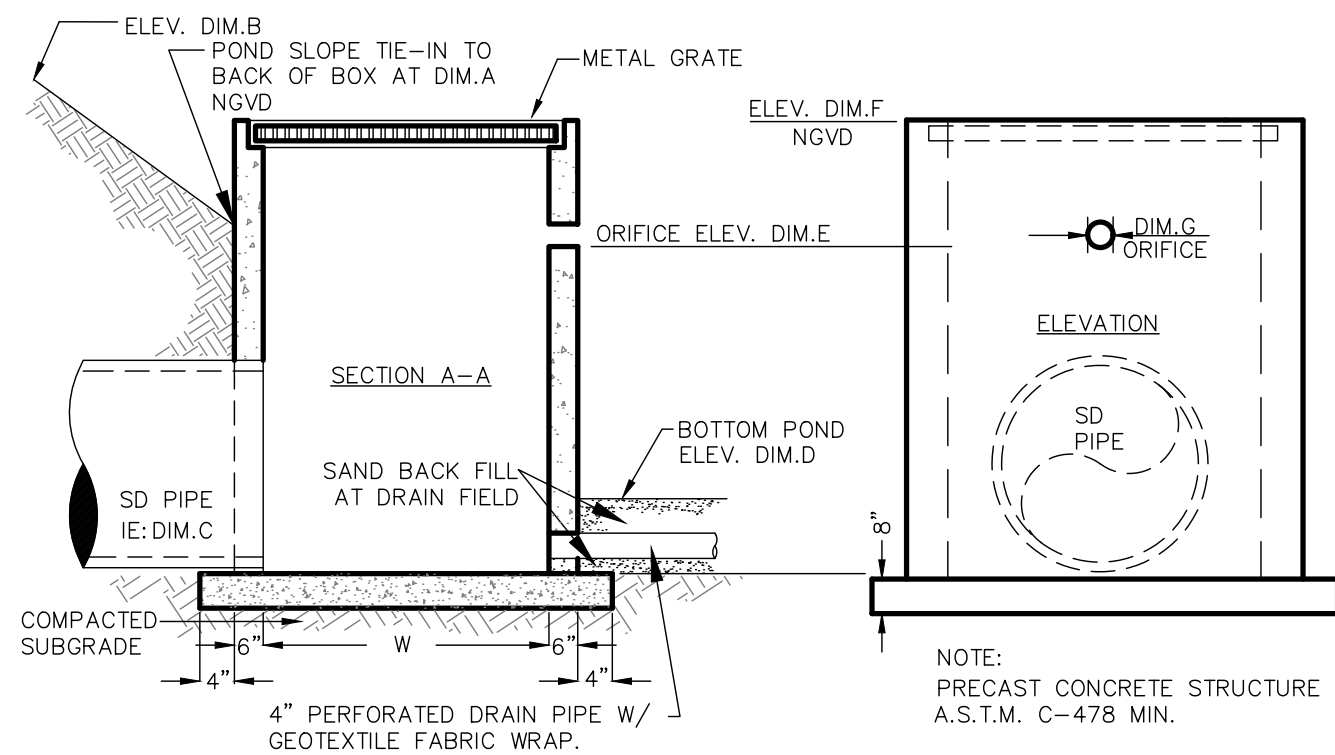
BIORETENTION 4 OUTFALL CONTROL STRUCTURE

DETAIL 02630-031



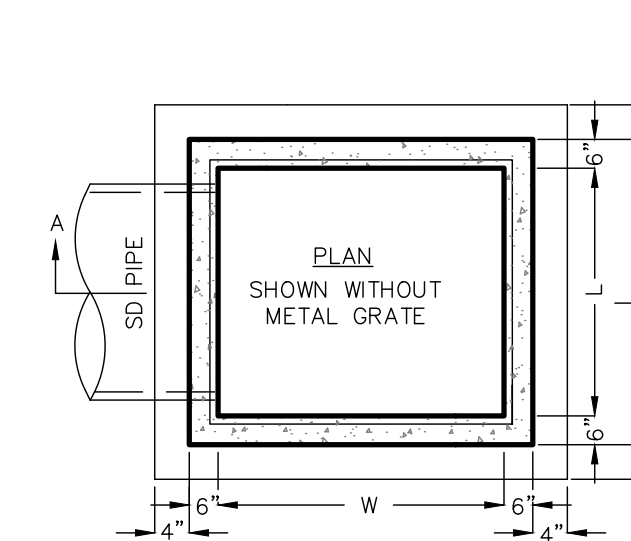
DIMENSIONS
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B = 22.00' TOP OF BERM
C = 18.50' INV. OUT
D = 18.50' POND BOTTOM
E = 19.00' ORIFICE INVERT
F = 21.00' TOP OF BOX
G = 4.00' ORIFICE DIAMETER
L = 4.0' BOX LENGTH
W = 4.0' BOX WIDTH

NOTE:
TYPICAL SIDE-SLOPE OF POND MAY VARY IN THE VICINITY OF CONTROL BOX AS DIRECTED BY ENGINEER IN FIELD.



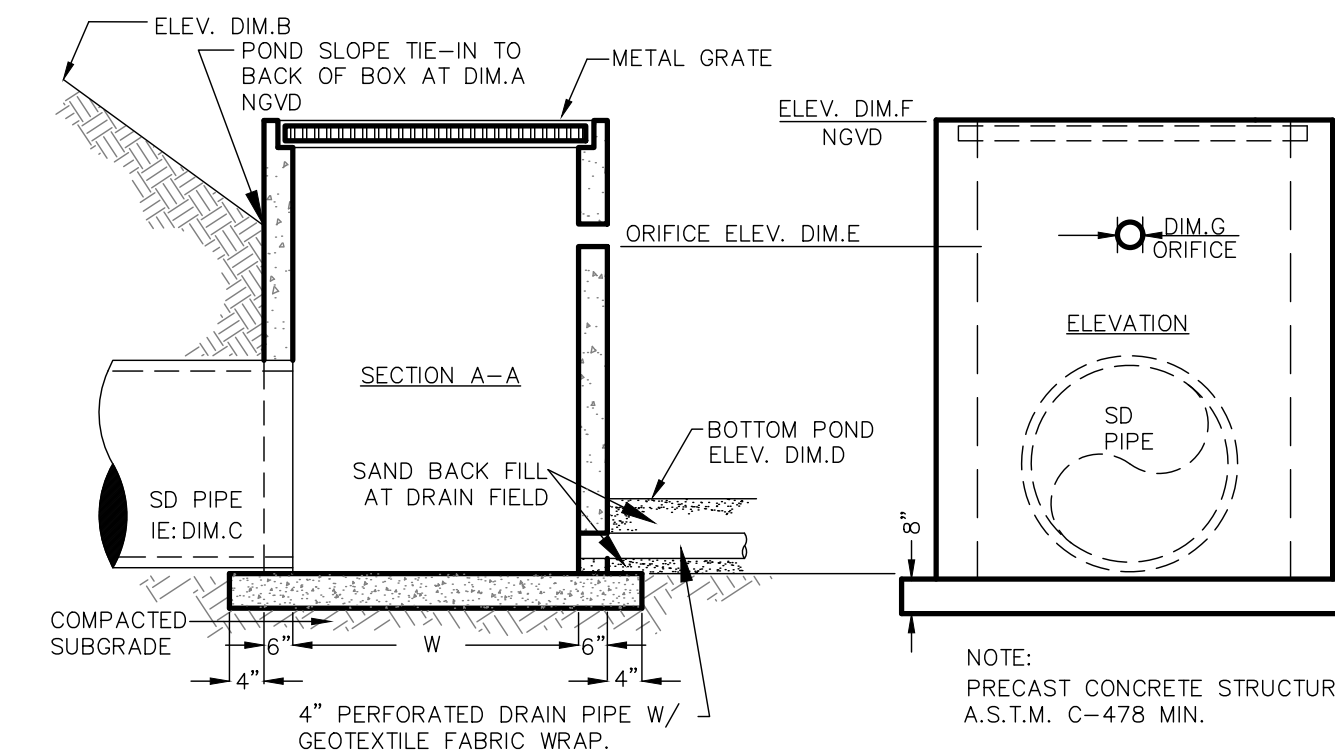
BIORETENTION 3 OUTFALL CONTROL STRUCTURE

DETAIL 02630-031



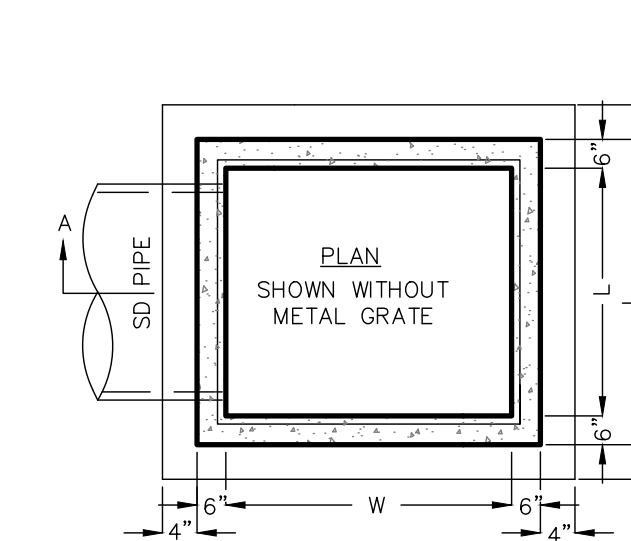
DIMENSIONS
A = 3:1 SLOPE TIE-IN
B = 22.00' TOP OF BERM
C = 16.00' INV. OUT
D = 14.00' POND BOTTOM
E = 19.00' ORIFICE INVERT
F = 21.00' TOP OF BOX
G = 6.00' ORIFICE DIAMETER
L = 4.0' BOX LENGTH
W = 4.0' BOX WIDTH

NOTE:
TYPICAL SIDE-SLOPE OF POND MAY VARY IN THE VICINITY OF CONTROL BOX AS DIRECTED BY ENGINEER IN FIELD.



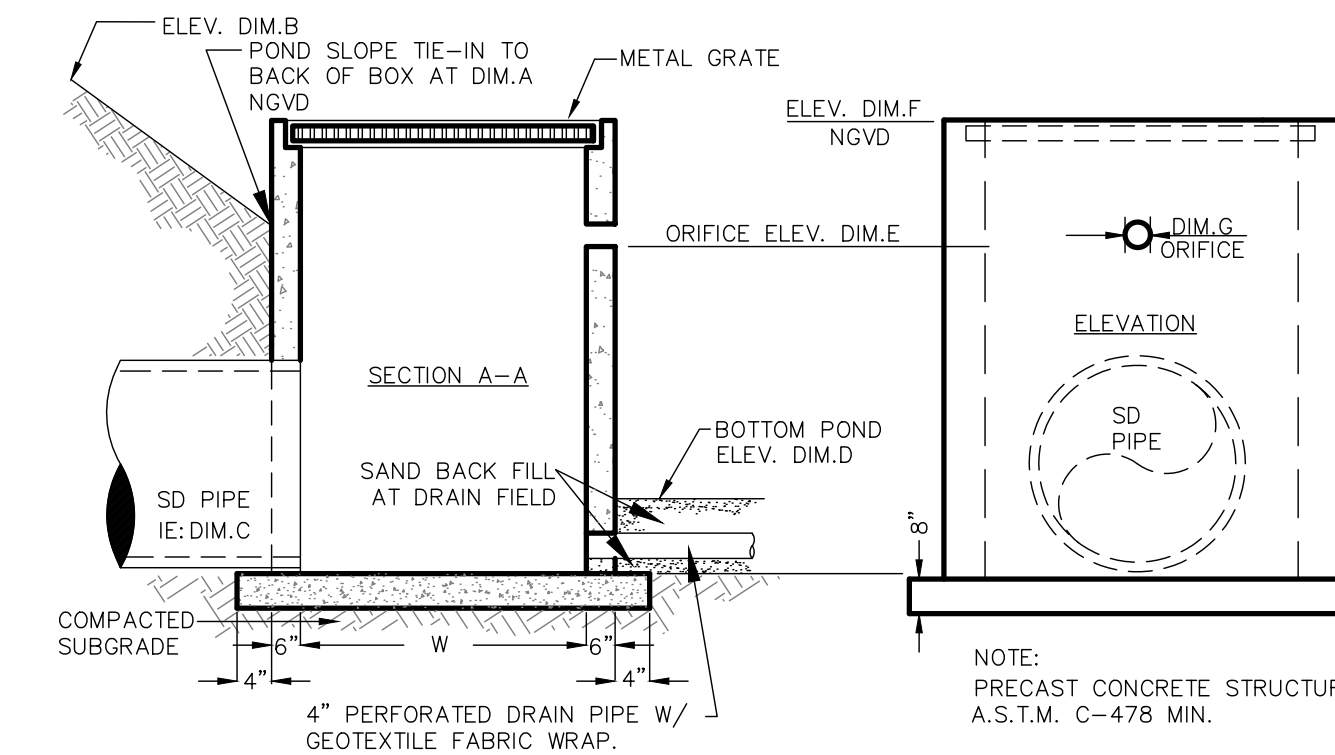
POND 2 OUTFALL CONTROL STRUCTURE

DETAIL 02630-031



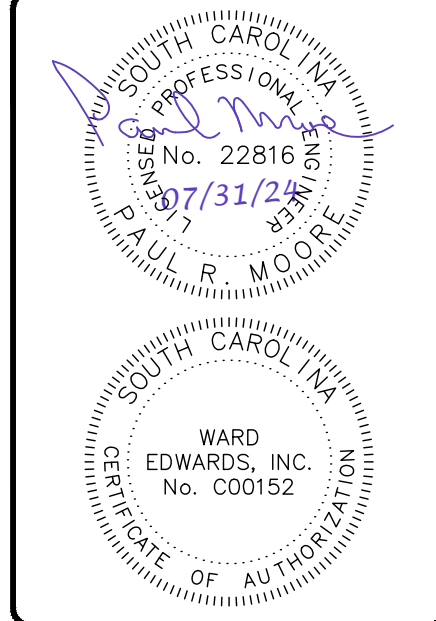
DIMENSIONS
A = 3:1 SLOPE TIE-IN
B = 22.00' TOP OF BERM
C = 16.00' INV. OUT
D = 19.00' POND BOTTOM
E = 19.70' ORIFICE INVERT
F = 21.00' TOP OF BOX
G = 6.00' ORIFICE DIAMETER
L = 4.0' BOX LENGTH
W = 4.0' BOX WIDTH

NOTE:
TYPICAL SIDE-SLOPE OF POND MAY VARY IN THE VICINITY OF CONTROL BOX AS DIRECTED BY ENGINEER IN FIELD.



BIORETENTION 1 OUTFALL CONTROL STRUCTURE

DETAIL 02630-031



No.	Description	Date
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Ward Edwards Engineering
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

Drainage Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

Not to Scale

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Installation:

The permanent pool shall be four (4) to six (6) feet in depth.

Acceptable trash guards include:

- Trash boxes made of sturdy wire mesh.

Inspection and Maintenance:

The side slopes of the pond shall be mowed monthly.

Debris shall be cleared from all inlet and outlet structures monthly.

All eroded or undercut areas shall be repaired as needed.

A sediment marker shall be placed in the forebay to determine when sediment removal is required.

South Carolina Department of
Health and Environmental Control



WET DETENTION POND

STANDARD DRAWING NO. WQ-02 Page 1 of 2

APPROVED BY: _____ AUGUST, 2005

No.	Description	Date
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P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Town of Bluffton, South Carolina

Prepared for

Drainage Details

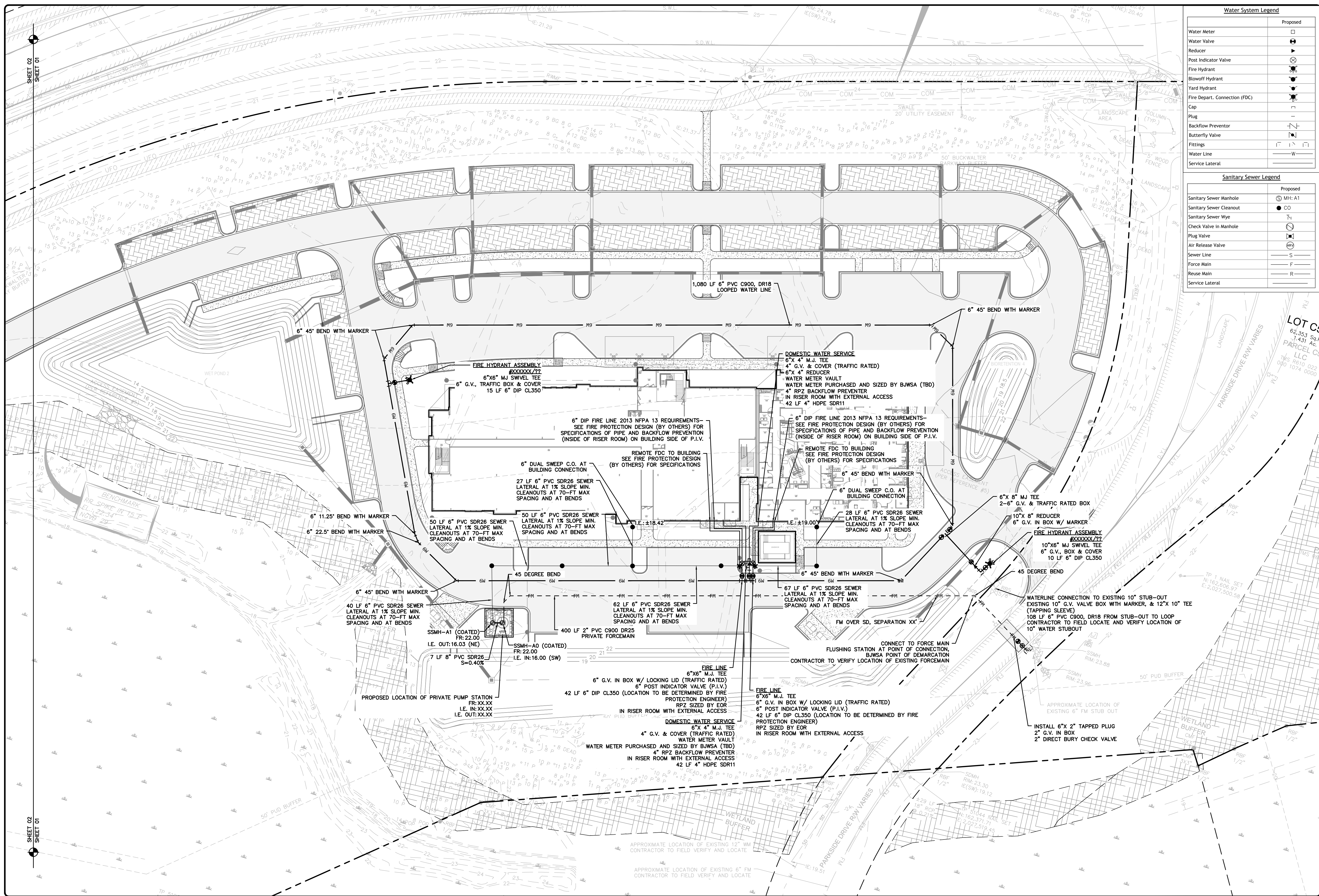
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83

Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

Not to Scale

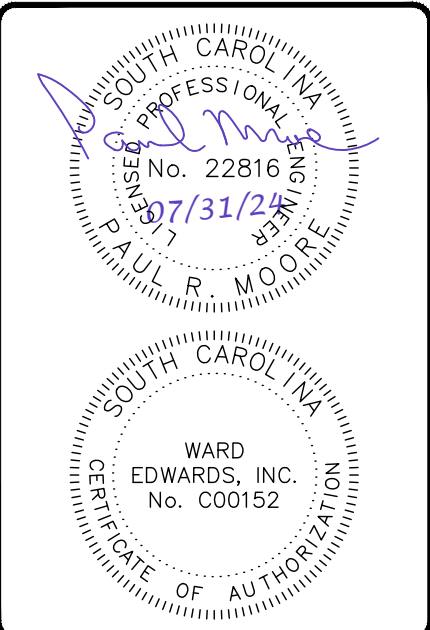
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Water System Legend	
Water Meter	Proposed
Water Valve	
Reducer	
Post Indicator Valve	
Fire Hydrant	
Blowoff Hydrant	
Yard Hydrant	
Fire Depart. Connection (FDC)	
Cap	
Plug	
Backflow Preventor	
Butterfly Valve	
Fittings	
Water Line	W
Service Lateral	

Sanitary Sewer Legend	
Sanitary Sewer Manhole	Proposed
Sanitary Sewer Cleanout	
Sanitary Sewer Wye	
Check Valve in Manhole	
Plug Valve	
Air Release Valve	
Sewer Line	S
Force Main	F
Reuse Main	R
Service Lateral	



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ENGINEERING

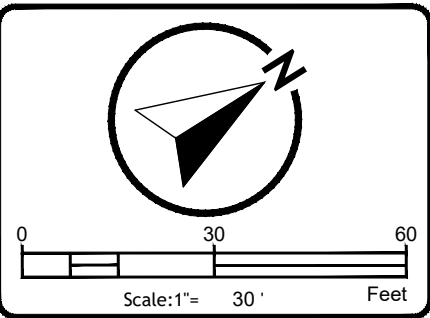
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Utility Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB



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BJWSA UTILITY AS-BUILT SURVEY REQUIREMENTS

1. Contractor shall provide engineer with electronic file of surveyed utility as-built points. point descriptions shall be clear and understandable.
2. Contractor shall also provide corresponding redline drawing to supplement or clarify electronic file content.
3. Contractor shall schedule surveyor to be present during installation in order to obtain accurate information on underground fittings and sanitary/storm crossing elevations. multiple surveyor mobilizations may be needed. if surveyor is not present during installation, contractor shall ensure surveyor has access to all utility components listed in these notes.
4. Contractor's surveyor shall be a professional land surveyor licensed in south carolina. contractor's surveyor will review and sign the bjwsa certification on the utility as-built drawing prepared by engineer upon completion.
5. Utility as-built points shall be based upon the sc nad83 coordinate system and the elevations shall be based upon the same vertical datum used in the engineering plans.
6. As built survey shall include, but not necessarily be limited to, the following:

a. GRAVITY SEWER

- i. Manhole locations, frame elevation, all invert elevations
- ii. Cleanout locations, ground elevation, invert elevation
- iii. Points for permanent visible structures nearby manholes and cleanouts for reference (pavement, buildings, manholes, catch basins, power poles, or property corners)

b. FORCE MAIN

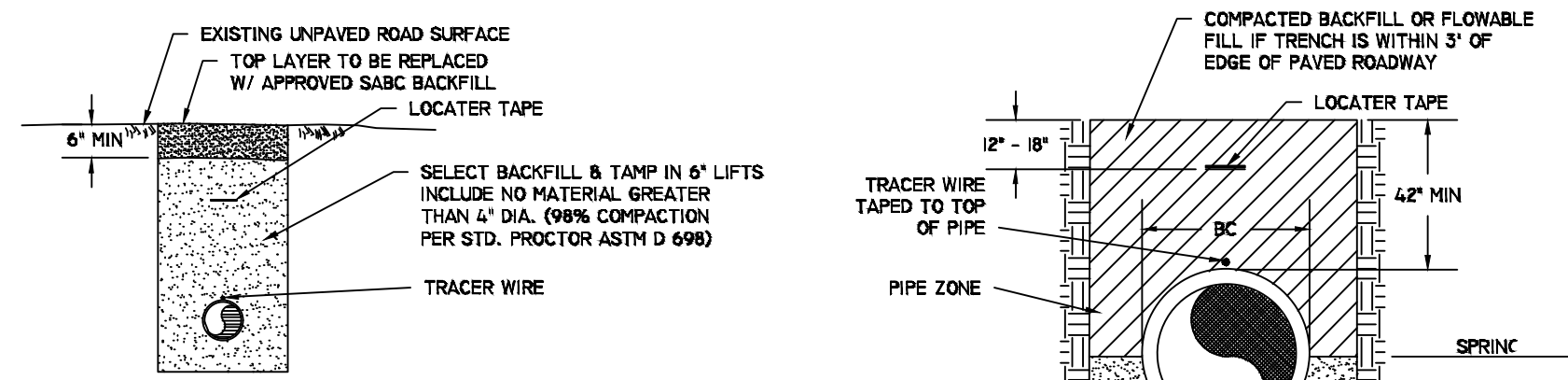
- i. Elevation on top of force main connection to manhole or force main manifold
- ii. Air release valves
- iii. Simple force main alignments on 100 lf increments
- iv. Arcs, bends on 50 lf increments

c. WATER

- i. Horizontal and vertical location of all valves, bends, tees, and storm/sanitary crossing points (for as-built separation calculations)
- ii. Fire hydrants
- iii. Concrete markers, connections to existing lines, backflow preventors, air release valves
- iv. Points for permanent visible structures near water system elements described above for reference (pavement, buildings, manholes, catch basins, power poles, or property corners). two surveyed reference point locations are required for each fitting.

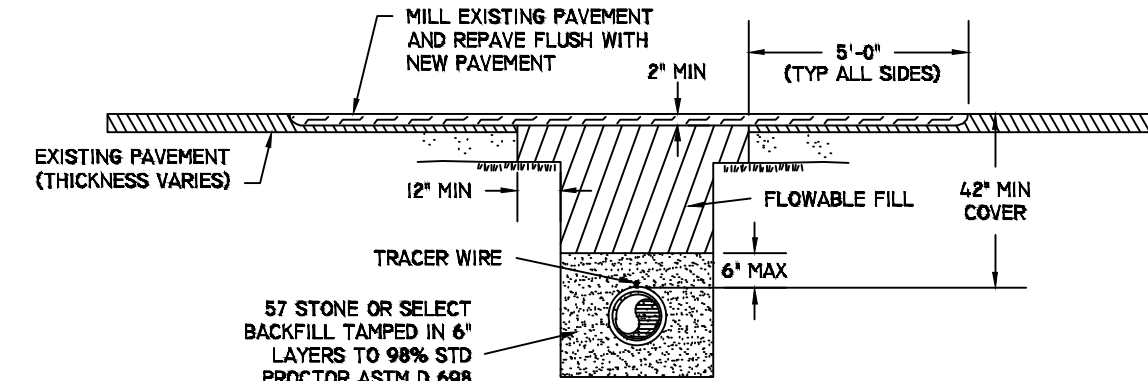
d. PUMP STATIONS

- i. Complete layout of pump station
- ii. Manhole locations, frame elevation, all invert elevations
- iii. Fencing & gates, control panel
- iv. Top of slab (incl. brass benchmark) & bottom of wetwell
- v. Influent line invert
- vi. Float levels (pump off, pump on, lead/lag, both pumps on, high water)
- vii. Property corners, yard hydrant, light pole, discharge piping/valves
- viii. Bypass pump
- ix. Electrical power service from meter to transformer



UNPAVED ROADWAY BEDDING DETAIL

TYPICAL BEDDING DETAIL



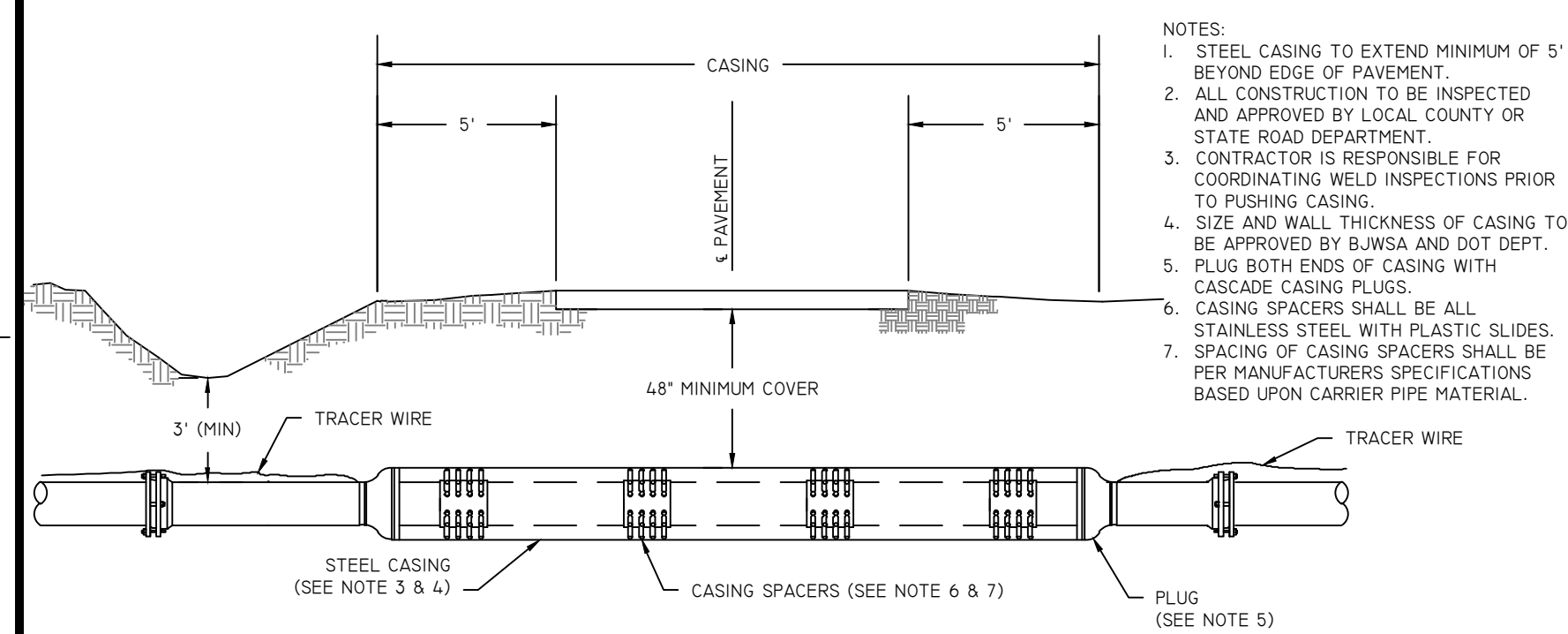
PAVED AREA DETAIL

- NOTES:**
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH AS SHOWN.
 2. MILL AND REPLACE OF ASPHALT TO EXTENTS SHOWN SHALL BE BY SCOTT CERTIFIED PAVING CONTRACTOR. MINIMUM THICKNESS OF ASPHALT REPLACEMENT SHALL BE 2 INCHES.
 3. FLOWABLE FILL SHALL BE PLACED FLUSH WITH BOTTOM OF EXISTING PAVEMENT MILL. NO VOIDS OR FILL SHALL BE EVIDENT BETWEEN FLOWABLE FILL AND NEW ASPHALT PAVEMENT.
 4. LAKE STRIPING SHALL ONLY BE REPLACED ON NEW ASPHALT PAVEMENT AND ANY AREAS OF EXISTING ROADWAY DAMAGED BY CONSTRUCTION ACTIVITIES.
 5. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON THE APPLICABLE ENCROACHMENT PERMIT.

**BEAUFORT-JASPER
WATER & SEWER AUTHORITY**

BEDDING PRESSURE PIPE DETAIL

DATE: 05/07/18 DRAWN BY: SBF
SCALE: N.T.S. APPROVED BY: BMC DRAWING # G-02

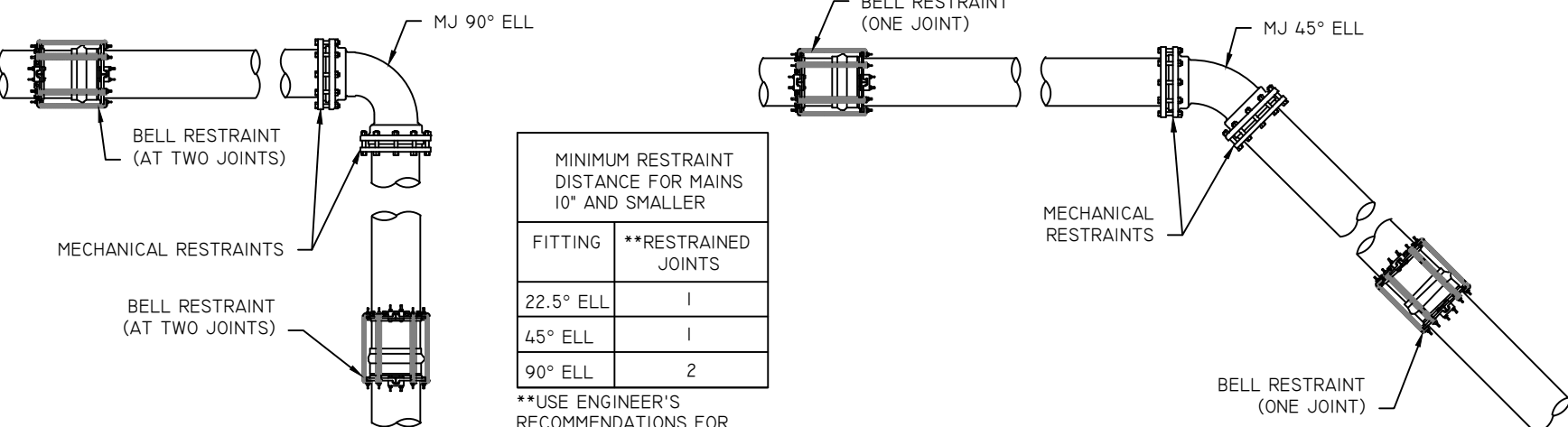


- NOTES:**
1. STEEL CASING TO EXTEND MINIMUM OF 5' BEYOND EDGE OF PAVEMENT.
 2. ALL CONSTRUCTION TO BE INSPECTED AND APPROVED BY LOCAL COUNTY OR STATE ROAD DEPARTMENT.
 3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WELD INSPECTIONS PRIOR TO PUSHING CASING.
 4. SIZE AND WALL THICKNESS OF CASING TO BE APPROVED BY BJWSA AND DOT DEPT.
 5. PLUG BOTH ENDS OF CASING WITH CASCADE CASING PLUGS.
 6. CASING SPACERS SHALL BE ALL STAINLESS STEEL WITH PLASTIC SLIDES.
 7. SPACING OF CASING SPACERS SHALL BE PER MANUFACTURER'S SPECIFICATIONS BASED UPON CARRIER PIPE MATERIAL.

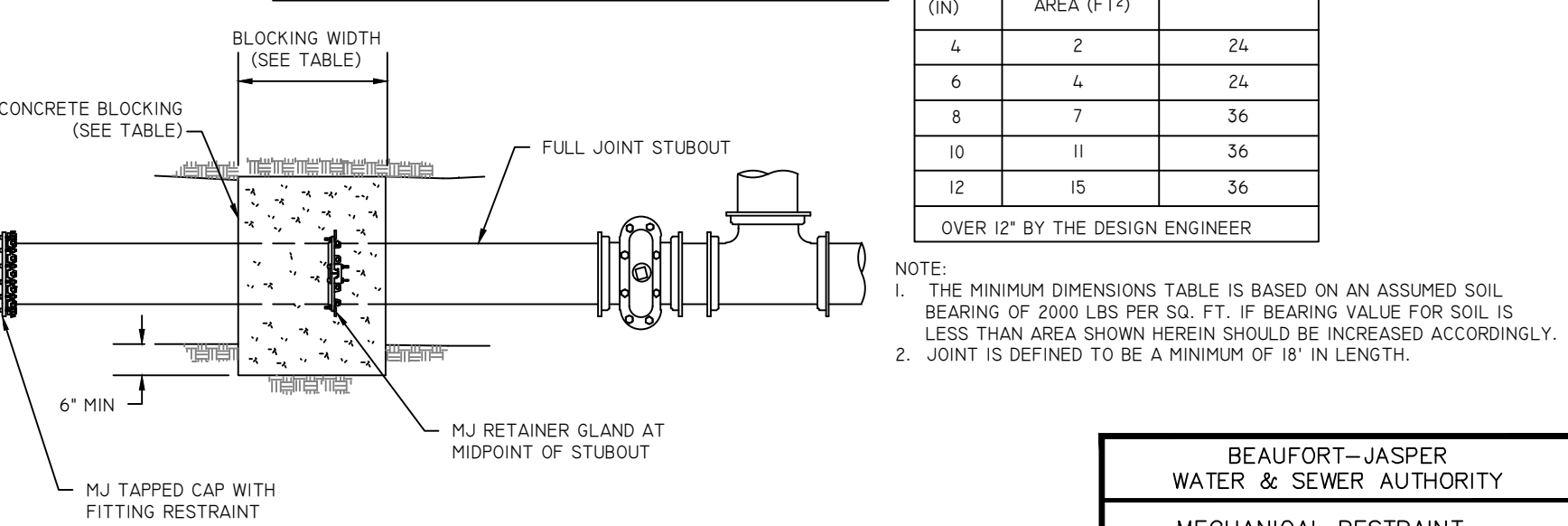
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BORE AND JACK DETAIL

DATE: 07/01/09 DRAWN BY: BMC
SCALE: N.T.S. APPROVED BY: ERS DRAWING # G-03



TYPICAL FITTING AND JOINT RESTRAINT



TYPICAL FUTURE STUBOUT

MINIMUM RESTRAINT DISTANCE FOR MAINS 10" AND SMALLER

FITTING	**RESTRAINED JOINTS
22.5" ELL	1
4.5" ELL	1
90° ELL	2

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

MINIMUM BLOCKING DIMENSIONS

PIPE SIZE (IN)	BLOCKING BEARING AREA (FT ²)	BLOCKING WIDTH (IN)
4	2	24
6	4	24
8	7	36
10	11	36
12	15	36

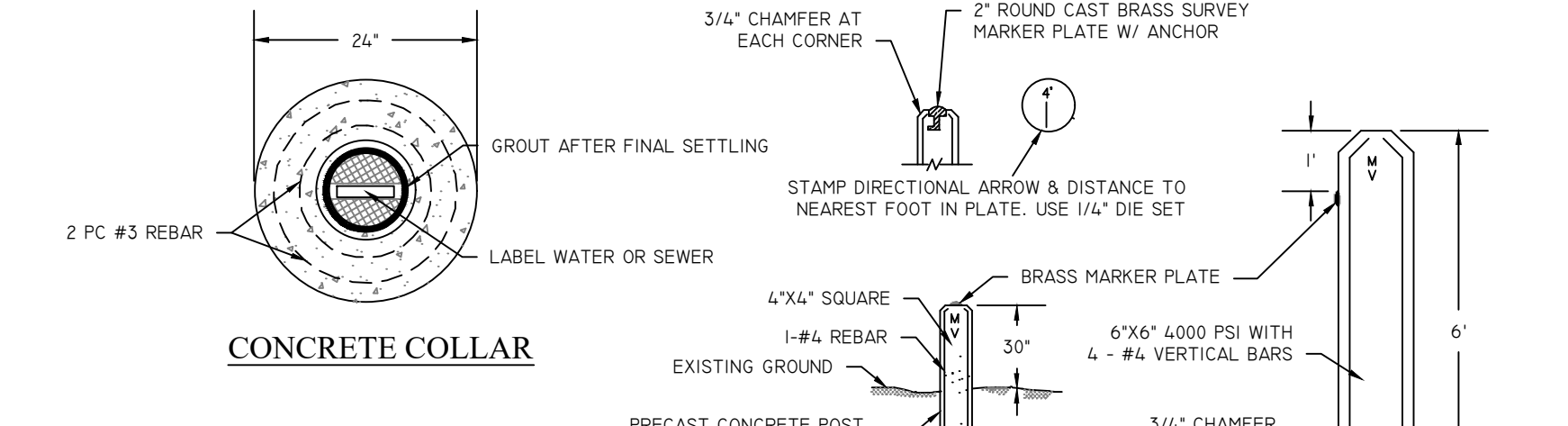
OVER 12" BY THE DESIGN ENGINEER

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.

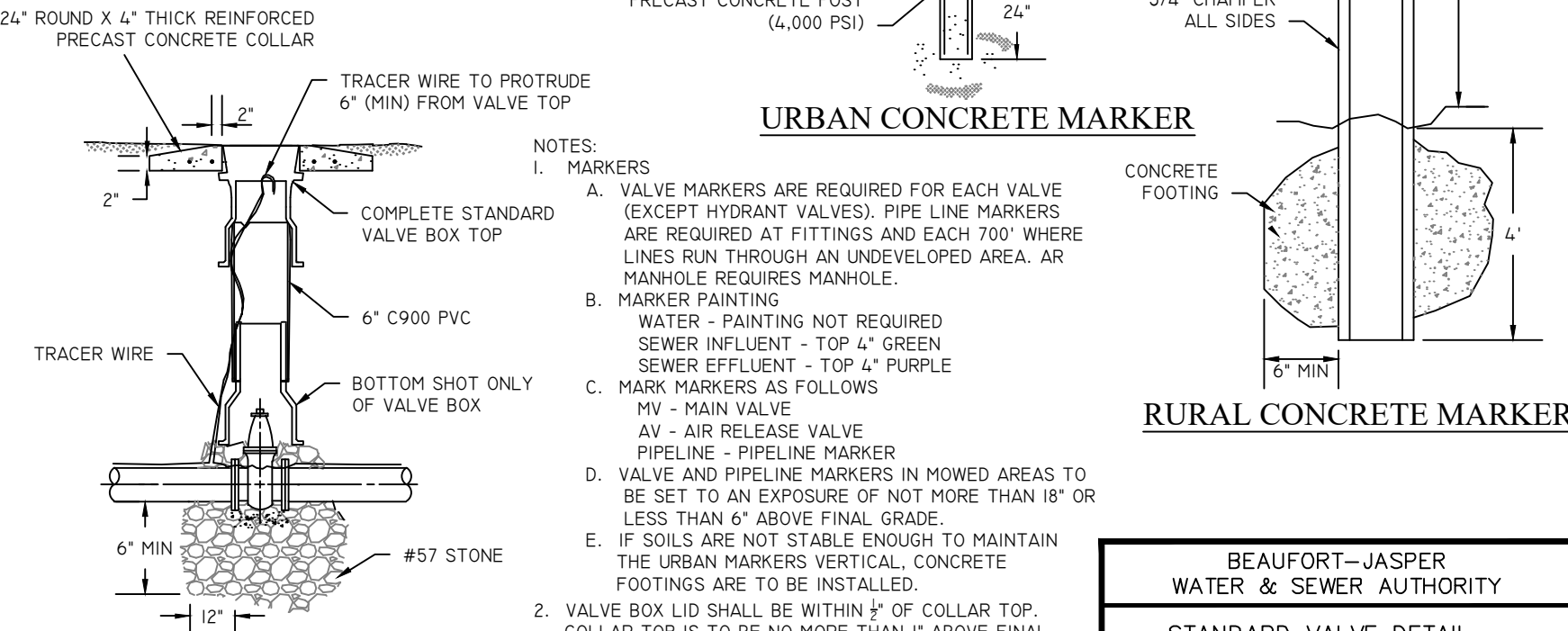
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MECHANICAL RESTRAINT

DATE: 07/01/09 DRAWN BY: BMC
SCALE: N.T.S. APPROVED BY: ERS DRAWING # G-08



CONCRETE COLLAR



VALVE AND VALVE BOX

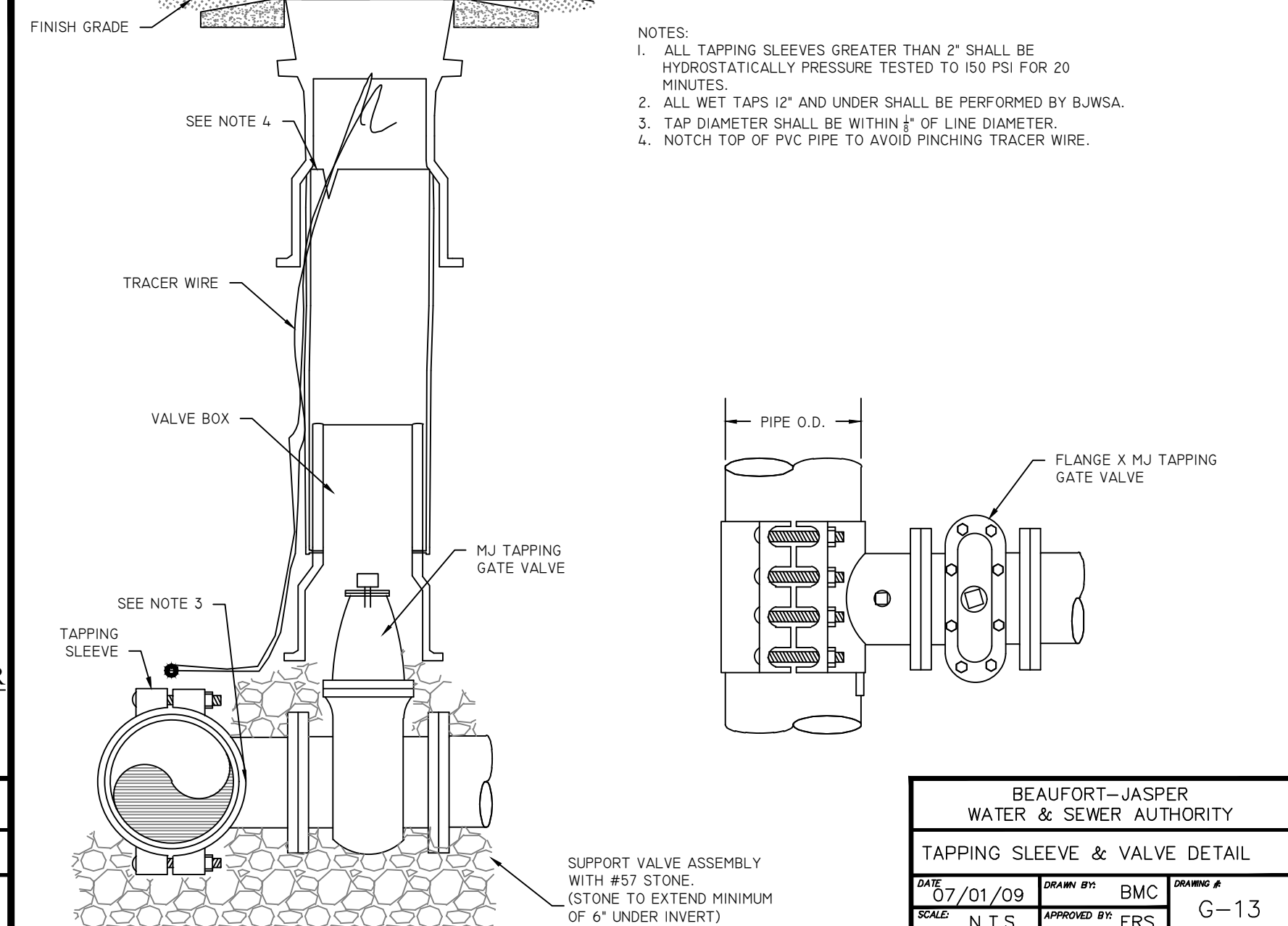
URBAN CONCRETE MARKER

RURAL CONCRETE MARKER

**BEAUFORT-JASPER
WATER & SEWER AUTHORITY**

STANDARD VALVE DETAIL

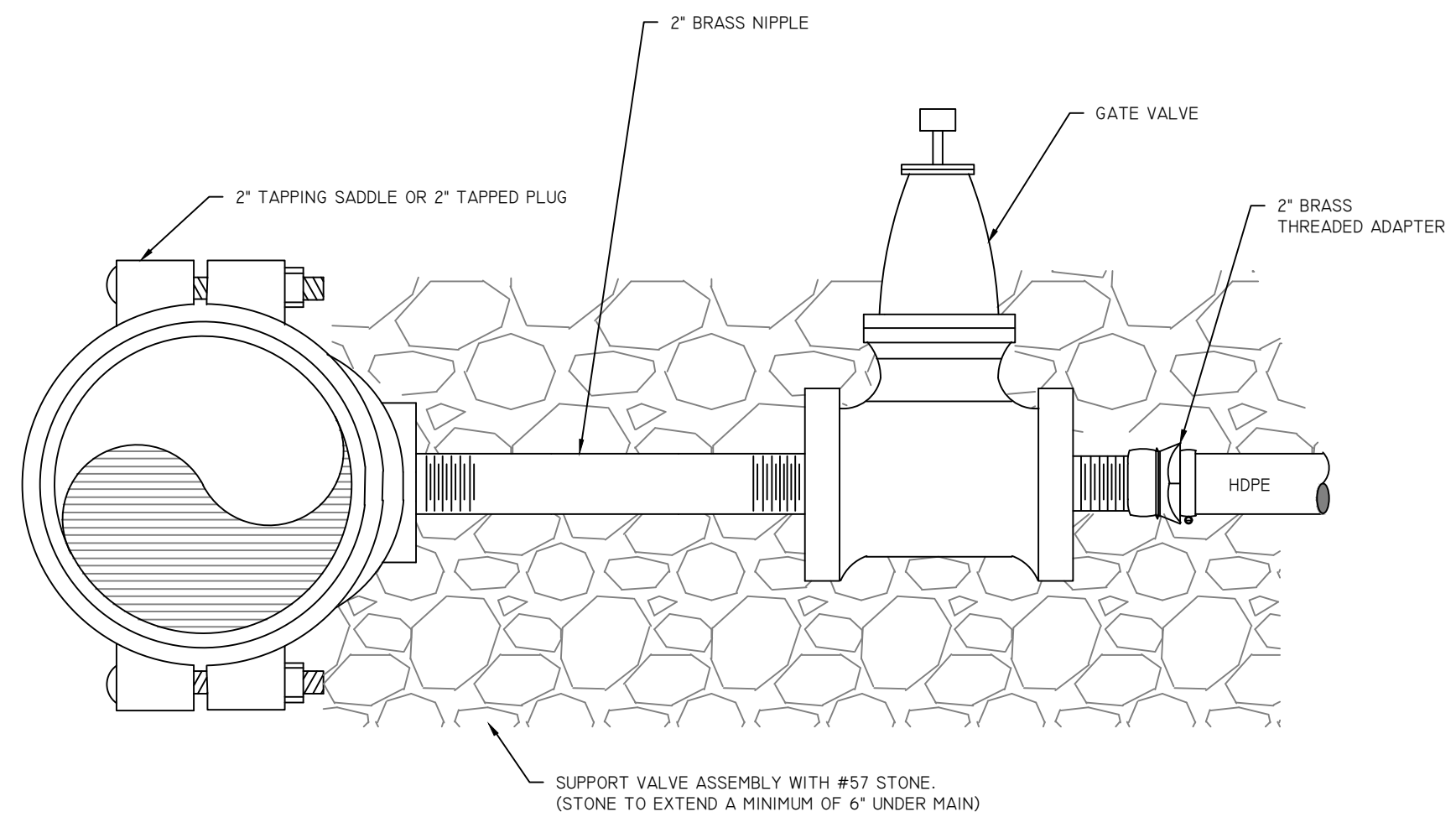
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TAPPING SLEEVE & VALVE DETAIL

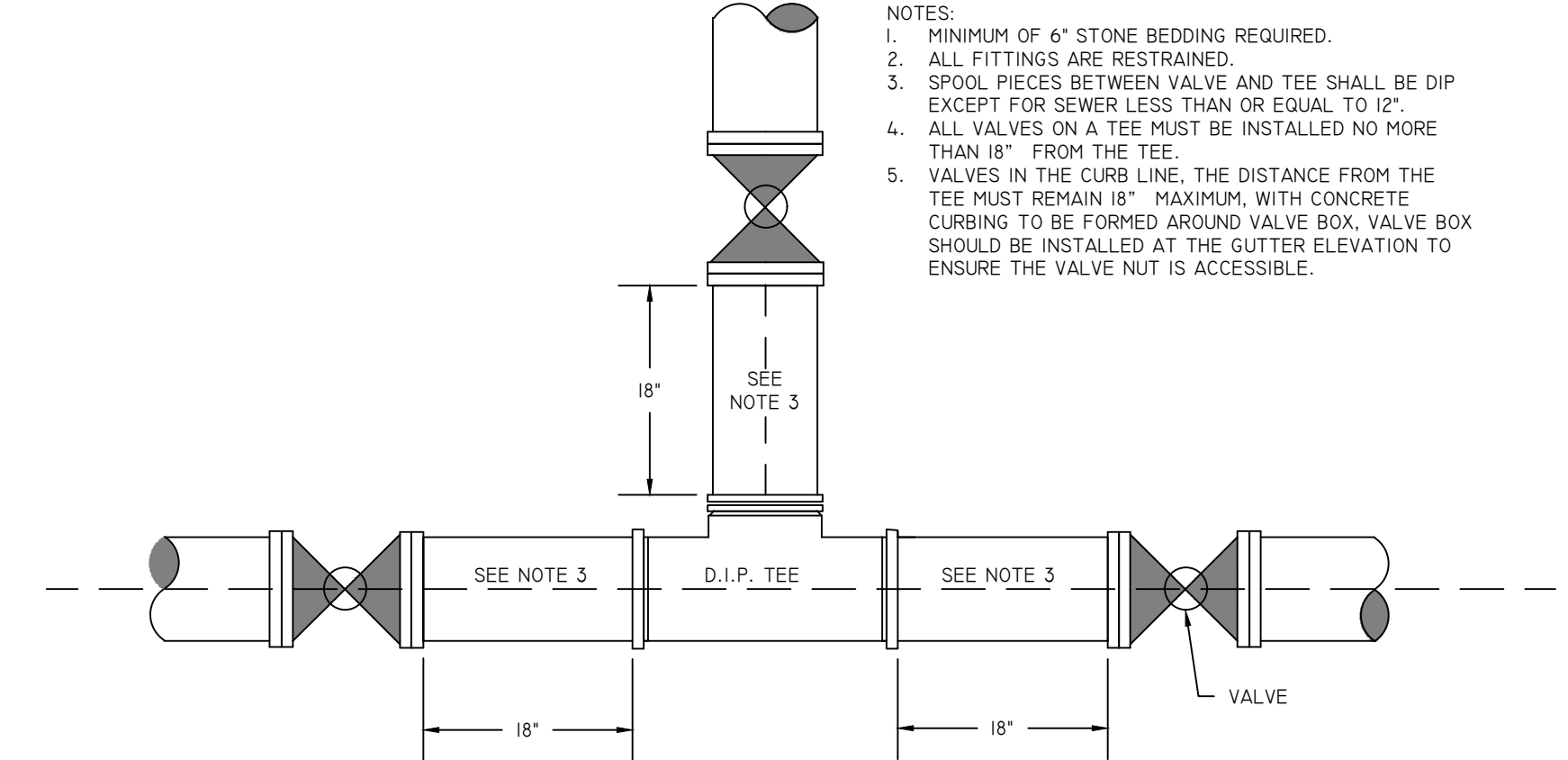
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DATE: 07/01/09 DRAWN BY: BMC
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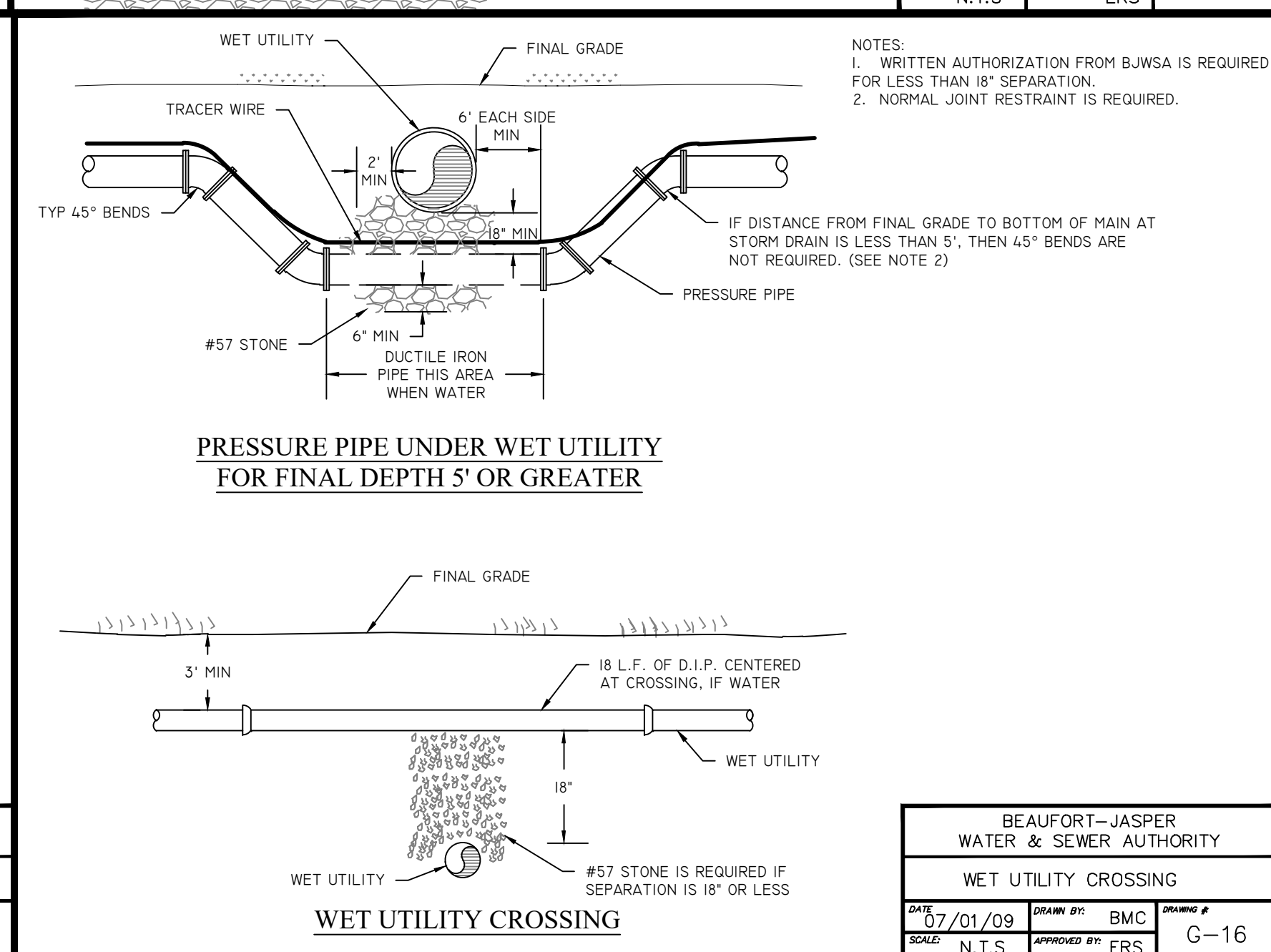


REVISED BY WARD EDWARDS 07/19/21 TO INCLUDE NOTES 4 & 5.

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TEE AND VALVES

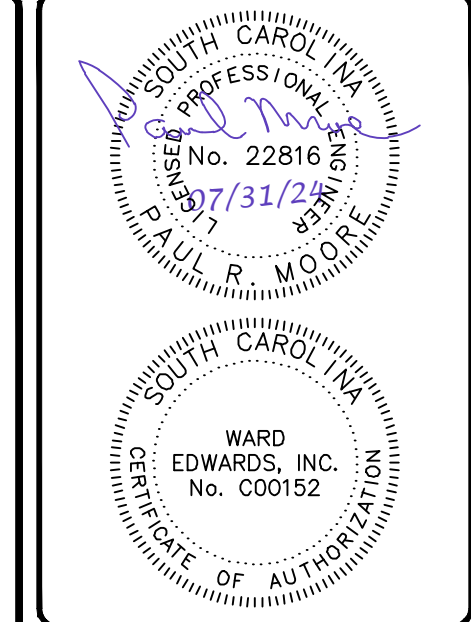
DATE: 07/01/09 DRAWN BY: BMC
SCALE: N.T.S. APPROVED BY: ERS DRAWING # G-15



**BEAUFORT-JASPER
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WET UTILITY CROSSING

DATE: 07/01/09 DRAWN BY: BMC
SCALE: N.T.S. APPROVED BY: ERS DRAWING # G-16



No.	1	2	3	4	5	6	7	8
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Description								
Plan Revisions								

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Utility Details

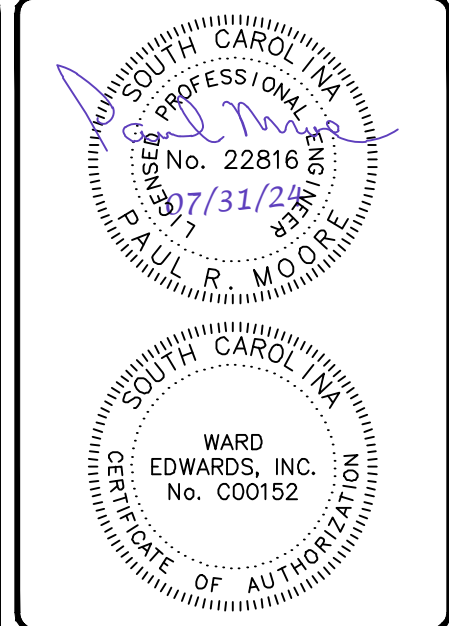
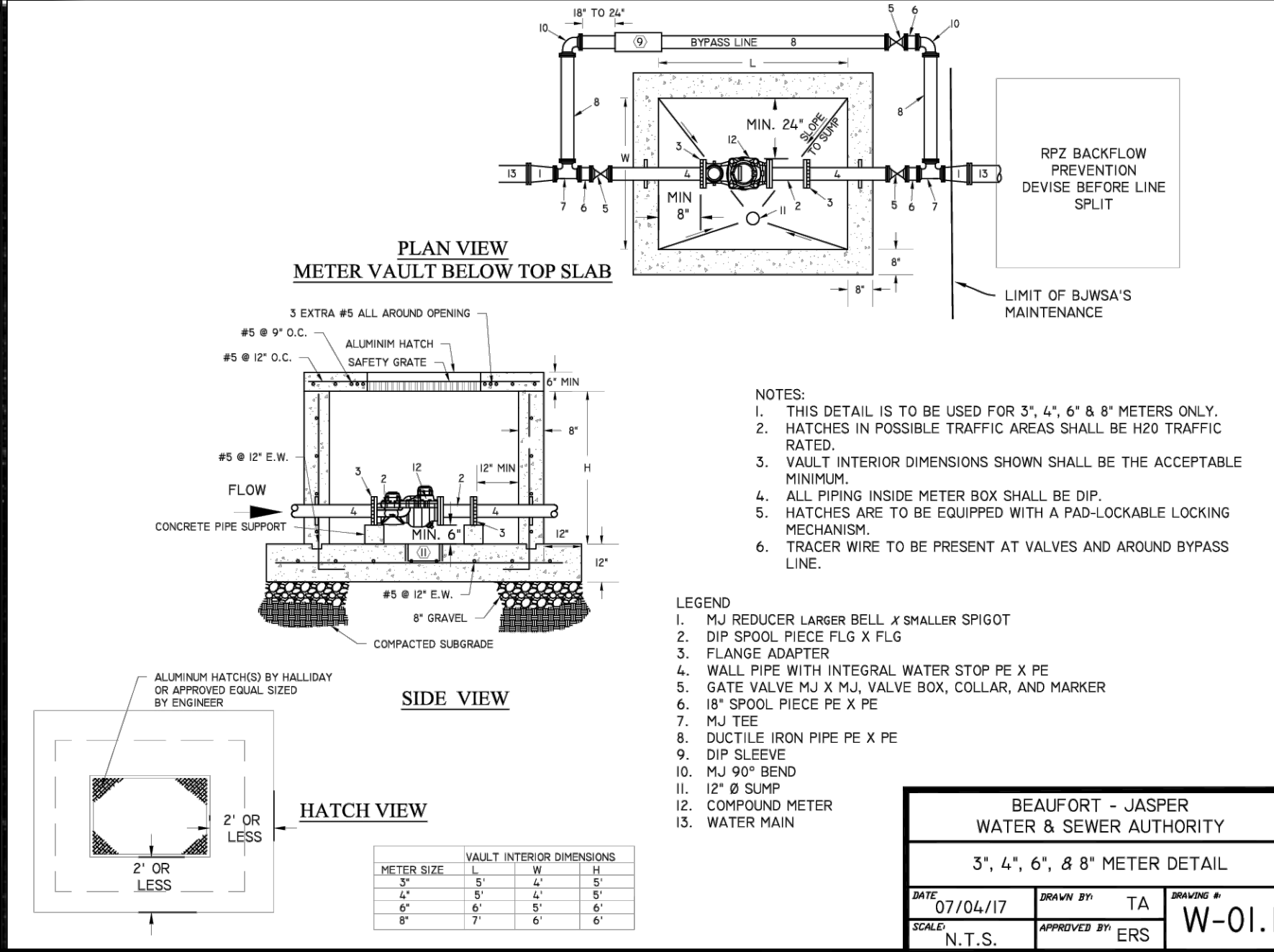
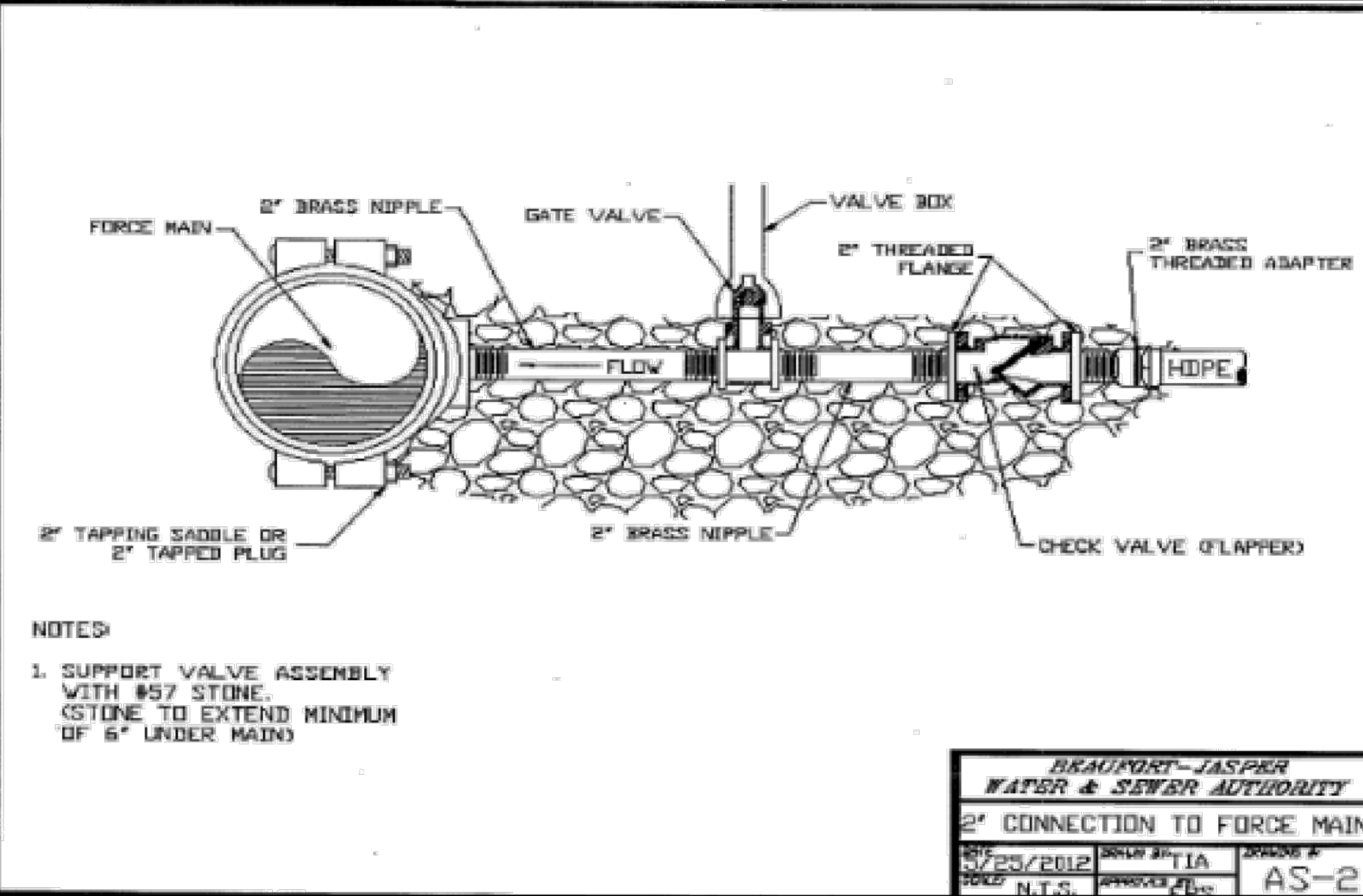
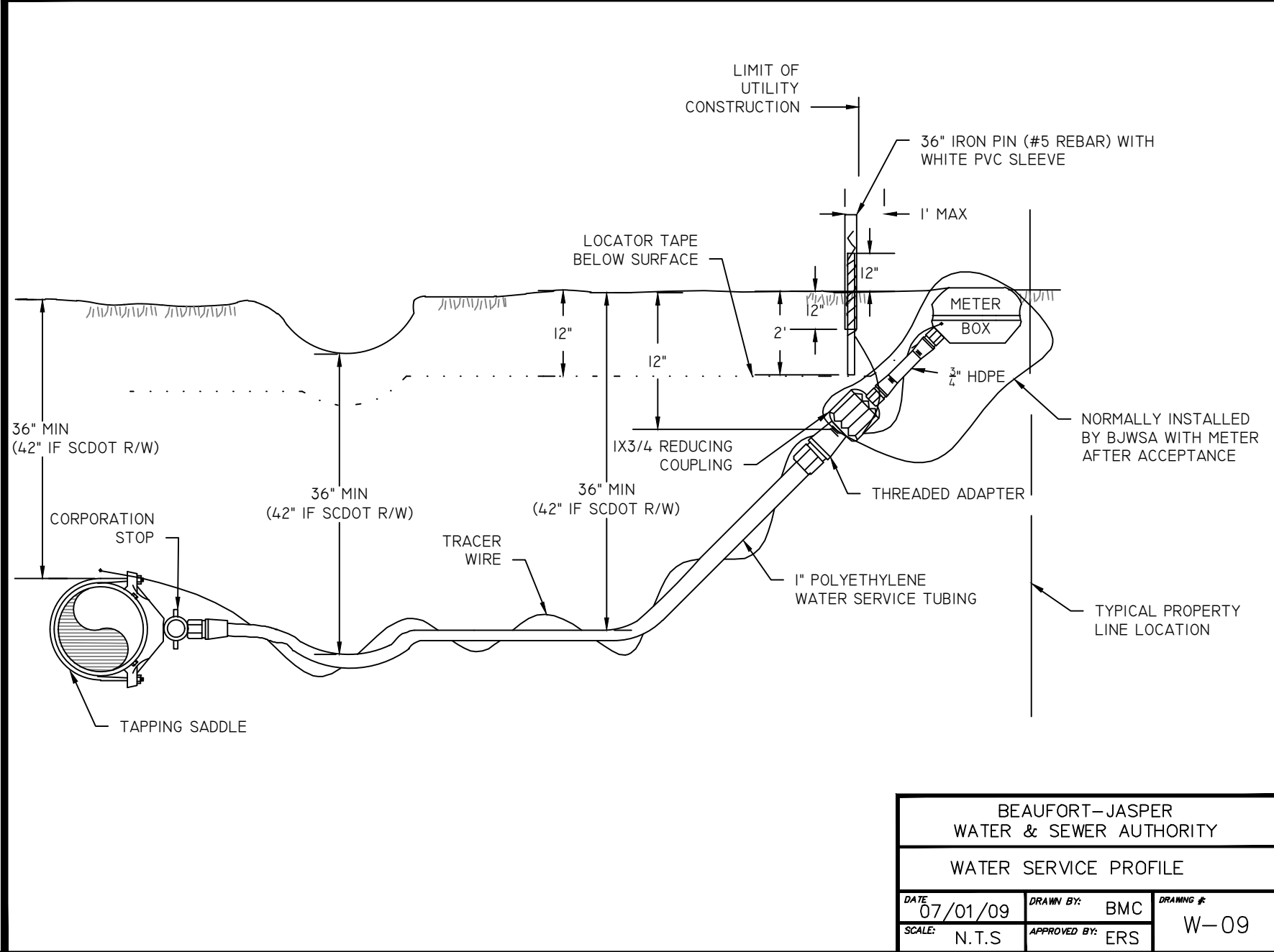
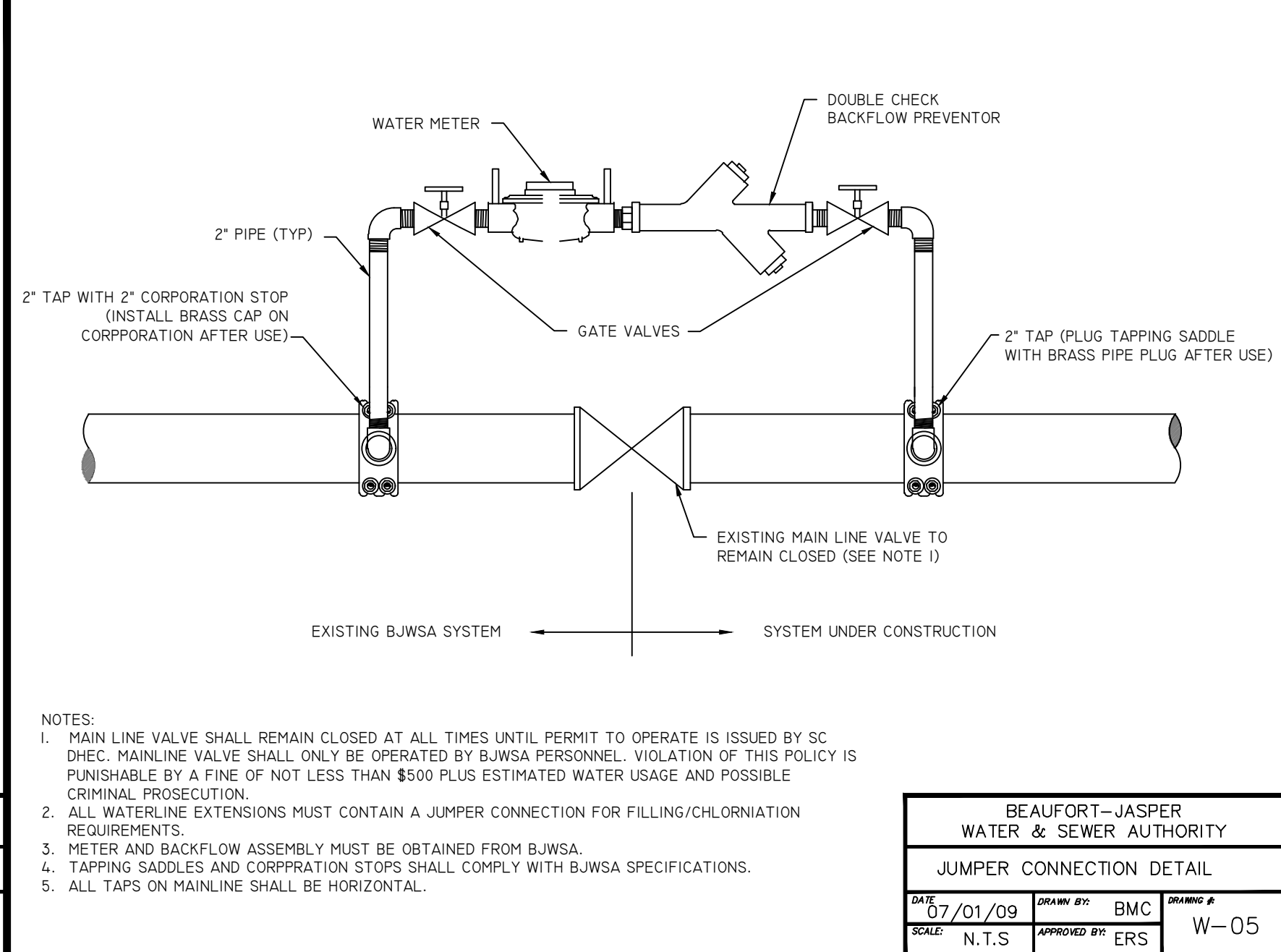
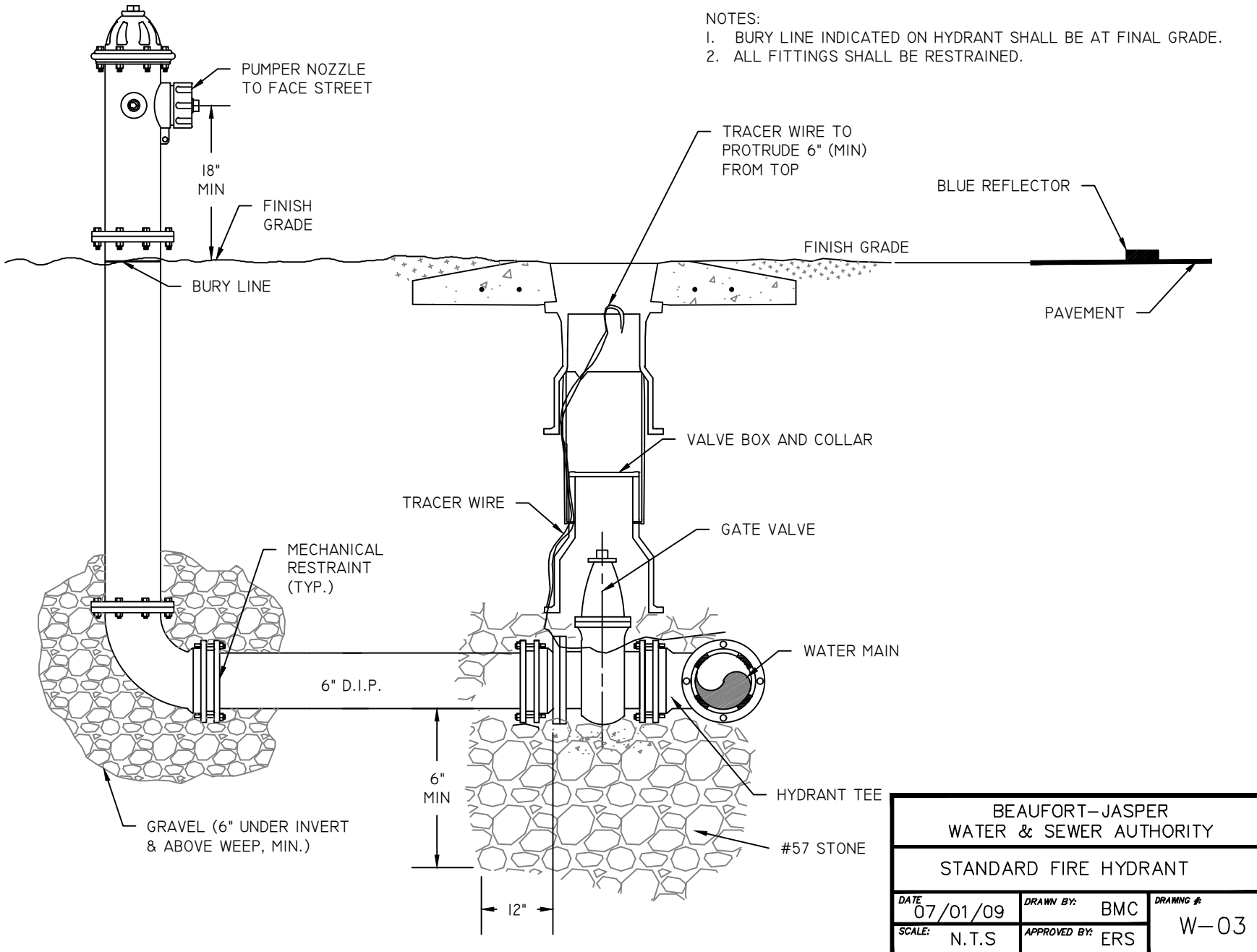
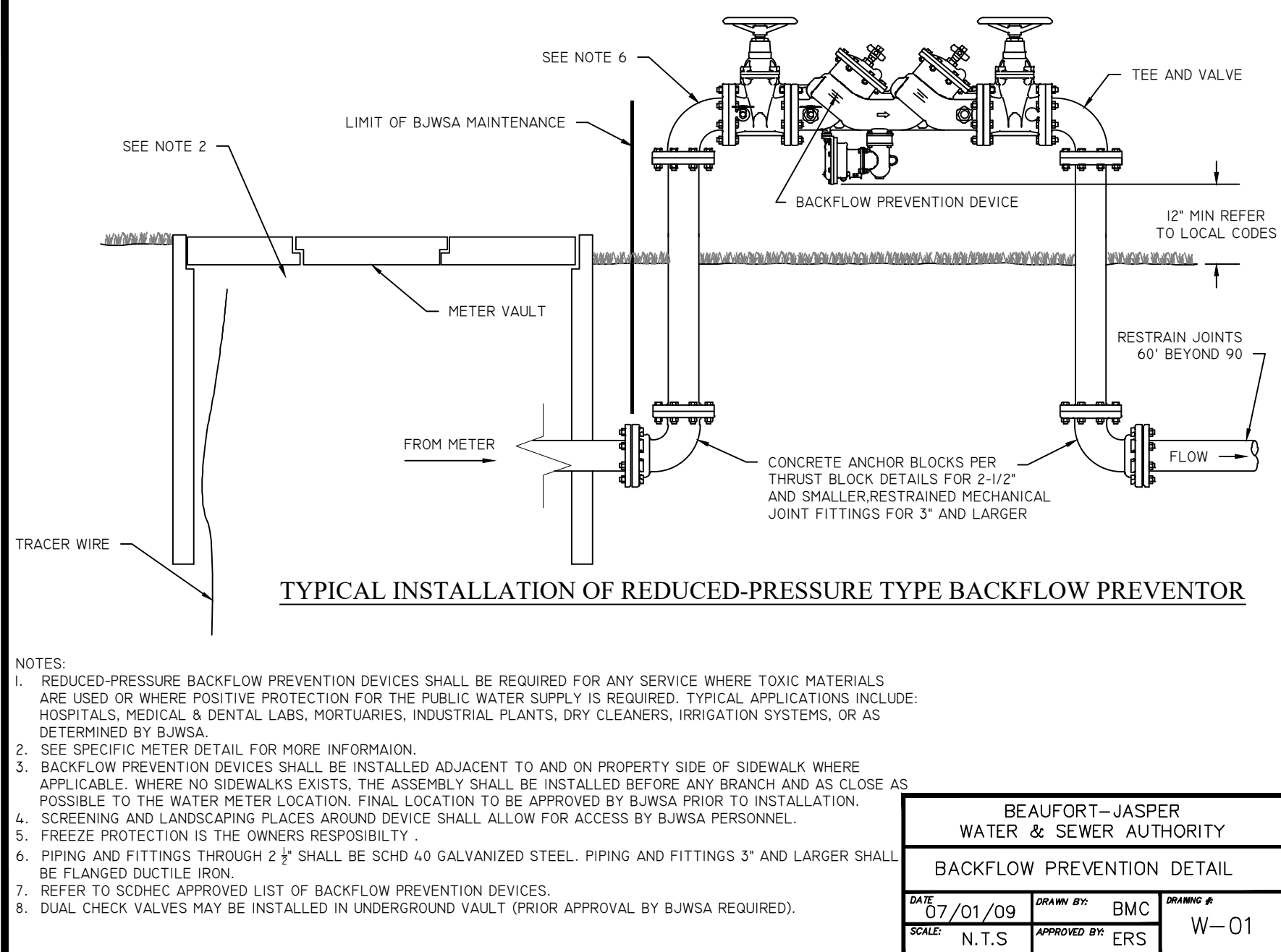
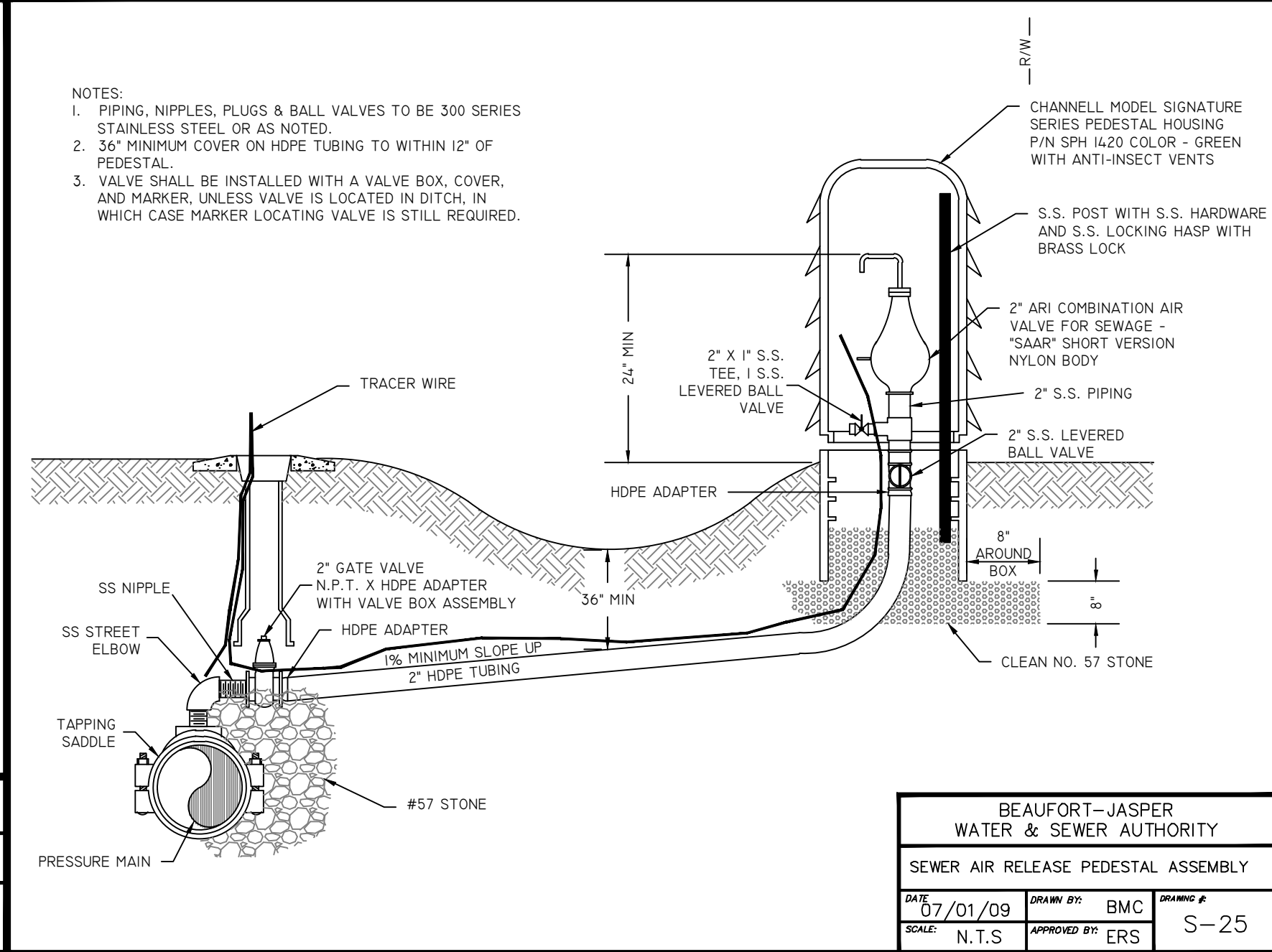
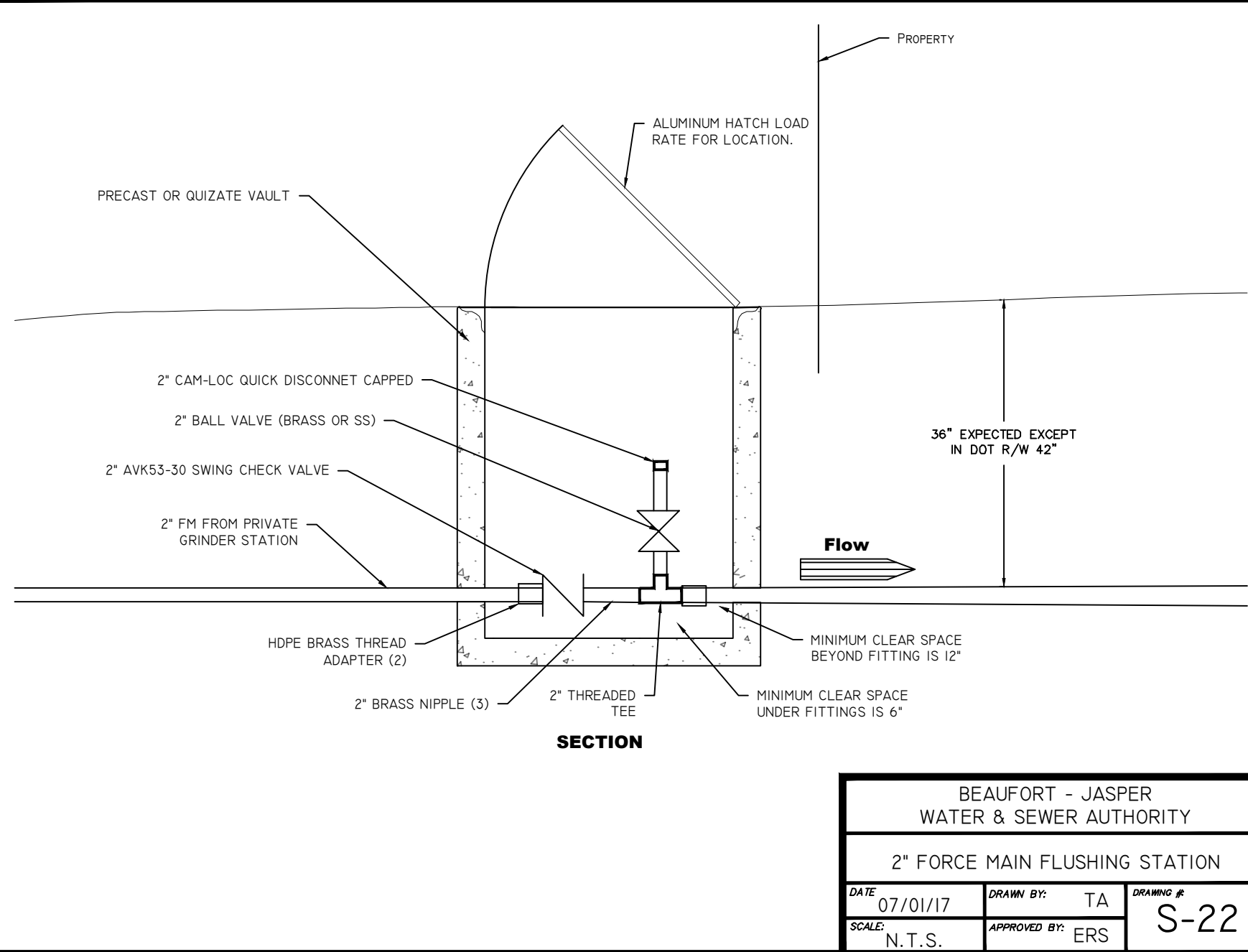
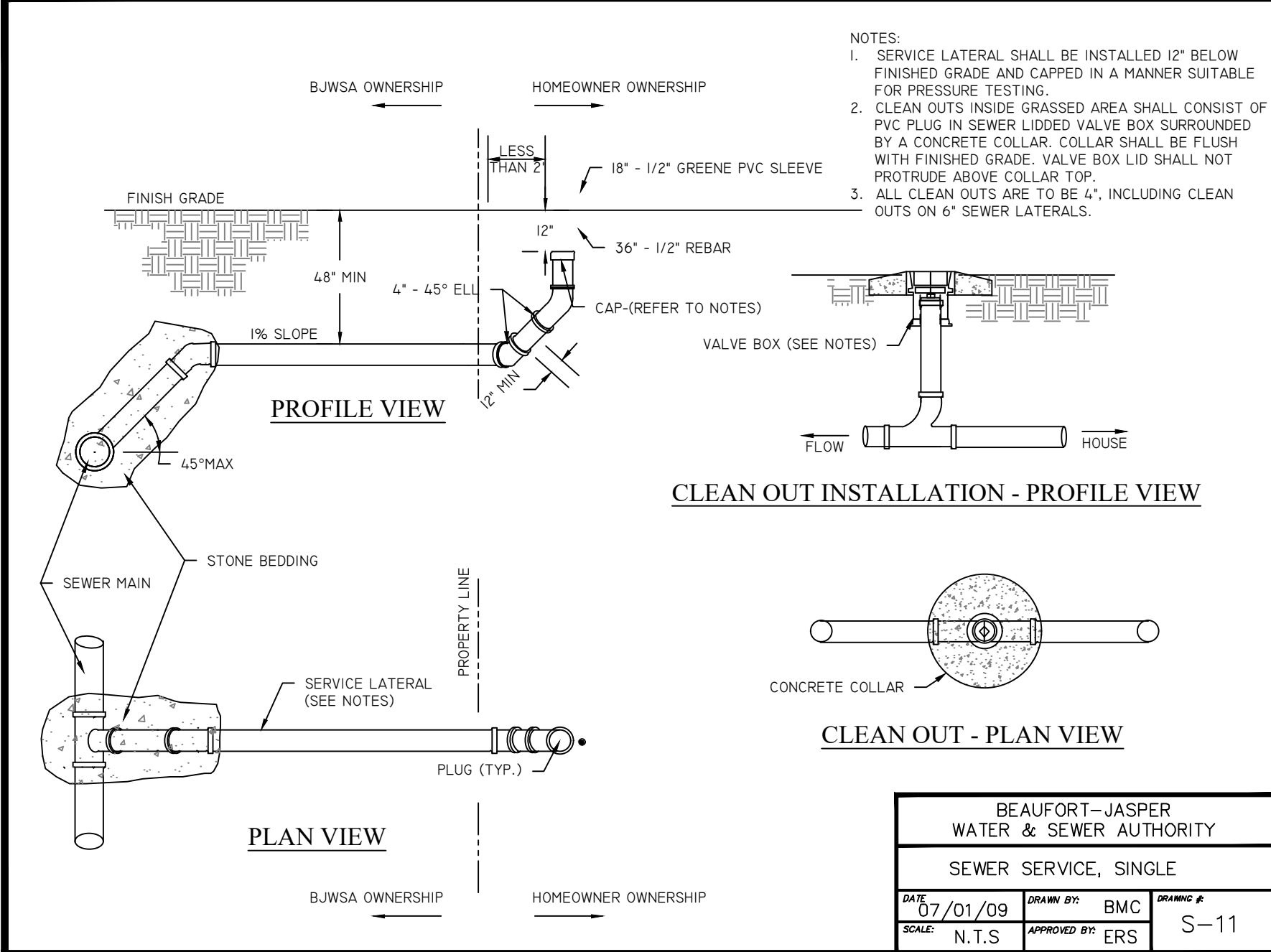
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

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Utility Details

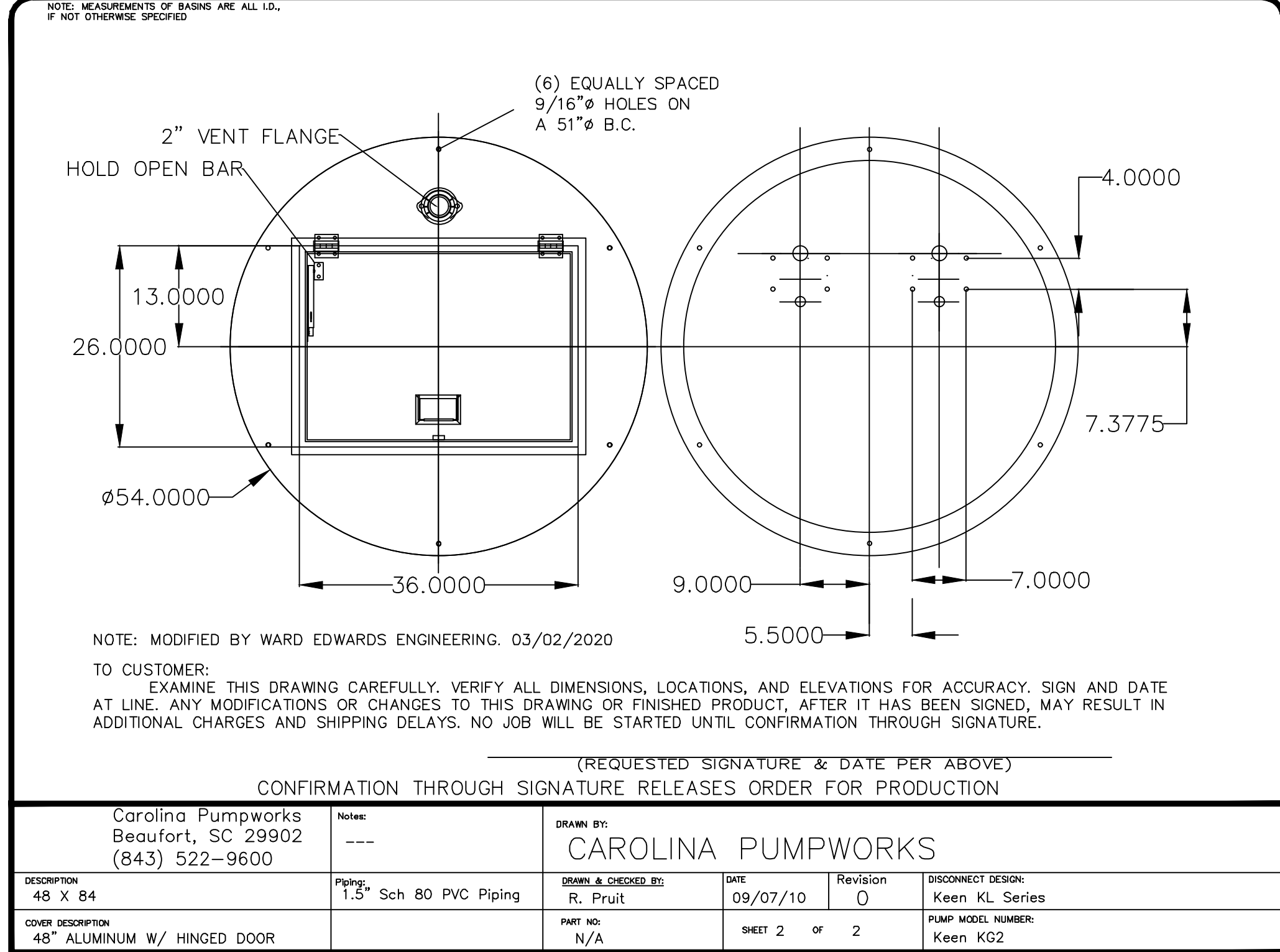
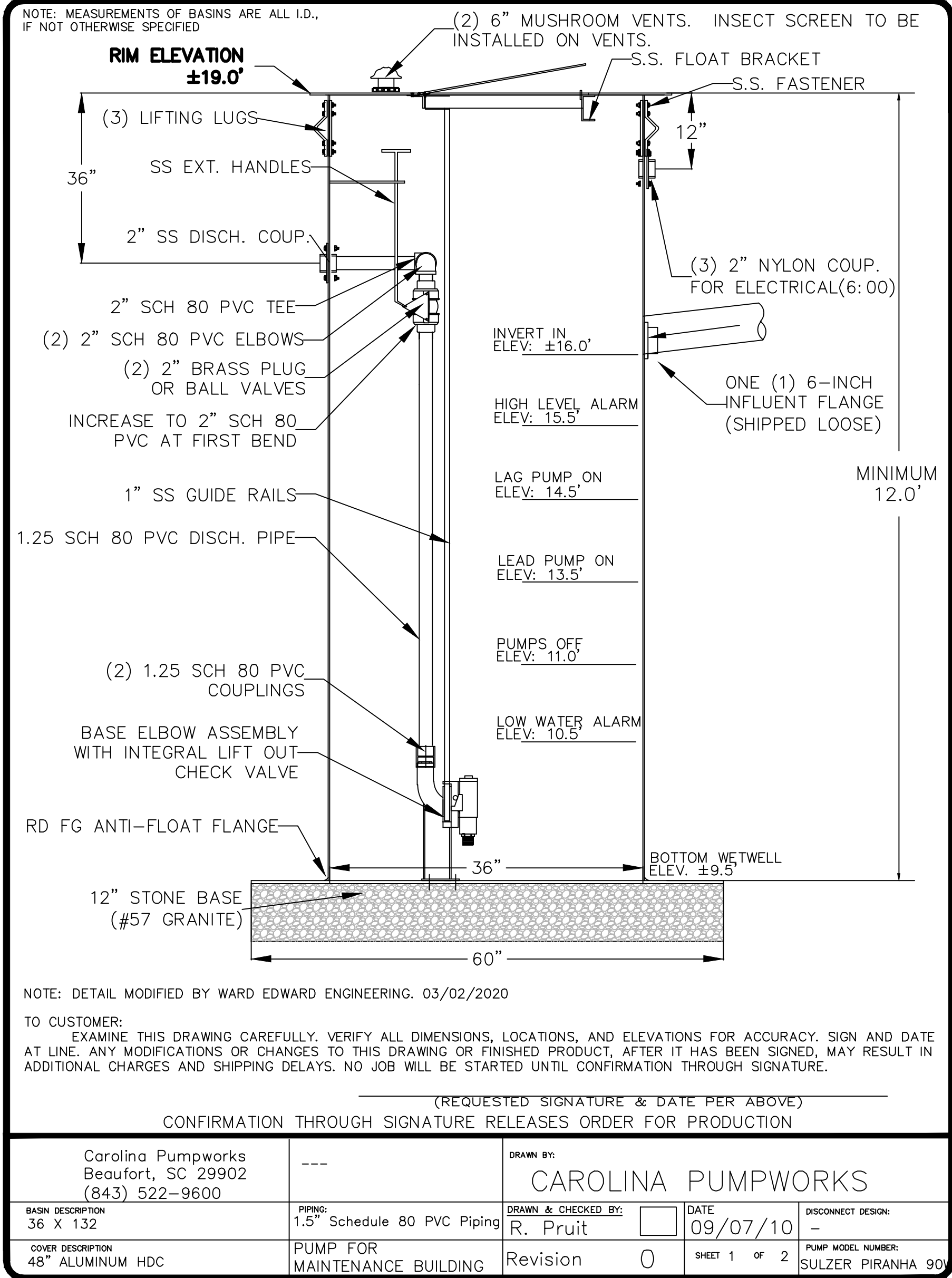
Vert. Datum:	NAVD88
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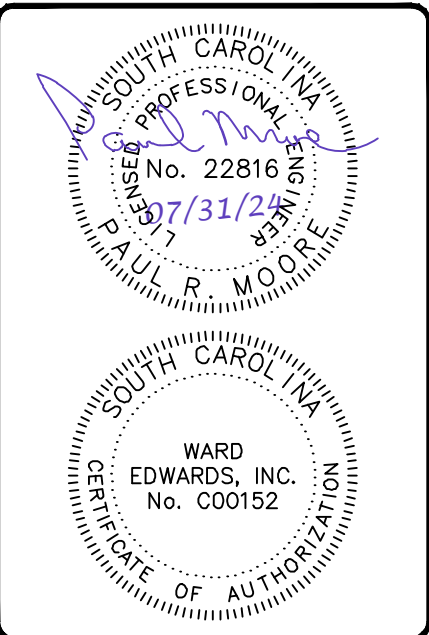
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- DUPLEX SEWAGE GRINDER LIFT STATIONS TO INCLUDE THE FOLLOWING:
1. TWO PUMPZ 2.3-HORSEPOWER, 3390-RPM, 230-VOLT, SINGLE-PHASE, 60-HERTZ SUBMERSIBLE SEWAGE GRINDER PUMP. THE PUMP INCLUDES THE FOLLOWING: CAST IRON CONSTRUCTION, DUCTILE IRON RECESSED VORTEX STYLE IMPELLER, STAINLESS STEEL SHAFT, UPPER AND LOWER SILICON CARBIDE MECHANICAL SHAFT SEALS, SEAL FAILURE SENSOR, MOTOR WINDING THERMAL SENSOR, STAINLESS STEEL FASTENERS, STAINLESS STEEL LIFTING BAIL, STAINLESS STEEL SHREDDING RING AND GRINDING IMPELLER AND 40-FOOT LONG POWER/CONTROL CABLES.
 2. ONE 36" DIAMETER BY MINIMUM 138" (11.5-FOOT) DEEP DUPLEX FIBERGLASS BASIN SYSTEM INCLUDING THE FOLLOWING: 60" DIAMETER ANTI-FLOAT FLANGE, LIFTING LUGS, ALUMINIUM COVER WITH HINGED PAD-LOCKABLE ACCESS HATCH, HATCH HOLD OPEN ARM AND 2-INCH MUSHROOM VENT, STAINLESS STEEL FLOAT MOUNTING BRACKET, TWO (2) PUMP GUIDE SYSTEMS WITH CAST IRON BASE ELBOWS, STAINLESS STEEL GUIDE RAILS AND STAINLESS STEEL GUIDE RAIL BRACKETS, 1.5" SCHEDULE 80 PVC DISCHARGE PIPING WITH A COMMON 2" STAINLESS STEEL DISCHARGE HUB LOCATED 36" DOWN FROM THE TOP OF THE BASIN, 2" BALL CHECK VALVES AND 2" GATE VALVES WITH STAINLESS STEEL EXTENSION HANDLES AND BRACKETS AND ONE (1) 6" ADAPTA-FLEX INFLUENT GROMMET SHIPPED LOOSE FOR ACCURATE FIELD LOCATION..
 3. TWO STAINLESS STEEL PUMP LIFTING CHAIN AND SHACKLE KITS
 4. DUPLEX PUMP CONTROL PANEL SIZED FOR 2-HORSEPOWER, 208-VOLT, SINGLE PHASE, 60-HERTZ SERVICE. THE CONTROL PANEL IS HOUSED INSIDE A NEMA 4X FIBERGLASS ENCLOSURE WITH DEAD FRONT, PAD-LOCKABLE ENTRY LATCH, INNER DOOR, POWER AND GROUND TERMINAL BLOCKS, PUMP CIRCUIT BREAKERS, CONTROL CIRCUIT BREAKERS, IEC RATED MOTOR STARTERS WITH ADJUSTABLE OVERLOADS, PHASE MONITOR, LIGHTNING/SURGE PROTECTION, ELAPSED TIME METERS, PUMP RUN LIGHTS, PUMP FAULT LIGHTS, DUPLEX FLOAT SWITCH ACTIVATED PUMP CONTROLLER WITH ALTERNATOR AND AUTO/1-2/2-1 SEQUENCE SELECTOR SWITCH, HAND-OFF-AUTO SWITCHES, HIGH WATER ALARM, FLASHING ALARM LIGHT MOUNTED ON TOP OF THE CONTROL PANEL AND AN AUDIBLE ALARM BUZZER WITH EXTERNAL PUSH TO SILENCE BUTTON.
 5. FIVE FLOATS WITH 40-FOOT CORDS AND CORD WEIGHTS



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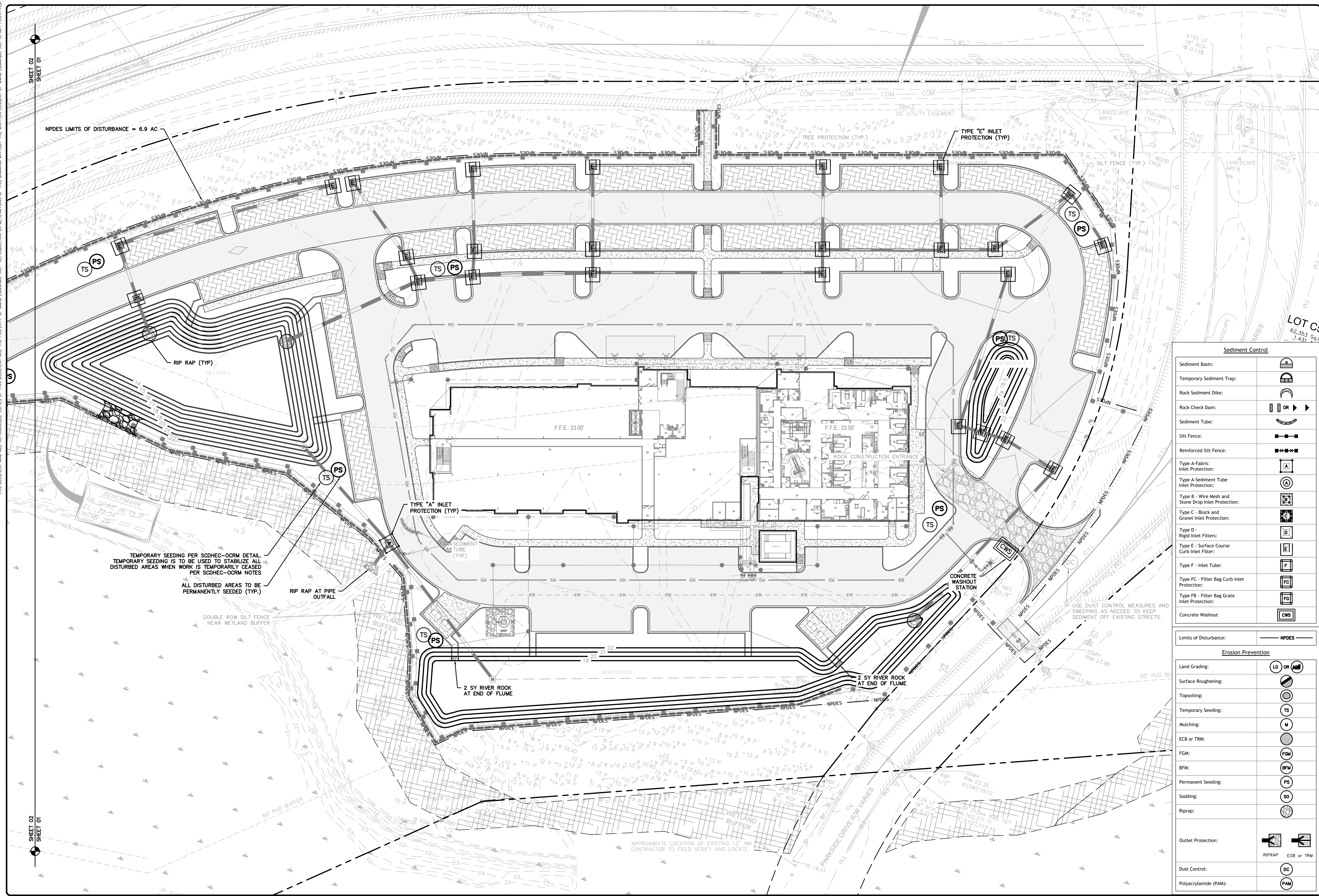
Utility Details

Vert. Datum:	NAVD88
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Project #:	230640
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Sediment Control	
Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Block and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	
Type FB - Filter Bag Grate Inlet Protection:	
Concrete Washout	
Limits of Disturbance:	
Limits of Disturbance:	NPDES
Erosion Prevention	
Land Grading:	
Surface Roughening:	
Topsorting:	
Temporary Seeding:	
Mulching:	
ECB or TRM:	
FGM:	
BFM:	
Permanent Seeding:	
Sodding:	
Riprap:	
Outlet Protection:	
Dust Control:	
Polyacrylamide (PAM):	

No.	Description	Date
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Buckwater Parkway Healthcare
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Intermediate & Final Erosion Control Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

Scale: 1" = 30' Feet

C801

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Limits of Disturbance: NPDES

Erosion Prevention

Land Grading: LG OR

Surface Roughening:

Topsoiling:

Temporary Seeding: TS

Mulching: M

ECB or TRM:

FGM:

BFM:

Permanent Seeding: PS

Sodding: SO

Riprap:

Outlet Protection: RIPRAP ECB or TRM

Dust Control: DC

Polyacrylamide (PAM): PAM

Sediment Control

Sediment Basin:

Temporary Sediment Trap:

Rock Sediment Dike:

Rock Check Dam:

Sediment Tube:

Silt Fence:

Reinforced Silt Fence:

Type A-Fabric Inlet Protection:

Type A-Sediment Tube Inlet Protection:

Type B - Wire Mesh and Stone Drop Inlet Protection:

Type C - Block and Gravel Inlet Protection:

Type D - Rigid Inlet Filters:

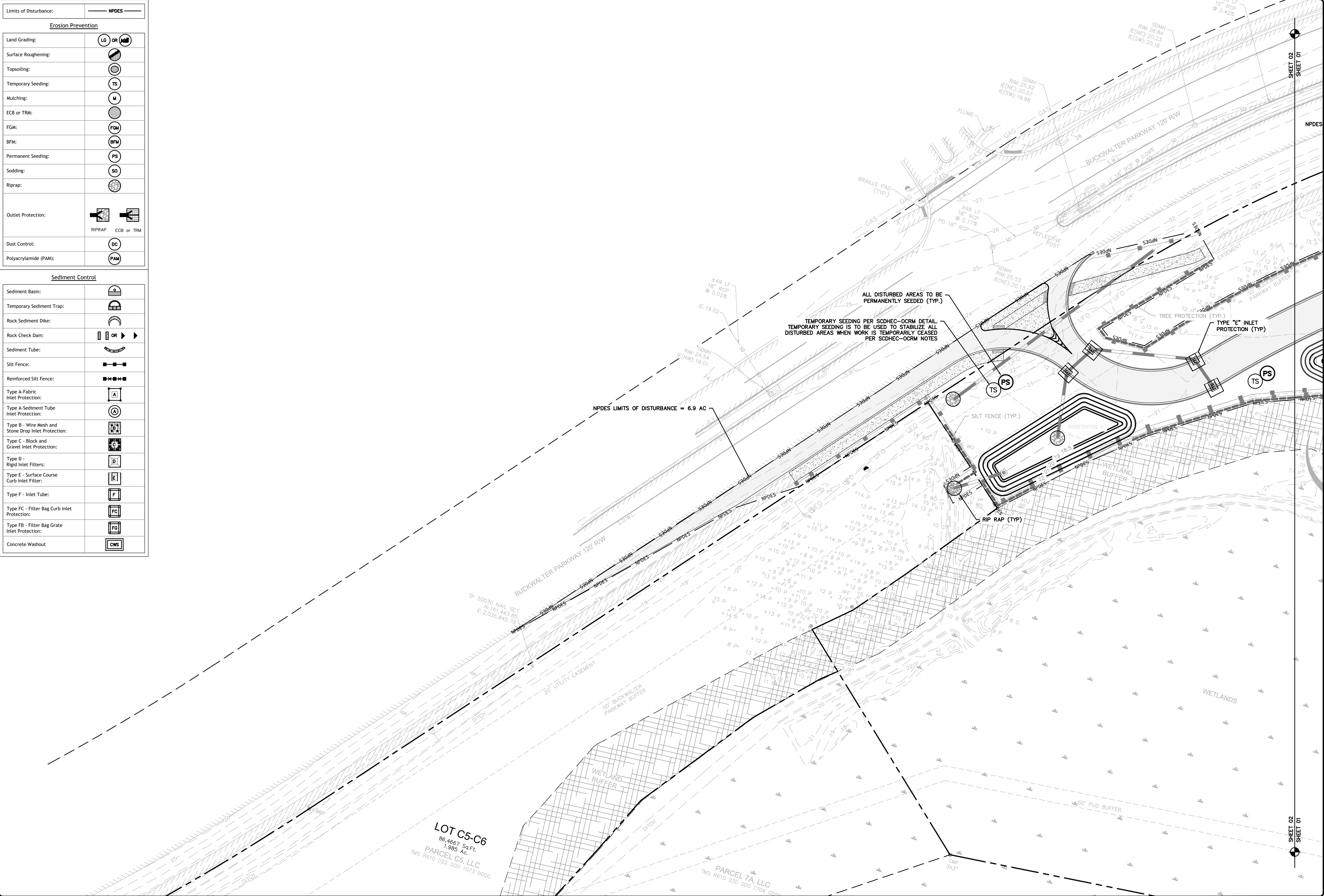
Type E - Surface Course Curb Inlet Filter:

Type F - Inlet Tube:

Type FC - Filter Bag Curb Inlet Protection:

Type FB - Filter Bag Grate Inlet Protection:

Concrete Washout:



Professional Engineer
No. 22816
07/31/24
WARD EDWARDS, INC.
No. C00152

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No. C00152

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Intermediate & Final Erosion Control Plan

Vert. Datum: NAVD88
Horiz. Datum: NAD83

Project #: 230640
Date: 07/31/24
Designed by: LYJ
Checked by: CPB

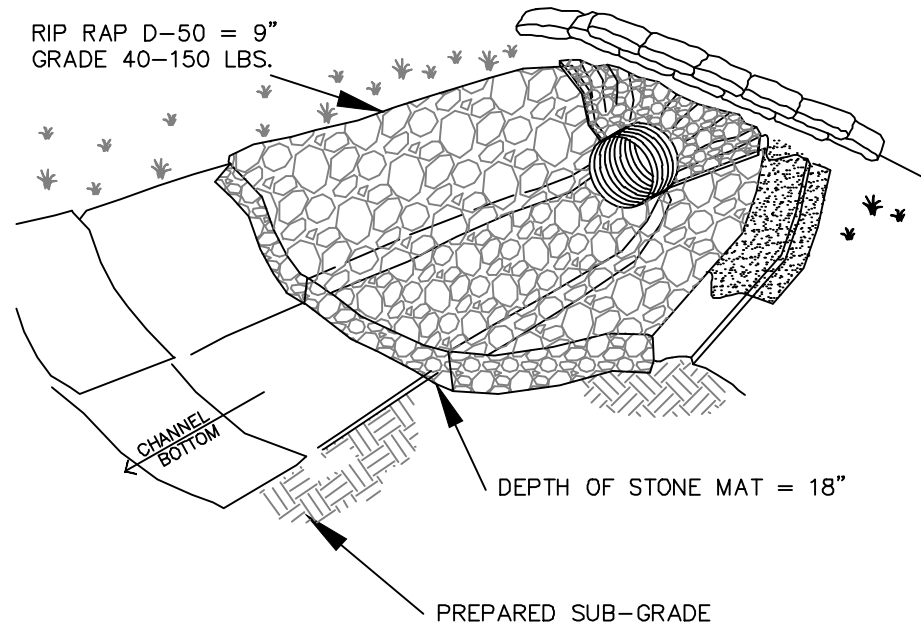
Scale: 1" = 30'

Feet

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NOTES:

1. PLACE ALL RIP RAP ON 8 OUNCE NON-WOVEN FILTER CLOTH.
2. STAKING OF FILTER CLOTH PER MANUFACTURER'S SPECIFICATIONS.
3. LENGTH OF OUTLET STABILIZATION = 8 TIMES PIPE DIA.
TOP WIDTH OF OUTLET STABILIZATION = 3 TIMES PIPE DIA.
BOTTOM WIDTH OF OUTLET STABILIZATION = 6 TIMES PIPE DIA.

RIP RAP OUTLET STABILIZATION DETAIL

DETAIL #02370-009

TEMPORARY SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC												
RYE, GRAIN	56 LBS/AC												
RYEGRASS	50 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC												
RYE, GRAIN OR OATS	56 LBS/AC 75 LBS/AC												
RYEGRASS	50 LBS/AC												

TYPE A – 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 SC DOT 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.

TYPE A – 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.

TYPE A – 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 stormwater 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. Removed 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.

South Carolina Department of Health and Environmental Control

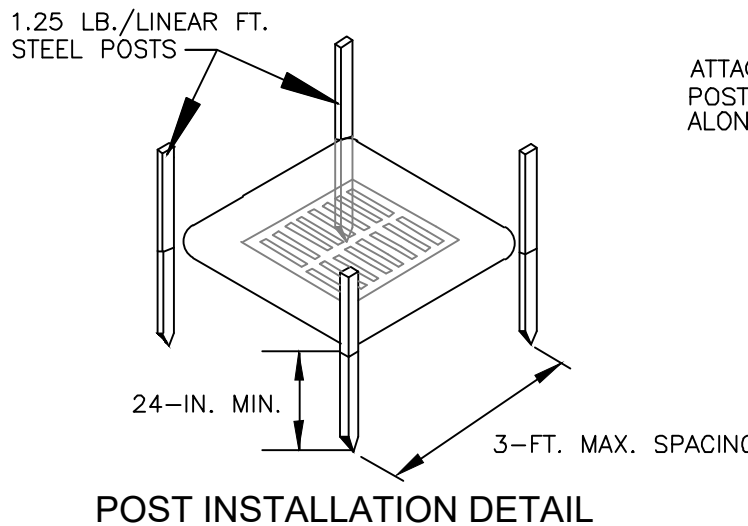
Type A

FILTER FABRIC INLET PROTECTION

STANDARD DRAWING NO. SC-07 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014
DATE



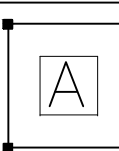
ATTACH FILTER FABRIC TO POSTS WITH HEAVY DUTY PLASTIC TIES ALONG TOP 8-INCHES OF FABRIC.

FOLD FABRIC TO OVERLAP 1 FOOT AND SECURE TO POSTS WITH HEAVY DUTY PLASTIC TIES

BURY FABRIC (SEE DETAIL)

FILTER FABRIC INSTALLATION DETAIL

PLAN SYMBOL



South Carolina Department of Health and Environmental Control

Type A

FILTER FABRIC INLET PROTECTION

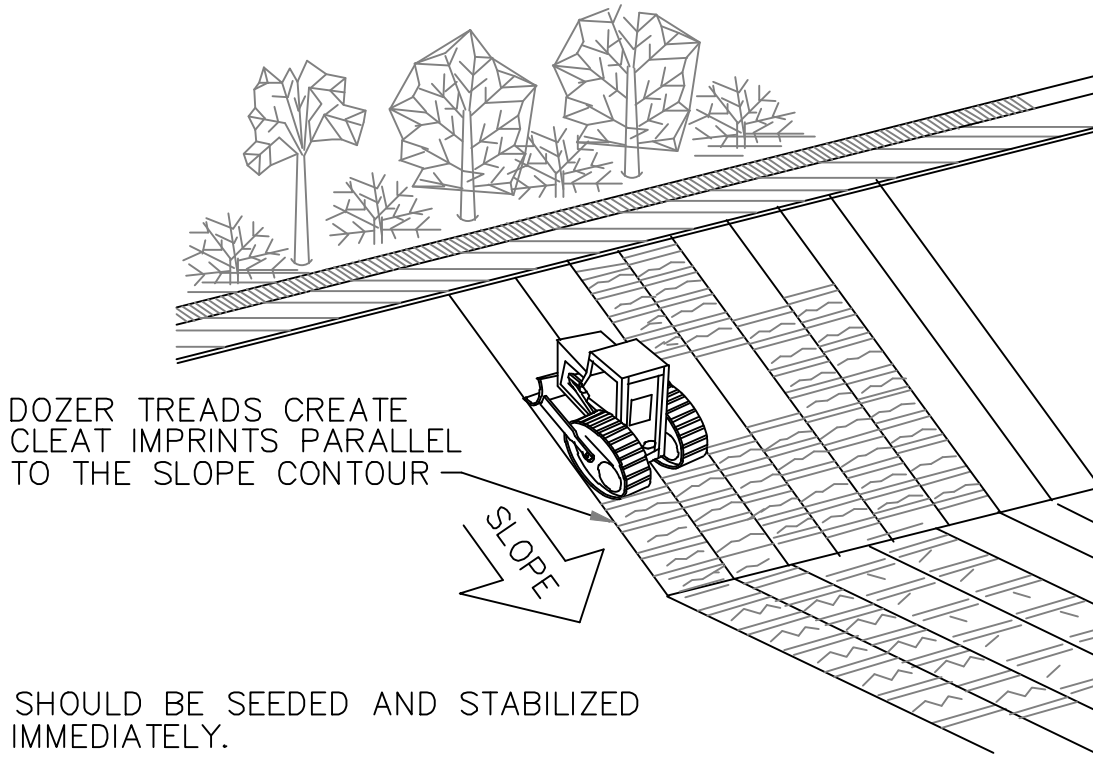
STANDARD DRAWING NO. SC-07 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014
DATE

BURY & TRENCH MINIMUM OF 12-INCHES OF FILTER FABRIC

FILTER FABRIC BURIAL DETAIL



TRACKING

South Carolina Department of Health and Environmental Control

TRACKING

STANDARD DRAWING NO. EC-01 Page 1

APPROVED BY: SCDEC AUGUST, 2005
DATE

TYPE F – INLET TUBES INLET PROTECTION

GENERAL NOTES

1. Inlets 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. Inlets 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. Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
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 blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.
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. 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.

South Carolina Department of Health and Environmental Control

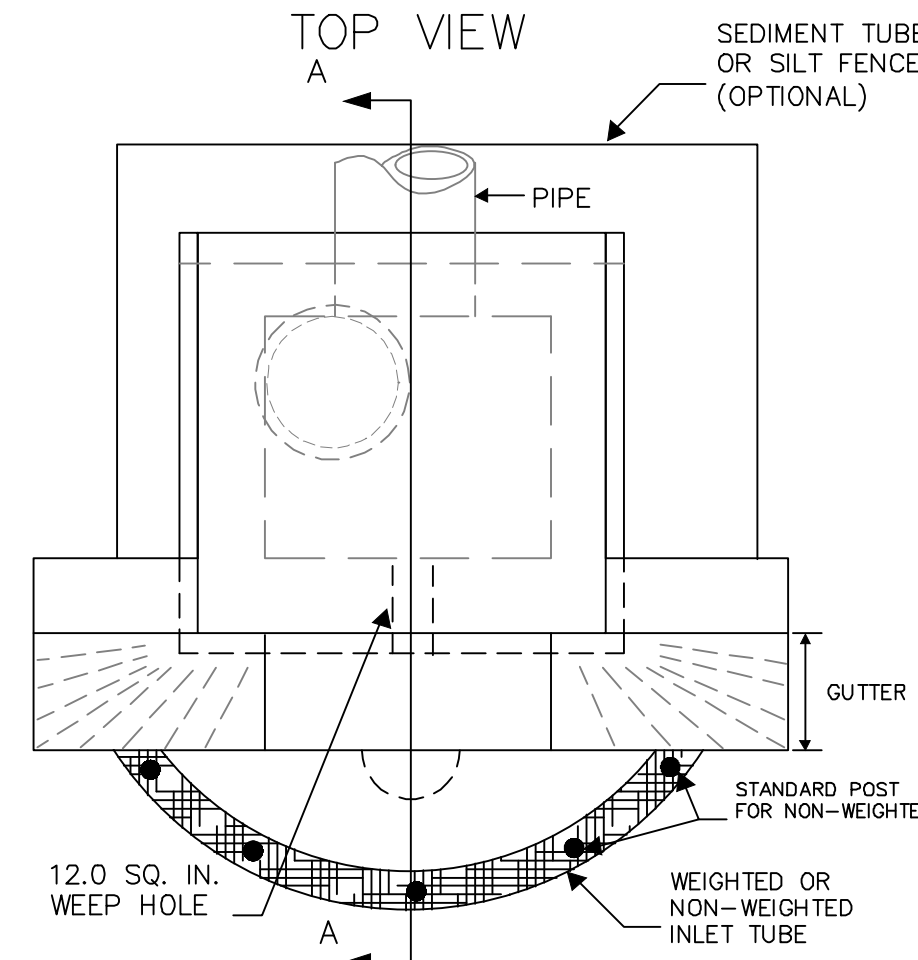
Type F

INLET TUBES

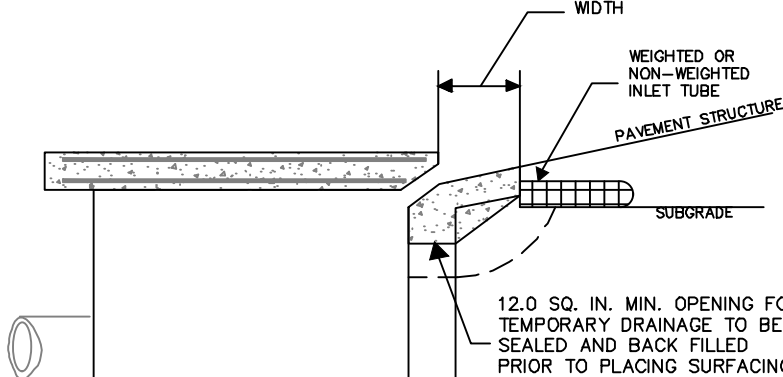
STANDARD DRAWING NO. SC-11 PAGE 2 of 2

GENERAL NOTES

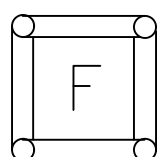
FEBRUARY 2014
DATE



SECTION A-A



PLAN SYMBOL



South Carolina Department of Health and Environmental Control

Type F

INLET TUBES

STANDARD DRAWING NO. SC-11 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014
DATE

Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

Intermediate Erosion Control Details

Vert. Datum: NAVD88

Horiz. Datum: NAD83

Project #: 230640

Date: 07/31/24

Designed by: LYJ

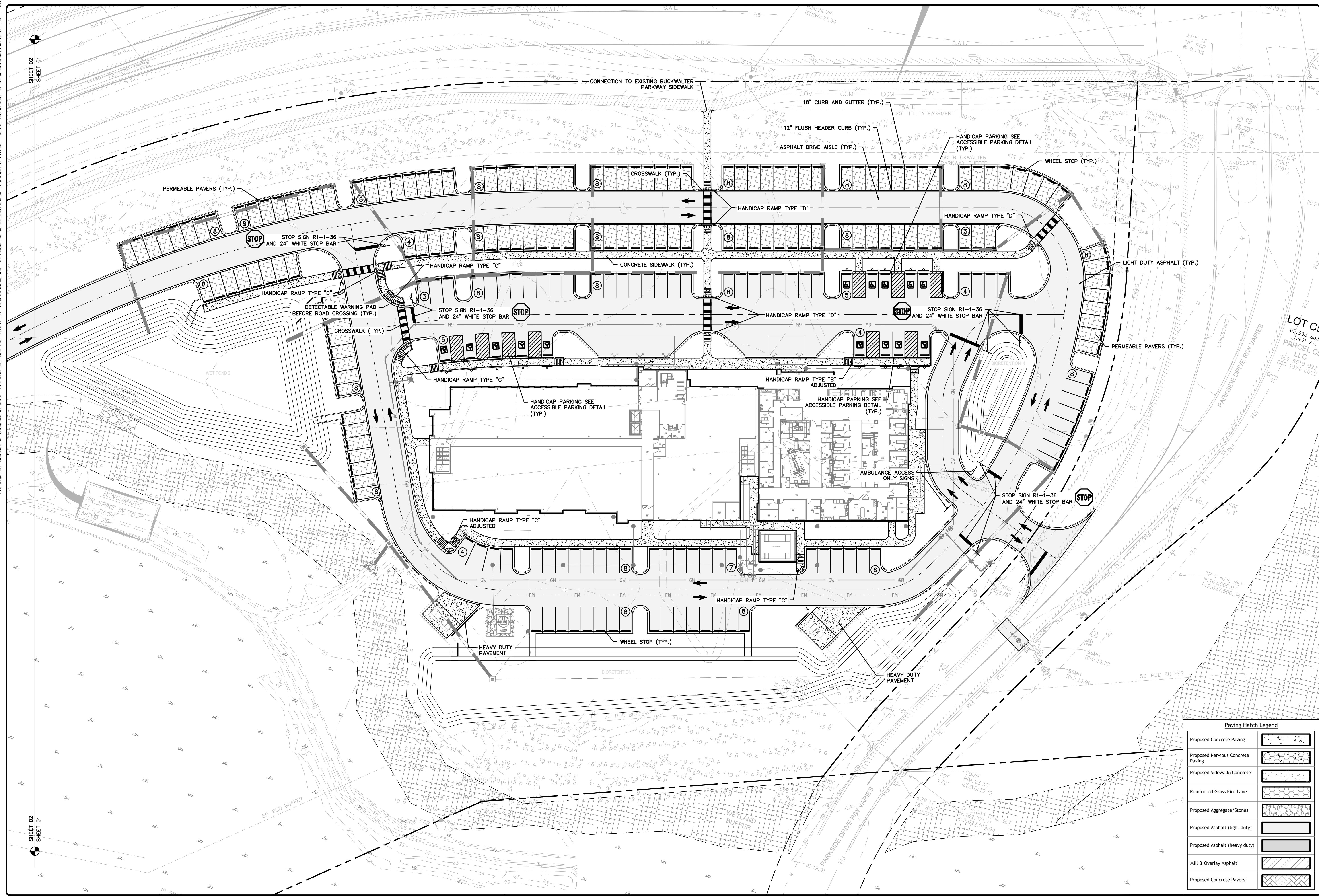
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Paving Hatch Legend	
Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

SEAL

WARD EDWARDS, INC.

PROFESSIONAL ENGINEER

STATE OF SOUTH CAROLINA

EXPIRATION DATE 07/31/24

CERTIFICATE NO. 22816

PAUL R. MOORE

SEAL

WARD EDWARDS, INC.

PROFESSIONAL ENGINEER

STATE OF SOUTH CAROLINA

EXPIRATION DATE 07/31/24

CERTIFICATE NO. 22816

PAUL R. MOORE

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No.

Description

Plan Revisions

Date

ward

Edwards

ENGINEERING

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South Carolina 29910

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www.WardEdwards.com

Buckwalter Parkway Healthcare

Town of Bluffton, South Carolina

Prepared for

e4h Environments for Health Architecture

Paving Plan

Vert. Datum:

NAVDD88

Horiz. Datum:

NAD83

Project #:

230640

Date:

07/31/24

Designed by:

LYJ

Checked by:

CPB

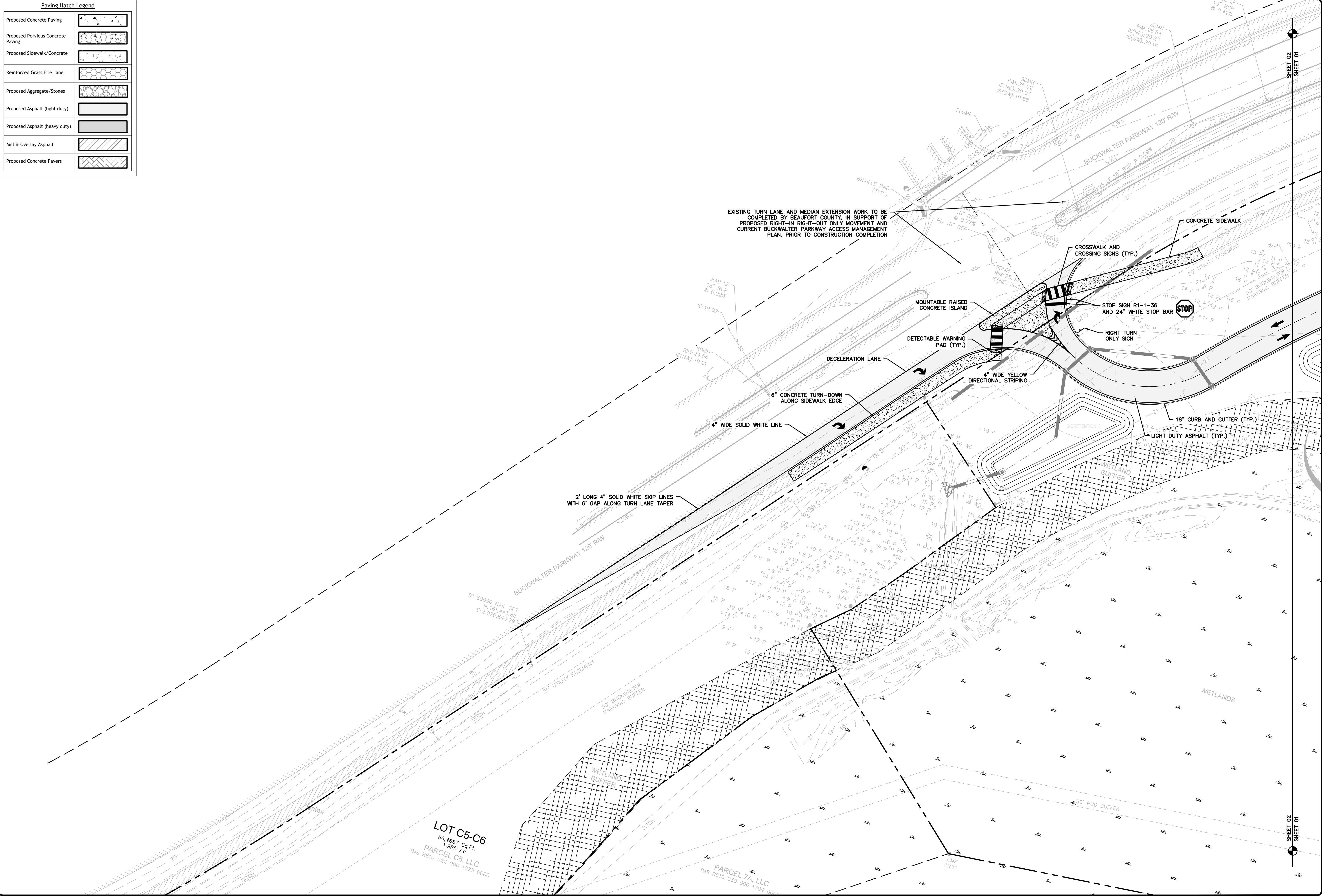
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C901

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Paving Hatch Legend	
Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	



No.	Description	Date
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Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina

Prepared for
e4h Environments for Health Architecture

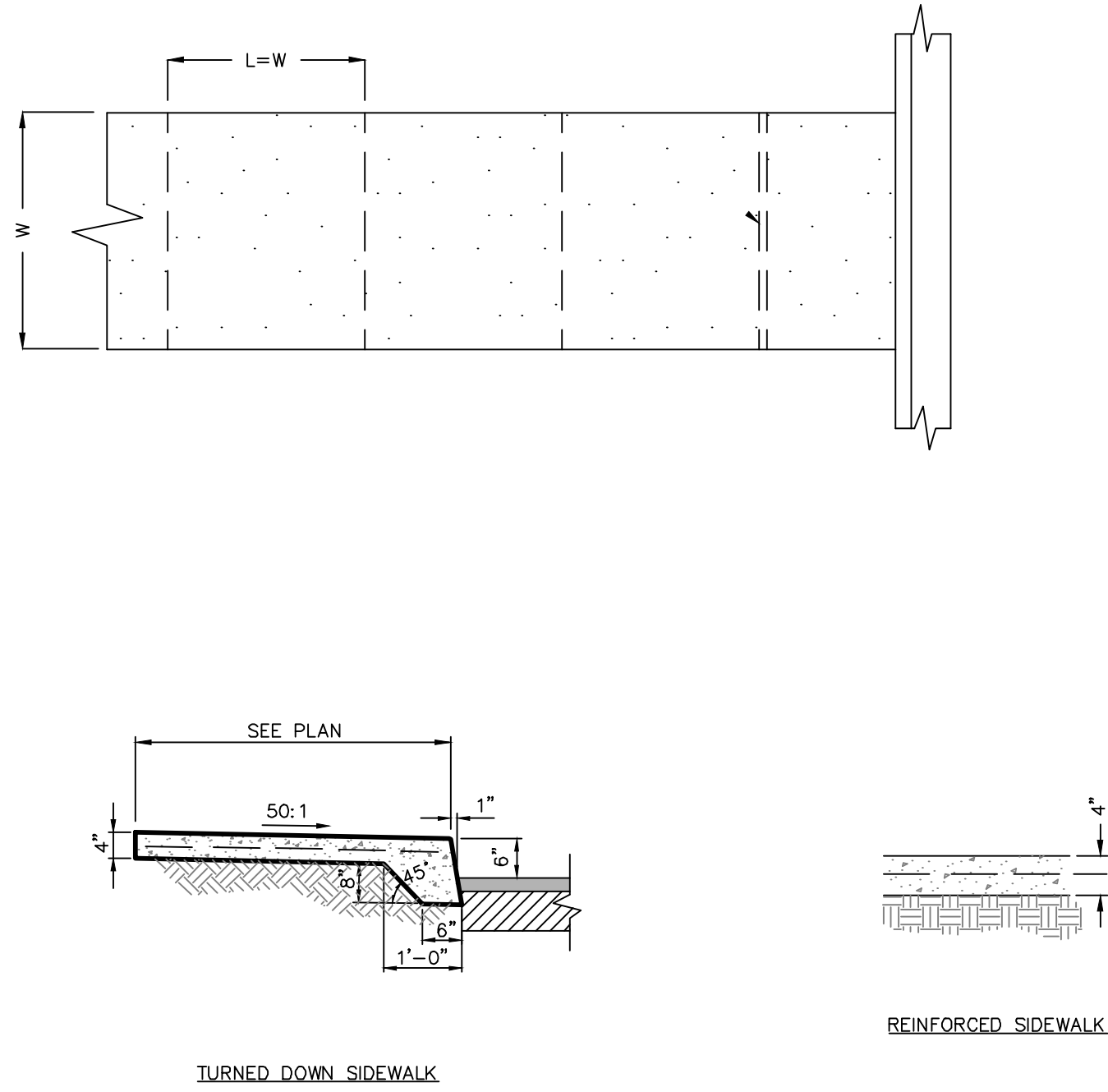
Paving Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

C902

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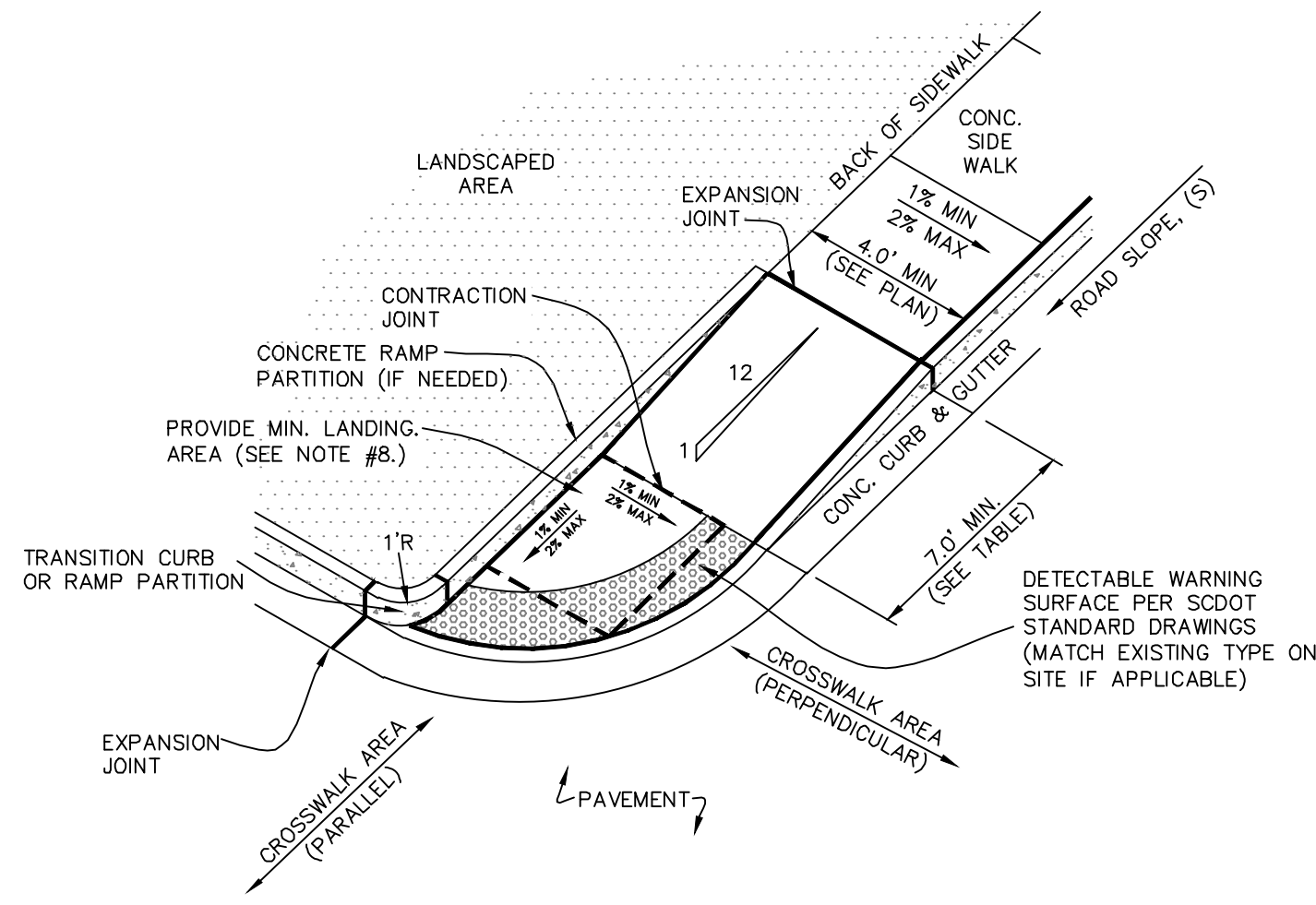
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- NOTES:
1. W = VARIES, REFER TO STAKING PLAN FILL IN BASED ON SITE PLAN
 2. L = WIDTH OF PAVING UNLESS OTHERWISE INDICATED ON PLAN.
 3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OF 8.33% LONGITUDINAL
 4. ALL CONCRETE SHALL BE CLASS A 3000 PSI
 5. FINISH BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK

DETAIL 03300-006

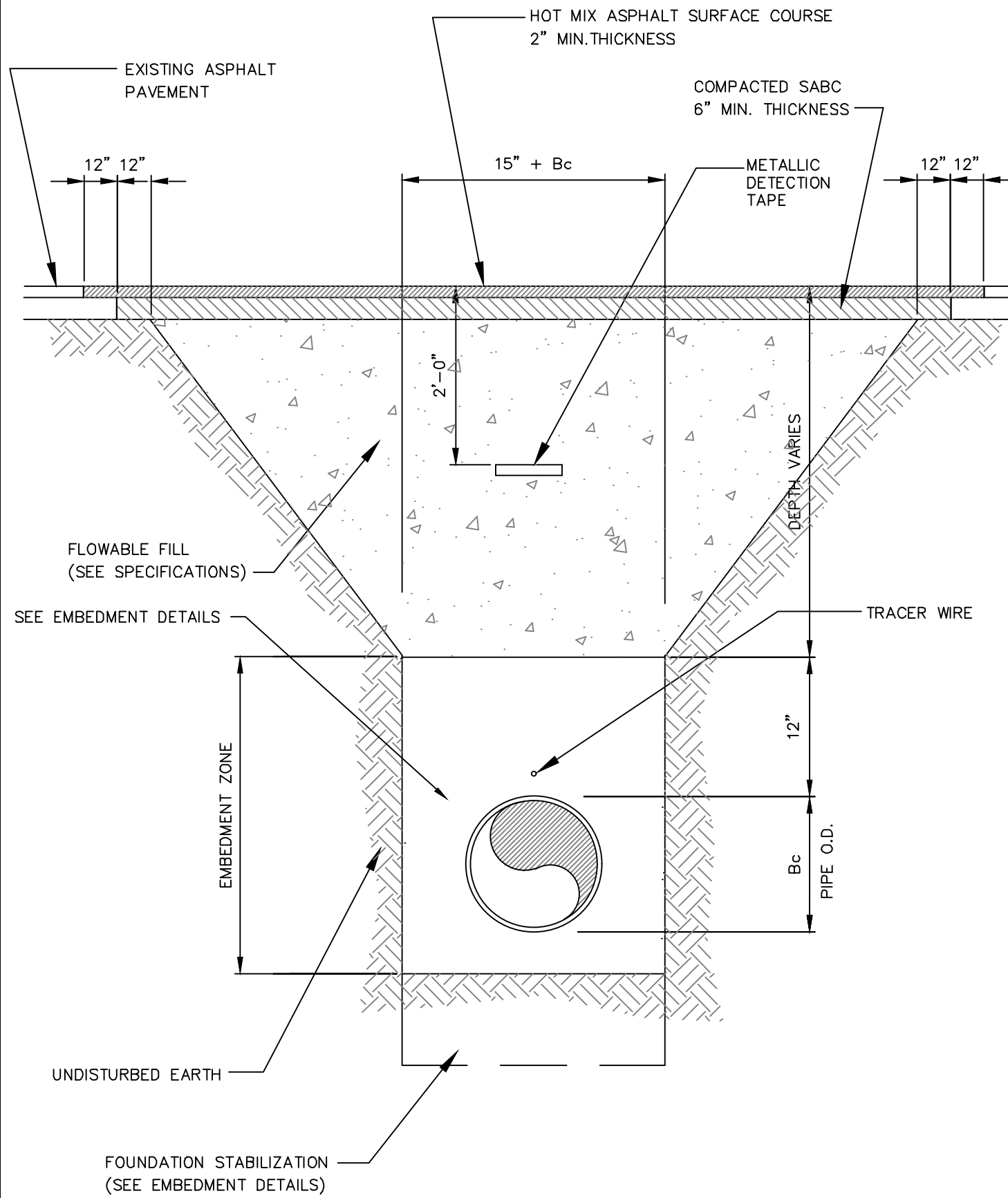


ROAD SLOPE, S (%)	L, (UPHILL SIDE RAMP), [FT]
S ≤ 1%	7'-0"
1% < S ≤ 3%	10'-0"
S > 3%	15'-0"

- NOTES:
1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
 2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
 3. CURB RAMP SHALL BE BROOM-FINISHED TO PROVIDE A ROUGH, SKID-RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
 4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
 5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
 6. SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
 7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).
 8. IF CROSSWALK IS PARALLEL WITH WALK, A MIN. LANDING OF 4'x 4' MUST BE PROVIDED; HOWEVER, IF THE CROSSWALK IS PERPENDICULAR TO THE WALK, A MIN. LANDING OF 5'x 5' MUST BE PROVIDED.

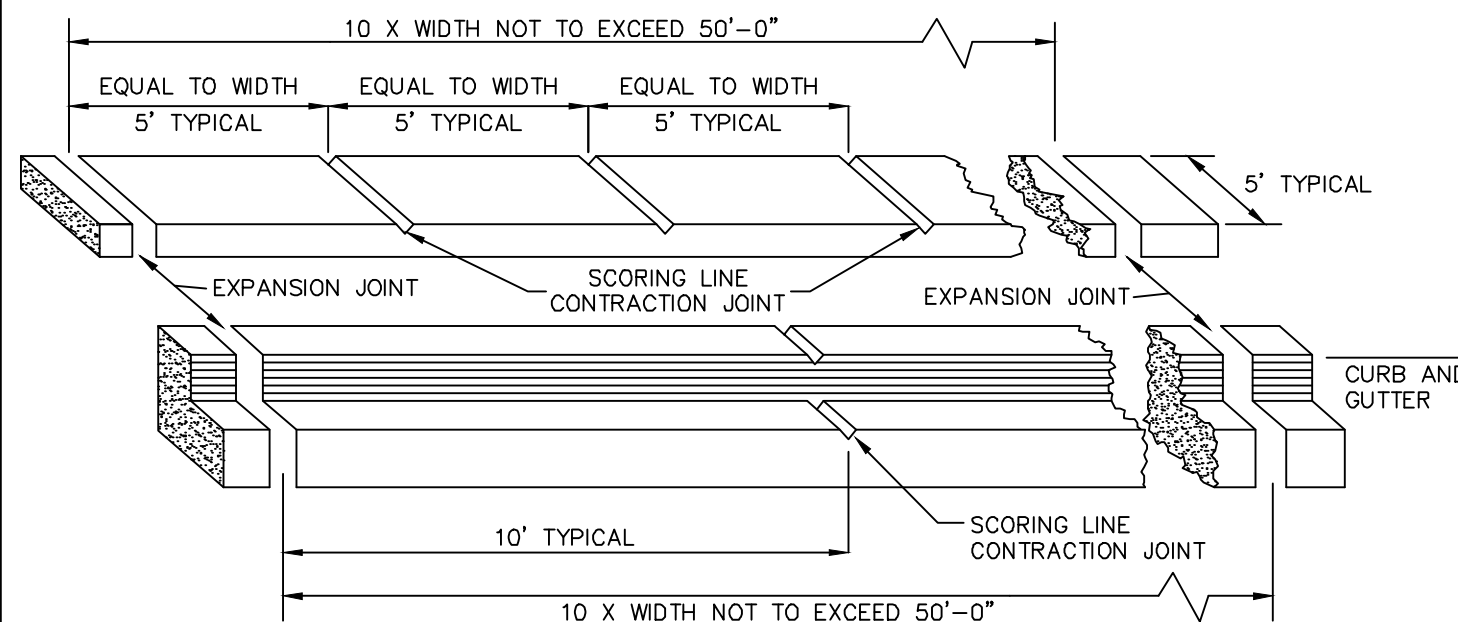
CONCRETE CURB RAMP TYPE-C

DETAIL 03300-031



TRENCH DETAIL- UNDER PAVED ROADWAY

DETAIL 02630-043



ISOMETRIC



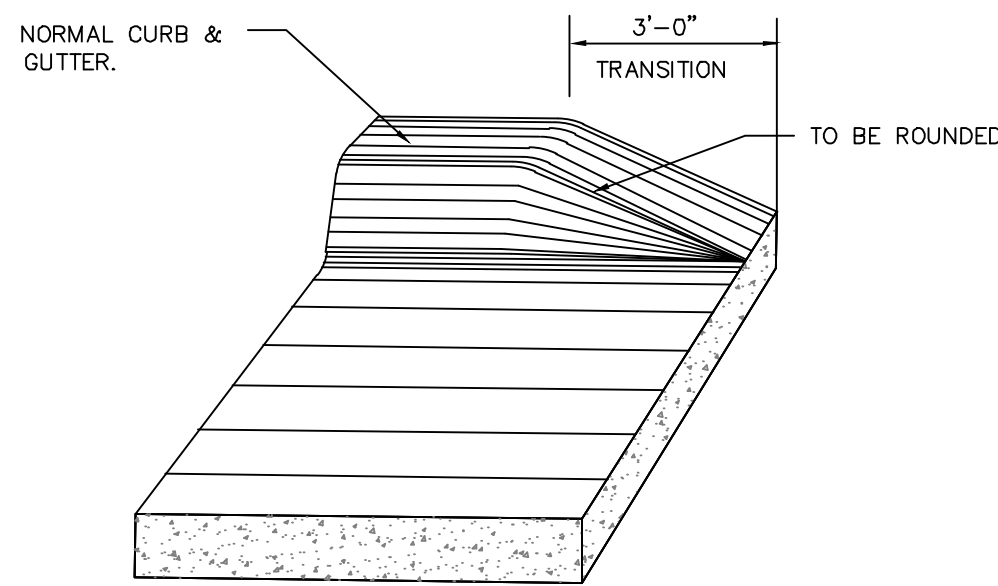
CONTRACTION JOINT
SCORING LINE

EXPANSION JOINT

- NOTES:
1. EXPANSION JOINTS, 3/4 INCH THICK, SHALL BE PLACED IN THE SIDEWALK AND CURBING AT THE POINT OF CURVATURE (PC) AND POINT OF TANGENCY (PT) OF ALL CURVES, AT THE OUTER EDGES OF DRIVEWAYS, AND AT UNIFORM INTERVALS AS SHOWN. EXPANSION JOINTS SHALL MEET SCDOT SPECIFICATION SECTION 702.2.2.1.
 2. TRANSVERSE SCORING LINES (CONTRACTION JOINTS) IN THE SIDEWALK SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE WALK AS SHOWN.
 3. LONGITUDINAL SCORING LINES WILL BE REQUIRED IN WALKS WIDER THAN 5 FEET OR AS DIRECTED BY THE ENGINEER.
 4. TRANSVERSE CONTRACTION JOINTS IN THE CURBING SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM 10' INTERVALS.
 5. TRANSVERSE AND LONGITUDINAL SCORING LINES SHALL BE A DEPTH OF 1" AND NOT LESS THAN 1/4 INCH OR MORE THAN 1/2 INCH IN WIDTH. THE CORNERS OF THE SCORING LINES SHALL HAVE A 1/2 INCH MINIMUM RADI.
 6. JOINTS IN THE CURB AND GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN THE SIDEWALK.

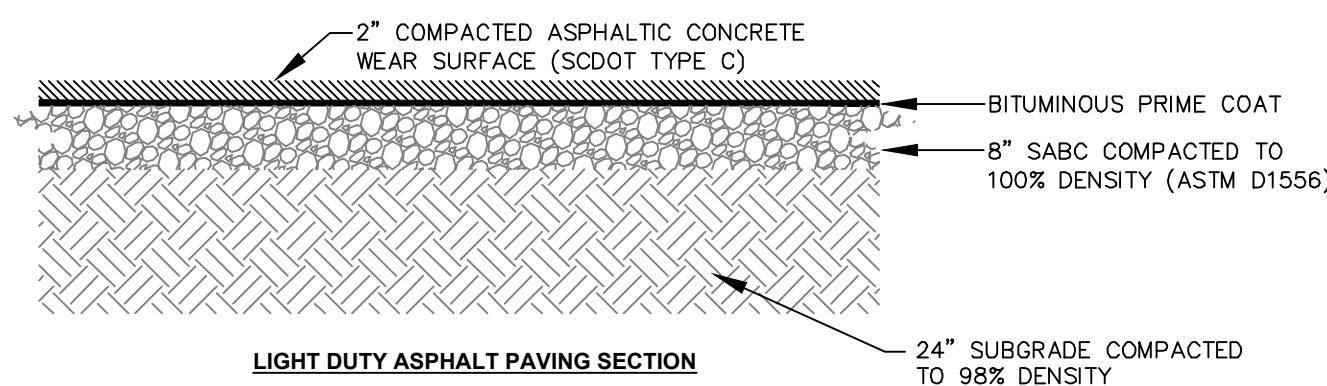
EXPANSION JOINTS AND SCORING LINES

DETAIL 03300-007A



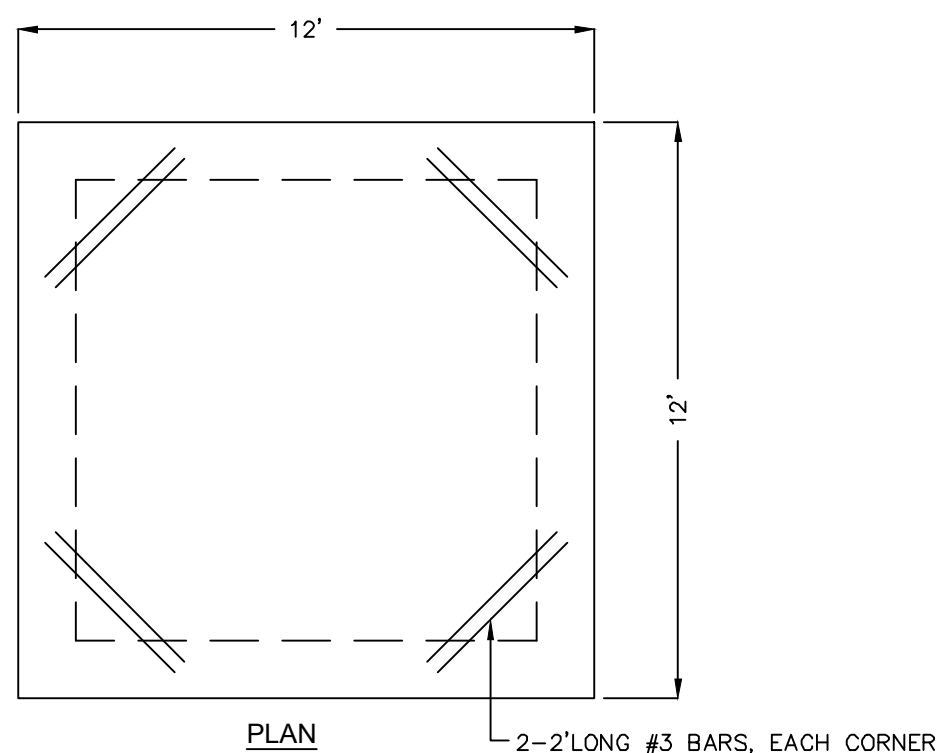
CURB AND GUTTER TRANSITION DETAIL

DETAIL 03300-020

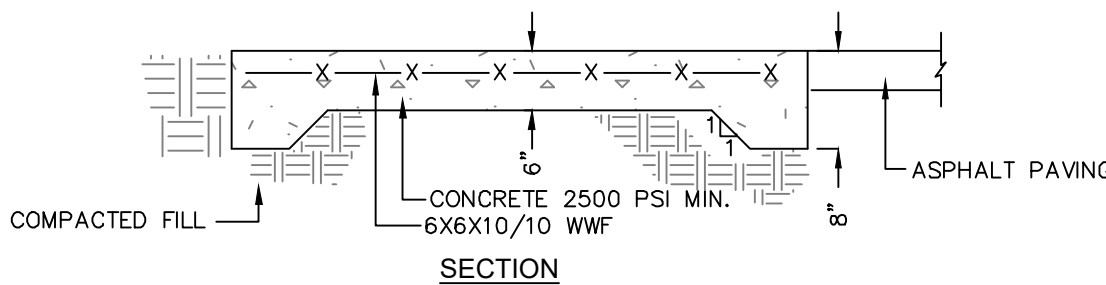


TYPICAL PAVING SECTIONS

DETAIL 02740-016



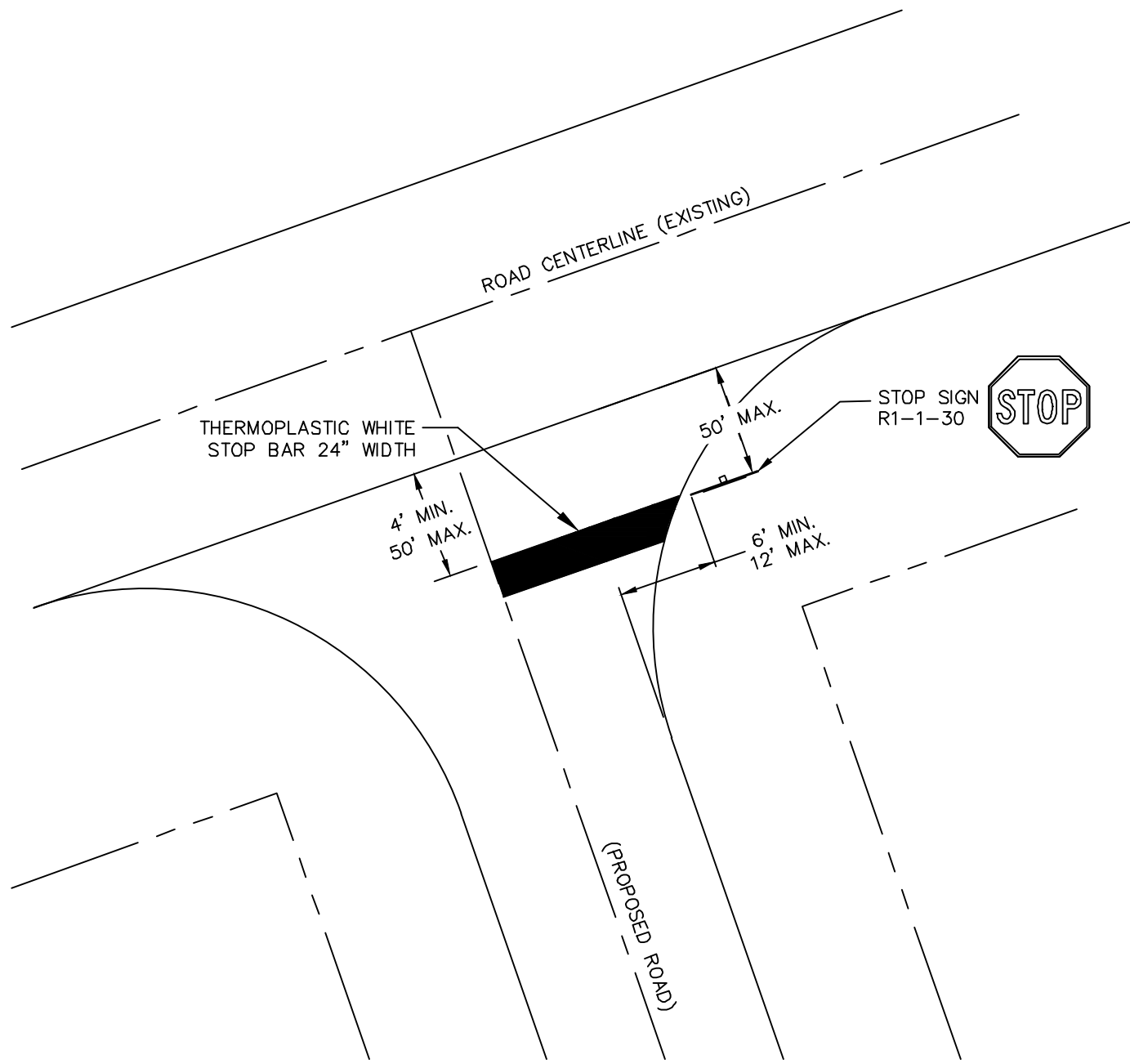
PLAN



SECTION

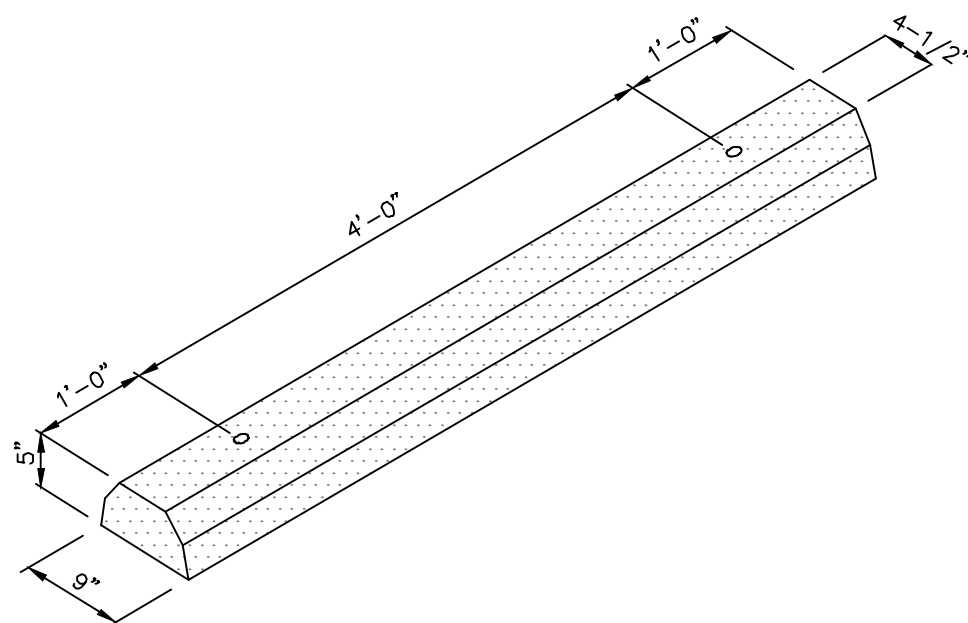
HEAVY DUTY CONCRETE DUMPSTER PAD

DETAIL 03300-017

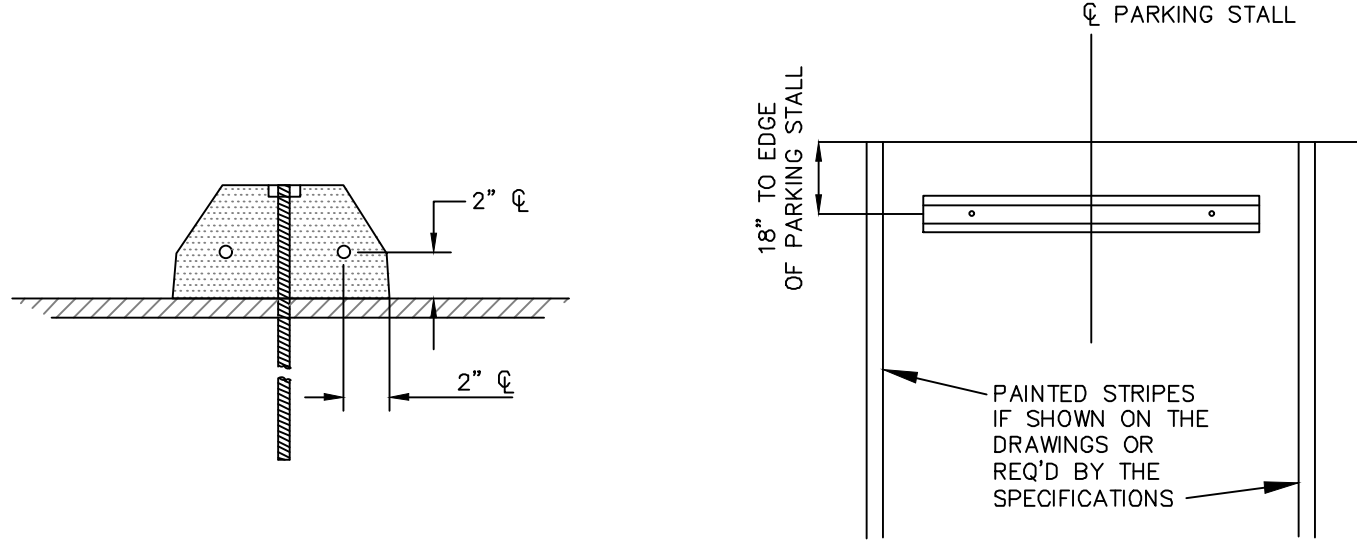


TYPICAL STOP SIGN & STOP BAR STRIPING
AT INTERSECTION

DETAIL #02740-018



ISOMETRIC

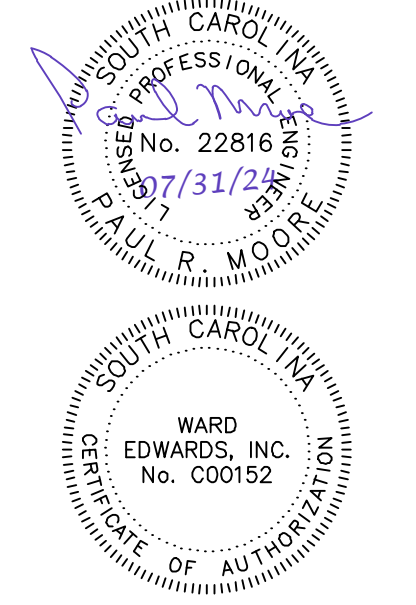


SECTION

INSTALLATION PLAN

- NOTES:
1. WHEEL STOPS SHALL BE STEEL REINFORCED PRECAST UNITS CONSISTING OF SCDOT CLASS 3000 CONCRETE, MINIMUM. ALTERNATE MATERIAL COMPOSITION MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
 2. WHEEL STOPS SHALL BE INSTALLED PERPENDICULAR TO PARKING STALL AND SHALL BE PLACED A MINIMUM OF 18" FROM END OF PARKING STALL OR OBSTRUCTION.
 3. ANCHORING PINS SHALL BE DRIVEN FLUSH TO THE TOP OF THE WHEEL STOP AND PIN HOLES SHALL BE GROUTED UPON INSTALLATION.

PRECAST CONCRETE WHEEL STOP



No.	Description	Date
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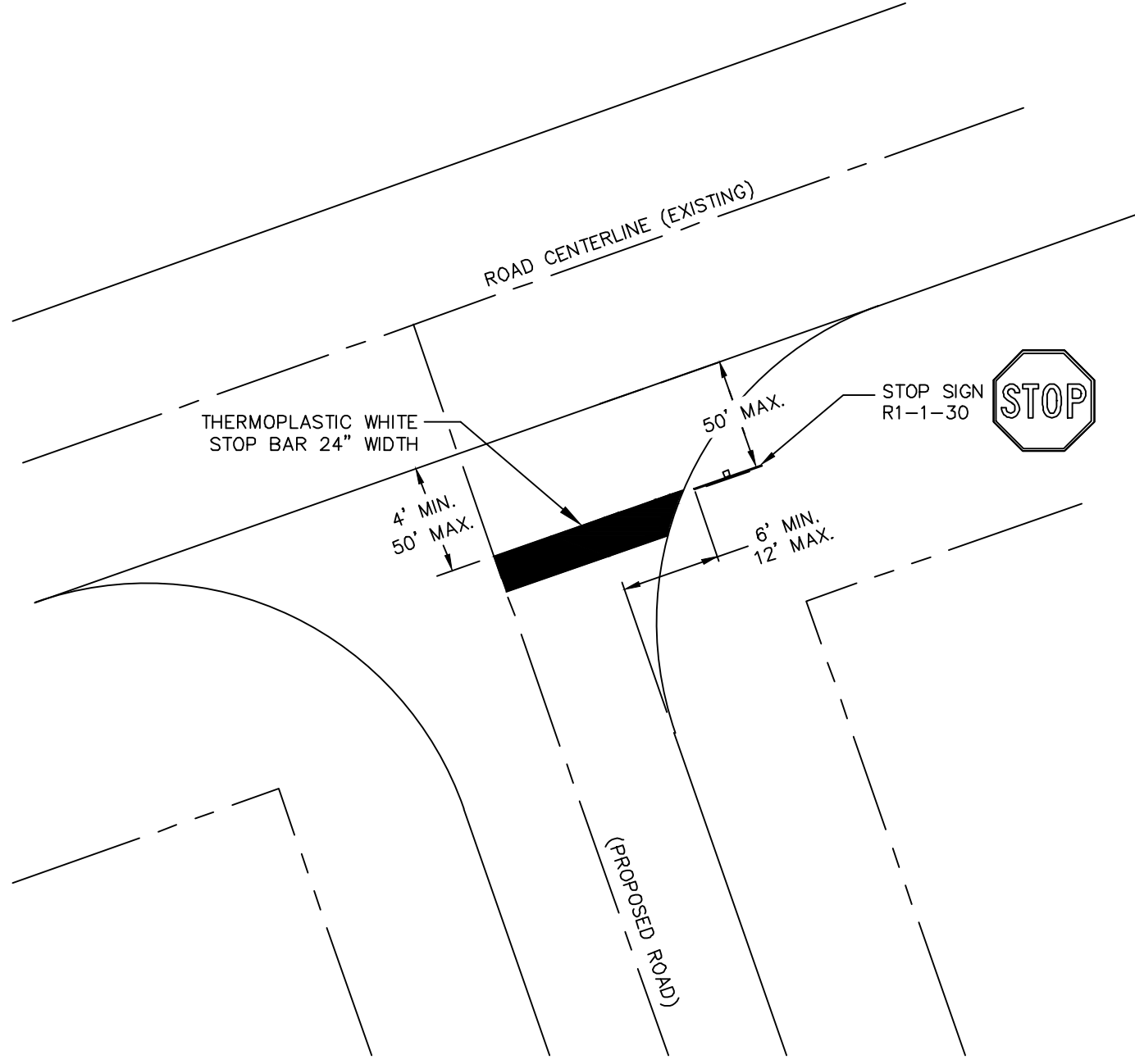
Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina
Prepared for
e4h Environments for Health Architecture
Paving Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

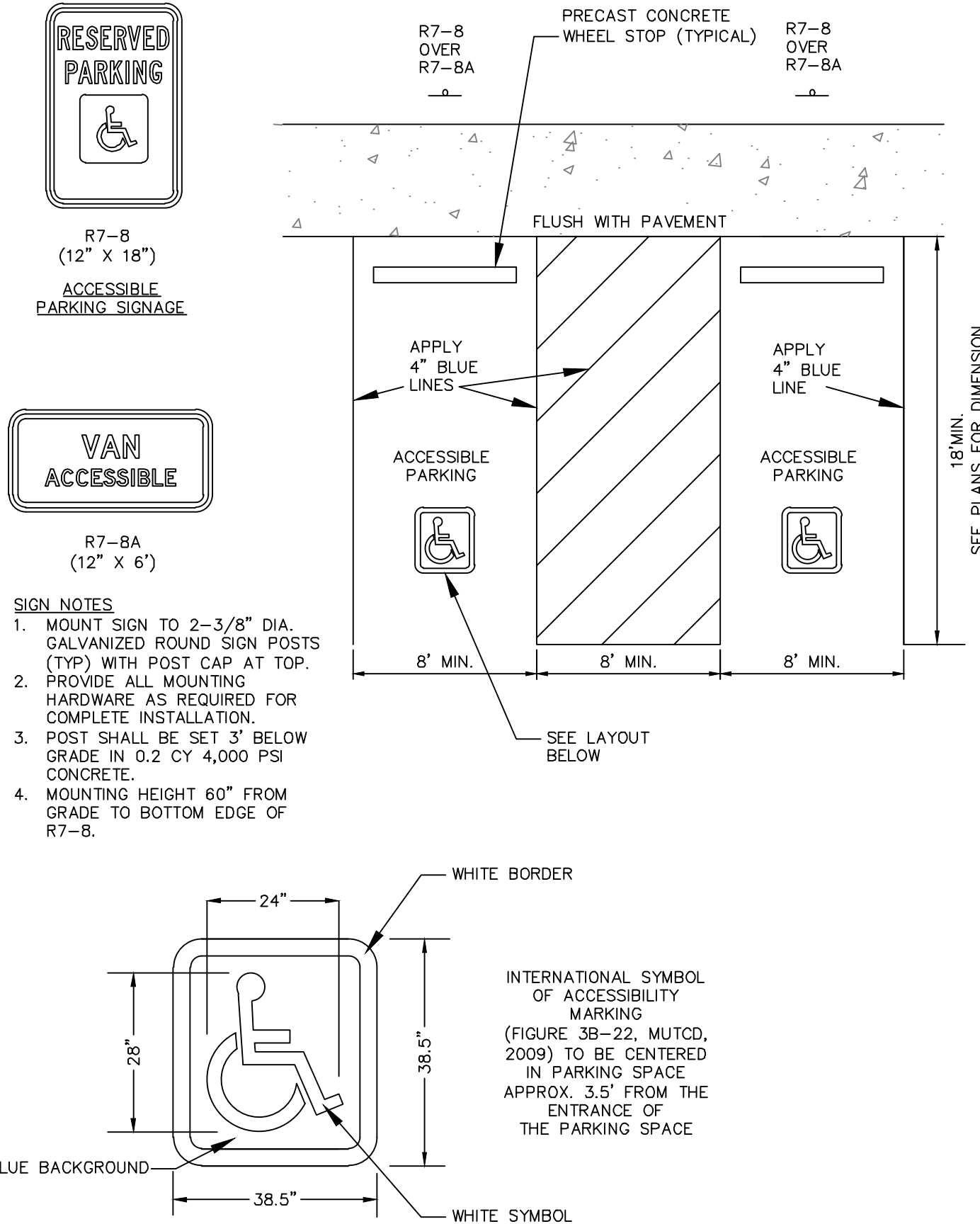
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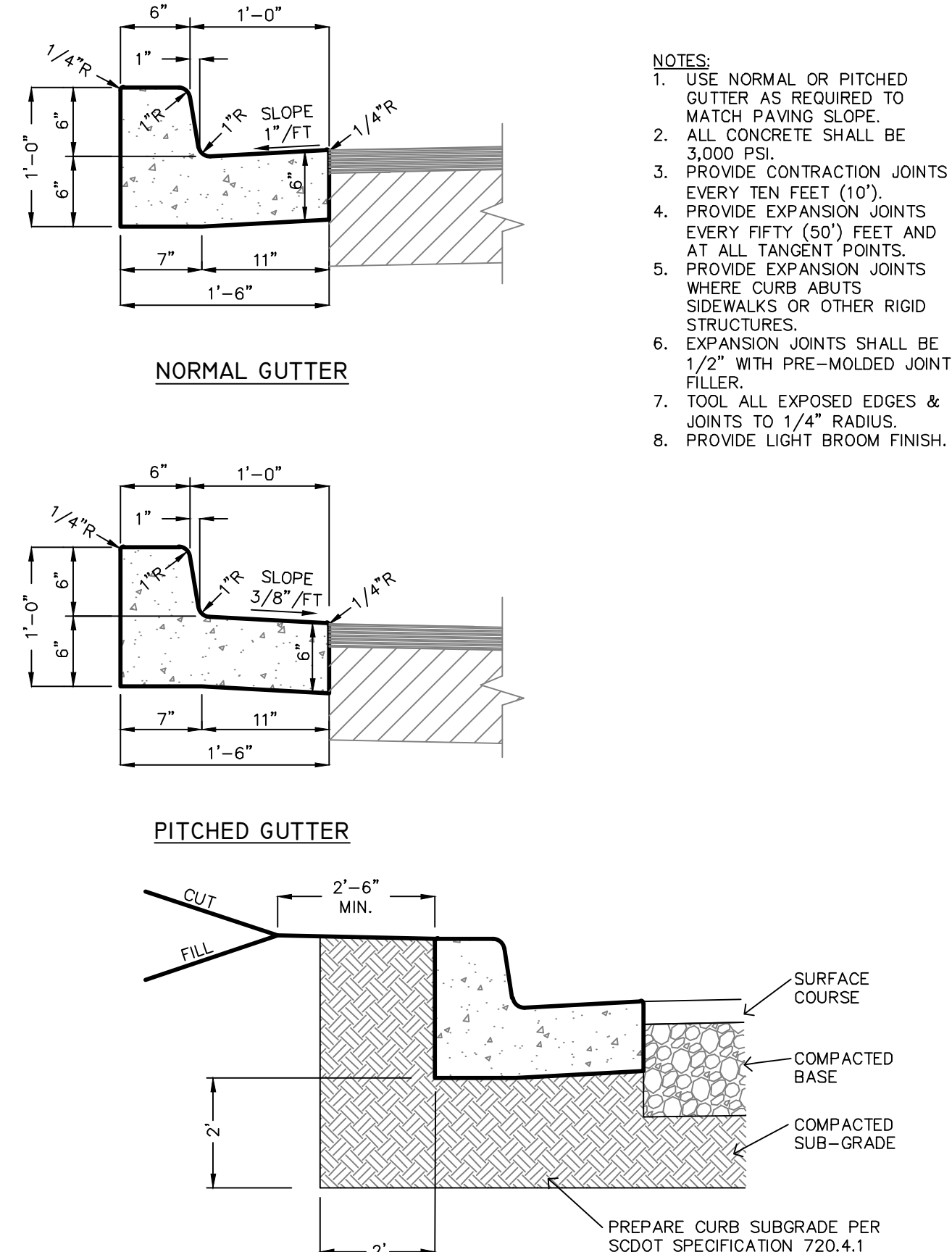
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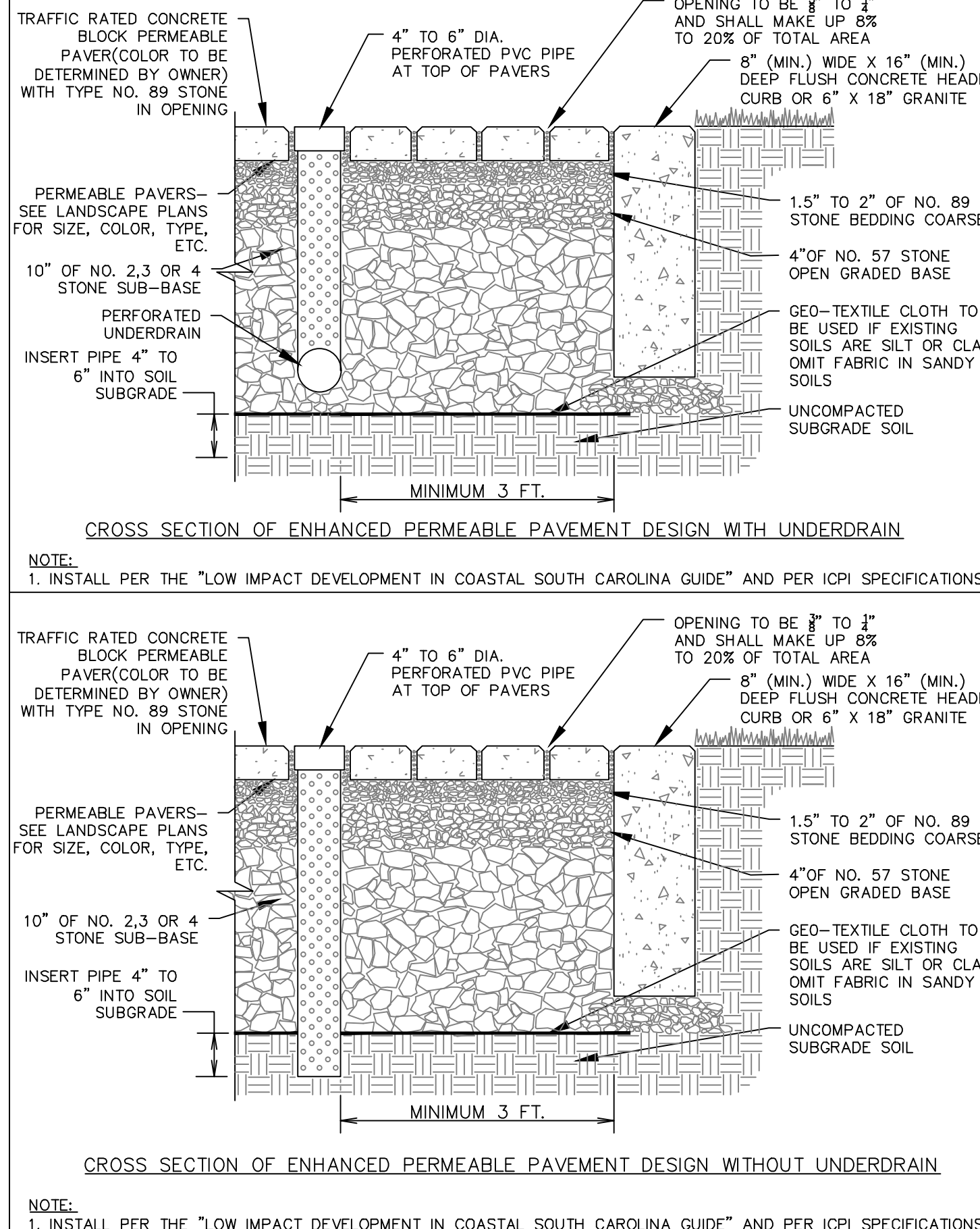
TYPICAL STOP SIGN & STOP BAR STRIPING AT INTERSECTION
DETAIL #02740-018



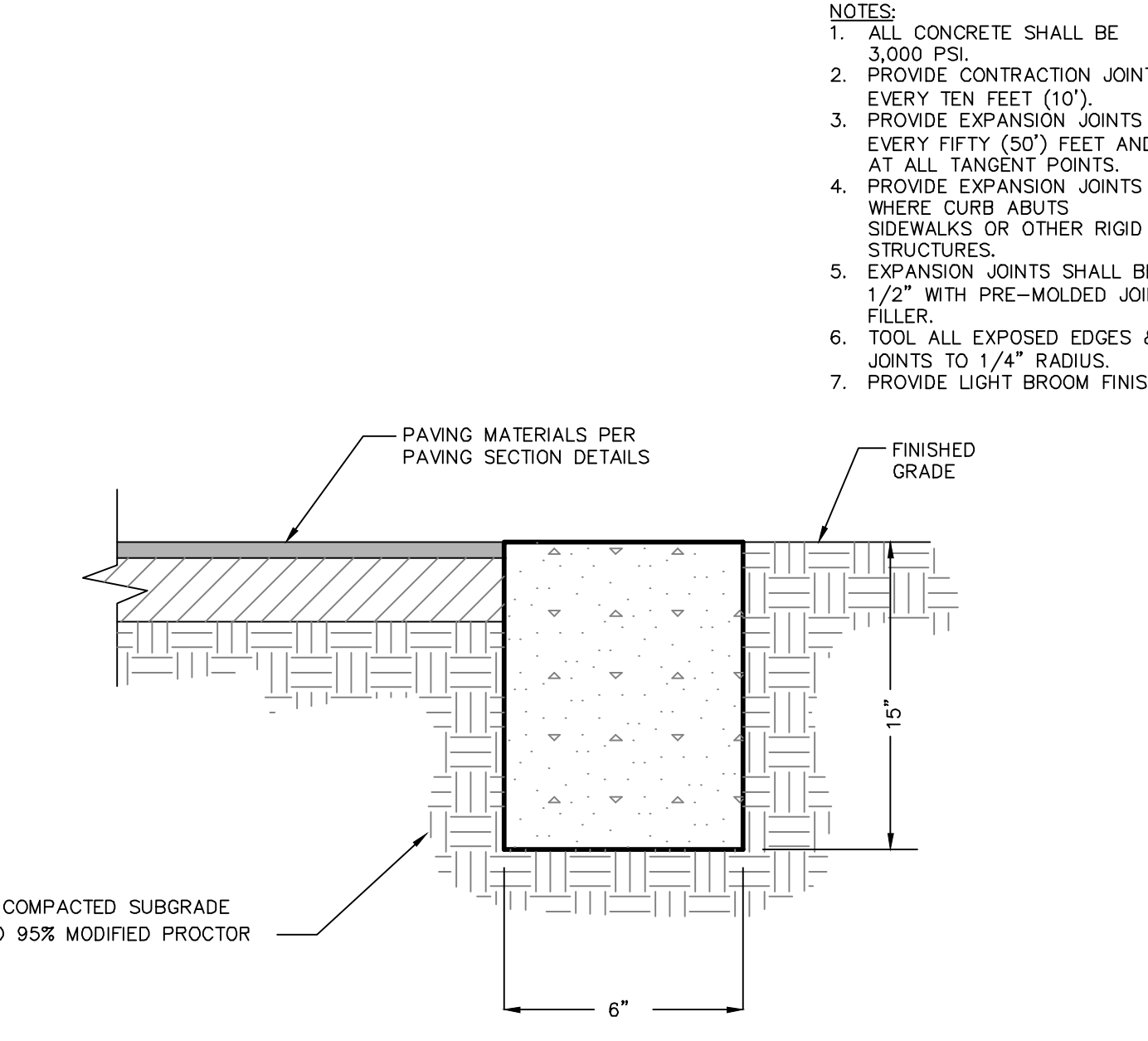
ACCESSIBLE PARKING DETAIL



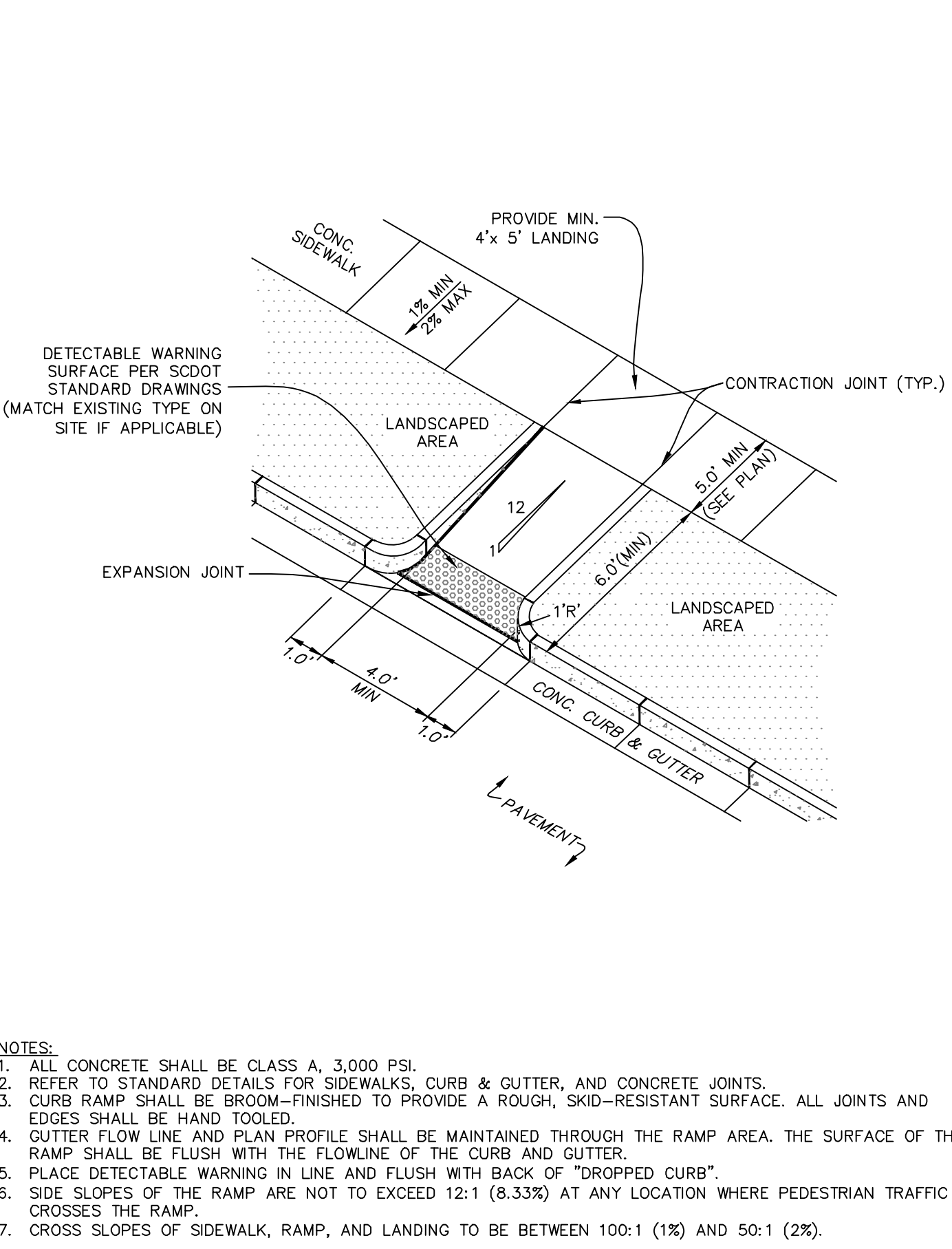
18" CURB AND GUTTER
DETAIL 03300-004A



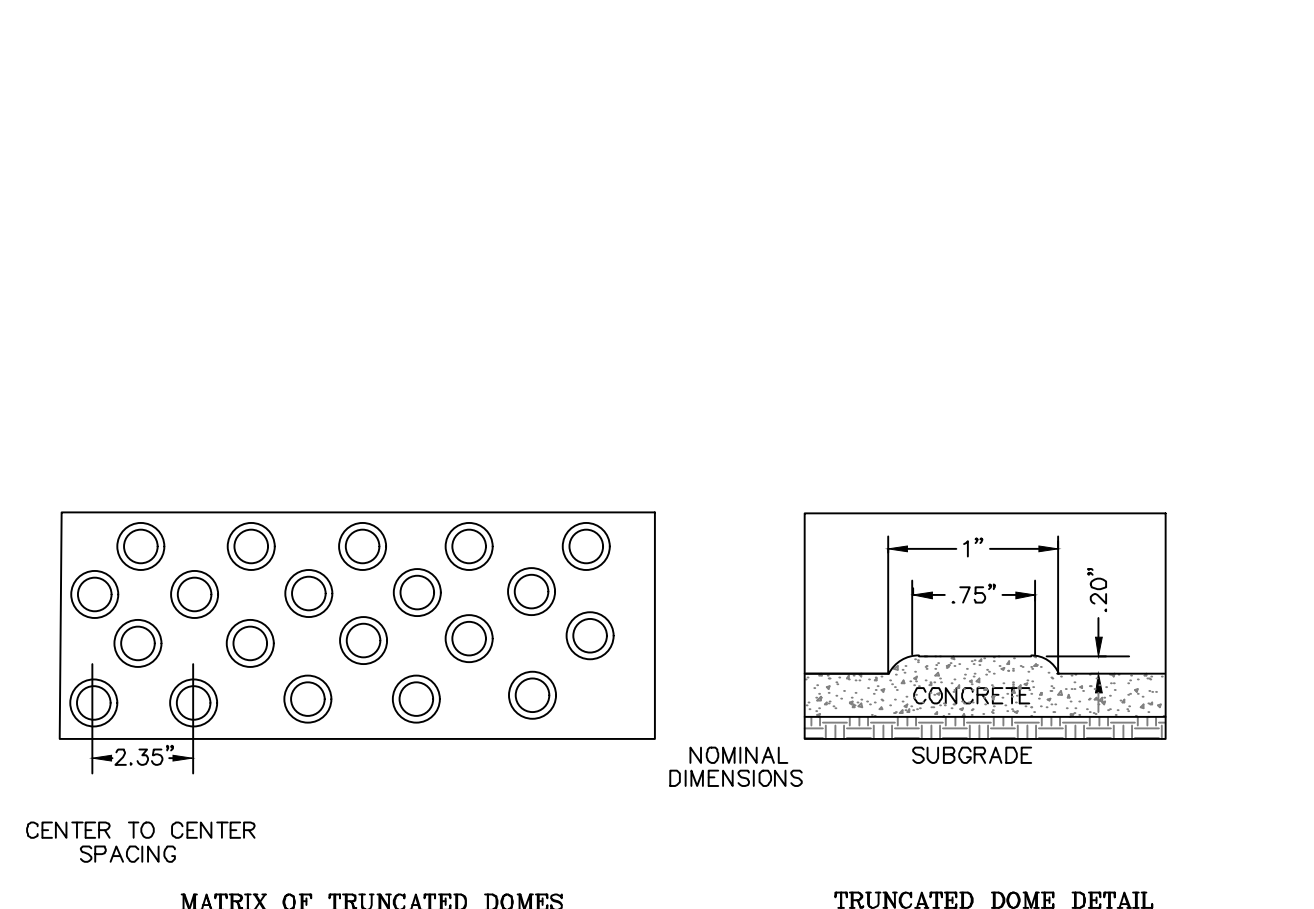
ENHANCED PERMEABLE PAVING DETAIL



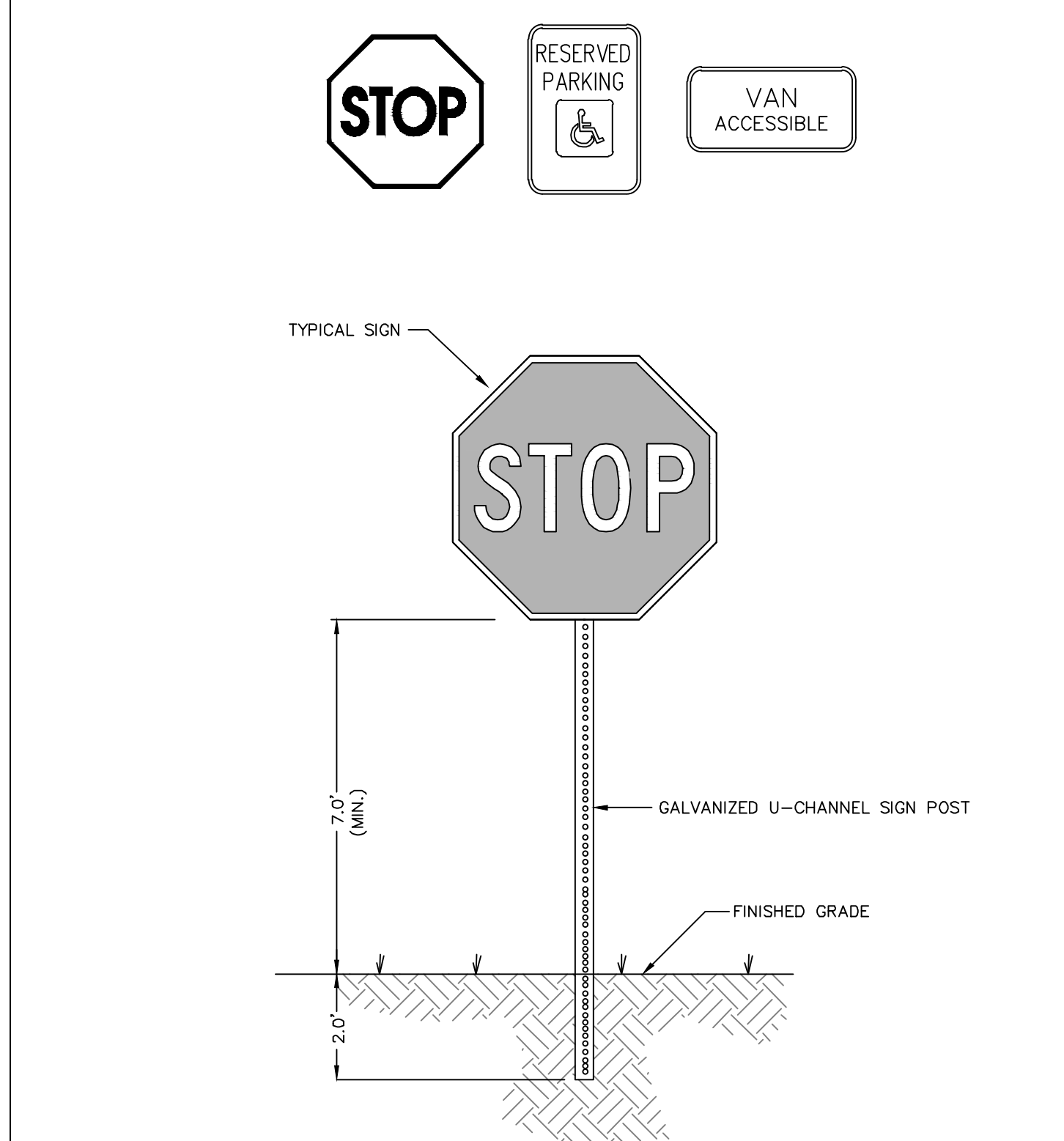
FLUSH HEADER CURB
DETAIL 03300-005A



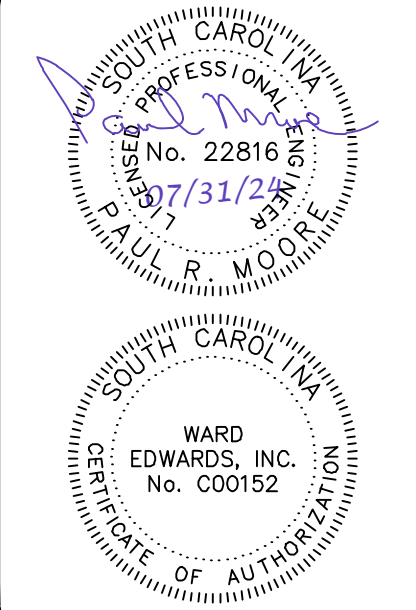
CONCRETE CURB RAMP- TYPE D
DETAIL 03300-033



DETECTABLE WARNING PAVEMENT
DETAIL 02740-012



TYPICAL SIGNAGE
DETAIL #02890-002A



No.	Description	Date
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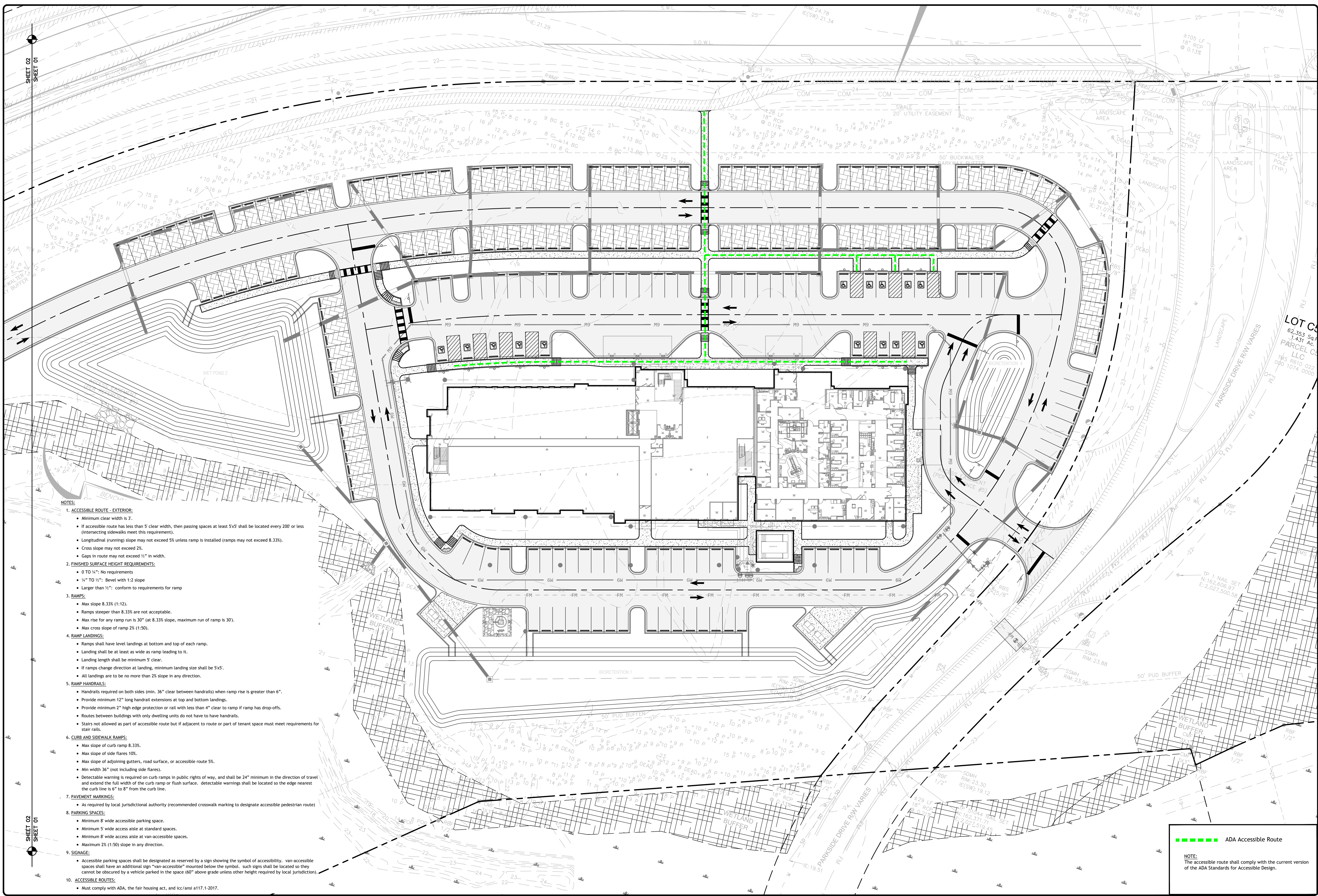
Buckwalter Parkway Healthcare
Town of Bluffton, South Carolina
Prepared for
e4h Environments for Health Architecture
Paving Details

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
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Professional Engineer
No. 22816
07/31/24
PAUL R. MOORE
SOUTH CAROLINA
CERTIFICATE OF AUTHORITY

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WARD EDWARDS, INC.
Professional Engineer
No. 22816
07/31/24
PAUL R. MOORE
SOUTH CAROLINA
CERTIFICATE OF AUTHORITY

No.	Description	Date
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Town of Bluffton, South Carolina

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ADA Accessible Route Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	230640
Date:	07/31/24
Designed by:	LYJ
Checked by:	CPB

C1001

- GENERAL NOTES:**
- ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
 - REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
 - ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
 - IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
 - THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
 - EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
 - ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
 - W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE INFIELD MODIFICATIONS, IF NECESSARY.
 - CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
 - BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRUCTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
 - CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
 - CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURERS RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
 - CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
 - THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
 - ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

- SOIL AMENDMENT NOTES:**
- TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
 - ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
 - SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
 - CLAY/SILT CONTENT - THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
 - TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
 - TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
 - AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
 - PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
 - IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
 - SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING, PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

- PLANTING NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
 - LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
 - CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
 - MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
 - CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
 - PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
 - GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
 - ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
 - ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
 - ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
 - ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

- TURF AND GRASSING NOTES:**
- GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
 - SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
 - ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
 - AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
 - SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
 - THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
 - UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILIZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE AND THE SPECIFIED GRASS IS VIGOROUS AND GROWING WELL ON EACH SQ. FT. OF LAWN AREA.
 - LAWN SHALL BE PROTECTED AND MAINTAINED BY WATERING, MOWING, AND REPLANTING, OVERSEEING, AS NECESSARY FOR AS LONG AS IS NECESSARY TO ESTABLISH A UNIFORM STAND. SCATTERED BARE SPOTS, NONE OF WHICH IS LARGER THAN ONE SQ. FT., WILL BE ALLOWED UP TO MAXIMUM OF THREE PERCENT OF ANY LAWN AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EROSIONAL DAMAGE TO THE LAWN AREA. FULL COVERAGE IS REQUIRED IN SIXTY DAYS.
 - MAINTENANCE OF GRASSED AREAS SHALL CONSIST OF MOWING, WATERING AND FERTILIZING. ALL GRASSED AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6" ABOVE FINISHED GRADE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL GRASSED AREAS UNTIL ACCEPTANCE BY OWNER AT END OF PROJECT. LAWN MAINTENANCE SHALL OCCUR AT A MINIMUM OF ONCE PER SEVEN CALENDAR DAYS.
 - FINAL SEEDING AND SOD AREAS / SQUARE FOOTAGES TO BE PAINTED IN FIELD AND APPROVED AND ADJUSTED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - SEEDING SHALL TAKE PLACE IMMEDIATELY AFTER FINE GRADING. MAINTAIN SEEDED LAWN UNTIL COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
 - SEEDING BED SHALL HAVE TOPSOIL LOOSEN TO A DEPTH OF 4". REMOVE STONE OVER 1" IN ANY DIMENSION, ROOTS, RUBBISH, AND EXTRANEIOUS MATTER.

- IRRIGATION NOTES:**
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWN.
 - NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
 - LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
 - LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
 - CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
 - ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
 - ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
 - CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.

SHEET INDEX

- CS - COVER SHEET
L11 - REFERENCE PLAN
L500 - PLANTING PLAN - 01
L501 - PLANTING PLAN - 02
L502 - PLANT SCHEDULE AND DETAILS

ISSUED:
JULY 30, 2024

PROJECT TEAM

LANDSCAPE ARCHITECT
WITMER JONES KEEFER
BLUFFTON, SC
(843) 757.7411

ARCHITECTURE
ALL ARCHITECTURAL INFORMATION WAS TAKEN FROM DIGITAL FILES PROVIDED BY:

34H ARCHITECTURE
NORTH CHARLESTON, SC.
(888) 781.8441

ENGINEERING

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SURVEYING

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ATLAS SURVEYING INC.
RIDGELAND, SC.
(843) 645.9277

SITE DEVELOPMENT PLANS
FOR
BLUFFTON F.S.E.D. & MEDICAL OFFICES
NOVANT HEALTHCARE
BLUFFTON, SOUTH CAROLINA

DATE: JUL 30, 2024
PROJECT NO.: 24067-01
DRAWN BY: CK/SD
CHECKED BY: BW

FINAL SUBMITTAL
PLAN, NOT FOR
CONSTRUCTION

REVISIONS:

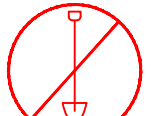
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COVER SHEET AND
PROJECT NOTES

DRAWING NUMBER

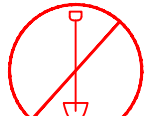
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****CAUTION****

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SITE DEVELOPMENT PLANS
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BLUFFTON, SOUTH CAROLINA

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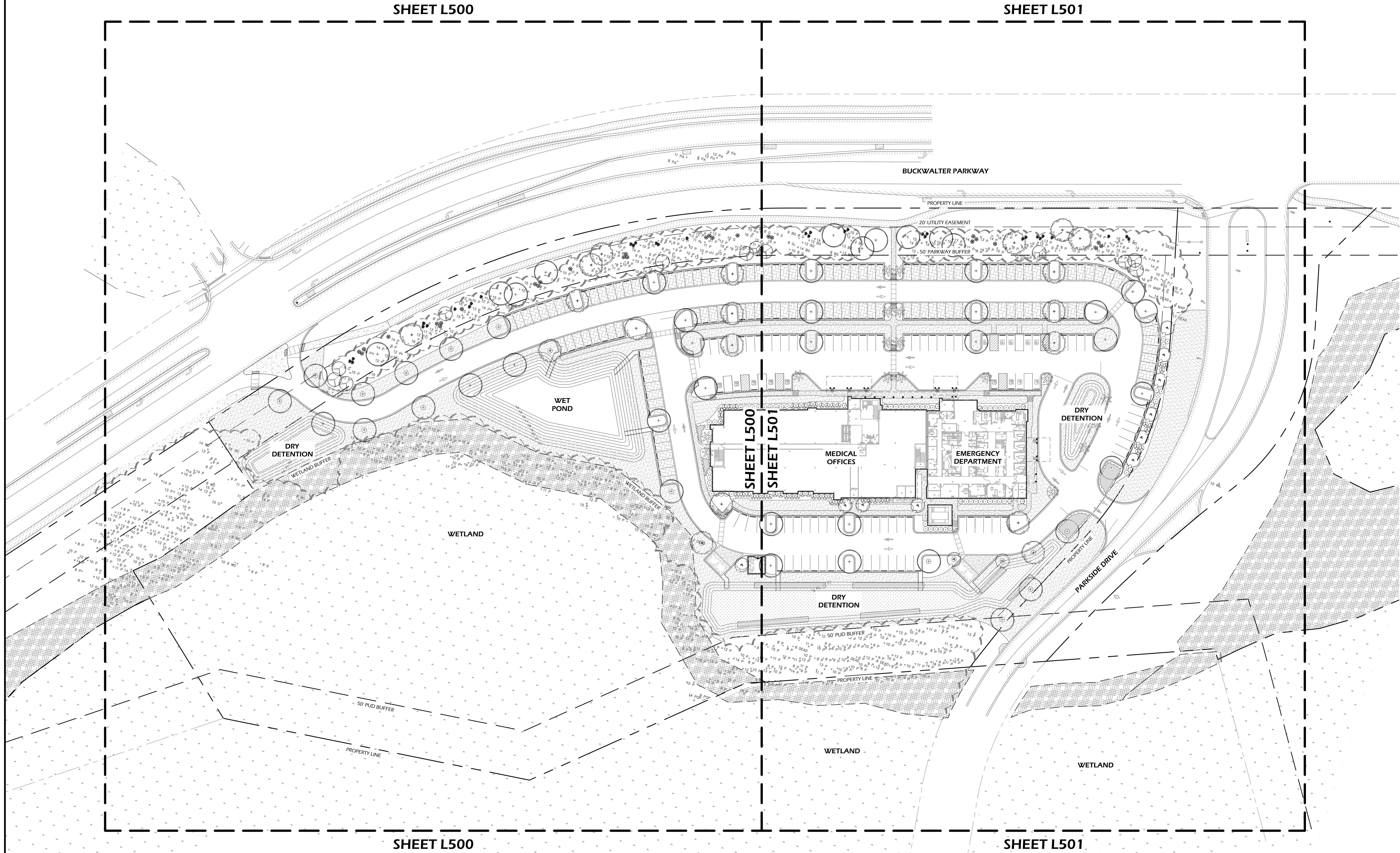
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REFERENCE PLAN

DRAWING NUMBER

L11



PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEN	Quercus texana	Nuttall Oak
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
LAGN	Lagerstroemia indica x fauriei "Natchez"	Natchez Crape Myrtle
SHRUBS		
CALA	Callicarpa americana	Beauty Berry
CAMS	Camellia sasanguqua	Sasanguqua Camellia
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
SERR	Sereenoa repens	Saw Palmetto
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
MUH-W	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope

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WRITTEN MATERIAL SHALL NOT BE USED
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THIS SHEET TO SCALE AT: 30"x42"

SITE DEVELOPMENT PLANS
FOR
BLUFFTON F.S.E.D. & MEDICAL OFFICES
NOVANT HEALTHCARE
BLUFFTON, SOUTH CAROLINA

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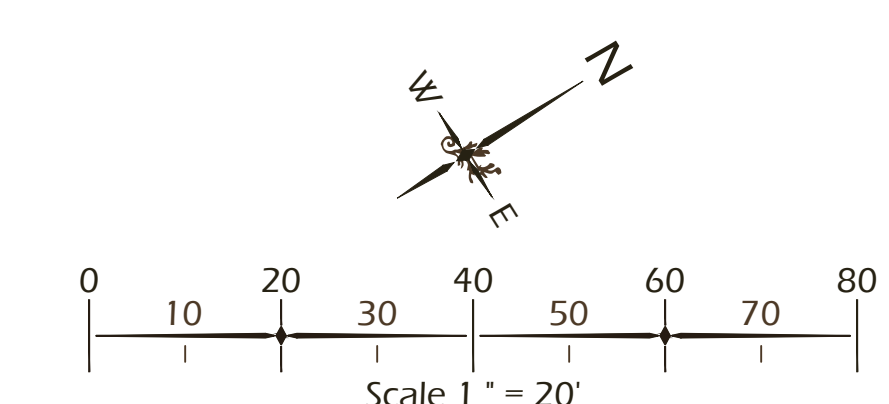
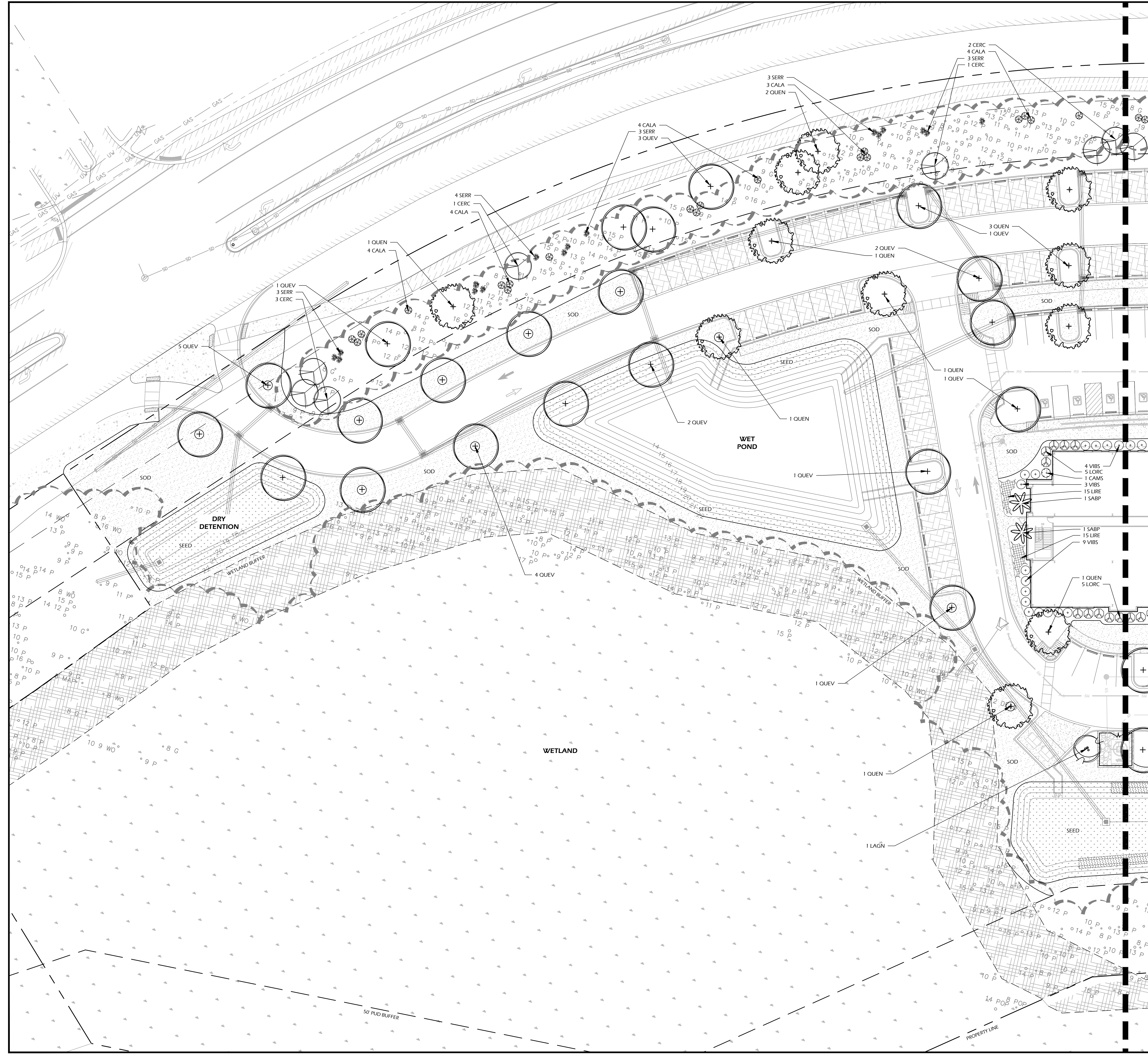
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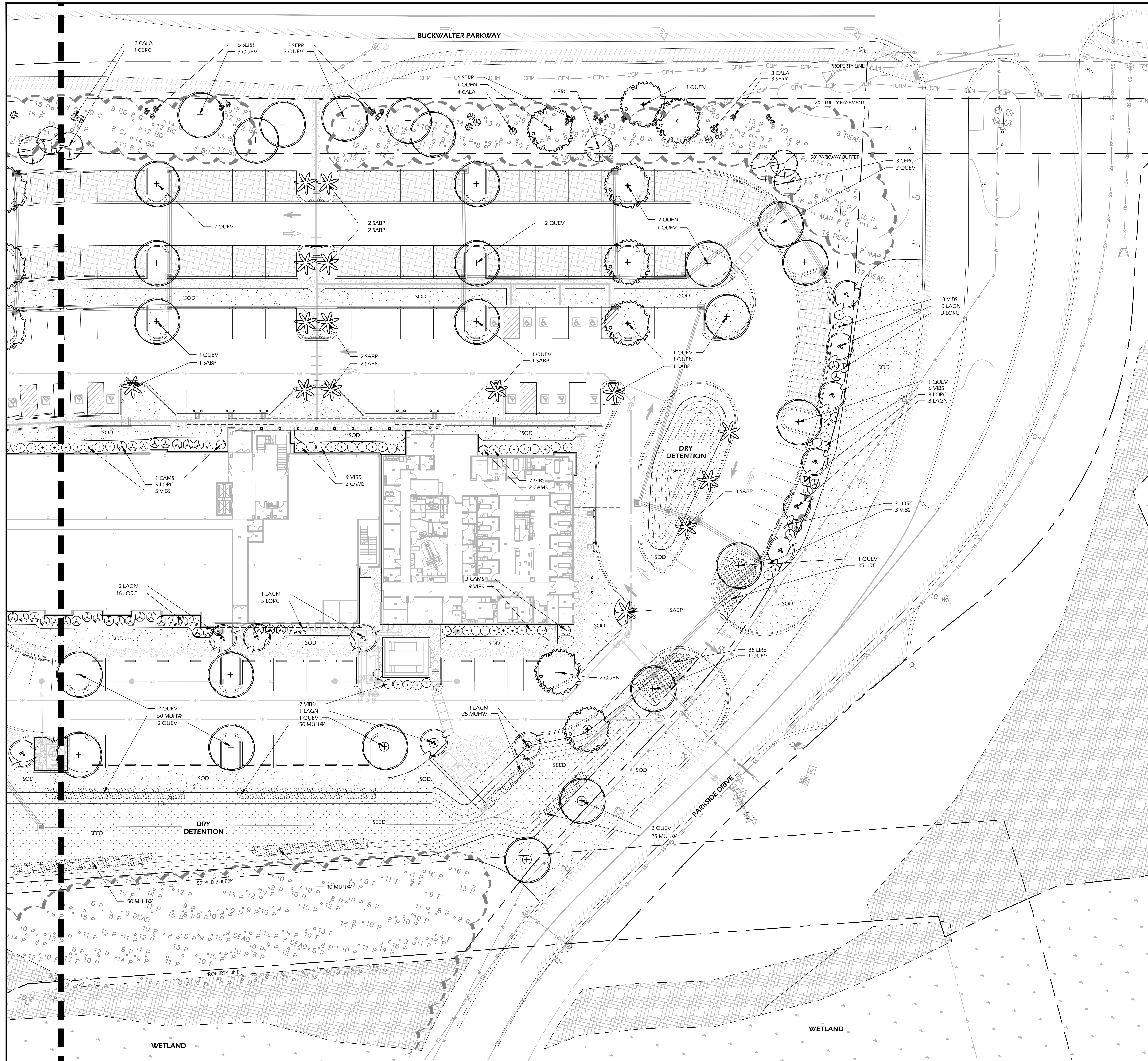
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PLANTING PLAN - 01

DRAWING NUMBER

L500

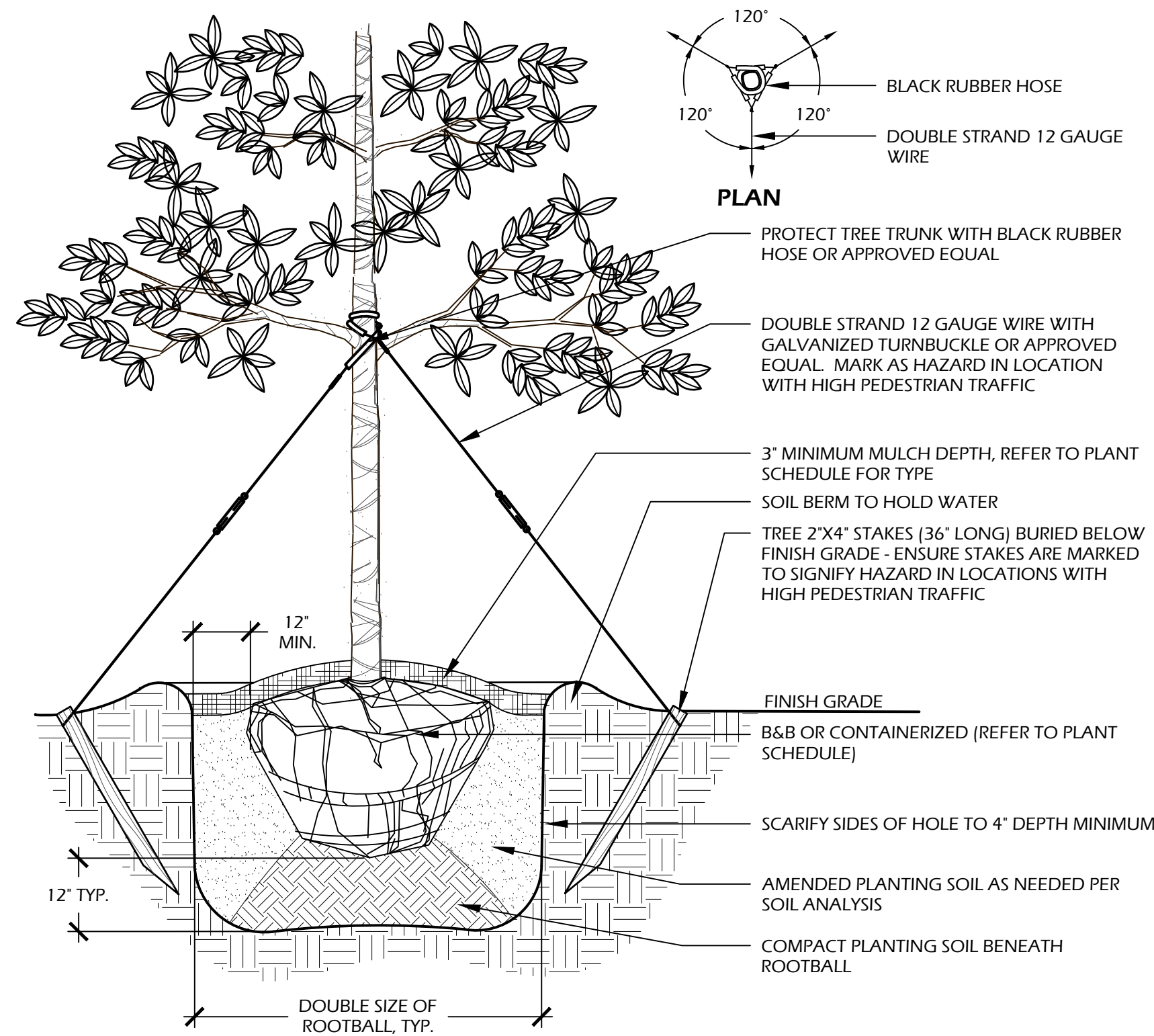




PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	X/L50X
14.2	PALM TREE PLANTING	X/L50X
14.3	SHRUB PLANTING	X/L50X
14.4	GROUND COVER PLANTING	X/L50X

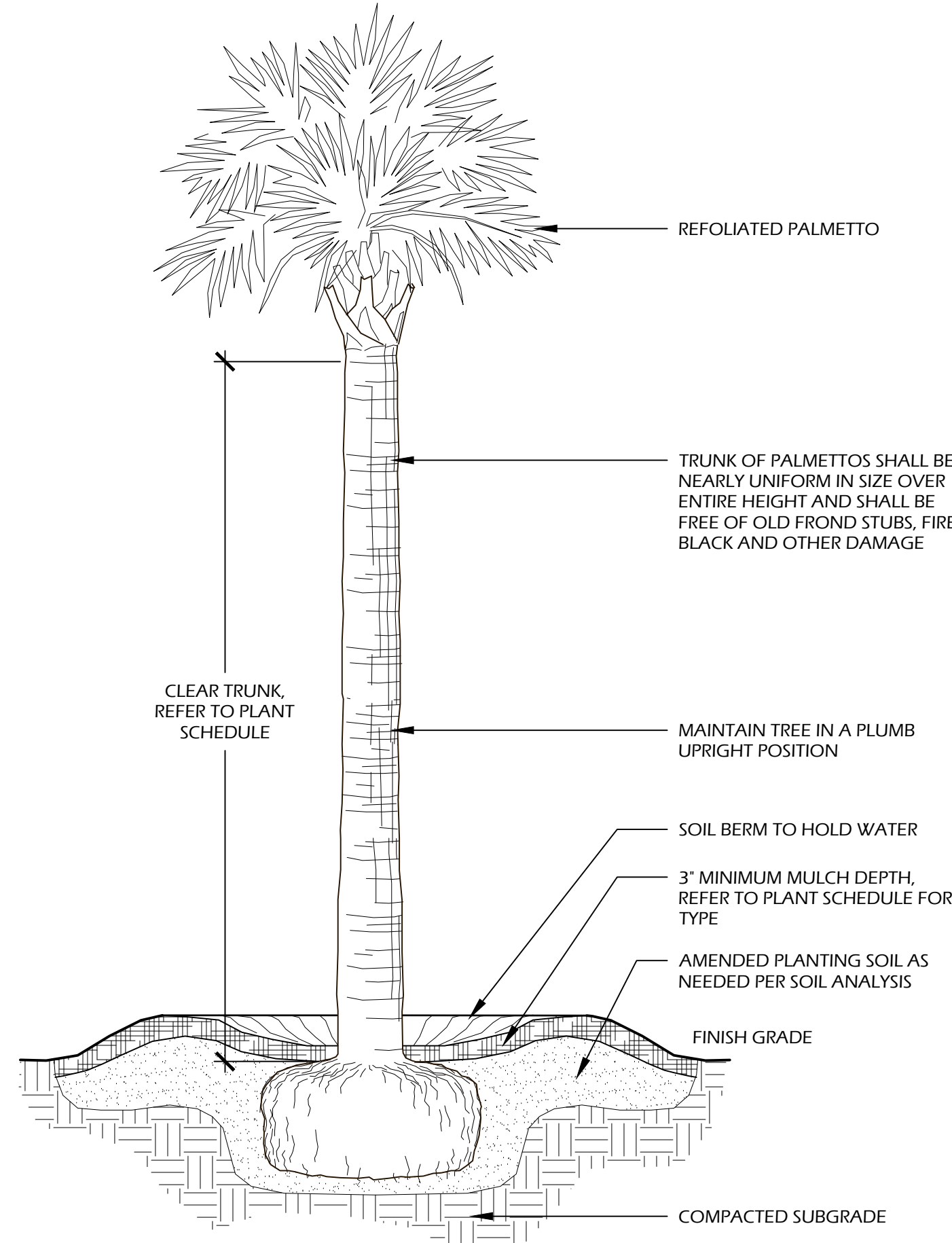
PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEN	Quercus texana	Nuttall Oak
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CERC	Cercis canadensis	Eastern Redbud
LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
SHRUBS		
CALA	Callicarpa americana	Beauty Berry
CAMS	Camellia sasangua	Sasanqua Camellia
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
SERR	Serenoa repens	Saw Palmetto
VIBS	Viburnum suspensum	Saindankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
MUH/V	Muhlenbergia capillaris 'White Cloud'	White Cloud Muflly Grass
GROUND COVERS, VINES & PERENNIALS		
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope



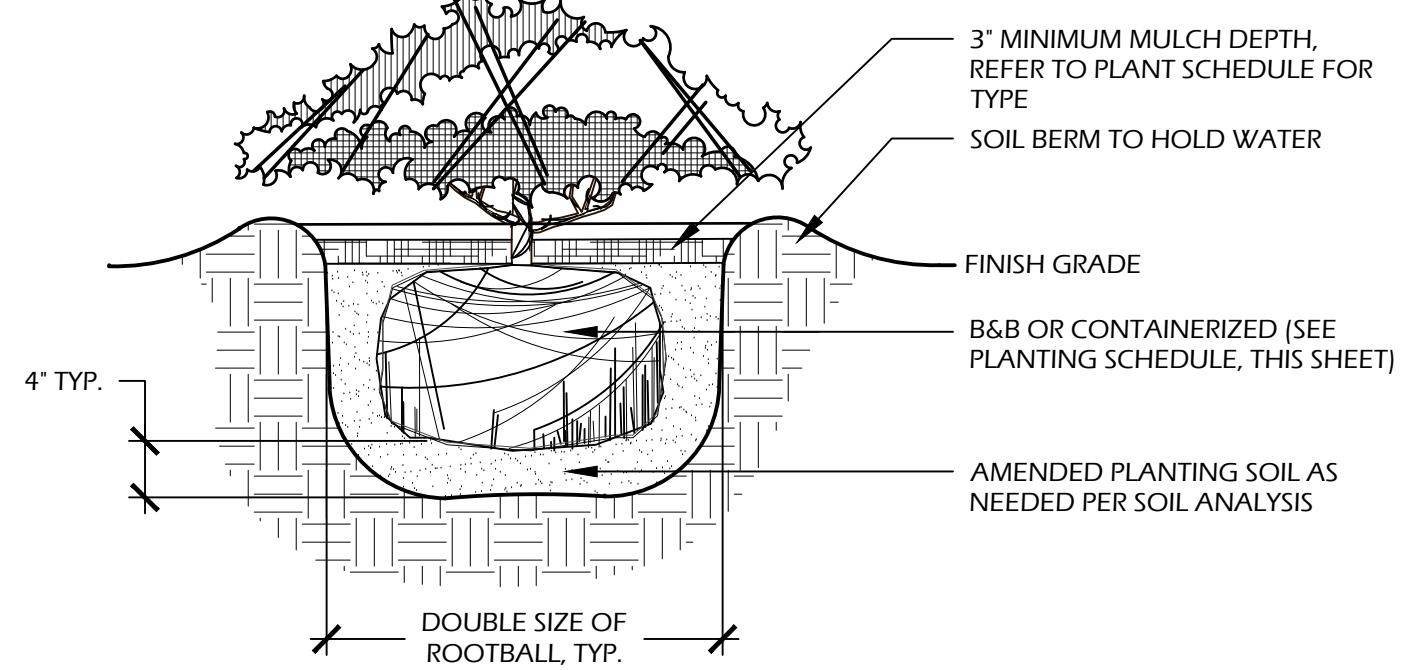
- NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L502 TREE PLANTING
SCALE: N.T.S.



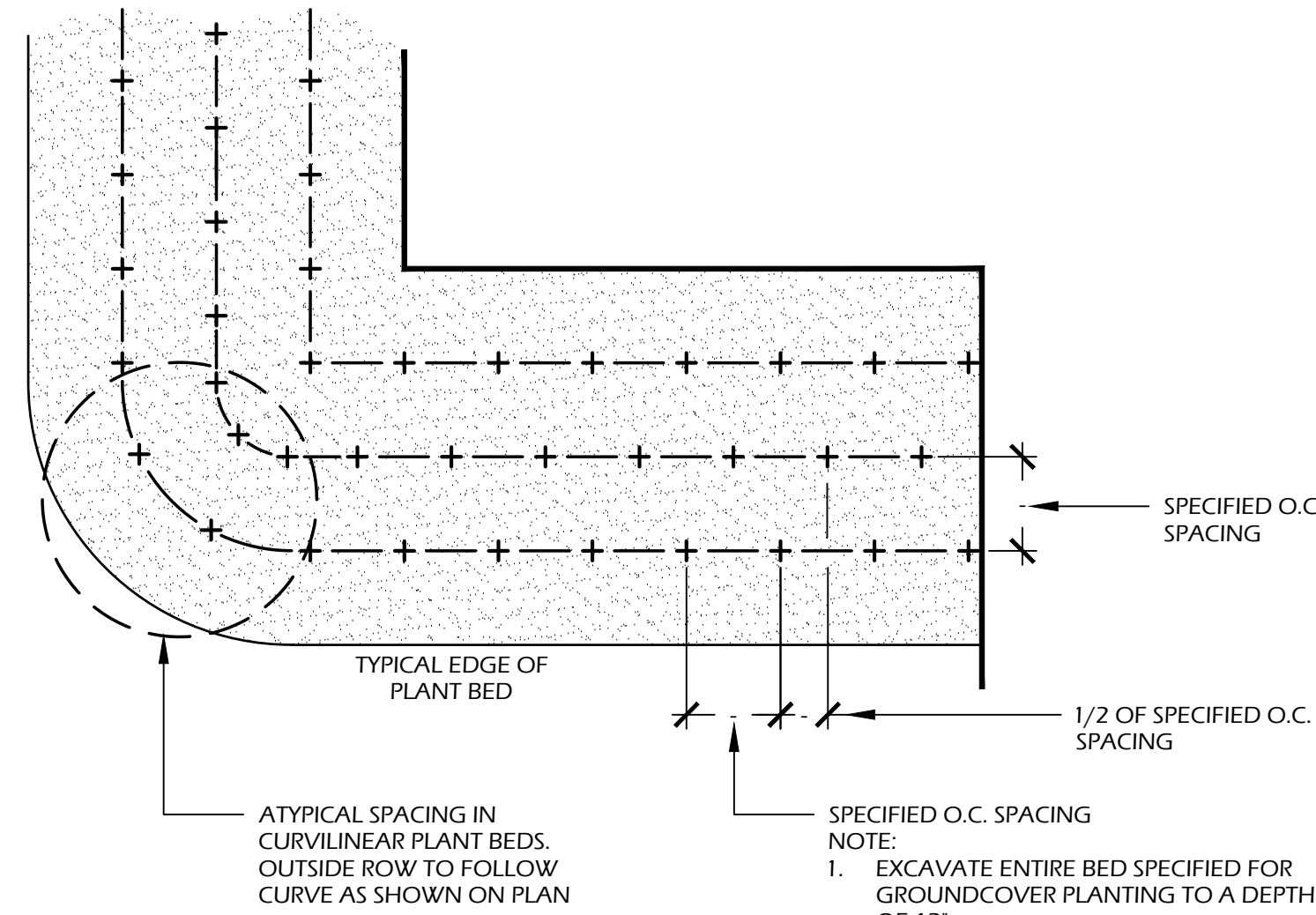
- NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L502 PALM TREE PLANTING
SCALE: N.T.S.



- NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

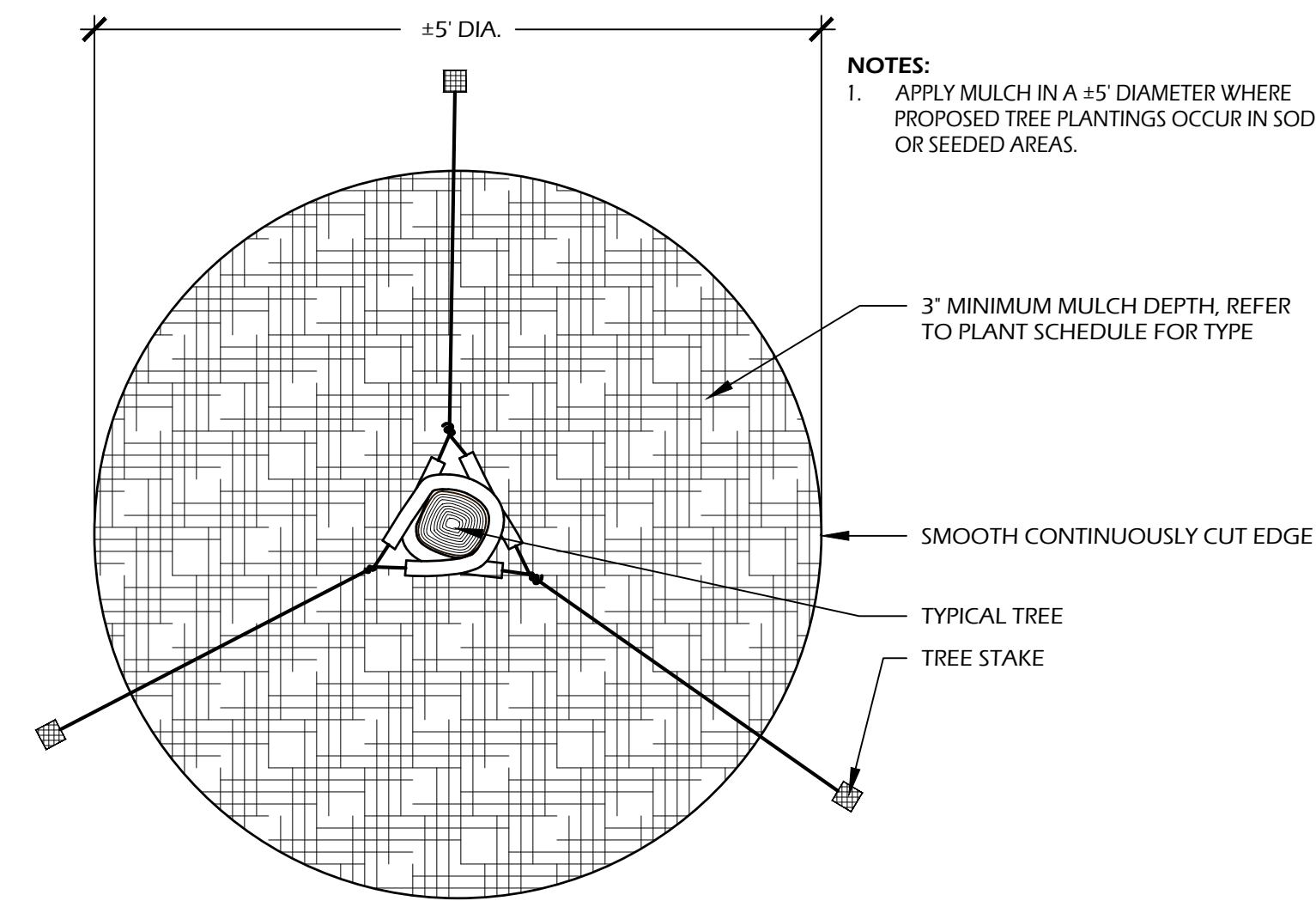
3 // L502 SHRUB PLANTING
SCALE: N.T.S.



4 // L502 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
19	QUEN	Quercus texana	Nuttall Oak	14'-16'	6'-8'	Cont.	4"	Full
47	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
17	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
12	CERC	Cercis canadensis	Eastern Redbud	8'-10'	6'-8'	30 gal.	-	Full
12	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
SHRUBS								
28	CALA	Callicarpa americana	Beauty Berry	24'-30"	24'-30"	7 gal.	-	Full
9	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
49	LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	30'-36"	24'-30"	7 gal.	-	Full
33	SERR	Serenoa repens	Saw Palmetto	24'-30"	24'-30"	15 gal.	-	Full
65	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36"	24'-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
240	MUHW	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	14'-16'	10'-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
100	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16"	8'-12"	1 gal.	24" O.C.	Full
SOD & MULCH								
46,000	SODSF	-	Empire Zoysia Sod	-	-	-	-	-
26,100	SEEDSF	-	Coastal Showy Rain Garden Seed Mix	-	-	-	-	Roundstone Native Seed Co. (1oz/50 SF)
60,000	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-



5 // L502 TREE STAKING
SCALE: N.T.S.

SITE DEVELOPMENT PLANS
FOR
BLUFFTON F.S.E.D. & MEDICAL OFFICES
NOVANT HEALTHCARE
BLUFFTON, SOUTH CAROLINA

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FINAL SUBMITTAL
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CONSTRUCTION

REVISIONS:

DRAWING TITLE
**PLANT SCHEDULE AND
DETAILS**

DRAWING NUMBER
L502