



SITE DEVELOPMENT PLANS FOR

BUCK ISLAND - SIMMONSVILLE NEIGHBORHOOD SIDEWALKS, PHASE 3

TOWN OF BLUFFTON, SOUTH CAROLINA

ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 72-HOUR NOTICE TO ALL RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT OBSTRUCTION OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RISING OF WATER LEVELS WHICH WOULD ENTER 3. FULL WIDTH OF STREET AND ROAD RIGHTS-OF-WAY MUST BE CLEARED AND GRADED AS SHOWN IN THE DETAILS ON THE DRAWINGS SUBGRADE PREPARATION: TOP SOIL SHALL BE REMOVED FROM PAVED AREAS TO A MINIMUM DEPTH AS RECOMMENDED IN THE PROJECT'S GEOTECHNICAL REPORT. ALL EXCAVATION SHALL BE TO SUBGRADE LIMITS. 5. ALL UTILITY PIPE LINES, CONDUITS AND SLEEVES UNDER PAVED AREAS MUST BE IN PLACE PRIOR TO COMPLETION OF THE ROADWAY SUBGRADE . FINISH GRADING SHALL INCLUDE THE PLACEMENT OF TOPSOIL OVER ALL UNPAVED AREAS NOT OCCUPIED BY BUILDINGS OR STRUCTURES AND FINE GRADING AROUND BUILDINGS, ADJACENT TO WALKS, CURBS, GUTTERS AND STRUCTURES TO ASSURE POSITIVE DRAINAGE.

SCDHEC/OCRM SEDIMENT AND EROSION CONTROL STANDARD NOTES (REVISED DEC-2012)

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

G. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST b. 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. 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 EMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL

CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN . 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 ROV

OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS. 0. 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

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

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARIIY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS 3. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL 4. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH

WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO 15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED

a. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION . FUELS. OILS. OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.

17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST 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 THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE 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

DRY UTILITY CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE TV:

1. ALL DRY UTILITY CONDUIT ENDS SHALL BE CAPPED AND MARKED WITH A STEEL REBAR STAKE IMBEDDED ONE (1) FOOT BELOW GROUND SURFACE. 3. MAINTAIN MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND STORM DRAIN LINES. MAINTAIN MINIMUM 18" HORIZONTAL CLEARANCE WHEN PARALLELING WATER. SEWER AND STORM DRAIN LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. REFER TO APPROVED BUILDING PLANS FOR THE EXACT LOCATION OF ALL SERVICE CONNECTIONS. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARDS TO THE INSTALLATION OF UTILITIES AND CONDUIT. LOCATIONS SHOWN ON THE PLANS FOR PROPOSED DRY UTILITY CONDUITS ARE APPROXIMATE ONLY. ALL DIMENSIONING AND STAKING SHOULD BE BASED ON ECONOMICAL AND PRACTICAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE RESPECTIVE TRANSFORMER PADS SHALL BE LOCATED AS DIRECTED BY THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE 9. NOTIFY THE ENGINEER IF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES REQUIRE PROPOSED UTILITIES BE RELOCATED.

SITE CLEARING AND DEMOLITION: 1. NO CLEARING SHALL OCCUR WITHIN DESIGNATED BUFFER ZONES, TREE PROTECTION ZONES, OUTSIDE OF THE PROPERTY LINES OR BEYOND THE CLEARING LIMITS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS. ONLY THOSE TREES DESIGNATED ON THE DRAWINGS FOR REMOVAL ARE TO BE REMOVED AS PART OF THE SITE CLEARING OPERATIONS. THE CONTRACTOR SHALL INSTALL A CONTINUOUS LINE OF FLAGGING OR FENCING ALONG THE LIMITS OF CLEARING PRIOR TO COMMENCING ANY CLEARING, DEMOLITION, OR CONSTRUCTION WORK ON THE PROJECT. 4. EXERCISE CAUTION DURING CLEARING OPERATIONS TO AVOID FELLING TREES INTO DESIGNATED TREE PROTECTION ZONES. 5. NO BURNING WILL BE ALLOWED WITHIN 50 FEET OF A TREE PROTECTION ZONE OR TREE DRIP LINE. CONTRACTOR SHALL COORDINATE ANY BURNING OPERATIONS WITH LOCAL JURISDICTION AND FIRE DEPARTMENTS 6. SELECTIVE CLEARING AREAS SHALL BE CLEARED OF ALL BRUSH AND UNDERSTORY GROWTH.

> 1 COOPERATIVE WAY, HARDEEVILLE, SC 29927 108 ROBERT SMALLS PKWY, BEAUFORT, SC 29906

6 SNAKE ROAD, OKATIE, SC 29909 PO BOX 5878, HILTON HEAD, SC 29938 PO BOX 5148, HILTON HEAD, SC 29938 PO BOX 21264, HILTON HEAD, SC 29925 PO BOX 3380, BLUFFTON, SC 29910 11 OFFICE PARK ROAD, HILTON HEAD, SC 29928 2127 BOUNDARY ST #16, BEAUFORT, SC 29902 1 RIVERWOOD DRIVE, MONCKS CORNER, SC 29461



Know what's DE OW Call 811 before you dig. PROJECT INFORMATION

DEVELOPER TOWN OF BLUFFTON 20 BRIDGE STREET, BLUFFTON, SC 24 HR CONTACT: JOHN HUTCHINSON 843,706,4500 JHUTCHINSON@TOWNOFBLUFFTON.COM

PROJECT STREET ADDRESS BUCK ISLAND ROAD,

B/W SIMMONSVILLE ROAD AND KITTY ROAD

DEVELOPMENT PERMIT JURISDICTION

VERTICAL CONTROL DATUM:

PROPERTY OWNER: 955 PARK STREET, COLUMBIA, SC 855.467.2368 EMAIL

LATITUDE / LONGITUDE N 32° 14' 42" W 80° 52' 44"

FLOOD ZONE C (BASE FLOOD ELEV: XXXX)

<u>SITE AREA:</u> DISTURBED: 0.6 ACRES

DESIGN TEAM

LAND SURVEYOR SURVEYING CONSULTANTS 843-815-3304

> PERMITS ISSUED PERMIT # EXPIRES SCR10BF70 24/03/2017





IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY







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BAHIAGRASS BROWNTOP MILLET	40 LBS/AC									
BAHIAGRASS SERICEA LESPEDEZA	30 LBS/AC 40 LBS/AC									
BROWNTOP MILLET ATLANTIC COASTAL PANICGRASS	10 LBS/AC 15 LBS/AC PLS									
BROWNTOP MILLET	10 LBS/AC							+		
(ALAMO) LITTLE BLUESTEM	8 LBS/AC PLS 4 LBS/AC									
SERICEA LESPEDEZA	20 LBS/AC						•			
WEEPING LOVEGRASS	8 LBS/AC									
BROWNTOP MILLET	10 LBS/AC	WE		, CLAY	EY/LO/ T	AMEY S I	I			
BAHIAGRASS RYE, GRAIN	40 LBS/AC									
BAHIAGRASS CLOVER, CRIMSON	40 LBS/AC 5 LBS/AC									
(ANNUAL) BROWNTOP MILLET	10 LBS/AC									
SERICEA LESPEDEZA	40 LBS/AC								 	
BROWNTOP MILLET BERMUDA, COMMON SERICEA I FSPFDF74	10 LBS/AC 10 LBS/AC 40 LBS/AC	1						ļ		
BROWNTOP MILLET	10 LBS/AC									
KOBE LESPEDEZA (ANNUAL)	10 LBS/AC									
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 20 LBS/AC									
BERMUDA, COMMON SERICEA LESPEDEZA	6 LBS/AC 40 LBS/AC								ļ	
BROWNTOP MILLET SWITCHGRASS	10 LBS/AC 8 LBS/AC									
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PS P SPECIES	ERMA TEMI LBS/AC	DOR /	NT S ARY S feb mar sandy,	EED Apr Droug	DIN ING may shty s	G ·	- C CO, JUL	OA AST, Aug	ST/ AL	
PS P SPECIES BROWNTOP MILLET	ERMA TEMI LBS/AC 40 LBS/AC	DOR /	NT S ARY S feb mar sandy,	EED Apr Droug	DIN ING May shty s	JUN	- C CO,	OA AST, Aug	ST/ AL SEP	
PS P SPECIES BROWNTOP MILLET RYE, GRAIN RYEGRASS	ERMA TEMI LBS/AC 40 LBS/AC 56 LBS/AC 50 LBS/AC	DOR /	NT S ARY S FEB MAR SANDY,		DIN ING May Shty s	G ·	- C CO,	OA AST, Aug		\L_ [0c ⁻
PS P SPECIES BROWNTOP MILLET RYE, GRAIN RYEGRASS	ERMA TEM LBS/AC 40 LBS/AC 56 LBS/AC 50 LBS/AC		NT S		DIN ING MAY SHTY S	JUN SITES		OA AST, AUG		
PS P SPECIES BROWNTOP MILLET RYE, GRAIN RYEGRASS BROWNTOP MILLET	ERMA TEM LBS/AC 40 LBS/AC 56 LBS/AC 50 LBS/AC		NT S		DIN ING MAY GHTY S EY/LO/	JUN SITES	- C CO, JUL	OA AST, AUG		
PS P SPECIES BROWNTOP MILLET RYE, GRAIN RYEGRASS BROWNTOP MILLET OR JAPANESE MILLET	ERMA TEMI LBS/AC 40 LBS/AC 56 LBS/AC 50 LBS/AC		NT S		DIN ING MAY GHTY S EY/LO/	G ·		OA AST, AUG		
PS P SPECIES BROWNTOP MILLET RYE, GRAIN RYEGRASS BROWNTOP MILLET OR JAPANESE MILLET RYE, GRAIN OR OATS	ERMA TEM LBS/AC 40 LBS/AC 56 LBS/AC 50 LBS/AC 40 LBS/AC		NT SI		DIN ING MAY GHTY S EY/LO/	JUN SITES				





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