



City of Charleston

HOWLE AVENUE STORMWATER RETROFIT LANDSCAPE PROJECT

To: All Prospective Bidders

Subject: Addendum 01

Date: 05/13/2025

This addendum modifies the Contract Documents only in the manner and to the extent stated herein and on any accompanying drawings. This addendum will become part of the Contract Documents. Except as specified or otherwise indicated by this addendum, all work shall be in accordance with the basic requirements of the Contract Documents.

Bidder shall acknowledge receipt of the Addendum in the space provided on the bid form. Failure to do so may constitute informality in the bid.

a. Changes to prior Addenda

- a. None with this addendum.

b. Changes to Bidding Requirements

- a. None with this addendum.

c. Changes to the Specifications

- a. None with this addendum.

d. Changes to the Drawings

- a. Revised the Gravel-lok Detail on sheet C6-00 for clarity. To use 4" Cell-Tek.

e. Clarifications

- a. The following clarifications are provided

- i. None with this addendum.

- b. The following questions have been submitted by Bidders

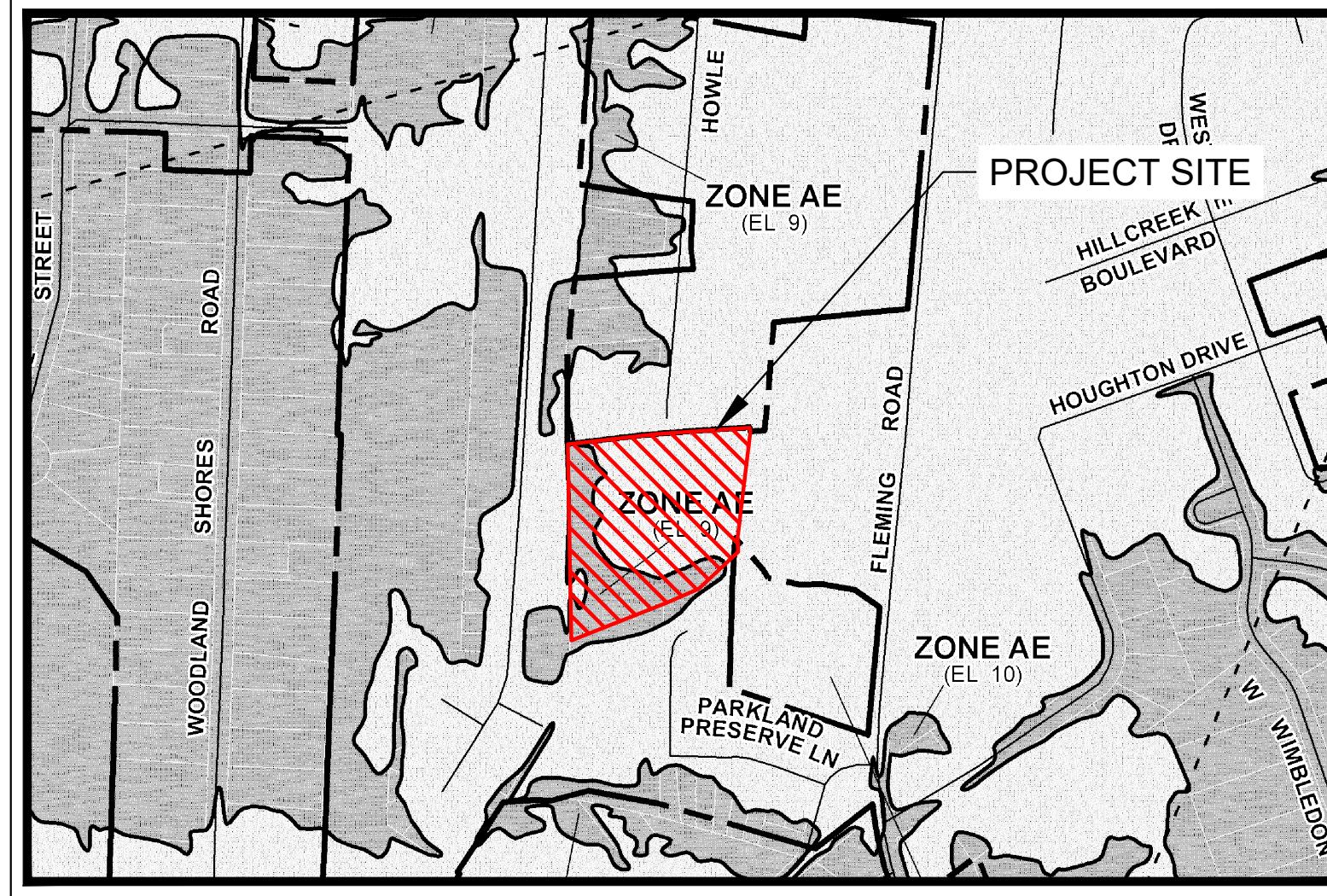
- i. None with this addendum

Addendum 01
Howle Avenue Stormwater Retrofit Landscape Project
05/13/2025
Page 2

If you have any questions, please feel free to call 843-724-3764 or e-mail cavet@charleston-sc.gov.

END OF ADDENDUM 01

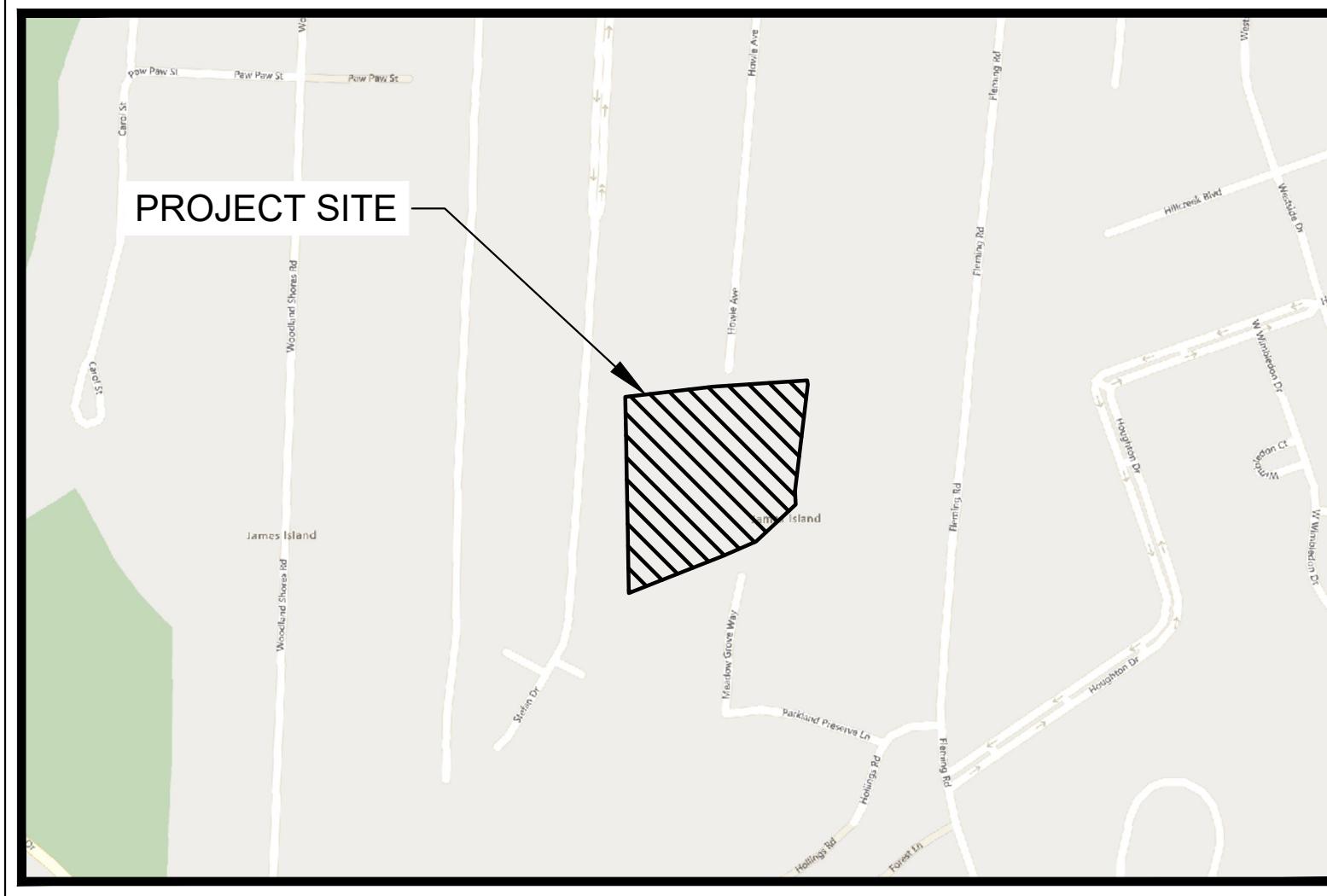
CIVIL CONSTRUCTION DRAWINGS
FOR
HOWLE AVE STORMWATER RETROFIT
HOWLE AVE, CITY OF CHARLESTON, SC 29412



FEMA MAP

THE PROJECT SITE DOES LIE WITHIN FLOOD HAZARD ZONE AE PER FIRM
PANEL 45019C0513K DATED 01/29/2021.

PARCEL NO.: 343-07-00-055
ZONING: SR-4 (SINGLE FAMILY RESIDENTIAL)
CITY OF CHARLESTON, SC
PROPERTY AREA = 3.65 ACRES
TOTAL DISTURBED AREA = 2.5 ACRES
CITY OF CHARLESTON PROJECT ID #: TRC-SP2023-000695



VICINITY MAP
N.T.S.

PROJECT CONTACTS	
OWNER / APPLICANT:	CITY OF CHARLESTON 2 GEORGE ST, SUITE 2100 PHONE: (843) 724-3764 CONTACT: TARLETON CAVE JR.
LANDSCAPE ARCHITECT:	KIMLEY-HORN & ASSOCIATES, INC. 115 FAIRCHILD STREET, SUITE 250 CHARLESTON, SC 29492 PHONE: (843) 823-6793 CONTACT: ANDREW TODD-BURKE, P.L.A. EMAIL: ANDREW.TODD-BURKE@KIMLEY-HORN.COM
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 115 FAIRCHILD STREET, SUITE 250 CHARLESTON, SC 29492 PHONE: (843) 737-6390 CONTACT: THOMAS PURCELL, P.E. EMAIL: THOMAS.PURCELL@KIMLEY-HORN.COM

SWPPP CERTIFICATION:

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR10000.

ADA NOTE:
THE PUBLIC 10-FT PATH WILL BE ADA COMPLIANT.

PROJECT NARRATIVE:

THE PROJECT PROPOSES THE REDEVELOPMENT OF A 3.65 ACRE UNDEVELOPED PARCEL OF LAND TO PROVIDE ADDITIONAL FLOODPLAIN STORAGE OF APPROXIMATELY 1.42 AC-FT. ADDITIONALLY, THE PROJECT WILL INCLUDE THE CONSTRUCTION OF A PEDESTRIAN PATH, AND LANDSCAPING. THE OVERALL PROJECT DISTURBED AREA IS 2.5 ACRES, APPROXIMATELY 0.12 AC OF JURISDICTIONAL WETLANDS AND 0.02 AC OF NON-JURISDICTIONAL WETLANDS WILL BE IMPACTED. THE PROJECT WILL NOT INCREASE IMPERVIOUS COVERAGE FOR THE PROPOSED IMPROVEMENTS.

ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88.

NOTES:

- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

CIVIL SHEET INDEX		
REVISION	SHEET NUMBER	SHEET TITLE
5	C0-00	COVER SHEET
5	C0-01	GENERAL NOTES
5	C1-00	EXISTING CONDITIONS AND DEMOLITION PLAN
5	C3-00	SITE, GRADING & DRAINAGE PLAN
5	C5-10	EROSION CONTROL PLAN PHASE 1
5	C5-20	EROSION CONTROL PLAN PHASE 2
5	C5-30	EROSION CONTROL PLAN PHASE 3
5	C5-80	EROSION CONTROL DETAILS
5	C6-00	CONSTRUCTION DETAILS
4	L1-00	LANDSCAPE PLAN
2	L1-01	LANDSCAPE DETAILS
2	L1-02	LANDSCAPE DETAILS - SEED MIX

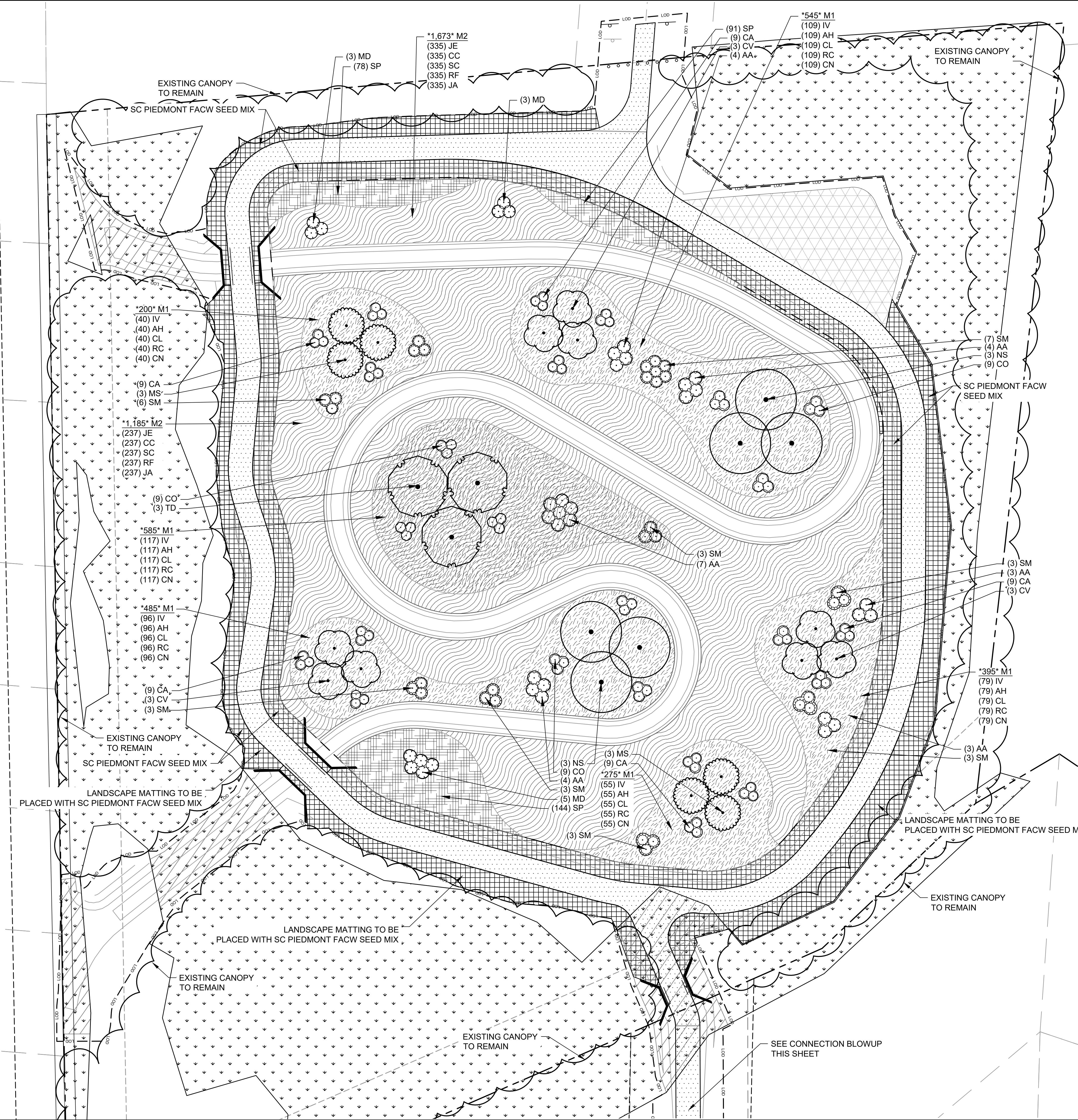
STORMWATER DESIGN STANDARDS MANUAL (SWDSM) DESIGN EXCEPTIONS			
APPLICABLE SECTION	DESCRIPTION OF THE DESIGN EXCEPTION	SUBMITTAL DATE	APPROVAL DATE

PROJECT:	HOWLE AVE STORMWATER RETROFIT HOWLE AVE, CITY OF CHARLESTON, SC 29412		
TITLE:	09/18/2023		
DATE:	09/18/2023		
PROJECT NO.	013156008		
SHEET NUMBER	C0-00		
5	ISSUED FOR CONSTRUCTION COMMENTS	03-22-2025	KHA
4	REISSUED PER CITY OF CHARLESTON AND SODOT COMMENTS	08-15-2024	KHA
3	REISSUED PER CITY OF CHARLESTON COMMENTS	04-16-2024	KHA
2	REISSUED PER CITY OF CHARLESTON COMMENTS	04-16-2024	KHA
1	ISSUED FOR PRE-APP REVIEW	09-16-2023	KHA
0	ISSUED FOR PRE-APP MEETING	09-16-2023	KHA
No. REVISIONS	Date BY		

Kimley-Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 737-6390
WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEERING LICENSE
No. C00166
No. 43319
JAMES P. PURCELL
09/18/2023

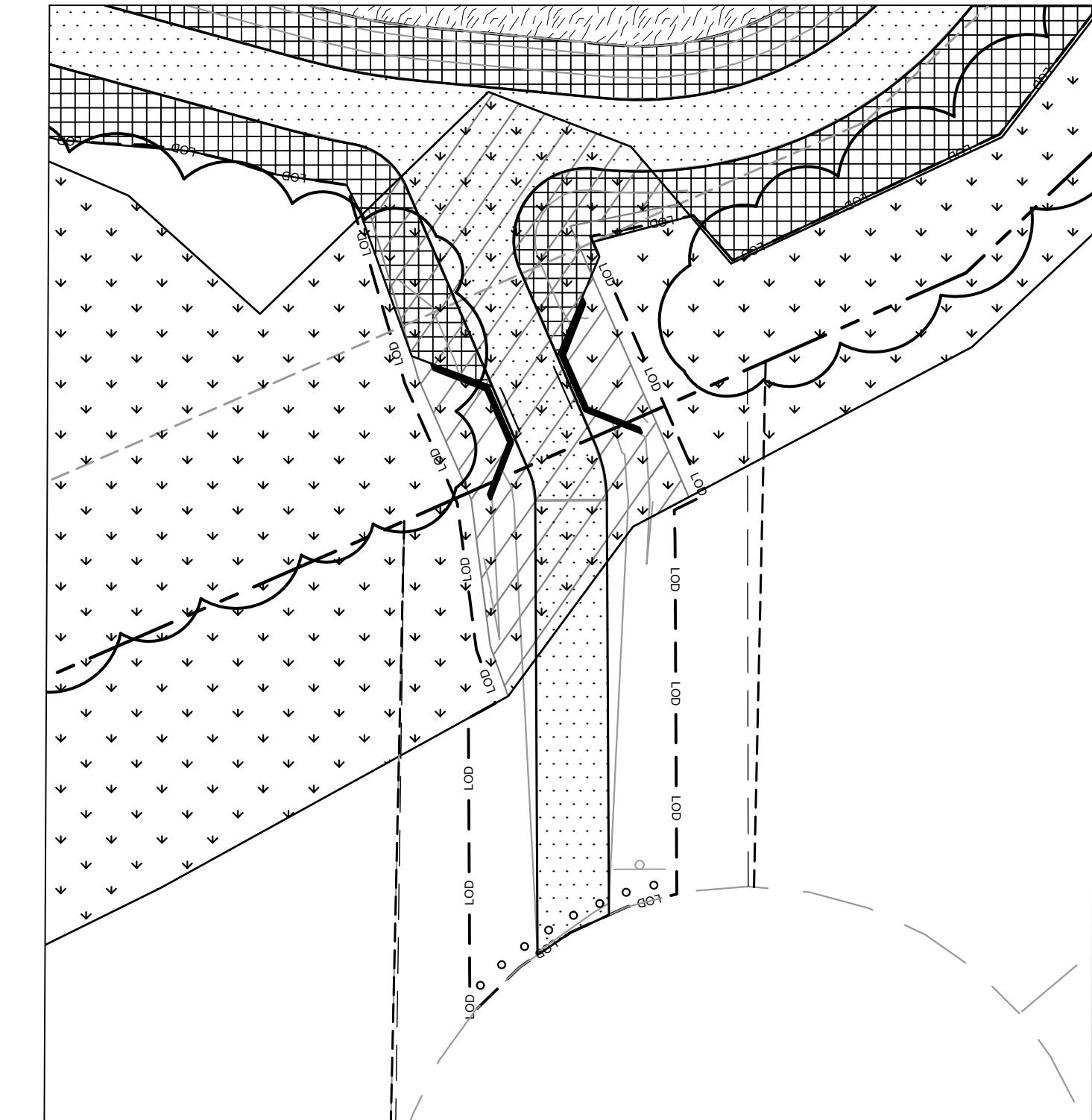
PROFESSIONAL LANDSCAPE ARCHITECTURE
No. 25-25
JAMES P. PURCELL
09/18/2023



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	HEIGHT
TREES							
CV	9	WHITE FRINGETREE	CHIONANTHUS VIRGINICUS	1.5' CAL.	B&B	6' MIN.	
MS	6	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	1.5' CAL.	B&B	6' MIN.	
NS	6	TUPELO	NYSSA SYLVATICA	2' CAL.	B&B	10' MIN.	
TD	3	BALD CYPRESS	TAXODIUM DISTICHUM	2' CAL.	B&B	10' MIN.	
SHRUBS							
AA	25	SWEET AZALEA	AZALEA ARBORESCENS	3 GAL.	POT	24" MIN.	
CO	27	BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	3 GAL.	POT	24" MIN.	
CA	45	SWEET PEPPERBUSH	CLETHRA ALTERNIFOLIA	3 GAL.	POT	24" MIN.	
MD	11	DON'S DWARF WAX MYRTLE	MORELLA CERIFERA 'DON'S DWARF'	3 GAL.	POT	24" MIN.	
SM	31	DWARF PALMETTO	SABAL MINOR	3 GAL.	POT	24" MIN.	
GROUND COVERS							
M1	2,475	GROUND COVER MIX 1	MIX 1				
IV	495	NORTHERN BLUE FLAG	IRIS VERSICOLOR	1 GAL.	POT	36" O.C.	
AH	495	EASTERN BLUE STAR	AMSONIA HUBrichtii	1 GAL.	POT	36" O.C.	
CL	495	SEA OATS	CHASMANTHIUM LATIFOLIUM	1 GAL.	POT	36" O.C.	
RC	495	WHITETOP SEDGE	RHYNCHOSPORA COLORATA	1 GAL.	POT	36" O.C.	
CN	495	BLUE MISTFLOWER	CONOCLINIUM COELESTINUM	1 GAL.	POT	36" O.C.	
M2	2,860	GROUND COVER MIX 2	MIX 2				
JE	572	SOFT RUSH	JUNCUS EFFUSUS	1 GAL.	POT	36" O.C.	
CC	572	CHEROKEE SEDGE	CAREX CHEROKEENSIS	1 GAL.	POT	36" O.C.	
SC	572	LIZARD'S TAIL	SAURURUS CERNUUS	1 GAL.	POT	36" O.C.	
RF	572	ORANGE CONEFLOWER	RUDBECKIA FULGIDA	1 GAL.	POT	36" O.C.	
JA	572	AMERICAN WATER-WILLOW	JUSTICIA AMERICANA	1 GAL.	POT	36" O.C.	
SP	313	SALTMEADOW CORDGRASS	SPARTINA PATENS	1 GAL.	POT	36" O.C.	
M3	14,230SF	SC PIEDMONT FACW SEED MIX	(SEE SHEET L1-02)				

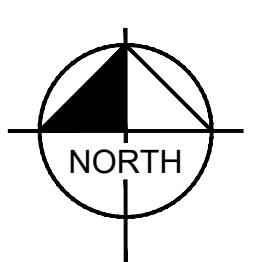
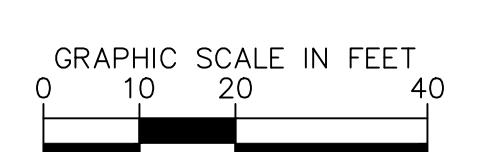
CONNECTION TO MEADOW GROVE WAY

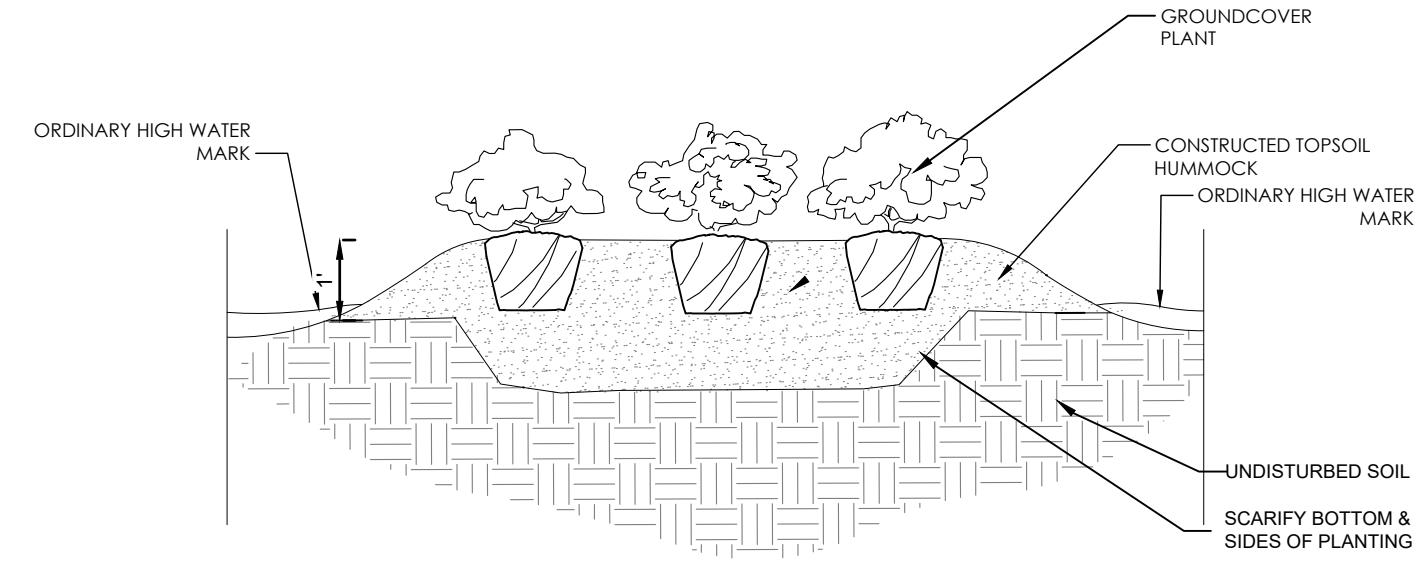


PROJECT:	HOWLE AVE STORMWATER RETROFIT		
HOWLE AVE, CITY OF CHARLESTON, SC 29412			
TITLE:	LANDSCAPE PLAN		
DATE:	1/29/2024		
PROJECT NO.	013156008		
SHEET NUMBER	L1-00		
CLIENT:	CITY OF CHARLESTON		
2 GEORGE ST, SUITE 200, CHARLESTON, SC 29401 PHONE: 843.724.3764			
SCALE:	AS SHOWN	DRAWN BY:	RJC
DESIGNED BY:	RJC	CHECKED BY:	ATB

Kimley-Horn
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 115 FAIRCHILD STREET, SUITE 250
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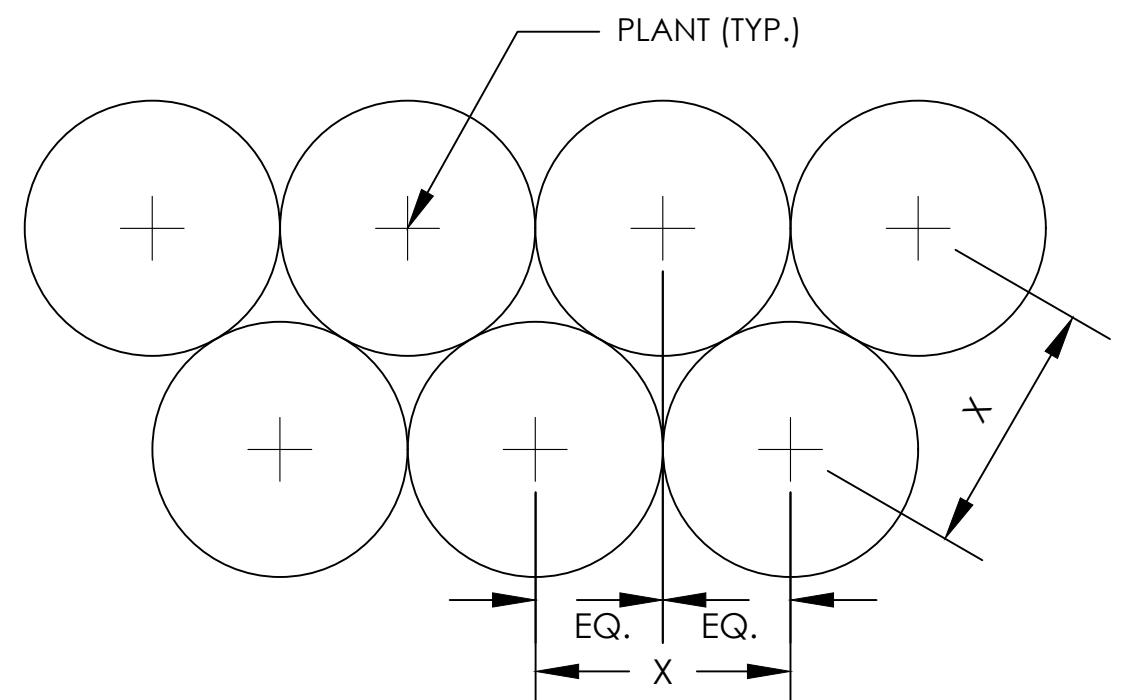
STATE OF SOUTH CAROLINA
 LICENSED LANDSCAPE ARCHITECT
 ANDREW TODD BURGESS
 LSA 1948
 02/12/2025





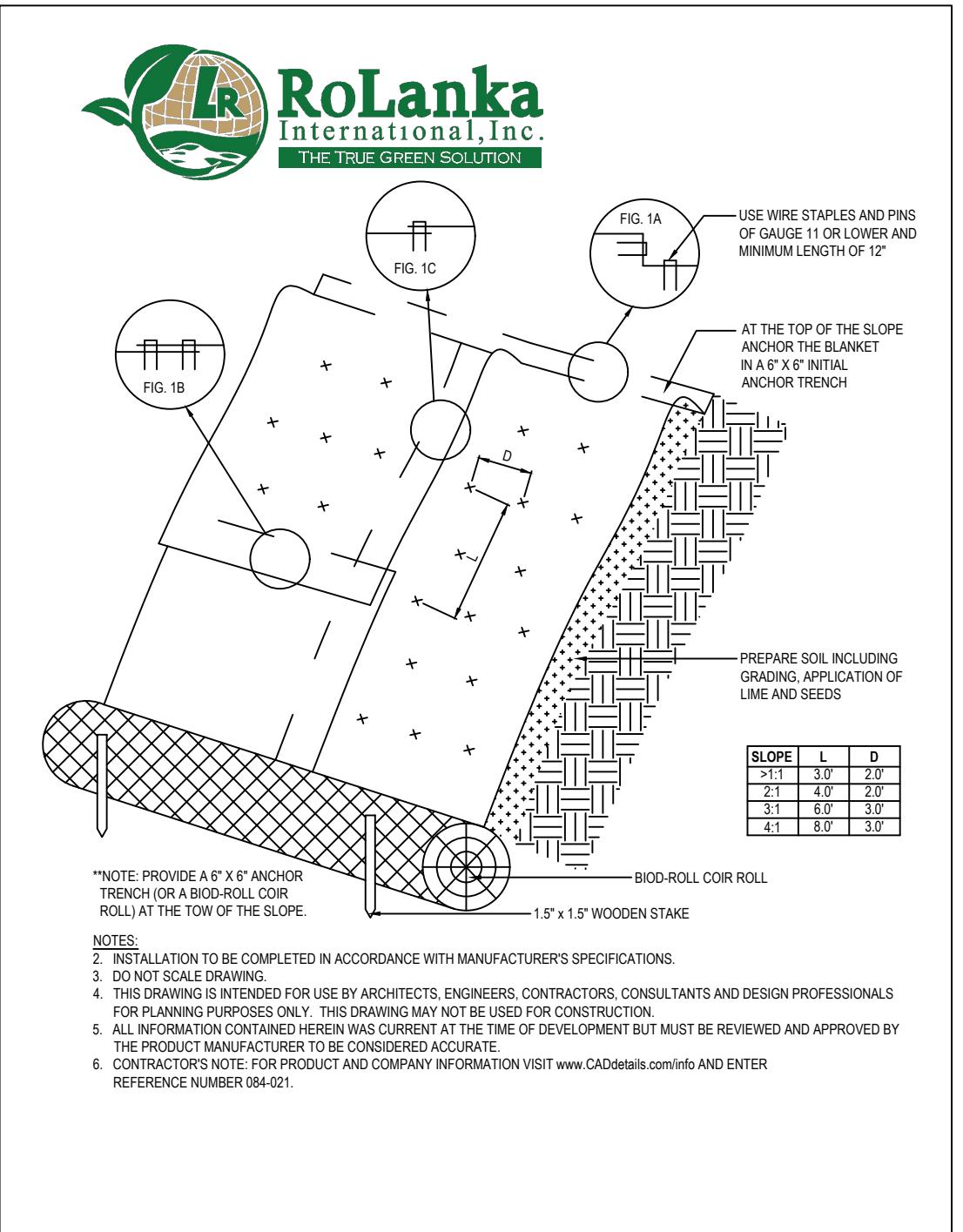
GROUNDCOVER & SHRUB PLANTING DETAIL

SCALE: NTS SECTION



PLANT SPACING DETAIL

SCALE: NTS

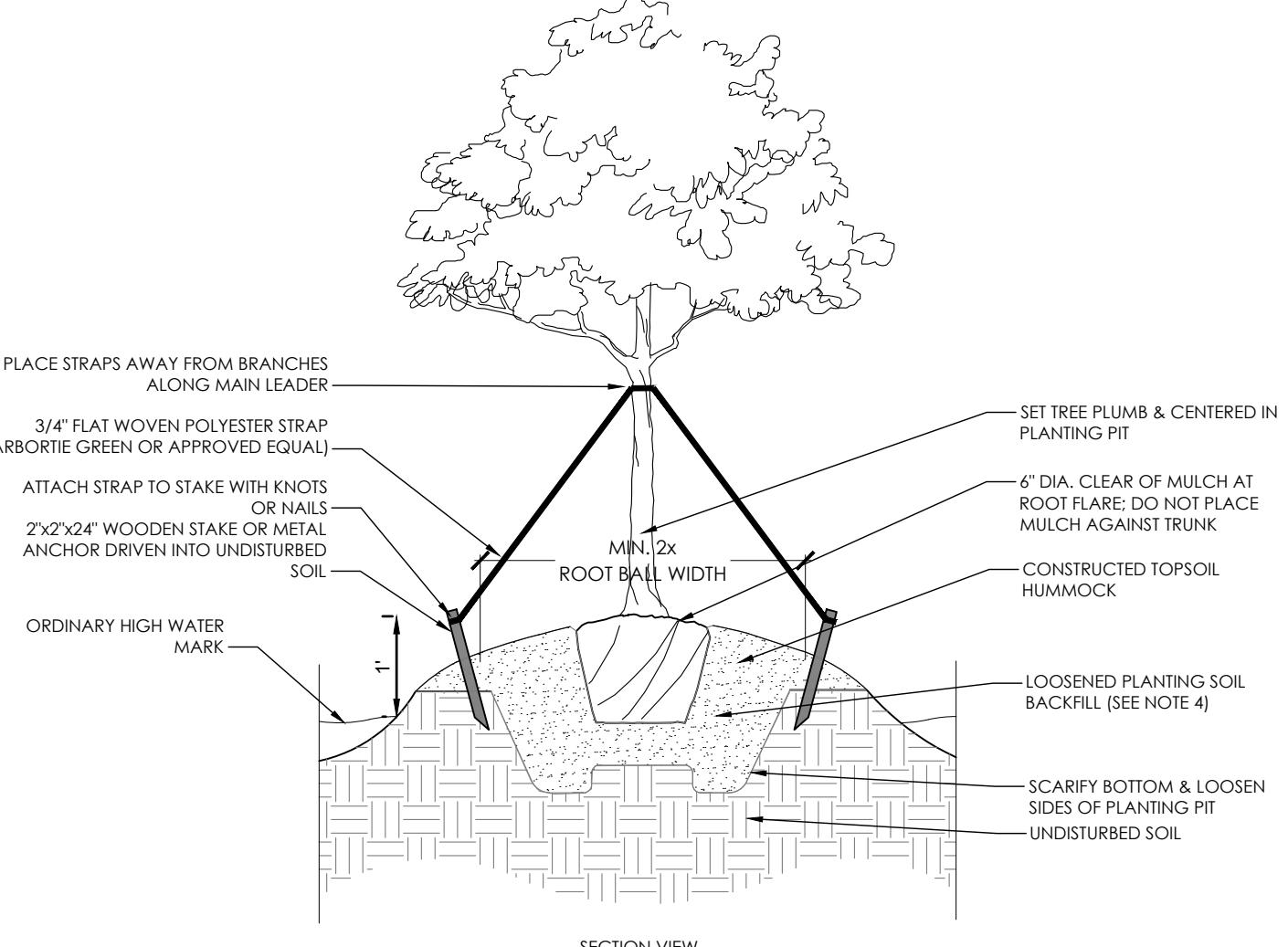


LANDSCAPE MATTING DETAIL

SALE: NTS PLAN



SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL



PLANTING NOTES:

1. FOR CONTAINER PLANTS, REMOVE CONTAINER & SCARIFY ROOT MASS PRIOR TO PLANTING.

2. FOR B&B PLANTS, COMPLETELY REMOVE TOP HALF OF WIRE BASKET AND BURLAP MATERIAL; REMOVE ALL TWINE, ROPE AND WIRE FROM ROOT BALL.
3. SET ROOT BALL ON STABLE SUBSOIL SO THAT TOP

OF ROOT BALL IS 1' ABOVE FINISHED GRADE.
TAMP SOIL FIRMLY AROUND BOTTOM OF ROOT
BALL TO SET TREE PLUMB.

4. DIG & TURN PLANTING SOIL TO REDUCE COMPACTION. LIGHTLY TAMP SOIL AROUND

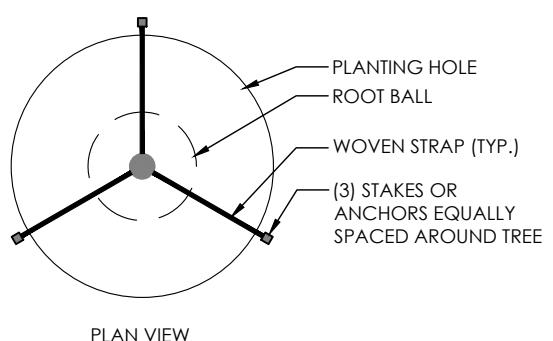
COMPACT. LIGHTLY TAMP SOIL AROUND ROOT BALL IN 6" LIFTS TO BRACE THE TREE. DO NOT OVER-COMPACT. MIX COMPOST INTO

DO NOT OVER-COMPACT. MIX COMPOST INTO EACH LIFT OF BACKFILL AS RECOMMENDED IN SOIL REPORT. POUR WATER AROUND ROOT BALL

TO SETTLE SOIL, AND BACKFILL AS REQUIRED TO MEET REQUIRED FINISHED GRADE.

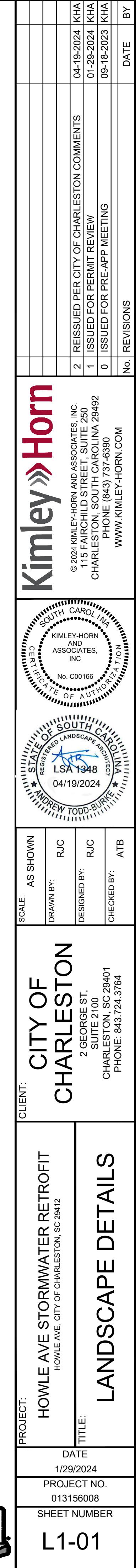
5. A 3" HIGH x 8" WIDE BERM SHALL BE MADE AROUND THE ROOT BALL EDGE.
6. PRUNE TREES ONLY AS NEEDED TO REMOVE

6. PRUNE TREES ONLY AS NEEDED TO REMOVE DEAD OR BROKEN BRANCHES.



TREE PLANTING DETAIL

SCALE: NTS PLAN/SECTION



SC Piedmont FACW Seed Mix - ERNMX-408

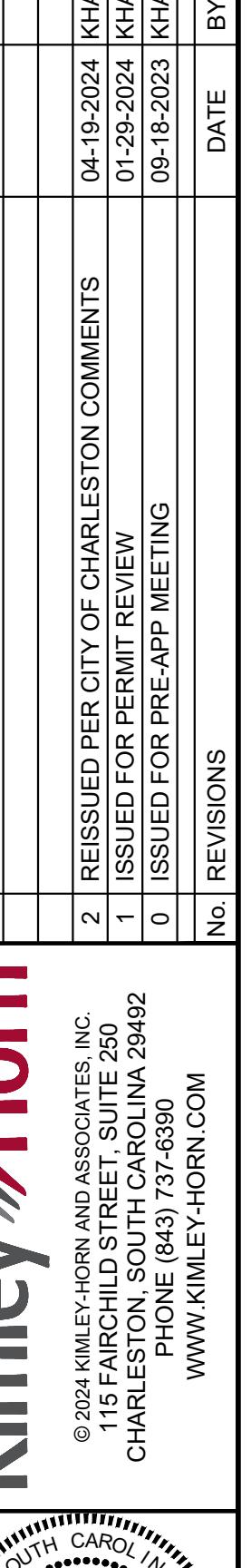
	Botanical Name	Common Name	Price
39.00 %	Panicum rigidulum, Coastal Plain NC Ecotype	Redtop Panicgrass, Coastal Plain NC Ecotype	
20.00 %	Elymus virginicus, AR Ecotype	Virginia Wildrye, AR Ecotype	
15.00 %	Carex alboluteascens, Coastal Plain NC Ecotype	Greenwhite Sedge, Coastal Plain NC Ecotype	
12.20 %	Chasmanthium latifolium, WV Ecotype	River Oats, WV Ecotype	
5.00 %	Carex vulpinoidea, PA Ecotype	Fox Sedge, PA Ecotype	
3.00 %	Juncus effusus	Soft Rush	
2.00 %	Helenium autumnale, Northern VA Ecotype	Common Sneezeweed, Northern VA Ecotype	
2.00 %	Helenium flexuosum, VA Ecotype	Purplehead Sneezeweed, VA Ecotype	
1.00 %	Juncus tenuis, NC Ecotype	Path Rush, NC Ecotype	
0.50 %	Vernonia noveboracensis, PA Ecotype	New York Ironweed, PA Ecotype	
0.30 %	Scirpus cyperinus, Coastal Plain NC Ecotype	Woolgrass, Coastal Plain NC Ecotype	
100.00 %			

Seeding Rate: 20 lb per acre with a cover crop. For a cover crop use either grain rye (30 lbs/acre; 1 Sep to 31 Apr) or Japanese Millet (10 lbs/acre; 1 May to 31 Aug)

Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Wet Meadows & Wetlands

This mix of grasses and forbs can be used for wetland mitigation where frequent flooding occurs.

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PROJECT: HOWLE AVE STORMWATER RETROFIT HOWLE AVE, CITY OF CHARLESTON, SC 29412 1/29/2024	CLIENT: CITY OF CHARLESTON 2 GEORGE ST. CHARLESTON, SC 29401 PHONE: 843.724.3764	SCALE: AS SHOWN DRAWN BY: RJC DESIGNED BY: RJC CHECKED BY: ATB	DATE: 04/19/2024 PROJECT NO. 013156008 SHEET NUMBER L1-02
TITLE: LANDSCAPE DETAILS SEED MIX INFO		 <p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 115 FAIRCHILD STREET, SUITE 250 CHARLESTON, SOUTH CAROLINA 29402 PHONE: (843) 737-6390 WWW.KIMLEY-HORN.COM</p> <p>REISSUED PER CITY OF CHARLESTON COMMENTS 2 ISSUED FOR PERMIT REVIEW 0 ISSUED FOR PRE-APP MEETING No. REVISIONS</p> <p>DATE BY</p>	