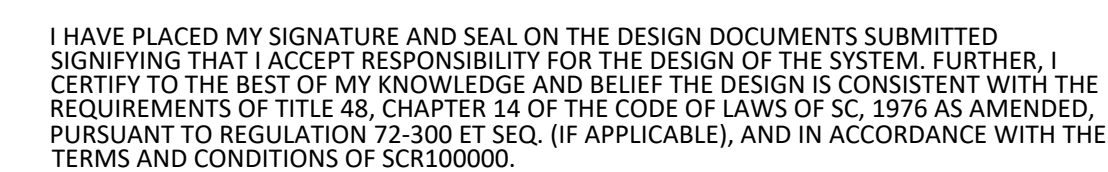


A vicinity map showing the project location. The map features a network of roads including Bluffton Parkway, Buckwalter Parkway, Buckwalter Place Blvd, and Buckwalter Ter Pky. A specific site is highlighted with a black arrow and the word "SITE". The site is located at the intersection of Buckwalter Parkway and Buckwalter Place Blvd. The map also shows surrounding residential areas with street names and lot numbers.

VICINITY MAP
NTS



PHONE
(843)322-0553



DEVELOPER:	UNIVERSITY INVESTMENTS, LLC
ADDRESS:	1278 MAY RIVER ROAD, BLUFFTON, SC 29910
CONTACT:	JAKE REED / (949)-945-4959

SCHEDULE OF DRAWINGS	
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3 of 15	INDEX SHEET
4 of 15	EXISTING CONDITIONS/DEMOLITION SHEET
5 of 15	EXISTING CONDITIONS/DEMOLITION SHEET
6 of 15	TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN
7 of 15	TREE PROTECTION & REMOVAL AND SEDIMENT & EROSION CONTROL PLAN
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1 of 1	LIMITS OF DISTURBANCE PLAN

DATE: 02/11/25	REVISED: 03/27/25	PROJECT: 2589
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3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
PALMETTO UTILITY PROTECTION SERVICE

SEDIMENT & EROSION CONTROL NOTES:

IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.

—WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
—WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, INSTALLED THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

PROVIDE SILT FENCE AND/ OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72–300 ET SEQ. AND SCR100000.

TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/ OR TO DIVERT SEDIMENT–LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WoS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WoS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WoS.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H: 1V OR GREATER) WHERE LAND–DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
—WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
—WASTEWATER FROM WASHOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
—FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
—SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/ OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

A PRE–CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON–SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON–LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON–SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

GENERAL SCDOT NOTES:

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603–1 THRU 603–8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD.

**GENERAL:
PAVING, GRADING, & DRAINAGE NOTES:**

CAROLINA ENGINEERING CONSULTANTS, INC.'S WRITTEN CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY ATLAS SURVEYING INC.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL MANHOLE AND INVERT ELEVATIONS BEFORE STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

SILT FENCE AND TREE FENCES TO BE IN PLACE PRIOR TO COMMENCING WORK.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS. WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS, THE BOTTOM OF THE WATER MAIN SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

WHERE NEW CONSTRUCTION IS NEAR THE EDGE OF AN EXISTING PAVED ROADWAY, A TRAFFIC LANE WILL BE TEMPORARILY CLOSED TO PROVIDE SAFETY TO THE PUBLIC AND TO THE WORKMEN. NO LANE CLOSURES DURING 7:00 AM TO 9:00 AM OR FROM 3:30 PM TO 6:00 PM ARE ALLOWED.

APPLICANT WILL REPAIR ALL DAMAGE DONE TO ROADSIDE AND RESEED WITH PERMANENT GRASS.

TRAFFIC CONTROLS FOR THIS INSTALLATION SHALL BE IN ACCORDANCE WITH S.C.M.U.T.C.D.

PAVEMENT MARKING LINES TO BE THERMOPLASTIC.

RAISED REFLECTIVE PAVEMENT MARKER RRPMS TO BE INSTALLED IN ACCORDANCE WITH SCDOT'S STANDARD DRAWINGS NO. 603–1 THRU 603–8 JULY, 1997.

ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHOULD BE IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD.

**GENERAL:
WATER, & SANITARY SEWER NOTES:**

BJWSA CONSTRUCTION SPECIFICATIONS WILL BE FOLLOWED ON THIS JOB. IF CONTRACTOR NEEDS COPY OF THESE SPECIFICATIONS, PLEASE CONTACT CAROLINA ENGINEERING.

BENCHMARKS ARE TO BE VERIFIED BY CONTRACTOR.

MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.

WHERE THIS SEPARATION CANNOT BE MAINTAINED OR THE LINES CROSS THE BOTTOM OF THE WATER MAIN, THERE SHALL BE 18" ABOVE THE TOP OF THE SEWER MAIN LAID IN SEPARATE TRENCHES.

4"ø SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 2.0%

6"ø SEWER LATERALS SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0%

METER(S) TO BE PURCHASED FROM, SIZED & INSTALLED BY BJWSA .

MAINTAIN A 5' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND STORM DRAINAGE LINES.

SURVEYOR:

TOPOGRAPHY, BOUNDARY, WETLAND AND BASE INFORMATION PROVIDED BY ATLAS SURVEYING INC. 168 BOARDWALK DRIVE, SUITE A, RIDGELAND, SC 29936
(843) 645–9277
PLS# 28139

ELECTRICITY PROVIDER:

DOMINION ENERGY
PARKS MOSS
843–540–1315
HENRY.MOSS@DOMINIONENERGY.COM

TELECOMMUNICATIONS:

HARGRAY
RODNEY CANNON
843–987–9200
RODNEY.CANNON@HTC.HARGRAY.COM

**TREE PROTECTION &
REMOVAL NOTES:**

INSTALL ALL TREE PROTECTION FENCE
PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION.

SYMBOL LEGEND:

AIR RELEASE VALVE



BENCHMARK



CATCH BASIN



CLEAN OUT



CURB INLET



DRAINAGE ARROW



DUAL SWEEP CLEANOUT



EXISTING MANHOLE



EXISTING FIRE HYDRANT



EXISTING WATER METER



EXISTING WATER VALVE



GUY WIRE



JUNCTION BOX



LIGHT POLE



MAILBOX



MATCHLINE TARGET



OUTFALL CONTROLL STRUCTURE



PIPELINE MARKER



PIPELINE VENT



PLUG



POST INDICATOR VALVE



POWER POLE



PROPOSED FIRE HYDRANT



PROPOSED MANHOLE



PROPOSED RPZ BACKFLOW PREVENTER



PROPOSED WATER METER



PROPOSED WATER VALVE



REDUCER



SEWER LATERAL



SEWER VALVE



SEWER VALVE MARKER



TRAFFIC RATED CLEAN OUT



TRANSFORMER



UTILITY POLE



WATER LATERAL



WATER MARKER



WATER VALVE MARKER



WELL



YARD INLET



ELECTRICAL BOX



FIBER OPTIC BOX



JUNCTION BOX



TREE LEGEND

REMAIN	REMOVE

TREE IDENTIFICATION

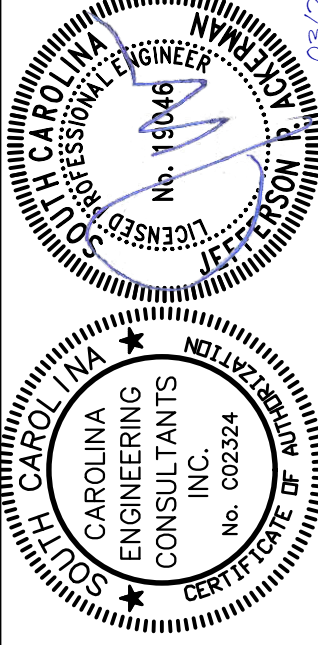
ABBREVIATION	DESCRIPTION
CH	CHERRY
CR	CREPE MYRTLE
DW	DOGWOOD
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MP	MAPLE
PE	PECAN
PLM	PALM
PN	PINE
RO	RED OAK
UNK	UNKNOWN
WHO	WHITE OAK
WIL	WILLOW TREE
WO	WATER OAK

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
MH	MANHOLE
FM	FORCEMAIN
CI	CURB INLET
GI	GRATE INLET
YI	YARD INLET
LF	LINEAR FEET
FOPT	FIBER OPTIC
IRR	IRRIGATION
CL	CENTER LINE
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
R/W	RIGHT OF WAY
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
FG	FINISH GRADE
FFE	FINISHED FLOOR ELEVATION

LINE LEGEND:

EXISTING WATER LINE	— W — W — W — W — W —
EXISTING STORM DRAIN	— SD — SD — SD — SD —
EXISTING SANITARY SEWER	— SS — SS — SS — SS —
OVERHEAD POWER LINE	— DHP — DHP — DHP — DHP —
EXISTING GAS LINE	— GAS — GAS — GAS — GAS —
EXISTING FORCE MAIN	— FM — FM — FM —
EXISTING UNDERGROUND FIBER OPTIC	— UFO — UFO — UFO —
EXISTING UNDERGROUND ELECTRIC	— UE — UE — UE —
EXISTING UNDERGROUND TELEPHONE	— T — T —
CHAINLINK FENCE	— X — X — X —
TREE CANOPY	



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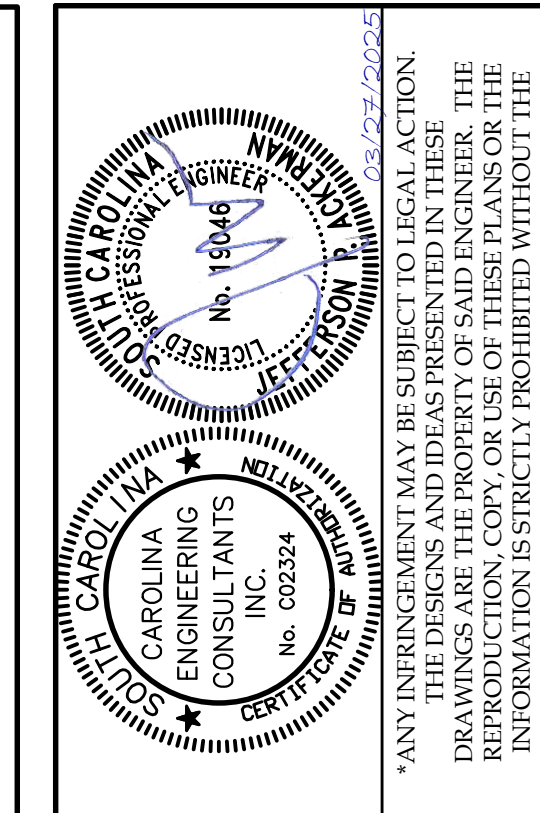
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TOWN OF BLUFFTON, SC

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843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM
PO BOX 294
BEAUFORT, SC 29901

PROJECT: 2589
DATE: 02/11/25
REVISED: 03/27/25
DRAWN BY: BJS
ENGINEER: JPA
H-DATUM: NAD 83
V-DATUM: NAVD 88
SCALE: NTS

**GENERAL NOTES
& LEGEND**



PLAN REVISIONS		
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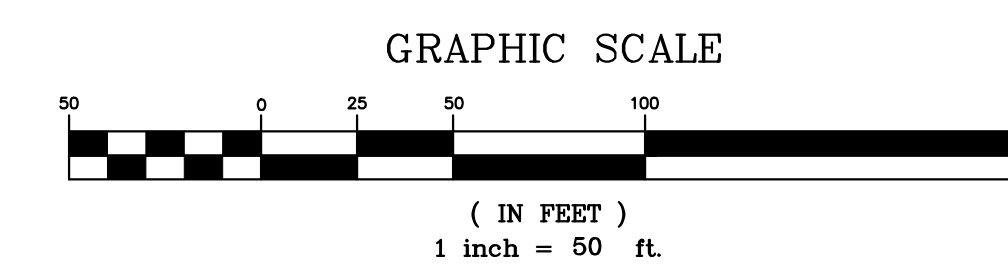
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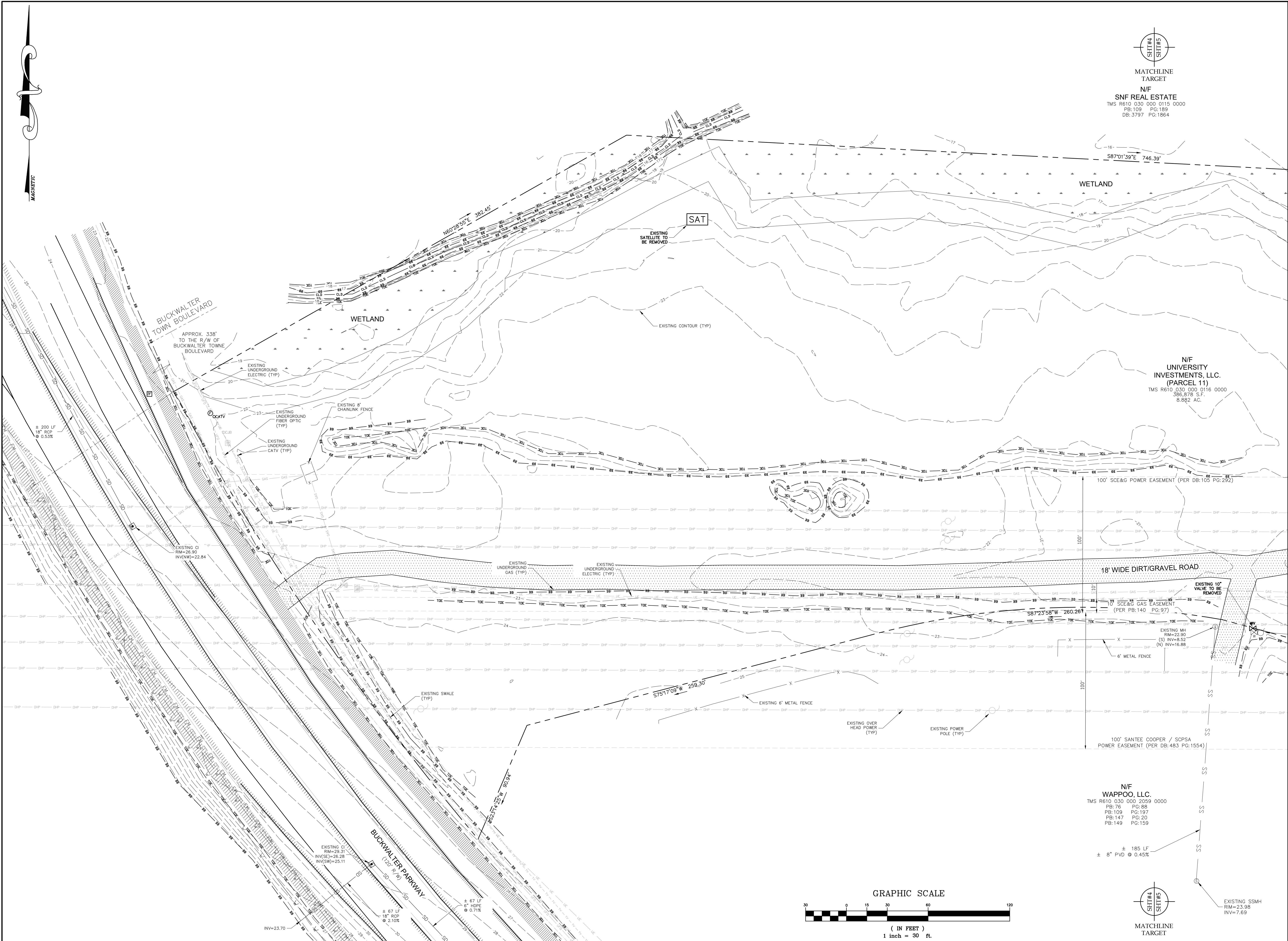
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SHT #4

SHT #5

ENGINEER

NO. 13046

EXPIRATION DATE 12/31/2025

CERTIFICATE

NO. 002324

EXPIRATION DATE 12/31/2025

CERTIFICATE

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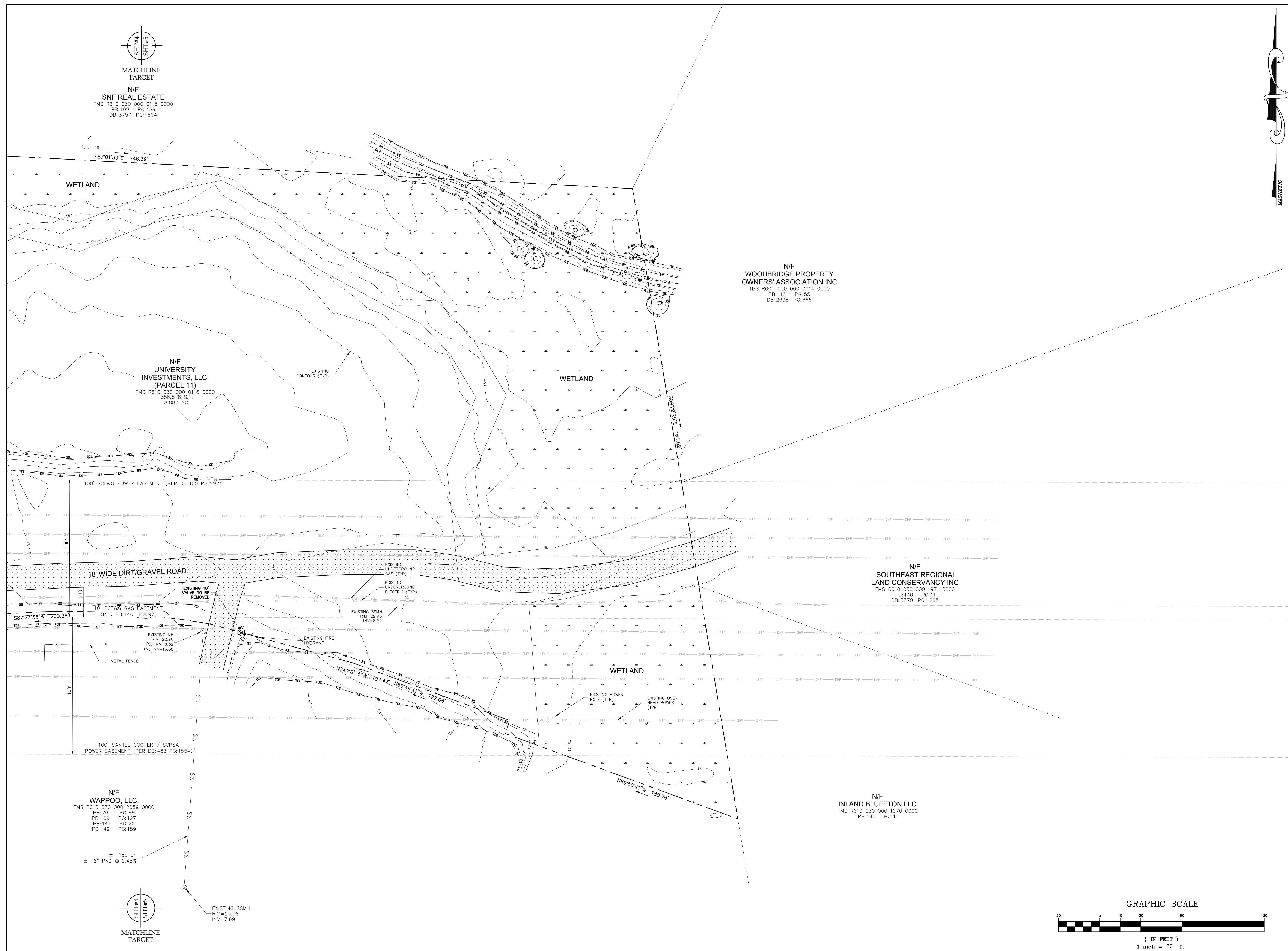
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EXISTING
CONDITIONS &
DEMOLITION PLAN

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PLAN REVISIONS		
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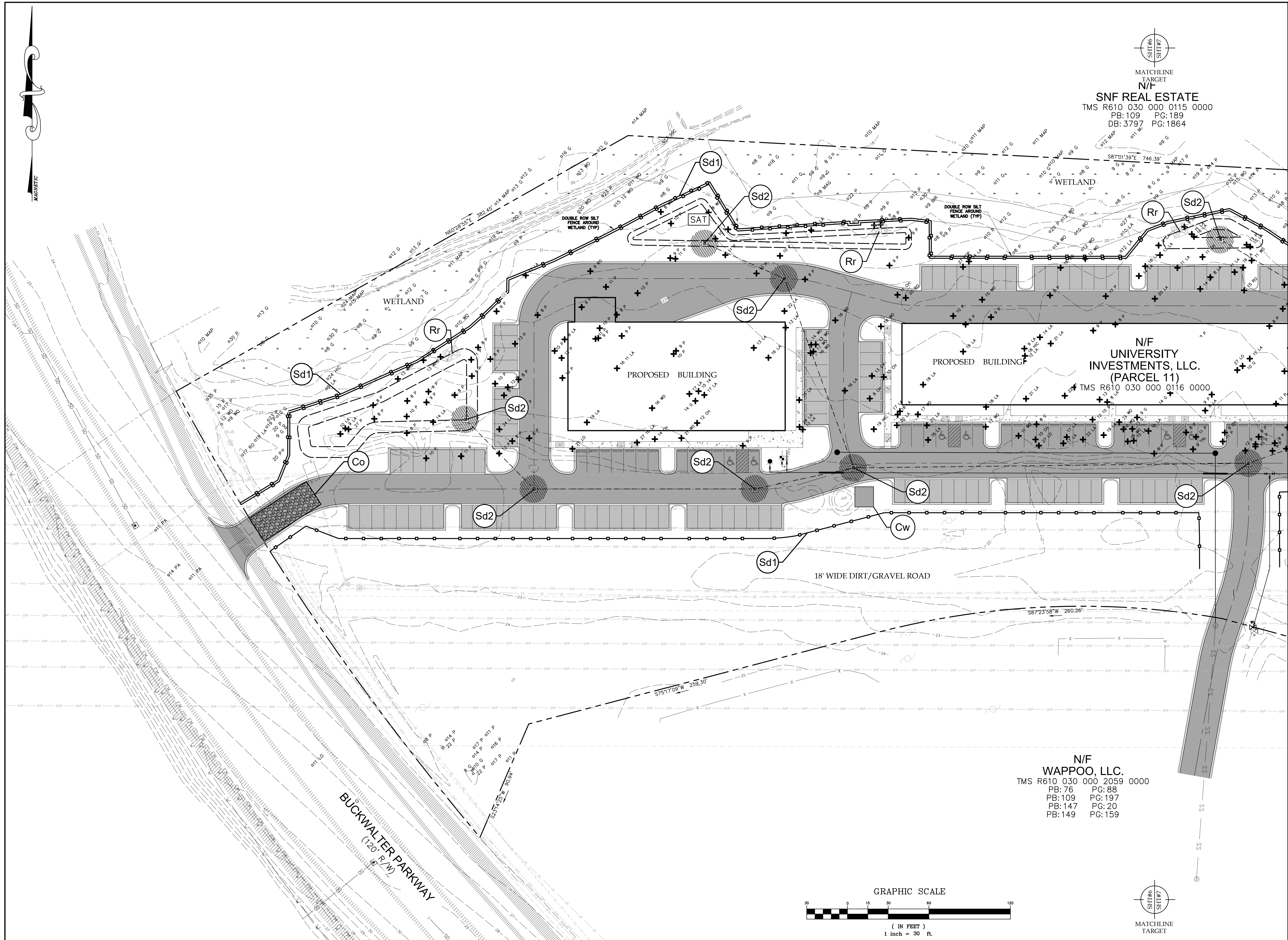
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EXISTING
CONDITIONS &
DEMOLITION PLAN

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OF 15



SNF REAL ESTATE
TMS R610 030 000 0115 0000
PB:109 PG:189
DB:3797 PG:1864

N/F
UNIVERSITY
INVESTMENTS, LLC.
(PARCEL 11)
TMS R610 030 000 0116 0000

N/F
WAPPOO, LLC.
TMS R610 030 000 2059 0000
PB:76 PG:88
PB:109 PG:197
PB:147 PG:20
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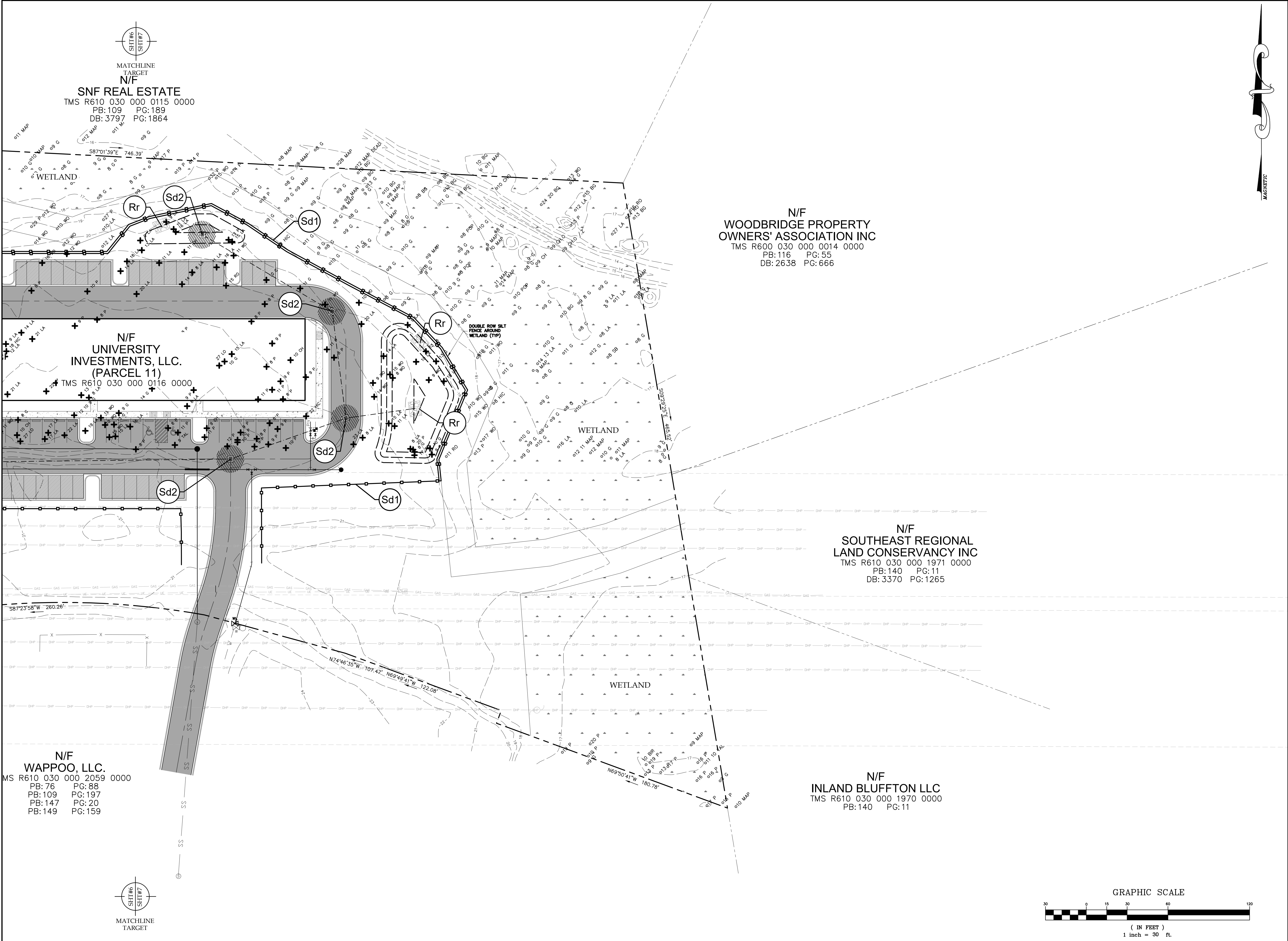
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TREE REMOVAL & PROTECTION AND SEDIMENT & EROSION CONTROL PLAN

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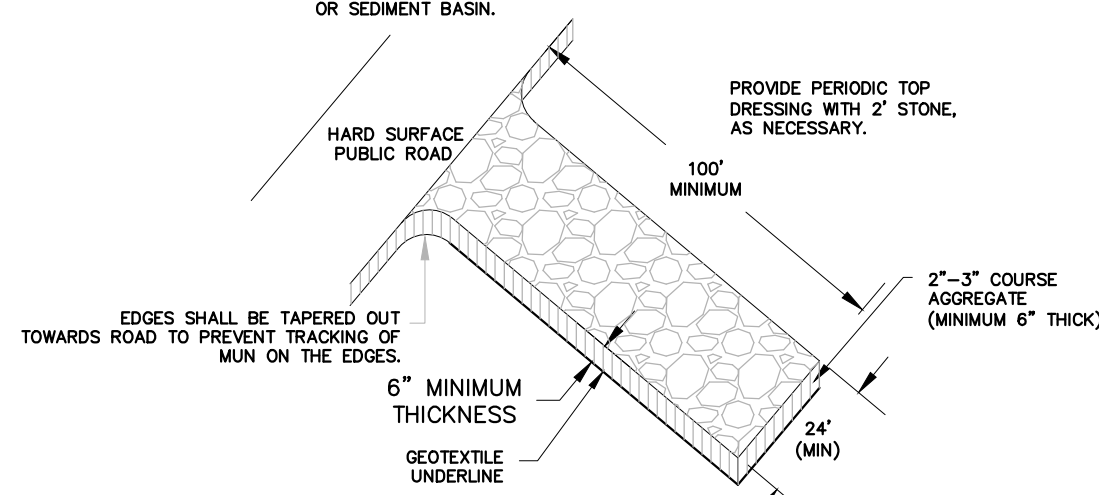
TREE REMOVAL & PROTECTION AND SEDIMENT & EROSION CONTROL PLAN

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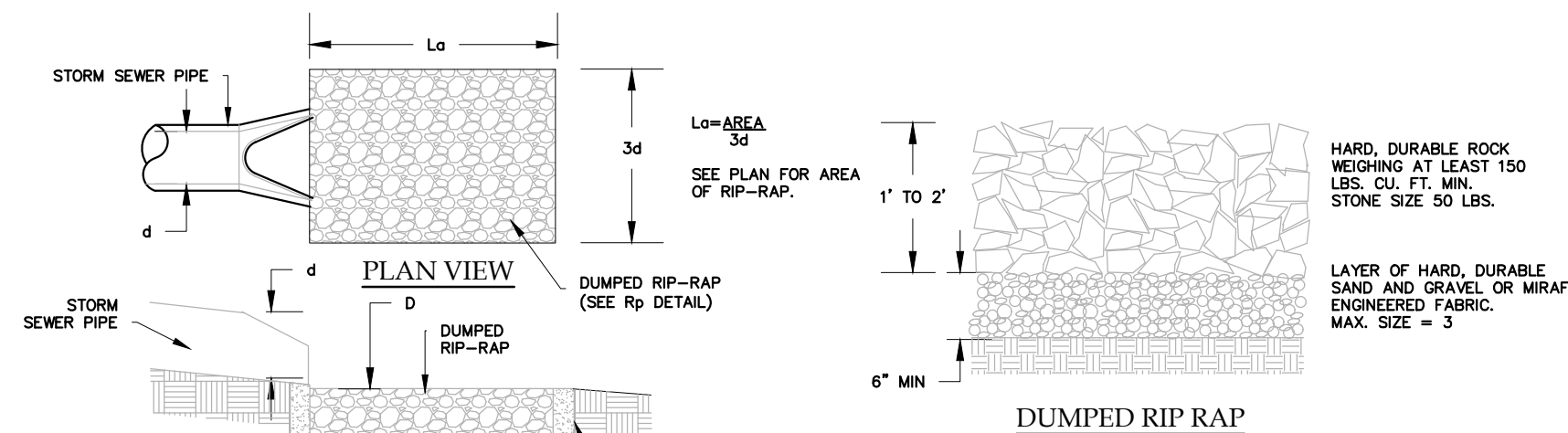
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

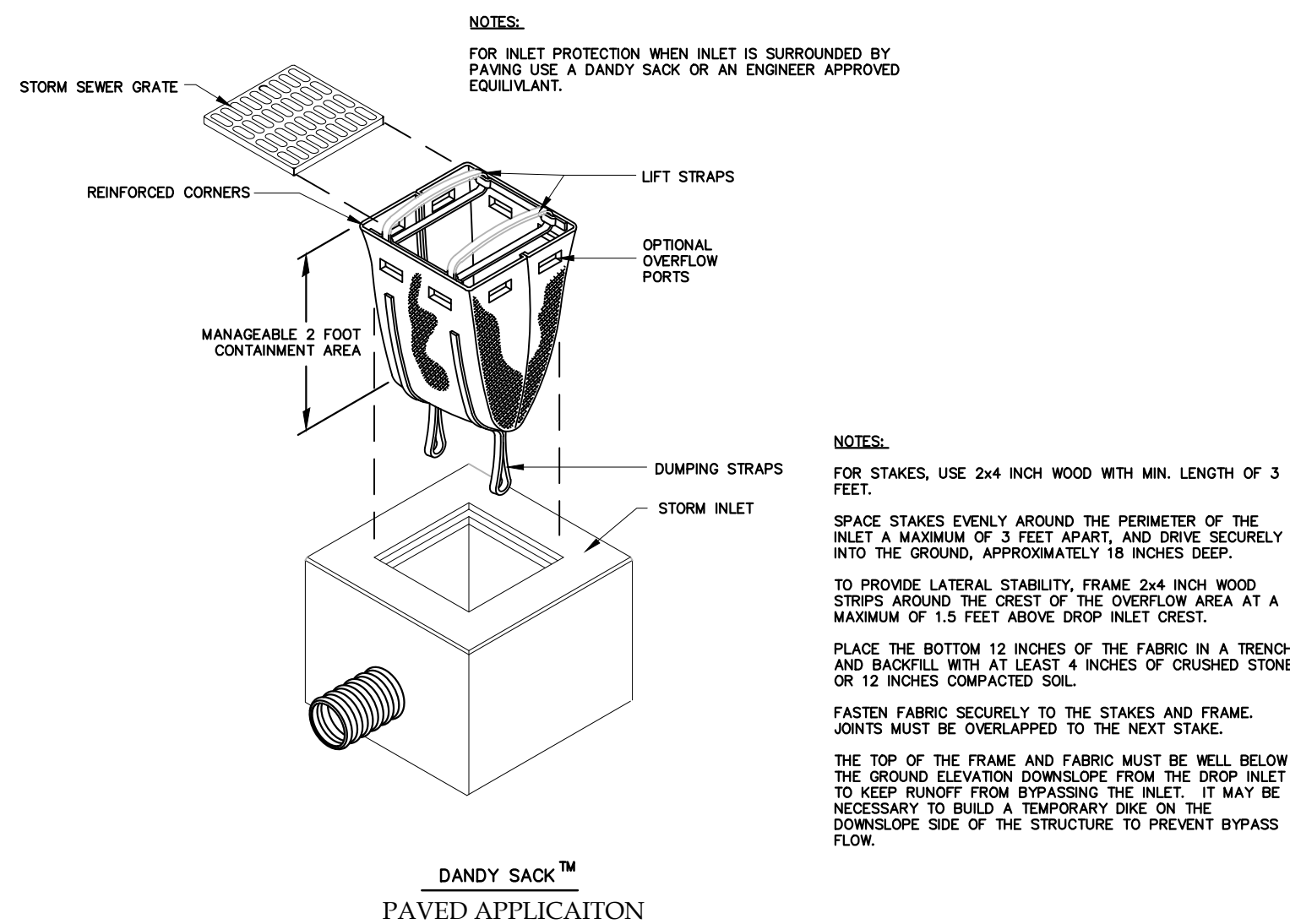
WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



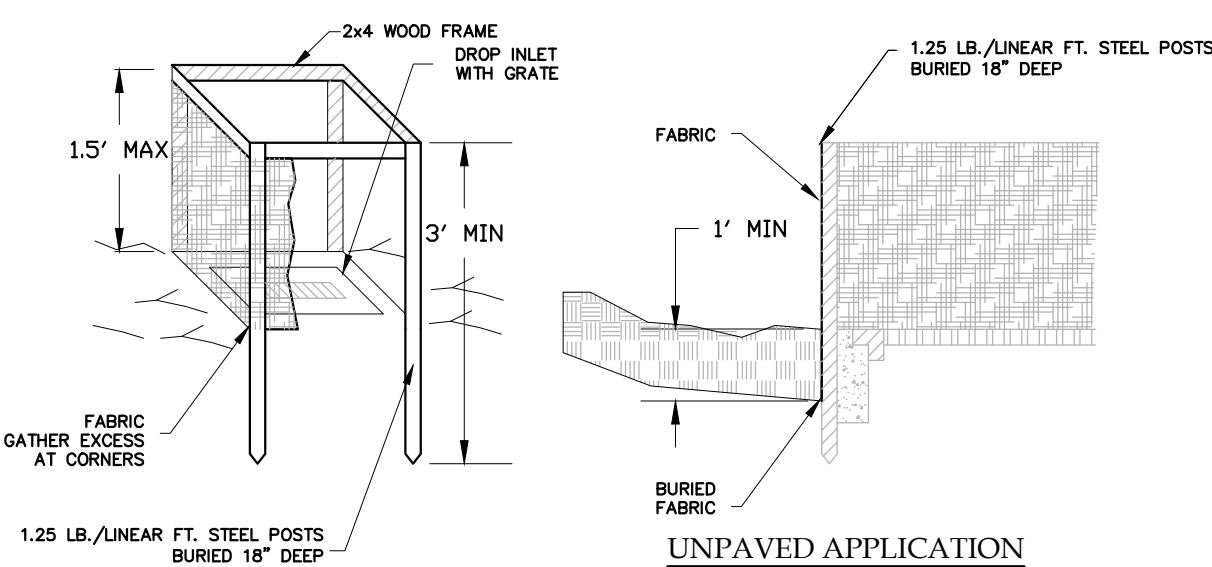
Co STONE PAD CONSTRUCTION EXIT
NOT TO SCALE



Rr RIP-RAP OUTLET PROTECTION
NOT TO SCALE

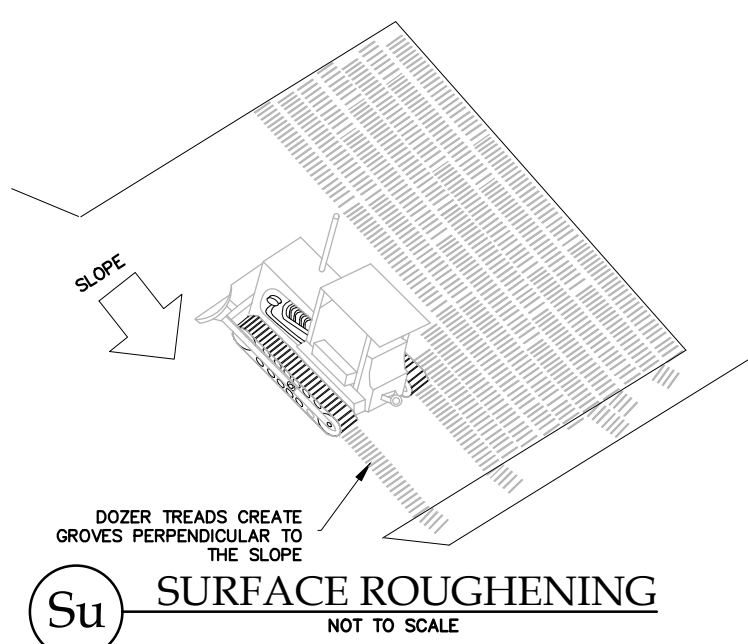


Sd2 CATCH BASIN SEDIMENT BARRIER
NOT TO SCALE

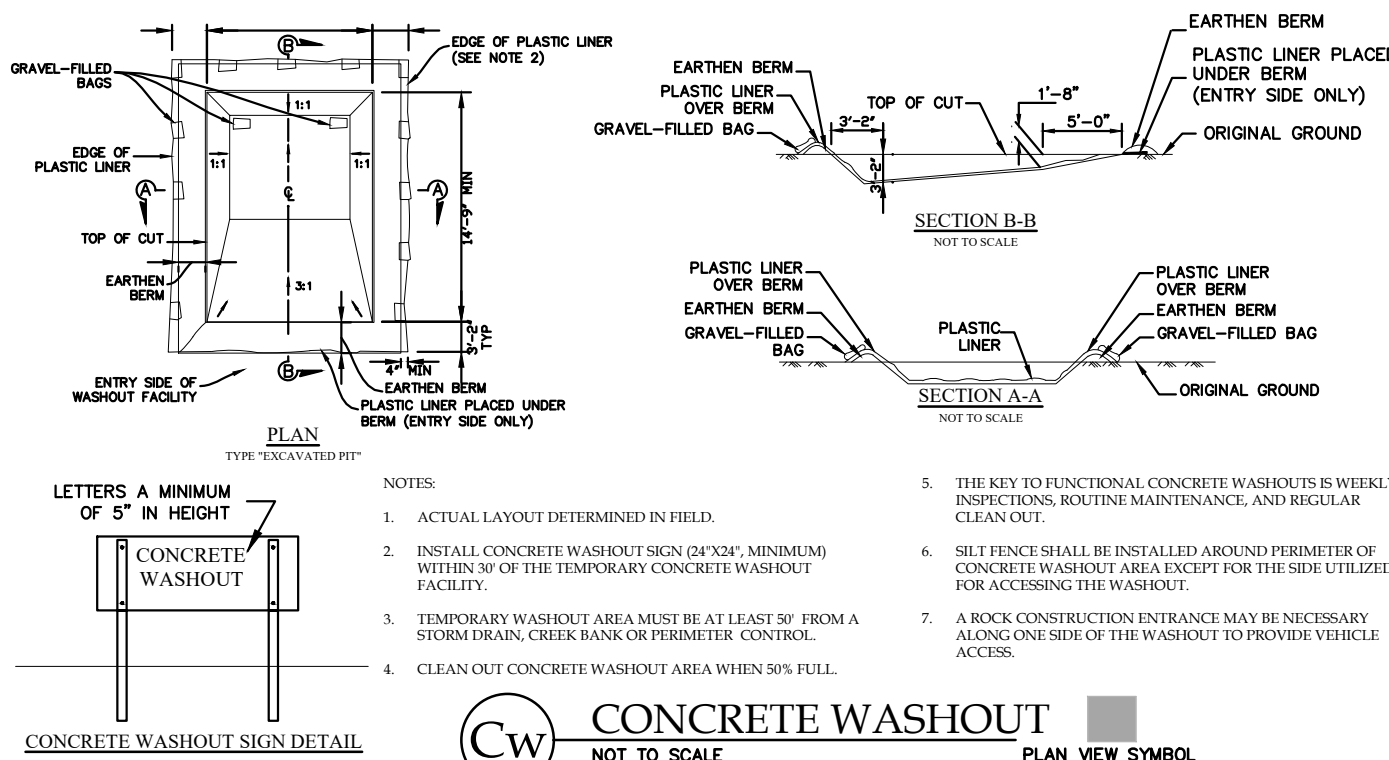


VEGETATIVE MEASURES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			An undisturbed natural "green belt" separating the land-disturbed site from surrounding property and bordering streams. It serves to reduce water velocity and remove some sediment. It is also at times a noise or vision pollution barrier.
Cs	COASTAL DUNE STABILIZATION W/VEGETATION			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION W/MULCHING ONLY			Establishing temporary protection for disturbed areas where seeding may not have a suitable growing season to produce an erosion retarding cover. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Ds2	DISTURBED AREA STABILIZATION W/TEMPORARY SEEDING			Establishing temporary vegetative cover with fast growing seedlings on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Ds3	DISTURBED AREA STABILIZATION W/PERMANENT VEGETATION			Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas. See Carolina Engineering Consultants, Inc. Written Technical Specifications Section 02485 for further details.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction sites, roadways and similar sites.



Su SURFACE ROUGHENING
NOT TO SCALE



Cw CONCRETE WASHOUT
NOT TO SCALE

Ds1 MULCHING NOTES

MULCHING:

USE MULCH ON ALL SLOPES STEEPER THAN 3% WHEN SEEDINGS ARE MADE SO LATE IN THE FALL AND WINTER THAT GERMINATION CANNOT BE EXPECTED UNTIL SPRING IN THE BOTTOM OF SPILLWAYS AND ON ROADBANKS. TEMPORARY VEGETATION SEEDING ALONE MAY BE ESTABLISHED ON GOOD SITES WITHOUT THE USE OF MULCH. MULCHING MATERIAL WILL CONSIST OF:

- USE DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS. DRY STRAW WILL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY WILL BE USED AT A RATE OF 2.5 TONS PER ACRE; OR,
- FOR HYDRAULIC SEEDING, USE WOOD CELLULOSE MULCH OR WOOD PULP FIBER AT THE RATE OF 500 POUNDS PER ACRE AND DRY STRAW OR DRY HAY AT THE RATE LISTED IN "A" ABOVE; OR,
- FOR HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER, 1,000 POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER WHICH INCLUDES A TACKIFIER MAY BE SUBSTITUTED FOR THE TREATMENT IN "C" ABOVE; OR,
- USE THREE TONS PER ACRE OF SERICEA LESPEDEZA HAY CONTAINING MATURE SEED; OR,
- APPLY FINE STRAW OR PINE BARK AT A THICKNESS OF 3 INCHES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED; OR,
- SOIL RETENTION BLANKETS, EROSION CONTROL NETTING, OTHER MANUFACTURED MATERIALS, OR BLOCK SOD MAY BE REQUIRED IN ADDITION TO MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY WILL HAVE THE PROPERTY TO BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL HAVE A CONTRASTING COLOR TO THE SOIL TO ALLOW VISUAL METING AND AG IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH:

A. STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT, OR BY HAND. ABOUT 75% OF THE SOIL SURFACE WILL BE COVERED.

B. WOOD CELLULOSE OR WOOD FIBER MULCH WILL BE APPLIED WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH:

A. ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

- BY EMULSIFIED ASPHALT, (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE, OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT. THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-111 OR CSS-111 EMULSION ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT THE PUBLIC, ADJACENT PROPERTY, PAVEDWAYS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.
- PRESS THE MULCH INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACER DISK" OR RISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION.
- APPLY SYNTHETIC TACKIFIERS OR BINDERS APPLIED IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS WILL BE MIXED AND APPLIED TO MANUFACTURER'S SPECIFICATIONS.
- FALL AND WINTER PLANTINGS MAY INCLUDE 1/2 BUSHEL OF RYE OR WHEAT TO STABILIZE THE MULCH.
- PLASTIC MESH OR NETTING WITH NO LARGER THAN ONE INCH BY ONE INCH MESH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS.
- WHERE WOOD CELLULOSE OR WOOD PULP FIBER MULCH IS APPLIED ALONE, A TACKIFIER WILL BE USED.

LIME AND MAINTENANCE APPLICATION:

APPLY ONE TON OF AGRICULTURAL LIME EVERY 4 TO 6 YEARS.

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY SEEDING (COASTAL) WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	40LBS/AC												
RYE, GRAN	56LBS/AC												
RYEGRASS	50LBS/AC												
TEMPORARY SEEDING (COASTAL) WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40LBS/AC												
RYE, GRAN OR OATS	56LBS/AC												
RYEGRASS	50LBS/AC												
PERMANENT SEEDING (COASTAL) SANDY, DOUGHTY SITES													
BROWNTOP MILLET BAHIA GRASS	10LBS/AC												
BROWNTOP MILLET BAHIA GRASS	10LBS/AC												
SERICEA LESPEDEZA	40LBS/AC												
BROWNTOP MILLET ATLANTIC COASTAL PANGRASS	10LBS/AC												
BROWNTOP MILLET SWITCHGRASS	10LBS/AC												
(ALAMO) LITTLE BLUESTEM SERICEA LESPEDEZA	40LBS/AC												
BROWNTOP MILLET WEEPING LOVEGRASS	10LBS/AC												
PERMANENT SEEDING (COASTAL) WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET BAHIA GRASS	10LBS/AC												
BROWNTOP MILLET BAHIA GRASS	10LBS/AC												
SERICEA LESPEDEZA	40LBS/AC												
BROWNTOP MILLET ATLANTIC COASTAL PANGRASS	10LBS/AC												
BROWNTOP MILLET SWITCHGRASS	10LBS/AC												
(ALAMO) LITTLE BLUESTEM SERICEA LESPEDEZA	40LBS/AC												
BROWNTOP MILLET WEEPING LOVEGRASS	10LBS/AC												

ACTIVITY SCHEDULE

ACTIVITY	SCHEDULE	
EROSION CONTROL IMPLEMENTATION ALL INITIAL PHASE ITEMS		EROSION CONTROL PHASE 1
MINIMAL CLEARING AND GRUBBING		EROSION CONTROL PHASE 1
POND INSTALLATION		EROSION CONTROL PHASE 1
CLEARING AND GRUBBING		CONSTRUCTION PHASE 2
CUT AND FILL		CONSTRUCTION PHASE 2
GRASSING (LIMIT EXPOSURE TO 7 DAYS)		CONSTRUCTION PHASE 2
UTILITY INSTALLATION		CONSTRUCTION PHASE 2
INSTALL INLET PROTECTION		CONSTRUCTION PHASE 2
INSTALL CONCRETE WASHOUT		CONSTRUCTION PHASE 2
ROADWAY CONSTRUCTION		CONSTRUCTION PHASE 2
FINISH GRADING		CONSTRUCTION PHASE 2
REMOVE SEDIMENT FROM POND & PIPES		STABILIZATION PHASE 3
FINAL STABILIZATION		STABILIZATION PHASE 3
REMOVE SILT FENCE & INLET PROTECTION		STABILIZATION PHASE 3
MAINT. EROSION CONTROL MEASURES	THROUGHOUT LIFE OF PROJECT	ALL PHASES
SUBMIT NOT AND AS BUILTS TO SCDHC	UPON COMPLETION OF PROJECT	COMPLETION

PLAN REVISIONS

NO.	DESCRIPTION	DATE
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PARCEL 11A
BUCKWALTER PARKWAY
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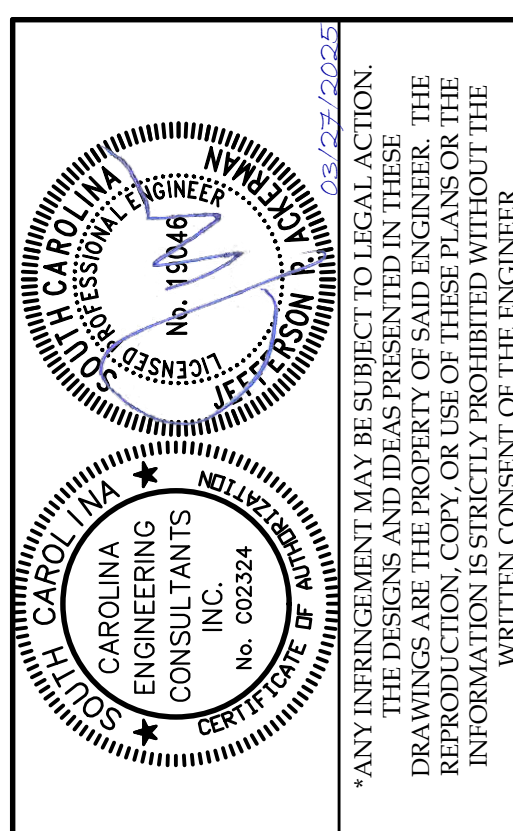
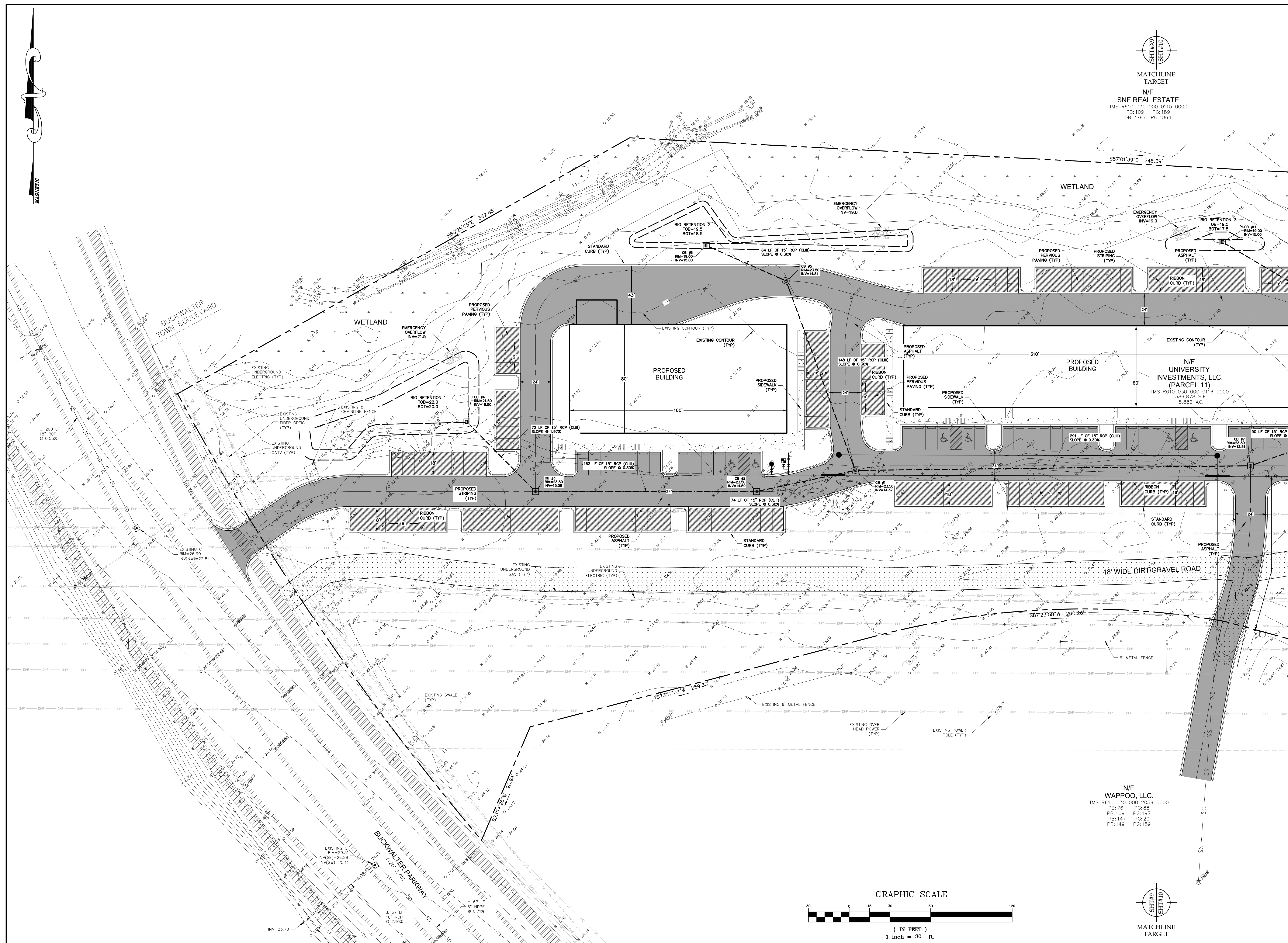
PO BOX 294

BEAUFORT, SC 29901

PROJECT: 2589
DATE: 02/11/25
REVISED: 03/27/25
DRAWN BY: BJS
ENGINEER: JPA
H-DATUM: NAD 83
V-DATUM: NAVD 88
SCALE: NTS

SEDIMENT & EROSION CONTROL DETAILS

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OF 15



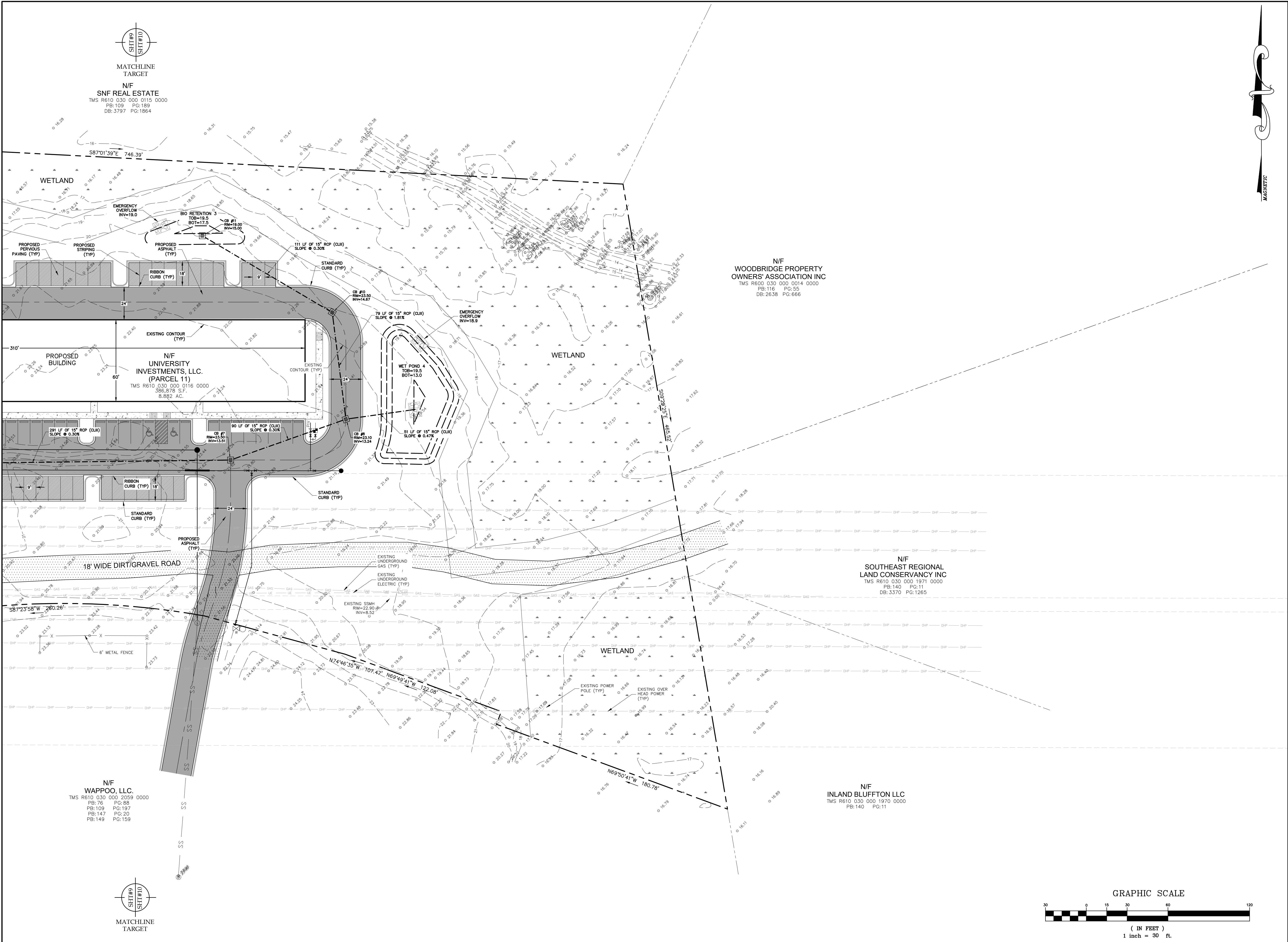
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PROJECT: 2589
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 REVISED: 03/27/25
 DRAWN BY: BJS
 ENGINEER: JPA
 H-DATUM: NAD 83
 V-DATUM: NAVD 88
 SCALE: 1"=30'

**PAVING, GRADING,
 & DRAINAGE PLAN**



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Professional Engineer
No. 13046
Licensed
No. 002324
Certified
No. 002324

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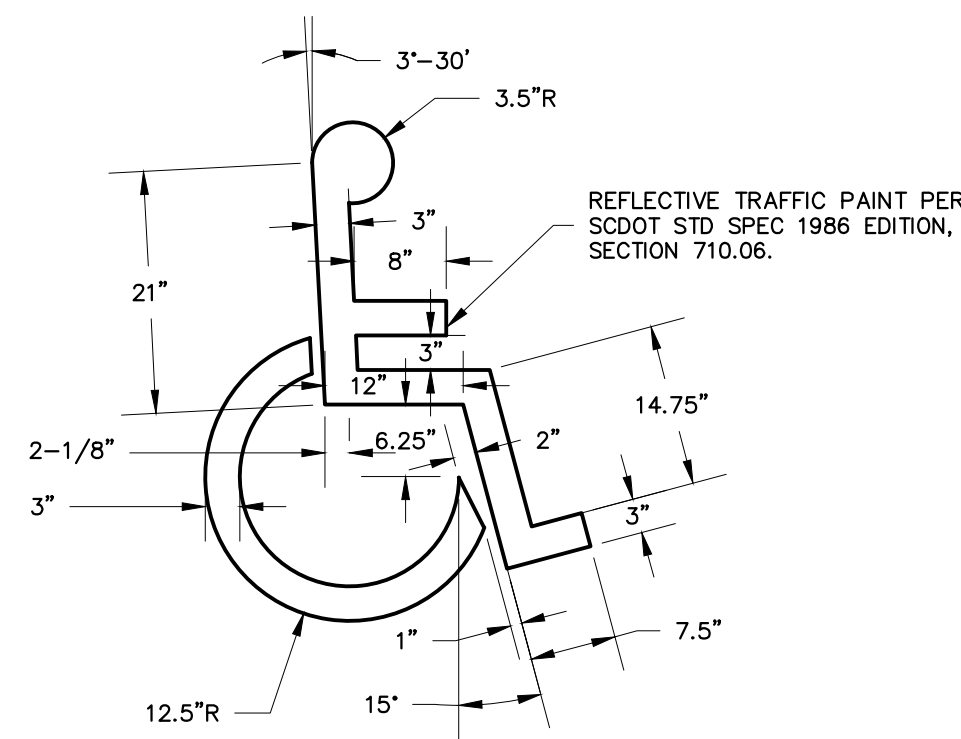
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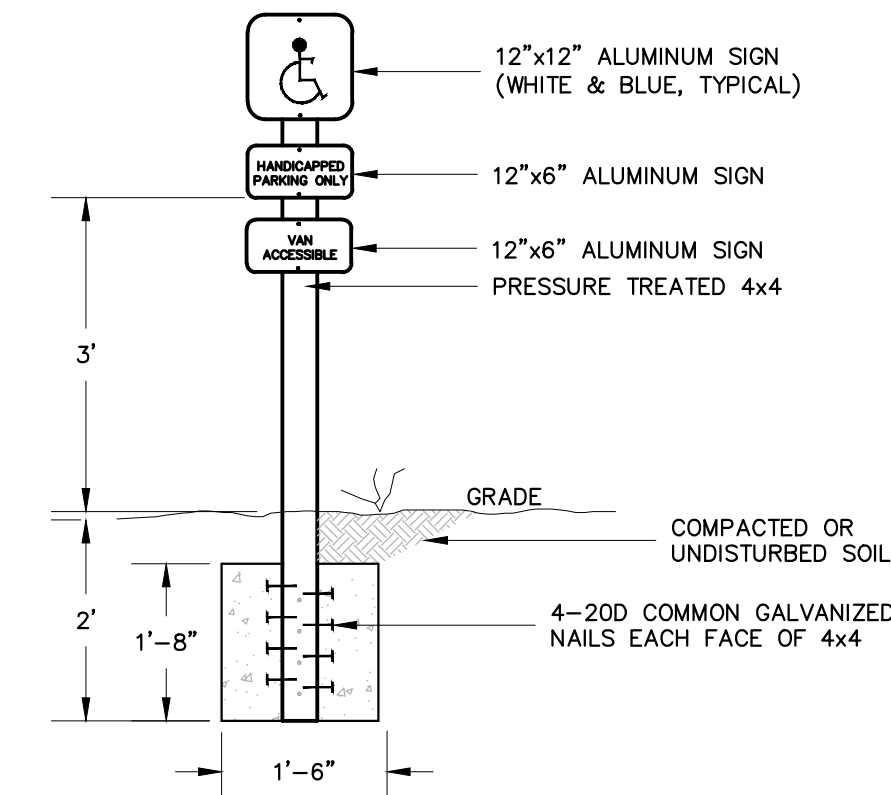
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& DRAINAGE PLAN**

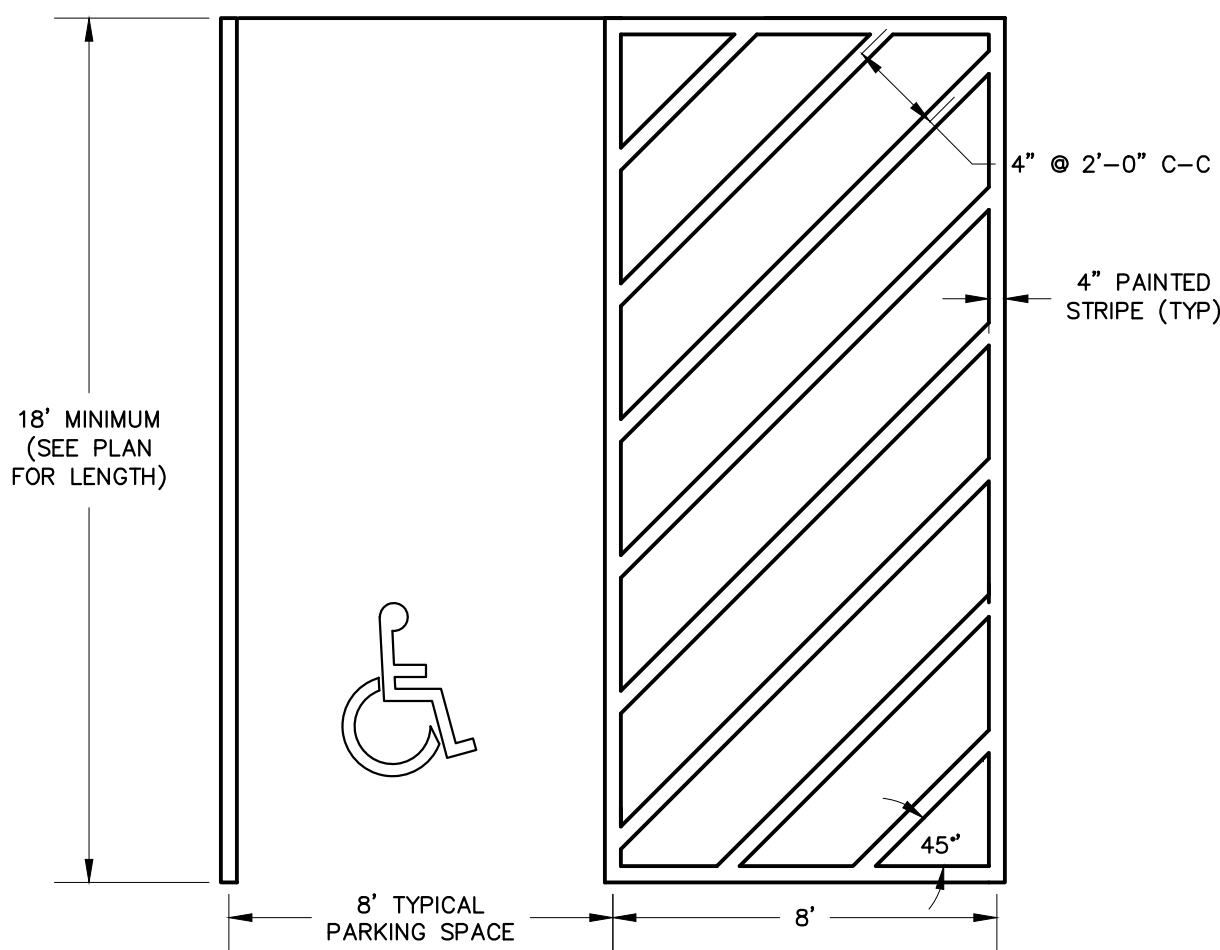
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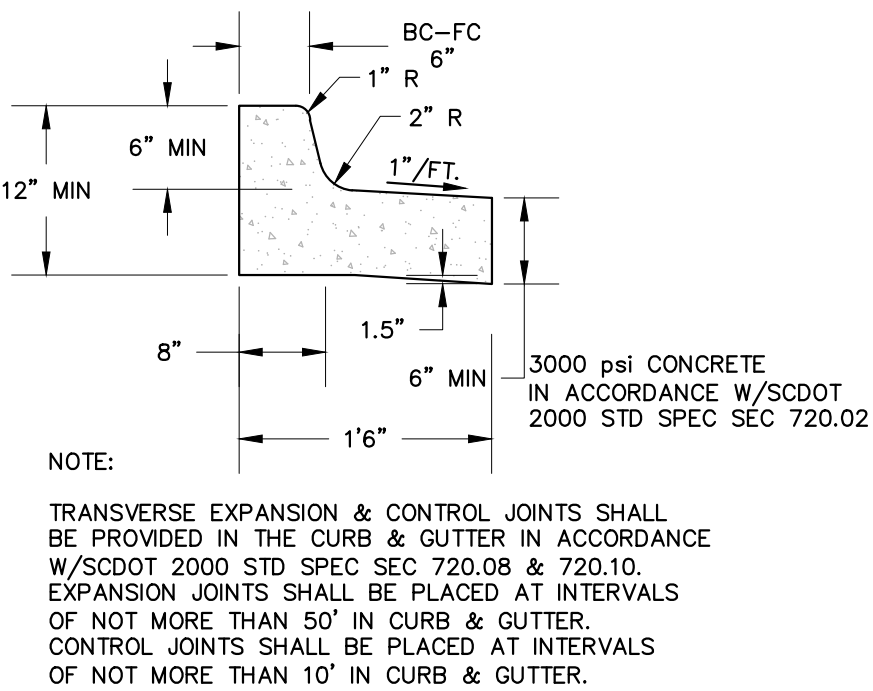
HANDICAP PARKING SYMBOL
STRIPE DETAIL
NOT TO SCALE



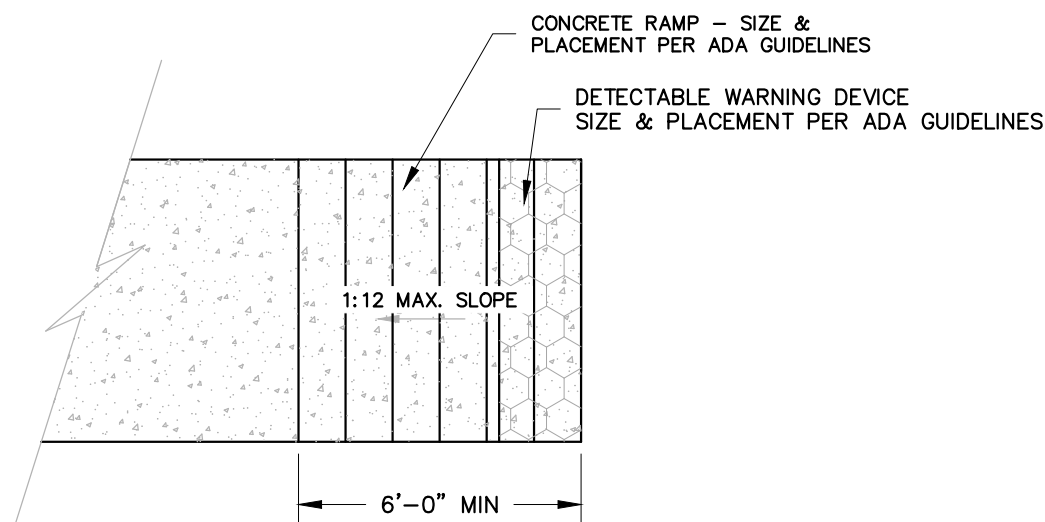
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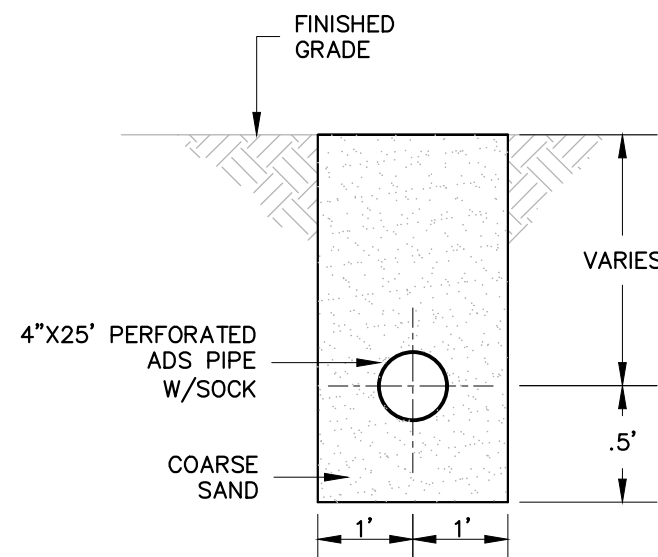
H/C PASSENGER VEHICLE PARKING
SPACE STRIPE DETAIL
NOT TO SCALE



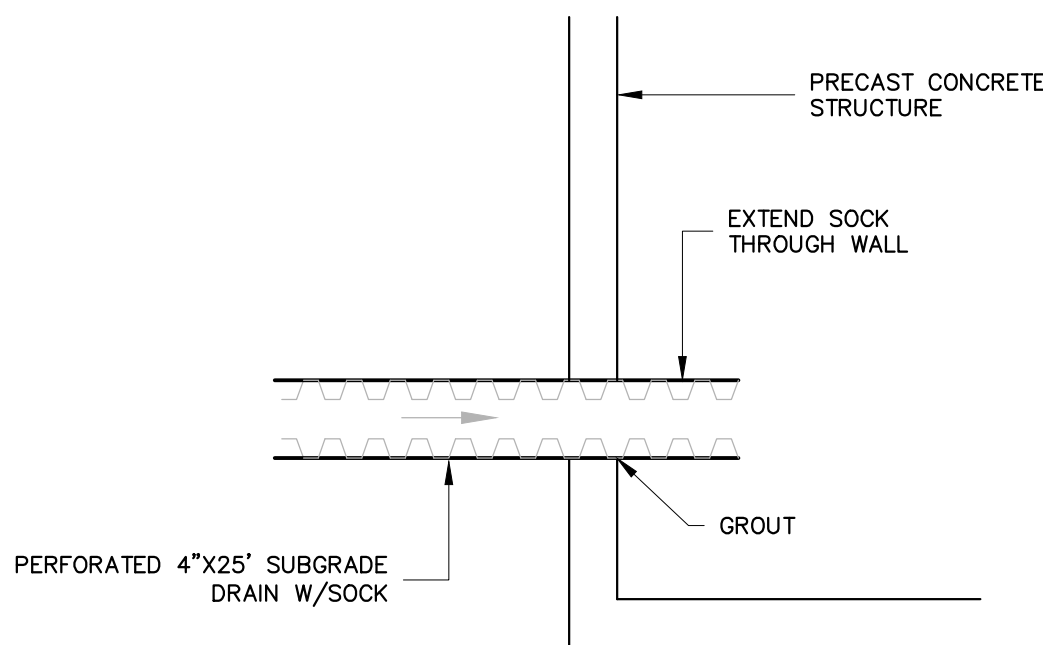
18" REVERSE PITCH STANDARD CONCRETE
CURB & GUTTER DETAIL
NOT TO SCALE



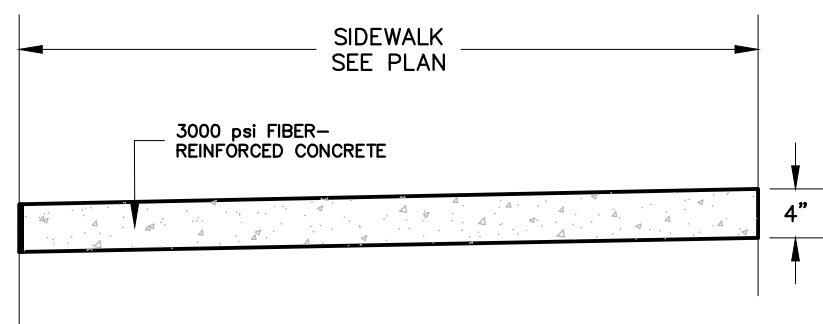
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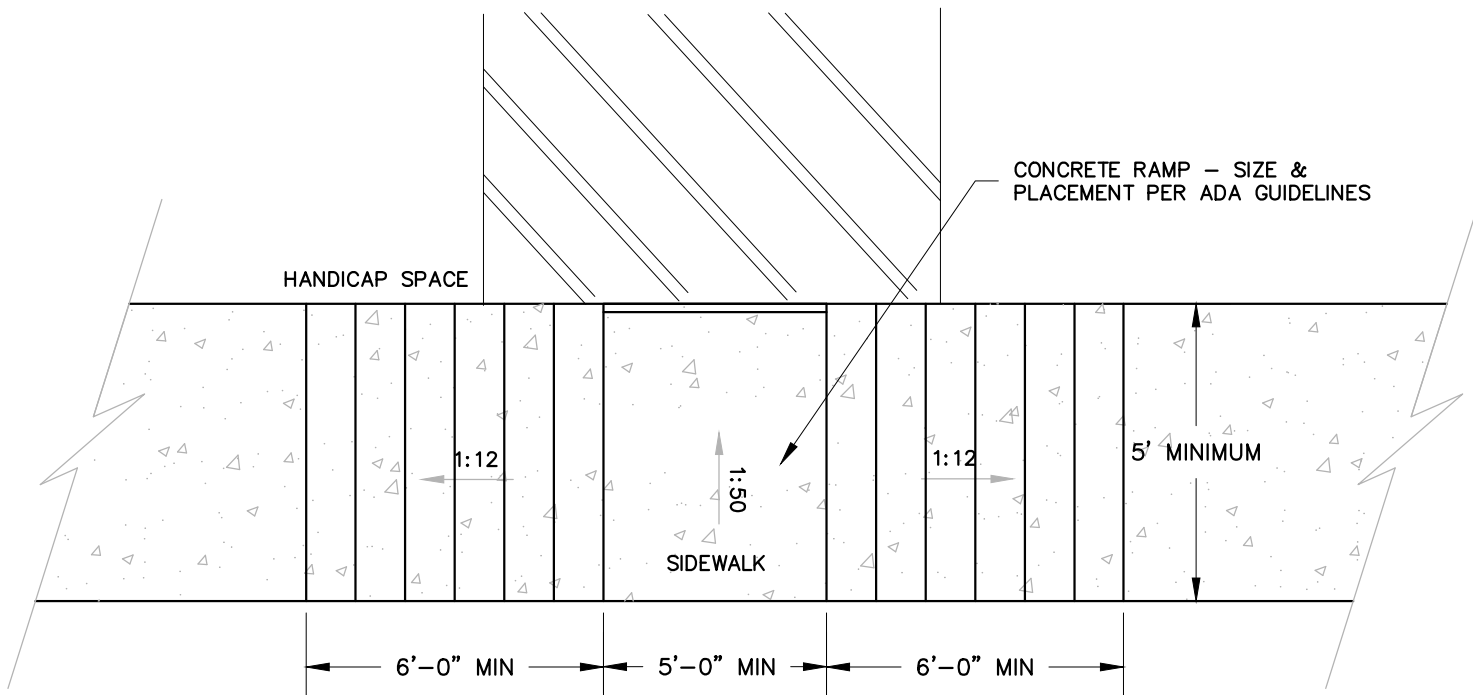
SUBGRADE DRAIN
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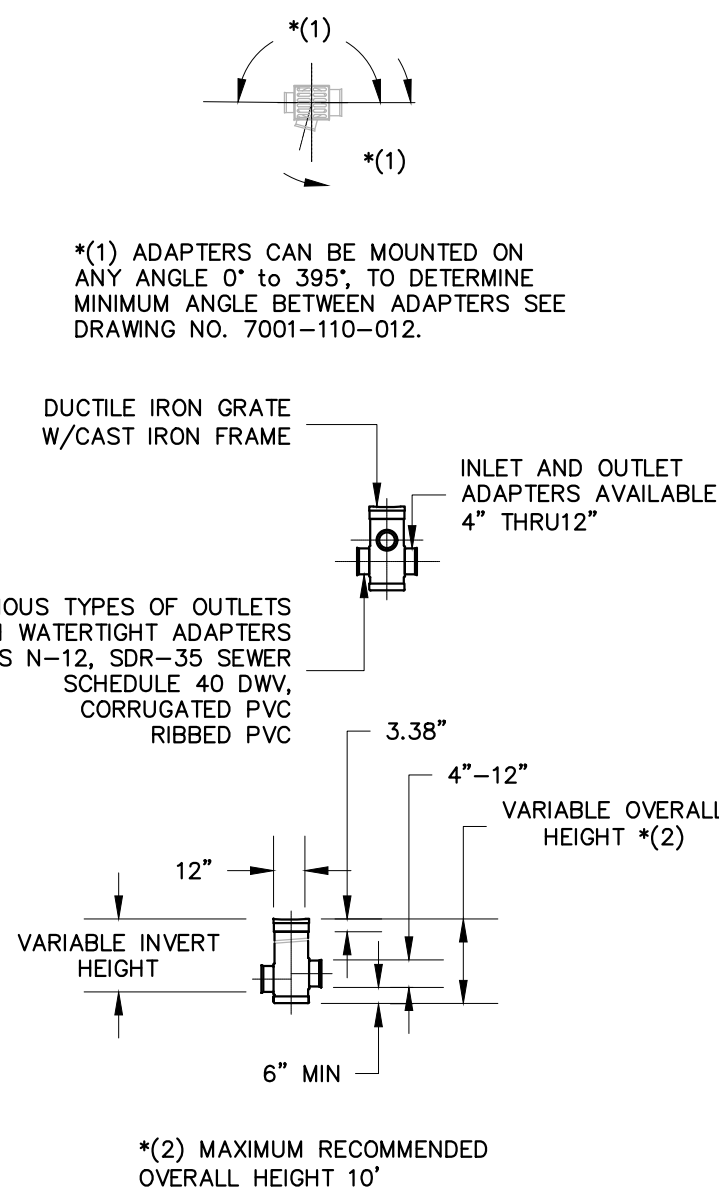
SUBGRADE CONNECTION
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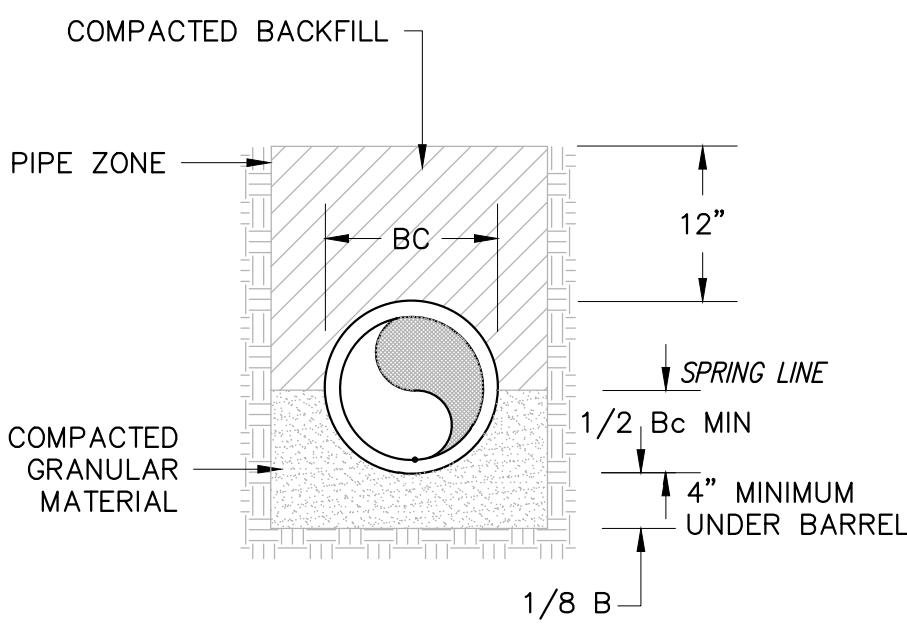
CONCRETE SIDEWALK DETAIL
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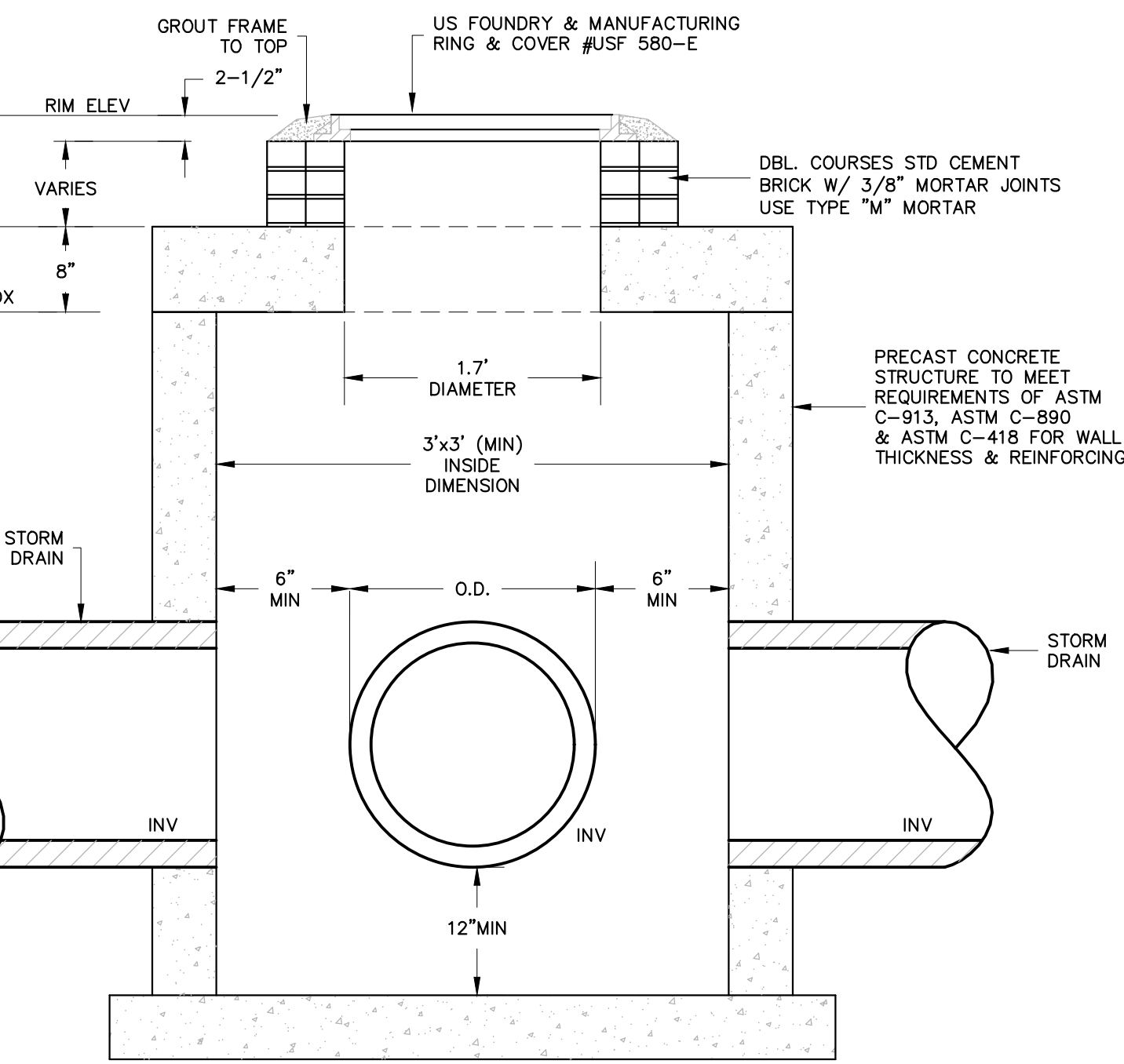
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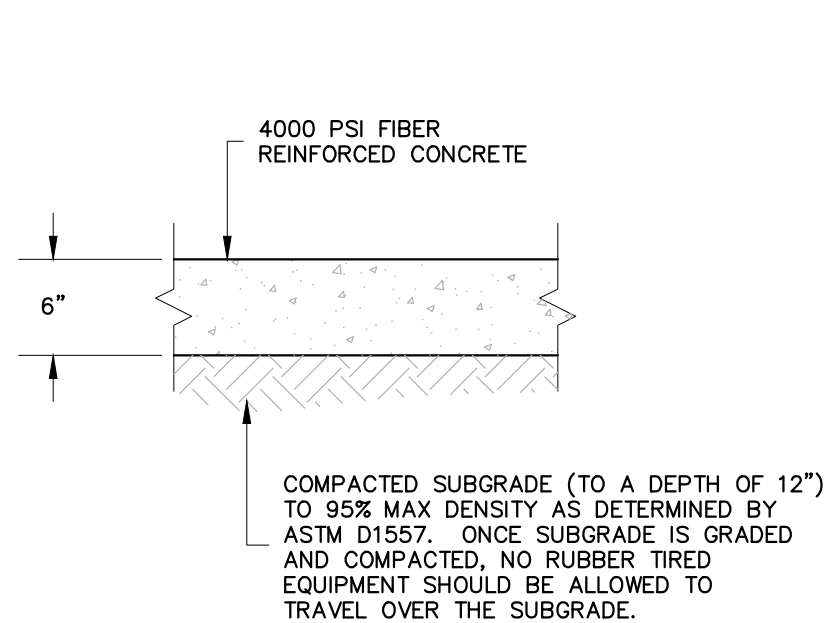
12" DRAIN BASIN
YARD INLET
NOT TO SCALE



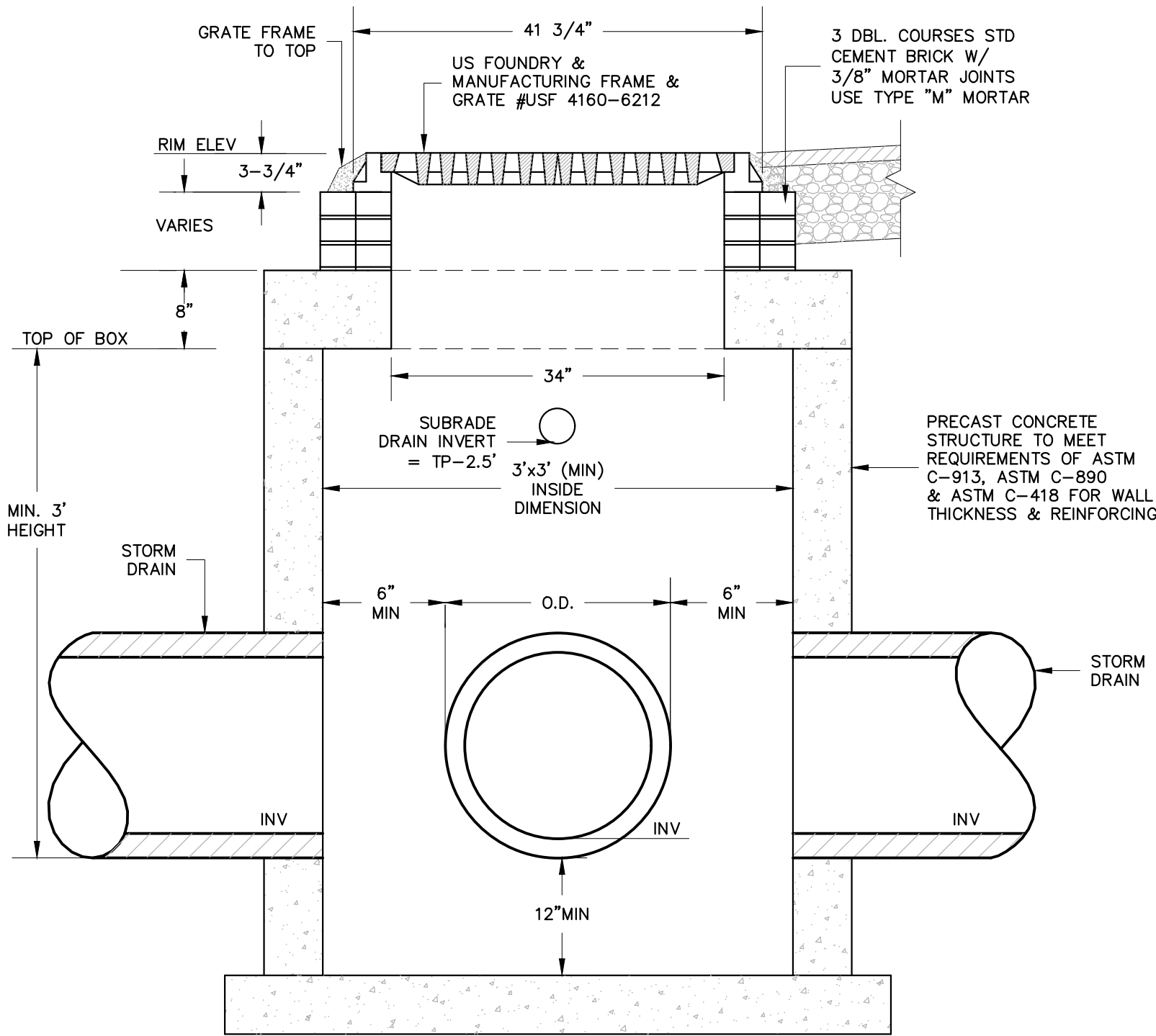
STORM PIPE BEDDING
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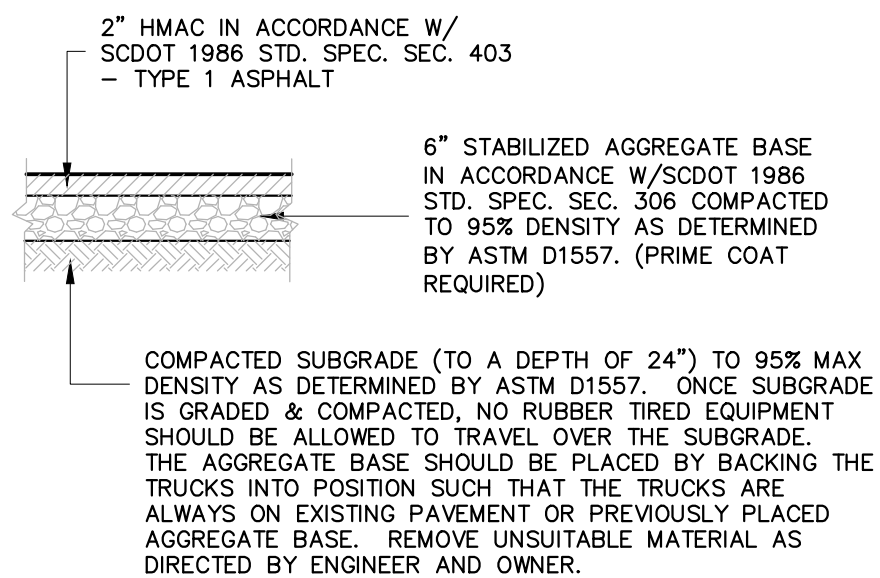
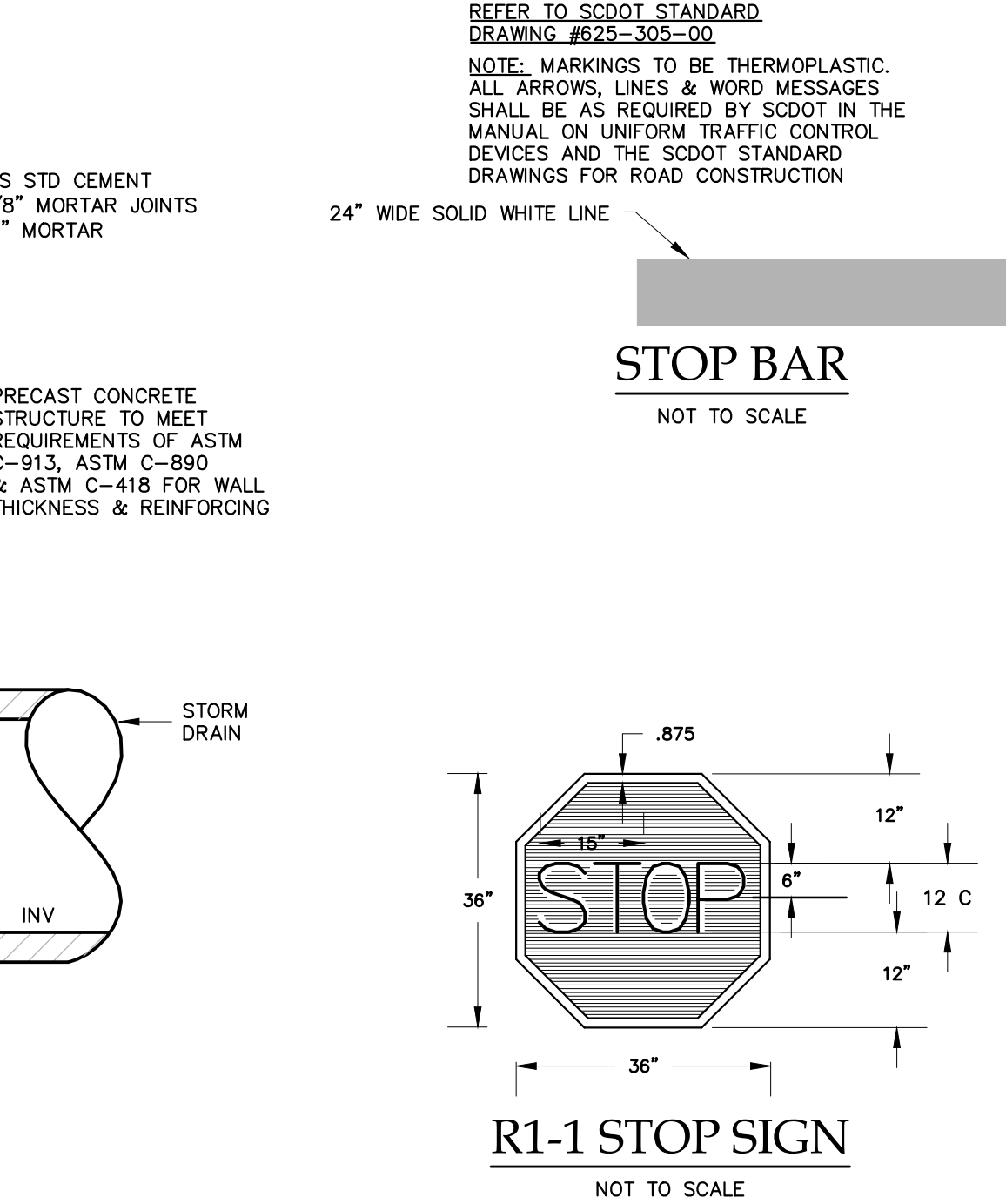
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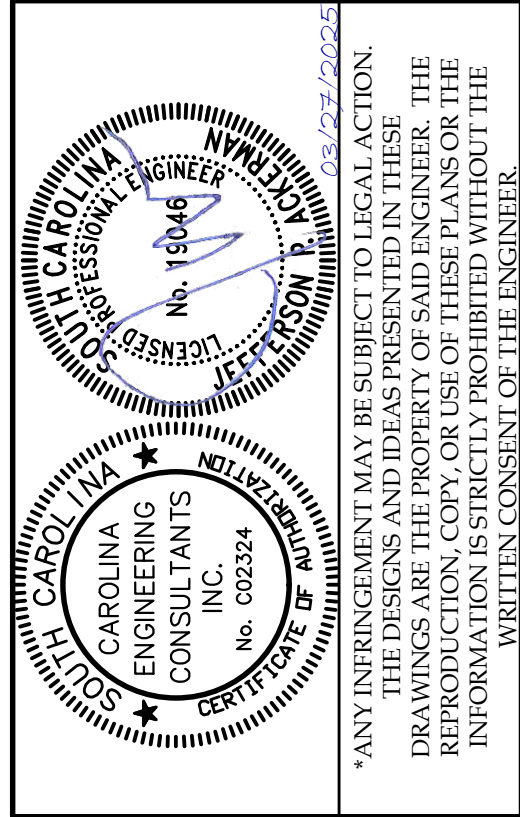
6" CONCRETE PAVING
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CATCH BASIN DETAIL
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ASPHALT PAVING DETAIL
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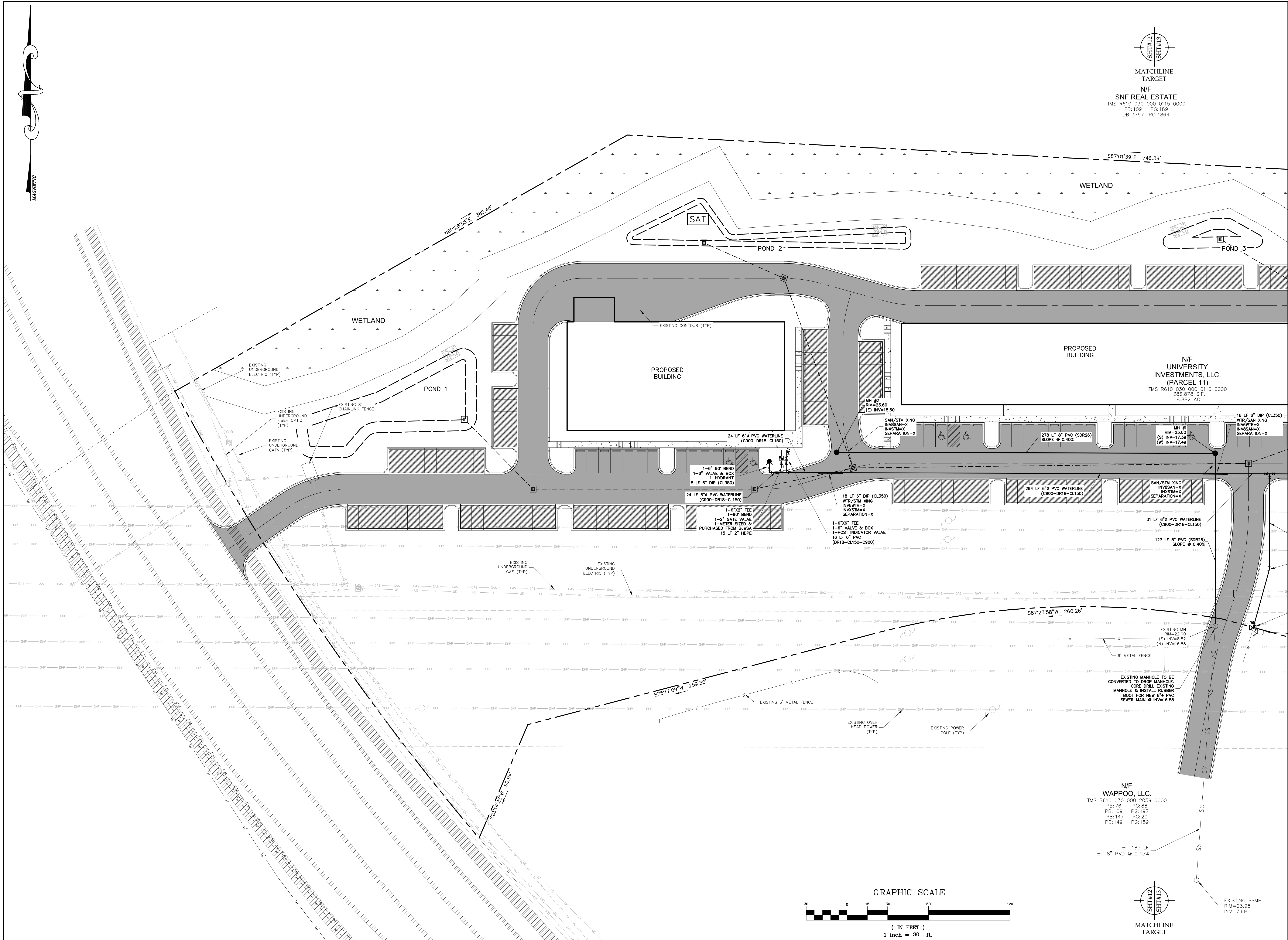


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PROJECT:	2589
DATE:	02/11/25
REVISED:	03/27/25
DRAWN BY:	BJ5
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	NTS



Professional Engineer Seal for Carolina Engineering Consultants, Inc. (No. 13046) and Professional Engineer Seal for Carolina Engineering Consultants, Inc. (No. 00234).

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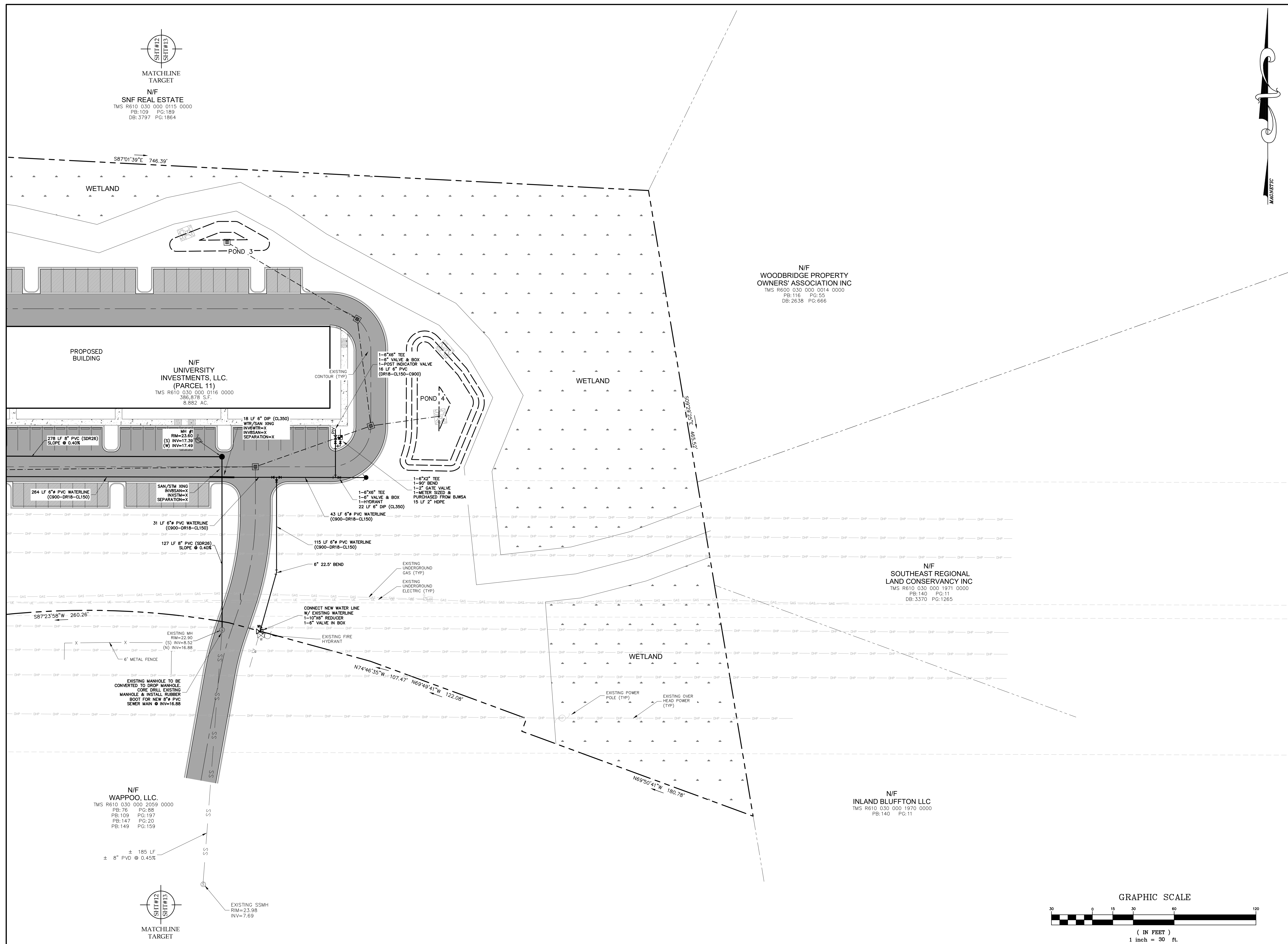
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WATER & SANITARY SEWER PLAN

12
OF 15



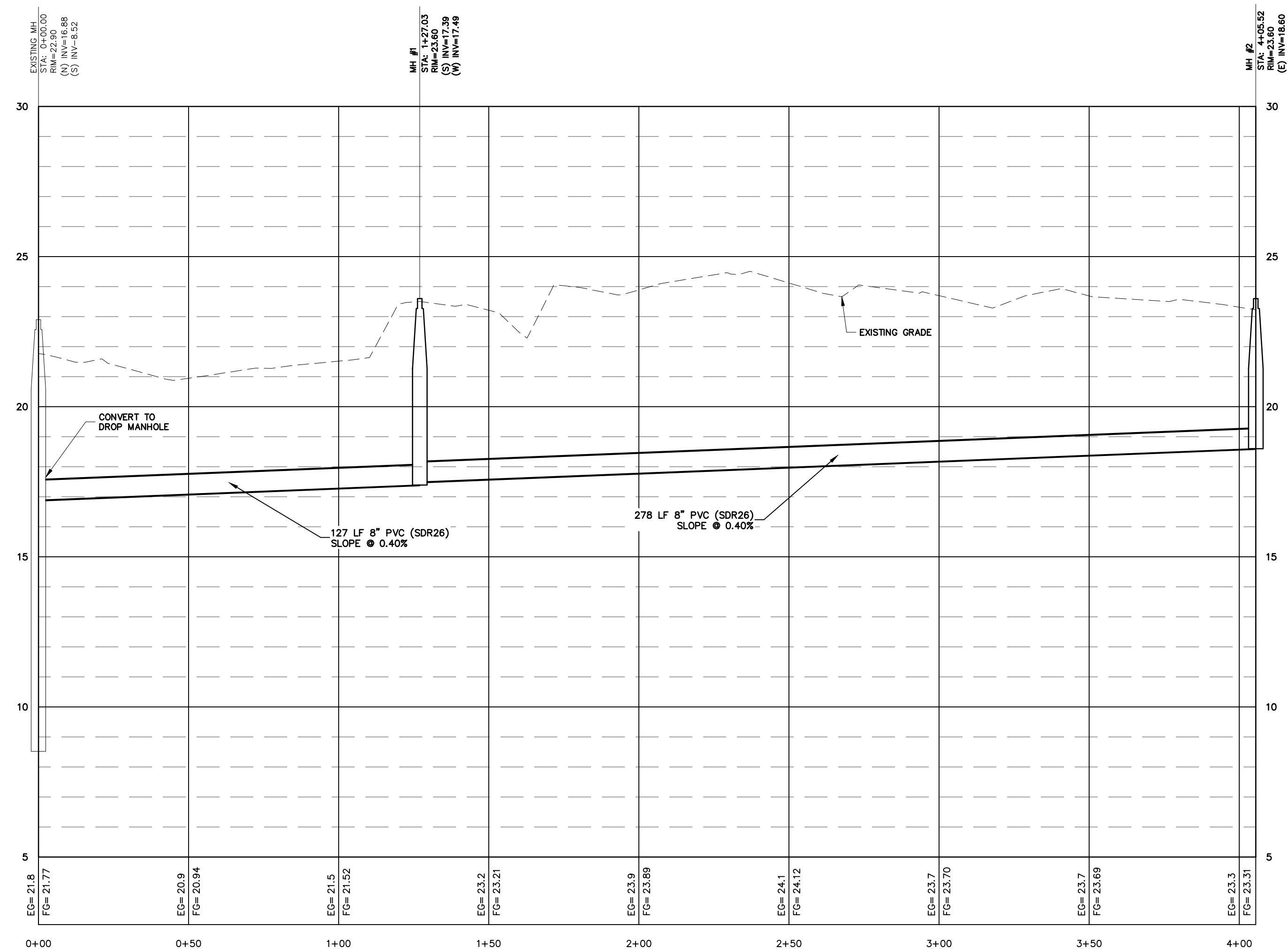
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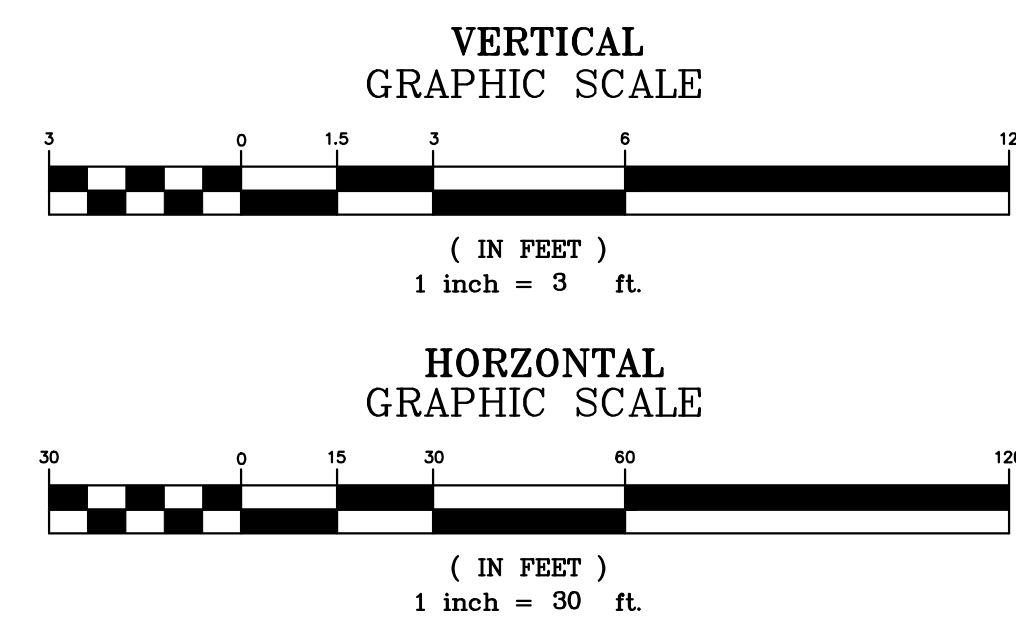
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WATER & SANITARY SEWER PLAN



SAN-A PROFILE



PLAN REVISIONS		
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ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	AS NOTED

SANITARY SEWER PROFILE

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SCALE: NTS

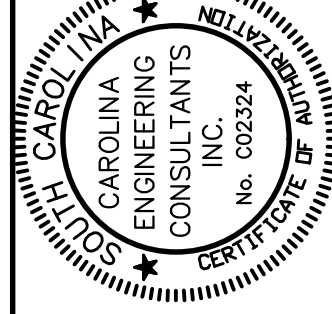
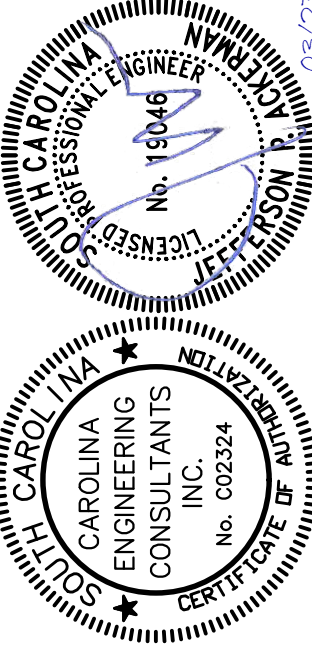
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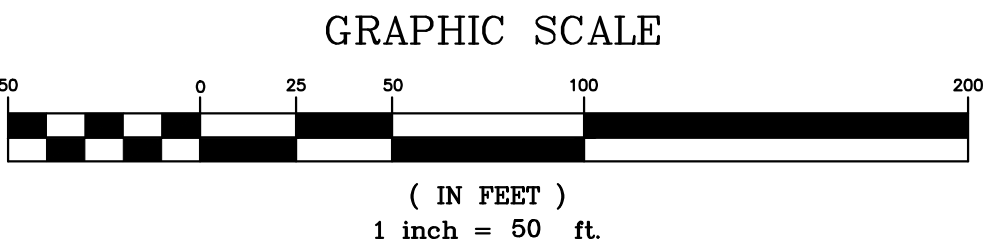
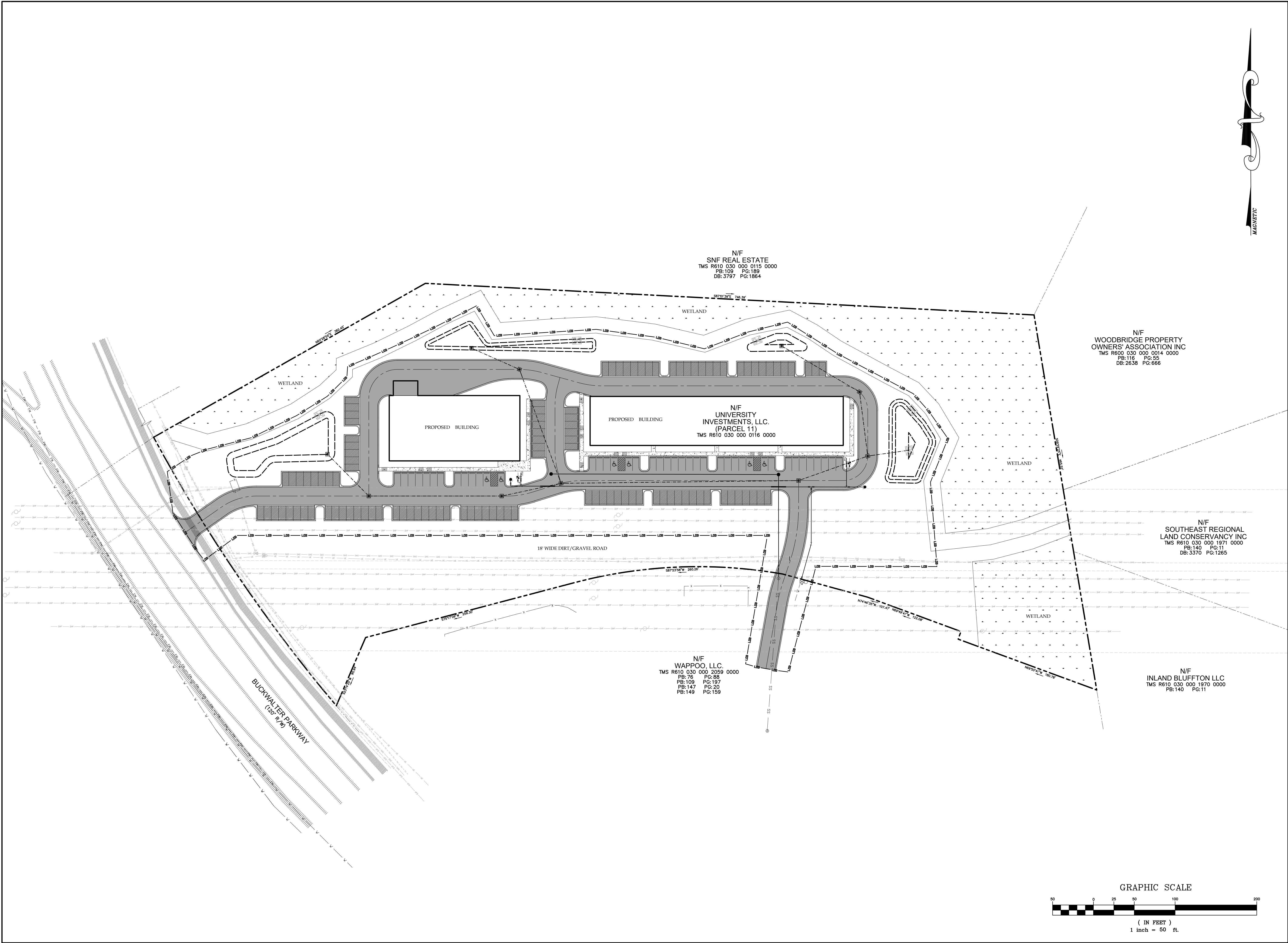
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03/27/2025



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PLAN REVISIONS	
NO.	DESCRIPTION
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PARCEL 11A

BUCKWALTER PARKWAY

TOWN OF BLUFFTON, SC

CAROLINA ENGINEERING CONSULTANTS, INC.

PO BOX 294

BEAUFORT, SC 29901

843/322-0553

843/322-0556 (FAX)

WWW.CAROLINAEENGINEERING.COM

PROJECT:	2589
DATE:	02/12/25
REVISED:	03/27/25
DRAWN BY:	BJ5
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=50'

LIMITS OF
DISTURBANCE PLAN

1
OF 1