

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY OTHER MANNER WITHOUT THE AUTHORIZATION OF CLINE ENGINEERING, INC. IN WRITING.
 FILE LOCATION: X:\2023\2023_02\03\PROJECTS\20230203\20230203.DWG

SITE DEVELOPMENT PLANS FOR

MIDDLE STREET PARKING

MIDDLE STREET SULLIVAN'S ISLAND, SOUTH CAROLINA

SITE CONTACTS

D4 PARTNERS DANE DERBYSHIRE 450 MEETING ST CHARLESTON, SC 29403 PHONE (843) 958-0340	CIVIL ENGINEER MATTHEW CLINE, P.E. CLINE ENGINEERING P.O. BOX 21204 CHARLESTON, SC 29413 PHONE (843) 991-7239	PROJECT SURVEYOR E.M. SEABROOK 1037 CHUCK DAWLEY BLVD, SUITE 200 PO BOX 96 MOUNT PLEASANT, SC 29465 PHONE (843) 884-4496
SOUTH CAROLINA EROSION CONTROL S.C.D.H.E.C. O.C.R.M. RICHARD GEER STORMWATER DIVISION 1362 MCMILLAN AVE. SUITE 400 CHARLESTON, SC 29405 PHONE (843) 953-0200	SULLIVAN'S ISLAND PLANNING AND ZONING JOE HENDERSON, AICP 2056 MIDDLE STREET SULLIVAN'S ISLAND, SC 29482 PHONE (843) 883-5731	

ADA COMPLIANCE

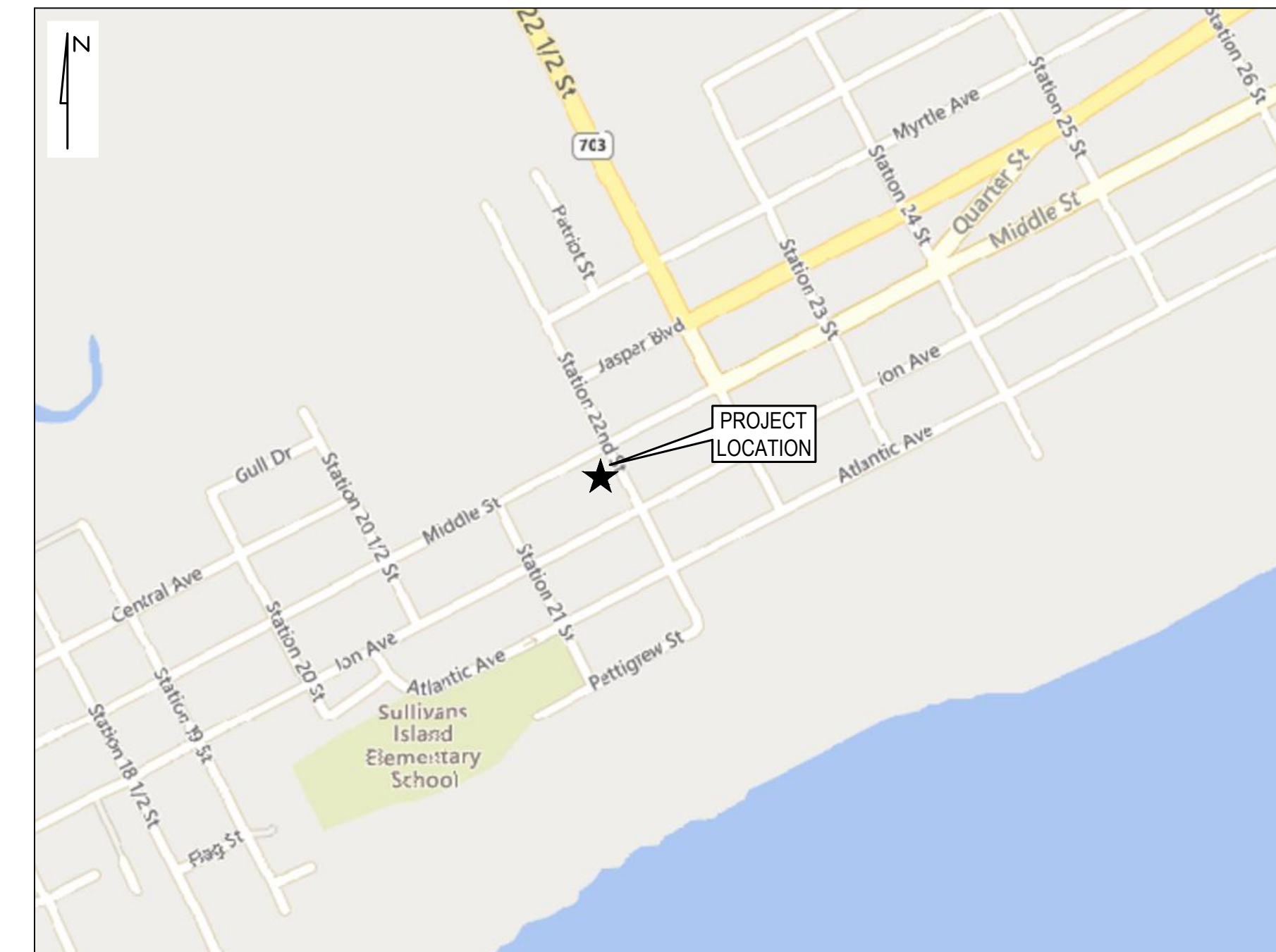
THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED. IT IS THE OWNERS RESPONSIBILITY TO REPAIR ALL DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.

PROJECT DESCRIPTION

SITE IMPROVEMENTS WILL CONSIST OF THE INSTALLATION OF GRAVEL PARKING, DRIVEWAY AND LANDSCAPING

SHEET LIST TABLE

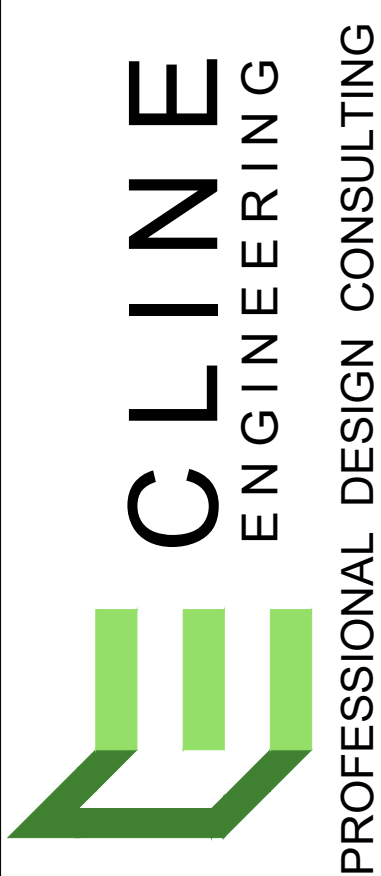
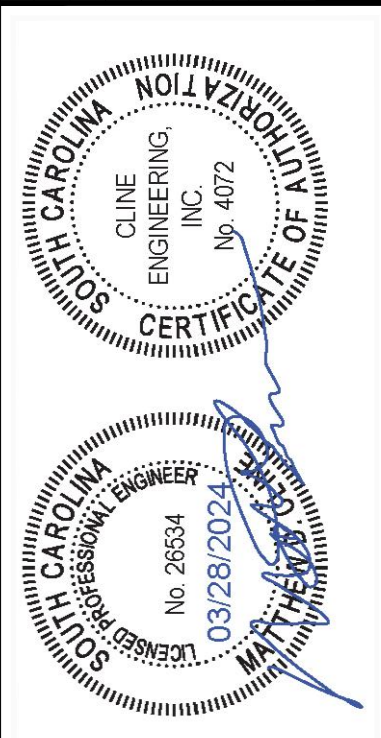
Sheet Number	Sheet Title
G-1	COVER
G-2	GENERAL NOTES
G-3	GENERAL NOTES
V-1	SITE CONDITIONS
C-1	SITE PLAN
C-2	DEMOLITION, TREE PROTECTION AND SWPPP
C-3	GRADING AND DRAINAGE PLAN
C-4	HYDROLOGY PLAN
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS
L-1	SITE PLAN
L-2	SITE EXHIBIT



VICINITY MAP

SCALE 1" = 500'

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
C	02/27/2024	REVISE PER BZA COMMENTS	AJ	MDC
D	02/26/2024	REVISE PER BZA COMMENTS	AJ	MDC
E	03/28/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC



MIDDLE STREET PARKING

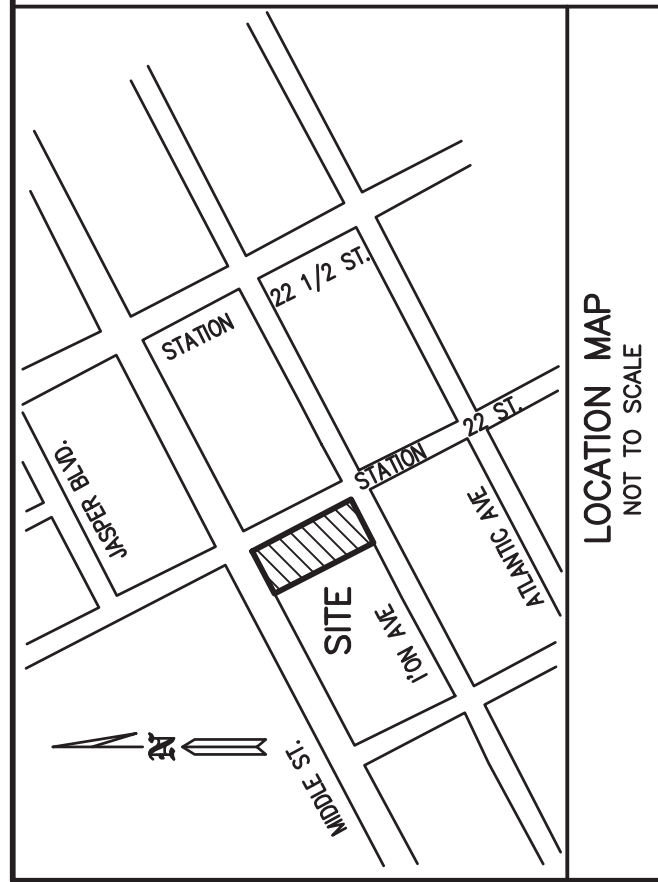
COVER

INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

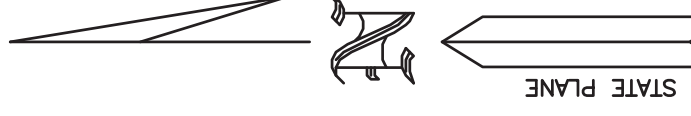
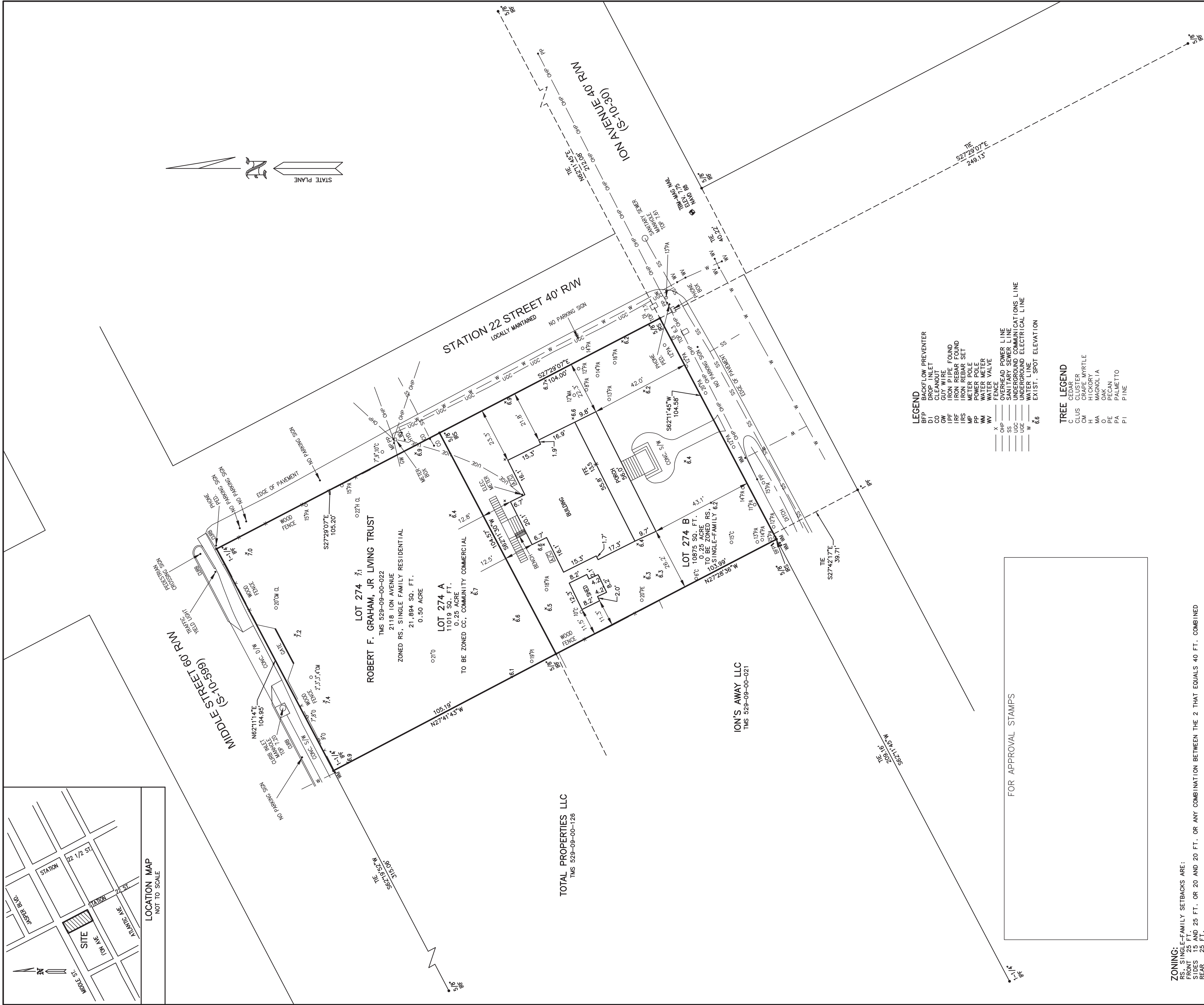
PROJECT MANAGER: MDC
 DRAWN BY: AJURCO
 PROJECT DATE: DECEMBER 2023
 JOB NUMBER: 2303

SHEET NUMBER

G-1



LOCATION MAP
NOT TO SCALE



- LEGEND**
- BFP BACKFLOW PREVENTER
 - D1 DROP INLET
 - DI1 DIAPHRAGM
 - GW GUY WIRE
 - IPF IRON PIPE FOUND
 - IRE IRON REBAR FOUND
 - MS METEORIC STONE
 - MP METER POLE
 - PP POWER POLE
 - WW WATER VALVE
 - X OVERHEAD POWER LINE
 - UCC UNDERGROUND COMMUNICATIONS LINE
 - UGC UNDERGROUND ELECTRICAL LINE
 - W WATER LINE
 - W EAST. SPOT ELEVATION

- TREE LEGEND**
- C CEDAR
 - CLUS CLUSTER
 - GM GRAPE MYRTLE
 - M MAGNOLIA
 - O OAK
 - PE PECAN
 - PI PINETTO
 - P1 PINE

FOR APPROVAL STAMPS

ZONING:
 FROM SINGLE-FAMILY SETBACKS ARE:
 SIDES - 15 FT. AND 20 FT. OR 20 FT. OR ANY COMBINATION BETWEEN THE 2 THAT EQUALS 40 FT. COMBINED
 REAR - 25 FT. COMMERCIAL SETBACKS ARE:
 FRONT - 5 FT. MIN AND 10 FT. MAX
 SIDES - 0 FT. MIN (ONLY WHEN ATTACHED TO ADJACENT BUILDING) TO 5 FT. MAX
 REAR - 15 FT. MIN.

- REFERENCES:**
1. PLAT OF THE WESTERN END OF SULLIVANS ISLAND DATED MAY 1964 RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK R PAGE 93
 2. ENGINEERING CO. DATED AUG. 8, 2012 RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L14 PAGE 0274

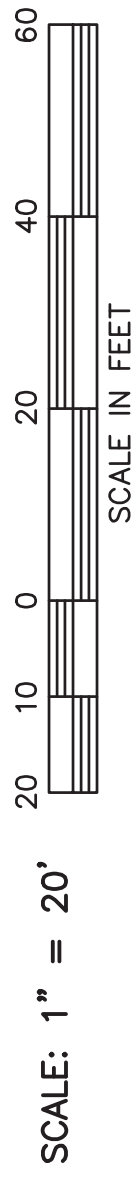
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEWIS E. SEABROOK
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REG. NO. 09860
 MOUNT PLEASANT, S. C. 29465
 (843) 884-4496

MOULTRIEVILLE TOWN OF SULLIVANS ISLAND CHARLESTON COUNTY, S. C.

PLAT OF THE SUBDIVISION OF LOT 274 (TMS 529-09-00-022)
 CONTAINING 0.50 ACRE INTO

LOT 274 A CONTAINING 0.25 ACRE AND LOT 274 B CONTAINING 0.25 ACRE
 OWNED BY ROBERT F. GRAHAM, JR LIVING TRUST
 ABOUT TO BE CONVEYED TO D4 PARTNERS, LLC



DECEMBER 7, 2023

- NOTES:**
1. AREA DETERMINED BY COORDINATES BASED ON INTERPRETATION OF FEMA FLOOD HAZARD MAP NUMBER 15259 K DATED JANUARY 26, 2007. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 10').
 2. UNRECOVERABLE EVIDENCE OF THE LOCATION OF CENTERLINES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE ACCURACY OF THIS SURVEY OR THE LOCATION OF CENTERLINES OR BURIAL GROUNDS ON THIS PROPERTY.

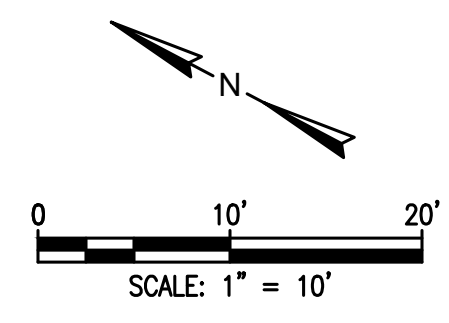
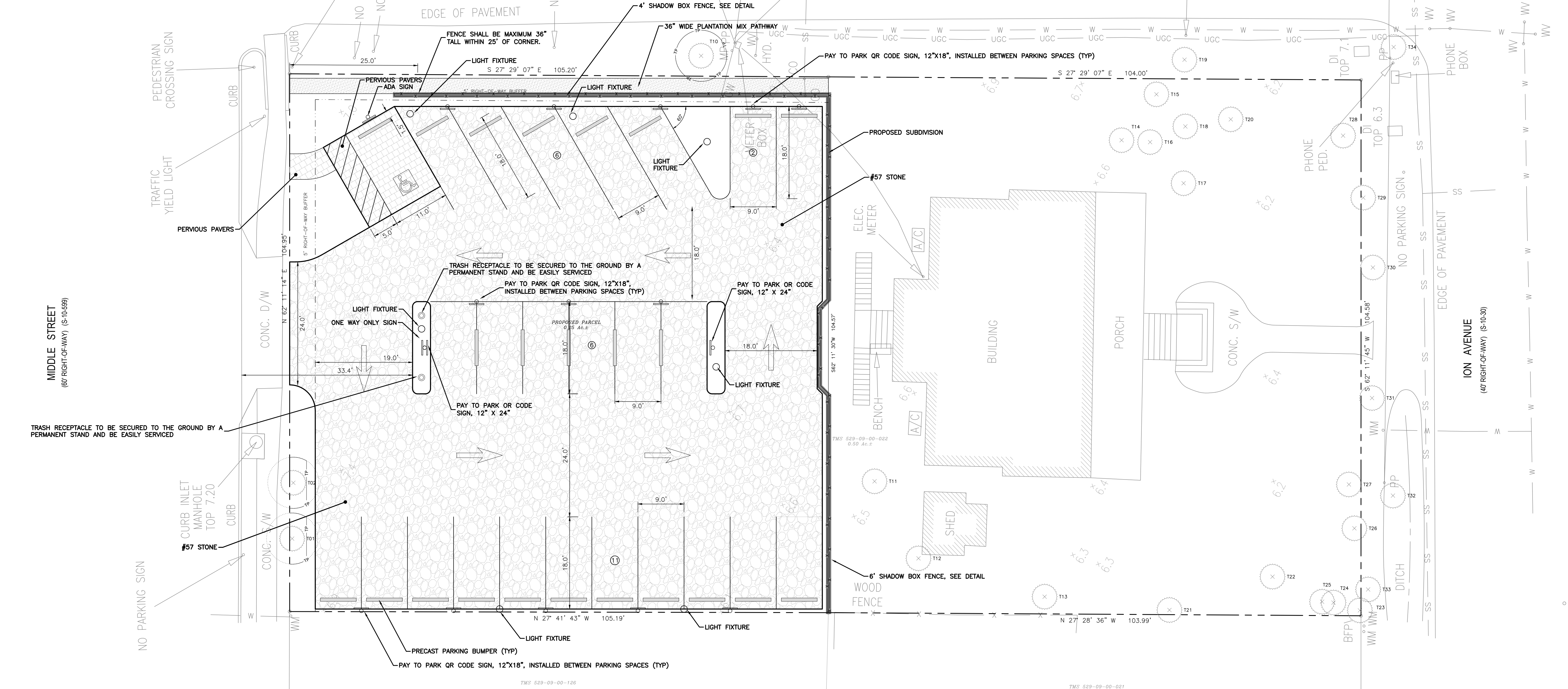
E.M. SEABROOK
 Engineers | Surveyors
 1037 Church, Donley Blvd.
 Post Office Box 98
 Mount Pleasant, SC 29465
 www.emseabrook.com

NAVD 88

THIS DRAWING AND ASSOCIATED FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF CLINE ENGINEERING, INC. IN WRITING.

TREE ID	DBH (IN)	SPECIES	STATUS
T1	9	OK	KEEP
T2	7-8	OK	KEEP
T3	2-3-3+4	CRAPE MYRTLE	REMOVE
T4	20	CRAPE MYRTLE CL.	REMOVE
T5	15	PALMETTO	REMOVE
T6	15	PALMETTO	REMOVE
T7	21	OK	REMOVE
T8	19	PINE	REMOVE
T9	7+9+10	CEDAR	KEEP
T10	18	PALMETTO	KEEP
T11	10	CEDAR	KEEP
T12	20	PECAN	KEEP
T13	12	MICHELIA	KEEP
T14	12	PALMETTO	KEEP
T15	8	PALMETTO	KEEP
T16	13	PALMETTO	KEEP
T17	14	PALMETTO	KEEP
T18	14	PALMETTO	KEEP
T19	14	PALMETTO	KEEP
T20	6	CEDAR	KEEP
T21	12	CEDAR	KEEP
T22	15	PALMETTO	KEEP
T23	14	PALMETTO	KEEP
T24	13	PALMETTO	KEEP
T25	11	PALMETTO	KEEP
T26	14	PALMETTO	KEEP
T27	12	PALMETTO	KEEP
T28	12	PALMETTO	KEEP
T29	12	PALMETTO	KEEP
T30	20	PALMETTO	KEEP
T31	12	PALMETTO	KEEP
T32	15	PALMETTO	KEEP
T33	12	PALMETTO	KEEP
T34	13	PALMETTO	KEEP

SITE DATA TABLE	
TAX MAP INFORMATION	PORTION OF TMS #529-09-00-022
SUBJECT PARCEL(S) ZONING	CC (COMMUNITY COMMERCIAL DISTRICT)
BUILDING AREA - EXISTING	NONE
BUILDING AREA - PROPOSED	NONE
BUILDING SETBACK REQUIREMENTS	N/A
SITE BUFFER REQUIREMENTS	5' RIGHT-OF-WAY BUFFER

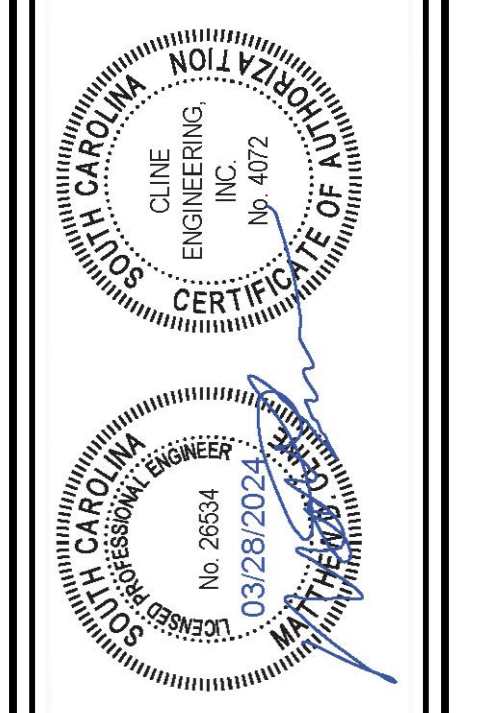


SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE ON SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS BEARS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- NOTES**
- ALL ADA ACCESS ROUTES SHALL BE 5.00% MAX. LONGITUDINAL SLOPE WITH MAX. 2.00% CROSS SLOPE ON SIDEWALKS, MAX. 2.00% SLOPE IN PARKING AREA. CONTRACTOR TO MAINTAIN CONFORMANCE TO THE ADAAGS.
 - CONTRACTOR TO PROTECT EXISTING SIDEWALK WITHIN RIGHT-OF-WAY DURING CONSTRUCTION AND ENSURE THAT ALL SIDEWALKS ADJACENT TO SITE ARE SAFE AND ACCESSIBLE FOR PEDESTRIANS. REMOVE VEGETATION OVERGROWTH AND MAKE REPAIRS TO ANY DAMAGED PORTIONS OF EXISTING SIDEWALK. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS. CONTRACTOR TO ENSURE ANY SIDEWALK REPAIRS MEET OR EXCEED SCODT STANDARDS.
 - CONSTRUCTION DEBRIS AND OTHER WASTE SHALL BE CONTAINED IN A DUMPSTER OR COVERED WITH PLASTIC.
 - CHEMICALS, PAINTS, SOLVENTS AND OTHER MATERIALS SHALL BE STORED SUCH THAT EXPOSURE RISK TO PRECIPITATION AND STORMWATER RUN-ON IS LOW.
 - CONCRETE WASH WATER SHALL BE DISPOSED IN AN AREA OF SOIL AWAY FROM SURFACE WATERS WHERE SOIL CAN ACT AS A FILTER OR EVAPORATE THE WATER. REMAINING CEMENT SHALL BE DISPOSED OF IN A DUMPSTER OR OTHERWISE REMOVED FROM THE SITE.

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL		
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL		
C	02/27/2024	REVISE PER BZA COMMENTS		
D	02/26/2024	REVISE PER BZA COMMENTS		
E	03/28/2024	ISSUED FOR REVIEW AND APPROVAL		



CLINE
ENGINEERING
CONSULTING

PROFESSIONAL DESIGN CONSULTING

MIDDLE STREET PARKING

SITE PLAN

INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

PROJECT MANAGER	MEC
DRAWN BY	AJURCO
PROJECT DATE	DECEMBER 2023
FOR NUMBER	2303

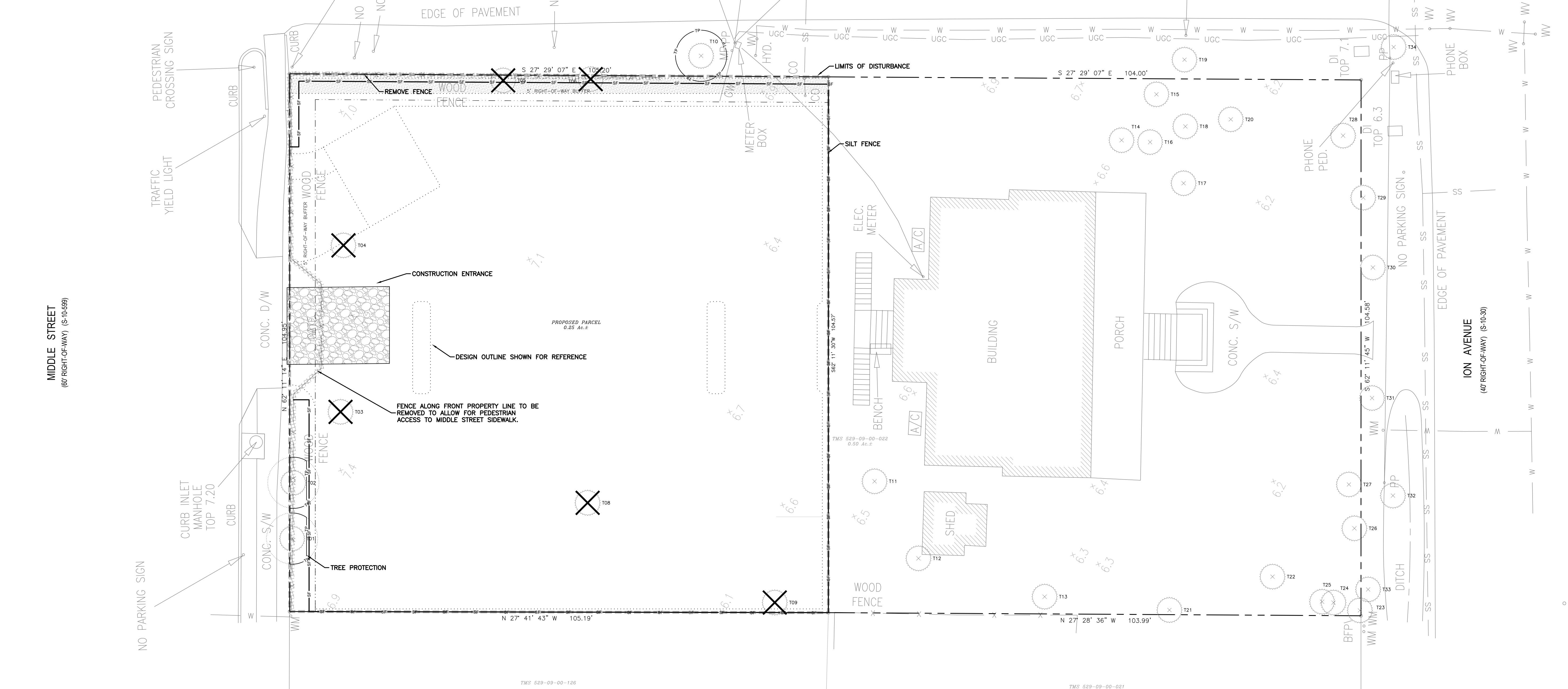
SHEET NUMBER

C-1

THIS DRAWING AND ASSOCIATED FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY OTHER MANNER WITHOUT THE WRITTEN PERMISSION OF CLINE ENGINEERING, INC.

TREE ID	DBH (IN)	SPECIES	STATUS
T1	9	OAK	KEEP
T2	7-8	OAK	KEEP
T3	2-3-3-4	CRAPE MYRTLE	REMOVE
T4	20	CRAPE MYRTLE CL.	REMOVE
T5	15	PALMETTO	REMOVE
T6	15	PALMETTO	REMOVE
T7	21	OAK	REMOVE
T8	19	PINE	REMOVE
T9	7-9-10	CEDAR	KEEP
T10	18	PALMETTO	KEEP
T11	10	CEDAR	KEEP
T12	20	PECAN	KEEP
T13	12	WINDY	KEEP
T14	12	PALMETTO	KEEP
T15	12	PALMETTO	KEEP
T16	8	PALMETTO	KEEP
T17	13	PALMETTO	KEEP
T18	14	PALMETTO	KEEP
T19	14	PALMETTO	KEEP
T20	8	CEDAR	KEEP
T21	6	CEDAR	KEEP
T22	15	CEDAR	KEEP
T23	15	PALMETTO	KEEP
T24	14	PALMETTO	KEEP
T25	13	PALMETTO	KEEP
T26	11	PALMETTO	KEEP
T27	14	PALMETTO	KEEP
T28	12	PALMETTO	KEEP
T29	12	PALMETTO	KEEP
T30	20	PALMETTO	KEEP
T31	12	PALMETTO	KEEP
T32	15	PALMETTO	KEEP
T33	12	PALMETTO	KEEP
T34	13	PALMETTO	KEEP

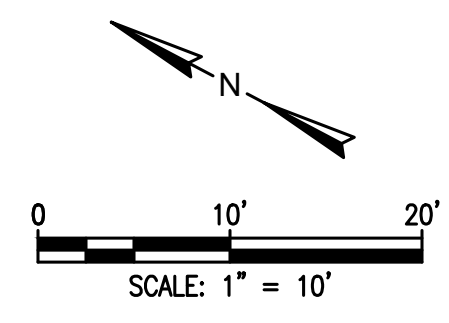
TREE MITIGATION CALCULATION	
TOTAL DBH INCHES TO BE MITIGATED	21" (OAK) + 19" (PINE) = 40" TOTAL
TOTAL (BELOW 16" DBH) SAVED ON-SITE	9" - 7" - 8" = 24" TOTAL
TOTAL DBH INCHES PROVIDED ON LANDSCAPE PLAN	5 PROPOSED OAK TREES TO BE PLANTED = 5 TREES * 3" DBH MIN = 15" TOWARDS MITIGATION
TOTAL DBH INCHES MITIGATION REQUIRED	21" OAK - 15" PROPOSED = 6" MITIGATION REQUIRED FOR OAK 6" (OAK MITIGATION) + 19" (PINE MITIGATION) = 25" TOTAL MITIGATION REQUIRED
TOTAL PAYMENT FOR MITIGATION TO TOWN OF SULLIVAN'S ISLAND	6" (OAK) * \$115.00 PER INCH = \$690.00 19" (PINE) * \$38.00 PER INCH = \$722.00 \$690.00 + \$722.00 = \$1,412.00 TOTAL MITIGATION



SC811

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE ON-SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC
C	02/27/2024	REVISE PER BZA COMMENTS	AJ	MCC
D	02/26/2024	REVISE PER BZA COMMENTS	AJ	MCC
E	03/26/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC

Professional Engineer Seal for Cline Engineering, Inc. License No. 28634, expires 03/28/2024.

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

MIDDLE STREET PARKING

DEMOLITION, TREE PROTECTION AND SWPPP

INTERSECTION OF MIDDLE STREET AND STATION 22 STREET SULLIVAN'S ISLAND, SOUTH CAROLINA

PROJECT MANAGER: AJURCO
DRAWN BY: AJURCO
PROJECT DATE: DECEMBER 2023
JOB NUMBER: 23013

SHEET NUMBER: **C-2**

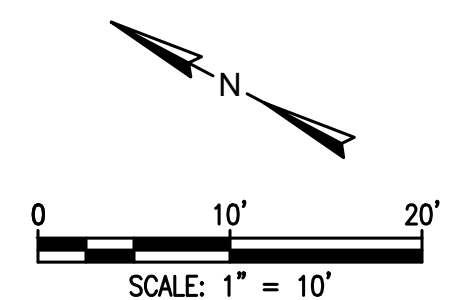
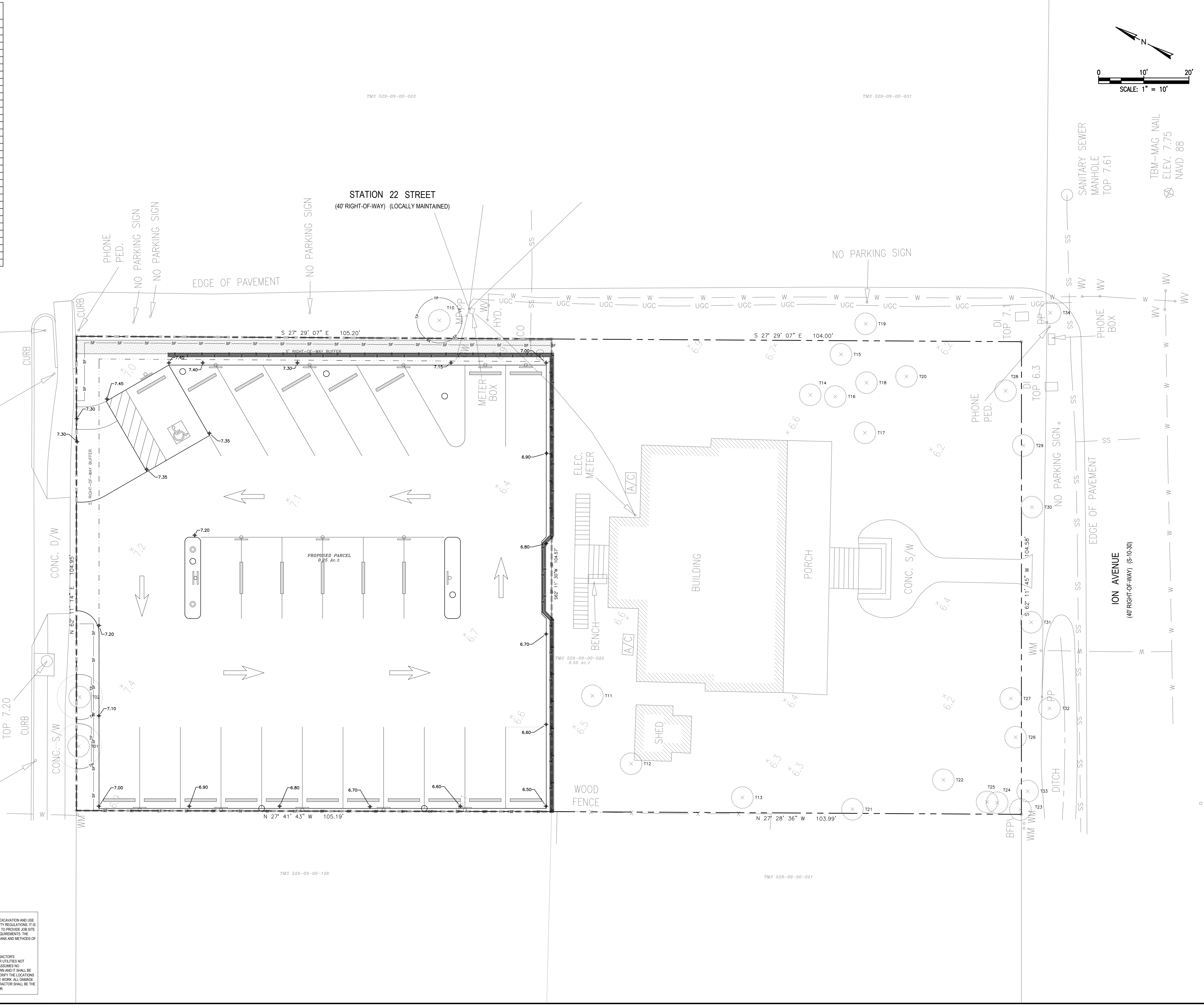
THIS DRAWING AND ASSOCIATED FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY OTHER MANNER WITHOUT THE WRITTEN AUTHORIZATION OF CLINE ENGINEERING, INC.



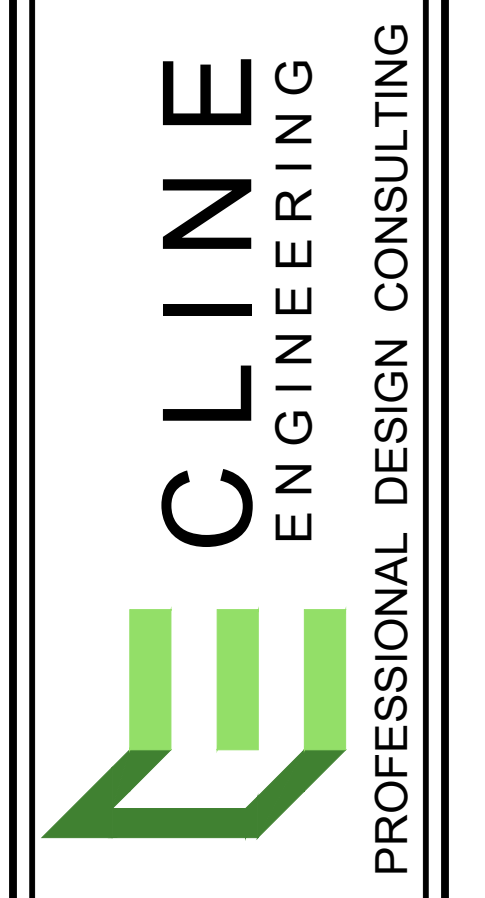
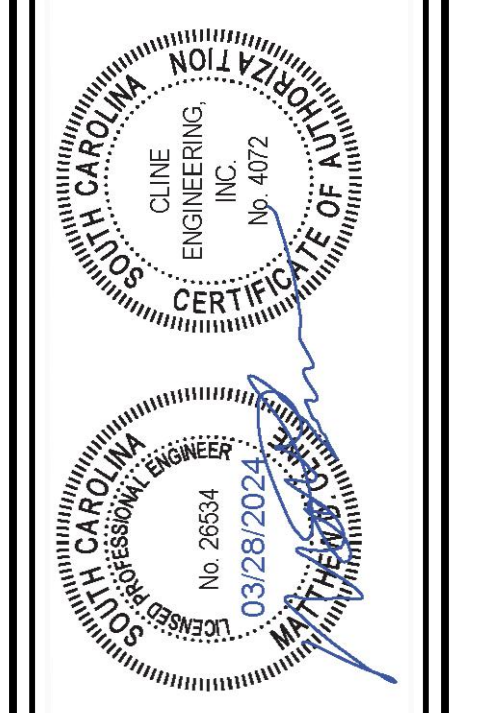
SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL SHORE, BRACE, TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE ON SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TREE ID	DBH (IN)	SPECIES	STATUS
T1	9	OK	KEEP
T2	7-8	OK	KEEP
T3	2+3+3+4	CRAPE MYRTLE	REMOVE
T4	20	CRAPE MYRTLE CL.	REMOVE
T5	15	PALMETTO	REMOVE
T6	15	PALMETTO	REMOVE
T7	21	OK	REMOVE
T8	19	PINE	REMOVE
T9	7+9+10	CEDAR	KEEP
T10	18	PALMETTO	KEEP
T11	10	CEDAR	KEEP
T12	20	PECAN	KEEP
T13	12	WALNUT	KEEP
T14	12	PALMETTO	KEEP
T15	12	PALMETTO	KEEP
T16	8	PALMETTO	KEEP
T17	13	PALMETTO	KEEP
T18	14	PALMETTO	KEEP
T19	14	PALMETTO	KEEP
T20	6	CEDAR	KEEP
T21	15	CEDAR	KEEP
T22	15	PALMETTO	KEEP
T23	14	PALMETTO	KEEP
T24	13	PALMETTO	KEEP
T25	11	PALMETTO	KEEP
T26	14	PALMETTO	KEEP
T27	12	PALMETTO	KEEP
T28	12	PALMETTO	KEEP
T29	12	PALMETTO	KEEP
T30	20	PALMETTO	KEEP
T31	12	PALMETTO	KEEP
T32	15	PALMETTO	KEEP
T33	12	PALMETTO	KEEP
T34	13	PALMETTO	KEEP



REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
C	02/27/2024	REVISE PER BZA COMMENTS	AJ	MDC
D	02/26/2024	REVISE PER BZA COMMENTS	AJ	MDC
E	03/26/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC



MIDDLE STREET PARKING
GRADING AND DRAINAGE PLAN
 INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
 SULLIVAN'S ISLAND, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AJURCO
PROJECT DATE	DECEMBER 2023
FOR NUMBER	2023

SHEET NUMBER

C-3

THIS DRAWING AND ASSOCIATED FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF CLINE ENGINEERING, INC.

PRE RE-DEVELOPMENT
SCALE 1" = 10'

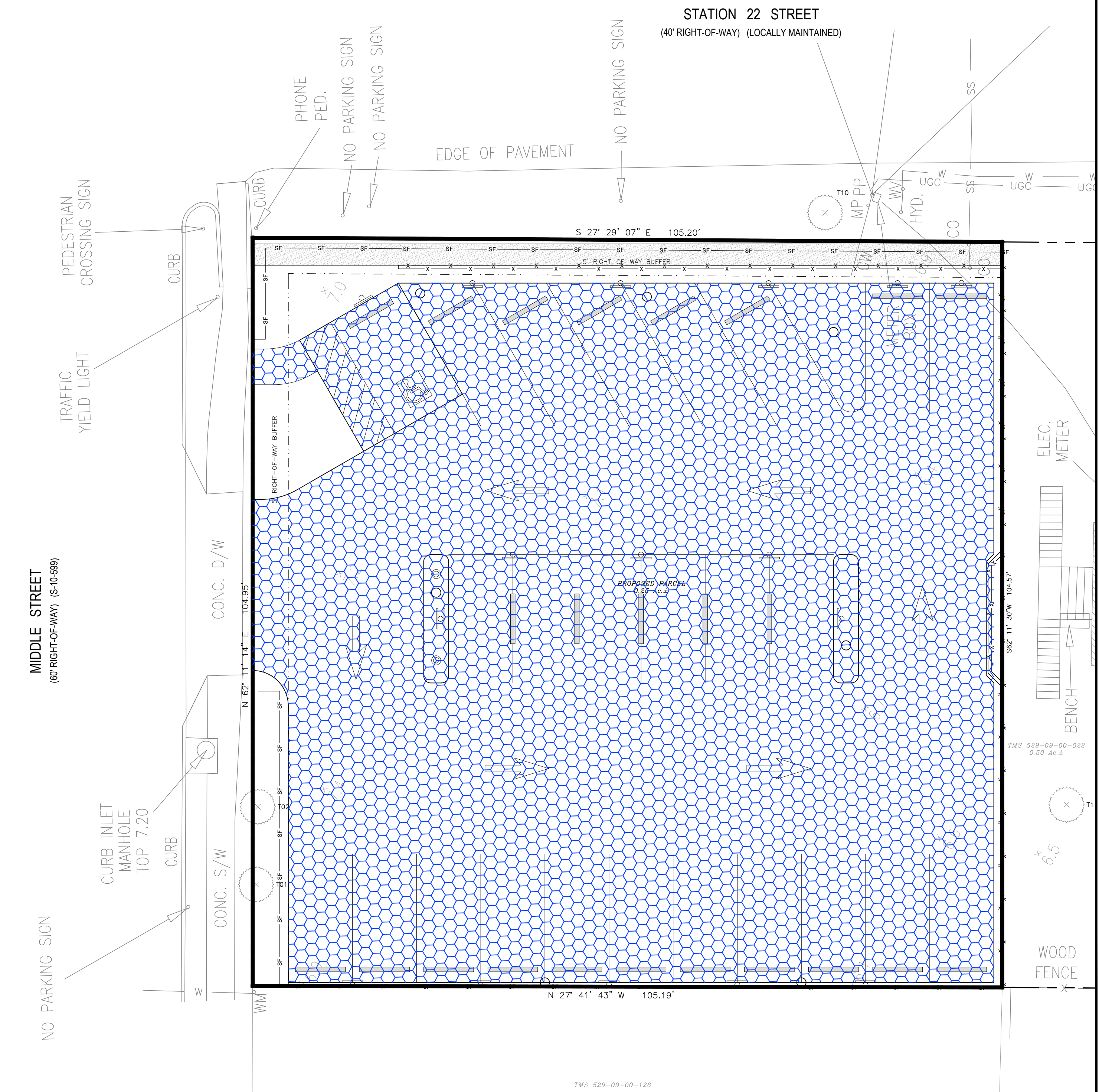
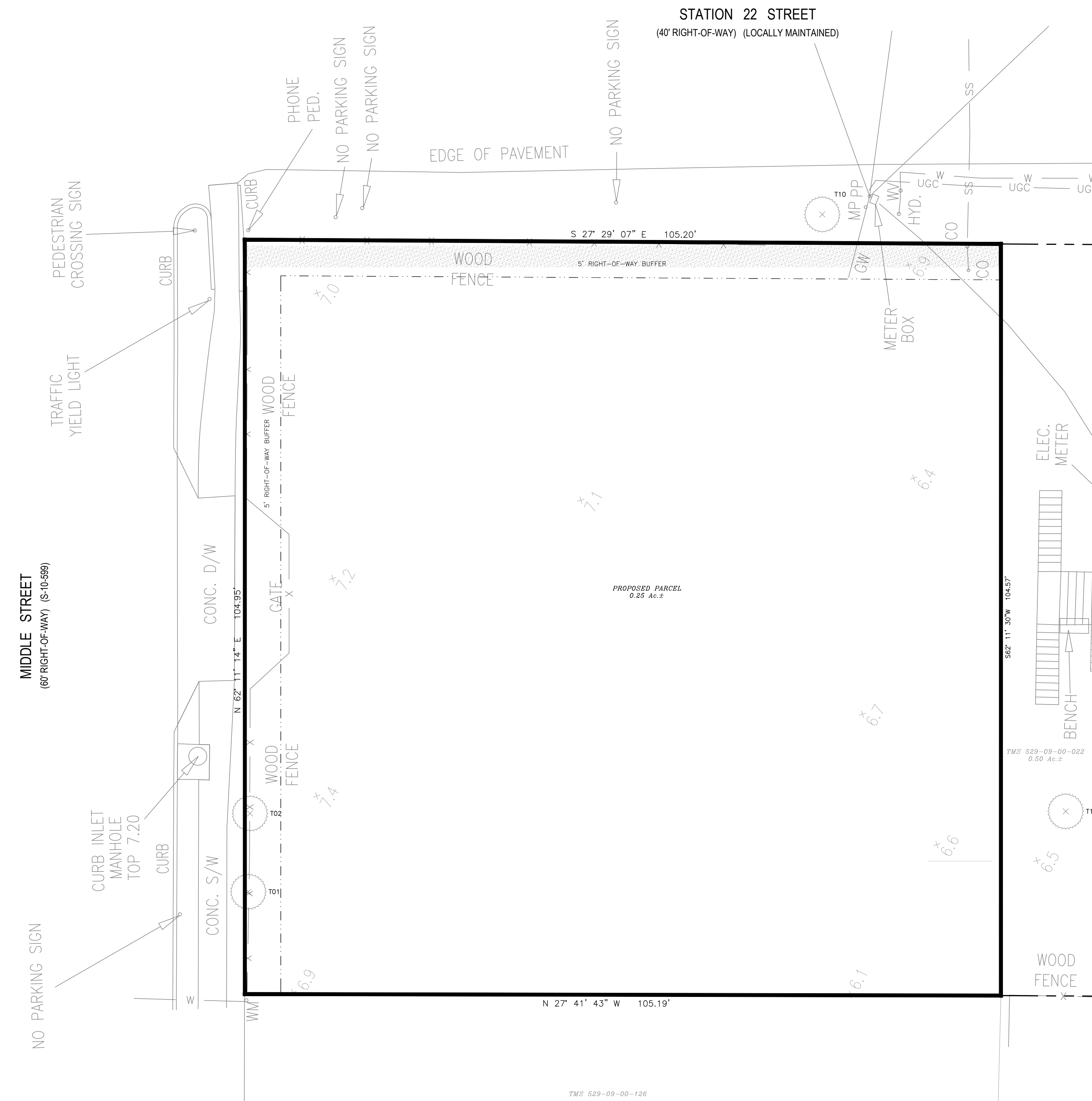
IMPERVIOUS AREA = 0.00 Ac.± (0%)
 RATIONAL METHOD Q=CIA
 Q2 = 0.40 * 4.20 * 0.25 = 0.420 CFS
 Q10 = 0.40 * 6.50 * 0.25 = 0.650 CFS

LEGEND	
	AREA
	IMPERVIOUS 0.00 Ac.±
	GRAVEL/PERVIOUS PAVEMENT 0.00 Ac.±
	PERVIOUS 0.25 Ac.±
	TOTAL 0.25 Ac.±

POST RE-DEVELOPMENT
SCALE 1" = 10'

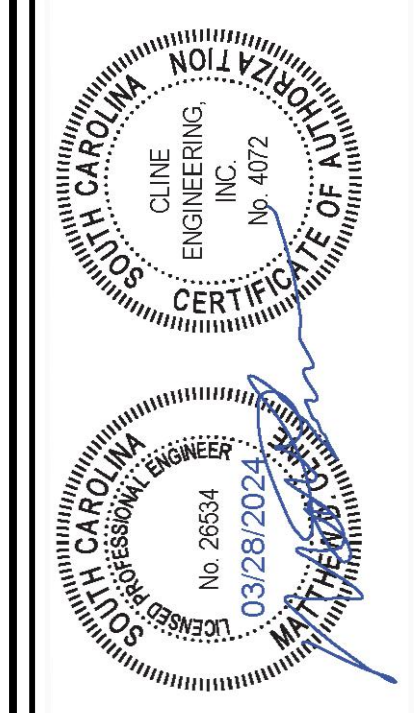
IMPERVIOUS AEA = 0.00 Ac.± (0%)
 RATIONAL METHOD Q=CIA
 Q2 = 0.45 * 4.20 * 0.25 = 0.473 CFS
 Q10 = 0.45 * 6.50 * 0.25 = 0.731 CFS

LEGEND	
	AREA
	IMPERVIOUS 0.00 Ac.±
	GRAVEL/PERVIOUS PAVEMENT 0.23 Ac.±
	PERVIOUS 0.02 Ac.±
	TOTAL 0.25 Ac.±



NOTES
 1. CERTIFY THE MEANS AND METHODS PROPOSED BY THIS CERTIFIED STORMWATER PLAN WILL PREVENT ANY ADVERSE IMPACTS TO ADJACENT OR DOWNSTREAM PROPERTIES AS A RESULT OF THE DEVELOPMENT.

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
C	02/27/2024	REVISE PER BZA COMMENTS	AJ	MDC
D	02/26/2024	REVISE PER BZA COMMENTS	AJ	MDC
E	03/28/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC



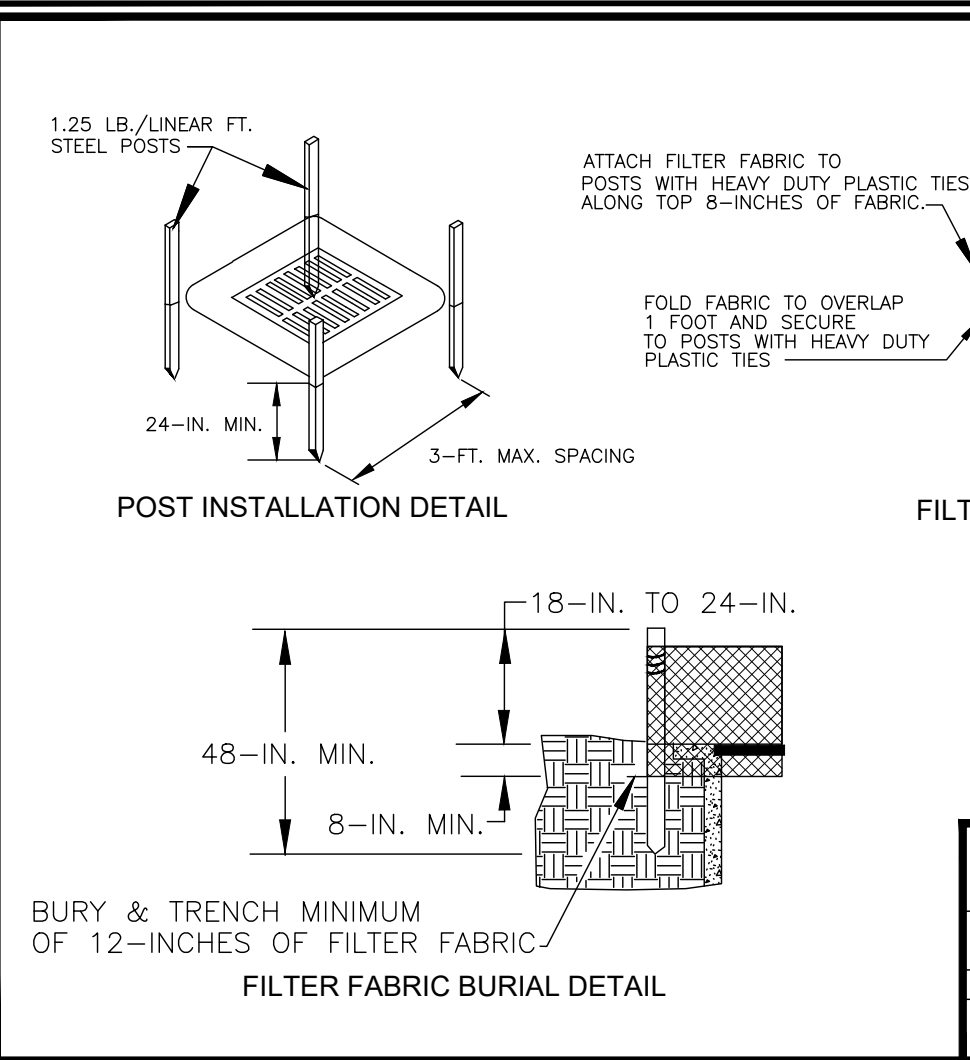
MIDDLE STREET PARKING

HYDROLOGY PLAN
 INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
 SULLIVAN'S ISLAND, SOUTH CAROLINA

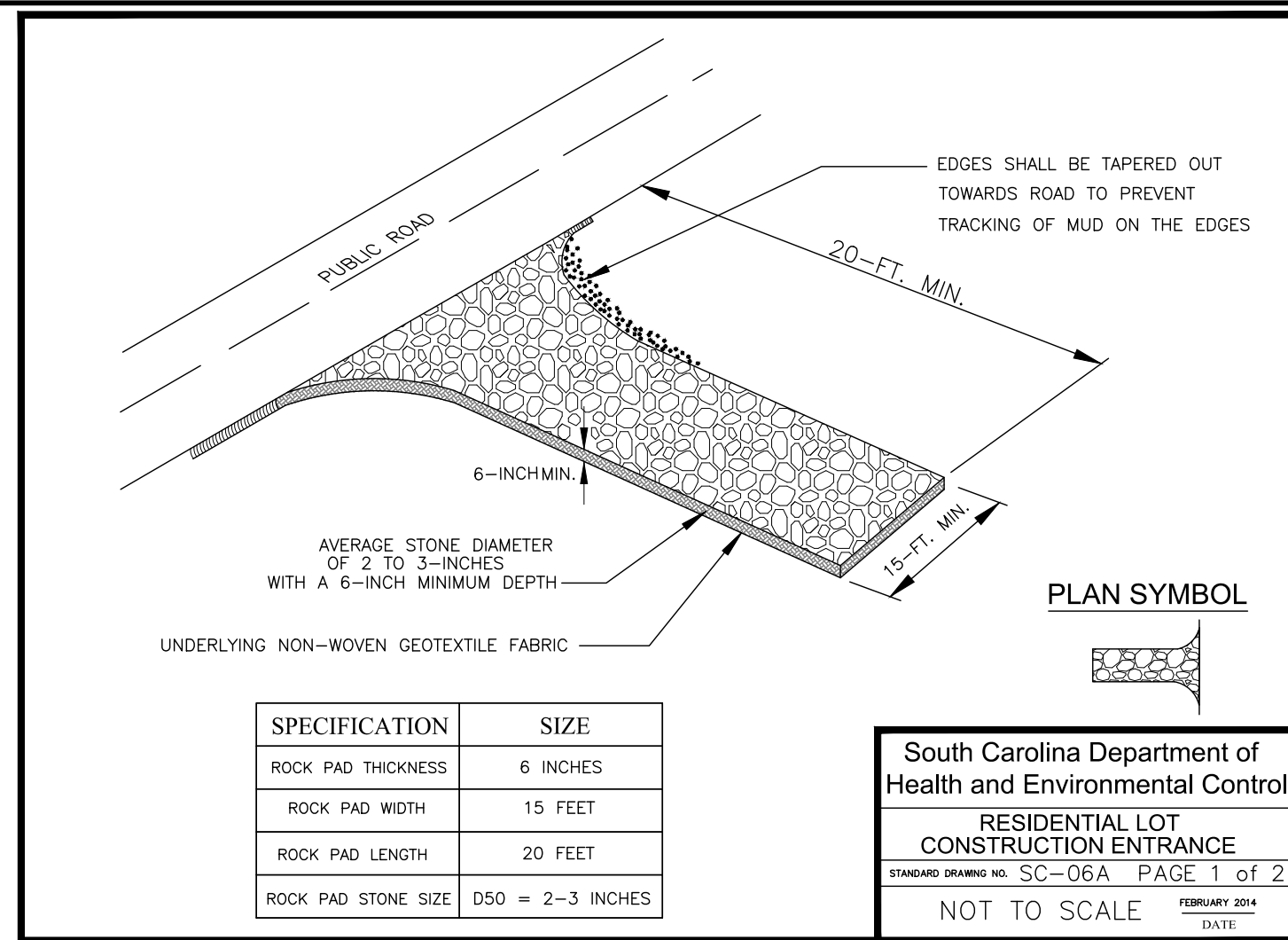
PROJECT MANAGER	MDC
DRAWN BY	AJURCO
PROJECT DATE	DECEMBER 2023
JOB NUMBER	2303

SHEET NUMBER
C-4

THIS DRAWING AND ASSOCIATED FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF CLINE ENGINEERING, INC.



South Carolina Department of Health and Environmental Control
Type A
FILTER FABRIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 1 of 2
FEBRUARY 2014 DATE
NOT TO SCALE



CONSTR. ENTRANCE - GENERAL NOTES
1. Stabilized construction entrances should be used at all points where traffic will ingress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Regular inspections of inlet protection 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 filter fabric is extremely important. Accumulated sediment should be continuously monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
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 filter fabric, or where the fabric has sagged or collapsed due to runoff overlapping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the trap inlet structure. Stabilize all bare areas immediately.

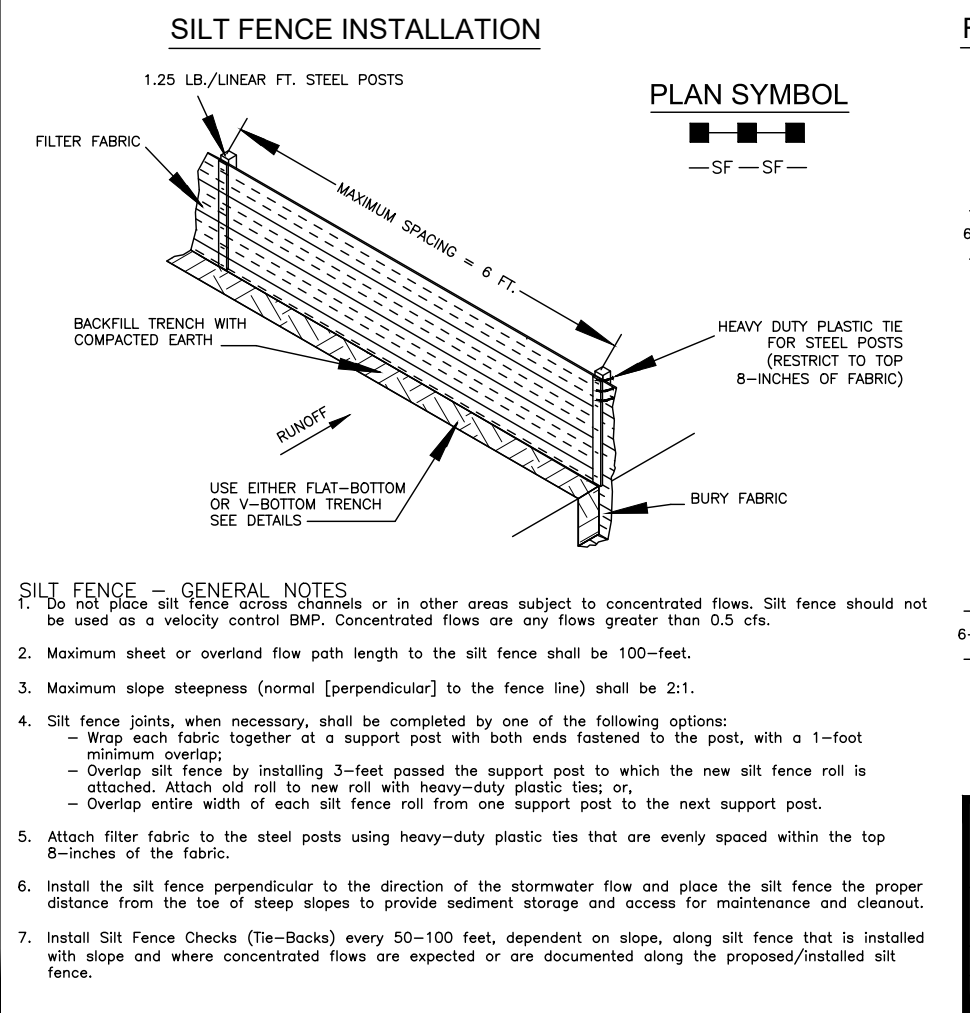
CONSTR. ENTRANCE - INSPECTION & MAINTENANCE
1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall 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.

South Carolina Department of Health and Environmental Control
Type A
FILTER FABRIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 2 of 2
FEBRUARY 2014 DATE
GENERAL NOTES

TYPE A - FILTER FABRIC REQUIREMENTS
1. Silt fence must be composed of woven geotextile filter fabric that consists of the following characteristics:
- Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight polypropylene, polyethylene, or polyesters 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 affect 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 #24, 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 tied 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.

TYPE A - 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. 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.
4. Post spacing shall be at a maximum of 3-feet on center.

South Carolina Department of Health and Environmental Control
Type A
FILTER FABRIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 2 of 2
FEBRUARY 2014 DATE
GENERAL NOTES



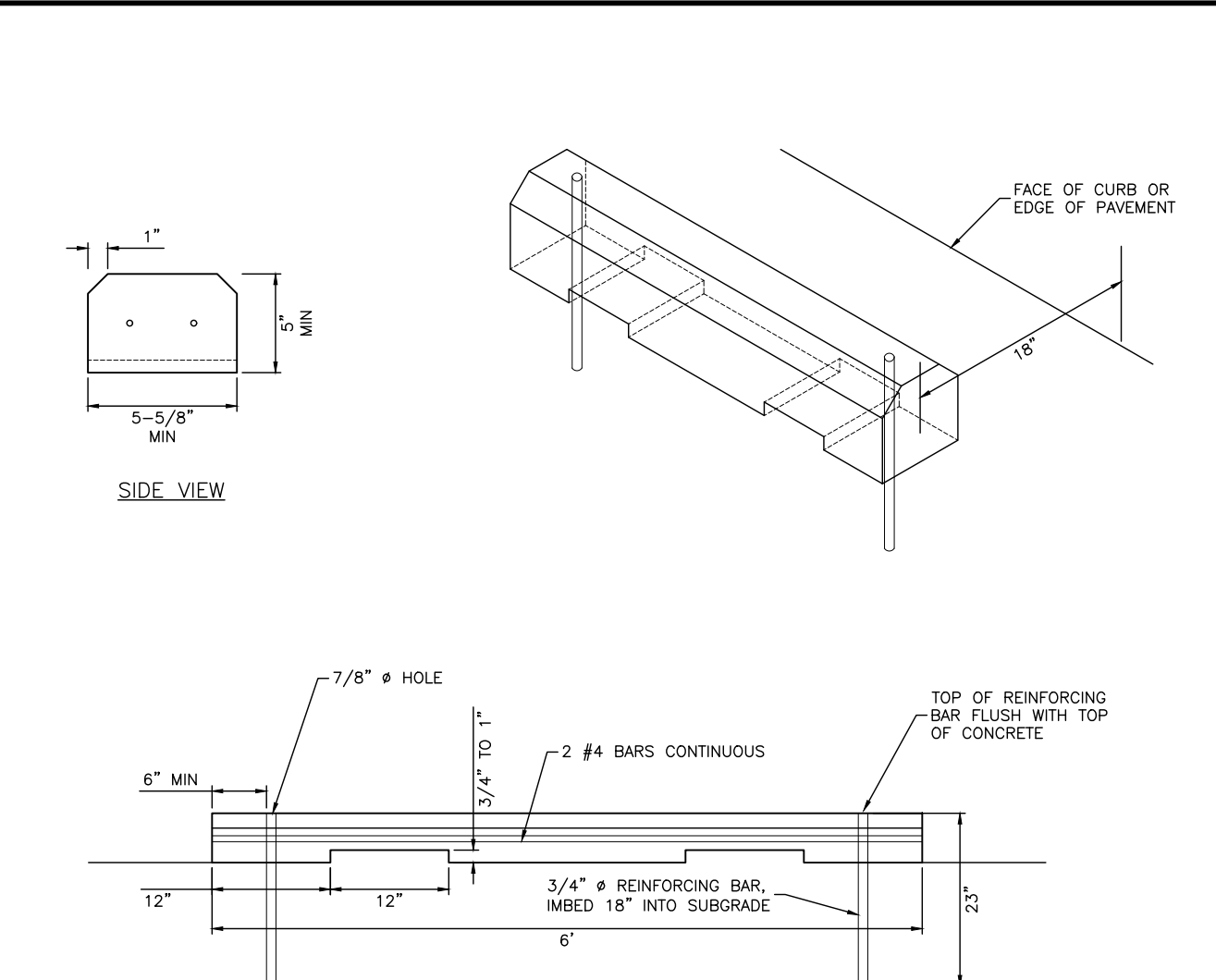
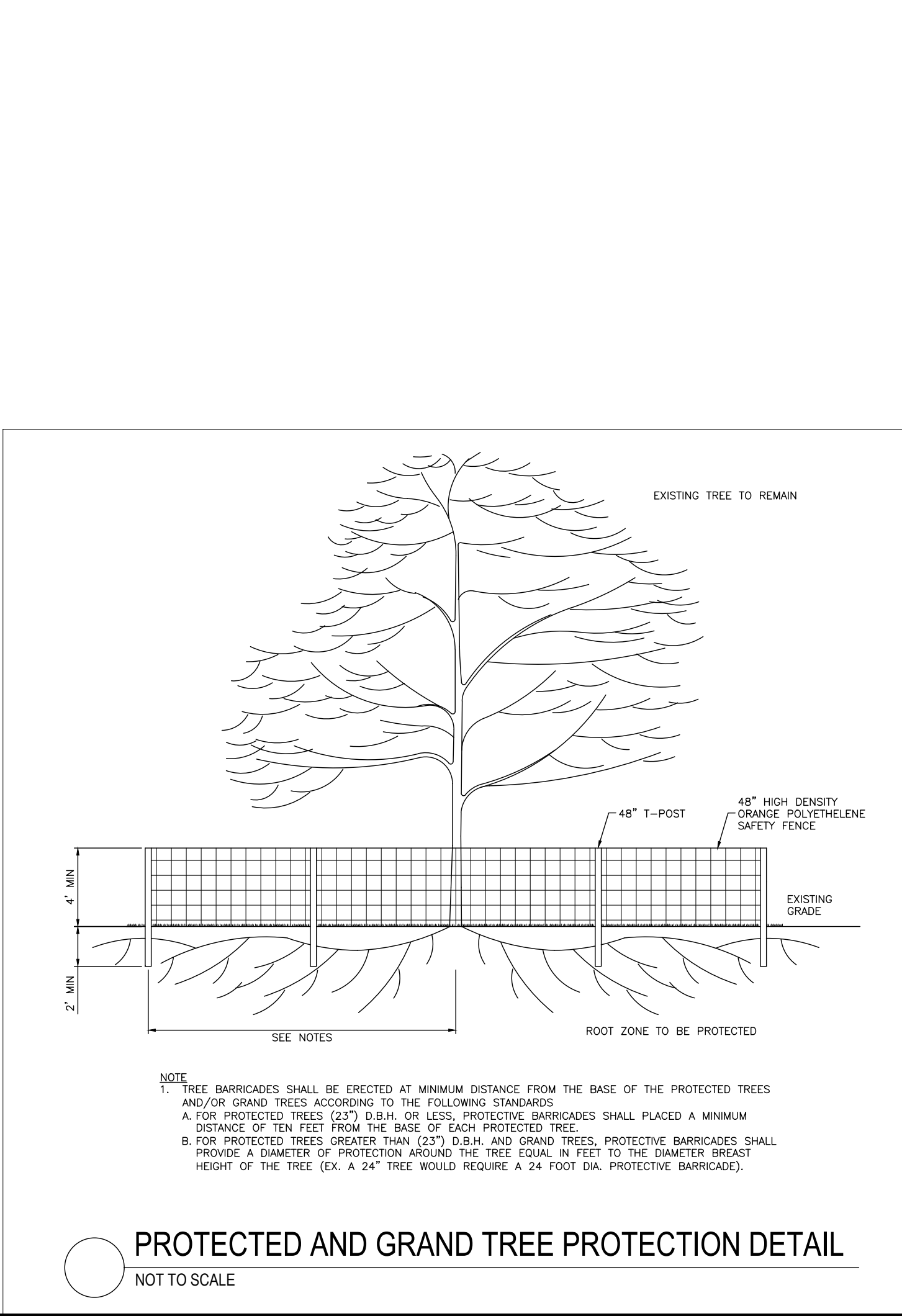
South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 1 of 2
FEBRUARY 2011 DATE
NOT TO SCALE

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 in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 1/2 inch 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 characteristics:
- Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight polypropylene, polyethylene, or polyesters 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 affect its physical and/or filtering 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 #24, 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 tied 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.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
FEBRUARY 2011 DATE
GENERAL NOTES

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 1 of 2
FEBRUARY 2011 DATE
NOT TO SCALE

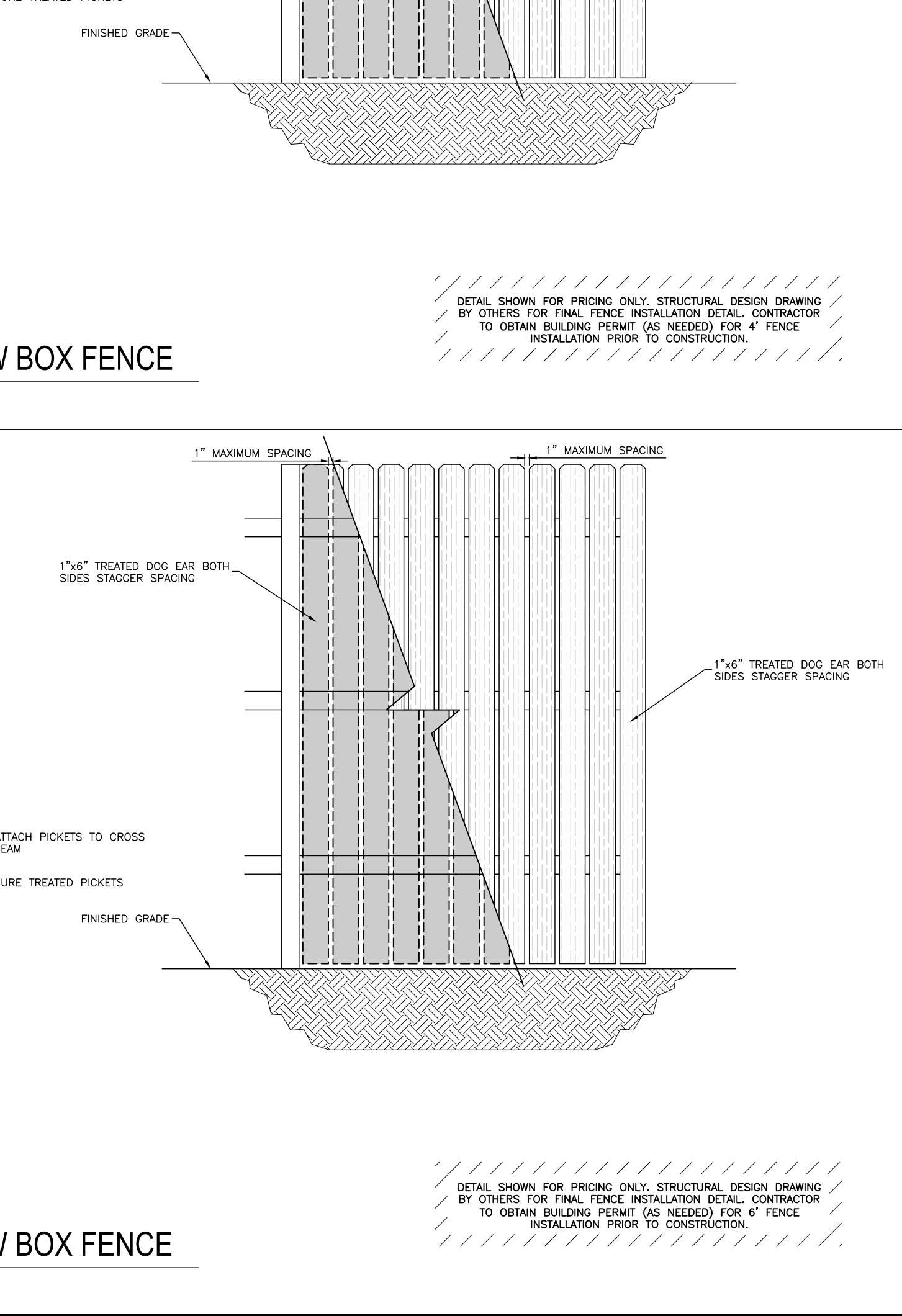
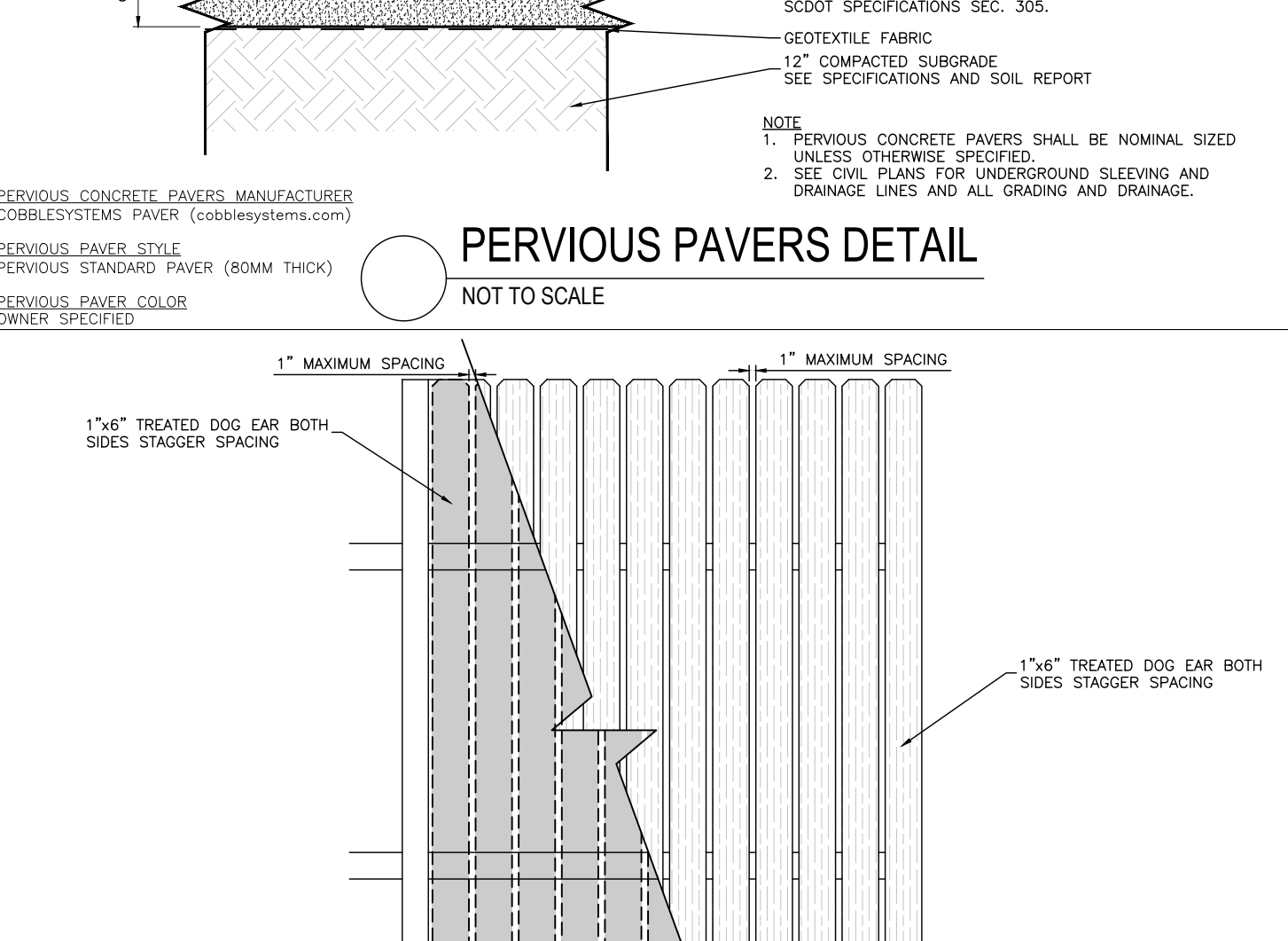
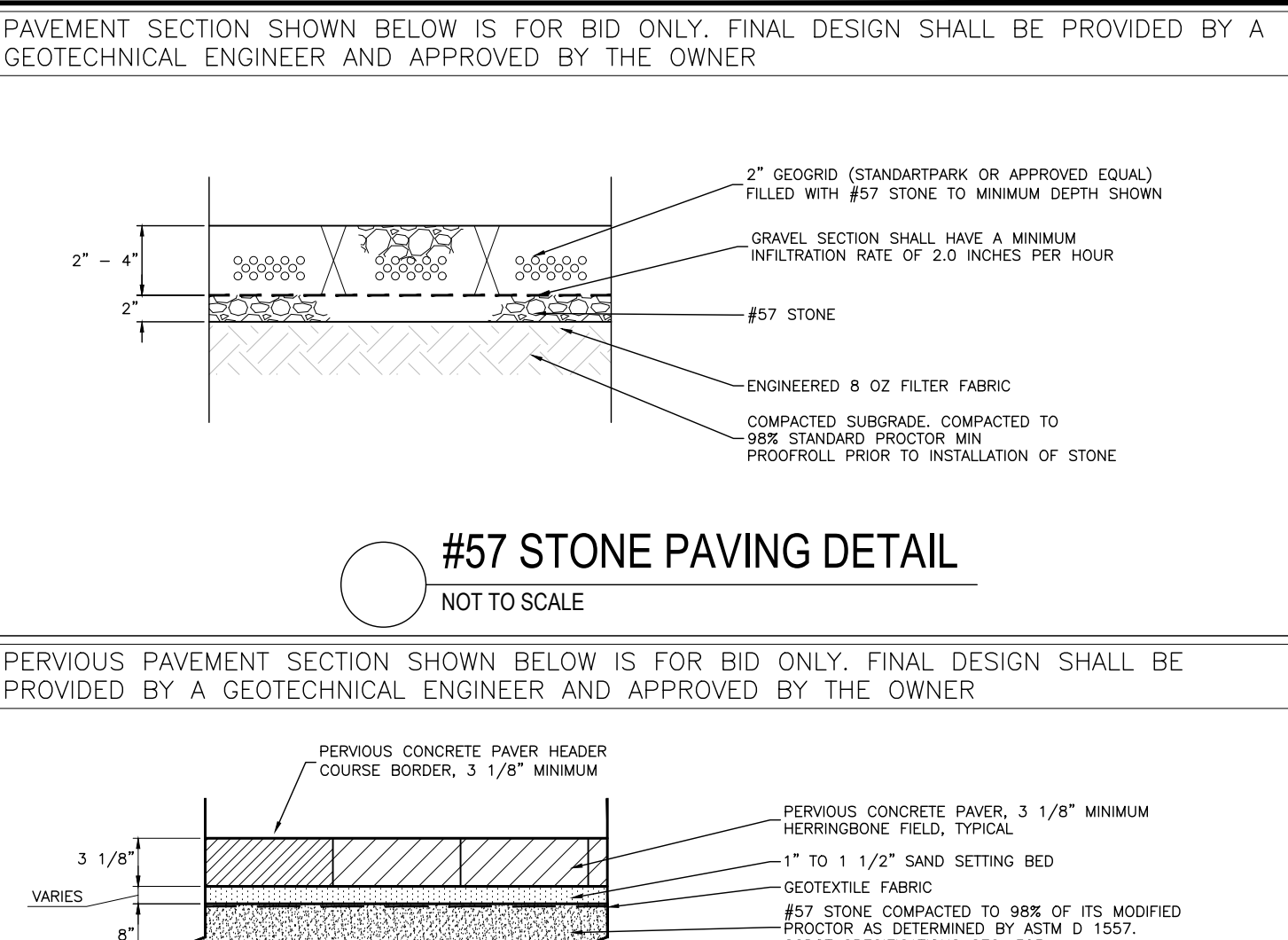
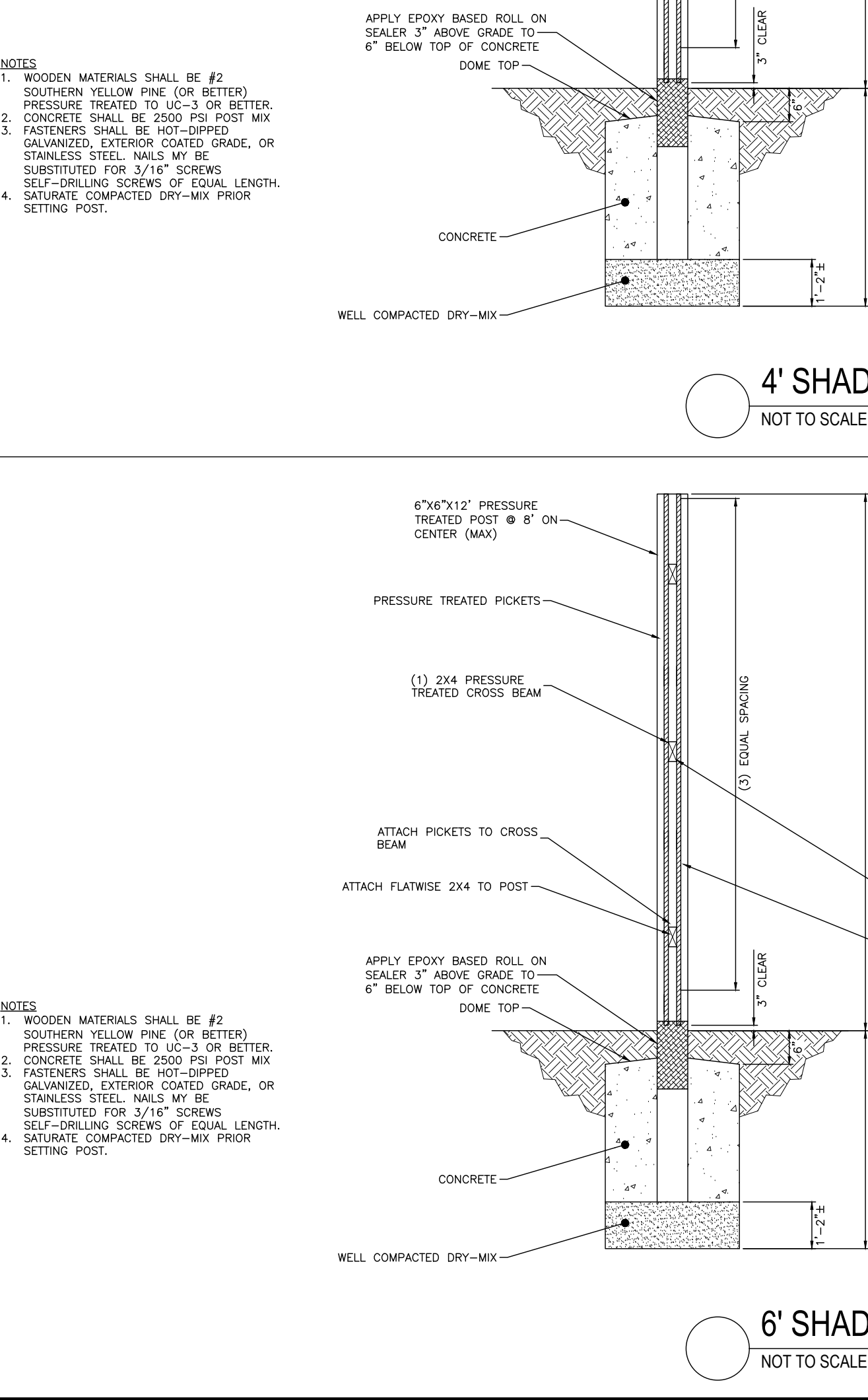


PRECAST PARKING BUMPER DETAIL
NOT TO SCALE

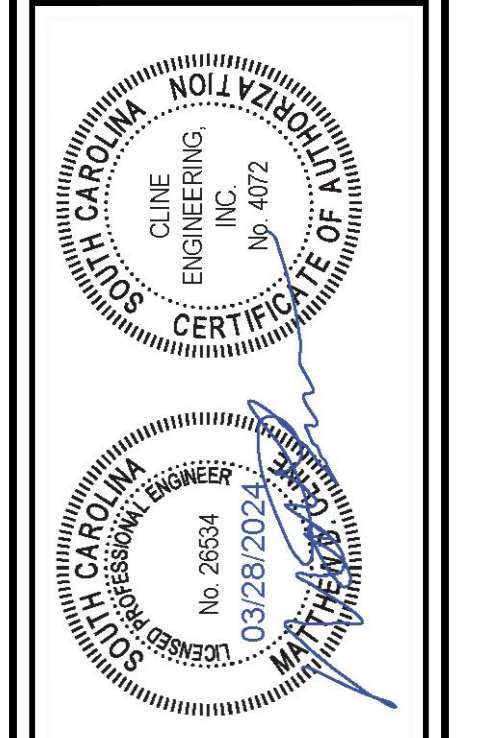
6"x6"x12" PRESSURE TREATED POST @ 8" ON CENTER (MAX)
(1) 2X4 PRESSURE TREATED CROSS BEAM
PRESSURE TREATED PICKETS
ATTACH PICKETS TO CROSS BEAM
ATTACH FLATWISE 2X4 TO POST
APPLY EPOXY BASED ROLL ON SEALER 3" ABOVE GRADE TO 6" BELOW TOP OF CONCRETE
DOME TOP
CONCRETE
WELL COMPACTED DRY-MIX
MIN. FOOTING EMBEDMENT
4'-0"
3'-0"
1'-2"

NOTES
1. WOODEN MATERIALS SHALL BE #2 SOUTHERN YELLOW PINE (OR BETTER) PRESSURE TREATED TO UC-3 OR BETTER.
2. CONCRETE SHALL BE 2500 PSI POST MIX
3. FASTENERS SHALL BE HOT-DIPPED GALVANIZED, EXTERIOR COATED GRADE, OR STAINLESS STEEL. NAILS MAY BE SUBSTITUTED FOR 3/16" SCREWS
SELF-DRILLING SCREWS OF EQUAL LENGTH.
4. SATURATE COMPACTED DRY-MIX PRIOR SETTING POST.

South Carolina Department of Health and Environmental Control
RESIDENTIAL LOT CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06A PAGE 2 of 2
FEBRUARY 2014 DATE
GENERAL NOTES



REV.	DATE	DESCRIPTION	DRAWN	APPROV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
C	02/27/2024	REVISE PER BZA COMMENTS	AJ	MDC
D	02/26/2024	REVISE PER BZA COMMENTS	AJ	MDC
E	03/26/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC



CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

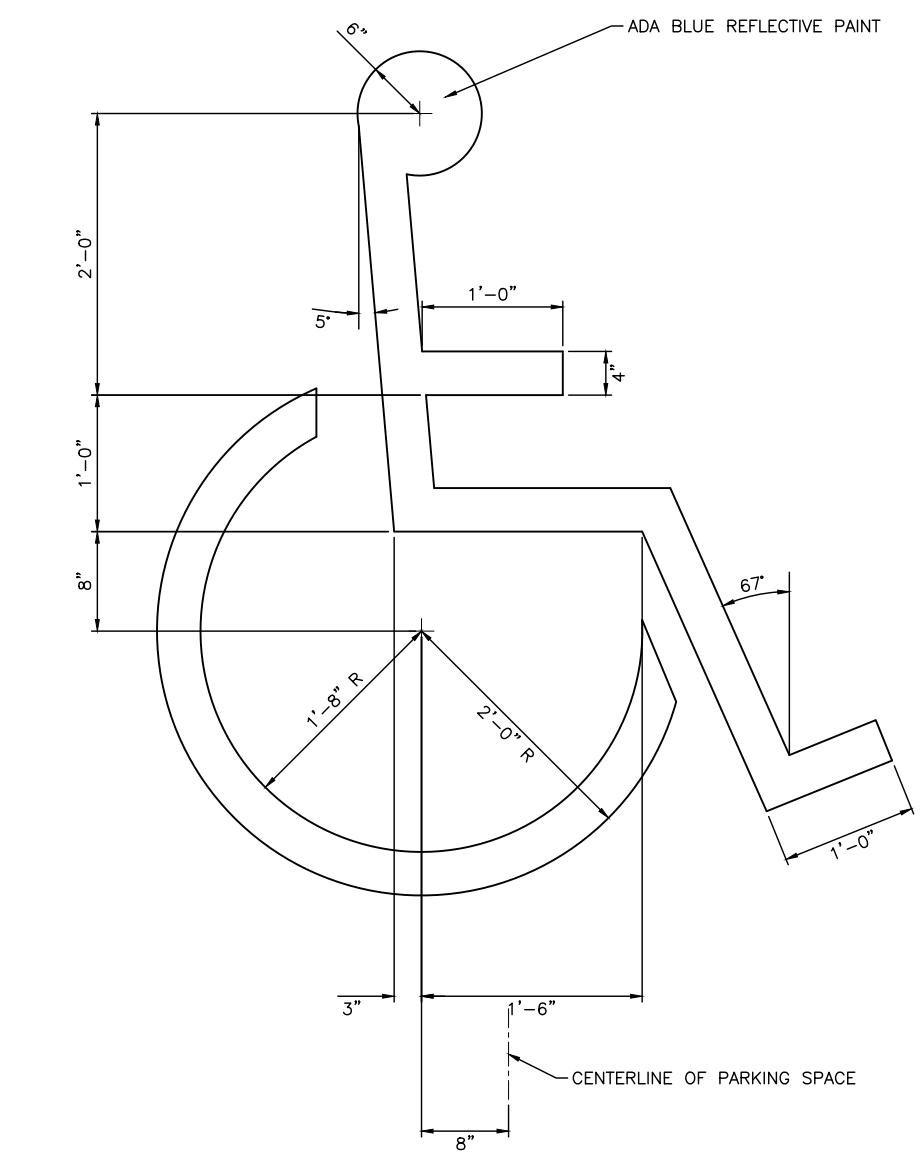
MIDDLE STREET PARKING
CONSTRUCTION DETAILS
INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

SHEET NUMBER
C-5

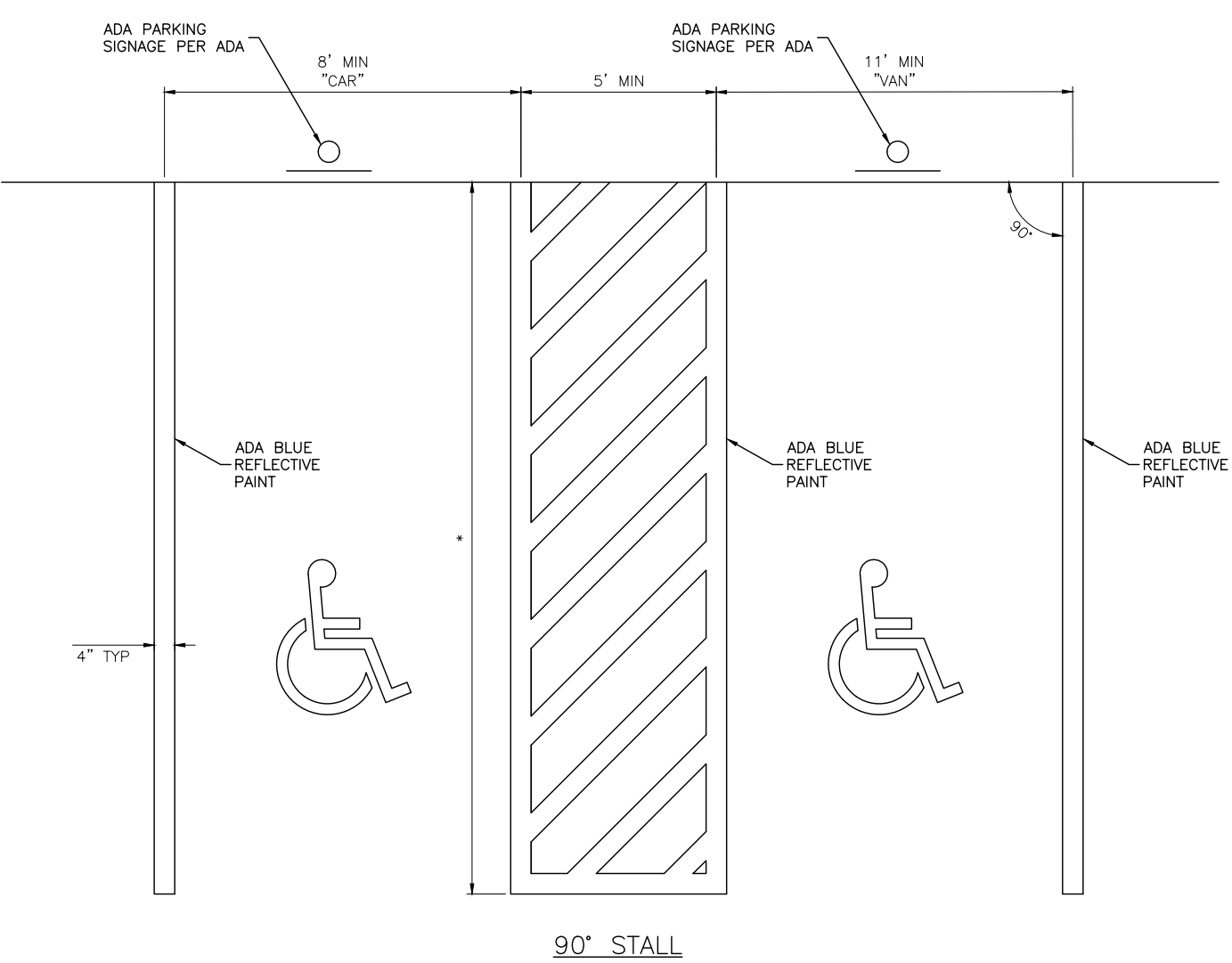
PROJECT MANAGER	MDC
ALJRCO <td></td>	

PROJECT DATE	DECEMBER 2023
FOR NAME	2023

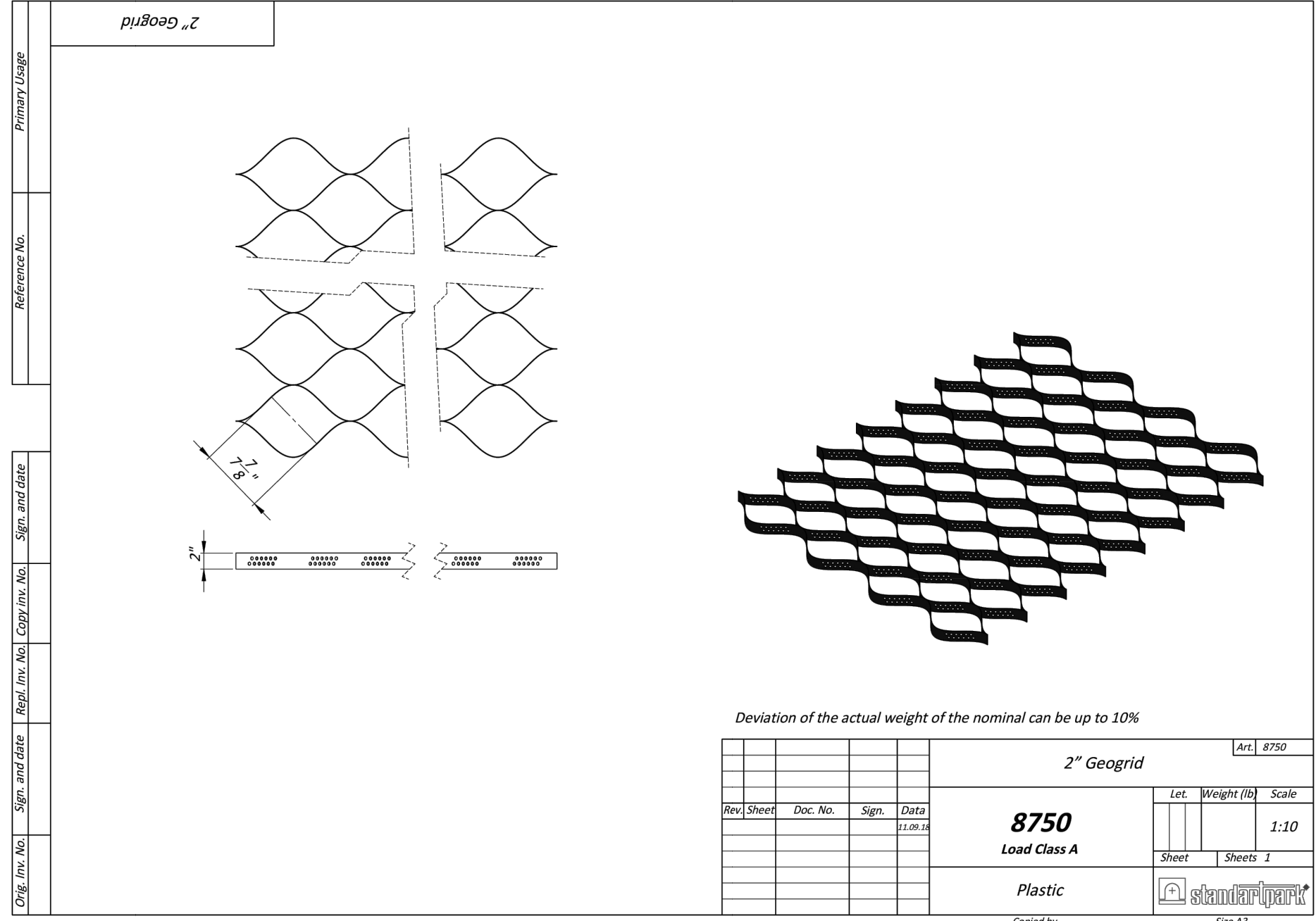
THESE DRAWINGS AND ASSOCIATED CONTENT FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY OTHER THAN AUTHORIZED BY CLINE ENGINEERING, INC. IN WRITING.
 PROJECT DATE: 03/28/2024 14:34:56 FILE LOCATION: \\S02232015\ADMIN\PROJECTS\2024\03\28\2024\DRAWINGS\032824



INTERNATIONAL ADA SYMBOL DETAIL
NOT TO SCALE



TYPICAL ADA PARKING STRIPING DETAIL
NOT TO SCALE



Deviation of the actual weight of the nominal can be up to 10%

Rev	Sheet	Disc. No.	Sign.	Date

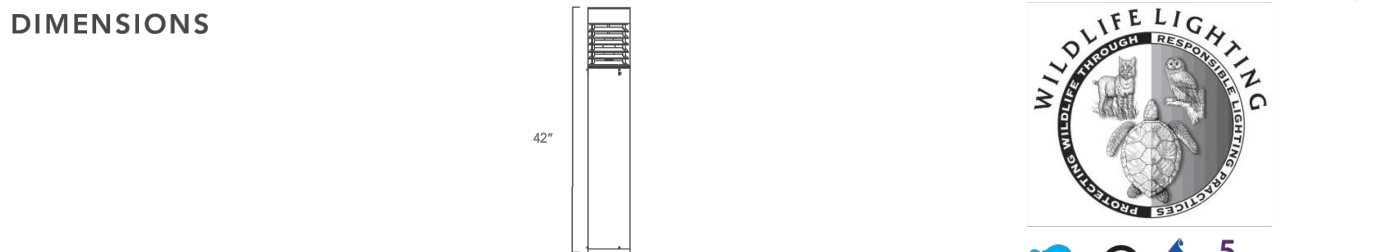
2" Geogrid
Act #750

Let.	Weight (lb)	Scale

8750
Load Class A

Sheet	Sheet 1

Plastic



FEATURES

- Use of Product:** These luminaires are recommended for use in areas where artificial lighting is needed adjacent to ecologically sensitive areas, sea turtle nesting beaches, migratory corridors, and Dark Sky Friendly communities. Bollard fixtures shall have a maximum mounting height of 42 inches, 270 degree beachside shields, and installed facing away from the beach.
- Housing:** Extruded aluminum housing with integral louvers. Flush mounting base and vandal resistant screws. Includes 270° shield required to maintain Florida Fish & Wildlife Conservation Commission certification.
- Finish:** Textured architectural bronze powdercoat finish over a chrome conversion. Consult factory for made to order architectural finishes.
- Optics:** Clear polycarbonate for increased vandal resistance.

Amber LED
LED operates between 585 and 595 nm.
Aluminum boards

Driver
Electronic Driver, 120-277V, 50/60Hz; Standard internal surge protection IAV, 5-10k Ohms
standard for dimming range of 100% to 10%.

Mounting
• Mounting kit with anchor bolts are included.

Warranty
5-Year warranty for -40°C to +40°C environment.

Listings/Compliance
• CSA - Listed for wet location.
• ANSI/UL 1598
• IES E-1750 sealed LED Compartment.

GFCI OUTLET

Amber LED Spectral Chart

ORDERING INFO

Series	Height	Wattage	Voltage	Color Temperature	Finish	Options
T895LEDT	42 - 42"	15 - 15W	UNV-120V-277V	A - Amber	B2 ² - Bronze	SF - Single fuse DF - Double fuse SP - Surge protection GO - GFCI Outlet EM - Emergency battery CEM - Cold pad Emergency battery
T-SERIES	42 - 42"	15 - 15W	UNV-120V-277V	A - Amber	B2 ² - Bronze	SF - Single fuse DF - Double fuse SP - Surge protection GO - GFCI Outlet EM - Emergency battery CEM - Cold pad Emergency battery
LED	MTO ¹ - Made to order				MTO ¹ - Marine grade made to order	

¹ MTO Length between 42" - 50"
² Standard finish
³ IES E-1750 number required.

LIGHT FIXTURE DETAIL
NOT TO SCALE

CREATING YOUR OWN PATTERNS

Step 1
Typically there is a look or feel that you want to express in an area. And there is nothing better to do with than the laying pattern of the pavement surface. Stacks or running bond patterns create a structural ergonomic inspired permeable pattern can allow a lot of different shapes, and block patterns mean the most layout creating a random appearance and provide increased friction necessary for vehicle applications. Start off by selecting the general shape that best fits your intent or create your own unique repeating pattern such as the one shown adjacent, make sure the general shape is repeatable before proceeding.

Step 2
Now select the scale of the pattern, keeping in mind (A) the size of the area larger patterns can be used in larger areas, and (B) the application (refer to the inside pages to verify what areas are suitable for each application type). For vehicular applications, it is also important to keep these sizes that 4 feet in length to provide proper interlock.

Step 3
Once you have decided on the scale of the laying pattern, it is time to lay the pattern. The following are examples of the previous pattern with different sized pieces. Please note that even slight changes in the pieces used can alter the appearance dramatically.

Step 4
Adding colors, textures, and borders is where the true versatility of the Aqualine Series is realized. The available options are only limited by your own imagination. Contact your local Belgard Representative for more options, and ask about the ability to add our "Textured Process."

BELGARD COMMERCIAL
Proven Hardscape Solutions
Permeable. Proven. Superior.

Aqualine Series™ Commercial Collection

Designed to provide an aesthetically pleasing large format permeable surface that is pedestrian friendly and functional for vehicular traffic, the Aqualine Series by Belgard® combines structural integrity and infiltrating voids to optimize system performance. All units are part of either an interlock 4.5-inch or 6-inch dimensional pavement series and have a raster / footprint that is exactly as specified, allowing all pieces in each series to fit together as intended.

Product Details

AQUALINE SERIES™ PERMEABLE PAVERS

PAVERS	FLAT THICKNESS	APPLICATIONS	COLOR/PAV PROCESS	TEXTURED PROCESS	MECHANICAL BEVEL	SHOT BOLT	GROUND PAWS	SMOOTH	SURFACE ANTIWASH™
4 1/2" x 9"	80 mm	80 mm	80 mm	101.6 mm	✓	✓	✓	✓	✓
9" x 9" L-Shape	80 mm	80 mm	80 mm	101.6 mm	✓	✓	✓	✓	✓
9" x 12"	80 mm	80 mm	80 mm	101.6 mm	✓	✓	✓	✓	✓
6" x 6"	80 mm	80 mm	80 mm	101.6 mm	✓	✓	✓	✓	✓
6" x 12"	80 mm	80 mm	80 mm	101.6 mm	✓	✓	✓	✓	✓
12" x 12"	80 mm	80 mm	80 mm	101.6 mm	✓	✓	✓	✓	✓
12" x 12" L-Shape	80 mm	80 mm	80 mm	101.6 mm	✓	✓	✓	✓	✓

NATIONAL COLOR OFFERING

Station 22 Parking

ALL SPACES PAY TO PARK

Text 122 to: 98000

HOW TO PAY

1. Text 122 to 98000
2. See the app
3. Show app to guard

PLEASE PAY VIA TEXT BEFORE YOU LEAVE YOUR VEHICLE

NOT WORKING? CALL TEXT 1.888.276.8332

24" X 36" HOW TO PAY

Job Name
Charleston Commercial

Date:
1/18/24

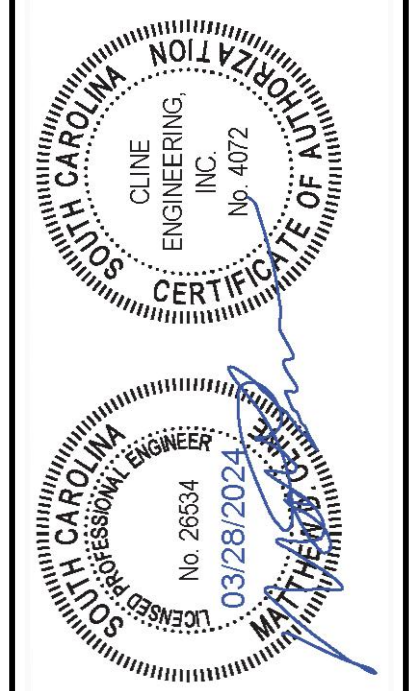
Notes
Station 22 Parking - Zone 122
Beach theme ideas

CUSTOMER'S APPROVAL
 Approved
 Approved With Changes
 Review and Proof Again
Signature _____
Date _____

PROPERTY MANAGER'S APPROVAL
 Approved
 Approved With Changes
 Review and Proof Again
Signature _____
Date _____

Signarama
1340 Chuck Dawley Blvd., Mt. Pleasant, SC 29564 • PH 843.881.7881 • Fax 843.881.7883 • Andy@Signarama-Charleston.com • Signarama-Charleston.com

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
C	02/27/2024	REVISE PER B2A COMMENTS	AJ	MDC
D	02/26/2024	REVISE PER B2A COMMENTS	AJ	MDC
E	03/28/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC



CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

CONSTRUCTION DETAILS

MIDDLE STREET PARKING

INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

C-6

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY OTHER FORM WITHOUT THE WRITTEN PERMISSION OF CLINE ENGINEERING, INC.

PLANT AND MATERIAL LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES				
5	QUERCUS FALCATA	RED OAK	3.0", 1.0' HT MIN AT INSTALL	B4B
3	OLEA EUROPAEA	OLIVE TREE	3.0"	
SHRUBS				
15	DIETES IRIDIODES	AFRICAN IRIS	3 GAL.	
12	TAXUS CUSPIDATA	JAPANESE YEW	3 GAL.	
46	VIBURNUM ODOORATISSIMUM	SWEET VIBURNUM	3 GAL.	
TURFGRASS				

NOTE: ABOVE QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR WILL MAKE OWN TAKE-OFF.
 NOTE: THE LANDSCAPE INSTALLER SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM THAT WILL SERVE THE NEW PLANTS.
 NOTE: ALL VEGETATION SPECIES ARE SUGGESTED AND MAY BE SUBJECT TO CHANGE TO AN OWNER APPROVED EQUAL.

TREE MITIGATION CALCULATION

TOTAL DBH INCHES TO BE MITIGATED	21" (OAK) + 19" (PINE) = 40" TOTAL
TOTAL (BELOW 16" DBH) SAVED ON-SITE	9" + 7" + 8" = 24" TOTAL
TOTAL DBH INCHES SAVED ON LANDSCAPE PLAN	5 PROPOSED OAK TREES TO BE PLANTED = 5 TREES * 3" DBH MIN = 15" TOWARDS MITIGATION
TOTAL DBH INCHES MITIGATION REQUIRED	21" OAK - 15" PROPOSED = 6" MITIGATION REQUIRED FOR OAK 19" PINE - 8" PROPOSED = 11" MITIGATION REQUIRED
TOTAL PAYMENT FOR MITIGATION TO TOWN OF SULLIVANS ISLAND	6" (OAK) * \$115.00 PER INCH = \$690.00 11" (PINE) * \$38.00 PER INCH = \$418.00 \$690.00 + \$418.00 = \$1,108.00
\$115.00 PER 1" OF TREE	\$38.00 PER 1" OF PINE TREE
\$38.00 PER 1" OF PINE TREE	\$1,412.00 TOTAL MITIGATION

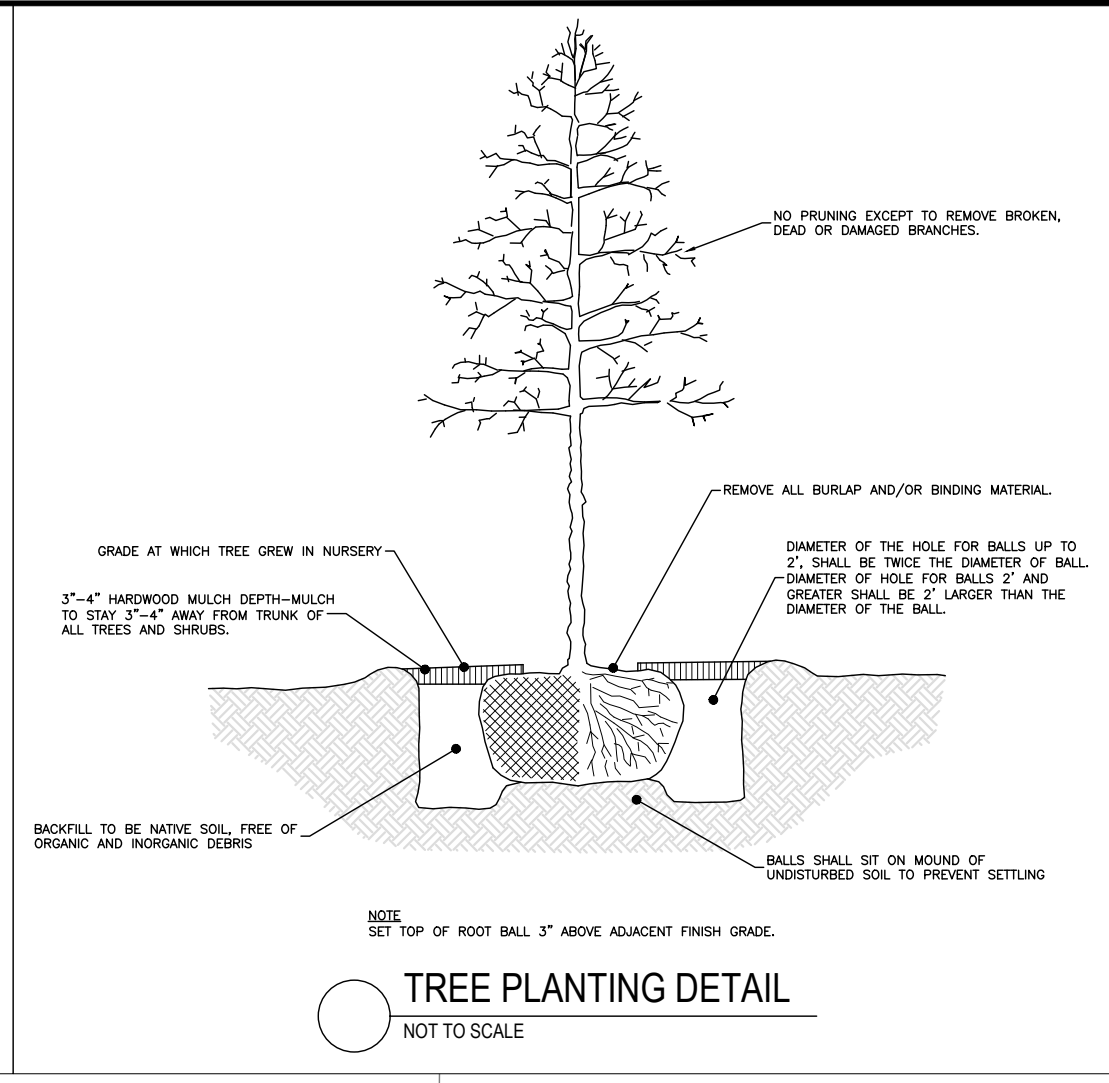
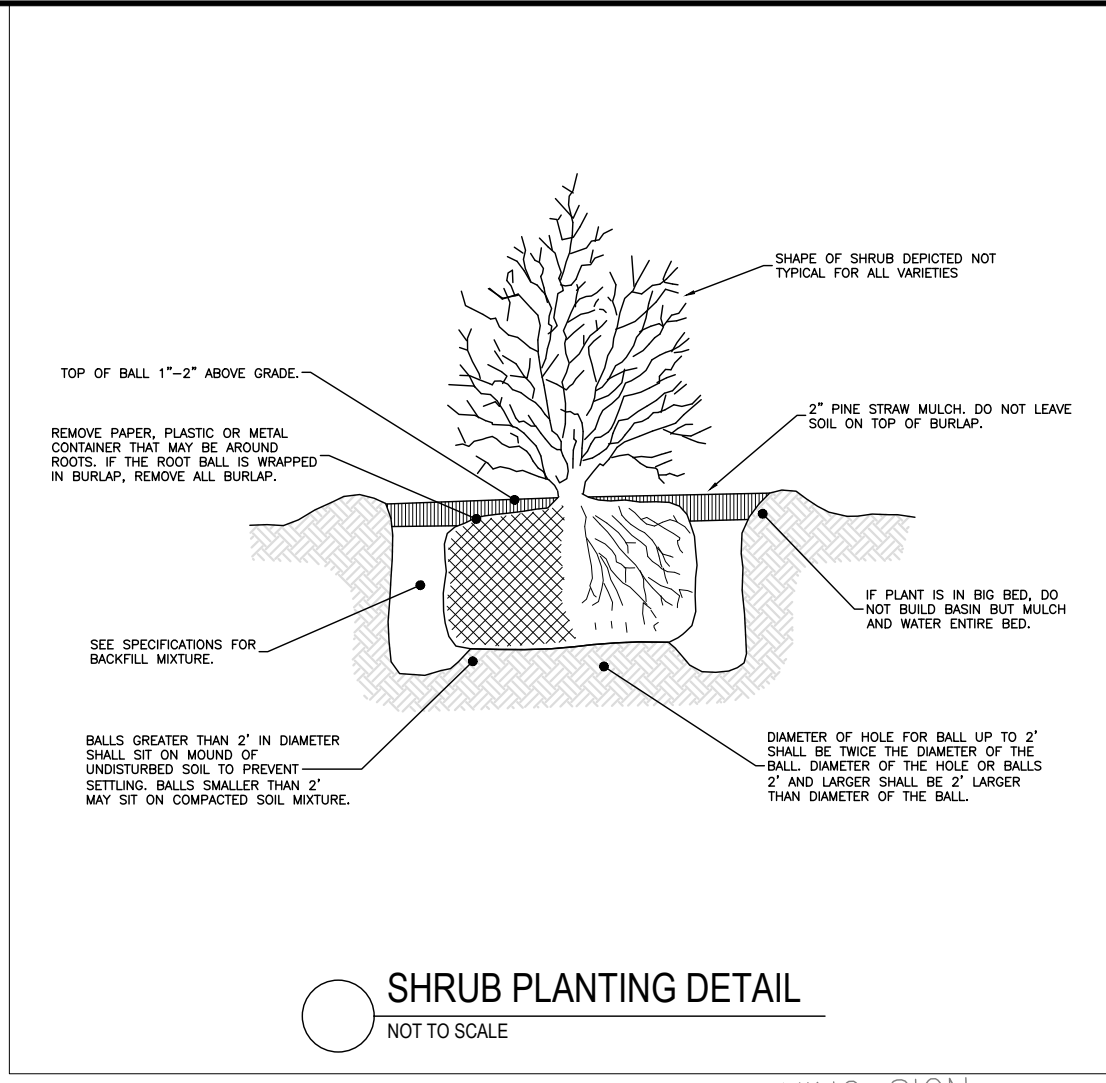
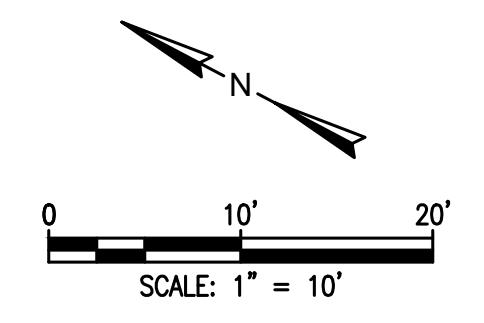


- #### LANDSCAPE NOTES
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS & DISEASE.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN PLANT LIST.
 - ALL TREES MUST BE SINGLE LEADER, FULL HEADS & MEET ALL REQUIREMENTS SPECIFIED.
 - ALL PLANTS ARE SUBJECT TO REJECTION BY THE OWNER BEFORE, DURING & AFTER INSTALLATION.
 - GUYING OR STAKING OF TREES TO BE DETERMINED BY OWNER. ALL TREES TO BE SET WITHOUT THE NEED FOR STAKING UNLESS OTHERWISE SPECIFIED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR SURVIVABILITY OF ALL TREES THROUGH 1 YEAR WARRANTY PERIOD.
 - ALL PLANTS & PLANT BEDS MUST BE COMPLETELY MULCHED. PRE-EMERGE SHALL BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO SOD & MULCHING TO REDUCE WEED INFILTRATION.
 - PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING (INCLUDING WATER, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE JOB IS ACCEPTED IN FULL, BY THE OWNER.
 - THE OWNER WILL CONTRACT FOR A PROGRAM OF LANDSCAPE MAINTENANCE SERVICES THROUGHOUT

- THE ONE (1) YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE AND SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- WATER TREES AFTER PLANTING.
- MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE. UNCOVER ROOT FLARE AND REMOVE ALL UNNECESSARY SOIL ON TOP OF ROOT BALL.
- DO NOT BREAK ROOT BALL.
- SET TRUNK PLUMB.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, DEFOLIATES OR FAILS TO GERMINATE PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- IF SUFFICIENT ADDITIONAL TOPSOIL IS AVAILABLE, THE CONTRACTOR SHALL BACKFILL THE PARKING LOT ISLANDS WITH TOPSOIL. ISLANDS/PLANTERS SHALL BE FREE OF DELETERIOUS MATERIAL. GRADE

- THE CONTRACTOR HAS THE COMPLETE RESPONSIBILITY FOR THE HANDLING OF ALL SURPLUS EXCAVATED MATERIALS INCLUDING THE REMOVAL OF ANY EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SPECIFICALLY UNDERSTANDS AND AGREES THAT DUE TO THE SEQUENCE OF THE WORK, HE MAY NEED TO RETAIN SELECT EXACERBATED MATERIALS ON SITE TO MEET LATER NEEDS OF THE PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS TO ANY DECISIONS MADE TO HULL OFF EXCESS MATERIAL OR TO RETAIN MATERIAL ON SITE FOR LATER USE. THE CONTRACTOR SHALL HAVE THE COMPLETE RESPONSIBILITY FOR HAVING ADEQUATE, SUITABLE MATERIAL ON-SITE TO REPLACE UNSUITABLE MATERIAL OR TO OTHERWISE CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL REMOVE & DISPOSE OF ALL PLANT MATERIAL EXISTING ON SITE THAT DOES NOT CONFORM WITH THE LANDSCAPE PLAN. ALL LANDSCAPED AREAS SHALL BE TREATED AS SPECIFIED ON THE LANDSCAPE PLAN OR AS DIRECTED BY THE OWNER. THIS SHALL INCLUDE ALL GRASS AREAS USED FOR EROSION CONTROL PURPOSES.
- SOD ALL GRASSSED AREAS TO STREET CURBS.
- ALL GRASS AREAS ARE TO BE BERMUDA SOD OR AS DIRECTED BY THE OWNER.
- MULCH TO BE DOUBLE GROUND HARDWOOD (BROWN). DO NOT USE PINE STRAW.
- NO IRRIGATION LINES OR HARDWARE IN PUBLIC R.O.W.
- NO CHANGE IN PLANT MATERIALS WITHOUT CONSENT OF CLINE ENGINEERING.
- INTERNAL PARKING ISLANDS TO BE HARDWOOD MULCH UNLESS OTHERWISE STATED ON PLANS.

- #### LANDSCAPE MAINTENANCE NOTES
- MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY-AVAILABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE REMEDIED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.



TREE LIST

TREE ID	DBH (IN)	SPECIES	STATUS
T11	9	OAK	KEEP
T12	7-8	OME	KEEP
T13	2-3-3-4	GRAPE MYRTLE	REMOVE
T14	20	GRAPE MYRTLE CL.	REMOVE
T15	15	PALMETTO	REMOVE
T16	15	PALMETTO	REMOVE
T17	21	OAK	REMOVE
T18	19	PINE	REMOVE
T19	7-9-10	CEDAR	KEEP
T20	18	PALMETTO	KEEP
T21	10	CEDAR	KEEP
T22	20	PECAN	KEEP
T23	12	MAGNOLIA	KEEP
T24	18	PALMETTO	KEEP
T25	8	PALMETTO	KEEP
T26	13	PALMETTO	KEEP
T27	14	PALMETTO	KEEP
T28	14	PALMETTO	KEEP
T29	12	PALMETTO	KEEP
T30	12	PALMETTO	KEEP
T31	20	PALMETTO	KEEP
T32	12	PALMETTO	KEEP
T33	15	PALMETTO	KEEP
T34	12	PALMETTO	KEEP
T35	13	PALMETTO	KEEP

REV.	DATE	DESCRIPTION	DRAWN	APPRV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC
C	02/27/2024	REVISE PER BZA COMMENTS	AJ	MDC
D	02/26/2024	REVISE PER BZA COMMENTS	AJ	MDC
E	03/26/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MDC

CLINE ENGINEERING

PROFESSIONAL DESIGN CONSULTING

MIDDLE STREET PARKING

SITE PLAN

INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
SULLIVANS ISLAND, SOUTH CAROLINA

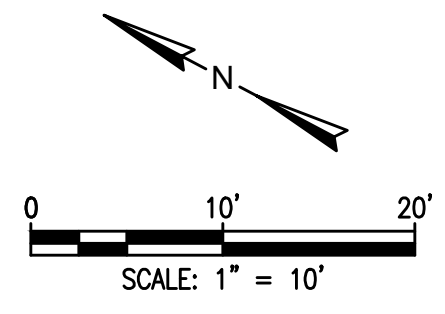
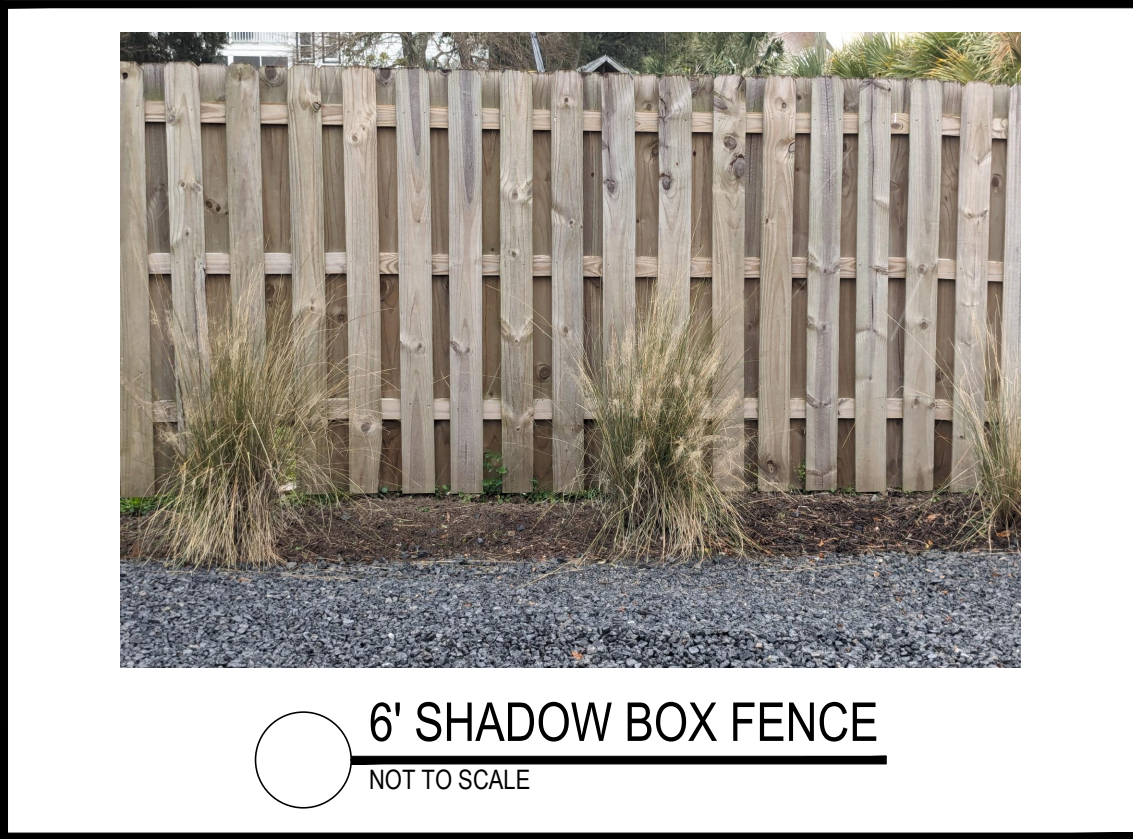
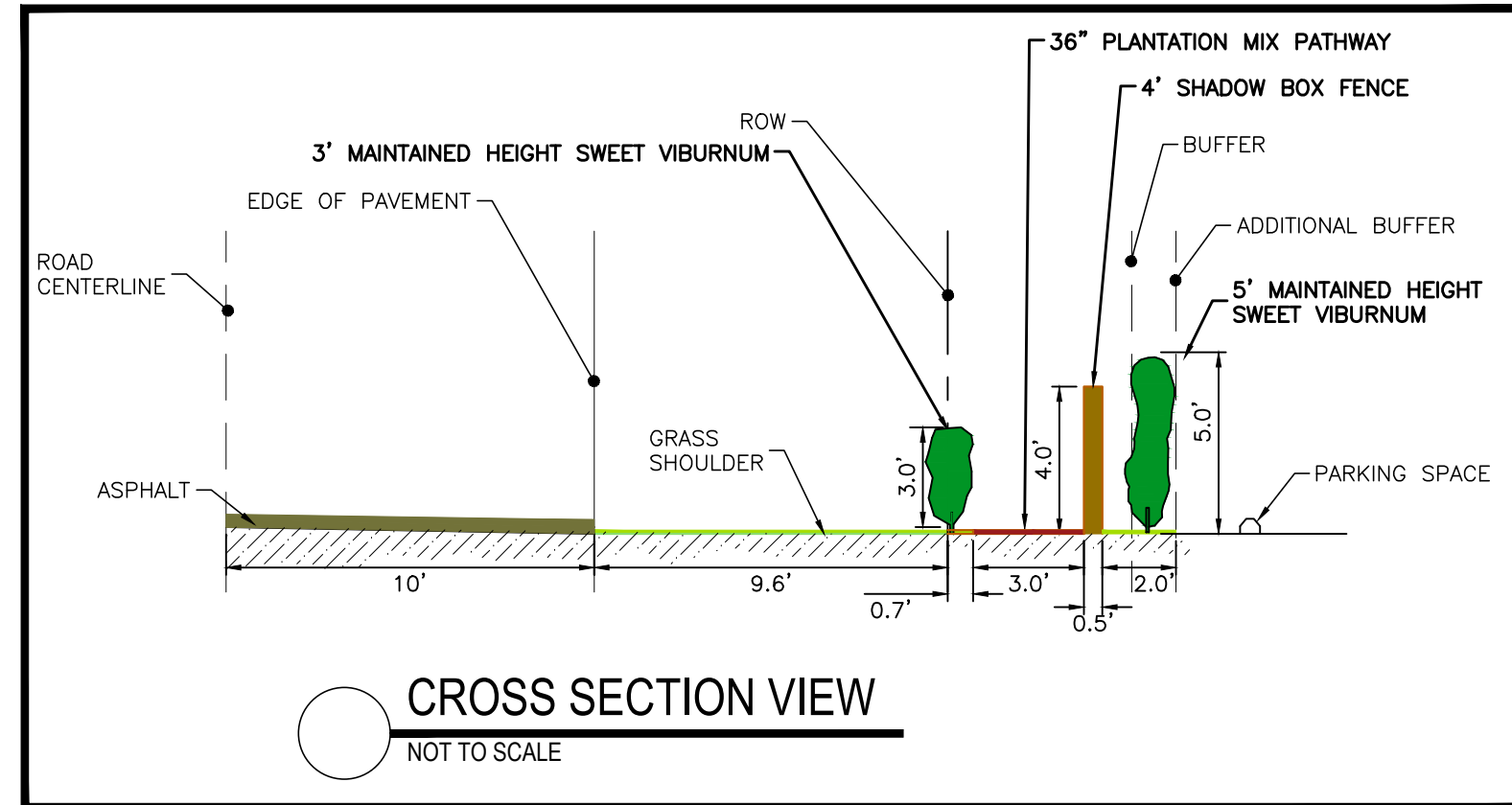
PROJECT MANAGER	MDC
DRAWN BY	AJ
PROJECT DATE	DECEMBER 2023
FOR NUMBER	2303

L-1

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED BY CLINE ENGINEERING, INC. IN WRITING. PLOT DATE: 12/28/2024 11:46:05 AM FILE LOCATION: S:\2024\2401\2401000\PROJ\2401000\DRAWINGS\2401000.DWG

TREE ID	DBH (IN)	SPECIES	STATUS
T1	9	OAK	KEEP
T2	7+8	OAK	KEEP
T3	2+3+3+4	CRAWFISH TURTLE	REMOVE
T4	20	CRAWFISH TURTLE CL	REMOVE
T5	15	PALMETTO	REMOVE
T6	15	PALMETTO	REMOVE
T8	21	OAK	REMOVE
T9	19	PINE	REMOVE
T10	7+9+10	CEDAR	KEEP
T11	18	PALMETTO	KEEP
T12	10	CEDAR	KEEP
T13	20	PECAN	KEEP
T14	12	MAGNOLIA	KEEP
T15	12	PALMETTO	KEEP
T16	8	PALMETTO	KEEP
T17	13	PALMETTO	KEEP
T18	14	PALMETTO	KEEP
T19	14	PALMETTO	KEEP
T20	16	PALMETTO	KEEP
T21	6	CEDAR	KEEP
T22	15	CEDAR	KEEP
T23	15	PALMETTO	KEEP
T24	14	PALMETTO	KEEP
T25	13	PALMETTO	KEEP
T26	11	PALMETTO	KEEP
T27	14	PALMETTO	KEEP
T28	12	PALMETTO	KEEP
T29	12	PALMETTO	KEEP
T30	20	PALMETTO	KEEP
T31	12	PALMETTO	KEEP
T32	15	PALMETTO	KEEP
T33	12	PALMETTO	KEEP
T34	13	PALMETTO	KEEP

TREE MITIGATION CALCULATION	
TOTAL DBH INCHES TO BE MITIGATED	21" (OAK) + 19" (PINE) = 40" TOTAL
TOTAL (BELOW 16" DBH) SAVED ON-SITE	9" + 7" + 8" = 24" TOTAL
TOTAL DBH INCHES PROVIDED ON LANDSCAPE PLAN	5 PROPOSED OAK TREES TO BE PLANTED = 5 TREES * 3" DBH MIN = 15" TOWARDS MITIGATION
TOTAL DBH INCHES MITIGATION REQUIRED	21" OAK - 15" PROPOSED = 6" MITIGATION REQUIRED FOR OAK 6" (OAK MITIGATION) + 19" (PINE MITIGATION) = 25" TOTAL MITIGATION REQUIRED
TOTAL PAYMENT FOR MITIGATION TO TOWN OF SULLIVAN'S ISLAND	6" (OAK) * \$115.00 PER INCH = \$690.00 19" (PINE) * \$35.00 PER INCH = \$665.00 \$690.00 + \$665.00 = \$1,355.00
\$38.00 PER 1" OF PINE TREE	\$690.00 + \$722.00 = \$1,412.00 \$1,412.00 TOTAL MITIGATION



REV.	DATE	DESCRIPTION	DRAWN	APPRV.
A	07/19/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC
B	02/07/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC
C	02/27/2024	REVISE PER BZA COMMENTS	AJ	MCC
D	02/26/2024	REVISE PER BZA COMMENTS	AJ	MCC
E	03/26/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

MIDDLE STREET PARKING
SITE EXHIBIT
INTERSECTION OF MIDDLE STREET AND STATION 22 STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

PROJECT MANAGER: MJC
DRAWN BY: AJURCO
PROJECT DATE: DECEMBER 2023
JOB NUMBER: 2303

SHEET NUMBER
L-2