City of Charleston

DESIGN REVIEW BOARD

Monday January 5th, 2026

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/drb

This meeting is being recorded and livestreamed on YouTube.

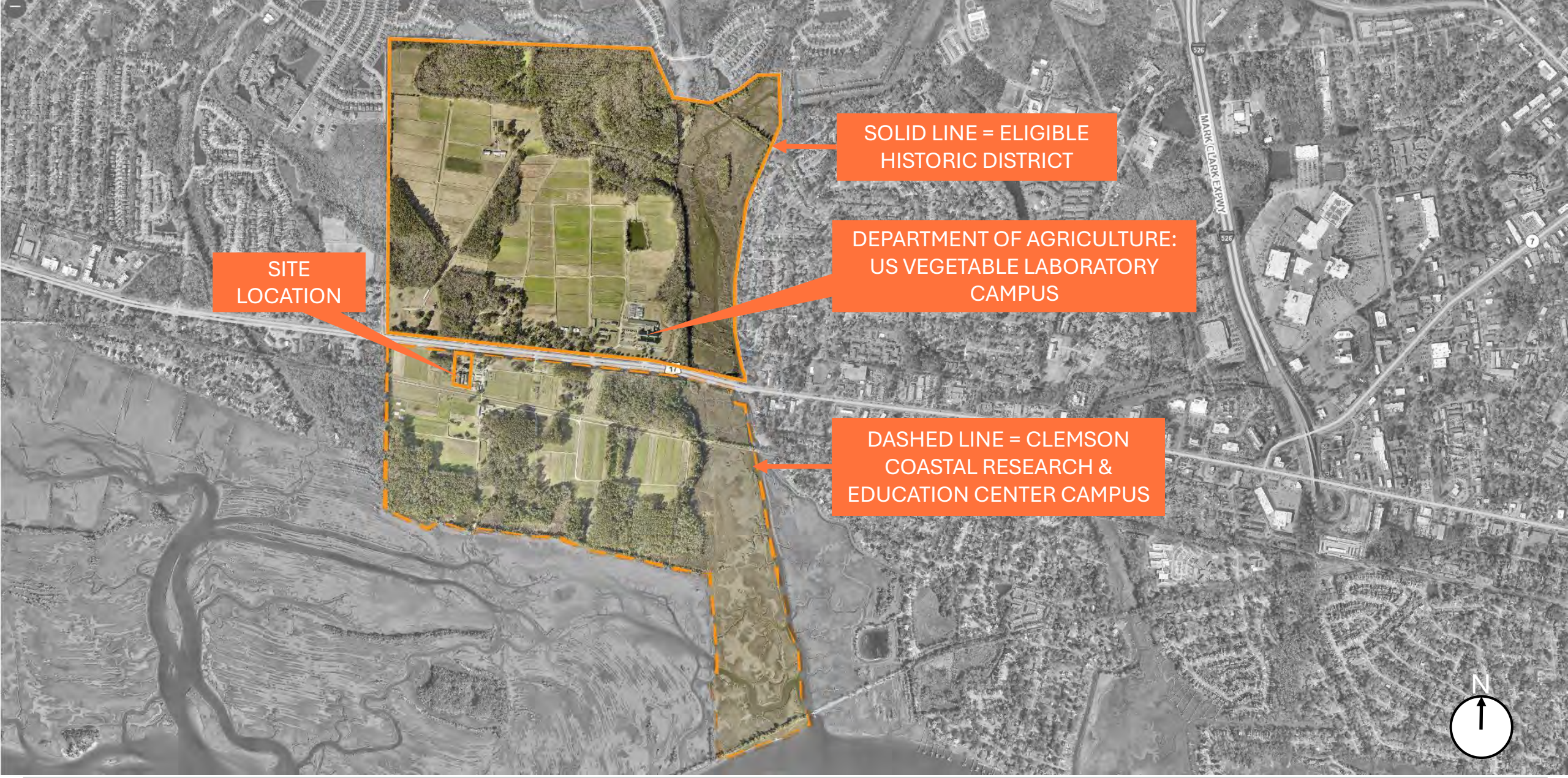
Agenda Item #1

2875 Savannah Hwy.

308-00-00-001

Requesting approval for the demolition of an office/laboratory building from the 1930s, a former USDA building.

2875 SAVANNAH HIGHWAY | CHARLESTON , SC
US VEGETABLE LAB CAMPUS: OFFICE / LABORATORY BUILDING
DESIGN REVIEW BOARD – DEMOLITION


SOLID LINE = ELIGIBLE HISTORIC DISTRICT
DEPARTMENT OF AGRICULTURE: US VEGETABLE LABORATORY CAMPUS
SITE LOCATION
DASHED LINE = CLEMSON COASTAL RESEARCH & EDUCATION CENTER CAMPUS
MARK CLARK EXPWY
526
N

VIEW FROM ADJACENT SITE

VIEW FROM SAVANNAH HIGHWAY

VIEW FROM SAVANNAH HIGHWAY

Charleston County SC

PID: 3070000001
OWNER1: UNITED STATES OF AMERICA
PLAT BOOK PAGE: C38-579
DEED BOOK PAGE: C038-579
Jurisdiction: CITY OF CHARLESTON

0 65 130 260 ft
1 inch = 100 feet

N

CHARLESTON COUNTY SOUTH CAROLINA

Author: Charleston County SC
Date: 12/15/2025

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.

Address:	2875 Savannah Highway
PID:	3080000001
Site Area:	~3.23 ACRES

EXISTING STRUCTURES:

1. **OFFICE / LABORATORY BUILDING**
   - DEMOLITION REQUEST
2. HEADHOUSE / GREENHOUSES

PREVIOUS STRUCTURES

3. WEED RESEARCH / CENTRAL SUPPLY
4. STORAGE SHED
5. MILITARY RADIO HUT

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MAIN RESEARCH OFFICE / LABORATORY BUILDING

Original Construction: 1936
~2,800 sf (net) / floor
(2) stories + attic
Contributing resource

Charleston County SC

PID: 3070000001
OWNER1: UNITED STATES OF AMERICA
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0 65 130 260 ft
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HEADHOUSE / GREENHOUSES

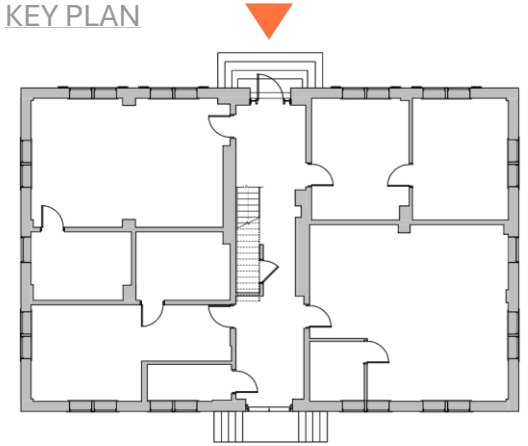
Original Construction = 1936

3rd Greenhouse added = 1957 – 1962

Contributing resource

GREENHOUSES
OFFICE / LABORATORY
(DEMOLITION REQUEST)
W Ashley Greenway
W Ashley Greenway
Clemson Coastal
Research and...
SAVANNAH HIGHWAY
17
17
17

KEY PLAN



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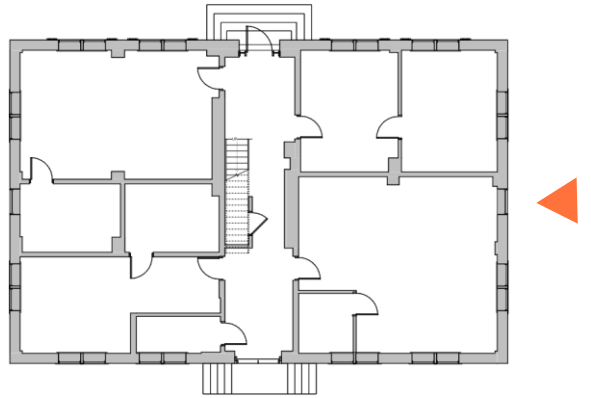

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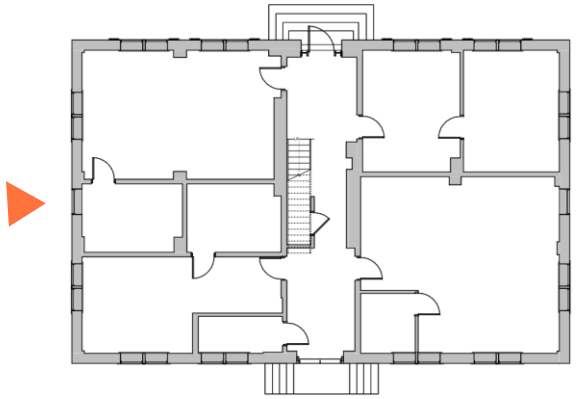

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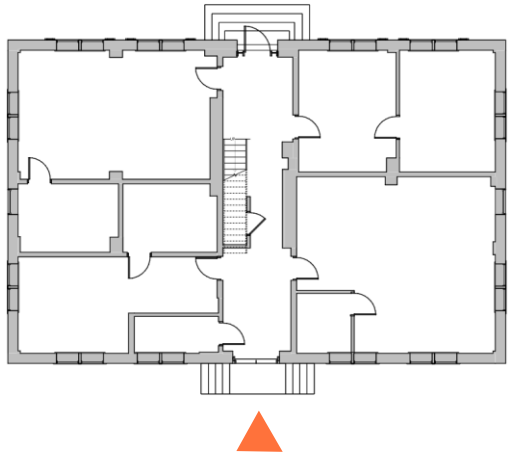


FIRE

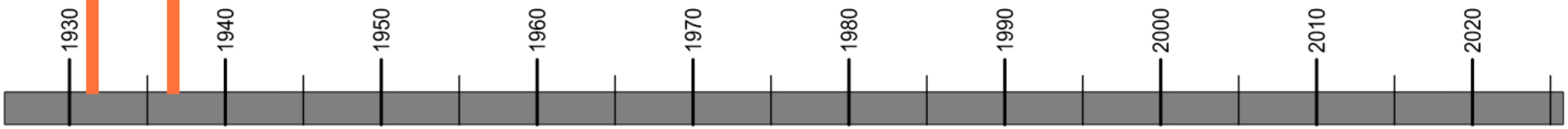
Early 1930's

- Agricultural Society of South Carolina (ASSC) purchases land and deeds to Clemson College for Agricultural use

1936

- USDA acquires 3.2 acre site adjacent to Clemson Truck Farming Facility
- Office / Laboratory Building, Headhouse & Greenhouse Structures built by Dawson Engineering
  - Buildings assumed to be designed by USDA

1940's
Photograph of USDA Charleston complex



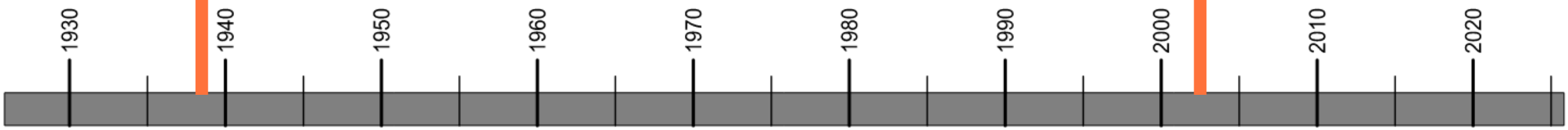
1945
Photograph of USDA Charleston complex

1945
Photograph of Dr. Wade & Dr. Andrus in fields

1945
Territory represented by U.S. Vegetable Breeding Lab

1940's – 2000's

- Office / Laboratory space in operation by USDA supporting agricultural research & development across the southeast



2003 - Present
Photograph of Clemson Coastal Research & Education Center

1999

- USDA begins construction of new shared facility on property across Savannah Highway

2003

- USDA vacates complex & relocates to new facility

1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

2015

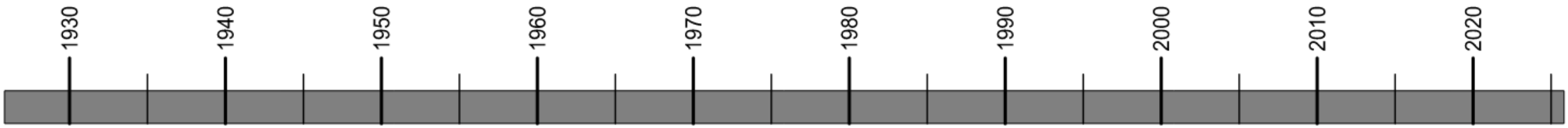
- GSA begins process to dispose of the site & commissions Cultural Resources Investigation
- Report identified a district eligible for listing in the National Register of Historic Places

2010 - 2014

- Clemson begins negotiations with USDA about acquiring property

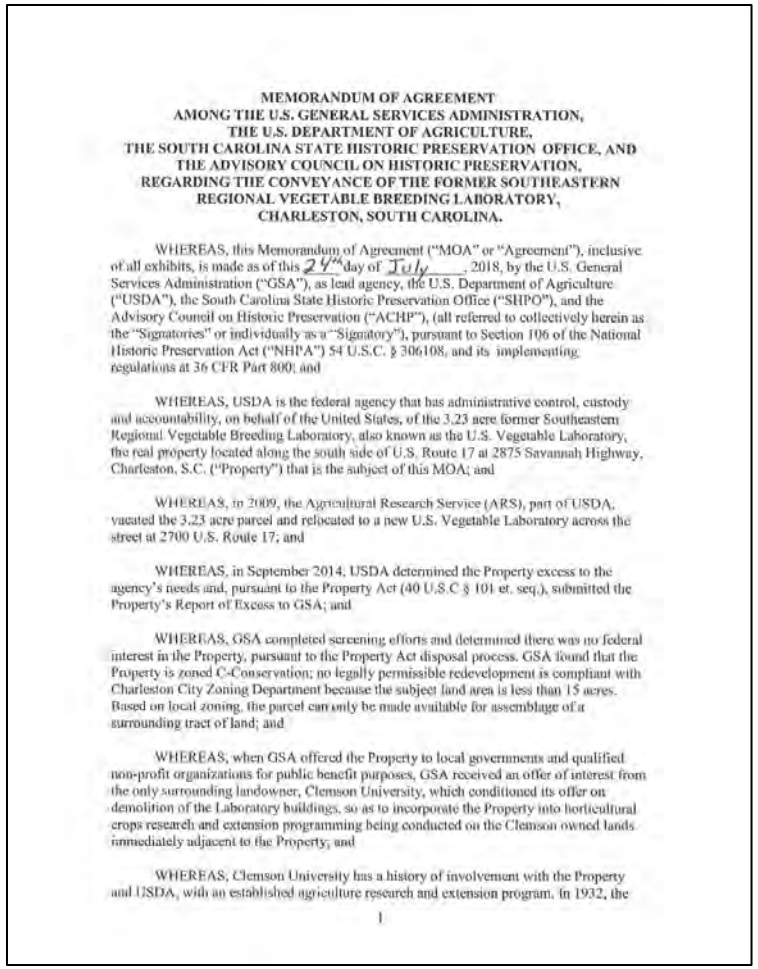
1930 1940 1950 1960 1970 1980 1990 2000 2010 2020

"... is eligible for listing in the National Register of Historic Places as a historic district under Criterion A ***for its national association with the United States Department of Agriculture's 1930's expansion of its research capabilities to assist farmers in efficiently producing goods across the country and for its regional association with the improvement of truck-farming produce*** *in the southeast region of the United States from 1936 through 2003."*



Eligible District:

- US Vegetable Laboratory Campus (solid line)
- Former USDA Site (solid line)
  - Main Office / Laboratory Building
  - Headhouse + Greenhouses



MEMORANDUM OF AGREEMENT
AMONG THE U.S. GENERAL SERVICES ADMINISTRATION,
THE U.S. DEPARTMENT OF AGRICULTURE,
THE SOUTH CAROLINA STATE HISTORIC PRESERVATION OFFICE, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
REGARDING THE CONVEYANCE OF THE FORMER SOUTHEASTERN
REGIONAL VEGETABLE BREEDING LABORATORY,
CHARLESTON, SOUTH CAROLINA.

WHEREAS, this Memorandum of Agreement ("MOA" or "Agreement"), inclusive of all exhibits, is made as of this 24th day of July, 2018, by the U.S. General Services Administration ("GSA"), as lead agency, the U.S. Department of Agriculture ("USDA"), the South Carolina State Historic Preservation Office ("SHPO"), and the Advisory Council on Historic Preservation ("ACHP"), (all referred to collectively herein as the "Signatories" or individually as a "Signatory"), pursuant to Section 106 of the National Historic Preservation Act ("NHPA") 54 U.S.C. § 306108, and its implementing regulations at 36 CFR Part 800; and

WHEREAS, USDA is the federal agency that has administrative control, custody and accountability, on behalf of the United States, of the 3.23 acre former Southeastern Regional Vegetable Breeding Laboratory, also known as the U.S. Vegetable Laboratory, the real property located along the south side of U.S. Route 17 at 2875 Savannah Highway, Charleston, S.C. ("Property") that is the subject of this MOA; and

WHEREAS, in 2009, the Agricultural Research Service (ARS), part of USDA, vacated the 3.23 acre parcel and relocated to a new U.S. Vegetable Laboratory across the street at 2700 U.S. Route 17; and

WHEREAS, in September 2014, USDA determined the Property excess to the agency's needs and, pursuant to the Property Act (40 U.S.C § 101 et. seq.), submitted the Property's Report of Excess to GSA; and

WHEREAS, GSA completed screening efforts and determined there was no federal interest in the Property, pursuant to the Property Act disposal process. GSA found that the Property is zoned C-Conservation; no legally permissible redevelopment is compliant with Charleston City Zoning Department because the subject land area is less than 15 acres. Based on local zoning, the parcel can only be made available for assemblage of a surrounding tract of land; and

WHEREAS, when GSA offered the Property to local governments and qualified non-profit organizations for public benefit purposes, GSA received an offer of interest from the only surrounding landowner, Clemson University, which conditioned its offer on demolition of the Laboratory buildings, so as to incorporate the Property into horticultural crops research and extension programming being conducted on the Clemson owned lands immediately adjacent to the Property; and

WHEREAS, Clemson University has a history of involvement with the Property and USDA, with an established agriculture research and extension program. In 1932, the

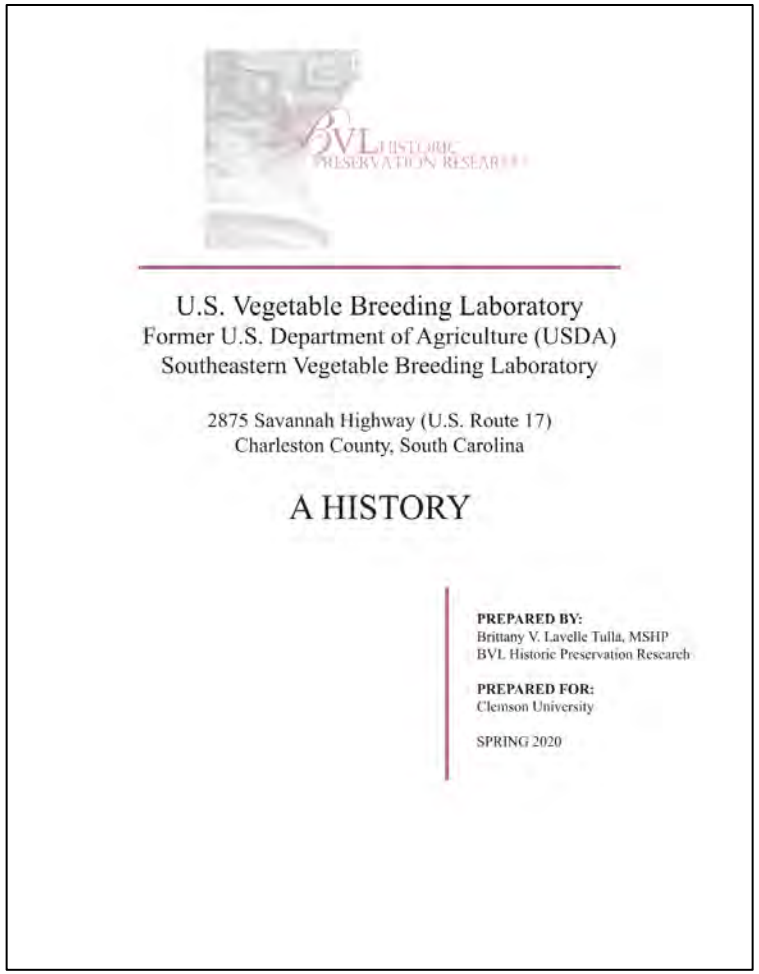
1

2020 (September)
- Clemson completes mitigation

2019 (April)
- Clemson acquires property

2018
- Memorandum of Agreement developed to mitigate adverse impacts to the site
  - General Services Administration
  - US Department of Agriculture
  - South Carolina State Historic Preservation Office
  - The Advisory Council on Historic Preservation
  - Clemson University

1930 1940 1950 1960 1970 1980 1990 2000 2010 2020



U.S. Vegetable Breeding Laboratory
Former U.S. Department of Agriculture (USDA)
Southeastern Vegetable Breeding Laboratory

2875 Savannah Highway (U.S. Route 17)
Charleston County, South Carolina

A HISTORY

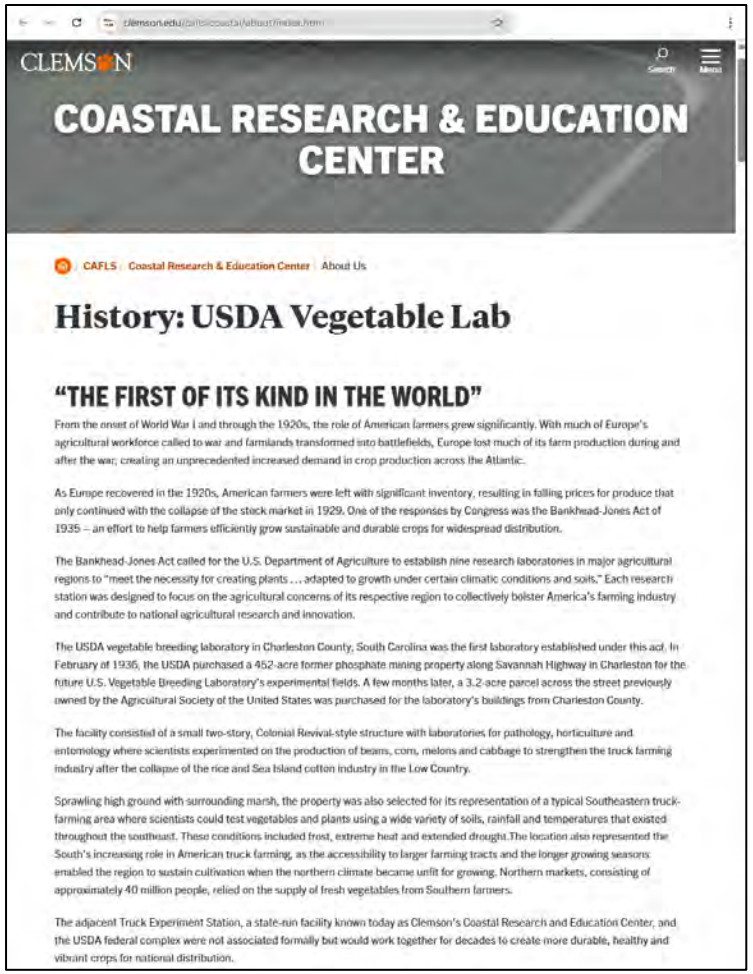
PREPARED BY:
Brittany V. Lavelle Tulla, MSHP
BVL Historic Preservation Research

PREPARED FOR:
Clemson University

SPRING 2020

Documentary report on property

Completed in 2020



CLEMSON

COASTAL RESEARCH & EDUCATION CENTER

CAFLS | Coastal Research & Education Center | About Us

History: USDA Vegetable Lab

"THE FIRST OF ITS KIND IN THE WORLD"

From the onset of World War I and through the 1920s, the role of American farmers grew significantly. With much of Europe's agricultural workforce called to war and farmlands transformed into battlefields, Europe lost much of its farm production during and after the war, creating an unprecedented increased demand in crop production across the Atlantic.

As Europe recovered in the 1920s, American farmers were left with significant inventory, resulting in falling prices for produce that only continued with the collapse of the stock market in 1929. One of the responses by Congress was the Bankhead-Jones Act of 1935 – an effort to help farmers efficiently grow sustainable and durable crops for widespread distribution.

The Bankhead-Jones Act called for the U.S. Department of Agriculture to establish nine research laboratories in major agricultural regions to "meet the necessity for creating plants ... adapted to growth under certain climatic conditions and soils." Each research station was designed to focus on the agricultural concerns of its respective region to collectively bolster America's farming industry and contribute to national agricultural research and innovation.

The USDA vegetable breeding laboratory in Charleston County, South Carolina was the first laboratory established under this act. In February of 1936, the USDA purchased a 452-acre former phosphate mining property along Savannah Highway in Charleston for the future U.S. Vegetable Breeding Laboratory's experimental fields. A few months later, a 3.2-acre parcel across the street previously owned by the Agricultural Society of the United States was purchased for the laboratory's buildings from Charleston County.

The facility consisted of a small two-story, Colonial Revival-style structure with laboratories for pathology, horticulture and entomology where scientists experimented on the production of beans, corn, melons and cabbage to strengthen the truck farming industry after the collapse of the rice and Sea Island cotton industry in the Low Country.

Sprawling high ground with surrounding marsh, the property was also selected for its representation of a typical Southeastern truck-farming area where scientists could test vegetables and plants using a wide variety of soils, rainfall and temperatures that existed throughout the southeast. These conditions included frost, extreme heat and extended drought.The location also represented the South's increasing role in American truck farming, as the accessibility to larger farming tracts and the longer growing seasons enabled the region to sustain cultivation when the northern climate became unfit for growing. Northern markets, consisting of approximately 40 million people, relied on the supply of fresh vegetables from Southern farmers.

The adjacent Truck Experiment Station, a state-run facility known today as Clemson's Coastal Research and Education Center, and the USDA federal complex were not associated formally but would work together for decades to create more durable, healthy and vibrant crops for national distribution.

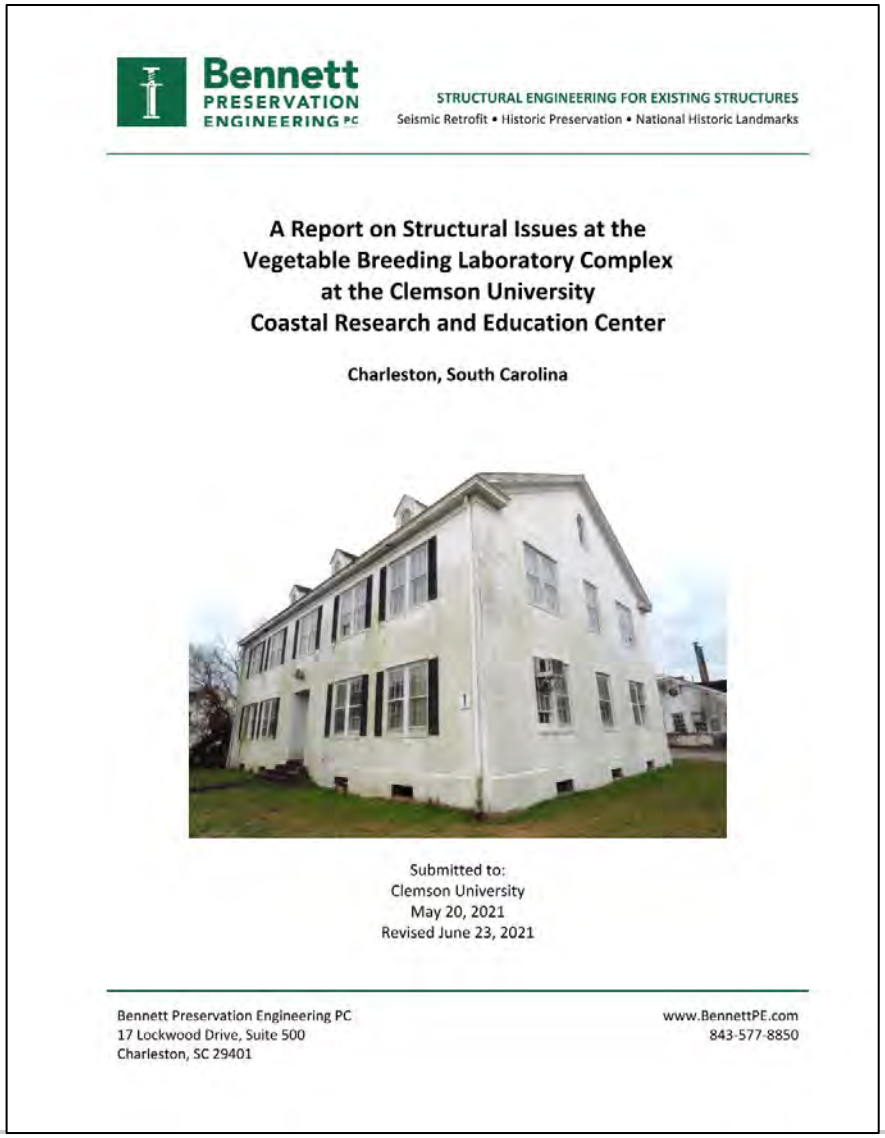
Website documenting history

https://www.clemson.edu/cafls/coastal/about/index.html

Historic marker placement

https://scdah.sc.gov/historic-preservation/programs/historical-markers

Image source:
https://bloximages.newyork1.vip.townnews.com/postandcourier.com/content/tncms/assets/v3/editorial/c/fc/cfc070a2-bb3a-4a7d-b38b-3f82c7350c9d/68965892dd2b0.image.jpg?resize=1200%2C800



Bennett PRESERVATION ENGINEERING PC

STRUCTURAL ENGINEERING FOR EXISTING STRUCTURES
Seismic Retrofit • Historic Preservation • National Historic Landmarks

A Report on Structural Issues at the Vegetable Breeding Laboratory Complex at the Clemson University Coastal Research and Education Center

Charleston, South Carolina

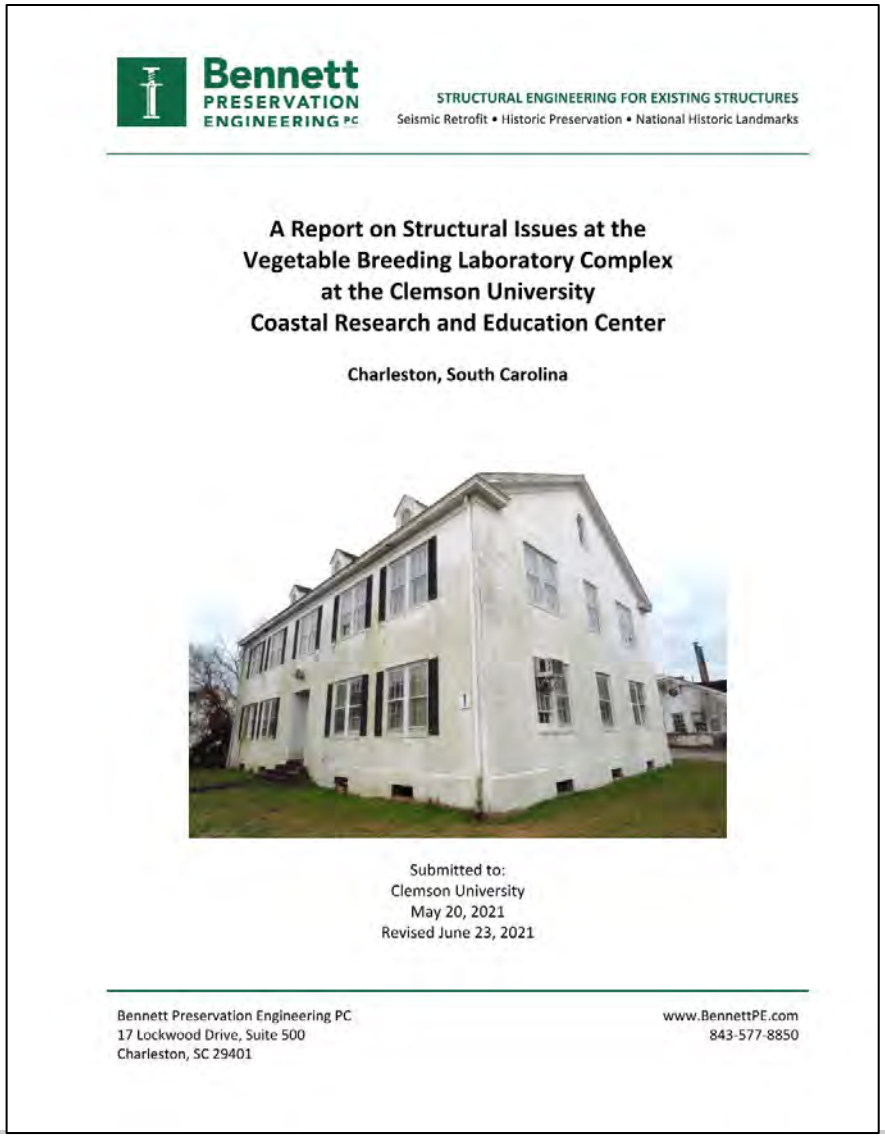
Submitted to:
Clemson University
May 20, 2021
Revised June 23, 2021

Bennett Preservation Engineering PC
17 Lockwood Drive, Suite 500
Charleston, SC 29401

www.BennettPE.com
843-577-8850

"The brick masonry exterior walls, concrete floor systems, and hollow clay tile interior walls of the laboratory building are in good structural condition. However, the roof structure and roof system, the mechanical and electrical systems, and the interior finishes are severely deteriorated. If the building is to be used again, these systems must be demolished and replaced. In addition, all hazardous materials, including suspected asbestos, must be remediated, and removed. The vertical circulation must be reworked, both for accessibility and for general circulation.

... In conclusion, the laboratory building is a shell with significant liabilities. It has not been used in the last 20 years and has no anticipated use."



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Charleston, SC 29401

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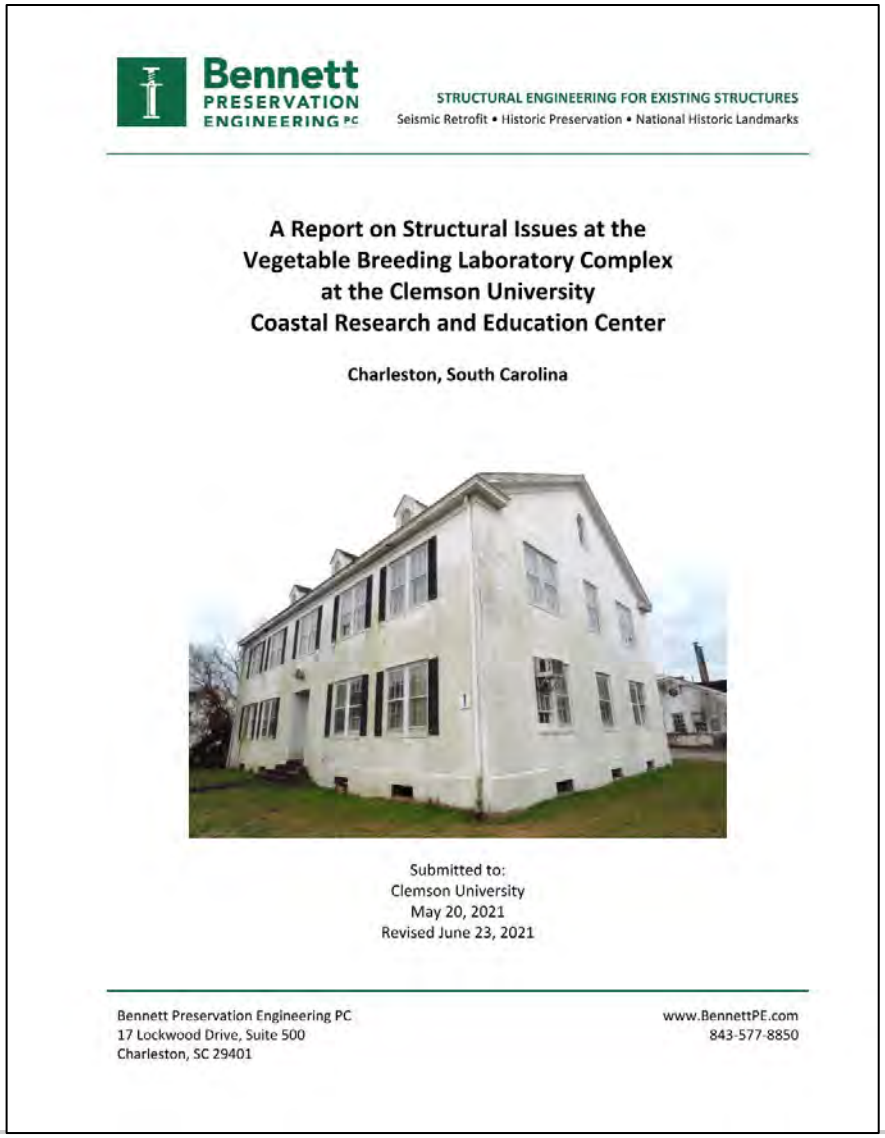
843-577-8850

"These exterior structural walls and the concrete floors of these structures can be saved. To be used again, these buildings would need to be disassembled down to their structural framing systems, then all but the concrete and masonry would need to be completely rebuilt. While Bennett Preservation Engineering is fundamentally a firm focused on historic preservation,

... it would be difficult to recommend that these 20th century buildings, which have not been in use for the past 20 years, be disassembled to their structural shells then rebuilt, only to sit abandoned again without purpose."



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"The owner reports that the GSA, the USDA, the Office of the State Engineer, and, most importantly, the State Historic Preservation Office have all approved the removal of these structures.

... We recommend that the buildings be removed and that the land on which these buildings sit be returned for other uses by Clemson's Coastal Research and Education Center."

National Register-Eligible Historic District

National Register Eligible Historic District Exhibit from MOA

Demolition Request Considerations:

1. *The historic, architectural and aesthetic features of the structure*
   - The existing building does not exhibit unique historic, architectural or aesthetic features.
2. *The nature and character of the surrounding area*
   - The surrounding area is an active agricultural research campus that would not be jeopardized by the demolition of this structure.
3. *The historic or culturally important use of such structure*
   - The historically significant work that occurred on this campus is not limited to this building, but is tied to the Headhouse, Greenhouses, and surrounding farmland.
4. *The importance to the city*
   - The research that occurred on the Vegetable Lab Campus is historically significant and that story is preserved and told through the mutually agreed upon mitigation measures and the continued work of USDA and Clemson.

Agenda Item #2

725 Wappoo Rd.

350-01-00-078

Requesting approval for the demolition of a small outbuilding on the school campus and over 50 years old.

CONTRACT DOCUMENTS - DRB FINAL SUBMITTAL

PROJECT LOCATION

12-19-2025 - DRB FINAL DEMOLITION SUBMITTAL

KEY PLAN

GENERAL NOTES

1. AREA OF WORK ON BUILDING 104
2. BACKFILL ANY VOIDS, WITH APPROVED STRUCTURAL FILL, COMPACTED IN LIFTS PER GEOTECHNICAL REQUIREMENTS
3. PROTECT SIDEWALKS, STREETS AND STRUCTURES FROM DAMAGE.
4. COORDINATE WITH UTILITY PROVIDERS (WATER, SEWER, GAS, ELECTRIC, TELECOM) TO ENSURE ALL SERVICES ARE PROPERLY DISCONNECTED AND CAPPED AT THE POINT OF SERVICE.
5. VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO DEMOLITION
6. REGRADE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ADJACENT PROPERTIES AND STREETS
7. INSTALL 4" MINIMUM TOPSOIL AND SOD ACROSS DISTURBED AREAS
8. MAINTAIN SOD UNTIL ACCEPTANCE, INCLUDING WATERING AND REPLACEMENT OF DEAD AREAS
9. REMOVE ALL DEBRIS, RUBBISH, AND SURPLUS MATERIALS FROM SITE.
10. DISPOSE OF MATERIALS AT APPROVED DISPOSAL OR RECYCLING FACILITIES.

INDEX

#	DESCRIPTION	CD %	REVISIONS 1	2	3	4	CU R	CURRENT REV DATE
ARCHITECTURAL								
A0.0	COVER							
A0.1	BD 104 PHOTOS EXTERIOR							
A0.2	BD 104 PHOTOS INTERIOR							
A0.3	SHED DEMOLITION							
CIVIL								
5	FLOOR PLAN							
C-001	COVER							
1 OF 1	TOPOGRAPHIC SURVEY							
C-101	DEMOLITION PLAN							
C-201	SITE & GRADING PLAN							
C-301	EROSION CONTROL PLAN							
C-350	EROSION CONTROL NOTES							
C-351	EROSION CONTROL DETAILS							

CCSD ST. ANDREWS CAMPUS
DEMOLITION OF BUILDING 104

725 Wappoo Rd, Charleston, SC 29407

Charleston County School District

75 Calhoun Street, Charleston, SC 29401
ph. 843.937.6300

Cumming Managing Group

JESSE ADAMS
4399 Corporate Road, Building 300
North Charleston, SC 29405
ph. 843.203.2900

Civil:

Hussy Gay Bell

474 Wando Park Boulevard,
Suite 201
Mt. Pleasant, SC 29464
ph 843.849.7500
www.husseygaybell.com

Landscape:

Hussy Gay Bell

474 Wando Park
Boulevard, Suite 201
Mt. Pleasant, SC 29464
ph 843.849.7500
www.husseygaybell.com

Architect:

Goff D'Antonio Associates

34 Radcliffe Street
Charleston, SC 29403
fax 843.577.9754
ph 843.577.2163
www.goffdantonio.com

12/18/2025 4:18:04 PM

gda

Goff D'Antonio Associates
Architecture
Interiors
Planning

34 Radcliffe Street
Charleston, SC 29403

843.577.2163
www.goffdantonio.com

CCSD ST. ANDREWS CAMPUS
DEMOLITION OF BUILDING 104
725 Wappoo Rd, Charleston, SC 29407

REV	DESCRIPTION	DATE

STATE OF SOUTH CAROLINA — Goff D'Antonio Associates, LTD. — Charleston, S.C. 29403 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — R. GARY TG — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECT

SHEET TITLE
COVER

DRAWN BY:	PROJ. COOR.:
BJW	TG

PROJ. NUMBER: 25018.00

ISSUE DATE: DECEMBER 19, 2025

DRAWING NO.
A0.0

1 - WEST ELEVATION

2 - NORTH ELEVATION

3 - EAST ELEVATION

4 - SOUTH ELEVATION

gda

Goff D'Antonio Associates

Architecture
Interiors
Planning

34 Radcliffe Street
Charleston, SC 29403

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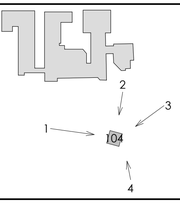
CCSD ST. ANDREWS CAMPUS
DEMOLITION OF BUILDING 104
725 Wappoo Rd, Charleston, SC 29407

REV	DESCRIPTION	DATE

KEY PLAN



SHEET TITLE
BD 104 PHOTOS
EXTERIOR

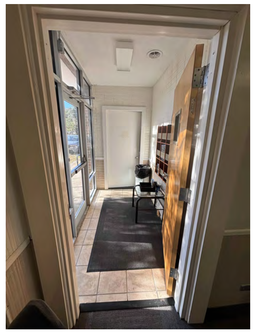
DRAWN BY:	PROJ. COOR.:
BJW	TG

PROJECT NUMBER: 25018.00

ISSUE DATE: DECEMBER 19, 2025

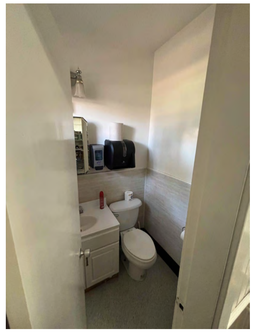
DRAWING NO.
A0.1

12/18/2025 4:18:11 PM



1. LOBBY

2. RESTROOM 1



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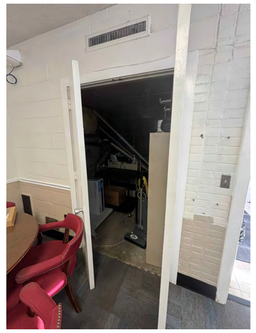

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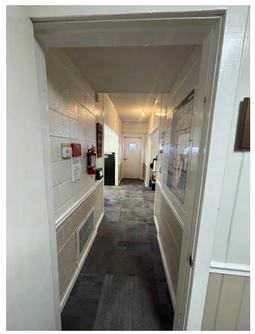
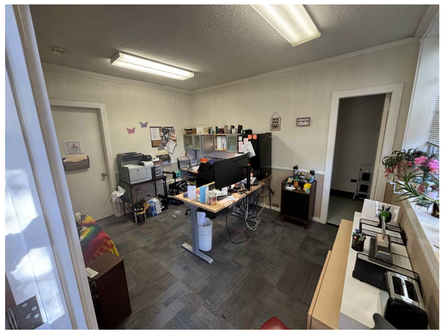
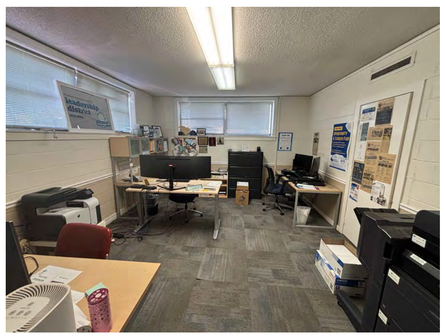


5. CORRIDOR



6. OFFICE 1

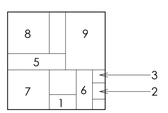
7. OFFICE 2



8. OFFICE 3

9. OFFICE 4

KEY PLAN



gda™

Goff D'Antonio Associates

Architecture
Interiors
Planning

34 Radcliffe Street
Charleston, SC 29403

843.577.2163
www.goffdantonio.com

CCSD ST. ANDREWS CAMPUS
DEMOLITION OF BUILDING 104
725 Wappoo Rd, Charleston, SC 29407

REV	DESCRIPTION	DATE

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECTS — Goff D'Antonio Associates LTD. — Charleston, S.C. — C. 02052

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECTS — R. GAREY — 27178

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECTS — 27178

SHEET TITLE
BD 104 PHOTOS
INTERIOR

DRAWN BY:	PROJ. COOR.:
BJW	TG

PROJECT NUMBER: 25018.00

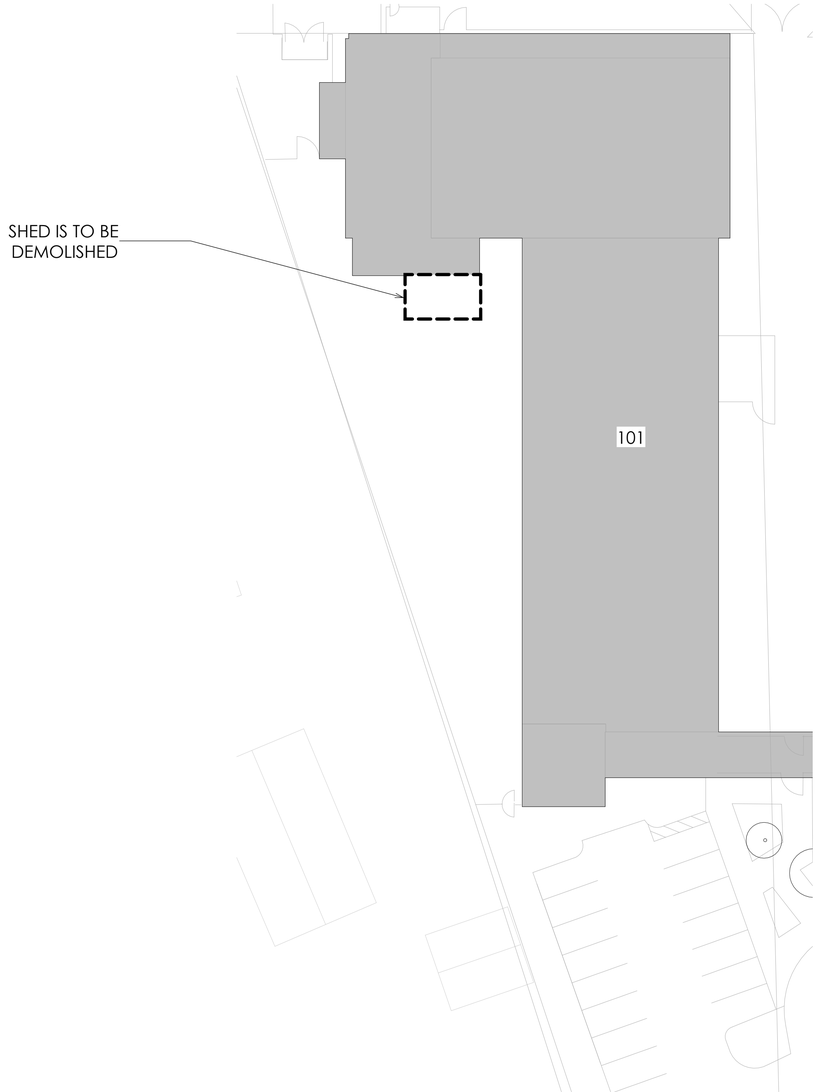
ISSUE DATE: DECEMBER 19, 2025

DRAWING NO.
A0.2

12/18/2025 4:18:20 PM

1. SHED

2. SHED (SOUTH ELEVATION)



1 THE SHED DEMOLITION PLAN
SCALE: 1" = 20'-0"

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CCSD ST. ANDREWS CAMPUS
DEMOLITION OF BUILDING 104
725 Wappoo Rd, Charleston, SC 29407

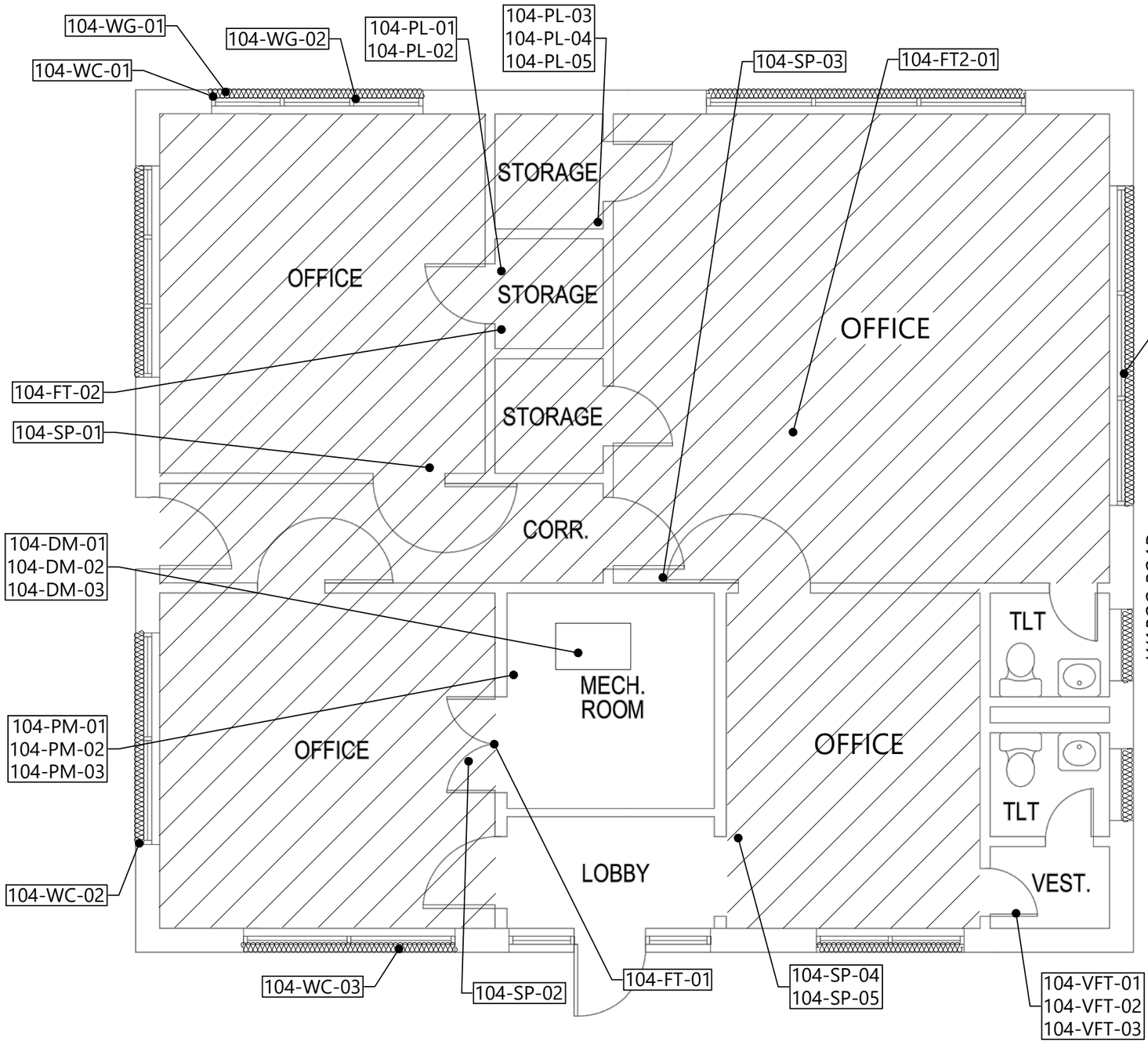
REV	DESCRIPTION	DATE

SHEET TITLE
SHED DEMOLITION

DRAWN BY:	PROJ. COOR.:
BJW	TG

PROJECT NUMBER: 25018.00
ISSUE DATE: DECEMBER 19, 2025
DRAWING NO.
A0.3

12/18/2025 4:18:20 PM



LEGEND

104-XX-XX BULK SAMPLE LOCATION

ASBESTOS CONTAINING MATERIALS

FLOOR TILES AND ASSOCIATED MASTIC (BLACK) UNDER CARPET
- APPROXIMATELY 855 SQUARE FEET

EXTERIOR WINDOW GLAZING AND WINDOW CAULK
- APPROXIMATELY 1,325 LINEAR FEET

LEAD-BASED PAINT AND LEAD CONTAINING MATERIALS (≥0.7mg/cm²)

INTERIOR DOOR CASINGS (WHITE PAINT ON WOOD)
- INTACT CONDITION

NOTES:

- FLUORESCENT LIGHT BULBS CONTAIN MERCURY VAPOR THROUGHOUT THE FACILITY
- REPRESENTATIVE LIGHT BALLAST OBSERVED THROUGHOUT THE FACILITY EXHIBITED LABELING STATING "NO PCBs"

0 6 12
GRAPHIC SCALE (IN FEET)

HAZARDOUS BUILDING MATERIALS ASSESSMENT
BUILDING 104 - FIRST FLOOR

ST ANDREWS CAMPUS
721 WAPPOO ROAD
CHARLESTON, SOUTH CAROLINA

SCALE: AS SHOWN
DATE: 5/9/2025
PROJECT NUMBER: 25130133
FIGURE NO.: 5

T:\Charleston-1130\Projects\2025\25130133_Cumming_St Andrews Campus_Bldg 101 and 104\ENV\CAD\DWG\25130133.dwg

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Nov 19, 2025 - 2:16pm Printed By: dfarrell

DEMOLITION PLANS FOR CHARLESTON COUNTY SCHOOL DISTRICT ST. ANDREWS CAMPUS RENOVATION

721 WAPPOO ROAD
CITY OF CHARLESTON, SOUTH CAROLINA
TMS# 350-01-00-078

LEGEND		
EXISTING	PROPOSED	
		BOUNDARY LINE / ROAD R/W
		ROAD / DRIVEWAY CENTERLINE
S	SS	SANITARY SEWER
	SD	STORM DRAIN
W	W	WATER MAIN
	OHP	OVERHEAD POWER LINE
	UGP	UNDERGROUND PRIMARY POWER
	UGS	UNDERGROUND SECONDARY POWER
	UGT	UNDERGROUND TELEPHONE
	CATV	UNDERGROUND CABLE TELEVISION
	XXX	UTILITY LINE AS NOTED
	SF	SILT FENCE
FH	FH	FIRE HYDRANT
	FDC	FIRE DEPARTMENT CONNECTION
PP	PP	POWER POLE
WM		WATER METER
WV		GAS/WATER VALVE
		SITE LIGHT POLE AND FIXTURE
	9.8 FG	FINISHED GRADE ELEVATION
	9.80 TW	TOP OF WALK ELEVATION
	9.80 TC	TOP OF CURB ELEVATION
	9.80 TP	TOP OF PAVING ELEVATION
	9.80 G	GUTTER ELEVATION
		ASPHALT PAVEMENT
		CONCRETE PAVEMENT
		CONCRETE CURB
		CONCRETE CURB & GUTTER
62	62	CONTOUR
		DRAINAGE FLOW

PROJECT DESCRIPTION

PURPOSE NOTE:
THIS PROJECT IS LOCATED IN CITY OF CHARLESTON ON WAPPOO ROAD. THE SITE CURRENTLY EXISTS AS A SCHOOL CAMPUS COMPRISED OF A TOTAL AREA OF ±13.15 AC.

PROJECT DATA:
THE PROPOSED DEVELOPMENT WILL BE TO DEMOLISH AND REMOVE ONE EXISTING BUILDING WITHIN THE SITE AND REPLACE WITH A PERMANENTLY SEEDED AREA.

SITE AREA:
DISTURBED SITE AREA: ±0.14 AC

SITE ADDRESS:
721 WAPPOO STREET, CHARLESTON, SC 29407

ZONING:
CURRENT ZONING: SR-1
PROPOSED ZONING: SR-1

FLOOD ZONE:
FEMA ZONE "X" IS INCLUDED WITHIN THE BOUNDARIES OF THIS PROJECT.

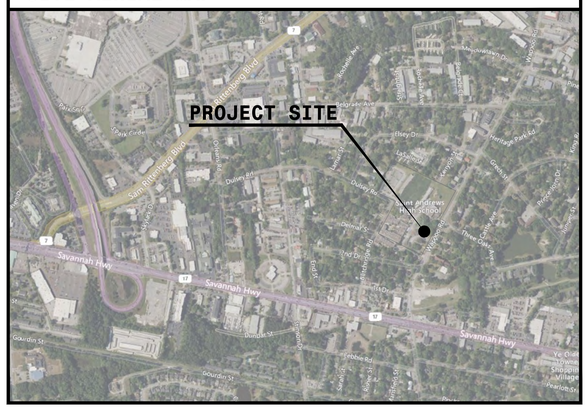
SANITARY SEWER DISPOSAL:
TO BE PROVIDED BY C.W.S.

WATER DISTRIBUTION:
TO BE PROVIDED BY C.W.S.

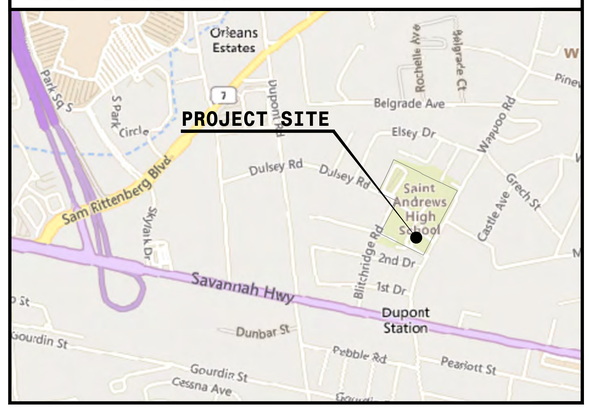
1. A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
2. WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING CONSTRUCTION ON THE SITE.
3. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HUSSEY GAY BELL & DEYOUNG, INC. AND HAS NOT BEEN FIELD VERIFIED BY THE ENGINEER. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STATE'S LOCATION SERVICE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF FEDERAL, STATE, COUNTY AND LOCAL MUNICIPALITIES.
7. ALL MATERIALS, METHODS AND DETAILS OF CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER TAKES PRECEDENCE.
8. ALL RIGHT-OF-WAY CONSTRUCTION SHALL MEET LOCAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
9. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE, & LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
10. GENERAL CONTRACTOR SHALL VERIFY THAT ALL NECESSARY PERMITS FOR CONSTRUCTION HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT.
11. ANY CONSTRUCTION TRAILERS USED ON-SITE SHALL BE PERMITTED THROUGH LOCAL GOVERNING AGENCY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS.
12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING INFRASTRUCTURE WITHIN THE SITE OR ADJOINING PROPERTIES (i.e. PAVEMENT, CURB, SIDEWALK, UTILITIES, LANDSCAPED AREAS etc.). CONTRACTOR SHALL REPAIR/REPLACE ALL DAMAGED ITEMS IMMEDIATELY, IF NECESSARY, OR PRIOR TO THE END OF THE JOB AND AT NO COST TO THE OWNER IN ACCORDANCE WITH LOCAL REGULATOR REQUIREMENTS.
13. SITE WORK CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT RECORD DRAWINGS PREPARED BY A SOUTH CAROLINA REGISTERED LAND SURVEYOR FOR SANITARY SEWER AND WATER DISTRIBUTION UTILITIES AS-BUILTS TO MEET THE REQUIREMENTS OF THE UTILITY PROVIDER AND STORM DRAINAGE AS-BUILTS TO MEET THE REQUIREMENTS OF SCDES/OCRM AND/OR THE NPDES REVIEW AUTHORITY TO INCLUDE AS-BUILTS, PIPING PROFILES, EASEMENT PLATS, VALVE CARDS, AND OTHER CLOSE-OUT DOCUMENTATION AS NECESSARY TO OBTAIN FINAL CERTIFICATIONS FOR UTILITIES AND STORM DRAINAGE SYSTEMS BY THE ENGINEER AND ASSOCIATED REVIEW AUTHORITIES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL UTILITIES BY THE APPROPRIATE UTILITY COMPANY AND SUBCONTRACTORS PERFORMING WORK TO AVOID CONFLICTS. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING INSTALLATION OF ALL UTILITIES IN A TIMELY, ORGANIZED, AND SYSTEMATIC MANNER.
15. IN THE EVENT OF A CONFLICT WITH WATER, SEWER, DRAINAGE OR OTHER UTILITY LINES, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO MAKING FIELD ADJUSTMENTS.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LEGAL MANNER.
17. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT AVAILABLE FROM THE OWNER AND COMPLY WITH ALL REPORT RECOMMENDATIONS. IF A CONFLICT ARISES BETWEEN CIVIL DOCUMENTS AND GEOTECHNICAL REPORT, THE MORE STRINGENT SHALL GOVERN.

SHEET INDEX	
Sheet Number	Sheet Title
C-001	COVER SHEET
1 OF 1	TOPOGRAPHIC SURVEY
C-101	DEMOLITION PLAN
C-201	SITE & GRADING PLAN
C-301	EROSION CONTROL PLAN
C-350	EROSION CONTROL NOTES
C-351	EROSION CONTROL DETAILS

SITE AERIAL MAP



SITE VICINITY MAP



PROJECT CONTACTS

DEVELOPER
CHARLESTON COUNTY SCHOOL DISTRICT
3999 BRIDGE VIEW DRIVE
NORTH CHARLESTON, SC 29405
CONTACT: CRAIG HAMER
PHONE: 843-566-8132
FAX:
EMAIL: steve_hamer@charleston.k12.sc.us

SURVEYOR
HUSSEY GAY BELL
474 WANDO PARK BOULEVARD
MOUNT PLEASANT, SC 29464
CONTACT: PATRICK HAJES
PHONE: 843-849-7500
FAX: 843-849-7502
EMAIL: phajes@husseygaybell.com
SURVEYOR OF RECORD:PATRICK HAJES, PLS

CIVIL/SITE
HUSSEY GAY BELL
474 WANDO PARK BOULEVARD
MOUNT PLEASANT, SC 29464
CONTACT: JOHN W. FLEMMING
PHONE: 843-849-7500
FAX: 843-849-7502
EMAIL: jfleming@husseygaybell.com
ENGINEER OF RECORD:JOHN W. FLEMING, PE

ARCHITECT
GOFF D'ANTONIO ASSOCIATES
34 RADCLIFFE STREET
CHARLESTON, SC 29403
CONTACT: HANK D'ANTONIO
PHONE: 843-577-2163
FAX:
EMAIL: hdantonio@goffdantonio.com

* SEE SITE UTILITY PLAN FOR UTILITY CONTACTS.

* THE INDIVIDUALS LISTED HERE-IN ARE INTENDED TO BE POINTS OF CONTACT AND ARE NOT NECESSARILY THE PROFESSIONALS OF RECORD. REFER TO THE INDIVIDUAL DISCIPLINE PLANS FOR INFORMATION REGARDING THE RESPECTIVE PROFESSIONALS OF RECORD.

Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of SC
474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 19806 — JOHN W. FLEMING

SOUTH CAROLINA — HUSSEY, GAY, BELL & DEYOUNG, INC. — CONSULTING ENGINEERS OF SC — No. C00194 — CERTIFICATE OF AUTHORIZATION

HUSSEY GAY BELL
Established 1958
474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DESIGNED	DRAWN	CHECKED
DSF	DSF	LP

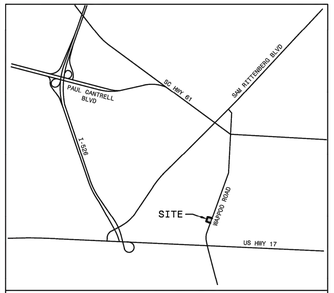
DATE: NOVEMBER 19, 2025
JOB NO. 425156700
SCALE: NTS

ST. ANDREWS CAMPUS RENOVATION
721 WAPPOO ROAD
CHARLESTON, SOUTH CAROLINA
FOR
CHARLESTON COUNTY SCHOOL DISTRICT

COVER SHEET

DRAWING NUMBER
C-001

F:\40070 CCSD\425156700 St. Andrews Middle School Demo\CAD\CD\PLANS\6700 - COVER SHEET.dwg



LOCATION MAP
NOT TO SCALE

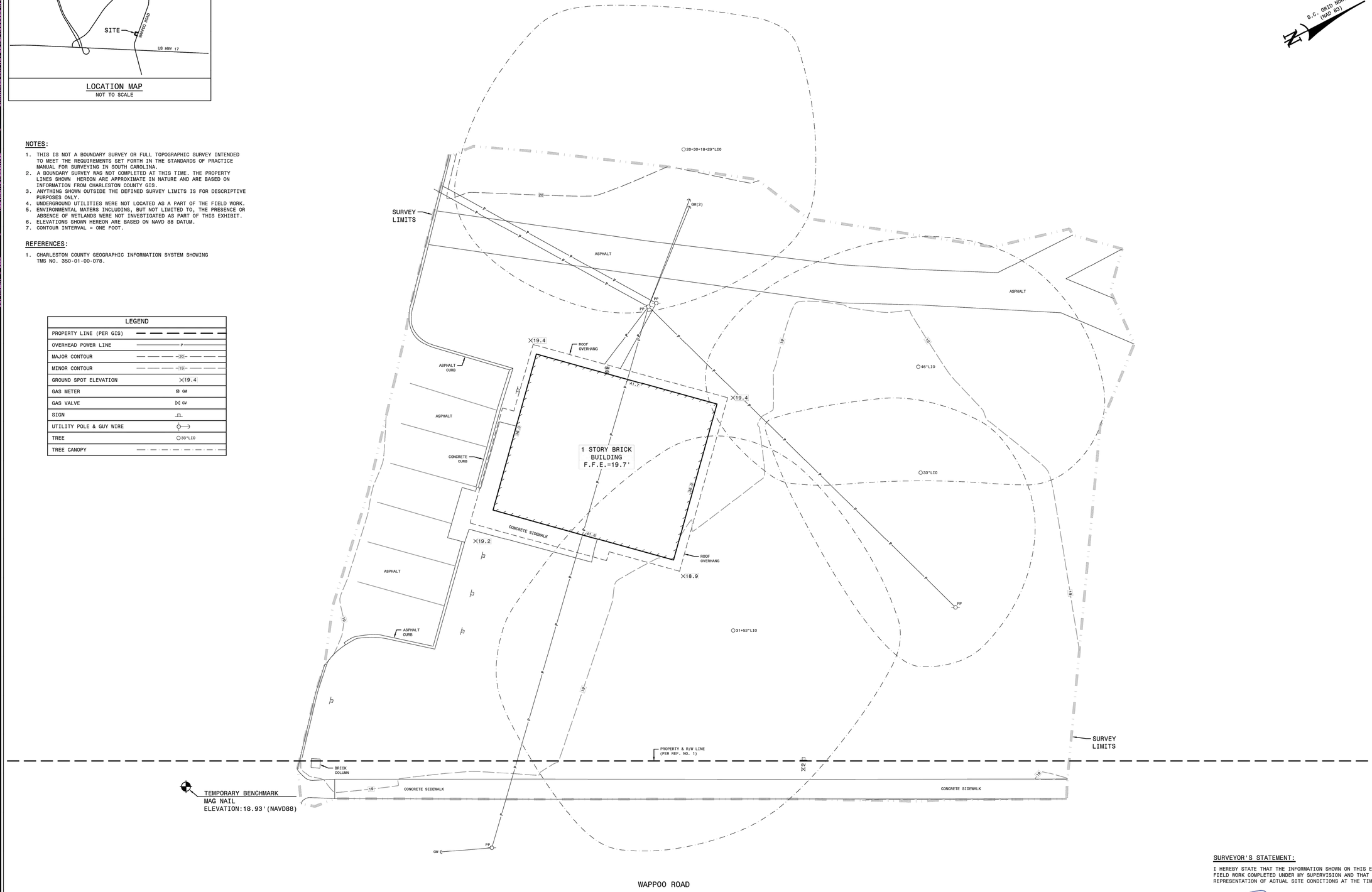
NOTES:

1. THIS IS NOT A BOUNDARY SURVEY OR FULL TOPOGRAPHIC SURVEY INTENDED TO MEET THE REQUIREMENTS SET FORTH IN THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA.
2. A BOUNDARY SURVEY WAS NOT COMPLETED AT THIS TIME. THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE IN NATURE AND ARE BASED ON INFORMATION FROM CHARLESTON COUNTY GIS.
3. ANYTHING SHOWN OUTSIDE THE DEFINED SURVEY LIMITS IS FOR DESCRIPTIVE PURPOSES ONLY.
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THE FIELD WORK.
5. ENVIRONMENTAL MATERS INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OR ABSENCE OF WETLANDS WERE NOT INVESTIGATED AS PART OF THIS EXHIBIT.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM.
7. CONTOUR INTERVAL = ONE FOOT.

REFERENCES:

1. CHARLESTON COUNTY GEOGRAPHIC INFORMATION SYSTEM SHOWING TMS NO. 350-01-00-078.

LEGEND	
PROPERTY LINE (PER GIS)	
OVERHEAD POWER LINE	P
MAJOR CONTOUR	20
MINOR CONTOUR	19
GROUND SPOT ELEVATION	×19.4
GAS METER	GM
GAS VALVE	GV
SIGN	
UTILITY POLE & GUY WIRE	
TREE	33"LIO
TREE CANOPY	



SCALE: 1"=10'
0' 5' 10' 20'

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THE INFORMATION SHOWN ON THIS EXHIBIT REPRESENTS A FIELD WORK COMPLETED UNDER MY SUPERVISION AND THAT IT IS AN ACCURATE REPRESENTATION OF ACTUAL SITE CONDITIONS AT THE TIME OF THE FIELD WORK.

10/22/2025

PATRICK L. HAJES S.C.P.L.S. NO. 28584

Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of SC
474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

SOUTH CAROLINA
HUSSEY, GAY, BELL & DeYOUNG, INC
CONSULTING ENGINEERS OF SC
No. C00194
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 28584
PATRICK L. HAJES

HUSSEY GAY BELL

Established 1958

474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DRAWN BY	CHECKED BY
PLH	PLH

DATE: OCTOBER 15, 2025

SCALE: 1" = 10'

JOB NO. 425156700

SURVEY NO. M-25102101-A2218

EXHIBIT SHOWING EXISTING CONDITIONS OF A PORTION OF ST. ADREWS MIDDLE SCHOOL (TMS NO. 350-01-00-078)
PREPARED FOR
CHARLESTON COUNTY SCHOOL DISTRICT

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

SHEET NO.
1 OF 1

Oct 22, 2025 - 8:44am Printed By: phajes
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H:\80002 - HGBD, Inc\425156700 - St Andrews School Demolition\Dwg\St.Andrews School.dwg

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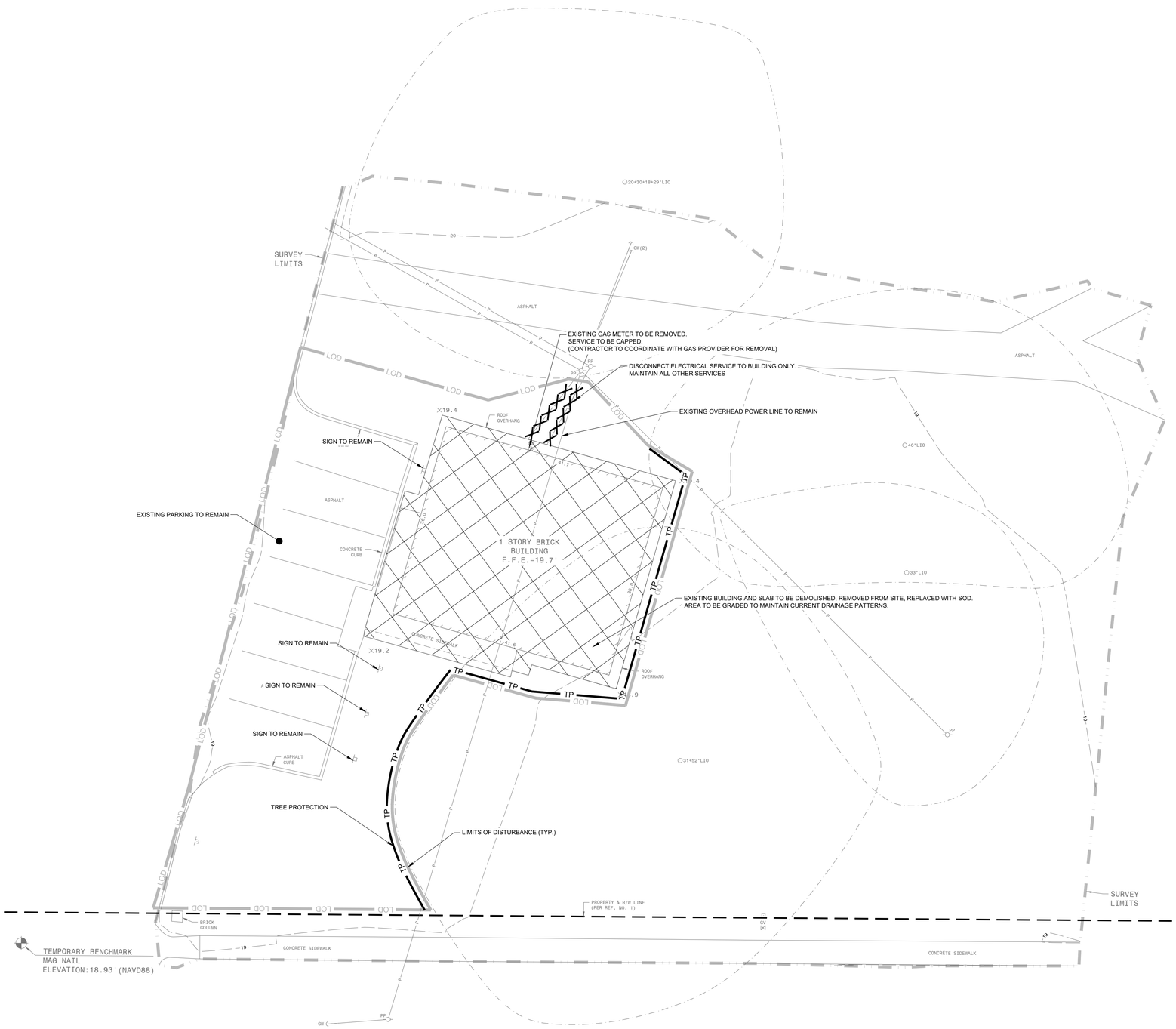

MAP NOTE:

1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: HUSSEY GAY BELL & DEYOUNG, INC.
2. TRANSFER OF SITE BENCHMARK(S) IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL ONLY BE COMPLETED BY A SURVEYOR LICENSED/REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
3. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. FIELD VERIFICATION CAN BE ACCOMPLISHED BY CHECKING A MINIMUM OF TWO FIXED OBJECTS DISPLAYED ON THE SURVEY (i.e. MANHOLE RIM, STORM GRATE, PIPE INVERTS, ETC.).
4. VERTICAL DATUM IS NAVD 88.

DEMOLITION NOTES:

1. OWNER'S REPRESENTATIVE, GOVERNING AGENCIES AND UTILITY COMPANIES SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY DEMOLITION OPERATIONS.
2. CONTRACTOR SHALL COORDINATE WITH GOVERNING AGENCIES AND ALL UTILITY COMPANIES TO COORDINATE TIMING OF AND RESPONSIBILITY OF DEMOLITION OPERATIONS INCLUDING ANY REQUIRED INSPECTIONS.
3. CONTRACTOR SHALL REMOVE ALL BUILDINGS, FOUNDATIONS, PAVEMENT, CURB, SIGNS, LIGHTS, FENCES, TREES, SHRUBS, UTILITIES AND ANY OTHER STRUCTURES AS INDICATED AND DISPOSE OF THAT MATERIAL IN A LEGAL MANNER.
4. UTILITIES TO REMAIN IN-PLACE SHALL BE PROTECTED BY THE THE CONTRACTOR FROM DAMAGE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
5. DEMOLITION OF ASPHALT PAVING SHALL INCLUDE REMOVAL OF SURFACE AND ANY BINDER SECTIONS. AFTER ASPHALT REMOVAL, THE SITE GEOTECHNICAL ENGINEER SHALL INSPECT STONE BASE COURSE TO DETERMINE CONDITION. IF EXISTING STONE BASE COURSE IS ACCEPTABLE TO PROJECT GEOTECHNICAL ENGINEER, IT SHALL BE REUSED. UNACCEPTABLE STONE BASE COURSE SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
6. ALL EXISTING PAVEMENT EDGES SHALL BE SAW CUT TO A STRAIGHT EDGE. ALL NEW PAVEMENT EDGES SHALL BE CONSTRUCTED IN A STRAIGHT AND NEAT MANNER.
7. ANY HISTORICALLY SIGNIFICANT ARTICLES (CORNER STONES, ETC.) FOUND DURING CONSTRUCTION SHALL BE PRESENTED TO THE OWNER FOR CLASSIFICATION. CONTRACTOR SHALL STOP WORK IN THE AREA OF THE FIND AND IMMEDIATELY NOTIFY THE OWNER AND GOVERNING AGENCIES FOR DIRECTION. THE OWNER SHALL RETAIN ALL MATERIAL IT CONSIDERS SIGNIFICANT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE.
8. THE CONTRACTOR SHALL TURN OVER ANY REMOVED PUBLIC UTILITY ITEMS, i.e. WATER METERS, TO THE UTILITY DEPARTMENT. ALL OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
9. ALL DEBRIS FROM DEMOLITION OPERATIONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. TREES TO BE SAVED SHALL BE PROTECTED FROM CONSTRUCTION DISTURBANCE PER DETAIL.
11. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE LOCAL, STATE, OSHA AND FEDERAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
12. CONTRACTOR IS TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER.
13. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AS NECESSARY AND AT THE DIRECTION OF THE OWNER OR GOVERNING AGENCIES FOR PUBLIC SAFETY AND JOB SITE SECURITY.
14. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO ANY SITE CONSTRUCTION OR DEMOLITION. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, BOTH MAIN AND SERVICE LINES FOR THE FOLLOWING:
    - POTABLE WATER LINES
    - SANITARY SEWER LINES
    - ELECTRIC LINES (OVERHEAD AND UNDERGROUND)
    - GAS LINES
    - TELEPHONE LINES
    - CABLE TELEVISION LINES
    - STORMWATER CONVEYANCE LINES
15. ANY SUBCONTRACTOR BIDDING ON THIS JOB SHALL BE REQUIRED TO PERFORM A SITE VISIT PRIOR TO SUBMITTAL OF BID.
16. UNLESS SPECIFICALLY NOTED ON THE PLAN TO BE ABANDONED IN PLACE OR PROTECTED, ALL UTILITIES ON SITE (OVERHEAD OR UNDERGROUND) SHALL BE ENTIRELY REMOVED TO THE PROPERTY LINE, OR SERVICE POLE. ENDS OF PIPES BEYOND PROPERTY LINE TO BE ABANDONED SHALL BE PROPERLY CAPPED OR PLUGGED AS REQUIRED BY GOVERNING UTILITY COMPANY.
17. DEMOLITION OF BUILDINGS SHALL INCLUDE ALL PORTIONS OF THE STRUCTURE, BOTH ABOVE GROUND AND SUBSURFACE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDED ANY TRAFFIC CONTROL MEASURES NECESSARY FOR DEMOLITION OPERATIONS.
19. DEMOLITION OF CONCRETE CURB, CURB AND GUTTER, AND SIDEWALK SHALL BE CONSIDERED TO EXTEND TO THE NEXT CONSTRUCTION JOINT PAST THE LIMITS SHOWN ON THE DEMOLITION PLAN.

LEGEND:

- PAVEMENT OR BUILDING AREA TO BE DEMOLISHED
- UTILITY TO BE REMOVED
- TP TP — TREE PROTECTION FENCE
- LOD LOD — LIMITS OF DISTURBANCE

GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FT

NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY

Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of SC
474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 19806 — JOHN W. LIAM

SOUTH CAROLINA — HUSSEY, GAY, BELL & DEYOUNG, INC. CONSULTING ENGINEERS OF SC No. C00194 — CERTIFICATE OF AUTHORIZATION

HUSSEY GAY BELL
Established 1958
474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DESIGNED	DRAWN	CHECKED
DSF	DSF	LP

DATE:NOVEMBER 19, 2025

JOB NO.425156700

SCALE:1" = 10'

ST. ANDREWS CAMPUS RENOVATION
721 WAPPOO ROAD
CHARLESTON, SOUTH CAROLINA
FOR
CHARLESTON COUNTY SCHOOL DISTRICT

DEMOLITION PLAN

DRAWING NUMBER
C-101

F:\40070 CCSD\425156700 St. Andrews Middle School Demo\CAD\CD\PLANS\6700 - DEMO PLAN.dwg

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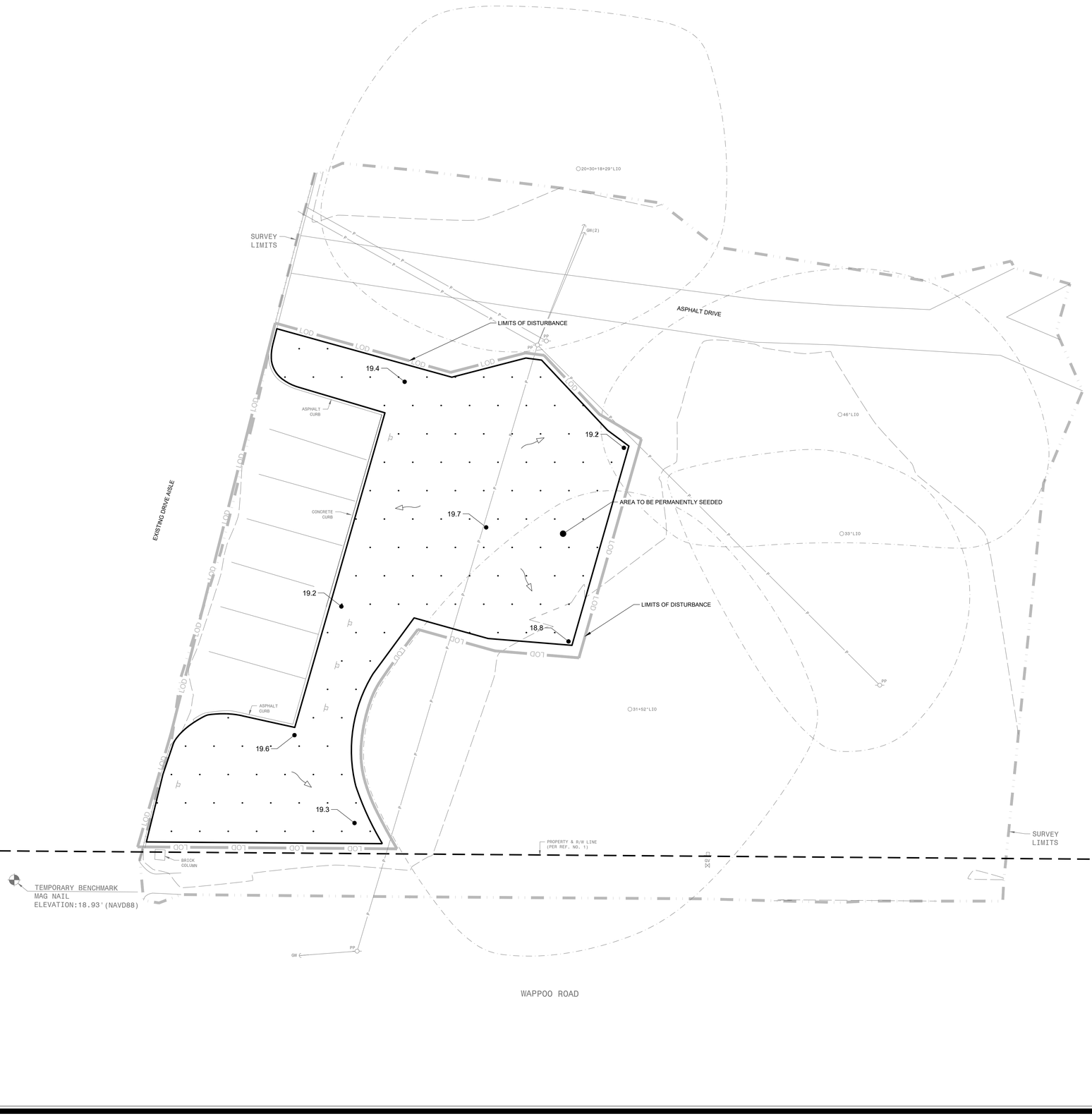

MAP NOTE:

1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: HUSSEY GAY BELL & DEYOUNG, INC.
2. TRANSFER OF SITE BENCHMARK(S) IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL ONLY BE COMPLETED BY A SURVEYOR LICENSED/REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
3. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. FIELD VERIFICATION CAN BE ACCOMPLISHED BY CHECKING A MINIMUM OF TWO FIXED OBJECTS DISPLAYED ON THE SURVEY (i.e. MANHOLE RIM, STORM GRATE, PIPE INVERTS, ETC.).
4. VERTICAL DATUM IS NAVD 88.

PAVING AND MARKING NOTES:

1. SEE SITE DIMENSIONAL CONTROL PLAN FOR LAYOUT INFORMATION.
2. ALL PAVEMENT SECTION MATERIALS AND INSTALLATION SHALL MEET THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
3. GRADED AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).
4. ASPHALTIC CONCRETE SHALL BE A PLANT MIX MEETING THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION),THE JOB MIX SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION), AND SHALL HAVE A MARSHALL STABILITY OF 1250 POUNDS AND A PERCENT VOIDS BETWEEN 4 AND 5.
5. PAINTED PARKING STRIPING SHALL BE 4" WIDE WHITE STRIPES AND BE LOCATED AS SHOWN ON THE PLANS. HANDICAP PARKING STRIPING SHALL BE #154 LIGHT BLUE. DIRECTIONAL STRIPING SHALL BE PAINTED WHITE. PAINT AND ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).
6. ALL PAINTED PARKING AREAS SHALL RECEIVE TWO COATS OF STATE DEPARTMENT OF TRANSPORTATION APPROVED PAINT.
7. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE OF THE THERMOPLASTIC OR EPOXY TYPE PER THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).

SITE DATA

SITE AREA	±0.14 AC
SITE ADDRESS	721 WAPPOO ROAD, CHARLESTON, SC 29407
PARCEL #	350-01-00-078
CURRENT ZONING	SR-1
BUILDING AREA	±1,500 SF
BUILDING HEIGHT	N/A
PARKING	
REQUIRED	N/A
PROVIDED	N/A

* BUILDING INFORMATION PROVIDED FOR INFORMATION ONLY. REFER TO ARCHITECTURAL PLANS.

GRADING NOTES:

1. ALL LAND DISTURBING OPERATIONS SHALL BE IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL SURVEY CONTROLS.
3. CONTRACTOR SHALL REMOVE ALL STRIPPINGS, DEBRIS AND EXCESS EXCAVATED MATERIALS FROM THE SITE AND DISPOSE OF IN A LEGAL MANNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND GRADING INCLUDING FURNISHING OFF-SITE BORROW AS REQUIRED TO MEET PLAN GRADES.
5. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT (FROM OFF-SITE BORROW MATERIAL) OF ALL UNSUITABLE MATERIAL TO MEET COMPACTION REQUIREMENTS UNDER PAVED SURFACES. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM, UNLESS APPROVED IN WRITING BY THE PROJECT GEOTECHNICAL ENGINEER. THE SITE ENGINEER AND GEOTECHNICAL ENGINEER, SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING UNSUITABLE SUBGRADE MATERIAL.
6. CONTRACTOR SHALL UNIFORMLY GRADE BEHIND CURBS, BUILDINGS, ROADS, ETC. TO MATCH EXISTING GRADES. LANDSCAPE ISLANDS SHALL BE GRADED TO DRAIN OVER CURBS.
7. GRADE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE TO EXISTING OR NEW DRAINAGE FACILITIES.
8. COMPACTION REQUIREMENTS ARE AS FOLLOWS OR AS STATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT:

   A. SUBGRADES UNDER PAVED AREAS AND STRUCTURES 100 PERCENT STANDARD PROCTOR (ASTM 698) - 24 INCHES.

   B. UNPAVED AREAS TO BE GRASSED OR LANDSCAPED 95 PERCENT STANDARD PROCTOR (ASTM D698) - FULL DEPTH
10. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NECESSARY TO MEET REQUIRED EXCAVATIONS AND GRADES. DEWATERING OPERATIONS SHALL NOT DISCHARGE DIRECTLY INTO MARSH OR WETLAND AREAS. MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS OR FILTERED PRIOR TO ITS DISCHARGE INTO SURFACE WATERS OR STORM DRAINAGE SYSTEMS. WATER MUST BE DISCHARGED THROUGH A PIPE, WELL GRASSED OR LINED CHANNEL, OR OTHER EQUIVALENT MEANS SUCH THAT DISCHARGE DOES NOT CAUSE EROSION OR SEDIMENTATION.

ACCESSIBILITY NOTES:

1. ALL WORK SHALL MEET THE GUIDELINES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), LATEST EDITION, AND ANY ADDITIONAL STATE OR LOCAL REQUIREMENTS REGARDING ACCESSIBILITY.
2. THERE SHALL BE A 5' "LEVEL" LANDING AREA AT THE EXTERIOR OF ALL DOORWAYS. FOR THIS PURPOSE, "LEVEL" SHALL MEAN THE SLOPE IN ANY DIRECTION, INCLUDING THE DIAGONALS, SHALL NOT EXCEED 1:50 (2.0%).
3. CONTRACTOR SHALL ENSURE THAT THE DOORWAY THRESHOLDS MEET ACCESSIBILITY REQUIREMENTS.
4. LONGITUDINAL (RUNNING) SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5.0%).
5. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1:50 (2.0%).
6. SLOPES IN ANY DIRECTION, INCLUDING THE DIAGONALS, WITHIN THE ACCESSIBLE PARKING SPACES OR ACCESS AISLES SHALL NOT EXCEED 1:50 (2.0%).
7. ALL EXTERIOR CONCRETE SURFACES SHALL RECEIVE A HEAVY BROOM FINISH FOR PEDESTRIAN SLIP-RESISTANCE.

LEGEND

- DRAINAGE FLOW ARROW
- XX.X — GRADING SPOT SHOT
- SEEDED AREA
- LOD — LIMITS OF DISTURBANCE

GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FT

NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY

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REVISIONS:

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DATE: NOVEMBER 19, 2025

JOB NO. 425156700

SCALE: 1" = 10'

ST. ANDREWS CAMPUS RENOVATION
721 WAPPOO ROAD
CHARLESTON, SOUTH CAROLINA
FOR
CHARLESTON COUNTY SCHOOL DISTRICT

SITE & GRADING PLAN

DRAWING NUMBER
C-201

F:\40070 CCSD\425156700 St. Andrews Middle School Demo\CAD\CD\PLANS\6700 - SITE & GRADING PLAN.dwg

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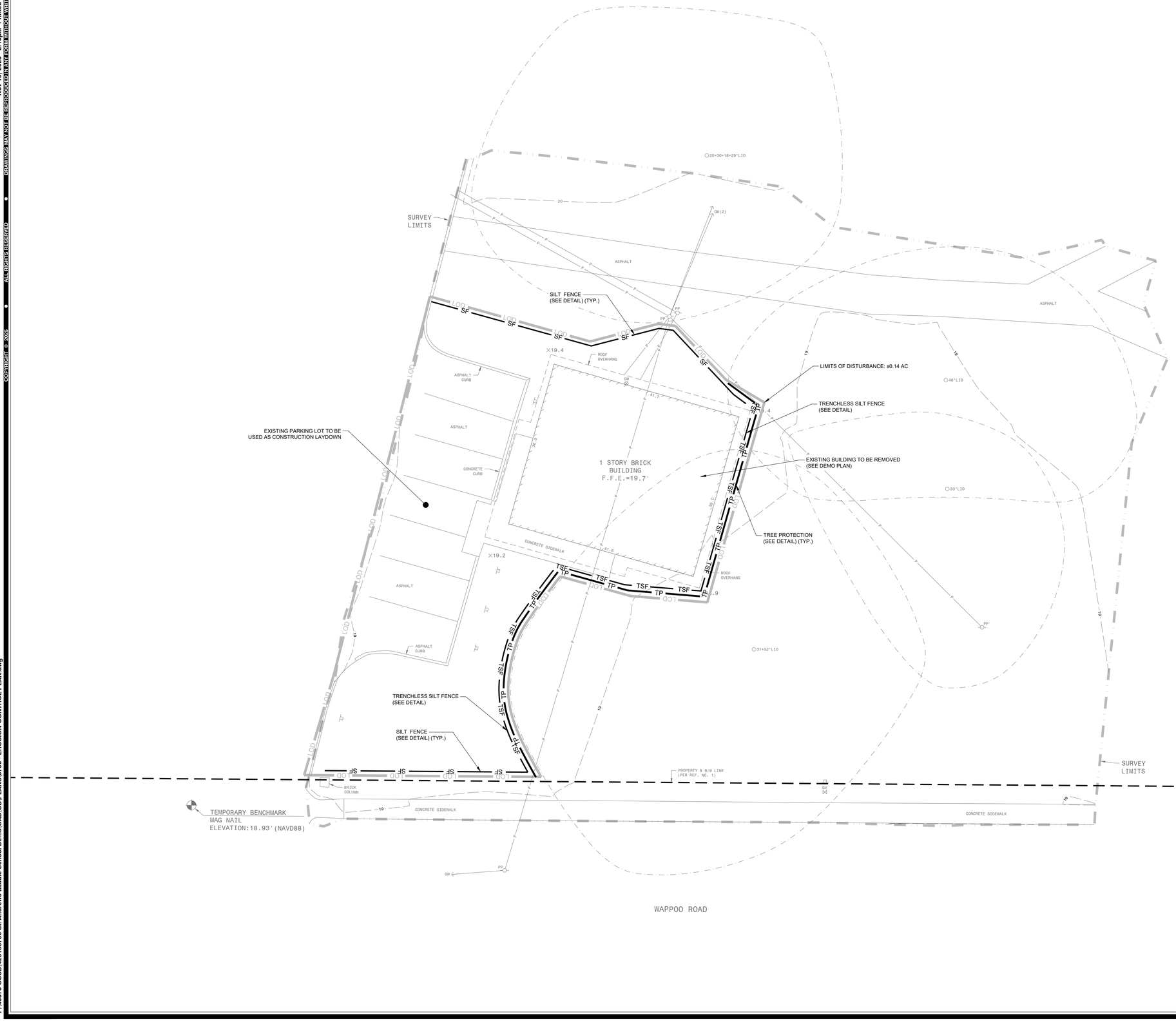

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3. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. FIELD VERIFICATION CAN BE ACCOMPLISHED BY CHECKING A MINIMUM OF TWO FIXED OBJECTS DISPLAYED ON THE SURVEY (i.e. MANHOLE RIM, STORM GRATE, PIPE INVERTS, ETC.).
4. VERTICAL DATUM IS NAVD 88.

LEGEND

TP	TREE PROTECTION
TSF	TRENCHLESS SILT FENCE, SEE DETAIL
SF	SILT FENCE, SEE DETAIL
LOD	LIMITS OF DISTURBANCE

SEQUENCE OF CONSTRUCTION

PHASE I

1. OBTAIN NPDES PERMIT.
2. SCHEDULE AND CONDUCT ON-SITE SWPPP PRECONSTRUCTION CONFERENCE WITH OWNER, CONTRACTOR, ENGINEER, OWNER'S SWPPP INSPECTOR, CITY OF CHARLESTON AND CHARLESTON COUNTY INSPECTOR PRIOR TO BEGINNING LAND DISTURBANCE ACTIVITIES.
3. NOTIFY DES/OCRM OFFICE AND MS-4 OPERATOR 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES AND ENSURE CITY OF CHARLESTON CLEARING AND GRADING PERMIT HAS BEEN APPROVED.
4. CLEAR AND GRUB ONLY PORTIONS OF THE SITE NECESSARY TO INSTALL TREE PROTECTION, AND SILT FENCE. OBTAIN APPROVAL FOR INSTALLATION.
5. CLEAR AND GRUB PORTIONS OF THE SITE WITHIN LIMITS OF DISTURBANCE FOR DEMOLITION OF BUILDING.
6. DEMOLISH AND REMOVE EXISTING BUILDING.
7. USE EROSION CONTROL PREVENTION PER PLANS AS NECESSARY.
8. GRADE SITE TO PLAN GRADES.
9. PROCEED WITH FINE GRADING, LANDSCAPING AND GRASSING.
10. REMOVE EROSION PROTECTION DEVICES AFTER SOIL STABILIZATION AND AGENCY APPROVAL.
11. PERFORM CONTINUOUS MAINTENANCE UNTIL OWNER TAKEOVER OR PER CONTRACT.

SWPPP NOTES:

1. REFERENCE SWPPP NOTES ON SHEET C-350.
2. REFERENCE SCDHEC STANDARD NOTES ON SHEET C-350.
3. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND-DISTURBING ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
4. WHEN ACCESSING SITE, PROVIDE A 100' LONG BY 24' WIDE TEMPORARY CONSTRUCTION ENTRANCE STABILIZED WITH GEOTEXTILE FABRIC AND 6" THICK STONE/GRAVEL SURFACE COURSE. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
5. 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.
6. TEMPORARY SEDIMENT TRAPS SHALL BE ACCEPTED WITH THE UNDERSTANDING THAT MASONRY INLETS SHALL BE LEFT LOW ENOUGH, DURING CONSTRUCTION, FOR WATER TO ENTER.
7. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY. ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION HAS BEEN OBTAINED.
8. ALL EROSION AND SEDIMENT 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 MEASURES WILL BE INSTALLED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION IF DEEMED NECESSARY BY ON-SITE INSPECTION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.
9. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
10. 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 THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY ONE (21) DAYS.
11. ESTABLISHMENT OF PERMANENT AND TEMPORARY VEGETATION FOR THIS PROJECT SHALL CONSIST OF THE FOLLOWING: THE GROUND PREPARATION, FURNISHING AND PLANTING, SEEDING, FERTILIZING AND MULCHING OF ALL DISTURBED AREAS IN THE PROJECT AREA.

GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FT

NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY

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DATE:NOVEMBER 19, 2025

JOB NO.425156700

SCALE:1" = 10'

ST. ANDREWS CAMPUS RENOVATION
721 WAPPOO ROAD
CHARLESTON, SOUTH CAROLINA
FOR
CHARLESTON COUNTY SCHOOL DISTRICT

EROSION CONTROL PLAN

DRAWING NUMBER
C-301

F:\40070 CCSD\425156700 St. Andrews Middle School Demo\CAD\CD PLANS\6700 - EROSION CONTROL PLAN.dwg

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STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
CCSD ST. ANDREWS CAMPUS
721 WAPPOO STREET
TMS: 350-01-00-078

OWNER NAME AND ADDRESS:
CHARLESTON COUNTY SCHOOL DISTRICT
3999 BRIDGE VIEW DRIVE
NORTH CHARLESTON, SC 29405
CONTACT: DAVID FRAZIER, PE
843-746-7473

DESCRIPTION:
EXISTING USE OF LAND: SCHOOL
PROPOSED USE OF LAND: SCHOOL

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
EARTHWORK, GRADING, BUILDING DEMOLITION, AND PREPARATION FOR FINAL PLANTING AND SEEDING
DISTURBED AREA:
0.28 ±ACRES

NAME OF RECEIVING WATERS:
INITIAL: UNNAMED TRIBUTARY
EVENTUAL: STONO RIVER

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS REQUIREMENTS" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES:

SCDES CONSTRUCTION SEQUENCE

PHASE I
1. OBTAIN NPDES PERMIT.
2. SCHEDULE AND CONDUCT ON-SITE SWPPP PRECONSTRUCTION CONFERENCE WITH OWNER, CONTRACTOR, ENGINEER, OWNER'S SWPPP INSPECTOR, CITY OF CHARLESTON AND CHARLESTON COUNTY INSPECTOR PRIOR TO BEGINNING LAND DISTURBANCE ACTIVITIES.
3. NOTIFY DES/OCRM OFFICE AND MS-4 OPERATOR 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES AND ENSURE CITY OF CHARLESTON CLEARING AND GRADING PERMIT HAS BEEN APPROVED.
4. CLEAR AND GRUB ONLY PORTIONS OF THE SITE NECESSARY TO INSTALL TREE PROTECTION, AND SILT FENCE. OBTAIN APPROVAL FOR INSTALLATION.
5. CLEAR AND GRUB PORTIONS OF THE SITE WITHIN LIMITS OF DISTURBANCE FOR DEMOLITION OF BUILDING.
6. DEMOLISH AND REMOVE EXISTING BUILDING.
7. USE EROSION CONTROL PREVENTION PER PLANS AS NECESSARY.
8. GRADE SITE TO PLAN GRADES.
9. PROCEED WITH FINE GRADING, LANDSCAPING AND GRASSING.
10. REMOVE EROSION PROTECTION DEVICES AFTER SOIL STABILIZATION AND AGENCY APPROVAL.
11. PERFORM CONTINUOUS MAINTENANCE UNTIL OWNER TAKEOVER OR PER CONTRACT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED,

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION CONTROLS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND SEDIMENT CONTROL REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. FILTER FABRIC BARRIER (SILT FENCE):
FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:

   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.

   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 1 ACRES. REFER TO SCDHEC DETAIL #SC-07 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.

   C. ALL AREAS WITHIN' 50' OF AN IDENTIFIED WETLAND WILL BE PROTECTED BY A DOUBLE ROW OF SILT FENCE.

2. TEMPORARY SEEDING:
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 14 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

3. TEMPORARY SEEDING AND MULCHING:
SLOPES STEEPER THAN 5:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

4. TEMPORARY GRASSING:
THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

5. TEMPORARY REGRASSING:
IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

6. MAINTENANCE:
ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

7. PERMANENT SEEDING:
ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

OTHER CONTROLS

WASTE DISPOSAL

1. WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

2. HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

SPILL PREVENTION (CONT.)

HAZARDOUS PRODUCTS
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

1. PETROLEUM PRODUCTS:
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

2. FERTILIZERS:
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

MAINTENANCE/INSPECTION PROCEDURES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS AVAILABLE IN THE SWPPP REPORT. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE (3) INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

GRADING NOTES

1. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES, AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR WITH PRIOR APPROVAL OF THE ENGINEER SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE PLAN DESIGN.
2. CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
3. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
5. ALL NEWLY CONSTRUCTED SLOPES WHICH ARE STEEPER THAN 2.5 TO 1 MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL REVEGETATIVE MAT, PRODUCT AND MUST BE APPROVED BY ENGINEER.
6. CONTRACTOR SHALL FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL AND GRASS SEED UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.

SEDIMENT & EROSION CONTROL NOTES

PERMANENT SEEDING:

A MAJOR CONSIDERATION IN THE SELECTION OF THE TYPE OF PERMANENT GRASS TO ESTABLISH IS THE INTENDED USE OF THE LAND (HIGH-MAINTENANCE AND LOW MAINTENANCE). SEE TABLE FOR EXAMPLE SEEDING MIXES.

FERTILIZER:
APPLY A MINIMUM OF 1000 POUNDS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (23 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT 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. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION.

SEEDING:
LOOSEN THE SURFACE OF THE SOIL JUST BEFORE BROADCASTING THE SEED. EVENLY APPLY SEED BY THE MOST CONVENIENT METHOD AVAILABLE FOR THE TYPE OF SEED APPLIED AND THE LOCATION OF THE SEEDING. COVER APPLIED SEED BY RAKING OR DRAGGING A CHAIN OR BRUSH MAT, AND THEN LIGHTLY FIRM THE AREA WITH A ROLLER OR CULTIPACKER. DO NOT ROLL SEED THAT IS APPLIED WITH A HYDRO-SEEDER AND HYDRO-MULCH.

SEDIMENT & EROSION CONTROL NOTES (CONT.)

RE-SEEDING:
INSPECT PERMANENTLY SEEDED AREAS FOR FAILURE, MAKE NECESSARY REPAIRS AND RE-SEED OR OVERSEED WITHIN THE SAME GROWTH SEASON IF POSSIBLE. IF THE GRASS COVER IS SPARSE OR PATCHY, RE-EVALUATE THE CHOICE OF GRASS AND QUANTITIES OF LIME AND FERTILIZER APPLIED. FINAL STABILIZATION BY PERMANENT SEEDING OF THE SITE REQUIRES THAT IT BE COVERED BY A 70% COVERAGE RATE.

1. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RE-SEED IMMEDIATELY. CONDUCT A FOLLOW-UP SURVEY AFTER ONE YEAR AND REPLACE FAILED PLANTS WHERE NECESSARY.
2. IF VEGETATIVE COVER IS INADEQUATE TO PREVENT RILL EROSION, OVERSEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.
3. IF A STAND OF PERMANENT VEGETATION HAS LESS THAN 40 PERCENT COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER.
4. RE-ESTABLISH THE STAND FOLLOWING SEED BED PREPARATION AND SEEDING RECOMMENDATIONS, OMITTING LIME AND FERTILIZER IN THE ABSENCE OF SOIL TEST RESULTS.
5. FINAL STABILIZATION OF THE SITE REQUIRES A 70 PERCENT OVERALL COVERAGE RATE. THIS DOES NOT MEANS 30 PERCENT OF THE SITE CAN REMAIN BARE. THE COVERAGE IS DEFINED AS LOOKING AT A SQUARE YARD OF COVERAGE, IN WHICH 70 PERCENT OF THAT SQUARE YARD IS COVERED WITH VEGETATION.

STANDARD SCDES NOTES

1. 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.
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.

   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.
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 THENECESSARY REPLACEMENT OR MIDIFICATION 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 BACK 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 PAVED ROADWAY(S) 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 SC REG. 72-300 ET SEQ. 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'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.
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 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 EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASINS, FILTER BAG, ETC.).
16. 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.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF ATLEAST 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 OR NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
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.

ENGINEERS'S 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 7-ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

SIGNED:______________________

DATED:______________________

SEEDING SCHEDULES

TEMPORARY SEDDING

SPECIES	lbs./ac	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BROWNTOP MILLET (ALONE)	40				■	■	■	■	■				
BROWNTOP MILLET (MIX)	10				■	■	■	■	■				
RYE, GRAIN (ALONE)	56		■	■						■	■	■	■
RYE, GRAIN (MIX)	10		■	■						■	■	■	■
RYEGRASS (ALONE)	50									■	■	■	
RYEGRASS (MIX)	8									■	■	■	
FOR STEEP SLOPES/CUT SLOPES													
WEEPING LOVEGRASS (ALONE)	4				■	■	■	■					
WEEPING LOVEGRASS (MIX)	2				■	■	■	■					

PERMANENT SEDDING

SPECIES	lbs./ac	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
BAHIAGRASS (ALONE)	40				■	■	■	■					
BAHIAGRASS (MIX)	30				■	■	■	■					
BERMUDAGRASS (HULLED) (ALONE)	8-12					■	■	■	■				
BERMUDAGRASS (HULLED) (MIX)	4-6					■	■	■	■				
FESCUE, TALL (KY31) ALONE	40										■	■	■
FESCUE, TALL (KY31) MIX	20										■	■	■
SERICEA LESPEDEZA (SACRIFICED) ALONE OR MIX	40					■	■	■	■				
LADINO CLOVER (MIX ONLY)	2										■	■	■
FOR STEEP SLOPES/CUT SLOPES													
WEEPING LOVEGRASS (ALONE)	4					■	■	■	■				
WEEPING LOVEGRASS (MIX)	2					■	■	■	■				
CROWNVETCH (MIX) TYPE M INOCULANT	8-10				■	■							

PERMANENT WATER QUALITY

SUMMARY OF MAINTENANCE REQUIREMENTS

REQUIRED MAINTENANCE	FREQUENCY
MOW GRASS TO MAINTAIN DESIGN HEIGHT (NO LESS THAN 4")	PERIODICALLY
REMOVE LITTER AND DEBRIS.	PERIODICALLY
INSPECT FOR EROSION, RILLS AND GULLIES, AND REPAIR.	ANNUAL, OR AS NEEDED
REPAIR SPARSE VEGETATION.	ANNUAL, OR AS NEEDED
INSPECT TO ENSURE THAT GRASS HAS ESTABLISHED. IF NOT, REPLACE WITH AN ALTERNATIVE SPECIES.	ANNUAL, OR AS NEEDED
NUTRIENT AND PESTICIDE MANAGEMENT.	NONE

CONSTRUCTION SCHEDULE

	2026											
	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
SEDIMENT CONTROL INSTALLATION	X	X	X	X								
CLEARING & GRUBBING		X	X	X								
GRADING & DRAINAGE		X	X	X	X	X	X	X	X	X		
TEMPORARY STABILIZATION		X	X	ONGOING	ONGOING	ONGOING	ONGOING	X	X	X	X	
MAINTENANCE OF EROSION CONTROL PRACTICES	X	X	X	ONGOING	ONGOING	ONGOING	ONGOING	X	X	X	X	X
PERMANENT STABILIZATION										X	X	X

THE ABOVE SCHEDULE IS TENTATIVE AND MAY BE MODIFIED DUE TO CONSTRUCTION SCHEDULING.

Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of SC
474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 19806
JOHN WILLIAM FLEMING

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
HUSSEY, GAY, BELL & DEYOUNG, INC CONSULTING ENGINEERS OF SC
No. C00194

HUSSEY GAY BELL
Established 1958
474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DESIGNED	DRAWN	CHECKED
DSF	DSF	LP

DATE: NOVEMBER 19, 2025

JOB NO. 425156700

SCALE: AS NOTED

ST. ANDREWS CAMPUS RENOVATION
721 WAPPOO ROAD
CHARLESTON, SOUTH CAROLINA
FOR
CHARLESTON COUNTY SCHOOL DISTRICT

EROSION CONTROL NOTES

DRAWING NUMBER
C-350

F:\40070 CCSD\425156700 St. Andrews Middle School Demo\CAD\CD\PLANS\6700 - EROSION CONTROL NOTES.dwg

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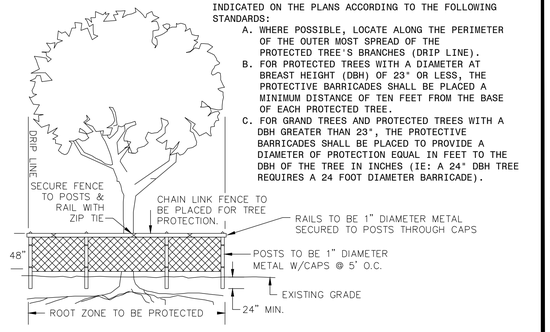
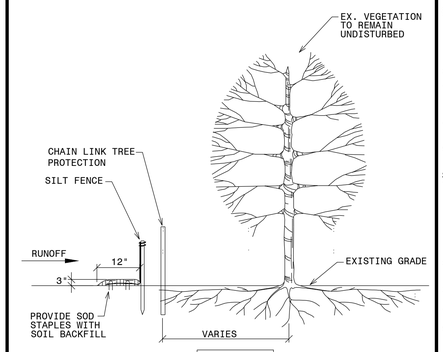
Nov 19, 2025 - 2:16pm Printed By: dfarrell

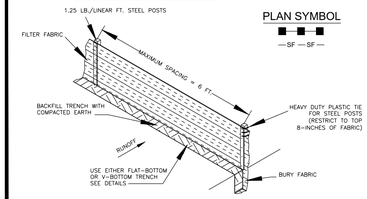


TREE PROTECTION (4' CHAIN LINK)
(NOT TO SCALE)



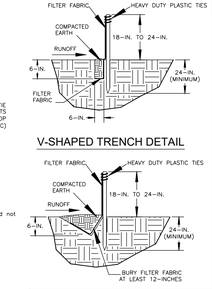
NOT TO SCALE

TRENCHLESS SILT FENCE



SILT FENCE - GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

SILT FENCE - POST REQUIREMENTS

1. Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi;
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are 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 any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE - INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of SC
474 Wando Park Blvd, Suite 201
Mt. Pleasant, SC 29464

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 19806 — WILLIAM

SOUTH CAROLINA — HUSSEY, GAY, BELL & DEYOUNG, INC. CONSULTING ENGINEERS OF SC No. C00194 — CERTIFICATE OF AUTHORIZATION

HUSSEY GAY BELL — Established 1958
474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

REVISIONS:

DESIGNED	DRAWN	CHECKED
DSF	DSF	LP

DATE: NOVEMBER 19, 2025

JOB NO. 425156700

SCALE: AS NOTED

ST. ANDREWS CAMPUS RENOVATION
721 WAPPOO ROAD
CHARLESTON, SOUTH CAROLINA
FOR
CHARLESTON COUNTY SCHOOL DISTRICT

EROSION CONTROL DETAILS

DRAWING NUMBER

C-351

F:\40070 CCSD\425156700 St. Andrews Middle School Demo\CAD\CD\PLANS\6700 - EROSION CONTROL NOTES.dwg

Agenda Item #3

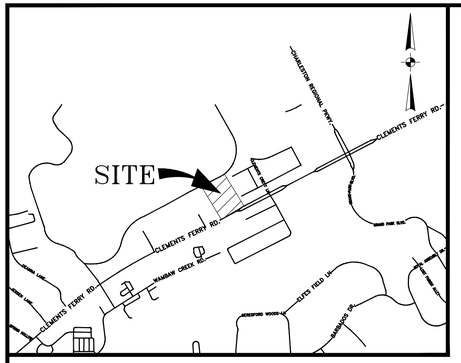
2274 Clements Ferry Rd.

267-00-00-148

Requesting conceptual approval for a 3-story storage building.

EXTRA ROOM CLEMENTS FERRY

2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492



PROJECT NARRATIVE:
THE OWNER OF THE SUBJECT LOT PROPOSES TO CONSTRUCT A **SELF STORAGE FACILITY** CONSISTING OF **160,880 SQ.FT.**. THE SITE WILL HAVE SUPPORTING PARKING SPACES, SIDEWALKS, DRIVE AISLES, UTILITY, AND DRAINAGE SYSTEMS. THE PARCEL IS LOCATED ON CLEMENTS FERRY RD.

ADA NOTES:
- THE PUBLIC R/W MUST REMAIN ADA COMPLIANT DURING CONSTRICTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
- IT IS THE OWNER'S RESPONSIBILITY TO REPAIR ALL DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.
- MINIMUM 98-INCH VERTICAL CLEARANCE MUST BE PROVIDED AT ADA VAN PARKING SPACE, ACCESS AISLE, AND ON VEHICULAR ROUTE TO AND FROM VAN SPACE.
- ALL ADA ROUTES MUST MEET MINIMUM REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN INCLUDING MAX 2% CROSS-SLOPE AND MAX 5% UP-SLOPE.

SITE SURFACES:

PRE-DEVELOPED (EXISTING CONDITIONS):

PERVIOUS SURFACE AREAS:		
WOODED/GRASS/DRY POND	2.36 ACRES	
GRAVEL/PERMEABLE PAVERS	0.00 ACRES	
TOTAL PERVIOUS SURFACE AREA:	**2.36 ACRES**	**96.7% OF SITE**
IMPERVIOUS SURFACE AREAS:		
BUILDING	0.00 ACRES	
ASPHALT/CONCRETE	0.08 ACRES	
WET POND	0.00 ACRES	
TOTAL IMPERVIOUS SURFACE AREA:	**0.00 ACRES**	**3.3% OF SITE**
TOTAL SITE AREA:	**2.44 ACRES**	

POST-DEVELOPED (PROPOSED CONDITIONS):

PERVIOUS SURFACE AREAS:		
WOODED/GRASS/DRY POND	0.82 ACRES	
GRAVEL/PERMEABLE PAVERS	0.00 ACRES	
TOTAL PERVIOUS SURFACE AREA:	**0.82 ACRES**	**33.6% OF SITE**
IMPERVIOUS SURFACE AREAS:		
BUILDING	0.95 ACRES	
ASPHALT/CONCRETE	0.67 ACRES	
WET POND	0.00 ACRES	
TOTAL IMPERVIOUS SURFACE AREA:	**1.62 ACRES**	**66.4% OF SITE**
TOTAL SITE AREA:	**2.44 ACRES**	

SITE DATA:
TMS#: 267-00-00-148
LOT SIZE: 2.44 ACRES
LIMITS OF DISTURBANCE: 2.10 ACRES
TRC ID#: TRC-SP2024-000775
FLOOD ZONE: 'X'
FIRM PANEL#: 45015C 0720E
DATE: DECEMBER 7, 2018
ZONED: LI (LIGHT INDUSTRIAL), DRB PARCEL OVERLAY
BUFFERS:
FRONT: 50
SIDE: N/A
REAR: N/A
SETBACKS: N/A
MAX BUILDING HEIGHT: 55'
BUILDING AREA: ±123,840 SF.

STORAGE(RENTABLE AREA):	89,000 SQ.FT.
OFFICE:	600 SQ.FT.
TOTAL:	89,600 SQ.FT.

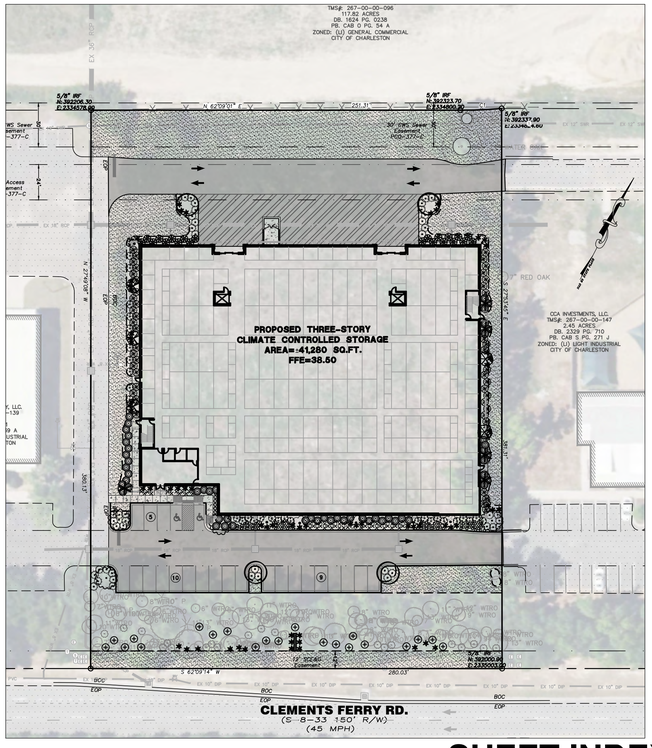
PROPOSED BUILDING HEIGHT: 46'8"
PARKING REQUIRED:

OFFICE: 1 SPACE PER 300 SQ.FT.:	2 SPACE
STORAGE: 1 SPACE/6,000 S.F.(NET):	15 SPACES
TOTAL REQUIRED:	17 SPACES

PARKING PROVIDED:

REGULAR:	22 SPACES
HANDICAP:	2 SPACES
TOTAL:	24 SPACES

BENCH MARK DATA:
TBM PK NAIL FOUND IN ASPHALT
ELEVATION=36.80' DATUM: NAVD 88



SHEET INDEX
SITE AND CIVIL DRAWINGS

DESCRIPTION	SHEET NUMBER
COVER SHEET	
SURVEY	1 OF 1
GENERAL NOTES	C-001
EXISTING CONDITIONS, DEMOLITION	C-100
SITE LAYOUT PLAN	C-200
ADA ACCESSIBILITY ROUTE	C-201
GRADING, PAVING	C-300
DRAINAGE & FINAL STABILIZATION PLAN	C-301
UTILITY LAYOUT PLAN	C-400
FIRE PROTECTION PLAN	C-401
CONSTRUCTION & UTILITY DETAILS (SITE)	C-500
CONSTRUCTION DETAILS (DRAINAGE)	C-501
CWS WATER DETAILS	C-502
CWS SEWER DETAILS	C-502
LANDSCAPE PLANTING PLAN & PLANT SCHEDULE	L-100
STORMWATER POLLUTION PREVENTION (INITIAL)	SWPPP-1
STORMWATER POLLUTION PREVENTION (INTERMEDIATE)	SWPPP-2
STORMWATER POLLUTION PREVENTION (FINAL)	SWPPP-3
STORMWATER POLLUTION PREVENTION (DETAILS)	SWPPP-4

South 811 Carolina

LIMITS OF DISTURBANCE= 2.10 ACRES

LIST OF APPROVALS

REVIEW BOARD	DATE SUBMITTED	MEETING DATE
PRE-APP (PREVIOUS)	06-10-2024	06-25-2024
1ST TRC REVIEW	10-07-2024	10-25-2024
2ND TRC REVIEW	02-03-2025	03-18-2025
3RD TRC REVIEW	04-14-2025	04-27-2025
4TH TRC REVIEW	06-20-2025	07-15-2025
5TH TRC REVIEW	08-26-2025	

STORMWATER DESIGN STANDARDS MANUAL (SWDSM) DESIGN EXCEPTIONS

APPLICABLE SECTION	DESCRIPTION OF THE DESIGN EXCEPTION	SUBMITTAL DATE	APPROVAL DATE

SURVEYOR:
PALMETTO CORP LAND SURVEYING
3873 HWY. 701
NORTH CONWAY, SC 29526
PHONE:843.365.2156
CONTACT: RAY R. ESHELMAN, PLS.

OWNER:
EXTRA ROOM CLEMENTS FERRY, LLC.
234 SEVEN FARMS DR., STE 111-B
DANIEL ISLAND, SC 29492
843.884.5221
CONTACT: MR. MICHAEL McALHANY
MMCALHANY@UNITSSTORAGE.COM

UTILITIES & MUNICIPALITIES

CONTACTS:	TELEPHONE:
CITY OF CHARLESTON PLANNING	
ERIC SCHULTZ	843.724.3790
CITY OF CHARLESTON STORMWATER	
KINSEY HOLTON, PE	843.724.3757
CITY OF CHARLESTON ENGINNERING	
ROB WILLIAMS	843.579.7672
CHARLESTON WATER SYSTEMS	
LYDIA OWENS	843.727.6800
SCDHEC-OCRM	
PAMELA WINKLER	843.953.5324
DOMINION ENERGY	
STEVE MORILLO	843.576.8451
TRAFFIC AND TRANSPORTATION	
JAMES WALLACE	843.973.7288

EARTHSOURCE ENGINEERING

SOUTH CAROLINA
EARTHSOURCE ENGINEERING No. C01075
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER
NO. 21253
08.26.25
KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

COVER

REVISIONS

NO.	DATE		BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

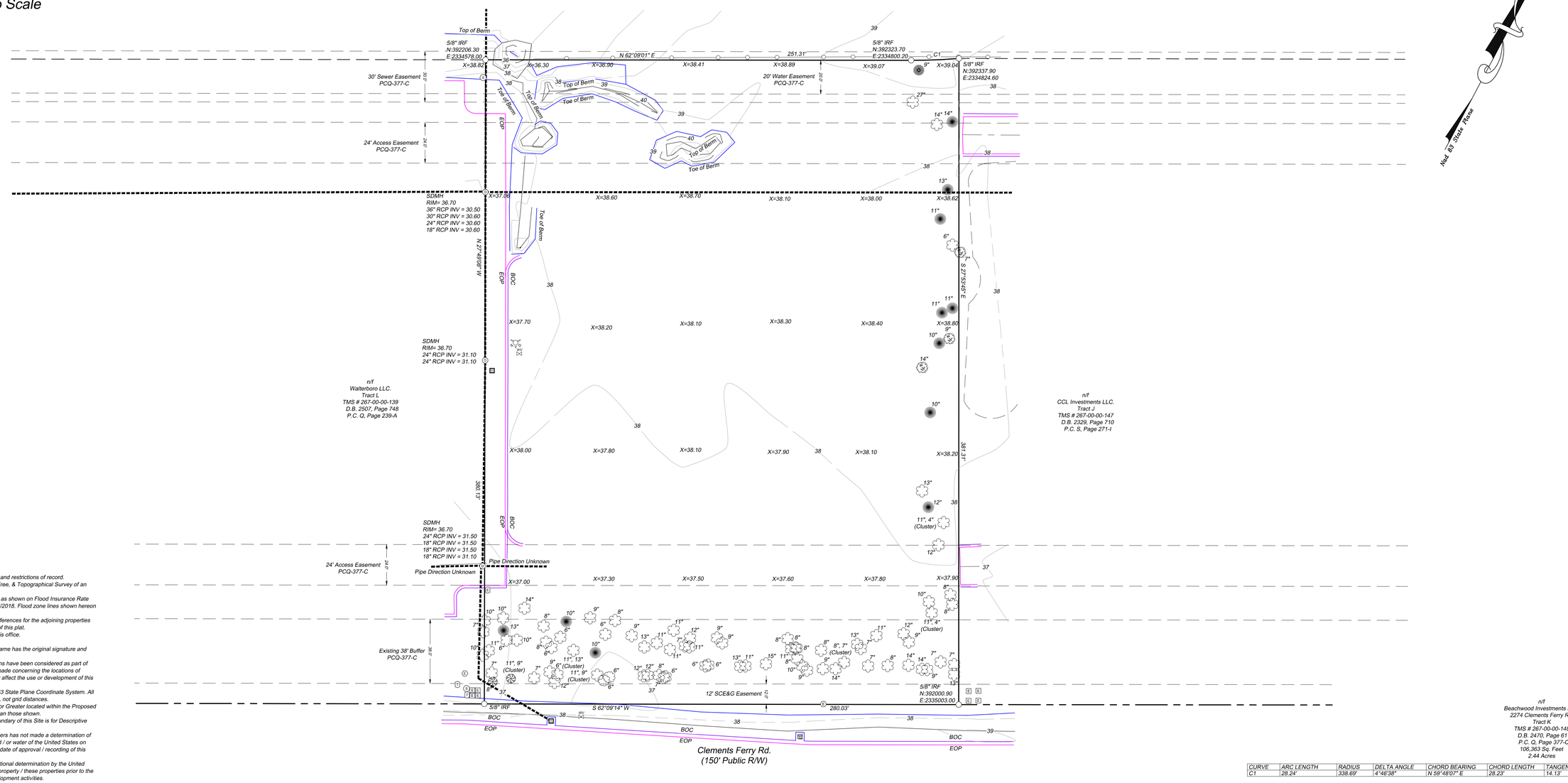
SHEET NUMBER
Cover

Vicinity Map - Not to Scale

STAMPS

Legend

- curb inlet
- corner found (noted)
- 5/8" iron rebar set (unless noted)
- pk nail found
- concrete monument found
- EOP - edge of pavement
- BOC - back of curb
- map / computed point
- electric box
- telephone pedistal
- junction box
- meter box
- underground electric
- water valve
- existing Right of way line
- existing Bearing tie line
- Parent Property Line
- Property Line - Adjoiners
- Building Setback
- live oak tree
- cedar tree
- pine tree
- red oak tree
- water oak tree
- turkey oak tree



n/f
Beachwood Investments LLC.
2274 Clements Ferry Rd.
Tract K
TMS # 267-00-00-148
D.B. 2470, Page 611
P.C. Q, Page 377-C
106,363 Sq. Feet
2.44 Acres

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	28.24'	338.69'	4°46'38"	N 59°48'07" E	28.23'	14.13'

Reference

1. Deed Book 2470, Page 611.
2. Plat Cabinet Q, Page 377-C.

Notes

1. This property is subject to all easements and restrictions of record.
2. This document represents a Boundary, Tree, & Topographical Survey of an existing parcel of record.
3. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051C 0720E dated 12/07/2018. Flood zone lines shown hereon are scaled and approximate only.
4. Existing Tax Map Parcel numbers and references for the adjoining properties are as shown (if applicable) on the face of this plat.
5. No title search has been performed by this office.
6. Parent TMS Map No. 247-00-00-148
7. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
8. No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
9. Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.
10. There are no Significant Trees 24" DBH or Greater located within the Proposed Right of Way and Proposed Lots other than those shown.
11. Anything shown Outside the Defined Boundary of this Site is for Descriptive Purposes Only.
12. The United States Army Corps of Engineers has not made a determination of the presence or absence of wetlands and / or water of the United States on this Property / these properties as of the date of approval / recording of this plat.
13. Charleston County may require a jurisdictional determination by the United States Army Corps of Engineers on this property / these properties prior to the issuance of zoning permits for land development activities.

PALMETTO CORP
Land Surveying Division
3873 Highway 701 N
Conway, S.C. 29526
Phone: (843) 716-6021

DRAWN BY: JRO	JOB# S3206	REVISIONS:
CLOSURE CHECKED BY:	DATE OF SURVEY:	
APPROVED BY: RRE	05/17/2022	

Boundary, Tree, & Topographical Survey
of
TMS # 267-00-00-148
Containing 2.44 ± Acres Total
Wando Township, Berkeley County, South Carolina
for
Beachwood Investments LLC.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 22753 RAY R. ESHELMAN

SOUTH CAROLINA PALMETTO CORP OF CONWAY, INC No. C6176 CERTIFICATE OF AUTHORIZATION

Ray R. Eshelman PLS# 22753

DATE

Certificate of Accuracy

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

SITE DATA

SITE DATA:
TMS#: 267-00-00-148
LOT SIZE: 2.44 ACRES
LIMITS OF DISTURBANCE: 2.10 ACRES
TRC ID#: TRC-SP2024-000775
FLOOD ZONE: 'X'
FIRM PANEL#: 45015C 0720E
DATE: DECEMBER 7, 2018
ZONED: LI (LIGHT INDUSTRIAL), DRB PARCEL OVERLAY
BUFFERS:
FRONT: 50
SIDE: N/A
REAR: N/A
SETBACKS: N/A
MAX BUILDING HEIGHT: 55'
BUILDING AREA: ±123,840 SF.

STORAGE(RENTABLE AREA):	89,000 SQ.FT.
OFFICE:	600 SQ.FT.
TOTAL:	89,600 SQ.FT.

PROPOSED BUILDING HEIGHT: 46'8"
PARKING REQUIRED:

OFFICE: 1 SPACE PER 300 SQ.FT.:	2 SPACE
STORAGE: 1 SPACE/6,000 S.F.(NET):	15 SPACES
TOTAL REQUIRED:	17 SPACES

PARKING PROVIDED:

REGULAR:	22 SPACES
HANDICAP:	2 SPACES
TOTAL:	24 SPACES

BENCH MARK DATA:
TBM PK NAIL FOUND IN ASPHALT
ELEVATION=36.80' DATUM: NAVD 88

GENERAL CLEARING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL TREES TO BE PROTECTED AND IS TO PROTECT THESE TREES AS SPECIFIED IN THE TREE PROTECTION DETAIL.
2. THE CONTRACTOR SHALL MEET WITH THE PROJECT'S LANDSCAPE DESIGNER PRIOR TO CONSTRUCTION TO COORDINATE EXISTING VEGETATION TO REMAIN.
3. ANYTHING REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR ACCORDING TO THE MUNICIPALITIES REQUIREMENTS.
4. REMOVAL OF VEGETATION OUTSIDE OF WHAT IS DEPICTED ON THESE PLANS IS PROHIBITED UNLESS DISCUSSED WITH BOTH THE ENGINEER AND THE MUNICIPALITY.
5. SITE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. ANY WILLFUL OR ACCIDENTAL DESTRUCTION OF PROTECTED VEGETATION WILL REQUIRE MITIGATION APPROVED BY THE ENGINEER, OWNER, AND THE MUNICIPALITY.
6. THE APPROVAL OF ALL TREE BARRICADES WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT AREA.
8. CONTRACTOR TO ENSURE THE PROTECTION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO WATER MAIN(S), SERVICE LATERAL(S), VALVE BOX(ES), FIRE HYDRANT(S), SEWER MAIN(S), SEWER STRUCTURE(S), ETC. THROUGHOUT ALL PHASES OF CONSTRUCTION. IF ANY EXISTING UTILITY ITEM IS DAMAGED OR DESTROYED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE SAID ITEM(S) WITH THE SAME OR SIMILARLY APPROVED EQUIVALENT.

GENERAL SITE NOTES

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DETERMINE IF THERE ARE ANY DISCREPANCIES FROM THE PLANS PRIOR TO CONSTRUCTION. IF ANY PROBLEMS ARE FOUND, CONTRACTOR IS TO CONTACT EARTHSOURCE ENGINEERING.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS WHICH ARE TYPICALLY TO EDGE OF ASPHALT, FACE OF CURB.
3. CONTRACTOR TO USE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF BUILDINGS.
4. ALL PARKING LOT STRIPING SHALL BE SHERWIN WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT
5. CONTRACTOR TO FOLLOW AND UTILIZE ALL SCDOT SAFETY AND TRAFFIC CONTROL GUIDELINES SET FORTH BY MUTCD FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY. CONTRACTOR TO COORDINATE AND CALL FOR INSPECTIONS AS SPECIFIED IN THE PERMIT.
6. CONTRACTOR IS TO CUT A CLEAN EDGE ALONG EXISTING PAVEMENT PRIOR TO TYING IN NEW DRIVE. NEW ASPHALT, BASE MATERIAL, AND PAVEMENT CONSTRUCTION METHODS SHALL MEET MINIMUM REQUIREMENTS OF THE SCDOT.
7. ALL TRAFFIC SIGNAGE AND STREET MARKINGS IN THE RIGHT-OF-WAY SHALL USE REFLECTIVE SHEETING THAT MEETS THE REQUIREMENTS OF ASTM 04956-09. OBTAIN SHEETING FROM MANUFACTURERS PREQUALIFIED IN ACCORDANCE WITH SCOOT QUALIFIED PRODUCT POLICY 20 AND WHO APPEAR IN THE CURRENT EDITION OF SCOOT QUALIFIED PRODUCTS LIST 20.
8. A MINIMUM OF TYPE III REFLECTIVE SHEETING (BEADED OR MICROPRISMATIC) ARE TO BE USED ON ALL HIGHWAY SIGNS.
9. CONTRACTOR WILL ENSURE THAT ALL ASPECTS OF CONSTRUCTION WILL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLESTON STORMWATER MANUAL UNLESS OTHERWISE NOTED.

GENERAL PAVING & GRADING NOTES

1. CONTRACTOR TO VERIFY ALL ELEVATIONS, GRADES, AND DRAINAGE STRUCTURES PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE ENGINEER.
2. CONTRACTOR SHALL FOLLOW THE CONSTRUCTION SEQUENCE ON THE DETAIL SHEET C-**001** TO PREVENT STORMWATER AND SEDIMENT FROM LEAVING THE SITE.
3. WATER ENCOUNTERED WHILE TRENCHING FOR UTILITIES MUST BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE DISCHARGING OFF SITE. PUMP INTAKES SHOULD HAVE A FLOAT OR SIT ON A BED OF ROCK TO PREVENT DREDGING AND THE DISCHARGE SHOULD BE THROUGH AN ENERGY DISSIPATER AND/OR SEDIMENT TRAP.
4. CONTRACTOR SHALL ENSURE THAT ALL EXISTING DRAINAGE STRUCTURES WITHIN THE ADJACENT RIGHT-OF-WAYS AND INGRESS/EGRESS EASEMENTS SHALL CONTINUE TO FUNCTION DURING ALL PHASES OF CONSTRUCTION.
5. GRADING AROUND ANY PROTECTED TREE SHALL BE KEPT TO A MINIMUM.(SEE C-100 TREE PROTECTION)
6. ON ALL PORTIONS OF BUILDINGS WITHOUT DOWN SPOUTS, CONTRACTOR IS TO INSTALL A GRAVEL BASE AROUND THE AREA UNDERNEATH THE DRIP LINE ON THE THE ENDS OF THE BUILDINGS TO PREVENT EROSION.(SEE GRADING NOTES SHEET C-300)
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
8. ALL EXISTING DRAINAGE STRUCTURES ARE TO BE CLEANED AND MAINTAINED AND SHALL REMAIN OPERATIONAL THROUGHOUT ALL PHASES OF CONSTRUCTION.
9. POST-CONSTRUCTION MAINTENANCE OF THE ON-SITE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS ARE TO BE STABILIZED. DAMAGED OR INEFFECTIVE EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

SWPPP CONTROL NOTES

EROSION CONTROL NOTES:
1. 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.
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.
   - 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.
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 SEDIMENT BEFORE BEING PUMPED BACK 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 PAVED ROADWAY(S) 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 ET SEQ. 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'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.
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, 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.
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 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 EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES 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; AND 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 THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
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.

GENERAL ADA NOTES

GENERAL ADA NOTES:
1. EXISTING ADA ACCESSIBLE ROUTES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REMAIN ADA COMPLIANT DURING CONSTRUCTION. WHERE UNABLE TO MAINTAIN THE EXISTING ADA COMPLIANT ACCESSIBLE ROUTE, CONTRACTOR SHALL PROVIDE AN ALTERNATE ADA COMPLIANT ROUTE DURING CONSTRUCTION.
2. IT IS THE OWNER'S RESPONSIBILITY TO REPAIR ALL EXISTING DAMAGE ADA ACCESSIBLE ROUTES WITHIN THE RIGHT-OF-WAY TO REINSTATE THE ADA ACCESSIBLE ROUTE.
3. A MINIMUM OF 98-INCH VERTICAL CLEARANCE MUST BE PROVIDED AT ALL ADA PARKING SPACE(S), ACCESS AISLE(S), AND ON VEHICULAR ROUTE(S) TO AND FROM THE ADA VAN SPACE(S).
4. ALL ADA ACCESSIBLE ROUTES MUST MEET THE MINIMUM SLOPE REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. ADA ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM UP-SLOPE OF 5.00%.

SEQUENCE OF CONSTRUCTION

1. RECEIVE NPDES COVERAGE FROM DHEC.
2. PRE-CONSTRUCTION MEETING ON SITE.
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. INSTALL CONSTRUCTION ENTRANCE.
5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS.
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE) AND OFFSITE INLET PROTECITON. ENSURE VEGETATIVE BUFFER IS STABILIZED.
7. CLEARING & GRUBBING ONLY IN AREAS OF POND EXTENSION.
8. INSTALLATION OF BASIN EXTENSION AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES
9. (ENSURE OUTLET STRUCTURES ARE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE
10. PROCEEDING TO THE NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THESE STRUCTURES AND DIVERSION TO THE STRUCTURES ARE COMPLETELY INSTALLED.
11. CLEARING & GRUBBING OF SITE (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
12. ROUGH GRADING.
13. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AT EACH INLET IS INSTALLED.
14. FINE GRADING, PAVING, ETC.
15. PERMANENT/FINAL STABILIZATION.
16. CLEAN-OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND REGRADING OF DETENTION POND BOTTOMS; IF NECESSARY, MODIFICATION OF SEDIMENT BASIN RISER TO CONVERT TO DETENTION BASIN OUTLET STRUCTURE.
17. REMOVAL OF TEMPORARY SEDIMENT & CONTROL MEASURES 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).
18. PERFORM AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO DHEC OR MS4 FOR ACCEPTANCE.
19. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE.

LOCAL COUNTY SWPPP NOTES

EROSION CONTROL NOTES:
1. 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 TWENTY-ONE (21) DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN FOURTEEN (14) DAYS.
2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF1/2 INCH OR GREATER. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
3. 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.
4. 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.
5. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
6. 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 PROVIDE AN INDIVIDUAL PLAN IN ACCORDANCE WITH SC R. 72-300 ET SEQ. AND SCR 1000000.
7. 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.

CITY OF CHARLESTON TRANSPORTATION NOTES

TRAFFIC NOTES:
A. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S, ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
B. ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
C. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
D. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
E. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
F. LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
G. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CONTACT TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
H. REMOVAL OR CHANGES TO PARKING METERS AND/OR PARKING METERED SPACES OR OTHER ON-STREET PARKING/LOADING ZONES MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
I. IF METERED (OR NON-METERED) PARKING SPACES THAT ARE NOT APPROVED FOR REMOVAL ARE BLOCKED OR IMPACTED DURING DEMOLITION OR CONSTRUCTION AT ANY TIME FOR ANY REASON A METER BAG PERMIT (OR CONSTRUCTION PARKING PERMIT) WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
J. IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT IS IMPACTED IN ANY WAY, SHOW EXISTING AND PROPOSED CHANGES. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
K. IMPROVEMENTS TO THE RIGHT-OF-WAY PAVEMENT MARKINGS MAY BE REQUIRED. CROSSWALKS, CENTERLINES, PAVEMENT MARKING ARROWS, BIKE AND PEDESTRIAN MARKINGS, ETC. ADJACENT TO THE SITE MAY BE REQUIRED TO BE REPLACED IF DAMAGED DURING CONSTRUCTION.
L. ANY CURBS, SIDEWALKS, PAVEMENT, ETC. DAMAGED DURING CONSTRUCTION WILL BE REQUIRED TO BE REPAIRED/REPLACED

UTILITY NOTES

GENERAL UTILITY NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED WITHIN THE PROJECTED AREA OF WORK ON SITE AND OFF. WHERE SUCH UTILITIES ARE FOUND, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION OF FOUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON A COMBINATION OF THE SURVEYOR'S FIELD LOCATION AND RESEARCH OF RECORDS FROM VARIOUS UTILITY COMPANIES. THESE LOCATIONS ARE BY NO MEANS EXACT OR COMPLETE.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE UNDERGROUND UTILITIES THAT MAY EXIST.
4. THE CONTRACTOR IS TO NOTIFY THE OWNER/UTILITY COMPANY BEFORE ANY UTILITIES ARE CONNECTED OR DISCONNECTED.
5. REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION AND SIZE OF THE SANITARY SEWER SERVICE AND WATER SERVICE TO/FROM THE BUILDING. SERVICE CONNECTIONS ARE TYPICALLY 3'-5' FROM THE FACE OF THE BUILDING.
6. CONTRACTOR TO INSTALL DETECTOR CHECK VALVE ON THE FIRE LINE BACKFLOW DEVICE.

GENERAL SEWER NOTES:
1. SEWER SERVICES SHALL BE LAID ON A MINIMUM SLOPE OF 1.0%
2. EACH SECTION OF SEWER PIPE SHALL BE LAID TO THE SPECIFIED LINE AND GRADE, WORKING IN THE UPSTREAM DIRECTION WITH THE BELL END UPGRADE.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PROPER LOCATION OF SEWER LINES, MANHOLES AND SERVICE STUB-OUTS.
4. FOR GRAVITY SEWER LINES, TRENCH BOTTOMS SHALL BE PREPARED AS FOLLOWS: PIPE BEDDING AND BACK FILL SHALL BE CLASS "B" BEDDING. IF SPECIFIED CLASS "C" BEDDING SHALL BE USED AS NOTED ON THE PLANS.
   - FOR CLASS "C" BEDDING, THE PIPE SHALL BE BEDDED IN GRANULAR MATERIAL PLACED ON A FLAT TRENCH BOTTOM OR ON A SUITABLE UNDISTURBED NATIVE MATERIAL WHICH HAS BEEN HAND SHAPED TO FIT THE PIPE BARREL.
   - FOR CLASS "B" BEDDING, THE BEDDING MATERIAL SHALL HAVE A 6" MINIMUM THICKNESS UNDER THE PIPE BARREL AS SPECIFIED ABOVE FOR CLASS "C", AND SHALL EXTEND NOT LESS THAN HALFWAY UP THE PIPE OF THE BARREL AT BOTH SIDES.
5. PIPE SHALL BE LAID IN A FULL BED OF GRANITE STONE (ASTM C33, GRADATION 57)

EXISTING UTILITY NOTES:
1. EXISTING UTILITIES ARE SHOWN PER SURVEY DATA, GROUND PENETRATING RADAR AND/OR GIS DATA.
2. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, ELEVATIONS, MATERIALS & SIZES FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION.
3. ANY DISCREPANCIES IN EXISTING UTILITY DATA SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUING CONSTRUCTION.

LANDSCAPE MAINTENANCE NOTES

1. GAURANTEE STATEMENT
   - TREES WITH A CALIPER OF 3.5" WILL BE REQUIRED TO HAVE ONE (1) YEAR WARRANTY
   - TREES WITH A CALIPER OF 4" TO 6" WILL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY
   - TREE WITH A CALIPER LARGER THAN 6" WILL BE REQUIRED TO HAVE A THREE (3) YEAR WARRANTY
   - PALMETTOS WILL BE REQUIRED TO HAVE A TWO (2) YEAR WARRANTY
   - WARRANTY PERIOD BEGINS AT ACCEPTANCE OF STREET TREES BY THE CITY OF CHARLESTON'S EPARTMENT OF PARKS
2. RECOMMENDED WATERING SCHEDULE
   - < 2" CALLIPER:
     - 2-3 GAL/IN OF CALIPER DAILY FOR 1-2 WEEKS
     - 2-3 GAL/IN OF CALIPER EVERY OTHER DAY FOR 1-2 MONTHS
     - 2-3 GAL/IN OF CALIPER WEEKLY FOR TWO (2) MONTHS
   - 2-4 INCH CALIPER:
     - 2-3 GAL/IN OF CALIPER DAILY FOR 1 MONTH
     - 2-3 GAL/IN OF CALIPER EVERY OTHER DAY FOR 2-3 MONTHS
     - 2-3 GAL/IN OF CALIPER WEEKLY FOR TWO (2) MONTHS
     - ADDITIONAL WATERING AS NEEDED THROUGH FIRST YEAR
   - > 4" CALIPER:
     - 2-3 GAL/IN OF CALIPER DAILY FOR SIX (6) WEEKS
     - 2-3 GAL/IN OF CALIPER EVERY OTHER DAY FOR FIVE (5) MONTHS
     - 2-3 GAL/IN OF CALIPER WEEKLY UNTIL ESTABLISHED
   - PALMETTOS:
     - WATERING IS BASED ON THE AVERAGE DAILY TEMPERATURES & SOIL TYPE AT THE LOCATION. WATER TREE BY FLOODING SAUCER & ALLOWING WATER TO PERK IN & THEN FLOOD AGAIN, OR PUT A HOSE ON A SLOW DRIP & SATURATE SOIL COMPLETELY.
     - TEMPRATURE:
       - 0-55=NO WATERING
       - 55-70=WATER ONE (1) TIME PER WEEK
       - 70-85=WATER TWO (2) TIMES PER WEEK
       - 85-UP=WATER FOUR (4) TIMES PER WEEK
3. TREES PLANTED IN THE RIGHT-OF-WAY MUST MEET ANLA NURSERY STOCK STANDARDS, & SPECIES SELECTION MUST BE APPROVED BY THE DEPARTMENT OF PARKS. THE CITY RESERVES THE RIGHT TO REJECT ANY STREET TREE DEEMED TO BE UNACCEPTABLE.
4. ALL CRAPE MYRTLES IN THE TREE WELLS BECOME CITY OF CHARLESTON TREES ONCE INSTALLED IN THE RIGHT-OF-WAY.
5. TREE WELL DIMENSIONS TO MATCH EXISTING TREE WELLS ALONG CALHOUN STREET IN FRONT OF THE BUIST ACADEMY.
6. NEW STREET LIGHT PROPOSED ON CALHOUN STREET TO MATCH NEW CITY LIGHTS & TO BE COORDINATED BY CONTRACTOR WITH SCE&G.

EARTHSOURCE ENGINEERING

SOUTH CAROLINA — EARTHSOURCE ENGINEERING No. C01075 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — NO. 21253 — 08.26.25 — KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

GENERAL NOTES

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	02.24.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY
REVIEW DRAWINGS
APRIL 14, 2025

SHEET NUMBER
C-001

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- LOD — LIMITS OF CONSTRUCTION
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
- EXISTING COMMUNICATIONS VAULT
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING ELECTRIC PANEL
- EXISTING GAS VALVE
- EXISTING TEL. CABINET
- EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- 5 — EXISTING CONTOUR
- 5.34 — EXISTING SPOT ELEVATION
- EXISTING DRAINAGE FLOW PATTERN
- EXISTING TREE TO BE REMOVED
- TREES TO BE PROTECTED
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CONCRETE TO BE REMOVED

NOTE:
***NO "T" POSTS ARE PERMITTED.

NOTES:
1. ALL TREE PROTECTION BARRICADES MUST HAVE A TOP HORIZONTAL RAIL WITH THE ORANGE FENCING WIRED TO THE POST AND TOP RAIL.
2. TREE BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF THE PROTECTED TREES AND/OR GRAND TREES ACCORDING TO THE FOLLOWING STANDARDS:
   A. FOR PROTECTED TREES (23") D.B.H. OR LESS, PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET FROM THE BASE OF EACH PROTECTED TREE.
   B. FOR PROTECTED TREES GREATER THAN (23") D.B.H. AND GRAND TREES, PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE DIAMETER BREAST HEIGHT OF THE TREE (EX. A 24" DIAMETER TREE WOULD REQUIRE A 24 FOOT DIA. PROTECTIVE BARRICADE).

CITY OF CHARLESTON
TREE PROTECTION BARRICADE DETAIL – "TYPE B"

SITE SURFACES:

PRE-DEVELOPED (EXISTING CONDITIONS):

PERVIOUS SURFACE AREAS:		
WOODED/GRASS/DRY POND	2.17 ACRES	
GRAVEL/PERMEABLE PAVERS	0.00 ACRES	
TOTAL PERVIOUS SURFACE AREA:	**2.25 ACRES**	**96.5% OF SITE**
IMPERVIOUS SURFACE AREAS:		
BUILDING	0.00 ACRES	
ASPHALT/CONCRETE	0.08 ACRES	
WET POND	0.00 ACRES	
TOTAL IMPERVIOUS SURFACE AREA:	**0.08 ACRES**	**3.5% OF SITE**
TOTAL SITE AREA:	**2.25 ACRES**	

EXISTING UTILITY NOTES:

- EXISTING UTILITIES ARE SHOWN PER SURVEY DATA, GROUND PENETRATING RADAR AND/OR GIS DATA.
- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, ELEVATIONS, MATERIALS & SIZES FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION.
- ANY DISCREPANCIES IN EXISTING UTILITY DATA SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUING CONSTRUCTION.

TREE TABULATION

EXISTING:

PROTECTED TREES (8"–23"):	72 (786" DBH)
GRAND TREES (≥24"):	02 (51" DBH)
TOTAL EXISTING TREES:	74 (837" DBH)

REMAINING:

PROTECTED TREES (8"–23"):	53 (561" DBH)
GRAND TREES (≥24"):	02 (51" DBH)
TOTAL REMAINING TREES:	55 (612" DBH)

REQUIRED TREES:

15 TREES/ACRE:	48 TREES REQUIRED
	55 TREES PROVIDED

MITIGATION REQUIRED:

TOTAL GRAND TREE DBH REMOVED:	00" DBH
GRAND TREE MITIGATION REQUIRED:	00" DBH
MITIGATION PROVIDED:	00" DBH

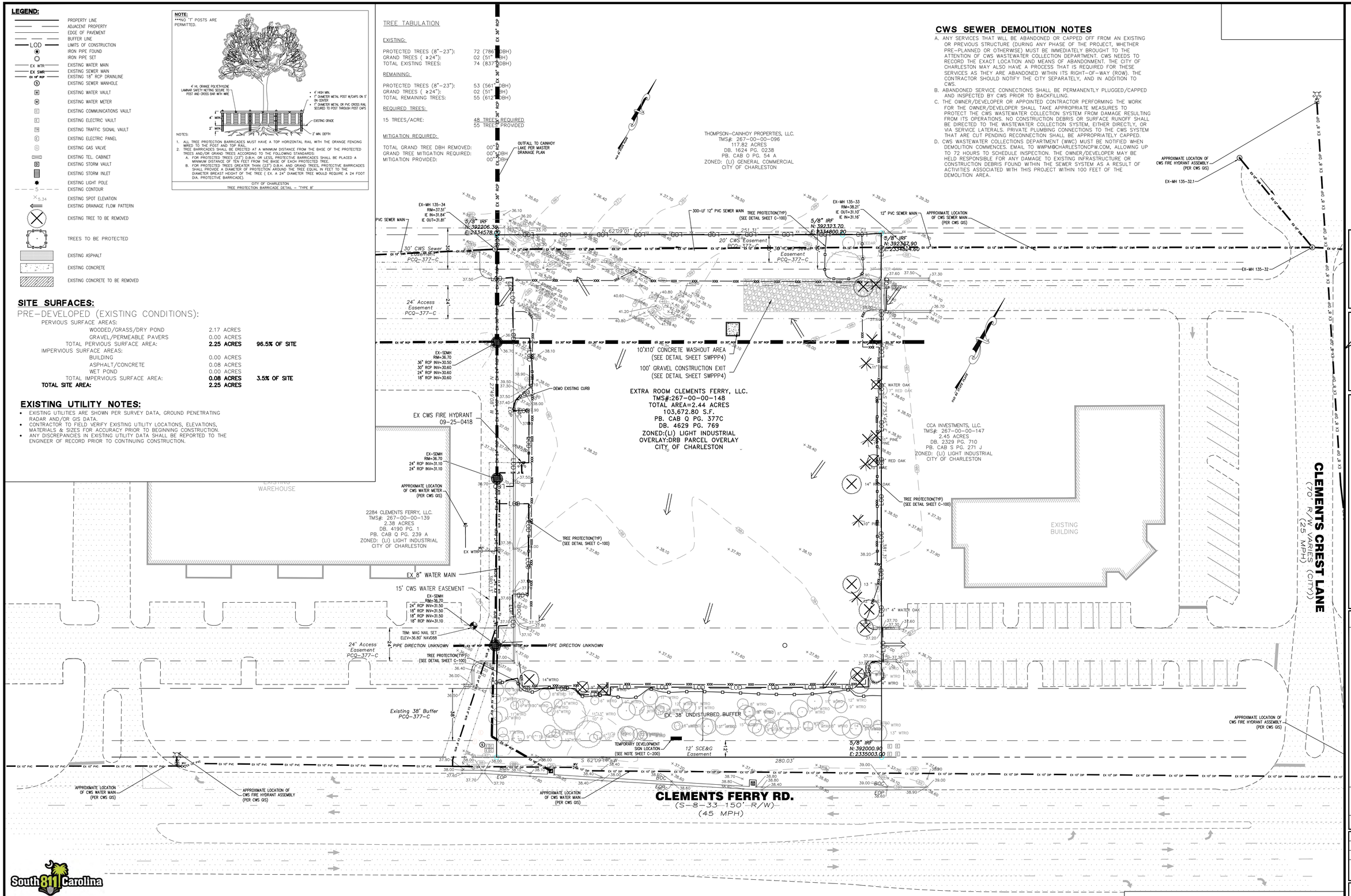
CWS SEWER DEMOLITION NOTES

A. ANY SERVICES THAT WILL BE ABANDONED OR CAPPED OFF FROM AN EXISTING OR PREVIOUS STRUCTURE (DURING ANY PHASE OF THE PROJECT, WHETHER PRE-PLANNED OR OTHERWISE) MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CWS WASTEWATER COLLECTION DEPARTMENT. CWS NEEDS TO RECORD THE EXACT LOCATION AND MEANS OF ABANDONMENT. THE CITY OF CHARLESTON MAY ALSO HAVE A PROCESS THAT IS REQUIRED FOR THESE SERVICES AS THEY ARE ABANDONED WITHIN ITS RIGHT-OF-WAY (ROW). THE CONTRACTOR SHOULD NOTIFY THE CITY SEPARATELY, AND IN ADDITION TO CWS.

B. ABANDONED SERVICE CONNECTIONS SHALL BE PERMANENTLY PLUGGED/CAPPED AND INSPECTED BY CWS PRIOR TO BACKFILLING.

C. THE OWNER/DEVELOPER OR APPOINTED CONTRACTOR PERFORMING THE WORK FOR THE OWNER/DEVELOPER SHALL TAKE APPROPRIATE MEASURES TO PROTECT THE CWS WASTEWATER COLLECTION SYSTEM FROM DAMAGE RESULTING FROM ITS OPERATIONS. NO CONSTRUCTION DEBRIS OR SURFACE RUNOFF SHALL BE DIRECTED TO THE WASTEWATER COLLECTION SYSTEM, EITHER DIRECTLY, OR VIA SERVICE LATERALS. PRIVATE PLUMBING CONNECTIONS TO THE CWS SYSTEM THAT ARE CUT PENDING RECONNECTION SHALL BE APPROPRIATELY CAPPED.

D. CWS WASTEWATER COLLECTIONS DEPARTMENT (WWC) MUST BE NOTIFIED WHEN DEMOLITION COMMENCES. EMAIL TO WWPM@CHARLESTONCPW.COM, ALLOWING UP TO 72 HOURS TO SCHEDULE INSPECTION. THE OWNER/DEVELOPER MAY BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE OR CONSTRUCTION DEBRIS FOUND WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN 100 FEET OF THE DEMOLITION AREA.



BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM:NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EARTHSOURCE ENGINEERING

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SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — NO. 21253 — 08.26.25 — KEVIN MICHAEL BERRY

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2274 CLEMENTS FERRY RD.
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EXISTING CONDITIONS, DEMOLITION

REVISIONS

NO.	DATE		BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
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DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER
C-100

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- SETBACK
- LOD — LIMITS OF CONSTRUCTION/SILT FENCE
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
- EXISTING COMMUNICATIONS VAULT
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING ELECTRIC PANEL
- EXISTING GAS VALVE
- EXISTING TEL. CABINET
- EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT PARKING
- PROPOSED CONCRETE SIDEWALK

CITY OF CHARLESTON TRAFFIC & TRANSPORTATION NOTES:

a. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S, ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
b. ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
c. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
d. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
e. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
f. LANE CLOSURE OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
g. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CONTACT TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
h. REMOVAL OR CHANGES TO PARKING METERS AND/OR PARKING METERED SPACES OR OTHER ON-STREET PARKING/LOADING ZONES MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
i. IF METERED (OR NON-METERED) PARKING SPACES THAT ARE NOT APPROVED FOR REMOVAL ARE BLOCKED OR IMPACTED DURING DEMOLITION OR CONSTRUCTION AT ANY TIME FOR ANY REASON A METER BAG PERMIT (OR CONSTRUCTION PARKING PERMIT) WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
j. IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT IS IMPACTED IN ANY WAY, SHOW EXISTING AND PROPOSED CHANGES. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
k. IMPROVEMENTS TO THE RIGHT-OF-WAY PAVEMENT MARKINGS MAY BE REQUIRED. CROSSWALKS, CENTERLINES, PAVEMENT MARKING ARROWS, BIKE AND PEDESTRIAN MARKINGS, ETC. ADJACENT TO THE SITE MAY BE REQUIRED TO BE REPLACED IF DAMAGED DURING CONSTRUCTION.
l. ANY CURBS, SIDEWALKS, PAVEMENT, ETC. DAMAGED DURING CONSTRUCTION WILL BE REQUIRED TO BE REPAIRED/REPLACED.

CITY OF CHARLESTON ADDRESSED OBJECTS:

a. MONUMENT SIGN WILL BE ADDRESSED TO 2272 UT CLEMENTS FERRY RD.
b. DUMPSTER WILL BE ADDRESSED TO 2274 UT CLEMENTS FERRY RD.

DB. 1624 PG. 0238
PB. CAB O PG. 54 A
ZONED: (LI) GENERAL COMMERCIAL
CITY OF CHARLESTON

South 811 Carolina

LIMITS OF DISTURBANCE= 2.10 ACRES

SITE SURFACES:

PRE-DEVELOPED (EXISTING CONDITIONS):

PERVIOUS SURFACE AREAS:		
WOODED/GRASS/DRY POND	2.36 ACRES	
GRAVEL/PERMEABLE PAVERS	0.00 ACRES	
TOTAL PERVIOUS SURFACE AREA:	**2.36 ACRES**	**96.7% OF SITE**
IMPERVIOUS SURFACE AREAS:		
BUILDING	0.00 ACRES	
ASPHALT/CONCRETE	0.08 ACRES	
WET POND	0.00 ACRES	
TOTAL IMPERVIOUS SURFACE AREA:	**0.00 ACRES**	**3.3% OF SITE**
TOTAL SITE AREA:	**2.44 ACRES**	

POST-DEVELOPED (PROPOSED CONDITIONS):

PERVIOUS SURFACE AREAS:		
WOODED/GRASS/DRY POND	0.82 ACRES	
GRAVEL/PERMEABLE PAVERS	0.00 ACRES	
TOTAL PERVIOUS SURFACE AREA:	**0.82 ACRES**	**33.6% OF SITE**
IMPERVIOUS SURFACE AREAS:		
BUILDING	0.95 ACRES	
ASPHALT/CONCRETE	0.67 ACRES	
WET POND	0.00 ACRES	
TOTAL IMPERVIOUS SURFACE AREA:	**1.62 ACRES**	**66.4% OF SITE**
TOTAL SITE AREA:	**2.44 ACRES**	

SPECIAL NOTES:

1. DEVELOPMENT SIGN TO BE PROVIDED IN LOCATION SHOWN. ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT. CONTACT A PRESERVATION PLANNER AT (843) 724-3791.
2. TRASH COLLECTION TO BE DONE BY PRIVATE COMPANY.
3. UTILITY BOXES OR STRUCTURES SHALL NOT BE PERMITTED WITHIN REQUIRED LANDSCAPE STRIP OR PARKING ISLANDS.
4. SIDEWALKS MUST CONNECT TO RIGHT OF WAY, CONNECTION THROUGH NEIGHBORING LOT AT 1005 CLEMENTS CREST LN.
5. MECHANICAL UNITS FOR THE MIXED-USE BUILDING ARE TO BE ROOF-MOUNTED AND SCREENED FROM VIEW, SEE ARCHITECTURAL DRAWINGS.

SITE DATA:
TMS#: 267-00-00-148
LOT SIZE: 2.44 ACRES
LIMITS OF DISTURBANCE: 2.10 ACRES
TRC ID#: TRC-SP2024-000775
FLOOD ZONE: 'X'
FIRM PANEL#: 45015C 0720E
DATE: DECEMBER 7, 2018
ZONED: LI (LIGHT INDUSTRIAL), DRB PARCEL OVERLAY
BUFFERS:
FRONT: 50
SIDE: N/A
REAR: N/A
SETBACKS: N/A
MAX BUILDING HEIGHT: 55'
BUILDING AREA: ±123,840 SF.

STORAGE(RENTABLE AREA):	89,000 SQ.FT.
OFFICE:	600 SQ.FT.
TOTAL:	89,600 SQ.FT.

PROPOSED BUILDING HEIGHT: 46'8"
PARKING REQUIRED:

OFFICE: 1 SPACE PER 300 SQ.FT.:	2 SPACE
STORAGE: 1 SPACE/6,000 S.F.(NET):	15 SPACES
TOTAL REQUIRED:	17 SPACES

PARKING PROVIDED:

REGULAR:	22 SPACES
HANDICAP:	2 SPACES
TOTAL:	24 SPACES

BENCH MARK DATA:
TBM PK NAIL FOUND IN ASPHALT
ELEVATION=36.80' DATUM: NAVD 88

STANDARD 24" STOP BAR W/ WHITE THERMOPLASTIC PAINT & STANDARD R1-1 30" STOP SIGN (SEE DETAIL SHEET C-500)

N 62°09'01" E 251.31'

5/8" IRF
N: 392323.70
E: 2334800.20

5/8" IRF
N: 392337.90
E: 2334824.60

30' CWS Sewer Easement PCQ-377-C

9" CEDAR

32" WATER OAK

7" RED OAK

NAD 83 STATE PLANE

24' Access Easement PCQ-377-C

247.8'

R75'

R20'

ASPHALT PAVEMENT
(SEE DETAIL SHEET C-500)

LOADING ZONE

R6'

R15'

29.5'

35.5'

232'

CONCRETE DUMPSTER PAD & SCREENING FENCE
(SEE DETAIL SHEET C-500)

PROPOSED THREE-STORY CLIMATE CONTROLLED STORAGE
AREA=±41,280 SQ.FT.
FFE=38.50

184'

N 27°49'08" W 164'

S 27°53'45" E

CCA INVESTMENTS, LLC.
TMS#: 267-00-00-147
2.45 ACRES
DB. 2329 PG. 710
PB. CAB S PG. 271 J
ZONED: (LI) LIGHT INDUSTRIAL
CITY OF CHARLESTON

2284 CLEMENTS FERRY, LLC.
TMS#: 267-00-00-139
2.38 ACRES
DB. 4190 PG. 1
PB. CAB Q PG. 239 A
ZONED: (LI) LIGHT INDUSTRIAL
CITY OF CHARLESTON

381.31'

380.13'

STANDARD 24" STOP BAR W/ WHITE THERMOPLASTIC PAINT & STANDARD R1-1 30" STOP SIGN (SEE DETAIL SHEET C-500)

18" CONCRETE CURB & GUTTER (SEE DETAIL SHEET C-500)

ADA RAMP W/ DETECTABLE DOMES (TYP) (SEE DETAIL SHEET C-500)

5' RAISED CONCRETE SIDEWALK (SEE DETAIL SHEET C-500)

±485 SQ.FT. OF NEW 5' CONCRETE SIDEWALK (SEE DETAIL SHEET C-500)

53'

20'

179'

162.7'

25'

R100'

73'

TBM: MAG NAIL SET
ELEV=36.80' NAVD88

COPE CURB (TYP)
(SEE DETAIL SHEET C-500)

ASPHALT PAVEMENT
(SEE DETAIL SHEET C-500)

4" PAINTED PARKING STRIPE
(SEE DETAIL SHEET C-500)

EX. 38' UNDISTURBED BUFFER

Existing 38' Buffer PCQ-377-C

MONUMENT SIGN
(SEE ARCHITECTURAL DWGS)

12' SCE&G Easement

5/8" IRF
N: 392000.90
E: 2335003.00

S 62°09'14" W 280.03'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

EARTHSOURCE ENGINEERING

SOUTH CAROLINA
EARTHSOURCE ENGINEERING
No. C01075
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
NO. 21253
08.26.25
REGISTERED
KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

SITE LAYOUT PLAN

REVISIONS

NO.	DATE	BY
1.0	10.1.24	NCN
2.0	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	02.03.25	NCN
4.0	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	06.04.25	NCN
6.0	PER CITY OF CHARLESTON TRC COMMENTS	NCN
7.0	08.26.25	NCN
8.0	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY
REVIEW DRAWINGS
APRIL 14, 2025

SHEET NUMBER
C-200

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- SETBACK
- LOD — LIMITS OF CONSTRUCTION/SILT FENCE
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
- EXISTING COMMUNICATIONS VAULT
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING ELECTRIC PANEL
- EXISTING GAS VALVE
- EXISTING TEL. CABINET
- EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT PARKING
- PROPOSED CONCRETE SIDEWALK
- ADA ACCESSIBLE ROUTE

CITY OF CHARLESTON SIGN STANDARDS:

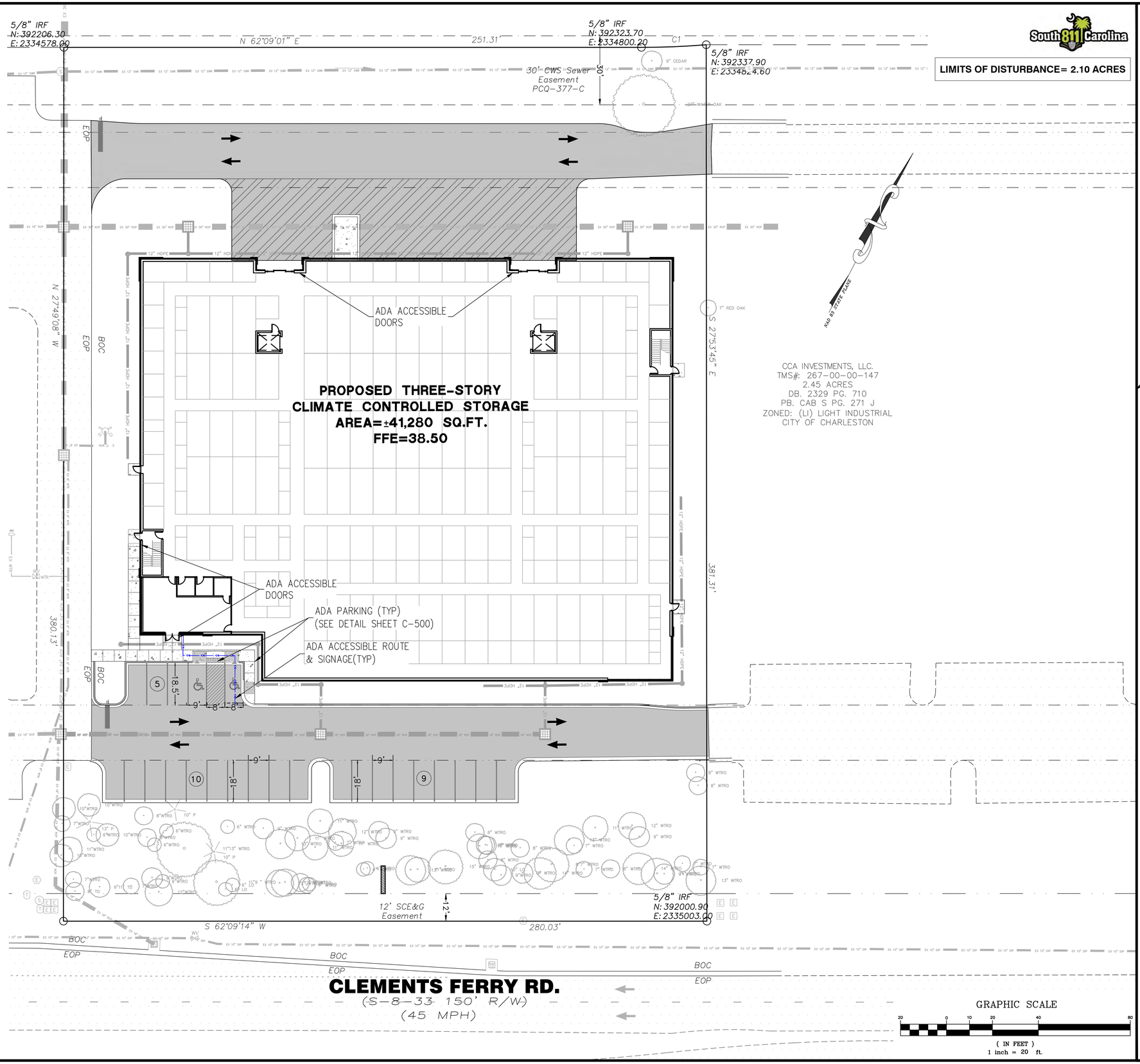
1. TRAFFIC SIGNS SHOULD BE DESIGNED AND PLACED IN ACCORDANCE WITH THE LATEST REVISION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. NON-TRAFFIC RELATED SIGNS WITHIN THE RIGHT-OF-WAY SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION.
3. REGULATORY, WARNING, AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL, FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS, TYPE IV (HIGH-INTENSITY PRISMATIC OR MICROPRISMATIC) OR GREATER RETRO-REFLECTIVE SHEETING.
4. STREET NAME SIGNS SHALL BE FABRICATED USING EXTRUDED ALUMINUM BLADES 9" IN HEIGHT. THE MINIMUM LENGTH IS 24" WITH 48" AS THE MAXIMUM. THE ACTUAL LENGTH OF THE BLADE WILL BE DICTATED BY THE NUMBER OF LETTERS IN THE NAME.
5. THE STREET NAME COLOR SCHEME SHOULD BE WHITE ASTM TYPE III LETTERING ON A GREEN BACKGROUND.
6. THE STREET NAME LETTER FONT (OR TYPEFACE) SHOULD BE FHWA SERIES "C"; COMMONLY KNOWN AS HIGHWAY GOTHIC "C".
7. ALL STREET NAMES ARE TO CONSIST OF 6" UPPER-CASE LETTERS WITH 4.5" LOWER-CASE LETTERS. THE STREET DESIGNATIONS, E.G., ST, RD, DR, CIR, PKWY, AVE, BLVD ARE TO BE 50% SUPERSCRIPT.
8. THE STREET NAME, INCLUDING THE SUPERSCRIPT DESIGNATION, SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE BLADE.
9. THE SPACING FROM THE BLADE EDGE TO THE BEGINNING AND END OF THE STREET NAME, INCLUDING THE SUPERSCRIPT DESIGNATION, SHOULD BE A MINIMUM OF 2".
10. STREET NAME SIGNS SHOULD BE MOUNTED WITH A VERTICAL CLEARANCE OF AT LEAST 8' MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT. ALL OTHER SIGNS SHALL BE MOUNTED AT LEAST 7' FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT, EXCEPT WHEN A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED.
11. IF A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN, THE MAJOR (MOST IMPORTANT) SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE BOTTOM OF THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN TO THE NEAR EDGE OF THE PAVEMENT SHALL BE 6'.
12. THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHOULD BE 2' MEASURED FROM THE NEAREST SIGN EDGE TO THE PAVEMENT EDGE (OR THE FACE OF CURB). A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
13. ALL TRAFFIC SIGN POSTS SHOULD BE SECURELY INSTALLED AT LEAST 2' IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE GREEN, 3 LBS/FT STEEL U-CHANNEL POSTS, BREAKAWAY, AND 12' IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS.
14. ALL STREET NAME POSTS SHOULD BE ROUND, 2 ⅜" OD, BREAKAWAY, ALUMINUM OR STEEL, AND AT LEAST 10' IN LENGTH.
15. NON-STANDARD POST/SIGNS AND ALL ATTACHED SIGNS SHALL BE MAINTAINED BY HOA/POA.

CITY OF CHARLESTON TRAFFIC & TRANSPORTATION NOTES:

a. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S, ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
b. ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
c. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
d. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
e. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
f. LANE CLOSURE OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
g. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CONTACT TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
h. REMOVAL OR CHANGES TO PARKING METERS AND/OR PARKING METERED SPACES OR OTHER ON-STREET PARKING/LOADING ZONES MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
i. IF METERED (OR NON-METERED) PARKING SPACES THAT ARE NOT APPROVED FOR REMOVAL ARE BLOCKED OR IMPACTED DURING DEMOLITION OR CONSTRUCTION AT ANY TIME FOR ANY REASON A METER BAG PERMIT (OR CONSTRUCTION PARKING PERMIT) WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
j. IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT IS IMPACTED IN ANY WAY, SHOW EXISTING AND PROPOSED CHANGES. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
k. IMPROVEMENTS TO THE RIGHT-OF-WAY PAVEMENT MARKINGS MAY BE REQUIRED. CROSSWALKS, CENTERLINES, PAVEMENT MARKING ARROWS, BIKE AND PEDESTRIAN MARKINGS, ETC. ADJACENT TO THE SITE MAY BE REQUIRED TO BE REPLACED IF DAMAGED DURING CONSTRUCTION.
l. ANY CURBS, SIDEWALKS, PAVEMENT, ETC. DAMAGED DURING CONSTRUCTION WILL BE REQUIRED TO BE REPAIRED/REPLACED.

CITY OF CHARLESTON ADA NOTES:

- THE PUBLIC R/W MUST REMAIN ADA COMPLIANT DURING CONSTRICTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
- IT IS THE OWNER'S RESPONSIBILITY TO REPAIR ALL DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.
- MINIMUM 98-INCH VERTICAL CLEARANCE MUST BE PROVIDED AT ADA VAN PARKING SPACE, ACCESS AISLE, AND ON VEHICULAR ROUTE TO AND FROM VAN SPACE.
- ALL ADA ROUTES MUST MEET MINIMUM REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN INCLUDING MAX 2% CROSS-SLOPE AND MAX 5% UP-SLOPE.
- 60% OF ALL BUILDING ENTRANCES MUST BE ADA ACCESSIBLE.
- ADA ENTRY DOORS MUST BE 5 POUNDS OR LESS, UNLESS THE ENTRY DOOR IS FIRE RATED.
- ALL AMENITIES MUST BE ADA COMPLIANT.



South 811 Carolina

EARTHSOURCE ENGINEERING

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
EARTHSOURCE ENGINEERING
No. C01075

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NO. 21253
08.26.25
KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

ADA ACCESSIBILITY ROUTE

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS
APRIL 14, 2025

SHEET NUMBER
C-201

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
- EXISTING COMMUNICATIONS VAULT
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING ELECTRIC PANEL
- EXISTING GAS VALVE
- EXISTING TEL. CABINET
- EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- 35 — EXISTING CONTOUR
- 35.34 — EXISTING SPOT ELEVATION
- 35 — PROPOSED CONTOUR
- 35.00 — PROPOSED SPOT ELEVATION TOP OF PAVEMENT (TYP)
- 34.50 Match — PROPOSED SPOT ELEVATION TO MATCH EXISTING PAVEMENT
- X35.45(TS) — PROPOSED SPOT ELEVATION TOP OF SIDEWALK (TYP)
- (LP)/(HP) — LOW POINT/HIGH POINT IN PAVEMENT SCTN. (TYP)
- PROPOSED DRAINAGE FLOW

5/8" IRF
N: 392206.30
E: 2334578.00

N 62°09'01" E
251.31'

5/8" IRF
N: 392323.70
E: 2334800.20

5/8" IRF
N: 392337.90
E: 2334824.60

30' CWS Sewer Easement PCQ-377-C

20' CWS Easement PCQ-377-C

30' CWS Sewer Easement PCQ-377-C

24' Access Easement PCQ-377-C

EX-SDMH
RIM=36.70
36" RCP INV=30.50
30" RCP INV=30.60
24" RCP INV=30.60
18" RCP INV=30.60

N 27°49'08" W

PROPOSED THREE-STORY CLIMATE CONTROLLED STORAGE
AREA=±41,280 SQ.FT.
FFE=38.50

90 LF GRASSED SWALE @ 1.0% MIN SLOPE
(SEE DETAIL SHEET C-501)

CCA INVESTMENTS, LLC.
TMS#: 267-00-00-147
2.45 ACRES
DB. 2329 PG. 710
PB. CAB S PG. 271 J
ZONED: (LI) LIGHT INDUSTRIAL
CITY OF CHARLESTON

S 27°53'45" E

42 LF GRASSED SWALE @ 1.0% MIN SLOPE
(SEE DETAIL SHEET C-501)

2284 CLEMENTS FERRY, LLC.
TMS#: 267-00-00-139
2.38 ACRES
DB. 4190 PG. 1
PB. CAB Q PG. 239 A
ZONED: (LI) LIGHT INDUSTRIAL
CITY OF CHARLESTON

15' CWS WATER EASEMENT

EX-SDMH
RIM=36.70
24" RCP INV=31.50
18" RCP INV=31.50
18" RCP INV=31.50
18" RCP INV=31.10

TBM: MAG NAIL SET
ELEV=36.80' NAVD88

PIPE DIRECTION UNKNOWN

12' SCE&G Easement

5/8" IRF
N: 392000.90
E: 2335003.00

S 62°09'14" W
260.03'

CLEMENTS FERRY RD.
(S-8-33 150' R/W)
(45 MPH)

South 811 Carolina

BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM: NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

EARTHSOURCE ENGINEERING

SOUTH CAROLINA
EARTHSOURCE ENGINEERING No. C01075
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 21253
08.26.25
KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY

2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

GRADING, PAVING

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.12.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS
APRIL 14, 2025

SHEET NUMBER
C-300

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
- EXISTING COMMUNICATIONS VAULT
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING ELECTRIC PANEL
- EXISTING GAS VALVE
- EXISTING TEL. CABINET
- EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- 5 — EXISTING CONTOUR
- 5.34 — EXISTING SPOT ELEVATION
- 5 — PROPOSED CONTOUR
- PROPOSED DRAINAGE FLOW
- PROPOSED STORM STRUCTURE
- PROPOSED GRATE INLET
- 15" RCP — PROPOSED X" RCP DRAINLINE
- 6" PVC — PROPOSED X" PVC DRAINLINE
- 15" HP12 — PROPOSED X" HP DRAINLINE
- LOD — LIMITS OF DISTURBANCE

INLET PROTECTION/FILTERS:

1. THE KEY TO FUNCTIONAL INLET FILTERS IN WEEKLY INSPECTIONS, ROUTINE MAINTENACE, AND REGULAR SEDIMENT REMOVAL
2. REGULAR INSPECTIONS OF CONSTRUCTION ENTRANCES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES ½ INCH OR MORE OF PRECIPITATION
3. AFTER INSTALLATION, INSPECT FOR GAPS THATMAY PERMIT SEDIMENT TO ENTER THE STORM DRAINAGE AREA
4. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE AND VICINITY OF INLET FILTERS AFTER EACH RAIN EVENT OR AS DIRECTED BY THE ENGINEER, INSPECTOR, OR MANUFACTURER'S REPRESENTATIVE
5. REMOVE SEDIMENT WHEN IT REACHES APPROXIMATLEY ¼ THE HEIGHT OF THE INLET FILTER. IF A SUMP IS USED, REMOVE SEDIMENT WHEN IT FILLS APPROXIMATLEY ½ OF THE DEPTH OF THE HOLE. MAINTAIN THE POOL AREA, ALWAYS PROVIDING ADEQUATE SEDIMENT STORAGE VOLUME FOR THE NEXT STORM EVENT
6. REMOVE, MOVE, AND/OR REPLACE AS REQUIRED TO ADAPT TO CHANGING CONSTUCTION SITE CONDITIONS
7. REMOVE INLET FILTER FROM THE SITE WHEN THE FUNCTIONAL LONGEVITY IS EXCEEDED AS DETERMINED BY THE ENGINEER, INSPECTOR, OR MANUFACTURER'S REPRESENTATIVE
8. DISPOSE OF INLET FILTERS NO LONGER IN USE AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY
9. PRIOR TO FINAL STABILIZATION, BACKFILL AND REPAIR ALL TRENCHES, DEPRESSIONS, AND OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF INLET FILTERS
10. REMOVE ALL CONSTRUCTION MATERIAL AND SEDIMENT AND DISPOSE OF THEM PROPERLY. GRADE THE DISTURBED AREAS TO THE ELEVATION OF THE INLET STRUCTURE CREST. STABILIZE ALL BARE AREAS IMMEDIATELY.

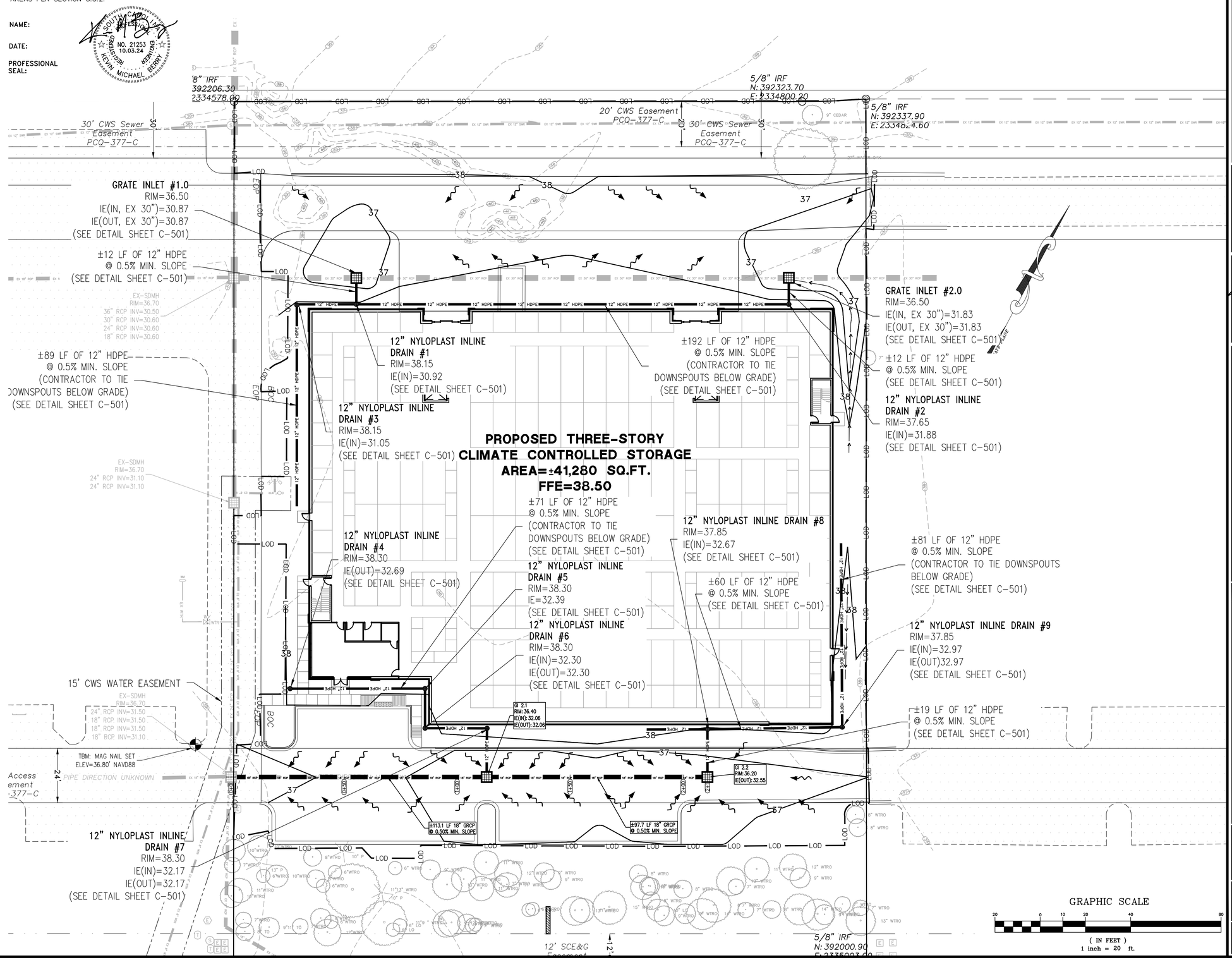
I, GILES N. BRANCH, P.E., AM A LICENSED PROFESSIONAL ENGINEER, #26148, IN THE STATE OF SOUTH CAROLINA DO CERTIFY THAT THE DESIGN OF THE DRAINAGE FACILITIES FOR **EXTRA ROOM STORAGE CLEMENTS FERRY** DATED **10.04.2024** HAVE BEEN UNDERTAKEN UNDER MY DIRECTION. I HEREBY AVER THAT THE CONSTRUCTION PROJECT, ACCORDING TO THE PLANS PRESENTED **EXTRA ROOM CLEMENTS FERRY**, HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF CHARLESTON STORMWATER DESIGN MANUAL FOR SPECIAL PROTECTION AREAS PER SECTION 3.5.2.

NAME:

DATE:

PROFESSIONAL SEAL:

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 21253 10.03.24 REGISTERED GILES NEAL BRANCH



South811 Carolina

BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM:NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES

EARTHSOURCE ENGINEERING

SOUTH CAROLINA — EARTHSOURCE ENGINEERING No. C01075 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 21253 08.26.25 REGISTERED KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

DRAINAGE & FINAL STABILIZATION PLAN

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NON
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NON
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NON
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NON
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NON

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER C-301

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
- EXISTING COMMUNICATIONS VAULT
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING ELECTRIC PANEL
- EXISTING GAS VALVE
- EXISTING TEL. CABINET
- EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- 6" SWR — PROPOSED SEWER MAIN
- 6" SWR — PROPOSED SEWER LATERAL
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- 2" WTR — PROPOSED WATER SERVICE
- 6" FS — PROPOSED FIRE SERVICE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED STREET LIGHT

CHARLESTON WATER SYSTEMS NOTES (WATER):

1. DOMESTIC: REDUCED PRESSURE PRINCIPLE ASSEMBLIES ARE REQUIRED FOR BOTH METERS THAT WILL FEED THE CAR WASH & THE ONE STORY SHELL BUILDING. CHARLESTON WATER SYSTEM REQUIRES ALL DOMESTIC BACKFLOW ASSEMBLIES TO BE IN COMPLIANCE WITH NEW, LATEST AMENDMENT OF THE SAFE DRINKING WATER ACT SECTION 1417. THE REDUCTION OF LEAD IN DRINKING WATER ACT REQUIRES ALL PLUMBING PRODUCTS TO HAVE ≤ 0.25% LEAD CONTENT. THE EFFECTIVE DATE OF THE AMENDMENT WILL BE JANUARY 4, 2014.
2. IRRIGATION: REDUCED PRESSURE PRINCIPAL ASSEMBLY IRRIGATION NOTES: CHARLESTON WATER SYSTEM REQUIRED AN RP ON ALL COMMERCIAL IRRIGATION SYSTEMS. RP'S ARE GENERALLY REQUIRED ON COMMERCIAL APPLICATIONS UNLESS OTHERWISE APPROVED BY CWS CROSS-CONNECTION CONTROL MANAGER OR COMPLIANCE INSPECTOR. DCVA'S ARE NOT ALLOWED ON IRRIGATION APPLICATIONS.
3. CWS RESERVES THE RIGHT TO DETERMINE THE ACTUAL OR POTENTIAL DEGREE OF HAZARD AND WHICH TYPE OF BACKFLOW PROTECTION WE REQUIRE TO BE INSTALLED AND MAINTAINED. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND TO THE INSTALLATION REQUIREMENTS DEFINED AND ILLUSTRATED IN CWS'S CROSS-CONNECTION CONTROL PROGRAM MANUAL. ALL BACKFLOW PREVENTION ASSEMBLIES INSTALLED ON CWS'S DISTRIBUTION SYSTEM SHALL BE APPROVED BY THE USC-FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH. IN MOST CASES, THE DOMESTIC BACKFLOW PREVENTION ASSEMBLY CAN OFTEN BE INSTALLED INSIDE THE BUSINESS IN A MECHANICAL ROOM. WE ENCOURAGES A FORM OF FREEZE-PROTECTION FOR ANY BACKFLOW PREVENTION ASSEMBLY INSTALLED IN AN AREA SUBJECTED TO THE ELEMENTS.
4. WATER SUPPLY FOR FIRE PROTECTION MUST BE MADE AVAILABLE PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIAL ARRIVAL AT THE SITE AS REQUIRED BY IFC 3312.

CHARLESTON WATER SYSTEMS SUBGRADE NOTES:

THE ENGINEER CONFIRMS THAT A PHYSICAL SUB-GRADE EXPLORATION HAS NOT BEEN COMPLETED TO FIELD VERIFY AND CONFIRM THE PRESENCE AND HORIZONTAL/VERTICAL LOCATIONS OF THE SUB-GRADE CONFLICTS SHOWN ON THE PLANS.
UNDER THIS CIRCUMSTANCE, THE INSTALLING CONTRACTOR IS ADVISED THAT:-
A) IF, UPON EXCAVATION, SURFACE OR SUB-GRADE CONDITIONS ARE REVEALED TO BE DIFFERENT FROM THOSE SHOWN ON THE PROFILE, INCLUDING BUT NOT LIMITED TO – ADDITIONAL OR MISSING SUB-GRADE UTILITIES, INCORRECT SIZES OR INVERTS/TOP OF PIPES/STRUCTURES – THE CONTRACTOR MUST CEASE WORK TO INSTALL ANY NEW SEWER INFRASTRUCTURE IMMEDIATELY AND PROMPTLY ALERT THE ENGINEER OF RECORD.
B) THE ENGINEER OF RECORD (OR REPRESENTATIVE) MUST VISIT THE SITE TO FIELD VERIFY ACTUAL EXISTING CONDITIONS AND SUBMIT TO CWS A PDF COPY OF A REVISED PROFILE FOR REVIEW AND APPROVAL THAT IS BASED UPON THE ACTUAL DISCOVERED SUB-GRADE CONDITIONS.
C) A PERIOD OF UP TO 2 WEEKS WILL BE REQUIRED FOR CWS TO REVIEW AND APPROVE THE REVISED PROFILE, OR OTHERWISE ISSUE COMMENTS FOR REQUIRED REVISIONS.
D) NO FURTHER WORK WILL PROGRESS ON INSTALLATION OF THE IMPACTED SEWER INFRASTRUCTURE UNTIL CWS HAS ISSUED A WRITTEN APPROVAL OF THE ENGINEER'S SUBMITTED REVISED PROFILE.
E) ANY INSTALLATION COMPLETED THAT DOES NOT COMPLY WITH THE CWS STAMPED APPROVED COPY OF THE ENGINEER'S PLAN FOR PROPOSED NEW SEWER INFRASTRUCTURE, OR WRITTEN APPROVAL FOR ANY SUBSEQUENT REVISED PLAN, IS SUBJECT TO REJECTION BY CWS.

CHARLESTON WATER SYSTEMS SEWER SERVICE NOTE:

1. PRIOR TO CONNECTION TO THE CWS SYSTEM, CONTACT CWS AT WWPM@CHARLESTONCPW.COM FOR AN OPEN TRENCH INSPECTION. ALLOW UP TO 72 HOURS FOR SCHEDULING.

CHARLESTON WATER SYSTEMS EASEMENT NOTES:

1. CARWASH EXIT LANE ENCROACHES INTO EXISTING CWS SANITARY SEWER EASEMENT. CARWASH OPERATIONS MAY BE IMPACTED IN THE EVENT CWS NEEDS TO EXCAVATE EXISTING SEWER MAIN FOR MAINTENANCE.

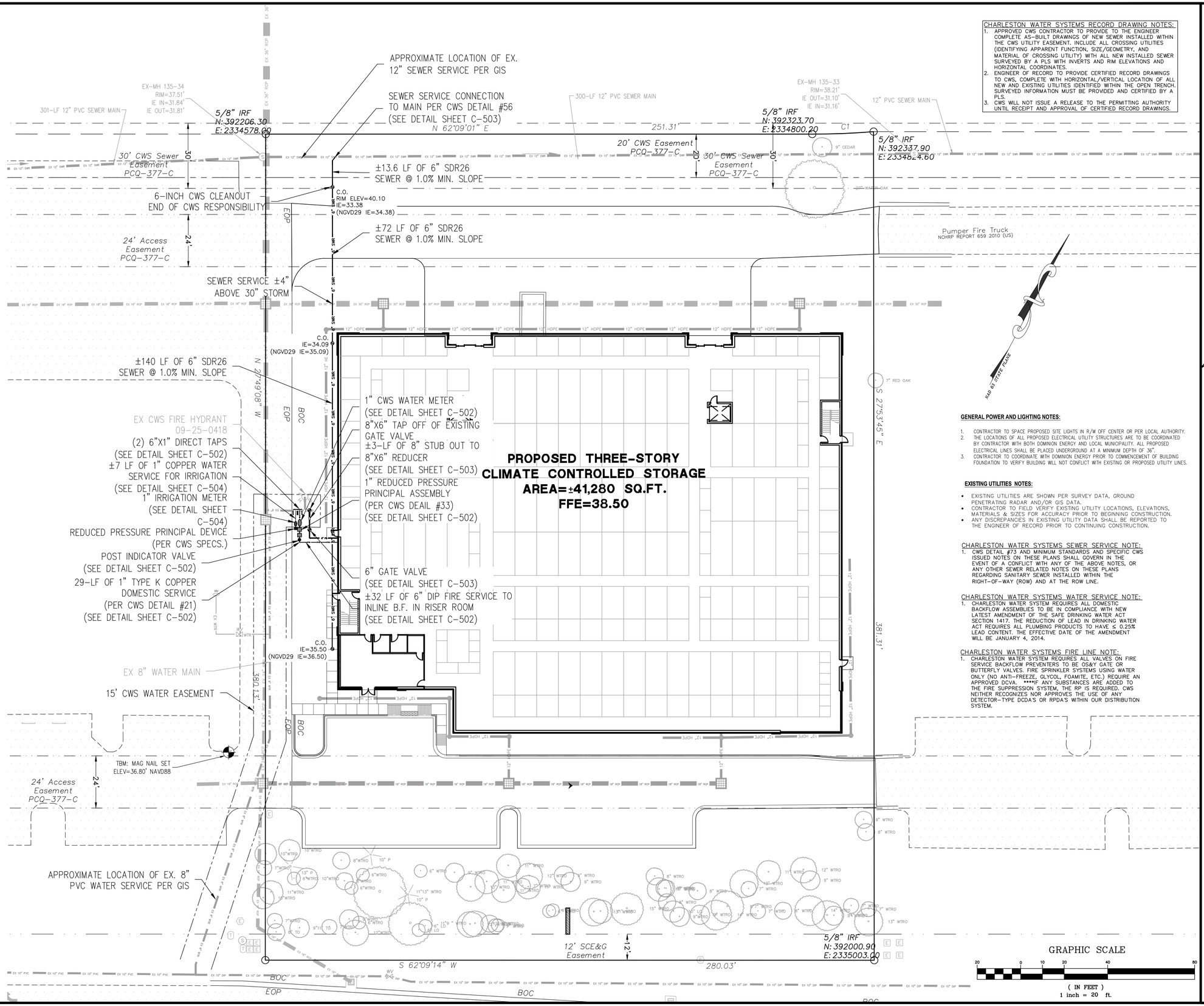
CHARLESTON WATER SYSTEMS WATER SERVICE NOTE:

1. CWS INSPECTOR SHALL BE NOTIFIED 72-HOURS PRIOR TO TIE-IN FOR AN OPEN TRENCH INSPECTION.
2. EXISTING WATER MAIN SHALL BE TAPPED IN PRESENCE OF CWS INSPECTOR. FURNISH REMOVED COUPON TO CWS INSPECTOR.

South 811 Carolina

BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM: NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES



CHARLESTON WATER SYSTEMS RECORD DRAWING NOTES:

1. APPROVED CWS CONTRACTOR TO PROVIDE TO THE ENGINEER COMPLETE AS-BUILT DRAWINGS OF NEW SEWER INSTALLED WITHIN THE CWS UTILITY EASEMENT. INCLUDE ALL CROSSING UTILITIES (IDENTIFYING APPARENT FUNCTION, SIZE/GEOMETRY, AND MATERIAL OF CROSSING UTILITY) WITH ALL NEW INSTALLED SEWER SURVEYED BY A PLS WITH INVERTS AND RIM ELEVATIONS AND HORIZONTAL COORDINATES.
2. ENGINEER OF RECORD TO PROVIDE CERTIFIED RECORD DRAWINGS TO CWS, COMPLETE WITH HORIZONTAL/VERTICAL LOCATION OF ALL NEW AND EXISTING UTILITIES IDENTIFIED WITHIN THE OPEN TRENCH. SURVEYED INFORMATION MUST BE PROVIDED AND CERTIFIED BY A PLS.
3. CWS WILL NOT ISSUE A RELEASE TO THE PERMITTING AUTHORITY UNTIL RECEIPT AND APPROVAL OF CERTIFIED RECORD DRAWINGS.

GENERAL POWER AND LIGHTING NOTES:

1. CONTRACTOR TO SPACE PROPOSED SITE LIGHTS IN R/W OFF CENTER OR PER LOCAL AUTHORITY.
2. THE LOCATIONS OF ALL PROPOSED ELECTRICAL UTILITY STRUCTURES ARE TO BE COORDINATED BY CONTRACTOR WITH BOTH DOMINION ENERGY AND LOCAL MUNICIPALITY. ALL PROPOSED ELECTRICAL LINES SHALL BE PLACED UNDERGROUND AT A MINIMUM DEPTH OF 36".
3. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY PRIOR TO COMMENCEMENT OF BUILDING FOUNDATION TO VERIFY BUILDING WILL NOT CONFLICT WITH EXISTING OR PROPOSED UTILITY LINES.

EXISTING UTILITIES NOTES:

- EXISTING UTILITIES ARE SHOWN PER SURVEY DATA, GROUND PENETRATING RADAR AND/OR GIS DATA.
- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, ELEVATIONS, MATERIALS & SIZES FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION.
- ANY DISCREPANCIES IN EXISTING UTILITY DATA SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUING CONSTRUCTION.

CHARLESTON WATER SYSTEMS SEWER SERVICE NOTE:

1. CWS DETAIL #73 AND MINIMUM STANDARDS AND SPECIFIC CWS ISSUED NOTES ON THESE PLANS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH ANY OF THE ABOVE NOTES, OR ANY OTHER SEWER RELATED NOTES ON THESE PLANS REGARDING SANITARY SEWER INSTALLED WITHIN THE RIGHT-OF-WAY (ROW) AND AT THE ROW LINE.

CHARLESTON WATER SYSTEMS WATER SERVICE NOTE:

1. CHARLESTON WATER SYSTEM REQUIRES ALL DOMESTIC BACKFLOW ASSEMBLIES TO BE IN COMPLIANCE WITH NEW LATEST AMENDMENT OF THE SAFE DRINKING WATER ACT SECTION 1417. THE REDUCTION OF LEAD IN DRINKING WATER ACT REQUIRES ALL PLUMBING PRODUCTS TO HAVE ≤ 0.25% LEAD CONTENT. THE EFFECTIVE DATE OF THE AMENDMENT WILL BE JANUARY 4, 2014.

CHARLESTON WATER SYSTEMS FIRE LINE NOTE:

1. CHARLESTON WATER SYSTEM REQUIRES ALL VALVES ON FIRE SERVICE BACKFLOW PREVENTERS TO BE OS&Y GATE OR BUTTERFLY VALVES. FIRE SPRINKLER SYSTEMS USING WATER ONLY (NO ANTI-FREEZE, GLYCOL, FOAMITE, ETC.) REQUIRE AN APPROVED DCVA. ****IF ANY SUBSTANCES ARE ADDED TO THE FIRE SUPPRESSION SYSTEM, THE RP IS REQUIRED. CWS NEITHER RECOGNIZES NOR APPROVES THE USE OF ANY DETECTOR-TYPE DCDA'S OR RPDA'S WITHIN OUR DISTRIBUTION SYSTEM.

EARTHSOURCE ENGINEERING

SOUTH CAROLINA — EARTHSOURCE ENGINEERING No. C01075 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 21253 08.26.25 — KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY

2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

UTILITY LAYOUT PLAN

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NON
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NON
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NON
4.0	07.24.25	PER CITY OF CHARLESTON TRC COMMENTS	NON
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NON

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER C-400

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
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- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
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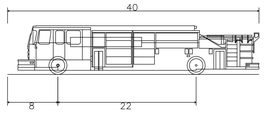
- 2" WTR — PROPOSED WATER SERVICE
- 6" FS — PROPOSED FIRE SERVICE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED STREET LIGHT

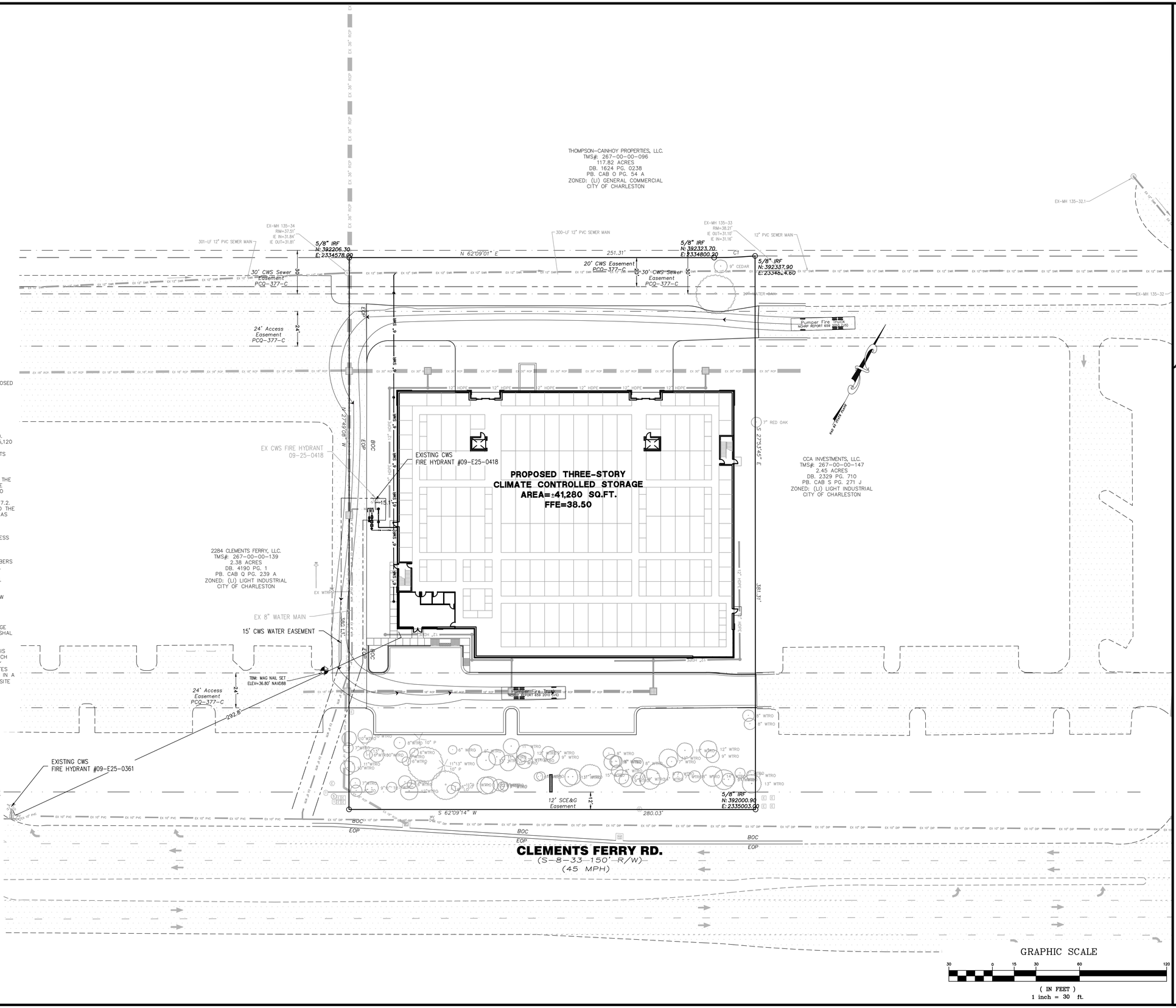
FIRE NOTES:
1. THERE ARE THREE EXISTING FIRE HYDRANTS LOCATED ADJACENT TO THE PROPOSED DEVELOPMENT.
2. EXISTING CWS FIRE HYDRANT #09-E25-0418 IS ±15 LINEAR FEET FROM THE PROPOSED BUILDING.
3. EXISTING CWS FIRE HYDRANT #09-E25-0361 IS ±292 LINEAR FEET FROM THE PROPOSED BUILDING.
4. THE BUILDING IS TO BE SPRINKLED, SPRINKLER DEMAND=TBD GPD.
5. THERE ARE NO FUEL TANKS, VAULTS, OR PITS.
6. FIRE DEMAND REQUIRED IS 1,500 GPM FOR PROPOSED TYPE II B USES.
7. FLOW AT EXISTING HYDRANTS PROVIDES 1,838 @ 20 PSI RESIDUAL (FROM CWS).
8. THE BUILDING WILL BE TYPE II B CONSTRUCTION, SPRINKLED, FOUR-STORY, 165,120 S.F., S-1 OCCUPANCY(SELF SERVICE OCCUPANCY).
9. THE BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM, AND STAIR SHAFTS ARE 2-HR RATED.

ACCESS:
1. FIRE DEPARTMENT VEHICLE ACCESS INTENDED TO MEET THE REQUIREMENTS OF THE 2021 INTERNATIONAL FIRE CODE SECTION 503.1 & THAT ARE NOT PART OF THE PUBLIC ROAD SYSTEM WILL BE REQUIRED TO BE CONSTRUCTED & INSPECTED TO MEET SECTION 503.2. THE DESIGN & INSPECTION OF THE FIRE DEPARTMENT ACCESS WILL REQUIRE SPECIAL INSPECTIONS AS ALLOWED BY IFC SECTION 104.7.2.
2. ACCESS IS PROVIDED WITHIN 150 FEET OF ALL POINTS OF THE STRUCTURE AND THE MINIMUM DRIVE WIDTH OF 20 FEET FOR ALL FIRE ACCESS LANES IS EXCEEDED AS ALL DRIVES ARE 24 FEET WIDE.
3. THE ACCESS DRIVE IS DESIGNED WITH A STABILIZED SUB-GRADE DESIGNED TO SUPPORT A 75,000 POUND FIRE APPARATUS.
4. THERE ARE NO SUBSTANTIAL GRADE CHANGES ALONG A FIRE APPARATUS ACCESS ROUTE.
5. STREET ADDRESS TO BE POSTED ON BUILDING AS REQUIRED PER IFC SECTION 505.1. STREET ADDRESSES, LETTERS & NUMBERS, SHALL BE NO LESS THAN 4 INCHES (6 INCHES RECOMMENDED). ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. INDIVIDUAL SUITES OR SUBDIVISION WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A 4-INCH MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SITE ADDRESS.
6. IF APPLICABLE, UNDERGROUND CONTRACTOR INSTALLING FIRE SERVICE SHALL SUBMIT PLANS TO THE CITY OF CHARLESTON FIRE MARSHAL OFFICE FOR REVIEW AND PERMITTING.

ADDRESS:
1. IF APPLICABLE, FIRE DEPARTMENT CONNECTION SIGNAGE IS REQUIRED TO MEET CHARLESTON FIRE DEPARTMENT GUIDELINES. SPECIFIC REQUIREMENTS ON SIGNAGE REQUIREMENTS AND FURTHER GUIDANCE ARE CONTAINED WITHIN THE FIRE MARSHAL INFORMATION GUIDLINES AVAILABLE BY EMAIL OR FROM THE CITY WEBSITE AT WWW.CHARLESTON-SC.GOV/FIRE.
2. ADDRESS SHALL BE 2274 CLEMENTS FERRY ROAD PER CITY OF CHARLESTON GIS DEPARTMENT. STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN FOUR INCH LETTERS/NUMBERS (RECOMMENDED SIX INCHES) IN A MANNER THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. INDIVIDUAL SUITES OR SUBDIVISIONS WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A FOUR INCH MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SITE ADDRESS. (IFC 505.1)



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM: NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EARTHSOURCE ENGINEERING

SOUTH CAROLINA — EARTHSOURCE ENGINEERING No. C01075 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 21253 — 08.26.25 — KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY

2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

FIRE PROTECTION PLAN

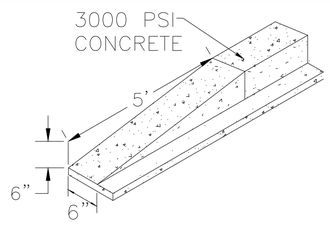
NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

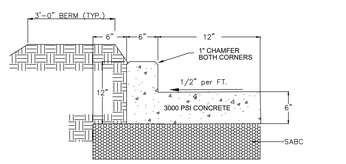
SHEET NUMBER C-401

South 811 Carolina

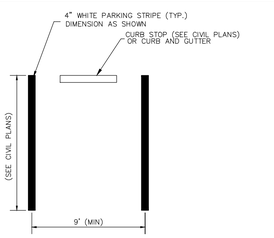


COPE CURB DETAIL
(NOT TO SCALE)

NOTES:
- CONTROL JOINTS & EXPANSION JOINTS SHALL BE SPACED AT 21'.

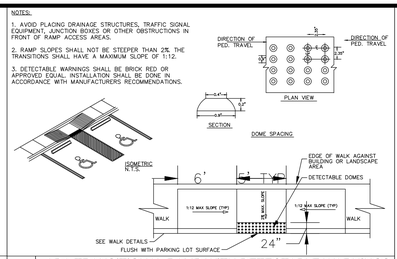


TYPICAL 18" CONCRETE CURB & GUTTER
(NOT TO SCALE)

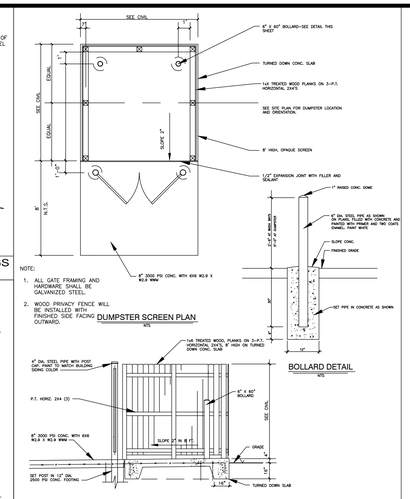


PARKING DETAIL (TYPICAL)
(NOT TO SCALE)

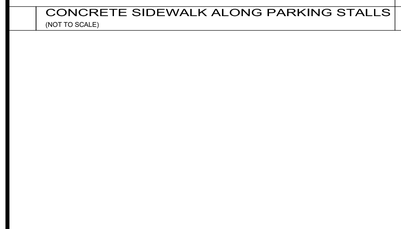
NOTES:
1. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
2. RAMP SLOPES SHALL NOT BE STEEPER THAN 2% THE TRANSITIONS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
3. DETECTABLE WARNINGS SHALL BE BRICK RED OR APPROVED EQUAL. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



ADA TRANSITIONAL RAMP WITH DETECTABLE WARNINGS
(NOT TO SCALE)

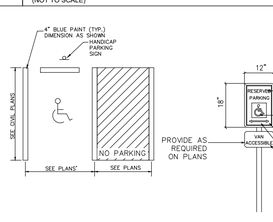


WOOD STOCKADE TRASH ENCLOSURE DETAIL
(NOT TO SCALE)

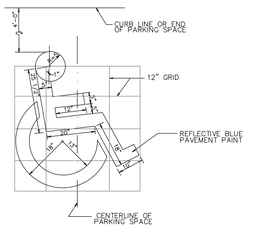


NOTES:
- PROVIDE 3/4" EXPANSION JOINTS WHERE SIDEWALK ABUTS CURB OR OTHER SIDEWALKS.
- ALL WALKS TO SLOPE TOWARD STREET.
- ALL SUBGRADE FILL TO BE PLACED IN 6" LIFTS AND COMPACTED TO 95% OF STANDARD PROCTOR.
- CONCRETE SHALL MEET MINIMUM SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTIONS 701 AND 720.
- EXPANSION JOINTS SHALL BE 3/4" FIBER SCDOT APPROVED MATERIAL.
- CONCRETE SHOULD BE 4" THICK IN PEDESTRIAN AREAS & 6" THICK IN VEHICULAR AREAS.
- SIDEWALK TO BE CONSTRUCTED OF CLASS 'B' 3000 PSI CONCRETE.
- ALL SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF FIVE (5) FEET UNLESS INDICATED OTHERWISE ON PLAN.
- SIDEWALK TO BE BROOM FINISHED PERPENDICULAR TO PEDESTRIAN TRAFFIC.

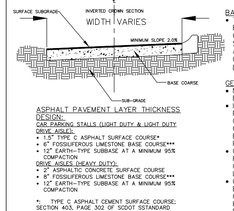
SIDEWALK DETAIL
(NOT TO SCALE)



HANDICAP PARKING
(NOT TO SCALE)



HANDICAP PARKING SYMBOL
(NOT TO SCALE)



ASPHALT PAVEMENT LAYER THICKNESS DESIGN:
CAR PARKING STALLS (LIGHT DUTY & LIGHT DUTY DRIVE AISLE):
- 1.5" TYPE C ASPHALT SURFACE COURSE*
- 6" FOSSILIFEROUS LIMESTONE BASE COURSE***
- 12" EARTH-TYPE SUBBASE AT A MINIMUM 95% COMPACTION

DRIVE AISLES (HEAVY DUTY):
- 2" ASPHALTIC CONCRETE SURFACE COURSE.
- 8" FOSSILIFEROUS LIMESTONE BASE COURSE***
- 12" EARTH-TYPE SUBBASE AT A MINIMUM 95% COMPACTION

*: TYPE C ASPHALT CEMENT SURFACE COURSE; SECTION 403, PAGE 302 OF SCDOT STANDARD SPECIFICATIONS.
**: TYPE C ASPHALT CEMENT BINDER COURSE; SECTION 402, PAGE 299 OF SCDOT STANDARD

BASE MATERIAL SECTION:
- THE BASE COURSE MATERIAL SHOULD BE A FOSSILIFEROUS LIMESTONE BASE COURSE (FLBC) CONFORMING TO SCDOT STANDARD SPECIFICATION, SECTION 305 AND SHALL BE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENTSITY.

GENERAL PAVEMENT RECCOMENDATIONS:
- NORMAL PERIODIC MAINTENANCE WILL BE REQUIED.
- IT IS RECOMMENDED THAT THE PLACEMENT OF THE ASPHALT AND THE GABC BE OBSERVED AND TESTED BY A GEOTECHNICAL ENGINEER OR QUALIFIED ENGINEERING TECHNICIAN AS PLACEMENT OF THE FILL PROGRESSES.
- COMPACTION TESTING SHOULD BE PERFORMED AT A MINIMUM FREQUENCY OF 1 TEST PER LIFT PER 200 FEET OF LANE.
- CONSTRUCTION ACTIVITIES AND EXPOSURE TO THE ENVIRONMENT CAN CAUSE DETERIORATION OF THE PREPARED SUBGRADES. FOR THIS REASON, IT IS RECOMMENDED THAT THE SUBGRADES BE INSPECTED PRIOR TO THE PLACEMENT OF ASPHALT.

TYPICAL SHEET FLOW PARKING LOT SECTION
(NOT TO SCALE)

CONCRETE SIDEWALK ALONG PARKING STALLS
(NOT TO SCALE)

- STOP BAR TO BE LOCATED A MINIMUM OF 4' IN ADVANCE OF PEDESTRIAN CROSSINGS (MARKED OR UNMARKED).

STOP LINE DETAIL
(NOT TO SCALE)

TRAFFIC SIGN SPECIFICATION SHEET

1. SIGN REFLECTIVE SPECIFICATION: 3M HIGH INTENSITY OR EQUIVALENT
2. MOUNTING HARDWARE: CHERRY-MATE. SQUARE TUBE SIGN POSTS SHALL BE USED TO ATTACH STREET NAME SIGN BLANKS TO POST. TWO SETS OF RIVETS PER SIGN BLANK. STREET SIGN BLANKS SHALL BE RIVETED TOGETHER AT EACH END BY USING A 3/16" DIAMETER ALUMINUM RIVET. ALL OTHER SIGNS SHALL BE ATTACHED TO POST USING 5/16" X 2 1/2" STAINLESS STEEL BOLTS WITH 5/16" STAINLESS STEEL LOCKNUTS.
3. GALVANIZED ANCHOR PLATE: A FORMED ANCHOR PLATE (SEE DETAIL) SHALL BE MOUNTED ON POST BY USING 5/16" X 2 1/2" STAINLESS BOLT, WASHER AND 5/16" LOCK NUT. TOP OF PLATE SHALL BE MOUNTED APPROXIMATELY 25" FROM THE BOTTOM OF POST.
4. MAXIMUM LATERAL DISTANCE MEASURED FROM THE NEAR EDGE OF THE ROAD PAVEMENT TO SIGN POST SHALL BE 8 FT.; AND THE MINIMUM SHALL BE 2 FT. (SEE DETAIL).
5. HEIGHT REQUIREMENTS: SIGN ERECTIONS SHALL BE SUCH THAT THE BOTTOM OF THE SIGN IS 7 FT. ABOVE ROAD SURFACE.
6. EXCEPTION: (COMBINED MOUNTING) WHERE TWO SIGNS ARE MOUNTED ON THE SAME POST, THE CLEARANCE MAYBE REDUCED TO 6 FT.; EXAMPLE: STOP SIGN AND STREET NAME COMBINATION.

STOP SIGN INSTALLATION DETAIL
(NOT TO SCALE)

EARTHSOURCE ENGINEERING

SOUTH CAROLINA
EARTHSOURCE ENGINEERING
No. C01075
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
NO. 21253
08.26.25
REGISTERED
KELVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

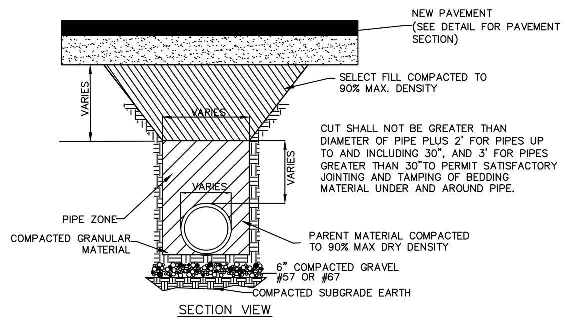
CONSTRUCTION DETAILS (SITE)

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

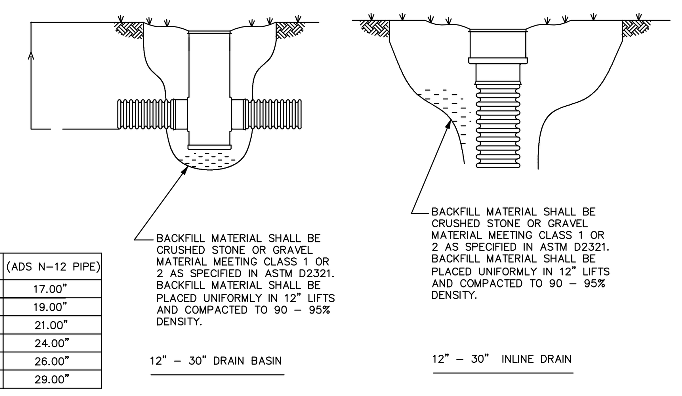
PRELIMINARY
REVIEW DRAWINGS
APRIL 14, 2025

SHEET NUMBER
C-500



NOTE:
1. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE(RCP), CONFORMING TO ASTM C-76 CLASS III, UNLESS OTHERWISE NOTED.
2. PIPE JOINTS TO BE WITH O-RING RUBBER GASKETS(ASTM C443). SEE PLANS FOR PIPE JOINTING. JOINTS SHALL BE WRAPPED WITH FILTER FABRIC, MIN. 18" IN WIDTH.
3. 6" COMPACTED GRAVEL AGREGATE OF #57 OR #67.
4. CONTRACTOR TO FIELD VERIFY SOIL SUTIBILITY FOR PIPE SUBGRADE COMPACTION. IF NECESARY MUKING OF SUBGRADE IS REQUIRED TO ACHIEVE 95% COMPACTION (MAX THEORETICAL DENSITY)

RCP STORM LINE BEDDING
(NOT TO SCALE)

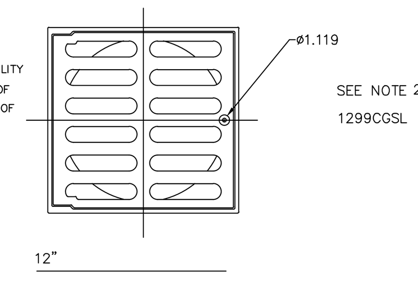


PIPE SIZE	A (ADS N-12 PIPE)
4"	17.00"
6"	19.00"
8"	21.00"
10"	24.00"
12"	26.00"
15"	29.00"

12"-30" INLINE DRAIN NON-TRAFFIC INSTALLATION
(NOT TO SCALE)

STANDARD GRATE HAS H-25 HEAVY DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM
A536 GRADE 70-50-05 & A48-CLASS 30B
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST
PRICE INCLUDES FRAME & GRATE/COVER

* SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36. NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES; FINAL RULE.

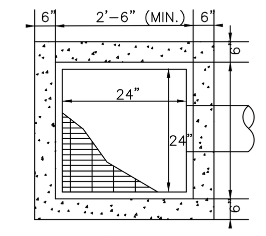


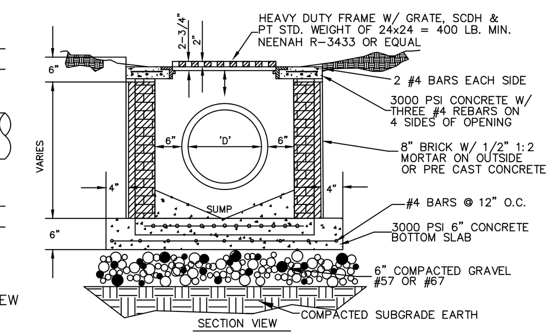
2: 1/4-20 ZINC GOLD HEX BOLT 1 1/2" LG
USE 7/16" SOCKET TO REMOVE.

STANDARD GRATE DETAIL 8"-15" LOCKING OPTIONS
(NOT TO SCALE)

"NO DUMPING" CASTING REQUIRED ON GRATE TOP (TYP)

NOTES:
- GRATE TOPS TO BE INSTALLED SO THAT BARS/OPENINGS ARE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

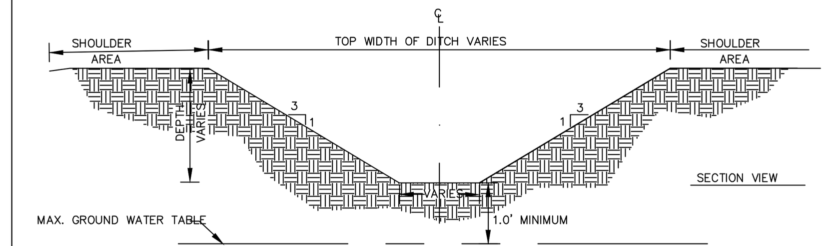




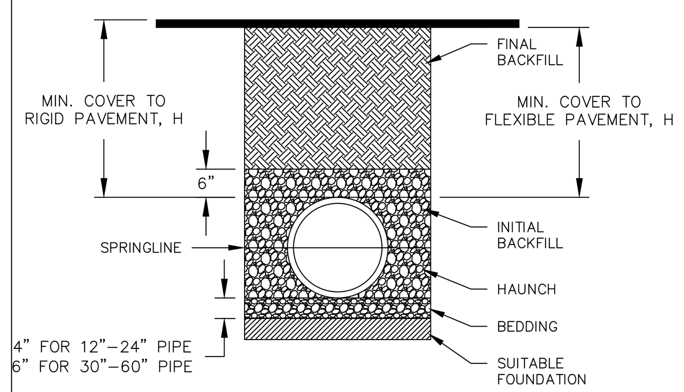
NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FABRICATION OF PRE-CAST BOXES

STANDARD GRATE INLET DETAIL
(NOT TO SCALE)

NOTES:
1. SWALE DITCH SHALL NOT BE CONSTRUCTED IN AREAS WHERE MAX. GROUND WATER TABLE RISES TO ELEVATION ABOVE A POINT (1) FOOT BELOW BOTTOM OF DITCH.
2. WHEN DEPTH IS LESS THAN ONE FOOT, SHOULDER AREA IS NOT REQUIRED TO BE PROVIDED WITHIN EASEMENT WIDTH.
3. ROADSIDE SWALES ARE TO BE MAINTAINED BY THE H.O.A.



TYPICAL TRAPEZOIDAL GRASSED SWALE
(NOT TO SCALE)



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" – 48" (300mm – 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

DRAWING NUMBER:
ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026
NTS

HDPE PIPE TRENCH DETAIL
(NOT TO SCALE)

EARTHSOURCE ENGINEERING

SOUTH CAROLINA ★ EARTHSOURCE ENGINEERING No. C01075 ★ CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 21253 08.26.25 KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

CONSTRUCTION DETAILS (DRAINAGE)

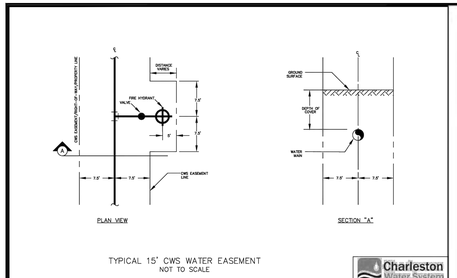
REVISIONS

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

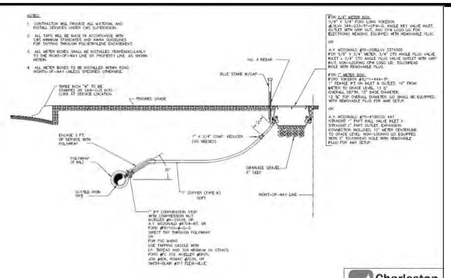
DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO.
24-120

PRELIMINARY
REVIEW DRAWINGS
APRIL 14, 2025

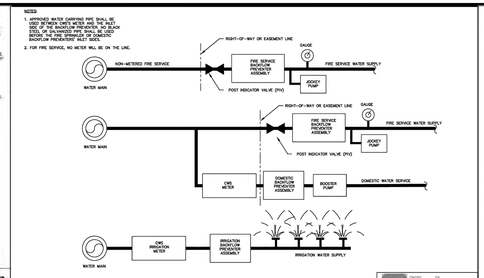
SHEET NUMBER
C-501



TYPICAL 15' CWS WATER EASEMENT
NOT TO SCALE



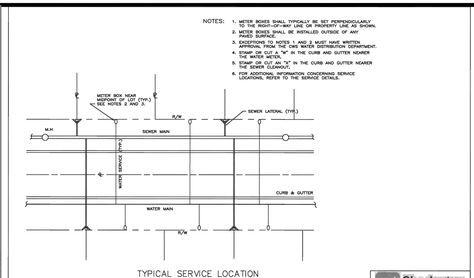
¾" – 1" SINGLE WATER SERVICE (NEAR SIDE)
NOT TO SCALE



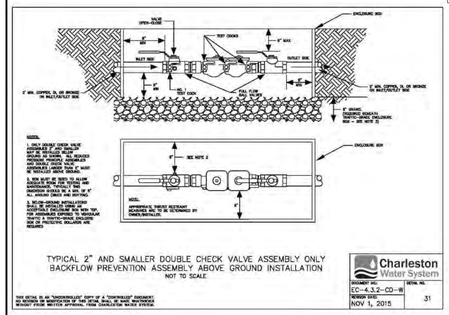
METER AND BACKFLOW SCHEMATIC FOR
FIRE, DOMESTIC, AND IRRIGATION SERVICES
NOT TO SCALE

NOTES FOR WATER SYSTEM:

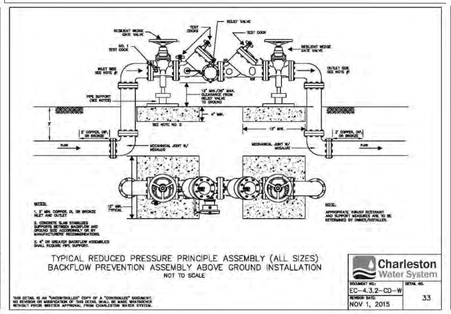
1. WATER INSTALLATION SHALL BE IN ACCORDANCE WITH "TEN STATES STANDARDS", S.C.D.H.E.C. REGULATIONS, AND CHARLESTON WATER SYSTEM'S "MINIMUM STANDARDS FOR THE DESIGN & CONSTRUCTION OF WATER AND SANITARY SEWER SYSTEMS" AS FOUND AT www.charlestonwater.com. BACKFLOW PREVENTION REQUIREMENTS CAN ALSO BE FOUND AT www.charlestonwater.com.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING ALL TAPS; TAPS REQUIRING A SLEEVE SHALL BE NO CLOSER TO A JOINT THAN 4 FEET.
3. THRUST BLOCKING SHALL BE USED ONLY ON WET TAPS. CONTRACTOR SHALL NOTIFY CWS INSPECTOR A MINIMUM OF 72 HOURS (THREE FULL WORKING DAYS) PRIOR TO MAKING ANY WET TAP.
4. FOLLOW GRADING SHALL BE DONE PRIOR TO INSTALLATION OF WATER MAINS.
5. CONTRACTOR SHALL MAINTAIN BETWEEN 36" – 48" COVER OVER TOP OF PIPE.
6. ALL COMPONENTS OF THE PIPING SYSTEM SHALL BE NEW DUCTILE IRON AND ENCLOSED WITH LINEAR LOW-DENSITY 8 MILS POLYETHYLENE ENCASEMENT.
7. ALL VALVES AND HYDRANTS SHALL OPEN CLOCKWISE, EXCEPT ON THE POWER NAVAL BASE, WHERE THE VALVES SHALL OPEN COUNTERCLOCKWISE.
8. METALLIC FORD SERIES 1400, OR SIGMA ONE-LOK RETAINER GLANDS SHALL BE USED FOR ALL FITTINGS, VALVES, AND HYDRANTS.
9. RESTRAINED LENGTHS SHALL BE IN MULTIPLES OF A FULL LENGTH OF PIPE.
10. USE 45° OR FLATTER BENDS WHEN GOING UNDER ROX AND DO NOT INSTALL VALVES, HYDRANTS, OR SERVICES IN DEEP PIPE SECTIONS.
11. WHERE POSSIBLE, HORIZONTAL WATERLINES SHALL BE DEFLECTED IN LIEU OF USING BENDS. DEFLECTIONS SHALL NOT EXCEED 75% OF MANUFACTURER'S SPECIFICATIONS.
12. WHERE WATER AND SANITARY SEWER LINES CROSS WITHIN 18", THE LINE LAID LAST SHALL HAVE A FULL LENGTH OF PIPE INSTALLED WITH ITS MIDPOINT (APPROX.) IN LINE WITH THE OTHER LINE. THE CROSSING SHALL BE AT NOT LESS THAN A 45° ANGLE.
13. ALL MATERIAL SHALL CONFORM TO CWS SPECIFICATIONS AS TO MANUFACTURER, TYPE, AND DESIGN.
14. DEVELOPER'S ENGINEER SHALL INSPECT PROJECT WEEKLY TO PROVIDE WRITTEN WEEKLY UPDATES TO CWS INSPECTOR AND TO CERTIFY THE CORRECTNESS OF THE WATER PORTION OF CONTRACTOR'S RECORD DRAWINGS.
15. CONTRACTOR INSTALLING THE WATER SYSTEM SHALL BE ON CWS'S "APPROVED CONTRACTORS LIST".
16. COORDINATE INSPECTION OF THE BACKFLOW DEVICES WITH CWS CROSS CONNECTION DEPARTMENT BY CALLING (843) 727-6881. WATER SERVICE SHALL NOT BE TURNED ON UNTIL ALL BACKFLOW DEVICES HAVE PASSED INSPECTION.
17. DEVELOPER SHALL TAKE NECESSARY MEASURES TO PROTECT CWS WATER SYSTEM DURING THE TIME BETWEEN THE COMMISSIONING INSPECTION AND THE 2-YEAR MAINTENANCE BOND INSPECTION.
18. CHARLESTON WATER SYSTEM RESERVES THE RIGHT NOT TO INSTALL WATER METERS IF METER BOXES ARE NOT LOCATED AND ON GRADE IN COMPLIANCE WITH ITS MINIMUM STANDARDS.
19. ALL METER VAULTS AND ASSOCIATED TYPE 'D' AND LARGER SHALL BE INSTALLED BY CWS UNLESS APPROVED IN WRITING BY THE CWS WATER DISTRIBUTION ENGINEER.



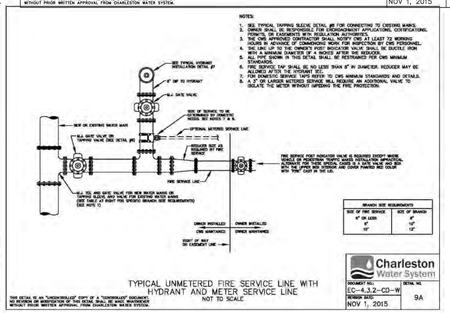
TYPICAL SERVICE LOCATION
NOT TO SCALE



TYPICAL 2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY ONLY
BACKFLOW PREVENTION ASSEMBLY ABOVE GROUND INSTALLATION
NOT TO SCALE



TYPICAL REDUCED PRESSURE PRINCIPLE ASSEMBLY (ALL SIZES)
BACKFLOW PREVENTION ASSEMBLY ABOVE GROUND INSTALLATION
NOT TO SCALE



TYPICAL UNMETERED FIRE SERVICE LINE WITH
HYDRANT AND METER SERVICE LINE
NOT TO SCALE

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Charleston Water System
DOCUMENT NO.: EC-4.3.2-CD-W
REVISION DATE: NOV 1, 2015
DETAIL NO.: 27 | 36 | 37 | 23 | 31 | 33 | 9A

EARTHSOURCE ENGINEERING

SOUTH CAROLINA
EARTHSOURCE ENGINEERING No. C01075
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
NO. 21253
08.26.25
REGISTERED PROFESSIONAL ENGINEER
KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

CONSTRUCTION DETAILS (CWS WATER DETAILS)

NO.	DATE	REVISIONS	BY
1.0	10.24.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER
C-502

NOTES FOR WASTEWATER SYSTEM:

1. WASTEWATER INSTALLATION SHALL BE IN ACCORDANCE WITH "TEN STATES STANDARDS", S.C.D.H.E.C. REGULATIONS AND CHARLESTON WATER SYSTEM'S "MINIMUM STANDARDS FOR THE DESIGN & CONSTRUCTION OF WATER AND SANITARY SEWER SYSTEMS" AS POSTED AT www.charlestonwater.com.
2. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE IN THE PRESENCE OF A CWS REPRESENTATIVE. CONTRACTOR SHALL NOTIFY CWS AT LEAST 72 HOURS BEFORE CONNECTION BEGINS.
3. ROUGH GRADING SHALL BE DONE PRIOR TO INSTALLATION OF WASTEWATER MAINS.
4. NO MANHOLE COVERS ARE ALLOWED IN CURBING. MANHOLES SHALL BE LOCATED OUTSIDE CONCRETE AND ASPHALT PAVING WHENEVER POSSIBLE.
5. CONNECTIONS TO GRAVITY LINES AND MANHOLES SHALL BE EQUAL TO OR GREATER THAN 90° TO THE DOWNSTREAM LINE.
6. CONTRACTOR SHALL INSTALL WATERTIGHT RINGS AND COVERS ON ALL MANHOLES.
7. ALL 6" SEWER SERVICES SHALL BE SDR 26 PVC AND LAID ON A MINIMUM SLOPE OF 1.0% UNLESS OTHERWISE STATED. THE SERVICES SHALL BE CONNECTED TO MANHOLES WHERE REASONABLY POSSIBLE.
8. ALL GRAVITY MAINS SHALL BE SDR 26 PVC UNLESS CONDITIONS REQUIRE PVC C900, C905, OR DUCTILE IRON PIPE.
9. DIP OR PVC C900/C905 FOR WASTEWATER SHALL BE USED:
   - WITH LESS THAN 3' OF COVER OR GREATER THAN 18' OF COVER;
   - CROSSING OVER STORM DRAINAGE PIPE WITH LESS THAN 2" OF CLEARANCE;
   - CROSSING UNDER STORM DRAINAGE PIPE WITH LESS THAN 3' OF CLEARANCE;
   - PARALLEL TO STORM MAINS WITH LESS THAN 10' CLEARANCE;
   - WITHIN CASINGS.
10. LINING FOR DIP FOR WASTEWATER SHALL BE PROTECTO 401 AT 40 MILS THICKNESS.
11. SLEEVES SHALL BE USED TO TRANSITION BETWEEN PVC AND DIP. FERNCO OR SIMILAR COUPLINGS ARE NOT ALLOWED.
12. WHERE WATER AND SANITARY SEWER LINES CROSS, THE LINE LAID LAST SHALL HAVE A FULL LENGTH OF PIPE CENTERED OVER THE CROSSING POINT VERTICALLY IN LINE WITH THE OTHER LINE. THE CROSSING SHALL BE AT NOT LESS THAN A 45° ANGLE.
13. ALL MATERIAL SHALL CONFORM TO CWS SPECIFICATIONS AS TO TYPE, DESIGN, AND MANUFACTURER.
14. DEVELOPER'S ENGINEER SHALL INSPECT PROJECT WEEKLY TO PROVIDE WRITTEN WEEKLY UPDATES AND TO CERTIFY THE CORRECTNESS OF THE WASTEWATER PORTION OF CONTRACTOR'S RECORD DRAWINGS.
15. CONTRACTOR INSTALLING THE WASTEWATER SYSTEM SHALL BE ON CWS'S "APPROVED CONTRACTORS LIST".
16. DEVELOPER SHALL TAKE NECESSARY MEASURES TO PROTECT CWS WASTEWATER SYSTEM DURING THE TIME BETWEEN THE COMMISSIONING INSPECTION AND THE 2-YEAR MAINTENANCE BOND INSPECTION.
17. JUST PRIOR TO COMMISSIONING, CONTRACTOR, AT HIS EXPENSE, SHALL TELEVISE IN DVD FORMAT ALL SEWER MAINS AND SERVICES FOR CWS'S RECORDS.

Charleston Water System

DOCUMENT NO.:	DETAIL NO.
EC-4.3.2-CD-WW	73
REVISION DATE: NOV 1, 2015	

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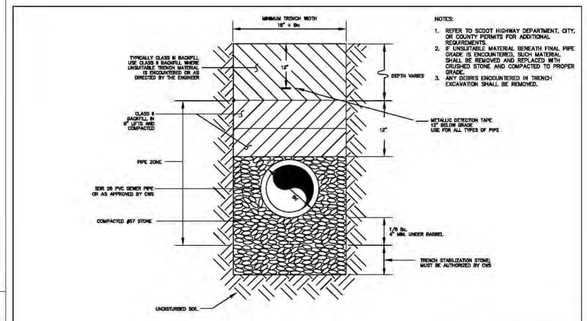

NOTES:
1. REFER TO SCDOT HIGHWAY DEPARTMENT, CITY, OR COUNTY PERMITS FOR ADDITIONAL REQUIREMENTS.
2. UNSUITABLE MATERIAL BENEATH FINAL PIPE GRADE IS ENCOUNTERED, SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH CRUSHED STONE AND COMPACTED TO PROPER GRADE.
3. ANY DEBRIS ENCOUNTERED IN TRENCH EXCAVATION SHALL BE REMOVED.

MINIMUM BEDDING FOR GRAVITY SEWER LINE
NOT TO SCALE

Charleston Water System

DOCUMENT NO.:	DETAIL NO.
EC-4.3.2-CD-WW	41
REVISION DATE: NOV 1, 2015	

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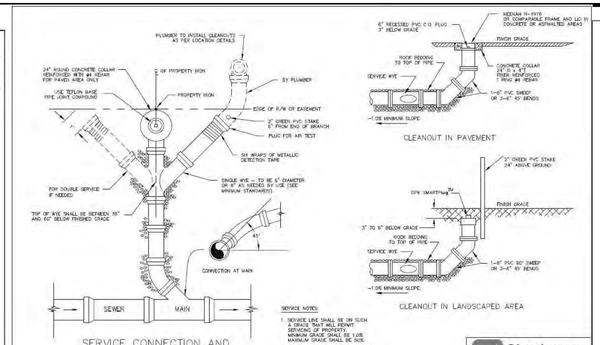

SERVICE NOTES:
1. SERVICE LINE SHALL BE ON SUCH A GRADE THAT WILL PERMIT SERVICING OF PROPERTY. MINIMUM GRADE SHALL BE 1.0% MAXIMUM GRADE SHALL BE 50%
2. NO VERTICAL STACKING SHALL BE ALLOWED.

SERVICE CONNECTION AND CLEANOUT INSTALLATION
FOR SINGLE AND DOUBLE WYES
NOT TO SCALE

Charleston Water System

DOCUMENT NO.:	DETAIL NO.
EC-4.3.2-CD-WW	54
REVISION DATE: NOV 1, 2015	

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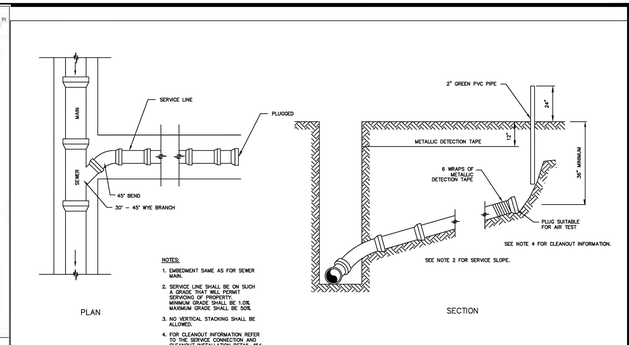

NOTES:
1. EMBEDMENT SAME AS FOR SEWER MAIN.
2. SERVICE LINE SHALL BE ON SUCH A GRADE THAT WILL PERMIT SERVICING OF PROPERTY. MINIMUM GRADE SHALL BE 1.0% MAXIMUM GRADE SHALL BE 50%
3. NO VERTICAL STACKING SHALL BE ALLOWED.
4. FOR CLEANOUT INFORMATION REFER TO CHARLESTON WATER SYSTEM CLEANOUT INSTALLATION DETAIL #54.
5. SERVICE CONNECTION TO MAIN SHALL BE AT 8 O'CLOCK OR 10 O'CLOCK POSITION.

SEWER SERVICE CONNECTION TO MAIN
NOT TO SCALE

Charleston Water System

DOCUMENT NO.:	DETAIL NO.
EC-4.3.2-CD-WW	56
REVISION DATE: NOV 1, 2015	

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EARTHSOURCE ENGINEERING

SOUTH CAROLINA
EARTHSOURCE ENGINEERING No. C01075
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 21253
08.26.25
KEVIN MICHAEL BERRY

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2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

CWS SEWER DETAILS

NO.	DATE	REVISIONS	BY
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DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY
REVIEW DRAWINGS
APRIL 14, 2025

SHEET NUMBER
C-503

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CALIPER	SPACING
CANOPY TREES						
	QUERCUS VIRGINIANA	LIVE OAK	4	MIN. 8'-10'	2.5"	AS SHOWN
	QUERCUS FALCATA	SOUTHERN RED OAK	4	MIN. 8'-10'	2.5"	AS SHOWN
UNDERSTORY TREES						
	CHIONANTHUS VIRGINICUS	FRINGE TREE	5	MIN. 6'-8'	25 GAL.	AS SHOWN
	CERCIS CANADENSIS	EASTERN REDBUD	7	MIN. 6'-8'	25 GAL.	AS SHOWN
	SABAL PALMETTO	CABBAGE PALM	5	MIN. 8'-10'	————	AS SHOWN
SHRUBS						
	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE	53	MIN. 12"-18"	3 GAL.	AS SHOWN
	RHODODENDRON ATLANTICUM	DWARF AZALEA	29	MIN. 12"-18"	3 GAL.	AS SHOWN
	ILEX GLABRA	INKBERRY	45	MIN. 12"-18"	3 GAL.	AS SHOWN
	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	21	MIN. 12"-18"	3 GAL.	AS SHOWN
	VIBURNUM NUDUM	POSSUMHAW VIBURNUM	45	MIN. 12"-18"	3 GAL.	AS SHOWN
	SABAL MINOR	DWARF PALMETTO	66	MIN. 12"-18"	3 GAL.	AS SHOWN
	PRUNUS LAUROCERASUS	CHERRY LAUREL	20	MIN. 12"-18"	3 GAL.	AS SHOWN
	MORELLA CERIFERA	WAX MYRTLE	21	MIN. 12"-18"	3 GAL.	AS SHOWN
ORNAMENTAL GRASSES & GROUNDCOVER						
	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS	±20,600 SQ.FT.	————	————	AS SHOWN
×	PHLOX STOLONIFERA	CREEPING PHLOX	62	————	1 GAL.	AS SHOWN
○	RUDEBECKIA FULGIDA	COMMON EASTERN CONEFLOWER	80	————	1 GAL.	AS SHOWN

PARKING ISLAND TREES:

1 PARKING ISLAND PER 2,000 SQ.FT. OF VEHICULAR AREA= 5 PARKING ISLANDS (9,813 SQ.FT.)

- PROVIDED: 5 PARKING ISLANDS

P = PARKING ISLAND

PLANT SCHEDULE NOTES:

- CONTRACTOR TO CONTACT EARTHSOURCE ENGINEERING FOR QUESTIONS REGARDING TO THE LANDSCAPE PLAN.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED ON THESE PLANS.
- THE SIZE OF THE PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
- THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT WRITTEN APPROVAL OF BOTH EARTHSOURCE ENGINEERING, THE OWNER, AND THE MUNICIPALITY.
- ALL DISTURBED AREAS ARE TO ME MULCHED OR SODDED UNLESS OTHERWISE NOTED.
- ALL TREES TO HAVE SAUCERS (BERMS) AS DETAILED. STAKE AND GUY WIRE THE TREES AS PER THE DETAIL(S). COVER THE RING WITH A 4' CIRCLE OR PINE STRAW MULCH.
- A MINIMUM 3" LAYER OF PINE STRAW OR MULCH EQUIVALENT SHALL BE PLACED AROUND ALL PLANTED MATERIAL.
- THE PROPERTY OWNER AGREES TO MAINTAIN ALL NEW PLANTINGS IN A HEALTHY CONDITION.
- NO INFRASTRUCTURE WILL IMPACT THE ROOT SYSTEM OF ANY SIGNIFICANT TREE OR GRAND TREE ON THE SUBJECT OR ADJACENT PARCEL ESPECIALLY THE GRAND TREES ON THE PROPERTY LINE.
- MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THEIR SURVIVAL AND AESTHETIC VALUE, AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY VALUABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THIS ORDINANCE AND MAY BE REMEDIED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.
- VEGETATION DESIGNATED AS REMAINING SHALL NOT BE REMOVED OR DAMAGED.

GENERAL NOTES:

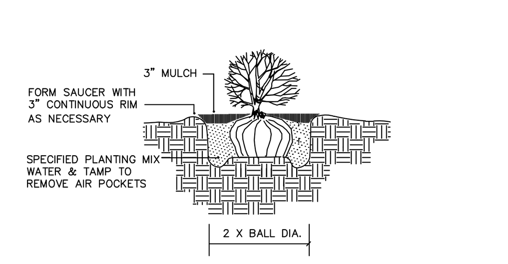
- BASE INFORMATION INCLUDING BUT NOT LIMITED TO STREETS, RIGHT OF WAYS, PROPERTY LINES& TOPOGRAPHIC WAS OBTAINED FROM THE SURVEYOR OF RECORD. EARTHSOURCE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY LOCATOR SERVICE, NO CUTS (1.800.922.9083) TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES CONTRACTOR TO MAKE THIS CONTACT PRIOR TO BEGINNING CONSTRUCTION.
- TREE PLANTINGS AND BED LINES SHALL BE STAKED BY LANDSCAPE CONTRACTOR FOR EARTHSOURCE ENGINEERING APPROVAL PRIOR TO INSTALLATION. EARTHSOURCE ENGINEERING RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PLANTING LOCATIONS AS NEEDED.
- BASE BID ITEMS TO INCLUDE ALL INDICATED GRADED SWALES, BERMS, PLANTINGS, MULCHING, IRRIGATION SYSTEM, & 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.
- 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. LANDSCAPE CONTRACTOR TO ALSO EXERCISE INDUSTRY STANDARD SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
- LANDSCAPE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR TEMPORARY IRRIGATION SYSTEM SERVICES, PERMITS AND FEES NEEDED.
- CONTRACTOR TO COORDINATE WITH CERTIFIED ARBORIST, TO PRUNE AND ADD NUTRIENTS TO GRAND TREES PRIOR TO CONSTRUCTION.

ARBORIST NOTE:

- CERTIFIED ARBORIST MUST PRUNE AND TREAT ALL GRAND AND PROTECTED TREES TO BE PRESERVED ON SITE.

NOTES:

- SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
- FOR B&B SHRUBS ONLY: THIN BRANCHES AND FOLIAGE BY ⅓ RETAIN SHAPE OF SHRUB DO NOT CUT ALL END TIPS OR LEADER.

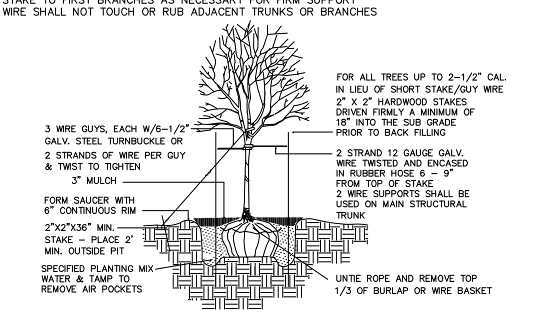


1 SHRUB PLANTING

SCALE: NOT TO SCALE

NOTES:

- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

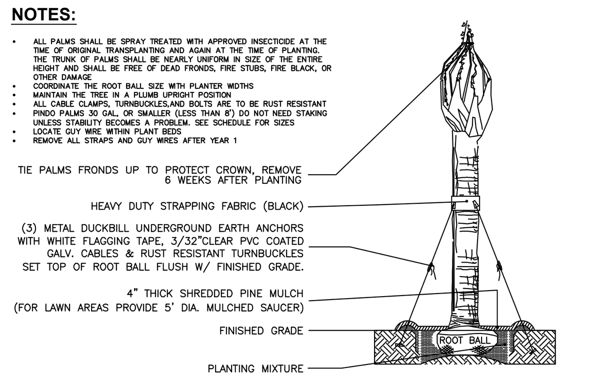


3 TREE PLANTING DETAIL

SCALE: NOT TO SCALE

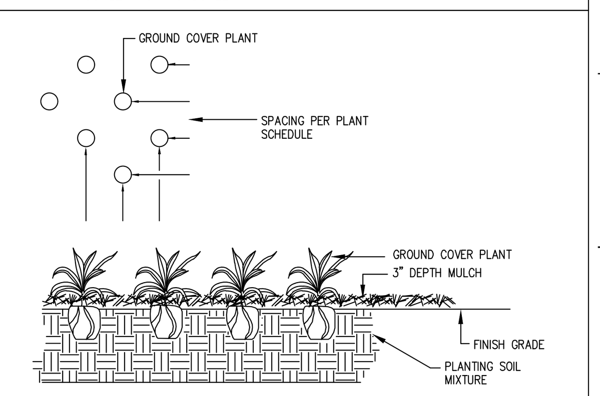
NOTES:

- ALL PALMS SHALL BE SPRAY TREATED WITH APPROVED INSECTICIDE AT THE TIME OF ORIGINAL TRANSPLANTING AND AGAIN AT THE TIME OF PLANTING. THE TRUNK OF PALMS SHALL BE NEARLY UNIFORM IN SIZE OF THE ENTIRE HEIGHT AND SHALL BE FREE OF DEAD FRONDS, FIRE STUBS, FIRE BLACK, OR OTHER DAMAGE
- COORDINATE THE ROOT BALL SIZE WITH PLANTER WIDTHS
- MAINTAIN THE TREE IN A PLUMB UPRIGHT POSITION
- ALL CABLE CLAMPS, TURNBUCKLES,AND BOLTS ARE TO BE RUST RESISTANT
- PINDO PALMS 30 GAL. OR SMALLER (LESS THAN 8') DO NOT NEED STAKING UNLESS STABILITY BECOMES A PROBLEM. SEE SCHEDULE FOR SIZES
- LOCATE GUY WIRE WITHIN PLANT BEDS
- REMOVE ALL STRAPS AND GUY WIRES AFTER YEAR 1



4 PALM TREE PLANTING DETAIL

SCALE: NOT TO SCALE



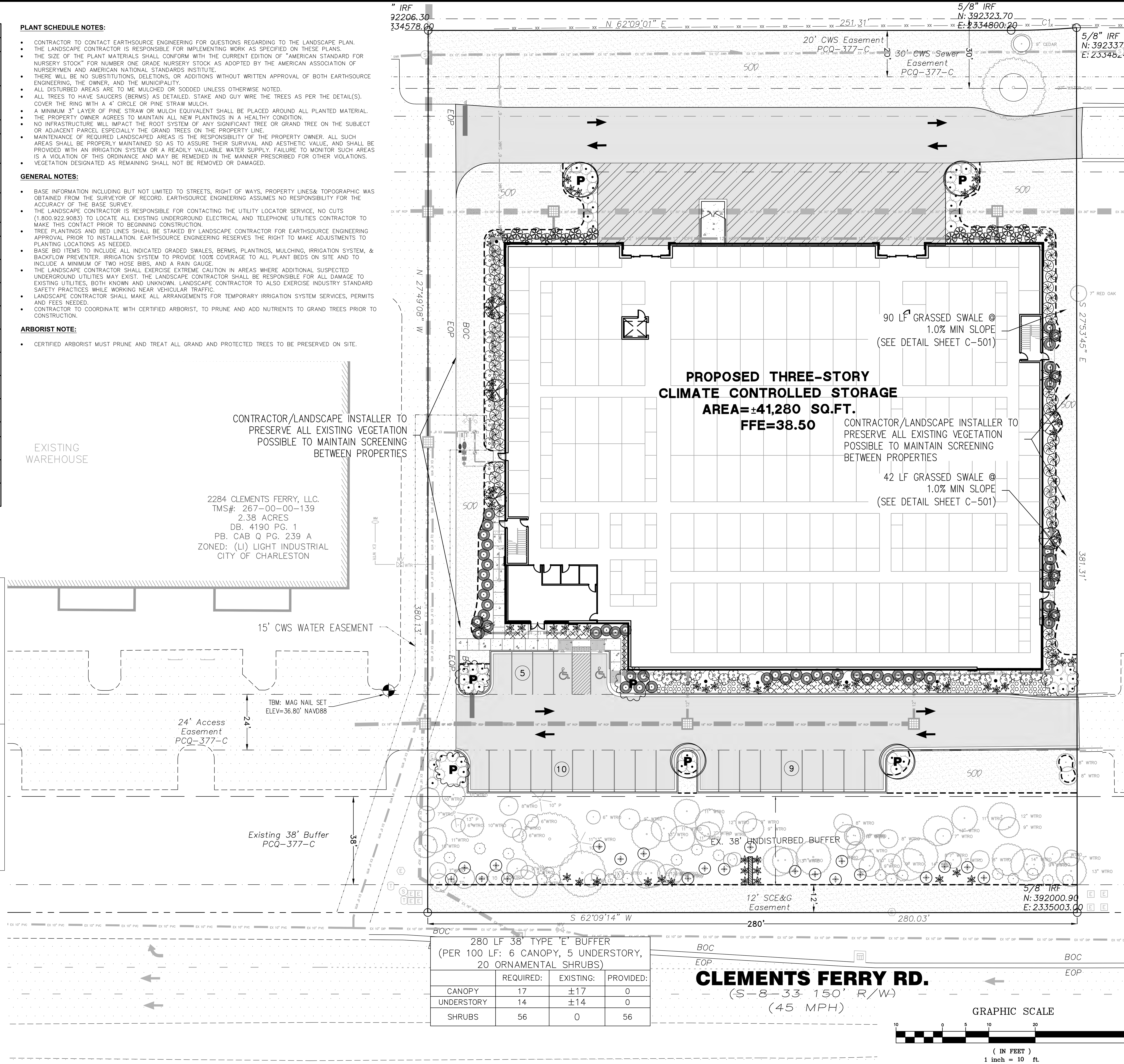
5 GROUND COVER DETAIL

SCALE: NOT TO SCALE

South 811 Carolina

BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM:NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES



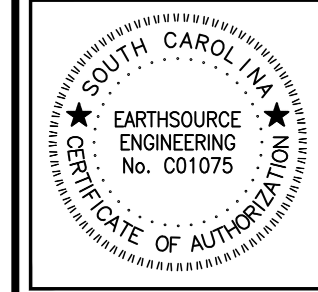
280 LF 38' TYPE 'E' BUFFER (PER 100 LF: 6 CANOPY, 5 UNDERSTORY, 20 ORNAMENTAL SHRUBS)			
	REQUIRED:	EXISTING:	PROVIDED:
CANOPY	17	±17	0
UNDERSTORY	14	±14	0
SHRUBS	56	0	56

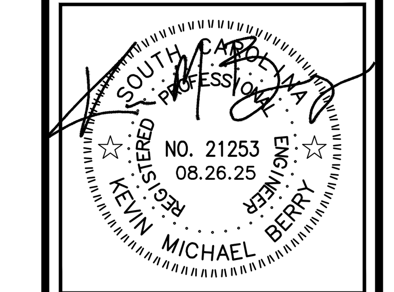
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

EARTHSOURCE ENGINEERING





EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

PLANT SCHEDULE & LANDSCAPE PLAN

REVISIONS

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
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5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER L-100

LEGEND:

(line)	PROPERTY LINE
(line)	ADJACENT PROPERTY
(line)	EDGE OF PAVEMENT
(line)	BUFFER LINE
(symbol)	IRON PIPE FOUND
(symbol)	IRON PIPE SET
EX WTR	EXISTING WATER MAIN
EX SWR	EXISTING SEWER MAIN
EX 18" RCP	EXISTING 18" RCP DRAINLINE
(S)	EXISTING SEWER MANHOLE
(W)	EXISTING WATER VAULT
(W)	EXISTING WATER METER
(C)	EXISTING COMMUNICATIONS VAULT
(E)	EXISTING ELECTRIC VAULT
(TR)	EXISTING TRAFFIC SIGNAL VAULT
(E)	EXISTING ELECTRIC PANEL
(G)	EXISTING GAS VALVE
(symbol)	EXISTING TEL. CABINET
(D)	EXISTING STORM VAULT
(symbol)	EXISTING STORM INLET
(symbol)	EXISTING LIGHT POLE
— 5 —	EXISTING CONTOUR
×5.34	EXISTING SPOT ELEVATION
⟸	EXISTING DRAINAGE FLOW PATTERN
(symbol)	EXISTING TREE TO BE REMOVED
(symbol)	TREES TO BE PROTECTED
(hatch)	EXISTING ASPHALT
(hatch)	EXISTING CONCRETE
(hatch)	EXISTING CONCRETE TO BE REMOVED

SWPPP LEGEND:

(symbol)	CONCRETE WASHOUT
(symbol)	CONSTRUCTION ENTRANCE/EXIT
—xxx—	SILT FENCE

INITIAL LAND DISTURBANCE PHASE NOTES

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INITIAL LAND DISTURBANCE PHASE.

1. THE CONSTRUCTION ENTRANCE SHALL BE PLACED AS SHOWN ON THE PLANS.
2. IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION ENTRANCE, ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE OF CONSTRUCTION PLANS.
3. SILT FENCE, WHETHER REGULAR, REINFORCED, OR DOUBLE ROW OF EITHER SHALL BE INSTALLED AT THE PERIMETER OF THE LAND DISTURBANCE. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
4. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM DRAINAGE STRUCTURES AS SHOWN ON THE PLAN.
5. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS NECESSARY.
6. TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED TO DIRECT FLOW TO THE BASINS/TRAPS/PONDS UNTIL ROUGH GRADING RE-DIRECTS FLOWS AS NECESSARY.
7. TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ANY FAILURES OF SAID FENCING SHALL BE REPAIRED IMMEDIATELY.
8. NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.
9. TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED THE CAPACITY OF THE DEVICE.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC RIGHTS-OF-WAY OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES SHOWN ON THE PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE ON-SITE INSPECTOR OR ENGINEER.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

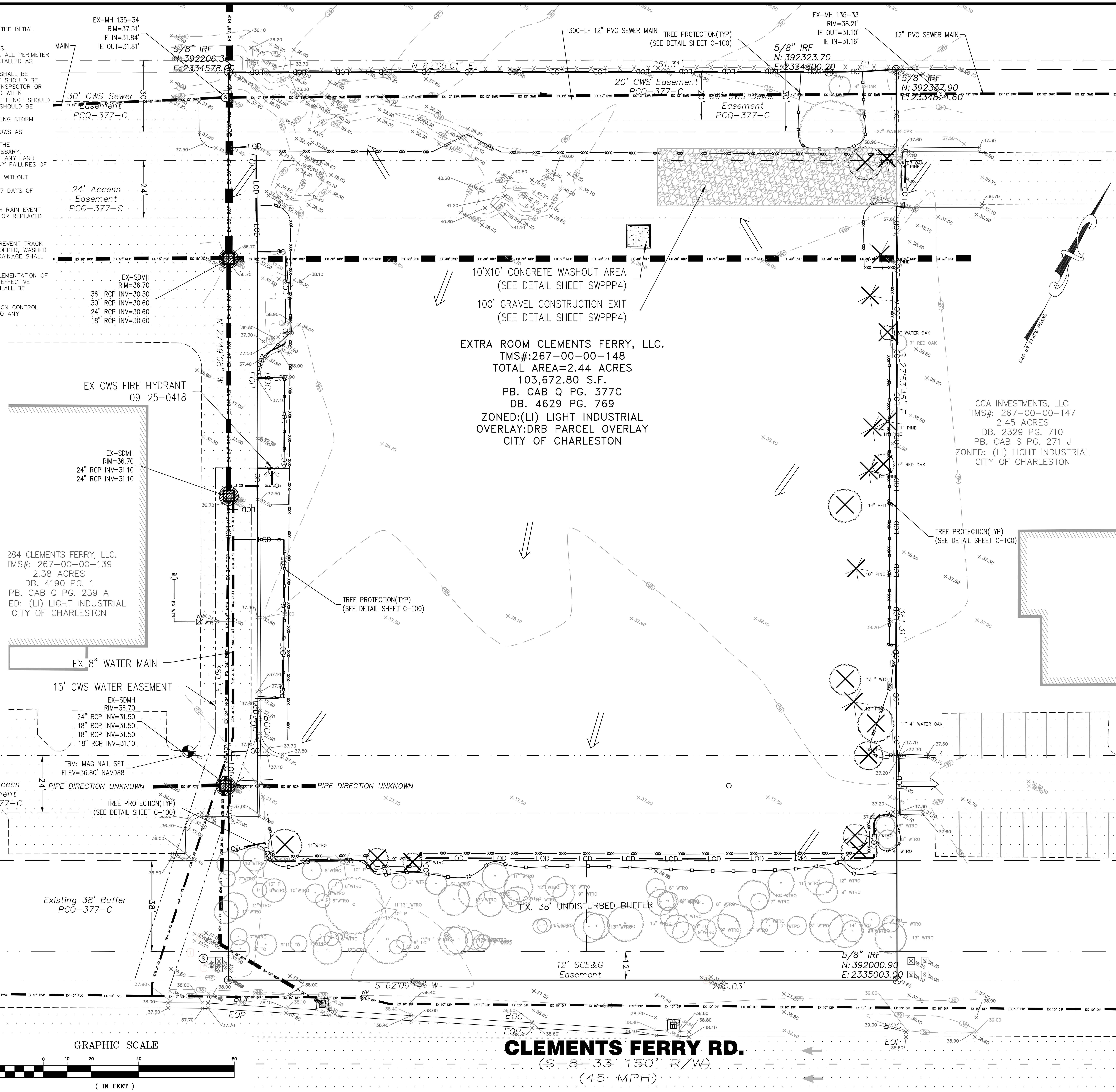
TEMPORARY MAINTENANCE PLAN AND SCHEDULE:

SILT FENCE

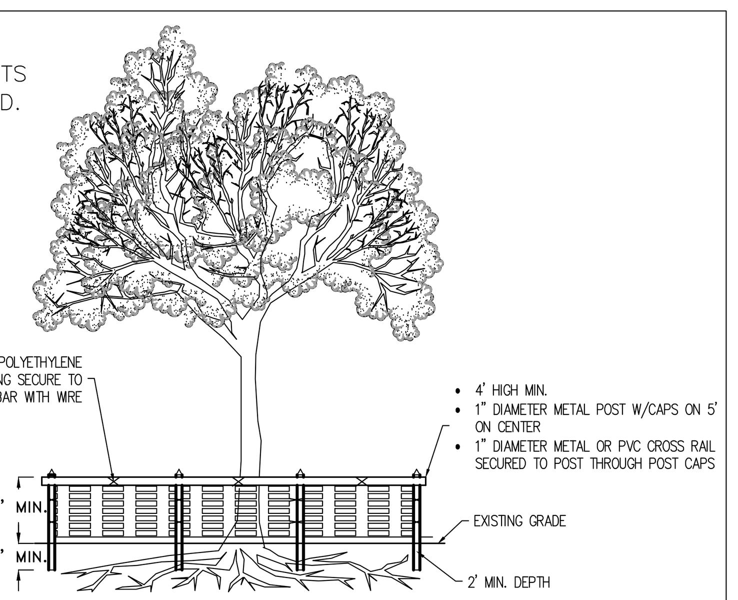
1. **THE KEY TO FUNCTIONAL SILT FENCE IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.**
2. **REGULAR INSPECTIONS OF SILT FENCE SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENt THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.**
3. **ATTENTION TO SEDIMENT ACCUMULATIONS ALONG THE SILT FENCE IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.**
4. **REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE SILT FENCE.**
5. **REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.**
6. **CHECK FOR AREAS WHERE STORMWATER RUNOFF HAS ERODED A CHANNEL BENEATH THE SILT FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE SILT FENCE. INSTALL CHECKS/TIE-BACKS AND/OR REINSTALL SILT FENCE, AS NECESSARY.**
7. **CHECK FOR TEARS WITHIN THE SILT FENCE, AREAS WHERE SILT FENCE HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY RENDER THE SILT FENCE INEFFECTIVE. REMOVE DAMAGED SILT FENCE AND REINSTALL NEW SILT FENCE IMMEDIATELY.**
8. **SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND ONCE IT IS REMOVED, THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.**

CONSTRUCTION ENTRANCE

1. THE KEY TO FUNCTIONAL CONSTRUCTION ENTRANCES IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF CONSTRUCTION ENTRANCES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. DURING REGULAR INSPECTIONS, CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. INSPECTION FREQUENCIES MAY NEED TO BE MORE FREQUENT DURING LONG PERIODS OF WET WEATHER.
4. RESHAPE THE STONE PAD AS NECESSARY FOR DRAINAGE AND RUNOFF CONTROL.
5. WASH OR REPLACE STONES AS NEEDED AND AS DIRECTED BY SITE INSPECTOR. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE THE AMOUNT OF MUD BEING CARRIED OFF-SITE BY VEHICLES. FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE PAD.
6. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO ADJACENT IMPERVIOUS SURFACES BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.
7. DURING MAINTENANCE ACTIVITIES, ANY BROKEN PAVEMENT SHOULD BE REPAIRED IMMEDIATELY.
8. CONSTRUCTION ENTRANCES SHOULD BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION. PERMANENT VEGETATION SHOULD REPLACE AREAS FROM WHICH CONSTRUCTION ENTRANCES HAVE BEEN REMOVED, UNLESS AREA WILL BE CONVERTED TO AN IMPERVIOUS SURFACE TO SERVE POST-CONSTRUCTION.



NOTE:
***NO 'T' POSTS ARE PERMITTED.



NOTES:

1. ALL TREE PROTECTION BARRICADES MUST HAVE A TOP HORIZONTAL RAIL WITH THE ORANGE FENCING WIRED TO THE POST AND TOP RAIL.
2. TREE BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF THE PROTECTED TREES AND/OR GRAND TREES ACCORDING TO THE FOLLOWING STANDARDS:
   A. FOR PROTECTED TREES (23") D.B.H. OR LESS, PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET FROM THE BASE OF EACH PROTECTED TREE.
   B. FOR PROTECTED TREES GREATER THAN (23") D.B.H. AND GRAND TREES, PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE DIAMETER BREAST HEIGHT OF THE TREE (EX. A 24" DIAMETER TREE WOULD REQUIRE A 24 FOOT DIA. PROTECTIVE BARRICADE).

CITY OF CHARLESTON
TREE PROTECTION BARRICADE DETAIL – 'TYPE B'

South 811 Carolina

BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM:NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES

EARTHSOURCE ENGINEERING

SOUTH CAROLINA ★ EARTHSOURCE ENGINEERING No. C01075 ★ CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER REGISTERED NO. 21253 08.26.25 KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

STORMWATER POLLUTION PREVENTION PLAN (INITIAL)

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER
SWPPP1

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- IRON PIPE FOUND
- IRON PIPE SET
- EX. WTR — EXISTING WATER MAIN
- EX. SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- (S) EXISTING SEWER MANHOLE
- [W] EXISTING WATER VAULT
- (W) EXISTING WATER METER
- [C] EXISTING COMMUNICATIONS VAULT
- [E] EXISTING ELECTRIC VAULT
- [TR] EXISTING TRAFFIC SIGNAL VAULT
- (E) EXISTING ELECTRIC PANEL
- [G] EXISTING GAS VALVE
- EXISTING TEL. CABINET
- [D] EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- 5 — EXISTING CONTOUR
- ×5.34 EXISTING SPOT ELEVATION
- 5 — PROPOSED CONTOUR
- 5.00 PROPOSED SPOT ELEVATION TOP OF PAVEMENT (TYP)
- 4.50 Match PROPOSED SPOT ELEVATION TO MATCH EXISTING PAVEMENT
- X 5.45(TS) PROPOSED SPOT ELEVATION TOP OF SIDEWALK (TYP)
- (LP)/(HP) LOW POINT/HIGH POINT IN PAVEMENT SCTN. (TYP)
- PROPOSED DRAINAGE FLOW

SWPPP LEGEND:

- CONCRETE WASHOUT
- FLEXSTORM 'CATCH-IT' TEMPORARY INLET PROTECTION
- CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE

TEMPORARY MAINTENANCE PLAN AND SCHEDULE:

SILT FENCE

1. THE KEY TO FUNCTIONAL SILT FENCE IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF SILT FENCE SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS ALONG THE SILT FENCE IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE SILT FENCE.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. CHECK FOR AREAS WHERE STORMWATER RUNOFF HAS ERODED A CHANNEL BENEATH THE SILT FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE SILT FENCE. INSTALL CHECKS/TIE-BACKS AND/OR REINSTALL SILT FENCE, AS NECESSARY.
7. CHECK FOR TEARS WITHIN THE SILT FENCE, AREAS WHERE SILT FENCE HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY RENDER THE SILT FENCE INEFFECTIVE. REMOVE DAMAGED SILT FENCE AND REINSTALL NEW SILT FENCE IMMEDIATELY.
8. SILT FENCE SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND ONCE IT IS REMOVED, THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.

CONSTRUCTION ENTRANCE

1. THE KEY TO FUNCTIONAL CONSTRUCTION ENTRANCES IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF CONSTRUCTION ENTRANCES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. DURING REGULAR INSPECTIONS, CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. INSPECTION FREQUENCIES MAY NEED TO BE MORE FREQUENT DURING LONG PERIODS OF WET WEATHER.
4. RESHAPE THE STONE PAD AS NECESSARY FOR DRAINAGE AND RUNOFF CONTROL.
5. WASH OR REPLACE STONES AS NEEDED AND AS DIRECTED BY SITE INSPECTOR. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE THE AMOUNT OF MUD BEING CARRIED OFF-SITE BY VEHICLES. FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE PAD.
6. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO ADJACENT IMPERVIOUS SURFACES BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.
7. DURING MAINTENANCE ACTIVITIES, ANY BROKEN PAVEMENT SHOULD BE REPAIRED IMMEDIATELY.
8. CONSTRUCTION ENTRANCES SHOULD BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION. PERMANENT VEGETATION SHOULD REPLACE AREAS FROM WHICH CONSTRUCTION ENTRANCES HAVE BEEN REMOVED, UNLESS AREA WILL BE CONVERTED TO AN IMPERVIOUS SURFACE TO SERVE POST-CONSTRUCTION.

TEMPORARY MAINTENANCE PLAN AND SCHEDULE:

FLEXSTORM INLET FILTERS

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE.
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE.
3. DROP THE FLEXSTORM INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8", THE THICKMESS OF THE STEEL HANGERS.

FREQUENCY OF INSPECTIONS:

1. INSPECTION SHOULDT OCCUR FOLLOWING ANY RAIN EVENT >1/2".
2. POST CONSTRUCTION INSPECTIONS SHOULD OCCUR 4 TIMES PER YEAR. IN SNOWFALL AFFECTED REGIONS ADDITIONAL INSPECTIONS SHOULD TAKE PLACE BEFORE AND AFTER SNOWFALL SEASON.
3. INDUSTRIAL APPLICATION SITE INSPECTIONS (LOADING RAMPS, WASH RACKS, MAINTENANCE FACILITIES) SHOULD OCCUR ON A REGULARLY SCHEDULED BASIS NO LESS THAN 3 TIMES/YEAR.

MAINTENANCE GUIDELINE:

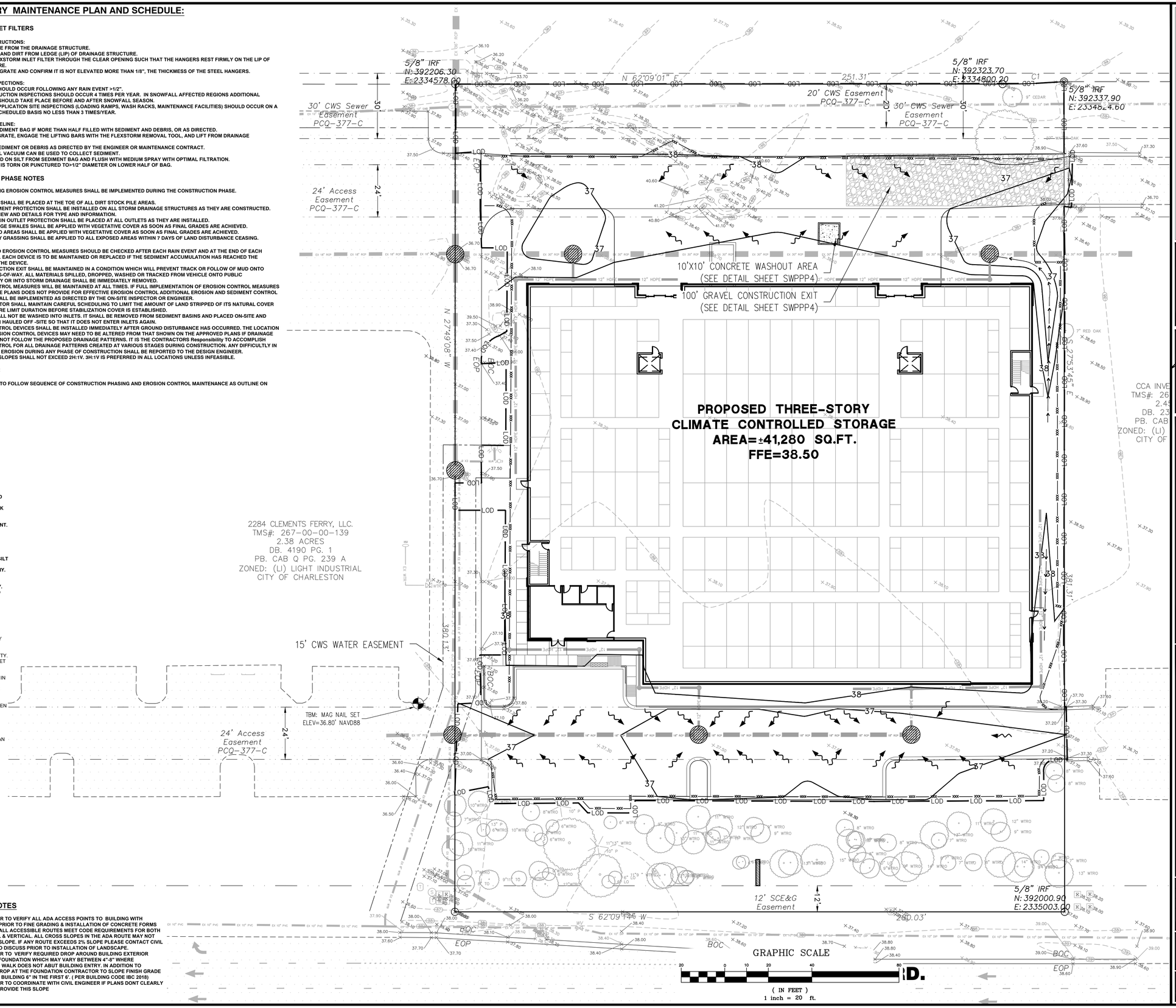
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS, OR AS DIRECTED.
2. REMOVE THE GRATE, ENGAGE THE LIFTING BARS WITH THE FLEXSTORM REMOVAL TOOL, AND LIFT FROM DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT OR DEBRIS AS DIRECTED BY THE ENGINEER OR MAINTENANCE CONTRACT.
4. AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT.
5. REMOVE CAKED ON SILT FROM SEDIMENT BAG AND FLUSH WITH MEDIUM SPRAY WITH OPTIMAL FILTRATION.
6. REPLACE BAG IS TORN OR PUNCTURED TO>1/2" DIAMETER ON LOWER HALF OF BAG.

CONSTRUCTION PHASE NOTES

1. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE.
   - A. SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS.
   - B. INLET SEDIMENT PROTECTION SHALL BE INSTALLED ON ALL STORM DRAINAGE STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW AND DETAILS FOR TYPE AND INFORMATION.
   - C. STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLETS AS THEY ARE INSTALLED.
   - D. ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADES ARE ACHIEVED.
   - E. ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADES ARE ACHIEVED.
   - F. TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.
2. SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED THE CAPACITY OF THE DEVICE.
3. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FOLLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC RIGHTS-OF-WAY OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.
4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES SHOWN ON THE PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE ON-SITE INSPECTOR OR ENGINEER.
5. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING TO LIMIT THE AMOUNT OF LAND STRIPPED OF ITS NATURAL COVER AND THEREFORE LIMIT DURATION BEFORE STABILIZATION COVER IS ESTABLISHED.
6. SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM SEDIMENT BASINS AND PLACED ON-SITE AND STABILIZED OR HAULED OFF-SITE SO THAT IT DOES NOT ENTER INLETS AGAIN.
7. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE HAS OCCURRED. THE LOCATION OF SOME EROSION CONTROL DEVICES MAY NEED TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DO NOT FOLLOW THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTORS Responsibility TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTLY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN ENGINEER.
8. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V. 3H:1V IS PREFERRED IN ALL LOCATIONS UNLESS INFEASIBLE.

SPECIAL NOTES:

1. CONTRACTOR TO FOLLOW SEQUENCE OF CONSTRUCTION PHASING AND EROSION CONTROL MAINTENANCE AS OUTLINE ON SHEET C-001.



GRADING NOTES

1. CONTRACTOR TO VERIFY ALL ADA ACCESS POINTS TO BUILDING WITH ARCHITECT PRIOR TO FINE GRADING & INSTALLATION OF CONCRETE FORMS TO ENSURE ALL ACCESSIBLE ROUTES MEET CODE REQUIREMENTS FOR BOTH HORIZONTAL & VERTICAL. ALL CROSS SLOPES IN THE ADA ROUTE MAY NOT EXCEED 2% SLOPE. IF ANY ROUTE EXCEEDS 2% SLOPE PLEASE CONTACT CIVIL ENGINEER TO DISCUSS PRIOR TO INSTALLATION OF LANDSCAPE.
2. CONTRACTOR TO VERIFY REQUIRED DROP AROUND BUILDING EXTERIOR FACADE AT FOUNDATION WHICH MAY VARY BETWEEN 4"-8" WHERE PEDESTRIAN WALK DOES NOT ABUT BUILDING ENTRY. IN ADDITION TO REQUIRED DROP AT THE FOUNDATION CONTRACTOR TO SLOPE FINISH GRADE AWAY FROM BUILDING 6" IN THE FIRST 6'. (PER BUILDING CODE IBC 2018) CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER IF PLANS DONT CLEARLY DEFINE OR PROVIDE THIS SLOPE

South 811 Carolina

BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM: NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES

EARTHSOURCE ENGINEERING

SOUTH CAROLINA — EARTHSOURCE ENGINEERING No. C01075 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — NO. 21253 — 08.26.25 — KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY

2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

STORMWATER POLLUTION PREVENTION PLAN (INTER.)

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER
SWPPP2

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- EDGE OF PAVEMENT
- BUFFER LINE
- IRON PIPE FOUND
- IRON PIPE SET
- EX WTR — EXISTING WATER MAIN
- EX SWR — EXISTING SEWER MAIN
- EX 18" RCP — EXISTING 18" RCP DRAINLINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VAULT
- EXISTING WATER METER
- EXISTING COMMUNICATIONS VAULT
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING ELECTRIC PANEL
- EXISTING GAS VALVE
- EXISTING TEL. CABINET
- EXISTING STORM VAULT
- EXISTING STORM INLET
- EXISTING LIGHT POLE
- 15 — EXISTING CONTOUR
- ×15.34 — EXISTING SPOT ELEVATION
- 15 — PROPOSED CONTOUR
- PROPOSED DRAINAGE FLOW

SWPPP LEGEND:

- Ts Ps — TEMPORARY/PERMANENT SEEDING

PERMANENT MAINTENANCE PLAN AND SCHEDULE:

POND MAINTENANCE

1. REGULAR INSPECTIONS: INSPECTIONS SHALL BE PERFORMED AT LEAST TWICE A YEAR AND MORE REGULARLY AS LISTED BELOW OR AS SPECIFIED BY A MANUFACTURER. INSPECTION REPORTS SHALL BE GENERATED AND KEPT ON FILE FOR AT LEAST 5 YEARS. REPORTS ARE TO BE MADE AVAILABLE TO THE LOCAL MS4 DEPARTMENT UPON REQUEST. IF GENERATED BY A THIRD PART, IT SHALL REMAIN THE OWNER'S (OR OWNERS' RESPONSIBILITY TO MAINTAIN THE REPORTS.
2. ROUTINE MAINTENANCE: SOME MAINTENANCE ACTIVITIES ARE NEEDED ON A ROUTINE BASIS, AS LISTED BELOW. THE ACTIVITIES LISTED SHOULD BE PERFORMED ON A MONTHLY BASIS OR MORE FREQUENTLY IF NEEDED OR UNLESS SPECIFIED BELOW OR BY A MANUFACTURER.
   a. VEGETATION MANAGEMENT: IF APPLICABLE, GRASS SHOULD BE MOWED BIMONTHLY OR MORE FREQUENTLY IF NEEDED.
   b. INLET AND OUTLET STRUCTURES: ANY BLOCKAGE OF INLETS AND OUTLETS STRUCTURES SHOULD BE REMOVED. INLET AND OUTLET PROTECTION SHOULD BE REPAIRED OR REPLACED AS NEEDED.
   c. DEBRIS AND LITTER: TRASH AND OTHER DEBRIS THAT COLLECTS IN THE BMP SHOULD BE REMOVED.
3. SEDIMENT REMOVAL: BMPS WILL TRAP SEDIMENTS AND OTHER SETTLEABLE MATERIAL OVER TIME AND EVENTUALLY BLOCK INFLOW/OUTFLOW PIPES. PIPE INFLOW/OUTFLOW WILL BE IMPACTED WHEN SETTLED MATERIAL BUILDS UP 3" FROM POND BOTTOM. SETTLED MATERIAL SHOULD BE REMOVED PRIOR TO IMPACTING PIPE INFLOW/OUTFLOW CAPACITY. REMOVAL OF THE SEDIMENT SHALL OCCUR NO LESS FREQUENTLY THAN ONCE EVERY YEAR OR AS SPECIFIED BY THE MANUFACTURER. IF A FOREBAY EXISTS, ANY TRASH, SEDIMENT, OR OTHER DEBRIS SHOULD BE COMPLETELY REMOVED AS DISCOVERED THROUGH ROUTINE MAINTENANCE ACTIVITIES OR INSPECTIONS.
4. SLOPE STABILIZATION/STRUCTURAL INTEGRITY: SLOPE EROSION, SINK HOLES, OR OTHER STRUCTURAL ISSUES SHOULD BE REPAIRED AS SOON AS DISCOVERED THROUGH ROUTINE MAINTENANCE ACTIVITIES OR INSPECTIONS.

(SEE RECORDED COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER FACILITIES)

STABILIZATION PHASE NOTES

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM SEDIMENT BASINS AND PLACED ON-SITE AND STABILIZED OR HAULED OFF-SITE SO THAT IT DOES NOT ENTER INLETS AGAIN.

TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.

THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT PONDS AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES THE HALFWAY POINT ON THE RISER.

AFTER CURBING, AGGREGATE BASE AND PAVING HAS BEEN INSTALLED ALL INLET SEDIMENT TRAPS INSTALLED ON CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB INLET FILTER PROTECTION.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVISE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED THE CAPACITY OF THE DEVICE.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC RIGHTS-OF-WAY OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES SHOWN ON THE PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE ON-SITE INSPECTOR OR ENGINEER.

UPON COMPLETION OF THE PROJECT AND AUTHORIZATION FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

South 811 Carolina

BENCH MARK DATA:
TBM: MNS IN WAMBAW CREEK R/W
ELEVATION=27.86' DATUM: NAVD 88

LIMITS OF DISTURBANCE= 2.10 ACRES

THOMPSON-CAINHOY PROPERTIES, LLC.
TMS#: 267-00-00-096
117.82 ACRES
DB. 1624 PG. 0238
PB. CAB O PG. 54 A
ZONED: (LI) GENERAL COMMERCIAL
CITY OF CHARLESTON

CCA INVESTMENTS, LLC.
TMS#: 267-00-00-147
2.45 ACRES
DB. 2329 PG. 710
PB. CAB S PG. 271 J
ZONED: (LI) LIGHT INDUSTRIAL
CITY OF CHARLESTON

2284 CLEMENTS FERRY, LLC.
TMS#: 267-00-00-139
2.38 ACRES
DB. 4190 PG. 1
PB. CAB Q PG. 239 A
ZONED: (LI) LIGHT INDUSTRIAL
CITY OF CHARLESTON

PROPOSED THREE-STORY CLIMATE CONTROLLED STORAGE
AREA=±41,280 SQ.FT.
FFE=38.50

5/8" IRF N: 392206.30 E: 2334578.80
5/8" IRF N: 392323.70 E: 2334800.20
5/8" IRF N: 392337.90 E: 2334624.60
5/8" IRF N: 392000.90 E: 2335003.00

30' CWS Sewer Easement PCQ-377-C
20' CWS Easement PCQ-377-C
24' Access Easement PCQ-377-C
15' CWS WATER EASEMENT
12' SCE&G Easement

TBM: MAG NAIL SET ELEV=36.80' NAVD88
PIPE DIRECTION UNKNOWN

EX-SDMH RIM=36.70 36" RCP INV=30.50 30" RCP INV=30.60 24" RCP INV=30.60 18" RCP INV=30.60
EX-SDMH RIM=36.70 24" RCP INV=31.10 24" RCP INV=31.10
EX-SDMH RIM=36.70 24" RCP INV=31.50 18" RCP INV=31.50 18" RCP INV=31.50 18" RCP INV=31.30

12" HDPE

CLEMENTS FERRY RD.
(S-8-33-150'-R/W)
(45 MPH)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

EARTHSOURCE ENGINEERING

SOUTH CAROLINA
EARTHSOURCE ENGINEERING No. C01075
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER
NO. 21253
08.26.25
KEVIN MICHAEL BERRY

EXTRA ROOM STORAGE
CLEMENTS FERRY
2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

STORMWATER POLUUTION PREVENTION PLAN (FINAL)

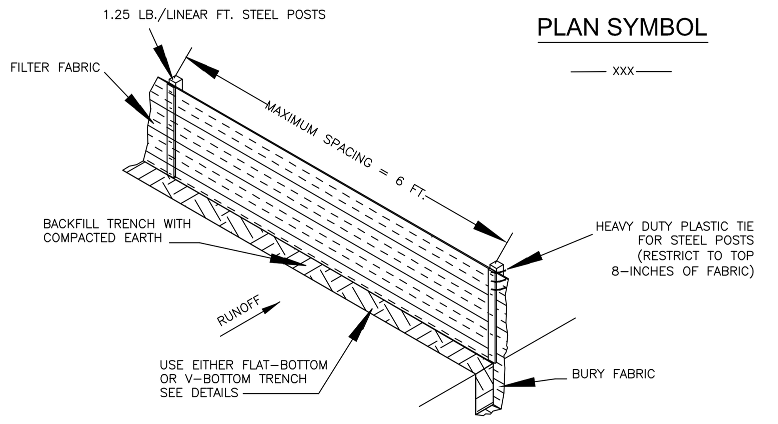
NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER
SWPPP3

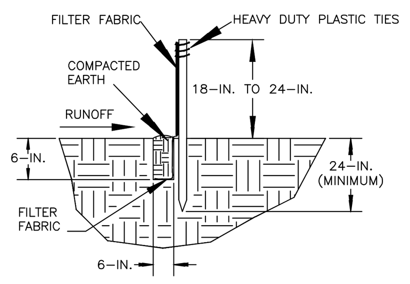
SILT FENCE INSTALLATION



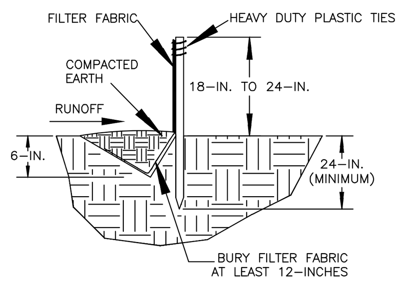
PLAN SYMBOL

—— xxx ——

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are 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 any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

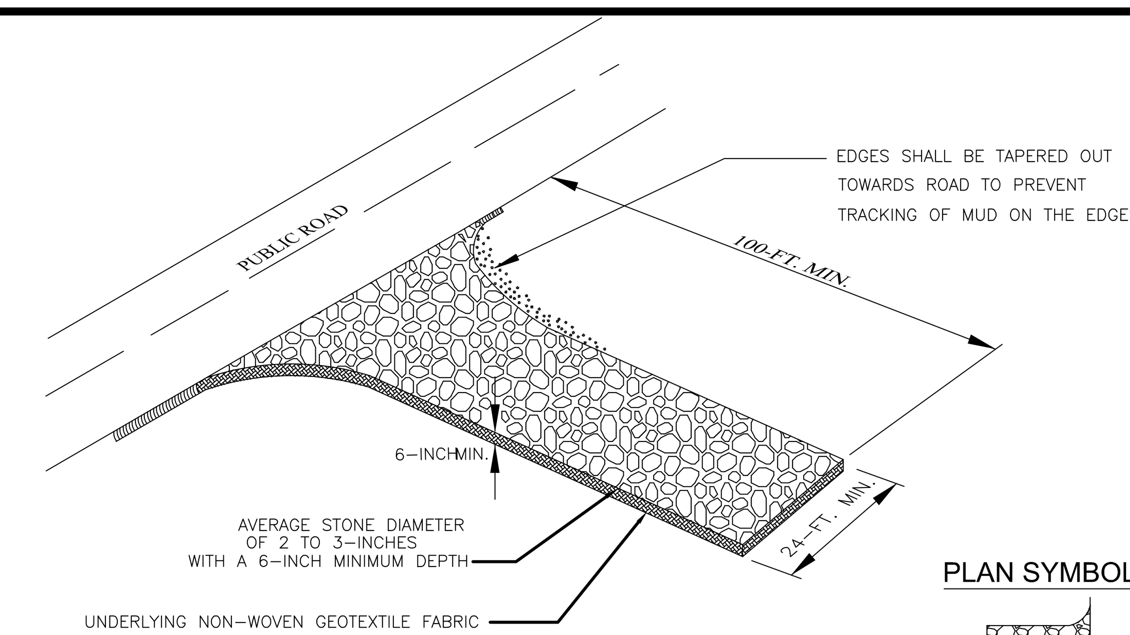
1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

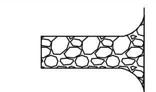
SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE



PLAN SYMBOL



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

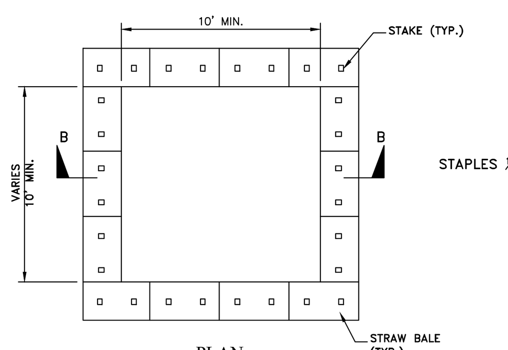
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

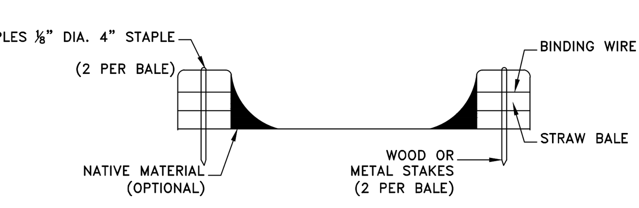
STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

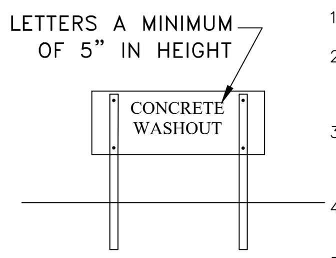
STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B



CONCRETE WASHOUT SIGN DETAIL

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control

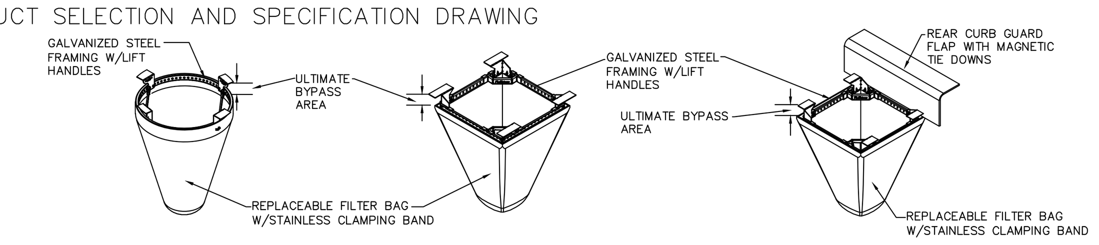
CONCRETE WASHOUT

STRAW BALES OR ABOVE GROUND

STANDARD DRAWING NO. RC-07 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING

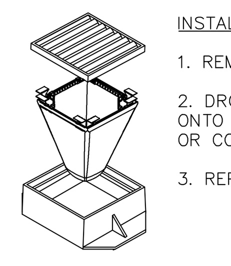


SCDOHTP Standard	USF Casting #	Inlet Type	Grate Size	Opening Size	Bag Cap (ft³)	Flow Rating FX Bag (CFS)*	ADS P/N
719-8	4646	Square/Rect (SQ)	26.25 x 24.0	23.0 x 23.25	2.4	1.9	62MSQFX
719-9	4647	Square/Rect (SQ)	46.0 x 26.25	43.0 x 23.0	4.6	2.8	62XLSQFX
	4130	Square/Rect (SQ)	24.0 X 24.0	22.125 x 22.125	2.2	1.8	62MSQFX
719-10	4171	Square/Rect (SQ)	24.0 x 24.0	22.75 x 22.75	2.3	1.9	62MSQFX
719-10	4137/4138/4139	Square/Rect (SQ)	36.0 x 24.0	~34.5 x ~22.5	3.5	2.4	62LSQ2436FX
	5181	Curb Box (CB)	36.5 x 23.75	34.5 x 21.75	3.3	2.3	62LCB5181FX
719-1	5125-6173	Curb Box (CB)	36.5 x 24.375	35 x 24.0	3.3	2.3	62LCB5125FX

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

FLEXSTORM TEMP. INLET PROTECTION
(NOT TO SCALE)

Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

Frequency of Inspections:
1. Inspection should occur following any rain event >½".
2. Post construction inspections should occur 4 times per year. In snowfall affected regions additional inspections should take place before and after snowfall season.
3. Industrial application site inspections (loading ramps, wash racks, maintenance facilities) should occur on a regularly scheduled basis no less than 3 times/year.

Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris, or as directed.
2. Remove the grate, engage the lifting bars with the FLEXSTORM Removal Tool, and lift from drainage structure.
3. Dispose of sediment or debris as directed by the Engineer or Maintenance contract.
4. An industrial vacuum can be used to collect sediment.
5. Remove caked on silt from sediment bag and flush with Medium spray with optimal filtration.
6. Replace bag if torn or punctured to >½"diameter on lower half of bag.

Post Construction PC Bag Maintenance:
1. At 50% saturation the average 2'x2' Adsorb-it lined PC filter will retain approximately 75 oz (4.2 lbs) of oil and should be serviced. To recover the oils the filter can be centrifuged or passed through a wringer.
2. Oil skimmer pouches start to turn black when saturated, indicating time for replacement. Each ClearTec Rubberizer pouch will absorb ~62oz (4 lbs) of oil before needing replacement.
3. Dispose of all oil contaminated products in accordance with EPA guidelines. ClearTec Rubberizer, since a solidifier, will not leach under pressure and can be disposed of in most landfills, recycled for industrial applications, or burned as fuel.

Sediment Bag Replacement:
1. Remove the bag by loosening or cutting off clamping bag.
2. Take new sediment bag and secure worm drive clamping band to the frame channel.
3. Ensure Bag is secure and there is no slack around perimeter.

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FLEXSTORM TEMP. INLET PROTECTION
(NOT TO SCALE)

Ts TEMPORARY SEEDING SPECIFICATION

Table 3.12 Temporary Cover (Annuals)

(■ = shaded month; Planting Dates*)

COMMON NAME[3]	BOTANICAL NAME	APPROVED SITE(S)	PLANTING RATE (lbs/acre)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SELECT ONE															
Crimson Clover[1]	Trifolium incarnatum	Shoulders, Slopes, or Medians	20									■	■	■	
Korean Lespedeza[1] (unhulled = hull present)	Lespedeza stipulacea	Shoulders, Slopes	60	■	■	■	■								
Kobe Lespedeza[1] (unhulled = hull present)	Lespedeza striata	Shoulders, Slopes	60	■	■	■	■								
Browntop Millet	Panicum ramosum	Slopes	50			■	■	■	■	■	■				
German Millet (Foxtail Millet)	Setaria italica	Slopes	40				■	■	■	■	■				
Oats	Avena sativa	Slopes	150									■	■	■	
Hairy Vetch[1]	Vicia villosa	Shoulders, Slopes, or Medians	50								■	■	■		
Pearl Millet	Pennisetum glaucum	Shoulders, Slopes, or Medians	50			■	■	■	■	■	■				
Sudangrass	Sorghum bicolor	Shoulders, Slopes, or Medians	60			■	■	■	■	■	■				
Barley	Hordeum vulgare	Shoulders, Slopes, or Medians	190									■	■	■	
Wheat	Triticum spp.	Shoulders, Slopes, or Medians	100								■	■	■	■	■
Rye Grain[2]	Secale cereale	Shoulders, Slopes, or Medians	55	■	■	■					■	■	■	■	■

1Only use pre-inoculated legumes or an appropriate inoculant with the seed at planting.
2**Rye Grain:** *Do not use Annual Italian Rye Grass (Lolium multiforum).*
3If the Common Name of the seed listed in Table 1, Table 2 or Table 3 is not available, use seed with the listed Botanical Name.
** Months shaded in gray represent applicable planting dates.*

Ps PERMANENT SEEDING SPECIFICATION

Table 3.14 Permanent Vegetation Schedule

(■ = shaded month; Planting Dates*)

COMMON NAME[5]	BOTANICAL NAME	APPROVED SITE(S)	PLANTING RATE (lbs/acre)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TURF-TYPE GRASSES (SELECT ONE)															
Bahiagrass1	Paspalum notatum	Slopes	30			■	■	■	■	■	■				
Common Bermudagrass[2] (hulled = hull absent)	Cynodon dactylon	Shoulders, Slopes, or Medians	25			■	■	■	■	■	■				
Common Bermudagrass[2] (unhulled = hull present)	Cynodon dactylon	Shoulders, Slopes, or Medians	30	■	■							■	■	■	■
Carpet Grass	Axonopus affinis	Shoulders, Slopes or Medians	15			■	■	■	■	■	■				
Tall Fescue	Festuca aruninacea	Shoulders, Slopes, or Medians	50	■	■						■	■	■	■	■
Centipedegrass	Eremochloa ophiuroides	Shoulders, Medians	10			■	■	■	■						
GRASSES															
Weeping Lovegrass	Erograstis curvula	Slopes	5		■	■	■	■	■	■					
Indiangrass	Sorghastrum nutans	Slopes	10	■	■	■	■	■	■				■	■	■
Little Bluestem	Andropogon scoparius	Slopes	10	■	■	■	■	■					■	■	■
Coastal Panicgrass	Panicum amarum	Slopes	20		■	■	■	■	■						
Switchgrass	Panicum virgatum	Slopes	9	■	■	■	■	■					■	■	■
Perennial Rye Grass[3]	Lolium perrene	Shoulders, Slopes, or Medians	15	■							■				■
Switchgrass	Panicum virgatum	Slopes	9	■	■	■	■	■					■	■	■
Perennial Rye Grass[3]	Lolium perrene	Shoulders, Slopes, or Medians	15	■							■				■
Virginia Wild Rye	Elymus virginicus	Shoulders,Slopes, or Medians	6		■	■						■	■	■	
LEGUMES[4]															
White Clover	Trifolium repens	Shoulders, Slopes	5								■	■	■	■	
Sericea Lespedeza (Scarified seed)	Lespedeza cuneta	Slopes	50			■	■	■	■	■					
Sericea Lespedeza (Unscarified seed)	Lespedeza cuneta	Slopes	80	■	■	■	■	■	■	■	■	■	■	■	■

1**Bahiagrass:** Bahiagrass may be used as an optional turf-type permanent cover at the discretion of the RCE. ** Months shaded in gray represent applicable planting dates.*
2**Common Bermudagrass:** *Do not use Giant Bermudagrass (NK-37).*
3**Perennial Rye Grass:** *Do not use Annual Italian Rye grass (Lolium multiforum).*
4Only use pre-inoculated legumes or use an appropriate inoculant with the seed at planting.
5If the Common Name of the seed listed in Table 1, Table 2 or Table 3 is not available, use seed with the listed Botanical Name.

Table 3.15 Permanent Cover Nurse Crops (Annuals)

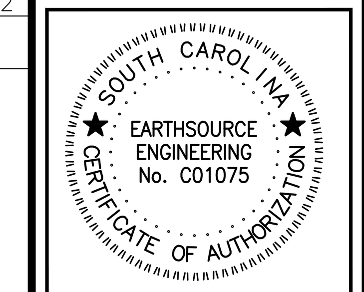
(■ = shaded month; Planting Dates*)

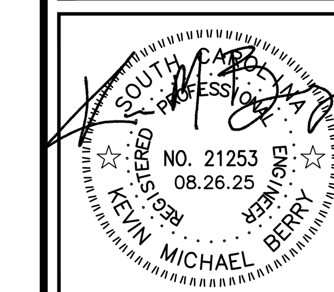
COMMON NAME2	BOTANICAL NAME	APPROVED SITE(S)	PLANTING RATE (lbs/acre)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SELECT ONE															
Crimson Clover[1]	Trifolium incarnatum	Shoulder, Slopes	20									■	■	■	
Korean Lespedeza[1]	Lespedeza stipulacea	Shoulders, Slopes	30	■	■	■	■								
Korean Lespedeza[1] (unhulled = hull present)	Lespedeza stipulacea	Shoulders, Slopes	30	■	■	■	■								
Kobe Lespedeza[1]	Lespedeza striata	Shoulders, Slopes	30	■	■	■	■								
Kobe Lespedeza[1] (unhulled = hull present)	Lespedeza striata	Shoulders, Slopes	30	■	■	■	■								
Browntop Millet	Panicum ramosum	Slopes	10			■	■	■	■	■	■				
German Millet (Foxtail Millet)	Setaria italica	Slopes	25				■	■	■	■	■				
Japanese Millet	Echinochloa crusgalli	Slopes	10			■	■	■	■	■	■				
Oats	Avena sativa	Slopes	10									■	■	■	
Hairy Vetch1	Vicia villosa	Shoulders, Slopes, or Medians	1								■	■	■		

1Only use pre-inoculated legumes or an appropriate inoculant with the seed at planting.
2If the Common Name of the seed listed in Table 1, Table 2 or Table 3 is not available, use seed with the listed Botanical Name.

Months shaded in gray represent applicable planting dates.
For details on mixes consult the Clemson University Home and Garden Information Center at (888) 656-9988 (9 AM to 1 PM) or at http://www.clemson.edu/extension/hgic/

EARTHSOURCE ENGINEERING





EXTRA ROOM STORAGE CLEMENTS FERRY

2274 CLEMENTS FERRY RD.
CHARLESTON, SC 29492

STORMWATER POLLUTION PREVENTION PLAN (DETAILS)

REVISIONS

NO.	DATE	REVISIONS	BY
1.0	10.1.24	PER CITY OF CHARLESTON TRC COMMENTS	NCN
2.0	02.03.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
3.0	04.14.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
4.0	06.04.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN
5.0	08.26.25	PER CITY OF CHARLESTON TRC COMMENTS	NCN

DRAWN: JWO
CHECKED: KMB
DATE: 05.30.24
JOB NO. 24-120

PRELIMINARY REVIEW DRAWINGS APRIL 14, 2025

SHEET NUMBER
SWPPP4

IMP-1 INSULATED METAL PANEL
KINGSPAN
SPARTAN BRONZE

BR-1 THIN BRICK VENEER
GLEN-GERY
CLOUD GREY GLAZED

BR-2 THIN BRICK VENEER
GLEN-GERY
BRAZILWOOD SMOOTH

BR-3 THIN BRICK VENEER
GLEN-GERY
MINK GREY SMOOTH

FAUX WINDOW
DARK BRONZE

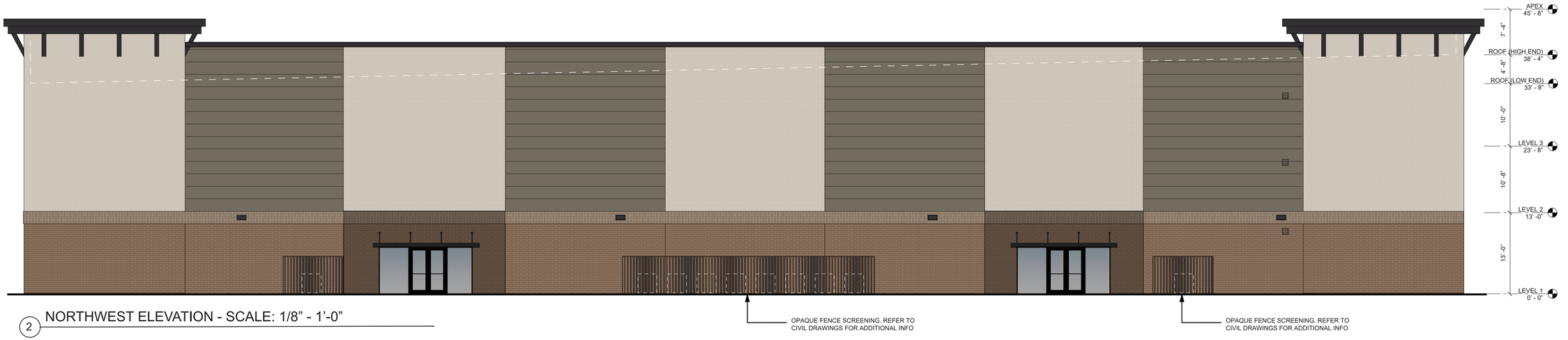
STOREFRONT/
CURTAIN WALL
DARK BRONZE

GUTTER, DOWNSPOUT,
& FLASHING
DARK BRONZE

JN-1 DECORATIVE DISPLAY DOOR
JANUS
EXR WASABI

WDGE2 LED
LITHONIA LIGHTING
FINISH TBD

1 SOUTHEAST ELEVATION - SCALE: 1/8” - 1’-0”



2 NORTHWEST ELEVATION - SCALE: 1/8” - 1’-0”

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EXTRA ROOM SELF STORAGE

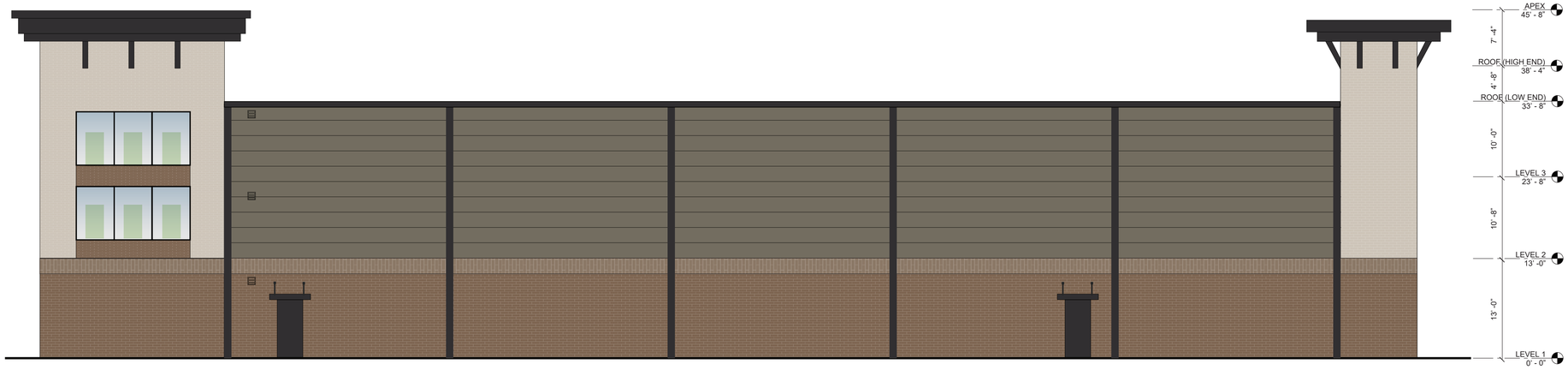
CONCEPT ELEVATIONS

2274 CLEMENTS FERRY RD, CHARLESTON, SC, 29492

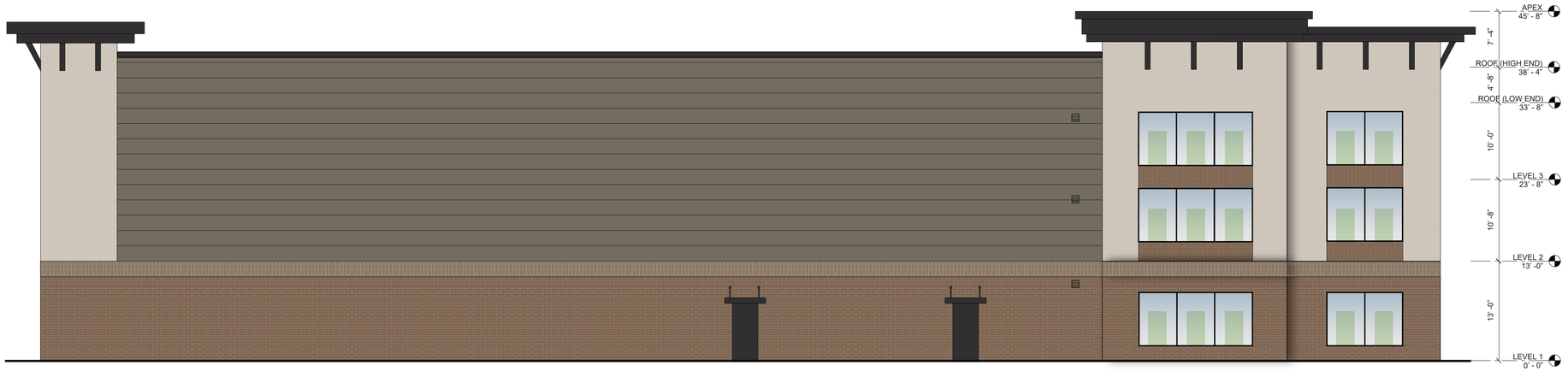
IMP-1	INSULATED METAL PANEL KINGSPAN SPARTAN BRONZE	BR-1	THIN BRICK VENEER GLEN-GERY CLOUD GREY GLAZED	BR-2	THIN BRICK VENEER GLEN-GERY BRAZILWOOD SMOOTH	BR-3	THIN BRICK VENEER GLEN-GERY MINK GREY SMOOTH		FAUX WINDOW DARK BRONZE		STOREFRONT/ CURTAIN WALL DARK BRONZE

GUTTER, DOWNSPOUT,
& FLASHING
DARK BRONZE

JN-1	DECORATIVE DISPLAY DOOR JANUS EXR WASABI		WDGE2 LED LITHONIA LIGHTING FINISH TBD



3 NORTHEAST ELEVATION - SCALE: 1/8” - 1’-0”



4 SOUTHWEST ELEVATION - SCALE: 1/8” - 1’-0”

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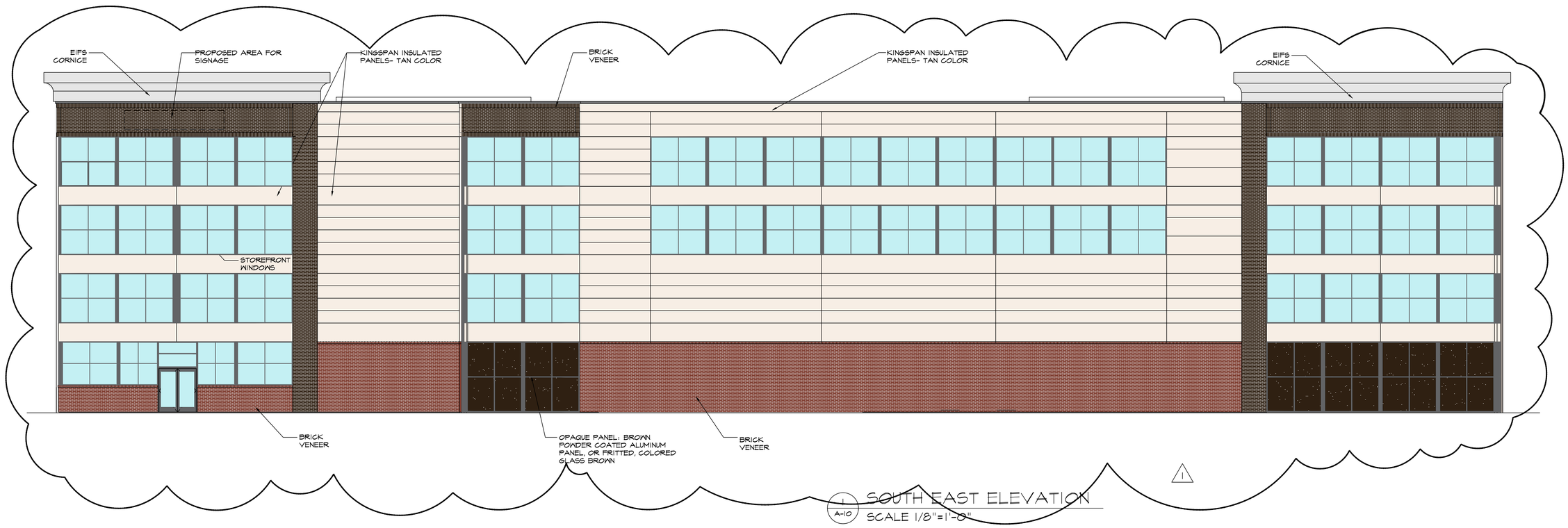
EXTRA ROOM SELF STORAGE

CONCEPT ELEVATIONS

2274 CLEMENTS FERRY RD, CHARLESTON, SC, 29492

1 SOUTHEAST ELEVATION - SCALE: 1/8" - 1'-0"



1 / A-10 SOUTH EAST ELEVATION
SCALE 1/8"=1'-0"

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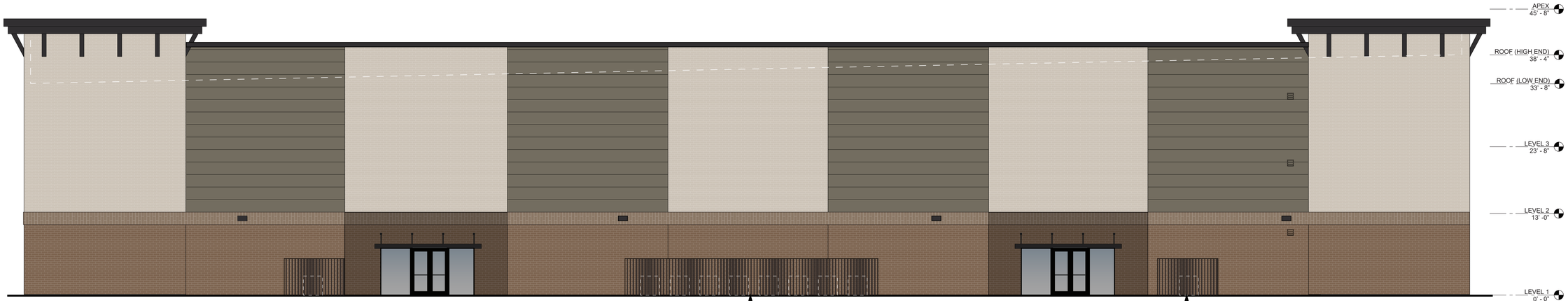
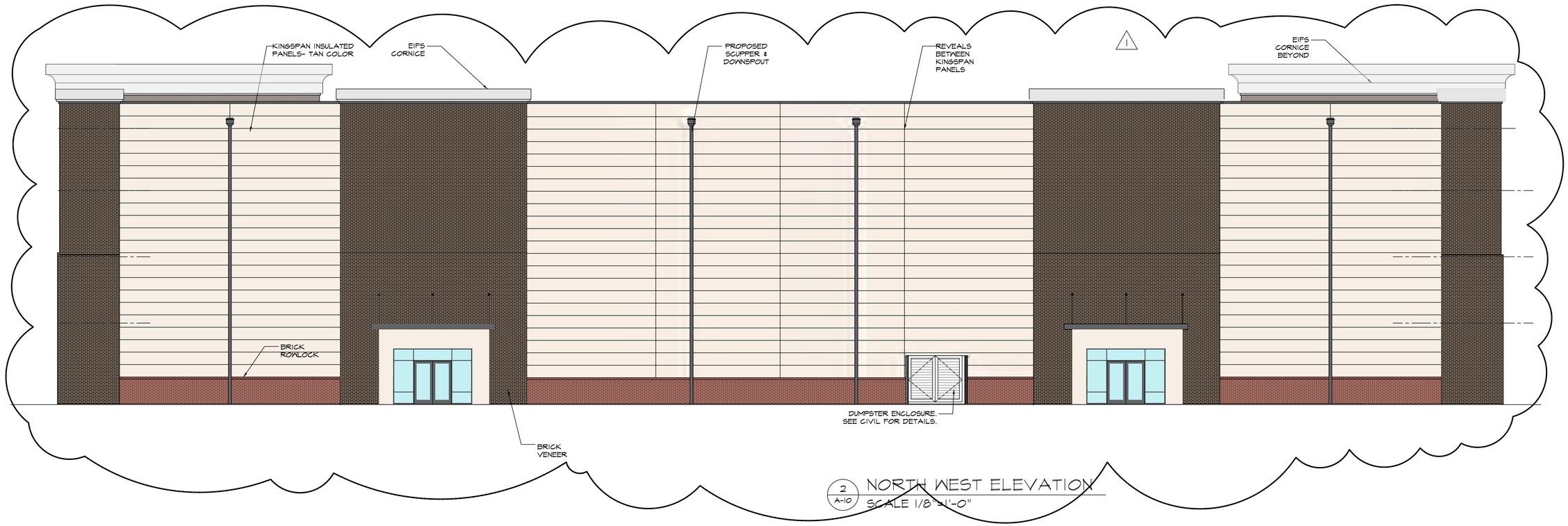
EXTRA ROOM SELF STORAGE

CONCEPT ELEVATIONS

2274 CLEMENTS FERRY RD, CHARLESTON, SC, 29492



2 NORTHWEST ELEVATION - SCALE: 1/8" - 1'-0"



2 A-10 NORTH WEST ELEVATION
SCALE 1/8"=1'-0"

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EXTRA ROOM SELF STORAGE

CONCEPT ELEVATIONS

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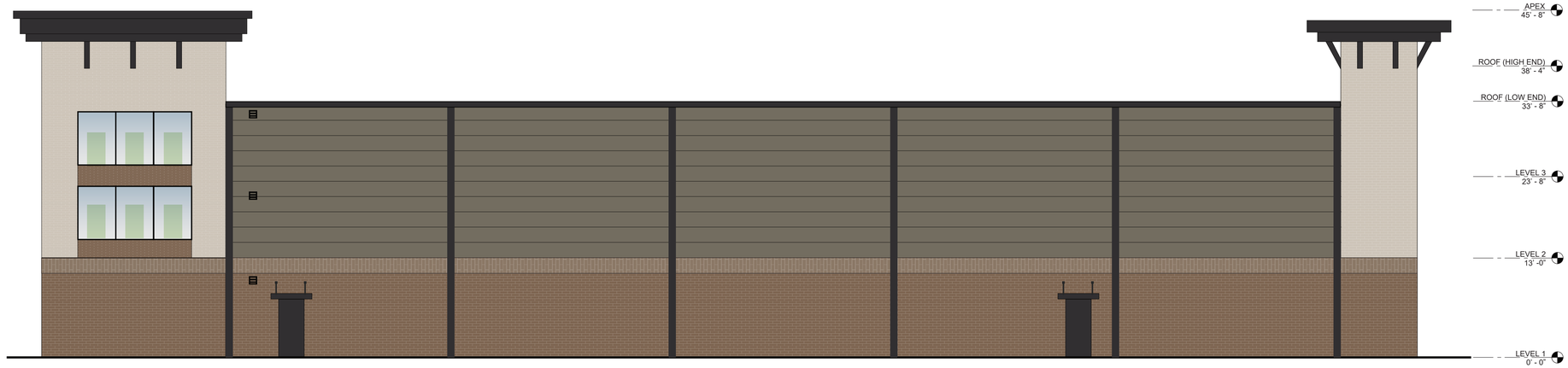
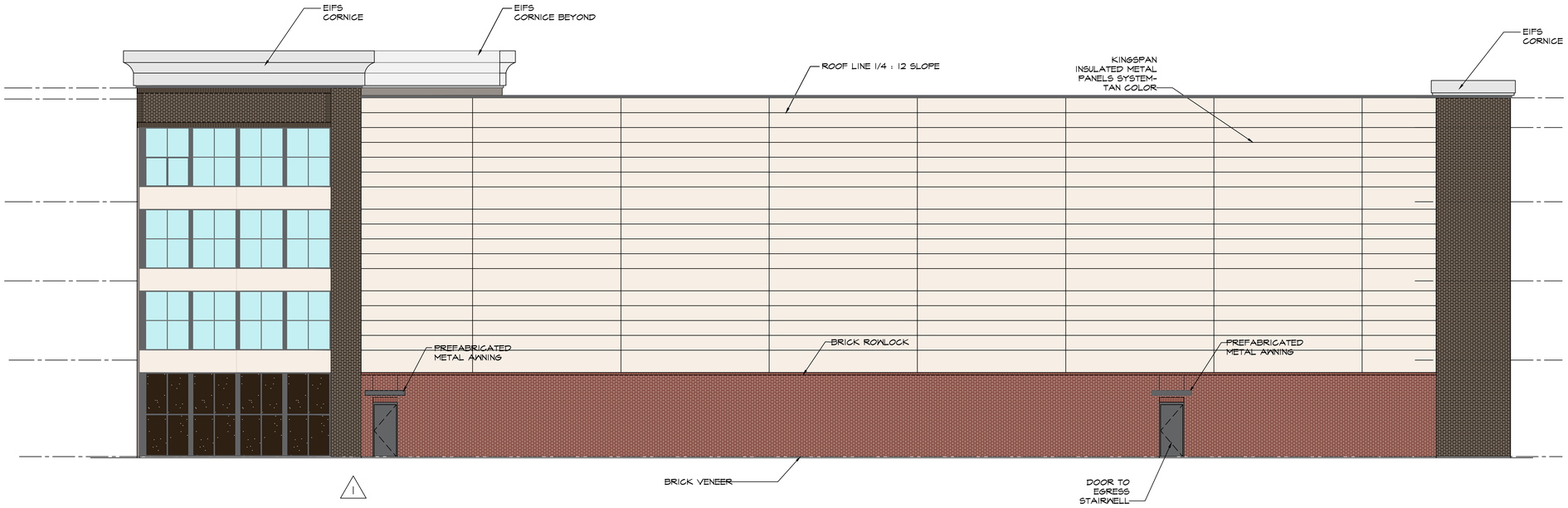


3 NORTHEAST ELEVATION - SCALE: 1/8" - 1'-0"



1 / A-11 NORTH EAST ELEVATION
SCALE 1/8"=1'-0"

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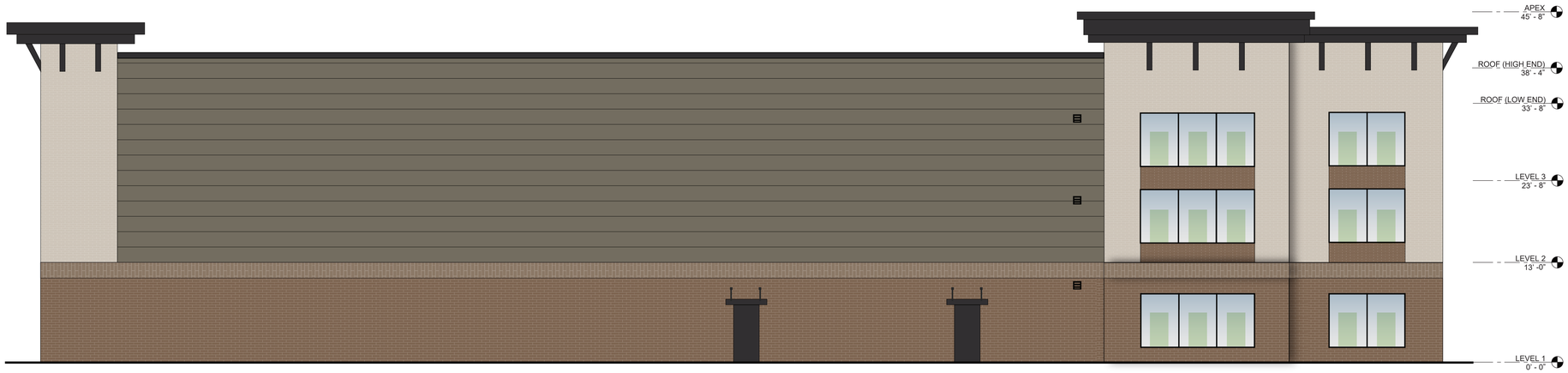
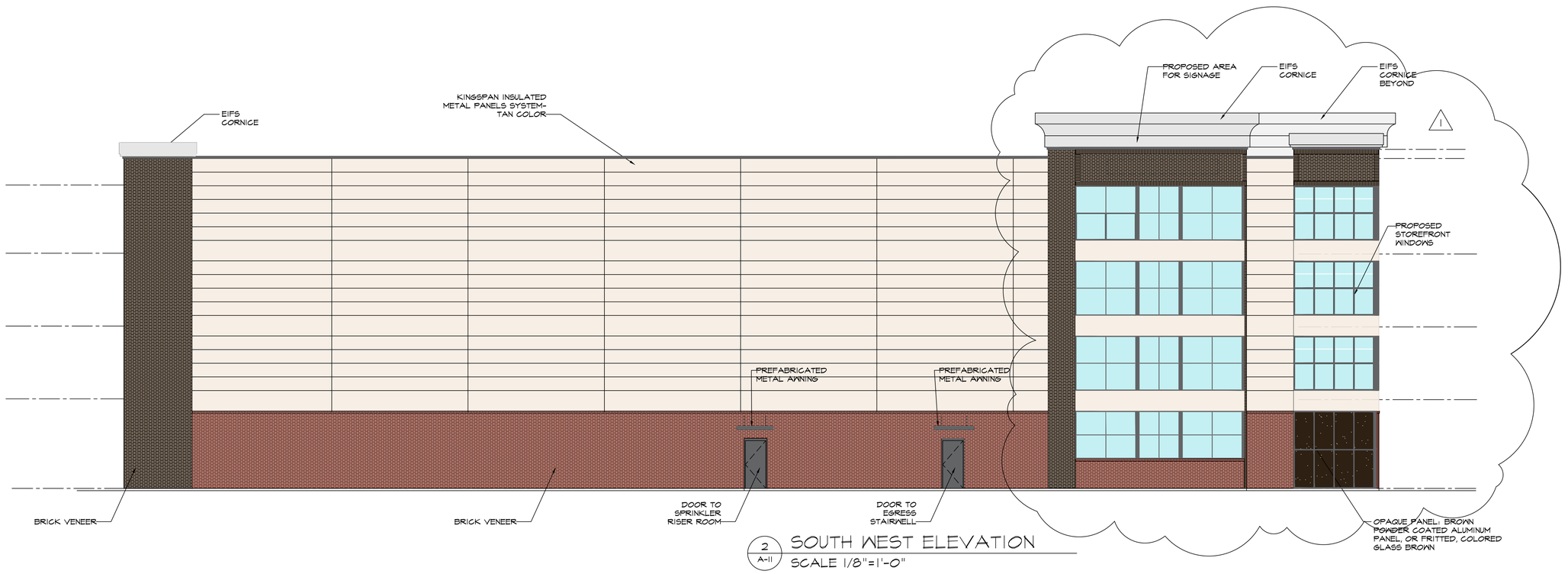
EXTRA ROOM SELF STORAGE
CONCEPT ELEVATIONS
2274 CLEMENTS FERRY RD, CHARLESTON, SC, 29492



4 SOUTHWEST ELEVATION - SCALE: 1/8” - 1’-0”



2 A-11 SOUTH WEST ELEVATION
SCALE 1/8"=1'-0"

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EXTRA ROOM SELF STORAGE

CONCEPT ELEVATIONS

2274 CLEMENTS FERRY RD, CHARLESTON, SC, 29492

1 EX-1 SOUTHEASTERN ELEVATION
SCALE 1/32"=1'-0"

2 EX-1 NORTHWESTERN ELEVATION
SCALE 1/32"=1'-0"

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EXTRA ROOM SELF STORAGE
SITE ELEVATIONS
2274 CLEMENTS FERRY RD, CHARLESTON, SC, 29492

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EXTRA ROOM SELF STORAGE

RENDERINGS

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EXTRA ROOM SELF STORAGE

RENDERINGS

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EXTRA ROOM SELF STORAGE

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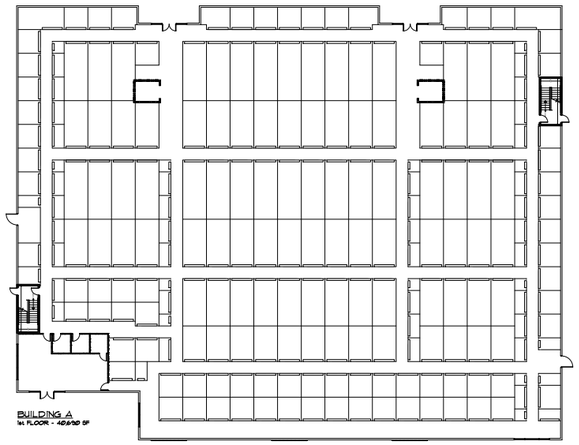

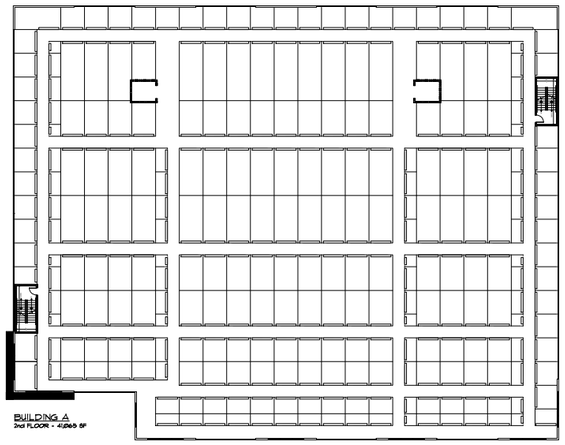

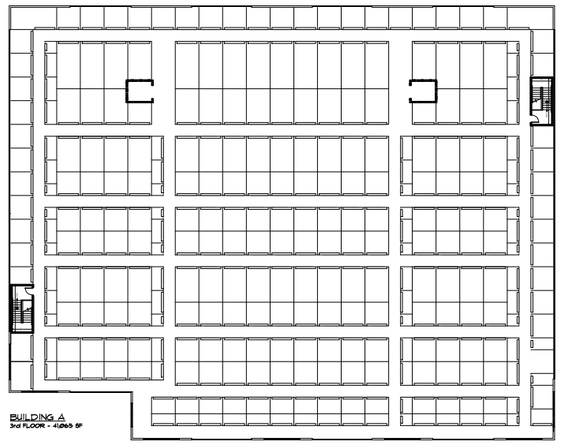

RBE-000-00-0-0-0	CLEMENTS FERRY FLOORS											
Climate Controlled Units												
	GSF	SMALL - 5x5	SMALL - 5x7	SMALL - 5x8	SMALL - 5x10	SMALL - 7x10	SMALL - 8x10	MEDIUM - 10x10	MEDIUM - 10x15	LARGE - 10x20	LARGE - 10x25	Unit Totals	Net Sq. Ft.
BLDG. A - 1st	40690	12	0	1	38	1	4	72	13	49	32	230	29780
BLDG. A -2nd	41065	14	4	0	50	20	2	75	53	36	15	275	31350
BLDG. A - 3rd	41065	20	4	0	46	20	0	145	51	17	0	317	30870
Total GSF	122820												
Unit Totals		46	8	1	134	41	4	292	117	102	47	822	Total Units
Unit SQ. FT.		25	35	40	50	70	80	100	150	200	250		
Total Sq. FT.		1150	280	40	6700	2870	320	29200	17550	20400	11750	92360	Net Rentable
% Unit (#)		5.6%	1.0%	0.1%	16.3%	5.0%	0.5%	35.5%	14.2%	12.4%	5.7%		% of Total Net SF
% Unit (SQ. FT.)		1.2%	0.3%	0.0%	7.3%	3.1%	0.3%	31.6%	19.0%	22.1%	12.7%	112.36	Unit Sq. Ft. Ave
Combined Totals													
	GSF	SMALL - 5x5	SMALL - 5x7	SMALL - 5x8	SMALL - 5x10	SMALL - 7x10	SMALL - 8x10	MEDIUM - 10x10	MEDIUM - 10x15	LARGE - 10x20	LARGE - 10x25	Unit Totals	
Unit Totals		46	8	1	134	41	4	292	117	102	47	822	Total Units
Unit SQ. FT.		25	35	40	50	70	80	100	150	200	250		
Total Sq. FT.	122820	1150	280	40	6700	2870	320	29200	17550	20400	11750	92360	Net Rentable
% Unit (#)		5.6%	1.0%	0.1%	16.3%	5.0%	0.5%	35.5%	14.2%	12.4%	5.7%		
% Unit (SQ. FT.)		1.2%	0.3%	0.0%	7.3%	3.1%	0.3%	31.6%	19.0%	22.1%	12.7%	112.36	Unit Ave
Office Space													
Total Sq. FT.	122820											75.2%	Efficiency

CLIMATE CONTROLLED UNITS					
(1) 5 x 5	(5) 5 x 15	(9) 10 x 10	(13) 10 x 25	(17) 15 x 25	(21) 20 x 30
(2) 5 x 7	(6) 7 x 7	(10) 10 x 12	(14) 10 x 30	(18) 15 x 30	(22) 25 x 25
(3) 5 x 8	(7) 7 x 10	(11) 10 x 15	(15) 10 x 17	(19) 20 x 20	(23) 25 x 30
(4) 5 x 10	(8) 8 x 10	(12) 10 x 20	(16) 15 x 20	(20) 20 x 25	(24) 25 x 40

NON-CLIMATE CONTROLLED UNITS					
(A) 5 x 5	(E) 5 x 12	(I) 10 x 10	(M) 10 x 25	(Q) 15 x 25	(U) 20 x 30
(B) 5 x 7	(F) 5 x 15	(J) 10 x 12	(N) 10 x 30	(R) 15 x 30	(V) 25 x 25
(C) 5 x 7.5	(G) 7 x 7	(K) 10 x 15	(O) 15 x 15	(S) 20 x 20	(W) 25 x 30
(D) 5 x 10	(H) 7 x 10	(L) 10 x 20	(P) 15 x 20	(T) 20 x 25	(X) 25 x 40

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Ocoee, FL 34761
Phone: (407)347-9614

Info@
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JOB NAME:
EXTRA ROOM CLEMENTS FERRY FLOORS

JOB NUMBER:
RBE-0000-25-**-*-1
OPTION A

REV	DATE	DESCRIPTION	APP
1	12/16/25	LAY	MR

ISSUE DATE: DATE
DESIGNED BY:
DRAWN BY: XX
CHECKED BY:
SUBMITTED BY: XX

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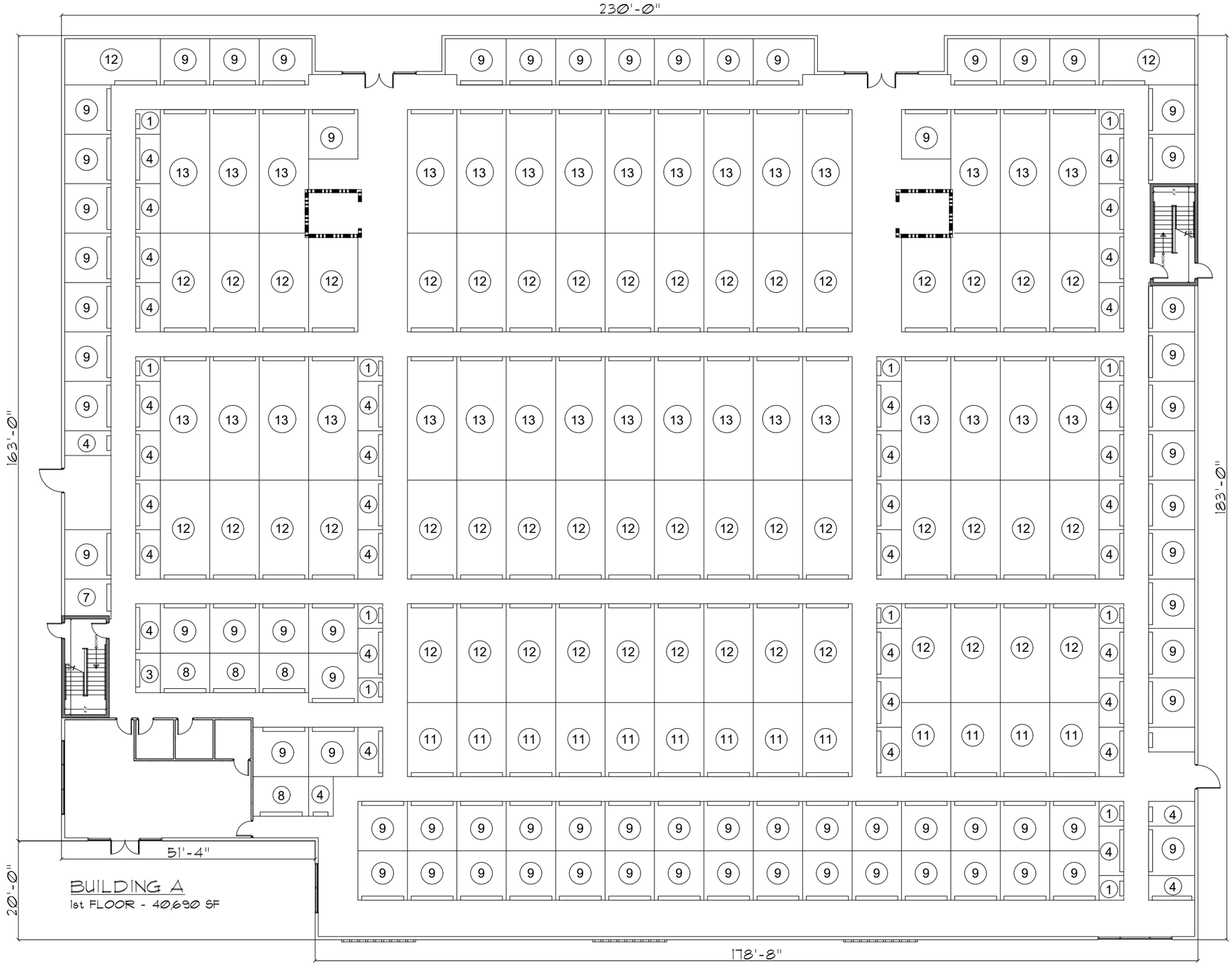

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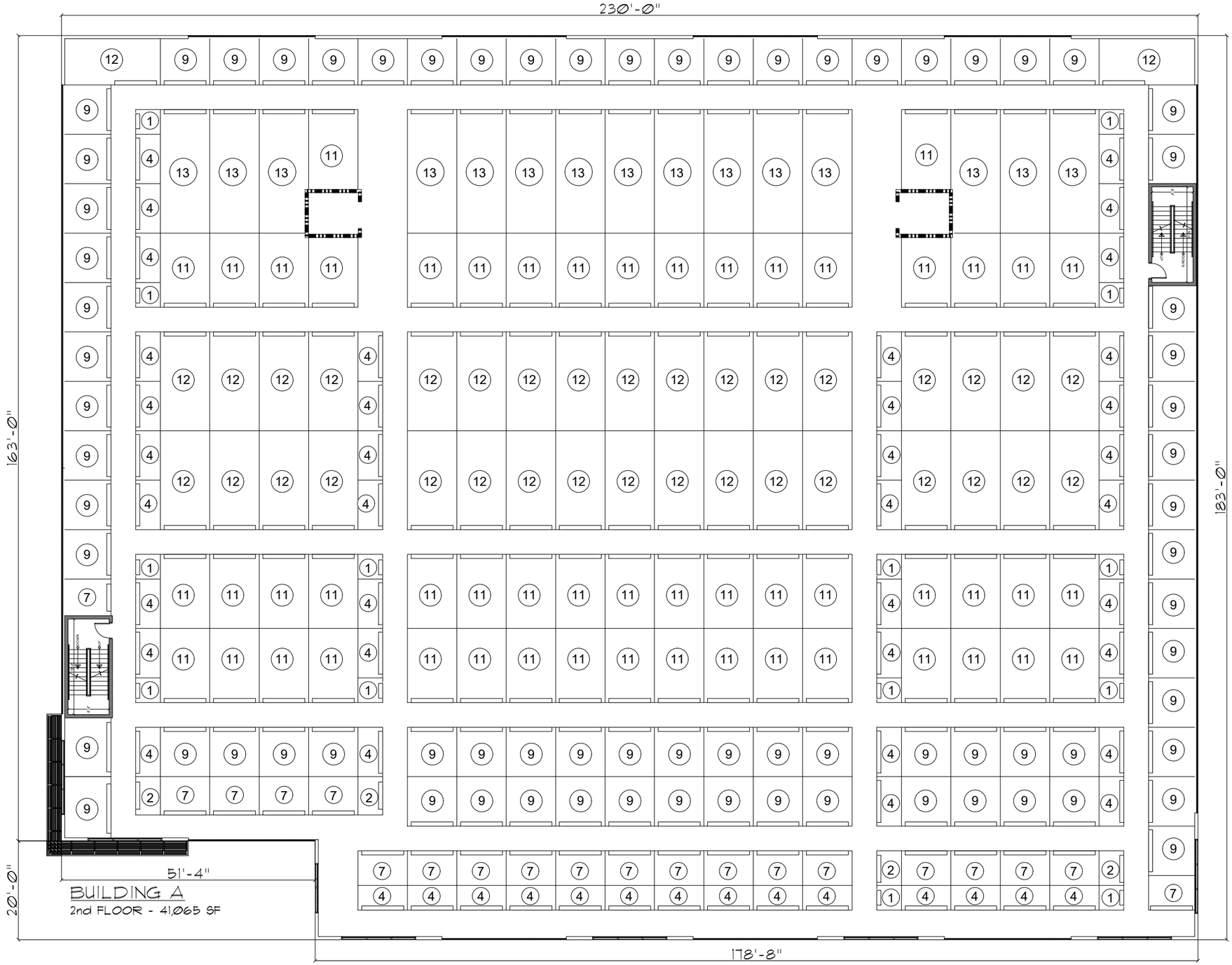

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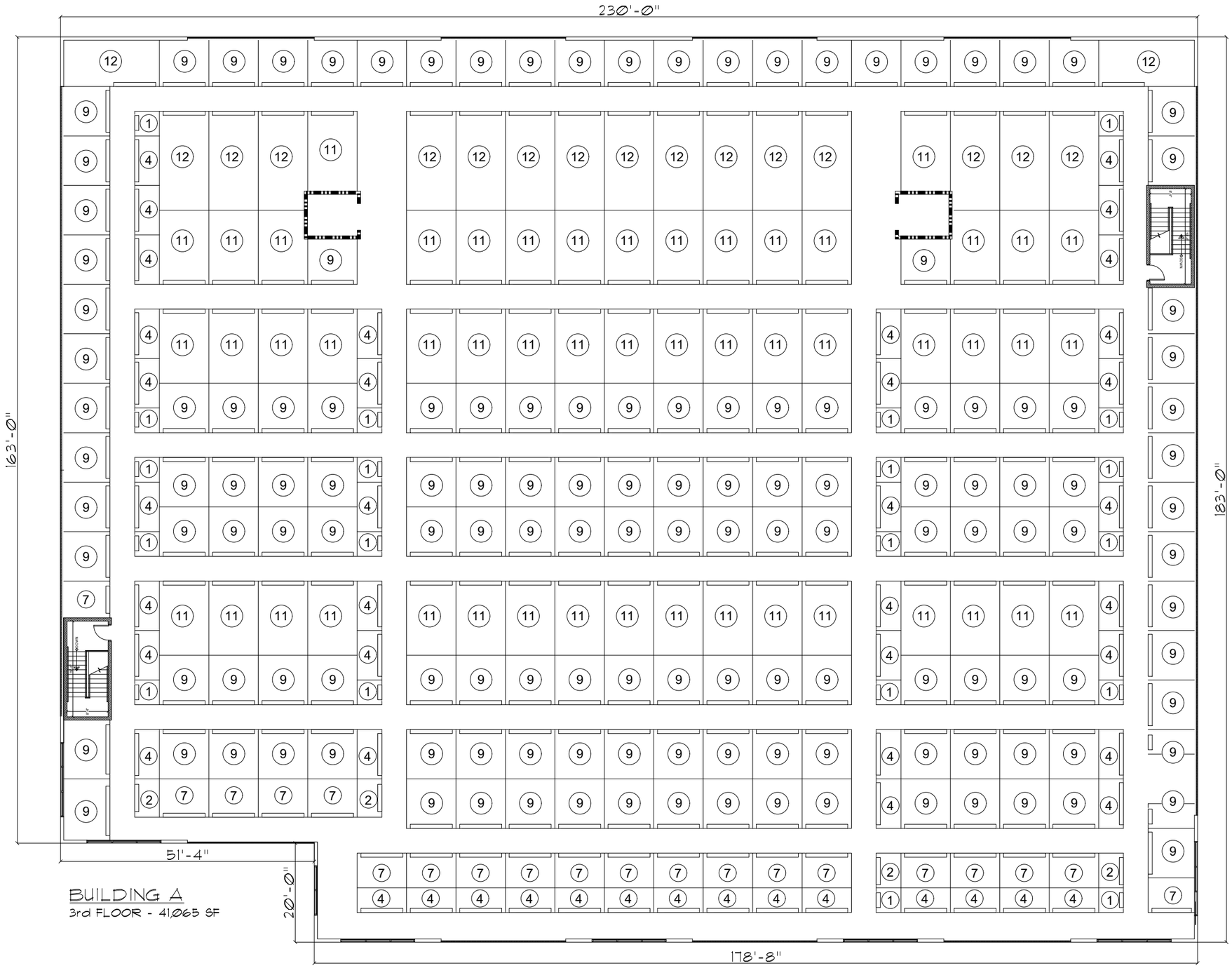

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
(1) 5 x 5	(5) 5 x 15	(9) 10 x 10	(13) 10 x 25	(17) 15 x 25	(21) 20 x 30	(A) 5 x 5	(E) 5 x 12	(I) 10 x 10	(M) 10 x 25	(Q) 15 x 25	(U) 20 x 30
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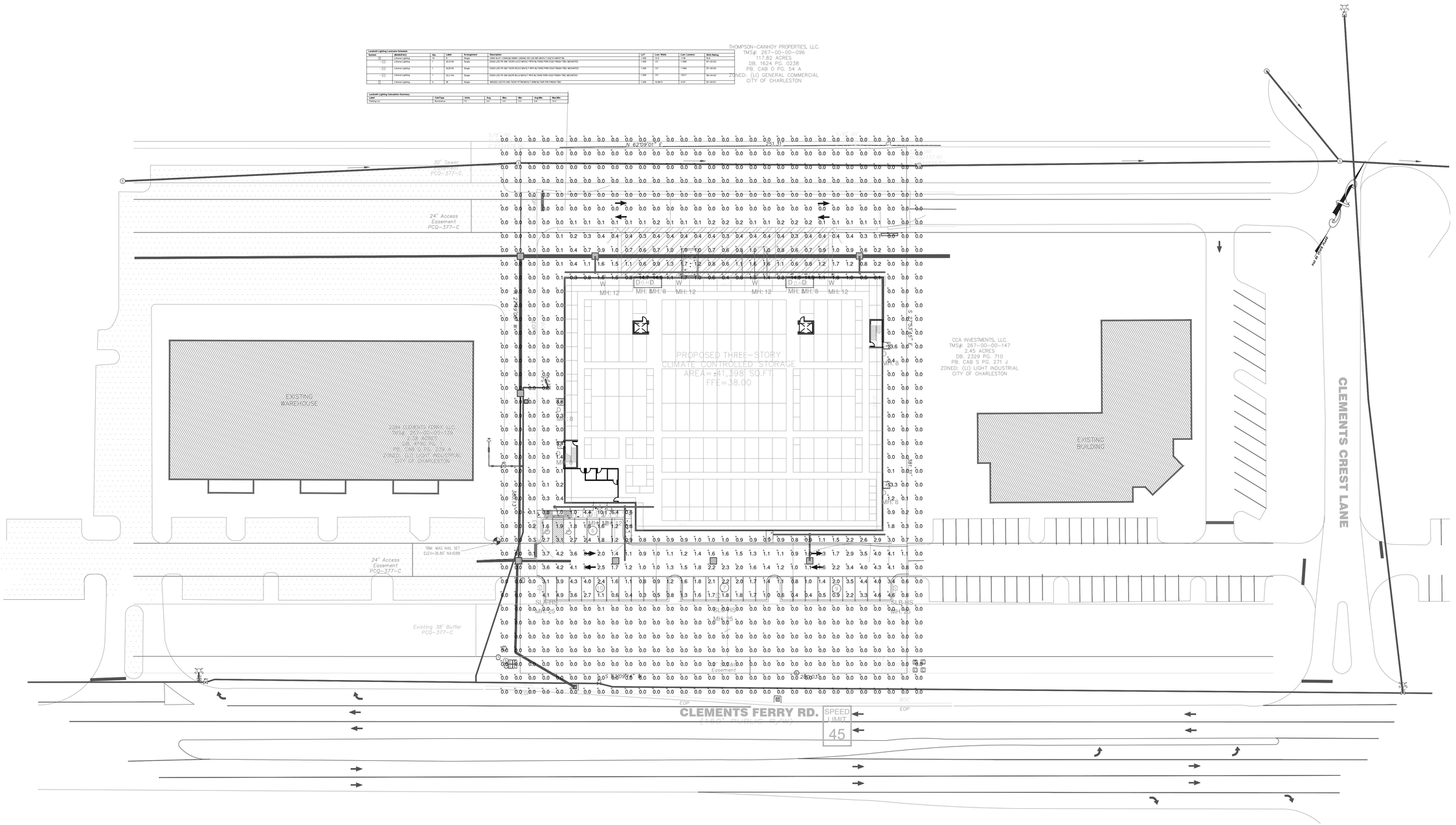
Landmark Lighting Luminaire Schedule

Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	Bulb Rating
	Lithonia Lighting	1	D	Single	DSXW1 LED 20 SQ FT 1000 MB DWMAT DWHXW 40K 80CRI MVOLT HS2 STANDOF NL	1.000	12.5	1.000	0.0
	Lithonia Lighting	1	SLA-HS	Single	DSXW1 LED 20 SQ FT 1000 LCCO MVOLT RPA NL TRANS PWR EGS FINISH TBD MOUNTED	1.000	127	1.000	B1-U0-G3
	Lithonia Lighting	1	SLB-HS	Single	DSXW1 LED 20 SQ FT 1000 RCCO MVOLT RPA NL TRANS PWR EGS FINISH TBD MOUNTED	1.000	127	1.000	B1-U0-G3
	Lithonia Lighting	1	SLC-HS	Single	DSXW1 LED 20 SQ FT 1000 BLC4 MVOLT RPA NL TRANS PWR EGS FINISH TBD MOUNTED	1.000	127	1.000	B1-U0-G3
	Lithonia Lighting	4	W	Single	WDGE2 LED P3 30K 70CRI TFTM MVOLT SRM NL TRAN PWR FINISH TBD	1.000	16.9815	2.127	B1-U0-G3

Landmark Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.0	4.9	0.3	6.4	16.3



PHOTOMETRIC PLAN

SCALE: NOT TO SCALE

RAPID -DESIGN-BUILD-

RDB-000-000

9000 WEST COLONIAL DRIVE, SUITE 401, OCOEE, FL 34761
PHONE: (407) 347-9614
info@rapidbuildllc.com

EXTRA ROOM SELF STORAGE

PHOTOMETRIC PLAN

2274 CLEMENTS FERRY RD, CHARLESTON, SC 29492

WDGE2 LED

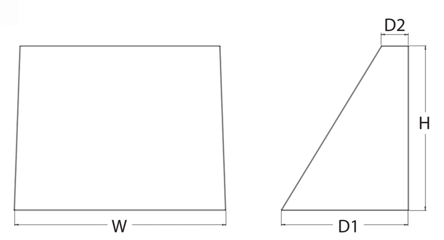
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1] P1[2] P2[2] P3[2] P4[2]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K AMB[3] Amber	70CRI[4] 80CRI LW[3] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[5] 480[5]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6] **Shipped separately** AWS 3/8inch Architectural wall spacer[7] PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[7]

Options

E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE	Photocell, Button Type[8]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
CCE	Coastal Construction[7]

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLTAIREM2 PIR	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights
NLTAIREM2 PIRH	Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Catalog Number	
Notes	
Type	

LBR4 NCH

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — New Construction.
Optional goof rings available for additional overlap trim coverage.
1/2"-1-1/2" ceiling thickness
25° ambient temperature
IC rated up to 1000lm
OPTICS — LEDs are binned to a 3-step MacAdam Ellipse. 55° cutoff
New construction frame approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.
80CRI standard (90CRI optional)
UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting. UGR FAQ
ELECTRICAL — Adjustable lumen output with four module options. Fixed lumen options also available.
MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level)
FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V
LUMEN MAINTENANCE — L80 at 60,000 hours
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet Location (WL) optional, requires covered ceiling). Some configurations are ENERGY STAR® certified, please visit www.energystar.gov for specific products. TAA compliant. UFC (3-530-01) specification compliant for power factor and THD. GSA P100 6.2.4 compliant for power quality at full output; compliant up to 2000lm at fully dimmed output. Drivers are ROHS compliant
Title 24 compliant (90CRI, up to 1000lm).
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

4" Open and Wallwash LED New Construction Downlight

New Construction

Open Trim Wallwash Trim

PERFORMANCE DATA

LBR4 AR LSS MWD		80CRI							
		30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
Lumen Output	Wattage	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	570	99	584	101	597	102	616	105
AL01 (750LM)	9	903	102	924	103	946	105	975	108
AL01 (1000LM)	13	1268	98	1297	100	1328	102	1369	104
AL02 (1000LM)	13	1344	108	1375	110	1408	112	1451	115
AL02 (1500LM)	19	1961	105	2007	106	2055	108	2118	111
AL02 (2000LM)	25	2471	99	2528	101	2588	103	2668	105
AL03 (2000LM)	25	2542	103	2601	104	2663	106	2745	109
AL03 (2500LM)	32	3069	98	3140	99	3214	101	3314	103
AL03 (3000LM)	38	3485	93	3566	94	3651	96	3764	98
AL04 (4000LM)	39	4094	106	4178	108	4262	110	4303	111
AL04 (4500LM)	44	4519	103	4611	105	4703	107	4749	108
AL04 (5000LM)	49	4915	100	5015	102	5115	104	5165	105

LBR4 MS MWD		80CRI							
		30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
Lumen Output	Wattage	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
AL01 (500LM)	6	479	83	490	85	502	87	517	89
AL01 (750LM)	9	758	85	776	87	794	89	819	92
AL01 (1000LM)	13	1065	82	1089	84	1115	86	1150	89
AL02 (1000LM)	13	1129	90	1155	92	1182	95	1219	98
AL02 (1500LM)	19	1648	87	1686	89	1726	91	1779	94
AL02 (2000LM)	25	2075	83	2124	85	2174	87	2241	90
AL03 (2000LM)	25	2135	86	2185	88	2237	90	2306	93
AL03 (2500LM)	32	2578	82	2638	83	2700	85	2784	88
AL03 (3000LM)	38	2927	78	2995	79	3066	81	3162	84
AL04 (4000LM)	39	3439	89	3510	91	3580	92	3615	93
AL04 (4500LM)	44	3796	86	3873	88	3951	90	3989	91
AL04 (5000LM)	49	4128	84	4213	85	4297	87	4339	88

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical

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*See ordering tree for details

D-Series Size 0

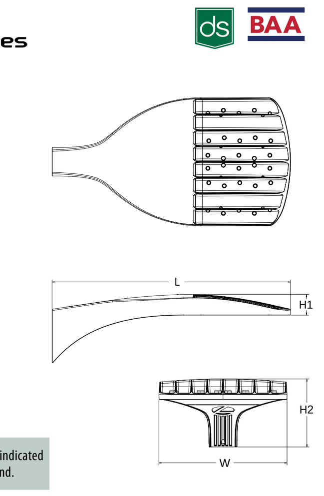
LED Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

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*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V-480V)[7,8] 120[16,24] 208[16,24] 240[16,24] 277[16,24] 347[16,24] 480[16,24]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling. 3" min. SQ pole)[9] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[9] SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11, 12, 18, 19]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13, 18, 19]
PER	NEMA twist-lock receptacle only (controls ordered separate)[14]
PER5	Five-pin receptacle only (controls ordered separate)[14, 19]
PER7	Seven-pin receptacle only (controls ordered separate)[14, 19]
FAO	Field adjustable output[15, 19]
BL30	Bi-level switched dimming, 30%[16, 19]
BL50	Bi-level switched dimming, 50%[16, 19]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]

Other options

Shipped installed

HS	Houseside shield (black finish standard)[20]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
CCE	Coastal Construction[21]
HA	50°C ambient operation[22]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[24]
DF	Double fuse (208, 240, 480V)[24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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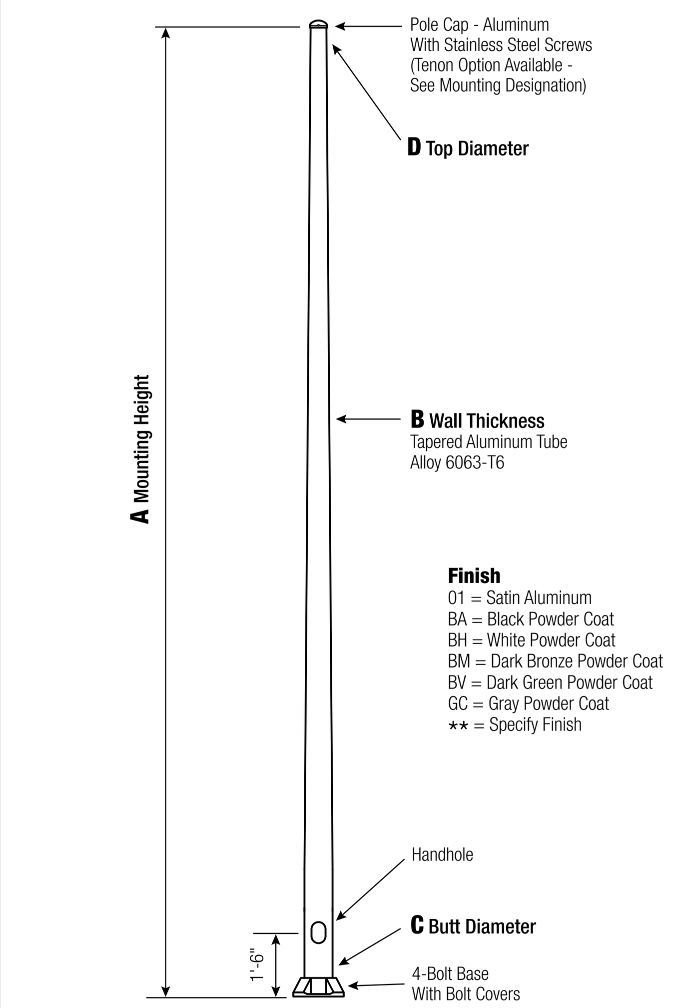
RTA

Round Tapered Aluminum Pole
No Arm — 4-Bolt Base



Finish
01 = Satin Aluminum
BA = Black Powder Coat
BH = White Powder Coat
BM = Dark Bronze Powder Coat
BV = Dark Green Powder Coat
GC = Gray Powder Coat
★★ = Specify Finish

WARNING: Do not install light pole without luminaire.

Satin Aluminum or Powder Coated Finish per Customer Specification.

A Mtg. Hgt.	B Wall Thickness	C Butt Diameter	Total Lum. Weight	Maximum EPA 90	100	110	120	130	Old Cat. Number	Catalog Number
25	0.188"	6	85	10.4	7.6	7.0	5.4	4.4	51-063	RTA25D6B4-**

C Butt Dia.	D Top Dia.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
6	4.5	9-10	9.75	2.75	.75 x 30 x 3

Dimensions in Inches

Customer Name:	
Project:	Location:
Notes:	Quantity:

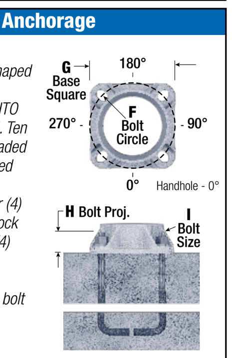
RTA25D6B4 - [ ]
CATALOG NUMBER FINISH

Pole
The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld to produce a T6 temper.

Base Style
4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Bolt Covers (Alloy 356-F) and Stainless Steel Hex Head Attaching Screws.

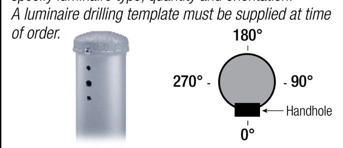
Handhole
Reinforced, 3" x 5" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision incorporating a 3/8" diameter hole is provided opposite the Handhole.

Anchorage
Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.

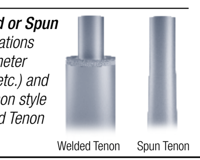


Vibration Damper
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation
***Side Drill Mount** - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*



***Tenon Mount - Welded or Spun** For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (3", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.*



EPA Notes: *Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.*

hapco pole products
26252 Hillman Highway
Abingdon, VA 24210
800.368.7171
www.hapco.com

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EXTRA ROOM SELF STORAGE

PHOTOMETRIC DETAILS

2274 CLEMENTS FERRY RD, CHARLESTON, SC 29492

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CALIPER	SPACING
CANOPY TREES						
	QUERCUS VIRGINIANA	LIVE OAK	4	MIN. 8'-10'	2.5"	AS SHOWN
	QUERCUS FALCATA	SOUTHERN RED OAK	4	MIN. 8'-10'	2.5"	AS SHOWN
UNDERSTORY TREES						
	CHIONANTHUS VIRGINICUS	FRINGE TREE	5	MIN. 6'-8'	25 GAL.	AS SHOWN
	CERCIS CANADENSIS	EASTERN REDBUD	7	MIN. 6'-8'	25 GAL.	AS SHOWN
	SABAL PALMETTO	CABBAGE PALM	6	MIN. 8'-10'	———	AS SHOWN
SHRUBS						
	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE	55	MIN. 12"-18"	3 GAL.	AS SHOWN
	RHODODENDRON ATLANTICUM	DWARF AZALEA	28	MIN. 12"-18"	3 GAL.	AS SHOWN
	ILEX GLABRA	INKBERRY	45	MIN. 12"-18"	3 GAL.	AS SHOWN
	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	21	MIN. 12"-18"	3 GAL.	AS SHOWN
	VIBURNUM NUDUM	POSSUMHAW VIBURNUM	45	MIN. 12"-18"	3 GAL.	AS SHOWN
	SERENOA REPENS	SAW PALM	54	MIN. 12"-18"	3 GAL.	AS SHOWN
ORNAMENTAL GRASSES & GROUNDCOVER						
	EREMOCHLOA OPHIUROIDES	CENTIPEDE GRASS	±17,250 SQ.FT.	———	———	AS SHOWN
×	PHLOX STOLONIFERA	CREEPING PHLOX	56	———	1 GAL.	AS SHOWN
O	RUDEBECKIA FULGIDA	COMMON EASTERN CONEFLOWER	77	———	1 GAL.	AS SHOWN

PARKING ISLAND TREES:

1 PARKING ISLAND PER 2,000 SQ.FT. OF VEHICULAR AREA= 5 PARKING ISLANDS (9,813 SQ.FT.)
- PROVIDED: 5 PARKING ISLANDS

P = PARKING ISLAND

PLANT SCHEDULE NOTES:

- CONTRACTOR TO CONTACT EARTHSOURCE ENGINEERING FOR QUESTIONS REGARDING TO THE LANDSCAPE PLAN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED ON THESE PLANS.
- THE SIZE OF THE PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
- THERE WILL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT WRITTEN APPROVAL OF BOTH EARTHSOURCE ENGINEERING, THE OWNER, AND THE MUNICIPALITY.
- ALL DISTURBED AREAS ARE TO ME MULCHED OR SODDED UNLESS OTHERWISE NOTED.
- ALL TREES TO HAVE SAUCERS (BERMS) AS DETAILED. STAKE AND GUY WIRE THE TREES AS PER THE DETAIL(S). COVER THE RING WITH A 4' CIRCLE OR PINE STRAW MULCH.
- A MINIMUM 3" LAYER OF PINE STRAW OR MULCH EQUIVALENT SHALL BE PLACED AROUND ALL PLANTED MATERIAL. THE PROPERTY OWNER AGREES TO MAINTAIN ALL NEW PLANTINGS IN A HEALTHY CONDITION. NO INFRASTRUCTURE WILL IMPACT THE ROOT SYSTEM OF ANY SIGNIFICANT TREE OR GRAND TREE ON THE SUBJECT OR ADJACENT PARCEL ESPECIALLY THE GRAND TREES ON THE PROPERTY LINE.
- MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THEIR SURVIVAL AND AESTHETIC VALUE, AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY VALUABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THIS ORDINANCE AND MAY BE REMEDIED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.
- VEGETATION DESIGNATED AS REMAINING SHALL NOT BE REMOVED OR DAMAGED.

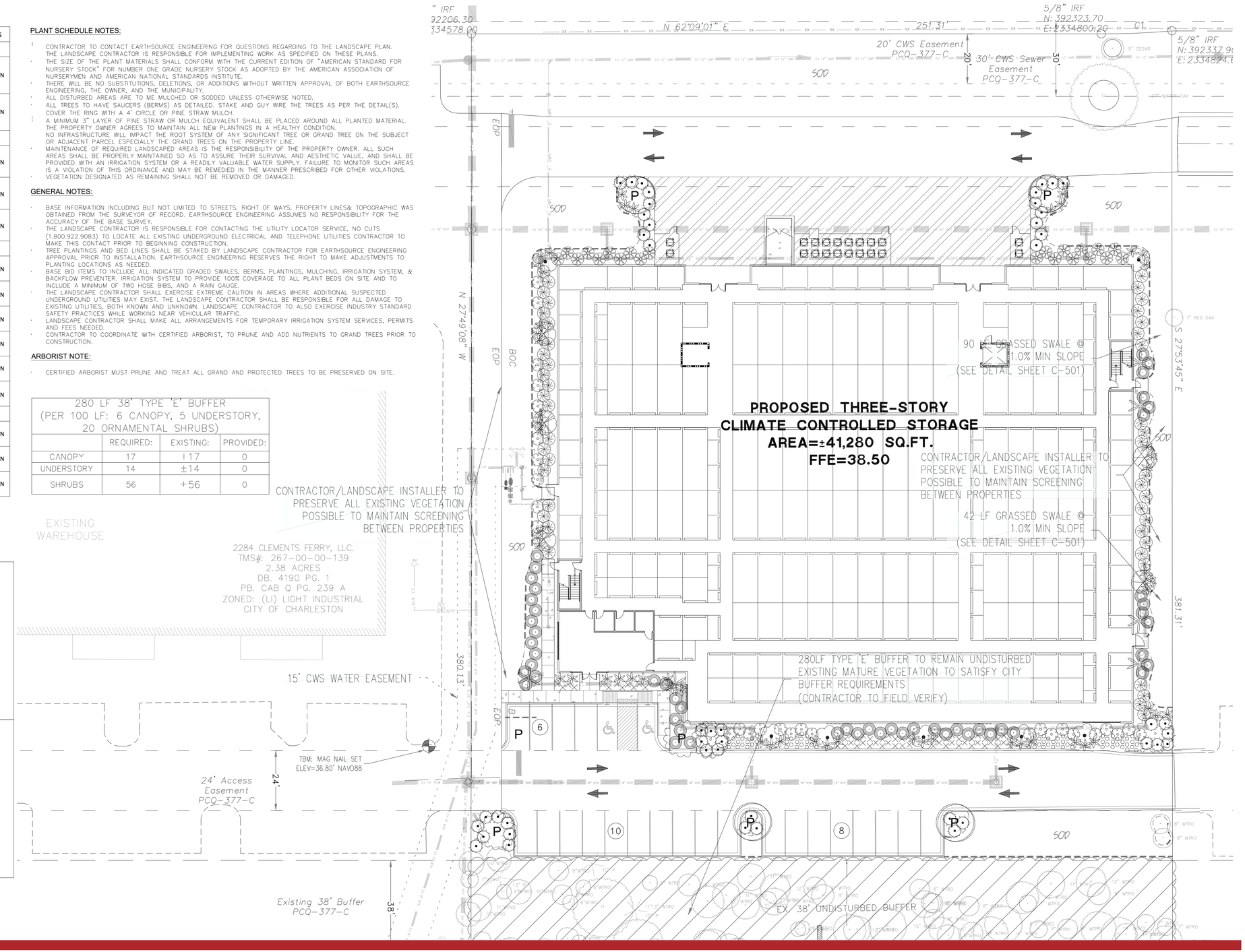
GENERAL NOTES:

- BASE INFORMATION INCLUDING BUT NOT LIMITED TO STREETS, RIGHT OF WAYS, PROPERTY LINES& TOPOGRAPHIC WAS OBTAINED FROM THE SURVEYOR OF RECORD. EARTHSOURCE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY LOCATOR SERVICE, NO CUTS (1.800.922.9083) TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES CONTRACTOR TO MAKE THIS CONTACT PRIOR TO BEGINNING CONSTRUCTION.
- TREE PLANTINGS AND BED LINES SHALL BE STAKED BY LANDSCAPE CONTRACTOR FOR EARTHSOURCE ENGINEERING APPROVAL PRIOR TO INSTALLATION. EARTHSOURCE ENGINEERING RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PLANTING LOCATIONS AS NEEDED.
- BASE BID ITEMS TO INCLUDE ALL INDICATED GRADED SWALES, BERMS, PLANTINGS, MULCHING, IRRIGATION SYSTEM, & 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.
- 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. LANDSCAPE CONTRACTOR TO ALSO EXERCISE INDUSTRY STANDARD SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
- LANDSCAPE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR TEMPORARY IRRIGATION SYSTEM SERVICES, PERMITS AND FEES NEEDED.
- CONTRACTOR TO COORDINATE WITH CERTIFIED ARBORIST, TO PRUNE AND ADD NUTRIENTS TO GRAND TREES PRIOR TO CONSTRUCTION.

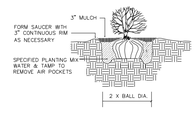
ARBORIST NOTE:

- CERTIFIED ARBORIST MUST PRUNE AND TREAT ALL GRAND AND PROTECTED TREES TO BE PRESERVED ON SITE.

280 LF 38' TYPE 'E' BUFFER (PER 100 LF: 6 CANOPY, 5 UNDERSTORY, 20 ORNAMENTAL SHRUBS)			
	REQUIRED:	EXISTING:	PROVIDED:
CANOPY	17	17	0
UNDERSTORY	14	±14	0
SHRUBS	56	+56	0

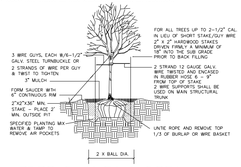


NOTES:
- SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
- FOR B&B SHRUBS ONLY: THIN BRANCHES AND FOLIAGE BY ⅓ RETAIN SHAPE OF SHRUB DO NOT CUT ALL END TIPS OR LEADER.



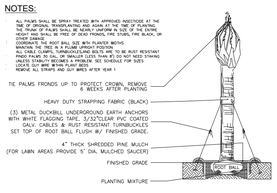
1 SHRUB PLANTING
SCALE: NOT TO SCALE

NOTES:
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

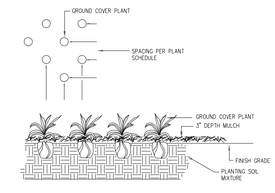


3 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

NOTES:
- ALL PALMS SHALL BE SPRAY TREATED WITH APPROVED INSECTICIDE AT THE TIME OF ORIGINAL TRANSPLANTING AND AGAIN AT THE TIME OF PLANTING. ALL PALMS SHALL BE TRIMMED AT THE TIME OF PLANTING TO A MAXIMUM OF 12' HEIGHT AND SHALL BE FREE OF DEAD FRONDS, FIRE TISSUES, FIRE BLOCK, OR COVER CANVAS.
- PALMS SHALL BE ROOT BALL SIZE WITH PLANTER MIXTHIS MEASURING THE TREE IN A PLUMB UPRIGHT POSITION.
- ALL PALMS SHALL BE STAKED AS NECESSARY. TO BE RUST RESISTANT. PYGMY PALMS 30 GAL. OR SMALLER (LESS THAN 8') DO NOT NEED STAKING. LARGE PALMS 45 GAL. OR LARGER SEE SCHEDULE FOR SIZES.
- UNLESS OTHERWISE NOTED PLANT BEDS.
- REMOVE ALL STRAPS AND GUY WIRES AFTER YEAR 1.



4 PALM TREE PLANTING DETAIL
SCALE: NOT TO SCALE



5 GROUND COVER DETAIL
SCALE: NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

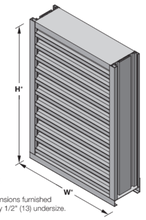
(IN FEET) 1 inch = 10 ft.

RAPID -DESIGN-BUILD-
9000 WEST COLONIAL DRIVE, SUITE 401, OCOEE, FL 34761
PHONE: (407) 347-9614
info@rapidbuildllc.com

EXTRA ROOM SELF STORAGE
SITE PLAN
2274 CLEMENTS FERRY RD, CHARLESTON, SC, 29492

POTTORFF®

ECD-545
Extruded Aluminum Louver
5" deep • 45° Horizontal Drainable Blade



ECD-545
(standard)
*Louver dimensions furnished approximately 1/2" (13) undersize.

The ECD-545 offers exceptional protection against wind-driven rain under the most severe conditions and is ideally suited for high wind areas or applications that are sensitive to wind-driven rain penetration. The ECD-545 incorporates horizontal blades and is available in a wide array of anodized and painted finishes including custom color matching.

Standard Construction

Material: Mill finish 6063-T6 extruded aluminum

Frame: 5" deep × 0.081" thick (127 × 2) channel

Blades: 45° × 063" (1.6) thick horizontal chevron style

Screen: 1/2" × 0.063" (12.7 × 1.6) expanded and flattened aluminum

Minimum Size: 4.5" × 5" (114 × 127)

Maximum Size:
Single section: 60" × 120" (1524 × 3048)
120" × 60" (3048 × 1524)
Multiple section: Unlimited

Shipping Weight (approximate): 6.8 lbs/ft² (33kg/m²)

Ratings

Free Area: [48" × 48" (1219 × 1219) unit]: 7.4 ft² (0.69m²) 46.3%

Performance @ Beginning Point of Water Penetration

Free Area Velocity: Above 1,250 fpm (6.35 m/s)

Air Volume Delivered: Above 9,250 cfm (4.37 m³/s)

Pressure Loss: 0.24 in.wg. (60 Pa)

Velocity @ 0.15 in.wg. Pressure Loss: 980 fpm (4.98 m/s)

AMCA 540 (impact resistance, basic protection level D) listed

Design Load: 30 psf

Options

- **Factory finish:**
  - High Performance Fluoropolymer • Prime Coat
  - Baked Enamel • Clear Anodize • Integral Color Anodize
- **Frame Options:**
  - 1-1/2" (38) flange frame • Custom-size flange
  - Stucco flange • Glazing frame
- **Installation Hardware**
  - Clip angles • Continuous angles
- **Alternate bird or insect screens**
- **Insulated or non-insulated blank-off panels**
- **Hidden vertical mullion**
- **Filter racks**
- **Hinged frame**
- **Subframe**
- **Head and/or sill flashing**
- **Burglar bars**
- **Frame closure**
- **Net OD (actual size)**

Certified Ratings:
Potterff certifies that the model ECD-545 shown herein is licensed to bear the AMCA seal. The ratings shown are based on test and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings seal applies to air performance, water penetration and wind-driven rain ratings.

amca INTERNATIONAL LISTED
540 IMPACT RESISTANT LOUVER
Basic Protection Level D
See www.AMCA.org for all certified or listed products
This label does not signify AMCA airflow performance capabilities.

Potterff certifies that the model ECD-545 shown herein is approved to bear the AMCA Listing Label. The rating shown are based on tests and procedures performed in accordance with AMCA publications and comply with the requirements of the AMCA Listing Label Program. The AMCA Listing Label applies to Wind Borne Debris Impact Resistance.

NOTE: Dimensions in parenthesis ( ) are millimeters.
Information is subject to change without notice or obligation.

PERFORMANCE

ECD-545
Extruded Aluminum Louver
5" deep • 45° Horizontal Drainable Blade

Free Area (ft²)

Height (inches) \ Width (inches)	4.5	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120
7	**0.02**	0.1	0.1	0.1	0.2	0.2	0.3	0.3	0.3	0.4	0.4	0.4	0.5	0.5	0.6	0.6	0.6	0.7	0.7	0.7
12	0.1	**0.3**	0.5	0.7	0.8	1.0	1.2	1.4	1.6	1.8	1.9	2.1	2.3	2.5	2.7	2.8	3.0	3.2	3.4	3.6
18	0.1	0.5	**0.8**	1.1	1.5	1.8	2.1	2.4	2.7	3.0	3.3	3.6	3.9	4.2	4.6	4.9	5.2	5.5	5.8	6.1
24	0.2	0.7	1.2	**1.6**	2.1	2.5	2.9	3.4	3.8	4.3	4.7	5.1	5.6	6.0	6.5	6.9	7.3	7.8	8.2	8.7
30	0.2	0.9	1.5	2.1	**2.7**	3.2	3.8	4.4	4.9	5.5	6.1	6.6	7.2	7.8	8.4	8.9	9.5	10.1	10.6	11.2
36	0.3	1.2	1.9	2.6	3.3	**4.0**	4.7	5.4	6.1	6.8	7.5	8.2	8.9	9.6	10.3	10.9	11.6	12.3	13.0	13.7
42	0.3	1.4	2.2	3.0	3.9	4.7	**5.5**	6.4	7.2	8.0	8.8	9.7	10.5	11.3	12.1	13.0	13.8	14.6	15.5	16.3
48	0.4	1.6	2.6	3.5	4.5	5.4	6.4	**7.4**	8.3	9.3	10.2	11.2	12.1	13.1	14.0	15.0	16.0	16.9	17.9	18.8
54	0.5	1.8	2.9	4.0	5.1	6.2	7.2	8.3	**9.4**	10.5	11.6	12.7	13.8	14.9	15.9	17.0	18.1	19.2	20.3	21.4
60	0.5	2.0	3.2	4.5	5.7	6.9	8.1	9.3	10.5	**11.8**	13.0	14.2	15.4	16.6	17.8	19.1	20.3	21.5	22.7	23.9
66	0.6	2.2	3.6	4.9	6.3	7.6	9.0	10.3	11.7	13.0										
72	0.6	2.5	3.9	5.4	6.9	8.4	9.8	11.3	12.8	14.3										
78	0.7	2.7	4.3	5.9	7.5	9.1	10.7	12.3	13.9	15.5										
84	0.7	2.9	4.6	6.4	8.1	9.8	11.6	13.3	15.0	16.8										
90	0.8	3.1	5.0	6.8	8.7	10.6	12.4	14.3	16.1	18.0										
96	0.8	3.3	5.3	7.3	9.3	11.3	13.3	15.3	17.3	19.3										
102	0.9	3.5	5.7	7.8	9.9	12.0	14.1	16.3	18.4	20.5										
108	0.9	3.8	6.0	8.3	10.5	12.8	15.0	17.3	19.5	21.8										
114	1.0	4.0	6.3	8.7	11.1	13.5	15.9	18.3	20.6	23.0										
120	1.0	4.2	6.7	9.2	11.7	14.2	16.7	19.2	21.8	24.3										

Water Penetration

AMCA defines the beginning point of water penetration as the free area velocity at the intersection of a simple linear regression of test data and the line of 0.01 ounces of water per square foot of free area measured through a 48" x 48" louver during a 15 minute period. The AMCA water penetration test provides a method for comparing louver models and designs as to their efficiency in resisting the penetration of rainfall under specific lab conditions. We recommend that intake louvers are selected with a reasonable margin of safety below the beginning point of water penetration in order to avoid unwanted penetration during severe storm conditions.

Beginning Point of Water Penetration = Above 1,250 fpm

Pressure Loss

Louver Test Size = 48" x 48" (1219 x 1219)
Pressure loss tested in accordance with Figure 5.5 of AMCA Standard 500-L. Data corrected to standard air density.

PERFORMANCE

ECD-545
Extruded Aluminum Louver
5" deep • 45° Horizontal Drainable Blade

Wind Driven Rain Performance - AMCA 500L Wind-Driven Rain Test

Wind Velocity	Rainfall	Airflow cfm (m³/s)	Core Velocity[1] fpm (m/s)	Free Area Velocity[2] fpm (m/s)	Effectiveness Ratio	Wind-Driven Rain Penetration Class
29 mph	3 in/hr	9,276 (4.4)	862 (4.4)	1,727 (8.8)	99.4%	A
50 mph	8 in/hr	10,502 (5.0)	975 (5.0)	1,956 (9.9)	95.3%	B

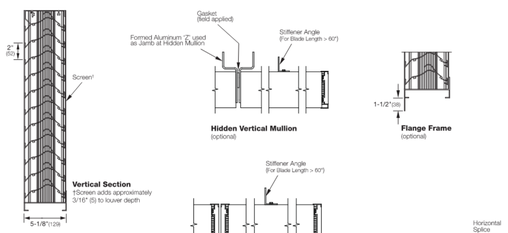
NOTE:
1. Core area is the open area of the louver face (face area less louver frame). Core velocity is the airflow divided by core area. Test louver core area is 10.77 ft² (1 m²).

2. Free area velocity is the airflow divided by free area. Test louver free area is 5.4 ft² (0.5 m²).

Wind Driven Rain

Class	Effectiveness
A	99% and above
B	95% to 98.9%
C	80% to 94.9%
D	below 80%

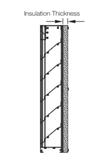
Attributes



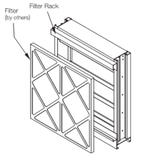
Vertical Section
*Screen adds approximately 3/16" (5) to louver depth

Supplemental Options

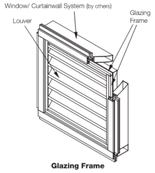
ECD-545
Extruded Aluminum Louver
5" deep • 45° Horizontal Drainable Blade



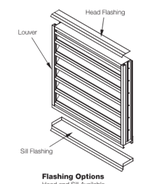
Blank-Off Options
Non-Insulated and Gasketed
1" Insulated (4.25 R-value)
2" Insulated (8.75 R-value)



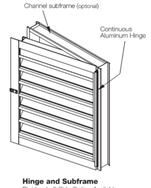
Filter Rack



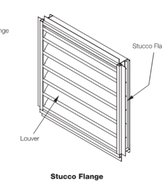
Glazing Frame



Flashing Options
Head and Sill Available



Hinge and Subframe
Right or Left Side Option Available



Stucco Flange

KNOX® When seconds matter®

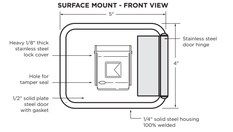
KNOXBOX® 3200

The KnoxBox 3200 is the number one high-security key lock box trusted by first responders and property owners. Store up to 10 keys to quickly gain rapid access to commercial properties.

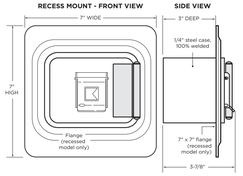
WEIGHT:
Surface Mount - 8 lb
Recessed Mount - 9 lb

DIMENSIONS:
Surface Mount Body - 4"H x 5"W x 3-7/8"D
Recessed Mount Flange - 7"H x 7"W

SURFACE MOUNT - FRONT VIEW



RECESS MOUNT - FRONT VIEW **SIDE VIEW**



FEATURES

- ✔ Stores maximum 10 keys. Access cards and small entry items may also fit in interior compartment but will reduce max key quantity.
- ✔ Built Knox-Rugged and secure: UL 1037, UL 1610, UL 1332, UL 437
- ✔ Finished with Knox-Coat® to protect four times better than standard powder coat
- ✔ Weather-resistant door gasket
- ✔ Hinged door

BENEFITS

- ✔ Allows rapid property access
- ✔ Reduces property damage
- ✔ Prevents forced entry into buildings
- ✔ Minimizes first responder injury
- ✔ Compliant to National Fire Code (NFPA, IFC, IBC)

OPTIONS

- ✔ Knox Tamper Alert connects to building's alarm system for extra security
- ✔ Mount types: Recessed and Surface
- ✔ 3 color options: Black, Aluminum, Dark Bronze

ACCESSORIES

- ✔ Multi-Purpose Switch for use on electrical doors, gates and other electrical equipment
- ✔ Recess Mounting Kit for new concrete or masonry construction
- ✔ Public Safety Labels
- ✔ Tag-Out Tamper Seals
- ✔ Key Tags
- ✔ Key Rings

ORDERING SPECIFICATIONS

To insure procurement and delivery of the KnoxBox 3200, it is suggested that following specification paragraph is used:

KnoxBox surface/recessed mount with hinged door, with/without UL Listed Knox Tamper Alert. 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface Mount Body - 4"H x 5"W x 3-7/8"D
Recessed Mount Flange - 7"H x 7"W

Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased cut key.

Finish: Knox-Coat proprietary finishing process

Color: Black, Dark Bronze or Aluminum

P/N: KnoxBox 3200 (mfr's cat. ID)

Mfr's Name: KNOX COMPANY

1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | T. 800-566-9269 | INFO@KNOXBOX.COM | KNOXBOX.COM
©Knox Company. All rights reserved.

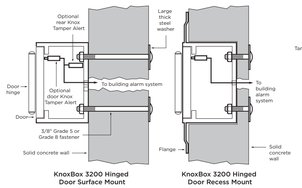
KNOX® When seconds matter®

KNOXBOX® 3200

GENERAL MOUNTING INSTRUCTIONS

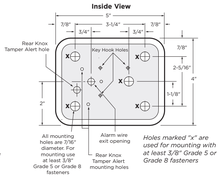
Suggested minimum mounting height, 6 feet above ground.

ATTENTION: KnoxBox is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.



KnoxBox 3200 Hinged Door Surface Mount
KnoxBox 3200 Hinged Door Recess Mount

Inside View



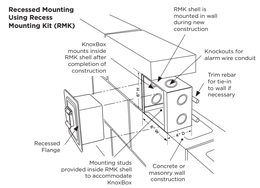
Holes marked "x" are used for mounting with at least 3/8" Grade 5 or Grade 8 fasteners

RECESS MOUNTING KIT AND INSTALLATION INSTRUCTIONS

The Recess Mounting Kit (RMK) includes shell housing and mounting hardware, which may only be used for recessed models to cast-in-place within new concrete or masonry construction. The KnoxBox is mounted into the shell housing after construction is completed.

RECESS MOUNTING KIT DIMENSIONS
Rough-in Dimensions:
6-1/2"H x 6-1/2"W x 5"D

Recessed Mounting Using Recess Mounting Kit (RMK)



IMPORTANT:
Care should be taken to ensure the front of the Recess Mounting Kit (RMK) shell housing, including the cover plate and screw heads, is flush with the wall. The RMK must be plumbed to ensure vertical alignment of the box.

ABOUT THE KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 15,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

KNOX COMPANY
1601 W. DEER VALLEY RD
PHOENIX, AZ 85027

T. 800-566-9269

KNOXBOX.COM
INFO@KNOXBOX.COM

FDC

REFLECTIVE FIRE DEPARTMENT CONNECTION SIGNAGE. BACKGROUND (NOT SHOWN) TO MATCH ADJACENT BUILDING SURFACE.

RAPID -DESIGN-BUILD-

RDB-000-000
9000 WEST COLONIAL DRIVE, SUITE 401, OCOEE, FL 34761
PHONE: (407) 347-9614
info@rapidbuildllc.com

EXTRA ROOM SELF STORAGE

MISCELLANEOUS DETAILS

2274 CLEMENTS FERRY RD, CHARLESTON, SC 29492

Agenda Item #4

2275 Henry Tecklenburg Dr..

309-00-00-055

Requesting conceptual approval for a youth learning center
building with a 9-hole youth golf course and
a maintenance building.

2275 HENRY TECKLENBURG DRIVE
CHARLESTON, SC

ARCHITECTURE
LS3P ASSOCIATES LTD.

CIVIL & LANDSCAPE
THOMAS & HUTTON

PRELIMINARY DRB
01/06/2026

MAINTENANCE BUILDING	LEARNING FACILITY BUILDING
1ST FLOOR: 2,788 GSF	1ST FLOOR: 7,535 GSF 2ND FLOOR: 3,472 GSF
TOTAL 2,788 GSF	**TOTAL 11,007 GSF**

STAFF COMMENTS:

1. THE APPLICANTS ARE PROPOSING TO KEEP SOME OF THE EXISTING TREES / VEGETATION ALONG HENRY TECKLENBERG. WE ENCOURAGE THIS AND HOPE THIS WILL BE A REALITY. WE ENCOURAGE KEEPING AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. IT APPEARS EVEN MORE EXISTING TREES COULD BE SAVED BETWEEN THE GOLF COURSE FAIRWAYS WHICH IS ENCOURAGED TO SHOW MORE SAVED TREES THAN CURRENTLY SHOWN.
2. THERE IS A FENCE SHOWN PARALLEL TO HENRY TECKLENBURG, BUT IT NEEDS TO BE LABELED. AND A DETAIL PROVIDED. THE FENCE STYLE SHOWN IN THE RENDERINGS WOULD BE SUPPORTED BY STAFF.

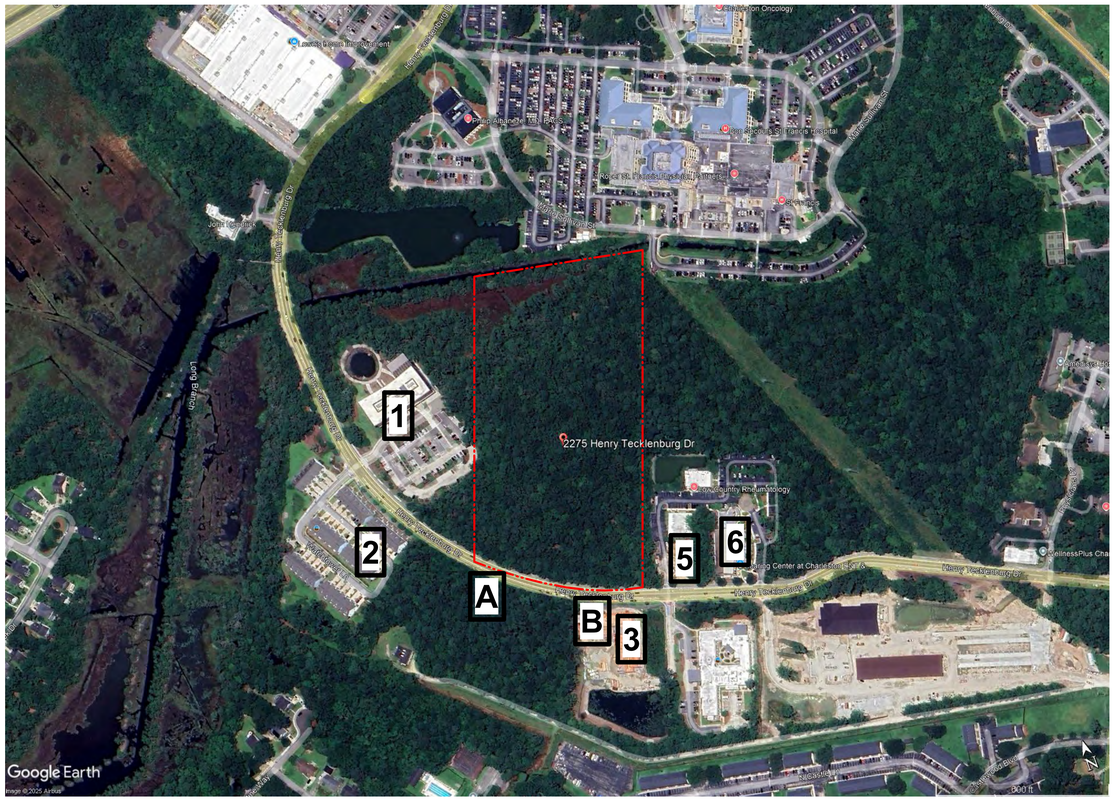
RESPONSES:

1. THE EXISTING NATIVE TREES ALONG HENRY TECKLENBURG ARE PLANNED TO BE PRESERVED, AND THESE TREES ARE IDENTIFIED ON BOTH LANDSCAPE AND GRADING PLANS. A SIGNIFICANT NUMBER OF CHINESE TALLOW TREES CURRENTLY EXIST WITHIN THIS AREA AND ARE PROPOSED TO BE REMOVED. IN ADDITION, SUPPLIMENTAL CANOPY TREES HAVE BEEN PROPOSED ALONG THE FRONTAGE.
2. FENCE DETAIL HAS BEEN ADDED TO SHEET LS 2.1

SHEET INDEX:

1	DRB-000	COVERSHEET
2	DRB-001	SHEET INDEX
3	DRB-003	EXISTING SITE & CONTEXT PHOTOS
4	SHEET 1	EXISTING CONDITIONS
5	SHEET 2	EXISTING CONDITIONS
6		ZONING SITE PLAN
7		PROTECTED TREE REMOVALS
8		GRAND TREE REMOVALS
9		SITE ILLUSTRATIVE PLAN
10	C3.3	SITE INDEX - GRADING PLAN
11	C3.4	GRADING PLAN
12	C3.5	GRADING PLAN
13	C3.6	GRADING PLAN
14	C3.7	GRADING PLAN
15	C3.8	GRADING PLAN
16	LS1-1	LANDSCAPE PLAN
17	LS2.1	GENERAL PLANTING DETAILS AND NOTES
18	LS2.2	WOOD FENCE DETAILS
19	DRB-004	FLOOR PLAN - LEVEL 1
20	DRB-005	FLOOR PLAN - LEVEL 2
21	DRB-006	ROOF PLAN - OVERALL
22	DRB-007	BUILDING ELEVATIONS
23	DRB-008	BUILDING ELEVATIONS
24	DRB-009	BUILDING SECTIONS
25	DRB-010	BUILDING SECTIONS
26	DRB-011	WALL SECTIONS
27	DRB-013	WALL SECTIONS
28	DRB-014	WALL SECTIONS
29	DRB-015	ENTRY CANOPY & MECHANICAL ENCLOSURE
30	DRB-016	MAINTENANCE BUILDING PLANS
31	DRB-017	MAINTENANCE BUILDING ELEVATIONS
32	DRB-020	CONCEPTUAL RENDERING
33	DRB-021	CONCEPTUAL RENDERING
34	DRB-022	CONCEPTUAL RENDERING
35	DRB-023	CONCEPTUAL RENDERING
36	DRB-030	EXTERIOR FINISH PALETTE

EXISTING SITE



EXISTING SITE PHOTOS

A

B

ADJACENT BUILDINGS

1) WE ARE SHARING HOPE SC

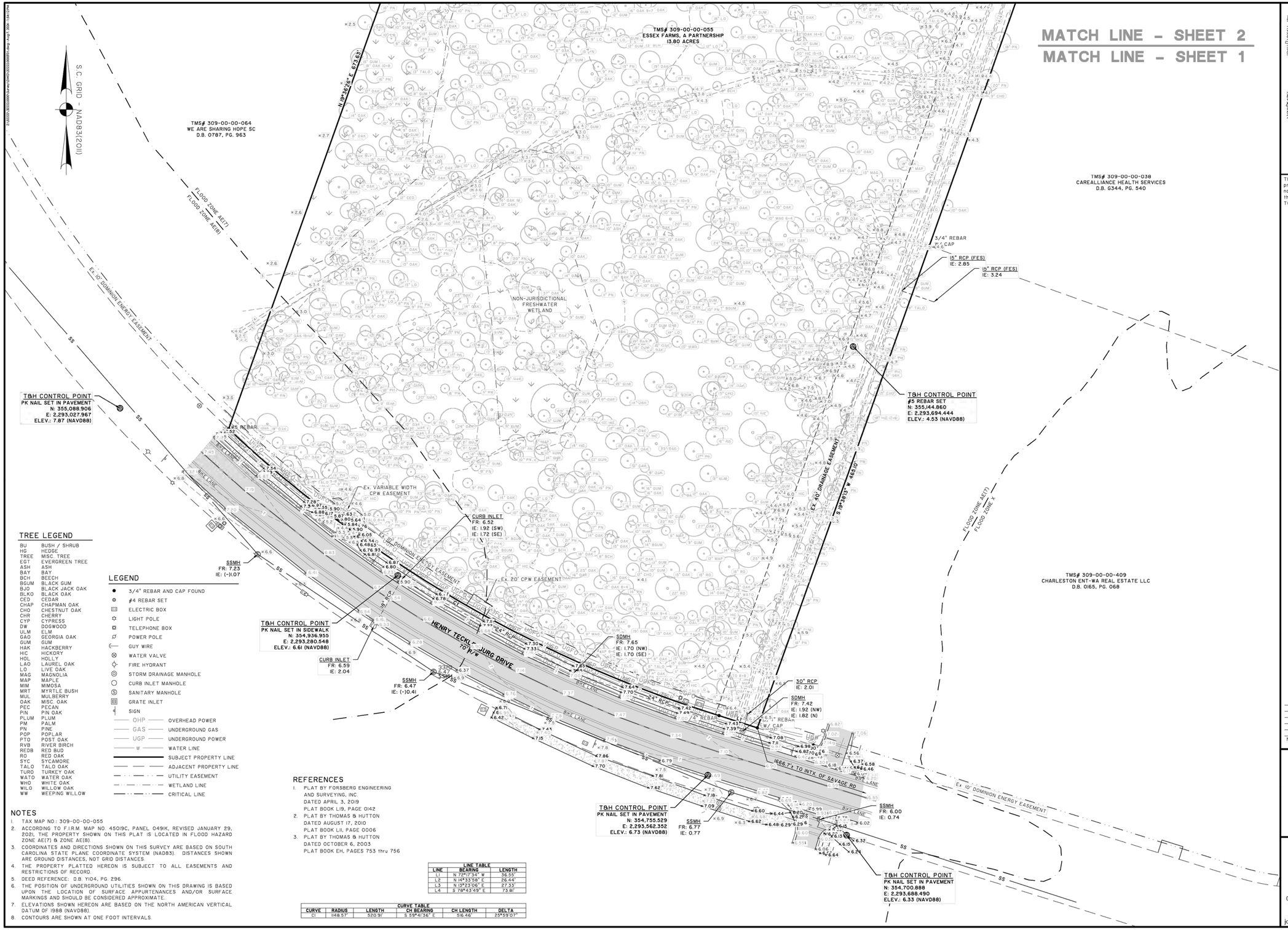
2) MARSH SIDE TOWNS AT CAROLINA BAY

3)

4) ASHLEY GARDENS/ALZHEIMER'S SPECIAL CARE CENTER

5) TECKLENBURG MEDICAL PARK/LOW COUNTRY RHEUMATOLOGY

6) CHARLESTON EAR, NOSE, & THROAT



TREE LEGEND

BU	BUSH / SHRUB
HG	HEDGE
TREE	MISC. TREE
EGT	EVERGREEN TREE
ASH	ASH
BAY	BAY
BCH	BEECH
BGUM	BLACK GUM
BJO	BLACK JACK OAK
BLKO	BLACK OAK
CED	CEDAR
CHAP	CHAPMAN OAK
CHO	CHESTNUT OAK
CHR	CHERRY
CYP	CYPRESS
DW	DOGWOOD
ULM	ELM
GAO	GEORGIA OAK
GUM	GUM
HAK	HACKBERRY
HIC	HICKORY
HOL	HOLLY
LAO	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	MAPLE
MIM	MIMOSA
MRT	MYRTLE BUSH
MUL	MULBERRY
OAK	MISC. OAK
PEC	PECAN
PIN	PIN OAK
PLUM	PLUM
PM	PALM
PN	PINE
POP	POPLAR
PTO	POST OAK
RVB	RIVER BIRCH
REDB	RED BUD
RO	RED OAK
SYC	SYCAMORE
TALO	TALO OAK
TURO	TURKEY OAK
WATO	WATER OAK
WHO	WHITE OAK
WILO	WILLOW OAK
WW	WEEPING WILLOW

LEGEND

- 3/4" REBAR AND CAP FOUND
- #4 REBAR SET
- ELECTRIC BOX
- LIGHT POLE
- TELEPHONE BOX
- POWER POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- STORM DRAINAGE MANHOLE
- CURB INLET MANHOLE
- SANITARY MANHOLE
- GRATE INLET
- SIGN
- OHP — OVERHEAD POWER
- GAS — UNDERGROUND GAS
- UGP — UNDERGROUND POWER
- W — WATER LINE
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- UTILITY EASEMENT
- WETLAND LINE
- CRITICAL LINE

NOTES

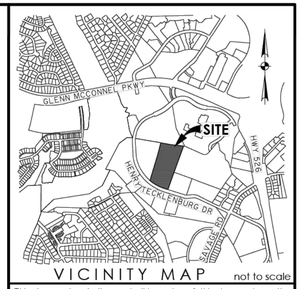
1. TAX MAP NO.: 309-00-00-055
2. ACCORDING TO F.I.R.M. MAP NO. 45019C, PANEL 049IK, REVISED JANUARY 29, 2021, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE AE(7) & ZONE AE(8).
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. DEED REFERENCE: D.B. Y104, PG. 296.
6. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
7. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.

REFERENCES

1. PLAT BY FORSBERG ENGINEERING AND SURVEYING, INC. DATED APRIL 3, 2019 PLAT BOOK L19, PAGE 0142
2. PLAT BY THOMAS & HUTTON DATED AUGUST 17, 2010 PLAT BOOK L11, PAGE 0006
3. PLAT BY THOMAS & HUTTON DATED OCTOBER 6, 2003 PLAT BOOK EH, PAGES 753 thru 756

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 72°17'34" W	36.55'
L2	N 14°33'58" E	26.44'
L3	N 15°23'06" E	27.33'
L4	S 78°43'49" E	73.81'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1148.57'	520.91'	S 59°41'36" E	516.46'	25°59'07"



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

SOUTH CAROLINA — PROFESSIONAL SURVEYOR — PHILLIP P. GERARD — FOR REVIEW

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

PHILLIP P. GERARD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26596

A PLAT OF AN EXISTING CONDITIONS SURVEY OF **TMS# 309-00-00-055** CONTAINING **13.80 ACRES**

WEST ASHLEY
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
JLL CHARLESTON REAL ESTATE

No.	Revision	By	Date

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

100 0 100 200
1 INCH = 100 FEET

plat	drawn	reviewed	field	crew
08/07/24	ppg	cww	08/02/24	SLS

job 32222.0000

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S.C. GRID - NAD83(2011)

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8. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.

TMS# 309-00-00-025
BON SECOUR ST FRANCIS HOSPITAL
D.B. L246, PG. 454

TMS# 309-00-00-064
WE ARE SHARING HOPE SC
D.B. 0787, PG. 963

TMS# 309-00-00-055
ESSEX FARMS, A PARTNERSHIP
13.80 ACRES

TMS# 309-00-00-038
CAREALLIANCE HEALTH SERVICES
D.B. 6344, PG. 540

S 79°35'01" E 251.66'
S 82°39'13" E 255.14'
N 14°23'29" E 81.91'
N 14°23'58" E 157.08'
S 19°23'12" W 700.04'
S 67°58'16" E 672.63'
#5 REBAR
3/4" REBAR
CRITICAL LINE
JURISDICTIONAL FRESHWATER WETLAND
125' DOMINION ENERGY EASEMENT
25' CPW EASEMENT
EX. 40' DRAINAGE EASEMENT
OHP
GAS

T&H CONTROL POINT
PK NAIL SET IN PAVEMENT
N: 355,908.836
E: 2,294,018.672
ELEV.: 6.66 (NAVD88)

T&H CONTROL POINT
PK NAIL SET IN PAVEMENT
N: 355,742.691
E: 2,294,288.162
ELEV.: 6.51 (NAVD88)

MATCH LINE - SHEET 2
MATCH LINE - SHEET 1

TREE LEGEND

BU	BUSH / SHRUB
HG	HEDGE
TREE	MISC. TREE
EGT	EVERGREEN TREE
ASH	ASH
BAY	BAY
BCH	BEECH
BGUM	BLACK GUM
BJO	BLACK JACK OAK
BLKO	BLACK OAK
CED	CEDAR
CHAP	CHAPMAN OAK
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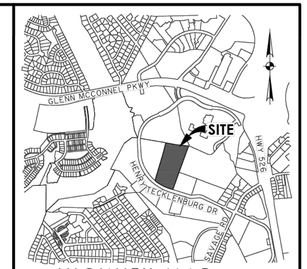

VICINITY MAP not to scale

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PHILLIP P. GERARD
FOR REVIEW
SURVEYOR

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PHILLIP P. GERARD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26596

A PLAT OF AN EXISTING CONDITIONS SURVEY OF

TMS# 309-00-00-055

CONTAINING

13.80 ACRES

WEST ASHLEY
CHARLESTON COUNTY, SOUTH CAROLINA

prepared for
JLL CHARLESTON REAL ESTATE

No.	Revision	By	Date

THOMAS & HUTTON
682 Johnnie Dodds Boulevard • Suite 100
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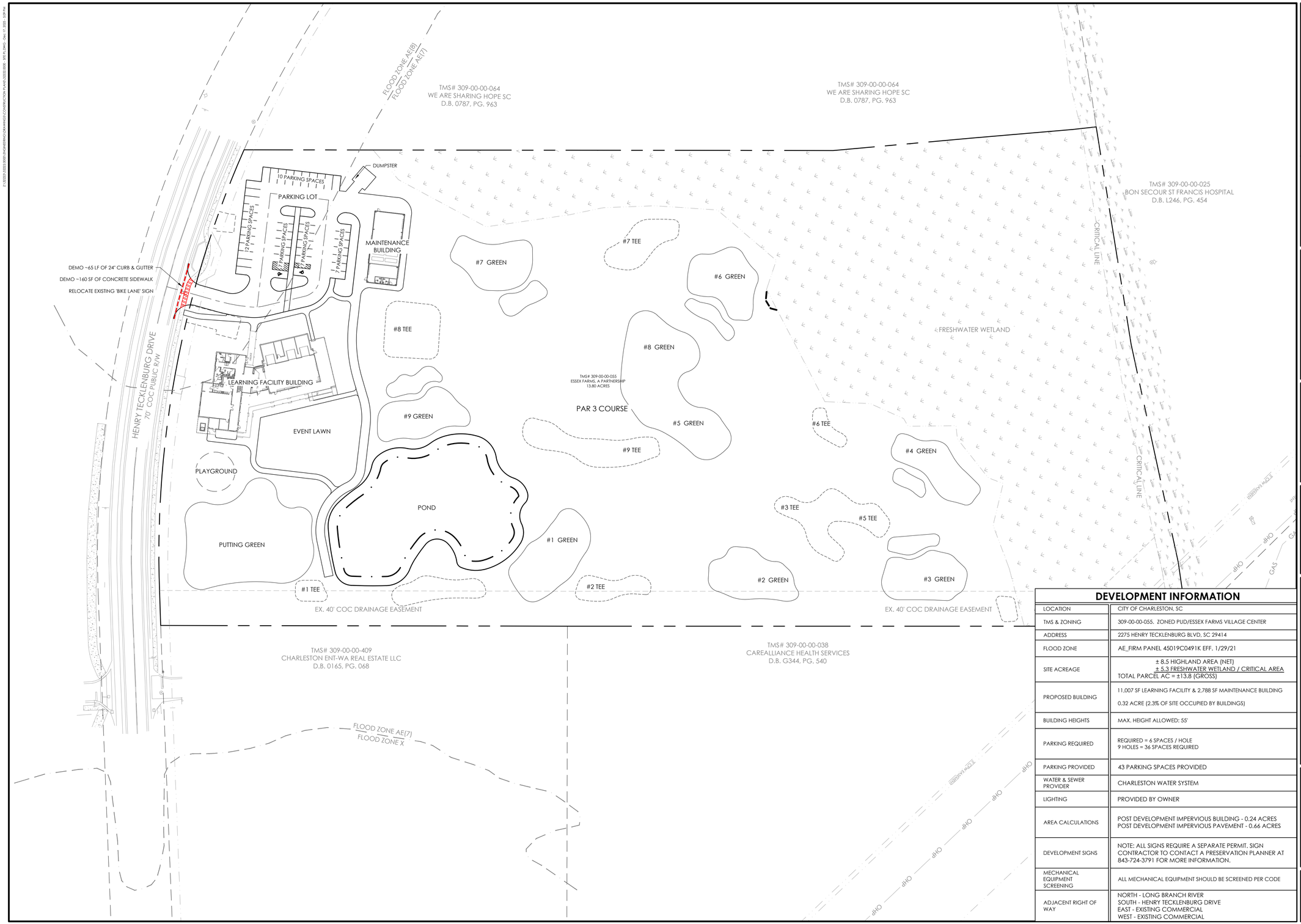
100 0 100 200
1 INCH = 100 FEET

plat	drawn	reviewed	field	crew
08/07/24	ppg	cww	08/02/24	SLS

job 32222.0000



DEVELOPMENT INFORMATION

LOCATION	CITY OF CHARLESTON, SC
TMS & ZONING	309-00-00-055. ZONED PUD/ESSEX FARMS VILLAGE CENTER
ADDRESS	2275 HENRY TECKLENBURG BLVD, SC 29414
FLOOD ZONE	AE_FIRM PANEL 45019C0491K EFF. 1/29/21
SITE ACREAGE	± 8.5 HIGHLAND AREA (NET) ± 5.3 FRESHWATER WETLAND / CRITICAL AREA TOTAL PARCEL AC = ±13.8 (GROSS)
PROPOSED BUILDING	11,007 SF LEARNING FACILITY & 2,788 SF MAINTENANCE BUILDING 0.32 ACRE (2.3% OF SITE OCCUPIED BY BUILDINGS)
BUILDING HEIGHTS	MAX. HEIGHT ALLOWED: 55'
PARKING REQUIRED	REQUIRED = 6 SPACES / HOLE 9 HOLES = 36 SPACES REQUIRED
PARKING PROVIDED	43 PARKING SPACES PROVIDED
WATER & SEWER PROVIDER	CHARLESTON WATER SYSTEM
LIGHTING	PROVIDED BY OWNER
AREA CALCULATIONS	POST DEVELOPMENT IMPERVIOUS BUILDING - 0.24 ACRES POST DEVELOPMENT IMPERVIOUS PAVEMENT - 0.66 ACRES
DEVELOPMENT SIGNS	NOTE: ALL SIGNS REQUIRE A SEPARATE PERMIT. SIGN CONTRACTOR TO CONTACT A PRESERVATION PLANNER AT 843-724-3791 FOR MORE INFORMATION.
MECHANICAL EQUIPMENT SCREENING	ALL MECHANICAL EQUIPMENT SHOULD BE SCREENED PER CODE
ADJACENT RIGHT OF WAY	NORTH - LONG BRANCH RIVER SOUTH - HENRY TECKLENBURG DRIVE EAST - EXISTING COMMERCIAL WEST - EXISTING COMMERCIAL

NO.	REVISIONS	BY	DATE

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

ZONING SITE PLAN

CITY ID #:
2275 HENRY TECKLENBURG DRIVE SITE

PROJECT LOCATION:
2275 Henry Tecklenburg Drive, Charleston, South Carolina

CLIENT/OWNER:
JLL CHARLESTON REAL ESTATE
850 MORRISON DR STE 650
CHARLESTON, SC 29403

50 0 25 50
GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32222.0000
DATE:	09/18/2025
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 50'

C1.1

Z:\32222\32222.0000\ENGINEERING\DRAWINGS\EXHIBITS\32222.0000 - EBA-SD TREE REMOVAL EXHIBITS.DWG - Jul 30, 2025 - 4:14 PM

CRITICAL LINE

CRITICAL LINE

FRESHWATER WETLAND

WETLAND IMPACT

TMS# 309-00-00-064
WE ARE SHARING HOPE SC
D.B. 0787, PG. 963

TMS# 309-00-00-038
CAREALLIANCE HEALTH SERVICES
D.B. G344, PG. 540

TMS# 309-00-00-055
ESSEX FARMS, A PARTNERSHIP
13.80 ACRES

TMS# 309-00-00-038
CAREALLIANCE HEALTH SERVICES
D.B. G344, PG. 540

TMS# 309-00-00-064
WE ARE SHARING HOPE SC
D.B. 0787, PG. 963

#1 TEE
#1 GREEN
#2 TEE
#2 GREEN
#3 TEE
#3 GREEN
#4 TEE
#4 GREEN
#5 TEE
#5 GREEN
#6 TEE
#6 GREEN
#7 TEE
#7 GREEN
#8 TEE
#8 GREEN
#9 TEE
#9 GREEN

TREE SAVE AREA

STORMWATER POND

MAINT. FACILITY

LEARNING FACILITY

EVENT LAWN

PUTTING GREEN

EX. 40' DRAINAGE EASEMENT

5' CPW EASEMENT

FLOOD ZONE AE(7)
FLOOD ZONE AE(8)

FLOOD ZONE AE(7)
FLOOD ZONE X

HENRY TECKLENBURG BLVD

CHARL

N
E
S
W

LEGEND:

- PROTECTED TREE
- GRAND TREE
- TREE TO BE REMOVED

Overall Tree Removal Count 2275 Henry Tecklenburg Blvd. Site			
	Existing	Removed	Preserved
Protected	1597	1032	565
Grand	41	15	26
TOTAL	**1638**	**1047**	**591**

TOTAL PARCEL ACREAGE - 13.8 AC.
ACREAGE OF EXISTING EASEMENTS - 1.3 AC.
NET PARCEL ACREAGE - 12.5 AC.
NON-RESIDENTIAL PARCEL TREE MINIMUM (PRE-DEVELOPMENT) - 131.0 TREES/AC.
NON-RESIDENTIAL PARCEL TREE MINIMUM (POST-DEVELOPMENT) - 47.3 TREES/AC.

PROTECTED TREE REMOVALS

2275 HENRY TECKLENBURG BLVD. SITE

CITY OF CHARLESTON, SC

PREPARED FOR:

JLL

PREPARED BY:

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

JOB NO:	J-32222.0000	DATE:	JULY 30, 2025
DRAWN:	WBC	SCALE:	1" = 40'
REVIEWED:	WBC	SHEET:	T1.1

Z:\32222\32222.0000\ENGINEERING\DRAWING\EXHIBITS\32222.0000 - BZA-SD TREE REMOVAL EXHIBITS.DWG - Jul 30, 2025 - 6:16 PM

CRITICAL LINE

FRESHWATER WETLAND

WETLAND IMPACT

TMS# 309-00-00-055
ESSEX FARMS, A PARTNERSHIP
13.80 ACRES

TMS# 309-00-00-064
WE ARE SHARING HOPE SC
D.B. 0787, PG. 963

TMS# 309-00-00-038
CAREALLIANCE HEALTH SERVICES
D.B. G344, PG. 540

5' CPW EASEMENT

EX. 40' DRAINAGE EASEMENT

OHP

GAS

FLOOD ZONE AE(7)
FLOOD ZONE AE(8)
FLOOD ZONE X

2658 21.5" ELM 7.5+14 D
2688 13" MAP B
2569 23.5" LO B
2724 24.5" LO B
2620 26" LO B
2542 22" OAK
2524 22.5" RO B
2463 36" WAO 16+20 D
2408 19" OAK
2409 23" RO B
2383 26" HIC 9.5+16.5 C
2359 24.5" LO B
2349 43" MAP 6+8+9+10+10 D
2331 26.5" RO D
2300 25.5" HIC C
2309 22.5" RO B
5672 17" LO
5665 26" RO C
3017 25.5" WAO 11+14.5 D
5718 33" LO 7+8+8+10 C
5699 31" LO B
5355 25" RO B
5461 24.5" RO B
5480 20" OAK
2870 24.5" LO D
3059 23.5" RO B
2887 23.9" LO B
2306 24" RO 10+14 C
2202 30" HIC 14.5+15.5 C
2142 24" HIC B
5453 26.5" RO B
2089 31" RO D
5639 22" OAK
5625 18" OAK
1989 29" RO B
5593 26" RO B
1862 24.5" RO B
5514 26" RO D
1838 26" RO B
1799 23" RO B
1802 29" RO C
1876 29.5" RO C
5509 30.5" RO C
5195 27" RO C
5165 26" RO C
5159 25" RO C
5034 29" RO C
5524 39" WILO D
5125 26" RO B
5090 24" LAO D
5107 24" HIC C

#1 GREEN
#1 TEE
#2 GREEN
#2 TEE
#3 GREEN
#3 TEE
#4 GREEN
#4 TEE
#5 GREEN
#5 TEE
#6 GREEN
#6 TEE
#7 GREEN
#7 TEE
#8 GREEN
#8 TEE
#9 GREEN
#9 TEE

TREE SAVE AREA
STORMWATER POND
MAINT. FACILITY
LEARNING FACILITY
EVENT LAWN
PUTTING GREEN
INDOOR PUTTING GREEN (S) 2925 SF
HITTING BAY 1 267 SF
HITTING BAY 2 17 SF
HITTING BAY 3 267 SF
HITTING BAY 4 267 SF
LOBBY 835 SF
ENTRY

HENRY TECKLENBURG BLVD.

BOARD OF ZONING APPEALS – SITE DESIGN
ADDRESS 2275 Henry Tecklenburg Drive

[X] APPROVED
[ ] DENIED
[ ] WITHDRAWN

[ ] AS SUBMITTED
[X] WITH CONDITIONS

FOR:
[ ] STREET DESIGN STANDARDS
[ ] PARKING MANEUVERABILITY
[ ] SPEED LIMIT SETBACK
[X] TREE PROTECTION
[ ] LANDSCAPING
[ ] OTHER

ZONING OFFICIAL

09/03/2025
DATE

*THIS APPROVAL EXPIRES WITHIN TWO YEARS UNLESS AN EXTENSION IS APPROVED PURSUANT TO SEC. 54-962
*THIS DOES NOT CONSTITUTE APPROVAL BY OTHER CITY BOARDS OR DEPARTMENTS

TMS# 309-00-00-038
CAREALLIANCE HEALTH SERVICES
D.B. G344, PG. 540

Agenda Item #B-3

Staff recommendations & conditions:
Approve with the following conditions;

1. Must plant 320.75 caliper inches of native canopy and understory trees on the project site, to provide native species diversity and extend the "learning center" to the outdoors (coast arboretum).
2. Must use 4-foot chain-link fence as tree protection barricades.
3. Must have a Certified Arborist prune and treat the protected and grand trees to be preserved.
4. Grand trees to be preserved shall have a protected TPZ (tree protection zone) of 1.25 times the diameter at breast height of the tree.
5. The grading and drainage plan must provide positive drainage away from the existing protected and grand trees (tree save areas) to be preserved.
6. Must provide a landscape plan utilizing native canopy and understory trees for DRB & TRC review and approval.

LEGEND:

- PROTECTED TREE
- GRADE 'A' GRAND TREE
- GRADE 'B' GRAND TREE
- GRADE 'C' GRAND TREE
- GRADE 'D' GRAND TREE
- GRADE 'F' GRAND TREE
- TREE TO BE REMOVED

Grand Tree Removal Count
2275 Henry Tecklenburg Blvd. Site

Grand Trees					% Replacement	Replacement (in.)	Removal Request
Tree No.	Size"	Species	Category	Grade			
1802	29	Red Oak	II	C	TBD	TBD	Variance
1876	29.5	Red Oak	II	C	TBD	TBD	Variance
2306	24	Red Oak	II	C	TBD	TBD	Variance
5034	29	Red Oak	II	C	TBD	TBD	Variance
5090	24	Laurel Oak	II	D	TBD	TBD	Variance
5107	24	Hickory	II	C	TBD	TBD	Variance
5125	26	Red Oak	II	B	TBD	TBD	Variance
5159	25	Red Oak	II	C	TBD	TBD	Variance
5165	26	Red Oak	II	C	TBD	TBD	Variance
5195	27	Red Oak	II	C	TBD	TBD	Variance
5509	30.5	Red Oak	II	C	TBD	TBD	Variance
5514	26	Red Oak	II	D	TBD	TBD	Variance
5524	39	Willow Oak	I	D	TBD	TBD	Variance
5665	26	Red Oak	II	C	TBD	TBD	Variance
5718	33	Live Oak	I	C	TBD	TBD	Variance
					Total	TBD	

GRAND TREE REMOVALS

2275 HENRY TECKLENBURG BLVD. SITE

CITY OF CHARLESTON, SC

PREPARED FOR:
JLL

PREPARED BY:

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

JOB NO:	J-32222.0000	DATE:	JULY 30, 2025
DRAWN:	WBC	SCALE:	1" = 40'
REVIEWED:	WBC	SHEET:	T1.1

ILLUSTRATIVE SITE PLAN

20 0 40 120FT

2275 HENRY TECKLENBURG DRIVE SITE

CITY OF CHARLESTON | CHARLESTON COUNTY | SC

DECEMBER 2025

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

THOMAS & HUTTON

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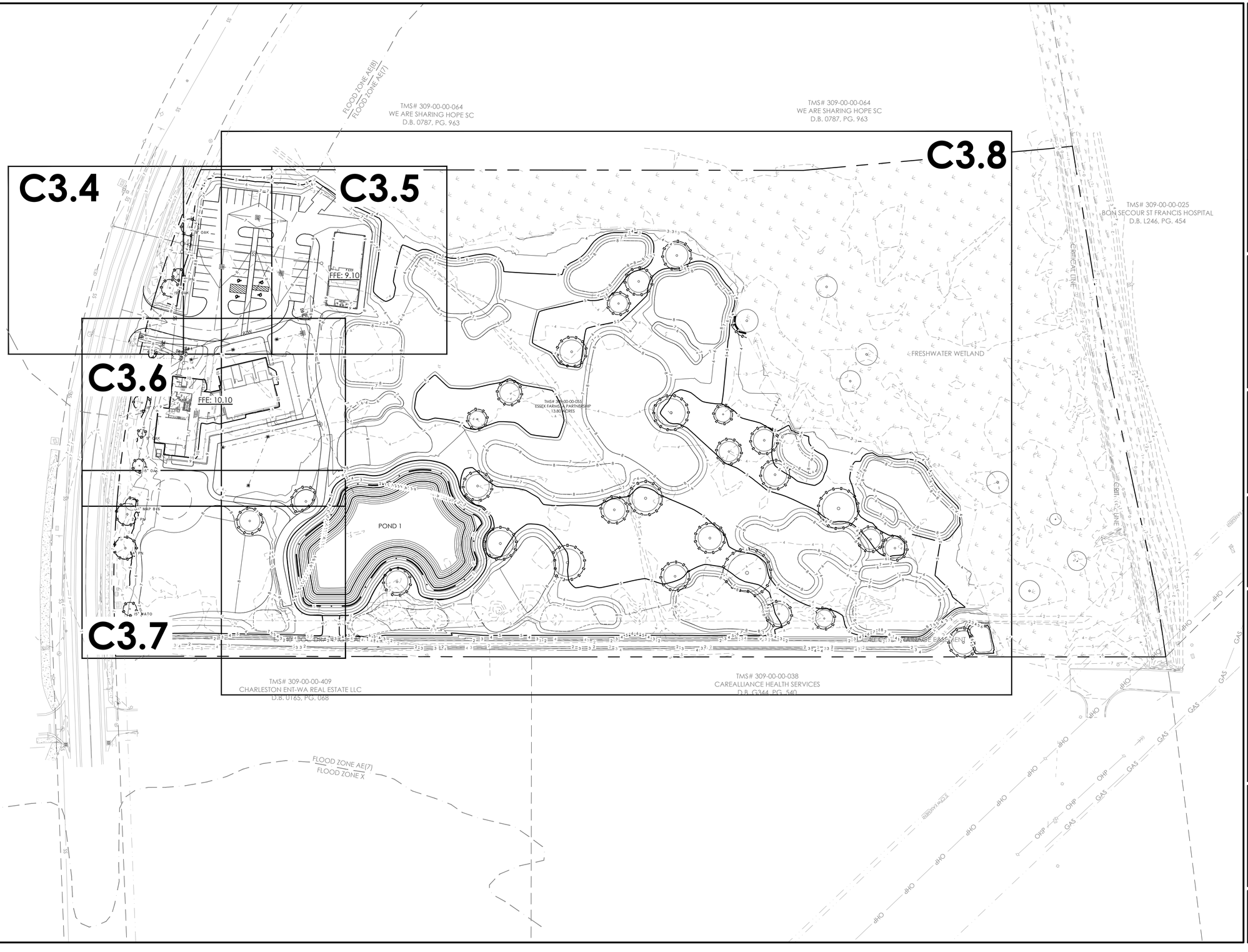

NO.	REVISIONS	BY	DATE

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SHEET INDEX - GRADING PLAN

CITY ID #:
2275 HENRY TECKLENBURG DRIVE SITE

PROJECT LOCATION:
2275 Henry Tecklenburg Drive, Charleston, South Carolina

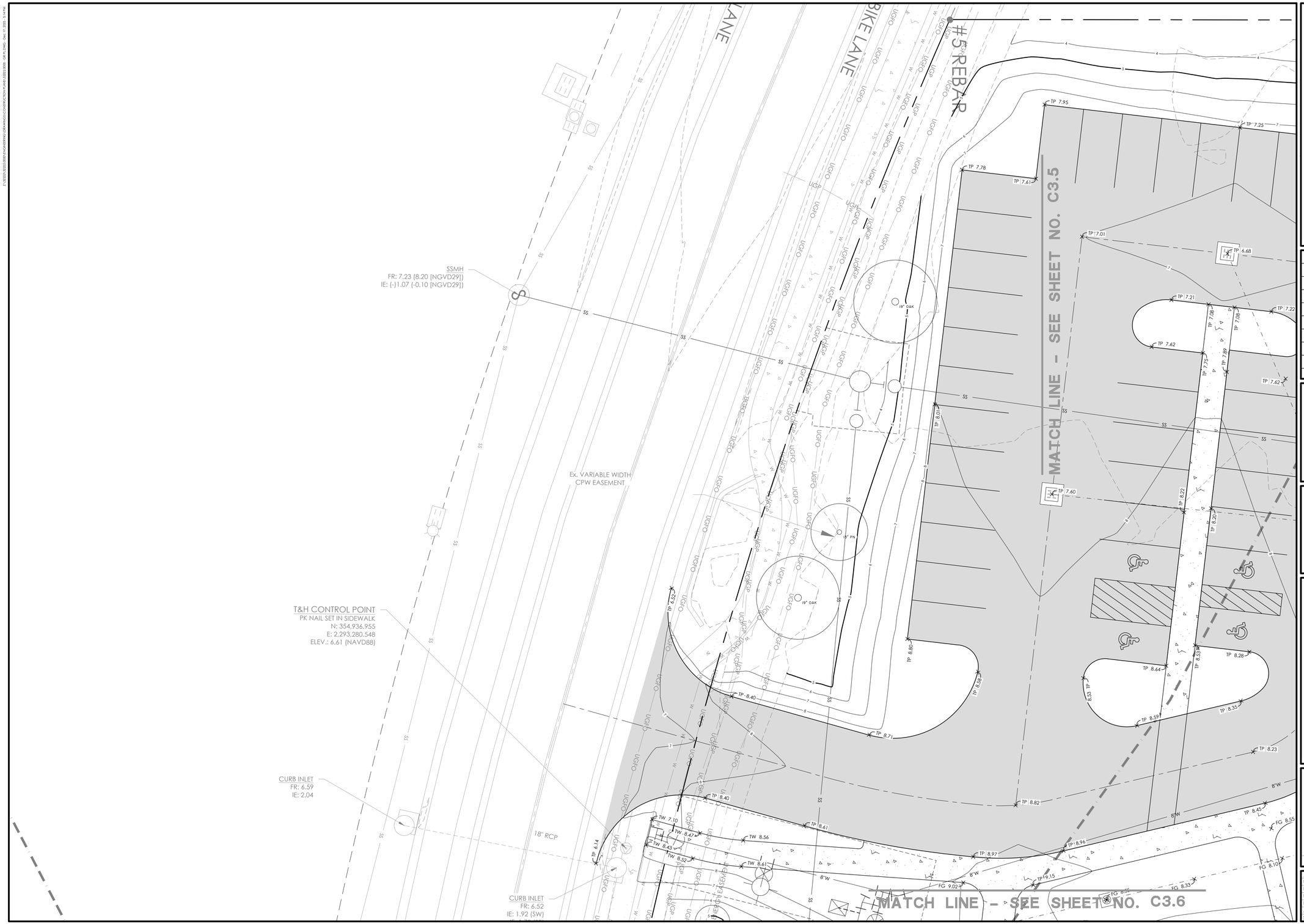
CLIENT/OWNER:
JLL CHARLESTON REAL ESTATE
850 MORRISON DR STE 650
CHARLESTON, SC 29403

50 0 25 50
GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32222.0000
DATE:	09/18/2025
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 50'

C3.3



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C3.4

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REVIEWED:	
APPROVED:	
SCALE:	1" = 10'

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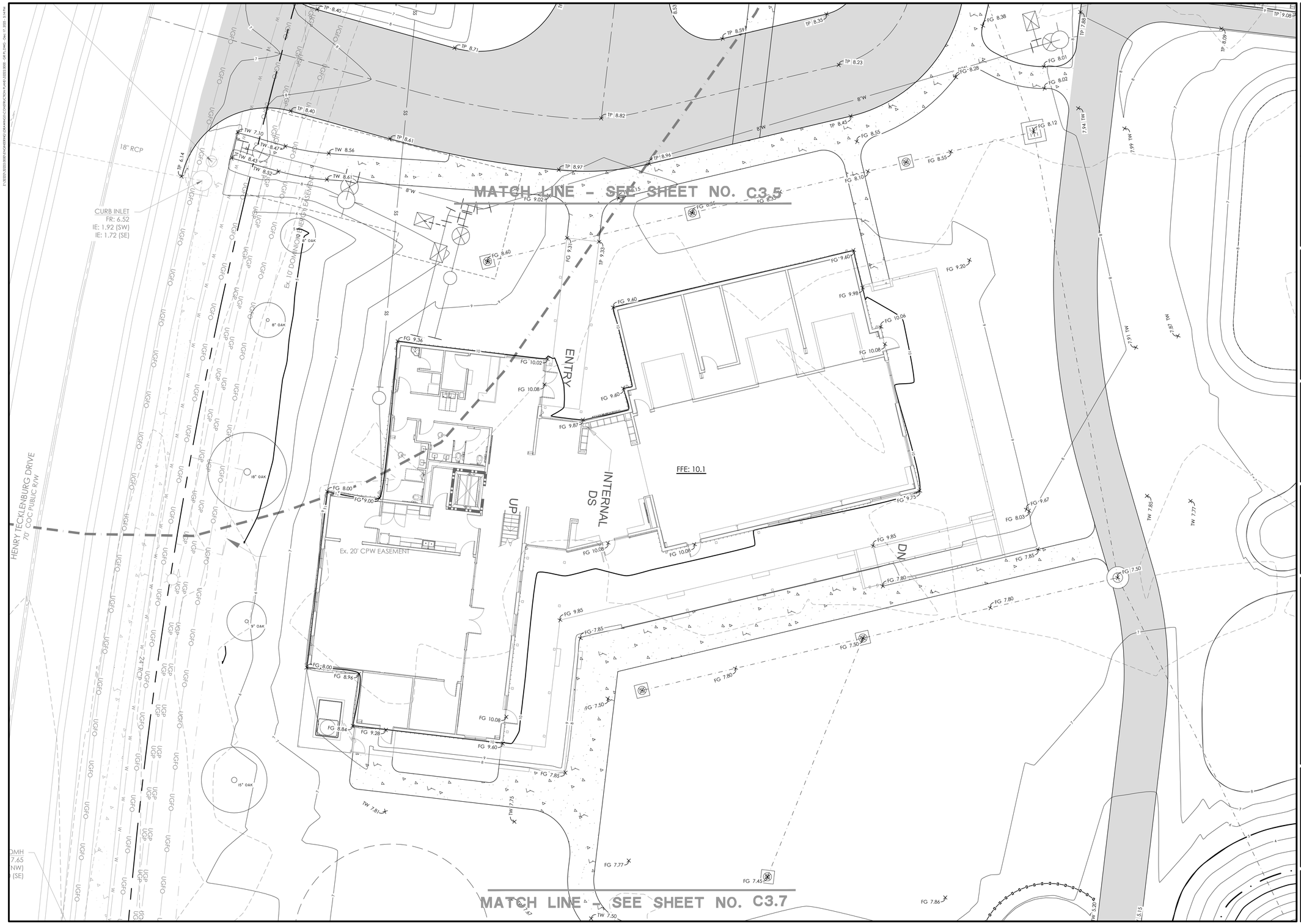

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APPROVED:	
SCALE:	1" = 10'

C3.6

MATCH LINE - SEE SHEET NO. C3.6

BIKE LANE

3/4" REBAR

EX. 40' COC DRAINAGE EASEMENT

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SCALE:	1" = 10'

C3.7

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1 INCH = 30 FEET

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APPROVED:	
SCALE:	1" = 30'

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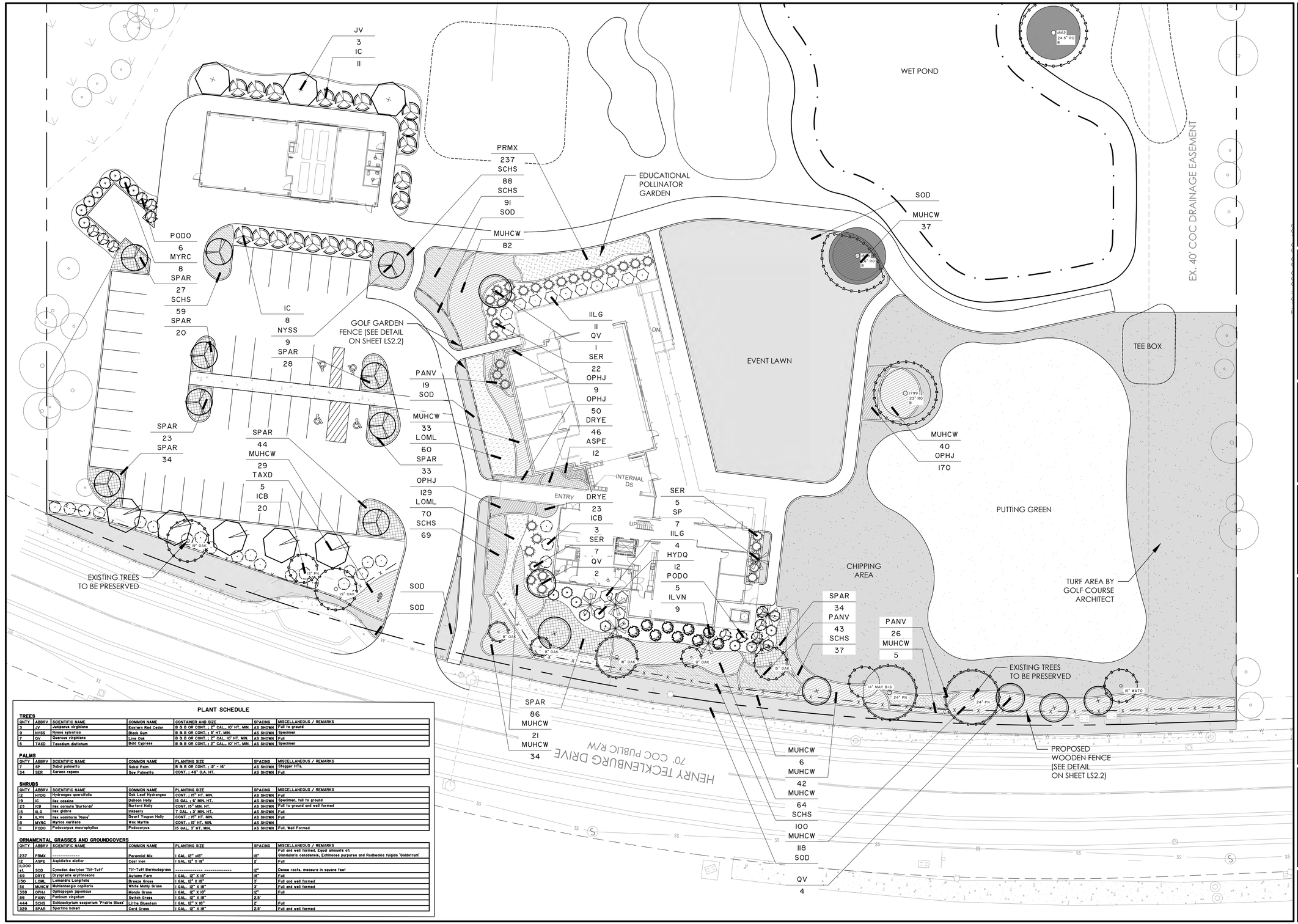


PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	CONTAINER AND SIZE	SPACING	MISCELLANEOUS / REMARKS
3	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT., ; 2" CAL., 10' HT, MIN.	AS SHOWN	Full to ground
9	NYSS	Nyssa sylvatica	Black Gum	B & B OR CONT., ; 5' HT. MIN.	AS SHOWN	Specimen
7	QV	Quercus virginiana	Live Oak	B & B OR CONT., ; 2" CAL. 10' HT. MIN.	AS SHOWN	Full
5	TAXD	Taxodium distichum	Bald Cypress	B & B OR CONT., ; 2" CAL., 10' HT, MIN.	AS SHOWN	Specimen

PALMS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
7	SP	Sabal palmetto	Sabal Palm	B & B OR CONT., ; 12' - 16'	AS SHOWN	Stagger HTs.
34	SER	Serenoa repens	Saw Palmetto	CONT., ; 48" O.A. HT.	AS SHOWN	Full

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
12	HYDQ	Hydrangea quercifolia	Oak Leaf Hydrangea	CONT., ; 15" HT. MIN.	AS SHOWN	Full
19	IC	Ilex cassine	Dahoon Holly	15 GAL ; 6' MIN. HT.	AS SHOWN	Specimen, full to ground
23	ICB	Ilex cornuta 'Burfordii'	Burford Holly	CONT. 15" MIN. HT.	AS SHOWN	Full to ground and well formed
16	IILG	Ilex glabra	Inkberry	7 GAL., ; 3" MIN. HT.	AS SHOWN	Full
9	ILVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	CONT., ; 15" HT. MIN.	AS SHOWN	Full
8	MYRC	Myrica cerifera	Wax Myrtle	CONT., ; 10' HT. MIN.	AS SHOWN	
11	PODO	Podocarpus macrophyllus	Podocarpus	15 GAL. 5' HT. MIN.	AS SHOWN	Full, Well Formed

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
237	PRMX	------------	Perennial Mix	1 GAL. 12" x18"	18"	Full and well formed. Equal amounts of: Gaudiatria canadensis, Echinacea purpurea and Rudbeckia fulgida 'Goldstrum'
12	ASPE	Aspidistra elatior	Cast Iron	1 GAL. 12" X 18"	2'	Full
8,000 sf.	SOD	Cynodon dactylon 'Tif-Tuff'	Tif-Tuff Bermudagrass	------------ ------------	AS SHOWN	Dense roots, measure in square feet
69	DRYE	Dryopteris erythrosora	Autumn Fern	1 GAL. 12" X 18"	18"	Full
150	LOML	Lomandra Longifolia	Breeze Grass	1 GAL. 12" X 18"	3'	Full and well formed
51	MUHCW	Muhlenbergia capillaris	White Muhly Grass	1 GAL. 12" X 18"	3'	Full and well formed
358	OPHJ	Ophiopogon japonicus	Mondo Grass	1 GAL. 12" X 18"	12"	Full
88	PANV	Panicum virgatum	Switch Grass	1 GAL. 12" X 18"	2.5'	
444	SCHS	Schizachyrium scoparium 'Prairie Blues'	Little Bluestem	1 GAL. 12" X 18"	2'	Full
329	SPAR	Spartina bakeri	Cord Grass	1 GAL. 12" X 18"	2.5'	Full and well formed

NO.	REVISIONS	BY	DATE

State of South Carolina
LICENSED LANDSCAPE ARCHITECT
No. 1420
ROBERT JOHN WINTERS

STATE OF SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. 202
COA

THOMAS & HUTTON

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

LANDSCAPE PLAN

CITY ID #:
2275 HENRY TECKLENBURG DRIVE SITE

PROJECT LOCATION:
2275 Henry Tecklenburg Drive, Charleston, South Carolina

CLIENT/OWNER:
JLL CHARLESTON REAL ESTATE
850 MORRISON DR STE 650
CHARLESTON, SC 29403

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

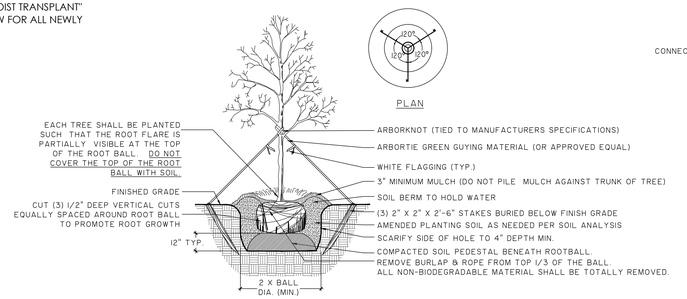
JOB NO:	32222.0000
DATE:	09/18/2025
DRAWN:	JWB
DESIGNED:	JWB
REVIEWED:	RJW
APPROVED:	RJW
SCALE:	1" = 20'

LS1.1

GENERAL PLANTING / IRRIGATION NOTES

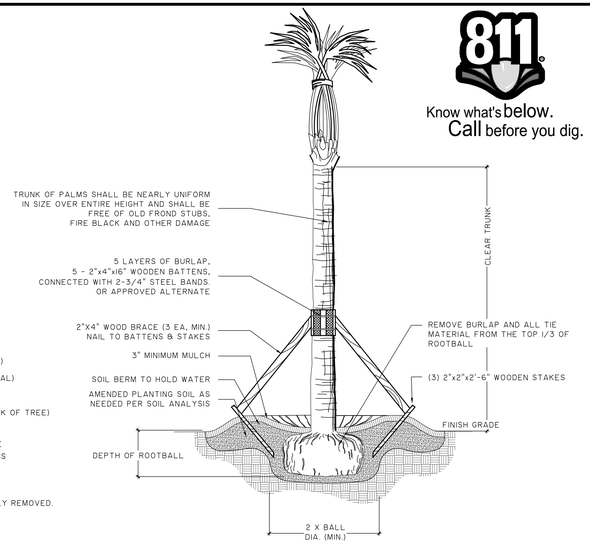
1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE HYDROSEEDED PER EROSION SEDIMENT CONTROL SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE A SHOP DRAWING AND SUBMITTALS FOR THE IRRIGATION SYSTEM)
22. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
23. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CHARLESTON COUNTY APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.
27. AS AN ADD ALTERNATE BID, THE CONTRACTOR SHALL PROVIDE "SOIL MOIST TRANSPLANT" (OR ACCEPTED EQUIVALENT) AT THE APPLICATION RATES SHOWN BELOW FOR ALL NEWLY INSTALLED PLANTINGS.

Container Size/Amount	Caliper Size/Amount
1 Gallon/.75 oz.	1"/3.0 oz.
2 Gallon/1.5 oz.	2" /6.0 oz.
3 Gallon/1.5 oz.	3" /9.0 oz.
5 Gallon/2.0 oz.	4" /12.0 oz.
7 Gallon/3.0 oz.	5" /15.0 oz
10 Gallon/3.0 oz.	6" /18.0 oz
15 Gallon/5.0 oz.	7" /21.0 oz
20 Gallon/7.0 oz.	8" /24.0 oz
Plant Height/Amount	**Box Size/Amount**
2'/1.5 oz.	16"/5.0 oz.
3'/2.0 oz.	20"/6.0 oz.
4'/3.0 oz.	24"/9.0 oz.
5'/4.0 oz.	30"/12.0 oz.
6'/5.0 oz.	36"/18.0 oz
7'/6.0 oz.	42"/27.0 oz
	60"/30.0 oz.



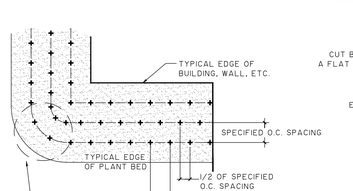
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



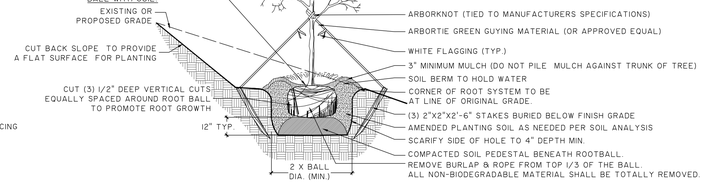
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
3) SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL OTHER PALM SPECIES MUST HAVE FRONDS TIED W/BIODEGRADABLE STRAP OR TWINE.
4) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
5) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

PALM TREE PLANTING
NOT TO SCALE



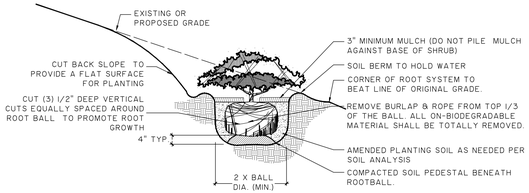
NOTES:
1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE



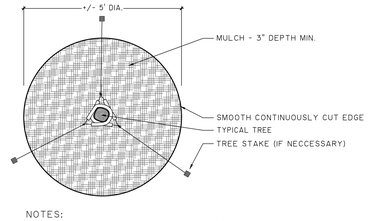
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING ON A SLOPE
NOT TO SCALE



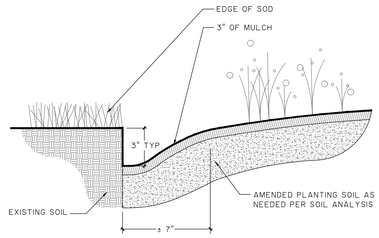
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING ON A SLOPE
NOT TO SCALE



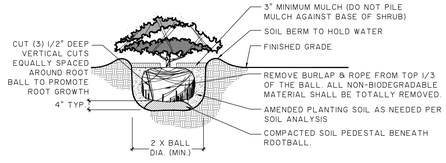
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.

TREE RING
NOT TO SCALE



NOTES:
1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

SOD TO PLANT BED EDGE
NOT TO SCALE



NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
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4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE

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

NO.	REVISIONS	BY	DATE

State of South Carolina — LICENSED LANDSCAPE ARCHITECT — No. 1420 — ROBERT JOHN WINTERS

STATE OF SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING CO. No. 202 — COA

THOMAS & HUTTON

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

GENERAL PLANTING DETAILS & NOTES

CITY ID #:
2275 HENRY TECKLENBURG DRIVE SITE

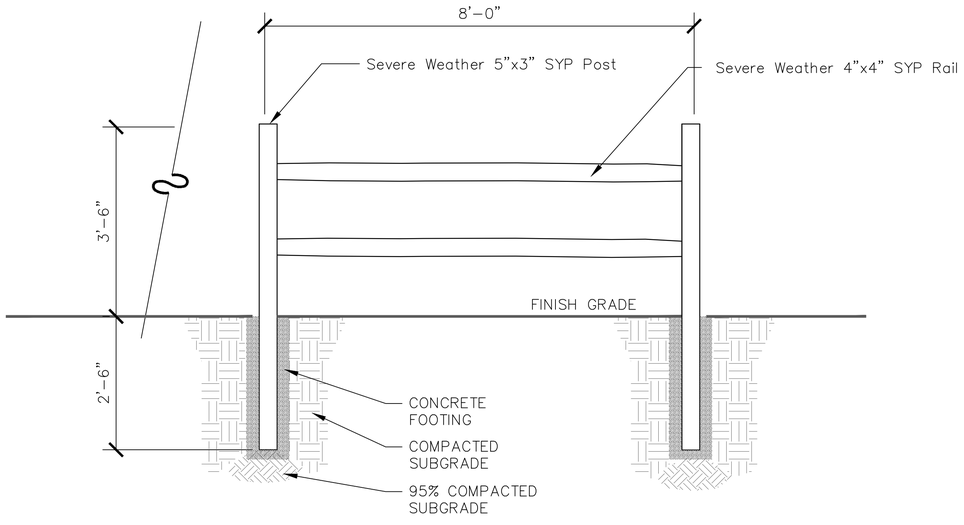
PROJECT LOCATION:
2275 Henry Tecklenburg Drive, Charleston, South Carolina

CLIENT/OWNER:
JLL CHARLESTON REAL ESTATE
850 MORRISON DR STE 650
CHARLESTON, SC 29403

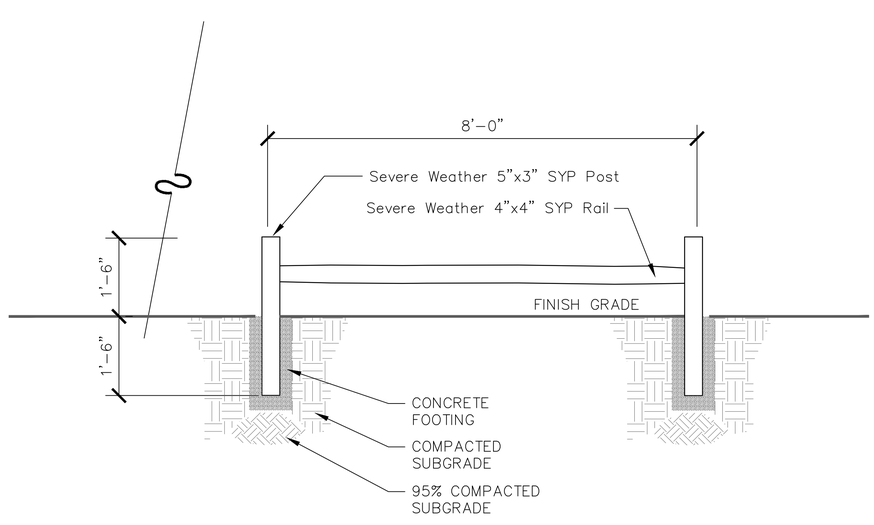
DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32222.0000
DATE:	09/18/2025
DRAWN:	JWB
DESIGNED:	JWB
REVIEWED:	RJW
APPROVED:	RJW
SCALE:	N.T.S

LS1.2



WOOD FENCE DETAIL
1/2" = 1' - 0"



GOLF GARDEN FENCE DETAIL
1/2" = 1' - 0"

NO.	REVISIONS	BY	DATE

State of South Carolina — LICENSED LANDSCAPE ARCHITECT — No. 1420 — ROBERT JOHN WINTERS

STATE OF SOUTH CAROLINA — THOMAS & HUTTON ENGINEERING CO. — No. 202 — COA

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WOOD FENCE DETAILS

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2275 HENRY TECKLENBURG DRIVE SITE

PROJECT LOCATION:
2275 Henry Tecklenburg Drive, Charleston, South Carolina

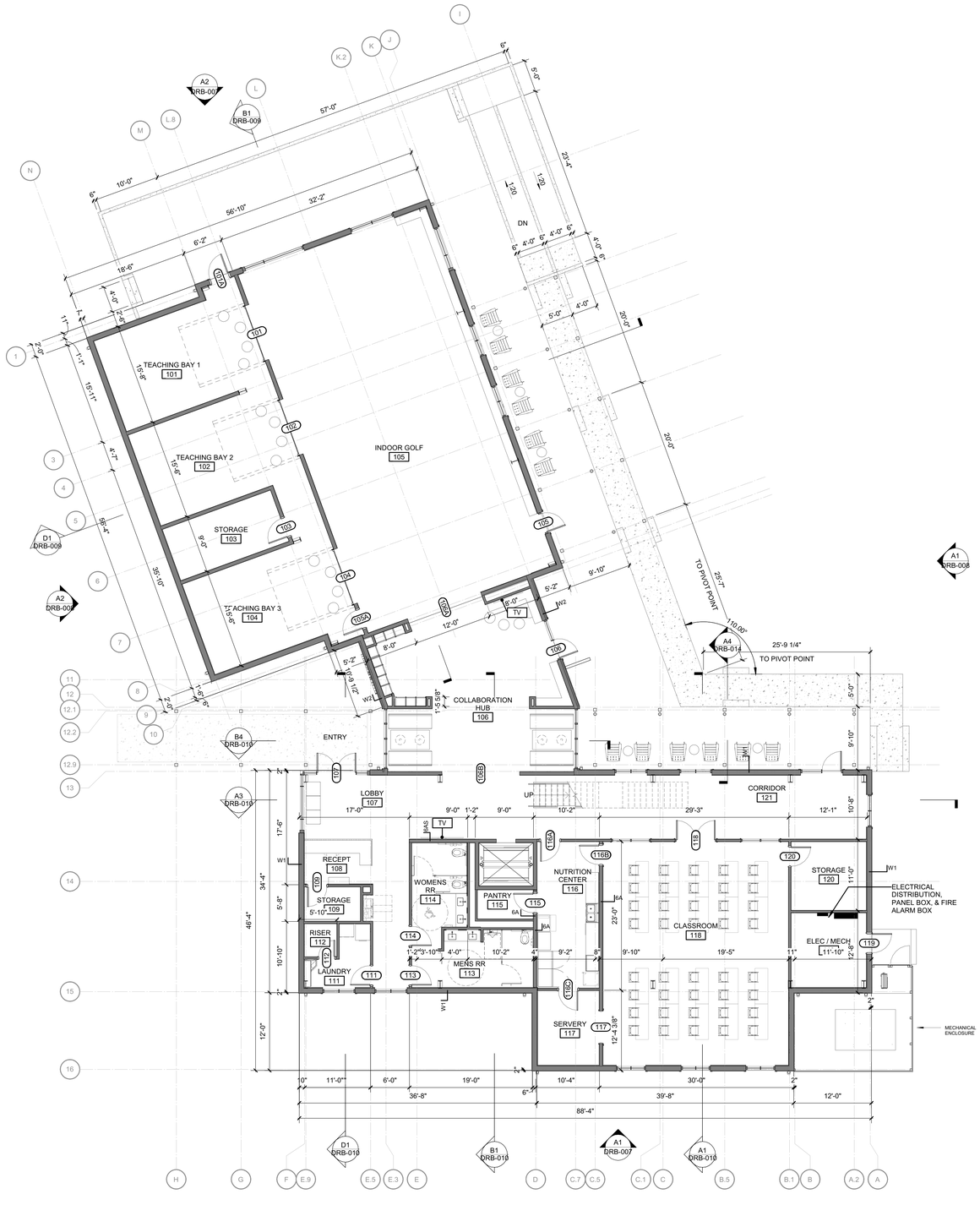
CLIENT/OWNER:
JLL CHARLESTON REAL ESTATE
850 MORRISON DR STE 650
CHARLESTON, SC 29403

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32222.0000
DATE:	09/18/2025
DRAWN:	RJW
DESIGNED:	RJW
REVIEWED:	RJW
APPROVED:	RJW
SCALE:	AS SHOWN

LS2.2

NUMBER	NOTE
2	PUTTING GREEN BELOW



A1 OVERALL FLOOR PLAN- LEVEL 1

1/8" = 1'-0"

FLOOR PLAN SHEET NOTES

A. EXTERIOR DIMENSIONS AT MASONRY VENEER ARE COURSING, NOT ACTUAL AND ARE TO FACE OF MASONRY.
B. EXTERIOR DIMENSIONS AT STUCCO VENEER ARE TO FACE OF METAL STUD.
C. EXTERIOR DIMENSIONS AT PRECAST ARE TO FACE OF PRECAST
D. INTERIOR DIMENSIONS INDICATED ARE TO FACE OF STUD, FACE OF MASONRY AND CENTERLINES OF COLUMNS, UNO.
E. LOCATE DOOR OPENINGS 4" FROM NEAREST PERPENDICULAR WALL.
F. RATED WALLS/PARTITIONS TO BE CONSTRUCTED TIGHT TO STRUCTURE. ALL PENETRATIONS AND TERMINAL JOINTS ARE TO BE INSTALLED AS SHOWN IN APPLICABLE UL JOINT OR PENETRATION DETAIL.
G. WHERE PARTITIONS OF DIFFERENT FIRE RATINGS INTERSECT, THE HIGHEST RATED PARTITION SHALL CONTINUE THROUGH. MAINTAIN PARTITION FIRE RATING BEHIND RECESSED FIRE EXTINGUISHER CABINETS.
H. RATED WALLS INTERSECTING EXTERIOR WALLS SHALL EXTEND TO THE INSIDE FACE OF EXTERIOR SHEATHING.
I. INSTALL BLOCKING IN PARTITIONS FOR CASEWORK, WALL MOUNTED EQUIPMENT, TRIM, AND RELATED CONSTRUCTION.
J. SEE LIFE SAFETY PLANS FOR LOCATIONS OF FIRE RATED AND SMOKE WALLS
K. SEE SHEET **A-001** FOR CONSTRUCTION SUBSYSTEMS (OR PARTITION SCHEDULE)
L. SEE SHEET **A-012** FOR ACCESSORY DESCRIPTIONS & MOUNTING HEIGHTS.
M. SEE STRUCTURAL DRAWINGS FOR SLAB DEPRESSIONS AND CUTOUTS.
N. SEE BUILDING ELEVATION DRAWINGS FOR LOCATION OF EXTERIOR MASONRY CONTROL JOINTS.
O. FIELD VERIFY LOCATION OF INTERIOR WALL & CEILING CONTROL JOINTS REQUIRED IN THE SPECIFICATION WITH ARCHITECT PRIOR TO INSTALLATION.
P. WALLS, INCLUDING GYP. BD. AT PERIMETER OF ROOMS/SPACES WITHOUT CEILINGS, i.e. EXPOSED STRUCTURE, SHALL EXTEND TO STRUCTURE ABOVE.

PARTITION GRAPHICS

GRAPHIC SAMPLE: 1 HOUR RATED CMU FIRE/SMOKE BARRIER:

- SEE FILL PATTERN LEGEND FOR FIRE-RESISTANCE RATING
- SEE COLOR LEGEND FOR HEIGHT CONDITION AND FIRE/SMOKE PROTECTION TYPE
- SEE PARTITION TAG AND SCHEDULE FOR COMPLETE PARTITION INFORMATION

FILL PATTERN LEGEND

- 30 MIN-RATED PARTITION
- 1 HOUR-RATED PARTITION
- 2 HOUR-RATED PARTITION
- 3 HOUR-RATED PARTITION
- 4 HOUR-RATED PARTITION

COLOR LEGEND

- NON-RATED PARTITION TO 6" ABOVE CEILING, U.N.O.
- NON-RATED PARTITION TO DECK
- NON-RATED **SMOKE PARTITION** TO DECK
- RATED **SMOKE BARRIER** TO DECK
- RATED **FIRE PARTITION** TO DECK
- RATED **FIRE/SMOKE BARRIER** TO DECK
- RATED **FIRE BARRIER** TO DECK
- RATED **FIRE WALL** TO DECK

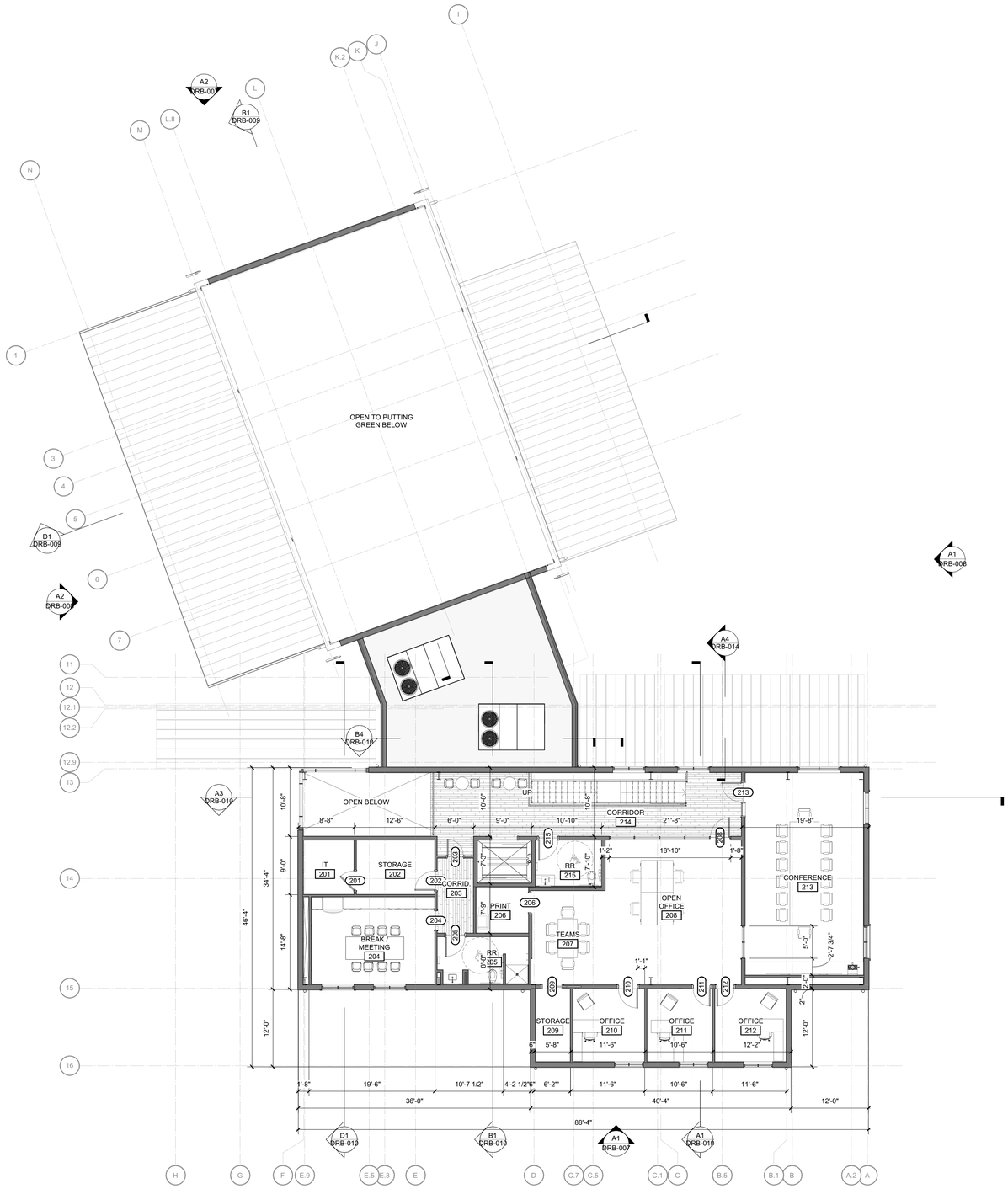
1ST FLOOR 7,535 SF
2ND FLOOR 3,472 SF

TOTAL: 11,007 GSF

0 2 4 6 8 16 24

SCALE: 1/8"=1'-0"

NUMBER	NOTE
2	PUTTING GREEN BELOW



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- 30 MIN-RATED PARTITION
- 1 HOUR-RATED PARTITION
- 2 HOUR-RATED PARTITION
- 3 HOUR-RATED PARTITION
- 4 HOUR-RATED PARTITION

COLOR LEGEND

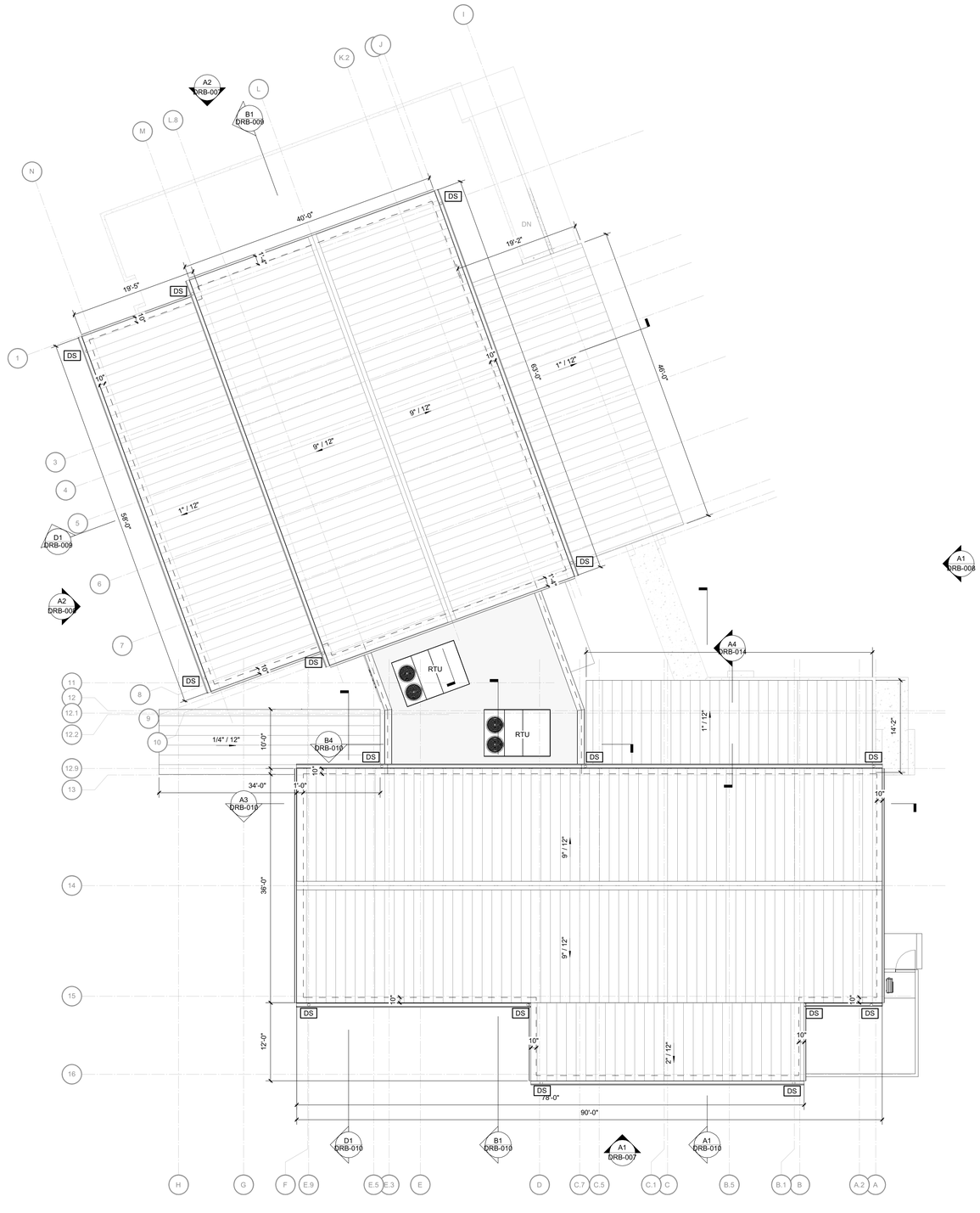
- NON-RATED PARTITION TO 6" ABOVE CEILING, U.N.O.
- NON-RATED PARTITION TO DECK
- NON-RATED **SMOKE PARTITION** TO DECK
- RATED **SMOKE BARRIER** TO DECK
- RATED **FIRE PARTITION** TO DECK
- RATED **FIRE/SMOKE BARRIER** TO DECK
- RATED **FIRE BARRIER** TO DECK
- RATED **FIRE WALL** TO DECK

1ST FLOOR 7,535 SF
2ND FLOOR 3,472 SF

TOTAL: 11,007 GSF

0 2 4 6 8 16 24
SCALE: 1/8"=1'-0"

A1 OVERALL FLOOR PLAN- LEVEL 2
1/8" = 1'-0"



A1 ROOF PLAN

1/8" = 1'-0"

1ST FLOOR 7,535 SF
2ND FLOOR 3,472 SF

TOTAL: 11,007 GSF

0 2 4 6 8 16 24

SCALE: 1/8"=1'-0"

LS3P

01/06/2026

2275 HENRY TECKLENBURG DRIVE

ROOF PLAN- OVERALL

DRB-006

A1 DRB ELEVATION - SOUTH

3/16" = 1'-0"

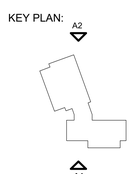
A2 DRB ELEVATION - NORTH

3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 3 - CONCRETE			
CIP1	CAST IN PLACE CONCRETE EXTERIOR STEPS & WALLS	-	
DIVISION 6 - WOOD, PLASTICS & COMPOSITES			
WD1	WOOD FRAMING - PORCH FRAMING	CABOT CHESTNUT BROWN / SEMI TRANSPARENT	PINE - GRADE A
SN1	WOOD STAIN - PORCH FRAMING	CABOT CHESTNUT BROWN / SEMI TRANSPARENT	PINE - GRADE A
DIVISION 7 - THERMAL AND MOISTURE PROTECTION			
MWP1	BOARD & BATT PROFILE METAL WALL PANEL	SW7750 OLYMPIC RANGE	B.O.D CENTRAL STATES; BOARD & BATTEN
MWP2	METAL WALL PANEL (ALT: SPANDRAL PANEL)	RGB 40/169/79	B.O.D. PAC - CLAD MODULAR PANEL
FCS1	FIBER CEMENT SIDING HORIZONTAL SHIPLAPS SIDING	SW7673 PEWTER CAST	B.O.D. HARDIE PLANK SHIPLAP SIDING
MR1	STANDING SEAM METAL ROOF 2" FIELD LOCK	GALVALUME	B.O.D. PAC-CLAD PETERSEN
DIVISION 8 - OPENING			
SF1	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUMINUM	
SF2	ALUMINUM STOREFRONT SYSTEM	ANODIZED BLACK	
CW1	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUMINUM	
CW2	ALUMINUM CURTAIN WALL SYSTEM	RGB 40/169/79	
HM1	HOLLOW METAL DOOR	SW7750 OLYMPIC RANGE	

KEY PLAN:



0 2 4 6 8 16

SCALE: 3/16"=1'-0"

A1 DRB ELEVATION - EAST

3/16" = 1'-0"

A2 DRB ELEVATION - WEST

3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 3 - CONCRETE			
CIP1	CAST IN PLACE CONCRETE EXTERIOR STEPS & WALLS	-	
DIVISION 6 - WOOD, PLASTICS & COMPOSITES			
WD1	WOOD FRAMING - PORCH FRAMING	CABOT CHESTNUT BROWN / SEMI TRANSPARENT	PINE - GRADE A
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DIVISION 7 - THERMAL AND MOISTURE PROTECTION			
MWP1	BOARD & BATT PROFILE METAL WALL PANEL	SW7750 OLYMPIC RANGE	B.O.D CENTRAL STATES; BOARD & BATTEN
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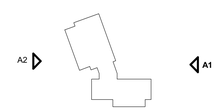
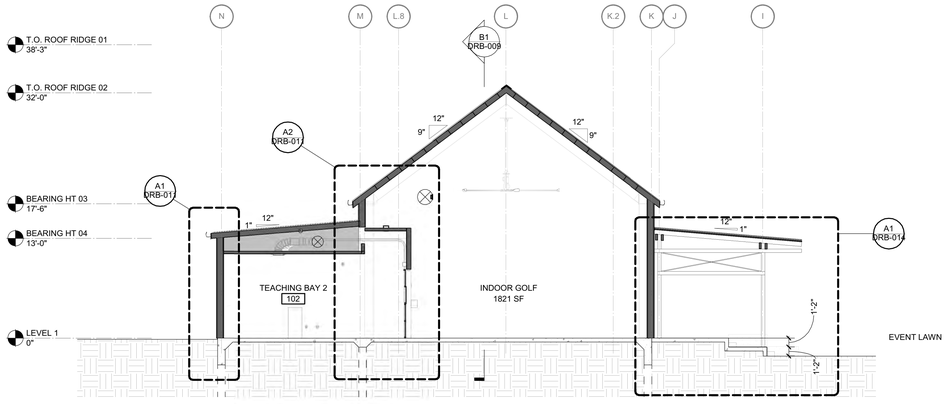
FCS1	FIBER CEMENT SIDING HORIZONTAL SHIPLAPS SIDING	SW7673 PEWTER CAST	B.O.D. HARDIE PLANK SHIPLAP SIDING
MR1	STANDING SEAM METAL ROOF 2" FIELD LOCK	GALVALUME	B.O.D. PAC-CLAD PETERSEN
DIVISION 8 - OPENING			
SF1	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUMINUM	
SF2	ALUMINUM STOREFRONT SYSTEM	ANODIZED BLACK	
CW1	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUMINUM	
CW2	ALUMINUM CURTAIN WALL SYSTEM	RGB 40/169/79	
HM1	HOLLOW METAL DOOR	SW7750 OLYMPIC RANGE	

KEY PLAN:

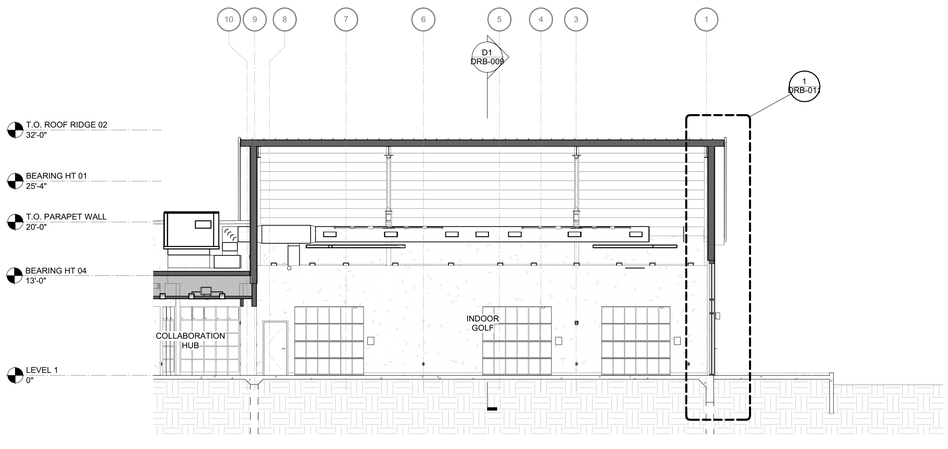


SCALE: 3/16"=1'-0"



D1 DRB-BUILDING SECTION - INDOOR GOLF E-W

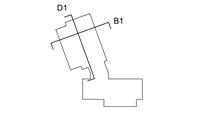
1/8" = 1'-0"



B1 DRB-BUILDING SECTION - INDOOR GOLF N-S

1/8" = 1'-0"

KEY PLAN:



0 2 4 6 8 16 24

SCALE: 1/8"=1'-0"

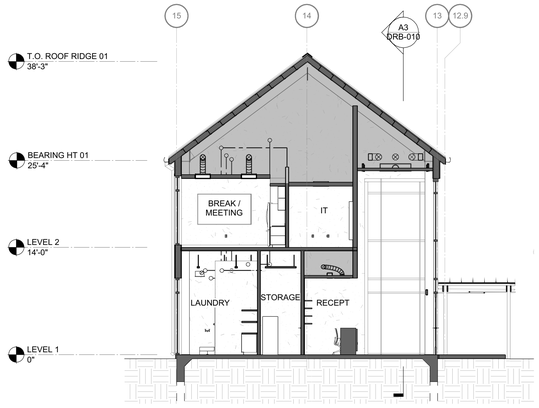
LS3P

01/06/2026

2275 HENRY TECKLENBURG DRIVE

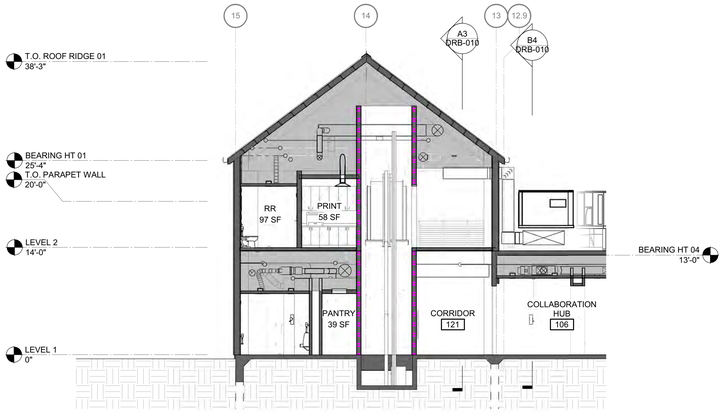
BUILDING SECTIONS

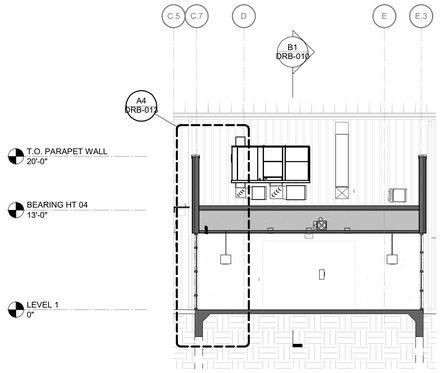
DRB-009



D1 DRB-BUILDING SECTION - LOBBY N-S

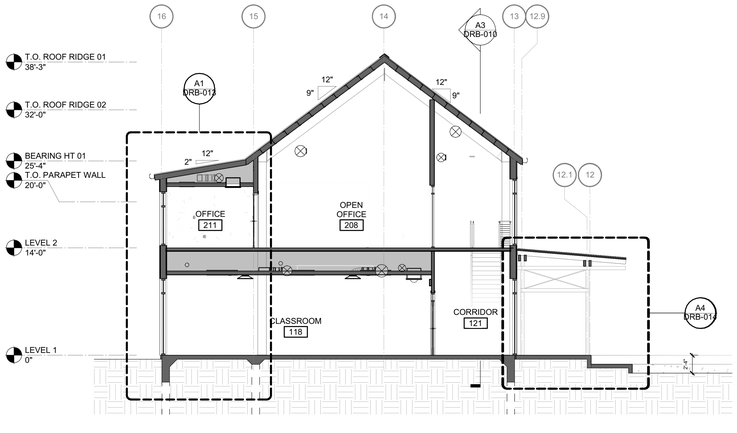
1/8" = 1'-0"





B1 DRB-BUILDING SECTION - ELEVATOR N-S

1/8" = 1'-0"

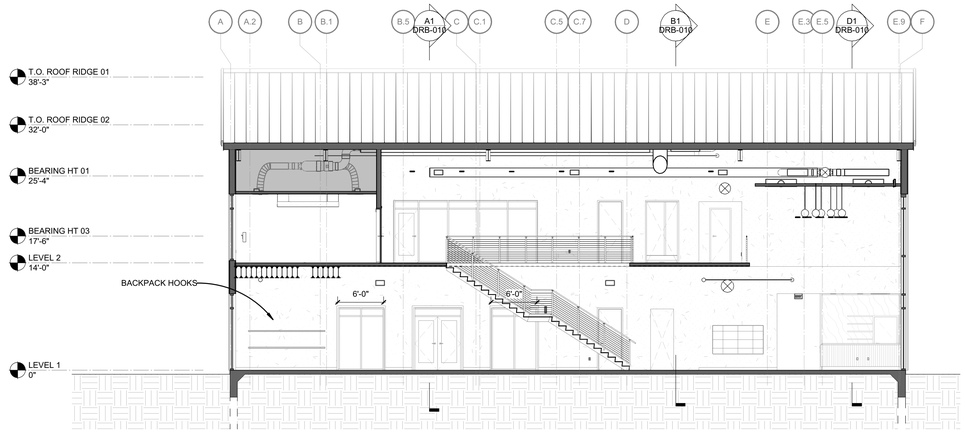


A1 DRB-BUILDING SECTION - CLASSROOMS & OFFICES N-S

1/8" = 1'-0"

B4 DRB-BUILDING SECTION - COLLABORATION HUB E-W

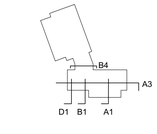
1/8" = 1'-0"



A3 DRB-BUILDING SECTION - CORRIDOR E-W

1/8" = 1'-0"

KEY PLAN:



0 2 4 6 8 16 24

SCALE: 1/8"=1'-0"

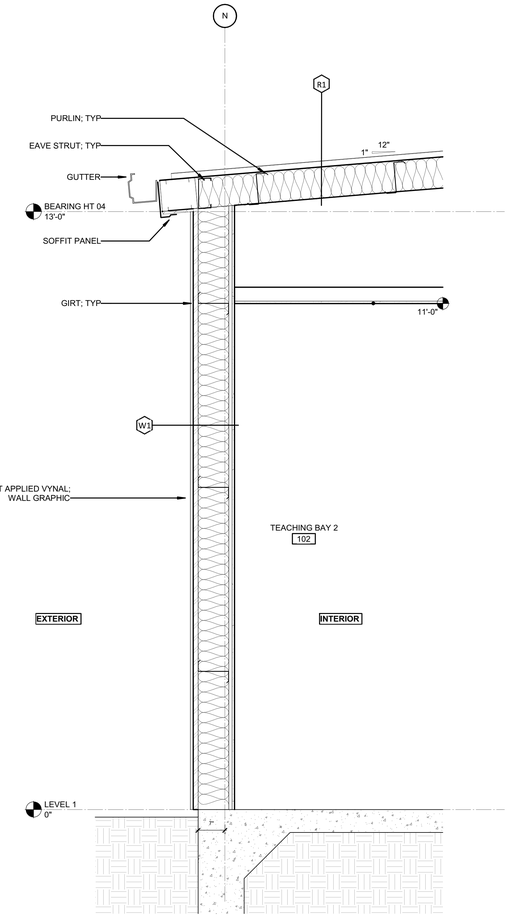
LS3P

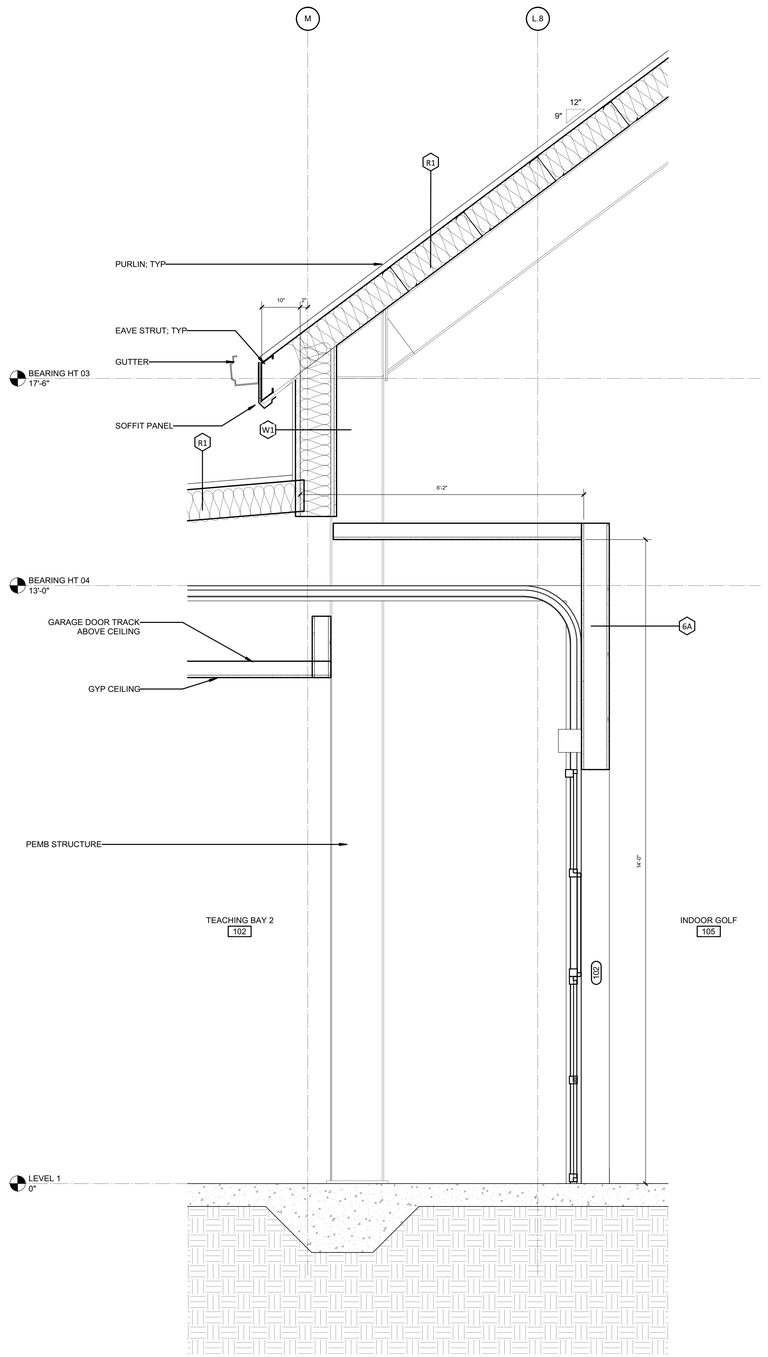
01/06/2026

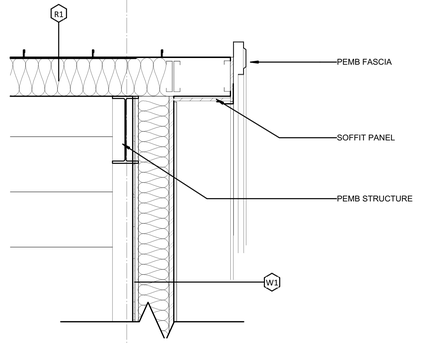
2275 HENRY TECKLENBURG DRIVE

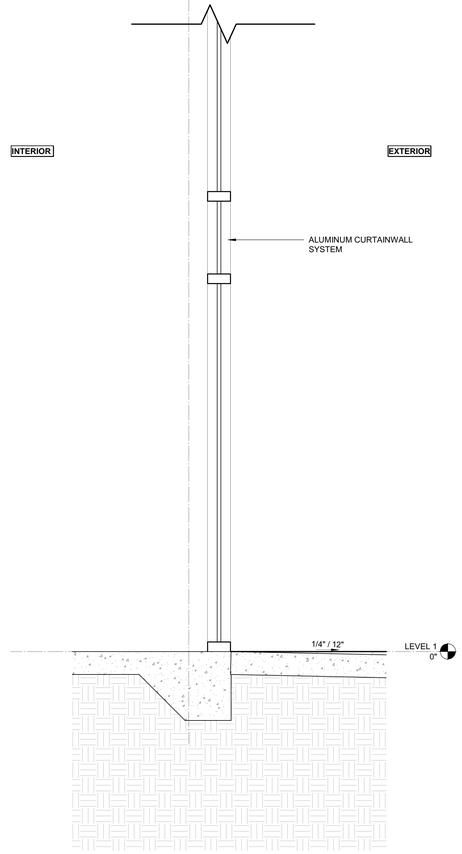
BUILDING SECTIONS

DRB-010









A1 DRB-WALL SECTION @GRAPHIC WALL
3/4" = 1'-0"

A2 DRB-WALL SECTION @ SIMULATOR DOORS
3/4" = 1'-0"

0 1 2 4
SCALE: 3/4"=1'-0"

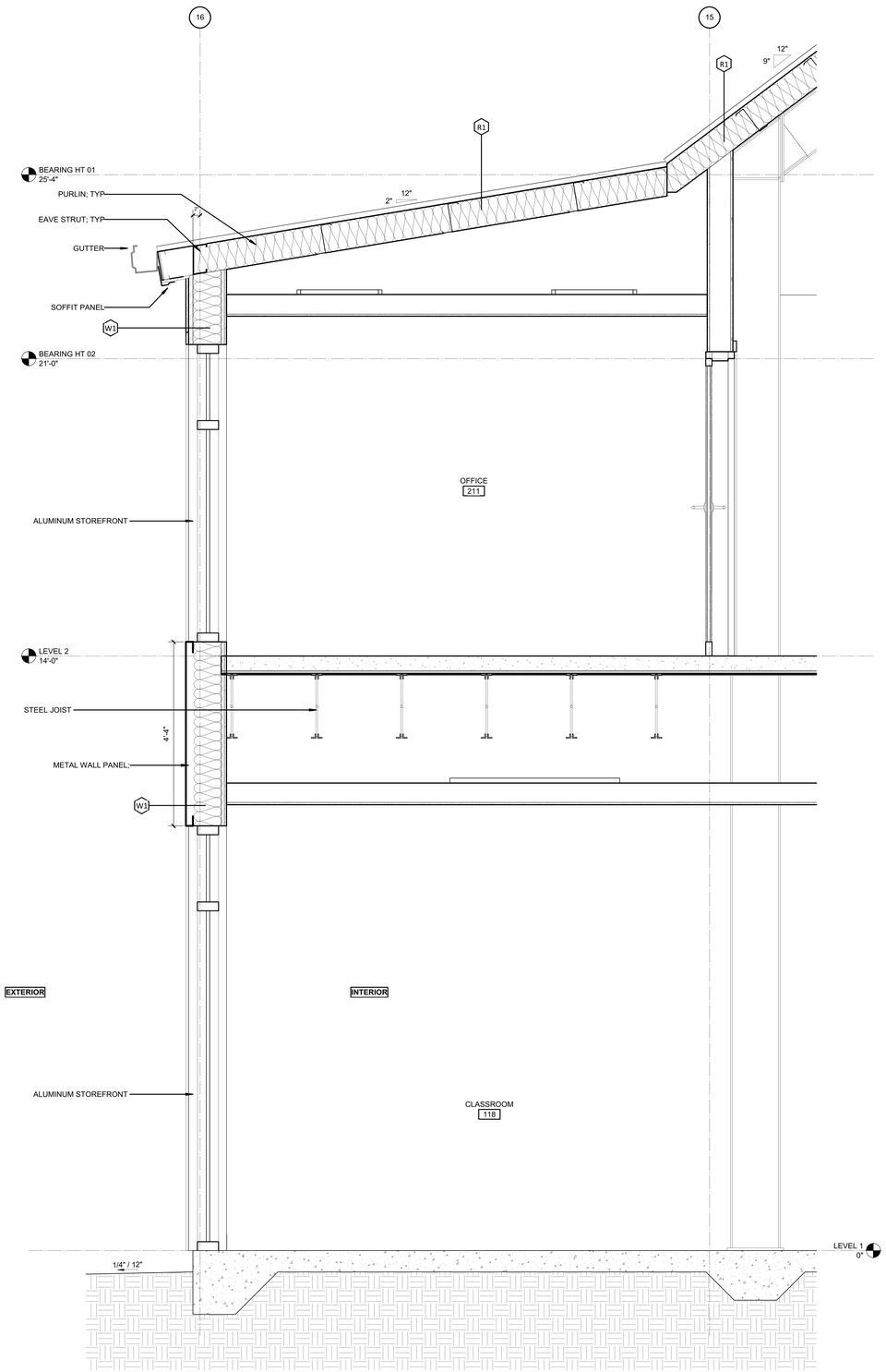
LS3P

01/06/2026

2275 HENRY TECKLENBURG DRIVE

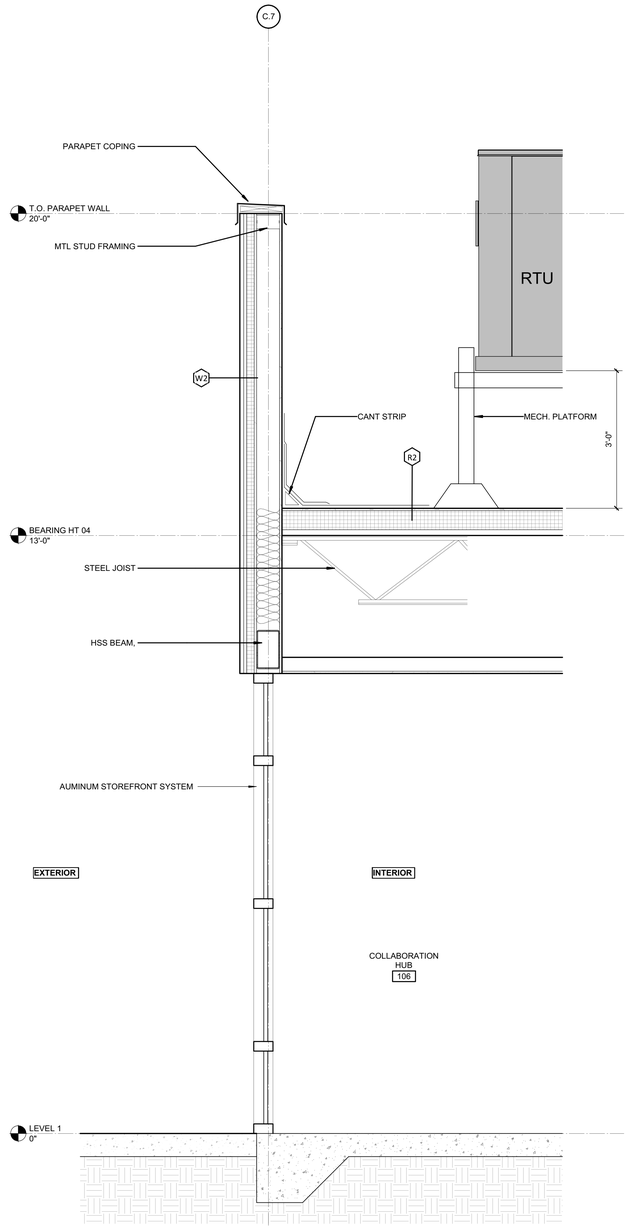
WALL SECTIONS

DRB-011



A1 DRB-WALL SECTION @ OFFICES

3/4" = 1'-0"

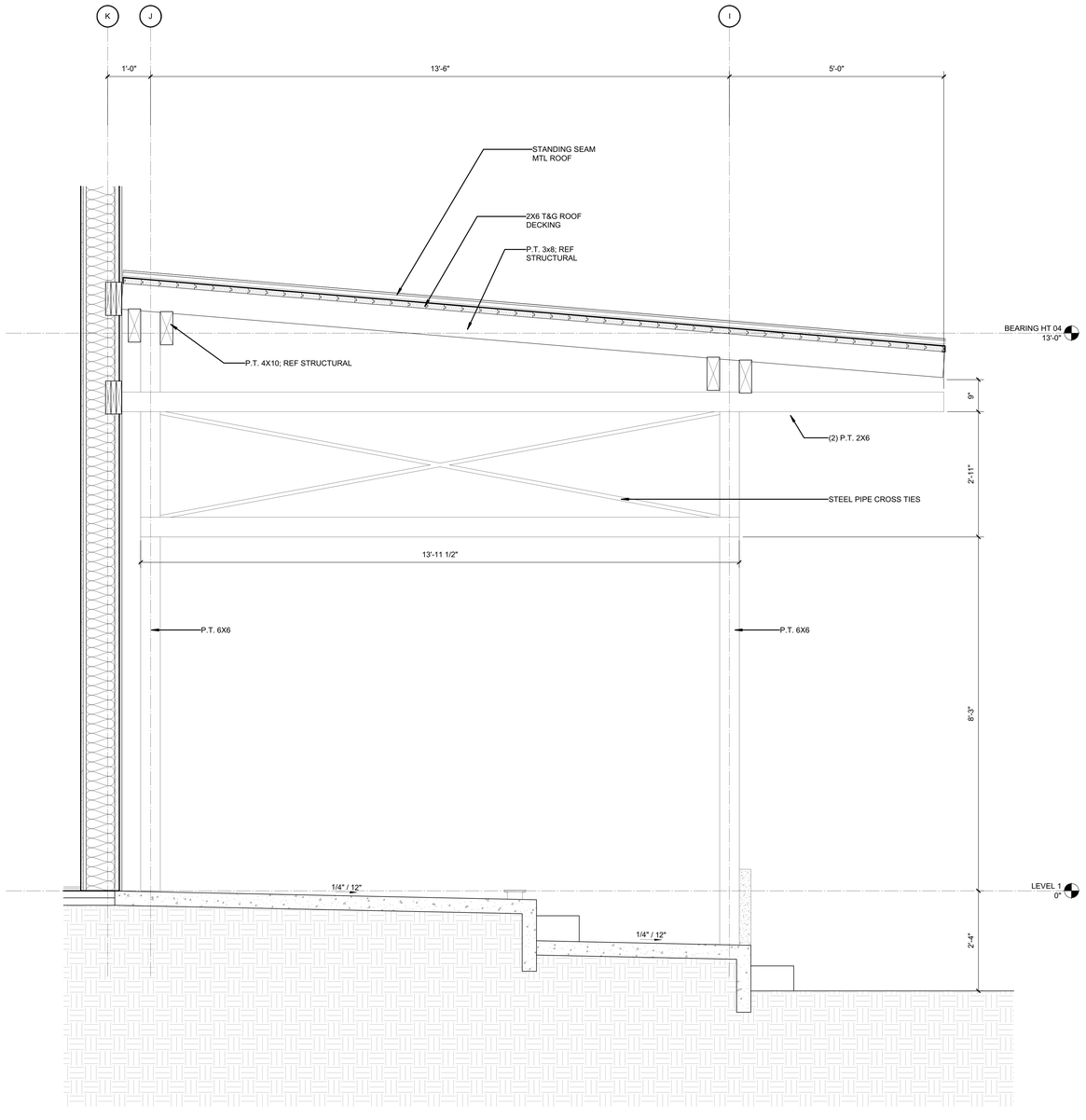


A4 DRB-WALL SECTION @COLLABORATION HUB

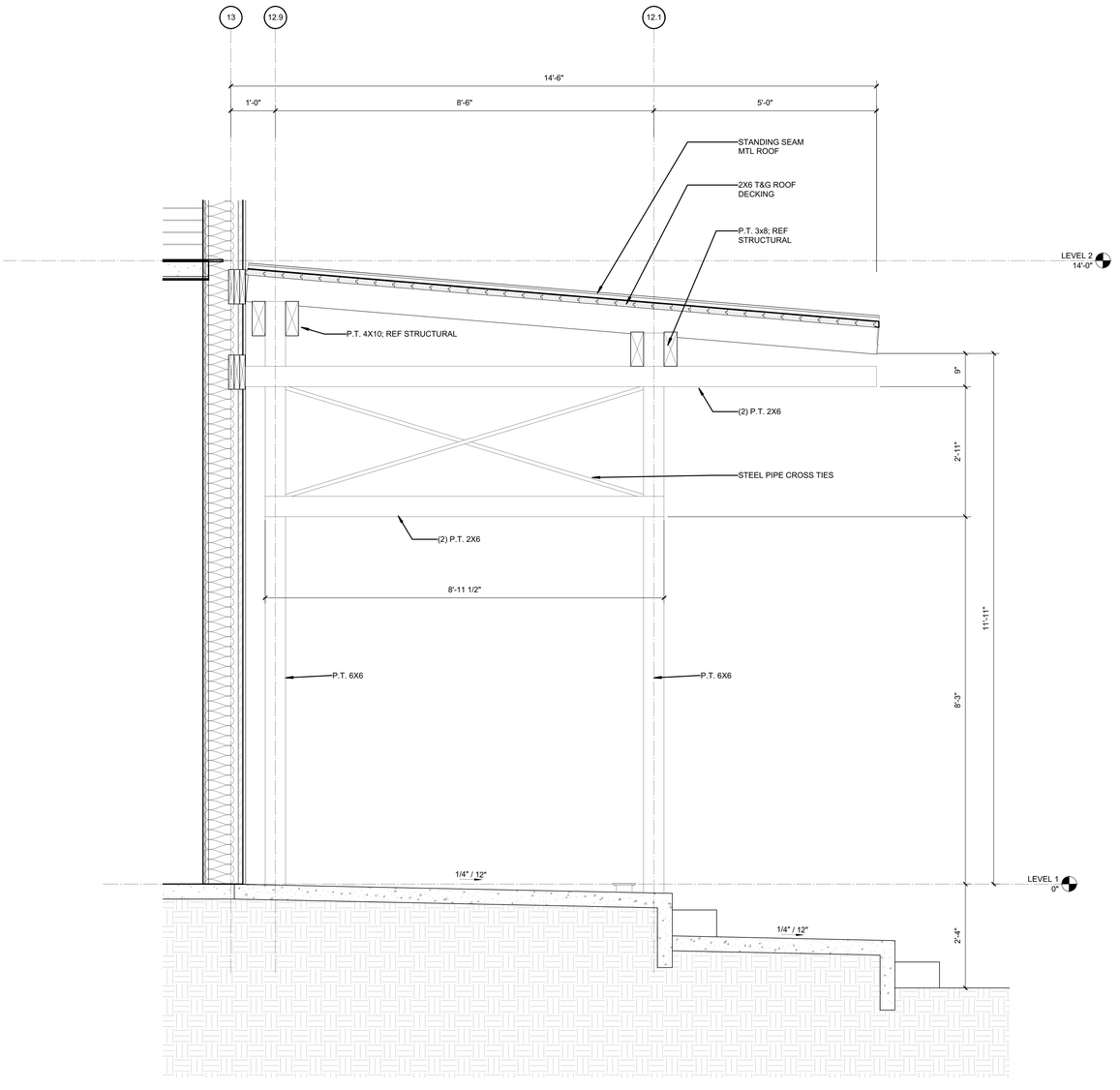
3/4" = 1'-0"

0 1 2 4

SCALE: 3/4"=1'-0"

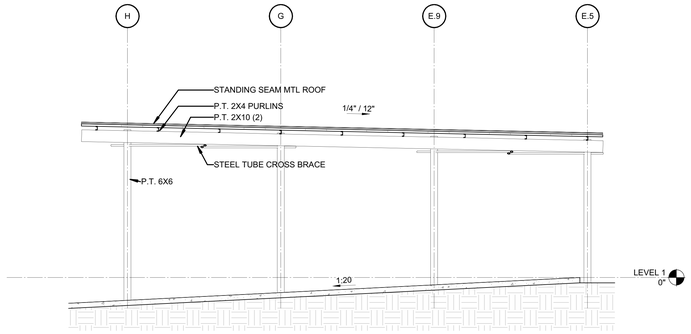


A1 DRB-WALL SECTION @ EAST PORCH
3/4" = 1'-0"



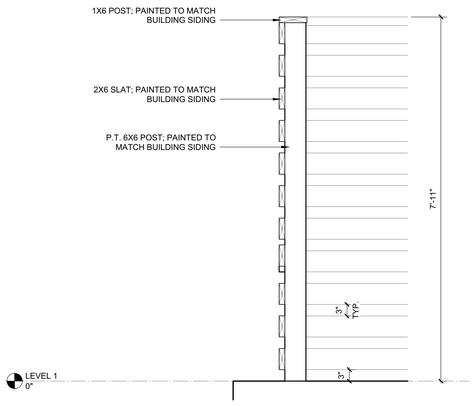
A4 DRB-WALL SECTION @ NORTH PORCH
3/4" = 1'-0"

0 1 2 4
SCALE: 3/4"=1'-0"



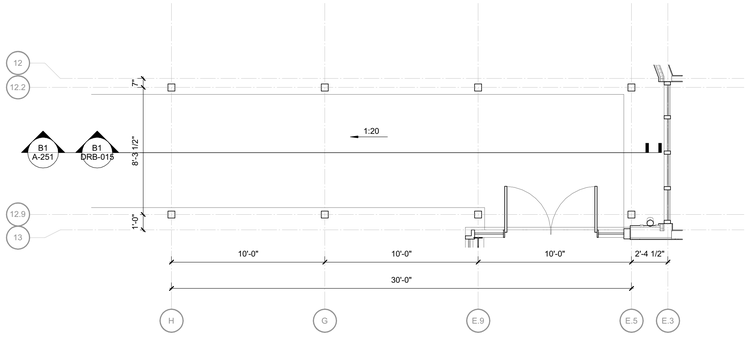
B1 DRB-SECTION @ENTRY CANOPY

1/4" = 1'-0"



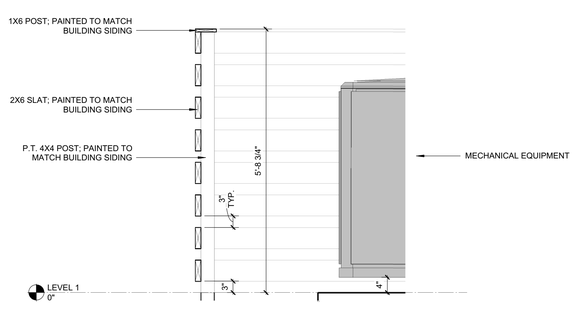
B3 SECTION - DUMPSTER SCREENING

3/4" = 1'-0"



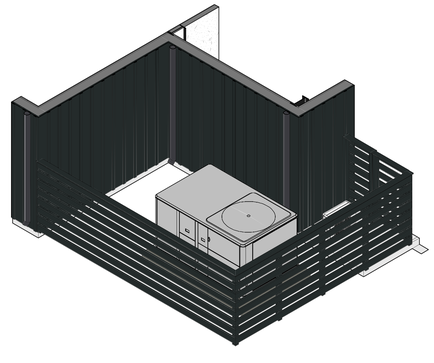
A1 DRB-FLOOR PLAN @ ENTRY CANOPY

1/4" = 1'-0"



A3 MECHANICAL ENCLOSURE

3/4" = 1'-0"



A5 MECHANICAL ENCLOSURE AXON

0 1 2 3 4 8 12

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

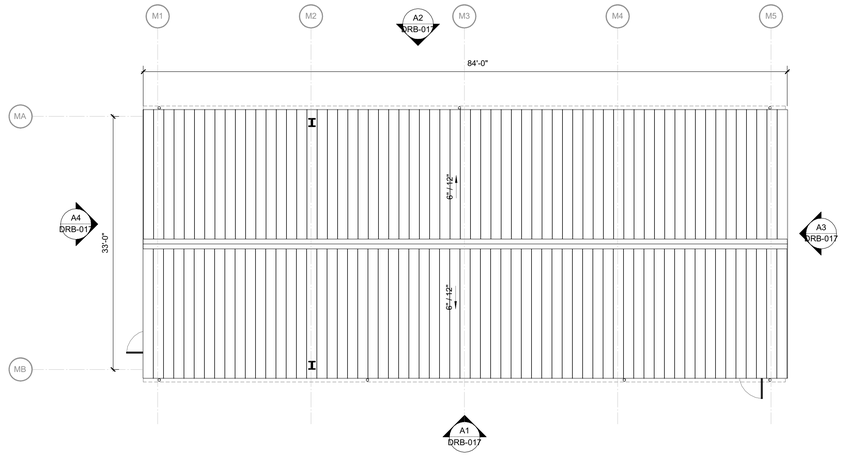
LS3P

01/06/2026

2275 HENRY TECKLENBURG DRIVE

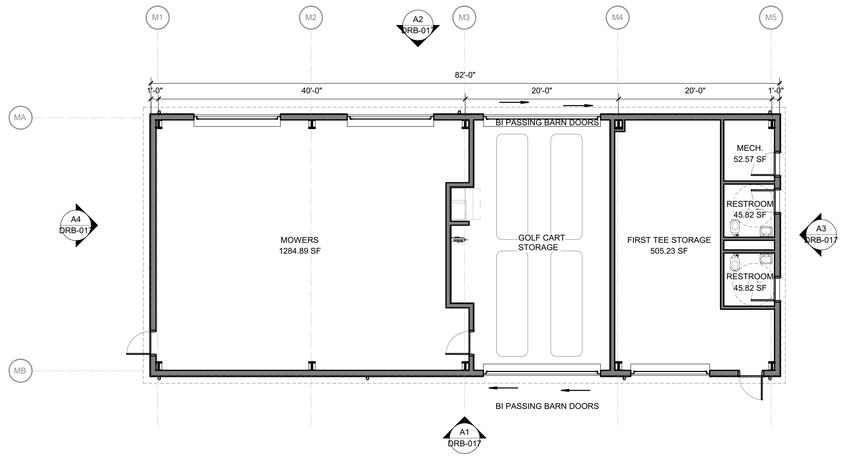
ENTRY CANOPY & MECHANICAL ENCLOSURE

DRB-015



A2 DRB ROOF PLAN - MAINTENANCE BUILDNG

1/8" = 1'-0"



A1 DRB FLOOR PLAN - MAINTENANCE BUILDING

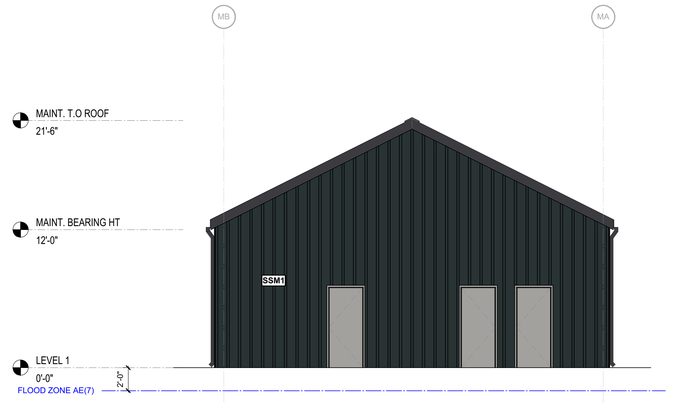
1/8" = 1'-0"

0 2 4 6 8 16 24

SCALE: 1/8"=1'-0"

A2 DRB ELEVATION - MAINT. NORTH

3/16" = 1'-0"

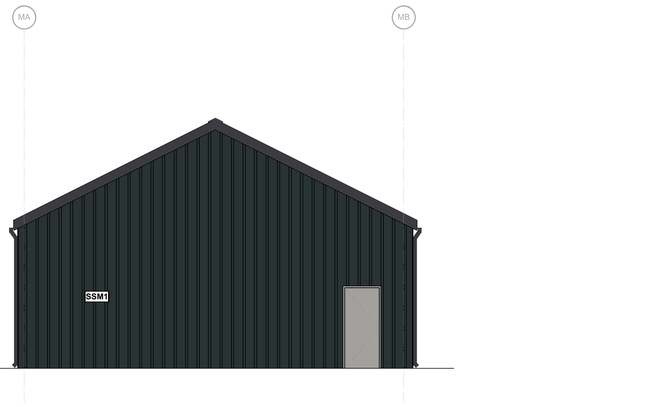


A3 DRB ELEVATION - MAINT. EAST

3/16" = 1'-0"

A1 DRB ELEVATION - MAINT. SOUTH

3/16" = 1'-0"



A4 DRB ELEVATION - MAINT. WEST

3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

	BASE MATERIAL	FINISH / COLOR	NOTES
DIVISION 3 - CONCRETE			
CIP1	CAST IN PLACE CONCRETE EXTERIOR STEPS & WALLS	DARK GRAY TINTED CONCRETE ?	
DIVISION 6 - WOOD, PLASTICS & COMPOSITES			
WD1	WOOD FRAMING - PORCH FRAMING	PINE - GRADE A	
SN1	WOOD STAIN - PORCH FRAMING	PINE - GRADE A	
DIVISION 7 - THERMAL AND MOISTURE PROTECTION			
SSM1	PRE-ENG METAL WALL PANEL	HISTORIC CHARLESTON GREEN	
FCS1	FIBER CEMENT SIDING HORIZONTAL LAP SIDING	GRAY SLATE	B.O.D. HARDIE PLANK LAP SIDING
MWP1	METAL WALL PANEL	?	
MR1	STANDING SEAM METAL ROOF 2" FIELD LOCK	GALVALUME	B.O.D. PAC-CLAD PETERSEN
DIVISION 8 - OPENING			
SF1	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUMINUM	
SF2	ALUMINUM STOREFRONT SYSTEM	ANODIZED BLACK	
CW1	ALUMINUM CURTAIN WALL SYSTEM	ANODIZED ALUMINUM	
HM1	HOLLOW METAL DOOR	POWDERED COAT - ?	

0 2 4 6 8 16

SCALE: 3/16"=1'-0"

SOUTHWEST BIRDSEYE

NORTHEAST BIRDSEYE

ENTRY

HENRY TECKLENBURG SIDEWALK (LOOKING EAST)

HENRY TECKLENBURG SIDEWALK (LOOKING WEST)

EVENT LAWN

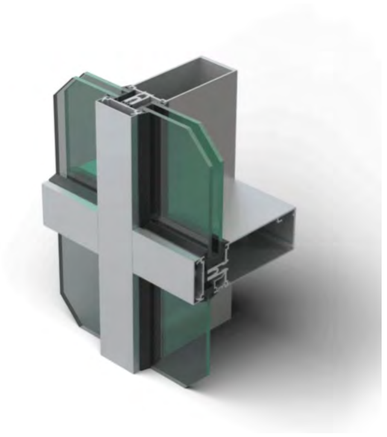
PARKING LOT - WALL MURAL

PARKING LOT - LOOKING SOUTH

MAINTENANCE BUILDING - PLANTING SCREENING

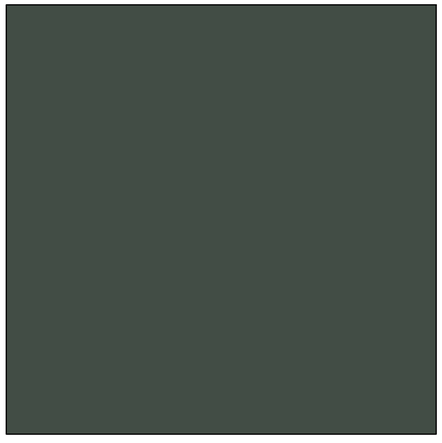
OUTDOOR CLASSROOM TERRACE - LOOKING NORTH

EMERGENCY LIGHTING - BLACK FINISH

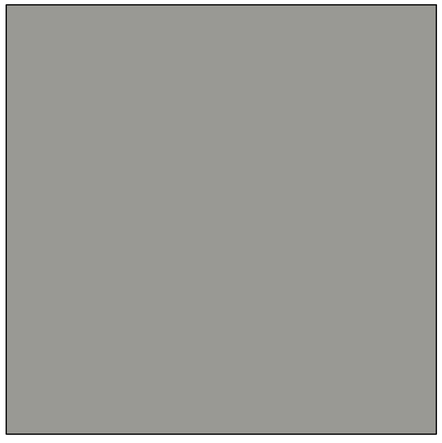


ANODIZED ALUMINUM CURTAINWALL

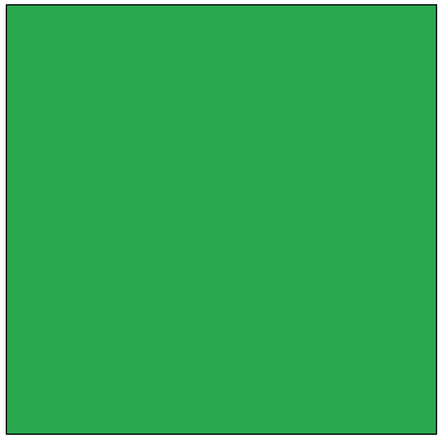
BLACK KYNARA ALUMINUM STOREFRONT



SHERWIN WILLIAMS OLYMPIC RANGE

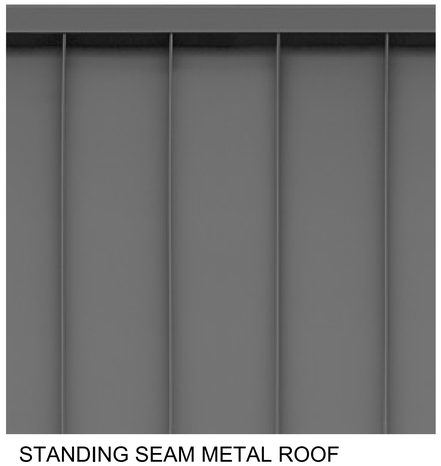


SHERWIN WILLIAMS PEWTER CAST



RGB 40/169/79

CABOT CHESTNUT BROWN



STANDING SEAM METAL ROOF

CAST-IN-PLACE CONCRETE

Agenda Item #5

350 Grand Oaks Blvd.

301-00-00-052

Requesting conceptual approval for a multi-family development with six, 4-story buildings containing 380 units, 36 townhouses, some separate garages and a clubhouse.

cline

MOSBY BEES FERRY

OVERALL BUILDING MATRIX

Building Type	Description	Building GSF	Quantity	Total GSF
Type 4		75,150	5	375,750
Type 6		47,202	2	94,404
Club	Amenity Space	11,265	1	11,265
TH F4		7,113	3	21,338
TH F6		10,669	4	42,675
		Total Building GSF		**545,431**

OVERALL UNIT MATRIX

BUILDING TYPE 4

Unit Type	Unit Quantity	Unit GSF	Total Units	Total GSF
A1	6	729	30	21,870
A2	12	870	60	52,200
B1	18	1,079	90	97,110
B2	12	1,220	60	73,200
B2m1	4	1,195	20	23,900
B3	4	1,467	20	29,340
C1	4	1,430	20	28,600
		Total Units	300	**Total Unit GSF** 326,220

BUILDING TYPE 6

Unit Type	Unit Quantity	Unit GSF	Total Units	Total GSF
A1	9	729	18	13,122
A2	8	870	16	13,920
A3	4	926	8	7,408
B1	3	1,079	6	6,474
B2	12	1,220	24	29,280
C1	4	1,430	8	11,440
		Total Units	80	**Total Unit GSF** 81,644

TH F4

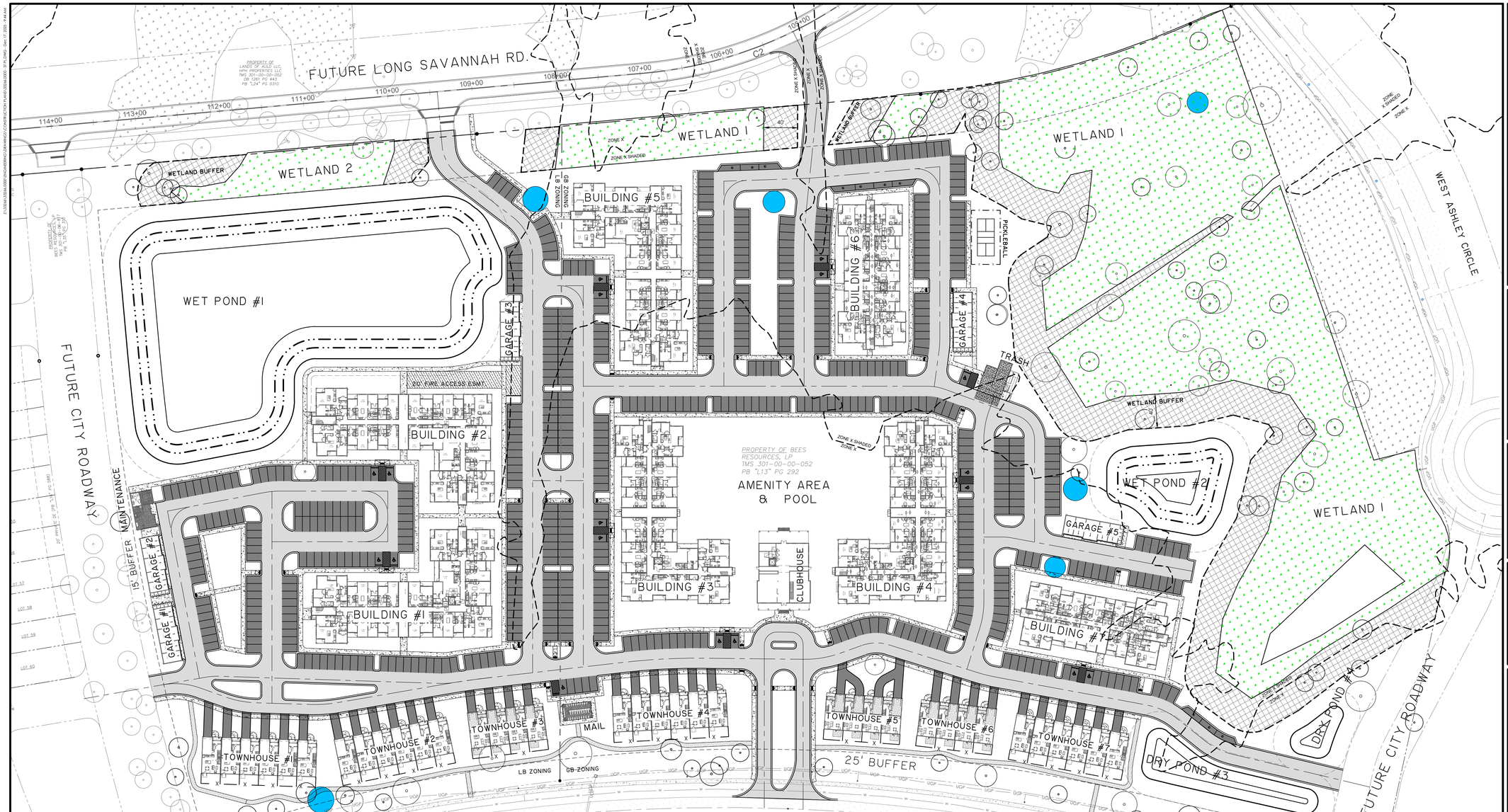
Unit Type	Unit Quantity	Unit GSF	Total Units	Total GSF
TH F	4	1,778	12	21,338
		Total Units	12	**Total Unit GSF** 21,338

TH F6

Unit Type	Unit Quantity	Unit GSF	Total Units	Total GSF
TH F	6	1,778	24	42,675
		Total Units	24	**Total Unit GSF** 42,675

OVERALL

Unit Type	Total Quantity
A1	48
A2	76
A3	8
B1	96
B2	84
B2m1	20
B3	20
C1	28
TH F	36
Total Units	**416**



DEVELOPMENT INFORMATION

LOCATION:	CITY OF CHARLESTON, WEST ASHLEY CIRCLE
TMS AND ZONING:	PARENT TMS: 301-00-00-052 / LB / GB (GENERAL BUSINESS)
ADDRESSES:	TBD.
FLOOD ZONE:	ZONE: X, SHADED X - FIRM PANEL NO. 45019 C0479K - DATED: JANUARY 1, 2021
SITE ACREAGE:	± 28.3 AC OVERALL, 8.0 AC WETLANDS, 3.6 AC IMPACTS, 1.7 BUFFER. DISTURBANCE: 20.1 AC
PROPOSED BUILDINGS:	BUILDING #1: BUILDING #2: BUILDING #3: BUILDING #4: BUILDING #5: BUILDING #6: BUILDING #7: TOTAL APARTMENT UNITS: 380 GARAGES: (5 TOTAL) TOWNHOUSE UNITS: 36 (7 BUILDINGS) CLUBHOUSE: MAINTENANCE BUILDING TOTAL UNITS = 416
LOT SETBACKS	NOT REQUIRED FOR GB OR LB ZONING.
BUILDING HEIGHTS:	MAX HEIGHT ALLOWED: 55' MAX STORIES PROPOSED: TBD
BUFFERS:	FUTURE LONG SAVANNAH R/W (NORTH): 50' CLASS E GRAND OAKS BLVD.(SOUTH): 25' CLASS C FUTURE CITY R/W (WEST): 15' CLASS A WETLAND BUFFER: 40' AVERAGE VARIABLE WIDTH

EXISTING/ ADJACENT/ PROPOSED LAND USE:	EXISTING LAND USE: WOODED ADJACENT LAND USE: NORTH - JURISDICTIONAL WETLAND - LONG SAVANNAH RD. (FUTURE) SOUTH - GRAND OAKS BLVD. EAST - FUTURE CITY R/W (WEST ASHLEY CIRCLE) WEST - FUTURE CITY R/W RESIDENTIAL PROPOSED LAND USE: MULTI FAMILY APARTMENT UNITS & TOWNHOMES
PARKING	REQUIRED RESIDENTIAL PARKING: 380 APARTMENT UNITS: 1 UNIT : 1.5 PARKING SPACES = 570 11 HANDICAP SPACES, 2 OF WHICH MUST BE VAN ACCESSIBLE PROVIDED RESIDENTIAL PARKING: 589 TYPICAL SPACES, 25 GARAGE SPACES, 18 VAN ACCESSIBLE ADA SPACES TOTAL: 632 SPACES
PARKING ISLANDS	ISLANDS REQUIRED: 1 FOR EVERY 5 PARKING SPACES MINIMUM ISLAND SIZE: 9'X18' WITH TREE REQUIRED: 607 SURFACE PARKING SPACES / 5 SPACES = 121.4 ISLANDS PROVIDED: 124 ISLANDS
TRAVEL LANES	TWO-WAY DRIVE - 24' PAVEMENT
WATER/SEWER PROVIDER	WATER/SEWER SERVICE SHALL BE PROVIDED BY CHARLESTON WATER SYSTEM
LIGHTING	TO BE PROVIDED BY OWNER/DEVELOPER AND DESIGNED FOR CITY OF CHARLESTON REQUIREMENTS FOR APPEARANCE AND MOUNTING HEIGHT
WETLANDS	EXISTING WETLANDS AND BUFFER SHOWN PER SAC PERMIT: TBD

NO.	REVISIONS	BY	DATE

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

SITE PLAN

BEES RESOURCES APARTMENTS

PROJECT LOCATION:
CITY OF CHARLESTON - WEST ASHLEY

CLIENT/OWNER:
Middleburg Communities
500 E. MOREHEAD ST, STE 525
CHARLOTTE, NC 28202

NORTH
60 0 30 60
1 INCH = 60

DATUM: HORIZ.: NAD 83 VERT.:

JOB NO:	33266.0000
DATE:	10/6/2025
DRAWN:	CAB
DESIGNED:	CAB
REVIEWED:	DJJ
APPROVED:	
SCALE:	1" = 60'

C1

FUTURE LONG SAVANNAH RD.
1116.69'
N21°07'05"W
WETLAND
WET POND
15' UNDISTURBED BUFFER
20' FIRE LANE
BUILDING #1
BUILDING #2
BUILDING #3
BUILDING #4
BUILDING #5
BUILDING #6
BUILDING #7
AMENITY POOL TBD
CLUBHOUSE
DROP-OFF
MAINTANCE BUILDING
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
PICKLEBALL COURT
TRASH COMPACTOR
TOWNHOUSE #1
TOWNHOUSE #2
TOWNHOUSE #3
TOWNHOUSE #4
TOWNHOUSE #5
TOWNHOUSE #6
TOWNHOUSE #7
MAIL KIOSK
25' UNDISTURBED BUFFER
DRY POND
FUTURE CITY ROADWAY
GRAND OAKS BLVD.

NO.	REVISIONS	BY	DATE

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

ILLUSTRATIVE SITE PLAN

BEES RESOURCES APARTMENTS

PROJECT LOCATION:
CITY OF CHARLESTON - WEST ASHLEY

CLIENT/OWNER:
Middleburg Communities
500 E. MOREHEAD ST. STE 525
CHARLOTTE, NC 28202

SCALE: 1" = 60'
0 30 60FT

DATUM: HORIZ.: NAD 83 VERT.:

JOB NO:	33266.0000
DATE:	10/6/2025
DRAWN:	CAB
DESIGNED:	CAB
REVIEWED:	DJJ
APPROVED:	
SCALE:	1" = 60'

L1.0

LOCATION MAP

ZONE X SHADED

ZONE X

DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL GRASSES

ORNAMENTAL GRASSES

ORNAMENTAL GRASSES

EVERGREEN SHRUB

EVERGREEN SHRUB

PALMS

PARKING LOT TREES

DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL GRASSES

EVERGREEN SHRUB

CANOPY ALLEY

NATIVE GRASSES

ANNUAL FLOWERS

25' BUFFER

GB ZONING

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

SCHEMATIC LANDSCAPE PLAN

BEES RESOURCES APARTMENTS

PROJECT LOCATION:
CITY OF CHARLESTON - WEST ASHLEY

CLIENT/OWNER:
Middleburg Communities
500 E. MOREHEAD ST. STE 525
CHARLOTTE, NC 28202

SCALE: 1" = 20'
0 10 20FT

DATUM: HORIZ.: NAD 83 VERT.:

JOB NO:	33266.0000
DATE:	10/6/2025
DRAWN:	CAB
DESIGNED:	CAB
REVIEWED:	DJJ
APPROVED:	
SCALE:	

L1.1

EXISTING TREE
TO REMAIN

NATIVE GRASSES
NATIVE GRASSES
DECIDUOUS SHRUB
EVERGREEN SHRUB
EVERGREEN SHRUB
DECIDUOUS SHRUB
NATIVE GRASSES
EVERGREEN SHRUB
NATIVE GRASSES
UNDERSTORY TREE
UNDERSTORY TREE
EVERGREEN SHRUB
PALMS
NATIVE GRASSES
DECIDUOUS SHRUB
EVERGREEN SHRUB
ORNAMENTAL GRASSES
PARKING LOT
TREES

UNIT B2
UNIT A2
UNIT A3
UNIT A1
UNIT C1
UNIT B1 ABOVE
UNIT B2
UNIT A2
UNIT A1
UNIT A1
UNIT B2

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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

SCHEMATIC LANDSCAPE PLAN

BEES RESOURCES APARTMENTS

PROJECT LOCATION:
CITY OF CHARLESTON - WEST ASHLEY

CLIENT/OWNER:
Middleburg Communities
500 E. MOREHEAD ST. STE 525
CHARLOTTE, NC 28202

SCALE: 1" = 10'
0 5 10FT

DATUM: HORIZ.: NAD 83 VERT.:

JOB NO:	33266.0000
DATE:	10/6/2025
DRAWN:	CAB
DESIGNED:	CAB
REVIEWED:	DJJ
APPROVED:	
SCALE:	

L1.2

PALMS
NATIVE GRASSES
CANOPY TREE
NATIVE GRASSES
EVERGREEN SHRUB
DECIDUOUS SHRUB
DECIDUOUS SHRUB
ORNAMENTAL GRASSES
EVERGREEN SHRUB
UNDERSTORY TREE
EVERGREEN SHRUB
NATIVE GRASSES
EVERGREEN SHRUB
EVERGREEN SHRUB
WOOD MULCH TRAIL
VEGETATED BUFFER
EXISTING VEGETATION TO BE PRESERVED

NO.	REVISIONS	BY	DATE

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APPROVED:	
SCALE:	

L1.3

PLANT IMAGERY

CRAPE MRYTLE

SABAL PALM

NUTTAL OAK

SHUMARD OAK

BALD CYPRESS

HOLLY TREE

FRINGE TREE

MAGNOLIA

PINK MUHLY GRASS

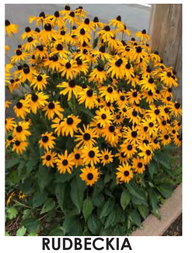
CORDGRASS

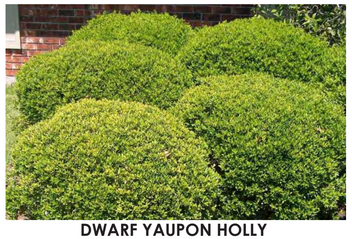
SWITCH GRASS

DWF. BLUESTEM

IRIS SPECIES

WHITE MUHLY GRASS


RUDBECKIA


DWARF YAUPON HOLLY

AZALEA SP.

VIBURNUM

INKBERRY

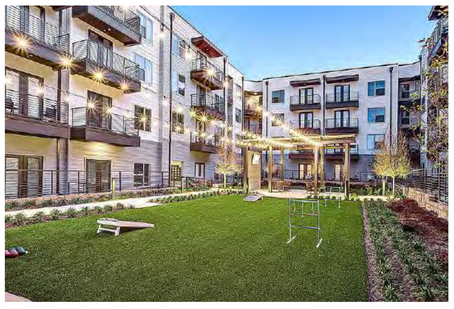
OLEANDER

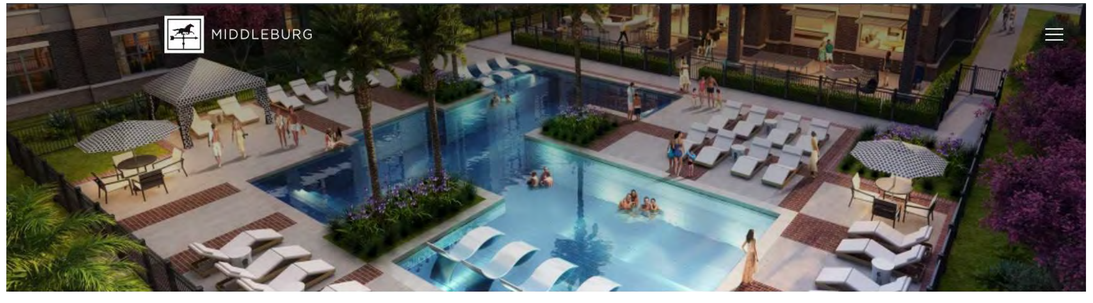
WAX MYRTLE

SUNSHINE LIGUSTRUM

PODOCARPUS

PRECEDENT IMAGERY





NO.	REVISIONS	BY	DATE

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PRECEDENT IMAGERY

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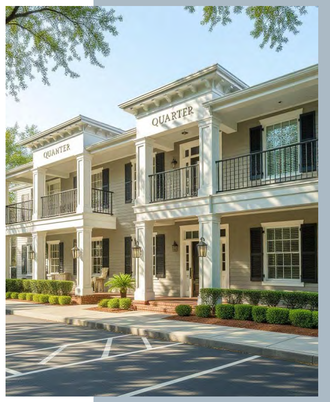
DRAWN:	CAB
DESIGNED:	CAB
REVIEWED:	DJJ
APPROVED:	
SCALE:	

L1.4

ARCHITECTURAL PRECEDENTS



ARCHITECTURAL ELEMENTS

- DOUBLE HEIGHT PORCHES
- LARGE ROOF OVERHANGS
- HIPPED ROOF FORMS WITH DORMERS
- CENTERED FRONT DOORS
- FULL WIDTH UPPER BALCONIES
- LIGHT, COASTAL MATERIAL PALETTE

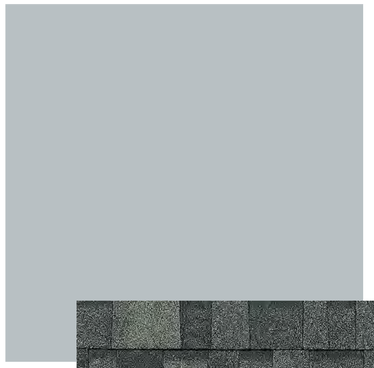
SITE PHOTOS

LOOKING NORTH ON GRAND OAKS BOULEVARD

LOOKING SOUTH ON GRAND OAKS BOULEVARD

01

02

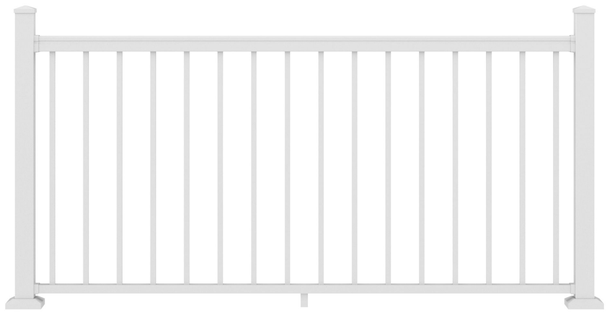


03

04

05

06



01 SW 6240 WINDY BLUE

02 SW 6246 NORTH STAR

03 SW 9543 GYPSUM

04 ASPHALT SHINGLES

05 VINYL WINDOWS

06 ALUMINUM RAIL

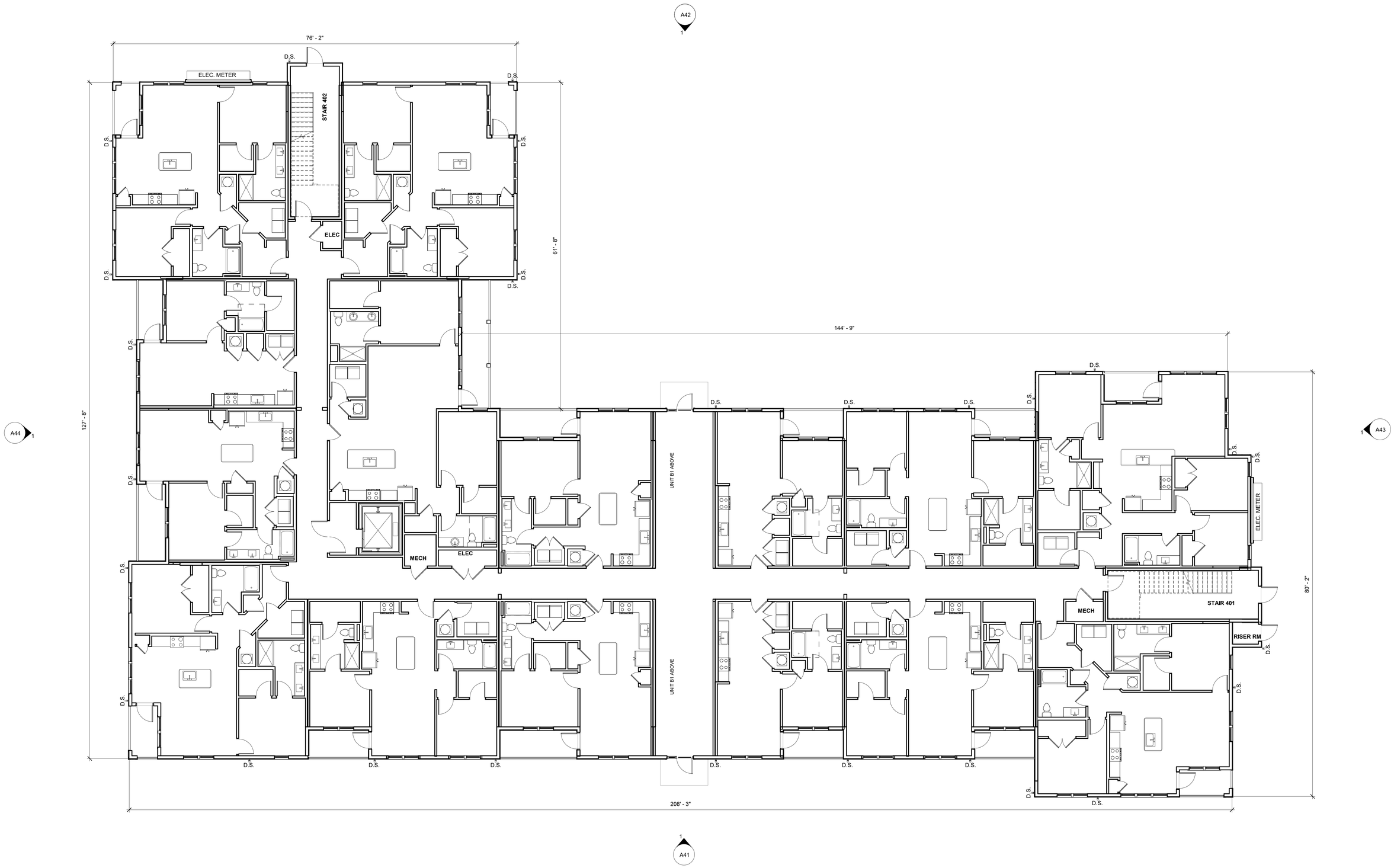
cline

MOSBY BEES FERRY

CHARLESTON, SC

MATERIALS PALETTE A04

225065 | 12.19.2025



cline

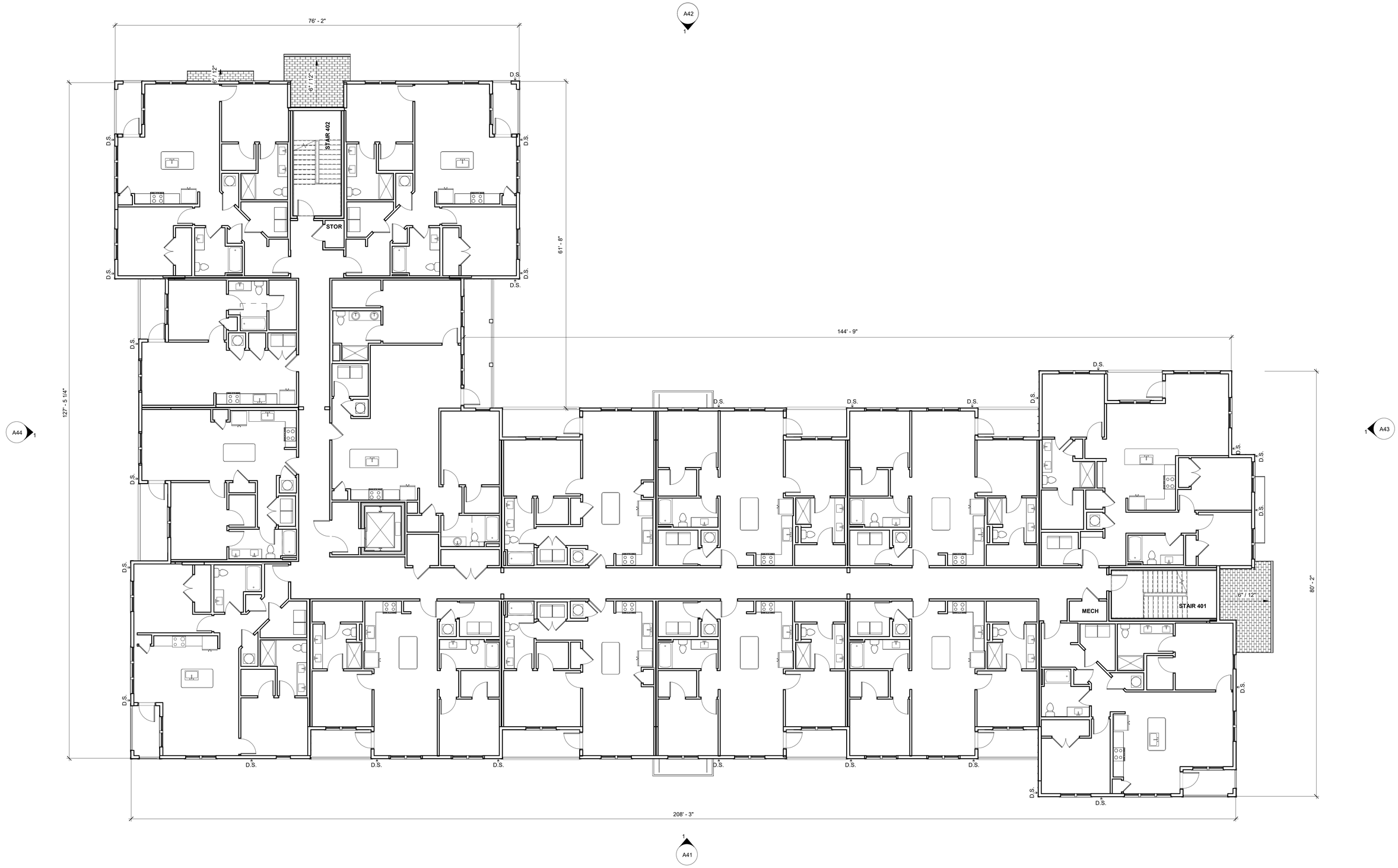
MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 4 - FIRST FLOOR PLAN

A11

1/8" = 1'-0" | 225065 | 12.19.2025



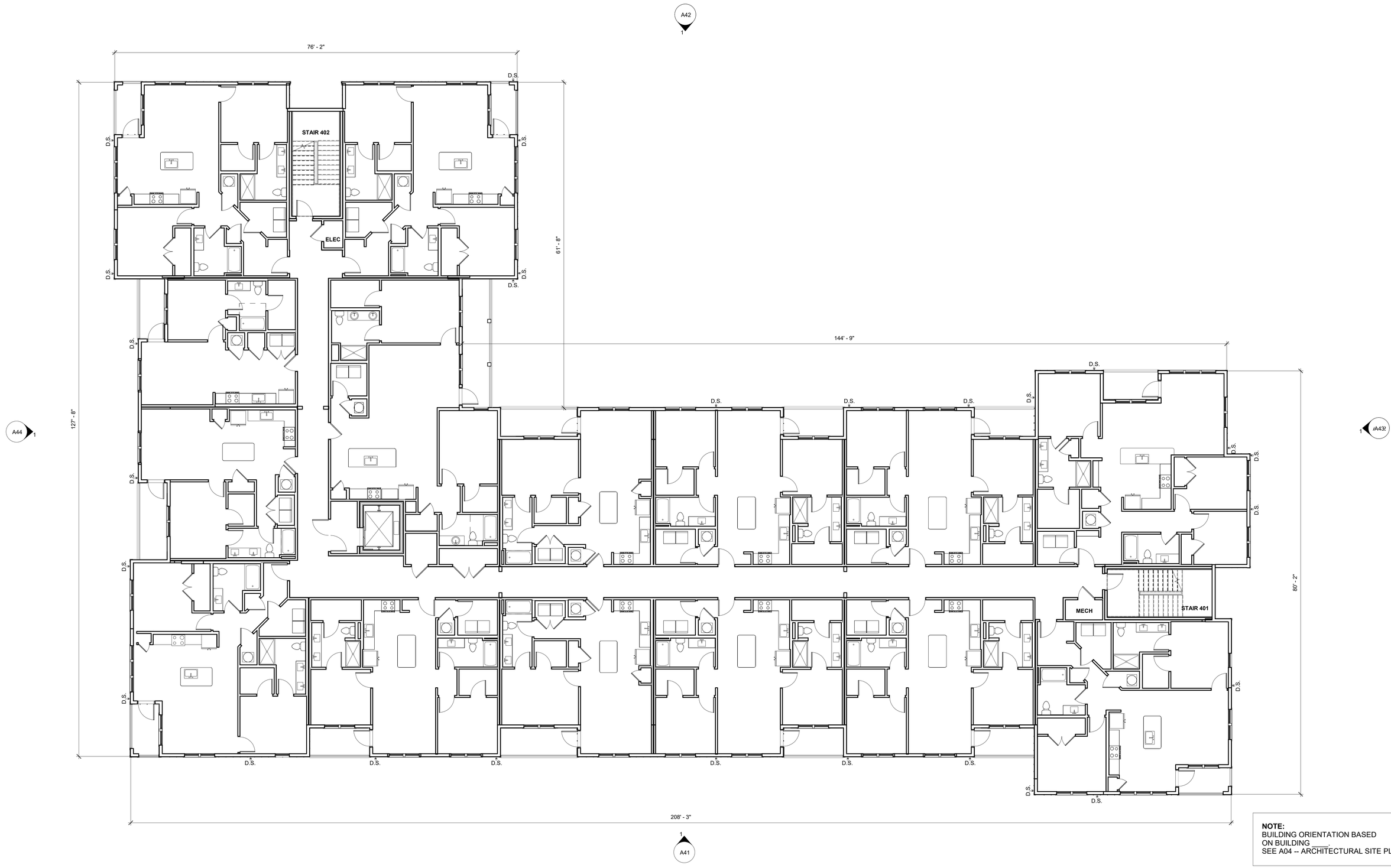
cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 4 - SECOND FLOOR PLAN A12

1/8" = 1'-0" | 225065 | 12.19.2025

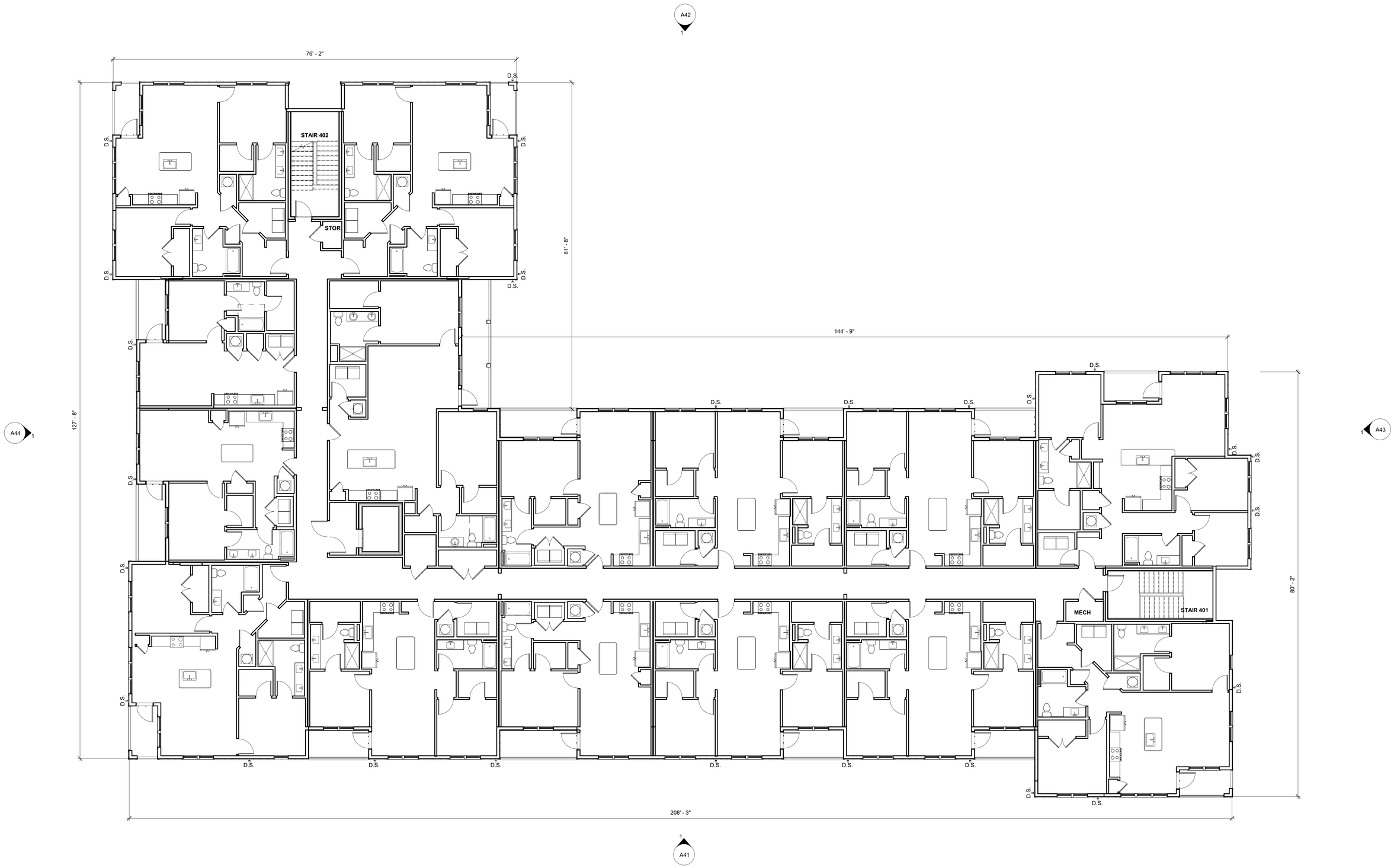


NOTE:
BUILDING ORIENTATION BASED
ON BUILDING ____.
SEE A04 -- ARCHITECTURAL SITE PLAN

cline

MOSBY BEES FERRY
CHARLESTON, SC

DRB - MF BLDG TYPE 4 - THIRD FLOOR PLAN **A13**
1/8" = 1'-0" | 225065 | 12.19.2025



cline

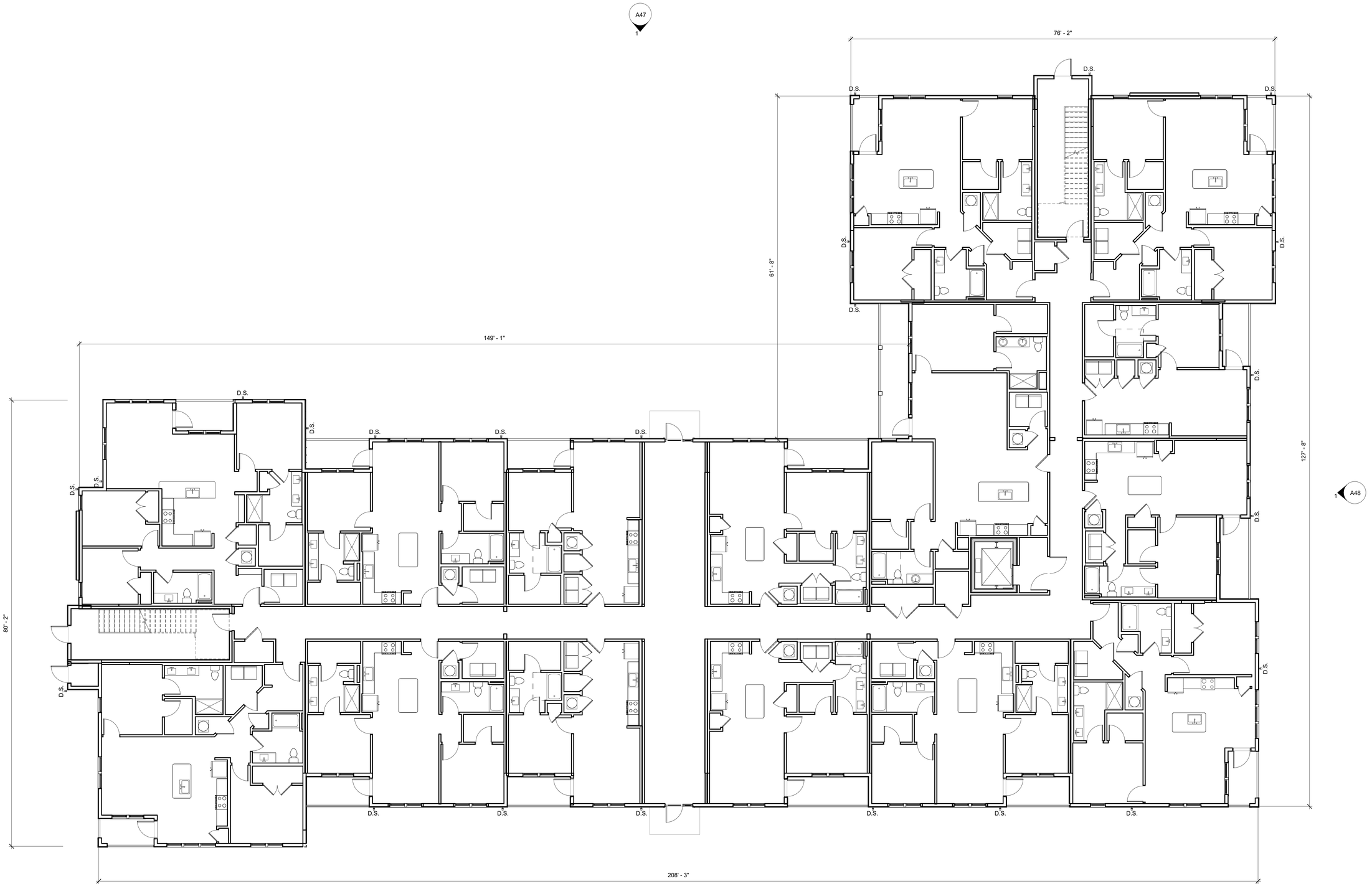
MOSBY BEES FERRY

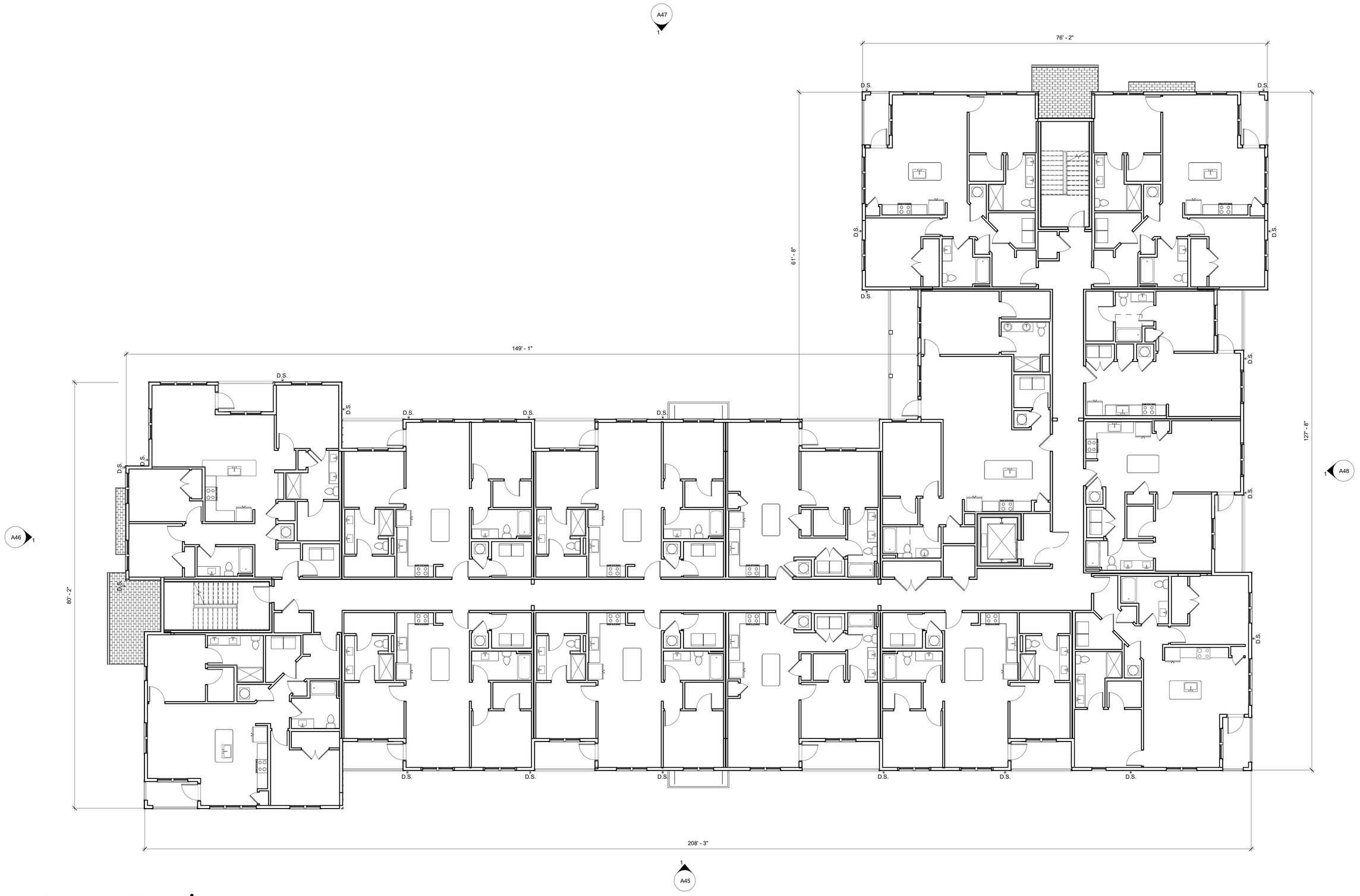
CHARLESTON, SC

DRB - MF BLDG TYPE 4 - FOURTH FLOOR PLAN

A14

1/8" = 1'-0" | 225065 | 12.19.2025


A47
1
76' - 2"
D.S.
D.S.
D.S.
D.S.
D.S.
D.S.
61' - 8"
149' - 1"
D.S.
D.S.
D.S.
D.S.
D.S.
D.S.



cline

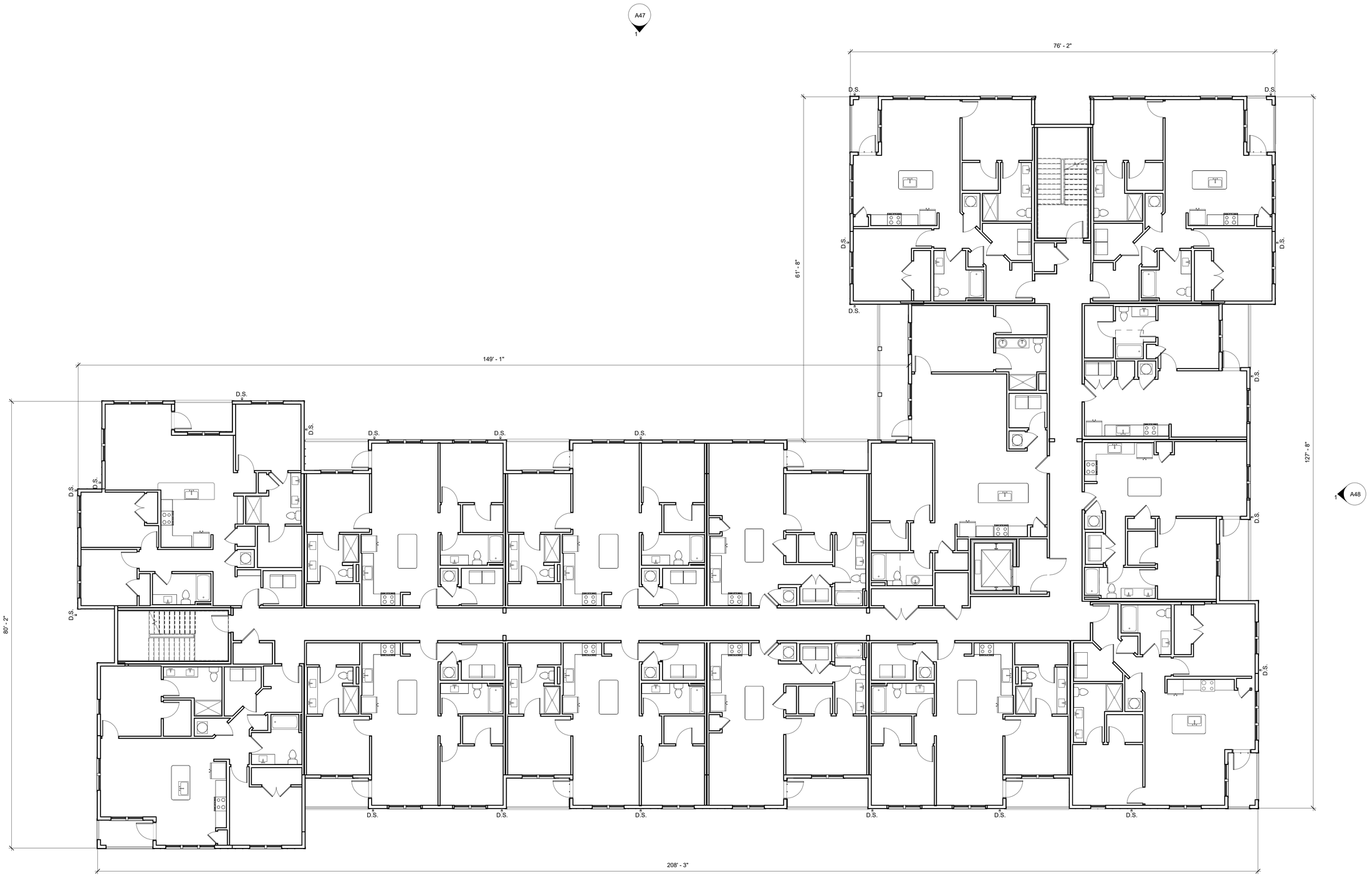
MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 4M - SECOND FLOOR PLAN

A16

1/8" = 1'-0" | 225065 | 12.19.2025



cline

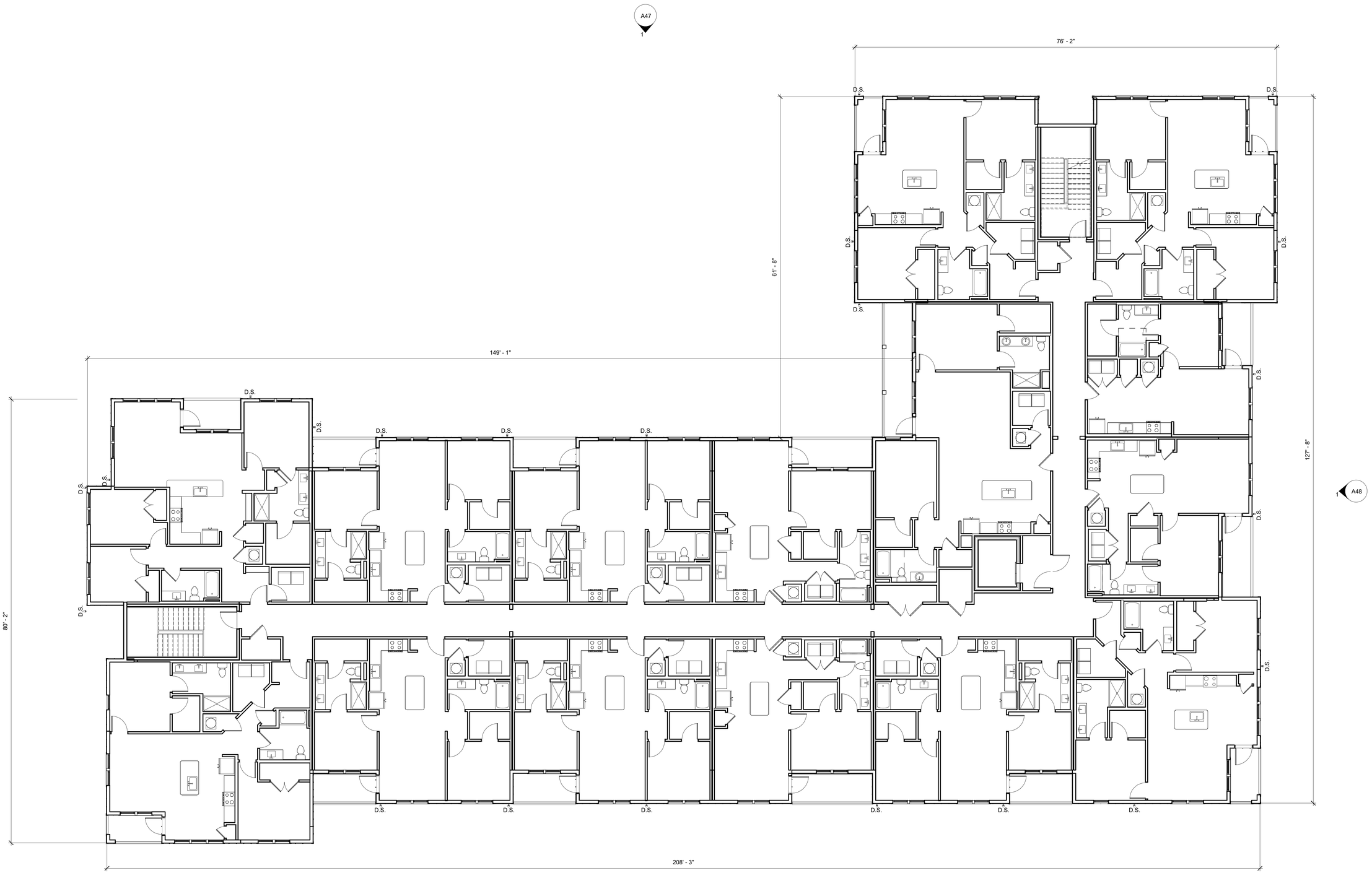
MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 4M - THIRD FLOOR PLAN

A17

1/8" = 1'-0" | 225065 | 12.19.2025


A47
1
76' - 2"
D.S.
D.S.
D.S.
D.S.
D.S.
D.S.
61' - 8"
149' - 1"
D.S.
D.S.
D.S.
D.S.
D.S.
D.S.

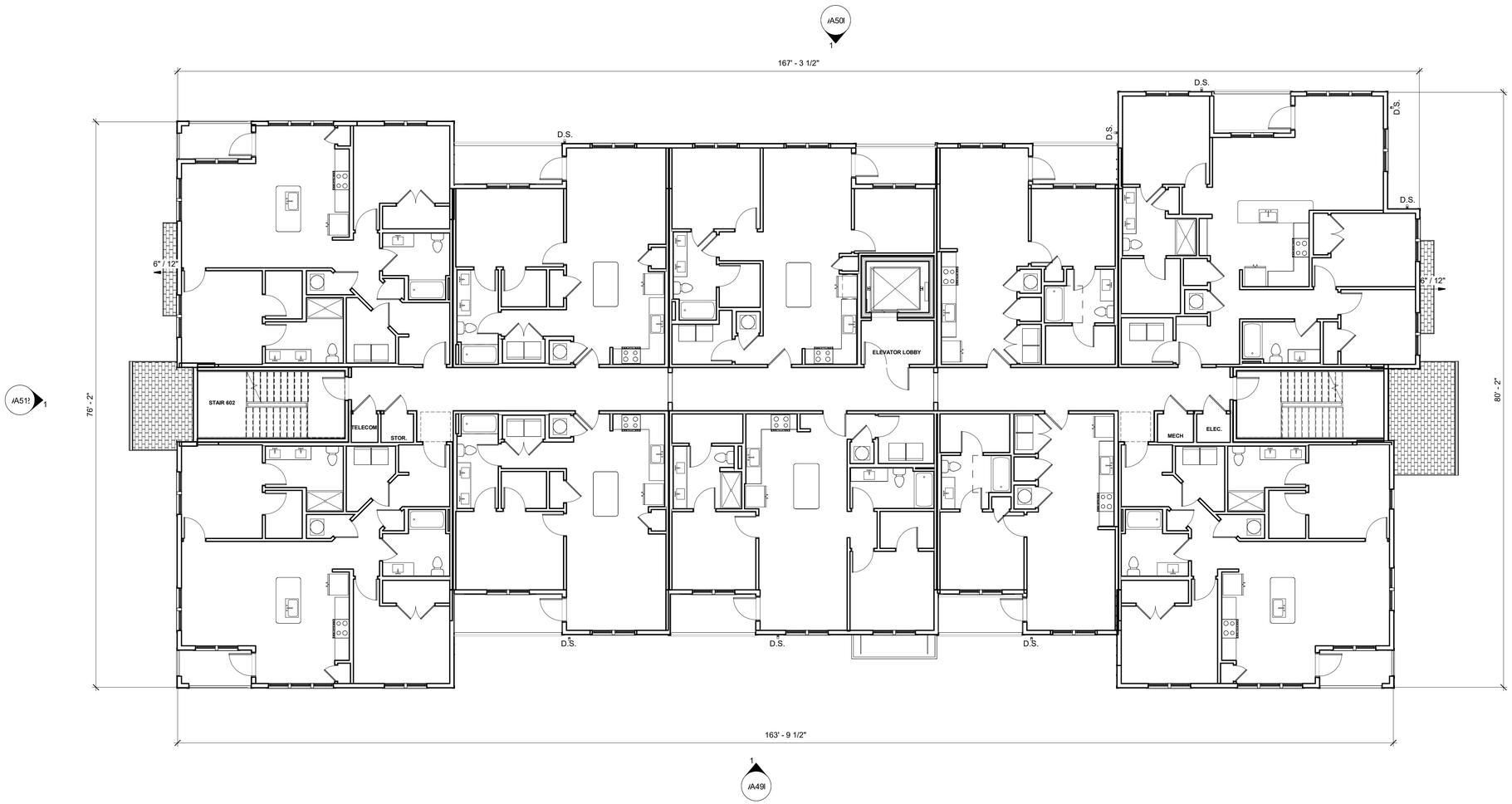
cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 6 - FIRST FLOOR PLAN A19

1/8" = 1'-0" | 225065 | 12.19.2025



cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 6 - SECOND FLOOR PLAN A20

1/8" = 1'-0" | 225065 | 12.19.2025

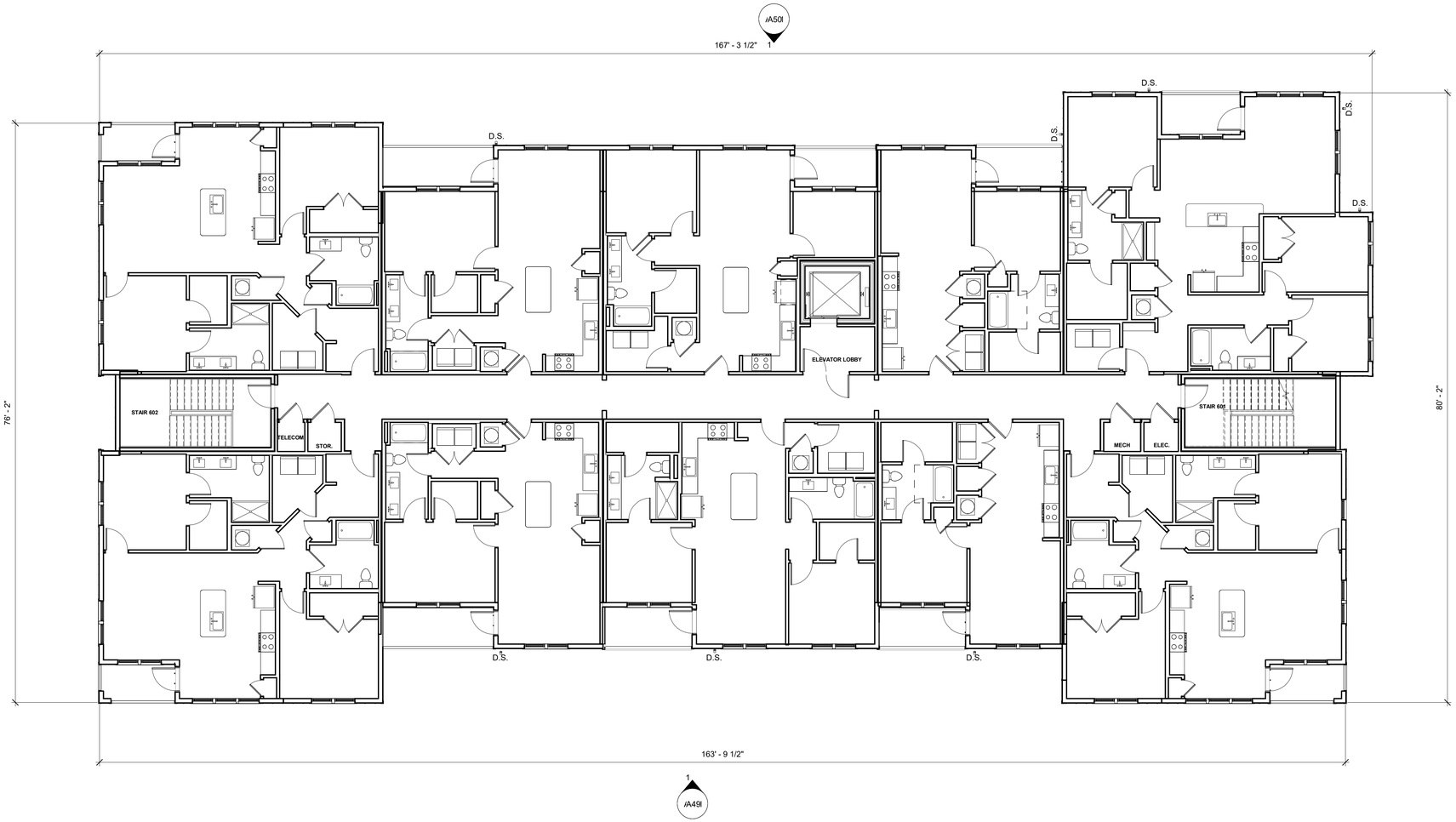
cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 6 - THIRD FLOOR PLAN A21

1/8" = 1'-0" | 225065 | 12.19.2025



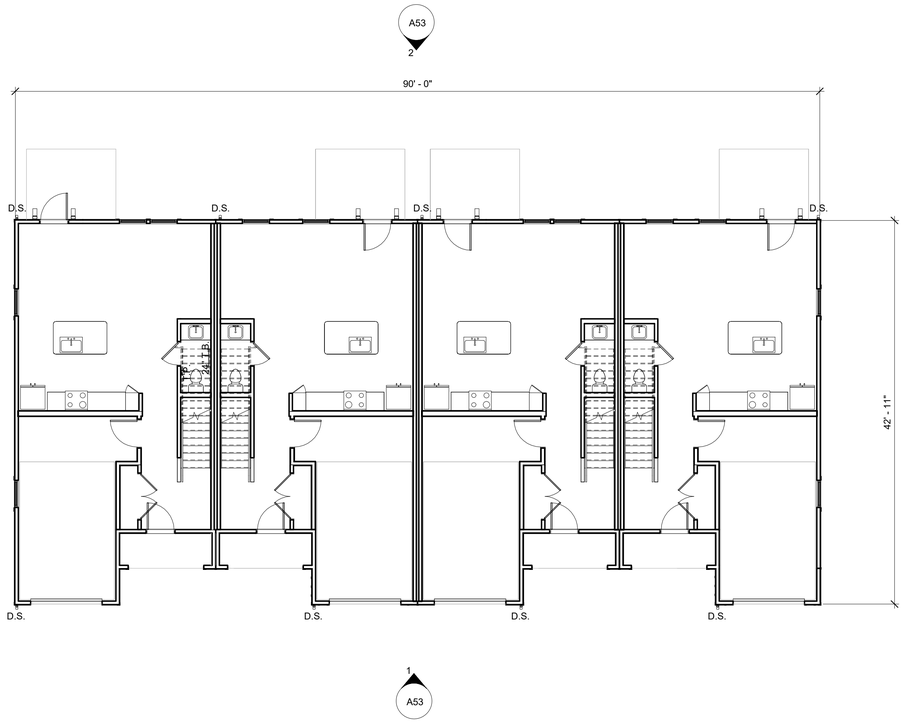
cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 6 - FOURTH FLOOR PLAN A22

1/8" = 1'-0" | 225065 | 12.19.2025



cline

MOSBY BEES FERRY

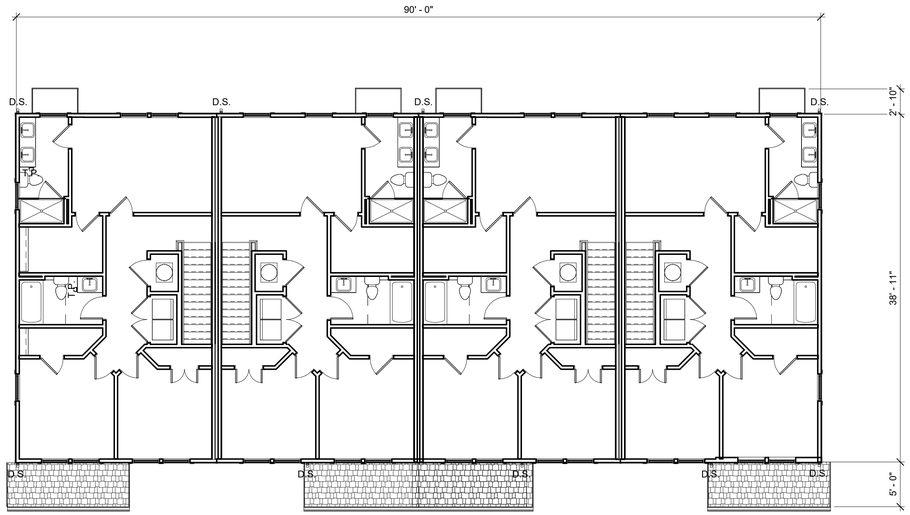
CHARLESTON, SC

DRB - TH TYPE F4 - FIRST FLOOR PLAN

A23

1/8" = 1'-0" | 225065 | 12.19.2025

A53
2



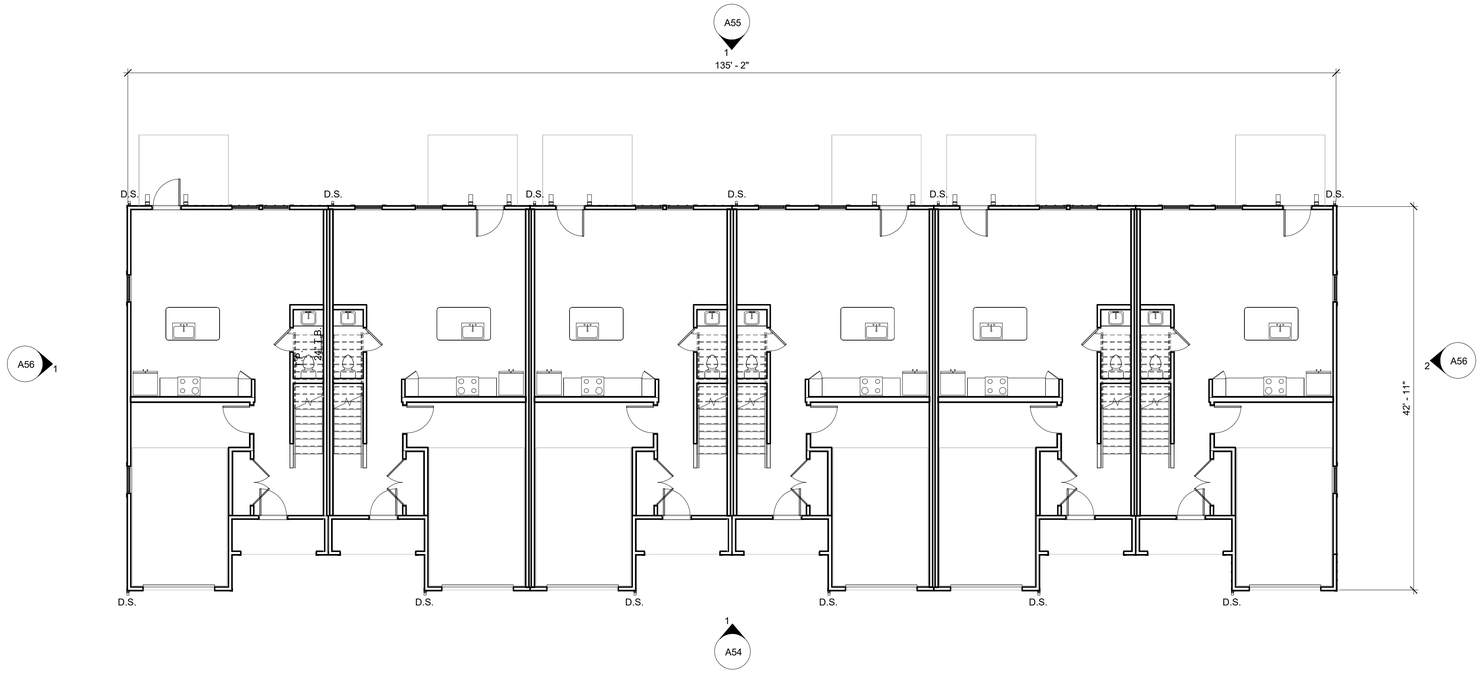
1
A53

cline

MOSBY BEES FERRY
CHARLESTON, SC

DRB - TH TYPE F4 - SECOND FLOOR PLAN A24

1/8" = 1'-0" | 225065 | 12.19.2025



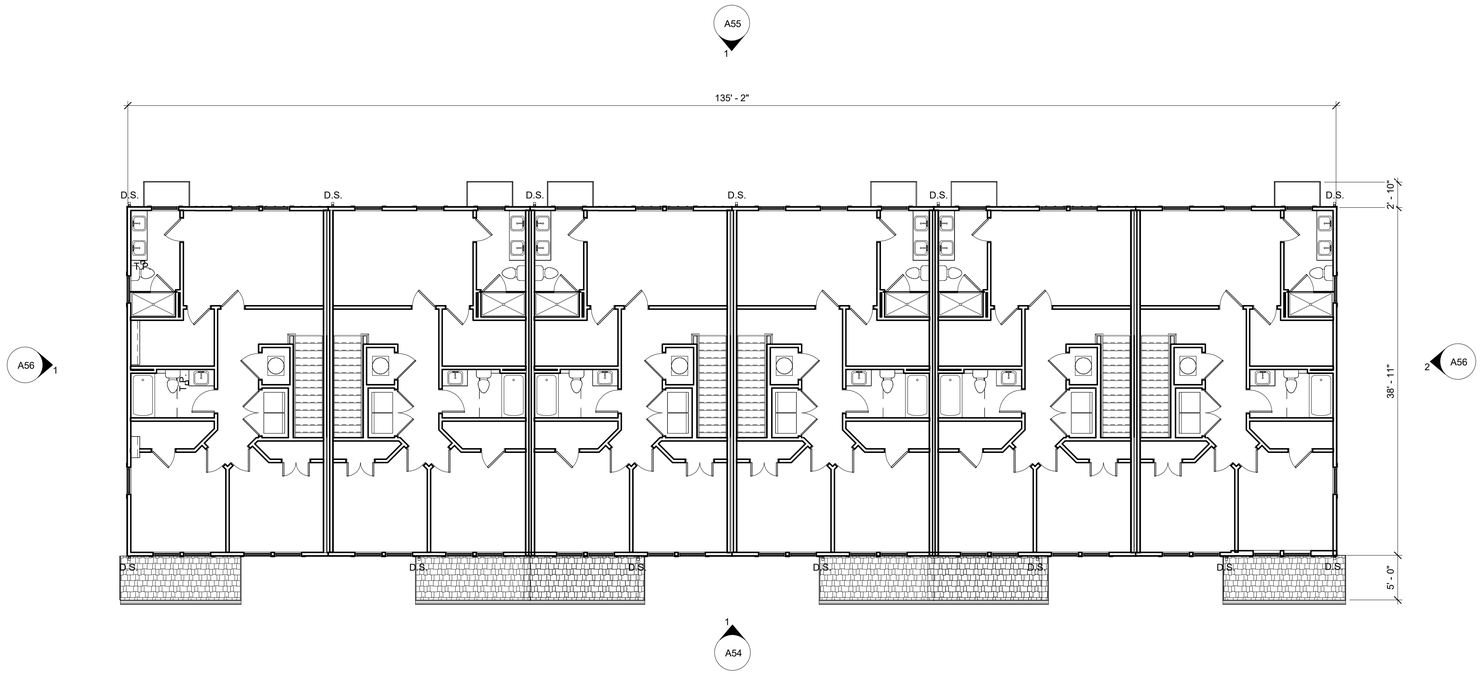
cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - TH TYPE F6 - FIRST FLOOR PLAN A25

1/8" = 1'-0" | 225065 | 12.19.2025



cline

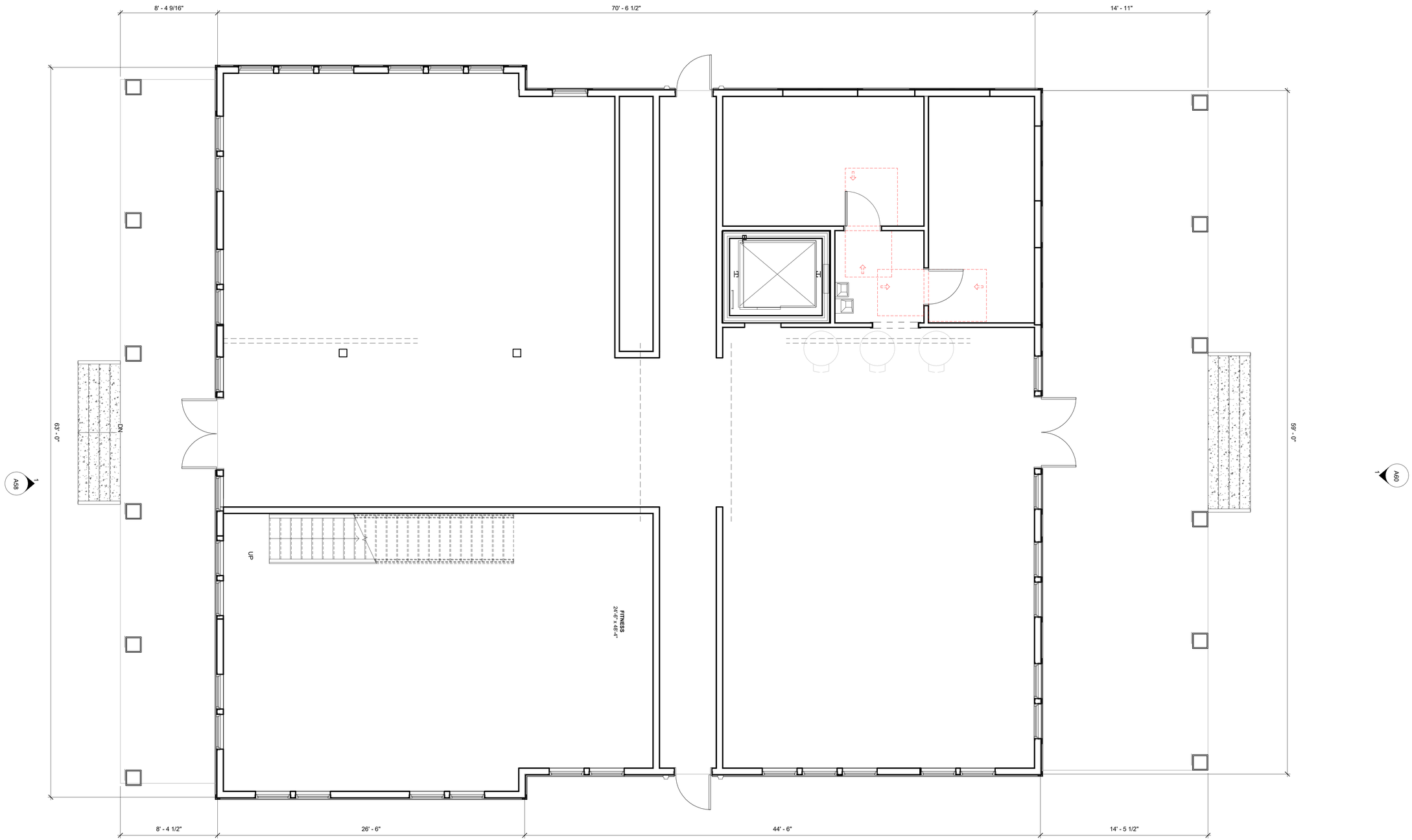
MOSBY BEES FERRY

CHARLESTON, SC

DRB - TH TYPE F6 - SECOND FLOOR PLAN

A26

1/8" = 1'-0" | 225065 | 12.19.2025



cline

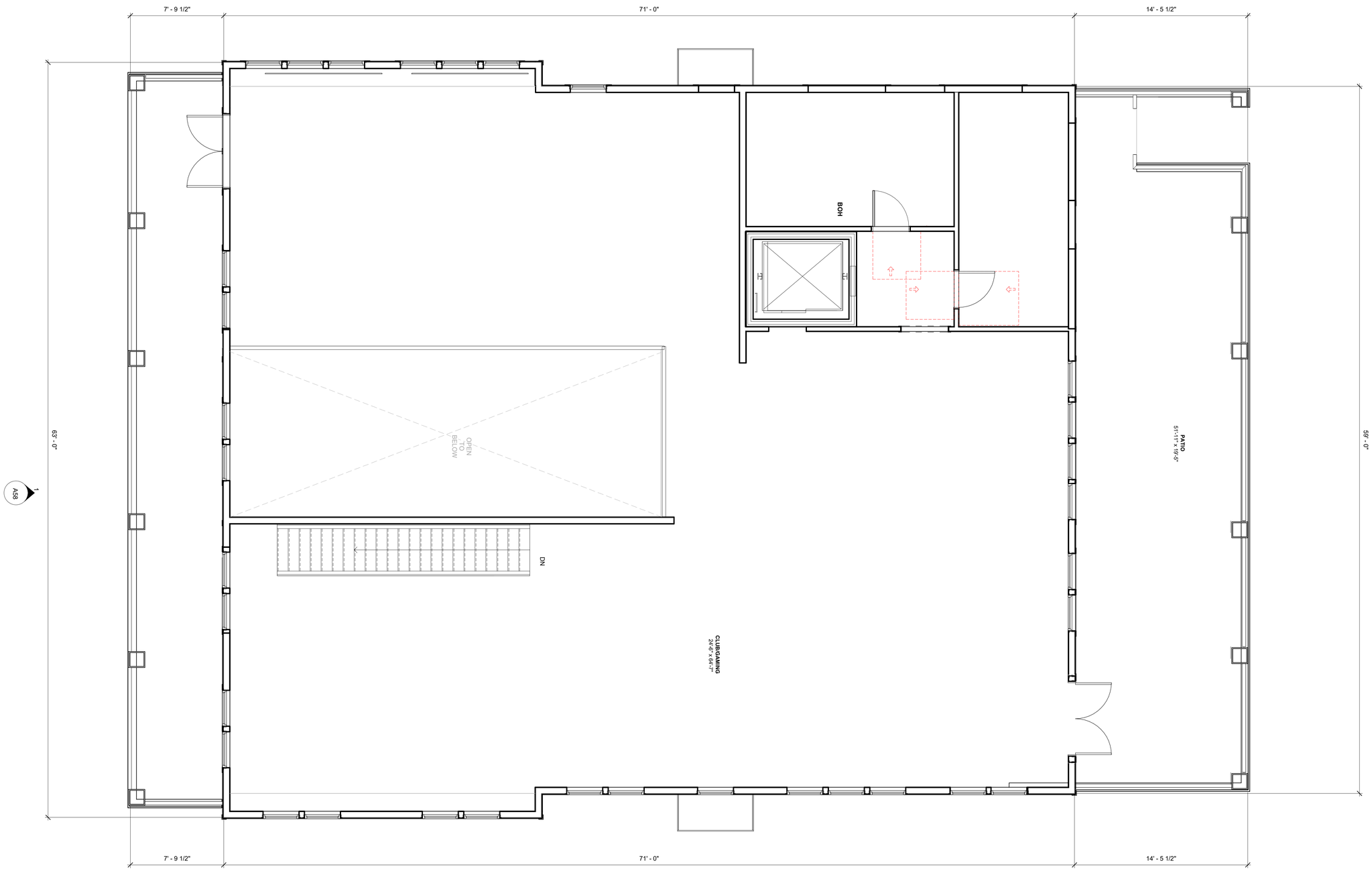
MOSBY BEES FERRY

CHARLESTON, SC

DRB - CLUBHOUSE - FIRST FLOOR PLAN

A27

1/4" = 1'-0" | 225065 | 12.19.2025



cline

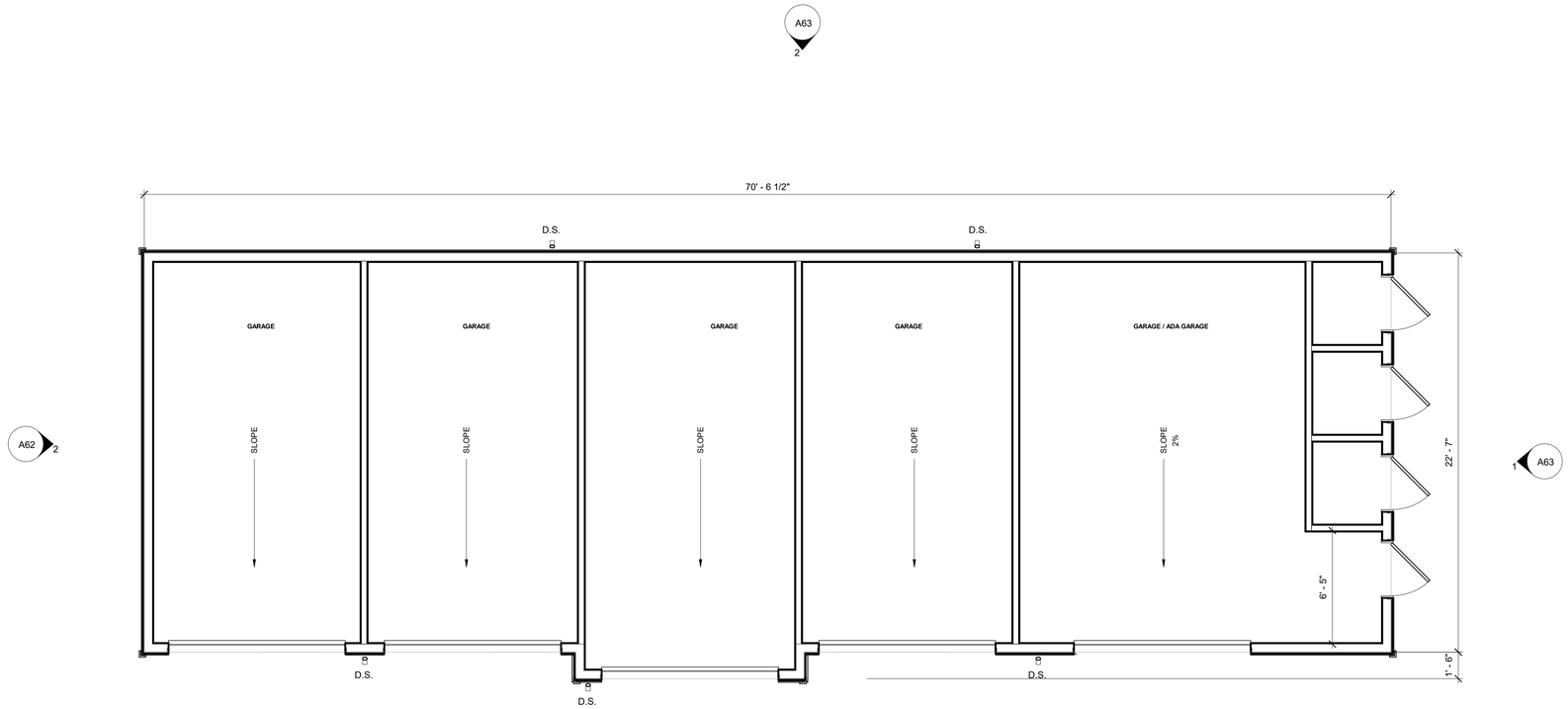
MOSBY BEES FERRY

CHARLESTON, SC

DRB - CLUBHOUSE - SECOND FLOOR PLAN

A28

1/4" = 1'-0" | 225065 | 12.19.2025



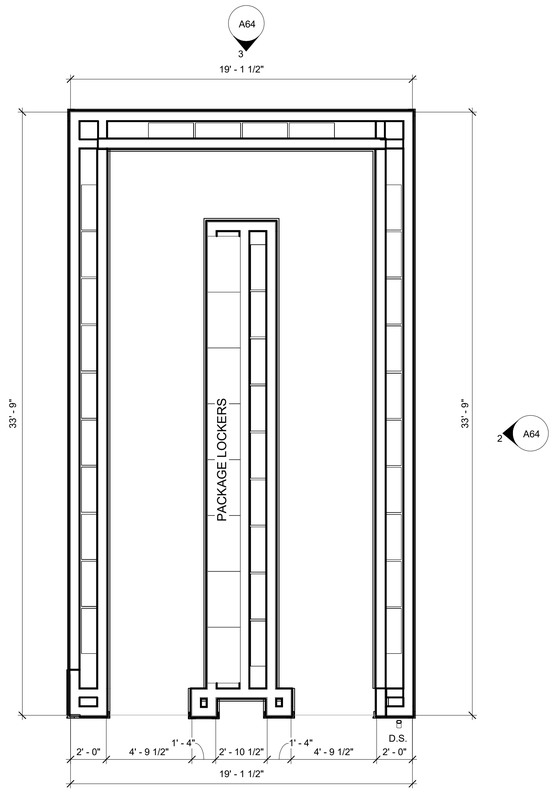
cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - GARAGE BUILDING PLAN **A29**

1/4" = 1'-0" | 225065 | 12.19.2025



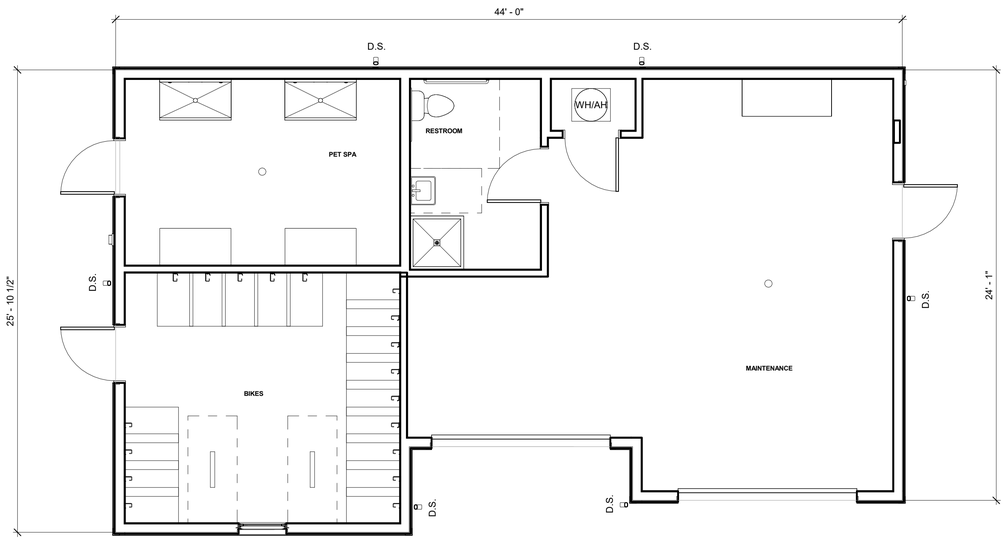
cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MAIL KIOSK PLAN **A30**

1/4" = 1'-0" | 225065 | 12.19.2025



cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MAINTENANCE BLDG PLAN **A31**

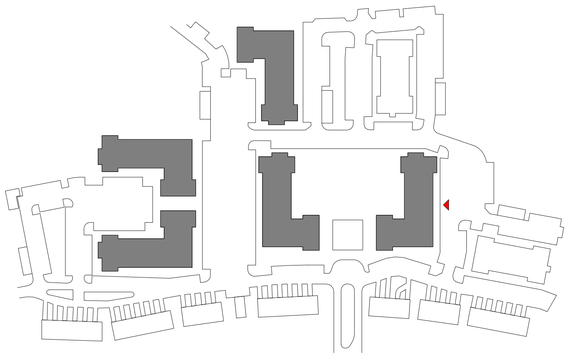
1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM

SW 6247 KRYPTON

SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

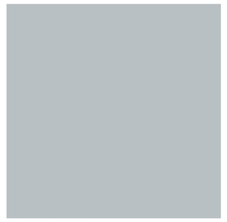
CHARLESTON, SC

DRB - MF BLDG TYPE 4 - ELEVATION **A41**

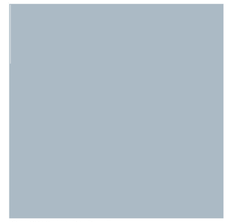
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

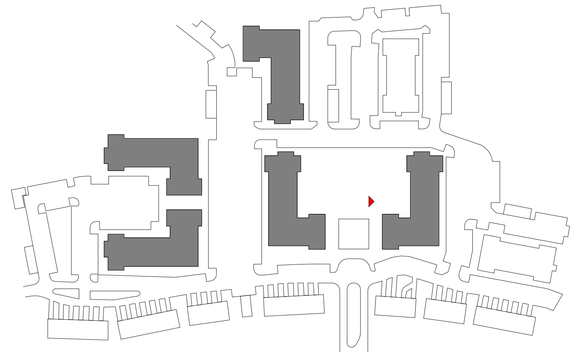
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

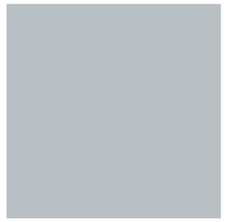
CHARLESTON, SC

DRB - MF BLDG TYPE 4 - ELEVATION **A42**

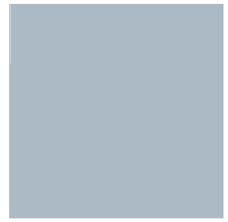
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

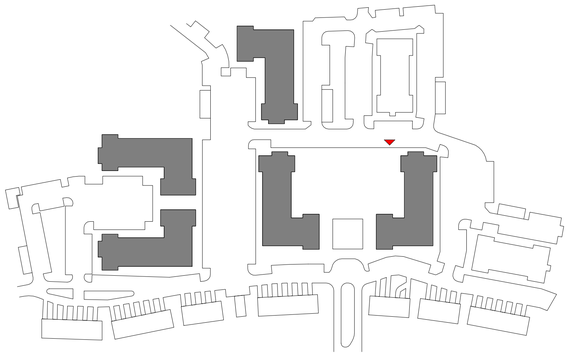
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

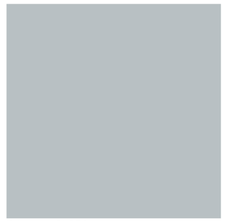
CHARLESTON, SC

DRB - MF BLDG TYPE 4 - ELEVATION **A43**

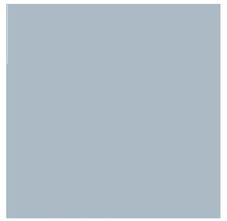
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

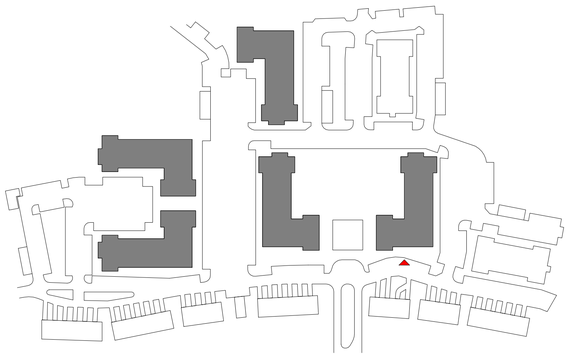
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

CHARLESTON, SC

DRB - MF BLDG TYPE 4 - ELEVATION **A44**

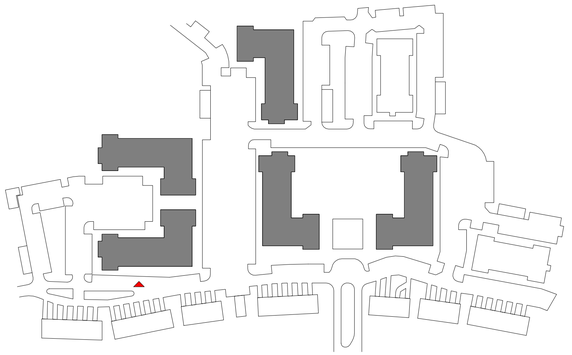
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM

SW 6247 KRYPTON

SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

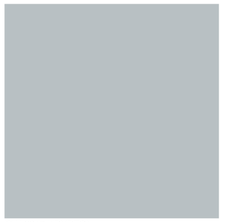
CHARLESTON, SC

DRB - MF BLDG TYPE 4M - ELEVATION A45

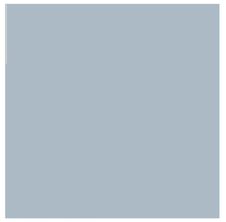
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

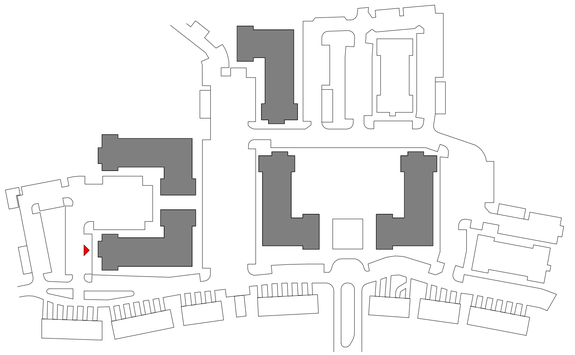
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

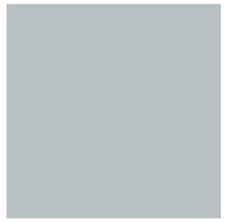
CHARLESTON, SC

DRB - MF BLDG TYPE 4M - ELEVATION **A46**

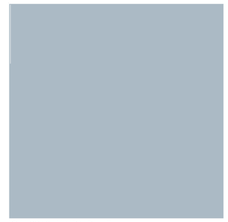
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

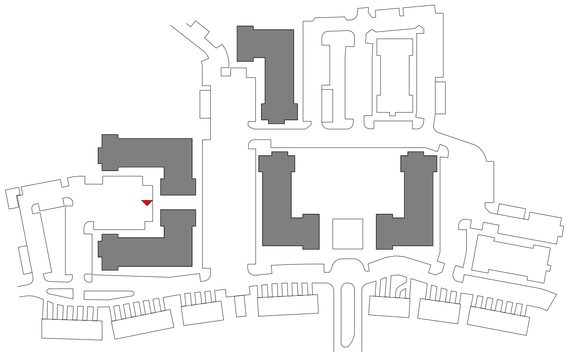
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

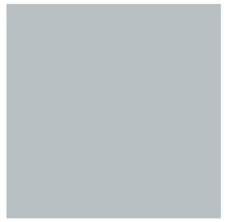
CHARLESTON, SC

DRB - MF BLDG TYPE 4M - ELEVATION A47

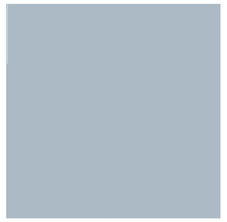
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

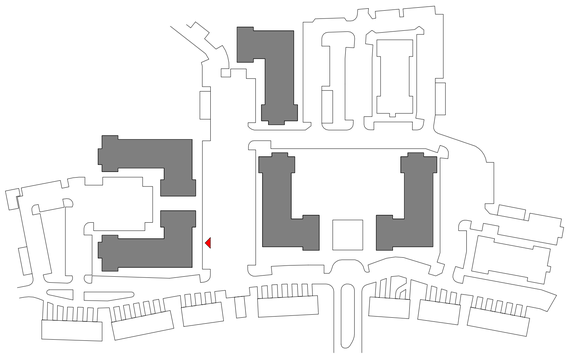
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

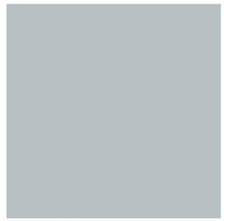
CHARLESTON, SC

DRB - MF BLDG TYPE 4M - ELEVATION **A48**

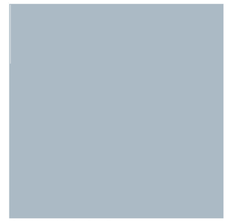
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

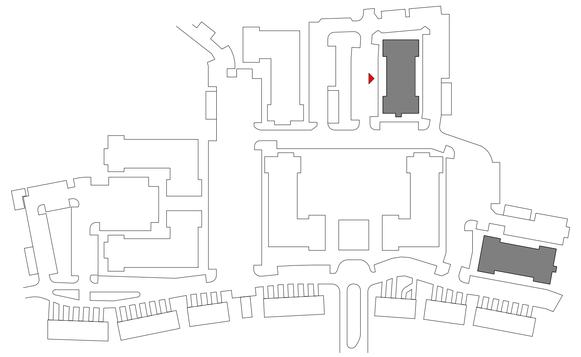
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

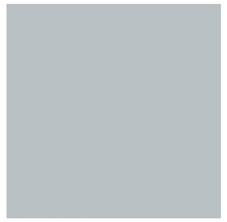
CHARLESTON, SC

DRB - MF BLDG TYPE 6 - ELEVATION A49

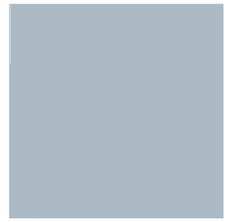
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

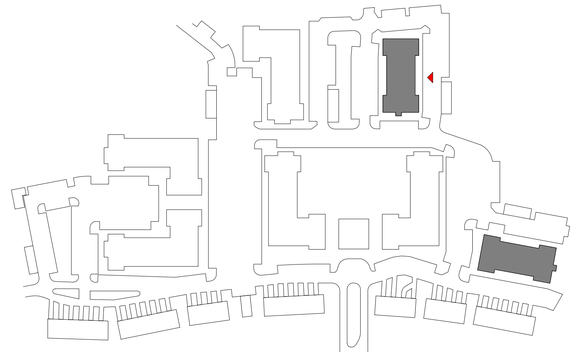
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

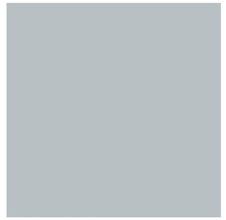
CHARLESTON, SC

DRB - MF BLDG TYPE 6 - ELEVATION **A50**

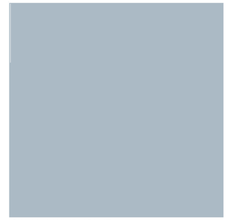
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

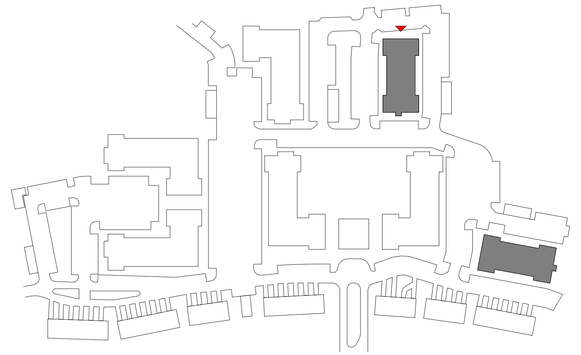
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

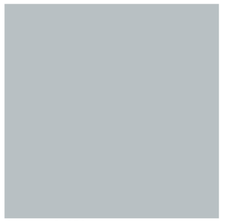
CHARLESTON, SC

DRB - MF BLDG TYPE 6 - ELEVATION **A51**

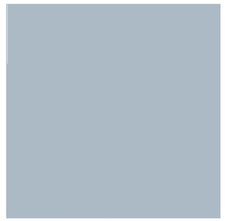
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

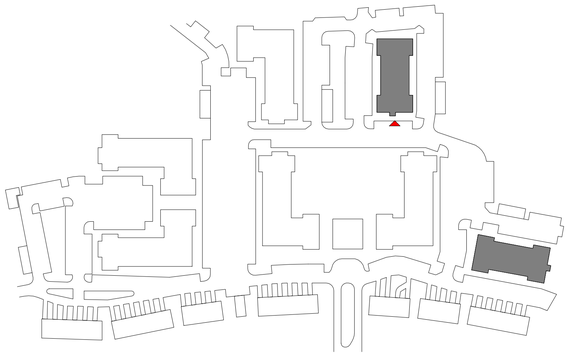
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

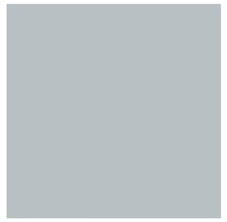
CHARLESTON, SC

DRB - MF BLDG TYPE 6 - ELEVATION **A52**

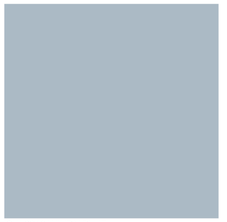
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

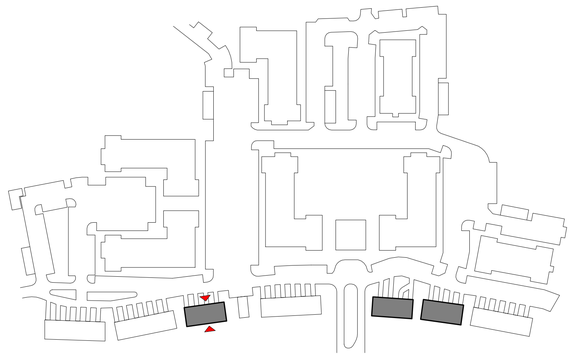
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



DRB - TH TYPE F4 - FRONT ELEVATION 1

1/8" = 1'-0"

DRB - TH TYPE F4- REAR ELEVATION 2

1/8" = 1'-0"

cline

MOSBY BEES FERRY

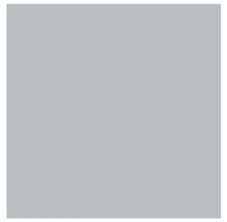
CHARLESTON, SC

DRB - TH TYPE F4 - FRONT AND REAR ELEVATIONS **A53**

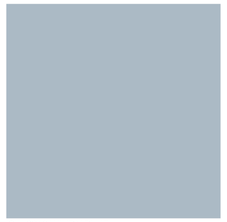
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

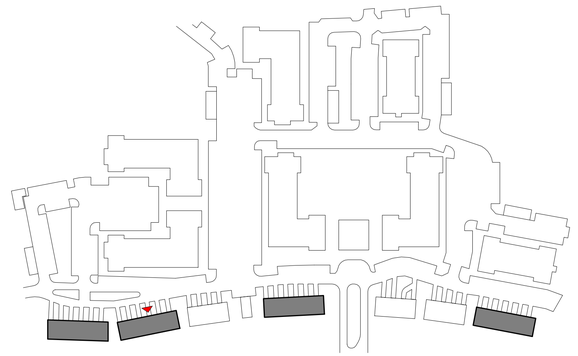
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

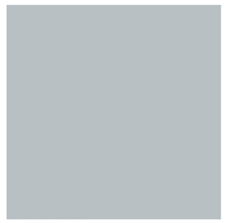
CHARLESTON, SC

DRB - TH TYPE F6 - FRONT ELEVATION **A54**

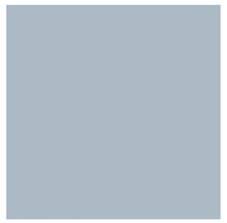
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

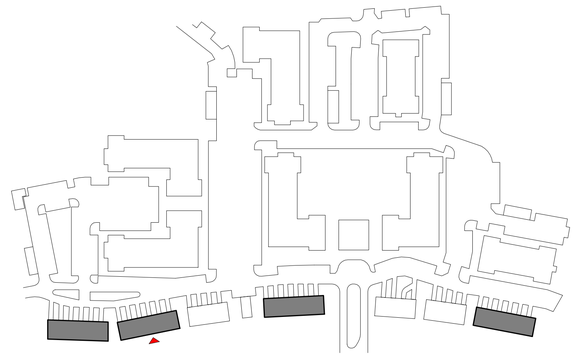
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

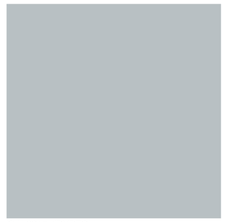
CHARLESTON, SC

DRB - TH TYPE F6 - REAR ELEVATION A55

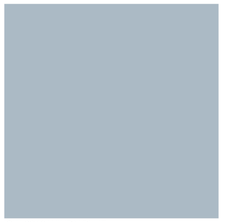
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

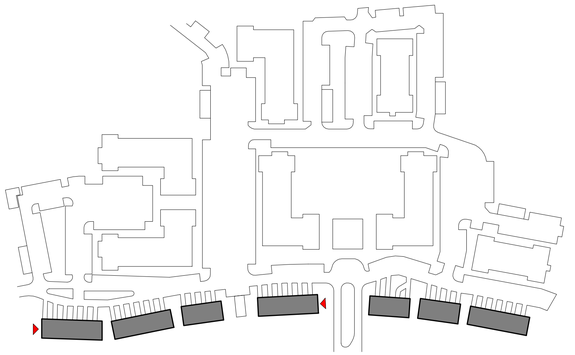
SW 9543 GYPSUM

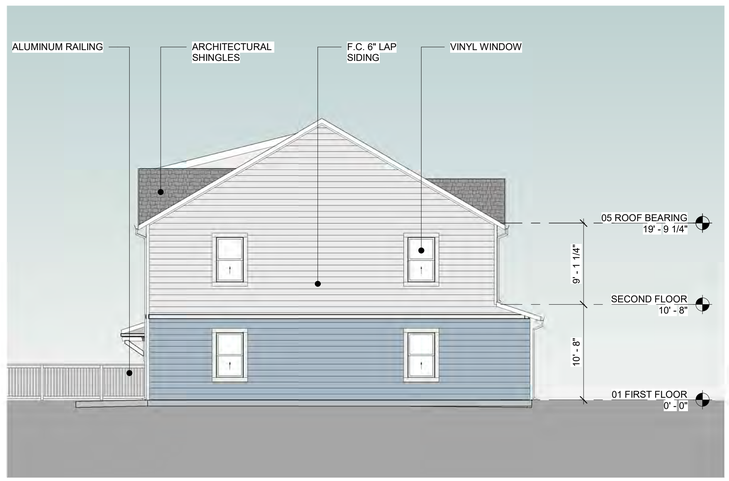


SW 6247 KRYPTON



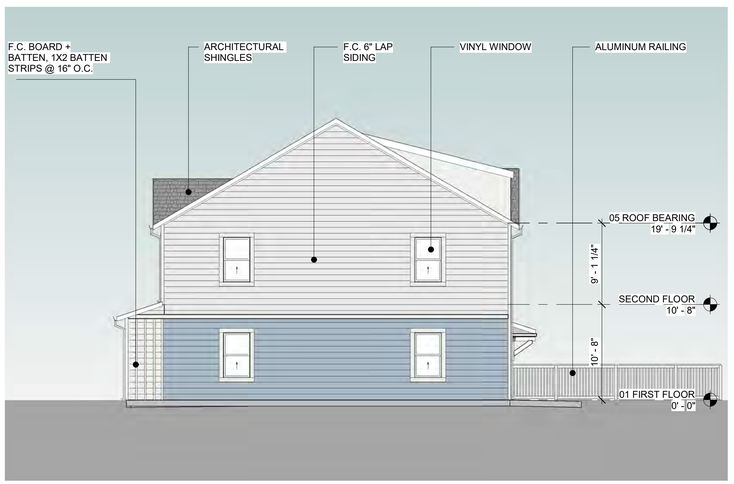
SW 6240 WINDY BLUE





DRB - TH TYPE F4 & F6 SIDE 1ELEVATION 1

1/8" = 1'-0"



DRB - TH TYPE F4 & F6 SIDE 2 ELEVATION 2

1/8" = 1'-0"

cline

MOSBY BEES FERRY

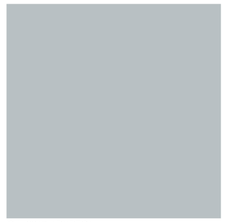
CHARLESTON, SC

DRB - TH TYPE F4 & F6 - SIDE ELEVATIONS A56

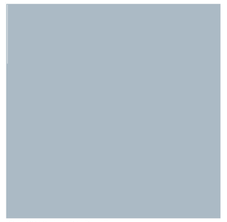
1/8" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

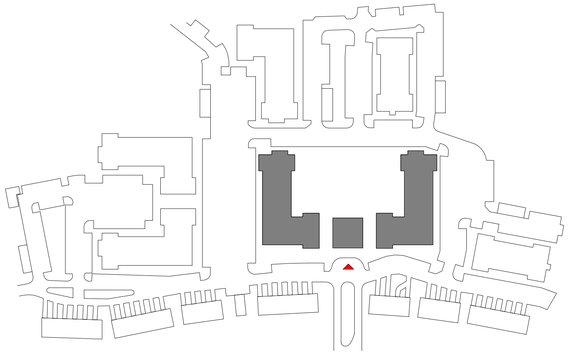
SW 9543 GYPSUM



SW 6247 KRYPTON



SW 6240 WINDY BLUE



cline

MOSBY BEES FERRY

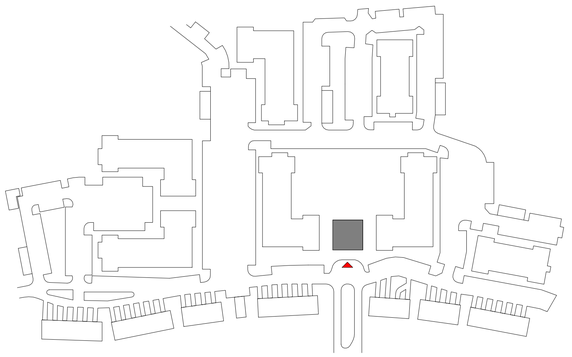
CHARLESTON, SC

DRB - CLUBHOUSE - SITE ELEVATION **A57**

1/16" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



cline

MOSBY BEES FERRY

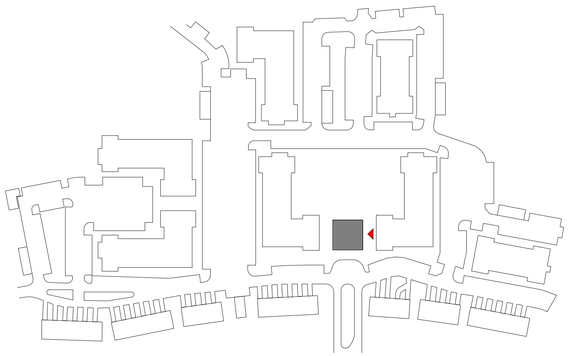
CHARLESTON, SC

DRB - CLUBHOUSE - ELEVATION **A58**

1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



cline

MOSBY BEES FERRY

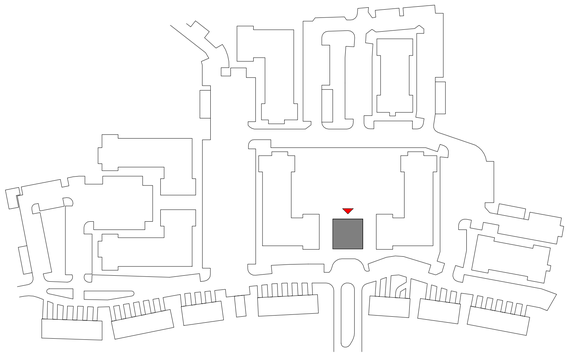
CHARLESTON, SC

DRB - CLUBHOUSE - ELEVATION **A59**

1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



cline

MOSBY BEES FERRY

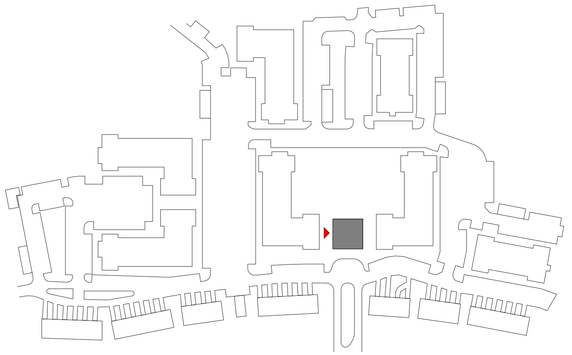
CHARLESTON, SC

DRB - CLUBHOUSE - ELEVATION **A60**

1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



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MOSBY BEES FERRY

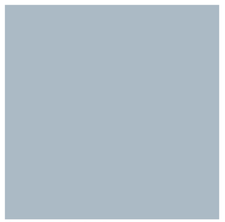
CHARLESTON, SC

DRB - CLUBHOUSE - ELEVATION **A61**

1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



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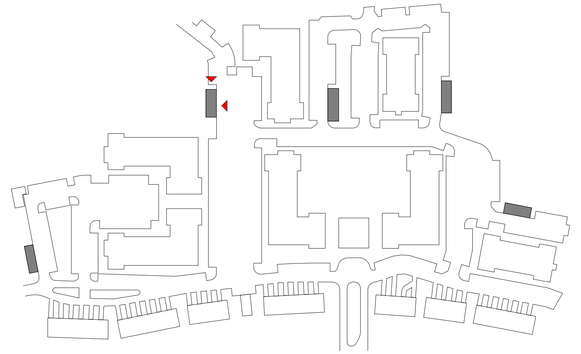

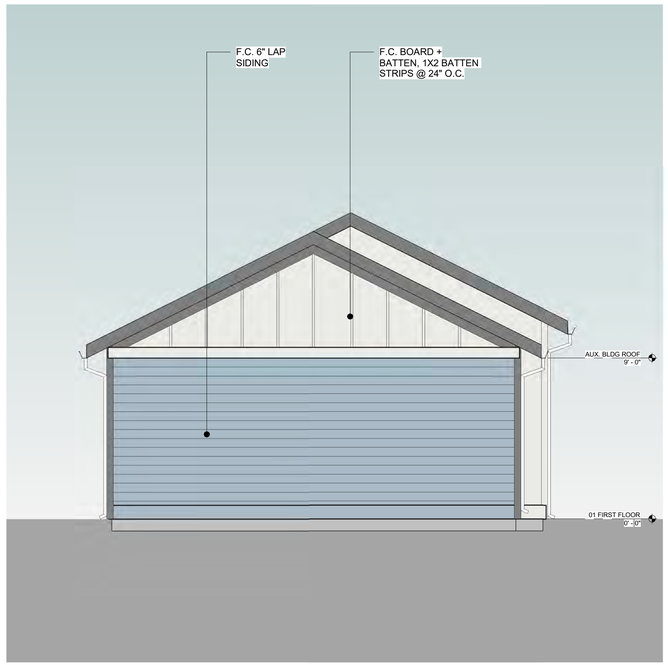

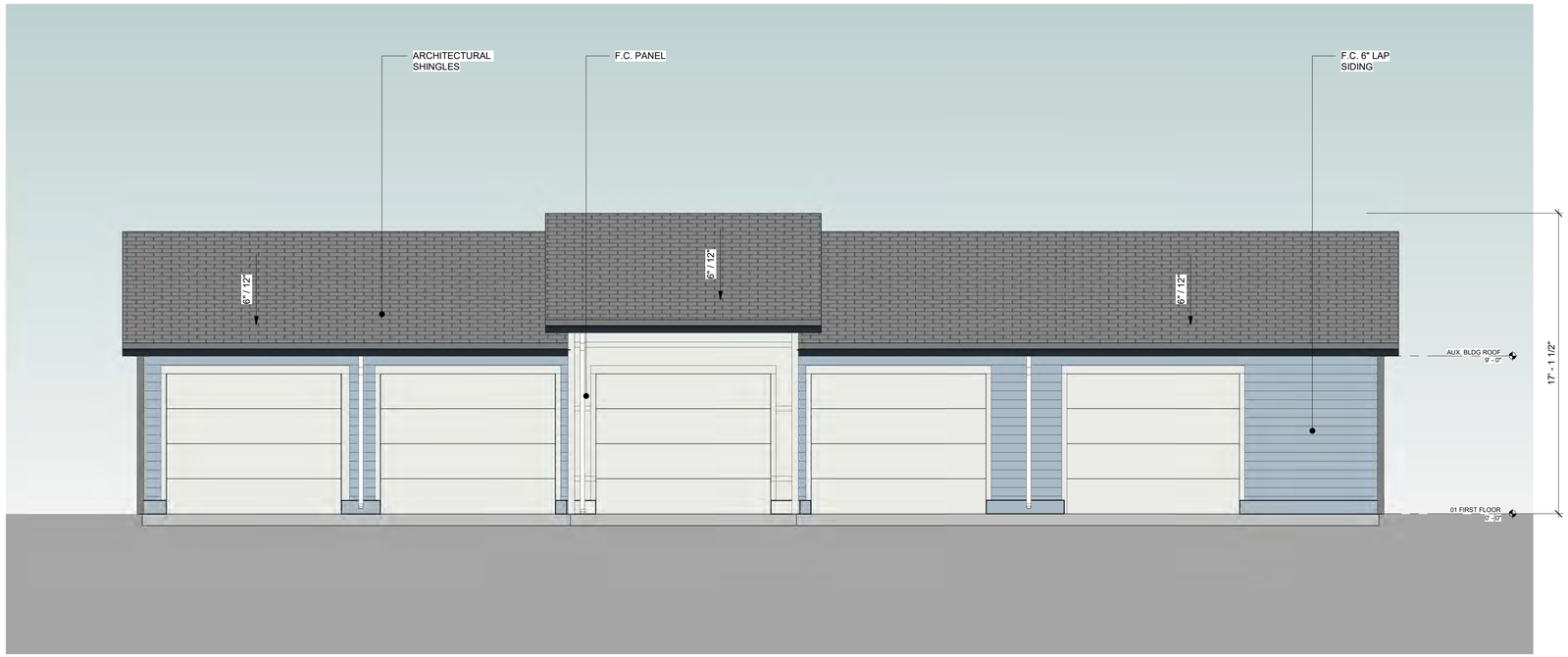

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MOSBY BEES FERRY

CHARLESTON, SC

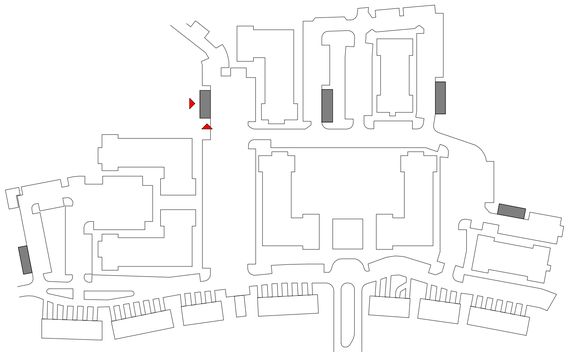
DRB - GARAGE BLDG - ELEVATION A62

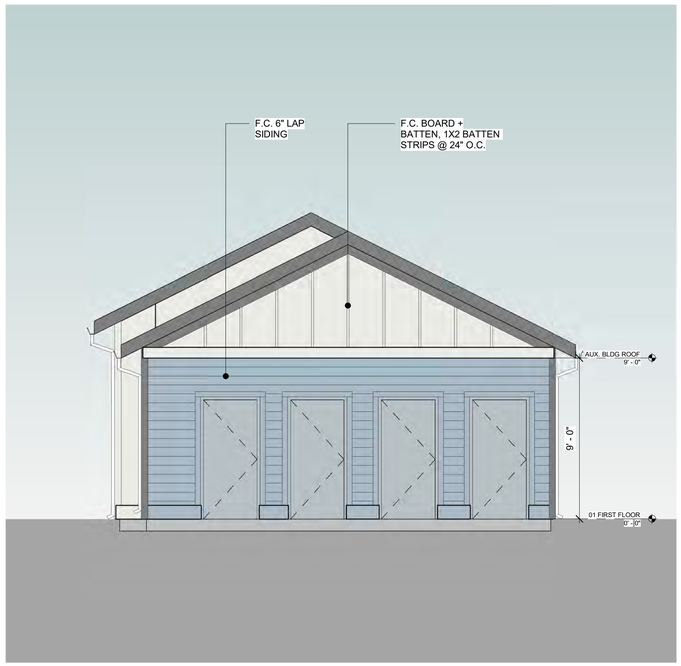
1/4" = 1'-0" | 225065 | 12.19.2025

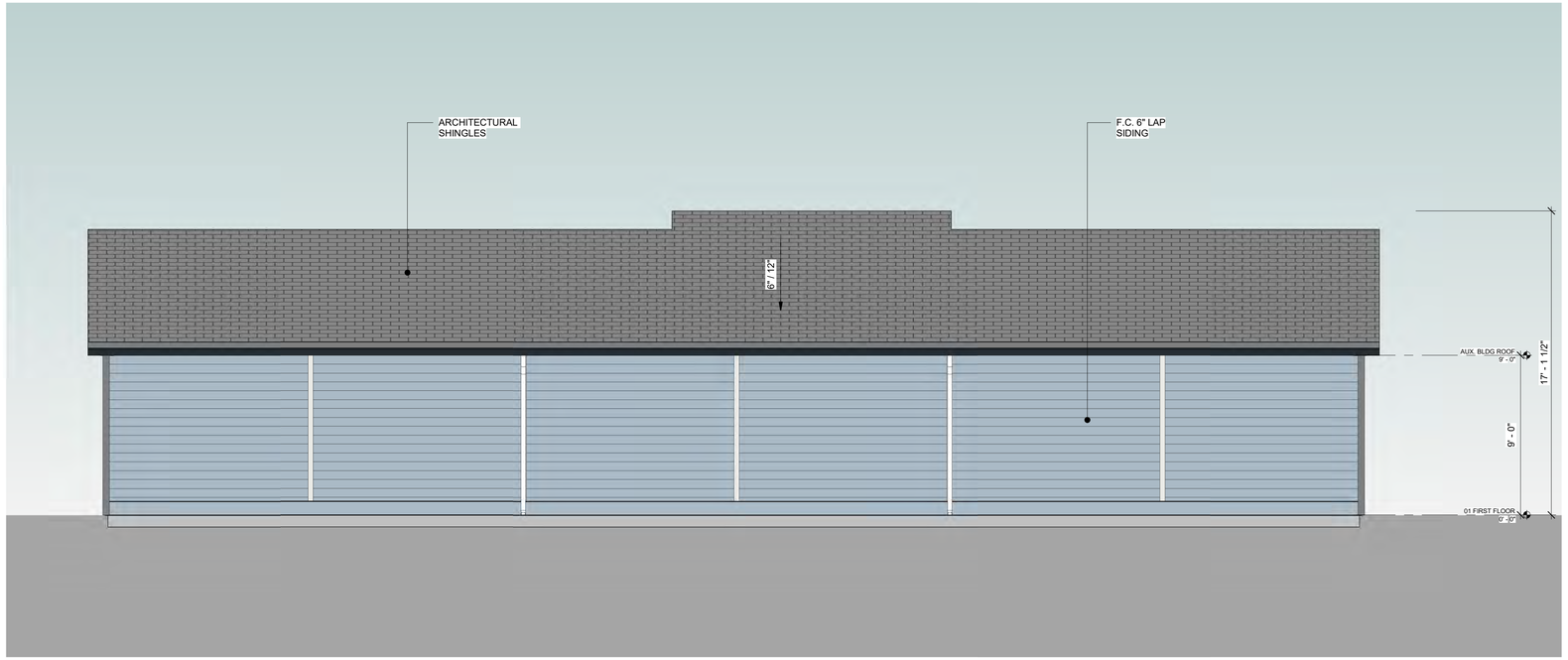
ASPHALT SHINGLES

SW 9543 GYPSUM

SW 6240 WINDY BLUE







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MOSBY BEES FERRY

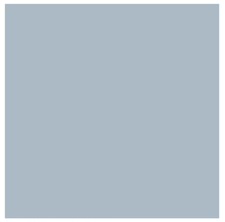
CHARLESTON, SC

DRB - GARAGE BLDG - ELEVATION A63

1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



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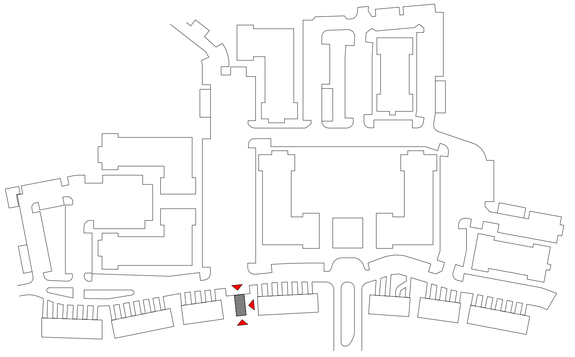

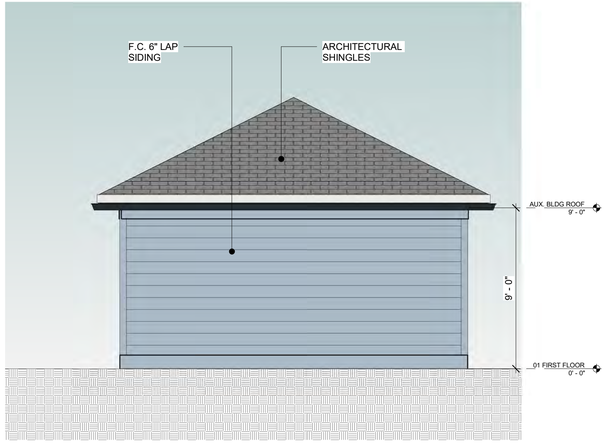

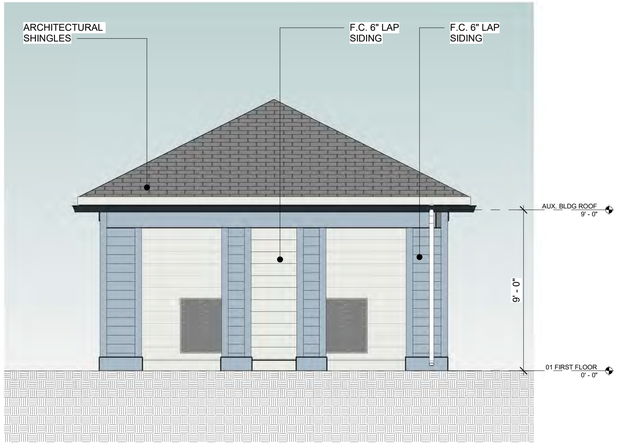

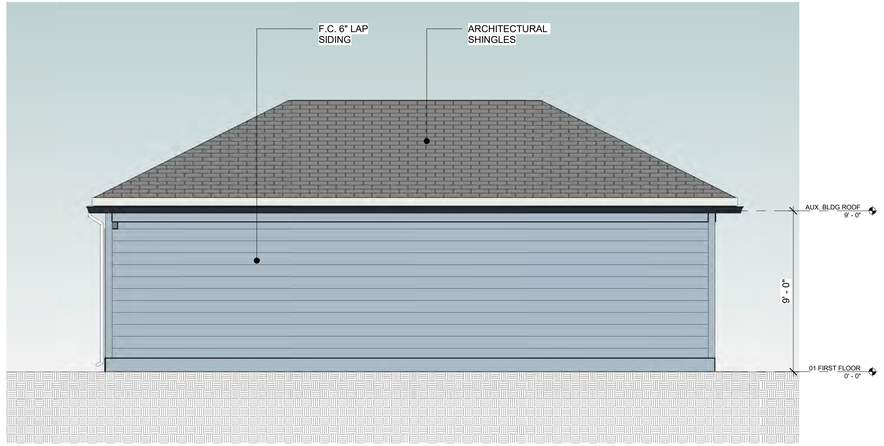

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MOSBY BEES FERRY

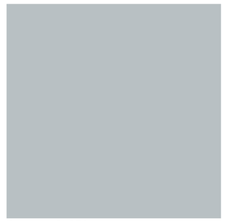
CHARLESTON, SC

DRB - MAIL KIOSK ELEVATIONS A64

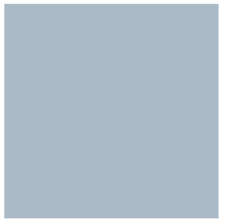
1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



SW 6247 KRYPTON



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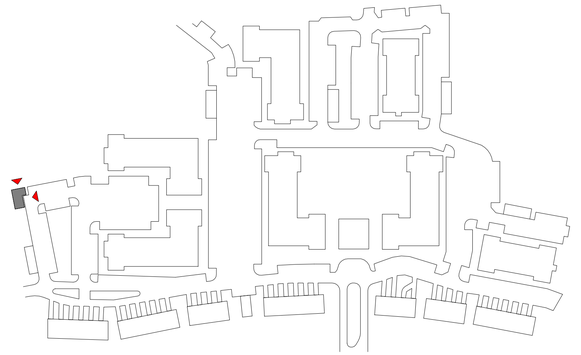

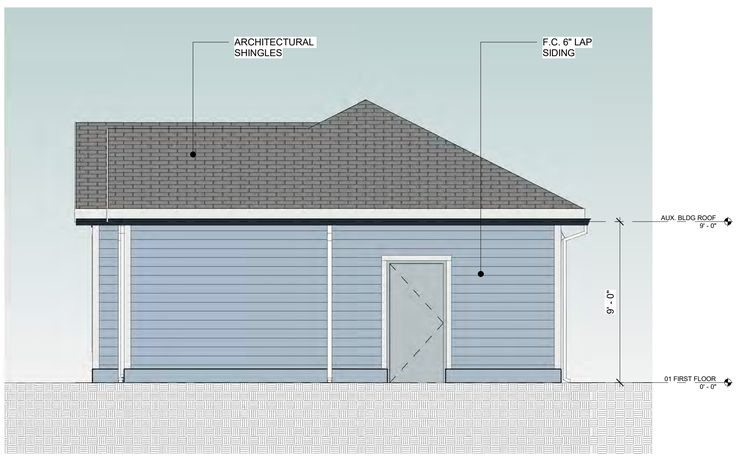

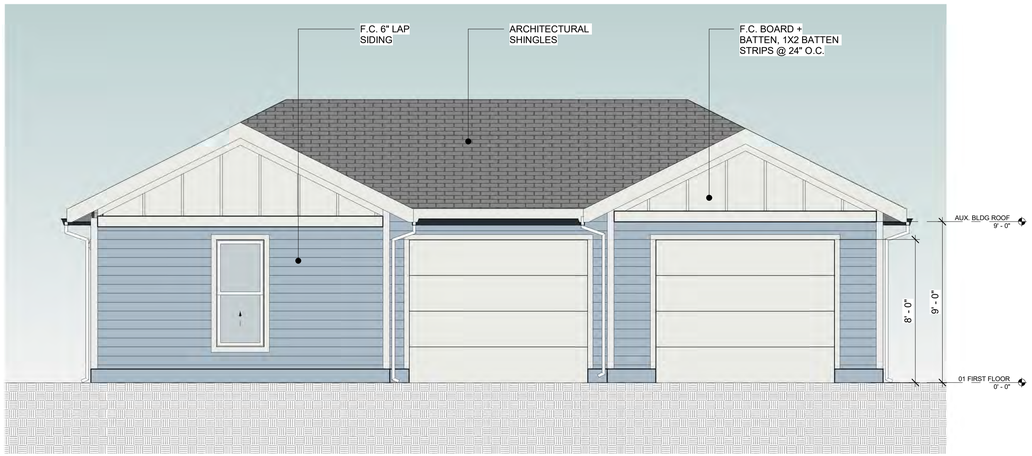

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MOSBY BEES FERRY

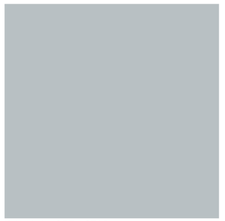
CHARLESTON, SC

DRB - MAINTENANCE BLDG ELEVATIONS **A65**

1/4" = 1'-0" | 225065 | 12.19.2025

ASPHALT SHINGLES

SW 9543 GYPSUM



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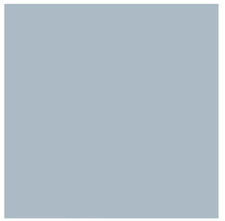

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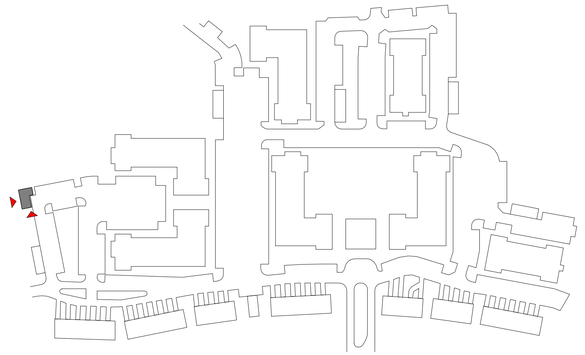

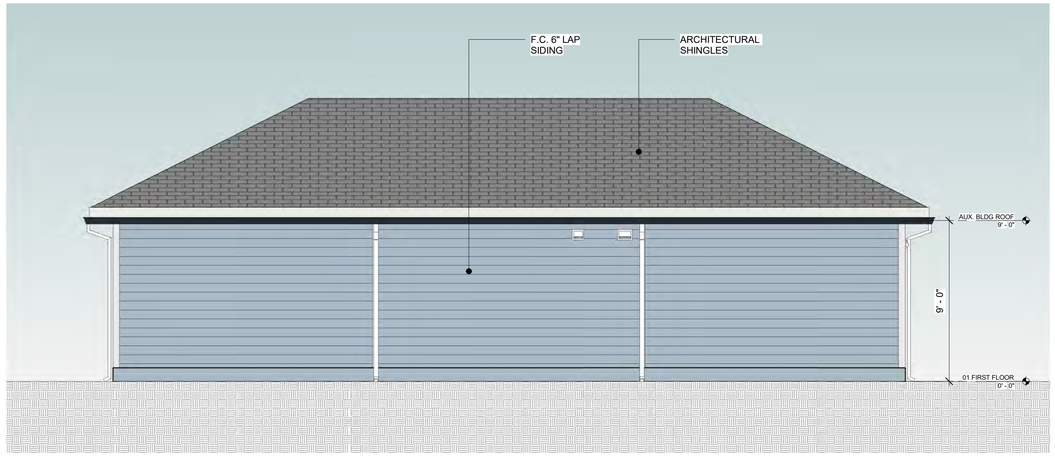

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MOSBY BEES FERRY

CHARLESTON, SC

DRB - MAINTENANCE BLDG ELEVATIONS A66

1/4" = 1'-0" | 225065 | 12.19.2025

cline

MOSBY BEES FERRY
CHARLESTON, SC

GRAND OAKS BLVD. APPROACH **A71**
| 225065 | 12.19.2025

TREES TEMPORARILY HIDDEN TO ALLOW ARCHITECTURE TO BE SEEN

cline

MOSBY BEES FERRY
CHARLESTON, SC

GRAND OAKS BLVD. APPROACH **A171A**
225065 | 12.19.2025

cline

MOSBY BEES FERRY
CHARLESTON, SC

ENTRY APPROACH **A72**
| 225065 | 12.19.2025

cline

MOSBY BEES FERRY
CHARLESTON, SC

CLUBHOUSE ENTRY **A73**
| 225065 | 12.19.2025

cline

MOSBY BEES FERRY
CHARLESTON, SC

ENTRY APPROACH **A74**
225065 | 12.19.2025

Agenda Item #6

West Ashley Cr. (east corner of @ WAC and Glenn McConnell).

350-08-00-060

Requesting conceptual approval for a new City of Charleston Fire operations/training facility.

CITY OF CHARLESTON

FIRE OPERATIONS COMPLEX

CONCEPTUAL DRB - JANUARY 5TH, 2026

SMHa
architecture • planning • interiors

Sottile & Sottile

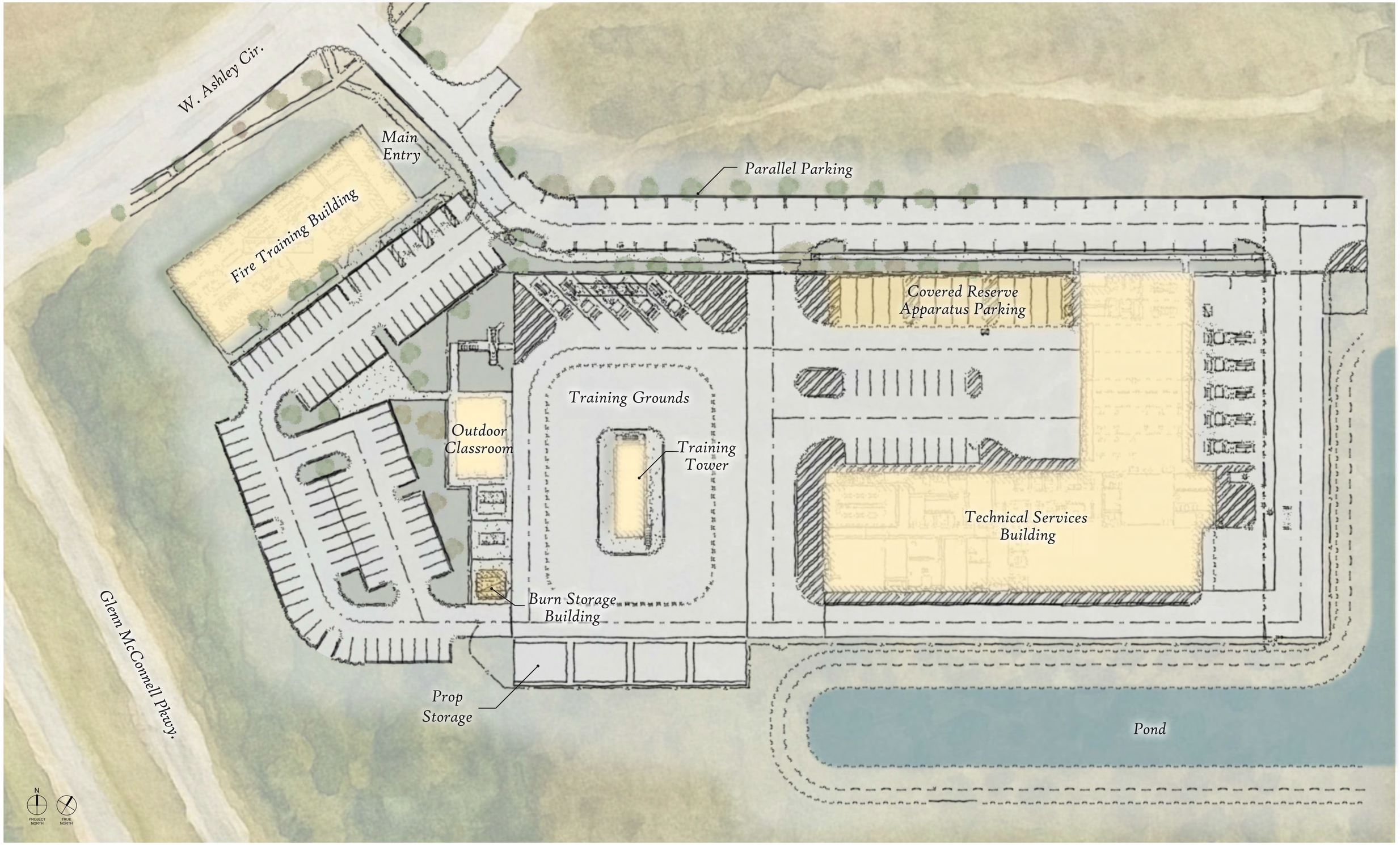
ADC ENGINEERING

Sottile & Sottile

City of Charleston - Fire Operations Complex

Site Location

SMHa
architecture • planning • interiors

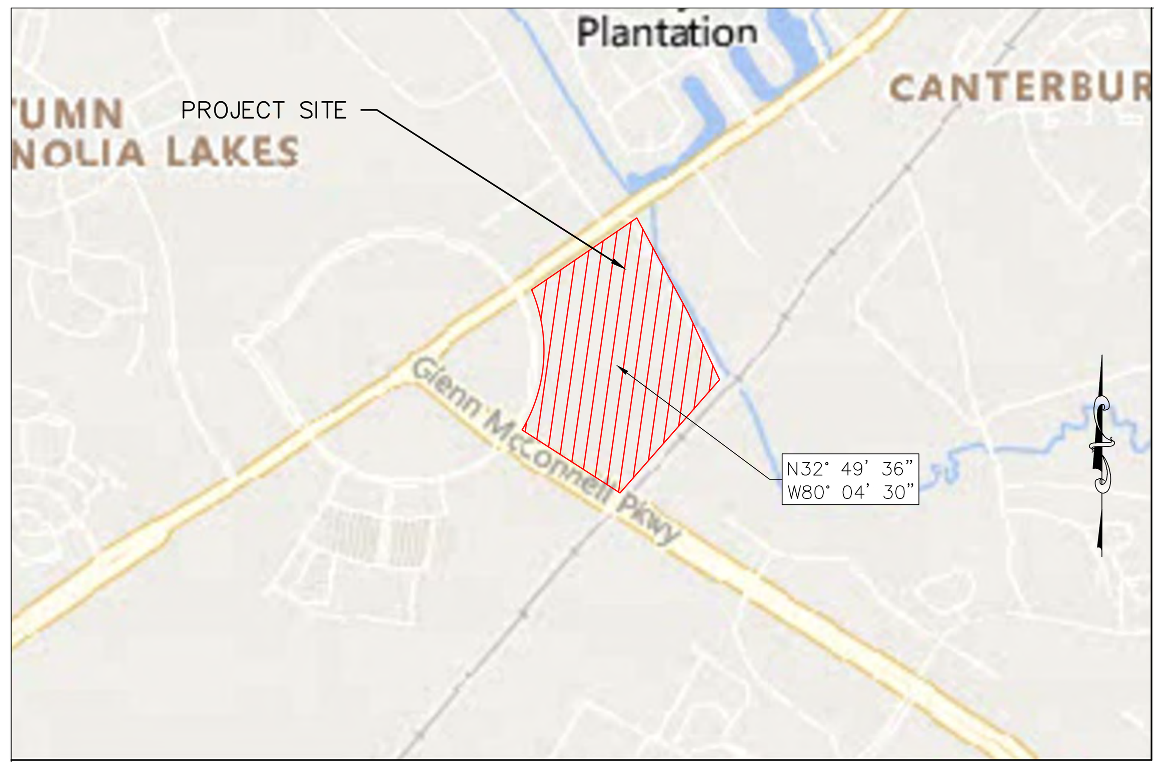


Sottile & Sottile

City of Charleston - Fire Operations Complex

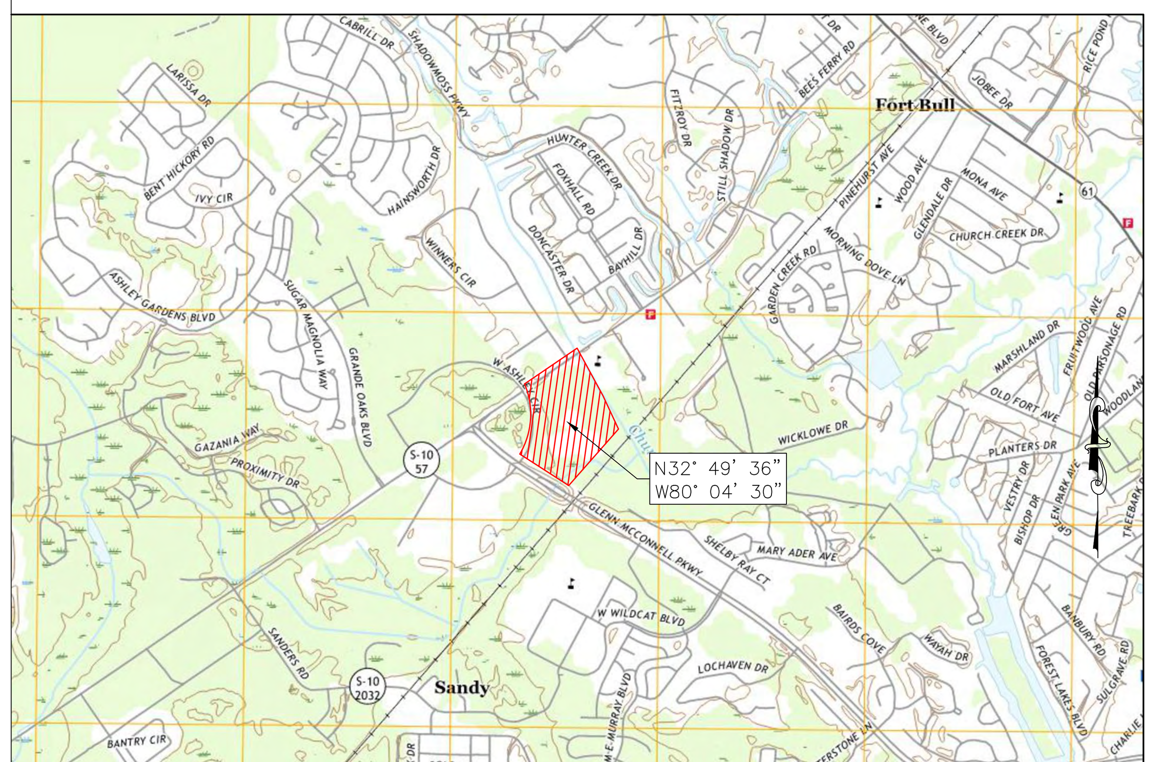
Site Plan Sketch

SMHa
architecture • planning • interiors



LOCATION MAP

SCALE: 1" = 1,000'



QUAD MAP

SCALE: 1" = 2,000'

CIVIL ABBREVIATIONS

BM	BENCHMARK
BMP	EROSION CONTROL BEST MANAGEMENT PRACTICES
BTTM	BOTTOM
BW	BOTH WAYS
CB	CATCH BASIN
CGP	NPDES CONSTRUCTION GENERAL PERMIT SCR 100000
CI	CURB INLET
CI	CAST IRON
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CY	CUBIC YARDS
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
EL	ELEVATION
EW	EACH WAY
EXST	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FIN	FINISHED
FM	FORCE MAIN
GI	GRATE INLET
HDPE	HIGH DENSITY POLYETHYLENE
IAW	IN ACCORDANCE WITH
IE	INVERT ELEVATION
JB	JUNCTION BOX
LF	LINEAR FEET
LP	LIGHT POLE
MATL	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT
NOI	NOTICE OF INTENT
NOT	NOTICE OF TERMINATION
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
OC	ON CENTER
ODSA	OPERATOR OF DAY TO DAY SITE ACTIVITIES
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PP	POWER POLE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REQD	REQUIRED
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
R/W	RIGHT OF WAY
SABC	STABILIZED AGGREGATE BASE COURSE
SB	SILT BARRIER
SCDES	SOUTH CAROLINA DEPT OF ENVIRONMENTAL SERVICES
SCDOT	SOUTH CAROLINA DEPT OF TRANSPORTATION
SD	STORM DRAINAGE
SF	SQUARE FEET
SS	SANITARY SEWER SERVICE
STA	STATION
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TG	TOP OF GUTTER
TP	TOP OF PAVEMENT
TYP	TYPICAL
VC	VITRIFIED CLAY
W	WATER
W/	WITH
WS	WATER SERVICE
WV	WATER VALVE

CITY OF CHARLESTON TRAFFIC & TRANSPORTATION NOTES:

1. IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT IS IMPACTED IN ANY WAY, THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO ANY WORK NEAR THE INTERSECTION.
2. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL. SIGHT DISTANCE VISIBILITY MUST BE MAINTAINED DURING DEMOLITION AND CONSTRUCTION. NO FENCING OR OTHER OBSTRUCTIONS WILL BE PERMITTED IF THEY IMPACT SIGHT DISTANCE VISIBILITY.
3. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT–OF–WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION.
4. IF THE STREET OR METERED PARKING SPACES ARE BLOCKED OR METERED PARKING SPACES THAT ARE NOT APPROVED FOR REMOVAL ARE IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT AND/OR A METER BAG PERMIT WILL BE REQUIRED. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT–OF–WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
5. LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT–OF–WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE RIGHT–OF–WAY WITHOUT PRIOR APPROVAL BY TRAFFIC AND TRANSPORTATION.
6. REMOVAL OR CHANGES TO PARKING METERS AND/OR PARKING METERED SPACES OR OTHER ON–STREET PARKING MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO ANY WORK THAT MAY IMPACT PARKING.
7. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.

TRAFFIC CONTROL NOTES;

1. CONTRACTOR SHALL PERFORM ALL NECESSARY COORDINATION WITH SCDOT AND THE MUNICIPALITY FOR WORK INSIDE THE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO PREPARATION OF AND OBTAINING APPROVAL OF ALL NECESSARY TRAFFIC CONTROL PLANS AS WELL AS PLANNING AND EXECUTION OF ALL NECESSARY COORDINATION MEETINGS.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED ENCROACHMENT PERMIT(S).
3. CONTRACTOR SHALL MAINTAIN SCDOT SITE VISIBILITY TRIANGLES AT ALL ACCESS POINTS FOR THE DURATION OF CONSTRUCTION.
4. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), CURRENT EDITION.

CITY OF CHARLESTON ADA NOTES:

1. RIGHT–OF–WAY SHALL REMAIN ADA COMPLIANT DURING ALL CONSTRUCTION PHASES, OR AN ALTERNATE ACCESSIBLE ROUTE SHALL BE PROVIDED.

CITY OF CHARLESTON FIRE OPERATIONS COMPLEX

CHARLESTON, SC

TMS#305-08-00-060

GENERAL NOTES:

1. THE EROSION CONTROL PLANS CONTAINED HERE–IN ARE PART OF A LARGER COMPREHENSIVE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). ALL CONTRACTORS/SUBCONTRACTORS/PERSONS THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE SWPPP, DRAWINGS, SPECIFICATIONS AND PERMITS.
2. ALL CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
3. TOPOGRAPHIC AND BOUNDARY INFORMATION BY ?????, NOT VERIFIED BY ADC ENGINEERING, INC.
4. HORIZONTAL COORDINATES ARE BASED ON SC STATE PLANE COORDINATES NAD '83. VERTICAL DATUM IS BASED ON NAVD 88.
5. ALL PROJECT STAKEOUT, INCLUDING RELOCATION OF PROJECT BENCHMARKS AS NECESSARY, SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
6. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK. IF UTILITIES OTHER THAN THOSE SHOWN HEREON ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE APPROPRIATE MEASURES TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL VERIFY THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL TREE PROTECTION BARRICADES PRIOR TO BEGINNING EARTHWORK OPERATIONS.
8. OFFSITE BORROW NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR FROM SOURCES DEVELOPED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
10. THE CONTRACTOR SHALL PLACE 4" OF TOPSOIL IN ALL DISTURBED AREAS NOT TO BE PAVED. THE CONTRACTOR SHALL ALSO PROVIDE TEMPORARY AND PERMANENT SEEDING IN ALL AREAS INSIDE OR OUTSIDE THE LIMITS OF CONSTRUCTION THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS.
11. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, BOTH CURRENT EDITIONS.
12. CONTRACTOR SHALL GRADE ALL AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL.
13. THE DESIGN ADEQUACY AND SAFETY OF ALL BRACING, SHORING AND TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
14. THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP APPROVED ANY AND ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.
15. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL PERFORM INVESTIGATIONS TO VERIFY THAT THE SOIL CONDITIONS ARE AT LEAST THAT WHICH ARE STATED HEREIN.
16. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CHARLESTON WATER SYSTEM (CWS). WHERE ANY DISCREPANCIES EXIST BETWEEN THESE DOCUMENTS AND CWS REQUIREMENTS, THE REQUIREMENTS OF CWS SHALL BE ADHERED TO.
17. IN PERFORMING CONSTRUCTION OBSERVATION VISITS TO THE JOB SITE, THE ENGINEER SHALL HAVE NO CONTROL OVER NOR RESPONSIBILITY FOR THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK.
18. THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL HEALTH AND SAFETY PRECAUTIONS AS REQUIRED BY ANY REGULATORY AGENCY.
19. IT IS THE CONTRACTORS RESPONSIBILITY FOR DESIGN, ADEQUACY AND IMPLEMENTATION OF ALL DEWATERING. ALL DEWATERING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN.
20. CONTRACTOR SHALL MAINTAIN SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS IN ACCORDANCE WITH SCDOT'S "ACCESS AND ROADSIDE MANAGEMENT STANDARDS" MANUAL, DURING AND AFTER CONSTRUCTION.
21. ANY FIELD CHANGES WITHIN SCDOT RIGHT–OF–WAY OR CHANGES THAT WOULD IMPACT SCDOT RIGHT–OF–WAY WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD.

CITY OF CHARLESTON DRAINAGE NOTES:

1. IF NECESSARY SLOPES THAT EXCEED 8 VERTICAL FEET SHALL 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.
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 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 SHALL BE INITIATED AS SOON AS PRACTICABLE.
   - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH–DISTURBING ACTIVITIES ON THAT PORTION OF THE SITE WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. FINAL STABILIZATION SHALL PROVIDE A UNIFORM (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES.
4. EPSC MEASURES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS 0.5 INCH. THE INSPECTION SCHEDULE SHALL BE CLEARLY STATED ON THE PLANS AND IN THE EPSC PLAN. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED. INSPECTION FREQUENCIES FOR PORTIONS OF THE CONSTRUCTION SITE THAT HAVE REACHED TEMPORARY OR FINAL STABILIZATION MAY BE REDUCED TO AT LEAST ONCE EVERY MONTH, AS LONG AS THE STABILIZATION IS MAINTAINED AND THERE IS NO ADDITIONAL DISTURBANCE IN THESE AREAS.
5. SILT FENCE AND/OR OTHER SEDIMENT CONTROL DEVICES SHALL BE PROVIDED TO CONTROL SEDIMENTATION DURING UTILITY CONSTRUCTION. DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
6. EPSC MEASURES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES AND DISTURBED AREAS HAVE BEEN FINALLY STABILIZED. ADDITIONAL EPSC MEASURES MAY BE REQUIRED DURING CONSTRUCTION TO PREVENT EROSION AND OFFSITE SEDIMENTATION. TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS FINALLY STABILIZED.
7. SEDIMENT TRACK–OUT SHALL BE MINIMIZED BY USING APPROVED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS AND RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS. SEDIMENT SHALL BE REMOVED FROM PAVEMENT AS REQUIRED.
8. RESIDENTIAL SUBDIVISIONS REQUIRE EPSC FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION.
9. TEMPORARY DIVERSION BERMS AND/OR DITCHES SHALL 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.
10. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHALL BE FILTERED TO REMOVE ANY SEDIMENT BEFORE BEING PUMPED BACK INTO THE STABLE OUTLET(S).
11. SEDIMENT CONTROLS SHALL BE INSTALLED ALONG PERIMETER AREAS OF THE SITE THAT WILL RECEIVE POLLUTANT DISCHARGES AND REMOVE SEDIMENT BEFORE IT HAS ACCUMULATED TO ONE–THIRD OF THE ABOVEGROUND HEIGHT OF PERIMETER CONTROL.
12. STOCKPILES SHALL BE LOCATED OUTSIDE OF NATURAL BUFFERS AND AWAY FROM STORMWATER CONVEYANCES, DRAIN INLETS, AND AREAS WHERE STORMWATER FLOW IS CONCENTRATED. A SEDIMENT BARRIER SHALL BE INSTALLED ALONG DOWNGRADIENT PERIMETER AREAS. FOR PILES THAT WILL BE UNUSED FOR 14 OR MORE DAYS, COVER OR APPROPRIATE TEMPORARY STABILIZATION SHALL BE PROVIDED.
13. DUST GENERATION SHALL BE MINIMIZED IN AREAS OF EXPOSED SOIL OR GRAVEL THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES.
14. STORM DRAIN INLETS SHALL BE PROTECTED BY INSTALLING INLET PROTECTION MEASURES THAT REMOVE SEDIMENT FROM DISCHARGES PRIOR TO ENTRY INTO A STORM DRAIN INLET. CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, OR PERFORMANCE IS COMPROMISED.
15. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED WITHIN AND ALONG THE LENGTH OF ANY STORMWATER CONVEYANCE CHANNEL AND AT ANY OUTLET TO SLOW DOWN RUNOFF TO MINIMIZE EROSION.
16. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER), AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
17. CATCH BASINS SHALL BE FIELD STAKED TO ENSURE PROPER CATCH BASIN INLET ALIGNMENT WITH THE STREET GUTTER LINE.
18. STORM DRAINAGE LINES SHALL BE STAKED AT EACH BOX OR AT INTERVALS THAT WOULD BE SUFFICIENT TO CHECK ALIGNMENT AND GRADE OF THE CONSTRUCTION WITH THE APPROVED PLANS. THE USE OF LASERS TO AUGMENT CONTROL IS ENCOURAGED.

CITY OF CHARLESTON TRAFFIC & STREET NAME SIGN STANDARDS & NOTES:

1. CONTRACTOR SHALL CONTACT THOMAS TISDALE, TRAFFIC OPERATIONS MANAGER, PRIOR TO THE REMOVAL, RELOCATION, OR INSTALLATION OF ANY TRAFFIC OR PARKING SIGNS AT 843–973–7288 OR TISDALET@CHARLESTON–SC.GOV.
2. ALL TRAFFIC SIGNS SHOULD BE DESIGNED AND PLACED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), LATEST EDITION, PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
3. ALL REGULATORY, WARNING, AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL, FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS, TYPE III (HIGH INTENSITY) OR GREATER RETRO–REFLECTIVE SHEETING. UPON APPROVAL BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION PARKING SIGNS AND NON–TRAFFIC RELATED SIGNS MAY BE FABRICATED WITH ASTM TYPE I (ENGINEER GRADE) OR GREATER MATERIAL.
4. IF A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN, THE MAJOR (MOST IMPORTANT) SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE BOTTOM OF THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN TO THE NEAR EDGE OF THE PAVEMENT SHALL BE 6'.
5. THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHOULD BE 2' MEASURED FROM THE NEAREST SIGN EDGE TO THE PAVEMENT EDGE (OR THE FACE OF CURB). A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
6. ALL TRAFFIC SIGN POSTS SHOULD BE SECURELY INSTALLED AT LEAST 36 INCHES IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE GREEN, 3 LBS/FT STEEL U–CHANNEL POSTS, BREAKAWAY, AND 12' IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS.
7. THERE SHALL BE NO ON–STREET PARKING ALLOWED UNLESS OTHERWISE DESIGNATED.
8. ALL PAVEMENT MARKINGS (INCLUDING PARKING) SHALL BE THERMOPLASTIC. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATION AND MUTCD.
9. LANE CLOSURES OF ANY TYPE OR DURATION MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION, PARKING, OR STAGING WILL BE ALLOWED WITHIN THE RIGHT–OF–WAY WITHOUT PRIOR APPROVAL BY TRAFFIC AND TRANSPORTATION.

ARCHAEOLOGICAL NOTICE TO CONTRACTOR:

1. IN THE EVENT THAT ANY HISTORIC OR CULTURAL RESOURCES AND/OR ARCHAEOLOGICAL MATERIALS ARE FOUND DURING THE COURSE OF WORK, THE APPLICANT MUST NOTIFY THE STATE HISTORIC PRESERVATION OFFICE AND THE SOUTH CAROLINA INSTITUTE OF ARCHAEOLOGY AND ANTHROPOLOGY. HISTORIC OR CULTURAL RESOURCES CONSIST OF THOSE SITES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES AND THOSE SITES THAT ARE ELIGIBLE FOR THE NATIONAL REGISTER. ARCHAEOLOGICAL MATERIALS CONSIST OF ANY ITEMS, FIFTY YEARS OLD OR OLDER, WHICH WERE MADE OR USED BY MAN. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, STONE PROJECTILE POINTS (ARROWHEADS), CERAMIC SHARDS, BRICKS, WORKED WOOD, BONE AND STONE, METAL AND GLASS OBJECTS, AND HUMAN SKELETAL MATERIALS.
2. IF UNANTICIPATED CULTURAL MATERIALS (E.G., LARGE, INTACT ARTIFACTS OR ANIMAL BONES; LARGE CLUSTERS OF ARTIFACTS OR ANIMAL BONES; LARGE SOILS STAINS OR PATTERNS OF SOIL STAINS; BURIED BRICK OR STONE STRUCTURES; CLUSTERS OF BRICK OR STONE) OR HUMAN SKELETAL REMAINS ARE DISCOVERED PRIOR TO OR DURING LAND ALTERING OR CONSTRUCTION ACTIVITIES, THEN THE APPLICANT WILL TEMPORARILY HALT ANY ACTIVITIES AND IMMEDIATELY NOTIFY SCDHEC–OCRM AND THE SHPO OF THE LATE DISCOVERIES.
3. IF HUMAN REMAINS ARE DISCOVERED ALL GROUND DISTURBANCE IN THE AREA WILL HALT IMMEDIATELY AND A 50–FOOT BUFFER WILL BE ESTABLISHED AROUND THE DISCOVERY. THE APPLICANT SHALL NOTIFY THE COUNTY CORONER, SCDHEC–OCRM, THE SHPO, AND THE STATE ARCHAEOLOGIST WITHIN TWO (2) BUSINESS DAYS OF THE DISCOVERY. EACH OF THESE PARTIES HAS TWO (2) BUSINESS DAYS TO RESPOND. THE PARTIES SHALL ATTEMPT TO REACH A CONSENSUS ON THE TREATMENT OF THE HUMAN REMAINS. IF A CONSENSUS IS REACHED, GROUND DISTURBING ACTIVITIES MAY RESUME ONCE THE CONDITIONS OF THE AGREEMENT ARE MET. NO PHOTOGRAPHS ARE TO BE TAKEN OF THE BURIAL, HUMAN REMAINS AND/OR FUNERARY OBJECTS AT ANY TIME. HUMAN REMAINS AND BURIAL GROUNDS ARE ALSO SUBJECT TO SOUTH CAROLINA LAW THAT ADDRESSES ABANDONED CEMETERIES AND BURIALS, INCLUDING BUT NOT LIMITED TO S.C. CODE ANN. §§ 27–43–10 TO 27–43–30, 16–17–600, AND 61–19–29.
4. AGENCY CONTACT INFORMATION IS AS FOLLOWS:
   SCDHEC–OCRM COASTAL ZONE CONSISTENCY: 843–953–0200
   SCDAH STATE HISTORIC PRESERVATION OFFICE (SHPO): 803–896–6196
   SCIAA / STATE ARCHAEOLOGIST: 803–576–6560
   CHARLESTON COUNTY CORONER'S OFFICE: 843–746–4030

PROJECT INFORMATION

DEVELOPMENT DATA	
PROJECT NAME	CITY OF CHARLESTON FIRE OPERATIONS COMPLEX
PROJECT DESCRIPTION	THE PROJECT INCLUDES: A NEW FIRE TRAINING BUILDING, FIRE OPERATIONS & TECHNICAL SERVICES BUILDING, ASSOCIATED PARKING, DRIVEWAYS, UTILITIES, STORMWATER MANAGEMENT, AND A FIRE TRAINING PAD WITH VARIOUS TRAINING PROPS.
PROJECT OWNER	CITY OF CHARLESTON 823 MEETING ST. CHARLESTON, SC 29403 CONTACT: CHASE ANDERSON (843)-720-3910
PROJECT ARCHITECT	SMHa, INC. 400 HIBBEN ST., STE 100, MT. PLEASANT, SC CONTACT: BILLY CONNELL (843)-881-7642
PROJECT CIVIL ENGINEER	ADC ENGINEERING, INC. 1226 YEAMANS HALL ROAD HANAHAN, SC 29410 CONTACT: RYNE HARDWICK (843)-735-5146

PROPERTY INFORMATION	
TMS	305-08-00-060
ADDRESS	TO BE DETERMINED
STREET CLASSIFICATION(S)	
BEES FERRY ROAD (S-57)	SCDOT STREET, MINOR ARTERIAL
GLENN MCCONNELL PKWY (SC-461)	SCDOT STREET, PRINCIPAL ARTERIAL
WEST ASHLEY CIRCLE (LOCAL ROAD)	CITY OF CHARLESTON STREET, LOCAL
FLOOD ZONE STATEMENT	FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (45019C0479K) INDICATES THAT THIS PROPERTY IS PARTIALLY IN FLOOD ZONE 'X-SHADED' AND PARTIALLY IN FLOOD ZONE AE 8.
WETLAND STATUS	THERE ARE BOTH JURISDICTIONAL AND NON-JURISDICTIONAL WETLANDS ON-SITE. BOTH WILL BE IMPACTED BY THE PROJECT AND WILL REQUIRE SCDES AND/OR USACE PERMITTING PRIOR TO IMPACTS. WETLAND PERMITTING BY SABINE & WATERS.

ZONING INFORMATION	
MUNICIPALITY	CITY OF CHARLESTON
EXISTING ZONING	GP - GATHERING PLACE
PROPOSED ZONING	GB - GENERAL BUSINESS
ADJACENT ZONING	
NORTHWEST	SCDOT STREET, BEES FERRY ROAD
WEST	LOCAL STREET, WEST ASHLEY CIRCLE
SOUTHWEST	SCDOT STREET, GLENN MCCONNEL PKWY
SOUTHEAST	WETLAND AREA / RAILROAD RIGHT-OF-WAY
NORTHEAST	LI / GB
HEIGHT LIMITATION	55'
HISTORIC DISTRICT	N/A
ZONING CONTACT	ERIC SCHULTZ / ANA HARP

SETBACKS/BUFFERS		
SETBACKS	REQUIRED	PROVIDED
NORTHWEST (GB vs. SCDOT STREET)	N/A	N/A
WEST (GB vs. LOCAL STREET)	N/A	N/A
SOUTHWEST (GB vs. SCDOT STREET)	N/A	N/A
SOUTHEAST (N/A)	N/A	N/A
NORTHEAST (GB vs. LI/GB)	N/A	N/A
BUFFERS	REQUIRED	PROVIDED
NORTHWEST (CLASS III ROAD BUFFER, BEES FERRY ROAD)	50' TYPE E BUFFER	50' TYPE E OR UNDISTURBED & N/A
WEST (LOCAL ROAD, WEST ASH. CIR.)	NO BUFFER	N/A
SOUTHWEST (CLASS IV ROAD BUFFER, HWY 61 EXTENSION)	50' TYPE F BUFFER	50' TYPE F OR UNDISTURBED & N/A
NORTHEAST (INDUSTRIAL vs. INDUSTRIAL)	NO BUFFER	N/A

LOT COVERAGE				
TOTAL LOT AREA	1,952,080 SF		44.81 ACRES	
DISTURBED AREA		SF	0.00 ACRES	
LOT COVERAGE BY USE				
BUILDING		SF	0.00 ACRES	0%
PVMT/IMPERV AREA		SF	0.00 ACRES	0%
LANDSCAPE AREA		SF	0.00 ACRES	0%
POND		SF	0.00 ACRES	0%
SUBTOTAL	0	SF	0.00 ACRES	0%

UTILITY INFORMATION	
ELECTRIC AVAILABILITY	DOMINION ENERGY
GAS AVAILABILITY	DOMINION ENERGY
SEWER AVAILABILITY	CHARLESTON WATER SYSTEMS
WATER AVAILABILITY	CHARLESTON WATER SYSTEMS

PERMIT APPROVALS

REVIEW	SUBMITTAL DATE	APPROVAL DATE	STATUS
CITY OF CHARLESTON MS4	TBD		
SCDHEC-OCRM CZC/NPDES	TBD		
CWS (WATER DRP REVIEW)	TBD		
CWS (SEWER DRP REVIEW)	TBD		
SCDHEC (WATER CONSTRUCTION)	TBD		
SCDHEC (SEWER CONSTRUCTION)	TBD		
SCDOT ENCROACHMENT PERMIT	TBD		

PARKING INFORMATION

OFF STREET PARKING INFORMATION			
FIRE TRAINING BUILDING			
1 SPACE PER 240 SF, EXCLUDING HALLS, STAIRWELLS, STORAGE/ELEVATOR SHAFTS & BATHROOMS	X 18,576 SF		78 SPACES
FIRE TECH BUILDING			
1 SPACE PER 240 SF, EXCLUDING HALLS, STAIRWELLS, STORAGE/ELEVATOR SHAFTS & BATHROOMS	X 8,000 SF		34 SPACES
2 SPACES PER EACH AUTO-REPAIR BAY	X 7 BAYS		14 SPACES
1 SPACE PER 6,000 SF OF WAREHOUSE	X 6,224 SF		2 SPACES
SPACES REQUIRED		=	128
SPACES PROVIDED		=	134

LIST OF DRAWINGS

SHEET	TITLE	ISSUED	REVISED
C001	CIVIL LEGEND, NOTES & ABBREVIATIONS	12/19/2025	
C100	EXISTING SITE & DEMOLITION PLAN - OVERALL	12/19/2025	
C101	EXISTING SITE & DEMOLITION PLAN - AREA 1	12/19/2025	
C102	EXISTING SITE & DEMOLITION PLAN - AREA 2	12/19/2025	
C103	EXISTING SITE & DEMOLITION PLAN - AREA 3	12/19/2025	
C200	SITE PLAN - OVERALL	12/19/2025	
C201	SITE PAVING PLAN - AREA 1	12/19/2025	
C202	SITE PAVING PLAN - AREA 2	12/19/2025	
C211	SITE DIMENSION, SIGNAGE & STRIPING PLAN - AREA 1	12/19/2025	
C212	SITE DIMENSION, SIGNAGE & STRIPING PLAN - AREA 2	12/19/2025	
C300	GRADING & STORM DRAINAGE PLAN - OVERALL	12/19/2025	
C301	GRADING PLAN - AREA 1	12/19/2025	
C302	GRADING PLAN - AREA 2	12/19/2025	
C311	STORM DRAINAGE PLAN - AREA 1	12/19/2025	
C312	STORM DRAINAGE PLAN - AREA 2	12/19/2025	
C350	FILL MITIGATION PLAN, AREAS REQUIRING MITIGATION	12/19/2025	
C351	FILL MITIGATION PLAN, MITIGATION AREAS AT 1.25:1	12/19/2025	
C400	SITE UTILITY PLAN - OVERALL	12/19/2025	
C401	SITE UTILITY PLAN - AREA 1	12/19/2025	
C402	SITE UTILITY PLAN - AREA 2	12/19/2025	

SMHa
architecture • planning • interiors

ADC ENGINEERING
1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
ADCENGINEERING.COM
ADC PROJECT # 25154.00

project number **2201.02**

VOLUME 1

City of Charleston Operations

Fire Training / Logistics Complex

Charleston, SC

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

seal / signature

PRELIMINARY NOT FOR CONSTRUCTION

phase: **CONCEPTUAL DRB SUBMITTAL**
date of issue: 25.12.19

revisions

rev no.	description	date

key plan

sheet title: **CIVIL LEGEND, NOTES & ABBREVIATIONS**

sheet number: **C001**

drawn by: RWH
print date: 12/19/2025

DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION
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400 HIBBEN STREET MOUNT PLEASANT SOUTH CAROLINA
SMHa, inc.
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VICINITY MAP (NTS)

REFERENCES:

1) PLAT BY DAVIS AND FLOYD, INC DATED SEPTEMBER 10, 2008. BOOK L10 PAGE 0307 RMC CHARLESTON COUNTY.
2) PLAT BY MITCHELL ENGINEERING CO. DATED OCTOBER 1970. BOOK AA PAGE 82 RMC CHARLESTON COUNTY.
3) PLAT BY DAVIS AND FLOYD, INC DATED AUGUST 14, 1984. BOOK BB PAGE 163 RMC CHARLESTON COUNTY.
4) UNRECORDED EASEMENT PLAT BY HOWELL GEOSPATIAL SURVEYING, LLC. DATED JULY 17, 2019.

NOTES:

1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) TMS NO. 305-08-00-060.
7) THE PROPERTY IS ZONED GB (GENERAL BUSINESS).
8) THERE ARE NO APPLICABLE OCRM CRITICAL LINE BUFFERS OR SETBACKS ON THIS PROPERTY.
9) ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. AND COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83-2011 (SF: 0.99984156).
10) THE WETLANDS SHOWN HEREON WERE FLAGGED BY SABINE AND WATERS AND LOCATED BY GPA PROFESSIONAL LAND SURVEYORS.
11) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS PROVIDED BY LOWCOUNTRY LOCATING AND ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
12) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE AE (ELEV. 8) AND X (SHADED) AS SHOWN FROM FEMA FLOOD MAPS. PANEL NO. 45019C 0479K, EFFECTIVE JANUARY 29, 2021.

LEGEND

- – IRON FOUND (5/8 REBAR)
- – CALCULATED POINT
- – CONCRETE MONUMENT FOUND
- – LIGHT POLE
- – POWER POLE
- – STORM DRAIN MANHOLE
- – ELECTRICAL BOX
- – GAS VALVE
- – GAS LINE MARKER
- – SEWER MANHOLE
- – FIRE HYDRANT
- – SIGN
- – TELEPHONE MANHOLE
- – BACK FLOW PREVENTER
- – WATER VALVE
- – WATER METER
- +7.86 – SPOT ELEVATION
- – ADJOINER LINE
- – RIGHT-OF-WAY
- – CENTER LINE
- – EASEMENT LINE (AS DESCRIBED)
- – BUFFER LINE (AS DESCRIBED)
- – CONTOUR LINE
- – WETLAND LINE
- – OVERHEAD POWER LINE
- – TELEPHONE LINE
- – UNDERGROUND ELECTRIC LINE
- – STORM DRAIN LINE
- – GAS LINE
- – FIBER OPTIC LINE
- – FORCE-MAIN LINE
- – SEWER LINE
- – WATER LINE
- – FENCE LINE
- – GUARD RAIL
- – FLOOD LINE
- – MATCH LINE
- – CONCRETE
- – EDGE OF PAVEMENT

S.C. GRID NORTH

SOUTH CAROLINA — GPA, INC. No. C04379 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — NO. 22742 — JOHNATHAN F. BURNS

I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF NOVEMBER, 2025.

JOHNATHAN F. BURNS, PLS-22742

BENCHMARK NOTE:

CONTRACTOR OR PRIVATE PARTIES WILL VERIFY ALL BENCHMARKS BEFORE BEGINNING CONSTRUCTION.

☒ CHECKED TCS ☒ CHECKED JFB

LINE	BEARING	DISTANCE
L1	S 34°05'57" E	13.52'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	965.64'	1051.00'	52°38'33"	519.92'	N 00°07'27" E	932.03'

DATUM NOTE:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD 1988 DATUM. CONVERSION FROM NGVD 1929 DATUM TO NAVD 1988 DATUM IS -0.97'.

1 inch = 50 ft.

GPA
PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP OFC
281 TRELAND DR. STE B
LADSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600

"Integrity Without Boundaries"
www.gpaland.com

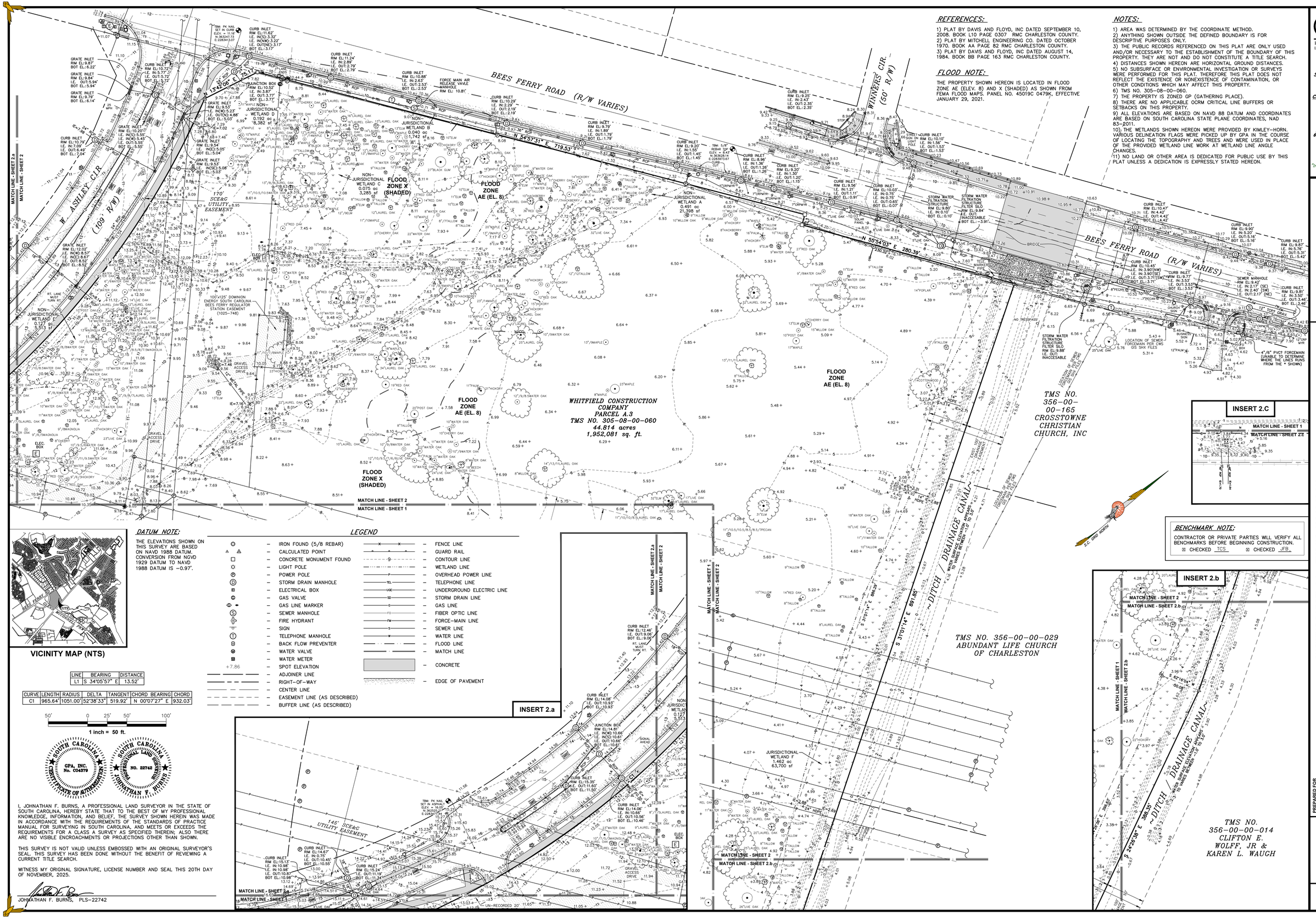
SCALE 1"=50'
FLD. BK. PG.
JOB NO. 255152
DATE 11/06/2025
DRAWN BY WGM
CHECKED BY JFB

DESIGN SURVEY

SHOWING PARCEL A.3 - TMS NO. 305-08-00-060
OWNED BY
WHITFIELD CONSTRUCTION COMPANY
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR THE CITY OF CHARLESTON

SHEET 1 OF 2



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5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) TMS NO. 305-08-00-060.
7) THE PROPERTY IS ZONED GP (GATHERING PLACE).
8) THERE ARE NO APPLICABLE OCRM CRITICAL LINE BUFFERS OR SETBACKS ON THIS PROPERTY.
9) ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM AND COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83-2011.
10) THE WETLANDS SHOWN HEREON WERE PROVIDED BY KIMLEY-HORN. VARIOUS DELINEATION FLAGS WERE PICKED UP BY GPA IN THE COURSE OF LOCATING THE TOPOGRAPHY AND TREES AND WERE USED IN PLACE OF THE PROVIDED WETLAND LINE WORK AT WETLAND LINE ANGLE CHANGES.
11) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.

DATUM NOTE:

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD 1988 DATUM. CONVERSION FROM NGVD 1929 DATUM TO NAVD 1988 DATUM IS −0.97'.

VICINITY MAP (NTS)

LEGEND

IRON FOUND (5/8 REBAR)	FENCE LINE
CALCULATED POINT	GUARD RAIL
CONCRETE MONUMENT FOUND	CONTOUR LINE
LIGHT POLE	WETLAND LINE
POWER POLE	OVERHEAD POWER LINE
STORM DRAIN MANHOLE	TELEPHONE LINE
ELECTRICAL BOX	UNDERGROUND ELECTRIC LINE
GAS VALVE	STORM DRAIN LINE
GAS LINE MARKER	GAS LINE
SEWER MANHOLE	FIBER OPTIC LINE
FIRE HYDRANT	FORCE-MAIN LINE
SIGN	SEWER LINE
TELEPHONE MANHOLE	WATER LINE
BACK FLOW PREVENTER	FLOOD LINE
WATER VALVE	MATCH LINE
WATER METER	CONCRETE
+7.86 SPOT ELEVATION	
ADJOINER LINE	
RIGHT-OF-WAY	EDGE OF PAVEMENT
CENTER LINE	
EASEMENT LINE (AS DESCRIBED)	
BUFFER LINE (AS DESCRIBED)	

LINE	BEARING	DISTANCE
L1	S 34°05'57" E	13.52'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	965.64'	1051.00'	52°38'33"	519.92'	N 00°07'27" E	932.03'

50' 0 25' 50' 100'

1 inch = 50 ft.

GPA, INC. No. C04379 — CERTIFICATE OF AUTHENTICATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 22742 JOHNATHAN F. BURNS

I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20TH DAY OF NOVEMBER, 2025.

JOHNATHAN F. BURNS, PLS-22742

BENCHMARK NOTE:

CONTRACTOR OR PRIVATE PARTIES WILL VERIFY ALL BENCHMARKS BEFORE BEGINNING CONSTRUCTION.
☒ CHECKED TCS ☒ CHECKED JFB

GPA PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP OFC
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MOSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600

"Integrity Without Boundaries"
www.gpaland.com

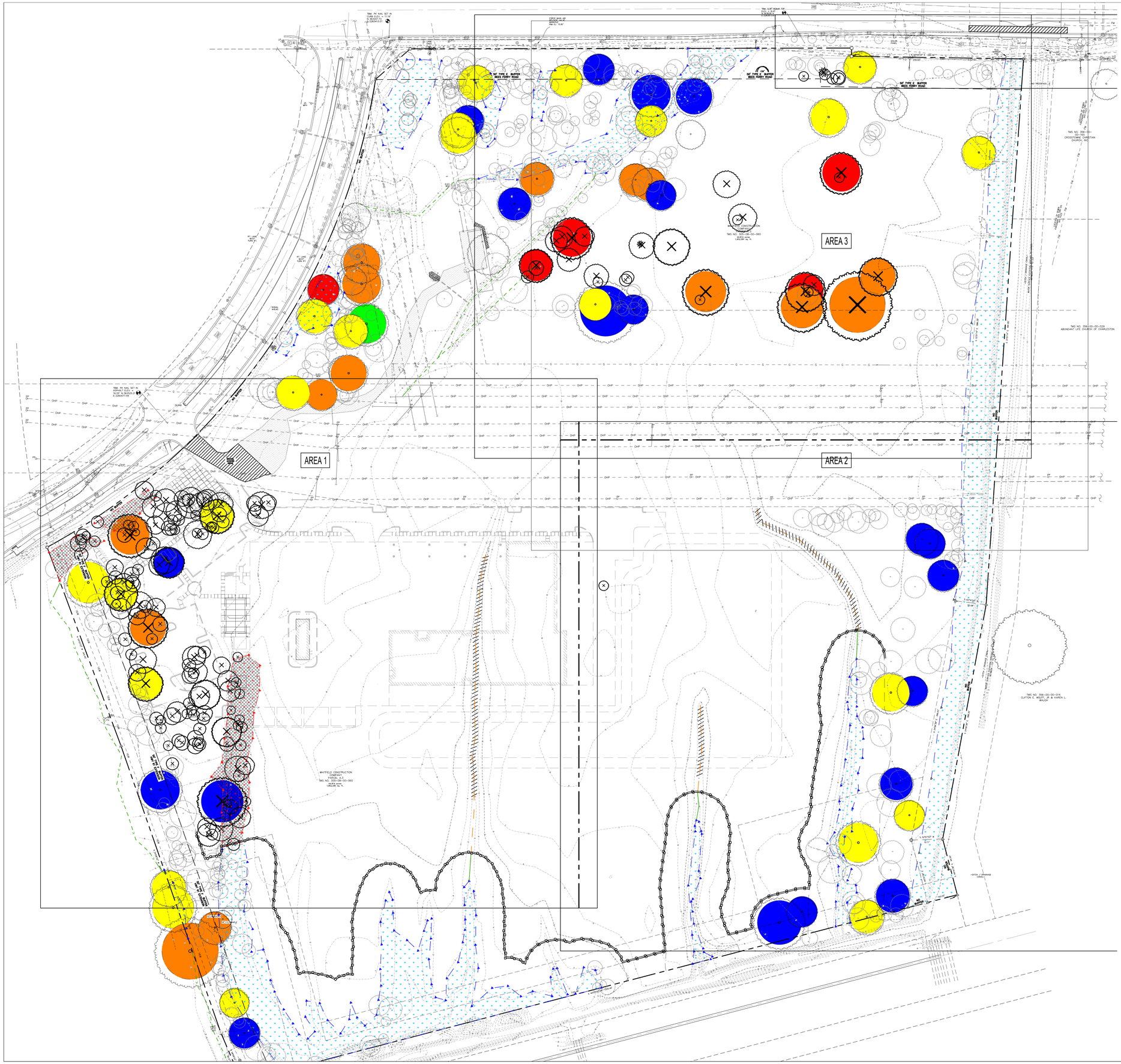
SCALE 1"=50'
FLD. BK. P.G.
JOB NO. 255152
DATE 11/06/2025
DRAWN BY WCM
CHECKED BY JFB

DESIGN SURVEY

SHOWING PARCEL A.3 - TMS NO. 305-08-00-060
OWNED BY
WHITFIELD CONSTRUCTION COMPANY
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR:
THE CITY OF CHARLESTON

SHEET 2 OF 2



GENERAL NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS.
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GRAND TREES TO BE PROTECTED LEGEND:

- 'A' RATED TREE TO REMAIN
- 'B' RATED TREE TO REMAIN
- 'C' RATED TREE TO REMAIN
- 'D' RATED TREE TO REMAIN
- 'E' RATED TREE TO REMAIN

GRAND TREES TO BE DEMOLISHED LEGEND:

- 'A' RATED TREE TO BE DEMOLISHED = 0
- 'B' RATED TREE TO BE DEMOLISHED = 2
- 'C' RATED TREE TO BE DEMOLISHED = 3
- 'D' RATED TREE TO BE DEMOLISHED = 6
- 'E' RATED TREE TO BE DEMOLISHED = 4

15 TOTAL GRAND TREES; ONLY 5 RATED A, B OR C.

INCHES OF MITIGATION FOR GRAND TREE REMOVAL (D & F - RATED TREES EXCLUDED) = 148"

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project number **2201.02**

VOLUME 1

City of Charleston Operations

Fire Training / Logistics Complex

Charleston, SC

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phase	date of issue
CONCEPTUAL DRB SUBMITTAL	25.12.19

revisions

rev no.	description	date

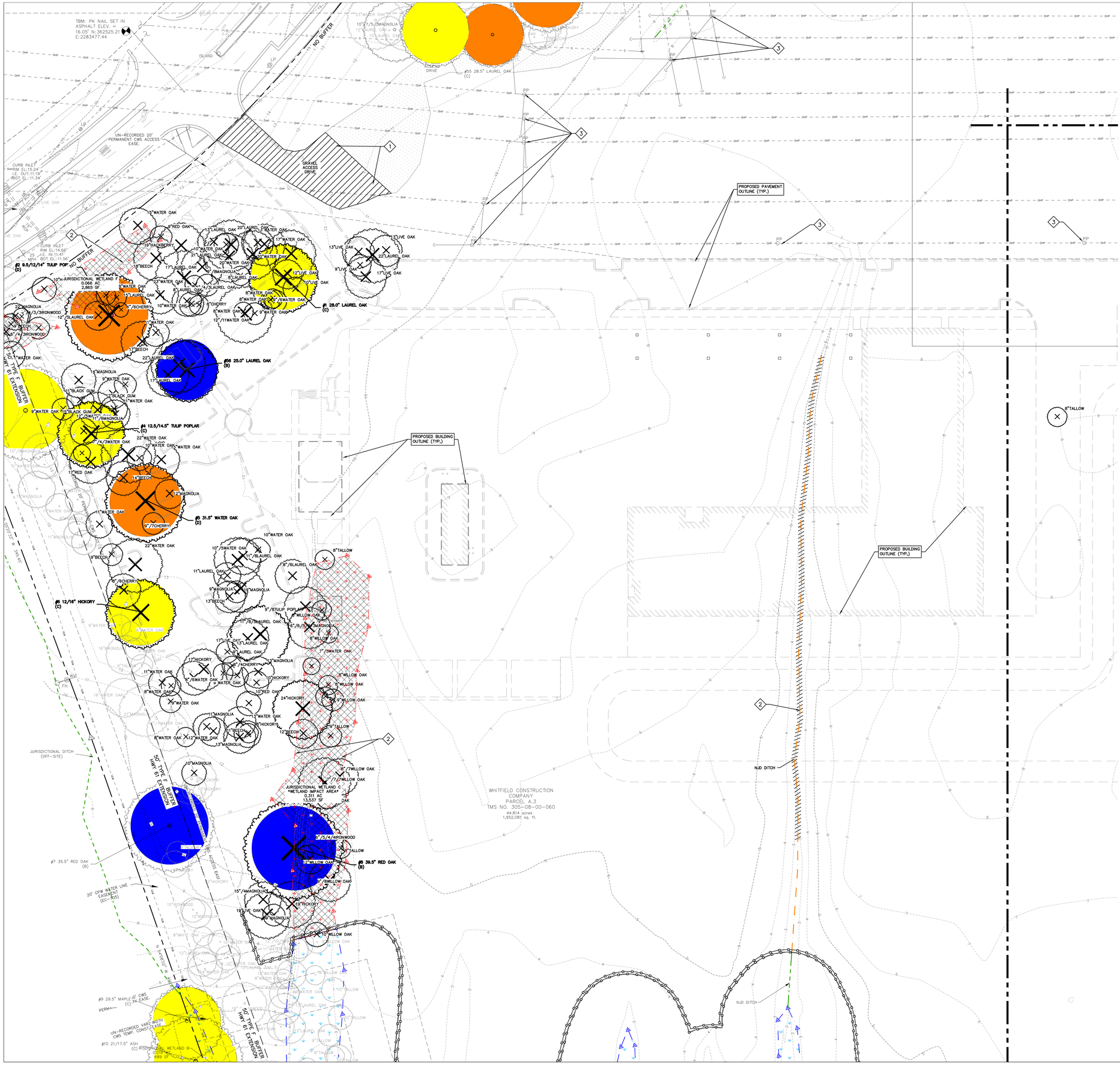
key plan

sheet title
EXISTING SITE & DEMOLITION PLAN - OVERALL

sheet number
C100

drawn by: RWH

print date: 12/19/2025



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KEYNOTES:

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- SANITARY SEWER PIPE
- FORCE MAIN
- STORM DRAIN
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- LIMITS OF CONSTRUCTION/DISTURBANCE

EXISTING DEMO LEGEND

- ITEMS TO BE DEMOLISHED
- TREE TO BE DEMOLISHED

HORIZONTAL SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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phase	date of issue
CONCEPTUAL DRB SUBMITTAL	25.12.19

revisions

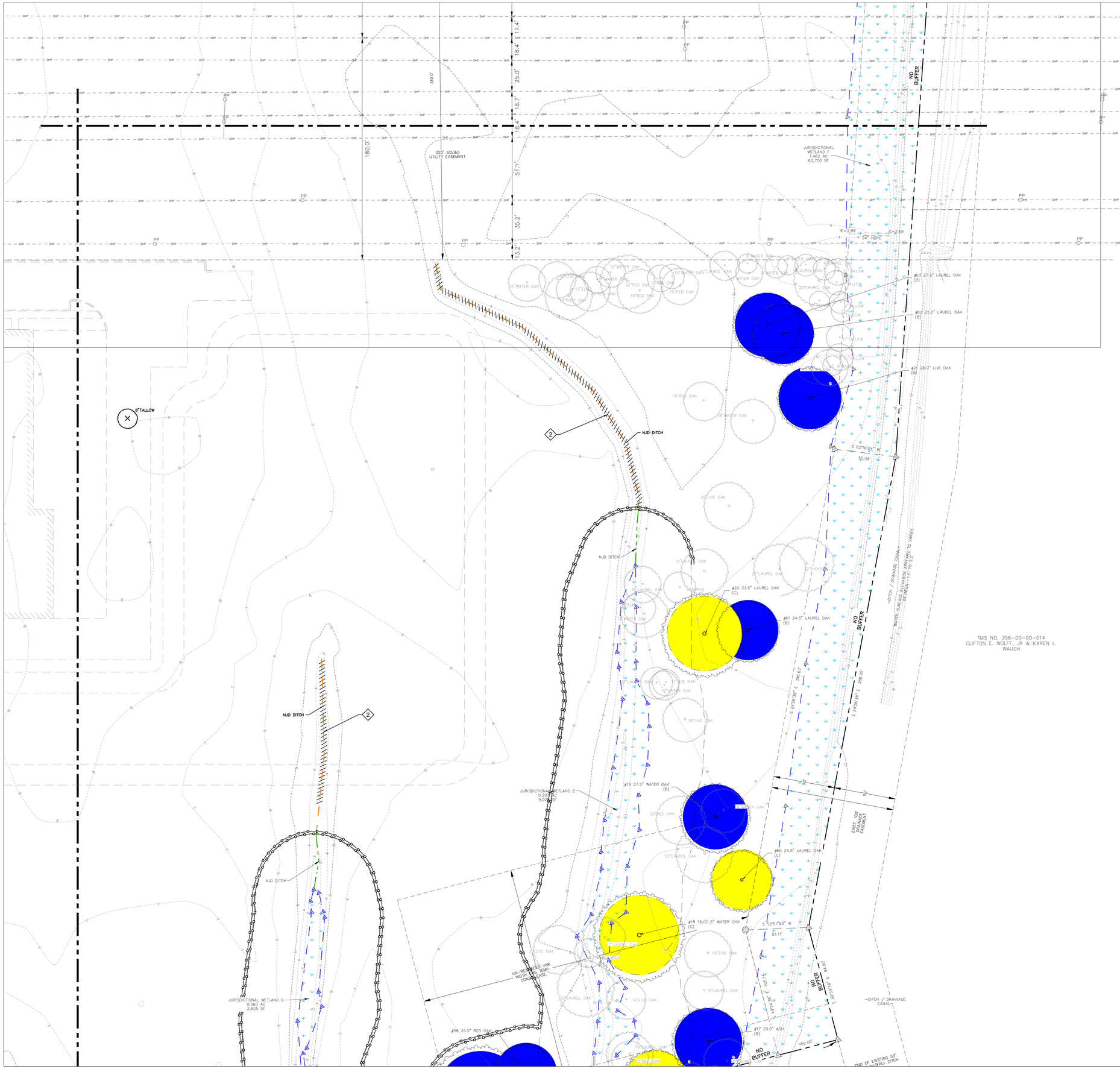
rev no.	description	date

key plan

sheet title
EXISTING SITE & DEMOLITION PLAN - AREA 1

sheet number
C101

drawn by: RWH
print date: 12/19/2025



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- LIMITS OF CONSTRUCTION/DISTURBANCE

EXISTING DEMO LEGEND

- ITEMS TO BE DEMOLISHED

HORIZONTAL SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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Fire Training / Logistics Complex

Charleston, SC

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phase	date of issue
CONCEPTUAL DRB SUBMITTAL	25.12.19

revisions

rev no.	description	date

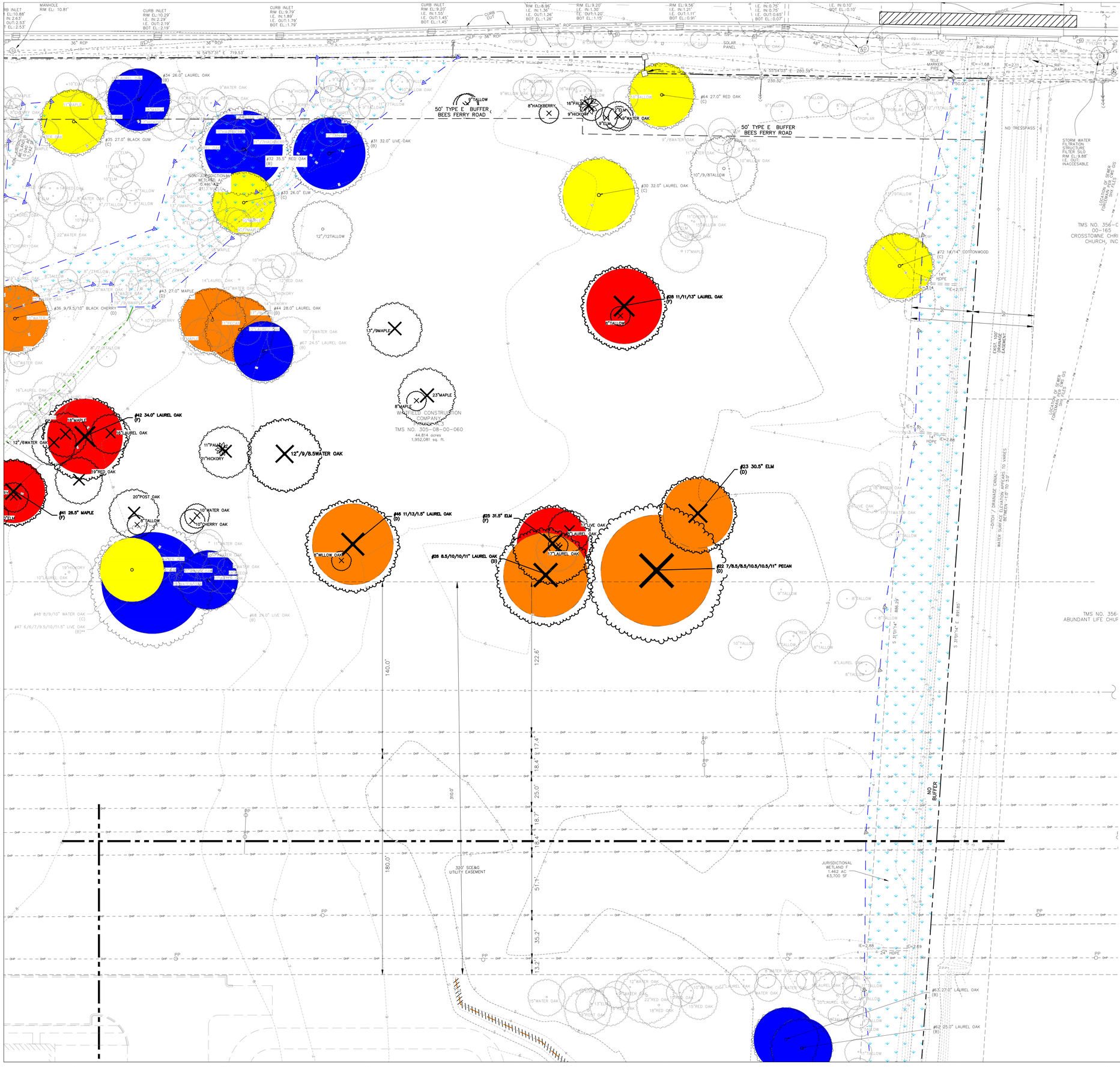
key plan

sheet title
EXISTING SITE & DEMOLITION PLAN - AREA 2

sheet number
C102

drawn by: RWH

print date: 12/19/2025



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phase	date of issue
CONCEPTUAL DRB SUBMITTAL	25.12.19

revisions

rev no.	description	date

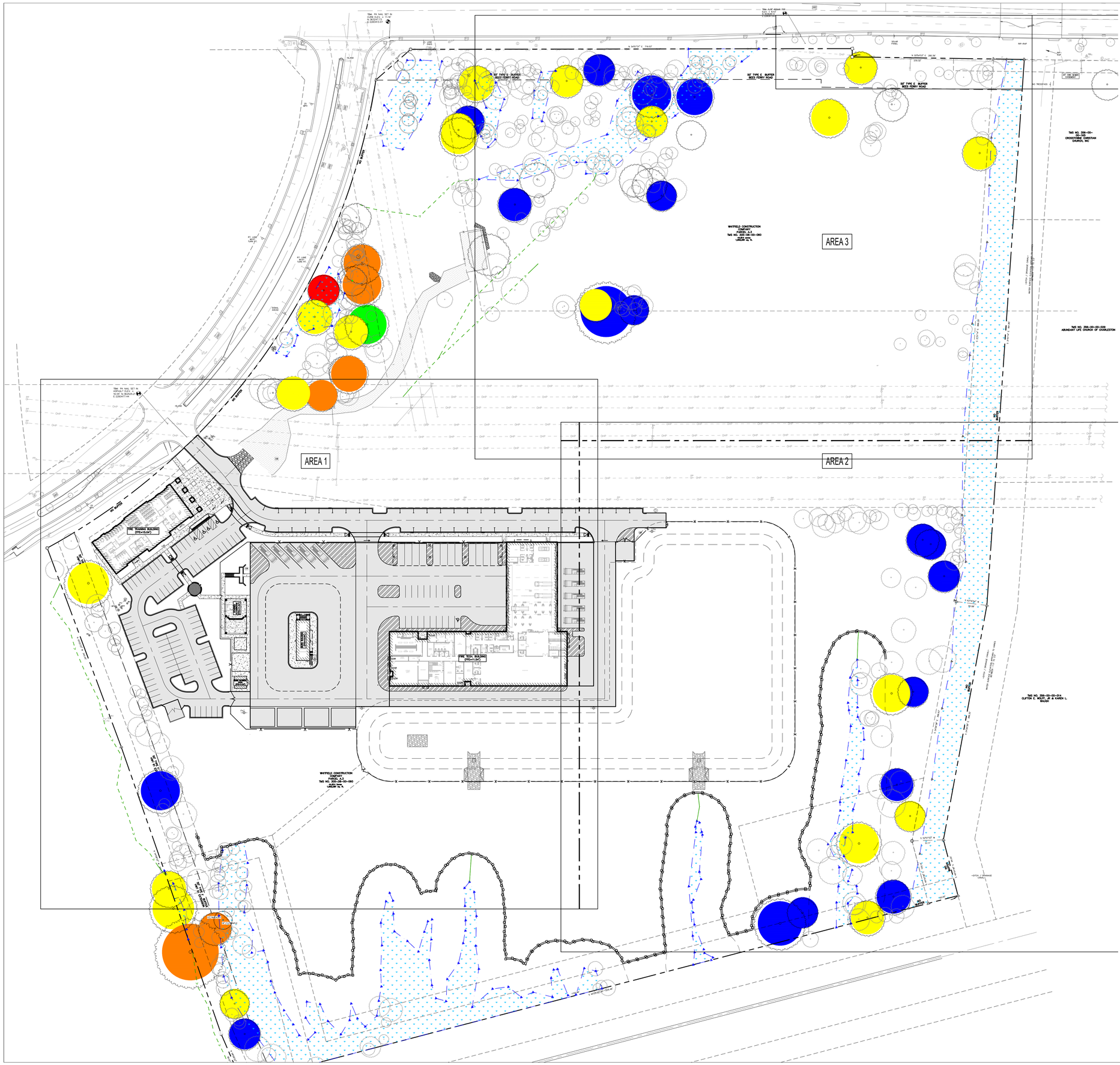
key plan

sheet title
EXISTING SITE & DEMOLITION PLAN - AREA 3

sheet number
C103

drawn by: RWH

print date: 12/19/2025



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CONCEPTUAL DRB SUBMITTAL	25.12.19

revisions

rev no.	description	date

key plan

sheet title

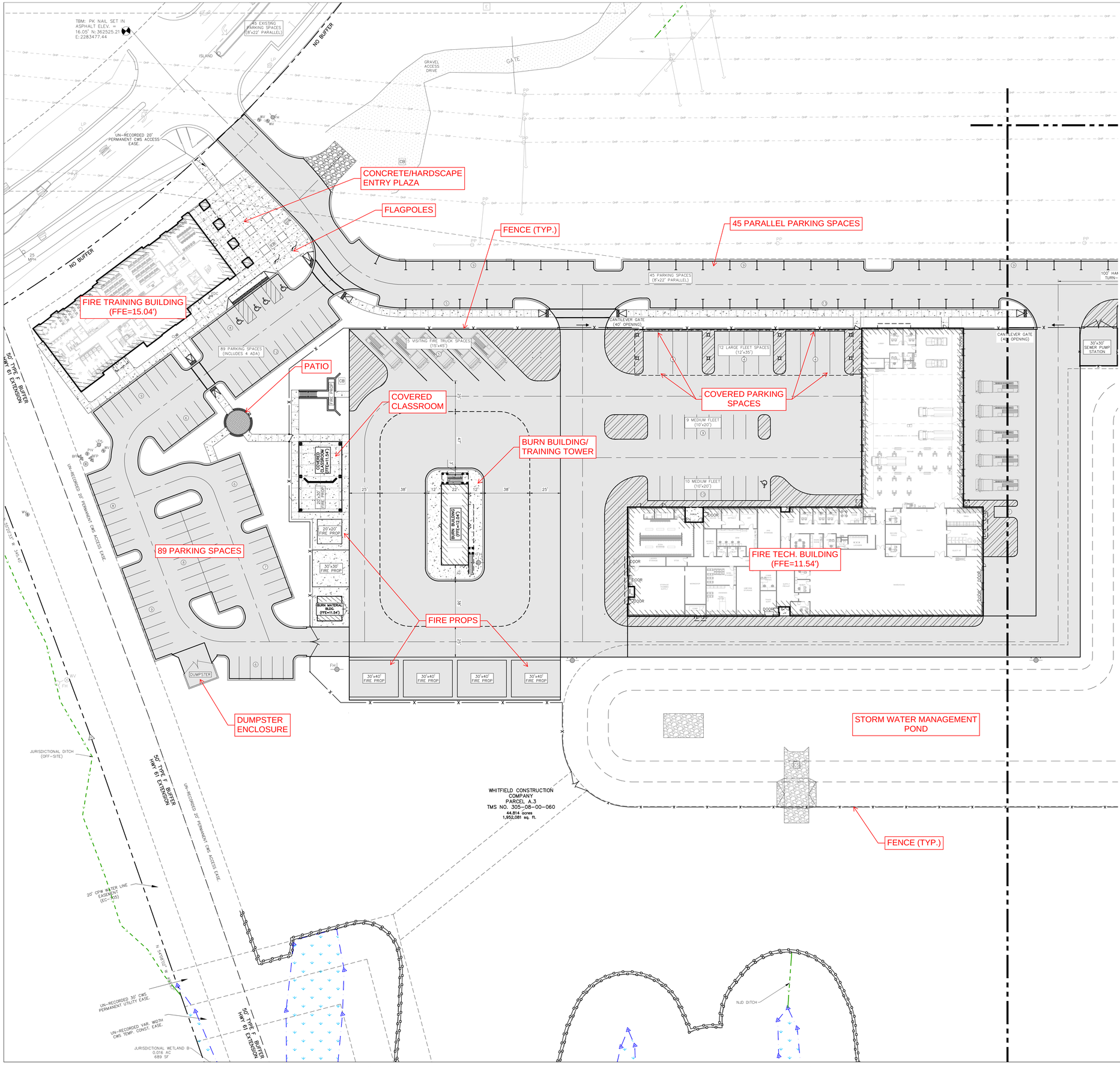
SITE PLAN - OVERALL

sheet number

C200

drawn by: RWH

print date: 12/19/2025



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SITE DIMENSION NOTES:

1. ALL DIMENSION ARE TO FRONT FACE OF CURB/EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
2. ALL BUILDING COORDINATES ARE TO OUTSIDE CORNER FACE OF BUILDING UNLESS NOTED OTHERWISE. LAYOUT SHALL BE BASED ON THE CONTROL POINTS SHOWN.
3. ALL BUILDING LAYOUTS SHALL BE CHECKED WITH THE ARCHITECTURAL FLOOR PLANS PRIOR TO STAKEOUT.
4. ALL CURBS SHALL HAVE A 4' MINIMUM RADIUS UNLESS SHOWN OTHERWISE.

KEYNOTES: ◇

1. TIE-IN NEW PAVEMENT TO EXISTING PAVEMENT.
2. PROVIDE NEW ASPHALT DRIVEWAY TO TIE-IN TO GRAVEL ACCESS DRIVE.
3. PROVIDE NEW CANTILEVER SLIDING GATE. GATE SHALL PROVIDE A MINIMUM 40' OPENING AND 20' OVERHANG. COORDINATE POWER TO GATE WITH ELECTRICAL COMPANY.
4. INSTALL CONCRETE/FOOTINGS UNDER BURN BUILDING, COVERED CLASSROOM, AND FIRE PROP IAW STRUCTURAL & ARCHITECTURAL PLANS.
5. INSTALL NEW 30'X30' H.D. CONCRETE AREA WITH 6' CHAIN LINK FENCING ENCLOSURE & DOUBLE SWING GATE (24' OPENING) FOR NEW SEWER PUMP STATION.
6. INSTALL NEW SWING GATE.
7. INSTALL 18" CURB & GUTTER.
8. TAPER CURB & GUTTER FROM 6" HEIGHT TO 0" HEIGHT (FLUSH) OVER 3 LINEAR FEET.

CIVIL LEGEND – SITE

	HIGHWAY/DRIVEWAY TRAFFIC ARROW
	INTERIOR TRAFFIC ARROW
	CROSSWALK
	ACCESSIBLE PARKING SPACE AND AISLE
	STOP BAR
DYSL/4"	DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYDL/4"	SINGLE YELLOW DASHED LINE / 4" WIDE
SWDL/4"	SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/4"	SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/12"	SINGLE YELLOW SOLID LINE / 12" WIDE/45° 24" O.C.
(25)	PARKING SPACES – STRIPE WITH 4" SINGLE WHITE SOLID LINE
	NEW TRAFFIC SIGN

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ADC PROJECT # 25154.00

project number **2201.02**

VOLUME 1

City of Charleston Operations

Fire Training / Logistics Complex

Charleston, SC

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phase	date of issue
CONCEPTUAL DRB SUBMITTAL	25.12.19

revisions

rev no.	description	date

key plan

sheet title

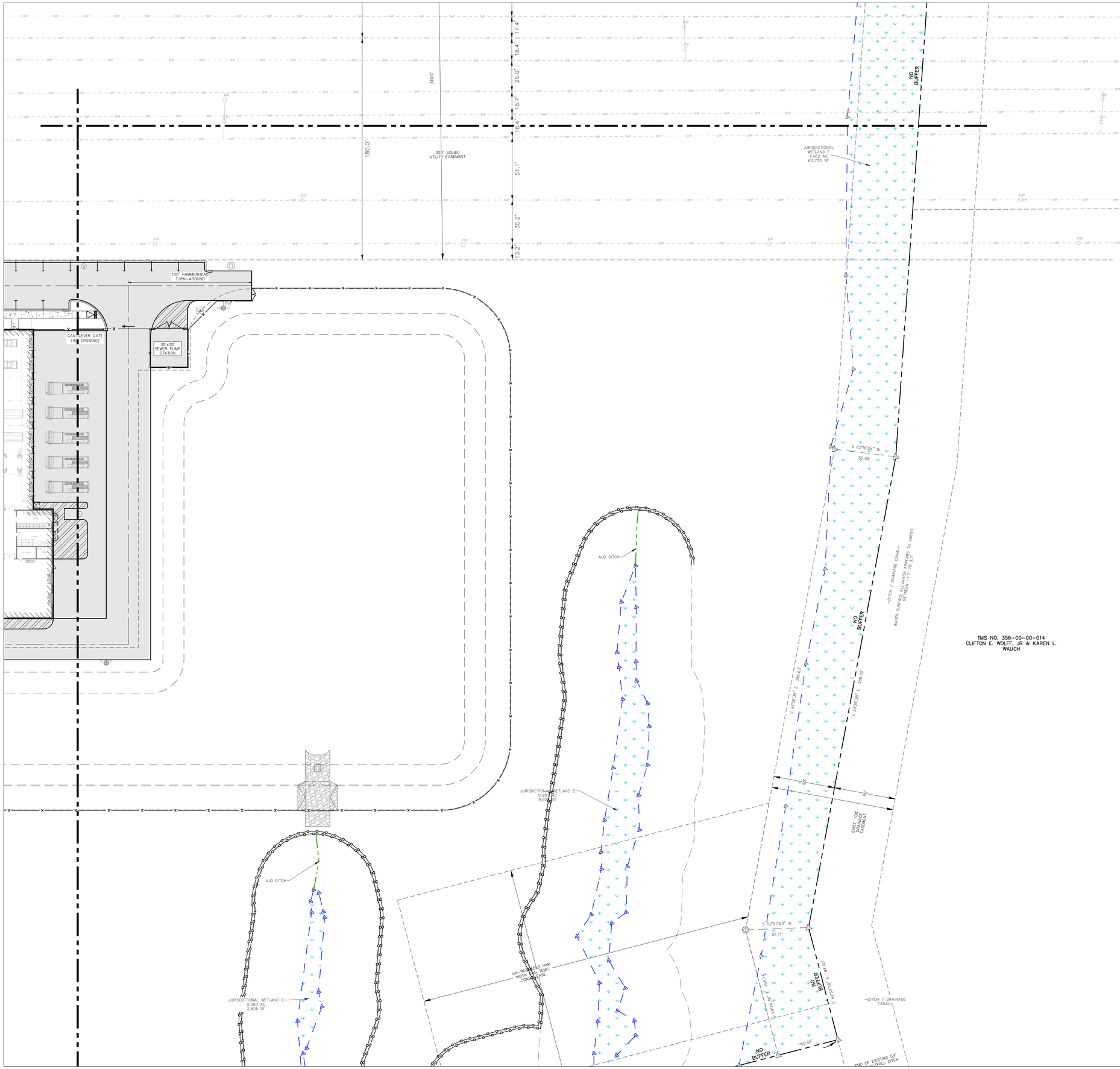
SITE DIMENSION, SIGNAGE & STRIPING PLAN - AREA 1

sheet number

C211

drawn by: RWH

print date: 12/19/2025



GENERAL NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS.
2. HORIZONTAL COORDINATES ARE BASED ON SC STATE PLANE COORDINATES NAD '83. VERTICAL DATUM IS BASED ON NAVD 88.
3. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
5. CONTRACTOR SHALL CONTACT PALMETTO UTILITY LOCATION SERVICE AT 1-888-721-7877 PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
6. ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
7. ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

SITE DIMENSION NOTES:

1. ALL DIMENSION ARE TO FRONT FACE OF CURB/EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
2. ALL BUILDING COORDINATES ARE TO OUTSIDE CORNER FACE OF BUILDING UNLESS NOTED OTHERWISE. LAYOUT SHALL BE BASED ON THE CONTROL POINTS SHOWN.
3. ALL BUILDING LAYOUTS SHALL BE CHECKED WITH THE ARCHITECTURAL FLOOR PLANS PRIOR TO STAKEOUT.
4. ALL CURBS SHALL HAVE A 4' MINIMUM RADIUS UNLESS SHOWN OTHERWISE.

KEYNOTES: ◇

1. TIE-IN NEW PAVEMENT TO EXISTING PAVEMENT.
2. PROVIDE NEW ASPHALT DRIVEWAY TO TIE-IN TO GRAVEL ACCESS DRIVE.
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(25)	PARKING SPACES – STRIPE WITH 4" SINGLE WHITE SOLID LINE
	NEW TRAFFIC SIGN

HORIZONTAL SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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phase	date of issue
CONCEPTUAL DRB SUBMITTAL	25.12.19

revisions

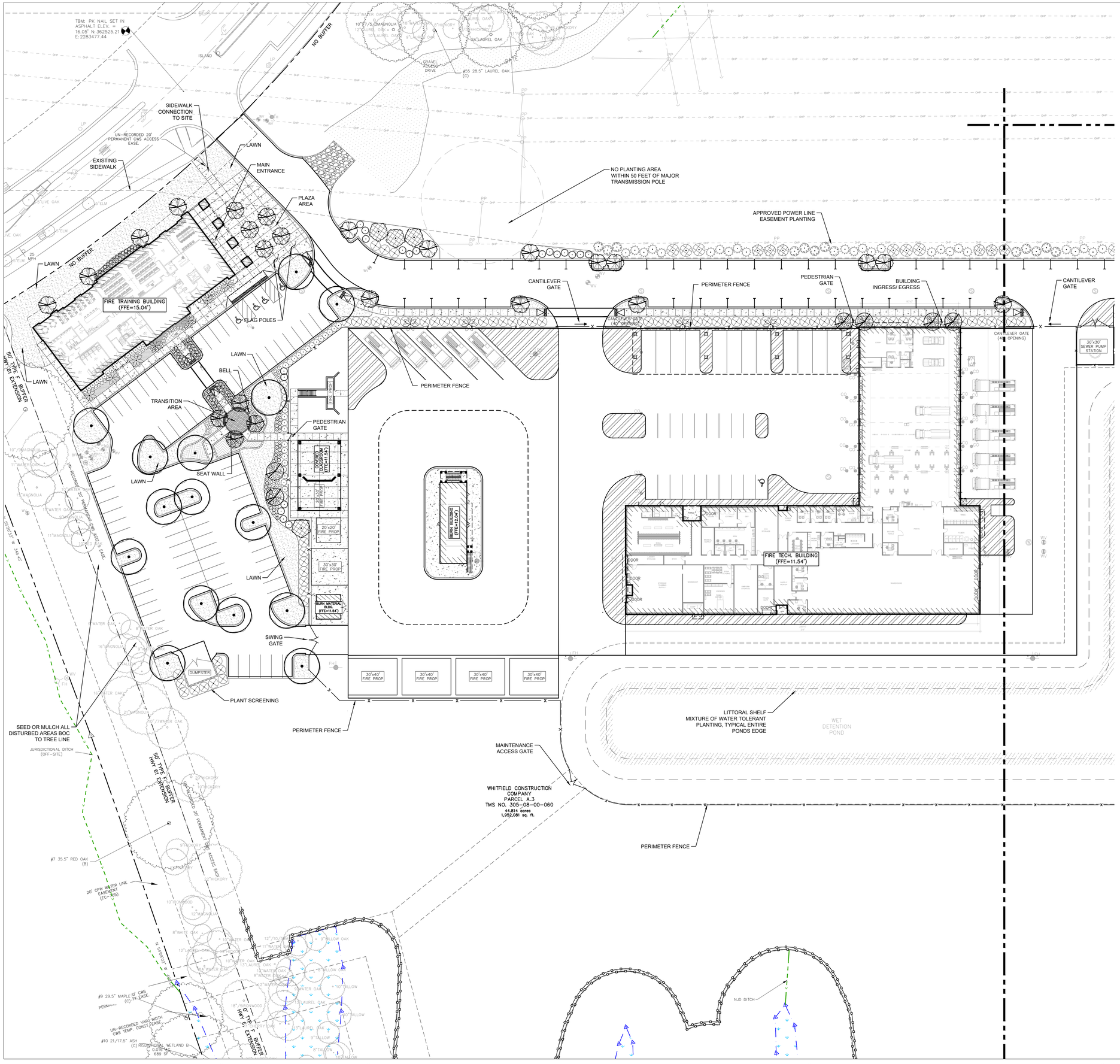
rev no.	description	date

key plan

sheet title
SITE DIMENSION, SIGNAGE & STRIPING PLAN - AREA 2

sheet number
C212

drawn by: RWH print date: 12/19/2025



PLANT LEGEND

- CANOPY TREE
- UNDER–STORY TREE MEDIUM SIZE SPRING FLOWERING
- UNDER–STORY TREE MEDIUM SIZE FALL FLOWERING
- UNDER–STORY TREE SMALL SIZE EVERGREEN
- PALM TREE
- LARGE SHRUB EVERGREEN
- LARGE SHRUB SEMI EVERGREEN FLOWERING
- MEDIUM SHRUB EVERGREEN FALL FLOWERING
- MEDIUM SHRUB EVERGREEN
- MEDIUM SHRUB EVERGREEN FALL FLOWERING
- MEDIUM SHRUB EVERGREEN
- SMALL SHRUB EVERGREEN MANICURED
- SMALL SHRUB EVERGREEN FLOWERING
- ORNAMENTAL GRASS PERENNIAL FALL COLOR
- ORNAMENTAL GRASS EVERGREEN
- SMALL ORNAMENTAL GRASS PERENNIAL FALL COLOR
- LAWN
- GROUND COVER EVERGREEN
- GROUND COVER EVERGREEN GRASS–LIKE
- SEASONAL COLOR
- APPROVED DOMINION ENERGY EASEMENT PLANTS EVERGREEN TO SEMI–EVERGREEN SEASONAL INTEREST

TRANSITION AREA

1. 22' CIRCLE WITH RADIAL BRICK HEADER AND INTERIOR HERRINGBONE PATTERN
2. THREE ACCESS POINTS FROM CONCRETE SIDEWALKS WITH FORTH AXIS POINT PROPOSING CHARLESTON 9 MEMORIAL BELL HANGING FROM AN ARCHITECTURE COLUMN SIMILAR TO BUILDING.
3. FORMAL GARDEN DESIGN WITH MANICURED HEDGE, FLOWERING TREES, EVERGREEN GROUNDCOVER, AND FOUR LOW CURVED CONCRETE SEAT WALLS .

PLAZA AREA

1. CONCRETE PLAZA WITH EARTH TONED COLORED AND SCORE PATTERN TO COMPLEMENT BUILDING ACHITECTURE
2. TREE WELLS WITH POSSIBLE BLUESTONE OR BRICK HEADERS TO COMPLEMENT SCORE PATTERNS.
3. NORTHWEST PLAZA HAS EXISTING LIMITATIONS OF ANY ELEMENTS OF HEIGHT WITHIN POWER LINE EASEMENT.

GENERAL SITE NOTES

1. ALL FENCING AND GATES ARE PROPOSED TO BE CHAIN LINK, 6 FEET IN HEIGHT, AND BLACK VINYL COATED.
2. AREAS LABELED FOR LAWN ARE PROPOSED TO BE LAWN.
3. ALL PARKING LOT ISLANDS INTERIORS MAYBE LAWN, MULCH, AND/OR GROUNDCOVER.

HORIZONTAL SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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key plan

sheet title

LANDSCAPE SITE PLAN - AREA 1

sheet number

L201

drawn by: RWH

print date: 12/19/2025

Approach on W. Ashley Cir after right turn from Glenn McConnell Pkwy (Site Right)

Street view elevation / Overhead power lines

Approach on W. Ashley Cir after left turn from Bees Ferry Rd. (Site Left)

Entrance into main drive aisle

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Existing Site Imagery

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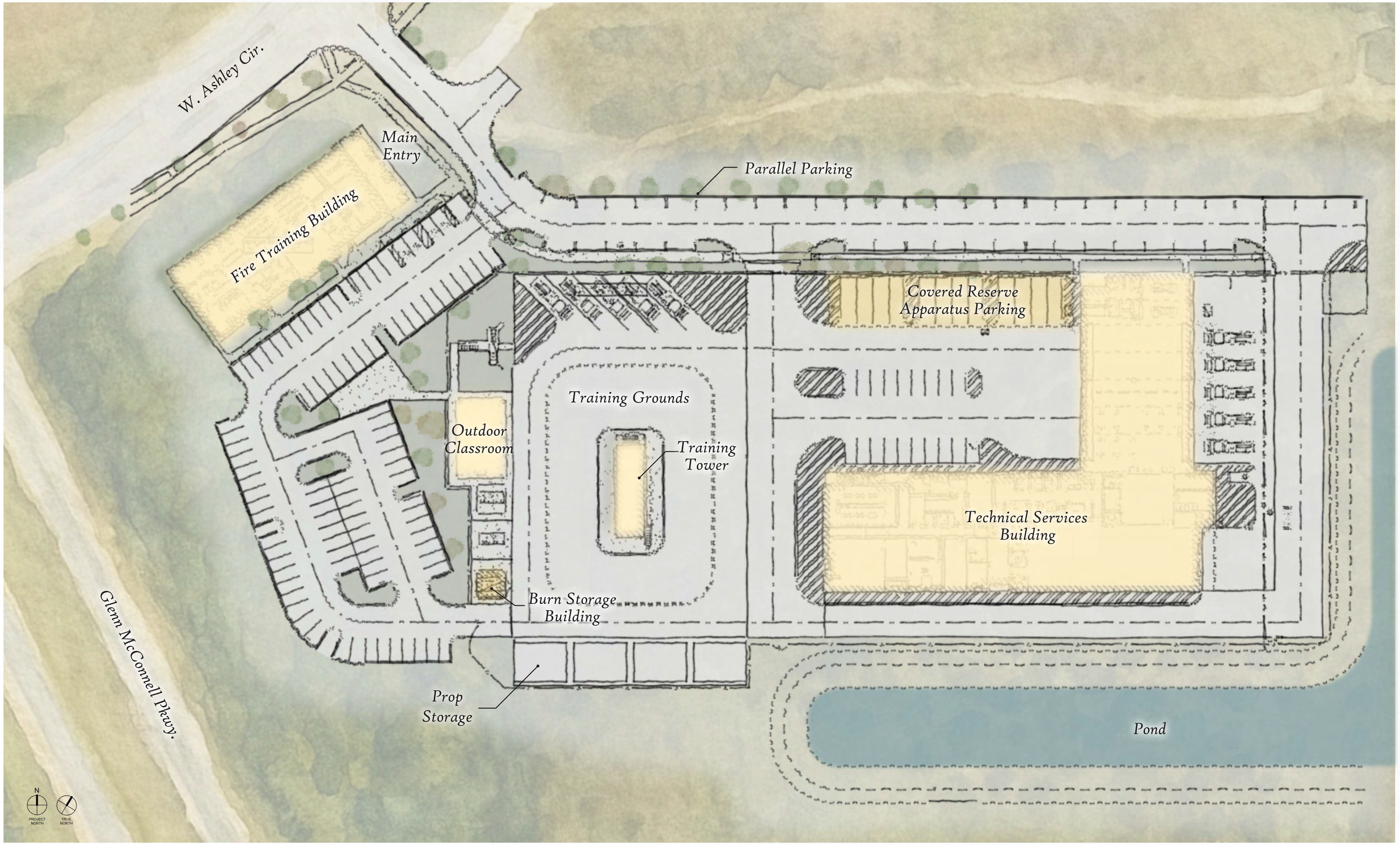

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Site Plan Sketch

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SECOND FLOOR PLAN

FIRST FLOOR PLAN

31,240 Gross SF

City of Charleston - Fire Operations Complex

Training Building Floor Plans

1/8" = 1'-0"

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THIRD FLOOR PLAN

31,240 Gross SF

City of Charleston - Fire Operations Complex

Training Building Floor Plans

1/8" = 1'-0"

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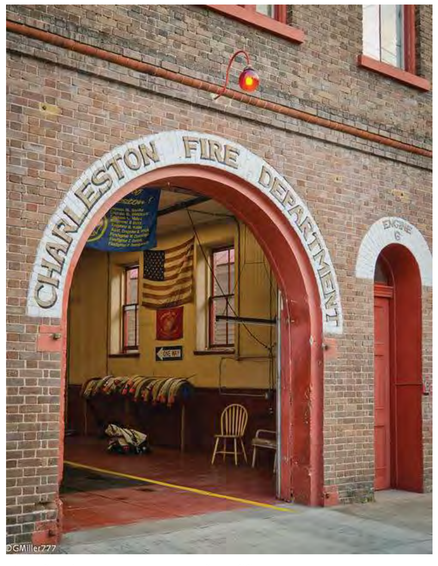
Local fire station vernacular

Brick Detailing adds interest



Arched openings with offsets

Rounded front facade

Repeating windows and pilasters create architectural rhythm

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Massing Precedent Imagery

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Entrance View

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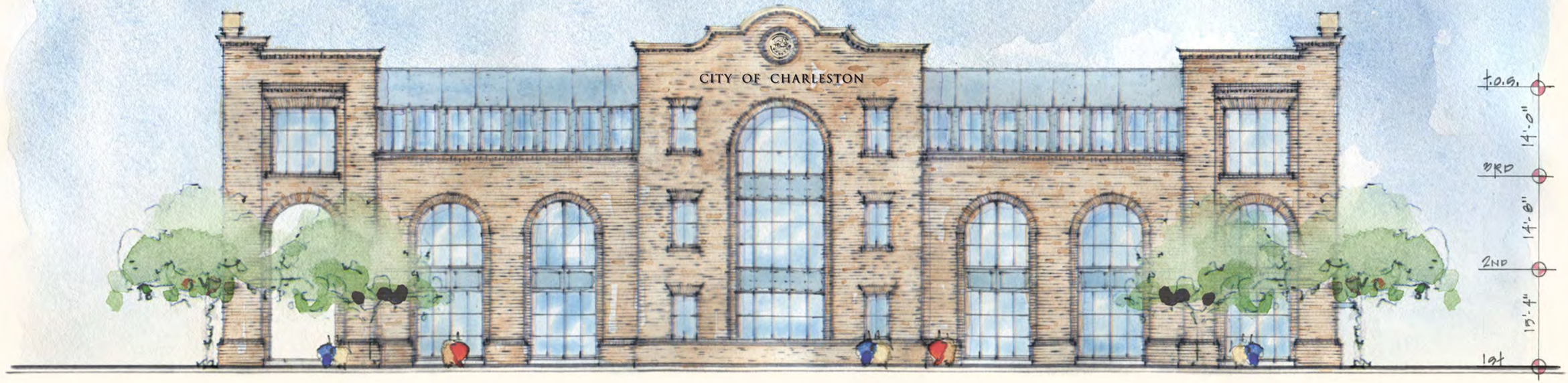
FRONT FACADE

The primary facade of the building features a central body that includes careful brick detailing, a triple-story glazed opening with a step-recessed arch surround with the City of Charleston seal and inscription in the shaped parapet above.

Flanking the central entrance are generous brick and glass facade elements with simple but elegant brick details, large glazed openings with carefully studied proportions, and a simple, recessive upper architecture at level three between the primary brick elements.



Fire Operations Building | Front Facade

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of urban conditions and strategies for revitalization. **Sottile & Sottile, 2025**

CONCEPTUAL ELEVATIONS

Building Material & Color Study

FIRE OPERATIONS COMPLEX
Conceptual Design Analysis
CHARLESTON, SOUTH CAROLINA
City of Charleston, South Carolina
Sottile & Sottile, *Urban Design*
SMHa, *Architecture*

ENTRY FACADE

The entry facade of the building sets the main doors within an arcaded loggia with careful brick detailing, and two-storied glazed openings, and a shaped parapet. Jack-arched openings above are set between a rhythm of brick piers which give the facade visual strength, depth, and articulation.

Fire Operations Building | Entry Facade

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Building Material & Color Study

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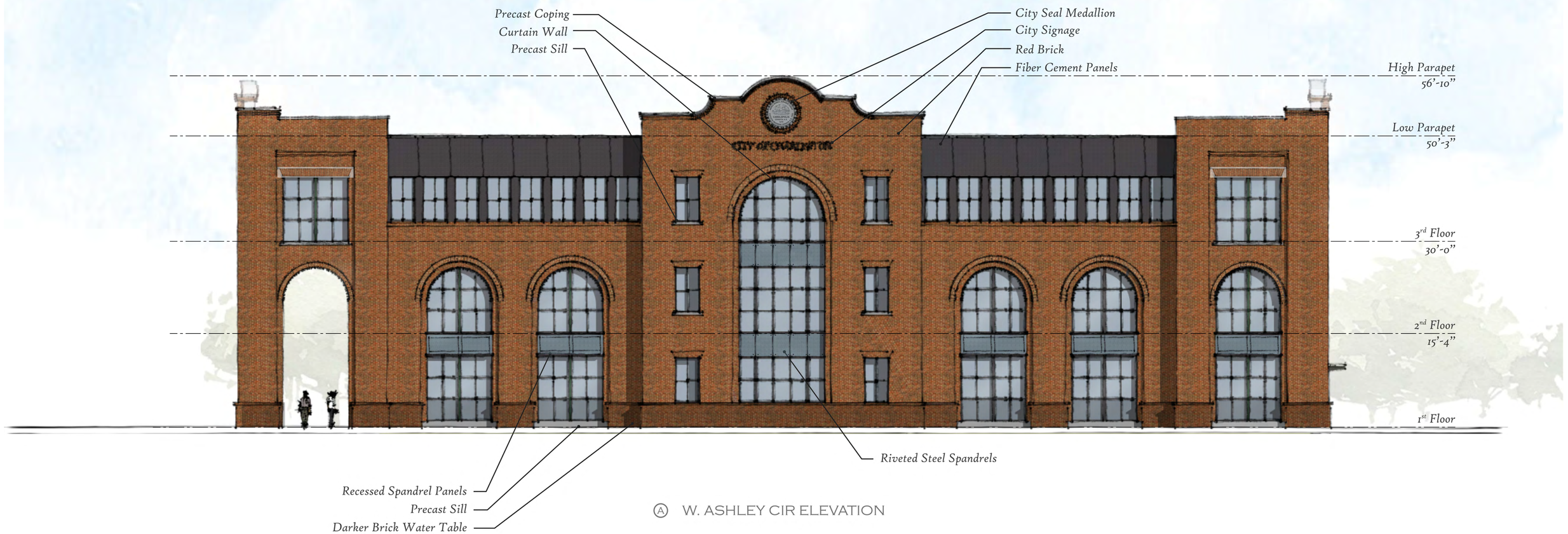

Ⓐ W. ASHLEY CIR ELEVATION

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CITY OF CHARLESTON - FIRE OPERATIONS COMPLEX

TRAINING BUILDING ELEVATIONS

1/8" = 1'-0"

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Ⓑ NORTH ELEVATION

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CITY OF CHARLESTON - FIRE OPERATIONS COMPLEX

TRAINING BUILDING ELEVATIONS

1/8" = 1'-0"

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© TRAINING GROUND ELEVATION

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CITY OF CHARLESTON - FIRE OPERATIONS COMPLEX

TRAINING BUILDING ELEVATIONS

1/8" = 1'-0"

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Ⓓ SOUTH ELEVATION

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CITY OF CHARLESTON - FIRE OPERATIONS COMPLEX

TRAINING BUILDING ELEVATIONS

1/8" = 1'-0"

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FIRST FLOOR PLAN

37,160 Gross SF

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City of Charleston - Fire Operations Complex

Technical Services Building Floor Plans

1/16" = 1'-0"

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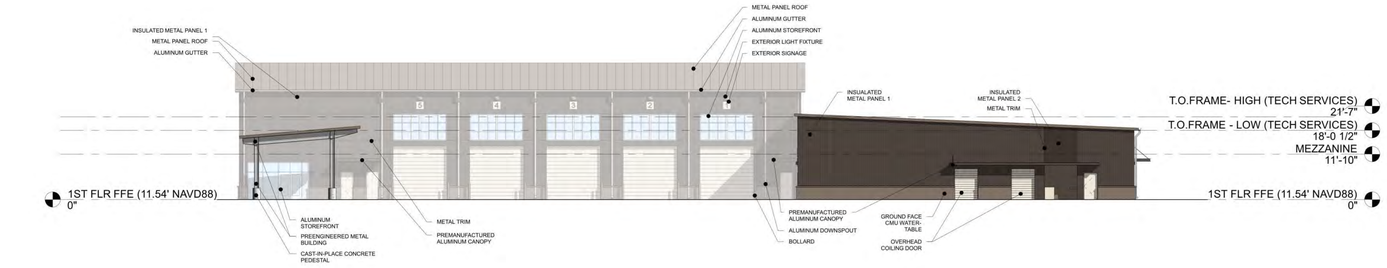
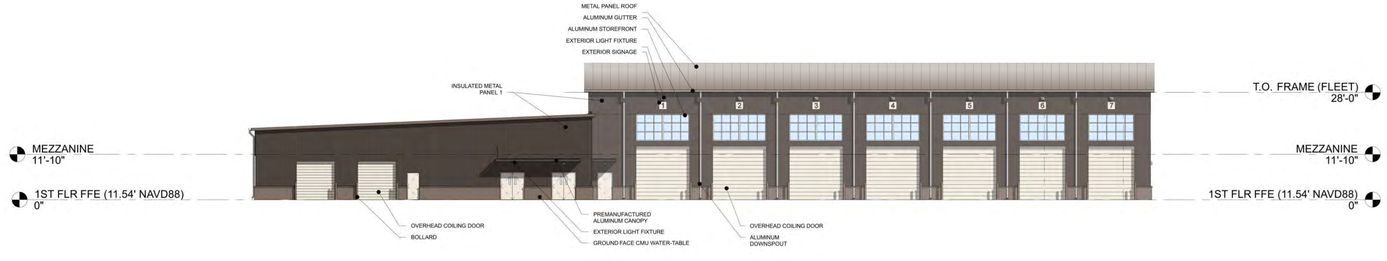
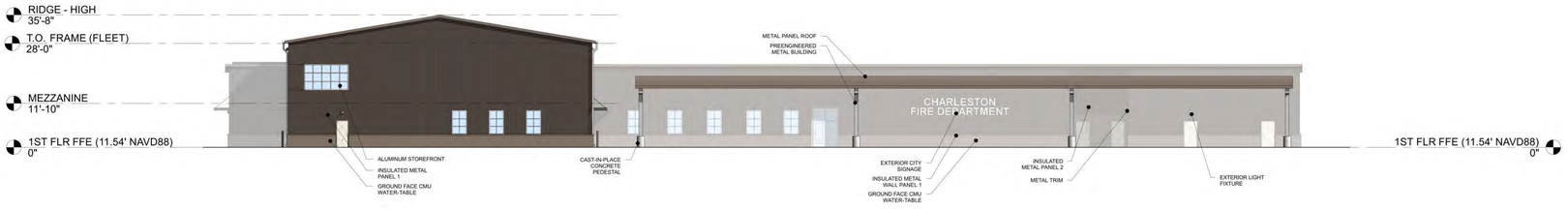


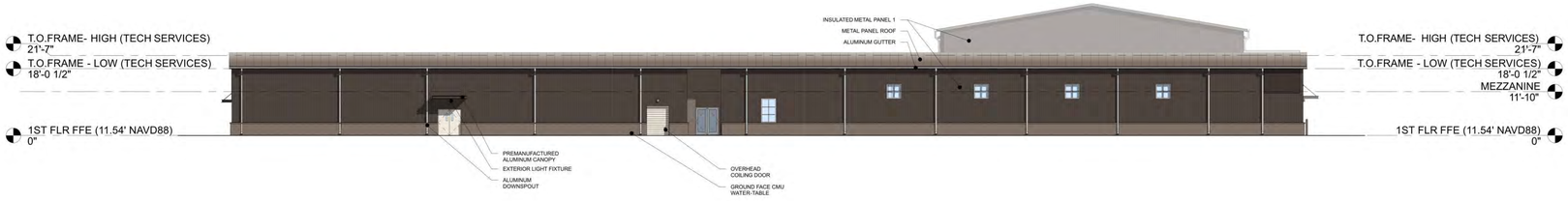
Ⓐ WEST ELEVATION



Ⓑ EAST ELEVATION



Ⓒ NORTH ELEVATION



Ⓓ SOUTH ELEVATION

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City of Charleston - Fire Operations Complex

Technical Services Building Elevations

1/16" = 1'-0"

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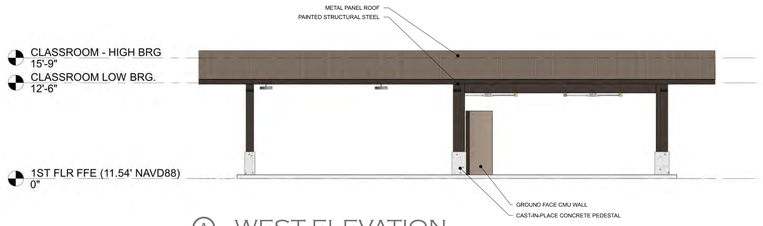

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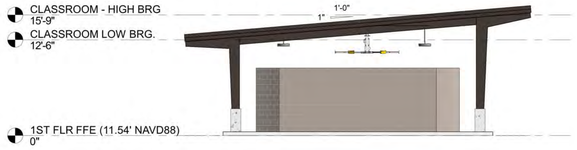
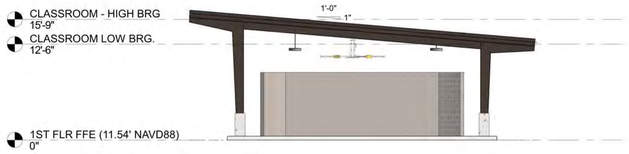
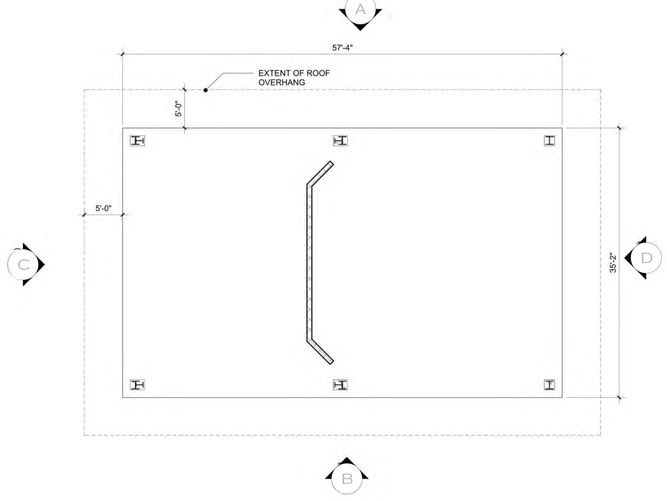


Ⓒ SOUTH ELEVATION

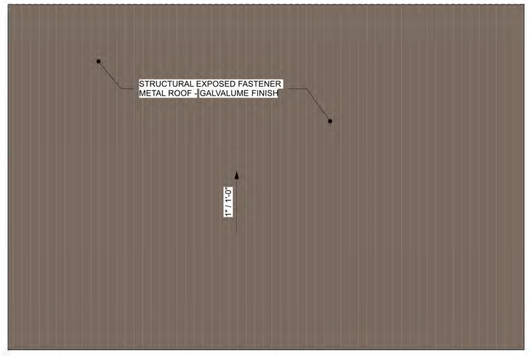
Ⓑ EAST ELEVATION



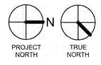
Ⓓ NORTH ELEVATION



FLOOR PLAN



ROOF PLAN



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Outdoor Classroom

1/8" = 1'-0"

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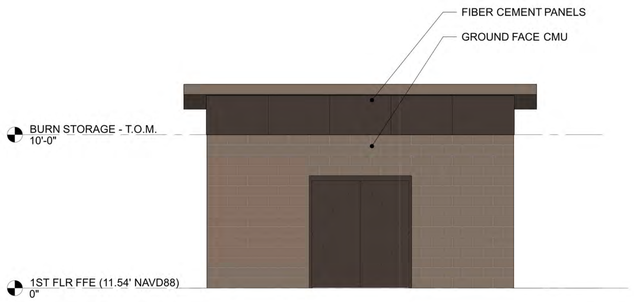

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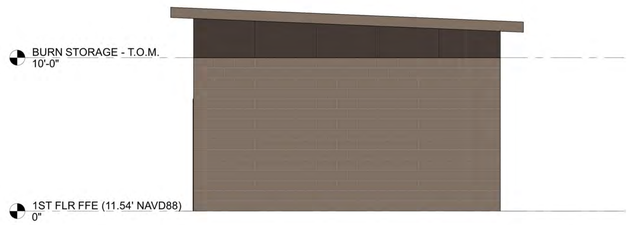
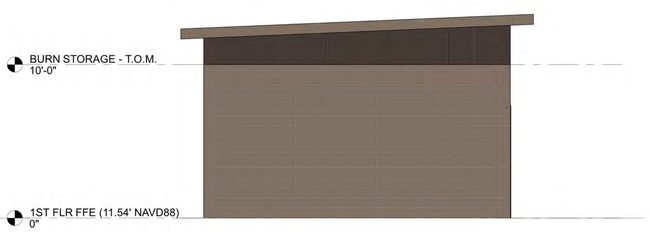
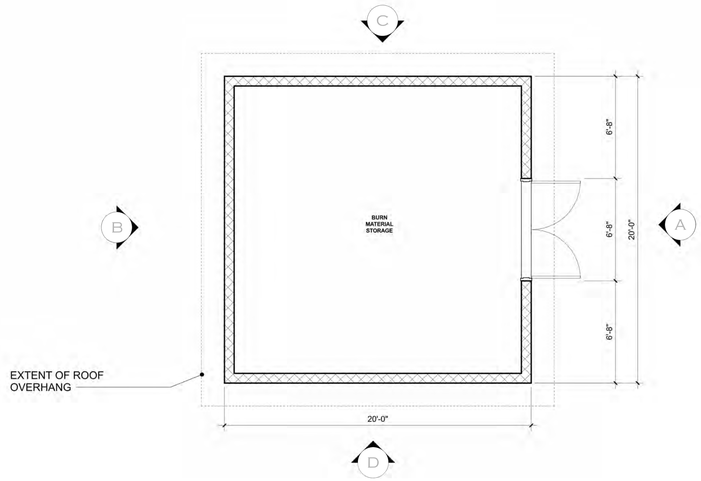


Ⓒ NORTH ELEVATION

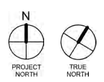
Ⓑ WEST ELEVATION



Ⓓ SOUTH ELEVATION



FLOOR PLAN



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City of Charleston - Fire Operations Complex

Burn Storage Building

1/4" = 1'-0"

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Typical Drawings

Typical Building Example (rendering adjusted for more accurate color representation)

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City of Charleston - Fire Operations Complex

Pre-Engineered Fire Training Tower

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Agenda Item #7

3688 Angel Oak Rd .

279-00-00-665, 142, 116, 248

Requesting preliminary approval for a new learning center, trails, playground and parking at the Angel Oak Preserve.

ANGEL OAK PRESERVE

3688 ANGEL OAK ROAD, CHARLESTON SC
CHARLESTON, SOUTH CAROLINA, 29457

LOWCOUNTRY LAND TRUST
CITY OF CHARLESTON

DRB CONCEPTUAL MEETING: 04/07/2025
DRB PRELIMINARY MEETING: 01/05/2026

NEW CONSTRUCTION: 2,330 SF (conditioned)
4,810 SF (under roof)

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3. CONCEPTUAL COMMENTS & UPDATES
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5. EXISTING SITE PHOTOS
6. OVERALL SURVEY
7. SOUTHWEST SURVEY
8. NORTHWEST SURVEY
9. NORTHEAST SURVEY
10. SOUTHEAST SURVEY
11. DEMOLITION PLAN OVERALL
12. DEMOLITION PLAN - AREA A
13. GRADING AND DRAINAGE PLAN - AREA D
14. GRADING AND DRAINAGE PLAN - AREA C
15. GRADING AND DRAINAGE PLAN - AREA B
16. GRADING AND DRAINAGE PLAN - AREA A
17. UTILITY PLAN - AREA B
18. UTILITY PLAN - AREA A
19. SITE PROGRAM
20. PRESERVE INTERPRETIVE ELEMENTS
21. SITE PLAN - CONCEPTUAL & PRELIMINARY
22. MATERIALS PLAN - KEY PLAN
23. MATERIALS PLAN - SOUTHWEST
24. MATERIALS PLAN - NORTHWEST
25. MATERIALS PLAN - NORTHEAST
26. MATERIALS PLAN - SOUTHEAST
27. BOHICKET ROAD SIGNAGE
28. DUMPSTER ENCLOSURE
29. TREE PLANTING PLAN - WELCOME CENTER EAST
30. UNDERSTORY PLANTING PLAN - WELCOME CENTER EAST
31. TREE PLANTING PLAN - WELCOME CENTER WEST
32. UNDERSTORY PLANTING PLAN - WELCOME CENTER WEST
33. PLANTING PLAN - WELCOME CENTER ENTRANCE BIOSWALE
34. PLANTING PLAN - INT. COURTYARD BIOSWALES
35. SITE SECTIONS - WELCOME CENTER
36. LIGHT FIXTURES
37. SITE PHOTOMETRICS
38. THRESHOLD CONDITION
39. THRESHOLD USES
40. EXTERIOR MATERIALS
41. WELCOME CENTER FLOOR PLAN - CONCEPTUAL & PRELIMINARY
42. WELCOME CENTER FLOOR PLAN
43. WELCOME CENTER ROOF PLAN - CONCEPTUAL & PRELIMINARY
44. WELCOME CENTER ROOF PLAN
45. WELCOME CENTER SECTIONS
46. WELCOME CENTER SECTIONS
47. NORTH / SOUTH SECTION DETAILS
48. EAST / WEST SECTION DETAILS
49. WELCOME CENTER ELEVATIONS
50. WELCOME CENTER ELEVATIONS
51. WELCOME CENTER ELEVATIONS
52. WELCOME CENTER ELEVATIONS
53. APPROACH FROM PARKING LOT - CONCEPTUAL & PRELIMINARY
54. APPROACH FROM PARKING LOT
55. THRESHOLD ENTRANCE - CONCEPTUAL & PRELIMINARY
56. THRESHOLD ENTRANCEGIFT SHOP ENTRY
57. GIFT SHOP ENTRY - CONCEPTUAL & PRELIMINARY
58. GIFT SHOP ENTRY
59. COVERED PORCH - CONCEPTUAL & PRELIMINARY
60. COVERED PORCH
61. THRESHOLD FROM PRESERVE SIDE - CONCEPTUAL & PRELIMINARY
62. THRESHOLD FROM PRESERVE SIDE
63. INTERPRETIVE PLAZA FROM PRESERVE - CONCEPTUAL & PRELIM.
64. INTERPRETIVE PLAZA FROM PRESERVE
65. PRESERVE SIDE TRAIL - CONCEPTUAL & PRELIMINARY
66. PRESERVE SIDE TRAIL
67. NATURE PLAY AREA
68. MATERIALS PLAN - NATURE PLAY
69. OUTDOOR CLASSROOM
70. SITE FENCING
71. WETLAND BOARDWALKS
72. PAVING DETAILS
73. BOARDWALK DETAILS - WETLAND BW ENLARGEMENT PLANS
74. BOARDWALK DETAILS - WELCOME CENTER BOARDWALK
75. BOARDWALK DETAILS - ABUTMENTS

DRB CONCEPTUAL COMMENTS - 04/07/2025

1. MOTION: Conceptual approval, with staff comment #1, and Board comment to consider vehicular threshold.

2. STAFF COMMENT #1: Regarding the materials plan sheet L1.00, there is a blow up of the SE portion of the site (sheet L1.10). By preliminary review, please provide a blow materials plan for the other portions of the site with labels. Provde the L5 detail sheets referenced in the Legend.

    a. Landscape and planting plans have been included in this submittal. (L1.20, L1.30, L1.40 and L5.00 Series sheets)

3. STAFF COMMENT #2: For the screened porch, consider adding another rail or two, parallel to the ground, to prevent a child from going through the screen or somone accidentally kicking thru.

    a. A wood rail has been added to the interior side of the screened porch and can be found in the wall sections.

DESIGN UPDATES

1. The detailing at the roof has developed to include a built-in gutter, sized according to SMACNA guidelines. The roof structure has been refined with consistent spacing and 2x6's sistered to the trusses. The aluminum trellis remains aligned with the profile of the roof, and the connection details have been refined.

2. Further development of column connection details on porches.

3. A toekick has been added on the interior of the screened porch.

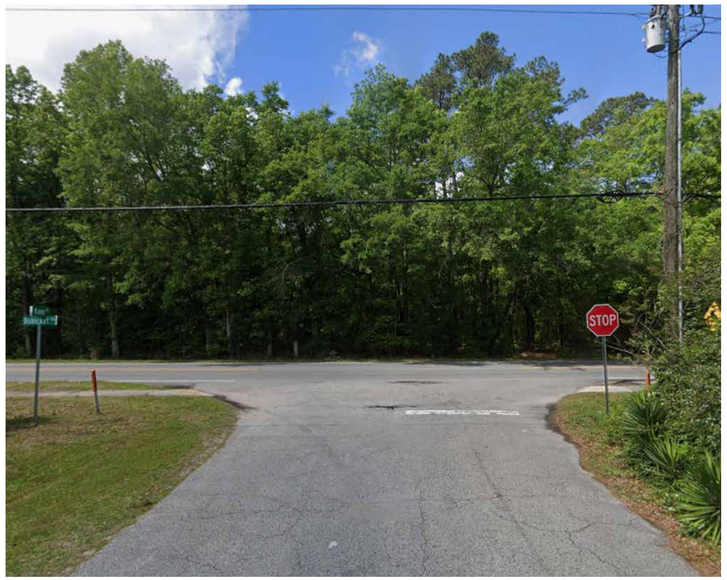
4. The wood screen enclosures to the north and south of the building have slightly increased in size to accommodate refined mechanical and irrigation needs for both the building and the site.

5. The rear plaza of the Welcome Center has adjusted slightly to accommodate an exterior water fountain and bottle filling station.

6. In coordination with the City of Charleston, fencing has been added.

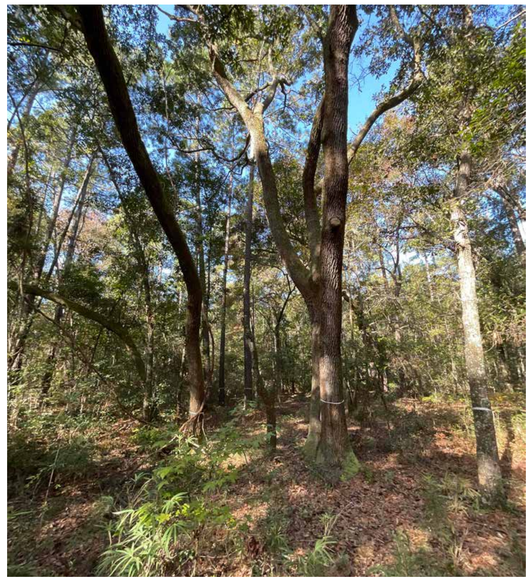
CITY OF CHARLESTON AERIAL

SITE EXTENTS

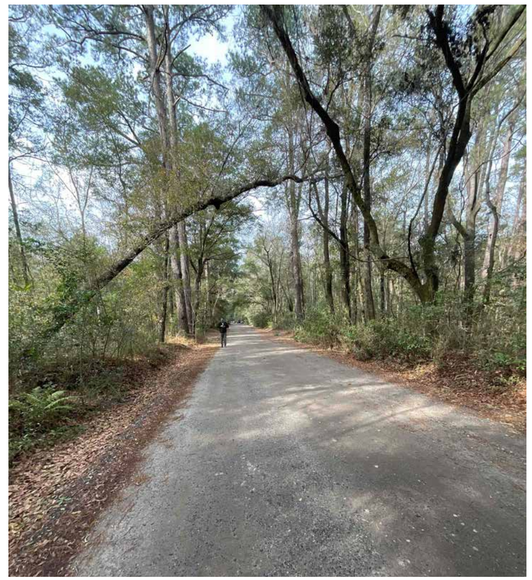


1 - LOCATION OF PROPOSED PRESERVE ENTRANCE - BOHICKET ROAD

2 - EXISTING LOCATION OF PROPOSED WELCOME CENTER



3 - EXISTING LOCATION OF PROPOSED CENTER

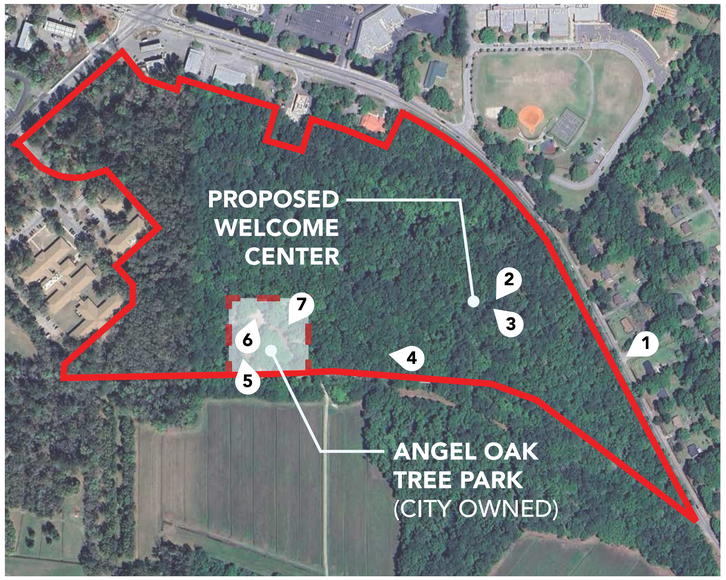


4 - EXISTING ANGEL OAK ROAD

5 - EXISTING ANGEL OAK ENTRANCE

6 - EXISTING ANGEL OAK TREE GIFT SHOP

7 - EXISTING ANGEL OAK TREE SITE



SITE KEY PLAN

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION
No. C00472

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No.41465
MICHAEL A. SCHMIEDER

A TREE AND TOPOGRAPHICAL SURVEY OF ANGEL OAK PARK

TMS #279-00-00-665, -142, -248, -116
OWNED BY ANGEL OAK PARK LLC & CITY OF CHARLESTON
LOCATED NEAR THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10980
DATE:	01/23/24
DRAWN BY:	LMM
CHECKED BY:	MAS
CC:	LC
SHEET:	1 OF 11

REVISION HISTORY

LMM	12/15/25

OVERALL VIEW

C 2.0 6

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S74°58'22"W	49.24
L2	S84°16'37"E	54.77
L3	N26°36'38"E	85.97
L4	N84°40'51"W	0.49
L5	S89°10'57"W	41.03
L6	N48°27'51"W	14.85
L7	N02°33'21"E	75.56
L8	N42°41'27"W	104.05
L9	S72°51'58"W	69.99
L10	N42°25'57"W	76.84
L11	S70°29'47"E	48.57
L12	S71°03'14"E	90.02
L13	N17°35'14"E	49.98
L14	S72°55'40"E	100.04
L15	N16°54'53"E	37.89
L16	N16°13'14"E	97.16
L17	S73°03'26"E	106.14
L18	S73°39'04"E	20.99
L19	S69°07'58"E	83.61
L20	S67°00'47"E	105.12
L21	N26°36'38"E	65.18

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	878.73	1404.30	035.8525	N45°58'51"W	864.47
C2	236.72	4107.83	003.3018	N29°40'39"W	236.69
C3	54.29	209.64	014.8389	S80°17'17"W	54.14
C4	182.64	209.72	049.8986	N67°19'49"W	176.92
C5	31.38	20.00	089.8870	N87°10'05"W	28.26
C6	123.31	3046.51	002.3190	N49°15'47"E	123.30
C7	227.34	150.16	086.7426	S45°13'44"W	206.24
C8	199.63	150.25	076.1292	N53°11'26"W	185.27
C9	35.69	150.00	013.6310	S08°20'21"E	35.60

LEGEND

●	PROPERTY CORNER FOUND, AS DESCRIBED
○	PROPERTY CORNER SET, ⅝" REBAR
	EX. PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	LIGHT POLE
	SIGN
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
S	SANITARY SEWER MANHOLE
EUP	EX. UNDERGROUND ELECTRIC LINE
EP	EX. OVERHEAD ELECTRIC LINE
EW	EX. WATER LINE
ES	EX. SANITARY SEWER LINE
EFO	EX. FIBER OPTIC LINE
EG	EX. GAS LINE
ED	EX. STORM DRAIN
	ELECTRICAL BOX
	FIBER OPTIC BOX
	WETLAND AREA HATCH
	PAVEMENT HATCH
	SIDEWALK HATCH
	GRAND TREE
	TREE

NOTES:

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12. BUFFER/CONSERVATION ZONING UPDATED TO REFLECT RESULTS OF CITY OF CHARLESTON MEETING 07-09-2024.

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MICHAEL A. SCHMIEDER S.C.P.L.S. No. 41465

REFERENCES:

PLAT BOOK	PAGE
BE	150
L11	305
L13	225
L19	402
L20	445
M	143
Q	41
R	42

N
W E
S

0 50 100 200
SCALE: 1" = 100'

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 239 PETERSON DR. | CHARLOTTE, NC 28217 | 1412 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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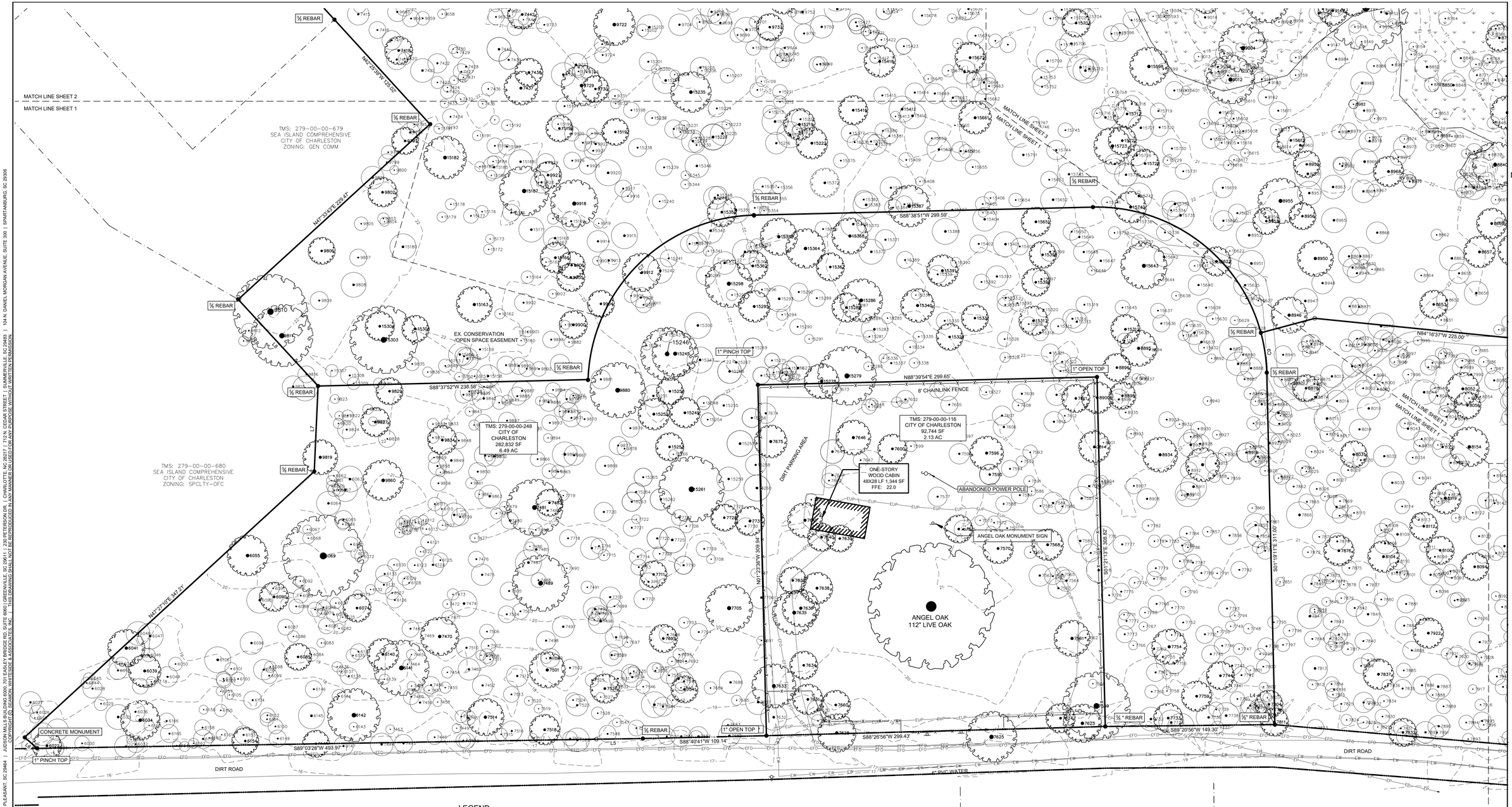
PLOTTED:12/16/2025 12:19 PM, BY Michael Schmieder P:\ACAD~D~3\10980\CAD Files\Surveying\x_Existing 10980 Ground (PURGED).dwg

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 239 PETERSON DR. | CHARLOTTE, NC 28217 | 1412 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
CONTACT: DONALD A. HARKINS, GPLS 26537 | 843-884-1667 | DHARKINS@SEAMONWHITESIDE.COM | LICENSED IN SC & NC | ©SEAMON, WHITESIDE & ASSOCIATES, INC.



LEGEND

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	EX. PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	LIGHT POLE
	SIGN
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
Ⓢ	SANITARY SEWER MANHOLE
EUP	EX. UNDERGROUND ELECTRIC LINE
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EFO	EX. FIBER OPTIC LINE
EG	EX. GAS LINE
ED	EX. STORM DRAIN
	ELECTRICAL BOX
	FIBER OPTIC BOX
	WETLAND AREA HATCH
	PAVEMENT HATCH
	SIDEWALK HATCH
	GRAND TREE
	TREE

TMS: 279-00-00-106
MARSHALL WHILDEN HILLS
CHARLESTON COUNTY
ZONING: AGRI

TMS: 279-00-00-283
JOHN & SHARON HILLS
CHARLESTON COUNTY
ZONING: RESID

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N
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0 20 40 80
SCALE: 1" = 40'

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MICHAEL A. SCHMIEDER | S.C.P.L.S. No. 41465

PARCEL CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION
No. C00472

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No.41465
MICHAEL A. SCHMIEDER

A TREE AND TOPOGRAPHICAL SURVEY OF
ANGEL OAK PARK
TMS #279-00-00-665, -142, -248, -116
OWNED BY ANGEL OAK PARK LLC & CITY OF CHARLESTON
LOCATED NEAR THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10980
DATE:	01/23/24
DRAWN BY:	LMM
CHECKED BY:	MAS
CC:	LC
SHEET:	2 OF 11

REVISION HISTORY

LMM	12/15/25

PLAN VIEW

C 2.1

PLOTTED:12/16/2025 12:19 PM, BY Michael Schmieder P:\ACAD-D-J\10980\CAD Files\Surveying\x_Existing 10980 Ground (PURGED).dwg

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SEE SHEET C2.6

MAYBANK HIGHWAY (SC-700) PUBLIC R/W VARIES

DRAINAGE DITCH

EX. 75' BUFFER

EX. 50' INGRESS/EGRESS EASEMENT (PLAT BK EJ-365)

EX. 20' PRIVATE SEWER EASEMENT (PLAT BK EJ-365)

EXISTING WETLANDS 2097 SF 0.05 AC

EXISTING WETLANDS 327,370 AF 7.52 AC

TMS: 279-00-00-677
SEA ISLAND COMPREHENSIVE
CITY OF CHARLESTON
ZONING: VAC-COMM-LOT

TMS: 279-00-00-680
SEA ISLAND COMPREHENSIVE
CITY OF CHARLESTON
ZONING: SPCLTY-OFC

TMS: 279-00-00-309
SEA ISLAND COMPREHENSIVE
CITY OF CHARLESTON
ZONING: UNDEVELOPABLE

TMS: 279-00-00-679
SEA ISLAND COMPREHENSIVE
CITY OF CHARLESTON
ZONING: GEN COMM

TMS: 279-00-00-131
GETTY LEASING INC
CITY OF CHARLESTON
ZONING: COMM

TMS: 279-00-00-132
BOHICKET COMMERCIAL PROPERTIES
CITY OF CHARLESTON
ZONING: COMM

TMS: 279-00-00-133
BOHICKET COMMERCIAL HOLDINGS LLC
CITY OF CHARLESTON
ZONING: RETL

TMS: 279-00-00-134
BOHICKET COMMERCIAL HOLDINGS LLC
CITY OF CHARLESTON
ZONING: RETL

TMS: 279-00-00-135
HOLLY AND HICKORY LLC
CITY OF CHARLESTON
ZONING: VAC LOT

TMS: 279-00-00-305
JETT CAROLINA REALTY LLC
CITY OF CHARLESTON
ZONING: SPCLTY-RST

TMS: 279-00-00-142
ANGEL OAK PARK LLC
814,982 SF
18.71 ACRES

MATCH LINE SHEET 1
MATCH LINE SHEET 2
MATCH LINE SHEET 3

S40°21'08"E 188.81'
S73°06'48"E 300.28'
S16°58'59"W 135.03'
S73°10'16"E 149.52'
S88°38'51"W 299.59'
N47°35'47"E 259.47'
N42°23'59"W 105.02'
N42°23'59"W 186.32'

1" OTP
½ REBAR
½ REBAR (3)

LEGEND

●	PROPERTY CORNER FOUND, AS DESCRIBED
○	PROPERTY CORNER SET, ⅝" REBAR
	EX. PROPERTY LINE
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	SIDEWALK HATCH
	GRAND TREE
	TREE

N
W E
S

0 20 40 80
SCALE: 1" = 40'

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REVISION HISTORY

LMM	12/15/25

PLAN VIEW

C2.2

8

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 229 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306

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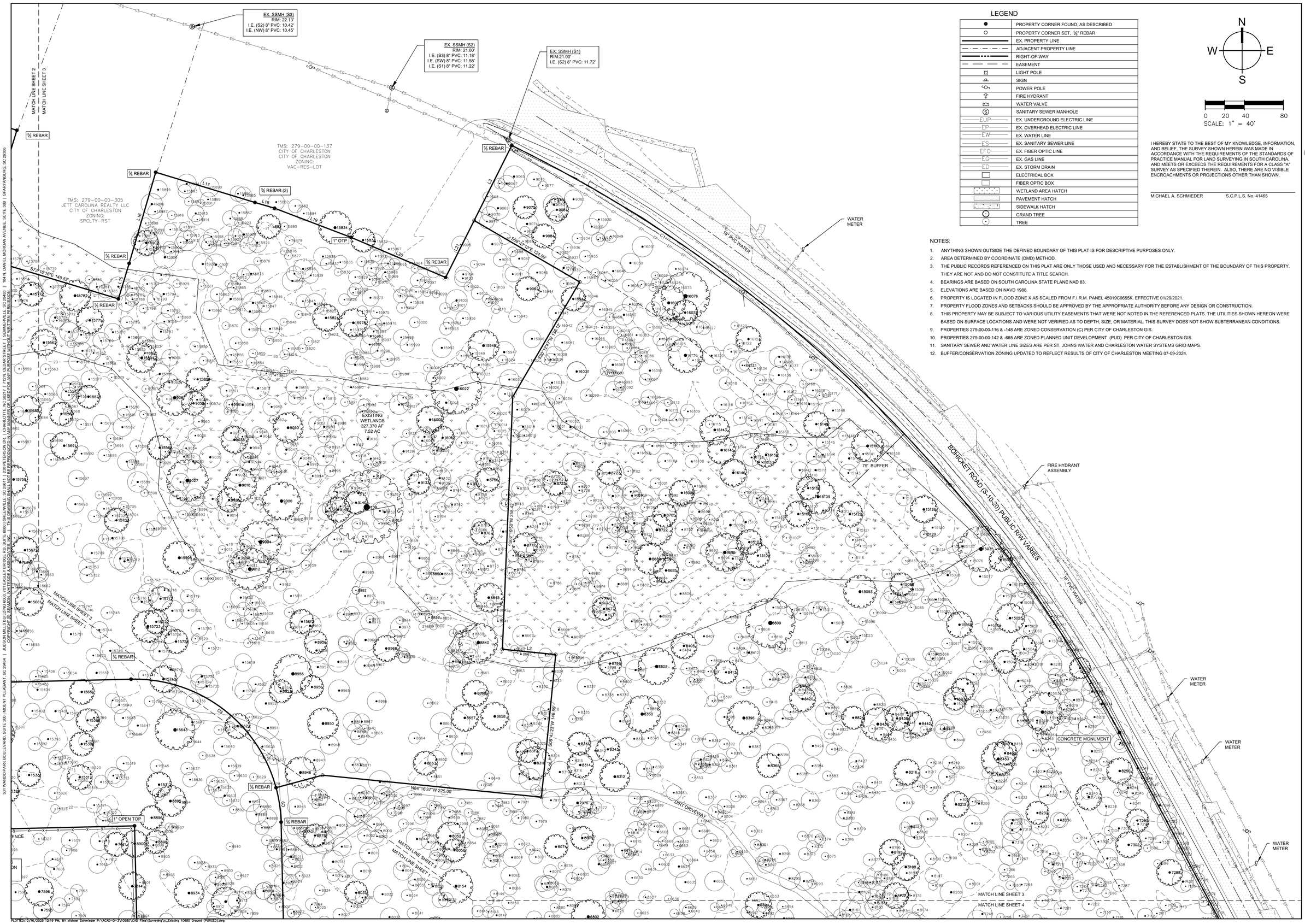
PLOTTED:12/16/2025 12:19 PM, BY: Michael Schmieder P:\ACAD~D~3\10980\CAD Files\Surveying\v_Existing 10980 Ground (PURGED).dwg



LEGEND

●	PROPERTY CORNER FOUND, AS DESCRIBED
○	PROPERTY CORNER SET, ⅝" REBAR
	EX. PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	LIGHT POLE
	SIGN
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
S	SANITARY SEWER MANHOLE
EUP	EX. UNDERGROUND ELECTRIC LINE
EP	EX. OVERHEAD ELECTRIC LINE
EW	EX. WATER LINE
ES	EX. SANITARY SEWER LINE
EFO	EX. FIBER OPTIC LINE
EG	EX. GAS LINE
ED	EX. STORM DRAIN
	ELECTRICAL BOX
	FIBER OPTIC BOX
	WETLAND AREA HATCH
	PAVEMENT HATCH
	SIDEWALK HATCH
	GRAND TREE
	TREE

N
W E
S

0 20 40 80
SCALE: 1" = 40'

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

MICHAEL A. SCHMIEDER S.C.P.L.S. No. 41465

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 THIS 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 SOUTH CAROLINA STATE PLANE NAD 83.
5. ELEVATIONS ARE BASED ON NAVD 1988.
6. PROPERTY IS LOCATED IN FLOOD ZONE X AS SCALED FROM F.I.R.M. PANEL 45019C0655K. EFFECTIVE 01/29/2021.
7. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
9. PROPERTIES 279-00-00-118 & -148 ARE ZONED CONSERVATION (C) PER CITY OF CHARLESTON GIS.
10. PROPERTIES 279-00-00-142 & -665 ARE ZONED PLANNED UNIT DEVELOPMENT (PUD) PER CITY OF CHARLESTON GIS.
11. SANITARY SEWER AND WATER LINE SIZES ARE PER ST. JOHNS WATER AND CHARLESTON WATER SYSTEMS GRID MAPS.
12. BUFFER/CONSERVATION ZONING UPDATED TO REFLECT RESULTS OF CITY OF CHARLESTON MEETING 07-09-2024.

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CERTIFICATE OF AUTHORIZATION
No. C00472

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No.41465
MICHAEL A. SCHMIEDER

A TREE AND TOPOGRAPHICAL SURVEY OF
ANGEL OAK PARK
TMS #279-00-00-665, -142, -248, -116
OWNED BY ANGEL OAK PARK LLC & CITY OF CHARLESTON
LOCATED NEAR THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10980
DATE:	01/23/24
DRAWN BY:	LMM
CHECKED BY:	MAS
CC:	LC
SHEET:	4 OF 11

REVISION HISTORY

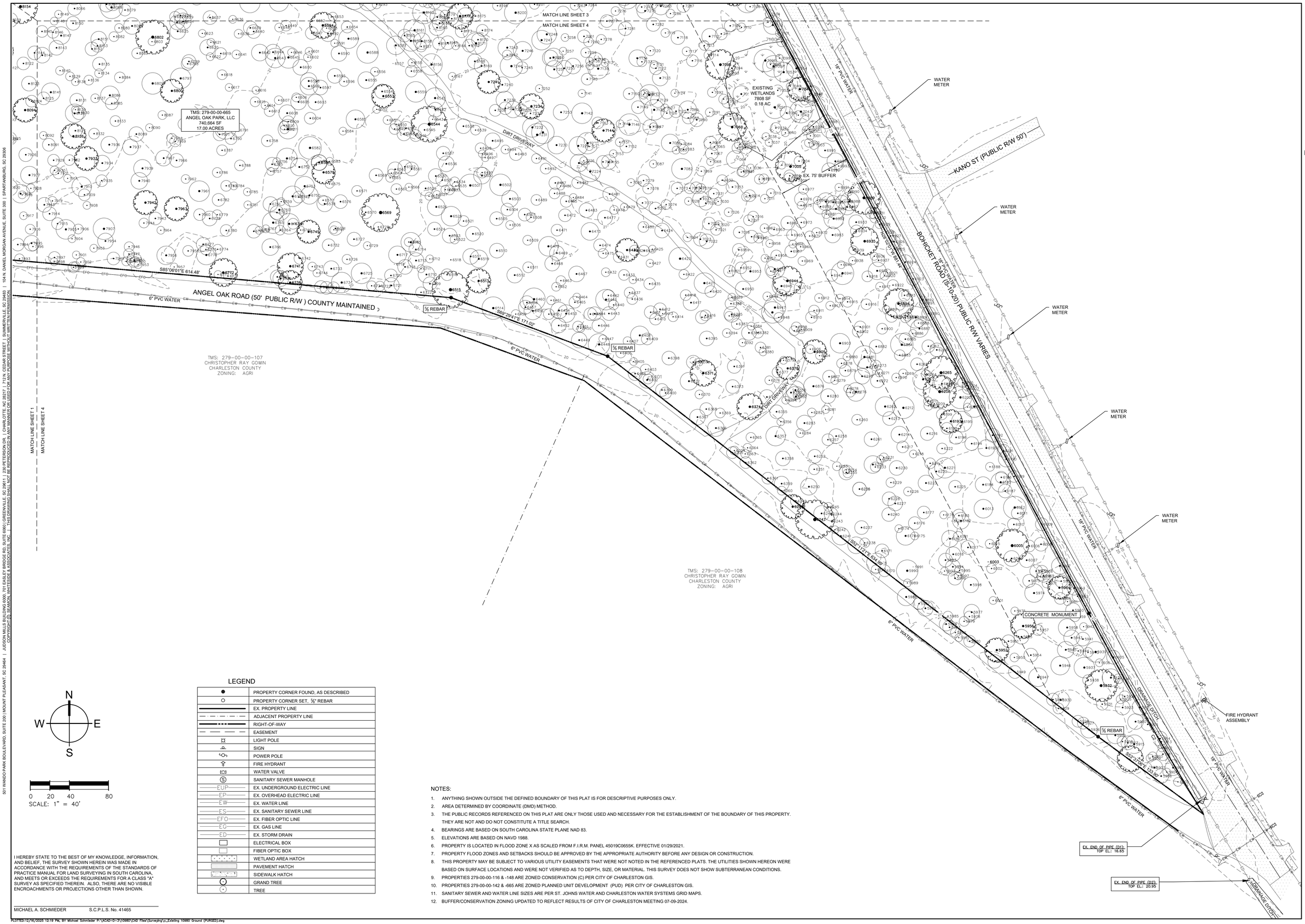
LMM	12/15/25

PLAN VIEW

C2.3

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 230 PETERSON DR. | CHARLOTTE, NC 28217 | 1412 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306

PLOTTED:12/16/2025 12:19 PM, BY Michael Schmieder P:\CAD~0~3\10980\CAD Files\Surveying\v_Existing 10980 Ground (PURGED).dwg



0 20 40 80
SCALE: 1" = 40'

LEGEND

●	PROPERTY CORNER FOUND, AS DESCRIBED
○	PROPERTY CORNER SET, ½" REBAR
	EX. PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	LIGHT POLE
	SIGN
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
S	SANITARY SEWER MANHOLE
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EG	EX. GAS LINE
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	FIBER OPTIC BOX
	WETLAND AREA HATCH
	PAVEMENT HATCH
	SIDEWALK HATCH
	GRAND TREE
	TREE

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MICHAEL A. SCHMIEDER S.C.P.L.S. No. 41465

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No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No.41465
MICHAEL A. SCHMIEDER

A TREE AND TOPOGRAPHICAL SURVEY OF ANGEL OAK PARK

TMS #279-00-00-665, -142, -248, -116
OWNED BY ANGEL OAK PARK LLC & CITY OF CHARLESTON
LOCATED NEAR THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SW+ PROJECT:	10980
DATE:	01/23/24
DRAWN BY:	LMM
CHECKED BY:	MAS
CC:	LC
SHEET:	5 OF 11

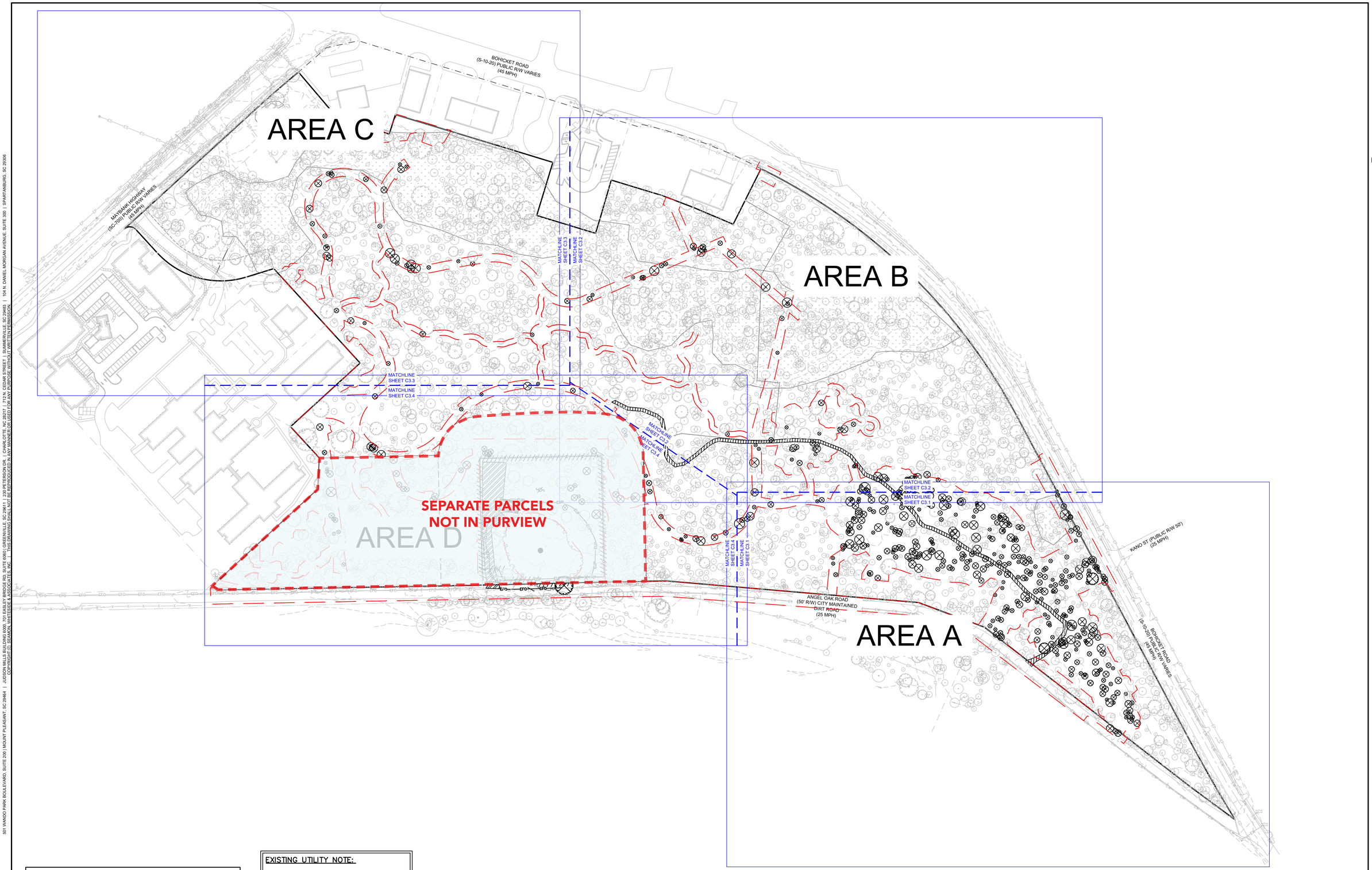
REVISION HISTORY

LMM	12/15/25

PLAN VIEW

C2.4

PLOTTED:12/16/2025 12:19 PM, BY Michael Schmieder P:\ACAD~D~3\10980\CAD Files\Surveying\v_Existing 10980 Ground (PUR2D).dwg



TREE LEGEND

- PROTECTED TREE (8"-15") SIGNIFICANT TREE (16"-23")
- PROTECTED TREE (8"-15") SIGNIFICANT TREE (16"-23") TO BE REMOVED
- GRAND TREE (24"+)
- GRAND TREE (24"+) TO BE REMOVED

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SWPP NOTE:
ALL SWPP BMP'S FROM SWPP PHASE 1 ARE TO BE INSTALLED PRIOR TO START OF DEMOLITION.

ARBORIST NOTE:
CERTIFIED ARBORIST TO BE ONSITE DURING DEMOLITION OF ANY ITEMS UNDER GRAND TREE CANOPIES.

N
W E
S

0 50 100 200
SCALE: 1" = 100'

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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
PAUL W. PEEPLES
NOT FOR CONSTRUCTION
11/24/2025

ANGEL OAK PRESERVE

LOWCOUNTRY LAND TRUST

CITY OF CHARLESTON, SC

SW+ PROJECT:	10980
DATE:	03/18/2024
DRAWN BY:	MJB, SJF
CHECKED BY:	SEP

REVISION HISTORY

1. 04/29/2024
2. 05/10/2024
3. 08/30/2024
4. 04/07/2025
5. 07/14/2025
6. 11/10/2025
7. 11/24/2025

DEMOLITION PLAN OVERALL

C3.0 11

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 230 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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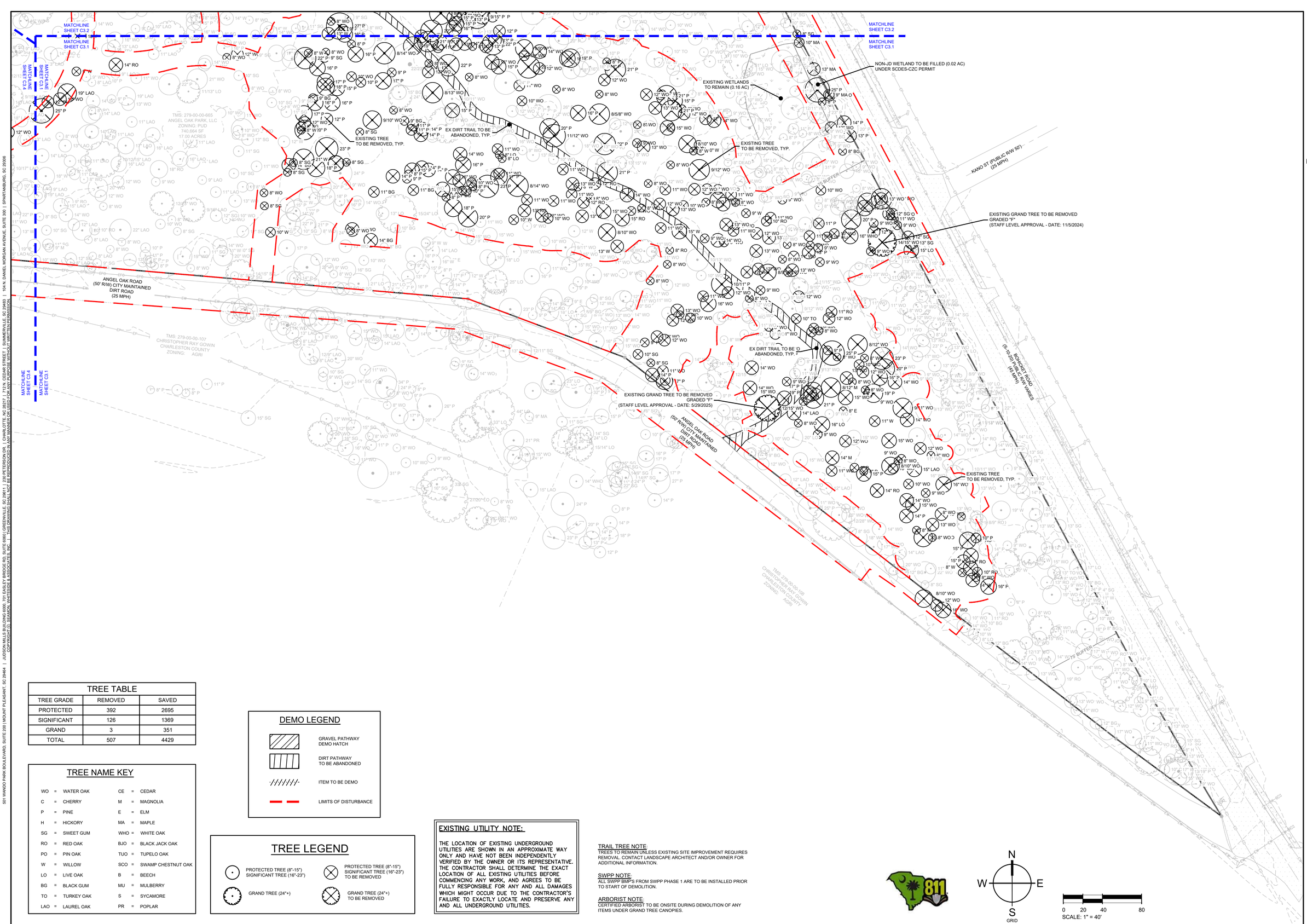

TREE TABLE

TREE GRADE	REMOVED	SAVED
PROTECTED	392	2695
SIGNIFICANT	126	1369
GRAND	3	351
TOTAL	507	4429

TREE NAME KEY

WO	=	WATER OAK	CE	=	CEDAR
C	=	CHERRY	M	=	MAGNOLIA
P	=	PINE	E	=	ELM
H	=	HICKORY	MA	=	MAPLE
SG	=	SWEET GUM	WHO	=	WHITE OAK
RO	=	RED OAK	BJO	=	BLACK JACK OAK
PO	=	PIN OAK	TUO	=	TUPELO OAK
W	=	WILLOW	SCO	=	SWAMP CHESTNUT OAK
LO	=	LIVE OAK	B	=	BEECH
BG	=	BLACK GUM	MU	=	MULBERRY
TO	=	TURKEY OAK	S	=	SYCAMORE
LAO	=	LAUREL OAK	PR	=	POPLAR

DEMO LEGEND

- GRAVEL PATHWAY DEMO HATCH
- DIRT PATHWAY TO BE ABANDONED
- ITEM TO BE DEMO
- LIMITS OF DISTURBANCE

TREE LEGEND

- PROTECTED TREE (8"-15") SIGNIFICANT TREE (16"-23")
- PROTECTED TREE (8"-15") SIGNIFICANT TREE (16"-23") TO BE REMOVED
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TRAIL TREE NOTE:
TREES TO REMAIN UNLESS EXISTING SITE IMPROVEMENT REQUIRES REMOVAL. CONTACT LANDSCAPE ARCHITECT AND/OR OWNER FOR ADDITIONAL INFORMATION.

SWPP NOTE:
ALL SWPP BMP'S FROM SWPP PHASE 1 ARE TO BE INSTALLED PRIOR TO START OF DEMOLITION.

ARBORIST NOTE:
CERTIFIED ARBORIST TO BE ONSITE DURING DEMOLITION OF ANY ITEMS UNDER GRAND TREE CANOPIES.

811

N / W / E / S
GRID

0 20 40 80
SCALE: 1" = 40'

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SOUTH CAROLINA PROFESSIONAL ENGINEER Paul Peeples NOT FOR CONSTRUCTION 11/24/2025 PAUL W. PEEPLES, II

ANGEL OAK PRESERVE

LOWCOUNTRY LAND TRUST

CITY OF CHARLESTON, SC

SW+ PROJECT:	10980
DATE:	03/18/2024
DRAWN BY:	MJB, SJF
CHECKED BY:	SEP

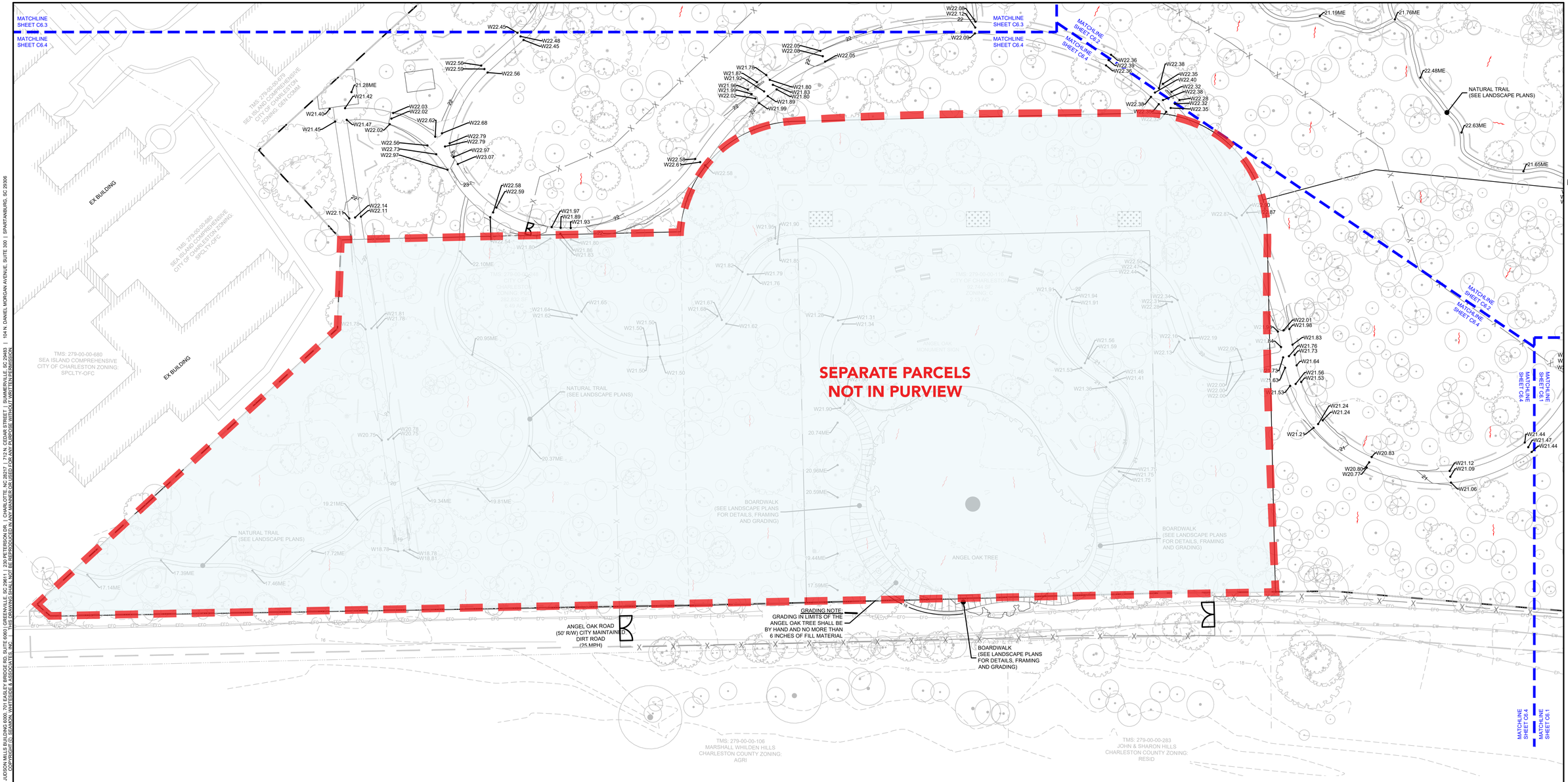
REVISION HISTORY

1. 04/29/2024	
2. 05/10/2024	
3. 08/30/2024	
4. 04/07/2025	
5. 07/14/2025	
6. 11/10/2025	
7. 11/24/2025	

DEMOLITION PLAN - AREA A

C3.1 12

PLOTTED:11/24/2025 9:00 AM, BY Simon Falck P:\ACAD~D~3\10980\CAD Files\C03's\10980 B.0_Demolition Plan.dwg



SPOT ELEV KEY (FINISHED GRADING)

A-(ASPHALT) SURFACE OF FINISHED ASPHALT ROADWAY OR WALKING PATH
C-(CONCRETE) CONCRETE PAVING
D-(DIRT) FINISHED GROUND ELEVATION
F-(FLOW) ELEVATION AT WHICH SURFACE WATER FLOWS INTO DRAINAGE STRUCTURE
-SURFACE OF ASPHALT ADJACENT TO THROAT OR GRATE AT CURB INLET
-SURFACE OF ACCESS COVER FOR JUNCTION OR ISOLATION BOX
-SURFACE OF GRATE AT OUTSIDE EDGE FOR CATCH BASIN, GUTTER INLET, OR GRATED POND STRUCTURE
FFE - FINISHED FLOOR ELEVATION
G-(GRAVEL) SURFACE OF GRAVEL
W-(WALK) SURFACE OF FINISHED CONCRETE OR INTERLOCKING PAVER SIDEWALK, PATIO, PLAZA, OR SLAB
TC - TOP OF CURB ELEVATION
BC - BOTTOM OF CURB ELEVATION
TS - TOP OF STAIRS ELEVATION
BS - BOTTOM OF STAIRS ELEVATION
TW - FINISHED GRADE ELEVATION AT TOP OF WALL
BW - FINISHED GRADE ELEVATION AT BOTTOM OF WALL
ME-(MATCH EXISTING) FOLLOWING ELEVATION NUMBER -
INDICATES TO MATCH ELEVATION OF EXISTING SURFACE AT POINT OF CONNECTION

EXAMPLE: A12.56ME MEANS THAT THE SURFACE OF NEW ASPHALT IS TO BE AT ELEVATION 12.56 WHICH SHOULD MATCH THE ELEVATION OF THE EXISTING ASPHALT SURFACE AT THE JOINT

ADA NOTE

1. WALKWAYS AND TRAILS TO NOT EXCEED A 2% CROSS SLOPE AND A 5% LONGITUDINAL SLOPE IN ORDER TO MEET ADA COMPLIANCE.

STANDARD GRADING PLAN NOTES

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. REFER TO ROADWAY PLAN & PROFILE SHEETS, DRAINAGE PLAN SHEETS, AND ROADWAY & DRAINAGE DETAIL SHEETS FOR ADDITIONAL DRAINAGE AND GRADING INFORMATION AND REQUIREMENTS.
4. REFER TO THE "SPOT ELEVATION KEY" FOR INFORMATION ON SPOT ELEVATIONS.
5. COORDINATE WITH THE OWNER AND THE PROJECT GEOTECHNICAL CONSULTANT FOR LOT FILL COMPACTION AND TESTING REQUIREMENTS.
6. CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, PONDS, POND DIKES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS PRIOR TO REQUESTING FINAL AS-BUILT SURVEY FROM SURVEYOR.

LEGEND

- YARD INLET
- JUNCTION BOX
- CATCH BASIN BOX
- NEW STORM LINE
- DRAINAGE ARROWS

0 20 40 80
SCALE: 1" = 40'

N
W E
S

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No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
PAUL W. PEEPLES III
No. 39881
11/24/2025

ANGEL OAK PRESERVE

LOWCOUNTRY LAND TRUST

CITY OF CHARLESTON, SC

SW+ PROJECT: 10980
DATE: 03/18/2024
DRAWN BY: MJB, SJF
CHECKED BY: SEP

REVISION HISTORY

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6. 11/10/2025
7. 11/24/2025

GRADING AND DRAINAGE PLAN - AREA D

C6.4 13

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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C-(CONCRETE) CONCRETE PAVING
D-(DIRT) FINISHED GROUND ELEVATION
F-(FLOW) ELEVATION AT WHICH SURFACE WATER FLOWS INTO DRAINAGE STRUCTURE
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INDICATES TO MATCH ELEVATION OF EXISTING SURFACE AT POINT OF CONNECTION

EXAMPLE: A12.56ME MEANS THAT THE SURFACE OF NEW ASPHALT IS TO BE AT ELEVATION 12.56 WHICH SHOULD MATCH THE ELEVATION OF THE EXISTING ASPHALT SURFACE AT THE JOINT

LEGEND

- YARD INLET
- JUNCTION BOX
- CATCH BASIN BOX
- NEW STORM LINE
- DRAINAGE ARROWS

0 20 40 80
SCALE: 1" = 40'

N W E S

STANDARD GRADING PLAN NOTES

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
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3. REFER TO ROADWAY PLAN & PROFILE SHEETS, DRAINAGE PLAN SHEETS, AND ROADWAY & DRAINAGE DETAIL SHEETS FOR ADDITIONAL DRAINAGE AND GRADING INFORMATION AND REQUIREMENTS.
4. REFER TO THE "SPOT ELEVATION KEY" FOR INFORMATION ON SPOT ELEVATIONS.
5. COORDINATE WITH THE OWNER AND THE PROJECT GEOTECHNICAL CONSULTANT FOR LOT FILL COMPACTION AND TESTING REQUIREMENTS.
6. CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, PONDS, POND DIKES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS PRIOR TO REQUESTING FINAL AS-BUILT SURVEY FROM SURVEYOR.

ADA NOTE

1. WALKWAYS AND TRAILS TO NOT EXCEED A 2% CROSS SLOPE AND A 5% LONGITUDINAL SLOPE IN ORDER TO MEET ADA COMPLIANCE.

± 176 TO THE ↖ OF BOHICKET ROAD AND MAYBANK HIGHWAY

EX SEWER CLEANOUT RIM: 22.42'

EX CWS MH 96-72 (Ø4) RIM: 17.51' IE (CWS MH 96-74) 10" PVC: 6.98' IE (STA) 10" PVC: 7.46' IE (CWS MH 96-71) 10" PVC: 6.92'

EX CWS MH 96-74 (Ø4) RIM: 17.51' IE (S6A) 10" PVC: 8.15' IE (CWS MH 96-74) 10" PVC: 8.72' IE (S5) 10" PVC: 8.21'

EX CWS MH 96-108 (Ø4) RIM: 17.16' IE (CWS MH 96-74) 10" PVC: 9.54' IE (CWS MH 96-109) 10" PVC: 9.32'

EX. SSMH (S9) (4' Ø) RIM: 21.53' I.E. (S8) 8" PVC: 7.14' I.E. (NE) 8" PVC: 7.13' I.E. (SE) 8" PVC: 7.53'

EX. SSMH (S8) (4' Ø) RIM: 20.21' I.E. (S8) 10" PVC: 6.53' I.E. (CO) 8" PVC: 6.69' I.E. (SE) 8" PVC: 6.58' I.E. (S9) 8" PVC: 6.53'

EX. SSMH (S7A) (4' Ø) RIM: 18.74' IE (CWS MH 96-72) 8" PVC: 8.04' IE (NE) 8" PVC: 8.06'

EX. SSMH (ABANDONED) RIM: 18.75'

EX CWS MH 96-79 (4' Ø)

EXISTING WETLANDS 2097 SF 0.05 AC

EXISTING WETLANDS 327,370 AF 7.52 AC

75' BUFFER

EX 20' PRIVATE STORM EASEMENT (PLAT BK EJ-365)

EX 20' PRIVATE SEWER EASEMENT (PLAT BK EJ-365)

EX. 50' INGRESS/EGRESS EASEMENT (PLAT BK EJ-365)

TMS: 279-00-00-132 7777 BOHICKET COMMERCIAL PROPERTIES CITY OF CHARLESTON ZONING: COMM

TMS: 279-00-00-131 GETTY LEASING INC CITY OF CHARLESTON ZONING: COMM

TMS: 279-00-00-133 BOHICKET COMMERCIAL HOLDINGS LLC CITY OF CHARLESTON ZONING: RETL

TMS: 279-00-00-134 BOHICKET COMMERCIAL HOLDINGS LLC CITY OF CHARLESTON ZONING: RETL

TMS: 279-00-00-135 HOLLY AND HICKORY LLC CITY OF CHARLESTON ZONING:VAC LOT

TMS: 279-00-00-142 ANGEL OAK PARK LLC 814,982 SF 18.71 ACRES

TMS: 279-00-00-0477 SEA ISLAND COMPREHENSIVE CITY OF CHARLESTON ZONING: I,WC-COMM/LOT

TMS: 279-00-00-0480 SEA ISLAND COMPREHENSIVE CITY OF CHARLESTON ZONING: SPCL/TY-OPC

TMS: 279-00-00-029 SEA ISLAND COMPREHENSIVE CITY OF CHARLESTON ZONING:UNDEVELOPABLE

TMS: 279-00-00-0479 SEA ISLAND COMPREHENSIVE CITY OF CHARLESTON ZONING: GEN COMM

BOARDWALK (SEE LANDSCAPE PLANS FOR DETAILS, FRAMING AND GRADING)

NATURAL TRAIL (SEE LANDSCAPE PLANS)

NATURAL TRAIL (SEE LANDSCAPE PLANS)

MATCHLINE SHEET C6.3

MATCHLINE SHEET C6.4

MATCHLINE SHEET C6.2

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CHARLOTTE, NC
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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER PAUL W. PEEPLES III No. 39881 11/24/2025

ANGEL OAK PRESERVE

LOWCOUNTRY LAND TRUST

CITY OF CHARLESTON, SC

SW+ PROJECT: 10980
DATE: 03/18/2024
DRAWN BY: MJB, SJF
CHECKED BY: SEP

REVISION HISTORY

1. 04/29/2024
2. 05/10/2024
3. 08/30/2024
4. 04/07/2025
5. 07/14/2025
6. 11/10/2025
7. 11/24/2025

GRADING AND DRAINAGE PLAN - AREA C

C6.3 14

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 (GREENVILLE, SC 29611) | 220 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306

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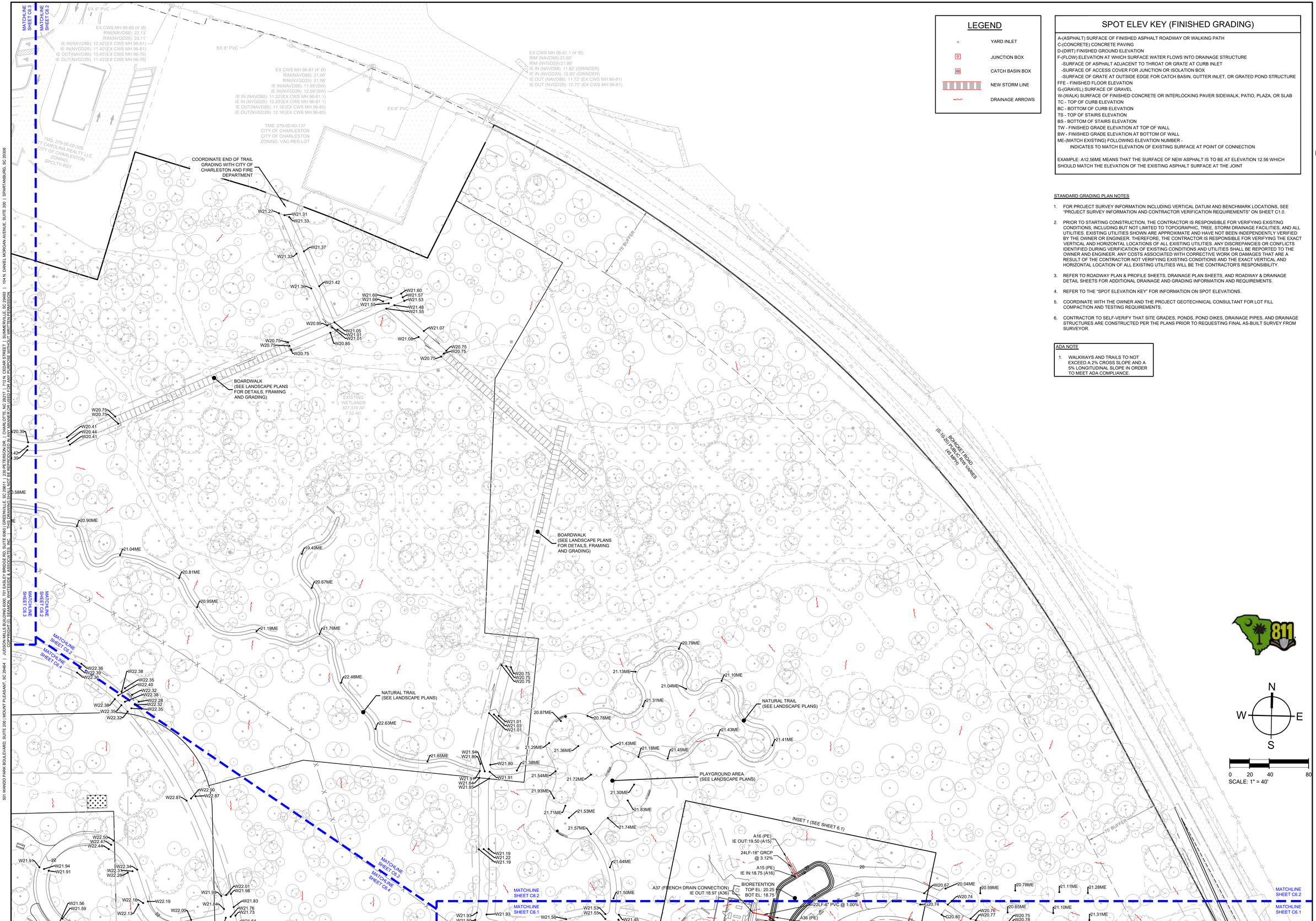

LEGEND

- YARD INLET
- JUNCTION BOX
- CATCH BASIN BOX
- NEW STORM LINE
- DRAINAGE ARROWS

SPOT ELEV KEY (FINISHED GRADING)

A-(ASPHALT) SURFACE OF FINISHED ASPHALT ROADWAY OR WALKING PATH
C-(CONCRETE) CONCRETE PAVING
D-(DIRT) FINISHED GROUND ELEVATION
F-(FLOW) ELEVATION AT WHICH SURFACE WATER FLOWS INTO DRAINAGE STRUCTURE
-SURFACE OF ASPHALT ADJACENT TO THROAT OR GRATE AT CURB INLET
-SURFACE OF ACCESS COVER FOR JUNCTION OR ISOLATION BOX
-SURFACE OF GRATE AT OUTSIDE EDGE FOR CATCH BASIN, GUTTER INLET, OR GRATED POND STRUCTURE
FFE - FINISHED FLOOR ELEVATION
G-(GRAVEL) SURFACE OF GRAVEL
W-(WALK) SURFACE OF FINISHED CONCRETE OR INTERLOCKING PAVER SIDEWALK, PATIO, PLAZA, OR SLAB
TC - TOP OF CURB ELEVATION
BC - BOTTOM OF CURB ELEVATION
TS - TOP OF STAIRS ELEVATION
BS - BOTTOM OF STAIRS ELEVATION
TW - FINISHED GRADE ELEVATION AT TOP OF WALL
BW - FINISHED GRADE ELEVATION AT BOTTOM OF WALL
ME-(MATCH EXISTING) FOLLOWING ELEVATION NUMBER - INDICATES TO MATCH ELEVATION OF EXISTING SURFACE AT POINT OF CONNECTION

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ADA NOTE

1. WALKWAYS AND TRAILS TO NOT EXCEED A 2% CROSS SLOPE AND A 5% LONGITUDINAL SLOPE IN ORDER TO MEET ADA COMPLIANCE.

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SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
PAUL W. PEEPLES
No. 39881
11/24/2025

811

N
W E
S

0 20 40 80
SCALE: 1" = 40'

ANGEL OAK PRESERVE

LOWCOUNTRY LAND TRUST

CITY OF CHARLESTON, SC

SW+ PROJECT:	10980
DATE:	03/18/2024
DRAWN BY:	MJB, SJF
CHECKED BY:	SEP

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7. 11/24/2025

GRADING AND DRAINAGE PLAN - AREA B

C6.2 15

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501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 220 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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SPOT ELEV KEY (FINISHED GRADING)

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- DRAINAGE ARROWS

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INFILTRATION NOTES:

1. A THIRD PARTY GEOTECHNICAL INSPECTOR IS RECOMMENDED DURING INSTALLATION OF THE BIORETENTION BMP AND THE GRAVEL PARKING LOTS.
2. A PRE AND POST INFILTRATION TEST IS REQUIRED TO DETERMINE THAT THE INFILTRATION RATES ARE GREATER THAN THE STORMWATER DESIGN AND TO ENSURE THE BMP'S WILL DRAWDOWN IN LESS THAN 3 DAYS.
3. SEE SHEET C8.2 FOR BIORETENTION DETAIL.

STANDARD GRADING PLAN NOTES

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INSET 1
SCALE: 1"=20'

SCALE: 1" = 40'

SEAMONWHITESIDE
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SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER PAUL W. PEEPLES 39861 11/24/2025

ANGEL OAK PRESERVE

LOWCOUNTRY LAND TRUST

CITY OF CHARLESTON, SC

SW+ PROJECT:	10980
DATE:	03/18/2024
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CHECKED BY:	SEP

REVISION HISTORY

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GRADING AND DRAINAGE PLAN - AREA A

C6.1 16

901 MANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 230 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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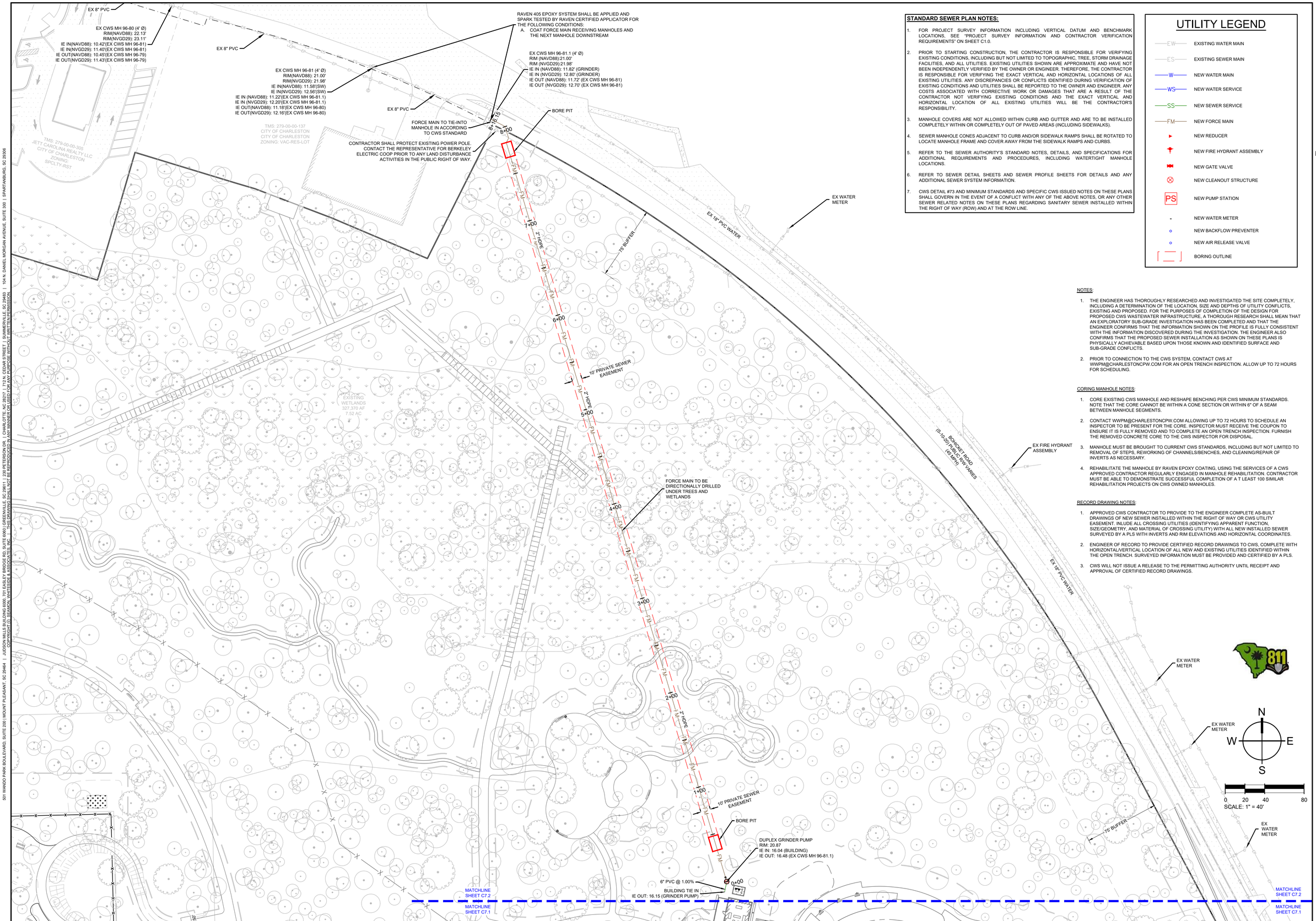

STANDARD SEWER PLAN NOTES:

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
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3. MANHOLE COVERS ARE NOT ALLOWED WITHIN CURB AND GUTTER AND ARE TO BE INSTALLED COMPLETELY WITHIN OR COMPLETELY OUT OF PAVED AREAS (INCLUDING SIDEWALKS).
4. SEWER MANHOLE CONES ADJACENT TO CURB AND/OR SIDEWALK RAMPS SHALL BE ROTATED TO LOCATE MANHOLE FRAME AND COVER AWAY FROM THE SIDEWALK RAMPS AND CURBS.
5. REFER TO THE SEWER AUTHORITY'S STANDARD NOTES, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES, INCLUDING WATERTIGHT MANHOLE LOCATIONS.
6. REFER TO SEWER DETAIL SHEETS AND SEWER PROFILE SHEETS FOR DETAILS AND ANY ADDITIONAL SEWER SYSTEM INFORMATION.
7. CWS DETAIL #73 AND MINIMUM STANDARDS AND SPECIFIC CWS ISSUED NOTES ON THESE PLANS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH ANY OF THE ABOVE NOTES, OR ANY OTHER SEWER RELATED NOTES ON THESE PLANS REGARDING SANITARY SEWER INSTALLED WITHIN THE RIGHT OF WAY (ROW) AND AT THE ROW LINE.

UTILITY LEGEND

- EW — EXISTING WATER MAIN
- ES — EXISTING SEWER MAIN
- W — NEW WATER MAIN
- WS — NEW WATER SERVICE
- SS — NEW SEWER SERVICE
- FM — NEW FORCE MAIN
- NEW REDUCER
- NEW FIRE HYDRANT ASSEMBLY
- NEW GATE VALVE
- NEW CLEANOUT STRUCTURE
- PS — NEW PUMP STATION
- NEW WATER METER
- NEW BACKFLOW PREVENTER
- NEW AIR RELEASE VALVE
- BORING OUTLINE

NOTES:

1. THE ENGINEER HAS THOROUGHLY RESEARCHED AND INVESTIGATED THE SITE COMPLETELY, INCLUDING A DETERMINATION OF THE LOCATION, SIZE AND DEPTHS OF UTILITY CONFLICTS, EXISTING AND PROPOSED. FOR THE PURPOSES OF COMPLETION OF THE DESIGN FOR PROPOSED CWS WASTEWATER INFRASTRUCTURE, A THOROUGH RESEARCH SHALL MEAN THAT AN EXPLORATORY SUB-GRADE INVESTIGATION HAS BEEN COMPLETED AND THAT THE ENGINEER CONFIRMS THAT THE INFORMATION SHOWN ON THE PROFILE IS FULLY CONSISTENT WITH THE INFORMATION DISCOVERED DURING THE INVESTIGATION. THE ENGINEER ALSO CONFIRMS THAT THE PROPOSED SEWER INSTALLATION AS SHOWN ON THESE PLANS IS PHYSICALLY ACHIEVABLE BASED UPON THOSE KNOWN AND IDENTIFIED SURFACE AND SUB-GRADE CONFLICTS.
2. PRIOR TO CONNECTION TO THE CWS SYSTEM, CONTACT CWS AT WWPM@CHARLESTONCPW.COM FOR AN OPEN TRENCH INSPECTION. ALLOW UP TO 72 HOURS FOR SCHEDULING.

CORING MANHOLE NOTES:

1. CORE EXISTING CWS MANHOLE AND RESHAPE BENCHING PER CWS MINIMUM STANDARDS. NOTE THAT THE CORE CANNOT BE WITHIN A CONE SECTION OR WITHIN 6" OF A SEAM BETWEEN MANHOLE SEGMENTS.
2. CONTACT WWPM@CHARLESTONCPW.COM ALLOWING UP TO 72 HOURS TO SCHEDULE AN INSPECTOR TO BE PRESENT FOR THE CORE. INSPECTOR MUST RECEIVE THE COUPON TO ENSURE IT IS FULLY REMOVED AND TO COMPLETE AN OPEN TRENCH INSPECTION. FURNISH THE REMOVED CONCRETE CORE TO THE CWS INSPECTOR FOR DISPOSAL.
3. MANHOLE MUST BE BROUGHT TO CURRENT CWS STANDARDS, INCLUDING BUT NOT LIMITED TO REMOVAL OF STEPS, REWORKING OF CHANNELS/BENCHES, AND CLEANING/REPAIR OF INVERTS AS NECESSARY.
4. REHABILITATE THE MANHOLE BY RAVEN EPOXY COATING, USING THE SERVICES OF A CWS APPROVED CONTRACTOR REGULARLY ENGAGED IN MANHOLE REHABILITATION. CONTRACTOR MUST BE ABLE TO DEMONSTRATE SUCCESSFUL COMPLETION OF A T LEAST 100 SIMILAR REHABILITATION PROJECTS ON CWS OWNED MANHOLES.

RECORD DRAWING NOTES:

1. APPROVED CWS CONTRACTOR TO PROVIDE TO THE ENGINEER COMPLETE AS-BUILT DRAWINGS OF NEW SEWER INSTALLED WITHIN THE RIGHT OF WAY OR CWS UTILITY EASEMENT. INLUDE ALL CROSSING UTILITIES (IDENTIFYING APPARENT FUNCTION, SIZE/GEOMETRY, AND MATERIAL OF CROSSING UTILITY) WITH ALL NEW INSTALLED SEWER SURVEYED BY A PLS WITH INVERTS AND RIM ELEVATIONS AND HORIZONTAL COORDINATES.
2. ENGINEER OF RECORD TO PROVIDE CERTIFIED RECORD DRAWINGS TO CWS, COMPLETE WITH HORIZONTAL/VERTICAL LOCATION OF ALL NEW AND EXISTING UTILITIES IDENTIFIED WITHIN THE OPEN TRENCH. SURVEYED INFORMATION MUST BE PROVIDED AND CERTIFIED BY A PLS.
3. CWS WILL NOT ISSUE A RELEASE TO THE PERMITTING AUTHORITY UNTIL RECEIPT AND APPROVAL OF CERTIFIED RECORD DRAWINGS.

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Paul Peeples
No. 33881
11/24/2025
PAUL W. PEEPLES, II

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4. 04/07/2025	
5. 07/14/2025	
6. 11/10/2025	
7. 11/24/2025	

UTILITY PLAN - AREA B

C7.2 17

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 220 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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PLOTTED:12/17/2025 5:17 PM, BY: Simon Falck P:\ACAD-S~1\10980\CAD Files\20-X\10980 SS_Utility Plan.dwg

501 MANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 220 PETERSON DR. | CHARLOTTE, NC 28217 | 712 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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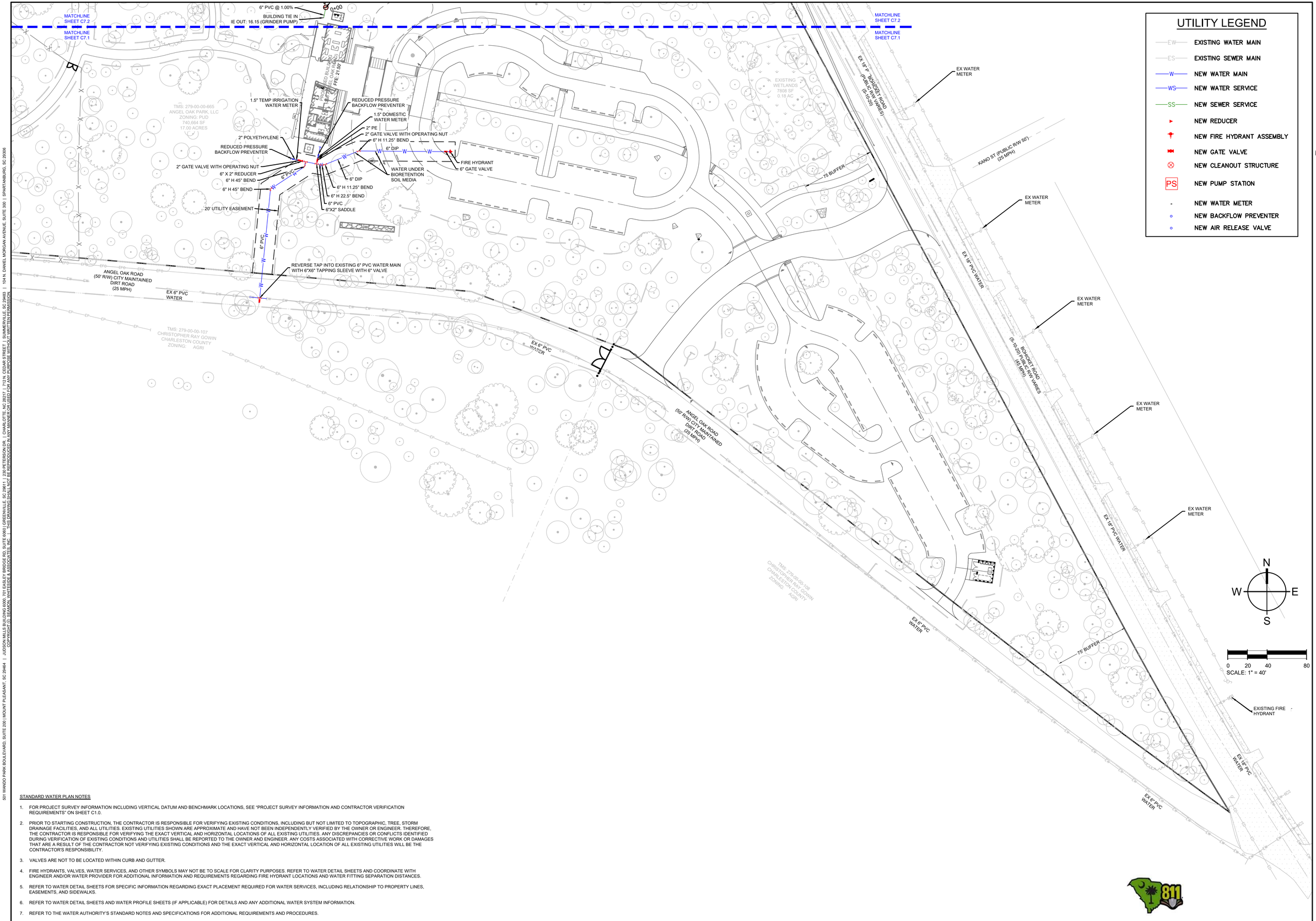

UTILITY LEGEND

- EW — EXISTING WATER MAIN
- ES — EXISTING SEWER MAIN
- W — NEW WATER MAIN
- WS — NEW WATER SERVICE
- SS — NEW SEWER SERVICE
- NEW REDUCER
- NEW FIRE HYDRANT ASSEMBLY
- NEW GATE VALVE
- NEW CLEANOUT STRUCTURE
- PS — NEW PUMP STATION
- NEW WATER METER
- NEW BACKFLOW PREVENTER
- NEW AIR RELEASE VALVE

STANDARD WATER PLAN NOTES

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. VALVES ARE NOT TO BE LOCATED WITHIN CURB AND GUTTER.
4. FIRE HYDRANTS, VALVES, WATER SERVICES, AND OTHER SYMBOLS MAY NOT BE TO SCALE FOR CLARITY PURPOSES. REFER TO WATER DETAIL SHEETS AND COORDINATE WITH ENGINEER AND/OR WATER PROVIDER FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING FIRE HYDRANT LOCATIONS AND WATER FITTING SEPARATION DISTANCES.
5. REFER TO WATER DETAIL SHEETS FOR SPECIFIC INFORMATION REGARDING EXACT PLACEMENT REQUIRED FOR WATER SERVICES, INCLUDING RELATIONSHIP TO PROPERTY LINES, EASEMENTS, AND SIDEWALKS.
6. REFER TO WATER DETAIL SHEETS AND WATER PROFILE SHEETS (IF APPLICABLE) FOR DETAILS AND ANY ADDITIONAL WATER SYSTEM INFORMATION.
7. REFER TO THE WATER AUTHORITY'S STANDARD NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES.

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GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
PAUL W. PEEPLES III
No. 33881
11/24/2025

ANGEL OAK PRESERVE

LOWCOUNTRY LAND TRUST

CITY OF CHARLESTON, SC

SW+ PROJECT:	10980
DATE:	03/18/2024
DRAWN BY:	MJB, SJF
CHECKED BY:	SEP

REVISION HISTORY

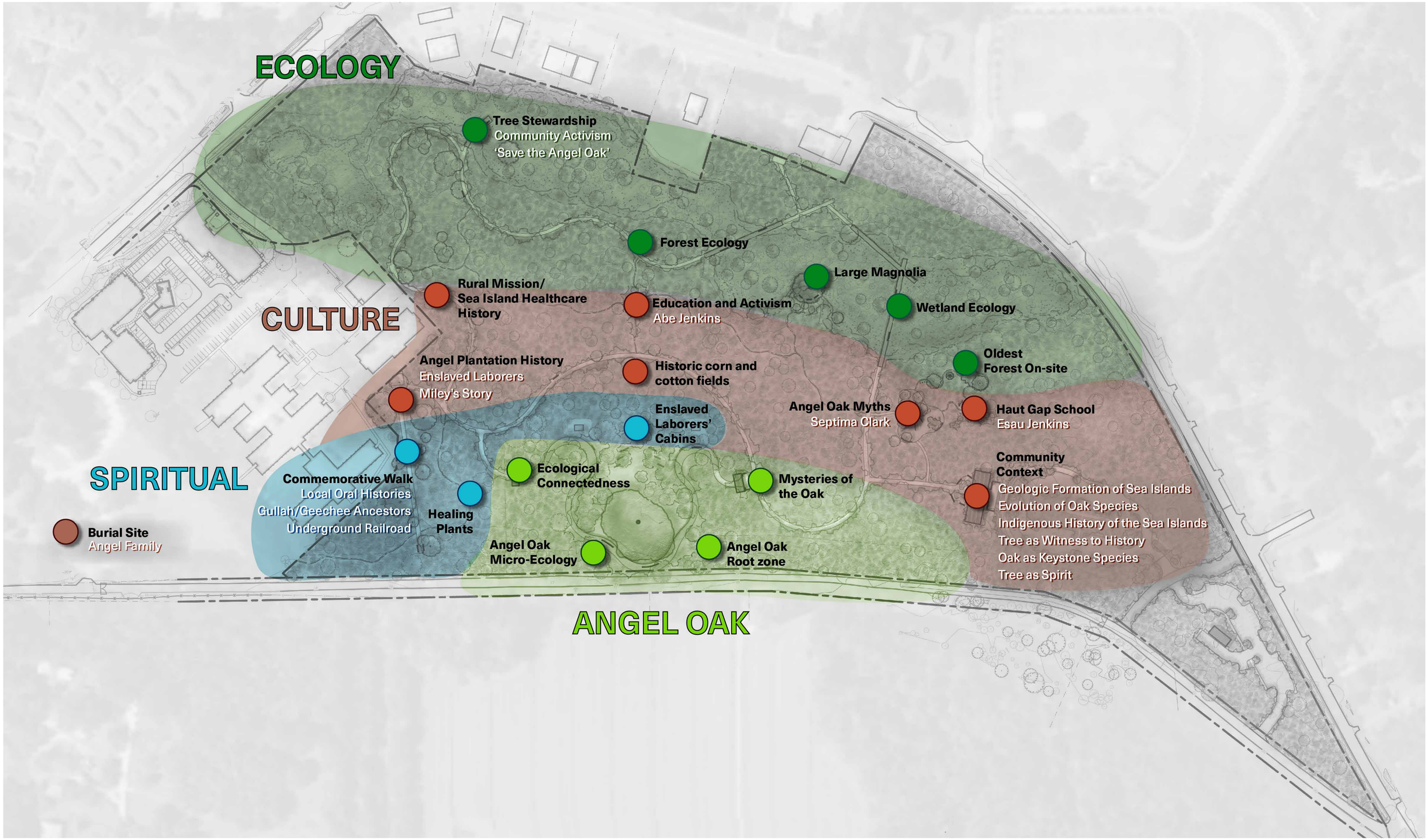
1. 04/29/2024	
2. 05/10/2024	
3. 08/30/2024	
4. 04/07/2025	
5. 07/14/2025	
6. 11/10/2025	
7. 11/24/2025	

UTILITY PLAN - AREA A

PLOTTED: 12/17/2025 5:17 PM, BY: Simon Falck P: \ACAD~5~3\10980\CAD Files\Dwg\10980 GS_Utility Plan.dwg

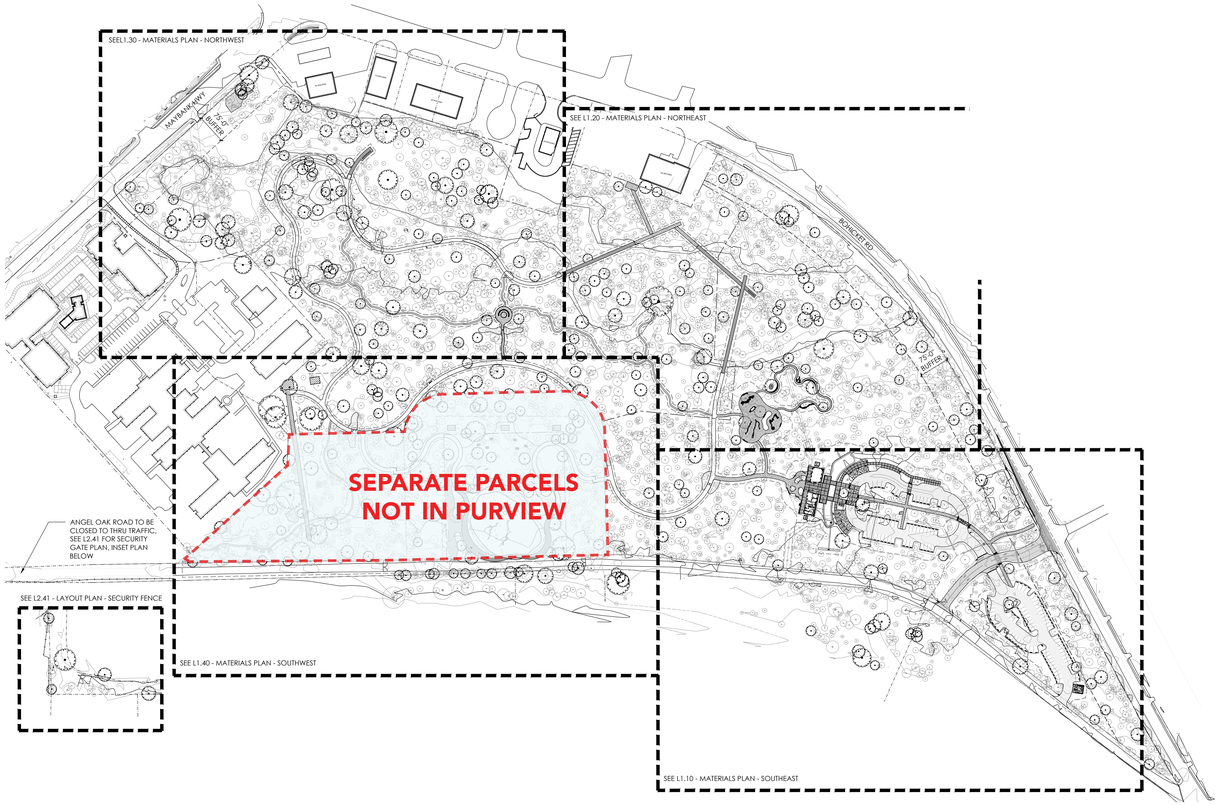
Site Program

1. Main Parking Area
2. Welcome Center / Gift Shop
3. Overflow Parking
4. Nature Play Area
5. Forested Trails
6. Wetlands Trails
7. Abe Jenkins Outdoor Classroom
8. Enslaved Laborer's Cabin Footprints
9. Main Loop Trail
10. Angel Oak Tree


ECOLOGY
Tree Stewardship
Community Activism
'Save the Angel Oak'
Forest Ecology
Large Magnolia
Rural Mission/
Sea Island Healthcare
History
CULTURE
Education and Activism
Abe Jenkins
Wetland Ecology
Oldest
Forest On-site
Angel Plantation History
Enslaved Laborers
Miley's Story
Historic corn and
cotton fields
Angel Oak Myths
Septima Clark
Haut Gap School
Esau Jenkins
Enslaved
Laborers'
Cabins
SPIRITUAL
Commemorative Walk
Local Oral Histories
Gullah/Geechee Ancestors
Underground Railroad
Ecological
Connectedness
Mysteries of
the Oak
Community
Context
Geologic Formation of Sea Islands
Evolution of Oak Species
Indigenous History of the Sea Islands
Tree as Witness to History
Oak as Keystone Species
Tree as Spirit
Healing
Plants
Burial Site
Angel Family
Angel Oak
Micro-Ecology
Angel Oak
Root zone
ANGEL OAK

CONCEPTUAL

PRELIMINARY



MATERIALS LEGEND - PAVING

	SYMBOL	PAVING TYPE	DETAIL
P1		ASPHALT	SEE CIVIL DWG
P2		CONCRETE PAVING - PEDESTRIAN	1 / L5.00
P3		CONCRETE - ETCHED	2 / L5.00
P4		CONCRETE - SANDBLAST FINISH	2 / L5.00
P5		CONCRETE - VEHICULAR	SEE CIVIL DWG
P7		VEHICULAR GRAVEL PAVE 2	SEE CIVIL DWG
P8		ENGINEERED WOOD FIBER	4 / L5.00
P9		BOARDWALK - TYPE 1	1 / L5.01, 1 / L5.00, 1 / L5.04
P10		BOARDWALK - TYPE 2	1 / L5.04, 1 / L5.05
P11		PERMEABLE TRAIL PAVING	6 / L5.00
P12		CRUSHED STONE PAVING	5 / L5.00
P13		WOODCHIP PATH	10 / L5.00

SECURITY FEATURES

- Security Fence
- Pedestrian Gate
- Vehicular Gate
- Security Camera

Nelson Byrd Woltz Landscape Architects

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F 434.984.4158
www.nbwla.com

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DUNBAR

NO.	Date	Issues/Revisions
1	4/29/24	Pre-App TRC Submittal
2	8/30/24	1st TRC Submittal
3	3/21/25	DRB Conceptual Review
4	4/07/25	2nd TRC Submittal
5	7/14/25	Pricing Set

STAMP

DRAFT
NOT FOR CONSTRUCTION

PROJECT NAME

Angel Oak Preserve

Johns Island, South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

Materials Plan - Key Plan

DATE: JULY 14, 2025
SCALE: 1" = 100'-0"

DRAWING NUMBER

L1.00

SEE SHEET L1.30 - MATERIALS PLAN - NORTHWEST

SEE SHEET L1.20 - MATERIALS PLAN - NORTHEAST

SECURITY FENCE 2 L5.20

FREESTANDING BENCH - CONCRETE FOOTING - WITH BACK REST 1 L5.40

(3) INTERPRETIVE CABIN FOOTPRINT, TYP. 2 L5.70

LIMIT OF DISTURBANCE - SEE CIVIL DWGS

SITE FURNISHING - SEE ARCHITECTURAL DWGS

FIRE EXTINGUISHER POST - SEE ARCHITECTURAL DWGS

INTERPRETIVE CABIN FOOTPRINT 2 L5.70

(8) LANTERN AND POST 1 L5.70

SECURITY FENCE - PEDESTRIAN GATE 1 L5.24

1 L4.30

2 L4.30

P11 P12 P13

SEPARATE PARCELS NOT IN PURVIEW

1 L5.40 FREESTANDING BENCH - CONCRETE FOOTING - WITH BACK REST

INTERPRETIVE ELEMENT - SEE INTERPRETIVE DWGS

FIRE EXTINGUISHER POST - SEE ARCHITECTURAL DWGS

SITE FURNISHING - SEE ARCHITECTURAL DWGS

(2) FREESTANDING BENCH - CONCRETE FOOTING - WITH BACK REST 1 L5.40

1 L5.44 (6) PICNIC TABLE PLAN

1 L5.40 (12) FREESTANDING BENCH - CONCRETE FOOTING - NO BACKREST

1 L5.21 ENLARGEMENT PLAN - SECURITY RAILING LAYOUT PLAN

SERVICE ACCESS PATH

LIMIT OF DISTURBANCE - SEE CIVIL DWGS

ANGEL OAK ROAD (50' R/W) CITY MAINTAINED DIRT ROAD (25 MPH)

ANGEL OAK RD CLOSED TO THRU TRAFFIC

(2) ANGEL OAK BOARDWALK BENCH 1 L5.41

1 L5.20 ANGEL OAK ROAD GATE - MANUAL VEHICULAR WITH FENCE

1 L5.20 ANGEL OAK ROAD GATE - MANUAL VEHICULAR WITH FENCE

2 L5.20 SECURITY FENCE

MATERIALS LEGEND - PAVING

	SYMBOL	PAVING TYPE	DETAIL
P1		ASPHALT	SEE CIVIL DWG
P2		CONCRETE PAVING - PEDESTRIAN	1 L5.00
P3		CONCRETE - ETCHED	2 L5.00
P4		CONCRETE - SANDBLAST FINISH	2 L5.00
P5		CONCRETE - VEHICULAR	SEE CIVIL DWG
P7		VEHICULAR GRAVEL PAVE 2	SEE CIVIL DWG
P8		ENGINEERED WOOD FIBER	4 L5.00
P9		BOARDWALK - TYPE 1	1 L5.37, 1 L5.37, 1 L5.37
P10		BOARDWALK - TYPE 2	1 L5.34, 1 L5.35
P11		PERMEABLE TRAIL PAVING	6 L5.00
P12		CRUSHED STONE PAVING	5 L5.00
P13		WOODCHIP PATH	10 L5.00

SECURITY FEATURES

- Security Fence
- Pedestrian Gate
- Vehicular Gate
- Security Camera

N

0' 20' 40' 80'

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1	4/29/24	Pre-App TRC Submittal
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STAMP

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CONSTRUCTION

PROJECT NAME

Angel Oak Preserve

Johns Island, South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

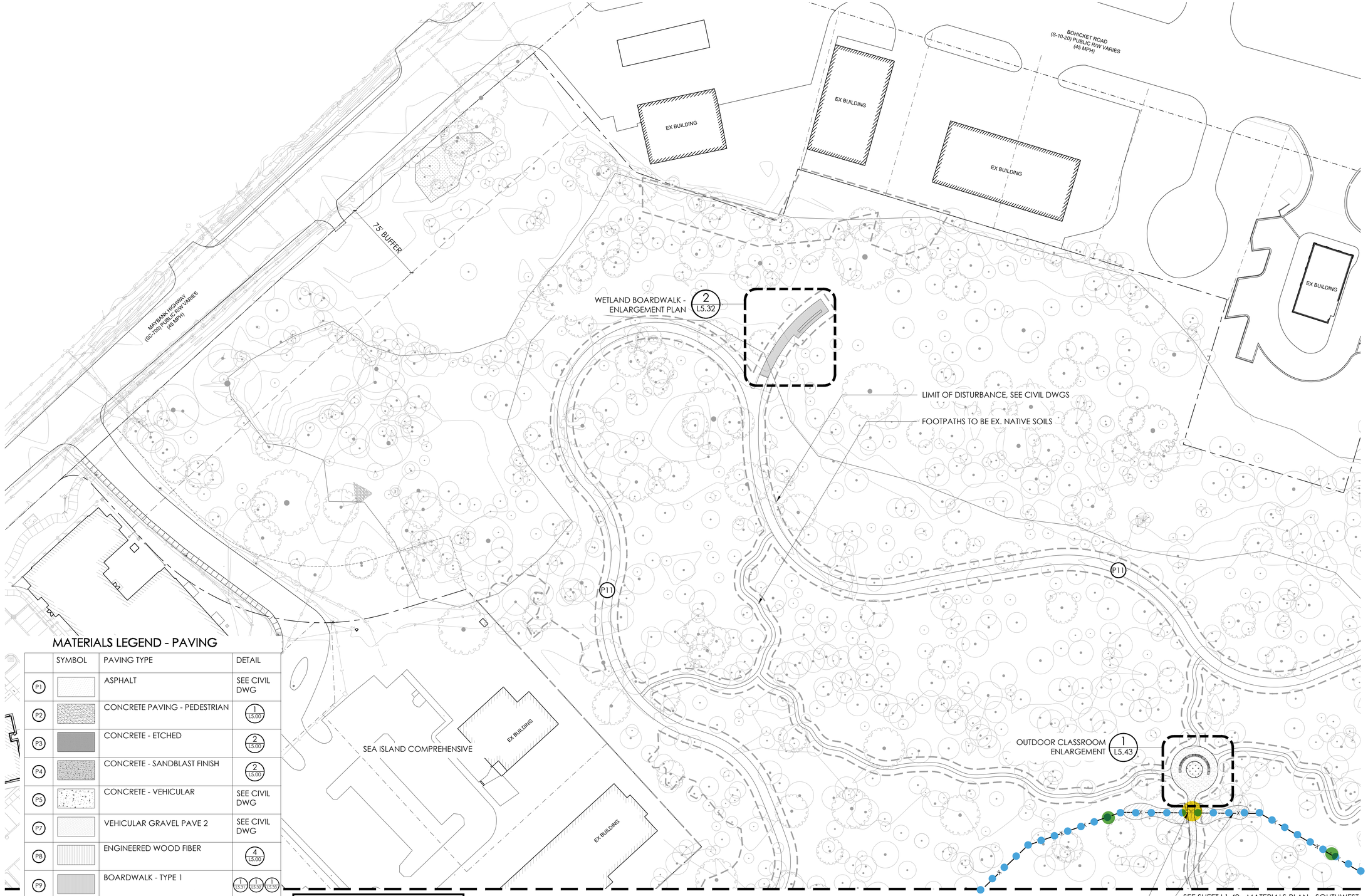
DRAWING TITLE

Materials Plan - Southwest

DATE: JULY 14, 2025
SCALE: 1" = 40'-0"

DRAWING NUMBER

L1.40



MATERIALS LEGEND - PAVING

	SYMBOL	PAVING TYPE	DETAIL
P1		ASPHALT	SEE CIVIL DWG
P2		CONCRETE PAVING - PEDESTRIAN	1 L5.00
P3		CONCRETE - ETCHED	2 L5.00
P4		CONCRETE - SANDBLAST FINISH	2 L5.00
P5		CONCRETE - VEHICULAR	SEE CIVIL DWG
P7		VEHICULAR GRAVEL PAVE 2	SEE CIVIL DWG
P8		ENGINEERED WOOD FIBER	4 L5.00
P9		BOARDWALK - TYPE 1	1 L5.31, 1 L5.32, 1 L5.33
P10		BOARDWALK - TYPE 2	1 L5.34, 1 L5.35
P11		PERMEABLE TRAIL PAVING	6 L5.00
P12		CRUSHED STONE PAVING	5 L5.00
P13		WOODCHIP PATH	10 L5.00

SECURITY FEATURES

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STAMP

DRAFT
NOT FOR
CONSTRUCTION

PROJECT NAME

Angel Oak Preserve

Johns Island,
South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

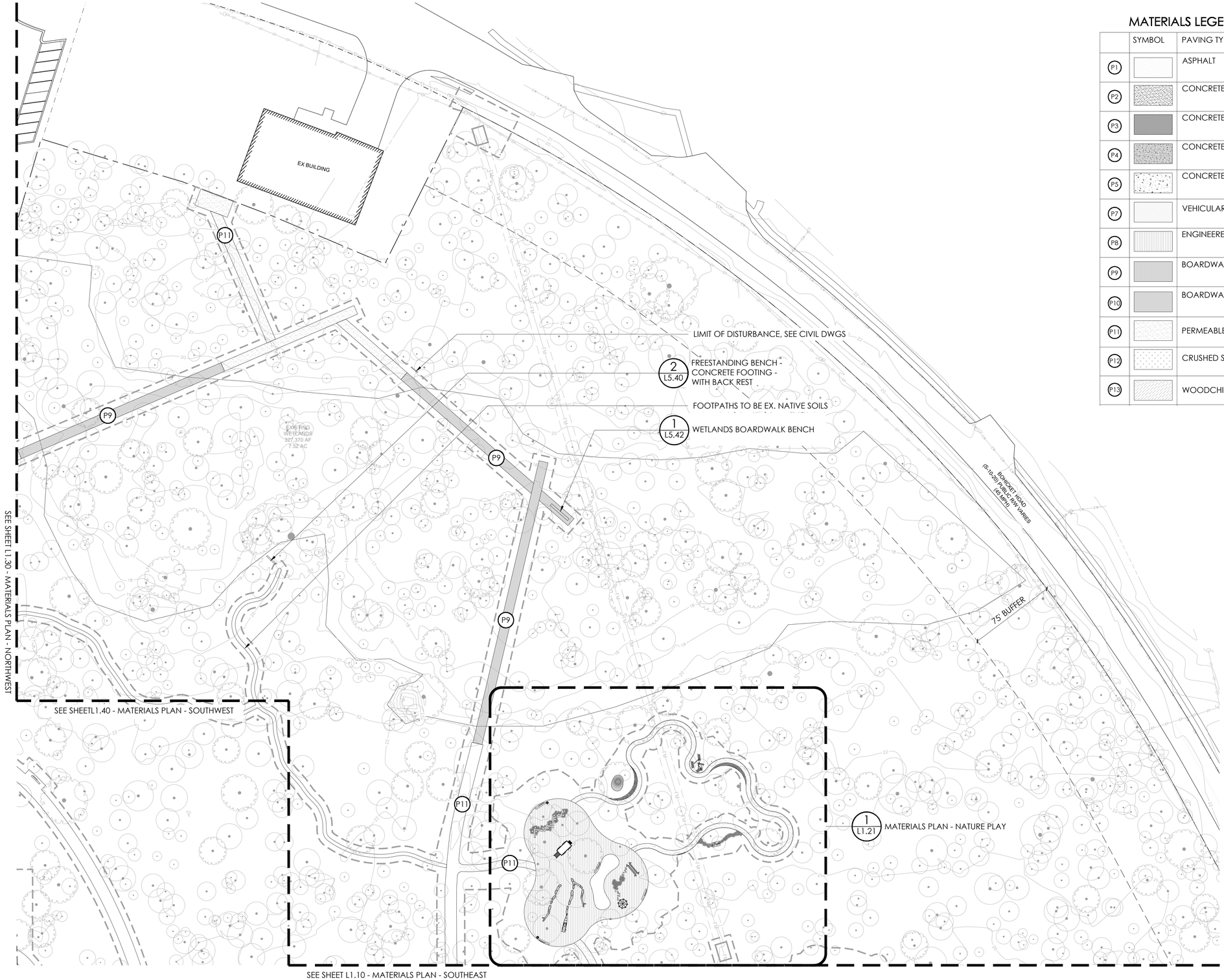
DRAWING TITLE

Materials Plan - Northwest

DATE: JULY 14, 2025
SCALE: 1" = 40'-0"

DRAWING NUMBER

L1.30



MATERIALS LEGEND - PAVING

	SYMBOL	PAVING TYPE	DETAIL
P1		ASPHALT	SEE CIVIL DWG
P2		CONCRETE PAVING - PEDESTRIAN	1 L5.00
P3		CONCRETE - ETCHED	2 L5.00
P4		CONCRETE - SANDBLAST FINISH	2 L5.00
P5		CONCRETE - VEHICULAR	SEE CIVIL DWG
P7		VEHICULAR GRAVEL PAVE 2	SEE CIVIL DWG
P8		ENGINEERED WOOD FIBER	4 L5.00
P9		BOARDWALK - TYPE 1	1 L5.31, 1 L5.32, 1 L5.33
P10		BOARDWALK - TYPE 2	1 L5.34, 1 L5.35
P11		PERMEABLE TRAIL PAVING	6 L5.00
P12		CRUSHED STONE PAVING	5 L5.00
P13		WOODCHIP PATH	10 L5.00

N

0' 20' 40' 80'

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2	8/30/24	1st TRC Submittal
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4	4/07/25	2nd TRC Submittal
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STAMP

DRAFT
NOT FOR CONSTRUCTION

PROJECT NAME

Angel Oak Preserve

Johns Island, South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

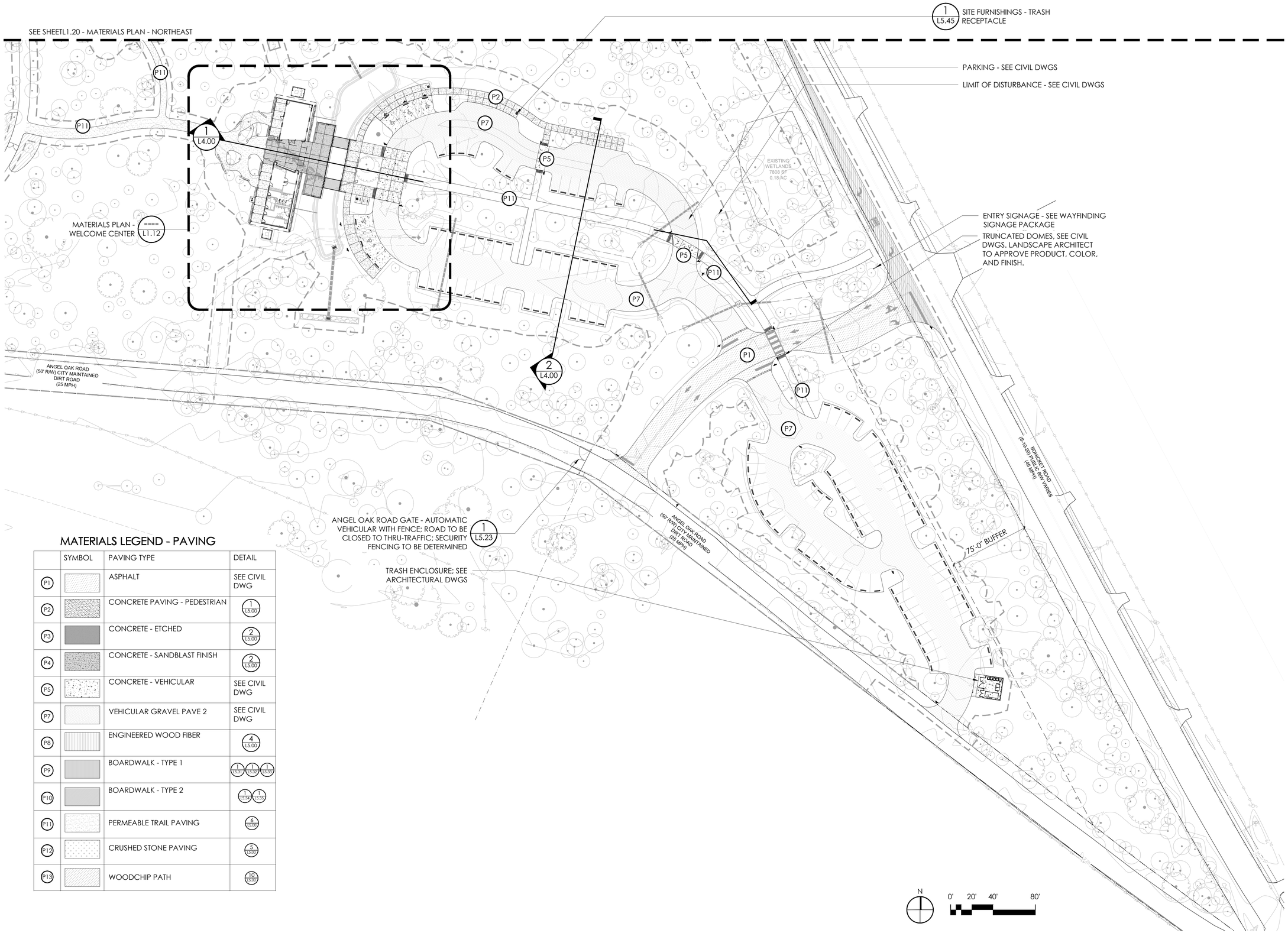
DRAWING TITLE

Materials Plan - Northeast

DATE: JULY 14, 2025
SCALE: 1" = 40'-0"

DRAWING NUMBER

L1.20



MATERIALS LEGEND - PAVING

	SYMBOL	PAVING TYPE	DETAIL
P1		ASPHALT	SEE CIVIL DWG
P2		CONCRETE PAVING - PEDESTRIAN	1 L5.00
P3		CONCRETE - ETCHED	2 L5.00
P4		CONCRETE - SANDBLAST FINISH	2 L5.00
P5		CONCRETE - VEHICULAR	SEE CIVIL DWG
P7		VEHICULAR GRAVEL PAVE 2	SEE CIVIL DWG
P8		ENGINEERED WOOD FIBER	4 L5.00
P9		BOARDWALK - TYPE 1	1 L5.31, 1 L5.32, 1 L5.33
P10		BOARDWALK - TYPE 2	1 L5.34, 1 L5.35
P11		PERMEABLE TRAIL PAVING	6 L5.00
P12		CRUSHED STONE PAVING	5 L5.00
P13		WOODCHIP PATH	10 L5.00

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STAMP

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PROJECT NAME

Angel Oak Preserve

Johns Island, South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

Materials Plan - Southeast

DATE: JULY 14, 2025
SCALE: 1" = 40'-0"

DRAWING NUMBER

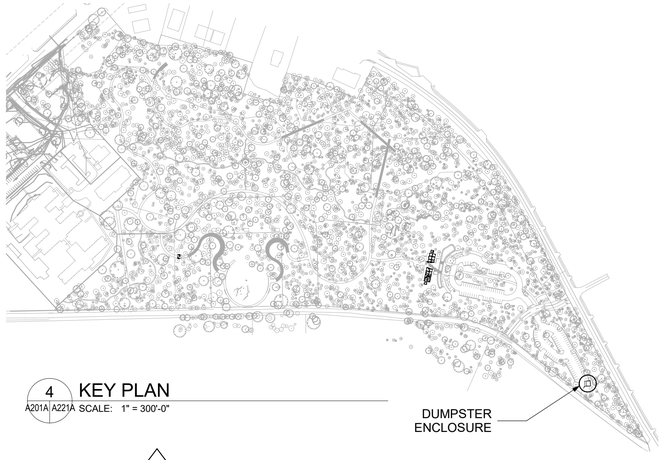
L1.10

65.00
52.00
3688
4.00
4.00
46.00
95.00
108.00
THE
ANGEL OAK
PRESERVE
A Partnership between the Lowcountry Land Trust
and the City of Charleston
44.00
45.00

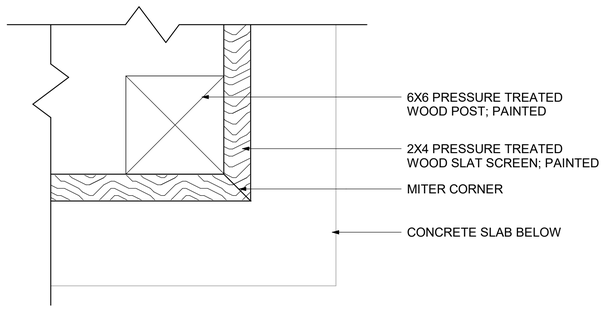
GENERAL NOTES - ENCLOSURE

A REFER TO SHEET A001A THROUGH A003A FOR ADDITIONAL NOTES, SYMBOLS AND SCHEDULES.

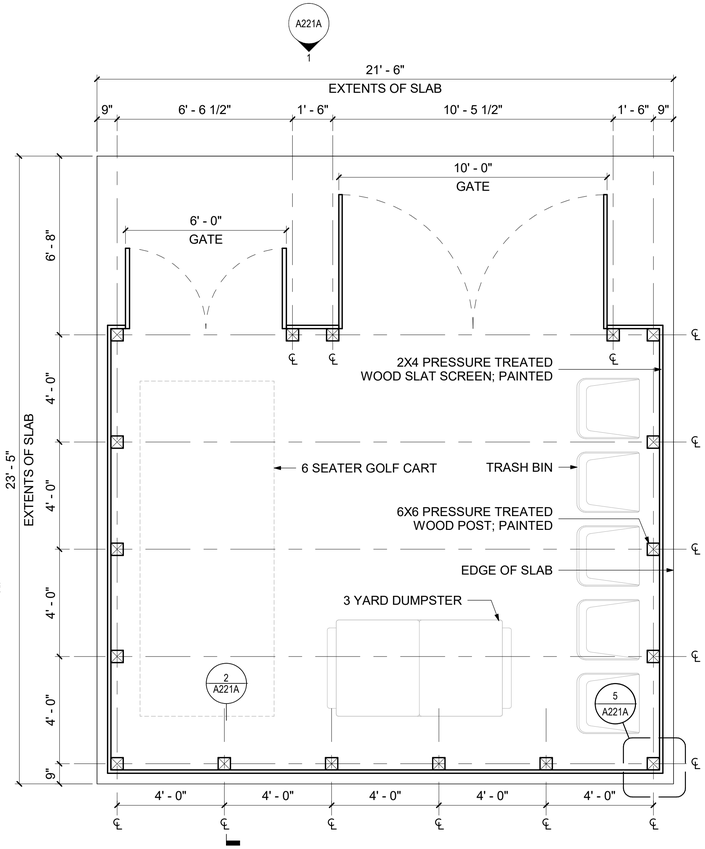
B ALL WOOD AT ENCLOSURES TO BE TREATED AND PAINTED WITH P5.



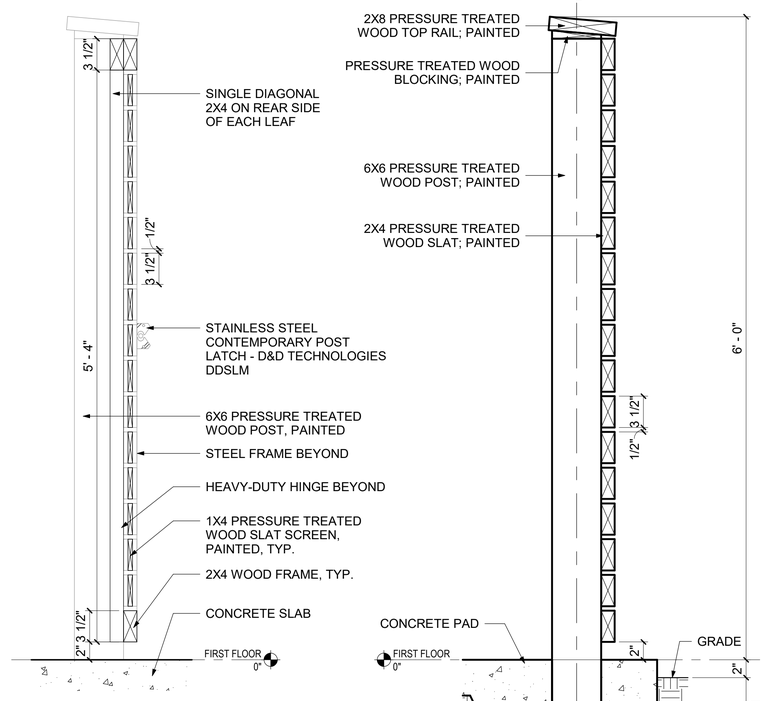
4 KEY PLAN
A201A A221A SCALE: 1" = 300'-0"



5 DUMPSTER ENCLOSURE PLAN DETAIL
A221A A221A SCALE: 3" = 1'-0"



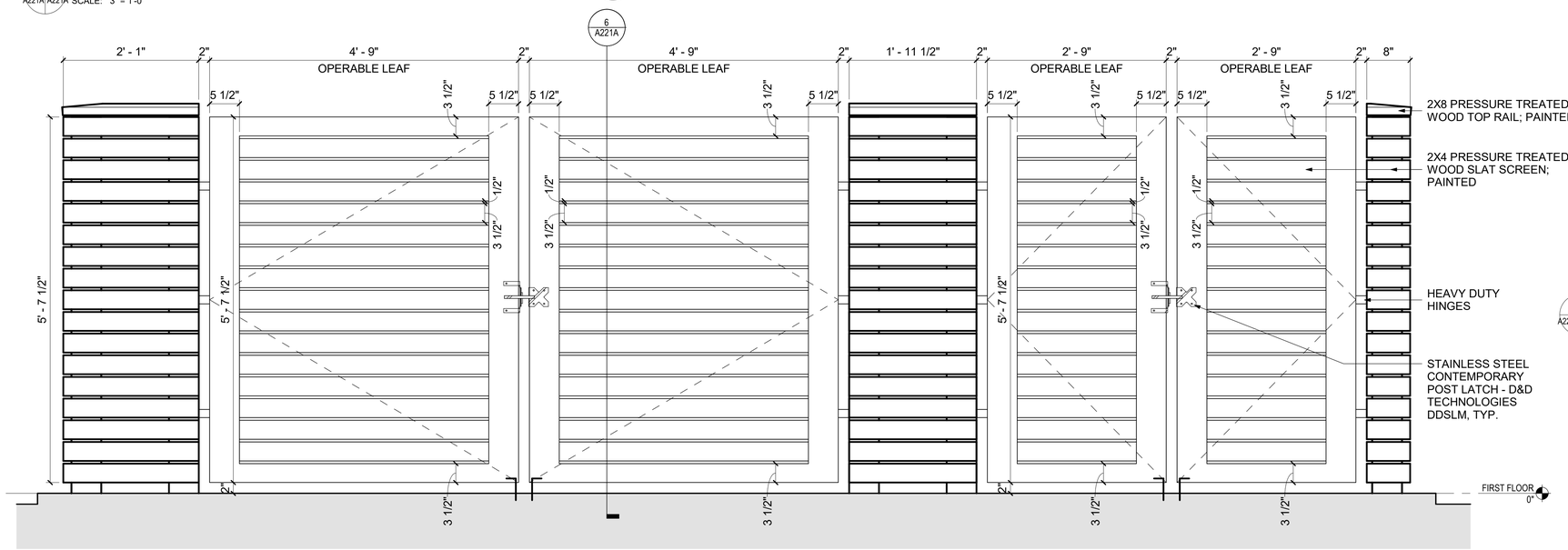
3 DUMPSTER ENCLOSURE PLAN
A221A SCALE: 3/8" = 1'-0"



6 OPERABLE LEAF DETAIL
A221A A221A SCALE: 1 1/2" = 1'-0"

2 DUMPSTER ENCLOSURE POST DETAIL
A221A A221A SCALE: 1 1/2" = 1'-0"

6
A221A



1 DUMPSTER ENCLOSURE ELEVATION
A221A A221A SCALE: 1" = 1'-0"

liollio architecture

1640 Meeting Street Road
Suite 202
Charleston, SC 29405

P 843.762.2222

△	Revision Date	Description

LOWCOUNTRY LAND TRUST

ANGEL OAK PRESERVE

3688 ANGEL OAK ROAD
JOHNS ISLAND, SOUTH CAROLINA 29455

Project Number:	23400
Checked By:	SG
Drawn By:	MM / NS
Date:	07/17/2025
Scale:	As indicated

A221A
DUMPSTER ENCLOSURE

0' 3" 6" 1' 2'
0' 1' 2' 4' 8'

North

SCALE: As indicated

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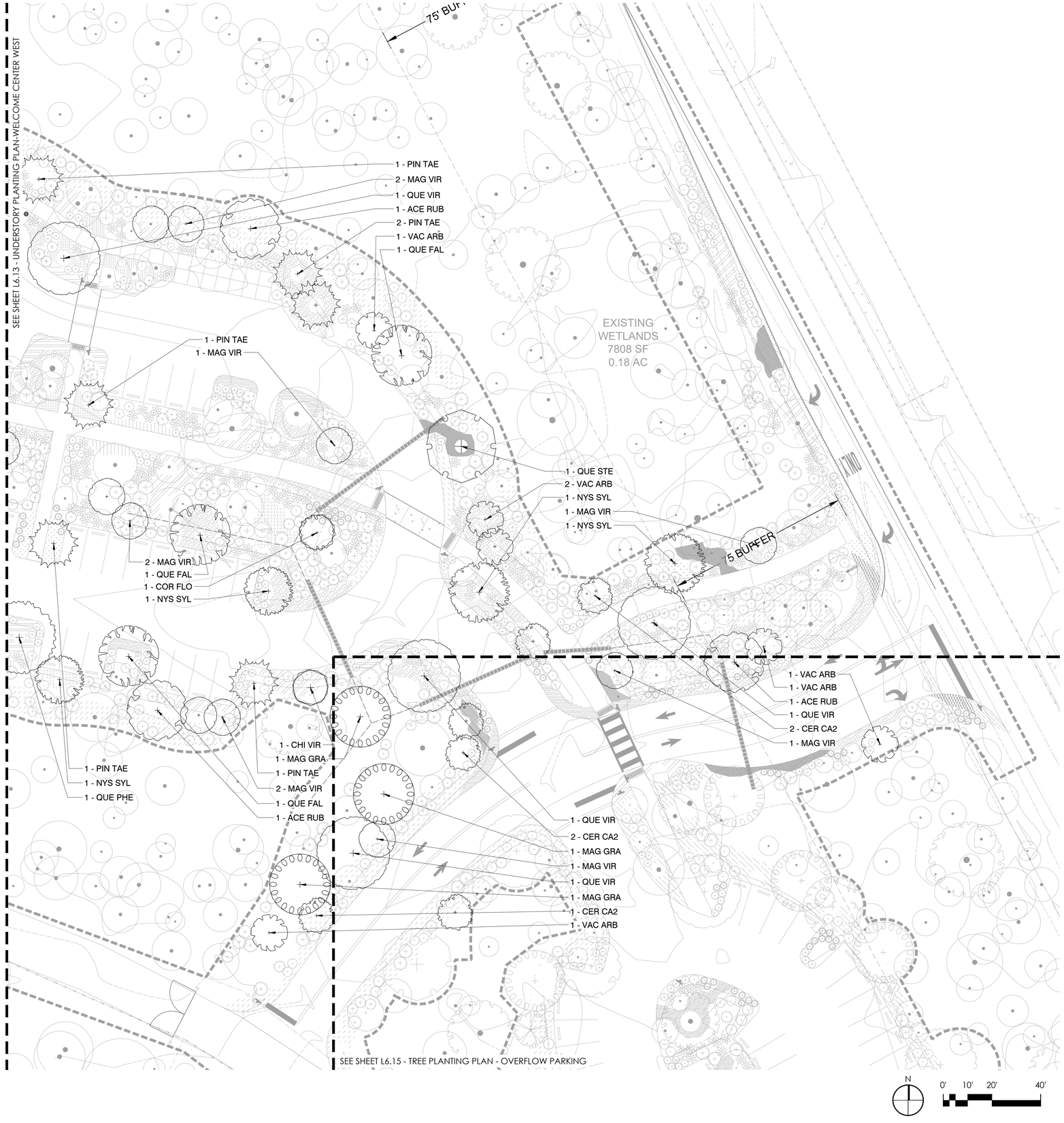
PLANT SCHEDULE WELCOME CENTER EAST - TREES

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
ACE RUB	Acer rubrum / Red Maple	2" Cal.	3
CER CA2	Cercis canadensis / Eastern Redbud Multi-trunk	10` Ht.	5
CHI VIR	Chionanthus virginicus 'Grancy Greybeard' / Fringetree	10` Ht.	1
COR FLO	Cornus florida / Flowering Dogwood	8` Ht.	1
MAG GRA	Magnolia grandiflora / Southern Magnolia	10` Ht.	3
MAG VIR	Magnolia virginiana / Sweetbay Magnolia (Multi-Stem)	10` Ht.	10
NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	4
PIN TAE	Pinus taeda / Loblolly Pine	12` Ht.	5
QUE FAL	Quercus falcata / Southern Red Oak	2" Cal.	3
QUE PHE	Quercus phellos / Willow Oak	2" Cal.	1
QUE STE	Quercus stellata / Post Oak	2" Cal.	1
QUE VIR	Quercus virginiana / Southern Live Oak	2" Cal.	3
VAC ARB	Vaccinium arboreum / Farkleberry	30 gal.	6



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NO.	Date	Issues/Revisions
1	4/29/24	Pre-App TRC Submittal
2	8/30/24	1st TRC Submittal
3	3/21/25	DRB Conceptual Review
4	4/07/25	2nd TRC Submittal
5	7/14/25	Pricing Set

STAMP

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NOT FOR CONSTRUCTION

PROJECT NAME

Angel Oak Preserve

Johns Island,
South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

Tree Planting Plan-Welcome Center East

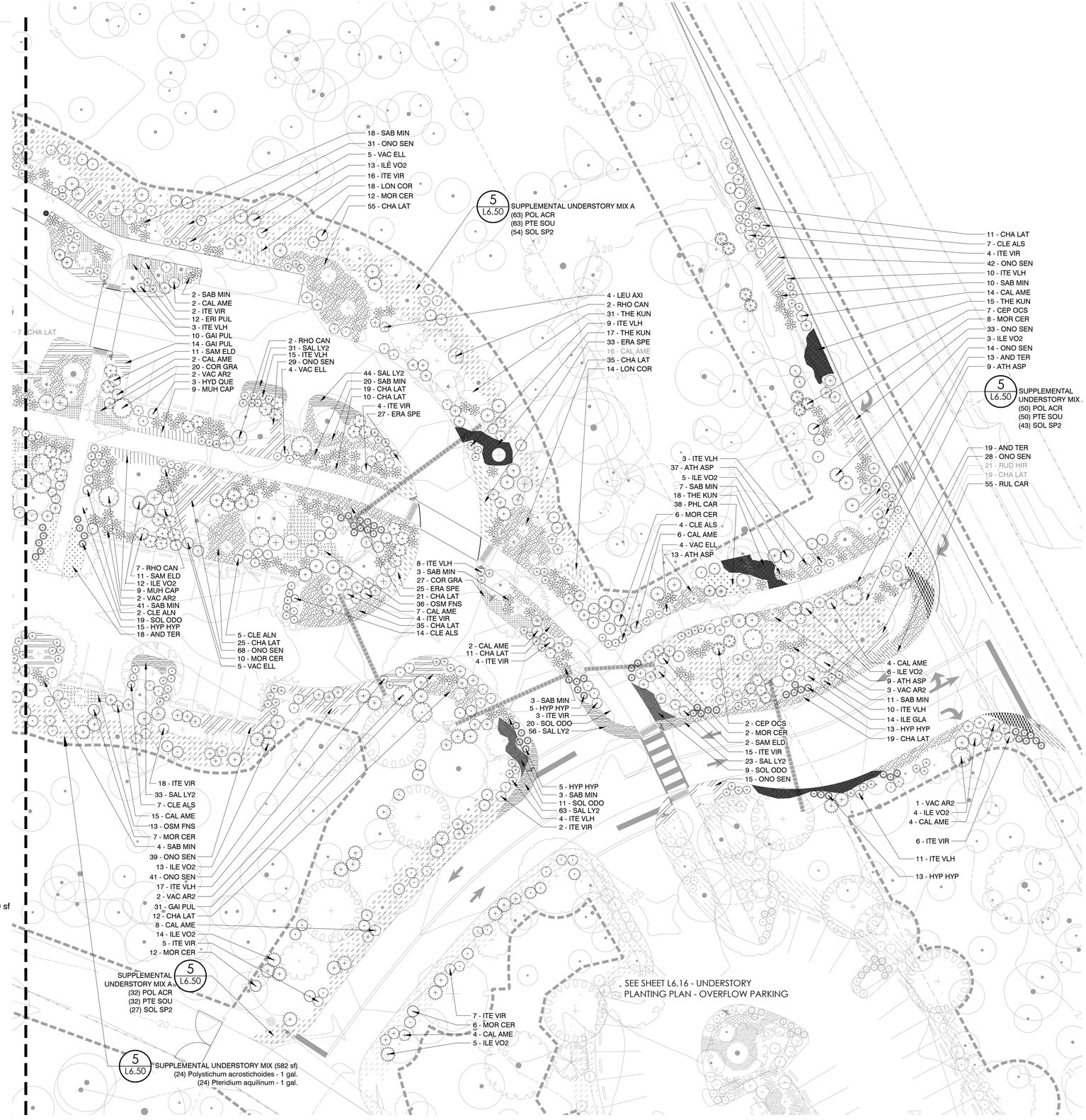
DATE: JULY 14, 2025
SCALE: 1" = 20'-0"

DRAWING NUMBER

L6.12

PLANT SCHEDULE WC EAST - UNDERSTORY

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	
SHRUBS				
	CAL AME	Callicarpa americana / American Beautyberry	3 gal.	
	CEP OCS	Cephalanthus occidentalis 'Sugar Shack' / Buttonbush	7 gal.	
	CLE ALN	Clethra alnifolia / Summersweet	3 gal.	
	CLE ALS	Clethra alnifolia 'Sixteen Candles' / Sixteen Candles Summersweet	3 gal.	
	HYD QUE	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal.	
	HYP HYP	Hypericum hypericoides / St. Andrew's Cross	3 gal.	
	ILE GLA	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 gal.	
	ITE VIR	Itea virginica 'Henry's Garnet' / Virginia Sweetspire	3 gal.	
	ITE VLH	Itea virginica 'Little Henry' / Little Henry Sweetspire	3 gal.	
	LEU AXI	Leucothoe axillaris / Coastal Leucothoe	3 gal.	
	SAB MIN	Sabal minor / Dwarf Palmetto	7 gal.	
	SAM ELD	Sambucus canadensis / American Elderberry	7 gal.	24
	VAC ELL	Vaccinium elliottii / Highbush Blueberry	3 gal.	18
LARGE SHRUBS				
	ILE VO2	Ilex vomitoria / Yaupon Holly	7 gal.	71
	MOR CER	Morella cerifera / Wax Myrtle	7 gal.	57
	RHO CAN	Rhododendron canescens / Wild Azalea	7 gal.	11
	VAC AR2	Vaccinium arboreum / Farkleberry	15 gal.	10
GROUND COVERS				
	AND TER	Andropogon ternarius / Splitbeard Bluestem	1 gal.	50
	ATH ASP	Athyrium asplenioides / Southern Lady Fern	1 gal.	68
	CHA LAT	Chasmanthium latifolium / Northern Sea Oats	1 gal.	288
	COR GRA	Coreopsis grandiflora / Tickseed	4" Pots	47
	ERA SPE	Eragrostis spectabilis / Purple Lovegrass	1 gal.	85
	ERI PUL	Erigeron pulchellus / Robin's Plantain	1 gal.	12
	GAI PUL	Gaillardia pulchella / Blanket Flower	1 gal.	55
	LON COR	Lonicera sempervirens / Trumpet Honeysuckle	1 gal.	32
	MUH CAP	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	18
	ONO SEN	Onoclea sensibilis / Sensitive Fern	1 gal.	325
	OSM FNS	Osmunda spectabilis / American Royal Fern	1 gal.	49
	PHL CAR	Phlox carolina 'Kim' / Kim Thickleaf Phlox	1 gal.	38
	RUD HIR	Rudbeckia hirta / Black-eyed Susan	1 gal.	39
	RUL CAR	Ruellia caroliniensis / Carolina Wild Petunia	4" Pots	88
	SAL LY2	Salvia lyrata / Lyreleaf Sage	1 gal.	250
	SOL ODO	Solidago odora / Sweet goldenrod	1 gal.	59
	THE KUN	Thelypteris kunthii / Southern Shield Fern	1 gal.	98
		SUPPLEMENTAL UNDERSTORY MIX A		4,139 sf
	POL ACR	Polystichum acrostichoides / Christmas Fern	1 gal.	169
	PTE SOU	Pteridium aquilinum var. pseudocaudatum / Southern Bracken Fern	1 gal.	169
	SOL SP2	Solidago speciosa / Showy Goldenrod	1 gal.	144



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5	7/14/25	Pricing Set

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Johns Island,
South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

Understory Planting Plan-Welcome Center East

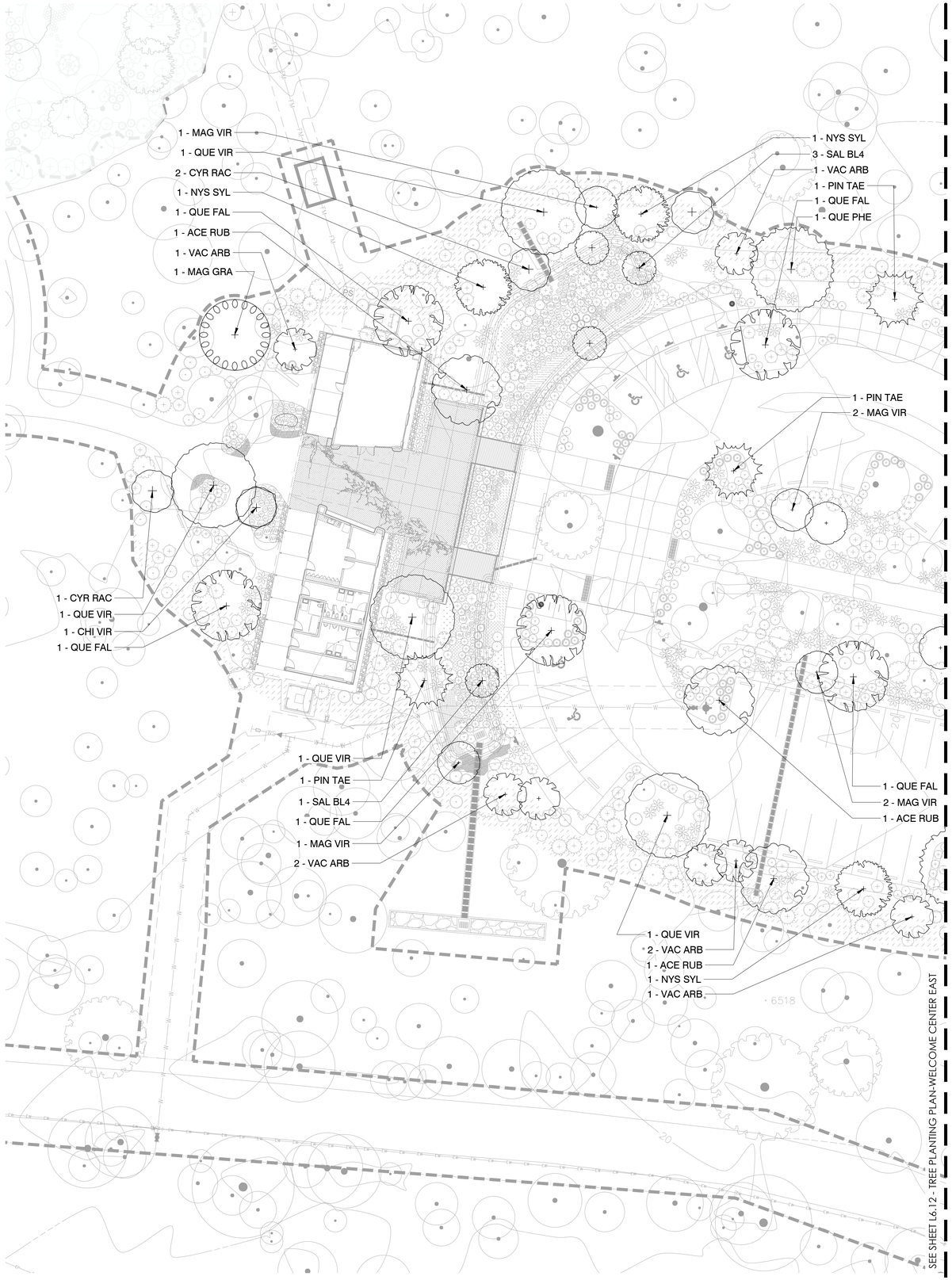
DATE: JULY 14, 2025
SCALE: AS SHOWN

DRAWING NUMBER

L6.14

PLANT SCHEDULE WELCOME CENTER WEST - TREES

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
ACE RUB	Acer rubrum / Red Maple	2" Cal.	3
CHI VIR	Chionanthus virginicus 'Grancy Greybeard' / Fringetree	10` Ht.	1
CYR RAC	Cyrilla racemiflora / Swamp Titi	10` Ht.	3
MAG GRA	Magnolia grandiflora / Southern Magnolia	10` Ht.	1
MAG VIR	Magnolia virginiana / Sweetbay Magnolia (Multi-Stem)	10` Ht.	6
NYS SYL	Nyssa sylvatica / Tupelo	2" Cal.	3
PIN TAE	Pinus taeda / Loblolly Pine	12` Ht.	4
QUE FAL	Quercus falcata / Southern Red Oak	2" Cal.	5
QUE PHE	Quercus phellos / Willow Oak	2" Cal.	1
QUE VIR	Quercus virginiana / Southern Live Oak	2" Cal.	5
SAL BL4	Salix nigra / Black Willow	10` Ht.	4
VAC ARB	Vaccinium arboreum / Farkleberry	30 gal.	7



N

0' 10' 20' 40'

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Johns Island, South Carolina

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DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

Tree Planting Plan - Welcome Center West

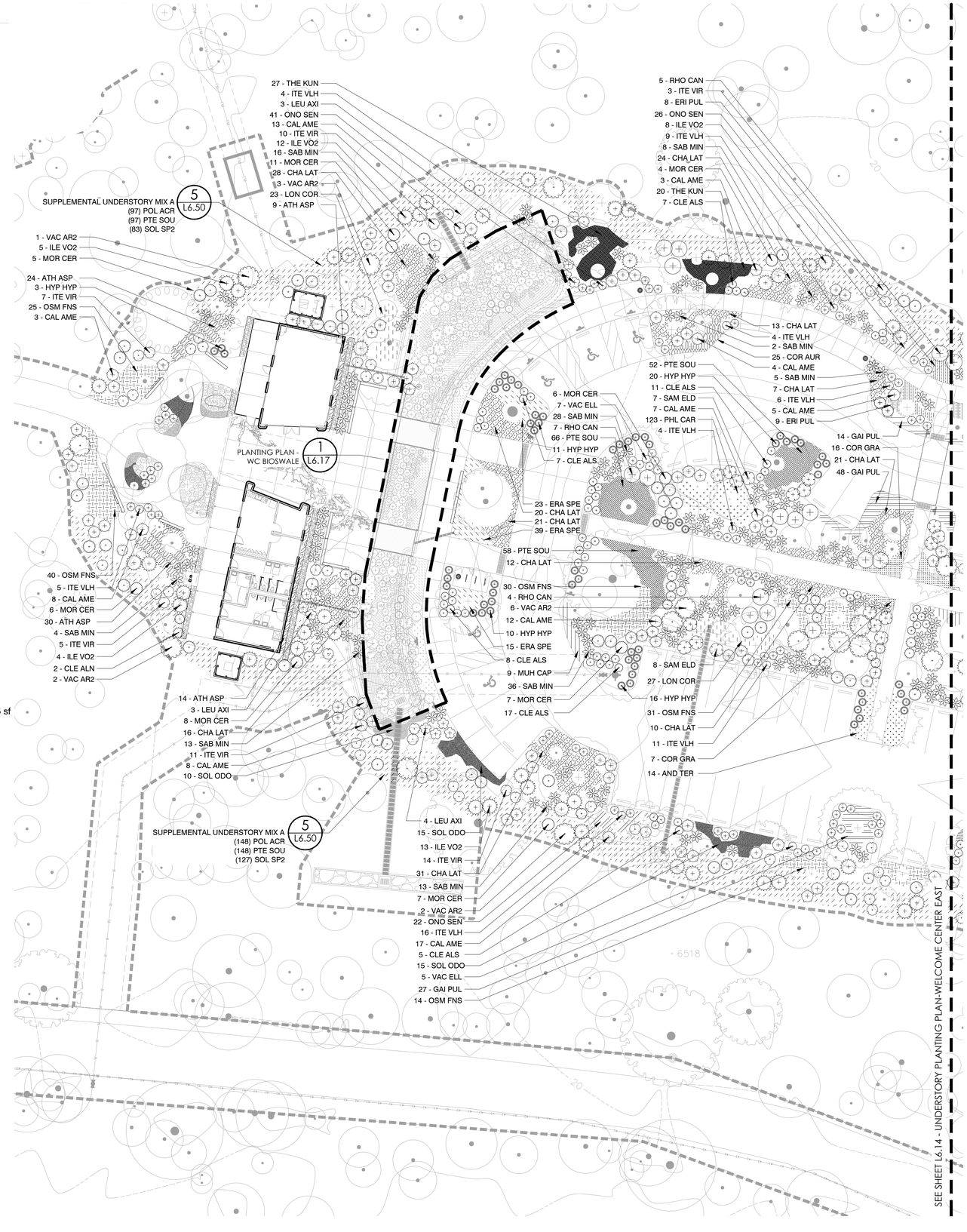
DATE: JULY 14, 2025
SCALE: 1" = 20'-0"

DRAWING NUMBER

L6.11

PLANT SCHEDULE WC WEST - UNDERSTORY

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	CAL AME	Callicarpa americana / American Beautyberry	3 gal.	83
	CLE ALN	Clethra alnifolia / Summersweet	3 gal.	15
	CLE ALS	Clethra alnifolia 'Sixteen Candles' / Sixteen Candles Summersweet	3 gal.	55
	HYP HYP	Hypericum hypericoides / St. Andrew's Cross	3 gal.	60
	ITE VIR	Itea virginica 'Henry's Garnet' / Virginia Sweetspire	3 gal.	50
	ITE VLH	Itea virginica 'Little Henry' / Little Henry Sweetspire	3 gal.	59
	LEU AXI	Leucothoe axillaris / Coastal Leucothoe	3 gal.	10
	SAB MIN	Sabal minor / Dwarf Palmetto	7 gal.	129
	SAM ELD	Sambucus canadensis / American Elderberry	7 gal.	15
	VAC ELL	Vaccinium elliottii / Highbush Blueberry	3 gal.	12
LARGE SHRUBS				
	ILE VO2	Ilex vomitoria / Yaupon Holly	7 gal.	46
	MOR CER	Morella cerifera / Wax Myrtle	7 gal.	54
	RHO CAN	Rhododendron canescens / Wild Azalea	7 gal.	16
	VAC AR2	Vaccinium arboreum / Farkleberry	15 gal.	14
GROUND COVERS				
	AND TER	Andropogon ternarius / Splitbeard Bluestem	1 gal.	14
	ATH ASP	Athyrium asplenioides / Southern Lady Fern	1 gal.	77
	CHA LAT	Chasmanthium latifolium / Northern Sea Oats	1 gal.	210
	COR AUR	Coreopsis auriculata 'Nana' / Dwarf Lobed Tickseed	1 gal.	25
	COR GRA	Coreopsis grandiflora / Tickseed	4" Pots	23
	ERA SPE	Eragrostis spectabilis / Purple Lovegrass	1 gal.	77
	ERI PUL	Erigeron pulchellus / Robin's Plantain	1 gal.	17
	GAI PUL	Gaillardia pulchella / Blanket Flower	1 gal.	89
	LON COR	Lonicera sempervirens / Trumpet Honeysuckle	1 gal.	50
	MUH CAP	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	9
	ONO SEN	Onoclea sensibilis / Sensitive Fern	1 gal.	89
	OSM FNS	Osmunda spectabilis / American Royal Fern	1 gal.	140
	PHL CAR	Phlox carolina 'Kim' / Kim Thickleaf Phlox	1 gal.	123
	PTE SOU	Pteridium aquilinum var. pseudocaudatum / Southern Bracken Fern	1 gal.	176
	SOL ODO	Solidago odora / Sweet goldenrod	1 gal.	40
	THE KUN	Thelypteris kunthii / Southern Shield Fern	1 gal.	47
		SUPPLEMENTAL UNDERSTORY MIX A		6,075 sf
	POL ACR	Polystichum acrostichoides / Christmas Fern	1 gal.	245
	PTE SOU	Pteridium aquilinum var. pseudocaudatum / Southern Bracken Fern	1 gal.	245
	SOL SP2	Solidago speciosa / Showy Goldenrod	1 gal.	210



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Johns Island,
South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

Understory Planting Plan-Welcome Center West

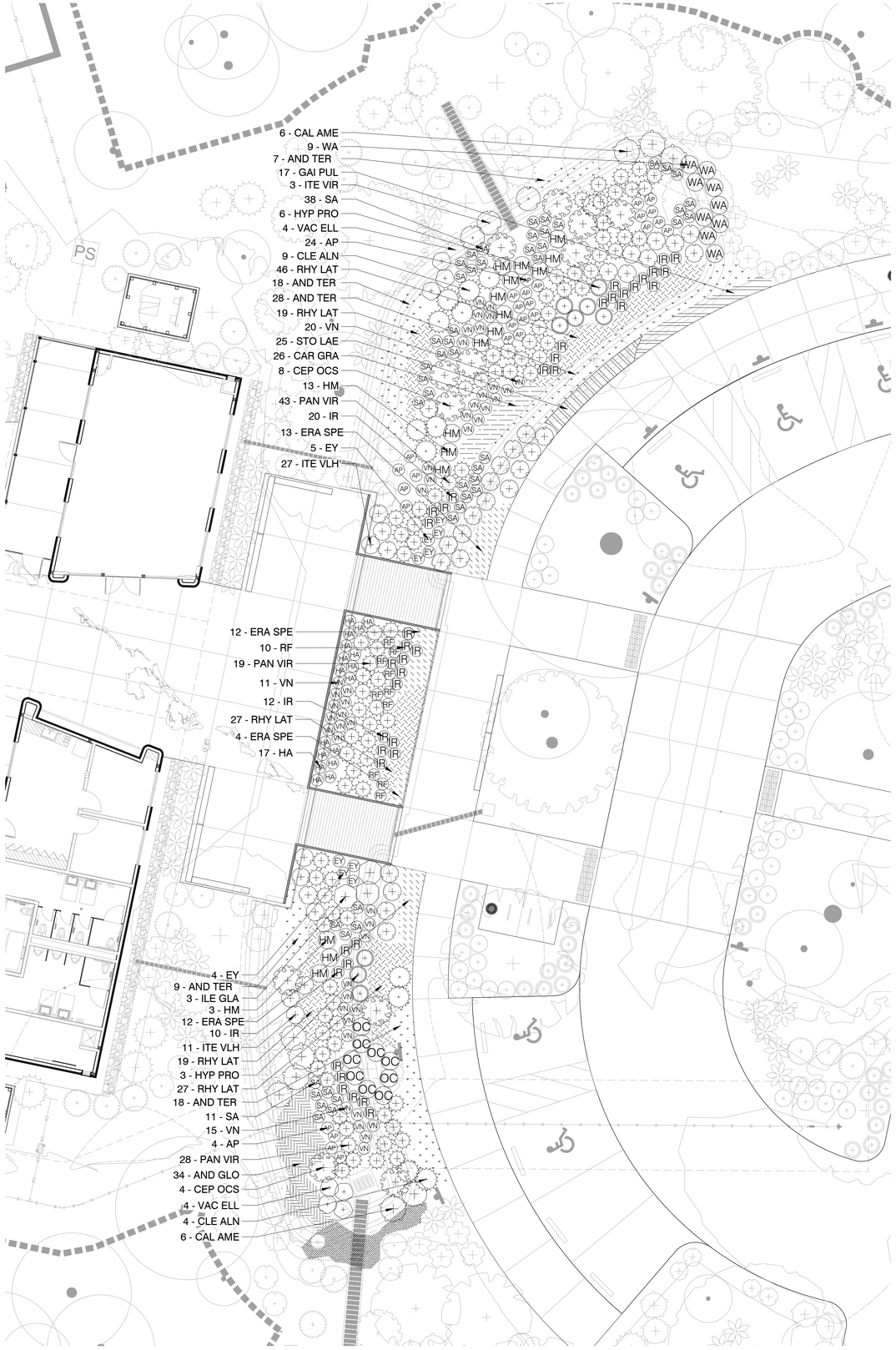
DATE: JULY 14, 2025
SCALE: 1" = 20'-0"

DRAWING NUMBER

L6.13

PLANT SCHEDULE BIOSWALE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	CAL AME	Callicarpa americana / American Beautyberry	3 gal.	9
	CEP OCS	Cephalanthus occidentalis 'Sugar Shack' / Buttonbush	7 gal.	12
	CLE ALN	Clethra alnifolia / Summersweet	3 gal.	13
	HYP PRO	Hypericum prolificum / Shrubby St. John's Wort	3 gal.	9
	ILE GLA	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 gal.	3
	ITE VIR	Itea virginica 'Henry's Garnet' / Virginia Sweetspire	3 gal.	3
	ITE VLH	Itea virginica 'Little Henry' / Little Henry Sweetspire	3 gal.	38
	PAN VIR	Panicum virgatum 'Shenandoah' / Switch Grass	3 gal.	90
	VAC ELL	Vaccinium elliottii / Highbush Blueberry	3 gal.	8
PERENNIALS				
AP	AP	Asclepias perennis / Swamp Milkweed	1 gal.	28
EY	EY	Eryngium yuccifolium / Rattlesnake Master	1 gal.	9
HA	HA	Helianthus angustifolius 'Gold Lace' / Gold Lace Sunflower	1 gal.	17
HM	HM	Hibiscus moscheutos / Rose Mallow	1 gal.	16
IR	IR	Iris virginica / Blue Flag Iris	1 gal.	42
OC	OC	Osmunda cinnamomea / Cinnamon Fern	1 gal.	9
RF	RF	Rudbeckia fulgida fulgida / Orange Coneflower	1 gal.	10
SA	SA	Silphium asteriscus / Starry Rosinweed	1 gal.	49
VN	VN	Vernonia noveboracensis / Comon Ironweed	1 gal.	46
WA	WA	Woodwardia areolata / Chain Fern	1 gal.	9
GROUND COVERS				
	AND GLO	Andropogon glomeratus / Bushy Bluestem	1 gal.	34
	AND TER	Andropogon ternarius / Splitbeard Bluestem	1 gal.	80
	CAR GRA	Carex grayi / Gray's Sedge	1 gal.	26
	ERA SPE	Eragrostis spectabilis / Purple Lovegrass	1 gal.	41
	GAI PUL	Gaillardia pulchella / Blanket Flower	1 gal.	17
	RHY LAT	Rhynchospora latifolia / White Top Star Sedge	4" Pots	138
	STO LAE	Stokesia laevis / Stokes' Aster	1 gal.	25



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PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

PLANTING PLAN - WC ENTRANCE BIOSWALE

DATE: JULY 14, 2025
SCALE: 1" = 10'-0"

DRAWING NUMBER

L6.17

PLANT SCHEDULE INT. BIOSWALES

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	ITE VLH	Itea virginica 'Little Henry' / Little Henry Sweetspire	3 gal.	9
PERENNIALS				
AP	AP	Asclepias perennis / Swamp Milkweed	1 gal.	15
OS	OS	Onoclea sensibilis / Sensitive Fern	1 gal.	18
PV	PV	Physostegia virginiana praemorsa / Obedient Plant	4"	18
WA	WA	Woodwardia areolata / Chain Fern	1 gal.	15
GROUND COVERS				
	CAR LIN	Carex leavenworthii / Leavenworth's Sedge	1 gal.	76
	SOL ODO	Solidago odora / Sweet goldenrod	1 gal.	11

N

0' 5' 10' 20'

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Johns Island,
South Carolina

Pricing Set

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DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

DRAWING TITLE

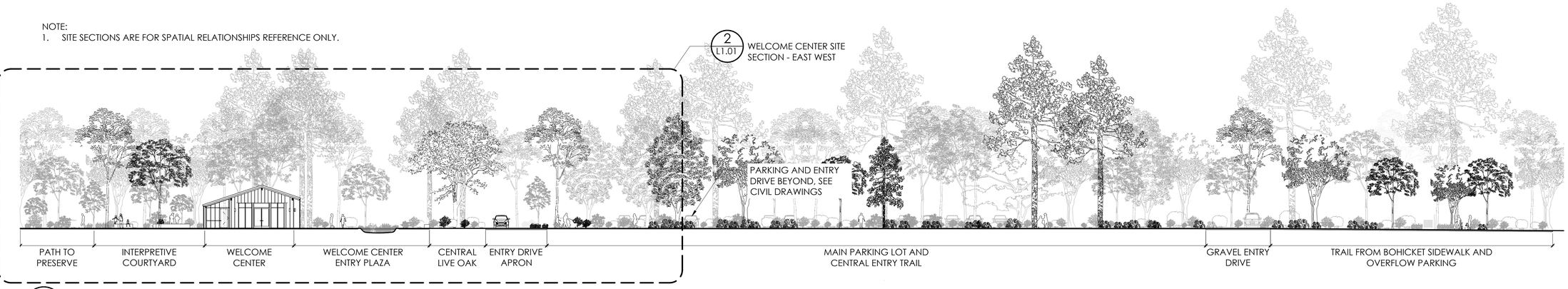
PLANTING PLAN - INT. COURTYARD BIOSWALES

DATE: JULY 14, 2025
SCALE: 1" = 10'-0"

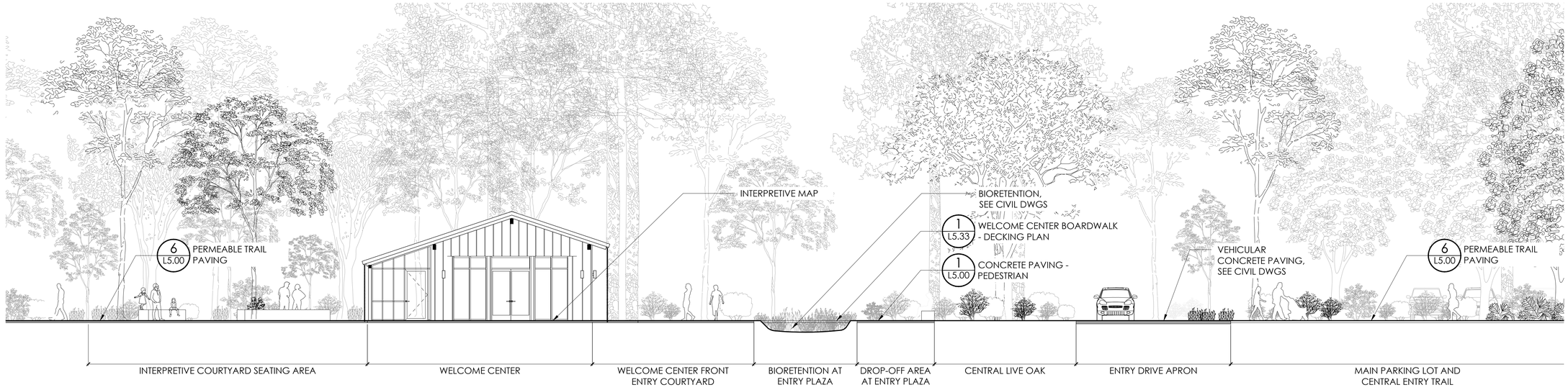
DRAWING NUMBER

L6.18

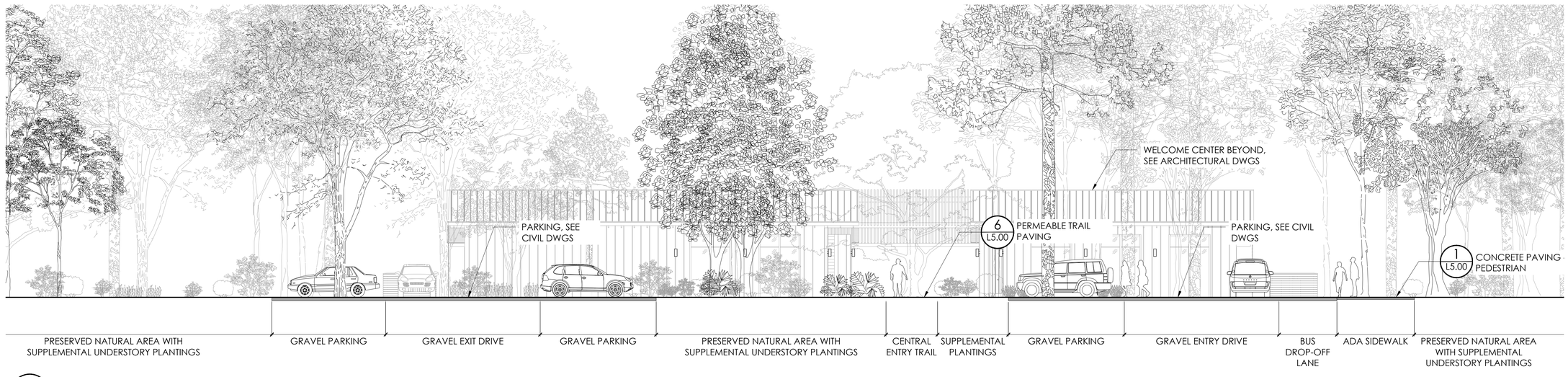
NOTE:
1. SITE SECTIONS ARE FOR SPATIAL RELATIONSHIPS REFERENCE ONLY.



1 L4.00 SITE SECTION - PARKING LOT
SCALE: 1" = 20'-0"



2 L4.00 WELCOME CENTER SITE SECTION - EAST_WEST
SCALE: 1/8" = 1'-0"



3 L4.00 WELCOME CENTER SITE SECTION - NORTH_SOUTH
SCALE: 1/8" = 1'-0"

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DRAWING TITLE

Site Sections - Welcome Center

DATE: JULY 14, 2025
SCALE: AS SHOWN

DRAWING NUMBER

L4.00

HYDREL

4750LCR STATIC WHITE

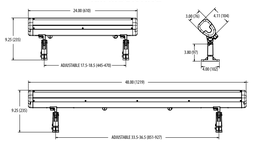
Linear Continuous Run

Specifications

Weight:	4' 17.5lbs
	2' 12.5lbs

DIMENSIONS

KM MOUNTING



HIGHLIGHTS

- The 4750L delivers industry leading durability, performance and lumen output
- Superior water resistance IP67 with Hydrel "Flow-Thru" technology, water flows around the independently sealed integral driver module and sealed LED module
- Aiming integrity with a fully adjustable and rugged knuckle design using Taper-Lock technology, 7 knuckle mount options available to meet various height and aiming requirements
- Long life in the most demanding environments with low copper content housing materials, stainless steel fasteners, and durable powder coat finish options for Coastal Regions and Natatoriums
- 3G vibration rated per ANCI C136.31

5 YEAR warranty

IP67

BAA

BABA

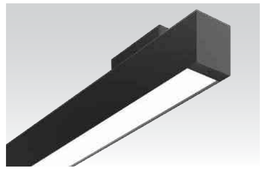
PERFORMANCE SUMMARY

	VNSP	NSP	MFL	WFL	WWD
Delivered Lumens	6491	6646	7200	7286	6592
Watts	64	64	64	64	64
LPW	102	104	113	114	103
Peak Candela	7650	5961	4242	2683	3998

Note: Information based on 4000K @ 2000LMF on 4FT fixture

BOHICKET ROAD SIGNAGE LIGHT FIXTURE (NOT ON PHOTOMETRIC)

Extend 2 | Surface mount



Project _____

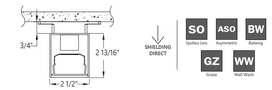
Type _____

Notes _____

PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.



SHIELDING DIRECT

SO Spotlite Lens

ASO Asymmetric

BW Batwing

GZ Graze

WW Wall Wash

LENGTH (FT)	FINISH	VOLTAGE	DRIVER	CIRCUITS
2 2'	**AP** aluminum paint	**120** 120 V	**DP** dimming (0-10V) 1% temp. range -22°F - +104°F (-30°C - +40°C)	**1** 1 circuit
3 3'	**W** white	**277** 277 V	**DPX** dimming (0-10V) 1%, extended temp. range -40°F - +122°F (-40°C - +50°C)	**2** 2 circuits
4 4'	**BLK** black	**347** 347 V*	**LT(#)** Lutron®	**+E(#)** emergency circuit*
5 5'	**C** custom	**UNV** universal	**BI** bi-level dimming	**+NL(#)** night light circuit*
6 6'			**O(#)** other*	**+GTD(#)** generator transfer device* **
7 7'				
8 8'				
12 12'				
S(L) System Run				
Lengths are nominal. Exact lengths can be specified, please consult factory.		*Remote surge protection device only	Integral drivers standard, remote drivers available for environments outside of driver operating temperature range or where fixture access may be limited. See page 2 for more details. * Please consult factory; see page 2.	*Specify quantity. Minimum 3ft fixture length. **120V and 277V only. Please specify.

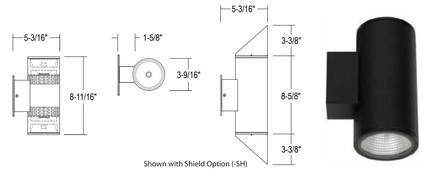
FIXTURE B (PORCH LIGHTS)

TYPE _____ PROJECT _____

CATALOG# _____

WD2340 : 4" ROUND 2-DIRECTION

WALL MOUNT (IP65) 2 X 1000LM-1500LM (20W-30W)



Shown with Shield Option (-SH)

US Assembled · Emergency Backup · Wet · IK08 · Uplight · Downlight · Outdoor · IP65 · Tamper Resistant · Cold Weather · Quickship · Intertek · RGB+W Option · 120V · 277V

- Uniform, Low Glare Illumination
- Singular COB light source
- New Integral Emergency Option
- 13' Mtg. Ht., 22' O.C. Spacing (1000 lumen package)
- 25' Mtg. Ht., 22' O.C. Spacing (1500 lumen package)
- 5-Year Limited Warranty
- Photocell Available
- Available with Type IV/Forward Throw Optics
- IK08 Rated

ORDERING : WD2340B-BU10-BD10UE-DUN-T27-LVR

Click for Full Specification Details

WD2340

Fixture	Finish	Lumen	Optics	Control	LED	Emergency Options	Options

Finish

White	(RAL 9003)	**W**
Silver	(RAL 7037)	**S**
Bronze	(RAL 8019)	**BZ**
Black	(RAL 9005)	**B**
Light Silver	(RAL 7036)	**LS**[1]
Dark Grey	(RAL 7015)	**DG**[1]
Metallic Gold	(RAL 1001)	**MG**[1]
Metallic Black	(RAL 7021)	**MB**[1]

Optics

⊕ *Beam Up*		⊕ *Beam Down*	
Standard Beams		*Standard Beams*	
Wide Flood	**Blank**	Wide Flood	**Blank**
Narrow Spot	**-BU10**	Narrow Spot	**-BD10**
Spot	**-BU20**	Spot	**-BD20**
Flood	**-BU45**	Flood	**-BD45**

Control[1]

Non-Dimming (120V)	**Blank**
ELV and Triac Dimming (120V)	**-DIN**
0-10V Dimming (120V/277V)	**UE-D10**
UniDim™ 0-10V, ELV, Triac Dimming (120V/277V)	**UE-DUN**
0-10V 1% Dimming (120V/277V)	**UE-D10P1**
Casambi Wireless Dimming	**-DCSM**[9]
BubblyNet Wireless System	**-DBNT**[10]

Emergency Options

None	**Blank**
Remote	**-EMAC**
BackPack (Side Mount)	**-EMB-SD**[4]
BackPack (Face Mount)	**-EMB-FC**[4]
BackPack (Empty, Side Mount)	**-EMB-BLANK-SD**[3]
BackPack	**-EMB-BLANK-FC**[3]

FIXTURE C (EXTERIOR WALL SCONCES)

UVK-90002

Vekter 5 Single Head Streetlight

54w LED
6879 Lumens

Weight 16.7 lbs

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

EPA - 1.81

POLE NOT INCLUDED

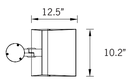
FINISH COLOR

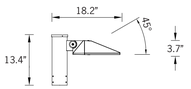
- 01 - BLACK RAL 9011
- 02 - DARK GREY RAL 7043
- 03 - WHITE RAL 9003
- 04 - METALLIC SILVER RAL 9006
- 05 - MATTE SILVER RAL 9006
- 06 - LIGMAN BRONZE
- 07 - CUSTOM RAL

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES





Tenon Detail

FIXTURES P1-P4 (PARKING LOT LIGHTING)

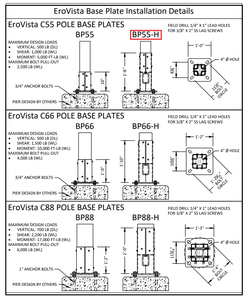
EroVista
Wooden Light Standards

EroVista Commercial Series Specification Logic

Product	Section Size	Length	Texture	Fabrication	Stain Option	Top Cap	Base Plate & AC Skirt	Paper Wrap
C	**55**	**16**	**S**	**E**	**X**	**MC55.2**	**BP55**	**J**
C = Alaskan Yellow Cedar **SYP** = Southern Yellow Pine	**55** = 5" x 5-1/2" **66** = 6-3/4" x 6-3/4" **88** = 8-1/2" x 8-1/4"	Overall Length	**S** = Smooth[1] **R** = Rough	**E** = 1/8" Chamfered edges[1] **H** = 1/2" Radiused edges **C** = 1" Chamfered edges **P** = 1" Partial/tapered chamfered edges	**X** = No stain[1] **SW____**[4]	**PC55**[2] **PC66**[2] **PC88**[2] **MC55.2** or .3[3] MC66.2 or .3[3] MC88.2 or .3[3]	N = None BP55[5] BP66[5] BP88[5] **BP55-H** BP66-H[5] BP88-H[5]	J = Job lot[1] I = Individual

[1] Standard price. Additional pricing applies to other options.
[2] Metal protective cap
[3] Metal tenon top mounts – indicate a .2 for a 2-3/8" tenon or .3 for a 3" tenon
[4] SW____ indicates Sherwin-Williams® SuperDeck® semi-transparent stain color
[5] AC skirts are included with base plates to conceal anchor bolts
The above commercial light standard specification indicates C-55-16-S-E-X-MC55.2-BP55-J
Alaskan Yellow Cedar - 5"x5-1/2"x16'-smooth texture - eased edges - no stain – 2-3/8" tenon cap – individually paper wrapped)

EroVista Base Plate Installation Details



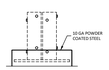
EroVista Base Plate Skirts

AC55 - 5" x 5-1/2" BASE PLATE SKIRT

AC66 - 6-3/4" x 6-3/4" BASE PLATE SKIRT

AC88 - 8-1/2" x 8-1/4" BASE PLATE SKIRT

AC skirt placed over BP base plate prior to inserting pole



MOUNTING POLES FOR P1-P4 (PARKING LOT LIGHTING) AND OL1 (BOLLARDS)

VERTICAL BRICK STAR LED (CORE DRILL)

STANDARD FINISHES

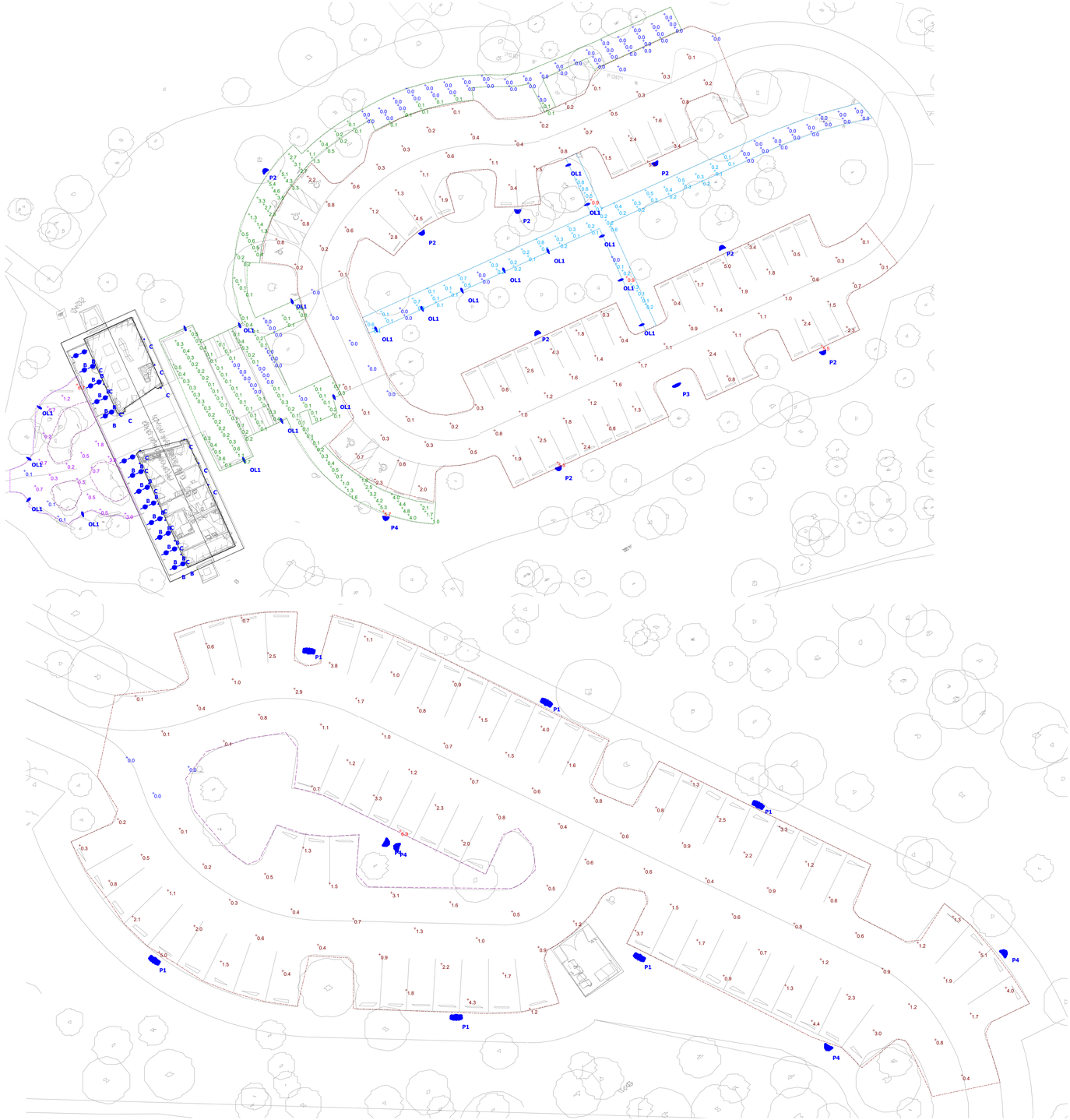
- Satin Black (BLP)
- Satin Bronze (BZP)
- Satin White (WHP)
- Satin Aluminum (SAP)
- Black Wrinkle (BLW)
- Bronze Wrinkle (BZW)
- White Wrinkle (WHW)
- Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

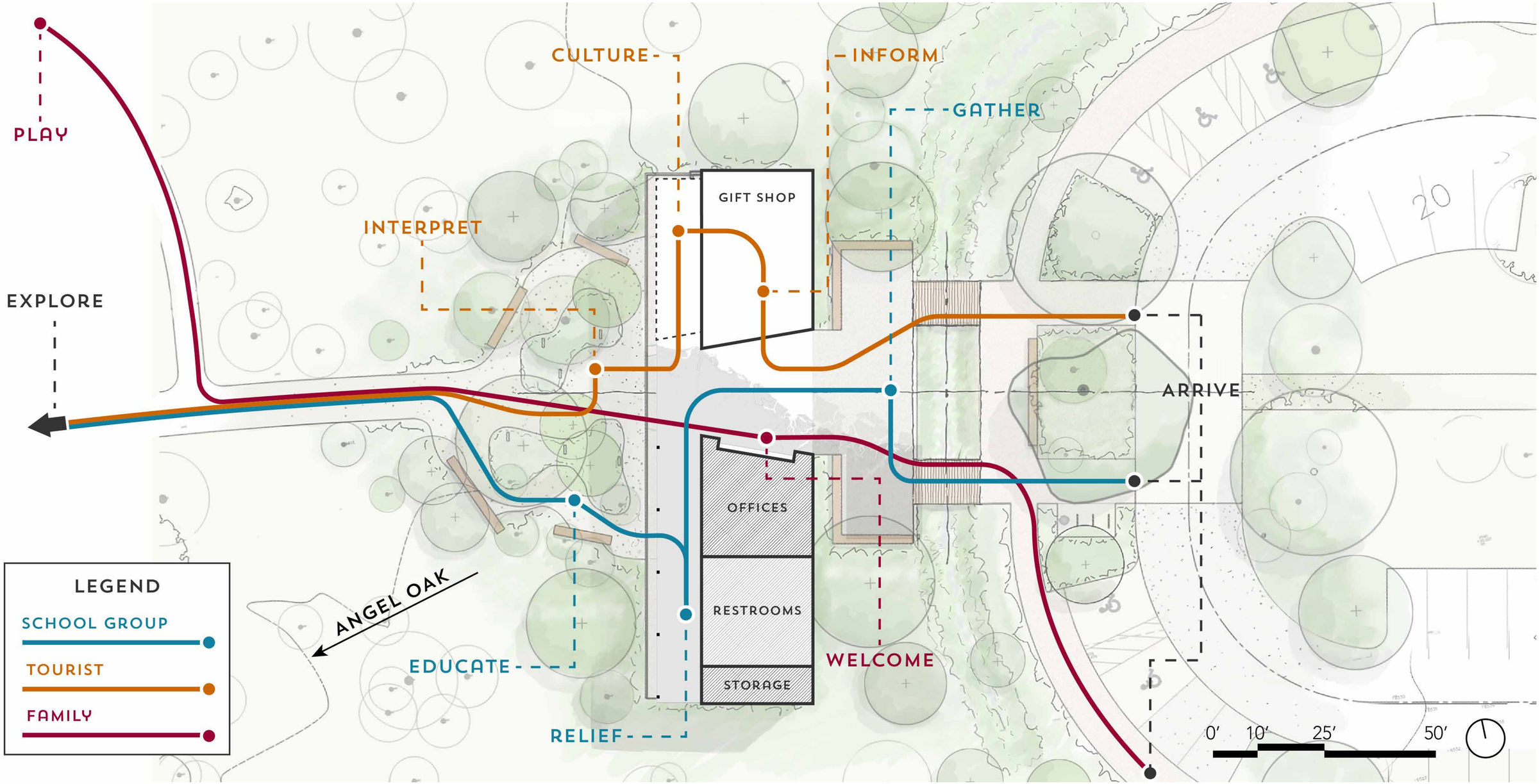
FIXTURE OL1 (BOLLARDS)

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
	C	17	Liton Lighting Inc	WD2340B-L15-BD20-BU20UE-DUN	4" ROUND 2-DIRECTION WALL MOUNT (IP64) - 2 X 1500LM	2524	37.1
	B	26	AXIS LIGHTING INC	EX2S-300-80-35-SO-4	Extend 2 Surface with Spotless lens	1194	11.6
	OL1	20	B-K LIGHTING, INC. REVISED: 02/04/10	BQ-LED-e23-20-DEGREES; SQ-LED-e23-20-DEGREES; VB-LED-e23-20-DEGREES	CAST METAL WALL MOUNTING HOUSING, ONE ADJUSTABLE OPTICAL ASSEMBLY CONSISTING OF: MACHINED DIFFUSE METAL HEAT SINK, ONE CIRCUIT BOARD WITH 3 LEDS, ONE CLEAR CONICAL PLASTIC OPTIC PER LED WITH FROSTED SURFACE OPPOSITE LED, MOLDED BLACK PLASTIC OPTIC MOUNTING FRAME. FABRICATED DIFFUSE METAL LED MODULE MOUNTING BRACKETS, CAST BLACK PAINTED METAL OPTIC ASSEMBLY MOUNTING COLLAR, CLEAR FLAT LINEAR PRISMATIC GLASS LENS, CAST WHITE PAINTED METAL FACEPLATE, LENS PRISMS OUT AND VERTICAL.	33	8.1
	P3	1	LIGMAN	UVK-90002-ME-W27	Vekter 5 Street and area lighting luminaires	5970	51.8
	P1	6	LIGMAN	UVK-90002-T3-W27	Vekter 5 Street and area lighting luminaires	6007	51.8
	P4	5	LIGMAN	UVK-90002-T4-W27	Vekter 5 Street and area lighting luminaires	6006	51.7
	P2	8	LIGMAN	UVK-90002-T4-W30-HSS	Vekter 5 Street and area lighting luminaires	5137	52

Statistics		
Description	Symbol	Avg
Interior Sidewalk	+	0.2 fc
Overflow Parking	+	1.4 fc
Parking Lot	+	1.2 fc
Walking Path	+	1.2 fc
Front Sidewalk	+	0.6 fc



PARKING LOT
BIOSWALE
GATHERING SPACE
THRESHOLD
PORCH
INTERPRETIVE SIGNAGE
THE PRESERVE


PLAY
EXPLORE
CULTURE
INFORM
GATHER
INTERPRET
GIFT SHOP
ARRIVE
OFFICES
RESTROOMS
STORAGE
ANGEL OAK
EDUCATE
RELIEF
WELCOME
LEGEND
SCHOOL GROUP
TOURIST
FAMILY
0′
10′
25′
50′

Sandblasted Concrete
Coastal Sea Island Map

Black Locust - Unfinished
Bench Wall and Ceiling
Gift Shop Entrance Wall

Southern Yellow Pine - Stain
Tongue & Groove Deck
Glulam Beams
Screened Porch Framing
Flitch Columns

Perk-E-Pave
Rubber ADA Trail Paving

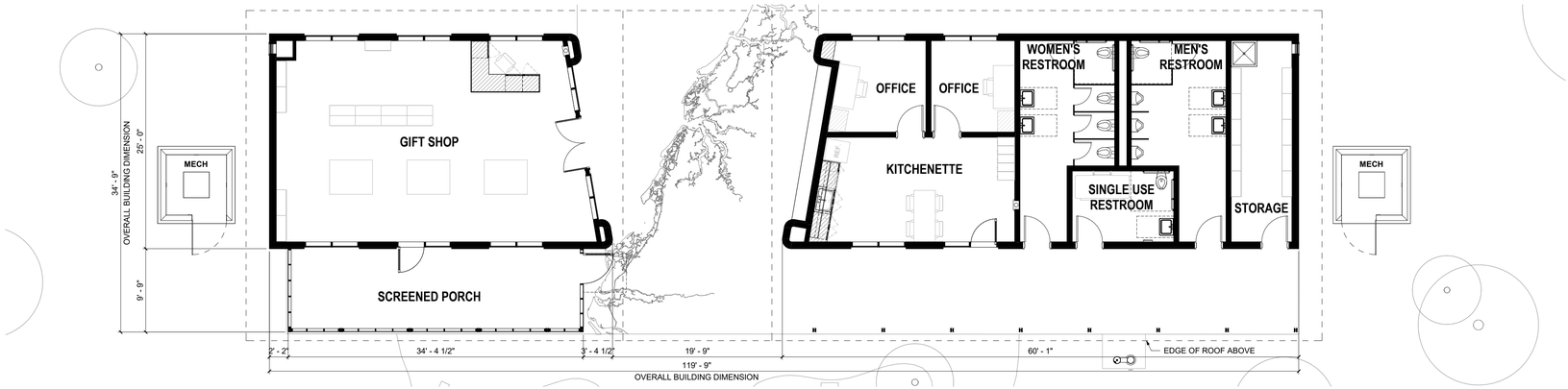
Galvalume Steel
5V Crimp Metal Roof

Charleston Green Paint
Board and Batten Siding
Mechanical Enclosures
Exterior Wood Trim
Dumpster Enclosure

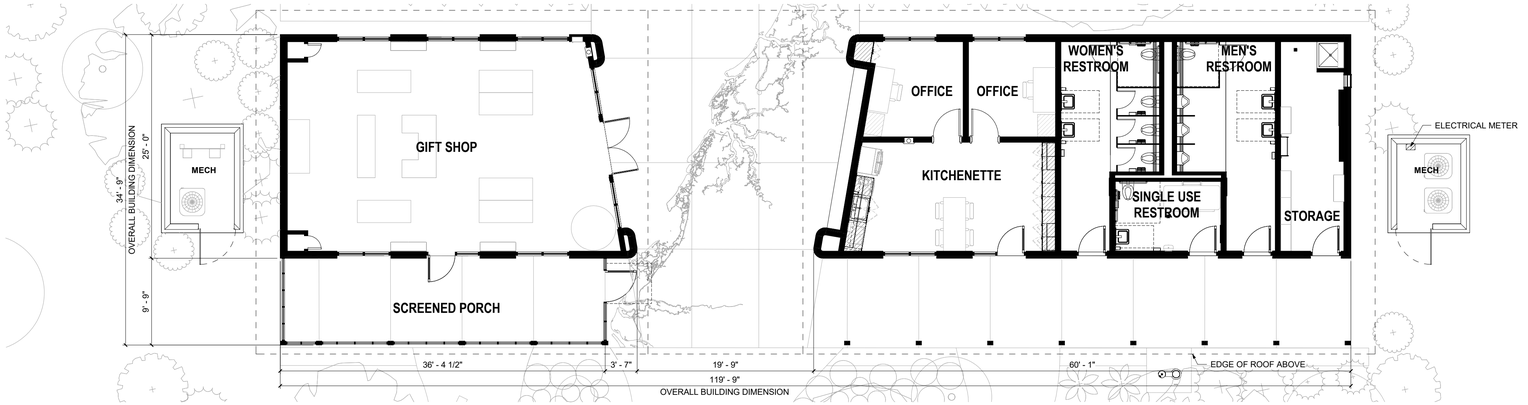
Annodized Aluminum
Aluminum Trellis
Storefront Assemblies

2" X 4" Bird Frit Glazing
Aluminum Trellis
Storefront Assemblies

Bronze Insect Screen
Screened Porch



CONCEPTUAL

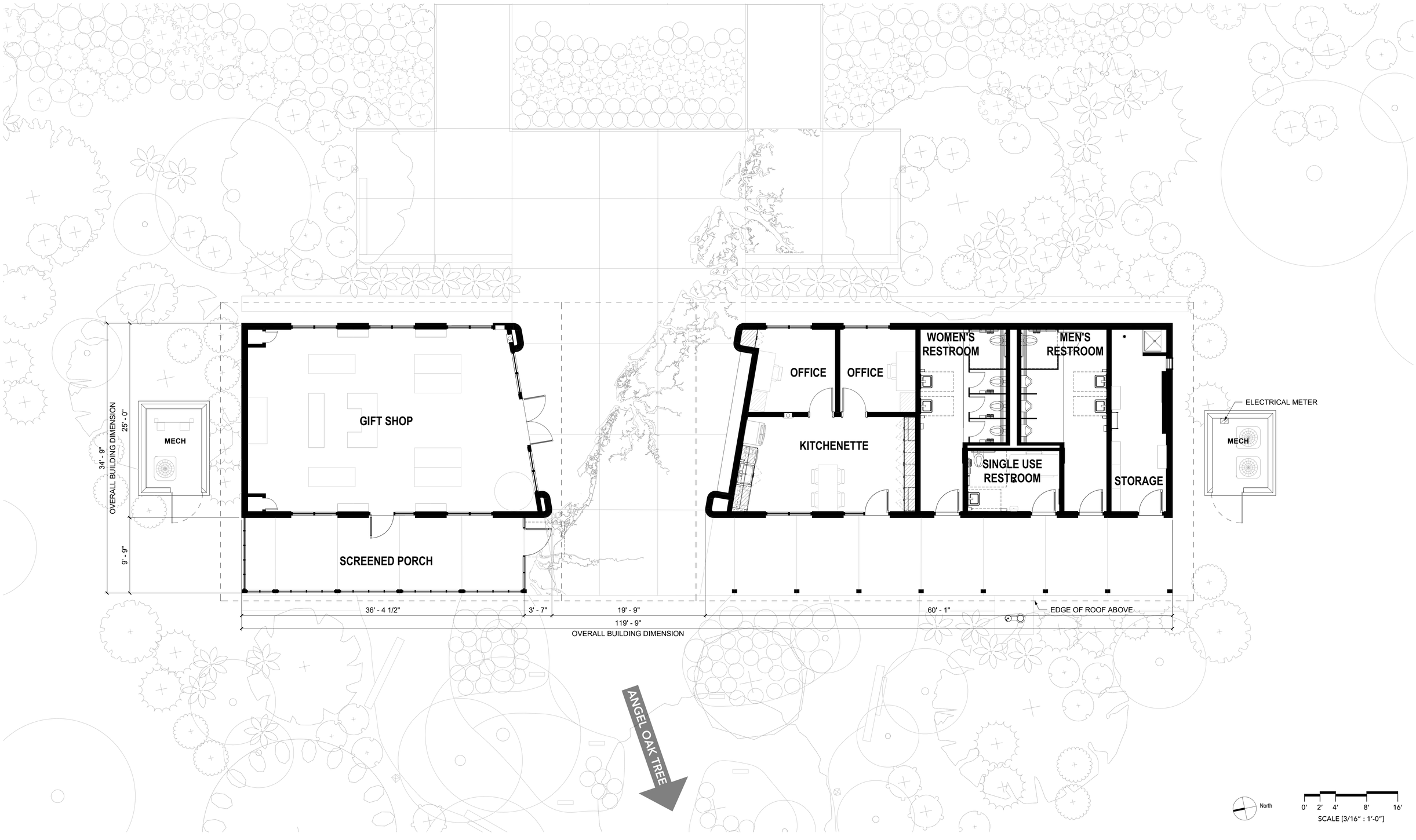


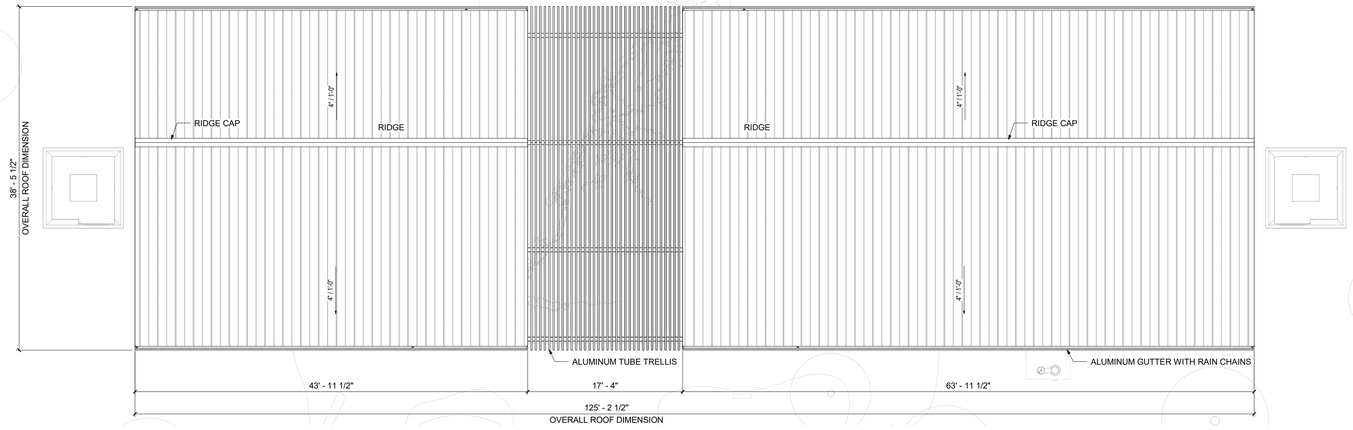
PRELIMINARY

North

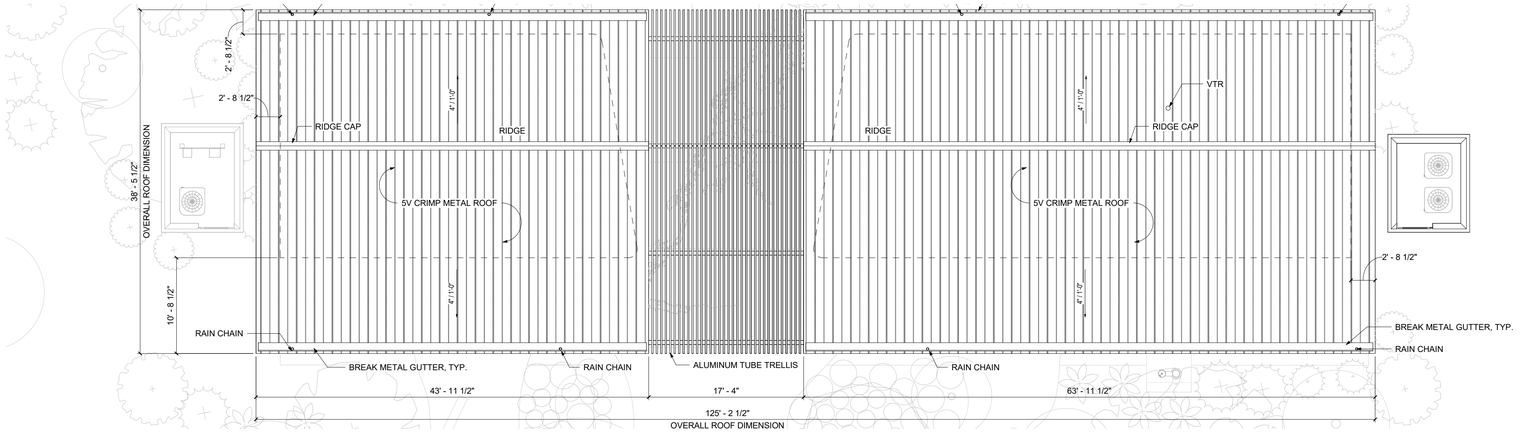
0′ 5′ 10′ 20′

SCALE [1/8" : 1'-0"]


GIFT SHOP
SCREENED PORCH
MECH
OFFICE
OFFICE
KITCHENETTE
WOMEN'S RESTROOM
MEN'S RESTROOM
SINGLE USE RESTROOM
STORAGE
MECH
ELECTRICAL METER
EDGE OF ROOF ABOVE
34' - 9"
OVERALL BUILDING DIMENSION
25' - 0"
9' - 9"
36' - 4 1/2"
3' - 7"
19' - 9"
60' - 1"
119' - 9"
OVERALL BUILDING DIMENSION
ANGEL OAK TREE
North
0'
2'
4'
8'
16'
SCALE [3/16" : 1'-0"]



CONCEPTUAL

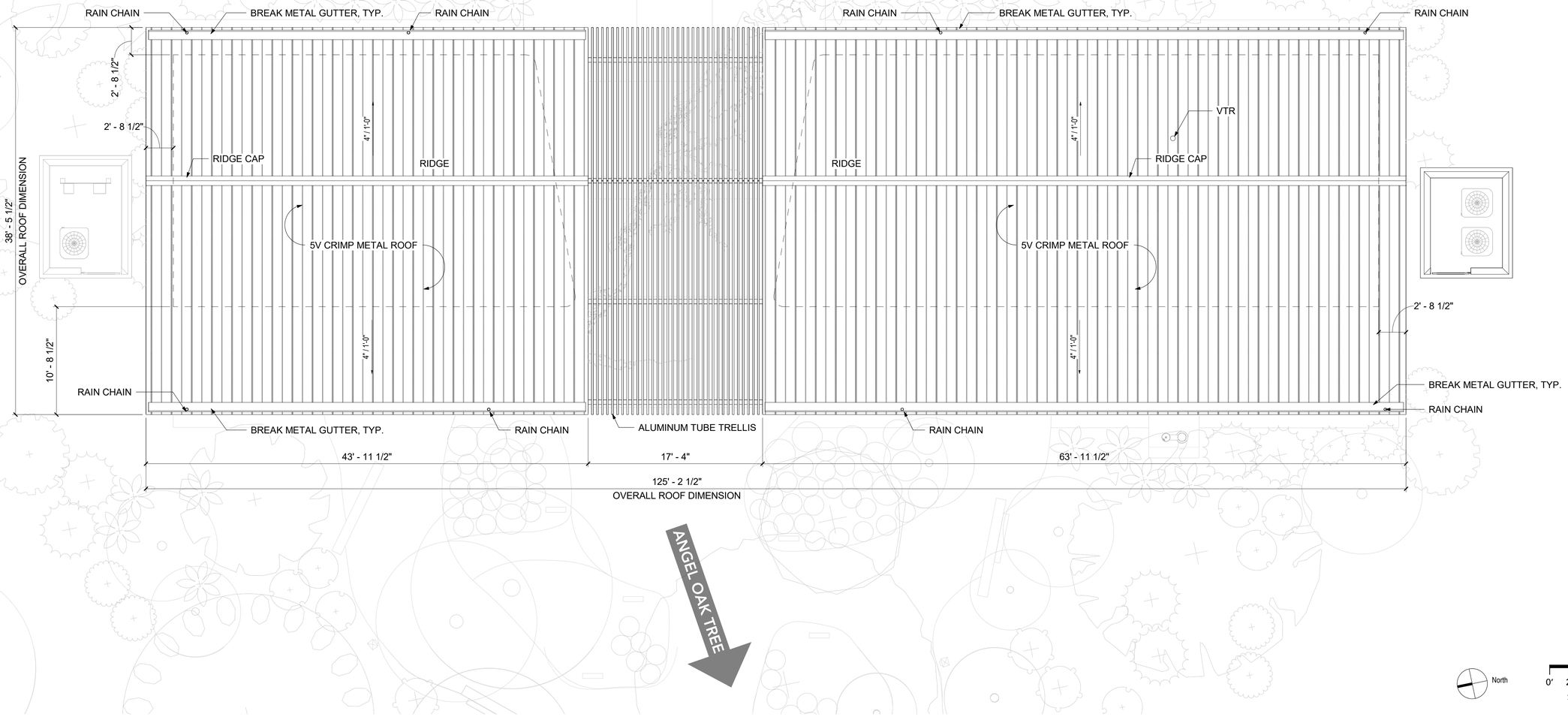


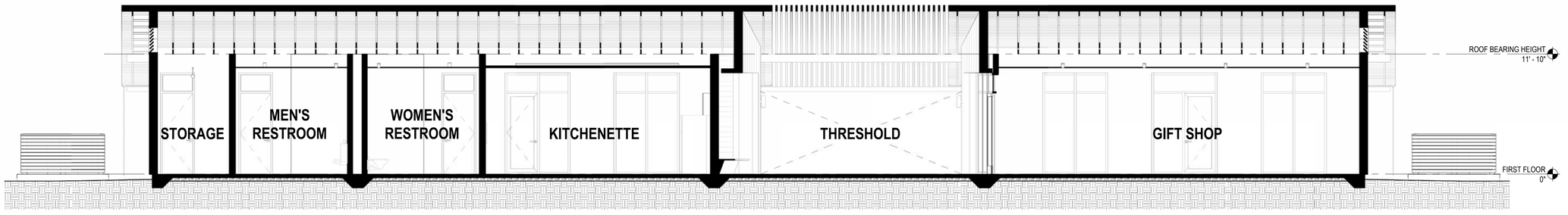
PRELIMINARY

North

0′ 5′ 10′ 20′

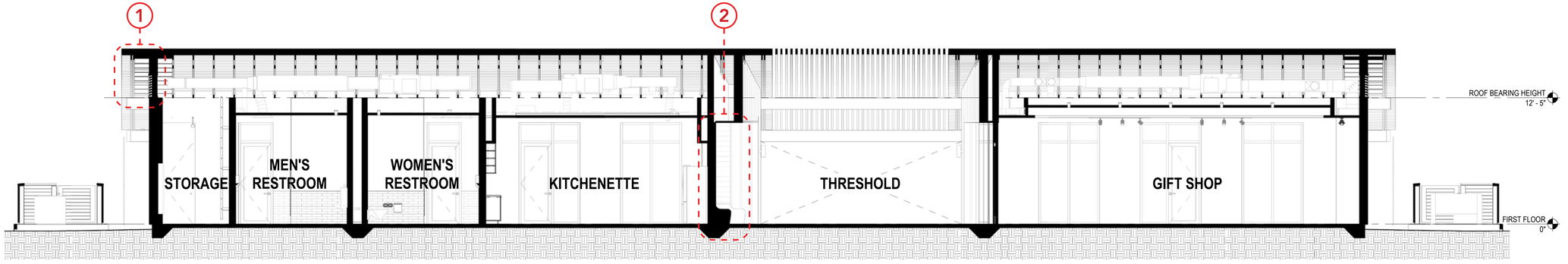
SCALE [1/8" : 1′-0"]


RAIN CHAIN
BREAK METAL GUTTER, TYP.
RAIN CHAIN
RAIN CHAIN
BREAK METAL GUTTER, TYP.
RAIN CHAIN
2' - 8 1/2"
2' - 8 1/2"
4" / 1'-0"
RIDGE CAP
RIDGE
RIDGE
4" / 1'-0"
VTR
RIDGE CAP
38' - 5 1/2"
OVERALL ROOF DIMENSION
5V CRIMP METAL ROOF
5V CRIMP METAL ROOF
4" / 1'-0"
4" / 1'-0"
2' - 8 1/2"
10' - 8 1/2"
RAIN CHAIN
BREAK METAL GUTTER, TYP.
RAIN CHAIN
BREAK METAL GUTTER, TYP.
RAIN CHAIN
RAIN CHAIN
ALUMINUM TUBE TRELLIS
RAIN CHAIN
43' - 11 1/2"
17' - 4"
63' - 11 1/2"
125' - 2 1/2"
OVERALL ROOF DIMENSION
ANGEL OAK TREE
North
0' 2' 4' 8' 16'
SCALE [3/16" : 1'-0"]



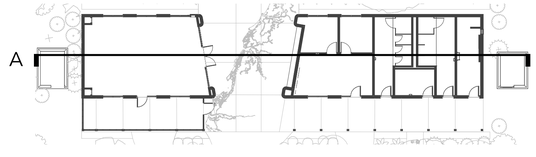
A | LONG SECTION

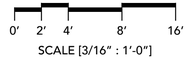
CONCEPTUAL



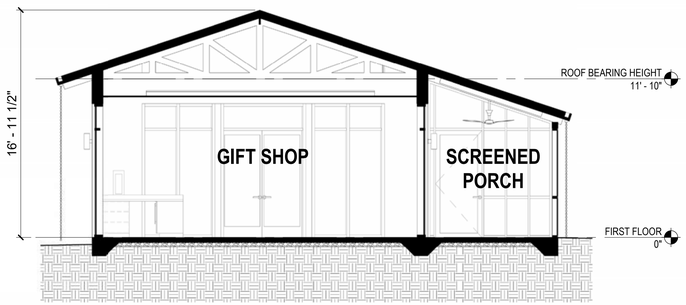
A | LONG SECTION

PRELIMINARY

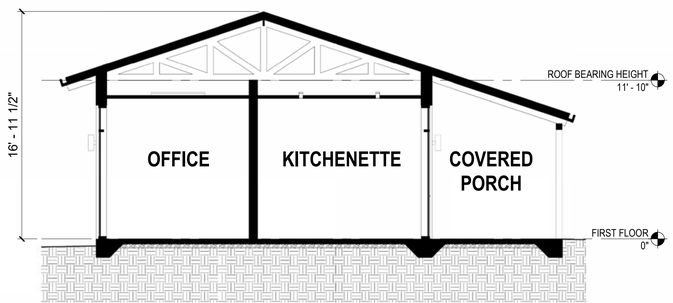




SCALE [3/16" : 1'-0"]

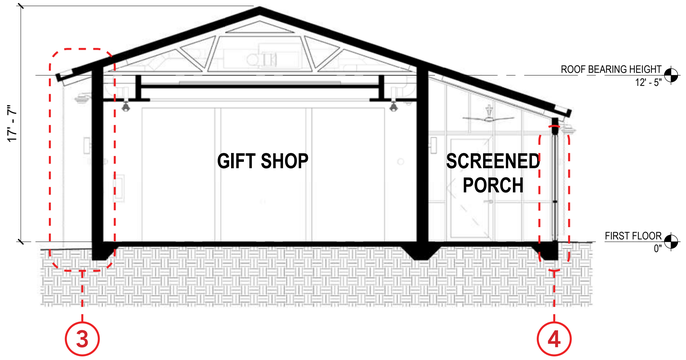


B | SCREENED PORCH SECTION

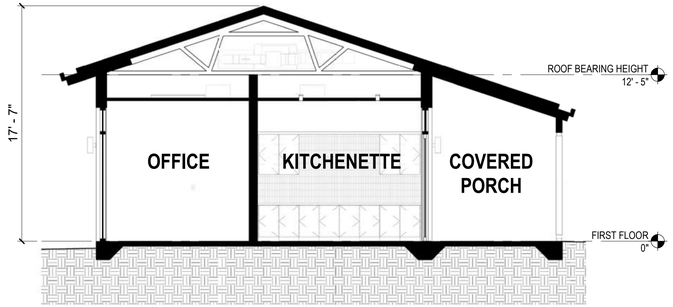


C | COVERED PORCH SECTION

CONCEPTUAL

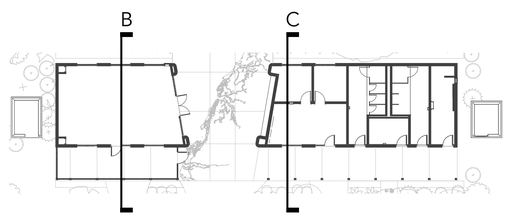


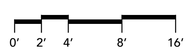
B | SCREENED PORCH SECTION

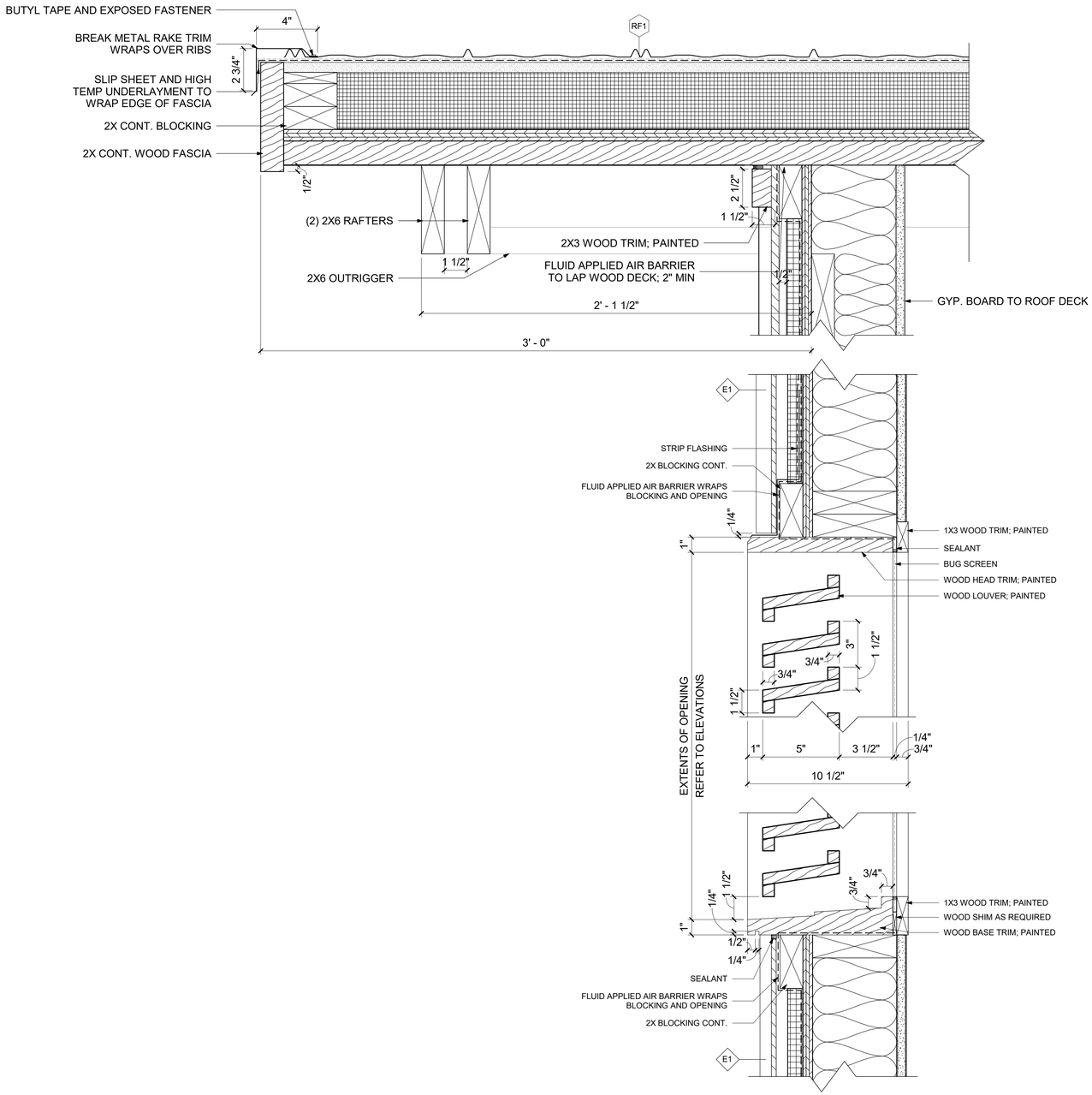


C | COVERED PORCH SECTION

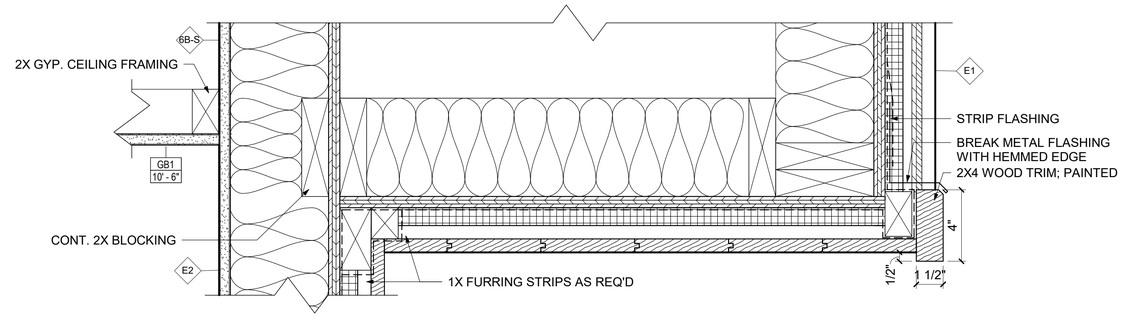
PRELIMINARY

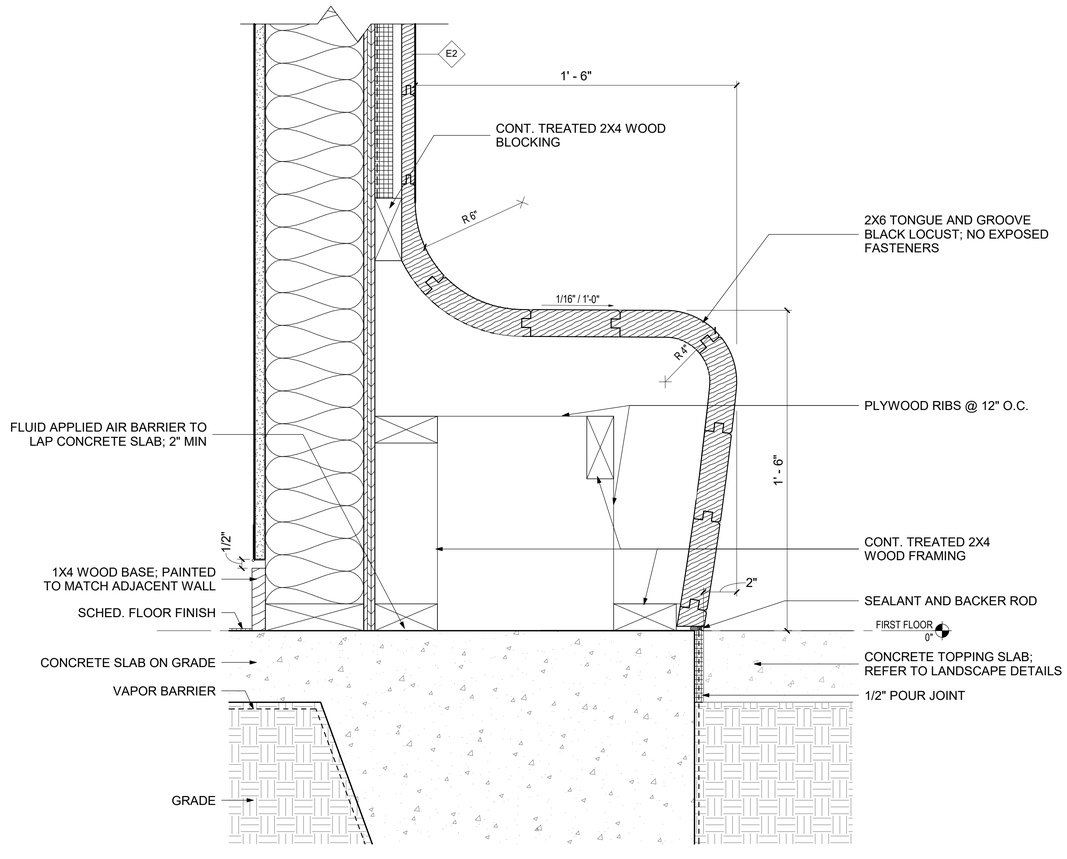






WALL SECTION 1

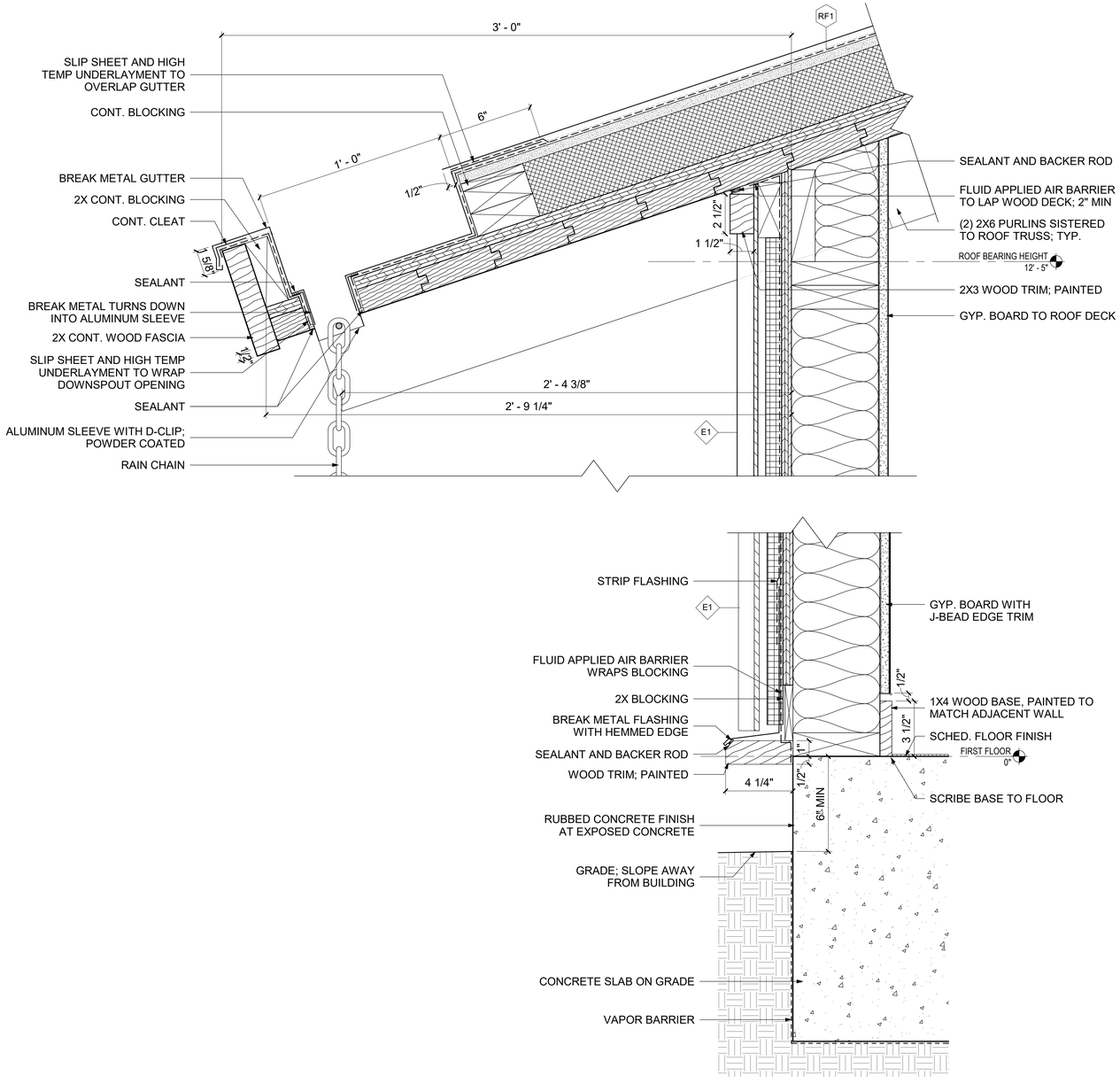




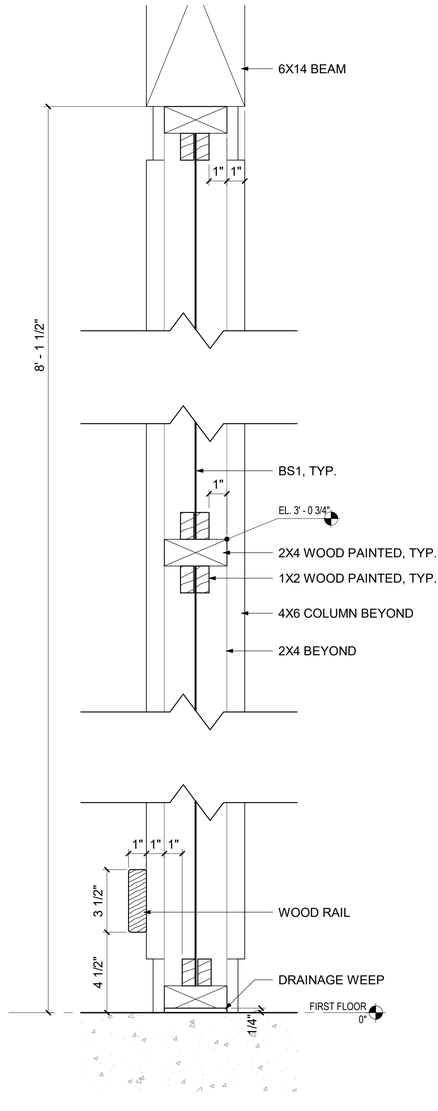
WALL SECTION 2

0" 1" 3" 6" 1'-0"

SCALE [3" : 1'-0"]



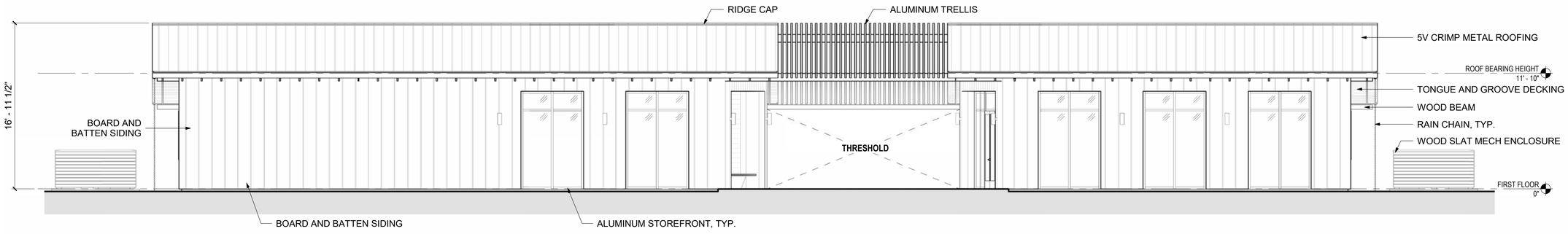
WALL SECTION 3



WALL SECTION 4

0" 1" 3" 6" 1'-0"

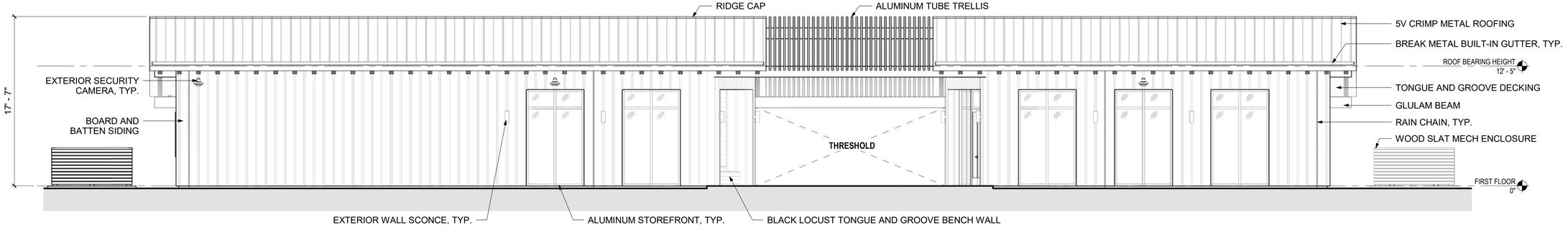
SCALE [3" : 1'-0"]



1 | EAST ELEVATION

PARKING LOT SIDE

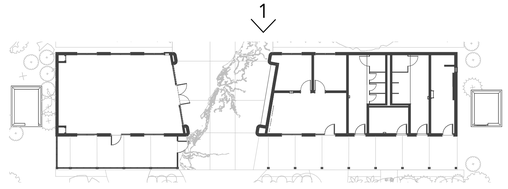
CONCEPTUAL



1 | EAST ELEVATION

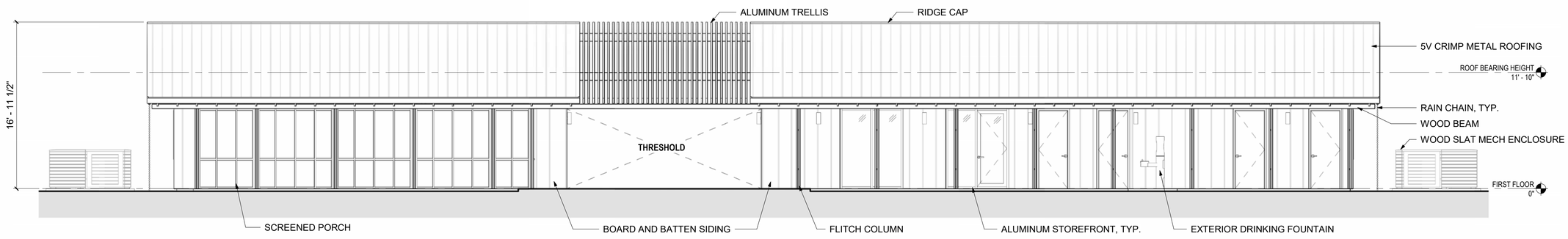
PARKING LOT SIDE

PRELIMINARY



0' 2' 4' 8' 16'

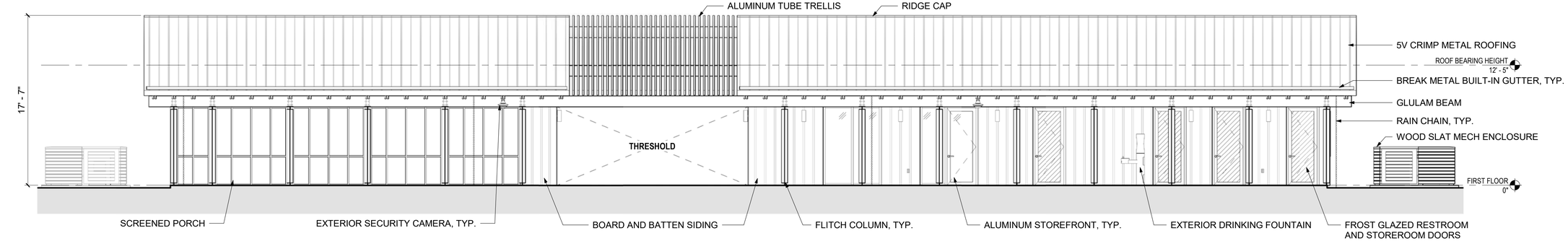
SCALE [3/16" : 1'-0"]



2 | WEST ELEVATION

PRESERVE SIDE

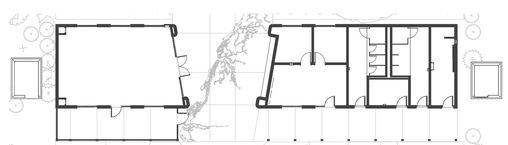
CONCEPTUAL



2 | WEST ELEVATION

PRESERVE SIDE

PRELIMINARY



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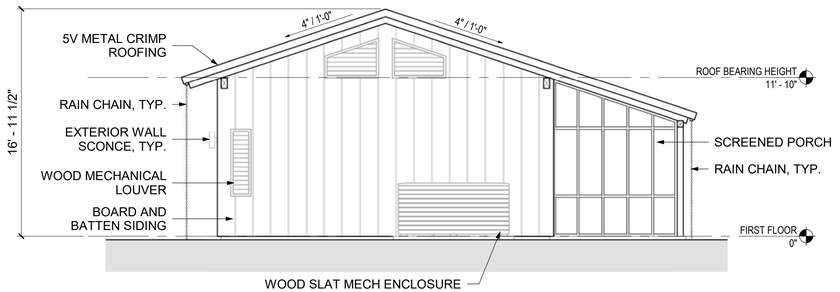
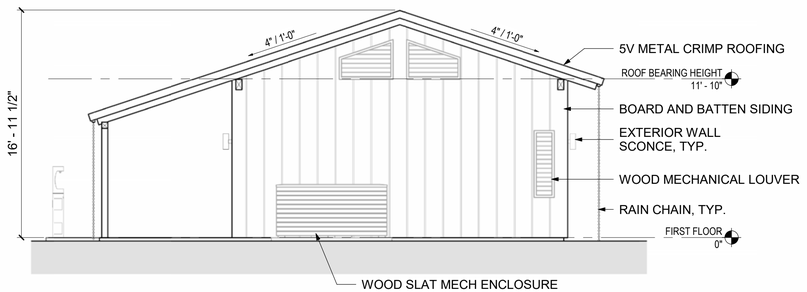
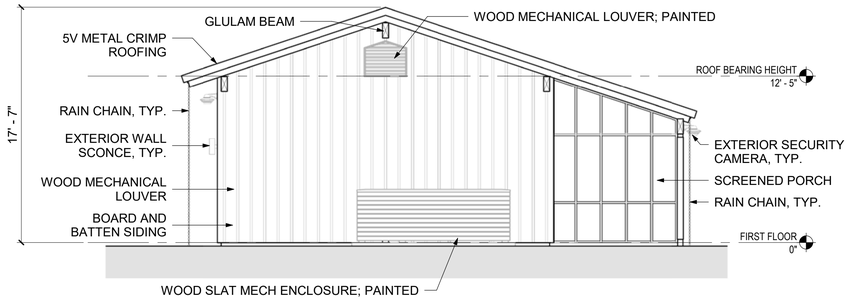


3 | NORTH ELEVATION

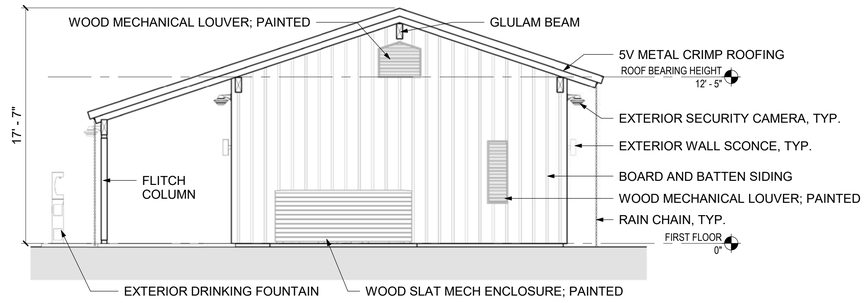


4 | SOUTH ELEVATION

CONCEPTUAL

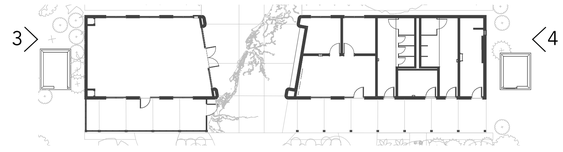


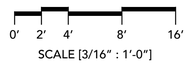
3 | NORTH ELEVATION

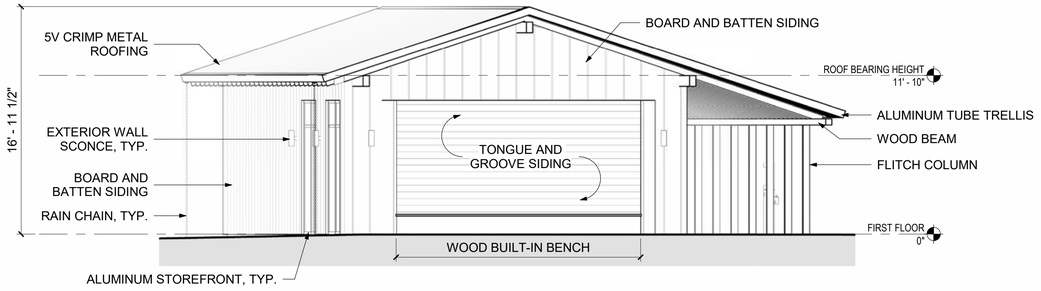


4 | SOUTH ELEVATION

PRELIMINARY



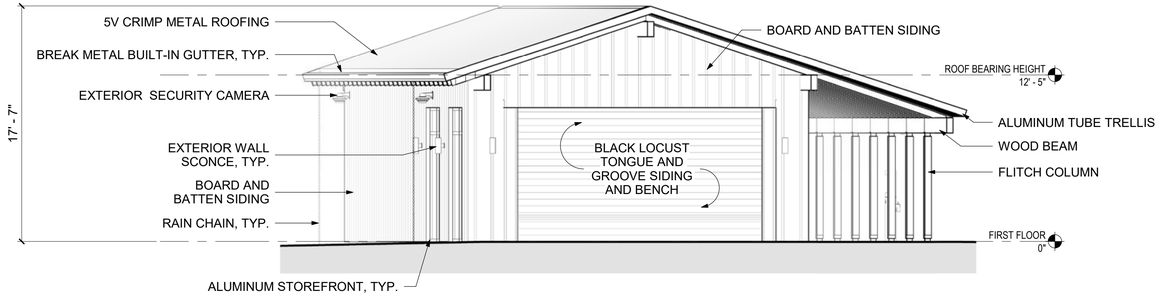




5 | THRESHOLD SOUTH ELEVATION

6 | THRESHOLD NORTH ELEVATION

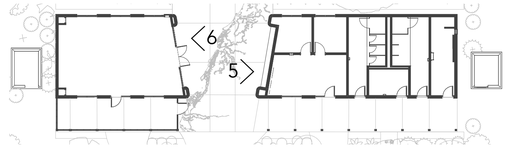
CONCEPTUAL

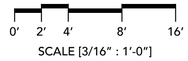


5 | THRESHOLD SOUTH ELEVATION

6 | THRESHOLD NORTH ELEVATION

PRELIMINARY





SCALE [3/16" : 1'-0"]

CONCEPTUAL

PRELIMINARY

CONCEPTUAL

PRELIMINARY

CONCEPTUAL

PRELIMINARY

Those who have travelled before you have connected
with the land in varied ways. What relationship will you
forge with this storied landscape?

CONCEPTUAL

PRELIMINARY

CONCEPTUAL

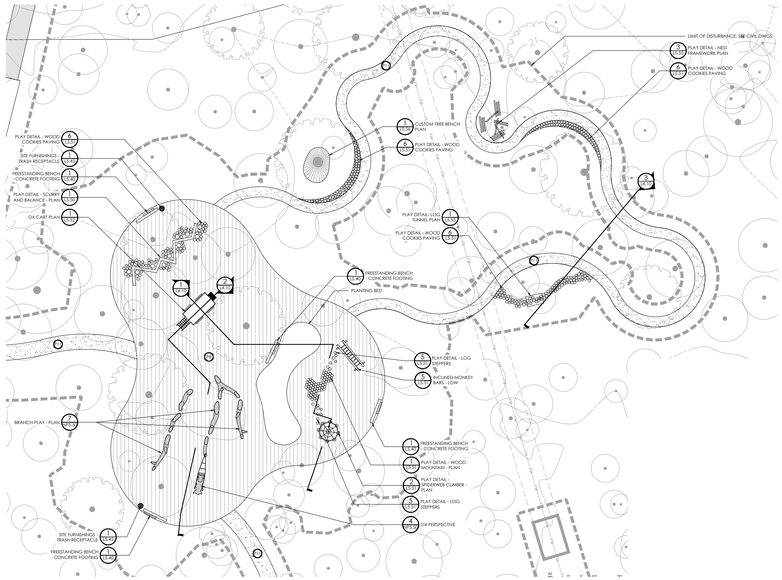
PRELIMINARY

CONCEPTUAL

PRELIMINARY

CONCEPTUAL

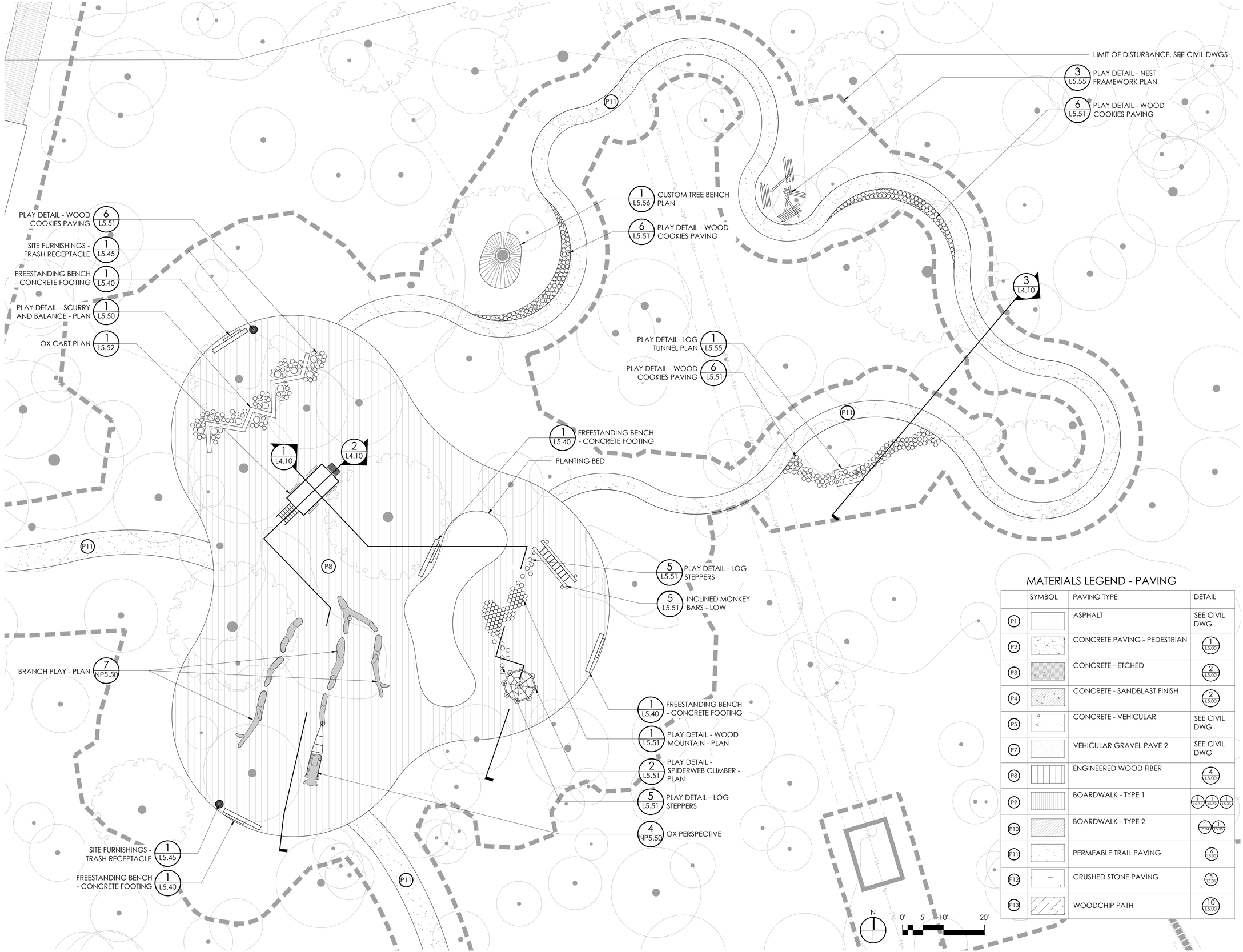
PRELIMINARY



NATURE PLAY AREA PLAN

NATURE PLAY AREA LOCATION

NATURE PLAY AREA FEATURES



MATERIALS LEGEND - PAVING

	SYMBOL	PAVING TYPE	DETAIL
P1		ASPHALT	SEE CIVIL DWG
P2		CONCRETE PAVING - PEDESTRIAN	1 L5.00
P3		CONCRETE - ETCHED	2 L5.00
P4		CONCRETE - SANDBLAST FINISH	2 L5.00
P5		CONCRETE - VEHICULAR	SEE CIVIL DWG
P7		VEHICULAR GRAVEL PAVE 2	SEE CIVIL DWG
P8		ENGINEERED WOOD FIBER	4 L5.00
P9		BOARDWALK - TYPE 1	1 L5.30, 1 L5.30, 1 L5.30
P10		BOARDWALK - TYPE 2	1 L5.34, 1 L5.35
P11		PERMEABLE TRAIL PAVING	6 L5.00
P12		CRUSHED STONE PAVING	5 L5.00
P13		WOODCHIP PATH	10 L5.00

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STAMP

DRAFT
NOT FOR CONSTRUCTION

PROJECT NAME

Angel Oak Preserve

Johns Island, South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

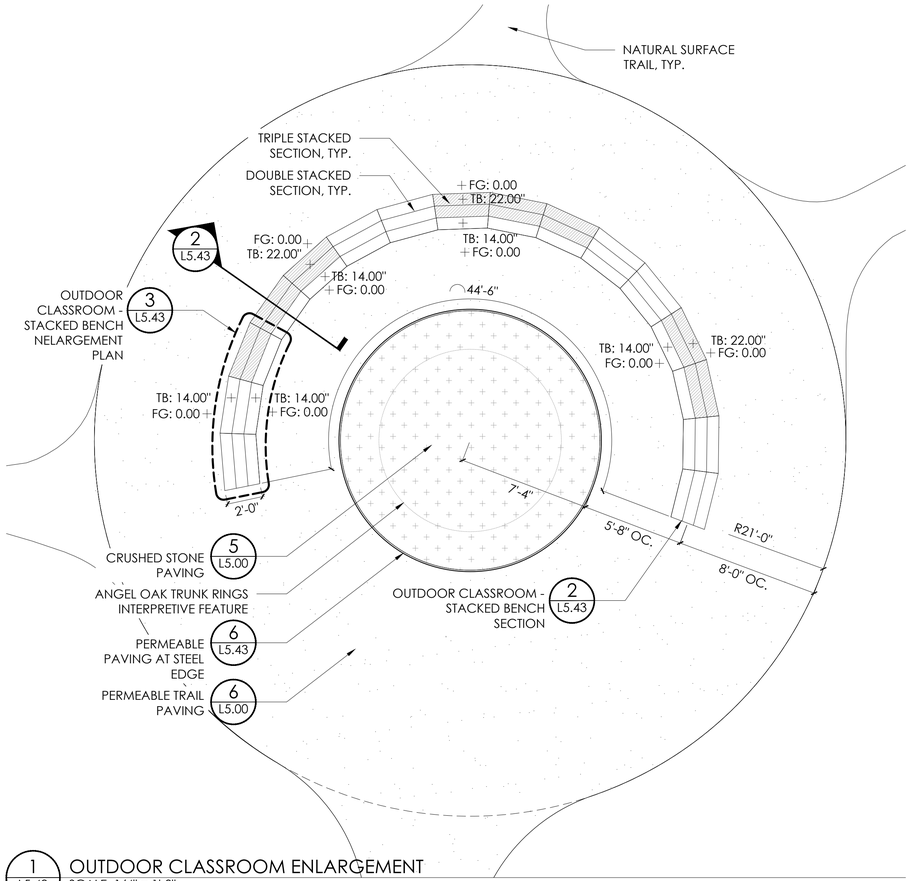
DRAWING TITLE

Materials Plan - Nature Play

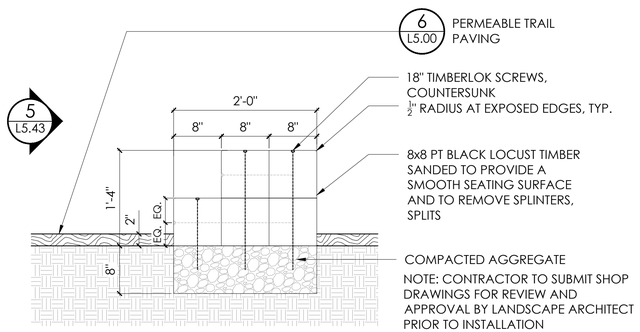
DATE: JULY 14, 2025
SCALE: 1" = 10'-0"

DRAWING NUMBER

L1.21



1 L5.43 OUTDOOR CLASSROOM ENLARGEMENT
SCALE: 1/4" = 1'-0"

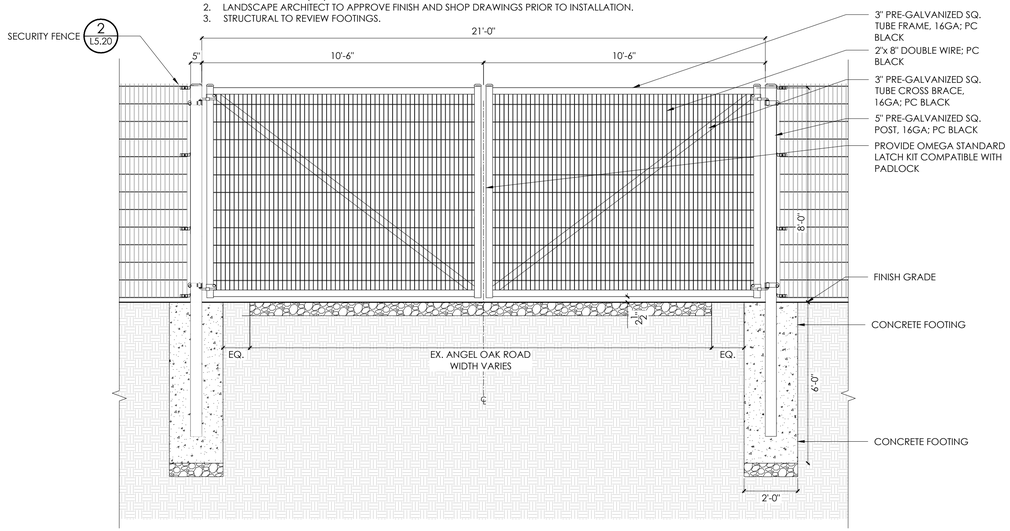


2 L5.43 OUTDOOR CLASSROOM - STACKED BENCH SECTION
SCALE: 1" = 1'-0"

OUTDOOR CLASSROOM LOCATION

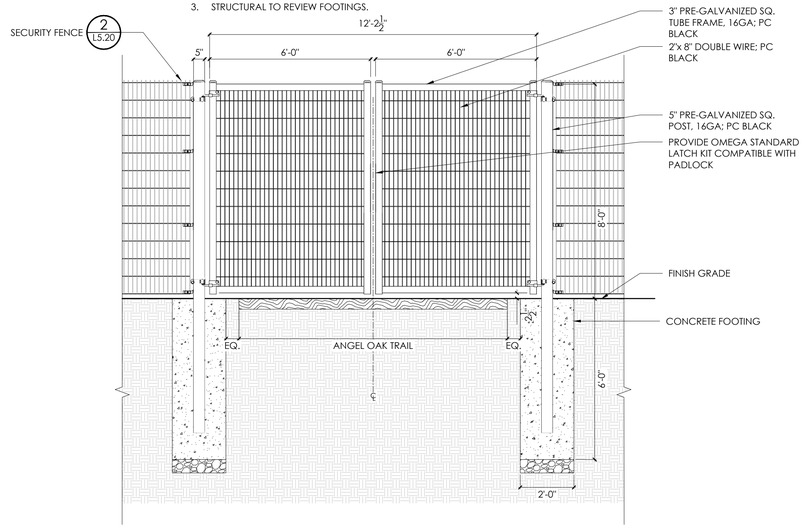
WOOD AMPHITHEATER SEATING

NOTES:
1. GATE TO BE OMEGA DOUBLE WIRE ELITE DOUBLE SWING GATE WITH RETRO REFLECTIVITY. FINISH TO BE POWDER COATED (PC) BLACK.
2. LANDSCAPE ARCHITECT TO APPROVE FINISH AND SHOP DRAWINGS PRIOR TO INSTALLATION.
3. STRUCTURAL TO REVIEW FOOTINGS.

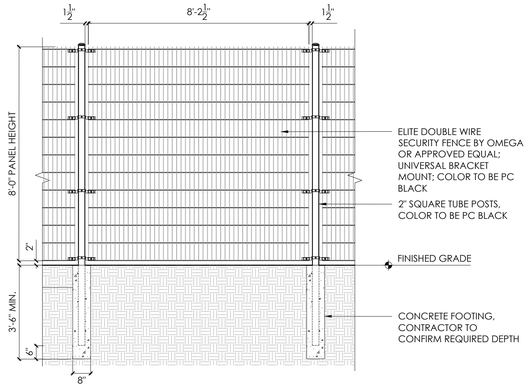


1 L5.20 ANGEL OAK ROAD GATE - MANUAL VEHICULAR WITH FENCE

NOTES:
1. GATE TO BE OMEGA DOUBLE WIRE ELITE DOUBLE SWING GATE WITH RETRO REFLECTIVITY. FINISH TO BE POWDER COATED (PC) BLACK.
2. LANDSCAPE ARCHITECT TO APPROVE FINISH AND SHOP DRAWINGS PRIOR TO INSTALLATION.
3. STRUCTURAL TO REVIEW FOOTINGS.

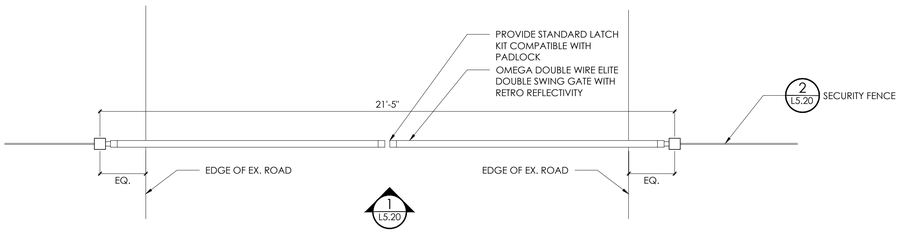


1 L5.24 SECURITY FENCE - PEDESTRIAN GATE

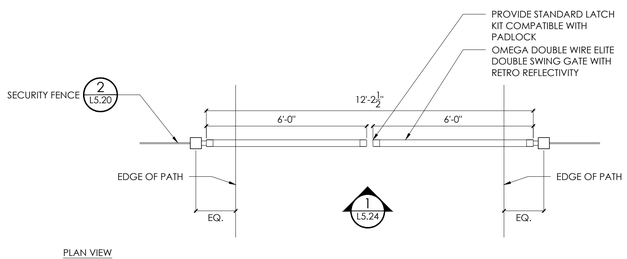


NOTE:
1) 8' HT ELITE DOUBLE WIRE SECURITY FENCE BY OMEGA OR APPROVED EQUAL, COLOR TO BE BLACK
2) CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
3) CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION ON SLOPED CONDITIONS.
4) CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

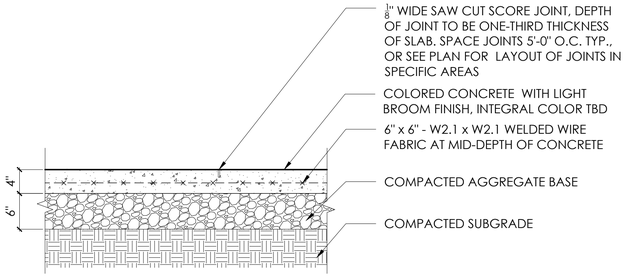
2 L5.20 SECURITY FENCE



3 L5.20 ANGEL OAK ROAD GATE - MANUAL VEHICULAR WITH FENCE PLAN

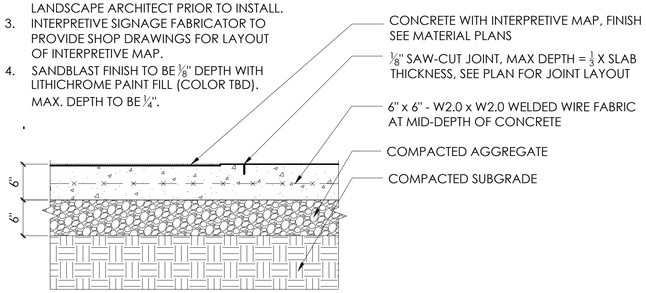


2 L5.24 SECURITY FENCE - PEDESTRIAN GATE PLAN



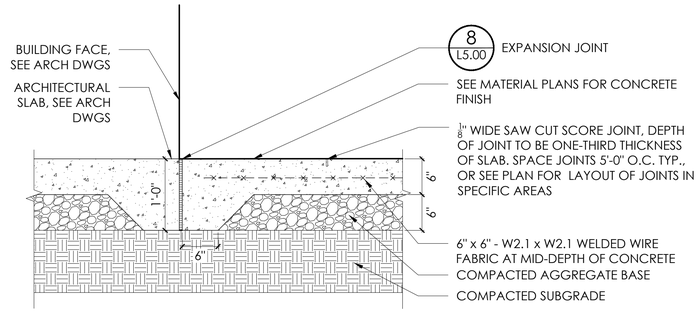
1 L5.00 CONCRETE PAVING - PEDESTRIAN
SCALE: 1" = 1'-0"

CONCRETE FINISH NOTES:
1. CONTRACTOR TO INSTALL CONCRETE PER SPECIFICATIONS. INTERPRETIVE SIGNAGE FABRICATOR TO INSTALL SANDBLAST AND ETCHED FINISHES.
2. INTERPRETIVE SIGNAGE FABRICATOR TO PROVIDE 2'X2' MOCKUPS OF CONCRETE FINISHES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
3. INTERPRETIVE SIGNAGE FABRICATOR TO PROVIDE SHOP DRAWINGS FOR LAYOUT OF INTERPRETIVE MAP.
4. SANDBLAST FINISH TO BE ⅛" DEPTH WITH LITHICHROME PAINT FILL (COLOR TBD). MAX. DEPTH TO BE ¼".



2 L5.00 CONCRETE PAVING - LIGHT VEHICULAR
SCALE: 1" = 1'-0"

GENERAL NOTES:
1. ALL SCORE JOINTS TO BE 1/8" SAW-CUT JOINTS
2. CONCRETE EDGES TO BE SQUARE



3 L5.00 CONCRETE PAVING - TURN DOWN EDGE
SCALE: 1" = 1'-0"

NOTES:
1. CONTRACTOR TO INSTALL ENGINEERED WOOD FIBER (EWF) PER MANUFACTURER SPECIFICATION.
2. SUBMIT SAMPLE OF STEEL EDGING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
3. CLIENT TO MAINTAIN DEPTH OF EWF IN NATURE PLAY IN ORDER TO MAINTAIN MIN. SAFETY REQUIREMENTS.

4 L5.00 ENGINEERED WOOD FIBER
SCALE: 1" = 1'-0"

NOTE:
1. LANDSCAPE ARCHITECT TO APPROVE COLOR & CONSISTENCY OF MATERIAL. SUBMIT SAMPLE OF CRUSHED STONE TO LANDSCAPE ARCHITECT OR OWNER FOR APPROVAL PRIOR TO CONSTRUCTION
2. CONTRACTOR SHALL VERIFY SURFACE IS ROLLED AND COMPACTED EVENLY, ANY DEPRESSIONS UPON ROLLING SHALL BE FILLED AND ROLLED AGAIN TO MEET LEVEL SURFACE.

5 L5.00 CRUSHED STONE PAVING
SCALE: 1" = 1'-0"

NOTE:
1. CONTRACTOR TO SUBMIT COLOR SAMPLES FOR CLIENT AND LANDSCAPE ARCHITECT TO REVIEW AND APPROVE PRIOR TO INSTALLATION.
2. CONTRACTOR TO INSTALL PERKEPAVE PER MANUFACTURER SPECIFICATION.

6 L5.00 PERMEABLE TRAIL PAVING
SCALE: 1" = 1'-0"

7 L5.00 PERMEABLE TRAIL TO PLANTER TRANSITION
SCALE: 3" = 1'-0"

NOTE:
1. D= DEPTH RECOMMENDED BY SEALANT MANUFACTURER
2. INSTALL SEALANT AND BOND BREAKER AT VERTICAL PAVING EDGES FOR THIS DETAIL

8 L5.00 EXPANSION JOINT
SCALE: 1" = 1'-0"

9 L5.00 SAW CUT CONTROL JOINT
SCALE: 1" = 1'-0"

10 L5.00 WOODCHIP PATH
SCALE: 1" = 1'-0"

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STAMP

DRAFT
NOT FOR CONSTRUCTION

PROJECT NAME

Angel Oak Preserve
Johns Island, South Carolina

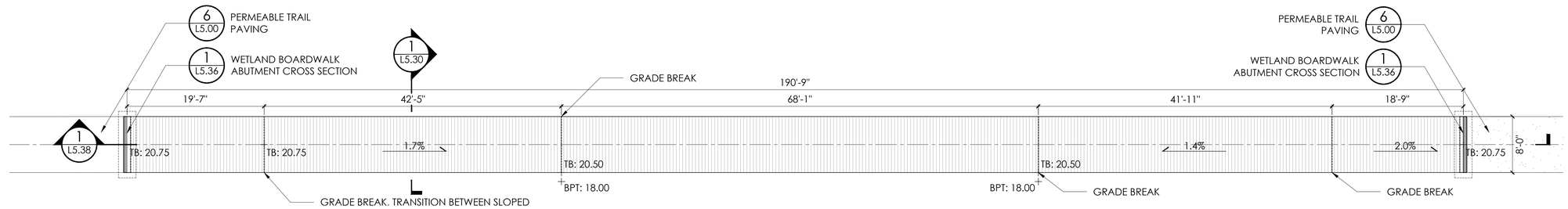
Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

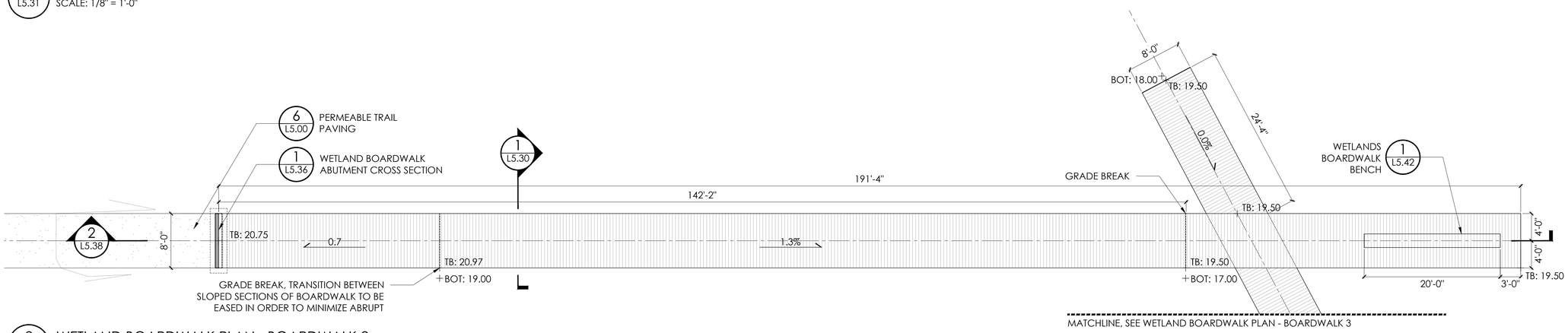
DRAWING TITLE
Paving Details

DATE: JULY 14, 2025
SCALE: AS SHOWN

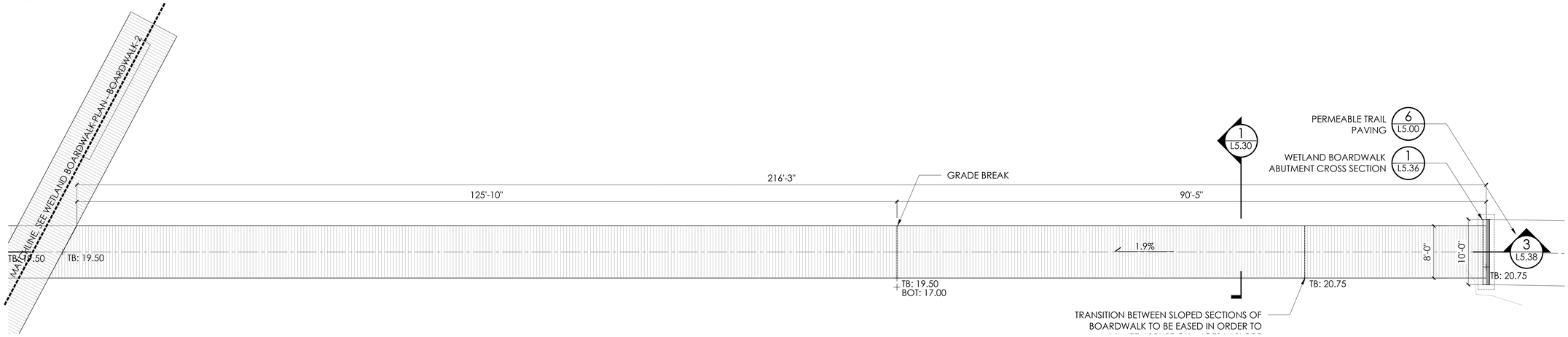
DRAWING NUMBER
L5.00



1 L5.31 WETLAND BOARDWALK PLAN - BOARDWALK 1
SCALE: 1/8" = 1'-0"



2 L5.31 WETLAND BOARDWALK PLAN - BOARDWALK 2
SCALE: 1/8" = 1'-0"



3 L5.31 WETLAND BOARDWALK PLAN - BOARDWALK 3
SCALE: 1/8" = 1'-0"

NOTES:

1. BOARDWALK FRAMING TO BE ADJUSTED PER SITE CONDITIONS BASED ON MAX. ALLOWANCES FOR PLACEMENT OF PIERS AND IMPACTS TO EXISTING TREES ROOTS.
2. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FIELD ADJUSTMENTS PRIOR TO INSTALLATION.
3. CONTRACTOR TO CONFIRM GRADE CONDITIONS ADJACENT TO PROPOSED WETLAND BOARDWALKS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO CONFIRM THAT PROPOSED BOARDWALK TOP OF DECKING ELEVATIONS DO NOT EXCEED 30" ABOVE FINAL FINISHED GRADE AT ANY POINT ALONG THE FULL LENGTH OF THE BOARDWALK.
4. CONTRACTOR TO CONFIRM THAT THE TOP OF DECKING DOES NOT EXCEED 3.0% SLOPE ALONG ANY PORTION OF THE LENGTH OF THE BOARDWALK. THE TOP OF THE BOARDWALK IS TO BE LEVEL ACROSS ITS WIDTH AND SHOULD NOT INCLUDE CROSS SLOPES TO ANY DEGREE.
5. CONTRACTOR TO ALERT LANDSCAPE ARCHITECT TO ANY DISCREPANCIES BETWEEN THE PROPOSED DRAWINGS AND EXISTING AND FINISHED GRADE CONDITIONS THAT MAY IMPACT THE CONDITIONS LISTED ABOVE, INCLUDING BUT NOT LIMITED TO THE FINISHED HEIGHT ABOVE GRADE, SLOPE AND CROSS SLOPES, ADA ACCESSIBILITY, IMPACT TO EXISTING TREES.
6. REFER TO CIVIL GRADING PLANS.

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CONSTRUCTION

PROJECT NAME

Angel Oak Preserve
Johns Island, South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

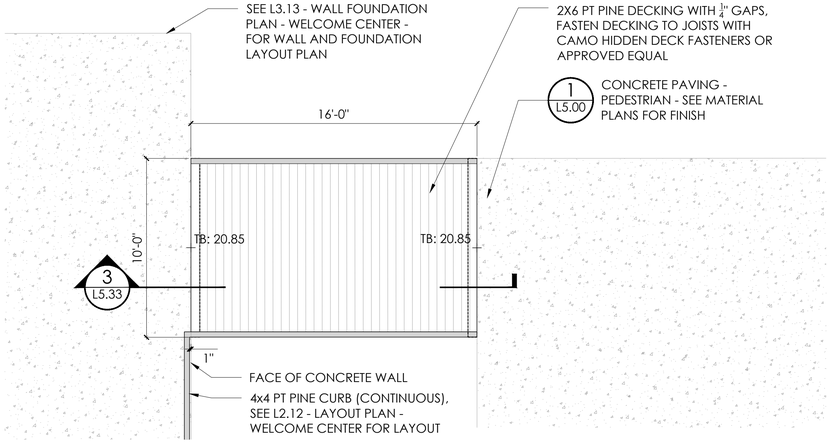
DRAWING TITLE

Boardwalk Details - Wetland Boardwalk Enlargement Plans

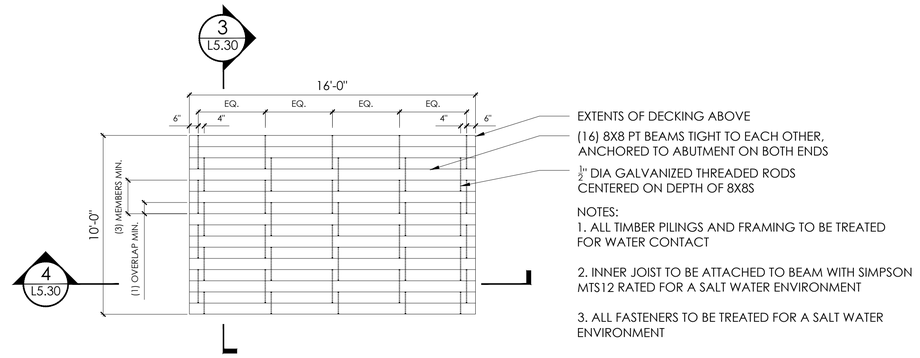
DATE: JULY 14, 2025
SCALE: AS SHOWN

DRAWING NUMBER

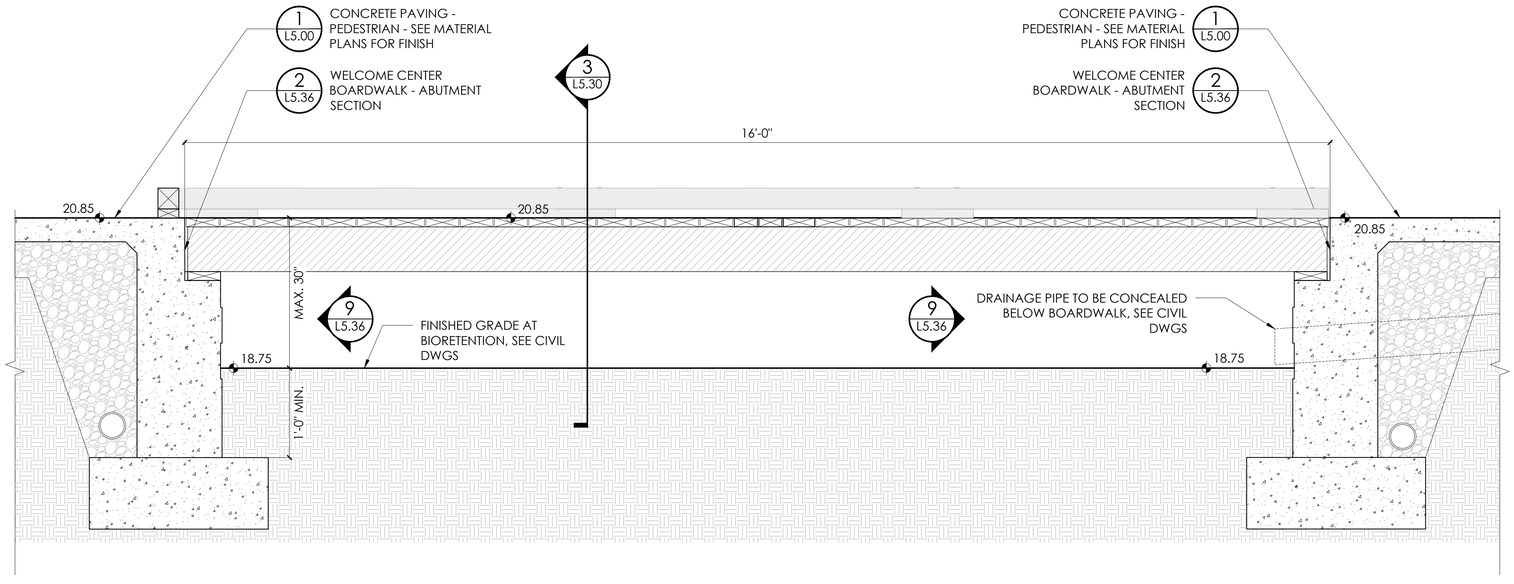
L5.31



1 L5.33 WELCOME CENTER BOARDWALK - DECKING PLAN
SCALE: 1/4" = 1'-0"



2 L5.33 WELCOME CENTER BOARDWALK - FRAMING AND BEAM LAMINATION PLAN
SCALE: 1/4" = 1'-0"



3 L5.33 WELCOME CENTER BOARDWALK SECTION
SCALE: 1" = 1'-0"

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NO.	Date	Issues/Revisions
1	4/29/24	Pre-App TRC Submittal
2	8/30/24	1st TRC Submittal
3	3/21/25	DRB Conceptual Review
4	4/07/25	2nd TRC Submittal
5	7/14/25	Pricing Set

STAMP

DRAFT
NOT FOR CONSTRUCTION

PROJECT NAME

Angel Oak Preserve
Johns Island, South Carolina

Pricing Set

PROJECT NO.: ANG2129
DRAWN BY: JJ, MK, JL, KS
CHECKED BY: JJ, WH

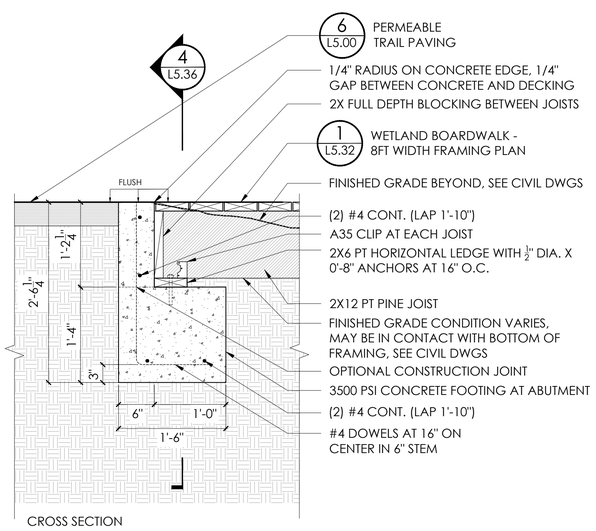
DRAWING TITLE

Boardwalk Details - Welcome Center Boardwalk

DATE: JULY 14, 2025
SCALE: AS SHOWN

DRAWING NUMBER

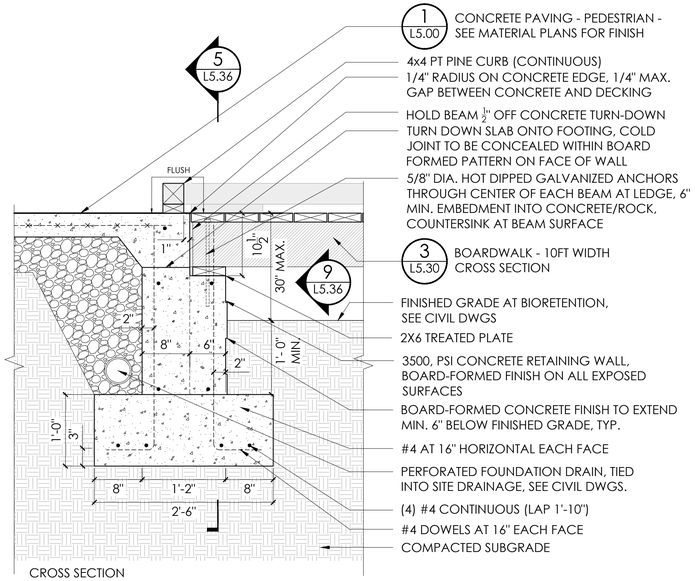
L5.33



CROSS SECTION

1 L5.36 WETLAND BOARDWALK ABUTMENT CROSS SECTION

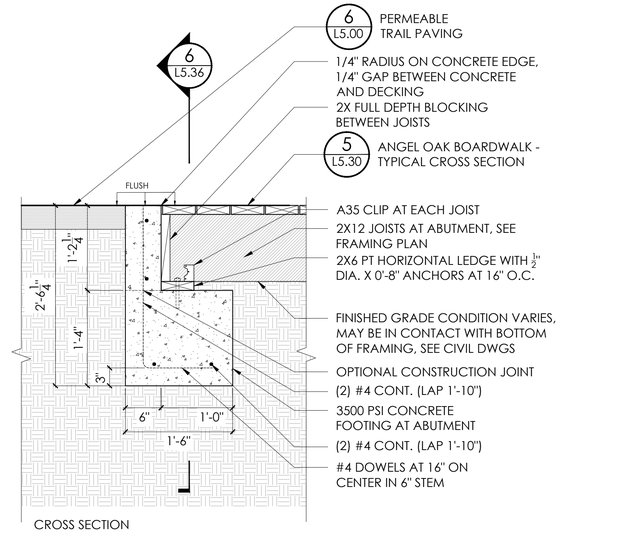
SCALE: 1" = 1'-0"



CROSS SECTION

2 L5.36 WELCOME CENTER BOARDWALK - ABUTMENT SECTION

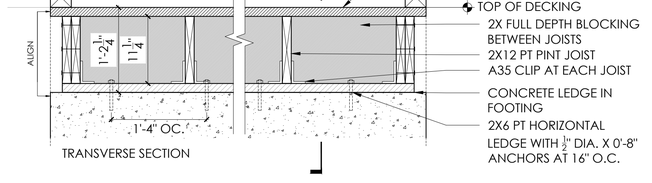
SCALE: 1" = 1'-0"



CROSS SECTION

3 L5.36 ANGEL OAK BOARDWALK - ABUTMENT CROSS SECTION

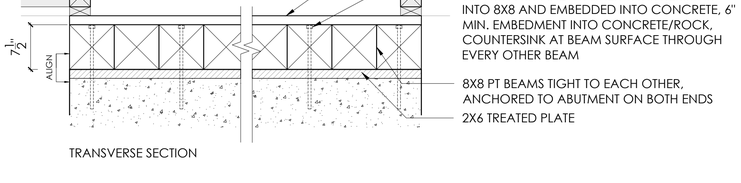
SCALE: 1" = 1'-0"



TRANSVERSE SECTION

4 L5.36 WETLAND BOARDWALK ABUTMENT TRANSVERSE SECTION

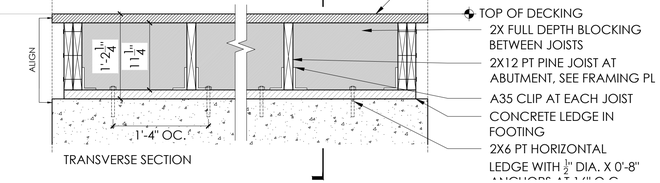
SCALE: 1" = 1'-0"



TRANSVERSE SECTION

5 L5.36 WELCOME CENTER BOARDWALK - ABUTMENT TRANSVERSE SECTION

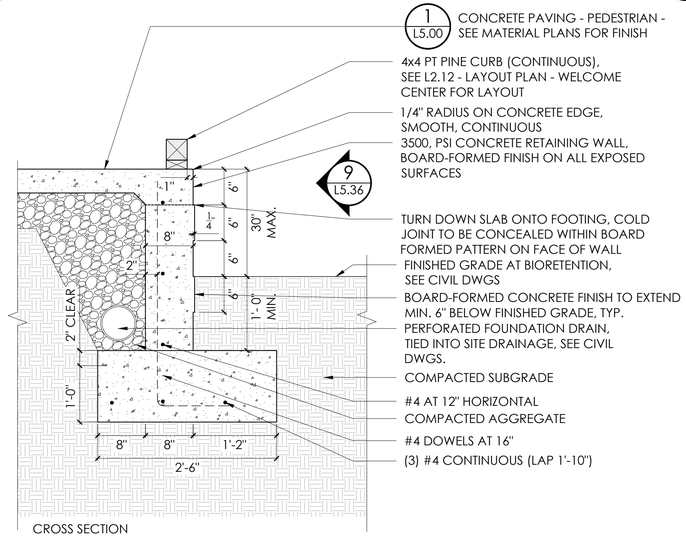
SCALE: 1" = 1'-0"



TRANSVERSE SECTION

6 L5.36 ANGEL OAK BOARDWALK - ABUTMENT TRANSVERSE SECTION

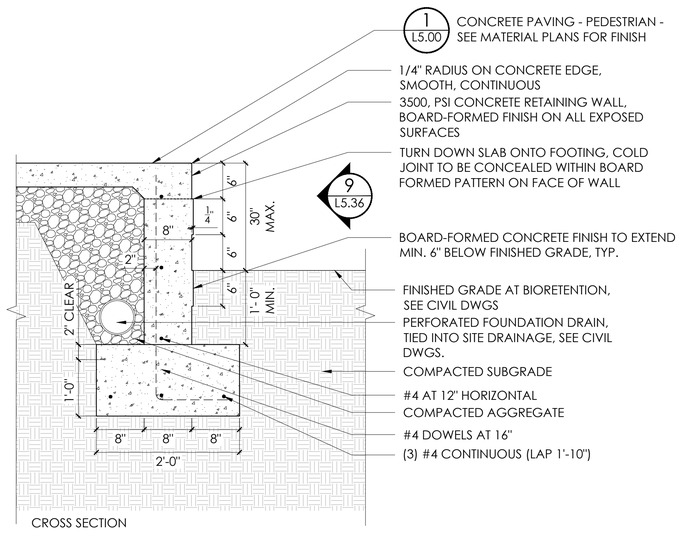
SCALE: 1" = 1'-0"



CROSS SECTION

7 L5.36 WELCOME CENTER CONCRETE WALL - RETAINING

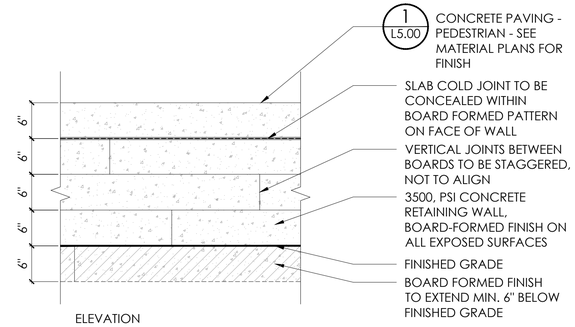
SCALE: 1" = 1'-0"



CROSS SECTION

8 L5.36 WELCOME CENTER CONCRETE WALL - RETAINING RETURN

SCALE: 1" = 1'-0"



ELEVATION

9 L5.36 CONCRETE WALL BOARDFORMED FINISH ELEVATION

SCALE: 1" = 1'-0"

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DRAWING TITLE

Boardwalk Details - Abutments

DATE: JULY 14, 2025
SCALE: AS SHOWN

DRAWING NUMBER

L5.36

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Agenda Item B.1

Approval of minutes from the 12/1/25 meeting.