Town of Kiawah Island Subdivision Request
Case #SBD24-000005 &
Case #SBD24-000006

Planning Commission Meeting: March 5, 2025

CASE INFORMATION

Applicant: Kiawah Resort Associates LP (KRA)

Property Owner(s): Kiawah Resort Associates LP

Surveyor: Southeastern Land Surveying LLC

Location: Cape Point Right-of-Way (Beachwalker Drive)

Parcel(s) Identification: TMS#: 207-05-00-0011, -001 and -124

Property Size: 17,935 sqft (0.41 acres)

Deed: Book 0335, Page 077

Plat: Book L20, Page 0023

Application: A Subdivision Plat request to abandon an existing Right of Way and establish service vehicle access for the Cape Beach Club.

The subdivision request is sited at the western end of Kiawah Island located adjacent to Beachwalker County Park to the west. Located to the east is Southern Pines Lane (existing right of way), a multifamily development (The Cape), and proposed development site (Ocean Pines) all within the municipal boundaries of the Town of Kiawah Island.

Case #SBD24-000005 | The proposed subdivision plat abandons the existing Cape Point Right of Way. Cape Point Right of Way is an existing 50' Right-of-Way. (Plat Book L20 Page 0023)

Case #SBD24-000006 | The proposed subdivision plat establishes a Service Vehicle Access. In seeking approval of the proposed subdivision, the applicant is requesting a waiver from the Town of Kiawah Island Subdivision Regulations pursuant to Sec. 12-254. – Waivers. The proposed Service Vehicle Access does not conform to the required standards of the road code.

In 2024, Kiawah Resort Associates, LP filed actions against the Town in three proceedings.

1) Case No. 2024-CP-10-03809, brought on July 29, 2024, by Kiawah Resort Associates, LP ("KRA") against the Town;
2) Case No. 2024-CP-10-00491, brought on January 29, 2024, by KRA against the Town;
3) Case No. 2024-CP-10-03812, brought on July 29, 2024, by KRA against the Town, Inlet Cove Club Homeowners' Association, Inc. ("Inlet Cove"), Kiawah Island Cottage Owners' Association, Inc. ("KICOA"), and Riverview Property Owners Association, Inc., ("Riverview")

The Town and KRA entered mediation to resolve zoning matters pursuant to site plan applications for Ocean Pines, West End and Cape Point Parking and Emergency Beach Access. The applicant submits these subdivision plats and waiver request as term and conditions prescribed in Case No. 2024-CP-10-03809, Consent Order Approving Settlement, previously approved on October 1, 2024 by the Town Council.

Pursuant to the Consent Order Approving Agreement,"

"The site plan for the Cape Point Service Vehicle Access, attached hereto and labeled as Exhibit 4A and the planting plan for the Cape Point Service Vehicle Access, attached hereto and labeled as Exhibit 4B, are hereby approved subject to the following further actions and approvals:

(i) The Parties agree to petition the Town of Kiawah Planning Commission for permission to abandon the right of way for a portion of the Cape Point Road shown on TMS 207-05-00-124 and also as shown on the plat approved by the Town and recorded in the ROD Office for Charleston County at Plat Book L20, Page 0023.

(ii) KRA will prepare a proposed plat abandoning the current platted extension of Cape Point Road on the condition that the Planning Commission approve a plat with gated service vehicle access and a new turn around at its terminus with a member and delivery entrance (but no vehicular access into the Cape except for the smaller utility vehicles transporting items back and forth between the terminus and the Cape Club) connecting across the property line to the Cape, all as shown on Exhibit 4A. Because the access extension will not be a public right of way, KRA shall seek a waiver of the strict application of the Town's platting and subdivision requirements along with its application for approval of the new plat to the Planning Commission.

(iii) KRA will agree that the Planning Commission may impose as a condition of its approval of the new parcel (part of what is now TMS 2070500124) that it may never be used as vehicular access to Parcel 12B(Captain Sams Spit) as described in the ARDA.

(iv) KRA agrees that once the new Cape Club access parcel is subdivided, it will impose a separate deed restriction or covenant on the new access parcel prohibiting its use for vehicular access to parcel 12B(Captain Sams Spit) as described in ARDA."

The applicant has submitted a waiver request as the proposed subdivision plan does not conform to the Town's road code (12-433 Cul-de-sac streets and 12-529 Standard construction details). The proposed subdivision service vehicle access right of way is smaller than required. Pursuant to Section 12-433. – Cul-de-sac streets,

"Cul-de-sac streets are permitted provided the following minimum standards are satisfied:

(1) Circular turnarounds may be allowed provided:
   a. Minimum right-of-way radius is 50 feet;
   b. Minimum road surface radius is 40 feet (exclusive of curb and gutter);
   c. Minimum pavement width is 20 feet; and
   d. Islands, if provided, shall be approved by the St. John's Fire District.

(2) Right-of-way requirements for circular turn-arounds may be reduced provided if:
   a. Access is provided to 12 dwelling units or less;
   b. Sufficient dimension is provided to ensure adequate space for utilities; and
   c. A minimum right-of-way width of 40 feet may be provided."

DECESION OF THE PLANNING COMMISSION

Pursuant to Sec. 12-246. - Administration. (b) Planning Commission
(1) Approve, disapprove or approve with conditions, all preliminary plats and final plats;
(2) Review concept or site plans; and
(3) the Planning Commission shall act to "consider any waiver requests with respect to the requirements

contained in this article."

Pursuant to Sec. 12-254. – Waivers.

(a) Where extraordinary hardships may result from strict interpretation of this article, the Planning Commission may, by an affirmative vote of at least two-thirds of its members present at a meeting, approve a waiver from strict compliance with this article so that fairness is realized and the public interest is protected, provided that such waiver does not have the effect of nullifying the intent and purpose of the comprehensive plan, article II of this chapter or this article.

(b) The applicant shall submit a petition in writing stating clearly and definitely the reason for the waiver request. Consideration will be given if each of the following factors is found:

1) Special and/or unique conditions affecting the property;

2) Undue hardships that will result from adherence to one or more of the relevant requirements; and

3) Granting of the waiver will not be detrimental to adjacent properties, property owners or to the public interest."

Before the Planning Commission are three (3) action items:

1) SBD24-000005 – Proposed Abandonment Plat
2) SBD24-000006 –
    a. Waiver Request
    b. Service Vehicle Access Subdivision Plat

STAFF REVIEW AND APPROVAL CRITERIA

SBD24-000005 | The Planning Department has reviewed this document for FINAL APPROVAL of this subdivision to be known as An Abandonment Survey Plat of Cape Point Right-of-Way and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

SBD24-000006 | The Planning Department has reviewed this document for FINAL APPROVAL of this subdivision to be known as A Final Plat of Service Vehicle Access Right of Way and finds that without a waiver pursuant to Sec. 12-254. it is inconsistent with Chapter 12 Article III Subdivision Regulations.

Should the Planning Commission consider approval of Case #SBD24-000006, Planning Director recommends granting approval of the requested waiver and that the Planning Commission consider the following conditions:

1) The applicant shall add to the plat the following note: "The subject parcel (TMS#207-05-00-124) shall not be used as vehicular access to Parcel 12B (Captain Sams Spit) as described in the previously executed 2013 Amended and Restated Development Agreement by and between Kiawah Resort Associates L.P. and the Town of Kiawah Island."

2) The applicant shall add to the plat the following note: "The Service Vehicle Access shall have no vehicular access into the Cape Club expect for the smaller utility vehicles transporting items back and forth between the terminus and the Cape Club connecting across the property line to the Cape."

3) The applicant shall provide a copy of a recorded separate deed restriction or covenant on the new access parcel prohibiting its use for vehicular access to parcel 12B(Captain Sams Spit) as described

in previously executed ARDA.

4) Prior to construction the applicant shall formally record an access easement agreement between the subject parcel and the adjacent property owner (The Cape) crossing property lines.

PLANNING COMMISSION MEETING MARCH 5, 2025

Notifications: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

ADJOINER PARCEL INFORMATION:

NO.	TMS#	PARCEL OWNER:	DEED BOOK:	PLAT BOOK:	SUBDIVISION:
1	207-06-00-187	KIAWAH ISLAND COTTAGE OWNERS ASSOC. INC	X175 PG.335	AJ PG.83	PHASE III SPARROW POND COTTAGES
2	207-06-00-120	GRANGER BARRY MARTIN GRANGER V MICHELLE	0251 PG.876	AJ PG.83	SPARROW POND COTTAGES
3	207-06-00-119	STANLEY ROAD REAL ESTATE HOLDINGS LLC	B621 PG.779	AJ PG.37	SPARROW POND COTTAGES
4	207-06-00-118	KOSINSKI GREG T GLASSNER ADAM D	0217 PG.054	AJ PG.37	SPARROW POND COTTAGES
5	207-06-00-117	LINTON SHIRLEY MARTIN AS TRUSTEE	J349 PG.387	AJ PG.37	SPARROW POND COTTAGES
6	207-00-00-002	KIAWAH RESORT ASSOCIATES LP	L215 PG.486	S14 PG.0012	KIAWAH ISLAND, WEST END RESIDUAL
7	207-06-00-076	MAHONY ROBERT D	R149 PG.668	AH PG.65	SPARROW POND COTTAGES
8	207-06-00-075	WARD STEPHEN E AND EMILY T	J227 PG.837	AH PG.65	SPARROW POND COTTAGES
9	207-06-00-074	KUPETZ GREGORY F AND BARBARA N TRUST	0529 PG.156	AH PG.65	SPARROW POND COTTAGES
10	207-06-00-073	LARACH DAVID R TRUST LARACH MARILYN G	0495 PG.433	AH PG.65	SPARROW POND COTTAGES
11	207-05-00-107	MILER D SHERWOOD III ET AL	0004 PG.943	AO PG.13	INLET COVE CLUB, PHASE III
12	207-05-00-106	DARUS GREGORY A DARUS RUTH W	T538 PG.639	AO PG.13	INLET COVE CLUB, PHASE III
13	207-05-00-105	ZACK GEORGE J ZACK KERRY S	K372 PG.594	AO PG.13	INLET COVE CLUB, PHASE III
14	207-05-00-104	MANETTA ROBERT MANETTA EVELYN	0323 PG.494	AO PG.13	INLET COVE CLUB, PHASE III
15	207-05-00-103	BURGES GENE E TRUST LAKE ANNE B	0276 PG.864	AO PG.90	INLET COVE CLUB, PHASE III
16	207-05-00-102	CHEATHMAN COTTAGE FLP	C580 PG.457	AO PG.13	INLET COVE CLUB, PHASE III
17	207-05-00-101	MIESZALA JAMES R MIESZALA DARLENE M	2643 PG.179	AO PG.13	INLET COVE CLUB, PHASE III
18	207-05-00-100	RISHEL ROY W AND MARY ANN	P191 PG.431	AO PG.13	INLET COVE CLUB, PHASE III
19	207-05-00-099	GARRICK JULIE R	Z423 PG.405	AO PG.90	INLET COVE CLUB, PHASE III
20	207-05-00-098	POSTON JOHN H POSTON KAYCEE CONNOLLY	T321 PG.685	AO PG.13	INLET COVE CLUB, PHASE III
21	207-05-00-097	OWENS F JOSEPH JR OWENS CHRISTIE H	0071 PG.526	AO PG.90	INLET COVE CLUB, PHASE III
22	207-05-00-096	MORTON JAMES C JR MORTON SUSAN P	0440 PG.436	AO PG.13	INLET COVE CLUB, PHASE III
23	207-05-00-001	KDP II LLC	0335 PG.077	EK PG.031/034	BEACHWALKER

PLANNING AND ROD USE ONLY

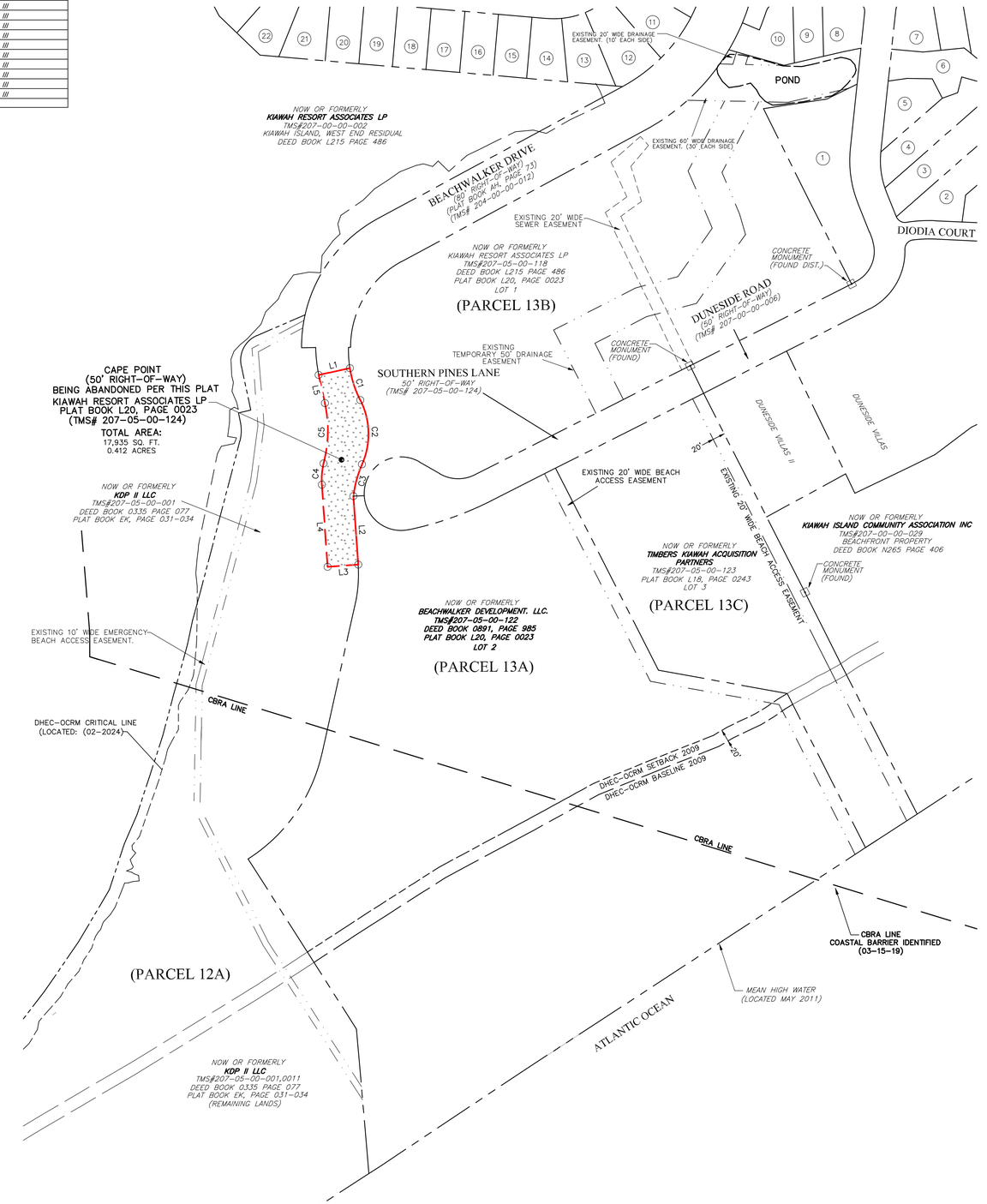
APPROVED FINAL PLAT

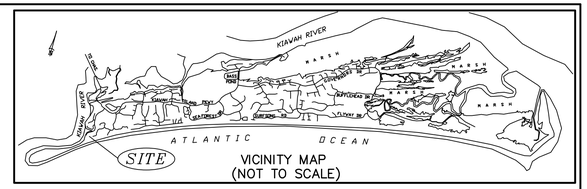
DIRECTOR OF PLANNING
KIAWAH ISLAND

APPLICATION# DATE

PARCEL CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	178.00'	55.23'	55.01'	N 18°02'16" W	17°46'43"	*27.84'*
C2	122.00'	108.22'	104.71'	N 01°30'55" W	50°49'25"	*57.96'*
C3	178.00'	53.95'	53.75'	N 15°12'47" E	17°22'02"	*27.19'*
C4	125.00'	34.88'	34.77'	S 04°36'02" W	15°59'15"	*17.55'*
C5	209.01'	99.26'	98.33'	N 01°15'47" E	27°12'38"	*50.58'*

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°40'01" E	52.04'
L2	S 04°00'17" E	112.05'
L3	S 85°59'43" W	50.00'
L4	N 04°00'17" W	134.28'
L5	N 12°18'50" W	47.17'




KIAWAH RIVER
MARSH
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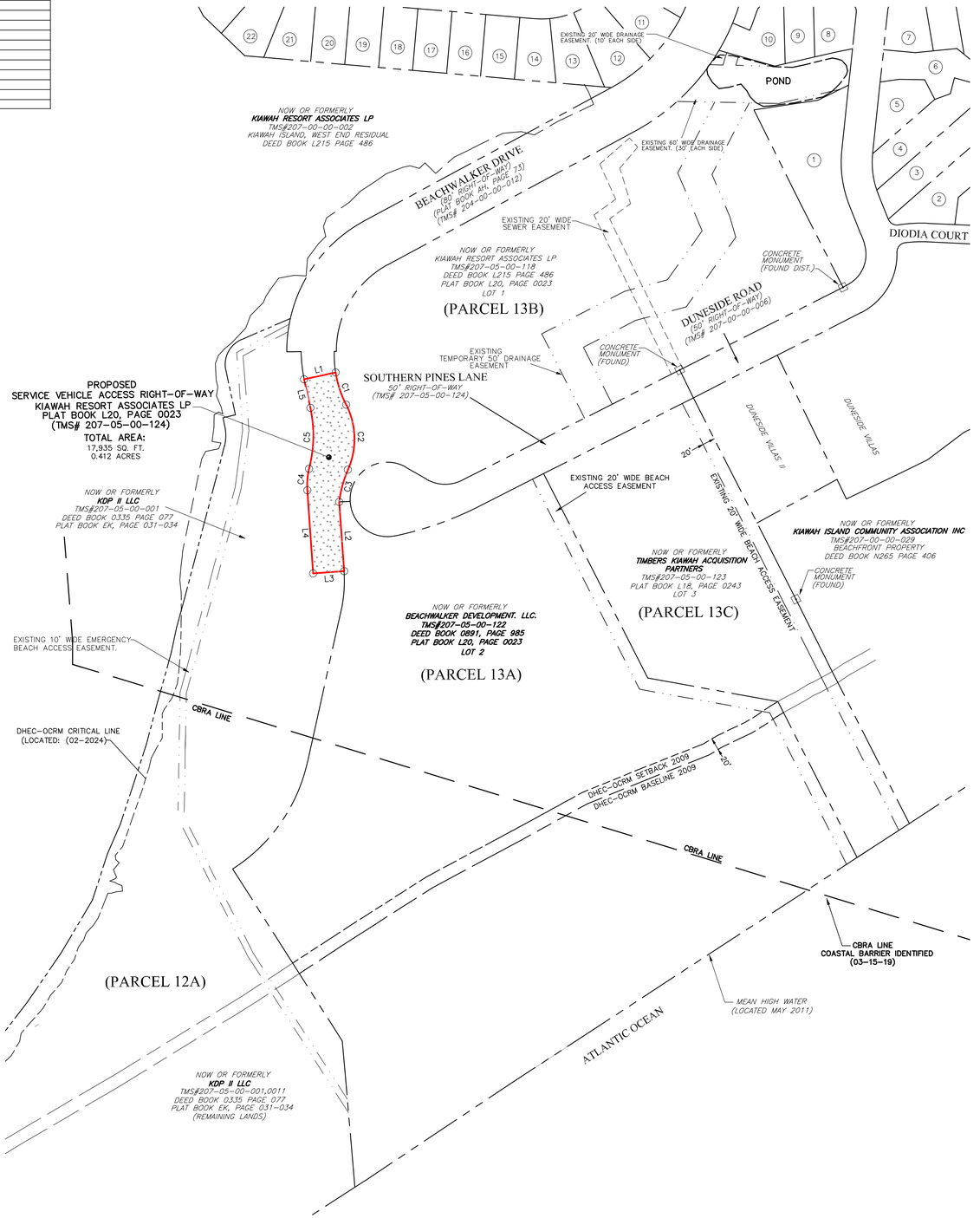
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LEGEND:
- ■ CONCRETE MONUMENT FOUND
- ● 5/8" REBAR, FOUND
- ○ 5/8" REBAR, SET
- △ MEANDER POINT, NO CORNER SET

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

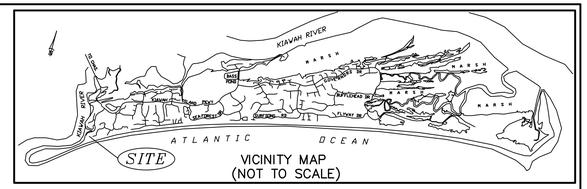
SOUTH CAROLINA REGISTERED LAND SURVEYOR JOHN T. BYRNES III 16115

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC CERTIFICATE OF AUTHORIZATION C04554

SURVEYORS CERTIFICATION:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JOHN T. BYRNES III S.C.P.L.S. NO. 16115


KIAWAH RIVER
MARSH
MARSH
MARSH

Kiawah Resort Associates, L.P.
Final Plat and Waiver Request Application
TMS # 207-05-00-124
February 26, 2025

Kiawah Resort Associates, L.P. (KRA) proposes to subdivide the abandoned right of way of Cape Point road as a service vehicle access right of way. This right of way will be for the sole use of providing service, employees, member and guest access to the Cape Club and Cottages located within The Cape development. KRA intends to construct a service vehicle circular turnaround within this right of way (and partly on The Cape parcel) to accommodate delivery vehicles that will be smaller than what is prescribed in Section 12-433. – Cul-de-sac streets for the minimum right of way radius and the minimum road surface radius and similar dimension shown in Section 12-529. – Standard construction details for cul-de-sac streets. Accordingly, KRA seeks relief from these or any other standard within Article III. – Subdivision Regulations to accomplish the subdivision and construction of the improvements needed and required to conform to the 2018 MOU between KRA and KICA and recent negotiations between the Town and KRA with a waiver request.

It is noted from the Subdivision Regulations that the Planning Commission is authorized to consider waiver request pursuant to Sec. 12-246. - Administration. (b) Planning Commission (3), the Planning Commission shall act to "consider any waiver requests with respect to the requirements contained in this article."

It is further noted from the Regulations the following regarding waiver requests:

"Sec. 12-254. – Waivers.

(a) Where extraordinary hardships may result from strict interpretation of this article, the Planning Commission may, by an affirmative vote of at least two-thirds of its members present at a meeting, approve a waiver from strict compliance with this article so that fairness is realized and the public interest is protected, provided that such waiver does not have the effect of nullifying the intent and purpose of the comprehensive plan, article II of this chapter or this article.

(b) The applicant shall submit a petition in writing stating clearly and definitely the reason for the waiver request. Consideration will be given if each of the following factors is found:

1) Special and/or unique conditions affecting the property;

2) Undue hardships that will result from adherence to one or more of the relevant requirements; and

3) Granting of the waiver will not be detrimental to adjacent properties, property owners or to the public interest."

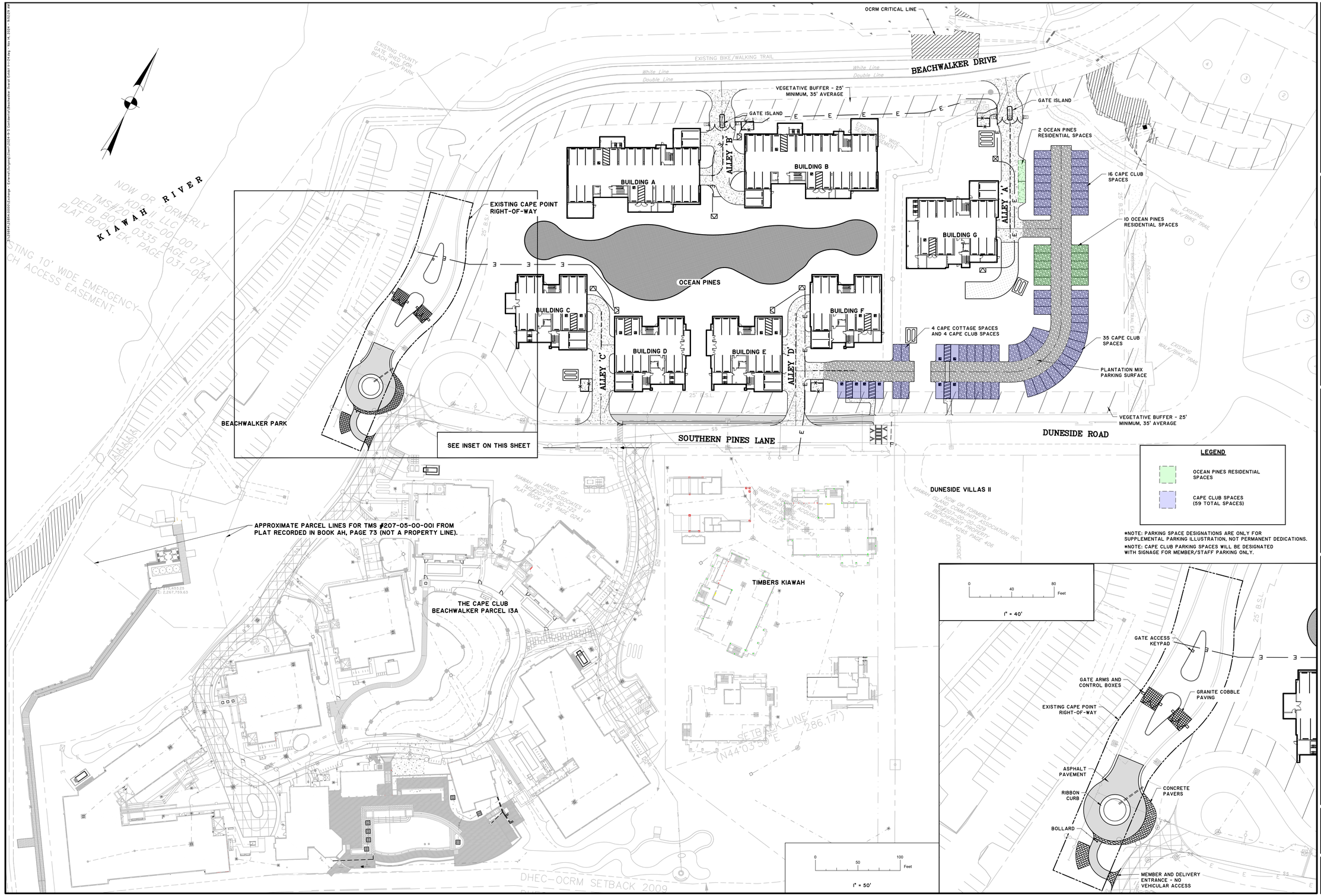
KRA Response to the above factors:

KRA finds that there are special and unique conditions affecting the subject property including but not limited to the irregular and unique shape of the proposed service vehicle right of way for we are compelled to confine the improvements to the greatest extent practicable to the abandoned Cape Point right of way which does not provide sufficient dimension to accommodate the required radii for right of way and road surface for circular turnarounds.

KRA further finds that there are undue hardships that will result from adherence to the above referenced standards for without the waiver improvements to access and service The Cape Club and Cottages cannot be accomplished with compliance with the 2018 MOU and recent negotiations with the Town.

Lastly, KRA finds that the granting of the waiver will not be detrimental to adjacent properties, property owners or to the public interest. In fact granting of the waiver will benefit the adjacent properties as it will lead to the issuance of a permanent Certificate of Occupancy for the Cape Club and Cottages by the Town which has been withheld following their construction completion earlier this year.

ELECTRONICALLY FILED - 2025 Jan 27 5:14 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1003809
ELECTRONICALLY FILED - 2025 JAN 30 9:24 AM - CHARLESTON COMMON PLEAS - CASE#2024CP1003809



*NOTE: PARKING SPACE DESIGNATIONS ARE ONLY FOR SUPPLEMENTAL PARKING ILLUSTRATION, NOT PERMANENT DEDICATIONS.

*NOTE: CAPE CLUB PARKING SPACES WILL BE DESIGNATED WITH SIGNAGE FOR MEMBER/STAFF PARKING ONLY.

NO.	REVISIONS
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THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

MASTER PLAN

JOB NO:	J-25854.0000
DATE:	11/8/22
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 50'

G0.2

Kiawah Island

SITE DEVELOPMENT

OF

CAPE POINT SERVICE VEHICLE ACCESS

CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR:

KRA, LP

1 KIAWAH ISLAND PARKWAY

KIAWAH ISLAND, SC 29455

(843) 768-3418

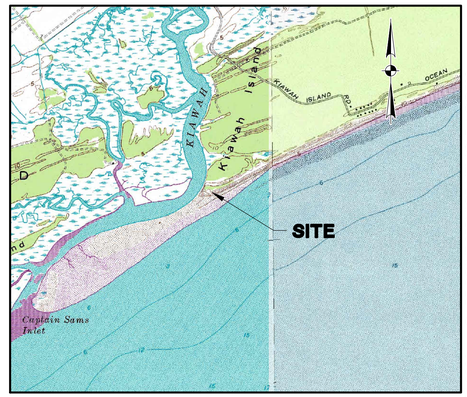
TM# 207-05-00-011

NOVEMBER 20, 2023

J-25854.0001

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

J-25854.0001 CAPE POINT SERVICE VEHICLE ACCESS
11/20/23

Sheet List Table	
Sheet Number	Sheet Title
C0	Cover Sheet
G0.1	General Notes and Project Map
G0.2	Staking and Signage Overall Plan
G0.3	Existing Conditions and Demolition Plan
EC0.1	SWPPP - Notes
EC0.2	SWPPP - Charts
EC1.1	SWPPP - Initial Phase
EC2.1	SWPPP - Construction Phase
EC3.1	SWPPP - Stabilization Phase
EC4.1	SWPPP - Details
C3.1	Site Development Plan
C3.4	Drainage Profiles
C5.1	Paving Grading & Drainage Details

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 36382 DOMONIC J. JONES

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

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

THOMAS & HUTTON
1503 Newcastle Street • Suite A
Brunswick, GA 31520
p.912.466.0536 f.912.466.0537
www.thomasandhutton.com

Z:\25854\25854.0000\Engineering\Drawings\Construction Plans\25854.0000 - CS-ST.dwg - Apr 3, 2019 - 8:56:53 AM
ELECTRONICALLY FILED - 2023 Jun 28 1:51 PM - CHARLESTON COUNTY - CASE#2024CP1008896

Z:\25755\25755.0001\Engineering\Drawings\Construction Plans\25755.0001 - 09-NT.dwg - Jan 24, 2024 - 9:44:24 AM

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHELENE		LF	LINEAR FEET		SF	SQUARE FEET
BOT	BOTTOM		MAX	MAXIMUM		SS	SANITARY SEWER
CI	CURB INLET		MIN	MINIMUM		TC	TOP OF CURB
CPP	CORRUGATED PLASTIC PIPE		MH	MANHOLE		TG	TOP OF GUTTER
DIP	DUCTILE IRON PIPE		OC	ON CENTER		TP	TOP OF PAVEMENT
EL	ELEVATION		PC	POINT OF CURVE		TW	TOP OF WALK
FG	FINISH GRADE		PH	POST HYDRANT		TYP	TYPICAL
FH	FIRE HYDRANT		PT	POINT OF TANGENT		W	WATER
FM	FORCE MAIN (SANITARY SEWER)		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			
JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE			

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		



PROJECT MAP

SCALE: 1" = 400'

GENERAL NOTES

1. SURVEYING AND BOUNDARY INFORMATION BY SWA SURVEYING, LLC.
2. ALL ELEVATIONS SHOWN ARE BASED ON NGVD 1929.
3. TOPOGRAPHIC SURVEY BY SWA SURVEYING, LLC.
4. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION., THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
6. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
8. THE FOLLOWING NOTES ARE SPECIFIED BY THE KICA AND ARE TO BE EXECUTED BY THE CONTRACTOR FOR STREETS IN THE PROJECT WHICH ARE TO BE DEEDED TO KICA:
   a. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF KICA AND THE PROJECT ENGINEER.
   b. ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET TOWN OF KIAWAH ISLAND STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE TOWN.
   c. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE TOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
   d. A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
   e. ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATION OR DRAINAGE MUST BE SUBMITTED AND APPROVED IN WRITING BY THE PROJECT ENGINEER.
   f. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
   g. ALL TREES SHOWING DISTURBANCE WITHIN THE PROTECTED ROOT ZONE SHALL BE PRUNED AND FERTILIZED BY A CERTIFIED ARBORIST PRIOR TO RECEIVING FINAL PLAT APPROVAL (THIS WORK WILL BE DONE BY THE OWNER OUTSIDE OF THE CONTRACT.)
   h. LAKE CONTOURS SHOWN HEREIN WILL PROVIDE A DEPTH ONE FOOT GREATER THAN NECESSARY FOR STORM WATER MANAGEMENT. THIS IS TO PROVIDE FOR ONE FOOT OF SILT BUILDUP DURING CONSTRUCTION OF ANY AREA OF ANY POND WHICH SILTS MORE THAN ONE FOOT ABOVE DESIGNED BOTTOM ELEVATION SHALL BE RESTORED TO THE MINIMUM ACCEPTABLE DEPTH OF ONE FOOT LESS THAN ORIGINAL CONSTRUCTED DEPTH.
   i. ALL ABOVE GROUND UTILITIES ARE TO BE OUTSIDE OF THE R/W AND ALL AT GRADE UTILITIES ARE TO BE OUT OF THE CURB LINE.
9. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
11. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BOTH CURRENT EDITIONS.
13. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TOWN OF KIAWAH ISLAND RODE CODE.

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG UGG
TELEPHONE	OHT OHT
UNDERGROUND TELEPHONE	UTL UTL
ELECTRICITY	OHP OHP
UNDERGROUND ELECTRICITY	UGP UGP

PREPARED FOR:

KRA, LP

1 KIAWAH ISLAND PARKWAY

KIAWAH ISLAND, SC 29455

(843) 768-3418

GENERAL INFORMATION

COUNTY	CHARLESTON
TOWN	TOWN OF KIAWAH ISLAND
ZONING	R2 ZONING DISTRICT
TMS	207-05-00-011
FLOOD	ZONE AE ELEV. 14
PERMIT	10-11-03-17J SCR104228

OWNER:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

ENGINEER:
THOMAS & HUTTON
682 JOHNNIE DODDS BLVD.
MT. PLEASANT, SC 29464
(843) 849-0200

SURVEYOR:
SWA SURVEYING, LLC
1035-B JENKINS ROAD
P.O. BOX 81085
CHARLESTON, SC 29416

ELECTRONICALLY FILED - 2024 Jan 18 1:51 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1000804

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

GENERAL NOTES AND PROJECT MAP

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.1

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ELECTRONICALLY FILED - 2024 Jun 28 1:51 PM - CHARLESTON COUNTY - COMMON PLEAS - CASE#2024CP1008806

GATE ACCESS KEYPAD

GATE ARMS AND CONTROL BOXES

EXISTING CAPE POINT RIGHT-OF-WAY

CHARLESTON COUNTY BEACHWALKER PARK

BOLLARD LOCATION

EXISTING WATER LINE

EXISTING 2" WATER SERVICE

PAVED WAITING AREA

MEMBER AND DELIVERY ENTRANCE - NO VEHICULAR ACCESS

EXISTING ELECTRIC LINES

DRAINAGE EASEMENT

SOUTHERN PINES LANE

LOT 2 (PARCEL 13A)
TMS 207-05-00-122

THE CAPE AT KIAWAH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

STAKING AND SIGNAGE OVERALL PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.2

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REMOVE EXISTING HEADER CURB

REMOVE EXISTING HEADER CURB

EXISTING CAPE POINT RIGHT-OF-WAY

13" PALM TO BE REMOVED

11" OAK TO BE REMOVED

REMOVE APPROX. 2,579 SF EXISTING PAVEMENT AND FLUSH CURB

BEACHWALKER PARK

THE CAPE KIAWAH

DRAINAGE EASEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.3

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I. SITE DESCRIPTION

A. PROJECT DESCRIPTION

A.1.	PROJECT AREA	130.0 ACRES
A.2.	AREA DISTURBED	0.5 ACRES

B. DESCRIPTION OF CONSTRUCTION ACTIVITY

WORK CONSISTS OF WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS, STORMWATER MANAGEMENT AND ROAD CONSTRUCTION.

C. RUNOFF DATA

C.1.	SOIL CLASSIFICATIONS:	BEACHES
C.2.	LAND USE(S):	RESIDENTIAL

D. RECEIVING WATERS

D.1.	CLOSEST RECEIVING WATERS:	KIAWAH RIVER
D.2.	ULTIMATE RECEIVING WATERS:	ATLANTIC OCEAN

E. FLOOD

E.1.	FEMA FLOOD ZONE(S):	VE (15&16) AE (13&14)
E.2.	FEMA FLOOD INSURANCE MAP(S):	4519C0785J 11/17/04

II. CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROLS

PRIOR TO START OF CONSTRUCTION, ALL EXTERIOR SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLANS.

1.1. CLEARING

1.1.1. AS CLEARING IS COMPLETED, ADDITIONAL SILT FENCE WILL BE INSTALLED WHERE NECESSARY, SUCH AS POINTS WHERE FLOWS BECOME CHANNELIZED, AND OTHER POINTS WHERE EXCESSIVE RUNOFF VELOCITIES MAY OCCUR.

1.1.2. INSTALL CONSTRUCTION ENTRANCES / EXITS BEFORE BEGINNING CLEARING.

1.1.3. CONSTRUCTION DELAYS IN ANY ONE AREA GREATER THAN 14 DAYS PRIOR TO START OF ROUGH GRADING WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.1.4. MAINTAIN EXISTING VEGETATION WHENEVER POSSIBLE AND MINIMIZE THE AREA OF DISTURBANCE. RETAIN AND PROTECT TREES TO ENHANCE FUTURE LANDSCAPING EFFORTS AND REDUCE RAINDROP IMPACT.

1.1.5. INSTALL ALL SEDIMENT CONTROL PRACTICES PRIOR TO ANY UP-SLOPE SOIL DISTURBING ACTIVITIES.

1.1.6. PHASE CONSTRUCTION ACTIVITIES TO MINIMIZE THE AREAS DISTURBED AT ONE TIME. THIS WILL ALSO ALLOW COMPLETED AREAS TO BE STABILIZED AND RE-VEGETATED BEFORE DISTURBING ADJACENT SITES. THE NEED FOR TEMPORARY EROSION CONTROL MEASURES MAY BE AVOIDED BY COMPLETING A PHASE AND INSTALLING PERMANENT EROSION CONTROL MEASURES WHEN THE FINAL GRADE IS ATTAINED.

1.1.7. MAINTAIN AND PROTECT ALL NATURAL WATERWAYS. RETAIN AT LEAST A 35-FOOT UNDISTURBED BUFFER OF NATURAL VEGETATION ALONG ALL WATERWAYS TO FILTER OUT SEDIMENT AND OTHER POLLUTANTS. MAINTAIN A 45-FOOT UNDISTURBED BUFFER AROUND SENSITIVE WATERS.

1.1.8. INSTALL SILT FENCE (OR BIO ROLLS/ROCK SOCK PRODUCTS) ON THE DOWN-SLOPE PERIMETER OF ALL DISTURBED AREAS PRIOR TO ANY SOIL DISTURBING ACTIVITIES (INCLUDING CLEARING AND GRUBBING). SILT FENCE CAN TREAT A MAXIMUM OF 100 SQUARE FEET PER LINEAL FOOT OF FENCE. INSTALL SILT FENCE IN SHORTER REACHES ON THE CONTOUR WITH EACH END TURNED UP-SLOPE. SWALES AND SHORELAND AREAS SHOULD ALSO BE PROTECTED WITH SILT FENCE, BIO ROLLS, OR ROCK SOCKS.

1.1.9. IN AREAS OF CONCENTRATED FLOW INSTALL STRAW BALE CHECKS, ROCK CHECK DAMS, TRIANGULAR DIKES, BIO ROLL BLANKETS, OR ROCK SOCKS TO SLOW RUNOFF AND TRAP SEDIMENT.

1.1.10. USE TEMPORARY SLOPE DRAINS OR ROCK CHUTES TO MOVE WATER DOWN STEEP SLOPES.

1.1.11. CONSTRUCT SEDIMENT BASINS FOR DRAINAGE AREAS GREATER THAN 10 ACRES

1.2. ROUGH GRADING

1.2.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROUGH GRADING, DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.2.2. ALL AREAS NOT SUBJECT TO FURTHER CONSTRUCTION (DRAINAGE, SANITARY SEWER, ROADS, WATER DISTRIBUTION SYSTEMS, OR STORM WATER FACILITIES) SHALL BE GRASSED WITH A PERMANENT COVER.

1.2.3. COVER ANY STOCK PILED TOPSOIL WITH PLASTIC (OR OTHER IMPERVIOUS COVERING) OR USE A TEMPORARY SEED MIX. USE STOCKPILED TOPSOIL AS EARTHEN BERMS TO SERVE AS TEMPORARY SEDIMENT BASINS.

1.3. DRAINAGE

1.3.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING DRAINAGE INSTALLATION.

1.3.2. CONSTRUCTION DRAINAGE WILL BE ROUTED THROUGH LAKES, WHICH WILL ACT AS SEDIMENT BASINS OR OTHER ACCEPTABLE SEDIMENT BASINS/TRAPS.

1.3.3. STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL SHEET SHALL BE INSTALLED ON ALL CURB INLETS, STORM DRAIN MANHOLES, JUNCTION BOXES, AND GRATE INLETS.

1.3.4. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF THE NEXT CONSTRUCTION SEQUENCE WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.3.5. ALL STORM LINES NOT IN STREETS OR OTHER PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL.

1.4. WATER DISTRIBUTION SYSTEM INSTALLATION

1.4.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WATER DISTRIBUTION SYSTEM.

1.4.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.5. WASTEWATER COLLECTION SYSTEM INSTALLATION

1.5.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WASTEWATER SYSTEM.

1.5.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.6. CONSTRUCTION OF ROADS

1.6.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROAD CONSTRUCTION.

1.6.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.7. GRASSING

1.7.1. ALL EXISTING CONTROLS WILL BE MAINTAINED UNTIL GRASSING IS ESTABLISHED

1.7.2. ANY AREAS THAT ERODE OR WHERE GRASS DOES NOT ESTABLISH ITSELF SHALL BE RE-GRADED AND RE-GRASSED.

2. STORM WATER MANAGEMENT

RUNOFF FROM THIS PROJECT WILL DISCHARGE INTO A STORM WATER MANAGEMENT SYSTEM. TREATMENT WILL OCCUR IN STORM WATER DETENTION PONDS.

3. OTHER CONTROLS

3.1. WASTE DISPOSAL

3.1.1. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO ANY RECEIVING WATERS.

3.1.2. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

3.1.3. THIS PLAN SHALL COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

3.1.4. DUST CONTROL ON DISTURBED AREAS - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THE MEASURE IS TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES, WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

III. MAINTENANCE

1. MAINTENANCE PROGRAM

1.1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE VISUAL INSPECTIONS OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

1.2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSION, LOW LINES, AND OUTLET DITCHES SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OR WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. RESEED AND MULCH AREA WHERE SEEDING EMERGENCE IS POOR, OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY, AND AFTER RAINSTORMS TO CHECK FOR EROSION, DISLOCATION OR FAILURE. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND REINSTALL MULCH. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT THE PROJECT DEVELOPMENT. WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED, AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO MAINTAIN MANAGEMENT CONTROL. IF MAJOR CHANGES ARE NECESSARY, SEND A COPY OF THE MODIFIED SCHEDULE TO THE ENGINEER, SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

2. SILT FENCE

SILT FENCES WILL BE MONITORED DURING CONSTRUCTION. ANY SILT FENCE WHICH IS NOT FUNCTIONING PROPERLY WILL BE PROMPTLY REPAIRED. CLEAN OUT THE SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE OR REPLACE WITH FUNCTIONAL SILT FENCE WITHIN 24 HOURS. USE OF HOSES AND WATER TO FLUSH THE SEDIMENT INTO THE STORM INLETS IS UNACCEPTABLE.

3. SEDIMENTATION BASINS

SEDIMENTATION BASINS WHICH ARE AT 50% USED CAPACITY OR APPROACHING SUCH CAPACITY SHALL BE RE-EXCAVATED TO ORIGINAL DIMENSIONS AND THE SILT PROPERLY DISPOSED OF.

4. SEDIMENT LOGS/ROLLS

SEDIMENT LOGS/ROLLS OR OTHER CONTROL MEASURES WHICH BEGIN TO DISINTEGRATE OR FUNCTION INEFFECTIVELY SHALL BE PROMPTLY REPLACED.

5. VEGETATION COVER

ANY VEGETATION COVER SERVING TO STABILIZE DISTURBED SOILS WHICH IS ITSELF DISTURBED SHALL IMMEDIATELY BE REPLACED.

6. CONSTRUCTION ENTRANCE

MAINTAIN ROCK CONSTRUCTION ENTRANCE AND CLEAN ADJACENT ROADS OF ANY MUD TRACKED ONTO THEM.

IV. INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH DURING THE WARRANTY PERIOD.

2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

3. A WRITTEN REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES) AND WHETHER ANY DISCHARGES OCCURRED, LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE, LOCATION(S) OF BMP'S THAT NEED MAINTENANCE, LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, LOCATION(S) WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND ANY CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO SWPPP NECESSARY AND IMPLEMENTATION DATES.

4. THE REPORT SHALL BE MAINTAINED AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED. THE REPORT MUST BE SIGNED AND SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT REFERENCED ABOVE. THE CONTRACTOR SHALL MAINTAIN THIS REPORT. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.

V. LONG TERM MAINTENANCE OF DRAINAGE AND STORM WATER MANAGEMENT SYSTEM

THE ROADS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY KIAWAH RESORT ASSOCIATES, LP AFTER CONSTRUCTION IS COMPLETE AND UNTIL SUCH TIME AS THE OWNERSHIP IS TURNED OVER TO A SUBSEQUENT NEW ENTITY.

VI. SC DHEC STANDARD NOTES

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

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

2.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.

2.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

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

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

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

STORMWATER POLLUTION PREVENTION PLAN

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

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

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

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

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

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

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

13. MINIMIZE SOIL COMPACTION IN AREAS NOT UNDER PAVEMENTS AND /OR STRUCTURES AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

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

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

16. THE FOLLOWING DISCHARGES ARE PROHIBITED:

16.1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;

16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;

16.3. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND

16.4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

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

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF PERMIT SCR100000 AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

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

VII. EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

4. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

5. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A MAJOR STORM EVENT.

6. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING AND PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY, THE EXISTING STORM WATER INLET(S) THAT RECEIVING RUNOFF FROM THE PROPOSED WORK AREA SHALL BE PROTECTED. THE TEMPORARY INLET PROTECTION MUST REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED, THE STREET HAS BEEN SWEPT AND ANY EXPOSED SOILS ARE STABILIZED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ANY TEMPORARY INLET PROTECTION INSTALLED; AFTER ALL DISTURBED AREAS ARE STABILIZED. TEMPORARY PROTECTION OF THE INLETS MAY BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING:

8.1. USE OF GRAVEL BAGS TO FILTER THE SEDIMENT FROM ANY RUNOFF. TO MAKE A GRAVEL BAG, USE A BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH EITHER 3/4 INCH ROCK OR 1/4 INCH PEA GRAVEL.

8.2. USE OF SEDIMENT LOGS TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH LOCAL EROSION CONTROL SUPPLIERS).

8.3. USE OF ABOVE OR UNDER-GRATE FILTER BAGS OR DEVICES TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH EROSION CONTROL SUPPLIERS).

9. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION, SEDIMENTATION, OR FLOODING ON THE SITE, ON DOWNSTREAM PROPERTIES, IN THE RECEIVING CHANNELS, OR IN ANY STORM WATER INLET. WHEN SITE DEWATERING, WATER PUMPED FROM THE SITE, INCLUDING TRENCHES, SHALL BE TREATED BY ONE OF THE FOLLOWING:

9.1. TEMPORARY SEDIMENTATION BASINS

9.2. SEDIMENT FILTERBAGS

10. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES THAT EXIST ON THE PROJECT IN AN ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES, EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES PROTECTION CENTER TO COORDINATE THE MARKING OF EXISTING UTILITY LINES A MINIMUM OF 96 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

11. THE CONTRACTOR SHALL FLUSH ALL INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. THE CLEANING AND FLUSHING OF INLETS AND PIPE (EXISTING AND PROPOSED) SHALL BE CONSIDERED PART OF THE COST FOR THE PROJECT.

12. EGRESS FROM THE SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.

13. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND DURATION OF EXPOSURE. IN SCHEDULING, TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST.

14. EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OR SUSPENDED FOR AND INDEFINITE LENGTH OF TIME, ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION.

15. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS & HUTTON, OR THE OWNER IN ANY WAY.

16. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

17. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE STORM WATER DISCHARGE.

18. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

19. LIME RATES AND ANALYSIS:

19.1. AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE SHOWN IN THE SEEDING SECTION UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME APPLICATION SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULT

STORMWATER POLLUTION PREVENTION PLAN
EROSION CONTROL LEGEND

TEMPORARY SEEDING - COASTAL

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

PERMANENT SEEDING - COASTAL

SPECIES	LABS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL	15												
PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
(ALAMO)	PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	CL CL
TREE PROTECTION	
SURFACE ROUGHENING	OR LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
STAKED SOD AROUND INLET	OR
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	F
SILT SAC	G

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

CONSTRUCTION SEQUENCE

	CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1	OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	CONTRACTOR TO MAINTAIN OS-SWPP AT ALL TIMES DURING CONSTRUCTION.
	INITIAL PHASE	
2	FLAG THE CLEARING LIMITS, MARK TREES TO BE PROTECTED, AND MARK BUFFER LIMITS FOR PROTECTION.	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING INFRASTRUCTURE TO DOCUMENT PREDEVELOPMENT PROCEDURES.
3	HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. HOLD ADDITIONAL PRE CONSTRUCTION CONFERENCES AS NECESSARY FOR FUTURE WORK.	EACH CONTRACTOR, SUBCONTRACTOR, UTILITY CONTRACTOR, ETC. SHALL ATTEND A PRE CONSTRCUTION CONFERNECE IN PERSON AND EXECUTE A CONTRACTOR CERTIFICATION.
4	INSTALL CONSTRUCTION ACCESS PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES.
5	LIMITED LAND CLEARING, GRADING, AND INITIAL INSTALLATION OF PERIMETER EROSION CONTROL BMPS INCLUDING SILT FENCE, ETC.	BEGIN MINOR CLEARING AND GRADING AS NEEDED FOR INSTALLATION PERIMETER EROSION CONTROL BMPS.
6	CONSTRUCT PERIMETER EROSION CONTROL BMPS - SILT FENCE, ETC. PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL ALL PERIMETER EROSION CONTROL BMPS PRIOR TO ANY MAJOR CLEARING AND GRADING ACTIVITIES. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
7	ESTABLISH RUNOFF CONTROLS - DIVERSIONS, PERIMETER DIKES, AND OUTLET PROTECTION PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
	CONSTRUCTION PHASE	
8	CONSTRUCTION AND INSTALLATION OF POND 'C' AND 'D' OUTFALL AND PIPING.	MAINTAIN STORM-WATER FLOW FROM ADJACENT EXISTING OUTFALL STRUCTURE.
9	THE STORMWATER BASINS ARE TO BE CONSTRUCTIED PRIOR TO OTHER SITE ITEMS.	BEGIN EXCAVATION AND SHAPING OF THE STORMWATER BASINS AFTER RUNOFF CONTROLS HAVE BEEN INSTALLED.
10	COMPLETE THE INSTALLATION OF SILT FENCING AROUND POND 'C' TO PROVIDE COMPLETE PERIMETER CONTROL AROUND THE POND.	INSTALL ADDITIONAL AND COMPLETE PERIMETER SILT FENCING AROUND POND 'C'
11	LAND CLEARING AND GRADING -SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING PER THE CONSTRUCTION AND STABILIZATION PHASE SWPPP.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
12	INSTALL RUNOFF CONVEYANCE SYSTEM - INSTALL STORM DRAINS, STABILIZE BANKS AND CHANNELS. INSTALL STORM DRAIN INLET PROTECTION AS SOON AS INLET IS INSTALLED. INSTALL IN THE EXISTING DITCH FIRST BEFORE OTHER AREAS.	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING. OUTFALL DITHC OR PIPING TO BE IN OPERATION.
13	INSTALL WASTEWATER COLLECTION, WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING.
14	SURFACE STABILIZATION -TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
15	AS IMPERVIOUS PAVEMENTS ARE INSTALLED, INLET PROTECTION TO REMAIN AS TYPE A UNTIL STABILIZATION.	INSTALL SEDIMENT CONTROL BMPS AS THE INLET BOXES BECOME AVAILABLE ON A BOX BY BOX PROCESS.
	STABILIZATION PHASE	
16	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.
17	REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL BMPS AS ADJACENT AREAS ARE STABILIZED.	REMOVE SEDIMENT AND EROSION CONTROL BMPS ON A CASE BY CASE BASINS AND ONLY AFTER ALL UPSTREAM CONTRIBUTING AREA IS STABILZED.
18	PERFORM FINAL MAINTENANCE TO SEDIMENT BASINS.	ONCE ALL AREAS HAVE BEEN STABILIZED, REMOVE SEDIMENT DEPOSITS AND PERFORM FINAL STABILIZATION FOR ALL DRY INFILTRATION PONDS

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NO.	REVISIONS	BY	DATE

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Myrtle Beach, SC 29577 • 843.839.3545
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP – CHARTS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	N/A

EC0.2

EXISTING CAPE POINT RIGHT-OF-WAY

STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

TREE PROTECTION

13" PALM TO BE REMOVED

11" OAK TO BE REMOVED

SILT FENCE

TREE PROTECTION

DRAINAGE EASEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200

www.thomasandhutton.com

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP – INITIAL PHASE

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

EC1.1

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CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - CONSTRUCTION PHASE

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

EC2.1



EC3.1

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

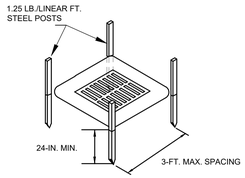
SWPPP - STABILIZATION PHASE

JOB NO: C:\25854.000\
DATE: 11/20/25
DRAWN: LMD
DESIGNED: LMD
REVIEWED: DJJ
APPROVED: DJJ
SCALE: AS SHOWN

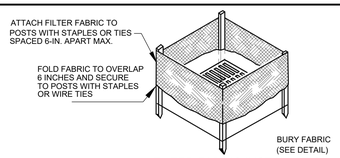
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NO.	REVISIONS	BY	DATE

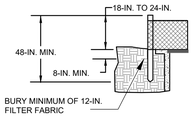
ELECTRONICALLY FILED - 2025 Jan 28 1:51 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

MATERIALS:
USE FILTER FABRIC THAT CONFORMS TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

USE STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

INSTALLATION:
EXCAVATE A TRENCH 6-INCHES WIDE AND 6-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE INLET UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

EXTEND THE FILTER FABRIC A MINIMUM OF 12-INCHES INTO THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR CRUSHED STONE AND COMPACT OVER THE FILTER FABRIC UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

USE STEEL POSTS WITH A MINIMUM POST LENGTH OF 60-INCHES CONSISTING OF STANDARD "T" SECTIONS WITH A WEIGHT OF 1.25 POUNDS PER FOOT (±8%). INSTALL THE FILTER FABRIC TO A MINIMUM HEIGHT OF 24-INCHES ABOVE GRADE. SPACE THE STEEL POSTS AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3-FEET APART AND DRIVE THEM INTO THE GROUND A MINIMUM OF 24-INCHES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO THE LENGTH OF THE PROTECTED AREA TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, WRAP FILTER FABRIC TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.

ATTACH FABRIC TO STEEL POSTS WITH HEAVY-DUTY PLASTIC TIES.

ATTACH AT LEAST FOUR (4) EVENLY SPACED TIES IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES, AFFIX TIES IN NO LESS THAN FOUR (4) PLACES.

INSPECTION AND MAINTENANCE:

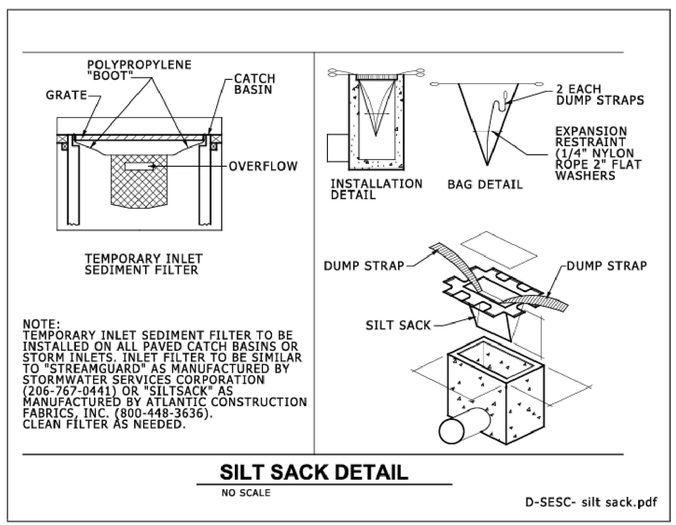
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA, ALWAYS PROVIDING ADEQUATE SEDIMENT STORAGE VOLUME FOR THE NEXT STORM.

STORM DRAIN INLET PROTECTION STRUCTURES SHOULD BE REMOVED ONLY 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. USE APPROPRIATE PERMANENT STABILIZATION METHODS TO STABILIZE BARE AREAS AROUND THE INLET.

FILTER FABRIC INLET PROTECTION (TYPE A)

NOT TO SCALE





SILT SACK DETAIL

NO SCALE

D-SESC- silt sack.pdf



RIGID INLET FILTERS (TYPE D)

NOT TO SCALE

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

EROSION CONTROL SYMBOL LEGEND

DESCRIPTION	PLAN SYMBOL	PLAN LABEL
STABILIZED CONSTRUCTION ENTRANCE	SCE	SCE
SINGLE ROW SILT FENCE		SF
TYPE A - FABRIC INLET PROTECTION	A	FIP
DOUBLE ROW SILT FENCE		SF

NOTES:

WHEN AND WHERE TO USE IT:

STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS:

IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFFSITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION:

REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.

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 1-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 OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:

INSPECT CONSTRUCTION ENTRANCES EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION, OR AFTER HEAVY USE. CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

WASH OR REPLACE STONES AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES.

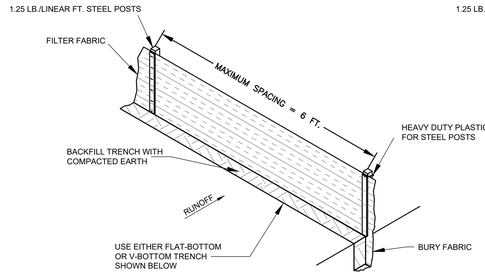
FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

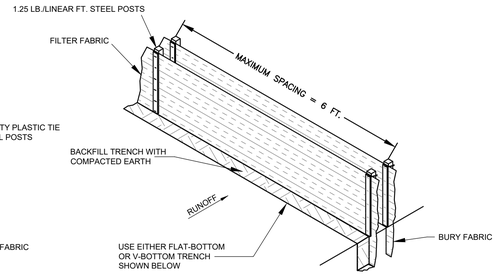
REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

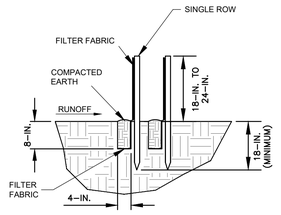
NOT TO SCALE



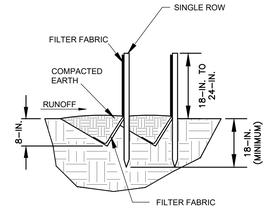
SINGLE-ROW SILT FENCE



DOUBLE-ROW SILT FENCE



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

NOTES:

WHEN AND WHERE TO USE IT:
SILT FENCE IS APPLICABLE IN AREAS:

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100-FEET.
WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO FENCE LINE) IS 2H:1V.
THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS:

STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4-FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS:
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

GEOTEXTILE FILTER FABRIC:
FILTER FABRIC IS:
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES.
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 DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES.
CUT TO A MINIMUM WIDTH OF 36 INCHES.

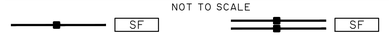
USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

INSTALLATION:
EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP.
INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 2- INCHES ABOVE THE FABRIC, WITH NO MORE THAN 3-FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6-FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG, SPACED A MAXIMUM OF 6-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN CALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE THE GROUND MAY BE GREATER THAN 24-INCHES. IN TIDAL AREAS, EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4-, 5-, OR 6-FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
INSPECT EVERY SEVEN CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPS) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.

SILT FENCE

NOT TO SCALE



ELECTRONICALLY FILED - 2023 Jan 28 01:51 PM - CHARLESTON COUNTY - PAGE 2 OF 2

NO.	REVISIONS	BY	DATE
1	3088001980		

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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA
CAPE POINT SERVICE VEHICLE ACCESS
SWPPP - DETAILS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	N/A

EC4.1

Z:\25854\25854.0001\Engineering\Drawings\Construction Plans\25854-0000 - EC-01.dwg - Oct 9, 2023 - 9:52:20 AM

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ELECTRONIC COPY OF CONSTRUCTION PLANS. CASE #2024-PP-10880
DRAWING ISSUED: FEB. 2024 | 1:51 PM | MAR 28

GATE ACCESS KEYPAD

REPLACE EXISTING 18" CONCRETE HEADER CURB

GATE ARMS AND CONTROL BOXES

REPLACE EXISTING 18" CONCRETE HEADER CURB

EXISTING CAPE POINT RIGHT-OF-WAY

NEW ASPHALT PAVEMENT TO MEET EXISTING PAVEMENT IN STRAIGHT SAW-CUT JOINT AND A FLUSH FINISH. PRIOR TO PAVING THE CUT FACE OF EXISTING PAVEMENT IS TO BE COATED IN A TACK COAT.

(2) 28' - 4" CONDUIT

SEE SHEET C5.1 FOR RIBBON CURB DETAILS

SEE SHEET C5.1 FOR PAVER SURFACE DETAILS

RAISE MANHOLE TO FINISH GRADE

BOLLARD LOCATION

2" IRRIGATION METER

EXISTING FIRE HYDRANT

EXISTING MANHOLE

EXISTING JUNCTION BOXES

MEMBER AND DELIVERY ENTRANCE - NO VEHICULAR ACCESS

SEE SHEET C5.1 FOR PAVER SURFACE DETAILS

CHARLESTON COUNTY BEACHWALKER PARK

SOUTHERN PINES LANE

DRAINAGE EASEMENT

LOT 2 (PARCEL 13A)
TMS 207-05-00-122

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

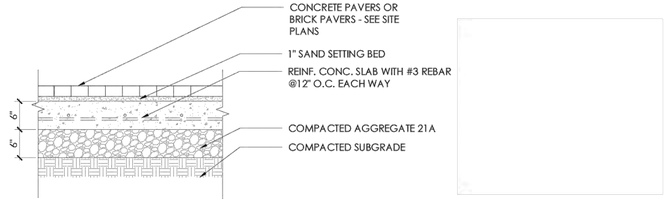
SITE DEVELOPMENT PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

C3.1

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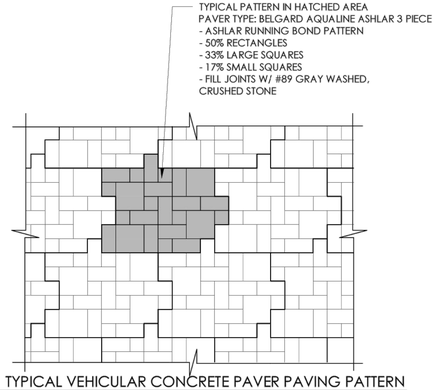
ELECTRONICALLY FILED - 2024 Jul 18 1:51 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1000890



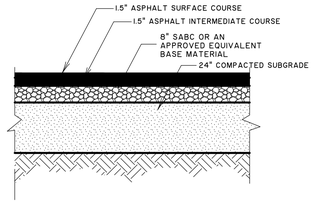
NOTE:

1. CROWN PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{16}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. USE HEAVY VEHICULAR BRICK IN ROADWAY, TRAFFIC ISLANDS, AND CROSSWALKS

4 / L5.00 CONCRETE PAVER OR BRICK PAVING VEHICULAR
SCALE: 1" = 1'-0"

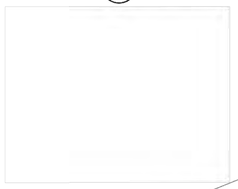


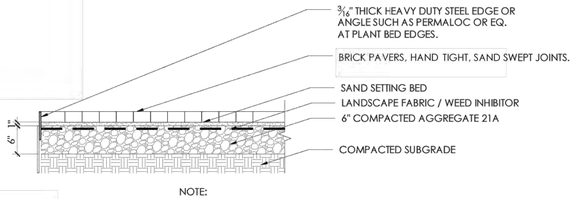
1 / L1.04 TYPICAL VEHICULAR CONCRETE PAVER PAVING PATTERN
SCALE: 1/2" = 1'-0"



ASPHALT SURFACE DETAIL

NOT TO SCALE

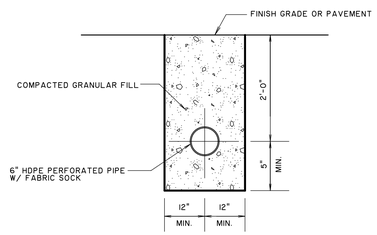




NOTE:

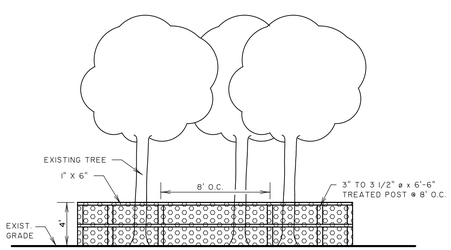
1. CROWN CONCRETE PAVERS OR BRICK PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{8}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. SEE PLANS FOR LOCATIONS OF PEDESTRIAN AND VEHICULAR PAVEMENT ON AGGREGATE. GRADE VARIES - SEE SPECIFICATIONS.

7 / L5.00 CONCRETE PAVER OR BRICK PAVING PEDESTRIAN
SCALE: 1" = 1'-0"



SUBGRADE DRAIN DETAIL

NOT TO SCALE

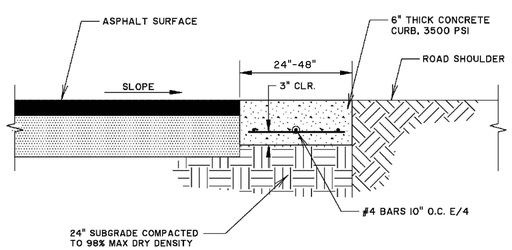


NOTES:

1. CONTRACTOR TO PROTECT AND SAVE TREE. INSTALL 4' HIGH WOODEN RAIL FENCE AROUND TREE. FENCE TO BE CONSTRUCTED OF TREATED LUMBER.
2. ATTACH RAILS TO POST WITH GALVINIZED NAILS.

TREE PROTECTION DETAIL

NOT TO SCALE



CONCRETE RIBBON CURB

NOT TO SCALE

NO.	REVISIONS	BY	DATE

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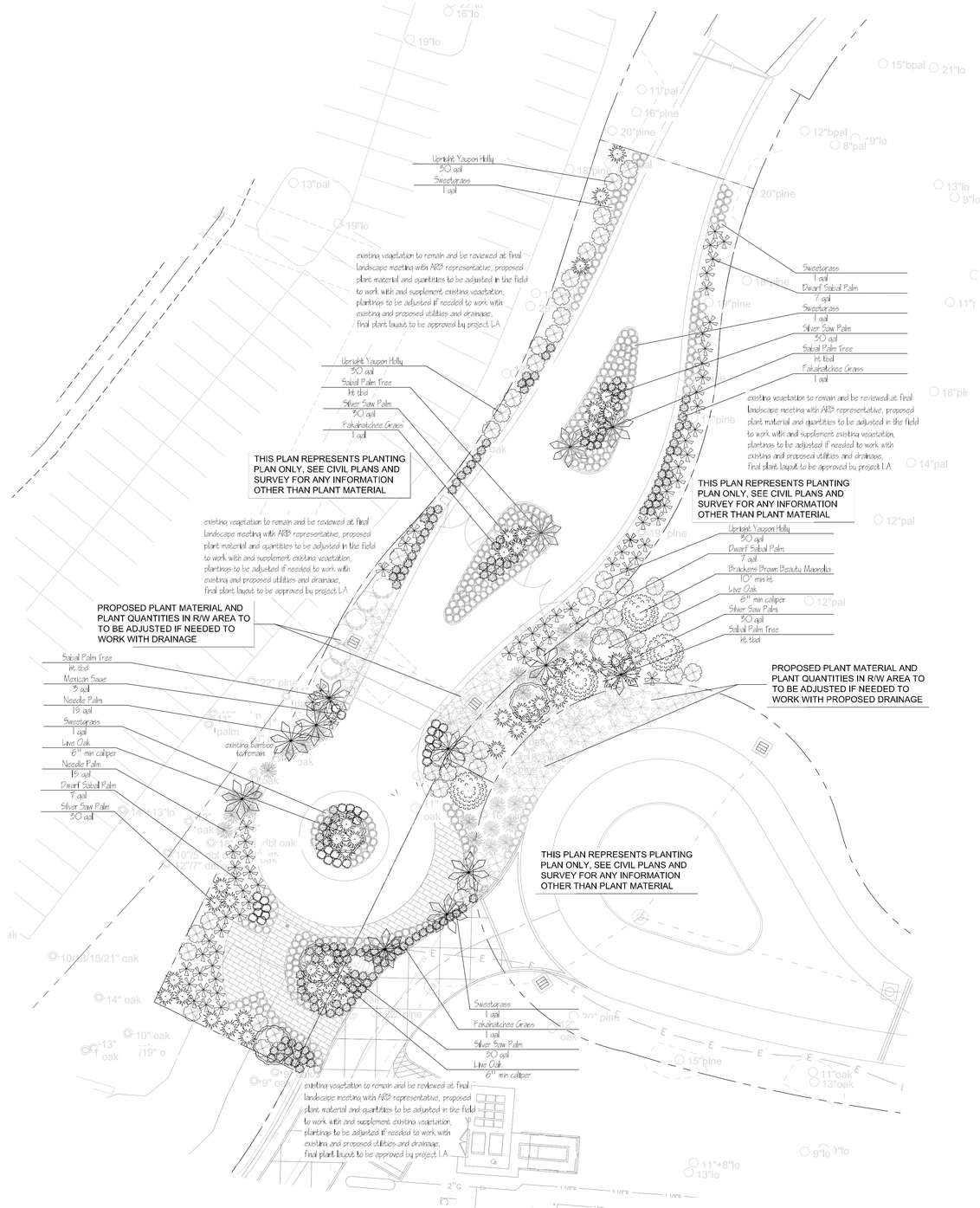
KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

PAVING GRADING & DRAINAGE DETAILS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 1'

C5.1



Cape Point Service Vehicle Access Plant List

November 13, 2024

Trees

Live Oak	Quercus virginiana 6" Min Caliper, well formed	see plan
Brackens Brown Beauty Magnolia	Magnolia grandiflora 'Brackens Brown' 10' Min ht, full to ground and well formed	see plan
Eastern Red Cedar	Juniperus virginiana 10' Min ht, full to ground and well formed	see plan

Shrubs/Perennials

Wax Myrtle	Myrica cerifica 30 gal, full and well formed	see plan
Yellow Anise	Illicium parviflorum 15 gal, full and well formed	see plan
Upright Yaupon Holly	Ilex vomitoria 30 gal, full and well formed	see plan

Palms

Palm Tree	Sabal major trunk hts vary 8'-14', all refoliated heads	see plan
Silver Saw Palm	Serenoa repens 30 gal, full and well formed	see plan
Needle Palm	Rhapidopyllum hystrix 15 gal, full and well formed	see plan
Dwarf Palmetto	Sabal minor 7 gal, full and well formed	see plan

Groundcover/Grasses/Vines

Sweetgrass	Muhlenbergia capillaris 1 gal, well formed, field locate	see plan
Fakahatchee Grass	Tripsacum dactyloides 1 gal, full and well formed	see plan
Native Fern (see botanical name)	Thelypteris kunthii 1 gal, well formed	see plan
Mexican Sage	Salvia leucantha 3 gal, well formed	see plan

PLANTING NOTES:

1) Irrigation shall be provided by landscape contractor to all proposed plant material (including lawn area) shown on plans. Irrigation plans shall be provided by landscape contractor to owner for approval prior to installation. Irrigation shall meet all Kiawah Island zoning requirements.
2) Landscape contractor shall provide planting mix from off site of 50% LA or Owner approved topsoil and 50% organic material for completion of work. Topsoil shall be free of subsoil, stones, plants or their roots or any extraneous matter. Planting mix shall be applied at a minimum of 4" depth in all plant areas and sod areas prior to planting. Soil amendments shall be added to planting mix in order to insure pH levels are acceptable for planting.
3) Plants shall be spaced as shown on plans.
4) All plant material is subject to approval on site by Landscape Architect.
5) Contact Landscape Architect for on site bedline and plant layout review prior to installation.
6) Contractor to provide 3" of shredded hardwood mulch around all plant material unless otherwise noted.
7) Set finished plant bed height to (top of mulch) 1" below adjacent walks, patios, and drives.
8) Landscape contractor to guarantee all work including all plant materials for one year from date of project completion and acceptance by owner.

GENERAL NOTES:

1) Contractor to call for utility locates, verify utility locations, and notify Owner or Landscape Architect of any conflicts prior to commencement of work.
2) Contractor to verify all dimensions and quantities and notify Owner or Landscape Architect of any discrepancies prior to commencement of work.
3) All work shall be conducted in accordance with national, state and local codes.

North

0' 20' 40' 80'

Scale: 1" = 20'

24"x36" sheet

JDLA

Josh Dunn Landscape Architecture, LLC

PO Box 1193, Beaufort, SC 29901

josh@joshdunnla.com

843.822.1772

Cape Point Service Vehicle Access
Kiawah Island, South Carolina
Schematic Planting Plan

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1088
JOSHUA DAVID DUNN

L1 - Planting Plan

November 26, 2024

ADJOINER PARCEL INFORMATION:

NO.	TMS#	PARCEL OWNER:	DEED BOOK:	PLAT BOOK:	SUBDIVISION:
1	207-06-00-187	KIAWAH ISLAND COTTAGE OWNERS ASSOC. INC	X175 PG.335	AJ PG.83	PHASE III SPARROW POND COTTAGES
2	207-06-00-120	GRANGER BARRY MARTIN GRANGER V MICHELLE	0251 PG.876	AJ PG.83	SPARROW POND COTTAGES
3	207-06-00-119	STANLEY ROAD REAL ESTATE HOLDINGS LLC	B621 PG.779	AJ PG.37	SPARROW POND COTTAGES
4	207-06-00-118	KOSINSKI GREG T GLASSNER ADAM D	0217 PG.054	AJ PG.37	SPARROW POND COTTAGES
5	207-06-00-117	LINTON SHIRLEY MARTIN AS TRUSTEE	J349 PG.387	AJ PG.37	SPARROW POND COTTAGES
6	207-00-00-002	KIAWAH RESORT ASSOCIATES LP	L215 PG.486	S14 PG.0012	KIAWAH ISLAND, WEST END RESIDUAL
7	207-06-00-076	MAHONY ROBERT D	R149 PG.668	AH PG.65	SPARROW POND COTTAGES
8	207-06-00-075	WARD STEPHEN E AND EMILY T	J227 PG.837	AH PG.65	SPARROW POND COTTAGES
9	207-06-00-074	KUPETZ GREGORY F AND BARBARA N TRUST	0529 PG.156	AH PG.65	SPARROW POND COTTAGES
10	207-06-00-073	LARACH DAVID R TRUST LARACH MARILYN G	0495 PG.433	AH PG.65	SPARROW POND COTTAGES
11	207-05-00-107	MILER D SHERWOOD III ET AL	0004 PG.943	AO PG.13	INLET COVE CLUB, PHASE III
12	207-05-00-106	DARUS GREGORY A DARUS RUTH W	T538 PG.639	AO PG.13	INLET COVE CLUB, PHASE III
13	207-05-00-105	ZACK GEORGE J ZACK KERRY S	K372 PG.594	AO PG.13	INLET COVE CLUB, PHASE III
14	207-05-00-104	MANETTA ROBERT MANETTA EVELYN	0323 PG.494	AO PG.13	INLET COVE CLUB, PHASE III
15	207-05-00-103	BURGES GENE E TRUST LAKE ANNE B	0276 PG.864	AO PG.90	INLET COVE CLUB, PHASE III
16	207-05-00-102	CHEATHMAN COTTAGE FLP	C560 PG.457	AO PG.13	INLET COVE CLUB, PHASE III
17	207-05-00-101	MIESZALA JAMES R MIESZALA DARLENE M	2643 PG.179	AO PG.13	INLET COVE CLUB, PHASE III
18	207-05-00-100	RISHEL ROY W AND MARY ANN	P191 PG.431	AO PG.13	INLET COVE CLUB, PHASE III
19	207-05-00-099	GARRICK JULIE R	Z423 PG.405	AO PG.90	INLET COVE CLUB, PHASE III
20	207-05-00-098	POSTON JOHN H POSTON KAYCEE CONNOLLY	T321 PG.685	AO PG.13	INLET COVE CLUB, PHASE III
21	207-05-00-097	OWENS F JOSEPH JR OWENS CHRISTIE H	0071 PG.526	AO PG.90	INLET COVE CLUB, PHASE III
22	207-05-00-096	MORTON JAMES C Jr MORTON SUSAN P	0440 PG.436	AO PG.13	INLET COVE CLUB, PHASE III
23	207-05-00-0011	KDP II LLC	0335 PG.077	ER PG.031/034	BEACHWALKER

PLANNING AND ROD USE ONLY

APPROVED CONDITIONAL PLAT

DIRECTOR OF PLANNING
KIAWAH ISLAND

SBD19-000012
APPLICATION#

1/23/2020
DATE

RECORDED

DATE: 1/24/2020 TIME: 2:58:25 PM
Book-Page L20 0023 DocType Large Plat
Michael Miller, Register, Charleston County, SC

Filed By:

Record Fee	$25.00	TOWN OF KIAWAH
Postage	$1.00	JOHN TAYLOR
TOTAL	$26.00	4476 BETSY KERRISON PKWY
Drawer	Drawer 2	KIAWAH ISLAND SC 29455
Clerk	ala	

Location: BEACHWALKER EAST

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DISTANCE	BEARING	DELTA
C1	176.71	225.00	93.19	172.20	N34°59'50"E	44°59'54"
C2	42.28	175.00	21.24	42.18	N02°54'59"E	13°50'32"
C3	34.88	125.00	17.55	34.77	S04°36'02"W	15°59'15"
C4	99.26	209.01	50.58	98.33	N01°15'47"E	27°12'38"
C5	215.98	275.00	113.90	210.47	N34°59'50"E	44°59'54"
C6	55.59	225.00	27.94	55.45	N03°04'24"E	14°09'23"
C7	53.95	178.00	27.19	53.75	S15°12'47"W	17°22'02"
C8	108.22	122.00	57.96	104.71	N01°30'55"W	50°49'25"
C9	55.23	178.00	27.84	55.01	S18°02'16"E	17°46'43"
C10	34.02	178.00	17.06	33.97	S03°40'21"E	10°57'07"
C11	170.65	157.85	94.74	162.46	S30°40'18"W	61°56'30"
C12	190.42	152.04	97.60	188.11	N46°08'51"E	30°59'29"
C13	14.96'	550.00'	7.48'	54.62	N63°35'46"E	1°33'30"
C14	129.15'	550.00'	64.88'	128.86'	N71°26'09"E	13°27'17"
C15	103.51'	60.00'	70.06'	91.14'	N52°24'54"W	98°50'37"
C16	128.86'	60.00	110.62'	105.48'	S58°31'56"W	123°03'03"
C17	58.86'	60.00	32.04'	56.52'	N88°02'40"W	56°12'14"
C18	6.14'	550.00'	3.07'	6.14'	N63°30'07"E	0°42'12"

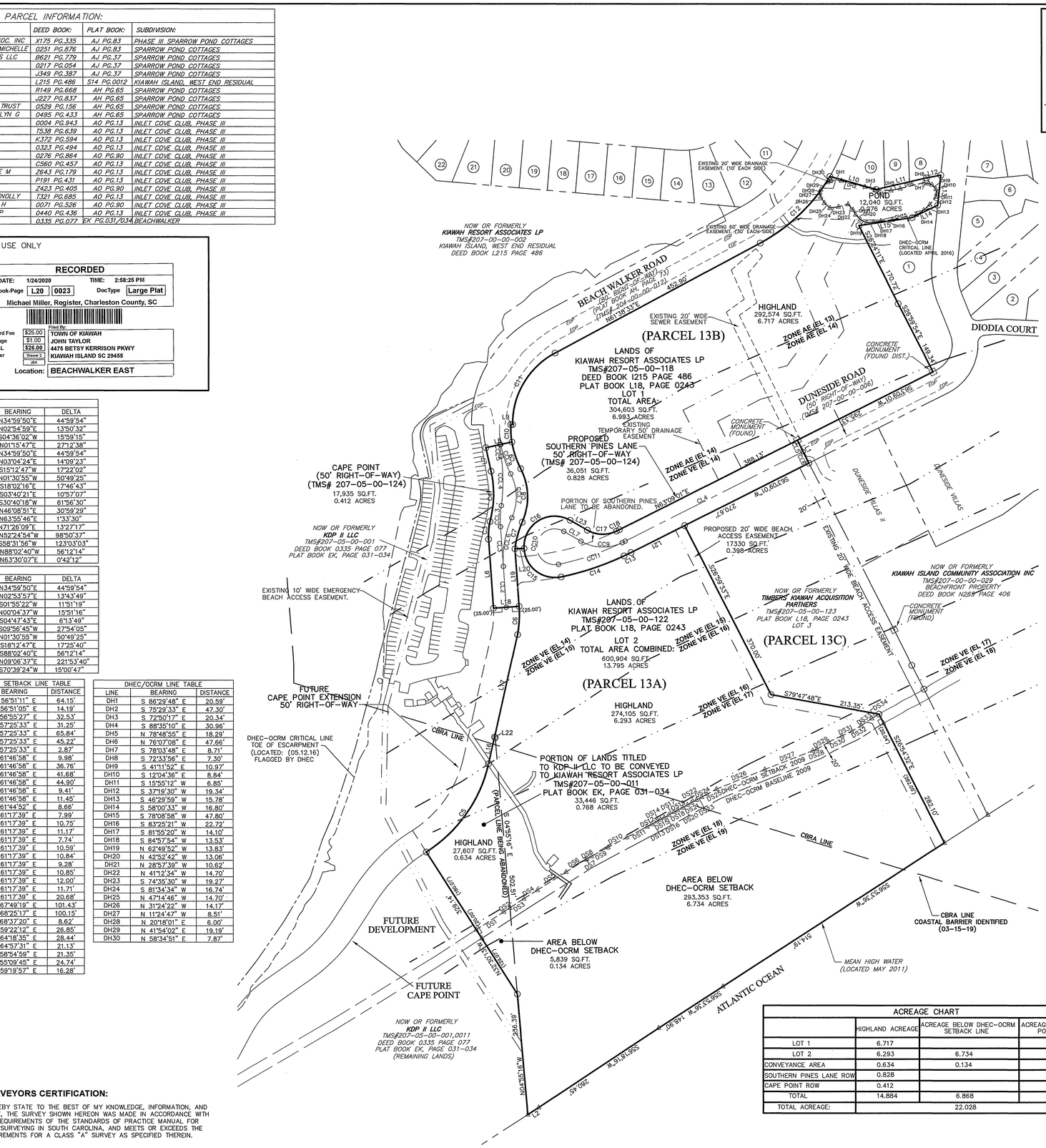
CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DISTANCE	BEARING	DELTA
CCL1	196.34	250.00	103.55	191.33	N34°59'50"E	44°59'54"
CCL2	48.39	201.94	24.31	48.28	N02°53'57"E	13°43'49"
CCL3	41.38	200.00	20.77	41.31	S01°55'22"W	11°51'19"
CCL4	96.85	350.00	48.74	96.54	N00°04'37"W	15°51'16"
CCL5	22.88	210.45	11.45	22.87	S04°47'43"E	6°13'49"
CCL6	97.39	200.00	49.68	96.44	S09°56'45"W	27°54'05"
CCL7	88.70	100.00	47.51	85.82	N01°30'55"W	50°49'25"
CCL8	60.83	200.00	30.65	60.60	S16°12'47"E	17°25'40"
CCL9	83.38'	85.00'	45.39'	80.08'	S88°02'40"E	56°12'14"
CCL10	135.55'	35.00'	91.43'	65.37'	N09°06'37"E	221°53'40"
CCL11	137.56'	525.00'	69.18'	137.17'	S70°39'24"W	15°00'47"

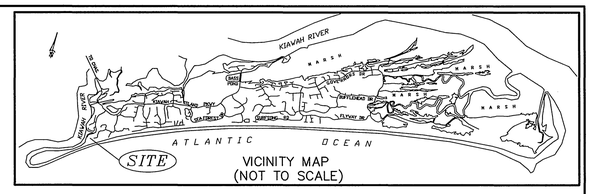
PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 26°13'24" E	50.00'
L2	S 57°03'35" W	25.24'
L3	N 32°30'13" W	50.00'
L4	N 12°29'53" E	91.60'
L5	N 12°29'53" E	165.73'
L6	N 04°00'17" W	134.28'
L7	N 12°18'50" W	47.17'
L8	N 77°40'01" E	52.04'
L9	N 89°42'03" E	3.39'
L10	S 74°17'11" E	93.51'
L11	N 77°00'49" E	100.03'
L12	N 78°30'00" E	28.39'
L13	S 06°03'08" W	59.09'
L14	S 63°41'38" W	54.96'
L15	S 81°26'04" W	104.64'
L16	N 12°29'53" E	53.63'
L17	N 12°29'53" E	204.79'
L18	N 85°59'43" E	50.00'
L19	N 04°00'17" W	112.05'
L20	N 87°30'08" E	17.64'
L21	S 63°09'01" W	116.91'
L22	S 40°17'27" E	2.23'
L23	N 59°56'33" W	38.45'

CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N 12°29'53" E	258.42'
CL2	N 04°00'17" W	79.51'
CL3	N 04°00'17" W	77.58'
CL4	S 63°09'01" W	387.85'
CL5	S 26°13'24" E	25.00'
CL6	S 26°13'24" E	25.00'
CL7	N 59°56'33" W	38.45'

DHEC/OCRM SETBACK LINE TABLE		
LINE	BEARING	DISTANCE
DS1	N 56°51'11" E	64.15'
DS2	N 56°51'05" E	14.19'
DS3	N 56°55'27" E	32.53'
DS4	N 57°25'33" E	31.25'
DS5	N 57°25'33" E	65.84'
DS6	N 57°25'33" E	45.22'
DS7	N 57°25'33" E	2.87'
DS8	N 61°46'58" E	9.98'
DS9	N 61°46'58" E	36.76'
DS10	N 61°46'58" E	41.68'
DS11	N 61°46'58" E	44.90'
DS12	N 61°46'58" E	9.41'
DS13	N 61°46'58" E	11.45'
DS14	N 61°46'52" E	8.66'
DS15	N 61°17'39" E	7.99'
DS16	N 61°17'39" E	10.75'
DS17	N 61°17'39" E	11.17'
DS18	N 61°17'39" E	7.74'
DS19	N 61°17'39" E	10.59'
DS20	N 61°17'39" E	10.84'
DS21	N 61°17'39" E	9.28'
DS22	N 61°17'39" E	10.85'
DS23	N 61°17'39" E	12.00'
DS24	N 61°17'39" E	11.71'
DS25	N 61°17'39" E	20.68'
DS26	N 67°49'19" E	101.43'
DS27	N 68°25'17" E	100.15'
DS28	N 68°37'20" E	8.62'
DS29	N 59°22'12" E	26.85'
DS30	N 64°18'35" E	28.44'
DS31	N 64°57'31" E	21.13'
DS32	N 58°54'59" E	21.35'
DS33	N 55°09'45" E	24.74'
DS34	N 59°19'57" E	16.28'

DHEC/OCRM LINE TABLE		
LINE	BEARING	DISTANCE
DH1	S 86°29'48" E	20.59'
DH2	N 75°29'33" E	47.30'
DH3	S 72°50'17" E	20.34'
DH4	S 88°35'10" E	30.96'
DH5	N 78°48'55" E	18.29'
DH6	N 76°07'08" E	47.66'
DH7	S 78°03'48" E	8.71'
DH8	S 72°33'56" E	7.30'
DH9	S 41°11'52" E	10.97'
DH10	S 12°04'36" E	8.84'
DH11	S 15°55'12" W	6.85'
DH12	S 37°19'30" W	19.34'
DH13	S 46°29'59" W	15.78'
DH14	S 58°00'33" W	16.80'
DH15	S 78°08'58" W	47.80'
DH16	S 83°25'21" W	22.72'
DH17	S 81°55'20" W	14.10'
DH18	S 84°57'54" W	13.53'
DH19	N 62°49'52" W	13.83'
DH20	N 42°52'42" W	13.06'
DH21	N 28°57'39" W	10.62'
DH22	N 41°12'34" W	14.70'
DH23	S 74°35'30" W	19.27'
DH24	S 81°34'34" W	16.74'
DH25	N 47°14'46" W	14.70'
DH26	N 31°24'22" W	14.17'
DH27	N 11°24'47" W	8.51'
DH28	N 20°18'01" E	6.00'
DH29	N 41°54'02" E	19.19'
DH30	N 58°34'51" E	7.87'





VICINITY MAP
(NOT TO SCALE)

ACREAGE CHART			
	HIGHLAND ACREAGE	ACREAGE BELOW DHEC-OCRM SETBACK LINE	ACREAGE DHEC-OCRM POND AREA
LOT 1	6.717		0.276
LOT 2	6.293	6.734	
CONVEYANCE AREA	0.634	0.134	
SOUTHERN PINES LANE ROW	0.828		
CAPE POINT ROW	0.412		
TOTAL	14.884	6.868	0.276
TOTAL ACREAGE:		22.028	

OWNER OF RECORD:
KIAWAH RESORT ASSOCIATES LP
1 KIAWAH ISLAND PKY
KIAWAH ISLAND SC 29455-5725

OWNER OF RECORD:
KDP II LLC
1 KIAWAH ISLAND PKY
KIAWAH ISLAND SC 29455-5725

OWNER REFERENCES:
TMS# 207-05-00-118
TMS# 207-05-00-123
TMS# 207-05-00-122
TMS# 207-05-00-124
TMS# 207-05-00-001
TMS# 207-05-00-0011

BEACHWALKER PARCEL 13
PLAT BOOK L11, PAGE 0226
PLAT BOOK BS, PAGE 060
PLAT BOOK L16, PAGE 0413
PLAT BOOK L17, PAGE 0545
PLAT BOOK L18, PAGE 0243

PLAT REFERENCES:
PLAT BOOK L11 PAGE 0226 DATED 07/11/2011, PREPARED BY SOUTH EASTERN SURVEYING, INC. OF CHARLESTON, SOUTH CAROLINA.

PLAT BOOK AJ PAGE 083 DATED 02/12/1977, PREPARED BY COASTAL SURVEYING COMPANY, INC. OF CHARLESTON, SOUTH CAROLINA.

PLAT BOOK AJ PAGE 037 DATED 02/12/1977, PREPARED BY COASTAL SURVEYING COMPANY, INC. OF CHARLESTON, SOUTH CAROLINA.

PLAT BOOK AH PAGE 065 DATED 08/17/1976, PREPARED BY COASTAL SURVEYING COMPANY, INC. OF CHARLESTON, SOUTH CAROLINA.

PLAT BOOK AO PAGE 013 DATED 05/11/1979, PREPARED BY COASTAL SURVEYING COMPANY, INC. OF CHARLESTON, SOUTH CAROLINA.

PLAT BOOK AO PAGE 090 DATED 05/11/1979, PREPARED BY COASTAL SURVEYING COMPANY, INC. OF CHARLESTON, SOUTH CAROLINA.

PLAT BOOK L17 PAGE 0545 DATED 10/05/2017, PREPARED BY SWA SURVEYING LLC OF CHARLESTON, SOUTH CAROLINA.

PLAT BOOK L18 PAGE 0243 DATED 01/31/2018, PREPARED BY SWA SURVEYING LLC OF CHARLESTON, SOUTH CAROLINA.

NOTE:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THE PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. PARCEL LINES ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 1983
5. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
6. PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 13) AND VE (EL 14–19) AS SCALED FROM F.I.R.M. PANEL NO. 45019C 0785 J, REVISED. BEFORE ANY DESIGN OR CONSTRUCTION AN APPROPRIATE OFFICIAL SHOULD BE CONTACTED TO VERIFY FLOOD ZONES. A PORTION OF LOT NO.2 IS WITHIN A CBRA AREA. THE LINES DEPICTED ON THIS PLAT ARE FOR VISUAL PURPOSES ONLY.
7. ANY FRESHWATER WETLAND BOUNDARIES OR DHEC–OCRM CRITICAL LINE SHOWN ON THIS SURVEY SHOULD NOT BE CONSIDERED AS A FINAL DEFINED LINE UNLESS THE APPROPRIATE AUTHORITY HAS CERTIFIED THEM ON THIS PLAT.
8. THE ROADWAY SHOWN ON THIS PLAT DOES NOT OBLIGATE THE TOWN OF KIAWAH ISLAND IN ANY WAY TO ACCEPT, FOR MAINTENANCE, ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.

SPECIAL NOTE:

APPROVAL OF THIS PLAT ADJUSTS THE BOUNDARY OF PARCEL 13 TO CONFORM TO THE LIMITS OF LOTS 1,2 AND 3 AND THE SOUTHERN PINES LANE RIGHT–OF–WAY. PURSUANT TO NOTE 2 OF EXHIBIT 13.2, PARCEL SPECIFIC DEVELOPMENT STANDARDS AS REFERENCED IN THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KIAWAH RESORT ASSOCIATES, L.P. AND THE TOWN OF KIAWAH ISLAND DATED DECEMBER 5,2013.

SPECIFIC DEVELOPMENT PROVISIONS IMPOSED FOR PARCEL 13:

1. AREAS LIMITED TO NO MORE THAN 120 RESIDENTIAL DWELLING UNITS AND RELATED AMENITIES WITHIN PARCEL 13A AND A PORTION OF PARCEL 13B. THE AREA WITHIN A PORTION OF PARCEL 13B IS LIMITED TO NO MORE THAN 4 RESIDENTIAL BUILDINGS.
2. ADDITIONAL RESIDENTIAL DWELLING UNITS WITHIN PARCEL 13B SHALL BE ACCESSED FROM BEACHWALKER DRIVE AND SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO DUNESIDE ROAD.
3. PARKING FOR BEACH CLUB MEMBERS ACCESSED FROM DUNESIDE ROAD SHALL BE LIMITED TO NO MORE THAN THIRTY (30) SPACES FROM WITHIN PARCEL 13A OR 13B.
4. ADDITIONAL MEMBER PARKING, COMMERCIAL DELIVERIES, SERVICE AND EMPLOYEE ACCESS TO BEACH CLUB SHALL BE FROM CAPE POINT ROAD EXCEPT AS PERMITTED UNDER SECTION 2.d OF THE REFERENCED MOU.
5. ALL COMMERCIAL TRAFFIC ASSOCIATED WITH THE SITE DEVELOPMENT AND CONSTRUCTION OF RESIDENTIAL AND AMENITY STRUCTURES WITHIN PARCELS 13A AND B SHALL BE ACCESSED FROM BEACHWALKER DRIVE OR CAPE POINT ROAD EXCEPT AS PERMITTED UNDER SECTION 2.d OF THE REFERENCED MOU.
6. THE CONNECTION OR OPENING OF SOUTHERN PINES LANE TO DUNESIDE ROAD SHALL NOT OCCUR UNTIL ALL PROPOSED DUNSIDE ROAD AREA SAFETY IMPROVEMENTS HAVE BEEN COMPLETED AS REFERENCED IN THE DUNESIDE ROAD IMPROVEMENTS PROJECT SCOPE. THE APPLICANT SHALL SUBMIT EVIDENCE TO THE TOWN OF THE COMPLETED SAFETY IMPROVEMENTS PRIOR TO THE PLANNING COMMISSION APPROVING A FINAL PLAT AND ANY CONNECTION BEING MADE.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

CERTIFICATION OF POND AREA
PREVIOUSLY SIGNED OFF BY FRED MALLETT 06/08/16

SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

CERTIFICATION OF DHEC–OCRM SETBACK 2009
PREVIOUSLY SIGNED OFF BY BLAIR WILLIAMS 05/31/16

SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEYORS CERTIFICATION:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JOHN T. BYRNES III S.C.P.L.S. NO. 16115

SOUTH CAROLINA REGISTERED LAND SURVEYOR JOHN T. BYRNES III 16115

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC CERTIFICATE OF AUTHORIZATION C04554

NO.	DATE	COMMENTS	BY
R1	1-21-20	COMMENTS PER TOWN OF KIAWAH 1/8/20	KLK

SOUTHEASTERN LAND SURVEYING LLC
1035–B JENKINS ROAD
CHARLESTON SC 29407
(843)795–9330

A CONDITIONAL SUBDIVISION PLAT
TMS#207-05-00-0011,TMS#207-05-00-001,118,122,123 AND 124
BEACHWALKER EAST. PARCEL 13
KIAWAH RESORT ASSOCIATES LP AND KDP II LLC
LOCATED IN THE TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	APRIL 22,2019
DRAWN:	K.KUZIO
CHECK:	J.BYRNES
CC:	DARIN K.
JOB:	11074
DWG:	11074–C–4–22–19
SHEET:	1 OF 1

Z:/KEVIN/KIAWAH/11074 (BEACHWALKER EAST PARCEL–SUB)/DWG/11074 CONDITIONAL SOUTHERN PINE LANE 4–22–19

ELECTRONICALLY FILED - 2025 Jan 30 9:24 AM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

STATE OF SOUTH CAROLINA	)	COURT OF COMMON PLEAS
	)	
COUNTY OF CHARLESTON	)	CASE NO.: 2024-CP-10-03809
KIAWAH RESORT ASSOCIATES, L.P.,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	**CONSENT ORDER APPROVING SETTLEMENT**
	)	
TOWN OF KIAWAH ISLAND,	)	
	)	
Defendant.	)	
	)	

This matter is before the Court on the joint motion of the parties to approve a settlement of numerous zoning related disputes between them that was the product of their mediation negotiations. The settlement obtained resolves not only this case but other related zoning matters and cases as more specifically described below. The Town Council of the Town of Kiawah Island (the "Town") approved the settlement at its regular monthly meeting on October 1, 2024. A condition of the parties' resolution is that the settlement be approved by the Circuit Court, thereby making the settlement of record.

The settlement herein, upon fulfillment of the terms and conditions set forth below, shall resolve and conclude the following proceedings:

A. This action, Case No. 2024-CP-10-03809, brought on July 29, 2024, by Kiawah Resort Associates, LP ("KRA") against the Town;

B. Case No. 2024-CP-10-00491, brought on January 29, 2024, by KRA against the Town;

C. Case No. 2024-CP-10-03812, brought on July 29, 2024, by KRA against the Town, Inlet Cove Club Homeowners' Association, Inc. ("Inlet Cove"), Kiawah Island

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Cottage Owners' Association, Inc. ("KICOA"), and Riverview Property Owners Association, Inc., ("Riverview");

D. KRA's application for variance to the Town of Kiawah Island Board of Zoning Appeals filed on July 17, 2024 (BZA 24-000014) regarding the off-street parking requirements for the Cape Club and two Club Cottages at The Cape;

E. KRA's direct appeal of the final decision of the Planning Director to the Town of Kiawah Island Board of Zoning Appeals filed on August 2, 2024 (BZA 24-000015), regarding the application for site plan approval for the Cape Point Parking and Emergency Beach Access (Application #: SPR23-000006); and

F. KRA's direct appeal of the final decision of the Planning Director to the Town of Kiawah Island Board of Zoning Appeals filed on August 2, 2024 (BZA 24-000016), regarding the application for site plan approval for Ocean Pines (Application #: SPR23-000002).

The settlement herein, when the described terms and conditions are met, shall also finally determine and approve the below site plan applications under Sec. 12-162 of the Town's Code of Ordinances, subject to any conditions expressly stated herein:

A. Application #: SPR23-000002, Project Name: Ocean Pines;

B. Application #: SPR23-000003, Project Name: West End at Beachwalker; and,

C. Application #: SPR23-000006, Project Name: Cape Point Parking and Emergency Beach Access.

1. With respect to the above three site plan applications for Ocean Pines, West End at Beachwalker, and Cape Point Parking and Emergency Beach Access, as well as the

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required parking for the Cape Club facilities and Club cottages located on the Cape, the parties agree as follows:

a. KRA agrees to provide a total seventy-five (75) parking spaces for the Cape Club. KRA will locate 59 off-site spaces for the Cape Club on the Ocean Pines site adjacent to the Cape. These spaces shall be situated on Ocean Pines site (TMS No. 2070500118) and Parcel 9 (under the Amended and Restated Development Agreement recorded at book BP 0377, page 802 in the Office of the Register of Deeds for Charleston County)(the "ARDA")(TMS No. 2070500004) as shown on the site plans attached hereto and labeled as **Exhibit 1A and 1B respectively**. Eight (8) of the 59 parking spaces located on the Ocean Pines parcel shall be accessed from Southern Pine Lane, four of which shall be designated for handicap use and four designated for the Club cottages. Such parking shall satisfy all requirements for off-street parking under the ordinances of the Town for the Cape Club and two Club cottages located on The Cape. Should in the future the Cape Club physically expand its currently planned and approved operations, it must provide additional off-street parking under the Town's zoning ordinances.

b. The 16 parking spaces for the Club to be located on Parcel 9 shown on **Exhibit 1B** will be dedicated for the purposes of Cape Club parking and not double-counted for purposes of any future development on that or any other parcel. These 16 parking spaces are subject to reconfiguration on Parcel 9, Parcel 11 (TMS. 2070500117), or the Church Parcel (TMS. 2070500116),

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subject to the approval of the Town, which shall not be unreasonably withheld.

c. The site plan for Ocean Pines attached hereto and labeled as **Exhibit 2A** and the landscaping plans for Ocean Pines attached hereto and labeled as **Exhibit 2B** are hereby approved.

d. The site plan for West End at Beachwalker attached hereto and labeled as **Exhibit 3A** is hereby approved subject to the following conditions: (i) the eight (8) buildings located on Parcel 11 (TMS. 2070500117) will be limited to 3 floors of living space above one (1) floor of parking with a building height no taller than 45 feet (as measured by the Town) and with a total of no more than 48 units. The landscaping plans; lighting plans; clearing and tree understory protection plan; and schematic building elevations for West End at Beachwalker attached hereto and labeled as **Exhibits 3B, 3C, 3D**, and **3E** respectively are hereby approved.

e. The site plan for the Cape Point Service Vehicle Access, attached hereto and labeled as **Exhibit 4A** and the planting plan for the Cape Point Service Vehicle Access, attached hereto and labeled as **Exhibit 4B**, are hereby approved subject to the following further actions and approvals:

(i) The Parties agree to petition the Town of Kiawah Planning Commission for permission to abandon the right of way for a portion of the Cape Point Road shown on TMS 207-05-00-124 and also as shown on the plat approved by the Town and recorded in the ROD Office for Charleston County at Plat Book L20, Page 0023.

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(ii) KRA will prepare a proposed plat abandoning the current platted extension of Cape Point Road on the condition that the Planning Commission approve a plat with gated service vehicle access and a new turn around at its terminus with a member and delivery entrance (but no vehicular access into the Cape except for the smaller utility vehicles transporting items back and forth between the terminus and the Cape Club) connecting across the property line to the Cape, all as shown on **Exhibit 4A.** Because the access extension will not be a public right of way, KRA shall seek a waiver of the strict application of the Town's platting and subdivision requirements along with its application for approval of the new plat to the Planning Commission.

(iii) KRA will agree that the Planning Commission may impose as a condition of its approval of the new parcel (part of what is now TMS 2070500124) that it may never be used as vehicular access to Parcel 12B(Captain Sams Spit) as described in the ARDA.

(iv) KRA agrees that once the new Cape Club access parcel is subdivided, it will impose a separate deed restriction or covenant on the new access parcel prohibiting its use for vehicular access to parcel 12B(Captain Sams Spit) as described in ARDA.

(v) KRA agrees that neither the condition set forth in (iii) above nor the restriction in (iv) above shall constitute a taking of its property without just compensation in its implementation or possible later enforcement and herby waives and releases any such claims.

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2. Notwithstanding these site plan approvals, KRA must comply with all other applicable Town ordinances and state and federal laws prior to obtaining building permits and certificates of occupancy.

3. The Parties understand the importance of installing and maintaining buffering along the gated service vehicle access and along the roads adjoining Ocean Pines and West End at Beachwalker. The Parties acknowledge and agree that the buffering materials and planting height and density shall be robust, to provide maximum screening, as shown on the approved planting plan for the Cape Point Service Vehicle Access attached as **Exhibit 4B**. Approximately eleven (11) months after the installation of the plants in accordance with the approved planting plan, the Town's Planning Director and a representative(s) of KRA shall inspect the plantings to determine if any additional plantings are needed to provide reasonably adequate buffering and whether there are any plants that need replacing by KRA.

4. Upon approval of this settlement by Town Council and the Circuit Court that includes the conditional site plan approval for the three pending site plan applications as shown on **Exhibits 2A**, **3A**, and **4A**, and the issuance of zoning and building permits to start construction at the three sites, the Parties agree to execute a mutual release and dismiss with prejudice the three civil actions described above, and KRA will withdraw its request for variance and two appeals to the BZA as described above as well as its pending FOIA requests. The dismissal of Case No. 2024-CP-10-03812 as to the three defendant homeowners' associations is conditioned on their formally withdrawing in a writing to the Town their assertions to the Town that any of the three site plan applications described above or the site plans for each of them conditionally

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approved by Town Council and by this Court are in violation of restrictive covenants under S.C. Code § 6-29- 1145.

5. This settlement is a compromise for the purpose of ending ongoing disputes and avoiding the time, expense, and uncertainty of numerous extended legal proceedings. In agreeing to this settlement, no party is admitting the validity of the position or arguments of the other party and denies any liability to the other party. The parties recognize a commonality of interest in the described projects proceeding in the manner set forth herein.

6. Each party to this settlement shall bear its respective attorneys' fees and costs.

7. This settlement and order shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. This settlement is contingent on the performance of all the terms and conditions herein.

It appears from the motion that the parties' settlement as described herein has been approved by Council for the Town, has a rational basis in accordance with the standards of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, and will resolve extensive, expensive, lengthy litigation among the parties.

NOW, THEREFORE, IT IS, HEREBY, ORDERED that the settlement terms as set forth above are hereby approved as the settlement of all the claims and proceedings described above subject to the terms and conditions stated herein and the settlement, as stated, constitutes an order of this Court, subject to enforcement in this Court.

AND IT IS SO ORDERED.

_____

Circuit Judge

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_____, 2025
Charleston, South Carolina

WE SO MOVE:

WALKER GRESSETTE &
LINTON, LLC

/s/ G. Trenholm Walker
G. Trenholm Walker (SC Bar #5777)
Email: Walker@wgfllaw.com
Direct: 843-727-2208
Post Office Box 22167
Charleston, SC 29413-2167

ATTORNEYS FOR KIAWAH RESORT ASSOCIATES, LP

WE JOIN and CONSENT:

HAYNSWORTH SINKLER BOYD, P.A.

s/Stafford J. ("Mac") McQuillin III
Stafford J. McQuillin III, Esq. (SC Bar No. 78203)
134 Meeting Street, 3rd Floor
Charleston, SC 29401
(843) 724-1120
mmcquillin@hsblawfirm.com

McCULLOUGH ■ KHAN ■ APPEL

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Mount Pleasant, SC 29464
(843) 937-0400
ross@mklawsc.com

ATTORNEYS FOR TOWN OF KIAWAH ISLAND

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Charleston Common Pleas

Case Caption: Kiawah Resort Associates Lp VS Kiawah Island Town Of

Case Number: 2024CP1003809

Type: Order/Approval Of Settlement

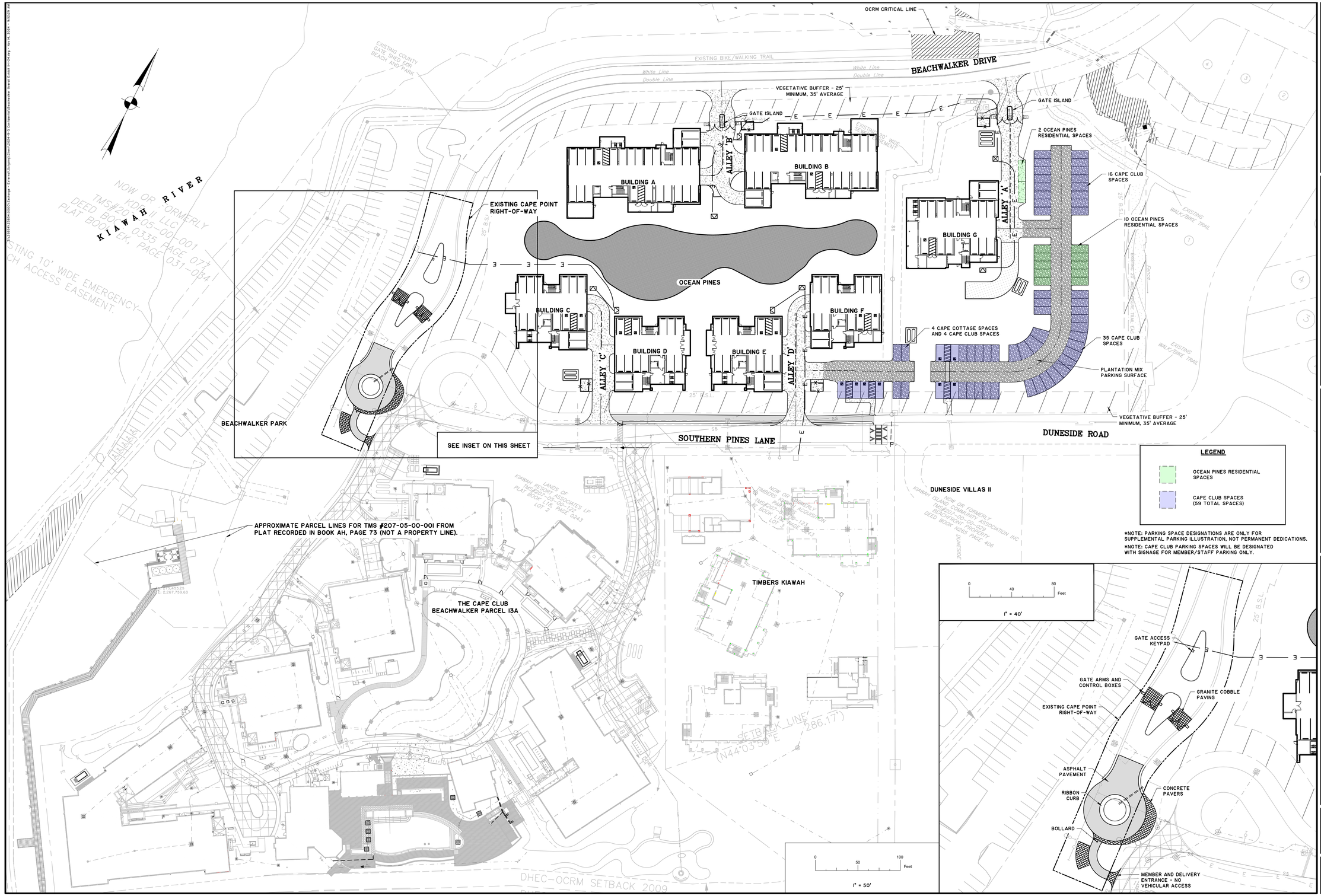
So Ordered

s/Jennifer B. McCoy #2764

EXHIBIT 1-A

ELECTRONICALLY FILED - 2025 Jan 27 5:12 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809
ELECTRONICALLY FILED - 2025 Jan 30 9:24 AM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

ELECTRONICALLY FILED - 2025 Jan 27 5:14 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1003809
ELECTRONICALLY FILED - 2025 JAN 30 9:24 AM - CHARLESTON COMMON PLEAS - CASE#2024CP1003809



*NOTE: PARKING SPACE DESIGNATIONS ARE ONLY FOR SUPPLEMENTAL PARKING ILLUSTRATION, NOT PERMANENT DEDICATIONS.

*NOTE: CAPE CLUB PARKING SPACES WILL BE DESIGNATED WITH SIGNAGE FOR MEMBER/STAFF PARKING ONLY.

NO.	REVISIONS
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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

MASTER PLAN

JOB NO:	J-25854.0000
DATE:	11/8/22
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 50'

G0.2

EXHIBIT 1-B

ELECTRONICALLY FILED - 2025 Jan 27 5:12 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809
ELECTRONICALLY FILED - 2025 Jan 30 9:24 AM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

ELECTRONICALLY FILED - 2023 Jan 27 5:12 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1003809
ELECTRONICALLY FILED - 2023 Jan 30 9:29 AM - CHARLESTON COMMON PLEAS - CASE#2024CP1003809

E:\1854\1.25854.0400\EXCHANGE - EXTERNAL\OUTGOING\CLIENT\2024-1-9 COMMERCIAL CAPE CLUB OFF-SITE PARKING EXHIBIT 1-4-24.DWG - Oct 29, 2024 - 3:52 PM

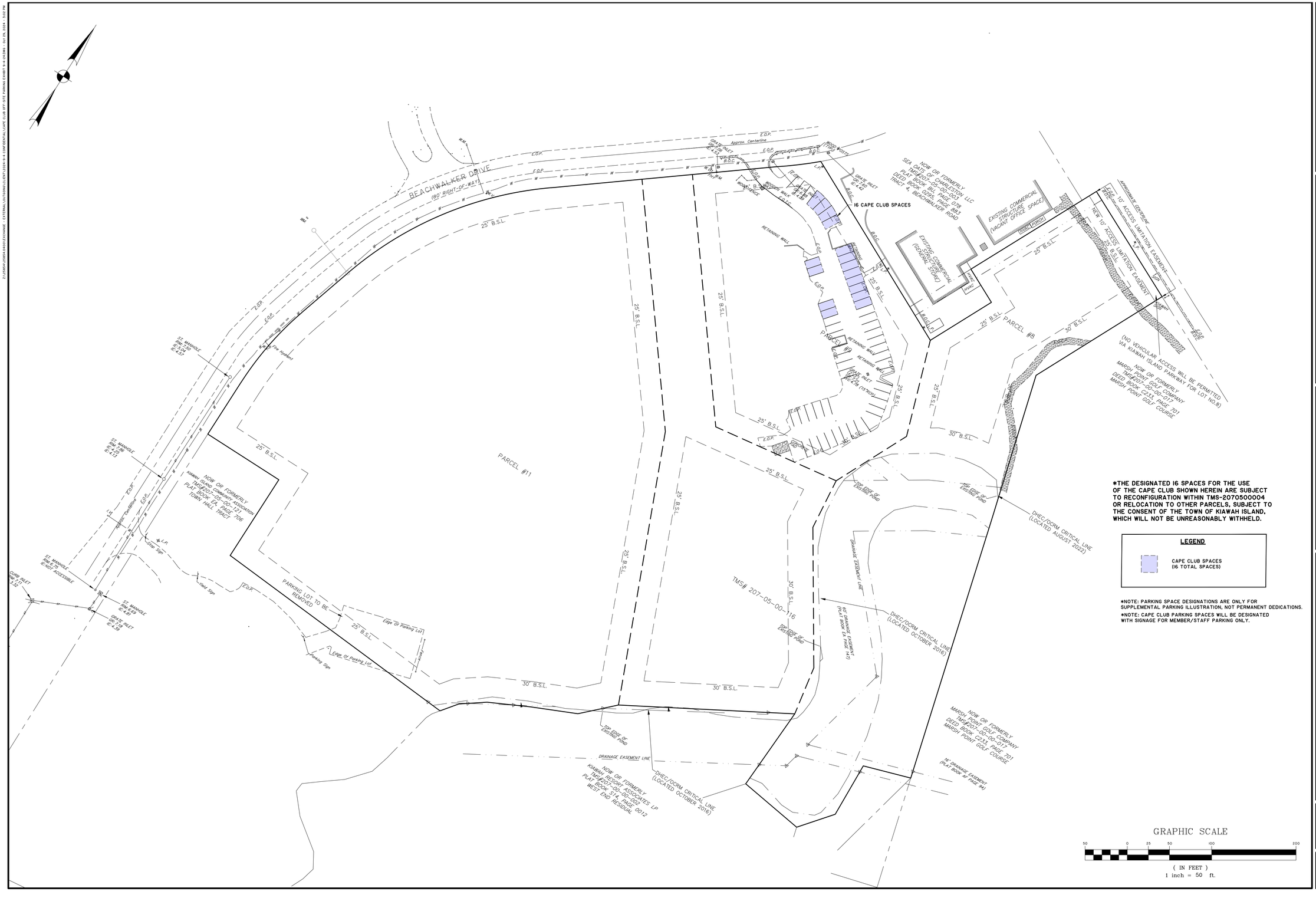

BEACHWALKER DRIVE
(80' RIGHT-OF-WAY)
E.O.P.
Approx. Centerline
25' B.S.L.
30' B.S.L.
16 CAPE CLUB SPACES
NOW OR FORMERLY
SEA OATS OF CHARLESTON LLC
PLAT BOOK L20, PAGE 03
DEED BOOK 0090, PAGE 083
TRACT 4, BEACHWALKER ROAD
EXISTING COMMERCIAL STRUCTURE (VACANT OFFICE SPACE)
EXISTING COMMERCIAL STRUCTURE (GENERAL STORE)
NEW 10' ACCESS LIMITATION EASEMENT
APPROXIMATE CENTERLINE
(NO VEHICULAR ACCESS WILL BE PERMITTED VIA KIAWAH ISLAND PARKWAY FOR LOT NO.8)
PARCEL #8
PARCEL #9
PARCEL #11
RETAINING WALL
NOW OR FORMERLY
MARSH POINT GOLF COMPANY
TMS#207-00-00-017
DEED BOOK K233, PAGE 701
MARSH POINT GOLF COURSE
NOW OR FORMERLY
KIAWAH RESORT ASSOCIATES LP
TMS#207-00-00-012
PLAT BOOK 14, PAGE 0012
WEST END RESIDUAL
NOW OR FORMERLY
KIAWAH ISLAND COMMUNITY ASSOCIATION
TMS#207-05-00-121
PLAT BOOK EA, PAGE 706
TOWN HALL TRACT
TMS# 207-05-00-16
PARKING LOT TO BE REMOVED
DHEC/OCRM CRITICAL LINE
(LOCATED AUGUST 2022)
DHEC/OCRM CRITICAL LINE
(LOCATED OCTOBER 2016)
DRAINAGE EASEMENT LINE
80' DRAINAGE EASEMENT
(PLAT BOOK EA PAGE 147)
16' DRAINAGE EASEMENT
(PLAT BOOK AF PAGE 94)
Top EDGE Of Existing Road
Edge Of Parking Lot
Parking Sign
Stop Sign
Yield Sign
CURB INLET
GRATE INLET
ST. MANHOLE
Inv. Hydrant
Inv. Water Valve
Inv. Gas Valve
Inv. Power Pole
Inv. Light Pole
Inv. Telephone Pedestal
Inv. Cable Pedestal
Inv. Electric Box
Inv. Gas Meter
Inv. Water Meter
Inv. Irrigation Control Valve
Inv. Irrigation Pump
Inv. Irrigation Well
Inv. Sprinkler
Inv. Backflow Preventer
Inv. Irrigation Quick Coupler
Inv. Irrigation Valve
Inv. Irrigation Flow Sensor
Inv. Irrigation Rain Sensor
Inv. Irrigation Timer
Inv. Irrigation Backflow Preventer
Inv. Irrigation Pressure Regulator
Inv. Irrigation Filter
Inv. Irrigation Flow Meter
Inv. Irrigation Pressure Sensor
Inv. Irrigation Temperature Sensor
Inv. Irrigation Humidity Sensor
Inv. Irrigation Wind Sensor
Inv. Irrigation Rain Gauge
Inv. Irrigation Soil Moisture Sensor
Inv. Irrigation Soil Temperature Sensor
Inv. Irrigation Soil Humidity Sensor
Inv. Irrigation Soil Wind Sensor
Inv. Irrigation Soil

EXHIBIT 2-A

Kiawah Island

SITE DEVELOPMENT
OF
OCEAN PINES

KIAWAH ISLAND, SOUTH CAROLINA

PREPARED FOR:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

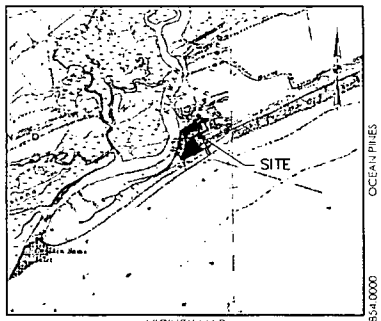
TM# 207-05-00-118

NOVEMBER 8, 2022
LATEST REVISION: 10/16/2024

J-25854.0000

PREPARED BY:

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting



VICINITY MAP
SCALE: 1" = 2000'

OCEAN PINES
J-25854.0000
8/12/24

Sheet List Table	
Sheet Number	Sheet Title
C0	Cover Sheet
G0.1	General Notes and Project Map
G0.2	Master Plan
G0.3	Existing Conditions
G1.1	Water and Sewer Master Plan
Hart Howerton	Site Coverage Exhibit
EC0.1	SWPPP - Notes
EC0.2	SWPPP - Notes and Details
EC1.1	SWPPP - Initial Land Disturbance Phase
EC1.2	SWPPP - Initial Land Disturbance Phase
EC2.1	SWPPP - Construction Phase
EC2.2	SWPPP - Construction Phase
EC3.1	SWPPP - Stabilization Phase
EC3.2	SWPPP - Stabilization Phase
EC4.1	SWPPP - Details
EC4.2	SWPPP - Details
C3.1	Site Development Plan
C3.2	Site Development Plan
C3.3	Drainage Profiles
C3.4	Drainage Profiles
C3.5	Drainage Profiles
C3.6	Sewer Profiles
C3.7	Sewer Profiles
C5.1	Details
C5.2	Details
C5.3	Water Details
C5.4	Sewer Details

REVISION HISTORY			
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REV. NO	REVISION	BY	DATE

SUBMITTAL HISTORY	
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SUBMITTED TO TOKI	1-31-2024
SUBMITTED TO TOKI	3-8-2024
SUBMITTED TO TOKI	18-8-2024
SUBMITTED TO TOKI	5-24-2024
SUBMITTED TO DHEC	7-26-2024
SUBMITTED TO DHEC/OCRM	10-8-2024
SUBMITTED TO	DATE

811
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PARKING TABLE

PARKING SPACES REQUIRED

BUILDING	USEAGE	PARKING REQUIREMENT	CALCULATION			SPACES
			2 BDRM	3 BDRM	4 BDRM	
A	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	9X1.75=16.75	3X2=6	2X2=4	26
B	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	9X1.75=16.75	3X2=6	2X2=4	26
C	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	4X1.75=7	4X2=8	-	15
D	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	4X1.75=7	4X2=8	-	15
E	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	4X1.75=7	4X2=8	-	15
F	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	4X1.75=7	4X2=8	-	15
G	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	4X1.75=7	5X2=10	-	17
					TOTAL SPACES REQUIRED	178
			ACCESSIBLE SPACES REQUIRED:		178/25	8

PARKING SPACES PROVIDED (OCEAN PINES RESIDENTIAL)

ITEM	PROPOSED LOCATION	ACCESSIBLE SPACES	SPACES*
A	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	2	25
B	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	2	23
C	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	2	13
D	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	2	13
E	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	2	13
F	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	2	13
G	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	2	3
ON SITE	SPACES PROVIDED OUTSIDE BUILDINGS (BY BUILDING G)		2
		TOTAL SPACES PROPOSED (INCLUDES ACCESSIBLE)	129
*INCLUDES ACCESSIBLE SPACES		ACCESSIBLE SPACES PROVIDED:	14

PARKING SPACES PROVIDED (CAPE CLUB SUPPLEMENTARY)

ITEM	PROPOSED LOCATION	SPACES
ON SITE	SPACES PROVIDED OUTSIDE BUILDING F (SEE SHEET G0.2)**	9
ON SITE	SPACES PROVIDED OUTSIDE BUILDING G (SEE SHEET G0.2)**	31
OFF SITE	SPACES PROVIDED OFFSITE ON BEACHWALKER DRIVE**	6
	TOTAL SPACES PROPOSED	72

** A MINIMUM OF 73 PARKING SPACES ARE BEING PROVIDED TO MEET SUPPLEMENTARY PARKING REQUIREMENTS FOR THE CAPE CLUB THROUGH A COMBINATION OF 66 SPACES ONSITE AND 6 SPACES OFFSITE ON BEACHWALKER DRIVE.



PROJECT MAP

SCALE: 1" = 400'

GENERAL NOTES

1. SURVEYING AND BOUNDARY INFORMATION BY SOUTHEASTERN LAND SURVEYING, LLC
2. ALL ELEVATIONS SHOWN ARE BASED ON NGVD 1929
3. TOPOGRAPHIC SURVEY BY SOUTHEASTERN LAND SURVEYING, LLC
4. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO SITE ZING THEM FOR CONSTRUCTION
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES (OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION
6. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER
7. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
8. THE FOLLOWING NOTES ARE SPECIFIED BY THE FHA AND ARE TO BE EXECUTED BY THE CONTRACTOR FOR STREETS IN THE PROJECT WHICH ARE TO BE DEEDED TO HOA
   a. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF HOA AND THE PROJECT ENGINEER
   b. ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET TOWN OF KIAWAH ISLAND STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE TOWN
   c. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE TOWN THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS
   d. A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST
   e. ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATION OR DRAINAGE MUST BE SUBMITTED AND APPROVED IN WRITING BY THE PROJECT ENGINEER
   f. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES
   g. ALL TREES SHOWING DISTURBANCE WITHIN THE PROTECTED ROOT ZONE SHALL BE PRUNED AND FERTILIZED BY A CERTIFIED ARBORIST PRIOR TO RECEIVING FINAL PLAT APPROVAL (THIS WORK WILL BE DONE BY THE OWNER OUTSIDE OF THE CONTRACT)
   h. LAKE CONTOURS SHOWN HEREIN WILL PROVIDE A DEPTH ONE FOOT GREATER THAN NECESSARY FOR STORM WATER MANAGEMENT THIS IS TO PROVIDE FOR ONE FOOT OF SILT BUILDUP DURING CONSTRUCTION OF ANY AREA OF ANY POND WHICH SILTS MORE THAN ONE FOOT ABOVE DESIGNED BOTTOM ELEVATION SHALL BE RESTORED TO THE MINIMUM ACCEPTABLE DEPTH OF ONE FOOT LESS THAN ORIGINAL CONSTRUCTED DEPTH
   i. ALL ABOVE GROUND UTILITIES ARE TO BE OUTSIDE OF THE R/W AND ALL AT GRADE UTILITIES ARE TO BE OUT OF THE CURB LINE
9. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION
11. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL
12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES WITH CURRENT EDITIONS
13. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES
14. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TOWN OF KIAWAH ISLAND ROAD CODE

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN		
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-6° BEND - HORIZONTAL		
11-3° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHELENE	LF	LINEAR FEET	SF	SQUARE FEET
BOT	BOTTOM	MAX	MAXIMUM	SS	SANITARY SEWER
CI	CURB INLET	MIN	MINIMUM	TC	TOP OF CURB
CPP	CORRUGATED PLASTIC PIPE	MH	MANHOLE	TG	TOP OF GUTTER
DIP	DUCTILE IRON PIPE	OC	ON CENTER	TP	TOP OF PAVEMENT
EL	ELEVATION	PC	POINT OF CURVE	TW	TOP OF WALL
FG	FINISH GRADE	PH	POST HYDRANT	TYP	TYPICAL
FH	FIRE HYDRANT	PT	POINT OF TANGENT	W	WATER
FM	FORCE MAIN (SANITARY SEWER)	PVC	POLYVINYL CHLORIDE	W/	WITH
FR	FRAME	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
G	GRATE INLET	RJP	RESTRAINED JOINT PIPE	YI	YARD INLET
BV	GATE VALVE	R/W	RIGHT-OF-WAY		
INV	INVERT ELEVATION	SD	STORM DRAINAGE		
JB	JUNCTION BOX	SDMH	STORM DRAINAGE MANHOLE		

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		TYP
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE		
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	
TELEPHONE	
UNDERGROUND TELEPHONE	
ELECTRICITY	
UNDERGROUND ELECTRICITY	

GENERAL INFORMATION

COUNTY	CHARLESTON
TOWN	TOWN OF KIAWAH ISLAND
ZONING	R2 ZONING DISTRICT
TMS	207-05-00-118
FLOOD	ZONE AE ELEV. 10

OWNER:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

ENGINEER:
THOMAS & HUTTON
652 JOHNNIE DODDS BLVD.
MT. PLEASANT, SC 29464
(843) 849-0200

SURVEYOR:
SOUTHEASTERN LAND SURVEYING, LLC
1035-B JENKINS ROAD
CHARLESTON, SC 29407
(843) 795-9330

ARCHITECT:
HART HOWERTON
10 EAST 40TH STREET
NEW YORK, NY 10016
(212) 683-5631

PREPARED FOR:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

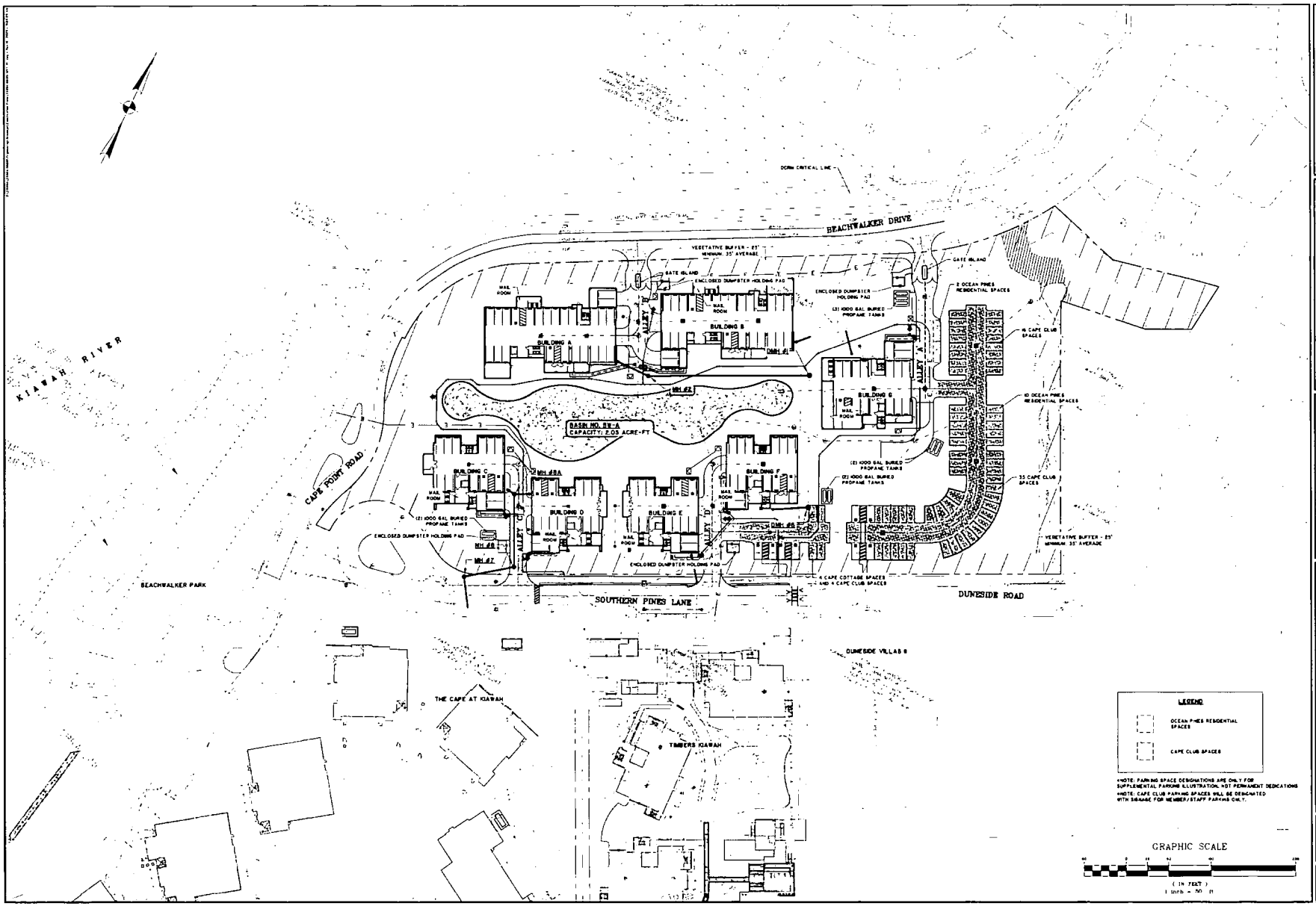
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652 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

NO	REVISIONS	BY	DATE

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA
OCEAN PINES
GENERAL NOTES AND PROJECT MAP

JOB NO.	27884.0000
DATE:	9/2/24
DRAWN	MC
DESIGNED	MC
REVIEWED	DJJ
APPROVED	DJJ
SCALE	AS SHOWN

G0.1



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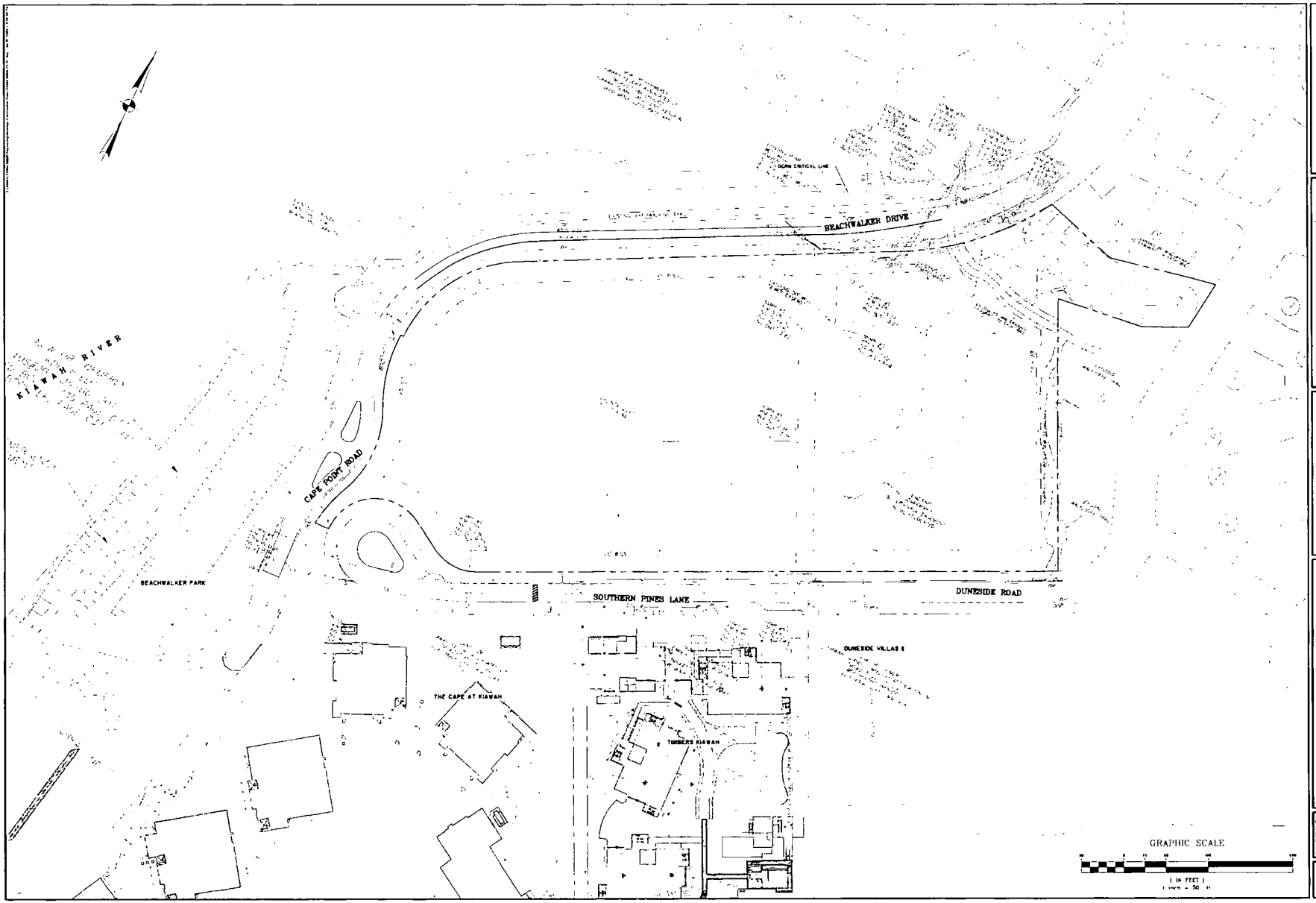
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

MASTER PLAN

JOB NO.	23851.0000
DATE:	8/12/24
DRAWN	LMD
DESIGNED	LMD
REVIEWED	DJJ
APPROVED	DJJ
SCALE:	1" = 50'

G0.2



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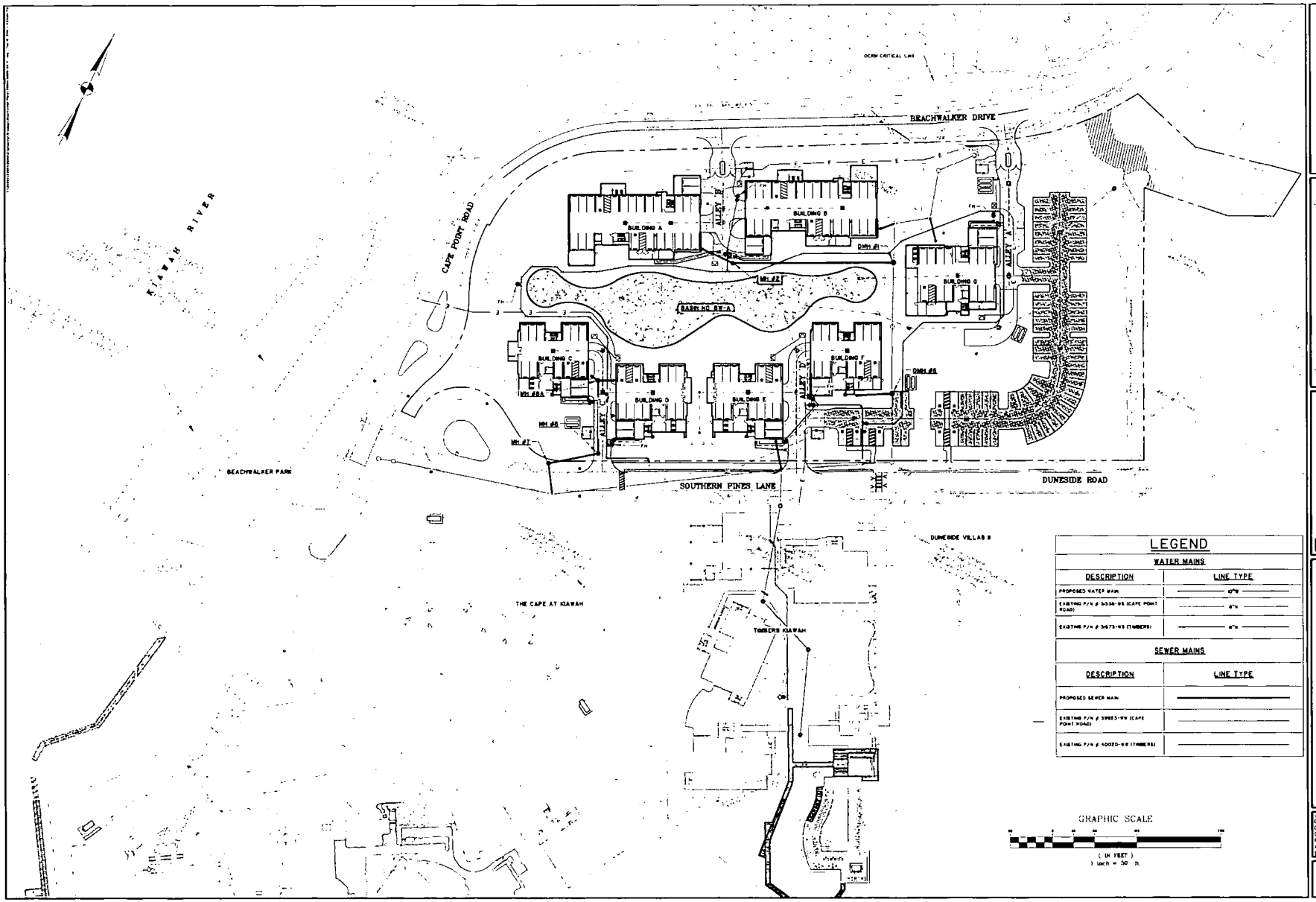
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

EXISTING CONDITIONS

JOB NO. 73555-5000
DATE: 8/9/24
DRAWN LMS
DESIGNED LMS
REVIEWED DJJ
APPROVED DJJ
SCALE 1" = 50'

G0.3



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KIAWAH ISLAND, SOUTH CAROLINA

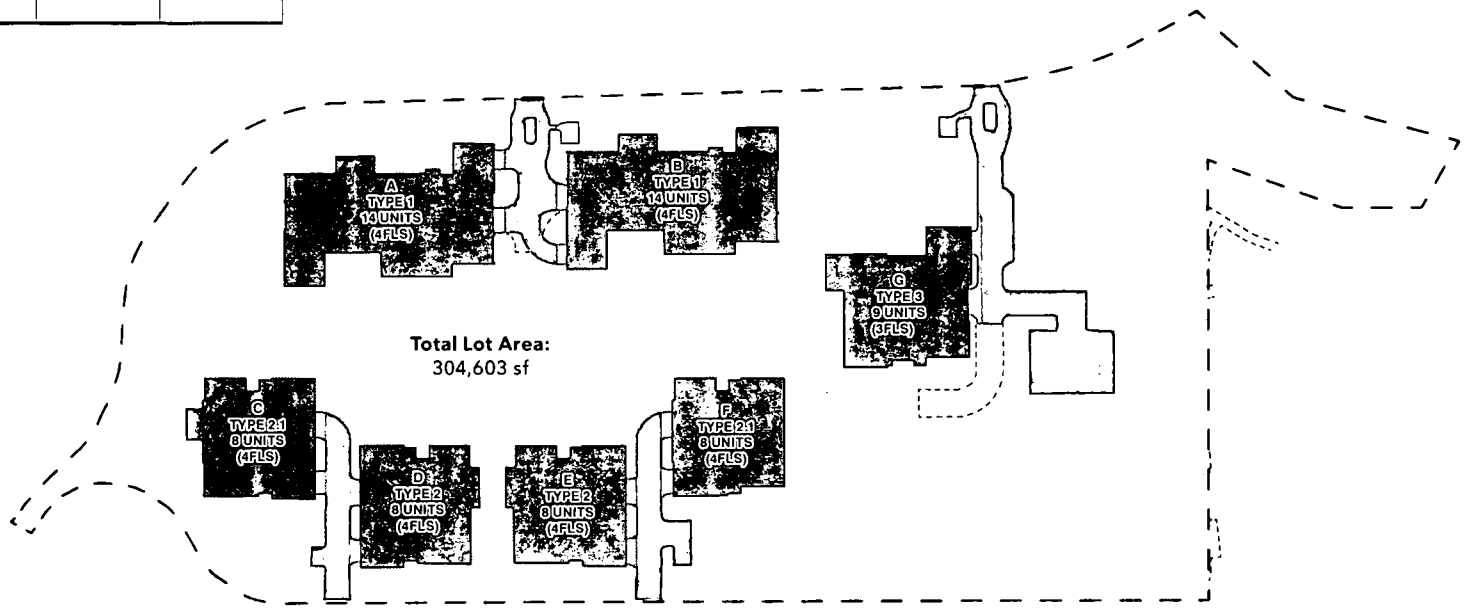
OCEAN PINES

WATER AND SEWER MASTER PLAN

JOB NO. 23884.0000
DATE: 8/16/24
DRAWN: LMB
DESIGNED: LMB
REVIEWED: DJJ
APPROVED: DJJ
SCALE: 1" = 50'

G1.1

COVERAGE AREA TOTALS		
Total Lot Area: 304,603 SF	Coverage in Square Feet	Coverage as % of Lot Area
Building Footprints & Occupied Overhangs	+/- 62,278 SF	20.45%
Drive Alleys, Dumpster Holding Pads & Exterior Parking	+/- 20,691 SF	6.80%
Total Primary Coverage (Not to exceed 33% of Lot Area)	+/- 82,969 SF	27.24%
Secondary Elements	+/- 36,825 SF	12.09%
Total Primary and Secondary Lot Coverage (Not to exceed 39.67% of Lot Area)	+/- 119,794 SF	39.33%



NOT TO SCALE

*KICA leisure trail outside of lot shown for reference only

Civil Site Diagram | Coverage Exhibit

HART HOWERTON

I. SITE DESCRIPTION

A PROJECT DESCRIPTION

A1 PROJECT AREA 25.78 (BEACHWALKER EAST) 13.78 (PARCEL 13A) 7.0 (PARCEL 13B)

A2 AREA DISTURBED 17.91 (BEACHWALKER EAST) 6.41 (PARCEL 13A) 4.5 (PARCEL 13B)

B DESCRIPTION OF CONSTRUCTION ACTIVITY

WORK CONSISTS OF WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS STORMWATER MANAGEMENT AND ROAD CONSTRUCTION

C RUNOFF DATA

C1 SOIL CLASSIFICATIONS BEACHES

C2 LAND USE(S) RESIDENTIAL

D RECEIVING WATERS

D1 CLOSEST RECEIVING WATERS KAWANA RIVER

D2 ULTIMATE RECEIVING WATERS ATLANTIC OCEAN

E FLOOD

E1 FEMA FLOOD ZONE(S): AE (13&14)

E2 FEMA FLOOD INSURANCE MAP(S) 4510607954 I (7/07)

II CONTROL MEASURES

1 EROSION AND SEDIMENT CONTROLS

PRIOR TO START OF CONSTRUCTION, ALL EXTERIOR SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLANS

1.1 CLEARING

1.1.1 AS CLEARING IS COMPLETED, ADDITIONAL SILT FENCE WILL BE INSTALLED WHERE NECESSARY, SUCH AS POINTS WHERE FLOWS BECOME CHANNELIZED AND OTHER POINTS WHERE EXCESSIVE RUNOFF VELOCITIES MAY OCCUR

1.1.2 INSTALL CONSTRUCTION ENTRANCES TO BE BEFORE BEGINNING CLEARING

1.1.3 CONSTRUCTION DELAYS IN ANY ONE AREA GREATER THAN 14 DAYS PRIOR TO START OF ROUGH GRADING ARE UNACCEPTABLE STABILIZATION PROCEDURES ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.1.4 MAINTAIN EXISTING VEGETATION WHENEVER POSSIBLE AND MINIMIZE THE AREA OF DISTURBANCE RETAIN AND PROTECT TREES TO ENHANCE FUTURE LANDSCAPING EFFORTS AND REDUCE RAINDROP IMPACT

1.1.5 INSTALL ALL SEDIMENT CONTROL PRACTICES PRIOR TO ANY UP-SLOPE SOIL DISTURBING ACTIVITIES

1.1.6 PHASE CONSTRUCTION ACTIVITIES TO MINIMIZE THE AREAS DISTURBED AT ONE TIME. THIS WILL ALSO ALLOW COMPLETED AREAS TO BE STABILIZED AND BE VEGETATED BEFORE DISTURBING ADJACENT SITES. THE NEED FOR TEMPORARY EROSION CONTROL MEASURES MAY BE AVOIDED BY COMPLETING A PHASE AND INSTALLING PERMANENT EROSION CONTROL MEASURES WHEN THE FINAL GRADE IS ATTAINED

1.1.7 MAINTAIN AND PROTECT ALL NATURAL WATERWAYS. RETAIN AT LEAST A 35 FOOT UNDISTURBED BUFFER OF NATURAL VEGETATION ALONG ALL WATERWAYS TO FILTER OUT SEDIMENT AND OTHER POLLUTANTS. MAINTAIN A 45 FOOT UNDISTURBED BUFFER AROUND SENSITIVE WATERS

1.1.8 INSTALL SILT FENCE (OR BIO ROLLS/ROCK SOCK PRODUCTS) ON THE DOWN SLOPE PERIMETER OF ALL DISTURBED AREAS PRIOR TO ANY SOIL DISTURBING ACTIVITIES INCLUDING CLEARING AND GRUBBING. SILT FENCE CAN TREAT A MAXIMUM OF 100 SQUARE FEET PER LINEAL FOOT OF FENCE. INSTALL SILT FENCE IN SHORTER REACHES ON THE CONTOUR WITH EACH END TURNED UP SLOPE. SMALLS AND SHORELAND AREAS SHOULD ALSO BE PROTECTED WITH SILT FENCE, BIO ROLLS OR ROCK SOCKS

1.1.9 IN AREAS OF CONCENTRATED FLOW INSTALL STRAW BALE CHECKS, ROCK CHECK DAMS TRIANGULAR DIKES, BIO ROLL BLANKETS OR ROCK SOCKS TO SLOW RUNOFF AND TRAP SEDIMENT

1.1.10 USE TEMPORARY SLOPE DRAINS OR ROCK CHUTES TO MOVE WATER DOWN STEEP SLOPES

1.1.11 CONSTRUCT SEDIMENT BASINS FOR DRAINAGE AREAS GREATER THAN 10 ACRES

1.2 ROUGH GRADING

1.2.1 ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROUGH GRADING. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.2.2 ALL AREAS NOT SUBJECT TO FURTHER CONSTRUCTION (E.G. SANITARY SEWER ROADS, WATER DISTRIBUTION SYSTEMS, OR STORMWATER FACILITIES) SHALL BE GRASSED WITH A PERMANENT COVER

1.2.3 COVER ANY STOCK PILED TOPSOIL WITH PLASTIC (OR OTHER IMPERVIOUS COVERING) OR USE A TEMPORARY SEED MIX. USE STOCKPILED TOPSOIL AS EARTHEN BERMS TO SERVE AS TEMPORARY SEDIMENT BASINS

1.3 DRAINAGE

1.3.1 ALL EXISTING CONTROLS WILL BE MAINTAINED DURING DRAINAGE INSTALLATION

1.3.2 CONSTRUCTION DRAINAGE WILL BE ROUTED THROUGH LAKES, WHICH WILL ACT AS SEDIMENT BASINS OR OTHER ACCEPTABLE SEDIMENT BASINS/TRAPS

1.3.3 STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL SHEET SHALL BE INSTALLED ON ALL CURB INLETS. STORM DRAIN MANHOLES, JUNCTION BOXES, AND GRATE INLETS

1.3.4 DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF THE NEXT CONSTRUCTION SEQUENCE WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.3.5 ALL STORM LINES NOT IN STREETS OR OTHER PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL

1.4 WATER DISTRIBUTION SYSTEM INSTALLATION

1.4.1 ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WATER DISTRIBUTION SYSTEM

1.4.2 DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.5 WASTEWATER COLLECTION SYSTEM INSTALLATION

1.5.1 ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WASTEWATER SYSTEM

1.5.2 DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.6 CONSTRUCTION OF ROADS

1.6.1 ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROAD CONSTRUCTION

1.6.2 DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.7 GRASSING

1.7.1 ALL EXISTING CONTROLS WILL BE MAINTAINED UNTIL GRASSING IS ESTABLISHED

1.7.2 ANY AREAS THAT ERODE OR WHERE GRASS DOES NOT ESTABLISH ITSELF SHALL BE RE-GRADED AND RE-GRASSED

2 STORM WATER MANAGEMENT

RUNOFF FROM THIS PROJECT WILL DISCHARGE INTO A STORM WATER MANAGEMENT SYSTEM TREATMENT WILL OCCUR IN STORM WATER DETENTION PONDS

3 OTHER CONTROLS

3.1 WASTE DISPOSAL

3.1.1 NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO ANY RECEIVING WATERS

3.1.2 OFF SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED

3.1.3 THIS PLAN SHALL COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS

3.1.4 DUST CONTROL ON DISTURBED AREAS: CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THE MEASURE IS TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY, OR TO ANIMALS OR PLANT LIFE

III. MAINTENANCE

1 MAINTENANCE PROGRAM

1.1 THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE VISUAL INSPECTIONS OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (IE: SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS, ESPECIALLY AFTER HEAVY RAIN. ALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY

1.2 EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSION LOWLINES AND OUTLET DITCHES SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OF WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS. RESEED AND MULCH AREA WHERE SEEDING EMERGENCE IS POOR OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR EROSION, DISLOCATION OR FAILURE. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND RE-INSTALL MULCH. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT. AS THE PROJECT DEVELOPMENT WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED, AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO ENSURE PROPER MANAGEMENT CONTROLS. CHANGES ARE NECESSARY. SEND A COPY OF THE MODIFIED SCHEDULE TO THE ENGINEER. SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED

2 SILT FENCE

SILT FENCES WILL BE MONITORED DURING CONSTRUCTION. ANY SILT FENCE WHICH IS NOT FUNCTIONING PROPERLY WILL BE PROMPTLY REPAIRED. CLEAN OUT THE SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. REPLACE WITH FUNCTIONAL SILT FENCE WITHIN 24 HOURS. USE OF HOSES AND WATER TO FLUSH THE SEDIMENT INTO THE STORM INLETS IS PROHIBITED

3 SEDIMENTATION BASINS

SEDIMENTATION BASINS WHICH ARE AT 50% USED CAPACITY OR APPROACHING SUCH CAPACITY SHALL BE RE-EXCAVATED TO ORIGINAL DIMENSIONS AND THE SILT PROPERLY DISPOSED OF

4 SEDIMENT LOGS/ROLLS

SEDIMENT LOGS/ROLLS OR OTHER CONTROL MEASURES WHICH BEGIN TO DISINTEGRATE OR FUNCTION INEFFECTIVELY SHALL BE PROMPTLY REPLACED

5 VEGETATION COVER

ANY VEGETATION COVER SERVING TO STABILIZE DISTURBED SOILS WHICH IS ITSELF DISTURBED SHALL IMMEDIATELY BE REPLACED

6 CONSTRUCTION ENTRANCE

MAINTAIN ROCK CONSTRUCTION ENTRANCE AND CLEAN ADJACENT ROADS OF ANY MUD TRACKED ONTO THEM

IV INSPECTIONS

1 QUALIFIED PERSONNEL WILL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH DURING THE WARRANTY PERIOD

2 DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS OF ACCESS ARE IDENTIFIED, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. VEHICLES ENTERING OR EXITING THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING

3 A WRITTEN REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATES OF THE INSPECTION, WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT (IN HOURS) AND DURATION AND AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES) AND WHETHER ANY DISCHARGES OCCURRED. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE. LOCATION(S) OF BMPS THAT NEED MAINTENANCE. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND ANY CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO SWPPP NECESSARY AND IMPLEMENTATION DATES

4 THE REPORT SHALL BE SIGNED AND RETAINED AT THE SITE FROM THE DATE THE SITE IS FINALLY STABILIZED. THE REPORT MUST BE SIGNED AND SHALL CONTAIN CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT AND MAINTENANCE OF THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT

5 BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY, THE EXISTING STORM WATER INLET(S) THAT RECEIVING RUNOFF FROM THE PROPOSED WORK AREA SHALL BE PROTECTED. THE TEMPORARY INLET PROTECTION MUST REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS HAVE MET 70% GROUND COVER OR SOIL ARE STABILIZED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ANY TEMPORARY INLET PROTECTION. INSTALLATE ARTIFICIAL DISTURBED AREAS ARE STABILIZED. TEMPORARY PROTECTION OF THE INLETS MAY BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING

5.1 USE OF GRAVEL BAGS TO FILTER THE SEDIMENT FROM ANY RUNOFF. TO MAKE A GRAVEL BAG USE A BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH EITHER 3/4 INCH ROCK OR 1/4 INCH PEA GRAVEL

5.2 USE OF SEDIMENT LOGS TO FILTER THE SEDIMENT FROM ANY RUNOFF AVAILABLE THROUGH LOCAL EROSION CONTROL SUPPLIERS

5.3 USE OF ABOVE OR UNDER-GRATE FILTER BAGS OR DEVICES TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH EROSION CONTROL SUPPLIERS)

6 WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION, SEDIMENTATION, OR FLOODING ON THE SITE OR DOWNSTREAM PROPERTIES. IN THE RECEIVING CHANNELS OR AT ANY STORM WATER INLET. WHEN SITE DEWATERING WATER PUMPED FROM THE SITE, INCLUDING TRENCHES, SHALL BE TREATED BY ONE OF THE FOLLOWING

6.1 TEMPORARY SEDIMENTATION BASINS

6.2 SEDIMENT FILTERING BAGS

7 THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES THAT EXIST ON THE PROJECT IN AN ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION PRIOR TO THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES, EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES PROTECTION CENTER TO COORDINATE THE MARKING OF EXISTING UTILITY LINES A MINIMUM OF 96 HOURS PRIOR TO COMMENCEMENT OF ANY WORK

11 THE CONTRACTOR SHALL FLUSH ALL INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. THE CLEANING AND FLUSHING OF INLETS AND PIPE IS INCIDENTAL AND PROPOSED SHALL BE CONSIDERED PART OF THE COST FOR THE PROJECT

12 EGRESS FROM THIS SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES

13 SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND DURATION OF EXPOSURE IN SCHEDULING TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST

14 EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OR SUSPENDED FOR AN INDEFINITE LENGTH OF TIME. ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION

15 THE DATA TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS & HUTTON OR THE OWNER IN ANY WAY

16 CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR AT HIS COST SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE

17 SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE STORM WATER DISCHARGE

18 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES

19 LIME RATES AND ANALYSIS

19.1 AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE SHOWN IN THE SEEDING SECTION UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING, PERMANENT PERENNIAL VEGETATION ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME APPLICATION SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE

20 MULCHING

MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED

20.1 DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE. DRY HAY SHALL BE APPLIED AT THE RATE OF 2 1/2 TONS PER ACRE

20.2 WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE BY STRAW OR DRY HAY SHALL BE APPLIED AT THE RATE INDICATED ABOVE AFTER HYDRAULIC SEEDING

20.3 ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE BY STRAW OR DRY HAY SHALL BE APPLIED AT THE RATE INDICATED ABOVE AFTER HYDRAULIC SEEDING

20.4 SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE

20.5 PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS

20.6 WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLACK SOD, MULCH IS NOT REQUIRED

20.7 ON SLOPES GREATER THAN 10 FEET IN LENGTH AND 4:1 OR STEEPER, USE THE FOLLOWING EROSION CONTROL BLANKETS THAT HAVE BEEN FIRMLY ANCHORED TO THE SLOPE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS

- 2:1 SLOPES OR STEEPER - STRAW/COCONUT BLANKET OR HIGH VELOCITY WOOD BLANKET
- 3:1 SLOPES OR STEEPER - WOOD OR STRAW BLANKET WITH NET ON BOTH SIDES
- 4:1 SLOPES OR FLATTER - WOOD OR STRAW MULCH BLANKET WITH NET ON ONE SIDE

V LONG TERM MAINTENANCE OF DRAINAGE AND STORM WATER MANAGEMENT SYSTEM

THE ROADS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY KAWANA RESORT ASSOCIATES, LP AFTER CONSTRUCTION IS COMPLETE AND UNTIL SUCH TIME AS THE OWNERSHIP IS TURNED OVER TO A SUBSEQUENT NEW ENTITY

VI SC DHEC STANDARD NOTES

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

2 SEDIMENT LADEN WATER 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

2.1 WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE

2.2 WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE

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

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

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

6 THE CONTRACTOR SHALL TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUDDISH FROM PAVEMENT AS MAY BE REQUIRED

7 RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SC REG 72-300 AND SC100000

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

9 ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. ADEQUATE FLOW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50 FOOT BUFFER CAN NOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 50 FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS

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

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

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

13 MINIMIZE SOIL COMPACTION IN AREAS NOT UNDER PAVEMENTS AND/OR STRUCTURES AND UNLESS WEASABLE PRESERVE TOPSOIL

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

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

16 THE FOLLOWING DISCHARGES ARE PROHIBITED

16.1 WASTEWATER FROM WASHOUT OF CONCRETE UNLESS MANAGED BY AN APPROPRIATE CONTROL

16.2 WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS

16.3 FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE AND

16.4 SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

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

18 IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF PART 5C 11000(2) AND/OR SCS WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE

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

VII. EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

1 THE IMPLEMENTATION OF THESE EROSION SEDIMENT CONTROL & SCI PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR OR UTILITY UNTIL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION OF THE AREA IS EST

TEMPORARY SEEDING - COASTAL

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

PERMANENT SEEDING - COASTAL

SPECIES	LBS/ AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL	15												
PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
(ALAMO)	PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	— CL — CL —
TREE PROTECTION	
SURFACE ROUGHENING	or LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
MULCHING	M
EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT	
FLEXIBLE GROWTH MATRIX	FGM
BONDED FIBER MATRIX	BFM
SODDING	SO
STAKED SOD	
STAKED SOD AROUND INLET	or
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
ROCK SEDIMENT DIKE	
SEDIMENT TUBE	
ROCK CHECK DAM	DP
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE A SEDIMENT TUBE	A
STORM DRAIN INLET PROTECTION - TYPE B HARDWARE FABRIC AND STONE	B
STORM DRAIN INLET PROTECTION - TYPE C BLOCK AND GRAVEL	C
STORM DRAIN INLET PROTECTION - TYPE D FIELD INLET FILTER	D
STORM DRAIN INLET PROTECTION - TYPE E SURFACE COURSE CURB INLET FILTER	E
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	F
SILT SAC	G

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE (S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EMOSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

CONSTRUCTION SEQUENCE

	CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1	OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS	CONTRACTOR TO MAINTAIN OS SWPP AT ALL TIMES DURING CONSTRUCTION
	INITIAL PHASE	
2	FLAG THE CLEARING LIMITS. MARK TREES TO BE PROTECTED AND MARK BUFFER LIMITS FOR PROTECTION	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING INFRASTRUCTURE TO DOCUMENT PREDEVELOPMENT PROCEDURES
3	HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. HOLD ADDITIONAL PRE CONSTRUCTION CONFERENCES AS NECESSARY FOR FUTURE WORK	EACH CONTRACTOR, SUBCONTRACTOR, UTILITY CONTRACTOR, ETC. SHALL ATTEND A PRE CONSTRUCTION CONFERENCE IN PERSON AND EXECUTE A CONTRACTOR CERTIFICATION
4	INSTALL CONSTRUCTION ACCESS, PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES
5	LIMITED LAND CLEARING, GRADING, AND INITIAL INSTALLATION OF PERIMETER EROSION CONTROL BMPS INCLUDING SILT FENCE, SEDIMENT TRAPS, AND ROCK CHECK DAMS	BEGIN MINOR CLEARING AND GRADING AS NEEDED FOR INSTALLATION PERIMETER EROSION CONTROL BMPS
6	CONSTRUCT PERIMETER EROSION CONTROL BMPS - SILT FENCE, SEDIMENT TRAPS, AND ROCK CHECK DAMS PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN	INSTALL ALL PERIMETER EROSION CONTROL BMPS PRIOR TO ANY MAJOR CLEARING AND GRADING ACTIVITIES. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING
7	ESTABLISH RUNOFF CONTROLS - DIVERSIONS, PERIMETER DIKES, AND OUTLET PROTECTION PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF CONTROL MEASURES DURING GRADING
	CONSTRUCTION PHASE	
8	CONSTRUCTION AND INSTALLATION OF POND 'A' OUTFALL AND PIPING	MAINTAIN STORM WATER FLOW FROM ADJACENT EXISTING OUTFALL STRUCTURE
9	THE STORMWATER BASINS ARE TO BE CONSTRUCTED PRIOR TO OTHER SITE ITEMS	BEGIN EXCAVATION AND SHAPING OF THE STORMWATER BASINS AFTER RUNOFF CONTROLS HAVE BEEN INSTALLED
10	LAND CLEARING AND GRADING, SITE PREPARATION, CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING PER THE CONSTRUCTION AND STABILIZATION PHASE SWPPP	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF CONTROL MEASURES ARE INSTALLED. CLEAR AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES
11	INSTALL RUNOFF CONVEYANCE SYSTEM - INSTALL STORM DRAINS, STABILIZE BANKS AND D-CHANNELS. INSTALL STORM DRAIN INLET PROTECTION AS SOON AS INLET IS INSTALLED. INSTALL IN THE EXISTING DITCH FIRST BEFORE OTHER AREAS	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING OUTFALL DITCH OR PIPING TO BE IN OPERATION
12	CONSTRUCTION AND INSTALLATION OF THE UNDERGROUND DETENTION SYSTEM TO EXISTING BOX IS TO OCCUR ONLY AFTER OUTFALL PATHWAY TO POND 'A' IS COMPLETED	CONNECTION OF UNDERGROUND DETENTION SYSTEM TO EXISTING BOX IS TO OCCUR ONLY AFTER OUTFALL PATHWAY TO POND 'A' IS COMPLETED
13	INSTALL WASTEWATER COLLECTION , WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING
14	INITIATE BUILDING CONSTRUCTION AS MARKET CONDITIONS DICTATE. CONNECT UTILITY SERVICE, INSTALL DRIVEWAY, CONSTRUCT BUILDINGS, ETC.	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES PER OS SWPPP
15	SURFACE STABILIZATION -TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE
16	AS PERVIOUS PAVEMENTS ARE INSTALLED, CHANGE INLET PROTECTION OF TYPE G	INSTALL SEDIMENT CONTROL BMPS AS THE INLET BOXES BECOME AVAILABLE ON A BOX BY BOX PROCESS
	STABILIZATION PHASE	
17	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP	STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES
18	REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL BMPS AS ADJACENT AREAS ARE STABILIZED	REMOVE SEDIMENT AND EROSION CONTROL BMPS ON A CASE BY CASE BASIS AND ONLY AFTER ALL UPSTREAM CONTRIBUTING AREA IS STABILIZED
19	PERFORM FINAL MAINTENANCE TO SEDIMENT BASINS	ONCE ALL AREAS HAVE BEEN STABILIZED, REMOVE SEDIMENT DEPOSITS AND PERFORM FINAL STABILIZATION FOR ALL DRY INFILTRATION PONDS

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NO	REVISIONS	BY	DATE

KRA, LP
• KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

SWPPP - NOTES AND DETAILS

JOB NO: 25814.0000
DATE: 9/18/24
DRAWN: LMB
DESIGNED: LMB
REVIEWED: DJC
APPROVED: DJC
SCALE: AS SHOWN

ECO.2

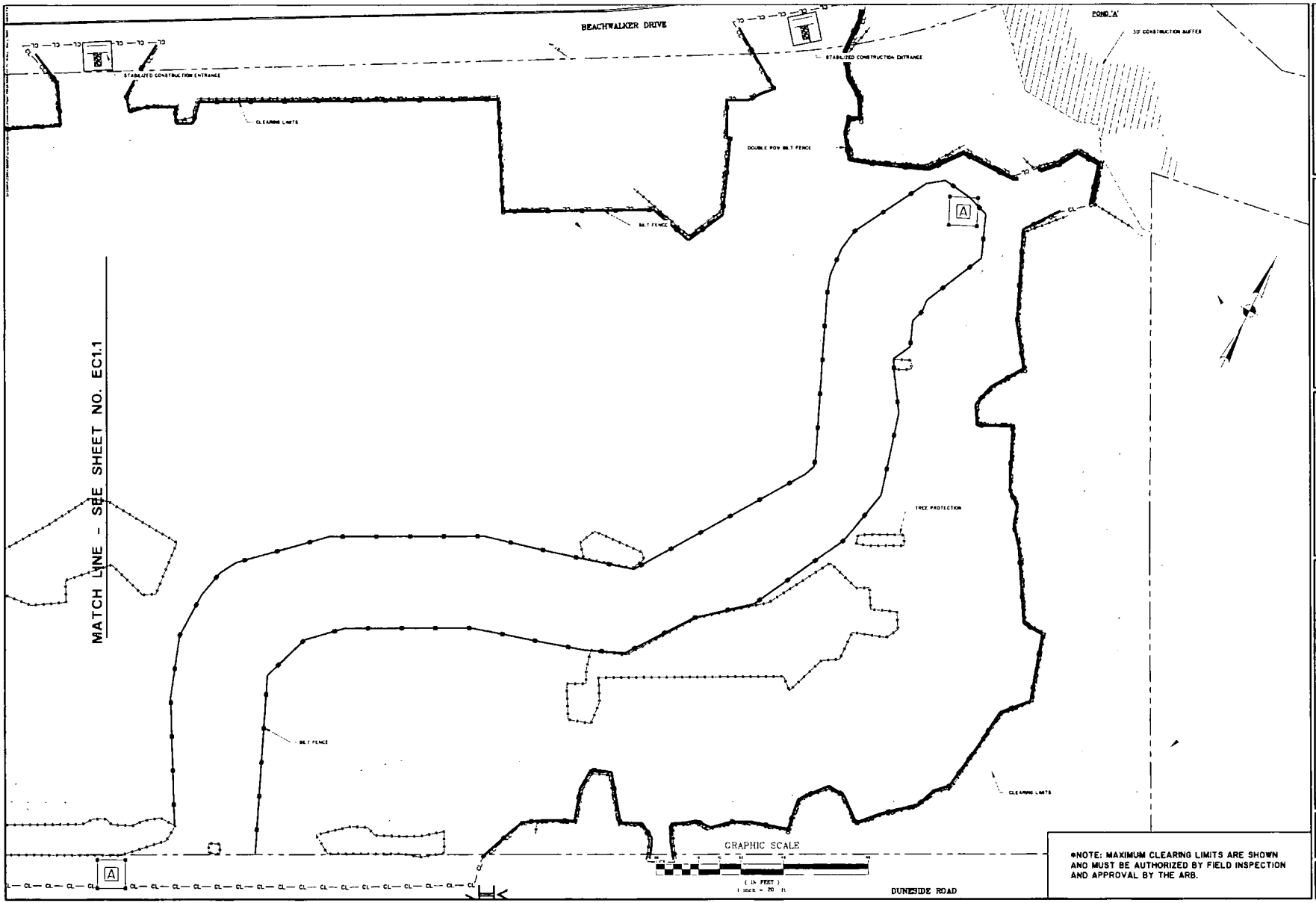
KRA, LP
PALMETTO ISLAND, SOUTH CAROLINA
OCEAN PINES

SWPPP - INITIAL LAND DISTURBANCE PHASE

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EC1.1

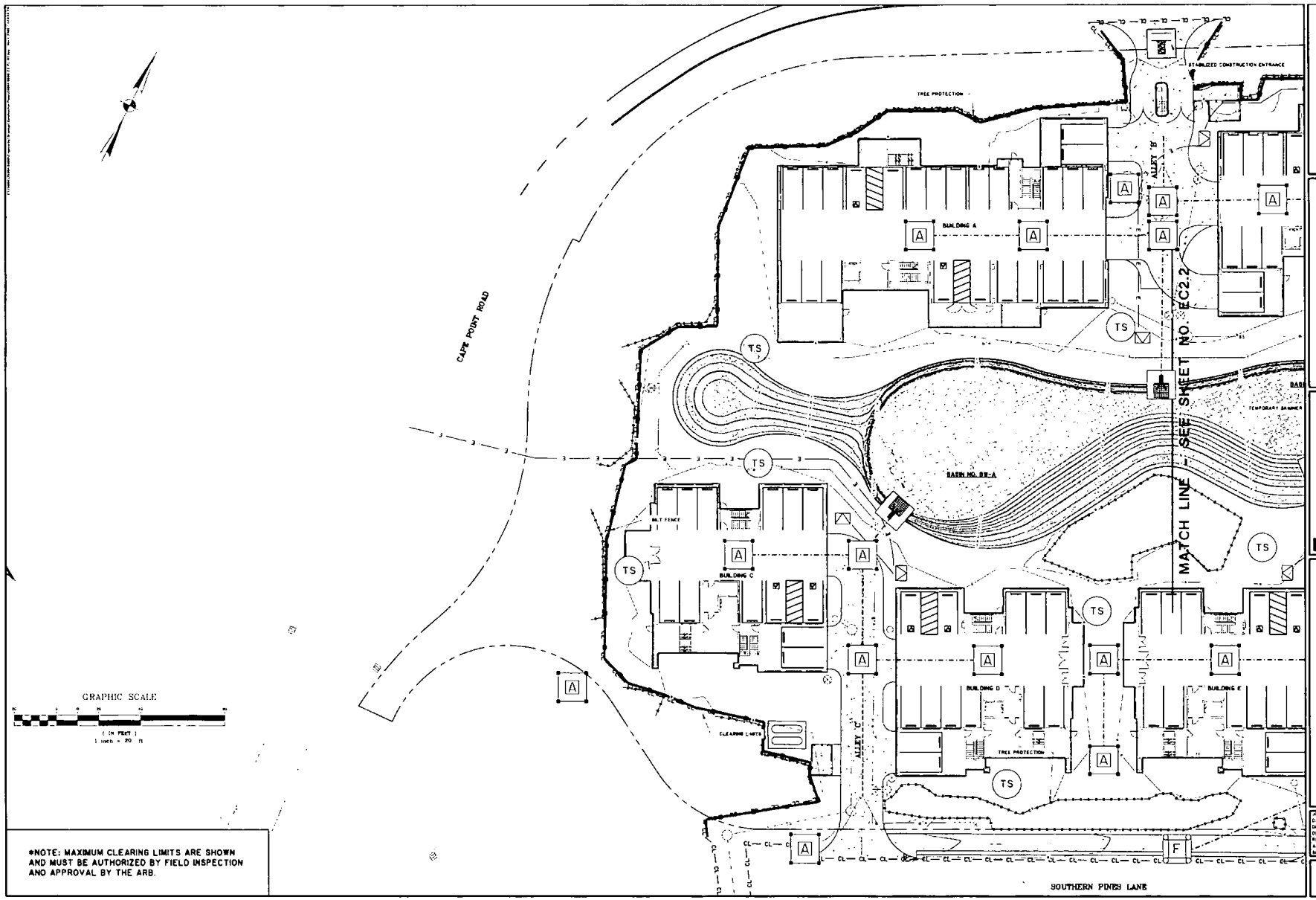


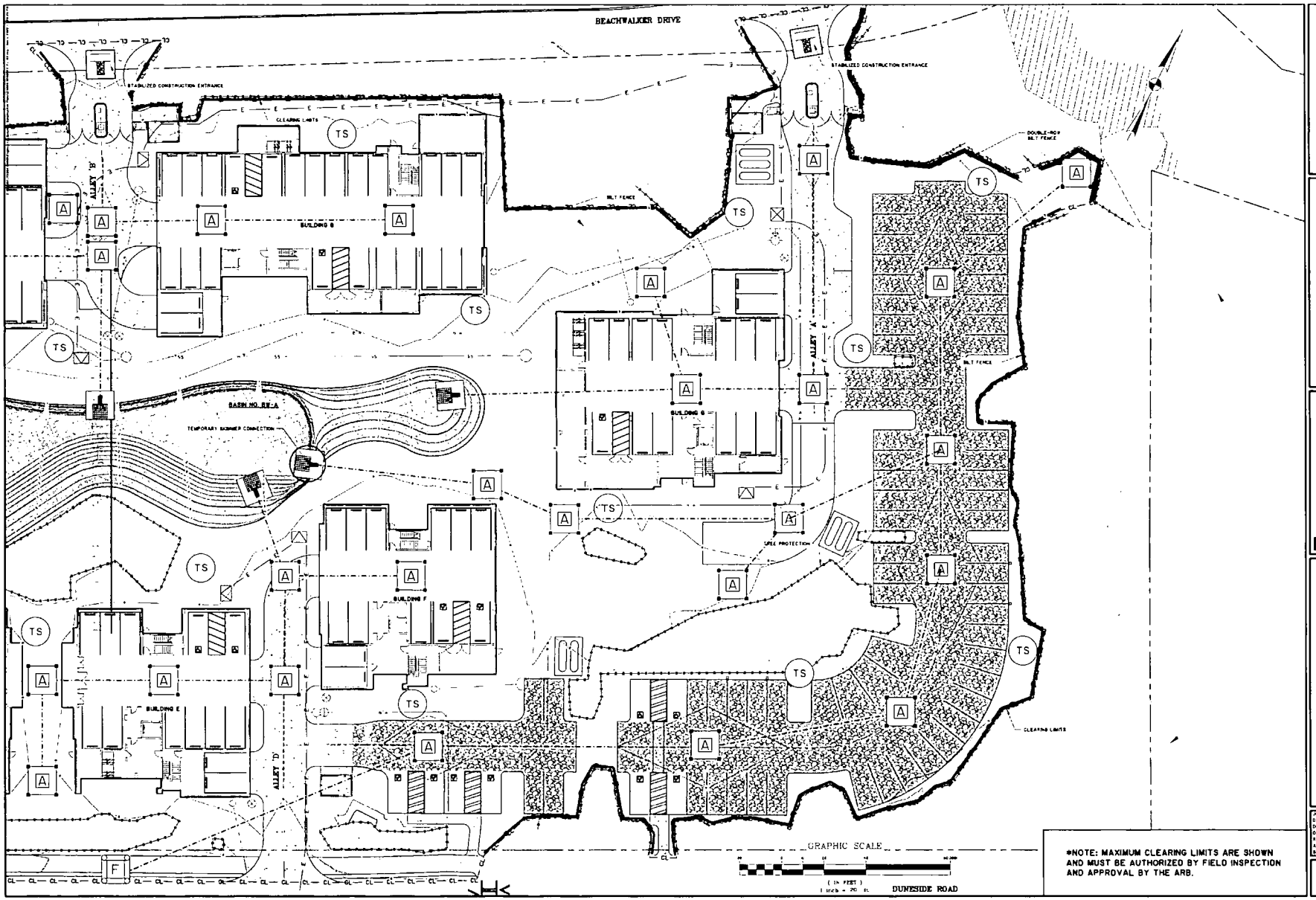
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HEARTH ISLAND, SOUTH CAROLINA
OCEAN PINES
SWPPP - INITIAL LAND DISTURBANCE PHASE

JOB NO. 17551.3000
DATE: 9/12/24
DRAWN
DESIGNED
REVIEWED
APPROVED
SCALE 1" = 70'

EC1.2


CAPE POINT ROAD
STABILIZED CONSTRUCTION ENTRANCE
TREE PROTECTION
ALLEY 'B'
BUILDING A
TS
MATCH LINE - SEE SHEET NO. EC2.2
TEMPORARY BARRIER
BASIN NO. SW-A
SILT FENCE
BUILDING C
BUILDING D
BUILDING E
CLEARING LIMITS
ALLEY 'C'
SOUTHERN PINES LANE
GRAPHIC SCALE
(IN FEET)
1 inch. = 20 ft
*NOTE: MAXIMUM CLEARING LIMITS ARE SHOWN AND MUST BE AUTHORIZED BY FIELD INSPECTION AND APPROVAL BY THE ARB.
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SWPPP - CONSTRUCTION PHASE
EC2.1



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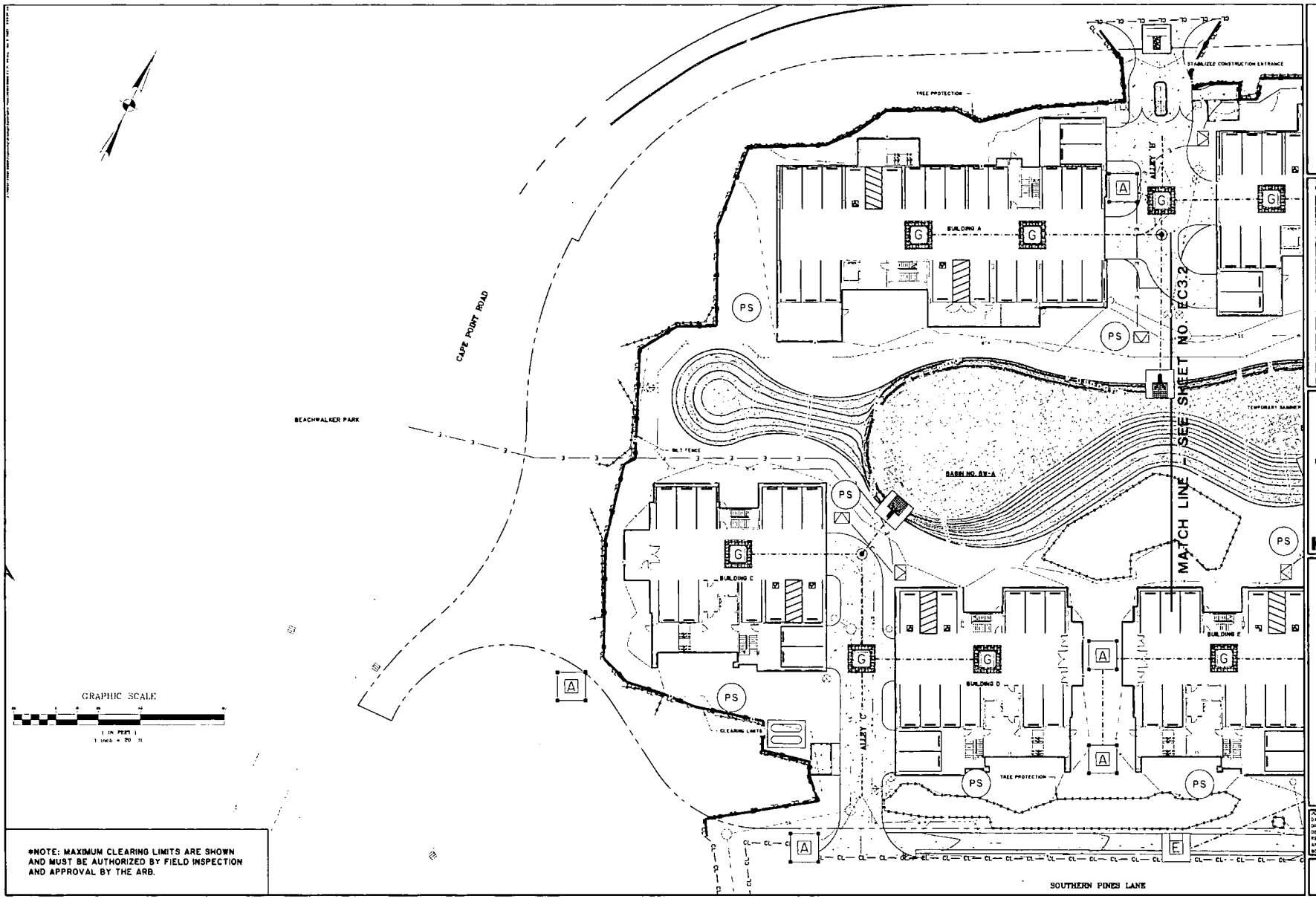
KRA, LP
PLANNED BLOCK 5 SOUTH - CAROLINA

OCEAN PINES

SWPPP - CONSTRUCTION PHASE

JOB NO. : 20851.08000
DATE: 11/02/22
DRAWN BY: LMD
DESIGNED BY: LMD
REVIEWED BY: DJJ
APPROVED BY: DJJ
SCALE: 1" = 20'

EC2.2



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OCEAN PINES

SWPPP – STABILIZATION PHASE

JOB NO.: 7581.0000
DATE: 7/12/24
DRAWN: MB
DESIGNED: MB
REVIEWED: DJJ
APPROVED: DJJ
SCALE: 1" = 20'

EC3.1

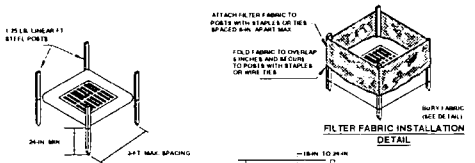
KRA, LP
PALMETTO, SOUTH CAROLINA

OCEAN PINES

SWPPP - STABILIZATION PHASE

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EC3.2



POST INSTALLATION DETAIL

FILTER FABRIC INSTALLATION DETAIL

FILTER FABRIC BURIAL DETAIL

MATERIALS
USE FILTER FABRIC THAT CONFORMS TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

USE STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES
WEIGH 1.25 POUNDS PER FOOT (± 8%)
BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT

INSTALLATION:
EXCAVATE A TRENCH 8-INCHES WIDE AND 8-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE INLET UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

EXTEND THE FILTER FABRIC A MINIMUM OF 12-INCHES INTO THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR CRUSHED STONE AND COMPACT OVER THE FILTER FABRIC UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

USE STEEL POSTS WITH A MINIMUM POST LENGTH OF 46-INCHES CONSISTING OF STANDARD "T" SECTIONS WITH A WEIGHT OF 1.25 POUNDS PER FOOT (± 8%). INSTALL THE FILTER FABRIC TO A MINIMUM HEIGHT OF 24-INCHES ABOVE GRADE. SPACE THE STEEL POSTS AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 24 FEET APART AND DRIVE THEM INTO THE GROUND A MINIMUM OF 24-INCHES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO THE LENGTH OF THE PROTECTED AREA TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, WRAP FILTER FABRIC TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.

ATTACH FABRIC TO STEEL POSTS WITH HEAVY-DUTY PLASTIC TIES.

ATTACH AT LEAST FOUR (4) EVENLY SPACED TIES IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES, AFFIX TIES IN NO LESS THAN FOUR (4) PLACES.

INSPECTION AND MAINTENANCE:

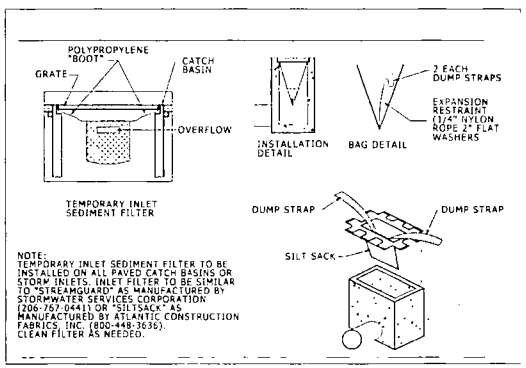
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A BERM IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA ALWAYS PROVIDING ADEQUATE SEDIMENT STORAGE VOLUME FOR THE NEXT STORM.

STORM DRAIN INLET PROTECTION STRUCTURES SHOULD BE REMOVED ONLY 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. USE APPROPRIATE PERMANENT STABILIZATION METHODS TO STABILIZE BARE AREAS AROUND THE INLET.

FILTER FABRIC INLET PROTECTION (TYPE A)

NOT TO SCALE

A | FIP



IG

SILT SAC DETAIL

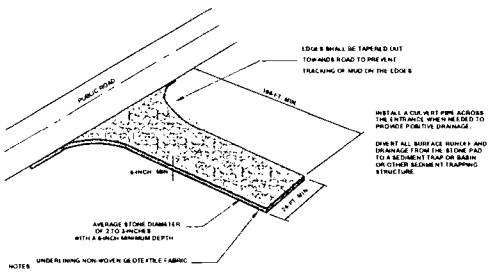
NOT TO SCALE

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE (S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPAC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

EROSION CONTROL SYMBOL LEGEND

DESCRIPTION	PLAN SYMBOL	PLAN LABEL
STABILIZED CONSTRUCTION ENTRANCE		SCE
DOUBLE ROW SILT FENCE		SF
TYPE A - FABRIC INLET PROTECTION	A	FIP
OUTLET PROTECTION - TRM		



NOTES

WHEN AND WHERE TO USE IT:

STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS

IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN ARE AS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION

REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONE PAD TO A SEDIMENT TRAP OR BASIN.

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 1-INCH TO 3-INCH DIAMETER 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 CUT TOWARDS THE ROAD TO PREVENT TRACKING OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:

INSPECT CONSTRUCTION ENTRANCES EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1.2-INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

WASH OR REPLACE STONES AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES.

FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

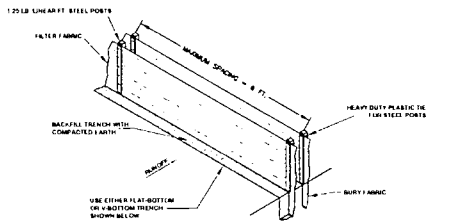
IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

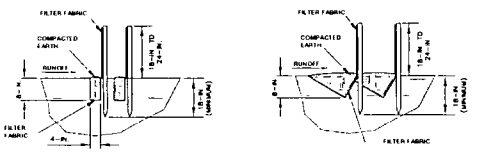
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SCE



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL

NOTE

WHEN AND WHERE TO USE IT:
BETWEEN DISTURBED AREAS & THE AREAS

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100 FEET.
WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL (PERPENDICULAR) TO FENCE LINE) IS 2H:1V.
THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS

STEEL POSTS
USE 48-INCH-LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES
WEIGH 1.25 POUNDS PER FOOT (± 8%)
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4-FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN IN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE NON-PLATED SHOULD HAVE THE FOLLOWING CHARACTERISTICS
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17 SQUARE INCHES.

GEOTEXTILE FILTER FABRIC
FILTER FABRIC IS
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTER, OR POLYAMIDES.
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 DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND OR FILTERING PROPERTIES
CUT TO A MINIMUM WIDTH OF 36-INCHES

USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

INSTALLATION:
EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A BUCKING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP.
INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 4, 1 TO 3-INCHES ABOVE THE FABRIC, WITH NO MORE THAN 2-FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6-FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG, SPACED A MAXIMUM OF 8-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE GROUND MAY BE GREATER THAN 24-INCHES IN TIDAL AREAS. EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA-HEIGHT FABRIC WILL BE 4, 5, OR 6-FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
INSPECT SILT FENCE EVERY SEVEN DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1.2-INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS BAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT IN PLACE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPS) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS BE BUILDING FROM FENCE REMOVAL.

SILT FENCE

NOT TO SCALE

SF (SINGLE ROW)

SF (DOUBLE ROW)

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NO	DESCRIPTION	BY	DATE
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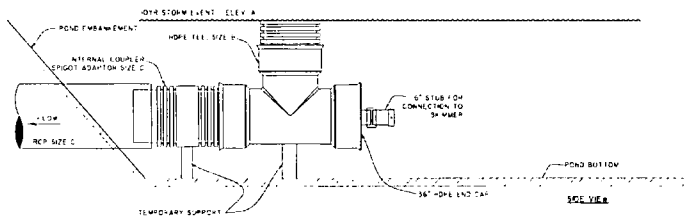
KRA, LP
KIAWAH ASSOCIATES, SOUTH CAROLINA

OCEAN PINES

SWPPP - DETAILS

JOB NO.	23814.0000
DATE	8/12/24
DRAWN	LWD
DESIGNED	LWD
REVIEWED	JJJ
APPROVED	JJJ
SCALE	AS SHOWN

EC4.1



POND NUMBER	POND OUTLET PIPE INVERT	A	B	C	SKIMMER SIZE	DEWATERING TIME
Ba-A	1.0'	5.66	36" X 36"	36"	6"	3 DAYS

SKIMMER TEMPORARY CONNECTION DETAIL

NOT TO SCALE

NOTE: FLOAT SKIMMER AND HDPE TEE CONNECTION TO BE REMOVED AFTER FINAL STABILIZATION

SKIMMER MAINTENANCE
WARNING: THE SKIMMER IS MADE TO WITHSTAND NORMAL HANDLING AND THE FILLING AND DRAINING OF THE SEDIMENT BASIN BUT IT CANNOT WITHSTAND BEING YANKED AROUND A BACKHOE. USE THE ROPE TO CAREFULLY, MANUALLY POSITION THE SKIMMER OR MOVE IT OUT OF THE WAY OF HEAVY EQUIPMENT OR EXCAVATION.

SEDIMENT REMOVAL
EROSION CONTROL (TEMPORARY AND PERMANENT STABILIZATION) AND CONTROLLING RUNOFF WITHIN THE CATCHMENT IS ESSENTIAL TO PREVENT SEDIMENT GENERATION, PREVENT POLLUTION, AND REDUCE BASIN MAINTENANCE. WHEN THE SEDIMENT STORAGE IN THE BASINS FAILS MAINTENANCE IS REQUIRED TO RESTORE THE TREATMENT VOLUME IN ORDER TO MAINTAIN BASIN EFFICIENCY.

SEDIMENT REMOVAL IS NEEDED BEFORE SEDIMENT ACCUMULATES UP TO THE CREST OF THE WEIR IN THE FIRST BAFFLE

EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN TO RESTORE THE ORIGINAL SEDIMENT STORAGE VOLUME

WHEN SEDIMENT ACCUMULATES AROUND THE SKIMMER TO THE POINT IT CANNOT SETTLE LOW ENOUGH TO DRAIN THE ENTIRE BASIN SEDIMENT REMOVAL IS REQUIRED

PULL THE SKIMMER TO ONE SIDE SO THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED

EXCAVATE THE ENTIRE CELL FORMED BY THE BAFFLE, NOT JUST AROUND THE SKIMMER

BAFFLES
MAKE REPAIRS IF DAMAGED. THE POSTS ARE LAID OVER, WATER IS FLOWING UNDERNEATH, OR THE FABRIC HAS FALLEN. IF WATER OR SEDIMENT IS ESCAPING AROUND THE ENDS TIE THE ENDS INTO THE SIDE OF THE BASIN.

SKIMMER
TRASH: IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY A FEW JERKS ON THE ROPE TO MAKE THE SKIMMER BOB UP AND DOWN WILL DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK PULL THE SKIMMER OVER TO THE SIDE (IT'S EASIEST TO DO WHEN THE BASIN IS PARTIALLY FULL) AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED. IF SO, REMOVE THE DEBRIS.

SEDIMENT: UNDER THE SKIMMER IF SEDIMENT ACCUMULATES TO THE POINT THE SKIMMER CANNOT SETTLE LOW ENOUGH TO DRAIN THE ENTIRE BASIN PULL THE SKIMMER OVER TO ONE SIDE AND EXCAVATE THE SEDIMENT WITH A BACKHOE.

CLOGGED BARREL OR PIPE: THROUGH THE DAM: IF THE SKIMMER IS CLOGGED DESPITE REMOVING DEBRIS AND IT APPEARS THAT EITHER THE BARREL BETWEEN THE ORIFICE AND THE FLEXIBLE JOINT OR THE PIPE THROUGH THE DAM IS CLOGGED TAKE THE FOLLOWING STEPS TO CLEAR THE BLOCKAGE (SEDIMENT WILL SOMETIMES ACCUMULATE IN THE PIPE):

PULL THE SKIMMER OVER TO THE SIDE

REMOVE THE PIN AND OPEN THE DOOR TO ACCESS THE ORIFICE

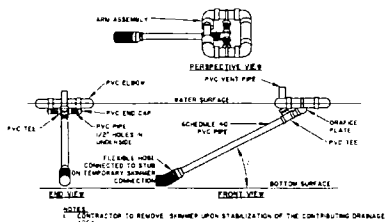
REMOVE THE ORIFICE PLUG OR CAP.

RAISE THE INLET AS HIGH AS PRACTICAL.

FILL THE BARREL WITH WATER (USE A BUCKET AND FUNNEL, OR A PUMP) TO REMOVE THE CLOG USING THE WATER AND PRESSURE.

AFTER THE OBSTRUCTION IS REMOVED CONTINUE POURING WATER INTO THE BARREL TO FLUSH OUT ACCUMULATED DEBRIS AND SEDIMENT TO PREVENT FUTURE CLOGGING.

A PLUMBERS SNAKE CAN BE USED BUT FLUSHING OUT THE SEDIMENT AND DEBRIS ACCUMULATION IS RECOMMENDED FIRST.



NOTES:
1. CONTRACTOR TO REMOVE SKIMMER UPON STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA

DESIGN CRITERIA

POND	SKIMMER SIZE (IN)	ORIFICE SADDLE
BA-A	6	N/A

SKIMMER DETAIL

NOT TO SCALE

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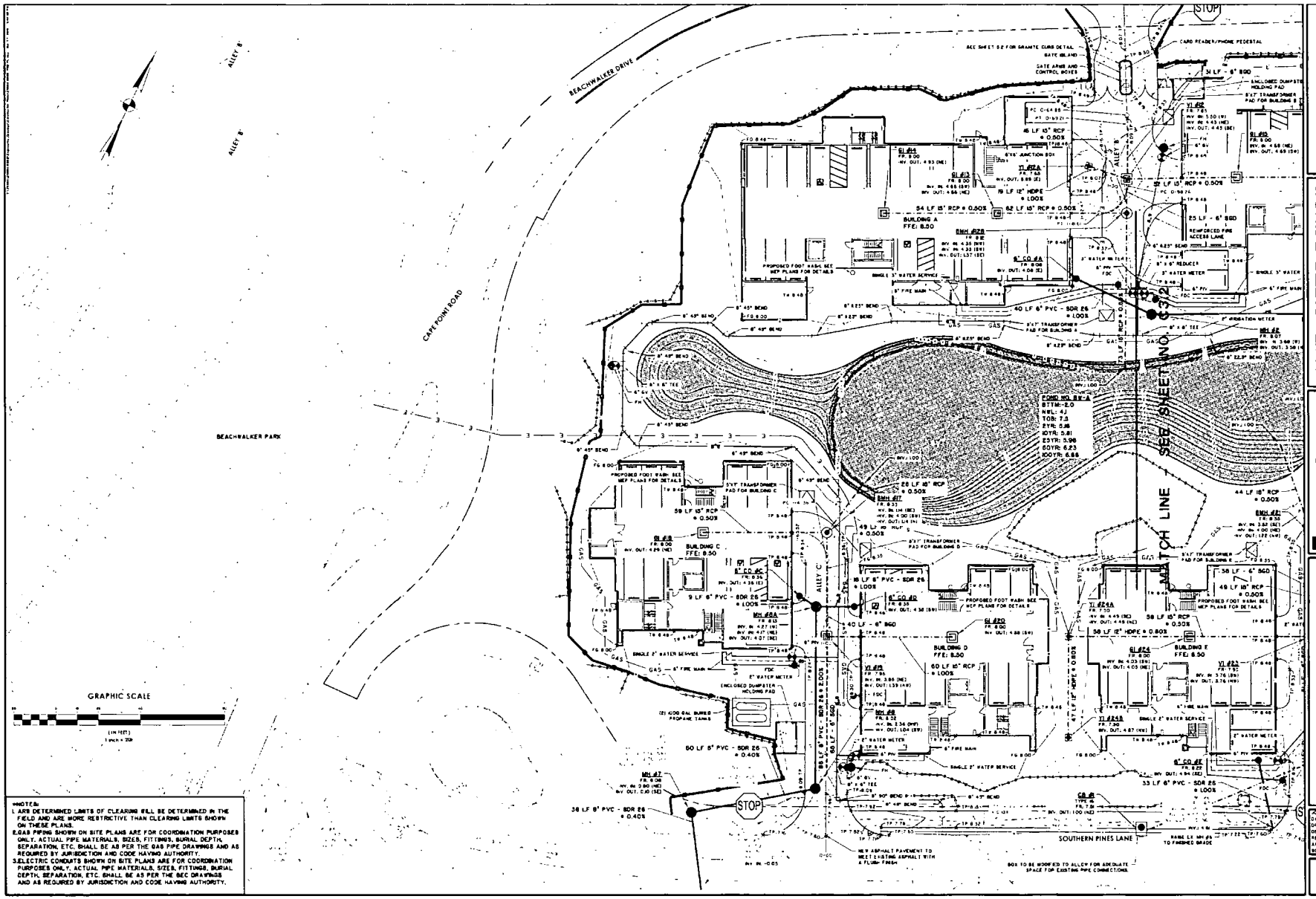
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

SWPPP - DETAILS

JOB NO. - 23934.0000
DATE: 9/12/24
DRAWN LMD
DESIGNED LMD
REVIEWED DJJ
APPROVED DJJ
SCALE NOT TO SCALE

EC4.2



NOTES:

1. ARE DETERMINED LIMITS OF CLEARING WILL BE DETERMINED IN THE FIELD AND ARE MORE RESTRICTIVE THAN CLEARING LIMITS SHOWN ON THESE PLANS.
2. GAS PIPING SHOWN ON SITE PLANS ARE FOR COORDINATION PURPOSES ONLY. ACTUAL PIPE MATERIALS, SIZES, FITTINGS, BURIAL DEPTH, SEPARATION, ETC. SHALL BE AS PER THE GAS PIPE DRAWINGS AND AS REQUIRED BY JURISDICTION AND CODE HAVING AUTHORITY.
3. ELECTRIC CONDUITS SHOWN ON SITE PLANS ARE FOR COORDINATION PURPOSES ONLY. ACTUAL PIPE MATERIALS, SIZES, FITTINGS, BURIAL DEPTH, SEPARATION, ETC. SHALL BE AS PER THE SEC DRAWINGS AND AS REQUIRED BY JURISDICTION AND CODE HAVING AUTHORITY.

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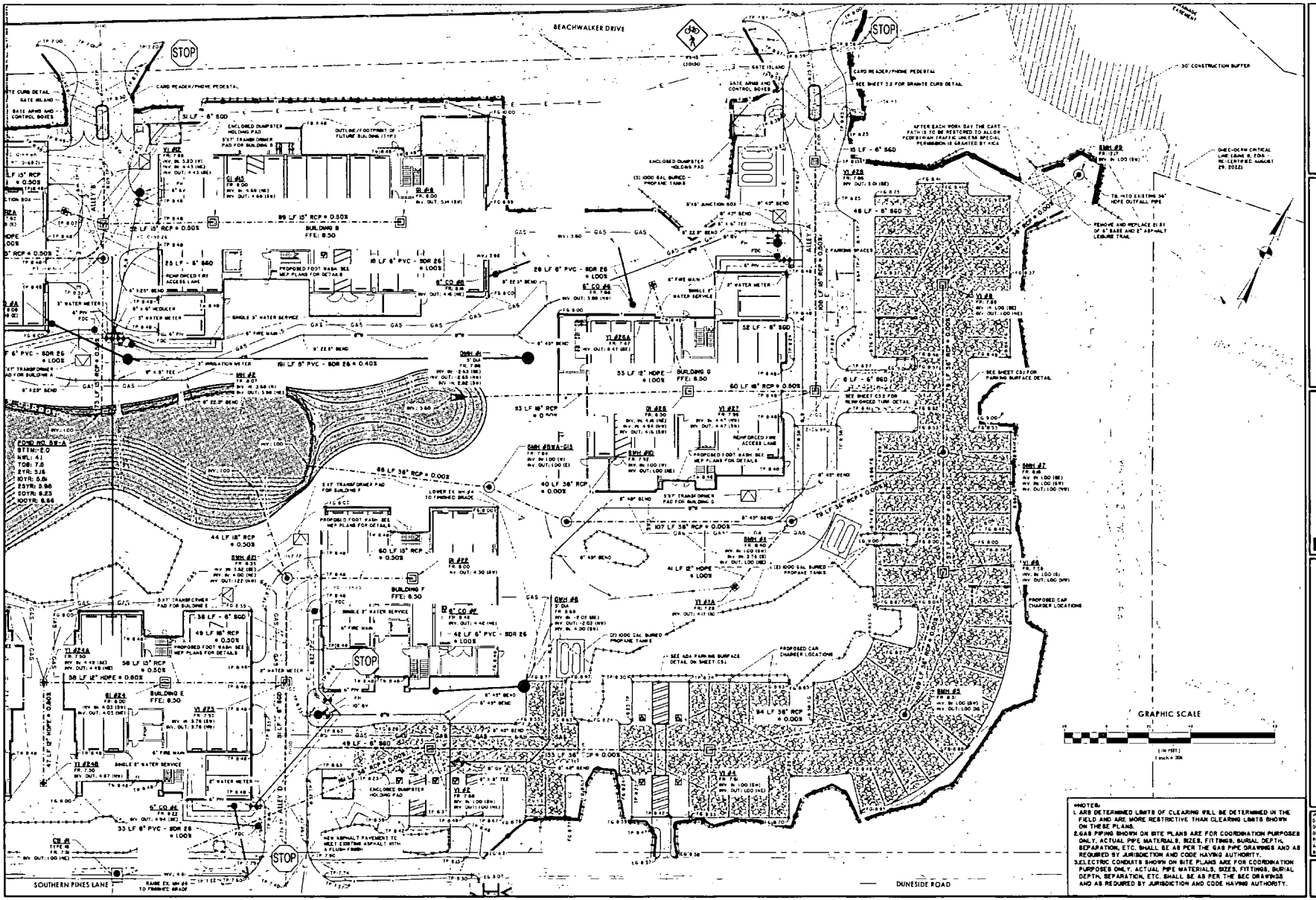
KRA, LP
HAMILTON ISLAND, SOUTH CAROLINA

OCEAN PINES

SITE DEVELOPMENT PLAN

JOB NO. 23859.0000
DATE 9/12/24
DRAWN LMD
DESIGNED LMD
REVIEWED DJJ
APPROVED DJJ
SCALE 1" = 20'

C3.1



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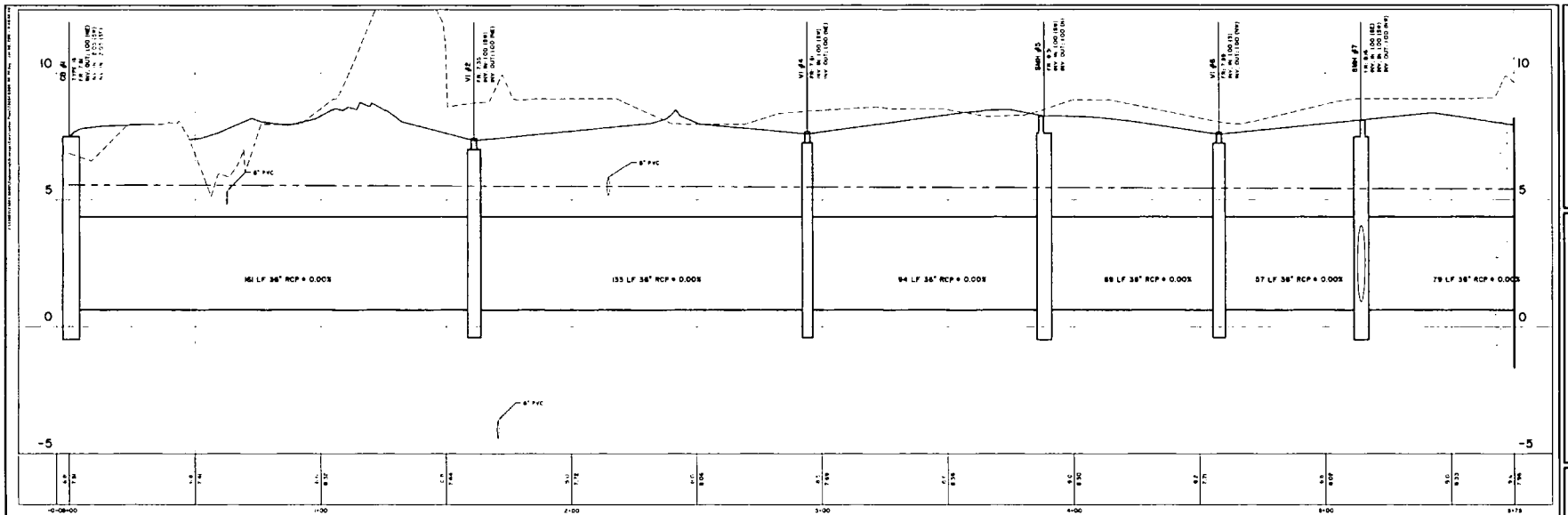
KRA, LP
HILTON HEAD ISLAND, SOUTH CAROLINA

OCEAN PINES

SITE DEVELOPMENT PLAN

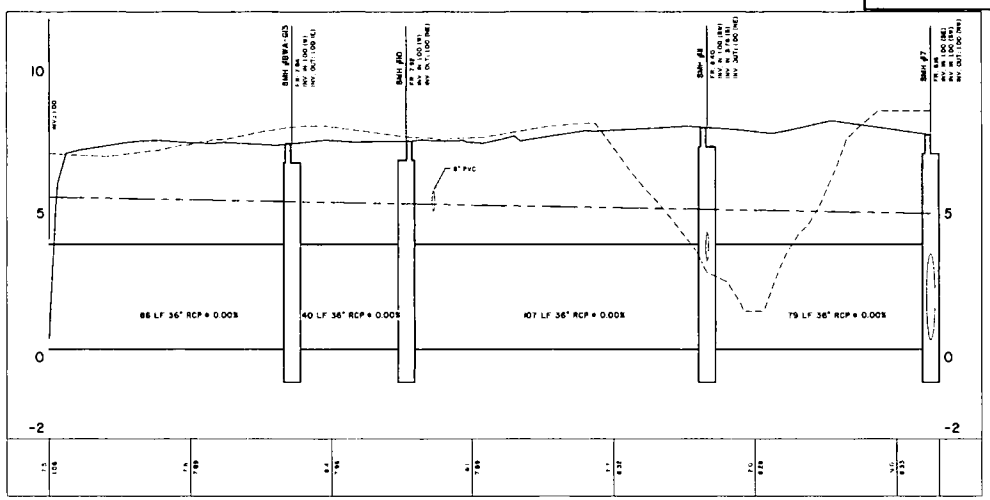
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DATE: 9/12/24
DRAWN BY: MD
DESIGNED BY: LMD
REVIEWED BY: DJJ
APPROVED BY: DJJ
SCALE: 1" = 20'

C3.2

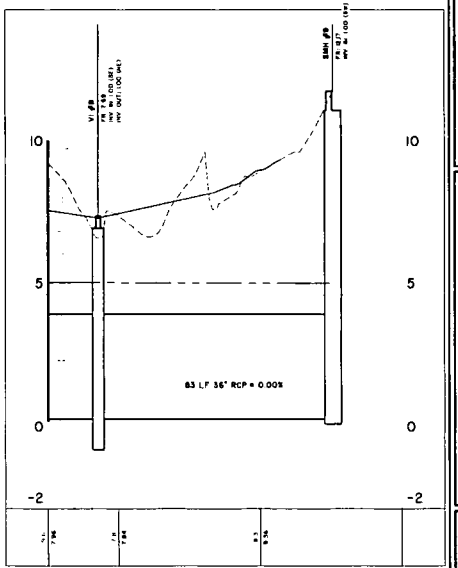


25854.0000 - Drainage Run 1
STATIONS: 0+00 - 5+79
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

LEGEND
PROPOSED GRADE
EXISTING GRADE



25854.0000 - Drainage Run 2
STATIONS: 0+00 - 3+15
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



25854.0000 - Drainage Run 1
STATIONS: 5+72 - 7+00
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

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KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

DRAINAGE PROFILES

NO	REVISIONS	BY	DATE

JOB NO: 25854.0000
DATE: 5/10/24
DRAWN: LAB
DESIGNED: LAB
REVIEWED: DJJ
APPROVED: DJJ
SCALE: 1" = 20'

C3.3

EXHIBIT 2-B

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Ocean Pines

Sheet Index

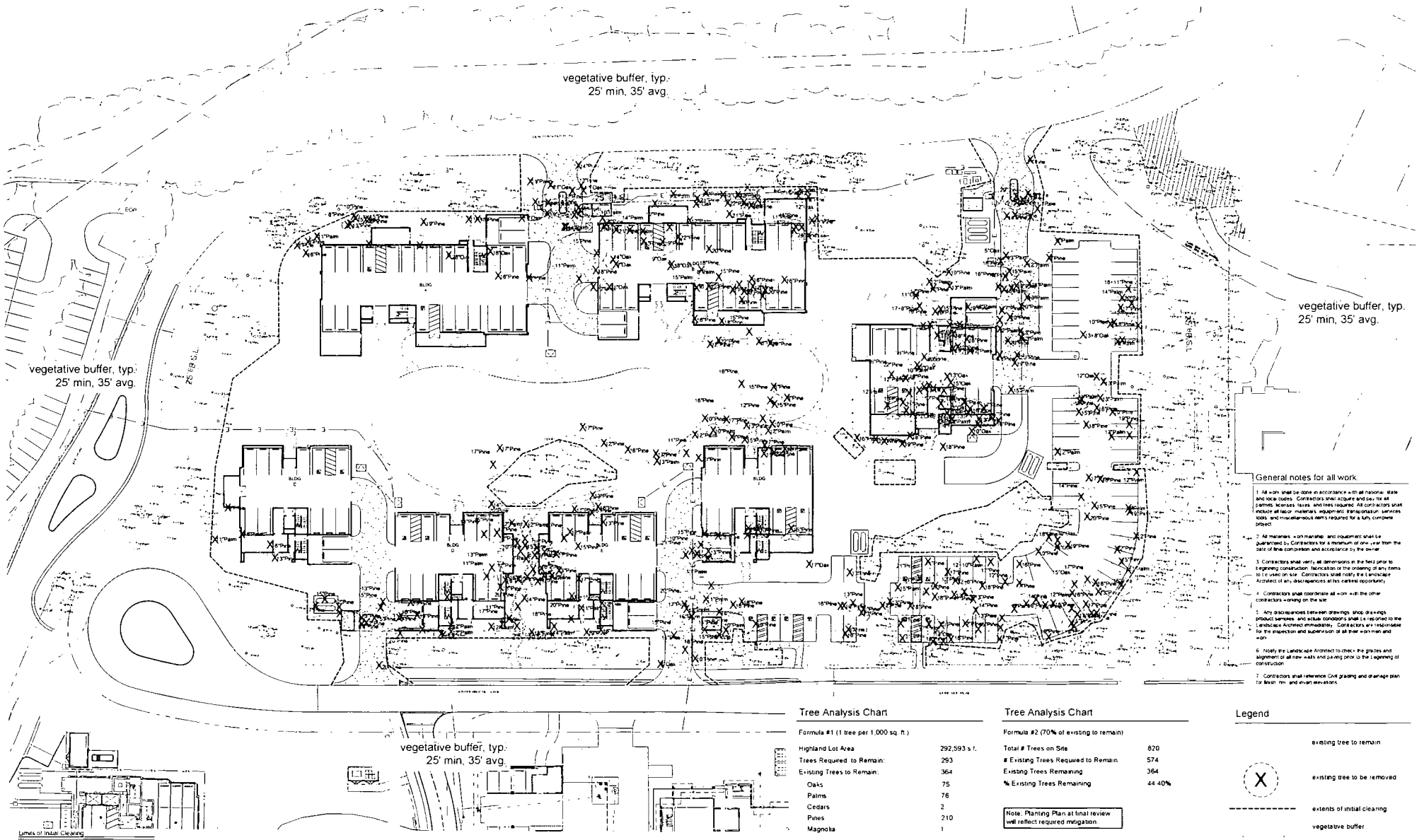
L-1.0	Limits of Initial Clearing
L-2.0	Site Plan - Overall
L-2.1	Site Plan - West
L-2.2	Site Plan - East
L-2.3	Site Plan Enlargements
L-2.4	Site Plan Enlargements
L-2.5	Site Plan Enlargements
L-3.0	Site Details
L-3.1	Site Details
L-3.2	Site Details
L-4.0	Planting Plan - Overall
L-4.1	Planting and Lighting Plan - West Pond
L-4.2	Planting and Lighting Plan - East Pond
L-4.3	Planting and Lighting Plan - Building A
L-4.4	Planting and Lighting Plan - Building B
L-4.5	Planting and Lighting Plan - Building C
L-4.6	Planting and Lighting Plan - Buildings D + E
L-4.7	Planting and Lighting Plan - Building F + Parking
L-4.8	Planting and Lighting Plan - Building G
L-4.9	Planting and Lighting Plan - Parking NE
L-4.10	Planting and Lighting Plan - Parking SW
L-4.11	Planting and Lighting Plan - Retention Pond
L-5.0	Plant List and Details
L-5.1	Site Furnishings
L-5.2	Lighting Details

Cover

Date: 2023.09.08 permit set
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2024.09.06 addenda 3
2024.11.08 rev

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General notes for all work:

1. All work shall be done in accordance with all national, state and local codes. Contractors shall acquire and pay for all permits, licenses, taxes, and fees required. All contractors shall include all labor, materials, equipment, transportation, services, tools, and miscellaneous items required for a fully complete project.
2. All materials, workmanship, and equipment shall be guaranteed by Contractors for a minimum of one year from the date of final completion and acceptance by the owner.
3. Contractors shall verify all dimensions in the field prior to beginning construction, fabrication or the ordering of any items to be used on site. Contractors shall notify the Landscape Architect of any discrepancies at the earliest opportunity.
4. Contractors shall coordinate all work with the other contractors working on the site.
5. Any discrepancies between drawings, shop drawings, product samples, and actual conditions shall be reported to the Landscape Architect immediately. Contractors are responsible for the inspection and supervision of all their workmen and work.
6. Notify the Landscape Architect to check the grades and alignment of all new walls and paving prior to the beginning of construction.
7. Contractors shall reference Civil grading and drainage plan for finish flrr and invert elevations.

Tree Analysis Chart

Formula #1 (1 tree per 1,000 sq. ft.)

Highland Lot Area	292,593 s.f.
Trees Required to Remain:	293
Existing Trees to Remain:	364
Oaks	75
Palms	76
Cedars	2
Pines	210
Magnolia	1

Tree Analysis Chart

Formula #2 (70% of existing to remain)

Total # Trees on Site	820
# Existing Trees Required to Remain	574
Existing Trees Remaining	364
% Existing Trees Remaining	44.40%

Note: Planting Plan at final review will reflect required mitigation.

Legend

- existing tree to remain
- X — existing tree to be removed
- extents of initial clearing
- vegetative buffer

Sheet: L-1.0

Ocean Pines
Flawah Island, SC

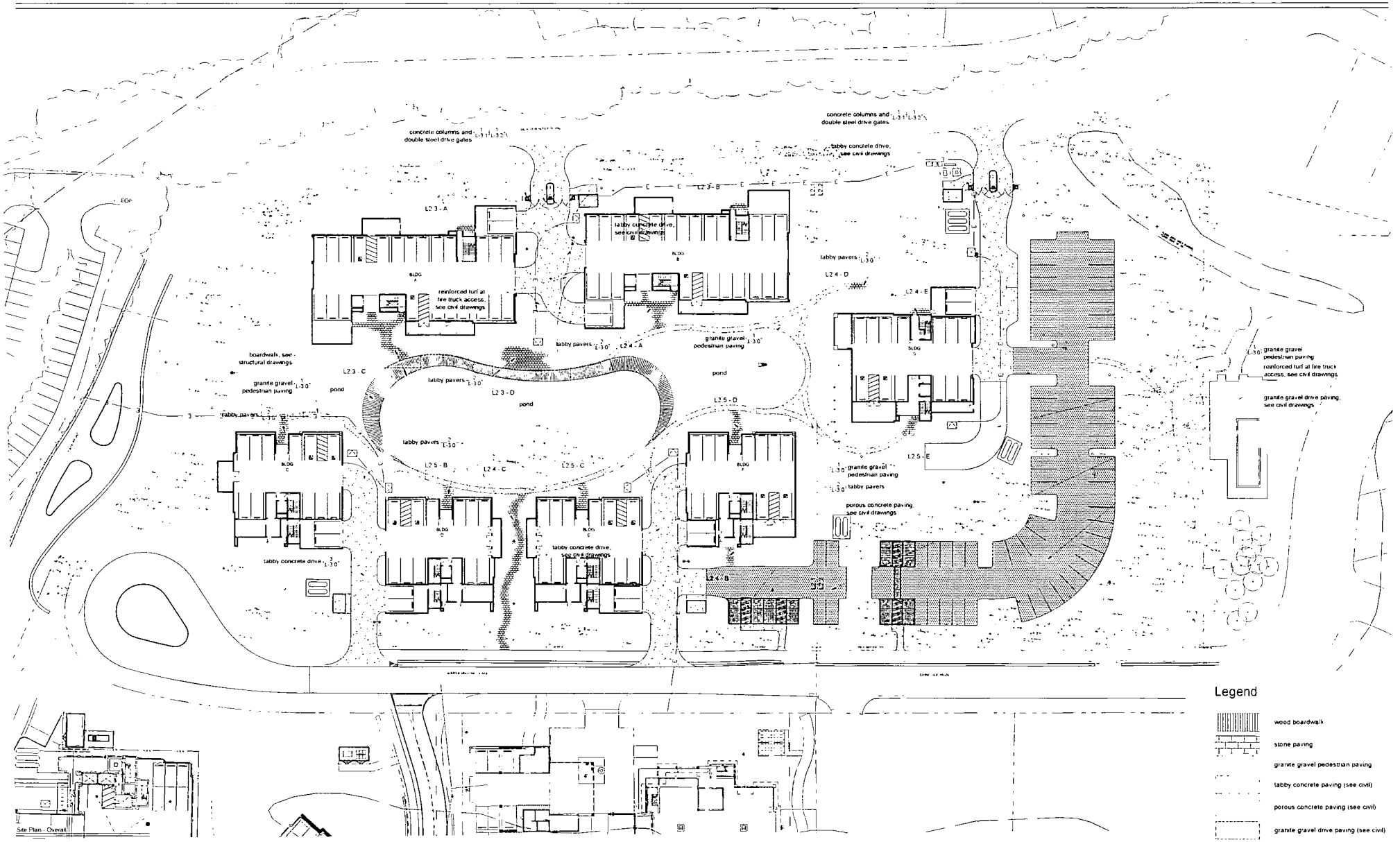
North

0 30' 60' 90'

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2024.06.12 GMP documents
2024.08.12 GMP documents
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Legend

- wood boardwalk
- stone paving
- granite gravel pedestrian paving
- tabby concrete paving (see civil)
- porous concrete paving (see civil)
- granite gravel drive paving (see civil)

Sheet: L-2.0

Ocean Pines

Kiawah Island, SC

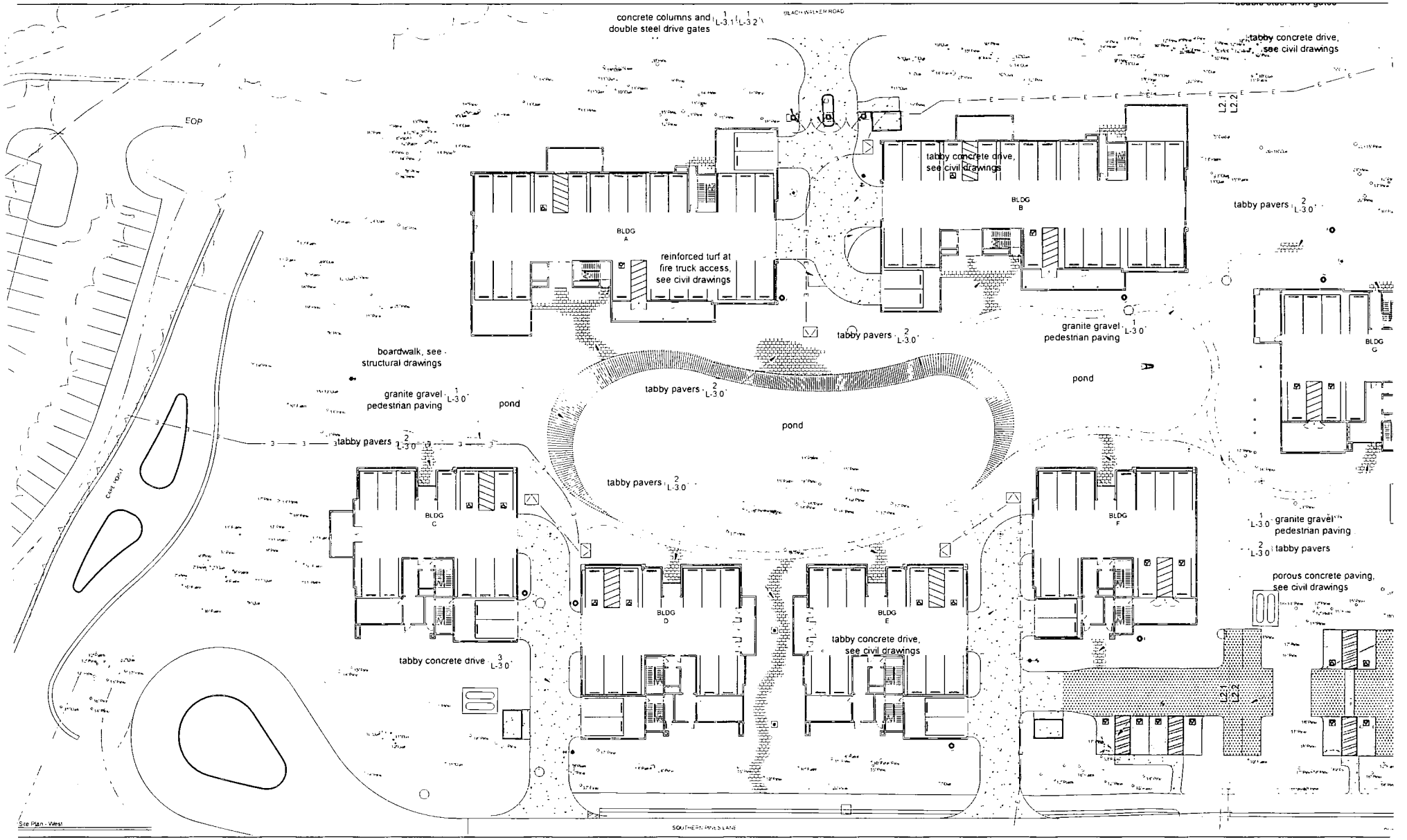
North

0' 30' 60' 90'

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Rev.: 2024.01.29 permit set rev.
2024.05.10 GMP documents
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Site Plan - West

Sheet: L-2.1

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Hilton Head Island, SC

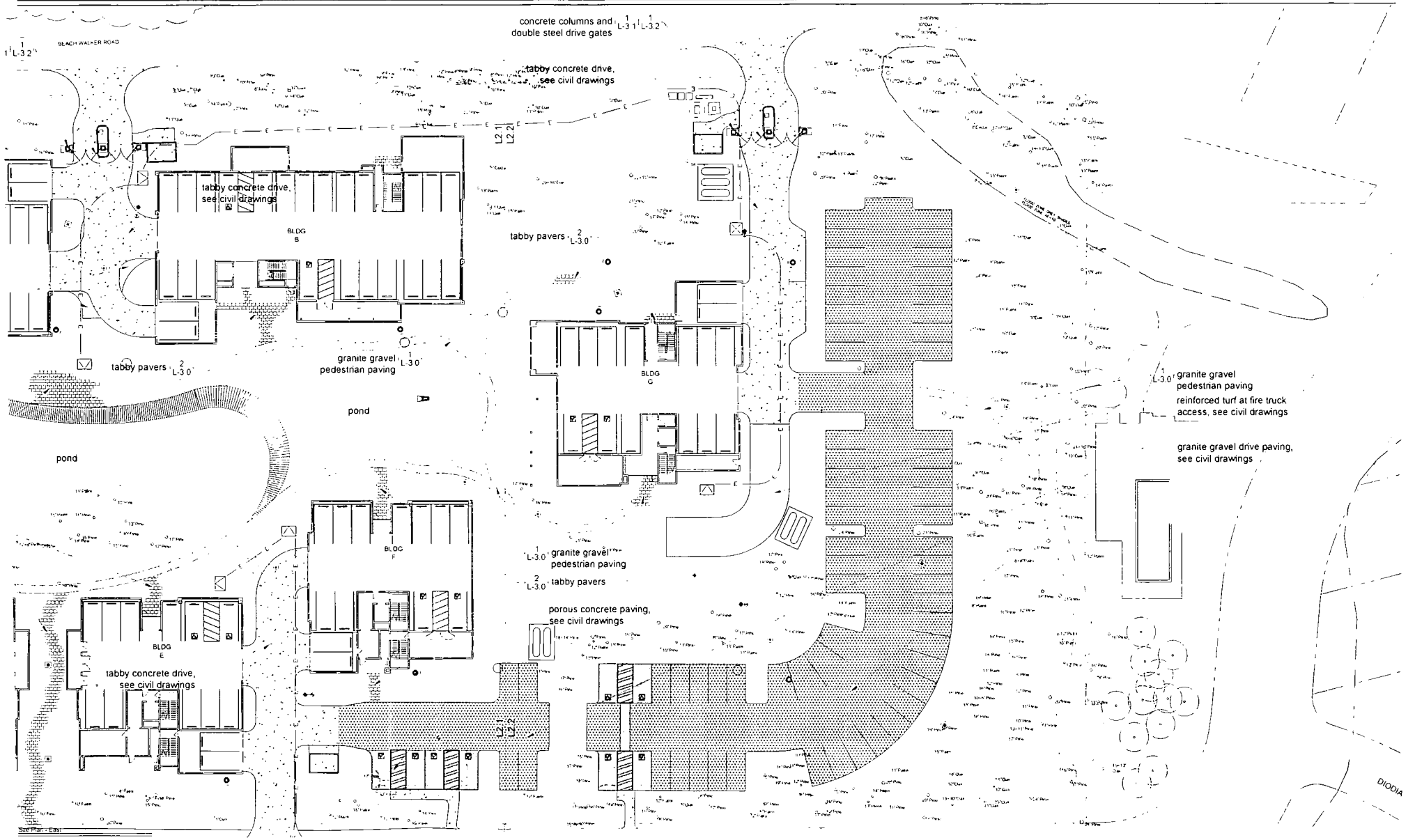
North

0 20 40 60

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Site Plan - East

Sheet: L-2.2

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Kiawah Island, SC

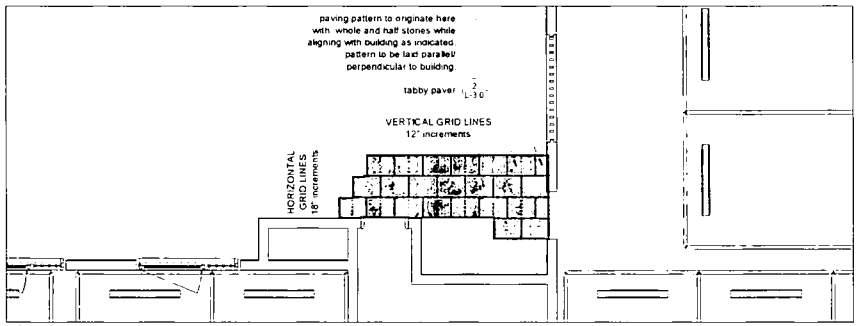
North

0' 20' 40' 60'

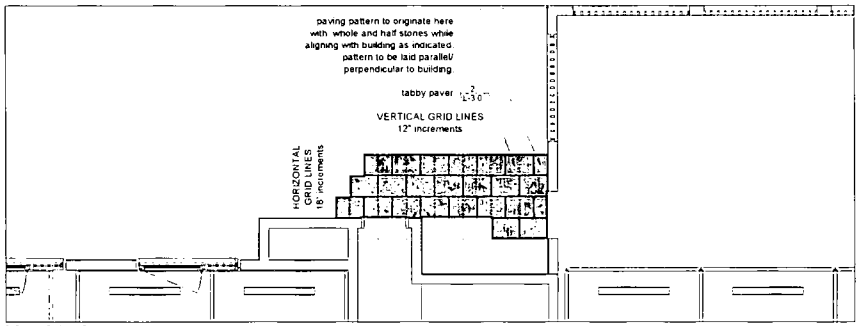
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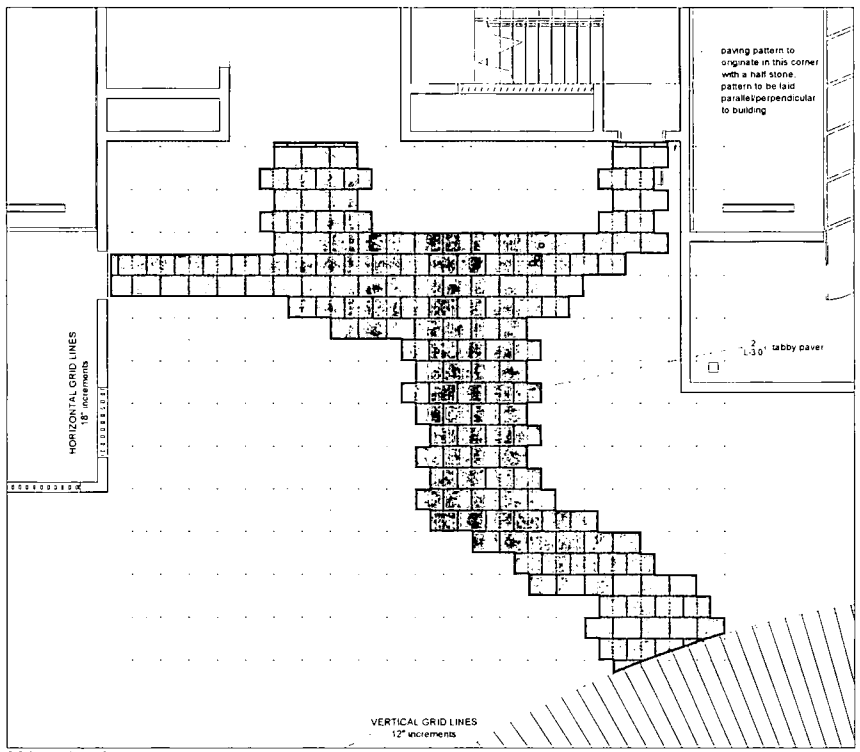
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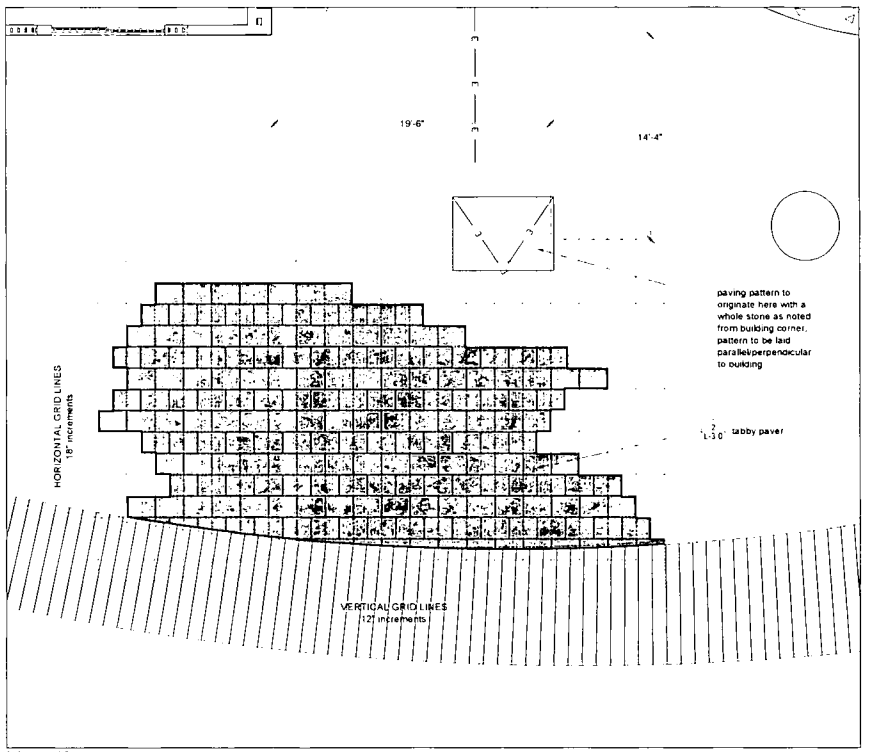
A. Behind Building A



B. Behind Building B



C. Building A (Garden Side)



D. Boardwalk Terrace

Site Plan Enlargements

Sheet: L-2.3

Ocean Pines
Hilton Head Island, SC

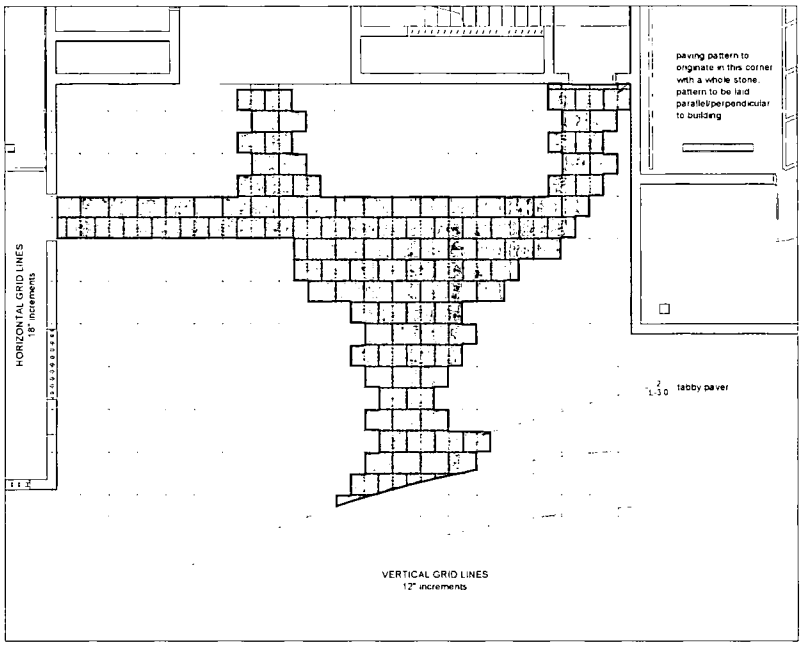
North

0 4 8 12'

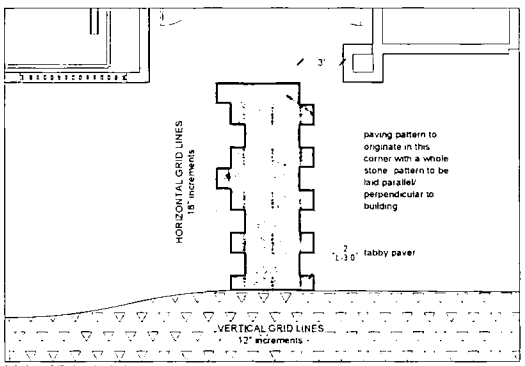
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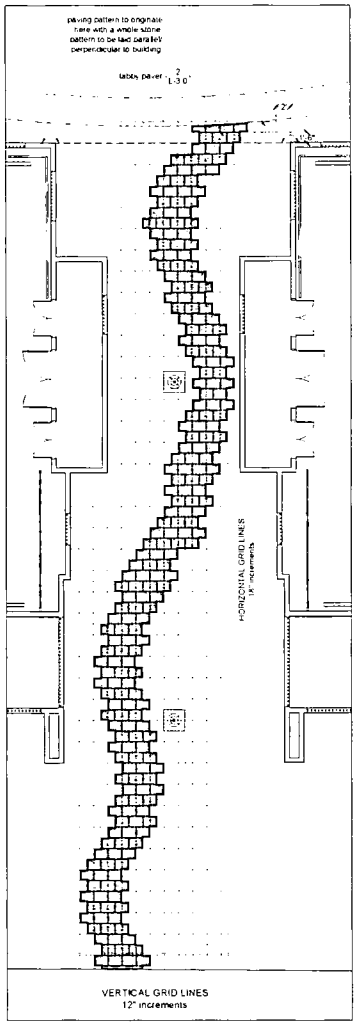
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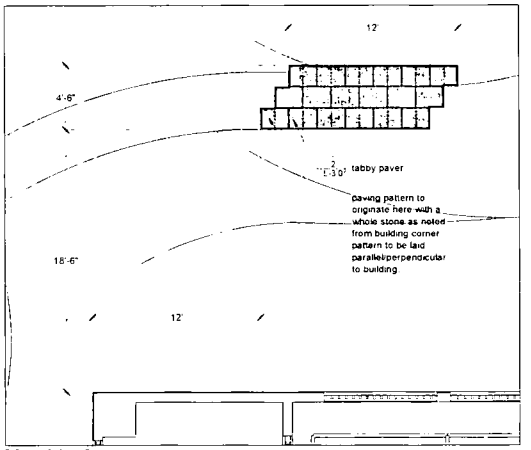
A. Building B (Garden Side)



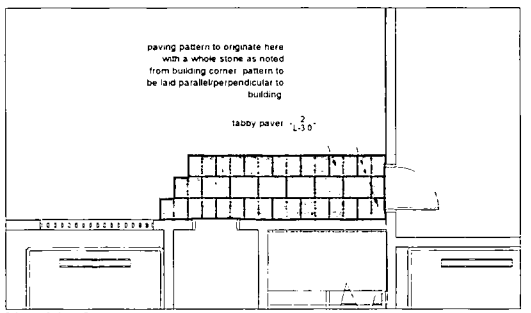
B. Building F (Parking lot side)



C. Between Building D and E - Scale: 1/2" = 1'-0"



D. Behind Building G



E. Behind Building G

Site Plan Enlargements

Sheet: L-2.4

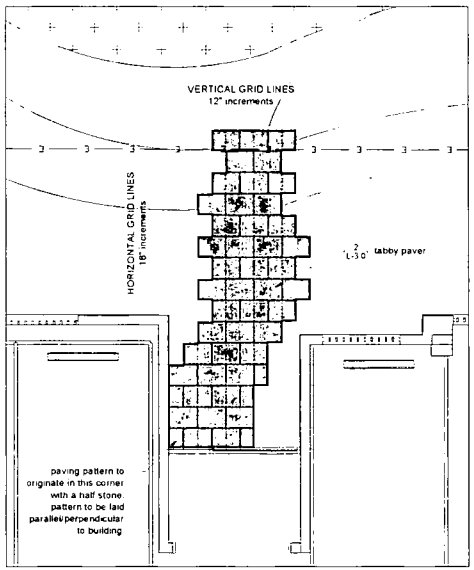
Ocean Pines
• Iowan Island, SC

feet
0' 4' 8' 12'

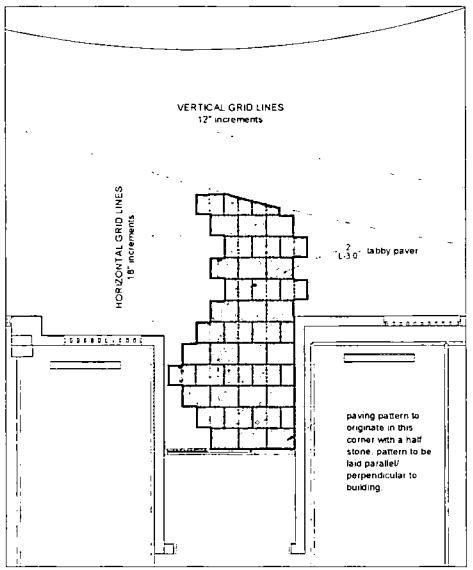
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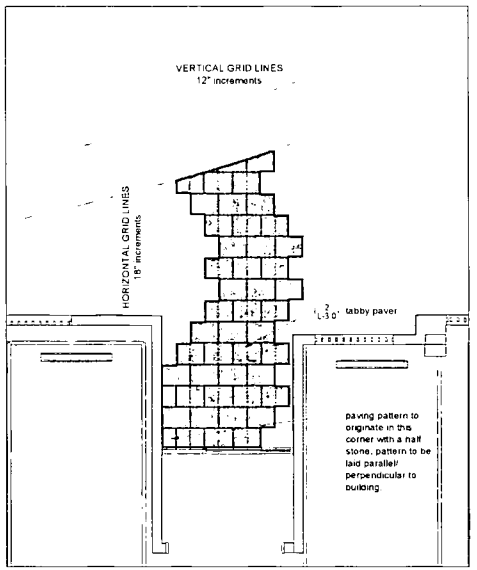
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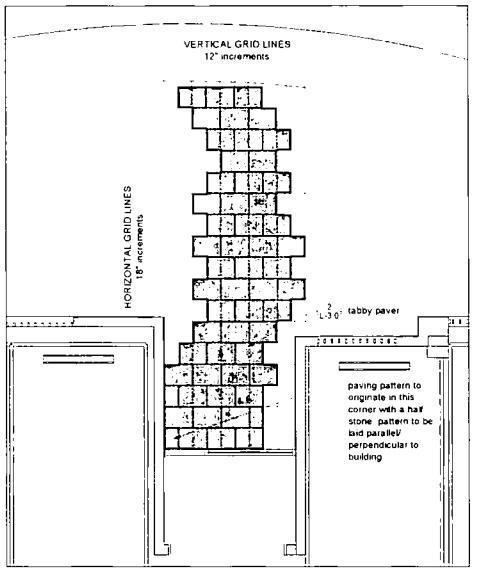
A Building C (Garden Side)



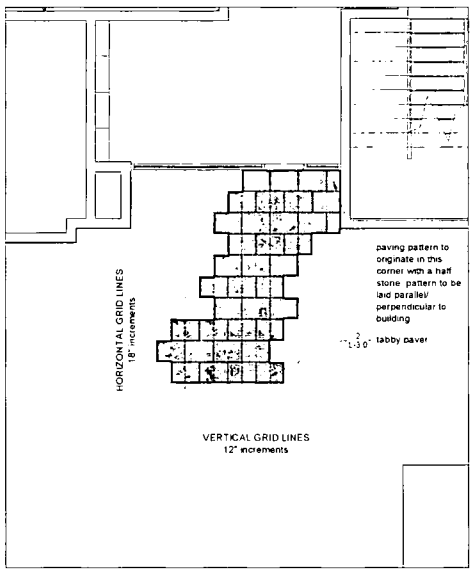
B Building D (Garden Side)



C Building E (Garden Side)



D Building F (Garden Side)



E Building G (Garden Side)

Site Plan Enlargements

Sheet: L-2.5

Ocean Pines

Kiawah Island, SC

North

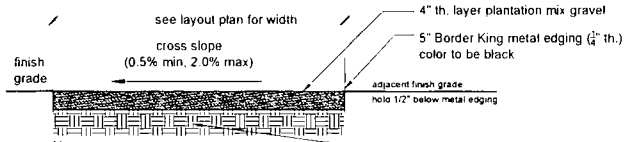
0' 4' 8' 12'

Date: 2023.09.08 permit set
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2024.06.12 GMP documents
2024.08.12 GMP documents
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2024.11.06 rev

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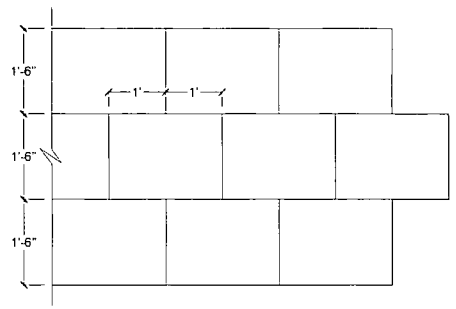
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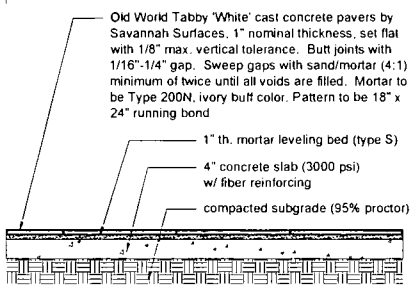
Note:
1. Approximately 6,200 sf of gravel paving - contractor to verify
2. Provide gravel sample for approval prior to installation

1 / L-3.0 Granite Gravel Pedestrian Paving

Scale 1" =1'-0" Section



Note:
All pieces to be whole stones unless paving is abutting a building or boardwalk.
- whole and half stones only when abutting a building
- partial pieces allowed when abutting boardwalk - avoid small pieces and slivers.



Note:
1. Approximately 3,900 sf of stone paving - contractor to verify
2. Provide stone sample for approval prior to installation

2 / L-3.0 Tabby Pavers Pedestrian Paving

Scale 1" =1'-0" Section

Pre-cast Tabby Concrete Products:

Manufacturer:	Savannah Surfaces
Product:	Old World Tabby Concrete Pavers
PAVERS:	
Size:	2.25" x 18" x 24"
Color:	White
Pattern:	Running Bond
Joint Material:	4:1 sand/mortar mix

3

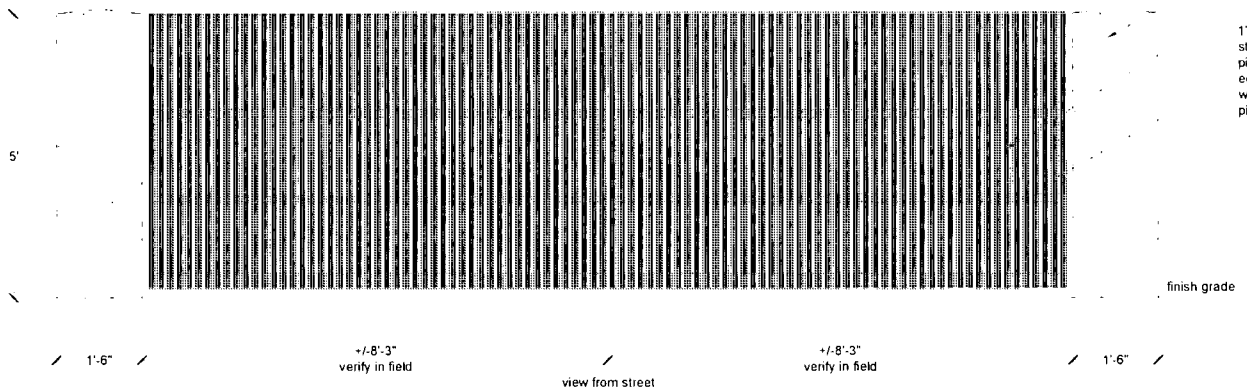
Site Details

Ocean Pines
Hawsen Island, SC

Date: 2023.09.08 permit set
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1 L-3.1 Drive Gates and Columns: Elevation
Scale 1" = 1'-0"

General Wrought Iron Notes:

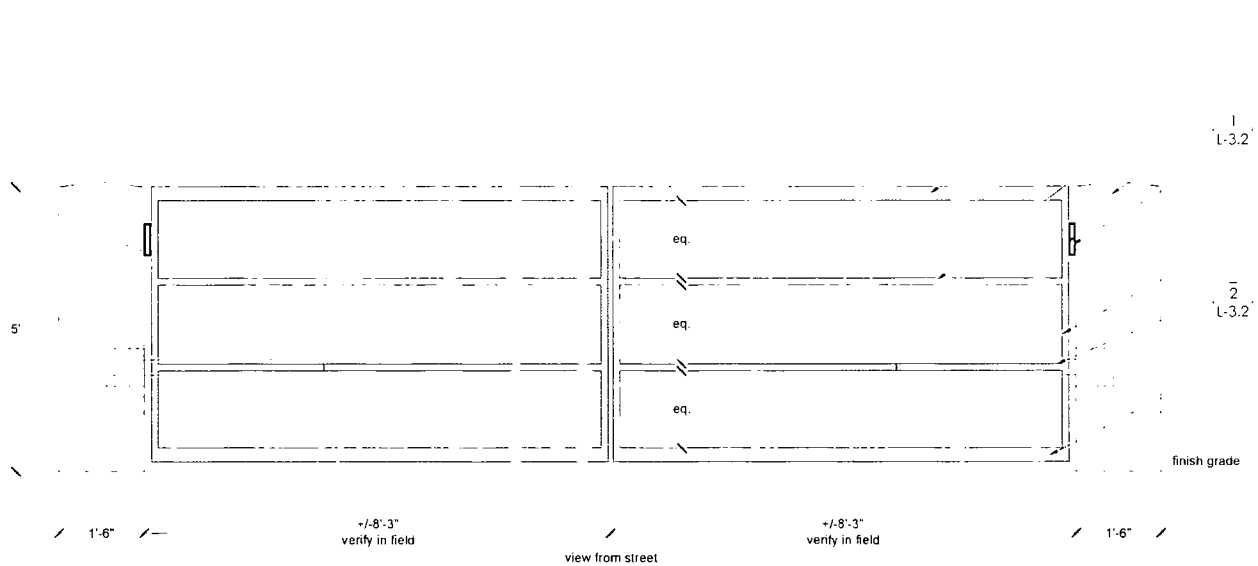
1. All joints to be welded construction.

2. All steel shall be hot rolled mild steel free from deformities or imperfections. Panels shall be plumb, square, and true to line.

3. Contractor shall be responsible for all field measurements required to meet field conditions.

4. All welds to be ground clean to the satisfaction of the Landscape Architect.

5. All steel to be primed with one coat of Rustoleum #1060 and painted with two coats of epoxy paint, color and finish to match architecture, sample to be approved by the Landscape Architect.



1 L-3.1 Drive Gates and Columns: Frame Elevation
Scale 1" = 1'-0"

Site Details

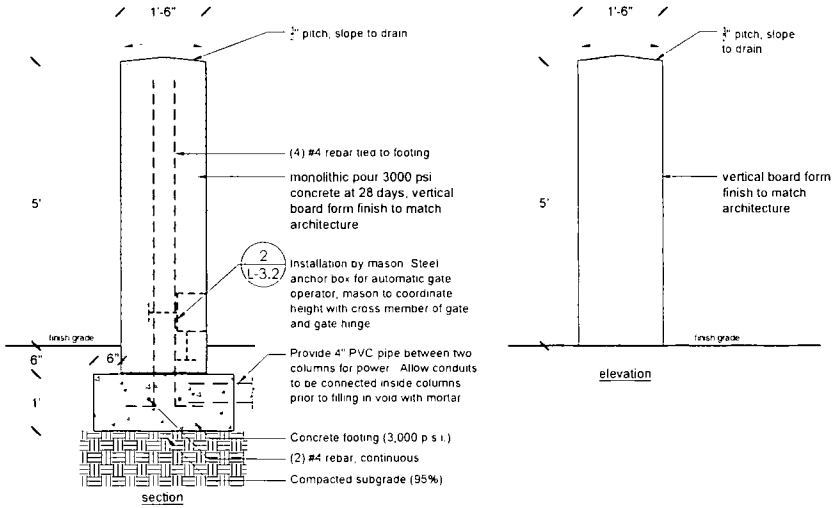
Sheet: L-3.1

Ocean Pines
Hawan Island, SC

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2024.11.08 rev.

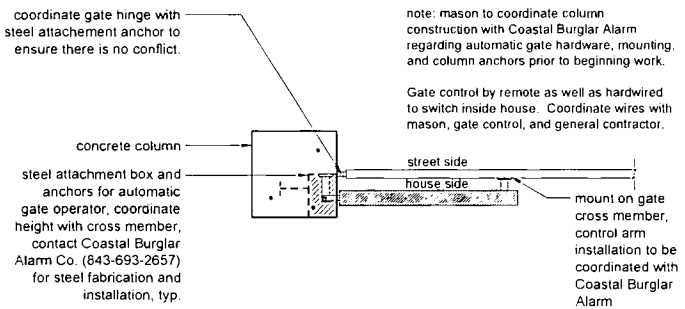
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1 / L-3.2 Board Form Concrete Column with Automatic Gate Operator

Scale 1" =1'-0" — Section and Elevation



2 / L-3.2 Automatic Gate Operator Attachment

Scale 1" =1'-0" — Plan/Section

Site Details

Ocean Pines
Hawan Island, SC

Date: 2023.09.08 permit set — 2024.11.06 rev.
Rev.: 2024.01.22 permit set rev.
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2024.06.12 GMP documents
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Sheet: L-4.0

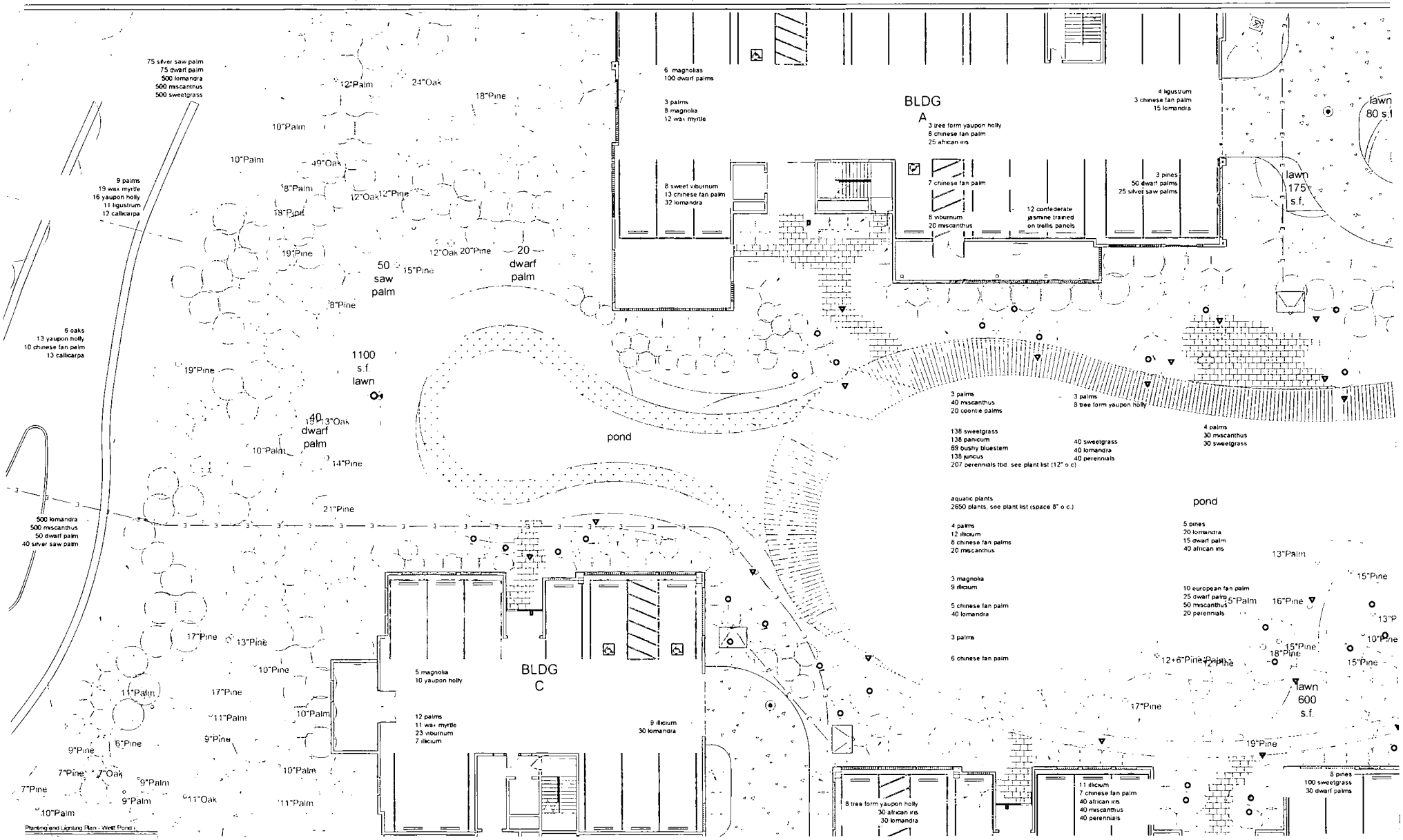
Ocean Pines
Kiawah Island, SC

North

0' 30' 60' 90'

Date: 2023.09.06 permit set
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Planting and Lighting Plan - West Pond

Sheet: L-4.1

Ocean Pines

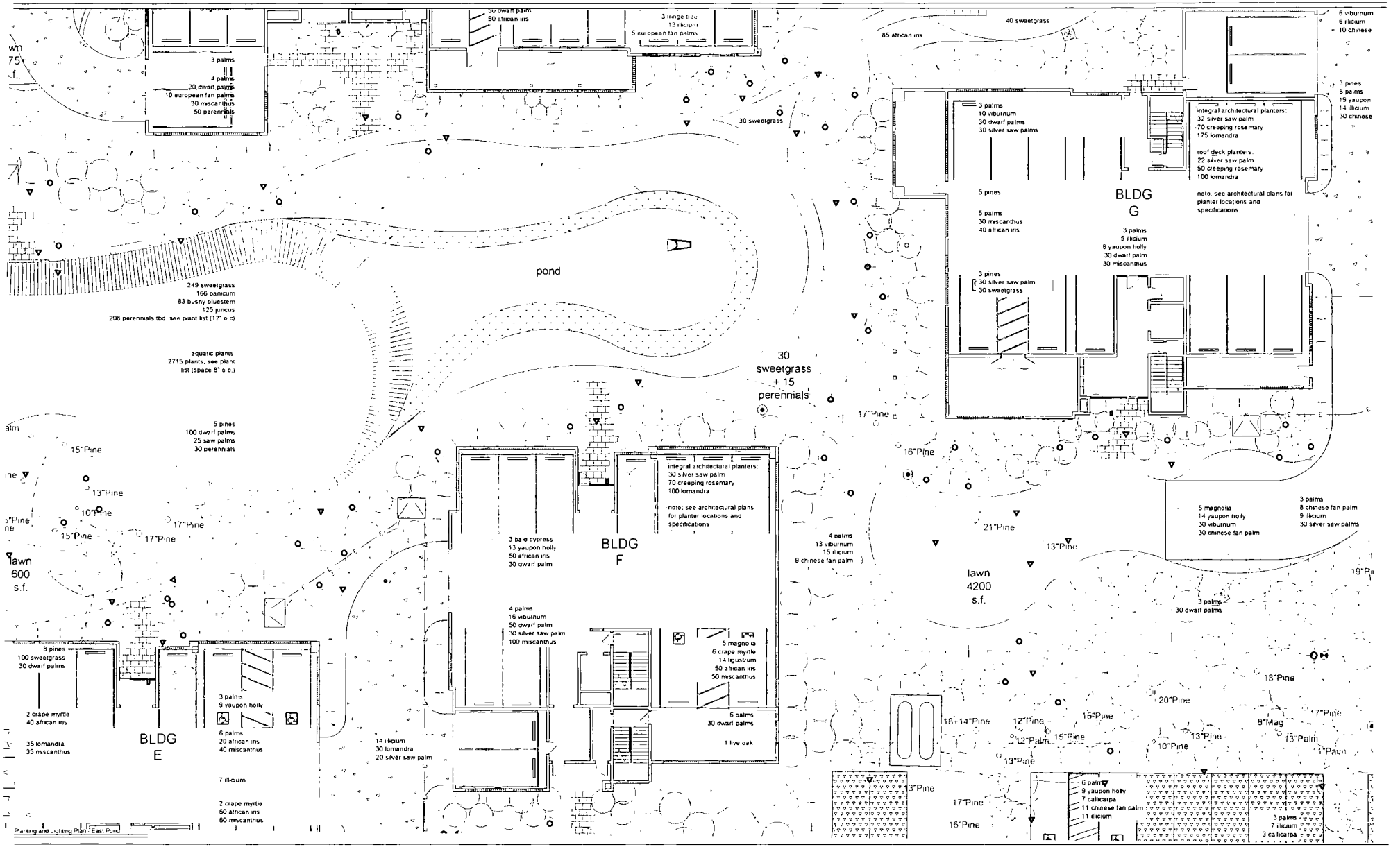
Fripwon Island, SC

North

0' 10' 20' 30'

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Planting and Lighting Plan - East Pond

Sheet: L-4.2

Ocean Pines

Hawaii Island, SC

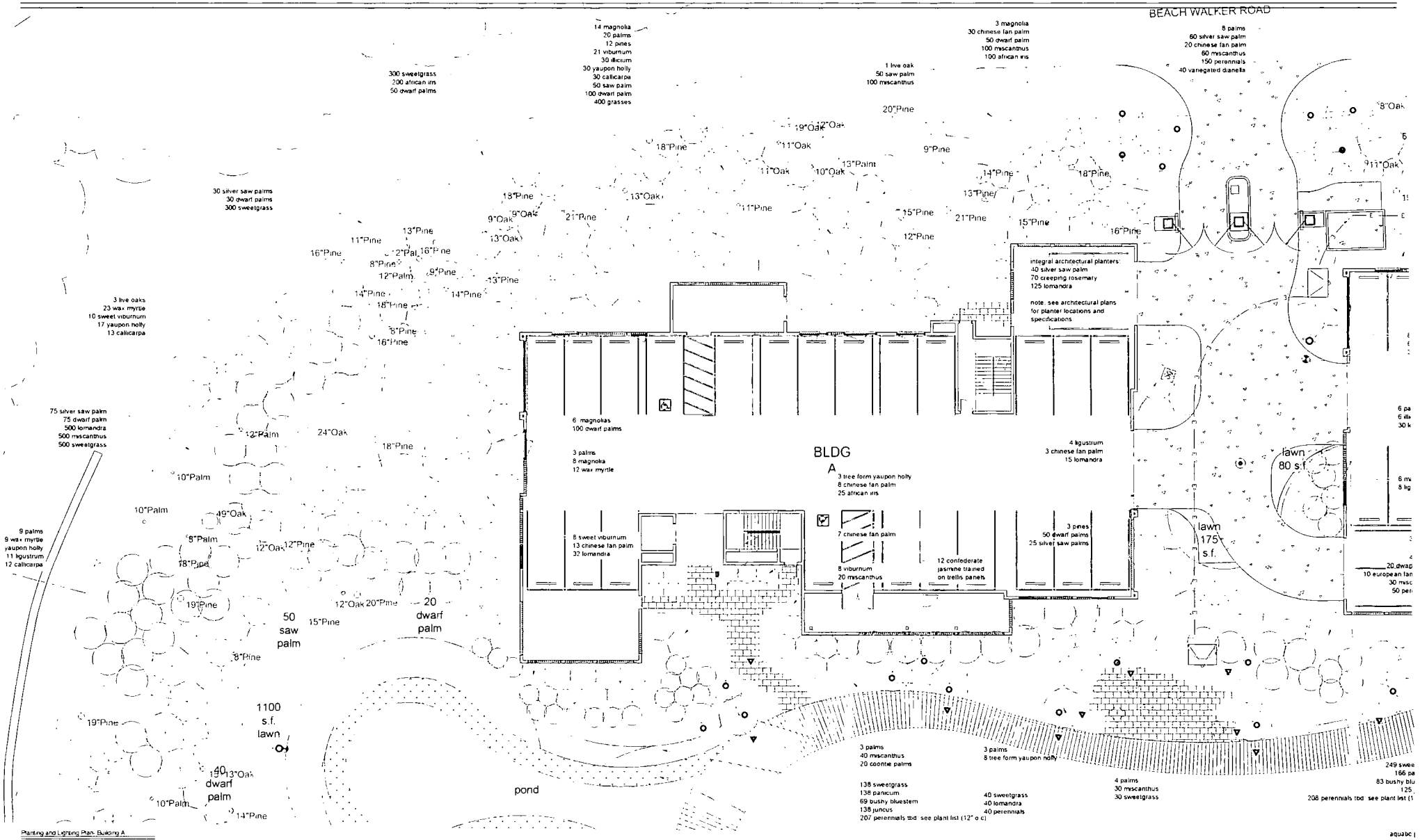
North

0' 10' 20' 30'

Date:	2023.09.08 permit set
Rev:	2024.01.22 permit set rev.
	2024.05.10 GMP documents
	2024.05.12 GMP documents
	2024.08.12 GMP documents
	2024.09.06 addendum 3
	2024.11.08 rev

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Planting and Lighting Plan- Building A

aquabc

Sheet: L-4.3

Ocean Pines

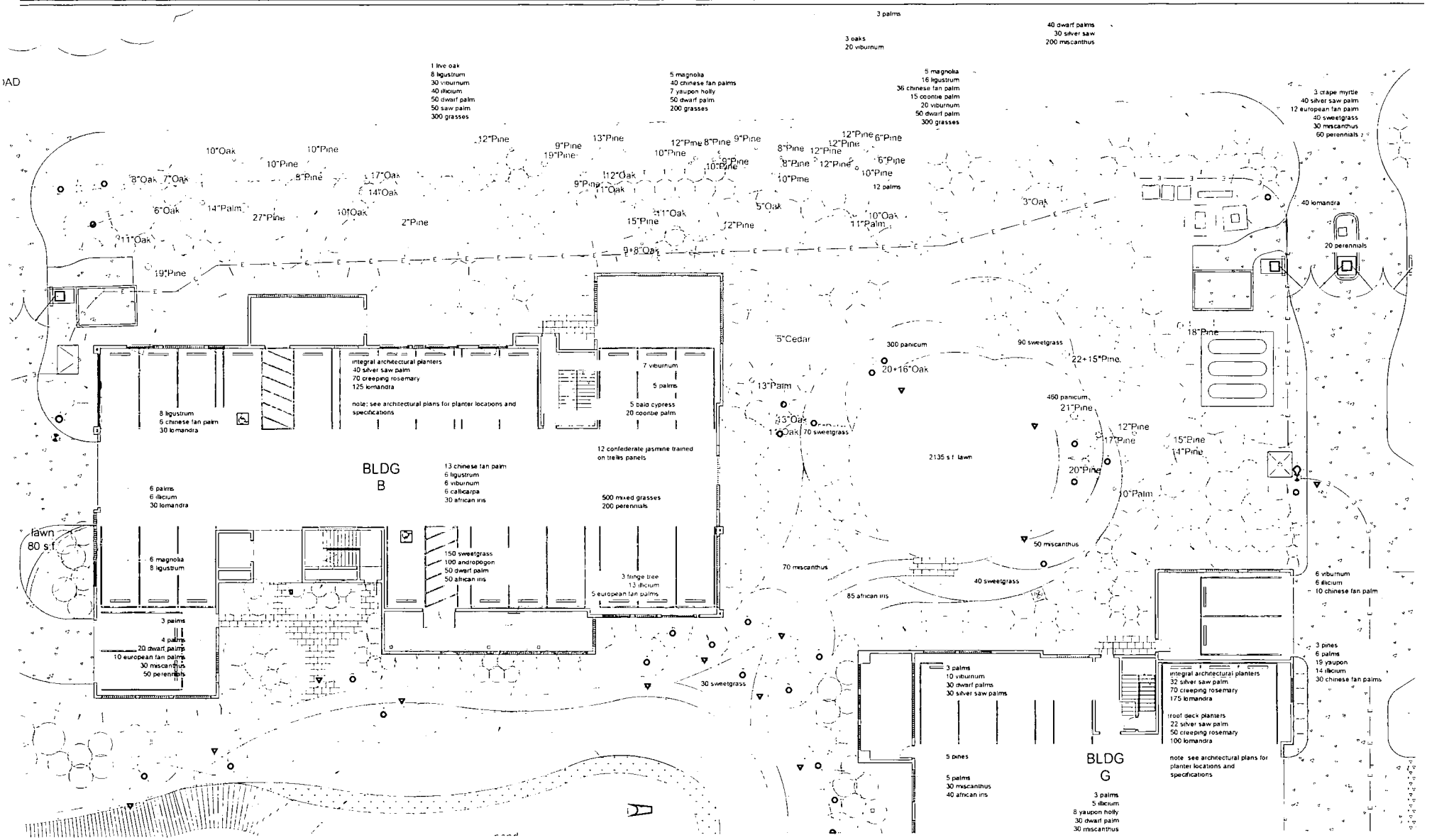
Hilton Island, SC

North

0' 10' 20' 30'

Date: 2023.09.08 permit set
Rev: 2024.01.22 permit set rev.
2024.05.10 GMP documents
2024.06.12 GMP documents
2024.08.12 GMP documents
2024.09.06 addenda 3
2024.11.08 rev.

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Planting and Lighting Plan - Building B

Sheet: L-4.4

Ocean Pines

Hilton Head Island, SC

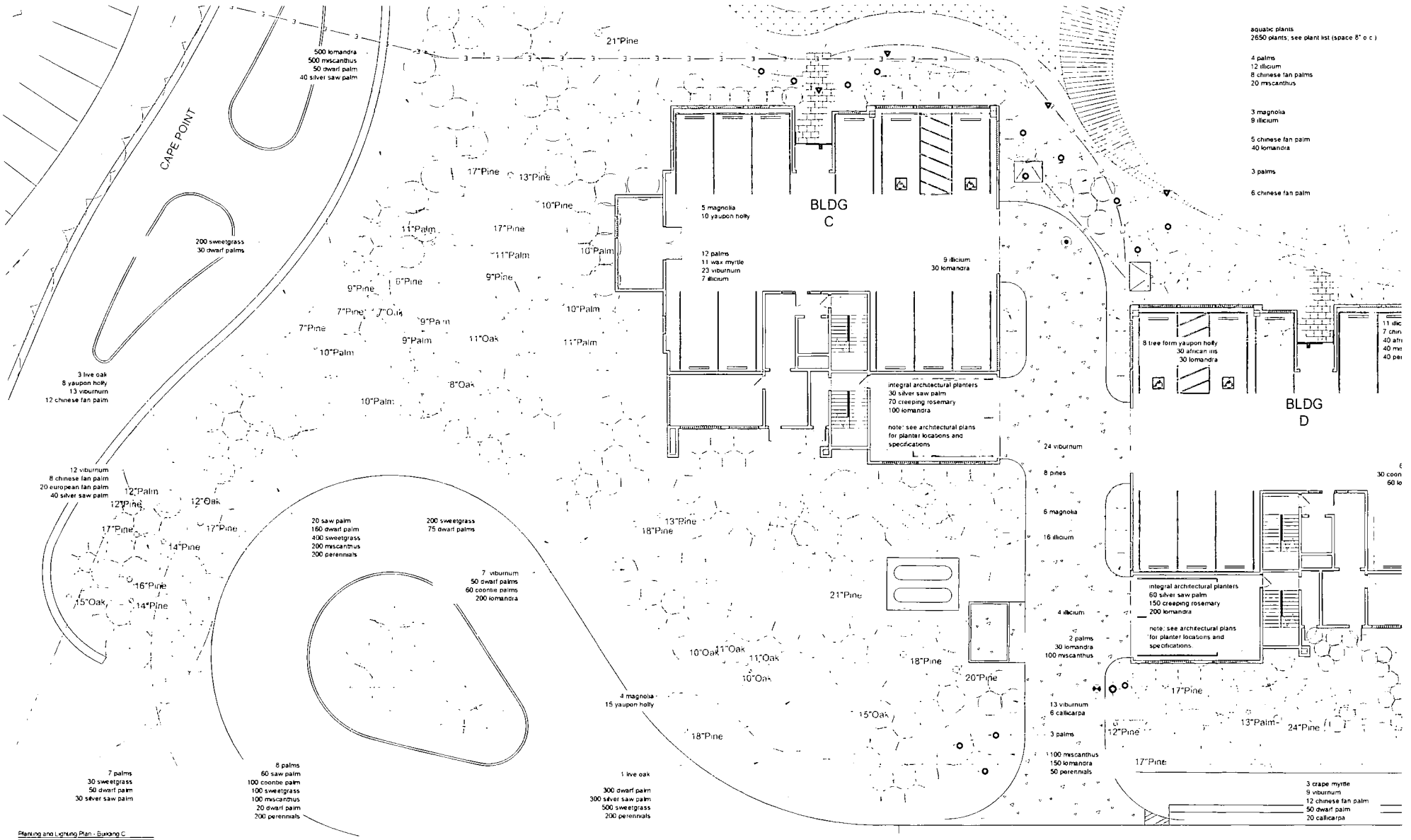
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Date: 2023.09.06 permit set
Rev: 2024.01.22 permit set rev.
2024.05.10 GMP documents
2024.05.12 GMP documents
2024.06.12 GMP documents
2024.09.06 addendum 3
2024.11.06 rev.

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Planting and Lighting Plan - Building C

Sheet: L-4.5

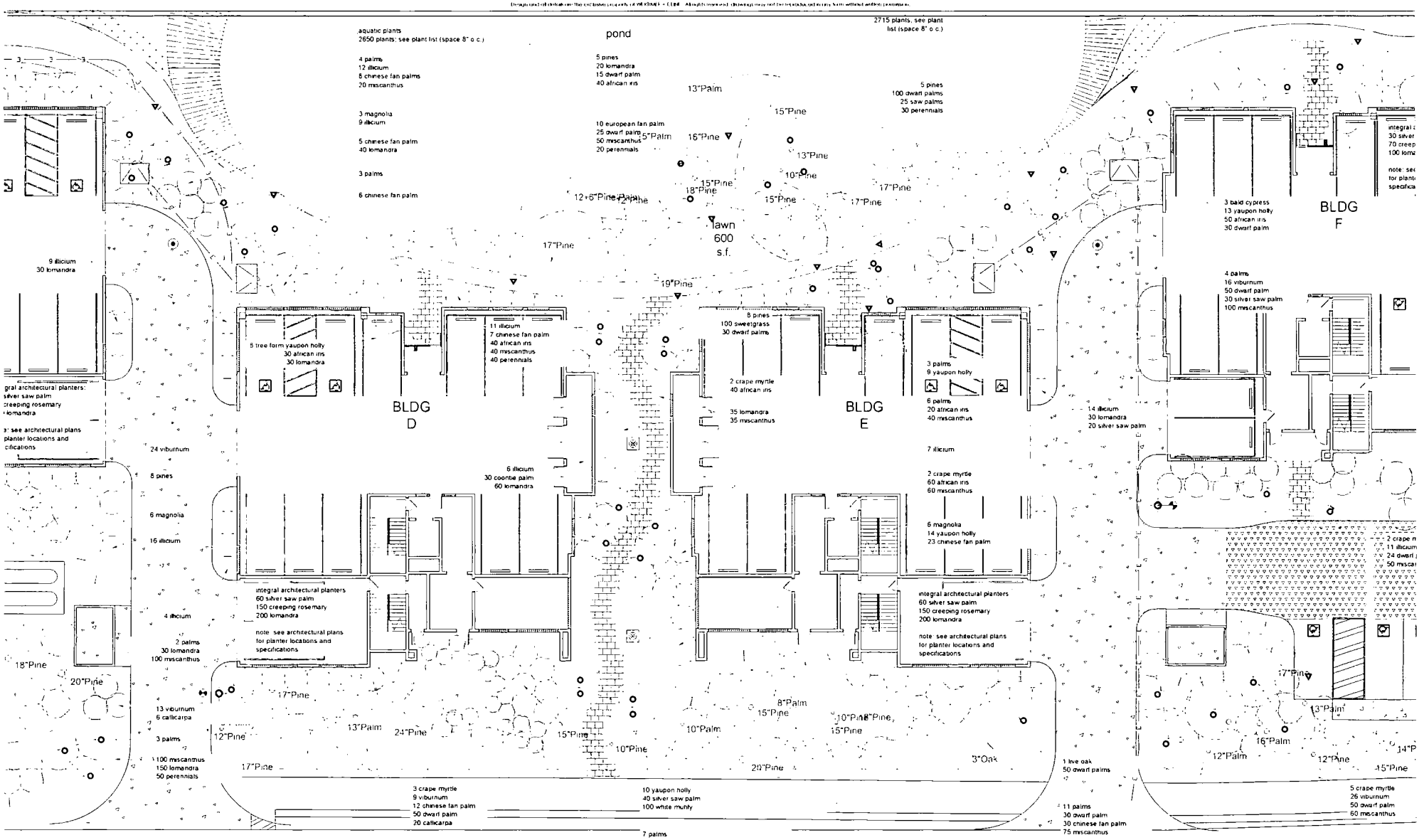
Ocean Pines
Hilton Island, SC

North

0' 10' 20' 30'

Date: 2023.09.08 permit set
Rev: 2024.01.22 permit set rev.
2024.05.10 GMP documents
2024.06.12 GMP documents
2024.08.12 GMP documents
2024.09.06 addenda 3
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Planting and Lighting Plan - Buildings D + E

Sheet: L-4.6

Ocean Pines
Fiawah Island, SC

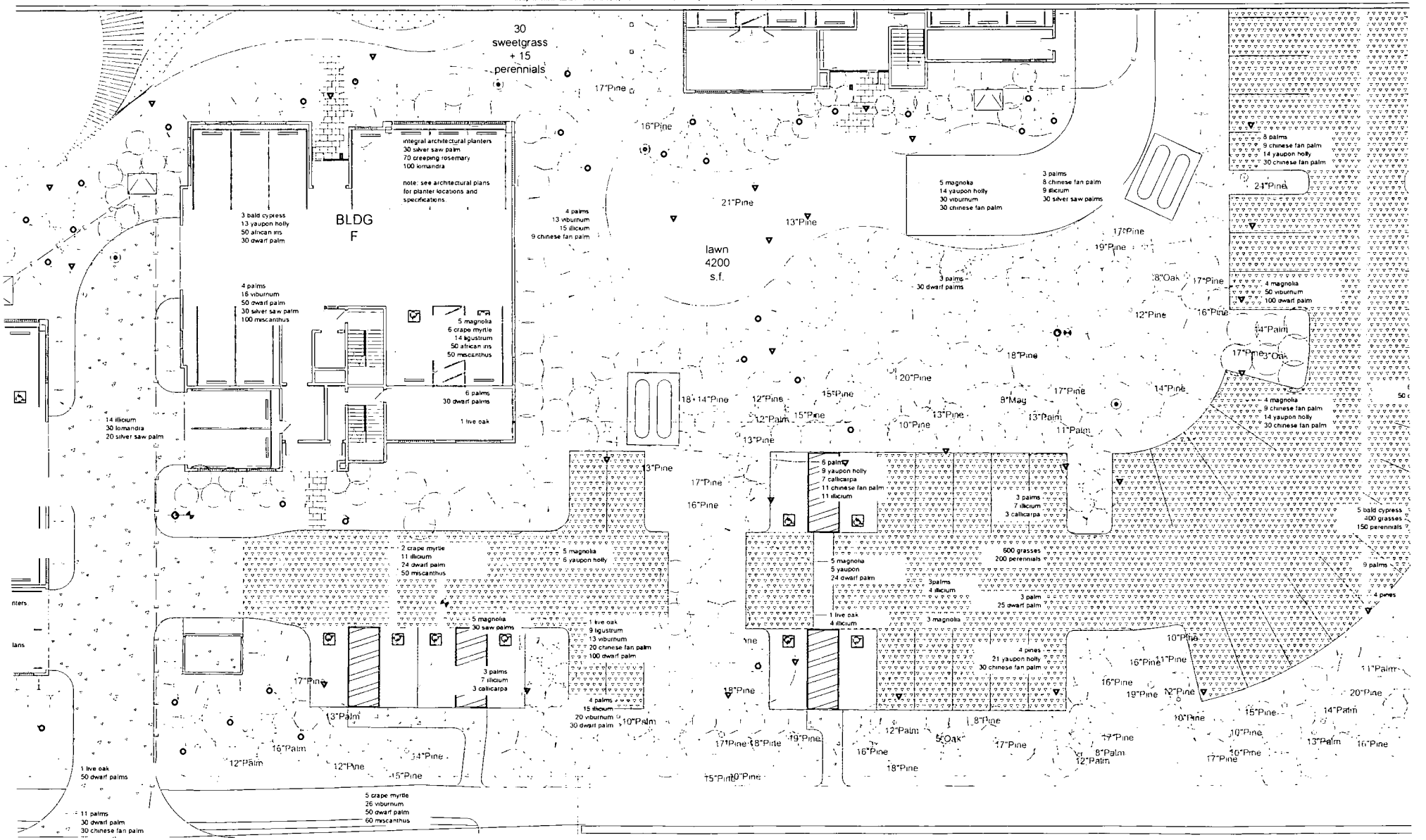
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Date: 2023.09.08 permit set
Rev: 2024.01.22 permit set rev.
2024.05.10 GMP documents
2024.06.12 GMP documents
2024.08.12 GMP documents
2024.09.06 addenda 3

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Planting and Lighting Plan - Building F + Parking

Sheet: L-4.7

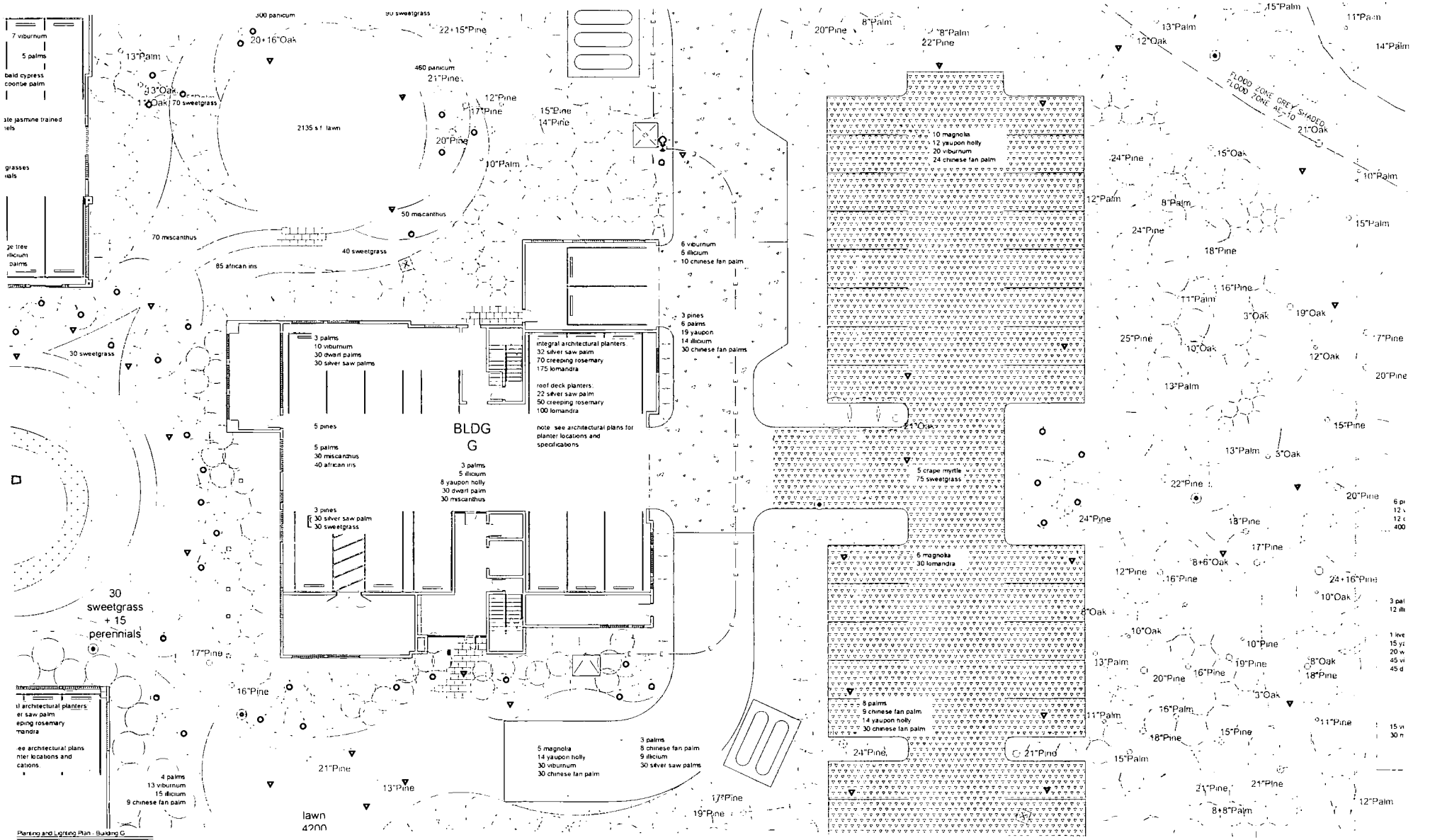
Ocean Pines
Figwoh Island, SC

North

0' 10' 20' 30'

Date: 2023.09.08 permit set
Rev: 2024.01.22 permit set rev.
2024.05.10 GMP documents
2024.06.12 GMP documents
2024.08.12 GMP documents
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Planting and Lighting Plan - Building G

Sheet: L-4.8

Ocean Pines
Hickman Island, SC

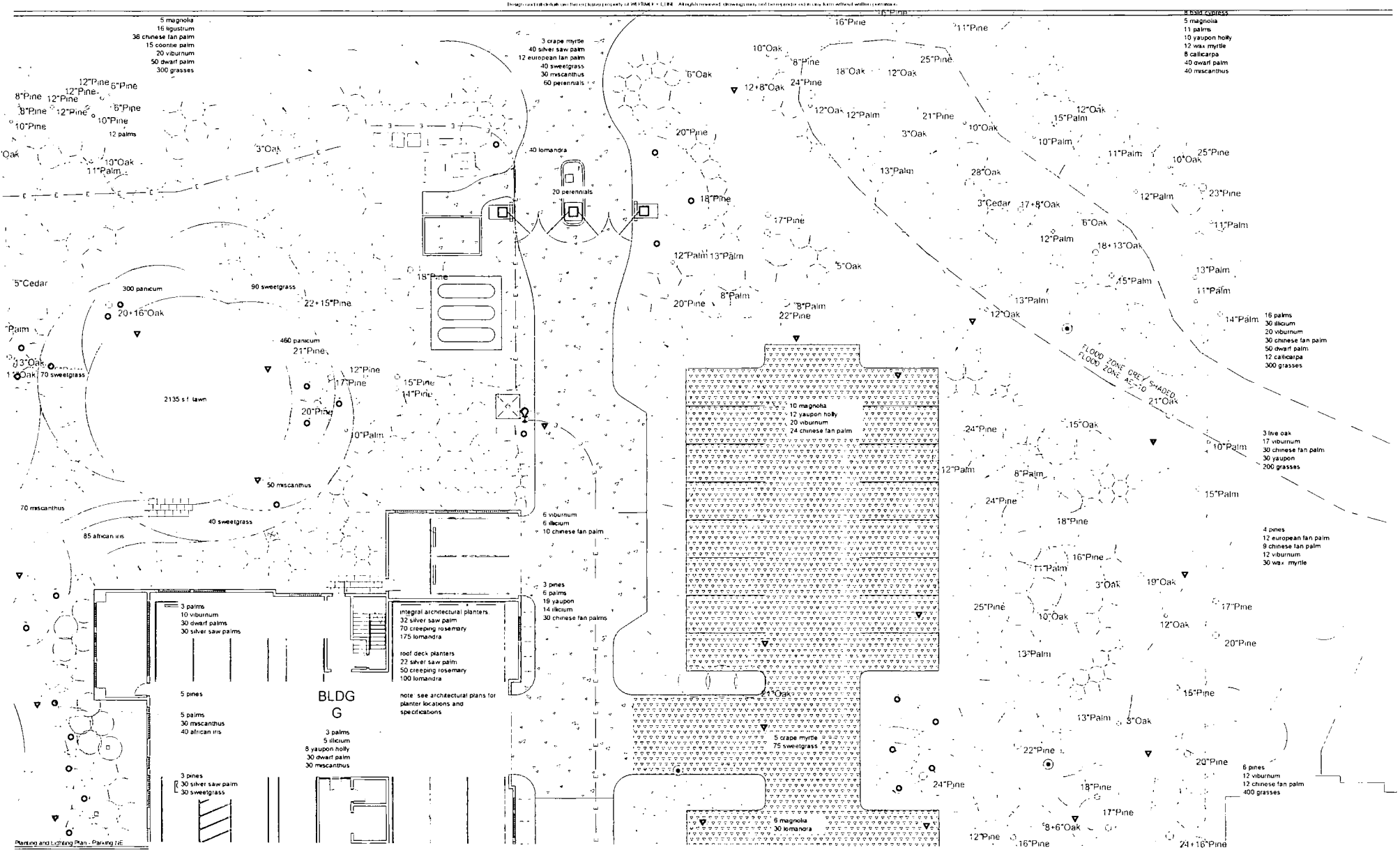
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Rev.: 2024.01.22 permit set rev.
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2024.06.12 GMP documents
2024.08.12 GMP documents
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Sheet: L-4.9

Ocean Pines

Hawon Island, SC

North

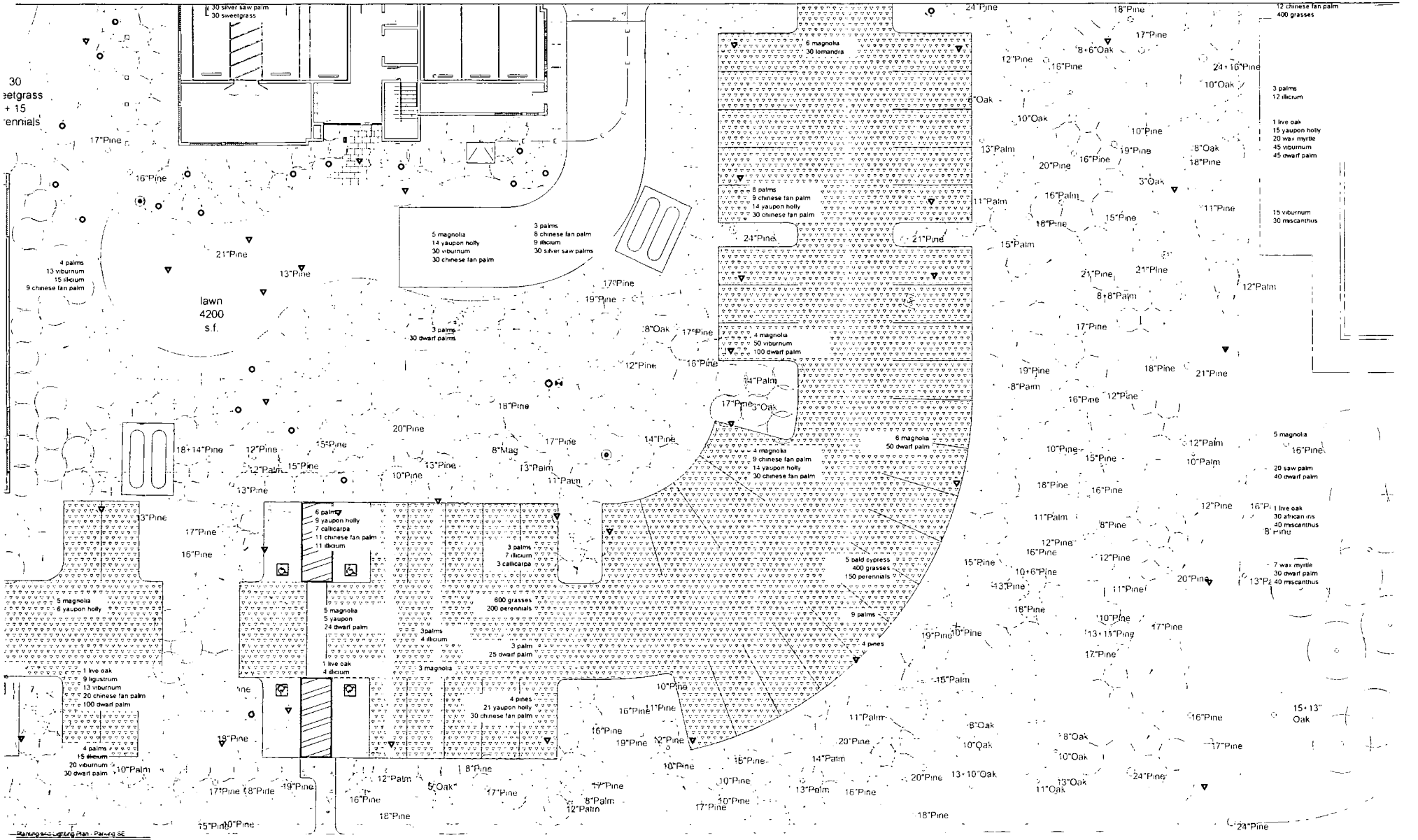
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Date: 2023.09.08 permit set
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Sheet: L-4.10

Ocean Pines
Hilton Island, SC

North

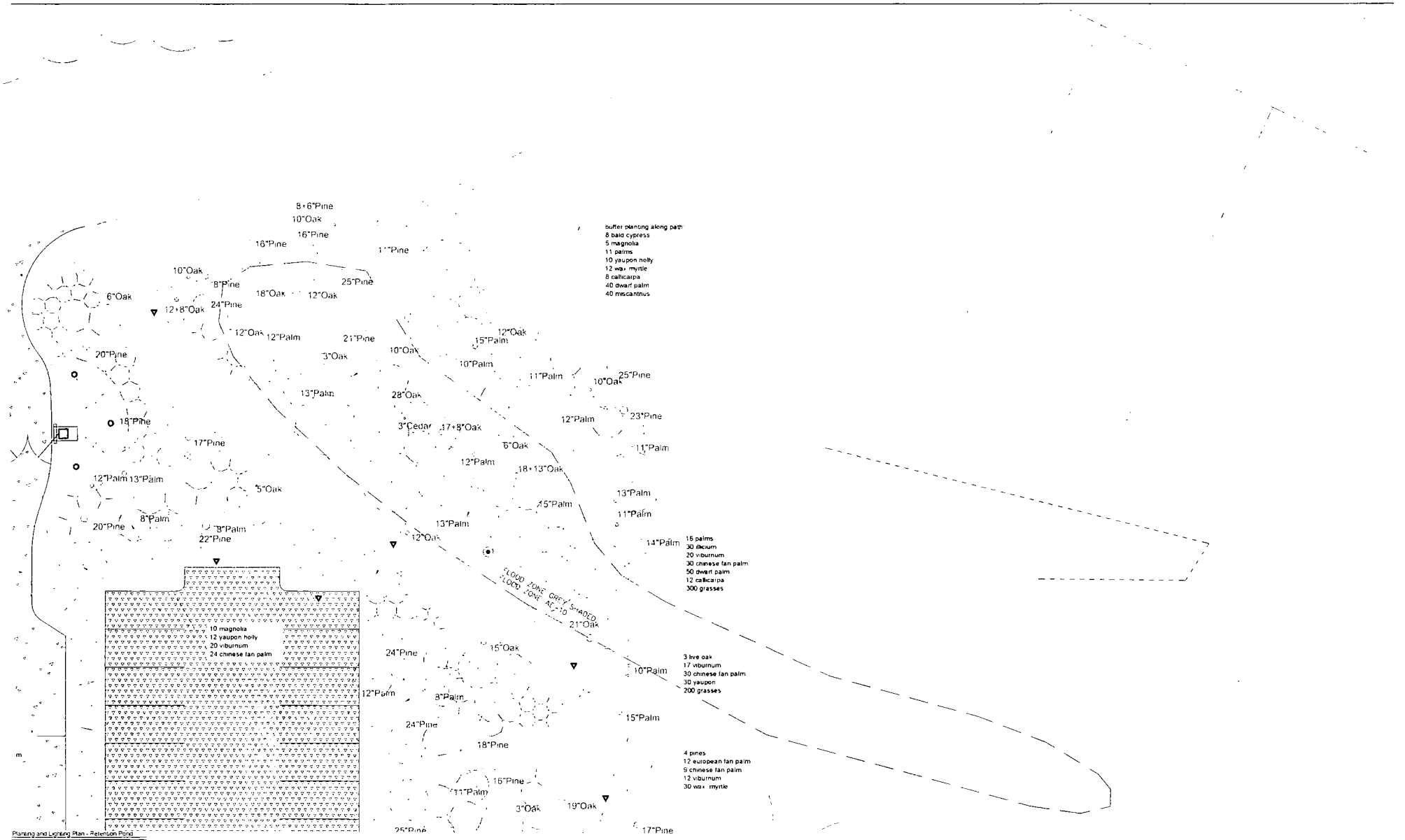
0' 10' 20' 30'

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2024.06.12 GMP documents
2024.08.12 GMP documents
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2024.11.08 rev.

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Planting and Lighting Plan - Retention Pond

Sheet: L-4.11

Ocean Pines
Hawan Island, SC

North

0 10 20 30

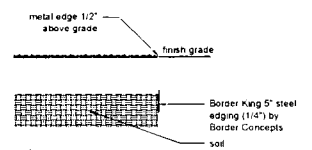
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Rev: 2024.01.22 permit set rev.
2024.05.10 GMP documents
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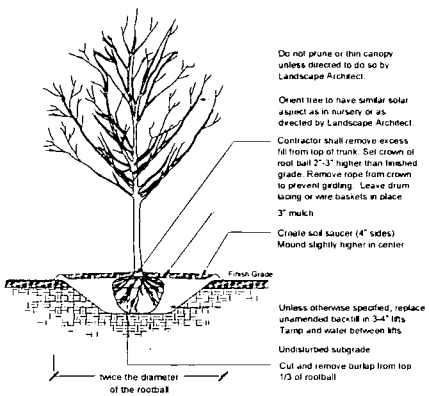
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PLANTING NOTES

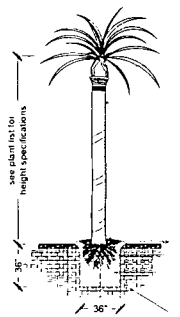
1. The Landscape Contractor is responsible for contacting the utility locator service, NO CUTS (1.800.922.0983), to locate all existing underground electrical and telephone utilities. Contractor to make this contact prior to beginning construction.
2. Landscape Contractor shall verify plans in the field and notify Landscape Architect of any discrepancies prior to construction.
3. Tree plantings and bed lines shall be staked by Landscape Contractor for Landscape Architect's approval prior to installation. The Landscape Architect reserves the right to make adjustments to planting locations as needed.
4. Base bid items include all indicated graded swales, berms, plantings, mulching, irrigation system, and backflow preventer, irrigation system to provide 100% coverage to all plant beds on site and to include a minimum of two hose bibs, and a rain gauge.
5. Add fine pine bark mulch to all beds at 3 inch depth, unless otherwise noted.
6. Landscape Contractor is responsible for maintaining all plants & work during the course of the project until final acceptance by Landscape Architect.
7. Landscape Contractor to guarantee plant material for (1) one year from the date of final acceptance by Landscape Architect.
8. The Landscape Contractor shall exercise extreme caution in areas where additional suspected underground utilities may exist. The Landscape Contractor shall be responsible for all damage to existing utilities, both known and unknown. Also, he shall exercise industry standard safety practices while working near vehicular traffic.
9. Landscape Contractor shall make all arrangements for temporary irrigation system services, permits and fees as needed.
10. Landscape Contractor to provide 3" Bee's Ferry compost or approved equal to all beds and fine grade to provide smooth transition into existing grades. Grade to prevent ponding.
11. Plant material list is prepared for estimating purposes only. Contractors shall make their own quantity takeoffs using drawings to determine quantities to their satisfaction. Contractor shall report any discrepancies which may affect bidding to Landscape Architect.
12. If seasonal conditions necessitate the need for container grown stock when balled and burlapped plant material is specified, contractor shall contact Landscape Architect for approval prior to substitution.
13. If present, Landscape Contractor to include all pumps and filters suitable for aquatic plant culture in pools.
14. Contractor must do a soil test and provide results to Landscape Architect and verify that existing soil conditions are adequate before any planting commences.



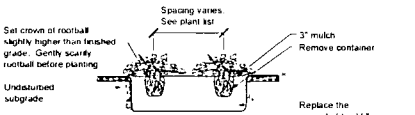
1 Metal Edge
L5.0 Scale: 1" = 1'-0"



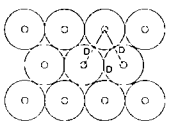
Deciduous Tree Planting
Not to Scale



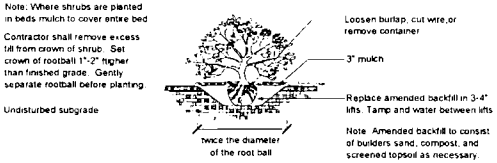
Palm Tree Planting
Not to Scale



Groundcover Planting
Not to Scale



Typical Plant Spacing
Not to Scale



Shrub Planting
Not to Scale

notes:

1. irrigation controllers to be located in mechanical room at each building;coordinate electrical requirements and final location with irrigation consultant.
2. perennials, grasses and aquatic plants to be squared from charleston aquatic nursery - 843-559-3151

Ocean Pines - Preliminary Plant List

Trees

Quantity	Botanical Name	Common Name	Size	Root	Remarks
3	Chionanthus virginicus	American fringetree	45 gal.	cont.	multi-stem
19	Ilex vomitoria	Yaupon Holly	6'-8' ht.	cont.	tree form
10	Lagerstroemia indica 'Catawba	Catawba Crape Myrtle	10-12' ht.	cont.	multi-stem
8	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	10-12' ht.	cont.	multi-stem
10	Lagerstroemia indica x fauriei 'Sioux'	Sioux Crape Myrtle	10-12' ht.	cont.	multi-stem
133	Magnolia grandiflora	Southern Magnolia	100 gal	cont.	* 127 trees towards mitigation
6	Magnolia virginiana	Sweetbay Magnolia	8-10' ht.	cont.	multi-trunk
37	Pinus palustris	Longleaf Pine	3" cal.	cont.	* 60 trees towards mitigation
36	Pinus taeda	Loblolly Pine	3" cal.	cont.	* 60 trees towards mitigation
7	Quercus virginiana	Live Oak	4" cal.	cont.	* 11 trees towards mitigation
10	Quercus virginiana	Live Oak	6" cal.	cont.	* 10 trees towards mitigation
10	Quercus virginiana	Live Oak	8'-9" cal	b&b	* 10 trees towards mitigation
255	Sabal palmetto	Palmetto	hts. tbd	b&b	
21	Taxodium distichum	Bald Cypress	100 gal	cont.	* 21 trees towards mitigation

*** notes trees which count towards mitigation. Proposed total = 316 trees**
overall site coverage = 84 % trees of total to remain + planted

Shrubs

Quantity	Botanical Name	Common Name	Size	Root	Remarks
133	Callicarpa americana	Beautyberry	7 gal.	cont.	
69	Chamaerops humilis	European Fan Palm	15 gal.	cont.	
339	Ilex vomitoria	Yaupon Holly	15 gal.	cont.	
357	Illicium parviflorum	Anise	15 gal	cont.	
84	Ligustrum japonicum	Ligustrum	15 gal.	cont.	
650	Livistona chinensis	Chinese Fan Palm	7 gal.	cont.	
134	Morica cerifera	Wax Myrtle	15 gal.	cont.	
2648	Sabal minor	Dwarf Palmetto	3 gal.	cont.	
355	Serenoa repens	Saw Palmetto	7 gal	cont.	
872	Serenoa repens 'Cinerea	Silver Saw Palmetto	7 gal.	cont.	
556	Viburnum odoratissimum	Sweet Viburnum	30 gal.	cont.	full to the ground
245	Zamia integrifolia	Coontie Palm	7 gal.	cont.	

Grasses

Quantity	Botanical Name	Common Name	Size	Root	Remarks
252	Amaropogon glomeratus	Bushy Bluestem	5.5" pot	cont.	
263	Juncus effusus	Juncus	5.5" pot	cont.	
1902	Lomandra longifolia	Lomandra	5.5" pot	cont.	
3020	Miscanthus sinensis 'Adagio'	Miscanthus 'Adagio'	1 gal.	cont.	
3642	Muhlenbergia capillaris	Sweetgrass	1 gal.	cont.	
100	Muhlenbergia capillaris 'White Cloud'	White Sweetgrass	1 gal.	cont.	
1064	Panicum virgatum	Switchgrass	5.5" pot	cont.	
600	Spartina patens	Sand Cordgrass	5.5" pot	cont.	

Perennials: total of 5920; final selection tbd

Quantity	Botanical Name	Common Name	Size	Root	Remarks
	Conoclinium coelestrinum	Blue Mistflower	5.5" pot	cont.	
	Coreopsis lanceolata	Lanceleaf Tickseed	5.5" pot	cont.	
40	Dianella tasmanica 'Variegata'	Variegated Dianella	1 gal.	cont.	
890	Dietes iridoides	African Iris	5.5" pot		
	Eryngium yuccifolium	Rattlesnake Master	5.5" pot	cont.	
	Helianthus angustifolius	Swamp Sunflower	5.5" pot	cont.	
	Iris virginica	Southern Blue Flag Iris	5.5" pot	cont.	
	Monarda punctata	Spotted Bee Balm	5.5" pot	cont.	
	Pycnanthemum muticum	Mountain Mint	5.5" pot	cont.	
	Solidago sempervirens	Goldenrod	5.5" pot	cont.	
24	Trachelospermum jasminoides	Confederate Jasmine			
	Verbena hastata	Vervain	5.5" pot	cont.	

Water Plants: total of 5365; final selection tbd

Quantity	Botanical Name	Common Name	Size	Root	Remarks
	Acorus americanus	Sweetflag	5.5" pot	cont.	
	Iris virginica	Southern Blue Flag Iris	5.5" pot	cont.	
	Juncus effusus	Salt Rush	5.5" pot	cont.	
75	Nymphaea odorata	American Water Lily	plug	cont.	
	Pontederia cordata	Pickerelweed	5.5" pot	cont.	
	Sagittaria lancifolia	Lanceleaf Arrowhead	5.5" pot	cont.	
	Saururus cernuus	Lizards Tail	5.5" pot	cont.	
	Scirpus validus	Bulrush	5.5" pot	cont.	
	Spartina patens	Saltmeadow Cordgrass	5.5" pot	cont.	

Grass

Quantity	Botanical Name	Common Name	Size	Root	Remarks
8290 s.f.	Zeon Zo.ysia	Zeon Zoysia	sod	bare	

Integral Architectural Planters and Building G Roof Deck:

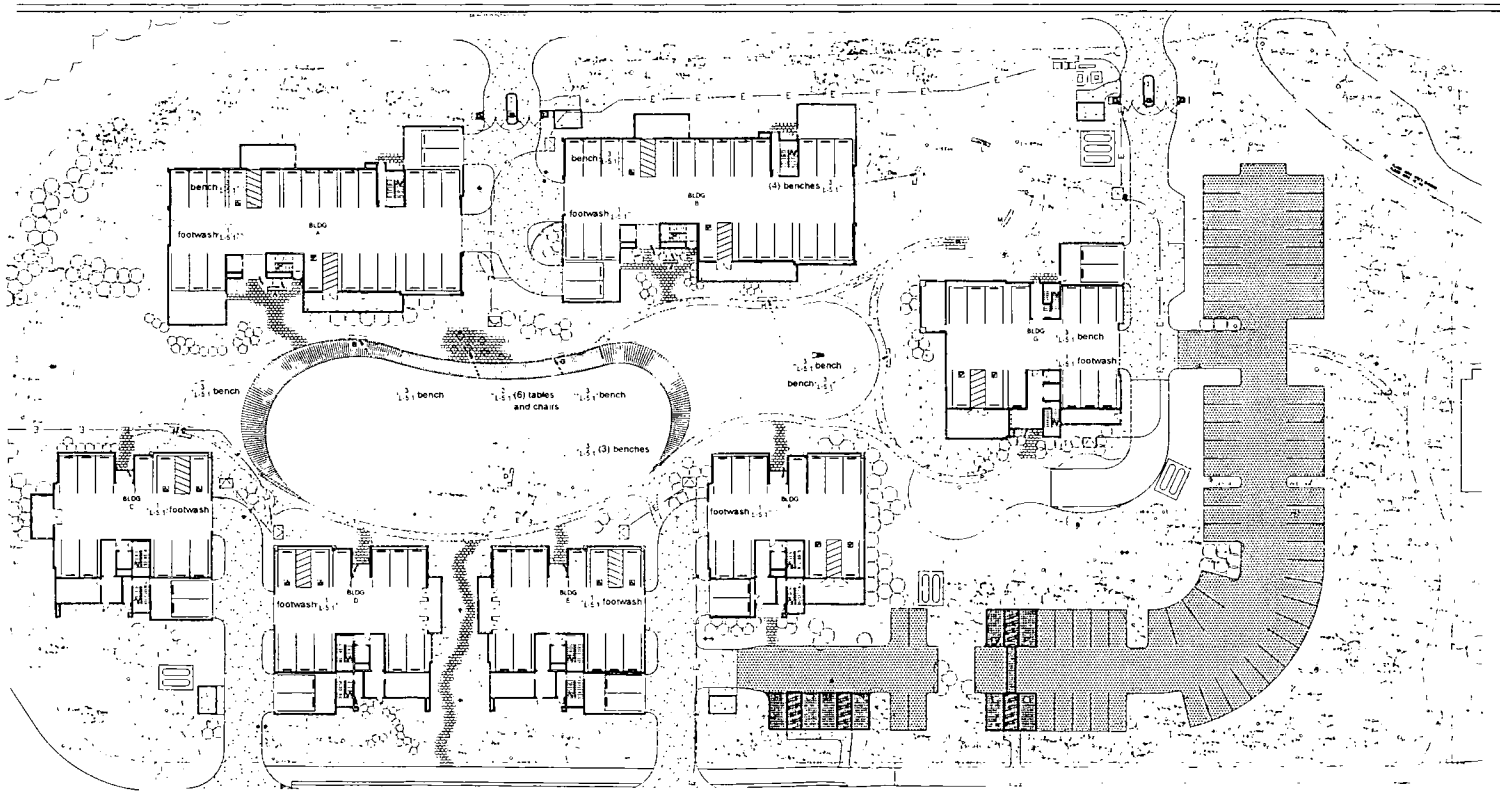
Quantity	Botanical Name	Common Name	Size	Root	Remarks
292	Serenoa repens 'Cinerea	Silver Saw Palmetto	7 gal.	cont.	
1025	Lomandra longifolia	Lomandra	3 gal.	cont.	
700	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	3 gal.	cont.	

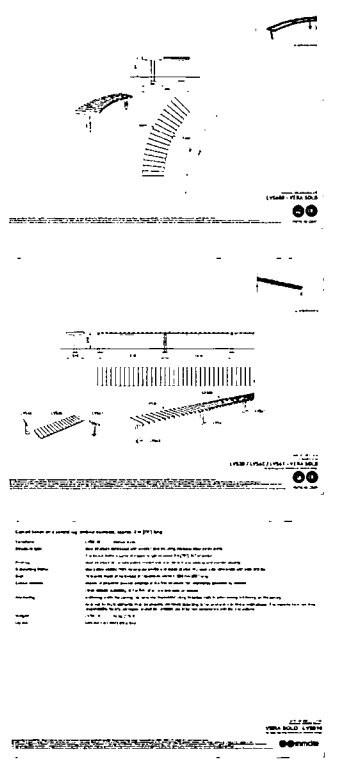
Planting List and Details

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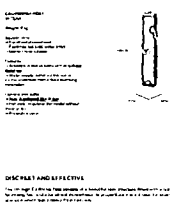
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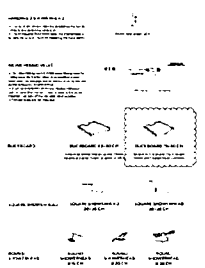
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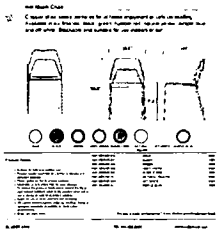
CALIFORNIA

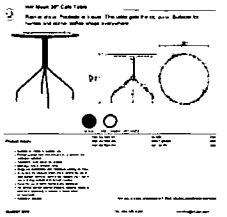




(7) 'california' teak footwash by tectona

notes
1 fixture without mixer tap
2 duckboard to be 75 x 80 cm





(6) 'hot mesh' 30" cafe tables by Blue Dot finish color to be 'gray green'.

(24) 'hot mesh' chairs by Blue dot finish color to be 'gray green'

Bench	length	width	radius	model
A	10'	22"	no radius	LVS 30
B	10'	22"	79'-7"	LVS 650 (custom)
C	10'	22"	49'-3"	LVS 650 (custom)
D	10'	22"	35'-10"	LVS 650 (custom)
E	10'	22"	17'-6"	LVS 650 (custom)
F	10'	22"	21'-2"	LVS 650 (custom)
G	10'	22"	170'-6"	LVS 650 (custom)
H	10'	22"	142'-2"	LVS 650 (custom)
I	10'	22"	37'-1"	LVS 650 (custom)
J	10'	22"	no radius	LVS 30
K	10'	22"	23'	LVS 650 (custom)
L	10'	22"	23'	LVS 650 (custom)
M	10'	22"	23'	LVS 650 (custom)
N	10'	22"	no radius	LVS 30
P	10'	22"	42'-1"	LVS 650 (custom)

1 / L-5.1 Footwash
No Scale

2 / L-5.1 Tables and Chairs
No Scale

3 / L-5.1 Bench
No Scale

Site Furnishings

Sheet: L-5.1

Ocean Pines
Hilton Head Island, SC

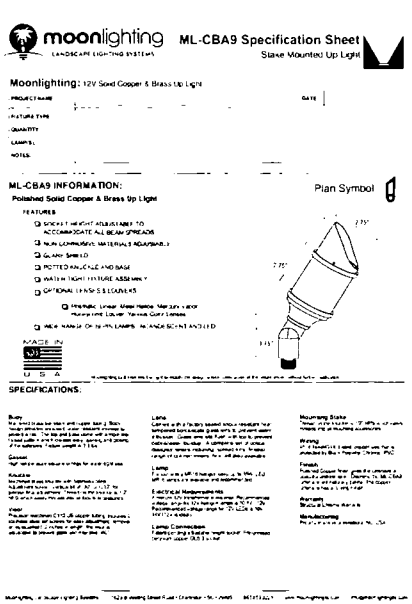
North

0' 30' 60' 90'

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2024.11.06 rev.

WERTIMER + CLINE
LANDSCAPE ARCHITECTS
171 Church Street, Suite 140
Charleston, SC 29401
tel. 843.577.7366
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moonlighting LANDSCAPE LIGHTING SYSTEMS

ML-CBA9 Specification Sheet

Stake Mounted Up Light

Moonlighting: 12V Solid Copper & Brass Up Light

PROJECT NAME — DATE

FIXTURE TYPE

QUANTITY

LAMPS:

NOTES:

ML-CBA9 INFORMATION:

Polished Solid Copper & Brass Up Light

Plan Symbol

FEATURES

- SOCKET HEIGHT ADJUSTABLE TO ACCOMMODATE ALL BEAM SPREADS
- NON-CORROSIVE MATERIALS AQUASEAL®
- GLARE SHIELD
- POTTED KNUCKLE AND BASE
- WATER TIGHT FIXTURE ASSEMBLY
- OPTIONAL LENSES & LOUVERS
  - Metallic Linear Metal Halide, Mercury Vapor
  - Incandescent Louver Various Color Lenses
- WIDE RANGE OF HUNTER LAMPS: INCANDESCENT AND LED

MADE IN U S A

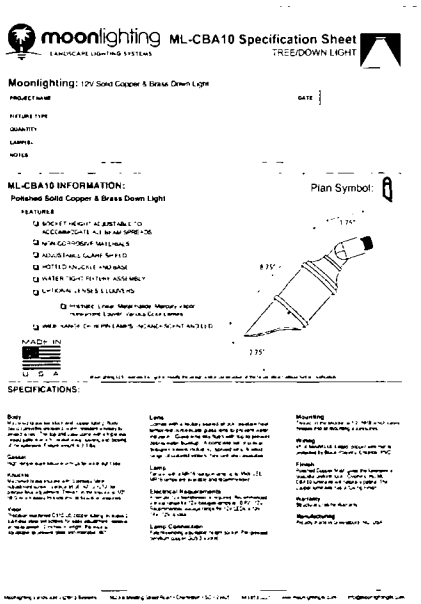
SPECIFICATIONS:

Body — Lens — Mounting Stake

Gasket — Lamp — Wiring

Knuckle — Electrical Requirements — Finish

Visor — Lamp Connection — Manufacturing


moonlighting LANDSCAPE LIGHTING SYSTEMS

ML-CBA10 Specification Sheet

TREE/DOWN LIGHT

Moonlighting: 12V Solid Copper & Brass Down Light

PROJECT NAME — DATE

FIXTURE TYPE

QUANTITY

LAMPS:

NOTES:

ML-CBA10 INFORMATION:

Polished Solid Copper & Brass Down Light

Plan Symbol:

FEATURES

- SOCKET HEIGHT ADJUSTABLE TO ACCOMMODATE ALL BEAM SPREADS
- NON-CORROSIVE MATERIALS
- ADJUSTABLE GLARE SHIELD
- POTTED KNUCKLE AND BASE
- WATER TIGHT FIXTURE ASSEMBLY
- OPTIONAL LENSES & LOUVERS
  - Metallic Linear Metal Halide, Mercury Vapor
  - Incandescent Louver Various Color Lenses
- WIDE RANGE OF HUNTER LAMPS: INCANDESCENT AND LED

MADE IN U S A

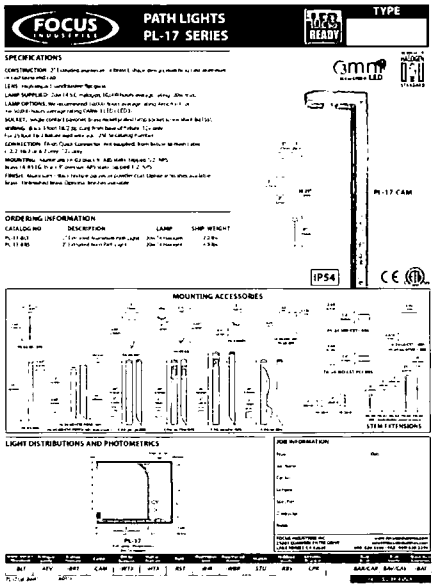
SPECIFICATIONS:

Body — Lens — Mounting

Gasket — Lamp — Wiring

Knuckle — Electrical Requirements — Finish

Visor — Lamp Connection — Manufacturing


FOCUS INDUSTRIES

PATH LIGHTS
PL-17 SERIES

LED READY

TYPE

SPECIFICATIONS

ORDERING INFORMATION

CATALOG NO	DESCRIPTION	LAMP	SHIP WEIGHT
PL-17-BK1	17" Low voltage Aluminum Path Light	20w T4 Halogen	2 lbs
PL-17-AB1	17" Low voltage Aluminum Path Light	20w T4 Halogen	2 lbs

PL-17 CAM

IP54

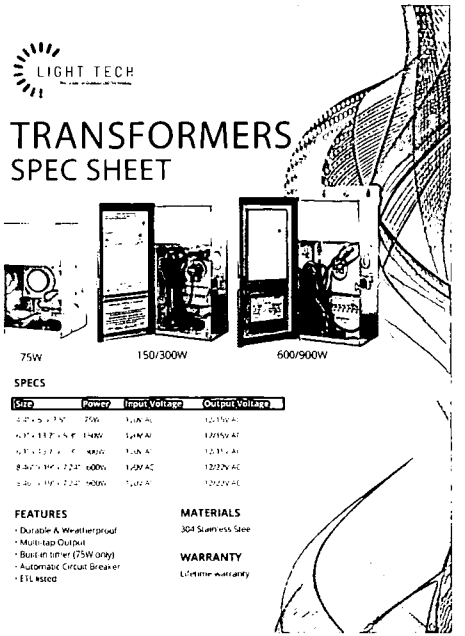
MOUNTING ACCESSORIES

STEM EXTENSIONS

LIGHT DISTRIBUTIONS AND PHOTOMETRICS

PL-17

JOB INFORMATION


LIGHT TECH

TRANSFORMERS
SPEC SHEET

75W — 150/300W — 600/900W

SPECS

Size	Power	Input Voltage	Output Voltage
[illegible]	75W	[illegible]	12.15V AC
[illegible]	150W	[illegible]	12/15V AC
[illegible]	300W	[illegible]	12.15 AC
8-3/4" x 10" x 7-1/2"	600W	120V AC	12/22V AC
8-3/4" x 10" x 7-1/2"	900W	120V AC	12/22V AC

FEATURES

- Durable & Weatherproof
- Multi-tap Output
- Built-in timer (75W only)
- Automatic Circuit Breaker
- ETL listed

MATERIALS

304 Stainless Stee

WARRANTY

Lifetime warranty

Uplight — Downlight — Path Light — Transformer

Lighting Details

Sheet: L-5.2

Ocean Pines
Kiawah Island, SC

Date: 2023.09.06 permit set — 2024.11.08 rev
Rev: 2024.01.22 permit set rev.
2024.05.10 GMP documents
2024.06.12 GMP documents
2024.08.12 GMP documents
2024.09.06 addenda 3

WERTIMER + CLINE
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Charleston, SC 29401
tel: 843.577.3360
email: [illegible]

EXHIBIT 3-A

Kiawah Island

SITE DEVELOPMENT

OF

THE WEST END AT BEACHWALKER

KIAWAH ISLAND, SOUTH CAROLINA

PREPARED FOR:

KRA, LP

1 KIAWAH ISLAND PARKWAY

KIAWAH ISLAND, SC 29455

(843) 768-3418

TM# 207-05-00-117, 207-05-00-004,
207-05-00-116, 207-05-00-120

MAY 1, 2023

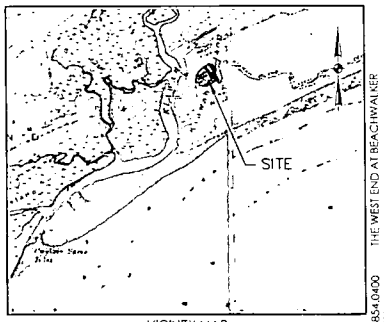
LATEST REVISION: NOVEMBER 25, 2024

J-25854.0400

PREPARED BY:

THOMAS & HUTTON

Engineering | Surveying | Planning | GIS | Consulting



VICINITY MAP
SCALE: 1" = 2000

J-25854.0400 THE WEST END AT BEACHWALKER 5/1/23

Sheet List Table	
Sheet Number	Sheet Title
C0	Cover Sheet
G0.1	General Notes and Project Map
G0.2	Existing Conditions & Demo Plan
G0.3	Master Plan
EC0.1	SWPPP - Notes
EC0.2	SWPPP - Notes and Details
EC1.1	SWPPP - Initial Land Disturbance Phase
EC2.1	SWPPP - Construction Phase
EC3.1	SWPPP - Stabilization Phase
EC4.1	SWPPP - Details
EC4.2	SWPPP - Details
C3.1	Site Development Plan
C3.2	Site Development Plan
C3.3	Site Development Plan
C3.4	Drainage Profiles
C3.5	Drainage Profiles
C3.6	Drainage Profiles
C3.7	Sewer Profiles
C3.8	Sewer Profiles
C5.1	Paving, Grading and Drainage Details
C5.2	Paving, Grading and Drainage Details
C5.3	Water and Sewer Details
C5.4	Water and Sewer Details
MM	Site Coverage and Elevations

REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
SUBMITTED TO	DATE
TOC	3-19-24
SHEC	11-22-24
TOC	10-22-23
SHEC	9-11-23
TOC	9-11-23
TOC	7-7-23
SHEC	6-29-23

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

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464
p.843.849.0200 f.843.849.0203
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PARCEL II PARKING TABLE

PARKING SPACES REQUIRED

BUILDING **	USEAGE	PARKING REQUIREMENT	CALCULATION	SPACES
1	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	2 ROOM 18(1.75)=31.5 3 ROOM 6(2)=12	44
2	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18(1.75)=31.5 6(2)=12	44
3	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18(1.75)=31.5 6(2)=12	44
4	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18(1.75)=31.5 6(2)=12	44
5	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18(1.75)=31.5 6(2)=12	44
6	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18(1.75)=31.5 6(2)=12	44
7	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18(1.75)=31.5 6(2)=12	44
8	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18(1.75)=31.5 6(2)=12	44
			TOTAL SPACES REQUIRED	352
		ACCESSIBLE SPACES REQUIRED	352/25	15

PARKING SPACES PROVIDED

ITEM	PROPOSED LOCATION	ACCESSIBLE SPACES	SPACES*
1	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
2	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
3	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
4	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
5	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
6	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
7	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
8	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	1	15
ON SITE	SPACES PROVIDED OUTSIDE BUILDINGS (8* BUILDING 3 & 8)		8
		TOTAL SPACES PROPOSED (INCLUDES ACCESSIBLE)	128
*INCLUDES ACCESSIBLE SPACES		ACCESSIBLE SPACES PROVIDED	8

**SEE MHK SITE COVERAGE EXHIBIT FOR BUILDING NUMBERING

* PARCEL - PARKING TABLE

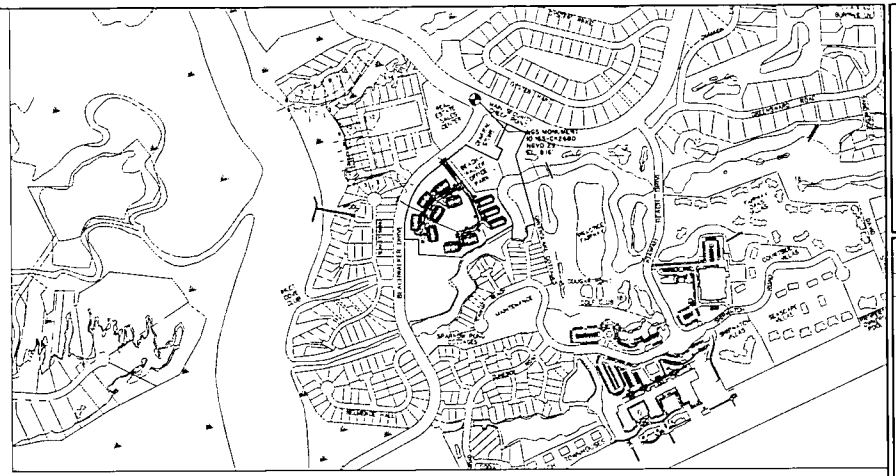
PARKING SPACES REQUIRED

BUILDING **	USEAGE	PARKING REQUIREMENT	CALCULATION	SPACES
(1-4 (4-UNIT))	MULTIPLE FAMILY	1.5 SPACES PER EFFICIENCY OR 1 BEDROOM PER DWELLING UNIT	4 ROOM 40(1.5)=60	60
			TOTAL SPACES REQUIRED	60
		ACCESSIBLE SPACES REQUIRED		3

PARKING SPACES PROVIDED

ITEM	PROPOSED LOCATION	ACCESSIBLE SPACES	SPACES*
(1-4 (4-UNIT))	SPACES PROVIDED WITHIN BUILDING FOOTPRINT	4	60
		TOTAL SPACES PROPOSED (INCLUDES ACCESSIBLE)	60
*INCLUDES ACCESSIBLE SPACES		ACCESSIBLE SPACES PROVIDED	4

**SEE MHK SITE COVERAGE EXHIBIT FOR BUILDING NUMBERING



PROJECT MAP

SCALE: 1" = 400'

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	W	W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-4° BEND - HORIZONTAL		
11-4° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

PREPARED FOR:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

GENERAL NOTES

1. SURVEYING AND BOUNDARY INFORMATION BY SOUTHEASTERN LAND SURVEYING, LLC
2. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1929
3. TOPOGRAPHIC SURVEY BY SOUTHEASTERN LANE SURVEYING, LLC
4. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT, IMPLEMENT AND ENSURE CONTINUED SERVICE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION
6. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER
7. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
8. THE FOLLOWING NOTES ARE SPECIFIED BY THE ARCHITECT AND ARE TO BE EXECUTED BY THE CONTRACTOR FOR STREETS IN THE PROJECT WHICH ARE TO BE DEEDED TO HOA
   a. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF HOA AND THE PROJECT ENGINEER
   b. ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET TOWN OF KIAWAH ISLAND STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE TOWN
   c. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE TOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS
   d. A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST
   e. ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS A CHANGE OF ALIGNMENT OR DRAINAGE MUST BE SUBMITTED AND APPROVED IN WRITING BY THE PROJECT ENGINEER
   f. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES
   g. ALL TREES SHOWING DISTURBANCE WITHIN THE PROTECTED ROOT ZONE SHALL BE FENCED AND FERTILIZED BY A CERTIFIED ARBORIST PRIOR TO RECEIVING FINAL PLAT APPROVAL. THIS WORK WILL BE DONE BY THE OWNER OUTSIDE OF THE CONTRACT
   h. LAKE CONTOURS SHOWN HEREIN WILL PROVIDE A DEPTH ONE FOOT GREATER THAN NECESSARY FOR STORM WATER MANAGEMENT. THIS IS TO PROVIDE FOR ONE FOOT OF SILT BUILDUP DURING CONSTRUCTION. IF ANY AREA OF ANY POND WHICH SILTS MORE THAN ONE FOOT ABOVE DESIGNED BOTTOM ELEVATION SHALL BE RESTORED TO THE MINIMUM ACCEPTABLE DEPTH OF ONE FOOT LESS THAN ORIGINAL CONSTRUCTED DEPTH
   i. ALL ABOVE GROUND UTILITIES ARE TO BE OUTSIDE OF THE R/W AND ALL AT GRADE UTILITIES ARE TO BE OUT OF THE CURB LINE
9. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION
11. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL
12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND "SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BOTH CURRENT EDITIONS
13. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES
14. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TOWN OF KIAWAH ISLAND ROAD CODE

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHELENE	LF	LINEAR FEET	SF	SQUARE FEET
BOT	BOTTOM	MAX	MAXIMUM	SS	SANITARY SEWER
CI	CURB INLET	MIN	MINIMUM	TC	TOP OF CURB
CPP	CORRUGATED PLASTIC PIPE	MH	MANHOLE	TG	TOP OF GUTTER
DIP	DUCTILE IRON PIPE	OC	ON CENTER	TP	TOP OF PAVEMENT
EL	ELEVATION	PC	POINT OF CURVE	TW	TOP OF WALK
FG	FINISH GRADE	PH	POST HYDRANT	TYP	TYPICAL
FH	FIRE HYDRANT	PT	POINT OF TANGENT	W	WATER
FM	FORCE MAIN (SANITARY SEWER)	PVC	POLYVINYL CHLORIDE	WV	WTH
FR	FRAME	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
GI	GRATE INLET	RJP	RESTRAINED JOINT PIPE	YI	YARD INLET
GV	GATE VALVE	R/W	RIGHT-OF-WAY		
INV	INVERT ELEVATION	SD	STORM DRAINAGE		
JB	JUNCTION BOX	SDMH	STORM DRAINAGE MANHOLE		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG UGG
TELEPHONE	OHT OHT
UNDERGROUND TELEPHONE	UTL UTL
ELECTRICITY	OHP OHP
UNDERGROUND ELECTRICITY	UGP UGP

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		

GENERAL INFORMATION

COUNTY	CHARLESTON
TOWN	TOWN OF KIAWAH ISLAND
ZONING	R2 ZONING DISTRICT
TMS	207-05-00-004,86,87,120
FLOOD	ZONE AE-10 ELEV.=14

OWNER:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

ENGINEER:
THOMAS & HUTTON
682 JOHNNIE DODDS BLVD
MT. PLEASANT, SC 29464
(843) 849-0200

SURVEYOR:
SOUTHEASTERN LAND SURVEYING, LLC
1035-B JENKINS ROAD
CHARLESTON, SC 29407
(843) 795-9330

ARCHITECT:
MHK ARCHITECTURE
60 BROAD STREET
CHARLESTON, SC 29401
(843) 566-3577

THOMAS & HUTTON
Engineering | Surveying | Planning | Environmental
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

NO.	DESCRIPTION	DATE
1	REVISIONS	8/1/2023

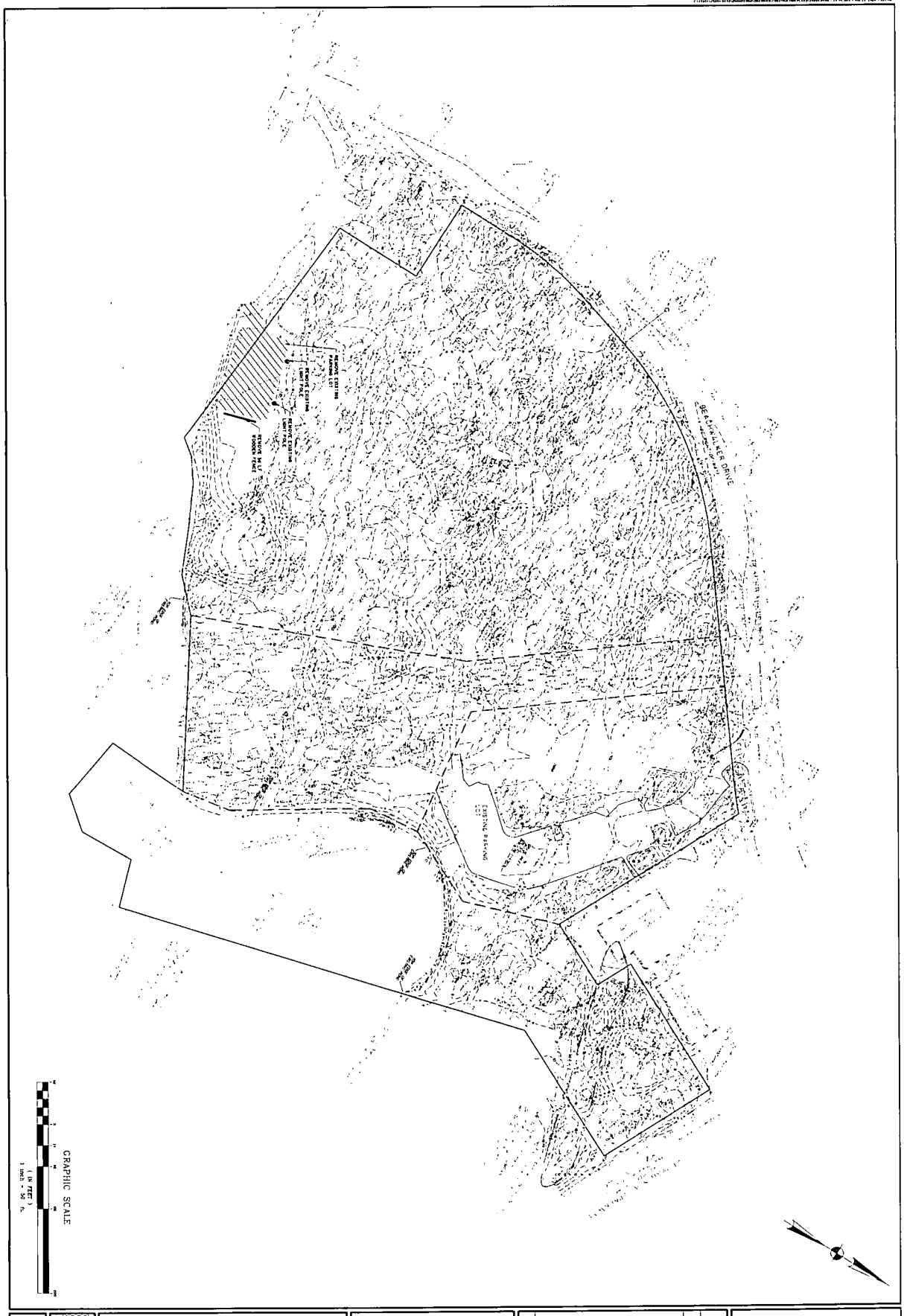
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

GENERAL NOTES AND PROJECT MAP

JOB NO.	27583.0400
DATE	7/2023
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJ
APPROVED	DJ
SCALE	AS SHOWN

G0.1



G0.2

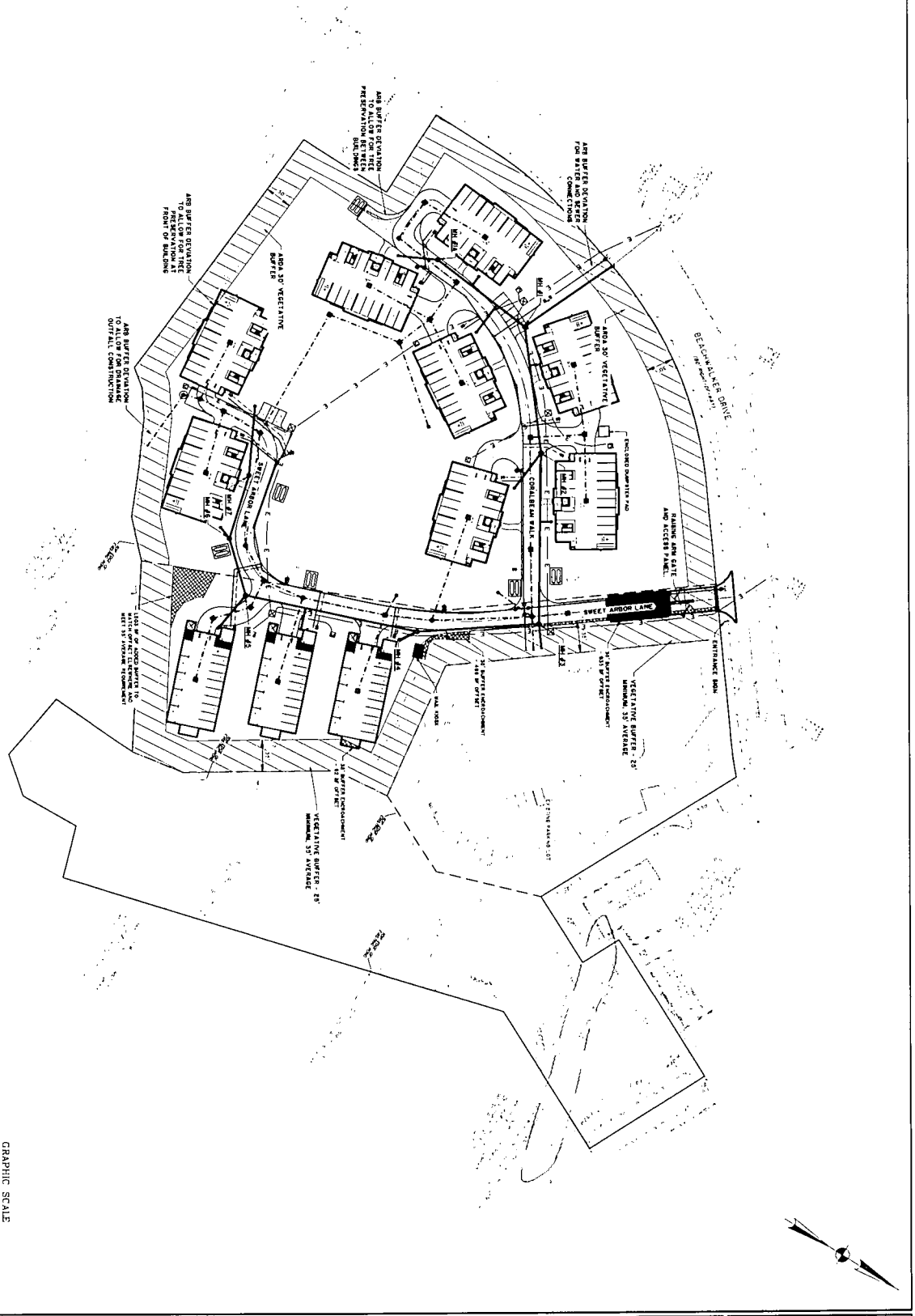
KRA, LP
PAWAWI ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

EXISTING CONDITIONS & DEMO PLAN

THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

NO	REVISIONS	BY	DATE



G0.3	KRA, LP KIAWAH ISLAND, SOUTH CAROLINA THE WEST END AT BEACHWALKER MASTER PLAN	THOMAS & HUTTON 682 Johnnie Dodds Blvd. • Suite 100 Mt. Pleasant, SC 29464 • 843.849.0200 www.thomasandhutton.com	NO. REVISIONS BY DATE

I. SITE DESCRIPTION

A. PROJECT DESCRIPTION
- A.1. PROJECT AREA 12.11 AC
- A.2. AREA DISTURBED 9.8 AC

B. DESCRIPTION OF CONSTRUCTION ACTIVITY

WORK CONSISTS OF WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS STORMWATER MANAGEMENT AND ROAD CONSTRUCTION.

C. RUNOFF DATA
- C.1. SOIL CLASSIFICATIONS — BEACHES
- C.2. LAND USE(S) — RESIDENTIAL

D. RECEIVING WATERS
- D.1. CLOSEST RECEIVING WATERS — WAHAW RIVER
- D.2. ULTIMATE RECEIVING WATERS — ATLANTIC OCEAN

E. FLOOD
- E.1. FEMA FLOOD ZONE(S) — AE (1346'+/-)
- E.2. FEMA FLOOD INSURANCE RATE(S) — 45019C0765 J 12/9/21

II. CONTROL MEASURES

1. EROSION and SEDIMENT CONTROLS

PRIOR TO START OF CONSTRUCTION ALL EXTERIOR SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLANS

1.1. CLEARING

1.1.1. AS CLEARING IS COMPLETED ADDITIONAL SILT FENCE WILL BE INSTALLED WHERE NECESSARY, SUCH AS POINTS WHERE FLOWS BECOME CHANNELIZED AND OTHER POINTS WHERE EXCESSIVE RUNOFF VELOCITIES MAY OCCUR.

1.1.2. INSTALL CONSTRUCTION ENTRANCES / EXITS BEFORE BEGINNING CLEARING

1.1.3. CONSTRUCTION DELAYS IN ANY ONE AREA GREATER THAN 14 DAYS PRIOR TO START OF FINISH GRADING WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.1.4 MAINTAIN EXISTING VEGETATION WHENEVER POSSIBLE AND MINIMIZE THE AREA OF DISTURBANCE. RETAIN AND PROTECT TREES TO ENHANCE FUTURE LANDSCAPING EFFORTS AND REDUCE RAINDROP IMPACT.

1.1.5 INSTALL ALL SEDIMENT CONTROL PRACTICES PRIOR TO ANY UP-SLOPE SOIL DISTURBING ACTIVITIES

1.1.6 PHASE CONSTRUCTION ACTIVITIES TO MINIMIZE THE AREAS DISTURBED AT ONE TIME. THIS WILL ALSO ALLOW COMPLETED AREAS TO BE STABILIZED AND REVEGETATED BEFORE DISTURBING ADJACENT SITES. THE NEED FOR TEMPORARY EROSION CONTROL MEASURES MAY BE AVOIDED BY COMPLETING A PHASE AND INSTALLING PERMANENT EROSION CONTROL MEASURES WHEN THE FINAL GRADE IS ATTAINED.

1.1.7. MAINTAIN AND PROTECT ALL NATURAL WATERWAYS. RETAIN AT LEAST A 50-FOOT UNDISTURBED BUFFER OF NATURAL VEGETATION ALONG ALL WATERWAYS TO FILTER OUT SEDIMENT AND OTHER POLLUTANTS. MAINTAIN A 450-FOOT UNDISTURBED BUFFER AROUND SENSITIVE AREAS.

1.1.8 INSTALL SILT FENCE (OR BIO ROLLS/ROCK BOCK) PRODUCTION ON THE DOWN-SLOPE PERIMETER OF ALL DISTURBED AREAS PRIOR TO ANY SOIL DISTURBING ACTIVITIES INCLUDING CLEARING AND GRUBBING. SILT FENCE CAN TREAT A MAXIMUM OF 100 SQUARE FEET PER LINEAL FOOT OF FENCE. INSTALL SILT FENCE IN SHORTER REACHES ON THE CONTOUR WITH EACH END TURNED UP-SLOPE. SWALES AND SHORELAND AREAS SHOULD ALSO BE PROTECTED WITH SILT FENCE BIO ROLLS OR ROCK BOCKS.

1.1.9 IN AREAS OF CONCENTRATED FLOW INSTALL STRAW BALE CHECKS, ROCK CHECK DAMS TRIANGULAR BIKES, BIO ROLL BLANKETS OR ROCK BOCKS TO SLOW RUNOFF AND TRAP SEDIMENT.

1.1.10 USE TEMPORARY SLOPE DRAINS OR ROCK CHUTES TO MOVE WATER DOWN STEEP SLOPES.

1.1.11. CONSTRUCT SEDIMENT BASINS FOR DRAINAGE AREAS OF EATER THAN 10 ACRES

1.2. ROUGH GRADING

1.2.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROUGH GRADING. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.2.2. ALL AREAS NOT SUBJECT TO FURTHER CONSTRUCTION (DRAINAGE, SANITARY SEWER ROADS WATER DISTRIBUTION SYSTEMS, OR STORM WATER FACILITIES) SHALL BE GRASSED WITH A PERMANENT COVER.

1.2.3. COVER ANY STOCK PILED TOPSOIL WITH PLASTIC (OR OTHER IMPERVIOUS COVERING) OR USE A TEMPORARY SEED MIX. USE STOCKPILED TOPSOIL AS EARTHEN BERMS TO SERVE AS TEMPORARY SEDIMENT BASINS.

1.3. DRAINAGE

1.3.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING DRAINAGE INSTALLATION.

1.3.2. CONSTRUCTION DRAINAGE WILL BE ROUTED THROUGH LAKES WHICH WILL ACT AS SEDIMENT BASINS OR OTHER ACCEPTABLE SEDIMENT BASINS/TRAPS.

1.3.3. STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL SHEET SHALL BE INSTALLED ON ALL CURB INLETS, STORM DRAIN MANHOLES JUNCTION BOXES, AND GRATE INLETS.

1.3.4. DELAYS OF OTHER THAN 14 DAYS PRIOR TO START OF THE NEXT CONSTRUCTION SEQUENCE WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.3.5. ALL STORM LINES NOT IN STREETS OR OTHER PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL.

1.4. WATER DISTRIBUTION SYSTEM INSTALLATION

1.4.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WATER DISTRIBUTION SYSTEM

1.4.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.5. WASTEWATER COLLECTION SYSTEM INSTALLATION

1.5.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WASTEWATER SYSTEM

1.5.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.6. CONSTRUCTION OF ROADS

1.6.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROAD CONSTRUCTION.

1.6.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING

1.7. GRASSING

1.7.1. ALL EXISTING CONTROLS WILL BE MAINTAINED UNTIL GRASSING IS ESTABLISHED.

1.7.2. ANY AREAS THAT ERODE OR WHERE GRASS DOES NOT ESTABLISH ITSELF SHALL BE RE-GRADED AND RE-GRASSED

2. STORM WATER MANAGEMENT

RUNOFF FROM THIS PROJECT WILL DISCHARGE INTO A STORM WATER MANAGEMENT SYSTEM. TREATED WILL OCCUR IN STORM WATER DETENTION PONDS.

3. OTHER CONTROLS

3.1. WASTE DISPOSAL

3.1.1. NO SOLID MATERIALS INCLUDING BUILDING MATERIALS SHALL BE DISCHARGED TO ANY RECEIVING WATERS.

3.1.2 OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

3.1.3. THIS PLAN SHALL COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

3.1.4 DUST CONTROL ON DISTURBED AREAS - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THE MEASURE IS TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY OR TO ANIMALS OR PLANT LIFE.

III. MAINTENANCE

1. MAINTENANCE PROGRAM

1.1. THE SITE SUPERINTENDENT OR HIS/HER REPRESENTATIVE SHALL MAKE VISUAL INSPECTIONS OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS, ESPECIALLY AFTER HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

1.2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSION, LOW LINES AND OUTLET INTO INLETS SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OF WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT REACHES ½ THE HEIGHT OF THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS. RESEED AND MULCH AREA WHERE SEEDING EMERGENCE IS POOR OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY, AND AFTER RAINSTORMS TO CHECK FOR EROSION, DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RESEED AND/OR INSTALL MULCH. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT THE PROJECT DEVELOPMENT. WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO ENSURE THAT MANAGEMENT CONTROL IS MAJOR CHANGES ARE NECESSARY. SEND A COPY OF THE MODIFIED SCHEDULE TO THE ENGINEER. SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

2. SILT FENCE

SILT FENCES WILL BE MONITORED DURING CONSTRUCTION. ANY SILT FENCE WHICH IS NOT FUNCTIONING PROPERLY WILL BE PROMPTLY REPAIRED. CLEAN OUT THE SILT FENCE WHEN IT REACHES ½ TO THE HEIGHT OF THE FENCE. IF THE SILT FENCE IS NOT FUNCTIONAL SILT FENCE WITHIN 24 HOURS, USE OF HOSES AND WATER TO FLUSH THE SEDIMENT INTO THE STORM INLETS IS UNACCEPTABLE.

3 SEDIMENTATION BASINS

SEDIMENTATION BASINS WHICH ARE AT 50% USED CAPACITY OR APPROACHING SUCH CAPACITY SHALL BE RE-EXCAVATED TO ORIGINAL DIMENSIONS AND THE SILT PROPERLY DISPOSED OF.

4 SEDIMENT LOGS/ROLLS

SEDIMENT LOGS/ROLLS OR OTHER CONTROL MEASURES WHICH BEGIN TO DISINTEGRATE OR FUNCTION INEFFECTIVELY SHALL BE PROMPTLY REPLACED.

5. VEGETATION COVER

ANY VEGETATION COVER SERVING TO STABILIZE DISTURBED SOILS WHICH IS ITSELF DISTURBED SHALL IMMEDIATELY BE REPLACED.

6. CONSTRUCTION ENTRANCE

MAINTAIN ROCK CONSTRUCTION ENTRANCE AND CLEAN ADJACENT ROADS OF ANY MUD TRACKED ONTO THEM.

IV. INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT BEEN FINALLY STABILIZED STRUCTURAL CONTROLS, MEASURES AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH DURING THE WARRANTY PERIOD.

2 DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE VEHICLES ENTER OR EXIT THE SITE, SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING

3. A WRITTEN REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES) AND WHETHER ANY DISCHARGE(S) OCCURRED. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE. LOCATIONS OF BMPS THAT NEED MAINTENANCE. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND ANY CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO SWPPP NECESSARY AND IMPLEMENTATION DATES.

4. THE REPORT SHALL BE MAINTAINED AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED. THE REPORT MUST BE SIGNED AND SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLANS AND THE NPDES PERMIT REFERENCED ABOVE. THE CONTRACTOR SHALL MAINTAIN THIS REPORT. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.

V. LONG TERM MAINTENANCE OF DRAINAGE AND STORM WATER MANAGEMENT SYSTEM

THE ROADS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY HAWAH RESORT ASSOCIATES, LP. AFTER CONSTRUCTION IS COMPLETE AND UNTIL SUCH TIME AS THE OWNERSHIP IS TURNED OVER TO A PUBLICLY OWNED ENTITY.

VI. SC DHEC STANDARD NOTES

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

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

2.1. WHERE STABILIZATION BY THE 14TH DAYS IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITION STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.

2.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

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

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

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

STORMWATER POLLUTION PREVENTION PLAN

THE SITE IS STABILIZED.

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

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG 72-300 AND R.61-9.10000.

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

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

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

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

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPES (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION IN AREAS NOT UNDER PAVEMENTS AND FOR STRUCTURES AND UNLESS INFEASIBLE, PRESERVE TOPSOIL.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT REMOVES SILT AND OTHER POLLUTANTS. THE CONTRACTOR SHALL

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

16. THE FOLLOWING DISCHARGES ARE PROHIBITED:

16.1. WASTEWATER FROM WASHOUT OF CONCRETE UNLESS MANAGED BY AN APPROPRIATE CONTROL

16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS

16.3. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND

16.4 SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

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

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF PERMIT SCR100000 AN DOR 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 AN D ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

19 A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES FOR NON-LINEAR PROJECTS THAT DISTURB 7 ACRES OR MORE. THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

VII. EROSION SEDIMENTATION & POLLUTION CONTROL NOTES

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR INVOLVED IN CONSTRUCTION PLANNING OR INSTALLATION OR ESC FACILITIES.

2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.

3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

4. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

5. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A MAJOR STORM EVENT.

6. AT NO TIME SHALL MORE THAN FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING AND PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8 BEFORE COMMENCING AN Y LAND DISTURBING ACTIVITY, THE EXISTING STORM WATER INLET(S) THAT RECEIVING RUNOFF FROM THE PROPOSED WORK AREA SHALL BE PROTECTED. THE TEMPORARY INLET PROTECTION MUST REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED. THE STREET HAS BEEN SWEPT AND ANY EXPOSED SOILS ARE STABILIZED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ANY TEMPORARY INLET PROTECTION INSTALLED WITHIN PAVED AREAS AFTER THE SITE IS STABILIZED. TEMPORARY PROTECTION OF THE INLETS MAY BE ACCOMPLISHED BY ONE OF MORE OF THE FOLLOWING

8.1. USE OF GRAVEL BAGS TO FILTER THE SEDIMENT FROM ANY RUNOFF. TO MAKE A GRAVEL BAG USE A BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH EITHER ¾ INCH ROCK OR 1-½ INCH PEA GRAVEL.

8.2. USE OF SEDIMENT LOGS TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH LOCAL EROSION CONTROL SUPPLIERS).

8.3 USE OF ABOVE OR UNDER-GRATE FILTER BAGS OR DEVICES TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH EROSION CONTROL SUPPLIERS).

9 WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION, SEDIMENTATION, OR FLOODING ON THE SITE, ON DOWNSTREAM PROPERTIES IN THE RECEIVING CHANNELS, OR IN ANY STORM WATER INLET. WHEN SITE DEWATERING WATER PUMPED FROM THE SITE, INCLUDING TRENCHES, SHALL BE TREATED BY ONE OF THE FOLLOWING

9.1. TEMPORARY SEDIMENTATION BASINS

9.2. SEDIMENT FILTERING BAGS

10. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES THAT EXIST ON THE PROJECT IN AN ORIGINAL RELOCATED OR NEWLY INSTALLED POSITION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES, EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES PROTECTION CENTER TO COORDINATE THE MARKING OF EXISTING UTILITY LINES A MINIMUM OF 96 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

11. THE CONTRACTOR SHALL FLUSH ALL INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. THE CLEANING AND FLUSHING OF INLETS AND PIPE (EXISTING AND PROPOSED) SHALL BE CONSIDERED PART OF THE COST FOR THE PROJECT.

12. EGRESS FROM THE SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.

13. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND DURATION OF EXPOSURE. IN SCHEDULING TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST.

14 EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND DEACTOR SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OF SUSPENDED FOR AND INDEFINITE LENGTH OF TIME. ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION

15. THE DATA TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWING OR NOTES OR IN ANY OTHER MANNER IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS HOWEVER THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS & HUTTON OR THE OWNER IN ANY WAY.

16 CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR AT HIS COST, SHALL GRADE OR SLOPE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

17. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE STORM WATER DISCHARGE.

18 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES

19 LIME RATES AND ANALYSES

19.1. AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE SHOWN IN THE SEEDING SECTION UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PER MANENT PERENNIAL VEGETATION. ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME APPLICATION SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE.

20. MULCHING

MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL BE ACHIEVE 90% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED

20.1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE. DRY HAY SHALL BE

TEMPORARY SEEDING - COASTAL

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

PERMANENT SEEDING - COASTAL

SPECIES	LBS/ AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL	15												
PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS	6												
(ALAMO)	PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	— CL — CL —
TREE PROTECTION	
SURFACE ROUGHENING	OR LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
MULCHING	M
EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT	
FLEXIBLE GROWTH MATRIX	FGM
BONDED FIBER MATRIX	BFM
SODDING	SO
STAKED SOD	
STAKED SOD AROUND INLET	-
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	

EROSION CONTROL LEGEND

DESCRIPTION	PLAN SYMBOL
ROCK SEDIMENT DIKE	
SEDIMENT TUBE	
ROCK CHECK DAM	DR
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASH-OUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE A SEDIMENT TUBE	A
STORM DRAIN INLET PROTECTION - TYPE B HARDWARE FABRIC AND STONE	B
STORM DRAIN INLET PROTECTION - TYPE C BLOCK AND GRAVEL	C
STORM DRAIN INLET PROTECTION - TYPE D ROD INLET FILTER	DI
STORM DRAIN INLET PROTECTION - TYPE E SURFACE COURSE CURB INLET FILTER	E
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	IF
SILT SAC	G

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(s)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

CONSTRUCTION SEQUENCE

	CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1	OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS	CONTRACTOR TO MAINTAIN OS-SWPP AT ALL TIMES DURING CONSTRUCTION.
	INITIAL PHASE	
2	FLAG THE CLEARING LIMITS, MARK TREES TO BE PROTECTED, AND MARK BUFFER LIMITS FOR PROTECTION.	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING INFRASTRUCTURE TO DOCUMENT PREDEVELOPMENT PROCEDURES.
3	HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. HOLD ADDITIONAL PRE CONSTRUCTION CONFERENCES AS NECESSARY FOR FUTURE WORK.	EACH CONTRACTOR, SUBCONTRACTOR, UTILITY CONTRACTOR, ETC. SHALL ATTEND A PRE CONSTRUCTION CONFERENCE IN PERSON AND EXECUTE A CONTRACTOR CERTIFICATION.
4	INSTALL CONSTRUCTION ACCESS PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES
5	LIMITED LAND CLEARING, GRADING, AND INITIAL INSTALLATION OF PERIMETER EROSION CONTROL BMPS INCLUDING SILT FENCE, SEDIMENT TRAPS, AND ROCK CHECK DAMS	BEGIN MINOR CLEARING AND GRADING AS NEEDED FOR INSTALLATION PERIMETER EROSION CONTROL BMPS
6	CONSTRUCT PERIMETER EROSION CONTROL BMPS - SILT FENCE, SEDIMENT TRAPS AND ROCK CHECK DAMS PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL ALL PERIMETER EROSION CONTROL BMPS PRIOR TO ANY MAJOR CLEARING AND GRADING ACTIVITIES. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
7	ESTABLISH RUNOFF CONTROLS - DIVERSIONS, PERIMETER DIKES, AND OUTLET PROTECTION PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
	CONSTRUCTION PHASE	
8	LAND CLEARING AND GRADING -SITE PREPARATION- CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING PER THE CONSTRUCTION AND STABILIZATION PHASE SWPPP.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
9	INSTALL RUNOFF CONVEYANCE SYSTEM - INSTALL STORM DRAINS, STABILIZE BANKS AND CHANNELS. INSTALL STORM DRAIN INLET PROTECTION AS SOON AS INLET IS INSTALLED.	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING. OUTFALL DITCH OR PIPING TO BE IN OPERATION
10	INSTALL WASTEWATER COLLECTION, WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING
11	INITIATE BUILDING CONSTRUCTION AS MARKET CONDITIONS DICTATE- CONNECT UTILITY SERVICE, INSTALL DRIVEWAY, CONSTRUCT BUILDINGS, ETC	INSTALL NECESSARY EROSION AND SEDIMENTATION CONTROL PRACTICES PER OS-SWPPP
12	SURFACE STABILIZATION -TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP,	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
13	AS PERVIOUS PAVEMENTS ARE INSTALLED, CHANGE INLET PROTECTION TO TYPE G.	INSTALL SEDIMENT CONTROL BMPS AS THE INLET BOXES BECOME AVAILABLE ON A BOX BY BOX PROCESS.
	STABILIZATION PHASE	
14	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.
15	REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL BMPS AS ADJACENT AREAS ARE STABILIZED	REMOVE SEDIMENT AND EROSION CONTROL BMPS ON A CASE BY CASE BASIS AND ONLY AFTER ALL UPSTREAM CONTRIBUTING AREA IS STABILIZED.

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KRA, LP
PALMETTO ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SWPPP - NOTES AND DETAILS

JOB No.	21.0383X.000
DATE	5/7/23
DRAWN	LMD
DESIGNED	LMD
RECHKED	DJF
APPRD-EC	DJF
SCALE	NO SCALE

ECO.2

EC1.1

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SWPPP - INITIAL LAND DISTURBANCE PHASE

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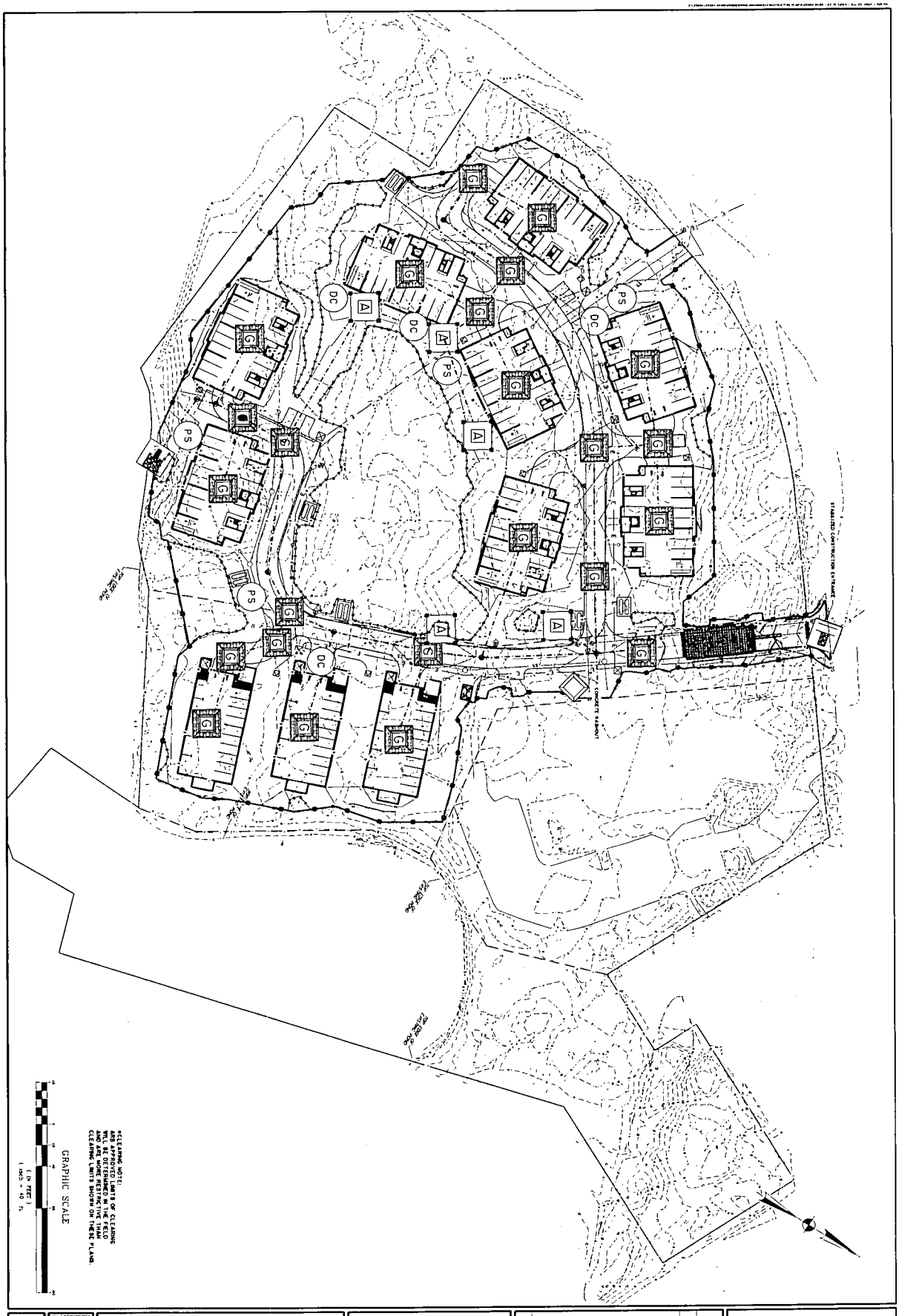
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SWPPP - CONSTRUCTION PHASE

EC2.1

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EC3.1

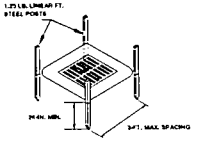
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

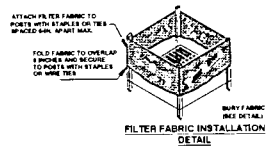
SWPPP - STABILIZATION PHASE

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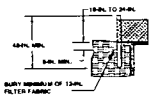
NO	REVISIONS	BY	DATE



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

MATERIALS
USE FILTER FABRIC THAT CONFORMS TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

USE STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

INSTALLATION:
EXCAVATE A TRENCH 8-INCHES WIDE AND 8-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE INLET UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

EXTEND THE FILTER FABRIC A MINIMUM OF 12-INCHES INTO THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR CRUSHED STONE AND COMPACT OVER THE FILTER FABRIC UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

USE STEEL POSTS WITH A MINIMUM POST LENGTH OF 60-INCHES CONSISTING OF STANDARD "T" SECTIONS WITH A WEIGHT OF 1.25 POUNDS PER FOOT (± 8%). INSTALL THE FILTER FABRIC TO A MINIMUM HEIGHT OF 24-INCHES ABOVE GRADE, SPACE THE STEEL POSTS AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3-FEET APART AND DRIVE THEM INTO THE GROUND A MINIMUM OF 24-INCHES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO THE LENGTH OF THE PROTECTED AREA TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, WRAP FILTER FABRIC TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.

ATTACH FABRIC TO STEEL POSTS WITH HEAVY-DUTY PLASTIC TIES.

ATTACH AT LEAST FOUR (4) EVENLY SPACED TIES IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES, APPLY TIES IN NO LESS THAN FOUR (4) PLACES.

INSPECTION AND MAINTENANCE:

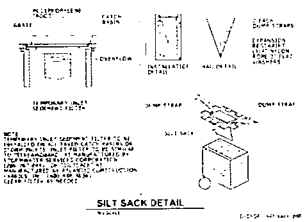
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA AT ALWAYS PROVIDING ADEQUATE SEDIMENT STORAGE VOLUME FOR THE NEXT STORM.

STORM DRAIN INLET PROTECTION STRUCTURES SHOULD BE REMOVED ONLY 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. USE APPROPRIATE PERMANENT STABILIZATION METHODS TO STABILIZE BARE AREAS AROUND THE INLET.

FILTER FABRIC INLET PROTECTION (TYPE A)

NOT TO SCALE

A | FIP



SILT SACK DETAIL

SILT SAC DETAIL

NOT TO SCALE

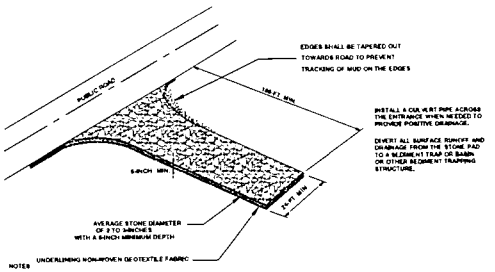
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LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
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TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

EROSION CONTROL SYMBOL LEGEND

DESCRIPTION	PLAN SYMBOL	PLAN LABEL
STABILIZED CONSTRUCTION ENTRANCE		SCE
DOUBLE ROW SILT FENCE		SF
TYPE A - FABRIC INLET PROTECTION	A	FIP
OUTLET PROTECTION - TRM		



NOTES

WHEN AND WHERE TO USE IT:

STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS:

IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION:

REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.

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 1-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 OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:

INSPECT CONSTRUCTION ENTRANCES EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION, OR AFTER HEAVY USE. CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUN-OFF CONTROL.

WASH OR REPLACE STONES AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES.

FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

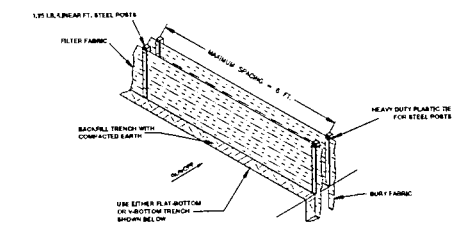
IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

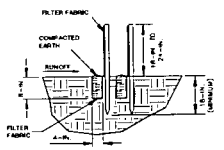
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

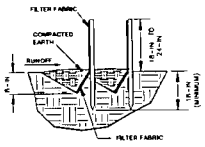
SCE



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

NOTES:

WHEN AND WHERE TO USE IT:
SILT FENCES IS APPLICABLE IN AREAS

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100-FEET,
WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL (PERPENDICULAR) TO FENCE LINE) IS 2H:1V,
THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS

STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A BOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4-FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC, EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POSTS DRIVEN TO THE PROPER DEPTH THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

GEOTEXTILE FILTER FABRIC:
FILTER FABRIC IS
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPRISED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS POLYESTERS OR POLYAMIDES.
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 DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND OR FILTERING PROPERTIES.
CUT TO A MINIMUM WIDTH OF 36 INCHES.

USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #36 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

INSTALLATION
EXCAVATE A TRENCH APPROXIMATELY 4-INCHES WIDE AND 4-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 13-INCHES OF GEOTEXTILE FABRIC INTO THE 8-INCH DEEP TRENCH EXTENDING THE REMAINING 8-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP.
INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 3- INCHES ABOVE THE FABRIC. WITH NO MORE THAN 34-FEET OF THE POST ABOVE THE GROUND, SPACE POSTS TO MAXIMUM 4-FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG. SPACED A MAXIMUM OF 8-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE GROUND MAY BE GREATER THAN 24-INCHES, IN TIDAL AREAS. EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4- TO 6- OR 8-FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100-FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
INSPECT EVERY SEVEN CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOME INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPS) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.

SILT FENCE

NOT TO SCALE

SF (SINGLE ROW)

SF (DOUBLE ROW)

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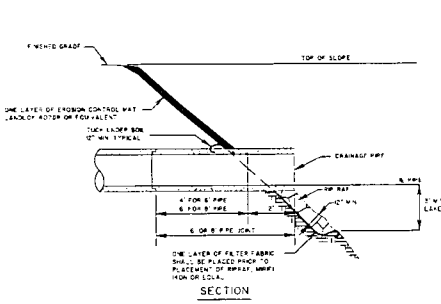
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

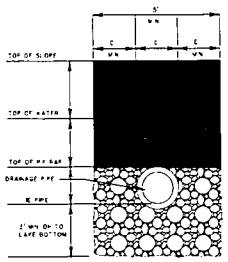
SWPPP - DETAILS

JOB NO.	21283-0400
DATE	5/9/23
DRAWN	MC
DESIGNED	MC
REVIEWED	DJT
APPROVED	DJT
SCALE	NOT TO SCALE

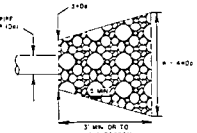
EC4.1



SECTION



END VIEW



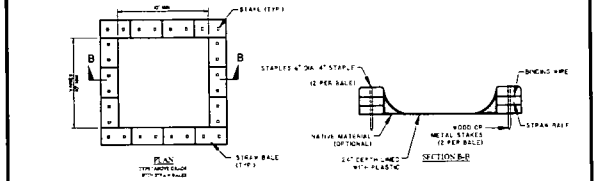
PLAN VIEW

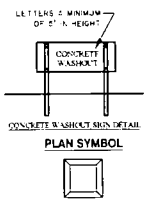
PIPE SIZE (IN.)	AVG. ROCK DIAMETER (IN.)
18	8
24	10
30	12
36	14
42	16
48	20

RIP-RAP & PIPE OUTLET

NOT TO SCALE

STRAW BALE BARRIER CONCRETE WASHOUT





NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 50' OF THE TEMPORARY CONCRETE WASHOUT FACILITY
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK, POND OR PERIMETER CONTROL
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS

South Carolina Department of Health and Environmental Control

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND

RC-07 PAGE 1 of 1

NOT TO SCALE

WQ UNIT POST CONSTRUCTION MAINTENANCE

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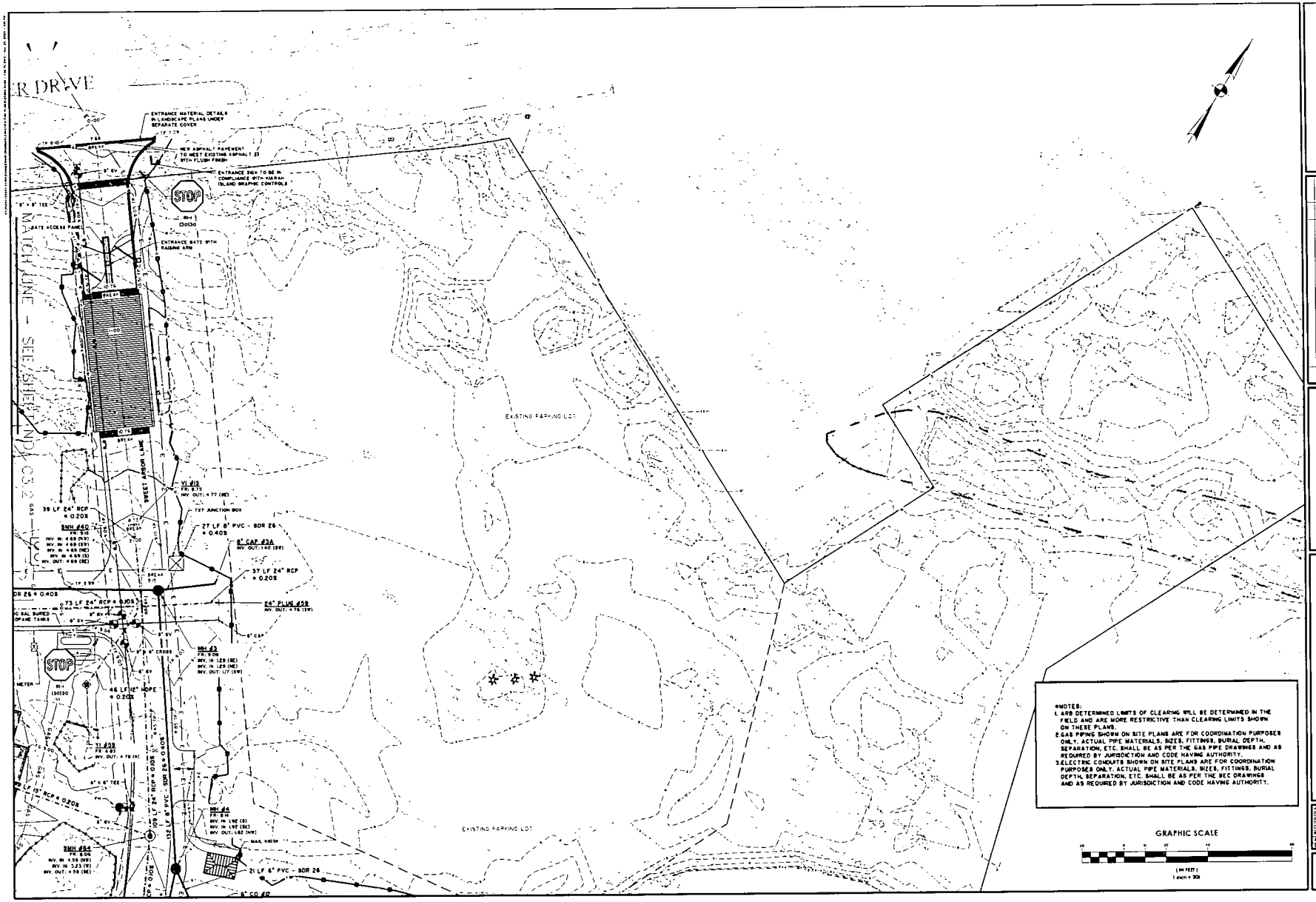
KRA, LP
FOLLY BEACH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SWPPP - DETAILS

JOB NO.	21083-04(A)
DATE	5/10/22
DRAWN	LMC
DESIGNED	LMC
RECHECKED	DJT
APPROVED	DJT
SCALE	NOTED SCALE

EC4.2



NO	REVISIONS	BY	DATE

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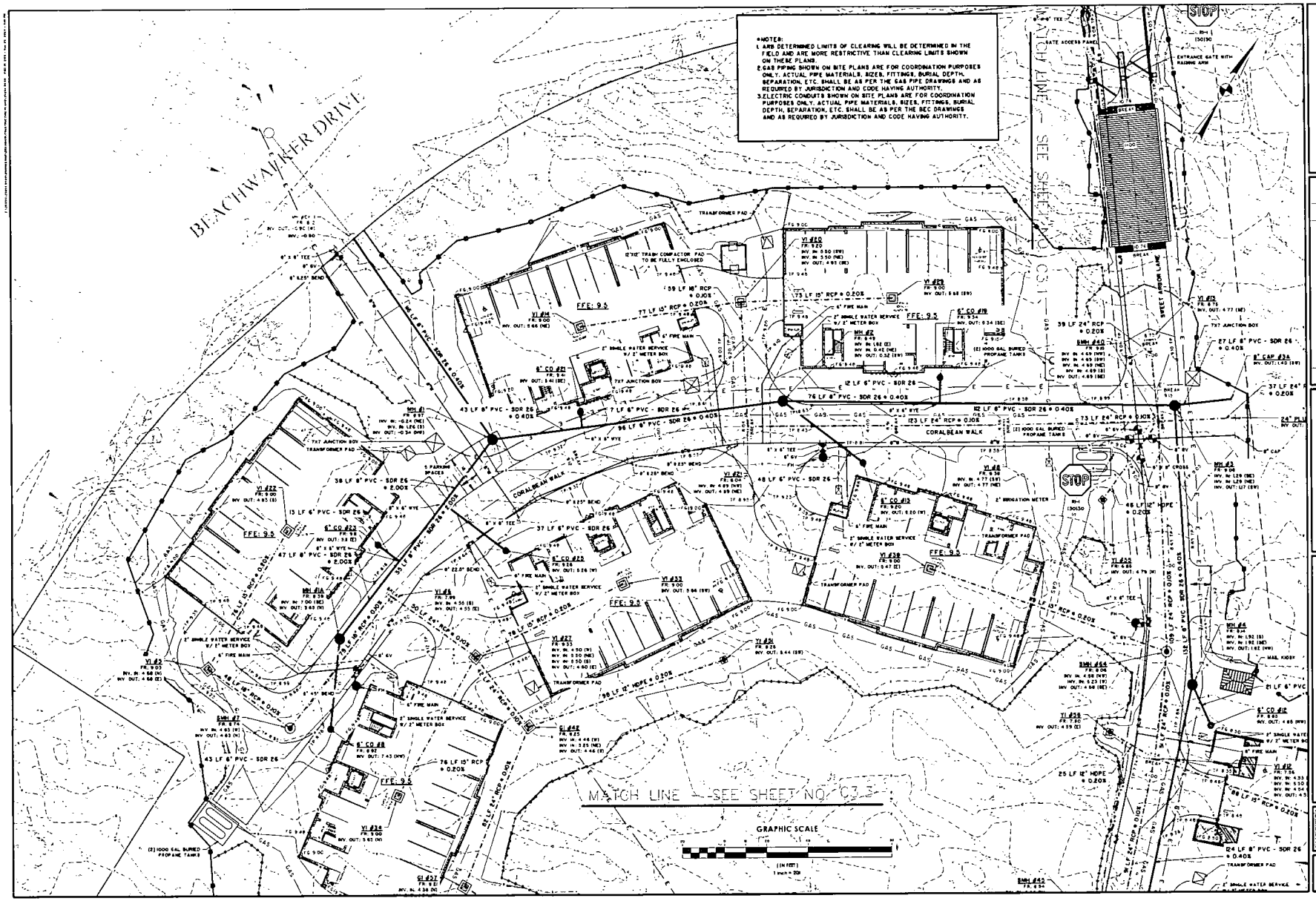
KRA, LP
HAWAII ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SITE DEVELOPMENT PLAN

JOB NO	013854.0400
DATE	7/4/25
DRAWN	LMD
DESIGNED	LMD
REVIEWED	DJU
APPROVED	DJU
SCALE	1" = 30'

C3.1



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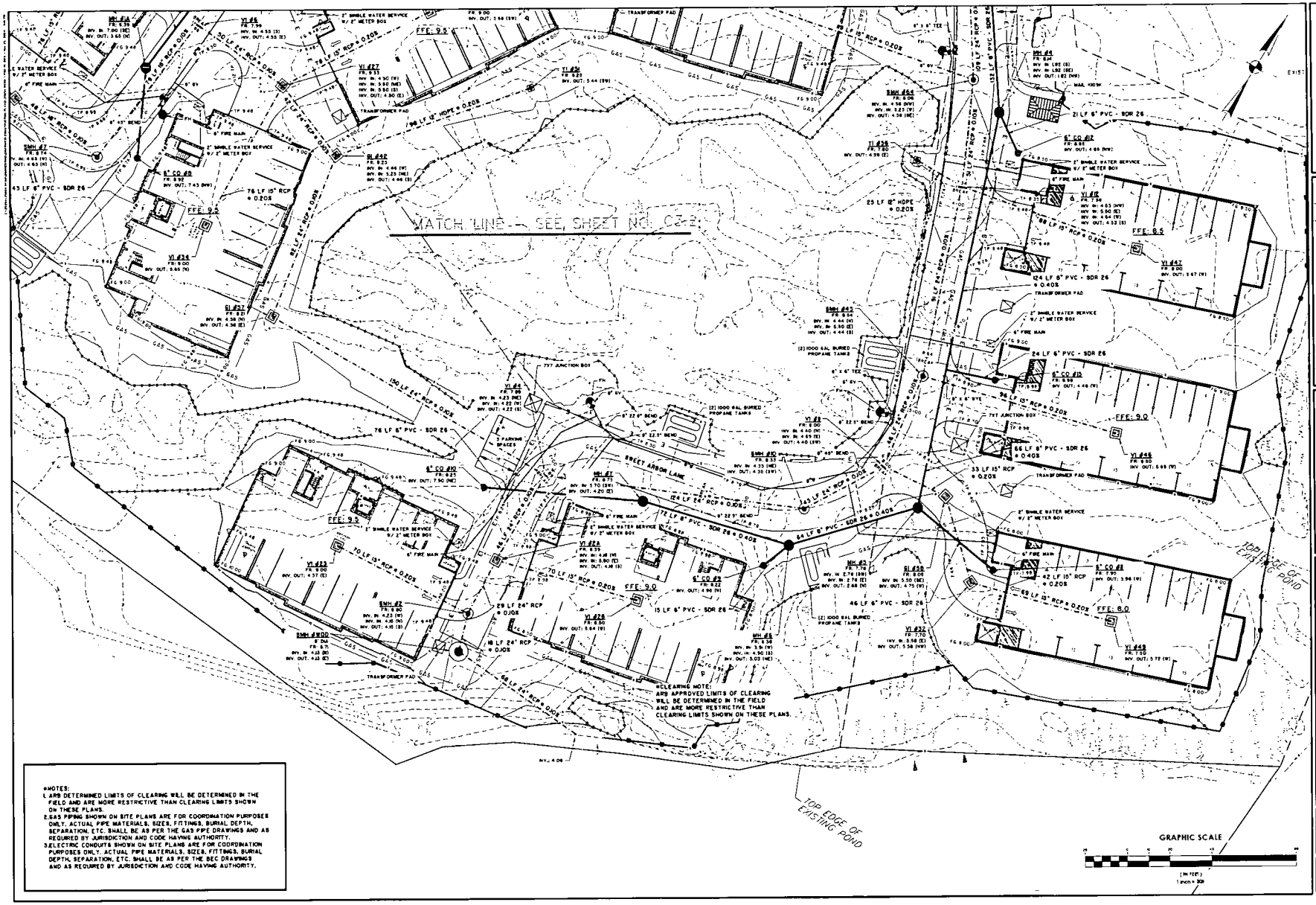
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SITE DEVELOPMENT PLAN

JOB NO.	47879.0100
DATE	5/2/25
DRAWN	LMD
DESIGNED	LMD
REVIEWED	DJJ
APPROVED	DJJ
SCALE	1" = 20'

C3.2



NOTES:

1. ARB DETERMINED LIMITS OF CLEARING WILL BE DETERMINED IN THE FIELD AND ARE MORE RESTRICTIVE THAN CLEARING LIMITS SHOWN ON THESE PLANS.
2. GAS PIPING SHOWN ON SITE PLANS ARE FOR COORDINATION PURPOSES ONLY. ACTUAL PIPE MATERIALS, SIZES, FITTINGS, BURIAL DEPTH, SEPARATION, ETC. SHALL BE AS PER THE GAS PIPE DRAWINGS AND AS REQUIRED BY JURISDICTION AND CODE HAVING AUTHORITY.
3. ELECTRIC CONDUITS SHOWN ON SITE PLANS ARE FOR COORDINATION PURPOSES ONLY. ACTUAL PIPE MATERIALS, SIZES, FITTINGS, BURIAL DEPTH, SEPARATION, ETC. SHALL BE AS PER THE BEC DRAWINGS AND AS REQUIRED BY JURISDICTION AND CODE HAVING AUTHORITY.

CLEARING NOTE:
ARB APPROVED LIMITS OF CLEARING WILL BE DETERMINED IN THE FIELD AND ARE MORE RESTRICTIVE THAN CLEARING LIMITS SHOWN ON THESE PLANS.

NO.	REVISIONS	BY	DATE

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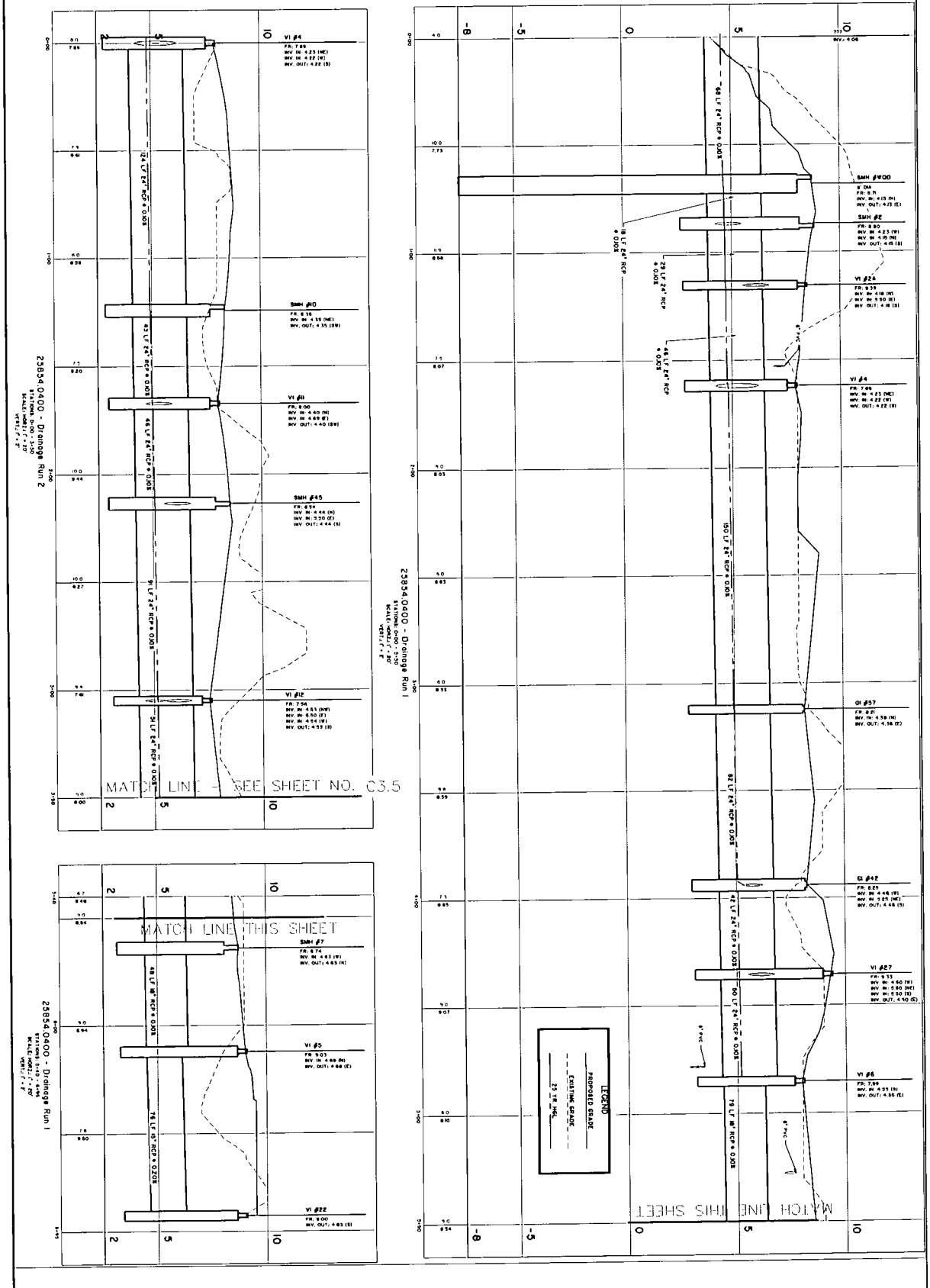
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SITE DEVELOPMENT PLAN

JOB NO.	21854.0400
DATE	5/10/23
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJJ
APPROVED	DJJ
SCALE	1" = 30'

C3.3



C3.4

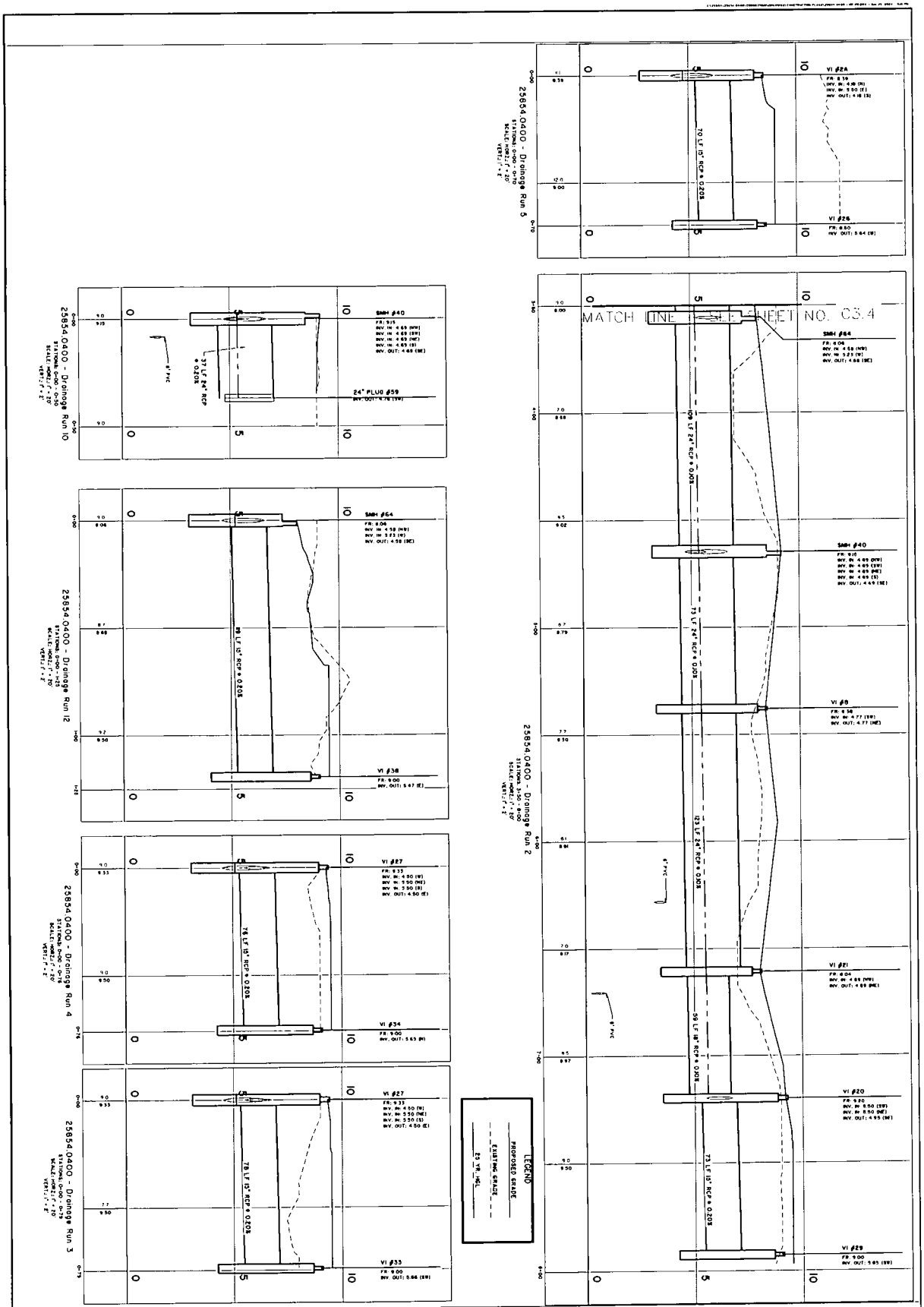
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

DRAINAGE PROFILES

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REVISIONS



C3.5

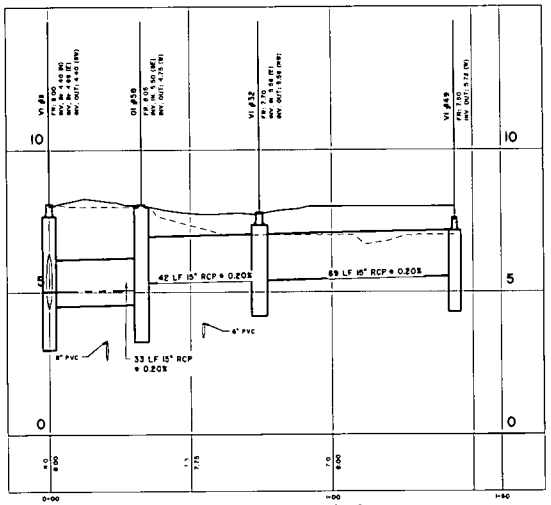
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

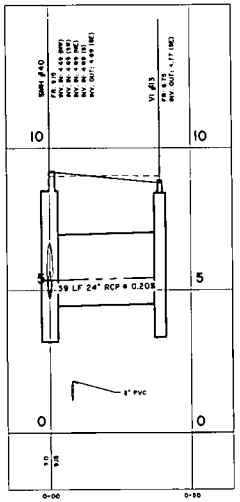
DRAINAGE PROFILES

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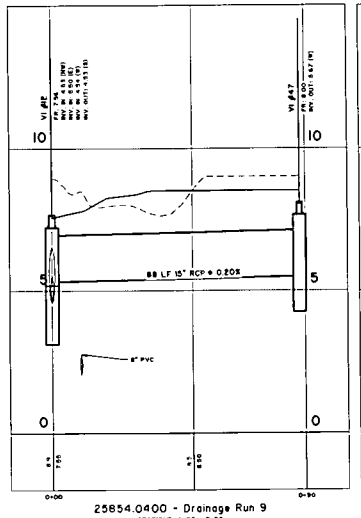
NO	REVISIONS	BY	DATE



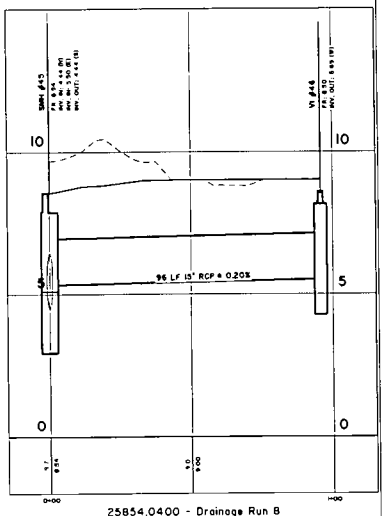
25854.0400 - Drainage Run 6
STATIONS: 0+00 - 1+80
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



25854.0400 - Drainage Run 11
STATIONS: 0+00 - 0+50
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

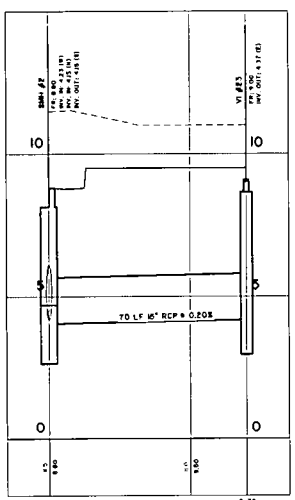


25854.0400 - Drainage Run 9
STATIONS: 0+00 - 0+90
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

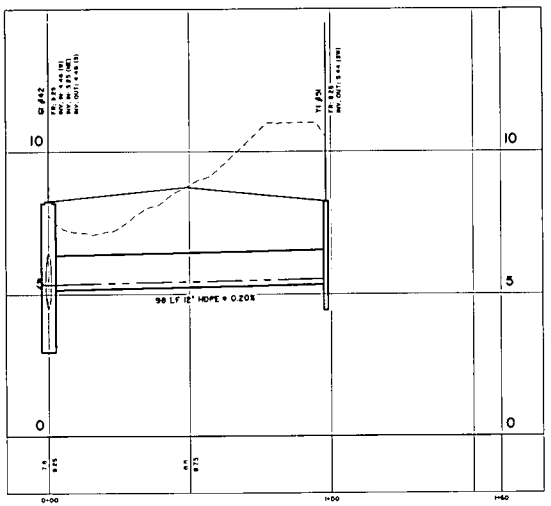


25854.0400 - Drainage Run 8
STATIONS: 0+00 - 1+00
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

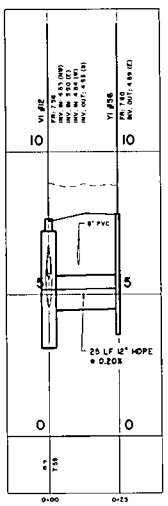
LEGEND
PROPOSED GRADE
EXISTING GRADE
25 YR. HGL



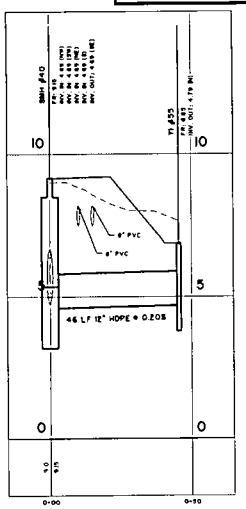
25854.0400 - Drainage Run 18
STATIONS: 0+00 - 0+70
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



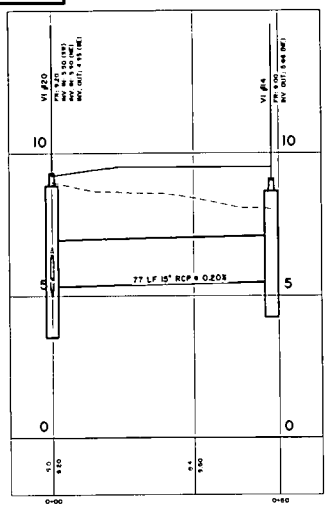
25854.0400 - Drainage Run 17
STATIONS: 0+00 - 1+80
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



25854.0400 - Drainage Run 16
STATIONS: 0+00 - 0+25
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



25854.0400 - Drainage Run 15
STATIONS: 0+00 - 0+50
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



25854.0400 - Drainage Run 14
STATIONS: 0+00 - 0+80
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

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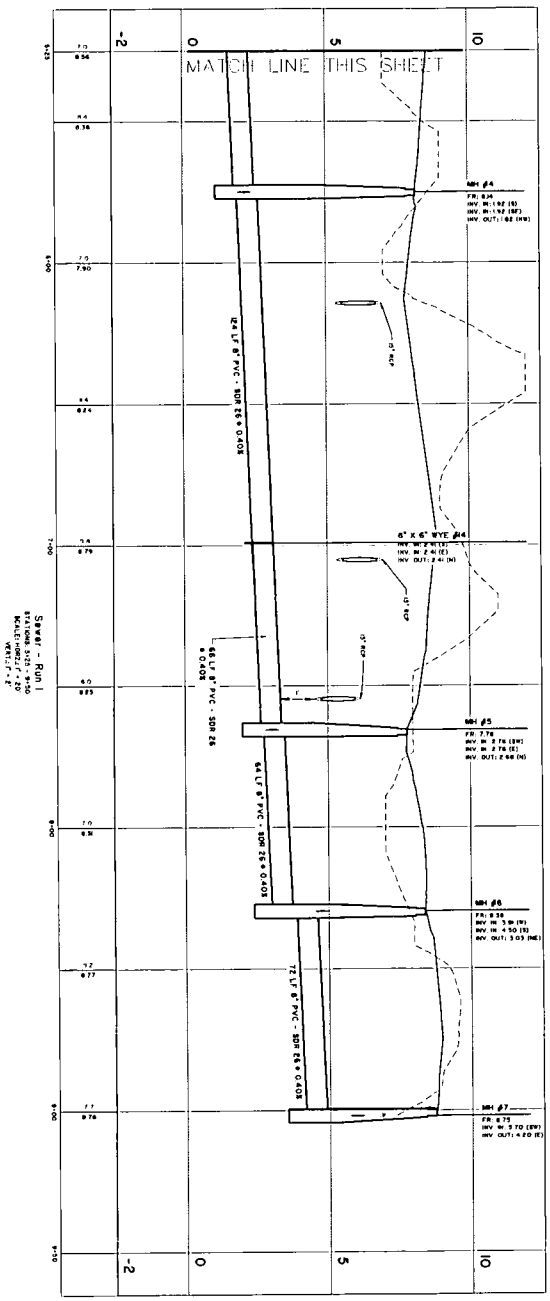
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

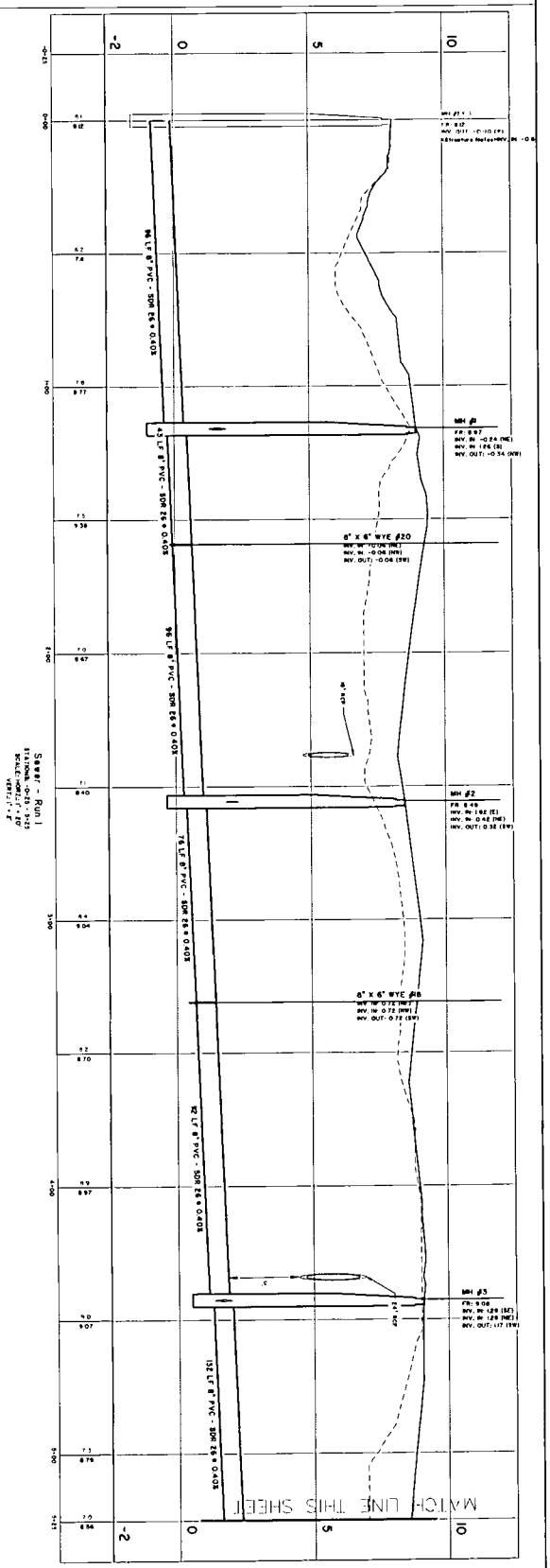
THE WEST END AT BEACHWALKER

DRAINAGE PROFILES

JOB NO.	25854.0400
DATE	5/1/25
DRAWN	MD
DESIGNED	LMD
REVIEWED	BJW
APPROVED	BJW
SCALE	1" = 20'

C3.6





C3.7

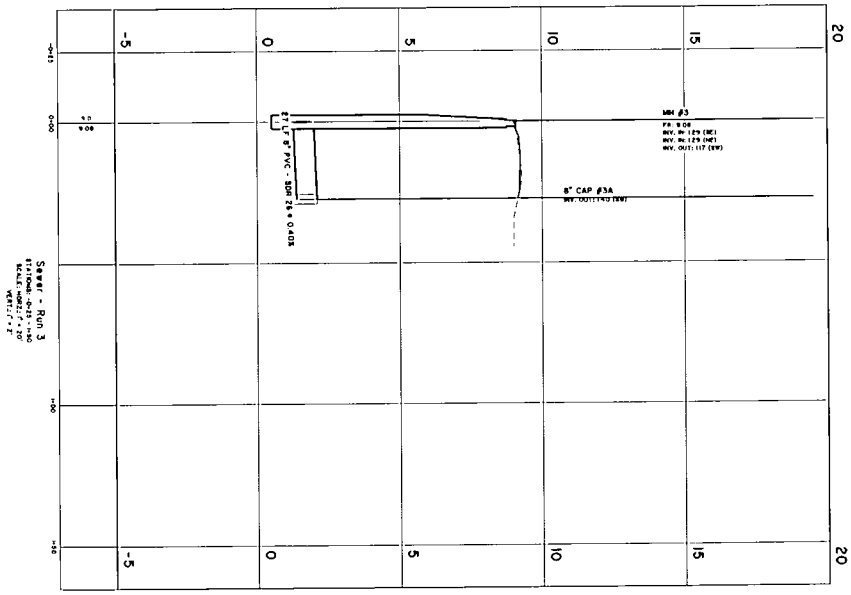
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

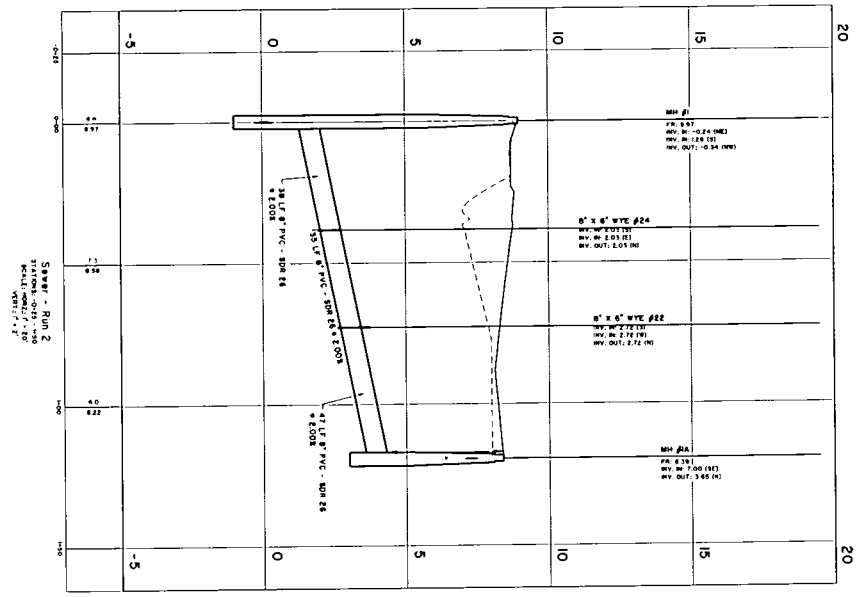
THE WEST END AT BEACHWALKER

SEWER PROFILES

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NO	REVISIONS	BY	DATE





C3.8

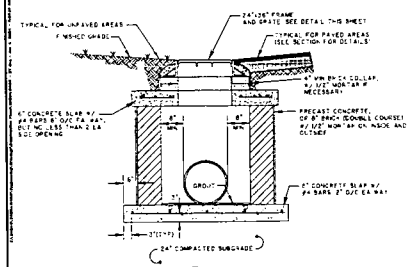
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SEWER PROFILES

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NO	REVISIONS	BY	DATE

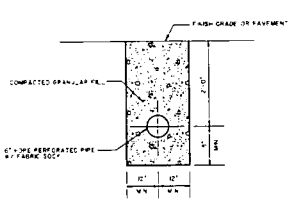


STANDARD 24"x36" GRATE INLET

NOT TO SCALE

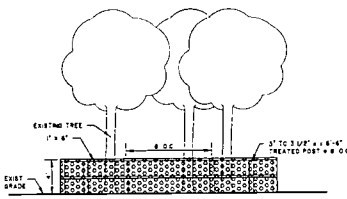
NOTES:

1. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4".
2. WHERE BRICK IS USED, ALL EXPOSED SURFACES SHALL BE COATED WITH 1/8" 12 MORTAR INSIDE AND OUTSIDE
3. IF PRECAST BOX IS USED, TOP, RISER, AND BASE SHALL CONFORM TO THE LATEST REVISION OF ASTM C478
4. ONLY TYPE S OR M MORTAR SHALL BE USED AND ALL BRICK SHALL MEET SCDOT SPECIFICATIONS
5. UNLESS OTHERWISE SHOWN, THE CENTER OF THE FRAME FOR GRATE INLET STRUCTURES ARE TO BE LOCATED 8'-0" FROM THE EDGE OF PAVEMENT I.E. CENTER OF FRAME TO ALIGN WITH THE CENTER OF ROADSIDE SWALE
6. STEPS TO BE CONSTRUCTED WITHIN ALL DRAINAGE STRUCTURES THAT ARE DEEPER THAN 4'
8. ALL PIPES ENTERING OR LEAVING SHALL NOT PROTRUDE MORE THAN 6" INTO THE BOX



SUBGRADE DRAIN DETAIL

NOT TO SCALE

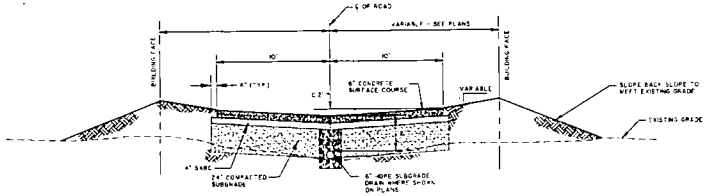


NOTES:

1. CONTRACTOR TO PROTECT AND SAVE TREE. INSTALL 4' HIGH WOODEN RAIL FENCE AROUND TREE. FENCE TO BE CONSTRUCTED OF TREATED LUMBER.
2. ATTACH RAILS TO POST W/ 7" GALVANIZED NAILS.

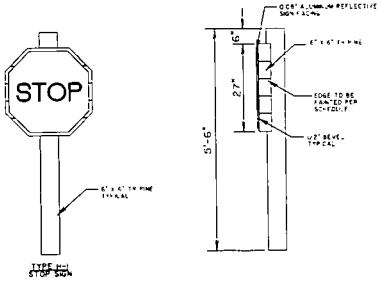
TREE PROTECTION DETAIL

NOT TO SCALE



INVERTED ROAD SECTION

NOT TO SCALE

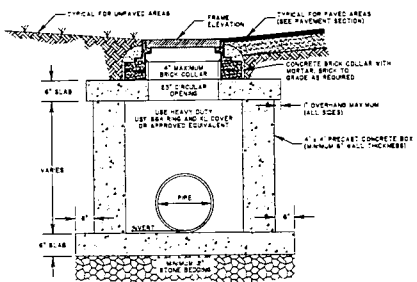


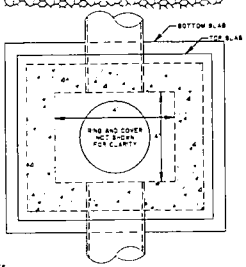
NOTES:

1. USED WHEREVER VEHICULAR TRAFFIC CONTROL IS NEEDED. GUIDELINES FOR USE SHOULD BE BASED ON SOUTH CAROLINA'S TRAFFIC LAWS AND MUTCD CURRENT EDITIONS.
2. PRIMARY MATERIAL FOR THE SIGN POST AND FACE SHOULD BE 6" X 6" INLAND TIMBER W/ OVERALL POST LENGTH 9'-6". SPECIAL HARDWARE INCLUDES 2 1/2" COUNTERSUNK CARRIAGE WASHERS USED ON BOLTS HOLDING THE FACE PANEL TO POST. ALL OTHER HARDWARE IS STANDARD.
3. SIGN SHAPES AND SYMBOLS SHOULD BE BASED ON STANDARDS AS USED BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MUTCD.
4. THE SIGN POST SHOULD BE STAINED CABOT'S CREOSOTE STAIN COLOR. THE SIGN FACE FOR ALL REGULATORY SIGNS SHOULD BE OF HIGH ALUMINUM CONFORMING TO ASTM B 209. FINISHED SIGN SHALL BE CLEAR CUT AND THE LAKES OF ALL LETTERS SHALL BE TRUE, REGULAR AND FREE OF UNEVENNESS. THE SIGN FACE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. CARE SHOULD BE TAKEN TO MAKE SURE POSTS ARE PROPERLY TREATED TO PREVENT DECAY OR ATTACK FROM TERMITES.
6. THE FRONT, BACK, AND EDGES OF THE SIGN BACKING SHALL BE PAINTED ACCORDING TO THE FOLLOWING SCHEDULE: STOP SIGN - RED

TRAFFIC SIGNAGE

NOT TO SCALE



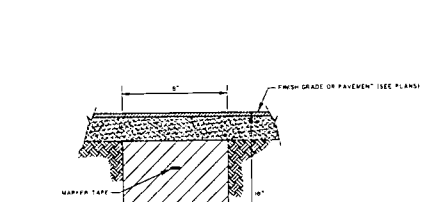


NOTES

1. DO NOT USE KNOCKOUT BOXES
2. TOP, RISER, AND BASE SHALL CONFORM TO THE LATEST REVISION OF ASTM C913
3. USE GRADE 60 REINFORCING STEEL.
4. PROVIDE AT LEAST 3 INCHES OF COVER ON REINFORCING STEEL.
5. REINFORCING IN TOP SLAB, VERTICAL WALLS (RISERS), AND BOTTOM SLAB SHALL BE #4 BARS AT 12" O.C. EACH WAY.
6. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4"
7. STEPS TO BE CONSTRUCTED WITHIN ALL DRAINAGE STRUCTURES THAT ARE DEEPER THAN 4'
8. ALL PIPES ENTERING OR LEAVING SHALL NOT PROTRUDE MORE THAN 6" INTO THE BOX

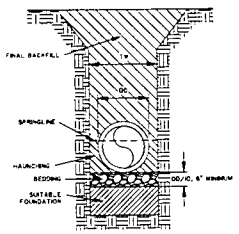
STORM DRAIN MANHOLE 30" PIPE AND SMALLER

NOT TO SCALE



ROAD CROSSING CONDUIT DETAIL

NOT TO SCALE



NOTES

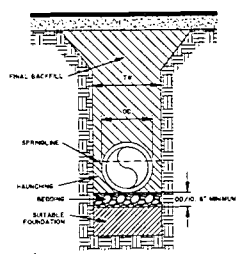
1. 'D' SHALL BE LESS THAN OR EQUAL TO OD + 2 FEET
2. TRENCH SHALL BE DEWATERED BEFORE BEDDING MATERIAL IS PLACED
3. EACH JOINT SHALL BE WRAPPED WITH FILTER FABRIC
4. SEE ASTM D2321, TABLE 1 FOR MATERIAL CLASSIFICATIONS
5. SEE ASTM D698 FOR COMPACTION METHOD

MATERIAL REQUIREMENTS
FOUNDATION - IF NATIVE MATERIAL IS UNSUITABLE, COORDINATE WITH ENGINEER TO DETERMINE AMOUNT OF MATERIAL TO REMOVE AND SUITABLE MATERIAL WITH WHICH TO REPLACE IT
BEDDING - CLASS III OR CLASS II
HAUNCHING - CLASS III OR CLASS III
FINAL BACKFILL - CLASS III, CLASS II, OR CLASS IVA

COMPACTION REQUIREMENTS
BEDDING - LOOSELY PLACE BEDDING UNDER MIDDLE 1/3 OF PIPE, TOP REST OF BEDDING. COMPACT CLASS III AND CLASS II MATERIAL TO 95%
HAUNCHING - COMPACT CLASS II AND CLASS II MATERIAL TO 95% IN 8" LIFTS
FINAL BACKFILL - COMPACT CLASS II, CLASS III, OR CLASS IVA MATERIAL TO 90% IN 8" LIFTS

RCP BEDDING UNPAVED AREAS

NOT TO SCALE



NOTES

1. 'D' SHALL BE LESS THAN OR EQUAL TO OD + 2 FEET
2. TRENCH SHALL BE DEWATERED BEFORE BEDDING MATERIAL IS PLACED
3. EACH JOINT SHALL BE WRAPPED WITH FILTER FABRIC
4. SEE ASTM D2321, TABLE 1 FOR MATERIAL CLASSIFICATIONS
5. SEE ASTM D698 FOR COMPACTION METHOD

MATERIAL REQUIREMENTS
FOUNDATION - IF NATIVE MATERIAL IS UNSUITABLE, COORDINATE WITH ENGINEER TO DETERMINE AMOUNT OF MATERIAL TO REMOVE AND SUITABLE MATERIAL WITH WHICH TO REPLACE IT
BEDDING - CLASS III OR CLASS II
HAUNCHING - CLASS III OR CLASS III
FINAL BACKFILL - CLASS III OR CLASS III

COMPACTION REQUIREMENTS
BEDDING - LOOSELY PLACE BEDDING UNDER MIDDLE 1/3 OF PIPE, TOP REST OF BEDDING. COMPACT CLASS III AND CLASS II MATERIAL TO 95%
HAUNCHING - COMPACT CLASS II AND CLASS III MATERIAL TO 95% IN 8" LIFTS
FINAL BACKFILL - COMPACT CLASS II OR CLASS III MATERIAL TO 95% IN 8" LIFTS

RCP BEDDING PAVED AREAS

NOT TO SCALE

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NO.	REVISIONS	BY
1		

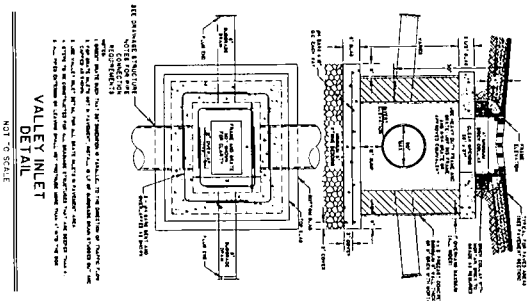
KRA, LP
HOWE ISLAND, SOUTH CAROLINA

THE WEST END A1 BEACHWALKER

PAVING, GRADING AND DRAINAGE DETAILS

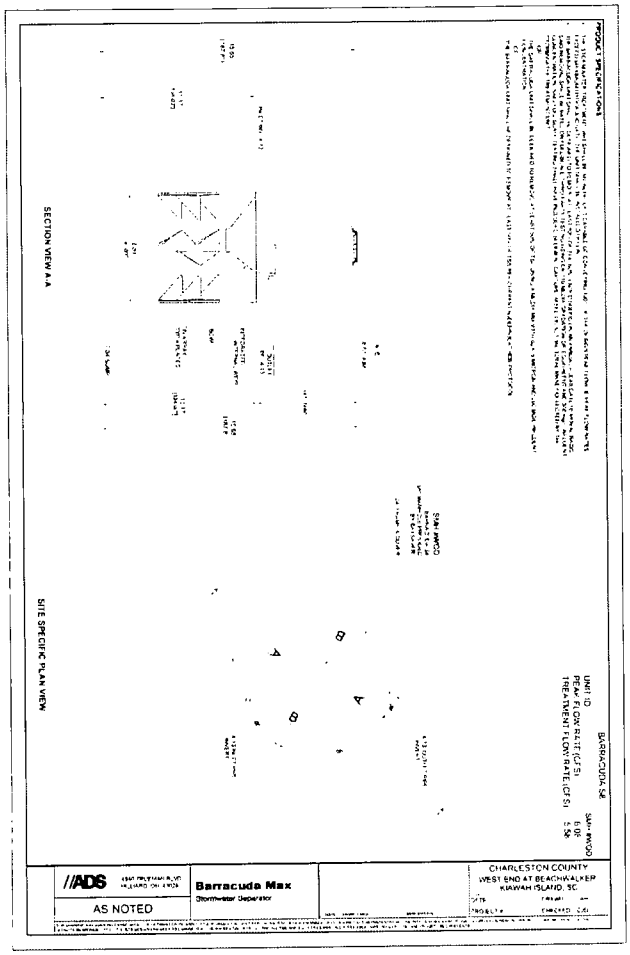
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DATE	1/2022
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJJ
APPROVED	DJJ
SEAL #	

C5.1



VALLEY INLET DETAIL

NOT TO SCALE



C5.2

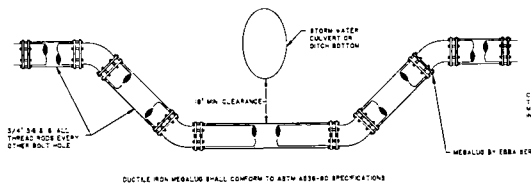
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

PAVING GRADING AND DRAINAGE DETAILS

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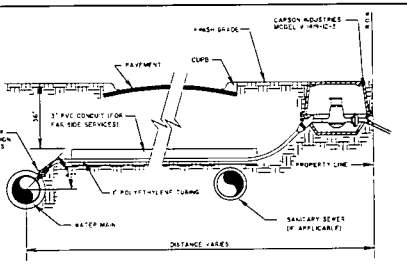
NO	REVISIONS	BY	DATE



DUCTILE IRON MEGALUG SHALL CONFORM TO ASTM A536-80 SPECIFICATIONS

VERTICAL OFFSET DETAIL

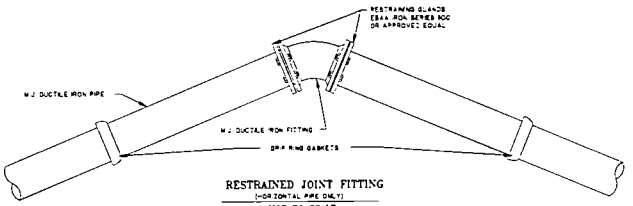
NOT TO SCALE



TYPICAL SINGLE RESIDENTIAL WATER SERVICE

NOT TO SCALE

1. CORPORATION STOP TO BE 1" MUELLER # H-15000
2. POLYETHYLENE TUBING TO BE 1" IPS 4-04306
3. CURB VALVE AND YOKE BOX TO BE CARSON INDUSTRIES MODEL # 1419-12-15
4. WATER METER TO BE INSTALLED BY HILTON HEAD ISLAND UTILITY, INC
5. SEAL ENDS OF SLEEVE WITH WATER PROOF SEALANT
6. 3" PVC CASING PIPE SHALL BE INSTALLED UNDER PAVING FOR ALL FAR SIDE SERVICES



RESTRAINED JOINT FITTING

(HORIZONTAL PIPE ONLY)

NOT TO SCALE

NOTES:

1. THE FOLLOWING CONDITIONS WERE USED TO CALCULATE THE RESTRAINED LENGTHS:
   LAYING CONDITION IS TYPE 3.
   SOIL DESIGNATED AS SAND-SILT;
   DEPTH IS 3.5 FT.;
   DESIGN PRESSURE (TEST) IS 150 PSI;
   SAFETY FACTOR IS 1.5.
   FOR THE TEE BRANCH AND REDUCER, LENGTHS IN THE TABLE BELOW ARE BASED ON BRANCHING AND REDUCING FROM THE NEXT LARGER SIZE IN THE TABLE. DEVIATIONS FROM THESE CONDITIONS MUST BE BASED ON THE ABOVE PARAMETERS
2. JOINT RESTRAINT SHALL BE:
   FOR PVC (4"-12"): EBAA SERIES 1300 RESTRAINT HARNESS OR APPROVED EQUIVALENT
   FOR DIP: EBAA SERIES 1700 RESTRAINT HARNESS OR APPROVED EQUIVALENT

RESTRAINED JOINT TABLE

LENGTH OF RESTRAINED JOINT REQUIRED (IN L.F. EACH SIDE OF THE BEND)

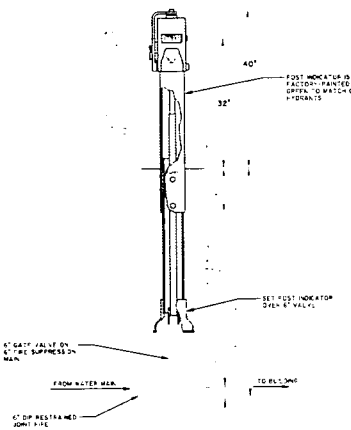
SIZE	11 1/4°	22 1/2°	45°	90°	TEE BRANCH	DEAD END	REDUCER	VALVE
4"	2	5	10	24	37	80	44	80
6"	3	7	14	33	84	85	46	82
8"	4	9	18	43	90	90	48	110
10"	5	10	21	5	83	135	50	135
12"	10	20	30	60	40	180	80	180

RESTRAINED JOINT FITTING

NOT TO SCALE

GENERAL NOTES

1. ALL VALVES AND HYDRANTS SHALL OPEN COUNTER CLOCKWISE
2. THE CONTRACTOR MUST CALL HILTON HEAD ISLAND UTILITY, INC. 72 HOURS PRIOR TO TAPPING THE MAIN WATER LINE. PERFORMING A PRESSURE TEST, OR CONDUCT BACTERIOLOGICAL TESTS. HILTON HEAD UTILITY, INC. MAY HAVE A COMPANY REPRESENTATIVE ON SITE FOR EACH OF THESE EVENTS. HILTON HEAD ISLAND UTILITY, INC. MUST ALSO BE NOTIFIED AND PRESENT FOR THE INSPECTION OF ALL HYDRANTS, VALVES, AND THRUST BLOCKS PRIOR TO THEM BEING COVERED
3. AFTER A SUCCESSFUL PRESSURE TEST, THE CONTRACTOR MUST CONDUCT BACTERIOLOGICAL TESTS ACCORDING TO SCDHEC REGULATIONS. TWO SAMPLES MUST SHOW NEGATIVE BACTERIOLOGICAL RESULTS OR THE PROCESS MUST BE REPEATED. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF ALL TESTING INCLUDING WATER USED IN FLUSHING
4. ALL NEW FIRE HYDRANTS MUST BE TESTED FOR STATIC AND RESIDUAL FLOWS AND THE FLOWS AT 20 PSI
5. HILTON HEAD ISLAND UTILITY, INC. SHALL HAVE THE RIGHT OF ENTRY TO THE CONSTRUCTION SITE TO OBSERVE AND VERIFY THAT THE CONSTRUCTION IS IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND TO WITNESS TESTING OF THE SYSTEM

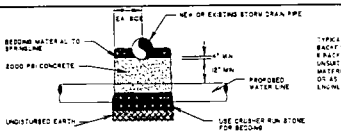


VERTICAL POST INDICATOR

NOT TO SCALE

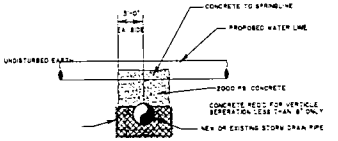
TRENCH DEPTH OF 6" PIPE IS TO BE MIN. 30"

2. GATE VALVE TO BE 3M 3067 CONFORMING TO AWWA C-509-69 WITH A WORKING PRESSURE RATING OF 230 PSI
3. VERTICAL POST INDICATOR TO BE MUELLER A-20908 OR EQUAL



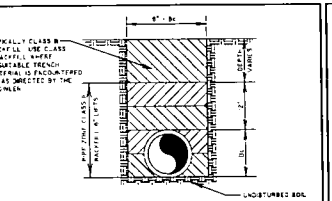
WATER LINE CROSSING BELOW STORM DRAIN

NOT TO SCALE



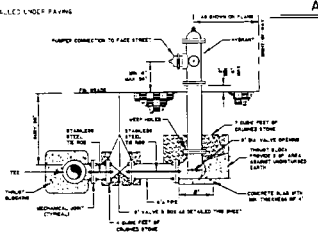
WATER LINE CROSSING ABOVE STORM DRAIN

NOT TO SCALE



WATER MAIN BEDDING DETAIL

NOT TO SCALE

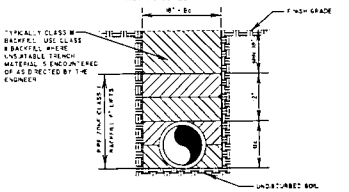


NOTES

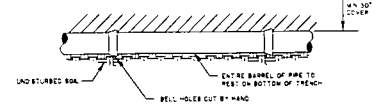
1. FIRE HYDRANT TO BE PLACED A MIN. OF 5' FROM EDGE OF PAVEMENT AND BACK OF CURB
2. PUMPER CONNECTION TO FACE STREET AND HOSE CONNECTIONS SHALL BE FREE OF OBSTRUCTIONS
3. TOP OF VALVE BOXES TO BE 1" ABOVE FINISHED GRADE IN UNPAVED AREAS AND FLUSH IN PAVED AREAS
4. ALL FIRE HYDRANTS ARE TO BE FACTORY PAINTED FOREST GREEN
5. FIRE HYDRANT TO BE 5 1/4" MAIN NOZZLE, OPEN LEFT, AMERICAN DARLING B-84-B-5A OR MUELLER SUPER CENTURION 250

FIRE HYDRANT DETAIL

NOT TO SCALE



1. INSTALL APPROVED METAL DETECTION TAPE 18" FROM FINISHED GRADE
2. FOR INFORMATION ON BACKFILL MATERIAL SEE SANITARY SEWER DETAIL SHEET
3. ALL DUCTILE IRON PIPE WATER MAIN SHALL BE ENCASED IN 8 MIL MINIMUM POLYETHYLENE FILM IN TUBE FORM

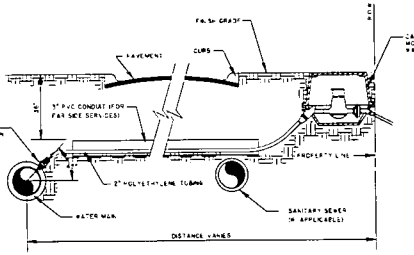


CROSS SECTION

LONGITUDINAL SECTION

FIRE MAIN BEDDING DETAIL

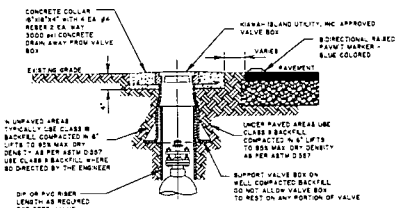
NOT TO SCALE



TYPICAL MULTI-FAMILY BUILDING WATER SERVICE

NOT TO SCALE

1. CORPORATION STOP TO BE 3" MUELLER # H-15005
2. POLYETHYLENE TUBING TO BE 2" IPS 4-04306
3. CURB VALVE AND YOKE BOX TO BE CARSON INDUSTRIES MODEL # 1419-12-15
4. WATER METER TO BE INSTALLED BY HILTON HEAD ISLAND UTILITY, INC
5. SEAL ENDS OF SLEEVE WITH WATER PROOF SEALANT
6. 3" PVC CASING PIPE SHALL BE INSTALLED UNDER PAVING FOR ALL FAR SIDE SERVICES



NOTES

1. CENTER VALVE BOX OVER OPERATING NUT TO INSURE FREE VALVE OPERATION
2. USE 6" RISER PIPE ON 4" AND 6" VALVES
3. USE 8" RISER PIPE ON 8" VALVES AND LARGER
4. LOCATION OF VALVE SHALL BE MARKED WITH A CLEAR BIDIRECTIONAL RABBIT PAVEMENT MARKER ON THE EDGE OF PAVEMENT NEAR THE VALVE

VALVE BOX DETAIL

NOT TO SCALE

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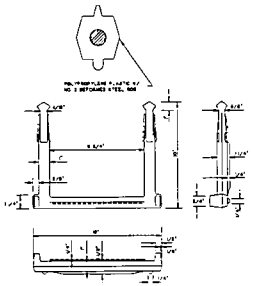
KRA, LP
HILTON HEAD ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

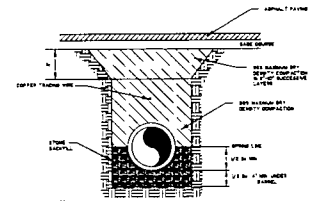
WATER AND SEWER DETAILS

JOB NO.	4.0383-0400
DATE	7/2/12
DRAWN BY	LMC
DESIGNED	LMC
REVIEWED	DJF
APPROVED	DJF
SCALE	N.T.S.

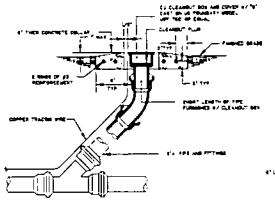
C5.3



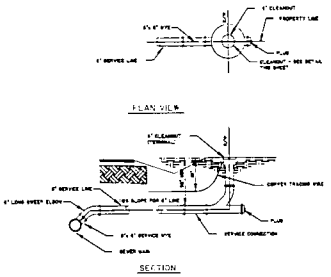
MANHOLE STEP DETAIL
NOT TO SCALE



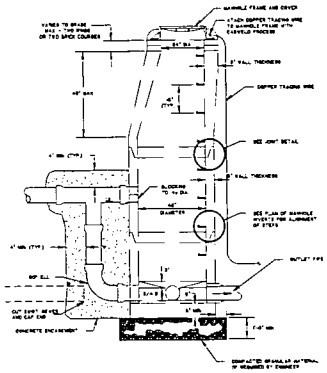
SEWER LINE BEDDING DETAIL UNDER PAVED AREAS
NOT TO SCALE



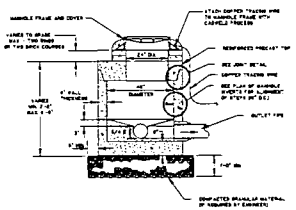
CLEANOUT DETAIL
NOT TO SCALE



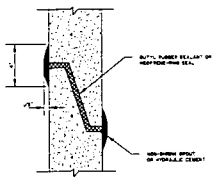
SINGLE SEWER SERVICE DETAIL
NOT TO SCALE



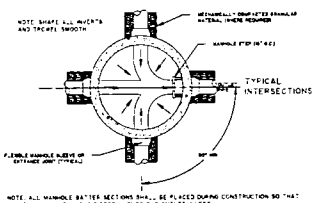
STANDARD DROP MANHOLE
NOT TO SCALE



STANDARD PRECAST SHALLOW MANHOLE
NOT TO SCALE



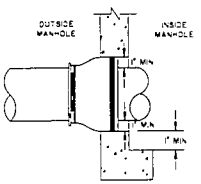
PRECAST MANHOLE
TYPICAL JOINT DETAIL
NOT TO SCALE



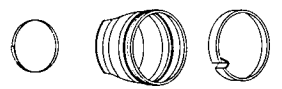
PLAN OF MANHOLE INVERTS
NOT TO SCALE

NOTES:

1. NEOPRENE BOOT, KOR-N-SEAL OR EQUAL, TO BE USED ON ALL PRECAST MANHOLES WITH ALL TYPES OF PIPES
2. EXTERNAL BAND (300-SERIES NON-MAGNETIC CORROSION-RESISTANT STEEL).
3. KORBAND (6061-T6 ALUMINUM ALLOY WITH A BLACK ANODIZED SURFACE).

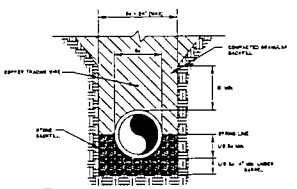


WALL SECTION

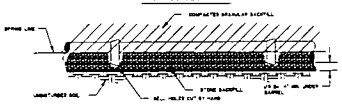


TYPICAL PARTS

FLEXIBLE MANHOLE SLEEVE
NOT TO SCALE

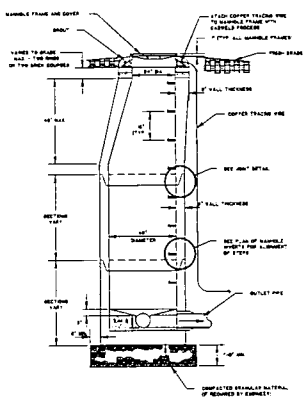


CROSS SECTION

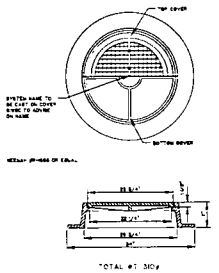


LONGITUDINAL SECTION

SEWER LINE BEDDING DETAIL
NOT TO SCALE



STANDARD PRECAST MANHOLE
NOT TO SCALE



MANHOLE COVER AND FRAME DETAIL
NOT TO SCALE

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KRA, LP
HILTON HEAD ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

WATER AND SEWER DETAILS

JOB NO.	47.13651.0400
DATE	5/1/25
DRAWN	LMD
CHECKED	LMD
REVIEWED	DLF
APPROVED	DLF
SCALE	1" = 1'

C5.4

ZONING RESTRICTIONS - PARCEL 11

MAX # OF UNITS (B)	MAX UNITS PER BLDG (B)	MAX HEIGHT	MAX STORIES	MAX F.A.R. (C)
60	7	50'	4	--

LOT COVERAGE - PARCEL 11

	ALLOWED (ACTUAL)	
LOT HIGHLAND AREA:		247,551.48 SQFT
MAX LOT COVERAGE (IMPERVIOUS)	33% (31.53%)	81,691.98 SQFT
MAX TOTAL COVERAGE (PERVIOUS PLUS IMPERVIOUS)	39.67% (35.26%)	98,203.67 SQFT
COVERAGE:		
BUILDINGS	22.33%	55,280 SQFT
PRIMARY PAVEMENT (SEE BELOW)	9.14%	22,623 SQFT
TOTAL PRIMARY	31.47%	77,903 SQFT
PERVIOUS SECONDARY COVERAGE	3.73%	9,241 SQFT
TOTAL COVERAGE		87,144 SQFT

* LOT ACCESS EXEMPT FROM SQUARE FOOTAGE

PARCEL 11 LOT COVERAGE CALCULATIONS

BUILDINGS COVERAGE = 55,280 SQFT + 0 SQFT = 0 TOTAL = 0.0% BLDG

PAVEMENT
FIRE ACCESS = 21,203 SQFT
PRIMARY PAVEMENT = 1,420 SQFT
TRASH COLLECTION PAD = 0 SQFT
PUMP HOUSE = 0 SQFT

TOTAL PRIMARY LOT COVERAGE = 77,903 SQFT

PARKING COUNT - PARCEL 11

UNIT TYPE	TOTAL UNITS	REQUIRED	PROVIDED
3 BDRM UNITS	6 PER BLDG.	2 PER UNIT = 12 PER BLDG	14+1 PER BUILDING (8 BUILDINGS)
ON SITE (PROVIDED OUTSIDE BUILDINGS (BY BUILDING 3 & 8)			8 TOTAL
		96 TOTAL	128 TOTAL

NOTE: PARCEL 11 ZONING RESTRICTIONS, LOT COVERAGE CALCULATIONS AND PARKING COUNT CALCULATIONS ARE PER EXHIBIT 13.3 OF THE DEVELOPMENT AGREEMENT

LOT COVERAGE - PARCEL *

	ALLOWED (ACTUAL)	
LOT HIGHLAND AREA:		65,813.88 SQFT
MAX LOT COVERAGE (IMPERVIOUS)	60% (49.44%)	39,488.33 SQFT
MAX TOTAL COVERAGE (PERVIOUS PLUS IMPERVIOUS)	66% (60.10%)	43,437.16 SQFT
COVERAGE:		
BUILDINGS	28.71%	18,897 SQFT
PRIMARY PAVEMENT (SEE BELOW)	10.91%	7,178 SQFT
TOTAL PRIMARY	39.62%	26,075 SQFT
PERVIOUS SECONDARY COVERAGE	0.46%	300 SQFT
TOTAL COVERAGE		26,375 SQFT

** POLE OR A RAILROAD SHALL BE EXCLUDED FROM HIGHLAND AREA
TOTAL HIGHLAND AREA = 65,813.88 SF
- POLE AREA = 0.00 SF
HIGHLAND AREA = 65,813.88 SF

***PER SEC. 17-463 ACCESS DRIVE LOCATED ON THE POLE OF A RAILROAD SHALL BE EXCLUDED FROM LOT COVERAGE

*PARCEL * LOT COVERAGE CALCULATIONS

BUILDINGS COVERAGE = 18,897 SQFT + 0 TOTAL PUE CROSS

PAVEMENT
FIRE ACCESS = 7,078 SQFT
TRASH PAD = 100 SQFT

TOTAL PRIMARY LOT COVERAGE = 26,075 SQFT

PARKING COUNT - PARCEL *

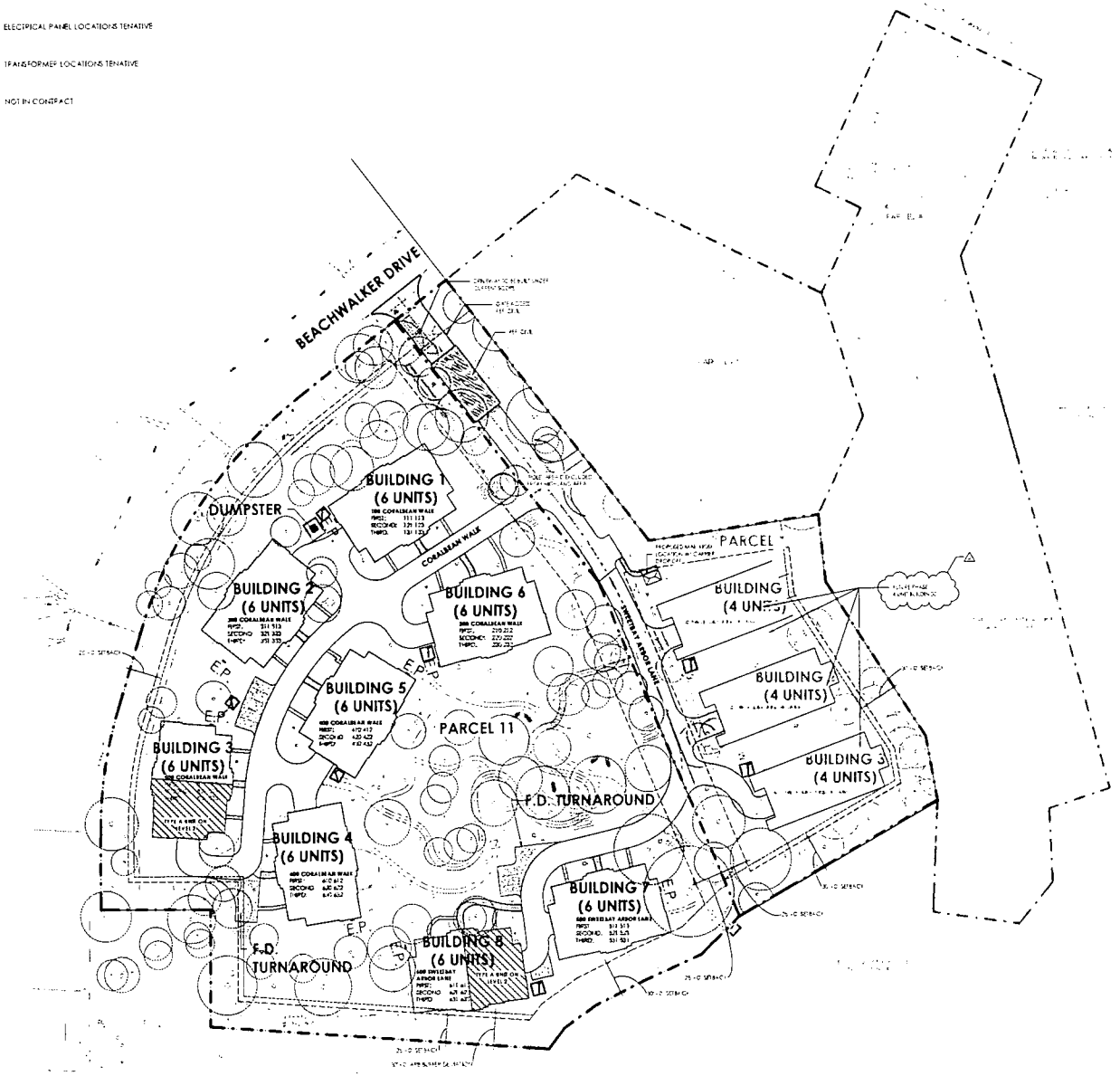
UNIT TYPE	TOTAL UNITS	REQUIRED	PROVIDED
2 BDRM UNITS	2 PER BLDG	1.5 PER 1 BDRM PER D.U. = 15 PER BLDG	15 PER BUILDING
3 BDRM UNITS	2 PER BLDG		
		45 TOTAL	45 TOTAL

NOTE: PARCEL * ZONING RESTRICTIONS, LOT COVERAGE CALCULATIONS AND PARKING CALCULATIONS ARE PER TOWN OF KIAWAH ISLAND ZONING

E.P. ELECTRICAL PANEL LOCATIONS TENATIVE

T TELEPHONE/FIBER LOCATIONS TENATIVE

N.I.C. NOT IN CONTRACT



MASTER SITE PLAN
SCALE: 1" = 40'-0" 1

MASTER PLAN UNIT COUNT

PARCEL	2 BDRM UNITS	3 BDRM UNITS	TOTAL UNITS	TOTAL SF	EST. BEDS
PARCEL 11	0	48	48	232,176	144
PARCEL *	6	6	12	58,617	30
TOTAL	6	54	60	290,793	174

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MHK ARCHITECTURE

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9639

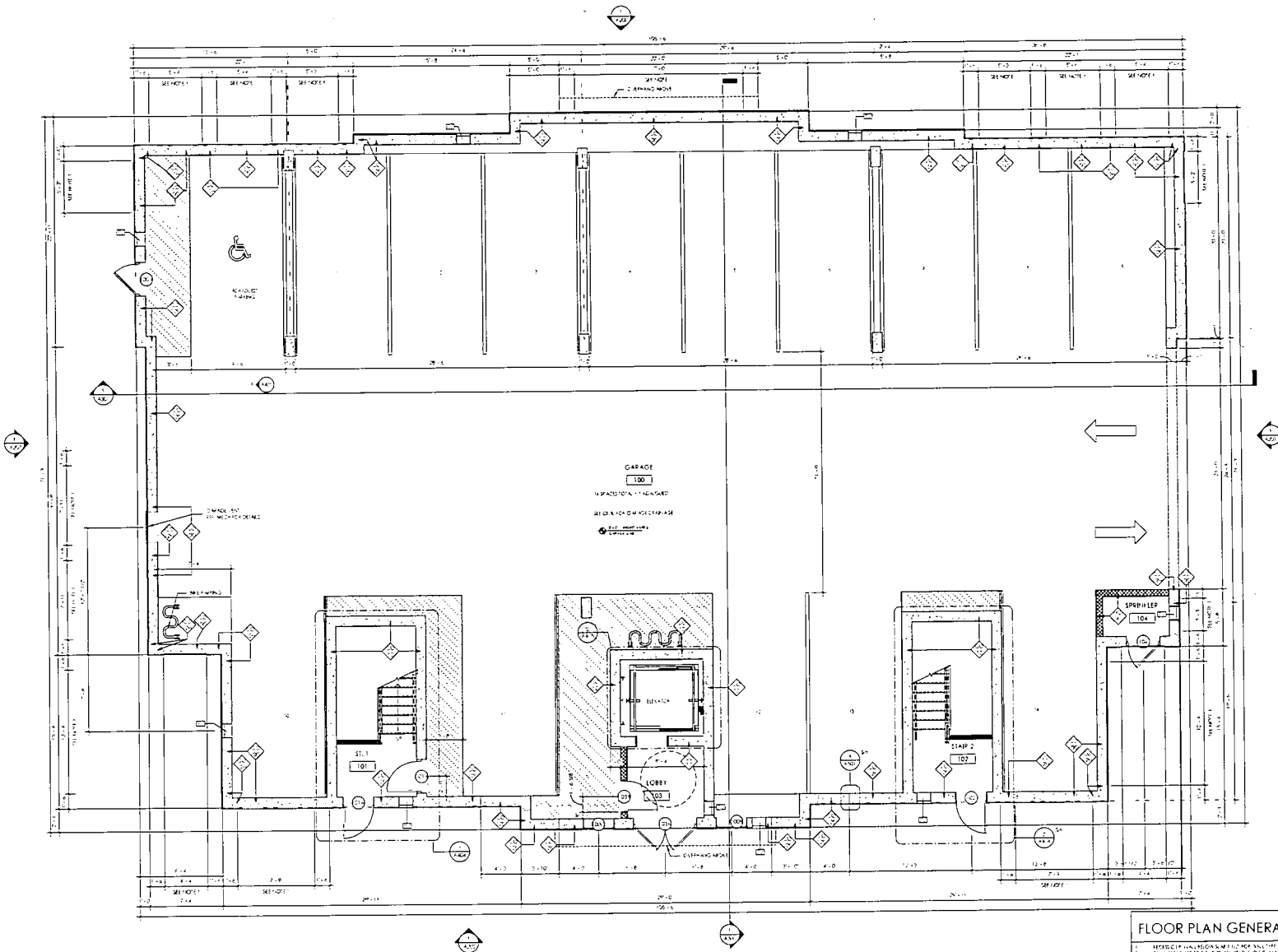
SOUTH CAROLINA SEAL
REG# AR 101468

ISSUED FOR
SITE PLAN COMMENTS 08.16.2024
SITE PLAN COMMENTS 09.16.2024

MASTER SITE PLAN

PHASE CD
PE NO 23008

A001



GARAGE LEVEL 1
SCALE 1/4" = 1'-0"

FLOOD DESIGN DATA PER ASCE 24-14

ROOM LOCATION	SQFT	NGVD ELEV OPENING SQ IN / SQ FT REQUIRED	NO MAN-ENTERED OPENING SQ IN / SQ FT PROVIDED	MAN-ENTERED OPENING REMARKS	ENGINEERED OPENING SQ IN / SQ FT PROVIDED	NUMBER OF FLOOD VENTS REQUIRED	NUMBER OF FLOOD VENTS PROVIDED	FLOOD VENT REMARKS	NGVD OPENING PRO 1000 SQ IN / SQ FT
GARAGE - 100	6972	4,351 SQ IN / 30.23 SQ FT	5,184 SQ IN / 36 SQ FT	24 SQ. FT. VOID IN PERIMETER WALL OPEN GARAGE EACH	1,800 SQ IN / 12.5 SQ FT	N/A	5	16 W x 8 H = 24 SQ IN / VENT	4,184 SQ IN / 29.06 SQ FT
ST. 1 - 101	136	136 SQ IN / 0.94 SQ FT	N/A	N/A	200 SQ IN / 1.39 SQ FT	1	1	16 W x 8 H = 24 SQ IN / VENT	200 SQ IN / 1.39 SQ FT
ST. 2 - 102	136	136 SQ IN / 0.94 SQ FT	N/A	N/A	200 SQ IN / 1.39 SQ FT	1	1	16 W x 8 H = 24 SQ IN / VENT	200 SQ IN / 1.39 SQ FT
LOBBY - 103	55	55 SQ IN / 0.38 SQ FT	N/A	N/A	200 SQ IN / 1.39 SQ FT	1	1	16 W x 8 H = 24 SQ IN / VENT	200 SQ IN / 1.39 SQ FT
SPRINKLER - 104	27	27 SQ IN / 0.19 SQ FT	N/A	N/A	200 SQ IN / 1.39 SQ FT	1	1	16 W x 8 H = 24 SQ IN / VENT	200 SQ IN / 1.39 SQ FT

FLOOD VENT NOTES

FV1 FLOOD VENT

FV2 FLOOD VENT

NOTES

1. FLOOD VENTS SHALL MEET ASCE 24-14 STANDARDS AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. CALCULATIONS ARE BASED ON 1 SQ FT OF OPENING PER 300 SQ IN OF FLOOD OPENING AREA REQUIRED. ACTUAL VENT SIZES MAY VARY BASED ON MANUFACTURER SPECIFICATIONS.
3. ALL FLOOD VENTS SHALL BE INSTALLED AT OR BELOW BASE FLOOD ELEVATION (BFE) + 1 FOOT FREEBOARD.
4. LOCATE FLOOD OPENINGS ON AT LEAST TWO EXTERIOR WALLS, PREFERABLY ON OPPOSITE SIDES OF THE GARAGE. ENSURE OPENINGS ARE EVENLY DISTRIBUTED TO PROMOTE EQUAL FLOW OF FLOODWATERS.
5. FLOOD VENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASCE 24-14 REQUIREMENTS.
6. VENTS SHALL BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THEY REMAIN FREE OF OBSTRUCTIONS AND FUNCTIONAL.
7. FLOOD VENTS SHALL BE INSTALLED WITH THE BOTTOM OF THE OPENING NO HIGHER THAN 12 INCHES ABOVE THE ADJACENT GRADE.
8. ENSURE THAT FLOOD VENTS ARE COMPATIBLE WITH THE WALL CONSTRUCTION MATERIALS (E.G., CONCRETE, MASONRY, WOOD FRAMING).
9. FLOOD VENTS SHALL BE DESIGNED TO ALLOW FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS WITHOUT REQUIRING ANY EXTERNAL HUMAN INTERVENTION.
10. VENTS SHALL BE PROTECTED FROM DEBRIS AND ICE ACCUMULATION TO ENSURE PROPER FUNCTIONALITY DURING FLOOD EVENTS.

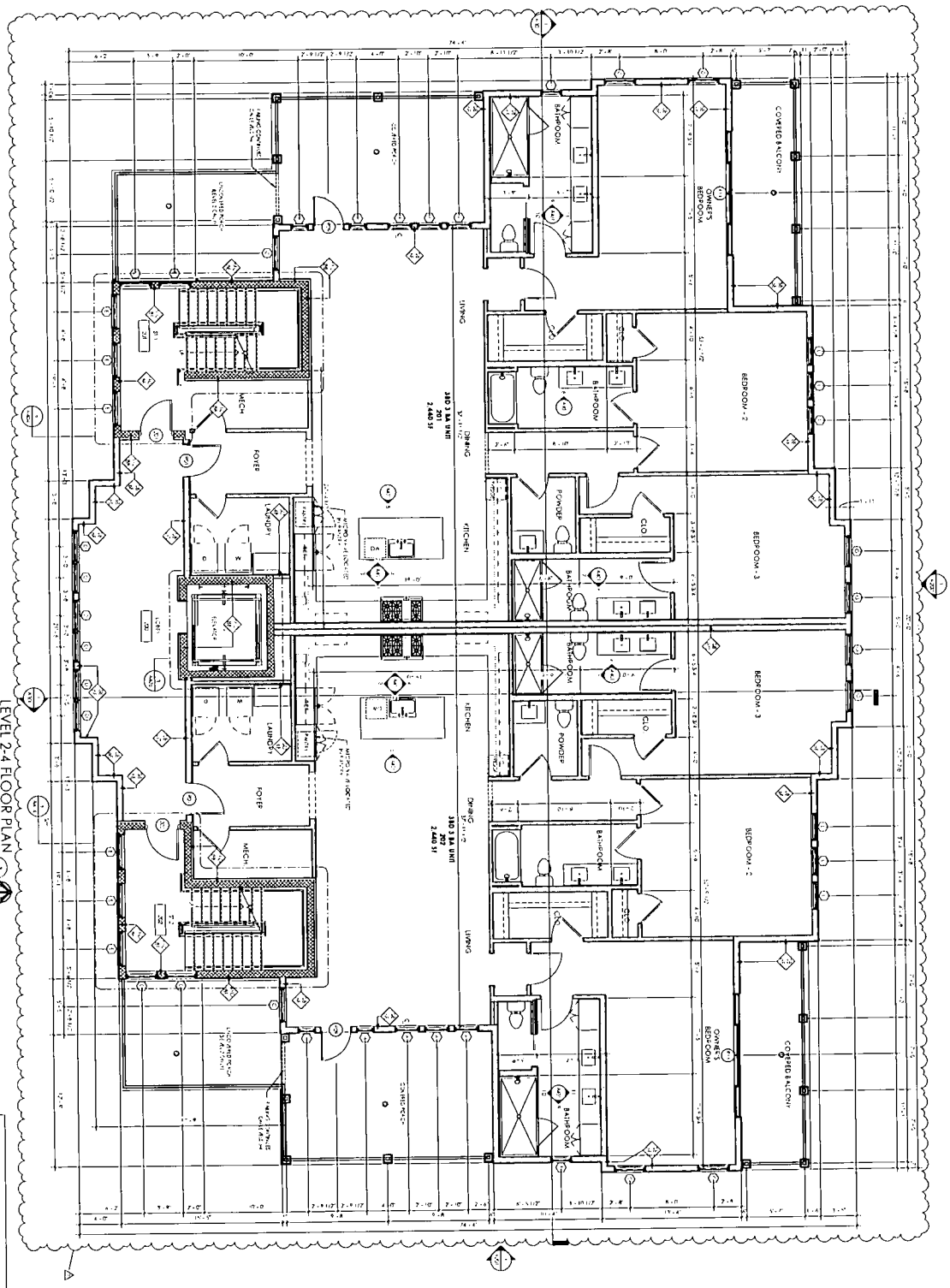
FLOOR PLAN GENERAL NOTES

1. REFER TO FLOOR PLANS FOR ALL WALL TYPES AND DIMENSIONS.
2. DIMENSIONS ARE TO FACE OF STUD AND FACE OF MASONRY UNLESS OTHERWISE NOTED.
3. DIMENSIONS ARE TO FACE OF FINISH.
4. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. ALL EXTERIOR WALLS TO BE WATER RESISTANT.
6. LOCATE FINISH OPENING FOR DOORS 4" FROM INSIDE FACE OF INTERSECTING WALL UNLESS NOTED OTHERWISE.
7. TYPICAL INTERIOR PARTITIONS ARE 4" METAL STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
9. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION.
10. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER SYSTEMS WITH ARCHITECTURAL PLANS.
12. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER DRAWINGS FOR ADDITIONAL INFORMATION.
13. ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AND REGULATIONS.
14. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY MEASURES AND PRECAUTIONS DURING CONSTRUCTION.
16. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED WORK SITE AT ALL TIMES.
17. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.
18. CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED PROPERTY OR STRUCTURES AT NO COST TO THE OWNER.
19. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OR PROTECTION OF UTILITIES AS NECESSARY.
20. CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES AS NEEDED DURING CONSTRUCTION.
21. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS AND SUBCONTRACTORS TO ENSURE SMOOTH CONSTRUCTION PROGRESS.
22. CONTRACTOR SHALL PROVIDE REGULAR PROGRESS REPORTS TO THE OWNER AND ARCHITECT.
23. CONTRACTOR SHALL ATTEND ALL REQUIRED MEETINGS AND INSPECTIONS.
24. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CHANGES AND DEVIATIONS FROM THE APPROVED PLANS.
25. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE OWNER AND ARCHITECT UPON COMPLETION OF THE PROJECT.

TYPE X NOTES

1. SEE SHEET A1.0 FOR TYP. PARTITION TYPES.
2. REFER TO A1.1 FOR FLOOR PLAN - HEDGE TYPE X SHOWN SLAB WHERE INDICATED FOR DRAINAGE
3. WHERE TYPE X IS NOT INDICATED ON PLANS, USE TYPE X AT ALL EXTERIOR WALLS
4. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AT FLOOR AND CEILING LEVELS.
5. PROVIDE DRAFT STOPPING AT CEILING LEVELS WHERE CONCEALED SPACES EXCEED 1,000 SQ. FT.
6. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AT FLOOR AND CEILING LEVELS.
7. PROVIDE DRAFT STOPPING AT CEILING LEVELS WHERE CONCEALED SPACES EXCEED 1,000 SQ. FT.
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23. PROVIDE DRAFT STOPPING AT CEILING LEVELS WHERE CONCEALED SPACES EXCEED 1,000 SQ. FT.
24. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AT FLOOR AND CEILING LEVELS.
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36. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AT FLOOR AND CEILING LEVELS.
37. PROVIDE DRAFT STOPPING AT CEILING LEVELS WHERE CONCEALED SPACES EXCEED 1,000 SQ. FT.
38. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AT FLOOR AND CEILING LEVELS.
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42. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AT FLOOR AND CEILING LEVELS.
43. PROVIDE DRAFT STOPPING AT CEILING LEVELS WHERE CONCEALED SPACES EXCEED 1,000 SQ. FT.
44. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AT FLOOR AND CEILING LEVELS.
45. PROVIDE DRAFT STOPPING AT CEILING LEVELS WHERE CONCEALED SPACES E

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FLOOR PLAN GENERAL NOTES

PHASE	CD
PE NO	23008

A102

LEVEL 2-4 FLOOR PLAN

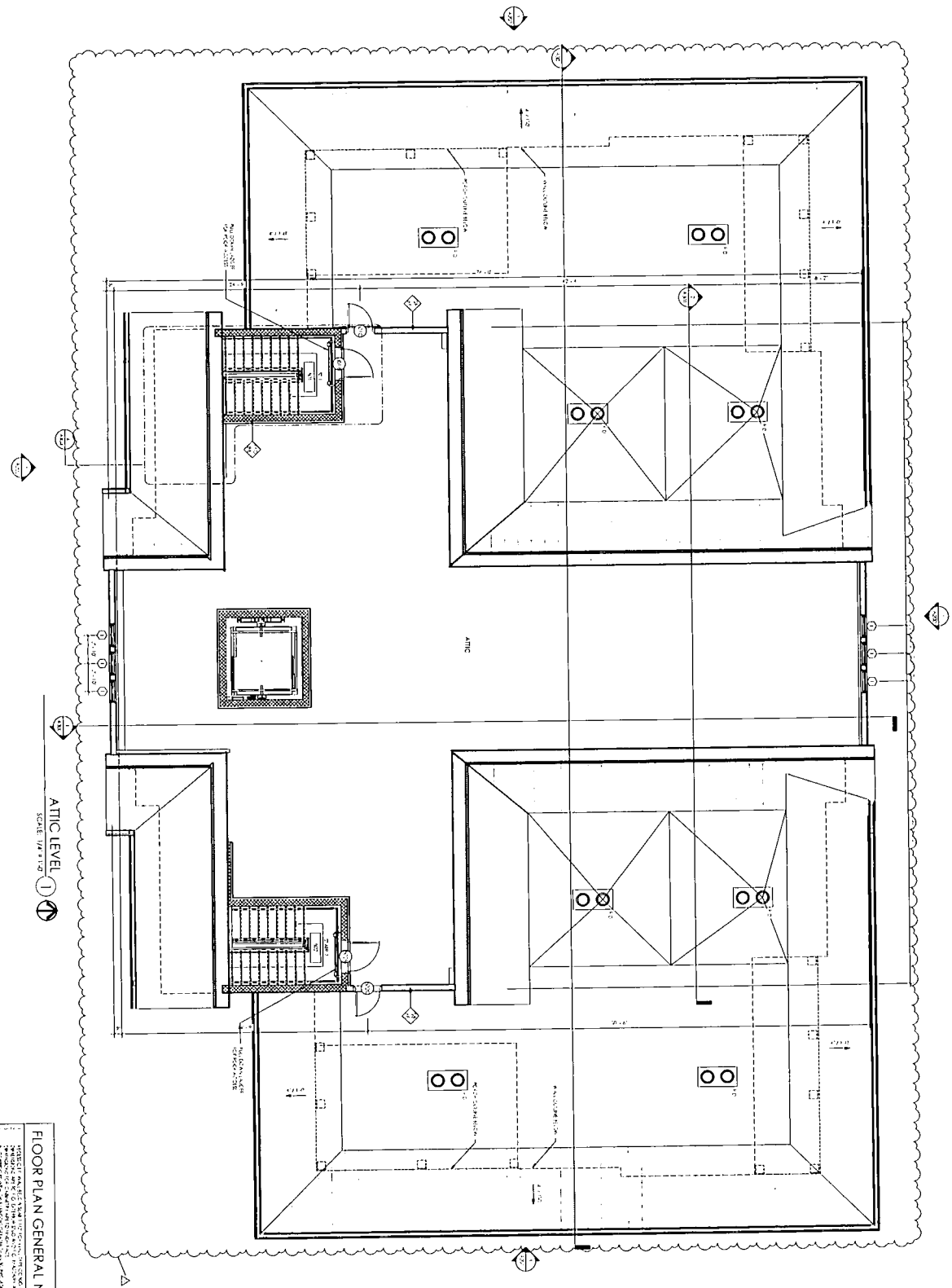
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REVIEW COMMENTS	12/15/2023
PERMIT REVIEW COMMENTS	03/25/2024

MATTHEW S. KRAMER
REG. # 31837

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE



ATTIC LEVEL 1
SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

PHASE	CD
PE NO	2008

A103

ATTIC FLOOR PLAN

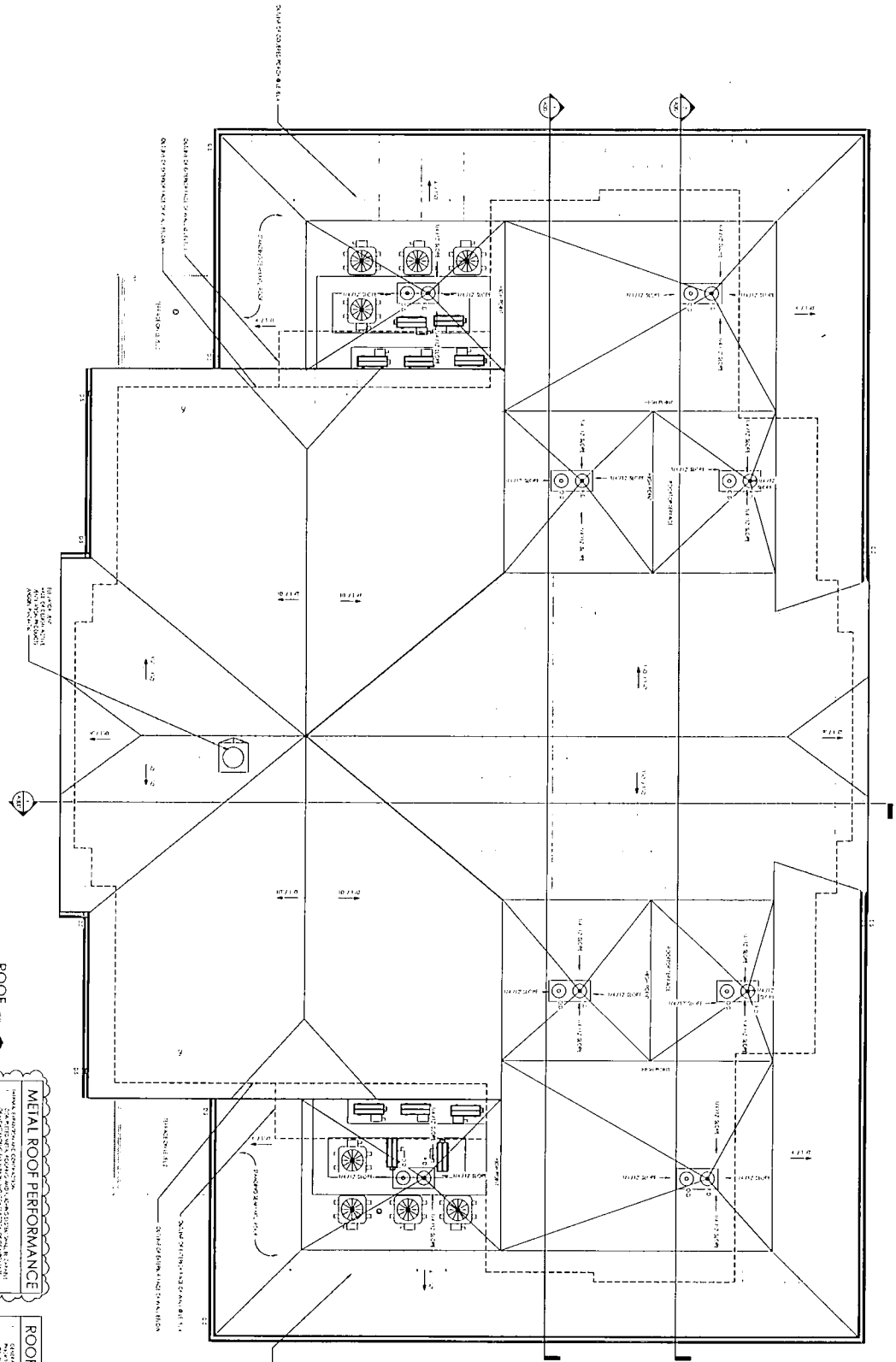
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REVIEW COMMENTS	10/07/2021
REVIEW COMMENTS	10/13/2021
PERMIT REVIEW COMMENTS	03/25/2024

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE

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ROOF (1)
SCALE: 1/4" = 1'-0"

METAL ROOF PERFORMANCE

ROOF PLAN NOTES

PHASE	CD
PHOTO	30908

A104

ROOF PLAN

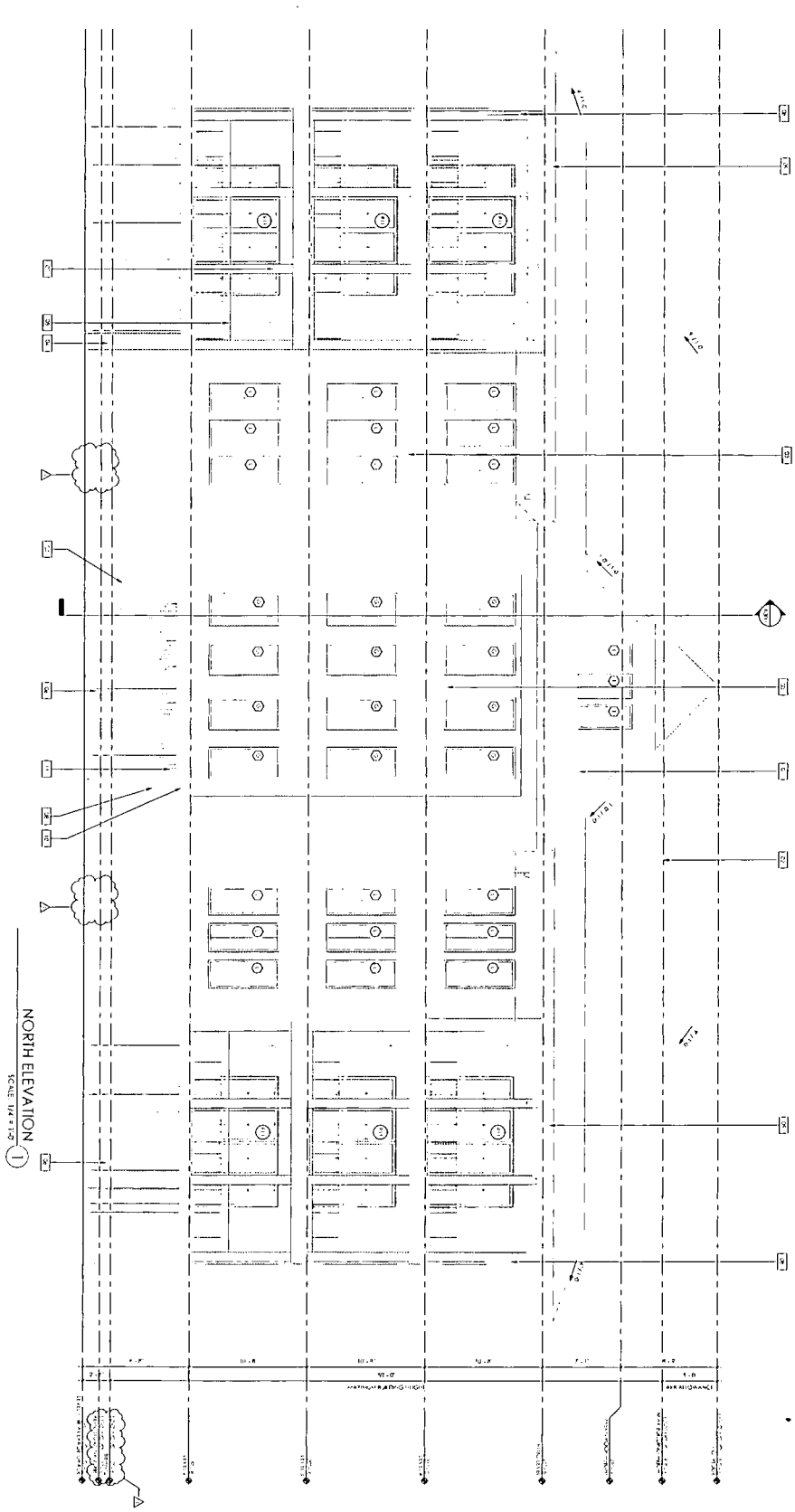
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REVIEW COMMENTS	10/09/2024
REVIEW COMMENTS	10/23/2024
PERMIT REVIEW COMMENTS	01/29/2024

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE

10/23/2024 11:19:13 AM



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL KEYNOTE LEGEND

KEY	MATERIAL

A200

PHASE / PH NO: CD 2008

EXTERIOR ELEVATIONS

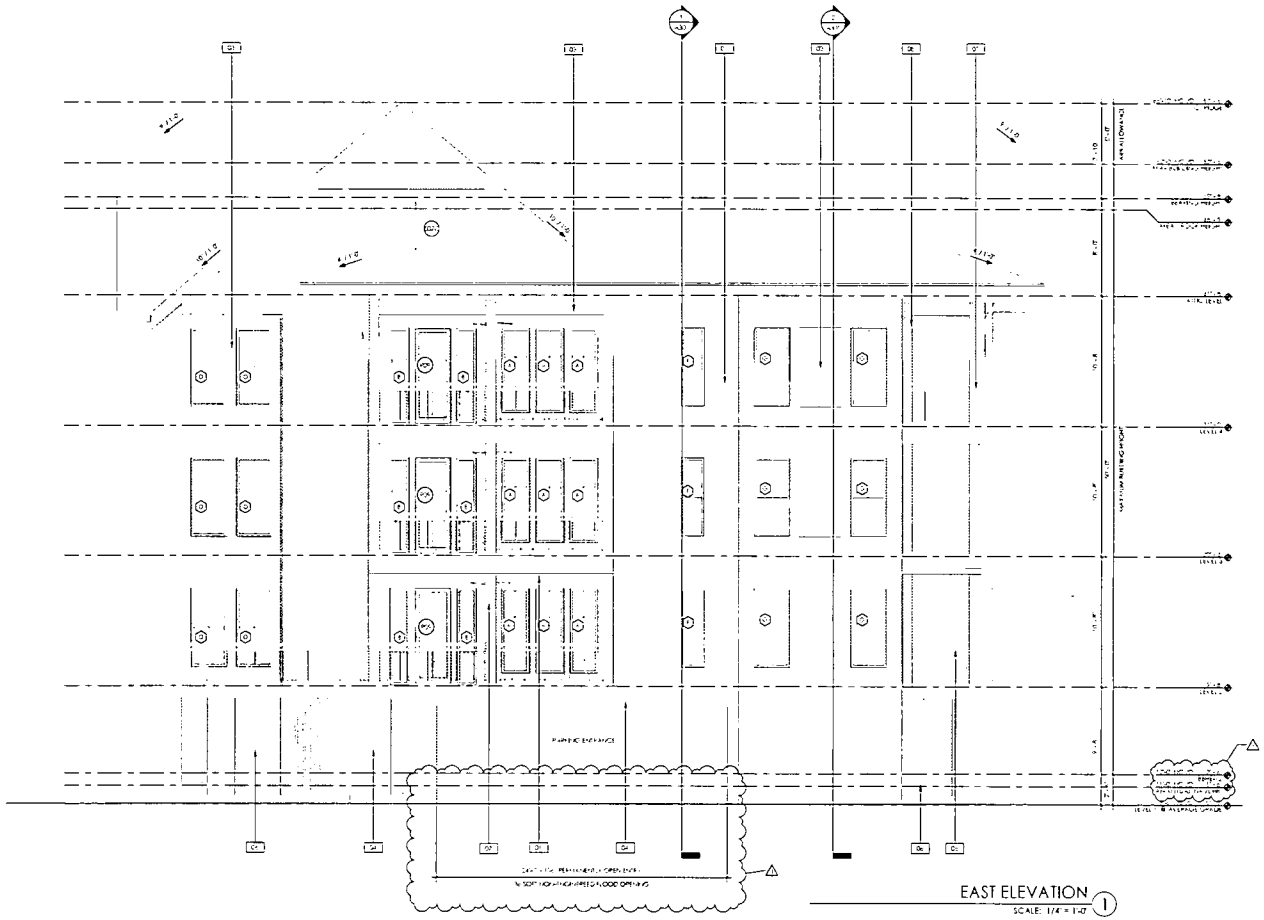
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REVIEW COMMENTS	10/07/2024
REVIEW COMMENTS	10/23/2024
PERMIT REVIEW COMMENTS	03/25/2024

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE

EXTERIOR MATERIAL KEYNOTE LEGEND	
KEY	MATERIAL
[illegible]	[illegible]



EAST ELEVATION (1)
SCALE: 1/4" = 1'-0"

MHK ARCHITECTURE

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. ERAGH
REGISTERED ARCHITECT

SOUTH CAROLINA SEAL
REG# AR 101418

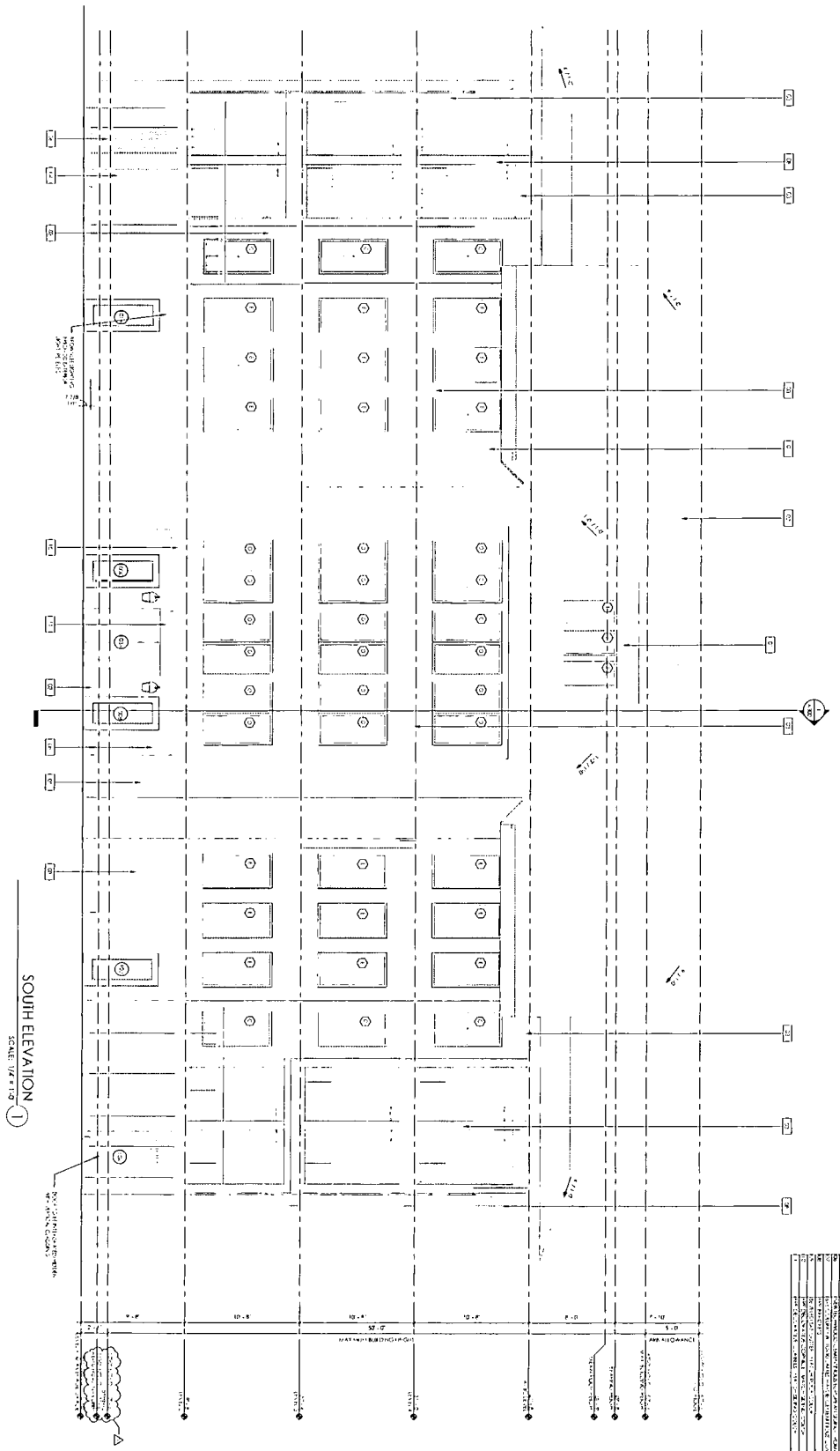
EXTERIOR ELEVATIONS

PHASE CD
PE NO 23006

A201

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SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (1)

EXTERIOR MATERIAL KEYNOTE LEGEND

KEY	MATERIAL
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A202

PHASE
PERMIT NO.
CD
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EXTERIOR ELEVATIONS

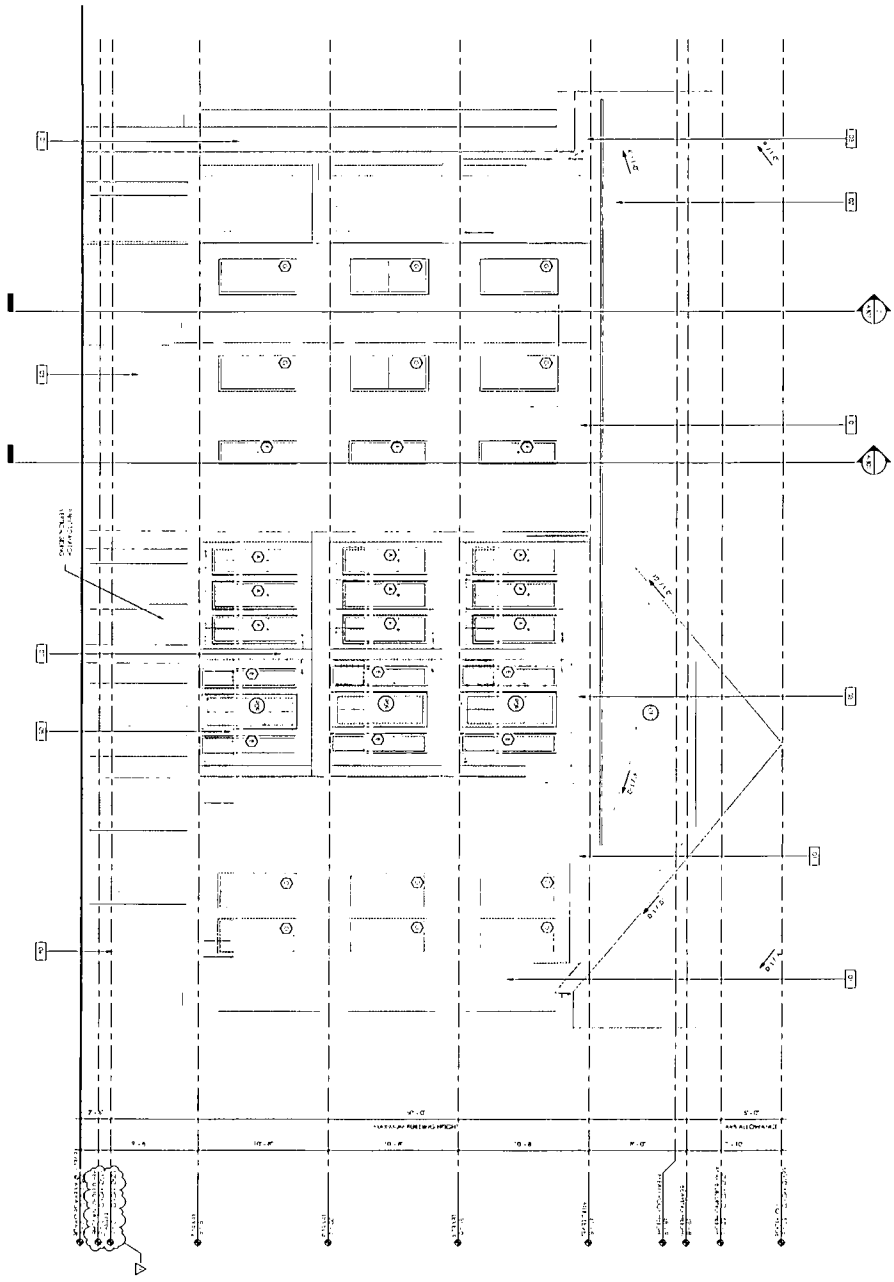
ARB FINAL SUBMITTAL	09/27/2023
REVIEW COMMENTS	10/05/2023
REVIEW COMMENTS	10/17/2023
PERMIT REVIEW COMMENTS	03/29/2024

MASTER PLAN
HEIGHT AT 45'-0"

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE



WEST ELEVATION
SCALE: 1/4" = 1'-0" (1)

EXTERIOR MATERIAL KEYNOTE LEGEND

KEY	MATERIAL
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A203

PHASE: PHASE 1 CD
DATE: 2308

EXTERIOR ELEVATIONS

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REVIEW COMMENTS	10/13/2023
REVIEW COMMENTS	02/05/2024

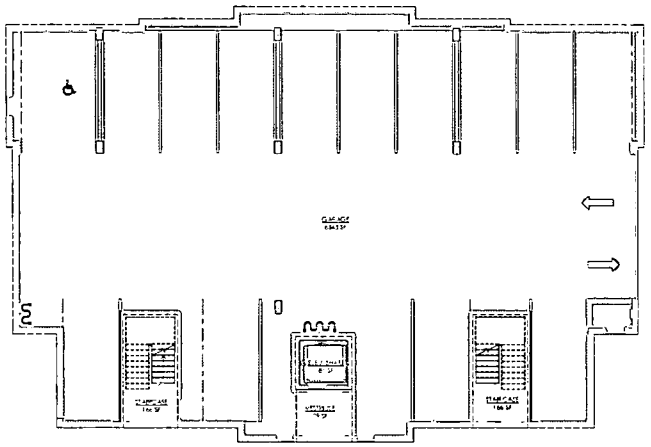
NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

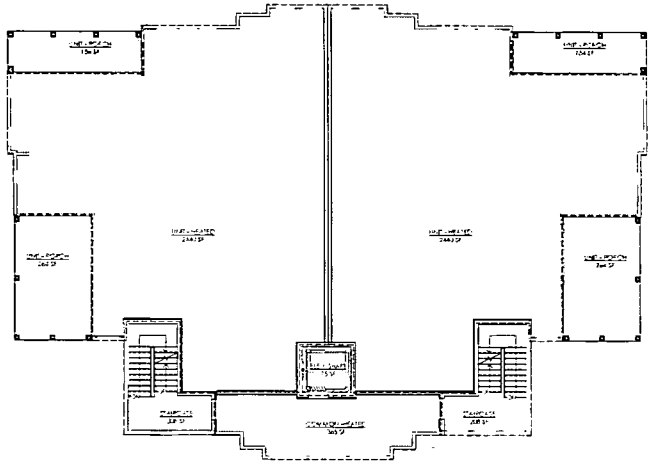
MHK ARCHITECTURE

HEATED & UNHEATED AREA SCHEDULE

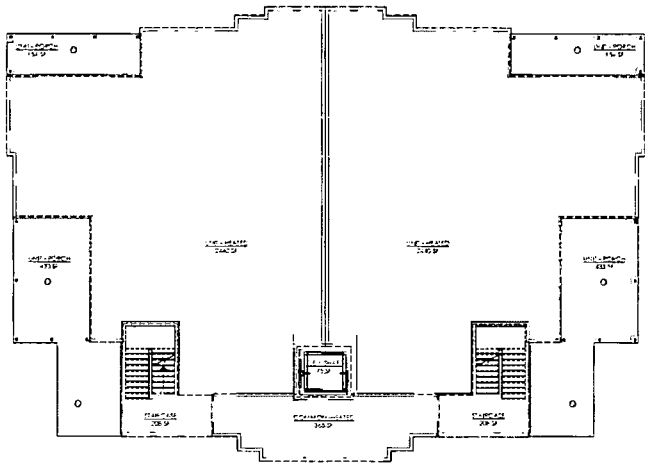
☐ Heated
☐ Unheated



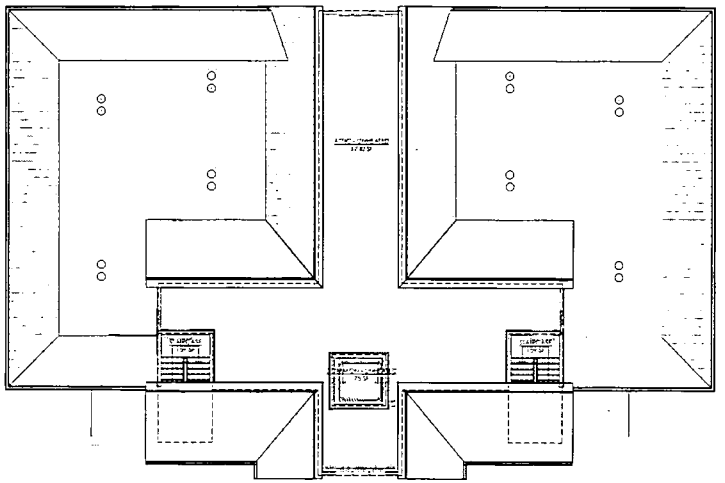
GARAGE AREA PLAN (1)
SCALE: 1/8" = 1'-0"



LEVEL 3-4 AREA PLAN (3)
SCALE: 1/8" = 1'-0"



LEVEL 2 AREA PLAN (2)
SCALE: 1/8" = 1'-0"



ATTIC LEVEL AREA PLAN (4)
SCALE: 1/8" = 1'-0"

HEATED/UNHEATED SQUARE FOOTAGES

NAME	LEVEL	AREA	HEATED/UNHEATED
LEVEL 1 @ GARAGE			
STAIR 1	LEVEL 1 @ GARAGE	116 SF	HEATED
ELEVATOR	LEVEL 1 @ GARAGE	116 SF	HEATED
ELEVATOR	LEVEL 1 @ GARAGE	117 SF	HEATED
GARAGE	LEVEL 1 @ GARAGE	9,041 SF	UNHEATED
RESIDENCE	LEVEL 1 @ GARAGE	1,911 SF	UNHEATED
LEVEL 2			
LIVING - HEATED	LEVEL 2	2,440 SF	HEATED
LIVING - HEATED	LEVEL 2	2,440 SF	HEATED
LIVING - HEATED	LEVEL 2	1,160 SF	HEATED
ELEVATOR	LEVEL 2	116 SF	HEATED
STAIR 2	LEVEL 2	208 SF	HEATED
ELEVATOR	LEVEL 2	116 SF	HEATED
STAIR 1	LEVEL 2	208 SF	HEATED
LIVING - HEATED	LEVEL 2	1,160 SF	HEATED
LIVING - HEATED	LEVEL 2	2,440 SF	HEATED
LIVING - HEATED	LEVEL 2	2,440

EXHIBIT 3-B

BEACHWALKER MULTIFAMILY
LANDSCAPE IMPROVEMENT PLANS

KIAWAH ISLAND, SC

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS, DISTANCES AND CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE LARCH
2. ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DWGS AND/OR FINISH SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LARCH BEFORE PROCEEDING WITH WORK SO INVOLVED
3. THE CONTRACTOR SHALL COORDINATE WITH ALL RELATED WORK BY OTHER CONTRACTORS/ DISCIPLINES. ANY CONFLICTS OR ADDITIONAL NEEDED INFORMATION IDENTIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE LARCH AND OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK SO INVOLVED
4. ALL WORK SHALL COMPLY TO THE INTERNATIONAL BUILDING CODE AND AMENDMENTS AS ADOPTED BY THE LOCAL JURISDICTIONAL AGENCIES/ ENTITIES
5. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY, AND ENVIRONMENTAL QUALITY
6. PRIOR TO COMMENCEMENT OF WORK, THE SUCCESSFUL BIDDER SHALL MEET WITH THE LA AND OWNERS REPRESENTATIVE TO REVIEW PLANS AND SITE CONSTRUCTION
7. SCOPE OF WORK:
   THE GENERAL SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
   - PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS FOR THE CONSTRUCTION OF ALL EXTERNAL LANDSCAPE ARCHITECTURAL ELEMENTS AS PER PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: CONCRETE PAVING, STAIRS, CONCRETE PAVERS, WALLS, RAILS, PLANTING AND IRRIGATION
8. THE LIMIT OF WORK FOR THE LANDSCAPE ARCHITECTURAL ELEMENTS TO BEGIN AT THE OUTSIDE EDGE OF THE BUILDING WALLS. QUESTIONS REGARDING THE SPECIFIC LIMIT OF WORK SHALL BE SUBMITTED TO THE LARCH PRIOR TO CONSTRUCTION
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLEEVING NOTED AND/OR REQUIRED FOR ELECTRICAL AND GAS TO SITE FEATURES NOTED IN THESE DRAWINGS
10. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, ELECTRICAL, CIVIL, MECHANICAL AND OTHER RELATED DISCIPLINES' DRAWINGS FOR ADDITIONAL INFORMATION AND SHALL COORDINATE WITH ALL OTHER TRADES TO ENSURE INTEGRITY OF WORK.
11. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO ANY WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS
12. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING DEMOLITION. REFER TO CIVIL DEMOLITION PLAN FOR IDENTIFICATION OF TREES TO REMAIN AND TREE PROTECTION REQUIREMENTS FOR TREES TO REMAIN
13. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONTRACTOR OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER OR LARCH IMMEDIATELY SHOULD CONFLICTS ARISE
14. OBSERVATION VISITS TO THE JOB SITE BY THE LARCH DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS
15. CONSTRUCTION DETAILING, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED WITHIN THESE PLANS MAY BE CONSIDERED FOR USE PROVIDED PRIOR WRITTEN APPROVAL IS OBTAINED FROM OWNER. THE LARCH OR THE APPLICABLE GOVERNING AUTHORITY (AS REQUIRED) PRIOR TO IMPLEMENTATION
16. AREAS TO BE PROTECTED FROM GRADING OR CONSTRUCTION DISTURBANCE PER CIVIL DWGS AND APPROVED BY LARCH PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PERFORM ALL CONSTRUCTION ACTIVITY OUTSIDE OF PROTECTED AREAS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF PROTECTED AREAS ON A DAILY BASIS. DAMAGED AREAS THAT HAVE BEEN DESIGNATED TO BE PROTECTED SHALL BE RESTORED TO ORIGINAL CONDITIONS AT CONTRACTORS EXPENSE
17. WHERE 2 OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LARCH OR OWNER'S REPRESENTATIVE IMMEDIATELY FOR INTERPRETATION

ABBREVIATIONS

AD	AREA DRAIN
ADD	ADDENDUM
ADA	AMERICANS WITH DISABILITIES ACT
ALT	ALTERNATE
APPROX	APPROXIMATELY
ARCH	ARCHITECT(URAL)
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CIP	CAST IN PLACE
CL	CENTER LINE
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
DWG(S)	DRAWING(S)
EL	ELEVATION
ELEC	ELECTRICAL
EJ	EXPANSION JOINT
EX	EXISTING
EQ	EQUAL
EVA	EMERGENCY VEHICLE ACCESS
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISH
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEO	GEOTECHNICAL REPORT
HP	HIGH POINT
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN	INCH
IE	INVERT ELEVATION
LA	LANDSCAPE ARCHITECT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PA	PLANTING AREA
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REV	REVISION
ROW	RIGHT OF WAY
SF	SQUARE FEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
STD	STANDARD
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPORARY
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VIF	VERIFY IN FIELD
W	WITH
W/O	WITHOUT
WL	WATER LINE

PROJECT DIRECTORY

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SHEET INDEX

SHEET NO.	SHEET TITLE
L0.01	Cover Sheet & Notes
L0.02	Overall Sheet Index
L0.03	Clearing and Tree Understory Protection Plan
L1.00	Material & Finish Schedule
L1.01	Materials Plan
L1.02	Materials Plan
L1.03	Materials Plan
L1.04	Materials Plan
L2.01	Layout Plan
L2.02	Layout Plan
L2.03	Layout Plan
L2.04	Layout Plan
L3.00	Site Details - Pavements
L3.01	Site Details - Structures
L3.02	Site Details - Structures
L3.03	Site Details - Entry
L3.04	Site Details - Miscellaneous
L4.00	Planting Schedule
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L5.03	Shrub & Groundcover Planting Plan
L5.04	Shrub & Groundcover Planting Plan
L6.00	Plant Details & Notes
L7.00	Preliminary Lighting Plan
tbd	Irrigation Plan - By Others
tbd	Irrigation Plan - By Others
tba	Irrigation Plan - By Others
tbd	Irrigation Plan - By Others

GENERAL LEGENDS

LINE TYPES

LOD — LOD — LOD — LIMIT OF DISTURBANCE
MATCHLINE
PROPERTY LINE
ADA ACCESS
CENTERLINE
EX MAJOR CONTOUR
EX MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
WL — WATER LINE
EASEMENT BOUNDARY
CONTROL JOINT
EXPANSION JOINT
TP — TREE PROTECTION FENCE
RB — ROOT BARRIER
SS — SANITARY SEWER
SD — STORM DRAIN
W — WATER LINE
GAS — GAS LINE
E — ELECTRICAL LINE
OE — OVERHEAD ELECTRICAL LINE

SYMBOLS

ALIGN
DETAIL NUMBER / SHEET NUMBER — ELEVATION REFERENCE
DETAIL NUMBER / SHEET NUMBER — SECTION REFERENCE
KEYNOTE REFERENCE
REFERENCE NOTE
DETAIL KEY ITEM
SPOT ELEVATION
BREAK LINE
ENLARGEMENT BOX

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: COVER SHEET & NOTES

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EJ/RKM
FILE:
DATE: 10/06/2023

SURCULUS, LLC — SOUTH CAROLINA — LA No. 153 — CERTIFICATE OF AUTHORIZATION

SURCULUS
Landscape Architecture

JOB NUMBER:
SHEET NUMBER: L0.01

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REVISIONS
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND SOUTH CAROLINA

TITLE: OVERALL SHEET INDEX

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE:

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L0.02

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REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

FOR: KIAWAH RESORT ASSOCIATES, LP

TITLE: CLEARING AND TREE UNDERSTORY PROTECTION PLAN

KIAWAH ISLAND, SOUTH CAROLINA

PROJECT: WEST END AT BEACHWALKER

BEACHWALKER DRIVE

PERMIT SUBMITTAL

DRAWN BY: ELR/KM

FILE: [redacted]

DATE: 10/06/2023

SURCULUS

Landscape Architecture

JOB NUMBER:

SHEET NUMBER: L0.03

LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCING PER PLAN (SEE GENERAL CONSTRUCTION NOTES)
- TREE PROTECTION FENCING PER CIVIL (IF PERMITTED)
- TREE TO REMAIN
- SALVAGED TREES & MATERIAL (SEE PLANT SALVAGE NOTES) TO BE COORDINATED WITH GENERAL CONTRACTOR

NOTES

1. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT BEFORE DEMOLITION AND TREE REMOVAL BEGINS. FLAG AND FENCE TREES TO BE SAVED AND SALVAGED ON SITE PER DRAWINGS
2. THE CONTRACTOR SHALL NOT REMOVE ANY SOIL BEYOND THE LIMITS OF CONSTRUCTION AND MINIMIZE DISTURBANCE OF THESE AREAS TO THE EXTENT POSSIBLE. SAVE EXISTING TOPSOIL AND STORE ON SITE FOR PLANTING
3. CLEARING NOTE ARE APPROVED LIMITS OF CLEARING. REMOVE ONLY WHAT IS REQUIRED AND BE MORE RESTRICTIVE THAN CLEARING LIMITS SHOWN ON THESE PLANS
4. TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED BY CITY ARBORIST AND LANDSCAPE ARCHITECT
5. DEMOLITION CONTRACTOR SHOULD INSTALL AND INSPECT TREE PROTECTION FENCE AS SHOWN ON THESE DRAWINGS

0 15 30 60

BEACHWALKER DRIVE

FUTURE PHASE 3 BUILDING (4 UNITS)

FUTURE PHASE 2 BUILDING (4 UNITS)

FUTURE PHASE 1 BUILDING 3 (4 UNITS)

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MATERIALS & FINISH SCHEDULE

1 - PAVEMENTS & STRUCTURES

CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
1-01	CONCRETE PAVEMENT	14.3.00	CONCRETE COLOR: DUNE FINISH: EXPOSED AGGREGATE AGGREGATE: AMERICAN HERITAGE CRUSHED GRANITE	SEE LAYOUT PLAN	6" FOR VEHICULAR AREAS, 4" FOR PEDESTRIAN AREAS CONTRACTOR TO SUBMIT AGGREGATE SAMPLE AND PROVIDE A MOCK-UP WITH A HEAVY WASH, MEDIUM WASH AND LIGHT WASH FOR APPROVAL AND SELECTION BY OWNER & LANDSCAPE ARCHITECT REFER TO CIVIL DRAWINGS FOR CONCRETE CONSTRUCTION DETAILS AND CARBON CURE SPECIFICATION	COLOR CONCRETE DAVIS AGGREGATE: KAFKA HTTPS://WWW.KAFKAGRANITE.COM/
1-02	COBBLE ENTRY PAVEMENT	7	STONE: TENNESSEE COBBLESTONES COLOR: VARIEGATED BROWN	APPROX 4" X 6" X 12", VARIES SLIGHTLY PER UNIT	CONTRACTOR TO PROVIDE SAMPLES AND MOCK-UP FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	SITE ONE
1-03	COBBLE EDGING	4A5.3.00	STONE: TENNESSEE COBBLESTONES COLOR: VARIEGATED BROWN	4" X 8" X 12" WITH CONCRETE HAUNCH FOOTING	CONTRACTOR TO PROVIDE SAMPLES AND MOCK-UP FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	SITE ONE
1-04	GRID REINFORCED CRUSHED AGGREGATE AT FIRE TURNAROUNDS AND GUEST PARKING	6A5.3.00	GRID: GRAVELPAVE2 CRUSHED AGGREGATE: Sc CAROLINA BROWN RIVER ROCK	REFER TO DETAIL	CONTRACTOR TO PROVIDE SAMPLES AND MOCK-UP FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	GRID: INVISIBLE STRUCTURES WWW.INVISIBLESTRUCTURES.COM CRUSHED AGGREGATE: SITE ONE
1-05	CRUSHED AGGREGATE WITH METAL EDGE	14.3.00	COLOR: AMERICAN HERITAGE (LIGHT BROWN HUE)		ORGANIC LOCK BINDER OR EQUIVALENT FOR ACCESSIBILITY CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT	KAFKA
1-06	TRAIL - MULCH PATH	5A1.3.00	SHREDDED MINI PINE BARK		COMPACT GRADE AND TOP WITH MULCH PRECISE LAYOUT TO BE DETERMINED IN FIELD DURING CONSTRUCTION TO WORK AROUND EXISTING VEGETATION	SITE ONE
1-07	PEDESTRIAN BRIDGE	2A1.3.02	THERMORY ASH DECKING: PRESSURE TREATED STRUCTURAL ELEMENTS		CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLE FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT CONTRACTOR TO REVISE LAYOUT AS NEEDED TO WORK WITH EXISTING TREES AND CONSULT LANDSCAPE ARCHITECT DURING CONSTRUCTION.	WOOD THERMORY BRIDGE CONSULTANT: YORK BRIDGES
1-08	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL	1A1.3.01	THERMORY ASH DECKING: PRESSURE TREPTED STRUCTURAL ELEMENTS		CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT	WOOD: THERMORY BRIDGE CONSULTANT: YORK BRIDGES
1-10	METAL EDGING					

2 STAIRS & RAMPS

CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
2-01	WOOD STEPS TO CANOPY WALK	1A.3.02	THERMORY ASH DECKING: PRESSURE TREATED STRUCTURAL ELEMENTS		CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLE FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	THERMORY.COM
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL	1A.3.01	THERMORY ASH DECKING: PRESSURE TREATED STRUCTURE: SUPPORTED BY METAL COLUMNS POWDERCOAT FINISH: BRONZE/BROWN TO MATCH HANDRAILS		CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT CONTRACTOR TO REVISE LAYOUT AS NEEDED TO WORK WITH EXISTING TREES AND CONSULT LANDSCAPE ARCHITECT DURING CONSTRUCTION	WOOD: THERMORY BRIDGE CONSULTANT: YORK BRIDGES STEEL STRUCTURE: TBD

3 GATES & RAILS

CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
3-01	CANOPY WALK RAILING	3A1.3.02	MODEL: ENDURANCE ROD FINISH: POSTS: BRONZE/BROWN, POWDERCOAT FINISH HARDWOOD HANDRAIL TO MATCH DECKING		CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	VIEWRAIL WWW.VIEWRAIL.COM
3-02	STEP HANDRAIL	1A.3.02	MODEL: ENDURANCE ROD FINISH: POSTS: BRONZE/BROWN, POWDERCOAT FINISH HARDWOOD HANDRAIL TO MATCH DECKING		MATCH CANOPY WALK RAILING CONTRACTOR TO SUBMIT SHOP DRAWINGS AND SAMPLES FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT	VIEWRAIL WWW.VIEWRAIL.COM
3-03	VEHICULAR ENTRY GATE	2A1.3.03	METAL OR WOOD ARTICULATED GATE ARM WITH KEY PAD ENTRY AND PRESSURE SWITCH AT EXIT		CONTRACTOR TO PROVIDE SHOP DRAWINGS PROVIDE REFLECTIVE BUMPERS AS NEEDED	GATE ARM: PALMETTO SOUTHERN WWW.PALMETTOSOUTHERN.COM KEY PAD: CAROLINA TIME

4 MISCELLANEOUS

CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
4-01	LITTER RECEPTACLE	2A.3.04	MODEL: REN 36TD COLOR: BRONZE SLATS: IPE			VICTOR STANLEY WWW.VICTORSTANLEY.COM
4-02	BIKE REPAIR STATION & PUMP	6A.3.04	REPAIR STATION: DELUXE PUBLIC WORX STAND FINISH: POWDERCOAT COLOR: BLACK PUMP: PUBLIC BIKE PUMP FINISH: STAINLESS STEEL		CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT REFER TO MANUFACTURER OF INSTALLATION	CYCLE SAFE WWW.CYCLESAFE.COM
4-03	PET WASTE BAG DISPENCER	4A.3.04	MODEL: #1011 MINI COLOR: FOREST GREEN MOUNT: WOOD POST		MOUNT ON WOOD POST	DOGIPOT WWW.DOGIPOT.COM
4-04	BENCH	1A.3.04	CUSTOM USING SALVAGED AND SAWN TREES ON SITE	LENGTH 6 FT	IN GROUND MOUNT	TBD
4-05	BIRD HOUSE	5A.3.04	NATURAL WOOD CONSTRUCTION WITH SPECIFIC DESIGNS FOR VARIOUS BIRDS		OPTIMIZE LOCATION FOR IDEAL NESTING BIRD HABITAT. CONTRACTOR TO PROVIDE LOCATION FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT MOUNT TO TREES OR SALVAGE LARGE STEMS 4" DIAMETER TO USE AS MOUNTING POST. SET IN CONCRETE FOOTING	
4-06	HAMMOCK	3A.3.04	MODEL: COR.0502 COLOR: BEIGE MOUNT: TO WOOD POST OR EXISTING TREE		COUPLE HAMMOCKS TOGETHER. MOUNT TO EITHER EXISTING TREES OR WOOD POST TO BE DETERMINED. CONTRACTOR DETERMINE EXACT LOCATION AT THE FINAL STAGES OF CONSTRUCTION AND GET APPROVAL FROM OWNER & LANDSCAPE ARCHITECT	KOMPAN HTTPS://WWW.KOMPAN.COM

R - REFERENCE NOTES

CODE	DESCRIPTION
R-01	MAIL KIOSK - BY ARCHITECT
R-02	TRASH ENCLOSURE - BY ARCHITECT
R-03	EXISTING LOWLAND BENEATH BRIDGES TO BE PRESERVED DURING CONSTRUCTION
R-04	TRANSFORMER PAD - BY CIVIL
R-05	UNDERGROUND PROPANE TANKS - BY CIVIL
R-06	JUNCTION BOX - BY CIVIL

0 10' 20' 40'

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or pricing.

REVISIONS
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: MATERIAL & FINISH SCHEDULE

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

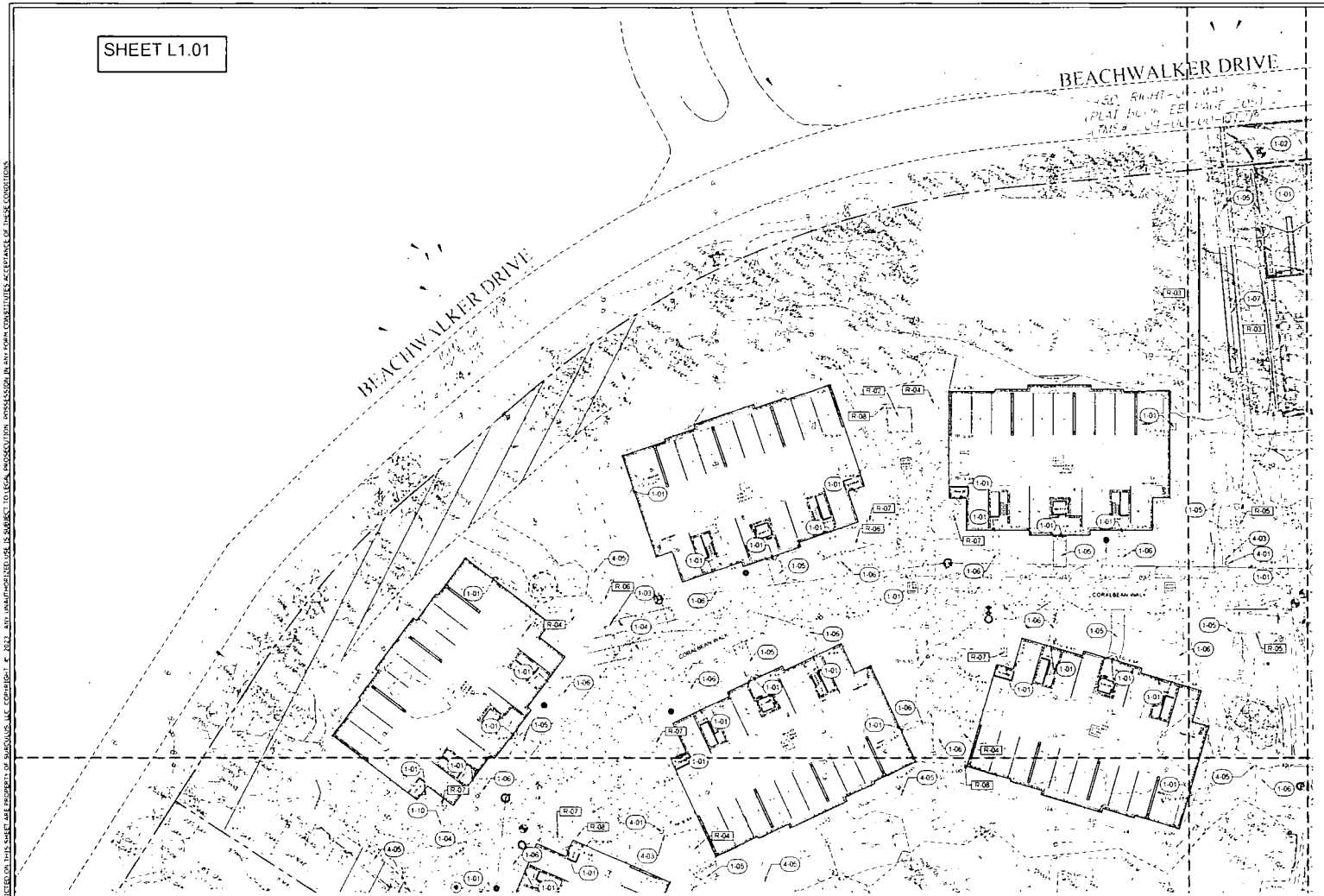
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FILE: [redacted]
DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L1.00

SHEET L1.01



MATERIALS KEY

1 - PAVEMENTS

CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT
1-02	COBBLE ENTRY PAVEMENT
1-03	COBBLE EDGING
1-04	GRID REINFORCED CRUSHED AGGREGATE AT FIRE TURNAROUNDS AND GUEST PARKING
1-05	CRUSHED AGGREGATE WITH METAL EDGE
1-06	TRAIL - MULCH PATH
1-07	PEDESTRIAN BRIDGE
1-08	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL
1-10	METAL EDGING

2 - STAIRS & RAMPS

SYMBOL	DESCRIPTION
2-01	WOOD STEPS TO CANOPY WALK
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL

3 - GATES & RAILS

SYMBOL	DESCRIPTION
3-02	STEP HANDRAIL
3-03	VEHICULAR ENTRY GATE

4 - MISCELLANEOUS

SYMBOL	DESCRIPTION
4-01	LITTER RECEPTACLE
4-02	BIKE REPAIR STATION & PUMP
4-03	PET WASTE BAG DISPENSER
4-04	BENCH
4-05	BIRD HOUSE
4-06	HAMMOCK

R - REFERENCE NOTES

CODE	DESCRIPTION:
R-01	MAIL KIOSK - BY ARCHITECT
R-02	TRASH ENCLOSURE - BY ARCHITECT
R-03	EXISTING LOWLAND BENEATH BRIDGES TO BE PRESERVED DURING CONSTRUCTION
R-04	TRANSFORMER PAD - BY CIVIL
R-05	UNDERGROUND PROPANE TANKS - BY CIVIL
R-06	JUNCTION BOX - BY CIVIL
R-07	WATER METER - BY CIVIL
R-08	LOW VOLTAGE TRANSFORMER - BY OTHERS

0 10 20 40

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REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: MATERIALS PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM
FILE:
DATE: 10/06/2023

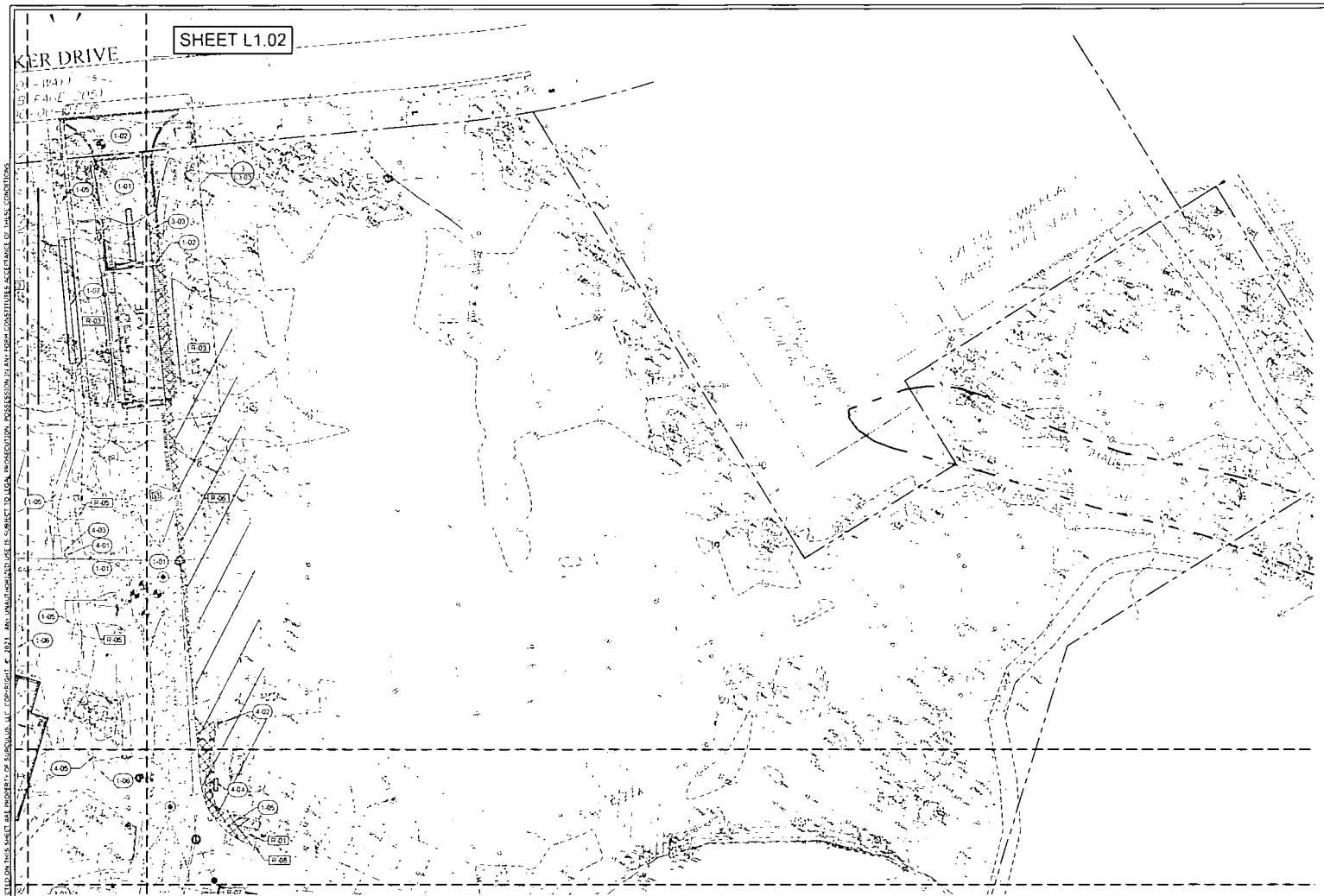
SURCULUS LLC
SOUTH CAROLINA
REGISTERED
LANDSCAPE ARCHITECT
No. 1218

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JOB NUMBER:

SHEET NUMBER:
L1.01

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MATERIALS KEY

1 - PAVEMENTS

CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT
1-02	COBBLE ENTRY PAVEMENT
1-03	COBBLE EDGING
1-04	GRID REINFORCED CRUSHED AGGREGATE AT FIRE TURNAROUNDS AND GUEST PARKING
1-05	CRUSHED AGGREGATE WITH METAL EDGE
1-06	TRAIL - MULCH PATH
1-07	PEDESTRIAN BRIDGE
1-08	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL
1-10	METAL EDGING

2 - STAIRS & RAMPS

SYMBOL	DESCRIPTION
2-01	WOOD STEPS TO CANOPY WALK
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL

3 - GATES & RAILS

SYMBOL	DESCRIPTION
3-02	STEP HANDRAIL
3-03	VEHICULAR ENTRY GATE

4 - MISCELLANEOUS

SYMBOL	DESCRIPTION
4-01	LITTER RECEPTACLE
4-02	BIKE REPAIR STATION & PUMP
4-03	PET WASTE BAG DISPENSER
4-04	BENCH
4-05	BIRD HOUSE
4-06	HAMMOCK

R - REFERENCE NOTES

CODE	DESCRIPTION
R-01	MAIL KIOSK - BY ARCHITECT
R-02	TRASH ENCLOSURE - BY ARCHITECT
R-03	EXISTING LOWLAND BENEATH BRIDGES TO BE PRESERVED DURING CONSTRUCTION
R-04	TRANSFORMER PAD - BY CIVIL
R-05	UNDERGROUND PROPANE TANKS - BY CIVIL
R-06	JUNCTION BOX - BY CIVIL
R-07	WATER METER - BY CIVIL
R-08	LOW VOLTAGE TRANSFORMER - BY OTHERS

N

0 10 20 40

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or pricing.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: MATERIALS PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE:

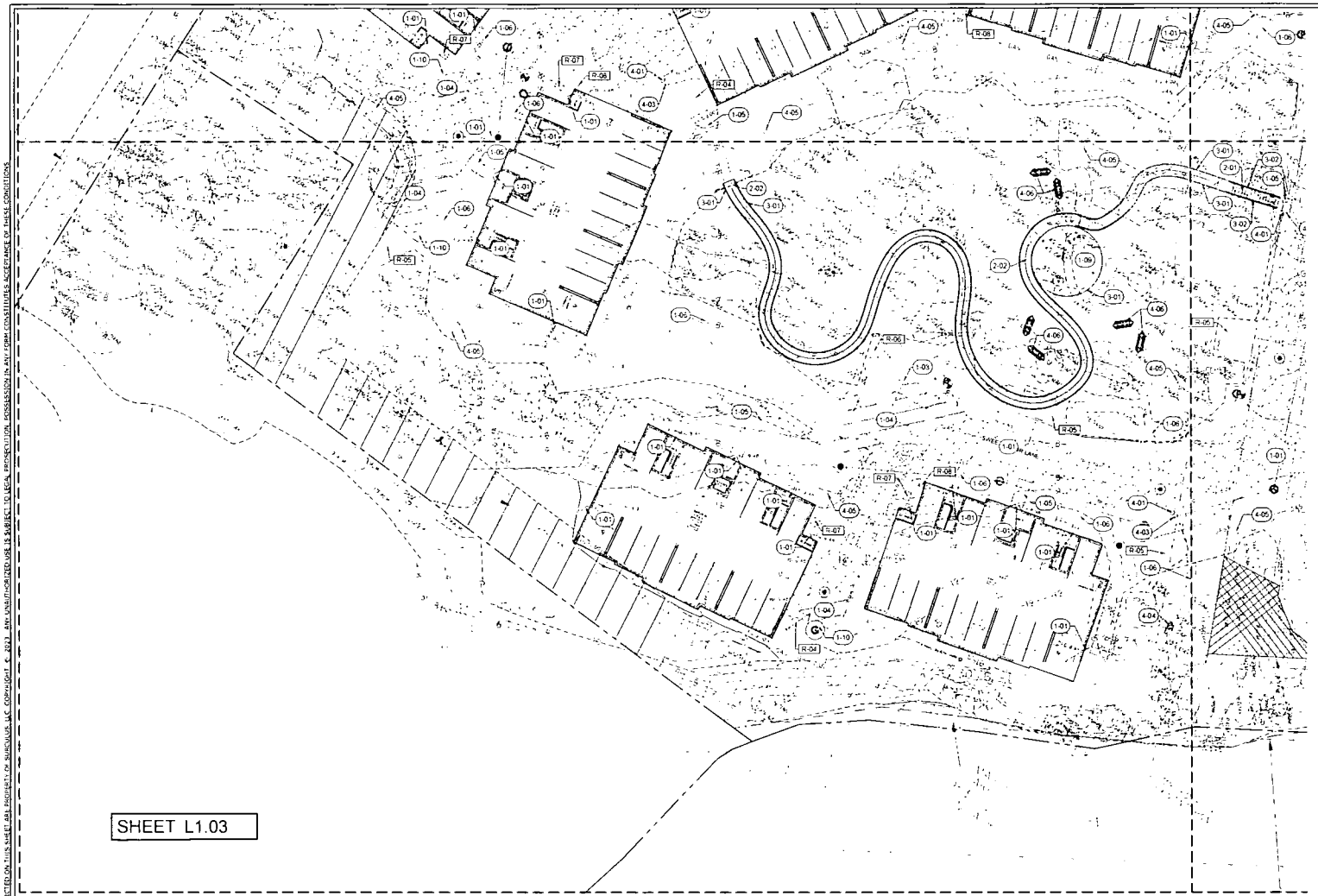
DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L1.02

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MATERIALS KEY

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1-05	CRUSHED AGGREGATE WITH METAL EDGE
1-06	TRAIL - MULCH PATH
1-07	PEDESTRIAN BRIDGE
1-09	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL
1-10	METAL EDGING

2 - STAIRS & RAMPS

SYMBOL	DESCRIPTION
2-01	WOOD STEPS TO CANOPY WALK
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL

3 - GATES & RAILS

SYMBOL	DESCRIPTION
3-02	STEP HANDRAIL
3-03	VEHICULAR ENTRY GATE

4 - MISCELLANEOUS

SYMBOL	DESCRIPTION
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R-06	JUNCTION BOX - BY CIVIL
R-07	WATER METER - BY CIVIL
R-08	LOW VOLTAGE TRANSFORMER - BY OTHERS

N

0 10 20 40

NOT FOR CONSTRUCTION

Progress Drawings

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REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: MATERIALS PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: ELRKM

FILE:

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L1.03

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SYMBOL	DESCRIPTION
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REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/27/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: MATERIALS PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE:

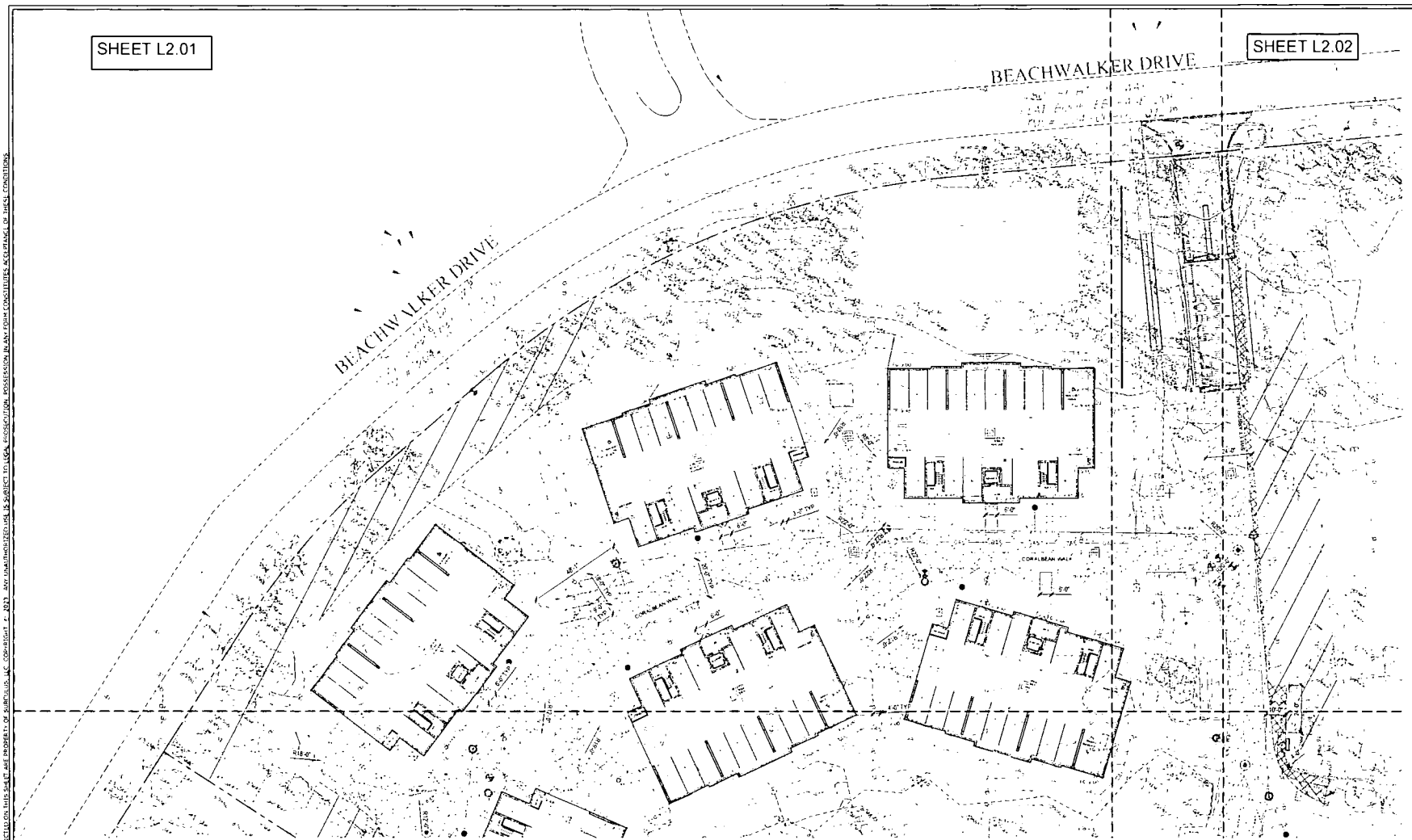
DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L1.04

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Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS
09/27/2023 - REV 1
10/06/2023 - REV 2
11/27/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: LAYOUT PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE:

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L2.01

0 10' 20' 40'

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SHEET L2.02



0 20 40

NOT FOR CONSTRUCTION

JOB NUMBER:
SHEET NUMBER: L2.02

SURCULUS
Landscape Architecture

DATE: 10/06/2023
FILE:
DRAWN BY: EURKM

PERMIT SUBMITTAL

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: LAYOUT PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

Progress Drawings

NOT FOR CONSTRUCTION

Progress Drawings	Not for pricing or construction. If used for permitting, it must be reviewed to ensure that drawings and specifications at this point in time are complete and correct. Do not use for bidding or building if not correct.
REVISIONS	11/22/2024 - REV 3 10/06/2023 - REV 2 09/27/2023 - REV 1
PROJECT:	WEST END AT BEACHWALKER BEACHWALKER DRIVE KIAWAH ISLAND, SOUTH CAROLINA
TITLE	LAYOUT PLAN
FOR:	KIAWAH RESORT ASSOCIATES, LP
	PERMIT SUBMITTAL
DRAWN BY:	ELR/KM
FILE:	
DATE:	10/06/2023

Landscape Architecture

SURCULUS

JOB NUMBER:

SHEET NUMBER: L2.03

0 10' 20' 40'

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NOT FOR CONSTRUCTION

Progress Drawings	
Not for pricing or construction. If used for permitting, it must be understood that the drawings and specifications at this point in time are incomplete and cannot be relied upon for pricing or correct budgeting purposes.	
REVISIONS	
09/27/2023 - REV 1	
10/06/2023 - REV 2	
11/22/2024 - REV 3	
PROJECT:	WEST END AT BEACHWALKER
	BEACHWALKER DRIVE KIAWAH ISLAND, SOUTH CAROLINA
TITLE	LAYOUT PLAN
FOR:	KIAWAH RESORT ASSOCIATES, LP
PERMIT SUBMITTAL	
DRAWN BY: ELR/KM	
FILE:	
DATE: 10/06/2023	

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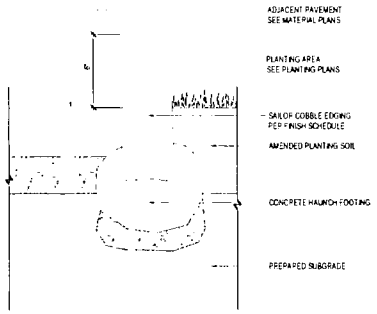
JOB NUMBER:
SHEET NUMBER: L2.04

0 10' 20' 40'

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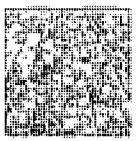
NOT FOR CONSTRUCTION



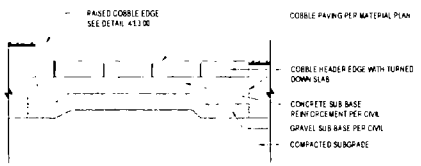
4 COBBLE EDGING
3" 1'-0"



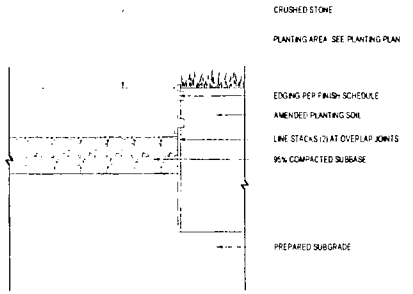
3 TRAIL - MULCH PATH
3" 1'-0"



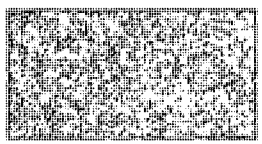
PRECEDENT: BROWN COBBLE



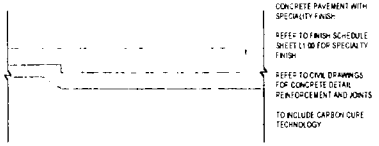
5 COBBLE PAVING
1" 1'-0"



2 METAL EDGING
3" 1'-0"

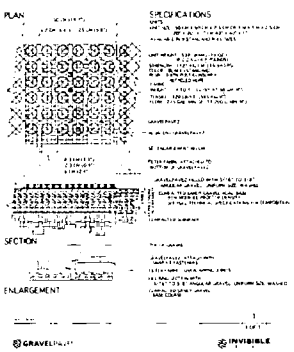


PRECEDENT: SPECIALTY FINISH CONCRETE

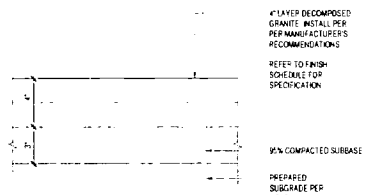


7 CONCRETE PAVEMENT
1" 1'-0"

TYPICAL GRAVELPAVE2 DETAIL



6 GUEST PARKING AND FIRE TRUCK TURNAROUND PAVING
NOTO SCALE



1 CRUSHED AGGREGATE PATH
3" 1'-0"

Progress Drawings

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REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: SITE DETAILS - PAVEMENTS

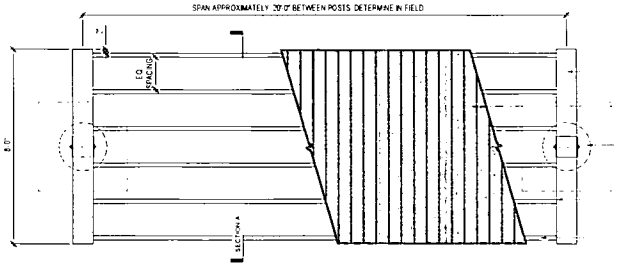
FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

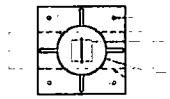
DRAWN BY: EURKM
FILE:
DATE: 10/06/2023

SURCULUS
Landscape Architecture

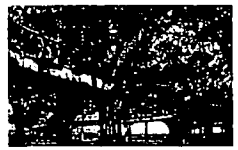
JOB NUMBER:
SHEET NUMBER:
L3.00



PLAN: POST, BEAM, JOIST & DECKING

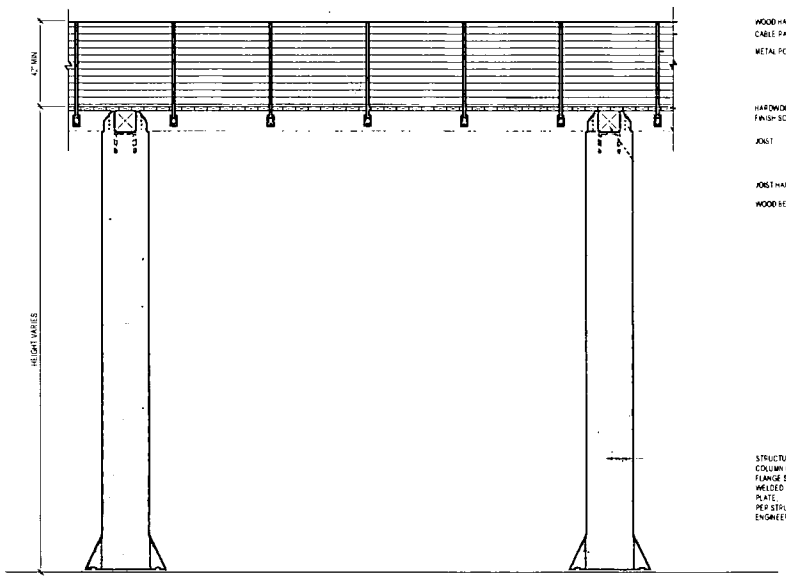


PLAN: STEEL COLUMN

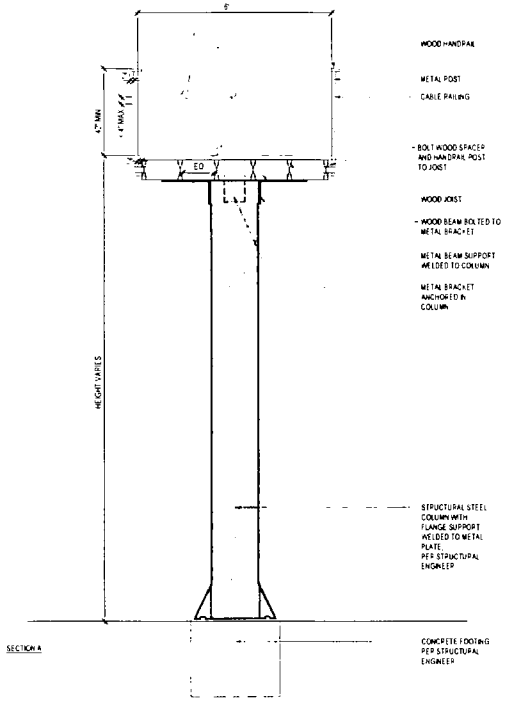


PRECEDENT IMAGE

NOTES:
1. DETAILS ARE FOR DESIGN INTENT ONLY.
2. BRIDGE DESIGNER TO DETERMINE FINAL DESIGN AND LAYOUT
3. REVIEW WITH CLIENT AND LANDSCAPE ARCHITECT IN THE FIELD TO DETERMINE BEST LAYOUT AROUND EXISTING TREES
4. BRIDGE DESIGNER TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT



ELEVATION



SECTION A

1 CANOPY WALK - DESIGN INTENT
1/2" = 1'-0"

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NOT FOR CONSTRUCTION

Progress Drawings

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REVISIONS
09/27/2023 - REV 1
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11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: SITE DETAILS - STRUCTURES

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EURKM

FILE:

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L3.01

NOT FOR CONSTRUCTION

Progress Drawings

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KIAWAH ISLAND, SOUTH CAROLINA

TITLE: SITE DETAILS - STRUCTURES

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: ELR/AM

FILE: [redacted]

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER: L3.02

NOTE: FOR DESIGN INTENT ONLY CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEER DESIGN MEETS NECESSARY CODES

CABLE RAILING SYSTEM SEE MANUFACTURERS CUT SPECIFICATIONS

WOOD DECKING SEE PLANS SCHEDULE

GALVANIZED BOLTS BOLT JOIST TO POST

POST SET IN CONCRETE FOOTING PER ENGINEER

ADJACENT PAVING SEE MATERIAL PLANS

2x PRESSURE TREATED JOIST

3x8 PRESSURE TREATED POSTS

2x PRESSURE TREATED LEDGER BOARD

PRECEDENT IMAGE

2 PEDESTRIAN BRIDGE - DESIGN INTENT
3/4" = 1'-0"

PRECEDENT IMAGE

PRECEDENT IMAGE

CABLE HANDRAIL SYSTEM SEE MANUFACTURERS CUT SPECIFICATIONS

2x PRESSURE TREATED HAND RAILS

3x6 PRESSURE TREATED POST

ADJACENT PAVING SEE MATERIAL PLANS

PREPARED SUBGRADE

MOUNT POST IN CONCRETE FOOTING PER ENGINEER

GALVANIZED STRAP & HANGER

2x STRINGER

2x LEDGER BOARD

CONCRETE

1 WOOD STEPS TO CANOPY WALK - DESIGN INTENT
3/4" = 1'-0"

WOODEN HANDRAIL

METAL POST

CABLE RAILING

BOLT WOOD SPACER AND HANDRAIL POST TO JOIST

WOODEN HANDRAIL

METAL POST

CABLE RAILING

BOLT WOOD SPACER AND HANDRAIL POST TO JOIST

PRECEDENT IMAGE

3 CANOPY WALK RAILING
3/4" = 1'-0"

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NOT FOR CONSTRUCTION

GATE OPERATOR / ACCESS CONTROL SYSTEM TABBY CAP/COLUMN SELECTION TO BE COORDINATED WITH GATE FABRICATOR.

CUSTOM ENTRY SWING GATE 48W +/- FT W/ SOLID WOOD CAP

PLAN

CUSTOM SWING GATE 48W +/- FT W/ WOOD MEMBERS

TABBY CAP/COLUMN TO MATCH GATE OPERATOR AND RECEIVE GATE ARM

GATE OPERATOR - PAINTED TO MATCH COLUMN FINISH

ENTRY PAVEMENT

ELEVATION

2 SWING BAR ENTRY GATE
1/4" = 1'-0"

PROJECT	WEST END AT BEACHWALKER BEACHWALKER DRIVE KIAWAH ISLAND, SOUTH CAROLINA
TITLE	SITE DETAILS - ENTRY
FOR:	KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: ELP/KM
FILE: [redacted]
DATE: 10/06/2023

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

Progress Drawings

has for pricing or construction / used for permitting / must be updated to reflect the drawings and specifications all this does in time are incomplete and inaccurate for construction / to be used for correct budgeting & pricing

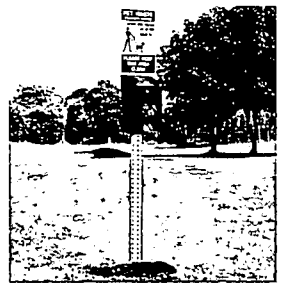
SURCULUS
Landscape Architecture

JOB NUMBER:
SHEET NUMBER: L3.03

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NOTE
INSTALL ON PRESSURE TREATED WOOD POST OR EXISTING TREE



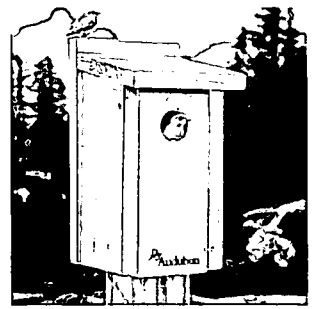
4 PRECEDENT - PET WASTE BAG DISPENSER
NOT TO SCALE

NOTE
INSTALL ON PRESSURE TREATED WOOD POST OR BETWEEN EXISTING TREES



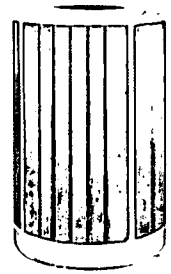
3 PRECEDENT - HAMMOCKS
NOT TO SCALE

NOT FOR CONSTRUCTION



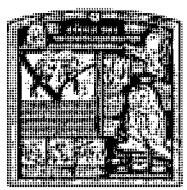
5 PRECEDENT - BIRDHOUSE
NOT TO SCALE

POWDERCOAT FINISH TO BE BRONZE BROWN REFER TO FINISH SCHEDULE



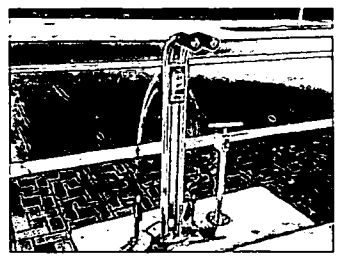
2 PRECEDENT - LITTER RECEPTACLE
NOT TO SCALE

NOTE
1 REFER TO AICA STANDARDS
2 CLIENT AND LANDSCAPE ARCHITECT TO DETERMINE SIGN LOCATION IN FIELD AFTER SUBSTANTIAL CONSTRUCTION





7 PRECEDENT - INFORMATIONAL NATURE SIGNAGE
NOT TO SCALE



6 PRECEDENT - BIKE REPAIR STAND AND PUMP
NOT TO SCALE

NOTE: REFER TO MATERIAL & FINISH SCHEDULE FOR MORE INFO



1 PRECEDENT - CUSTOM SALVAGE WOOD BENCH
NOT TO SCALE

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: SITE DETAILS - MISCELLANEOUS

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EURKM
FILE:
DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:
SHEET NUMBER:
L3.04

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TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
	5	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	14' HT	SPECIMEN
	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	18' HT	MULTI-STEM
	15	PINUS TAEDA	LOBLOLLY PINE	8" CAL	STANDARD
	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6" CAL	SPECIMEN
PALMS					
	10	SABAL PALMETTO (BOOTED)	CABBAGE PALMETTO	14' HT	BOOTED
	18	SABAL PALMETTO (UNBOOTED) - 12'	CABBAGE PALMETTO	12' HT	UNBOOTED
	16	SABAL PALMETTO (UNBOOTED) - 18'	CABBAGE PALMETTO	18' HT	UNBOOTED
UNDERSTORY TREES					
	18	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	4" CAL	MULTI-STEM
	26	ILEX OPACA	AMERICAN HOLLY	4" CAL	STANDARD
	29	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA	8' HT	MULTI-STEM

SHRUB & GROUNDCOVER SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHRUBS					
	126	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	7 GAL	
	82	CALYCANTHUS FLORIDUS	SWEETSHRUB	7 GAL	
	10	ILEX VOMITORIA	YAUPON HOLLY	15 GAL	
	84	ILEX VOMITORIA	YAUPON HOLLY	7 GAL	
	183	ILLICIUM PARVIFLORUM	ANISE TREE	7 GAL	
	74	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	7 GAL	
	311	MYRICA CERIFERA	WAX MYRTLE	7 GAL	
	165	MYRICA CERIFERA NANA	DWARF SOUTHERN WAX MYRTLE	7 GAL	
	124	RHAPIDOPHYLLUM HYSTRIX	NEEDLE PALM	7 GAL	
	323	SABAL MINOR	DWARF PALMETTO	3 GAL	
	102	SABAL MINOR	DWARF PALMETTO	7 GAL	
	29	SERENOA REPENS	SILVER SAW PALMETTO	3 GAL	
	82	SERENOA REPENS	SILVER SAW PALMETTO	7 GAL	
PERENNIALS					
	270	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL	
	41	ERYTHRINA ARBOREA	CORALBEAN	3 GAL	
	13	LOMANDRA CONFERTIFOLIA 'POM POM'	SHORTY MAT RUSH	1 GAL	
	129	LOMANDRA LONGIFOLIA	MAT RUSH	3 GAL	
	249	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	
	86	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL	
	288	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL	
	181	PHLOX DIVARICATA	WOODLAND PHLOX	1 GAL	
	441	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	1 GAL	
	129	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	
	532	THELYPTERIS NORMALIS	SOUTHERN SHIELD FERN	1 GAL	
VINES					
	30	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	3 GAL	
GROUND COVERS					
	338	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GAL	SPACE IN A RANDOM PATTERN TO ACHIEVE A RE-NATURALIZED FOREST FLOOR APPROXIMATELY 18-24" APART
	287	MALVAVISCUS ARBOREUS	GIANT TURK'S CAP	4"	SPACE IN A RANDOM PATTERN TO ACHIEVE A RE-NATURALIZED FOREST FLOOR APPROXIMATELY 18-24" APART

BUFFER INFILL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES	QTY
SHRUB AREAS						
	NATIVE BUFFER INFILL MIX					71,809 SF
	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	12' HT	25% @ 60' o.c.		75
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	15' HT	25% @ 60' o.c.	MULTI-STEM	158
	PINUS ELLIOTTII	SLASH PINE	4" CAL	25% @ 50' o.c.	STANDARD	107
	PINUS ELLIOTTII	SLASH PINE	8" CAL	25% @ 50' o.c.	STANDARD	107
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6" CAL	5% @ 90' o.c.	SPECIMEN	146
	ILEX VOMITORIA	YAUPON HOLLY	15 GAL	25% @ 120' o.c.		19
	ILEX VOMITORIA	YAUPON HOLLY	7 GAL	25% @ 120' o.c.		19
	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	7 GAL	5% @ 120' o.c.		37
	ILLICIUM FLORIDANUM	FLORIDA ANISE	15 GAL	25% @ 120' o.c.		19
	ILLICIUM FLORIDANUM	FLORIDA ANISE	7 GAL	25% @ 120' o.c.		19
	ILLICIUM PARVIFLORUM	ANISE TREE	15 GAL	25% @ 120' o.c.		19
	ILLICIUM PARVIFLORUM	ANISE TREE	7 GAL	25% @ 120' o.c.		19
	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	7 GAL	5% @ 60' o.c.		90
	MYRICA CERIFERA	WAX MYRTLE	15 GAL	2% @ 60' o.c.		80
	MYRICA CERIFERA	WAX MYRTLE	7 GAL	2% @ 60' o.c.		80
	MYRICA CERIFERA NANA	DWARF SOUTHERN WAX MYRTLE	7 GAL	2% @ 60' o.c.		80
	RHAPIDOPHYLLUM HYSTRIX	NEEDLE PALM	3 GAL	6% @ 60' o.c.		180
	RHAPIDOPHYLLUM HYSTRIX	NEEDLE PALM	7 GAL	6% @ 60' o.c.		180
	SABAL MINOR	DWARF PALMETTO	3 GAL	5% @ 60' o.c.		150
	SABAL MINOR	DWARF PALMETTO	7 GAL	5% @ 60' o.c.		150
	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	7 GAL	5% @ 120' o.c.		37

NOTE: INFILL PLANTING LAYOUT AND DENSITY TO BE DETERMINED IN THE FIELD BASED OFF EXISTING CONDITIONS

TREE CALCULATIONS

PARCEL 11
HIGHGROUND: 247,563 SF
1 TREE/1000 SF: 248 TREES REQUIRED - REQUIREMENT MET? YES
TOTAL EXISTING TREES: 1273
70% OF EXISTING TREES ON THE LOT: 892
TREES TO BE REMOVED: 860 (34.4%)
TREES TO BE PRESERVED: 580 (45.6%)
3" TREES REQUIRED TO MEET 70% RESTORATION: 312

PARCEL 1
HIGHGROUND: 63,296 SF
1 TREE/1000 SF: 63 TREES REQUIRED - REQUIREMENT MET? YES
TOTAL EXISTING TREES: 420
70% OF EXISTING TREES ON THE LOT: 294
TREES TO BE REMOVED: 286 (68.1%)
TREES TO BE PRESERVED: 134 (31.9%)
3" TREES REQUIRED TO MEET 70% RESTORATION: 180

NOTE: THE NUMBERS INCLUDED HERE ARE A GUIDELINE TO HELP INFORM THE FINAL LANDSCAPE DESIGN AND ENSURE THAT THE INTENT OF A CANOPIED SITE IS BEING MET. NEW TREE INSTALLATION QUANTITY AND SIZING ARE TO BE FINALIZED IN THE FIELD WITH THE ARB PRIOR TO INSTALLATION.

BUFFERYARD NOTE:

1. KIA WILL PROVIDE BUFFERS AS PRESCRIBED BY THE ARB AND AS SHOWN ON THE LANDSCAPE PLAN. THE PROVISIONS OF SECTION 12-127 OF THE TOWN ZONING ORDINANCE REGARDING BUFFERYARDS ONLY APPLY TO PARCEL 1. SECTION 13.1.1.F.I BUFFERS, FENCING AND SIGNAGE OF THE DEVELOPMENT AGREEMENT STIPULATES THE ARB SHALL PRESCRIBE SUCH BUFFERS FOR PARCEL 11.
2. FOR PARCEL 1 TYPE I BUFFERYARD IS 35 FEET WIDE AVERAGE WITH NATURAL OR DENSELY PLANTED VEGETATION AND A MINIMUM WIDTH OF NOT LESS THAN 25 FEET FOR NOT MORE THAN TEN PERCENT OF ITS LENGTH.
3. FOR PARCEL 11 THE PROPOSED BUFFERYARD ALIGNS WITH THE ARB'S INTENT FOR THE BUFFER. BUFFERYARD WILL CONTINUE TO BE COORDINATED WITH THE ARB ON THE SITE AND LANDSCAPE PLAN DEVELOPMENT TO ENSURE COMPLIANCE WITH ANY PRESCRIBED BUFFERING AT THE ARB'S REQUEST.
4. SUPPLEMENTAL PLANTING WITH NATIVE SPECIES WILL REPAIR AND RESTORE ANY BUFFER ENCROACHMENT. SEE NATIVE INFILL MIX FOR PROPOSED PLANTING COMPOSITION. DENSELY PLANTED BUFFERYARDS SHALL INCLUDE A VARIETY OF TREES AND UNDERSTORY PLANTINGS WHICH WILL MATURE TO CREATE AN OPAQUE BUFFERYARD WITHIN FIVE YEARS OF PLANTING.

PLANTING NOTE:

1. PLANTING AT FOUNDATION TO BE HALF THE FOUNDATION HEIGHT.

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. It used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete, and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: PLANT SCHEDULE AND DETAILS

FOR: KIAWAH RESORT ASSOCIATES, LP

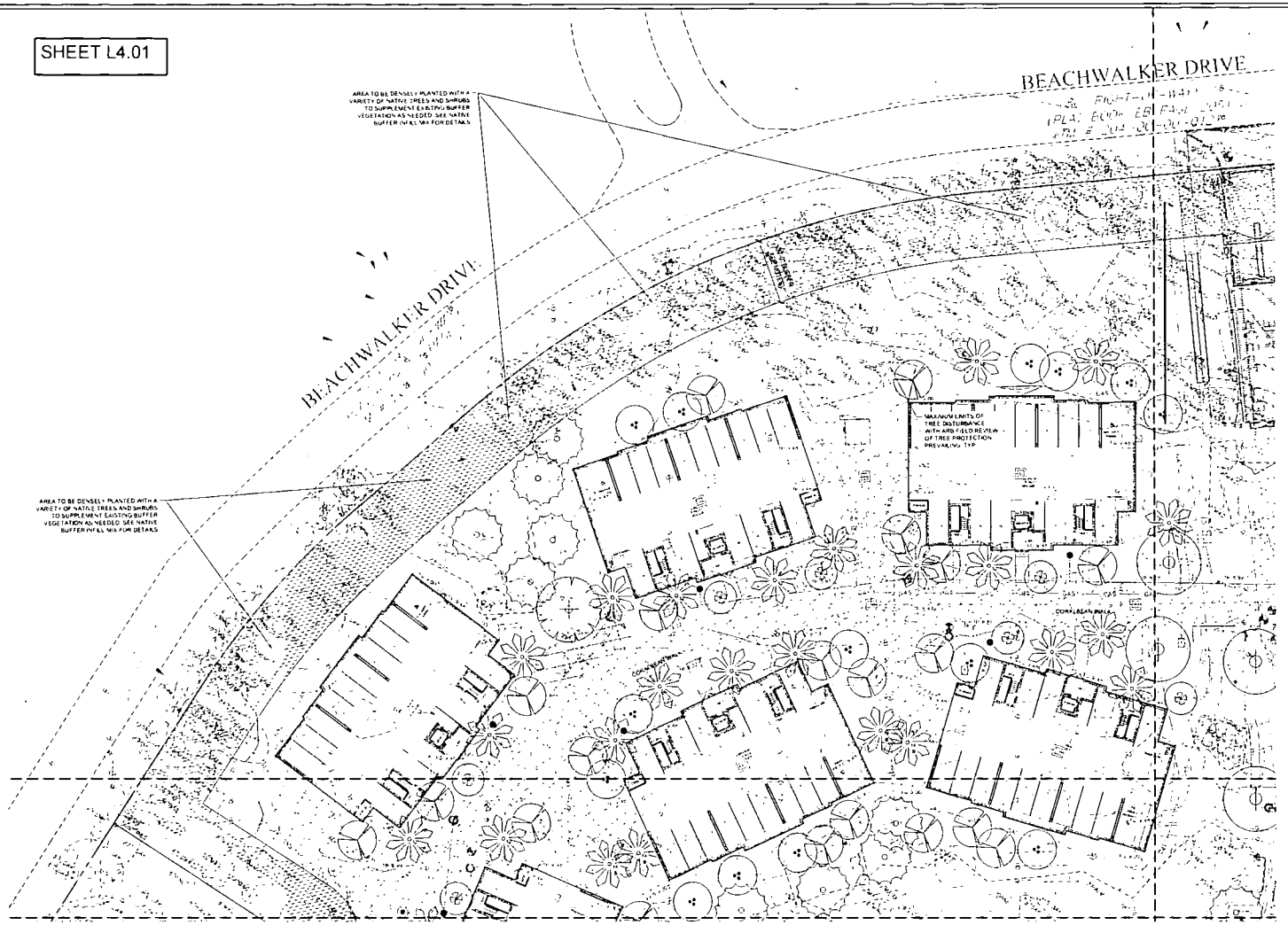
PERMIT SUBMITTAL

DRAWN BY: EL/RKM
FILE:
DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:
SHEET NUMBER: L4.00

SHEET L4.01



TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA
	PINUS TAEDA LOBLOLLY PINE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
PALMS	
	SABAL PALMETTO (BOOTED) CABBAGE PALMETTO
	SABAL PALMETTO (UNBOOTED) - 12' CABBAGE PALMETTO
	SABAL PALMETTO (UNBOOTED) - 18' CABBAGE PALMETTO
UNDERSTORY TREES	
	CHIONANTHUS VIRGINICUS WHITE FRINGETREE
	ILEX OPACA AMERICAN HOLLY
	MAGNOLIA VIRGINIANA 'JIM WILSON' MOONGLOW® SWEETBAY MAGNOLIA
PLANT MIX	
	NATIVE BUFFER INFILL MIX SEE PLANT SCHEDULE SHEET L4.00

NOTE:
LANDSCAPE AROUND FUTURE PHASE BUILDING TO BE INSTALLED IN A FUTURE PHASE AFTER BUILDING CONSTRUCTION.

N

0 10 20 40

NOT FOR CONSTRUCTION

Progress Drawings

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REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND SOUTH CAROLINA

TITLE: TREE PLANTING PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

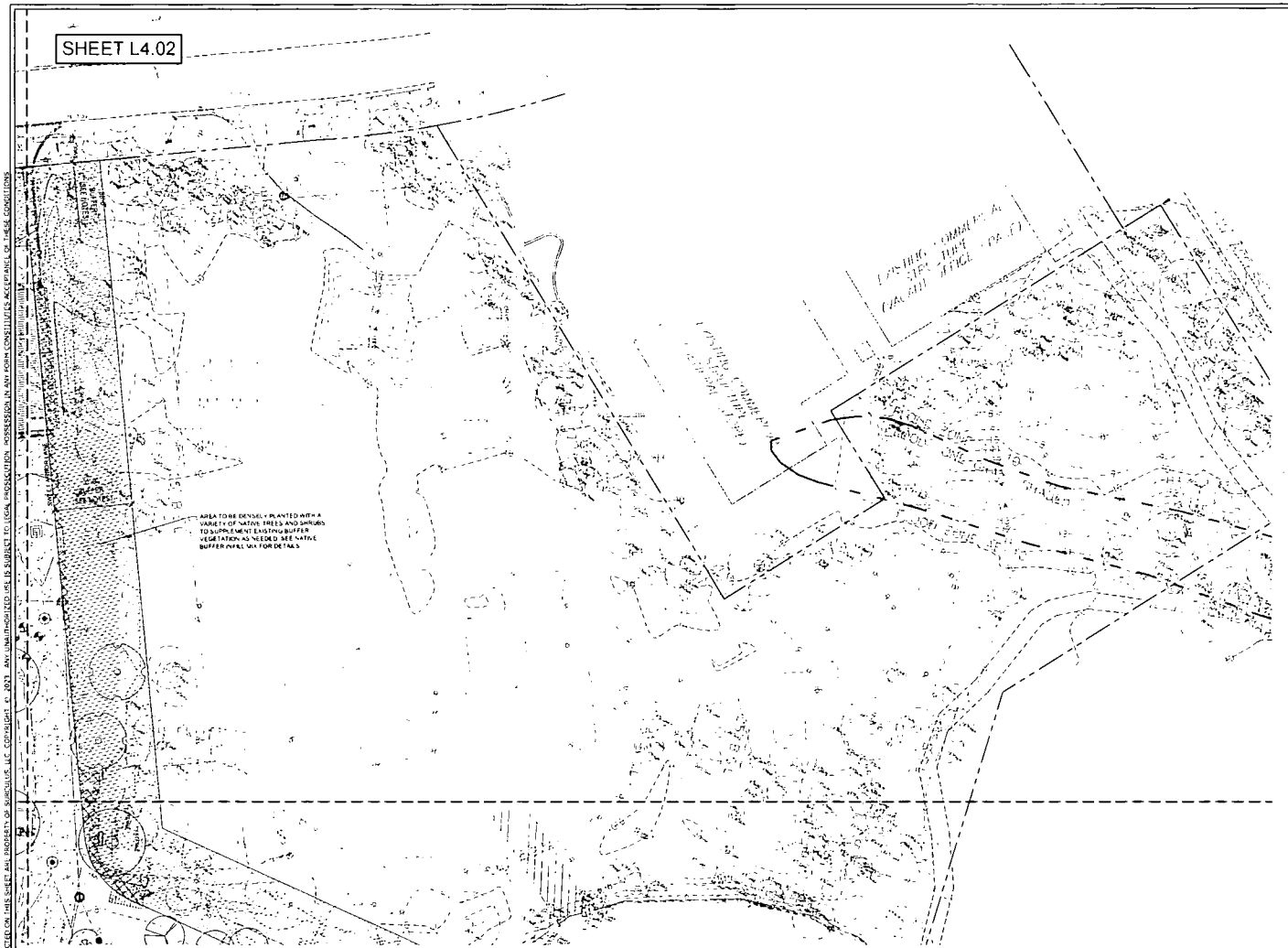
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DATE: 10/06/2023

SURCULUS
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JOB NUMBER:

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L4.01

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TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKENS BEAUTY SOUTHERN MAGNOLIA
	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
	PINUS TAEDA / LOBLOLLY PINE
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
PALMS	
	SABAL PALMETTO (BOOTED) / CABBAGE PALMETTO
	SABAL PALMETTO (UNBOOTED) - 12' / CABBAGE PALMETTO
	SABAL PALMETTO (UNBOOTED) - 18' / CABBAGE PALMETTO
UNDERSTORY TREES	
	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	ILEX OPACA / AMERICAN HOLLY
	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW® SWEETBAY MAGNOLIA
PLANT MIX	
	NATIVE BUFFER INFILL MIX / SEE PLANT SCHEDULE / SHEET L4.00

NOTE:
LANDSCAPE AROUND FUTURE PHASE BUILDING TO BE INSTALLED IN A FUTURE PHASE AFTER BUILDING CONSTRUCTION.

N

0 10' 20' 40'

NOT FOR CONSTRUCTION

Progress Drawings

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REVISIONS
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: TREE PLANTING PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE:

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L4.02

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EXHIBIT 3-C

ELECTRONICALLY FILED - 2025 Jan 28 1:51 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

ELECTRONICALLY FILED - 2025.Jan.28 1:51 PM - CHARLESTON - COMMON FILES - CASE#2024CP1003809

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LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	TREE ACCENT LIGHT	41
	PATH LIGHT - LIGHTED BOLLARD	52
	DECK LIGHT	17

NOTE:
LIGHTING PLAN IS CONCEPTUAL. FINAL PLAN AND CUT SHEETS TO BE PROVIDED BY LIGHTING CONTRACTOR.



NOT FOR CONSTRUCTION

ML-CBA9 Specification Sheet
Stake Mounted Up Light

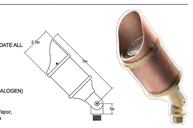
moonlighting LANDSCAPE LIGHTING SYSTEMS

Moonlighting: 12V Solid Copper & Brass Up Light

PROJECT NAME:	DATE:
FIXTURE TYPE:	
QUANTITY:	
LAMP(S):	
NOTES:	

ML-CBA9 INFORMATION
Polished Solid Copper & Brass Up Light

FEATURES:
- ADJUSTABLE SOCKET HEIGHT TO ACCOMMODATE ALL BEAM SPREADS
- NON-CORROSIVE MATERIALS
- ADJUSTABLE GLARE SHIELD
- POTTED KNUCKLE & BASE
- WIDE RANGE OF LAMPING OPTIONS (LED & HALOGEN)
- OPTIONAL LENSES & LOUVERS
  - Prismatic, Linear, Metal Halide, Mercury Vapor, Honeycomb Louver, Various Color Lenses



MADE IN U. S. A.

Moonlighting LLC reserves the right to modify the design and/or construction of the fixture shown without further notification.

SPECIFICATIONS:

Body
Machined brass bar stock and copper tubing. Body design provides enclosed, water resistant wireway to protect wires. The top and base come with a triple lead thread pattern which creates easy opening and closing of the luminaire. Fixture weight is 3.3 lbs.

Gasket
High temperature silicone o-rings for water-tight seal.

Knuckle
Machined brass knuckle with Stainless Steel Adjustment screw. Vertical tilt of -30° to +270° to accommodate all beam spreads. Threaded for 1/2" NPS which easily threads into all future accessories.

Visor
Precision machined C110 US copper tubing. Includes 2 stainless steel set screws for easy adjustment, removal, or replacement. 2" in length, the visor is adjustable to prevent glare and visibleble 360°.

Lens
Comes with a factory sealed shock resistant frost tempered borosilicate glass lens to prevent water intrusion. Glass lens sits flush with top to prevent debris/water buildup. A complete set of optikool designer lenses including: spread lens, frosted, range of colored lenses, lens rod also available.

Lamp
For use with a MR16 halogen lamp up to 20W. LED MR16 lamps are available and recommended.

Electrical Requirements
A remote 12V transformer is required. Recommended voltage range for 12V halogen lamps is 10.8V - 12V. Recommended voltage range for 12V LEDs is 10V - 14V (12V is ideal).

Lamp Connection
Patent-pending adjustable height socket. Pre-greased beryllium copper GU5.3 socket.

Mounting Stake
Thread on the knuckle is 1/2" NPS which easily threads into all mounting accessories.

Wiring
48 of 18AWG UL Listed, copper wire that is protected by Black Polyvinyl Chloride (PVC).

Finish
Polished Copper finish gives the luminaire a beautiful, uniform look. Overtime the BL-CBA9 luminaire will naturally patina. The copper luminaire has a "Living Finish".

Warranty
Structural Lifetime Warranty

Manufacturing
Proudly made in Greensboro, NC, USA.

ML-CBA10 Specification Sheet
Tree/Down Light

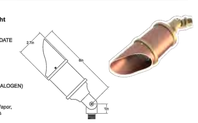
moonlighting LANDSCAPE LIGHTING SYSTEMS

Moonlighting: 12V Solid Copper & Brass Tree/Down Light

PROJECT NAME:	DATE:
FIXTURE TYPE:	
QUANTITY:	
LAMP(S):	
NOTES:	

ML-CBA10 INFORMATION
Polished Solid Copper & Brass Tree/Down Light

FEATURES:
- ADJUSTABLE SOCKET HEIGHT TO ACCOMMODATE ALL BEAM SPREADS
- NON-CORROSIVE MATERIALS
- ADJUSTABLE GLARE SHIELD
- POTTED KNUCKLE & BASE
- WIDE RANGE OF LAMPING OPTIONS (LED & HALOGEN)
- OPTIONAL LENSES & LOUVERS
  - Prismatic, Linear, Metal Halide, Mercury Vapor, Honeycomb Louver, Various Color Lenses



MADE IN U. S. A.

Moonlighting LLC reserves the right to modify the design and/or construction of the fixture shown without further notification.

SPECIFICATIONS:

Body
Machined brass bar stock and copper tubing. Body design provides enclosed, water resistant wireway to protect wires. The top and base come with a triple lead thread pattern which creates easy opening and closing of the luminaire. Fixture weight is 3.3 lbs.

Gasket
High temperature silicone o-rings for water-tight seal.

Knuckle
Machined brass knuckle with Stainless Steel Adjustment screw. Vertical tilt of -30° to +270° to accommodate all beam spreads. Threaded for 1/2" NPS which easily threads into all future accessories.

Visor
Precision machined C110 US copper tubing. Includes 2 stainless steel set screws for easy adjustment, removal, or replacement. 2" in length, the visor is adjustable to prevent glare and visibleble 360°.

Lens
Comes with a factory sealed shock resistant frost tempered borosilicate glass lens to prevent water intrusion. Glass lens sits flush with top to prevent debris/water buildup. A complete set of optikool designer lenses including: spread lens, frosted, range of colored lenses, lens rod also available.

Lamp
For use with a MR16 halogen lamp up to 20W. LED MR16 lamps are available and recommended.

Electrical Requirements
A remote 12V transformer is required. Recommended voltage range for 12V halogen lamps is 10.8V - 12V. Recommended voltage range for 12V LEDs is 10V - 14V (12V is ideal).

Lamp Connection
Patent-pending adjustable height socket. Pre-greased beryllium copper GU5.3 socket.

Mounting Stake
Thread on the knuckle is 1/2" NPS which easily threads into all mounting accessories.

Wiring
48 of 18AWG UL Listed, copper wire that is protected by Black Polyvinyl Chloride (PVC).

Finish
Polished Copper finish gives the luminaire a beautiful, uniform look. Overtime the BL-CBA10 luminaire will naturally patina. The copper luminaire has a "Living Finish".

Warranty
Structural Lifetime Warranty

Manufacturing
Proudly made in Greensboro, NC, USA.

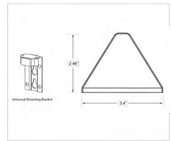
DL10 SPEC SHEET
Deck Light
Series II & III - Solid Line

ClaroLux® LANDSCAPE LIGHTING

CHARLESTON | 12V Solid Deck Light

Project Name: _____ Date: _____
Fixture Type: _____ Quantity: _____
Lamps: _____ Plan Symbol:





FEATURES
- Includes Mounting Hardware
- Pre-Greased, Beryllium Copper Socket
- Wire Lead - 25 Feet 18AWG SPT-2
- Manufactured from C260 Brass
- Lifetime Warranty

OPTIONAL ACCESSORIES
- Dadoed Wood Slats (CL-DW48)
- Wide Range of Bi-Pin Lamps & LEDs

See website for more details.

QUICK SPECS

FINISHES: Antique Brass, Polished Copper and custom colors are available.

SHROUD: Spun C110 Copper or 70/30 Cartridge brass with Tiger Drylac white powder coat to give the luminaire's shroud a uniform reflective surface.

LAMP: Use with a halogen lamp up 20W G4 bi-pin lamp; LED bi-pin lamps are available.

ELECTRICAL REQUIREMENTS: Remote 12V transformer required (can be ordered separately from ClaroLux). Recommended voltage range: 10.8V-12V.

LAMP CONNECTION: Specification grade, beryllium copper lamp holder, GU5.3 base.

MOUNTING HARDWARE: Screws and anchors with foam leveling gasket.

DADOED WOOD SLATS: For use when mounting luminaires on wood surfaces. Treated, 48" wood slats with pre-drilled mounting holes.

WIRING: 25ft of 18AWG UL Listed, copper wire protected by black PVC.

Models:
DL10-II
DL10-III

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: PRELIMINARY LIGHTING PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: C:\Users\elewis\Desktop\PLACE Drawings\Current Project Drawings\Kiawah\SHEETS\Lighting Plan.dwg

DATE: 10/06/2023

SOUTH CAROLINA SURCULUS, LLC CERT. LA No. 353 CERTIFICATE OF AUTHORIZATION

State of South Carolina REGISTERED LANDSCAPE ARCHITECT No. 1210 ROBERT KERRY FINCH STEVENS

SURCULUS
Landscape Architecture
91 B Broad Street, Charleston, SC 29401
surculus@surculusdesign.com / 843.708.5240

JOB NUMBER:

SHEET NUMBER:

L7.00

N
0 15' 30' 60'

EXHIBIT 3-D

ELECTRONICALLY FILED - 2025 Jan 28 1:51 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

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LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCING PER LANDSCAPE (MORE CONSERVATIVE)
- TREE PROTECTION FENCING PER CIVIL (FOR PERMIT ONLY)
- TREE TO REMAIN

NOTES:

1. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT BEFORE DEMOLITION AND TOGETHER THEY SHALL IDENTIFY AND FLAG TREES TO BE DEMO-ED AND SALVAGED ON SITE FOR FURNISHINGS.
2. CONTRACTOR TO DESIGNATE A PROTECTED AREA ON SITE FOR SALVAGED TREES & MATERIALS.
3. THE CONSTRUCTION ENTRANCE WILL BECOME THE FUTURE BRIDGE SITE. CONTRACTOR TO MINIMIZE DISTURBANCE OF THIS AREA TO THE EXTENT POSSIBLE. SALVAGE EXISTING TOP SOIL AND STORE ON-SITE FOR PLANTING PHASE OF CONSTRUCTION. ADDITIONALLY, SOIL REMEDIATION MAY BE REQUIRED
4. CLEARING NOTE: ARB APPROVED LIMITS OF CLEARING WILL BE DETERMINED IN THE FIELD AND ARE MORE RESTRICTIVE THAN CLEARING LIMITS SHOWN ON THESE PLANS.
5. TREE PROTECTION FENCING MUST BE APPROVED BY FIELD REVIEW WITH OWNER AND LANDSCAPE ARCHITECT.
6. DEMOLITION CONTRACTOR SHOULD INSTALL AND RESPECT TREE PROTECTION FENCE AS SHOWN IN THESE DRAWINGS.

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: CLEARING AND TREE UNDERSTORY PROTECTION PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: L:\Active\Kiawah\Land\PLACE Drawings\Documents\Presentation\SHEETS\L03 WESTfinClearing and Tree Understory Protection Plan1.dwg

DATE: 10/06/2023

SOUTH CAROLINA — SURCULUS, LLC — LA No. 353 — CERTIFICATE OF AUTHORIZATION

State of South Carolina — REGISTERED LANDSCAPE ARCHITECT — No. 1210 — KEVIN FINCH STEVENS

SURCULUS
Landscape Architecture
91-B Broad Street, Charleston, SC 29401
surculus@surculusdesign.com / 843.708.5240

JOB NUMBER:

SHEET NUMBER: L0.03

EXHIBIT 3-E

ELECTRONICALLY FILED - 2025 Jan 28 1:51 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

EXTERIOR MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
01	NUCEDAR SHINGLES; COLOR TBD
02	VERTICAL SIDING; COLOR TBD
03	BRICK VENEER; COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



NORTH ELEVATION (1)

SCALE: 1/4" = 1'-0"

3/14/2024 12:19:21 PM

MHK ARCHITECTURE

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WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9839

SOUTH CAROLINA SEAL
REG# AR 101418

SCHEMATIC DESIGN 03/14/2024

PRELIMINARY EXTERIOR ELEVATIONS 4-UNIT BUILDING

PHASE SD
PR NO 23008

A200

EXTERIOR MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
01	NUCEDAR SHINGLES; COLOR TBD
02	VERTICAL SIDING; COLOR TBD
03	BRICK VENEER; COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



SOUTH ELEVATION 1

SCALE: 1/4" = 1'-0"

3/14/2024 12:19:26 PM

MHK ARCHITECTURE

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WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9839

SOUTH CAROLINA SEAL
REG# AR 101418

SCHEMATIC DESIGN 03.14.2024

PRELIMINARY EXTERIOR ELEVATIONS 4-UNIT BUILDING

PHASE	SD
PR NO	23008

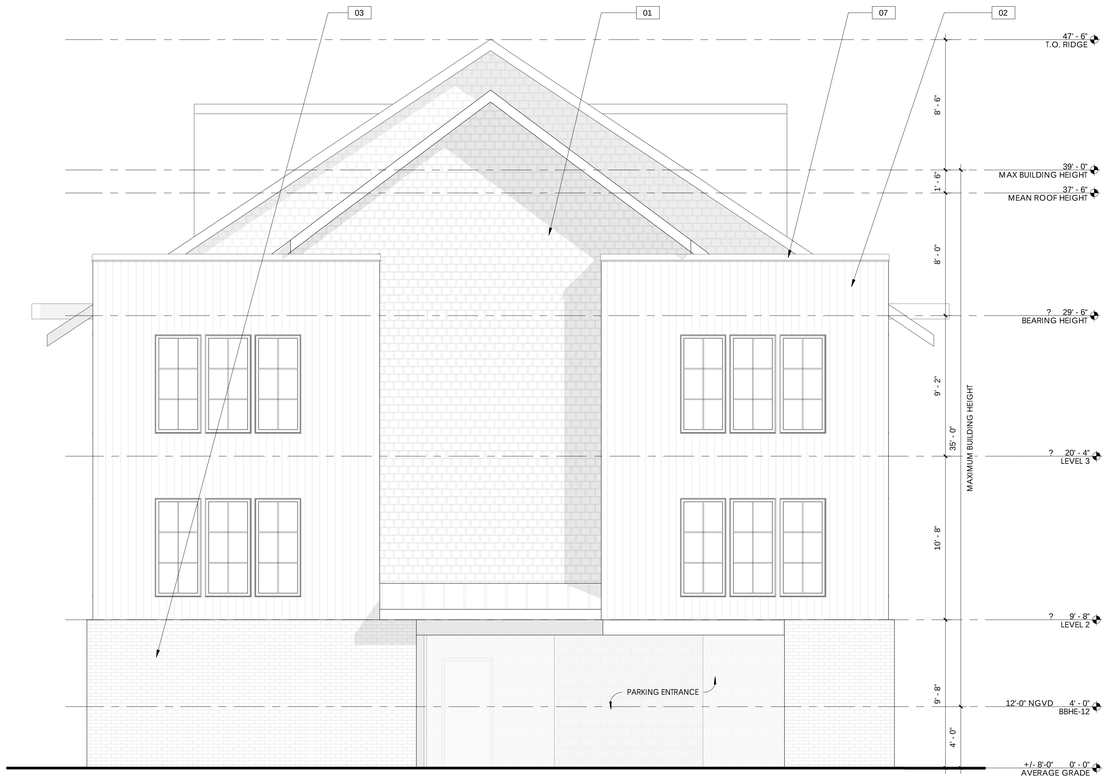
A201

EXTERIOR MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
01	NUCEDAR SHINGLES; COLOR TBD
02	VERTICAL SIDING; COLOR TBD
03	BRICK VENEER; COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



EAST ELEVATION 1

SCALE: 1/4" = 1'-0"



WEST ELEVATION 2

SCALE: 1/4" = 1'-0"

3/14/2024 12:19:31 PM

MHK ARCHITECTURE

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WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9839

SOUTH CAROLINA SEAL
REG# AR 101418

SCHEMATIC DESIGN 03/14/2024

PRELIMINARY
EXTERIOR
ELEVATIONS
4-UNIT
BUILDING

PHASE SD
PR NO 23008

A202

EXHIBIT 4-A

ELECTRONICALLY FILED - 2025 Jan 28 1:51 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

Kiawah Island

SITE DEVELOPMENT

OF

CAPE POINT SERVICE VEHICLE ACCESS

CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR:

KRA, LP

1 KIAWAH ISLAND PARKWAY

KIAWAH ISLAND, SC 29455

(843) 768-3418

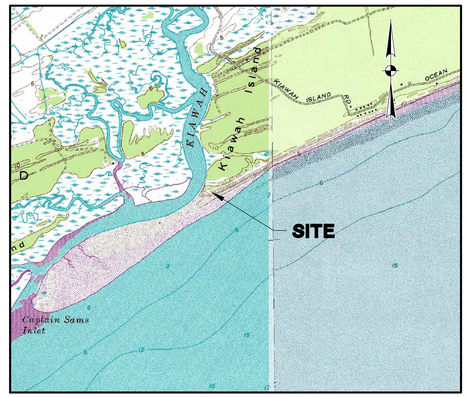
TM# 207-05-00-011

NOVEMBER 20, 2023

J-25854.0001

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

J-25854.0001 CAPE POINT SERVICE VEHICLE ACCESS
11/20/23

Sheet List Table	
Sheet Number	Sheet Title
C0	Cover Sheet
G0.1	General Notes and Project Map
G0.2	Staking and Signage Overall Plan
G0.3	Existing Conditions and Demolition Plan
EC0.1	SWPPP - Notes
EC0.2	SWPPP - Charts
EC1.1	SWPPP - Initial Phase
EC2.1	SWPPP - Construction Phase
EC3.1	SWPPP - Stabilization Phase
EC4.1	SWPPP - Details
C3.1	Site Development Plan
C3.4	Drainage Profiles
C5.1	Paving Grading & Drainage Details

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 36382 DOMONIC J. JONES

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

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

THOMAS & HUTTON
1503 Newcastle Street • Suite A
Brunswick, GA 31520
p.912.466.0536 f.912.466.0537
www.thomasandhutton.com

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ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHELENE		LF	LINEAR FEET		SF	SQUARE FEET
BOT	BOTTOM		MAX	MAXIMUM		SS	SANITARY SEWER
CI	CURB INLET		MIN	MINIMUM		TC	TOP OF CURB
CPP	CORRUGATED PLASTIC PIPE		MH	MANHOLE		TG	TOP OF GUTTER
DIP	DUCTILE IRON PIPE		OC	ON CENTER		TP	TOP OF PAVEMENT
EL	ELEVATION		PC	POINT OF CURVE		TW	TOP OF WALK
FG	FINISH GRADE		PH	POST HYDRANT		TYP	TYPICAL
FH	FIRE HYDRANT		PT	POINT OF TANGENT		W	WATER
FM	FORCE MAIN (SANITARY SEWER)		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			
JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE			

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		



PROJECT MAP

SCALE: 1" = 400'

GENERAL NOTES

1. SURVEYING AND BOUNDARY INFORMATION BY SWA SURVEYING, LLC.
2. ALL ELEVATIONS SHOWN ARE BASED ON NGVD 1929.
3. TOPOGRAPHIC SURVEY BY SWA SURVEYING, LLC.
4. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION., THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
6. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
8. THE FOLLOWING NOTES ARE SPECIFIED BY THE KICA AND ARE TO BE EXECUTED BY THE CONTRACTOR FOR STREETS IN THE PROJECT WHICH ARE TO BE DEEDED TO KICA:
   a. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF KICA AND THE PROJECT ENGINEER.
   b. ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET TOWN OF KIAWAH ISLAND STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE TOWN.
   c. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE TOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
   d. A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
   e. ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATION OR DRAINAGE MUST BE SUBMITTED AND APPROVED IN WRITING BY THE PROJECT ENGINEER.
   f. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
   g. ALL TREES SHOWING DISTURBANCE WITHIN THE PROTECTED ROOT ZONE SHALL BE PRUNED AND FERTILIZED BY A CERTIFIED ARBORIST PRIOR TO RECEIVING FINAL PLAT APPROVAL (THIS WORK WILL BE DONE BY THE OWNER OUTSIDE OF THE CONTRACT.)
   h. LAKE CONTOURS SHOWN HEREIN WILL PROVIDE A DEPTH ONE FOOT GREATER THAN NECESSARY FOR STORM WATER MANAGEMENT. THIS IS TO PROVIDE FOR ONE FOOT OF SILT BUILDUP DURING CONSTRUCTION OF ANY AREA OF ANY POND WHICH SILTS MORE THAN ONE FOOT ABOVE DESIGNED BOTTOM ELEVATION SHALL BE RESTORED TO THE MINIMUM ACCEPTABLE DEPTH OF ONE FOOT LESS THAN ORIGINAL CONSTRUCTED DEPTH.
   i. ALL ABOVE GROUND UTILITIES ARE TO BE OUTSIDE OF THE R/W AND ALL AT GRADE UTILITIES ARE TO BE OUT OF THE CURB LINE.
9. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
11. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BOTH CURRENT EDITIONS.
13. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TOWN OF KIAWAH ISLAND RODE CODE.

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG UGG
TELEPHONE	OHT OHT
UNDERGROUND TELEPHONE	UTL UTL
ELECTRICITY	OHP OHP
UNDERGROUND ELECTRICITY	UGP UGP

PREPARED FOR:

KRA, LP

1 KIAWAH ISLAND PARKWAY

KIAWAH ISLAND, SC 29455

(843) 768-3418

GENERAL INFORMATION

COUNTY	CHARLESTON
TOWN	TOWN OF KIAWAH ISLAND
ZONING	R2 ZONING DISTRICT
TMS	207-05-00-011
FLOOD	ZONE AE ELEV. 14
PERMIT	10-11-03-17J SCR104228

OWNER:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

ENGINEER:
THOMAS & HUTTON
682 JOHNNIE DODDS BLVD.
MT. PLEASANT, SC 29464
(843) 849-0200

SURVEYOR:
SWA SURVEYING, LLC
1035-B JENKINS ROAD
P.O. BOX 81085
CHARLESTON, SC 29416

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NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

GENERAL NOTES AND PROJECT MAP

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.1

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ELECTRONICALLY FILED - 2024 Jun 28 1:51 PM - CHARLESTON COUNTY - COMMON PLEAS - CASE#2024CP1008806

GATE ACCESS KEYPAD

GATE ARMS AND CONTROL BOXES

EXISTING CAPE POINT RIGHT-OF-WAY

CHARLESTON COUNTY BEACHWALKER PARK

BOLLARD LOCATION

EXISTING WATER LINE

EXISTING 2" WATER SERVICE

PAVED WAITING AREA

MEMBER AND DELIVERY ENTRANCE - NO VEHICULAR ACCESS

EXISTING ELECTRIC LINES

DRAINAGE EASEMENT

SOUTHERN PINES LANE

LOT 2 (PARCEL 13A)
TMS 207-05-00-122

THE CAPE AT KIAWAH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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Mt. Pleasant, SC 29464 • 843.849.0200
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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

STAKING AND SIGNAGE OVERALL PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.2

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REMOVE EXISTING HEADER CURB

REMOVE EXISTING HEADER CURB

EXISTING CAPE POINT RIGHT-OF-WAY

13" PALM TO BE REMOVED

11" OAK TO BE REMOVED

REMOVE APPROX. 2,579 SF EXISTING PAVEMENT AND FLUSH CURB

BEACHWALKER PARK

THE CAPE KIAWAH

DRAINAGE EASEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.3

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I. SITE DESCRIPTION

A. PROJECT DESCRIPTION

A.1.	PROJECT AREA	130.0 ACRES
A.2.	AREA DISTURBED	0.5 ACRES

B. DESCRIPTION OF CONSTRUCTION ACTIVITY

WORK CONSISTS OF WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS, STORMWATER MANAGEMENT AND ROAD CONSTRUCTION.

C. RUNOFF DATA

C.1.	SOIL CLASSIFICATIONS:	BEACHES
C.2.	LAND USE(S):	RESIDENTIAL

D. RECEIVING WATERS

D.1.	CLOSEST RECEIVING WATERS:	KIAWAH RIVER
D.2.	ULTIMATE RECEIVING WATERS:	ATLANTIC OCEAN

E. FLOOD

E.1.	FEMA FLOOD ZONE(S):	VE (15&16) AE (13&14)
E.2.	FEMA FLOOD INSURANCE MAP(S):	4519C0785J 11/17/04

II. CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROLS

PRIOR TO START OF CONSTRUCTION, ALL EXTERIOR SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLANS.

1.1. CLEARING

1.1.1. AS CLEARING IS COMPLETED, ADDITIONAL SILT FENCE WILL BE INSTALLED WHERE NECESSARY, SUCH AS POINTS WHERE FLOWS BECOME CHANNELIZED, AND OTHER POINTS WHERE EXCESSIVE RUNOFF VELOCITIES MAY OCCUR.

1.1.2. INSTALL CONSTRUCTION ENTRANCES / EXITS BEFORE BEGINNING CLEARING.

1.1.3. CONSTRUCTION DELAYS IN ANY ONE AREA GREATER THAN 14 DAYS PRIOR TO START OF ROUGH GRADING WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.1.4. MAINTAIN EXISTING VEGETATION WHENEVER POSSIBLE AND MINIMIZE THE AREA OF DISTURBANCE. RETAIN AND PROTECT TREES TO ENHANCE FUTURE LANDSCAPING EFFORTS AND REDUCE RAINDROP IMPACT.

1.1.5. INSTALL ALL SEDIMENT CONTROL PRACTICES PRIOR TO ANY UP-SLOPE SOIL DISTURBING ACTIVITIES.

1.1.6. PHASE CONSTRUCTION ACTIVITIES TO MINIMIZE THE AREAS DISTURBED AT ONE TIME. THIS WILL ALSO ALLOW COMPLETED AREAS TO BE STABILIZED AND RE-VEGETATED BEFORE DISTURBING ADJACENT SITES. THE NEED FOR TEMPORARY EROSION CONTROL MEASURES MAY BE AVOIDED BY COMPLETING A PHASE AND INSTALLING PERMANENT EROSION CONTROL MEASURES WHEN THE FINAL GRADE IS ATTAINED.

1.1.7. MAINTAIN AND PROTECT ALL NATURAL WATERWAYS. RETAIN AT LEAST A 35-FOOT UNDISTURBED BUFFER OF NATURAL VEGETATION ALONG ALL WATERWAYS TO FILTER OUT SEDIMENT AND OTHER POLLUTANTS. MAINTAIN A 45-FOOT UNDISTURBED BUFFER AROUND SENSITIVE WATERS.

1.1.8. INSTALL SILT FENCE (OR BIO ROLLS/ROCK SOCK PRODUCTS) ON THE DOWN-SLOPE PERIMETER OF ALL DISTURBED AREAS PRIOR TO ANY SOIL DISTURBING ACTIVITIES (INCLUDING CLEARING AND GRUBBING). SILT FENCE CAN TREAT A MAXIMUM OF 100 SQUARE FEET PER LINEAL FOOT OF FENCE. INSTALL SILT FENCE IN SHORTER REACHES ON THE CONTOUR WITH EACH END TURNED UP-SLOPE. SWALES AND SHORELAND AREAS SHOULD ALSO BE PROTECTED WITH SILT FENCE, BIO ROLLS, OR ROCK SOCKS.

1.1.9. IN AREAS OF CONCENTRATED FLOW INSTALL STRAW BALE CHECKS, ROCK CHECK DAMS, TRIANGULAR DIKES, BIO ROLL BLANKETS, OR ROCK SOCKS TO SLOW RUNOFF AND TRAP SEDIMENT.

1.1.10. USE TEMPORARY SLOPE DRAINS OR ROCK CHUTES TO MOVE WATER DOWN STEEP SLOPES.

1.1.11. CONSTRUCT SEDIMENT BASINS FOR DRAINAGE AREAS GREATER THAN 10 ACRES

1.2. ROUGH GRADING

1.2.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROUGH GRADING, DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.2.2. ALL AREAS NOT SUBJECT TO FURTHER CONSTRUCTION (DRAINAGE, SANITARY SEWER, ROADS, WATER DISTRIBUTION SYSTEMS, OR STORM WATER FACILITIES) SHALL BE GRASSED WITH A PERMANENT COVER.

1.2.3. COVER ANY STOCK PILED TOPSOIL WITH PLASTIC (OR OTHER IMPERVIOUS COVERING) OR USE A TEMPORARY SEED MIX. USE STOCKPILED TOPSOIL AS EARTHEN BERMS TO SERVE AS TEMPORARY SEDIMENT BASINS.

1.3. DRAINAGE

1.3.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING DRAINAGE INSTALLATION.

1.3.2. CONSTRUCTION DRAINAGE WILL BE ROUTED THROUGH LAKES, WHICH WILL ACT AS SEDIMENT BASINS OR OTHER ACCEPTABLE SEDIMENT BASINS/TRAPS.

1.3.3. STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL SHEET SHALL BE INSTALLED ON ALL CURB INLETS, STORM DRAIN MANHOLES, JUNCTION BOXES, AND GRATE INLETS.

1.3.4. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF THE NEXT CONSTRUCTION SEQUENCE WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.3.5. ALL STORM LINES NOT IN STREETS OR OTHER PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL.

1.4. WATER DISTRIBUTION SYSTEM INSTALLATION

1.4.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WATER DISTRIBUTION SYSTEM.

1.4.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.5. WASTEWATER COLLECTION SYSTEM INSTALLATION

1.5.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WASTEWATER SYSTEM.

1.5.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.6. CONSTRUCTION OF ROADS

1.6.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROAD CONSTRUCTION.

1.6.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.7. GRASSING

1.7.1. ALL EXISTING CONTROLS WILL BE MAINTAINED UNTIL GRASSING IS ESTABLISHED

1.7.2. ANY AREAS THAT ERODE OR WHERE GRASS DOES NOT ESTABLISH ITSELF SHALL BE RE-GRADED AND RE-GRASSED.

2. STORM WATER MANAGEMENT

RUNOFF FROM THIS PROJECT WILL DISCHARGE INTO A STORM WATER MANAGEMENT SYSTEM. TREATMENT WILL OCCUR IN STORM WATER DETENTION PONDS.

3. OTHER CONTROLS

3.1. WASTE DISPOSAL

3.1.1. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO ANY RECEIVING WATERS.

3.1.2. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

3.1.3. THIS PLAN SHALL COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

3.1.4. DUST CONTROL ON DISTURBED AREAS - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THE MEASURE IS TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES, WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

III. MAINTENANCE

1. MAINTENANCE PROGRAM

1.1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE VISUAL INSPECTIONS OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

1.2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSION, LOW LINES, AND OUTLET DITCHES SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OR WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. RESEED AND MULCH AREA WHERE SEEDING EMERGENCE IS POOR, OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY, AND AFTER RAINSTORMS TO CHECK FOR EROSION, DISLOCATION OR FAILURE. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND REINSTALL MULCH. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT THE PROJECT DEVELOPMENT. WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED, AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO MAINTAIN MANAGEMENT CONTROL. IF MAJOR CHANGES ARE NECESSARY, SEND A COPY OF THE MODIFIED SCHEDULE TO THE ENGINEER, SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

2. SILT FENCE

SILT FENCES WILL BE MONITORED DURING CONSTRUCTION. ANY SILT FENCE WHICH IS NOT FUNCTIONING PROPERLY WILL BE PROMPTLY REPAIRED. CLEAN OUT THE SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE OR REPLACE WITH FUNCTIONAL SILT FENCE WITHIN 24 HOURS. USE OF HOSES AND WATER TO FLUSH THE SEDIMENT INTO THE STORM INLETS IS UNACCEPTABLE.

3. SEDIMENTATION BASINS

SEDIMENTATION BASINS WHICH ARE AT 50% USED CAPACITY OR APPROACHING SUCH CAPACITY SHALL BE RE-EXCAVATED TO ORIGINAL DIMENSIONS AND THE SILT PROPERLY DISPOSED OF.

4. SEDIMENT LOGS/ROLLS

SEDIMENT LOGS/ROLLS OR OTHER CONTROL MEASURES WHICH BEGIN TO DISINTEGRATE OR FUNCTION INEFFECTIVELY SHALL BE PROMPTLY REPLACED.

5. VEGETATION COVER

ANY VEGETATION COVER SERVING TO STABILIZE DISTURBED SOILS WHICH IS ITSELF DISTURBED SHALL IMMEDIATELY BE REPLACED.

6. CONSTRUCTION ENTRANCE

MAINTAIN ROCK CONSTRUCTION ENTRANCE AND CLEAN ADJACENT ROADS OF ANY MUD TRACKED ONTO THEM.

IV. INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH DURING THE WARRANTY PERIOD.

2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

3. A WRITTEN REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES) AND WHETHER ANY DISCHARGES OCCURRED, LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE, LOCATION(S) OF BMP'S THAT NEED MAINTENANCE, LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, LOCATION(S) WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND ANY CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO SWPPP NECESSARY AND IMPLEMENTATION DATES.

4. THE REPORT SHALL BE MAINTAINED AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED. THE REPORT MUST BE SIGNED AND SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT REFERENCED ABOVE. THE CONTRACTOR SHALL MAINTAIN THIS REPORT. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.

V. LONG TERM MAINTENANCE OF DRAINAGE AND STORM WATER MANAGEMENT SYSTEM

THE ROADS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY KIAWAH RESORT ASSOCIATES, LP AFTER CONSTRUCTION IS COMPLETE AND UNTIL SUCH TIME AS THE OWNERSHIP IS TURNED OVER TO A SUBSEQUENT NEW ENTITY.

VI. SC DHEC STANDARD NOTES

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

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

2.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.

2.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

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

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

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

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

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

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

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

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

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

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

13. MINIMIZE SOIL COMPACTION IN AREAS NOT UNDER PAVEMENTS AND /OR STRUCTURES AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

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

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

16. THE FOLLOWING DISCHARGES ARE PROHIBITED:

16.1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;

16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;

16.3. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND

16.4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

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

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF PERMIT SCR100000 AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

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

VII. EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

4. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

5. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A MAJOR STORM EVENT.

6. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING AND PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY, THE EXISTING STORM WATER INLET(S) THAT RECEIVING RUNOFF FROM THE PROPOSED WORK AREA SHALL BE PROTECTED. THE TEMPORARY INLET PROTECTION MUST REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED, THE STREET HAS BEEN SWEPT AND ANY EXPOSED SOILS ARE STABILIZED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ANY TEMPORARY INLET PROTECTION INSTALLED; AFTER ALL DISTURBED AREAS ARE STABILIZED. TEMPORARY PROTECTION OF THE INLETS MAY BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING:

8.1. USE OF GRAVEL BAGS TO FILTER THE SEDIMENT FROM ANY RUNOFF. TO MAKE A GRAVEL BAG, USE A BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH EITHER 3/4 INCH ROCK OR 1/4 INCH PEA GRAVEL.

8.2. USE OF SEDIMENT LOGS TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH LOCAL EROSION CONTROL SUPPLIERS).

8.3. USE OF ABOVE OR UNDER-GRATE FILTER BAGS OR DEVICES TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH EROSION CONTROL SUPPLIERS).

9. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION, SEDIMENTATION, OR FLOODING ON THE SITE, ON DOWNSTREAM PROPERTIES, IN THE RECEIVING CHANNELS, OR IN ANY STORM WATER INLET. WHEN SITE DEWATERING, WATER PUMPED FROM THE SITE, INCLUDING TRENCHES, SHALL BE TREATED BY ONE OF THE FOLLOWING:

9.1. TEMPORARY SEDIMENTATION BASINS

9.2. SEDIMENT FILTERBAGS

10. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES THAT EXIST ON THE PROJECT IN AN ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES, EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES PROTECTION CENTER TO COORDINATE THE MARKING OF EXISTING UTILITY LINES A MINIMUM OF 96 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

11. THE CONTRACTOR SHALL FLUSH ALL INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. THE CLEANING AND FLUSHING OF INLETS AND PIPE (EXISTING AND PROPOSED) SHALL BE CONSIDERED PART OF THE COST FOR THE PROJECT.

12. EGRESS FROM THE SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.

13. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND DURATION OF EXPOSURE. IN SCHEDULING, TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST.

14. EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OR SUSPENDED FOR AND INDEFINITE LENGTH OF TIME, ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION.

15. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS & HUTTON, OR THE OWNER IN ANY WAY.

16. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

17. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE STORM WATER DISCHARGE.

18. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

19. LIME RATES AND ANALYSIS:

19.1. AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE SHOWN IN THE SEEDING SECTION UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME APPLICATION SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULT

STORMWATER POLLUTION PREVENTION PLAN
EROSION CONTROL LEGEND

TEMPORARY SEEDING - COASTAL

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

PERMANENT SEEDING - COASTAL

SPECIES	LABS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL	15												
PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
(ALAMO)	PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	CL CL
TREE PROTECTION	
SURFACE ROUGHENING	OR LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
STAKED SOD AROUND INLET	OR
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	F
SILT SAC	G

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

CONSTRUCTION SEQUENCE

	CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1	OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	CONTRACTOR TO MAINTAIN OS-SWPP AT ALL TIMES DURING CONSTRUCTION.
	INITIAL PHASE	
2	FLAG THE CLEARING LIMITS, MARK TREES TO BE PROTECTED, AND MARK BUFFER LIMITS FOR PROTECTION.	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING INFRASTRUCTURE TO DOCUMENT PREDEVELOPMENT PROCEDURES.
3	HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. HOLD ADDITIONAL PRE CONSTRUCTION CONFERENCES AS NECESSARY FOR FUTURE WORK.	EACH CONTRACTOR, SUBCONTRACTOR, UTILITY CONTRACTOR, ETC. SHALL ATTEND A PRE CONSTRCUTION CONFERNECE IN PERSON AND EXECUTE A CONTRACTOR CERTIFICATION.
4	INSTALL CONSTRUCTION ACCESS PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES.
5	LIMITED LAND CLEARING, GRADING, AND INITIAL INSTALLATION OF PERIMETER EROSION CONTROL BMPS INCLUDING SILT FENCE, ETC.	BEGIN MINOR CLEARING AND GRADING AS NEEDED FOR INSTALLATION PERIMETER EROSION CONTROL BMPS.
6	CONSTRUCT PERIMETER EROSION CONTROL BMPS - SILT FENCE, ETC. PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL ALL PERIMETER EROSION CONTROL BMPS PRIOR TO ANY MAJOR CLEARING AND GRADING ACTIVITIES. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
7	ESTABLISH RUNOFF CONTROLS - DIVERSIONS, PERIMETER DIKES, AND OUTLET PROTECTION PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
	CONSTRUCTION PHASE	
8	CONSTRUCTION AND INSTALLATION OF POND 'C' AND 'D' OUTFALL AND PIPING.	MAINTAIN STORM-WATER FLOW FROM ADJACENT EXISTING OUTFALL STRUCTURE.
9	THE STORMWATER BASINS ARE TO BE CONSTRUCTIED PRIOR TO OTHER SITE ITEMS.	BEGIN EXCAVATION AND SHAPING OF THE STORMWATER BASINS AFTER RUNOFF CONTROLS HAVE BEEN INSTALLED.
10	COMPLETE THE INSTALLATION OF SILT FENCING AROUND POND 'C' TO PROVIDE COMPLETE PERIMETER CONTROL AROUND THE POND.	INSTALL ADDITIONAL AND COMPLETE PERIMETER SILT FENCING AROUND POND 'C'
11	LAND CLEARING AND GRADING -SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING PER THE CONSTRUCTION AND STABILIZATION PHASE SWPPP.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
12	INSTALL RUNOFF CONVEYANCE SYSTEM - INSTALL STORM DRAINS, STABILIZE BANKS AND CHANNELS. INSTALL STORM DRAIN INLET PROTECTION AS SOON AS INLET IS INSTALLED. INSTALL IN THE EXISTING DITCH FIRST BEFORE OTHER AREAS.	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING. OUTFALL DITHC OR PIPING TO BE IN OPERATION.
13	INSTALL WASTEWATER COLLECTION, WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING.
14	SURFACE STABILIZATION -TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
15	AS IMPERVIOUS PAVEMENTS ARE INSTALLED, INLET PROTECTION TO REMAIN AS TYPE A UNTIL STABILIZATION.	INSTALL SEDIMENT CONTROL BMPS AS THE INLET BOXES BECOME AVAILABLE ON A BOX BY BOX PROCESS.
	STABILIZATION PHASE	
16	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.
17	REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL BMPS AS ADJACENT AREAS ARE STABILIZED.	REMOVE SEDIMENT AND EROSION CONTROL BMPS ON A CASE BY CASE BASINS AND ONLY AFTER ALL UPSTREAM CONTRIBUTING AREA IS STABILZED.
18	PERFORM FINAL MAINTENANCE TO SEDIMENT BASINS.	ONCE ALL AREAS HAVE BEEN STABILIZED, REMOVE SEDIMENT DEPOSITS AND PERFORM FINAL STABILIZATION FOR ALL DRY INFILTRATION PONDS

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www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP – CHARTS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	N/A

EC0.2

EXISTING CAPE POINT RIGHT-OF-WAY

STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

TREE PROTECTION

13" PALM TO BE REMOVED

11" OAK TO BE REMOVED

SILT FENCE

TREE PROTECTION

DRAINAGE EASEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200

www.thomasandhutton.com

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP – INITIAL PHASE

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

EC1.1

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ELECTRONIC VERSION CHECKED TUE, FEB 20, 2024 8:15:18 PM

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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - CONSTRUCTION PHASE

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

EC2.1



EC3.1

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

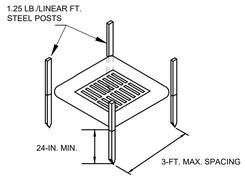
SWPPP - STABILIZATION PHASE

JOB NO: C:\25854.000\
DATE: 11/20/25
DRAWN: LMD
DESIGNED: LMD
REVIEWED: DJJ
APPROVED: DJJ
SCALE: AS SHOWN

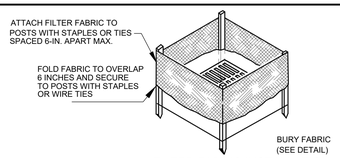
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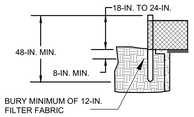
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POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

MATERIALS:
USE FILTER FABRIC THAT CONFORMS TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

USE STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

INSTALLATION:
EXCAVATE A TRENCH 6-INCHES WIDE AND 6-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE INLET UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

EXTEND THE FILTER FABRIC A MINIMUM OF 12-INCHES INTO THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR CRUSHED STONE AND COMPACT OVER THE FILTER FABRIC UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

USE STEEL POSTS WITH A MINIMUM POST LENGTH OF 60-INCHES CONSISTING OF STANDARD "T" SECTIONS WITH A WEIGHT OF 1.25 POUNDS PER FOOT (±8%). INSTALL THE FILTER FABRIC TO A MINIMUM HEIGHT OF 24-INCHES ABOVE GRADE. SPACE THE STEEL POSTS AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3-FEET APART AND DRIVE THEM INTO THE GROUND A MINIMUM OF 24-INCHES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO THE LENGTH OF THE PROTECTED AREA TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, WRAP FILTER FABRIC TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.

ATTACH FABRIC TO STEEL POSTS WITH HEAVY-DUTY PLASTIC TIES.

ATTACH AT LEAST FOUR (4) EVENLY SPACED TIES IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES, AFFIX TIES IN NO LESS THAN FOUR (4) PLACES.

INSPECTION AND MAINTENANCE:

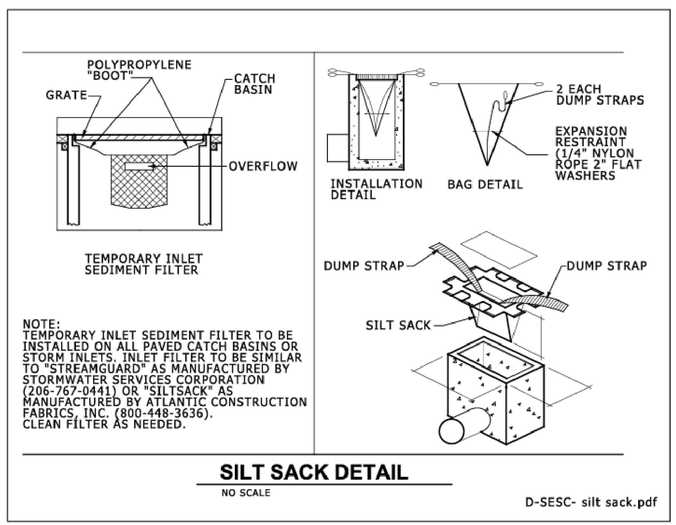
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA, ALWAYS PROVIDING ADEQUATE SEDIMENT STORAGE VOLUME FOR THE NEXT STORM.

STORM DRAIN INLET PROTECTION STRUCTURES SHOULD BE REMOVED ONLY 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. USE APPROPRIATE PERMANENT STABILIZATION METHODS TO STABILIZE BARE AREAS AROUND THE INLET.

FILTER FABRIC INLET PROTECTION (TYPE A)

NOT TO SCALE





SILT SACK DETAIL

NO SCALE

D-SESC- silt sack.pdf



RIGID INLET FILTERS (TYPE D)

NOT TO SCALE

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

EROSION CONTROL SYMBOL LEGEND

DESCRIPTION	PLAN SYMBOL	PLAN LABEL
STABILIZED CONSTRUCTION ENTRANCE	SCE	SCE
SINGLE ROW SILT FENCE		SF
TYPE A - FABRIC INLET PROTECTION	A	FIP
DOUBLE ROW SILT FENCE		SF

NOTES:

WHEN AND WHERE TO USE IT:

STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS:

IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFFSITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION:

REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.

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 1-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 OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:

INSPECT CONSTRUCTION ENTRANCES EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION, OR AFTER HEAVY USE. CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

WASH OR REPLACE STONES AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES.

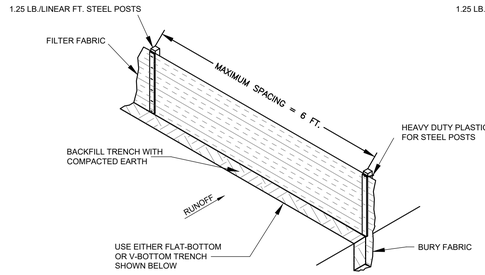
FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

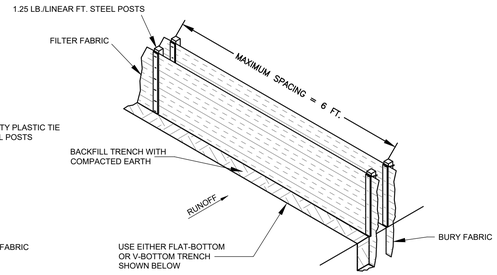
REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

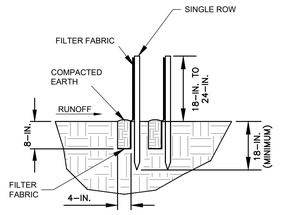
NOT TO SCALE



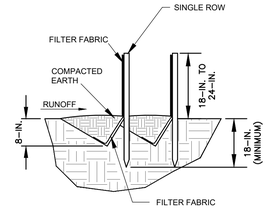
SINGLE-ROW SILT FENCE



DOUBLE-ROW SILT FENCE



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

NOTES:

WHEN AND WHERE TO USE IT:
SILT FENCE IS APPLICABLE IN AREAS:

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100-FEET.
WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO FENCE LINE) IS 2H:1V.
THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS:

STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4-FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS:
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

GEOTEXTILE FILTER FABRIC:
FILTER FABRIC IS:
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES.
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 DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES.
CUT TO A MINIMUM WIDTH OF 36 INCHES.

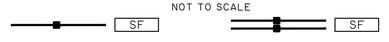
USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

INSTALLATION:
EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP.
INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 2- INCHES ABOVE THE FABRIC, WITH NO MORE THAN 3-FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6-FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG, SPACED A MAXIMUM OF 6-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN CALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE THE GROUND MAY BE GREATER THAN 24-INCHES. IN TIDAL AREAS, EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4-, 5-, OR 6-FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
INSPECT EVERY SEVEN CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPS) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.

SILT FENCE

NOT TO SCALE



ELECTRONICALLY FILED - 2023 Jan 28 01:51 PM - CHARLESTON COUNTY - PAGE 2 OF 2

NO.	REVISIONS	BY	DATE
1	3088001980		

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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA
CAPE POINT SERVICE VEHICLE ACCESS
SWPPP - DETAILS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	N/A

EC4.1

Z:\25854\25854.0001\Engineering\Drawings\Construction Plans\25854-0000 - EC-01.dwg - Oct 9, 2023 - 9:52:20 AM

Z:\25854\25854-000\Engineering\Drawings\Construction Plans\Revised Extension - 20231205\25854-000 - PSD-PL.dwg - Jan 5, 2024 - 9:56:32 AM

ELECTRONIC COPY OF CONSTRUCTION PLANS. CASE #2024-PP-10880
DRAWING ISSUED: FEB. 2024 | 1:51 PM | MAR 28

GATE ACCESS KEYPAD

REPLACE EXISTING 18" CONCRETE HEADER CURB

GATE ARMS AND CONTROL BOXES

REPLACE EXISTING 18" CONCRETE HEADER CURB

EXISTING CAPE POINT RIGHT-OF-WAY

NEW ASPHALT PAVEMENT TO MEET EXISTING PAVEMENT IN STRAIGHT SAW-CUT JOINT AND A FLUSH FINISH. PRIOR TO PAVING THE CUT FACE OF EXISTING PAVEMENT IS TO BE COATED IN A TACK COAT.

(2) 28' - 4" CONDUIT

SEE SHEET C5.1 FOR RIBBON CURB DETAILS

SEE SHEET C5.1 FOR PAVER SURFACE DETAILS

RAISE MANHOLE TO FINISH GRADE

BOLLARD LOCATION

2" IRRIGATION METER

EXISTING FIRE HYDRANT

EXISTING MANHOLE

EXISTING JUNCTION BOXES

MEMBER AND DELIVERY ENTRANCE - NO VEHICULAR ACCESS

SEE SHEET C5.1 FOR PAVER SURFACE DETAILS

CHARLESTON COUNTY BEACHWALKER PARK

SOUTHERN PINES LANE

DRAINAGE EASEMENT

LOT 2 (PARCEL 13A)
TMS 207-05-00-122

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

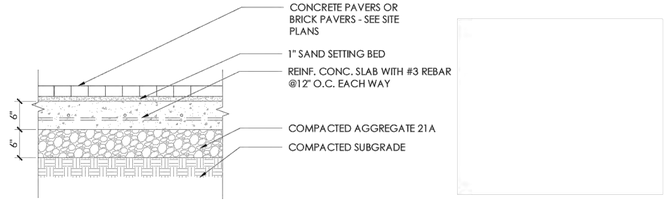
SITE DEVELOPMENT PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

C3.1

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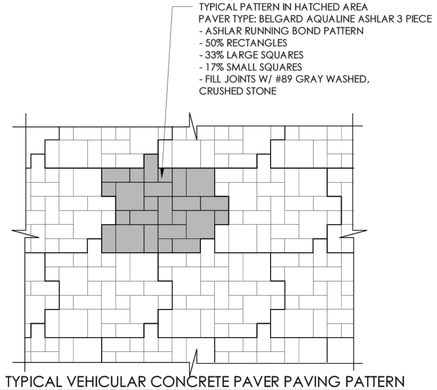
ELECTRONICALLY FILED - 2024 Jul 18 1:51 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1000890



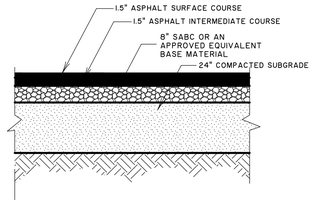
NOTE:

1. CROWN PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{16}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. USE HEAVY VEHICULAR BRICK IN ROADWAY, TRAFFIC ISLANDS, AND CROSSWALKS

4 / L5.00 CONCRETE PAVER OR BRICK PAVING VEHICULAR
SCALE: 1" = 1'-0"

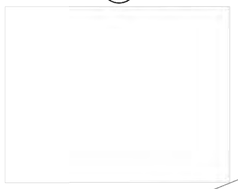


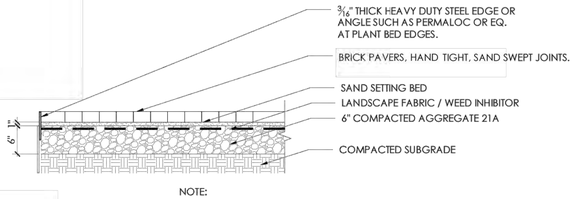
1 / L1.04 TYPICAL VEHICULAR CONCRETE PAVER PAVING PATTERN
SCALE: 1/2" = 1'-0"



ASPHALT SURFACE DETAIL

NOT TO SCALE

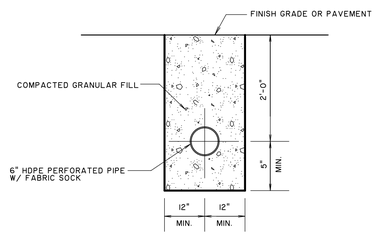




NOTE:

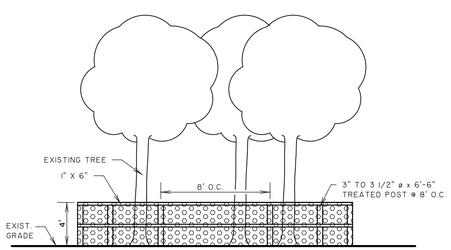
1. CROWN CONCRETE PAVERS OR BRICK PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{8}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. SEE PLANS FOR LOCATIONS OF PEDESTRIAN AND VEHICULAR PAVEMENT ON AGGREGATE. GRADE VARIES - SEE SPECIFICATIONS.

7 / L5.00 CONCRETE PAVER OR BRICK PAVING PEDESTRIAN
SCALE: 1" = 1'-0"



SUBGRADE DRAIN DETAIL

NOT TO SCALE

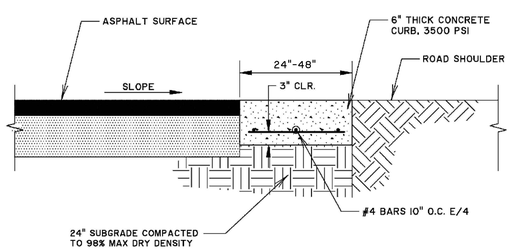


NOTES:

1. CONTRACTOR TO PROTECT AND SAVE TREE. INSTALL 4' HIGH WOODEN RAIL FENCE AROUND TREE. FENCE TO BE CONSTRUCTED OF TREATED LUMBER.
2. ATTACH RAILS TO POST WITH GALVINIZED NAILS.

TREE PROTECTION DETAIL

NOT TO SCALE



CONCRETE RIBBON CURB

NOT TO SCALE

NO.	REVISIONS	BY	DATE

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CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

PAVING GRADING & DRAINAGE DETAILS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 1'

C5.1

EXHIBIT 3-D

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LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCING PER LANDSCAPE (MORE CONSERVATIVE)
- TREE PROTECTION FENCING PER CIVIL (FOR PERMIT ONLY)
- TREE TO REMAIN

NOTES:

1. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT BEFORE DEMOLITION AND TOGETHER THEY SHALL IDENTIFY AND FLAG TREES TO BE DEMO-ED AND SALVAGED ON SITE FOR FURNISHINGS.
2. CONTRACTOR TO DESIGNATE A PROTECTED AREA ON SITE FOR SALVAGED TREES & MATERIALS.
3. THE CONSTRUCTION ENTRANCE WILL BECOME THE FUTURE BRIDGE SITE. CONTRACTOR TO MINIMIZE DISTURBANCE OF THIS AREA TO THE EXTENT POSSIBLE. SALVAGE EXISTING TOP SOIL AND STORE ON-SITE FOR PLANTING PHASE OF CONSTRUCTION. ADDITIONALLY, SOIL REMEDIATION MAY BE REQUIRED
4. CLEARING NOTE: ARB APPROVED LIMITS OF CLEARING WILL BE DETERMINED IN THE FIELD AND ARE MORE RESTRICTIVE THAN CLEARING LIMITS SHOWN ON THESE PLANS.
5. TREE PROTECTION FENCING MUST BE APPROVED BY FIELD REVIEW WITH OWNER AND LANDSCAPE ARCHITECT.
6. DEMOLITION CONTRACTOR SHOULD INSTALL AND RESPECT TREE PROTECTION FENCE AS SHOWN IN THESE DRAWINGS.

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: CLEARING AND TREE UNDERSTORY PROTECTION PLAN

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: L:\Active\Kiawah\Land\PLACE Drawings\Documents\Presentation\SHEETS\L03 WESTfinClearing and Tree Understory Protection Plan1.dwg

DATE: 10/06/2023

SOUTH CAROLINA — SURCULUS, LLC — LA No. 353 — CERTIFICATE OF AUTHORIZATION

State of South Carolina — REGISTERED LANDSCAPE ARCHITECT — No. 1210 — KEVIN FINCH STEVENS

SURCULUS
Landscape Architecture
91-B Broad Street, Charleston, SC 29401
surculus@surculusdesign.com / 843.708.5240

JOB NUMBER:

SHEET NUMBER: L0.03

EXHIBIT 3-E

ELECTRONICALLY FILED - 2025 Jan 28 1:51 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

EXTERIOR MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
01	NUCEDAR SHINGLES; COLOR TBD
02	VERTICAL SIDING; COLOR TBD
03	BRICK VENEER; COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



NORTH ELEVATION (1)

SCALE: 1/4" = 1'-0"

3/14/2024 12:19:21 PM

MHK ARCHITECTURE

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WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9839

SOUTH CAROLINA SEAL
REG# AR 101418

SCHEMATIC DESIGN 03/14/2024

PRELIMINARY EXTERIOR ELEVATIONS 4-UNIT BUILDING

PHASE SD
PR NO 23008

A200

EXTERIOR MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
01	NUCEDAR SHINGLES; COLOR TBD
02	VERTICAL SIDING; COLOR TBD
03	BRICK VENEER; COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



SOUTH ELEVATION 1

SCALE: 1/4" = 1'-0"

3/14/2024 12:19:26 PM

MHK ARCHITECTURE

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WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9839

SOUTH CAROLINA SEAL
REG# AR 101418

SCHEMATIC DESIGN 03.14.2024

PRELIMINARY EXTERIOR ELEVATIONS 4-UNIT BUILDING

PHASE	SD
PR NO	23008

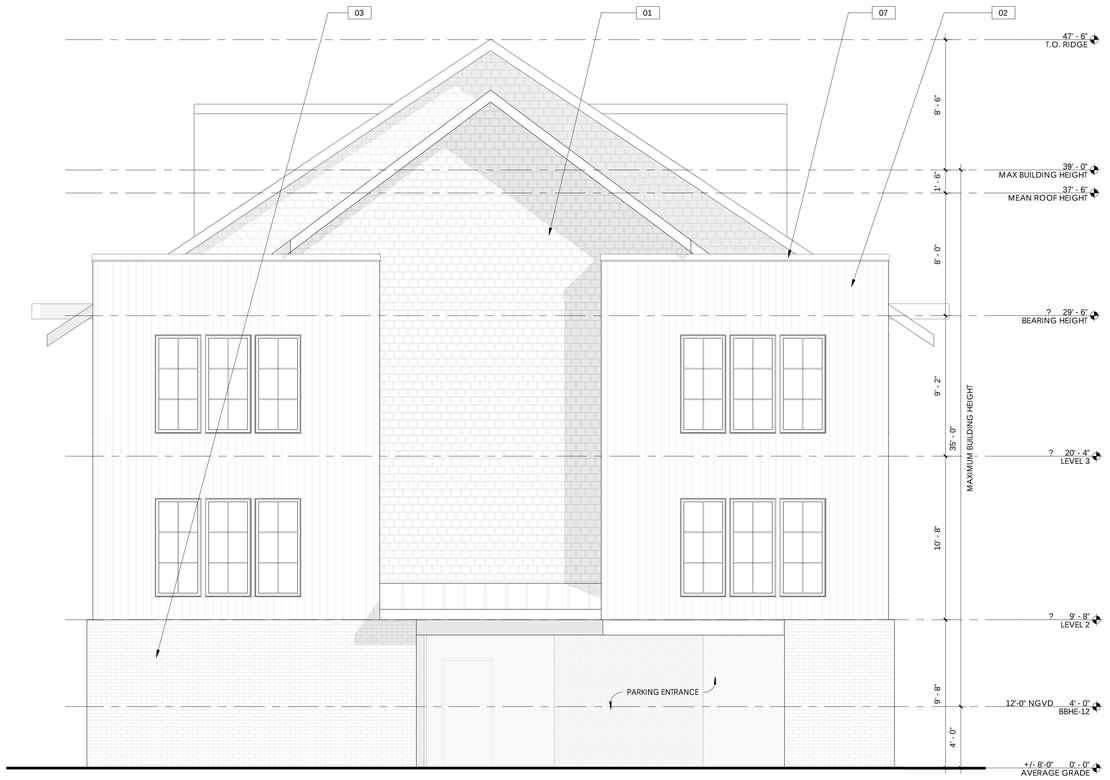
A201

EXTERIOR MATERIAL KEYNOTE LEGEND	
Key Value	Keynote Text
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02	VERTICAL SIDING; COLOR TBD
03	BRICK VENEER; COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



EAST ELEVATION 1

SCALE: 1/4" = 1'-0"



WEST ELEVATION 2

SCALE: 1/4" = 1'-0"

3/14/2024 12:19:31 PM

MHK ARCHITECTURE

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NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9839

SOUTH CAROLINA SEAL
REG# AR 101418

SCHEMATIC DESIGN 03/14/2024

PRELIMINARY
EXTERIOR
ELEVATIONS
4-UNIT
BUILDING

PHASE SD
PR NO 23008

A202

EXHIBIT 4-A

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Kiawah Island

SITE DEVELOPMENT

OF

CAPE POINT SERVICE VEHICLE ACCESS

CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR:

KRA, LP

1 KIAWAH ISLAND PARKWAY

KIAWAH ISLAND, SC 29455

(843) 768-3418

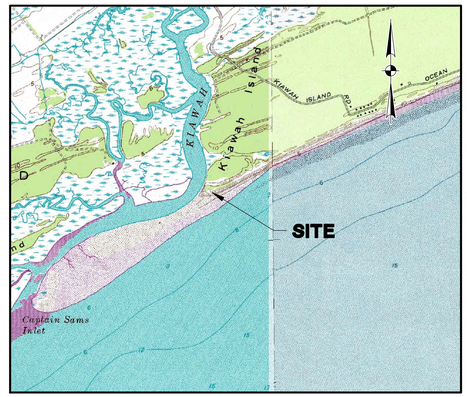
TM# 207-05-00-011

NOVEMBER 20, 2023

J-25854.0001

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

J-25854.0001 CAPE POINT SERVICE VEHICLE ACCESS
11/20/23

Sheet List Table	
Sheet Number	Sheet Title
C0	Cover Sheet
G0.1	General Notes and Project Map
G0.2	Staking and Signage Overall Plan
G0.3	Existing Conditions and Demolition Plan
EC0.1	SWPPP - Notes
EC0.2	SWPPP - Charts
EC1.1	SWPPP - Initial Phase
EC2.1	SWPPP - Construction Phase
EC3.1	SWPPP - Stabilization Phase
EC4.1	SWPPP - Details
C3.1	Site Development Plan
C3.4	Drainage Profiles
C5.1	Paving Grading & Drainage Details

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 36382 DOMONIC J. JONES

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

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

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ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHELENE		LF	LINEAR FEET		SF	SQUARE FEET
BOT	BOTTOM		MAX	MAXIMUM		SS	SANITARY SEWER
CI	CURB INLET		MIN	MINIMUM		TC	TOP OF CURB
CPP	CORRUGATED PLASTIC PIPE		MH	MANHOLE		TG	TOP OF GUTTER
DIP	DUCTILE IRON PIPE		OC	ON CENTER		TP	TOP OF PAVEMENT
EL	ELEVATION		PC	POINT OF CURVE		TW	TOP OF WALK
FG	FINISH GRADE		PH	POST HYDRANT		TYP	TYPICAL
FH	FIRE HYDRANT		PT	POINT OF TANGENT		W	WATER
FM	FORCE MAIN (SANITARY SEWER)		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY			
INV	INVERT ELEVATION		SD	STORM DRAINAGE			
JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE			

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		



PROJECT MAP

SCALE: 1" = 400'

GENERAL NOTES

1. SURVEYING AND BOUNDARY INFORMATION BY SWA SURVEYING, LLC.
2. ALL ELEVATIONS SHOWN ARE BASED ON NGVD 1929.
3. TOPOGRAPHIC SURVEY BY SWA SURVEYING, LLC.
4. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
5. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION., THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
6. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
8. THE FOLLOWING NOTES ARE SPECIFIED BY THE KICA AND ARE TO BE EXECUTED BY THE CONTRACTOR FOR STREETS IN THE PROJECT WHICH ARE TO BE DEEDED TO KICA:
   a. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF KICA AND THE PROJECT ENGINEER.
   b. ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET TOWN OF KIAWAH ISLAND STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE TOWN.
   c. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE TOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
   d. A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
   e. ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATION OR DRAINAGE MUST BE SUBMITTED AND APPROVED IN WRITING BY THE PROJECT ENGINEER.
   f. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
   g. ALL TREES SHOWING DISTURBANCE WITHIN THE PROTECTED ROOT ZONE SHALL BE PRUNED AND FERTILIZED BY A CERTIFIED ARBORIST PRIOR TO RECEIVING FINAL PLAT APPROVAL (THIS WORK WILL BE DONE BY THE OWNER OUTSIDE OF THE CONTRACT.)
   h. LAKE CONTOURS SHOWN HEREIN WILL PROVIDE A DEPTH ONE FOOT GREATER THAN NECESSARY FOR STORM WATER MANAGEMENT. THIS IS TO PROVIDE FOR ONE FOOT OF SILT BUILDUP DURING CONSTRUCTION OF ANY AREA OF ANY POND WHICH SILTS MORE THAN ONE FOOT ABOVE DESIGNED BOTTOM ELEVATION SHALL BE RESTORED TO THE MINIMUM ACCEPTABLE DEPTH OF ONE FOOT LESS THAN ORIGINAL CONSTRUCTED DEPTH.
   i. ALL ABOVE GROUND UTILITIES ARE TO BE OUTSIDE OF THE R/W AND ALL AT GRADE UTILITIES ARE TO BE OUT OF THE CURB LINE.
9. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
11. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BOTH CURRENT EDITIONS.
13. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
14. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TOWN OF KIAWAH ISLAND RODE CODE.

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG UGG
TELEPHONE	OHT OHT
UNDERGROUND TELEPHONE	UTL UTL
ELECTRICITY	OHP OHP
UNDERGROUND ELECTRICITY	UGP UGP

PREPARED FOR:

KRA, LP

1 KIAWAH ISLAND PARKWAY

KIAWAH ISLAND, SC 29455

(843) 768-3418

GENERAL INFORMATION

COUNTY	CHARLESTON
TOWN	TOWN OF KIAWAH ISLAND
ZONING	R2 ZONING DISTRICT
TMS	207-05-00-011
FLOOD	ZONE AE ELEV. 14
PERMIT	10-11-03-17J SCR104228

OWNER:
KRA, LP
1 KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
(843) 768-3418

ENGINEER:
THOMAS & HUTTON
682 JOHNNIE DODDS BLVD.
MT. PLEASANT, SC 29464
(843) 849-0200

SURVEYOR:
SWA SURVEYING, LLC
1035-B JENKINS ROAD
P.O. BOX 81085
CHARLESTON, SC 29416

ELECTRONICALLY FILED - 2024 Jan 18 1:51 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1000804

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

GENERAL NOTES AND PROJECT MAP

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.1

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ELECTRONICALLY FILED - 2024 Jun 28 1:51 PM - CHARLESTON COUNTY - COMMON PLEAS - CASE#2024CP1008806

GATE ACCESS KEYPAD

GATE ARMS AND CONTROL BOXES

EXISTING CAPE POINT RIGHT-OF-WAY

CHARLESTON COUNTY BEACHWALKER PARK

BOLLARD LOCATION

EXISTING WATER LINE

EXISTING 2" WATER SERVICE

PAVED WAITING AREA

MEMBER AND DELIVERY ENTRANCE - NO VEHICULAR ACCESS

EXISTING ELECTRIC LINES

DRAINAGE EASEMENT

SOUTHERN PINES LANE

LOT 2 (PARCEL 13A)
TMS 207-05-00-122

THE CAPE AT KIAWAH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

STAKING AND SIGNAGE OVERALL PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.2

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ELECTRONICALLY FILED - 2024 Jun 28 1:51 PM - CHARLESTON COUNTY - COMMON PLEAS - CASE#2024CP1003806

REMOVE EXISTING HEADER CURB

REMOVE EXISTING HEADER CURB

EXISTING CAPE POINT RIGHT-OF-WAY

13" PALM TO BE REMOVED

11" OAK TO BE REMOVED

REMOVE APPROX. 2,579 SF EXISTING PAVEMENT AND FLUSH CURB

BEACHWALKER PARK

THE CAPE KIAWAH

DRAINAGE EASEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

G0.3

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I. SITE DESCRIPTION

A. PROJECT DESCRIPTION

A.1.	PROJECT AREA	130.0 ACRES
A.2.	AREA DISTURBED	0.5 ACRES

B. DESCRIPTION OF CONSTRUCTION ACTIVITY

WORK CONSISTS OF WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS, STORMWATER MANAGEMENT AND ROAD CONSTRUCTION.

C. RUNOFF DATA

C.1.	SOIL CLASSIFICATIONS:	BEACHES
C.2.	LAND USE(S):	RESIDENTIAL

D. RECEIVING WATERS

D.1.	CLOSEST RECEIVING WATERS:	KIAWAH RIVER
D.2.	ULTIMATE RECEIVING WATERS:	ATLANTIC OCEAN

E. FLOOD

E.1.	FEMA FLOOD ZONE(S):	VE (15&16) AE (13&14)
E.2.	FEMA FLOOD INSURANCE MAP(S):	4519C0785J 11/17/04

II. CONTROL MEASURES

1. EROSION AND SEDIMENT CONTROLS

PRIOR TO START OF CONSTRUCTION, ALL EXTERIOR SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLANS.

1.1. CLEARING

1.1.1. AS CLEARING IS COMPLETED, ADDITIONAL SILT FENCE WILL BE INSTALLED WHERE NECESSARY, SUCH AS POINTS WHERE FLOWS BECOME CHANNELIZED, AND OTHER POINTS WHERE EXCESSIVE RUNOFF VELOCITIES MAY OCCUR.

1.1.2. INSTALL CONSTRUCTION ENTRANCES / EXITS BEFORE BEGINNING CLEARING.

1.1.3. CONSTRUCTION DELAYS IN ANY ONE AREA GREATER THAN 14 DAYS PRIOR TO START OF ROUGH GRADING WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.1.4. MAINTAIN EXISTING VEGETATION WHENEVER POSSIBLE AND MINIMIZE THE AREA OF DISTURBANCE. RETAIN AND PROTECT TREES TO ENHANCE FUTURE LANDSCAPING EFFORTS AND REDUCE RAINDROP IMPACT.

1.1.5. INSTALL ALL SEDIMENT CONTROL PRACTICES PRIOR TO ANY UP-SLOPE SOIL DISTURBING ACTIVITIES.

1.1.6. PHASE CONSTRUCTION ACTIVITIES TO MINIMIZE THE AREAS DISTURBED AT ONE TIME. THIS WILL ALSO ALLOW COMPLETED AREAS TO BE STABILIZED AND RE-VEGETATED BEFORE DISTURBING ADJACENT SITES. THE NEED FOR TEMPORARY EROSION CONTROL MEASURES MAY BE AVOIDED BY COMPLETING A PHASE AND INSTALLING PERMANENT EROSION CONTROL MEASURES WHEN THE FINAL GRADE IS ATTAINED.

1.1.7. MAINTAIN AND PROTECT ALL NATURAL WATERWAYS. RETAIN AT LEAST A 35-FOOT UNDISTURBED BUFFER OF NATURAL VEGETATION ALONG ALL WATERWAYS TO FILTER OUT SEDIMENT AND OTHER POLLUTANTS. MAINTAIN A 45-FOOT UNDISTURBED BUFFER AROUND SENSITIVE WATERS.

1.1.8. INSTALL SILT FENCE (OR BIO ROLLS/ROCK SOCK PRODUCTS) ON THE DOWN-SLOPE PERIMETER OF ALL DISTURBED AREAS PRIOR TO ANY SOIL DISTURBING ACTIVITIES (INCLUDING CLEARING AND GRUBBING). SILT FENCE CAN TREAT A MAXIMUM OF 100 SQUARE FEET PER LINEAL FOOT OF FENCE. INSTALL SILT FENCE IN SHORTER REACHES ON THE CONTOUR WITH EACH END TURNED UP-SLOPE. SWALES AND SHORELAND AREAS SHOULD ALSO BE PROTECTED WITH SILT FENCE, BIO ROLLS, OR ROCK SOCKS.

1.1.9. IN AREAS OF CONCENTRATED FLOW INSTALL STRAW BALE CHECKS, ROCK CHECK DAMS, TRIANGULAR DIKES, BIO ROLL BLANKETS, OR ROCK SOCKS TO SLOW RUNOFF AND TRAP SEDIMENT.

1.1.10. USE TEMPORARY SLOPE DRAINS OR ROCK CHUTES TO MOVE WATER DOWN STEEP SLOPES.

1.1.11. CONSTRUCT SEDIMENT BASINS FOR DRAINAGE AREAS GREATER THAN 10 ACRES

1.2. ROUGH GRADING

1.2.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROUGH GRADING, DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.2.2. ALL AREAS NOT SUBJECT TO FURTHER CONSTRUCTION (DRAINAGE, SANITARY SEWER, ROADS, WATER DISTRIBUTION SYSTEMS, OR STORM WATER FACILITIES) SHALL BE GRASSED WITH A PERMANENT COVER.

1.2.3. COVER ANY STOCK PILED TOPSOIL WITH PLASTIC (OR OTHER IMPERVIOUS COVERING) OR USE A TEMPORARY SEED MIX. USE STOCKPILED TOPSOIL AS EARTHEN BERMS TO SERVE AS TEMPORARY SEDIMENT BASINS.

1.3. DRAINAGE

1.3.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING DRAINAGE INSTALLATION.

1.3.2. CONSTRUCTION DRAINAGE WILL BE ROUTED THROUGH LAKES, WHICH WILL ACT AS SEDIMENT BASINS OR OTHER ACCEPTABLE SEDIMENT BASINS/TRAPS.

1.3.3. STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL SHEET SHALL BE INSTALLED ON ALL CURB INLETS, STORM DRAIN MANHOLES, JUNCTION BOXES, AND GRATE INLETS.

1.3.4. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF THE NEXT CONSTRUCTION SEQUENCE WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.3.5. ALL STORM LINES NOT IN STREETS OR OTHER PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL.

1.4. WATER DISTRIBUTION SYSTEM INSTALLATION

1.4.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WATER DISTRIBUTION SYSTEM.

1.4.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.5. WASTEWATER COLLECTION SYSTEM INSTALLATION

1.5.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING INSTALLATION OF THE WASTEWATER SYSTEM.

1.5.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.6. CONSTRUCTION OF ROADS

1.6.1. ALL EXISTING CONTROLS WILL BE MAINTAINED DURING ROAD CONSTRUCTION.

1.6.2. DELAYS OF GREATER THAN 14 DAYS PRIOR TO START OF NEXT ACTIVITY WILL MANDATE STABILIZATION PROCEDURES. ACCEPTABLE METHODS OF STABILIZATION INCLUDE MULCHING AND TEMPORARY SEEDING.

1.7. GRASSING

1.7.1. ALL EXISTING CONTROLS WILL BE MAINTAINED UNTIL GRASSING IS ESTABLISHED

1.7.2. ANY AREAS THAT ERODE OR WHERE GRASS DOES NOT ESTABLISH ITSELF SHALL BE RE-GRADED AND RE-GRASSED.

2. STORM WATER MANAGEMENT

RUNOFF FROM THIS PROJECT WILL DISCHARGE INTO A STORM WATER MANAGEMENT SYSTEM. TREATMENT WILL OCCUR IN STORM WATER DETENTION PONDS.

3. OTHER CONTROLS

3.1. WASTE DISPOSAL

3.1.1. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO ANY RECEIVING WATERS.

3.1.2. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

3.1.3. THIS PLAN SHALL COMPLY WITH STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

3.1.4. DUST CONTROL ON DISTURBED AREAS - CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITE AND HAUL ROUTES. THE PURPOSE OF THE MEASURE IS TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES, WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

III. MAINTENANCE

1. MAINTENANCE PROGRAM

1.1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE VISUAL INSPECTIONS OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

1.2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ALL DRAINAGE SWALES, POCKETS, DEPRESSION, LOW LINES, AND OUTLET DITCHES SHALL DRAIN EFFECTIVELY AT ALL TIMES. SETTLEMENT OR WASHING THAT MAY OCCUR SHALL BE REPAIRED BY THE CONTRACTOR. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN AN EFFECTIVE BARRIER. MAINTAIN THE CONSTRUCTION EXIT IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. RESEED AND MULCH AREA WHERE SEEDING EMERGENCE IS POOR, OR WHERE EROSION OCCURS. PROTECT FROM TRAFFIC AS MUCH AS POSSIBLE. INSPECT ALL MULCHES PERIODICALLY, AND AFTER RAINSTORMS TO CHECK FOR EROSION, DISLOCATION OR FAILURE. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED AND REINSTALL MULCH. FOLLOW THE CONSTRUCTION SEQUENCE THROUGHOUT THE PROJECT DEVELOPMENT. WHEN CHANGES IN CONSTRUCTION ACTIVITIES ARE NEEDED, AMEND THE SEQUENCE SCHEDULE IN ADVANCE TO MAINTAIN MANAGEMENT CONTROL. IF MAJOR CHANGES ARE NECESSARY, SEND A COPY OF THE MODIFIED SCHEDULE TO THE ENGINEER, SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.

2. SILT FENCE

SILT FENCES WILL BE MONITORED DURING CONSTRUCTION. ANY SILT FENCE WHICH IS NOT FUNCTIONING PROPERLY WILL BE PROMPTLY REPAIRED. CLEAN OUT THE SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE OR REPLACE WITH FUNCTIONAL SILT FENCE WITHIN 24 HOURS. USE OF HOSES AND WATER TO FLUSH THE SEDIMENT INTO THE STORM INLETS IS UNACCEPTABLE.

3. SEDIMENTATION BASINS

SEDIMENTATION BASINS WHICH ARE AT 50% USED CAPACITY OR APPROACHING SUCH CAPACITY SHALL BE RE-EXCAVATED TO ORIGINAL DIMENSIONS AND THE SILT PROPERLY DISPOSED OF.

4. SEDIMENT LOGS/ROLLS

SEDIMENT LOGS/ROLLS OR OTHER CONTROL MEASURES WHICH BEGIN TO DISINTEGRATE OR FUNCTION INEFFECTIVELY SHALL BE PROMPTLY REPLACED.

5. VEGETATION COVER

ANY VEGETATION COVER SERVING TO STABILIZE DISTURBED SOILS WHICH IS ITSELF DISTURBED SHALL IMMEDIATELY BE REPLACED.

6. CONSTRUCTION ENTRANCE

MAINTAIN ROCK CONSTRUCTION ENTRANCE AND CLEAN ADJACENT ROADS OF ANY MUD TRACKED ONTO THEM.

IV. INSPECTIONS

1. QUALIFIED PERSONNEL WILL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS. WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH DURING THE WARRANTY PERIOD.

2. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

3. A WRITTEN REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES) AND WHETHER ANY DISCHARGES OCCURRED, LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE, LOCATION(S) OF BMP'S THAT NEED MAINTENANCE, LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, LOCATION(S) WHERE ADDITIONAL BMP'S ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION AND ANY CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO SWPPP NECESSARY AND IMPLEMENTATION DATES.

4. THE REPORT SHALL BE MAINTAINED AT LEAST THREE YEARS FROM THE DATE THE SITE IS FINALLY STABILIZED. THE REPORT MUST BE SIGNED AND SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT REFERENCED ABOVE. THE CONTRACTOR SHALL MAINTAIN THIS REPORT. THE REPORT SHALL BE SUBMITTED TO THE ENGINEER AND OWNER.

V. LONG TERM MAINTENANCE OF DRAINAGE AND STORM WATER MANAGEMENT SYSTEM

THE ROADS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY KIAWAH RESORT ASSOCIATES, LP AFTER CONSTRUCTION IS COMPLETE AND UNTIL SUCH TIME AS THE OWNERSHIP IS TURNED OVER TO A SUBSEQUENT NEW ENTITY.

VI. SC DHEC STANDARD NOTES

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

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

2.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.

2.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

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

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

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

STORMWATER POLLUTION PREVENTION PLAN

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

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

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

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

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

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

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

13. MINIMIZE SOIL COMPACTION IN AREAS NOT UNDER PAVEMENTS AND /OR STRUCTURES AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

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

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

16. THE FOLLOWING DISCHARGES ARE PROHIBITED:

16.1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;

16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;

16.3. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND

16.4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

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

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF PERMIT SCR100000 AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

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

VII. EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

4. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

5. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A MAJOR STORM EVENT.

6. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING AND PRIOR TO FINAL INSPECTION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY, THE EXISTING STORM WATER INLET(S) THAT RECEIVING RUNOFF FROM THE PROPOSED WORK AREA SHALL BE PROTECTED. THE TEMPORARY INLET PROTECTION MUST REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETED, THE STREET HAS BEEN SWEPT AND ANY EXPOSED SOILS ARE STABILIZED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REMOVING ANY TEMPORARY INLET PROTECTION INSTALLED; AFTER ALL DISTURBED AREAS ARE STABILIZED. TEMPORARY PROTECTION OF THE INLETS MAY BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING:

8.1. USE OF GRAVEL BAGS TO FILTER THE SEDIMENT FROM ANY RUNOFF. TO MAKE A GRAVEL BAG, USE A BAG MADE OF GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH EITHER 3/4 INCH ROCK OR 1/4 INCH PEA GRAVEL.

8.2. USE OF SEDIMENT LOGS TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH LOCAL EROSION CONTROL SUPPLIERS).

8.3. USE OF ABOVE OR UNDER-GRATE FILTER BAGS OR DEVICES TO FILTER THE SEDIMENT FROM ANY RUNOFF (AVAILABLE THROUGH EROSION CONTROL SUPPLIERS).

9. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION, SEDIMENTATION, OR FLOODING ON THE SITE, ON DOWNSTREAM PROPERTIES, IN THE RECEIVING CHANNELS, OR IN ANY STORM WATER INLET. WHEN SITE DEWATERING, WATER PUMPED FROM THE SITE, INCLUDING TRENCHES, SHALL BE TREATED BY ONE OF THE FOLLOWING:

9.1. TEMPORARY SEDIMENTATION BASINS

9.2. SEDIMENT FILTERBAGS

10. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES ARE ALL UTILITIES THAT EXIST ON THE PROJECT IN AN ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UNDERGROUND OR OVERHEAD FACILITIES, EVEN IF THE UTILITY IS NOT SHOWN ON THE SITE DEVELOPMENT PLANS. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITIES PROTECTION CENTER TO COORDINATE THE MARKING OF EXISTING UTILITY LINES A MINIMUM OF 96 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

11. THE CONTRACTOR SHALL FLUSH ALL INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE SILT AND DEBRIS. THE CLEANING AND FLUSHING OF INLETS AND PIPE (EXISTING AND PROPOSED) SHALL BE CONSIDERED PART OF THE COST FOR THE PROJECT.

12. EGRESS FROM THE SITE SHALL BE CONTROLLED SUCH THAT VEHICLES LEAVING THE SITE MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES.

13. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND DURATION OF EXPOSURE. IN SCHEDULING, TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST.

14. EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT. EROSION AND SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE ENTIRE PROJECT IS TERMINATED OR SUSPENDED FOR AND INDEFINITE LENGTH OF TIME, ALL DISTURBED AREAS SHALL BE PLANTED WITH PERMANENT VEGETATION.

15. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, IS BASED UPON FIELD INVESTIGATIONS AND IS BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME IS SHOWN AS INFORMATION ONLY, IS NOT GUARANTEED AND DOES NOT BIND THOMAS & HUTTON, OR THE OWNER IN ANY WAY.

16. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.

17. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE STORM WATER DISCHARGE.

18. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

19. LIME RATES AND ANALYSIS:

19.1. AGRICULTURAL LIME SHALL BE APPLIED AT THE RATE SHOWN IN THE SEEDING SECTION UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME APPLICATION SHALL BE WITHIN THE SPECIFICATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULT

STORMWATER POLLUTION PREVENTION PLAN
EROSION CONTROL LEGEND

TEMPORARY SEEDING - COASTAL

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

PERMANENT SEEDING - COASTAL

SPECIES	LABS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
ATLANTIC COASTAL	15												
PANICGRASS	PLS												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
(ALAMO)	PLS												
LITTLE BLUESTEM	4												
SERICEA LESPEDEZA	20												
BROWNTOP MILLET	10												
WEEPING LOVEGRASS	8												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10												
BAHIAGRASS	40												
RYE, GRAIN	10												
BAHIAGRASS	40												
CLOVER, CRIMSON (ANNUAL)	5												
BROWNTOP MILLET	10												
BAHIAGRASS	30												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	10												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
BERMUDA, COMMON	12												
KOBE LESPEDEZA (ANNUAL)	10												
BROWNTOP MILLET	10												
BAHIAGRASS	20												
BERMUDA, COMMON	6												
SERICEA LESPEDEZA	40												
BROWNTOP MILLET	10												
SWITCHGRASS	8												
LITTLE BLUESTEM	PLS												
INDIANGRASS	3												

DESCRIPTION	PLAN SYMBOL
SILT FENCE	
CLEARING LIMITS	CL CL
TREE PROTECTION	
SURFACE ROUGHENING	OR LG
TOP SOILING	
TEMPORARY SEEDING	TS
PERMANENT SEEDING	PS
STAKED SOD AROUND INLET	OR
RIPRAP	
OUTLET PROTECTION - RIP RAP	
OUTLET PROTECTION - ECB OR TRM	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
STORM DRAIN INLET PROTECTION - TYPE A FILTER FABRIC	A
STORM DRAIN INLET PROTECTION - TYPE F INLET TUBE	F
SILT SAC	G

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

CONSTRUCTION SEQUENCE

	CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
1	OBTAIN COPIES OF ALL PLAN APPROVALS AND OTHER APPLICABLE PERMITS.	CONTRACTOR TO MAINTAIN OS-SWPP AT ALL TIMES DURING CONSTRUCTION.
	INITIAL PHASE	
2	FLAG THE CLEARING LIMITS, MARK TREES TO BE PROTECTED, AND MARK BUFFER LIMITS FOR PROTECTION.	REVIEW TREE PROTECTION (BARRICADE) WITH OWNER. TAKE PICTURES OF ALL PROTECTED TREES AND LOCATIONS WHERE SITE WORK TIES INTO EXISTING INFRASTRUCTURE TO DOCUMENT PREDEVELOPMENT PROCEDURES.
3	HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. HOLD ADDITIONAL PRE CONSTRUCTION CONFERENCES AS NECESSARY FOR FUTURE WORK.	EACH CONTRACTOR, SUBCONTRACTOR, UTILITY CONTRACTOR, ETC. SHALL ATTEND A PRE CONSTRCUTION CONFERNECE IN PERSON AND EXECUTE A CONTRACTOR CERTIFICATION.
4	INSTALL CONSTRUCTION ACCESS PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	STABILIZE BARE AREAS IMMEDIATELY AND INSTALL CONSTRUCTION EXITS / ENTRANCES.
5	LIMITED LAND CLEARING, GRADING, AND INITIAL INSTALLATION OF PERIMETER EROSION CONTROL BMPS INCLUDING SILT FENCE, ETC.	BEGIN MINOR CLEARING AND GRADING AS NEEDED FOR INSTALLATION PERIMETER EROSION CONTROL BMPS.
6	CONSTRUCT PERIMETER EROSION CONTROL BMPS - SILT FENCE, ETC. PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL ALL PERIMETER EROSION CONTROL BMPS PRIOR TO ANY MAJOR CLEARING AND GRADING ACTIVITIES. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
7	ESTABLISH RUNOFF CONTROLS - DIVERSIONS, PERIMETER DIKES, AND OUTLET PROTECTION PER THE INITIAL LAND DISTURBANCE PHASE STORMWATER MANAGEMENT PLAN.	INSTALL KEY PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. INSTALL ADDITIONAL RUNOFF-CONTROL MEASURES DURING GRADING.
	CONSTRUCTION PHASE	
8	CONSTRUCTION AND INSTALLATION OF POND 'C' AND 'D' OUTFALL AND PIPING.	MAINTAIN STORM-WATER FLOW FROM ADJACENT EXISTING OUTFALL STRUCTURE.
9	THE STORMWATER BASINS ARE TO BE CONSTRUCTIED PRIOR TO OTHER SITE ITEMS.	BEGIN EXCAVATION AND SHAPING OF THE STORMWATER BASINS AFTER RUNOFF CONTROLS HAVE BEEN INSTALLED.
10	COMPLETE THE INSTALLATION OF SILT FENCING AROUND POND 'C' TO PROVIDE COMPLETE PERIMETER CONTROL AROUND THE POND.	INSTALL ADDITIONAL AND COMPLETE PERIMETER SILT FENCING AROUND POND 'C'
11	LAND CLEARING AND GRADING -SITE PREPARATION CUTTING, FILLING AND GRADING, SEDIMENTATION TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING PER THE CONSTRUCTION AND STABILIZATION PHASE SWPPP.	BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED. CLEAR AREAS ONLY AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
12	INSTALL RUNOFF CONVEYANCE SYSTEM - INSTALL STORM DRAINS, STABILIZE BANKS AND CHANNELS. INSTALL STORM DRAIN INLET PROTECTION AS SOON AS INLET IS INSTALLED. INSTALL IN THE EXISTING DITCH FIRST BEFORE OTHER AREAS.	WHERE NECESSARY, STABILIZE BANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING. OUTFALL DITHC OR PIPING TO BE IN OPERATION.
13	INSTALL WASTEWATER COLLECTION, WATER DISTRIBUTION, AND STORM DRAINAGE SYSTEMS.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE. DIRECT ALL TRENCHING AND OTHER DEWATERING OPERATIONS THROUGH A DEWATERING BAG OR SIMILAR BMP PRIOR TO DISCHARGING.
14	SURFACE STABILIZATION -TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.
15	AS IMPERVIOUS PAVEMENTS ARE INSTALLED, INLET PROTECTION TO REMAIN AS TYPE A UNTIL STABILIZATION.	INSTALL SEDIMENT CONTROL BMPS AS THE INLET BOXES BECOME AVAILABLE ON A BOX BY BOX PROCESS.
	STABILIZATION PHASE	
16	LANDSCAPING AND FINAL STABILIZATION - TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP.	STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS. REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.
17	REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL BMPS AS ADJACENT AREAS ARE STABILIZED.	REMOVE SEDIMENT AND EROSION CONTROL BMPS ON A CASE BY CASE BASINS AND ONLY AFTER ALL UPSTREAM CONTRIBUTING AREA IS STABILZED.
18	PERFORM FINAL MAINTENANCE TO SEDIMENT BASINS.	ONCE ALL AREAS HAVE BEEN STABILIZED, REMOVE SEDIMENT DEPOSITS AND PERFORM FINAL STABILIZATION FOR ALL DRY INFILTRATION PONDS

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www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP – CHARTS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	N/A

EC0.2

EXISTING CAPE POINT RIGHT-OF-WAY

STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

TREE PROTECTION

13" PALM TO BE REMOVED

11" OAK TO BE REMOVED

SILT FENCE

TREE PROTECTION

DRAINAGE EASEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

682 Johnnie Dodds Boulevard • Suite 100
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www.thomasandhutton.com

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP – INITIAL PHASE

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

EC1.1

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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - CONSTRUCTION PHASE

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

EC2.1



EC3.1

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

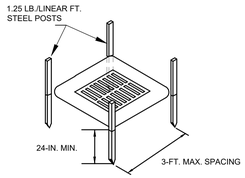
SWPPP - STABILIZATION PHASE

JOB NO: C:\25854.000\
DATE: 11/20/25
DRAWN: LMD
DESIGNED: LMD
REVIEWED: DJJ
APPROVED: DJJ
SCALE: AS SHOWN

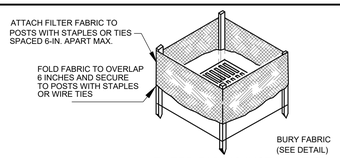
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NO.	REVISIONS	BY	DATE

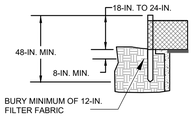
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POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

MATERIALS:
USE FILTER FABRIC THAT CONFORMS TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

USE STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
BE COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
BE PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

INSTALLATION:
EXCAVATE A TRENCH 6-INCHES WIDE AND 6-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE INLET UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

EXTEND THE FILTER FABRIC A MINIMUM OF 12-INCHES INTO THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR CRUSHED STONE AND COMPACT OVER THE FILTER FABRIC UNLESS THE FABRIC IS PNEUMATICALLY INSTALLED.

USE STEEL POSTS WITH A MINIMUM POST LENGTH OF 60-INCHES CONSISTING OF STANDARD "T" SECTIONS WITH A WEIGHT OF 1.25 POUNDS PER FOOT (±8%). INSTALL THE FILTER FABRIC TO A MINIMUM HEIGHT OF 24-INCHES ABOVE GRADE. SPACE THE STEEL POSTS AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3-FEET APART AND DRIVE THEM INTO THE GROUND A MINIMUM OF 24-INCHES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO THE LENGTH OF THE PROTECTED AREA TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, WRAP FILTER FABRIC TOGETHER ONLY AT A SUPPORT POST WITH BOTH ENDS SECURELY FASTENED TO THE POST, WITH A MINIMUM 6-INCH OVERLAP.

ATTACH FABRIC TO STEEL POSTS WITH HEAVY-DUTY PLASTIC TIES.

ATTACH AT LEAST FOUR (4) EVENLY SPACED TIES IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN ALL CASES, AFFIX TIES IN NO LESS THAN FOUR (4) PLACES.

INSPECTION AND MAINTENANCE:

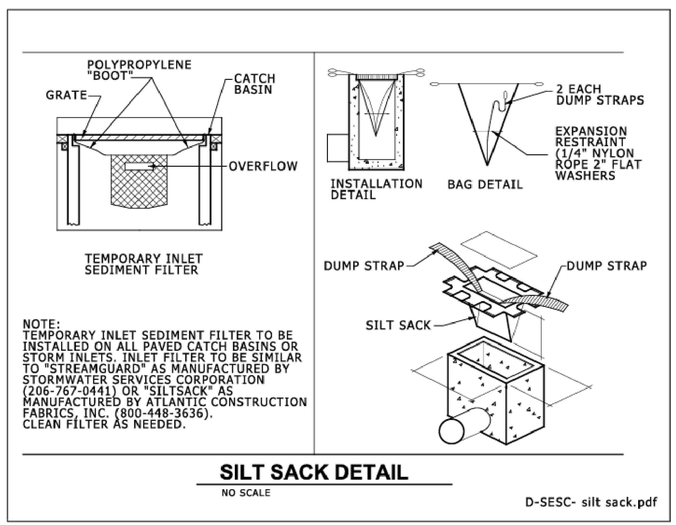
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA, ALWAYS PROVIDING ADEQUATE SEDIMENT STORAGE VOLUME FOR THE NEXT STORM.

STORM DRAIN INLET PROTECTION STRUCTURES SHOULD BE REMOVED ONLY 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. USE APPROPRIATE PERMANENT STABILIZATION METHODS TO STABILIZE BARE AREAS AROUND THE INLET.

FILTER FABRIC INLET PROTECTION (TYPE A)

NOT TO SCALE





SILT SACK DETAIL

NO SCALE

D-SESC- silt sack.pdf



RIGID INLET FILTERS (TYPE D)

NOT TO SCALE

LIST OF ACRONYMS FOR SEDIMENT AND EROSION CONTROL

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AMD	ACRYLAMIDE POLYMER
BFM	BONDED FIBER MATRIX
BMP(S)	BEST MANAGEMENT PRACTICE(S)
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
DHEC	DEPARTMENT OF HEATH AND ENVIRONMENTAL CONTROL
ECB	EROSION CONTROL BLANKET
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPSC	EROSION PREVENTION AND SEDIMENTATION CONTROL
FDA	UNITED STATES FOOD AND DRUG ADMINISTRATION
FGM	FLEXIBLE GROWTH MATRIX
HDPE	HIGH DENSITY POLYETHYLENE
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MSDS	MATERIAL SAFETY DATA SHEETS
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
PAM	POLYACRYLAMIDE OR POLYMER
RCP	REINFORCED CONCRETE PIPE
SCS	SOIL CONSERVATION SERVICE
SWPPP	STORMWATER POLLUTION PREVENTION PROGRAM
TRM	TURF REINFORCEMENT MAT
VFS	VEGETATED FILTER STRIP

EROSION CONTROL SYMBOL LEGEND

DESCRIPTION	PLAN SYMBOL	PLAN LABEL
STABILIZED CONSTRUCTION ENTRANCE	SCE	SCE
SINGLE ROW SILT FENCE		SF
TYPE A - FABRIC INLET PROTECTION	A	FIP
DOUBLE ROW SILT FENCE		SF

NOTES:

WHEN AND WHERE TO USE IT:

STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS:

IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFFSITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

INSTALLATION:

REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.

DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN.

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 1-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 OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:

INSPECT CONSTRUCTION ENTRANCES EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION, OR AFTER HEAVY USE. CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

WASH OR REPLACE STONES AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES.

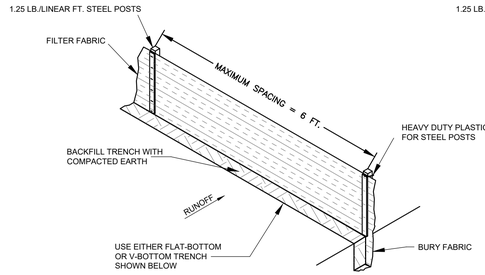
FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

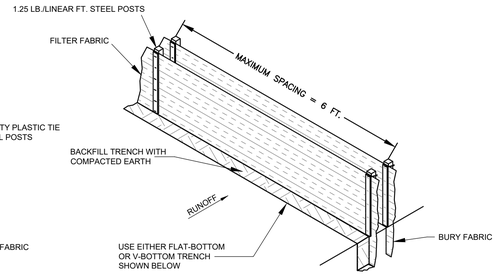
REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

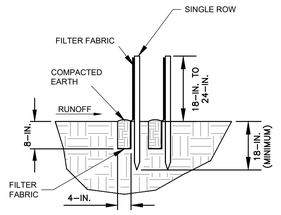
NOT TO SCALE



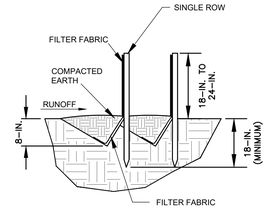
SINGLE-ROW SILT FENCE



DOUBLE-ROW SILT FENCE



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

NOTES:

WHEN AND WHERE TO USE IT:
SILT FENCE IS APPLICABLE IN AREAS:

WHERE THE MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE IS 100-FEET.
WHERE THE MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO FENCE LINE) IS 2H:1V.
THAT DO NOT RECEIVE CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

DO NOT PLACE SILT FENCE ACROSS CHANNELS OR USE IT AS A VELOCITY CONTROL BMP.

MATERIALS:

STEEL POSTS
USE 48-INCH LONG STEEL POSTS THAT MEET THE FOLLOWING MINIMUM PHYSICAL REQUIREMENTS:
COMPOSED OF HIGH STRENGTH STEEL WITH MINIMUM YIELD STRENGTH OF 50,000 PSI.
HAVE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND NOMINAL "T" LENGTH OF 1.48-INCHES.
WEIGH 1.25 POUNDS PER FOOT (± 8%).
HAVE A SOIL STABILIZATION PLATE WITH A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES ATTACHED TO THE STEEL POSTS.
PAINTED WITH A WATER BASED BAKED ENAMEL PAINT.

USE STEEL POSTS WITH A MINIMUM LENGTH OF 4-FEET, WEIGHING 1.25 POUNDS PER LINEAR FOOT (± 8%) WITH PROJECTIONS TO AID IN FASTENING THE FABRIC. EXCEPT WHEN HEAVY CLAY SOILS ARE PRESENT ON SITE, STEEL POSTS WILL HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM SUCH THAT WHEN THE POST IS DRIVEN TO THE PROPER DEPTH, THE PLATE WILL BE BELOW THE GROUND LEVEL FOR ADDED STABILITY.
THE SOIL PLATES SHOULD HAVE THE FOLLOWING CHARACTERISTICS:
BE COMPOSED OF MINIMUM 15 GAUGE STEEL.
HAVE A MINIMUM CROSS SECTION AREA OF 17-SQUARE INCHES.

GEOTEXTILE FILTER FABRIC:
FILTER FABRIC IS:
COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS COMPOSED OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES.
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 DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES.
CUT TO A MINIMUM WIDTH OF 36 INCHES.

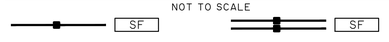
USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

INSTALLATION:
EXCAVATE A TRENCH APPROXIMATELY 6-INCHES WIDE AND 6-INCHES DEEP WHEN PLACING FABRIC BY HAND. PLACE 12-INCHES OF GEOTEXTILE FABRIC INTO THE 6-INCH DEEP TRENCH, EXTENDING THE REMAINING 6-INCHES TOWARDS THE UPSLOPE SIDE OF THE TRENCH. BACKFILL THE TRENCH WITH SOIL OR GRAVEL AND COMPACT. BURY 12-INCHES OF FABRIC INTO THE GROUND WHEN PNEUMATICALLY INSTALLING SILT FENCE WITH A SLICING METHOD. PURCHASE FABRIC IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, WRAPPED THE FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 6-INCH MINIMUM OVERLAP.
INSTALL POSTS TO A MINIMUM DEPTH OF 24-INCHES. INSTALL POSTS A MINIMUM OF 1- TO 2- INCHES ABOVE THE FABRIC, WITH NO MORE THAN 3-FEET OF THE POST ABOVE THE GROUND. SPACE POSTS TO MAXIMUM 6-FEET CENTERS. ATTACH FABRIC TO WOOD POSTS USING STAPLES MADE OF HEAVY-DUTY WIRE AT LEAST 1-1/2-INCH LONG, SPACED A MAXIMUM OF 6-INCHES APART. STAPLE A 2-INCH WIDE LATHE OVER THE FILTER FABRIC TO SECURELY FASTEN IT TO THE UPSLOPE SIDE OF WOODEN POSTS. ATTACH FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED AND PLACED IN A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC. IN CALL CASES, TIES SHOULD BE AFFIXED IN NO LESS THAN 4 PLACES. INSTALL THE FABRIC A MINIMUM OF 24-INCHES ABOVE THE GROUND. WHEN NECESSARY, THE HEIGHT OF THE FENCE ABOVE THE GROUND MAY BE GREATER THAN 24-INCHES. IN TIDAL AREAS, EXTRA SILT FENCE HEIGHT MAY BE REQUIRED. THE POST HEIGHT WILL BE TWICE THE EXPOSED POST HEIGHT. POST SPACING WILL REMAIN THE SAME AND EXTRA HEIGHT FABRIC WILL BE 4-, 5-, OR 6-FEET TALL. LOCATE SILT FENCE CHECKS EVERY 100 FEET MAXIMUM AND AT LOW POINTS. INSTALL THE FENCE PERPENDICULAR TO THE DIRECTION OF FLOW AND PLACE THE FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.

INSPECTION AND MAINTENANCE:
INSPECT EVERY SEVEN CALENDAR DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING. IF THE FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPS) ARE NO LONGER NEEDED. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.

SILT FENCE

NOT TO SCALE



ELECTRONICALLY FILED - 2023 Jan 28 01:51 PM - CHARLESTON COUNTY - PAGE 2 OF 2

NO.	REVISIONS	BY	DATE
1	3088001980		

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www.thomasandhutton.com

KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA
CAPE POINT SERVICE VEHICLE ACCESS
SWPPP - DETAILS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	N/A

EC4.1

Z:\25854\25854.0001\Engineering\Drawings\Construction Plans\25854-0000 - EC-01.dwg - Oct 9, 2023 - 9:52:20 AM

Z:\25854\25854-000\Engineering\Drawings\Construction Plans\Revised Extension - 20231205\25854-000 - PSD-PL.dwg - Jan 5, 2024 - 9:56:32 AM

ELECTRONIC COPY OF CONSTRUCTION PLANS. CASE #2024-PP-10880
DRAWING ISSUED: FEB. 2024 | 1:51 PM | MAR 28

GATE ACCESS KEYPAD

REPLACE EXISTING 18" CONCRETE HEADER CURB

GATE ARMS AND CONTROL BOXES

REPLACE EXISTING 18" CONCRETE HEADER CURB

EXISTING CAPE POINT RIGHT-OF-WAY

NEW ASPHALT PAVEMENT TO MEET EXISTING PAVEMENT IN STRAIGHT SAW-CUT JOINT AND A FLUSH FINISH. PRIOR TO PAVING THE CUT FACE OF EXISTING PAVEMENT IS TO BE COATED IN A TACK COAT.

(2) 28' - 4" CONDUIT

SEE SHEET C5.1 FOR RIBBON CURB DETAILS

SEE SHEET C5.1 FOR PAVER SURFACE DETAILS

RAISE MANHOLE TO FINISH GRADE

BOLLARD LOCATION

2" IRRIGATION METER

EXISTING FIRE HYDRANT

EXISTING MANHOLE

EXISTING JUNCTION BOXES

MEMBER AND DELIVERY ENTRANCE - NO VEHICULAR ACCESS

SEE SHEET C5.1 FOR PAVER SURFACE DETAILS

CHARLESTON COUNTY BEACHWALKER PARK

SOUTHERN PINES LANE

DRAINAGE EASEMENT

LOT 2 (PARCEL 13A)
TMS 207-05-00-122

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	BY	DATE

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Mt. Pleasant, SC 29464 • 843.849.0200
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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

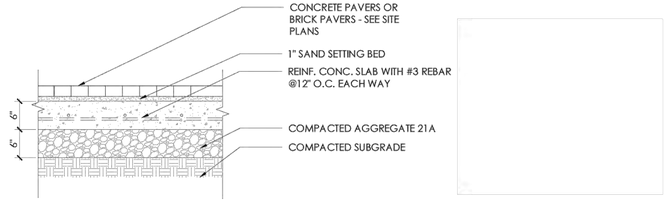
SITE DEVELOPMENT PLAN

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

C3.1

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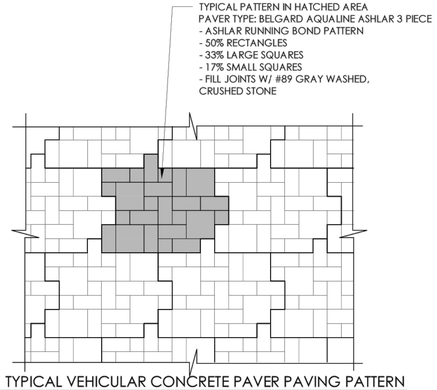
ELECTRONICALLY FILED - 2024 Jul 18 1:51 PM - CHARLESTON COMMON PLEAS - CASE#2024CP1000890



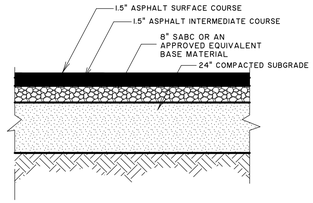
NOTE:

1. CROWN PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{16}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. USE HEAVY VEHICULAR BRICK IN ROADWAY, TRAFFIC ISLANDS, AND CROSSWALKS

4 / L5.00 CONCRETE PAVER OR BRICK PAVING VEHICULAR
SCALE: 1" = 1'-0"

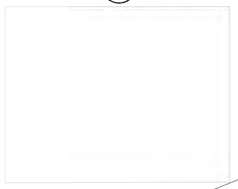


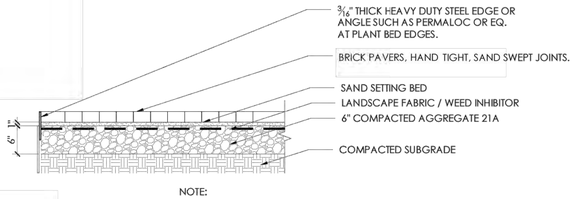
1 / L1.04 TYPICAL VEHICULAR CONCRETE PAVER PAVING PATTERN
SCALE: 1/2" = 1'-0"



ASPHALT SURFACE DETAIL

NOT TO SCALE

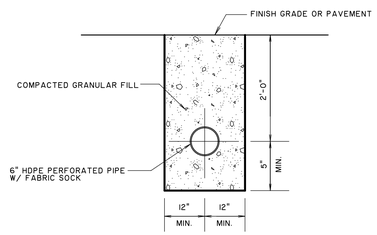




NOTE:

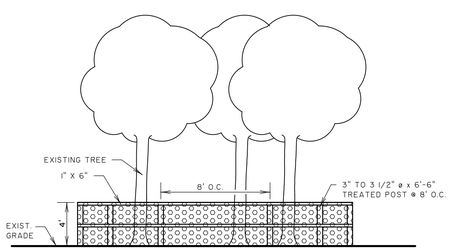
1. CROWN CONCRETE PAVERS OR BRICK PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{8}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. SEE PLANS FOR LOCATIONS OF PEDESTRIAN AND VEHICULAR PAVEMENT ON AGGREGATE. GRADE VARIES - SEE SPECIFICATIONS.

7 / L5.00 CONCRETE PAVER OR BRICK PAVING PEDESTRIAN
SCALE: 1" = 1'-0"



SUBGRADE DRAIN DETAIL

NOT TO SCALE

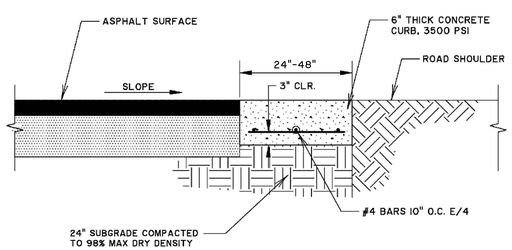


NOTES:

1. CONTRACTOR TO PROTECT AND SAVE TREE. INSTALL 4' HIGH WOODEN RAIL FENCE AROUND TREE. FENCE TO BE CONSTRUCTED OF TREATED LUMBER.
2. ATTACH RAILS TO POST WITH GALVINIZED NAILS.

TREE PROTECTION DETAIL

NOT TO SCALE



CONCRETE RIBBON CURB

NOT TO SCALE

NO.	REVISIONS	BY	DATE

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KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

PAVING GRADING & DRAINAGE DETAILS

JOB NO:	J-25854.0001
DATE:	11/20/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 1'

C5.1

ELECTRONICALLY FILED - 2025 Jan 28 1:51 PM - CHARLESTON - COMMON PLEAS - CASE#2024CP1003809

WALKER GRESSETTE LINTON LLC

G. Trenholm Walker
Thomas P. Gressette, Jr.
John P. Linton, Jr.
Jennifer Ivey
James W. Clement

NANCY JANE DENNIS
Direct: 843.727.2222
Email: njdennis@WGLFIRM.com

Hon. Julie J. Armstrong
Charleston County Clerk of Court
100 Broad Street, Suite 106
Charleston, SC 29401

Re: Kiawah Resort Associates, LP v. Town of Kiawah Island
Case No. 2024-CP-10-03809
Our File: 2338.068

Dear Julie

Attached for filing, please find additional exhibits to the proposed Consent Order for Approval of Settlement which was submitted via e-filing on January 27, 2025, and accepted on January 28. The filing fee was paid on-line at the time. I have had technical difficulty in uploading several exhibits but successfully with others.

Those successfully uploaded and filed are
Exhibit 1-A
Exhibit 1-B

Those that I have had technical difficulty and attached hereto are:
Exhibit 2-A
Exhibit 2-B
Exhibit 3-A
Exhibit 3-B
Exhibit 4-B

Those successfully uploaded today with this letter are:
Exhibit 3-C
Exhibit 3-D
Exhibit 3-E
Exhibit 4-A

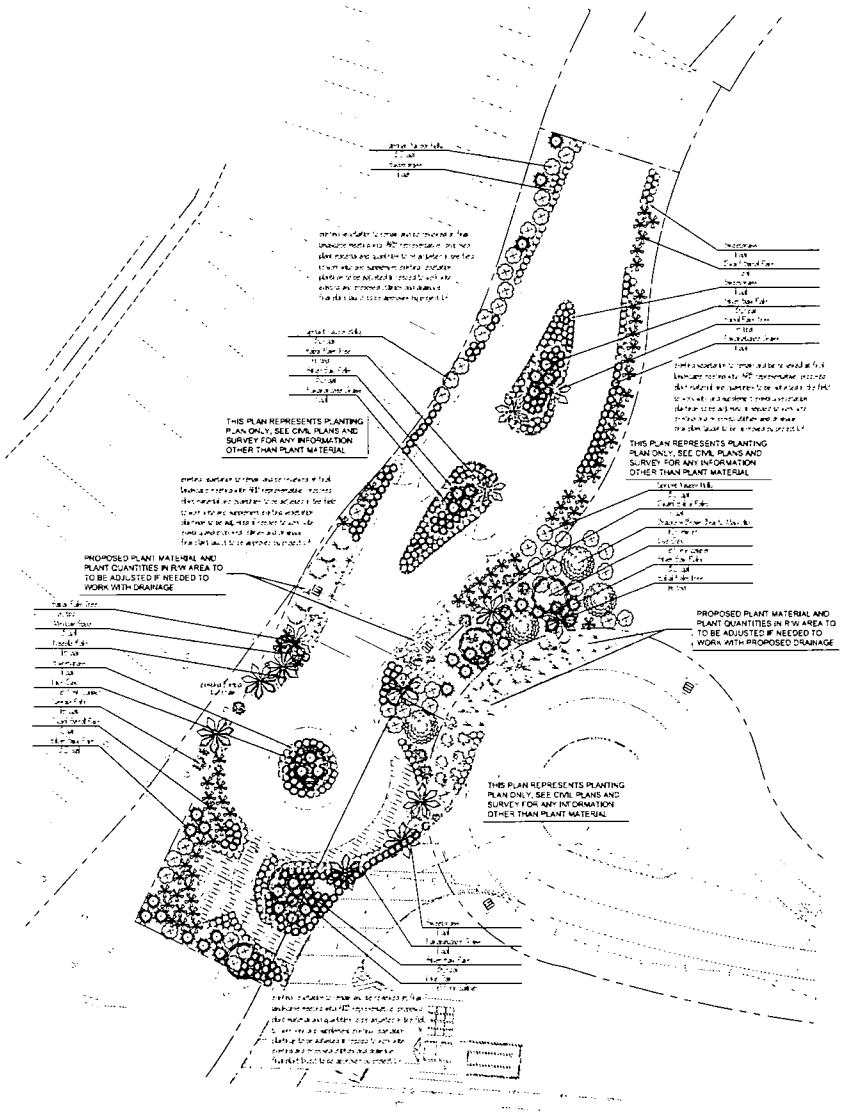
Please let me know if there are any additional steps needed in order to complete the filing to send to the Judge for consideration. Thank you for your courtesies herein.

Sincerely,

WALKER GRESSETTE LINTON, LLC

Nancy Jane Dennis
Paralegal to G. Trenholm Walker

EXHIBIT 4-B



Cape Point Service Vehicle Access Plant List

November 13, 2024

Trees

Shrubs/Perennials

Palms

Groundcover/Grasses/Vines

PLANTING NOTES:

1. Irrigation shall be provided by landscape contractor to all proposed plant material including lawn areas shown on plans. Irrigation plans shall be provided by landscape contractor to owner for approval prior to installation. Irrigation shall meet all Kiawah Island zoning requirements.
2. Landscape contractor shall provide planting soil mix of silt of 50% (+/- 5% or Owner approved) topsoil and 50% organic material for completion of work. Topsoil shall be free of subsoil clumps, plants or their roots, or any extraneous matter. Planting mix shall be applied at a minimum of 4" depth in all planting areas and soil shall prior to planting. Soil amendments or all the above to planting mix to be used to ensure pH levels are acceptable for planting.
3. Plants shall be placed as shown on plans.
4. All plant material is subject to approval on site by Landscape Architect.
5. Contact Landscape Architect for on-site field line and plant layout review prior to installation.
6. Contractor to provide 3" of shredded hardwood mulch around all plant material unless otherwise noted.
7. Sod finished plant bed edges to top of mulch. Field verify layout with curbs and drives.
8. Landscape contractor to guarantee all work including all plant materials for one year from date of project completion and is certified by owner.

GENERAL NOTES:

1. Contractor is call for utility locates, verify utility locations and notify Owner or Landscape Architect of any conflicts prior to commencement of work.
2. Contractor to verify all dimensions and quantities and notify Owner or Landscape Architect of any discrepancies prior to commencement of work.
3. All work shall be conducted in accordance with municipal, state and local codes.

North

0' 20' 40' 80'

Scale: 1" = 20'

JDLA

Josh Dunn Landscape Architecture, LLC

PO Box 1193, Beaufort, SC 29901

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843.822.1772

Cape Point Service Vehicle Access
Kiawah Island, South Carolina

Schematic Planting Plan

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1088
JOSHUA DAVID DUNN

L1 - Planting Plan

November 26, 2024