TOWN OF

Kiawah Island®

ESTABLISHED 1988

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center
March 5, 2024; 1:00PM

AGENDA

I. Call to Order:

II. Roll Call:

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of January 8, 2025 **[Tab 1]**

B. Planning Commission Meeting Minutes of February 5, 2025

C. Planning Commission Meeting Minutes of February 26, 2025

IV. Public Comments
(Agenda Items Only)

V. Presentation:

A. Kiawah Resiliency Partnership Efforts – Mingo Point Oyster Reefs Restoration Project: Kiawah Island Gold Resort, Kiawah Conservancy, and South Carolina Department of Natural Resources' Oyster Recycling and Enhancement Program (SCORE); Liz King, KIGR, Sean Cannon, Kiawah Conservancy

VI. Old Business:

A. KiawahNext Update **[Tab 2]**

1) Comprehensive Plan Update

VII. New Business:

A. Executive Session:

Executive session to receive legal advice protected by the attorney client privilege (S.C. Code Ann. 34-4-70-(a)(2)) concerning mediation with Kiawah Resort Associates, LP - CASE NO.: 2024-CP-10-03809, CASE NO. 2024-CP-10-00491, and CASE NO.: 2024-CP-10-03812; and to receive legal advice for matters concerning subdivision application #SBD25-000001 – A Preliminary Subdivision Plat (TMS# 209-11-00-050).

(The Planning Commission may take action after executive session.)

B. Subdivision Application(s):

1) #SBD24-000005 Kiawah Resort Associates **[Tab 3]**
Southeastern Land Surveying LLC
An Abandonment Plat
Cape Point Right of Way
TMS #207-05-00-0011; 207-05-00-001; -124

2) **#SBD24-000006** Kiawah Resort Associates **[Tab 4]**
Southeastern Land Surveying LLC
A Subdivision Plat - Service Vehicle Access ROW
Requested Waiver pursuant to Sc. 12-254.
TMS #207-05-00-0011; 207-05-00-001; -124

3) **#SBD25-000001** 1CM LLC | Southeastern Land Surveying LLC **[Tab 5]**
A Preliminary Subdivision Plat
Captain Maynards Island (Lots 1-2, Tract 26, Phase 3)
TMS #209-11-00-050

C. Zoning Text Amendment(s):

1) **#AZO25-000002 | Development Agreement Review Procedure** **[Tab 6]**
Request to amend Section 12-160. - Development agreements. to modify review procedures for development agreements.

2) **#AZO25-00003 | Waterfront Development Standards & Lot Coverage** **[Tab 7]**
Request to amend Section 12-76. - Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, waterways and Sec. 12-374. Definitions to modify required buffer standards and to modify lot coverage and associated definitions.

D. Enhanced Protections for Beachfront and Environmentally Sensitive Areas **[Tab 8]**
Introduction of enhanced protections oceanfront and marsh front properties consideration. (*Discussion*; *No action taken)*

E. Comprehensive Review of Use Regulations **[Tab 9]**
Introduction of review of Land Use Planning and Zoning Ordinance Article II. – Zoning, Division 3. Use Regulations. *(Discussion; No action taken)*

VIII. Election of 2025 Officer

A. Election of Planning Commission Chair

IX. Correspondence/Staff Comments:

A. Development Project Updates
B. Comprehensive Marsh Management Plan

X. Public Comments:
XI. Commissioner Comments:
XII. Adjournment:

PLANNING COMMISSION MEETING

Kiawah Island Municipal Center
January 8, 2025, 2:00 pm

Minutes

I. Call to Order: ***Mr. Dowdy called the meeting to order at 2:00 pm.***

II. Roll Call:

Present:	Bill Dowdy, *Chairman* Larry Iwan, *Vice Chairman* Andy Capelli Dr. Ronald Curran Joanne Hennessy
Present via Zoom:	Gene Babinec John Connolly
Also Present:	Stephanie Tillerson, *Town Administrator* Boone Aiken *Town Attorney* John Taylor, Jr., *Planning Manager* Daniel Vincent, *Planner 1* Patrea St. John, *Landscape and Tree Preservation Specialist*

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of December 4, 2024
B. Planning Commission Meeting Minutes of December 18, 2024

Approval of the minutes was deferred to the next meeting.

IV. Public Comments: *(Agenda Items Only)*

Cherie Gallagher – 119 Spartina Court

Ms. Gallagher provided feedback on the Comprehensive Plan Update. She expressed excitement about the Kiawah Island Alliance, emphasizing the need for more details on the living with nature philosophy and approach. She was also excited about out-of-the-box projects like a centralized communication channel, the Kiawah Island Historical Society, and a water ferry for transportation.

V. Old Business

A. KiawahNext Update

1) **Comprehensive Plan Update: Review of Public Comments**

Mr. Taylor stated he would recap the KiawahNext process and the update of the Comprehensive Plan and then review public comments received to date.

Mr. Taylor stated that a public drop-in meeting was held at Town Hall in December to engage the public with the plan as drafted to date and allow for public comments. He noted that public participation was low, as anticipated, with only four online submissions and five attendees at the public session.

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A summary of the comments received at the drop-in meeting and via the online portal has been provided in the meeting materials and is broken down by element. He emphasized the importance of engaging the commission with public comments and making modifications to the plan based on the feedback.

After reviewing the comments received in the:

Governance Structure – continues to be of interest to the community. Mr. Taylor asks for the commission's input on the Kiawan Island Alliance and its framework.

Population Element - comments on the mixture of ages on the island

Economic Development – comment related to the commercial village, Freshfields, with a comment encouraging affordable workforce housing on John's Island.

Mr. Tayor clarified the need to value public comments and decide whether they should be considered in the plan.

Discussion of the Kiawah Island Alliance indicated a need for more discussion and a desire not to focus on it in the Comprehensive Plan when it is not guaranteed that the entities will form the alliance.

Future Land Use Map

Mr. Taylor presents the future land use map and asks for the commission's input on modifying it.

Mr. Taylor stated that the Municipal Center is zoned Planned Development, which is Mixed Use. The current future land use designation for the Municipal Center is Civic and Institutional. The Civic and Institutional future land use designation aligns more with the uses of schools, community centers, and government offices.

Mr. Capelli questioned if there would be a vote on whether or not the commission would recommend the document to the Council. Mr. Taylor stated that the current draft still has revisions to be made, including comments and feedback from the Mayor and another workgroup session prior to going forward with a public review and approval process.

Mr. Capelli expressed his concern that comments discussed and agreed to on the structure of the Kiawah Island Alliance were not reflected in the current document.

Mr. Taylor stated that Ocean Park on the current future land use map is identified as medium density to residential and discussed the potential of a staff-level suggestion to modify those properties to low-density residential.

Mr. Taylor also discussed the recommendation for Night Heron Park to go from Active Recreation and Open Space to Commercial for future land use designation and the recommendation that Captain Sam's Spit go to Conservation from Low-Density Residential.

VI. New Business:

A. Election of 2025 Officers

Mr. Babinec stated that it did not seem appropriate for commissioners or members who are stepping down to have an active role in choosing new leadership for the commission.

Mr. Babinec made a motion to postpone the election of our officers until our next scheduled meeting in February and to extend the term of our vice chair until that time so that we have new members vote on who our leadership will be and make sure we have the community interests at heart.

Commissioners debated the motion to table the election.

Mr. Dowdy asked for a legal opinion from the Town Attorney. Mr. Aiken stated that, having done a good

bit of research on the subject, the simple answer is this is a policy question from a legal perspective; state law gives extreme deference to the Planning Commission (PC), *and the PC is what we call a self-governing body. You have the ability to make your rules, enforce your own rules, and amend your own rules when it comes to procedure so that motion is certainly acceptable from a legal perspective.*

With the legality of the motion being clarified, Mr. Dowdy asked if there was a second.

Mr. Connolly seconded the motion.

Mr. Connolly stated that his reason for seconding is that, based on my experience on a lot of different committees, I've never seen an outgoing group elect the next set of officers for a group.

Ms. Hennessy stated that, for the benefit of the community and people who aren't familiar, Mr. Dowdy is right; this is how it has been done. She explained the series of events that created the disconnect between the PC rules of procedure, the way we have done it for 15 years, and how we need to do it going forward.

Ms. Hennessy stated that she agreed with good governance and that outgoing people voting would not be right and is not good governance. One option is to table and vote in February, which is acceptable. If people insist on voting now, she asked that the two outgoing members recuse themselves.

Mr. Dowdy called for a vote on the pending motion.

Ms. Hennessy added that if there is a vote today, there will be a motion to amend the rules of procedure. This vote may be good for this month, but there may be a vote again next month.

Mr. Capelli noted that there was no motion to change the agenda. The agenda calls for a vote today and is based on principles that have been in place for years. Not only that, but if a change was proposed, that would require a vote.

Mr. Capelli also noted that new members would not be able to speak to the abilities of people already on the committee regarding what they know, what their capabilities are, and who should be suggested to lead the future committee.

The motion to table the election fails by a 3 to 4 vote, with Mr. Dowdy, Mr. Capelli, Mr. Iwan, and Dr. Curran voting "No."

The commission proceeded with the election of new officers, with Mr. Iwan making a motion nominating Dr. Curran for the position of Chairman.

Mr. Iwan reviewed the role of the Planning Commission, which operates independently of the Town and the Town Council. He reviewed in detail the five reasons for that: 1) specialized focus, 2) an advisory role, 3) public input and transparency, 4) checks and balances, and 5) a long-term vision.

Mr. Iwan stated that Dr Curran had been on the commission for two years. Dr. Curran has participated in a significant number of the subcommittees and has been involved in all the major decisions. One of the things that Dr. Curran brings to the plate is that he has a balanced approach, takes a look at the entire issue from all the constituencies, and gives a 360-degree view of the issues. Dr. Curran is also a very strong communicator and has a great way of getting people to work together. Mr. Iwan felt it is in the best interest of the Town Council and the best interest of the community to have that independent function and somebody with a balanced approach, like Dr. Curran.

Following Mr. Iwan's reason for the nomination, Mr. Capelli seconded the motion, and it was approved

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with 4 "Aye" votes. No additional votes were made.

Dr. Curran made a motion to nominate Mr. Iwan for the position of Vice-Chairman. Mr. Capelli seconded the motion, and it was approved with 4 "Aye" votes. No additional votes were made.

B. Approval of Rules of Procedure

Mr. Taylor stated that the Planning Commission's Rules of Procedure are approved at the beginning of each year. Based on the previous discussion, he anticipated there would be changes recommended to the one presented in the materials.

Commissioners discussed postponing action on the Rules of Procedure to provide changes to the presented draft based on the meeting and including attorney input on the proposed language. Mr. Taylor recommended that the Commissioners share suggested language edits ahead of the following meeting that could be included in a revised draft.

Ms. Hennessey made a motion to table the approval of the Rules of Procedure to provide additional time for submitting changes for review. Mr. Iwan seconded the motion, and it was unanimously approved.

VII. Correspondence/Staff Comments:

A. Development Project Updates

Mr. Taylor stated that the original schedule for tomorrow's Charleston County Planning and Public Works Committee was to consider the proposed medical village on Betsy Kerrison Parkway. The applicant requested to remove the item from the agenda, so that meeting has been postponed to March 6th.

B. Ongoing Ordinances

Mr. Taylor provided an update regarding pervious surfaces. He stated that due to the timing of the last meeting and the holidays, staff had not been able to engage with any private sector to provide the additional context requested regarding the potential impacts of changes in the ordinance. The staff has been working internally to provide a little more context to the ordinance that would provide an understanding of the proposals that have been recommended so far. It is the intention to have that information coupled with a few independent studies of collecting cost data directly from some of the private sector providers.

Mr. Taylor stated that the Landscape and Tree ordinance will be on the Town Council's agenda next month for the first reading and a public hearing. He also stated that at the December Town Council meeting, there were presentations from communication and cell tower companies addressing the cellular coverage on the island with the objective of gaining an understanding of the existing cellular coverage challenges and exploring potential strategies that the Town can pursue to improve connectivity on the island. Staff will continue to do internal studies to explore if there were ways to improve cell coverage and to be able to make a recommendation.

C. Comprehensive Marsh Management Plan

Mr. Taylor stated that at yesterday's Town Council Meeting, Council Member Kaye identified that there would be a potential restructuring of the format of the Marsh Management Workgroup. The workgroup may take a new form, identity, and structure so that it will hold off on any new meetings or recommendations. It is anticipated that at the February meeting, the Marsh

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Management Workgroup will introduce its report on evaluating the current buffer ordinance and its recommendation to increase buffers from ten to fifteen feet.

Mr. Taylor stated that a year ago, a goal was set to complete the Comprehensive Plan, Kiawah Next. In 2025, that will still be the priority for Planning Staff, at least for the 2025 first quarter, and once KiawahNext is in an approvable state, an overhaul of the Town's Zoning Code will be the next big project.

On behalf of the Planning Department, Mr. Taylor thanked Mr. Dowdy and Mr. Capelli for their years of service to the Planning Commission and the community, stating that it had been a pleasure working with them.

Mr. Babinec asked if the studies Councilmember Kaye mentioned she would be doing regarding the pervious surfaces were independent of the Planning Commission. Mr. Taylor confirmed that her studies were independent, but the data will be included in the information that will be coming back to the Commissioners.

Commissioners asked for updates on the following projects:

- Andell West property and status of permits – no formal updates have been received.
- Mingo Dock – the project was approved last year – work began in December, but It was not known if the work had been completed.
- Settlement agreement approval and release – the update at the Town Council meeting indicated that the settlement regarding the Timbers was approved; the other has not been approved at this stage; working through the final exhibits of that consent order, which would then be filed with the courts. The release will not occur until it has been formalized through the courts.
- Ocean Pines – one of the site plans included in the consent order awaiting formal approval.

VIII. Public Comments:

Cherie Gallagher - 119 Spartina Court

Ms. Gallagher expressed disappointment in the election process. She felt that the two new members should have had input into the leadership of the group they would be participating in. She also requested more updates on the Upper Beachwalker development projects.

Stephanie Tillerson, Town Administrator, read the following thank you message: I want to take a moment to sincerely thank you, both Mr. Dowdy and Mr. Capelli, for your dedication and service to this Commission over the past 10 years. Your commitment, expertise, and leadership have made a lasting impact on our community, shaping its growth and future. We truly appreciate the time, effort, and thoughtfulness you've brought to every decision. While we will miss your presence on the Commission, your contributions will not be forgotten. Thank you for your years of service and all we've done to make a difference. Thank you both, and thank you on behalf of the Town.

IX. Commissioner Comments:

Commissioners Connolly and Babinec expressed their gratitude to Mr. Dowdy and Mr. Capelli for their service to the Planning Commission and the Town, and they also congratulated the new officers.

Mr. Capelli appreciated the comments and thanks received for his 20 years of service. In his final

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comments, he emphasized respecting the law with respect to the role of the Planning Commission and the importance of staying objective, independent, and working for the best interests of the Town.

Mr. Iwan indicated that serving on the Planning Commission is a difficult job, and Mr. Dowdy and Capelli did a wonderful job of trying to execute the Commission's role. He described Mr. Capelli's role as the Commission's archivist, and for the last several years, as being the minority view and having the courage to defend that view. He described Mr. Dowdy as always allowing people to have their say, along with his openness and commitment. He stated it had been a pleasure to serve with them and thanked them both.

Dr. Curran also thanked Mr. Dowdy and Mr. Capelli for their many years of service and dedication to the Town and residents of Kiawah Island. He also added endurance to the characteristics already described by Mr. Iwan.

Dr. Curran felt that it had been a productive two years, learning a lot by listening to the people who came to the meetings. One of the biggest jobs was to listen and serve the community, and he looked forward to working with everyone on the commission, working together as a team, and being productive over the next year.

Ms. Hennessy stated that she looked forward to working with the new Commission. She spoke to earlier remarks by stating that the Planning Commission was an independent body of independent thinkers and that she did not see the Commission or Town Council as political but as having a goal of working for the best interests of Kiawah.

Mr. Dowdy expressed his pleasure in working with the commissioners, noting the hard work and dedication he had seen over the past 12 years. He also felt that the two individuals being sent to the Town Council for approval would be great additions to the Planning Commission.

X. Adjournment:

Dr. Curran made a motion to adjourn the meeting at 3:10 pm. Ms. Hennessy seconded the motion, and it was unanimously approved.

Submitted by,

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Petra S. Reynolds, Town Clerk

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Date

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PLANNING COMMISSION MEETING

Kiawah Island Municipal Center
February 5, 2025, 2:00 pm

Minutes

I. Call to Order: ***Dr. Curran called the meeting to order at 2:00 pm.***

II. Roll Call:

Present:	Dr. Ronald Curran, *Chairman* Larry Iwan, *Vice Chairman* Joanne Hennessy Sandy Devine
Present via Zoom:	Gene Babinec Maribeth Schmersal
Also Present:	Stephanie Tillerson, *Town Administrator* Mac McQuillin *Town Attorney* John Taylor, Jr., *Planning Director* Patrea St. John, *Landscape and Tree Preservation Specialist*
Absent:	John Connolly

III. Approval of Minutes:

A. Planning Commission Meeting Minutes of December 4, 2024

Mr. Iwan made a motion to approve the minutes of the December 4th, 2024, Planning Commission meeting. Ms. Hennessy seconded the motion, and it was unanimously approved.

B. Planning Commission Meeting Minutes of December 18, 2024

Ms. Hennessy made a motion to approve the minutes of the December 18th, 2024, Planning Commission meeting. Mr. Iwan seconded the motion, and it was unanimously approved.

IV. Public Comments: *(Agenda Items Only)*

Amanda Mole – Kiawah Partners

Ms. Mole commented on the text amendment for pervious paving requirements and would like the commissioners to consider that the proposed reduction in secondary lot coverage could impact some creative lot solutions and that the implementation of the ordinance be extended beyond the suggested 30 days to allow projects that are already in the design process to move forward without redesign.

Matt Wilson – Three Oaks Contractors

Mr. Wilson suggested that the Town hold a workshop for contractors and designers to work through which elements should be included. Mr. Wilson shared that driveways should not be included at this point. Mr. Wilson also suggested that if the Town wants to go pervious to allow some concessions such as extra coverage or extra secondary coverage. Mr. Wilson expressed concern that 80% of pervious solutions are two to three times the cost of impervious materials.

V. Old Business

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A. KiawahNext Update

Mr. Taylor stated that we have a working draft and he and Ms. Tillerson are working to complete a few additional edits and then will ask the Planning Commission working group to reconvene and review in the next week or two. Subsequent to that review the revised document would be brought back to the entire Planning Commission for review.

Ms. Hennessy suggested that following the Town Council Retreat perhaps some of the elements could use some more work such as reviewing the Resiliency element with Ms. Kaye prior to finalizing the document.

B. Approval of Planning Commission Rules of Procedures.

The Commission reviewed and amended the Rules of Procedure, emphasizing clear procedures for officer election and member appointments. The review also included procedural amendments, including quorum requirements and recusal rules~~., with a focus on maintaining impartiality and avoiding ex parte communications~~.

Regarding the change to officer elections, the previous Rules had them occurring in January. Given the change in understanding of end dates for Commissioner terms being January 31st of a given year, it was agreed to change the elections to February of each years. Said elections will happen in February regardless of whether or not there are vacancies on the commission.

Dr. Curran made a motion to amend the Rules of Procedure, Mr Iwan seconded the motion, it was approved unanimously.

After discussion of several amendments, Ms. Hennessey made a motion to adopt the Rules of Procedure as amended. Ms. Schmersal seconded the motion, it was unanimously approved.

(Amended Rules of Procedure attached)

C. Zoning Text Amendment

#AZO24-000008 | Pervious Paving Requirements

Request to amend Section 12-128. Access, Parking and Loading Regulations, Sec. 12-63. Description of Zoning Districts and Regulations, and Sec. 12-374. Definitions to modify driveway and parking standards for pervious paving requirements.

Ms. St John provided a recap of the research and supporting documentation for the text amendment and the approval process beginning with Planning Commission recommendation of approval in July 2024. A public hearing and first reading was held by the Town Council in November 2024. Town Council held second reading for the amendment in December 2024.

Ms. St. John shared the following additional amendments to Sec. 12-374 Definitions to modify driveway and parking standards for pervious paving requirements, which was suggested in response to Kiawah Island Community Association's email to allow flexibility to use both pervious and impervious surfaces in a commercial parking lot to accommodate vehicles with heavier loads.

> *"Designated service drive and loading zones which shall be identified during site plan review process are exempt and may use impervious surfaces."*

Dr. Curran invited the guest contractors to share their experience on Kiawah with pervious pavements including the cost, durability and required maintenance.

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Mr. Ambrose, Leadenwah Landscapes, who mostly works with pervious and impervious pavers shared experiences. Mr. Ambrose shared that the most significant cost differential between pervious and impervious would be the labor and the 8-12" gravel base and that costs are approximately $20 a square foot. Mr. Ambrose shared that some maintenance is required to maintain the pervious quality and that if the pervious pavers are installed correctly there is no difference in durability with impervious pavers.

Following Mr. Ambrose, Mr. Ryan Shermis, of Three Creek, a design and installation company with experience with permeable and standard pavers, shared his experiences. He respectfully disagreed with the previous speaker, stating there are residential pavers that are the same thickness for permeable or nonpermeable and disagreed that they can become impermeable over time. Mr. Shermis shared that the permeable foundation is an open aggregate so as fines get into those cracks they are pushed down through the open aggregate and that there is not a lot of maintenance required for permeable pavers. In addition, he also shared the only additional cost for a driveway replacement would be for the demo of the existing driveway. Mr. Shermis shared the other benefit of including driveways in the ordinance is that you are adding the open aggregate foundation that is an additional cubic area for collecting rainwater. He stated he has some limited experience with pervious concrete, and that they do not do asphalt. Furthermore, he shared pervious concrete does not have the strength of standard concrete because you take some fines out which to help regular concrete to compact and gives tensile strength.

Mr. Robert Todd, of Three Oaks Contractors both agreed and disagreed with previous speakers. He shared, in terms of costs for a project on Kiawah, the cost to replace a concrete drive was approximately $50,000 and it was estimated at $75,000 with pervious pavers. He stated the soil here on Kiawah sandy and pervious so if you have an impervious driveway and the water drains to the side it would filter under the driveway. Mr. Todd concluded that pervious asphalt is very expensive.

Mr. Russell Berner, 286 Masters Court., shared that water follows path of least resistance so water would shed off the side of the driveway and will go under the driveway, so you would have the same effect as permeable pavements. He shared his perspective that you would need to maintain the permeable pavement, including suggestions of pressure washing one to two times a year.

The Commission discussed the complexities of the issue and requested that staff schedule a workshop that would include the experts and design community to weigh the options of moving forward and making a recommendation to Town Council.

Mr. Iwan made a motion to make a recommendation to the Town Council to allow time for a workshop to gather more information and defer back to the Planning Commission. Mr. Babinec seconded the motion. The motion was approved unanimously.

VI. New Business:

A. Introduction Comprehensive Review of Use Table

Mr. Taylor introduced a comprehensive review of the use table to evaluate the uses and appropriateness and suggested small work groups be established to begin reviewing several future ordinance amendments. Ms. Hennessey and Ms. Devine volunteered to begin review of the Use table and share recommendations with the Planning Commission.

B. Discussion of Planning Priorities for 2025

Mr. Taylor briefly highlighted priority items of planning department for 2025. He shared that he and Dr. Curran would like to comprehensively outline the work tasked for the Commission for the year to prioritize them appropriately from the list. And that small

working groups would aid efficiency. Ms. Schmersal and Ms. Hennessey agreed to work together on developing a Beach Overlay.

Additional discussion of planning priorities can occur at a special meeting or the next meeting. Staff will reach out to members to schedule a special meeting to address the other items on the agenda we were not able to discuss tonight.

VII. Commissioner Comments:

Commissioners expressed welcome to the new members of the Commission.

VIII. Adjournment:

Mr. Iwan made a motion to adjourn the meeting at 5:03 pm. Mr. Babinec seconded the motion, and it was unanimously approved.

Submitted by,

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Petra S. Reynolds, Town Clerk

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Date

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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.

AN ABANDONMENT SURVEY PLAT OF
CAPE POINT RIGHT-OF-WAY
TMS#207-05-00-0011,TMS#207-05-00-001, AND 124
KIAWAH RESORT ASSOCIATES LP, AND KDP II LLC
LOCATED IN THE TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

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
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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	Z643 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	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
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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

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L4	N 04°00'17" W	134.28'
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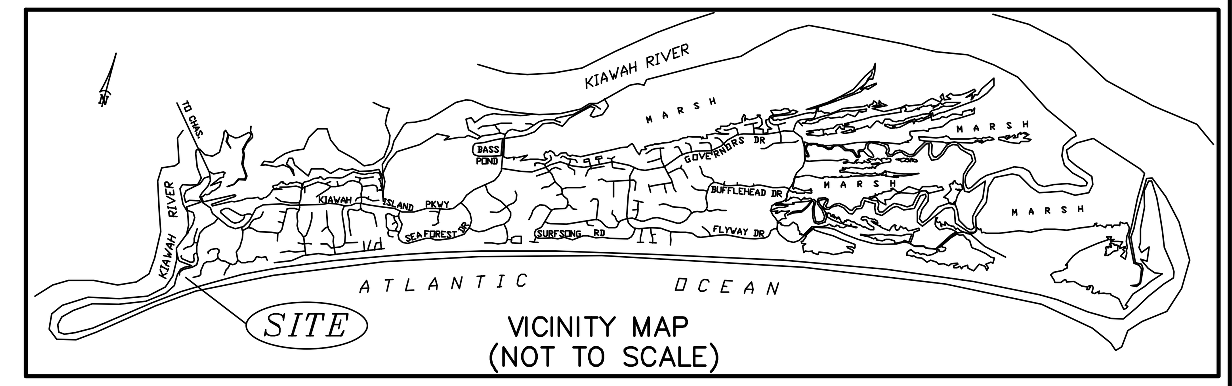
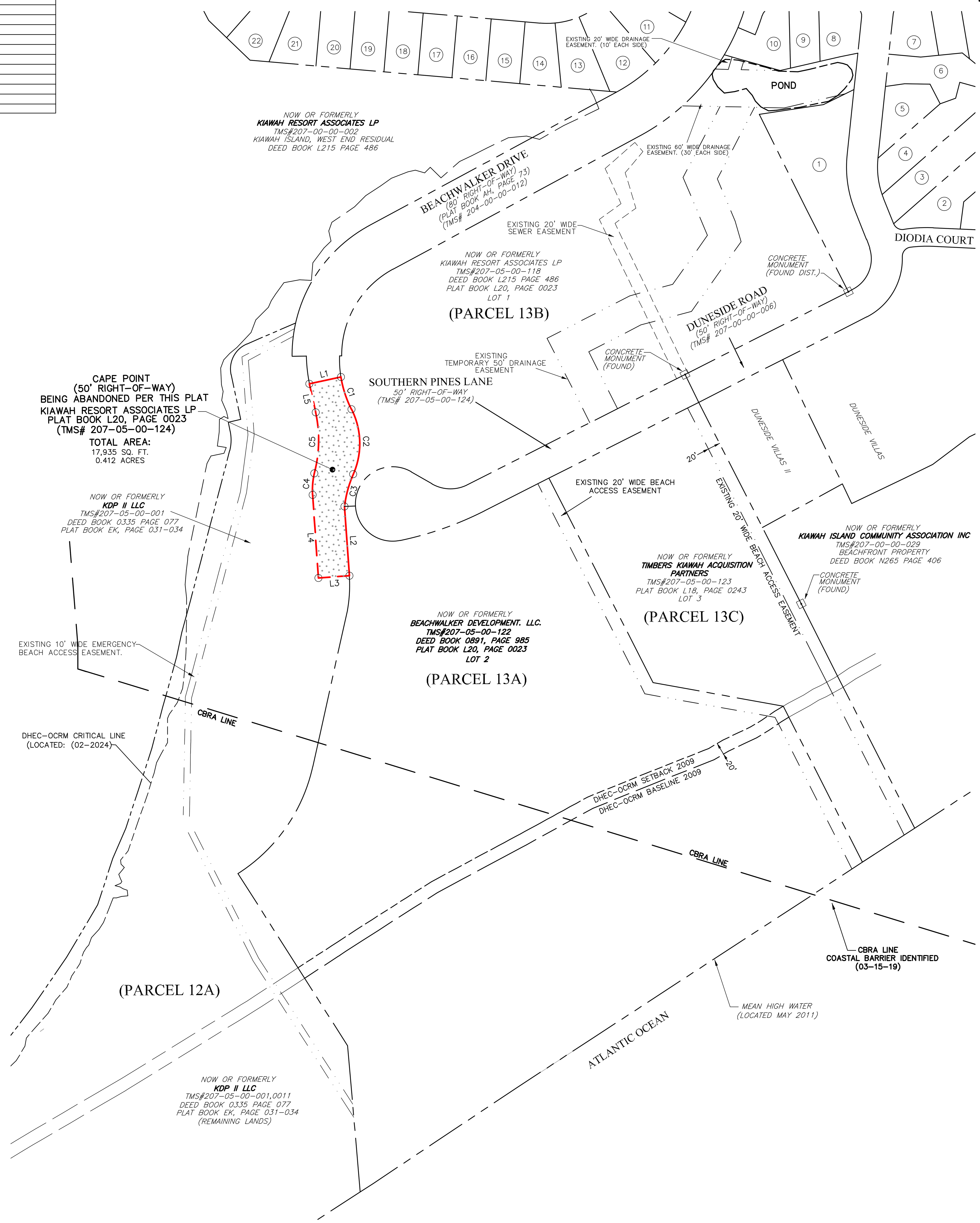


VICINITY MAP
(NOT TO SCALE)



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.

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 BOOK L20, PAGE 0023

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PLAT BOOK L20 PAGE 0023 DATED 04/22/2019, PREPARED BY SOUTHEASTERN LAND SURVEYING LLC, 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.

NO.	DATE	DESCRIPTION	BY
R1	10/8/24	COMMENTS PER BETH NIMMONS	KLK

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

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

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

DATE: OCTOBER 4,2024	
DRAWN: K.KUZIO	
CHECK: J.BYRNES	
CC: DARIN K.	
JOB: 11074	
DWG: 11074-C-10-4-24	
SHEET: 1 OF 1	

Z:/KEVIN/KIAWAH/11074 (BEACHWALKER EAST PARCEL-SUB)/DWG/11074 CONDITIONAL CAPE POINT ROAD ABANDONMENT PLAT 10-4-24.DWG

A FINAL PLAT OF
NEW SERVICE VEHICLE ACCESS RIGHT-OF-WAY TMS#207-05-00-0011,TMS#207-05-00-001, AND 124 KIAWAH RESORT ASSOCIATES LP, AND KDP II LLC LOCATED IN THE TOWN OF KIAWAH ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

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PLANNING AND ROD USE ONLY

APPROVED FINAL PLAT

DIRECTOR OF PLANNING
KIAWAH ISLAND

APPLICATION# DATE

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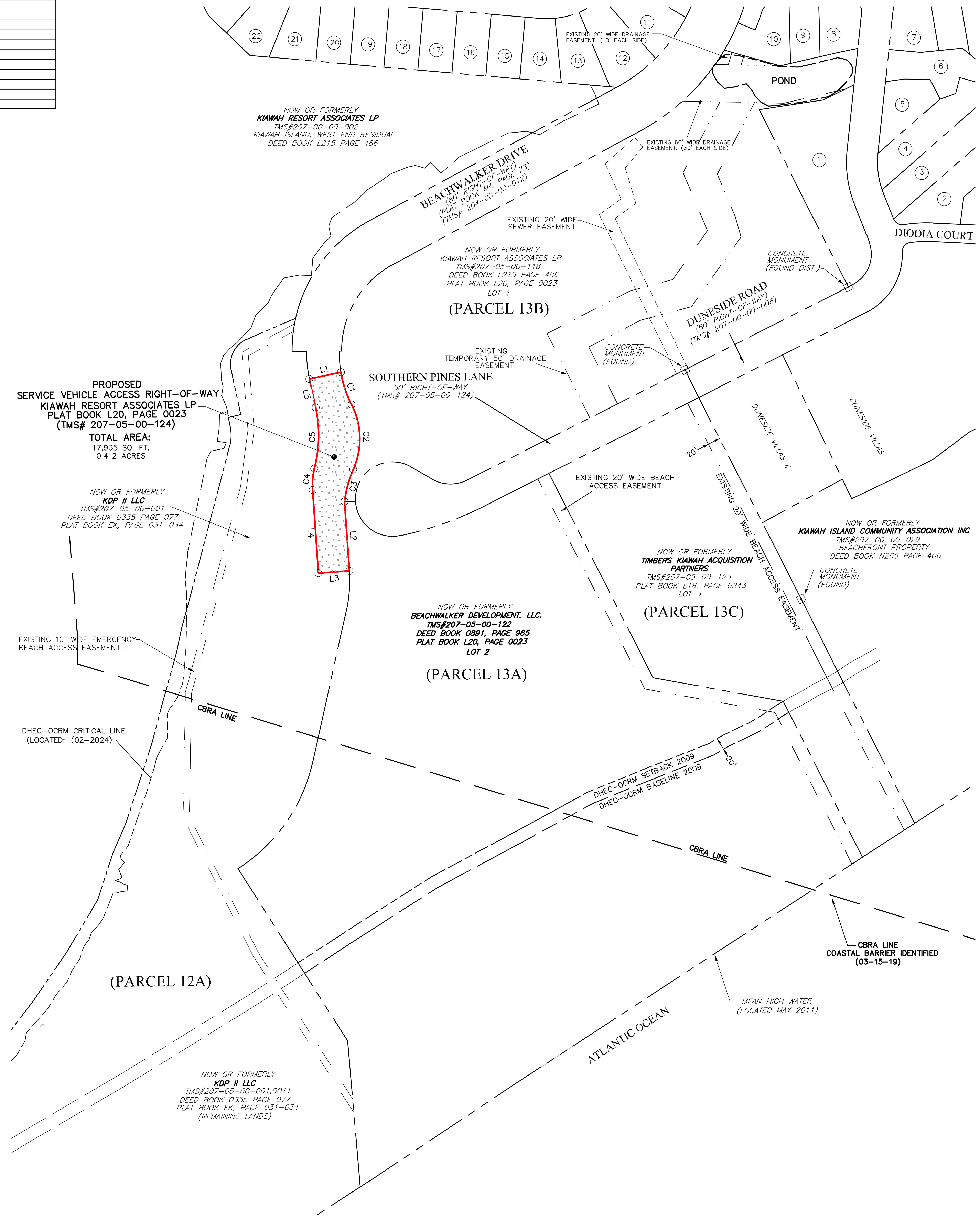

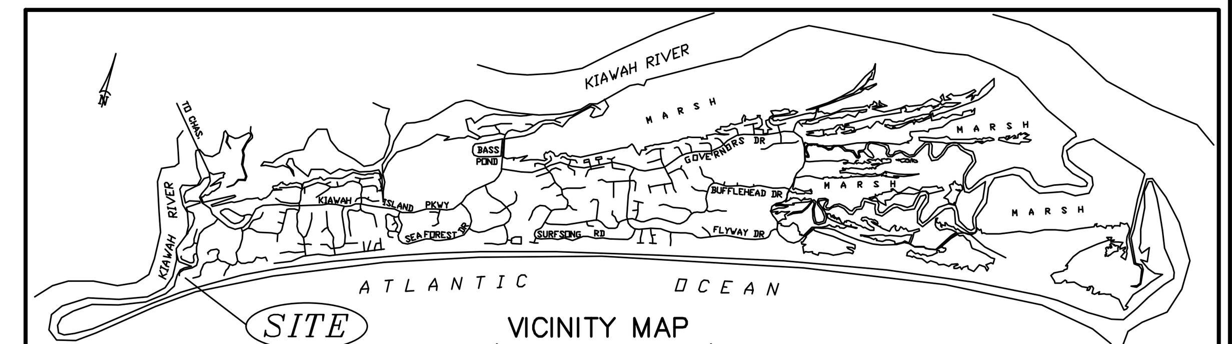

VICINITY MAP
(NOT TO SCALE)

NO.	DATE	DESCRIPTION	BY
R4	10/30/24	COMMENTS PER KDP	KLK
R3	10/29/24	COMMENTS PER KDP	KLK
R2	10/14/24	COMMENTS PER KDP	KLK
R1	10/8/24	COMMENTS PER BETH NIMMONS	KLK

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

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

OWNER OF RECORD:
KDP II LLC
1 KIAWAH ISLAND PKY
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OWNER REFERENCES:
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TMS# 207-05-00-0011

BEACHWALKER PARCEL 13
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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 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

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

DATE: OCTOBER 4,2024
DRAWN: K.KUZIO
CHECK: J.BYRNES
CC: DARIN K.
JOB: 11074
DWG: 11074-C-10-4-24
SHEET: 1 OF 1

Z:/KEVIN/KIAWAH/11074 (BEACHWALKER EAST PARCEL-SUB)/DWG/11074 CONDITIONAL CAPE POINT ROAD ABANDONMENT PLAT 10-4-24.DWG

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."

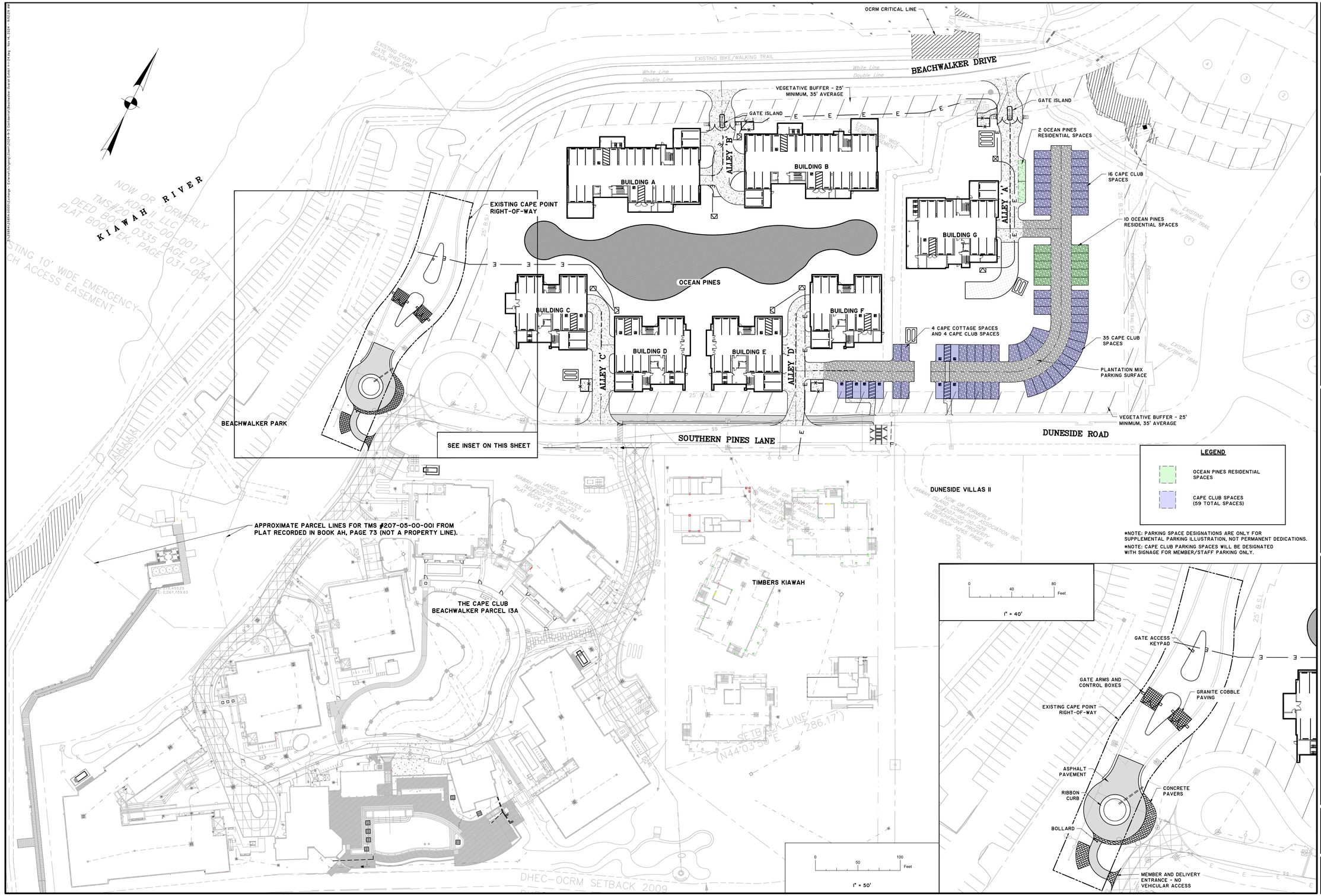
KRA Response to the above factors:

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



LEGEND

- OCEAN PINES RESIDENTIAL SPACES
- CAPE CLUB SPACES (59 TOTAL SPACES)

*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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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

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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

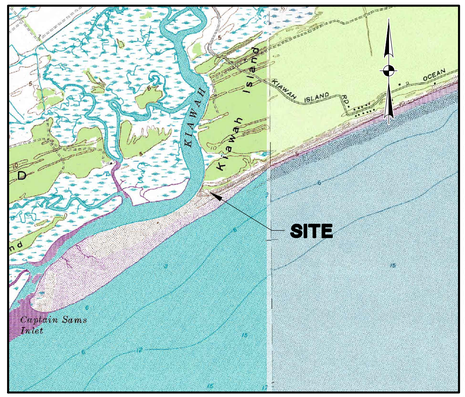
TM# 207-05-00-011

NOVEMBER 20, 2023

J-25854.0001

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

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

ELECTRONICALLY FILED - 2023 Jan 28 1:51 PM - CHARLESTON COUNTY - CASE#2024CP1008896

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
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Brunswick, GA 31520
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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

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

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

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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

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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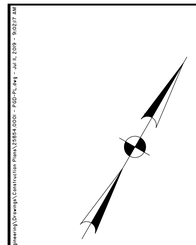

GATE ACCESS KEYPAD

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.

ELECTRONIC VERSION FILED - 2023 Jul 28 01:51 PM EDT CHARLESTON COUNTY PLANNING COMMISSION - CASE# ZONE-PC-0008860

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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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ELECTRONICALLY FILED - 2024 Jun 28 1:51 PM - CHARLESTON COMMON PLEAS - CA/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

DRAINAGE EASEMENT

THE CAPE KIAWAH

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

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

STORMWATER POLLUTION PREVENTION PLAN

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 TACKED 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 BMP'S 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.

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 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 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 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. DRY 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 USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
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 PROPERLY 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

VIII. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

1. PETROLEUM PRODUCTS: INCLUDING OIL, GASOLINE, LUBRICANTS AND ASPHALTIC SUBSTANCES.

1.1. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES
1.2. STORE IN COVERED AREAS PROTECTED WITH DIKES

2. SPILLS: PREVENTION AND RESPONSE.

2.1. STORE AND HANDLE MATERIALS TO PREVENT SPILLS
2.2. TIGHTLY SEALED CONTAINERS, NEAT AND SECURE STACKING, ETC.
2.3. REDUCE STORM WATER CONTACT IF SPILL OCCURS
2.3.1. CLEANUP PROCEDURES SHOULD BE CLEARLY POSTED.
2.3.2. CLEANUP MATERIALS SHOULD BE READILY AVAILABLE
2.3.3. STOP THE SOURCE
2.3.4. CONTAIN THE SPILL

3. NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORMWATER DISCHARGES MUST BE PROTECTED FROM CAUSING POLLUTION OR EROSION:

3.1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
3.2. FIRE HYDRANT FLUSHINGS
3.3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
3.4. WATER USED TO CONTROL DUST
3.5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS
3.6. ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS
3.7. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED
3.8. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE
3.9. UNCONTAMINATED GROUND WATER OR SPRING WATER
3.10. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS
3.11. UNCONTAMINATED EXCAVATION DEWATERING
3.12. LANDSCAPE IRRIGATION
3.13. DECHLORINATED SWIMMING POOL DISCHARGES.

4. CONSTRUCTION WASTES: DEMOLITION RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, ETC.

4.1. SELECT A DESIGNATED WASTE COLLECTION AREA
4.2. PROVIDE LIDS FOR WASTE CONTAINERS
4.3. WHEN POSSIBLE LOCATE CONTAINERS IN COVERED AREA
4.4. MAINTAIN CONSISTENT REMOVAL SCHEDULE FOR WASTE

5. PESTICIDES: REDUCE THE AMOUNT OF PESTICIDES AVAILABLE FOR CONTACT WITH STORM WATER.

5.1. STORE IN A DRY COVERED AREA
5.2. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS
5.3. STRICTLY FOLLOW RECOMMENDED APPLICATION RATES

6. FERTILIZERS AND DETERGENTS: REDUCE THE AMOUNT OF FERTILIZERS AND DETERGENTS AVAILABLE FOR CONTACT WITH STORM WATER.

6.1. LIMIT APPLICATION OF FERTILIZERS TO THE MINIMUM NEEDED
6.2. APPLY MORE FREQUENTLY BUT AT LOWER APPLICATION RATES
6.3. LIMIT USE OF DETERGENTS ON-SITE
6.4. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM
6.5. MAINTAIN STRUCTURAL AND VEGETATIVE BMP'S
6.6. APPLY ACCORDING TO SOIL TEST RECOMMENDATIONS PRIOR TO SEEDING.

IX. GRASSING NOTES

1. SOD:

ALL SOD SHALL BE NURSERY GROWN AS CLASSIFIED IN THE ASPS GSS. MACHINE CUT SOD AT A UNIFORM THICKENS OF 3/4" WITHIN A TOLERANCE OF 1/4", EXCLUDING TOP GROWTH AND THATCH. EACH INDIVIDUAL SOD PIECE SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT WHEN LIFTED BY THE ENDS. BROKEN PODS, IRREGULARLY SHAPED PIECES, AND TORN OR UNEVEN ENDS WILL BE REJECTED. WOOD PEGS AND / OR WIRE STAPLES SHALL REPLACE SOD WITH AN EQUAL SOD COMPOSITION AS THAT WHICH IS EXISTING. IF NO SOD TYPE EXIST. THEN THE FOLLOWING SOD COMPOSITION SHALL BE USED.

2. SODDING SCHEDULE:

LAY SOD FROM MAY 1 TO SEPTEMBER 15 FOR SPRING PLANTING AND FROM SEPTEMBER 15 TO NOVEMBER 1 FOR FALL PLANTING.

3. SEED:

ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGED OR BAGGED, AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER, AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

3.1. PENNISETUM GLAUCIUM (BROWNTOP MILLET): TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.2. BERMUDA COMMON: TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.3. DOMESTIC ITALIAN RYE: TESTING 98 PERCENT PURITY AND 90 PERCENT GERMINATION.

4. MISCELLANEOUS:

4.1. PERMANENT SEEDING SHALL COVER ALL DISTURBED AREA NOT TO BE COVERED BY LANDSCAPE PLANTING BEDS, STRUCTURE, OR PAVEMENT.
4.2. SEED ALL DISTURBED AREAS WITHIN SEVEN DAYS OF FINAL GRADING AND TEMPORARY SEED/MULCH ALL AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN FOURTEEN (14) DAYS.
4.3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
4.4. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER
4.5. IF GRASSING OCCURS DURING A MONTH REQUIRING TEMPORARY COVER, THE CONTRACTOR SHALL APPLY PERMANENT COVER (IN ADDITION TO THE TEMPORARY COVER) AT THE APPROPRIATE TIME AT NO NO ADDITIONAL COST. THE CONTRACTOR MUST ACHIEVE A STRAND OF PERMANENT GRASS WITH AT LEAST 95% COVER. BARE SPOTS CAN NOT BE MORE THAN 1 INCH SQUARE IN ANY 10 SF.

X. PERMANENT STABILIZATION

NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC,EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE RE-WORKED AND RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY ,OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO THE SITE.

4.1. SEEDED AREAS

FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

4.2. SODDED AREAS

FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE APPROVED MULCH MATERIAL.

4.3. PERMANENT MULCH

FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.

4.4. RIPRAP

FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF AN APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP.

4.5. DITCHES, CHANNELS, AND SWALES

FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

XI. FERTILIZER REQUIREMENTS

1. TEMPORARY SEEDING FERTILIZER

APPLY A MINIMUM OF 500 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT IS DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING. APPLY A MINIMUM OF 1.5 TONS OF LIME / ACRE (70LBS. / 1000 SQ. FT.).

2. PERMANENT SEEDING FERTILIZER

APPLY A MINIMUM OF 1000 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRADES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION. UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 1 & 1/2 TONS OF GROUND COARSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS. / 1000 SQ.FT.).

XII. SWPP PREPARER CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NO.	REVISIONS	BY	DATE

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

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

EC0.1

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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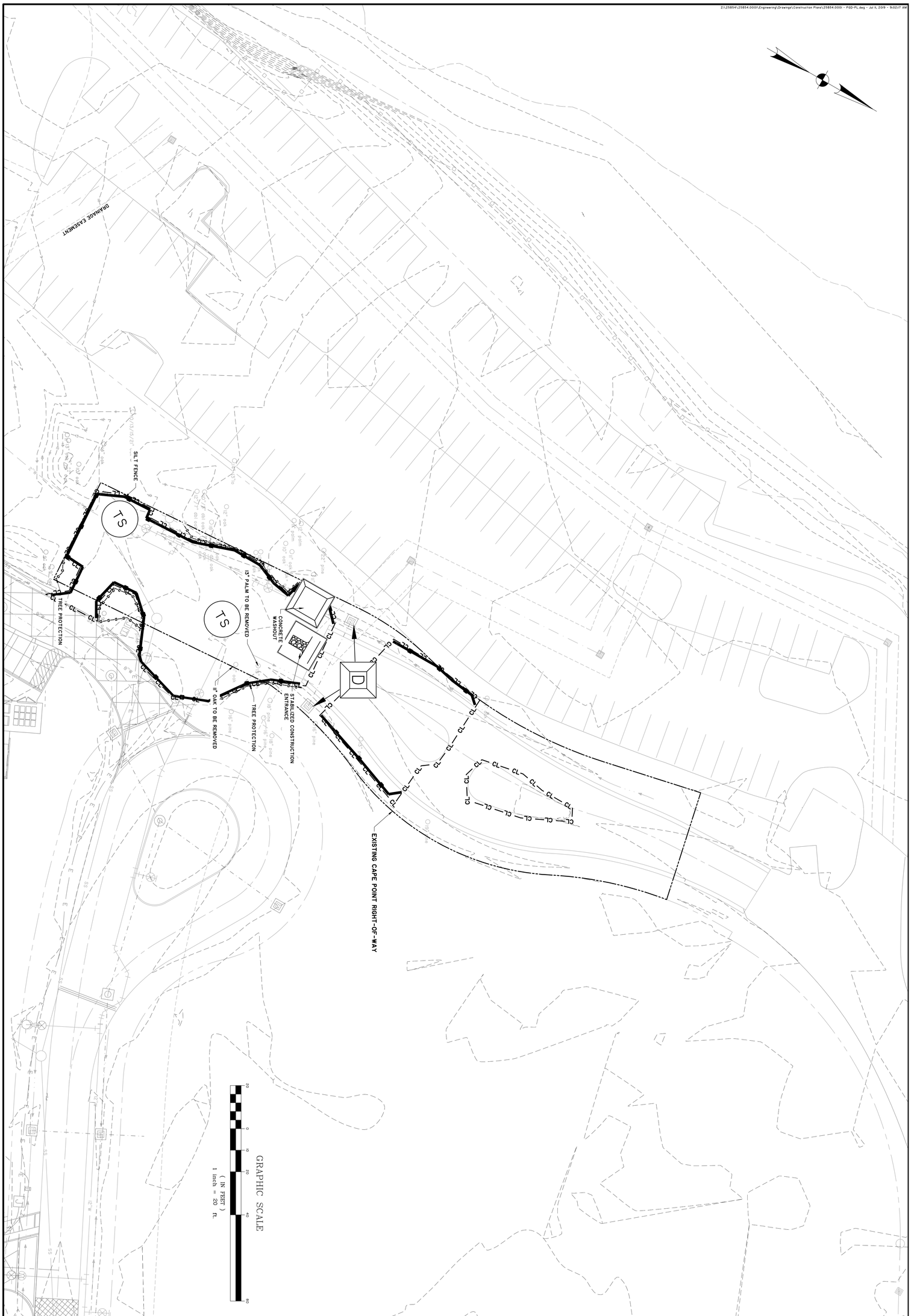
KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

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



EC1.1

JOB NO:	25854.0001
DATE:	7/25/25
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - INITIAL PHASE

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Z:\25854\25854-000\Engineering\Drawings\Construction Plans\25854-000 - PSD-PL.dwg - Jul 6, 2023 - 9:02:27 AM

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

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

ELECTRONIC VERSION CHECKED FEB. 2024 1:51 PM BY CHARLES PLAS - COMMUNITY DEVELOPMENT

EC3.1

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - STABILIZATION PHASE

JOB NO: C:25854.000
DATE: 1/20/25
DRAWN: LMD
DESIGNED: LMD
REVIEWED: DJJ
APPROVED: DJJ
SCALE: AS SHOWN

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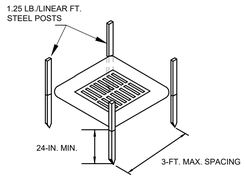

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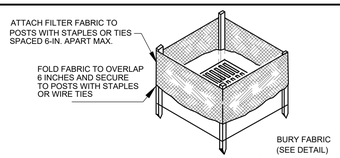
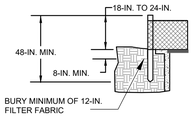


FILTER FABRIC INSTALLATION DETAIL



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.

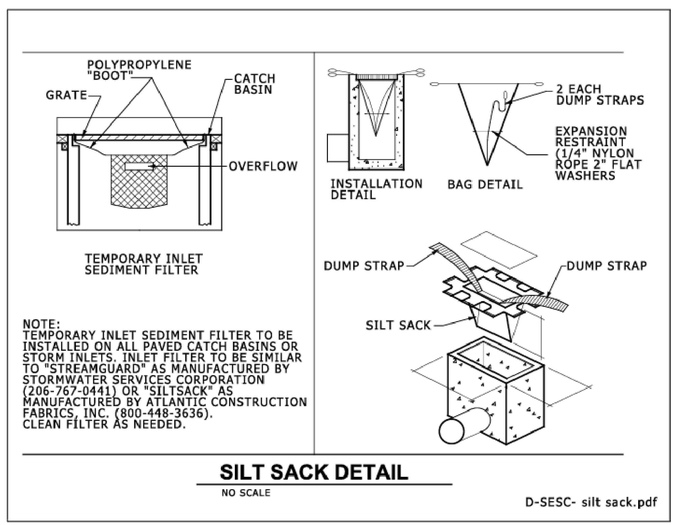
INSPECTION AND MAINTENANCE:

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
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.

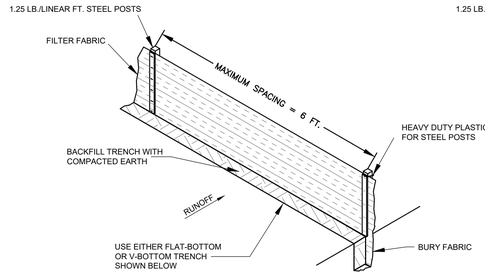
FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

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.

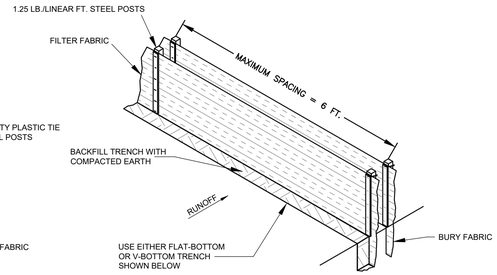
REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

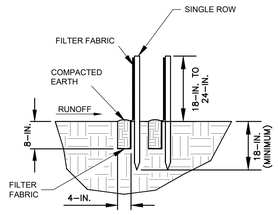
NOT TO SCALE



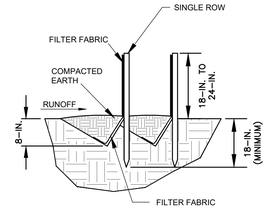
SINGLE-ROW SILT FENCE



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.

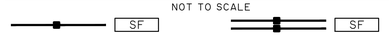
USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

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



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NO.	REVISIONS	BY	DATE

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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

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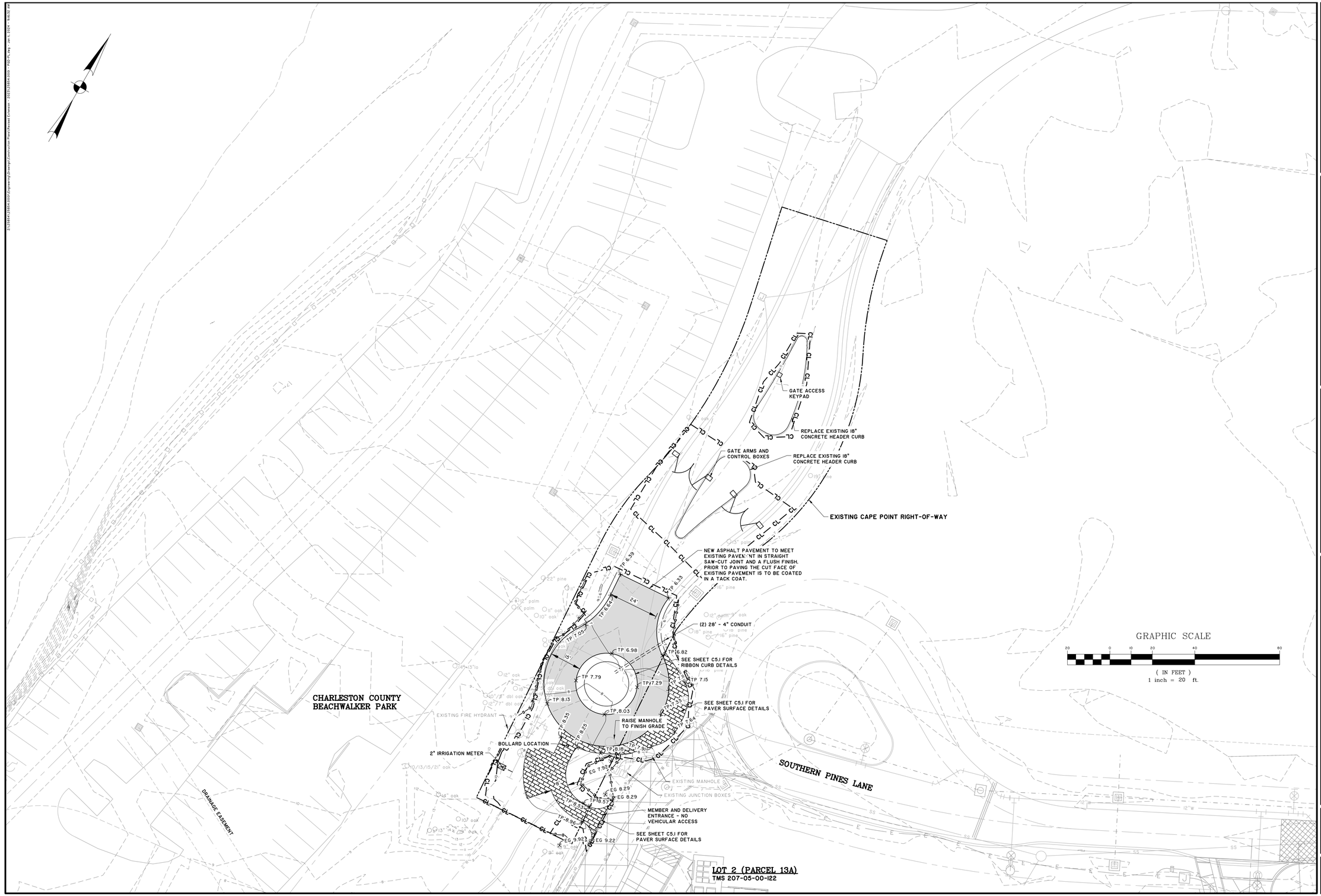

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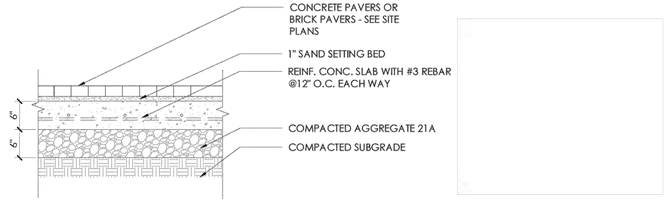
KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

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

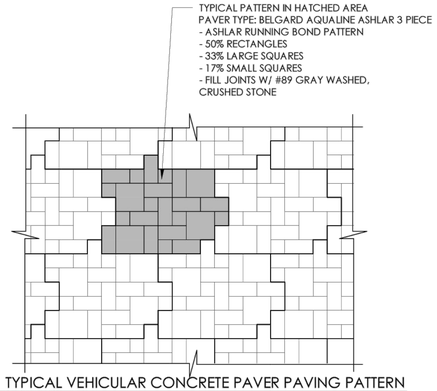
C3.1



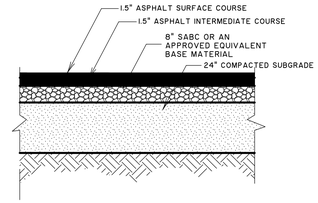
NOTE:

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"

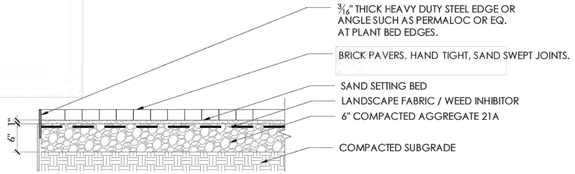


1 / L1.04 TYPICAL VEHICULAR CONCRETE PAVER PAVING PATTERN
SCALE: 1/2" = 1'-0"



ASPHALT SURFACE DETAIL

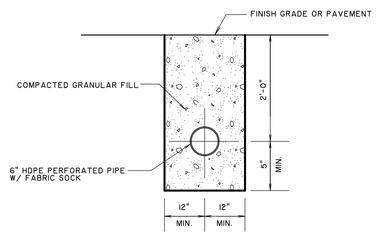
NOT TO SCALE



NOTE:

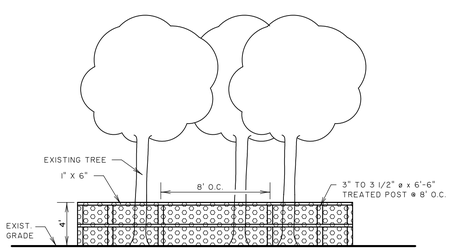
1. CROWN CONCRETE PAVERS OR BRICK PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{8}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. SEE PLANS FOR LOCATIONS OF PEDESTRIAN AND VEHICULAR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

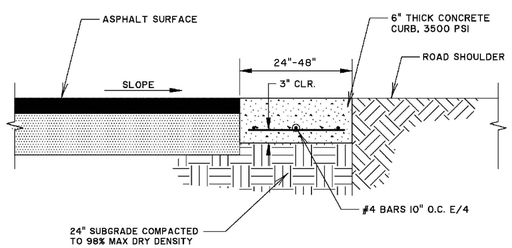


NOTES:

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

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www.thomasandhutton.com

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

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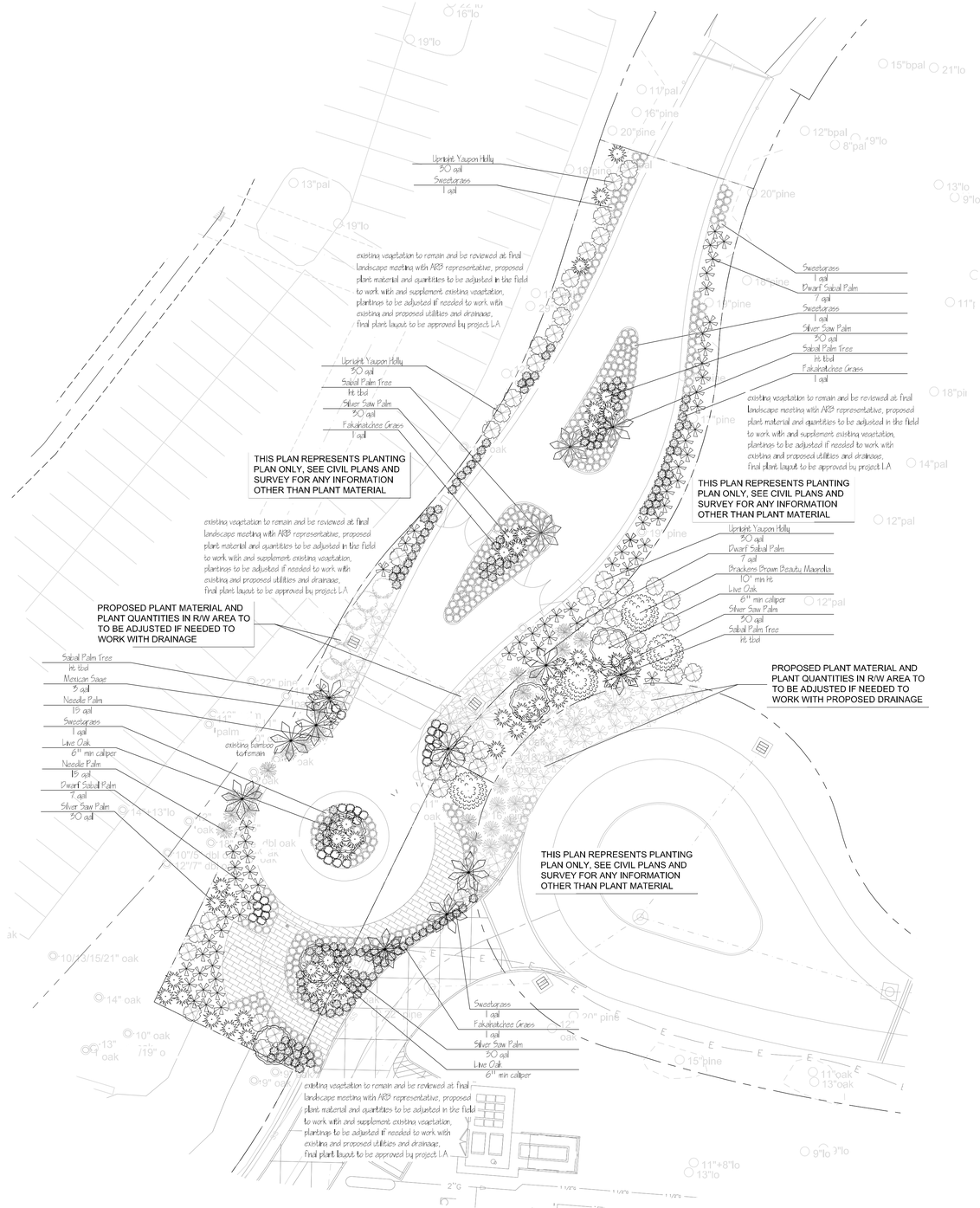


Cape Point Service Vehicle Access Plant List

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

Pired 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"

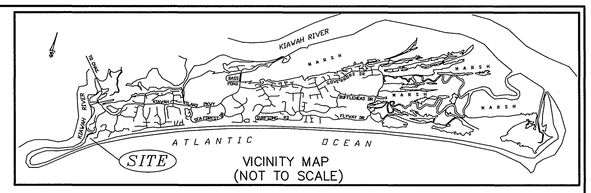
CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DISTANCE	BEARING	DELTA
CCL1	196.34	250.00	103.55	191.33	N34°59'50"E	44°59'54"
CCL2	48.39	201.94	24.31	48.28	N02°53'57"E	13°43'49"
CCL3	41.38	200.00	20.77	41.31	S01°55'22"W	11°51'19"
CCL4	96.85	350.00	48.74	96.54	N00°04'37"W	15°51'16"
CCL5	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'

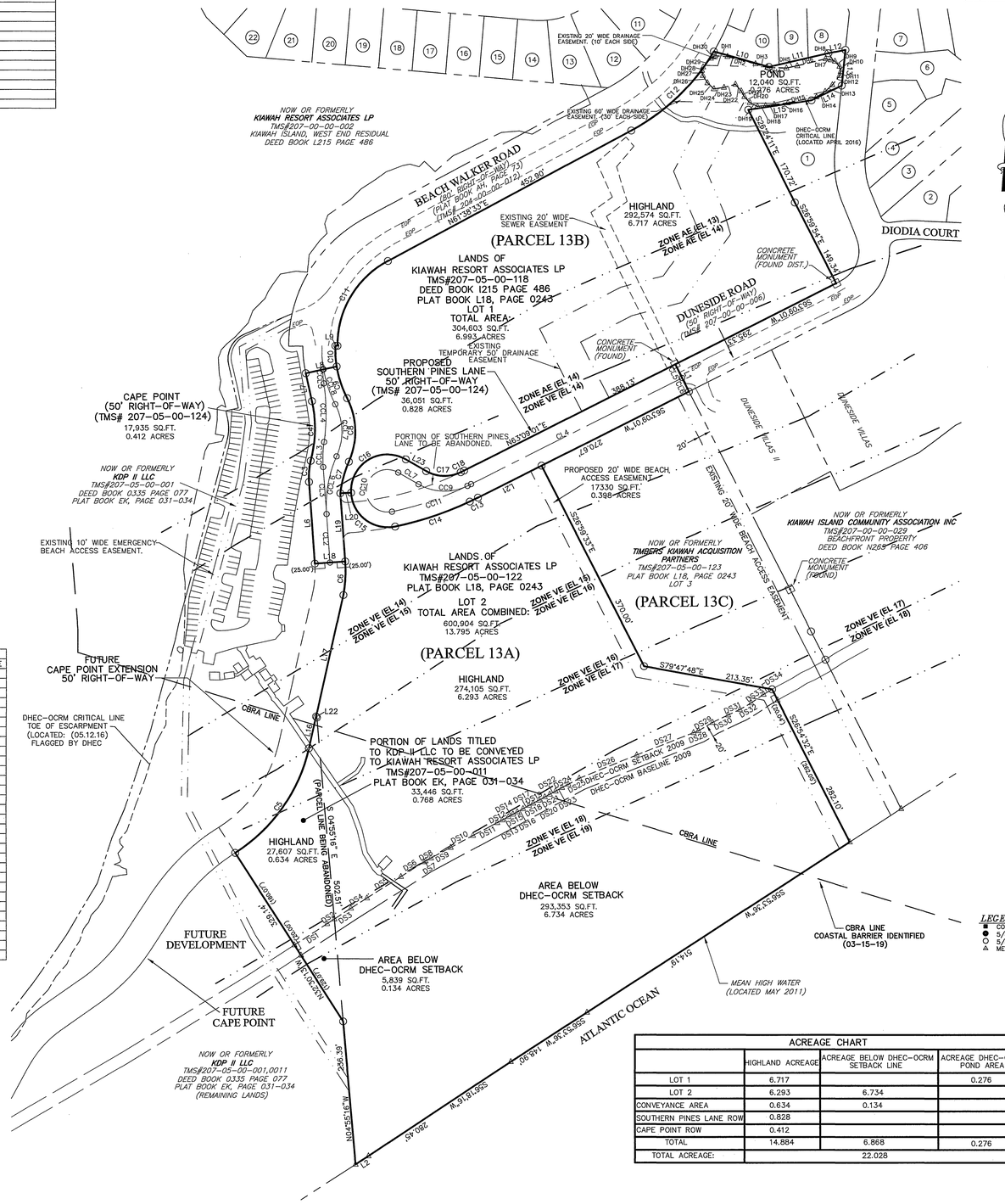
CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
CL1	N 12°29'53" E	258.42'
CL2	N 04°00'17" W	79.51'
CL3	N 04°00'17" W	77.58'
CL4	S 63°09'01" W	387.85'
CL5	S 26°13'24" E	25.00'
CL6	S 26°13'24" E	25.00'
CL7	N 59°56'33" W	38.45'

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	S 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)



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

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

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

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

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

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),

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

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.

(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.

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

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

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

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

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

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

_____, 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

s/Ross A. Appel
Ross A. Appel, Esq. (SC Bar #79149)
2036 eWall Street, Suite 200
Mount Pleasant, SC 29464
(843) 937-0400
ross@mklawsc.com

ATTORNEYS FOR TOWN OF KIAWAH ISLAND

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

Charleston Common Pleas

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

Case Number: 2024CP1003809

Type: Order/Approval Of Settlement

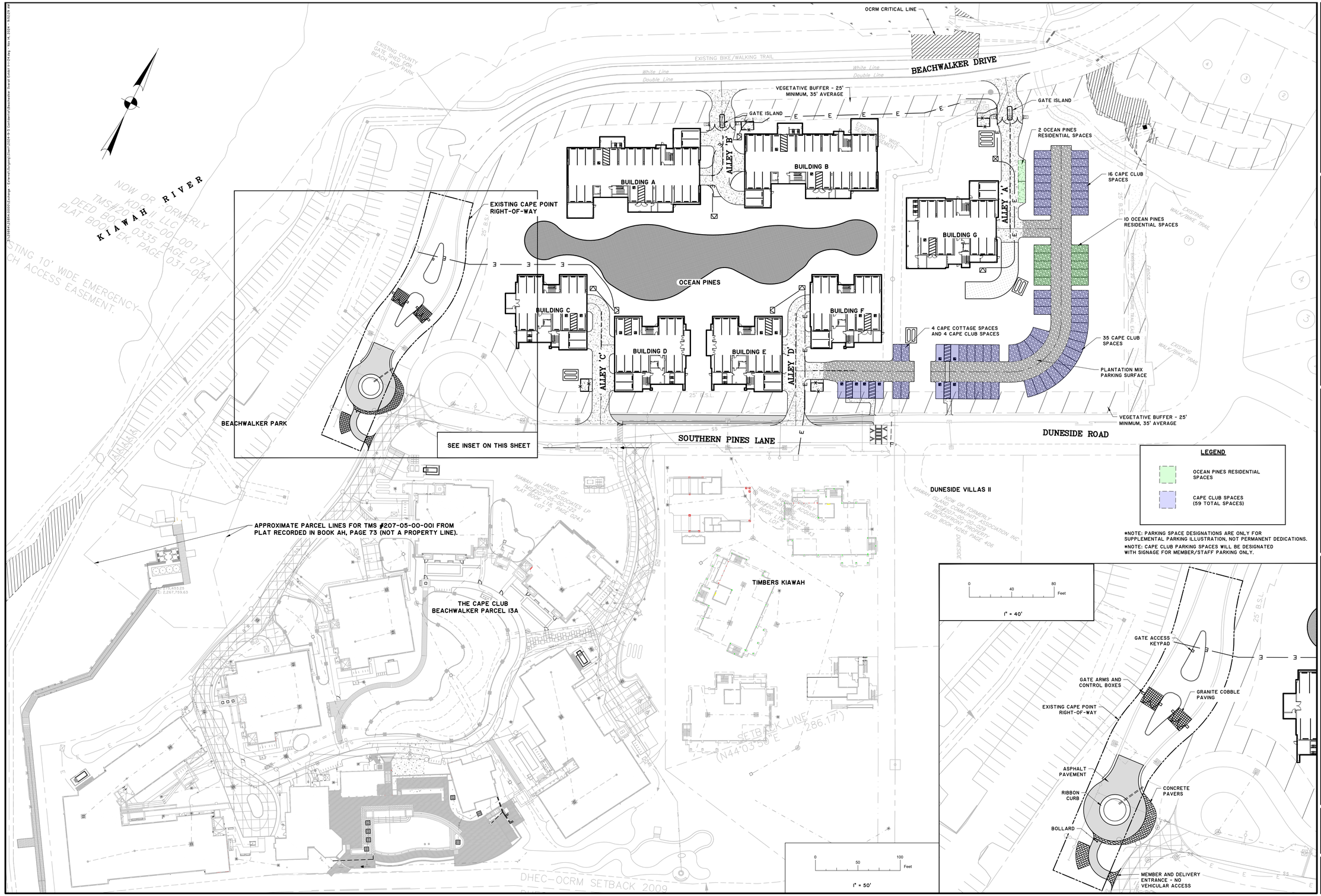
So Ordered

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



LEGEND

- OCEAN PINES RESIDENTIAL SPACES
- CAPE CLUB SPACES (59 TOTAL SPACES)

*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'

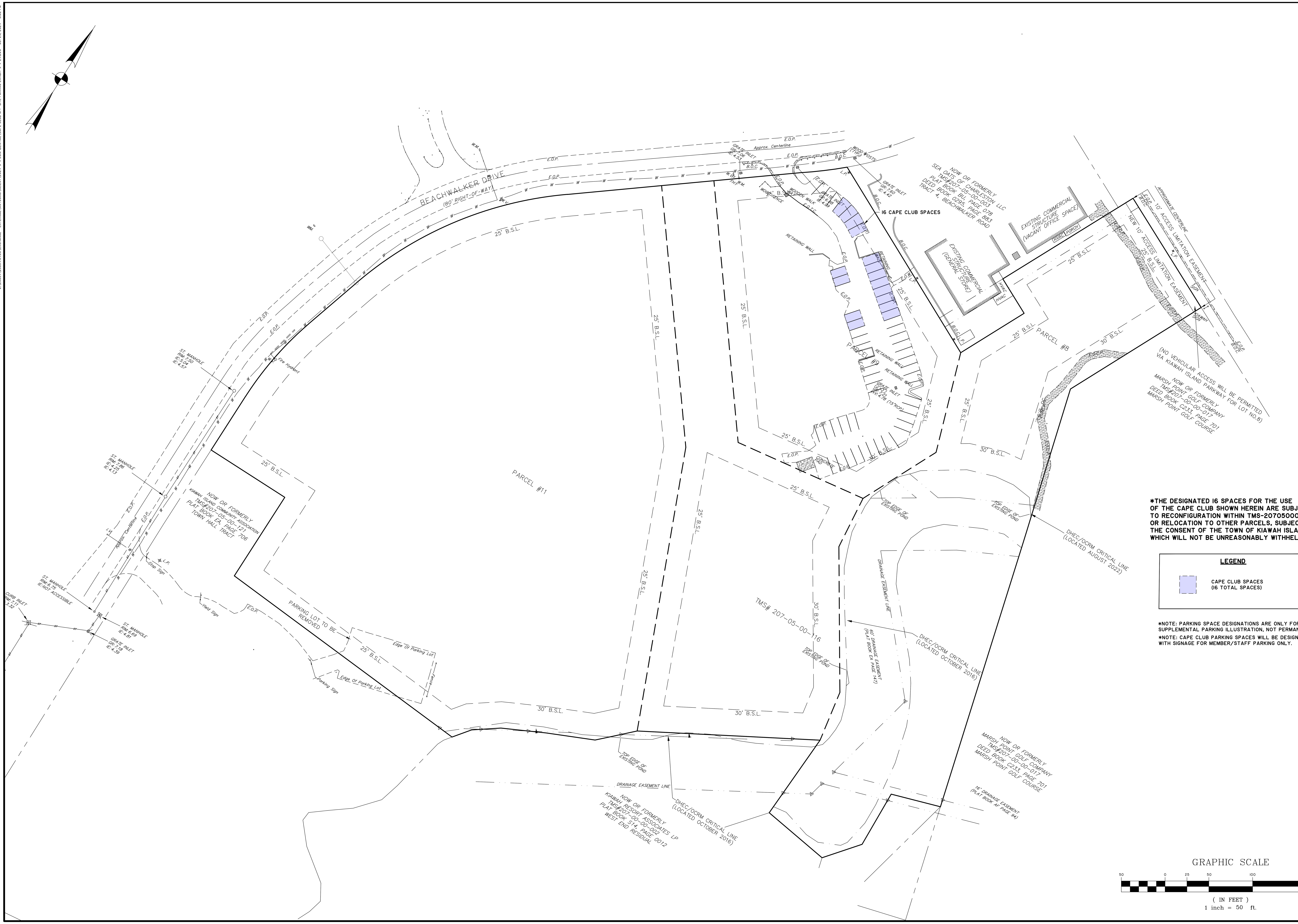
G0.2

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

Z:\25854\25854.0400\EXCHANGE - EXTERNAL\OUTGOING\CLIENT\2024-9-4 CONFIDENTIAL\CAPE CLUB OFF-SITE PARKING EXHIBIT 9-4-24.DWG - Oct 29, 2024 - 3:02 PM



***THE DESIGNATED 16 SPACES FOR THE USE OF THE CAPE CLUB SHOWN HEREIN ARE SUBJECT TO RECONFIGURATION WITHIN TMS-2070500004 OR RELOCATION TO OTHER PARCELS, SUBJECT TO THE CONSENT OF THE TOWN OF KIAWAH ISLAND, WHICH WILL NOT BE UNREASONABLY WITHHELD.**

LEGEND

CAPE CLUB SPACES
(16 TOTAL SPACES)

*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.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	REVISIONS	BY	DATE

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www.thomasandhutton.com

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

CAPE CLUB OFF-SITE PARKING EXHIBIT

JOB NO:	J-25854.0400
DATE:	5/1/23
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 50'

G0.3

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

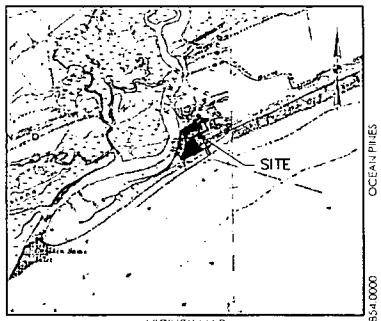
LATEST REVISION: 10/16/2024

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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----	----	----	----
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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 OHEC	7-24-2024
SUBMITTED TO OHEC/OCRM	9-8-2024
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	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 NAVD 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
GV	GATE VALVE	R/W	RIGHT-OF-WAY		
INV	INVERT ELEVATION	SD	STORM DRAINAGE		
JB	JUNCTION BOX	SDMH	STORM DRAINAGE MANHOLE		

SEWER LEGEND

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

DRAINAGE LEGEND

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

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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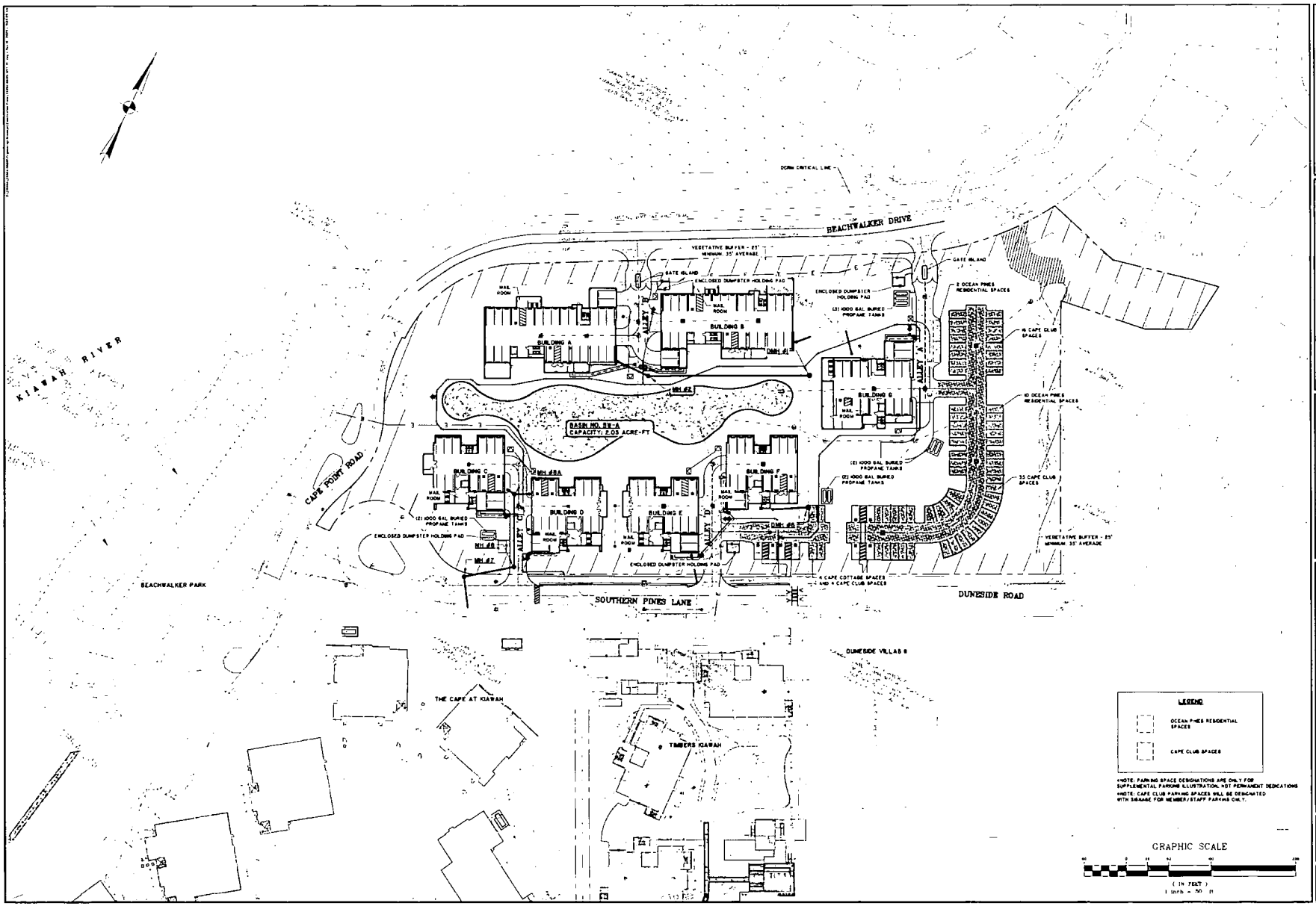
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

NO	REVISIONS	BY	DATE

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

JOB NO.	21884.0000
DATE:	9/2/24
DRAWN	MC
DESIGNED	MC
REVIEWED	DJJ
APPROVED	DJJ
SCALE	AS SHOWN

G0.1



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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

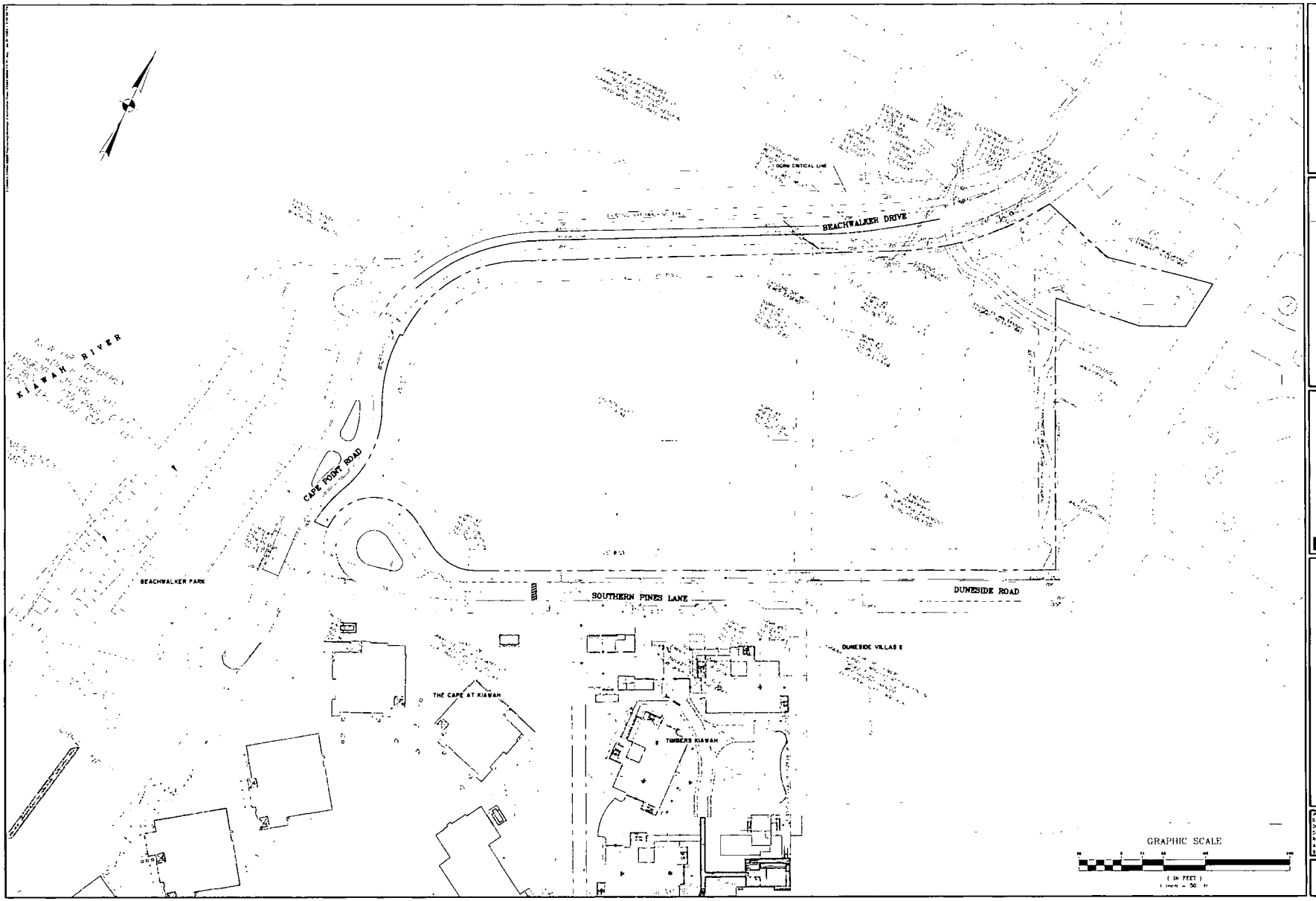
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

MASTER PLAN

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

G0.2



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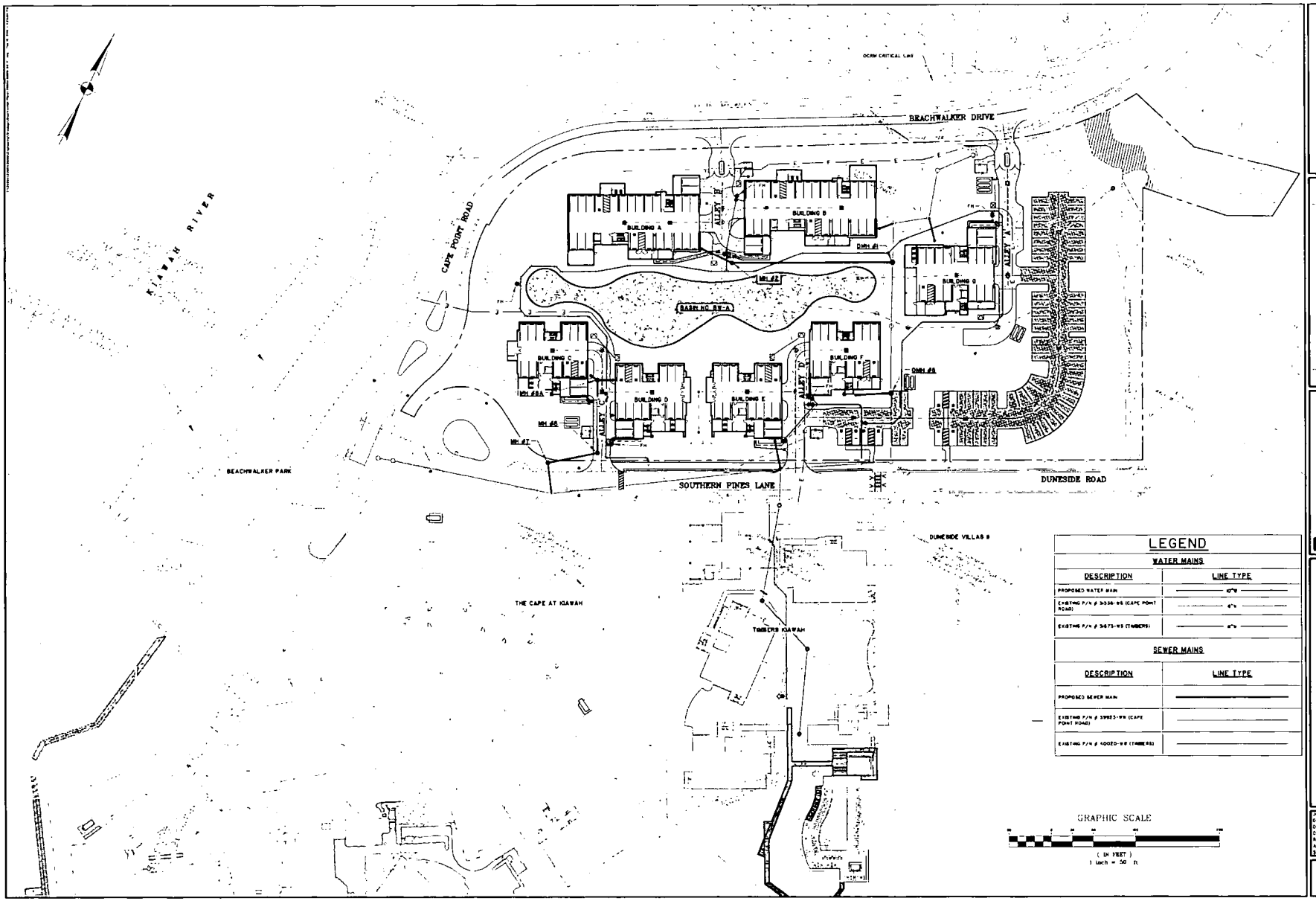
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

EXISTING CONDITIONS

JOB NO. [illegible]
DATE: 8/9/24
DRAWN LMS
DESIGNED LMS
REVIEWED DJJ
APPROVED DJJ
SCALE 1" = 50'

G0.3



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KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

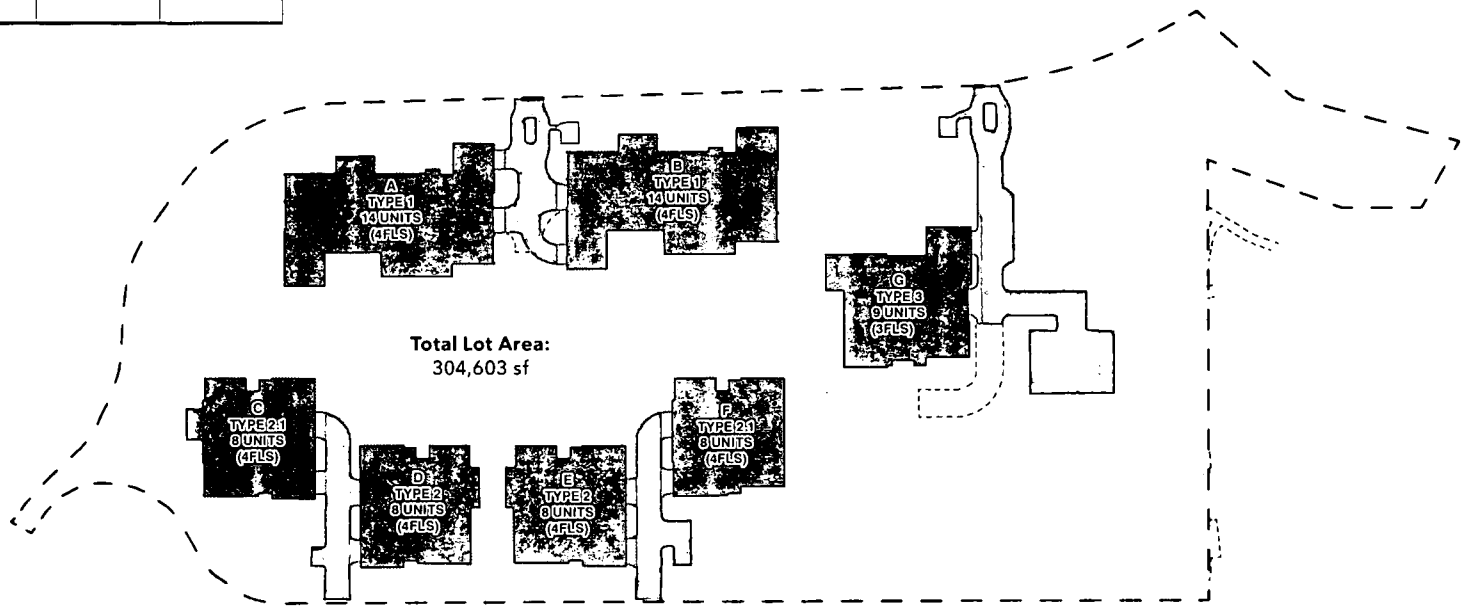
OCEAN PINES

WATER AND SEWER MASTER PLAN

JOB NO. 7881-0000
DATE: 8/16/24
DRAWN: LB
DESIGNED: LB
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 20.78 (BEACHWALKER EAST); 13.78 (PARCEL 13A); 7.0 (PARCEL 13B)

A2 AREA DISTURBED 17.91 (BEACHWALKER EAST); 6.41 (PARCEL 13A); 6.5 (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 KIAWAH RIVER

D2 ULTIMATE RECEIVING WATERS ATLANTIC OCEAN

E FLOOD

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

E2 FEMA FLOOD INSURANCE MAP(S) 45019C0796H 1/29/21

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 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 STOCKPILED 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 (IE 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 TACKED 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 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 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 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 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 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 DRY 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 USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER

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 PROPERLY 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

VIII HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES

1 PETROLEUM PRODUCTS INCLUDING OIL GASOLINE LUBRICANTS AND ASPHALTIC SUBSTANCES

1.1 HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES

1.2 STORE IN COVERED AREAS PROTECTED WITH DIKES

2 SPILLS PREVENTION AND RESPONSE

2.1 STORE AND HANDLE MATERIALS TO PREVENT SPILLS

2.2 TIGHTLY SEALED CONTAINERS NEAT AND SECURE STACKING ETC

2.3 REDUCE STORM WATER CONTACT IF SPILL OCCURS

2.3.1 CLEANUP PROCEDURES SHOULD BE CLEARLY POSTED

2.3.2 CLEANUP MATERIALS SHOULD BE READILY AVAILABLE

2.3.3 STOP THE SOURCE

2.3.4 CONTAIN THE SPILL

3 NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORMWATER DISCHARGES MUST BE PROTECTED FROM CAUSING POLLUTION OR EROSION

3.1 DISCHARGES FROM FIRE-FIGHTING ACTIVITIES

3.2 FIRE HYDRANT FLUSHINGS

3.3 WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED

3.4 WATER USED TO CONTROL DUST

3.5 POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS

3.6 ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS

3.7 PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED

3.8 UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE

3.9 UNCONTAMINATED GROUND WATER OR SPRING WATER

3.10 FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS

3.11 UNCONTAMINATED EXCAVATION DEWATERING

3.12 LANDSCAPE IRRIGATION

3.13 DECHLORINATED SWIMMING POOL DISCHARGES

4 CONSTRUCTION WASTES DEMOLITION RUBBLE PACKAGING MATERIALS SCRAP BUILDING SUPPLIES ETC

4.1 SELECT A DESIGNATED WASTE COLLECTION AREA

4.2 PROVIDE LIDS FOR WASTE CONTAINERS

4.3 WHEN POSSIBLE LOCATE CONTAINERS IN COVERED AREA

4.4 MAINTAIN CONSISTENT REMOVAL SCHEDULE FOR WASTE

5 PESTICIDES REDUCE THE AMOUNT OF PESTICIDES AVAILABLE FOR CONTACT WITH STORM WATER

5.1 STORE IN A DRY COVERED AREA

5.2 INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS

5.3 STRICTLY FOLLOW RECOMMENDED APPLICATION RATES

6 FERTILIZERS AND DETERGENTS REDUCE THE AMOUNT OF FERTILIZERS AND DETERGENTS AVAILABLE FOR CONTACT WITH STORM WATER

6.1 LIMIT APPLICATION OF FERTILIZERS TO THE MINIMUM NEEDED

6.2 APPLY MORE FREQUENTLY BUT AT LOWER APPLICATION RATES

6.3 LIMIT USE OF DETERGENTS ON-SITE

6.4 DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM

6.5 MAINTAIN STRUCTURAL AND VEGETATIVE BMPS

6.6 APPLY ACCORDING TO SOIL TEST RECOMMENDATIONS PRIOR TO SEEDING

IX. GRASSING NOTES

1 SOD

ALL SOD SHALL BE NURSERY GROWN AS CLASSIFIED IN THE ASPS GSS MACHINE CUT SOD AT A UNIFORM THICKNESS OF 3/4" WITHIN A TOLERANCE OF 1/4" EXCLUDING TOP GROWTH AND THATCH EACH INDIVIDUAL SOD PIECE SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT WHEN LIFTED BY THE ENDS BROKEN PODS IRREGULARLY SHAPED PIECES AND TORN OR UNEVEN ENDS WILL BE REJECTED WOOD PEGS AND/OR WIRE STAPLES SHALL REPLACE SOD WITH AN EQUAL SOD COMPOSITION AS THAT WHICH IS EXISTING IF NO SOD TYPE EXIST THEN THE FOLLOWING SOD COMPOSITION SHALL BE USED

2 SODDING SCHEDULE

LAY SOD FROM MAY 1 TO SEPTEMBER 15 FOR SPRING PLANTING AND FROM SEPTEMBER 15 TO NOVEMBER 1 FOR FALL PLANTING

3 SEED

ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGED OR BAGGED AND TAGGED TO SHOW NAME OF SEED NET WEIGHT ORIGIN GERMINATION LOT NUMBER AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE

3.1 PENNISETUM GLAUCUM (BROWNTOP MILLET) TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION

3.2 BERMUDA COMMON TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION

3.3 DOMESTIC ITALIAN RYE TESTING 98 PERCENT PURITY AND 90 PERCENT GERMINATION

4 MISCELLANEOUS

4.1 PERMANENT SEEDING SHALL COVER ALL DISTURBED AREA NOT TO BE COVERED BY LANDSCAPE PLANTING BEDS STRUCTURE OR PAVEMENT

4.2 SEED ALL DISTURBED AREAS WITHIN SEVEN DAYS OF FINAL GRADING AND TEMPORARY SEED/MULCH ALL AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN FOURTEEN (14) DAYS

4.3 ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED

4.4 CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

4.5 IF GRASSING OCCURS DURING A MONTH REQUIRING TEMPORARY COVER THE CONTRACTOR SHALL APPLY PERMANENT COVER IN ADDITION TO THE TEMPORARY COVER AT THE APPROPRIATE TIME AT NO ADDITIONAL COST THE CONTRACTOR MUST ACHIEVE A STRAND OF PERMANENT GRASS WITH AT LEAST 95% COVER BARE SPOTS CAN NOT BE MORE THAN 1 INCH SQUARE IN ANY 10 SF

X. PERMANENT STABILIZATION

NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC EXCESSIVE PEDESTRIAN TRAFFIC AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED IF NECESSARY AREAS MUST BE RE-WORKED AND RE-STABILIZED IF GERMINATION IS SPARSE PLANT COVERAGE IS SPOTTY OR TOPSOIL EROSION IS EVIDENT ONE OR MORE OF THE FOLLOWING MAY APPLY TO THE SITE

4.1 SEEDED AREAS

FOR SEEDED AREAS PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL

4.2 SODDED AREAS

FOR SODDED AREAS PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE APPROVED MULCH MATERIAL

4.3 PERMANENT MULCH

FOR MULCHED AREAS PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL

4.4 RIPRAP

FOR AREAS STABILIZED WITH RIPRAP PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF AN APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP

4.5 DITCHES CHANNELS AND SWALES

FOR OPEN CHANNELS PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT WITH WELL-GRADED RIPRAP LINING OR WITH ANOTHER NON EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING UNDERCUTTING OF THE BANKS OR DOWN CUTTING OF THE CHANNEL

XI FERTILIZER REQUIREMENTS

1 TEMPORARY SEEDING FERTILIZER

APPLY A MINIMUM OF 500 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0 IT IS DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING APPLY A MINIMUM OF 1.5 TONS OF LIME/ACRE (70 LBS / 1000 SQ FT)

2 PERMANENT SEEDING FERTILIZER

APPLY A MINIMUM OF 1000 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRADES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE APPLY 1 & 1/2 TONS OF GROUND COARSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS / 1000 SQ FT)

XII. SWPP PREPARER CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM FURTHER I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48 CHAPTER 14 OF THE CODE OF LAWS OF SC 1976 AS AMENDED PURSUANT TO REGULATION 72-300 ET SEQ (IF APPLICABLE) AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000

NO	REVISIONS	BY	DATE

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KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA
OCEAN PINES
SWPPP - NOTES

JOB NO	J-25834.0000
DATE:	9/12/24
DRAWN	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	NOT TO SCALE

EC0.1

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	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	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 REBAR 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	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	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 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 BEIN OPERATION
12	CONSTRUCTION AND INSTALLATION OF THE UNDERGROUND DETENTION SYSTEM AND CONNECTION TO EXISTING GRATE INLET BOX	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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• KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

SWPPP - NOTES AND DETAILS

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

ECO.2

EC1.1

SWPPP - INITIAL LAND DISTURBANCE PHASE

KRA, LP

OCEAN PINES

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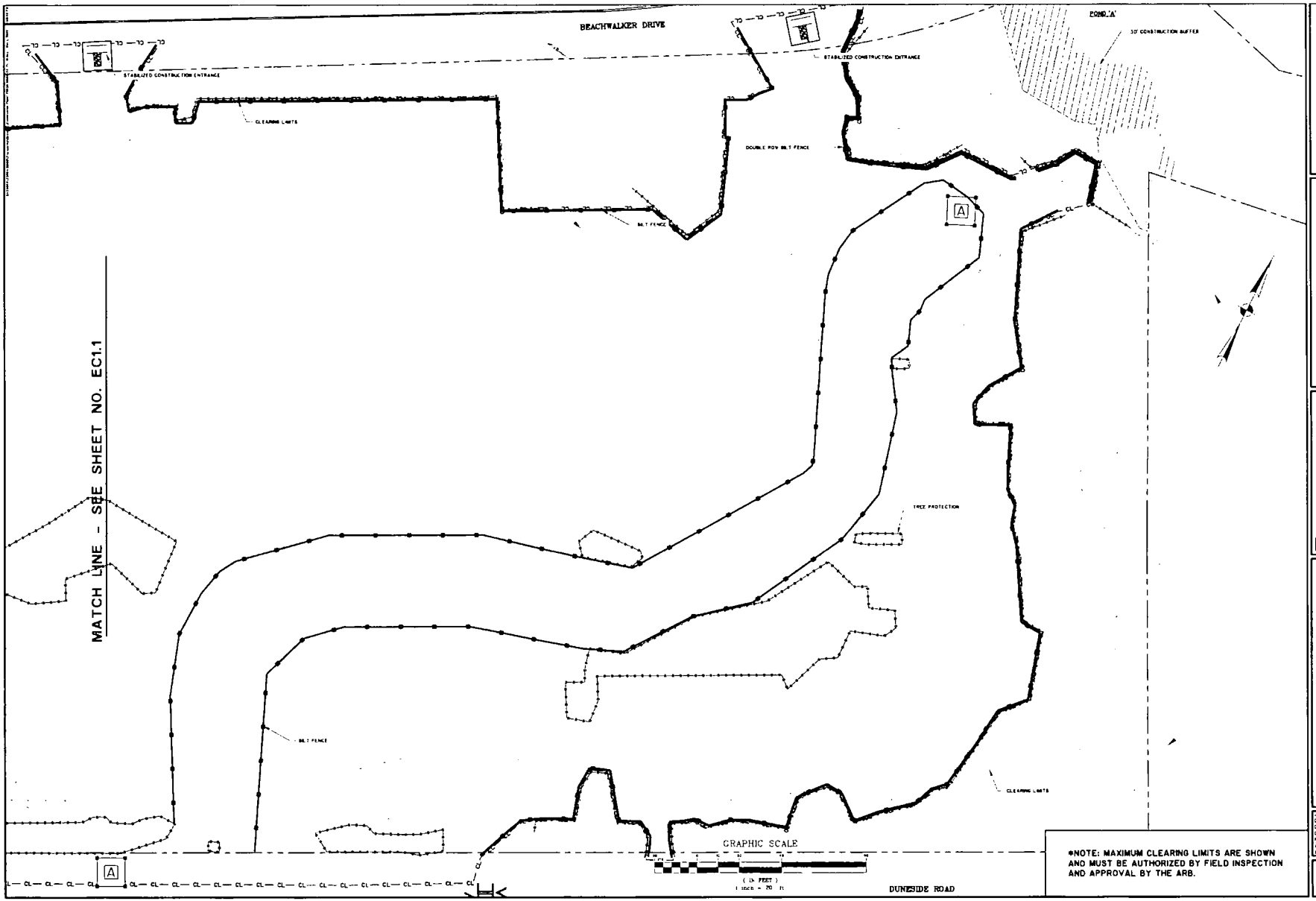

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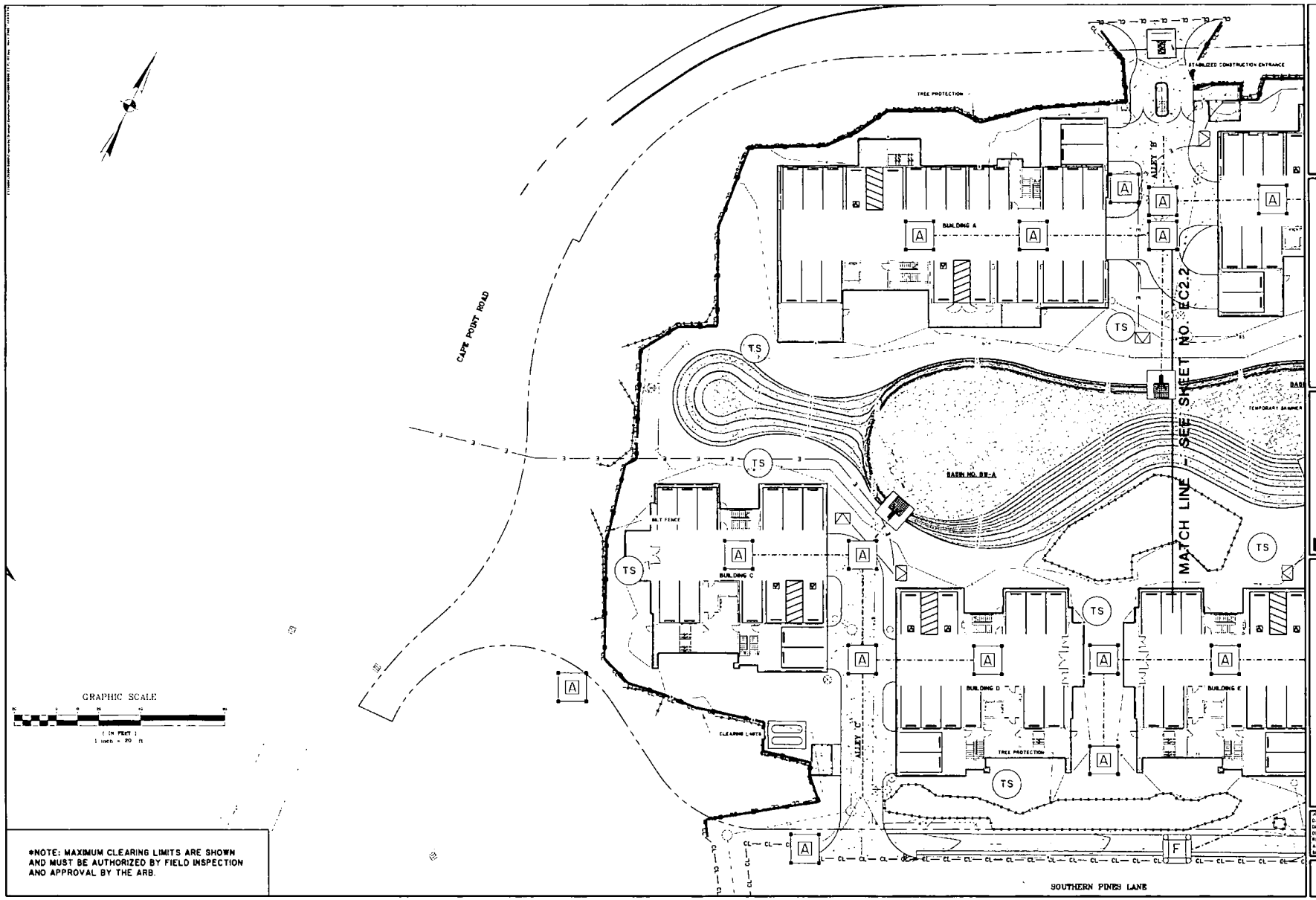
HILTON HEAD ISLAND, SOUTH CAROLINA

OCEAN PINES

SWPPP - INITIAL LAND DISTURBANCE PHASE

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

EC1.2


CAPE POINT ROAD
SOUTHERN PINES LANE
STABILIZED CONSTRUCTION ENTRANCE
TREE PROTECTION
ALLEY 'B'
BUILDING A
BUILDING C
BUILDING D
BUILDING E
BASIN NO. SW-A
SILT FENCE
CLEARING LIMITS
TEMPORARY BARRIER
MATCH LINE - SEE SHEET NO. EC2.2
TS
A
F
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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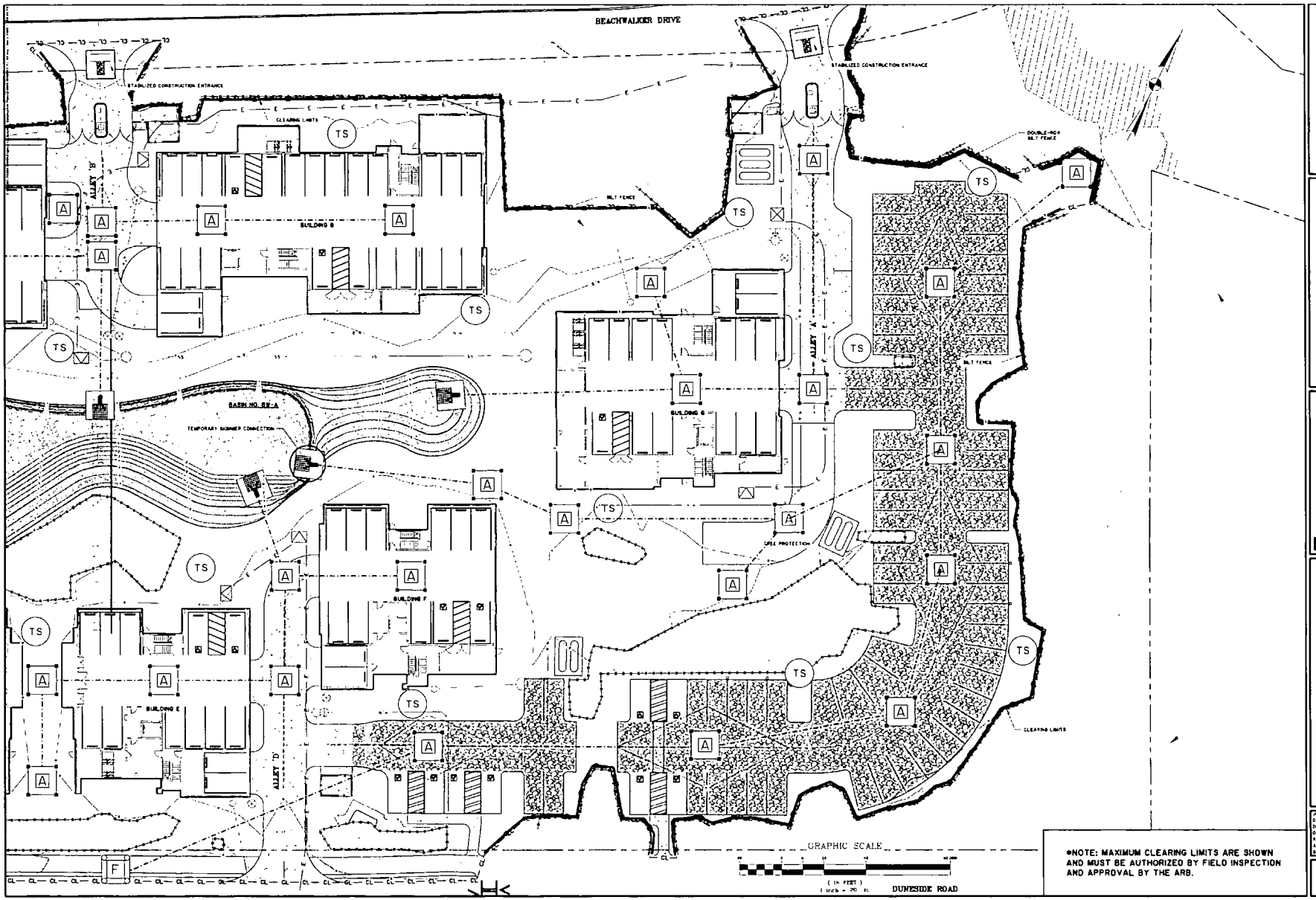
OCEAN PINES
SWPPP - CONSTRUCTION PHASE
JOB NO.
DATE:
DRAWN
DESIGNED
REVIEWED
APPROVED: DJJ
SCALE
EC2.1



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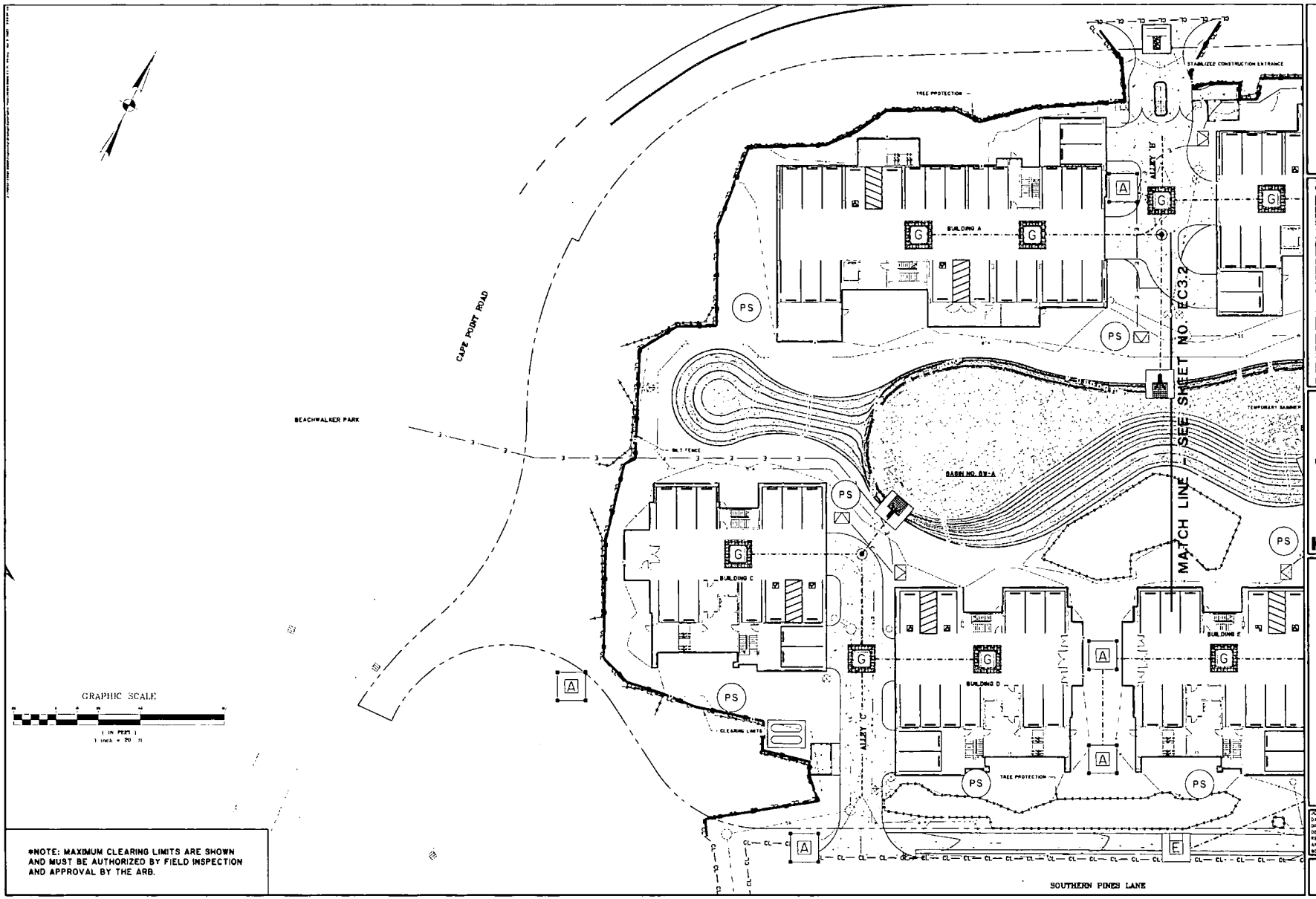
PLANNED BLOCK 5, SOUTH CAROLINA

OCEAN PINES

SWPPP - CONSTRUCTION PHASE

JOB NO. : 20614.06.00
DATE: : 11/02/24
DRAWN : LMD
DESIGNED : LMD
REVIEWED : DJJ
APPROVED : DJJ
SCALE : 1" = 20'

EC2.2



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OCEAN PINES

SWPPP – STABILIZATION PHASE

JOB NO.: 7381.0000
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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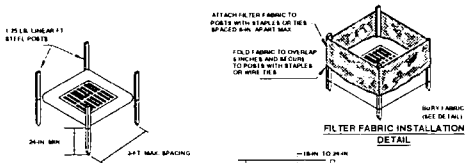
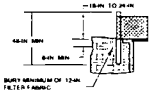


POST INSTALLATION DETAIL

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 BELOW 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 48-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:

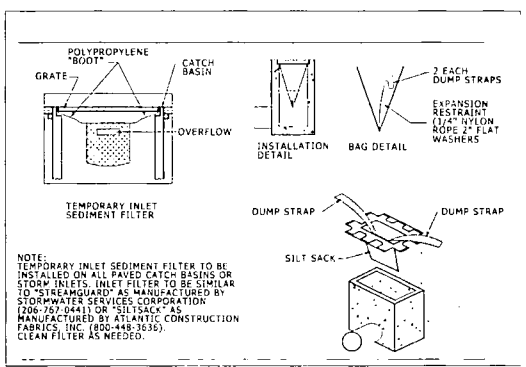
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A BOMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA, ALWAYS PROVIDING ADEQUATE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



NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

IG

SILT SAC DETAIL

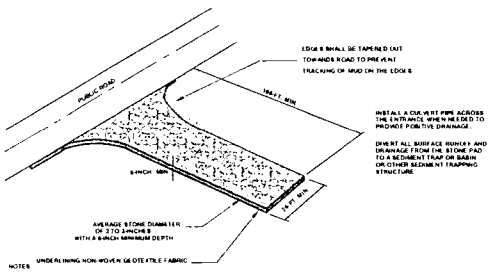
NOT TO SCALE

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
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
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 LOCATED 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 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.

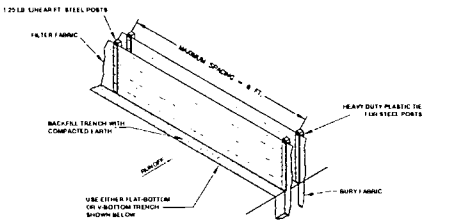
IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

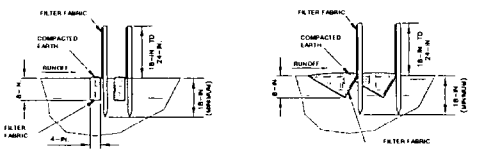
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SCE



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL

NOTE

WHEN AND WHERE TO USE IT:
BETTER SITE SPECIFIC CRITERIA

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 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 FENCE 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 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 BE RESTING FROM FENCE REMOVAL.

SILT FENCE

NOT TO SCALE

SF (SINGLE ROW)

SF (DOUBLE ROW)

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KIAWAH ISLAND, SOUTH CAROLINA

OCEAN PINES

SWPPP - DETAILS

JOB NO.	23814.0000
DATE	8/12/24
DRAWN	LWD
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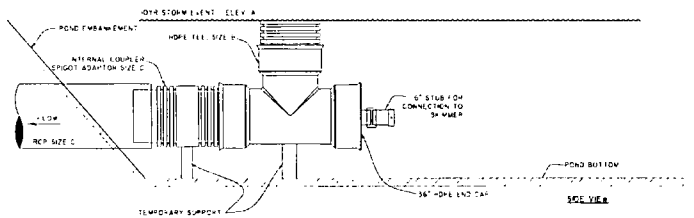


POND NUMBER	POND OUTLET PIPE INVERT	A	B	C	SKIMMER SIZE	DEWATERING TIME
Ba-A	10'	5.66	36" X 36"	36"	6"	3 DAYS

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

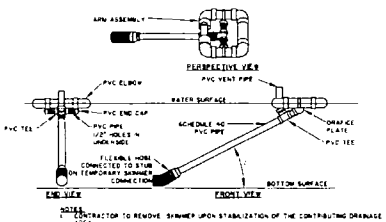
REMOVE THE ORIFICE PLUG OR CAP.

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 DIAMETER
BA-A	6	N/A

SKIMMER DETAIL

NOT TO SCALE

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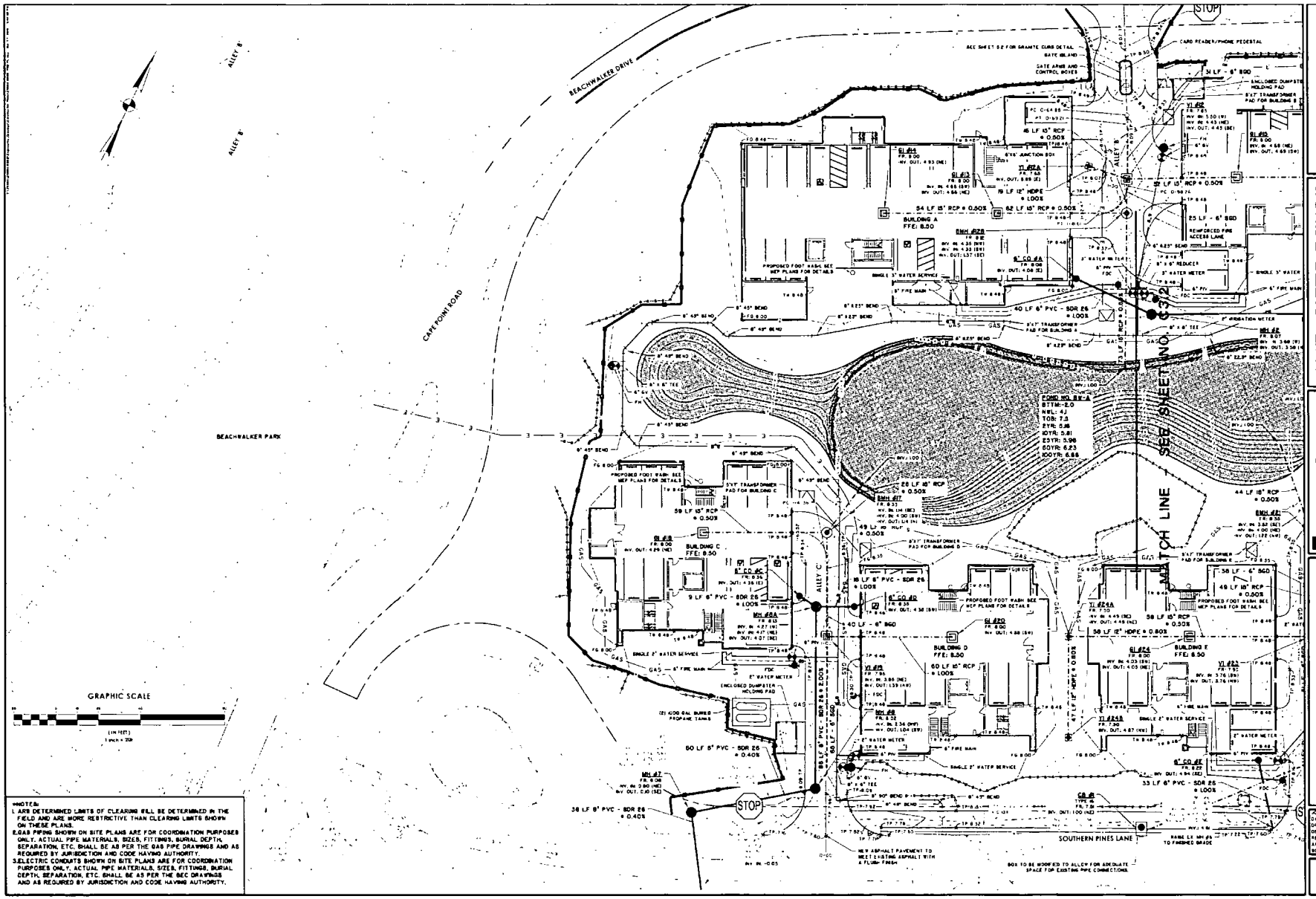

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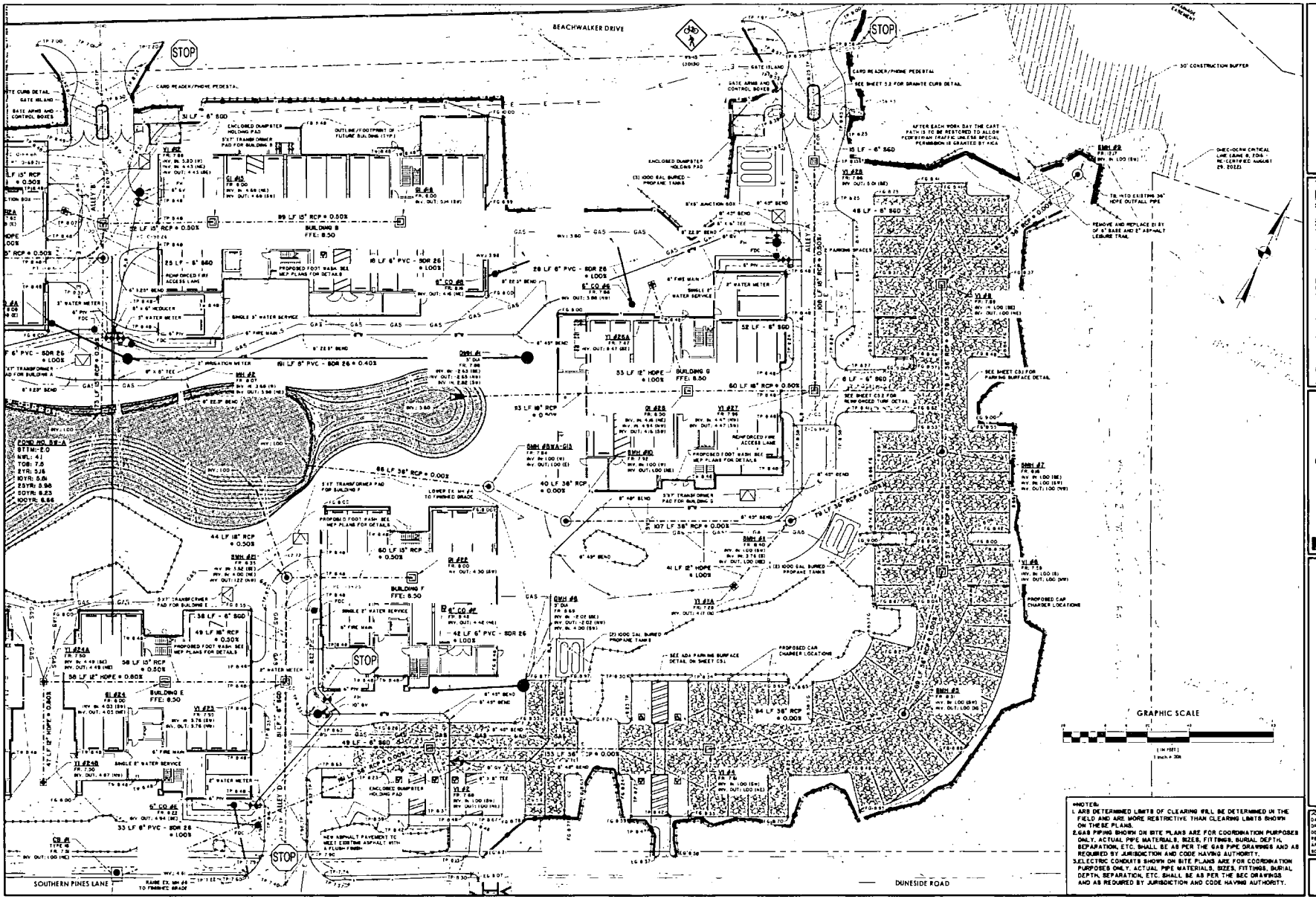
HAAS ISLAND, SOUTH CAROLINA

OCEAN PINES

SITE DEVELOPMENT PLAN

JOB NO. 23859.0000
DATE 4/12/24
DRAWN LMD
DESIGNED LMD
REVIEWED DJJ
APPROVED DJJ
SCALE 1" = 20'

C3.1



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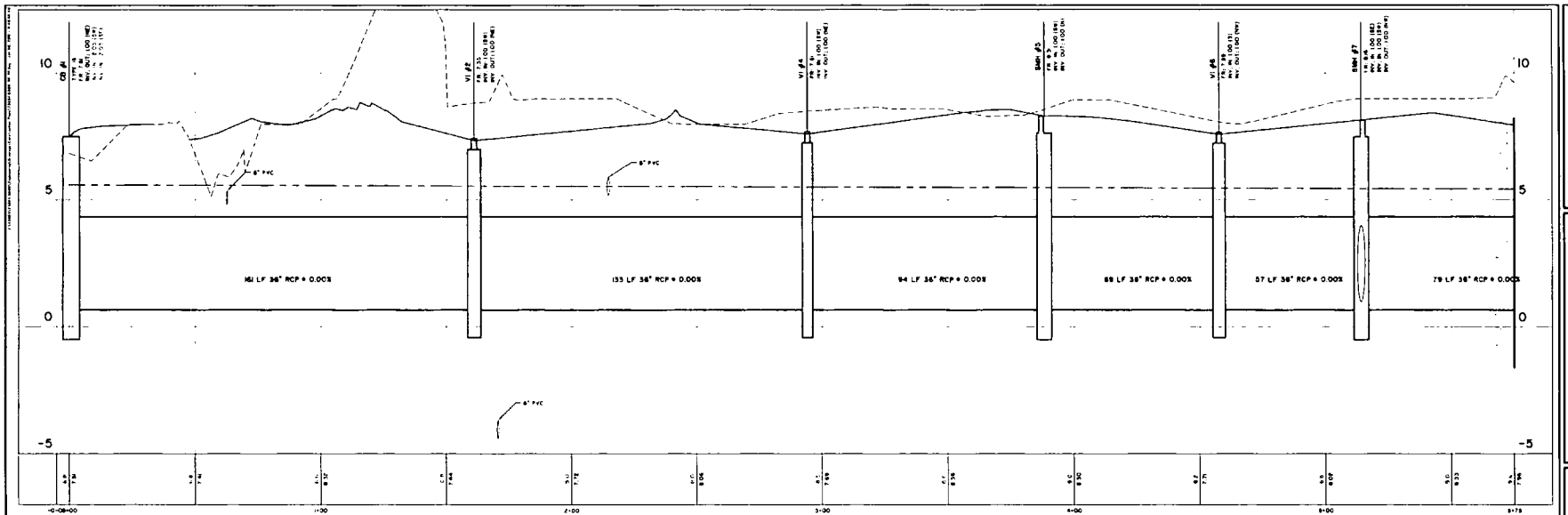
KRA, LP
HILTON HEAD ISLAND, SOUTH CAROLINA

OCEAN PINES

SITE DEVELOPMENT PLAN

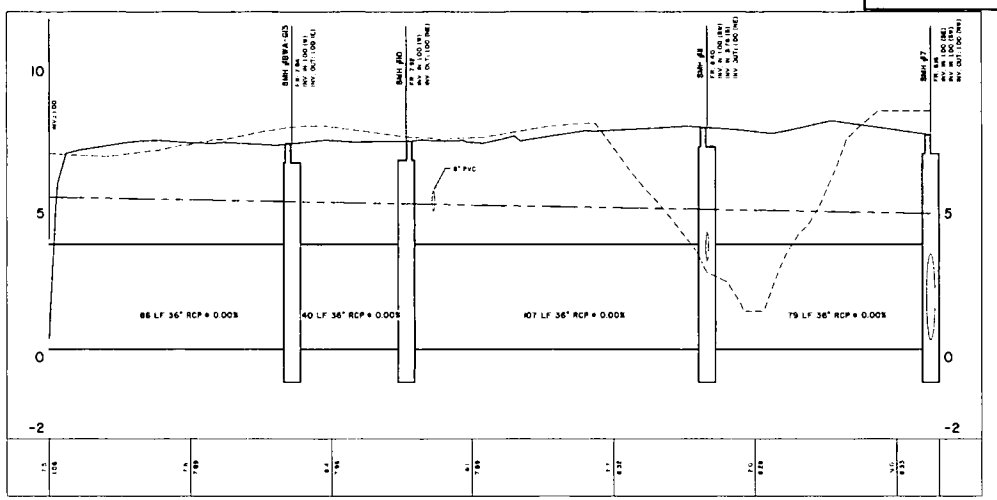
JOB NO. : 7582.0000
DATE: 9/12/24
DRAWN BY: MD
DESIGNED: LMD
REVIEWED: DJJ
APPROVED: DJJ
SCALE: 1" = 20'

C3.2

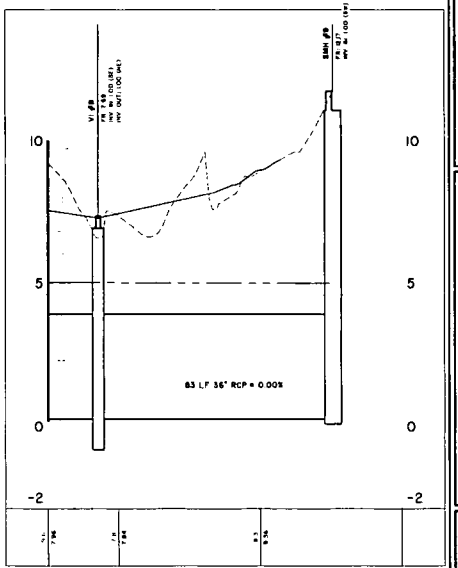


25854.0000 - Drainage Run 1
STATIONS: 0+00 - 5+79
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 5'

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" = 5'

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NO | REVISIONS | BY | DATE

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA
OCEAN PINES
DRAINAGE PROFILES

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

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L-1.0	Limits of Initial Clearing
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L-4.11	Planting and Lighting Plan - Retention Pond
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L-5.1	Site Furnishings
L-5.2	Lighting Details

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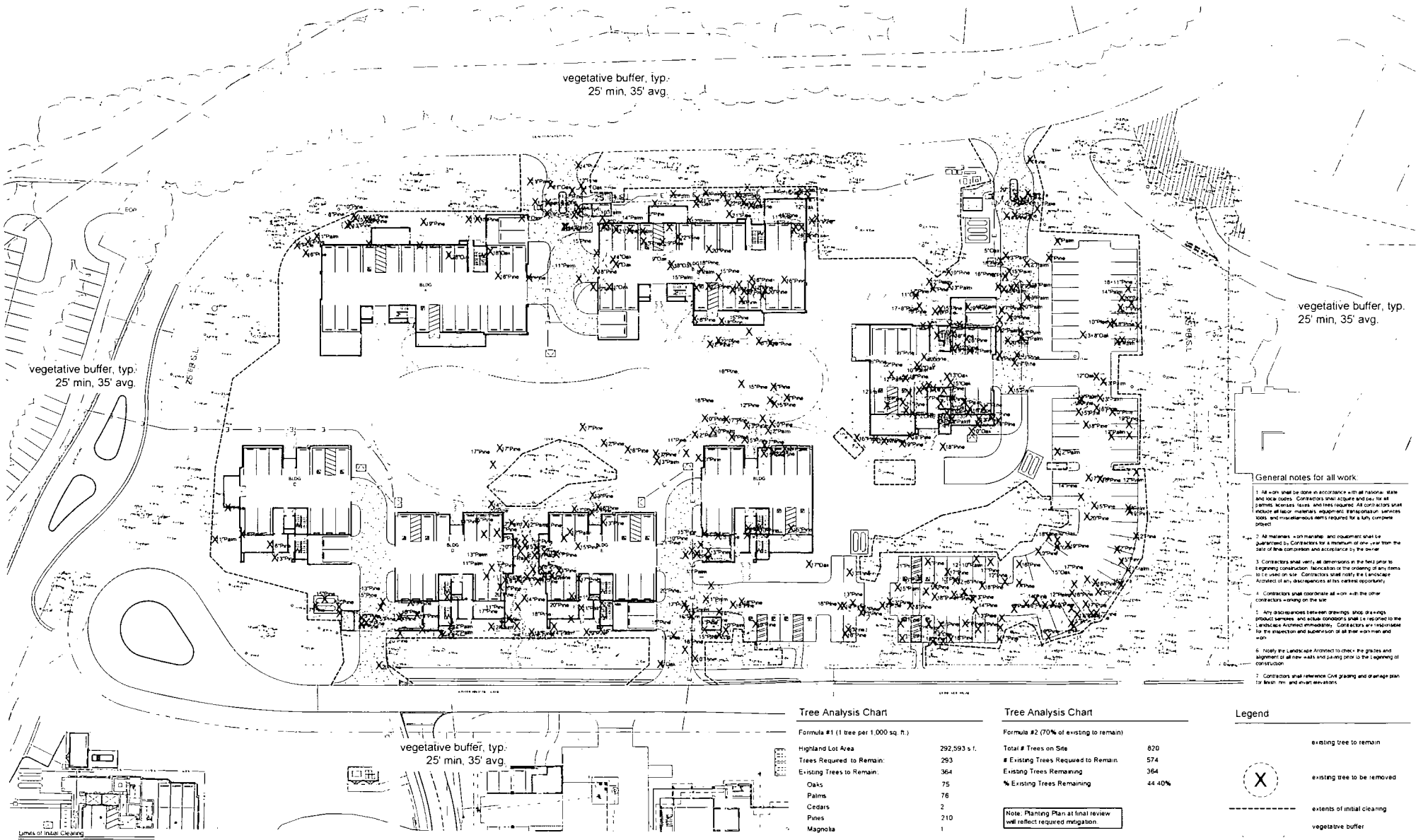

General notes for all work:

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 wall 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
Hilton Island, SC

North

0 30' 60' 90'

Date: 2023.09.08 permit set
Rev.: 2024.01.22 permit set rev.
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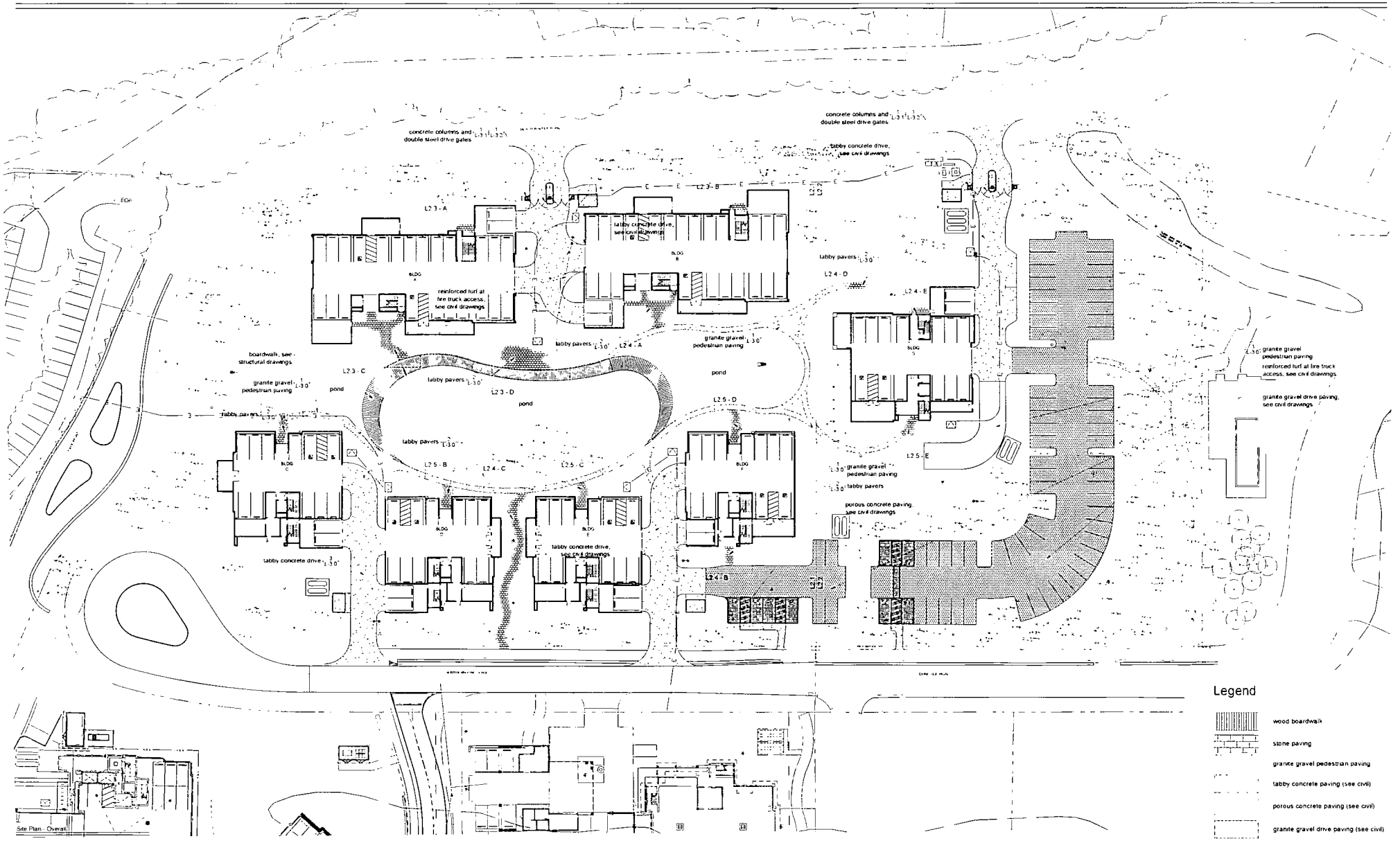

Site Plan - Overall

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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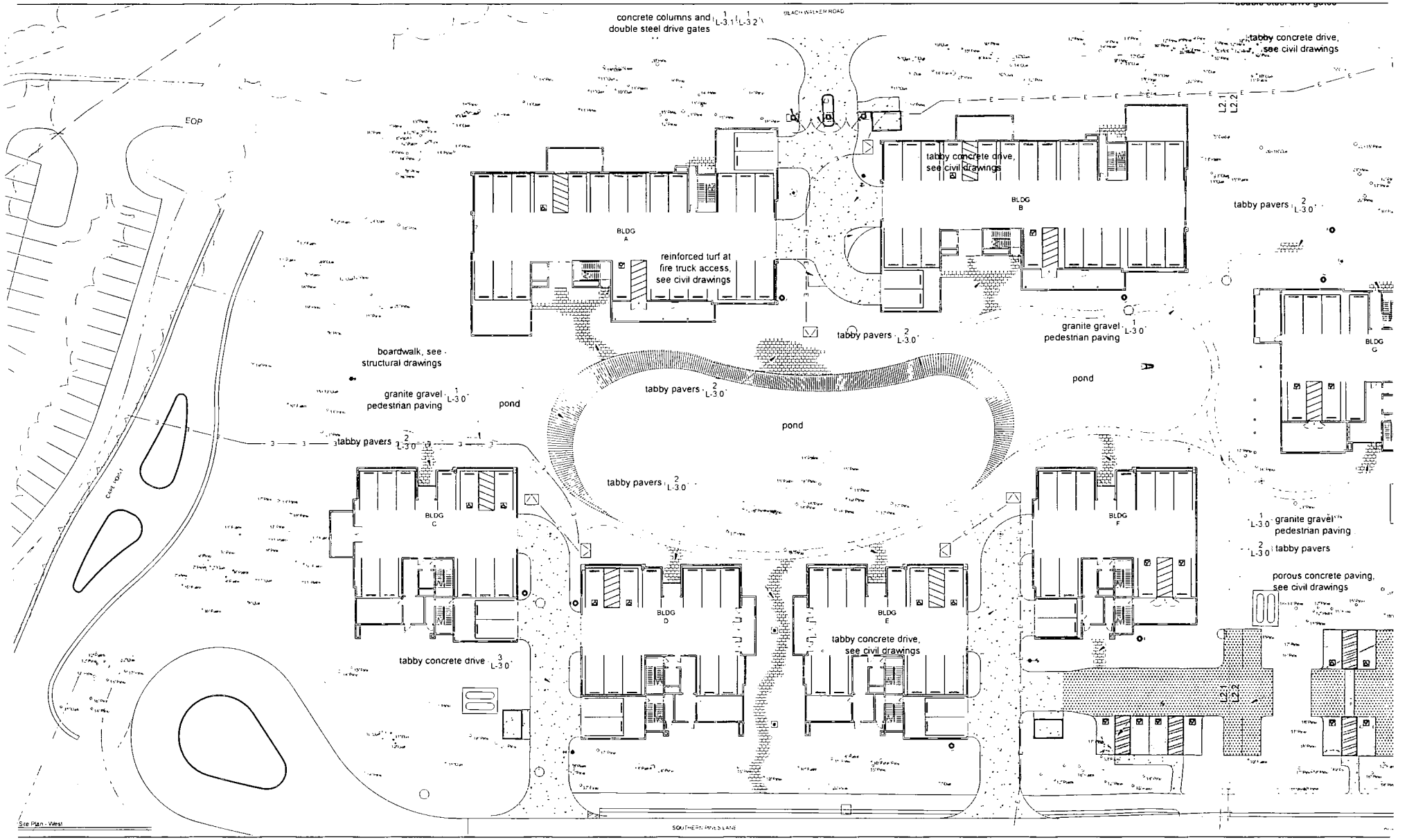

Site Plan - West

Sheet: L-2.1

Ocean Pines
Hilton Head Island, SC

North

0 20 40 60

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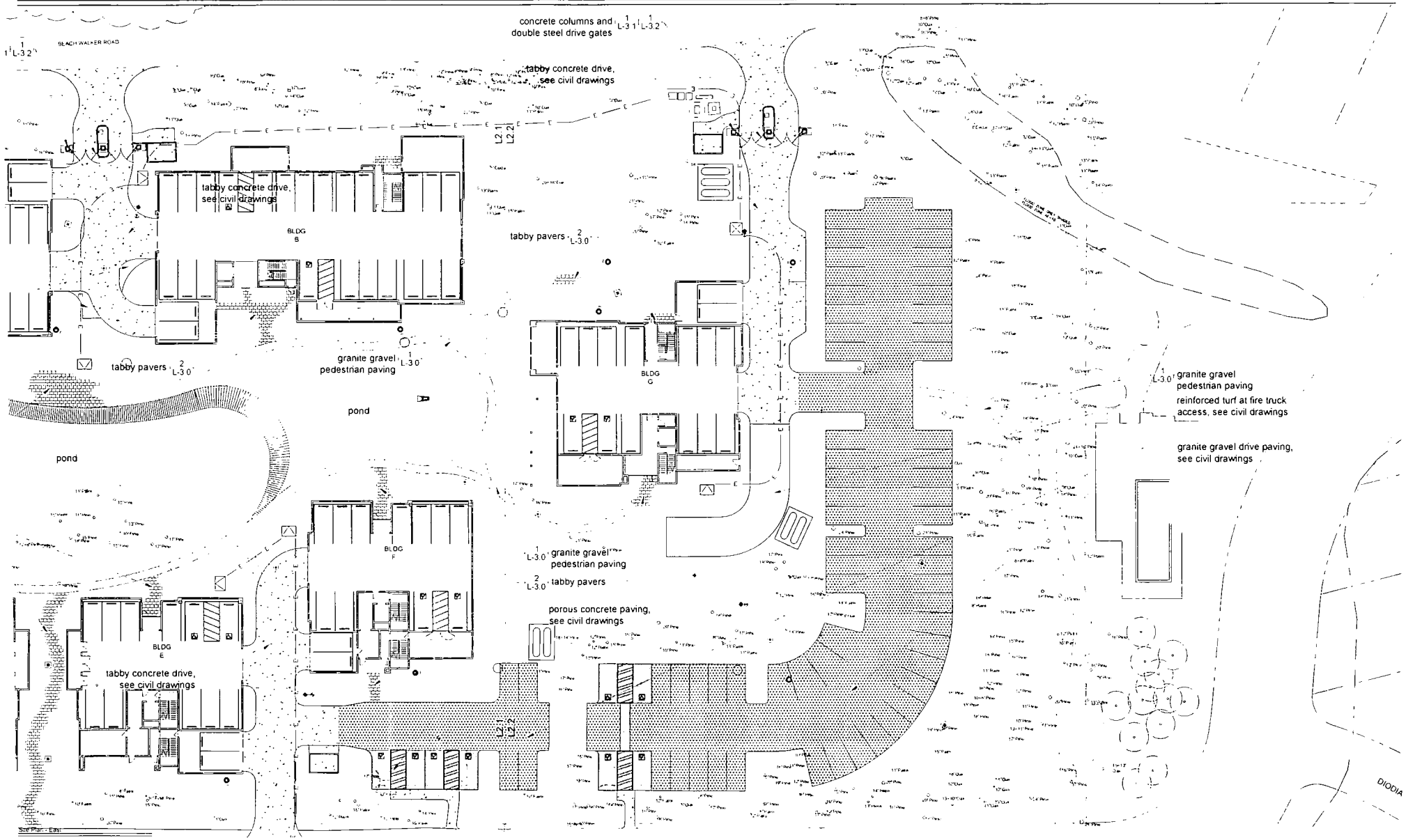

Sheet: L-2.2

Ocean Pines
Kiawah Island, SC

North

0' 20' 40' 80'

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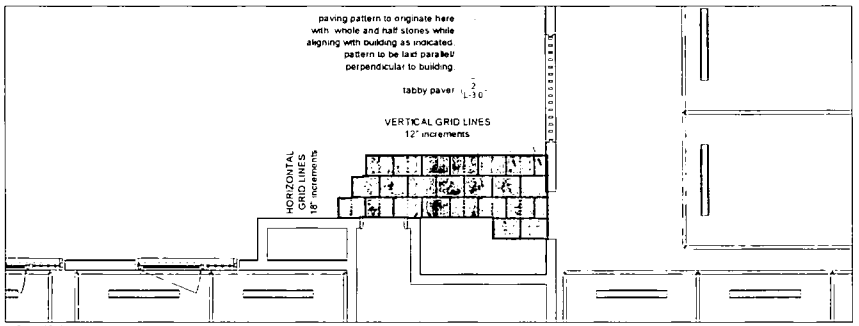
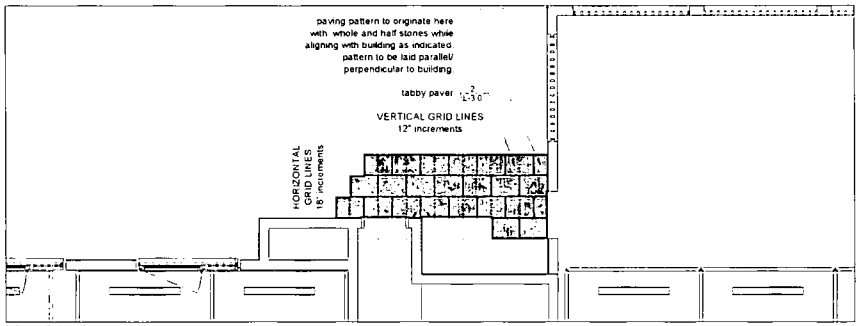
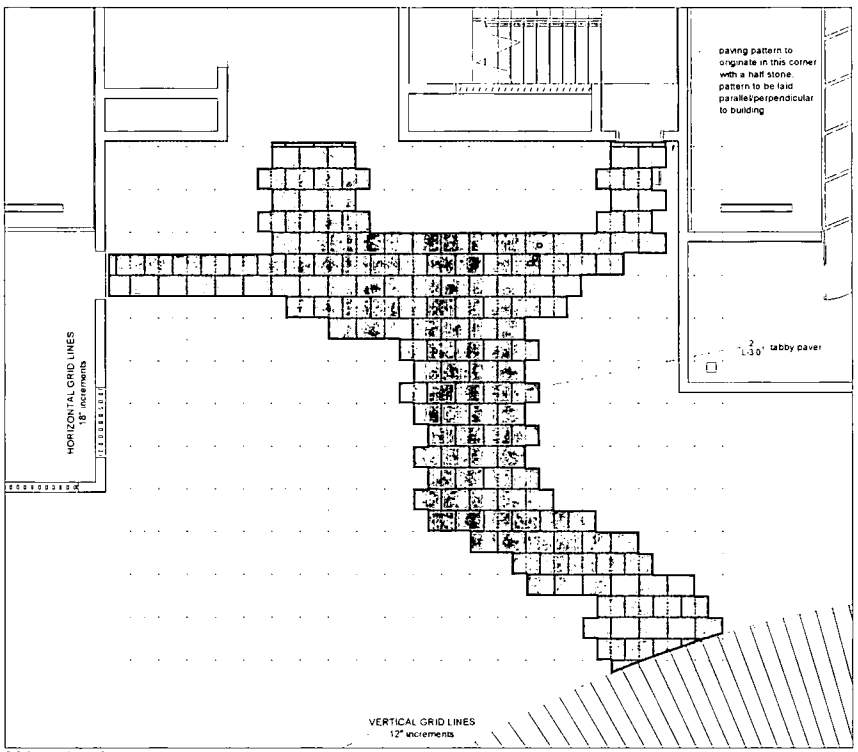


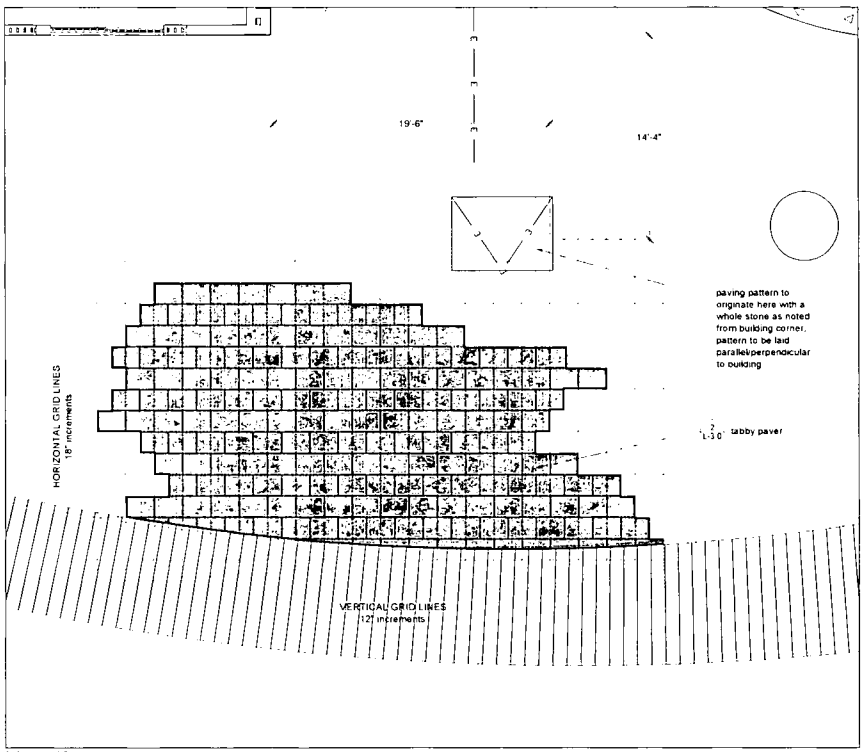
A. Behind Building A



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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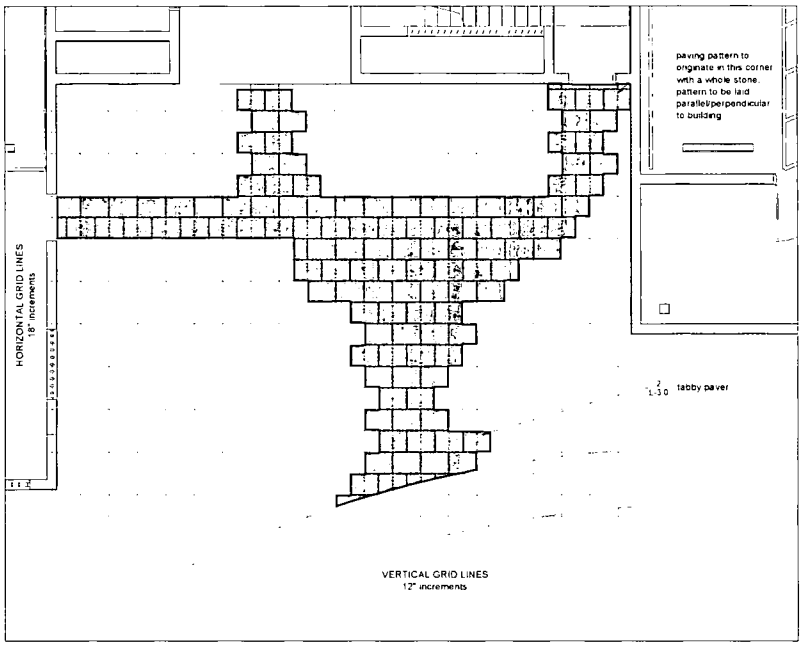
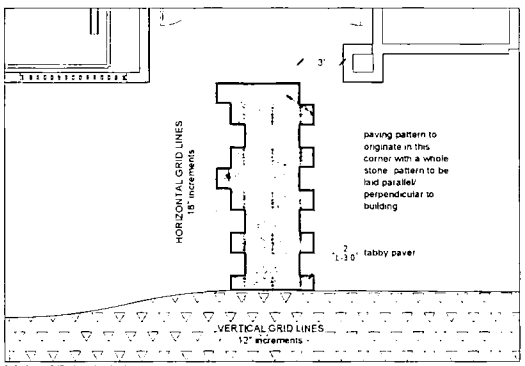
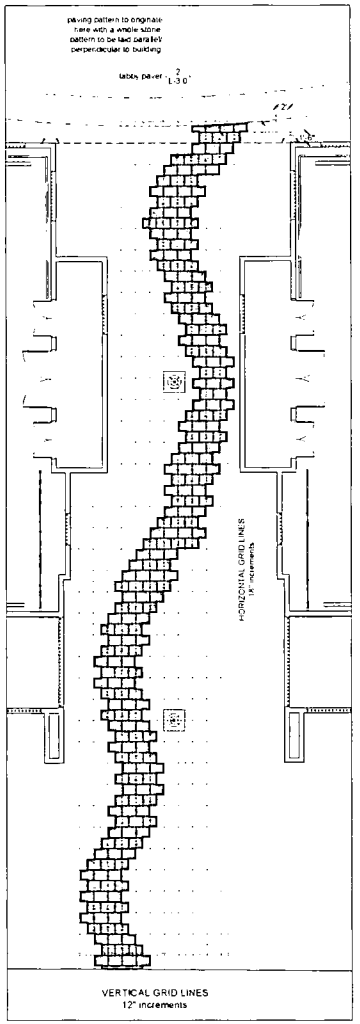


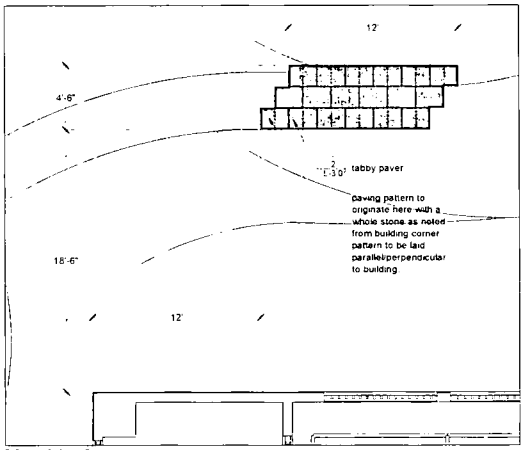
A. Building B (Garden Side)



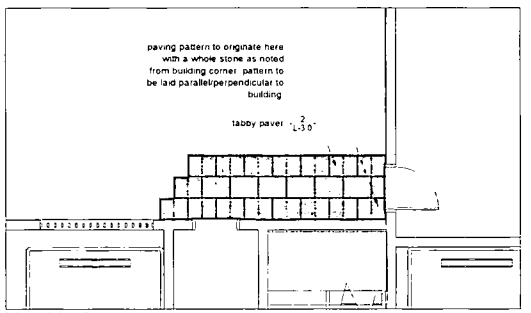
B. Building F (Parking lot side)



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

0' 4' 8' 12'

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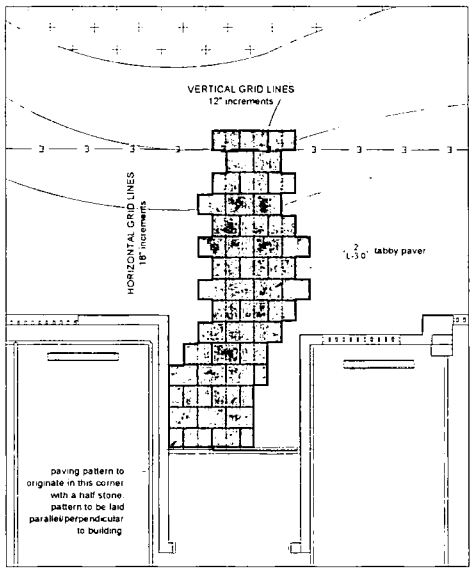
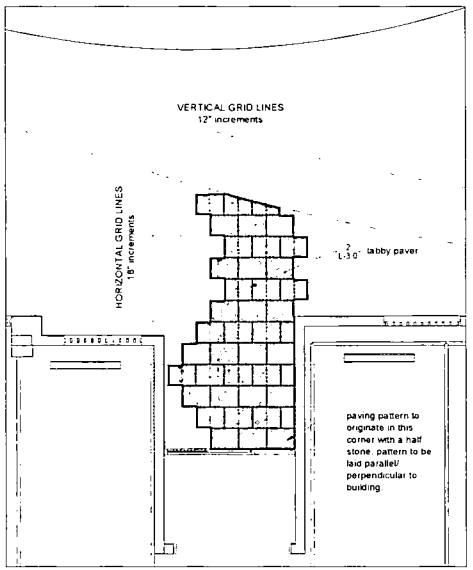
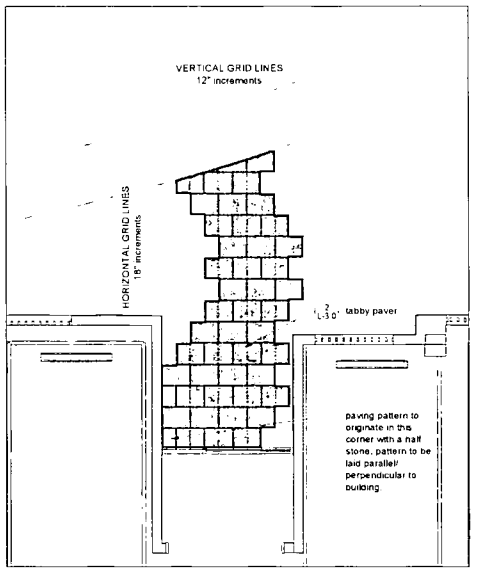


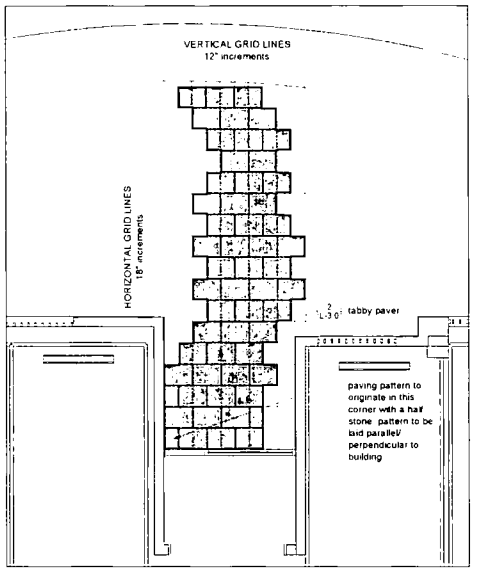
A Building C (Garden Side)



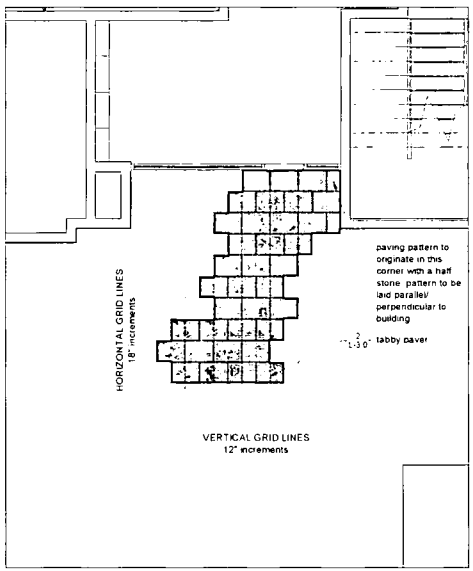
B Building D (Garden Side)



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'

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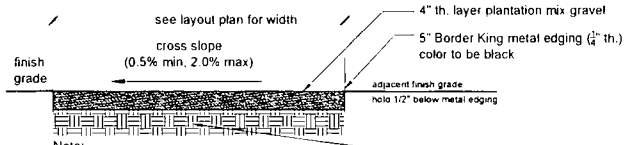
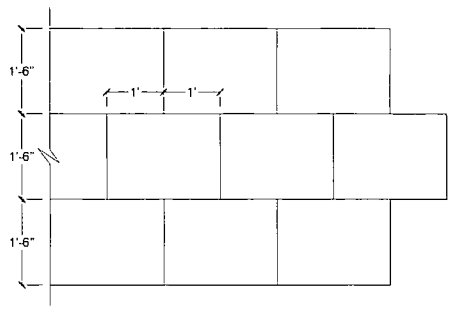


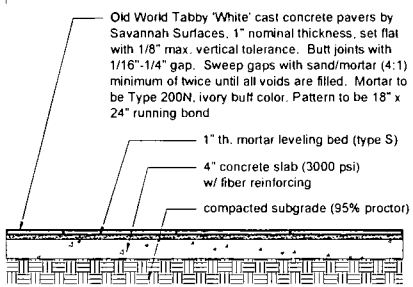
Note:
1. Approximately 6,200 sf of gravel paving - contractor to verify
2. Provide gravel sample for approval prior to installation

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
Hawon Island, SC

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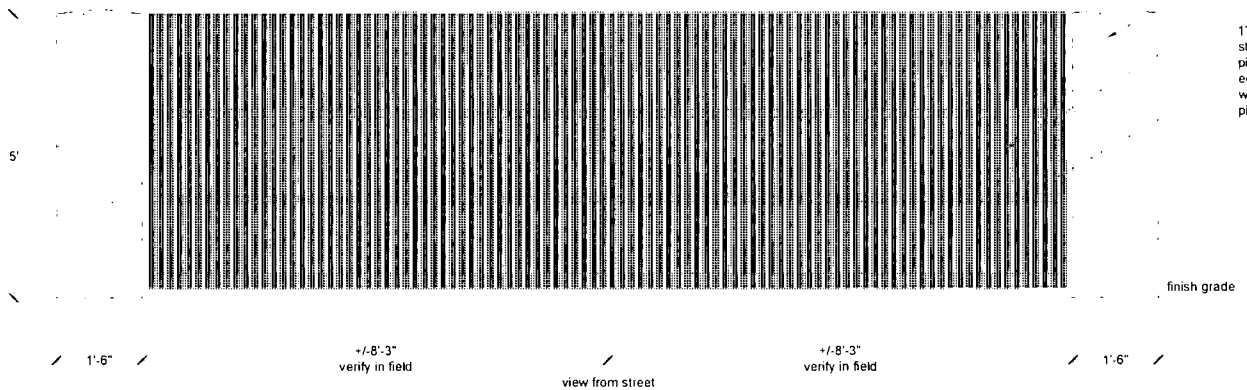


1 L-3.1 Drive Gates and Columns: Elevation
Scale 1" = 1'-0"

General Wrought Iron Notes:

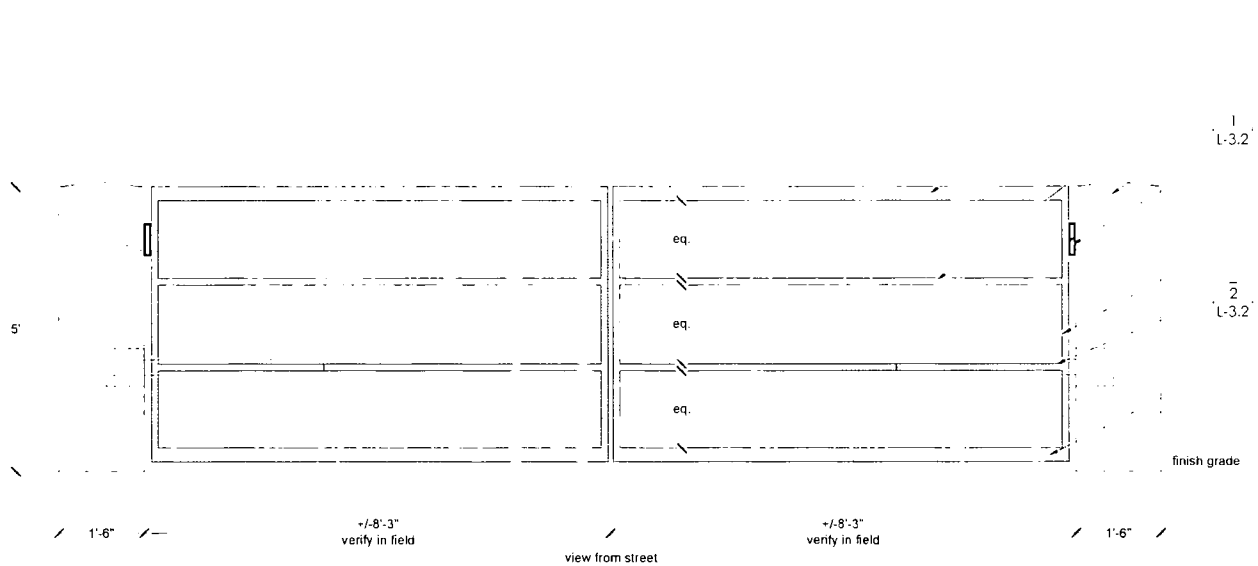
1. All joints to be welded construction.

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

Ocean Pines
Hawan Island, SC

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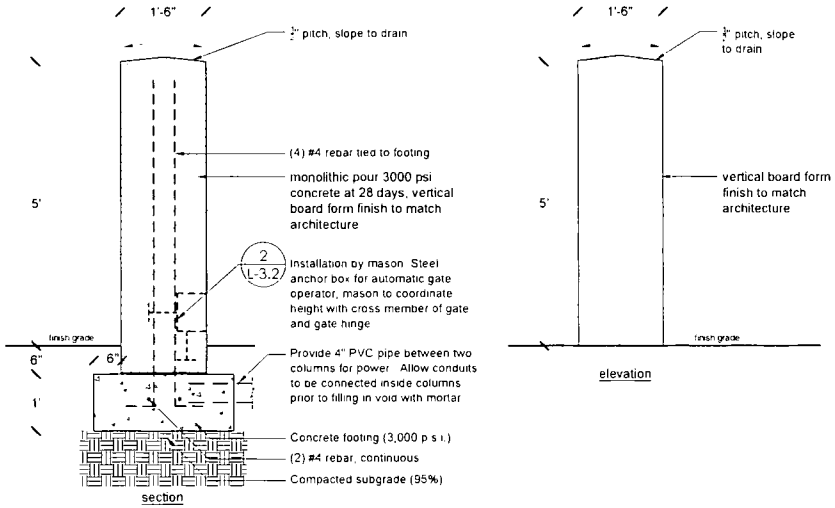
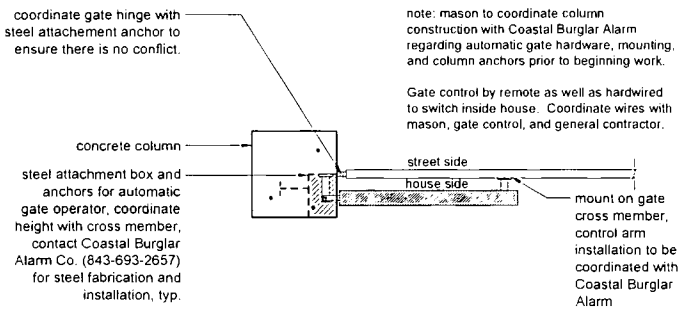


1 / L-3.2 Board Form Concrete Column with Automatic Gate Operator

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



2 / L-3.2 Automatic Gate Operator Attachment

Scale 1" =1'-0" Plan/Section

Site Details

Date: 2023.09.08 permit set 2024.11.06 rev.
Rev.: 2024.01.22 permit set rev.
2024.05.10 GMP documents
2024.06.12 GMP documents
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
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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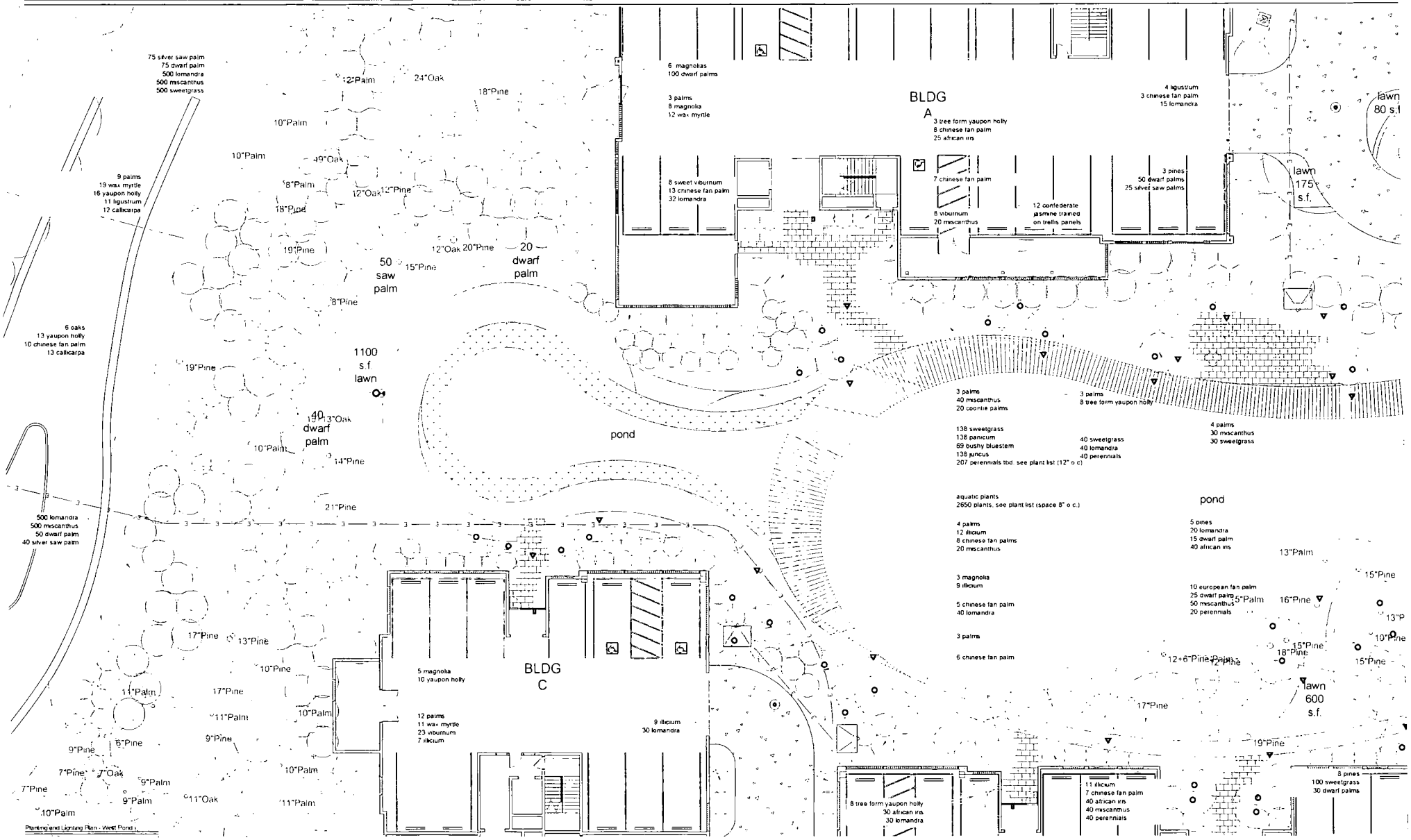

Sheet: L-4.1

Ocean Pines
Fripp 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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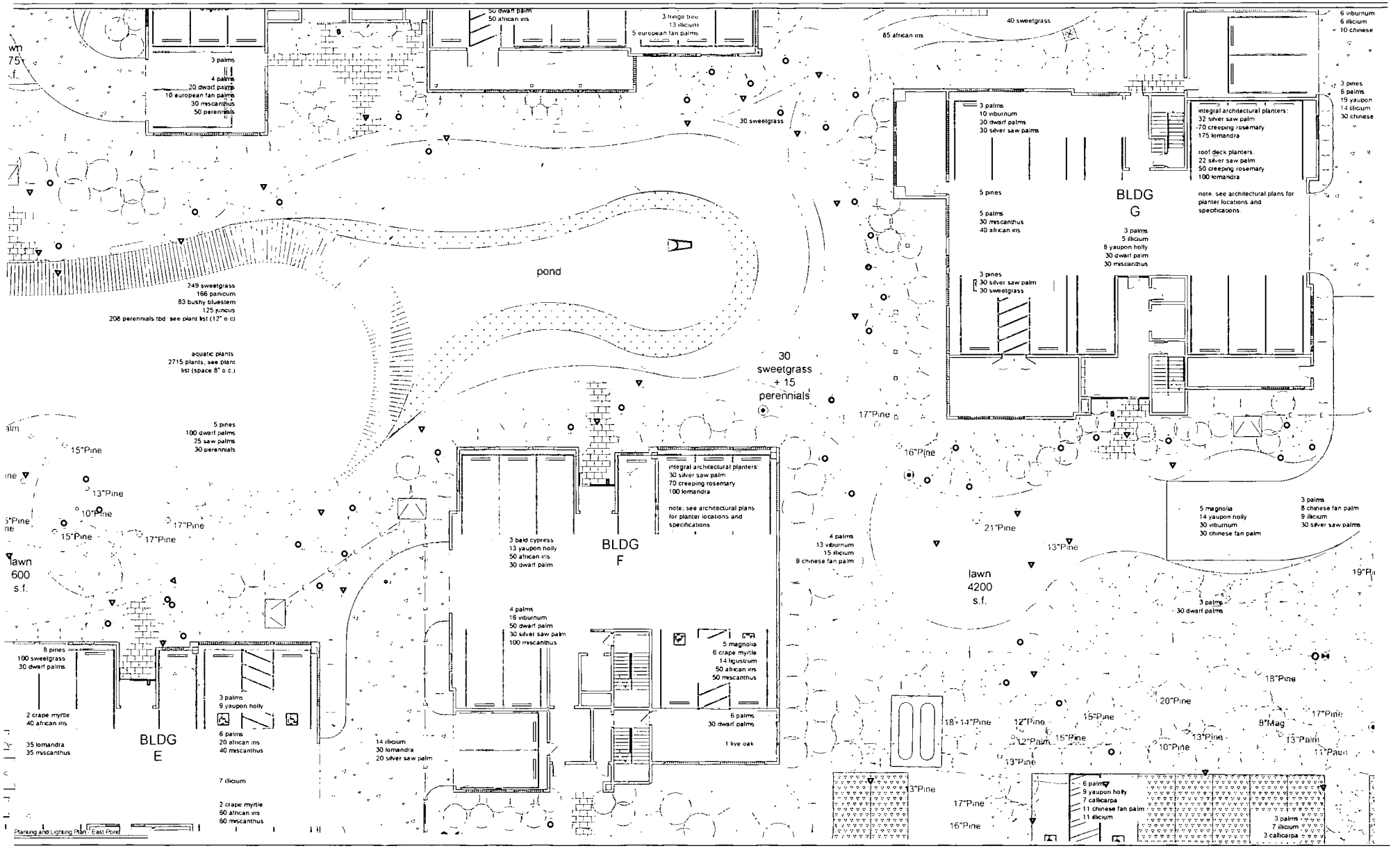

Planting and Lighting Plan - East Pond

Sheet: L-4.2

Ocean Pines

Hawah 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 addendaa 3
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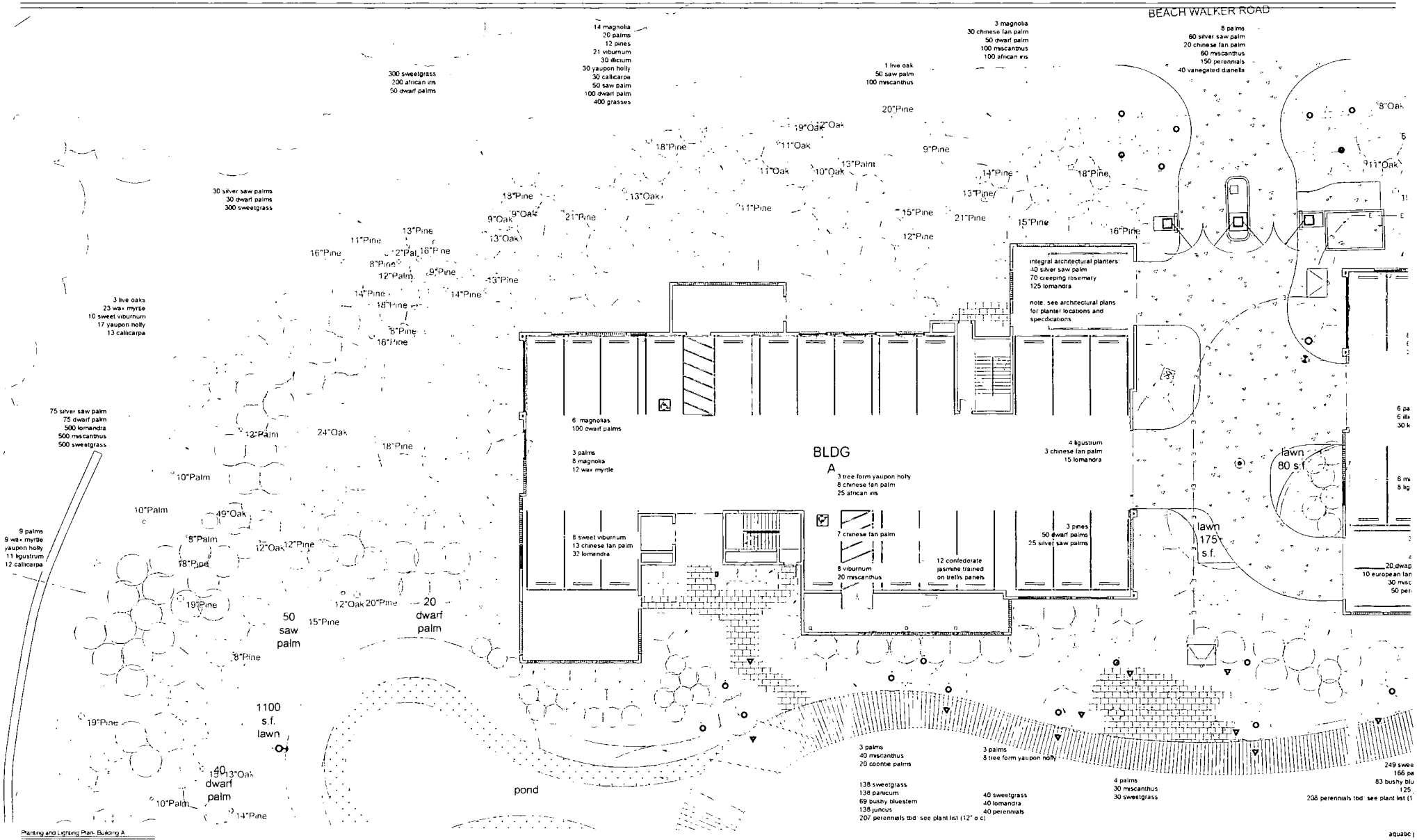

Planting and Lighting Plan- Building A

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
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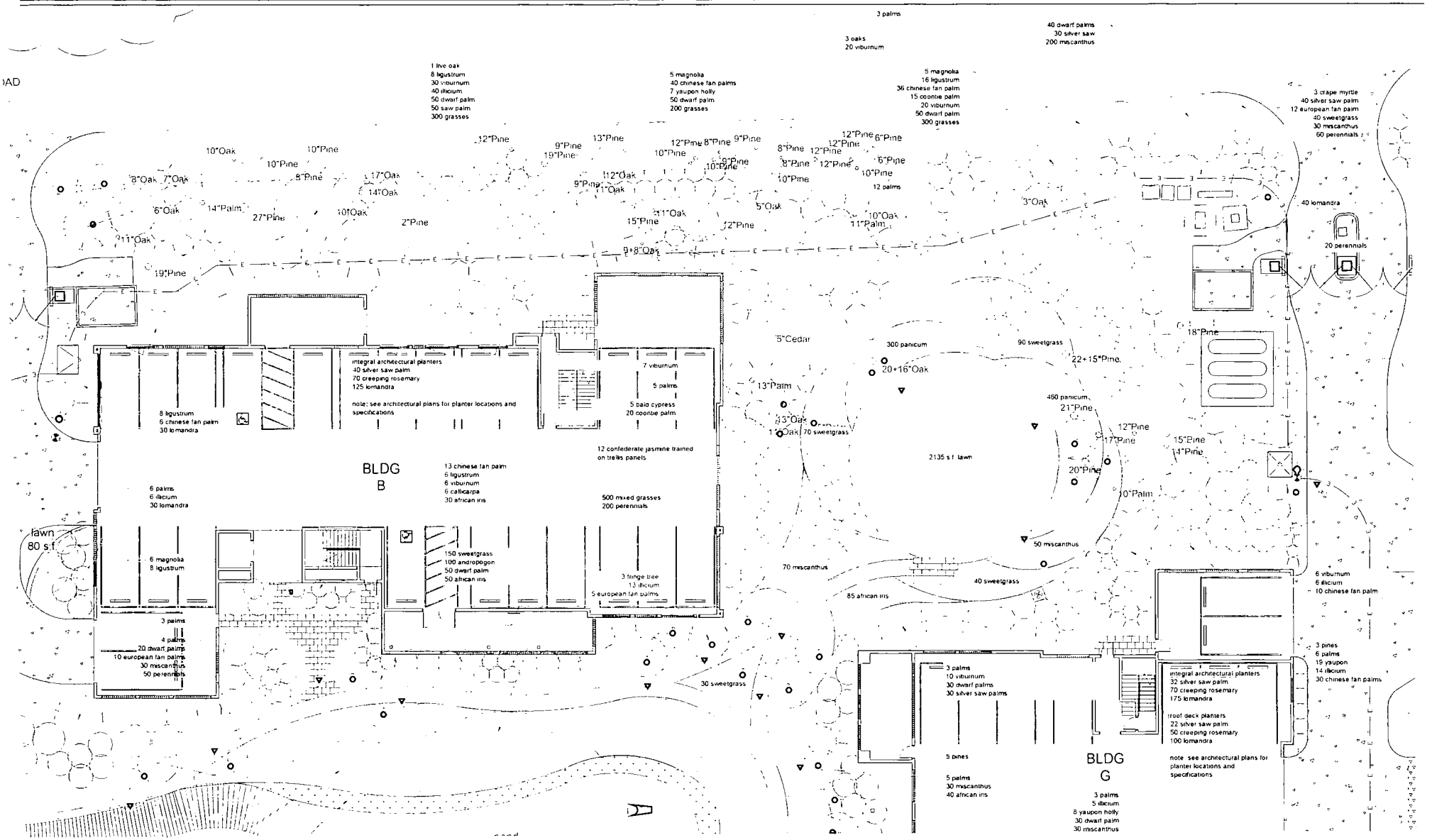

Planting and Lighting Plan - Building B

Sheet: L-4.4

Ocean Pines
Hilton Head Island, SC

North

0' 10' 20' 30'

Date: 2023.09.06 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
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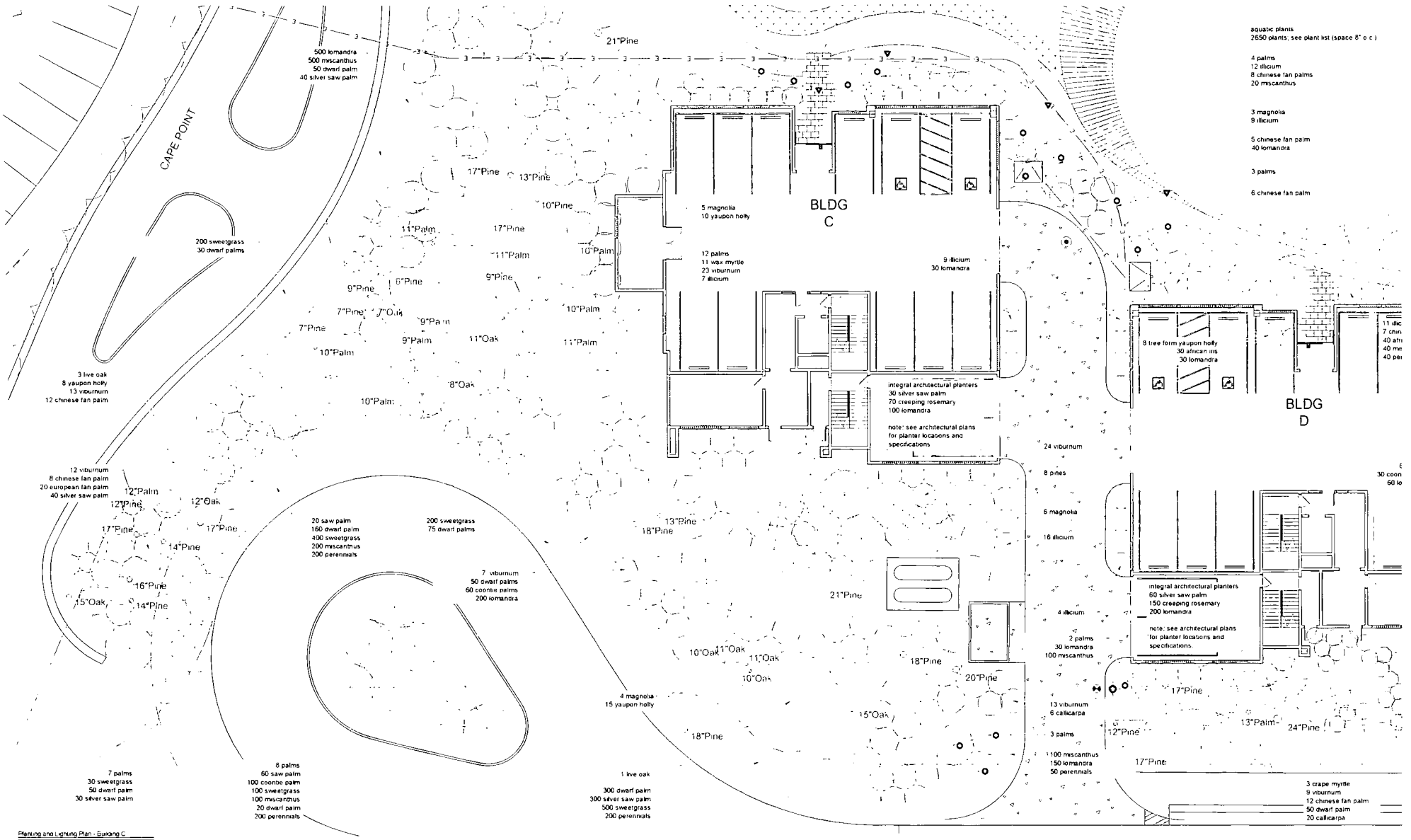

Planting and Lighting Plan - Building C

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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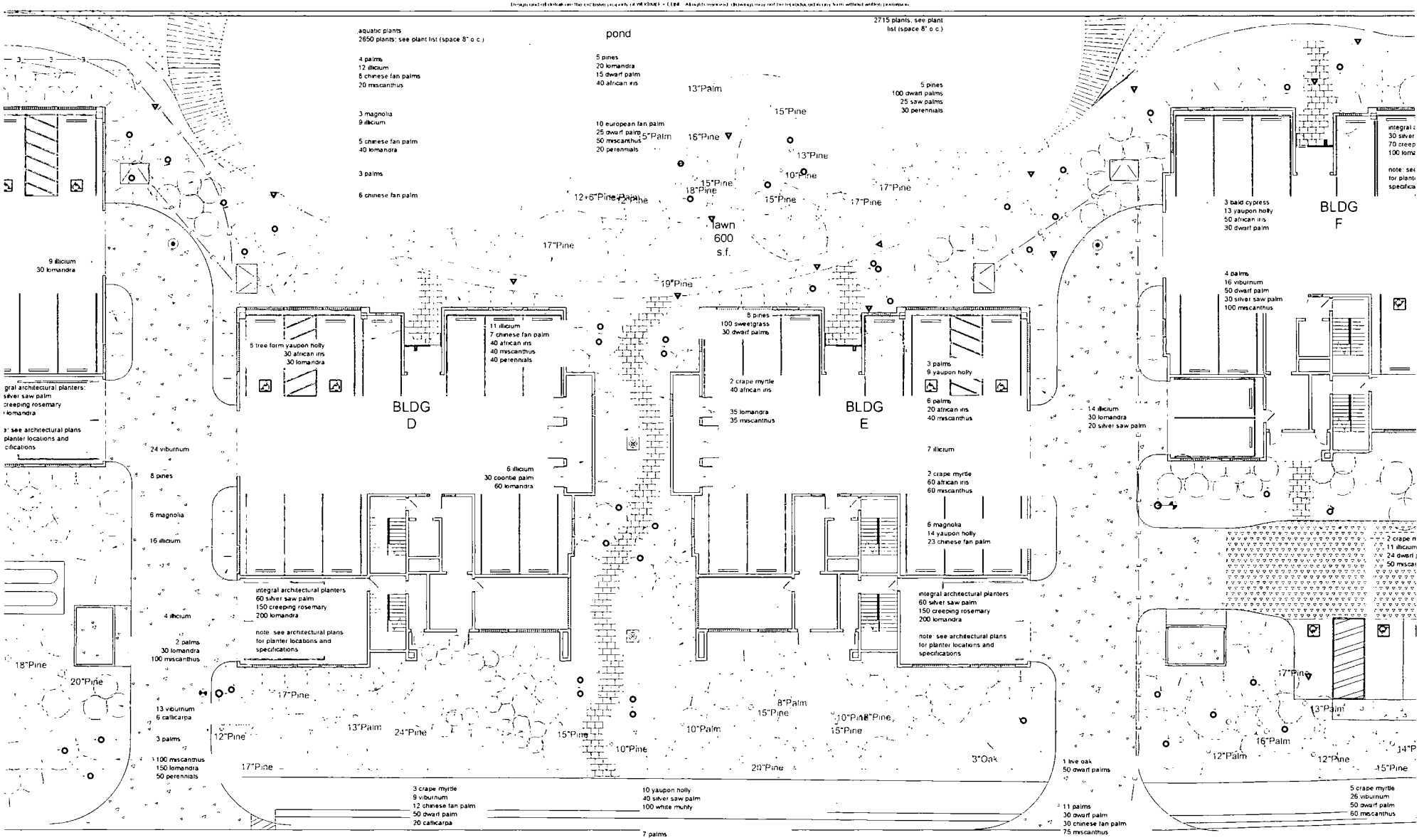

Planting and Lighting Plan - Buildings D + E

Sheet: L-4.6

Ocean Pines
Fiawah Island, SC

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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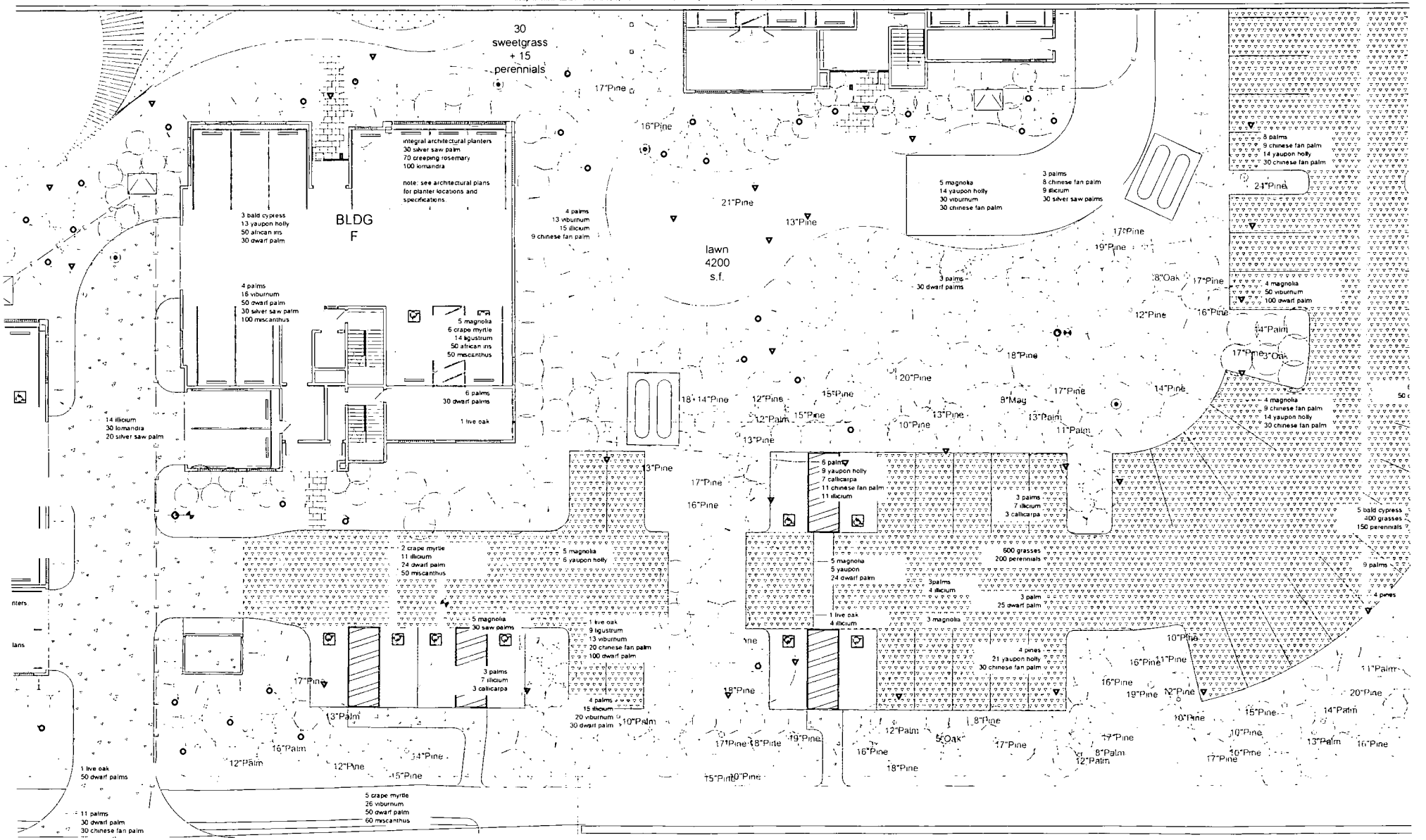

Planting and Lighting Plan - Building F + Parking

Sheet: L-4.7

Ocean Pines
Figure 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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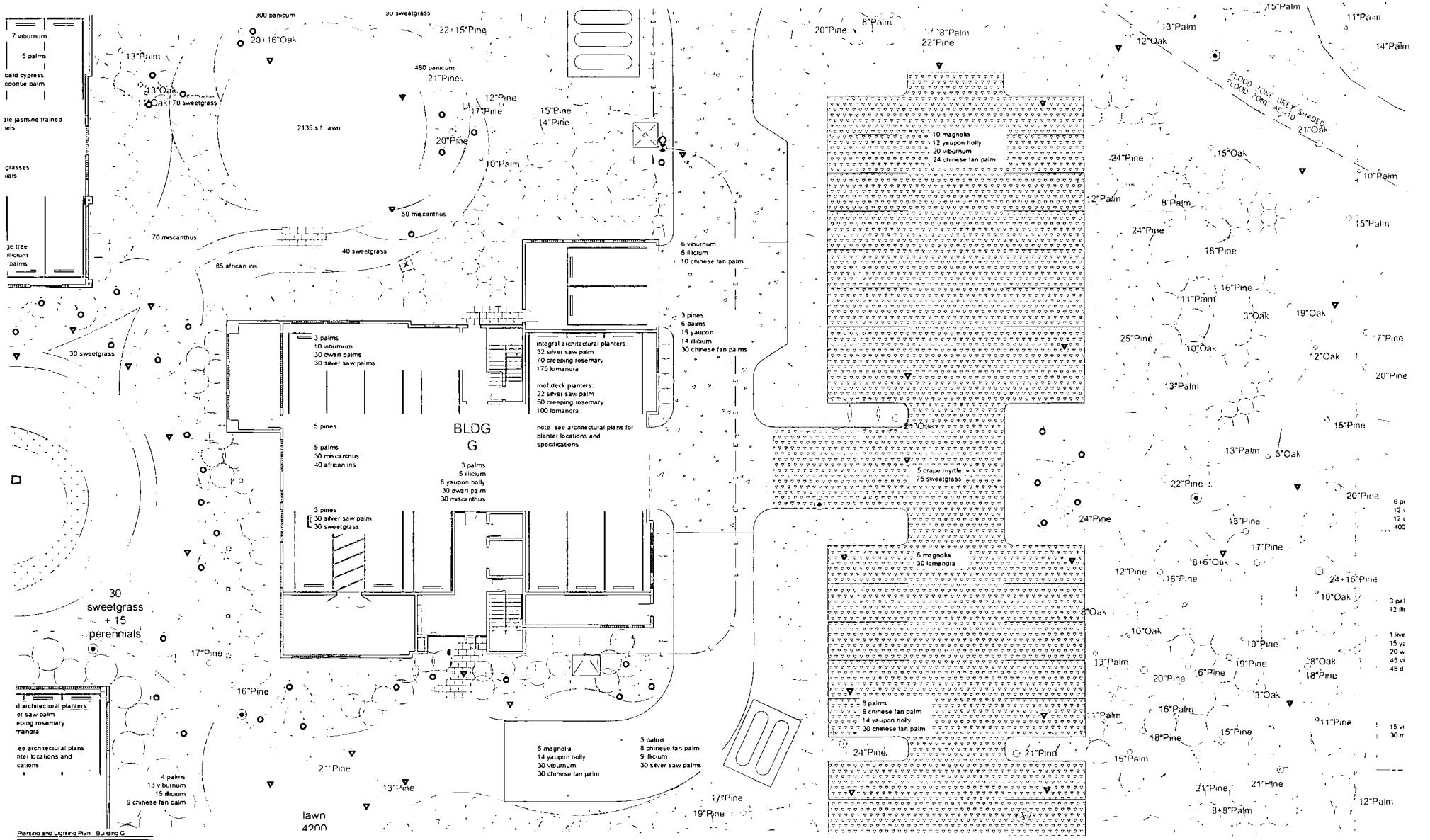

Planting and Lighting Plan - Building G

Sheet: L-4.8

Ocean Pines
Hilton Head 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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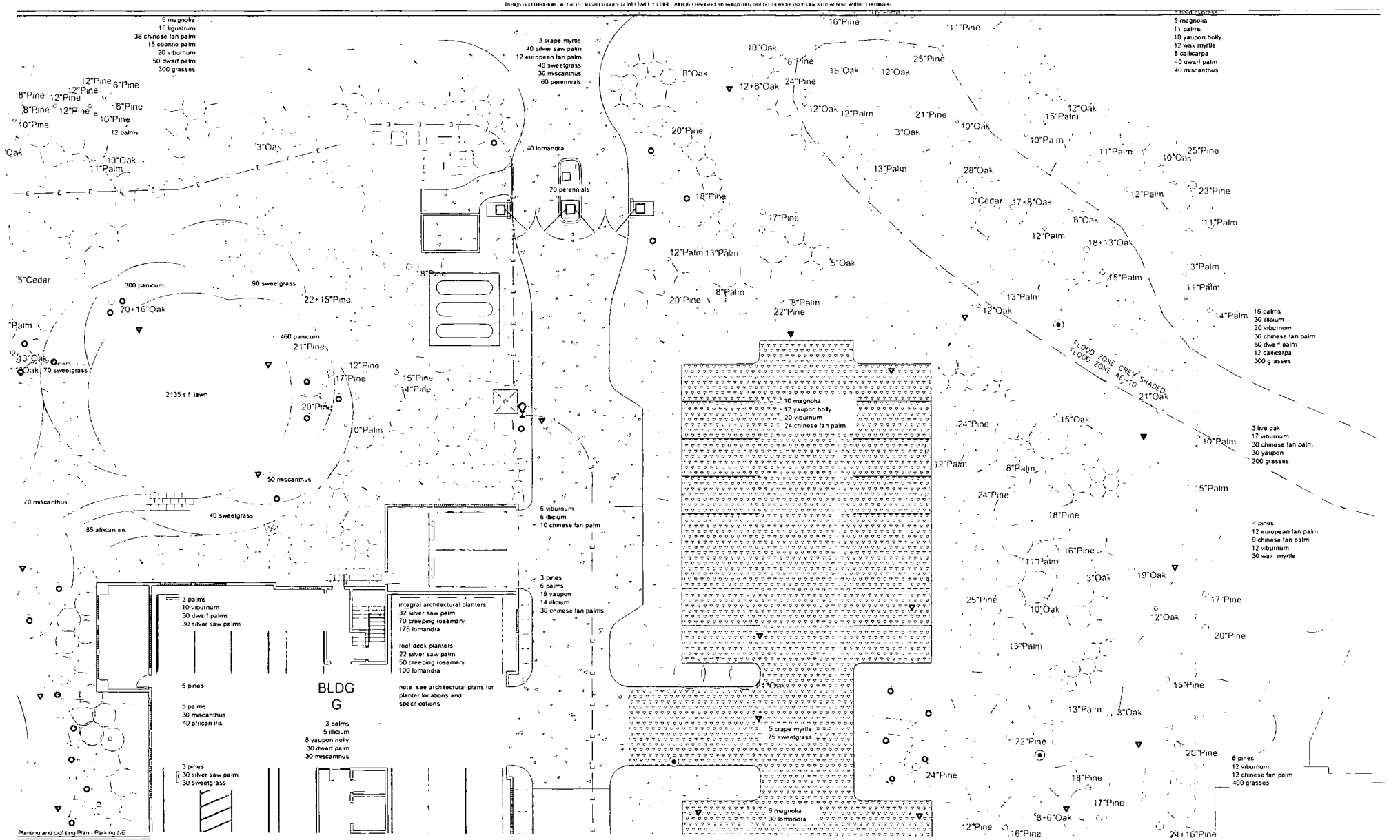

Planting and Lighting Plan - Parking NE

Sheet: L-4.9

Ocean Pines

Hawon 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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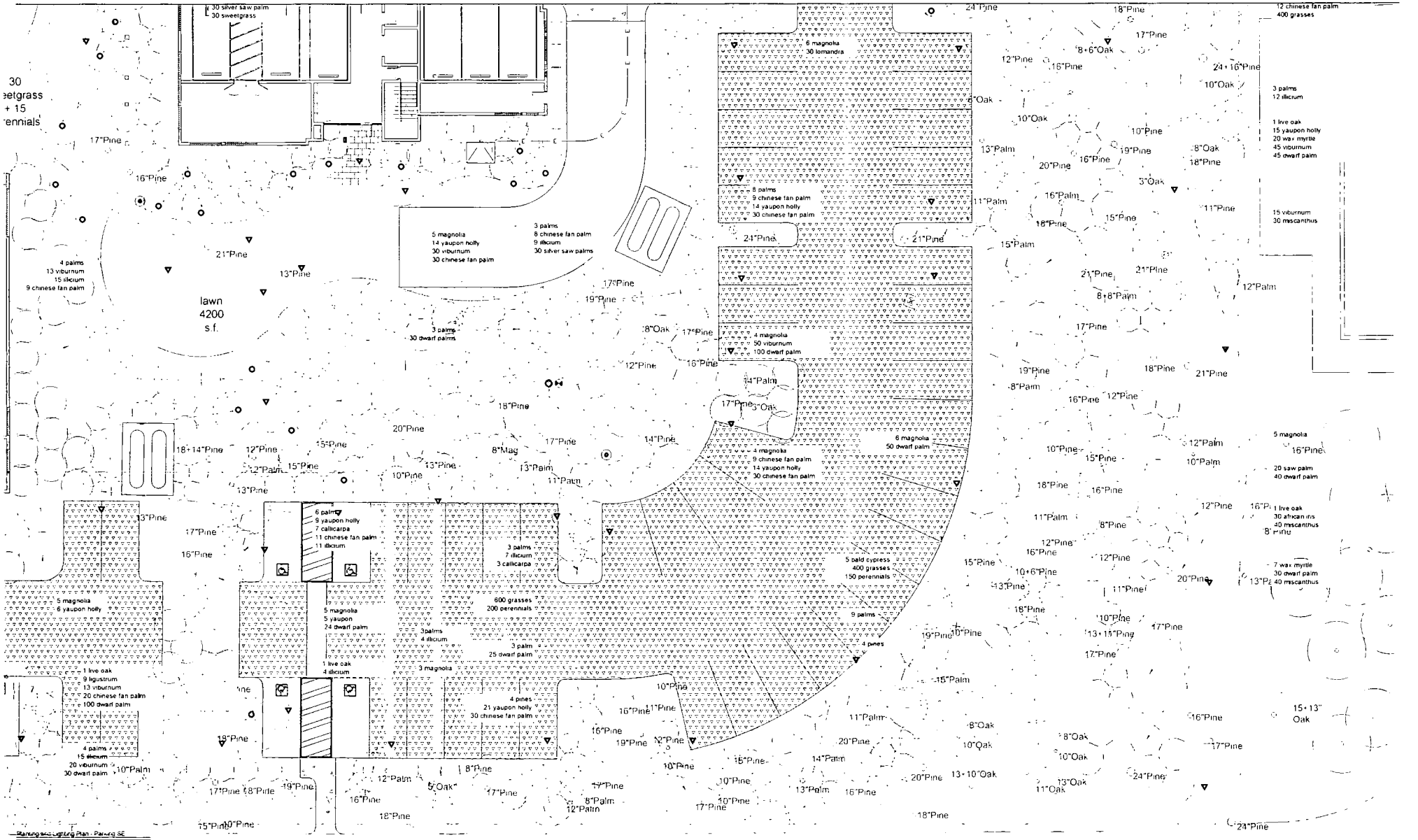

Planting and Lighting Plan - Parking SE

Sheet: L-4.10

Ocean Pines
Kiawah Island, SC

North

0' 10' 20' 30'

Date: 2023.09.06 permit set
Rev.: 2024.01.22 permit set rev.
2024.05.10 GMP documents
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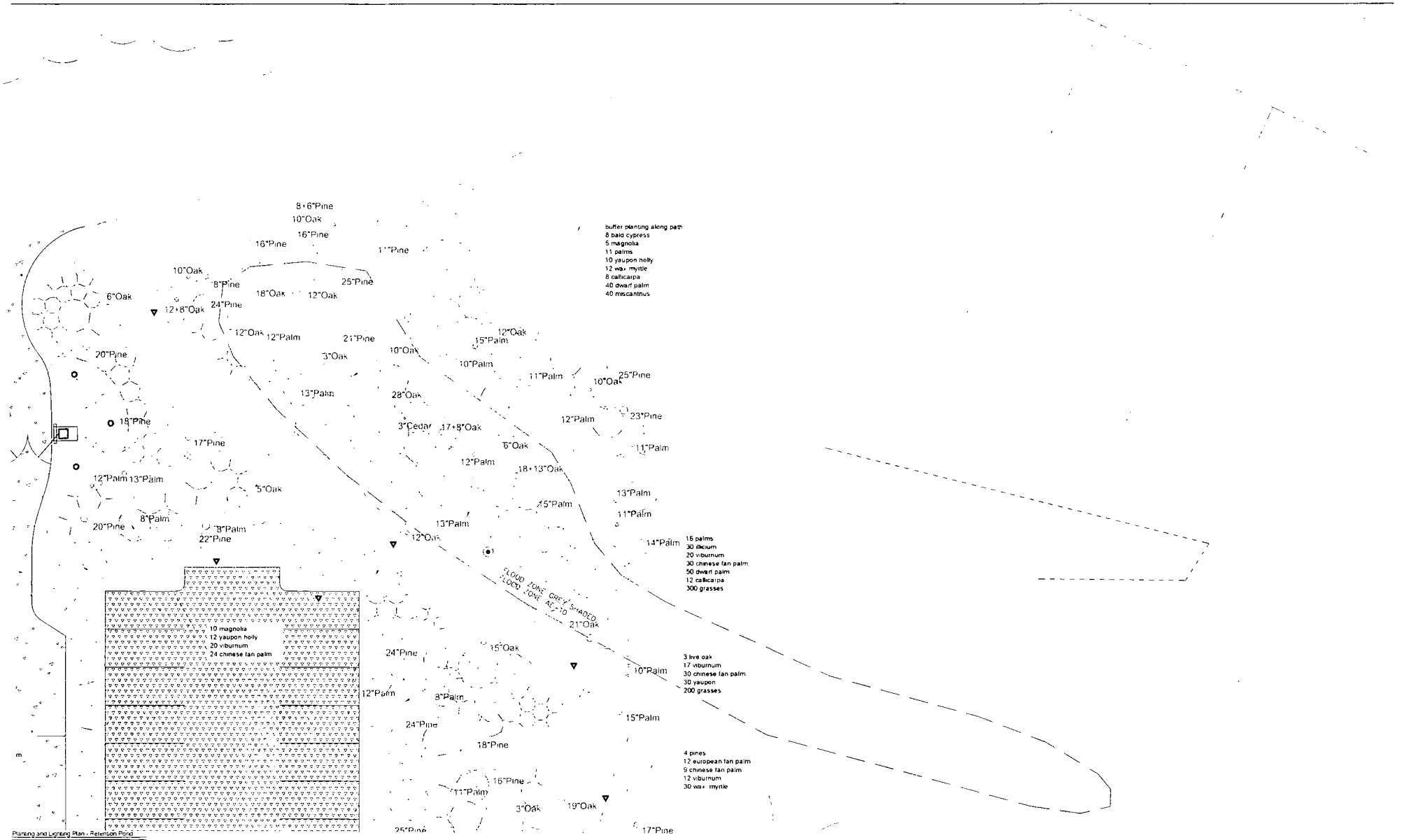

Planting and Lighting Plan - Retention Pond

Sheet: L-4.11

Ocean Pines
Hawan Island, SC

North

0 10 20 30

Date: 2023.09.06 permit set
Rev.: 2024.01.22 permit set rev.
2024.05.10 GMP documents
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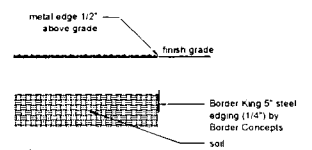
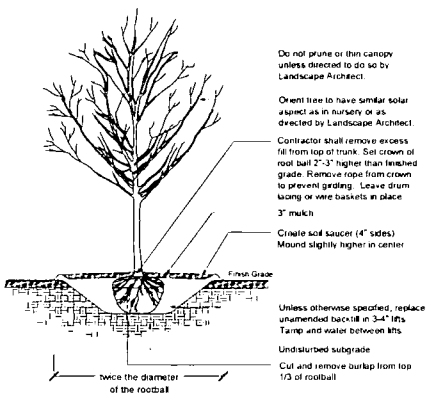
PLANTING NOTES

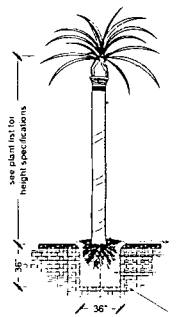
1. The Landscape Contractor is responsible for contacting the utility locator service, NO CUTS (1.800.922.0983), to locate all existing underground electrical and telephone utilities. Contractor to make this contact prior to beginning construction.
2. Landscape Contractor shall verify plans in the field 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 ponds.
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.



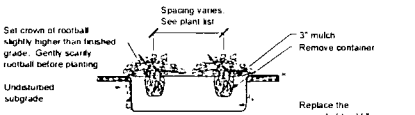
1 Metal Edge
L5.0 Scale: 1" = 1'-0"



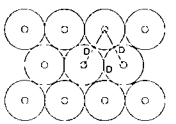
Deciduous Tree Planting
Not to Scale



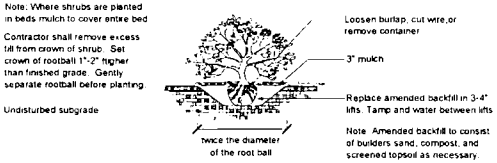
Palm Tree Planting
Not to Scale



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

Ocean Pines
Hilton Island, SC

Date: 2023.09.06 permit set
Rev.: 2024.01.22 permit set rev
2024.05.10 GMP documents
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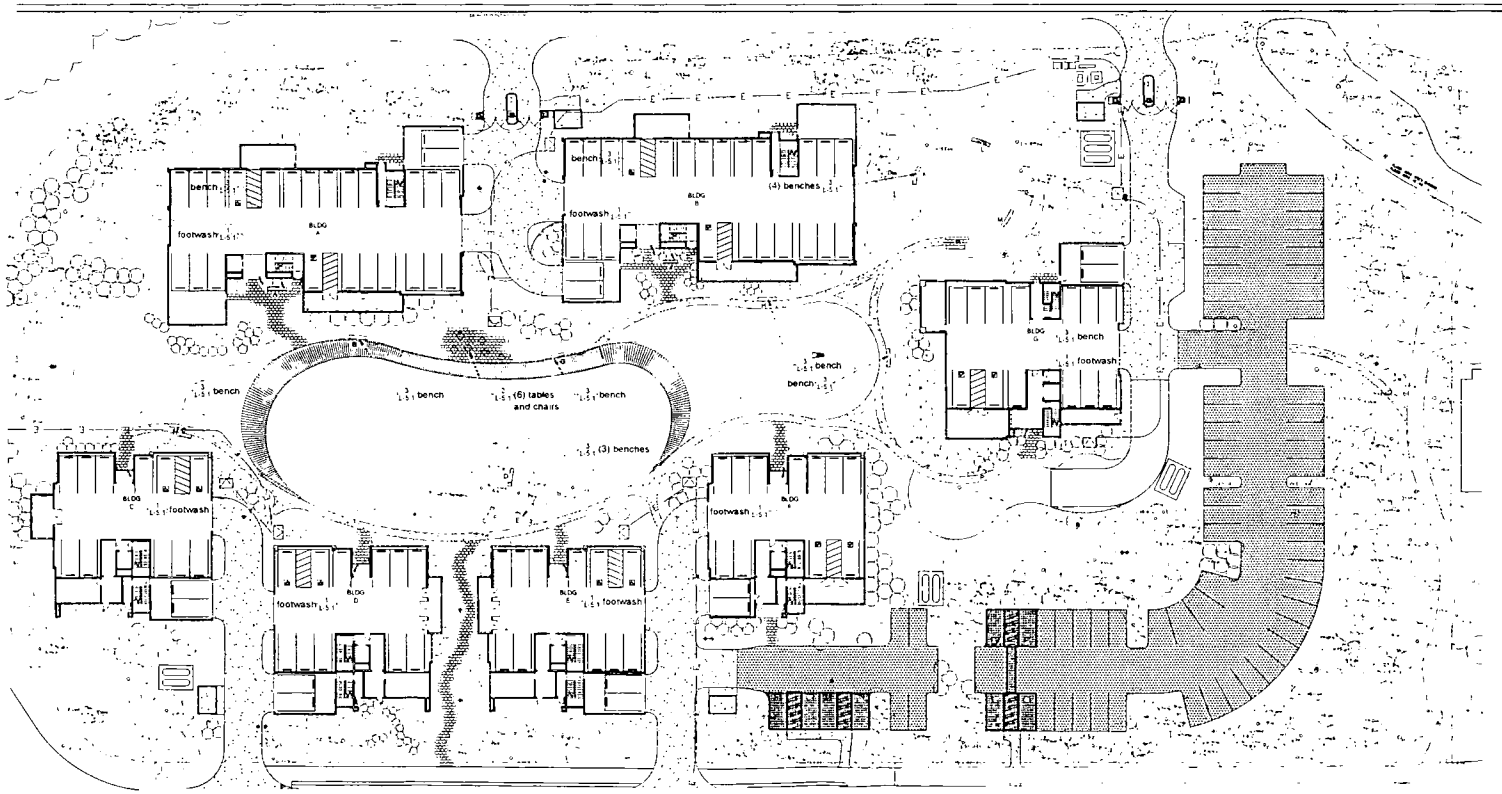
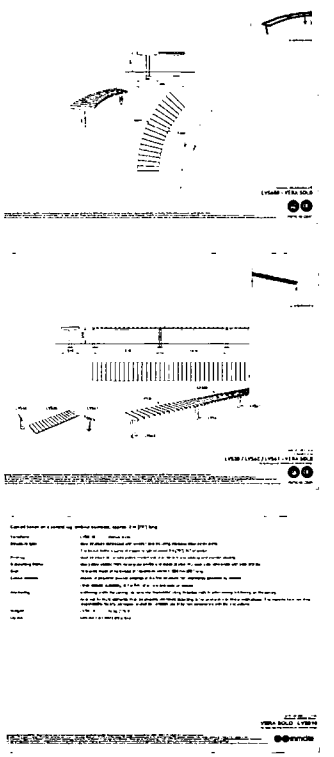
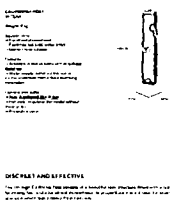
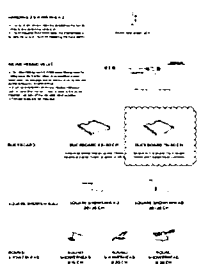




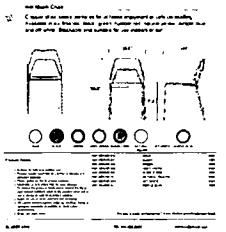
CALIFORNIA

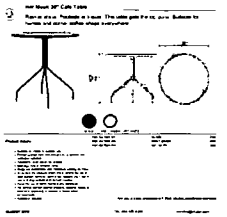




(7) 'california' teak footwash by tectona

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'

Date: 2023.06.06 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
2024.11.06 rev.

WERTIMER + CLINE
LANDSCAPE ARCHITECTS
171 Church Street, Suite 140
Charleston, SC 29401
tel. 843.577.7366
email: info@wertimerandcline.com

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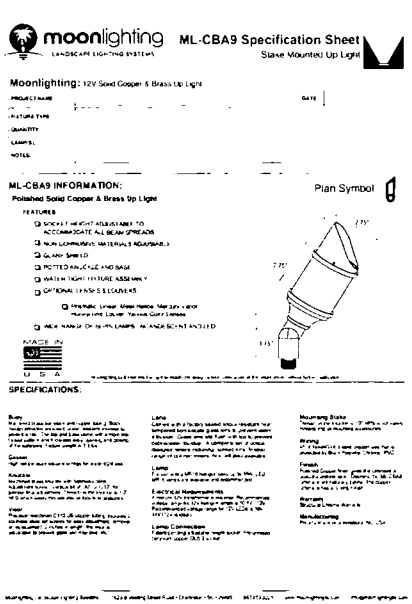

moonlighting LANDSCAPE LIGHTING SYSTEMS

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 AGAINST
- GLARE SHIELD
- POTTED ANGLE AND BASE
- WATER TIGHT FIXTURE ASSEMBLY
- OPTIONAL LENSES & LOUVERS
  - Metallic Linear Metal Halide, Mercury Vapor
  - Incandescent Louver Various Color Lenses
- WIDE RANGE OF HUMAN LAMPS, INCANDESCENT AND LED

MADE IN U S A

SPECIFICATIONS:

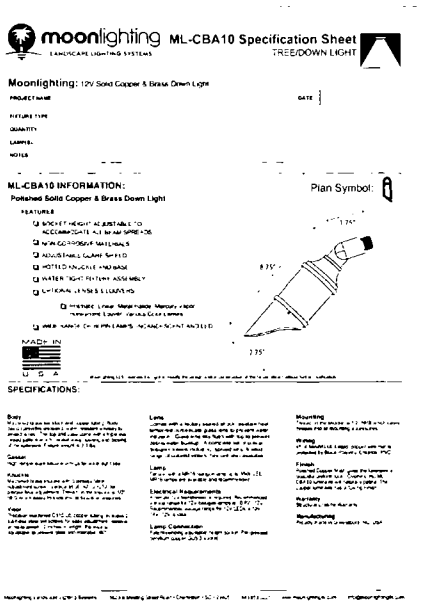
Body — Lens — Mounting Stake

Gasket — Lamp — Wiring

Knuckle — Electrical Requirements — Finish

Visor — Lamp Connection — Accessory

Mounting Plate — 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 ANGLE AND BASE
- WATER TIGHT FIXTURE ASSEMBLY
- OPTIONAL LENSES & LOUVERS
  - Metallic Linear Metal Halide, Mercury Vapor
  - Incandescent Louver Various Color Lenses
- WIDE RANGE OF HUMAN LAMPS, INCANDESCENT AND LED

MADE IN U S A

SPECIFICATIONS:

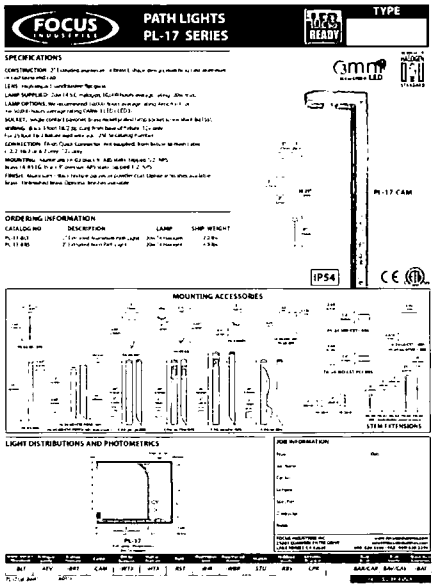
Body — Lens — Mounting

Gasket — Lamp — Wiring

Knuckle — Electrical Requirements — Finish

Visor — Lamp Connection — Accessory

Mounting Plate — Manufacturing


FOCUS INDUSTRIES

PATH LIGHTS
PL-17 SERIES

LED READY

TYPE

SPECIFICATIONS

CONSTRUCTION:

LENS:

LAMP SUPPLIED:

LAMP OPTIONS:

SOCKET:

WIRING:

CONNECTION:

MOUNTING:

FINISH:

ORDERING INFORMATION

CATALOG NO	DESCRIPTION	LAMP	SHIP WEIGHT
PL-17-BK1	17" Low-voltage Aluminum Path Light		
PL-17-WH	17" Low-voltage Aluminum Path Light		

PL-17 CAM

IP54

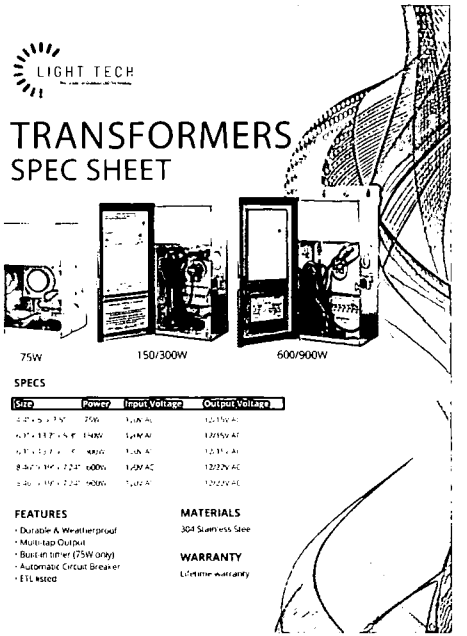
MOUNTING ACCESSORIES

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 AT
[illegible]	[illegible]	[illegible]	12.15V AT
8-3/4" x 10" x 7-1/2"	600W	120V AC	12/22V AC
[illegible]	[illegible]	[illegible]	12V/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

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

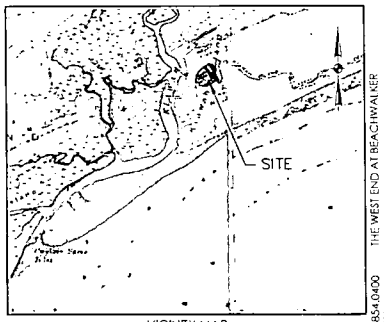
LATEST REVISION: NOVEMBER 25, 2024

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
MHK	Site Coverage and Elevations

REVISION HISTORY

REV. NO.	REVISION	BY	DATE
----	----	----	----
----	----	----	----

SUBMITTAL HISTORY

SUBMITTED TO	DATE
TOC	3-19-24
DHEC	11-22-24
TOC	10-27-23
DHEC	9-11-23
TOC	9-11-23
TOC	7-11-23
DHEC	6-29-23

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

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682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464
p.843.849.0200 f.843.849.0203
www.thomasandhutton.com

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 BDRM: 18 UNITS × 2 = 36; 3 BDRM: 6 UNITS × 2 = 12	48
2	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18 UNITS × 1.75 = 6 UNITS × 2 = 12	44
3	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18 UNITS × 1.75 = 6 UNITS × 2 = 12	44
4	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18 UNITS × 1.75 = 6 UNITS × 2 = 12	44
5	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18 UNITS × 1.75 = 6 UNITS × 2 = 12	44
6	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18 UNITS × 1.75 = 6 UNITS × 2 = 12	44
7	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18 UNITS × 1.75 = 6 UNITS × 2 = 12	44
8	MULTIPLE FAMILY	1.75 OR 2 SPACES PER BEDROOM TYPE	18 UNITS × 1.75 = 6 UNITS × 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

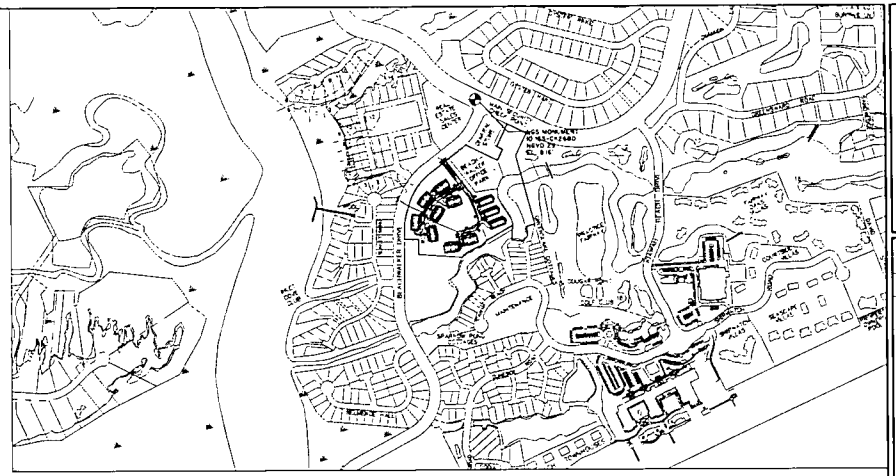
PARKING SPACES REQUIRED

BUILDING **	USEAGE	PARKING REQUIREMENT	CALCULATION	SPACES
(1-4 (4-UNIT))	MULTIPLE FAMILY	1.5 SPACES PER EFFICIENCY OR 1 BEDROOM PER DWELLING UNIT	4 PERM: 40 UNITS × 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 LAND 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. 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 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 KIA
   a. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF KIA AND THE PROJECT ENGINEER
   b. ALL RIGHT-OF-WAY AND DRAINAGE PAVEMENT 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 ROAD 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 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 EACH 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		

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

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

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Engineering | Surveying | Planning | Environmental
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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

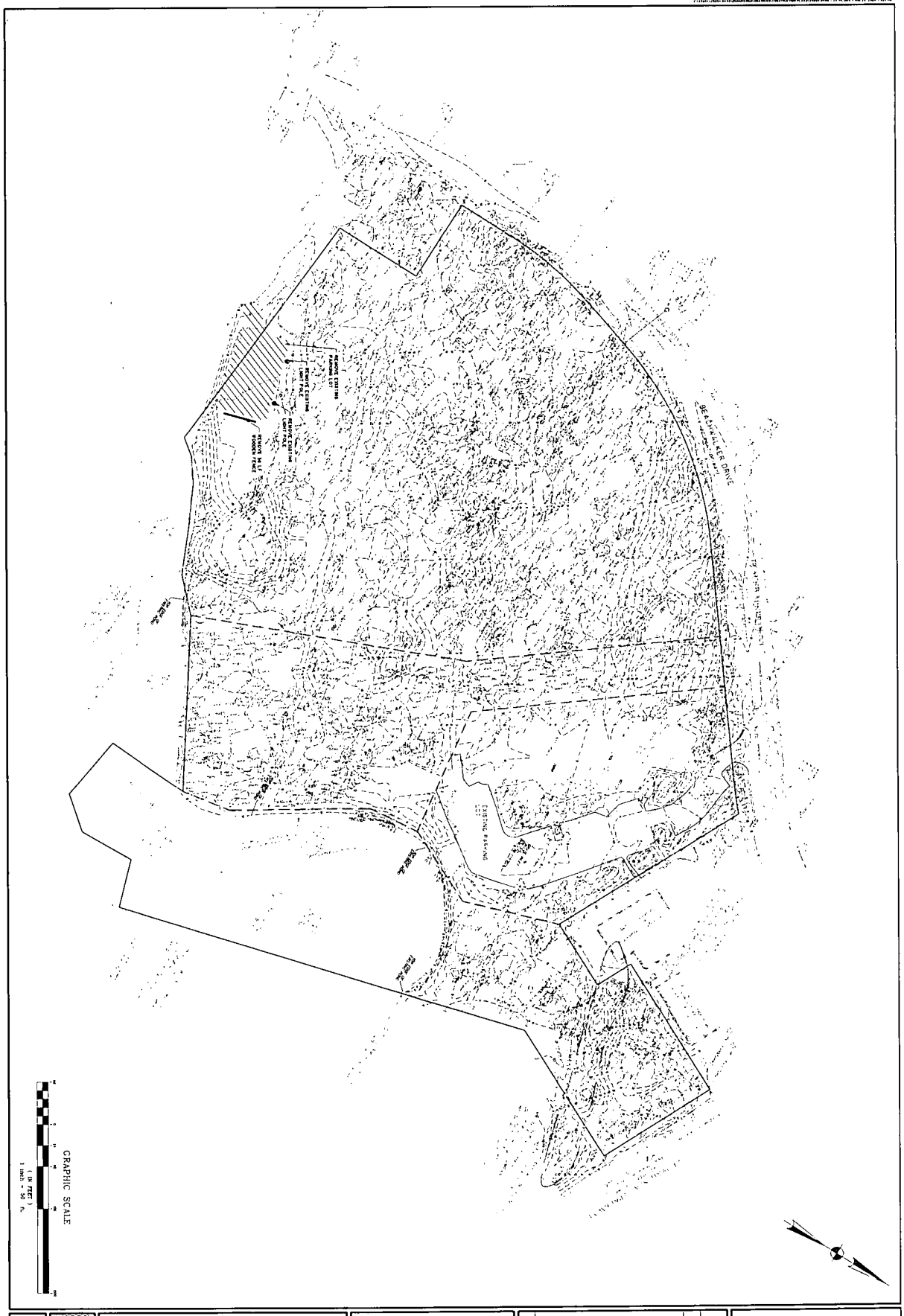
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

GENERAL NOTES AND PROJECT MAP

JOB NO.	21383.0400
DATE	2/10/23
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJ
APPROVED	DJ
SCALE	AS SHOWN

G0.1



G0.2

KRA, LP
PAWAWA ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

EXISTING CONDITIONS & DEMO PLAN

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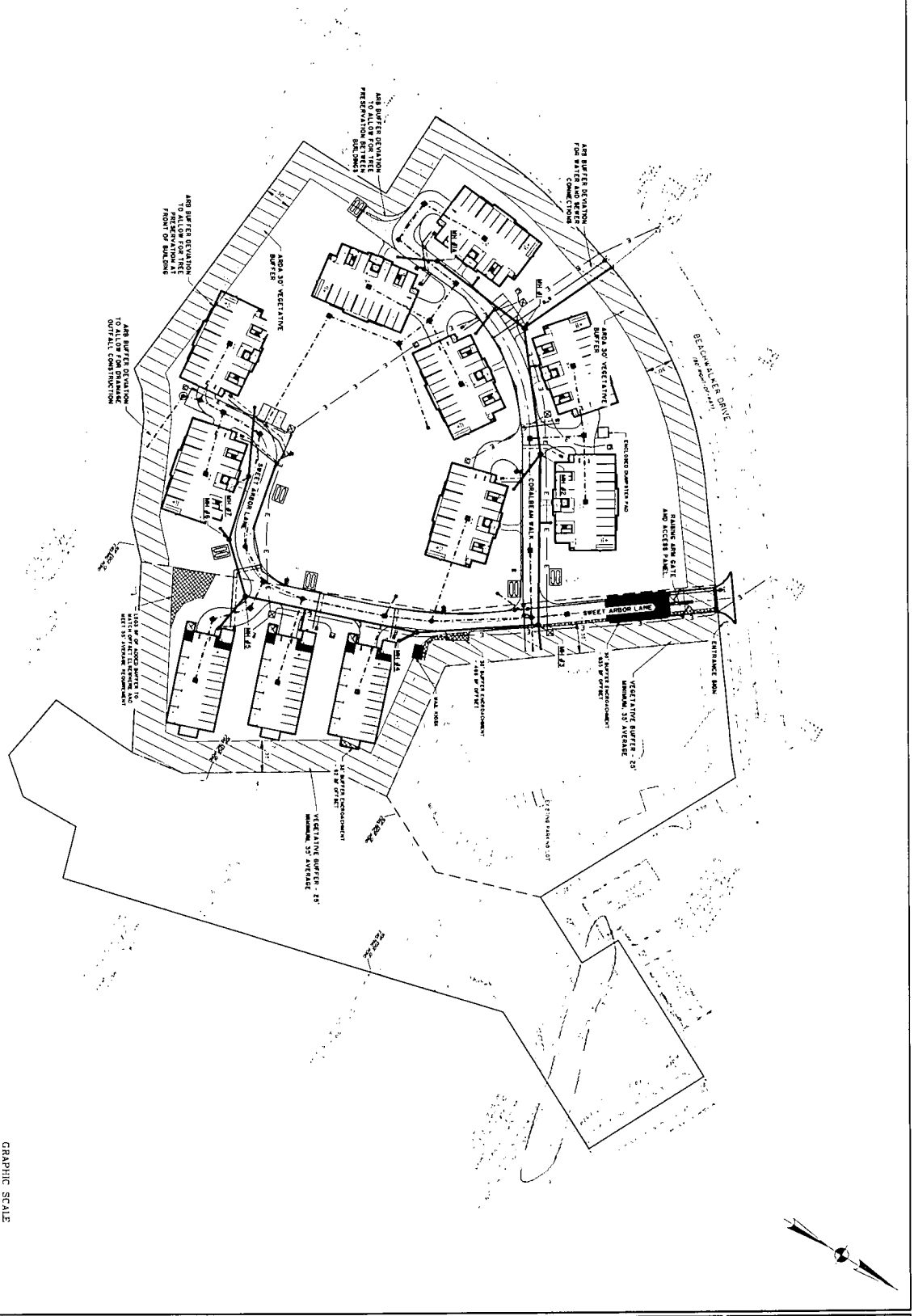
NO	REVISIONS	BY	DATE



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

STORMWATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION

A. PROJECT DESCRIPTION
- A.1. PROJECT AREA 12.11 AC
- A.2. AREA DISTURBED 9.0 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 KIAWAH RIVER
- D.2. ULTIMATE RECEIVING WATERS ATLANTIC OCEAN

E. FLOOD
- E.1. FEMA FLOOD ZONE(S) AE (13&14)
- E.2. FEMA FLOOD INSURANCE MAP(S) 45019C0785K 1/29/21

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 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 STOCKPILED 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 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 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 BMP'S 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.

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 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 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 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. DRY 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 USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.

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 PROPERLY 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

VIII. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

1. PETROLEUM PRODUCTS INCLUDING OIL, GASOLINE, LUBRICANTS AND ASPHALTIC SUBSTANCES.

1.1. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES

1.2. STORE IN COVERED AREAS PROTECTED WITH DIKES

2. SPILLS PREVENTION AND RESPONSE.

2.1. STORE AND HANDLE MATERIALS TO PREVENT SPILLS

2.2. TIGHTLY SEALED CONTAINERS, NEAT AND SECURE STACKING, ETC.

2.3. REDUCE STORM WATER CONTACT IF SPILL OCCURS

2.3.1. CLEANUP PROCEDURES SHOULD BE CLEARLY POSTED.

2.3.2. CLEANUP MATERIALS SHOULD BE READILY AVAILABLE

2.3.3. STOP THE SOURCE

2.3.4. CONTAIN THE SPILL

3. NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORM WATER DISCHARGES MUST BE PROTECTED FROM CAUSING POLLUTION OR EROSION

3.1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES

3.2. FIRE HYDRANT FLUSHINGS

3.3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED

3.4. WATER USED TO CONTROL DUST

3.5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS

3.6. ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS

3.7. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED

3.8. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE

3.9. UNCONTAMINATED GROUND WATER OR SPRING WATER

3.10. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS

3.11. UNCONTAMINATED EXCAVATION DEWATERING

3.12. LANDSCAPE IRRIGATION

3.13. DECHLORINATED SWIMMING POOL DISCHARGES

4. CONSTRUCTION WASTES: DEMOLITION RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, ETC.

4.1. SELECT A DESIGNATED WASTE COLLECTION AREA

4.2. PROVIDE LIDS FOR WASTE CONTAINERS

4.3. WHEN POSSIBLE LOCATE CONTAINERS IN COVERED AREA

4.4. MAINTAIN CONSISTENT REMOVAL SCHEDULE FOR WASTE

5. PESTICIDES: REDUCE THE AMOUNT OF PESTICIDES AVAILABLE FOR CONTACT WITH STORM WATER.

5.1. STORE IN A DRY COVERED AREA

5.2. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS

5.3. STRICTLY FOLLOW RECOMMENDED APPLICATION RATES

6. FERTILIZERS AND DETERGENTS: REDUCE THE AMOUNT OF FERTILIZERS AND DETERGENTS AVAILABLE FOR CONTACT WITH STORM WATER.

6.1. LIMIT APPLICATION OF FERTILIZERS TO THE MINIMUM NEEDED

6.2. APPLY MORE FREQUENTLY BUT AT LOWER APPLICATION RATES

6.3. LIMIT USE OF DETERGENTS ON-SITE

6.4. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM

6.5. MAINTAIN STRUCTURAL AND VEGETATIVE BMPS

6.6. APPLY ACCORDING TO SOIL TEST RECOMMENDATIONS PRIOR TO SEEDING.

IX. GRASSING NOTES

1. SOD

ALL SOD SHALL BE NURSERY GROWN AS CLASSIFIED IN THE ASPS GSS. MACHINE CUT SOD AT A UNIFORM THICKENS OF 3/4" WITHIN A TOLERANCE OF 1/4", EXCLUDING TOP GROWTH AND THATCH. EACH INDIVIDUAL SOD PIECE SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT WHEN LIFTED BY THE ENDS. BROKEN PODS, IRREGULARLY SHAPED PIECES AND TORN OR UNEVEN ENDS WILL BE REJECTED. WOOD PEGS AND / OR WIRE STAPLES SHALL REPLACE SOD WITH AN EQUAL SOD COMPOSITION AS THAT WHICH IS EXISTING. IF NO SOD TYPE EXIST, THEN THE FOLLOWING SOD COMPOSITION SHALL BE USED.

2. SODDING SCHEDULE

LAY SOD FROM MAY 1 TO SEPTEMBER 15 FOR SPRING PLANTING AND FROM SEPTEMBER 15 TO NOVEMBER 1 FOR FALL PLANTING

3. SEED

ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGED OR BAGGED AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

3.1. PENNISETUM GLAUCUM (BROWNTOP MILLET) TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.

3.2. BERMUDA COMMON, TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.

3.3. DOMESTIC ITALIAN RYE, TESTING 98 PERCENT PURITY AND 90 PERCENT GERMINATION.

4. MISCELLANEOUS

4.1. PERMANENT SEEDING SHALL COVER ALL DISTURBED AREA NOT TO BE COVERED BY LANDSCAPE PLANTING BEDS, STRUCTURE, OR PAVEMENT.

4.2. SEED ALL DISTURBED AREAS WITHIN SEVEN DAYS OF FINAL GRADING AND TEMPORARY SEED/MULCH ALL AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN FOURTEEN (14) DAYS

4.3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED

4.4. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER

4.5. IF GRASSING OCCURS DURING A MONTH REQUIRING TEMPORARY COVER, THE CONTRACTOR SHALL APPLY PERMANENT COVER (IN ADDITION TO THE TEMPORARY COVER) AT THE APPROPRIATE TIME AT NO ADDITIONAL COST. THE CONTRACTOR MUST ACHIEVE A STRAND OF PERMANENT GRASS WITH AT LEAST 95% COVER. BARE SPOTS CAN NOT BE MORE THAN 1 INCH SQUARE IN ANY 10 SF.

X. PERMANENT STABILIZATION

NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE RE-WORKED AND RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO THE SITE.

4.1. SEEDED AREAS

FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

4.2. SODDED AREAS

FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE APPROVED MULCH MATERIAL.

4.3. PERMANENT MULCH

FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.

4.4. RIPRAP

FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF AN APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP.

4.5. DITCHES, CHANNELS, AND SWALES

FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

XI. FERTILIZER REQUIREMENTS

1. TEMPORARY SEEDING FERTILIZER

APPLY A MINIMUM OF 500 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT IS DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING. APPLY A MINIMUM OF 1.5 TONS OF LIME / ACRE (70LBS. / 1000 SQ. FT.).

2. PERMANENT SEEDING FERTILIZER

APPLY A MINIMUM OF 1000 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRADES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION. UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 1 & 1/2 TONS OF GROUND COARSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS / 1000 SQ FT.).

XII. SWPP PREPARER CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48 CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE) AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NO	REVISIONS	BY	DATE

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KIAWAH ISLAND, SOUTH CAROLINA
THE WEST END AT BEACHWALKER
SWPPP - NOTES

JOB NO.	J-?585-0400
DATE	5/?/22
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJ
APPROVED	DJ
SCALE	NOT TO SCALE

EC0.1

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	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	8												
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	OR
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
ESPSC	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.	21383A-WIND
DATE	5/7/23
DRAWN	LMD
DESIGNED	LMD
RECHECKED	DJF
APPROVED	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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CLEARING NOTE:
AREAS APPROVED LIMITS OF CLEARING WILL BE DETERMINED IN THE FIELD AND ARE NOT NECESSARILY THE LIMIT OF CLEARING LIMITS SHOWN ON THESE PLANS.

EC2.1

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THE WEST END AT BEACHWALKER

SWPPP - CONSTRUCTION PHASE

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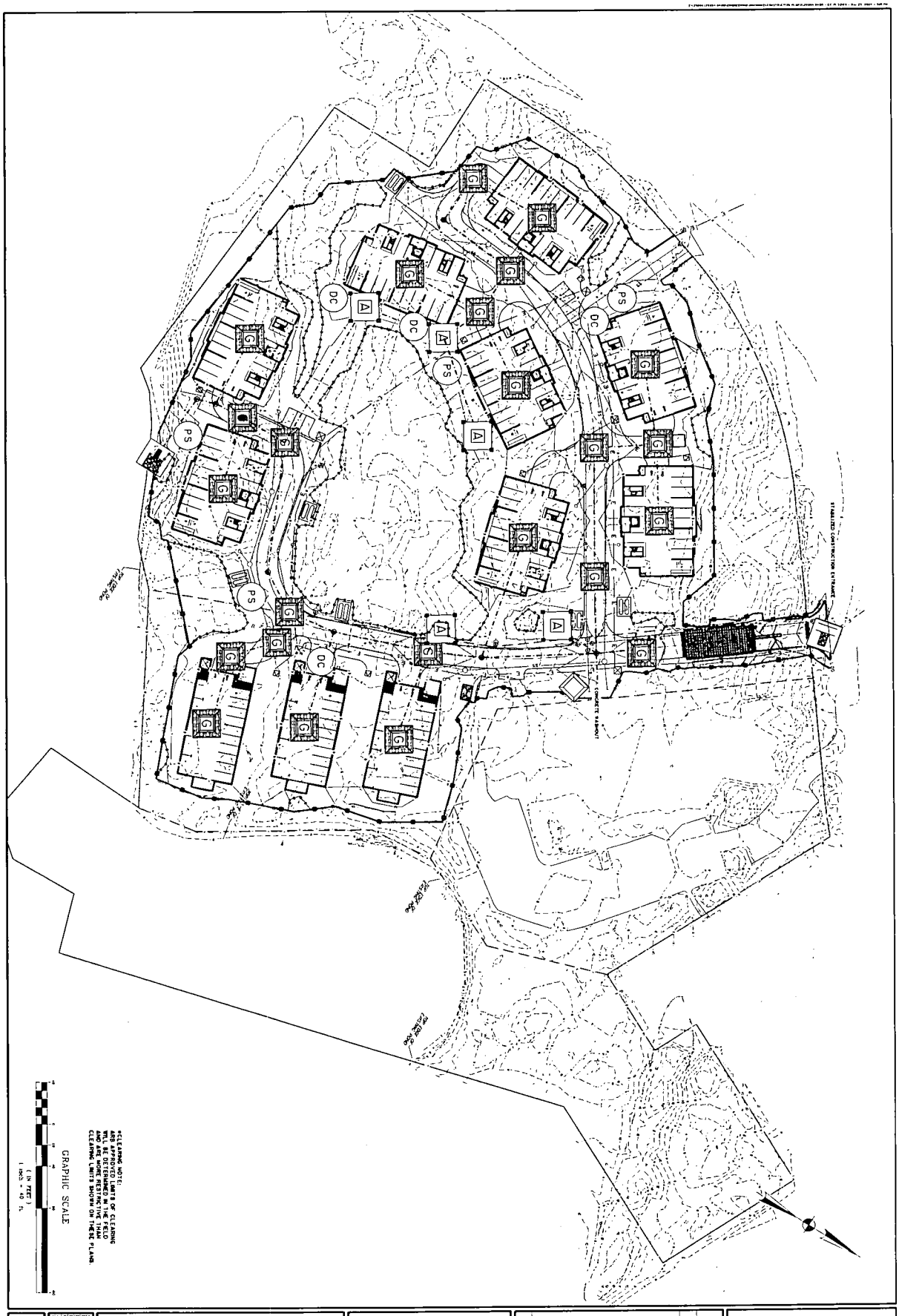

EC3.1

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THE WEST END AT BEACHWALKER

SWPPP - STABILIZATION PHASE

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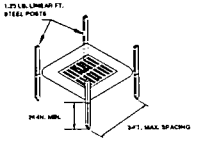
NO	REVISIONS	BY	DATE



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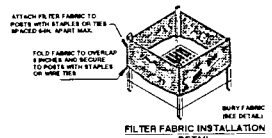
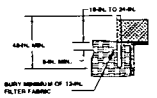


FILTER FABRIC INSTALLATION DETAIL



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 48-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:

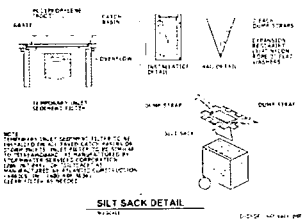
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE. TAKE CARE NOT TO DAMAGE OR UNDERCUT FABRIC WHEN REMOVING SEDIMENT. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA AT ALL TIMES PROVIDING ADEQUATE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

NOT TO SCALE

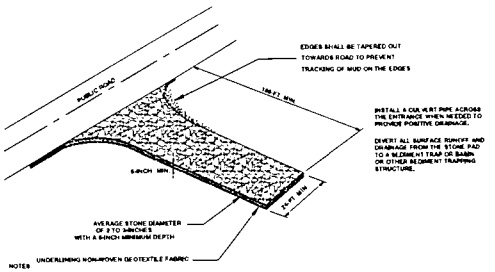
G

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

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 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.

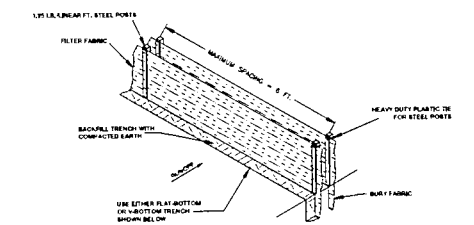
IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.

REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

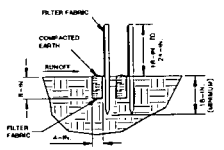
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

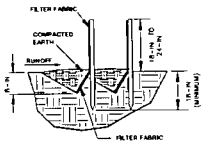
SCE



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

NOTES:

WHEN AND WHERE TO USE IT:
SILT FENCES IN 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 #34 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 5-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 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 APPLIED 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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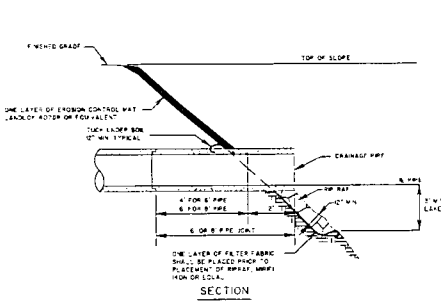
KRA, LP
RIDGEVIEW
PALMETTO ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

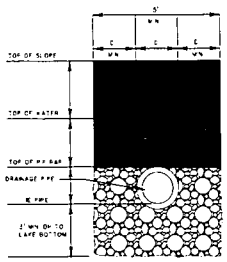
SWPPP - DETAILS

JOB NO.	21283-0400
DATE	5/9/22
DRAWN	MC
DESIGNED	MC
REVIEWED	DJT
APPROVED	DJT
SCALE	NOT TO SCALE

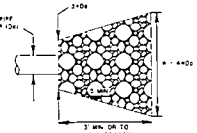
EC4.1



SECTION



END VIEW

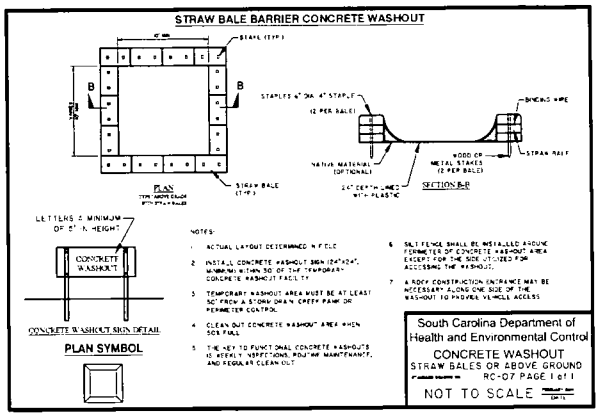


PLAN VIEW

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



WQ UNIT POST CONSTRUCTION MAINTENANCE

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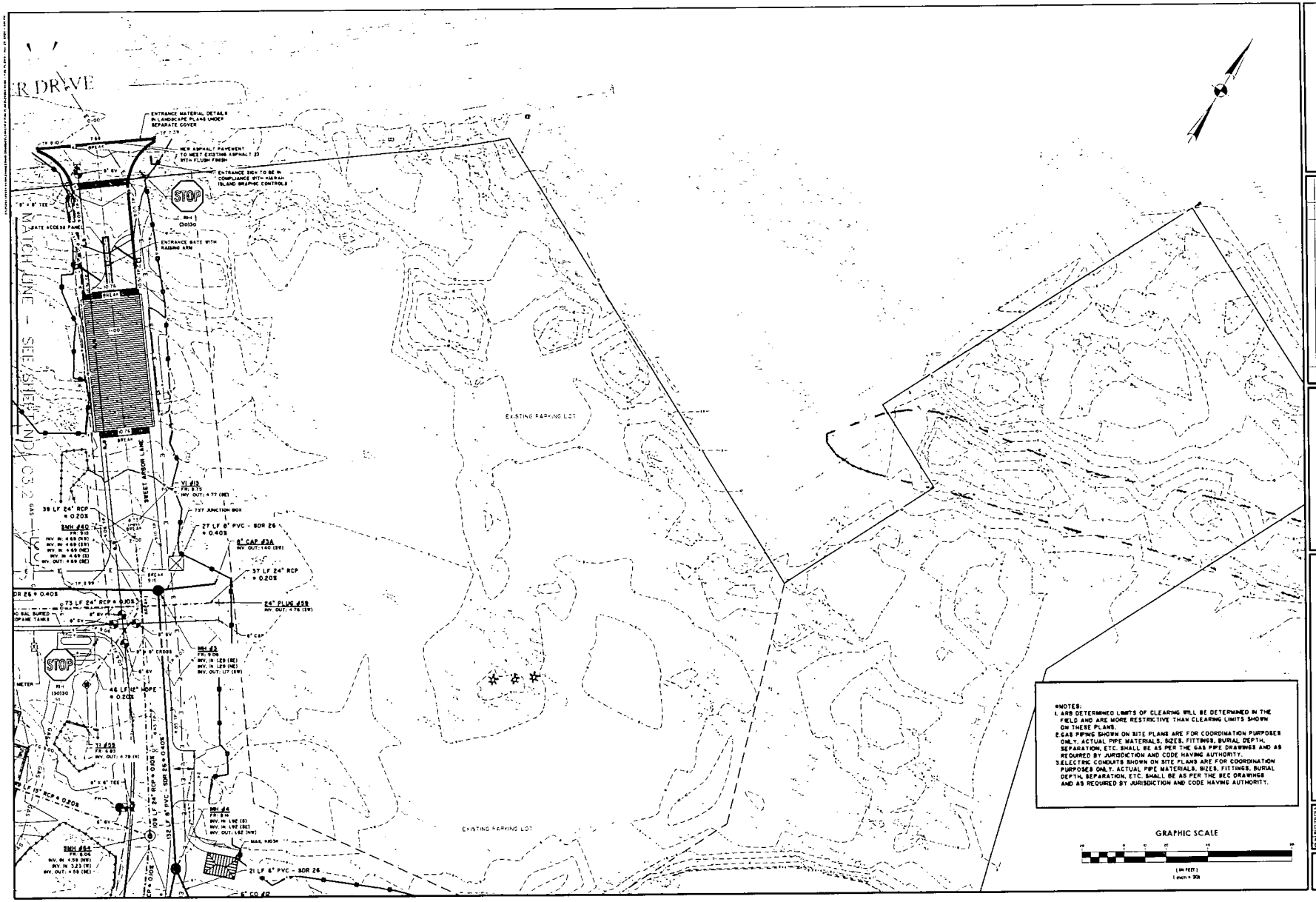
KRA, LP
FOLLY BEACH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SWPPP - DETAILS

JOB NO.	21083-04(A)
DATE	5/2022
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJT
APPROVED	DJT
SCALE	NOTED SCALE

EC4.2



*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 REC DRAWINGS AND AS REQUIRED BY JURISDICTION AND CODE HAVING AUTHORITY.

NO	REVISIONS	BY	DATE

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KRA, LP
HAWAII ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SITE DEVELOPMENT PLAN

JOB NO	012854.0400
DATE	7/4/25
DRAWN	LMD
DESIGNED	LMD
REVIEWED	DJU
APPROVED	DJU
SCALE	1" = 20'

C3.1

C3.2

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SITE DEVELOPMENT PLAN

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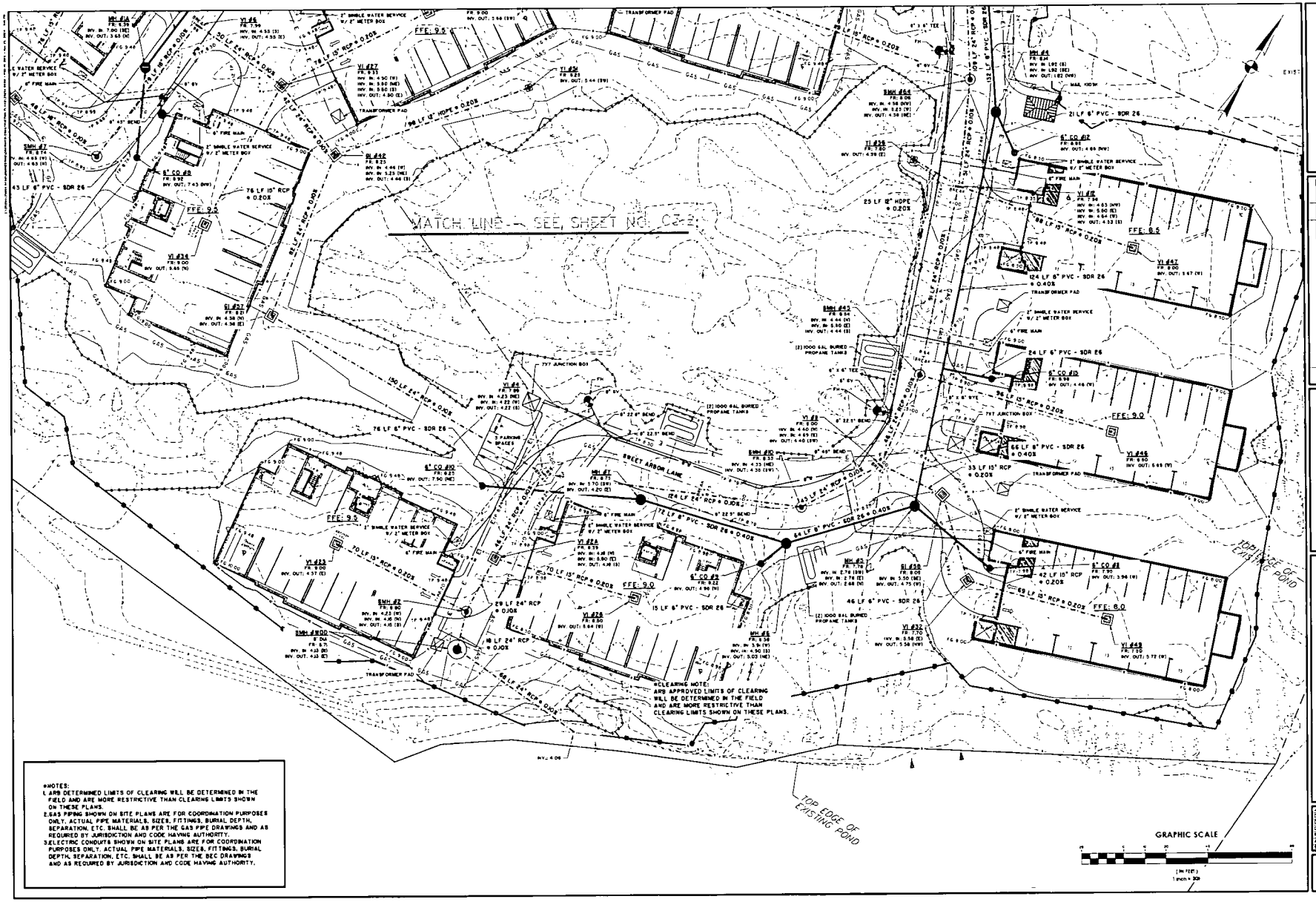
NO	REVISIONS	BY	DATE



*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.

No.	Revisions	BY	DATE

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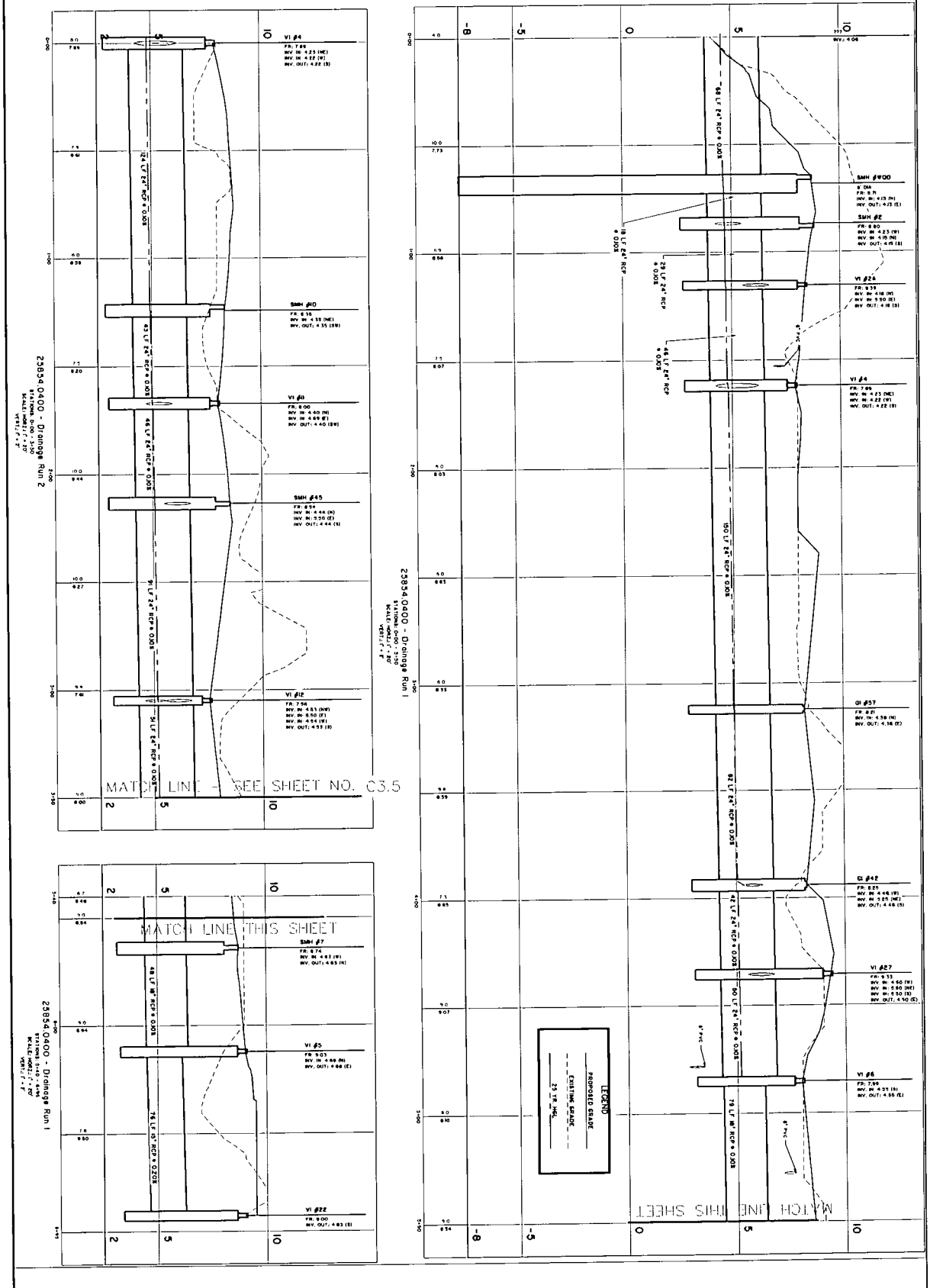
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

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

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THE WEST END AT BEACHWALKER

DRAINAGE PROFILES

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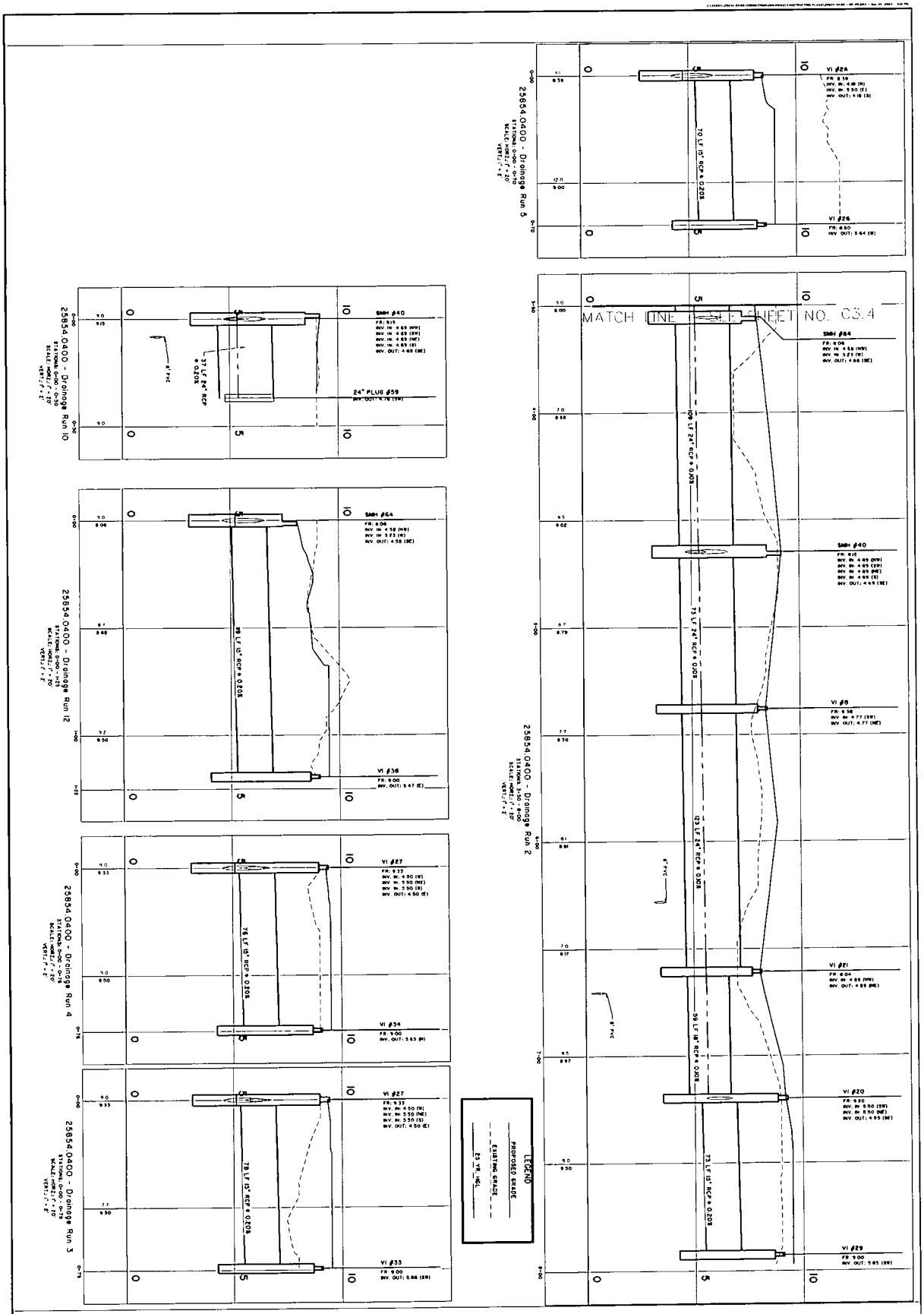
NO	REVISIONS	BY	DATE



C3.5

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

DRAINAGE PROFILES

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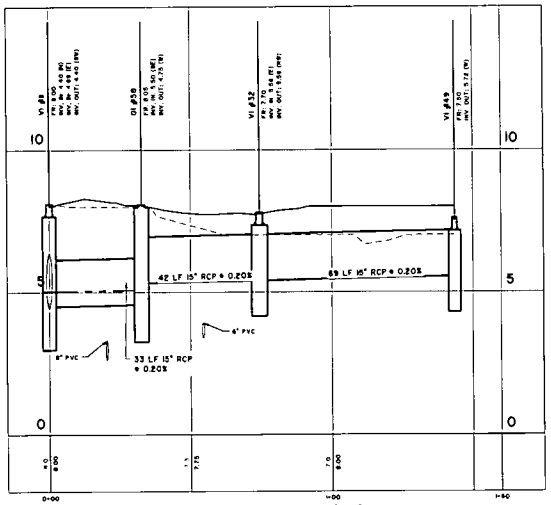
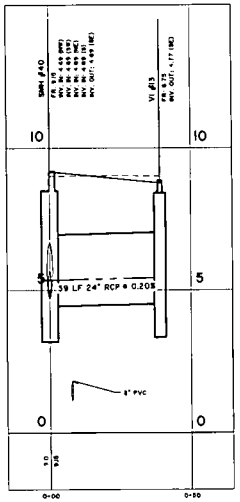
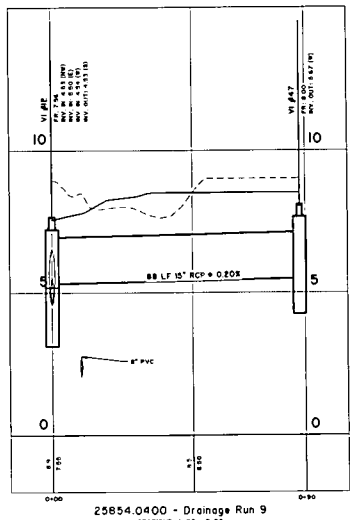
NO	REVISIONS	BY	DATE



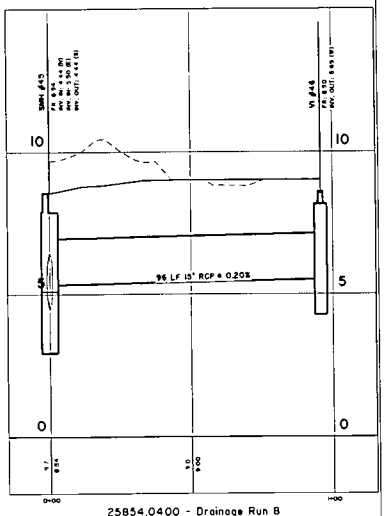
25854.0400 - Drainage Run 6
STATIONS: 0+00 - 1+80
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



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

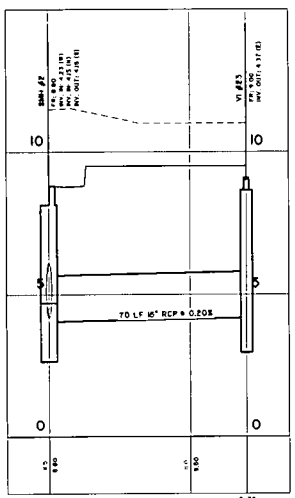


25854.0400 - Drainage Run 9
STATIONS: 0+00 - 0+90
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

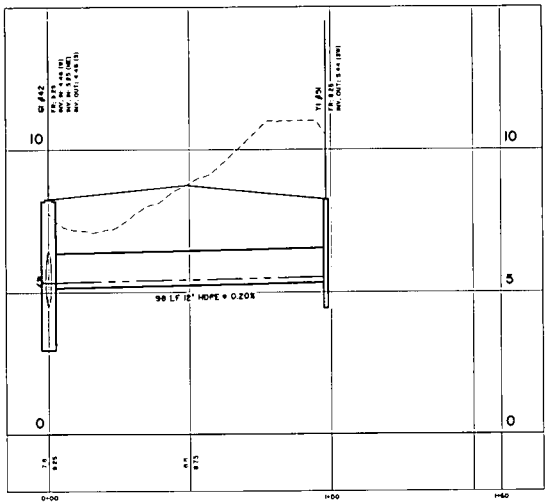


25854.0400 - Drainage Run 8
STATIONS: 0+00 - 1+00
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'

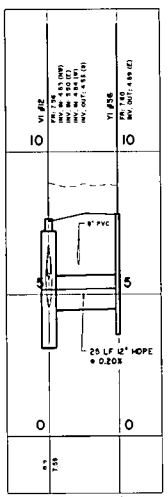
LEGEND
PROPOSED GRADE
EXISTING GRADE
25 YR. HGL



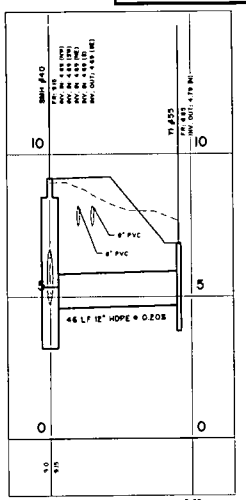
25854.0400 - Drainage Run 18
STATIONS: 0+00 - 0+70
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



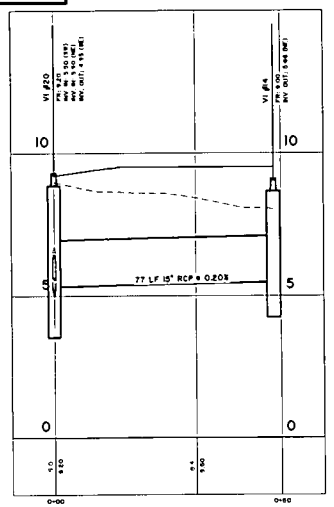
25854.0400 - Drainage Run 17
STATIONS: 0+00 - 1+80
SCALE: HORZ.: 1" = 20'
VERT.: 1" = 2'



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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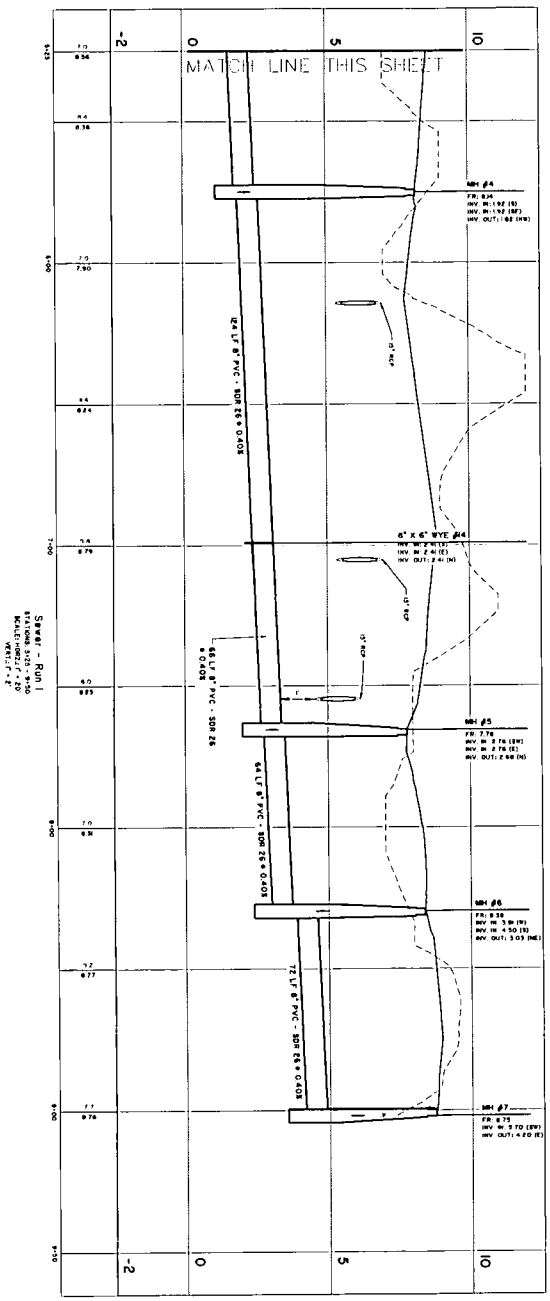
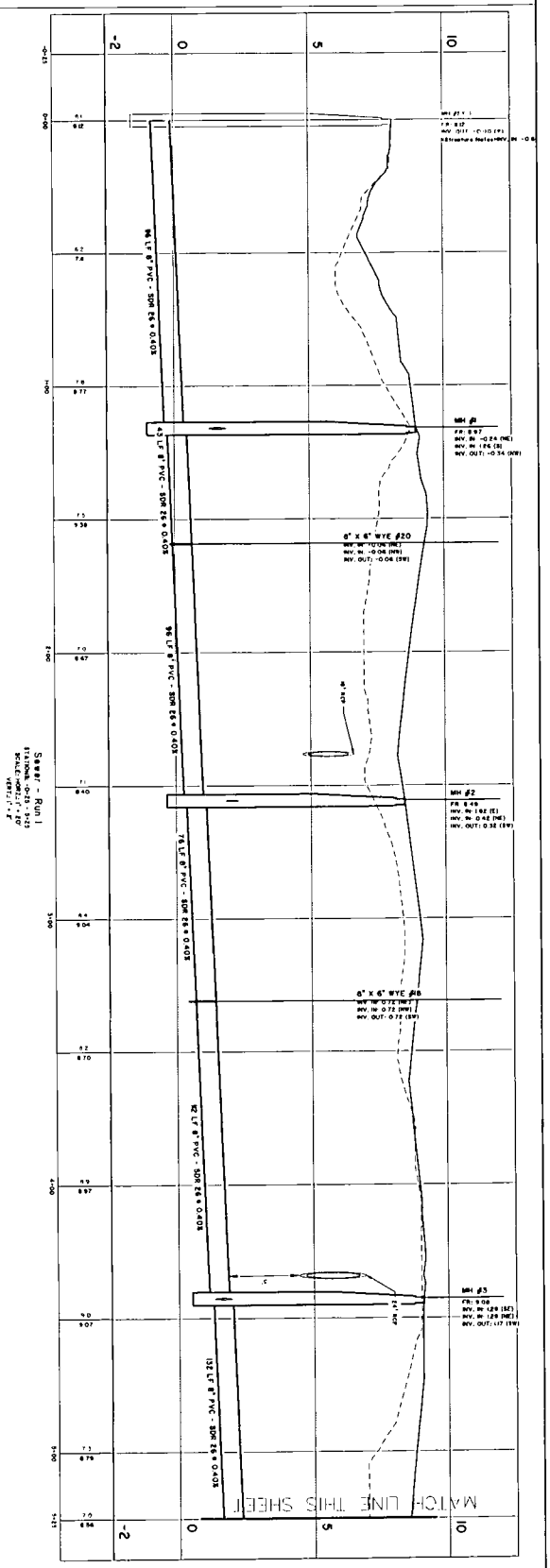
KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA
THE WEST END AT BEACHWALKER
DRAINAGE PROFILES

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

C3.6





C3.7

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SEWER PROFILES

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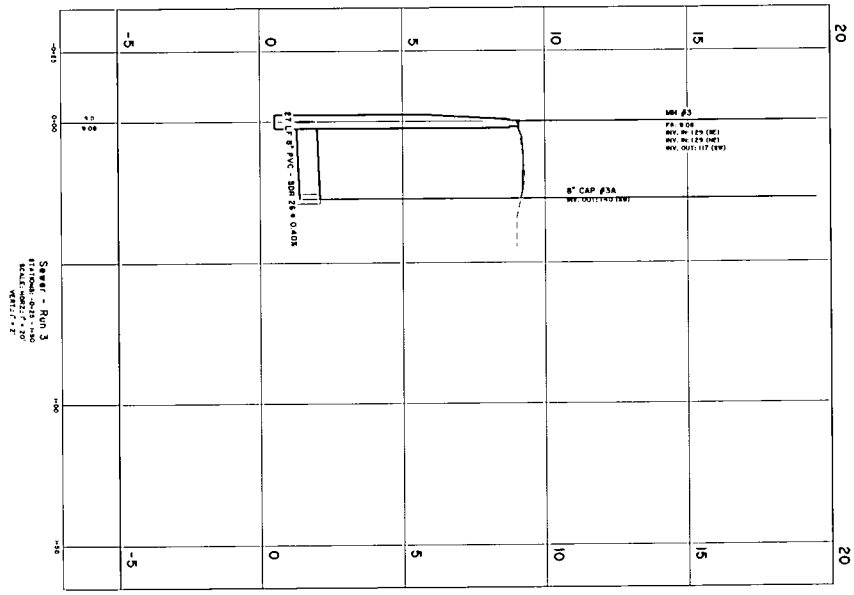

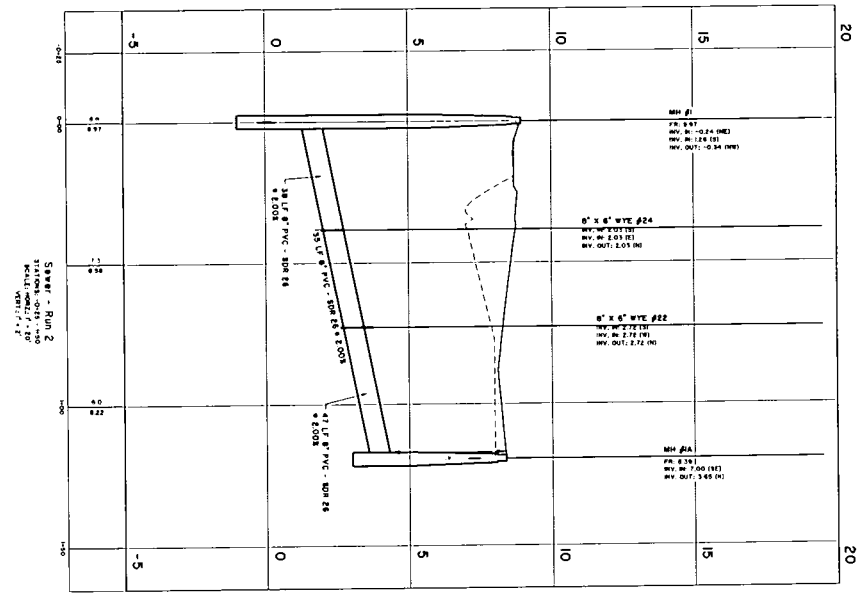

C3.8

KRA, LP
KIAWAH ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

SEWER PROFILES

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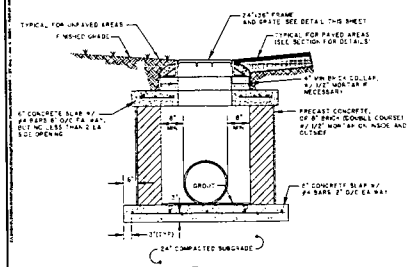
NO	REVISIONS	BY	DATE

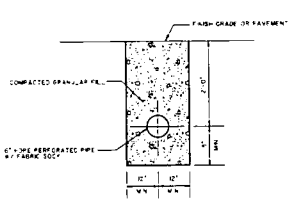


STANDARD 24"x36" GRATE INLET

NOT TO SCALE

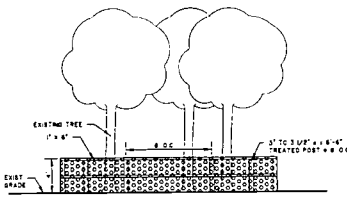
NOTES:

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 4" INTO THE BOX



SUBGRADE DRAIN DETAIL

NOT TO SCALE

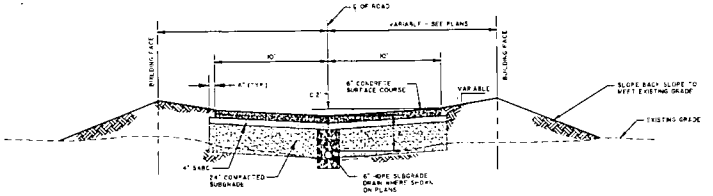


NOTES:

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/ 7d GALVANIZED NAILS.

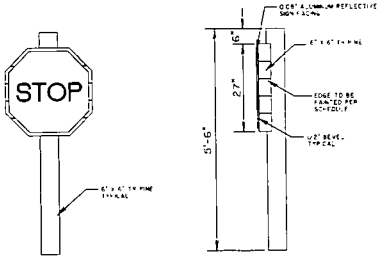
TREE PROTECTION DETAIL

NOT TO SCALE



INVERTED ROAD SECTION

NOT TO SCALE

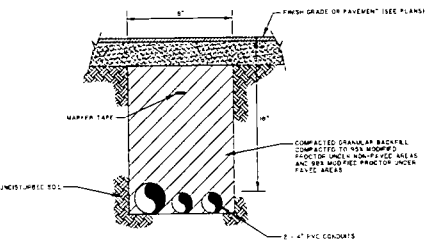


NOTES:

1. USED WHEREVER VEHICULAR TRAFFIC CONTROL IS NEEDED. GUIDELINES FOR USE SHOULD BE BASED ON SOUTH CAROLINA'S TRAFFIC LAWS AND MUTCD CURRENT ADDITIONS
2. PRIMARY MATERIAL FOR THE SIGN POST AND FACE SHOULD BE 6" x 6" INLAND TIMBER. OVERALL POST LENGTH IS 14'-0". SPECIAL HARDWARE INCLUDES 2 1/2" GALVANIZED 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 (OPAQUE). 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 LINES 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

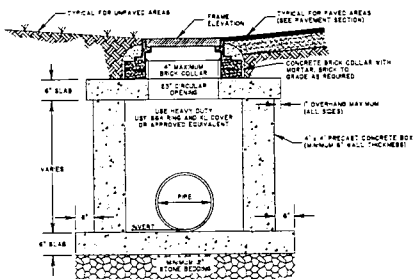
TRAFFIC SIGNAGE

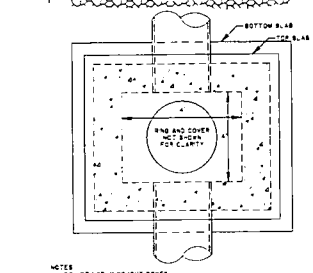
NOT TO SCALE



ROAD CROSSING CONDUIT DETAIL

NOT TO SCALE



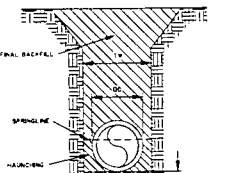


NOTES

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 4" INTO THE BOX

STORM DRAIN MANHOLE 30" PIPE AND SMALLER

NOT TO SCALE



NOTES

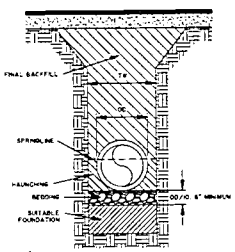
1. 'D' SHALL BE LESS THAN OR EQUAL TO OD + 2 FEET
2. TRENCH SHALL BE DEWATERED BEFORE BEDDING MATERIAL IS PLACED
3. EACH JOINT SHALL BE WRAPPED WITH FILTER FABRIC
4. SEE ASTM D2321, TABLE 1 FOR MATERIAL CLASSIFICATIONS
5. SEE ASTM D698 FOR COMPACTION METHOD

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 II OR CLASS III
FINAL BACKFILL - CLASS II, CLASS III, 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 III 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 - 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

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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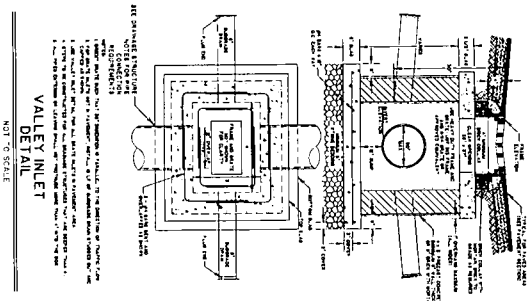
KRA, LP
HOWE ISLAND, SOUTH CAROLINA

THE WEST END A1 BEACHWALKER

PAVING, GRADING AND DRAINAGE DETAILS

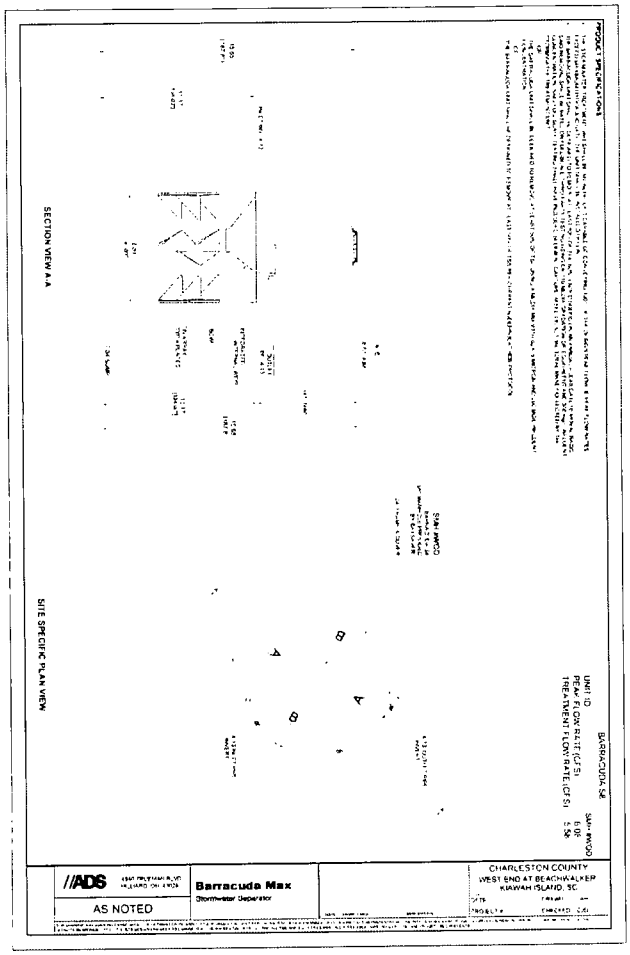
JOB NO.	21-0383-HAWI
DATE	1/2022
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJJ
APPROVED	DJJ
SEAL #	

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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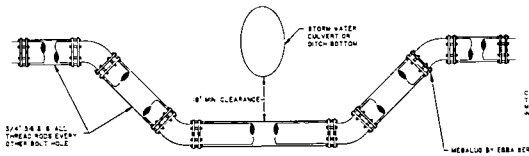
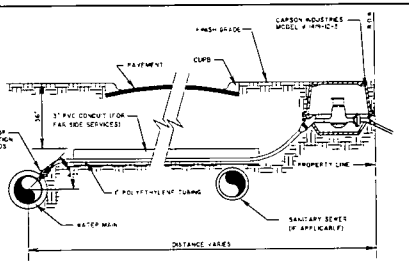
NO	REVISIONS	BY	DATE



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

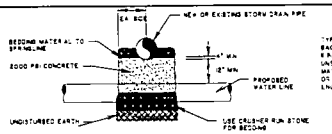
2 POLYETHYLENE TUBING TO BE 1" IPS 4-04306

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

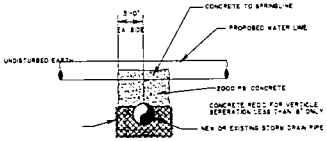
5 SEAL ENDS OF SLEEVE WITH WATER PROOF SEALANT

6 3" PVC CASING PIPE SHALL BE INSTALLED UNDER PAVING FOR ALL FAR SIDE SERVICES



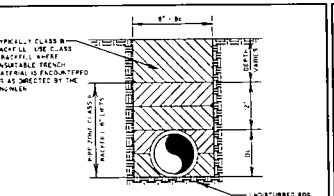
WATER LINE CROSSING BELOW STORM DRAIN

NOT TO SCALE



WATER LINE CROSSING ABOVE STORM DRAIN

NOT TO SCALE

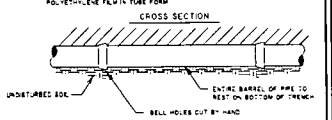


1 INSTALL APPROVED METAL DETECTION TAPE 18" FROM FINISHED GRADE

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

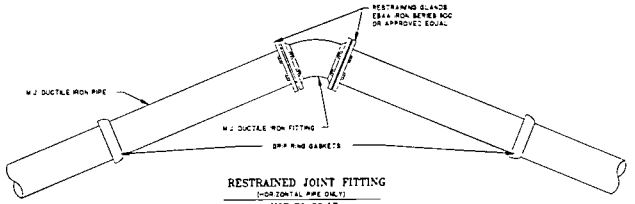
CROSS SECTION



LONGITUDINAL SECTION

WATER MAIN BEDDING DETAIL

NOT TO SCALE



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

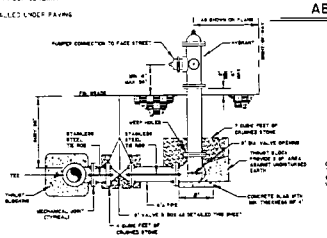
RESTRAINED JOINT TABLE

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	64	85	46	82
8"	4	9	18	43	90	90	46	110
10"	5	10	21	51	83	135	80	135
12"	10	20	30	60	90	180	80	180

RESTRAINED JOINT FITTING

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

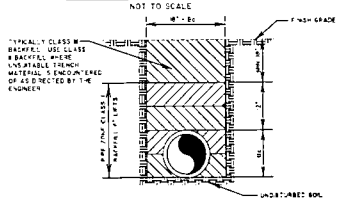
3 TOP OF VALVE BOXES TO BE 1" ABOVE FINISHED GRADE IN UNPAVED AREAS AND FLUSH IN PAVED AREAS

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

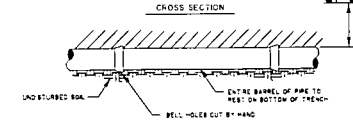


1 INSTALL APPROVED METAL DETECTION TAPE 18" FROM FINISHED GRADE

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

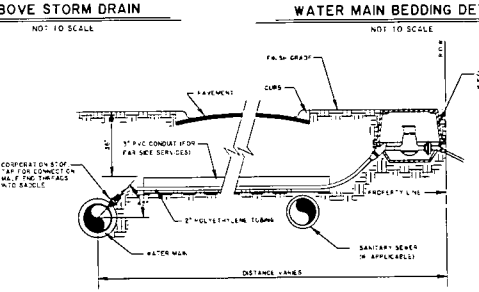
CROSS SECTION



LONGITUDINAL SECTION

FIRE MAIN BEDDING DETAIL

NOT TO SCALE



TYPICAL MULTI-FAMILY BUILDING WATER SERVICE

NOT TO SCALE

1 CORPORATION STOP TO BE 2" MUELLER # H-15000

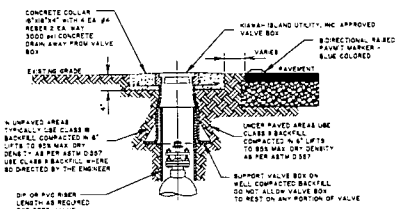
2 POLYETHYLENE TUBING TO BE 2" IPS 4-04306

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

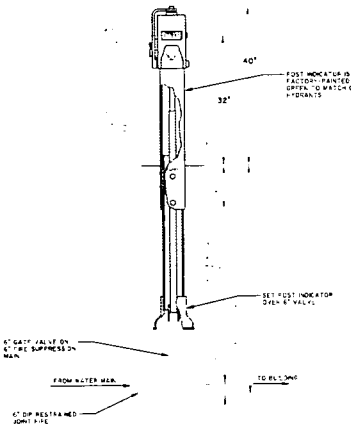


NOTES

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 RAISED PAVEMENT MARKER ON THE EDGE OF PAVEMENT NEAR THE VALVE

VALVE BOX DETAIL

NOT TO SCALE



VERTICAL POST INDICATOR

NOT TO SCALE

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

2 GATE VALVE TO BE 2IP 3001 CONFORMING TO ANNA C-509-69 WITH A WORKING PRESSURE RATING OF 250 PSI

3 VERTICAL POST INDICATOR TO BE MUELLER A-24008 OR EQUAL

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. WILL 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

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

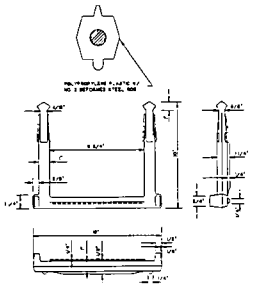
KRA, LP
HILTON HEAD ISLAND, SOUTH CAROLINA

THE WEST END AT BEACHWALKER

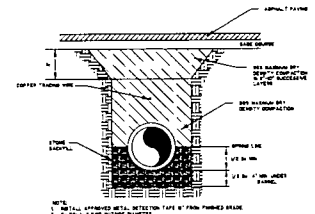
WATER AND SEWER DETAILS

JOB NO.	4.0383-0400
DATE	11/4/22
DRAWN	LMC
DESIGNED	LMC
REVIEWED	DJF
APPROVED	DJF
SCALE	N.T.S.

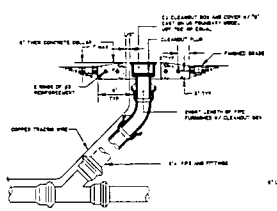
C5.3



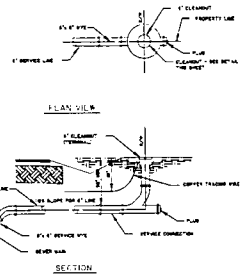
MANHOLE STEP DETAIL
NOT TO SCALE



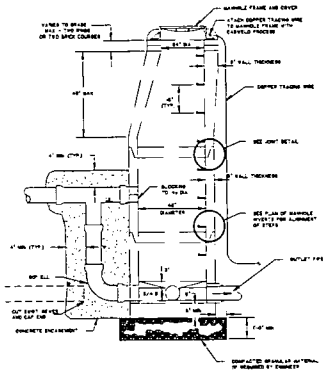
SEWER LINE BEDDING DETAIL UNDER PAVED AREAS
NOT TO SCALE



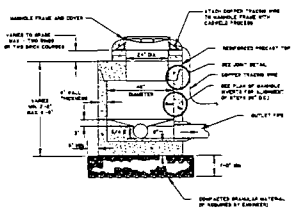
CLEANOUT DETAIL
NOT TO SCALE



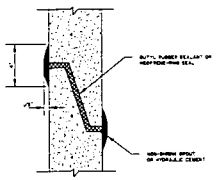
SINGLE SEWER SERVICE DETAIL
NOT TO SCALE



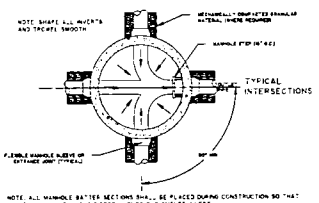
STANDARD DROP MANHOLE
NOT TO SCALE



STANDARD PRECAST SHALLOW MANHOLE
NOT TO SCALE



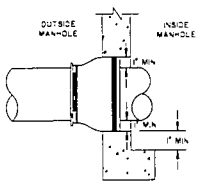
PRECAST MANHOLE
TYPICAL JOINT DETAIL
NOT TO SCALE



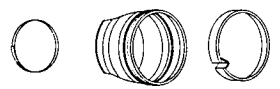
PLAN OF MANHOLE INVERTS
NOT TO SCALE

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).

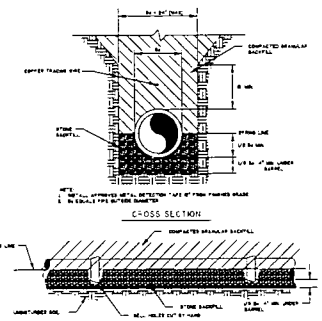


WALL SECTION



TYPICAL PARTS

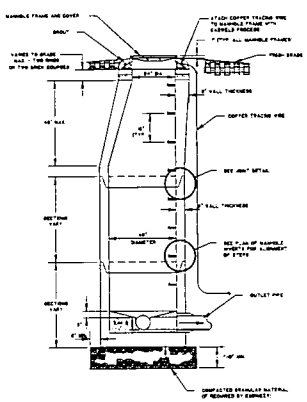
FLEXIBLE MANHOLE SLEEVE
NOT TO SCALE



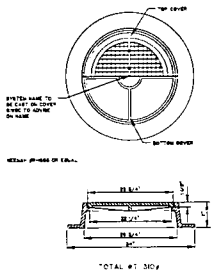
CROSS SECTION

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
HOWE 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
REVISED	DLF
APPROVED	DLF
SEAL #	1177

C5.4

ZONING RESTRICTIONS - PARCEL 11

MAX # OF UNITS (R)	MAX UNITS PER BLDG (R)	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 + 147 SQFT = TOTAL = 8.2 PAVE

PAVEMENT
FIRE ACCESS = 21,270 SQFT
PRIMARY WALKWAYS = 1,185 SQFT
TRASH COLLECTION PAD = 168 SQFT
PUMP HOUSE = NA 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 AREA OF A FLAG LOT SHALL BE EXCLUDED FROM HIGHLAND AREA
TOTAL HIGHLAND AREA = 65,813.88 SF
- POLE AREA = 4,926.41 SF
HIGHLAND AREA = 60,887.47 SF

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

*PARCEL * LOT COVERAGE CALCULATIONS

BUILDING COVERAGE = 18,897 SQFT + TOTAL PAVEMENT

PAVEMENT
FIRE ACCESS = 7,071 SQFT
TRASH PAD = 107 SQFT

TOTAL PRIMARY LOT COVERAGE = 26,075 SQFT

PARKING COUNT - PARCEL *

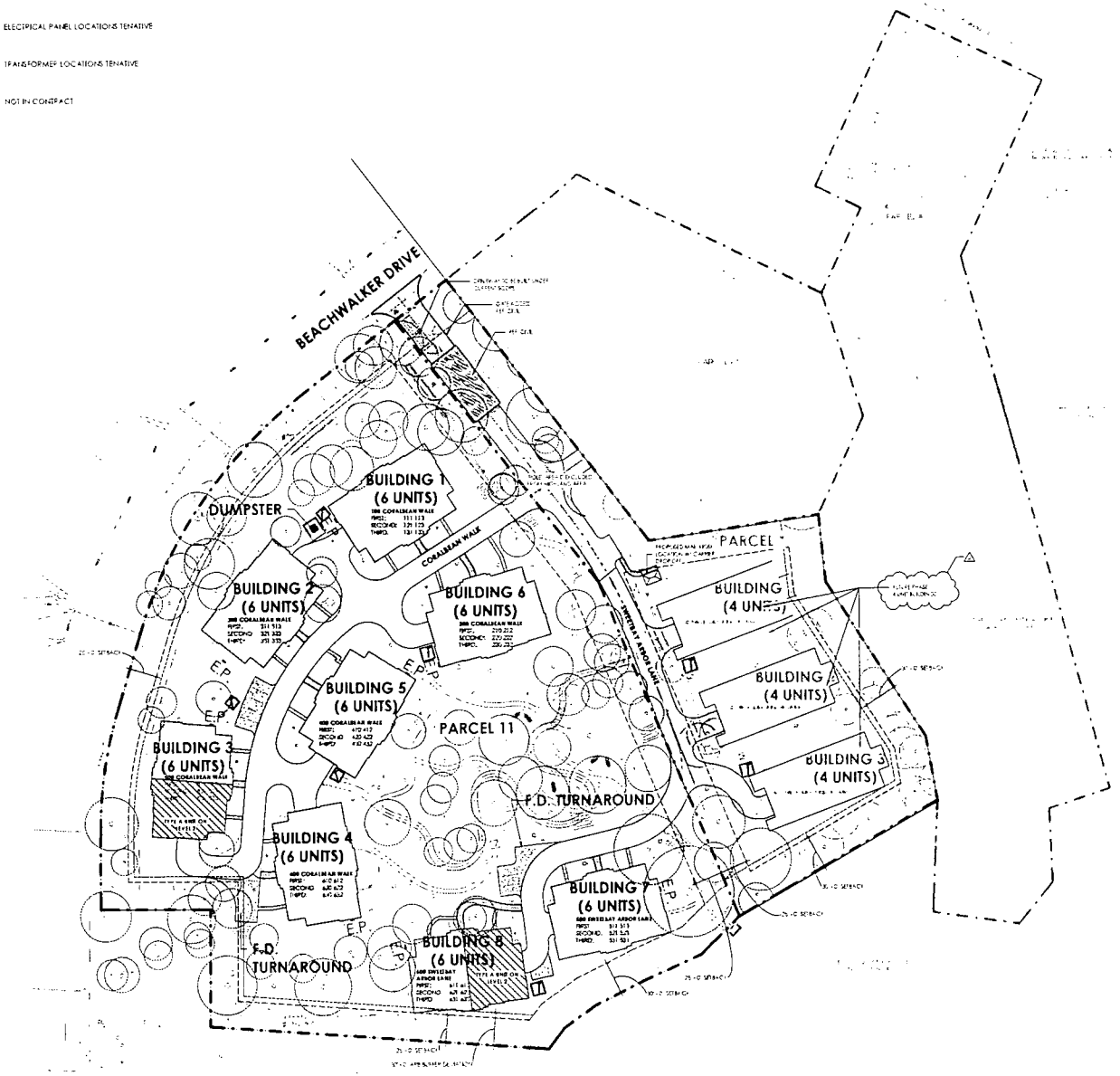
UNIT TYPE	TOTAL UNITS	REQUIRED	PROVIDED
2 BDRM UNITS	2 PER BLDG	1.5 PER 1 BDRM PER D.U. = 15 PER BLDG	15 PER BUILDING
3 BDRM UNITS	2 PER BLDG		
		45 TOTAL	45 TOTAL

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

E.P. ELECTRICAL PANEL LOCATIONS TENATIVE

T1 T1 TRANSFORMER 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

10/23/2024 11:18:50 AM

MHK ARCHITECTURE

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MASTER SITE PLAN

PHASE
PE NO. CD 23008

A001

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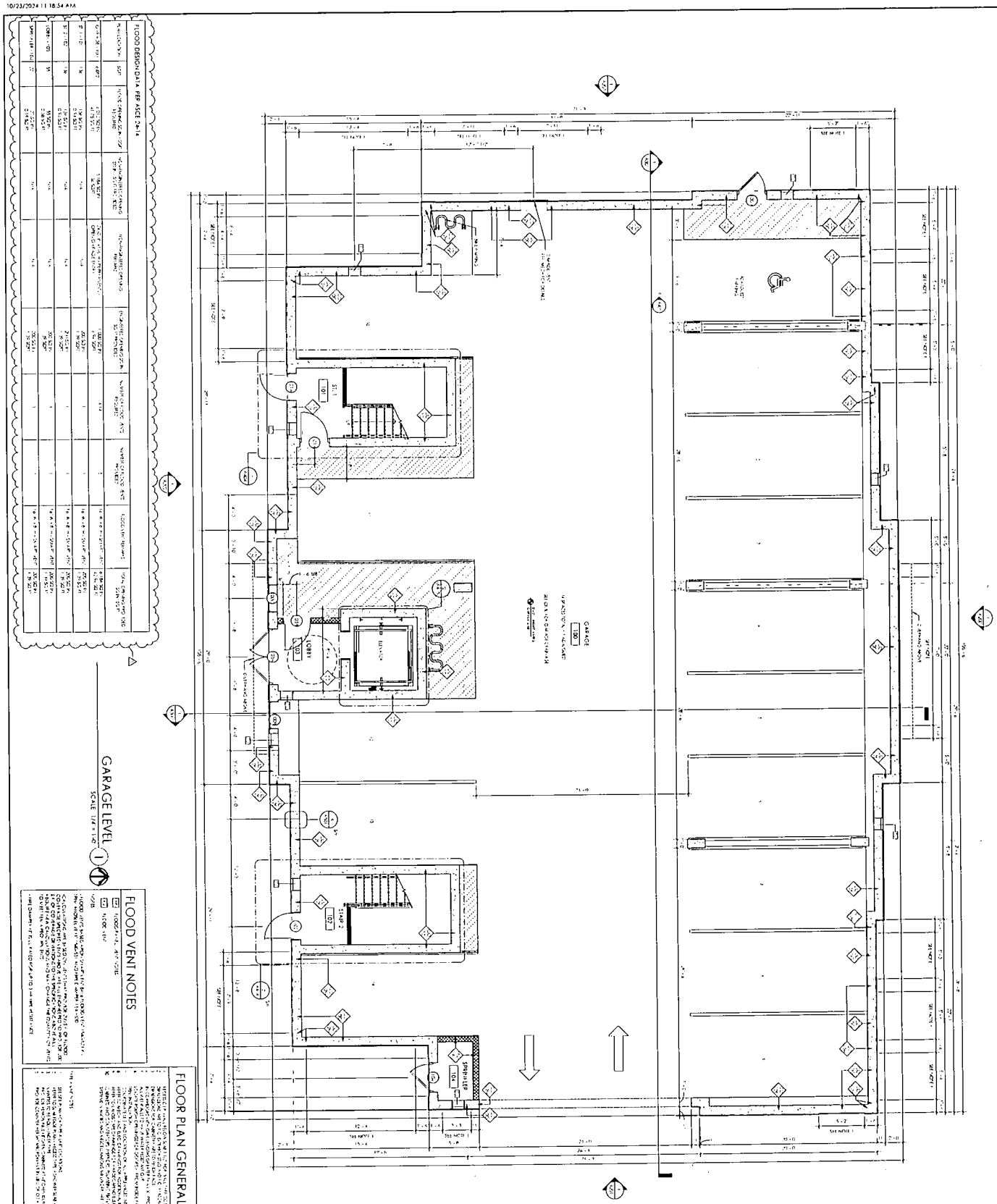

PHASE	CD
PB HTD	23008

A101

GARAGE FLOOR PLAN

ARB PRELIMINARY SUBMITTAL	09/23/2023
REVIEW COMMENTS	10/09/2023
REVIEW COMMENTS	10/13/2023
PLANNING REVIEW COMMENTS	03/29/2024

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE

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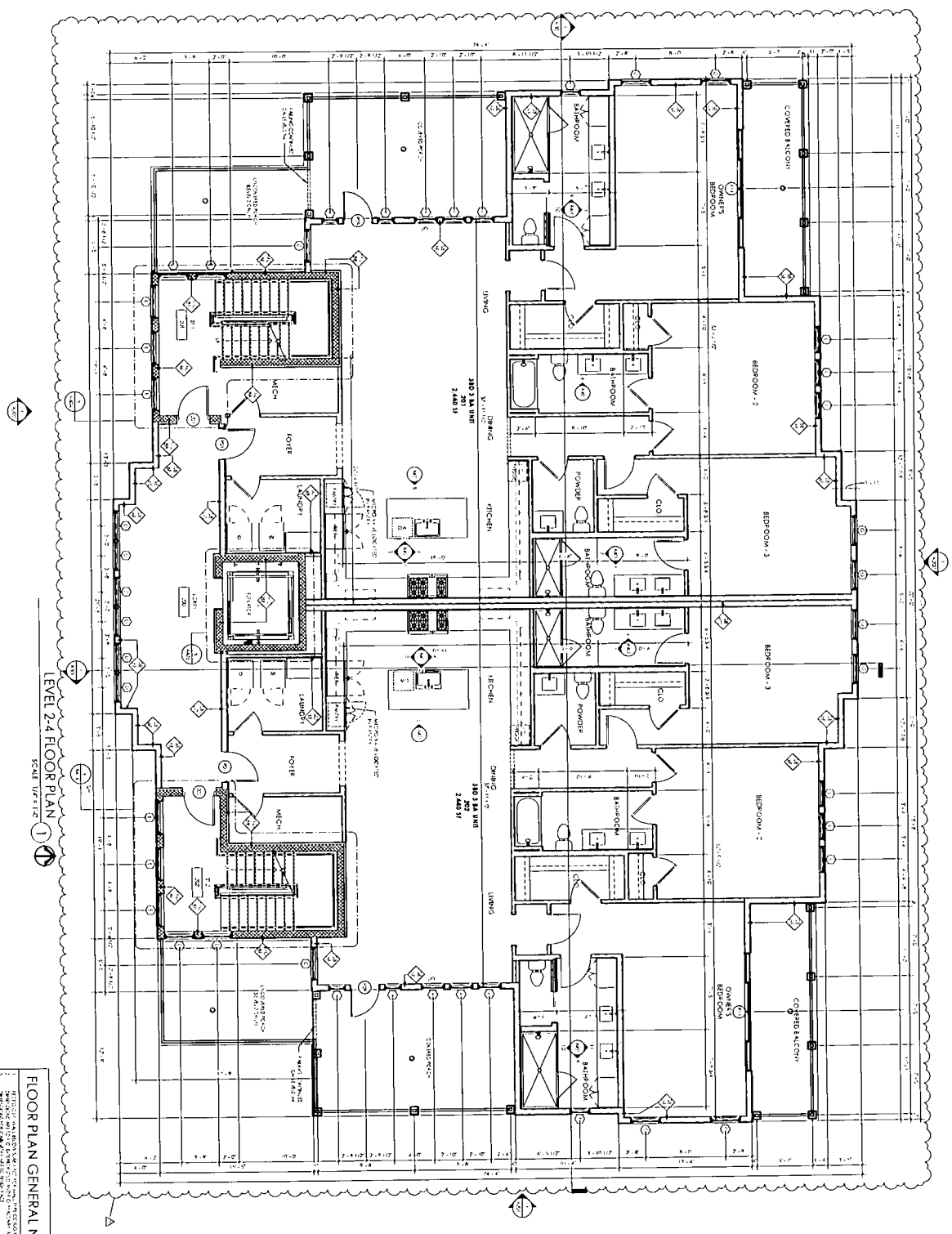
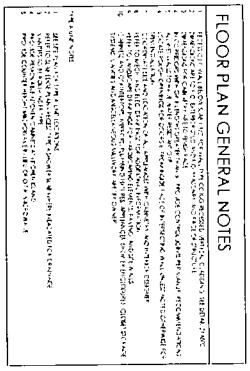


FLOOR PLAN GENERAL NOTES



PHASE	CD
PE NO	23008

A102

LEVEL 2-4
FLOOR PLAN

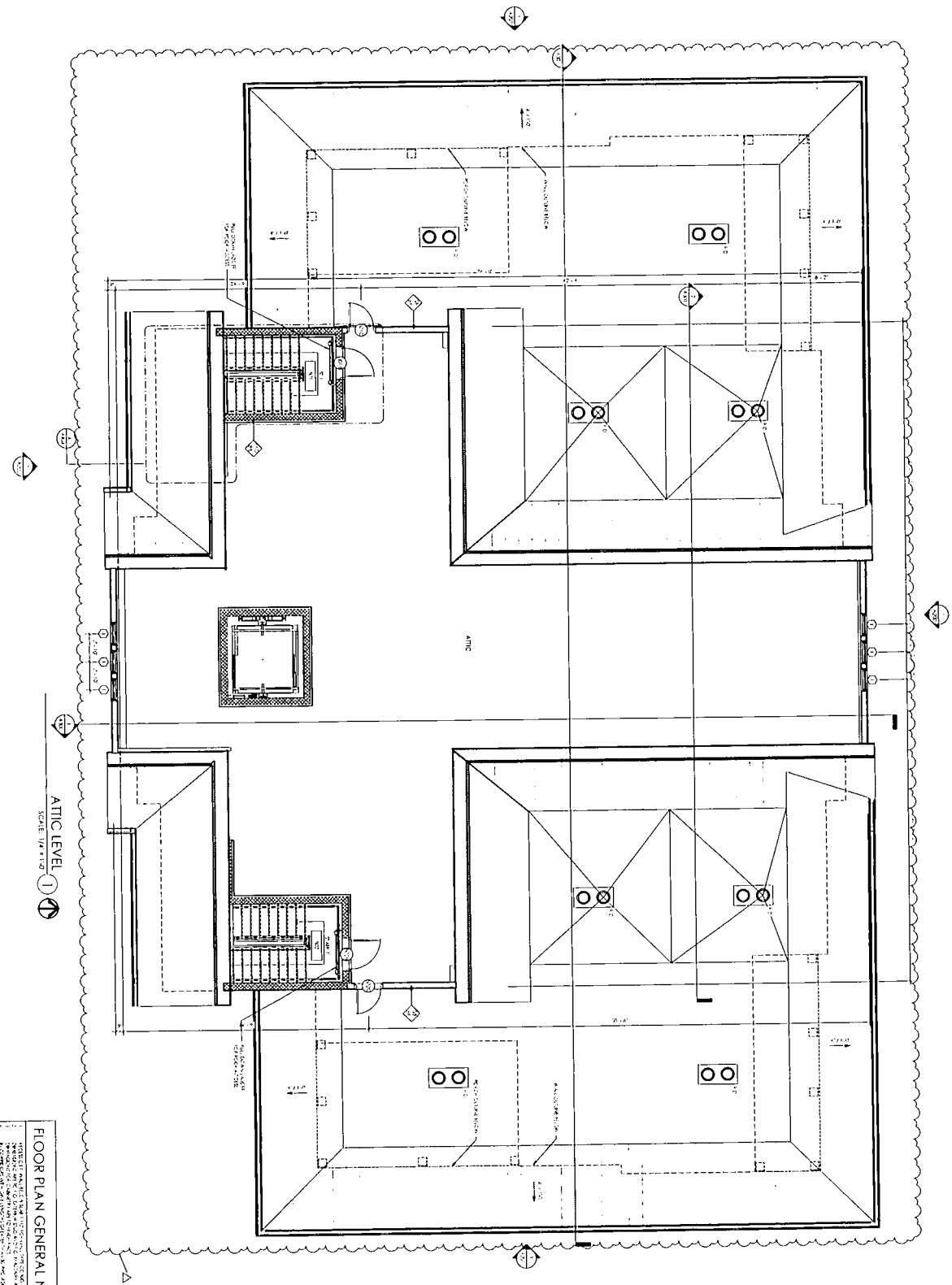
REVIEW COMMENTS	10/01/2024
REVIEW COMMENTS	10/15/2024
PERMIT REVIEW COMMENTS	10/25/2024

MATTHEW S. KRAMER
REG. # 31824

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

A103

PHASE
PERMIT NO
CD
2008

ATTIC FLOOR PLAN

ARB PERMIT SUBMITTAL	09/22/2021
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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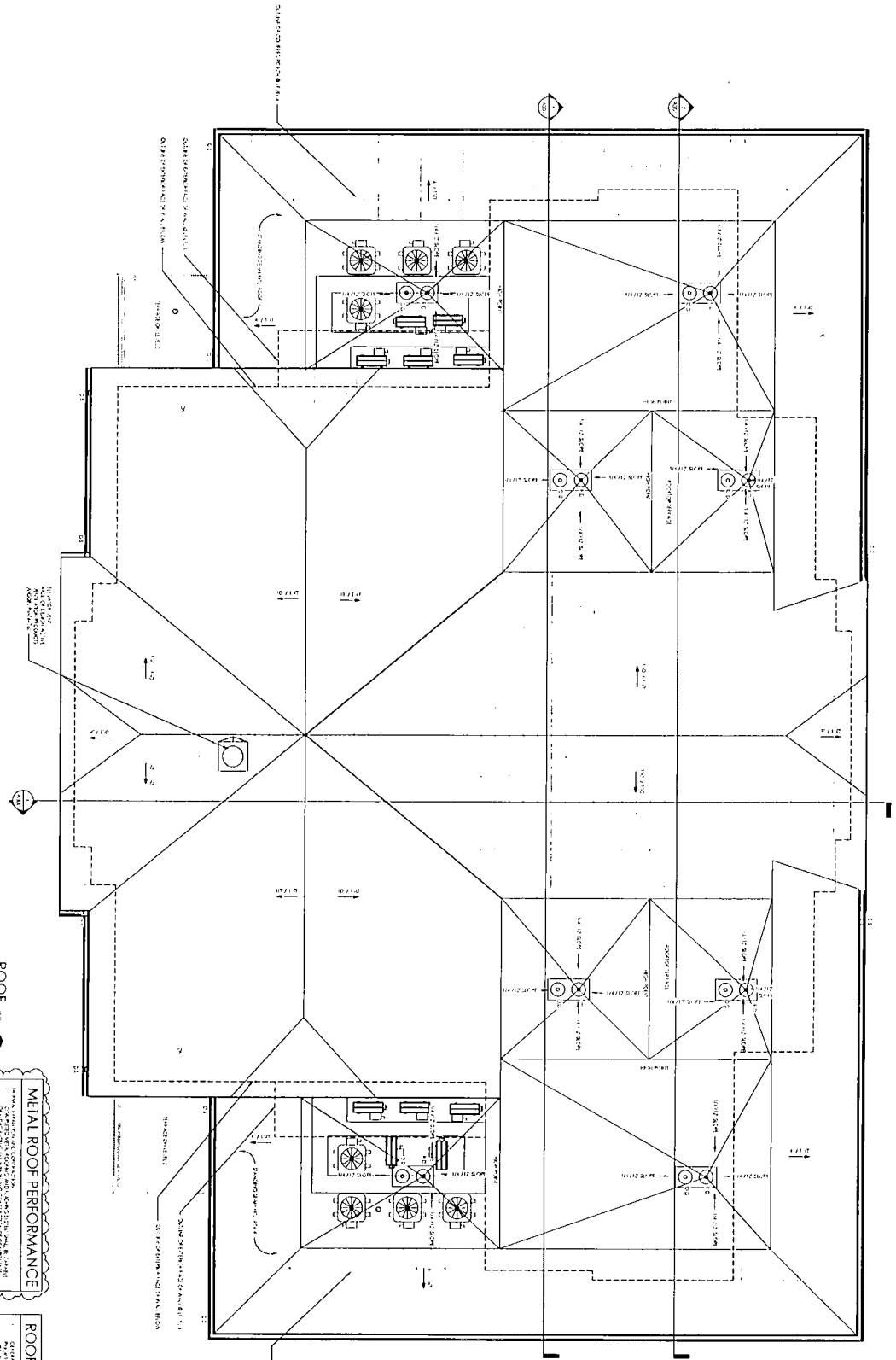

ROOF (1)
SCALE: 1/4" = 1'-0"

METAL ROOF PERFORMANCE

ROOF PLAN NOTES

PERMIT SUBMITTAL	09/22/2023
REVIEW COMMENTS	10/05/2023
REVIEW COMMENTS	10/12/2023
PERMIT REVIEW COMMENTS	01/25/2024

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE

ROOF PLAN

PHASE: PHOTO
CD: 23008

A104

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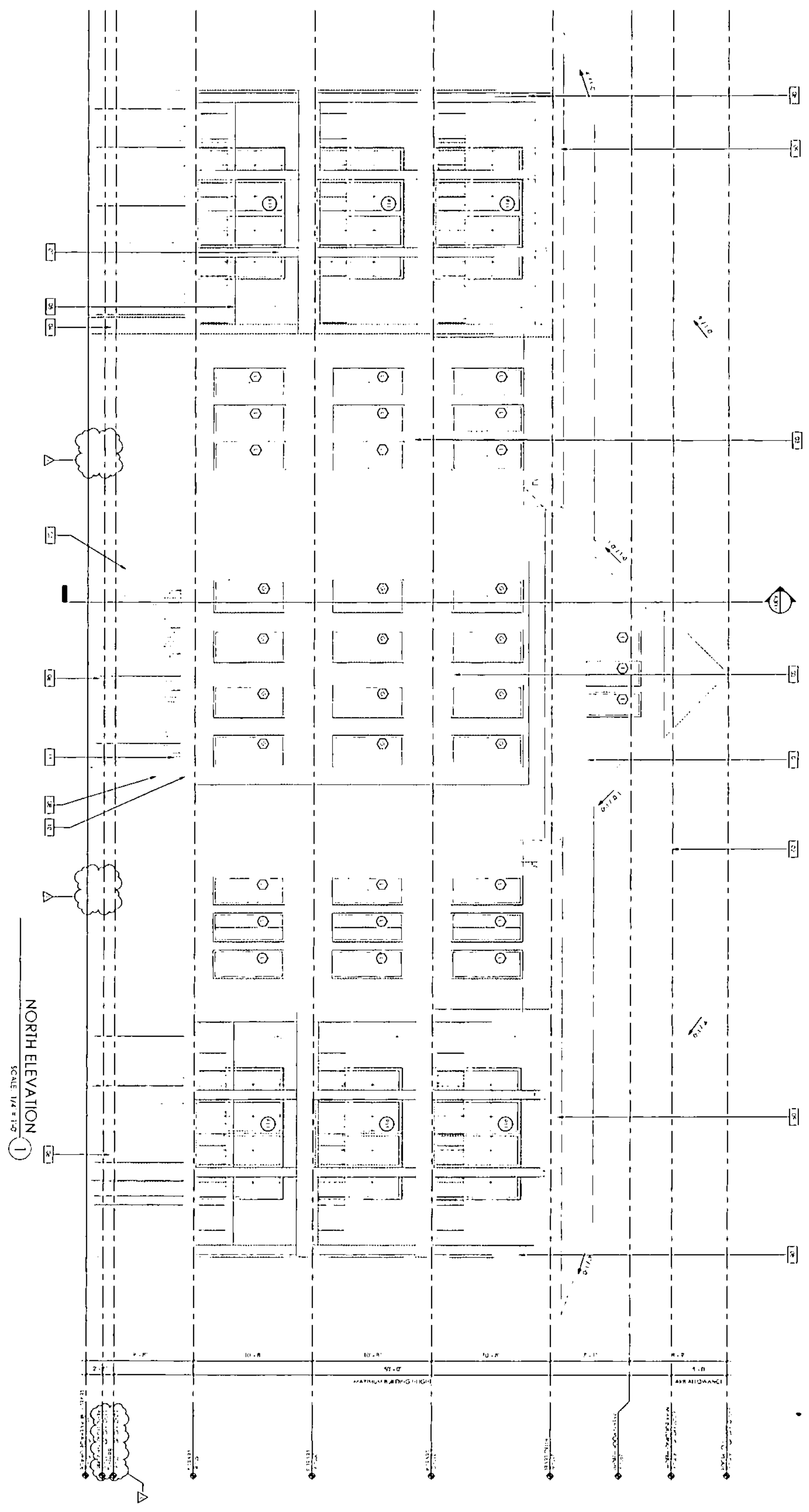

EXTERIOR MATERIAL KEYNOTE LEGEND

KEY	MATERIAL
[illegible]	[illegible]

A200

PHASE CD
PP NO 23008

EXTERIOR ELEVATIONS

ARB PERMIT SUBMITTAL	09/22/2023
REVIEW COMMENTS	10/09/2023
REVIEW COMMENTS	10/13/2023
PERMIT REVIEW COMMENTS	03/29/2024

SOUTH CAROLINA SEAL
REG AR 101418

MATTHEW H. KRAGH
REG AR 9839

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE

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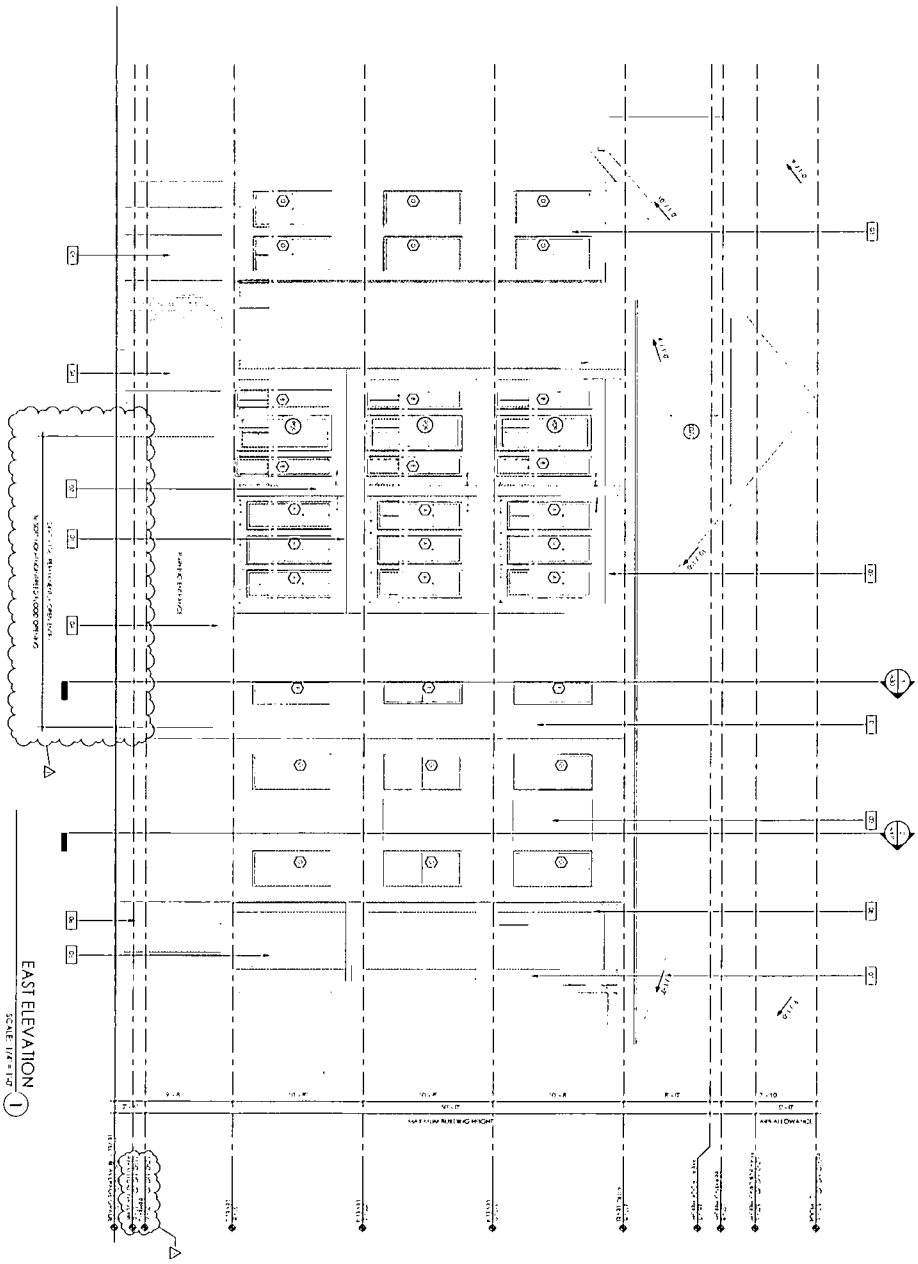


EAST ELEVATION 1
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL KEYNOTE LEGEND

KEY	MATERIAL
[illegible]	[illegible]

PHASE NO	CD 2308
A201	

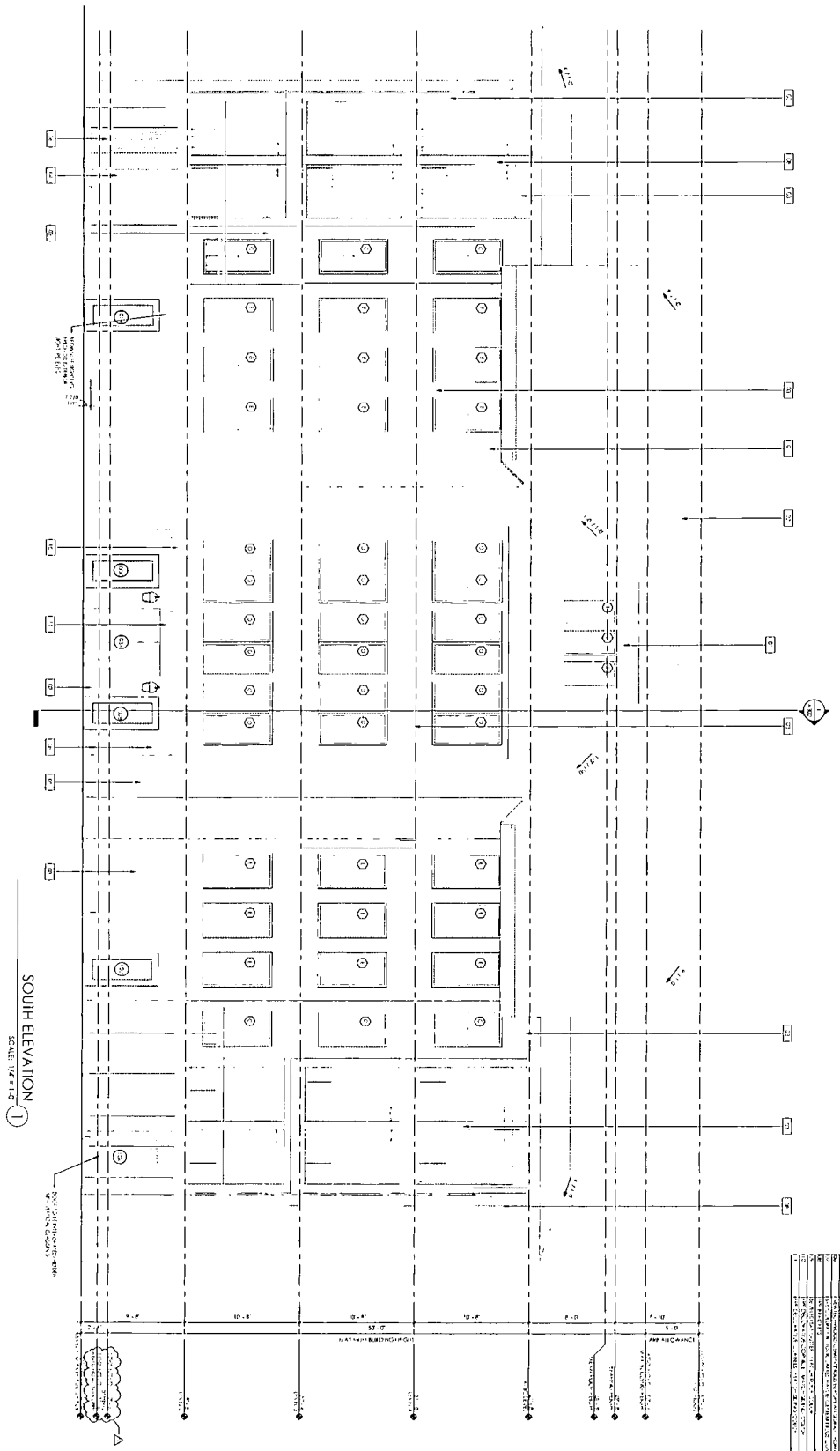
EXTERIOR ELEVATIONS

REVIEW COMMENTS	10/05/2023
REVIEW COMMENTS	10/12/2023
PERMIT REVIEW COMMENTS	03/29/2024

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

MHK ARCHITECTURE



SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (1)

EXTERIOR MATERIAL KEYNOTE LEGEND

KEY	MATERIAL
[illegible]	[illegible]

A202

PHASE: CD
PERMIT NO: 23008

EXTERIOR ELEVATIONS

ARB FINAL SUBMITTAL	09/27/2023
REVIEW COMMENTS	10/05/2023
REVIEW COMMENTS	10/17/2023
PERMIT REVIEW COMMENTS	03/29/2024

NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

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MHK ARCHITECTURE

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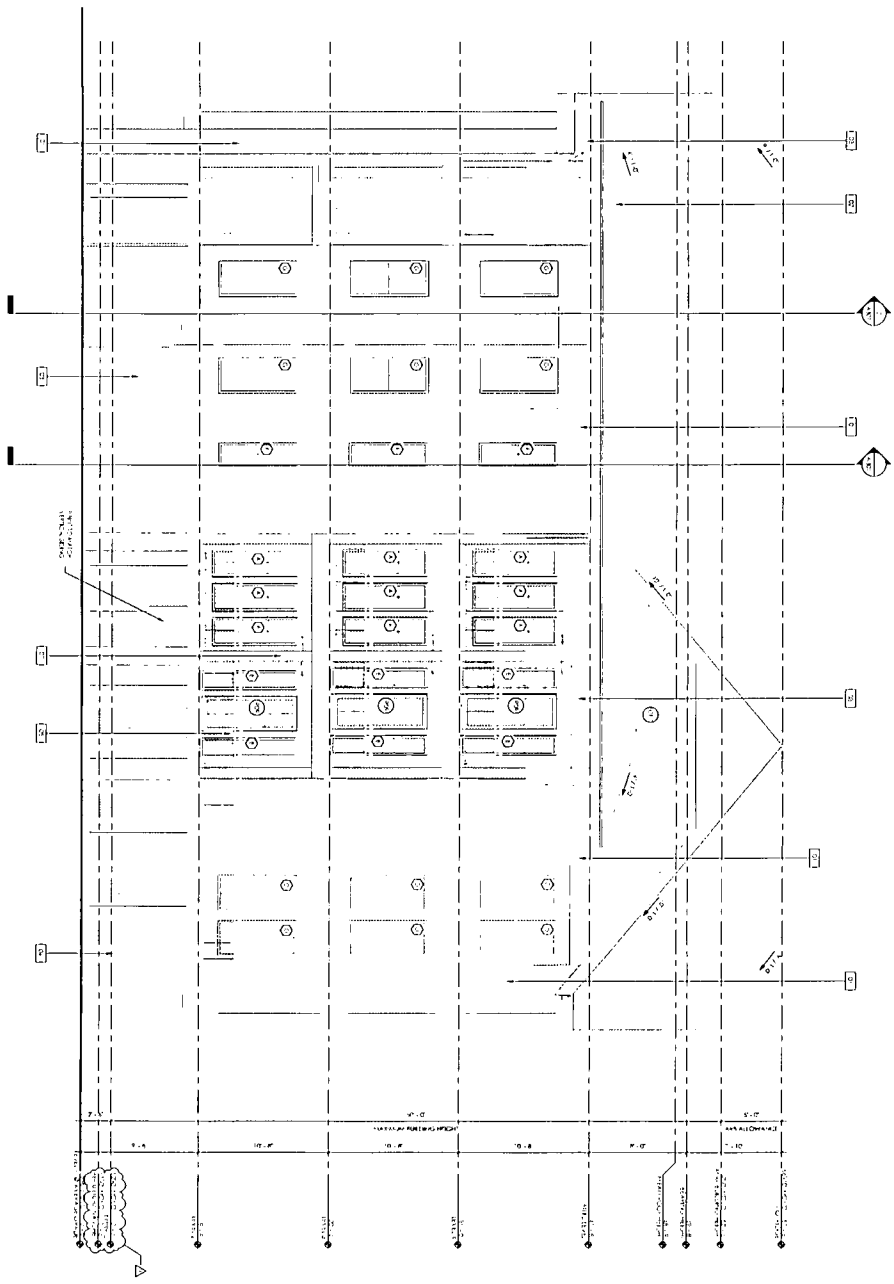


WEST ELEVATION
SCALE: 1/4" = 1'-0" (1)

EXTERIOR MATERIAL KEYNOTE LEGEND

KEY	MATERIAL
01	PT HARDIE LAP SIDING 5 EXPOSURE - SMOOTH
02	PT HARDIE LAP SIDING 7 EXPOSURE - SMOOTH
03	PT HARDIE PANEL SIDING - SMOOTH
04	PT HARDIE PANEL SIDING - SMOOTH
05	PT HARDIE PANEL SIDING - SMOOTH
06	PT HARDIE PANEL SIDING - SMOOTH
07	PT HARDIE PANEL SIDING - SMOOTH
08	PT HARDIE PANEL SIDING - SMOOTH
09	PT HARDIE PANEL SIDING - SMOOTH
10	PT HARDIE PANEL SIDING - SMOOTH
11	PT HARDIE PANEL SIDING - SMOOTH
12	PT HARDIE PANEL SIDING - SMOOTH
13	PT HARDIE PANEL SIDING - SMOOTH
14	PT HARDIE PANEL SIDING - SMOOTH
15	PT HARDIE PANEL SIDING - SMOOTH

A203

PHASE: CD
PERIOD: 2308

EXTERIOR ELEVATIONS

REVIEW COMMENTS	10/09/2023
REVIEW COMMENTS	10/13/2023
PERMIT REVIEW COMMENTS	02/05/2024

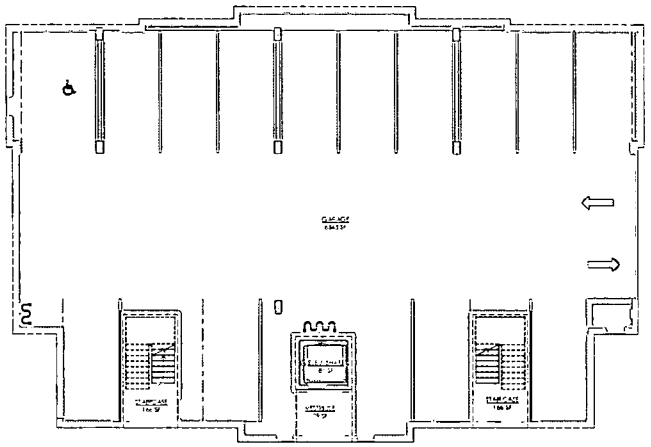
NOT FOR CONSTRUCTION

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

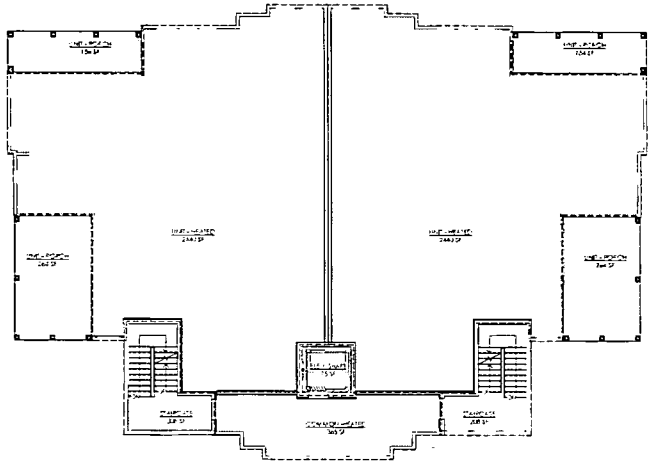
MHK ARCHITECTURE

HEATED & UNHEATED AREA SCHEDULE

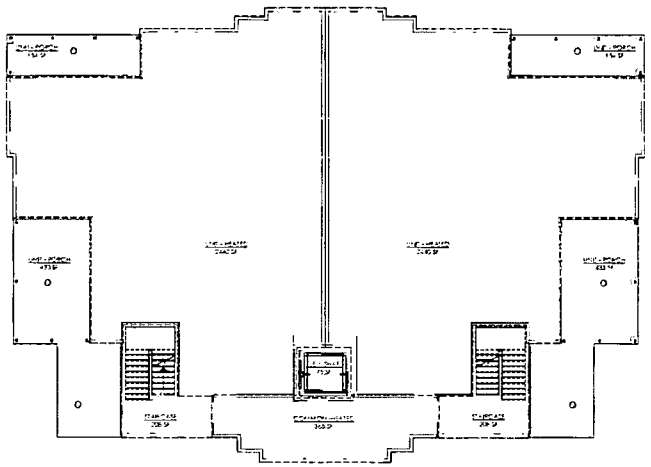
☐ Heated
☐ Unheated



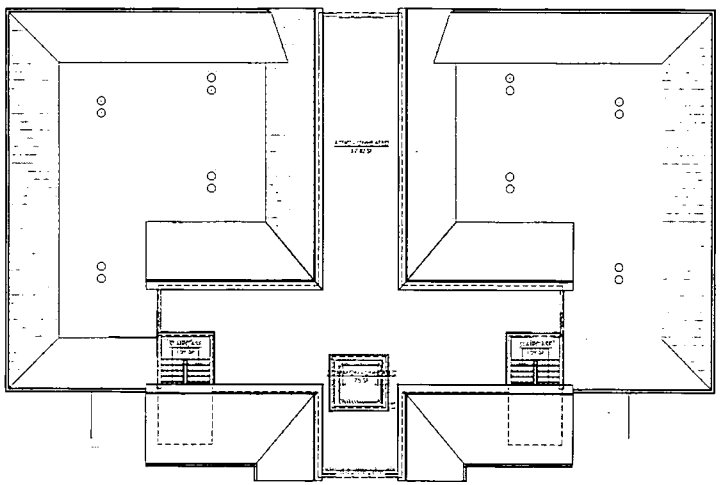
GARAGE AREA PLAN (1)
SCALE: 1/8" = 1'-0"



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 @ 8.5' FLOOR TO FLOOR			
STAIR 2	LEVEL 1 @ 8.5' FLOOR TO FLOOR	116 SF	HEATED
ELEVATOR	LEVEL 1 @ 8.5' FLOOR TO FLOOR	116 SF	HEATED
EGRESS	LEVEL 1 @ 8.5' FLOOR TO FLOOR	177 SF	HEATED
GARAGE	LEVEL 1 @ 8.5' FLOOR TO FLOOR	1636 SF	UNHEATED
ENTRY	LEVEL 1 @ 8.5' FLOOR TO FLOOR	84 SF	UNHEATED
LEVEL 2			
UNIT 1 HEATED	LEVEL 2	1,048 SF	HEATED
UNIT 1 PORCH	LEVEL 2	114 SF	UNHEATED
UNIT 1 PORCH	LEVEL 2	165 SF	UNHEATED
ELEVATOR	LEVEL 2	116 SF	HEATED
STAIR 2	LEVEL 2	177 SF	HEATED
ENTRY	LEVEL 2	171 SF	UNHEATED
UNIT 2 PORCH	LEVEL 2	114 SF	UNHEATED
UNIT 2 PORCH	LEVEL 2	165 SF	UNHEATED
UNIT 3 PORCH	LEVEL 2	114 SF	UNHEATED
LEVEL 3			
UNIT 1 HEATED	LEVEL 3	1,048 SF	HEATED
CORRIDOR HEATED	LEVEL 3	1,961 SF	HEATED
UNIT 2 HEATED	LEVEL 3	1,048 SF	HEATED
ELEVATOR	LEVEL 3	116 SF	HEATED
STAIR 2	LEVEL 3	177 SF	HEATED
ENTRY	LEVEL 3	171 SF	UNHEATED
UNIT 1 PORCH	LEVEL 3	114 SF	UNHEATED
UNIT 2 PORCH	LEVEL 3	114 SF	UNHEATED
UNIT 3 PORCH	LEVEL 3	114 SF	UNHEATED
LEVEL 4			
UNIT 1 HEATED	LEVEL 4	1,048 SF	HEATED
CORRIDOR HEATED	LEVEL 4	1,961 SF	HEATED
UNIT 2 HEATED	LEVEL 4	1,048 SF	HEATED
ELEVATOR	LEVEL 4	116 SF	HEATED
STAIR 2	LEVEL 4	177 SF	HEATED
ENTRY	LEVEL 4	171 SF	UNHEATED
UNIT 1 PORCH	LEVEL 4	114 SF	UNHEATED
UNIT 2 PORCH	LEVEL 4	114 SF	UNHEATED
UNIT 3 PORCH	LEVEL 4	114 SF	UNHEATED
ATTIC LEVEL			
STAIR 2	ATTIC LEVEL	177 SF	HEATED
ELEVATOR	ATTIC LEVEL	116 SF	HEATED
CORRIDOR - UNHEATED	ATTIC LEVEL	1,961 SF	UNHEATED
ENTRY - UNHEATED	ATTIC LEVEL	171 SF	UNHEATED

17,712 SF
11,310 SF
29,022 SF

HEATED TOTAL
UNHEATED TOTAL
BUILDING TOTAL

MHK ARCHITECTURE

THE WEST END AT BEACHWALKER
BEACHWALKER DR
KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9837

SOUTH CAROLINA SEAL
REG# AR 101418

8/7/2024	PERMIT SET
9/13/2024	CLIENT COMMENTS
10/7/2024	CLIENT COMMENTS
10/21/2024	PERMIT COMMENTS

AREA PLAN CALCULATIONS

PHASE CD
PERMIT NO 23008

G102

10/23/2024 11:19:53 AM

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 WITHIT 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
FW	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

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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
L4.01	Tree Planting Plan
L4.02	Tree Planting Plan
L4.03	Tree Planting Plan
L4.04	Tree Planting Plan
L5.01	Shrub & Groundcover Planting Plan
L5.02	Shrub & Groundcover Planting Plan
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
tbd	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/KM

FILE: [redacted]

DATE: 10/06/2023

SURCULUS, LLC — 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

NOT FOR CONSTRUCTION

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: ELR/KM

FILE:

DATE: 10/06/2023

SURCULUS

Landscape Architecture

JOB NUMBER:

SHEET NUMBER: L0.03

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2
11/22/2024 - REV 3

Progress Drawings

not for pricing or construction / used for permitting / must be accompanied by all drawings and specifications all this point in time are assumed to be the basis to correct budgeting or pricing

LEGEND

- TREE TO BE REMOVED
- TREE PROTECTION FENCING PER CIVIL (CONSTRUCTION FENCE)
- TREE PROTECTION FENCING PER CIVIL (FOR PERMIT ONLY)
- TREE TO REMAIN
- SALVAGED TREES & MATERIAL SEE CIVIL SHEET NOTES, TO BE COORDINATED WITH GENERAL CONTRACTOR

NOTES

1. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT BEFORE DEMOLITION AND TREE REMOVAL BEGINS. ALL TREES AND FLAG TREES TO BE DEMOLED AND SALVAGED ON SITE FOR LANDSCAPING
2. THE CONTRACTOR SHALL STRIP AND REMOVE ALL TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION AND STOCKPILE IN A LOCATION AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE TOPSOIL SHALL BE FREE OF ROCKS, ROOTS, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL. THE TOPSOIL SHALL BE STOCKPILED IN A MANNER THAT WILL PREVENT EROSION OF THE MATERIAL. ANY TOPSOIL EXCESS TO THE NEEDS OF THE PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY ADDITIONAL TOPSOIL REQUIRED FOR THE PROJECT SHALL BE IMPORTED

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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: KEN 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 SAW-T 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

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: MATERIAL & FINISH SCHEDULE

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EJ/RKM

FILE: [redacted]

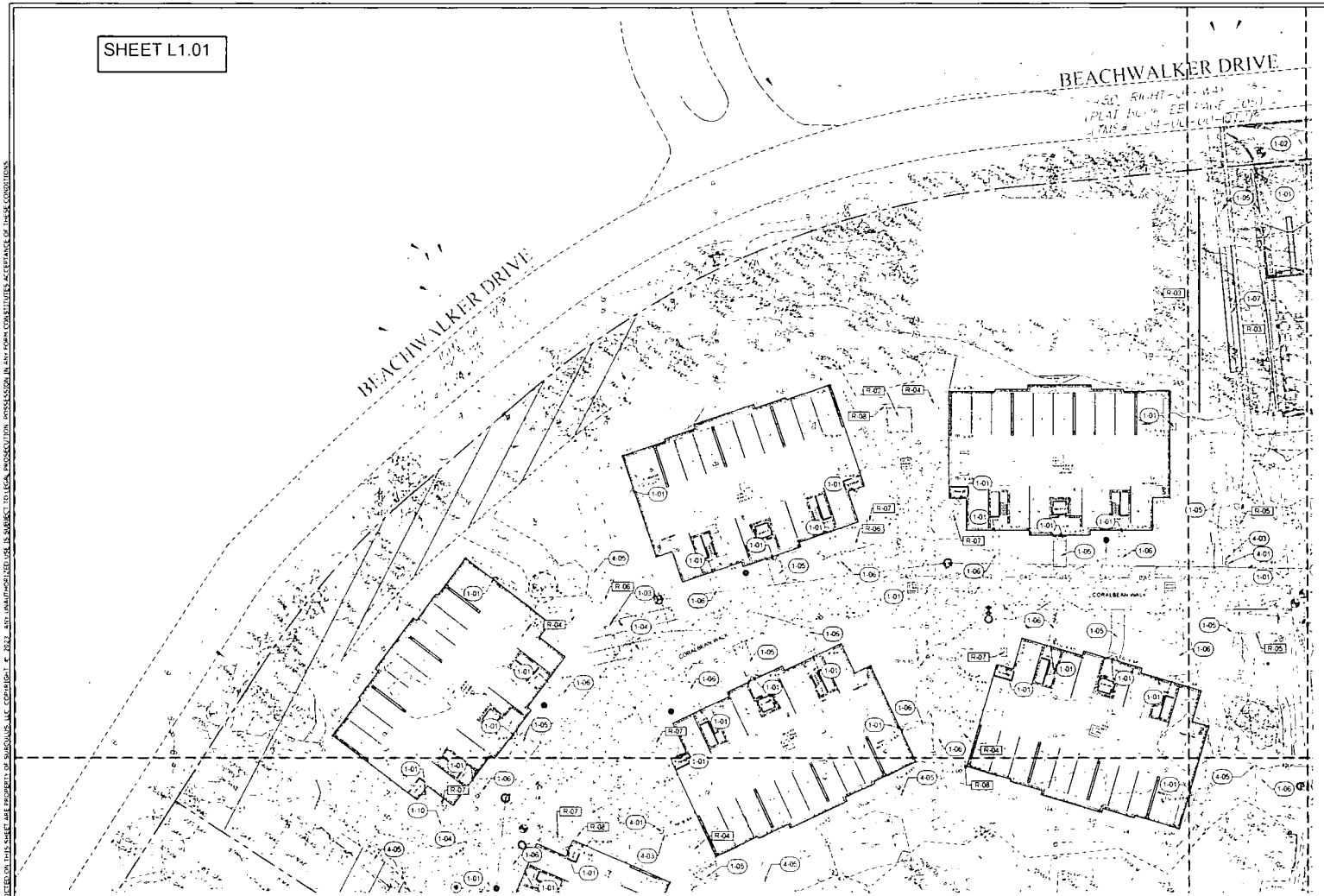
DATE: 10/06/2023

SURCULUS
Landscape Architecture
[redacted]

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

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: EL/RKM
FILE:
DATE: 10/06/2023

SURCULUS LLC
REGISTERED LANDSCAPE ARCHITECT
STATE OF NEW YORK
No. 1719

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L1.01

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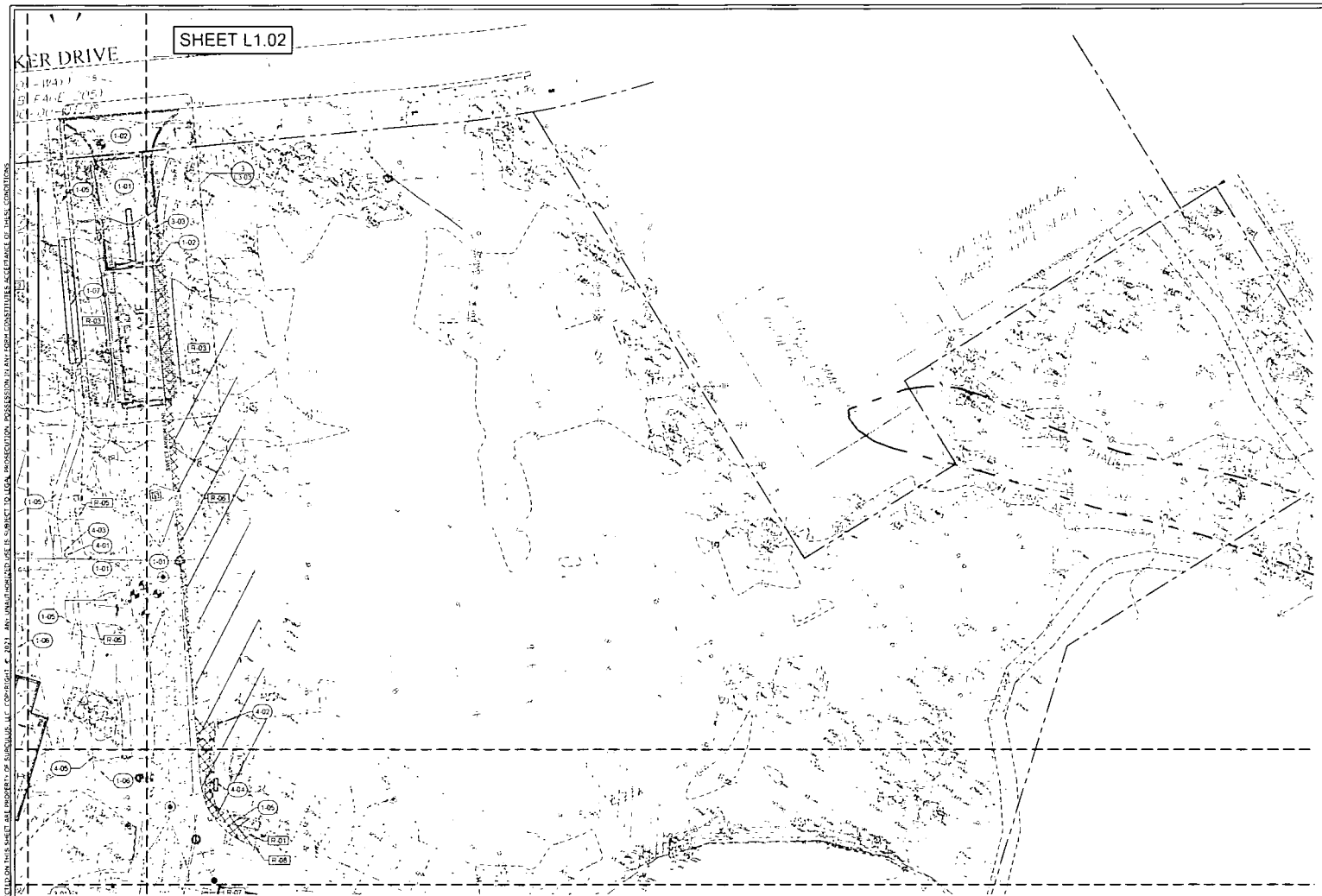

MATERIALS KEY

1 - PAVEMENTS

CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT
1-02	COBBLE ENTRY PAVEMENT
1-03	COBBLE EDGING
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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
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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

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: EL/RKM

FILE:

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L1.02

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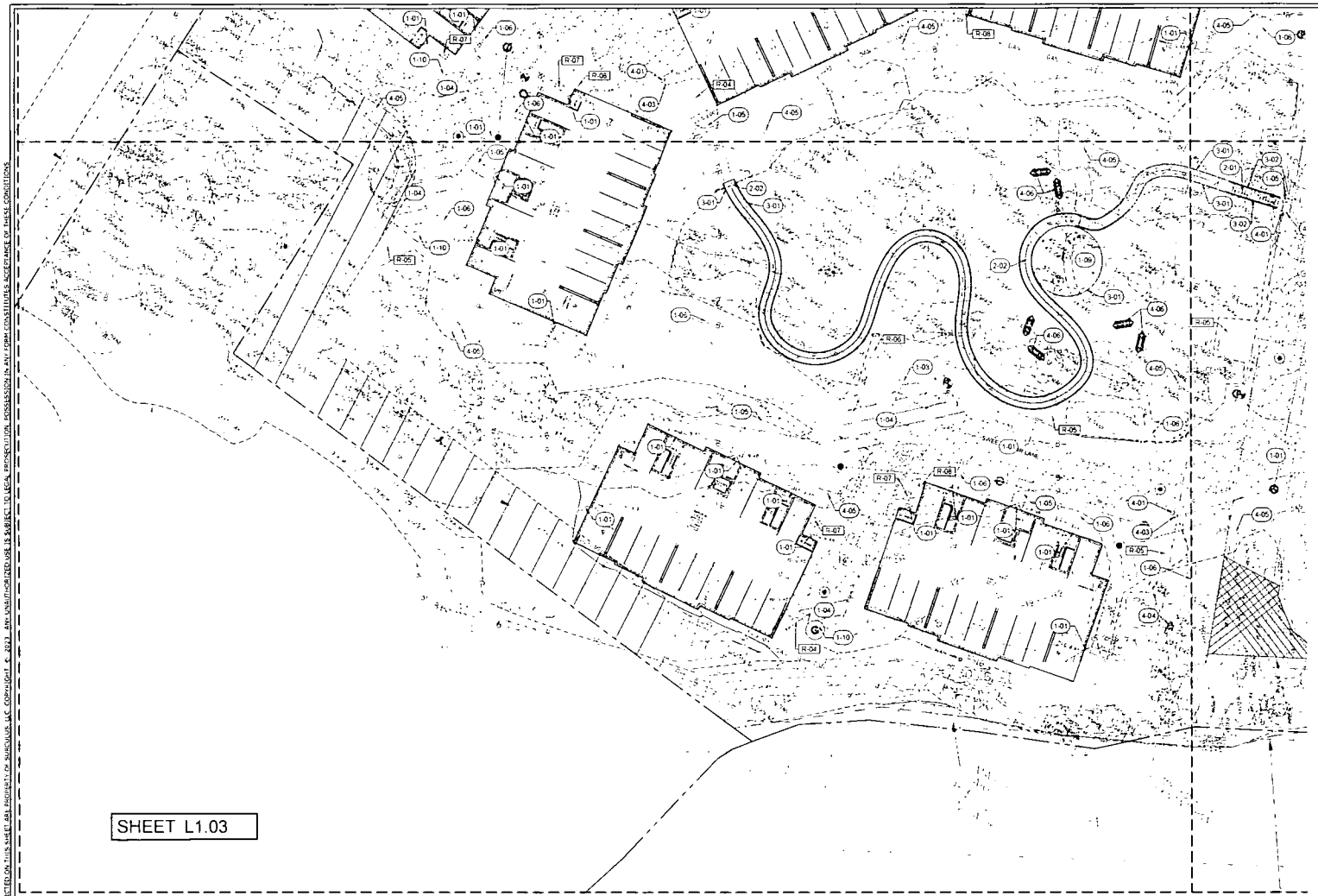

MATERIALS KEY

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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
4-01	LITTER RECEPTACLE
4-02	BIKE REPAIR STATION & PUMP
4-03	PET WASTE BAG DISPENCER
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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

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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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MATERIALS KEY

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SYMBOL	DESCRIPTION
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SYMBOL	DESCRIPTION
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SYMBOL	DESCRIPTION
4-01	LITTER RECEPTACLE
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N

0 10 20 40

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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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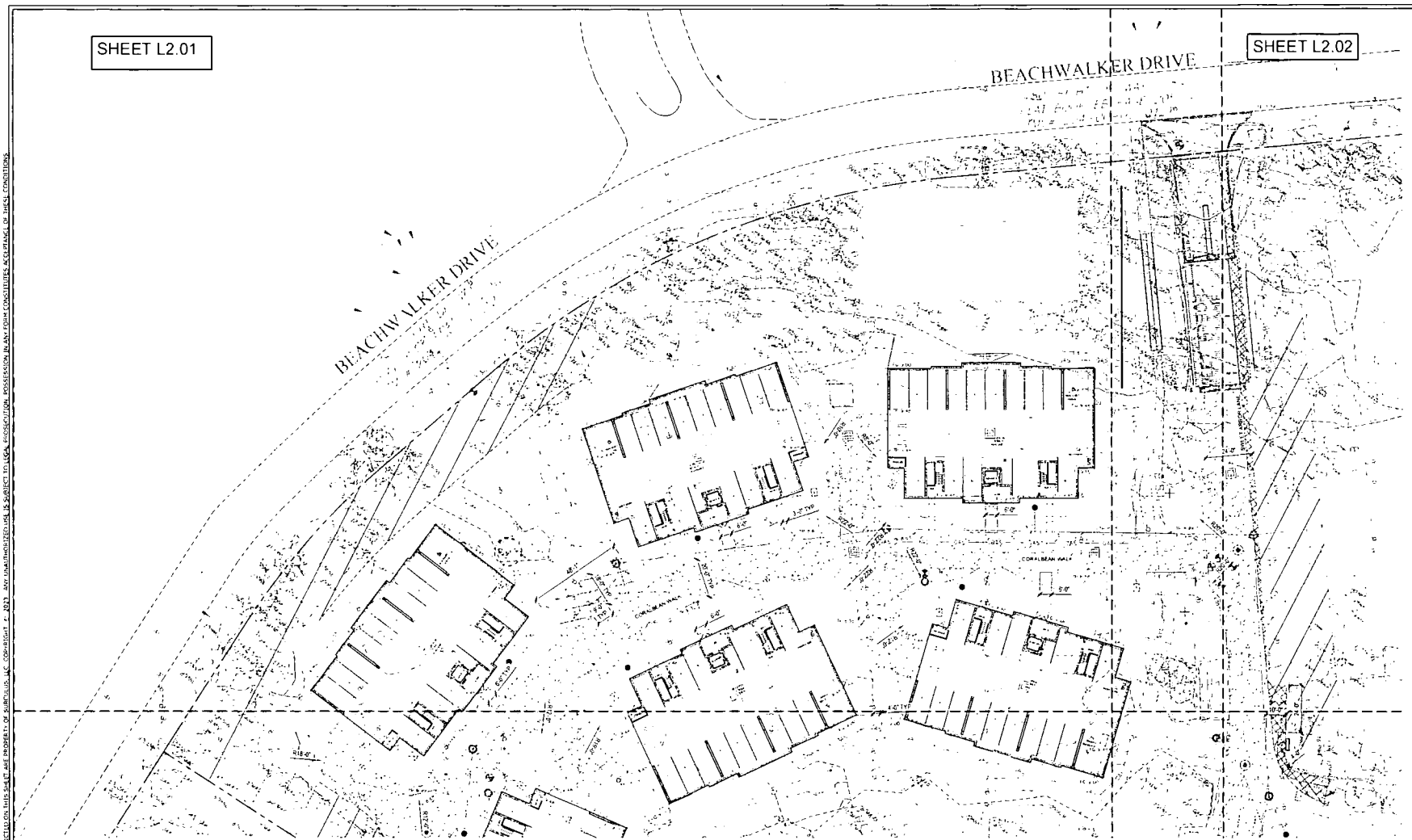

NOT FOR CONSTRUCTION

Progress Drawings

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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: 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

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SHEET L2.02

0 20' 40'

NOT FOR CONSTRUCTION

JOB NUMBER:
SHEET NUMBER: L2.02

SURCULUS
Landscape Architecture

DRAWN BY: CURNM
FILE:
DATE: 10/06/2023

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 to be used for construction, permitting, or bidding purposes. Drawings are subject to change until all final plans and specifications are complete and approved by all governing agencies. Contractor is responsible to verify all conditions and dimensions prior to construction. Contact surculus if you have any questions.

NOT FOR CONSTRUCTION

Progress Drawings	Not for pricing or construction if used for estimating it must be understood that these drawings are incomplete and cannot be relied upon at this time. All dimensions and conditions must be verified by the contractor before beginning or bidding any work.
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	

SURCULUS
Landscape Architecture

JOB NUMBER:
SHEET NUMBER: L2.03

0 10' 20' 40'

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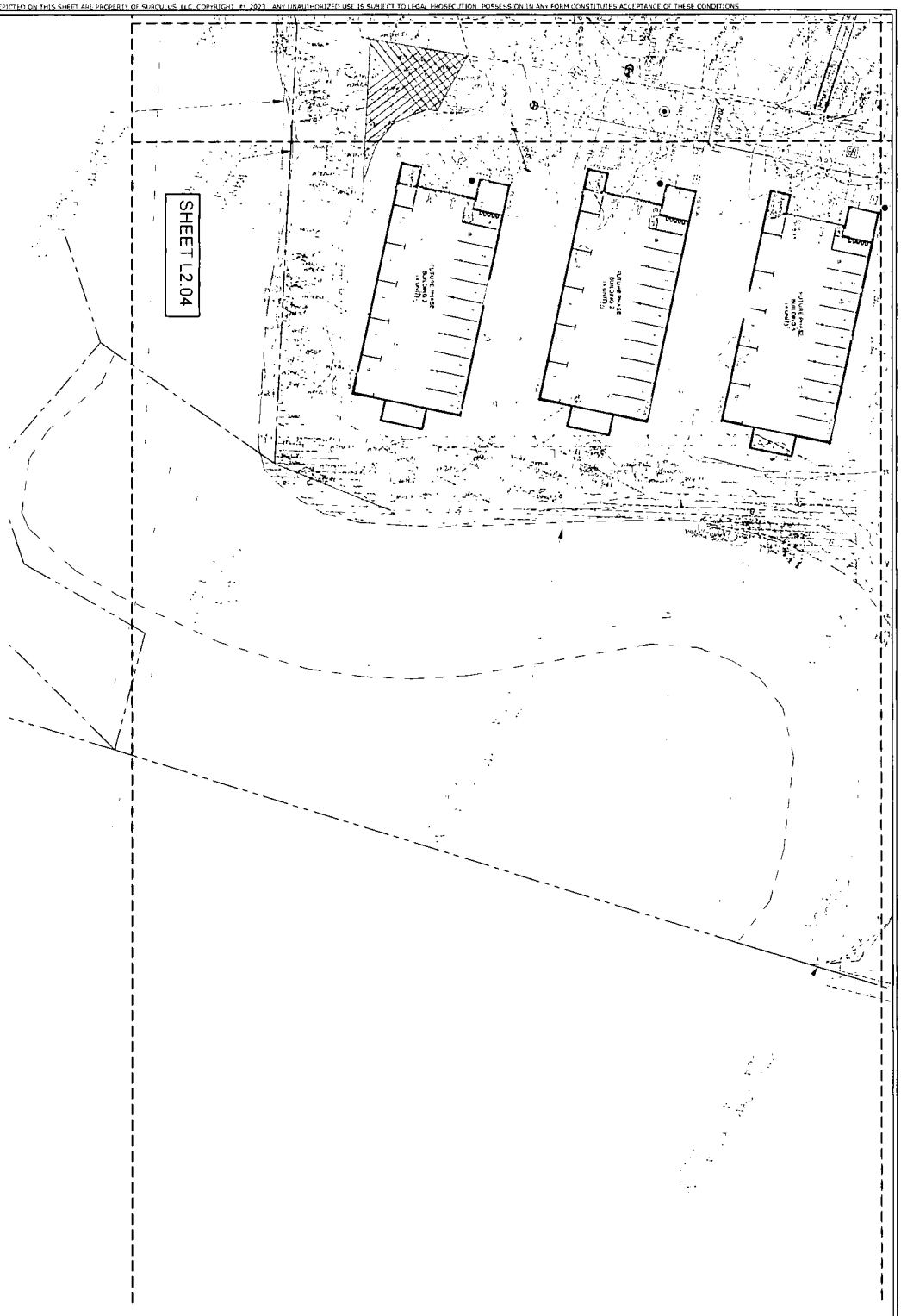

NOT FOR CONSTRUCTION

JOB NUMBER:

SHEET NUMBER: L2.04

SURCULUS
Landscape Architecture

DRAWN BY: EJPKM

PERMIT SUBMITTAL

DATE: 10/06/2023

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 permitting or construction. These documents are incomplete and are subject to change. Contractor shall not rely on these drawings and specifications for construction purposes. Surculus, its consultants and employees assume no responsibility for errors, omissions or discrepancies contained herein. Contractor is solely responsible for verifying and coordinating all work shown on these drawings and assumes all risk and liability arising from the use thereof. Contractor shall not scale drawings. Contractor shall verify all dimensions and conditions at the job site and shall report any discrepancies to Surculus before proceeding with the work. Contractor shall coordinate all work with that of all trades. Contractor shall assume full responsibility for means, methods, techniques, sequences and procedures of construction. Contractor shall assume full responsibility for safety precautions and programs in connection with the work. Contractor shall assume full responsibility for the acts and omissions of his employees, subcontractors and others performing any of the work. Contractor shall assume full responsibility for compliance with all applicable laws, codes, rules and regulations. Contractor shall assume full responsibility for any failure to comply with these requirements. Surculus shall not be responsible for any of the foregoing.

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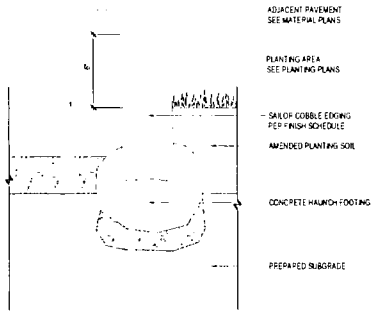
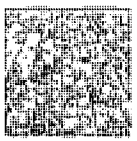
NOT FOR CONSTRUCTION

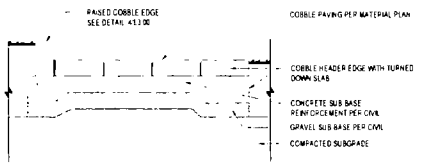


4 COBBLE EDGING
3" 1'-0"

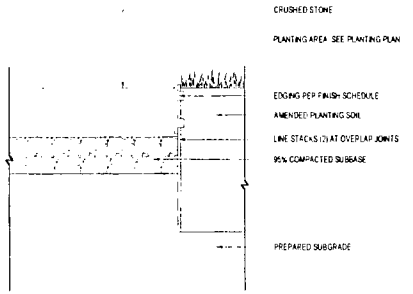
3 TRAIL - MULCH PATH
3" 1'-0"



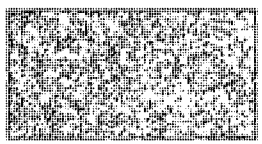
PRECEDENT: BROWN COBBLE



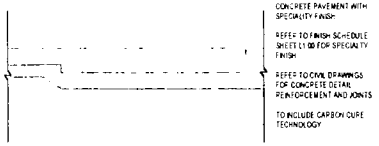
5 COBBLE PAVING
1" 1'-0"



2 METAL EDGING
3" 1'-0"

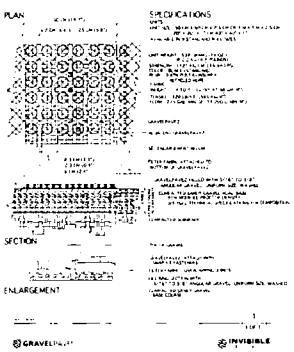


PRECEDENT: SPECIALTY FINISH CONCRETE

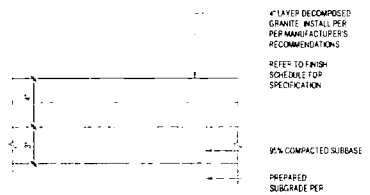


7 CONCRETE PAVEMENT
1" 1'-0"

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

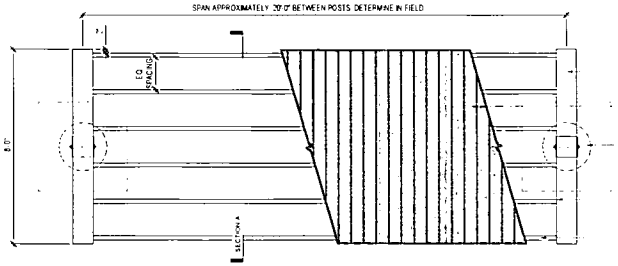
FILE:

DATE: 10/06/2023

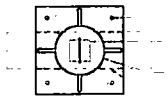
SURCULUS
Landscape Architecture

JOB NUMBER:

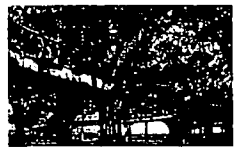
SHEET NUMBER:
L3.00



PLAN: POST, BEAM, JOIST & DECKING

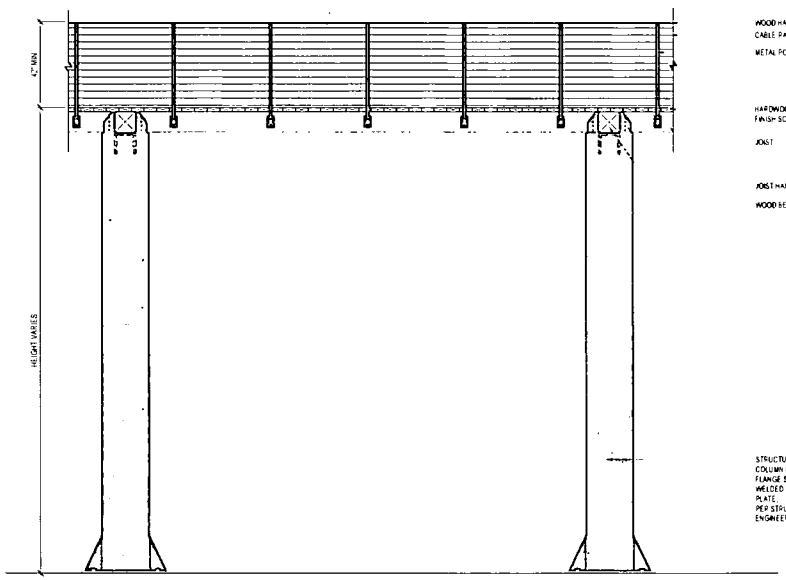


PLAN: STEEL COLUMN

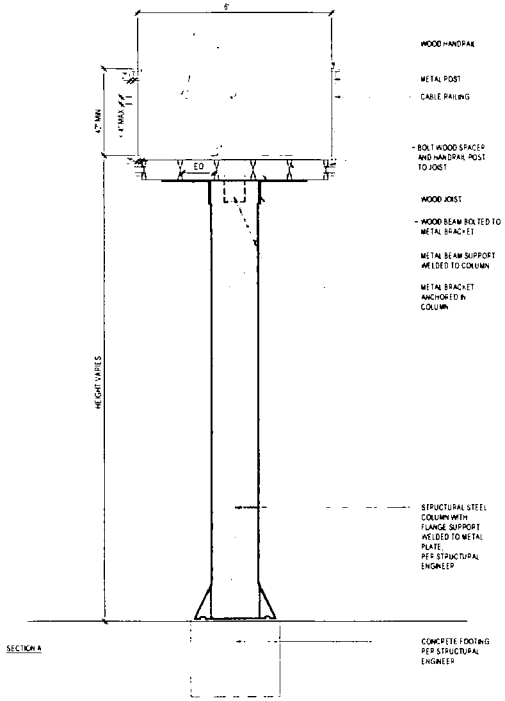


PRECEDENT IMAGE

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"

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: SITE DETAILS - STRUCTURES

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EURKM
FILE:
DATE: 10/06/2023

SURCULUS LLC
SOUTH CAROLINA
STATE OF ALEXANDRIA

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1246

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER:
L3.01

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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: SITE DETAILS - STRUCTURES

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: ELR/AM

FILE:

DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:

SHEET NUMBER: L3.02

2 PEDESTRIAN BRIDGE - DESIGN INTENT
3/4" = 1'-0"

NOTE: FOR DESIGN INTENT ONLY CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEER DESIGN MEETS NECESSARY CODES

1 WOOD STEPS TO CANOPY WALK - DESIGN INTENT
3/4" = 1'-0"

3 CANOPY WALK RAILING
3/4" = 1'-0"

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Progress Drawings

has for pricing or construction & shall not be used for permitting. It must be accompanied by all project drawings and specifications all this does in time are incomplete and inaccurate. Do not rely on this document to be 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 - ENTRY

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: ELP/KM
FILE: [redacted]
DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:
SHEET NUMBER: L3.03

NOT FOR CONSTRUCTION

2 SWING BAR ENTRY GATE
1/4" = 1'-0"

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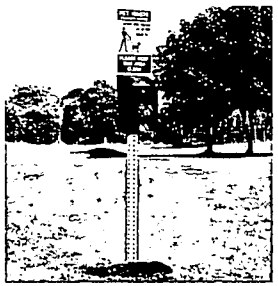
NOTE
INSTALL ON PRESSURE TREATED WOOD POST OR EXISTING TREE

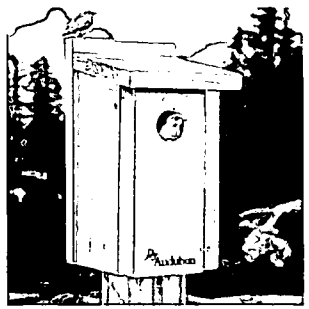


4 PRECEDENT - PET WASTE BAG DISPENSER
NOT TO SCALE

NOTE
INSTALL ON PRESSURE TREATED WOOD POST OR BETWEEN EXISTING TREES

3 PRECEDENT - HAMMOCKS
NOT TO SCALE

NOT FOR CONSTRUCTION

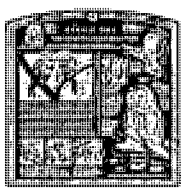


5 PRECEDENT - BIRDHOUSE
NOT TO SCALE

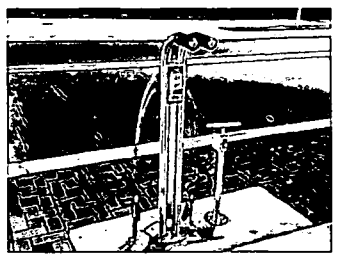
POWDERCOAT FINISH TO BE BRONZE BROWN REFER TO FINISH SCHEDULE

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

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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 - 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 +/- 24" APART
	287	MALVAVISCUS ARBOREUS	GIANT TURK'S CAP	4"	SPACE IN A RANDOM PATTERN TO ACHIEVE A RE-NATURALIZED FOREST FLOOR. APPROXIMATELY +/- 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 *
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. KBA 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 *. 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 * 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

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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: PLANT SCHEDULE AND DETAILS

FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

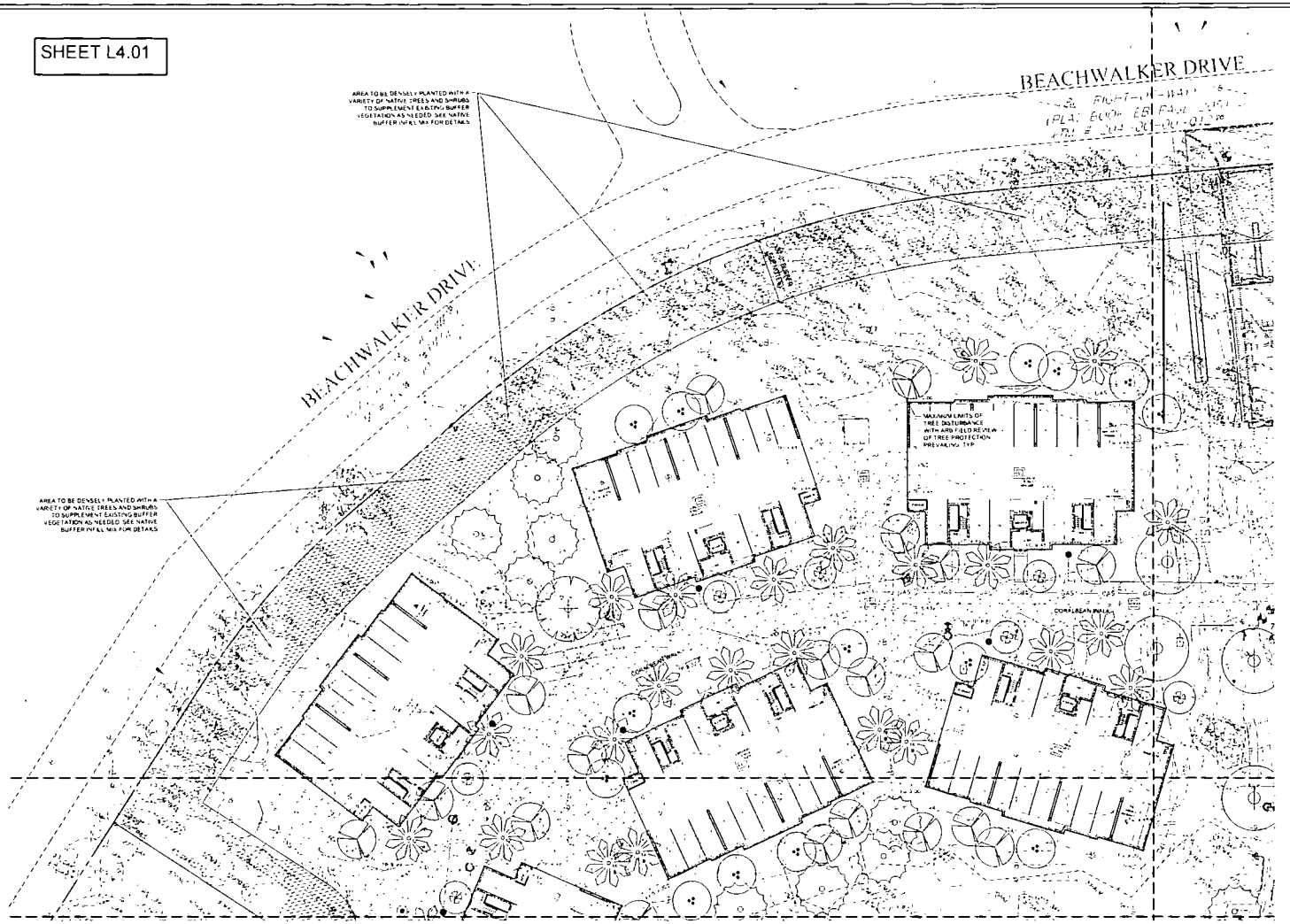
DRAWN BY: EL/RKM
FILE: [redacted]
DATE: 10/06/2023

SURCULUS
Landscape Architecture
[redacted]

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

DRAWN BY: EL/RKM
FILE:
DATE: 10/06/2023

SURCULUS
Landscape Architecture

JOB NUMBER:
SHEET NUMBER:
L4.01

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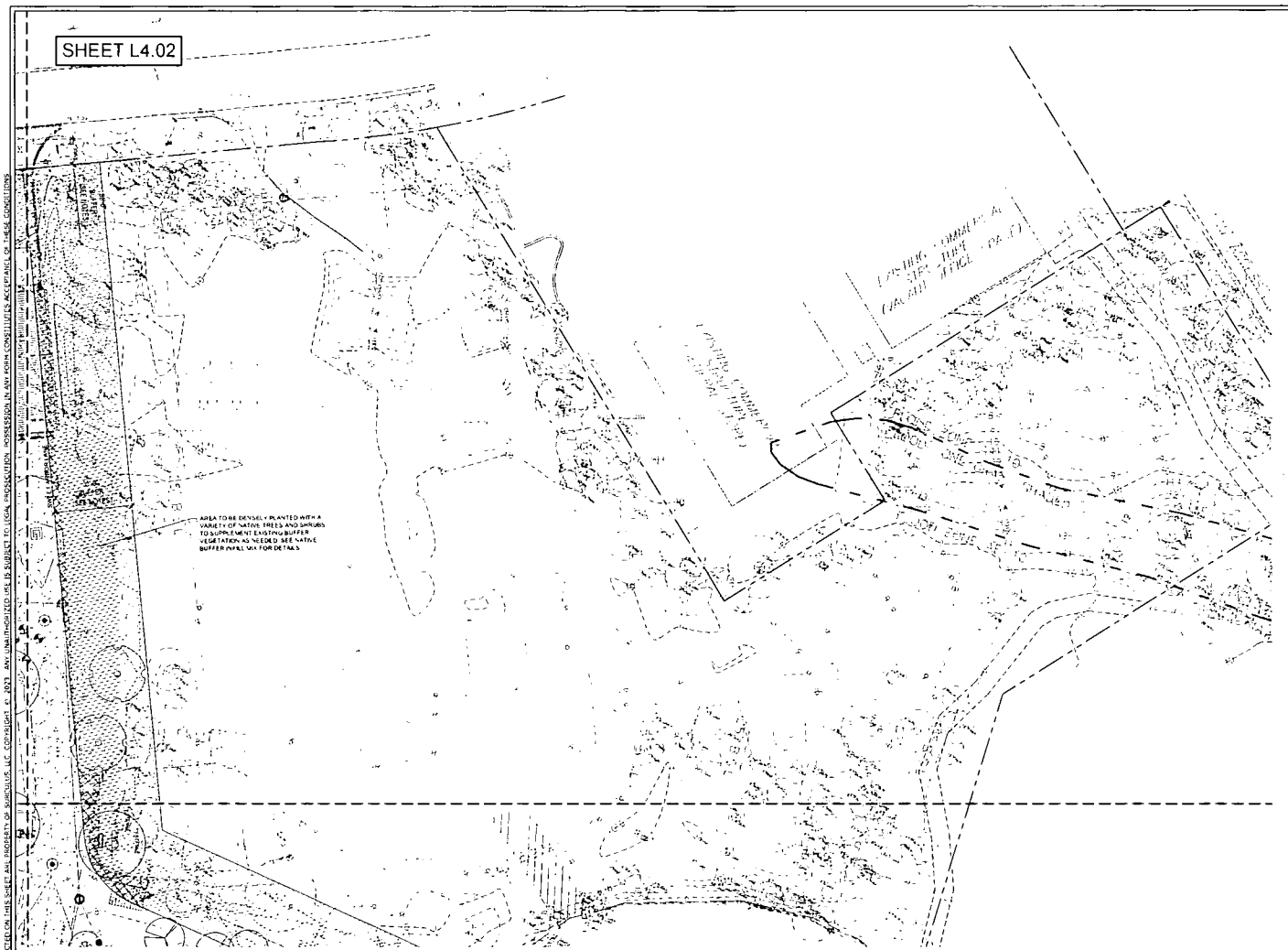
SHEET L4.02



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

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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

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

moonlighting ML-CBA9 Specification Sheet

LANDSCAPE LIGHTING SYSTEMS — Stake Mounted Up Light

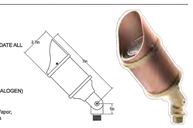
Moonlighting: 12V Solid Copper & Brass Up Light

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 +210° 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 rotatable 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 optional 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
Threaded 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. Covering 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.

Moonlighting Landscape Lighting Systems 1623-B Meeting Street Road • Charleston • SC • 29405 843.853.3221 www.moonlightingllc.com info@moonlightingllc.com

moonlighting ML-CBA10 Specification Sheet

LANDSCAPE LIGHTING SYSTEMS — Tree/Down Light

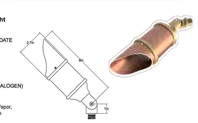
Moonlighting: 12V Solid Copper & Brass Tree/Down Light

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 +210° 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 rotatable 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 optional 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
Threaded 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. Covering 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.

Moonlighting Landscape Lighting Systems 1623-B Meeting Street Road • Charleston • SC • 29405 843.853.3221 www.moonlightingllc.com info@moonlightingllc.com

ClaroLux® LANDSCAPE LIGHTING — DL10 SPEC SHEET

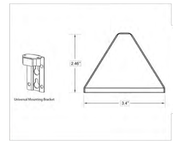
Deck Light
Series II & III - Solid Line

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

Made-in-the-USA | Factory Direct | Professional Grade
Landscape Lighting Fixtures, Supplies and Accessories

ClaroLux, Inc. | Greensboro, North Carolina
(336) 378-68001 | www.clarolux.com

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 — No. LA No. 353 — CERTIFICATE OF AUTHORIZATION

State of South Carolina — REGISTERED LANDSCAPE ARCHITECT — No. 1210 — 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

ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS DEPICTED ON THIS SHEET ARE PROPERTY OF SURCULUS, LLC. COPYRIGHT © 2023. ANY UNAUTHORIZED USE IS SUBJECT TO LEGAL PROSECUTION. POSSESSION IN ANY FORM CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.

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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\Active Land\PLACE Drawings\Documents\Planning\Submittals\BOARD\240 WEST\Clearing and Tree Understory Protection Plan.dwg

DATE: 10/06/2023

SOUTH CAROLINA
SURCULUS, LLC
LA No. 353
CERTIFICATE OF AUTHORIZATION

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1210
ERIN F. 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

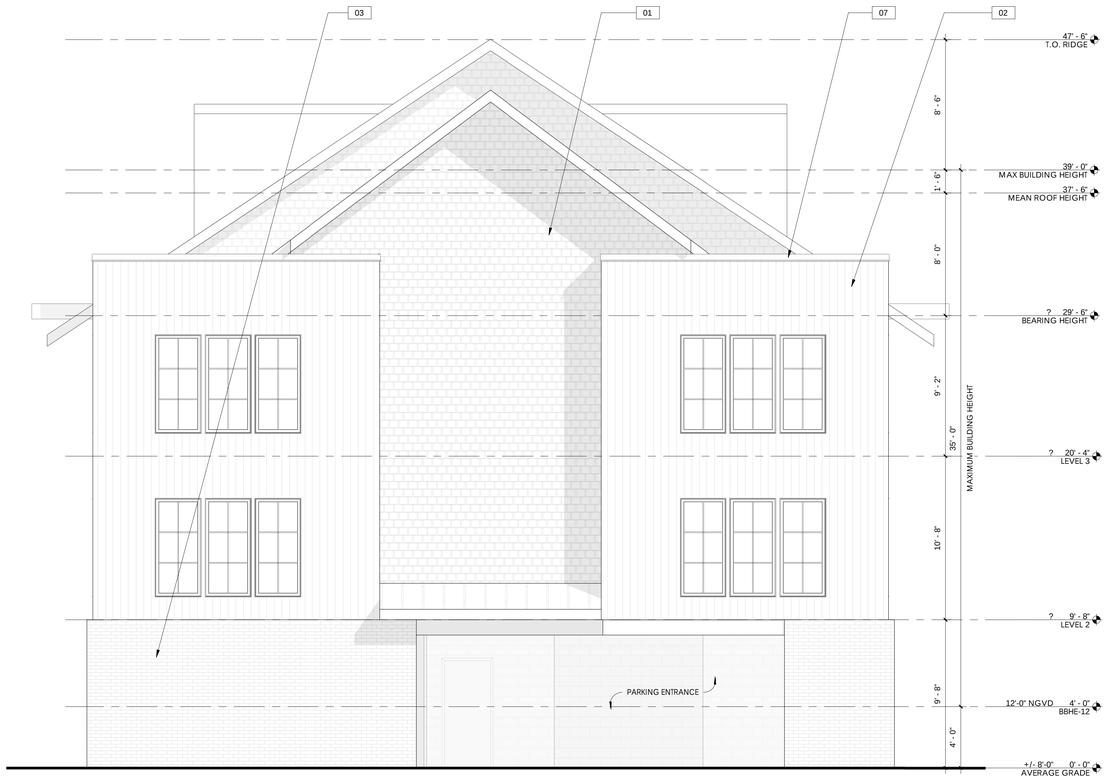
PHASE SD
PR NO 23008

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"

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

3/14/2024 12:19:31 PM

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

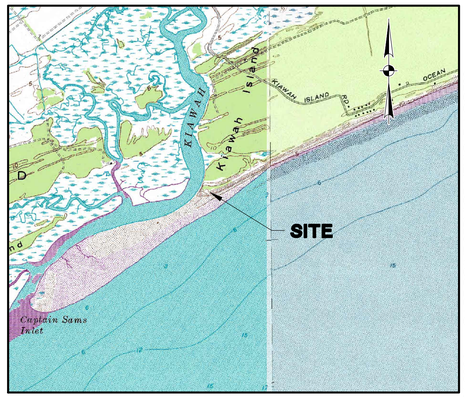
TM# 207-05-00-011

NOVEMBER 20, 2023

J-25854.0001

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

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

ELECTRONICALLY FILED - 2023 Jan 28 1:51 PM - CHARLESTON COUNTY - CASE#2024CP1008896

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:\2025\25255\25255.0000\Engineering\Drawings\Construction Plans\25255.0000 - 09-NT.dwg - Jun 24, 2026 - 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

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

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

ELECTRONICALLY FILED - 2026 Jun 28 1:51 PM - CHARLESTON COUNTY - COMMON PLEAS - CASE#2026CP1003806

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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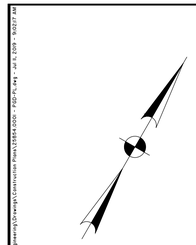

GATE ACCESS KEYPAD

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.

ELECTRONIC VERSION FILED - 2023 Jul 28 01:51 PM EDT CHARLESTON COUNTY PLANNING COMMISSION - CASE# ZONE-PC-0008860

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THOMAS & HUTTON
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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

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ELECTRONICALLY FILED - 2024 Jun 28 1:51 PM - CHARLESTON COMMON PLEAS - CA/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

DRAINAGE EASEMENT

THE CAPE KIAWAH

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

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

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STORMWATER POLLUTION PREVENTION PLAN

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 TACKED 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 BMP'S 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.

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 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 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 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. DRY 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 USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
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 PROPERLY 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

VIII. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

1. PETROLEUM PRODUCTS: INCLUDING OIL, GASOLINE, LUBRICANTS AND ASPHALTIC SUBSTANCES.

1.1. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES
1.2. STORE IN COVERED AREAS PROTECTED WITH DIKES

2. SPILLS: PREVENTION AND RESPONSE.

2.1. STORE AND HANDLE MATERIALS TO PREVENT SPILLS
2.2. TIGHTLY SEALED CONTAINERS, NEAT AND SECURE STACKING, ETC.
2.3. REDUCE STORM WATER CONTACT IF SPILL OCCURS
2.3.1. CLEANUP PROCEDURES SHOULD BE CLEARLY POSTED.
2.3.2. CLEANUP MATERIALS SHOULD BE READILY AVAILABLE
2.3.3. STOP THE SOURCE
2.3.4. CONTAIN THE SPILL

3. NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORMWATER DISCHARGES MUST BE PROTECTED FROM CAUSING POLLUTION OR EROSION:

3.1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
3.2. FIRE HYDRANT FLUSHINGS
3.3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
3.4. WATER USED TO CONTROL DUST
3.5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS
3.6. ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS
3.7. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED
3.8. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE
3.9. UNCONTAMINATED GROUND WATER OR SPRING WATER
3.10. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS
3.11. UNCONTAMINATED EXCAVATION DEWATERING
3.12. LANDSCAPE IRRIGATION
3.13. DECHLORINATED SWIMMING POOL DISCHARGES.

4. CONSTRUCTION WASTES: DEMOLITION RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, ETC.

4.1. SELECT A DESIGNATED WASTE COLLECTION AREA
4.2. PROVIDE LIDS FOR WASTE CONTAINERS
4.3. WHEN POSSIBLE LOCATE CONTAINERS IN COVERED AREA
4.4. MAINTAIN CONSISTENT REMOVAL SCHEDULE FOR WASTE

5. PESTICIDES: REDUCE THE AMOUNT OF PESTICIDES AVAILABLE FOR CONTACT WITH STORM WATER.

5.1. STORE IN A DRY COVERED AREA
5.2. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS
5.3. STRICTLY FOLLOW RECOMMENDED APPLICATION RATES

6. FERTILIZERS AND DETERGENTS: REDUCE THE AMOUNT OF FERTILIZERS AND DETERGENTS AVAILABLE FOR CONTACT WITH STORM WATER.

6.1. LIMIT APPLICATION OF FERTILIZERS TO THE MINIMUM NEEDED
6.2. APPLY MORE FREQUENTLY BUT AT LOWER APPLICATION RATES
6.3. LIMIT USE OF DETERGENTS ON-SITE
6.4. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM
6.5. MAINTAIN STRUCTURAL AND VEGETATIVE BMP'S
6.6. APPLY ACCORDING TO SOIL TEST RECOMMENDATIONS PRIOR TO SEEDING.

IX. GRASSING NOTES

1. SOD:

ALL SOD SHALL BE NURSERY GROWN AS CLASSIFIED IN THE ASPS GSS. MACHINE CUT SOD AT A UNIFORM THICKENS OF 3/4" WITHIN A TOLERANCE OF 1/4", EXCLUDING TOP GROWTH AND THATCH. EACH INDIVIDUAL SOD PIECE SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT WHEN LIFTED BY THE ENDS. BROKEN PODS, IRREGULARLY SHAPED PIECES, AND TORN OR UNEVEN ENDS WILL BE REJECTED. WOOD PEGS AND / OR WIRE STAPLES SHALL REPLACE SOD WITH AN EQUAL SOD COMPOSITION AS THAT WHICH IS EXISTING. IF NO SOD TYPE EXIST. THEN THE FOLLOWING SOD COMPOSITION SHALL BE USED.

2. SODDING SCHEDULE:

LAY SOD FROM MAY 1 TO SEPTEMBER 15 FOR SPRING PLANTING AND FROM SEPTEMBER 15 TO NOVEMBER 1 FOR FALL PLANTING.

3. SEED:

ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGED OR BAGGED, AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER, AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

3.1. PENNISETUM GLAUCIUM (BROWNTOP MILLET): TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.2. BERMUDA COMMON: TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.3. DOMESTIC ITALIAN RYE: TESTING 98 PERCENT PURITY AND 90 PERCENT GERMINATION.

4. MISCELLANEOUS:

4.1. PERMANENT SEEDING SHALL COVER ALL DISTURBED AREA NOT TO BE COVERED BY LANDSCAPE PLANTING BEDS, STRUCTURE, OR PAVEMENT.
4.2. SEED ALL DISTURBED AREAS WITHIN SEVEN DAYS OF FINAL GRADING AND TEMPORARY SEED/MULCH ALL AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN FOURTEEN (14) DAYS.
4.3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
4.4. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER
4.5. IF GRASSING OCCURS DURING A MONTH REQUIRING TEMPORARY COVER, THE CONTRACTOR SHALL APPLY PERMANENT COVER (IN ADDITION TO THE TEMPORARY COVER) AT THE APPROPRIATE TIME AT NO NO ADDITIONAL COST. THE CONTRACTOR MUST ACHIEVE A STRAND OF PERMANENT GRASS WITH AT LEAST 95% COVER. BARE SPOTS CAN NOT BE MORE THAN 1 INCH SQUARE IN ANY 10 SF.

X. PERMANENT STABILIZATION

NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC,EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE RE-WORKED AND RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY ,OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO THE SITE.

4.1. SEEDED AREAS

FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

4.2. SODDED AREAS

FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE APPROVED MULCH MATERIAL.

4.3. PERMANENT MULCH

FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.

4.4. RIPRAP

FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF AN APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP.

4.5. DITCHES, CHANNELS, AND SWALES

FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

XI. FERTILIZER REQUIREMENTS

1. TEMPORARY SEEDING FERTILIZER

APPLY A MINIMUM OF 500 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT IS DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING. APPLY A MINIMUM OF 1.5 TONS OF LIME / ACRE (70LBS. / 1000 SQ. FT.).

2. PERMANENT SEEDING FERTILIZER

APPLY A MINIMUM OF 1000 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRADES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION. UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 1 & 1/2 TONS OF GROUND COARSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS. / 1000 SQ.FT.).

XII. SWPP PREPARER CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

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

NO.	REVISIONS	BY	DATE

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

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

EC0.1

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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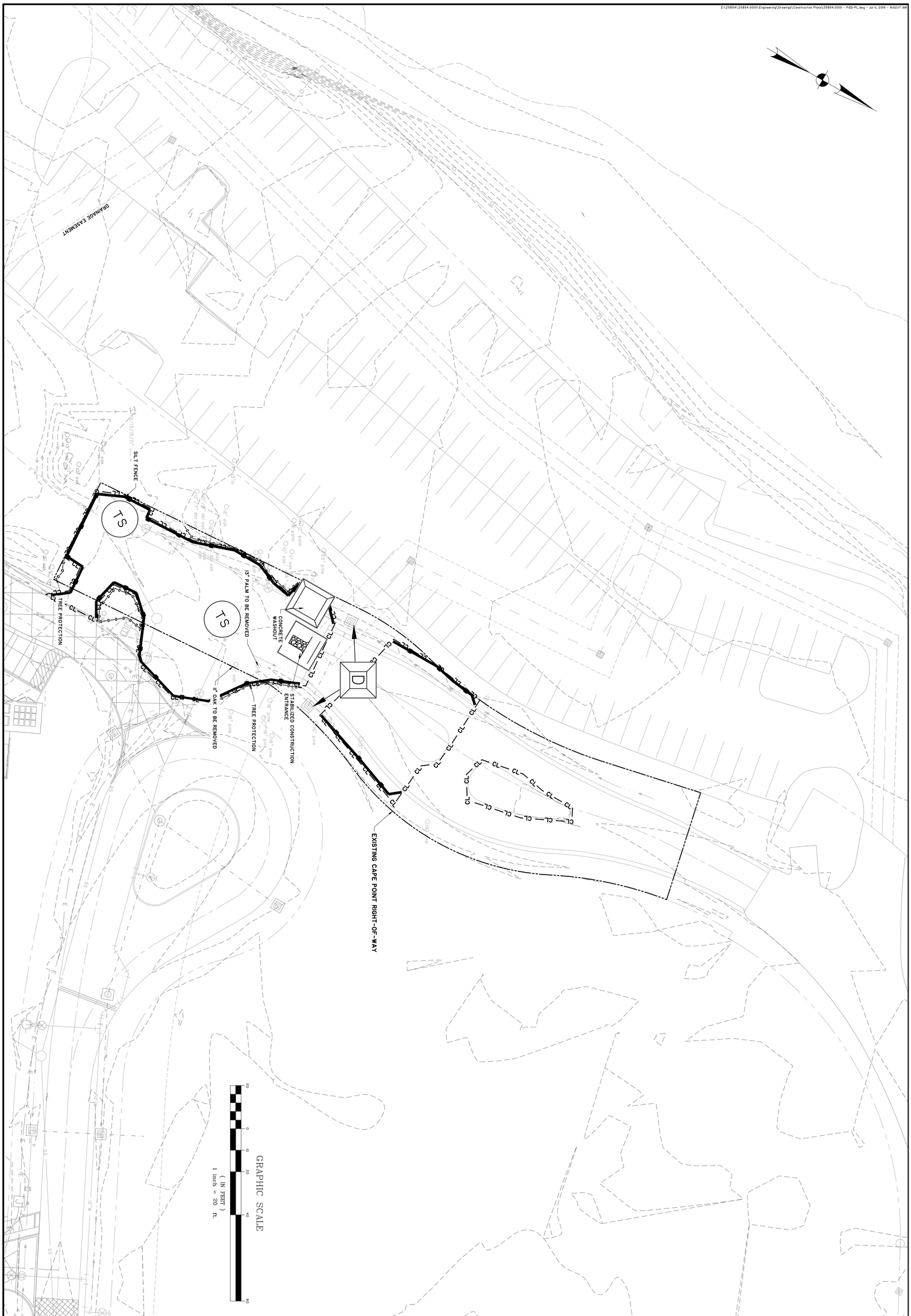
CHARLESTON COUNTY, SOUTH CAROLINA

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



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JOB NO:	25854.0001
DATE:	7/25/25
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

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CHARLESTON COUNTY, SOUTH CAROLINA

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SWPPP - INITIAL PHASE

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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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

ELECTRONIC VERSION CHECKED FEB. 2024 1:51 PM BY CHARLES PLAS - COMMUNITY DEVELOPMENT

EC3.1

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - STABILIZATION PHASE

JOB NO: C:25854.000
DATE: 1/20/25
DRAWN: LMD
DESIGNED: LMD
REVIEWED: DJJ
APPROVED: DJJ
SCALE: AS SHOWN

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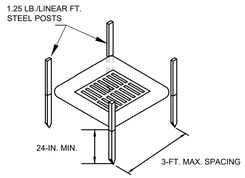
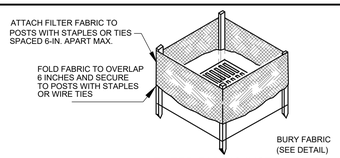
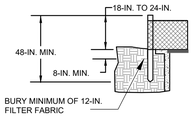


POST INSTALLATION DETAIL



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.

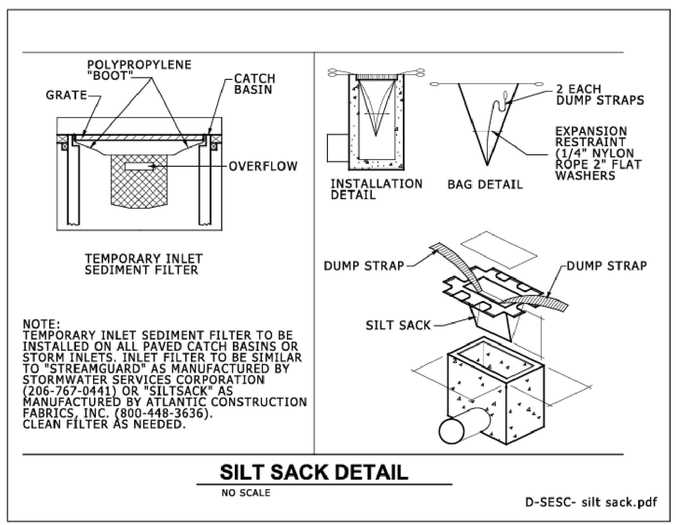
INSPECTION AND MAINTENANCE:

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
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.

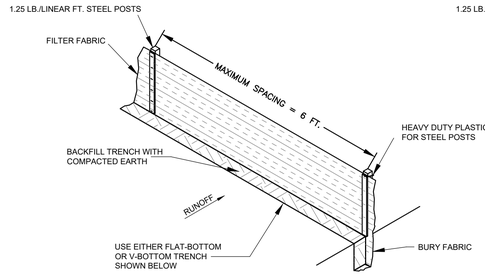
FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

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.

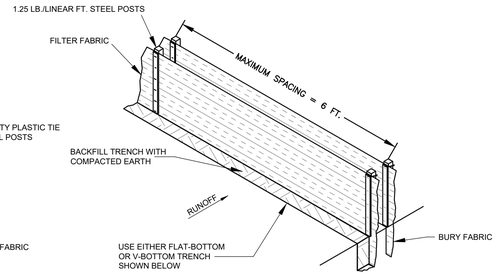
REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

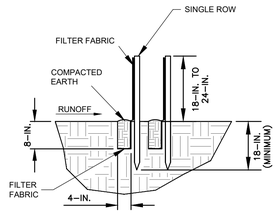
NOT TO SCALE



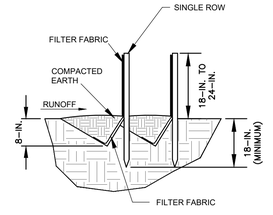
SINGLE-ROW SILT FENCE



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.

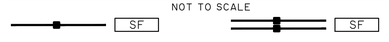
USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

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



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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

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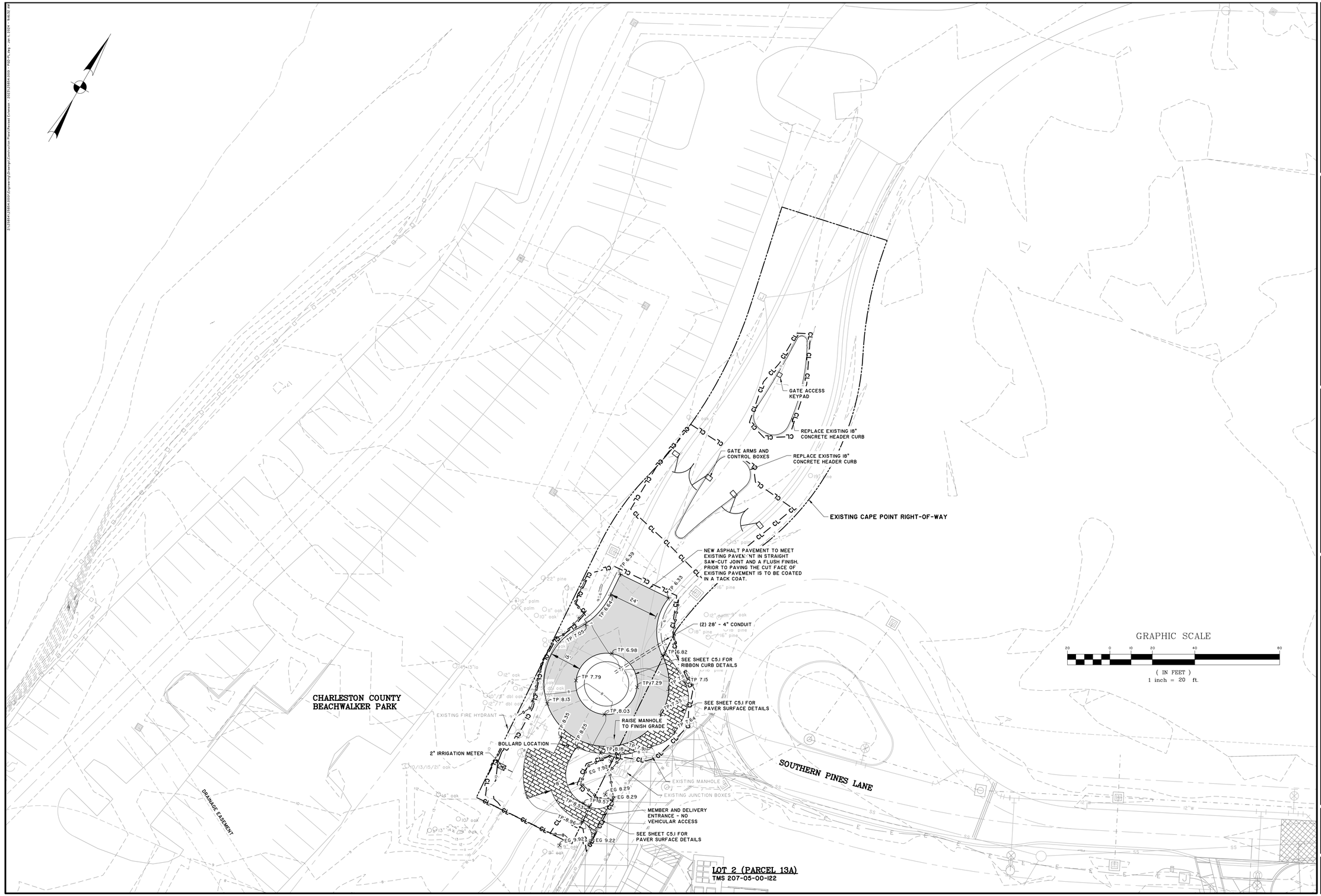

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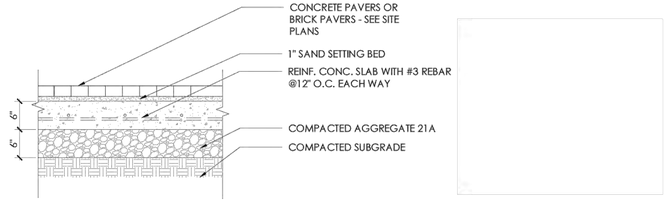
KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

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

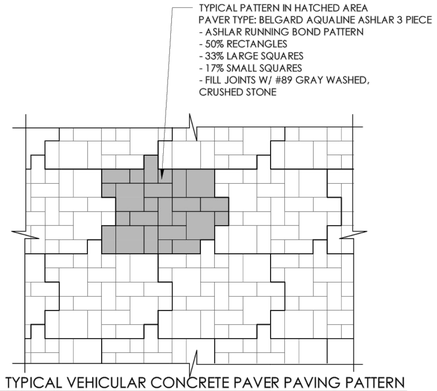
C3.1



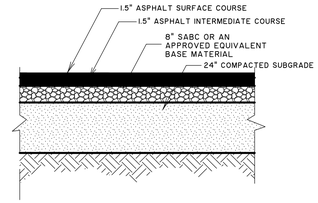
NOTE:

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"

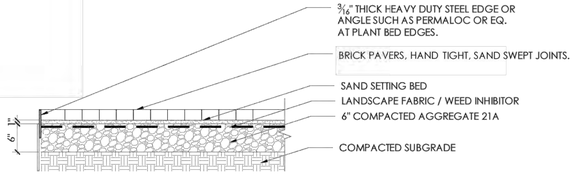


1 / L1.04 TYPICAL VEHICULAR CONCRETE PAVER PAVING PATTERN
SCALE: 1/2" = 1'-0"



ASPHALT SURFACE DETAIL

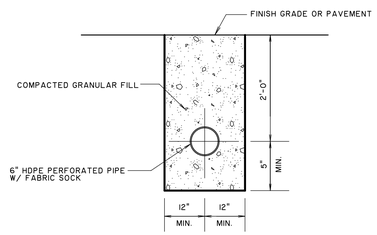
NOT TO SCALE



NOTE:

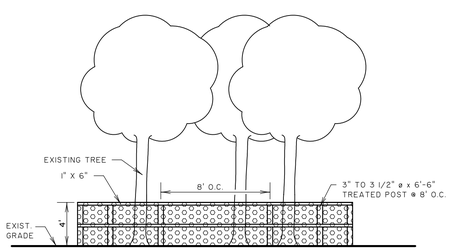
1. CROWN CONCRETE PAVERS OR BRICK PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{8}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. SEE PLANS FOR LOCATIONS OF PEDESTRIAN AND VEHICULAR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

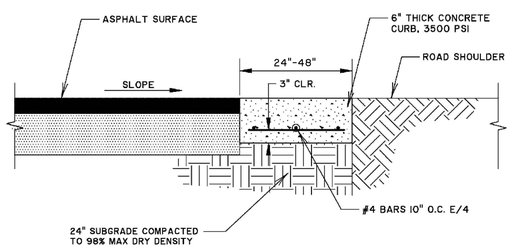


NOTES:

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

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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
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

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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\Active Land\PLACE Drawings\Documents\Planning\Submittals\BOARD\240 WEST\Clearing and Tree Understory Protection Plan.dwg

DATE: 10/06/2023

SOUTH CAROLINA
SURCULUS, LLC
LA No. 353
CERTIFICATE OF AUTHORIZATION

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 1210
ERIN F. 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

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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

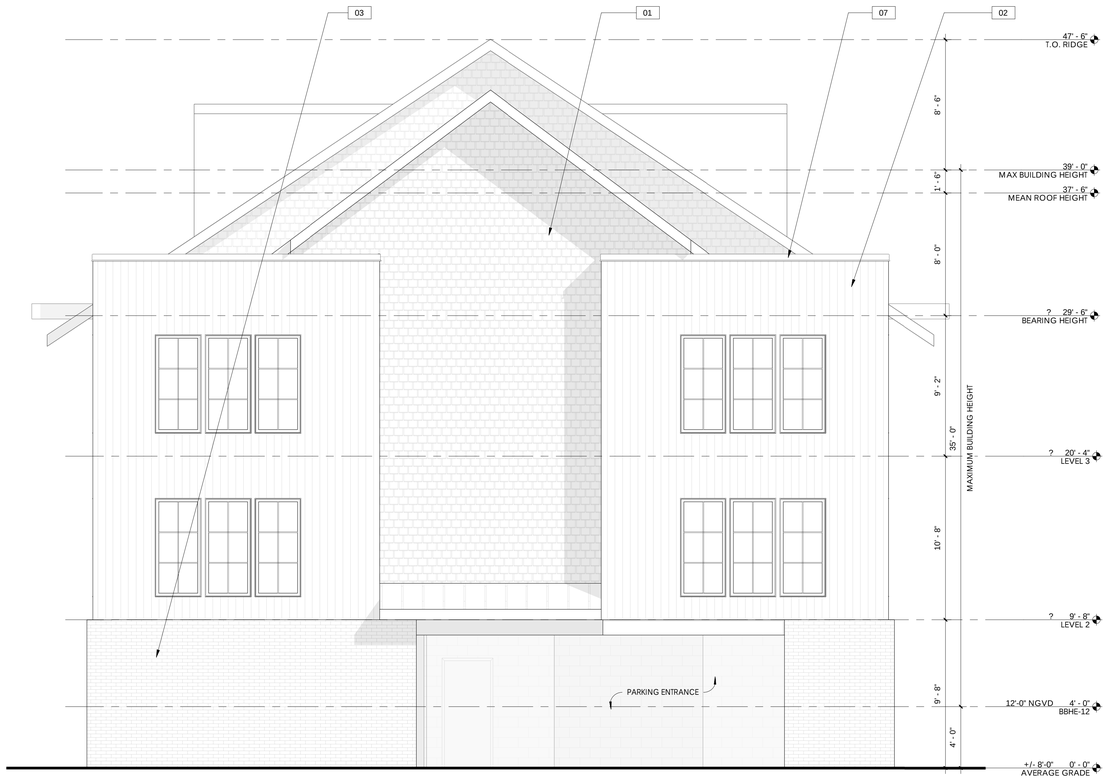
PHASE SD
PR NO 23008

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"

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

3/14/2024 12:19:31 PM

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

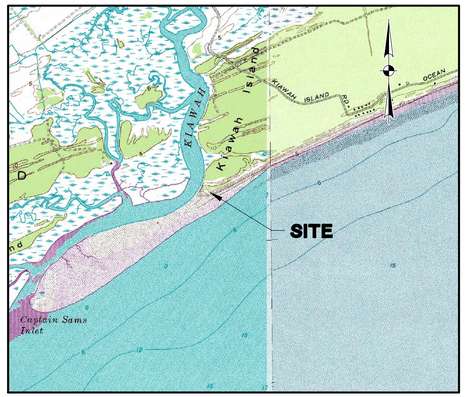
TM# 207-05-00-011

NOVEMBER 20, 2023

J-25854.0001

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 2000'

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

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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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1503 Newcastle Street • Suite A
Brunswick, GA 31520
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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

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

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

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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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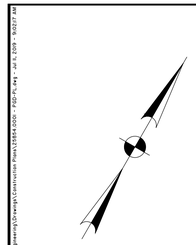

GATE ACCESS KEYPAD

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.

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682 Johnnie Dodds Boulevard • Suite 100
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

DRAINAGE EASEMENT

THE CAPE 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

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

Z:\25854\25854.0001\Engineering\Drawings\Construction Plans\25854.0001 - EC-NT.dwg - Oct 9, 2018 - 9:52:20 AM

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

STORMWATER POLLUTION PREVENTION PLAN

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 TACKED 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 BMP'S 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.

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 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 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 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. DRY 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 USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
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 PROPERLY 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

VIII. HOUSEKEEPING

THESE PERFORMANCE STANDARDS APPLY TO ALL SITES.

1. PETROLEUM PRODUCTS: INCLUDING OIL, GASOLINE, LUBRICANTS AND ASPHALTIC SUBSTANCES.

1.1. HAVE EQUIPMENT TO CONTAIN AND CLEAN UP PETROLEUM SPILLS IN FUEL STORAGE AREAS OR ON MAINTENANCE AND FUELING VEHICLES
1.2. STORE IN COVERED AREAS PROTECTED WITH DIKES

2. SPILLS: PREVENTION AND RESPONSE.

2.1. STORE AND HANDLE MATERIALS TO PREVENT SPILLS
2.2. TIGHTLY SEALED CONTAINERS, NEAT AND SECURE STACKING, ETC.
2.3. REDUCE STORM WATER CONTACT IF SPILL OCCURS
2.3.1. CLEANUP PROCEDURES SHOULD BE CLEARLY POSTED.
2.3.2. CLEANUP MATERIALS SHOULD BE READILY AVAILABLE
2.3.3. STOP THE SOURCE
2.3.4. CONTAIN THE SPILL

3. NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORMWATER DISCHARGES MUST BE PROTECTED FROM CAUSING POLLUTION OR EROSION:

3.1. DISCHARGES FROM FIRE-FIGHTING ACTIVITIES
3.2. FIRE HYDRANT FLUSHINGS
3.3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED
3.4. WATER USED TO CONTROL DUST
3.5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHINGS
3.6. ROUTINE EXTERNAL BUILDING WASH DOWN THAT DOES NOT USE DETERGENTS
3.7. PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED
3.8. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE
3.9. UNCONTAMINATED GROUND WATER OR SPRING WATER
3.10. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS
3.11. UNCONTAMINATED EXCAVATION DEWATERING
3.12. LANDSCAPE IRRIGATION
3.13. DECHLORINATED SWIMMING POOL DISCHARGES.

4. CONSTRUCTION WASTES: DEMOLITION RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, ETC.

4.1. SELECT A DESIGNATED WASTE COLLECTION AREA
4.2. PROVIDE LIDS FOR WASTE CONTAINERS
4.3. WHEN POSSIBLE LOCATE CONTAINERS IN COVERED AREA
4.4. MAINTAIN CONSISTENT REMOVAL SCHEDULE FOR WASTE

5. PESTICIDES: REDUCE THE AMOUNT OF PESTICIDES AVAILABLE FOR CONTACT WITH STORM WATER.

5.1. STORE IN A DRY COVERED AREA
5.2. INSTALL CURBS OR DIKES AROUND STORAGE AREA TO PROTECT AGAINST SPILLS
5.3. STRICTLY FOLLOW RECOMMENDED APPLICATION RATES

6. FERTILIZERS AND DETERGENTS: REDUCE THE AMOUNT OF FERTILIZERS AND DETERGENTS AVAILABLE FOR CONTACT WITH STORM WATER.

6.1. LIMIT APPLICATION OF FERTILIZERS TO THE MINIMUM NEEDED
6.2. APPLY MORE FREQUENTLY BUT AT LOWER APPLICATION RATES
6.3. LIMIT USE OF DETERGENTS ON-SITE
6.4. DO NOT DISCHARGE WASH WATER INTO STORM WATER SYSTEM
6.5. MAINTAIN STRUCTURAL AND VEGETATIVE BMP'S
6.6. APPLY ACCORDING TO SOIL TEST RECOMMENDATIONS PRIOR TO SEEDING.

IX. GRASSING NOTES

1. SOD:

ALL SOD SHALL BE NURSERY GROWN AS CLASSIFIED IN THE ASPS GSS. MACHINE CUT SOD AT A UNIFORM THICKENS OF 3/4" WITHIN A TOLERANCE OF 1/4", EXCLUDING TOP GROWTH AND THATCH. EACH INDIVIDUAL SOD PIECE SHALL BE STRONG ENOUGH TO SUPPORT ITS OWN WEIGHT WHEN LIFTED BY THE ENDS. BROKEN PODS, IRREGULARLY SHAPED PIECES, AND TORN OR UNEVEN ENDS WILL BE REJECTED. WOOD PEGS AND / OR WIRE STAPLES SHALL REPLACE SOD WITH AN EQUAL SOD COMPOSITION AS THAT WHICH IS EXISTING. IF NO SOD TYPE EXIST. THEN THE FOLLOWING SOD COMPOSITION SHALL BE USED.

2. SODDING SCHEDULE:

LAY SOD FROM MAY 1 TO SEPTEMBER 15 FOR SPRING PLANTING AND FROM SEPTEMBER 15 TO NOVEMBER 1 FOR FALL PLANTING.

3. SEED:

ALL SEED SHALL CONFORM TO ALL STATE LAWS AND TO ALL REQUIREMENTS AND REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF AGRICULTURE. THE SEVERAL VARIETIES OF SEED SHALL BE INDIVIDUALLY PACKAGED OR BAGGED, AND TAGGED TO SHOW NAME OF SEED, NET WEIGHT, ORIGIN, GERMINATION, LOT NUMBER, AND OTHER INFORMATION REQUIRED BY THE DEPARTMENT OF AGRICULTURE.

3.1. PENNISETUM GLAUCIUM (BROWNTOP MILLET): TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.2. BERMUDA COMMON: TESTING 98 PERCENT PURITY AND 85 PERCENT GERMINATION.
3.3. DOMESTIC ITALIAN RYE: TESTING 98 PERCENT PURITY AND 90 PERCENT GERMINATION.

4. MISCELLANEOUS:

4.1. PERMANENT SEEDING SHALL COVER ALL DISTURBED AREA NOT TO BE COVERED BY LANDSCAPE PLANTING BEDS, STRUCTURE, OR PAVEMENT.
4.2. SEED ALL DISTURBED AREAS WITHIN SEVEN DAYS OF FINAL GRADING AND TEMPORARY SEED/MULCH ALL AREAS THAT WILL BE LEFT INACTIVE FOR MORE THAN FOURTEEN (14) DAYS.
4.3. ALL PERMANENT GRASS PLANTINGS SHALL BE MULCHED
4.4. CENTIPEDE SOD CAN BE USED AS PERMANENT COVER ANYTIME EXCEPT JUNE THRU OCTOBER
4.5. IF GRASSING OCCURS DURING A MONTH REQUIRING TEMPORARY COVER, THE CONTRACTOR SHALL APPLY PERMANENT COVER (IN ADDITION TO THE TEMPORARY COVER) AT THE APPROPRIATE TIME AT NO NO ADDITIONAL COST. THE CONTRACTOR MUST ACHIEVE A STRAND OF PERMANENT GRASS WITH AT LEAST 95% COVER. BARE SPOTS CAN NOT BE MORE THAN 1 INCH SQUARE IN ANY 10 SF.

X. PERMANENT STABILIZATION

NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC,EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE RE-WORKED AND RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY ,OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO THE SITE.

4.1. SEEDED AREAS

FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

4.2. SODDED AREAS

FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE APPROVED MULCH MATERIAL.

4.3. PERMANENT MULCH

FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL.

4.4. RIPRAP

FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF AN APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP.

4.5. DITCHES, CHANNELS, AND SWALES

FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP LINING, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

XI. FERTILIZER REQUIREMENTS

1. TEMPORARY SEEDING FERTILIZER

APPLY A MINIMUM OF 500 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT IS DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING. APPLY A MINIMUM OF 1.5 TONS OF LIME / ACRE (70LBS. / 1000 SQ. FT.).

2. PERMANENT SEEDING FERTILIZER

APPLY A MINIMUM OF 1000 LBS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRADES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-6 INCHES OF THE SOIL BY DISKING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION. UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 1 & 1/2 TONS OF GROUND COARSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS. / 1000 SQ.FT.).

XII. SWPP PREPARER CERTIFICATION

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NO.	REVISIONS	BY	DATE

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

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

EC0.1

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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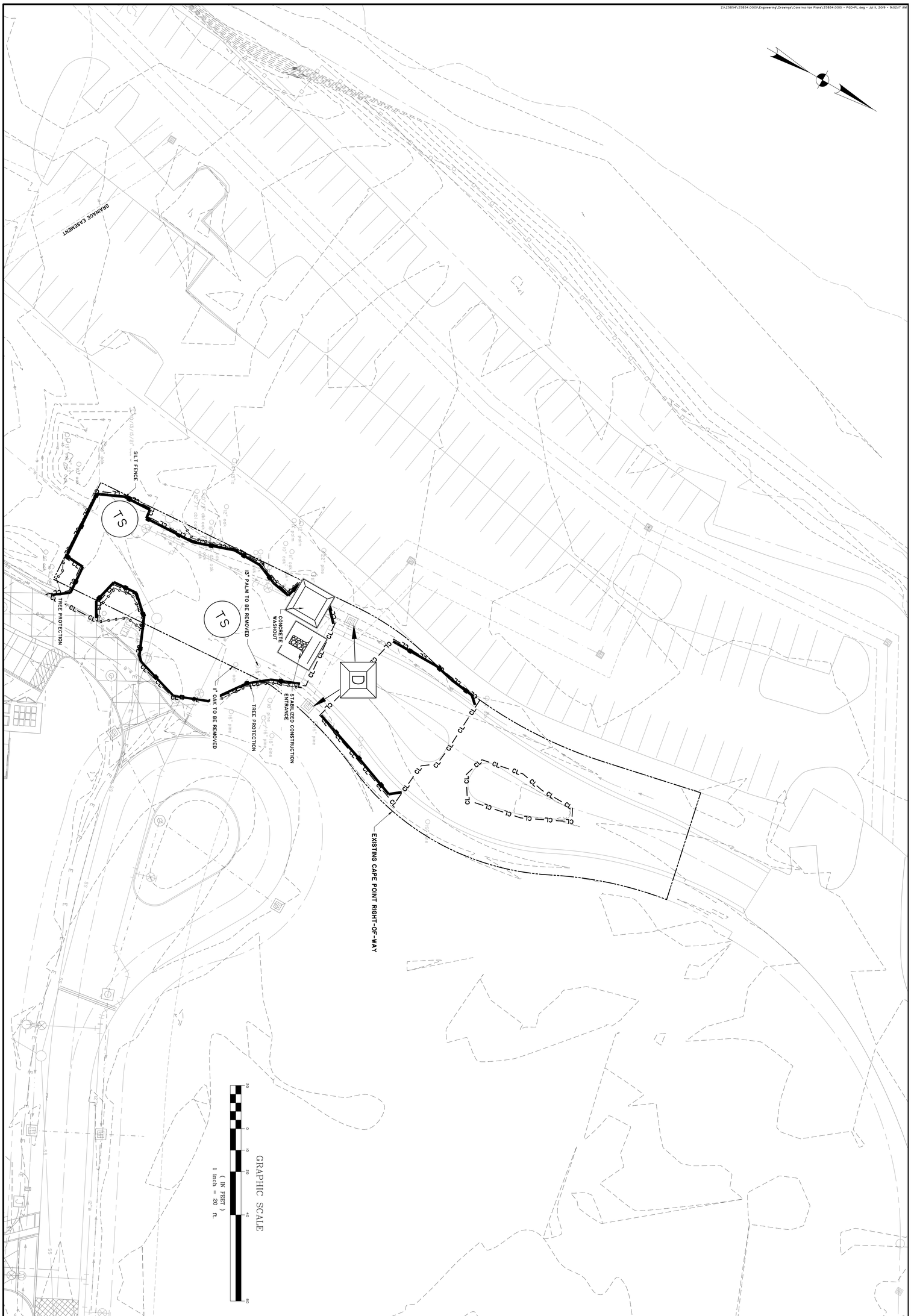
CAPE POINT SERVICE VEHICLE ACCESS

SWPPP – CHARTS

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

EC0.2



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JOB NO:	25854.0001
DATE:	7/25/25
DRAWN:	LMD
DESIGNED:	LMD
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	AS SHOWN

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - INITIAL PHASE

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Z:\25854\25854-000\Engineering\Drawings\Construction Plans\25854-000 - PSD-PL.dwg - Jul 6, 2023 - 9:02:27 AM

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

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

ELECTRONIC VERSION CHECKED FEB. 2024 1:51 PM BY CHARLES PLAS - COMMUNITY DEVELOPMENT

EC3.1

KRA, LP

CHARLESTON COUNTY, SOUTH CAROLINA

CAPE POINT SERVICE VEHICLE ACCESS

SWPPP - STABILIZATION PHASE

JOB NO: C:25854.000
DATE: 1/20/25
DRAWN: LMD
DESIGNED: LMD
REVIEWED: DJJ
APPROVED: DJJ
SCALE: AS SHOWN

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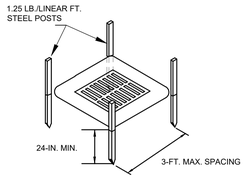
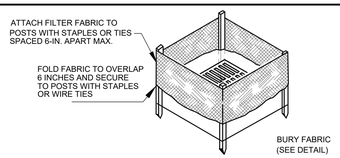
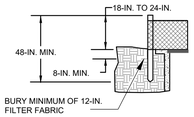


POST INSTALLATION DETAIL



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.

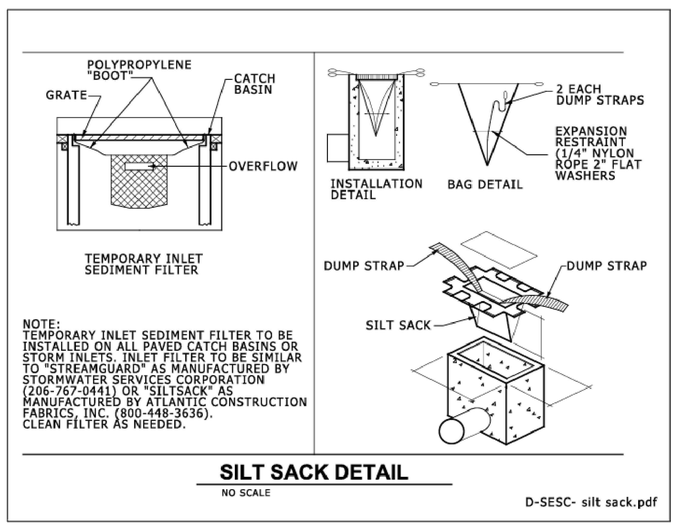
INSPECTION AND MAINTENANCE:

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
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.

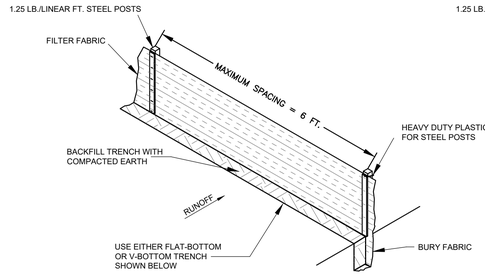
FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE.

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.

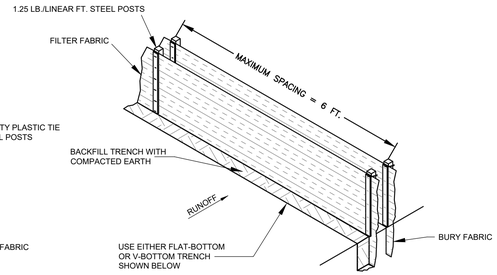
REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

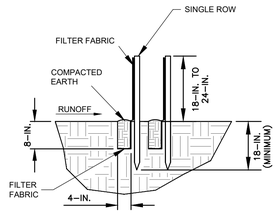
NOT TO SCALE



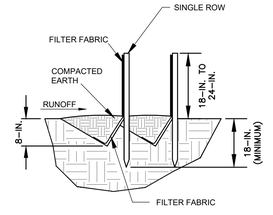
SINGLE-ROW SILT FENCE



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.

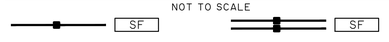
USE ONLY FABRIC APPEARING ON SCDOT APPROVAL SHEET #34 MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

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



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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

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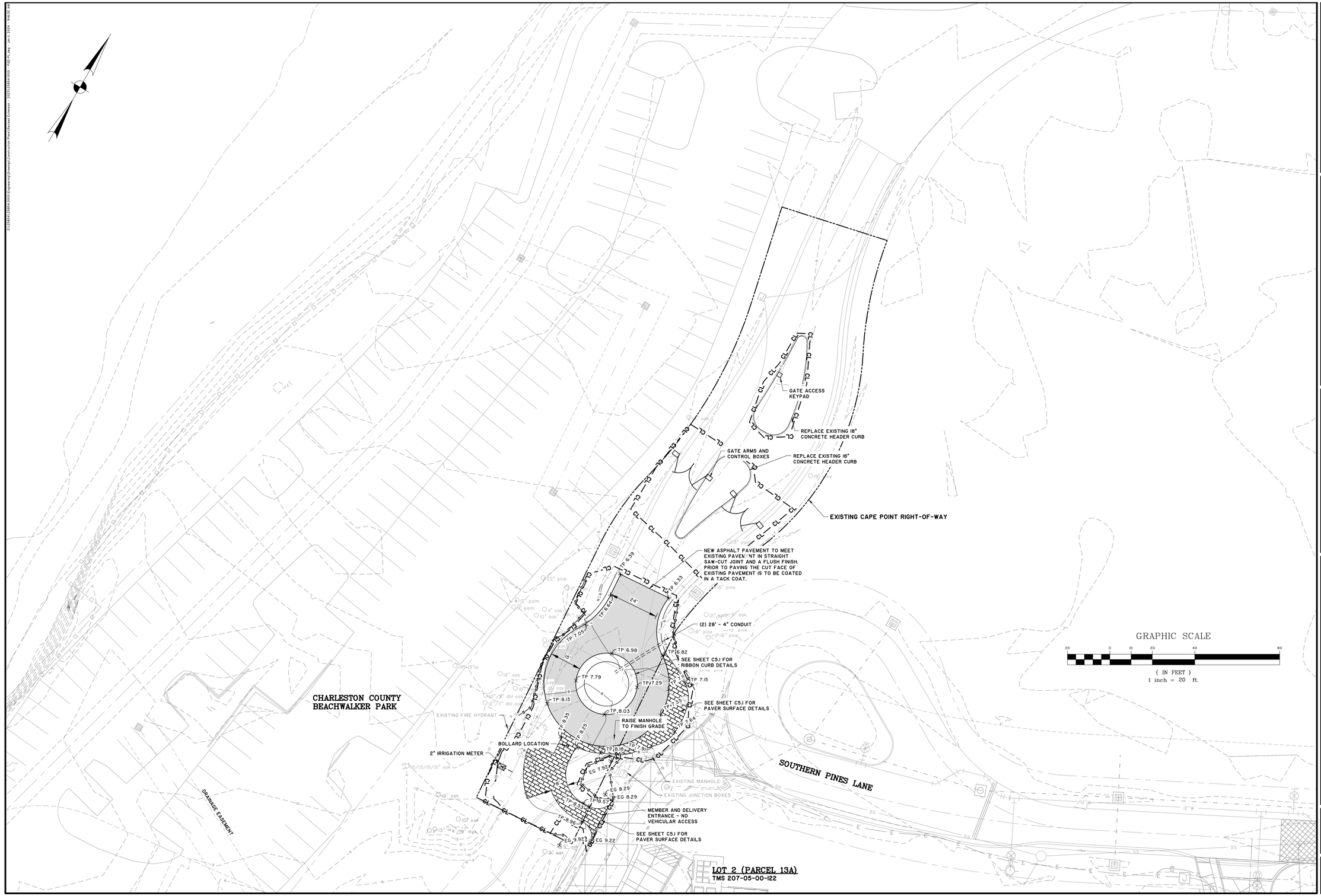

NO.	REVISIONS	BY	DATE

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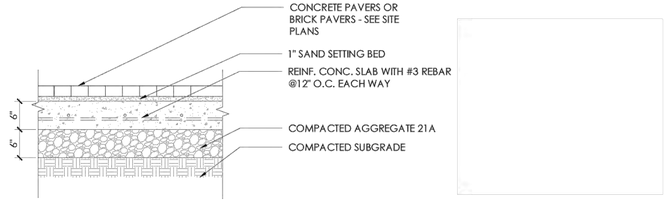
KRA, LP
CHARLESTON COUNTY, SOUTH CAROLINA

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

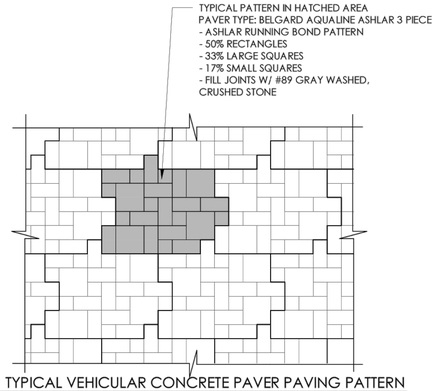
C3.1



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
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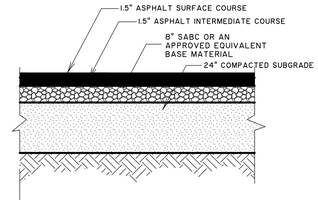
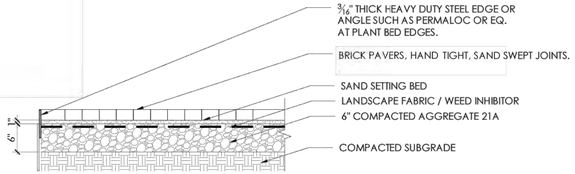


ASPHALT SURFACE DETAIL

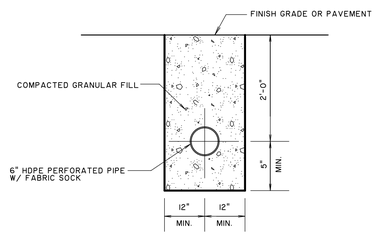
NOT TO SCALE



NOTE:

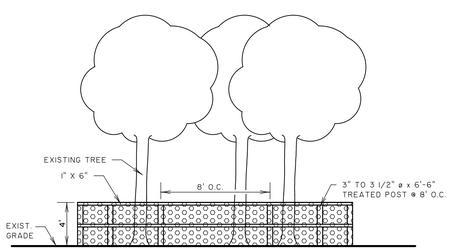
1. CROWN CONCRETE PAVERS OR BRICK PAVERS ACCORDING TO GRADING PLAN
2. MAXIMUM VERTICAL DIFFERENCE BETWEEN TOP OF ADJACENT PAVERS SHALL BE $\frac{1}{8}$". MISSHAPEN OR DEFORMED PAVERS ARE NOT ACCEPTABLE.
3. BRUSH JOINTS WITH SAND AND COMPACT PAVERS.
4. SEE PLANS FOR LOCATIONS OF PEDESTRIAN AND VEHICULAR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

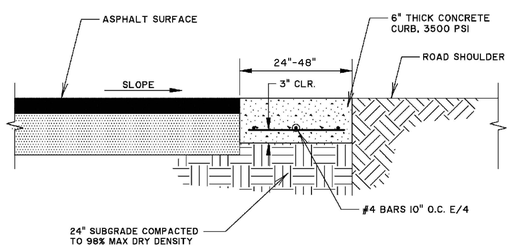


NOTES:

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

ELECTRONICALLY FILED - 2024 Jan 18 1:51 PM - CHARLESTON COMMON PLAS - CASE#2024CP1000890

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
611 Burroughs & Chapin Boulevard • Suite 202
Myrtle Beach, SC 29577 • 843.839.3545
www.thomasandhutton.com

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

Z:\25854\25854.0001\Engineering\Drawings\Construction Plans\25854.0001 - PSD-27.dwg - Jan 17, 2024 - 8:52:27 AM

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

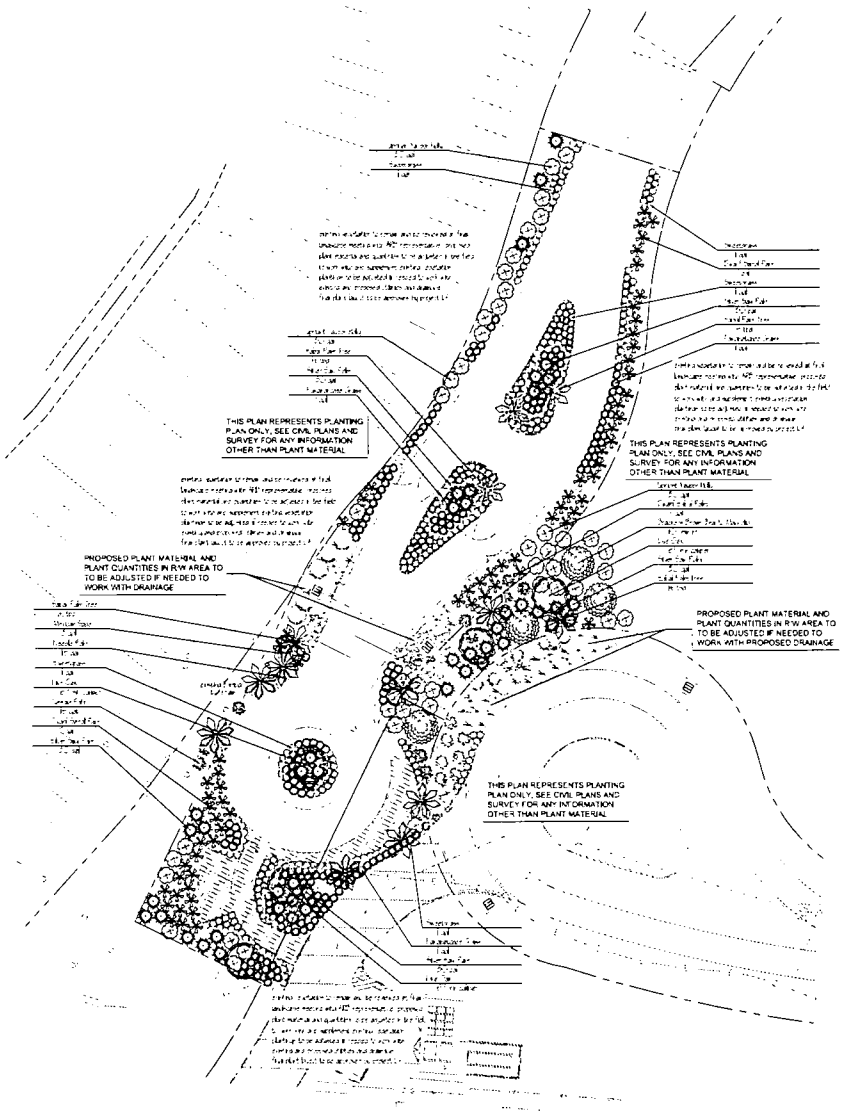
Please let me know if there are any additional steps needed in order to complete the filing to send to the Judge for consideration. Thank you for your courtesies herein.

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 plan bed mix to include or ensure 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 disturbed plant bed beyond limits of mulch. Extend replacement to adjacent 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 conditions prior to commencement of work. 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

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

Town of Kiawah Island Subdivision Request
Case SBD25-000001

Planning Commission Meeting: March 5, 2025

CASE INFORMATION

Applicant: 1CM LLC

Property Owner(s): 1CM LLC

Surveyor: Southeastern Land Surveying LLC

Location: 1 Captain Maynard's Island, Kiawah Island, SC 29455

Parcel Identification: TMS#: 209-11-00-050

Property Size: Total 11.376 acres
Highlands 6.595 acres
Marshlands 4.781 acres

Proposed Property Sizes:
Lot 1: Total 5.603 acres
Highlands 3.228 acres
Marshlands 2.375 acres

Lot 2: Total 5.773 acres
Highlands 3.366 acres
Marshlands 2.406 acres

Deed: Book 0605, Page 764

Plat: Book CP, Page 192

Application:

The subdivision request is sited at the northern part of Kiawah Island off Rhetts Bluff Road known as Captain Maynard's Island. The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed.

The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat. The proposed subdivision consisted of 6 new lots, and a private road. The Preliminary Plat was approved. No further action was taken. The preliminary plat is expired.

On April 23, 2019, a fire burned down the principal residence. The property was not redeveloped following the fire. The property currently has two existing dock structures one going to Kiawah River, and the other going to the Tributary to Kiawah River. The property is serviced by public sewer and water. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.

The proposed subdivision plat contains two lots with a shared 30' access and utility easement. The access easement is centered off of the two proposed lots (15' on each side of the parcel line).

The applicant has submitted to the St. Johns Fire District for comments. Please see attached referenced letter.

DECESION OF THE PLANNING COMMISSION

Pursuant to Sec. 12-246. - Administration. (b) Planning Commission (3), the Planning Commission shall act to "*Approve, disapprove or approve with conditions, all preliminary plats and final plats;"*

Pursuant to Sec. 212-279. Preliminary Plat, "Approval of the preliminary plat shall apply for three years. Where a subdivision is being developed in phases or sections, the three years shall be measured from the date of approval granted to that phase or section of the subdivision. The developer may apply in writing to the Planning Commission for a single six-month time extension. It is the developer/property owner and or the applicant's responsibility to submit a written request including, but not limited to, all documentation identifying the progression of the project (example: land disturbance permits, approval letters from SCDHEC for the construction for public water and sewer installation, etc.) all documentation is to be submitted to the Planning Director and to be considered by the Planning Commission at a minimum of two months prior to the expiration date of the preliminary plat, but not more than six months prior to the expiration date of the preliminary plat. The Planning Commission may terminate an approval, for cause, at any time after three years."

STAFF REVIEW AND APPROVAL CRITERIA

The Planning Department has reviewed this document for PRELIMINARY APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

In the event the Planning Commission considers approval of the preliminary plat application #SBD25-000001, planning staff recommends that:

1. The applicant shall maintain a vertical clearance for the driveway of not less than 14' to accommodate ladder trucks and high water rescue vehicles.

2. The following statements should be placed on the plat: "The approval of 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"; and "Warning! Approval of this plat by the Planning Commission does not indicate approval nor adjudicate title of the access to right-of-way shown hereon."

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.

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°04'48" E	22.69'
L2	S 06°16'30" W	56.64'
L3	N 21°46'02" E	41.43'
L4	S 32°47'08" W	56.86'
L5	S 52°21'07" W	27.17'
L6	N 71°00'27" W	10.70'
L7	N 21°14'12" E	74.25'
L8	N 21°14'12" E	72.00'
L9	N 59°02'04" E	53.14'
L10	N 87°56'27" E	54.95'
L11	S 27°45'50" E	15.41'
L12	N 27°45'50" W	59.19'
L13	N 52°44'06" E	47.10'
L14	N 05°25'23" E	42.10'
L15	N 11°00'57" E	90.34'
L16	N 17°51'21" W	66.94'
L17	S 52°44'13" E	80.02'
L18	N 66°58'52" E	85.28'
L19	N 86°57'47" E	73.65'
L20	N 54°37'57" E	44.51'
L21	N 44°40'57" E	48.84'
L22	S 64°09'19" W	44.21'
L23	S 82°48'18" W	50.68'
L24	S 69°28'07" W	81.33'
L25	S 20°44'52" E	7.98'
L26	S 88°06'58" E	85.73'
L27	N 56°39'53" E	44.99'
L28	S 33°20'07" E	50.00'
L29	N 56°34'38" E	60.17'

PROPOSED LOT LINE TABLE		
LINE	BEARING	DISTANCE
L30	N 68°46'15" E	109.52'
L31	N 68°34'29" E	72.84'
L32	N 85°17'21" E	14.71'
L33	N 57°49'54" E	76.11'
L34	N 54°56'46" E	96.08'
L35	N 83°02'47" E	25.66'
L36	N 66°54'17" E	31.56'
L37	N 68°49'50" E	79.34'
L38	N 58°06'33" E	32.55'
L39	N 40°41'29" E	72.80'
L40	N 44°28'17" E	105.88'
L41	N 51°59'51" E	83.64'
L42	S 54°45'13" W	62.05'
L43	N 44°11'02" E	169.67'
L44	N 40°34'28" E	54.62'
L45	S 43°27'36" W	140.67'
L46	S 64°36'54" W	20.88'
L47	N 84°42'54" W	112.58'

DHEC/OCRM CRITICAL LINE		
LINE	BEARING	DISTANCE
CCL1	N 83°50'11" E	13.35'
CCL2	N 45°02'45" E	19.18'
CCL3	N 89°34'20" E	26.45'
CCL4	S 38°04'21" E	22.08'
CCL5	N 88°48'43" E	29.63'
CCL6	N 23°08'28" E	17.74'
CCL7	N 70°33'33" E	14.79'
CCL8	S 86°03'20" E	22.96'
CCL9	N 25°44'12" E	12.95'
CCL10	N 73°56'34" E	46.59'
CCL11	N 74°27'17" E	46.24'
CCL12	N 31°27'26" E	21.87'
CCL13	N 81°50'01" E	12.71'
CCL14	N 64°30'50" E	28.93'
CCL15	N 61°31'58" E	33.62'
CCL16	N 06°57'39" E	11.10'
CCL17	N 66°53'01" E	15.19'
CCL18	S 09°18'01" E	5.55'
CCL19	N 60°53'38" E	47.57'
CCL20	N 24°19'01" E	15.28'
CCL21	S 62°50'17" E	19.94'
CCL22	N 64°13'02" E	28.48'
CCL23	N 28°12'01" E	19.33'
CCL24	N 81°31'15" E	29.38'
CCL25	N 52°42'01" E	18.43'
CCL26	S 88°09'36" E	24.56'
CCL27	N 72°04'53" E	41.72'
CCL28	N 68°21'51" E	60.28'
CCL29	N 60°24'28" E	49.22'
CCL30	N 68°09'07" E	19.26'
CCL31	N 38°05'42" E	18.02'
CCL32	N 05°00'12" E	7.06'
CCL33	N 66°08'46" E	27.34'
CCL34	N 54°57'23" E	43.42'
CCL35	N 62°13'26" E	43.93'
CCL36	N 67°20'04" E	24.62'
CCL37	N 70°57'45" E	19.71'
CCL38	N 70°46'04" E	28.42'
CCL39	N 73°20'45" E	24.88'
CCL40	N 73°04'53" E	15.64'
CCL41	N 60°26'16" E	24.27'
CCL42	N 56°45'28" E	35.08'
CCL43	N 56°58'16" E	90.34'
CCL44	N 54°48'02" E	22.81'
CCL45	N 22°28'48" E	25.78'
CCL46	N 45°07'30" E	87.45'
CCL47	N 46°57'09" E	48.79'
CCL48	N 47°32'08" E	49.98'
CCL49	N 52°30'17" E	59.61'
CCL50	N 58°53'42" E	43.12'
CCL51	N 60°24'25" E	57.32'
CCL52	N 47°20'54" E	55.12'
CCL53	N 46°13'45" E	43.01'
CCL54	N 46°41'29" E	27.38'
CCL55	N 41°14'45" E	64.57'
CCL56	N 40°38'32" E	41.19'
CCL57	N 43°28'50" E	55.49'
CCL58	N 43°27'45" E	54.48'
CCL59	N 35°33'51" E	22.35'
CCL60	N 51°00'16" E	45.74'
CCL61	N 45°23'10" E	76.29'
CCL62	N 61°20'35" E	41.15'
CCL63	N 17°03'08" E	7.98'
CCL64	N 67°24'09" E	58.06'
CCL65	N 80°45'09" E	20.03'
CCL66	N 80°46'26" E	79.96'
CCL67	S 78°59'18" E	14.41'
CCL68	N 72°29'43" E	27.69'
CCL69	N 76°45'51" E	45.99'
CCL70	N 64°51'31" E	45.61'
CCL71	N 62°48'10" E	73.37'
CCL72	S 41°59'32" E	11.60'
CCL73	N 14°03'17" E	15.72'
CCL74	S 54°36'57" E	25.95'
CCL75	N 77°10'54" E	30.06'
CCL76	N 62°20'23" E	52.71'
CCL77	N 89°18'18" E	13.85'
CCL78	N 44°24'42" E	20.73'
CCL79	N 55°00'45" E	15.28'
CCL80	S 66°29'30" E	14.54'
CCL81	N 07°24'12" W	32.67'
CCL82	N 52°09'12" E	19.50'
CCL83	N 03°30'01" E	25.12'
CCL84	S 84°54'06" E	24.26'
CCL85	S 56°37'03" E	54.18'
CCL86	S 63°15'08" E	50.48'
CCL87	S 64°00'41" E	28.25'
CCL88	S 82°07'05" E	40.52'
CCL89	S 32°46'07" E	37.42'
CCL90	S 04°40'03" W	49.94'
CCL91	S 26°17'19" W	46.96'

DHEC/OCRM CRITICAL LINE		
LINE	BEARING	DISTANCE
CCL92	S 04°48'12" W	29.48'
CCL93	S 19°31'35" W	55.77'
CCL94	S 34°24'09" W	33.01'
CCL95	S 10°50'23" W	14.30'
CCL96	S 24°10'06" W	48.06'
CCL97	S 30°26'02" W	19.90'
CCL98	S 20°12'41" W	36.02'
CCL99	S 29°44'32" W	40.41'
CCL100	S 37°46'06" W	53.19'
CCL101	S 59°00'10" W	39.71'
CCL102	S 64°19'31" W	8.53'
CCL103	S 56°13'38" W	38.02'
CCL104	S 62°41'22" W	24.98'
CCL105	S 73°17'45" W	29.41'
CCL106	S 59°36'40" W	46.13'
CCL107	S 52°12'29" W	47.87'
CCL108	S 45°20'35" W	32.98'
CCL109	S 53°34'09" W	39.27'
CCL110	S 69°51'30" W	35.02'
CCL111	S 78°35'04" W	33.89'
CCL112	N 06°49'14" W	21.40'
CCL113	N 19°54'25" E	15.57'
CCL114	N 45°39'37" W	14.24'
CCL115	N 28°45'54" W	10.44'
CCL116	N 68°24'29" W	14.83'
CCL117	N 56°34'14" W	28.90'
CCL118	N 24°15'39" W	29.56'
CCL119	N 43°01'49" W	12.08'
CCL120	N 06°24'09" E	17.58'
CCL121	N 50°24'58" E	11.39'
CCL122	N 13°20'10" E	21.77'
CCL123	N 33°16'17" E	21.10'
CCL124	N 34°05'57" E	29.53'
CCL125	N 13°45'41" E	60.72'
CCL126	N 02°06'02" E	44.96'
CCL127	N 28°05'53" E	19.27'
CCL128	N 18°49'53" W	20.76'
CCL129	N 39°58'29" E	15.62'
CCL130	N 01°15'15" E	53.14'
CCL131	N 21°19'31" W	21.42'
CCL132	N 44°24'10" E	11.73'
CCL133	N 80°50'37" W	39.53'
CCL134	N 74°05'27" W	29.27'
CCL135	N 70°33'57" W	31.84'
CCL136	N 83°39'13" W	34.05'
CCL137	S 79°48'51" W	44.14'
CCL138	S 66°07'26" W	56.92'
CCL139	S 55°04'57" W	63.22'
CCL140	S 49°01'58" W	93.13'
CCL141	S 42°52'02" W	91.77'
CCL142	S 42°48'51" W	85.18'
CCL143	S 43°34'52" W	72.35'
CCL144	S 42°35'04" W	73.37'
CCL145	S 47°45'53" W	89.70'
CCL146	S 58°25'13" W	42.32'
CCL147	S 53°56'22" W	21.91'
CCL148	S 41°19'42" W	37.81'
CCL149	S 34°36'45" W	36.29'
CCL150	S 51°45'16" W	56.59'
CCL151	S 46°30'30" W	51.68'
CCL152	S 33°35'23" W	31.02'
CCL153	S 10°22'12" W	32.04'
CCL154	S 39°13'24" W	19.52'
CCL155	S 50°50'13" W	38.76'
CCL156	S 51°51'17" W	30.94'
CCL157	N 61°57'43" W	32.26'
CCL158	S 68°24'27" W	72.38'
CCL159	S 72°52'26" W	38.13'
CCL160	S 05°53'19" W	9.59'
CCL161	S 13°15'06" W	14.97'
CCL162	N 57°27'26" W	20.34'
CCL163	S 57°23'28" W	64.37'
CCL164	S 64°41'43" W	38.23'
CCL165	S 59°43'17" W	46.29'
CCL166	S 65°50'51" W	20.70'
CCL167	S 61°51'34" W	52.18'
CCL168	S 55°52'10" W	33.77'
CCL169	S 15°55'05" E	22.31'
CCL170	S 82°53'37" W	12.66'
CCL171	N 39°58'00" W	16.42'
CCL172	S 61°13'33" W	28.86'
CCL173	S 15°33'51" E	18.47'
CCL174	S 08°17'34" W	27.61'
CCL175	S 72°31'30" W	23.79'
CCL176	S 46°44'03" W	13.12'
CCL177	S 77°41'25" W	18.68'
CCL178	N 61°57'42" W	15.23'
CCL179	S 88°17'17" W	20.09'
CCL180	N 65°53'55" W	16.44'
CCL181	S 77°58'04" W	25.03'
CCL182	N 35°25'57" W	7.89'
CCL183	S 75°15'47" W	32.83'
CCL184	S 62°57'10" W	18.70'
CCL185	S 53°57'38" W	23.98'
CCL186	S 02°25'04" E	11.05'
CCL187	S 53°44'44" W	12.69'
CCL188	N 51°20'57" W	10.90'

PARCEL CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.58'	20.91'	N 62°15'53" E	49°26'48"
C2	890.75'	78.72'	78.69'	S 89°20'30" W	5°03'48"
C3	15.00'	37.90'	28.59'	S 15°43'33" E	144°46'52"

PROPOSED LOT CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C4	500.00'	24.47'	24.47'	N 67°10'22" E	2°48'14"	12.24'
C5	503.20'	24.43'	24.42'	N 69°58'10" E	2°46'53"	12.22'
C6	500.00'	51.68'	51.66'	N 68°15'01" E	5°55'20"	25.86'
C7	100.00'	13.02'	13.01'	N 61°33'38" E	7°27'27"	6.52'
C8	500.00'	25.18'	25.18'	N 58°23'20" E	2°53'08"	12.59'
C9	100.00'	17.30'	17.28'	N 59°54'08" E	9°54'41"	8.67'
C10	500.00'	33.72'	33.71'	N 64°58'42" E	3°51'49"	16.87'
C11	500.00'	16.18'	16.18'	N 67°50'13" E	1°51'13"	8.09'
C12	100.00'	18.60'	18.57'	N 63°28'11" E	10°39'17"	9.32'
C13	50.00'	15.20'	15.14'	N 49°24'01" E	17°25'04"	7.66'
C14	500.00'	32.50'	32.54'	N 42°33'23" E	3°43'48"	16.28'
C15	100.00'	17.35'	17.32'	N 49°23'27" E	9°56'20"	8.70'
C16	500.00'	24.05'	24.05'	N 53°22'32" E	2°45'21"	12.03'
C17	50.00'	8.22'	8.21'	N 49°28'07" E	10°34'10"	4.82'
C18	200.00'	12.60'	12.60'	N 42°22'44" E	3°36'38"	6.30'
C19	200.00'	10.07'	10.07'	N 42°01'01" E	2°53'10"	5.04'
C20	325.00'	120.00'	119.32'	N 54°02'15" E	21°09'18"	60.69'
C21	200.00'	107.06'	105.78'	N 79°57'00" E	30°40'12"	54.84'
C22	150.00'	81.15'	80.17'	S 69°12'57" E	30°59'53"	41.60'

GENERAL NOTES:

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. BEARINGS ARE BASED ON 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. AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN AE-12,13 AND VE-13 (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON MAP NUMBER 45019C0805K PANEL 805 OF 855 DATED JANUARY 29, 2021. PARCEL IS WITHIN A LWA. FLOOD LINE SHOWN SHOULD BE VERIFIED BY AN APPROPRIATE OFFICAL WITH CHARLESTON COUNTY.
7. PROPERTY SETBACKS SHOULD BE VERIFIED BY KIAWAH ISLAND ARB BEFORE ANY DESIGN OR CONSTRUCTION.
8. 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.
9. THE EXISTING LOT IS SERVICED BY PUBLIC SEWER AND WATER.
10. ELEVATIONS ARE BASED ON NGVD 1929.
11. EXISTING TREES AND TOPO WERE TAKEN FROM A SURVEY DATED DECEMBER 2017.
12. PARCEL IS LOCATED IN THE R-1, RESIDENTIAL ZONING DISTRICT
13. ALL ZONING STANDARDS AS PROPERTY SETBACKS, BUILDING HEIGHTS, AND LOT COVERAGE SHOULD BE VERIFIED BY THE TOWN OF KIAWAH ISLAND PRIOR TO ANY DESIGN OR CONSTRUCTION.

OWNER OF RECORD:
1CM LLC
PO BOX 70819
MYRTLE BEACH SC 29572

OWNER REFERENCES:
TMS# 209-11-00-050
BASS POND AREA
LOT 1, TRACT 26, PHASE 3
CAPTAIN MAYNARDS ISLAND
PLAT BOOK CP PAGE 192
DEED BOOK 0605 PAGE 764

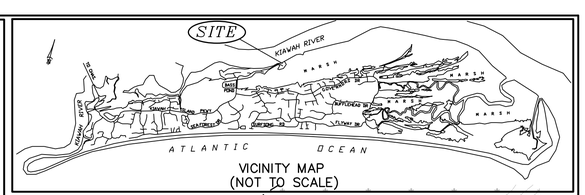
PLAN REFERENCES:
PLAT BOOK CD PAGE 115 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
PLAT BOOK CD PAGE 118 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
PLAT BOOK CP PAGE 192 DATED 11/10/1993, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA

PROPERTY ADDRESS:
1CM LLC
PO BOX 70819
1 CAPTAIN MAYNARDS ISLAND
KIAWAH ISLAND SC 29455

PLANNING AND RMC USE ONLY

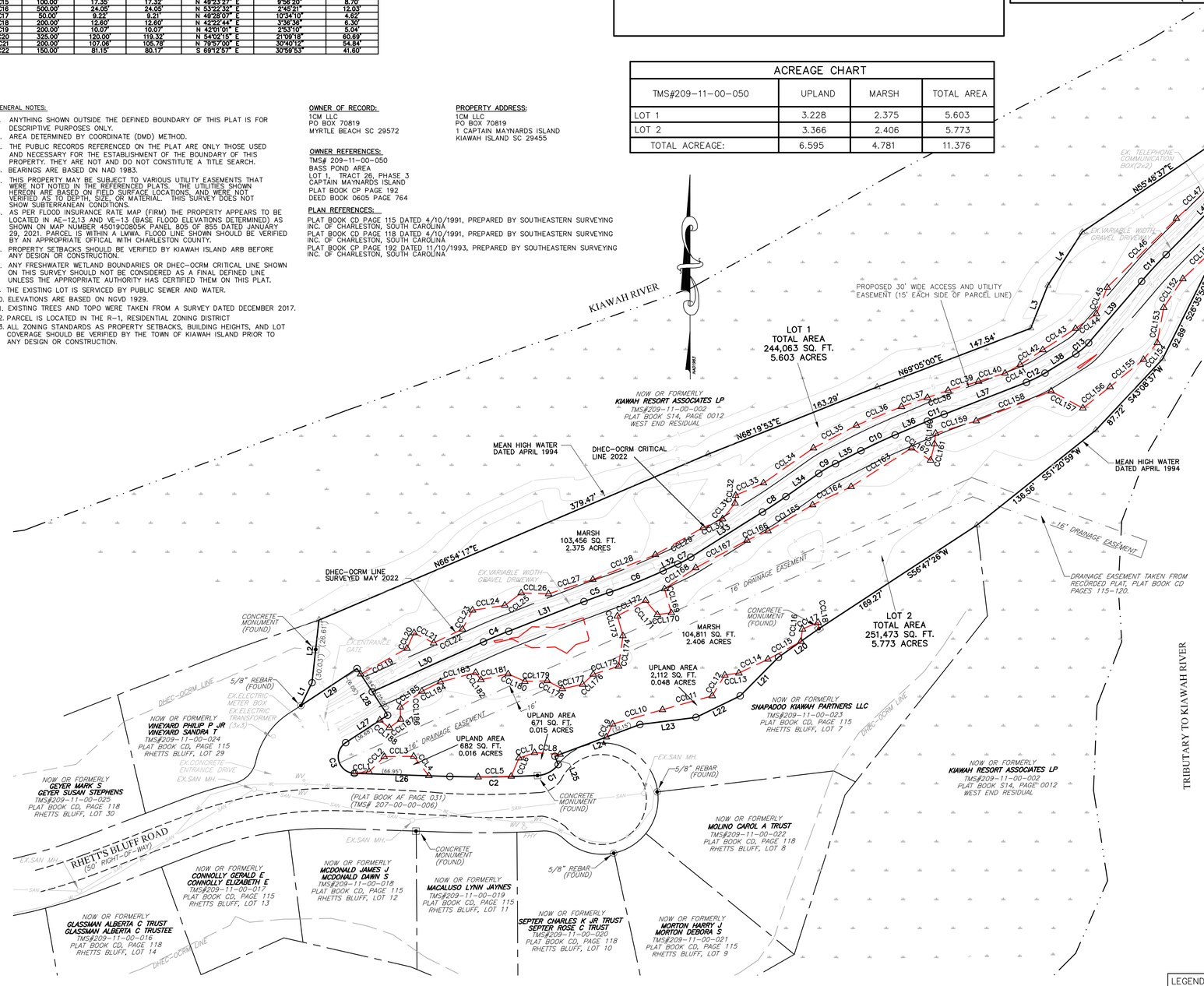
APPROVED PRELIMINARY PLAT
NOT FOR RECORDING

SBD25-000001 (APPLICATION#) _____ (DATE)



VICINITY MAP
(NOT TO SCALE)

ACREAGE CHART			
TMS#209-11-00-050	UPLAND	MARSH	TOTAL AREA
LOT 1	3.228	2.375	5.603
LOT 2	3.366	2.406	5.773
TOTAL ACREAGE:	6.595	4.781	11.376



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:	
	SET CORNERS (AS DESCRIBED)
	FOUND CORNERS (AS DESCRIBED)
MH	EXISTING SANITARY MANHOLE
	PROPERTY LINE
	MEAN HIGH WATER LINE
	ADJOINER LINE
	DHEC-OCRM CRITICAL LINE
	EXISTING DRAINAGE EASEMENT
	EXISTING UTILITY EASEMENT

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 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC CERTIFICATE OF AUTHORIZATION C04554

DHEC-OCRM CERTIFICATION:

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.

PREVIOUSLY SIGNED-OFF BY BRADLEY JAYNES ON 08/31/2022
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.

NO.	DATE	DESCRIPTION	BY
R1	2/20/25	COMMENTS PER MEMORANDUM 2/19/25	KLK

SHEET NO. 2

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

A PRELIMINARY PLAT OF LOT #1 THRU #2, TRACT 26, PHASE 3 KNOWN AS CAPTAIN MAYNARDS ISLAND TMS# 209-11-00-050 LOCATED IN THE TOWN OF KIAWAH ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

SHEET NO. 2

PRELIMINARY PLAT

DATE:	JANUARY 13,2025
DRAWN:	K.KUZIO
CHECK:	J. BYRNES
CC:	STEVE R.
JOB:	22055
DWG:	22055-P
SHEET:	1 OF 2

PROPERTY OF SOUTHEASTERN LAND SURVEYING LLC. D:\CARLSON PROJECTS\22055(CAPTAIN MAYNARDS ISLAND SUBDIVISION)\22055-PRELIMINARY PLAT (2 LOT) 1-13-25.DWG

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°04'48" E	22.89'
L2	S 06°18'30" W	56.64'
L3	N 21°46'02" E	41.43'
L4	S 32°47'08" W	56.86'
L5	S 52°21'07" W	27.17'
L6	N 71°00'27" W	10.70'
L7	N 21°14'12" E	74.25'
L8	N 21°14'12" E	72.00'
L9	N 59°02'04" E	53.14'
L10	N 87°56'27" E	54.95'
L11	S 27°45'50" E	15.41'
L12	N 27°45'50" W	59.19'
L13	N 52°44'06" E	47.10'
L14	N 05°25'23" E	42.10'
L15	N 11°00'57" E	90.34'
L16	N 17°51'21" W	66.94'
L17	S 52°44'13" E	80.02'
L18	N 68°58'52" E	85.28'
L19	N 86°57'47" E	73.65'
L20	N 54°37'57" E	44.51'
L21	N 44°40'57" E	48.84'
L22	S 84°09'19" W	44.21'
L23	S 82°48'18" W	50.68'
L24	S 69°28'07" W	81.33'
L25	S 20°44'52" E	7.98'
L26	S 88°08'59" E	85.73'
L27	N 56°39'53" E	44.99'
L28	S 33°20'07" E	50.00'
L29	N 56°34'38" E	60.17'

PROPOSED LOT LINE TABLE		
LINE	BEARING	DISTANCE
L30	N 65°46'15" E	109.52'
L31	N 68°34'29" E	72.64'
L32	N 65°17'21" E	14.71'
L33	N 57°49'54" E	78.11'
L34	N 54°56'46" E	36.08'
L35	N 63°09'47" E	25.66'
L36	N 66°54'37" E	31.56'
L37	N 68°45'50" E	79.34'
L38	N 58°06'33" E	32.55'
L39	N 40°41'29" E	72.82'
L40	N 44°25'17" E	105.88'
L41	N 51°59'51" E	83.64'
L42	S 54°45'13" W	62.02'
L43	N 44°11'02" E	169.87'
L44	N 40°34'28" E	54.62'
L45	S 43°27'38" W	140.67'
L46	S 64°36'54" W	20.88'
L47	N 84°42'54" W	112.58'

DHEC/OCRM CRITICAL LINE		
LINE	BEARING	DISTANCE
CCL1	N 83°50'11" E	13.35'
CCL2	N 45°02'45" E	19.18'
CCL3	N 89°34'20" E	28.45'
CCL4	S 38°04'21" E	22.08'
CCL5	N 88°48'43" E	29.63'
CCL6	N 23°08'28" E	17.74'
CCL7	N 70°33'33" E	14.79'
CCL8	S 86°03'20" E	22.96'
CCL9	N 25°44'12" E	12.95'
CCL10	N 73°56'34" E	46.59'
CCL11	N 74°27'17" E	46.24'
CCL12	N 31°27'26" E	21.87'
CCL13	N 81°50'10" E	12.71'
CCL14	N 64°30'50" E	28.93'
CCL15	N 61°31'58" E	33.62'
CCL16	N 06°57'38" E	11.10'
CCL17	N 66°53'01" E	15.19'
CCL18	S 09°18'01" E	5.55'
CCL19	N 60°53'38" E	47.57'
CCL20	N 24°15'01" E	15.28'
CCL21	S 62°50'17" E	19.94'
CCL22	N 64°13'02" E	28.48'
CCL23	N 28°12'01" E	19.33'
CCL24	N 81°31'15" E	29.38'
CCL25	N 52°42'01" E	18.43'
CCL26	S 88°09'36" E	24.56'
CCL27	N 72°04'53" E	41.72'
CCL28	N 68°21'51" E	60.28'
CCL29	N 60°24'28" E	49.22'
CCL30	N 66°09'07" E	19.26'
CCL31	N 38°05'42" E	18.02'
CCL32	N 05°00'12" E	7.06'
CCL33	N 66°08'46" E	27.34'
CCL34	N 54°57'23" E	54.70'
CCL35	N 62°13'26" E	43.42'
CCL36	N 67°20'04" E	43.93'
CCL37	N 70°57'45" E	24.62'
CCL38	N 70°46'04" E	19.71'
CCL39	N 73°20'45" E	28.42'
CCL40	N 73°04'53" E	24.88'
CCL41	N 60°26'16" E	15.64'
CCL42	N 56°45'28" E	24.27'
CCL43	N 56°56'16" E	35.08'
CCL44	N 54°48'02" E	22.81'
CCL45	N 22°28'48" E	25.78'
CCL46	N 45°07'30" E	87.45'
CCL47	N 46°57'09" E	48.79'
CCL48	N 47°32'08" E	49.98'
CCL49	N 52°30'17" E	59.61'
CCL50	N 55°53'42" E	43.12'
CCL51	N 60°22'25" E	57.32'
CCL52	N 47°20'54" E	55.12'
CCL53	N 46°13'45" E	43.01'
CCL54	N 46°41'29" E	27.38'
CCL55	N 41°14'45" E	64.57'
CCL56	N 40°38'32" E	41.19'
CCL57	N 43°28'50" E	55.49'
CCL58	N 43°27'45" E	54.48'
CCL59	N 35°33'51" E	22.35'
CCL60	N 51°00'16" E	45.74'
CCL61	N 45°23'13" E	76.29'
CCL62	N 61°20'35" E	41.15'
CCL63	N 17°03'08" E	7.98'
CCL64	N 67°24'09" E	58.06'
CCL65	N 82°45'09" E	20.03'
CCL66	N 80°46'26" E	79.96'
CCL67	S 78°59'18" E	14.41'
CCL68	N 72°29'43" E	27.69'
CCL69	N 76°45'51" E	45.99'
CCL70	N 64°51'31" E	45.61'
CCL71	N 62°48'10" E	73.37'
CCL72	S 41°59'32" E	11.60'
CCL73	N 14°03'17" E	15.72'

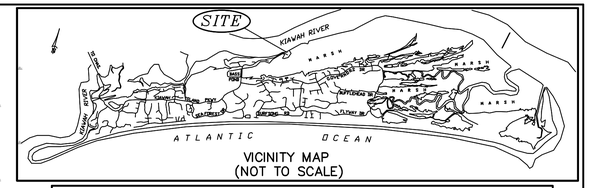
DHEC/OCRM CRITICAL LINE		
LINE	BEARING	DISTANCE
CCL74	S 54°36'57" E	25.95'
CCL75	N 77°10'54" E	30.06'
CCL76	N 62°20'23" E	52.71'
CCL77	N 89°18'18" E	13.85'
CCL78	N 44°24'42" E	20.73'
CCL79	N 55°00'45" E	15.28'
CCL80	S 66°29'30" E	14.54'
CCL81	N 07°24'12" W	32.67'
CCL82	N 52°09'12" E	19.50'
CCL83	N 03°30'07" E	25.12'
CCL84	S 84°54'06" E	24.26'
CCL85	S 56°37'03" E	54.18'
CCL86	S 63°15'08" E	50.48'
CCL87	S 64°00'41" E	28.25'
CCL88	S 82°07'05" E	40.52'
CCL89	S 32°46'07" E	37.42'
CCL90	S 04°40'03" E	49.94'
CCL91	S 26°17'19" W	46.96'
CCL92	S 04°48'12" W	29.48'
CCL93	S 19°31'35" W	55.77'
CCL94	S 34°24'09" W	33.01'
CCL95	S 10°50'23" W	14.30'
CCL96	S 24°10'06" W	48.06'
CCL97	S 30°26'02" W	19.90'
CCL98	S 20°12'41" W	36.02'
CCL99	S 29°44'32" W	40.41'
CCL100	S 37°46'06" W	53.19'
CCL101	S 59°00'10" W	39.71'
CCL102	S 64°19'31" W	8.53'
CCL103	S 56°13'58" W	38.02'
CCL104	S 62°41'22" W	24.98'
CCL105	S 73°17'45" W	29.41'
CCL106	S 59°36'40" W	46.13'
CCL107	S 52°17'29" W	47.87'
CCL108	S 45°20'35" W	32.98'
CCL109	S 53°34'09" W	39.27'
CCL110	S 69°51'30" W	35.02'
CCL111	S 78°35'04" W	33.89'
CCL112	N 06°49'14" W	21.40'
CCL113	N 19°54'25" E	15.57'
CCL114	N 45°39'37" W	14.24'
CCL115	N 28°45'54" W	10.44'
CCL116	N 68°24'29" W	14.83'
CCL117	N 56°34'14" W	28.90'
CCL118	N 24°15'39" W	29.56'
CCL119	N 43°01'49" W	12.08'
CCL120	N 06°24'09" E	17.58'
CCL121	N 50°24'58" E	11.39'
CCL122	N 13°20'10" E	21.71'
CCL123	N 33°16'17" E	21.10'
CCL124	N 34°05'57" E	29.53'
CCL125	N 13°45'41" E	60.72'
CCL126	N 02°06'02" E	44.96'
CCL127	N 28°05'53" E	19.27'
CCL128	N 18°49'33" W	20.78'
CCL129	N 39°58'29" E	15.62'
CCL130	N 01°15'15" E	53.14'
CCL131	N 21°19'31" W	21.42'
CCL132	N 44°24'10" E	11.73'
CCL133	N 80°50'37" W	39.53'
CCL134	N 74°05'27" W	29.27'
CCL135	N 70°33'57" W	31.84'
CCL136	N 83°39'13" W	34.05'
CCL137	S 79°48'51" W	44.14'
CCL138	S 66°07'26" W	56.92'
CCL139	S 55°04'57" W	63.25'
CCL140	S 49°01'58" W	93.13'
CCL141	S 42°52'02" W	91.77'
CCL142	S 42°48'51" W	85.18'
CCL143	S 43°34'52" W	72.35'
CCL144	S 42°35'04" W	73.37'
CCL145	S 47°45'53" W	89.70'
CCL146	S 58°25'13" W	42.32'
CCL147	S 53°56'22" W	21.91'
CCL148	S 41°19'42" W	37.81'
CCL149	S 34°36'48" W	36.29'
CCL150	S 51°45'16" W	56.59'
CCL151	S 46°30'30" W	51.68'
CCL152	S 33°55'23" W	31.02'
CCL153	S 10°22'12" W	32.04'
CCL154	S 39°13'24" W	19.52'
CCL155	S 50°50'13" W	38.76'
CCL156	S 51°51'17" W	30.94'
CCL157	N 61°57'43" W	32.26'
CCL158	S 68°24'27" W	72.38'
CCL159	S 72°52'26" W	38.13'
CCL160	S 05°53'19" W	9.59'
CCL161	S 13°15'06" W	14.97'
CCL162	N 57°27'26" W	20.34'

PARCEL CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.58'	20.91'	N 62°15'53" E	49°26'45"
C2	890.75'	78.72'	78.69'	S 89°20'30" E	5°03'48"
C3	15.00'	37.90'	28.59'	S 15°43'33" E	144°46'52"

PROPOSED LOT CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C4	500.00'	24.47'	24.47'	N 67°10'24" E	2°48'14"	12.24'
C5	503.20'	24.43'	24.43'	N 69°58'10" E	2°46'53"	12.22'
C6	500.00'	51.68'	51.66'	N 68°51'01" E	5°55'20"	25.86'
C7	100.00'	13.02'	13.01'	N 61°33'58" E	7°27'27"	6.52'
C8	500.00'	25.18'	25.18'	N 58°23'20" E	2°53'08"	12.59'
C9	100.00'	17.30'	17.28'	N 59°54'05" E	9°54'46"	8.67'
C10	500.00'	33.72'	33.71'	N 64°58'42" E	3°51'49"	16.87'
C11	500.00'	16.18'	16.18'	N 67°50'13" E	1°51'13"	8.09'
C12	100.00'	18.60'	18.57'	N 63°28'11" E	10°39'17"	9.32'
C13	50.00'	15.20'	15.14'	N 49°24'01" E	17°25'04"	7.66'
C14	500.00'	39.58'	39.54'	N 42°33'23" E	4°32'08"	19.80'
C15	100.00'	17.35'	17.33'	N 49°23'57" E	9°56'20"	8.70'
C16	500.00'	24.05'	24.05'	N 53°22'32" E	2°45'21"	12.03'
C17	50.00'	9.22'	9.21'	N 49°28'07" E	10°34'10"	4.62'
C18	200.00'	12.60'	12.60'	N 42°22'44" E	3°36'36"	6.30'
C19	200.00'	10.07'	10.07'	N 42°01'01" E	2°53'10"	5.04'
C20	325.00'	120.00'	119.32'	N 54°02'15" E	21°09'18"	60.69'
C21	200.00'	107.06'	105.78'	N 79°57'00" E	30°40'12"	54.84'
C22	150.00'	81.15'	80.17'	S 69°12'57" E	30°59'53"	41.60'

ACREAGE CHART			
TMS#209-11-00-050	UPLAND	MARSH	TOTAL AREA
LOT 1	3.228	2.375	5.603
LOT 2	3.366	2.406	5.773
TOTAL ACREAGE:	6.595	4.781	11.376

LEGEND:	
	SET CORNERS (AS DESCRIBED)
◉ ◉	FOUND CORNERS (AS DESCRIBED)
	PROPERTY LINE
△	MEAN HIGH WATER LINE
	ADJOINER LINE
	DHEC-OCRM CRITICAL LINE
	EXISTING DRAINAGE EASEMENT
	EXISTING UTILITY EASEMENT
	BUILDING SETBACK LINE
SBL	SETBACK LINE



VICINITY MAP
(NOT TO SCALE)

PLANNING AND RMC USE ONLY

APPROVED PRELIMINARY PLAT
NOT FOR RECORDING

SBD25-000001
APPLICATION# DATE

NOW OR FORMERLY
KIAWAH RESORT ASSOCIATES LP
TMS#209-11-00-002
PLAT BOOK S14, PAGE 0012
WEST END RESIDUAL

MARSH
103,456 SQ. FT.
2.375 ACRES

LOT 1
TOTAL AREA
244,063 SQ. FT.
5.603 ACRES

HIGHLAND
140,607 SQ. FT.
3.228 ACRES

LOT 2
TOTAL AREA
251,473 SQ. FT.
5.773 ACRES

HIGHLAND
143,198 SQ. FT.
3.287 ACRES

MARSH
104,811 SQ. FT.
2.406 ACRES

KIAWAH RIVER

TRIBUTARY TO KIAWAH RIVER

EXISTING DOCK STRUCTURE

EXISTING DOCK WALKWAY

MEAN HIGH WATER DATED APRIL 1994

DHEC-OCRM CRITICAL LINE 2022

NEW DRIVEWAY TURN-AROUND

MATCH EXISTING DRIVEWAY

PROPOSED VARIABLE WIDTH ACCESS AND UTILITY EASEMENT.

VARIABLE WIDTH UTILITY EASEMENT TAKEN FROM AN EASEMENT EXHIBIT PLAT DATED JANUARY 19, 1999.

EX.VARIABLE WIDTH GRAVEL DRIVEWAY

EX.VARIABLE WIDTH GRAVEL DRIVEWAY

SHEET NO. 1

SHEET NO. 1

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DHEC-OCRM CERTIFICATION:

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.

PREVIOUSLY SIGNED-OFF BY BRADLEY JAYNES ON 08/31/2022
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.

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

R1	2/20/25	COMMENTS PER MEMORANDUM 2/19/25	KLK
NO.	DATE	DESCRIPTION	BY

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

A PRELIMINARY PLAT OF LOT #1 THRU #2, TRACT 26, PHASE 3 KNOWN AS CAPTAIN MAYNARDS ISLAND TMS# 209-11-00-050 LOCATED IN THE TOWN OF KIAWAH ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

OWNER OF RECORD:
1CM LLC
PO BOX 70819
MYRTLE BEACH SC 29572

OWNER REFERENCES:
TMS# 209-11-00-050
BASS POND AREA
LOT 1, TRACT 26, PHASE 3
CAPTAIN MAYNARDS ISLAND
PLAT BOOK CP PAGE 192
DEED BOOK 0605 PAGE 764

PROPERTY ADDRESS:
1CM LLC
PO BOX 70819
1 CAPTAIN MAYNARDS ISLAND
KIAWAH ISLAND SC 29455

PLAN REFERENCES:
PLAT BOOK CD PAGE 115 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
PLAT BOOK CD PAGE 118 DATED 4/10/1991, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA
PLAT BOOK CP PAGE 192 DATED 11/10/1993, PREPARED BY SOUTHEASTERN SURVEYING INC. OF CHARLESTON, SOUTH CAROLINA

GENERAL NOTES:

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. BEARINGS ARE BASED ON 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. AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN AE-12,13 AND VE-13 (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON MAP NUMBER 45019C0805K PANEL 805 OF 855 DATED JANUARY 29, 2021. PARCEL IS WITHIN A LWMA. FLOOD LINE SHOWN SHOULD BE VERIFIED BY AN APPROPRIATE OFFICAL WITH CHARLESTON COUNTY.
7. PROPERTY SETBACKS SHOULD BE VERIFIED BY KIAWAH ISLAND ARB BEFORE ANY DESIGN OR CONSTRUCTION.
8. 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.
9. THE EXISTING LOT IS SERVICED BY PUBLIC SEWER AND WATER.
10. ELEVATIONS ARE BASED ON NGVD 1929.
11. EXISTING TREES AND TOPO WERE TAKEN FROM A SURVEY DATED DECEMBER 2017.
12. PARCEL IS LOCATED IN THE R-1, RESIDENTIAL ZONING DISTRICT
13. ALL ZONING STANDARDS AS PROPERTY SETBACKS, BUILDING HEIGHTS, AND LOT COVERAGE SHOULD BE VERIFIED BY THE TOWN OF KIAWAH ISLAND PRIOR TO ANY DESIGN OR CONSTRUCTION.

PRELIMINARY PLAT

DATE:	JANUARY 13,2025
DRAWN:	K.KUZIO
CHECK:	J. BYRNES
CC:	STEVE R.
JOB:	22055
DWG:	22055-P
SHEET:	2 OF 2

PROPERTY OF SOUTHEASTERN LAND SURVEYING LLC. D:\CARLSON PROJECTS\22055(CAPTAIN MAYNARDS ISLAND SUBDIVISION)\22055-PRELIMINARY PLAT (2 LOT) 1-13-25.DWG

ST. JOHN'S FIRE DISTRICT
FIRE CHIEF RYAN KUNITZER
COMMISSIONERS
CHAIR, WILLIAM THOMAE
VICE CHAIR, DEBRA LEHMAN
LEROY BLAKE
ISIAH WHITE
STEVE ROLANDO
MARY JONES
ROBERT WRIGHT
BROOKS MCGOUGAN
JACKIE STANLEY
TERRILYNN DURHAM

Southeastern Land Survey
Attn: Ray
1/31/2025

Subject: Coordination for Project on Capt. Maynard Rd, Kiawah Island, SC 29455

Good afternoon Ray,

Thank you for giving St. Johns Fire District the opportunity to review the plans for your project located on Capt. Maynard Rd, Kiawah Island, SC 29455. I invited Chief Prouse and Chief Whaley to accompany me on a site visit to see if we could provide any suggestions to help bring the location up to code for your project.

In accordance with the current International Fire Code (2021), specifically section "503.2.1 - Fire Apparatus Access Roads," it states that fire apparatus access roads must have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches, unless otherwise approved for security gates per section 503.6.

While the overall width of the road may be difficult to bring into compliance, our main concern lies with the access gate. As it currently stands (11.7 width), the gate could present a significant hindrance to firefighting operations. To address this, we recommend widening the entrance and clearing the low-lying trees. Additionally, we would prefer a clearance of at least 14 feet vertically, as this would accommodate our ladder trucks and high-water rescue vehicles.

We look forward to your thoughts on how we can work together to resolve these concerns and bring the site into compliance with safety standards.

Respectfully,
David

David B. Hardwick
Chief Fire Marshal
St. John's Fire District
Office: 843-559-9194

Town of Kiawah Island

Town of Kiawah Island Municipal Center
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455

March 5, 2025

SUBDIVISION APPLICATION

#SBD25-000001

#SBD25-000001

A Preliminary Plat Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island (#TMS 209-11-00-050)

Applicant/Property Owner:		**1CM LLC**
Surveyor:		**Southeastern Land Surveying, LLC.**
Location:		**Captain Maynards Island**
Parcel(s):		**#TMS 209-11-00-050**
Zoning District:		**R-1, Residential**
Proposed Lots	**Lot 1:**	**Total 5.603 acres** **Highlands 3.228 acres** **Marshlands 2.375 acres**
	Lot 2:	**Total 5.773 acres** **Highlands 3.366 acres** **Marshlands 2.406 acres**

N
W
E
S
0
0.03
0.05
0.1
0.15
0.2
Miles

SBD25-000001

PID: 2091100050
OWNER1: 1CM LLC
PLAT BOOK PAGE: CP-192
DEED BOOK PAGE: 0605-764
Jurisdiction: TOWN OF KIAWAH ISLAND

0 165 330 660 ft

1 inch = 320 feet

CHARLESTON COUNTY
SOUTH CAROLINA

Author: Charleston County SC
Date: 2/25/2025

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

#SBD25-000001 | Case Information

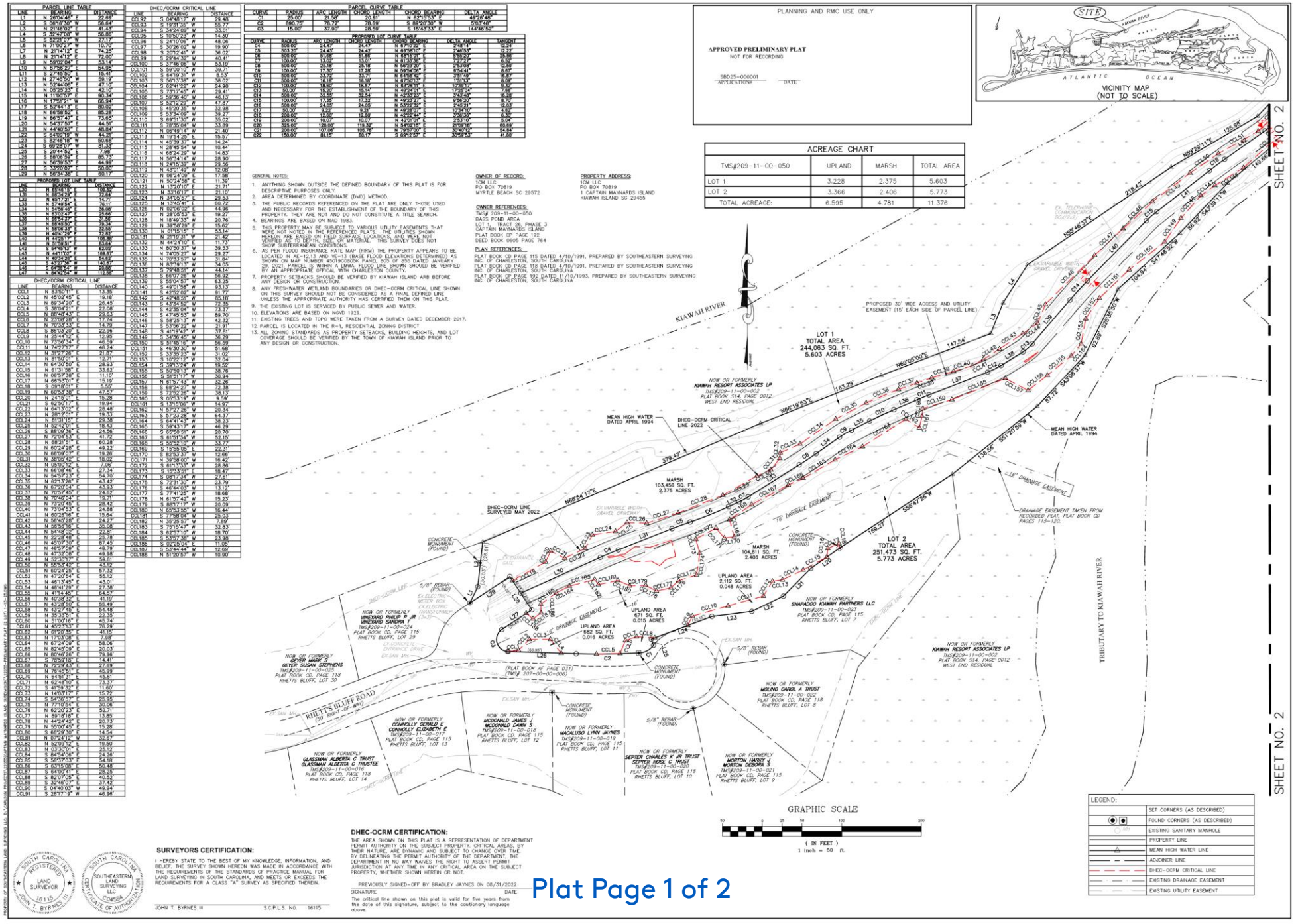
- The subdivision request is sited at the northern part of Kiawah Island off Rhetts Bluff Road known as Captain Maynard's Island.

- The Kiawah River sits adjacent to the property to the north, and a Tributary to Kiawah River is located to the south. The subject property is located in the R-1 Zoning District and is subject to the restrictions set forth in Sec. 12-65. Adjacent properties to the east are also located in the R-1 Zoning District. The subject parcel is principally developed. The property contains a DHEC OCRM Critical Line survey dated and signed by Bradley Jaynes on 08/31/2022.

- The subject parcel was brought to Planning Commission on November 8, 2017 for a Preliminary Subdivision Plat The Preliminary Plat was approved. No further action taken resulting in expiration of Preliminary Plat.

- A fire burned down the principal residence on April 23, 2019. The property was not redeveloped following the fire.

- The subject parcel is part of the Key Locations map. It is allowed one dock to the North to the Kiawah River, and one dock to the South towards the Tributary to Kiawah River. The lot currently has two (2) existing docks.



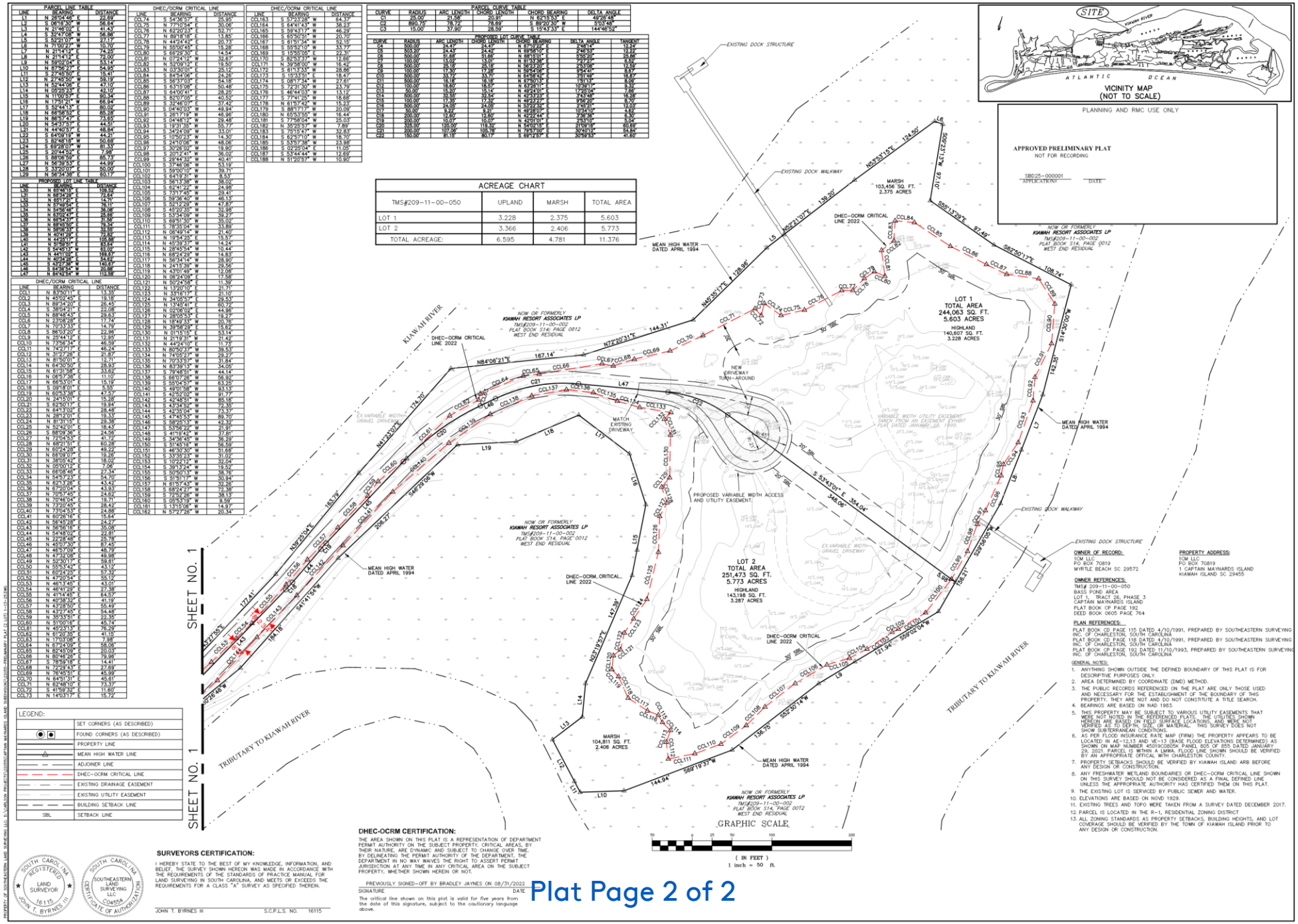
NO.	DATE	DESCRIPTION	BY
R1	2/20/25	COMMENTS PER MEMORANDUM 2/19/25	KLK

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

A PRELIMINARY PLAT OF
LOT #1 THRU #2, TRACT 26, PHASE 3
KNOWN AS CAPTAIN MAYNARDS ISLAND
TMS# 209-11-00-050
LOCATED IN THE TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

PRELIMINARY PLAT

DATE: JANUARY 13,2025
DRAWN: K.KUZIO
CHECK: J. BYRNES
CC: STEVE R.
JOB: 22055
DWG: 22055-P
SHEET: 1 OF 2



Plat Page 2 of 2

#SBD25-000001 | Preliminary Plat request

Pursuant to Sec. 12-279. – Preliminary Plat- Procedural requirements.

Approval of the preliminary plat shall apply for three years. Where a subdivision is being developed in phases or sections, the three years shall be measured from the date of approval granted to that phase or section of the subdivision. The developer may apply in writing to the Planning Commission for a single six-month time extension. It is the developer/property owner and or the applicant's responsibility to submit a written request including, but not limited to, all documentation identifying the progression of the project (example: land disturbance permits, approval letters from SCDHEC for the construction for public water and sewer installation, etc.) all documentation is to be submitted to the Planning Director and to be considered by the Planning Commission at a minimum of two months prior to the expiration date of the preliminary plat, but not more than six months prior to the expiration date of the preliminary plat. The Planning Commission may terminate an approval, for cause, at any time after three years.

#SBD25-000001 | Staff Review

A Preliminary Plat| Lot #1 Thru #2, Tract 26, Phase 3 Known as Captain Maynards Island #TMS 209-11-00-050

The Planning Department has reviewed this document for PRELIMINARY APPROVAL of this subdivision to be known as Lot #1 THRU #2, Tract 26, Phase 3 Known as Captain Maynards Island and finds that it is consistent with Chapter 12 Article III Subdivision Regulations.

In the event the Planning Commission considers approval of preliminary plat application #SBD25-000001, planning staff recommends that:

1. The applicant shall maintain a vertical clearance for the driveway of not less than 14’ to accommodate ladder trucks and high water rescue vehicles.

2. The following statements should be placed on the plat: "The approval of 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"; and "Warning! Approval of this plat by the Planning Commission does not indicate approval nor adjudicate title of the access to right-of-way shown hereon."

Town of Kiawah Island Zoning Ordinance Amendment Request
Case AZO25-000002 History

Planning Commission Meeting: March 5, 2025
Public Hearing and First Reading:
Second Reading:

CASE INFORMATION

Applicant: Town of Kiawah Island

Application: The Town of Kiawah is requesting to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to modify Section 12-160. Development Agreements.

Key Factors of the Proposed Ordinance:

The proposed amendments to Sec. 12-160. Development Agreements is to clearly outline the review procedure for development agreements allowing for a pre-application meeting with applicants to review these requirements, a Planning Commission workshop to allow for discussion and feedback prior to a formal Planning Commission review and recommendation to Town Council. State Development Agreement Act requires that Town Council hold two public hearings prior to voting on the proposed Development Agreement. In addition, this amendment outlines approval criteria and definition and process to address major and minor modifications to the agreement.

RECOMMENDATION BY THE PLANNING COMMISSION

Pursuant to §12-158(3) of the *Land Use Planning and Zoning Ordinance* "The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. A simple majority vote of Planning Commission members present, and voting shall be required to approve the amendment."

DECISION ON AMENDMENT BY THE TOWN COUNCIL

Pursuant to §12-158(5) of the *Land Use Planning and Zoning Ordinance* "After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications, or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present, and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions. Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment.

APPROVAL CRITERIA

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;

b. The proposed amendment is consistent with the purposes and intent of this article;

c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;

d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.

Planning staff finds the proposed amendment satisfies the approval criteria pursuant to §12-158(6) and recommends approval.

PLANNING COMMISSION MEETING FEBRUARY 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.

PLANNING STAFF REVIEW

A clear process for review, approval and administration of Development Agreements is critical to encourage a developer to make a major capital facilities investment commitment based on comprehensive long term planning. Further, it ensures the adequate provision of public facilities for development, encourages the efficient use of resources and potentially reduces the economic cost of development.

The proposed development agreement procedure includes a pre-application meeting with the Planning Director to discuss the review and approval process for Development Agreements as outlined in the ordinance.

A formal submittal will be reviewed by the Planning Director for completeness and a Planning Commission Workshop is scheduled to allow the proposed agreement to be discussed and the Planning Commission provide feedback without taking any action. A formal presentation is then scheduled for review and recommendation by the Planning Commission.

After receiving the Planning Commission recommendation, Town Council shall hold at least two public hearings prior to voting on the approval of the proposed Development Agreement. The proposed ordinance also provides consistent approval criteria for which Town Council shall render a decision.

The proposed ordinance clarifies that all major modifications to the Development Agreement must have Planning Commission provide a review and recommendation to Town Council prior to being approved by Town Council. Where minor modifications for the purposes which do not impact development standards or term period of the development agreement and are ministerial may be approved by Town Council without Planning Commission review and recommendation.

TOWN COUNCIL MEETING PUBLIC HEARING TO BE SCHEDULED

Sec. 12-160. Development agreements.

The purpose and intent of the development agreement process encourages a developer to make a major capital facilities investment commitment based on comprehensive long term planning. Further, it ensures the adequate provision of public facilities for development, encourages the efficient use of resources, and potentially reduces the economic cost of development.

(1) *Minimum requirements.*

a. The Town of Kiawah Island may enter into a development agreement with a developer pursuant to the South Carolina Local Government Development Agreement Act of 1993, as amended, provided that the property contains a minimum of 25 acres or more of highland and the development will have a maximum build-out time as shown in the following table:

Acres of Highland	Maximum Years to Complete Development
25—250	5
251—1,000	10
1,001—2,000	20
2,001+	Negotiable

b. Each development agreement must be approved by the Town of Kiawah Island through the adoption of an ordinance after complying with all of the provisions contained in the South Carolina Local Government Development Agreement Act of 1993, as amended.

(2) *Contents of agreement.* Development agreements must include the following:

a. *Description and owners.* A legal description of the property and names of legal and equitable owners.

b. *Duration.* Development must be projected to take place over a period authorized by subsection (1) of this section. The termination date may be extended by agreement.

c. *Uses.* Land uses, including population and building densities and heights.

d. *Public facilities.* Description of public facilities to serve development; who they will serve and when.

e. *Dedication.* Reservation or dedication of land for public purposes and environmental protection provisions.

f. *Permits.* A description of all local development permits needed or approved. A statement shall be included that failure to list a permit does not relieve the developer from complying with the law.

g. *Comprehensive plan.* A statement that the development is consistent with the Town of Kiawah Island Comprehensive Plan and this chapter.

h. *Conditions.* Conditions, terms, restrictions or requirements necessary for public health, safety or welfare.

i. *Historic preservation.* Description of provisions for preservation and restoration of historic structures.

j. *Time.* Specific time for completion of development or any other phase.

k. *Responsible government.* If more than one local government is a party to the agreement, the local government responsible for overall administration of the agreement shall be specified.

l. *Review Period*. A time period no less than every twelve months from the approved date when the applicant shall submit to the Town a formal letter of compliance to the terms of the agreement.

~~l.~~m. *Other matters.* Include any other matter not inconsistent with the law. A provision shall be included for application of new laws.

~~(3) *Amendment.* Development agreements may be amended or terminated by consent of the parties involved.~~

~~-~~(3) Development Agreement Procedure.

a. *Pre-application meeting*. Before submitting a Development Agreement, the applicant shall confer with the Planning Director and any other officials designated by the Planning Director. The purpose of this pre-application meeting is to discuss the proposed development agreement review and approval procedures.

b. *Formal submittal*. Upon receiving input from staff at the pre-application meeting, the applicant shall submit the development agreement and the required submittal materials where the Planning Director will review the submission for completeness.

c. *Development Agreement Planning Commission Workshop*. Development Agreement applicants shall present the Development Agreement to the Planning Commission for discussion and feedback purposes only and no action shall be taken at the workshop.

(i) At least 10 business days prior to the Planning Commission Workshop the applicant shall submit the proposed development agreement.

(ii) The Planning Director may also recommend additional workshops, as necessary before a formal application is to be considered by the Planning Commission.

~~(4)~~ d. *Planning Commission review and recommendation*. The Planning Commission shall review the proposed development agreement~~s~~ for consistency with the comprehensive plan and this article and shall make a recommendation to Town Council to approve, approve with conditions or deny the proposed development agreement. ~~-~~The Planning Commission shall submit its recommendations to the Town Council within 30 calendar days of the Planning Commission meeting at which the development agreement was formally introduced.

~~(5)~~ e. *Public hearings required.* After receiving the recommendation of the Planning Commission, ~~T~~the Town Council shall hold at least two public hearings. The Planning Commission may be authorized to conduct the hearings. The time and place of the second hearing shall be announced at the first hearing.

~~(6)~~ f. *Public hearing notice.* Published, personal, and parties in interest notice of the public hearings shall be provided in accordance with the requirements of section 12-156. The published notice shall state the location of the property, proposed uses, and where copies of the agreement may be obtained.

(4) Approval Criteria. Development Agreements approval may be approved only if the Town Council determines the following criteria are met:

a. The development agreement complies with the standards contained in this article;

b. The development agreement is consistent with the comprehensive plan and other policy documents

c. The Town and other applicable agencies will be able to provide necessary public services, facilities and programs.

Town Council will also consider:

a. The potential impact on health, safety and general welfare of the public;

b. The potential adverse impact on the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;

c. The potential adverse impact on existing infrastructure including potential cost of construction, land acquisition or any other necessary infrastructure improvements.

d. Any other factors that the Town Council deems appropriate to consider.

(5~~7~~) *Decision on development agreement by Town Council.* A simple majority vote of Town Council members present and voting shall be required to approve the development agreement. Each development agreement shall be approved by adoption of an ordinance.

(6) All major modifications to the Development Agreement must have Planning Commission provide a review and recommendation to Town Council and must be approved by Town Council by a simple majority vote. Any modification to the development standards (use standards, setbacks, buffers, building heights, lot coverage, etc.) or development schedule or term period -outlined in the development agreement would be considered a major modification. Items which are clerical or ministerial in nature are considered minor modification to the Development Agreement and may be reviewed and approved by the Town Council by a simple majority vote without review and recommendation of the Planning Commission. -The Planning Director and legal counsel shall determine whether a proposed modification to the previously approved Development Agreement is considered a minor or major modification.

(7)~~(3)~~ *Amendment.* Development agreements may be amended or terminated by consent of the parties involved.

(8) *Recording development agreements.* Development agreements shall be recorded in the land records of Charleston County within 14 days after the execution of the agreement.

(9) *Required review of development agreement.* Each development agreement shall be reviewed one time at least every 12 months by the Planning Director.

(10) *Compliance with State and Federal Laws.* Development agreement provisions shall be modified or suspended to comply with State and/or Federal Laws enacted after the agreement is executed.

(Code 1993, § 12A-506; Ord. No. 2005-08, § 12A-506, 10-12-2005)

Town of Kiawah Island Zoning Ordinance Amendment Request
Case AZO25-000003 Case History

Planning Commission Meeting: March 5, 2025
Public Hearing and First Reading:

CASE INFORMATION

Applicant: Town of Kiawah Island

Application: The Town of Kiawah is requesting to amend the *Town of Kiawah Island Land Use Planning and Zoning Ordinance* to modify Section 12-76 Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, waterways to modify the OCRM Critical Line Buffer and to modify Section 12-374 Definitions lot coverage and associated definitions.

Key Factors of the Proposed Ordinance:

The proposed amendments to Sec. 12-76 Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, and waterway will modify the OCRM Critical Line Buffer. The proposed amendments to Section 12-374 Definitions to modify definition of Critical Area Line to include updated South Carolina Department title which is South Carolina Department of Environmental Services Bureau of Coastal Management (SCDES-BCM) and clarify the definition of highland and it's application to lot coverage calculation.

RECOMMENDATION BY THE PLANNING COMMISSION

Pursuant to §12-158(3) of the *Land Use Planning and Zoning Ordinance* "The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. A simple majority vote of Planning Commission members present, and voting shall be required to approve the amendment."

DECISION ON AMENDMENT BY THE TOWN COUNCIL

Pursuant to §12-158(5) of the *Land Use Planning and Zoning Ordinance* "After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications, or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present, and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions. Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment.

APPROVAL CRITERIA

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;

b. The proposed amendment is consistent with the purposes and intent of this article;

c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;

d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.

Planning staff finds the proposed amendment satisfies the approval criteria pursuant to §12-158(6) and recommends approval.

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.

PLANNING STAFF REVIEW

The proposed amendment will require the BCM Critical Line Buffer to increase from 10 feet to 15 feet for residential properties, the setback will remain unchanged. The BCM Critical Line setback and buffer standards are intended to provide a protected area between the furthermost projection of a structure, parking or driveway area or any other build elements and all saltwater marshes, wetlands, waterways other than ocean front on properties affected by BCM Critical Lines. The purpose of the required buffer is to provide a visual, spatial and ecological transition zone between development and the island's saltwater marshes/wetlands/waterways and to protect water quality and wildlife habitat.

The Subcommittee of the Comprehensive Marsh Management Plan has been studying strategies for implementation of the Town of Kiawah Island Comprehensive Marsh Management Plan recommendations and the Flood Mitigation and Sea Level Rise Adaptation Report Action items which includes controlling stormwater with vegetative buffers and is considered one of the most effective ways to protect salt marsh habitat. Pursuant to the Town of Kiawah Island Comprehensive Marsh Management Plan, according to Morganello and Rose (2013), vegetative buffers provide the following benefits:

- *Reduce pollution in stormwater runoff*
- *Reduce shoreline erosion and property damage caused by flooding*
- *Provide increased privacy to the homeowner while still maintaining a view corridor*
- *Serve as wildlife habitat, and*
- *Save the homeowner money, especially when native plant species are dominant, as little to no water, fertilizers or pesticides are needed to maintain this area of the yard.*
- *Natural buffers involve the removal of invasive species and planting of native vegetation.*

An analysis of other South Carolina local governments marsh front regulations indicates the current Town of Kiawah Island BCM Residential 10' buffer is less than other local communities standard.

Town of Kiawah Island	Residential	Setback 30'	Buffer 10' *(*Proposed 15')*
	Non residential	Setback 50'	Buffer 35'
City of Folly Beach		Setback 35'	Buffer 15'
Town of Sullivan's Island		Setback 30'	
Town of Mt. Pleasant		Setback 35'	Buffer 15 – 50' varies

Town of James Island	Residential Non residential	Setback 35' Setback 50'	Buffer 15' Buffer 35'
City of Charleston		Setback 35'	Buffer 25 – 40 varies
Charleston County		Setback 35'	Buffer 15'

The Comprehensive Marsh Management Workgroup is supportive of this recommendation.

Sec. 12-374. Definitions.
The Town's zoning categories and standards for classes of use, e.g., residential, resort, commercial, etc. include permitted density, lot size, lot coverage and supplemental regulations often reference lot area and lot coverage, and it is very important to be very clear what the definition is for these terms and that they be applied consistently. The proposed amended definitions clarify these definitions and includes exclusion of area below the critical area line from the lot area calculation. This also ensures areas that are non-buildable do not count towards lot coverage calculation as wetlands.

In July 2024 the South Carolina Department of Health and Environmental Control (DHEC) was split into two agencies with the environmental component of that agency being renamed South Carolina Department of Environmental Services (SCDES). The Office of Ocean and Coastal Resource Management(OCRM) is now known as the Bureau of Coastal Management (BCM) and is responsible for all critical area permitting and establishing the Critical Area Line.

TOWN COUNCIL MEETING PUBLIC HEARING TO BE SCHEDULED

Sec. 12-76. Waterfront Development Standards applying to properties adjacent to saltwater marshes, wetlands, waterways.

Purpose and Intent:

The ~~OCRM~~ BCM Critical Line setback and buffer standards of this Article are intended to provide a protected area between the furthermost projection of a structure, parking or driveway area, or any other building elements, and all saltwater marshes / wetlands/ waterways other than ocean front, on properties affected by BCM~~OCRM~~ (saltwater) Critical Lines. The purpose of the required buffer is to provide a visual, spatial, and ecological transition zone between development and the Island's saltwater marshes / wetlands / waterways, and to protect water quality and wildlife habitat.

1. The following dimensions have precedence over Base Zoning District standard for properties, which adjoin saltwater marshes/wetlands/waterways as shown on the following table:

Table 2M: Waterfront Development Standards

	BCM~~OCRM~~ Critical Line Setback	BCM~~OCRM~~ Critical Line Buffer
Residential	30 ft.	~~10 ft~~15 ft.
Nonresidential	50 ft.	35 ft.

2. The following additional provisions shall apply to Development of properties adjacent to saltwater marshes/ wetlands/ and waterways.

A. Existing Platted Lots

The BCM~~OCRM~~ Critical Line setbacks on existing platted lots that are included in the "Kiawah Island Property Setback Requirements Appendix" dated July 10, 2007 incorporated herein by reference and adopted hereto as Article 12-G of the Municipal Code of the Town of Kiawah Island shall apply in lieu of the setback requirements in Table 2L.

B. Existing Platted Lots not included in Appendix 12G

Lots platted prior to July 10, 2007 that contain an BCM~~OCRM~~ Critical Line setback that are not included in "Kiawah Island Property Setback Requirements Appendix" shall be administratively included by the Planning Director in such appendix if the property owner provides a plat or site plan delineating a current certified BCM~~OCRM~~ critical line and critical line setback approved by the Kiawah Architectural Review Board ("ARB"as defined in the Development Agreement between the Town and Kiawah Island Resort Associates, L.P., as amended) prior to July 10, 2007.

C. Unplatted Land

All land platted after July 10, 2007 that contains an BCM~~OCRM~~ Critical Line shall show the required

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BCM~~OCRM~~ Critical Line setbacks and BCM~~OCRM~~ Critical Line buffers on the preliminary, conditional, and final recorded plats submitted per Article 12C Subdivision Regulations of this Ordinance.

D. Measurements.

Required BCM~~OCRM~~ Critical Line buffers and setbacks shall be measured from the current BCM~~OCRM~~ Critical Line, whether the Critical Line or saltwater marsh / wetland / waterway is located on, adjacent to, or near the subject parcel. The current BCM~~OCRM~~ Critical Line is defined as a line delineated on a plat or survey, verified by the DES-BCM~~DHEC-OCRM~~, for the term identified by the BCM~~OCRM~~ Department representative's signature on the plat or survey. The provisions of section 12A-204.A, Contextual Setbacks, shall apply to this section when deemed applicable by the Planning Director.

E. Lot Width.

The minimum lot width standards of the underlying zoning district at the time the lot was initially platted shall apply at the required buffer or setback line

F. Prohibited Activities within the BCM~~OCRM~~ Critical Line Buffer.

The following activities are specifically prohibited within the required BCM~~OCRM~~ Critical Line Buffer area:

(1) Removal, excavation, or disturbance of existing vegetation or soil, except for minimal disturbance associated with the planting of additional indigenous vegetation;

(2) Planting of various species of grass, shrubs and trees requiring fertilization pesticides, herbicides and/or requiring regular maintenance;

(3) Installation of gardens, fences, or structures;

(4) Installation of paved or other impervious surfaces; and

(5) Destruction or addition of plant life which would alter the existing pattern of vegetation.

(6) Structures and activities associated with DES-BCM~~DHEC-OCRM~~ approved permits shall be exempt from the above-prohibited activities within the required BCM ~~OCRM~~ Critical Line Buffer.

G. Reductions to OCRM Critical Line Setbacks

The ~~OCRM~~ BCM Critical Line Setback depth for a parcel may be reduced up to a minimum depth of fifteen (15) feet on residential zoned properties when all of the following criteria and conditions have been met:

(1) As of the time the current platted parcel is submitted for development of for changes or additions to the existing development on the parcel, the parcel contains not more than 0.5 highland acres of buildable area; and

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(2) The Parcel has an BCM~~OCRM~~ Critical Line delineation depicted on the most recently approved and recorded subdivision plat for that parcel, which BCM~~OCRM~~ Critical Line delineation is five or more years old (expired); and

(3) A new and current BCM~~OCRM~~ Critical Line delineation has been established for the parcel which has changed the linear boundary of the parcel from that depicted on the subdivision plat referred to in subsection (2) above, and fifty percent (50%) or more of the new linear boundary has, in the aggregate, moved toward the highland; and

(4) Said new linear boundary of the parcel has also resulted in a decrease in the amount of buildable area contained within the parcel of 25% of more, when the amount of such buildable area as it existed on the subdivision plat referred to in subsection (2) above is compared to such buildable area as defined by said new linear boundary; and

(5) The twenty-five percent (25%) or more reduction in the buildable area of the parcel, upon for the above described reduction in depth of the BCM ~~OCRM~~ Critical Line Setback, has been solely the result of change in the parcel's linear boundary occasioned by the change in the parcel's BCM~~OCRM~~ Critical Line delineation as described in subsections (3) and (4) above; and

(6) A plan and depiction of a minimum fifteen~~ten~~ (15~~10~~) foot vegetated buffer, to be located within the newly established BCM~~OCRM~~ Critical Line Setback and using existing or native plant material, is submitted for approval by the Planning Director, and following approval, such buffer is incorporated in the parcel.

(Code 1993,12A-216; Ord. No.2005-08. 12A-216, 10-12-2005; Ord. No. 2007-05, 2(12A-216), 7-10-2007; Ord. No. 2013-1.2.3-5-2013)

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Sec. 12-374. Definitions.

(a) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Department of Environmental Service Bureau of Coastal Management Critical Area Line (DES-BCM Critical Area Line) is the boundary between the upland and the Tidelands/Coastal Water critical area.

Highland means the area of land above the South Carolina Department of Environmental Services - Bureau of Coastal Management Critical Area Line (SCDES- BCM-CAL). This excludes freshwater wetlands.

Lot area means the area of the lot shall be the net horizontal area of the lot and shall not include portions of streets, alleys and areas below the Critical Area Line, the mean high-water and water bodies

Lot coverage means the total percentage of lot area of the highland that is impervious to stormwater, including buildings, decks, walls, driveways, front walkways, and other impervious surfaces as defined by this ordinance and determined by the Planning Director.

~~*Office of Coastal Resource Management (OCRM) critical line area* means the line defined by the South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management at the date of application and determines their jurisdiction.~~

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Enhanced Protection for Beachfront and Critically Environmentally Sensitive Areas

Planning Commission Meeting

March 5, 2025

1

Objective / Purpose

Establish a primary (*and secondary) preservation zone/buffer along Kiawah's beachfront and critical environmentally sensitive areas as marsh where certain or all types of development are prohibited or significantly restricted to preserve biodiversity, provide protection of development from coastal flooding and erosion and maintain consistent sight lines for preserving the natural character of Kiawah Island.

2

South Carolina Dynamic Beach System

As a dynamic beachfront for the state of South Carolina, due to erosion and accretion rates, significant storms and wave action, and other factors, the jurisdictional lines for the state, move. This is a state administered process. South Carolina law requires SCDES BCM to establish and review the position of the beachfront jurisdictional lines every seven (7) to ten (10) years. The average annual erosion rate for all oceanfront land that is developed or potentially could be developed is also reviewed during this time frame. This review was last completed in 2018. The state is currently under that cycle of review. Kiawah's time frame for review is in Spring / Summer 2026.

3

Kiawah Island's Marsh

Kiawah's marsh front is primarily located to the north, and far east and west ends of Kiawah. The 2023 Comprehensive Marsh Management Plan

4

Kiawah Island Development Patterns

Unlike many coastal communities, because of forward-thinking during master planning of Kiawah's early development stages and the platting process, the vast majority of Kiawah's beachfront will not be developed. The beachfront areas conveyed to the Kiawah Island Community Association provide approximately on average 100' 150' of natural protection from future development for most of Kiawah's beachfront. Concentrated areas of higher density, principally in three areas of beachfront based on land use patterns and resort activity differ in development pattern. These are properties boundaries along Kiawah's beachfront which extend to the Mean High Water.

5

Property Setbacks

Kiawah rear setbacks vary on properties along the beachfront. They range from 20' to 120' depending on location and zoning district. Majority of rear setbacks are 25', 30', 50', or 120' measured from the rear property line. Property rear setbacks also factor in height of structures as the Oceanfront setbacks for RST-2 Resort Zoning District.

6

Existing Structures & Undeveloped Properties

- According to the 2020 Beach Management Plan, an inventory of all structures along the beachfront has been conducted. Excluding beach walkovers, there is only 1 structure located seaward of the OCRM Setback Line on Kiawah Island. This structure is a covered deck attached to a boardwalk. The 5-year review of the Town's Beach Management Plan is scheduled to occur this year (2025).

- Remaining large tracts of undeveloped parcels which may impact Kiawah's beachfront profile are owned by the Kiawah Island Golf Resort.

7

Timeline & Next Steps

- A small Planning Commission workgroup has been established to begin refining objectives, establish preliminary recommendations for the full Planning Commission to consider.
- Phasing of this initiative has been discussed with the workgroup with a focus on the beachfront for Phase I.
- The workgroup will work with staff to study and identity best tools and strategies to address cone objectives.
- No date identified at this time for formal recommendation.

8

Comprehensive Review of Use Regulations

Planning Commission Meeting
March 5, 2025

1

Review of Use Regulations

- The Town is preparing to comprehensively review its Land Use Planning and Zoning Ordinance. Upon substantial completion of the Comprehensive Plan update, this initiative will position the town to appropriately refine regulations to complement standards appropriate for Kiawah in its next phase.

- There are several sections that will be advanced independent of the comprehensive review. This includes the update of the Town's Use Regulations reviewing and refining appropriate land uses for compatibility and land use patterns.

2

Review of Use Regulations

- Purpose and intent. Principal uses are the uses permitted in each zoning district. These are shown in table 3A in subsection (c) of this section, authorized uses in zoning districts. The intent is to allow and regulate uses which are deemed compatible with the purpose of that district, with or without conditions; or to restrict uses.

Table 3A. Authorized Uses in Zoning Districts

P=Permitted Use			C=Conditional Use				S=Special Exception				Blank Cell=Prohibited Use				
Use Category			Zoning Districts											Conditional Use Reference	PR-OC
		Principal Uses	R-1	R-2	R-3	C	RST-1	RST-2	CS	CS-2	PR	PD	KC		
Residential															
	Single-family detached [1]		P	P	P					P		C		(a)	P
	Single-family attached, also known as townhouses or patio homes [1]			P	P					P		C		(a)	P
	Duplex [1]			P	P					P		C		(a)	P
	Multifamily (including townhouses and apartments) [1]				P					P		C		(a)	P
Civic/institutional															
	Courts and public safety														
		Court of law							P	P					

3

Review of Use Regulations

- A small Planning Commission workgroup has been established to begin reviewing the use regulations.
- A workshop to be scheduled in the near future.
- No date identified at this time for formal recommendation.

4