



PLAN REVIEW COMMENTS FOR DP-02-25-019603

ATTACHMENT 6

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

Plan Type: Development Plan **Apply Date:** 02/19/2025
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R610 030 000 0116 0000
Plan Description: A request by Jake Reed on behalf of University Investments, LLC for approval of a Preliminary Development Plan application. The project consists of two commercial buildings with associated infrastructure. The property is within the Buckwalter PUD consists of approximately 8.8 acres identified by tax map number R610 030 000 0116 0000 and located at east of Buckwalter Parkway south of Buckwalter Towne Boulevard.
STATUS: This item will be heard at the March 26, 2025 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 02/19/2025 Completed: 03/21/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	03/21/2025	Dan Frazier	Revisions Required

Comments:

1. This application was submitted prior to the March 11, 2025, approval of amendments to the Town's UDO regarding wetlands and is therefore not subject to said amendments.
2. The proposed site plan does not conform to the Buckwalter PUD Concept Master Plan. The future alignment of Buckwalter Parkway, which traverses this property, is not reflected on the proposed site plan. Revise site plan.
3. A Beaufort County Encroachment Permit will be required for the proposed access from Buckwalter Parkway.
4. Provide dimensions for roads, buildings and parking.
5. Provide ADA Parking Spaces.
6. All parking adjacent to sidewalks shall require parking stops.

Watershed Management Review DRC	03/21/2025	Samantha Crotty	Revisions Required
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Comments:

1. A minimum buffer of fifty (50) feet must be observed for all wetlands as defined by UDO 5.10.7.

Beaufort Jasper Water and Sewer Review	03/21/2025	Matthew Michaels	Approved
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Building Safety Review	03/21/2025	Marcus Noe	Approved
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Fire Department Review	03/21/2025	Dan Wiltse	Approved
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Planning Review - Address	03/21/2025	Diego Farias	Approved
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Police Department Review	03/21/2025	Bill Bonhag	Approved
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Planning Commission Review	03/07/2025	Angie Castrillon	Approved
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Comments:

No comments.

Transportation Department Review	02/19/2025	Mark Maxwell	Approved
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Comments:

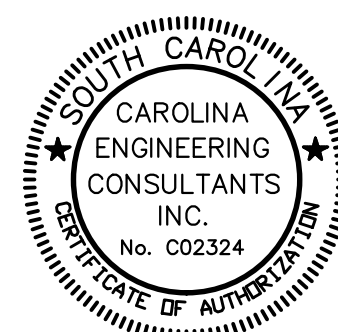
No comments

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Plan Review Case Notes:

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 map also shows surrounding residential developments and a north arrow in the top left corner.

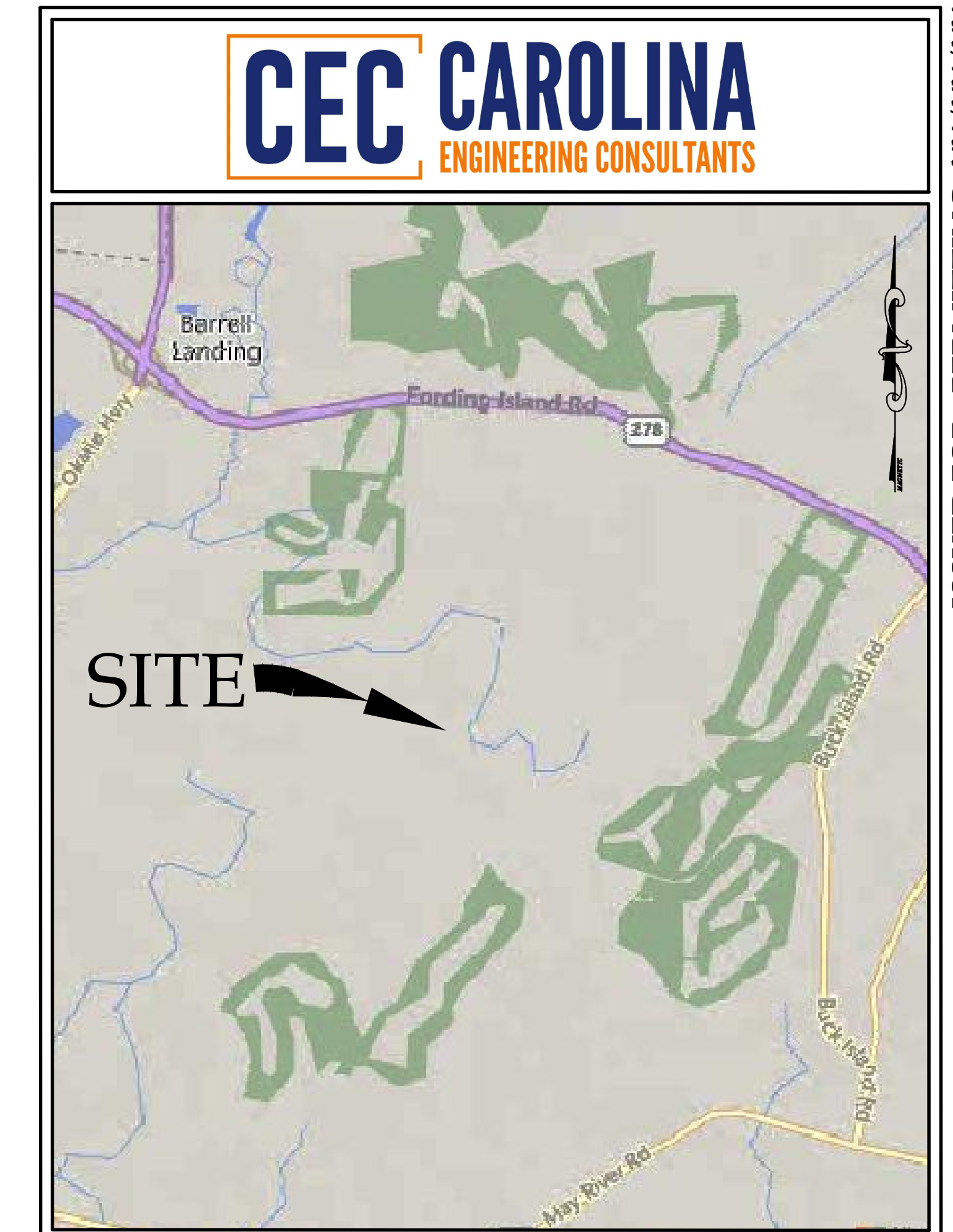
VICINITY MAP
NTS



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCRI00000.

CAROLINA ENGINEERING CONSULTANTS, INC.

PHONE
(843)322-0553



APPROXIMATE LOCATION OF SITE
SCALE: 1"=3000'

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

[illegible]

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 RRPW'S 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.

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**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.

TREE LEGEND

REMAIN	REMOVE

TREE IDENTIFICATION

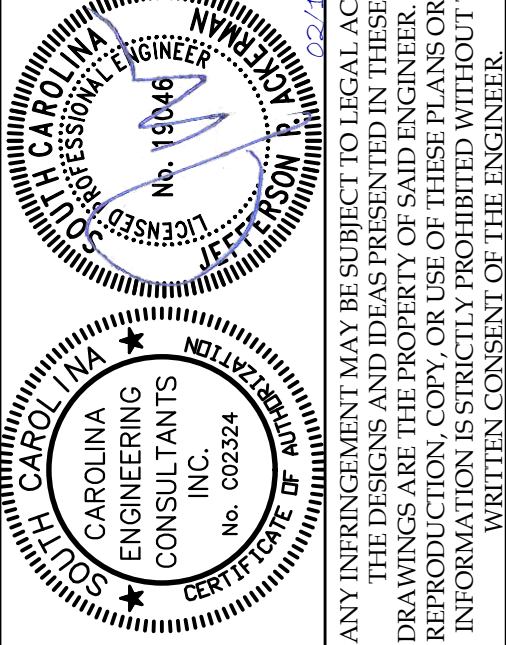
ABBREVIATION	DESCRIPTION
CH	CHERRY
CR	CREPE MYRTLE
DW	DOGWOOD
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MP	MAPLE
PE	PECAN
PLM	PALM
PN	PINE
RO	RED OAK
UNK	UNKNOWN
WHO	WHITE OAK
WIL	WILLOW TREE
WO	WATER OAK

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	— UFD — UFD — UFD —
EXISTING UNDERGROUND ELECTRIC	— UE — UE — UE —
EXISTING UNDERGROUND TELEPHONE	— UE — UE — UE —
EXISTING TELEPHONE	— T — T —
CHAINLINK FENCE	— X — X — X —
TREE CANOPY	



PLAN REVISIONS		DATE
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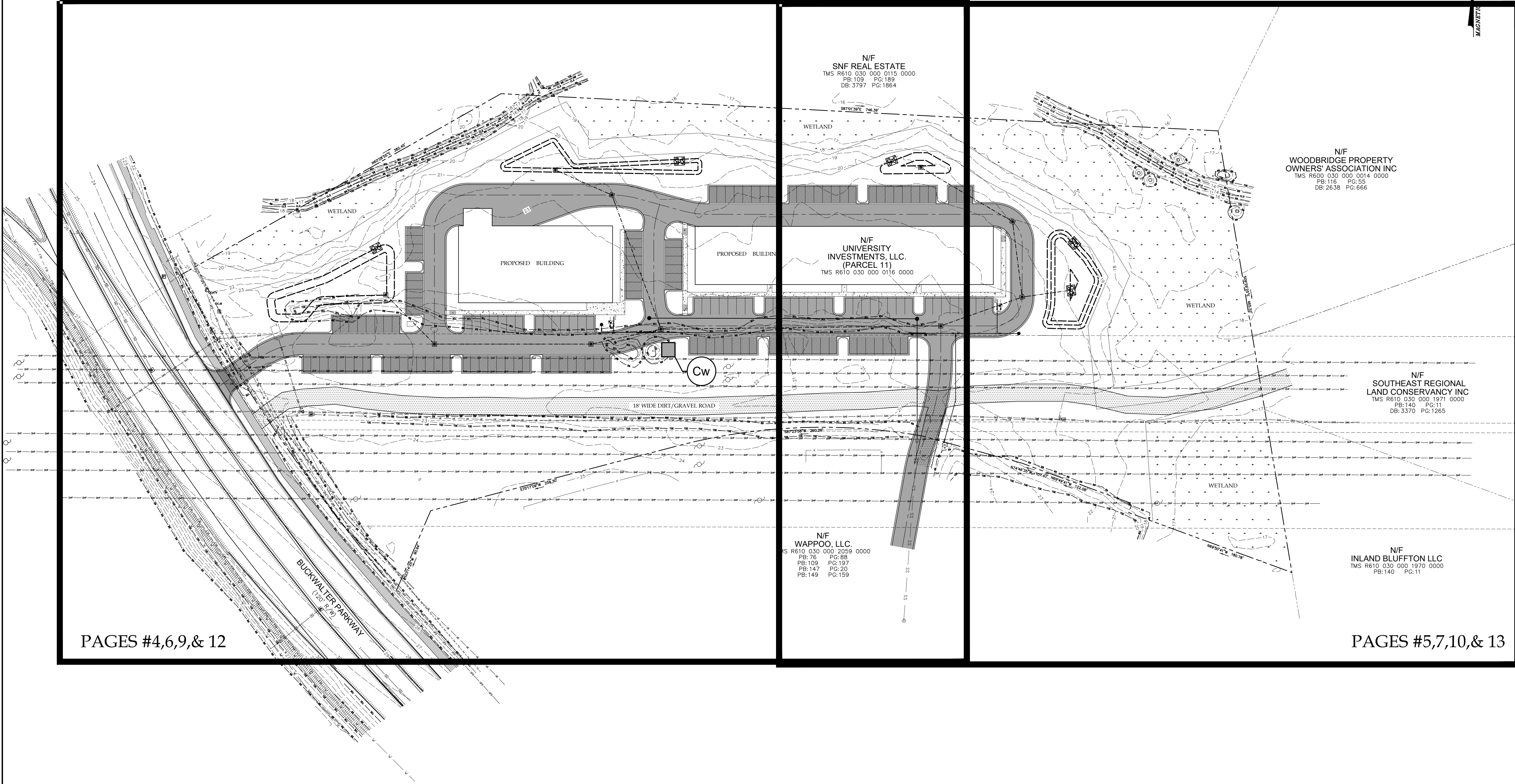
PARCEL 11A
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TOWN OF BLUFFTON, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM

PO BOX 294
BEAUFORT, SC 29901

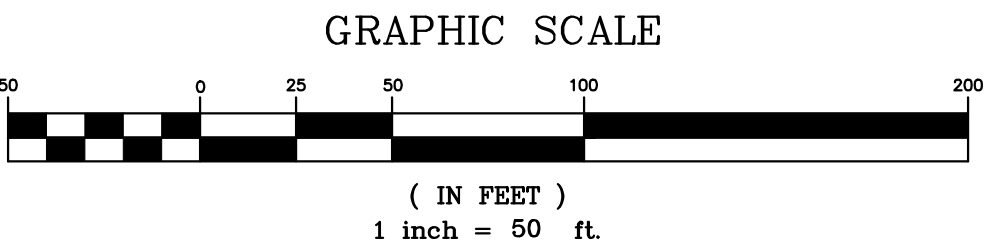
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REVISED:	02/12/25
DRAWN BY:	BJS
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	NTS

GENERAL NOTES & LEGEND



PAGES #4,6,9,& 12

PAGES #5,7,10,& 13



PLAN REVISIONS	
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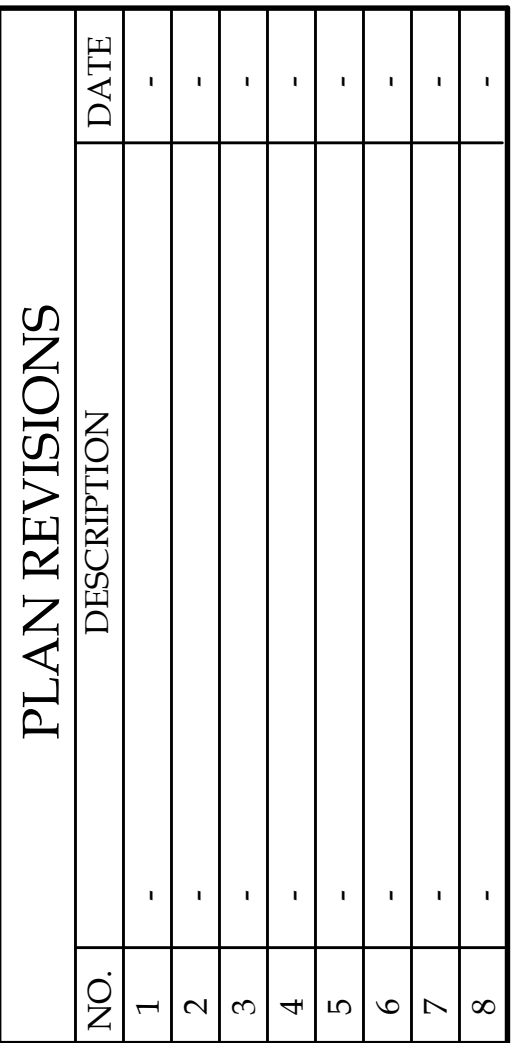
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843/322-0556 (FAX)
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PROJECT:	2589
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REVISED:	02/12/25
DRAWN BY:	BJ5
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=50'

CAROLINA ENGINEERING CONSULTANTS, INC.
No. 002324
CER. STATE OF SC

CAROLINA ENGINEERS
No. 18046
LICENSED PROFESSIONAL ENGINEERS
STATE OF SOUTH CAROLINA

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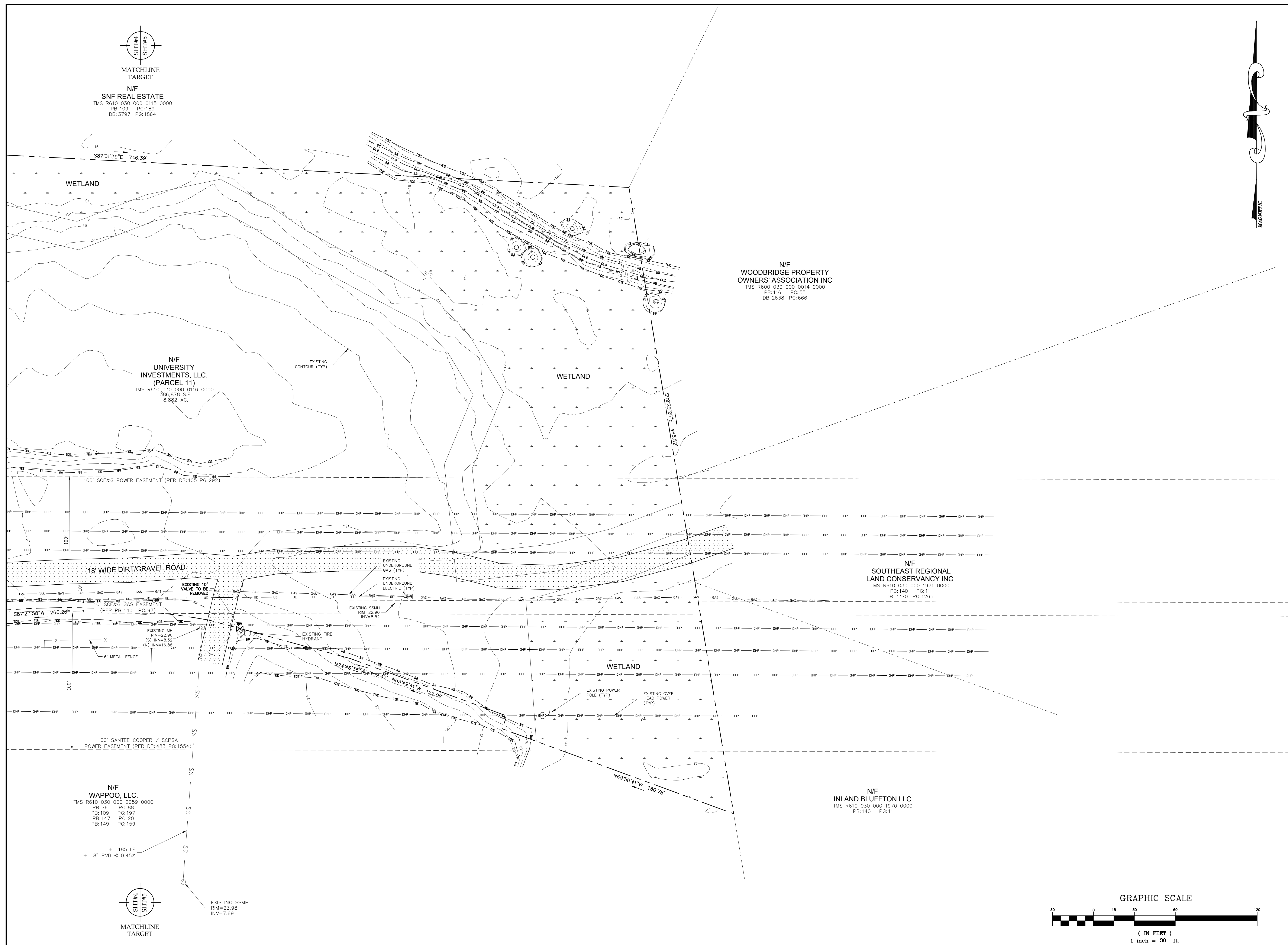
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PO BOX 294 BEAUFORT, SC 29901	WWW.CAROLINAENGINEERING.COM	843/322-0553 843/322-0556 (FAX)
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SCALE:	1"=30'

EXISTING
CONDITIONS &
DEMOLITION PLAN

4
OF 15



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
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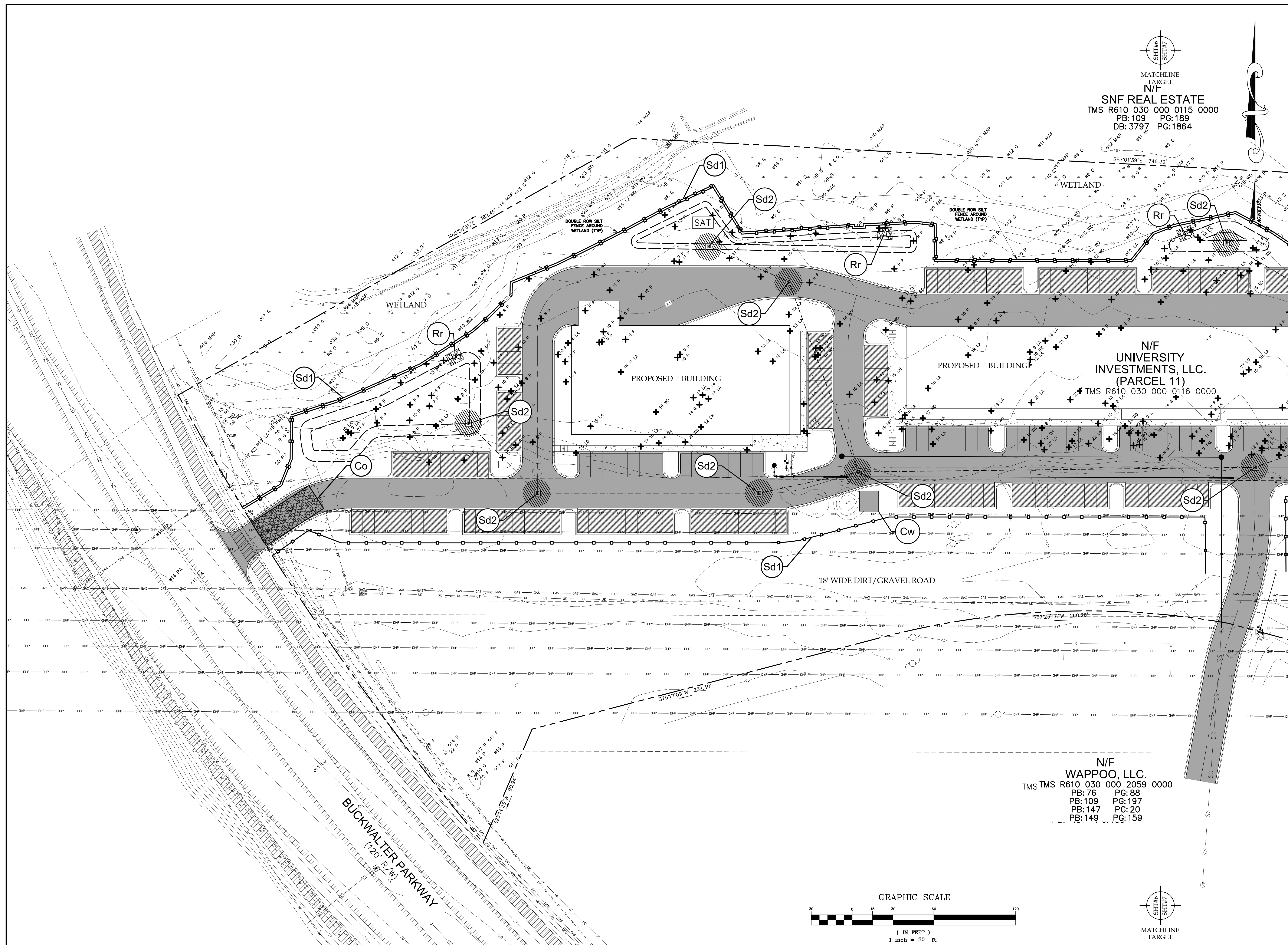
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DEMOLITION PLAN

5
OF 15



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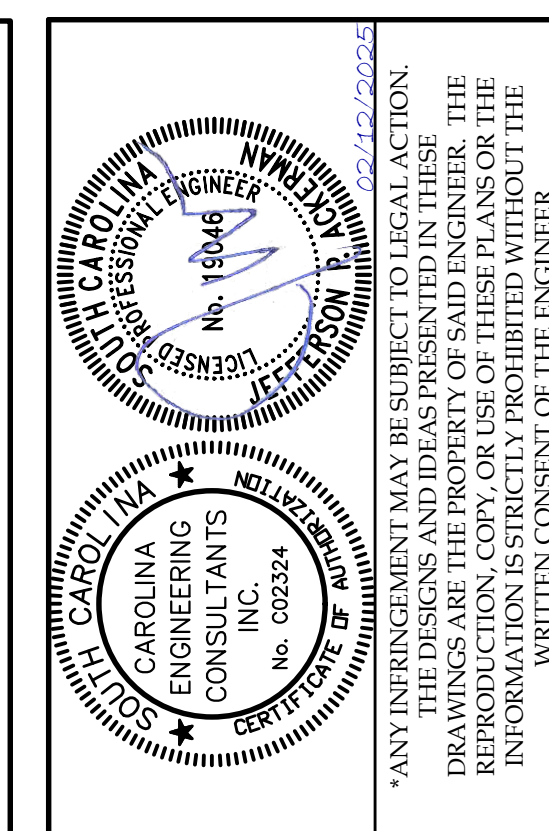
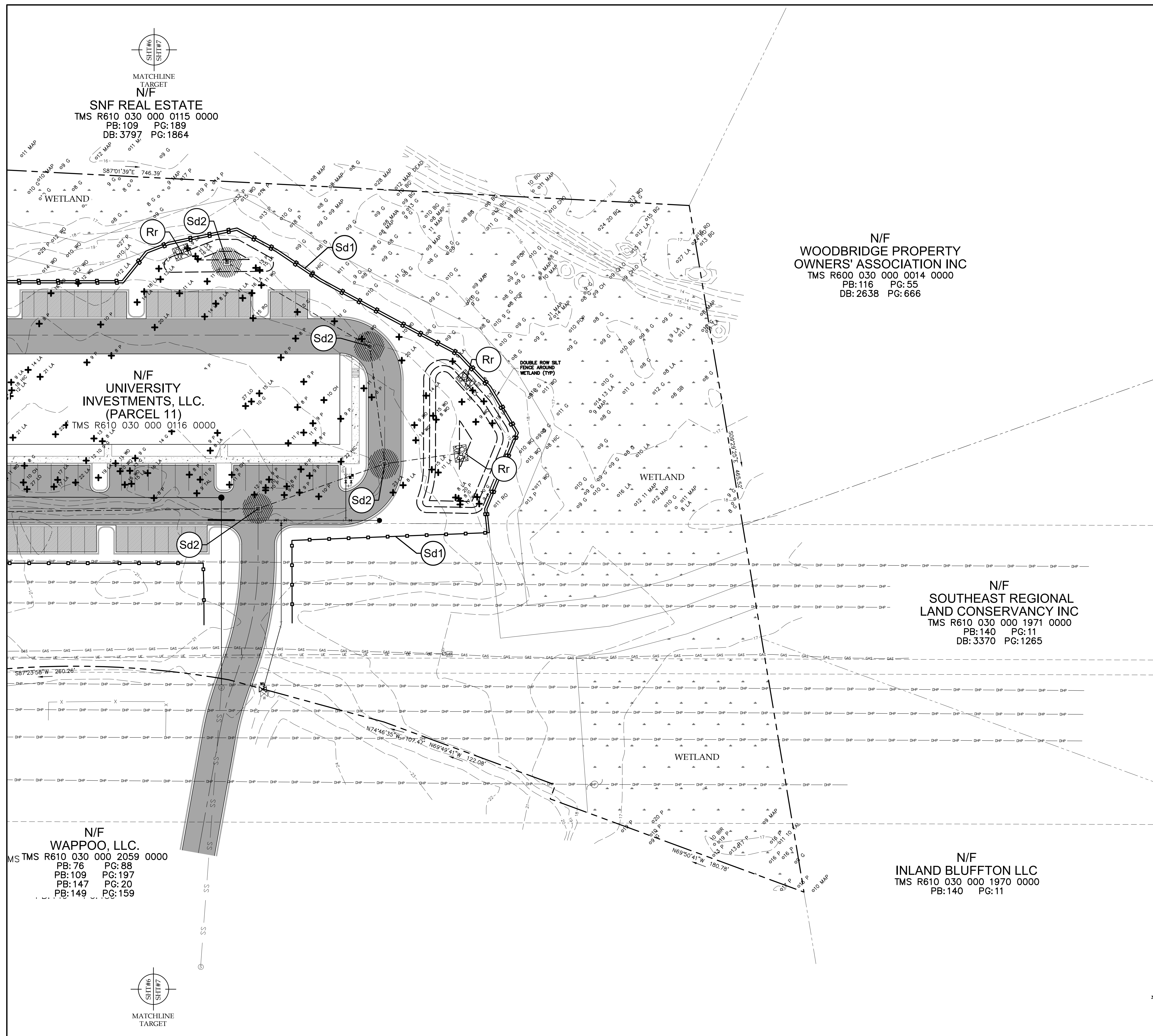
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**TREE REMOVAL &
PROTECTION AND
SEDIMENT & EROSION
CONTROL PLAN**

6
OF 15



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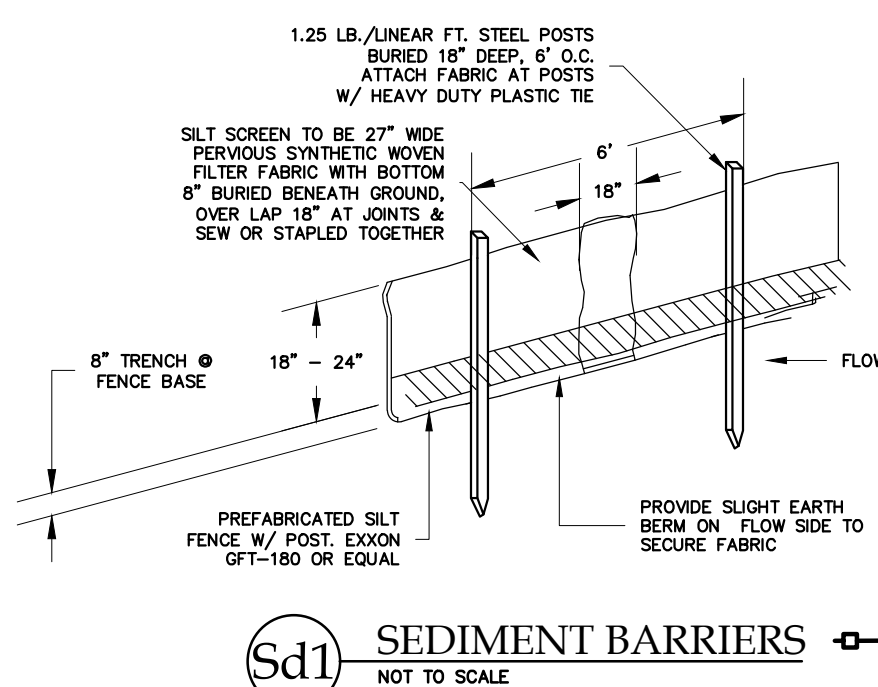
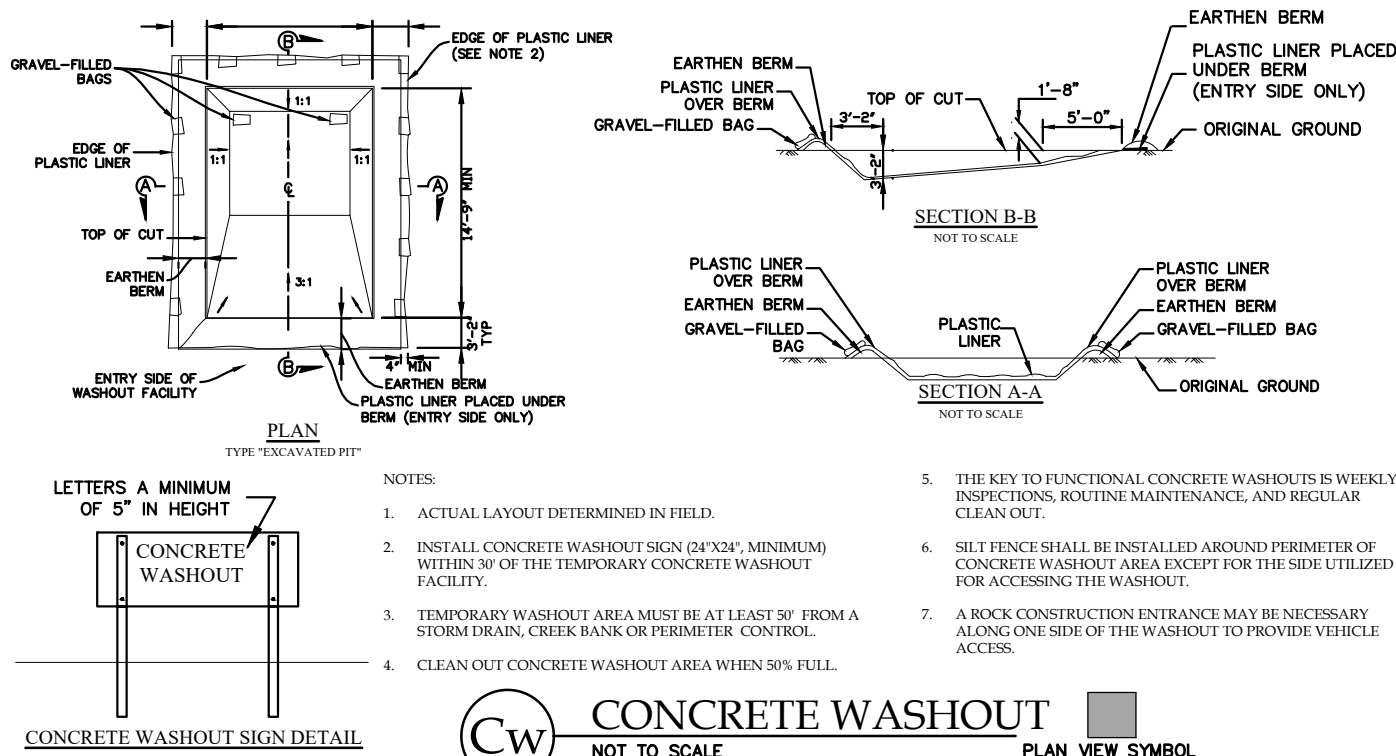
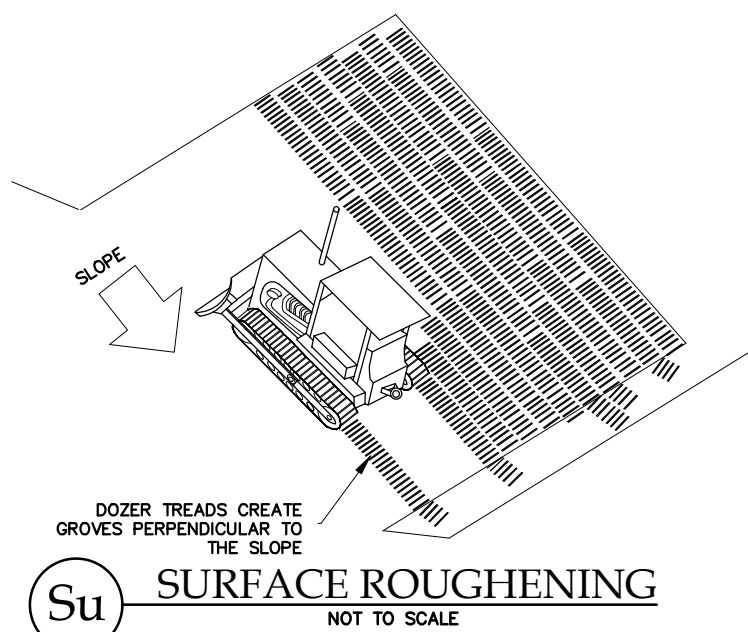
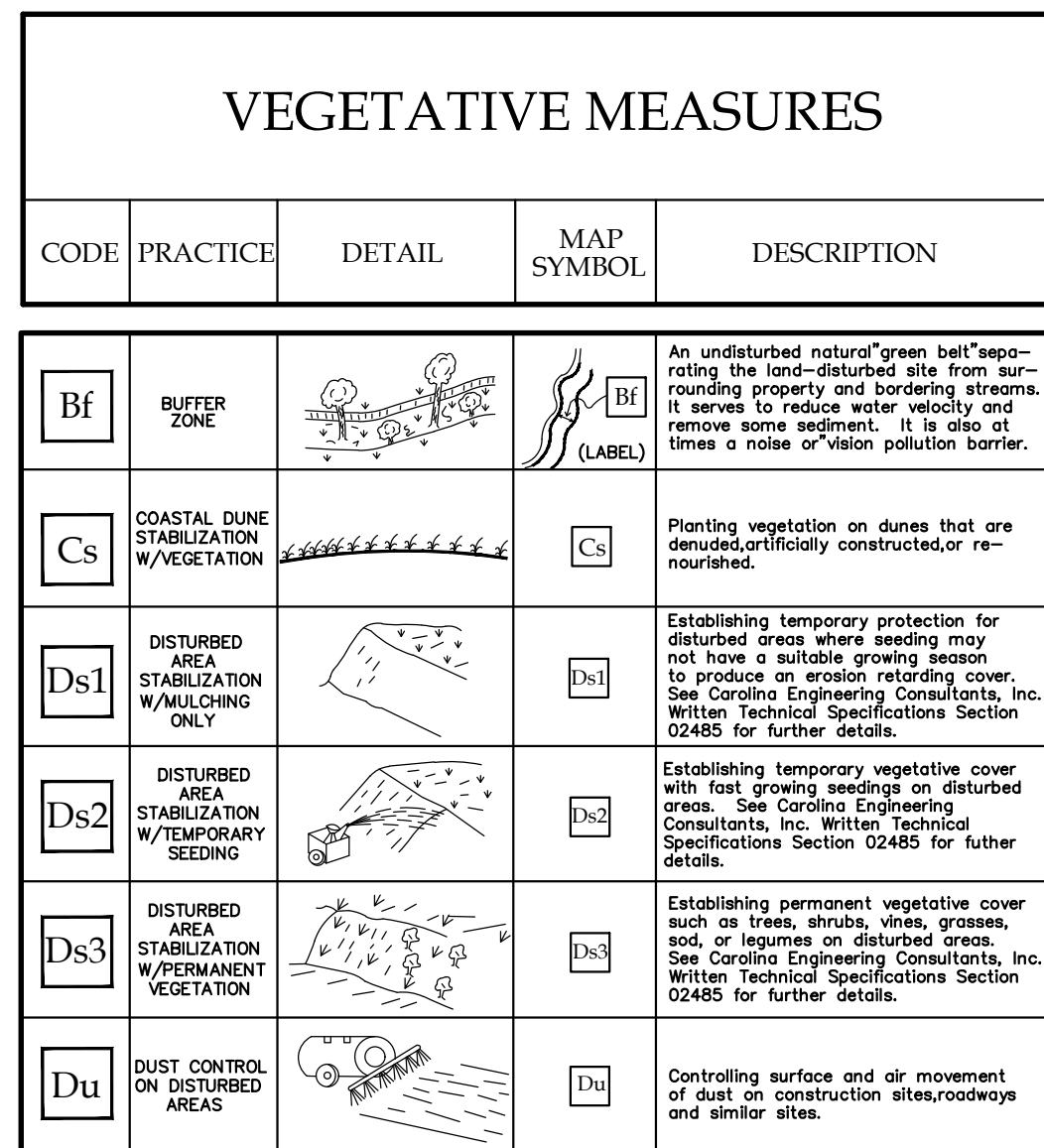
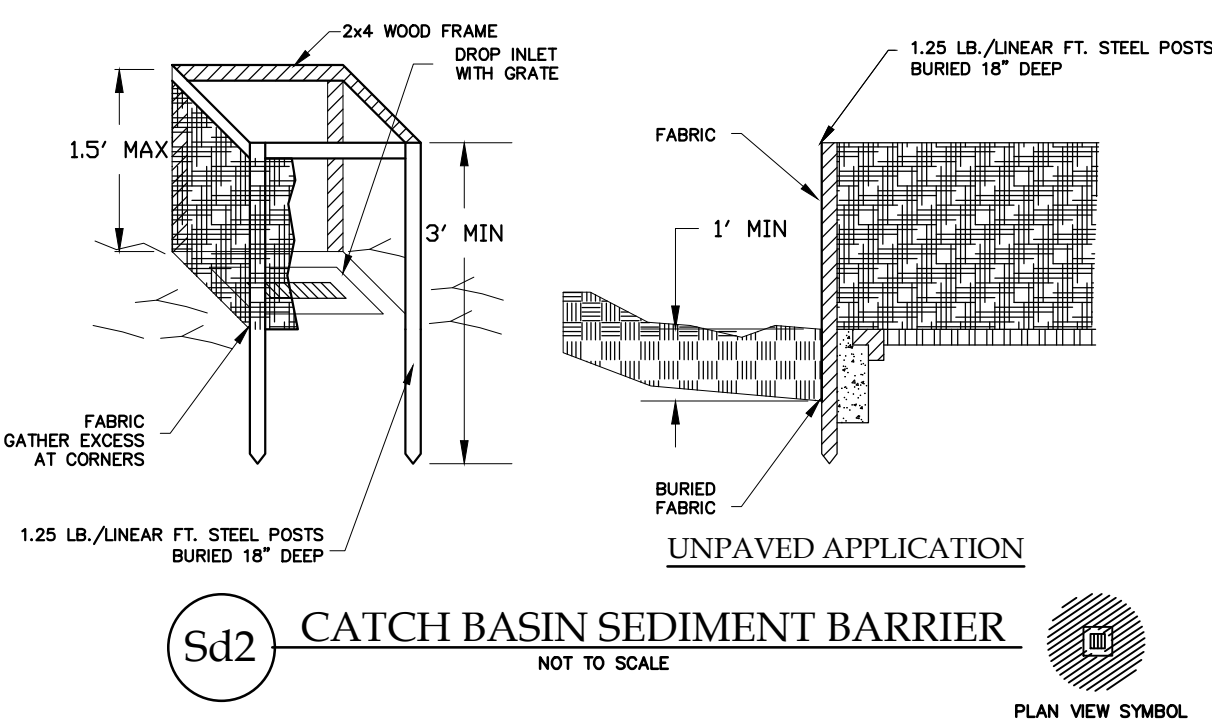
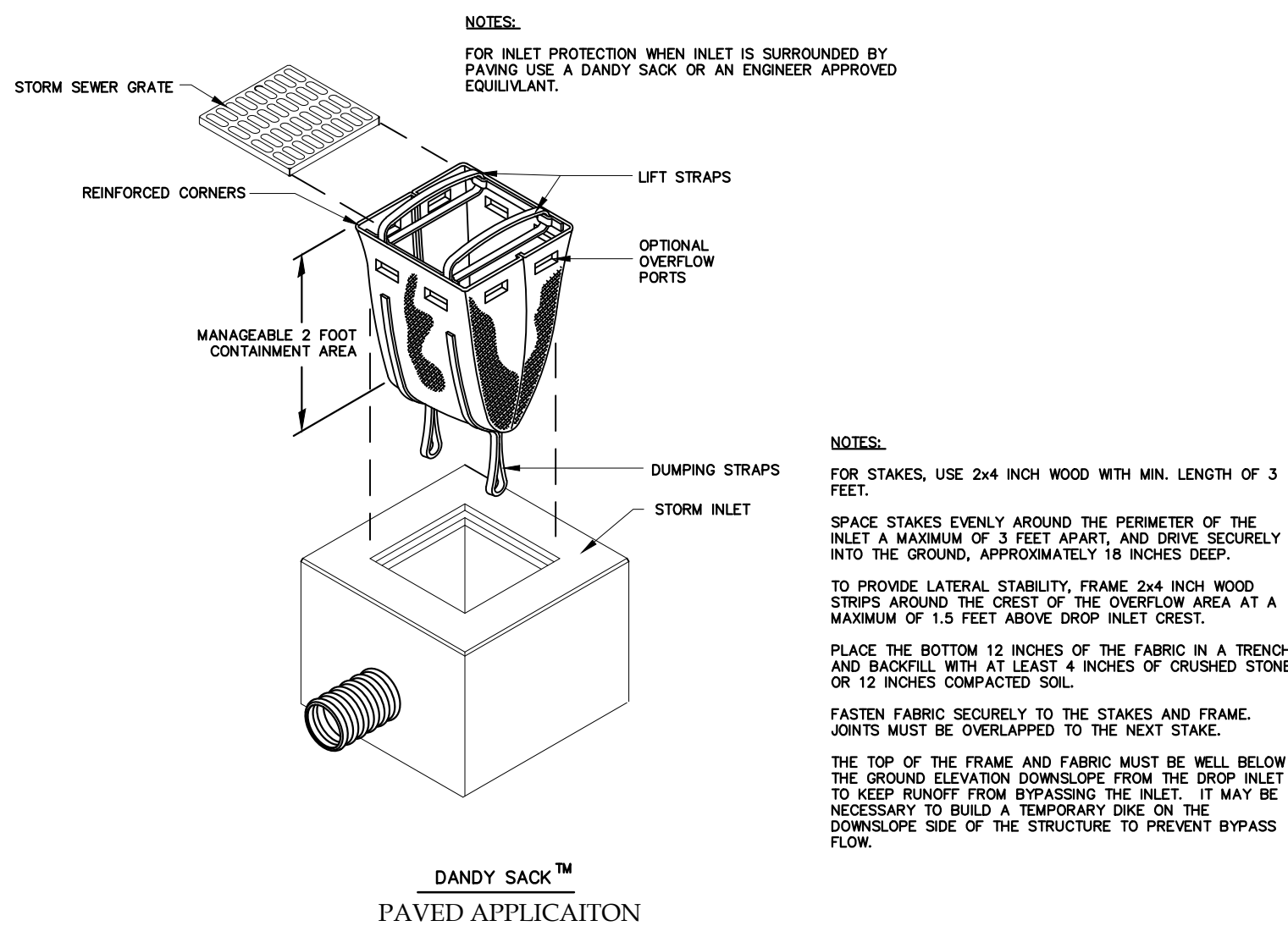
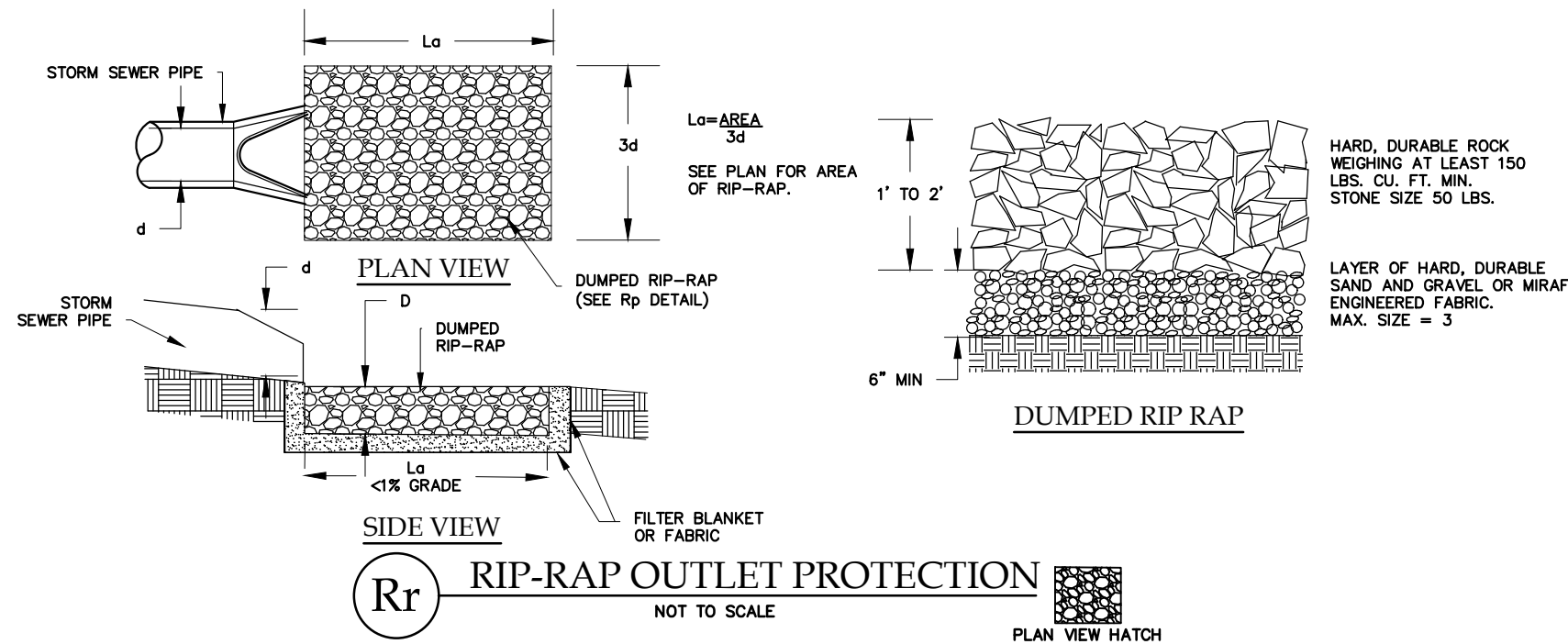
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DRAWN BY:	BJS
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=30'

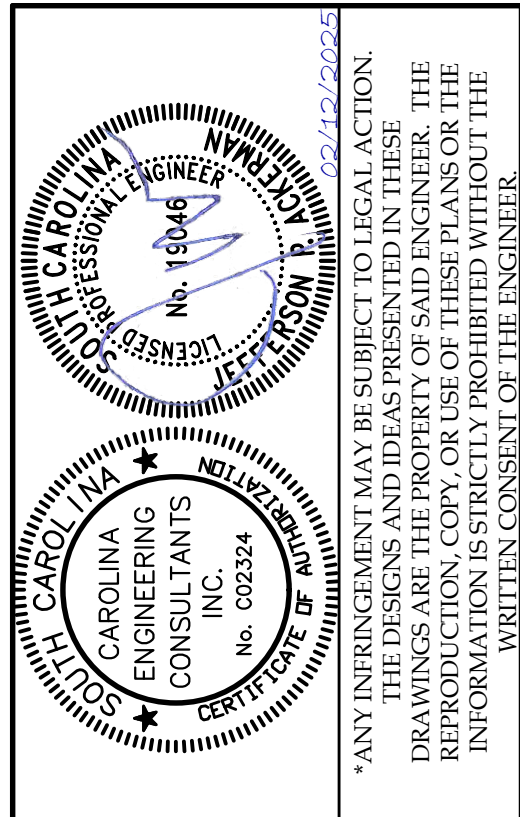
**TREE REMOVAL &
PROTECTION AND
SEDIMENT & EROSION
CONTROL PLAN**

7

OF 15

[illegible]

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



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
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**PARCEL 11A
BUCKWALTER PARKWAY
TOWN OF BLUFFTON, SC**

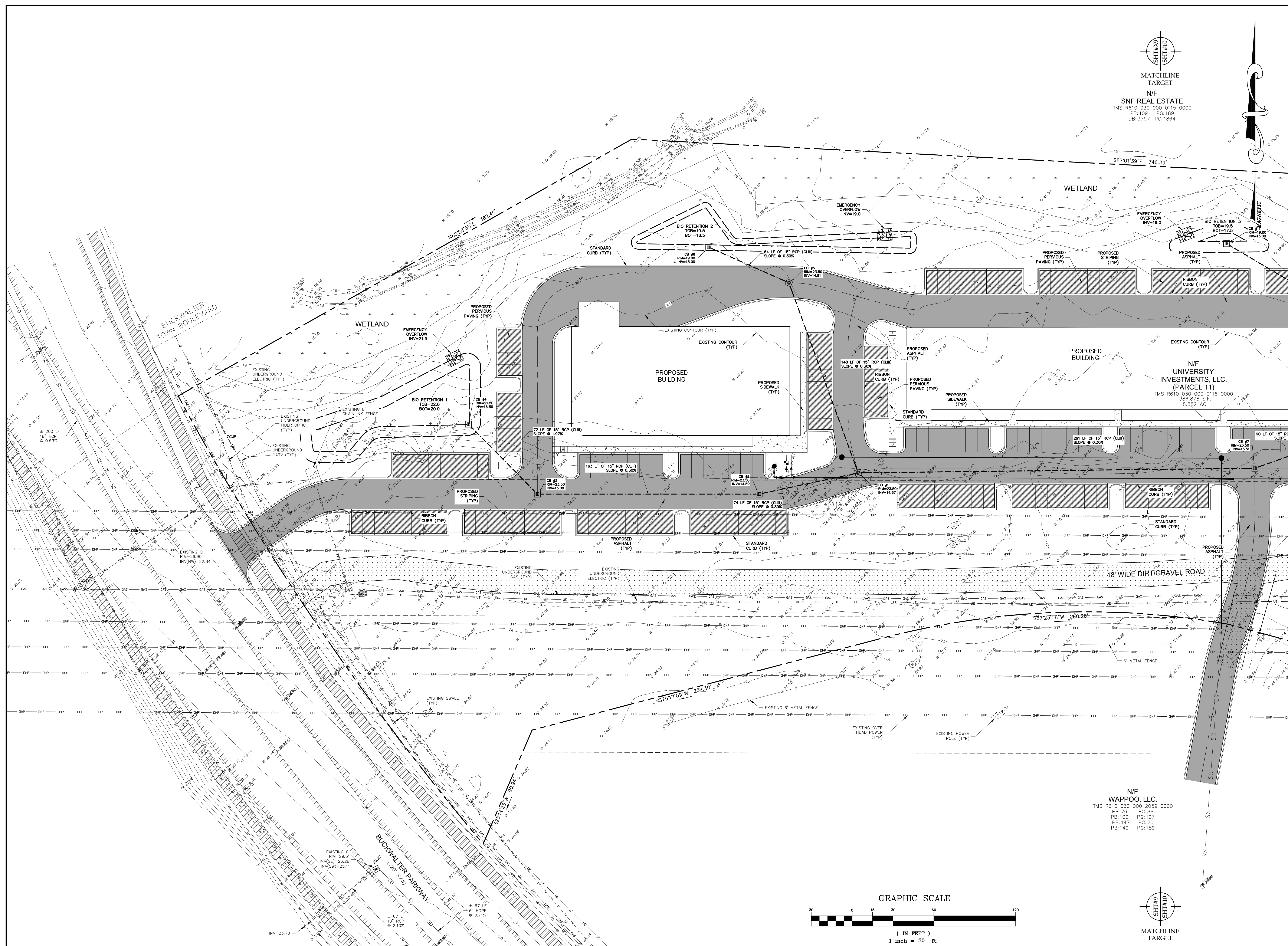
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BEAUFORT, SC 29901
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM

PO BOX 294
BEAUFORT, SC 29901

PROJECT:	2589
DATE:	02/11/25
REVISED:	02/12/25
DRAWN BY:	BJS
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	NTS

SEDIMENT & EROSION CONTROL DETAILS

8
OF 15



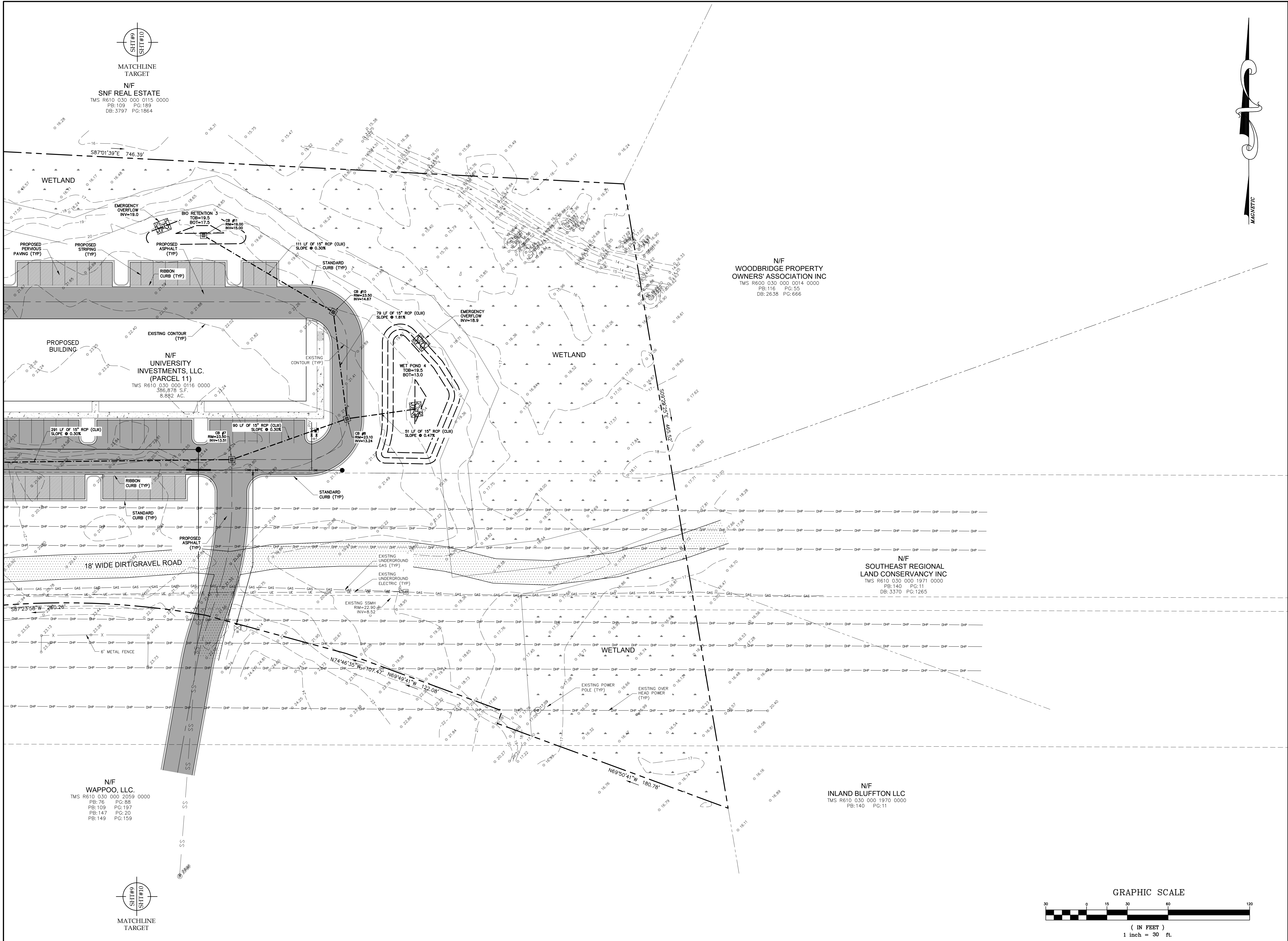
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SCALE:	1"=30'

PAVING, GRADING, & DRAINAGE PLAN



CAROLINA ENGINEERING CONSULTANTS, INC.
No. 18046
No. 002324
No. 001220025

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H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=30'

**PAVING, GRADING,
& DRAINAGE PLAN**

10
OF 15

HANDICAP PARKING SYMBOL

STRIPE DETAIL

NOT TO SCALE

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

HANDICAP RAMP DETAIL

NOT TO SCALE

CATCH BASIN DETAIL

NOT TO SCALE

HANDICAPPED PARKING SIGN

NOT TO SCALE

HANDICAP RAMP DETAIL

NOT TO SCALE

12" DRAIN BASIN
YARD INLET
NOT TO SCALE

JUNCTION BOX DETAIL

NOT TO SCALE

R1-1 STOP SIGN
NOT TO SCALE

H/C PASSENGER VEHICLE PARKING

SPACE STRIPE DETAIL

NOT TO SCALE

SUBGRADE DRAIN
DETAIL
NOT TO SCALE

SUBGRADE CONNECTION
TO STRUCTURE
NOT TO SCALE

STORM PIPE BEDDING

6" CONCRETE PAVING

ASPHALT PAVING DETAIL

NOT TO SCALE

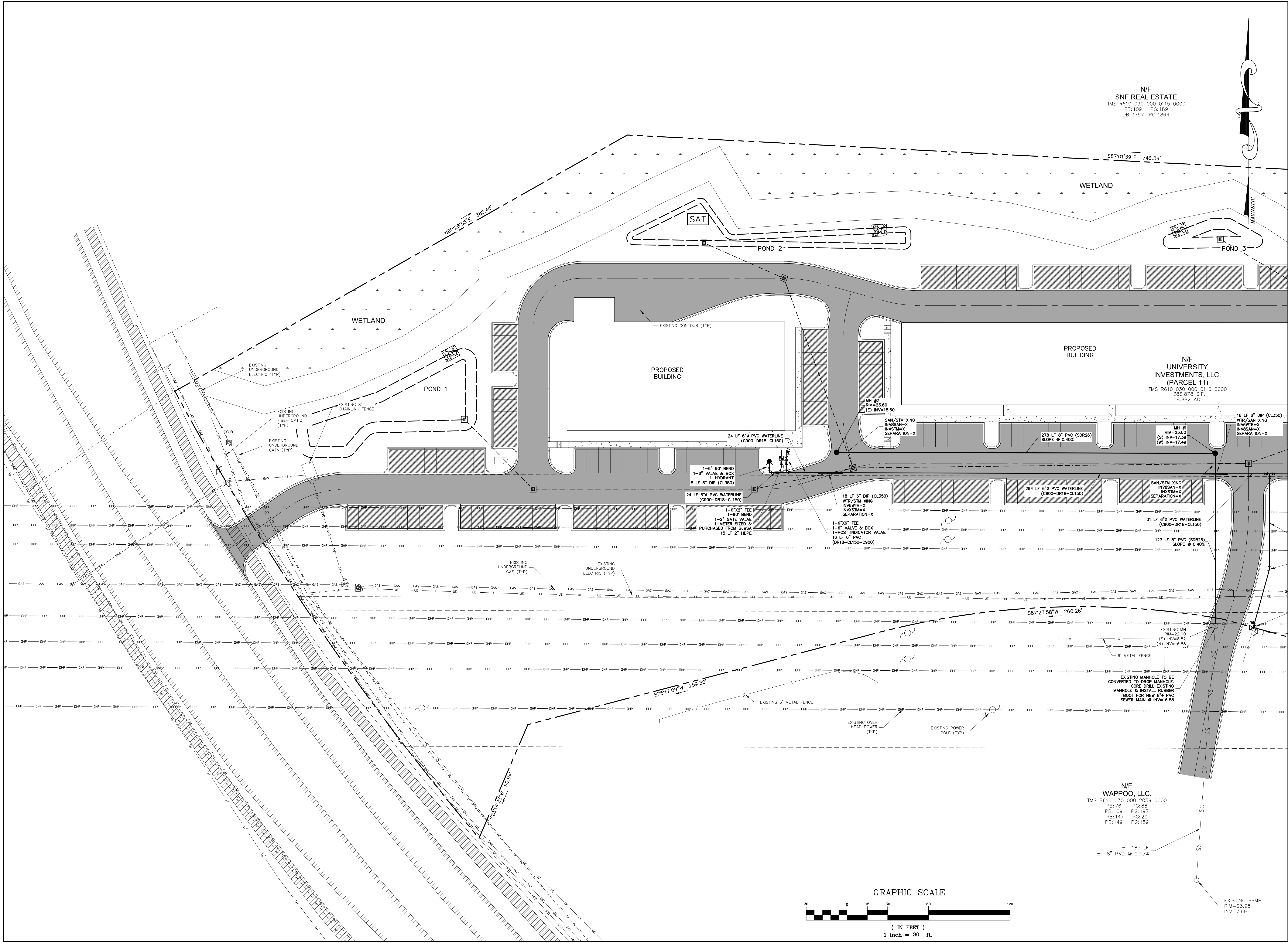
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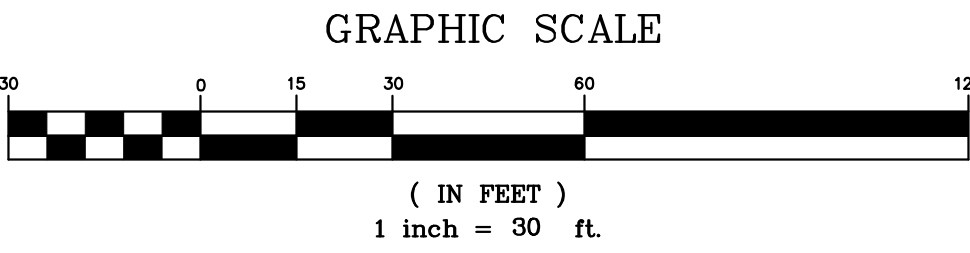
PAVING, GRADING, & DRAINAGE DETAILS



N/F
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
386,878 S.F.
8.882 AC.

N/F
WAPPOO, LLC.
TMS R610 030 000 2059 0000
PB:76 PG:88
PB:109 PG:197
PB:147 PG:20
PB:149 PG:159



Professional Engineer Seal for Carolina Engineering Consultants, Inc. (No. 18046, No. 002324) and Professional Engineer Seal for N/A (No. 18046, No. 002324).

PLAN REVISIONS		DATE	DESCRIPTION
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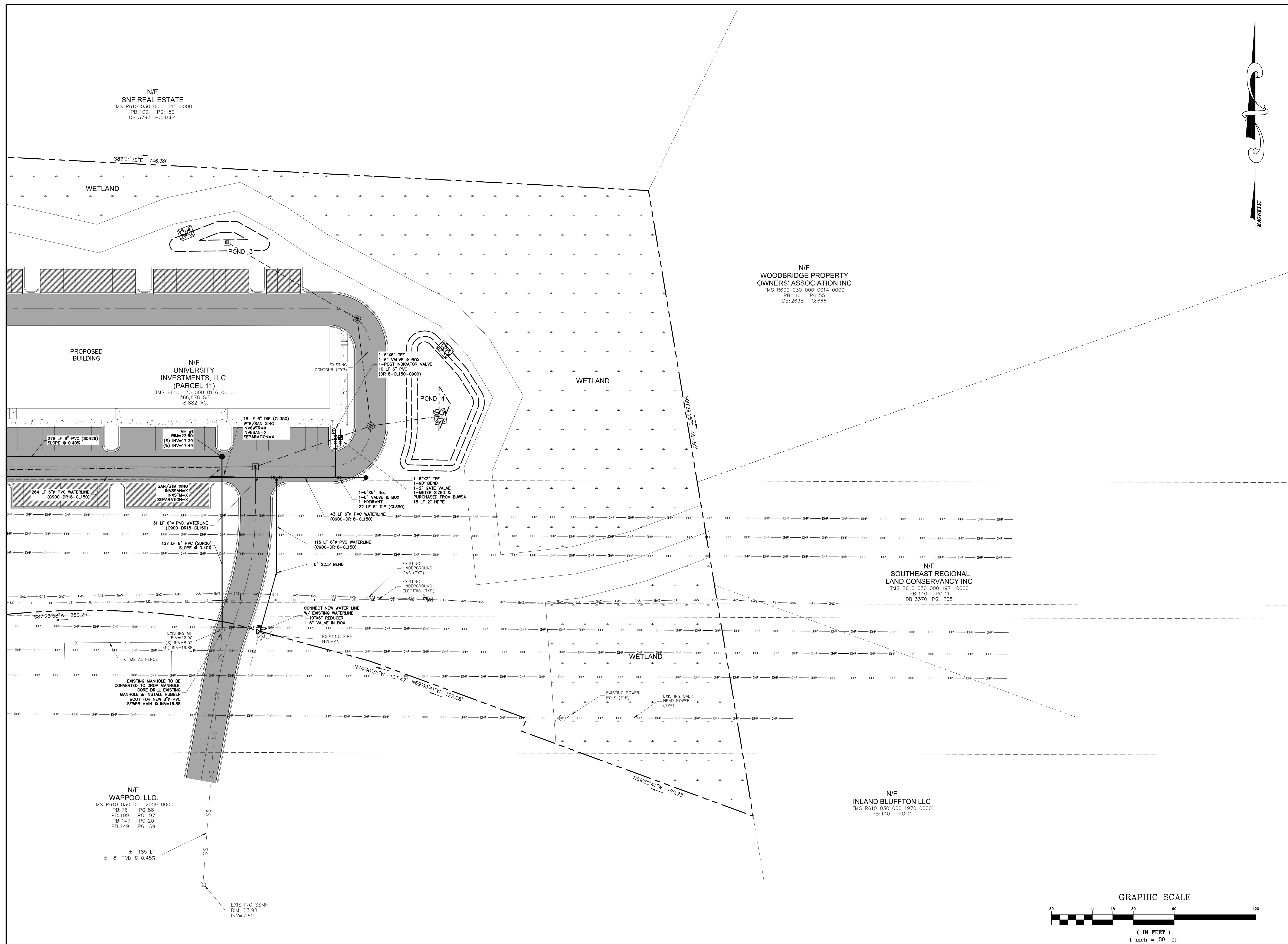
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PROJECT:	2589
DATE:	02/11/25
REVISED:	02/12/25
DRAWN BY:	BJ5
ENGINEER:	JPA
H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	1"=30'

WATER & SANITARY SEWER PLAN

12
OF 15



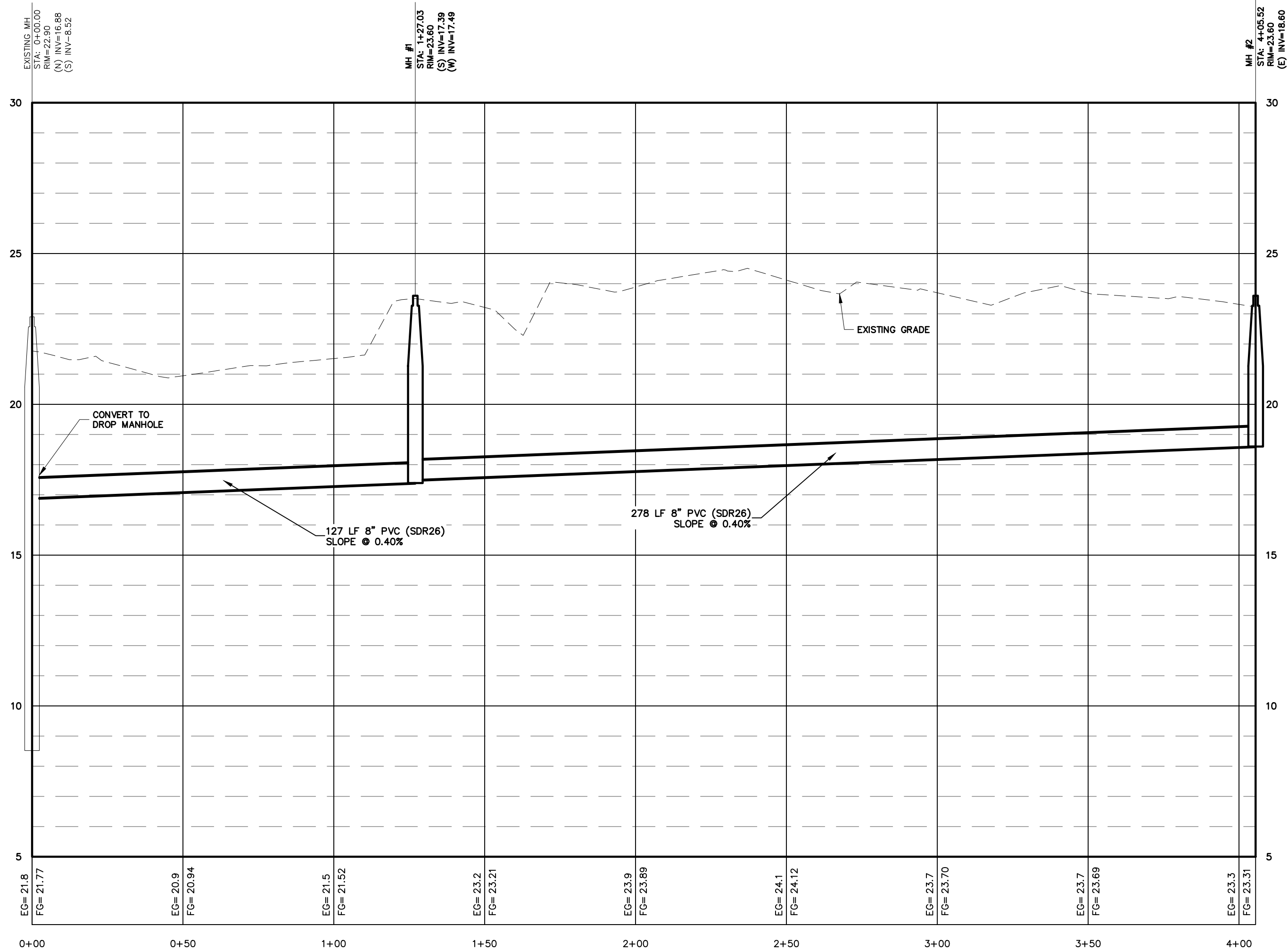
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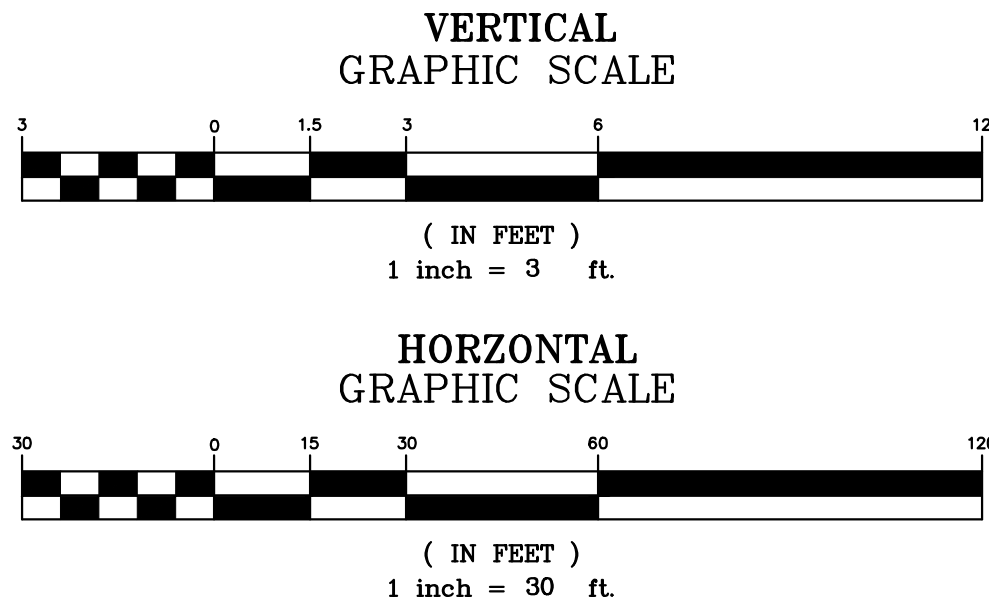
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SCALE:	1"=30'

WATER & SANITARY SEWER PLAN



SAN-A PROFILE



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
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H-DATUM:	NAD 83
V-DATUM:	NAVD 88
SCALE:	AS NOTED

SANITARY SEWER
PROFILE

02/12/2025

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DRAWN BY: BJS
ENGINEER: JPA
H-DATUM: NAD 83
V-DATUM: NAVD 88
SCALE: NTS

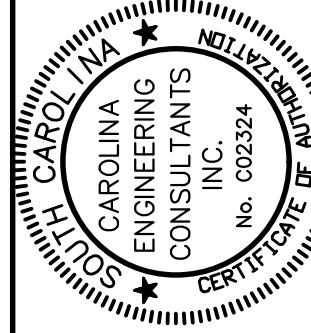
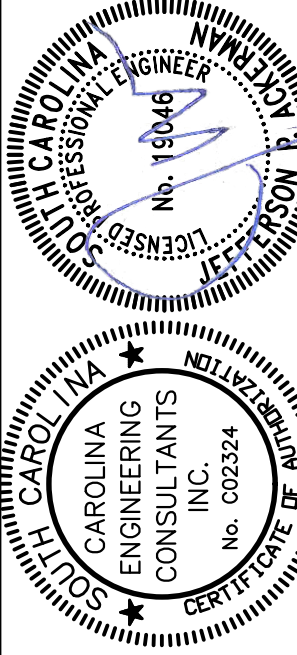
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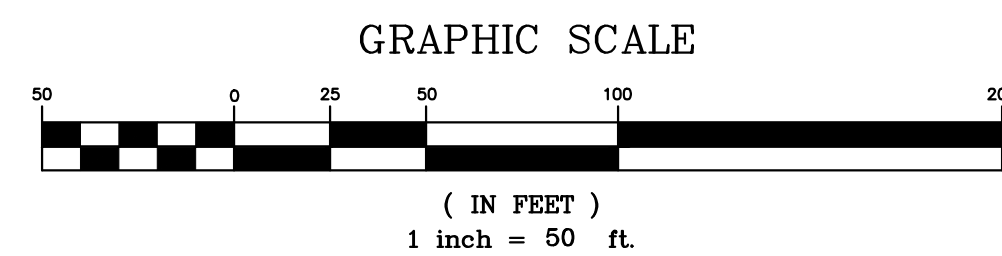
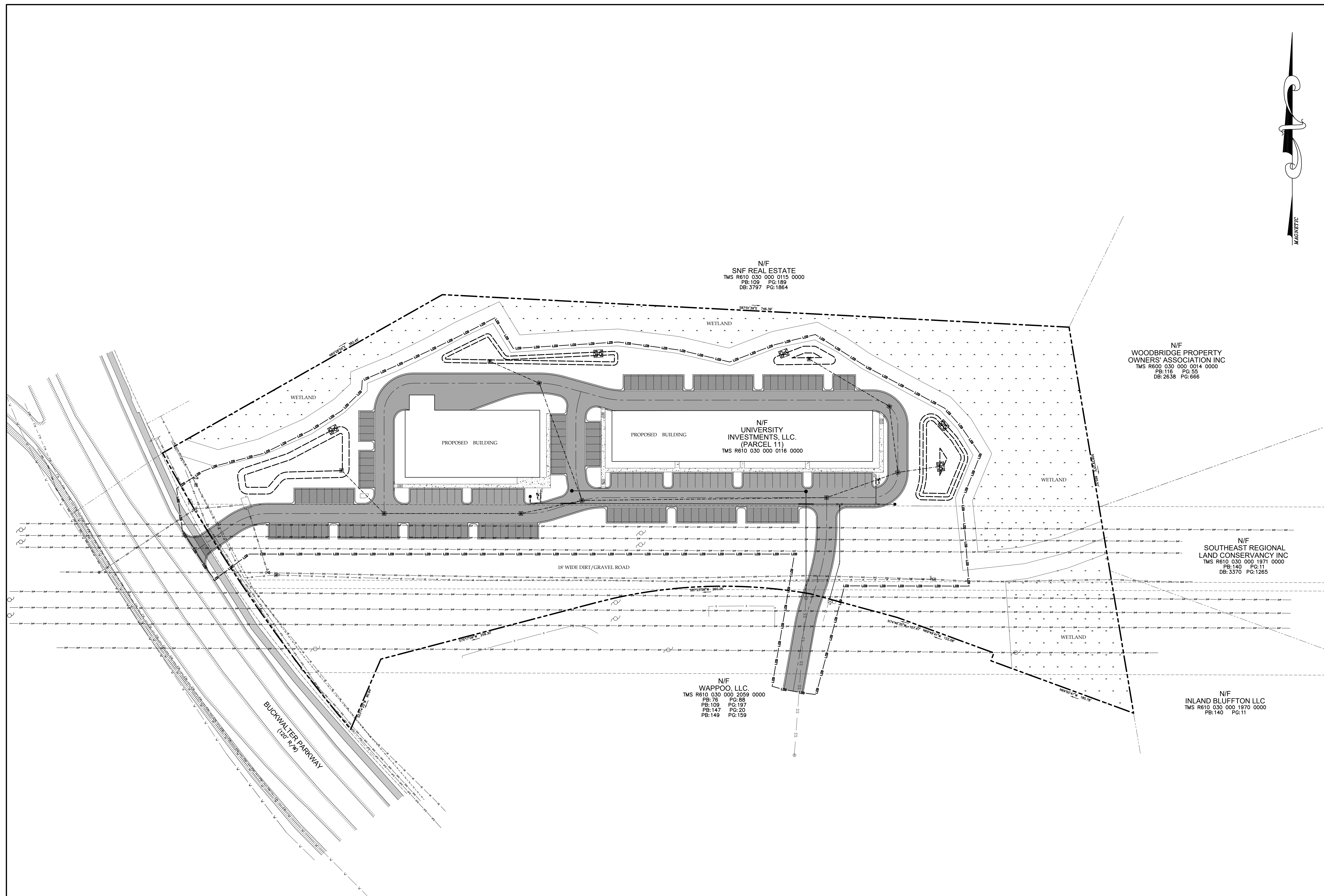
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LIMITS OF DISTURBANCE PLAN