

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. IS NOT PERMITTED.

SITE DEVELOPMENT PLANS FOR OYSTER FACTORY PARK

TOWN OF BLUFFTON, SOUTH CAROLINA

GENERAL NOTES:

- BOUNDARY INFORMATION PROVIDED BY ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY, DATED 8-17-17, BY SEA ISLAND SURVEY, LLC.
- TOPOGRAPHIC DATA PROVIDED BY SEA ISLAND SURVEY, LLC., DATED 8-17-17.
- APPROXIMATE LOCATION OF CERTAIN EXISTING UNDERGROUND UTILITY LINES AND STRUCTURES ARE SHOWN ON THE PLANS FOR INFORMATION ONLY. ADDITIONAL UNDERGROUND LINES OR STRUCTURES MAY EXIST THAT ARE NOT SHOWN. CALL SOUTH CAROLINA 811 AT 811 OR 1-888-721-7877 BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THRU FRIDAY AT LEAST THREE WORKING DAYS BEFORE COMMENCING CONSTRUCTION. REQUEST UNDERGROUND UTILITIES TO BE LOCATED AND MARKED WITHIN AND NEAR THE CONSTRUCTION SITE.
- COMPLY WITH "SOUTH CAROLINA UNDERGROUND FACILITY DAMAGE PREVENTION ACT (EFFECTIVE JUNE 7, 2012), NOTIFICATION OF INTENT TO EXCAVATE MAY BE GIVEN BY CALLING THE TOLL FREE NUMBER: 1-800-922-0983.
- PROTECT BENCH MARKS AND PROPERTY MONUMENTS FROM DAMAGE DURING CONSTRUCTION OPERATIONS. REPLACE ANY BENCH MARKS OR MONUMENTS DAMAGED OR DESTROYED AS A RESULT OF CONTRACTOR'S OPERATIONS, AT NO COST TO THE OWNER, BY A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.
- OFF-STREET PARKING FOR THE CONTRACTOR'S EMPLOYEES AND AUTHORIZED VISITORS TO THE SITE MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO WEIGHT LIMITS PRESCRIBED FOR ALL PUBLIC ROADS WHEN HAULING EQUIPMENT AND MATERIALS TO AND FROM THE PROJECT SITE. DAMAGES TO EXISTING PAVEMENT DUE TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS OR IMPROPER TRANSPORTATION OF MATERIALS AND EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- AT LEAST ONE DRIVING LANE ON PUBLIC ROADS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. TRAFFIC LANES WILL ONLY BE CLOSED WITH THE EXPRESS WRITTEN CONSENT OF THE AGENCY HAVING JURISDICTION OVER THE ROADWAY. NOTIFY AGENCY HAVING JURISDICTION AT LEAST 5 DAYS BEFORE CLOSING ANY DRIVING LANES TO TRAFFIC. PROVIDE TRAFFIC CONTROL DEVICES, SIGNS AND FLAGMEN AS REQUIRED TO ENSURE PUBLIC SAFETY.
- CONTRACTOR SHALL COORDINATE DEMOLITION, CLEARING AND CONSTRUCTION OF IMPROVEMENTS TO MINIMIZE INTERFERENCE WITH VEHICULAR AND PEDESTRIAN TRAFFIC AND WITH OPERATIONS OF EXISTING UTILITIES.

WATER AND SEWER LINE CONSTRUCTION:

- ALL WATER AND SEWER LINE CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND BEAUFORT JASPER WATER SEWER AUTHORITY (BWSA) REQUIREMENTS.
- BWSA WILL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF ALL WATER AND SEWER SYSTEM CONSTRUCTION AND FOR ACCEPTANCE FOR OPERATION AND MAINTENANCE.
- ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY OWNERS AND FOR FIELD VERIFICATION OF BOTH HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NOTIFY THE PROJECT ENGINEER, IF CONFLICTS WITH EXISTING STRUCTURES REQUIRE THAT PROPOSED UTILITIES BE RELOCATED.
- THE CONTRACTOR MUST NOTIFY BWSA FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION, INSPECTION OR TESTING OF THE WATER DISTRIBUTION SYSTEM.
- PIPE, FITTINGS, VALVES AND APPURTENANCES FOR WATER AND SEWER LINES SHALL ALL BE IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN THE BWSA TECHNICAL SPECIFICATIONS.
- INSTALLATION OF WATER AND SEWER LINES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE BWSA STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL MECHANICAL RESTRAINTS ON ALL BENDS, PLUGS AND TEES, 2" OR LARGER, ON WATERLINES AND SANITARY SEWER FORCE MAINS.
- ALL WATER MAINS SHALL BE STERILIZED AND PRESSURE TESTED IN ACCORDANCE WITH BWSA SPECIFICATIONS.
- SEPARATION OF WATER MAINS AND SEWERS:
 - PARALLEL INSTALLATION: UNLESS OTHERWISE SPECIFICALLY SHOWN IN A SPECIAL DETAIL ON THE PLANS, INSTALL WATER MAINS AT LEAST 10-FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER OR SANITARY SEWER FORCE MAIN, THE DISTANCE BEING MEASURED IN A HORIZONTAL PLANE BETWEEN THE OUTSIDE SURFACES OF THE PIPES.
 - CROSSINGS: UNLESS OTHERWISE SPECIFICALLY SHOWN IN A SPECIAL DETAIL ON THE PLANS, INSTALL WATER LINES CROSSING SANITARY SEWERS OR SANITARY SEWER FORCE MAINS TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18-INCHES BETWEEN THE OUTSIDE SURFACES OF THE PIPES. THIS SHALL BE THE CASE WHETHER THE WATER LINE IS ABOVE OR BELOW THE SANITARY SEWER LINE. WHENEVER POSSIBLE LOCATE THE WATER LINE ABOVE THE SEWER LINE. WHERE A NEW WATER LINE CROSSES A NEW SEWER LINE, PLACE A FULL LENGTH OF DUCTILE IRON PIPE FOR WATER LINE AT THE CROSSING WITH PIPE POSITIONED SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE POINT OF CROSSING, WHERE A NEW WATER LINE CROSSES AN EXISTING SEWER LINE, PLACE ONE FULL LENGTH OF DUCTILE IRON PIPE WATER LINE SO THAT THE JOINTS ARE AS FAR FROM THE POINT OF CROSSING AS POSSIBLE.
- THE CONTRACTOR SHALL CUT AND PATCH EXISTING PAVEMENT AS REQUIRED FOR THE INSTALLATION OF UTILITY LINES.
- SANITARY MANHOLE RIM GRADES SHOWN ARE APPROXIMATE. ADJUST RIM ELEVATIONS TO BE FLUSH WITH FINISHED GRADE.
- THE CONTRACTOR UNDER THIS CONTRACT SHALL NOT MAKE ANY CONNECTIONS TO THE EXISTING WATER OR SANITARY SEWER SYSTEMS UNLESS EXPRESSLY AUTHORIZED TO DO SO BY THE BWSA. ALL WATER AND SEWER IMPROVEMENTS UNDER THIS CONTRACT MUST BE CONSTRUCTED COMPLETE, TESTED, INSPECTED AND APPROVED BY THE BWSA BEFORE ANY AUTHORIZATION TO CONNECT WILL BE GIVEN. COORDINATION OF TESTING, INSPECTION AND CONNECTIONS WITH THE BWSA IS THE RESPONSIBILITY OF THE CONTRACTOR UNDER THIS CONTRACT.
- ALL WATER MAINS SHALL BE INSTALLED WITH THIRTY-SIX INCHES (36") MINIMUM COVER (FROM FINISHED GRADE). MAXIMUM DEPTH SHALL BE FIVE FEET (5'). WHERE WATER MAINS MAY CONFLICT WITH OTHER UTILITIES, THE WATER MAIN CROSSING SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE, MECHANICAL JOINT 45-DEG. BENDS AND MECHANICAL RESTRAINTS.

WORK ON SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY:

- CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS AND SPECIAL PROVISIONS CONTAINED IN THE SCDOT ENCROACHMENT PERMIT(S) ISSUED FOR THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING CONSTRUCTION NOTIFICATION FORM (48 HOUR MINIMUM) AND COORDINATION OF ALL WORK WITHIN SCDOT RIGHTS-OF-WAY WITH THE LOCAL AND/OR DISTRICT SCDOT ENGINEERING REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TRAFFIC CONTROL PLAN TO SCDOT FOR APPROVAL MINIMUM 48 HOURS PRIOR TO CONDUCTING WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL CONFORM TO MUTCD AND SCDOT GUIDELINES AND SPECIFICATIONS.
- ALL SIGNAGE, PAVEMENT MARKINGS, AND MARKERS SHALL CONFORM TO MUTCD GUIDELINES AND SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
- ALL PAVING AND DRAINAGE CONSTRUCTION SHALL CONFORM TO SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
- ALL PAVEMENT MARKINGS IN SCDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND CONFORM TO MUTCD GUIDELINES AND SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
- REMOVAL OF PAVEMENT MARKINGS SHALL CONFORM TO SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTION 609.4.1.2.

TREE PROTECTION-BLUFFTON

- ALL TREES HAVING A TRUNK DIAMETER OF 8-INCHES (dbh) OR LARGER, AND ENDANGERED OR VALUED TREES HAVING A TRUNK DIAMETER OF 4-INCHES (dbh) OR LARGER MUST BE PRESERVED UNLESS SPECIFICALLY APPROVED FOR REMOVAL IN ACCORDANCE WITH TOWN OF BLUFFTON DEVELOPMENT STANDARDS ORDINANCE AND INDICATED ON THE PLANS TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR MARKING THE TREES DESIGNATED TO BE PRESERVED IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN THE TOWN OF BLUFFTON DEVELOPMENT STANDARDS ORDINANCE.
- PRIOR TO COMMENCING ANY CLEARING OR CONSTRUCTION OPERATIONS ON THE SITE, THE CONTRACTOR SHALL ERECT TREE PROTECTION BARRIERS AROUND EACH TREE OR GROUP OF TREES DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH THE DETAILS ON THE PLANS AND THE REQUIREMENTS CONTAINED IN THE TOWN OF BLUFFTON UNIFIED ORDINANCE 6.1.6.
- A TREE PROTECTION ZONE SHALL BE ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THE TOWN OF BLUFFTON UNIFIED ORDINANCE 6.1.6 FOR EACH EXISTING TREE DESIGNATED FOR PRESERVATION. THE MINIMUM TREE PROTECTION ZONE AS DEFINED IN THE ORDINANCE IS A CIRCULAR AREA CENTERED ON THE TREE AND HAVING A RADIUS OF THE GREATER OF 5-FT. OR ONE-HALF FOOT PER INCH dbh (DIAMETER AT BREAST HEIGHT). THE SIZE OR CONFIGURATION OF THE TREE PROTECTION ZONE MAY BE MODIFIED ONLY UPON APPROVAL BY TOWN OF BLUFFTON.
- THE AREA WITHIN THE TREE PROTECTION ZONE MUST REMAIN OPEN AND UNPAVED. NO CHANGE OF GRADE WILL BE ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT FOR A 2-INCH CUT OR 2-INCH FILL OF TOPSOIL, SOD OR MULCH. ANY ACTIVITY WITHIN THE TREE PROTECTION ZONE IS SUBJECT TO APPROVAL BY TOWN OF BLUFFTON. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION ZONE:
 - APLACEMENT OR STORAGE OF ANY SOIL, DEBRIS, OILS, FUEL, PAINTS, BUILDING MATERIALS OR ANY OTHER MATERIALS.
 - BURNING
 - VEHICLE PARKING
 - DRAINING
 - TRENCHING FOR UTILITIES
- WHERE UTILITY LINES MUST PASS THRU THE TREE PROTECTION ZONE, THEY SHALL BE INSTALLED BY HORIZONTAL BORING BENEATH THE ROOTS OF THE TREE.
- WHERE IT IS NECESSARY FOR MACHINERY AND EQUIPMENT TO PASS WITHIN THE TREE PROTECTION ZONE, APPROVAL MUST BE OBTAINED FROM TOWN OF BLUFFTON. SPECIAL MEASURES WILL BE REQUIRED TO PROTECT THE ROOTS FROM EXCESSIVE COMPACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL TREE REMOVAL PERMITS AND FOR COORDINATING ALL INSPECTIONS REQUIRED BY TOWN OF BLUFFTON IN CONNECTION WITH TREE PRESERVATION AND REMOVAL ACTIVITIES. DURING CONSTRUCTION.

SITE GRADING AND DRAINAGE:

- 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 ADJACENT BUILDINGS OR STRUCTURES.
- 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.
- ALL UTILITY PIPE LINES, CONDUITS AND SLEEVES UNDER PAVED AREAS MUST BE IN PLACE PRIOR TO COMPLETION OF THE ROADWAY SUBGRADE COMPACTION.
- 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 THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY INSTALLED, THE PERMITEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION 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 CLEARED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCRI00000.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM Dewatering OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC S'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
- A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PREPARED 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.

DRY UTILITY CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE TV:

- ALL DRY UTILITY CONDUIT ENDS SHALL BE CAPPED AND MARKED WITH A STEEL REBAR STAKE IMBEDDED ONE (1) FOOT BELOW GROUND SURFACE.
- 48" MINIMUM BURY DEPTH FOR ALL ELECTRICAL CONDUITS.
- MAINTAIN MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND STORM DRAIN LINES.
- BEYOND THE CLEARANCE ZONE LIMITS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS.
- EXTEND CONDUIT BEYOND PAVEMENT, CURB, AND SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. REFER TO APPROVED BUILDING PLANS, OR THE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 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 ECONOMIC AND PRACTICAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE RESPECTIVE UTILITY REPRESENTATIVES, PRIOR TO ANY CONDUIT INSTALLATION.
- TRANSFORMER PADS SHALL BE LOCATED AS DIRECTED BY THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS.
- NOTIFY THE ENGINEER IF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES REQUIRE PROPOSED UTILITIES BE RELOCATED.

SITE CLEARING AND DEMOLITION:

- NO CLEARING SHALL OCCUR WITHIN DESIGNATED BUFFER ZONES, TREE PROTECTION ZONES, OUTSIDE OF THE PROPERTY LINES OR BEYOND THE CLEARANCE ZONE 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.
- EXERCISE CAUTION DURING CLEARING OPERATIONS TO AVOID FELLING TREES INTO DESIGNATED TREE PROTECTION ZONES.
- NO BURNING WILDERNESS OR TO CLEAR A TREE PROTECTION ZONE OR TREE DRIP LINE. CONTRACTOR SHALL COORDINATE ANY BURNING OPERATIONS WITH LOCAL JURISDICTION AND FIRE DEPARTMENTS.
- SELECTIVE CLEARING AREAS SHALL BE CLEARED OF ALL BRUSH AND UNDERSTORY GROWTH.

UTILITY CONTACTS:

PALETTO ELECTRIC	843-208-5512	1 COOPERATIVE WAY, HARDEEVILLE, SC 29927
SC&G	843-525-7700	108 ROBERT SMALLS PKWY, BEAUFORT, SC 29906
BWSA	843-987-9292	6 SNAKE ROAD, OKATIE, SC 29909
BROAD CREEK PSD	843-785-7582	PO BOX 5878, HILTON HEAD, SC 29938
SOUTH ISLAND PSD	843-785-6224	PO BOX 5148, HILTON HEAD, SC 29938
HILTON HEAD ISLAND PSD	843-681-5525	PO BOX 21264, HILTON HEAD, SC 29925
HARGRAY COMMUNICATIONS	843-815-1675	PO BOX 3380, BLUFFTON, SC 29910
TIME WARNER CABLE	843-913-7840	11 OFFICE PARK ROAD, HILTON HEAD, SC 29928
CENTURY LINK	843-525-0044	2127 BOUNDARY ST #16, BEAUFORT, SC 29902
SANTEC COOPER	843-761-8000	1 RIVERWOOD DRIVE, MONCK'S CORNER, SC 29461

CONTRACTOR NOTE:

CONTRACTOR TO OBTAIN AND BECOME FAMILIAR WITH GEOTECHNICAL REPORT #1147239 PREPARED BY GH.

ALL WORK MUST CONFORM TO PROJECT TECHNICAL SPECIFICATIONS FOR OYSTER FACTORY PARK PREPARED BY WARD EDWARDS ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE TECHNICAL SPECIFICATIONS IF NOT PROVIDED WITH THE DRAWINGS.



PROJECT INFORMATION

DEVELOPER:
TOWN OF BLUFFTON
20 BRIDGE STREET
BLUFFTON, SC 29910
843-706-4500

PROPERTY OWNER:
TOWN OF BLUFFTON
20 BRIDGE STREET
BLUFFTON, SC 29910
843-706-4500

PROJECT STREET ADDRESS:

BRIDGE STREET & WHARF STREET

PROPERTY IDENTIFICATION NO.:

DISTRICT 610, MAP 39A,
PARCELS 165, 190, 191, 261, 262

DEVELOPMENT PERMIT JURISDICTION:

TOWN OF BLUFFTON

LATITUDE / LONGITUDE:

N 32°13' 55"
W 80°52' 03"

PROPERTY ZONING:

RIVER FRONT EDGE HD

VERTICAL CONTROL DATUM:

NAVD88

USE:

EXISTING: PUBLIC PARK/RECREATION

SITE AREA:

TOTAL: 7.2 ACRES
DISTURBED: 0.6 ACRES

SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
C001	COVER SHEET & CONSTRUCTION NOTES
C002	OVERALL SITE PLAN
C101-C102	EXISTING CONDITIONS PLANS
C201-C202	CLEARING & DEMOLITION PLANS
C301-C302	PAVING, GRADING & DRAINAGE PLANS
C401-C402	CONSTRUCTION DETAILS
C501-C502	EROSION CONTROL PLANS
C503-C504	EROSION CONTROL DETAILS

RELEASE SCHEDULE

RELEASE NO.	DESCRIPTION	DATE
A.	RELEASED FOR TOWN REVIEW	02-05-17

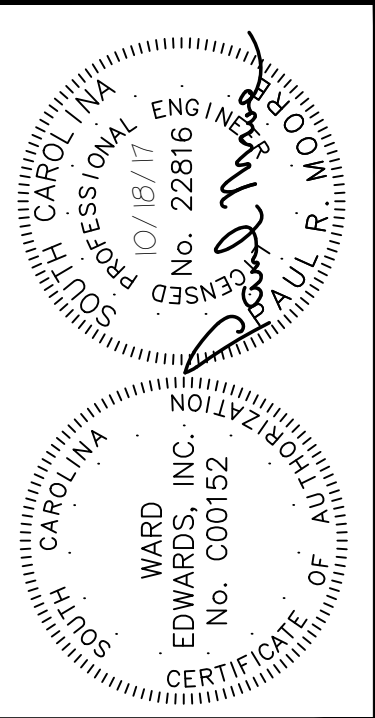
SEQUENCE OF CONSTRUCTION ACTIVITIES

- ESTIMATED START DATE: 04-01-18 ESTIMATED COMPLETION DATE: 07-01-17
- ITEMS MUST OCCUR IN THE ORDER SHOWN. ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.
- RECEIVE NPDES COVERAGE FROM DHEC.
 - HOLD PRE-CONSTRUCTION MEETING.
 - NOTIFY DHEC EDC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
 - INSTALLATION OF CONSTRUCTION ENTRANCE.
 - CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
 - INSTALLATION OF PERIMETER CONTROLS (E.G. SILT FENCE).
 - INSTALL TREE PROTECTION.
 - INSTALL INLET PROTECTION.
 - INSTALL SEDIMENT TUB.
 - PHASES 2 & 3: (INTERMEDIATE & FINAL)
 - CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
 - ROUGH GRADING.
 - INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
 - INSTALL ALL REQUIRED UTILITIES AND CURBING.
 - FINE GRADING, PAVING, ETC.
 - PLACE TOPSOIL & ESTABLISH FINISH GRADES.
 - INSTALL PERMANENT SEEDING.
 - FLUSH ANY SEDIMENT FROM STORM SEWER PIPES AND INLETS.
 - REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES (INCLUDING SKIMMER) AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER / OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).
 - SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE.
 - NOTE: PERFORM WEEKLY SITE INSPECTIONS DURING LAND DISTURBING ACTIVITIES AND MAKE RECOMMENDATIONS FOR ADDITIONAL BMPs OR MAINTENANCE OF EXISTING BMPs.
 - NOTE: ALL PUMPED DEWATERING SHALL BE PERFORMED USING AN APPROPRIATELY SIZED PUMPED WATER FILTER BAG.

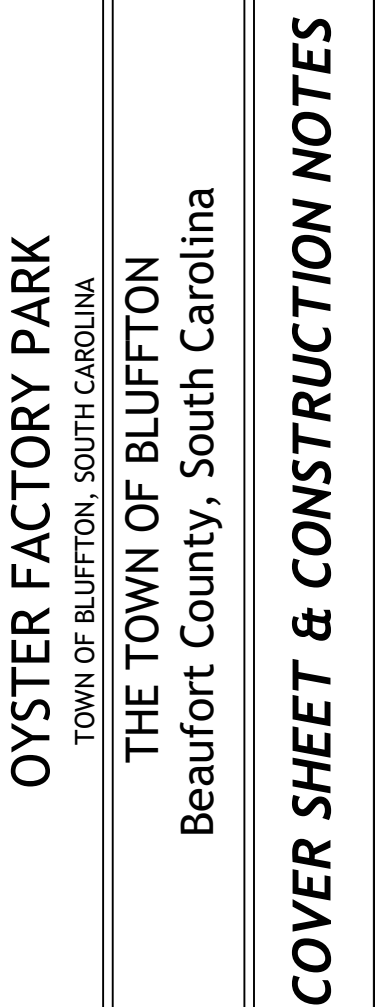
SCDHEC-OCRM CERTIFICATION:

"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 THE STATE OF SOUTH CAROLINA, SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCRI00000."

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



NO.	DESCRIPTION	PLAN REVISIONS	DATE
7			
6			
5			
4			
3			
2			
1			

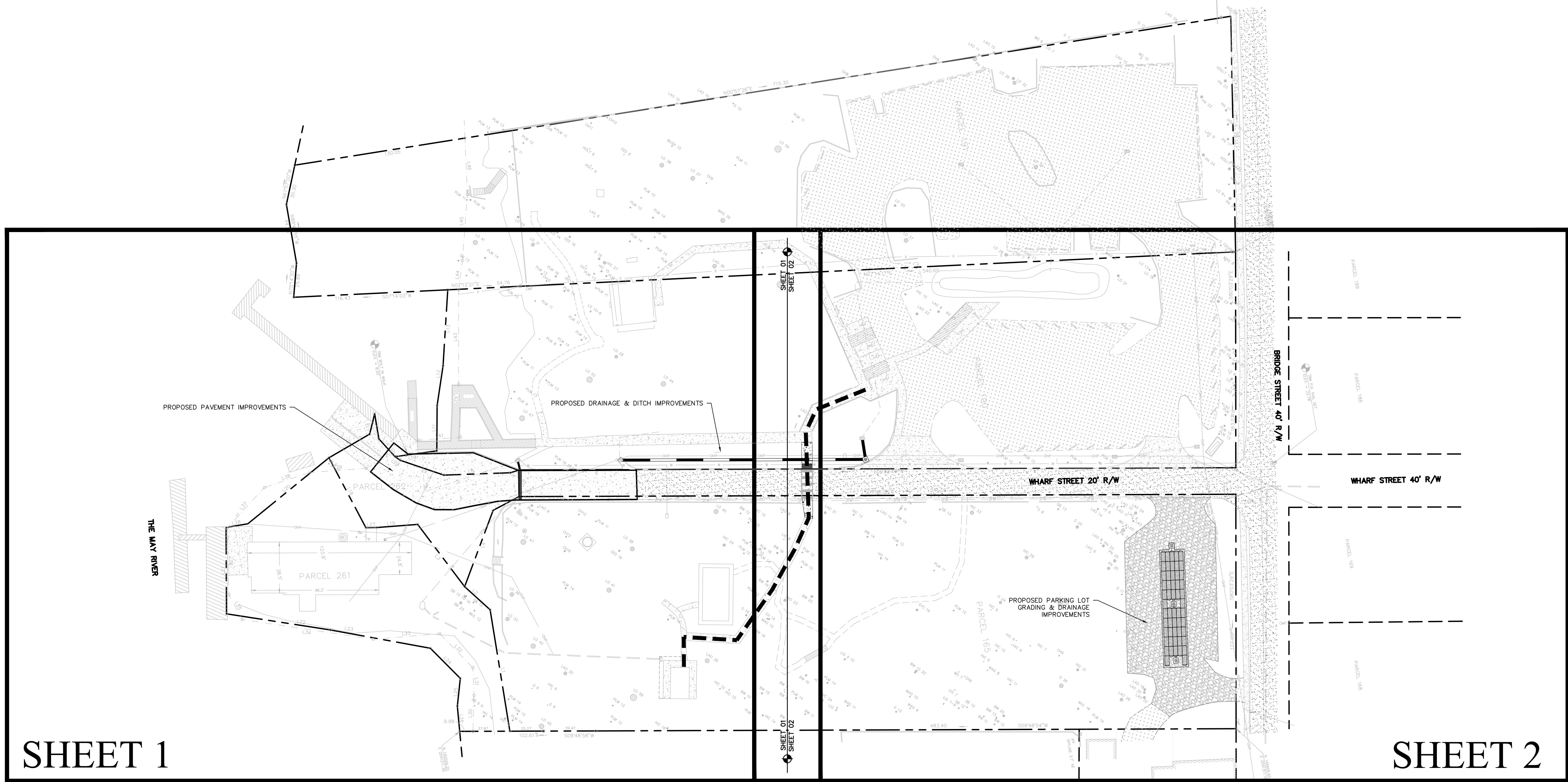


- ☒ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT #:	IS0602
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	NO SCALE

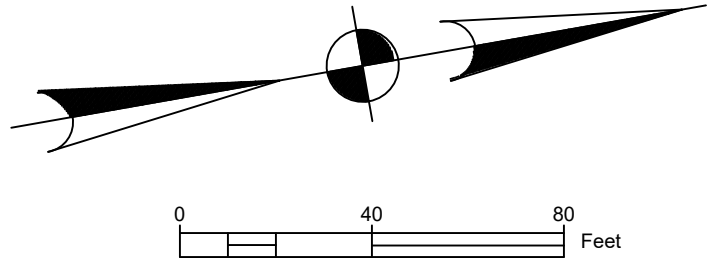
SHEET
C001

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



----- ADA ACCESSIBLE ROUTE

NOTE:
THE ACCESSIBLE ROUTE SHALL COMPLY
WITH THE CURRENT VERSION OF THE ADA
STANDARDS FOR ACCESSIBLE DESIGN.



Ward Edwards
ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 827-5353 FAX (803) 827-4356
WWW.WARDEDWARDS.COM

OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA
THE TOWN OF BLUFFTON
Beaufort County, South Carolina
OVERALL SITE PLAN

<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
<input type="checkbox"/> RELEASED FOR CONSTRUCTION	
PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	1"=40'

SHEET
C002

NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

CERTIFICATE OF AUTHORITY

WARD EDWARDS, INC.
No. C00152

Professional Engineer
No. 22816
10/18/17

Paul R. Noe

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THE DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

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 ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

REFERENCE PLATS

- 1) A BOUNDARY SURVEY TO SHOW LOCATION OF LEASED AREA, PARCELS 190 & 165, BLUFFTON OYSTER FACTORY, TOWN OF BLUFFTON, BEAUFORT COUNTY, S.C.
DRAWN: 10/03/02
RECORDED IN BOOK 90, PAGE 188, DATED 12/26/02
RMC. BEAUFORT COUNTY, SC
BY: FORREST F. BAUGHMAN S.C.R.L.S. # 4922
- 2) A PLAT OF PARCELS A, B & C, A SECTION OF BLUFFTON TOWNSHIP, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DRAWN: 06/29/87
RECORDED IN BOOK 34, PAGE 186, DATED 07/02/87
RMC. BEAUFORT COUNTY, SC
BY: JERRY L. RICHARDSON S.C.R.L.S. # 4784

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	92.90	S 89°13'59" E	L16	15.82	N 66°07'50" W
L2	25.96	N 52°07'36" E	L17	35.56	N 20°10'43" W
L3	58.87	N 63°00'13" E	L18	59.77	N 72°08'01" E
L4	61.50	S 59°31'29" E	L19	31.21	N 05°37'54" E
L5	22.13	S 18°05'52" E	L20	78.93	N 29°07'55" W
L6	20.00	S 80°25'00" E	L21	65.07	N 80°17'24" W
L7	6.59	N 07°53'03" W	L22	79.35	S 18°49'41" W
L8	50.31	N 07°58'20" E	L23	76.74	S 20°23'14" W
L9	34.74	N 28°45'25" E	L24	32.07	S 55°10'02" W
L10	31.82	N 02°06'39" E	L25	21.10	N 73°52'23" W
L11	34.28	N 79°36'21" W	L26	19.10	N 85°22'41" W
L12	30.37	N 71°31'02" W	L27	7.94	N 08°42'31" E
L13	57.39	N 76°28'10" W	L28	16.74	N 00°28'22" E
L14	18.16	N 57°44'36" E	L29	4.82	N 44°45'57" E
			L30	27.11	S 78°18'56" E

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L31	21.02	S 82°20'16" E	L41	32.00	N 06°15'45" E
L32	35.79	N 55°38'56" E	L42	40.17	N 82°04'47" W
L33	50.34	N 05°12'18" E	L43	71.21	N 80°00'04" W
L34	100.02	N 18°34'37" E	L44	22.41	N 72°45'48" W
L35	21.21	S 71°50'09" W	L45	50.11	N 75°39'52" W
L36	50.21	N 81°43'47" W	L46	42.44	N 82°29'33" W
L37	41.83	N 37°23'55" W			
L38	36.08	N 08°21'22" W			
L39	42.50	N 05°50'04" E			
L40	44.85	N 18°22'35" W			

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER	
SPOT ELEVATION	3"
CONTOUR	CMF
3" CONCRETE MONUMENT FOUND	IPF
1" IRON PIPE FOUND	TPPK
P.K. NAIL SET WITH WASHER	TIPI
1/2" IRON PIN SET	T.B.M.
TEMPORARY BENCH MARK	I.E.
INVERT ELEVATION	P.V.C.
POLYVINYL CHLORIDE	C.P.P.
CORRUGATED PLASTIC PIPE	LO
LIVE OAK	CED
CEDAR	MAG
MAGNOLIA	TUP
TOUPELO	PN
PINE	SB
SUGAR BERRY	WO
WATER OAK	CB
CHINA BERRY	PLM
PALM	LAO
LAUREL OAK	HOL
HOLLY	BW
BLACK WALNUT	
ELECTRIC TRANSFORMER	
TELEPHONE SERVICE	
TELEVISION SERVICE	
AC/HEAT PUMP UNIT	
UTILITY POLE	
SION	
LIGHT POLE	
SANITARY MANHOLE	
CLEANOUT	
OVERHEAD POWERLINE	
SPIGOT	

PROPERTY AREA = 7.21 Ac. 314,068 S.F. TOTAL

ADDRESS: BRIDGE & WHARF STREET

DISTRICT: 610, MAP: 39A, PARCELS: 165, 190, 191, 261 & 262

THIS PROPERTY LIES IN F.E.M.A. ZONE A6 & C
BASE FLOOD ELEVATION = 14.0' & NO MINIMUM ELEVATION
COMMUNITY NO. 450251, PANEL 0001A, DATED: 01/17/91

ASBUILT, BOUNDARY,
TREE AND TOPOGRAPHIC SURVEY OF:
PARCELS 165, 190, 261, 262 & 191,
OYSTER FACTORY PARK, TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: THE TOWN OF BLUFFTON

DATE: 8/24/17

SCALE: 1" = 30'

SIS Sea Island Land Survey, LLC.

4D Mathews Court,
Hilton Head Island,
SC 29926

Tel (843) 681-3248
Fax (843) 689-3871
E-mail: sis@sprynet.com

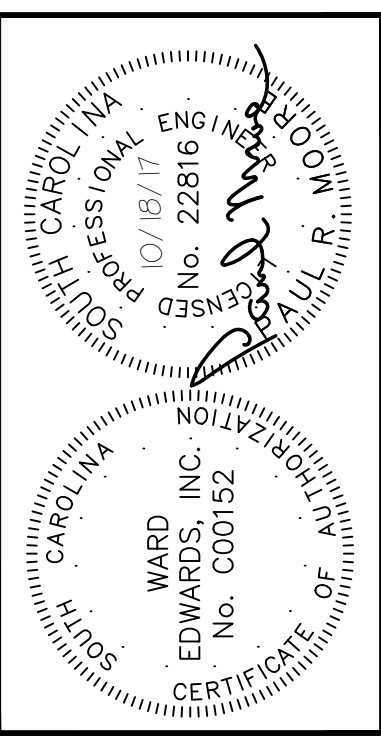
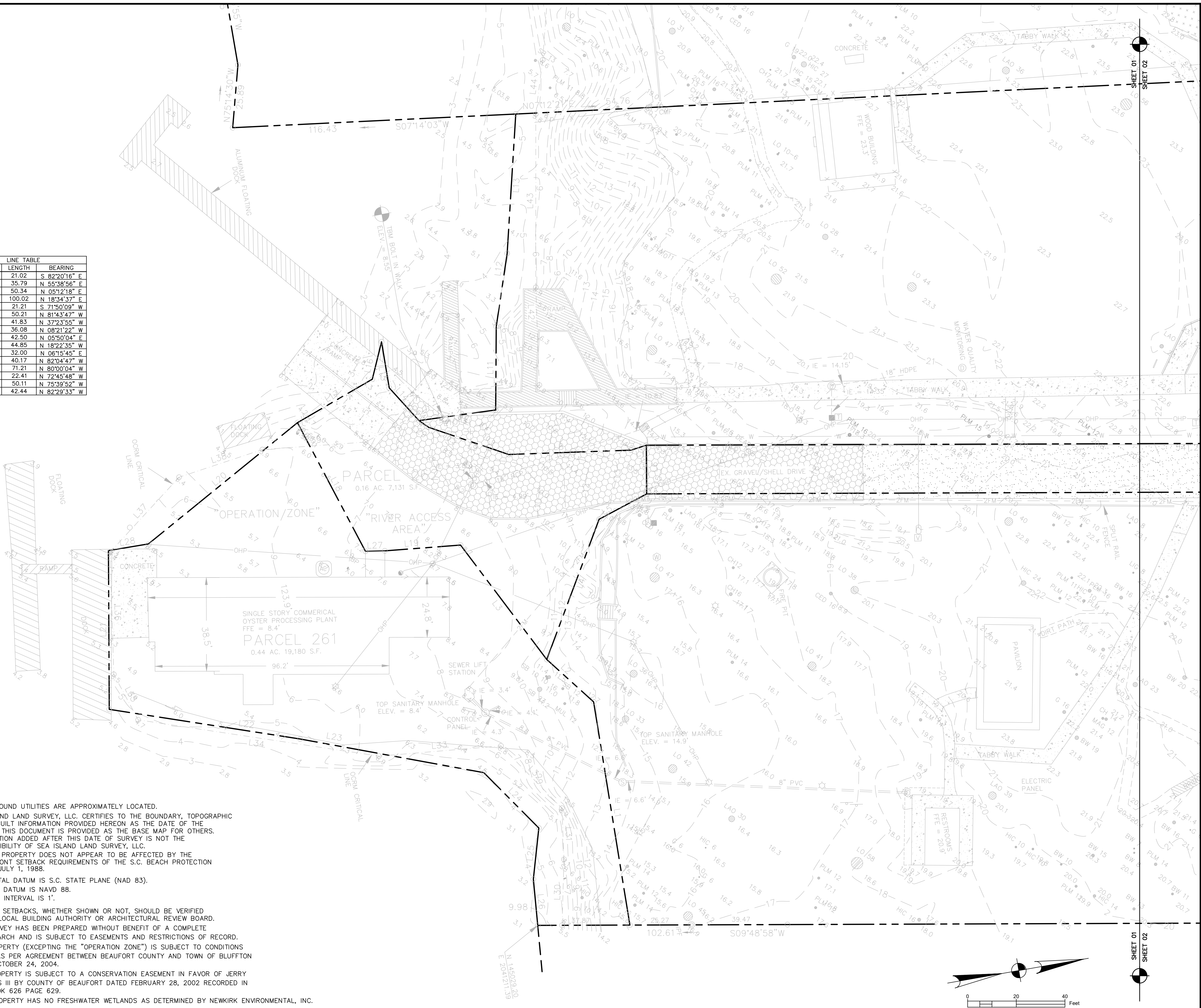
FILE No.: 06098/3

DWG No.: 9-1671 ROTATE

NOTES:

- 1) UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS DOCUMENT IS PROVIDED AS THE BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THIS DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC.
- 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- 4) HORIZONTAL DATUM IS S.C. STATE PLANE (NAD 83).
- 5) VERTICAL DATUM IS NAVD 88.
- 6) CONTOUR INTERVAL IS 1'.
- 7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 9) THIS PROPERTY (EXCEPTING THE "OPERATION ZONE") IS SUBJECT TO CONDITIONS OF USE AS PER AGREEMENT BETWEEN BEAUFORT COUNTY AND TOWN OF BLUFFTON DATED OCTOBER 24, 2004.
- 10) THIS PROPERTY IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF JERRY H. REEVES III BY COUNTY OF BEAUFORT DATED FEBRUARY 28, 2002 RECORDED IN DEED BOOK 626 PAGE 629.
- 11) THIS PROPERTY HAS NO FRESHWATER WETLANDS AS DETERMINED BY NEWKIRK ENVIRONMENTAL, INC.

THE MAY RIVER



PLAN REVISIONS	
NO.	DESCRIPTION
7	
6	
5	
4	
3	
2	
1	



OYSTER FACTORY PARK TOWN OF BLUFFTON, SOUTH CAROLINA	
THE TOWN OF BLUFFTON Beaufort County, South Carolina	
EXISTING CONDITIONS PLAN	

- ☒ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	1"=20'

SHEET
C101

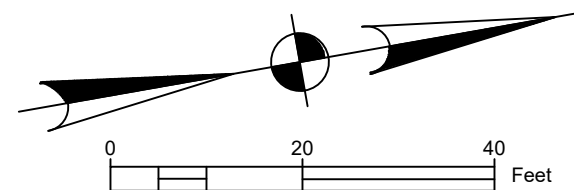
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



R610 039 00A 0164 0000
BLUFFTON HISTORICAL PRESERVATION SOC
PO BOX 742
BLUFFTON SC 29910

R610 039 00A 0234 0000
BEACH RAYMOND L JR
89 BRIDGE ST
BLUFFTON SC 29910

SINGLE STORY FRAME
RESIDENCE
FFE = 23.6'



Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 877-5353 FAX (803) 877-2358
WWW.WARDEDWARDS.COM

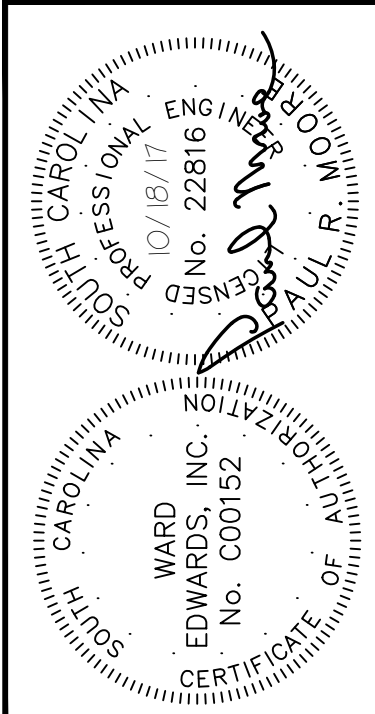
OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA
THE TOWN OF BLUFFTON
Beaufort County, South Carolina
EXISTING CONDITIONS PLAN

☒ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

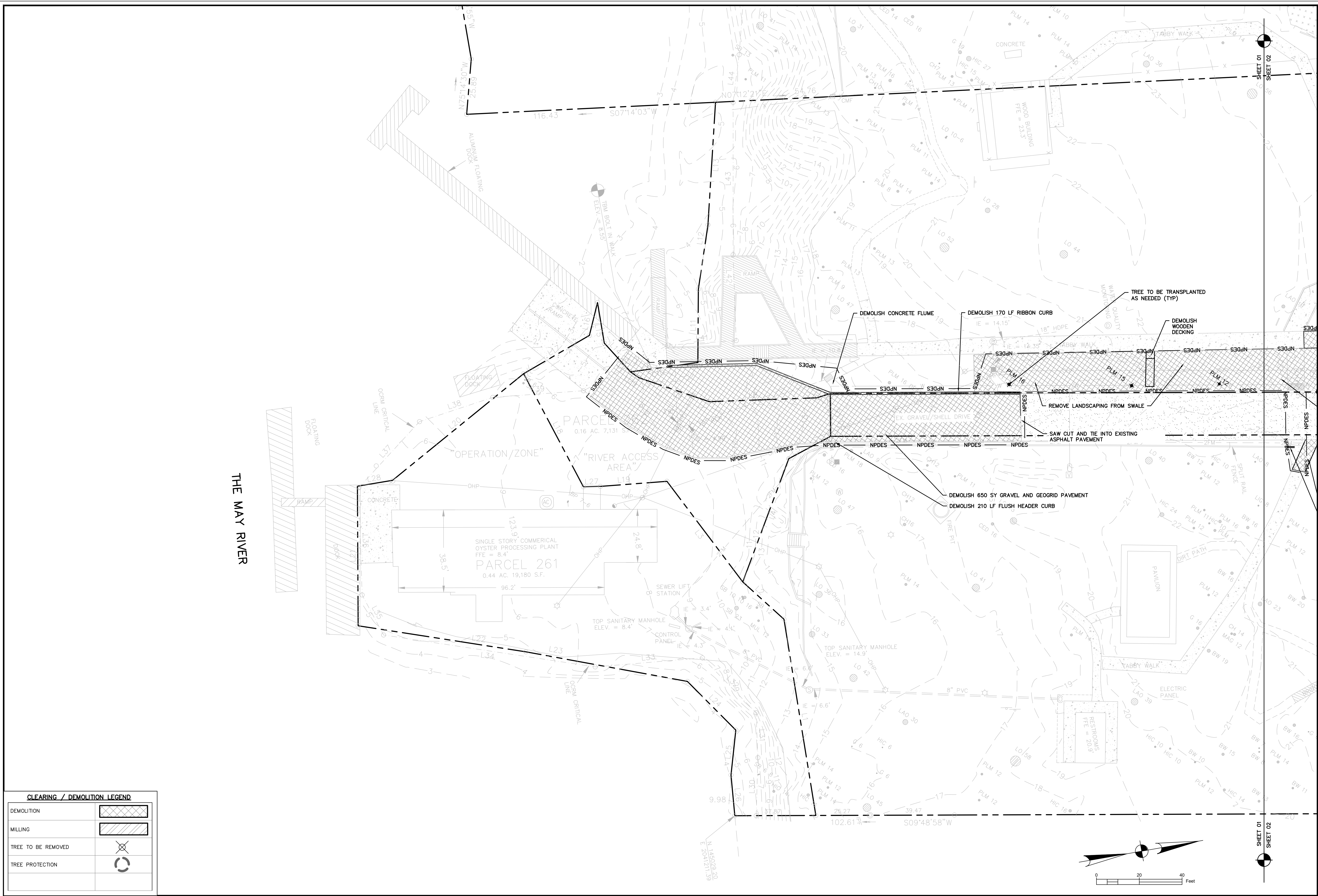
PROJECT #: 150602
DATE: 02/01/18
DESIGNED BY: PRM
CHECKED BY: HED
SCALE: 1"=20'

SHEET
C102

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		



THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



SEAL
WARD EDWARDS, INC.
No. 22816
Professional Engineer
South Carolina
10/18/17

SEAL
WARD EDWARDS, INC.
No. C00152
Professional Engineer
South Carolina
12/15/2017

NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

**Ward Edwards**
ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 877-5353 FAX (803) 877-2356
WWW.WARDEDWARDS.COM

OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA
THE TOWN OF BLUFFTON
Beaufort County, South Carolina

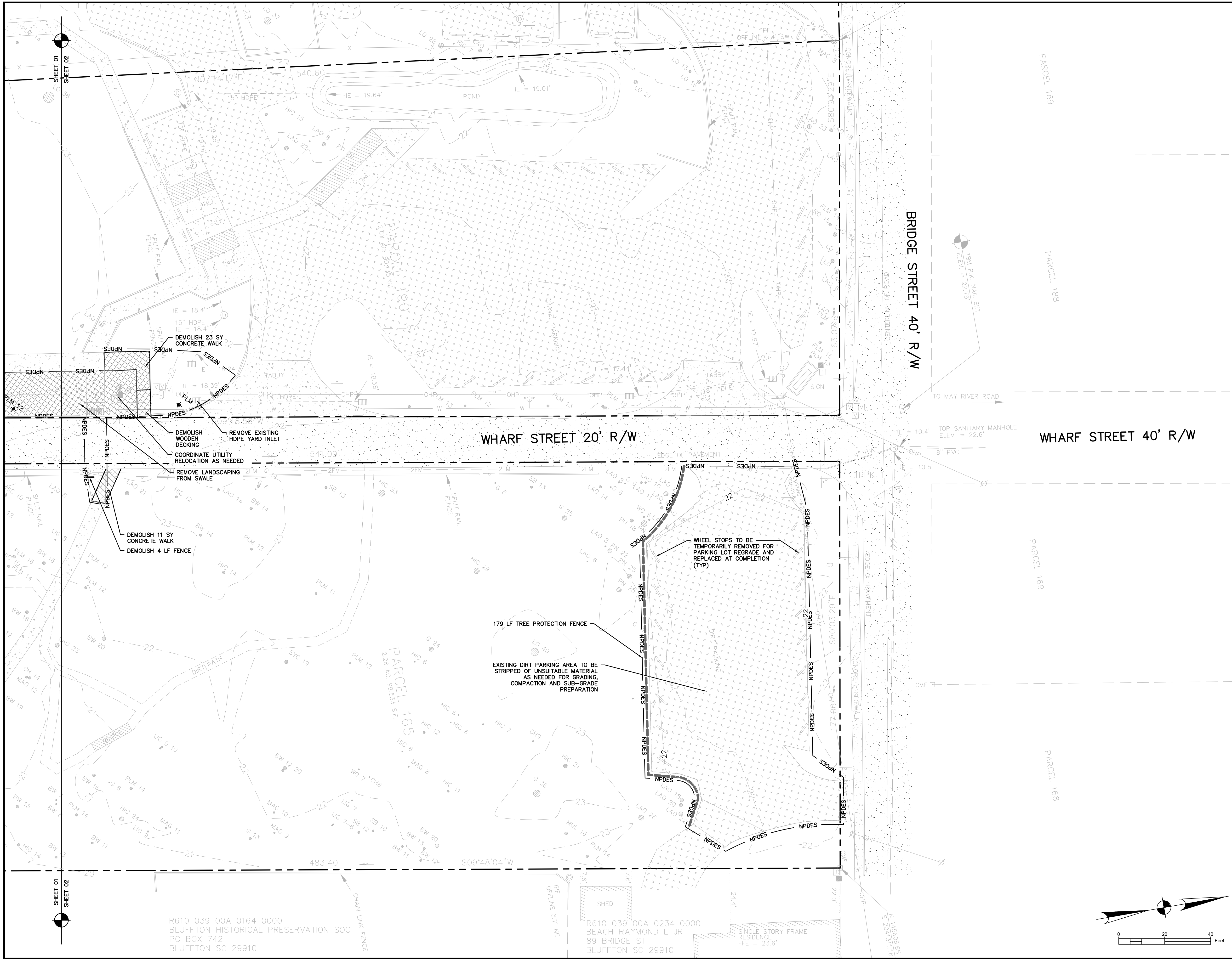
CLEARING & DEMOLITION PLAN

☒ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT #: 150602
DATE: 02/01/18
DESIGNED BY: PRM
CHECKED BY: HED
SCALE: 1"=20'

SHEET
C201

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



CLEARING / DEMOLITION LEGEND	
DEMOLITION	
MILLING	
TREE TO BE REMOVED	
TREE PROTECTION	

WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORITY

CAROLINA
HABOS

10/18/17
SEAL

WARD EDWARDS, INC.
No. 22816
10/18/17
SEAL

CAROLINA
HABOS

10/18/17
SEAL

WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORITY

CAROLINA
HABOS

10/18/17
SEAL

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

Ward Edwards
ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-5353 FAX (803) 837-5356
WWW.WARDEDWARDS.COM

OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA
THE TOWN OF BLUFFTON
Beaufort County, South Carolina
CLEARING & DEMOLITION PLAN

PROJECT #:	150602
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	1"=20'

SHEET
C202

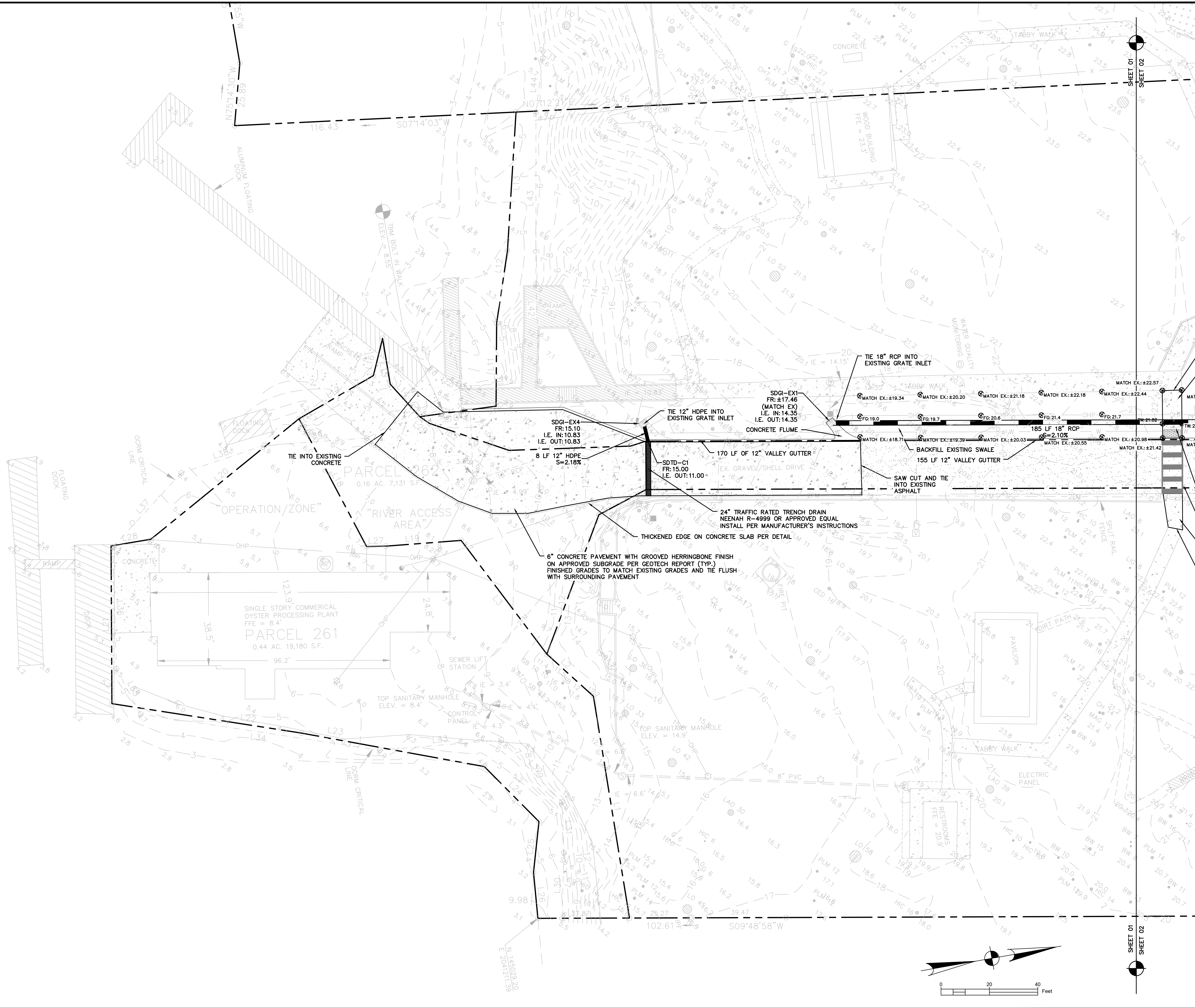
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

GRADING LEGEND	
PROPOSED	
TOP OF PAVEMENT ELEVATION	TP: 22.50
TOP OF WALK ELEVATION	TW: 22.50
TOP OF CURB ELEVATION	TC: 22.50
FINISH GRADE	FG: 22.5
HIGH POINT	HP
LOW POINT	LP
CONTOUR	19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	
DOORWAY	

STORM SEWER/DRAINAGE LEGEND	
PROPOSED	
DROP INLET	DI: A1
CURB INLET (WITH GRATE)	CI: A1
TYPE 16 CURB INLET	CI: A1
VALLEY GUTTER INLET	VI: A1
TRENCH DRAIN	TD: A1
WEIR INLET	WI: A1
YARD INLET	YI: A1
JUNCTION BOX	JB: A1
CLEANOUT	CO
DOWNSPOUT	
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	

PAVING HATCH LEGEND	
PROPOSED CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
REINFORCED GRASS FIRE LANE	
PROPOSED AGGREGATE/ STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED CONCRETE PAVERS	

THE MAY RIVER



WARD EDWARDS, INC.
NO. C00152
CERTIFICATE OF AUTHORITY

PAUL R. NOBLE
P.E.
NO. 22816
10/18/17
SOUTH CAROLINA PROFESSIONAL ENGINEER

WARD EDWARDS, INC.
NO. C00152
CERTIFICATE OF AUTHORITY

PAUL R. NOBLE
P.E.
NO. 22816
10/18/17
SOUTH CAROLINA PROFESSIONAL ENGINEER

PLAN REVISIONS	
NO.	DESCRIPTION
7	
6	
5	
4	
3	
2	
1	

WARD EDWARDS, INC.
NO. C00152
CERTIFICATE OF AUTHORITY

PAUL R. NOBLE
P.E.
NO. 22816
10/18/17
SOUTH CAROLINA PROFESSIONAL ENGINEER

WARD EDWARDS, INC.
NO. C00152
CERTIFICATE OF AUTHORITY

PAUL R. NOBLE
P.E.
NO. 22816
10/18/17
SOUTH CAROLINA PROFESSIONAL ENGINEER

OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA
THE TOWN OF BLUFFTON
Beaufort County, South Carolina

PAVING, GRADING & DRAINAGE PLAN

☒ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

PROJECT #:

150607

DATE:

02/01/18

DESIGNED BY:

PRM

CHECKED BY:

HED

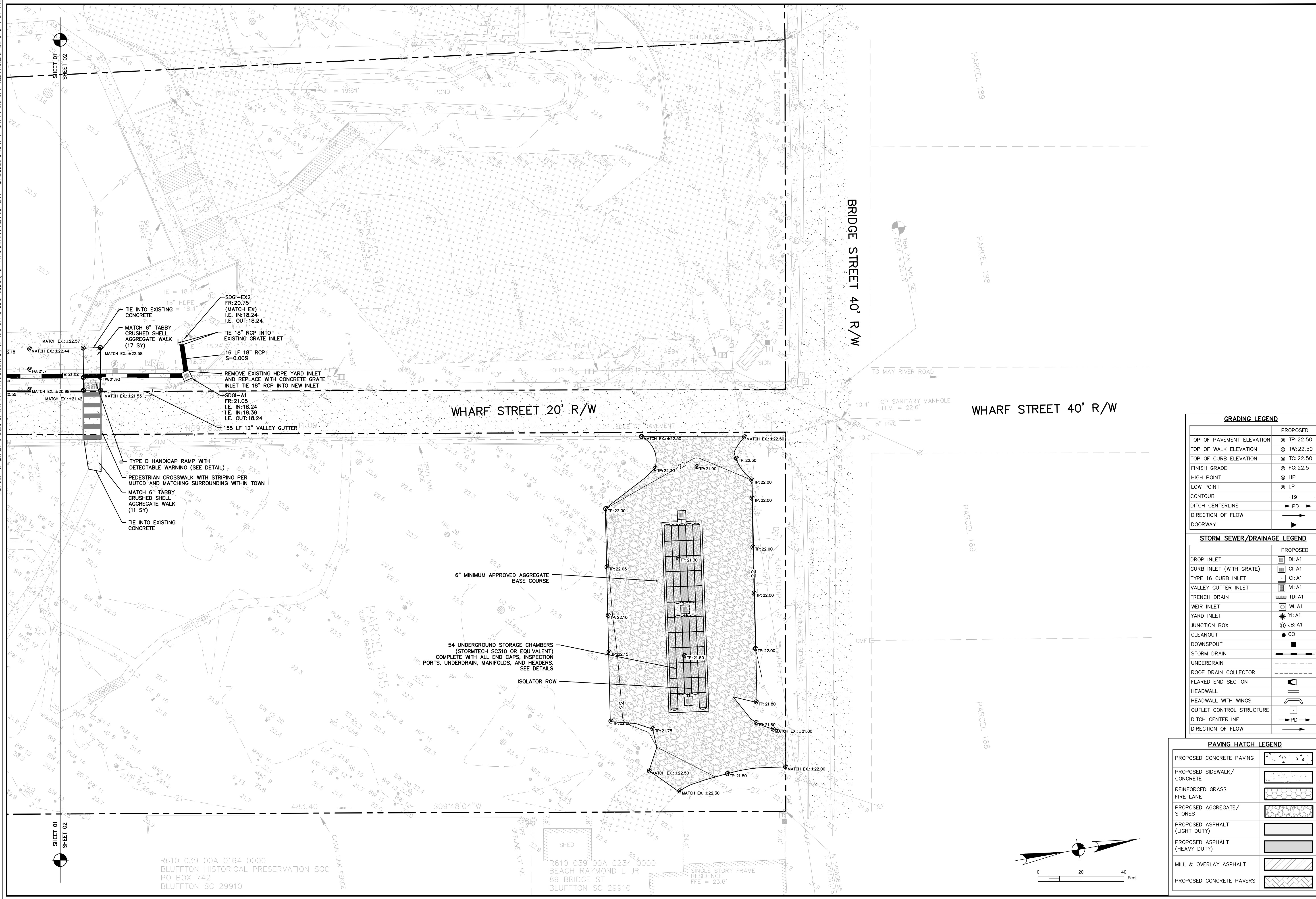
SCALE:

1"=20'

SHEET

C301

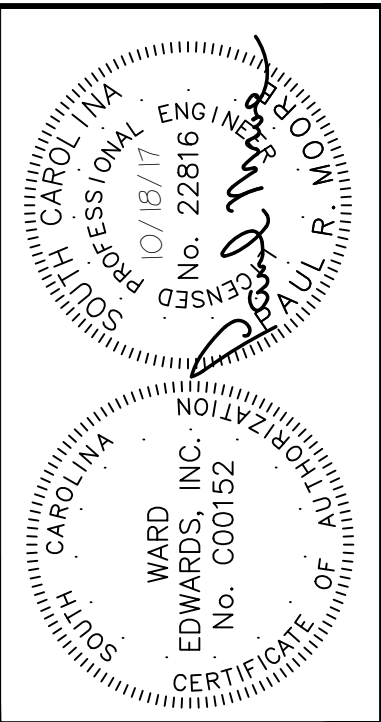
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



GRADING LEGEND	
	PROPOSED
TOP OF PAVEMENT ELEVATION	TP: 22.50
TOP OF WALK ELEVATION	TW: 22.50
TOP OF CURB ELEVATION	TC: 22.50
FINISH GRADE	FG: 22.5
HIGH POINT	HP
LOW POINT	LP
CONTOUR	19
DITCH CENTERLINE	PD
DIRECTION OF FLOW	
DOORWAY	

STORM SEWER/DRAINAGE LEGEND	
	PROPOSED
DROP INLET	DI: A1
CURB INLET (WITH GRATE)	CI: A1
TYPE 16 CURB INLET	CI: A1
VALLEY GUTTER INLET	VI: A1
TRENCH DRAIN	TD: A1
WEIR INLET	WI: A1
YARD INLET	YI: A1
JUNCTION BOX	JB: A1
CLEANOUT	CO
DOWNSPOUT	
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	

PAVING HATCH LEGEND	
PROPOSED CONCRETE PAVING	
PROPOSED SIDEWALK/ CONCRETE	
REINFORCED GRASS	
FIRE LANE	
PROPOSED AGGREGATE/ STONES	
PROPOSED ASPHALT (LIGHT DUTY)	
PROPOSED ASPHALT (HEAVY DUTY)	
MILL & OVERLAY ASPHALT	
PROPOSED CONCRETE PAVERS	



PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	



Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-5353 FAX (803) 837-2356
WWW.WARDEDWARDS.COM

OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA

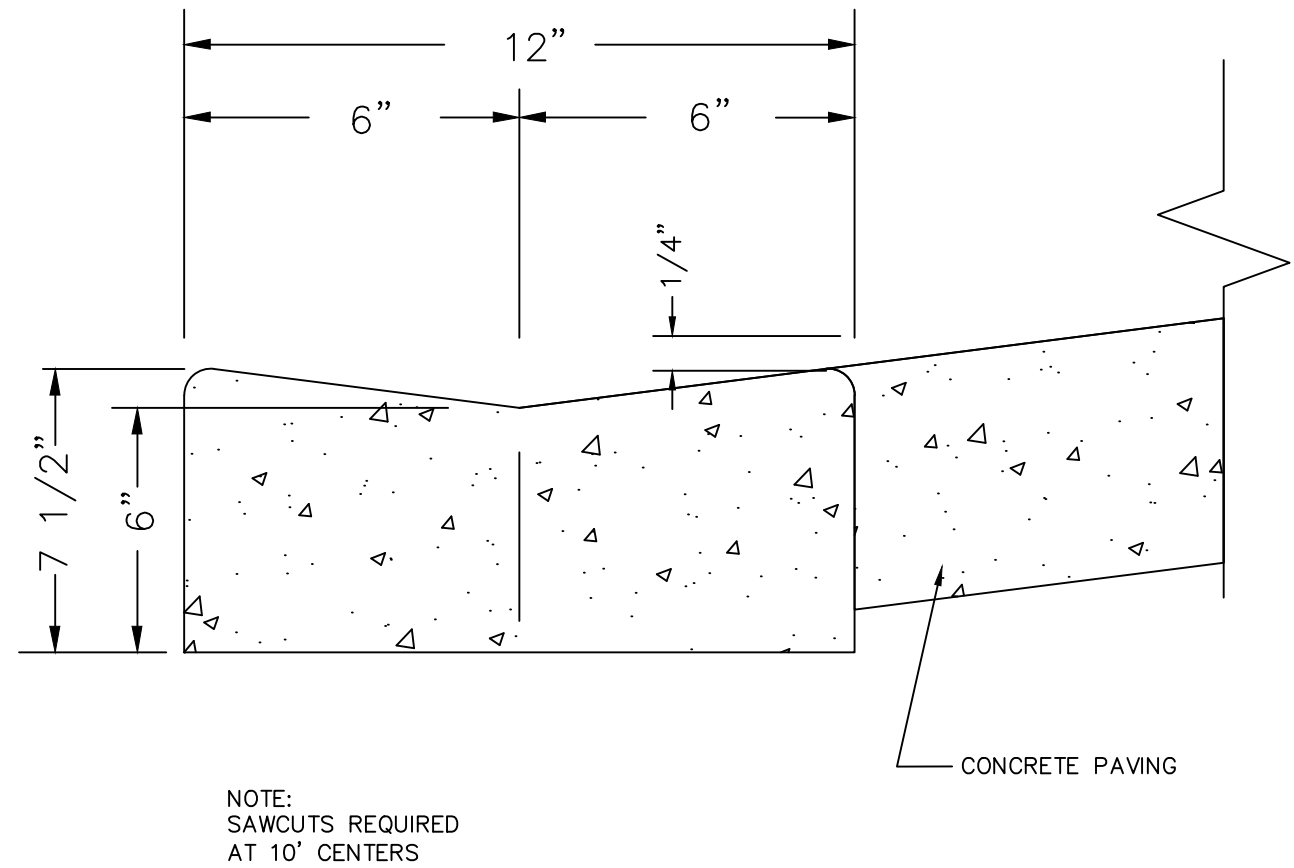
THE TOWN OF BLUFFTON
Beaufort County, South Carolina

PAVING, GRADING & DRAINAGE PLAN

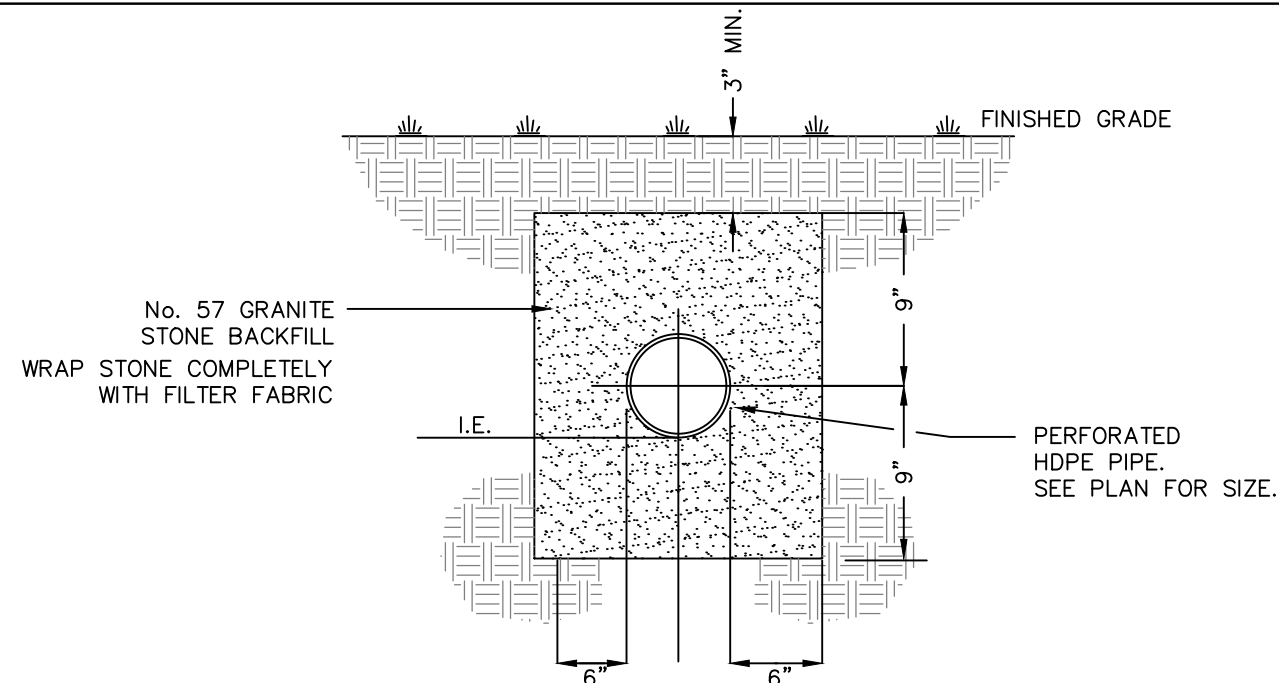
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
<input type="checkbox"/> RELEASED FOR CONSTRUCTION	
PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	1"=20'

SHEET
C302

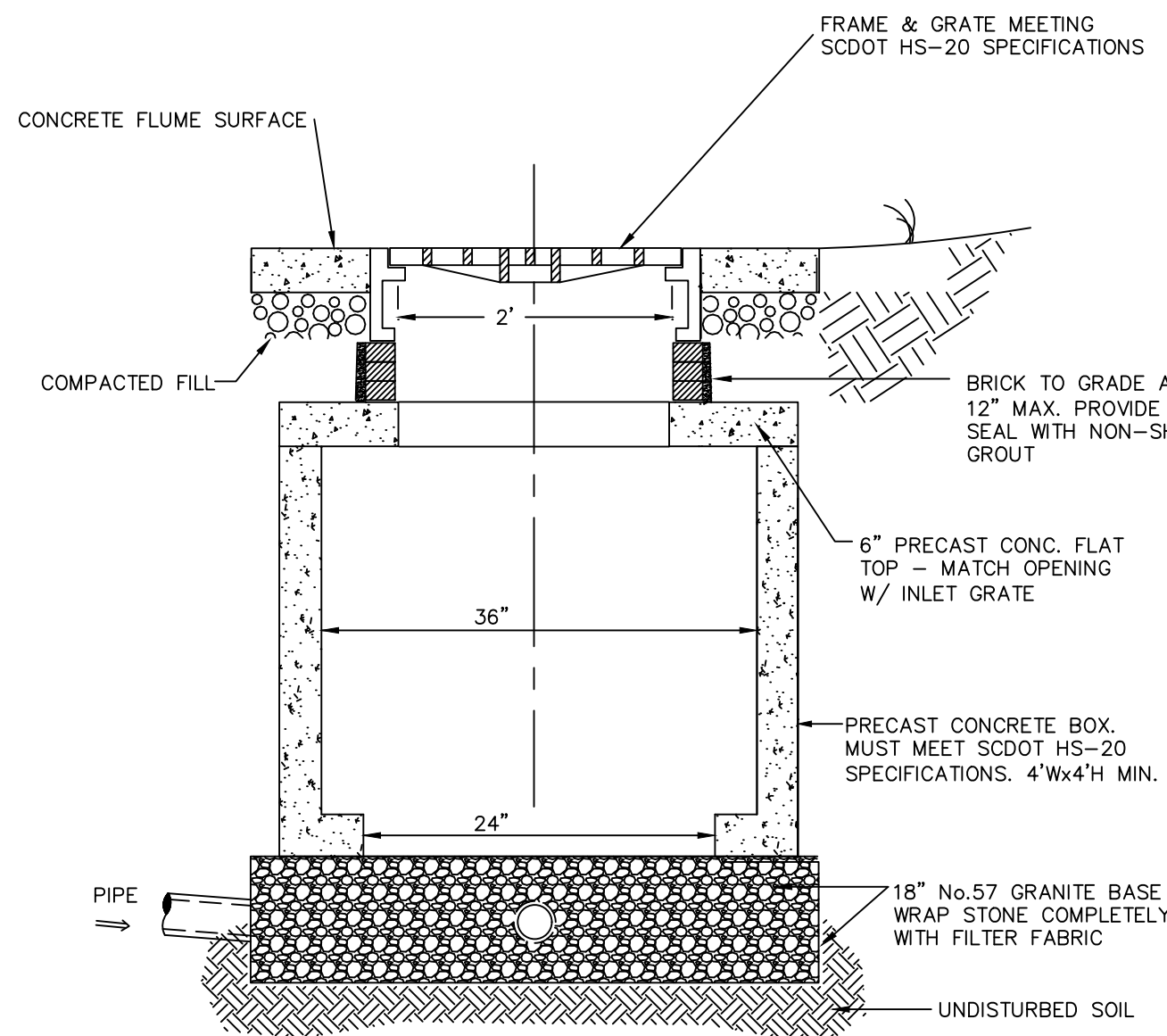
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



CONCRETE VALLEY GUTTER
N.T.S.

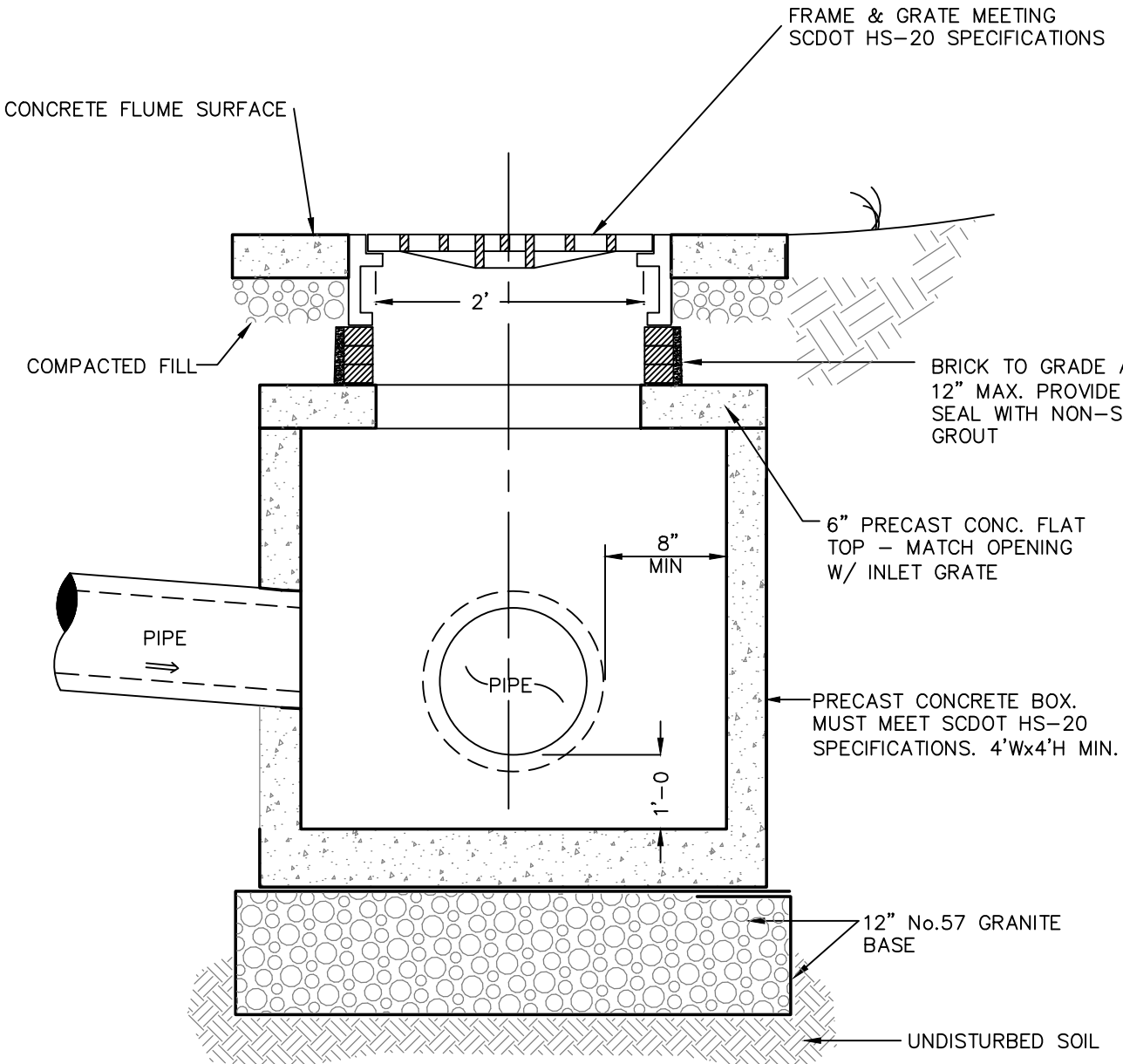


PERFORATED PIPE TRENCH DETAIL
N.T.S.



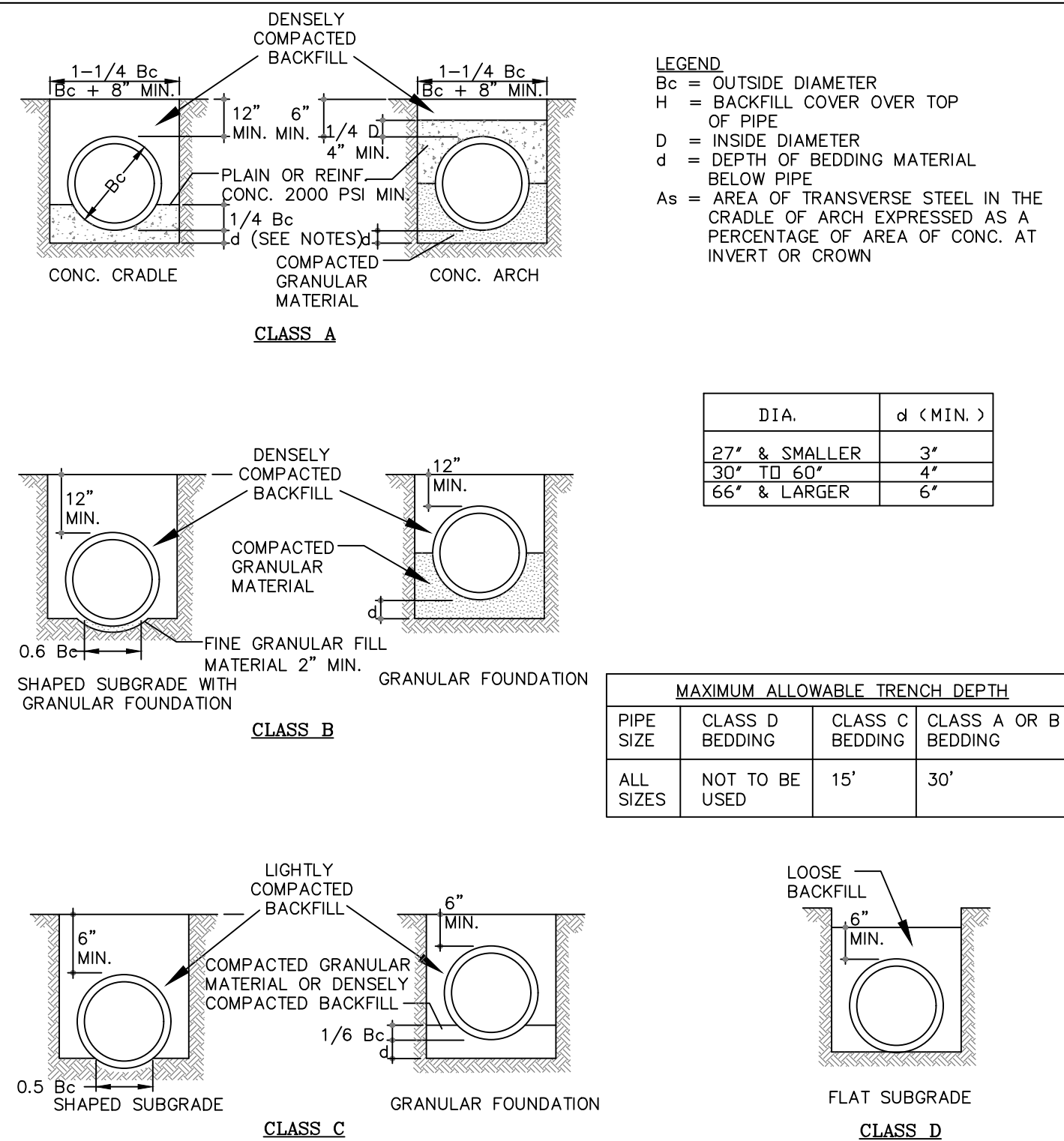
TYPICAL SECTION

OPEN BOTTOM GRATE INLET



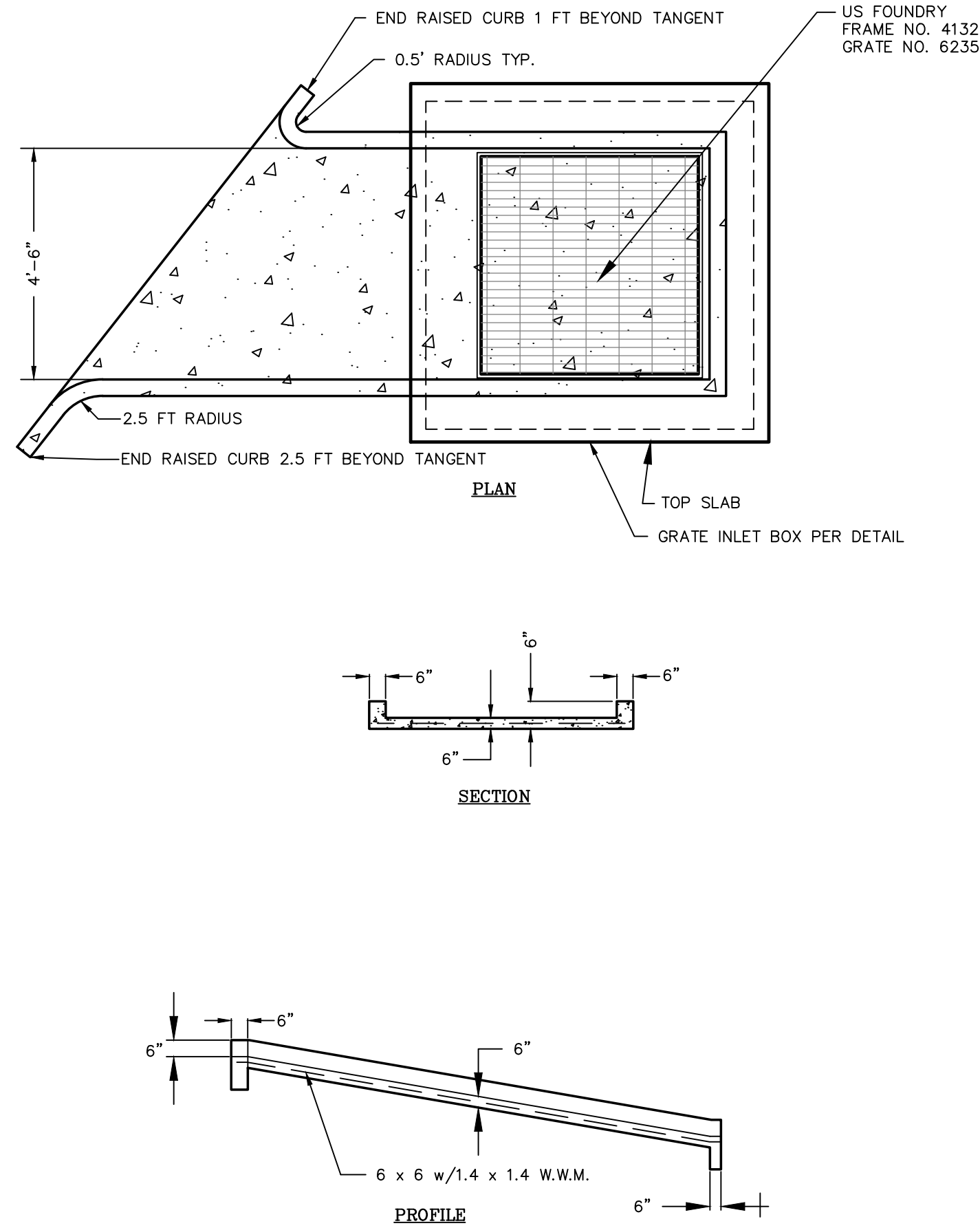
TYPICAL SECTION

GRATE INLET IN FLUME



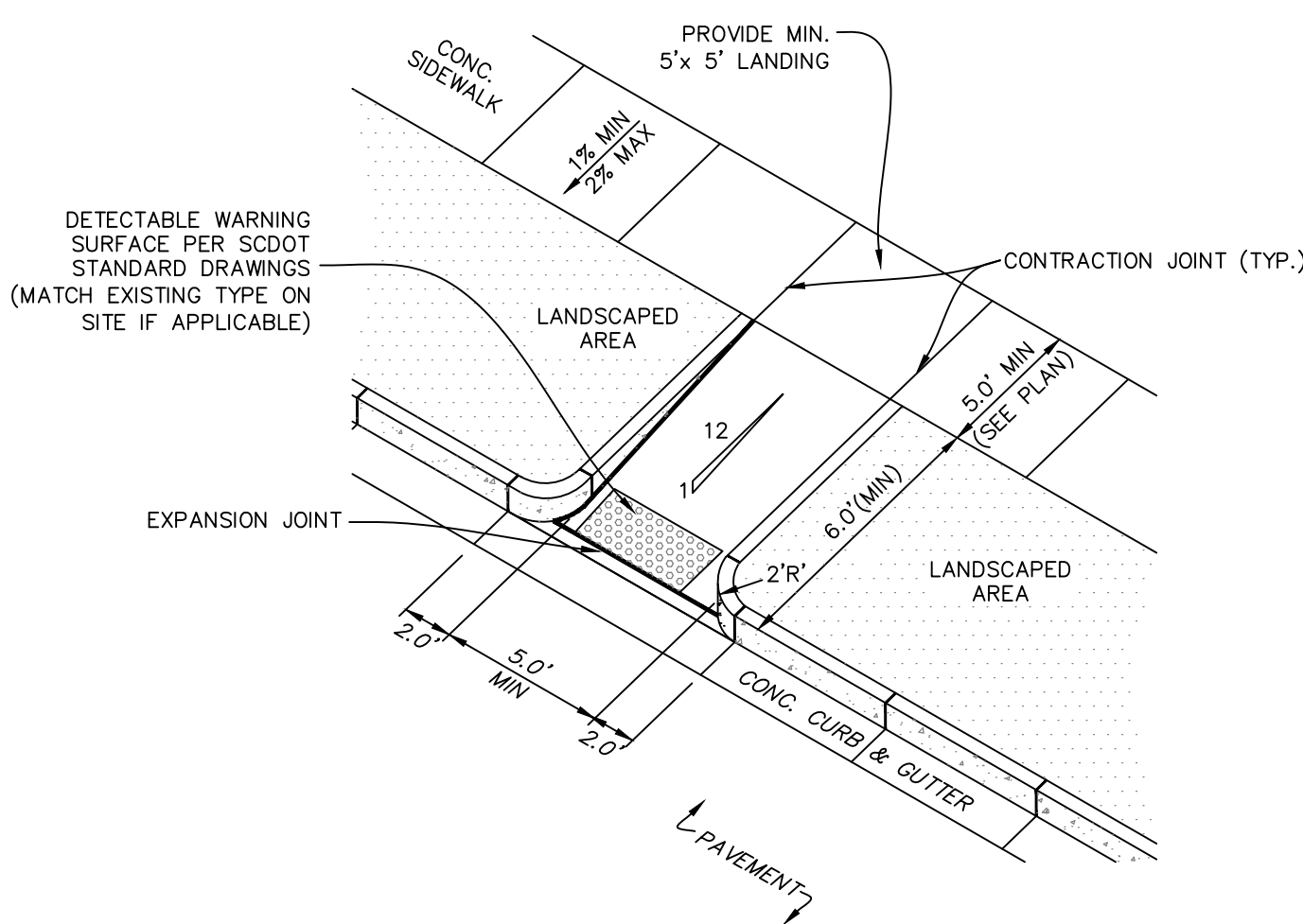
NOTES:
FOR CLASS A BEDDINGS USE d AS DEPTH OF CONCRETE BELOW PIPE UNLESS OTHERWISE INDICATED BY SOIL OR DESIGN CONDITIONS
FOR CLASS B AND C BEDDINGS SUBGRADE SHOULD BE EXCAVATED (OR OVER EXCAVATED IF NECESSARY) SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED
SPECIAL CARE MAY BE NECESSARY WITH CLASS A OR OTHER UNYIELDING FOUNDATIONS TO CUSHION PIPE FROM SHOCK WHEN BLASTING CAN BE ANTICIPATED IN THE AREA

TRENCH BEDDINGS FOR CIRCULAR CONCRETE PIPE
DETAIL 02630-007



CONCRETE FLUME

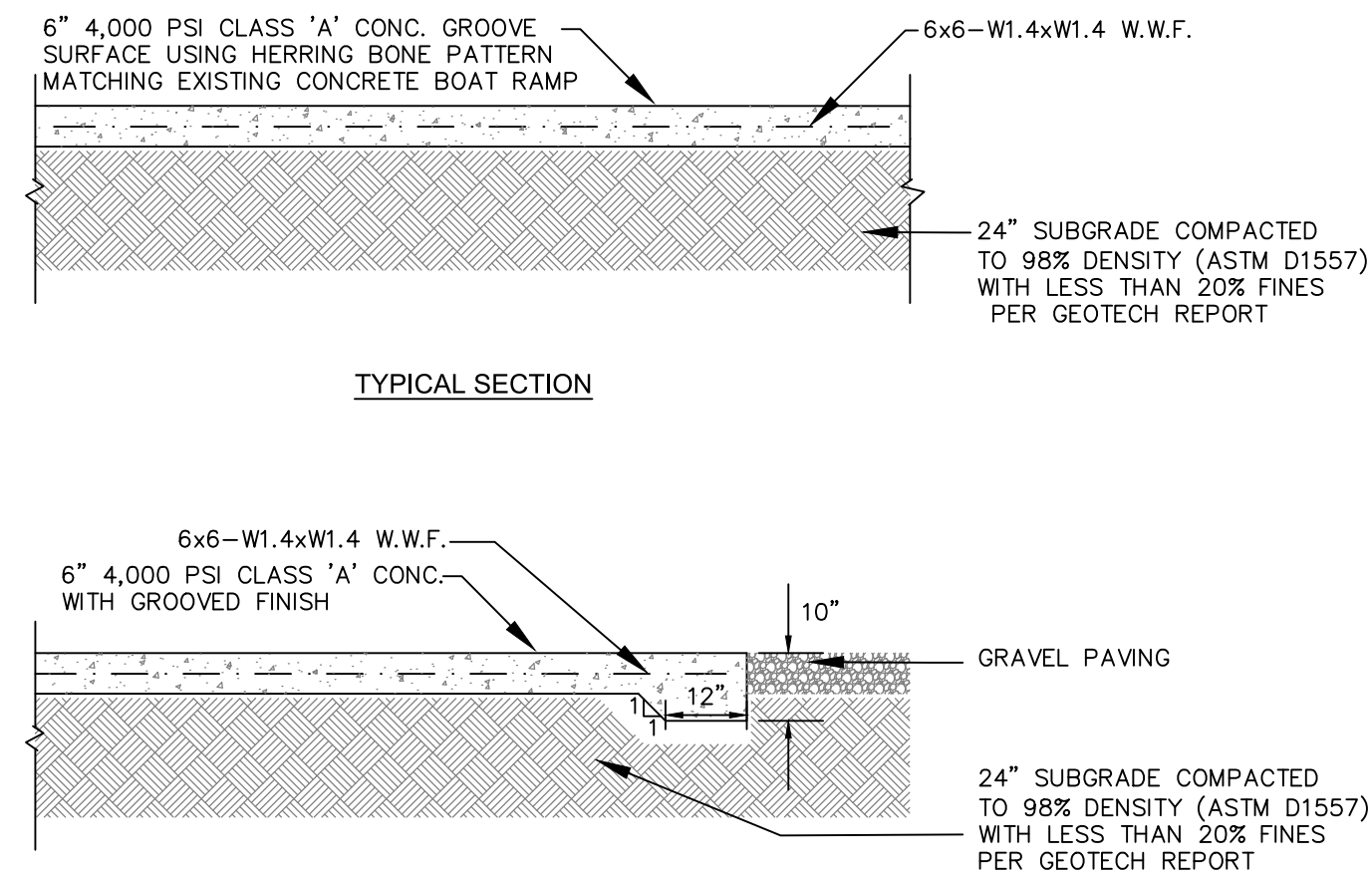
DETAIL 02630-008



NOTES:
1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
3. CURB RAMP SHALL BE BROOM-FINISHED TO PROVIDE A ROUGH, SKID-RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
6. SIDE SLOPES OF THE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).

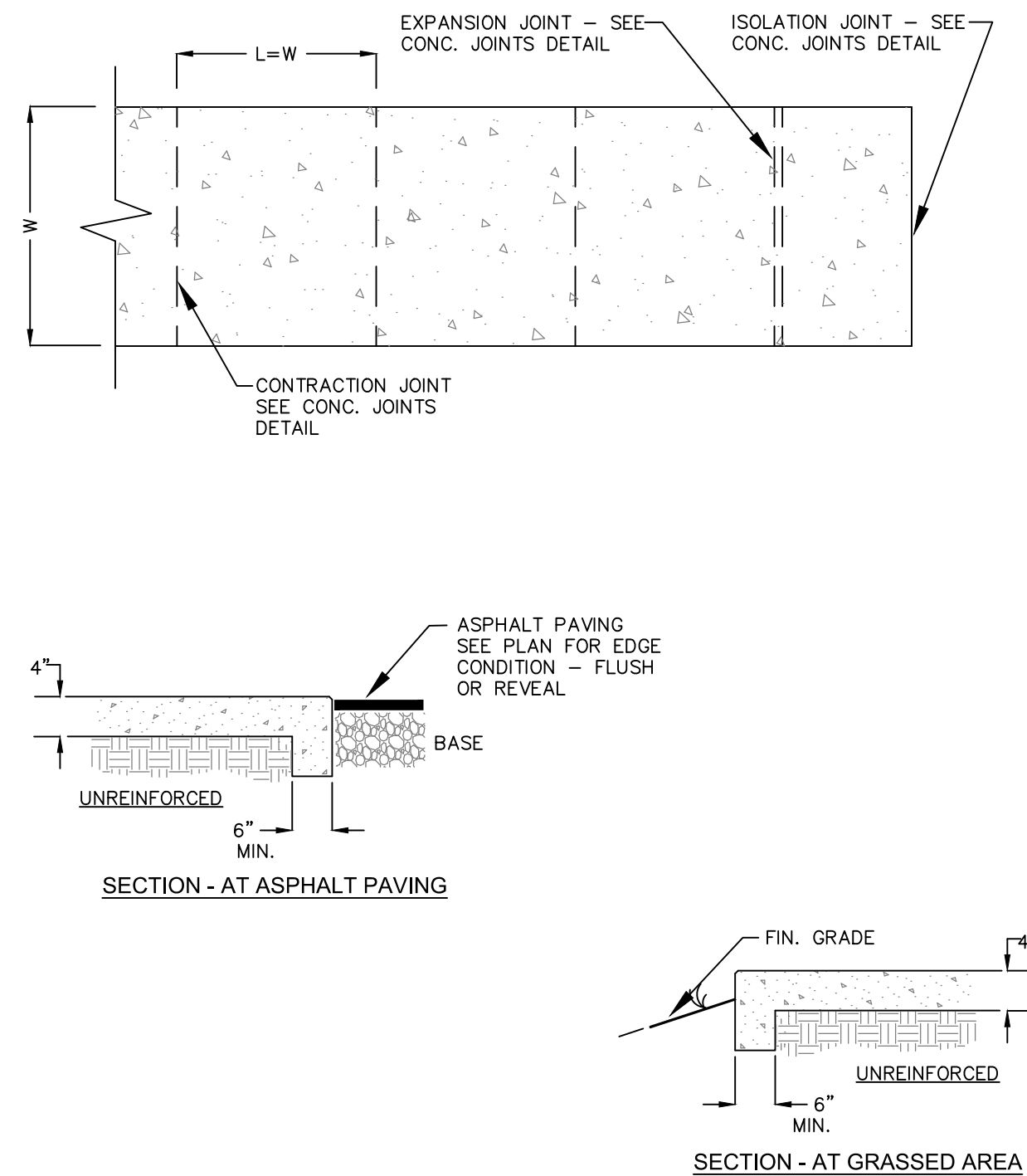
CONCRETE CURB RAMP- TYPE D

DETAIL 03300-033



CONCRETE PAVING SECTION

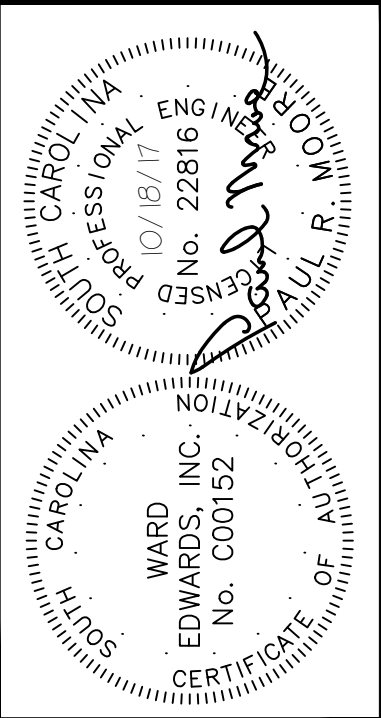
DETAIL #03300-034



NOTES:
1. W = VARIES, REFER TO STAKING PLAN.
2. L = WIDTH OF PAVING UNLESS OTHERWISE INDICATED ON PLAN.
3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OR 8.33% LONGITUDINAL.
4. ALL CONCRETE SHALL BE CLASS A 3000 PSI.
5. FINISH: BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK

DETAIL 03300-022



NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		



OYSTER FACTORY PARK TOWN OF BLUFFTON, SOUTH CAROLINA THE TOWN OF BLUFFTON Beaufort County, South Carolina	CONSTRUCTION DETAILS
--	----------------------

NOT FOR CONSTRUCTION	
RELEASED FOR CONSTRUCTION	
PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	FRM
CHECKED BY:	HED
SCALE:	AS NOTED

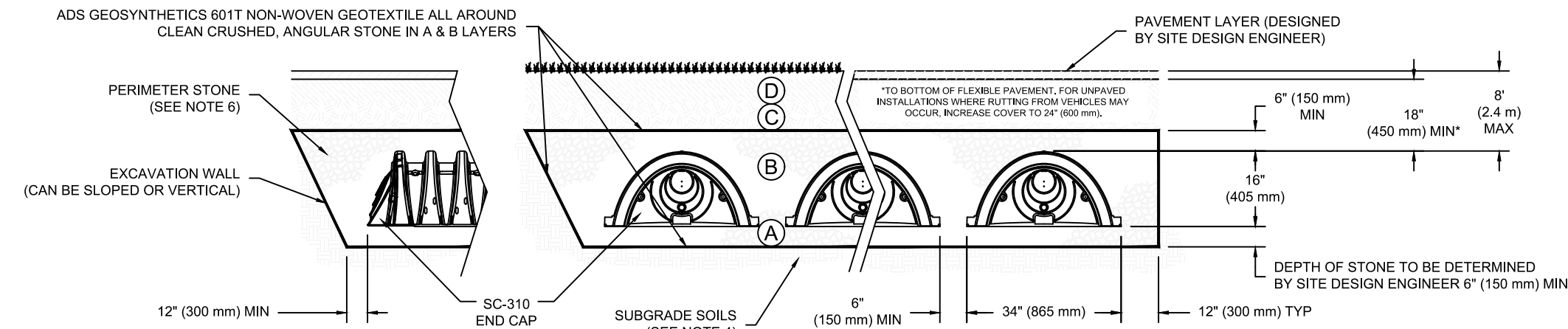
SHEET
C401

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

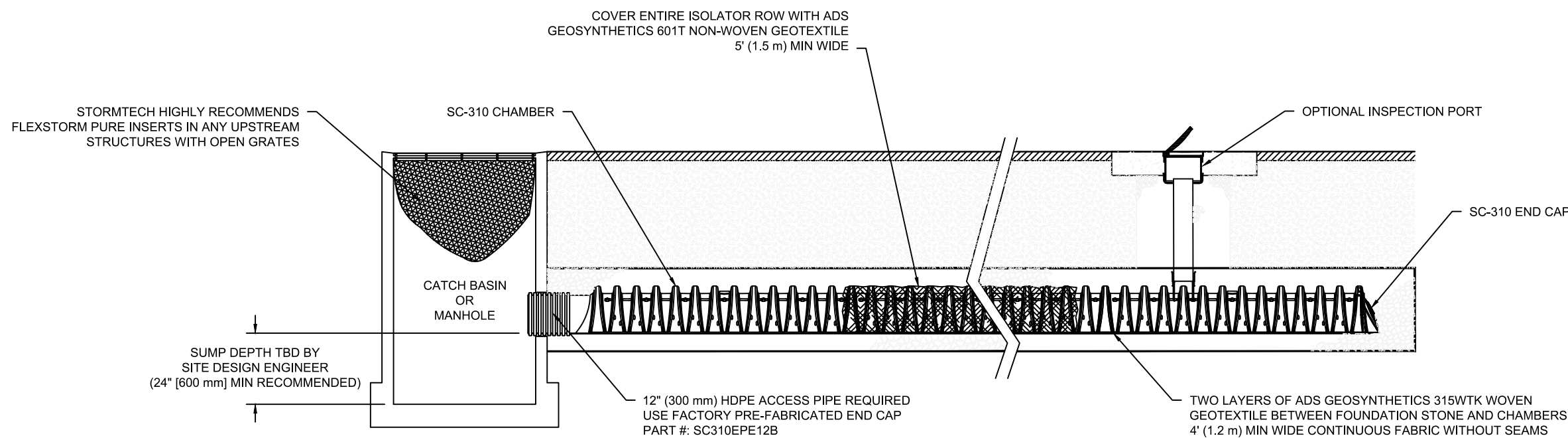
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145' A-1, A-2.4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



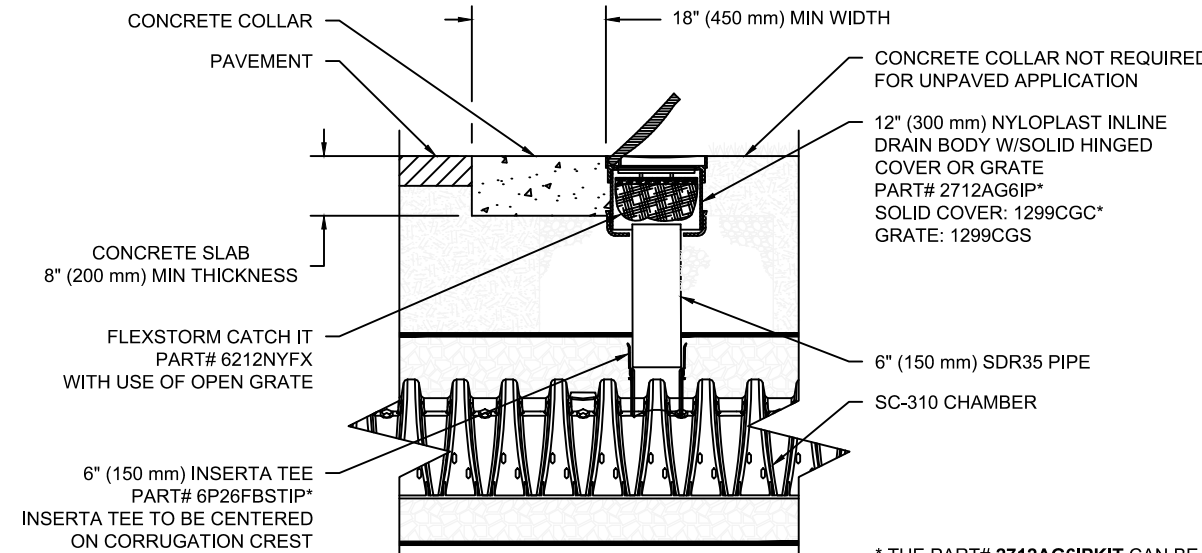
SC-310 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

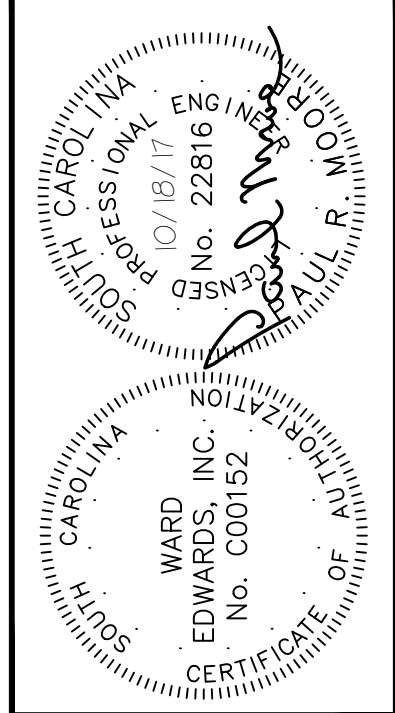
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-310 6" INSPECTION PORT DETAIL
NTS

REV	DRW	CHK	DESCRIPTION	SC-310	STANDARD CROSS SECTION
				DATE: 11/18/14	DRAWN: JLM
				PROJECT #:	CHECKED: JLM
4642 TREEMAN BLVD HILLIARD, OH 43026 1-800-733-7473					
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO AASHTO AND THE DESIGN ENGINEER'S PLAN. THE SITE DESIGN ENGINEER SHALL VERIFY THE DRAWING PRIOR TO CONSTRUCTION. IF IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGNER TO ENSURE THAT THE PRODUCTS SPECIFIED ARE ALL ASSOCIATED WITH THE SAME PROJECT, THE SITE DESIGNER SHALL VERIFY THE PRODUCTS SPECIFIED ARE ALL ASSOCIATED WITH THE SAME PROJECT.					
SHEET 1 OF 1					

REV	DRW	CHK	DESCRIPTION	ISOLATOR ROW DETAILS
				DATE: 03/28/17
				PROJECT #:
4642 TREEMAN BLVD HILLIARD, OH 43026 1-800-733-7473				
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO AASHTO AND THE DESIGN ENGINEER'S PLAN. THE SITE DESIGN ENGINEER SHALL VERIFY THE DRAWING PRIOR TO CONSTRUCTION. IF IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGNER TO ENSURE THAT THE PRODUCTS SPECIFIED ARE ALL ASSOCIATED WITH THE SAME PROJECT, THE SITE DESIGNER SHALL VERIFY THE PRODUCTS SPECIFIED ARE ALL ASSOCIATED WITH THE SAME PROJECT.				
SHEET 1 OF 1				



NO.	1	2	3	4	5	6	7
DESCRIPTION							
PLAN REVISIONS							
DATE							

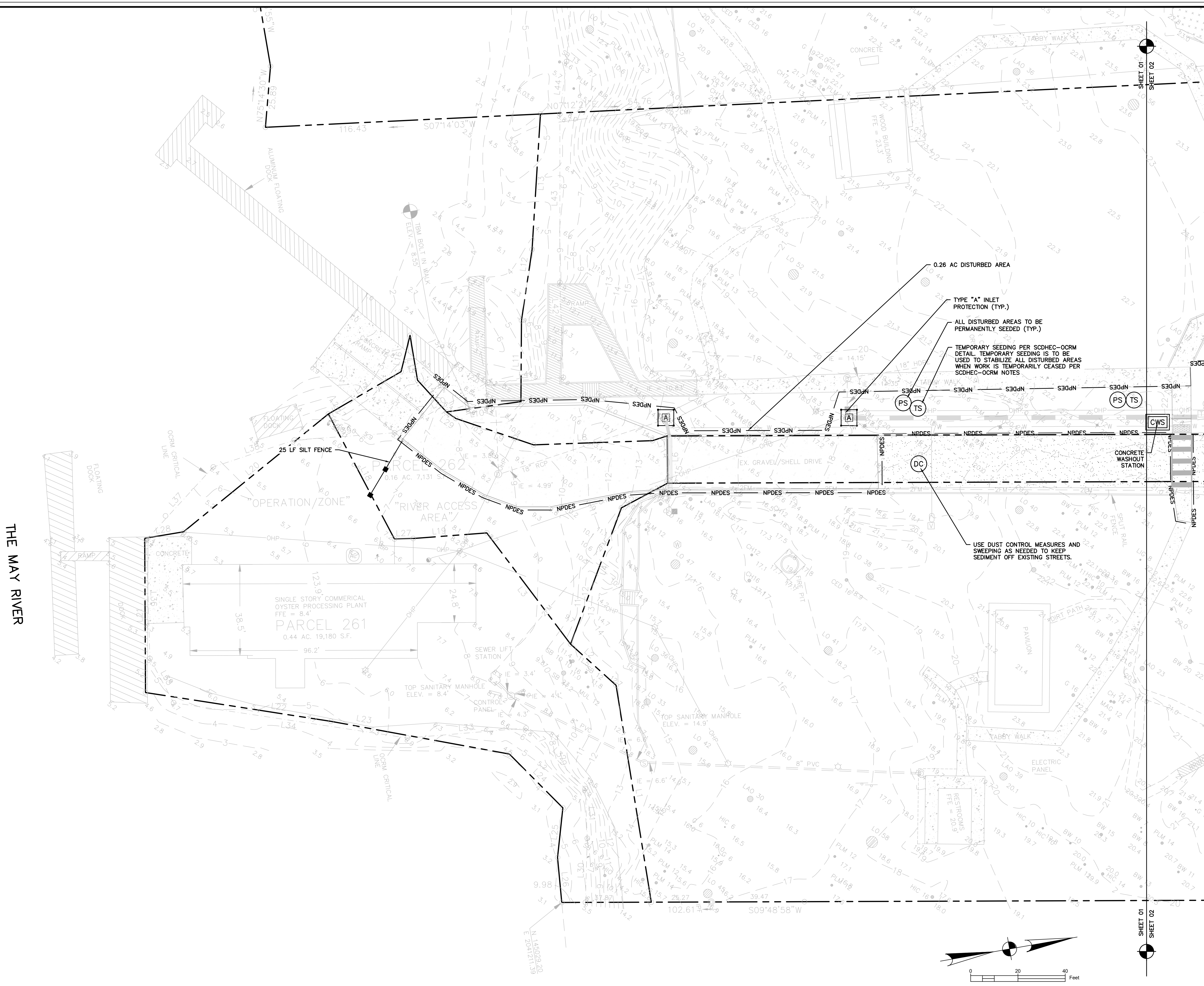
Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-5355 FAX (843) 837-4256
WWW.WARDEDWARDS.COM

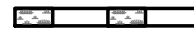
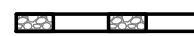



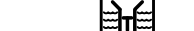




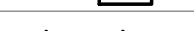
OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA
THE TOWN OF BLUFFTON
Beaufort County, South Carolina
CONSTRUCTION DETAILS

☒ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION








PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	AS NOTED




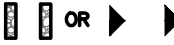












SHEET
C402



<u>RUNOFF CONVEYANCE MEASURES</u>	
VEGETATED CHANNELS:	
RIPRAP—LINED CHANNELS:	
ECB OR TRW—LINED CHANNELS:	
PAVED CHANNELS:	
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	
PERMANENT DIVERSION DITCH:	
DIVERSION DIKE OR BERM:	
LEVEL SPREADER:	
SUBSURFACE DRAIN:	

LIMITS OF DISTURBANCE:	_____ NPDES _____
------------------------	-------------------

<u>EROSION PREVENTION</u>	
LAND GRADING:	LG OR 
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	TS
MULCHING:	M
ECB OR TRM:	
FGM:	FGM
BFM:	BFM
PERMANENT SEEDING:	PS
SODDING:	SO
RIPRAP:	
OUTLET PROTECTION:	  RIPRAP ECB or TRM
DUST CONTROL:	DC
POLYACRYLAMIDE (PAM):	PAM

<u>SEDIMENT CONTROL</u>	
SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A – FABRIC INLET PROTECTION:	
TYPE A – SEDIMENT TUBE INLET PROTECTION:	
TYPE B – WIRE MESH AND STONE DROP INLET PROTECTION:	
TYPE C – BLOCK AND GRAVEL INLET PROTECTION:	
TYPE D – RIGID INLET FILTERS:	
TYPE E – SURFACE COURSE CURB INLET FILTER:	
TYPE F – INLET TUBE:	
TYPE FB – FILTER BAG:	
CONCRETE WASHOUT	

SOUTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 CLOSED
 No. 22816
 10/18/17

SOUTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 AUTHORIZATION
 No. 000152
 WARD EDWARDS, INC.

PLAN REVISIONS		DATE
NO.	DESCRIPTION	
1		
2		
3		
4		
5		
6		
7		



**Ward
Edwards**
ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

OYSTER FACTORY PARK

TOWN OF BLUFFTON, SOUTH CAROLINA

THE TOWN OF BLUFFTON

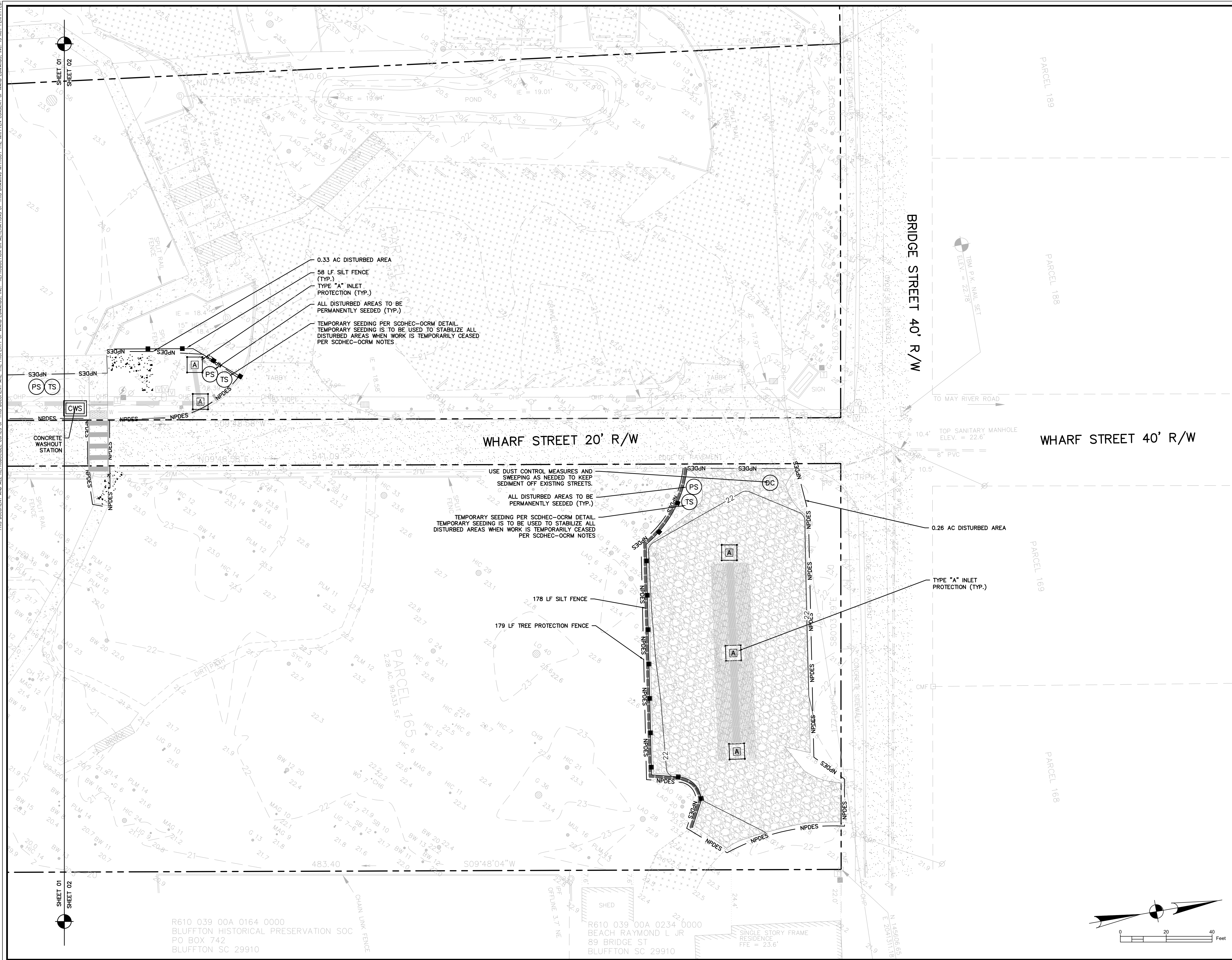
Beaufort County, South Carolina

EROSION CONTROL PLAN

☒ NOT FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	1"=20'

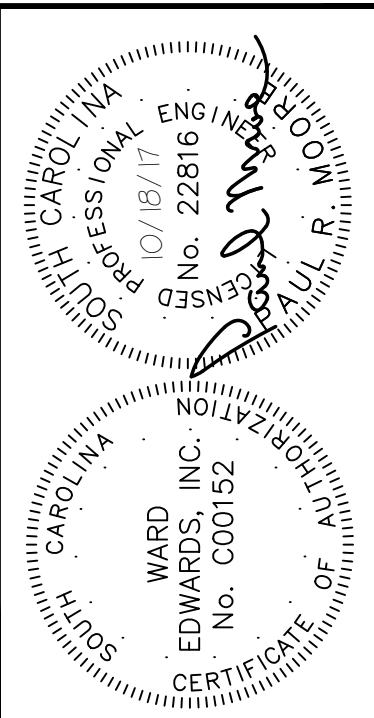
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



RUNOFF CONVEYANCE MEASURES	
VEGETATED CHANNELS:	
RIPRAP-LINED CHANNELS:	
ECB OR TRM-LINED CHANNELS:	
PAVED CHANNELS:	
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	
PERMANENT DIVERSION DITCH:	
DIVERSION DIKE OR BERM:	
LEVEL SPREADER:	
SUBSURFACE DRAIN:	

LIMITS OF DISTURBANCE:	
NPDES	
EROSION PREVENTION	
LAND GRADING:	
SURFACE ROUGHENING:	
TOPSOLING:	
TEMPORARY SEEDING:	
MULCHING:	
ECB OR TRM:	
FGM:	
BFM:	
PERMANENT SEEDING:	
SODDING:	
RIPRAP:	
OUTLET PROTECTION:	
DUST CONTROL:	
POLYACRYLAMIDE (PAM):	

SEDIMENT CONTROL	
SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A-FABRIC INLET PROTECTION:	
TYPE A-SEDIMENT TUBE INLET PROTECTION:	
TYPE B - WIRE MESH AND STONE DROP INLET PROTECTION:	
TYPE C - BLOCK AND GRAVEL INLET PROTECTION:	
TYPE D - RIGID INLET FILTERS:	
TYPE E - SURFACE COURSE CURB INLET FILTER:	
TYPE F - INLET TUBE:	
TYPE FB - FILTER BAG:	
CONCRETE WASHOUT	



PLAN REVISIONS	
NO.	DESCRIPTION
7	
6	
5	
4	
3	
2	
1	

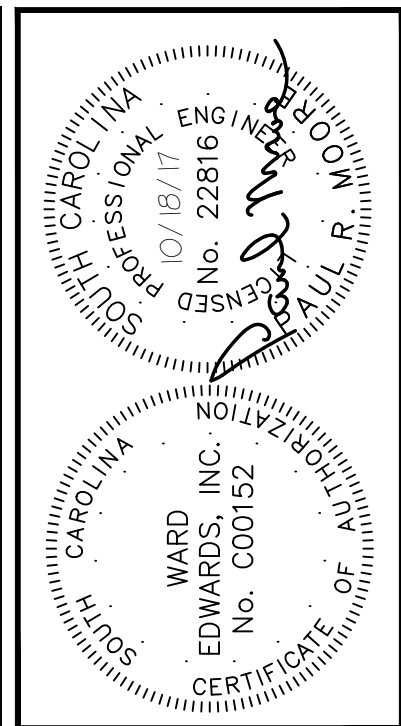
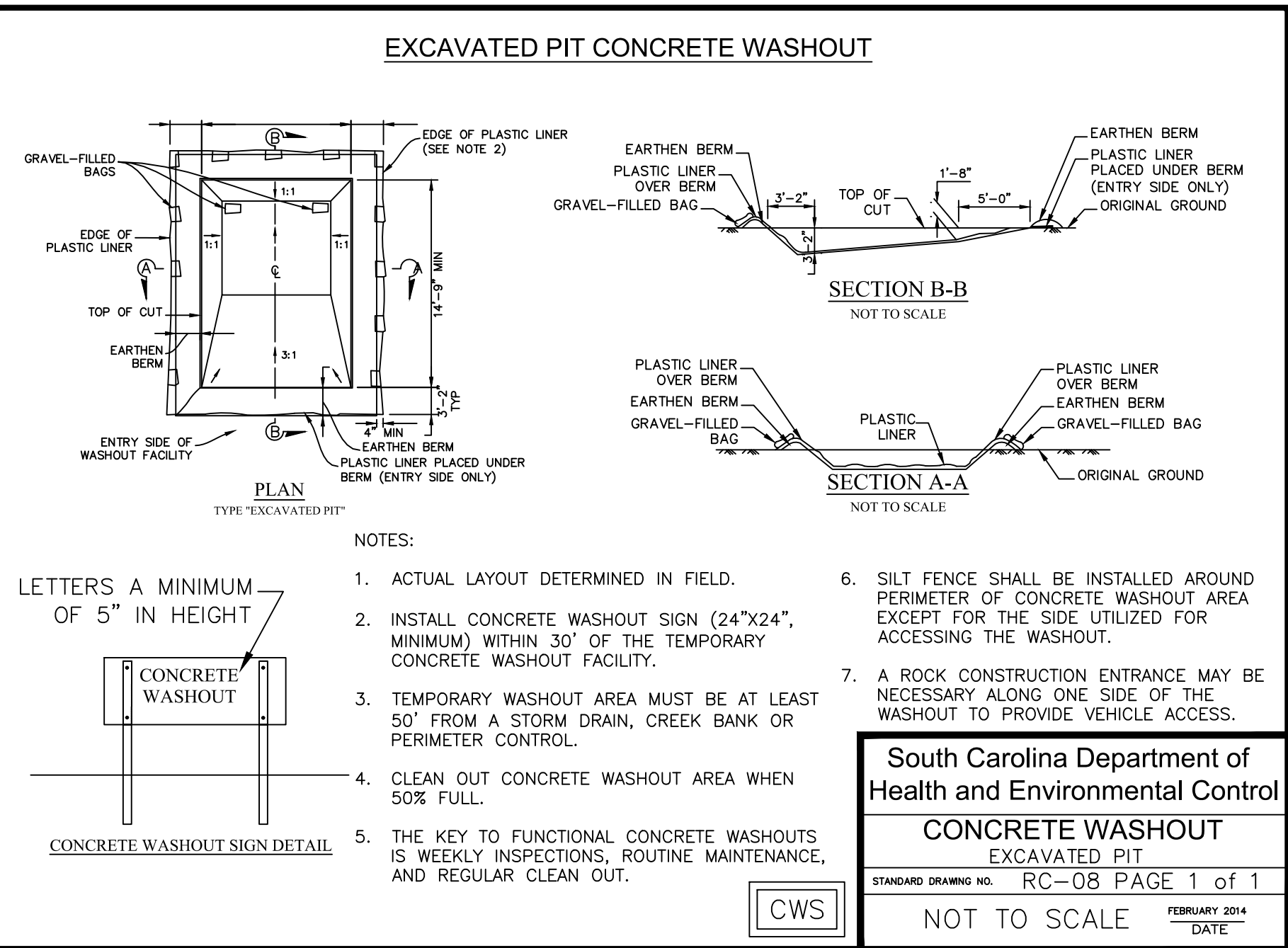
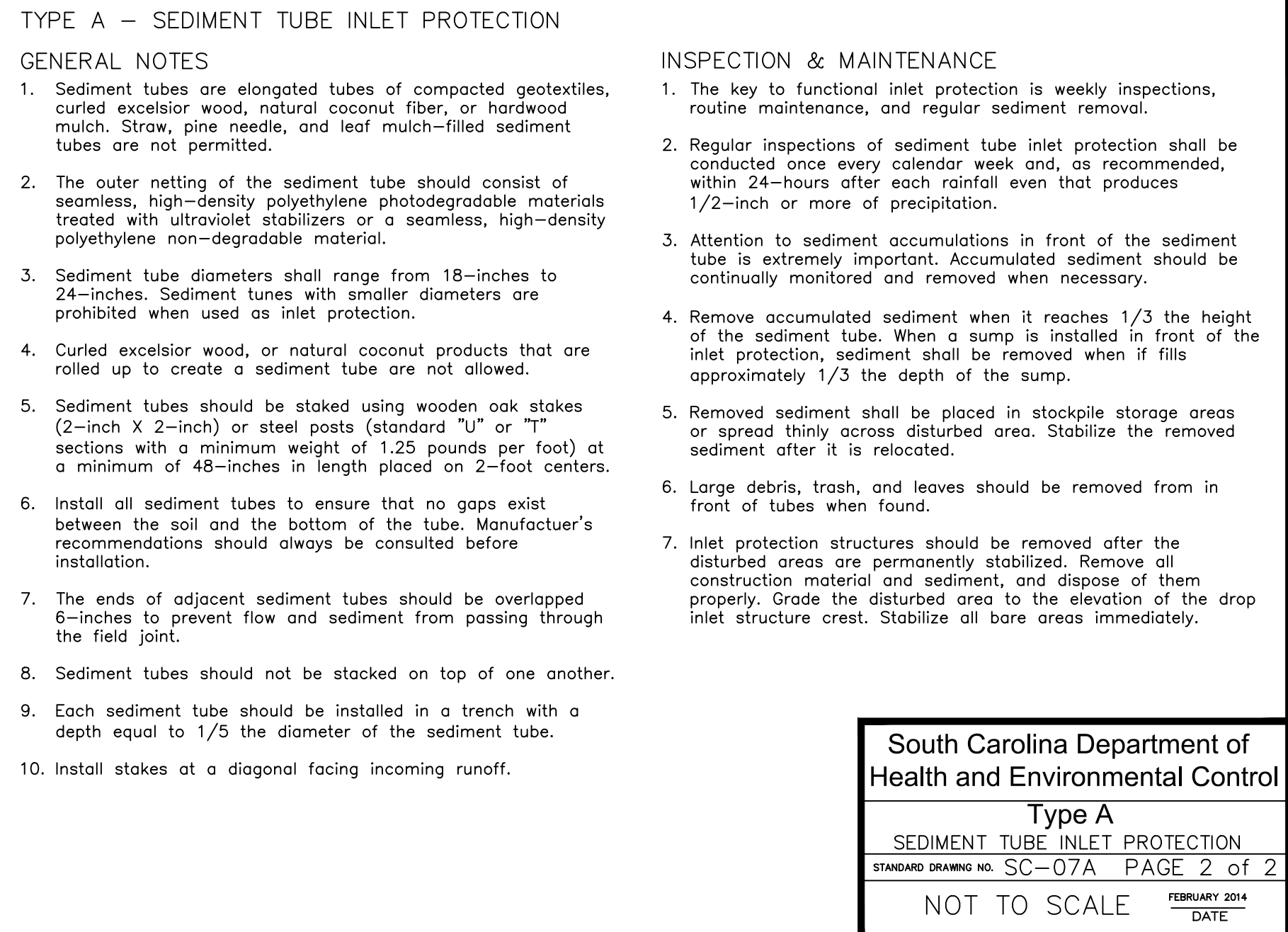
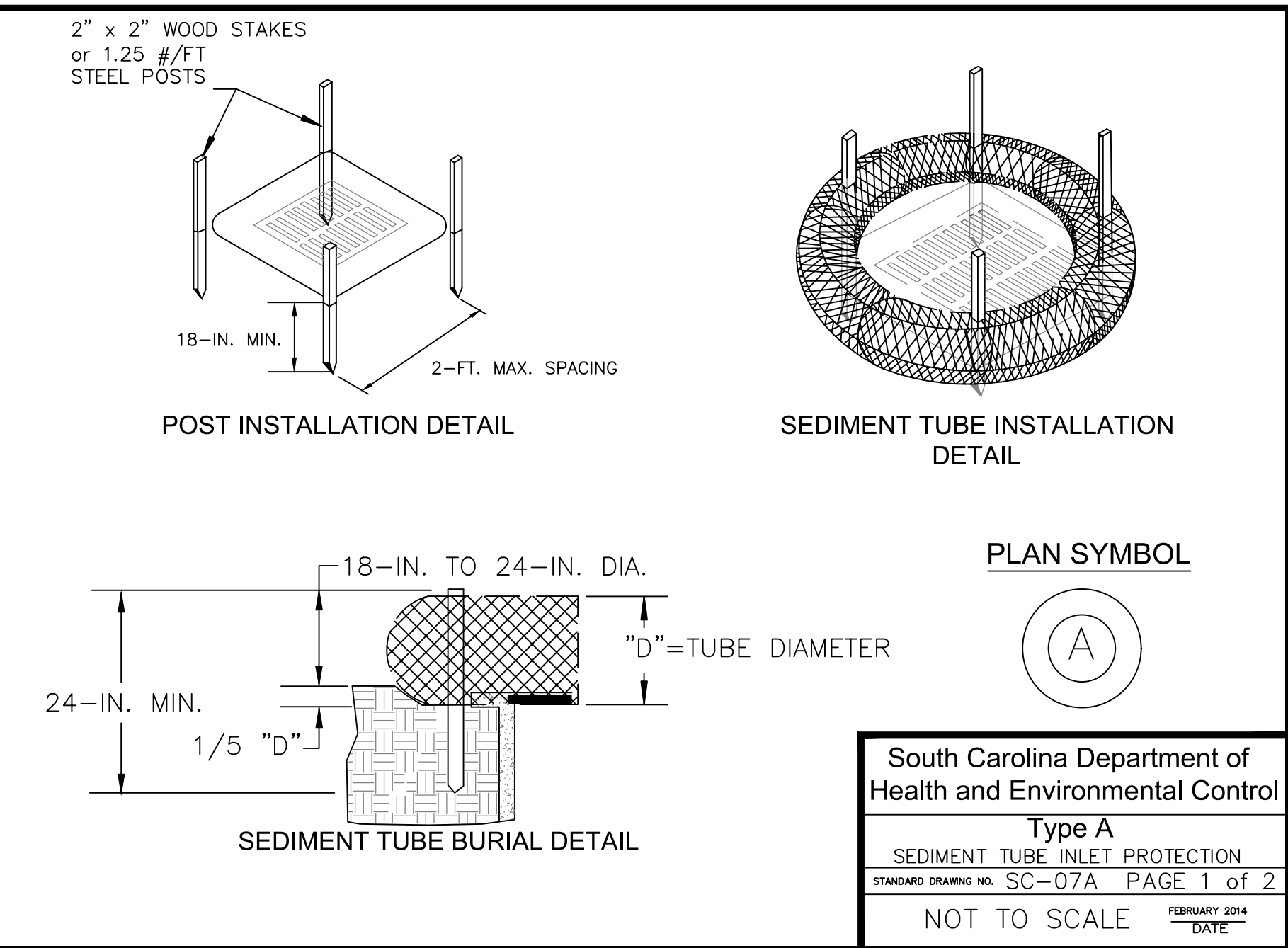
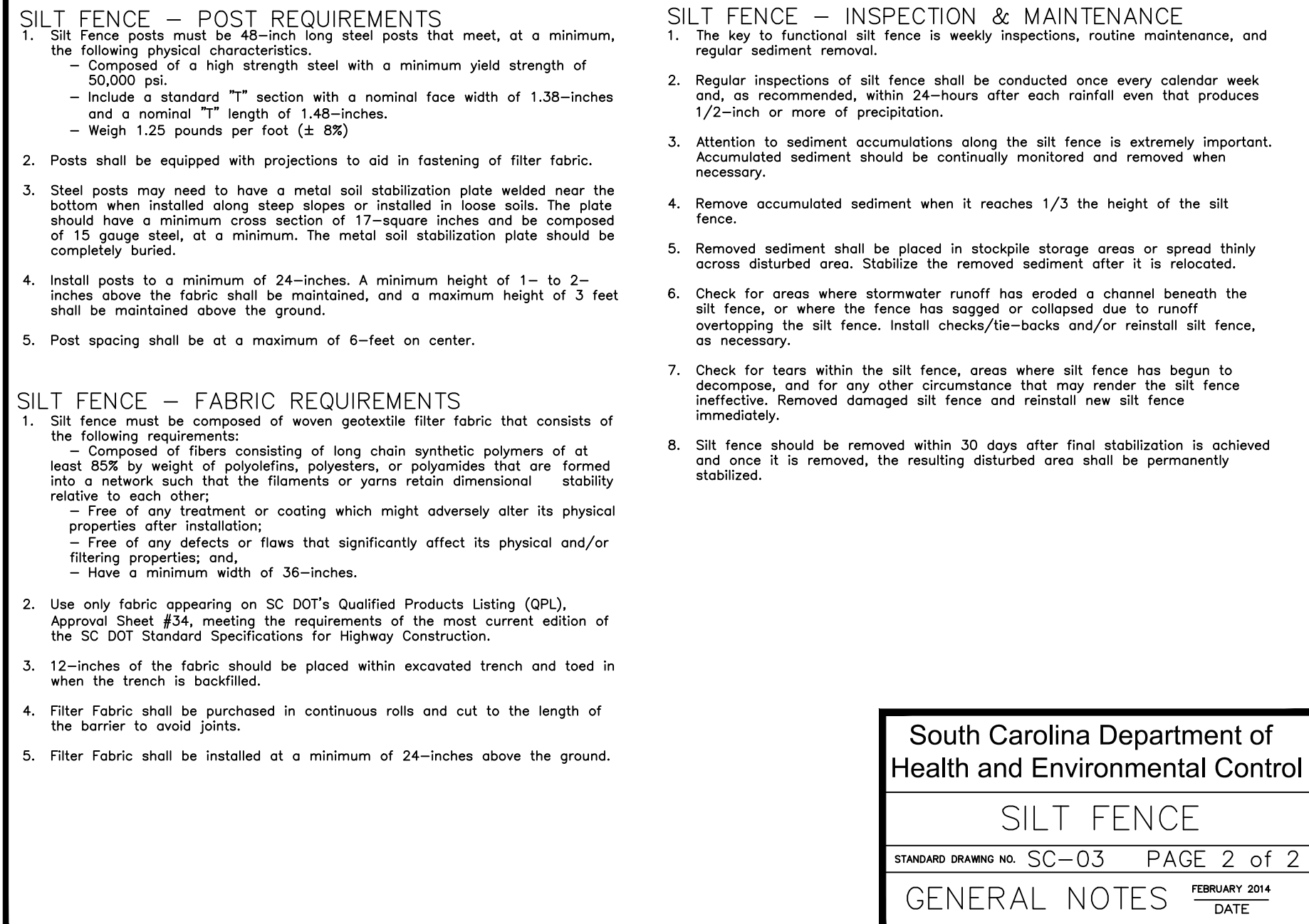
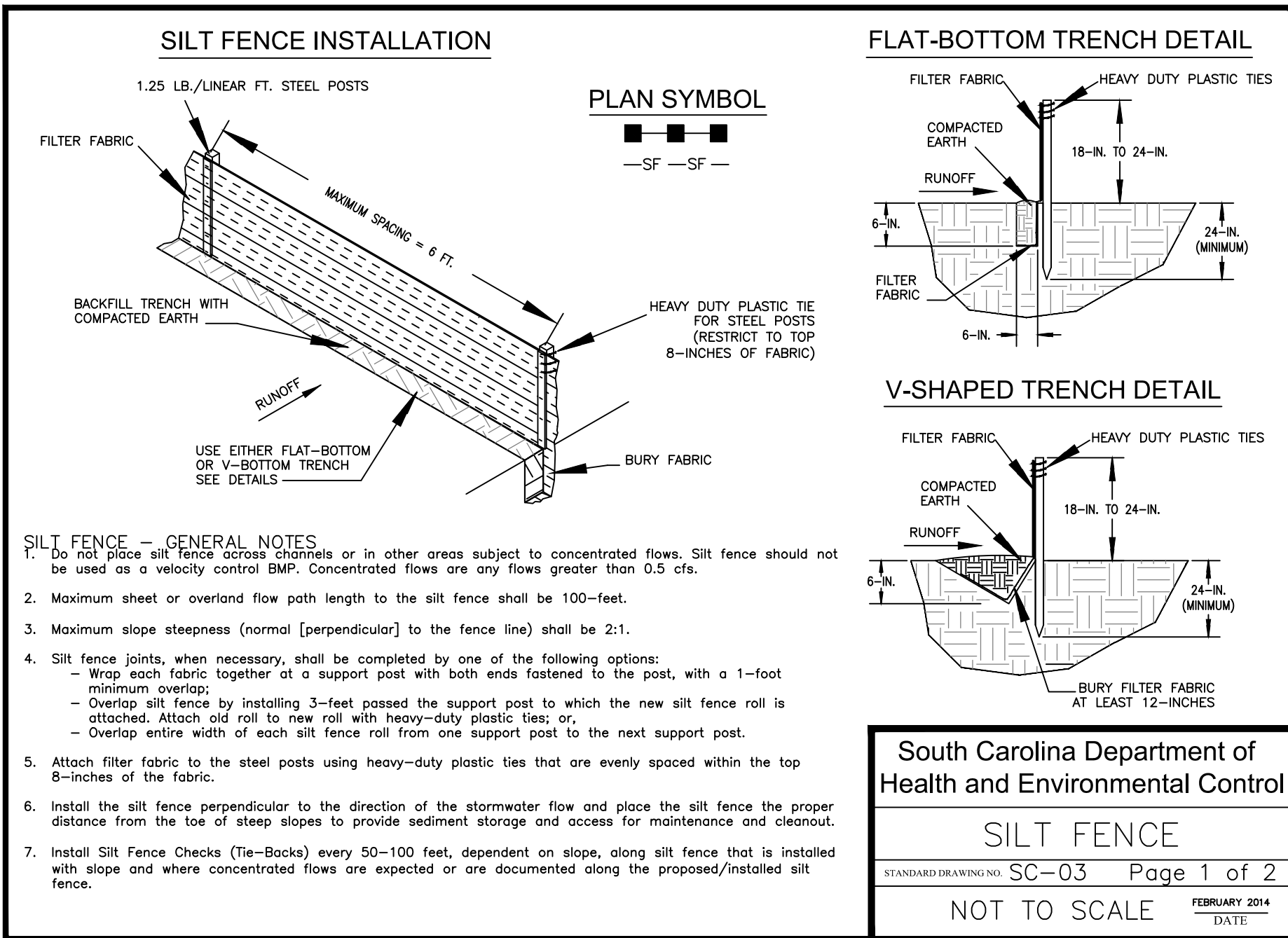
Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-5353 FAX (803) 837-2336
WWW.WARDEDWARDS.COM

OYSTER FACTORY PARK
TOWN OF BLUFFTON, SOUTH CAROLINA
THE TOWN OF BLUFFTON
Beaufort County, South Carolina
EROSION CONTROL PLAN

<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
<input type="checkbox"/> RELEASED FOR CONSTRUCTION	
PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	1"=20'

SHEET
C502

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		

Ward Edwards

ENGINEERING

P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (803) 837-5353 FAX (803) 837-4256
WWW.WARDEDWARDS.COM

OYSTER FACTORY PARK

TOWN OF BLUFFTON, SOUTH CAROLINA

THE TOWN OF BLUFFTON

Beaufort County, South Carolina

EROSION CONTROL DETAILS

<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
<input type="checkbox"/> RELEASED FOR CONSTRUCTION	
PROJECT #:	150607
DATE:	02/01/18
DESIGNED BY:	PRM
CHECKED BY:	HED
SCALE:	AS NOTED

SHEET

C503

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

TEMPORARY SEEDING – COASTAL

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

TS

TEMPORARY SEEDING - COASTAL

DETAIL 02370-011

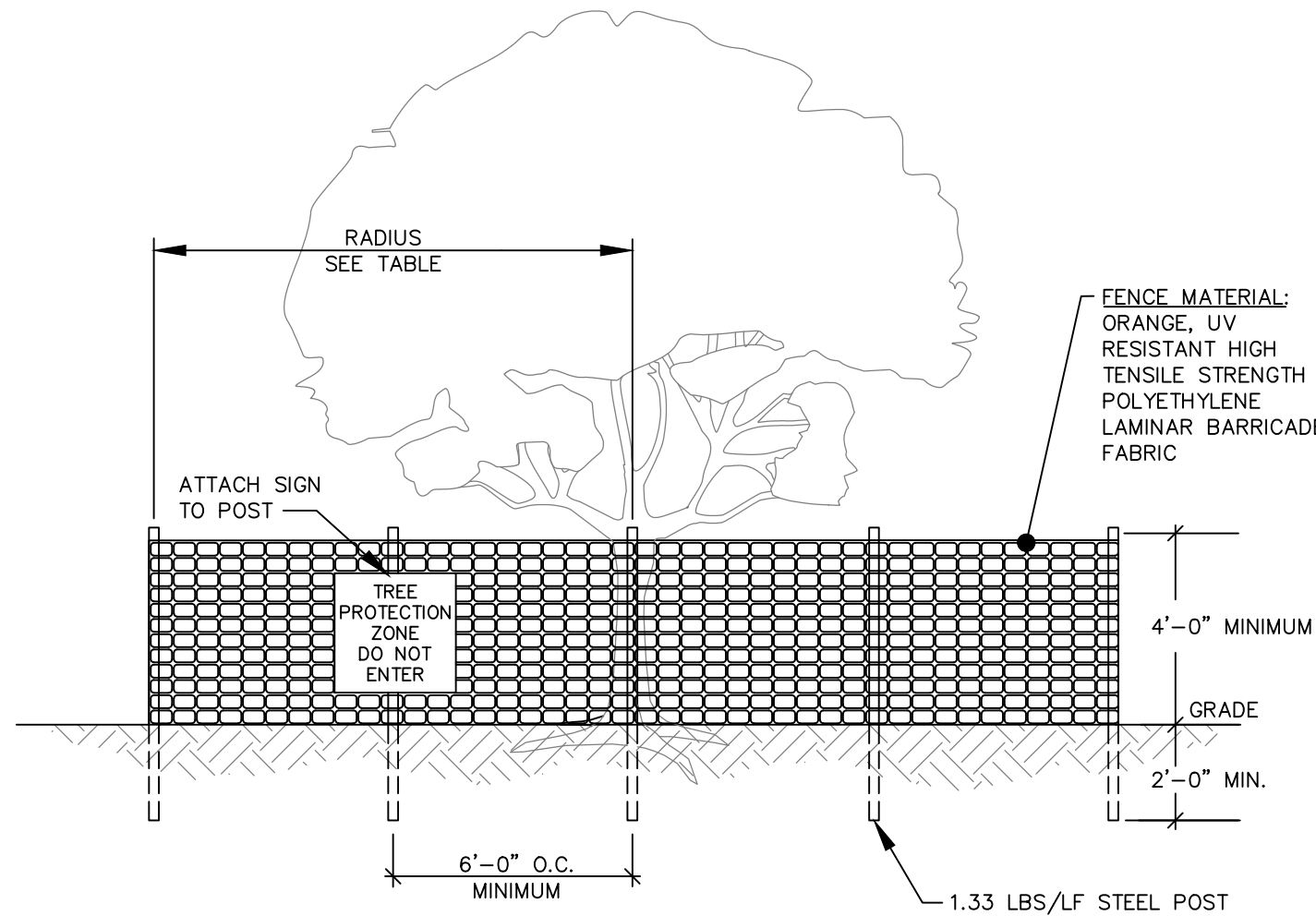
PERMANENT SEEDING – COASTAL

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

PS

PERMANENT SEEDING - COASTAL

DETAIL 02370-010



NOTES:

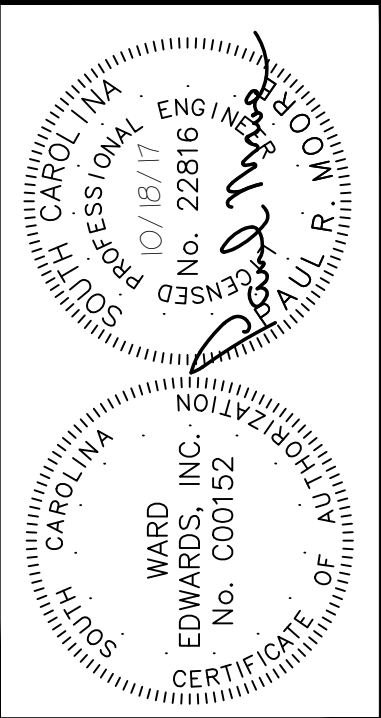
- ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
- INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
- WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
- ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
- THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
- THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

TABLE – RADIUS OF TREE PROTECTION ZONE (TPZ)	
JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY DSO 106–1846(b)(2)OR	1 FOOT PER INCH OF TRUNK DBH OR 5 FEET, WHICHEVER IS GREATER
TOWN OF BLUFFTON UDO 5.3.3, C(1)	1.5 FEET PER INCH OF TRUNK DBH
TOWN OF HILTON HEAD LMO 16–6–104, J	FENCING AT DRIP LINE FOR ALL TREES PROPOSED TO BE RETAINED
CITY OF BEAUFORT UDO 7.3, D(3)	0.5 FOOT PER INCH OF TRUNK DBH OR 5 FEET, WHICHEVER IS GREATER
JASPER COUNTY ZONING ORD. ART. 13	FENCING AT DRIP LINE FOR "SIGNIFICANT" AND "LANDMARK" TREES
CITY OF HARDEEVILLE MZDSO 4.8, F	FENCING AT DRIP LINE FOR "PROTECTED TREES", SEE PLANS FOR ALL OTHERS

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008



NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1		



OSTER FACTORY PARK TOWN OF BLUFFTON, SOUTH CAROLINA	THE TOWN OF BLUFFTON Beaufort County, South Carolina	EROSION CONTROL DETAILS
--	---	-------------------------

<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
<input type="checkbox"/> RELEASED FOR CONSTRUCTION	
PROJECT #:	ISO602
DATE:	02/01/18
DESIGNED BY:	FRM
CHECKED BY:	HED
SCALE:	AS NOTED

SHEET
C504