Town of Hilton Head Island

Design Review Board Meeting

Tuesday, June 10, 2025, 2:30 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
   - **a.** Regular Meeting Minutes of May 13, 2025
4. **Unfinished Business**
   - **a.** DRB-000457-2025 - 80 Matthews Drive - Aldi Grocery Store - Final
5. **New Business**
   - **a.** DRB-000523-2025 - 10 Northpointe Circle - Northpoint Workforce Housing - Conceptual
   - **b.** DRB-000481-2025 - 70 Pope Avenue Unit C - Circle Center Shopping Center - Conceptual
6. **Public Comment - Non Agenda Items**
7. **Board Business**
   - **a.** Discussion of the Design Guide Update - Trey Lowe, Development Services Program Manager
8. **Staff Reports**
9. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”

Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, May 13, 2025, 2:30 PM
Minutes

1. Call to Order

The meeting was called to order at 2:34 pm.

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda. Vice Chair Lippert seconded the motion, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of April 8, 2025

Vice Chair Lippert made a motion to amend the meeting minutes to reflect the changed agenda order adopted during that meeting. Ms. Pastor seconded, which was approved unanimously.

4. Unfinished Business

5. New Business

a. DRB-000348-2025 - 862 William Hilton Parkway - Beach Properties - Sign System

Melissa Paul-Leto, Principal Planner, introduced the Beach Properties sign system. The Board asked the applicant about numerous items in the application. A few items discussed were as follows: standardizing materials and finishes across the signage system to reflect final colors, materials, and dimensions consistently; needing to provide cutaway/side drawings of the monument sign; address street number size and color on the monument sign; submit a lighting cut sheet to include lumen, color temperature, and direction of lights; review bracketing and mounting hardware for durability; considering reduction of the number of directional sign, and the removal of unnecessary backgrounds; submitting a landscaping/planting plan for the signs, including tree removals.

After further discussion, the applicant tabled the application until a later meeting.

6. Public Comment - Non Agenda Items

7. Staff Reports

Ms. Paul-Leto discussed the Design Guide, upcoming projects, and applications that will be scheduled for the following meeting.

8. Board Business

9. Adjournment

This meeting adjourned at 3:51 pm.

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

Aldi Grocery Store
80 Matthews Drive
Final
June 10, 2025
DRB-000457-2025

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Al Keeler Company: ALDI, Inc.
Mailing Address: 1597 Dry Pond Rd City: Jefferson State: GA Zip: 30549
Telephone: 706-708-0488 Fax: _____ E-mail: al.keeler@aldi.us
Project Name: ALDI Grocery Store Project Address: TBD William Hilton Parkway
Parcel Number [PIN]: R5 1 1 0 0 8 0 0 0 0 1 5 6 0 0 0 0
Zoning District: CC - Community Commercial Overlay District(s): Airport Overlay

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

- [ ] Concept Approval – Proposed Development
- [x] Final Approval – Proposed Development
- [ ] Alteration/Addition
- [ ] Sign

Submittal Requirements for ***All*** projects:

- [ ] Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

- [x] Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development $175, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

- [ ] A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- [ ] A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- [ ] A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- [ ] Context photographs of neighboring uses and architectural styles.
- [ ] Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- [ ] Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- [x] A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- [x] Final site development plan meeting the requirements of Appendix D: D-6.F.
- [x] Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- [x] Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- [x] A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- [x] Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- [x] All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- [x] A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- [ ] Photographs of existing structure.

Additional Submittal Requirements:

Signs

- [ ] Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- [ ] Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- [ ] Proposed landscaping plan.

For wall signs:

- [ ] Photograph or drawing of the building depicting the proposed location of the sign.
- [ ] Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ **YES** ☑ **NO**

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

SIGNATURE

7/9/2024

DATE

Aldi Grocery Store
80 Matthews Drive
Comments for DPR
June 10, 2025
DRB-000457-2025

AXIS
ENGINEERING CONSULTANTS

Corporate: PO Box 181, Leesburg, GA 31763
Phone: 229-638-8595
Website: www.aeconllc.net

May 1, 2025

Town of Hilton Head Island – Design Review Board
1 Town Center Court
Hilton Head Island, SC 29928

RE: ALDI, Inc. – Sea Turtle Marketplace
Parcel # R511 008 000 016 0000 – Intersection of US HWY 278 & Mathews Drive
Hilton Head, Beaufort County, South Carolina

Dear Town of Hilton Head,

We are proposing an ALDI, Inc. to be constructed at the Sea Turtle Market Place off of William Hilton Parkway (US HWY 278).

1. The nature and details of the proposed development. The proposed development consists of the construction of a 20,686 SF grocery store with a 1,192 SF canopy and associated asphalt and concrete parking and drive areas, concrete pedestrian sidewalk, utility infrastructure, a stormwater management system, and landscaped areas. This description is also listed as note #3 on sheet C2.0 of the civil plans.

2. If the proposed development plan is a phase of previously approved multi-phase plan or PUD Master Plan, a description of how such phase relates to such plan, in whole or in part. The proposed development is not part of a multi-phase plan or PUD master plan but is part of an existing shopping center.

3. The specifically contemplated form of ownership of the development (e.g. fee simple, horizontal property regime, property owners' association, etc.) led provisions for maintenance responsibility for all improvements, including, but not limited to, streets, parking areas, bikeways, pedestrian ways, storm drainage facilities, water and sewer systems, open space areas, and the like. The Work consists of the new construction of a one-story structural-steel frame on CMU or poured in place foundations over concrete footings; EIFS and fiber cement finishes with masonry watertable, all with metal stud backup, and aluminum storefront windows; new plumbing, HVAC, and electrical work, including a loading area, sidewalks and other site improvements.

4. Any proposed dedication of improvements to any public agency, specifying such improvements and affected agencies. There are no proposed dedication of improvements to any public agency for this development.

5. Any other information deemed necessary by the applicant to further clarify the proposed development. There is no other information to provide.

If you have any questions, please contact our office at (229) 638-8595 or via email at permits@aeconllc.net

Sincerely,
Axis Engineering Consultants, LLC

Brian H. Braun, PE
President

Aldi Grocery Store
80 Matthews Drive
Comments for DRB
June 10, 2025
DRB-000457-2025

AXIS
ENGINEERING CONSULTANTS

Corporate: PO Box 181, Leesburg, GA 31763
Phone: 229-638-8595
Website: www.aeconllc.net

May 1, 2025

Melissa Paul-Leto
Hilton Head Design Review Board
1 Town Center Court
Hilton Head Island, SC 29928
melissapl@hiltonheadislandsc.gov

RE: ***ALDI Grocery Store – DRB-000196-2025***
80 Matthews Drive
Hilton Head Island, SC

Dear Ms. Paul-Leto:

This letter is in response to your comments received on 04/09/2025, in reference to the above-mentioned project. Please see responses in red below.

1. Provide a Larger Landscape Plan. The landscape plan has been revised as discussed.

2. Provide dimensioned details and sections on the cart storage. See attached documents.

3. Show connections to the sidewalks and the Sea Turtle Marketplace pedestrian connections. They are shown on the site plan (sheet C4.0).

4. Provide a landscape buffer between the building and the long façade plan, north to south. A 3-ft landscape buffer has been provided as requested.

5. Provide cut sheets for all the light fixtures. Cut sheets for all light fixtures have been provided.

6. The indicated storefront will be dark bronze to match the rest of the plaza. Building will handle this.

7. Pavers will match the rest of the plaza. A note has been added to the legend on the site plan (sheet C4.0) for pervious pavers to match existing pavers within the development.

8. Lights are dark bronze. This has been revised.

9. The northern edge sod of the parking lot towards Matthews Drive will be changed to evergreen bushes. Sod has been removed and replaced with Saw Palmettos, Liriope, and Muhly Grass. See sheet C9.0.

10. The brick material will return at the cart storage area. Building will handle this.

11. Supply information on the parking lot an exterior lighting. This has been provided with lighting cut sheets.

If you have any questions, please contact our office at (229) 638-8595 or via email at permits@aeconllc.net.

Sincerely,
Axis Engineering Consultants, LLC

Brian H. Braun, PE
President

Aldi Grocery Store
80 Matthews Drive
Plan Set
June 10, 2025
DRB-000457-2025

SITE DEVELOPMENT PLANS

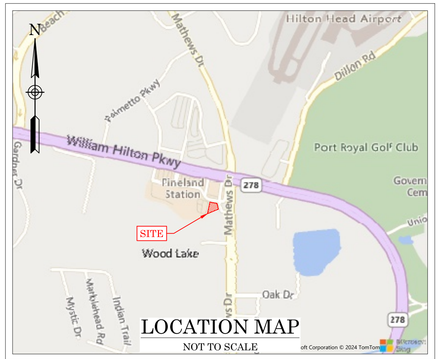
FOR

ALDI AT HILTON HEAD ISLAND

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

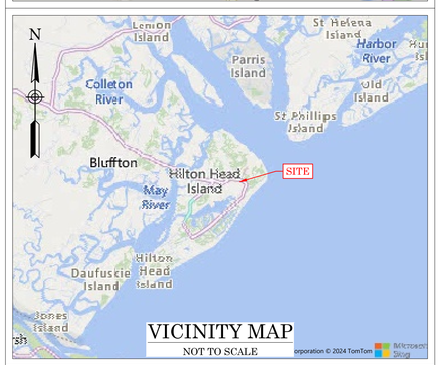
PREPARED FOR:

ALDI, INC.



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

SITE DATA TABLE	
OWNER DEVELOPER	ALDI, INC. 1597 DRY POND ROAD JEFFERSON, GEORGIA 30549 (706) 708-0488 al.keeler@aldi.us
PROJECT LOCATION	TBD WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SOUTH CAROLINA
TAX MAP & PARCEL NUMBER	R511 008 000 0156 0000 (2.81 AC)
ZONING / LAND USE	CC (COMMUNITY COMMERCIAL)
OVERLAY DISTRICT	CORRIDOR OVERLAY DISTRICT (COR) AND AIRPORT OVERLAY DISTRICT (A-O)
GROSS SITE AREA	±2.81 ACRES
NET SITE AREA	±2.81 ACRES
ALLOWED TOTAL DENSITY	±28,100 GFA
EXISTING IMPERVIOUS AREA	3.2% (±0.09 AC - ±3,920 SF)
MAX ALLOWED IMPERVIOUS AREA	60% (±1.69 ACRES - ±73,616 SF)
PROPOSED IMPERVIOUS AREA	59% (±1.66 ACRES - ±72,310 SF)
PROPOSED USE	GROCERY STORE
PROPOSED BUILDING AREA	±20,686 SF GROCERY STORE WITH ±1,181 SF CANOPY
EXISTING BUILDING AREA	N/A
TOTAL BUILDING AREA	±20,686 SF GROCERY STORE WITH ±1,181 SF CANOPY
MAX BUILDING HEIGHT ALLOWED	45'
PROPOSED BUILDING HEIGHT	39' - 4"
PARKING REQUIRED	101 STALLS
EXISTING PARKING	43 STALLS
PROPOSED PARKING	101 STALLS (58 ADDITIONAL)
FLOOD ZONE	X
DISTURBED AREA	±2.9 ACRES

Sheet List	
Sheet Number	Sheet Title
C1.0	PROJECT COVER
C2.0-C2.3	GENERAL NOTES AND DOCUMENTATION
C3.0	EXISTING CONDITIONS
C3.1	DEMOLITION PLAN
C4.0	SITE PLAN
C4.1	TREE REMOVAL PLAN
C5.0	UTILITY PLAN
C6.0	GRADING AND DRAINAGE PLAN
C6.1-C6.3	STORMWATER MANAGEMENT PLAN
C7.0-C7.1	SANITARY AND STORM SEWER PROFILES
C8.0	HYDROLOGY PLAN
C9.0	LANDSCAPE PLAN
C9.1	IRRIGATION PLAN
C10.0	INITIAL EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
C11.0	INTERMEDIATE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
C12.0	FINAL EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
C13.0-C13.1	EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES
C14.0-C14.4	CONSTRUCTION DETAILS
C15.0-C15.1	EROSION, SEDIMENTATION, AND POLLUTION CONTROL DETAILS

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 SCR100000.

BRIAN H. BRAUN, PE	33627	4/25/2025
	SC LICENSE #	DATE

CONSTRUCTION EXITS

SOUTHEAST ENTRANCE
LATITUDE: 32.2138° N
LONGITUDE: 80.7031° W

NORTH ENTRANCE
LATITUDE: 32.2144° N
LONGITUDE: 80.7035° W

WEST ENTRANCE
LATITUDE: 32.2139° N
LONGITUDE: 80.7047° W

DATE:

JULY 2024

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. 7594
AECOM TECHNICAL SERVICES, INC.
ENGINEERING CONSULTANTS

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 33627
BRIAN H. BRAUN

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

PROJECT COVER

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

SHEET

C1.0 OF 31

South Carolina 811 Call 811 Before you Dig

Z:\Shared\AEC\Projects\2025\25-25029 ALDI - W. H. Pkwy Hilton Head Island, SC\DWG\61153C_A01.dwg - 4/28/2025 9:42 AM

GENERAL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION AND / OR THE LOCAL DEPARTMENT OF TRANSPORTATION.

2. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS AND REPORTS TO BECOME FAMILIAR WITH THE PROPOSED PROJECT. THE CONTRACTOR SHALL OBTAIN FIRST HAND KNOWLEDGE OF THE PROJECT AREA.

3. ALL DATA SHOWN HEREON ARE BASED UPON FIELD INVESTIGATION AND / OR ENGINEERS KNOWLEDGE OF THE PROJECT AREA. THIS DATA SHALL BE USED AS INFORMATION ONLY AND IN NO WAY GUARANTEE OR BIND THE ENGINEER AS TO ACTUAL FIELD CONDITIONS.

4. UNDERGROUND UTILITY INFORMATION SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND / OR GROUND MARKINGS BY OTHERS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

5. THE CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE TO THE UTILITIES PROTECTION CENTER PRIOR TO CONSTRUCTION COMMENCEMENT OR EXCAVATION. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA AND REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER/DEVELOPER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING FOR ALL VARIATIONS / DISCREPANCIES IN UTILITY INFORMATION SHOWN HEREON.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE CONDITIONS AS RELATED TO THE PROJECT SCOPE FOR EXACTING AND GRADING OF THE PROJECT AREA. THE CONTRACTOR SHALL MAKE HIS/HER OWN DETERMINATION OF SUITABLE FILL / WASTE MATERIAL AS RECOMMENDED BY THE GEOTECHNICAL REPORT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL FILL MATERIAL. FILL MATERIAL SHALL BE CLEAN AND FREE OF ALL DEBRIS AND ORGANIC MATERIAL.

8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN 24 HOURS OF ANY VARIATIONS, DISCREPANCIES, AND / OR CONFLICTS FOR ALL INFORMATION SHOWN HEREON AND / OR UNSATISFACTORY FIELD CONDITIONS AS RELATED TO THE PROJECT SCOPE. NO WORK SHALL COMMENCE UNTIL VARIATIONS, DISCREPANCIES, CONFLICTS, AND UNSATISFACTORY FILED CONDITIONS ARE RESOLVED.

PROJECT SITE NOTES:

1. THE ALTA / NSPS LAND TITLE WAS PROVIDED BY ATLAS SURVEYING, INC. AND DATED NOVEMBER 1, 2023. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.

2. REPORTS:
   - A. A GEOTECHNICAL INVESTIGATION REPORT HAS BEEN PERFORMED BY SUMMIT ENGINEERING, LABORATORY, & TESTING, INC. AND DATED JANUARY 12, 2024. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
   - B. PHASE I ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED BY SUMMIT ENGINEERING, LABORATORY, & TESTING, INC.AND DATED JANUARY 19, 2024. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
   - C. NO ACM SURVEY HAS BEEN PERFORMED. THE CONTRACTOR SHALL TAKE CARE WHEN HANDLING ANY MATERIAL SUSPECTED TO CONTAIN ASBESTOS. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL CONTAINING ASBESTOS.
   - D. A HYDROLOGY REPORT HAS BEEN PERFORMED BY AXIS ENGINEERING CONSULTANTS, LLC. AND DATED JULY 2024. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.

3. THE PROPOSED PROJECT CONSIST OF THE CONSTRUCTION OF A ±20,686 SF GROCERY STORE WITH ±1,181 SF CANOPY AND ASSOCIATED ASPHALT AND CONCRETE PARKING AND DRIVE AREAS, CONCRETE PEDESTRIAN SIDEWALK, UTILITY INFRASTRUCTURE IMPROVEMENTS, STORMWATER MANAGEMENT SYSTEM, AND LANDSCAPED AREAS.

4. THE PROPOSED DEVELOPMENT IS LOCATED AT TBD WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 SOUTH CAROLINA STATE PLANES, US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).

5. THE TOTAL PROJECT AREA IS ±2.81 ACRES; WITH A DISTURBED AREA OF ±2.9 ACRES.

6. WETLANDS HAVE BEEN IDENTIFIED TO THE SOUTHWEST OF THE SITE BUT NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY BOUNDARY OF THE SITE. A PRELIMINARY WETLAND DETERMINATION FOR THE SITE HAS BEEN COMPLETED BY SUMMIT ENGINEERING, LABORATORY, & TESTING, INC. AND DATED JANUARY 11, 2024. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.

7. NO STATE WATERS HAVE BEEN IDENTIFIED ON OR WITHIN 200' FEET OF THE PROJECT AREA.

8. THE RECEIVING WATERS FOR THIS PROJECT HAVE BEEN IDENTIFIED AS BROAD CREEK.

9. NO IMPAIRED WATERS HAVE BEEN IDENTIFIED WITHIN 1 MILE OF THE PROJECT AREA.

10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS PER FLOOD INSURANCE RATE MAP FOR HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, AND SHOWN ON MAP NO. 45013C0454G, WITH AN EFFECTIVE DATE OF MARCH 23, 2021. FLOOD ZONE X DENOTES AREA OF MINIMAL FLOOD HAZARD.

PROJECT CONTACTS:

1. OWNER / DEVELOPER:
   ALDI, INC.
   1597 DRY POND ROAD
   JEFFERSON, GEORGIA 30549
   PHONE: (706) 708-0488
   al.keeler@aldi.us

2. ENGINEER OF RECORD:
   BRIAN H. BRAUN, PE
   AXIS ENGINEERING CONSULTANTS, LLC.
   110-A TOMMY STALNAKER DR
   WARNER ROBINS, GEORGIA 31088
   PHONE: (800) 416-8136
   bbraun@aeconllc.net

3. PROJECT MANAGER:
   MATTHEW INMAN, PE
   AXIS ENGINEERING CONSULTANTS, LLC.
   4560 VALNORTH DR, SUITE E
   VALDOSTA, GEORGIA 31602
   PHONE: (800) 416-8136
   minman@aeconllc.net

4. 24-HOUR EROSION, SEDIMENTATION, & POLLUTION CONTROL CONTACT:
   AL KEELER
   (706) 708-0488

PROPOSED LINE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- SETBACK / BUFFER
- OVERHEAD ELECTRIC — P —
- OVERHEAD TELEPHONE — T —
- OVERHEAD COMMUNICATION — COM —
- OVERHEAD TRAFFIC SIGNAL — TS —
- UNDERGROUND ELECTRIC — P — P —
- UNDERGROUND TELEPHONE — T — T —
- UNDERGROUND COMMUNICATION — COM —
- UNDERGROUND TRAFFIC SIGNAL — TS — TS —
- BUILDING LINE
- SANITARY SEWER — SS —
- SANITARY SEWER FORCE MAIN — FM —
- STORM SEWER
- WATER LINE — W —
- NATURAL GAS — GAS — GAS —
- SURFACE MAJOR CONTOUR
- SURFACE MINOR CONTOUR
- DITCH / SWALE — >> — >> —
- ORANGE CONSTRUCTION FENCE
- SILT FENCE — X — X —
- LIMITS OF DISTURBANCE

PROPOSED SYMBOL LEGEND

- POWER POLE, LIGHT POLE (PP, LP)
- BACK FLOW PREVENTER (RPZ, DDCV)
- FIRE DEPT. CONNECTION / POST INDICATOR VALVE
- FIRE HYDRANT / HOSE BIBB
- METERS (WM, GM)
- VALVES (WV, GV)
- CLEANOUT (ST CO, SS CO)
- MANHOLES (STMH, SSMH)
- GRATE INLETS (GI, HGI)
- CURB INLETS (DWCI, SWCI)
- FLARED/SAFTY END SECTION (FES, SES)
- HEADWALL (HW)
- OUTLET CONTROL STRUCTURE (OCS)
- SIGNS
- DIRECTIONAL TRAFFIC ARROWS
- BOLLARD

UTILITY PROVIDERS

POWER	PALMETTO ELECTRIC COOPERATIVE HILTON HEAD (843) 681-5551
WATER	HILTON HEAD PUBLIC SERVICE DISTRICT (843) 681-5525
SANITARY SEWER	HILTON HEAD PUBLIC SERVICE DISTRICT (843) 681-5525
TELECOMMUNICATIONS	SPECTRUM (866) 874-2839
	HARGRAY (843) 341-1501

SURVEY LEGEND

- CMF — CONC. MONUMENT FOUND
- CMFD — CONC. MONUMENT FOUND DISTURBED
- IPF — IRON PIPE FOUND
- PKF — PK NAIL FOUND
- PKS — PK NAIL SET
- RBF — IRON REBAR FOUND
- XF — SCRIBED X FOUND
- AC — AIR CONDITIONING UNIT
- RPZ — BACK FLOW PREVENTER
- BENCH
- BOLLARD
- CCJB — CABLE JUNCTION BOX
- CCATV — CABLE OR T.V. PEDESTAL
- CART RETURN
- COMH — COMMUNICATIONS MANHOLE
- CURB INLET
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC STUBOUT
- EV CHARGING STATION
- FO — FIBER OPTIC BOX
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- OFV — FUEL VALVE
- GAS TANK
- GRATE INLET
- GROUND LIGHT
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- JB — JUNCTION BOX
- LP — LIGHT POLE
- MB — MAIL BOX
- MENU BOARD
- MW — MONITORING WELL
- NUMBER OF PARKING SPACES
- PLM — PIPELINE MARKER
- PIV — POST INDICATOR VALVE
- POST
- RD — ROOF DRAIN
- SSCO — SANITARY SEWER CLEAN OUT
- SANITARY SEWER LATERAL OR STUBOUT
- SS — SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SANITARY SEWER VALVE MARKER
- SN — SIGN
- SPG — SPIGOT
- 12.9 — SPOT ELEVATION
- SDCO — STORM DRAIN CLEAN OUT
- STORM DRAIN MANHOLE
- TEL — TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TPED — TELEPHONE PEDESTAL
- TR — TRANSFORMER–ELECTRIC
- TRASH CAN
- UNDERGROUND FIBER OPTICS MARKER
- W — WATER LATERAL OR STUBOUT
- WATER METER
- WATER VALVE
- WV — WATER VALVE MARKER
- YARD INLET

- BG — BLACK GUM
- CED — CEDAR
- CH — CHERRY
- G — SWEET GUM
- HB — HACKBERRY
- LA — LAUREL OAK
- LO — LIVE OAK
- MAG — MAGNOLA
- MAP — RED MAPLE
- PA — PALMETTO
- P — PINE
- T — TALLOW
- WO — WATER OAK
- BOC — BACK OF CURB
- BSL — BUILDING SETBACK LINE
- CNA — COULD NOT ACCESS/ACQUIRE
- DYL — DOUBLE YELLOW LINE (SOLID)
- DWS — DETECTABLE WARNING SURFACE
- FFE — FINISHED FLOOR ELEVATION
- HC — HANDICAP
- IE — INVERT ELEVATION
- PD — PIPE DIRECTION
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- SBA — STOP BAR
- SDWL — SINGLE WHITE LINE (DASHED)
- SWL — SINGLE WHITE LINE (SOLID)
- SYL — SINGLE YELLOW LINE (SOLID)
- WSE — WATER SURFACE ELEVATION
- BOTTOM OF BANK
- 8 — CONTOUR LINE
- FENCE LINE
- FORCEMAIN
- OVERHEAD POWER LINE
- TOP OF BANK
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTICS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TV LINE
- UNDERGROUND WATER LINE
- BRIDGE
- BRICK
- CONCRETE
- DETECTABLE WARNING SURFACE
- DIRT ROAD
- EDGE OF PAVEMENT
- GRAVEL
- RIP–RAP

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION AXIS ENGINEERING CONSULTANTS No. 7594

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER BRIAN HILL BRAUN No. 33627

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

GENERAL NOTES AND DOCUMENTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

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South Carolina 811 Call 811 Before you Dig

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-ASO-28263-OE

Issued Date: 11/07/2023

Al Keeler
Aldi Inc
1597 zDry Pond Rd
Jefferson, GA 30549

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Commercial Use Building Aldi Sea Turtle Marketplace
Location:	Hilton Head Island, SC
Latitude:	32-12-50.74N NAD 83
Longitude:	80-42-14.02W
Heights:	15 feet site elevation (SE) 29 feet above ground level (AGL) 44 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 05/07/2025 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact Robert Kiser, at (404) 305-6616, or Robert.K-CTR.Kiser@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-28263-OE.

Signature Control No: 600134417-604015902 (DNE)
David Maddox
Manager, Obstruction Evaluation Group

Attachment(s)
Map(s)

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION No. 7594 AXIS ENGINEERING CONSULTANTS

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 33627 BRAIN HILL BRAUN

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
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10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

GENERAL NOTES AND DOCUMENTATION

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

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GENERAL CONSTRUCTION CONDITIONS:

1. THE TERM OF OWNER AS USED IN THESE SPECIFICATIONS AND NOTES SHALL INCLUDE THE OWNER OF THE PROPERTY THE COMPANY OR PARTY THAT HIRED THE CONTRACTOR, THE COMPANY OR PARTY THAT SIGNED THE CONTRACT FOR THIS WORK, AND THE AGENTS OF EACH. THE OWNERS REPRESENTATIVE SHALL BE THE INDIVIDUAL OR PARTY ASSIGNED BY THE OWNER TO BE THE OWNERS REPRESENTATIVE. OWNERS OF ADJACENT PROPERTIES SHALL INCLUDE THE PROPERTY OWNER, LESSEE, LEGAL OCCUPIER, AND OPERATOR OF ANY BUSINESS ON THAT PROPERTY.

2. ALL UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN OF HILTON HEAD WATER AND SEWER STANDARDS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING SAID STANDARDS AND SPECIFICATIONS.

3. NOTIFY THE TOWN OF HILTON HEAD INSPECTION 24 HRS BEFORE BEGINNING OF CONSTRUCTION.

4. CONTRACTOR SHALL THOROUGHLY REVIEW CONSTRUCTION PLANS AND BE FAMILIAR WITH EXISTING CONDITIONS BY SITE VISITATION, PRIOR TO FORMULATING BID.

5. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCY FOUND IN THIS SET SHALL BE REFERRED TO THE SITE DESIGN PROFESSIONAL BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.

6. CONSTRUCTION SHALL MEET OR EXCEED THE TOWN OF HILTON HEAD MINIMUM STANDARDS AND SPECIFICATIONS.

7. CONTRACTOR SHALL ADHERE TO NORMAL WORKING HOURS AS PER THE TOWN OF HILTON HEAD ORDINANCES. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS, MAY BE ALLOWED UPON PRIOR APPROVAL BY THE TOWN OF HILTON HEAD.

8. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL ADHERE TO FEDERAL, STATE, COUNTY AND LOCAL LAWS, ORDINANCES, AND REGULATIONS WHICH IN ANY MANNER AFFECT THE CONDUCT OF WORK, INCLUDING, BUT NOT LIMITED TO, INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK (I.E. THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)). CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE TOWN OF HILTON HEAD AND ITS AGENTS, THE OWNER AND THE SITE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE HAZARDOUS CONDITIONS EXIST.

10. DO NOT BREAK THESE DOCUMENTS INTO PARTS AND SUB-PARTS. THE SITE DESIGN PROFESSIONAL AND OWNER ASSUMES NO RESPONSIBILITY FOR THE SEPARATION OF THESE DOCUMENTS BY ANY PARTY OR ENTITY INDICATED. ANY CONTRACTING ENTITY SHALL BE RESPONSIBLE FOR ALL OF THE WORK RELATED TO THEIR TRADES WHEREVER IT MAY BE SHOWN WITHIN THE CONTRACT DOCUMENT PACKAGES.

11. NO WORK SHALL BE PERFORMED WITHIN SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY (IF APPLICABLE) UNTIL PERMIT(S) (INCLUDING SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION UTILITY ENCROACHMENT PERMIT) ARE OBTAINED FROM SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND/OR SITE.

12. BARRICADES, SUFFICIENT LIGHTS, TRAFFIC SAFETY SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS DEEMED NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

13. SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

14. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL SITE IMPROVEMENTS ARE COMPLETE.

15. ACCESS TO BUILDINGS DURING CONSTRUCTION SHALL BE MAINTAINED AND OPEN TO EMERGENCY VEHICLES AT ALL TIMES, THROUGH THE USE OF EXISTING OR TEMPORARY ROADS, DRIVES, AND/OR WALKS.

16. SITE LIGHTING SHALL BE FULLY SHIELDED. SITE LIGHTING IS TO BE DESIGNED BY OTHERS.

17. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, CODES, AND O.S.H.A. STANDARDS AND BE CONSTRUCTED TO MEET OR EXCEED THOSE CODES.

18. CONTRACTOR IS RESPONSIBLE FOR QUANTITY TAKE OFFS AND ESTIMATING ALL QUANTITIES FOUND WITHIN THE SITE WORK CONSTRUCTION DRAWINGS. ANY QUANTITY TAKE OFFS OR ESTIMATES PROVIDED BY THE SITE DESIGN PROFESSIONAL ON THESE DOCUMENTS OR OTHERWISE SHALL BE VERIFIED BY THE CONTRACTOR BY PERFORMING HIS/HER OWN QUANTITY TAKE OFF AND/OR ESTIMATE. ANY COST FOR ANY DISCREPANCY IN QUANTITY TAKE OFF OR ESTIMATE PROVIDED BY SITE DESIGN PROFESSIONAL AND REQUIRED CONSTRUCTION QUANTITIES SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE SITE DESIGN PROFESSIONAL AND/OR OWNER AND/OR OWNER'S REPRESENTATIVE.

19. ALL CONTROL SHALL BE VERIFIED BEFORE PROCEEDING. SURVEYOR SHALL VERIFY INVERTS AT ALL GRAVITY STORM AND SEWER TIE IN POINTS BEFORE PROCEEDING. SURVEYOR SHALL VERIFY TIE POINT ELEVATIONS AT ALL ACCESS POINTS BEFORE PROCEEDING.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY PERMITS, CONNECTION PERMITS, FEES, INSPECTIONS AND RECORD KEEPING REQUIRED BY ALL MUNICIPAL, UTILITY, HEALTH, ENVIRONMENTAL, STATE, OR FEDERAL AGENCIES THAT MAY HAVE JURISDICTION. FURTHERMORE, THE CONTRACTOR SHALL BE RESPONSIBLE TO MEET OR EXCEED ALL REQUIREMENTS OF THE AGENCIES OR AUTHORITIES HAVING JURISDICTION OVER HIS WORK. ALL CONFLICTS IN REQUIREMENTS OF DIFFERENT AGENCIES, AUTHORITIES, AND/OR THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING.

21. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND MAINTAIN THE PROPERTY AND PROJECT LIMITS THROUGHOUT THE PROJECT. ALL CONFLICTS BETWEEN THE DESIGN AND THE PHMSC/PROPERTY LIMITS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE BEFORE PROCEEDING. UNLESS DESCRIBED IN THE CONTRACT DOCUMENTS OR OTHERWISE SHOWN ON THE DRAWINGS THE OWNER HAS NOT SECURED ANY RIGHT OF WAYS, EASEMENTS OR AGREEMENTS WITH OTHER PROPERTY OWNERS OR PROPERTY USERS. THEREFORE, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SECURE AND MAINTAIN ANY TEMPORARY RIGHT OF WAYS, EASEMENTS, PERMITS, OR AGREEMENTS HE MAY NEED TO PERFORM HIS WORK, ALL SUCH AGREEMENTS SHALL HOLD THE OWNER, ENGINEER OR RECORD, AND HIS AGENTS HARMLESS AND THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR ALL COSTS. THE CONTRACTOR SHALL COPY THE OWNER ON RELEASES OF ALL AGREEMENTS PRIOR TO FINAL PAYMENT BY THE OWNER TO THE CONTRACTOR. THE CONTRACTOR SHALL NOT INTERFERE WITH OPERATIONS OF ADJACENT BUSINESSES AND WORK SHALL BE COMPLETED OFF-HOURS, AS NECESSARY. COORDINATE WITH MUNICIPALITY FOR ANY RESTRICTIONS ON ALLOWABLE WORK HOURS.

22. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY, LAYOUT, AND RECORD DRAWINGS PERTAINING TO THIS CONTRACT. ANY CONFLICTS IN THE DESIGN OR AGENCIES REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROTECT AND SAFEGUARD ALL EXISTING SURVEY CONTROL POINTS, MONUMENTS, CONTROL AND TIE-DOWNS. THE CONTRACTOR SHALL PAY ALL COSTS TO REPAIR OR REPLACE DAMAGED SURVEY MONUMENTS, CONTROL AND TIE-DOWNS. RECORD DRAWINGS SHALL BE PROVIDED IN ACCORDANCE WITH ANY REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION INCLUDING THE REQUIRED INFORMATION TO BE PROVIDED, AND SIGNATURE, SEALS, AND CERTIFICATIONS THAT MAY BE REQUIRED.

23. NO CHANGES TO THE DESIGN OR MATERIALS SPECIFIED MAY BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ENGINEER OF RECORD OR IN THE CASE OF UTILITIES OR ROAD WORK TO BE DEDICATED, THE AUTHORITY RECEIVING DEDICATION. AT THE END OF THE CONTRACT, THE CONTRACTOR SHALL PROVIDE TO THE OWNER A RECORD SET OF DRAWINGS REFLECTING ALL CHANGES MADE BY THE CONTRACTOR DURING CONSTRUCTION.

24. EROSION CONTROL IS NECESSARY WHENEVER SEDIMENT, DUST, EROSION, OR CONTAMINATED RUNOFF MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE TO PLACE AND MAINTAIN WHATEVER EROSION CONTROL OR RUN-OFF PROTECTION IS REQUIRED TO PROTECT THIS WORK, THE WORK OF OTHERS, THE PROJECT, ADJACENT PROPERTIES AND THE HEALTH AND WELL-BEING OF THE WORKERS, PUBLIC AND SURROUNDING NATURAL RESOURCES. THIS SHALL INCLUDE ADDITIONAL MEASURES BEYOND THE PROJECT SWPPP AND ES PLANS, AS NECESSARY. THEY SHALL BE FAMILIAR WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING EROSION AND RUN-OFF CONTROL.

25. THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROJECT SITE AND ALL ADJACENT PEDESTRIAN, TRAFFIC, AND BUSINESS USES. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS AND STEPS NECESSARY TO MAINTAIN SAFETY AND OPERATION OF THESE USES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS AND DAMAGES CAUSED FROM HIS FAILURE TO TAKE PROPER AND ADEQUATE PRECAUTIONS. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS REGARDING THESE USES.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS AND DELAYS ASSOCIATED WITH WEATHER, GROUNDWATER, AND OTHER OCCURRENCES THAT COULD BE EXPECTED OR ARE COMMON WITH THIS TYPE OF WORK. THE CONTRACTOR SHALL REVIEW ALL PERTINENT DOCUMENTS INCLUDING SOILS REPORTS, SOILS BORINGS, AND OTHER SOIL OR SITE DATA.

27. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAVE AND PROTECT HIS WORK THROUGHOUT THE CONTRACT. ANY DAMAGES REQUIRING REPAIRS OR REPLACEMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

28. WHEN WORK IS DONE WITHIN A ROAD, UTILITY OR PRIVATE EASEMENT, RIGHT OF WAY, OR OTHER PROPERTY AGREEMENT, THE CONTRACTOR SHALL DO ALL WORK WITHIN THAT AREA PER THE AUTHORITY HAVING JURISDICTION.

29. WHEN SEPARATE SITE AND BUILDING CONTRACTS ARE PERFORMED, THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING UTILITIES TO WITHIN 5 FEET OF BUILDING FACE UNLESS NOTED OTHERWISE ON DRAWINGS OR CONTRACT DOCUMENTS.

30. ALL UTILITIES ARE SHOWN PER SURFACE SURVEYS AND/OR RECORD MAPS AND MAY VARY FROM ACTUAL IN-FIELD LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY STAKE OUTS AND LOCATING UTILITIES PRIOR TO COMMENCING WORK. ANY DAMAGE TO UTILITIES DUE TO IMPROPER STAKE OUT, LACK OF STAKE OUT OR THE FAILURE TO VERIFY DIFFERENCES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR, REPLACE, OR PAY DAMAGES AT NO EXPENSE TO THE CONTRACT.

31. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA. TRENCH EXCAVATION REQUIRING SHEETING, SHORING OR OTHER STABILIZING DEVICES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND MEET ALL O.S.H.A. REQUIREMENTS. ALL EXCAVATIONS SHALL MAINTAIN SAFE SIDE SLOPES IN ACCORDANCE WITH LOCAL, STATE AND O. S. H. A. REQUIREMENTS. NO STOCKING OF MATERIAL CLOSE TO AN OPEN CUT OR STEEP SLOPE WILL BE PERMITTED IN AN EFFORT TO PREVENT CAVE-INS.

32. THE CONTRACTOR SHALL SELECT THE MEANS AND METHODS FOR PROVIDING SUPPORT OF EXCAVATIONS IN ACCORDANCE WITH SAFETY REQUIREMENTS, PLANS, AND PROJECT SPECIFICATIONS. THE CONTRACTOR MUST EVALUATE SOIL CONDITIONS DURING EXCAVATIONS SINCE VARIATIONS IN THE SOIL CAN OCCUR ACROSS THE SITE. THE EXCAVATIONS SHOULD BE MONITORED CONTINUOUSLY FOR SIGNS OF DETERIORATION SUCH AS SEEPAGE OF WATER OR SLOUGHING OF SOIL INTO THE EXCAVATION. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR EXCAVATION SAFETY.

33. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND STOP ALL WORK IN AREAS WHERE HAZARDOUS MATERIALS ARE DISCOVERED. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ENVIRONMENTAL AND HEALTH AGENCIES.

34. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITY HAVING JURISDICTION FOR ALL REQUIRED INSPECTIONS AND BE RESPONSIBLE TO HIRE ANY REQUIRED THIRD PARTY INSPECTORS.

35. ANY DISCREPANCIES BETWEEN PLANS, DETAILS, AND SPECIFICATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

36. STABILIZING FABRIC (WOVEN GEOTEXILES), IF REQUIRED, SHALL MEET THE FOLLOWING REQUIREMENTS "MODULUS (LOAD AT 10% ELONGATION) =115LB PER ASTM D1682-64", "GRAB TENSILE STRENGTH 200LB PER ASTM D 1682-64", "MULLEN BURST STRENGTH = 400PSI PER ASTM D 3786-87", "TRAPEZOID TEAR STRENGTH WHEN APPLICABLE = 115LB PER ASTM D1117- 80", "COEFFICIENT OF PERMEABILITY K CM/SEC = .015 PER ASTM D 1491-85", "WATER FLOW RATE GPM/SF= 80 PER ASTM D 1491-85". WHEN STABILIZATION FABRIC IS USED IT SHALL BE PULLED TIGHT AND ALL WRINKLES REMOVED. OVERLAPS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO GEOTECHNICAL ENGINEERS REPORT, IF AVAILABLE, FOR ADDITIONAL INFORMATION.

37. FILTER FABRIC (NON-WOVEN GEOTEXILE), IF REQUIRED, SHALL MEET THE FOLLOWING REQUIREMENTS "GRAB TENSILE ELONGATION =50% PER ASTM D1682-64", "GRAB TENSILE STRENGTH =200 PER ASTM D 1682-64", "MULLEN BURST STRENGTH = 400PSI PER ASTM D 3786-87", "TRAPEZOID TEAR STRENGTH WHEN APPLICABLE = 115LB PER ASTM D1117- 80", "COEFFICIENT OF PERMEABILITY K CM/SEC = 2 PER ASTM D 1491-85", "WATER FLOW RATE GPM/SF= 180 PER ASTM D 1491-85". WHEN FILTER FABRIC IS USED IT SHALL BE PULLED TIGHT AND ALL WRINKLES REMOVED. OVERLAPS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STAKING REQUIREMENTS

1. SURVEYING WORK PERFORMED BY THE CONTRACTOR SHALL BE SUFFICIENT AND ACCURATE TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE SITE WORK CONSTRUCTION DRAWINGS. LAYOUT AND STAKING WORK SHALL BE IN ACCORDANCE WITH GENERAL ACCEPTED SURVEYING PRACTICES AND PROVISIONS OF THE CONTRACT.

2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS. CONTRACTOR SHALL NOT STAKE BUILDING DIMENSIONS FROM THE BUILDING(S) SHOWN ON THE SITE WORK CONSTRUCTION DRAWINGS. REFERENCES IN THESE DOCUMENTS TO BUILDING SQUARE FOOTAGES ARE FOR OWNER'S PURPOSES ONLY. DO NOT RELY ON THESE FIGURES FOR ANY OTHER PURPOSE.

3. CONTRACTOR SHALL STAKE BUILDING CORNERS AND HAVE APPROVAL FROM THE ARCHITECT AND/OR SITE DESIGN PROFESSIONAL BEFORE COMMENCING THE CONSTRUCTION OF ANY FOOTINGS.

4. DIMENSIONS SHOWN ARE TO THE FACE OF CURB(S), UNLESS OTHERWISE NOTED. ANGLES ARE 90° (INCLUDING STREET CENTER-LINES) UNLESS NOTED OTHERWISE.

5. CURB AND GUTTER RADII ARE 5.0 FT. UNLESS OTHERWISE NOTED.

6. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND OR PERPETUATION OF EXISTING RIGHT-OF-WAY MONUMENTS, BENCHMARKS CONTROL POINTS AND REFERENCE MARKS (AS APPLICABLE) WITHIN THE CONTRACTORS AREA OF WORK. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE EXISTING RIGHT-OF-WAY MONUMENTS, BENCHMARKS CONTROL POINTS AND REFERENCE MARKS WITHOUT THE PERMISSION OF THE LOCAL ISSUING AUTHORITY. AND CONTRACTOR SHALL BEAR THE EXPENSE OF RESETTING EXISTING RIGHT-OF-WAY MONUMENTS, BENCHMARKS CONTROL POINTS AND REFERENCE MARKS WHICH MAY BE DISTURBED OR REMOVED WITH OR WITHOUT PERMISSION. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 15 WORKING DAYS NOTICE TO THE LOCAL ISSUING AUTHORITY PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING RIGHT-OF-WAY MONUMENTS, BENCHMARKS CONTROL POINTS AND REFERENCE MARKS. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF A SOUTH CAROLINA LICENSED LAND SURVEYOR TO RESET DISTURBED OR REMOVED RIGHT-OF-WAY MONUMENTS, BENCHMARKS CONTROL POINTS AND REFERENCE MARKS OR PROVIDE WITNESS MONUMENTS, AND FILE THE REQUIRED DOCUMENTATION WITH THE LOCAL ISSUING AUTHORITY.

7. THE CONTRACTOR (UNLESS OTHERWISE INSTRUCTED BY THE OWNER) SHALL PROVIDE STAKING AND LAYOUT SERVICES, INCLUDING BUT NOT LIMITED TO, CENTERLINE STAKES, ADDITIONAL LINES, CONNECTIONS, RAMPS, SLOPE STAKES, GRADE STAKES, CONSTRUCTION BENCHMARKS AND REFERENCE STAKES LOCATING DRAINAGE, ROADWAY, AND UTILITIES NECESSARY FOR THE PROJECT. ALIGNMENT CONTROL ESTABLISHED BY THE CONTRACTOR SHALL BE REFERENCED, AND A COPY OF THE REFERENCES SHALL BE FURNISHED TO THE SITE DESIGN PROFESSIONAL.

8. ALL CONTROL SHALL BE VERIFIED BEFORE PROCEEDING. SURVEYOR SHALL VERIFY INVERTS AT ALL GRAVITY STORM AND SEWER TIE IN POINTS BEFORE PROCEEDING. SURVEYOR SHALL VERIFY TIE POINT ELEVATIONS AT ALL ACCESS POINTS BEFORE PROCEEDING.

CLEAR AND GRUB REQUIREMENTS

1. CLEARING AND GRUBBING SHALL NOT COMMENCE UNTIL EROSION CONTROL PLANS, INCLUDING APPLICABLE BMPS, ARE IN PLACE, IN ACCORDANCE WITH THE PROJECT SWPPP.

2. THE CONTRACTOR SHALL REVIEW PLANS AND IDENTIFY AND SAFELY MARK ALL PLANTS AND TREES TO BE SAVED. THE CONTRACTOR SHALL PROTECT ALL PLANTS AND TREES TO BE SAVED THROUGH OUT THE CONTRACT. THIS SHALL INCLUDE PROTECTION OF ANY WORK WITHIN THE DRIP LINE OF THE TREE EXCEPT UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT. THIS INCLUDES NOT PARKING ANY EQUIPMENT OR HAVING ANY STORAGE AREAS WITHIN THE DRIP LINE OF THE TREE EXCEPT UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

3. ALL AREAS TO BE CLEARED AND GRUBBED SHALL BE SURVEYED IN THE FIELD TO ESTABLISH THE APPROPRIATE LIMITS OF WORK.

4. THE CONTRACTOR SHALL TAKE WHAT EVER MEASURES NECESSARY TO LOCATE AND PROTECT EXISTING UTILITIES. STRUCTURES, AND OTHER FACILITIES TO REMAIN.

5. ALL TREES, SHRUBS, STUMPS, ROOTS AND OTHER DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.

6. NO BURNING WILL BE ALLOWED ON THE SITE.

DEMOLITION REQUIREMENTS :

1. THE CONTRACTOR SHALL INSPECT ALL STRUCTURES, FACILITIES, AND AREAS SLATED FOR DEMOLITION TO GAIN A FULL UNDERSTANDING OF THE WORK REQUIRED. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC, HIS/HER EMPLOYEES AND AGENTS DURING THE INSPECTION AND SUBSEQUENT WORK. THE OWNER, CLIENT AND SITE DESIGN PROFESSIONAL ARE NOT RESPONSIBLE FOR THE CONDITION OF THE BUILDINGS, FACILITIES, OR OTHER AREAS SLATED FOR DEMOLITION.

2. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO DEMOLISH ANY STRUCTURE ON THE SITE BEFORE PROCEEDING WITH WORK.

3. ALL WORK PERFORMED ON THE SITE SHALL ADHERE TO ALL OSHA/ OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION SAFETY STANDARDS.

4. ALL MATERIALS NOT SLATED FOR REUSE SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. THE CONTRACTOR MAY SALVAGE ANY EQUIPMENT OR MATERIALS NOT DESIGNATED BY THE OWNER TO BE SAVED. ALL SALVAGED MATERIAL OR ITEMS SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON REMOVAL. NO SUCH MATERIALS SHALL BE STORED ON THE SITE. ABSOLUTELY NO SALES OF SALVAGED MATERIALS WILL BE ALLOWED ON THE PROJECT SITE. ALL SALVAGED MATERIAL MUST BE REMOVED, TRANSPORTED, AND DISPOSED OF IN A LEGAL MANNER.

5. UPON APPROVAL OF THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND STORE SAFELY ALL MATERIALS SLATED TO BE SAVED OR REUSED. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ENVIRONMENTAL AND HEALTH AGENCIES AND NOTIFY OWNER OF ANY EXISTING DAMAGE PRIOR TO CONSTRUCTION START. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR OR REPLACE EXISTING FEATURES TO REMAIN (INCLUDING BUT NOT LIMITED TO FENCING, LIGHTING, CURBING, PAVEMENT, UTILITIES, STORM STRUCTURES, LANDSCAPING ETC.) THAT ARE DAMAGED DUE TO HIS WORK OR FAILURE TO PROTECT THROUGHOUT THE DURATION OF HIS CONTRACT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY OWNERS, OPERATORS AND USERS PRIOR TO DISCONNECTION AND DEMOLITION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION. ALL PLUGS, STOPS, AND CAPS SHALL BE PER AGENCIES REQUIREMENTS AND IF NONE EXIST THEN A 3000 PSI CONCRETE PLUG WITH A THICKNESS EQUAL TO THE DIAMETER OF THE PIPE SHALL BE USED.

7. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND STOP ALL WORK IN AREAS WHERE HAZARDOUS MATERIALS ARE DISCOVERED. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ENVIRONMENTAL AND HEALTH AGENCIES AND NOTIFY OWNER OF ANY EXISTING DAMAGE PRIOR TO CONSTRUCTION START. PLAG OFF ALL ACCESS WITH SUFFICIENT FLAGGING THAT THERE IS AN APPARENT WARNING OF THE PRESENCE OF HAZARDOUS MATERIALS.

8. NO BURNING, EXPLOSIVES OR OTHER POTENTIALLY DANGEROUS METHODS OF DEMOLITION SHALL BE ALLOWED UNLESS WRITTEN PERMISSION IS GRANTED BY THE OWNER AND ALL APPROPRIATE PERMITS ARE GRANTED.

9. THE CONTRACTOR SHALL PROVIDE WHAT EVER SAFETY EQUIPMENT AND DEVICES ARE NECESSARY TO PROTECT THE ADJACENT PROPERTIES, STRUCTURES AND OTHER AREAS SLATED TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS/HER WORK. THIS SHALL ALSO INCLUDE EROSION CONTROL, DUST CONTROL AND SETTLEMENT.

10. ALL AREAS SHALL BE BROUGHT BACK TO THEIR ORIGINAL GRADE OR THAT OF THE SURROUNDING AREA, WHICH EVER IS CLOSER TO THE FINAL GRADES OF THE PROJECT FOR THAT AREA. ALL TEMPORARY SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3:1) OR STEEPER AS ALLOWED BY GEOTECHNICAL ENGINEER ON SITE. ALL AREAS REQUIRING FILL SHALL BE COMPACTED TO THE REQUIREMENTS OF THE AREA BUT IN NO CASE LESS THAN 90% OF MODIFIED PROCTOR (ASTM D 1557).

11. ALL DEMOLITION WITHIN THE PROPOSED BUILDING FOOTPRINT SHALL BE COORDINATED WITH THE BUILDING DRAWINGS.

12. LIGHT POLE REMOVAL SHALL INCLUDE COMPLETE REMOVAL, BACKFILL OF CONCRETE BASE, AND CAPPING OF ANY CONDUIT/WIRING TO BE ABANDONED IN PLACE.

13. THE CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES DURING THE DEMOLITION AND REMOVAL OF EXISTING SITE FEATURES.

14. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.

15. EXISTING BUILDINGS, APPURTENANCES, CANOPIES AND FOUNDATIONS ON THE PROPERTY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.

16. THE CONTRACTOR SHALL MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN ACCESS ROUTES TO BUILDING ENTRANCES THROUGHOUT ALL PHASES OF CONSTRUCTION. ACCESS TO BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.

17. SERVICES SHOWN ARE TO ASSIST CONTRACTOR IN LOCATING UTILITIES. ITEMS ARE SHOWN SCHEMATICALLY AND NEITHER THE ARCHITECT, SITE DESIGN PROFESSIONAL, NOR THE OWNER ASSUMES ANY RESPONSIBILITY FOR VARIANCES IN THE ACTUAL LOCATION OF THE EXISTING UTILITIES.

18. THE CONTRACTOR SHALL REPAIR OR REPLACE AS NECESSARY ANY UTILITIES DAMAGED, WHETHER SHOWN ON THESE PLANS OR NOT, AT NO ADDITIONAL COST TO THE CONTRACT.

19. EXISTING UTILITY APPURTENANCES (CLEAN OUTS, VALVEMETER BOXES AND/OR COVERS, MANHOLES, ETC.) LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED AS NECESSARY OR ADJUSTED TO FINISHED GRADE AT THE EXPENSE OF THE CONTRACTOR.

20. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY PROVIDER OF DAMAGE TO ANY ACTIVE UTILITY AND PROVIDE CORRECTIVE MEASURES AS DIRECTED BY THE UTILITY PROVIDER AT NO ADDITIONAL COST TO THE CONTRACT.

21. EXISTING ITEMS TO REMAIN WITHIN THE PROJECT LIMITS SHALL BE RETAINED IN PLACE AND PROTECTED FROM DAMAGE DURING CONSTRUCTION, UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

22. ALL DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES.

23. THERE SHALL BE NO ON SITE BURIAL.

24. WORK DONE AHEAD OF SCHEDULE OR FOR TEMPORARY PROVISIONS SHALL HAVE EXISTING DISTURBED SURFACES PATCHED TO MATCH ORIGINAL CONDITIONS UNTIL NEW CONSTRUCTION REPLACES SUCH REPAIRS OR MODIFICATIONS.

25. PAVEMENT AREAS TO BE SAWED SHALL BE ABRASION SAW CUT PRIOR TO DEMOLITION. FAILURE TO PROVIDE A CLEAN EDGE MAY RESULT IN ADDITIONAL DEMOLITION AND NEW PAVEMENT INSTALLATION PAID FOR AND EXECUTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.

26. LIMITS OF CURB AND GUTTER DEMOLITION ARE SUBJECT TO THE NEAREST CONSTRUCTION JOINT. CURB AND GUTTER AND WALKS SHALL BE REPAIRED TO THE NEAREST CONSTRUCTION JOINT.

27. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE REMOVAL OF EXISTING LANDSCAPE MATERIALS OR SITE FEATURES WHICH THE OWNER ELECTS TO RETAIN.

28. DEMOLITION WITHIN THE DRIP-LINE OF EXISTING SPECIMEN TREES SHALL BE ACCOMPLISHED UTILIZING MANUAL PROCEDURES WITHOUT DAMAGING THE ROOT SYSTEM OF THE TREE(S).

29. THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION

SANITARY SEWER SYSTEM REQUIREMENTS :

1. THE SANITARY SEWER SYSTEM SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWING WHO THE LOCAL SEWER AUTHORITY IS AND COORDINATING WITH THE LOCAL SEWER AUTHORITY. WHEN THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION DIFFER FROM THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT STANDARDS.

2. REFER TO PIPE BEDDING DETAIL FOR BEDDING AND ANTI-SEEP COLLAR REQUIREMENTS. IF NO BEDDING DETAIL IS SHOWN, CONTRACTOR SHALL BED WATER PIPE IN ACCORDANCE WITH LOCAL ISSUING AUTHORITY'S STANDARDS AND OR SPECIFICATIONS. IF THERE ARE NO LOCAL ISSUING AUTHORITY STANDARDS OR SPECIFICATIONS, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE PROCEEDING WITH ANY WATER INSTALLATIONS.

3. ALL SANITARY SEWER MATERIALS, SIZES, TYPES AND SPECIFICS ARE LISTED ON THE DRAWINGS. IF THE PLANS DO NOT LIST ALL INFORMATION OR ARE UNCLEAR, USE THE FOLLOWING:

   SANITARY PIPE AND FITTINGS SHALL BE POLYVINYL CHLORIDE (PVC) PER ASTM D 3034, SDR 35, WITH GASKETS PER ASTM D 3212, ELASTOMERIC SEAL, THE PIPE SHALL BE BED 6 INCHES BELOW AND UP HALF ITS DIAMETER WITH CLEAN STONE OF A UNIFORM MIX RANGING IN SIZE OF 1/4 TO 3/4 INCH.

   FORCEMAIN PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PER ASTM D 2241, SDR 21 OR LOWER IF PRESSURES ARE HIGH IN SYSTEM WITH GASKETS PER ASTM D 3139, AND ELASTOMERIC SEAL, THE PIPE SHALL BE ENCLOSED IN A RUN OF CRUSHED STONE GRAVEL MATERIAL WITH 100% PASSING THE 1 INCH SIEVE AND 3 TO 10% PASSING THE 200 SIEVE. THE MIX SHALL BE SUPPLEMENTED AS NEEDED TO REMOVE VOIDS. INCORPORATE FILTER FABRIC AROUND BEDDING OR CRADLE STONE IF GROUND WATER, SILTS, OR SANDS ARE ENCOUNTERED.

   MANHOLES SHALL BE PROVIDED PER ASTM C 478 WITH STEEL CORE POLYETHYLENE STEPS. GASKETS BETWEEN RISERS SHALL BE RUBBER PER ASTM C 443 AND MORTARED WATER TIGHT WITH A WATERPROOF/PLUG MORTAR. THE INVERT SHALL BE MADE WITH CONCRETE OR 1/2 ROUND SECTION OF PIPE. PIPE JOINTS SHALL BE PRESS WEDGE OR CAST IN PLACE BOOT. BOTH SHALL HAVE ADDITIONAL VOIDS FILLED WITH WATERPROOF/PLUG MORTAR. ADJUSTMENT RINGS SHALL BE PRECAST CONCRETE 4000 PSI AND 5 TO 8% AIR ENTRAINMENT. EXTERIOR MANHOLES SHALL BE COATED WITH A SEAL COAT ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

   CLEANOUTS SHALL BE MADE OF THE SAME PIPE MATERIAL AS THE CARRIER PIPE. A CAST IRON FRAME AND COVER SHALL BE PROVIDED FOR ACCESS AT GRADE AND DESIGNED FOR H-20 LOADING. THE CLEANOUT SHALL BE ENCASED IN STONE OF THE SAME TYPE AS THE BEDDING FOR THE FULL DEPTH OF THE CLEANOUT. CLEANOUTS SHALL BE NO MORE THAN 90 FEET APART ON LATERALS. CLEANOUT CAPS SHALL BE BRASS WITH COUNTERSUNK PLUG MADE FLUSH TO GRADE. AN 8 INCH THICK CONCRETE COLLAR SHALL BE PLACED A MINIMUM OF 18 INCHES SURROUNDING CLEANOUTS IN ALL PAVED AREAS. TRANSITION FROM CONCRETE TO ASPHALT SHALL BE FLUSH AND SMOOTH.

   MANHOLE FRAMES AND COVERS SHALL BE PER ASTM A 48, CLASS 30B, FULLY COATED WITH THE LETTERING "SANITARY" CAST INTO IT. THE MINIMUM SIZE SHALL BE A 24 INCH INSIDE OPENING AND DESIGN FOR A MINIMUM OF H-20 LOADING.

4. ALL PIPE SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. CARE SHALL BE GIVEN DURING BACKFILL OPERATIONS NOT TO MOVE OR DAMAGE PIPE OR APPURTENANCES WHILE ACHIEVING THE APPROPRIATE COMPACTION REQUIREMENTS.

5. ALL SYSTEMS SHALL BE VISUALLY INSPECTED FOR ALIGNMENT AND WORKMANSHIP. ALL DEBRIS, DIRT OR OTHER FOREIGN OBJECTS SHALL BE REMOVED AND THE SYSTEM FLUSHED CLEAN.

6. ALL TAPS TO MAIN LINES SHALL BE MADE WITH SADDLES WHEN THE TAP IS 1/2 THE DIAMETER OR LESS OF THE EXISTING PIPE BUT MADE WITH A SLEEVE WHEN THE TAP IS GREATER THAN 1/2 THE DIAMETER OR EQUAL TO THE EXISTING PIPE. IF CONNECTIONS ARE REQUIRED TO EQUAL SIZE PIPES OF 8 INCHES OR GREATER, A MANHOLE SHALL BE INSTALLED OVER THE CONNECTION POINT AND INVERTS FORMED. WHEN CONNECTING TO AN EXISTING MANHOLE, THE CONNECTING PIPE HOLE SHALL BE CORED AND A PRESS WEDGE INSTALLED. THE CONNECTION SHALL BE MORTARED UP WITH WATERPROOF/PLUG MORTAR. INSIDE THE EXISTING MANHOLE, THE EXISTING INVERT SHALL BE BROKE OUT IN A MANNER THAT PROTECTS FROM DEBRIS ENTERING THE LIVE SYSTEM, WHILE A NEW INVERT IS FORMED.

7. SANITARY MANHOLES SHALL BE VISUALLY LAMPED AFTER BACKFILL TO VERIFY ALIGNMENT, CLEANLINESS, AND THERE IS NO DAMAGE TO THE SYSTEM. AFTER THE SYSTEM HAS BEEN BACKFILLED FOR 30 DAYS, THE SYSTEM SHALL BE RELAMPED AND TESTED WITH A MANDREL SIZED AT 95% OF THE INTENDED INSIDE DIAMETER.

8. GRAVITY SYSTEMS SHALL BE AIR TESTED BETWEEN MANHOLES TO 3.5 PSI FOR 5 MINUTES PER ASTM F 1417 FOR PLASTIC PIPES.

9. MANHOLES SHALL BE TESTED SEPARATELY FOR LEAKAGE OR INFILTRATION USING ASTM C 969. THE ALLOWED LEAKAGE = 0.1 GALLONS / S/FEET OF DIAMTER/FEET OF HEAD/90F HOURS) AND THE TEST SHALL RUN FOR 24 HOURS.

10. THE ENTIRE SANITARY SEWER SYSTEM MAY BE TESTED FOR INFILTRATION AND EXFILTRATION USING ASTM C 969. THE SYSTEM SHALL BE BROKEN UP INTO SECTIONS WHEN NECESSARY TO CONSIDER GROUNDWATER DEPTH, LENGTH AND ELEVATION DIFFERENCES. THE ALLOWABLE LEAKAGE SHALL BE 100 GAL/INCH OF PIPE DIAMETER/MILE/DAY.

11. ANY TESTING FAILURE SHALL REQUIRE THE CONTRACTOR TO REPAIR OR REPLACE THE FAILED SECTION AT NO ADDITIONAL EXPENSE TO THE CONTRACT.

12. AFTER ALL TESTING IS COMPLETE AND BEFORE THE SYSTEM IS TURNED OVER TO THE AUTHORITY HAVING JURISDICTION, THE SYSTEM SHALL BE CHECKED TO VERIFY IT IS CLEAN AND FREE OF DIRT, DEBRIS AND OTHER FOREIGN MATTER. THE CONTRACTOR SHALL CLEAN ANY SECTIONS REQUIRING SUCH AT NO ADDITIONAL COST TO THE CONTRACT.

13. GREASE TRAPS, IF REQUIRED, SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

14. INCREASE SIZE OF MANHOLE IF IN SAME HORIZONTAL PLANE THERE IS TWO AREAS WHERE THE AREA BETWEEN TWO PIPES IS LESS THAN 8 INCHES OR 12 OF THE CIRCUMFERENCE IS SUPPORTED BY LESS THAN 12 OF THE DIAMETER OF THE MANHOLE. INVERTS SHALL BE SMOOTH CAST IN PLACE CONCRETE.

WATER SYSTEM AND SERVICES REQUIREMENTS :

1. THE WATER SYSTEMS AND SERVICES SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE KNOWING WHO THE LOCAL WATER AUTHORITY IS AND COORDINATING WITH THE LOCAL WATER AUTHORITY. WHEN REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION DIFFER FROM THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT STANDARDS.

2. REFER TO PIPE BEDDING DETAIL FOR PIPE BEDDING REQUIREMENTS. IF NO BEDDING DETAIL IS SHOWN, CONTRACTOR SHALL BED WATER PIPE IN ACCORDANCE WITH LOCAL ISSUING AUTHORITY'S STANDARDS AND/OR SPECIFICATIONS. IF THERE ARE NO LOCAL ISSUING AUTHORITY STANDARDS OR SPECIFICATIONS, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD BEFORE PROCEEDING WITH ANY WATER INSTALLATIONS.

3. ALL WATER PIPING, FITTINGS, AND APPURTENANCES SHALL BE PLACED A MINIMUM OF 6 INCHES BELOW FROSTLINE OR WITH A MINIMUM 5 FEET OF COVER, WHICHEVER IS GREATER. PIPE SIZES 4 INCHES AND UP SHALL BE DUCTILE IRON OR POLYVINYL CHLORIDE AS INDICATED ON THE DRAWINGS (IF NOT SHOWN USE DUCTILE IRON). PIPE SIZES BELOW 4 INCHES SHALL BE TYPE 'K' COPPER OR POLYETHYLENE AS INDICATED ON THE DRAWINGS (IF NOT SHOWN USE TYPE 'K' COPPER).

4. THE MINIMUM SEPARATION BETWEEN WATER SERVICES AND SEWER LINES SHALL BE 18 INCHES MEASURED VERTICALLY FROM OUTSIDE TO OUTSIDE OF PIPES AT CROSSING. A STANDARD LENGTH OF DIP WATER PIPE SHALL BE CENTERED AT THE CROSSING TO MAXIMIZE THE DISTANCE BETWEEN THE CROSSING AND THE NEAREST WATER SERVICE PIPE JOINT. A STANDARD LENGTH OF DIP SEWER PIPE SHALL BE CENTERED AT THE CROSSING TO MAXIMIZE THE DISTANCE BETWEEN THE CROSSING AND THE NEAREST SEWER SERVICE PIPE JOINT. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED. THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING.

5. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCH CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-153) (CLASS 50). CONTRACTOR SHALL ADJUST ELEVATION OF WATER AS NEEDED TO MAINTAIN ADEQUATE SEPARATION AND BURIAL DEPTH.

6. DUCTILE IRON PIPE SHALL BE PROVIDED IN ACCORDANCE WITH AWWA C151. 06 INCH DIAMETER AND GREATER SHALL BE CLASS 50 AND 6 INCHES AND SMALLER SHALL BE CLASS 53. DUCTILE IRON PIPE SHALL BE LINED WITH A CEMENT MORTAR AND SEAL COATED IN ACCORDANCE WITH AWWA C104. GASKETS SHALL BE PROVIDED IN ACCORDANCE WITH AWWA C111. FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH AWWA C153 COMPACT FITTINGS WITH A PRESSURE RATING OF 350 PSI.

7. WHEN THE WATER SERVICE RUNS UNDER THE SEWER LINE, A GRAVEL OR CRUSHED STONE BACKFILL MEETING THE REQUIREMENTS OF SUBBASE SHALL BE PLACED AND COMPACTED AROUND THE WATER PIPE UP HALF THE DIAMETER OF THE SEWER PIPE TO PROVIDE ADEQUATE SUPPORT TO THE SEWER LINE. WATER SERVICES AND SEWER LINES RUNNING PARALLEL SHALL HAVE A MINIMUM SEPARATION OF 10 FEET MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.

8. ALL PIPES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TEN GAUGE COPPER TRACER WIRE SHALL BE PLACED WITH ALL PLASTIC PIPE. PIPE MATERIAL SHALL BE AS FOLLOWS:

   8.1 PVC (POLYVINYL CHLORIDE) PIPE SHALL BE FURNISHED IN ACCORDANCE WITH AWWA C900 FOR PIPE 4 INCHES OR GREATER AND ASTM D 1785, SCHEDULE 40, GASKETS PER ASTM F 477-ELASTOMERIC SEAL, SOLVENT CEMENT PER ASTM D 2564 FOR PIPES SMALLER THAN 4 INCHES.

   8.2 PE (POLYETHYLENE) PIPE SHALL BE FURNISHED IN ACCORDANCE WITH AWWA C901 AND ASTM D2737. TEN GAUGE COPPER WIRE WILL BE PLACED WITH ALL PLASTIC PIPES.

   8.3 DIP (DUCTILE IRON PIPE) SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AWWA C151 AND C600 06 INCHES AND GREATER SHALL BE CLASS 50, SMALLER THAN 6 INCHES SHALL BE CLASS 53). DUCTILE IRON PIPE SHALL BE LINED WITH A CEMENT MORTAR AND SEAL COATED IN ACCORDANCE WITH AWWA C104. GASKETS SHALL BE PROVIDED IN ACCORDANCE WITH AWWA C111. FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH AWWA C153 COMPACT FITTINGS WITH A PRESSURE RATING OF 350 PSI. STANDARD DUCTILE IRON OR CAST IRON FITTINGS SHALL BE SUPPLIED IN ACCORDANCE WITH AWWA C110 WITH A PRESSURE RATING OF 250 PSI. THE LINING AND GASKETS FOR THE FITTING SHALL MEET THE SAME REQUIREMENTS AS THE PIPE. IF RECOMMENDED BY THE SOILS REPORT. DUCTILE IRON PIPES SHALL BE ENCASED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105 AND TAR COAT ALL FITTING BOLTS WHENEVER SOILS ARE PREMARELY CLAY OR NOT PH BALANCED.

   8.4 COPPER WATER PIPE SHALL BE SUPPLIED IN ACCORDANCE WITH ASTM B 88- TYPE K, SEAMLESS WITH FITTINGS PER AWWA C800.

   8.5 DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C600 AND BE ENCASED IN SELECT BACKFILL WHICH MEANS NO STONE OR OTHER MATERIAL GREATER THAN 2 INCHES IN ANY DIRECTION. PVC, PE, AND COPPER PIPE SHALL BE PLACED PER MANUFACTURERS RECOMMENDATIONS AND EMBEDDED IN A 6 INCH SAND ENCASEMENT MEASURED FROM OUTSIDE SURFACE OF THE PIPE TO THE OUTSIDE OF SAND ENCASEMENT.

9. GATE VALVES SHALL BE NONRISING STEM, DOUBLE DISC. BRONZE DISC RESILIENT SEATED. CAST IRON OR DUCTILE IRON BODY AND BONNET IN ACCORDANCE WITH AWWA C509 AND PRESSURE RATED FOR 250 PSI. TEN GAUGE COPPER TRACER WIRE WILL BE PLACED WITH ALL PIPES.

10. VALVE BOX SHALL BE CAST IRON WITH A BASE COMPATIBLE WITH VALVE, 5 INCHES IN DIAMETER, SCREW TYPE EXTENSION AT TOP AND A COVER THAT READS "WATER".

11. THRUST RESTRAINTS SHALL BE USED AT ALL FITTINGS PLUGS AND APPURTENANCES THAT CAUSE A CHANGE IN DIRECTION, FLOW OR ARE SUBJECT TO THRUST OR HAMMERING BY WATER FLOW. THRUST RESTRAINTS WILL INCLUDE CONCRETE THRUST BLOCKS (3000PSI), ANCHORING JOINTS AND TIE RODS. CONCRETE THRUST BLOCKS SHALL BE USED UNLESS SPACE, ACCESS OR MAINTENANCE RESTRAINTS PROHIBIT THEIR USE.

12. CURB STOPS SHALL HAVE A BRONZE BODY, GROUND KEY PLUG OR BALL WITH WIDE TEE HEAD. THE CURB STOP SHALL BE COMPATIBLE WITH ADJOINING PIPES. THE SERVICE BOX SHALL HAVE A TELESCOPING TOP SECTION WITH A LENGTH THAT WILL PLACE THE ADJUSTMENT CENTERED WHEN BURIED TO THE APPROPRIATE DEPTH. THE SERVICE BOX SHALL BE OF A SIZE AND TYPE THAT IS COMPATIBLE WITH THE CURB STOP. THE COVER SHALL HAVE THE LETTERING "WATER".

13. ALL METERS, VAULTS AND BACKFLOW SHALL MEET THE REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES HAVING JURISDICTION .

14. FIRE HYDRANTS SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF HILTON HEAD AND AWWA C502. DRAIN STONE SHALL HAVE 100% PASSING THE 1-1/2 INCH SIEVE, 90-100% PASSING THE 1 INCH SIEVE, 35-95% PASSING THE 3/8 INCH SIEVE AND 0-15% PASSING THE 1/4 INCH SIEVE. ALL HYDRANTS SHALL INCLUDE A GATE VALVE AND BOX LOCATED AT THE HYDRANT BRANCH TO SHUT OFF THE HYDRANT LINE.

15. ALL BEDDING AND ENCASEMENTS SHALL BE COMPACTED WITH CARE TO ACHIEVE PROPER COMPACTION WITHOUT DAMAGING THE PIPE, FITTINGS OR APPURTENANCES.

16. ALL WATER MAIN FITTINGS AND VALVES SHALL BE TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA C600. TEST WATER SHALL BE POTABLE. TEST PRESSURE SHALL NOT BE LESS THAN 1.25 TIMES THE WORKING PRESSURE AT THE HIGHEST POINT AND 1.5 TIMES THE WORKING PRESSURE AT THE TESTING POINT. THE PRESSURE MAY NOT DROP MORE THAN 5 PSI DURING THE 2 HOUR TEST. LEAKAGE SHALL NOT EXCEED MORE THAN (L=(SD(P)^0.5)/133,200) WHERE "L= ALLOWABLE LEAKAGE, IN GALLONS PER HOUR" "S= LENGTH OF PIPE TESTED, IN FEET" " D= NOMINAL DIAMETER OF PIPE, IN INCHES" "P=AVERAGE TEST PRESSURE DURING TEST, IN POUNDS PER SQUARE INCH GAUGE) DURING THE SAME 2 HOUR DURATION."

17. ALL TAP AND/OR CONNECTION MATERIAL AND WORK SHALL BE DONE IN ACCORDANCE WITH AND COORDINATED WITH THE TOWN OF HILTON HEAD. WHEN THE AUTHORITY SO REQUIRES, THE TAPS AND/OR CONNECTIONS SHALL BE DONE BY THE AUTHORITY THEMSELVES AND PAID FOR BY THE CONTRACTOR.

18. OTHER FITTING AND APPURTENANCES NOT PART OF THE MAIN LINE TESTING SHALL BE TESTED BY VISUAL INSPECTION FOR LEAKAGE UNDER NORMAL WORKING PRESSURES.

19. ALL MAIN LINES AND APPROPRIATE APPURTENANCES SHALL BE FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA C651 AND THE REQUIREMENTS OF THE APPROPRIATE HEALTH DEPARTMENT AND LOCAL WATER AUTHORITY.

20. THE CONTRACTOR SHALL COORDINATE ALL TESTING AND DISINFECTING WITH THE WATER AUTHORITY AND HEALTH DEPARTMENT. IF PROFESSIONAL ENGINEER CERTIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST TEN DAYS PRIOR TO THE START OF WORK AND HIRE A THIRD PARTY ENGINEER AS NECESSARY.

21. ANY TESTING FAILURE SHALL REQUIRE THE CONTRACTOR TO REPAIR OR REPLACE THE FAILED SECTION AT NO ADDITIONAL EXPENSE TO THE CONTRACT.

22. IF CLEAN STONE IS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND IS APPROVED BY OWNER AND/OR ENGINEER OF RECORD, THEN THE BEDDING MATERIAL SHALL BE WRAPPED IN FILTER FABRIC AND ANTI-SEEP COLLARS SHALL BE PROVIDED TO PREVENT THE MIGRATION OF FINES.

MISCELLANEOUS UTILITY NOTES:

ELECTRIC:

1. CONTRACTOR SHALL INSTALL THE TRANSFORMER PAD PER THE LOCAL UTILITY SUPPLIER'S REQUIREMENTS.
2. 90° BENDS AND PULL BOXES SHALL BE AVOIDED BY ALL PRACTICAL MEANS POSSIBLE.
3. PULL BOXES AND OTHER SURFACE ACCESS POINTS SHALL NOT BE LOCATED WITHIN PEDESTRIAN AREAS (WHERE SHOPPING CARTS WILL BE USED) OR IN FRONT OF THE BUILDING CANOPY. PULL BOXES SHALL BE LOCATED IN AREAS THAT WILL REMAIN ACCESSIBLE AND NOT BLOCKED BY PARKED VEHICLES.
4. UNDERGROUND CONDUIT SHALL BE USED FOR SERVICE CONNECTIONS MADE IN FRONT OF THE ALDI BUILDING.
5. CONDUIT SIZING SHALL BE COORDINATED WITH AOR AND LOCAL SUPPLIER.
6. MINIMUM CONDUIT COVER SHALL BE TWO (2) FEET, OR AS REQUIRED BY LOCAL ELECTRIC PROVIDER.
7. CONTRACTOR IS RESPONSIBLE FOR THE CONDUITS) INSTALLATION AND TRENCHING AND SHALL COORDINATE WITH LOCAL UTILITY SUPPLIER FOR FEES AND REQUIREMENTS.

TELEPHONE:

1. 90° BENDS AND PULL BOXES SHALL BE AVOIDED BY ALL PRACTICAL MEANS POSSIBLE.
2. PULL BOXES AND OTHER SURFACE ACCESS POINTS SHALL NOT BE LOCATED WITHIN PEDESTRIAN AREAS (WHERE SHOPPING CARTS WILL BE USED) OR IN FRONT OF THE BUILDING CANOPY. PULL BOXES SHALL BE LOCATED IN AREAS THAT WILL REMAIN ACCESSIBLE AND NOT BLOCKED BY PARKED VEHICLES.
3. UNDERGROUND CONDUIT SHALL BE USED FOR SERVICE CONNECTIONS MADE IN FRONT OF THE ALDI BUILDING.
4. CONDUIT SIZING SHALL BE COORDINATED WITH THE AOR AND LOCAL SUPPLIER.
5. MINIMUM CONDUIT COVER SHALL BE TWO (2) FEET, OR AS DIRECTED BY LOCAL UTILITY PROVIDER.
6. CONTRACTOR IS RESPONSIBLE FOR THE CONDUITS) INSTALLATION AND TRENCHING AND SHALL COORDINATED WITH LOCAL UTILITY SUPPLIER FOR FEES AND REQUIREMENTS.

GAS:

1. GAS SERVICE SIZE SHALL BE AS REQUIRED BY THE GAS SERVICE PROVIDER.
2. MINIMUM SERVICE LINE COVER SHALL BE THREE (3) FEET.
3. VALVE COVERS. METER BOX COVERS AND OTHER SURFACE ACCESS POINTS SHALL NOT BE LOCATED WITHIN PEDESTRIAN AREAS (WHERE SHOPPING CARTS WILL BE USED) OR IN FRONT OF THE BUILDING CANOPY. VALVES AND METER BOXES SHALL BE LOCATED IN AREAS THAT WILL REMAIN ACCESSIBLE AND NOT BLOCKED BY PARKED VEHICLES.

PAVEMENT AND STRUCTURAL SUBBASE

1. THE TYPE OF SUBBASE REQUIRED FOR EACH USE SHALL BE CALLED OUT ON THE DRAWINGS.IF NO REFERENCE IS MADE ON THE DRAWINGS OR DETAILS TO THE TYPE OF SUBBASE REQUIRED THE FOLLOWING SHALL BE USED. THE SOURCE OF THE MATERIAL SHALL BE ONE APPROVED FOR USE BY THE APPLICABLE STATE'S "DEPARTMENT OF TRANSPORTATION". THE MATERIAL SHALL BE A CRUSHED STONE CONFORMING TO AASHTO M 147-65 (1980 OR LATEST REVISION), GRADE A, GRAVEL OR OTHER MATERIALS CAN ONLY BE SUBSTITUTED FOR CRUSH STONE WHEN APPROVED IN WRITING BY THE OWNER AND ENGINEER OF RECORD. MATERIAL SUPPLIED FOR USE AS SUBBASE SHALL HAVE 100% PASSING THE 2 INCH SIEVE, 30% TO 65% PASSING THE 3/8 INCH SIEVE, 25% TO 55% PASSING THE NO. 4 SIEVE, 15% TO 40% PASSING THE NO. 40 SIEVE AND 2% TO 10% PASSING THE NO. 200 SIEVE.
2. SUBBASE SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES AND COMPACTED TO THE REQUIREMENTS STATED IN THE SOILS REPORT. IF NOT STATED, THE COMPACTION REQUIREMENT SHALL BE 95% OF MAXIMUM DRY DENSITY PER ASTM D1557 (MODIFIED PROCTOR).
3. FINAL GRADING OF SUBBASE SHALL BE TO +/- 1 INCH OF THAT DESIGNATED ON THE DRAWINGS AND +/- 1 INCH OF THE REQUIRED THICKNESS FOR THICKNESS OF 8 INCHES OR GREATER AND +/- ½ INCH FOR THICKNESS LESS THAN 8 INCHES.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS IN PREPARING THE SUBGRADE TO RECEIVE SUBBASE. THIS SHALL INCLUDE FINE GRADING AND COMPACTING AS NECESSARY TO MEET THE REQUIREMENTS STATED HERE AND UNDER "EARTHWORK".
5. THE AMOUNT OF TESTING REQUIRED TO VERIFY THE COMPACTION SHALL BE THE SAME AS STATED UNDER "EARTHWORK". REFER TO GENERAL CONSTRUCTION CONDITIONS FOR FILTER FABRIC REQUIREMENTS, IF APPLICABLE.

ASPHALT PAVEMENT REQUIREMENTS :

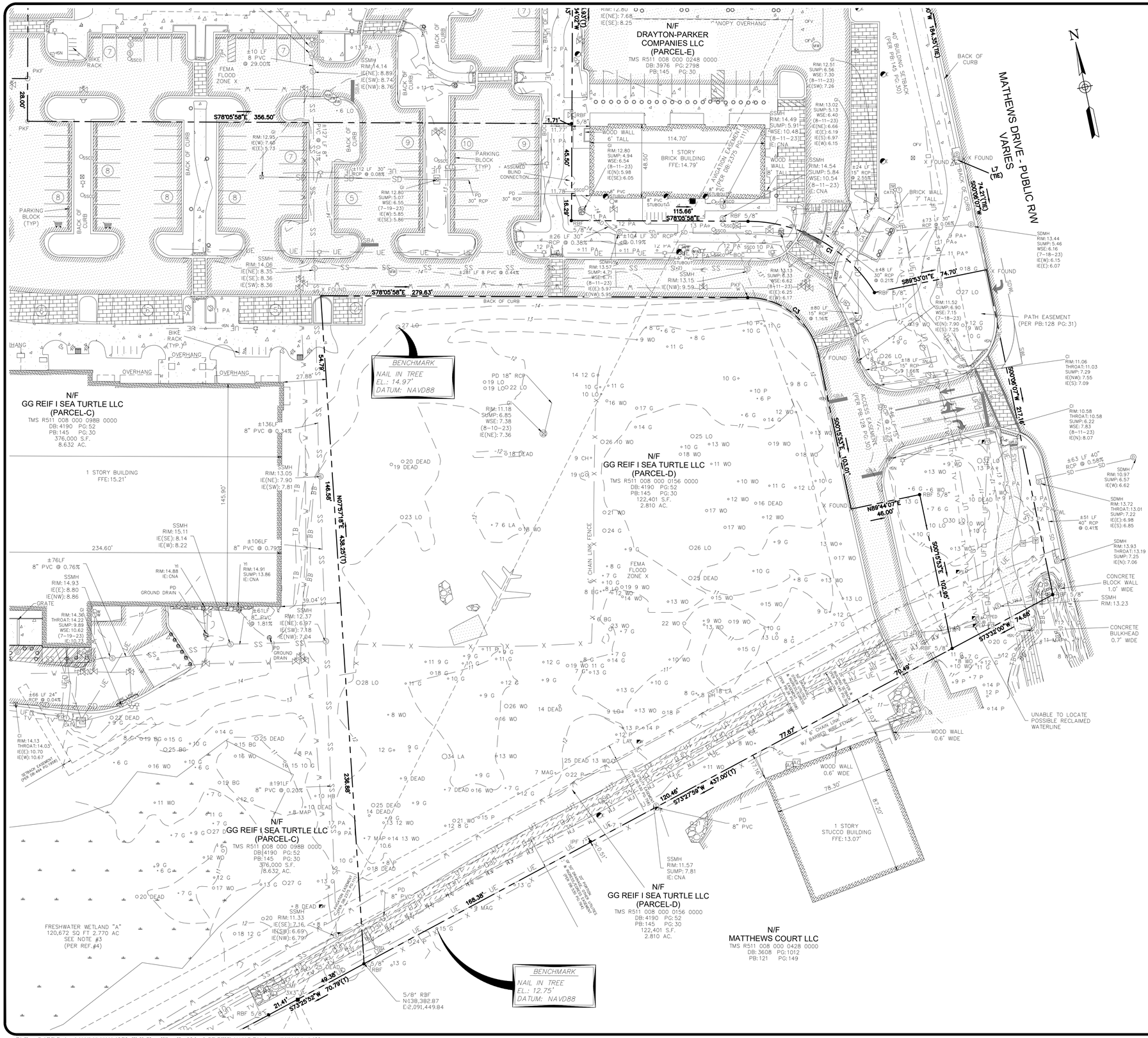
1. ASPHALT SHALL BE THE TYPE(S) SPECIFIED ON THE DRAWINGS. REFER TO PAVING LEGEND AND PAVING DETAILS PROVIDED. ALL ASPHALT SHALL BE PRODUCED IN STATE APPROVED PLANTS WITH STATE APPROVED PRODUCTS.
2. ASPHALT SHALL ONLY BE PLACED WHEN THE OUTSIDE TEMPERATURE IS 45°F AND RISING. ASPHALT SHALL NEVER BE PLACED ON FROZEN MATERIAL, DURING ANY TYPE OF PRECIPITATION OR WHEN PRECEDING PRECIPITATION HAS SATURATED ANY PORTION OF THE SUBBASE AND/OR SUBGRADE.
3. SURFACES ABUTTING THE NEW ASPHALT SHALL BE TACK COATED PRIOR TO PLACEMENT OF ASPHALT INCLUDING CURBS, GUTTER, EXISTING AND NEW STRUCTURES. TACK COAT SHALL BE APPLIED NEATLY TO MATCH THE LINES AND GRADES OF THE PROPOSED ABUTTING ASPHALT AT A RATE OF 0.05 TO 0.15 GALLONS PER SQUARE YARD.
4. ASPHALT SHALL BE PLACED IN LAYERS EQUAL TO THOSE SPECIFIED ON THE PLANS. THE THICKNESS OF EACH LAYER OR THE THICKNESS OF ALL LAYERS COMBINED SHALL NOT VARY MORE THAN 1/4 INCH FOR THICKNESS OF 6 TO 8 INCHES AND 1/2 INCH FOR THICKNESS OF 12 INCHES OR GREATER, FROM THOSE SPECIFIED ON THE DRAWINGS. THE ASPHALT SHALL ALSO BE TESTED FOR SMOOTHNESS BY LAYING A 16 FOOT STRAIGHT EDGE ON THE PAVEMENT AND VERIFYING THAT THERE ARE NO GAPS GREATER THAN 1/4 INCH IN ANY DIRECTION. IF ANY PAVEMENT SECTION TESTED DOES FAIL TO MEET SECTION SPECIFICATIONS, THAT SECTION WILL BE CONSIDERED FAILED. CONTRACTOR SHALL, AT THEIR SOLE EXPENSE, PAY FOR ADDITIONAL TESTING TO DETERMINE THE LIMITS OF THE FAILING SECTION. UPON DETERMINING THE FAILING SECTION, CONTRACTOR SHALL REMOVE AND REPLACE THE FAILING SECTION OF THEIR SOLE EXPENSE OR AGREE TO COMPENSATION WITH THE OWNER.
5. PLACEMENT AND COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE SPECIFIED BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE ROLLING SHALL BE DONE IN SUCH A MANNER THAT WILL MATCH JOINTS AND LEAVE A SMOOTH UNIFORM SURFACE, WHILE PROVIDING THE PROPER COMPACTION, WHICH SHALL BE 95% OF THE LABORATORY DENSITY.
6. WHEN MATCHING INTO EXISTING PAVEMENT ALL MATCH JOINTS SHALL BE SAW CUT TO PROVIDE A STRAIGHT SMOOTH JOINT. THE ASPHALT DEPTH AT THE MATCH POINT SHALL BE EQUAL TO THAT OF THE PROPOSED OR EXISTING WHICH EVER IS GREATER .
7. PAVING EQUIPMENT SHALL BE OF GOOD CONDITION AND QUALITY. ASPHALT SHALL BE PLACED BY MECHANICAL EQUIPMENT EXCEPT IN SMALL AREAS THAT ARE INACCESSIBLE TO A PAVER. THE BINDER JOINTS AND THE TOP JOINTS SHALL BE OFFSET. THE TOP COURSE SHALL BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL. ASPHALT SHALL BE TRANSPORTED IN COVERED TRUCKS AND SCHEDULED IN SUCH A MANNER THAT SHALL MAINTAIN ASPHALT TEMPERATURE. ASPHALT SHALL BE REJECTED WHEN THE TEMPERATURES FALL BELOW 250 DEGREES F OR THE MINIMUM TEMPERATURES SPECIFIED BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, WHICHEVER IS HIGHER.
8. ALL SUB-BASE, ASPHALT, CURB OR OTHER WORK PERFORMED IN A STATE, COUNTY, OR MUNICIPAL RIGHT-OF-WAY SHALL BE FURNISHED, INSTALLED, INSPECTED AND COMPLETED IN ACCORDANCE WITH THEIR SPECIFICATION, DETAILS AND OTHER REQUIREMENTS .

SITE CONCRETE - INCLUDING CURB, SIDEWALKS & GUTTERS

1. THE DIMENSIONS SHALL BE THOSE SHOWN ON THE DRAWINGS. THE CONCRETE MIX SHALL BE 4000 PSI AT 28 DAYS MADE WITH TYPE I OR TYPE II CEMENT, PER ASTM C 150, AND AGGREGATES MEETING STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS, UNLESS OTHERWISE NOTED. SLUMP FOR SLIP FORMING SHALL BE 1 INCH +/- ½ INCH AND FOR FORMED CONCRETE THE SLUMP SHALL BE 3 INCH +/- 1 INCH. AIR ENTRAINMENT MIXTURE SHALL MEET THE REQUIREMENTS OF ASTM C 260 4% +/- 1 ½% FOR SLIP FORM WORK AND 6% +/- 1 ½% FOR FORMED AND PLACED CONCRETE. WATER REDUCING AGENT SHALL CONFORM TO ASTM C 494, TYPE A. CURING COMPOUNDS SHALL CONFORM TO ASTM C309, TYPE I, CLASS A MOISTURE LOSS OF NOT MORE THAN .055 GR/SQ CM WHEN APPLIED AT 200 SQ FT PER GALLON.
2. SIDEWALKS, GUTTERS, AND CURBS SHALL BE PLACED ON COMPACTED SUBBASE CONSISTENT WITH THE PAVEMENT SUBBASE AS SHOWN ON THE DRAWINGS. WHEN SUBBASE DETAILS ARE MISSING AND NO AGENCY HAS JURISDICTION USE THE FOLLOWING: SIDEWALKS AND GUTTERS SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF COMPACTED SUBBASE AND CURBS SHALL BE PLACED ON A MINIMUM OF 4 INCHES OF COMPACTED SUBBASE.
3. ALL FORMING, PLACEMENT, MATERIALS AND CURING SHALL CONFORM TO THE LATEST ADDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ALL SIMILAR STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
4. REINFORCING SHALL BE IN ACCORDANCE WITH THAT SPECIFIED ON THE DRAWINGS AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICES". REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60, DEFORMED. WELDED WIRE FABRIC SHALL BE ASTM A 185, WELDED WIRE STEEL FABRIC.
5. SIDEWALKS AND GUTTERS SHALL HAVE A BROOM FINISH PERPENDICULAR TO FLOW WITH A PICTURE FRAME EDGE JOINT ALL THE WAY AROUND. CURBS SHALL HAVE A SMOOTH FINISH OR LIGHT RUB FINISH, BUT CONSISTENT THROUGH OUT THE PROJECT.
6. EXPANSION JOINTS SHALL BE PLACED AS PER DETAILS OR AT A MAXIMUM OF 40FT IF NO DETAIL IS SHOWN AND AT ADJOINING STRUCTURES SUCH AS WALLS, MANHOLES, AND VAULTS. EXPANSION JOINT MATERIAL SHALL BE PREMOLDED, 12 INCH MATERIAL WITH CAP IN ACCORDANCE WITH ASTM D1751. AFTER CONCRETE HAS SET, THE CAP SHOULD BE REMOVED AND VOID FILLED WITH WATERPROOF JOINT FILLER. CURB AND GUTTER SHALL BE CUT OR TOOL JOINTED TO ¼ THE DEPTH EVERY 10 FEET. SIDEWALKS SHOULD HAVE TOOLED OR CUT JOINTS TO ¼ THE DEPTH IN SQUARES OR AS CLOSE TO SQUARE AS POSSIBLE NOT EXCEEDING 5FT X 5FT

TERMITE CONTROL

1. PROVIDE SOIL TREATMENT FOR TERMITE CONTROL IN STATES THAT REQUIRE TERMITE CONT



SITE INFORMATION			
PROJECT ADDRESS		TBD WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA	
PARCEL NUMBER		R511 008 000 0156 0000 (2.81 AC)	
PARCEL ZONING		CC (COMMUNITY COMMERCIAL)	
PROJECT AREA		±2.81 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	50'	FRONT	N/A
SIDE	20'	SIDE	N/A
REAR	20'	REAR	N/A

EXISTING CONDITIONS & DEMOLITION NOTES:

1. THE ALTA / NSPS LAND TITLE WAS PROVIDED BY ATLAS SURVEYING, INC. AND DATED NOVEMBER 1, 2023. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
2. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND OBTAIN FIRST HAND KNOWLEDGE OF THE PROJECT AREA. IF ANY DISCREPANCY ARE DISCOVERED NOTIFY THE ENGINEER IN WRITING WITHIN 24 HOURS.
3. THE CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE THE THE UTILITIES PROTECTION CENTER PRIOR TO CONSTRUCTION COMMENCEMENT OR EXCAVATION. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA AND REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER/DEVELOPER.
4. THE CONTRACTOR SHALL COORDINATE ALL UTILITY DISCONNECTIONS / INTERRUPTIONS WITH THE UTILITY OWNER.
5. THE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS ON ALL CONFLICTS.
6. THE CONTRACTOR SHALL PROVIDE APPROPRIATE SECURITY FEATURES (WARNING, DIVERSIONS, BARRIERS, ECT.) TO SECURE THE PROJECT AREA. THE CONTRACTOR SHALL PROVIDE / MAINTAIN THE ADEQUATE PEDESTRIAN ACCESS AROUND THE PROJECT AREA.
7. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT ALL TREES NOT SHOWN HEREON TO BE REMOVED AND PROVIDE ADEQUATE TREE PROTECTION AROUND THE CRITICAL ROOT ZONE FOR SUCH TREES.
8. ALL ITEMS INDICATED HEREON TO BE REMOVED / DEMOLISHED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF PROPERLY UNLESS OTHERWISE STATED WITHIN THE CONSTRUCTION CONTRACT.
9. ALL EXISTING ASPHALT / CONCRETE PAVEMENT & CURB SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR / REPLACEMENT OF ANY DAMAGED AREAS.
10. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 SOUTH CAROLINA STATE PLANES, US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).
11. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS PER FLOOD INSURANCE RATE MAP FOR HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, AND SHOWN ON MAP NO. 45013C0454G, WITH AN EFFECTIVE DATE OF MARCH 23, 2021. FLOOD ZONE X DENOTES AREA OF MINIMAL FLOOD HAZARD.

HATCH LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING BRICK PAVERS
- EXISTING GRAVEL
- WETLAND AREA
- EXISTING DIRT ROAD

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
ATLAS ENGINEERING CONSULTANTS, LLC
No. 7594

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 33027
BRIAN HILL BRAUN
4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

EXISTING CONDITIONS

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

SHEET
C3.0 OF 31

South Carolina 811 Call 811 Before you Dig

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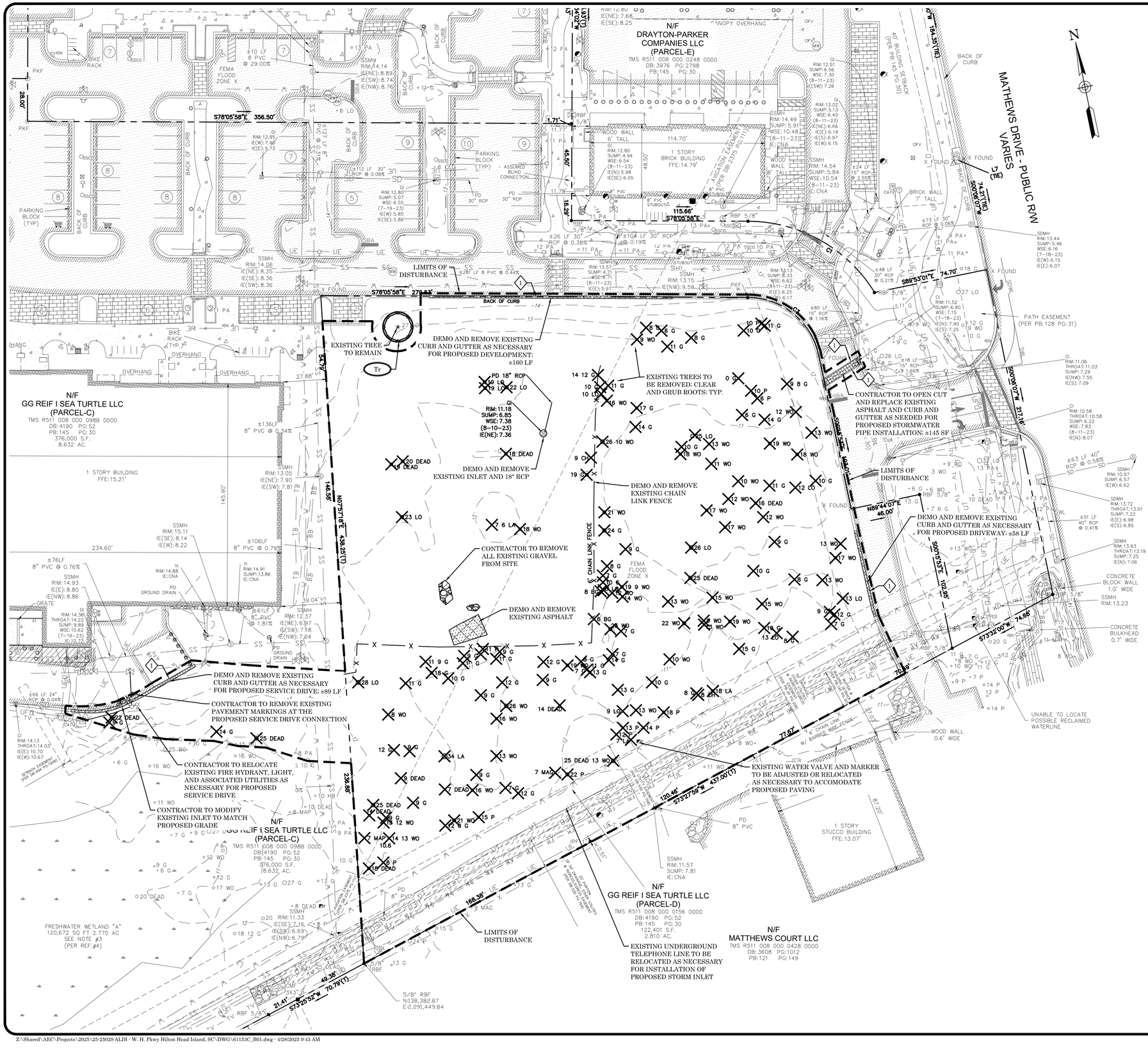

SITE INFORMATION			
PROJECT ADDRESS		TBD WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA	
PARCEL NUMBER		R511 008 000 0156 0000 (2.81 AC)	
PARCEL ZONING		CC (COMMUNITY COMMERCIAL)	
PROJECT AREA		±2.81 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	50'	FRONT	N/A
SIDE	20'	SIDE	N/A
REAR	20'	REAR	N/A

EXISTING CONDITIONS & DEMOLITION NOTES:

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8. ALL ITEMS INDICATED HEREON TO BE REMOVED / DEMOLISHED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF PROPERLY UNLESS OTHERWISE STATED WITHIN THE CONSTRUCTION CONTRACT.
9. ALL EXISTING ASPHALT / CONCRETE PAVEMENT & CURB SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR / REPLACEMENT OF ANY DAMAGED AREAS.

HATCH LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING BRICK PAVERS
- EXISTING GRAVEL
- WETLAND AREA
- EXISTING DIRT ROAD
- DEMOLITION AREA
- TREE REMOVAL

KEY NOTES:

1. SAWCUT EXISTING ASPHALT/CONCRETE FOR SMOOTH TRANSITION

Tr	TREE PROTECTION		To protect desirable trees from injury during construction activity.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION No. 7594 ATLAS ENGINEERING CONSULTANTS, LLC

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 33027 BRIAN HILL BRAUN

4/25/2025

AEC PROJECT NUMBER
25-25029

DATE OF PLANS
7/19/2024

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10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

DEMOLITION PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

SHEET
C3.1 OF 31

South Carolina 811 Call 811 Before you Dig

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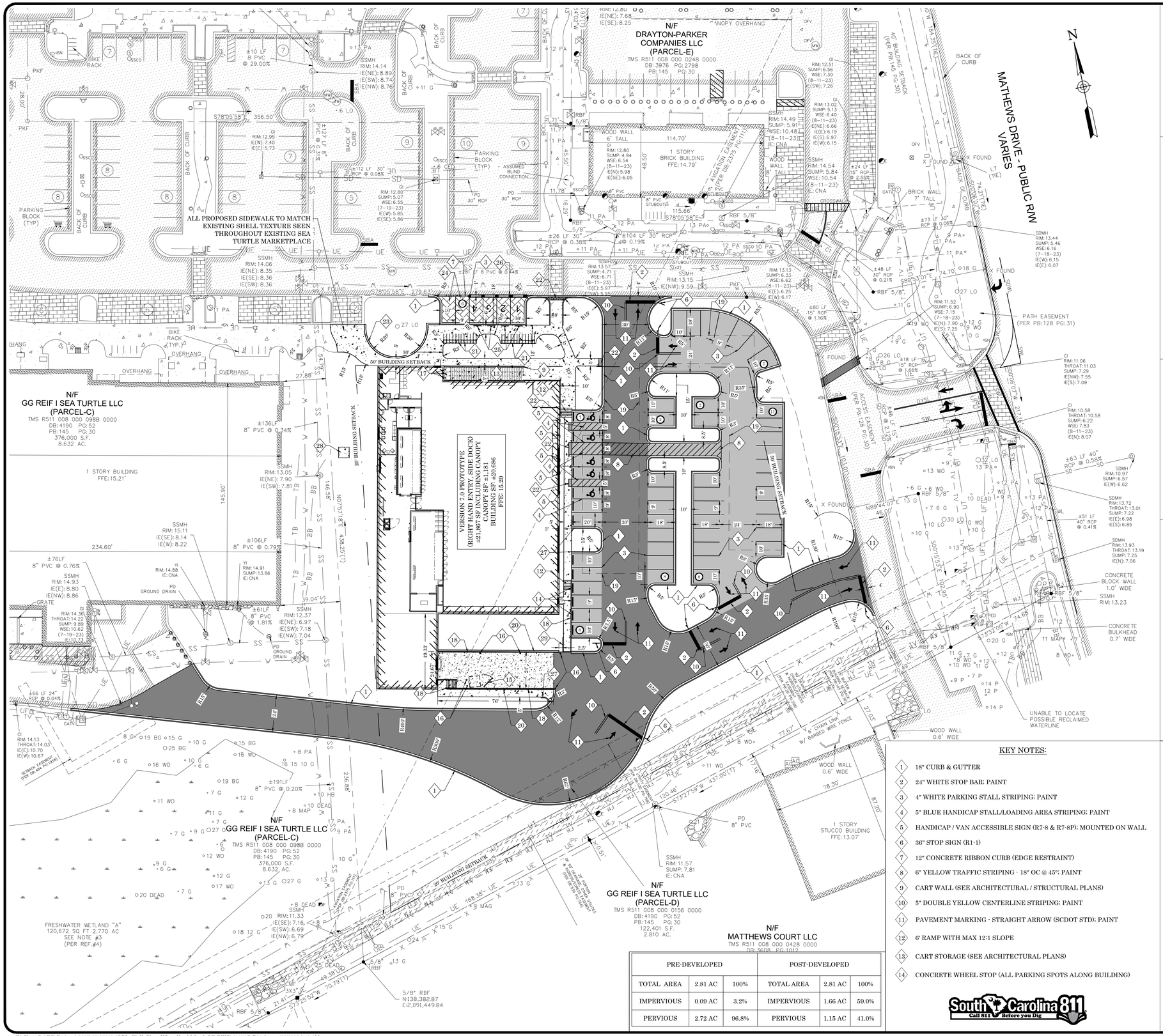

PRE-DEVELOPED			POST-DEVELOPED		
TOTAL AREA	2.81 AC	100%	TOTAL AREA	2.81 AC	100%
IMPERVIOUS	0.09 AC	3.2%	IMPERVIOUS	1.66 AC	59.0%
PERVIOUS	2.72 AC	96.8%	PERVIOUS	1.15 AC	41.0%

SITE INFORMATION			
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PARCEL NUMBER		R511 008 000 0156 0000 (2.81 AC)	
PARCEL ZONING		CC (COMMUNITY COMMERCIAL)	
PROJECT AREA		±2.81 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	50'	FRONT	N/A
SIDE	20'	SIDE	N/A
REAR	20'	REAR	N/A

PARKING CALCULATIONS:

REQUIRED MINIMUM PARKING STALLS:
ONE STALL PER 200 SF GFA
20,644 SF / 200 SF * 1 STALL = 103.2 STALLS - 2 STALLS (REDUCED BY ONE STALL PER 10 BICYCLE STALLS) = 101.2 STALLS
101 STALLS REQUIRED

REQUIRED MINIMUM ELECTRICAL VEHICLE (EV) CHARGING STATIONS
ONE STATION PER SITE

REQUIRED MINIMUM BICYCLE STALLS
2 BICYCLE STALLS PER EVERY 10 VEHICLE STALLS
101 STALLS / 10 * 2 STALLS = 20.2 STALLS
20 STALLS REQUIRED

PROVIDED PARKING STALLS:
46 STANDARD STALLS, 2 EV STALLS, 4 CURBSIDE PICK-UP STALLS, 5 HANDICAP STALLS, AND 44 EXISTING SHARED STALLS
101 STALLS TOTAL

PROVIDED ELECTRICAL VEHICLE (EV) CHARGING STATIONS
2 EV STALLS TOTAL

PROVIDED BICYCLE STALLS
4 BICYCLE RACKS: EACH WITH 5 STALLS
20 STALLS TOTAL

GENERAL SITE NOTES:

1. HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
2. ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
3. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
4. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 SOUTH CAROLINA STATE PLANES, US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).

HATCH LEGEND:

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PERVIOUS PAVERS (MATCH EXISTING)
- EXISTING DIRT ROAD
- EXISTING BRICK PAVERS
- WETLAND AREA
- CONCRETE SIDEWALK (MATCH EXISTING DEVELOPMENT)
- HEAVY DUTY CONCRETE PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL

KEY NOTES:

1. 18" CURB & GUTTER
2. 24" WHITE STOP BAR: PAINT
3. 4" WHITE PARKING STALL STRIPING: PAINT
4. 5" BLUE HANDICAP STALL/LOADING AREA STRIPING: PAINT
5. HANDICAP / VAN ACCESSIBLE SIGN (R7-8 & R7-8P): MOUNTED ON WALL
6. 36" STOP SIGN (R1-1)
7. 12" CONCRETE RIBBON CURB (EDGE RESTRAINT)
8. 6" YELLOW TRAFFIC STRIPING - 18" OC @ 45°: PAINT
9. CART WALL (SEE ARCHITECTURAL / STRUCTURAL PLANS)
10. 5" DOUBLE YELLOW CENTERLINE STRIPING: PAINT
11. PAVEMENT MARKING - STRAIGHT ARROW (SCDOT STD): PAINT
12. 6' RAMP WITH MAX 12:1 SLOPE
13. CART STORAGE (SEE ARCHITECTURAL PLANS)
14. CONCRETE WHEEL STOP (ALL PARKING SPOTS ALONG BUILDING)
15. DUMPSTER GATE (SEE ARCHITECTURAL PLANS)
16. 10" CONCRETE BOLLARD (SEE ARCHITECTURAL / STRUCTURAL PLANS)
17. 3" STEEL PIPE POST (SEE ARCHITECTURAL / STRUCTURAL PLANS)
18. PIPE GUARDRAIL AND HANDRAIL (SEE ARCHITECTURAL PLANS)
19. UNDERGROUND DETENTION BED LIMITS
20. LOADING DOCK WALL (SEE ARCHITECTURAL / STRUCTURAL PLANS)
21. BICYCLE RACK (MINIMUM 5 BICYCLES PER RACK)
22. TACTILE PAVING (2' MIN)
23. 3' TALL MODULAR RETAINING WALL (±75 LF): SEE DETAIL SHEET
24. ELECTRICAL VEHICLE (EV) PARKING STALL WITH CHARGING STATION
25. 12" x 30" CURBSIDE PICK-UP PARKING SIGN (SEE DETAIL SHEET)
26. CURBSIDE PICK-UP PARKING PAVEMENT MARKINGS (60" WHITE NUMBERS AND 24" BLUE STRIP WITH 12" LETTERS: SEE DETAIL SHEET)
27. 2' CURB TAPER
28. CONCRETE TRANSFORMER PAD (SEE MEP PLANS)
29. 6" HEADER CURB

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION AECOM ENGINEERING CONSULTANTS No. 7594

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER BRIAN HILL BRAUN No. 33027

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
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10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

SITE PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

SHEET
C4.0 OF 31

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NOTES:
1. REFER TO DRAWING A-603 FOR COLOR/ FINISH/ MATERIAL SCHEDULES.
2. ALL PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (IE. CLEAR)
3. PROVIDE BLOCKING AS NEEDED FOR ALL WALL MOUNTED ITEMS
4. REFER TO DRAWING A-102 FOR FLOOR MOUNTED EQUIPMENT
5. REFER TO DRAWING A-603 FOR INTERIOR METAL STUD INFORMATION
6. ALL EXTERIOR DIMENSIONS ARE TO MASONRY, ROUGH OPENINGS, OR STOREFRONT CORNER MULLIONS

(X) INDICATES COLUMN DESIGNATION

FLOOR FINISH SCHEDULE

01	CONCRETE SLAB - SMOOTH FINISH
02	CONCRETE SLAB (FREEZER)- MEDIUM BROOM FINISH
03	CONCRETE SLAB (COOLER) - SMOOTH FINISH
04	CONCRETE SLAB - SHADED AREA INDICATES EXTENTS OF GROUND AND POLISHED CONCRETE SLAB - SEE SPECS - CONFIRM DESIRED FINISH WITH ALDI CONSTRUCTION REPRESENTATIVE
05	CONCRETE SLAB (VESTIBULE) - HATCHED AREA INDICATES EXTENT OF WALKOFF MAT OVER SMOOTH FINISH

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

PLOTTED: 5/16/2025 10:01 AM

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

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615 Fishers Run
Victor, NY 14564

Drawing Alteration
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Issued:		Date:
A	Issued for Client Review	10/10/24
B	A201C Issued for DRB Submission	02/24/25
C	A100s & A212 Issued for DRB Submission	02/27/25
D	Issued for Bid	04/14/25
E	Issued for Permit	05/29/25

Revisions:		Date:
1	Addendum #4	05/08/25
2		
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11		
12		

PROJECT ARCHITECT/ENGINEER
Daniel Sargent, NCARB, AIA

PROJECT LEAD
Vanessa Banks, NCARB

Seal

Seal

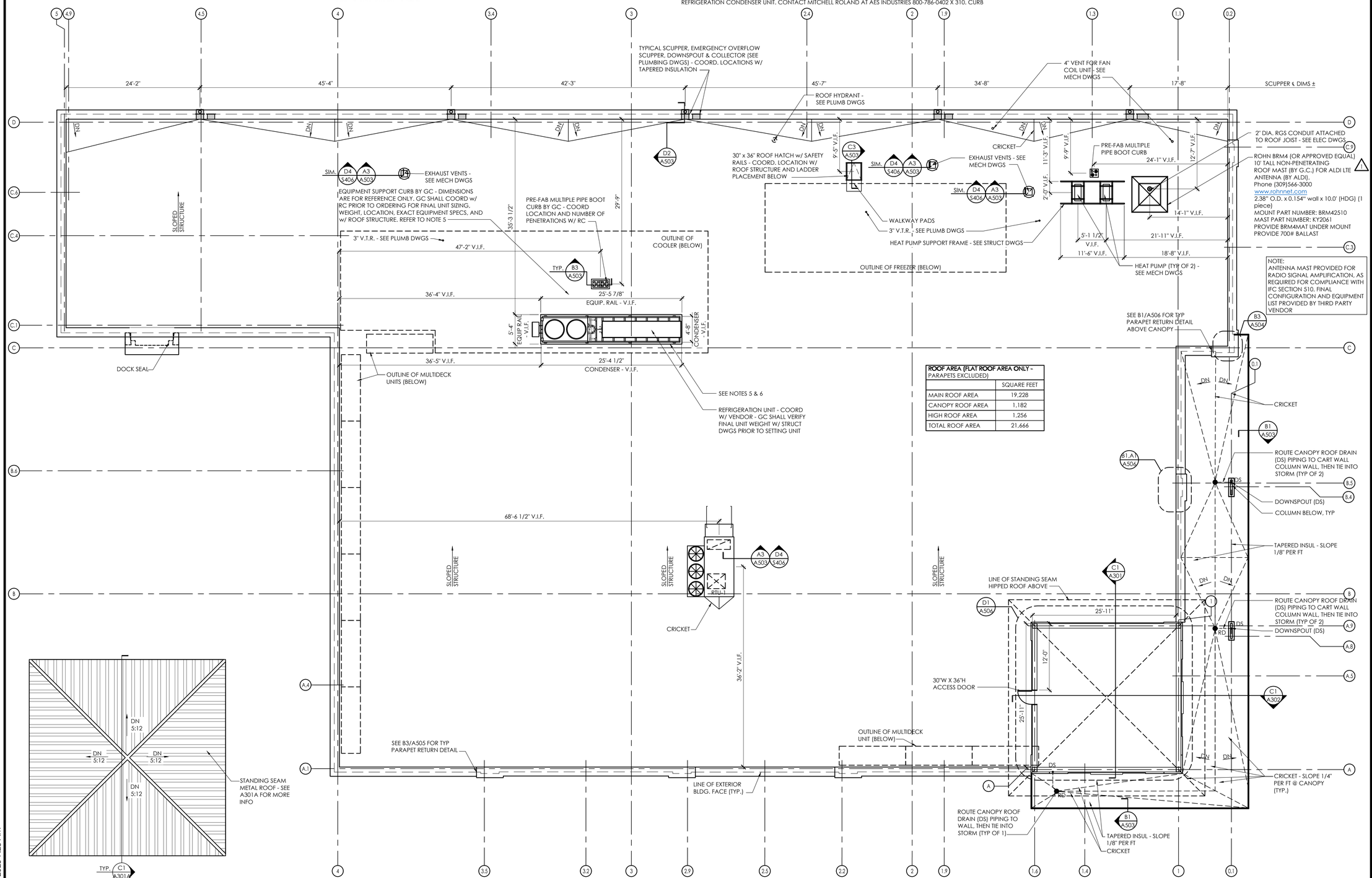
ALDI Inc.
1597 Dry Pond Rd
Jefferson, GA 30549
(706) 387-7722

ALDI Inc. Store #: 183
Hilton Head Island, SC
80 Matthews Drive
Hilton Head Island, SC 29928
Beaufort County
Project Name & Location:

Floor Plan
Drawing Name:

Prototype: V7.0	Project No. 21-0464
Type: GROUND UP	
Drawn By: BLF	A-101
Scale: As Noted	Drawing No.

NOTES:
1. ROOFTOP EQUIPMENT AND ROOF DRAIN LOCATION DIMENSIONS REFER TO BACKSIDE OF PARAPET.
2. G.C. SHALL PROVIDE ALL NECESSARY BLOCKING, NAILERS, MISC. LUMBER, AND FASTENERS FOR ROOF TOP INSTALLATIONS TO ENSURE ITEMS ARE PLUMB, LEVEL AND SECURED AS RECOMMENDED BY ITEMS MANUFACTURER.
3. ROOF SYSTEM PERFORMANCE REQUIREMENTS
   A. ACCELERATED WEATHERING: ROOFING SYSTEM SHALL WITHSTAND 2000 HOURS OF EXPOSURE WHEN TESTED ACCORDING TO ASTM G 152, ASTM G 154, OR ASTM G 155.
   B. IMPACT RESISTANCE: ROOFING SYSTEM SHALL RESIST IMPACT DAMAGE WHEN TESTED ACCORDING TO ASTM D 3746 OR ASTM D 4272.
   C. ROOFING SYSTEM DESIGN: TESTED BY A QUALIFIED TESTING AGENCY TO RESIST THE FOLLOWING COMPONENT & CLADDING PRESSURES INDICATED ON SHEET S-001 FOR THE FOLLOWING:
      1.1. CORNER UPLIFT PRESSURE
      1.2. PERIMETER UPLIFT PRESSURE
      1.3. FIELD-OF-ROOF UPLIFT PRESSURE
4. ROOF MEMBRANE COLORS:
   GRAY - BACK OF ALL RAISED PARAPETS, CANOPY ROOF (FIELD & FLASHING), AND ALL OTHER VERTICAL FLASHING
   WHITE - MAIN ROOF FIELD
5. PROVIDE A PRE-FABRICATED 14" HIGH CURB SYSTEM (8" HIGH MINIMUM ABOVE ROOF SURFACE) FOR THE REFRIGERATION CONDENSER UNIT. CONTACT MITCHELL ROLAND AT AES INDUSTRIES 800-786-0402 X 310. CURB SHALL BE BASED ON CURB AES-5 WITH BRACKET ATTACHMENT. COORDINATE SIZE OF CURB WITH AES AND REFRIGERATION CONTRACTOR. GC SHALL PROVIDE ENGINEERED SHOP DRAWINGS AND CALCULATIONS, SIGNED AND SEALED BY A P.E. LICENSED IN THE STATE OF SOUTH CAROLINA, SHOWING CURB DESIGN, DETAILS OF CURB TO ROOF AND CONDENSER TO CURB ATTACHMENT, ETC.
6. CONDENSING UNITS ON ROOF SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
7. REFER TO RESPONSIBILITY SCHEDULES FOR ROOF SCOPE.



ROOF AREA (FLAT ROOF AREA ONLY - PARAPETS EXCLUDED)

	SQUARE FEET
MAIN ROOF AREA	19,228
CANOPY ROOF AREA	1,182
HIGH ROOF AREA	1,256
TOTAL ROOF AREA	21,666

2 High Roof Plan
SCALE: 1/8" = 1'-0"

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

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

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Beaufort County
Project Name & Location:

Roof Plan
Drawing Name:

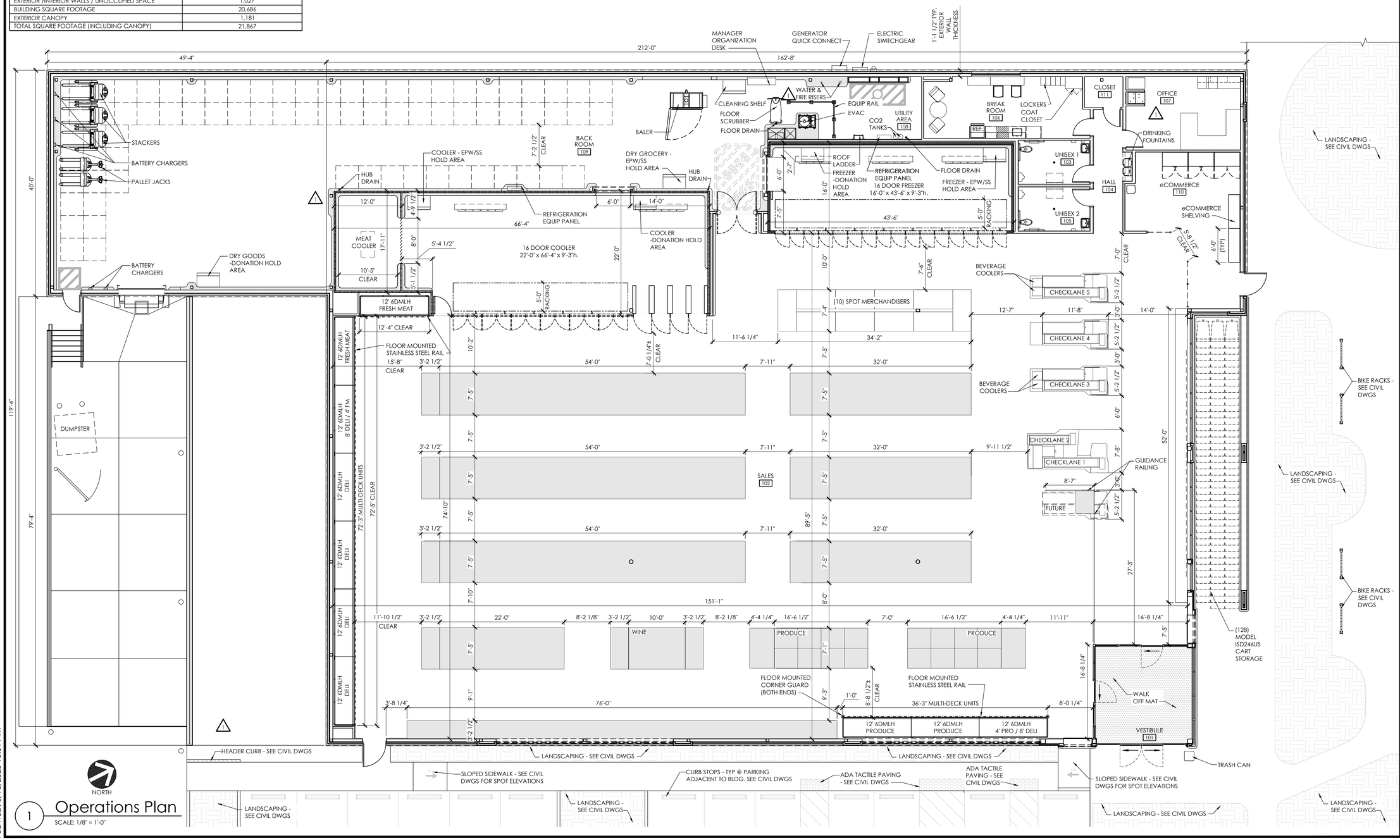
Prototype:	Project No.
V7.0	21-0464
Type: GROUND UP	
Drawn By: VMB	A-121
Scale: As Noted	Drawing No.

PLOTTED: 5/16/2025 9:28 AM

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,612
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,924
BUSINESS (B)	OFFICE	258
	BREAK ROOM	315
	eCOMMERCE	401
	CLOSET	36
SUBTOTAL (BUSINESS)		1010
STORAGE / STOCK (S-2)	BACKROOM	3,740
	COOLER	1,338
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		5,725
SUBTOTAL (OCCUPANCIES)		19,659
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		1,027
BUILDING SQUARE FOOTAGE		20,686
EXTERIOR CANOPY		1,181
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		21,867

SIDE DOCK OPERATIONS DATA	
ITEM	HILTON HEAD, SC
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	779'-4"
ASSUMED PALLET STORAGE	74
BUILDING DIMENSIONS	119'-4" x 212'-0"
SALES FLOOR DIMENSIONS	74'-10" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	128

NOTES:
1. THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).



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

PLOTTED: 5/16/2025 10:01 AM

APD ENGINEERING ARCHITECTURE
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Project Name & Location:

Operations Plan

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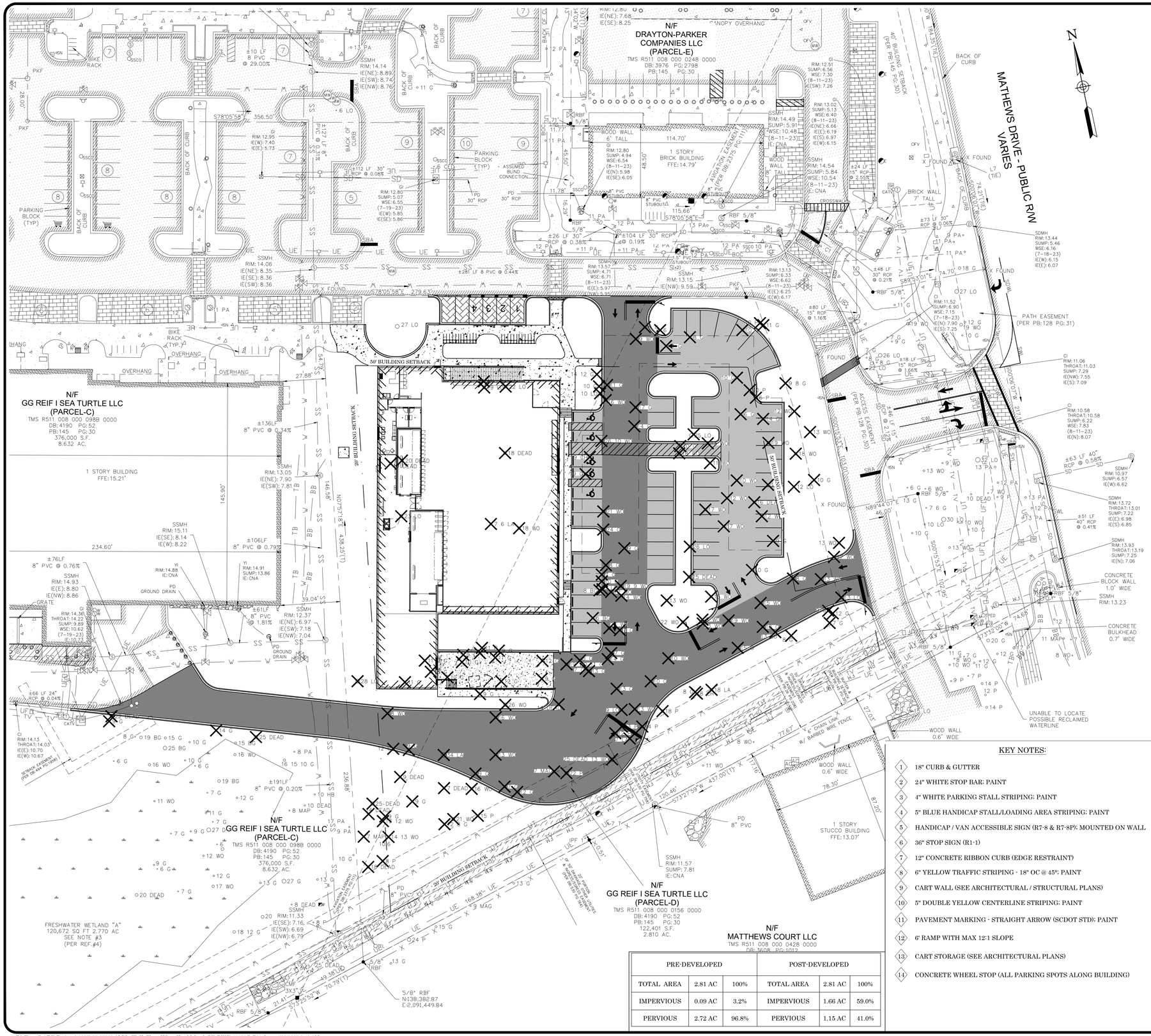
Scale: As Noted	Drawing No.


N/F
DRAYTON-PARKER COMPANIES LLC
(PARCEL-E)
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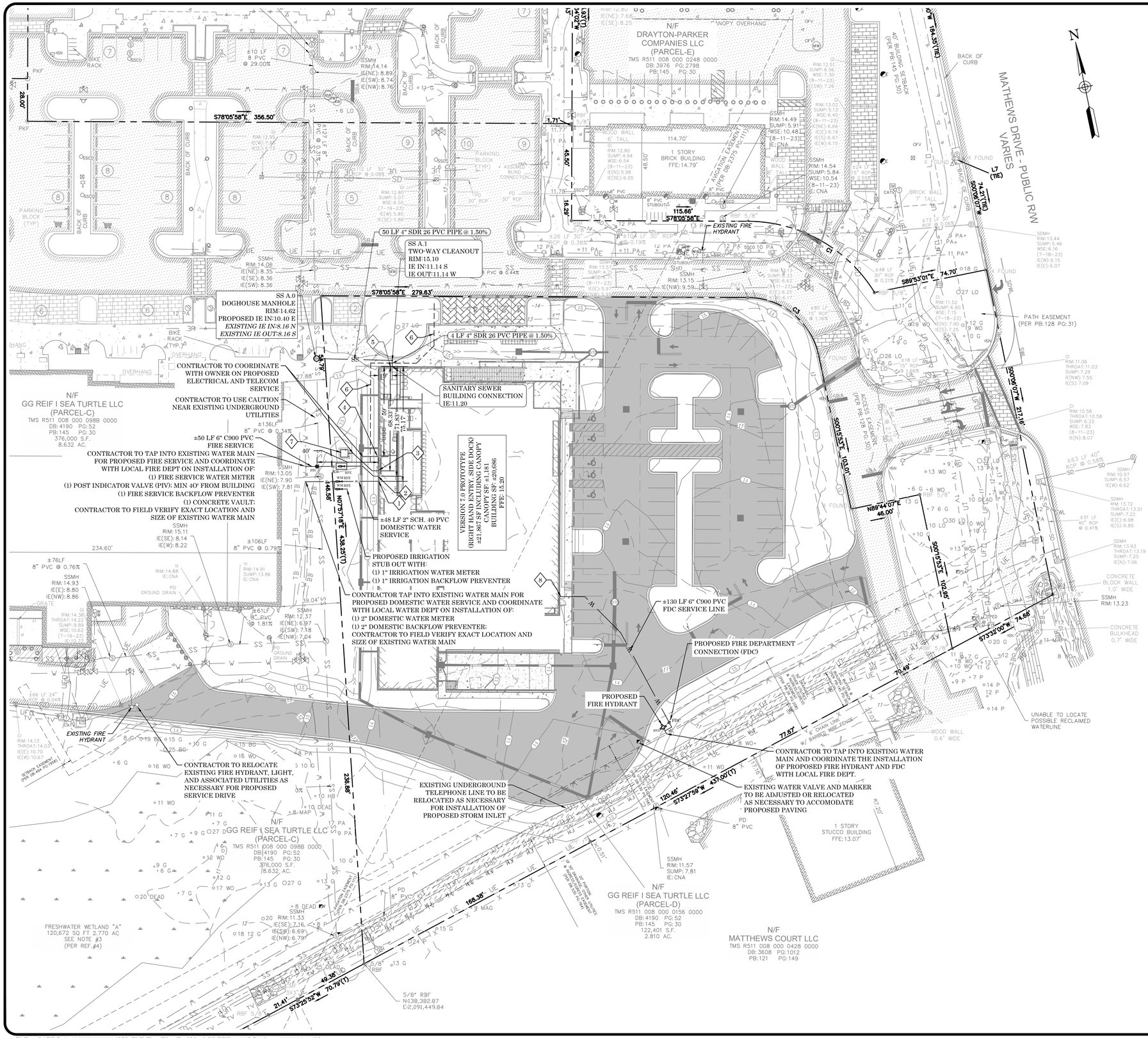
DB: 3976 PG: 2798
PB:145 PG: 30
N/F
GG REIF I SEA TURTLE LLC
(PARCEL-C)
TMS R511 008 000 0988 0000
DB:4190 PG:52
PB:145 PG:30
376,000 S.F.
8.632 AC.
N/F
GG REIF I SEA TURTLE LLC
(PARCEL-D)
TMS R511 008 000 0156 0000
DB:4190 PG:52
PB:145 PG:30
122,401 S.F.
2.810 AC.
N/F
MATTHEWS COURT LLC
TMS R511 008 000 0428 0000
DB:3608 PG:1012
MATHEWS DRIVE - PUBLIC R/W
VARIES
50' BUILDING SETBACK
30' BUILDING SETBACK
1 STORY BUILDING
FFE:15.21'
1 STORY BRICK BUILDING
FFE:14.79'
1 STORY STUCCO BUILDING
FFE:13.07'
FRESHWATER WETLAND "A"
120,672 SQ FT 2.770 AC
SEE NOTE #3
(PER REF.#4)
ACCESS EASEMENT (PER PB:128 PG:30)
PATH EASEMENT (PER PB:128 PG:31)
40' BUILDING SETBACK (PER PB:145 PG:30)
5/8" RBF
N138,382.87
E:2,091,449.84
BACK OF CURB
WOOD WALL 6' TALL
BRICK WALL 7' TALL
WOOD WALL 0.6' WIDE
CONCRETE BLOCK WALL 1.0' WIDE
CONCRETE BULKHEAD 0.7' WIDE
6' CHAIN LINK W/ BARBED WIRE FENCE
UNABLE TO LOCATE POSSIBLE RECLAIMED WATERLINE
BIKE RACK (TYP.)
PARKING BLOCK (TYP)
OVERHANG
CANOPY OVERHANG
CROSSWALK
ASSUMED BLIND CONNECTION
SETBACK LINE (PER DB:2375 PG:1117)
SETBACK LINE (PER DB:3976 PG:2798)
SETBACK LINE (PER DB:4190 PG:52)
SETBACK LINE (PER DB:3608 PG:1012)
SETBACK LINE (PER PB:145 PG:30)
SETBACK LINE (PER PB:128 PG:30)
SETBACK LINE (PER PB:128 PG:31)
LICENSED ENCROACHMENT (PER DB:4190 PG:1548)
SSMH RIM:14.06 IE(NE):8.35 IE(SE):8.36 IE(SW):8.36
SSMH RIM:14.14 IE(NE):8.89 IE(SW):8.74 IE(NW):8.76
SSMH RIM:14.49 SUMP:5.91 WSE:10.48 (8-11-23) IE:CNA
SSMH RIM:14.54 SUMP:5.84 WSE:10.54 (8-11-23) IE:CNA
SSMH RIM:13.57 SUMP:4.71 WSE:6.71 (8-11-23) IE(E):5.97 IE(W):5.95
SSMH RIM:13.15 IE(NW):9.59
SSMH RIM:13.05 IE(NE):7.90 IE(SW):7.81
SSMH RIM:15.11 IE(SE):8.14 IE(W):8.22
SSMH RIM:14.93 IE(E):8.80 IE(NW):8.86
SSMH RIM:12.37 IE(NE):6.97 IE(SW):7.18 IE(NW):7.04
SSMH RIM:11.33 IE(SE):7.16 IE(SW):6.69 IE(NW):6.79
SSMH RIM:11.57 SUMP:7.81 IE:CNA
SDMH RIM:13.44 SUMP:5.46 WSE:6.16 (7-18-23) IE(W):6.15 IE(E):6.07
SDMH RIM:10.97 SUMP:6.57 IE(W):6.62
SDMH RIM:13.72 THROAT:13.01 SUMP:7.22 IE(E):6.98 IE(S):6.85
SDMH RIM:13.93 THROAT:13.19 SUMP:7.25 IE(N):7.06
SDMH RIM:13.23
CI RIM:11.06 THROAT:11.03 SUMP:7.29 IE(NW):7.55 IE(S):7.09
CI RIM:10.58 THROAT:10.58 SUMP:6.22 WSE:7.83 (8-11-23) IE(N):8.07
CI RIM:11.52 SUMP:6.90 WSE:7.15 (7-18-23) IE(N):7.90 IE(S):7.25
CI RIM:14.13 THROAT:14.03 IE(E):10.70 IE(W):10.67
CI RIM:13.02 SUMP:5.13 WSE:6.40 (8-11-23) IE(NE):6.66 IE(E):6.19 IE(S):6.97 IE(W):6.15
CI RIM:12.51 SUMP:6.56 WSE:7.30 (8-11-23) IE(SW):7.26
CI RIM:14.36 THROAT:14.22 SUMP:9.89 WSE:10.62 (7-19-23) IE:10.71
PD 30" RCP
PD 8" PVC
PD GROUND DRAIN
±10 LF 8 PVC @ 29.00%
±112 LF 30" RCP @ 0.08%
±26 LF 30" RCP @ 0.38%
±104 LF 30" RCP @ 0.19%
±281 LF 8 PVC @ 0.44%
±80 LF 15" RCP @ 1.16%
±24 LF 15" RCP @ 2.55%
±73 LF 30" RCP @ 0.06%
±48 LF 30" RCP @ 0.21%
±18 LF 15" RCP
±63 LF 40" RCP @ 0.58%
±51 LF 40" RCP @ 0.41%
±136LF 8" PVC @ 0.34%
±106LF 8" PVC @ 0.79%
±61LF 8" PVC @ 1.81%
±76LF 8" PVC @ 0.76%
±66 LF 24" RCP @ 0.04%
±191LF 8" PVC @ 0.20%
S78°05'58"E 356.50'
S78°05'58"E 279.63'
S78°05'58"E 115.66'
N89°44'07"E 46.00'
S89°53'01"E 74.70'
S57°27'59"W 437.00'(T)
S00°15'53"E 100.01'
N07°57'18"E 438.25'(T)
S57°27'59"W 120.46'
N07°57'18"E 145.90'
S57°27'59"W 27.88'
S57°27'59"W 234.60'
S57°27'59"W 78.30'
S57°27'59"W 87.20'
S57°27'59"W 77.67'
S57°27'59"W 27.03'
S57°27'59"W 70.79'(T)
S57°27'59"W 49.38'(T)
S57°27'59"W 21.41'
S57°27'59"W 25.02'
S57°27'59"W 145.58'
S57°27'59"W 236.88'
N89°44'07"W 168.18'
N89°44'07"W 168.18'
N89°44'07"W 168.18



SITE INFORMATION			
PROJECT ADDRESS		TBD WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA	
PARCEL NUMBER		R511 008 000 0156 0000 (2.81 AC)	
PARCEL ZONING		CC (COMMUNITY COMMERCIAL)	
PROJECT AREA		±2.81 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	50'	FRONT	N/A
SIDE	20'	SIDE	N/A
REAR	20'	REAR	N/A

UTILITY NOTES:

1. THE CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE THE THE UTILITIES PROTECTION CENTER PRIOR TO CONSTRUCTION COMMENCEMENT OR EXCAVATION. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA AND REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER/DEVELOPER.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA AND ANY UTILITY CONNECTIONS OFF-SITE. THE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS ON ALL CONFLICTS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF PROPOSED UTILITIES AND COORDINATION WITH ALL APPLICABLE ARCHITECTURAL BUILDING PLANS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT AND FIT OF ALL PROPOSED UTILITIES. IF ANY DISCREPANCIES ARE DISCOVERED, NOTIFY THE ENGINEER IN WRITING WITHIN 24 HOURS.
4. TEN (10') FOOT HORIZONTAL & EIGHTEEN (18") INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL PROPOSED POTABLE WATER MAINS AND SANITARY SEWER MAINS.
5. FOUR (4') FOOT MINIMUM COVER SHALL BE MAINTAINED ABOVE ALL PROPOSED WATER MAINS AND SERVICE CONNECTIONS.
6. ALL WATER FIXTURES, APPURTENANCES AND CONSTRUCTION METHODS SHALL COMPLY WITH ALL LOCAL STANDARDS AND SPECIFICATION.
7. ALL SANITARY SEWER MAINS SHALL MEET THE SLOPE REQUIREMENTS AS STATED IN THE TEN STATE STANDARDS FOR WASTEWATER FACILITIES - LATEST EDITION. SANITARY SEWER SERVICE CONNECTIONS SHALL MAINTAIN 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
8. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH ALL LOCAL STANDARDS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL ADJUST THE TOPS OF ALL EXISTING AND PROPOSED UTILITY STRUCTURES TO MATCH FINAL GRADE ELEVATIONS.

KEY NOTES:

1. 2" DOMESTIC WATER: IE = 11.20 (SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION)
2. 6" FIRE LINE: IE = 11.20 (SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION)
3. ELECTRICAL SERVICE: T.O.P. = 12.20 (SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION)
4. TELECOMMUNICATION SERVICE: T.O.P. = 12.20 (SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION)
5. 4" SANITARY SEWER: IE = 11.20 (SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION)
6. 1" ELECTRICAL CONDUIT FOR FUTURE EV PARKING STALLS
7. PROPOSED TRANSFORMER LOCATION WITH ±30 LF SECONDARY LINE
8. FIRE DEPARTMENT CONNECTION (FDC) BUILDING CONNECTION (SEE ARCHITECTURAL / MEP PLANS FOR CONTINUATION)

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION AS A CIVIL ENGINEERING CONSULTANT FIRM
No. 7594

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 33627
BRIAN H. HILL
4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

UTILITY PLAN

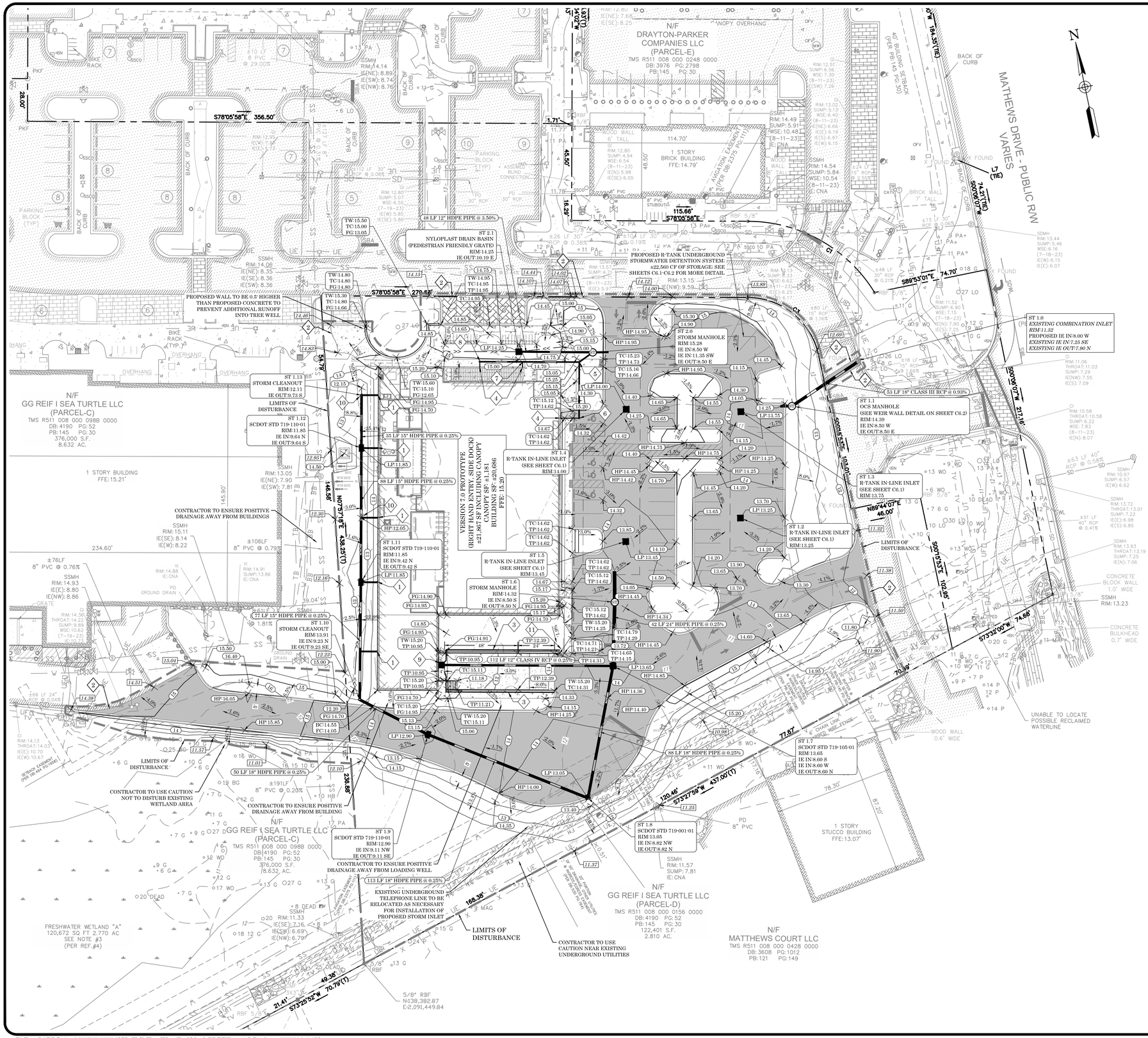
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

SHEET
C5.0 OF 31

South Carolina 811 Call 811 Before you Dig

Z:\Shared\AEC\Projects\2025\25-25029 ALDI - W. H. Pkwy Hilton Head Island, SC\DWG\61153C_B01.dwg - 4/28/2025 9:43 AM



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BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	50'	FRONT	N/A
SIDE	20'	SIDE	N/A
REAR	20'	REAR	N/A

PAVING, GRADING, & DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL FILL MATERIAL. FILL MATERIAL SHALL BE CLEAN AND FREE OF ALL DEBRIS AND ORGANIC MATERIAL. SUITABLE FILL MATERIAL SHALL BE PLACED IN LIFTS OF 8" OR LESS AND COMPACTED TO 95% STANDARD PROCTOR.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY SUMMIT ENGINEERING, LABORATORY, & TESTING, INC. AND DATED JANUARY 12, 2024. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
3. THE CONTRACTOR SHALL GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE AS INDICATED BY THE PROPOSED ELEVATIONS, CONTOURS, AND DRAINAGE SLOPE ARROWS.
4. FINISHED GRADE ELEVATIONS SHOWN ARE TOP OF PAVEMENT / FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, VALVE BOXES, ECT.) TO FINISHED GRADE ELEVATIONS.
6. FINAL GRADES SHALL BE FLUSH WITH BACK OF CURB, EDGE OF PAVEMENT, AND / OR SIDEWALK GRADES.
7. HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ADA GUIDELINES FOR HANDICAPPED PARKING / ACCESSIBLE ROUTES.
8. SEE DETAILS FOR TYPICAL PAVEMENT SECTIONS

KEY NOTES:

1. CONNECT DOWNSPOUTS TO 6" FLEX PIPE W/ 15" TRUNK LINE; SEE ARCHITECTURAL PLANS FOR EXACT LOCATION
2. PROVIDE SMOOTH TRANSITION TO EXISTING GRADE
3. ±95 LF 4" PVC UNDERDRAIN PIPE ALONG LOADING DOCK WALL FOOTING; TO BE CONNECTED TO ST 1.7B (SEE ARCHITECTURAL PLANS FOR EXACT LOCATION)
4. CONNECT 3" CANOPY DRAINS TO 8" TRUNK LINE: IE = 14.20 (SEE ARCHITECTURAL PLANS FOR EXACT LOCATION)
5. ST 2.0B STORM CLEANOUT: RIM = 15.21, IE IN = 11.41 S, IE IN = 11.41 W, IE OUT = 11.41 NE
6. ST 2.0C STORM CLEANOUT: RIM = 14.54, IE IN = 11.50 W, IE OUT = 11.50 N
7. ST 2.0D BLIND CONNECTION: RIM = 15.03, IE IN = 11.59 W, IE IN = 11.59 S, IE OUT = 11.59 E
8. ST 2.0E STORM CLEANOUT: RIM = 15.07, IE IN = 11.73 S, IE OUT = 11.73 E
9. ST 1.7B SCDOT STD 719-105-01: RIM = 10.78, IE IN = 8.88 S, IE IN = 8.88 NE, IE OUT = 8.88 E
10. PROPOSED BLIND CONNECTION
11. POINT OF DRAINAGE FOR FUTURE EXPANSION AREA: CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM AREA INTO PARKING LOT

SPOT GRADE LEGEND:

150.00	EXISTING GRADE	BC:150.00	PROPOSED BACK OF CURB
150.00	PROPOSED GRADE	LP:150.00	PROPOSED LOW POINT
FC:150.00	PROPOSED FACE OF CURB	HP:150.00	PROPOSED HIGH POINT
TW:150.00	TOP OF WALL	FG:150.00	FINISHED GRADE
TC:150.00	TOP OF CONCRETE	TP:150.00	TOP OF PAVEMENT

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. 7594
AXIS ENGINEERING CONSULTANTS

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 33027
BRAIN HILL BRAUN

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

GRADING AND DRAINAGE PLAN

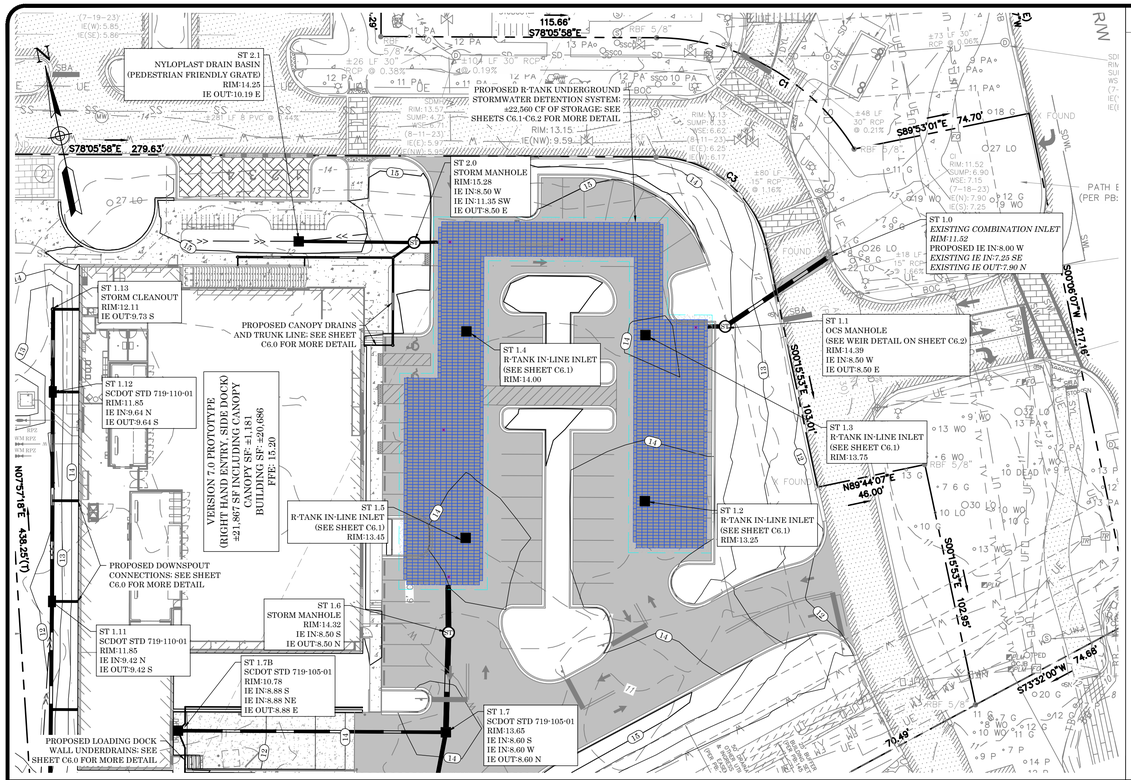
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

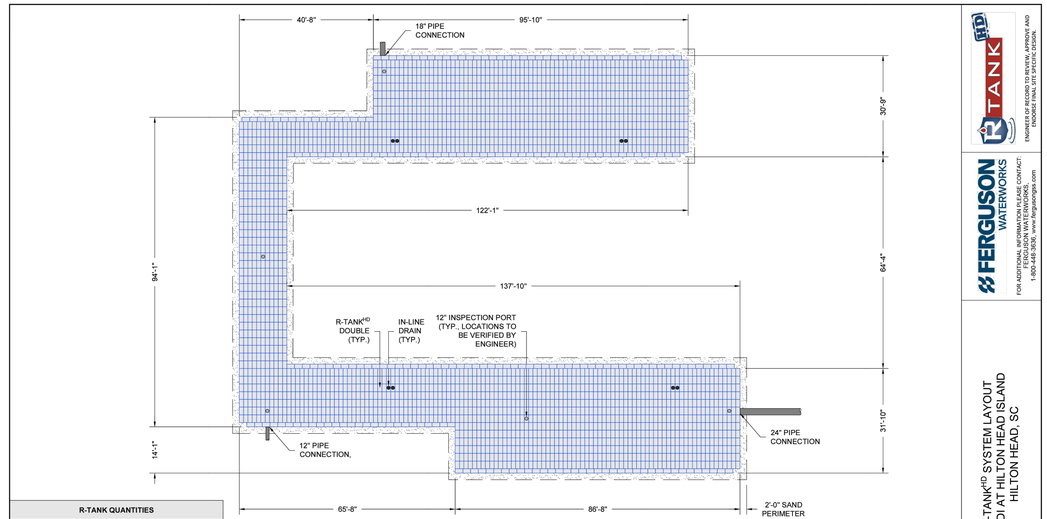
SHEET
C6.0 OF 31

South Carolina 811
Call 811 Before you Dig

Z:\Shared\AEC\Projects\2025\25-25029 ALDI - W. H. Pkwy Hilton Head Island, SC\DWG\61153C_B01.dwg - 4/28/2025 9:43 AM



R-TANK SYSTEM LAYOUT - 1 OF 6



R-TANK QUANTITIES	
R-TANK^HD MODULE TYPE	DOUBLE
TRAFFIC LOAD	HS-20
# OF DOUBLE R-TANKS	2744.99
TOTAL SYSTEM STORAGE	22,655 CF
R-TANK STORAGE VOLUME	22,655 CF
SAND STORAGE VOLUME (40% VOID RATIO)	0 CF
SAND BED FOOTPRINT	10,083 SF
SAND QUANTITY	637 CY
N080 NON-WOVEN GEOTEXTILE TANK WRAP	2,506 SY
N080 NON-WOVEN GEOTEXTILE EXCAVATION WRAP	3,084 SY
ACF BX-12 GEOGRID	1,607 SY
12" INSPECTION PORTS	5
12" IN-LINE DRAIN W/ 21" FILTER	8
GEOTEXTILE PIPE BOOTS (12" | 18")	(1 | 2)
STORMRING CPS (12" | 18")	(1 | 1)
NOTE: SAND QUANTITY INCLUDES 12" OF COVER AND 3" OF BASE.	
NOTE: GEOTEXTILE / LINER QUANTITIES INCLUDE A 15% WASTE FACTOR.	
SEE SHEETS 3 - 6 FOR DETAILS AND ADDITIONAL INFORMATION	

GRAPHIC SCALE

0 20' 40'

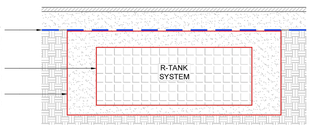
SCALE 1" = 20'

R-TANK ELEVATIONS	
DESCRIPTION	ELEVATION
BASE INV.	8.25
TANK INV.	8.50
TOP OF TANK	11.32
GEOGRID	12.32
MIN. ALLOW. FINAL GRADE	12.99
MAX. ALLOW. FINAL GRADE	18.31

GEOGRID (ACF BX-12) PLACED 12" ABOVE THE R-TANK^HD SYSTEM. OVERLAP ADJACENT PANELS BY 18" MIN. GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION FOOTPRINT.

R-TANK^HD UNITS WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)

EXCAVATION WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)



R-TANK^HD TANK WRAP & EXCAVATION ENVELOPE DETAIL

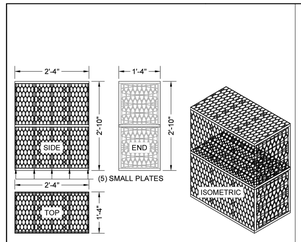
R-TANK SYSTEM DETAILS - 2 OF 6
NOT TO SCALE

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS
1-800-448-3636, www.fergusonga.com

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

R-TANK^HD SYSTEM LAYOUT
ALDI AT HILTON HEAD ISLAND
HILTON HEAD, SC

SCALE 1" = 20'
DRAWN BY HLA
DATE 10/30/2024
SHEET NO. 2 of 6



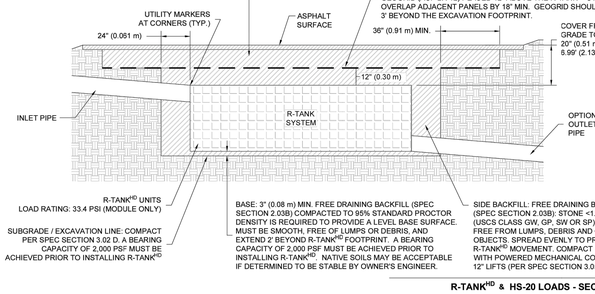
MODULE DATA

GEOMETRY:	LOAD RATING:
LENGTH = 28.15 IN. (715 MM)	33.4 PSI, (MODULE ONLY)
WIDTH = 15.75 IN. (400 MM)	HS20/HS25 - SEE SPEC FOR
HEIGHT = 33.86 IN. (860 MM)	COVER REQUIREMENTS
TANK VOLUME = 8.69 CF	**MATERIAL:**
STORAGE VOLUME = 8.25 CF	100% RECYCLED POLYPROPYLENE
VOID INTERNAL VOLUME: 95%	**SMALL PLATES REQUIRED:**
VOID SURFACE AREA: 90%	5/SEGMENT, 10/MODULE

DOUBLE R-TANK^HD - MODULE DETAIL

TOTAL COVER: 20" MINIMUM AND 84" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4 A.MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT FERGUSON WATERWORKS IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

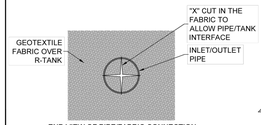
NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. PRE-TREATMENT STRUCTURES NOT SHOWN.
3. FOR INFILTRATION APPLICATIONS, UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^HD FOOTPRINT.
4. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.



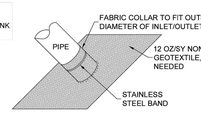
R-TANK^HD & HS-20 LOADS - SECTION VIEW

NOTE:
- PIPE BOOTS ARE AVAILABLE IN THE FOLLOWING STANDARD SIZES: 8" | 12" | 15" | 18" | 24".
- LARGER SPECIAL ORDER, CUSTOM SIZES ARE AVAILABLE.

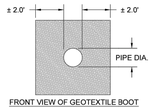
CUT AN "X" IN THE FABRIC ENVELOPE THAT IS SLIGHTLY LARGER THAN THE PIPE. PULL THE FABRIC FLAPS AROUND THE PIPE, AND SEAL WITH A STAINLESS STEEL BAND.



END VIEW OF PIPE/FABRIC CONNECTION

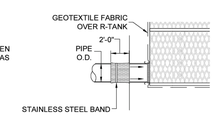


GEOTEXTILE BOOT

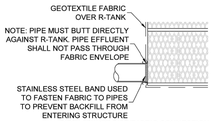


FRONT VIEW OF GEOTEXTILE BOOT

AFTER TANK WRAP IS SECURED TO PIPE, SLIDE BOOT AGAINST R-TANK AND SECURE WITH SECOND STAINLESS STEEL BAND, THEN ATTACH BOOT FLAP TO TANK ENVELOPE FABRIC WITH DUCT TAPE OR OTHER ADHESIVE.



SIDE VIEW OF GEOTEXTILE BOOT



SIDE VIEW OF PIPE/FABRIC CONNECTION

R-TANK TYPICAL TANK INLET/OUTLET W/ GEOTEXTILE PIPE BOOT DETAIL

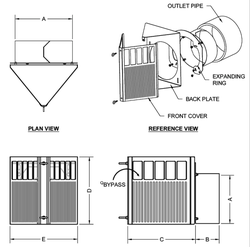
R-TANK SYSTEM DETAILS - 3 OF 6
NOT TO SCALE

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS
1-800-448-3636, www.fergusonga.com

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

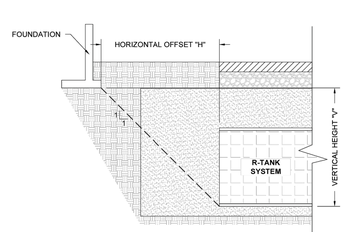
R-TANK^HD SYSTEM DETAILS
ALDI AT HILTON HEAD ISLAND
HILTON HEAD, SC

SCALE NTS
DRAWN BY HLA
DATE 10/30/2024
SHEET NO. 3 of 6



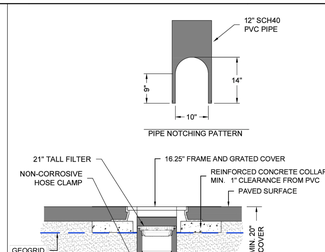
PART NUMBER	NOMINAL PIPE DIA.	EXPANDING COLLAR DIA. (A)		STUB LENGTH (B)	CPS DEPTH (C)	CPS HEIGHT (D)	CPS WIDTH (E)
		MIN.	MAX.				
SCA6-1	6"	5.63"	6.50"	6.00"	10.00"	10.13"	10.13"
SCA8-1	8"	7.50"	8.50"	6.00"	13.00"	11.88"	11.38"
SCA10-1	10"	9.50"	10.50"	8.00"	13.50"	13.50"	13.25"
SCA12-1	12"	11.38"	12.63"	8.00"	15.50"	15.38"	15.38"
SCA15-1	15"	14.25"	15.50"	8.00"	15.50"	21.38"	18.38"
SCA18-1	18"	17.38"	18.63"	8.00"	15.75"	28.00"	21.38"
SCA24-1	24"	23.25"	24.50"	9.00"	17.00"	40.00"	28.38"

STORMRING CPS PRETREATMENT DETAIL



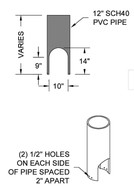
R-TANK IS NOT DESIGNED TO SUPPORT STRUCTURAL LOADS ASSOCIATED WITH BUILDINGS, RETAINING WALLS OR OTHER STRUCTURES.
- THE CIVIL ENGINEER AND STRUCTURAL ENGINEER SHALL REVIEW ALL DOCUMENTATION AND DESIGNS TO ENSURE NO STRUCTURAL LOADS ARE APPLIED BY THE STRUCTURE ON THE R-TANK UNITS. IT IS RECOMMENDED THAT ALL R-TANK UNITS BE INSTALLED ABOVE THE ELEVATION OF ANY SUBSURFACE STRUCTURAL ELEMENTS SUCH AS FOOTERS. IF THIS CANNOT BE ACHIEVED, IT RECOMMENDED THAT A MINIMUM 1:1 ZONE OF INFLUENCE, SITE SPECIFIC SOILS MAY REQUIRE GREATER SEPARATION DISTANCE, BE MAINTAINED BETWEEN THE STRUCTURAL ELEMENT AND THE UNITS.
- THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL REVIEW ALL DOCUMENTATION AND DESIGNS TO ENSURE PROPER STABILITY OF STRUCTURAL ELEMENTS DURING SATURATED SOIL CONDITIONS POTENTIALLY CAUSED BY THE PROXIMITY OF INFILTRATION FACILITIES TO THE STRUCTURAL ELEMENTS.

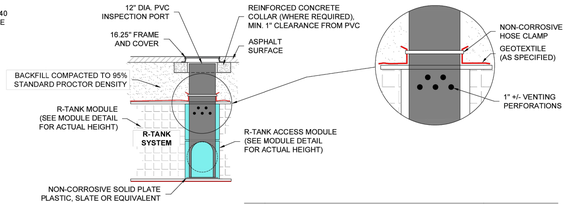
R-TANK - MINIMUM OFFSET DETAIL



R-TANK IN-LINE INLET DETAIL

NOTES
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK^HD, R-TANK^CD, R-TANK^XD AND R-TANK^XD MAY BE USED IN TRAFFIC APPLICATIONS.
4. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
5. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.





R-TANK TYPICAL VEHICULAR LOAD RATED INSPECTION PORT

R-TANK SYSTEM DETAILS - 4 OF 6
NOT TO SCALE

FERGUSON WATERWORKS
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1-800-448-3636, www.fergusonga.com

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

R-TANK^HD SYSTEM DETAILS
ALDI AT HILTON HEAD ISLAND
HILTON HEAD, SC

SCALE NTS
DRAWN BY HLA
DATE 10/30/2024
SHEET NO. 4 of 6

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. 7594
ENGINEERING CONSULTANTS

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 33627
BRIAN HILL BRADY

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

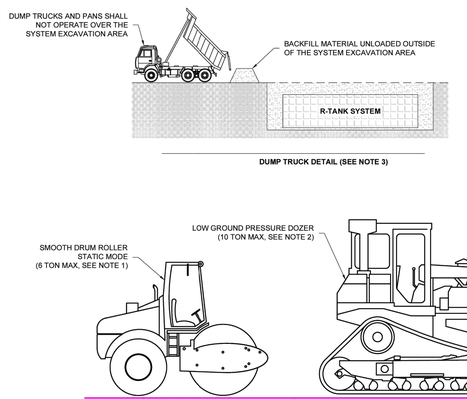
STORMWATER MANAGEMENT PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

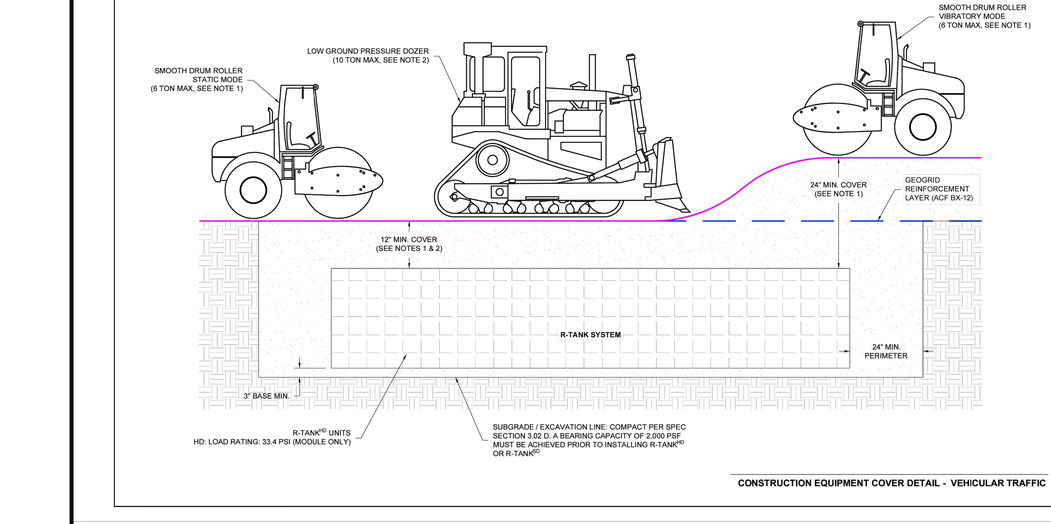
SHEET
C6.1 OF 31

Z:\Shared\AEC\Projects\2025\25-25029 ALDI - W. H. Pkwy Hilton Head Island, SC\DWG\61153C_B01.dwg - 4/28/2025 9:43 AM



DUMP TRUCK DETAIL (SEE NOTE 3)

NOTES:
1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03 B1) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A5**
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 A5**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 A5**
4. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT). **SPEC SECTION 3.05 B**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL FERGUSON REPRESENTATIVE FOR ADDITIONAL INFORMATION.



CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS
1-800-445-3636, www.fergusonpro.com

R-TANK^HD CONSTRUCTION EQUIPMENT COVER DETAIL
ALDI AT HILTON HEAD ISLAND
HILTON HEAD, SC

SCALE	NTS
DRAWN BY	HLA
DATE	10/30/2024
SHEET NO.	5 of 6

R-TANK SYSTEM DETAILS - 5 OF 6
NOT TO SCALE

R-TANK SPECIFICATION

PART 1 - GENERAL
1.01 RELATED DOCUMENTS
A. Drawings, technical specification and general provisions of the Contract as modified herein apply to this section.

1.02 DESCRIPTION OF WORK INCLUDED
A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation sidewall collapse. Excavations shall be in accordance with the owner's and OSHA requirements.
B. Provide and install R-TankLID, R-TankHD, R-TankSDI, or R-TankUDI system (hereafter called R-Tank) and all related products including fill materials, geotextiles, geogrids, inlet and outlet pipe with connections per the manufacturer's installation guidelines provided in this section.
C. Provide and construct the cover of the R-Tank system including; stone backfill, structural fill cover, and pavement section as specified.
D. Protect R-Tank system from construction traffic after installation until completion of all construction activity in the installation area.

1.03 QUALITY CONTROL
A. All materials shall be manufactured in ISO certified facilities.
B. Installation Contractor shall demonstrate the following experience:
1. A minimum of three R-Tank or equivalent projects completed within 2 years; and,
2. A minimum of 25,000 cubic feet of storage volume completed within 2 years.
3. Contractor experience requirement may be waived if the manufacturer's representative provides on-site training and review during construction.
C. Installation Personnel: Performed only by skilled workers with satisfactory record of performance on bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.
D. Contractor must have manufacturer's representative available for site review if requested by Owner.

1.04 SUBMITTALS
A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.
B. Submit manufacturer's product data, including compressive strength and unit weight.
C. Submit manufacturer's installation instructions.
D. Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.
E. Submit material certificates for geotextile, geogrid, base course and backfill materials.
F. Submit required experience and personnel requirements as specified in Section 1.03.
G. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01 B.

1.05 DELIVERY, STORAGE, AND HANDLING
A. Protect R-Tank and other materials from damage during delivery, and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds two weeks. Storage of materials should be on smooth surfaces, free from dirt and debris.
B. Handling is to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcart, forklifts, extension lifts, etc.
C. Cold weather:
1. Care must be taken when handling plastics when air temperature is 40 degrees or below as plastic becomes brittle.
2. Do not use frozen materials or materials mixed or coated with ice or frost.
3. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.06 PRE-INSTALLATION CONFERENCE
A. Prior to the start of the installation, a preinstallation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

1.07 PROJECT CONDITIONS
A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads greater than the design loads allowed over the system as indicated on the design drawings, and no case shall loads higher than a standard AASHTO H520 (or HS25, depending on design criteria) load be allowed on the system at any time.
B. Protect adjacent work from damage during R-Tank system installation.
C. All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system. Additional pretreatment measures may be needed if unit is operational during construction due to increased sediment loads.
D. Contractor is responsible for any damage to the system during construction.

PART 2 - PRODUCTS
2.01 R-TANK UNITS
A. R-Tank - Injection molded plastic tank plates assembled to form a 95% void modular structure of predesigned height (custom for each project).
B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank^HD VALUE	R-Tank^SDI VALUE	R-Tank^UDI VALUE	R-Tank^HLDE VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%
Surface Void Area	Percentage of exterior available for infiltration	30%	30%	30%	30%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	35.0 psi	23.4 psi	10.5 psi	134.3 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	20.0 psi	23.4 psi	20.9 psi	N/A
HS-20 Load Rating	Minimum cover required for HS-20 loads	N/A	24"	18"	12" (STEGO BIOFELL)
HS-20 Minimum Cover	Cover required to support HS-20 loads	N/A	24"	18"	12" (STEGO BIOFELL)
Maximum Cover	Maximum allowable cover depth	5 feet	7.1 feet	10.5 feet	5 feet
Unit Weight	Weight of grated per cubic foot of tank	2.05 lbs / cf	2.62 lbs/cf	3.36 lbs / cf	4.25 lbs / cf
Unit Pieces	Pieces of tank bearing members	5.10 pieces	4.5 pieces	4.5 pieces	N/A
Unit Dimensions	Length x Width x Height	4 ft x 2 ft x 1 ft	4 ft x 2 ft x 1 ft	4 ft x 2 ft x 1 ft	4 ft x 2 ft x 1 ft

C. Supplier: Ferguson Waterworks 2831 Cardwell Road Richmond, VA 23234 (T): 800-448-3636, (F): 804-743-7779 www.ferguson.com

2.02 GEOSYNTHETICS
A. Geotextile. A geotextile envelope is required to prevent backfill material from entering the R-Tank modules.
1. Standard Applications: Woven geotextile shall be an 8 oz per square yard non-woven geotextile (ACF M080 or equivalent).
2. Infiltration Applications: When water must infiltrate/efflitrate through the geotextile as a function of the system design, a woven monofilament (ACF M200 or equivalent) shall be used.
B. Geogrid. For installations subject to traffic loads and/or when required by project plans, install geogrid (ACF BX12 or equivalent) to reinforce backfill above the R-Tank system. Geogrid is not always required for R-Tank/UDI installations, and is often not required for non-traffic load applications.

2.03 BACKFILL / COVER MATERIALS
A. Bedding Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation. For infiltration applications bedding material shall be free draining.
B. Side and Top Backfill: Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.
1. Traffic Applications - Free draining material shall be used adjacent to (24" minimum) and above (for the first 12") the R-Tank system.
a. For HD, and SD modules, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System).
b. For UD modules with less than 14' of top cover, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil backfill on the sides and top of the UD module is not permitted unless the modules are installed outside of traffic areas or with cover depths of 14' or more. Top backfill material (from top of module to bottom of pavement base or 12" maximum) must be consistent with side backfill.
2. Non-Traffic / Green Space Applications - For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer (12" minimum) may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.
C. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradational requirements of SM, SP, SW, GM, GP or GW as classified by the Unified Soil Classification System. Structural fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum plasticity index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 OTHER MATERIALS
A. Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 - EXECUTION
3.01 ASSEMBLY OF R-TANK UNITS
A. Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 LAYOUT AND EXCAVATION
A. Installer shall stake out, excavate, and prepare the subgrade area to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.
B. All excavations must be prepared with OSHA approved excavated sides and sufficient working space.
C. Protect partially completed installation against damage from other construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until construction is complete.
D. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.
1. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.
2. Infiltration Applications: Subgrade shall be prepared in accordance with the contract documents. Compaction of subgrade should not be performed in infiltration applications.
E. Unsuitable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.
1. If unsuitable soils are encountered at the subgrade, or if the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as directed by the owner's engineer.
2. If indications of the water table are observed during excavation, the engineer shall be contacted to provide recommendations.
3. Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

3.03 PREPARATION OF BASE
A. Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A), over the subgrade to establish a level working platform for the R-Tank modules. Level to within ½" (+/- ½") or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's engineer.
1. Standard Applications: Static roll or otherwise compact bedding materials until they are firm and unyielding.
2. Infiltration Applications: Bedding materials shall be prepared in accordance with the contract documents.
B. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper installation and compaction of backfill.

3.04 INSTALLATION OF THE R-TANKS
A. Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.
B. Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be separated from impervious liner by a non-woven geotextile (fabric installed accordance with Section 3.04A.
C. Install R-Tank modules by placing side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans.
1. For LD, HD, and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will have a row of tanks placed perpendicular to all other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to R-Tank Installation Guide for more details
2. For UD installations, the tanks may be placed in any orientation.
D. Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.
E. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). Holes and openings for pipe shall be installed flush (butted up to the R-Tank) and the geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile. Impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.
F. Install Inspection and Maintenance Ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,500 square feet. Install all ports as noted in the R-Tank Installation Guide.
G. If required, install ventilation pipes and vents as specified on plans to provide ventilation for proper hydraulic system function. The number of pipes and vents will depend on the size of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with 'U' bend or venting bollard to inhibit the ingress of debris. A ground level concrete or steel cover can be used.

3.05 BACKFILLING OF THE R-TANK UNITS
A. Backfill and fill with recommended materials as follows:
1. Place freely draining backfill materials (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system. No fill shall be placed over top of tanks until the side backfill has been completed.
2. Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density until no further densification is observed (for self-compacting stone materials). The side lifts must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
3. Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank units.
4. No compaction equipment is permissible to operate directly on the R-Tank modules.
5. Top Backfill: Only low pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system using tracked equipment with an operating weight of less than 10 tons.
a. Typical Applications: Install a 12" (or as shown on plans) lift of freely draining material (Section 2.03 B) over the R-Tank Units, maintaining 12" between equipment tracks and R-Tank System. Lightly compacted using a walk-behind trench roller. Alternately, a roller (maximum gross vehicle weight of 6 tons) may be used. Roller must remain in static mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used.
b. Shallow Applications (< 18" total cover): Install top backfill in accordance with plans.
6. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.
7. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained to within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.
8. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall.
B. Ensure that all unrelated construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).
C. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding pavement.
D. Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or manufacturer's representative for assistance.

3.06 MAINTENANCE REQUIREMENTS
A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Pre-treatment systems shall be inspected yearly, or as directed by the regulatory agency and by the manufacturer (for proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).
B. All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.
C. If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.
D. All inspection and maintenance activities should be performed in accordance with the R-Tank Operation, Inspection & Maintenance Manual.

FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS
1-800-445-3636, www.fergusonpro.com

R-TANK^HD SPECIFICATION
ALDI AT HILTON HEAD ISLAND
HILTON HEAD, SC

SCALE	NTS
DRAWN BY	HLA
DATE	10/30/2024
SHEET NO.	6 of 6

R-TANK SYSTEM DETAILS - 6 OF 6
NOT TO SCALE

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. 7594
U.S.A.
ENGINEERING CONSULTANTS

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 33027
BRAIN HILL BRAIN

4/25/2025

AEC PROJECT NUMBER
25-25029

DATE OF PLANS
7/19/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND
ALDI, INC.
STORMWATER MANAGEMENT PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

SHEET
C6.2 OF 31

Stormwater Management Calculations

Project Name: *Aldi Hilton Head, Sc*
Project Number: *61153*

Drainage Basin: *Basin A*

Drainage Basin Data

Total Drainage Area =	2.88	ac
Area minus Design Credits =	**2.880**	**ac**

Stormwater Credits

Credit #1: Natural Area Conservation =	0.000	ac
Credit #2: Stream Buffers =	0.000	ac
Credit #3: Vegetated Channels =	0.000	ac
Credit #4: Overland Flow Filtration =	0.000	ac
Credit #5: Large Lot Subdivisions =	0.000	ac
Total Credits =	**0.000**	**ac**

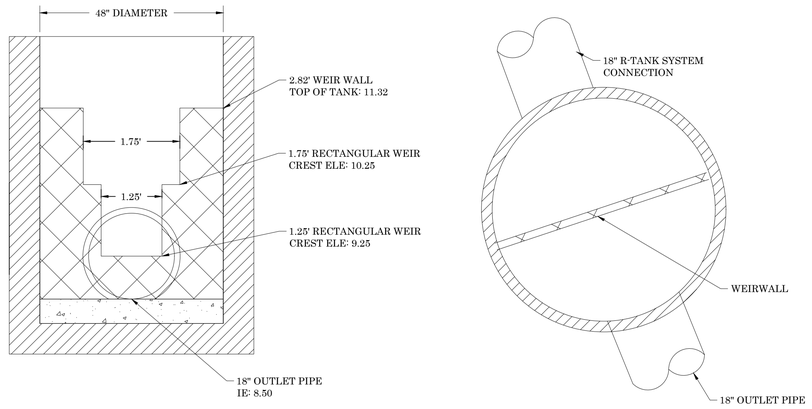
Water Quality Volume

					Elev.
Total Impervious Area =	1.650	ac	100% WQv =	5,913 cf	9.24
Percent Impervious =	57.29%		50% WQv =	2,957 cf	8.87
			20% WQv =	1,183 cf	8.65

By formula…
A = site acres, I = percent impervious
Rv = 0.05 + .009(I)
WQv (ac-ft) = 1.0 (Rv) A / 12
ac-ft x 43,560 = cf

Site Acres	Imp Acres	I%	Rv	WQv (cf)
2.880	1.650	57.29%	0.566	**5,913**

WATER QUALITY CALCULATIONS



OUTLET CONTROL STRUCTURE (WEIR WALL) DETAIL
NOT TO SCALE

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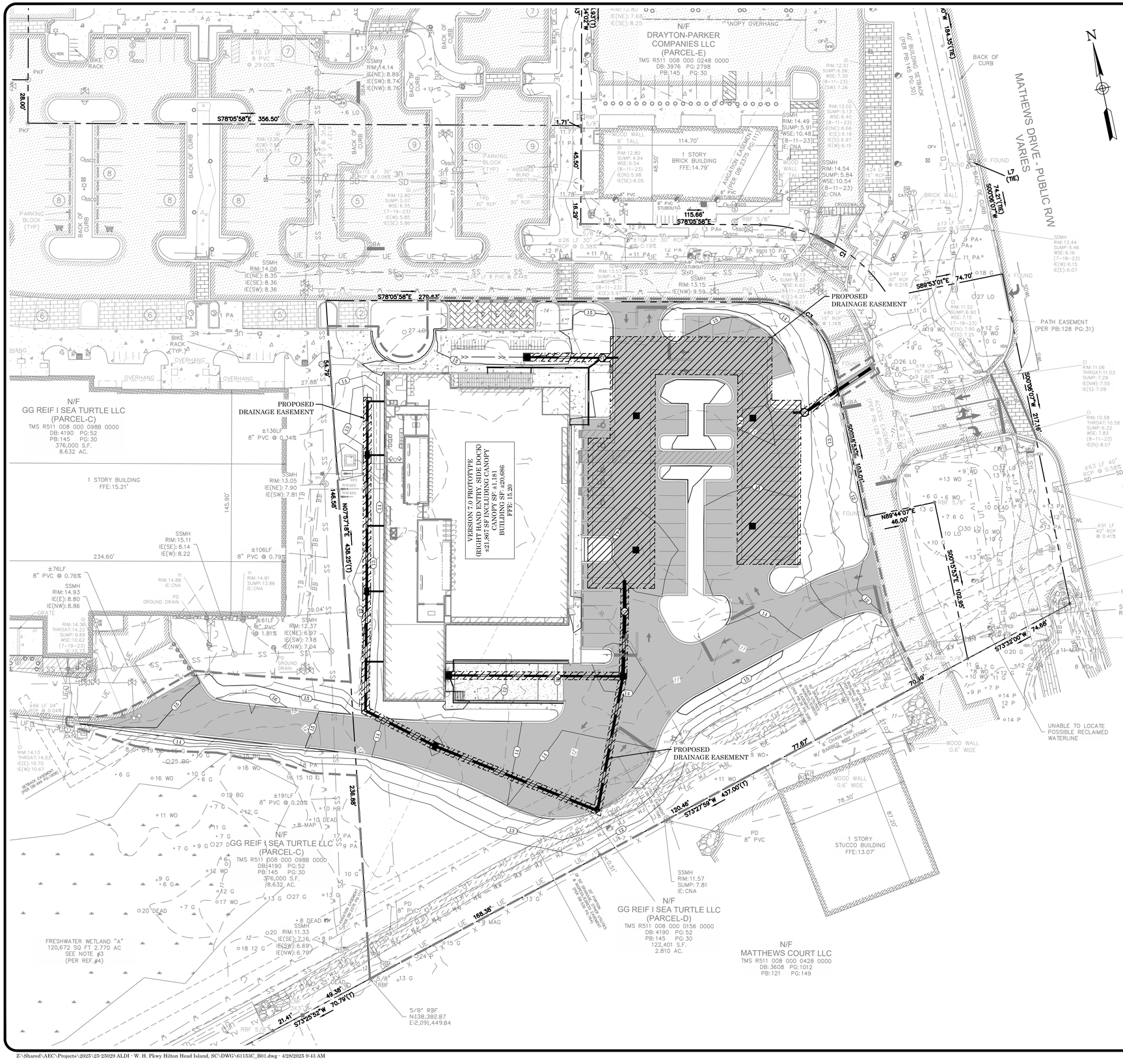
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(PARCEL-C)
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N/F
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(PARCEL-D)
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2.810 AC.
N/F
MATTHEWS COURT LLC
TMS R511 008 000 0428 0000
DB:3608 PG:1012
PB:121 PG:149
MATHEWS DRIVE - PUBLIC R/W
VARIES
PROPOSED
DRAINAGE EASEMENT
PATH EASEMENT
(PER PB:128 PG:31)
1 STORY BRICK BUILDING
FFE:14.79'
1 STORY BUILDING
FFE:15.21'
1 STORY
STUCCO BUILDING
FFE:13.07'
VERSION 7.0 PROTOTYPE
(EIGHT HAND ENTRY, SIDE DOCK)
WITH 2 DRIVE-THRU CANOPY
CANOPY SF: ±1,181
BUILDING SF: ±20,686
FFE: 15.20
FRESHWATER WETLAND "A"
120,672 SQ FT 2.770 AC
SEE NOTE #3
(PER REF.#4)
S78°05'58"E 356.50'
S78°05'58"E 270.63'
S78°05'58"E 115.66'
N07°57'18"E 438.25'(T)
S00°08'07"W 217.16'
S00°05'53"E 109.01'
N89°44'07"E 48.00'
S00°15'53"E 109.85'
S73°32'00"W 74.66'
S89°53'01"E 74.70'
S73°27'59"W 457.00'(T)
S73°25'52"W 70.79'(T)
N89°44'07"E 184.35'(TIE)
S00°08'07"W 74.27'(TIE)
S73°27'59"W 120.46'
S73°25'52"W 21.41'
S73°27'59"W 168.38'
S73°25'52"W 49.38'
5/8" RBF
N138,382.87
E:2,091,449.84
SSMH
RIM:14.49
SUMP:5.91
WSE:10.48
(8-11-23)
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IE(E):6.07
CI
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IE(S):7.09
CI
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THROAT:10.58
SUMP:6.22
WSE:7.83
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SUMP:6.57
IE(W):6.62
SDMH
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THROAT:13.01
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IE(S):6.85
SDMH
RIM:13.93
THROAT:13.19
SUMP:7.25
IE(N):7.06
CI
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THROAT:14.03
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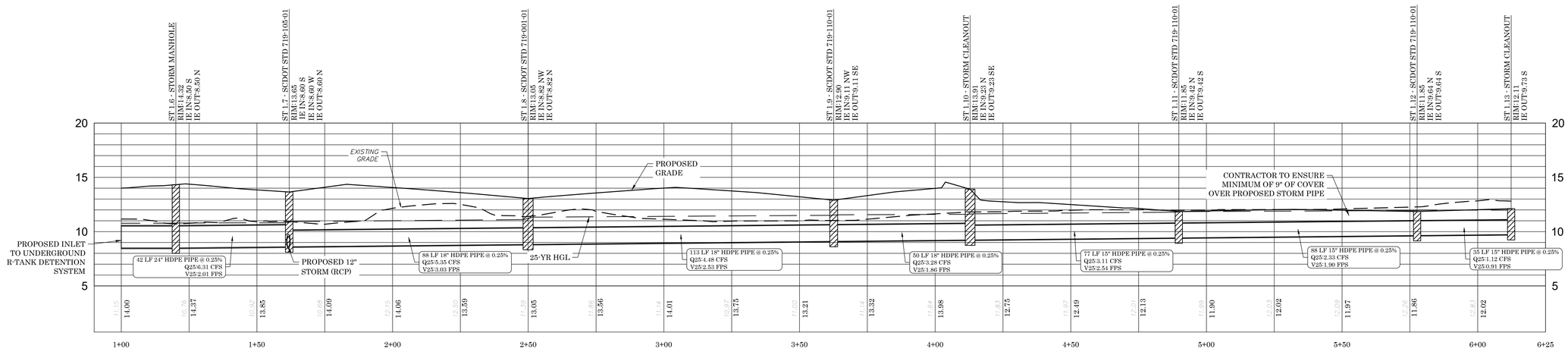
IE(W):10.67
CI
RIM:14.30
THROAT:14.22
SUMP:9.89
WSE:10.62
(7-19-23)
CONCRETE BLOCK WALL 1.0' WIDE
CONCRETE BULKHEAD 0.7' WIDE
WOOD WALL 0.6' WIDE
UNABLE TO LOCATE POSSIBLE RECLAIMED WATERLINE
6' DRAIN LINE W/ BARBED WIRE FENCE
BACK OF CURB
PARKING BLOCK (TYP.)
BIKE RACK (TYP.)
OVERHANG
SIDEWALK EASEMENT (PER DB:4190 PG:52)
ASSUMED CONNECTION
±136LF 8" PVC @ 0.34%
±106LF 8" PVC @ 0.79%
±76LF 8" PVC @ 0.76%
±61LF 6" PVC @ 1.81%
±191LF 8" PVC @ 0.20%
±66 LF 24" RCP @ 0.04%
±10 LF 8" PVC @ 29.00%
±112 LF 30" RCP @ 0.08%
±26 LF 30" RCP @ 0.38%
±110 LF 30" RCP @ 0.19%
±80 LF 15" RCP @ 0.16%
±18 LF 15" RCP @ 0.58%
±63 LF 40" RCP @ 0.58%
±51 LF 40" RCP @ 0.41%
±95 LF 4" PVC UNDERDRAIN PIPE ALONG LOADING DOCK WALL
8" PVC TO BE CONNECTED TO ST 1.7B
8" PVC TO BE CONNECTED TO ST 2.0E
8" PVC TO BE CONNECTED TO ST 2.0C
8" PVC TO BE CONNECTED TO ST 2.0D
8" PVC TO BE CONNECTED TO ST 1.7B
8" PVC TO BE CONNECTED TO ST 2.0D
8" PVC TO BE CONNECTED TO ST 2.0E
6" PVC TO BE CONNECTED TO ST 2.0E
6" PVC TO BE CONNECTED TO ST 2.0C
6" PVC TO BE CONNECTED TO ST 2.0D
6" PVC TO BE CONNECTED TO ST 1.7B
6" PVC TO BE CONNECTED TO ST 2.0D



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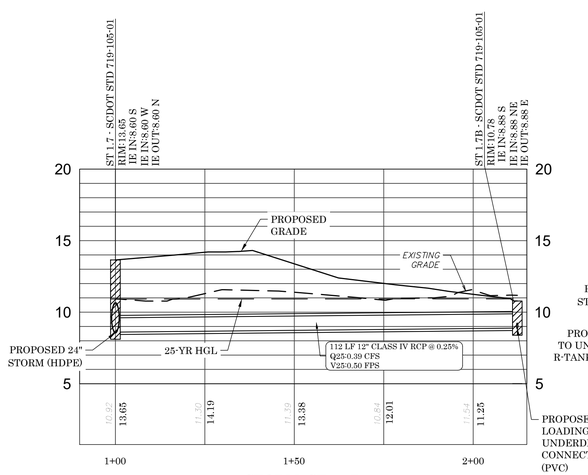
VERTICAL SCALE: 1" = 5'



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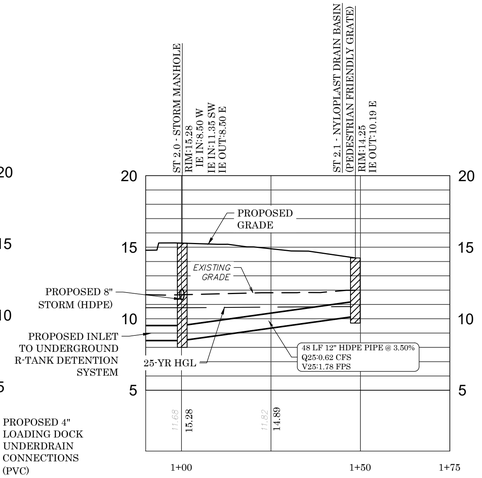

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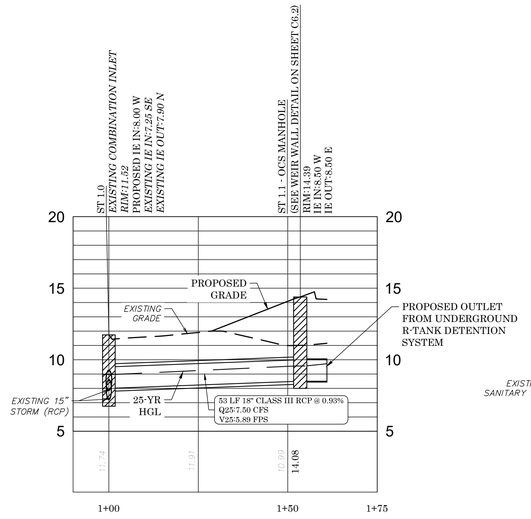
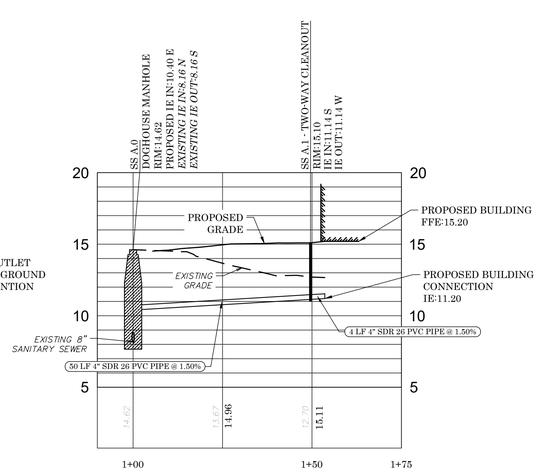


STORM: ST 1.0 - ST 1.1
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



SANITARY SEWER
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

South Carolina 811
Call 811 Before you Dig

STATE OF SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. 7594
ENGINEERING CONSULTANTS
AEC

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 33627
GRAHAM HILL BRAWN

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

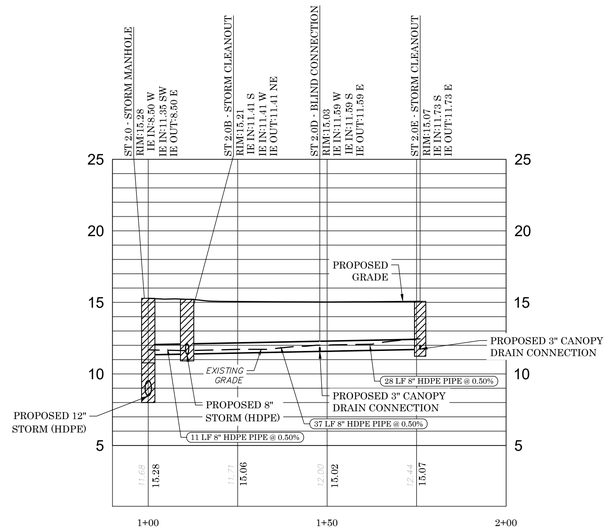
ALDI, INC.

SANITARY AND STORM SEWER PROFILES

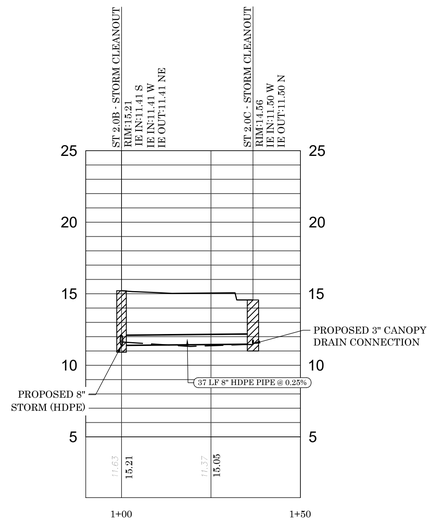
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

20' 10' 0' 20'
GRAPHIC SCALE 1" = 20'

SHEET
C7.0 OF 31



STORM: CANOPY DRAINS 1 OF 2
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



STORM: CANOPY DRAINS 2 OF 2
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
AT S
ENGINEERING CONSULTANTS
No. 7594

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 33627
BRAIN HILL BRAUN

4/25/2025

AEC PROJECT NUMBER
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DATE OF PLANS
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9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

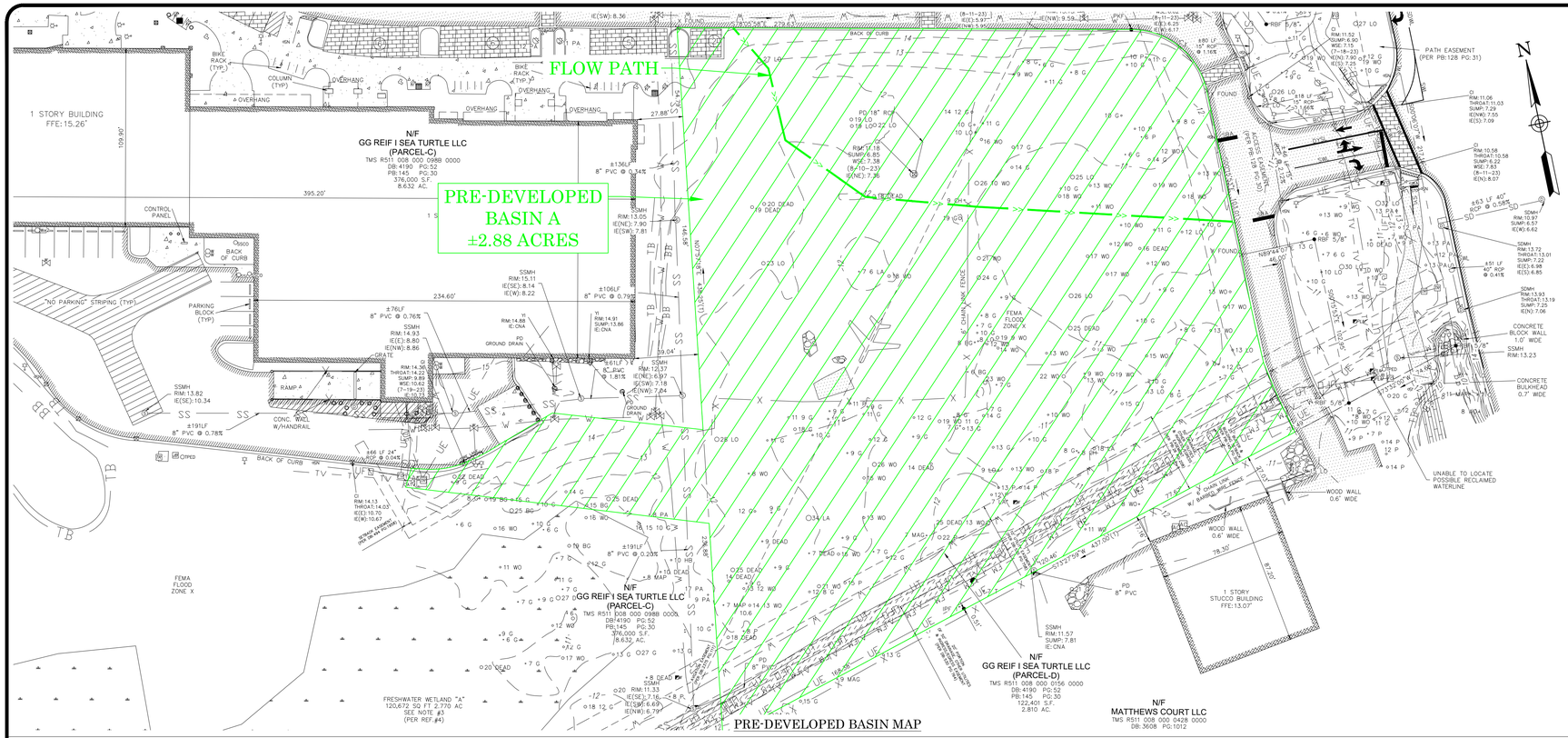
SANITARY AND STORM SEWER PROFILES

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

20' 10' 0' 20'
GRAPHIC SCALE 1" = 20'

SHEET
C7.1 OF 31

South Carolina 811
Call 811 Before you Dig



SITE INFORMATION			
PROJECT ADDRESS	TBD WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA		
PARCEL NUMBER	R511 008 000 0156 0000 (2.81 AC)		
PARCEL ZONING	CC (COMMUNITY COMMERCIAL)		
PROJECT AREA	±2.81 ACRES		
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	50'	FRONT	N/A
SIDE	20'	SIDE	N/A
REAR	20'	REAR	N/A

HYDROLOGIC BASIN INFORMATION:

PRE-DEVELOPED BASIN

BASIN A: 2.88 ACRES (CN = 67) - T_C: 12.6 MINS 25-YR PEAK RUNOFF: 12.15 CFS
- IMPERVIOUS AREA: 0.03 AC (HSG-B)
- WOODED LAND (THIN STAND): 2.74 AC (HSG-B)
- DIRT: 0.11 AC (HSG-B)

POST-DEVELOPED BASIN

BASIN A: 1.83 ACRES (CN = 91) - T_C: 6.0 MINS 25-YR PEAK RUNOFF: 14.98 CFS
- IMPERVIOUS AREA: 1.48 AC (HSG-B)
- LANDSCAPED AREA: 0.35 AC (HSG-B)

ROUTED POST-DEVELOPED BASIN A: 25-YR PEAK RUNOFF: 7.50 CFS

BASIN A-BYPASS: 1.05 ACRES (CN = 68) - T_C: 8.9 MINS 25-YR PEAK RUNOFF: 5.07 CFS
- IMPERVIOUS AREA: 0.17 AC (HSG-B)
- PERVIOUS PAVERS: 0.03 AC (HSG-B)
- LANDSCAPED AREA: 0.85 AC (HSG-B)

TOTAL POST-DEVELOPED RUNOFF: 25-YR PEAK RUNOFF: 12.03 CFS

DRAINAGE NARRATIVE:

THE PROPOSED DEVELOPMENT (ALDI AT HILTON HEAD ISLAND) IS LOCATED AT TBD WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA. THE PROJECT AREA CONSIST OF ±2.81 ACRES OF WOODED LAND. THE PRE-DEVELOPED CONDITION CONSIST OF ONE DRAINAGE BASIN. PRE-DEVELOPED BASIN A SHEET FLOWS TOWARDS THE SOUTHEAST AND DISCHARGES INTO THE EXISTING DRAINAGE DITCH ALONG MATHEWS DR WHERE IT CONTINUES DOWNSTREAM TO THE SOUTH. THE PROPOSED DEVELOPMENT WILL CONSIST OF A ±20,686 SF GROCERY STORE WITH ±1,181 SF CANOPY, ASPHALT AND CONCRETE PARKING AND DRIVE AREAS, PEDESTRIAN SIDEWALKS, UTILITY INFRASTRUCTURE IMPROVEMENTS, A STORMWATER MANAGEMENT SYSTEM, AND LANDSCAPED AREAS. THE POST-DEVELOPED CONDITIONS CONSIST OF ONE DRAINAGE BASIN. POST-DEVELOPED BASIN A SHEET FLOWS ACROSS THE PROPOSED SITE AND INTO THE PROPOSED STORMWATER SYSTEM. STORMWATER RUNOFF IS CONVEYED TO THE PROPOSED UNDERGROUND DETENTION SYSTEM AND EVENTUALLY DISCHARGES INTO AN EXISTING INLET ALONG THE SHARED ACCESS DRIVE TO THE EAST OF THE PROPOSED SITE. STORMWATER RUNOFF IS THEN ROUTED DOWNSTREAM AND ALONG MATHEWS DR TO THE SOUTH. THE PROPOSED DETENTION POND IS DESIGNED TO PROVIDE ATTENUATION FOR THE STORMWATER RUNOFF AS REQUIRED BY LOCAL AND/OR STATE STANDARDS AND REGULATIONS. POST-DEVELOPED BASIN A BYPASS SHEET FLOWS TOWARDS THE NORTHEAST, SOUTHEAST, AND SOUTHWEST EDGES OF THE PROPERTY AND DISCHARGES INTO THE EXISTING WETLAND AREA TO THE SOUTHWEST AND THE EXISTING STORMWATER DITCH TO THE EAST ALONG MATHEWS DR BYPASSING THE PROPOSED STORMWATER DETENTION POND. ALL STORMWATER RUNOFF FROM THE SITE EVENTUALLY FLOWS INTO BROAD CREEK.

FLOODPLAIN INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS PER FLOOD INSURANCE RATE MAP FOR HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, AND SHOWN ON MAP NO. 45013C0454G, WITH AN EFFECTIVE DATE OF MARCH 23, 2021. FLOOD ZONE X DENOTES AREA OF MINIMAL FLOOD HAZARD

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 7594 — CERTIFICATE OF AUTHORIZATION NO. 4355 — AVIS ENGINEERING CONSULTANTS

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33027 — BRIAN H. HILL

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

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9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

HYDROLOGY PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

40' 20' 0' 40'

GRAPHIC SCALE 1" = 40'

SHEET C8.0 OF 31

South Carolina 811 Call 811 Before you Dig

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Pre-Development ACI Tree Calculations

Category 1 (dbh x 1.0)

27"	LO	27
19"	LO	19
19"	LO	19
22"	LO	22
23"	LO	23
7"	LA	7
28"	LO	28
28"	LO	28
34"	LA	34
7"	MAG	7
10"	LO	10
8"	LO	8
25"	LO	25
12"	LO	12
26"	LO	26
13"	LO	13
13"	LO	13
9"	LO	9
7"	LA	7

Cat 1 Total 337.00

Category 2 (dbh x .75)

18"	WO	13.5
9"	G	6.75
11"	G	8.25
10"	G	7.5
9"	G	6.75
10"	G	7.5
11"	G	8.25
18"	G	13.5
11"	G	8.25
16"	WO	4.5
26	WO	19.5
9"	G	6.75
12"	G	9
9"	G	6.75
12"	G	9
19"	WO	14.25
7"	G	5.25
8"	G	6.0
11"	G	8.75
13"	G	9.75
7"	G	5.25
14"	G	10.5
6"	BG	4.5
23	WO	17.25
7"	G	5.25
8"	WO	6.0
12"	G	9.0
9"	G	6.75
13"	WO	9.75
9"	G	6.75
16"	WO	12
7"	G	5.25
12"	G	9
8"	G	6
21"	WO	15.75
7"	MP	5.25
14"	WO	10.5
13"	WO	9.75
14"	G	10.5
10"	G	7.5
11"	G	8.25
8"	G	6
16"	WO	12
17"	G	12.75
14"	G	10.5
26"	WO	19.5
12"	WO	9
14"	WO	10.5
19"	WO	14.25
8"	G	6
6"	G	4.5
11"	G	8.25
9"	WO	6
8"	G	6
10"	G	7.5
9"	G	6
10"	G	7.5
19"	G	14.25
21"	WO	15.75
24"	G	18
9"	G	6.75
8"	G	6
7"	G	5.25
6"	G	4.5
14"	G	10.5
12"	WO	9
13"	WO	9.75
19"	WO	14.25
13"	WO	9.75
10"	G	7.5
18"	WO	13.5
11"	WO	8.25
10"	WO	7.5
11"	G	8.25
17"	WO	12.75
12"	WO	9
12"	WO	9
17"	WO	12.75
9"	G	6.75
10"	G	7.5
8"	G	6.0
13"	WO	9.75
17"	WO	12.75
13"	WO	9.75
13"	WO	9.75
15"	WO	11.25
15"	WO	11.25
9"	G	6.75
12"	G	9
12"	G	9
7"	G	5.25
9"	G	6.75
12"	WO	16.50
6"	WO	4.5
13"	WO	9.75
10"	G	7.5
8"	G	6
15"	G	11.25
10"	WO	7.5
10"	G	7.5
13"	G	9.75
13"	WO	9.75
9"	G	6.75
14"	G	10.5

Cat 2 Total 957.00

Category 3 (dbh x 0.5)

11"	P	5.5
15"	P	7.5
8"	P	4
22"	P	11
19"	DH	14.25
10"	P	7.5
10"	P	5
6"	P	3
18"	P	9
13"	P	6.5
14"	P	7
12"	P	6

Cat 3 Total 86.25

Category 4 (dbh x 0.25)

None

Cat 4 Total 0

TOTAL CATEGORIES 1-4: 1,380.25 ACI

Dead Standing On Site

18"	DEAD
20"	DEAD
18"	DEAD
9"	DEAD
7"	DEAD
25"	DEAD
14"	DEAD
18"	DEAD
25"	DEAD
16"	DEAD
25"	DEAD
22"	DEAD
25"	DEAD

Replacement Tree Calculations

2.81 acres Total Site Area

60% maximum allowable impervious area = 1.686 acres

1.686 acres - 2.81 acres = 1.124 Pervious Site Area

1,124 x 900 ACI/acre = 1,011.6 Site Standard ACI

Total ACI Tree Tally all Categories = 1,380.25

Total Pre-Development Tree Value ACI = 1,380.25

Total Post-Development = 27" (one preserved 27" Live oak - not significant or specimen)

Pre-Development ACI 1,373.75 > 1,011.6 Required Site Standard ACI, therefore no Supplemental Planting required.

1,011.6" Site Standard ACI - 27" LO = 984.6

984.6 x 30% = 295.38" Replacement Planting Inches Required

295.23 / 6" caliper replacement trees = 49.23 trees required at 6" caliper each

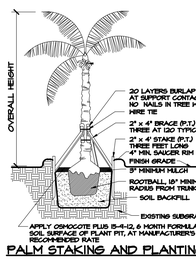
- (50) 6" Replacement Trees Proposed
- (20) Live oak
- (8) Red cedar
- (3) Magnolia 'Little Gem'
- (14) Red maple
- (5) Dahoon holly

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	SPACING	NOTES
TREES					
LIVE OAK	QUERCUS VIRGINIANA	6" CAL MIN.	20	SEE PLAN	B&B OR CONTAINER
RED CEDAR	JUNIPERUS VIRGINIANA	6" CAL MIN.	8	25' O.C.	B&B OR CONTAINER
MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6" CAL MIN.	3	25' O.C.	B&B OR CONTAINER
RED MAPLE	ACER RUBRUM	6" CAL MIN.	14	25' O.C.	B&B OR CONTAINER
DAHOON HOLLY	ILEX CASSINE	6" CAL MIN.	7	20' O.C.	B&B OR CONTAINER
PALMS/SHRUBS/GRASSES/GROUNDCOVER					
SABAL PALM	SABAL PALMETTO	13'-15' C.T.	2	SEE PLAN	UNBOOTED/HURRICANE CROPPED
SAW PALMETTO	SERENOA REPENS	#3	119	30" O.C.	CONTAINER
WAX MYRTLE	MYRICA CERIFERA	#3	32	48" O.C.	CONTAINER
MUHLY GRASS	MUHLENBERGIA CAPILLARIS	#1	244	24" O.C.	CONTAINER
LIRIOPE	LIRIOPE MUSCARI 'SUPER BLUE'	#1	2,305	12" O.C.	CONTAINER
BERMUDA SOD	CYNODON DACTYLON	SF	32000 SF		

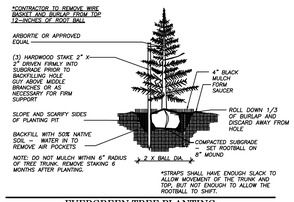
SITE INFORMATION			
PROJECT ADDRESS		TBD WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, SOUTH CAROLINA	
PARCEL NUMBER		R511 008 000 0156 0000 (2.81 AC)	
PARCEL ZONING		CC (COMMUNITY COMMERCIAL)	
PROJECT AREA		±2.81 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	50'	FRONT	N/A
SIDE	20'	SIDE	N/A
REAR	20'	REAR	N/A

LANDSCAPING NOTES:

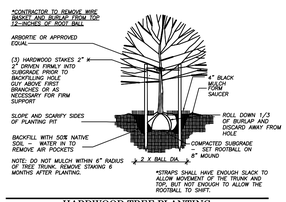
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT ARCHITECT OR EQUAL.
5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING
7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
8. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUB SHALL BE STAKED FOR APPROVAL THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
9. ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
10. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
11. ALL PLANTS AN STAKES SHALL BE SET PLUM UNLESS OTHERWISE SPECIFIED.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FILL AS PER THE CONTRACT SPECIFICATIONS.
13. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY, IF NECESSARY, DURING THE FIRST GROWING SEASON.
14. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
15. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS RELATED TO THE TIME OF PLANTING.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. OF PLANTING AREAS & LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT OR THE OWNER.
17. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AT A MINIMUM DEPTH OF 3" USING A SHREDDED HARDWOOD MULCH, PINESTRAW, OR SIMILAR MATERIAL.
18. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE EITHER SEEDED OR SODDED.
19. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
20. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER GRASSING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN.



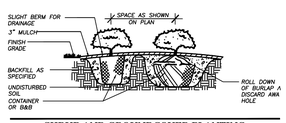
PALM STAKING AND PLANTING DETAIL



EVERGREEN TREE PLANTING
NOT TO SCALE



HARDWOOD TREE PLANTING
NOT TO SCALE



SHRUB AND GROUNDCOVER PLANTING
NOT TO SCALE

South Carolina 811 Call 811 Before you Dig

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION No. 7594 ENGINEERING CONSULTANTS

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 33627 BRAIN HILL BRAUN

4/25/2025

RUSSELL LANDSCAPE

AEC PROJECT NUMBER
25-25029

DATE OF PLANS
7/19/2024

REVISIONS

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9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

LANDSCAPE PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'

GRAPHIC SCALE 1" = 30'

SHEET
C9.0 OF 31

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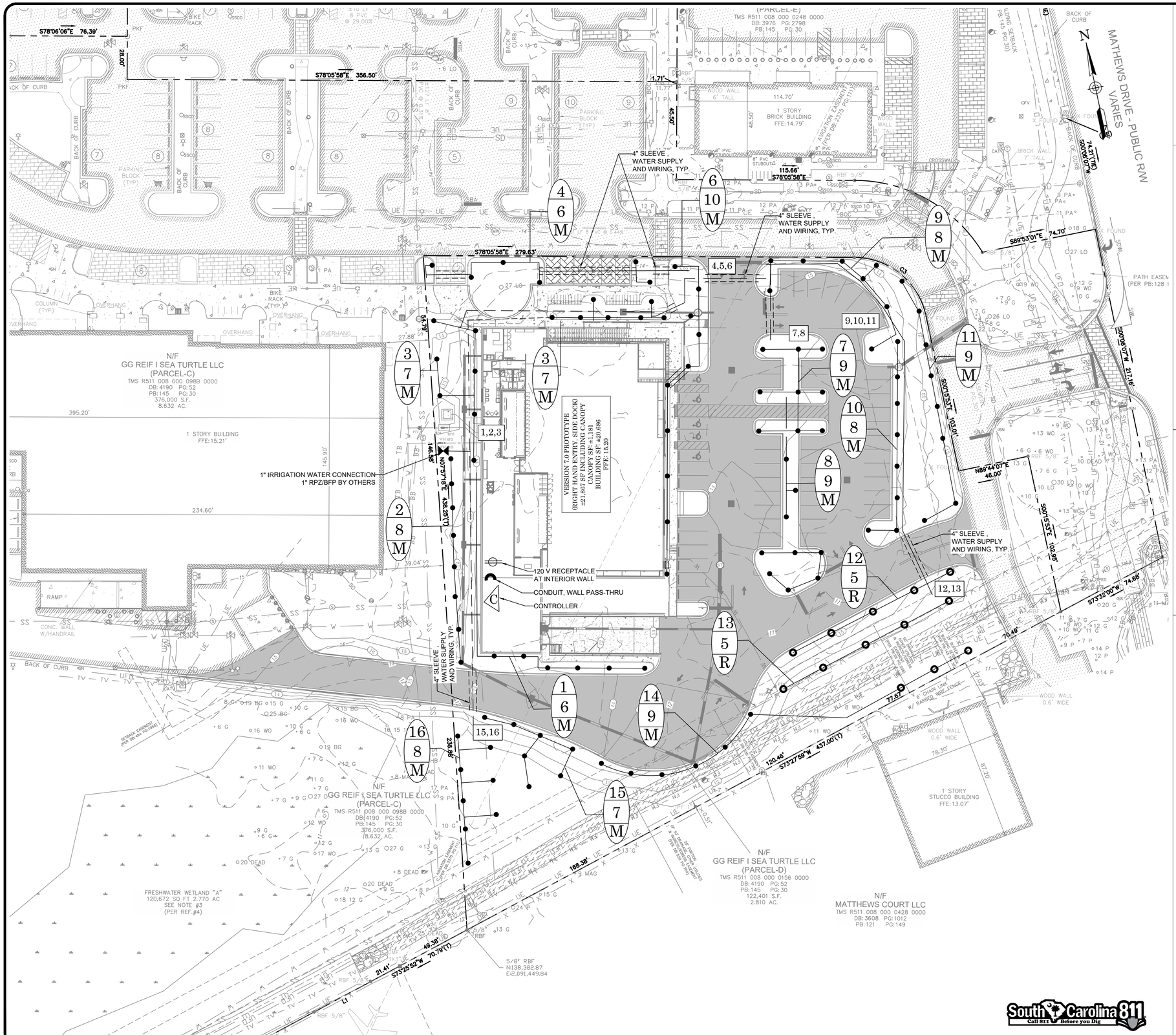
S78°06'06"E 76.39'
28.00'
S78°05'58"E 356.50'
1.71'
45.50'
4" SLEEVE , WATER SUPPLY AND WIRING, TYP.
115.66'
S78°05'58"E
4" SLEEVE , WATER SUPPLY AND WIRING, TYP.
S78°05'58"E 279.63'
4,5,6
9,10,11
7,8
1,2,3
1" IRRIGATION WATER CONNECTION
1" RPZ/BFP BY OTHERS
VERSION 7.0 PROTOTYPE (RIGHT HAND ENTRY, SIDE DOCK) ±21,585 SQ FT BUILDING W/ CANOPY CANOPY SF = 1,181 BUILDING SF ±20,686 FFE: 15.20
120 V RECEPTACLE AT INTERIOR WALL
CONDUIT, WALL PASS-THRU
CONTROLLER
4" SLEEVE , WATER SUPPLY AND WIRING, TYP.
4" SLEEVE , WATER SUPPLY AND WIRING, TYP.
15,16
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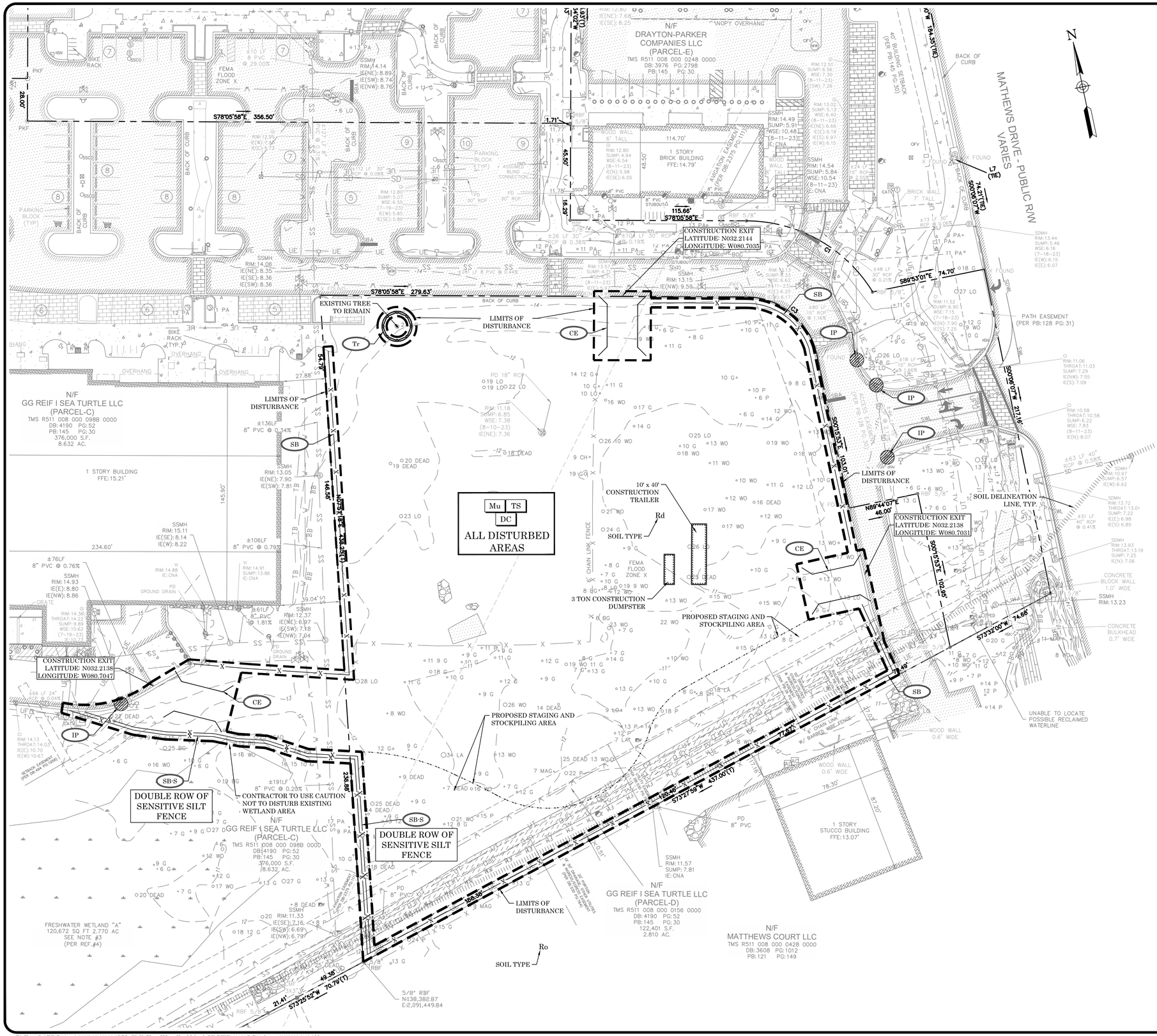

EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES:

1. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
3. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
4. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
6. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

INITIAL EROSION & SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL ALL PERIMETER CONTROL BMPS AND CONSTRUCTION EXIT PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE PROJECT AREA AS NEEDED BASED ON PROJECT CONDITIONS.
3. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS / MAINTENANCE OF ALL EROSION CONTROL BMPS. SEDIMENT LADEN RUNOFF SHALL BE CONTAINED AND TREATED ON SITE.
4. THE DISTURBED AREA FOR THE INITIAL PHASE IS ±0.3 ACRES.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
IP	INLET PROTECTION			An impounding area created by excavating or placing silt fence around a storm drain drop inlet. The surrounding area will be filled and stabilized on completion of construction activities.
SB	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
DC	DUST CONTROL ON DISTURBED AREAS		DC	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Mu	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Mu	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
TS	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		TS	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.

SEDIMENT STORAGE CALCULATIONS:

REQUIRED SEDIMENT STORAGE:
67 CUBIC YARD PER ACRE DISTURBED = 67 CY/AC * 0.3 AC = 20.1 CY
100 LF OF SILT FENCE PER ½ ACRE DISTURBED = 400 LF/AC * 0.3 AC = 120 LF

PROVIDED SILT FENCE (SB): 1,005 LF
PROVIDED SILT FENCE (SB-S - SENSITIVE): 640 LF
TOTAL SILT FENCE PROVIDED: 1,645 LF

THE REQUIRED SEDIMENT STORAGE FOR THE INITIAL PHASE IS 20.1 CY / 120 LF SILT FENCE. THE SEDIMENT STORAGE WILL BE PROVIDED BY THE PERIMETER SILT FENCE.

NRCS WEB SOIL SURVEY

SYMBOL	NAME	HYDROLOGIC SOIL GROUP	UNIFIED SOIL CLASSIFICATION	DEPTH
Rd	RIDGELAND FINE SAND	B	SP-SM, SM	0" - 80"
			-	-
Ro	ROSEDHU FINE SAND	A/D	SP-SM	0" - 32"
			SP-SM, SM	32" - 72"

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION No. 7594 AXIS ENGINEERING CONSULTANTS

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 33027 BRIAN HILL BRADY

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

INITIAL EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

SHEET
C10.0 OF 31

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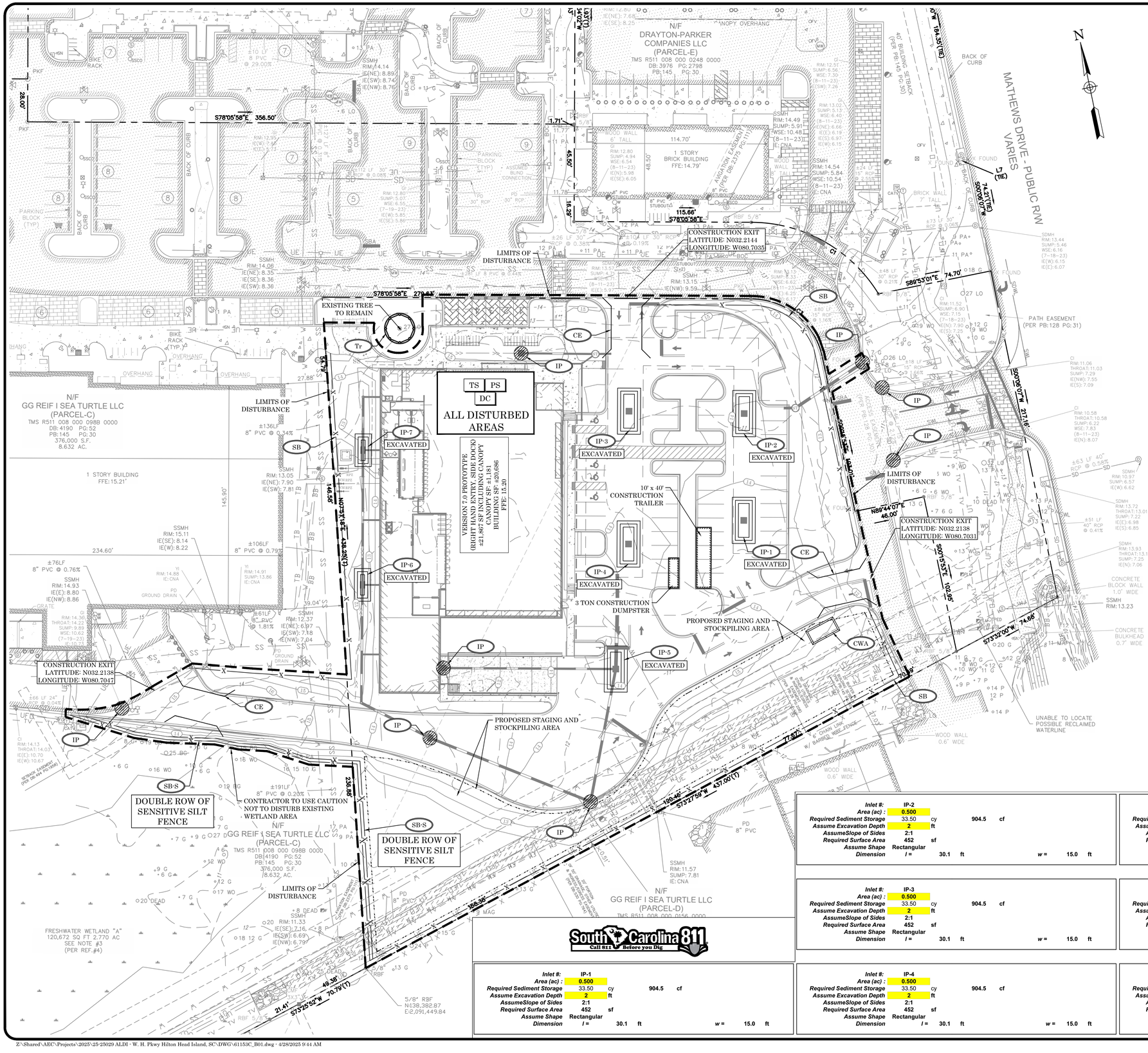

EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES:

1. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
3. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
4. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
6. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

INTERMEDIATE EROSION & SEDIMENTATION CONTROL NOTES:

1. FILTER FRAME INLET SEDIMENT TRAPS (Sd2-F) SHALL BE USED IN PLACE OF CURB INLET FILTERS (Sd2-P) UNTIL PAVEMENT IS COMPLETE.
2. CONTRACTOR SHALL INSTALL CONCRETE WASH AREA. CONCRETE WASH AREA SHALL BE USED FOR WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND REAR OF THE VEHICLES ONLY. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
3. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE PROJECT AREA AS NEEDED BASED ON PROJECT CONDITIONS.
4. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS / MAINTENANCE OF ALL EROSION CONTROL BMPS. SEDIMENT LADEN RUNOFF SHALL BE CONTAINED AND TREATED ON SITE.
5. THE DISTURBED AREA FOR THE INTERMEDIATE PHASE IS ±2.9 ACRES.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
CWA	CONCRETE WASHOUT AREA			A washdown area for tools, concrete mixer chutes, hoppers and rear of vehicles.
IP	INLET PROTECTION			An impounding area created by excavating or placing silt fence around a storm drain drop inlet. The surrounding area will be filled and stabilized on completion of construction activities.
SB	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
DC	DUST CONTROL ON DISTURBED AREAS		DC	Controlling surface and air movement of dust on construction site, roadways and similar sites.
PS	DISTURBED AREA STABILIZATION (WITH PERMASEEDING)		PS	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
TS	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		TS	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.

SEDIMENT STORAGE CALCULATIONS:

REQUIRED SEDIMENT STORAGE:
67 CUBIC YARD PER ACRE DISTURBED = 67 CY/AC * 2.9 AC = 194.3 CY
100 LF OF SILT FENCE PER ½ ACRE DISTURBED = 400 LF/AC * 2.9 AC = 1,160 LF

PROVIDED SILT FENCE (SB): 1,005 LF
PROVIDED SILT FENCE (SB-S - SENSITIVE): 640 LF (DOUBLE ROW)
TOTAL SILT FENCE PROVIDED: 1,645 LF
PROVIDED SEDIMENT STORAGE (IP-EXCAVATED): 201 CY

THE REQUIRED SEDIMENT STORAGE REQUIRED FOR THE INTERMEDIATE PHASE IS 194.3 CY / 1,160 LF SILT FENCE. THE SEDIMENT STORAGE WILL BE PROVIDED BY THE PERIMETER SILT FENCE AND EXCAVATED INLETS.

Inlet #:	IP-2							
Area (ac) :	0.500							
Required Sediment Storage	33.50	cy		904.5	cf			
Assume Excavation Depth	2	ft						
AssumeSlope of Sides	2:1							
Required Surface Area	452	sf						
Assume Shape	Rectangular							
Dimension	l =	30.1	ft			w =	15.0	ft

Inlet #:	IP-5							
Area (ac) :	0.500							
Required Sediment Storage	33.50	cy		904.5	cf			
Assume Excavation Depth	2	ft						
AssumeSlope of Sides	2:1							
Required Surface Area	452	sf						
Assume Shape	Rectangular							
Dimension	l =	30.1	ft			w =	15.0	ft

Inlet #:	IP-3							
Area (ac) :	0.500							
Required Sediment Storage	33.50	cy		904.5	cf			
Assume Excavation Depth	2	ft						
AssumeSlope of Sides	2:1							
Required Surface Area	452	sf						
Assume Shape	Rectangular							
Dimension	l =	30.1	ft			w =	15.0	ft

Inlet #:	IP-6							
Area (ac) :	0.250							
Required Sediment Storage	16.75	cy		452.3	cf			
Assume Excavation Depth	2	ft						
AssumeSlope of Sides	2:1							
Required Surface Area	226	sf						
Assume Shape	Rectangular							
Dimension	l =	21.3	ft			w =	10.6	ft

Inlet #:	IP-1							
Area (ac) :	0.500							
Required Sediment Storage	33.50	cy		904.5	cf			
Assume Excavation Depth	2	ft						
AssumeSlope of Sides	2:1							
Required Surface Area	452	sf						
Assume Shape	Rectangular							
Dimension	l =	30.1	ft			w =	15.0	ft

Inlet #:	IP-4							
Area (ac) :	0.500							
Required Sediment Storage	33.50	cy		904.5	cf			
Assume Excavation Depth	2	ft						
AssumeSlope of Sides	2:1							
Required Surface Area	452	sf						
Assume Shape	Rectangular							
Dimension	l =	30.1	ft			w =	15.0	ft

Inlet #:	IP-7							
Area (ac) :	0.250							
Required Sediment Storage	16.75	cy		452.3	cf			
Assume Excavation Depth	2	ft						
AssumeSlope of Sides	2:1							
Required Surface Area	226	sf						
Assume Shape	Rectangular							
Dimension	l =	21.3	ft			w =	10.6	ft

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — No. 7594 — ENGINEERING CONSULTANTS

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 33027 — BRIAN H. HILL

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
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8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

INTERMEDIATE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'
GRAPHIC SCALE 1" = 30'

SHEET
C11.0 OF 31

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EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES:

1. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
3. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
4. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
6. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
7. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

FINAL EROSION & SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL PERMANENT VEGETATIVE SEEDING / SODDING ON ALL DISTURBED AREAS. COORDINATE WITH LANDSCAPE PLAN FOR FINAL GROUND COVER.
2. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BMPS ONCE FINAL STABILIZATION HAS BEEN MET.
3. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS / MAINTENANCE OF ALL EROSION CONTROL BMPS. SEDIMENT LADEN RUNOFF SHALL BE CONTAINED AND TREATED ON SITE.
4. THE DISTURBED AREA FOR THE FINAL PHASE IS 0.0 ACRES.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
DC	DUST CONTROL ON DISTURBED AREAS		DC	Controlling surface and air movement of dust on construction site, roadways and similar sites.
PS	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		PS	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
SOD	DISTURBED AREA STABILIZATION (SODDING)		SOD	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.

HATCH LEGEND:

SEE LANDSCAPE PLAN FOR FINAL GROUND COVER

SODDED AREA

SEEDED AREA

SLOPE STABILIZATION

South Carolina 811 Call 811 Before you Dig

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7	-	-
8	-	-
9	-	-
10	-	-

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION AS A CIVIL ENGINEERING CORPORATION No. 7594

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 33027 BRIAN HILL BRAUN

4/25/2025

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

FINAL EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

30' 15' 0' 30'

GRAPHIC SCALE 1" = 30'

SHEET

C12.0 OF 31

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SCDHEC STANDARD 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, 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;
   - 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.

MITIGATION OF SITE POLLUTANTS

NAME OF POLLUTANT	MITIGATION METHOD/BMP
SEDIMENT	CONSTRUCTION EXIT
	SILT FENCE
	INLET PROTECTION
	MULCH/GRASSING
PETROLEUM PRODUCTS	SEE ES&PC NOTES ON THIS SHEET
BUILDING MATERIALS	SEE ES&PC NOTES ON THIS SHEET
CONCRETE	SEE INTERMEDIATE EROSION AND SEDIMENTATION CONTROL NOTES

ACTIVITY SCHEDULE

ANTICIPATED START DATE: 01/01/2025

ANTICIPATED END DATE: 06/01/2025

ACTIVITY	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
INSTALLATION & MAINTENANCE OF INITIAL BMPS						
CLEARING & GRUBBING						
INSTALLATION & MAINTENANCE OF INTERMEDIATE BMPS						
GRADING, STORMWATER, & UTILITY INSTALLATION						
BUILDING CONSTRUCTION						
FINAL GRADING, PAVING, & FINAL BMP INSTALLATION						
REMOVAL OF ALL TEMPORARY BMPS						

PROJECT INFORMATION:

- SITE ADDRESS: TBD WILLIAM HILTON PARKWAY HILTON HEAD ISLAND, SOUTH CAROLINA
- EXISTING SITE USE: VACANT, WOODED COMMERCIAL LOT
- EXISTING SITE TOPOGRAPHY: SITE SLOPES RANGE FROM 0.50% TO 7.0% FROM NORTHWEST TO SOUTHEAST ACROSS THE SITE. THE PROPOSED SITE CONTAINS SEVERAL LOW SPOTS WITHIN THE SITE THAT EVENTUALLY FILL WITH RUNOFF AND OVERFLOW TO THE SOUTHEASTERN CORNER OF THE PROPERTY.
- PROPOSED DEVELOPMENT: GROCERY STORE
- DISTURBED AREA / PROJECT AREA: ±2.9 ACRES / ±2.81 ACRES
- RECEIVING WATERBODY: BROAD CREEK
- WATERS OF STATE (WOS) ON SITE: NO
- SC NAVIGABLE WATERS (SCNW) ON SITE: NO
- NEAREST DHEC WATER QUALITY MONITORING STATION (WQMS): 20-25; NEXT NEAREST RECEIVING WATERS IS CALIBOGUE SOUND.
- TMDL DEVELOPED FOR ABOVE WQMS: NO - CAUSE IS FC.

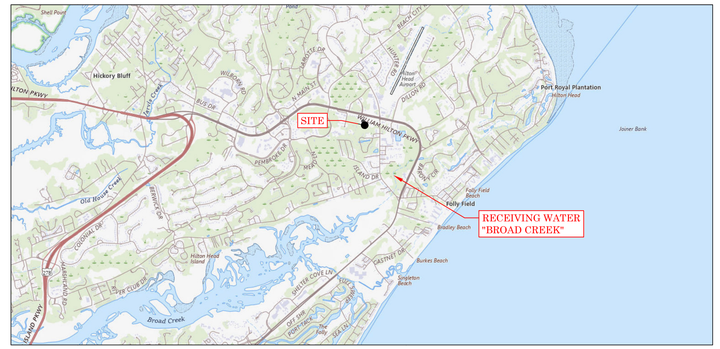
PRIMARY PERMITTEE:

ALDI, INC.
1597 DRY POND ROAD
JEFFERSON, GEORGIA 30549
PHONE: (706) 708-0488
al.keeler@aldi.us

ES&PC NOTES:

1. FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).
2. WASTE DISPOSAL. LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS. WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, ARE OFTEN BEST LOCATED NEAR CONSTRUCTION SITE ENTRANCES TO MINIMIZE TRAFFIC ON DISTURBED SOILS. THE CONTRACTOR SHOULD INCLUDE SECONDARY CONTAINMENT AROUND LIQUID WASTE COLLECTION AREAS TO FURTHER MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGES. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
3. ALL PERMITEES ARE REQUIRED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING TRENCHES AND EXCAVATIONS. DISCHARGES ARE PROHIBITS UNLESS MANAGED BY APPROPRIATE CONTROLS.
4. IF ANY PETROLEUM PRODUCTS ARE KEPT ON SITE, THEN THEY SHALL BE KEPT IN A SECURE AREA AND MONITORED DAILY FOR ANY SPILLS OR LEAKS AND NOTED IN THE SAME DAY IN THE DAILY REPORT.
5. IF ANY PETROLEUM OR HARMFUL PRODUCTS ENTERS STATE WATERS OR ANY TRANSPORTATION TO STATE WATERS OF ANY DISCERNIBLE AMOUNT, THE SPILL SHALL BE REPORTED TO THE SCDHEC RESPONSE LINE AT (888) 481-0125.
6. IF ANY PETROLEUM OR HARMFUL PRODUCTS ARE STORED ON SITE THEN THEY SHALL BE PLACED AS FAR FROM WETLANDS, DRAINAGE DITCHES, STORMWATER SYSTEMS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS AS POSSIBLE TO PROVIDE AS MUCH PROTECTION AS POSSIBLE. THESE AREAS SHOULD BE SURROUNDED BY BERMS OR OTHER PROTECTIVE MEASURES TO ENSURE THE CAPTURE OF ANY MATERIAL SHOULD LEAKS OR SPILLS OCCUR.
7. STABILIZATION OF THE SITE DURING CONSTRUCTION WITH PERMANENT VEGETATION (SUCH AS "PS" and "SO") WILL BE INSTALLED IN ACCORDANCE WITH THE GRASSING SCHEDULE TO OPTIMIZE GROWTH TO STABILIZE THE SITE ONCE CONSTRUCTION IS COMPLETE AND WILL CONTROL ANY POSSIBLE POLLUTANTS FROM THE SITE.

61153 HILTON HEAD ISLAND ALDI



RECEIVING WATERS MAP

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION AXIS ENGINEERING CONSULTANTS No. 7594

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 33027 BRIAN HILL BRADY

4/25/2025

AEC PROJECT NUMBER		
25-25029		
DATE OF PLANS		
7/19/2024		
REVISIONS		
NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

SHEET
C13.0 OF 31

South Carolina 811 Call 811 Before you Dig

Z:\Shared\AEC\Projects\2025\25-25029 ALDI - W. H. Pkwy Hilton Head Island, SC\DWG\61153C_A01.dwg - 4/28/2025 9:44 AM

STATE OF SOUTH CAROLINA NPDES PERMIT:
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES
PERMIT NUMBER SCR100000
(PERMIT EFFECTIVE MARCH 1, 2021 - FEBRUARY 28, 2026)

SECTION 4: IMPLEMENTATION, INSPECTION AND MAINTENANCE OF BMPS

4.1 PRE-CONSTRUCTION CONFERENCES

A. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION PROJECT OR SITE WITH AN APPROVED ON-SITE STORMWATER POLLUTION PREVENTION PLAN (OS-SWPPP). EACH CONTRACTOR, SUBCONTRACTOR, BLANKET UTILITY PROVIDER, ETC., WHO WILL WORK AT A SITE MUST ATTEND THIS CONFERENCE IN PERSON. THE PRIMARY PURPOSE OF THIS CONFERENCE IS FOR:

1) THE PREPARER OF THE SWPPP OR SOMEONE WITH A REGISTRATION EQUIVALENT TO THAT OF THE PREPARER OF THE SWPPP; AND/OR

2) THE PERSON WITH OPERATIONAL CONTROL OF THE PLANS AND SPECIFICATIONS (THE PRIMARY OR SECONDARY PERMITTEE) OR THEIR DULY AUTHORIZED REPRESENTATIVE (AS DEFINED IN SECTION 122.22(B) OF SC REGULATION 61-9)

TO REVIEW AND EXPLAIN THE ON-SITE SWPPP (OS-SWPPP) SO THAT ALL ARE AWARE OF THE REQUIREMENTS BEFORE THEY START PERFORMING CONSTRUCTION-RELATED (LAND DISTURBING) ACTIVITIES THAT MAY AFFECT THE IMPLEMENTATION OF THE APPROVED OS-SWPPP. THIS CONFERENCE MAY BE HELD SIMULTANEOUSLY WITH ALL CONTRACTORS AND BUILDERS PRESENT OR MAY BE CONDUCTED SEPARATELY WITH ONE OR MORE CONTRACTORS, SUBCONTRACTORS, ETC. PRESENT.

B. LINEAR CONSTRUCTION OF ROADS OR UTILITIES (SUCH AS ROADS AND UTILITY CONSTRUCTION INCLUDING ELECTRICAL POWER LINES, GAS LINES, MAIN SEWER TRUNK LINES, WATER DISTRIBUTION LINES, AND OTHER UTILITIES) THAT ARE NOT PART OF A LCP (I.E., SUBDIVISION OR OTHER TYPE OF DEVELOPMENT) ARE CONSIDERED TO BE LINEAR PROJECTS OR LINEAR CONSTRUCTION UNDER THIS PERMIT. LINEAR CONSTRUCTION PERFORMED AS A PART OF OR WITHIN A LCP PROJECT OR SITE, IS NOT CONSIDERED TO BE A STAND-ALONE LINEAR PROJECT. (SEE APPENDIX A, DEFINITIONS.)

C. PRE-CONSTRUCTION CONFERENCE LOCATION REQUIREMENTS ARE DEFINED BELOW.

1) FOR NON-LINEAR CONSTRUCTION PROJECTS/SITES THAT DISTURB 10 ACRES OR MORE, THE PRE-CONSTRUCTION CONFERENCE MUST BE HELD ON-SITE UNLESS IT IS JUSTIFIED IN THE SWPPP AND APPROVED BY THE DEPARTMENT TO CONDUCT THE CONFERENCE OFF-SITE.

2) FOR NON-LINEAR CONSTRUCTION PROJECTS/SITES THAT DISTURB LESS THAN 10 ACRES, CONFERENCES MAY BE HELD OFF-SITE UNLESS SPECIFICALLY REQUIRED IN WRITING OR AS A CONDITION OF THE APPROVED OS-SWPPP BY THE DEPARTMENT OR THE RESPECTIVE MS4 TO BE CONDUCTED ON-SITE.

3) FOR LINEAR CONSTRUCTION PROJECTS/SITES THAT ARE NOT PART OF AN LCP, SUBDIVISION OR OTHER TYPE OF DEVELOPMENT, CONFERENCES MAY BE HELD OFF-SITE UNLESS SPECIFICALLY REQUIRED IN WRITING OR AS A CONDITION OF THE APPROVED OS-SWPPP BY THE DEPARTMENT OR THE RESPECTIVE MS4 TO BE CONDUCTED ON-SITE.

4) FOR LINEAR CONSTRUCTION ACTIVITIES (WITHIN A LCP), CONFERENCES MUST BE HELD IN ACCORDANCE WITH DISTURBED AREA (<10 ACRES OR > 10 ACRES) CRITERION ESTABLISHED FOR NON-LINEAR PROJECTS/SITES IN ITEMS C.1 AND C.II ABOVE.

5) IN ADDITION, PERSON(S) CONDUCTING THE CONFERENCE (OWNER/OPERATOR) MAY CHOOSE, AT THEIR DISCRETION, TO HOLD A CONFERENCE NORMALLY HELD OFF-SITE, ON-SITE.

D. EACH PRE-CONSTRUCTION CONFERENCE MUST ALSO SPECIFICALLY ADDRESS SECTION 3.1.7, MODIFICATIONS, DETAILING HOW EACH TYPE OF MODIFICATION, MAJOR AND MINOR, WILL BE ADDRESSED AND PROCESSED AT THE CONSTRUCTION SITE TO MAINTAIN COMPLIANCE WITH THIS PERMIT.

E. PERSONS CONDUCTING THIS CONFERENCE MUST DOCUMENT EACH CONTRACTOR, SUBCONTRACTOR, BLANKET UTILITY, ETC., ATTENDING THE CONFERENCE. THIS DOCUMENTATION MUST BE MAINTAINED WITH THE ON-SITE SWPPP (OS-SWPPP), AND INCLUDE DATES, LOCATIONS, TIMES, AS WELL AS, IDENTIFICATION OF THOSE IN ATTENDANCE.

4.2 INSPECTIONS

A. SCOPE. CONSTRUCTION SITE INSPECTIONS ARE TO BE CONDUCTED ON A ROUTINE BASIS, AS OUTLINED IN SECTION 4.2.B, AND MUST INCLUDE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING PERIMETER BMPS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.

EACH INSPECTION MUST LOOK FOR THE EVIDENCE OF, OR THE POTENTIAL FOR, INEFFICIENCIES WITHIN THE IMPLEMENTED OS-SWPPP, WHETHER THE INEFFICIENCIES ARE A DIRECT RESULT OF IMPROPER DESIGN, INSTALLATION OR MAINTENANCE, BY INSPECTING, AT A MINIMUM, THE FOLLOWING:

1) ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITY AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION:

2) ALL STORMWATER CONVEYANCE SYSTEMS FOR ANY EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THESE SYSTEMS:

3) ALL BMPS IDENTIFIED IN THE OS-SWPPP;

4) ALL DISCHARGE LOCATIONS TO ASCERTAIN WHETHER THE IMPLEMENTED BMPS ARE EFFECTIVE IN PREVENTING THE DISCHARGE OF SEDIMENT FROM THE SITE. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS MUST BE INSPECTED TO THE EXTENT THAT SUCH INSPECTIONS ARE PRACTICABLE; AND

5) LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

IF INSPECTION RESPONSIBILITIES ARE NOT SHARED BETWEEN THE PRIMARY AND SECONDARY PERMITTEES, EACH SECONDARY PERMITTEE MUST PROVIDE THEIR OWN INSPECTIONS FOR THE PORTIONS OF THE SITE FOR WHICH THEIR COVERAGE INCLUDES.

B. FREQUENCY. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS, AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. IT IS RECOMMENDED THAT BMPS BE ASSESSED BY THE CONTRACTOR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 1.0 INCH OR GREATER, AS WELL AS DURING THE FIRST RAIN EVENT AFTER THE INITIATION OF CONSTRUCTION ACTIVITIES, AFTER THE INSTALLATION OF BMPS.

THE DEPARTMENT ON A CASE-BY-CASE BASIS MAY REQUIRE ANY PERMITTEE WHO HAS COVERAGE UNDER THIS CGP TO CONDUCT INSPECTIONS ON A MORE FREQUENT BASIS THAN PRESCRIBED IN THIS EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, PERMITTEES WHO HAVE COMPLIANCE PROBLEMS AND PERMITTEES WHOSE CONSTRUCTION SITE'S STORMWATER DISCHARGES TO SENSITIVE WATERS (SUCH AS WATERS CLASSIFIED AS TROUT WATERS, OUTSTANDING RESOURCE WATERS, SHELLFISH HARVESTING WATERS, ETC.).

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. ONCE A DEFINABLE AREA HAS REACHED FINAL STABILIZATION, AS DEFINED IN APPENDIX A, YOU MAY MARK THIS ON YOUR ON-SITE SWPPP AND NO FURTHER INSPECTION REQUIREMENTS APPLY TO THAT PORTION OF THE SITE (E.G., LAND-DISTURBING ACTIVITIES AROUND ONE OF THREE BUILDINGS IN A COMPLEX ARE COMPLETED AND THE DISTURBED AREA HAS REACHED FINAL STABILIZATION, ONE MILE OF A ROADWAY OR PIPELINE PROJECT IS COMPLETED AND THE DISTURBED AREA HAS REACHED FINAL STABILIZATION, ETC). INSPECTION OF BMPS, SUCH AS SEDIMENT BASINS, SEDIMENT TRAPS, WHICH MAY RECEIVE FLOW FROM LAND DEVELOPMENT AND/OR CONSTRUCTION ON INDIVIDUAL LOTS, MAY BE REQUIRED TO RESUME IF AREAS THAT DRAIN TO THEM BECOME DISTURBED DURING FUTURE CONSTRUCTION.

IF THE ENTIRE SITE HAS REACHED FINAL STABILIZATION AND YOU DO NOT SUBMIT AN NOT, YOU MUST CONTINUE TO PERFORM MONTHLY INSPECTIONS.

C. LINEAR SITE INSPECTION FREQUENCY. UTILITY LINE INSTALLATION, PIPELINE CONSTRUCTION, AND OTHER EXAMPLES OF LONG, NARROW, LINEAR CONSTRUCTION ACTIVITIES MAY LIMIT THE ACCESS OF INSPECTION PERSONNEL TO THE AREAS DESCRIBED IN SECTION 4.2.A ABOVE. INSPECTION OF THESE AREAS COULD REQUIRE THAT VEHICLES COMPROMISE TEMPORARILY OR EVEN PERMANENTLY STABILIZED AREAS, CAUSE ADDITIONAL DISTURBANCE OF SOILS, AND INCREASE THE POTENTIAL FOR EROSION.

IN THESE CIRCUMSTANCES, CONTROLS MUST BE INSPECTED ON THE SAME FREQUENCIES AS OTHER CONSTRUCTION PROJECTS, BUT REPRESENTATIVE INSPECTIONS ARE ACCEPTABLE. FOR REPRESENTATIVE INSPECTIONS, PERSONNEL MUST INSPECT CONTROLS ALONG THE CONSTRUCTION SITE FOR 0.25 MILE ABOVE AND BELOW EACH ACCESS POINT WHERE A ROADWAY, UNDISTURBED RIGHT-OF-WAY, OR OTHER SIMILAR FEATURE INTERSECTS THE CONSTRUCTION SITE AND ALLOWS ACCESS TO THE AREAS DESCRIBED ABOVE.

THE CONDITIONS OF THE CONTROLS ALONG EACH INSPECTED 0.25 MILE SEGMENT MAY BE CONSIDERED AS REPRESENTATIVE OF THE CONDITION OF CONTROLS ALONG THAT REACH EXTENDING FROM THE END OF THE 0.25 MILE SEGMENTS TO EITHER THE END OF THE NEXT 0.25 MILE INSPECTED SEGMENT, OR TO THE END OF THE CONSTRUCTION SITE, WHICHEVER OCCURS FIRST. REPRESENTATIVE INSPECTIONS MUST INCLUDE ANY AREAS WHERE STORMWATER DISCHARGES TO WATERS OF THE STATE OR US.

D. RAIN GAUGE. IT IS STRONGLY RECOMMENDED THAT PERMITTEES MAINTAIN AN ON-SITE RAIN GAUGE DURING ACTIVE CONSTRUCTION, TO RECORD RAINFALL RECORDS FROM ANY SIGNIFICANT RAINFALL EVENT. 0.5 INCHES OR GREATER. PERMITTEES MAY UTILIZE DATA FROM A CERTIFIED WEATHER RECORD (SUCH AS A PERSONAL WEATHER STATION OR AN AIRPORT) LOCATED WITHIN REASONABLE PROXIMITY OF THE CONSTRUCTION SITE IN LIEU OF AN ON-SITE RAIN GAUGE. THESE RECORDED RAINFALL AMOUNTS MUST BE MAINTAINED IN A RAIN LOG LOCATED IN THE ON-SITE SWPPP. RAINFALL RECORDS FOR THE DAY OF AN INSPECTION AND ANY SIGNIFICANT RAINFALL EVENTS SINCE THE LAST INSPECTION MUST BE REPORTED ON EACH WEEKLY INSPECTION REPORT.

E. INSPECTOR QUALIFICATIONS. INSPECTIONS MUST BE CONDUCTED BY QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE) AS OUTLINED BY THE FOLLOWING:

- FOR PROJECTS THAT DISTURB MORE THAN 2 ACRES, "QUALIFIED PERSONNEL" MUST BE:
- PREPARER OF THE C-SWPPP; OR
- A PERSON WITH A REGISTRATION EQUIVALENT TO THE REGISTRATION OF THE PREPARER OF THE C-SWPPP WHO IS KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORMWATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY BMPS SELECTED TO CONTROL THE QUALITY OF STORMWATER DISCHARGES FROM THE CONSTRUCTION SITE; OR
- AN INDIVIDUAL WHO IS UNDER THE DIRECT SUPERVISION OF AN INDIVIDUAL WHO IS QUALIFIED TO PREPARE A C-SWPPP BASED ON SECTION 3.1.2.B OF THIS PERMIT AND WHO IS KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICE OF EROSION AND SEDIMENT CONTROLS WHO POSSESSES THE SKILLS TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORMWATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY BMPS SELECTED TO CONTROL THE QUALITY OF STORMWATER DISCHARGES FROM THE CONSTRUCTION SITE; OR
- AN INDIVIDUAL WHO HAS BEEN CERTIFIED THROUGH A CONSTRUCTION SITE INSPECTOR CERTIFICATION COURSE THAT HAS BEEN APPROVED BY DHEC.

1) FOR PROJECTS THAT DISTURB 2 ACRES OR LESS, AND THAT ARE NOT PART OF AN LCP, THE PERMITTEE OR HIS DESIGNEE MAY PERFORM THESE INSPECTIONS PROVIDED THE PREPARER OF THE C-SWPPP EXPLAINS THE OS-SWPPP INCLUDING IMPLEMENTATION ALONG WITH THE INSPECTION REQUIREMENTS TO THE PERSON WHO WILL BE CONDUCTING THE INSPECTIONS.

2) THE DEPARTMENT AND REGULATED MS4S RESERVE THE RIGHT TO REQUIRE THAT INSPECTIONS BE PERFORMED BY AN INSPECTOR MEETING THE REQUIREMENTS OF 4.2.E.1 FOR CONSTRUCTION SITES LESS THAN TWO ACRES IN SIZE THAT DRAIN TO SENSITIVE WATERS, WHEN DEEMED NECESSARY.

F. INSPECTION REPORTS. FOR EACH INSPECTION REQUIRED ABOVE, YOU MUST COMPLETE AN INSPECTION REPORT AT A MINIMUM, THE INSPECTION REPORT MUST INCLUDE:

1) THE INSPECTION DATE;
2) NAMES, TITLES, AND , THE QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION IF NOT PREVIOUSLY GIVEN IN AN INSPECTION REPORT, UNLESS THOSE QUALIFICATIONS CHANGE;
3) ALL DISCHARGE POINTS
4) WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
5) TOTAL RAINFALL SINCE LAST INSPECTION;
6) LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
7) LOCATION(S) OF BMPS THAT NEED MAINTENANCE;
8) LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
9) LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION;
10) CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE OS-SWPPP NECESSARYAND IMPLEMENTATION DATES;
11) SITE NAME, OPERATOR NAME AND PERMIT NUMBER: AND
12) VERIFICATION THAT ALL BMPS AND STORMWATER CONTROLS IDENTIFIED IN THE OS-SWPPP HAVE BEEN INSTALLED AND ARE OPERATING AS DESIGNED.
13) DETERMINE IF THE CONSTRUCTION SEQUENCE IS BEING FOLLOWED;
14) STATUS OF CORRECTIVE ACTIONS UNDERTAKEN FOLLOWING PREVIOUS INSPECTION TO INCLUDE DATE(S) EACH ITEM WAS ADDRESSED;
15) LIST OF ITEMS THAT HAVE CARRIED OVER FROM PREVIOUS INSPECTION REPORTS THAT WERE NOT ADDRESSED.

G. MONTHLY REPORTS. DHEC MAY REQUIRE ON A CASE-BY-CASE BASIS THAT THE PERMITTEE SUBMIT A MONTHLY REPORT SUMMARIZING THE INSPECTIONS AT THE SITE AND ANY ASSOCIATED MAINTENANCE ACTIVITY.

H. INSPECTION RECORDS. A RECORD OF EACH INSPECTION AND OF ANY ACTIONS TAKEN IN ACCORDANCE WITH THIS SECTION MUST BE RETAINED AS PART OF THE ON-SITE SWPPP FOR AT LEAST THREE YEARS FROM THE DATE THAT PERMIT COVERAGE EXPIRES OR IS TERMINATED. THE QUALIFIED INSPECTOR, AS IDENTIFIED IN SECTION 4.2.E, MUST SIGN THE INSPECTION REPORT.

I. PRIMARY PERMITTEES. INSPECTORS EMPLOYED BY THE PRIMARY PERMITTEE RETAIN THE AUTHORITY TO INSPECT, REPORT, AND DOCUMENT AREAS OF THE CONSTRUCTION SITE THAT ARE UNDER DIRECT CONTROL OF THE SECONDARY PERMITTEE, BUT ONLY WHEN A LACK OF COMPLIANCE BY THE SECONDARY PERMITTEE INHIBITS THE PRIMARY PERMITTEE'S ABILITY TO MAINTAIN COMPLIANCE WITH THE OVERALL OS-SWPPP OR THIS PERMIT.

4.3 MAINTENANCE

A. CONSTRUCTION MAINTENANCE. ALL BMPS AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE OS-SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS REQUIRED BY SECTION 4.2 IDENTIFY BMPS THAT ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED WITHIN SEVEN (7) CALENDAR DAYS, BEFORE THE NEXT INSPECTION, OR AS REASONABLY POSSIBLE, AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORMWATER CONTROLS. IF THE REQUIRED MAINTENANCE TAKES LONGER THAN 7 DAYS, DOCUMENTATION AS TO THE REASON SHALL BE PROVIDED UPON REQUEST OF THE DEPARTMENT OR OTHER REGULATORY STAFF ALONG WITH ESTIMATED TIME OF COMPLETION.

IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN A TIME FRAME OF 48 HOURS OF IDENTIFICATION.

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 OS-SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION BASINS MUST BE REMOVED AS INDICATED IN THE OS-SWPPP OR WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT, WHICHEVER OCCURS FIRST.

SEDIMENT COLLECTED BY SILT FENCE, OR ANOTHER SEDIMENT CONTROL MEASURE, MUST BE REMOVED WHEN THE DEPOSITED SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE ABOVE-GROUND PORTION OF THESE BMPS, OR BEFORE IT REACHES A LOWER HEIGHT BASED ON THE MANUFACTURER'S SPECIFICATIONS.

B. PERMANENT MAINTENANCE. PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE ROUTINELY MAINTAINED TO OPERATE PER DESIGN. THE DEPARTMENT REQUIRES INCLUSION OF A PERMANENT STORMWATER MANAGEMENT MAINTENANCE AGREEMENT AND A MAINTENANCE PLAN TO ENSURE PROPER OPERATION. PROVIDE A DETAILED PROPOSED MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT STRUCTURES PROPOSED FOR YOUR PROJECT IN THE NARRATIVE. THE MAINTENANCE AGREEMENT AND MAINTENANCE PLAN, WHEN REQUIRED, MUST BE IDENTIFIED AND LOCATED IN THE C-SWPPP.

C. MAINTENANCE AGREEMENTS. PERMANENT STORMWATER MANAGEMENT MAINTENANCE AGREEMENT MUST MEET THE FOLLOWING INFORMATION AS A MINIMUM:

1) SIGNED NOTARIZED AGREEMENT FROM THE RESPONSIBLE PARTY(IES) OR INDIVIDUAL(S) ACCEPTING OWNERSHIP AND MAINTENANCE OF EACH PERMANENT STORMWATER CONTROL DEVICE/STRUCTURE, INCLUDING ANY PERMANENT LID AND/OR PROPRIETARY CONTROL DEVICES (OIL-WATER SEPARATORS, ETC.), UNDERGROUND DETENTION STRUCTURES, EXFILTRATION SYSTEMS AND NON-TRADITIONAL STORMWATER CONTROLS (CONSTRUCTED WETLANDS, BIORETENTION, ETC.) INCORPORATED INTO THE CONSTRUCTION PROCESS.

2) A GENERIC TEMPLATE OF A MAINTENANCE AGREEMENT MAY BE FOUND AT HTTPS://SCDHEC.GOV/BOW/STORMWATER/APPLICATIONS-FORMS-STORMWATER THIS TEMPLATE MAY BE MODIFIED TO IDENTIFY EACH PERMANENT STRUCTURE(S) FOR YOUR PROJECT.

3) THE DEPARTMENT AND/OR LOCAL PERMITTING AUTHORITY MUST BE NOTIFIED IN WRITING OF ANY CHANGES IN MAINTENANCE RESPONSIBILITY FOR THE STORMWATER DEVICES AT THE SITE (INCLUDE THIS STATEMENT IN AGREEMENT).

D. MAINTENANCE PLANS. ALL MAINTENANCE PLANS MUST MEET THE FOLLOWING INFORMATION AS A MINIMUM:

1) DESCRIPTION OF MAINTENANCE PLAN TO BE USED.

2) MAKE SURE THAT DETAILED OR MANUFACTURER-SPECIFIC MAINTENANCE PROCEDURES ARE INCLUDED FOR ANY PERMANENT LID AND/OR PROPRIETARY CONTROL DEVICES (OIL-WATER SEPARATORS, ETC.), UNDERGROUND DETENTION STRUCTURES, EXFILTRATION SYSTEMS AND NON-TRADITIONAL STORMWATER CONTROLS (CONSTRUCTED WETLANDS, BIORETENTION, ETC.) INCORPORATED INTO THE CONSTRUCTION PROCESS.

3) IDENTIFY EACH MAINTENANCE ACTIVITY (E.G., INSPECTION, MOWING, REMOVING DEBRIS, ETC.) TO BE COMPLETED. TYPICAL MAINTENANCE ITEMS TO BE ADDRESSED INCLUDE BUT NOT LIMITED TO:

(A) GRASS TO BE MOWED;
(B) TREES TO BE REMOVED FROM WITHIN THE POND AND ON THE EMBANKMENT;
(C) TRASH AND SEDIMENT TO BE REMOVED FROM INSIDE OF AND AROUND THE POND OUTLET STRUCTURE;
(D) ORIFICES TO BE CLEANED AND UNCLOGGED;
(E) OUTLET PIPE TO BE CLEANED, INSPECTED, AND REPAIRED;
(F) SEDIMENT ACCUMULATION TO BE REMOVED FROM POND;
(G) POND BOTTOM TO BE REGRADED TO PROVIDE PROPER DRAINAGE TOWARDS THE OUTLET DISCHARGE POINT;
(H) ENERGY DISSAPATORS TO BE CLEANED AND REPAIRED;
(I) EMERGENCY SPILLWAY, IF APPLICABLE, TO BE INSPECTED AND REPAIRED; AND
(J) EROSION ON SIDE SLOPES, IF PRESENT, TO BE ADDRESSED

4) SCHEDULE OR FREQUENCY FOR COMPLETING EACH MAINTENANCE ACTIVITY OF MAINTENANCE PROCEDURES (E.G., EVERY 6 MONTHS).

E. SECONDARY PERMITTEE BMP MAINTENANCE REQUIREMENT. IT SHALL BE THE RESPONSIBILITY OF THE SECONDARY PERMITTEE TO EITHER MAINTAIN OR COORDINATE MAINTENANCE WITH THE PRIMARY PERMITTEE OR THE PARTY RESPONSIBLE FOR PERMANENT MAINTENANCE OF ANY STORMWATER BMP (SILT FENCE, SEDIMENT TRAP, SEDIMENT BASIN, ETC.) ACCEPTING STORMWATER DISCHARGES FROM ANY AREA ASSOCIATED WITH THE SECONDARY PERMITTEE'S CONSTRUCTION ACTIVITIES.

SECTION 5: TERMINATION OF COVERAGE

5.1 REQUIREMENTS

A. YOU MAY ONLY SUBMIT A NOTICE OF TERMINATION (NOT) AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

1) FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE CONSTRUCTION SITE FOR WHICH YOU ARE RESPONSIBLE (SEE DEFINITION OF FINAL STABILIZATION IN APPENDIX A). ALL TEMPORARY BMPS (SILT FENCE, SEDIMENT TUBES, ETC) SHOULD BE REMOVED:

2) ANOTHER OPERATOR HAS ASSUMED CONTROL, ACCORDING TO §122.41(L)(3) OF SC REGULATION 61-9 (SEE APPENDIX C OF THIS PERMIT), OVER ALL AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT REACHED FINAL STABILIZATION:

3) COVERAGE UNDER AN INDIVIDUAL OR ALTERNATIVE GENERAL NPDES PERMIT HAS BEEN OBTAINED:

4) FOR RESIDENTIAL LOTS ONLY, EITHER (1) FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF A RESIDENTIAL LOT(S), OR (2) TEMPORARY STABILIZATION INCLUDING PERIMETER CONTROLS FOR A RESIDENTIAL LOT(S) HAVE BEEN ACHIEVED PRIOR TO OCCUPATION OF THE HOME BY THE HOMEOWNER AND THAT THE HOMEOWNER HAS BEEN INFORMED, BY THE PRIMARY/SECONDARY PERMITTEE, ABOUT THE NEED FOR, AND BENEFITS OF, FINAL STABILIZATION:

5) FOR CONSTRUCTION ACTIVITIES ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP OR RANGE LAND, STAGING AREAS FOR HIGHWAY CONSTRUCTION, ETC.), EITHER (1) FINAL STABILIZATION HAS BEEN ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE, AND (2) FOR ANY AREAS DISTURBED THAT WERE NOT PREVIOUSLY USED FOR AGRICULTURAL ACTIVITIES AND AREAS WHICH ARE NOT BEING RETURNED TO THEIR PRECONSTRUCTION AGRICULTURAL USE HAVE ACHIEVED FINAL STABILIZATION, AS DEFINED BY THIS PERMIT: OR

6) LAND DISTURBANCE ACTIVITIES WERE NEVER INITIATED ON THE CONSTRUCTION SITE AND THE CONSTRUCTION SITE REMAINS PERMANENTLY STABILIZED.

B. THE NOT MUST BE SUBMITTED WITHIN 30 DAYS OF ONE OF THE ABOVE CONDITIONS BEING MET. AUTHORIZATION TO DISCHARGE TERMINATES AT MIDNIGHT OF THE DAY THE NOT IS SIGNED.

C. IF AN NOT HAS BEEN SUBMITTED AND THE CONSTRUCTION SITE DOES NOT MEET THE CRITERIA FOR TERMINATION, THEN THE CONSTRUCTION SITE REMAINS SUBJECT TO THE PROVISIONS OF THIS PERMIT.

D. A REVISED MAINTENANCE AGREEMENT, CONSISTENT WITH SECTION 4.3.C MUST BE SUBMITTED ALONG WITH THE NOT, WHEN THE RESPONSIBLE PARTY(IES) OR INDIVIDUAL(S) ACCEPTING OWNERSHIP OR MAINTENANCE OF PERMANENT STORMWATER CONTROL DEVICES HAVE CHANGED FROM WHAT WAS ORIGINALLY APPROVED.

E. FOR RESIDENTIAL SUBDIVISIONS, PRIMARY PERMITTEES DO NOT NEED TO TERMINATE PERMIT COVERAGE IN AREAS WHERE SECONDARY PERMITTEES HAVE RECEIVED PERMIT COVERAGE TO PERFORM WORK UNDER THIS PERMIT. PRIMARY PERMITTEES CAN REQUEST TO TERMINATE COVERAGE WHEN SECONDARY PERMITTEES ARE AUTHORIZED TO CONDUCT CONSTRUCTION ACTIVITIES, INDEPENDENT OF THE PRIMARY PERMITTEE, FOR THE REMAINING DISTURBED AREAS ON THE CONSTRUCTION SITE AND FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL OTHER AREAS OF THE CONSTRUCTION SITE.

5.2 SUBMITTING A NOTICE OF TERMINATION

A. IT IS YOUR RESPONSIBILITY TO SUBMIT A COMPLETE AND ACCURATE NOTICE OF TERMINATION (NOT). USING THE FORM (OR A PHOTOCOPY THEREOF) PROVIDED BY THE DEPARTMENT. THE NOT WILL BE MADE AVAILABLE AT OUR WEB SITE AT: HTTPS://SCDHEC.GOV/SITES/DEFAULT/FILES/LIBRARY/D-2610.PDF

B. IF DHEC NOTIFIES DISCHARGERS (EITHER DIRECTLY, BY PUBLIC NOTICE, OR BY MAKING INFORMATION AVAILABLE ON THE INTERNET) OF OTHER NOT FORM OPTIONS (E.G., ELECTRONIC SUBMISSION), YOU MAY TAKE ADVANTAGE OF THOSE OPTIONS TO SATISFY THE REQUIREMENTS OF SECTION 5.

C. THE NOTICE OF TERMINATION MUST INCLUDE THE FOLLOWING INFORMATION:

1) YOUR CGP NPDES COVERAGE NUMBER FOR THE STORMWATER DISCHARGE:

2) THE BASIS FOR SUBMISSION OF THE NOT AS OUTLINED IN SECTION 5.1:

3) OPERATOR'S NAME, ADDRESS, TELEPHONE NUMBER AND YOUR ORGANIZATION'S EMPLOYER IDENTIFICATION NUMBER (EIN) AS ESTABLISHED BY THE U.S. INTERNAL REVENUE SERVICE:

4) THE NAME OF THE PROJECT AND ADDRESS (OR A DESCRIPTION OF LOCATION IF NO STREET ADDRESS IS AVAILABLE) OF THE CONSTRUCTION SITE FOR WHICH THE NOTIFICATION IS SUBMITTED: AND

5) A CERTIFICATION STATEMENT, SIGNED AND DATED BY AN AUTHORIZED REPRESENTATIVE AS DEFINED IN §122.22 OF SC REGULATION 61-9 (SEE APPENDIX C OF THIS PERMIT) AND THE NAME AND TITLE OF THAT AUTHORIZED REPRESENTATIVE.

6) FOR PROJECTS DISTURBING MORE THAN 2 ACRES, A CERTIFICATION STATEMENT, SIGNED AND DATED BY THE PREPARER OF THE C-SWPPP OR OTHER PERSON WITH A REGISTRATION EQUIVALENT TO THAT OF THE PREPARER OF THE C-SWPPP, THAT TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF ALL WORK WAS CONDUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED OS-SWPPP AND THIS CGP. THIS CERTIFICATION MUST BE BASED ON THE INSPECTIONS PERFORMED IN ACCORDANCE WITH THIS SECTION 4.2 OF THIS CGP AND MUST STATE THAT ANY DEFICIENCIES THAT WERE NOTED HAVE BEEN CORRECTED.

7) FOR PROJECTS LOCATED WITHIN AN MS4, A LETTER OR OTHER STATEMENT FROM THE MS4 THAT THE SITE MEETS THE MS4 REQUIREMENTS FOR PROJECT COMPLETION.

5.3 WHERE TO SUBMIT

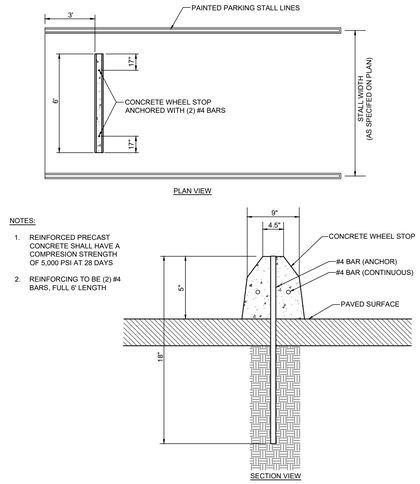
A. ALL ORIGINAL NOTS MUST BE SUBMITTED TO DHEC AT THE APPROPRIATE ADDRESS AS IDENTIFIED BELOW:

NON-COASTAL SITES
S.C. DHEC - BUREAU OF WATER
STORMWATER PERMITTING SECTION
2600 BULL STREET
COLUMBIA, SC 29201-1708

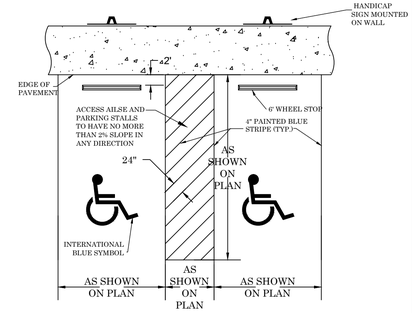
COASTAL ZONE
S.C. DHEC- BUREAU OF WATER
COASTAL STORMWATER SECTION
1362 MCMILLAN AVE., SUITE 400
CHARLESTON, S.C. 29405

ONCE THE DEPARTMENT PROVIDES AN ALTERNATE MEANS OF PERMITTING, FOR INSTANCE VIA A WEBSITE, THEN THE NOT MUST BE SUBMITTED AS DIRECTED BY THE DEPARTMENT.

SECTION

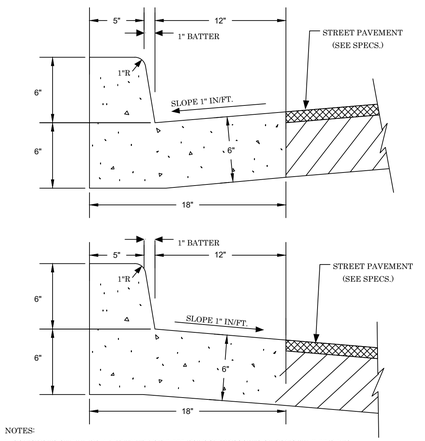


CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



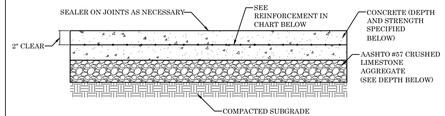
NOTE:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.

HANDICAP PARKING DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS.
2. BASE COMPACTION UNDER CURB TO BE 98% (ASTM D698).
3. CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.

18" STANDARD CURB AND GUTTER DETAIL
NOT TO SCALE

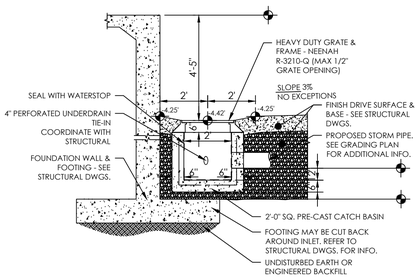


NOTES:
1. CONTRACTOR SHALL PLACE CONTROL JOINTS AT INTERVALS EQUAL TO THE PAVEMENT WIDTH NOT TO EXCEED 12'.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 50' MAXIMUM INTERVALS.
3. CURING SHALL BE BY ABSORPTIVE COVER, MOISTURE-RETAINING COVER, OR APPROVED CURING COMPOUND.

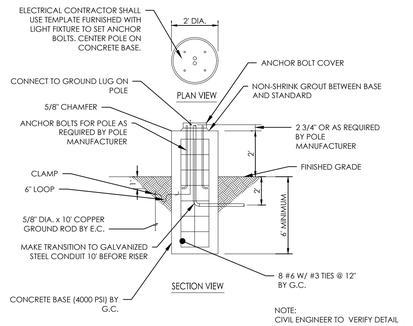
RIGID PAVEMENT SPECIFICATIONS

PAVEMENT TYPE:	SUBGRADE COMPACTION:	AGGREGATE DEPTH:	REINFORCEMENT:	CONCRETE DEPTH / STRENGTH:
LIGHT DUTY	95% MODIFIED PROCTOR	4 IN.	6X6 WIRE OR FIBER MESH	5 IN. @ 4,000 PSI
STANDARD DUTY	95% MODIFIED PROCTOR	4 IN.	6X6 WIRE OR FIBER MESH	5 IN. @ 4,000 PSI
HEAVY DUTY	95% MODIFIED PROCTOR	4 IN.	6X6 WIRE OR FIBER MESH	6 IN. @ 4,000 PSI

RIGID PAVEMENT DETAIL
NOT TO SCALE

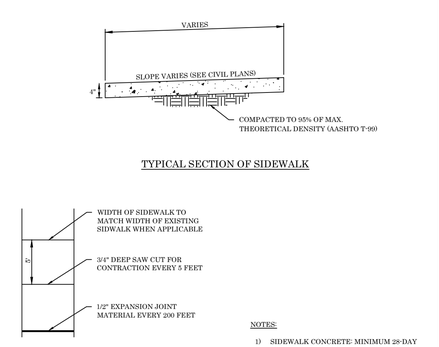


TRUCKWELL CATCH BASIN (DISCHARGE UNDER DOCK SLAB) DETAIL
NOT TO SCALE



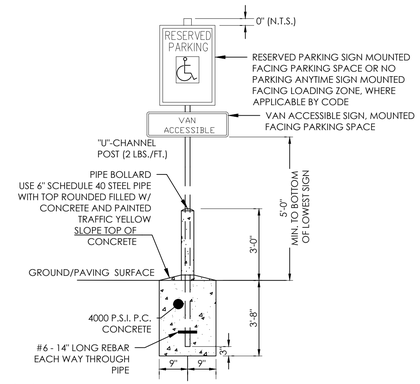
NOTE:
CIVIL ENGINEER TO VERIFY DETAIL MEETS LOCAL DESIGN CRITERIA AND REQUIREMENTS AND REVISE AS NECESSARY.

LIGHT POLE BASE DETAIL (WITHIN LANDSCAPING AREAS)
NOT TO SCALE



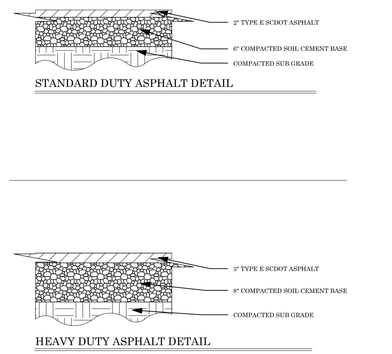
NOTES:
1) SIDEWALK CONCRETE: MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
2) SIDEWALK TO BE 4 INCHES THICK.

SIDEWALK DETAIL
NOT TO SCALE



NOTES:
1. SITE ENGINEER SHALL REVIEW ALL FEDERAL, STATE, AND LOCAL CODE AND PROVIDE SIGNAGE IN ACCORDANCE WITH ALL ADA REQUIREMENTS. THIS DETAIL IS PROVIDED FOR GENERAL GUIDANCE ONLY.
2. ANY REQUIRED "FINE" SIGNS SHALL BE PROVIDED ON POST AS REQUIRED BY ANY STATE AND/OR LOCAL REGULATIONS.

ACCESSIBLE SIGN POST INSTALLATION DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE

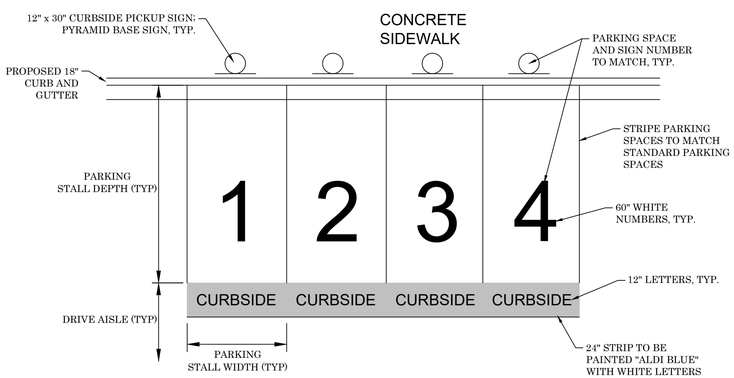
SIGN SCHEDULE/LEGEND:

ARCH. TYPE	SIGN	DESCRIPTION	TYPE OF MOUNT	MOUNTING HEIGHT (BOTTOM OF SIGN)	QUANTITY
C3	RESERVED FOR CURBSIDE PICKUP 1 Check in via text or app instructions	12" x 30" CURBSIDE PICK-UP PARKING SIGN	PYRAMID BASE SIGN	7'	0

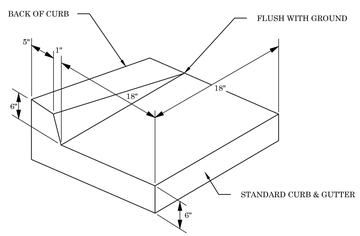
ALDI BLUE CUSTOM COLOR:

CCE COLORANT	OZ	32	64	128
L1-BLUE	-	63	1	1
R3-MAGENTA	-	5	-	1
Y3-DEEP GOLD	-	1	1	-

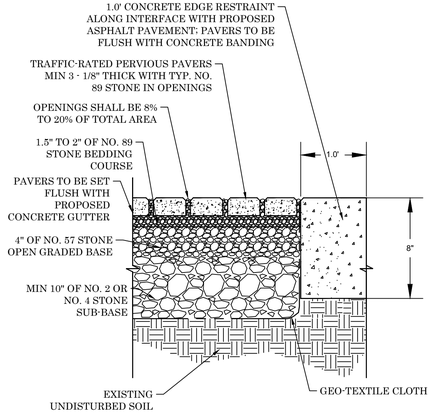
-ARIAL BOLD FONT SHALL BE USED FOR NUMBERS AND LETTERS
-PAINT SHALL BE SEALMASTERS 'COLOR PAVE' OR 'LIQUID THERMOPLASTIC' TRAFFIC MARKING PAINT OR AS APPROVED BY ALDI CM. CONTACT ROCHESTER JET-BLACK, GARY ROSBROOK, 585-441-4125 FOR ORDERING.
-a. COLOR PAVE SHALL BE USED FOR NEW PAVEMENT
-b. LIQUID THERMOPLASTIC SHALL BE USED FOR OLDER PAVEMENT THAT HAS BEEN SEALED WITH A COAL TAR SEALER.
-SURFACE PREPARATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS.
-SIGNS, NUMBERS AND WORDING TO BE PLACED CENTERED



CURBSIDE PICK-UP PARKING DETAIL
NOT TO SCALE



CURB TAPER DETAIL
NOT TO SCALE



PERVIOUS PAVERS DETAIL
NOT TO SCALE

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — AECS ENGINEERING CONSULTANTS, INC. — No. 7594

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 33627 — BRAIN HILL BRAUN

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

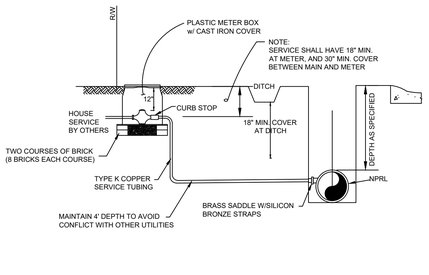
CONSTRUCTION DETAILS

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

SHEET
C14.0 OF 31

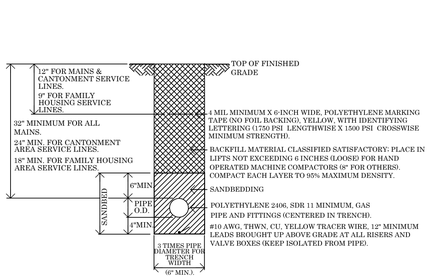
Z:\Shared\AEC\Projects\2025\25-25029 ALDI - W. H. Pkwy Hilton Head Island, SC\DWG\61153C_A01.dwg - 4/28/2025 9:44 AM



NOTES:

1. SERVICE LINE SHALL BE THE ENGINEERED SIZE FROM THE MAIN TO THE METER
2. USE ALL COMPRESSION GRIP JOINTS
3. INSTALLATION SHALL ALLOW ADEQUATE ROOM TO REMOVE AND/OR REPAIR METER
4. METER BOX SHALL BE APPROXIMATELY 24" x 36"
5. TYPE K COPPER SERVICE LINE MUST BE CONTINUOUS FROM METER TO MAIN

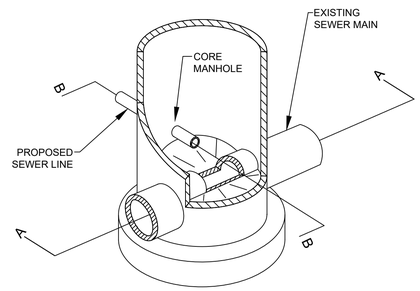
WATER METER INSTALLATION DETAIL
NOT TO SCALE

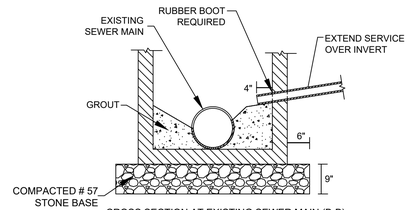


GAS TRENCH DETAIL
NOT TO SCALE

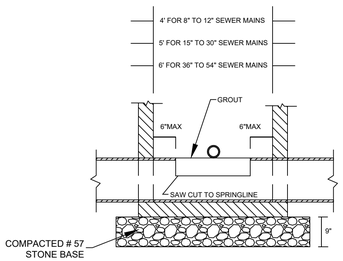
NOTES:

1. FLOW SHALL BE MAINTAINED DURING DOGHOUSE MANHOLE CONSTRUCTION.
2. MANHOLE PAD TO REST UPON A MINIMUM OF 9" COMPACTED #57 STONE BASE.





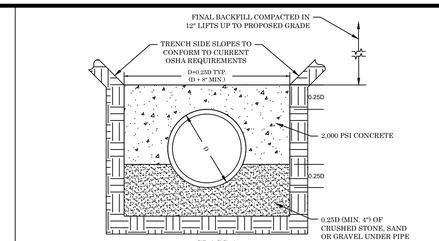
CROSS SECTION AT EXISTING SEWER MAIN (B-B)



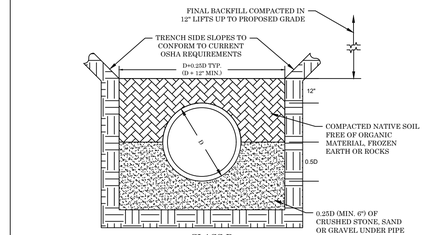
SECTION ALONG CENTERLINE OF EXISTING SEWER MAIN (A-A)

THE BASE SLAB MAY BE CAST–IN–PLACE OR PRECAST AND SHALL HAVE REINFORCING BARS EXTENDING INTO THE CONCRETE FILL USED FOR THE FLOW CHANNEL AND BENCH. THE DOGHOUSE MANHOLE SECTION SHALL HAVE OPENINGS PROVIDED BY THE MANUFACTURER TO FIT OVER THE EXISTING PIPE(S). THE OPENING AROUND THE EXISTING PIPE(S) SHALL BE SEALED WITH CONCRETE WHEN FORMING THE FLOW CHANNEL TO THE TOP OF THE BENCH AND THE REMAINING OPENING ABOVE THE BENCH WITH CONCRETE OR BRICK AND MORTAR.

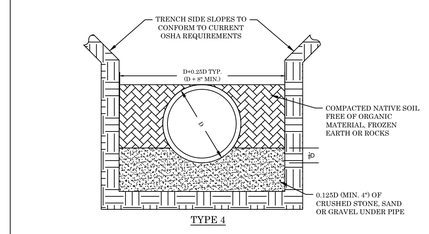
DOGHOUSE MANHOLE DETAIL
NOT TO SCALE



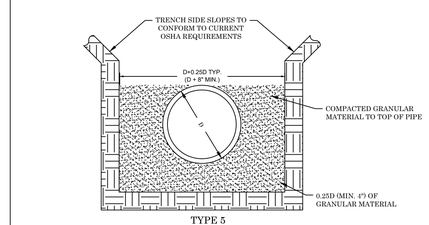
CLASS A



CLASS B

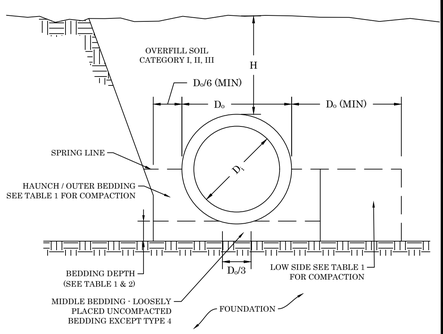


TYPE 4



TYPE 5

TYPICAL PIPE BEDDING DETAIL
NOT TO SCALE



TRENCH / EMBANKMENT INSTALLATION FIGURE

TABLE 1

BEDDING TYPE	BEDDING DEPTH*	HAUNCH / OUTER BEDDING COMPACTION	LOW SIDE COMPACTION
TYPE 1	(Do/24") ~ 3" MIN.	CATEGORY I - 95% STD. PROCTOR	CATEGORY I - 90% STD. PROCTOR CATEGORY II - 95% STD. PROCTOR CATEGORY III - 100% STD. PROCTOR
TYPE 2	(Do/24") ~ 3" MIN.	CATEGORY I - 90% STD. PROCTOR CATEGORY II - 95% STD. PROCTOR	CATEGORY I - 85% STD. PROCTOR CATEGORY II - 90% STD. PROCTOR CATEGORY III - 95% STD. PROCTOR
TYPE 3	(Do/24") ~ 3" MIN.	CATEGORY I - 85% STD. PROCTOR CATEGORY II - 90% STD. PROCTOR CATEGORY III - 95% STD. PROCTOR	CATEGORY I - 85% STD. PROCTOR CATEGORY II - 90% STD. PROCTOR CATEGORY III - 95% STD. PROCTOR
TYPE 4	NO REQUIRED	CATEGORY III - 85% STD. PROCTOR	CATEGORY III - 85% STD. PROCTOR

* MINIMUM BEDDING DEPTH IS DOUBLED WHEN ROCK FOUNDATION IS PRESENT - (Do/12) ~ 6" MIN. FOR ALL BEDDING TYPES

** SEE TABLE TWO FOR SOIL CATEGORY CLASSIFICATIONS

TABLE 2

REPRESENTATIVE SOIL TYPES

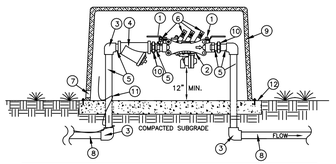
SIDD	USCS	AASHTO
GRAVELLY SAND (CATEGROY I)	SW, SP, GW, GP	A1, A3
SANDY SILT (CATEGROY II)	GM, SM, ML, GC*, SC*	A2, A4
SILTY CLAY (CATEGORY III)	CL, MH, GC, SC	A5, A6
NOT ALLOWED FOR HAUNCH OR BEDDING	CH	A7

*ALLOWABLE WITH LESS THAN 20% PASSING #200 SIEVE

NOTES:

1. SOIL IN THE OUTER BEDDING, HAUNCH, AND LOW SIDE ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE MAJORITY OF SOIL IN THE OVERFILL ZONE.
2. RCP PIPE CLASSIFICATION BASED ON TYPE 3 TRENCH INSTALLATION. CONTRACTOR SHALL PERFORM FIELD VERIFICATION OF SOIL PROPERTIES AND COMPACTION.
3. CONCRETE PIPE SHOULD BE INSTALLED IN ACCORDANCE WITH THE AASHTO LRFD BRIDGE CONSTRUCTION SPECIFICATIONS, SECTION 27 OR ASTM C1479.
4. RCP SHALL BE PROTECTED AGAINST CONSTRUCTION LOADS AND ANY OTHER LOADS INDUCED ON THE PIPE PRIOR TO COMPLETE INSTALLATION, OR LIVE LOADS IN EXCESS OF AASHTO HL-93.

RCP BEDDING DETAIL
NOT TO SCALE



MATERIALS

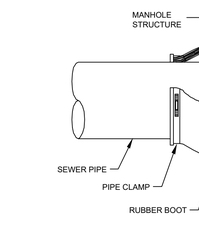
ITEM	QUAN	DESCRIPTION
1	2	FULL PORT BALL VALVE
2	1	REDUCED PRESSURE ZONE DEVICE
3	4	NO–LEAD BRASS ELLS THREADED OR FLANGED
4	1	STRAINER (OPTIONAL) W/ RPZ DEVICE (SEE NOTE 3)
5	6	NO–LEAD BRASS OR COPPER ONLY, NIPPLES CUT TO LENGTH
6	4	TEST COCKS W/ NO–LEAD BRASS PLUGS
7	1	DRAIN PORT
8		POLYETHYLENE OR COPPER
9	1	PREFABRICATED ENCLOSURE BY HOT BOX OR EQUAL
10	2	NO–LEAD BRASS UNION (SEE NOTE 3)
11		TRACER WIRE
12		4" CONCRETE SLAB ON GRADE

NOTES:

1. FOR FINAL APPROVAL, ASSEMBLY MUST BE CENTERED IN ENCLOSURE. UNDER NO CONDITION WILL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL ALWAYS BE INSTALLED IMMEDIATELY DOWNSTREAM OF METER.
2. UNDER NO CIRCUMSTANCE SHALL TEST PORTS BE MODIFIED OR UTILIZED FOR ANY USE OTHER THAN BACKFLOW DEVICE TESTING.
3. ITEMS #4 AND #10 (THE STRAINER AND THE UNIONS) MAY BE INSTALLED ON THE VERTICAL RISERS TO REDUCE THE OVERALL LAYING LENGTH.

TYPICAL OUTSIDE INSTALLATION
(3/4", 1", 1–1/2", 2", & 2–1/2" SIZES)

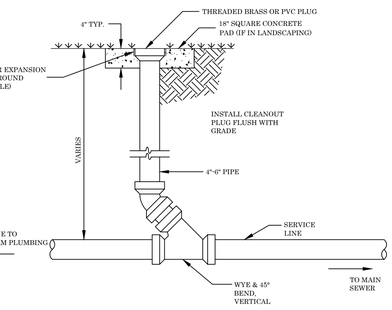
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (2-1/2" AND SMALLER)
NOT TO SCALE



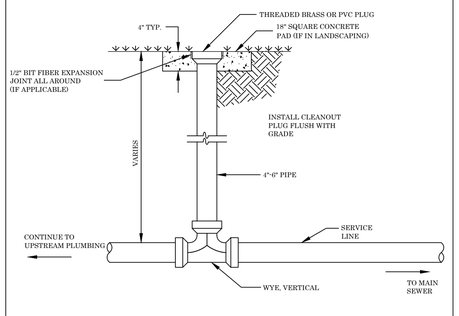
NOTE:

ALL PIPES SHALL BE CONNECTED TO MANHOLES BY RUBBER BOOT IN CORED OR PRECAST HOLES OF THE PROPER DIAMETER

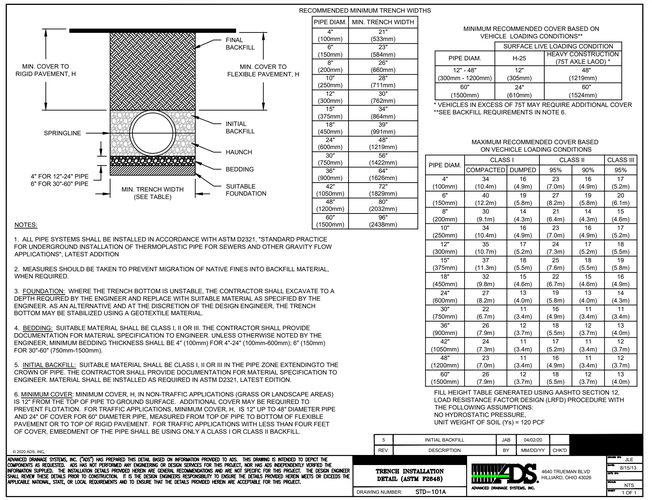
RUBBER BOOT DETAIL
NOT TO SCALE



SANITARY CLEAN OUT DETAIL
NOT TO SCALE



TWO-WAY SANITARY CLEAN OUT DETAIL
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-20	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	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 (4.8m)	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 EXTENDINGTO THE 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.

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
5	INITIAL BACKFILL	JAB	04/02/20	

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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.

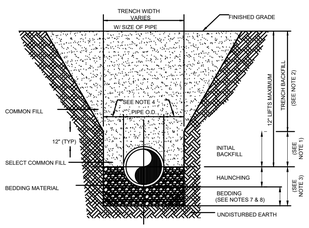
TRENCH INSTALLATION DETAIL (ASTM F2648)

DRAWING NUMBER: STD–101A

ADS 4640 TRUEMAN BLVD HILLIARD, OHIO 43026 ADVANCED DRAINAGE SYSTEMS, INC.

DRAWN	JLE
DATE	8/15/13
SCALE	NTS
SHEET	1 OF 1

HDPE PIPE BEDDING DETAIL
NOT TO SCALE



NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

SANITARY PIPE BEDDING DETAIL
NOT TO SCALE

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. 7594
ENGINEERING CONSULTANTS
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 33627
BRAIN HILL BRAUN

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

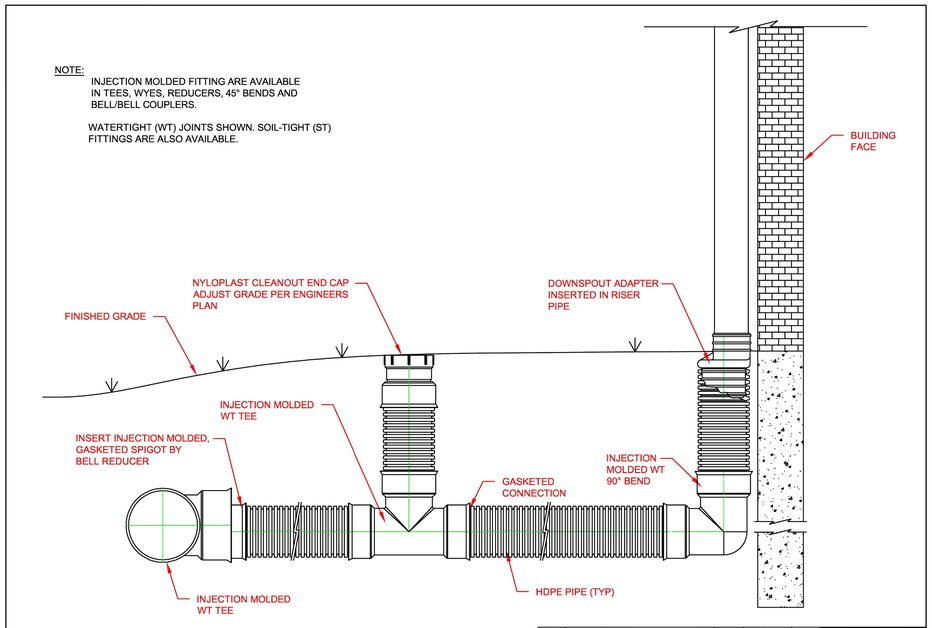
CONSTRUCTION DETAILS

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

SHEET
C14.1 OF 31

Z:\Shared\AEC\Projects\2025\25-25029 ALDI - W. H. Pkwy Hilton Head Island, SC\DWG\61153C_A01.dwg - 4/28/2025 9:44 AM



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REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
2	FORMATTING UPDATES AND RENAMED	TJR	03/07/16	

ROOF DRAIN (TEE CLEANOUT)

DRAWING NUMBER: STD-1002

ADS Advanced Drainage Systems, Inc. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: KSK
DATE: 03.19.04
DATE REV:
SCALE: NTS
SHEET: 1 OF 1

ADS ROOF DRAIN SYSTEM DETAIL
NOT TO SCALE

REFERENCES
NATIONAL DOCUMENTS
AASHTO M199, AASHTO M55, AASHTO M, ASTM A706
SCDOT DOCUMENTS
SECTION 719 SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
QUALIFIED PRODUCT LIST 14
RELATED DRAWINGS & KEYWORDS
719-550-00, 719-425-00

PRECONSTRUCTION SUPPORT ENGINEER
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 8858 ELWIN SYLVESTER EARGLE, III
SIGNATURE
MARCH 2, 2009
DATE

#	DATE	OK'D	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2020	KNB	REVISED TABLE 8
0	3/2009	WSH	GENERAL REVISIONS

SCDOT — SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
DRAINAGE SUBSTRUCTURE CIRCULAR DRAINAGE BASE AND RISER
719-420-00
EFFECTIVE LETTING DATE | MAY, 2009

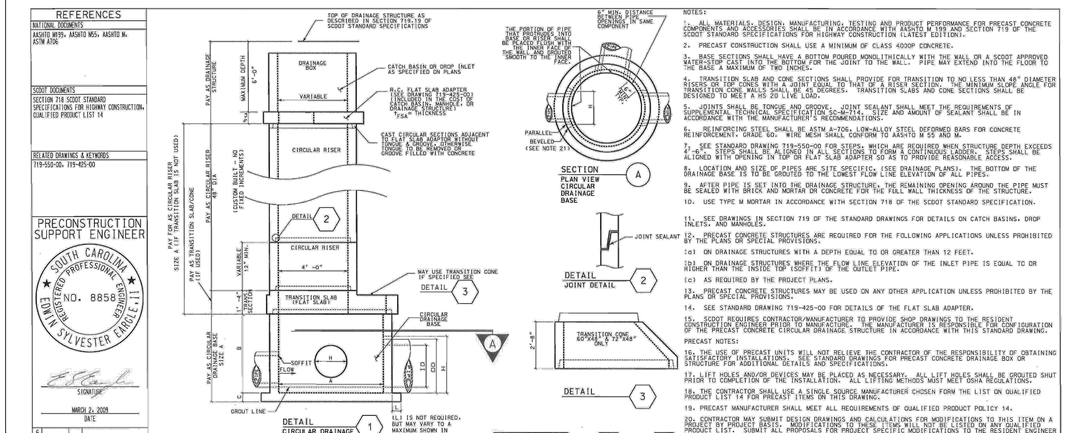


TABLE 719-420B

ROW INSIDE DIA.: (ID)	MAX OUTSIDE DIA.: (OD)	MINIMUM OPENING (H)	MINIMUM REQUIRED DRAINAGE BASE DIA: (A)	DRAINAGE BASE HEIGHT (HB)	BOTTOM THICKNESS (C)	(L) MAX
15"	21"	24"	48"	48"	6"	6"
18"	24"ø	28"	48"	48"	6"	6"
24"	31"ø	34"	48"	48"	6"	6"
30"	38"ø	40"	60"	60"	8"	8"
36"	45"ø	46"	60"	60"	8"	8"
42"	52"ø	52"	72"	72"	8"	8"
48"	59"ø	64"	72"	72"	8"	8"
54"	66"ø	71"	84"	80"	8"	8"
60"	73"ø	76"	84"	84"	8"	8"
66"	80"ø	85"	120"	96"	10"	10"
72"	87"ø	90"	120"	96"	10"	10"

** THE ADDITIONAL HEIGHT OF BASE ABOVE "BASE HEIGHT" SHALL BE ADDED AS NEEDED AT THE APPROPRIATE DIAMETER

NOTES:
1. ALL MATERIALS, DESIGN, MANUFACTURING, TESTING AND PRODUCT PERFORMANCE FOR PRECAST CONCRETE COMPONENTS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH AASHTO M 199 AND SECTION 719 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
2. PRECAST CONSTRUCTION SHALL USE A MINIMUM OF CLASS 4000P CONCRETE.
3. BASE SECTIONS SHALL HAVE A BOTTOM POURED MONOLITHICALLY WITH THE WALL OR A SCDOT APPROVED WATERTIGHT JOINT USED AT THE BOTTOM FOR THE JOINT TO THE WALL. PIPE MAY EXTEND INTO THE FLOOR TO THE BASE A MAXIMUM OF TWO INCHES.
4. TRANSITION SLAB AND CONE SECTIONS SHALL PROVIDE FOR TRANSITION TO NO LESS THAN 48" DIAMETER RISERS OR TOP CONES WITH A JOINT EQUAL TO THAT OF A RISER SECTION. THE MINIMUM SLOPE ANGLE FOR TRANSITION CONE WALLS SHALL BE 45 DEGREES. TRANSITION SLABS AND CONE SECTIONS SHALL BE DESIGNED TO MEET A HS 20 LIVE LOAD.
5. JOINTS SHALL BE TONGUE AND GROOVE. JOINT SEALANT SHALL MEET THE REQUIREMENTS OF SUPPLEMENTAL TECHNICAL SPECIFICATION SC-M717. SIZE AND AMOUNT OF SEALANT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. REINFORCING STEEL SHALL BE ASTM A-706, LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT. GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M.
7. SEE STANDARD DRAWING 719-550-00 FOR STEPS, WHICH ARE REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 4'-6". STEPS SHALL BE ALIGNED IN ALL SECTIONS TO FORM A CONTINUOUS LADDER. STEPS SHALL BE ALIGNED WITH OPENING IN TOP OR FLAT SLAB ADAPTER SO AS TO PROVIDE REASONABLE ACCESS.
8. LOCATION AND SIZE OF PIPES ARE SITE SPECIFIC. (SEE DRAINAGE PLANS). THE BOTTOM OF THE DRAINAGE BASE IS TO BE GROUTED TO THE LOWEST FLOW LINE ELEVATION OF ALL PIPES.
9. AFTER PIPE IS SET INTO THE DRAINAGE STRUCTURE, THE REMAINING OPENING AROUND THE PIPE MUST BE SEALED WITH BRICK AND MORTAR OR CONCRETE FOR THE FULL WALL THICKNESS OF THE STRUCTURE.
10. USE TYPE M MORTAR IN ACCORDANCE WITH SECTION 718 OF THE SCDOT STANDARD SPECIFICATION.
11. SEE DRAWINGS IN SECTION 719 OF THE STANDARD DRAWINGS FOR DETAILS ON CATCH BASINS, DROP INLETS, AND MANHOLES.
12. PRECAST CONCRETE STRUCTURES ARE REQUIRED FOR THE FOLLOWING APPLICATIONS UNLESS PROHIBITED BY THE PLANS OR SPECIAL PROVISIONS:
(a) ON DRAINAGE STRUCTURES WITH A DEPTH EQUAL TO OR GREATER THAN 12 FEET.
(b) ON DRAINAGE STRUCTURES WHERE THE FLOW LINE ELEVATION OF THE INLET PIPE IS EQUAL TO OR HIGHER THAN THE INSIDE TOP (SOFFIT) OF THE OUTLET PIPE.
(c) AS REQUIRED BY THE PROJECT PLANS.
13. PRECAST CONCRETE STRUCTURES MAY BE USED ON ANY OTHER APPLICATION UNLESS PROHIBITED BY THE PLANS OR SPECIAL PROVISIONS.
14. SEE STANDARD DRAWING 719-425-00 FOR DETAILS OF THE FLAT SLAB ADAPTER.
15. SCDOT REQUIRES CONTRACTOR/MANUFACTURER TO PROVIDE SHOP DRAWINGS TO THE RESIDENT CONSTRUCTION ENGINEER PRIOR TO MANUFACTURE. THE MANUFACTURER IS RESPONSIBLE FOR CONFIGURATION OF THE PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURE IN ACCORDANCE WITH THIS STANDARD DRAWING.

PRECAST NOTES:
16. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE BOX OR STRUCTURE FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
17. LIFT HOLES AND/OR DEVICES MAY BE PLACED AS NECESSARY. ALL LIFT HOLES SHALL BE GROUTED SHUT PRIOR TO COMPLETION OF THE INSTALLATION. ALL LIFTING METHODS MUST MEET OSHA REGULATIONS.
18. THE CONTRACTOR SHALL USE A SINGLE SOURCE MANUFACTURER CHOSEN FORM THE LIST ON QUALIFIED PRODUCT LIST 14 FOR PRECAST ITEMS ON THIS DRAWING.
19. PRECAST MANUFACTURER SHALL MEET ALL REQUIREMENTS OF QUALIFIED PRODUCT POLICY 14.
20. CONTRACTOR MAY SUBMIT DESIGN DRAWINGS AND CALCULATIONS FOR MODIFICATIONS TO THIS ITEM ON A PROJECT BY PROJECT BASIS. MODIFICATIONS TO THESE ITEMS WILL NOT BE LISTED ON ANY QUALIFIED PRODUCT LIST. ALL PROPOSALS FOR PRODUCT SPECIFIC MODIFICATIONS TO THE RESIDENT ENGINEER FOR REVIEW BY THE ENGINEER OF RECORD.

PRECAST INSTALLATION NOTES:
21. H DIMENSION FOR HOLE OPENING IS MEASURED FROM THE INSIDE FACE OF THE DRAINAGE STRUCTURE AS SHOWN IN SECTION A. FOR BEVELED OPENINGS, A' DIMENSION SHOWN IN DETAIL 4 IS MEASURED FROM THE LARGEST HOLE DIMENSION ON THE OUTSIDE FACE OF THE DRAINAGE STRUCTURE.
22. BED SHALL BE PREPARED AND COMPACTED FOR PRECAST DRAINAGE STRUCTURE AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS FOR PRECAST ITEMS. ELEVATION OF BEDDING MATERIAL SHALL BE APPROPRIATE TO ACCOMMODATE ELEVATIONS OF ALL PIPES AND REQUIRED BOX TOP ELEVATION.
23. PLACE AND LEVEL PRECAST DRAINAGE STRUCTURE.
24. PIPES SHALL BE INSTALLED AND GROUTED IN PLACE.
25. PIPES AND DRAINAGE STRUCTURE SHALL BE BACKFILLED AND COMPACTED AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS.

PAYMENT:
26. THE COST OF THE FLAT SLAB ADAPTER SHALL BE INCLUDED IN THE BID PRICE OF THE INLET STRUCTURE CATCH BASIN, DROP INLET OR MANHOLE.
27. THE CONTRACT UNIT PRICE FOR PRECAST COMPONENTS SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS (BUILT IN PLACE OR PRECAST) AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE STRUCTURE COMPLETE IN PLACE AS SHOWN, INCLUDING THE CURB AND GUTTER, IN ACCORDANCE WITH THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
28. IF PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURES ARE USED TO CONSTRUCT CATCH BASINS, DROP INLETS, JUNCTION BOXES OR MANHOLES, THEN EXTRA DEPTH OF BOX WILL NOT BE MEASURED AND PAID FOR.
29. THE PAY ITEM SHALL BE:
PRECAST CONCRETE DRAINAGE BASE—"DIA: _____":_____EACH
PRECAST CONCRETE RISER—"DIA: _____":_____EACH
PRECAST CONCRETE TRANSITION SECTION—FLAT SLAB—"FIG—"X"—"DIA":_____EACH
PRECAST CONCRETE TRANSITION SECTION CONE—"DIA—"H":_____EACH
CATCH BASIN, DROP INLET, MANHOLE (AS SPECIFIED):_____EACH

CIRCULAR MANHOLE DETAIL (SCDOT 719-420-00)
NOT TO SCALE

REFERENCES
NATIONAL DOCUMENTS
ASTM C55, ASTM A706, AASHTO M105, AASHTO M306
SCDOT DOCUMENTS
QUALIFIED PRODUCT LIST 13, QUALIFIED PRODUCT LIST 14, QUALIFIED PRODUCT LIST 45
RELATED DRAWINGS & KEYWORDS
719-100-00 TO 719-105-00,719-110-01, 719-550-00, 719-420-00&719-425-00, 719-300-00&719-310-00,

PRECONSTRUCTION SUPPORT ENGINEER
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 8858 ELWIN SYLVESTER EARGLE, III
SIGNATURE
MARCH 2, 2009
DATE

#	DATE	OK'D	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2008	DSG	GENERAL REVISIONS

SCDOT — SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
DROP INLET (24"X24") DETAILS
719-105-01
EFFECTIVE LETTING DATE | MAY 2008

CONTRACTOR MAY USE PRECAST OR BUILT IN PLACE CONSTRUCTION AS NOTED OR COMBINE OPTIONS AS DESIRED. SEE QUALIFIED PRODUCT LIST 14 FOR MANUFACTURERS OF PRECAST ITEMS.

PRECAST ITEMS
① 24"X24" DROP INLET BOTTOM SLAB (FC OR CIP 40"X40"X8")
② BRICK WALLS (8")
AND
③ 24"X24" DROP INLET FRAME AND GRATE
④ PRECAST BOX CONFORMING TO STD. DRAWING 719-310-00 OR 719-305-00 (2'X2'XH) OR
⑤ 24"X24" DROP INLET FRAME AND GRATE

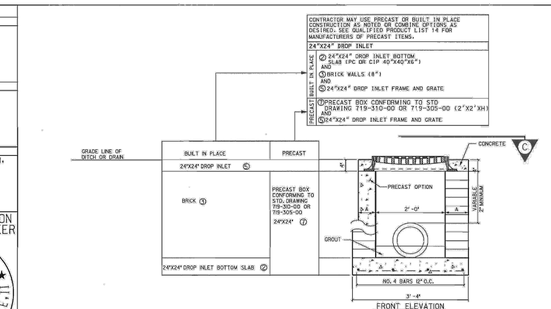
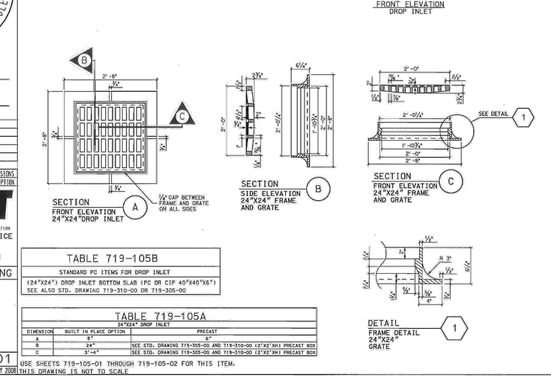


TABLE 719-105B
STANDARD PC ITEMS FOR DROP INLET
(24"X24") DROP INLET BOTTOM SLAB (FC OR CIP 40"X40"X8")
SEE ALSO STD. DRAWING 719-310-00 OR 719-305-00

TABLE 719-105A

DIMENSION	BUILT IN PLACE OPTION	PRECAST
A	24"	SEE STD. DRAWING 719-305-00 AND 719-310-00 (2'X2'XH) PRECAST BOX
B	3'-4"	SEE STD. DRAWING 719-305-00 AND 719-310-00 (2'X2'XH) PRECAST BOX

USE SHEETS 719-105-01 THROUGH 719-105-02 FOR THIS ITEM.
THIS DRAWING IS NOT TO SCALE



NOTES:
1. SEE 719-110-01 FOR DROP INLET (24"X 36"). FOR BUILT IN PLACE CONSTRUCTION OF THE CATCH BASIN WALLS, EITHER BRICK MASONRY (WALLS ONLY) OR CIP CLASS 3000 CONCRETE MAY BE USED. FOR PRECAST CONSTRUCTION, A MINIMUM OF CLASS 4000P CONCRETE SHALL BE USED.
2. CONCRETE WALLS ARE TO BE 6" THICK WITH A MINIMUM REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT UNLESS NOTED. FOR BRICK, THE WALLS ARE TO BE 8" THICK CONCRETE BRICK AND SIMILAR SOLID UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 55, GRADE TWO. THE INTERIOR DIMENSIONS ARE TO REMAIN AS SHOWN FOR EITHER TYPE OF CONSTRUCTION.
3. THE BOTTOM SLAB OF THE BOX SHALL BE A MINIMUM OF 6" THICK REINFORCED CONCRETE (CLASS 3000 OR 4000P) WITH A REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT. WIRE MESH BE USED IN LIEU OF STEEL BARS PROVIDED A MINIMUM OF 0.20 SQUARE INCHES PER FOOT IS MET.
4. MORTAR SHALL BE TYPE S OR M.
5. REINFORCING STEEL SHALL BE ASTM A-706, LOW-ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT. GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M.
6. SEE STANDARD DRAWING 719-550-00 FOR STEPS, WHICH ARE REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 4'-6".
7. SEE STANDARD DRAWINGS 719-420-00 AND 719-425-00 FOR DEPTHS GREATER THAN 12'. PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURES ARE REQUIRED WHEN THE DEPTH FROM THE TOP OF THE DRAINAGE BOX BOTTOM SLAB TO THE TOP OF THE GROUND EXCEEDS 12'-0".
8. LOCATION AND SIZE OF PIPES ARE SITE SPECIFIC. (SEE DRAINAGE PLANS). THE BOTTOM OF THE CATCH BASIN IS TO BE GROUTED TO THE LOWEST FLOW LINE ELEVATION OF ALL PIPES. IF PIPES ARE TO BE SET ON SLOPE WITH PIPES INSTALLED, BOTTOM SLAB THICKNESS MUST BE ACHIEVED BEYOND PIPE OUTSIDE DIAMETER.
9. THE CONTRACT UNIT PRICE FOR CATCH BASINS SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS (BUILT IN PLACE OR PRECAST) AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE STRUCTURE COMPLETE IN PLACE AS SHOWN, INCLUDING THE CURB AND GUTTER, IN ACCORDANCE WITH THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
10. CASTINGS SHALL CONFORM TO AASHTO M 105. CLASS 35B AND THE SPECIFICATIONS OF AASHTO M 306.
11. (a) STEEL GRATES AND FRAME MAY BE USED IN LIEU OF CAST IRON AS LONG AS THE LOADING (NOTE 12(b) AND HYDRAULIC REQUIREMENTS ARE MET, AND ARE ON THE DEPARTMENT'S LIST OF APPROVED SUPPLIERS. (QUALIFIED PRODUCT LIST 45)
(b) STEEL GRATES SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH AASHTO M 111.
(c) STEEL GRATES AND FRAMES SHALL BE DIMENSIONED TO BE INTERCHANGEABLE WITH EACH PIECE OF THE CAST IRON GRATE AND FRAME SHOWN. STEEL GRATES MUST HAVE POSITIVE MEANS TO BE RETAINED IN THE FRAME.
(d) MINIMUM REQUIREMENTS OF STEEL GRATES AND FRAMES MUST MEET AASHTO M 306.
(e) THE MANUFACTURERS DESIRING TO BE PLACED ON THE DEPARTMENT'S QUALIFIED PRODUCT LIST SHOULD CONTACT THE MATERIALS AND RESEARCH ENGINEER FOR PROCEDURES.
12. THE LONGITUDINAL DIMENSIONS OF THE OPENINGS IN THE GRATE SHOULD BE ORIENTED IN THE DIRECTION OF FLOW. IF PRACTICABLE. (b) THIS GRATE IS NOT SUITABLE FOR PEDESTRIAN TRAFFIC BECAUSE GRATE OPENINGS EXCEED ½".
13. AS SHOWN BY THIS DRAWING, THE FRAME IS SET LEVEL. BUT THE ENGINEER MAY SET SAME ON SLOPE AS REQUIRED BY LOCAL DRAINAGE CONDITIONS.
14. AFTER THE FRAME IS SET IN ITS FINAL POSITION, IT IS TO BE ENCASED WITH CONCRETE AS SHOWN BY DRAWING.
15. ALL MANUFACTURING PROCESSES FOR THE FRAME AND GRATE MUST OCCUR IN THE UNITED STATES.

PRECAST NOTES:
16. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE BOX OR STRUCTURE FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
17. LIFT HOLES AND/OR DEVICES MAY BE PLACED AS NECESSARY. ALL LIFT HOLES SHALL BE GROUTED SHUT PRIOR TO COMPLETION OF THE INSTALLATION. ALL LIFTING METHODS MUST MEET OSHA REGULATIONS.
18. THE CONTRACTOR SHALL USE A SINGLE SOURCE MANUFACTURER CHOSEN FORM THE LIST ON QUALIFIED PRODUCT LIST 14 FOR PRECAST ITEMS ON THIS DRAWING.
19. PRECAST MANUFACTURER SHALL MEET ALL REQUIREMENTS OF QUALIFIED PRODUCT POLICY 14.
20. FOLLOW QUALIFIED PRODUCT POLICY 14 IN ORDER TO BE LISTED ON QUALIFIED PRODUCT LIST 14.
21. CONTRACTOR MAY SUBMIT DESIGN DRAWINGS AND CALCULATIONS FOR MODIFICATIONS TO THIS ITEM ON A PROJECT BY PROJECT BASIS. MODIFICATIONS TO THESE ITEMS WILL NOT BE LISTED ON ANY QUALIFIED PRODUCT LIST. ALL PROPOSALS FOR PRODUCT SPECIFIC MODIFICATIONS TO THE RESIDENT ENGINEER FOR REVIEW BY THE ENGINEER OF RECORD.

PRECAST INSTALLATION NOTES:
22. JOINTS BETWEEN INSTALLED PIECES AND PRECAST ITEMS TO BE PLACED SHALL BE SEALED WITH A ½" GROUT LIST OR AN APPROPRIATE PLASTIC PREFORMED GASKET (QUALIFIED PRODUCT LIST 13.)
23. BED SHALL BE PREPARED AND COMPACTED FOR PRECAST DRAINAGE STRUCTURE AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS FOR PRECAST ITEMS. ELEVATION OF BEDDING MATERIAL SHALL BE APPROPRIATE TO ACCOMMODATE ELEVATIONS OF ALL PIPES AND REQUIRED BOX TOP ELEVATION.
24. PLACE AND LEVEL PRECAST BOX OR SLAB.
25. PIPES SHALL BE INSTALLED AND GROUTED IN PLACE.
26. PIPES AND BOX SHALL BE BACKFILLED AND COMPACTED AS REQUIRED BY SCDOT STANDARD SPECIFICATIONS.
27. ANY LOCATION WHERE THE ABOVE REQUIREMENTS CANNOT BE MET SHALL BE COMPLETED USING CAST IN PLACE MATERIALS MEETING THE REQUIREMENTS OF THIS STANDARD DRAWING. ANY ADDITIONAL MATERIALS OR COSTS ASSOCIATED WITH THE USE OF PRECAST WILL BE PAID FOR BY THE CONTRACTOR AND MAY NOT BE CHARGED TO SCDOT.
28. THE CONTRACT UNIT PRICE FOR DROP INLETS SHALL INCLUDE THE COST OF FURNISHING ALL MATERIALS, (BUILT IN PLACE OR PRECAST), AND WORK INCIDENTAL TO THE CONSTRUCTION OF THE STRUCTURE COMPLETE IN PLACE AS SHOWN, INCLUDING THE CURB AND GUTTER, IN ACCORDANCE WITH THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
29. PRECAST CONCRETE CIRCULAR STRUCTURES ARE REQUIRED FOR THE FOLLOWING APPLICATIONS UNLESS PROHIBITED BY THE PLANS OR SPECIAL PROVISIONS.
(a) ON DRAINAGE STRUCTURES WITH A DEPTH EQUAL TO OR GREATER THAN 12 FEET.
(b) ON DRAINAGE STRUCTURES WHERE THE FLOW LINE ELEVATION OF THE INLET PIPE IS EQUAL TO OR HIGHER THAN THE INSIDE TOP (SOFFIT) OF THE OUTLET PIPE.
(c) AS REQUIRED BY THE PROJECT PLANS.
30. THE PAY ITEM SHALL BE:
DROP INLET (24"X24")_____EA

24" x 24" DROP INLET DETAIL (SCDOT STD 719-105-01)
NOT TO SCALE

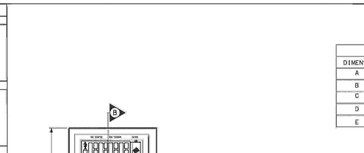
REFERENCES
NATIONAL DOCUMENTS
AASHTO M199, AASHTO M55, AASHTO M, ASTM A706
SCDOT DOCUMENTS
SECTION 719 SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
QUALIFIED PRODUCT LIST 14
RELATED DRAWINGS & KEYWORDS
719-550-00, 719-425-00

PRECONSTRUCTION SUPPORT ENGINEER
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 8858 ELWIN SYLVESTER EARGLE, III
SIGNATURE
MARCH 2, 2009
DATE

#	DATE	OK'D	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2008	DSG	GENERAL REVISIONS

SCDOT — SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

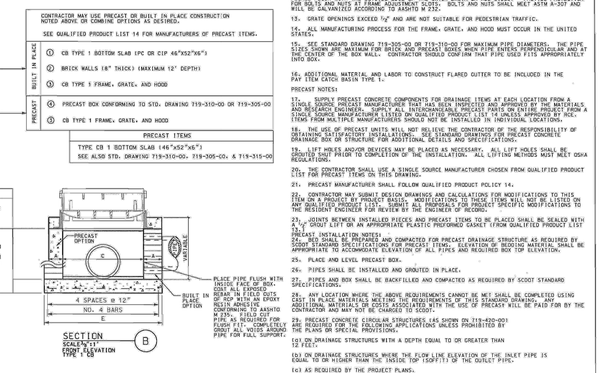
STANDARD DRAWING
CATCH BASIN TYPE 1 DETAILS
719-001-01
EFFECTIVE LETTING DATE | MAY 2008



DIMENSION	BUILT IN PLACE OPTION	PRECAST OPTION
A	8"	6"
B	2'-6"	2'-6"
C	3'-0"	3'-0"
D	3'-10"	3'-6"
E	4'-4"	4'-0"

CONTRACTOR MAY USE PRECAST OR BUILT IN PLACE CONSTRUCTION NOTED ABOVE OR COMBINE OPTIONS AS DESIRED.
SEE QUALIFIED PRODUCT LIST 14 FOR MANUFACTURERS OF PRECAST ITEMS.

PRECAST ITEMS
① CB TYPE 1 BOTTOM SLAB (FC OR CIP 46"X52"X6")
② BRICK WALLS (8" THICK) (MAX/MUM 12' DEPTH)
③ CB TYPE 1 FRAME, GRATE, AND HOOD
④ PRECAST BOX CONFORMING TO STD. DRAWING 719-310-00 OR 719-305-00
⑤ CB TYPE 1 FRAME, GRATE, AND HOOD



GENERAL NOTES:
1. FOR BUILT IN PLACE CONSTRUCTION OF THE CATCH BASIN, EITHER BRICK MASONRY (WALLS ONLY) OR CIP CLASS 3000 CONCRETE MAY BE USED. FOR PRECAST CONSTRUCTION A MINIMUM OF CLASS 4000P CONCRETE SHALL BE USED.
2. CONCRETE WALLS ARE TO BE 6" THICK WITH A MINIMUM REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT UNLESS NOTED. FOR BRICK, THE WALLS ARE TO BE 8" THICK CONCRETE BRICK AND SIMILAR SOLID UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 55, GRADE TWO. THE INTERIOR DIMENSIONS ARE TO REMAIN AS SHOWN FOR EITHER TYPE OF CONSTRUCTION.
3. THE BOTTOM SLAB OF THE BOX SHALL BE A MINIMUM OF 6" THICK REINFORCED CONCRETE (CLASS 3000 OR 4000P) WITH A REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT. WIRE MESH BE USED IN LIEU OF STEEL BARS PROVIDED A MINIMUM OF 0.20 SQUARE INCHES PER FOOT IS MET.
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6. SEE STANDARD DRAWING 719-550-00 FOR STEPS, WHICH ARE REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 4'-6".
7. SEE STANDARD DRAWINGS 719-420-00 AND 719-425-00 FOR DEPTHS GREATER THAN 12'. PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURES ARE REQUIRED WHEN THE DEPTH FROM THE TOP OF THE DRAINAGE BOX BOTTOM SLAB TO THE TOP OF THE GROUND EXCEEDS 12'-0".
8. LOCATION AND SIZE OF PIPES ARE SITE SPECIFIC. (SEE DRAINAGE PLANS). THE BOTTOM OF THE CATCH BASIN IS TO BE GROUTED TO THE LOWEST FLOW LINE ELEVATION OF ALL PIPES. IF PIPES ARE TO BE SET ON SLOPE WITH PIPES INSTALLED, BOTTOM SLAB THICKNESS MUST BE ACHIEVED BEYOND PIPE OUTSIDE DIAMETER.
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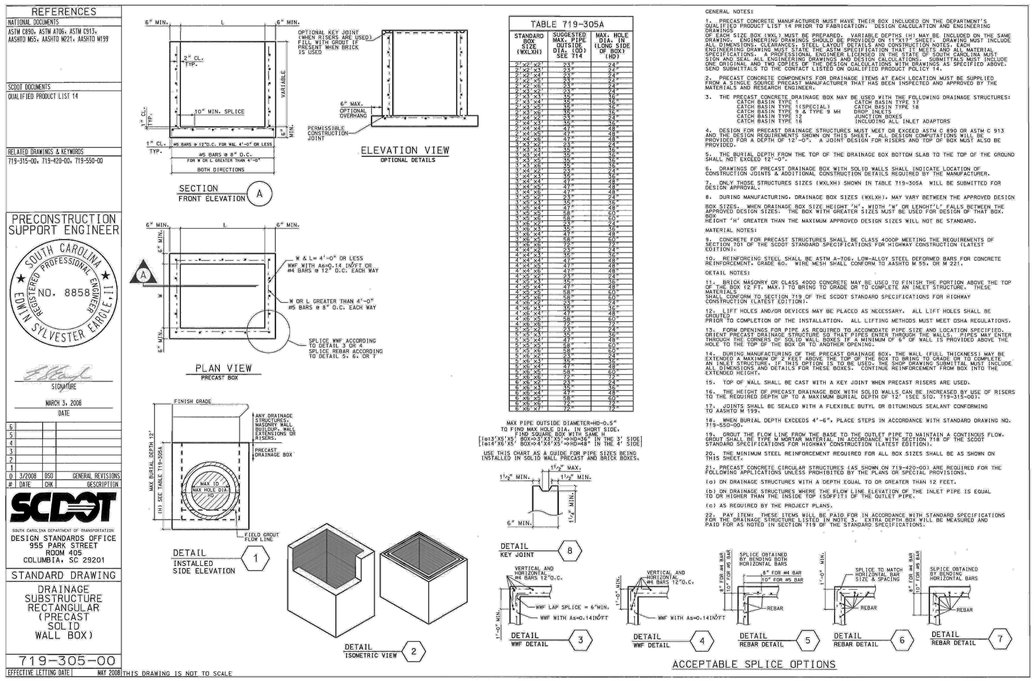
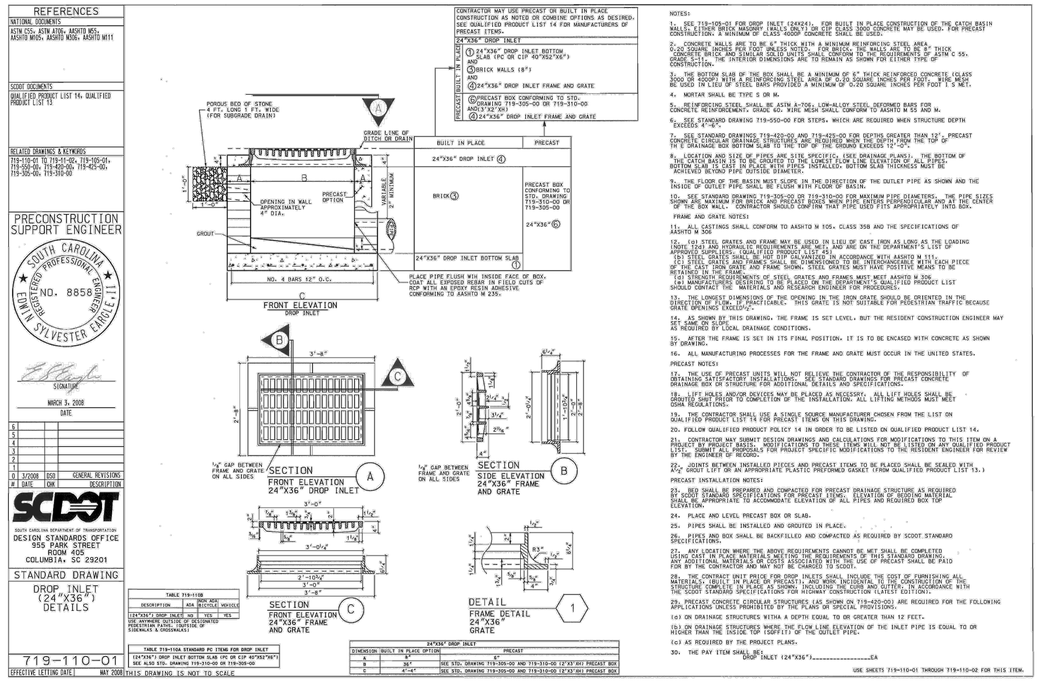
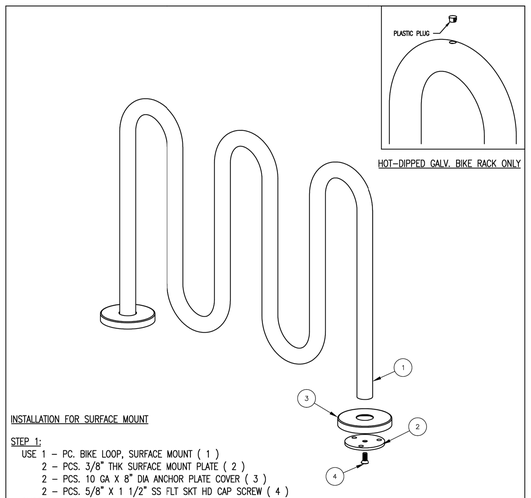
10. CASTINGS SHALL CONFORM TO AASHTO M 105. CLASS 35B AND THE SPECIFICATIONS OF AASHTO M 306.
11. (a) STEEL GRATES AND FRAME MAY BE USED IN LIEU OF CAST IRON AS LONG A



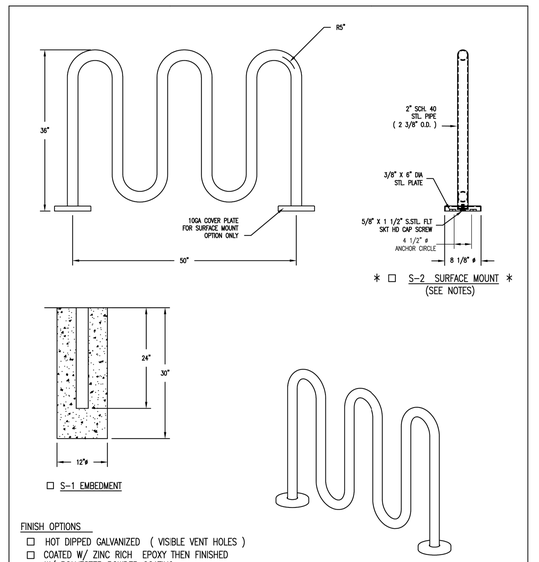
DRAINAGE SUBSTRUCTURE RECTANGULAR - PRECAST SOLID WALL BOX) DETAIL (SCDOT 719-305-00)
NOT TO SCALE



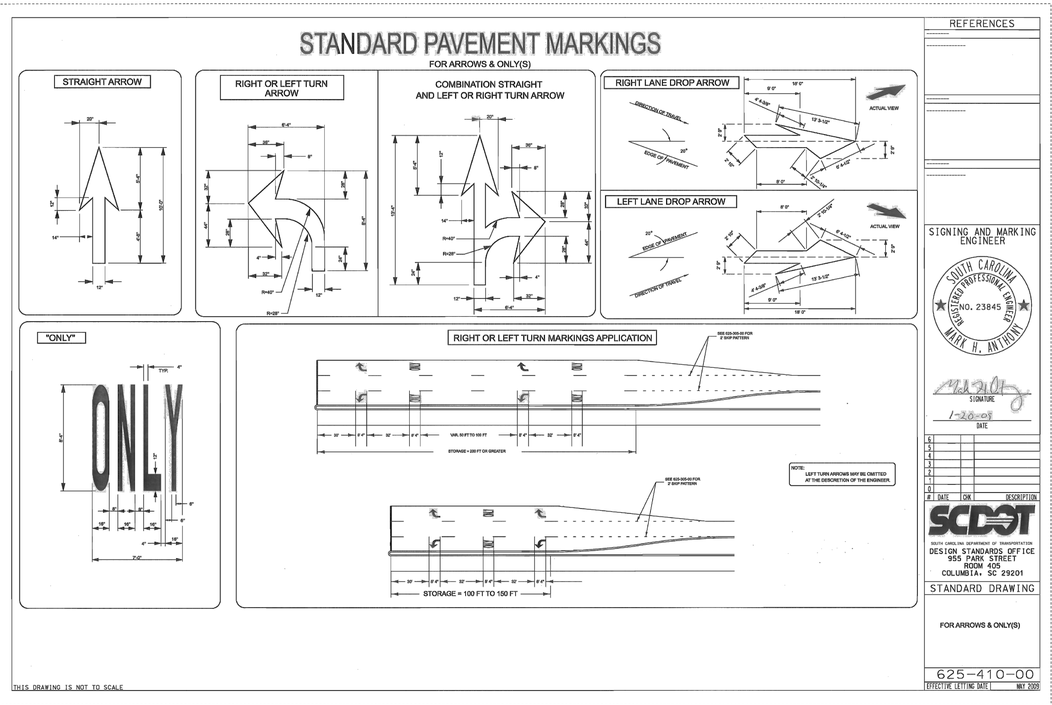
24" x 36" DROP INLET DETAIL (SCDOT 719-110-01)
NOT TO SCALE



BICYCLE RACK DETAIL (2 OF 2)
NOT TO SCALE



BICYCLE RACK DETAIL (1 OF 2)
NOT TO SCALE



PAVEMENT DIRECTIONAL ARROWS DETAIL (SCDOT STD 625-410-00)
NOT TO SCALE

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 7594
ENGINEERING CONSULTANTS
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 33027
BRAIN HILL BRAUN
4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

ALDI, INC.

CONSTRUCTION DETAILS

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

SHEET
C14.3 OF 31

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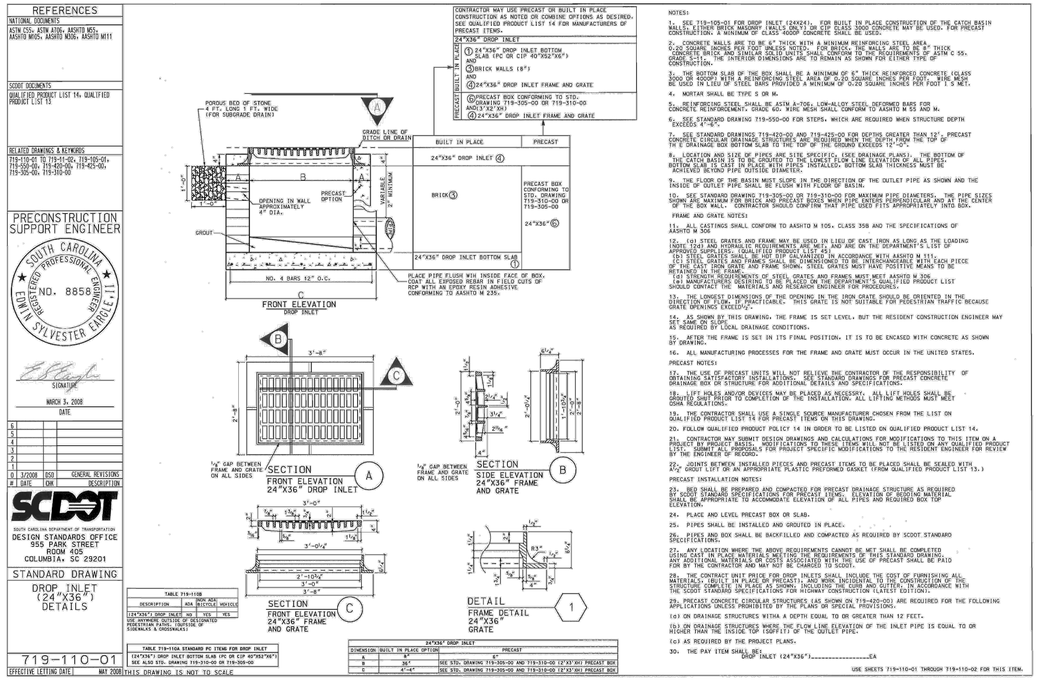
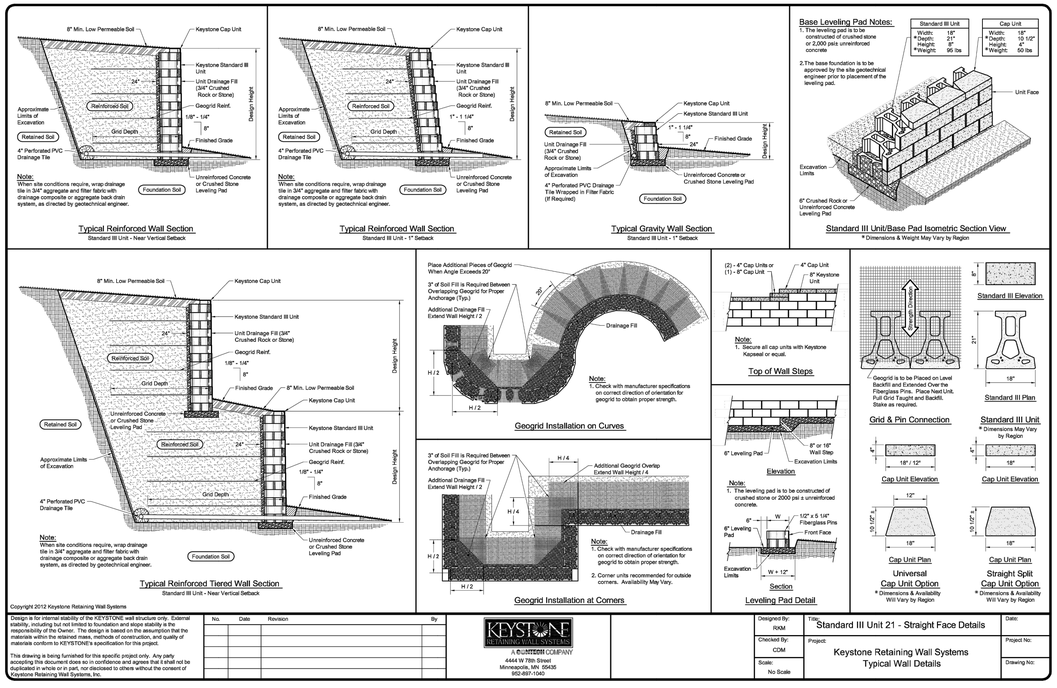
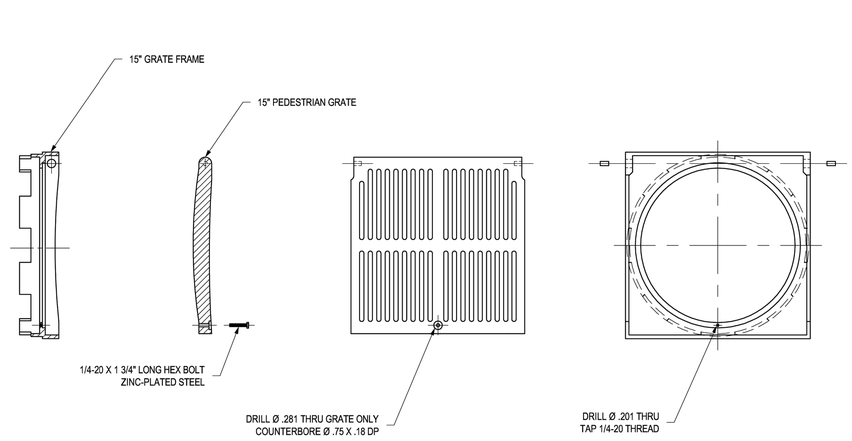


24" x 36" DROP INLET DETAIL (SCDOT STD 719-110-01)
NOT TO SCALE



MODULAR RETAINING WALL DETAIL
NOT TO SCALE

1599CGPL



NOTE: LOCATION OF LOCKING DEVICE MAY VARY

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DRAWN BY	AWA	MATERIAL	
DATE	7-5-00		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	2-20-10		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

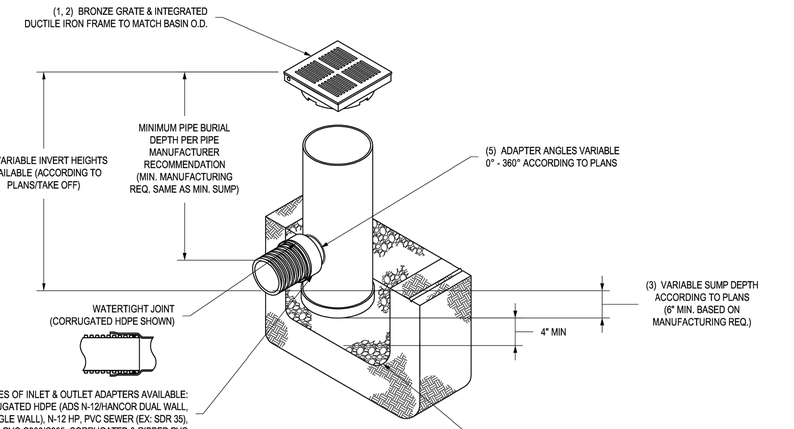
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
15 IN PEDESTRIAN LOCKING GRATE ASSEMBLY

DWG NO. 7001-110-031 REV C

ADS PEDESTRIAN FRIENDLY GRATE DETAIL
NOT TO SCALE

8" - 15" NYLOPLAST DRAIN BASIN WITH BRONZE GRATE



1 - 8" - 15" GRATES SHALL BE SOLID BRASS METAL.
2 - 12" & 15" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" BRONZE GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 15" BRONZE GRATES HAVE NO LOAD RATING.

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DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN WITH BRONZE GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-396 REV C

ADS NYLOPLAST DRAIN BASIN DETAIL
NOT TO SCALE

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION AS A CIVIL ENGINEERING CONSULTANT FIRM
No. 7594
4/25/2025

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 33027
DRAIN HILL DRAIN
4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND
ALDI, INC.
CONSTRUCTION DETAILS
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
NOT TO SCALE
SHEET
C14.4 OF 31

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DESCRIPTION: CONTROLLING RUNOFF AND PREVENTING EROSION BY ESTABLISHING A PERENNIAL VEGETATIVE COVER WITH SEED.

WHEN AND WHERE TO USE IT: A MAJOR CONSIDERATION IN THE SELECTION OF THE TYPE OF PERMANENT GRASS TO ESTABLISH IS THE INTENDED USE OF THE LAND. LAND USE IS SEPARATED IN TO TWO CATEGORIES, HIGH-MAINTENANCE AND LOW-MAINTENANCE.

HIGH MAINTENANCE - HIGH MAINTENANCE AREAS ARE MOWED FREQUENTLY, LIME OR FERTILIZED ON A REGULAR BASIS, AND REQUIRE MAINTENANCE TO AN AESTHETIC STANDARD. LAND USES WITH HIGH MAINTENANCE GRASSES INCLUDE HOMES, INDUSTRIAL PARKS, SCHOOLS, CHURCHES, AND RECREATIONAL AREAS SUCH AS PARKS, ATHLETIC FIELDS, AND GOLF COURSES.

LOW MAINTENANCE - LOW MAINTENANCE AREAS ARE MOWED INFREQUENTLY, IF AT ALL, AND LIME AND FERTILIZER MAY NOT BE APPLIED ON A REGULAR SCHEDULE. THESE AREAS ARE NOT SUBJECT TO INTENSE USE AND DO NOT REQUIRE A UNIFORM APPEARANCE. THE VEGETATION MUST BE ABLE TO SURVIVE WITH LITTLE MAINTENANCE OVER LONG PERIODS OF TIME. GRASS AND LEGUME MIXTURES ARE FAVORED IN THESE AREAS BECAUSE LEGUMES ARE CAPABLE OF FIXING NITROGEN IN THE SOIL FOR THEIR OWN USE AND THE USE OF THE GRASSES AROUND THEM. LAND USES REQUIRING LOW-MAINTENANCE GRASSES INCLUDE STEEP SLOPES, STREAM AND CHANNEL BANKS, ROAD BANKS, AND COMMERCIAL AND INDUSTRIAL AREAS WITH LIMITED ACCESS.

SEED SELECTION: THE USE OF NATIVE SPECIES IS PREFERRED WHEN SELECTING VEGETATION. BASE PLANT SEED SELECTION ON GEOGRAPHICAL LOCATION, THE TYPE OF SOIL, THE SEASON OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE, AND THE NEEDS AND DESIRES OF THE PERMANENT LAND USER. FAILURE TO CAREFULLY FOLLOW AGRONOMIC RECOMMENDATIONS RESULTS IN AN INADEQUATE STAND OF PERMANENT VEGETATION THAT PROVIDES LITTLE OR NO EROSION CONTROL.

INSTALLATION: TOPSOIL - APPLY TOPSOIL IF THE SURFACE SOIL OF THE SEEDBED IS NOT ADEQUATE FOR PLANT GROWTH.

TILLAGE - IF THE AREA HAS BEEN RECENTLY PLOWED, NO TILLAGE IS REQUIRED OTHER THAN RAKING OR SURFACE ROUGHENING TO BREAK ANY CRUST THAT HAS FORMED LEAVING A TEXTURED SURFACE. DISK THE SOIL FOR OPTIMAL GERMINATION WHEN THE SOIL IS COMPACTED LESS THAN 6-INCHES. IF THE SOIL IS COMPACTED MORE THAN 6-INCHES,SUB-SOILED AND DISK THE AREA.

SOIL TESTING - SOIL TESTING IS AVAILABLE THROUGH CLEMSON UNIVERSITY COOPERATIVE EXTENSION SERVICE.

LIME - UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 1½ TONS OF GROUND COURSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS./1000 FT²).

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. TYPICAL APPLICATION METHODS INCLUDE BUT ARE NOT LIMITED TO CYCLONE SEEDERS, ROTARY SPREADERS, DROP SPREADERS, BROADCAST SPREADERS, HAND SPREADERS, CULTIPACKER SEEDER, AND HYDRO-SEEDERS. 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.

MULCHING - COVER ALL PERMANENT SEEDED AREAS WITH MULCH IMMEDIATELY UPON COMPLETION OF THE SEEDING APPLICATION TO RETAIN SOIL MOISTURE AND REDUCE EROSION DURING ESTABLISHMENT OF VEGETATION. APPLY THE MULCH EVENLY IN SUCH A MANNER THAT IT PROVIDES A MINIMUM OF 75% COVERAGE. TYPICAL MULCH APPLICATIONS INCLUDE STRAW, WOOD FIBER, HYDROMULCHES, BFM AND USE HYDROMULCHES WITH A MINIMUM BLEND OF 70% WOOD FIBERS.

THE MOST COMMONLY ACCEPTED MULCH USED IN CONJUNCTION WITH PERMANENT SEEDING IS SMALL GRAIN STRAW. SELECT STRAW THAT IS DRY AND FREE FROM MOLD DAMAGE AND NOXIOUS WEEDS. THE STRAW MAY NEED TO BE ANCHORED WITH NETTING OR ASPHALT EMULSIONS TO PREVENT IT FROM BEING BLOWN OR WASHED APPLY STRAW MULCH BY HAND OR MACHINE AT THE RATE 2 TONS PER ACRE 090 POUNDS PER 1000 SQUARE FEET). FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE GOOD.

IRRIGATION - KEEP PERMANENT SEEDED AREAS ADEQUATELY MOIST, ESPECIALLY LATE IN THE SPECIFIC GROWING SEASON. IRRIGATE THE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF. RUNOFF OF IRRIGATION WATER WASTES WATER AND CAN CAUSE EROSION.

RE-SEEDING - INSPECT PERMANENTLY SEEDED AREAS FOR FAILURE, MAKE NECESSARY REPAIRS AND RE-SEED OR OVERSEED WITHIN THE SAME GROWING SEASON IF FOSSIBLE. 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.

INSPECTION AND MAINTENANCE:

- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS, AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. IT IS RECOMMENDED THAT BMPS BE ASSESSED BY THE CONTRACTOR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 1.0 INCH OR GREATER, AS WELL AS DURING THE FIRST RAIN EVENT AFTER THE INITIATION OF CONSTRUCTION ACTIVITIES, AFTER THE INSTALLATION OF BMPS.
- 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.
- IF VEGETATIVE COVER IS INADEQUATE TO PREVENT RILL EROSION, OVERSEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.
- IF A STAND OF PERMANENT VEGETATION HAS LESS THAN 40 PERCENT COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER.
- RE-ESTABLISH THE STAND FOLLOWING SEED BED PREPARATION AND SEEDING RECOMMENDATIONS, OMITTING LIME AND FERTILIZER IN THE ABSENCE OF SOIL TEST RESULTS.
- IF THE SEASON PREVENTS RE-SOWING, MULCH IS AN EFFECTIVE TEMPORARY COVER.
- FINAL STABILIZATION OF THE SITE REQUIRES A 70 PERCENT OVERALL COVERAGE RATE. THIS DOES NOT MEAN THAT 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.

PREVENTIVE MEASURES AND TROUBLESHOOTING GUIDE:

FIELD CONDITION	COMMON SOLUTIONS
AREAS HAVE ERODED	RESEED OR REPLACE ERODED AREAS.
VEGETATION COVER IS INADEQUATE AND RILL EROSION IS OCCURRING	OVERSEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.
STAND OF PERMANENT VEGETATION HAS LESS THAN 40% COVER.	RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER.
VEGETATION SHOW SIGNS OF WILTING BEFORE NOON.	WATER VEGETATION BY WETTING SOIL TO A DEPTH OF 4-INCHES.

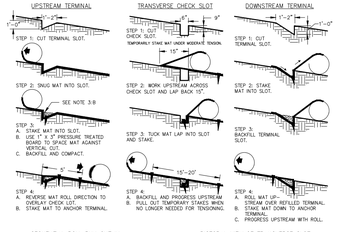
PS

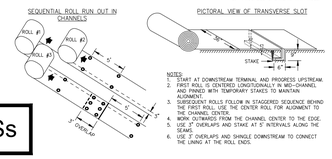
SOURCE: SOUTH CAROLINA DHEC STORM WATER MANAGEMENT BMP FIELD MANUAL, DATED JULY 2005.

DISTURBED AREA STABILIZATION (PERMANENT SEEDING)
NOT TO SCALE

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

BLANKET AND MATTING CROSS-SECTIONS





Ss

SLOPE STABILIZATION
NOT TO SCALE

DESCRIPTION: SODDING IS TRANSPLANTING VEGETATIVE SECTIONS OF PLANT MATERIALS TO PROMPTLY STABILIZE AREAS THAT ARE SUBJECT TO EROSION. USE COMMERCIAL SOD WHICH IS A CULTURED PRODUCT UTILIZING SPECIFIC GRASS SPECIES.

WHEN AND WHERE TO USE IT: SODDING IS APPROPRIATE FOR ANY GRADED OR CLEARED AREA THAT MAY ERODE, AND WHERE A PERMANENT, LONG-LIVED PLANT COVER IS IMMEDIATELY NEEDED. EXAMPLES OF WHERE SODDING IS USED ARE YARDS, BUFFER ZONES, STREAMBANKS, DIKES, SWALES, SLOPES, OUTLETS, LEVEL SPREADERS, AND FILTER STRIPS.

INSTALLATION: IN GENERAL, DO NOT USE SOD ON SLOPES GREATER THAN 2H:1V OR 3H:1V IF IT IS TO BE MOWED. IF SOD IS PLACED ON STEEP SLOPES, LAY IT WITH STAGGERED JOINTS AND/OR STAPLE THE SOD DOWN.

CLEAR THE SOIL SURFACE OF TRASH, DEBRIS, ROOTS, BRANCHES AND SOIL CLODS IN EXCESS OF 2-INCHES LENGTH OR DIAMETER. RAKE SOIL SURFACE TO BREAK CRUST JUST BEFORE LAYING SOD OR IRRIGATE SOIL LIGHTLY IF THE SOIL IS DRY. DO NOT INSTALL SOD ON HOT, DRY OR FROZEN SOIL, GRAVEL, COMPACTED CLAY, OR PESTICIDE TREATED SOILS.

HARVEST, DELIVER AND INSTALL SOD WITHIN A PERIOD OF 36 HOURS. STORE ROLLS OF SOD IN SHADE DURING INSTALLATION. SOD SHOULD BE FREE OF WEEDS AND BE OF UNIFORM THICKNESS, ABOUT 1-INCH, AND SHOULD HAVE A DENSE ROOT MAT FOR MECHANICAL STRENGTH.

LAY STRIPS OF SOD BEGINNING AT THE LOWEST AREA TO BE SODDED WITH THE LONGEST DIMENSION OF THE STRIP PERPENDICULAR TO THE SLOPE, AND STAGGER IN A BRICK-LIKE PATTERN. WEDGE STRIPS SECURELY IN PLACE. SQUARE THE ENDS OF EACH STRIP TO PROVIDE FOR A CLOSE, TIGHT FIT. MATCH ANGLED ENDS CORRECTLY TO PREVENT VOIDS.

ROLL OR COMPACT IMMEDIATELY AFTER INSTALLATION TO ENSURE FIRM CONTACT WITH THE UNDERLYING TOPSOIL.

IRRIGATE THE SOD UNTIL THE SOIL IS WET TO A DEPTH OF 2-INCHES, AND KEEP MOIST UNTIL GRASS TAKES ROOT.

INSPECTION AND MAINTENANCE:

- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS, AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. IT IS RECOMMENDED THAT BMPS BE ASSESSED BY THE CONTRACTOR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 1.0 INCH OR GREATER, AS WELL AS DURING THE FIRST RAIN EVENT AFTER THE INITIATION OF CONSTRUCTION ACTIVITIES, AFTER THE INSTALLATION OF BMPS.
- WATERING MAY BE NECESSARY AFTER PLANTING AND DURING PERIODS OF INTENSE HEAT AND/OR LACK OF RAIN (DROUGHT). KEEP SOIL MOIST TO A DEPTH OF 2-INCHES UNTIL SOD IS FULLY ROOTED.
- MOW TO A HEIGHT OF 2 TO 3 INCHES AFTER SOD IS WELL-ROOTED (2-3 WEEKS). DO NOT REMOVE MORE THAN 1/3 OF THE SHOOT IN ANY ONE MOWING.
- PERMANENT, FINE TURF AREAS REQUIRE YEARLY APPLICATIONS OF FERTILIZER AND LIME.
- INSPECT THE SOD FREQUENTLY AFTER IT IS FIRST INSTALLED, ESPECIALLY AFTER LARGE STORM EVENTS, UNTIL IT HAS ESTABLISHED A PERMANENT COVER.

PREVENTIVE MEASURES AND TROUBLESHOOTING GUIDE:

FIELD CONDITION	COMMON SOLUTIONS
DROUGHT	KEEP SOIL MOIST TO A DEPTH OF 2-INCHES UNTIL SOD IS FULLY ROOTED

SOD

SOURCE: SOUTH CAROLINA DHEC STORM WATER MANAGEMENT BMP FIELD MANUAL, DATED JULY 2005.

DISTURBED AREA STABILIZATION (SODDING)
NOT TO SCALE

DESCRIPTION: WIND EROSION OCCURS WHEN THE SURFACE SOIL IS LOOSE AND DRY, VEGETATION IS SPARSE OR ABSENT, THE WIND IS SUFFICIENTLY STRONG, AND WHEN CONSTRUCTION TRAFFIC DISTURBS THE SOIL. WIND ERODES SOILS AND TRANSPORTS THE SEDIMENT OFF SITE IN THE FORM OF FUGITIVE DUST. WHERE IT MAY BE WASHED INTO RECEIVING WATER BODIES BY THE NEXT RAINFALL EVENT. FUGITIVE DUST IS A NUISANCE FOR NEIGHBORS. IT SETTLES ON AUTOMOBILES, STRUCTURES AND WINDOWS AND FINDS ITS WAY INTO HOMES. IT ALSO MAKES BREATHING DIFFICULT FOR THOSE WITH RESPIRATORY PROBLEMS AND BECOMES A SAFETY PROBLEM WHEN IT BLINDS MOTORISTS, EQUIPMENT OPERATORS, AND LABORERS.

WHEN AND WHERE TO USE IT: UTILIZE DUST CONTROL METHODS WHENEVER THERE ARE OFFSITE IMPACTS, ESPECIALLY DURING PERIODS OF DROUGHT. IMPLEMENTED DUST CONTROL UNTIL FINAL STABILIZATION IS REACHED.

INSPECTION AND MAINTENANCE:

- ADD ADDITIONAL DUST CONTROL OR RE-SPRAY AREA AS NECESSARY TO KEEP DUST TO A MINIMUM.
- SPRAY EXPOSED SOIL AREAS ONLY WITH APPROVED DUST CONTROL AGENTS AS INDICATED BY THE SCDHEC STANDARD SPECIFICATIONS.

PREVENTIVE MEASURES AND TROUBLESHOOTING GUIDE:

FIELD CONDITION	COMMON SOLUTIONS
EXCESSIVE DUST LEAVES THE SITE.	INCREASE FREQUENCY OF DUST CONTROL APPLICATION. CONSIDER USING A PALLIATIVE OR BINDER ON INACTIVE AREAS.
VEHICLES KICK UP DUST.	WATER MORE FREQUENTLY. LIMIT VEHICLE SPEEDS. STABLIZE THE ROADWAY.
WATERING FOR DUST CONTROL CAUSES EROSION.	REDUCE WATER PRESSURE ON THE WATER TRUCK. CHECK WATERING EQUIPMENT TO ENSURE THAT IT HAS A POSITIVE SHUTOFF. WATER LESS FREQUENTLY.
SPRAYED AREAS ARE INEFFECTIVE AT LIMITING DUST.	RE-SPRAY AREAS AND ENSURE THAT THE APPLICATION RATE IS PROPER. TRY ANOTHER PRODUCT OR METHOD IF CURRENT DUST CONTROL IS NOT EFFECTIVE.

DC

SOURCE: SOUTH CAROLINA DHEC STORM WATER MANAGEMENT BMP FIELD MANUAL, DATED JULY 2005.

DISTURBED AREA STABILIZATION (DUST CONTROL)
NOT TO SCALE

DESCRIPTION: MULCHING IS A TEMPORARY SOIL STABILIZATION EROSION CONTROL METHOD WHERE MATERIALS SUCH AS GRASS, HAY, WOOD CHIPS, WOOD FIBERS, OR STRAW ARE PLACED ON THE SOIL SURFACE. IN ADDITION TO STABILIZING SOILS, MULCHING CAN ENHANCE THE ABSORPTION OF WATER BY THE SOIL, REDUCE EVAPORATION LOSSES, REGULATE SOIL TEMPERATURES AND REDUCE THE SPEED OF STORM WATER RUNOFF OVER AN AREA.

WHEN AND WHERE TO USE IT: USE EROSION CONTROL MULCHING ON LEVEL AREAS OR ON SLOPES UP TO 50 PERCENT. WHERE SOIL IS HIGHLY ERODIBLE, NETS SHOULD ONLY BE USED IN CONNECTION WITH ORGANIC MULCH SUCH AS STRAW AND WOOD FIBER.

MULCH IS AN EFFECTIVE GROUND COVER WHEN THE ESTABLISHMENT OF VEGETATION IS IMPROBABLE DUE TO SEVERE WEATHER CONDITIONS (WINTER CONDITIONS), POOR SOIL, OR STEEP SLOPES.

INSTALLATION: GRADING IS NOT NECESSARY BEFORE MULCHING BUT MAY BE REQUIRED IF VEGETATION IS EXPECTED TO GROW.

ANCHOR LOOSE HAY OR STRAW BY APPLYING TACKIFIER, STAPLING NETTING OVER THE TOP, OR CRIMPING WITH A MULCH-CRIMPING TOOL.

EFFECTIVE USE OF NETTING AND MATTING MATERIAL REQUIRES FIRM, CONTINUOUS CONTACT BETWEEN THE MATERIALS AND THE SOIL. IF THERE IS NO CONTACT, THE MATERIAL WILL NOT HOLD THE SOIL AND EROSION WILL OCCUR UNDERNEATH THE MATERIAL.

MATERIALS THAT ARE HEAVY ENOUGH TO STAY IN PLACE (FOR EXAMPLE, BARK OR WOOD CHIPS ON FLAT SLOPES) DO NOT NEED ANCHORING.

APPLY HYDRO-MULCH IN SPRING, SUMMER, OR FALL TO PREVENT DETERIORATION OF MULCH BEFORE VEGETATION BECOMES ESTABLISHED.

THERE MUST BE ADEQUATE COVERAGE TO PREVENT EROSION, WASHOUT, AND POOR PLANT ESTABLISHMENT. IF AN APPROPRIATE TACKING AGENT IS NOT APPLIED, OR IS APPLIED IN INSUFFICIENT AMOUNTS, MULCH IS LOST TO WIND AND RUNOFF.

INSPECTION AND MAINTENANCE:

- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS, AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. IT IS RECOMMENDED THAT BMPS BE ASSESSED BY THE CONTRACTOR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 1.0 INCH OR GREATER, AS WELL AS DURING THE FIRST RAIN EVENT AFTER THE INITIATION OF CONSTRUCTION ACTIVITIES, AFTER THE INSTALLATION OF BMPS.
- REPAIR OR REPLACE DAMAGED AREAS OF MULCH OR TIE-DOWN MATERIAL IMMEDIATELY.

PREVENTIVE MEASURES AND TROUBLESHOOTING GUIDE:

FIELD CONDITION	COMMON SOLUTIONS
MULCH BLOWS AWAY.	ANCHOR STRAW MULCH IN PLACE BY APPLYING A TACKIFIER, CRIMPING, PUNCHING, OR TRACK WALKING. MAY NEED TO USE A DIFFERENT BMP.
COVERAGE IS INADEQUATE.	FOLLOW RECOMMENDED APPLICATION RATES. ENSURE THE CORRECT AMOUNT OF MATERIAL IS IMPLEMENTED. REAPPLY AS NECESSARY.
MULCH IS WASHED AWAY.	DO NOT PLACE MULCH IN CONCENTRATED FLOW AREAS. REAPPLY AS NECESSARY.
SEEDED SLOPE FAILS.	FILL IN RILLS AND RE-SEED: FERTILIZE AND MULCH SLOPES.
AREA WAS IMPROPERLY DRESSED BEFORE APPLICATION.	REMOVE EXISTING VEGETATION AND ROUGHEN EMBANKMENT AND FILL AREAS BY ROLLING WITH A PUNCH TYPE ROLLER OR BY TRACK WALKING.
EXCESSIVE WATER FLOWS ACROSS STABILIZED SURFACE.	USE OTHER BMPS TO LIMIT FLOW ON STABILIZED AREA AND TO REDUCE SLOPE LENGTHS. DO NOT USE TO STABILIZE AREAS WITH SWIFT MOVING CONCENTRATED FLOWS.

Mu

SOURCE: SOUTH CAROLINA DHEC STORM WATER MANAGEMENT BMP FIELD MANUAL, DATED JULY 2005.

DISTURBED AREA STABILIZATION (MULCHING)
NOT TO SCALE

DESCRIPTION: THE PURPOSE OF TEMPORARY SEEDING IS TO REDUCE EROSION AND SEDIMENTATION BY STABILIZING DISTURBED AREAS THAT WOULD OTHERWISE LAY BARE FOR LONG PERIODS OF TIME BEFORE THEY ARE WORKED OR STABILIZED. TEMPORARY SEEDING IS ALSO USED WHERE PERMANENT VEGETATION GROWTH IS NOT NECESSARY OR APPROPRIATE.

WHEN AND WHERE TO USE IT: TEMPORARY SEEDING IS USED ON EXPOSED SOIL SURFACES SUCH AS DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, BANKS OF SEDIMENT BASINS, BANKS OF SEDIMENT TRAPS, AND TEMPORARY ROAD BANKS. TEMPORARY SEEDING PREVENTS AND LIMITS COSTLY MAINTENANCE OPERATIONS ON OTHER SEDIMENT CONTROL STRUCTURES. SEDIMENT CLEAN OUT REQUIREMENTS FOR SEDIMENT BASINS, SEDIMENT, TRAPS, AND SILT FENCE IS REDUCED IF THE DRAINAGE AREA IS SEEDED WHEN GRADING AND CONSTRUCTION OPERATION ARE NOT TAKING PLACE.

TEMPORARY STABILIZATION IS REQUIRED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS COMPLETE UNLESS CONSTRUCTION ACTIVITY IS GOING TO RESUME WITHIN 21 DAYS. COVER SEEDED AREAS WITH AN APPROPRIATE MULCH TO PROVIDE PROTECTION FROM THE WEATHER. WHEN THE TEMPORARY VEGETATION DOES NOT GROW QUICKLY OR THICK ENOUGH TO PREVENT EROSION, RE-SEED AS SOON AS POSSIBLE. KEEP SEEDED AREAS ADEQUATELY MOIST. IRRIGATE THE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF. RUNOFF OF IRRIGATION WATER WASTES WATER AND CAN CAUSE EROSION.

SEED SELECTION: SEED SELECTION IS BASED ON GEOGRAPHICAL LOCATION, SOIL TYPE AND THE SEASON OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE. USE THE TABLES IN APPENDIX C AS A GUIDE FOR CONVENTIONAL TILLAGE METHODS (PLOWING, SEEDBED PREPARATION, HYDROSEEDING, ETC). IF A FAST GROWING CROP TO NURSE THE PERMANENT SPECIE OR SPECIES IS REQUIRED, THEN USE THE MIX RATE. FAILURE TO CAREFULLY FOLLOW AGRONOMIC RECOMMENDATIONS RESULTS IN AN INADEQUATE STAND OF TEMPORARY VEGETATION THAT PROVIDES LITTLE OR NO EROSION CONTROL.

INSTALLATION: TILLAGE - IF THE AREA HAS BEEN RECENTLY PLOWED, NO TILLAGE IS REQUIRED OTHER THAN RAKING OR SURFACE ROUGHENING TO BREAK ANY CRUST THAT HAS FORMED LEAVING A TEXTURED SURFACE. DISK THE SOIL FOR OPTIMAL GERMINATION WHEN THE SOIL IS COMPACTED LESS THAN 6-INCHES.

SOIL TESTING - SOIL TESTING IS AVAILABLE THROUGH CLEMSON UNIVERSITY COOPERATIVE EXTENSION SERVICE.

LIME - LIME IS NOT REQUIRED FOR TEMPORARY SEEDING UNLESS A SOIL TEST SHOWS THAT THE SOIL PH IS BELOW 5.0. IT MAY BE DESIRABLE TO APPLY LIME DURING THE TEMPORARY SEEDING OPERATION TO BENEFIT THE LONG-TERM PERMANENT SEEDING. APPLY A MINIMUM OF 1.5 TONS OF LIME/ACRE (70 LBS./1000 FT²) WHEN USED.

FERTILIZER - APPLY A MINIMUM OF 500 POUNDS PER ACRE OF 10-10-10 FERTILIZER (11.5 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING TEMPORARY SEEDING 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.

SEEDING - LOOSEN THE SOIL SURFACE BEFORE BROADCASTING THE SEED. APPLY SEED EVENLY BY THE MOST CONVENIENT METHOD AVAILABLE FOR THE TYPE OF SEED USED AND THE LOCATION OF THE TEMPORARY SEEDING. TYPICAL APPLICATION METHODS INCLUDE BUT ARE NOT LIMITED TO CYCLONE SEEDERS, ROTARY SPREADERS, BROADCAST SPREADERS, HAND SPREADERS, CULTIPACKER SEEDER, AND HYDRO-SEEDERS. COVER APPLIED SEED BY RAKING OR DRAGGING A CHAIN, AND THEN LIGHTLY FIRM THE AREA WITH A ROLLER OR CULTIPACKER.

MULCHING - USE MULCH WITH TEMPORARY SEED APPLICATIONS TO RETAIN SOIL MOISTURE AND REDUCE EROSION DURING THE ESTABLISHMENT OF VEGETATION. TYPICAL MULCH APPLICATIONS INCLUDE STRAW, WOOD FIBER, HYDROMULCHES, BFM AND FGM. USE HYDROMULCHES WITH A MINIMUM BLEND OF 70% WOOD FIBERS.

THE MOST COMMONLY ACCEPTED MULCH USED IN CONJUNCTION WITH TEMPORARY SEEDING IS SMALL GRAIN STRAW. THIS STRAW SHOULD BE DRY AND FREE FROM MOLD DAMAGE AND NOXIOUS WEEDS. THE STRAW MAY NEED TO BE ANCHORED WITH NETTING OR EMULSIONS TO PREVENT IT FROM BEING BLOWN OR WASHED APPLY THE STRAW MULCH BY HAND OR MACHINE AT THE RATE 1.5-2 TONS PER ACRE 090 POUNDS PER 1000 SQUARE FEET). FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE GOOD.

IRRIGATION - SEEDED AREAS SHOULD BE KEPT ADEQUATELY MOIST. IRRIGATE THE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF. RUNOFF OF IRRIGATION WATER WASTES WATER AND CAN CAUSE EROSION.

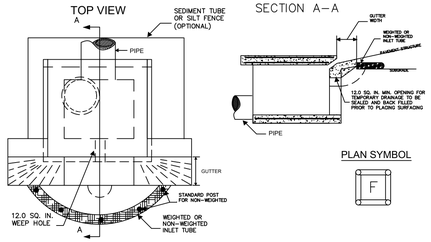
RE-SEEDING - RE-SEED AREAS WHERE SEEDING DOES NOT GROW QUICKLY, THICK ENOUGH, OR ADEQUATELY TO PREVENT EROSION. BASE SEED SELECTION SHOULD ON THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

INSPECTION AND MAINTENANCE:

- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS, AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. IT IS RECOMMENDED THAT BMPS BE ASSESSED BY THE CONTRACTOR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 1.0 INCH OR GREATER, AS WELL AS DURING THE FIRST RAIN EVENT AFTER THE INITIATION OF CONSTRUCTION ACTIVITIES, AFTER THE INSTALLATION OF BMPS.
- COVER SEEDED WITH MULCH TO PROVIDE PROTECTION. FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE GOOD.
- SUPPLY TEMPORARY SEEDING WITH ADEQUATE MOISTURE. SUPPLY WATER AS NEEDED, ESPECIALLY IN ABNORMALLY HOT OR DRY WEATHER OR ON ADVERSE SITES. CONTROL WATER APPLICATION RATES TO PREVENT RUNOFF.
- BASE SEED SELECTION ON LOCAL SPECIFICATIONS.
- RE-SEED AREAS WHERE THE PLANTS DO NOT GROW QUICK ENOUGH, THICK ENOUGH, OR ADEQUATELY ENOUGH TO PREVENT EROSION SHOULD BE RE-SEEDED.

PREVENTIVE MEASURES AND TROUBLESHOOTING GUIDE:

FIELD CONDITION	COMMON SOLUTIONS
SLOPE WAS IMPROPERLY DRESSED BEFORE APPLICATION.	ROUGHEN SLOPES. FURROW ALONG THE CONTOUR OF AREAS TO BE SEEDED.
COVERAGE IS INADEQUATE.	FOLLOW RECOMMENDED APPLICATION RATES. COUNT THE NUMBER OF SEEDRAGS TO ENSURE THE CORRECT AMOUNT OF MATERIAL IS BEING APPLIED. REAPPLY TO THIN AREAS.
SEEDS FAIL TO GERMINATE.	APPLY STRAW MULCH TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE. IN ARID AREAS, TEMPORARY IRRIGATION MAY BE NECESSARY.
SEEDED SLOPE FAIL



TYPE F – INLET TUBES INLET PROTECTION

GENERAL NOTES

1. Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hortwood mulch, or a mix of these materials enclosed by a flexible netting material.
2. Inlets tubes should utilize an outer netting that consists of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.
3. Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
4. Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.
5. Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stack inlet tubes. Do not completely block inlet with tube.
6. Non-weighted inlet tubes require staking or other stabilization methods to keep them safely in place.
7. Overflow or overtopping of inlet tubes must be allowed to flow into inlet unobstructed.
8. To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

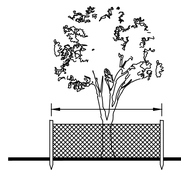
INSPECTION AND MAINTENANCE

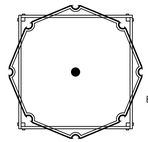
1. The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection 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 blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.
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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Replace inlet tube when damaged or as recommended by manufacturer's specifications.
8. Inlet protection structures should be removed after 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 drop inlet structure crest. Stabilize all bare areas immediately.

IP — INLET PROTECTION (INLET TUBE)
NOT TO SCALE

TREE PROTECTION

CHAIN LINK FENCE DETAIL





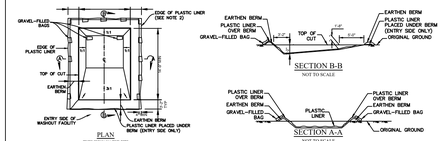
BARRIER CONSTRUCTED TO PROTECT TREE TRUNK, CROWN, AND ROOT SYSTEM FROM INJURY. BARRIERS SHALL BE LOCATED AT THE LIMITS OF THE TREE'S CRITICAL ROOT ZONE (A RADIUS OF ONE AND A HALF FEET PER INCH OF THE TREE'S DIAMETER AT BREAST HEIGHT). BARRIER SHALL BE KEPT IN GOOD CONDITION FOR THE DURATION OF THE PROJECT AND IS TO REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION.

FOR ADDED PROTECTION

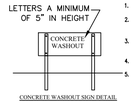
–PROVIDE 4" DEEP ORGANIC MULCH OVER ANY UNPROTECTED ROOT ZONE.
–PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

Tr — TREE PROTECTION
NOT TO SCALE

EXCAVATED PIT CONCRETE WASHOUT



LETTERS A MINIMUM OF 5" IN HEIGHT



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.

CWA — CONCRETE WASHOUT (EXCAVATED)
NOT TO SCALE

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. 7594
ENGINEERING CONSULTANTS
ATLANTIC

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 33027
BRIAN HILL BRAUN

4/25/2025

AEC PROJECT NUMBER
25-25029
DATE OF PLANS
7/19/2024
REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/2025	REV PER TOWN OF HILTON HEAD
2	4/25/2025	REV PER TOWN OF HILTON HEAD
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

ALDI AT HILTON HEAD ISLAND

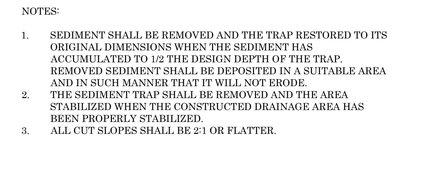
ALDI, INC.

EROSION, SEDIMENTATION, AND POLLUTION CONTROL DETAILS

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

NOT TO SCALE

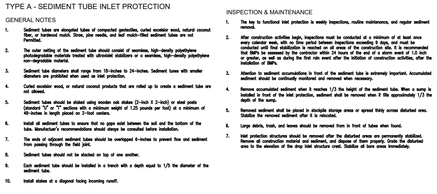
SHEET
C15.1 OF 31



NOTES:

1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH MANNER THAT IT WILL NOT ERODE.
2. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
3. ALL CUT SLOPES SHALL BE 2:1 OR FLATTER.

IP — DROP INLET PROTECTION - EXCAVATED
NOT TO SCALE



TYPE A - SEDIMENT TUBE INLET PROTECTION

GENERAL NOTES

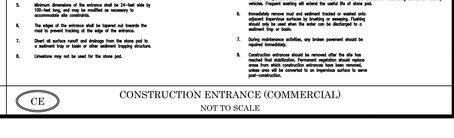
1. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hortwood mulch. Straw, pine needle, and leaf mulch–filled sediment tubes are not Permitted.
2. The outer netting of the sediment tube should consist of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material.
3. Sediment tube diameters shall range from 18–inches to 24–inches. Sediment tubes with smaller diameters are prohibited when used as inlet protection.
4. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
5. Sediment tubes should be stalked using wooden oak stakes (2–inch X 2–inch) or steel posts (minimum 1.25 LB/LINEAR FT. minimum nominal weight of 1.25 pounds per foot) at a minimum of 48–inches X length placed at 4–foot centers.
6. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
7. The ends of adjacent sediment tubes should be overlapped 6–inches to prevent flow and sediment from passing through the field joint.
8. Sediment tubes should not be stacked on top of one another.
9. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
10. Install stakes at a diagonal facing incoming runoff.

INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
2. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week, with no time period between inspections exceeding 9 days, and must be conducted until final stabilization is reached on all areas of the construction site. It is recommended that BMPs be assessed by the contractor within 24 hours of the end of a storm event of 1/2 inch or greater, as well as during the first rain event after the initiation of construction activities, after the installation of BMPs.
3. Attention to sediment accumulations in front of the sediment tube 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 sediment tube. When a sump is installed in front of the inlet protection, sediment shall 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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Inlet protection structures should be removed after 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 drop inlet structure crest. Stabilize all bare areas immediately.

IP — INLET PROTECTION (SEDIMENT TUBE)
NOT TO SCALE

STRAW BALE BARRIER CONCRETE WASHOUT



LETTERS A MINIMUM OF 5" IN HEIGHT

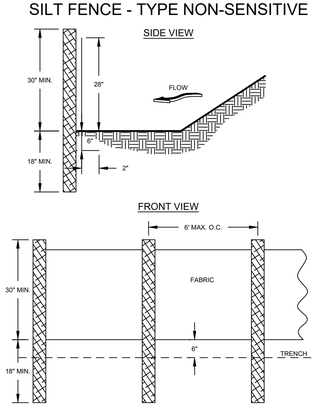
CONCRETE WASHOUT SIGN DETAIL

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.

CWA — CONCRETE WASHOUT (ABOVE GROUND)
NOT TO SCALE

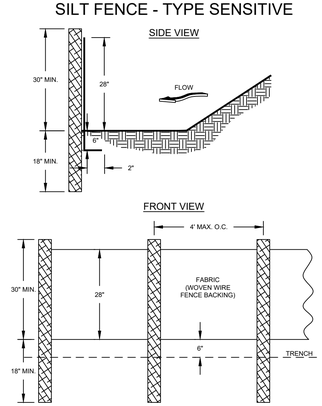
SILT FENCE - TYPE NON-SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

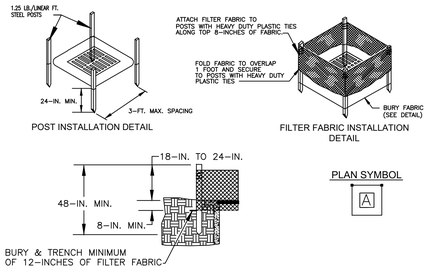
IB — SEDIMENT BARRIER (SILT FENCE)
NOT TO SCALE

SILT FENCE - TYPE SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

IB-S — SENSITIVE SEDIMENT BARRIER (DOUBLE ROW SILT FENCE)
NOT TO SCALE



TYPE A - FILTER 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) Approved Sheet #34, meeting the requirements of the most current edition of the SCDOT 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.

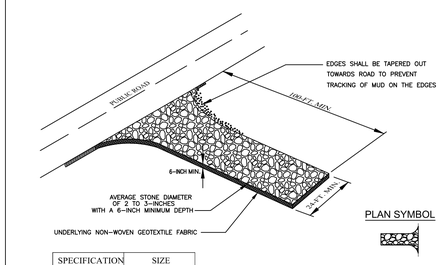
TYPE A - POST REQUIREMENTS

1. Silt Fence posts must be 48–inch long wood posts that meet, at a minimum, the following physical requirements:
   - 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 1.36–inches and a nominal "T" length of 1.45–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 minimum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3–feet on center.

TYPE A - INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week, with no time period between inspections exceeding 9 days, and must be conducted until final stabilization is reached on all areas of the construction site. It is recommended that BMPs be assessed by the contractor within 24 hours of the end of a storm event of 1/2 inch or greater, as well as during the first rain event after the initiation of construction activities, after the installation of BMPs.
3. Attention to sediment accumulations along the filter fabric 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 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 overtopping the inlet protection.
7. Check for bares within the filter fabric, areas where fabric have begun to decompose, and for any other circumstance that may impair 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 drop inlet structure crest. Stabilize all bare areas immediately.

IP — INLET PROTECTION (FILTER FABRIC)
NOT TO SCALE



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

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 surface, 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 200 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. Direct 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.

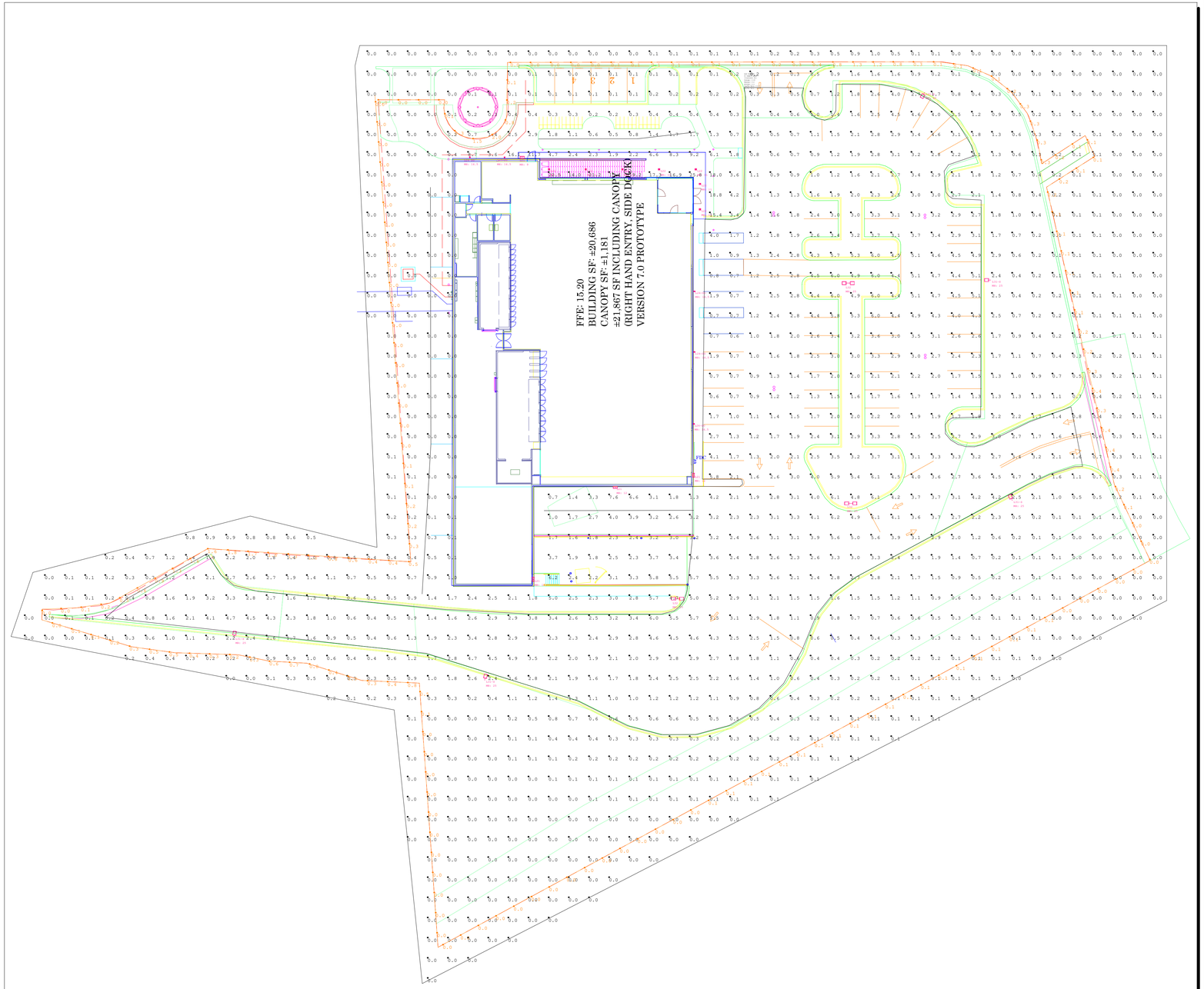
CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week, with no time period between inspections exceeding 9 days, and must be conducted until final stabilization is reached on all areas of the construction site. It is recommended that BMPs be assessed by the contractor within 24 hours of the end of a storm event of 1/2 inch or greater, as well as during the first rain event after the initiation of construction activities, after the installation of BMPs.
3. During regular inspections, check for mud and sediment buildup within the stone. Clean entrance when mud and sediment tend 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 public roadways. Flushing may be used after sediment is removed, but 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 been fully stabilized. Permanent vegetation should not be removed from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post–construction.

CE — CONSTRUCTION ENTRANCE (COMMERCIAL)
NOT TO SCALE

Calculation Summary							
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
PROPERTY LINE	Fc	0.25	2.0	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	1.41	25.8	0.0	N.A.	N.A.	FC TAKEN @ GRADE
ALDI PAVEMENT	Fc	2.63	6.2	0.3	8.77	20.67	FC TAKEN @ GRADE

Luminaire Schedule				
Symbol	**Label**	**Qty**	**Part Number**	**Description**
	L21	4	LWPC26S3N-UD-M1	LED WALL PACK
	L22	7	ECLS010A5SM73011RM GRAY	CANOPY LIGHT
	L24-DO	5	4423BA-17-30K	WALL SCONCE DOWN ONLY
	L31-S	5	EACL010F4AF750NDD1 DKBZ WITH ELS-EAC-RBL-BLCK	LED AREA LIGHT W/SHIELD ON 23' POLE + 2' BASE (25' MOUNTING)
	L32	3	EACL010F4AF750NDD1 DKBZ	LED AREA LIGHT ON 23' POLE + 2' BASE (25' MOUNTING)



- **DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES**
- **THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.**
- **THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY**
- **MH IS AN OVERALL MOUNTING HEIGHT.**

lighting > electrical > energy
technology > signs
FACILITY SOLUTIONS GROUP

#	Date	Comments

Revisions

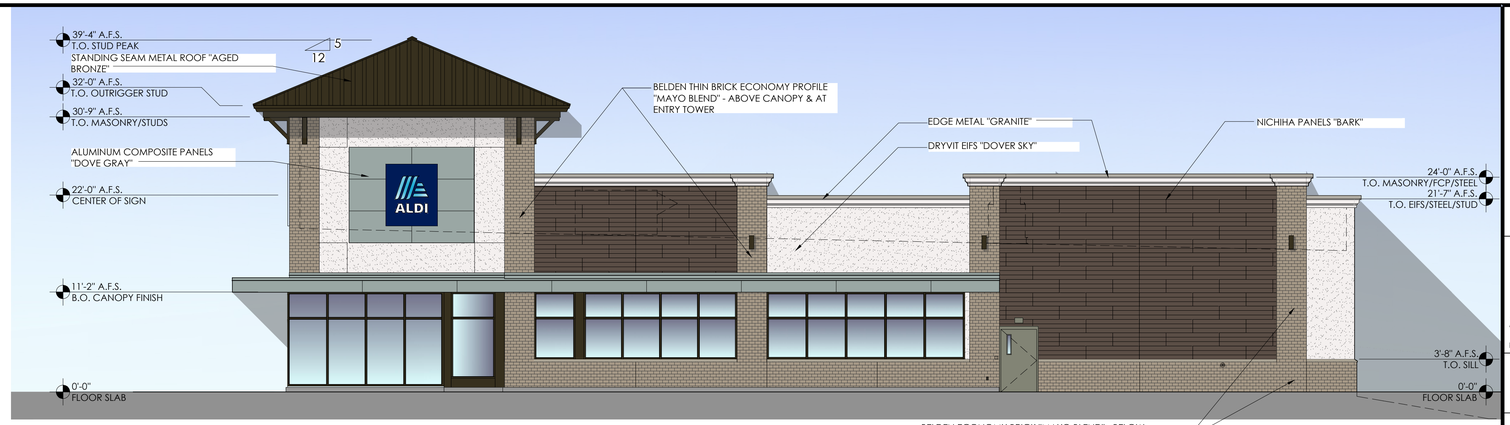
Drawn By: JJM
Checked By:
Date:4/14/2025

ALDI HILTON HEAD ISLAND, SC
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

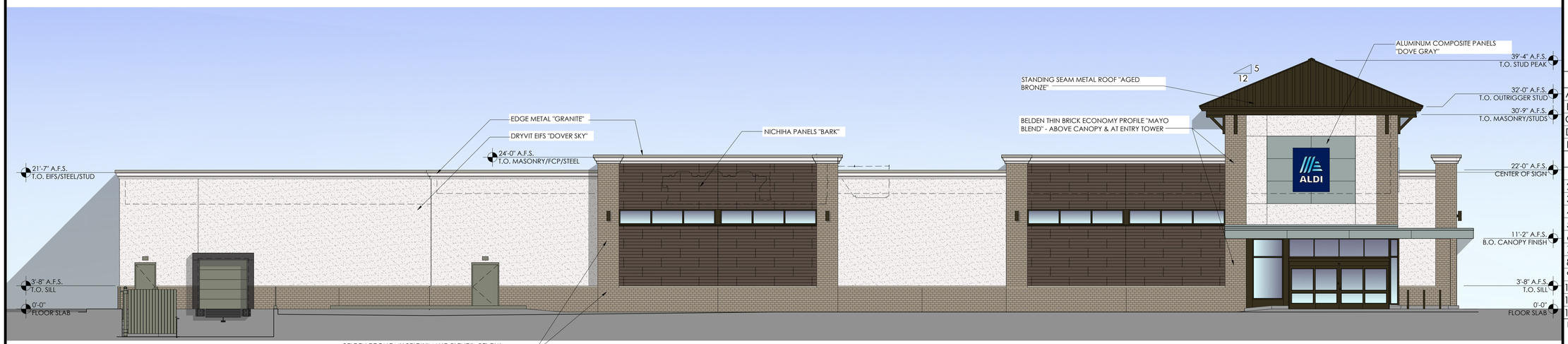
Page M of 1

SIGNAGE			
DESCRIPTION	**QUANTITY**	**SQ. FT. PER SIGN**	**TOTALS**
TOWER SIGN	2	40	80.0
TOTAL SIGNAGE			80.0
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



2 North Elevation

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

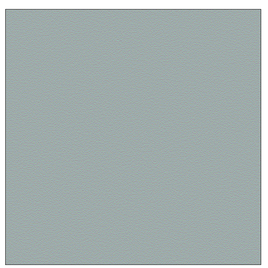


1 East Elevation

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

Masonry: Belden Brick "Mayo Blend"
Modular @ Watertable
Thin Brick @ Pilasters

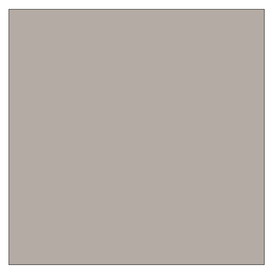
Fiber Cement Panels: Nichiha USA "Bark"



Aluminum Composite Panels: Laminators Inc. "Dove Gray (Non-metalic)"

Exterior Insulation & Finish Panels & Cornice (EIFS): Dryvit Systems "Dover Sky"

Tower Roof: Petersen Standing Seam Metal Roofing "Aged Bronze"



Edge Metal @ EIFS Cornice: Petersen Aluminum "Granite"

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
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PROJECT ARCHITECT/ENGINEER

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Jefferson, GA 30549
(706) 387-7722

ALDI Inc. Store #: 183
Hilton Head Island, SC
80 Matthews Drive
Hilton Head Island, SC 29928
Beaufort County
Project Name & Location:

Exterior Elevations - Colored w. Materials
Drawing Name:

Prototype:	Project No.
V7.0	21-0464
Type: GROUND UP	
Drawn By: VMB	A-201CM
Scale: As Noted	Drawing No.

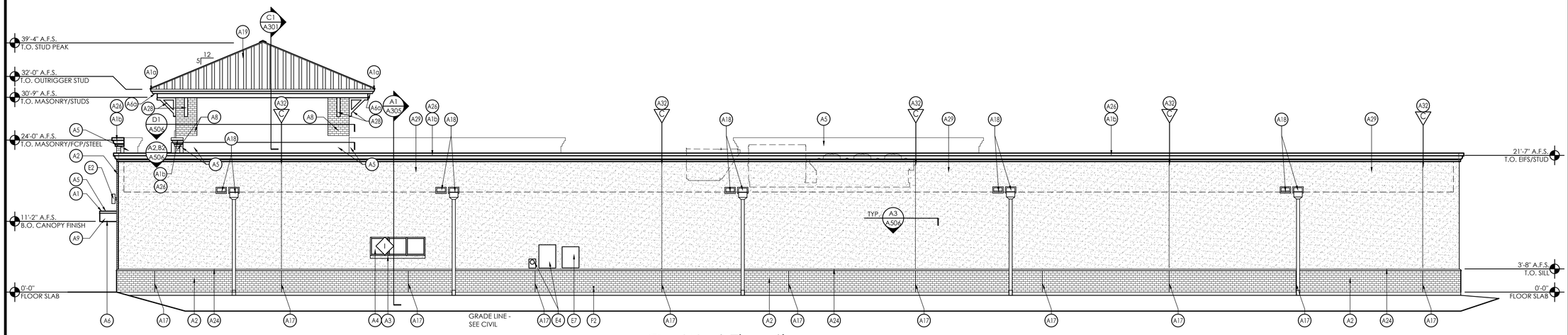
PLOTTED: 4/17/2025 10:38 AM

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- CITYSCAPE - AT CANOPY A1a -AGED BRONZE - AT STANDING SEAM ROOF A1b - GRANITE - AT EIFS CORNICE	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT (VALSPAR (SW) AGED BRONZE #437R2398) ON POST FORMED ALUMINUM.
A2	BELDEN FULL BRICK MASONRY VENEER	MODULAR ECONOMO MAYO BLEND w/ HOLCIM "DANDELION" MORTAR MORTAR ALT: SOLOMON 10X LIGHT BUFF	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL FLASHING	A3 - BRIGHT SILVER A3a - PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A4	ALUMINUM STOREFRONT SYSTEM	DARK BRONZE ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - CITYSCAPE A6a - VENTED PANELS - AGED BRONZE	RE: SEE SECTIONS
A7	EXTERIOR PAINT		RE: DWG. A603
A8	BELDEN THIN BRICK MASONRY VENEER	MODULAR ECONOMO PROFILE: MAYO BLEND w/ HOLCIM "DANDELION" MORTAR MORTAR ALT: SOLOMON 10X LIGHT BUFF	TYP @ VMT JAMBS, BACKSIDE OF ENTRY TOWER PARAPET, AND ALL MASONRY ABOVE CANOPY, SEE SECTIONS AND DETAILS FOR MORE INFO
A9	ALUMINUM COMPOSITE PANEL	LAMINATORS INC. 'DOVE GRAY (NON-METALIC)"	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING, SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	ACCESS PANEL	30"W X 36H" PAINT TO MATCH MEMBRANE ROOFING	SEE SPEC
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL; DARK BRONZE FINISH	RE: DETAIL B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL; DARK BRONZE FINISH	RE: DETAIL B2/A507
A15	BLRD-3	GALVANIZED STEEL; DARK BRONZE FINISH	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	RE: DETAIL 9/A601 FOR CONDITION BEHIND SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	16" SCUPPER, OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG D2/A503
A19	STANDING SEAM METAL ROOF	AGED BRONZE	5:12 SLOPE - RE: DWG A301A
A20	ALDI TOWER SIGN	BY SIGN VENDOR	5'-9 3/8" w. x 6'-11 1/8" h.
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	MOUNT 5'-0" ABOVE FLOOR LEVEL. CONFIRM TYPE AND FINAL LOCATION WITH LOCAL FIRE MARSHAL

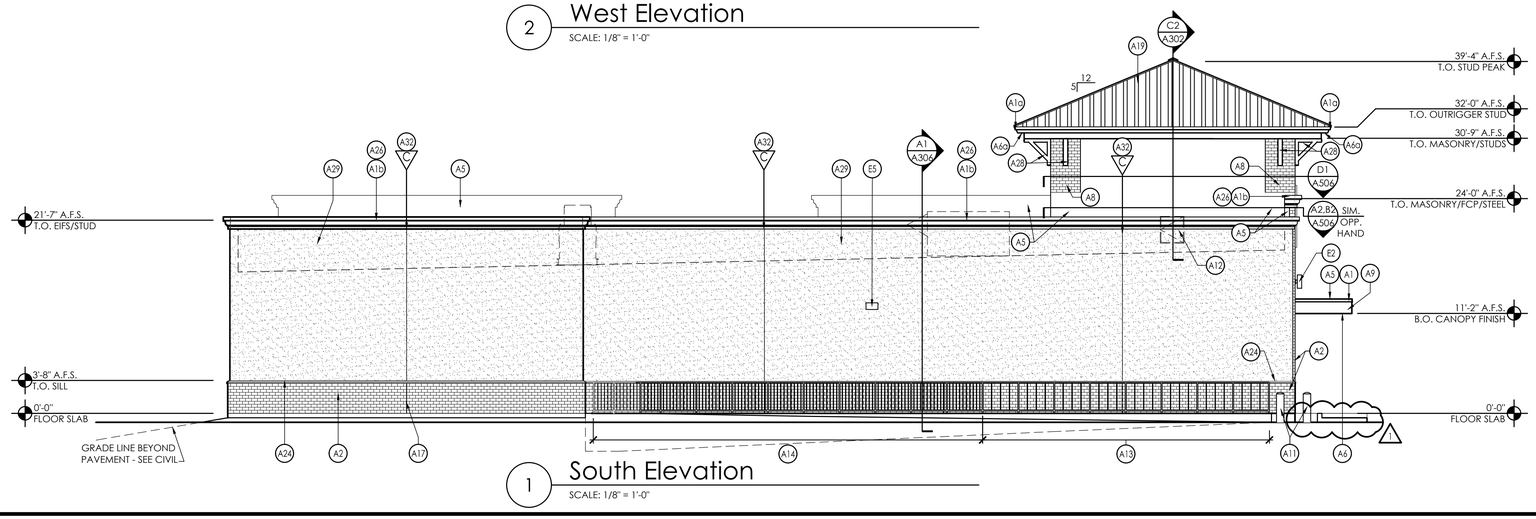
EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A23	AUTO DOOR SYSTEM & TRANSOM	DARK BRONZE ANODIZED ALUM.	RE. DWG A601 & A602
A24	WATER TABLE - CAP STONE SILL	TANNERSTONE - AG-1 (ALDI GRAY)	SEE SPEC FOR ADDITIONAL INFO - MORTAR COLOR TO MATCH CAST STONE
A25	ALUM BRAKE METAL CLOSURE	DARK BRONZE ANODIZED ALUM	RE: DWG. A504
A26	EIFS CORNICE	SANDPEBBLE FINE DPR COLOR #104 DOVER SKY	SEE B2/A503 FOR PROFILE INFORMATION
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	HIGH DENSITY POLYURETHANE BRACKET	FYPON MODEL # BKT36X36X6 PAINTED TO MATCH STANDING SEAM ROOFING	
A29	DRYVIT SYSTEMS, INC EXTERIOR INSULATION FINISH SYSTEM	SANDPEBBLE FINE DPR COLOR #104 DOVER SKY	SEE SPEC FOR ADDITIONAL INFO
A30	DUMPSTER GATE	CLAM SHELL	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
A32	EIFS EXPANSION JOINT		MAX 75' OC
E1	NOT USED		
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 8'-0" A.F.S., BREAK ROOM WINDOW @ 10'-0" A.F.S. TRUCK WELL - MOUNT @ 12'-0" A.F.S. (SIDE DOCK ONLY)
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
E7	GENERATOR QUICK CONNNECT	FACTORY FINISH	SEE ELECT DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	NOT SHOWN IN ELEVATION - SEE CIVIL DWGS
F2	FIRE ALARM CHECK DRAIN	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F3	FIRE INSPECTORS TEST	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS, CENTER OF WINDOWS, AND MASONRY CONTROL JOINTS B: ALIGN NICHIHA PANEL JOINTS AND MASONRY CONTROL JOINTS C: ALIGN EIFS EXPANSION JOINTS AND MASONRY CONTROL JOINTS



2 West Elevation

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



1 South Elevation

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

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1	Addendum #4	05/08/25
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PROJECT ARCHITECT/ENGINEER
Daniel Sargent, NCARB, AIA

PROJECT LEAD
Vanessa Banks, NCARB

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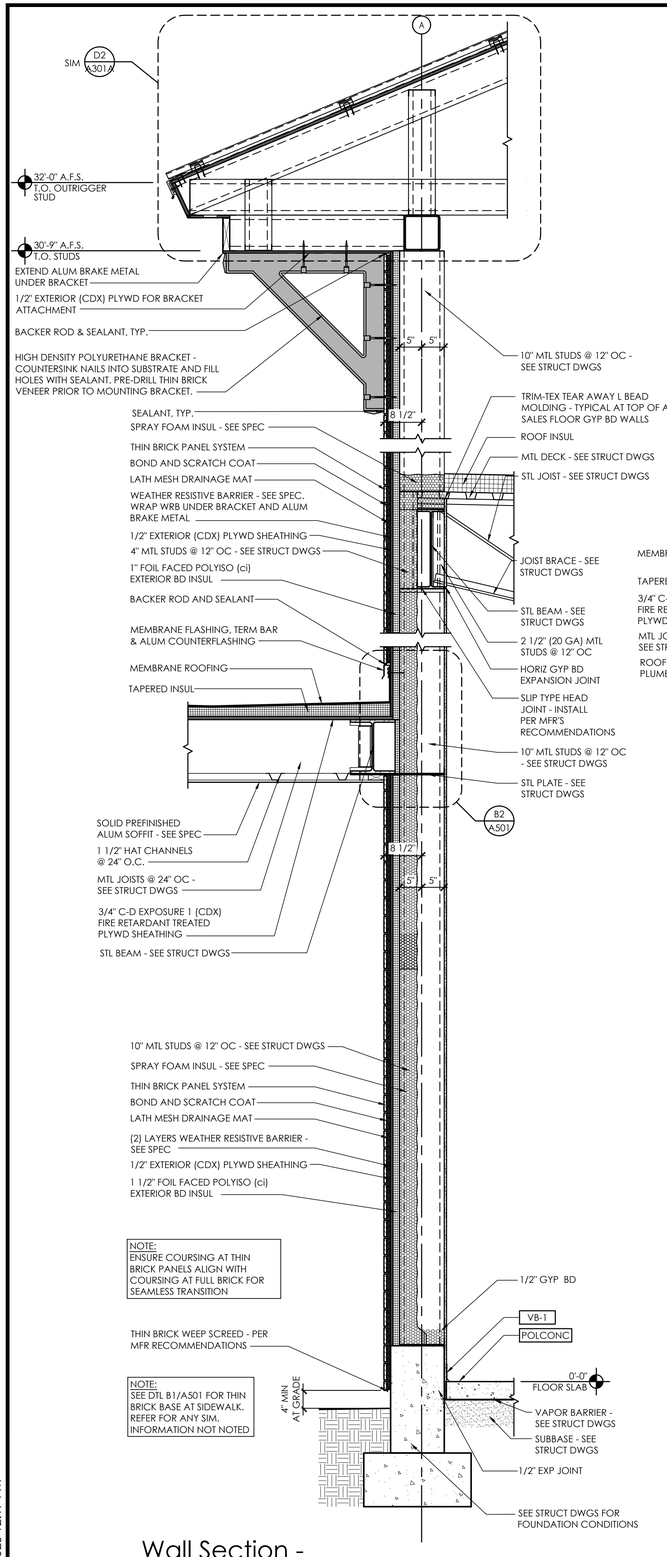
Beaufort County
Project Name & Location:

Exterior Elevations
Drawing Name:

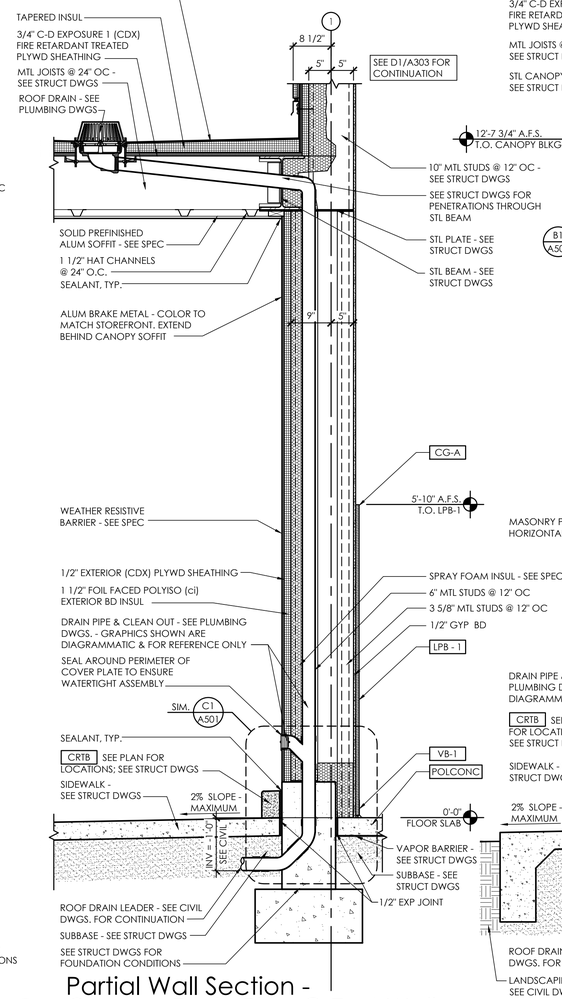
Prototype: V7.0	Project No. 21-0464
Type: GROUND UP	
Drawn By: VMB	A-202
Scale: As Noted	Drawing No.

NOTES:
1. REFER TO SCHEDULES ON DRAWING A-603 FOR ALL FINISH AND INSULATION CALL-OUTS.
2. WRB TO BE SEALED AND TAPED PER MFR RECOMMENDATION. WRB TO WRAP INSIDE OPENINGS AND ALL JOINTS LAPPED PER MFR INSTALLATION EQMT.
3. PROTECT ALL EXTERIOR SHEATHING DURING CONSTRUCTION, AS REQUIRED BY MFR.
4. PROVIDE TRIM-TEX TEAR AWAY L-BEAD MOLDING (FINISHABLE EDGE) AT ALL EXPOSED GYPSUM BOARD EDGES (EXCEPT TOP OF WALLS AT ROOF IN THE BACK ROOM).
5. WRAP WEATHER RESISTIVE BARRIER (WRB) INTO ALL OPENINGS PER MFR'S INSTALLATION INSTRUCTIONS.
6. INSTALL COUNTER FLASHINGS AT BASE OF WALLS OVER SELF-ADHERING FLASHING EXTENDING TO FOUNDATION WALL. LAP WRB OVER COUNTERFLASHING TYP.
7. ATTACH PLYWOOD WALL SHEATHING & CONTINUOUS INSULATION PANELS TO METAL STUD FRAMING, USING SPECIFIED FASTENERS SPACED 12" O.C. EA. WAY MIN TO SUPPORT UP TO 10 PSF DEAD LOAD OF THE FIBER CEMENT WALL PANEL SYSTEM, INSULATION & SHEATHING AND THE MAXIMUM WIND SPEED AND DESIGN PRESSURES INDICATED ON SHEET S-001.
8. PROVIDE 15# FELT BOND BREAKER BETWEEN ALL DISSIMILAR METALS
9. **INSTALL RIGID BOARD INSULATION PER MFR RECOMMENDATIONS. ENSURE ALL SEAMS, JOINTS, PENETRATIONS, AND CHANGE IN MATERIALS ARE SEALED PER THE TECHNICAL SPECIFICATIONS. THE BASE AND TOP OF THE INSULATION BOARD IS TO BE SEALED PROPERLY TO PREVENT WATER/AIR/VAPOR INFILTRATION.**



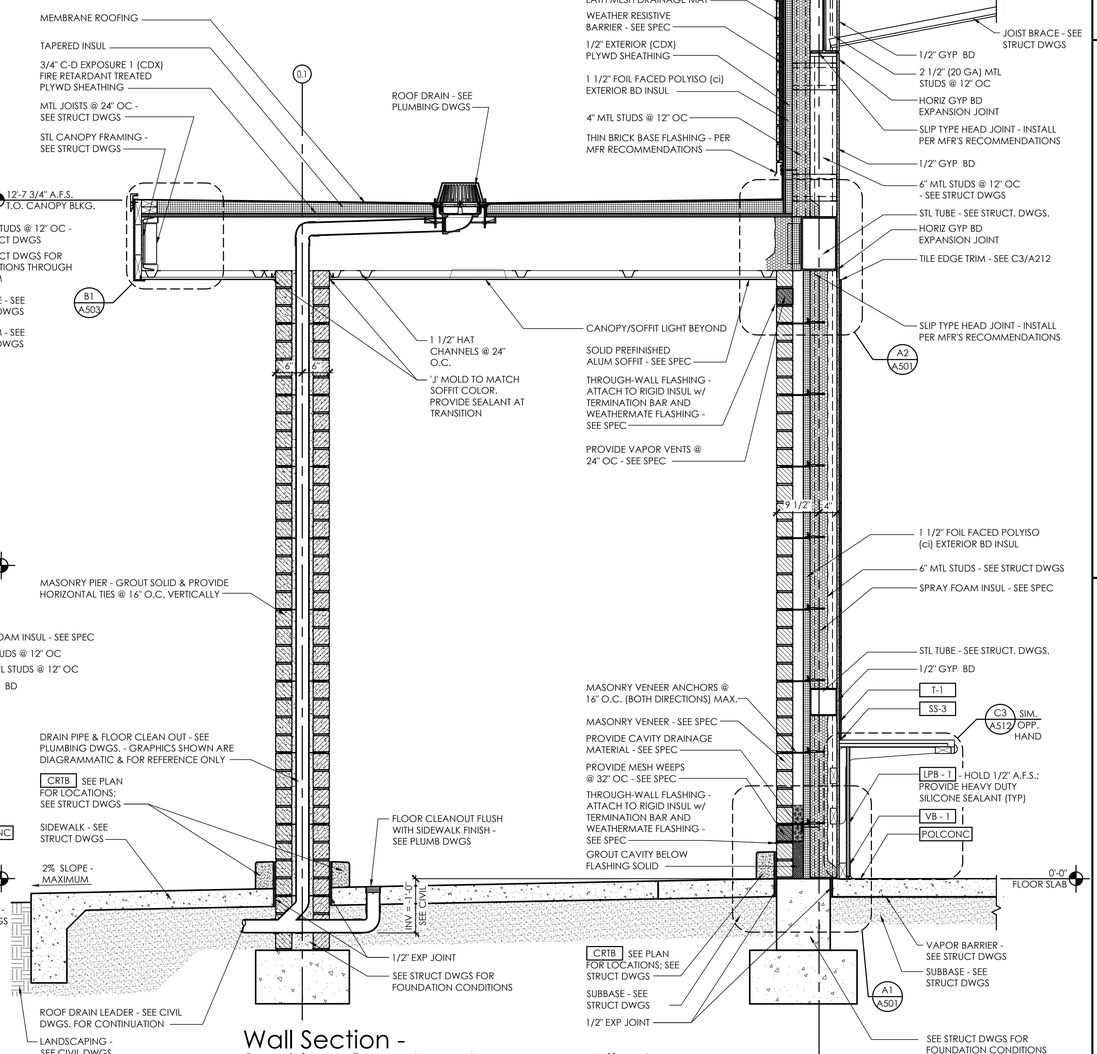
Wall Section - Entry Tower at Thin Brick Pilaster

D1 SCALE: 3/4" = 1'-0"



Partial Wall Section - Canopy Drain Pipe @ East Wall

C1 SCALE: 3/4" = 1'-0"



Wall Section - Sacking Counter at Masonry Pilaster

B1 SCALE: 3/4" = 1'-0"

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PROJECT ARCHITECT/ENGINEER
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Vanessa Banks, NCARB

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Beaufort County
Project Name & Location:

Wall Sections
Drawing Name:

Prototype: V7.0	Project No. 21-0464
Type: GROUND UP	
Drawn By: ARH	A-304
Scale: As Noted	Drawing No.

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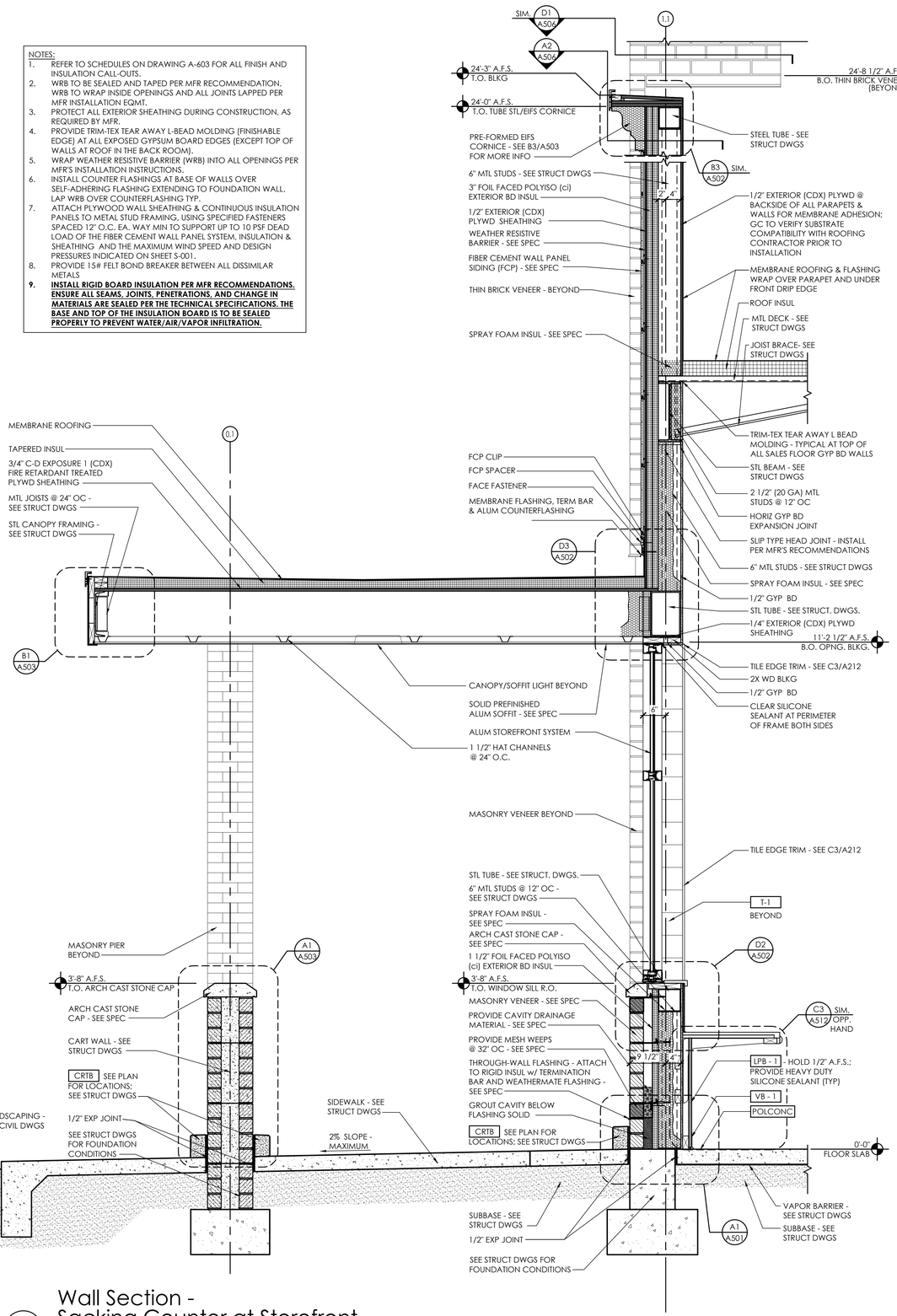
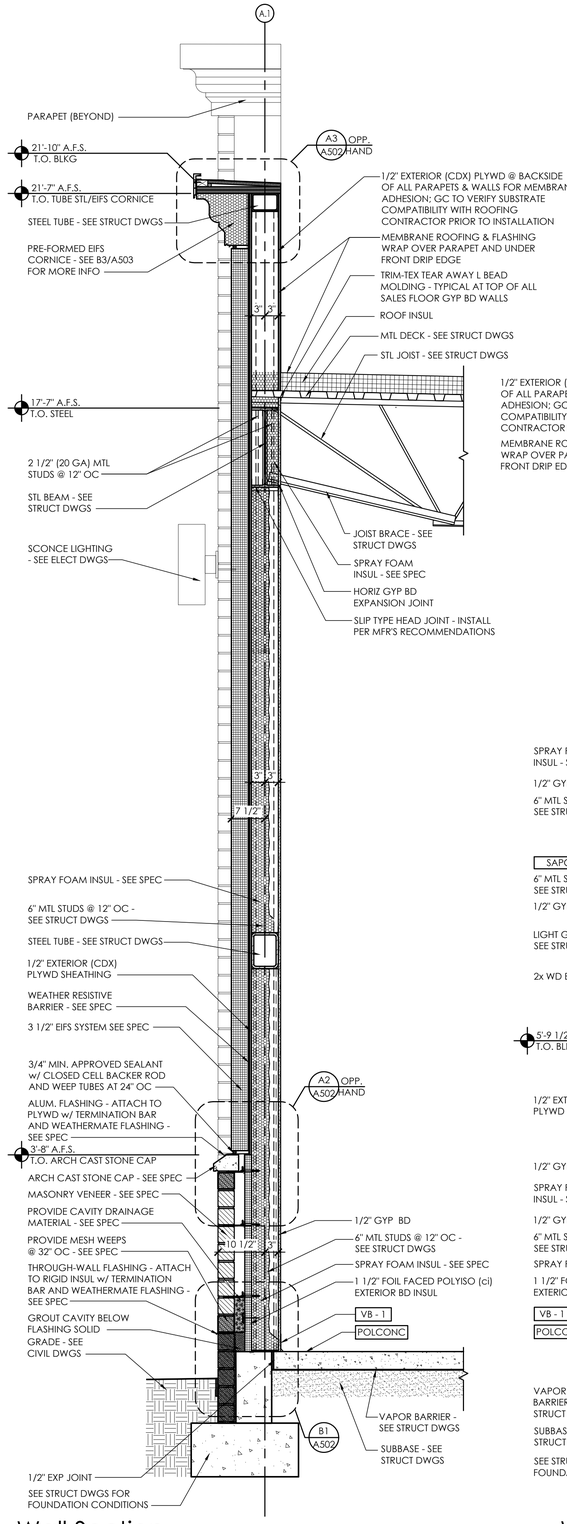


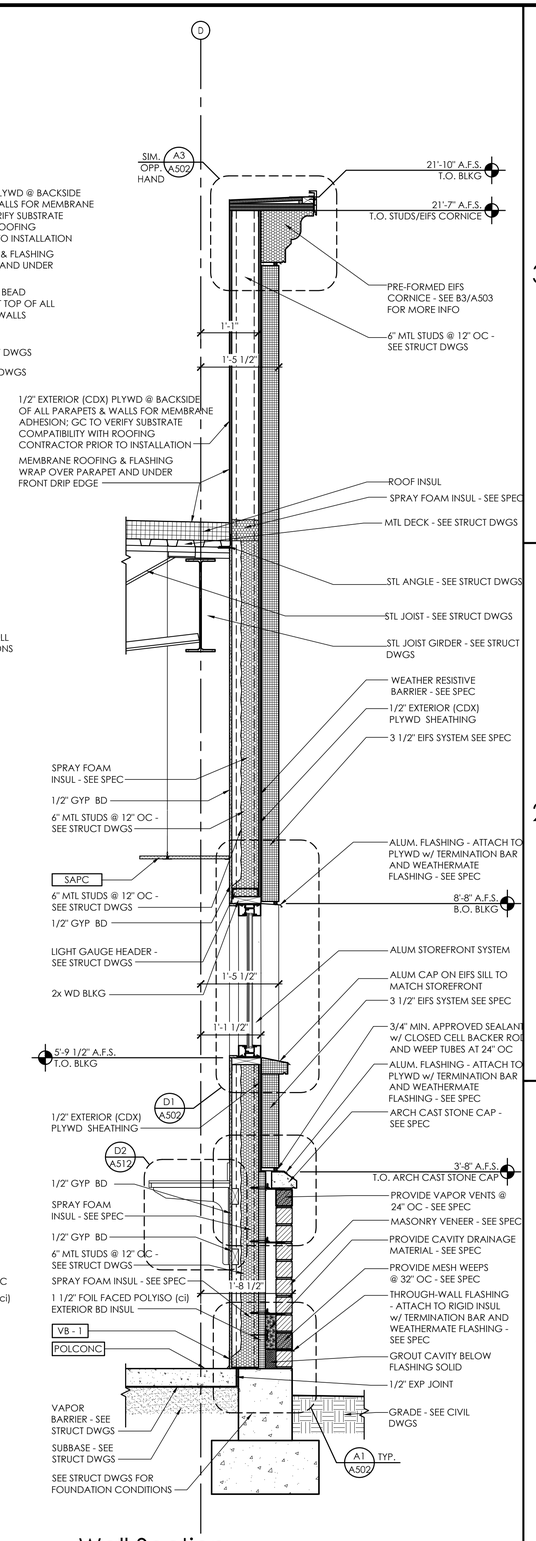
Wall Section - Sacking Counter at Storefront

D1 SCALE: 3/4" = 1'-0"



Wall Section - High Joist Bearing

B1 SCALE: 3/4" = 1'-0"



Wall Section - Low Joist Bearing

A1 SCALE: 3/4" = 1'-0"

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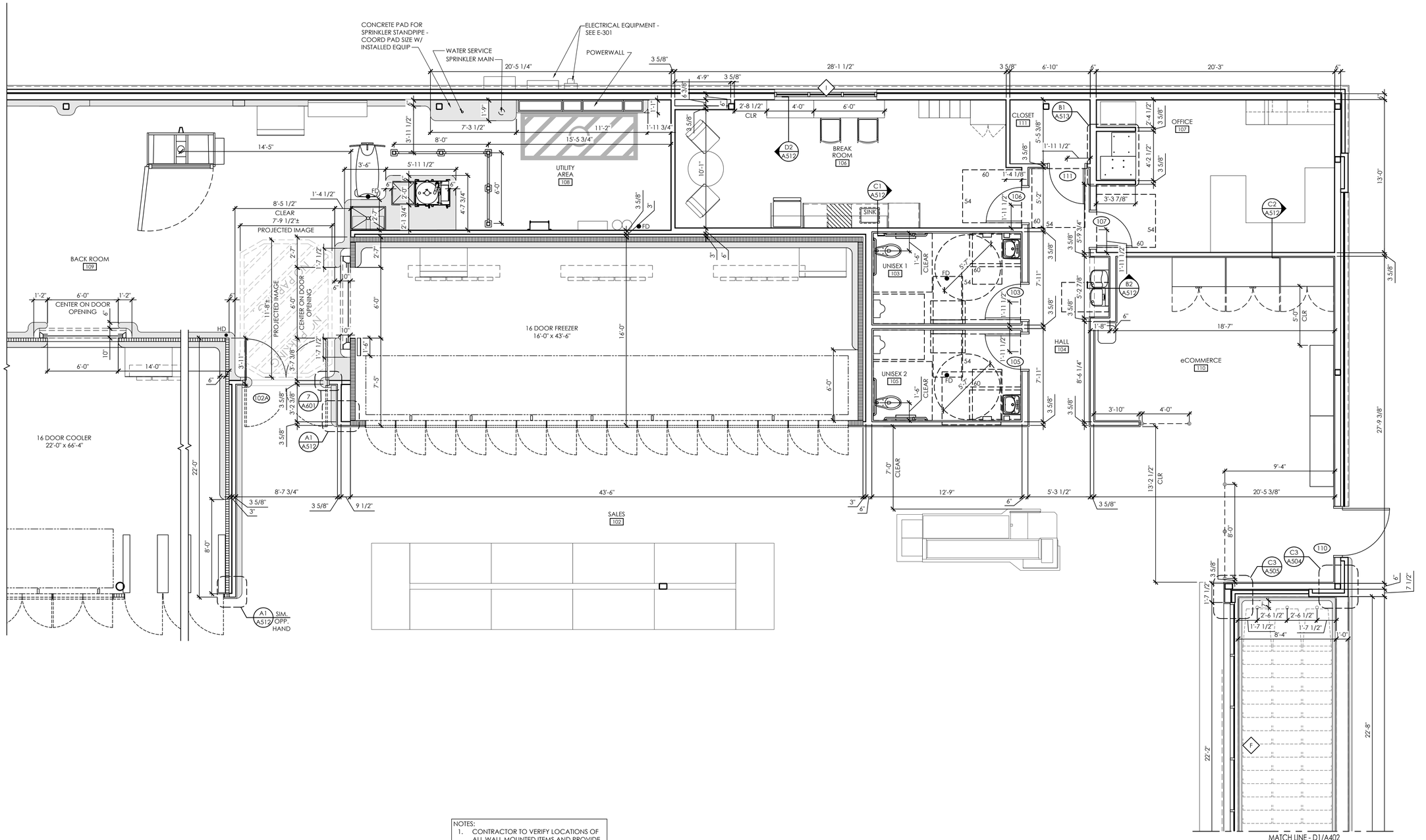
Wall Sections

Drawing Name:

Prototype:	Project No.
V7.0	21-0464
Type: GROUND UP	
Drawn By: ARH	A-305
Scale: As Noted	Drawing No.

PLOTTED: 4/10/2025 11:59 AM



NOTES:
1. CONTRACTOR TO VERIFY LOCATIONS OF ALL WALL MOUNTED ITEMS AND PROVIDE SOLID BLOCKING FOR MOUNTING.
2. MILLWORK DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. DIMENSIONS SHOULD BE VERIFIED AND COORDINATED WITH MILLWORK SUPPLIER.

A1 Enlarged Plan - Cooler / Freezer / Ancillary

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

NORTH

PLOTTED: 4/9/2025 9:01 AM

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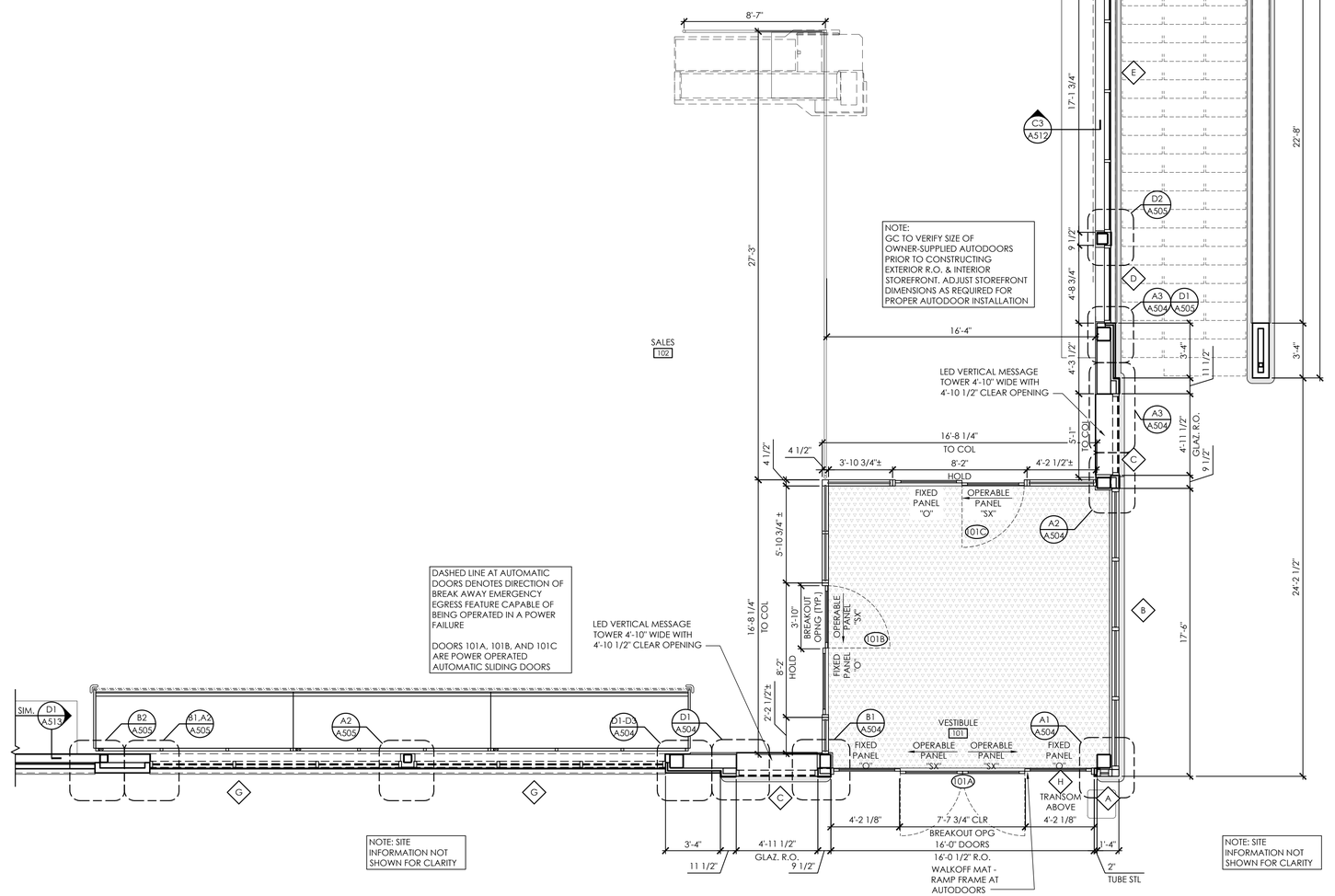
Enlarged Plans

Drawing Name:

Prototype:	Project No.
V7.0	21-0464
Type: GROUND UP	
Drawn By: BLF	A-401
Scale: As Noted	Drawing No.



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D1 Enlarged Plan - Entry

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

NORTH

PLOTTED: 4/10/2025 5:02 PM

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PROJECT ARCHITECT/ENGINEER
Daniel Sargent, NCARB, AIA

PROJECT LEAD
Vanessa Banks, NCARB

NOT FOR CONSTRUCTION

Seal Seal

ALDI Inc.
1597 Dry Pond Rd
Jefferson, GA 30549
(706) 387-7722

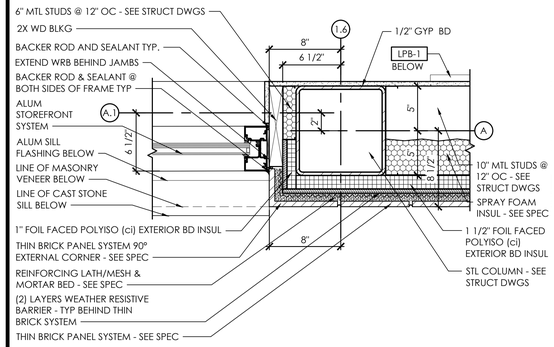
ALDI Inc. Store #: 183
Hilton Head Island, SC
80 Matthews Drive
Hilton Head Island, SC 29928
Beaufort County
Project Name & Location:

Enlarged Plans

Drawing Name:

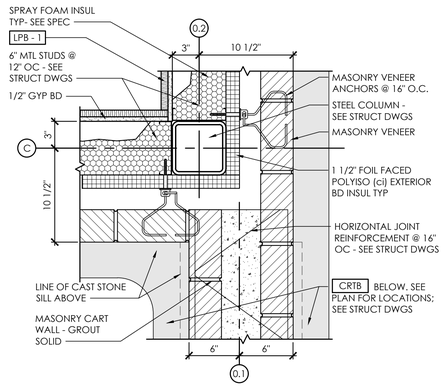
Prototype: V7.0	Project No. 21-0464
Type: GROUND UP	
Drawn By: BLF	A-402
Scale: As Noted	Drawing No.

NOTES:
1. REFER TO SCHEDULES ON DRAWING A-603 FOR ALL FINISH AND INSULATION CALL-OUTS.
2. REFER TO RESPONSIBILITY SCHEDULES FOR ROOF SCOPE.



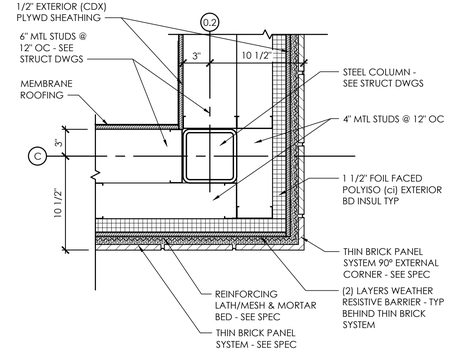
D3 Exterior Plan Detail - Thin Brick at Transom Windows (East Wall)

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



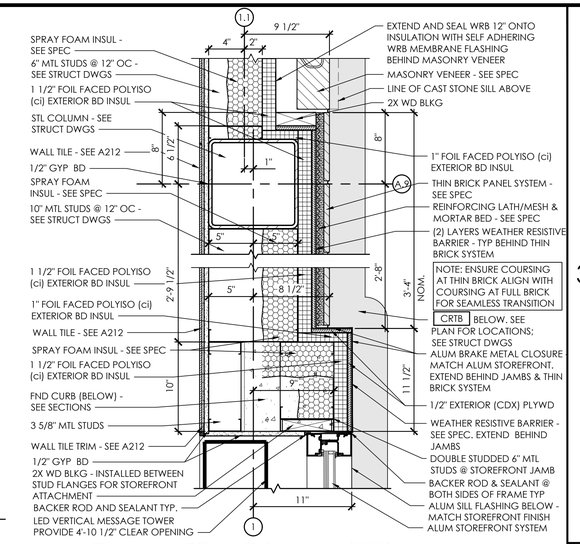
C3 Exterior Plan Detail - Cart Wall at Bldg Corner

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



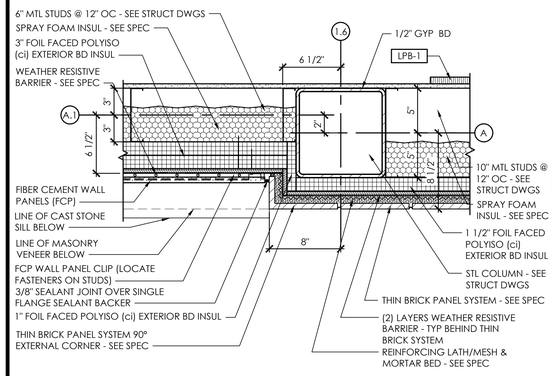
B3 Exterior Plan Detail - Corner Above Canopy @ Cart Corral

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



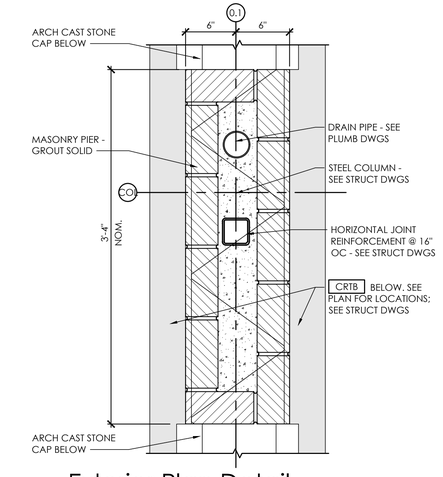
A3 Exterior Plan Detail - VMT at Thin Brick Veneer (North Wall)

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



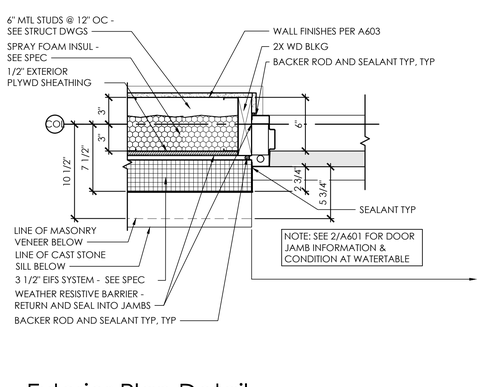
D2 Exterior Plan Detail - Thin Brick at FCP (East Wall)

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



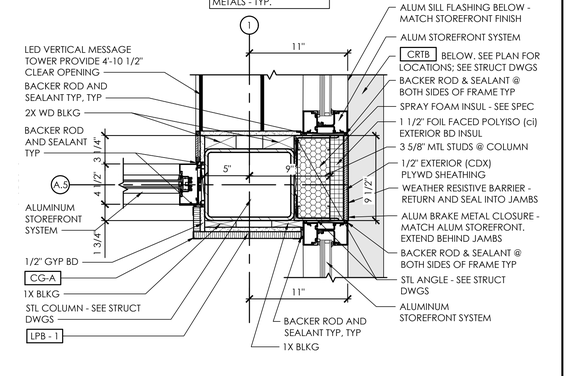
C2 Exterior Plan Detail - Column Wall at Cart Wall

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



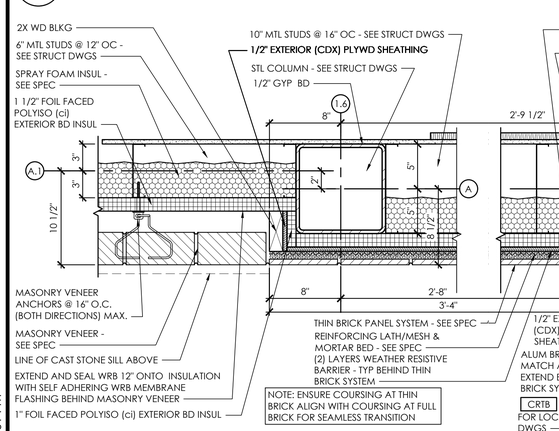
B2 Exterior Plan Detail - Man Door Jamb at EIFS - Typ.

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



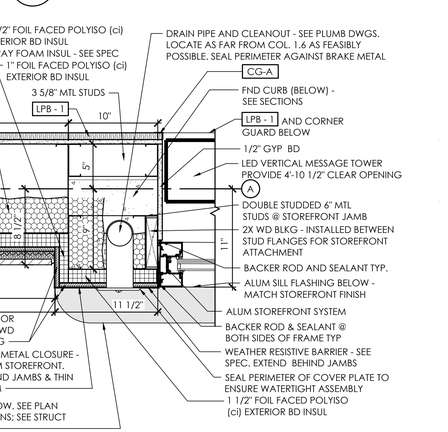
A2 Exterior Plan Detail - VMT at Storefront (North Wall)

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



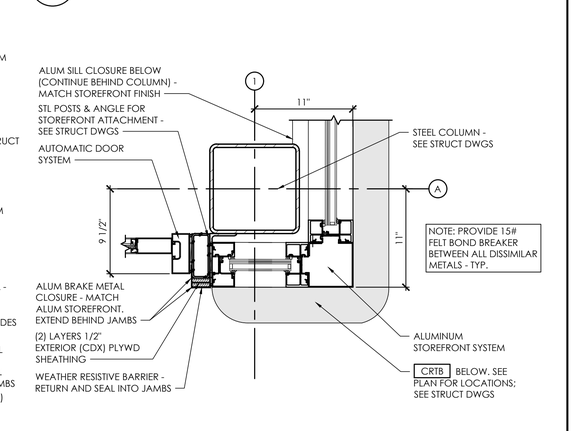
D1 Exterior Plan Detail - VMT at Thin Brick Veneer (East Wall)

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



B1 Exterior Plan Detail - VMT at Autodoors (East Wall)

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



A1 Exterior Plan Detail - Storefront Corner at Vestibule

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

D C B A

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615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

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Victor, NY 14564

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D	Issued for Bid	04/14/25
E		

	Revisions:	Date:
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Exterior Details
Drawing Name:

Prototype: V7.0	Project No. 21-0464
Type: GROUND UP	
Drawn By: VMB	A-504
Scale: As Noted	Drawing No.

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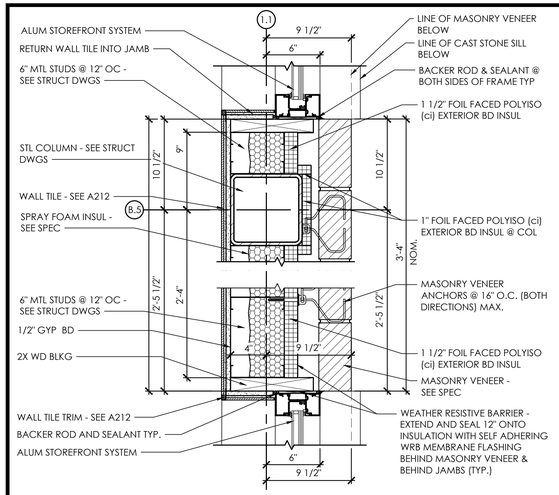
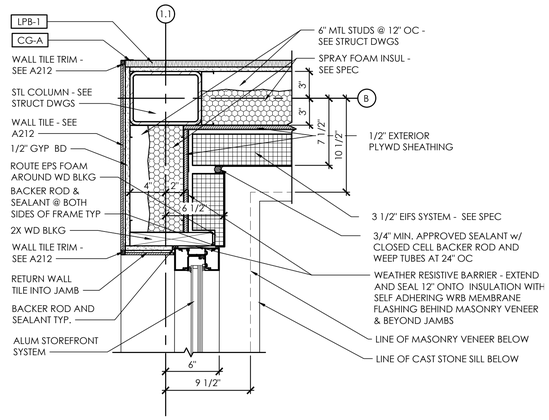


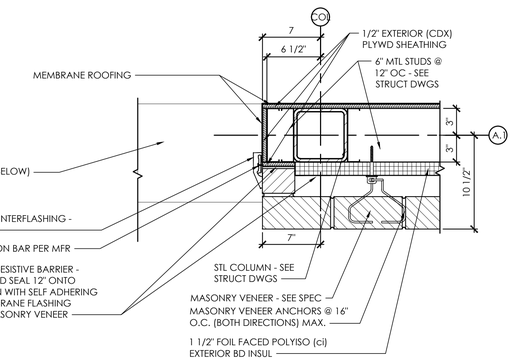
D3 Exterior Section Detail - Storefront at Full Brick (North Wall)

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



C3 Exterior Section Detail - Storefront at Return Wall

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



B3 Exterior Section Detail - Parapet Return at Full Brick

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

NOTES:
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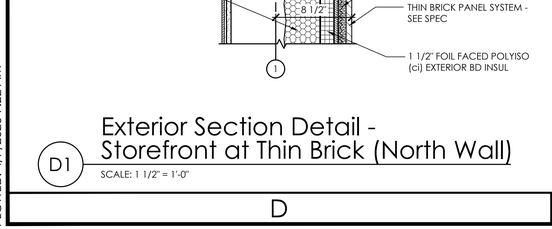
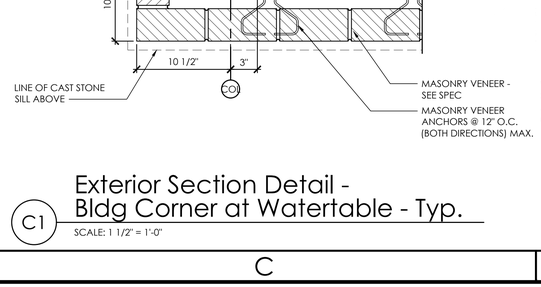


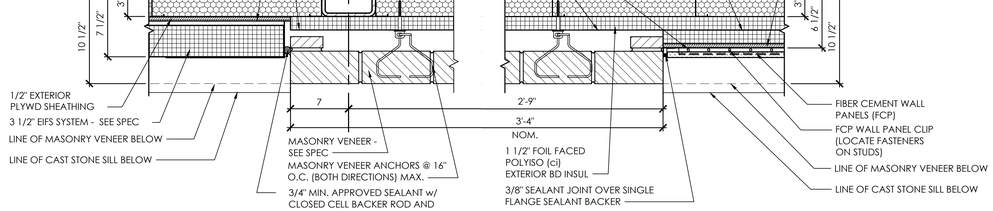
D2 Exterior Section Detail - Storefront at Column (North Wall)

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



C2 Exterior Section Detail - Bldg Corner at EIFS - Typ.

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

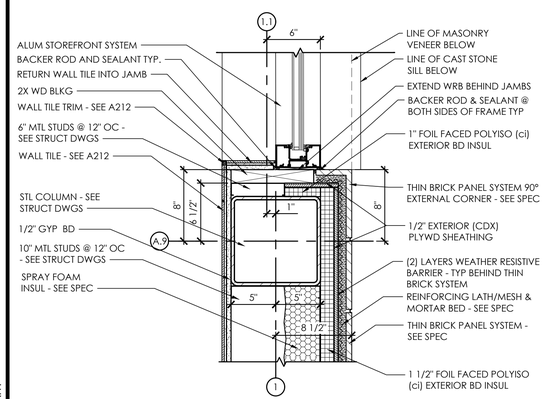


B2 Exterior Section Detail - EIFS - Full Brick Transition

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

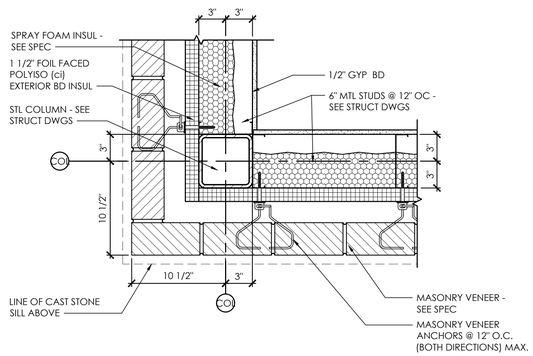
A2 Exterior Section Detail - FCP - Full Brick Transition

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



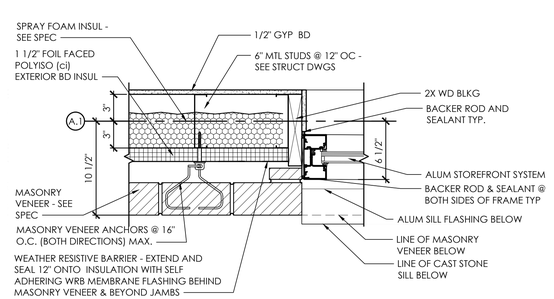
D1 Exterior Section Detail - Storefront at Thin Brick (North Wall)

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



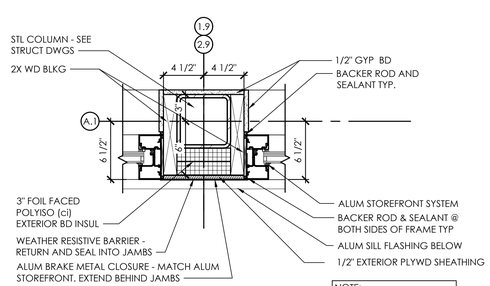
C1 Exterior Section Detail - Bldg Corner at Watertable - Typ.

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



B1 Exterior Section Detail - Storefront at Full Brick (East Wall)

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



A1 Exterior Section Detail - Storefront at Column (East Wall)

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

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V7.0	21-0464
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Drawn By: VMB	A-505
Scale: As Noted	Drawing No.

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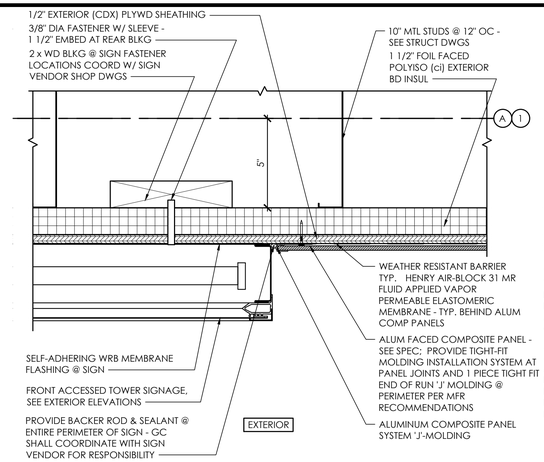
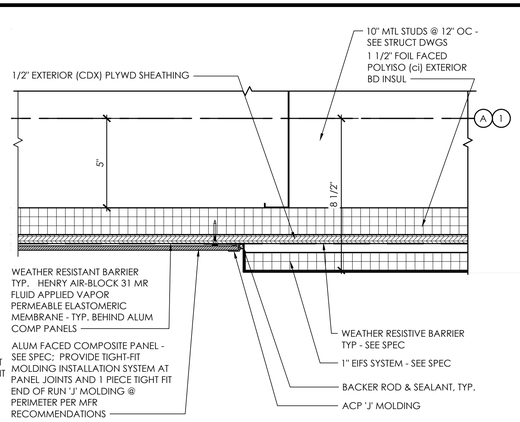


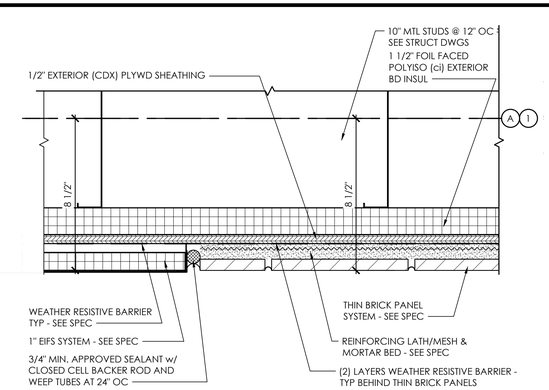
Exterior Plan Detail - Logo Sign Attachment

D3 SCALE: 1 1/2" = 1'-0"



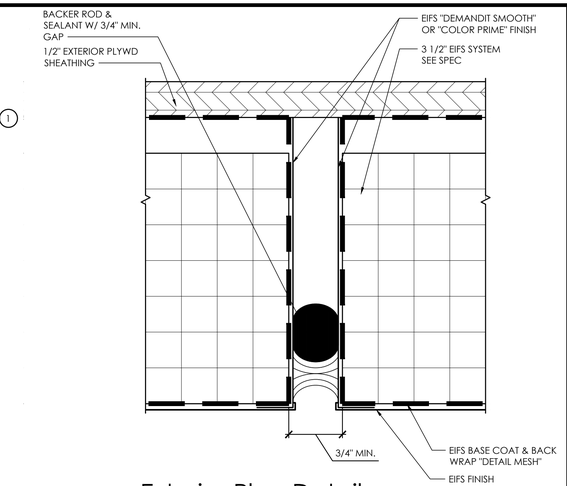
Exterior Plan Detail - ACP - EIFS Brick Transition

C3 SCALE: 1 1/2" = 1'-0"



Exterior Plan Detail - EIFS - Thin Brick Transition

B3 SCALE: 1 1/2" = 1'-0"



Exterior Plan Detail - EIFS Expansion Joint

A3 SCALE: 1'-0" = 1'-0"

NOTES:
1. REFER TO SCHEDULES ON DRAWING A-603 FOR ALL FINISH AND INSULATION CALL-OUTS.
2. REFER TO RESPONSIBILITY SCHEDULES FOR ROOF SCOPE.

NOTE: CORNER CONDITION SIM TO B2/A506 - REFER FOR ADDITIONAL INFO

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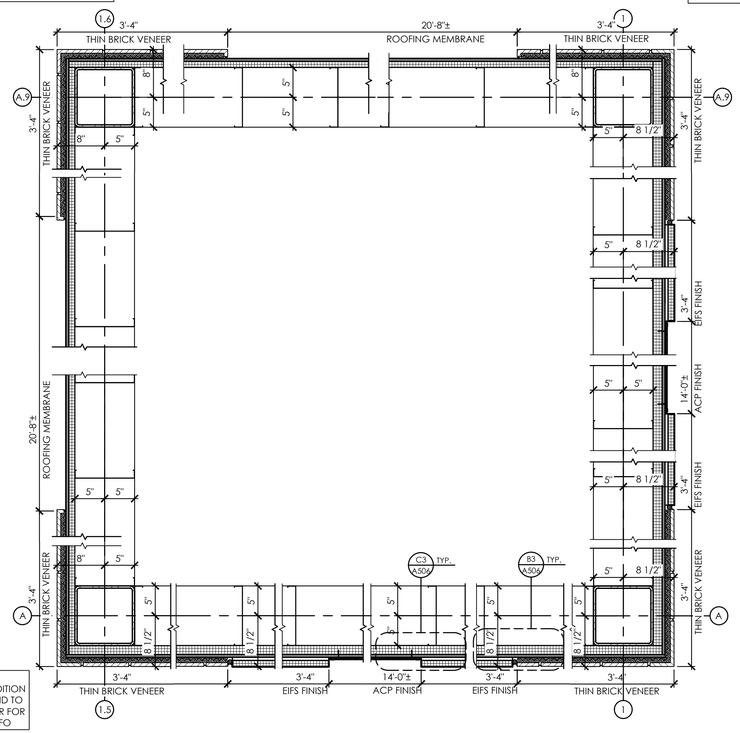
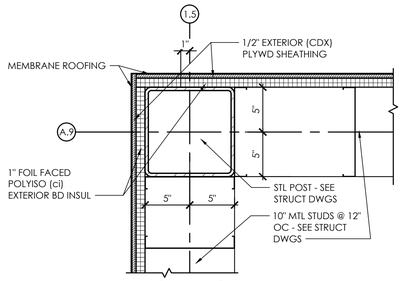


NOTE: CORNER CONDITION SIM & OPP HAND TO A2/A506 - REFER FOR ADDITIONAL INFO

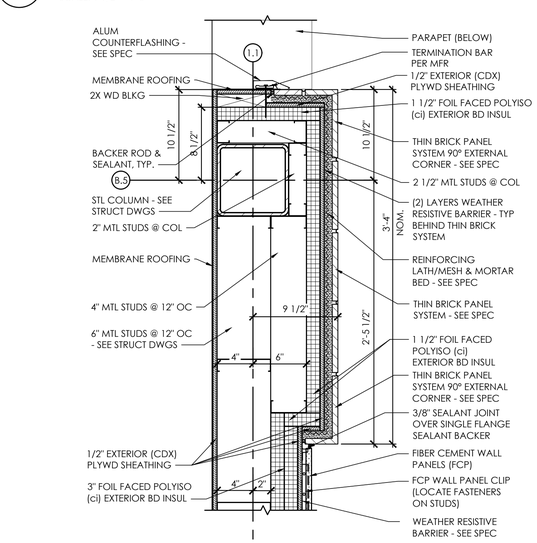
Exterior Plan Detail - Entry Tower Finishes

D1 SCALE: 1" = 1'-0"



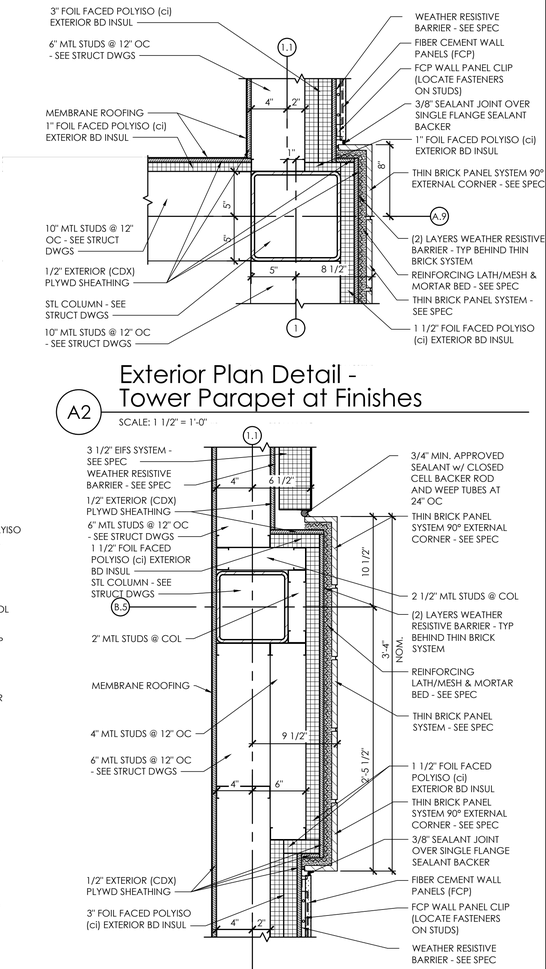
Exterior Plan Detail - Tower Parapet Below Term Bar

B2 SCALE: 1 1/2" = 1'-0"



Exterior Plan Detail - Parapet Return at Thin Brick

B1 SCALE: 1 1/2" = 1'-0"



Exterior Plan Detail - Tower Parapet at Finishes

A2 SCALE: 1 1/2" = 1'-0"

Exterior Plan Detail - Finishes Above Canopy

A1 SCALE: 1 1/2" = 1'-0"

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V7.0	21-0464
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Drawn By: VMB	A-506
Scale: As Noted	Drawing No.

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Aldi Grocery Store
Lighting Specs
June 10, 2025
DRB-000523-2025

ARCHIPELAGO LIGHTING

luxoⒶRCH

LWPC | Nightwatch

Product Data Sheet

COMMERCIAL-GRADE

Full-Cutoff Wallpack

26W — 135W

Product Overview

The luxoⒶRCH LED full-cutoff wall pack is engineered to protect against vandalism and even bad weather, these fixtures may be paired with photocells to optimize performance. It's design is unique for perimeter illumination and is armed with rugged cast-aluminum corrosion-resistant housing with polyester power-coating for longer lifespan and durability.

Featuring shatter-resistant polycarbonate or glass lens, tamper-proof die-cast aluminum housing and designed to weather extremes, the LWPC-series will exceed lighting demands for driveways, outdoor entry-ways and other general commercial areas.

Product Warranty*

7-Year Warranty	75,000 Hrs

* Standard warranty. Extended warranty available.

Applications

Perimeter **Pathways** **Entryways** **Security**

Main Features

- Weather Resistant, Sealed Die-Cast Aluminum
- Two-Piece Die-Cast Aluminum Housing Secures the Thermally Conductive LED Board and Electronics
- Suitable for Extreme Applications Requiring 3G Testing Prescribed by ANSI C136.31
- Optional Photocell Allows for Security and Optimized Efficiency
- Mounts Directly to Wall Surface or J-Box
- Thermally Isolated Driver Design
- Replaces Up To 400W MH

Archipelago Lighting, Inc.
| **Headquarter:** 4615 State Street, Montclair, CA 91763
| **USA Production:** 9345 Sycamore Canyon Blvd, Riverside, CA 92508

Contact Us
www.archipelagolighting.com
+1 (866) 912-3220

Back View w/ EM Driver (Inside)

Front View w/ Photocell

Project Details

Project Name:

Fixture Schedule:

Project Number:

Notes:

Model Specifications

Model	Watt (W)	Lumens (LM)	Voltage (V)	CCT	Replaces
LWPC26	26W	3,800LM 3,900LM 3,900LM	120-277Vac	3000K 4000K 5000K	100W MH
LWPC38	38W	5,600LM 5,700LM 5,700LM	120-277Vac	3000K 4000K 5000K	175W MH
LWPC65	65W	9,500LM 9,700LM 9,700LM	120-277Vac 347-480Vac	3000K 4000K 5000K	250W MH
LWPC100	100W	14,800LM 15,000LM 15,000LM	120-277Vac 347-480Vac	3000K 4000K 5000K	320W MH
LWPC135	135W	19,300LM 20,000LM 20,000LM	120-277Vac	3000K 4000K 5000K	400W MH

Key Specifications

- **Housing:** Durable die-cast aluminum
- **Input Voltage:** 120-277Vac or 347-480Vac*
- **Operating Temp:** -40°F — 105°F**
- **IP:** UL Wet Location Listed
- **PF:** >0.9 Non-Flicker
- **Efficacy:** >135LM/W
- **Dimming:** 1-10V
- **THD:** <20%
- **CRI:** >70

* **Only available on 65W and 100W**

** **Operating w/ EM Driver:** 50°F — 105°F

Certifications

Ordering Guide

Model Series	Watt (W)	CCT (K)	Series	Voltage (V)	Finish	Photocell	EM Driver
LWPC LED Full-Cutoff Wallpack	**26** | 26W **38** | 38W **65** | 65W **100** | 100W **135** | 135W	**-S3** | CCTselect: — 3000K — 4000K — 5000K	**N** | Nightwatch	**-U** | 120-277V **-H** | 347-480V	**D** | Dark Bronze **B** | Black **S** | Silver **W** | White	**Blank** | None **-M1** | Button Photocell	**Blank** | None **-EM08** | 8W

Ordering number example:

LWPC26-S3N-UD-M1-EM30

Please place dashes (-) in correct order.

Choose your model specifications:

LWPC			N			
Model Series	Watt	CCT	Series	Voltage	Sensor	EM

Archipelago Lighting, Inc.
| **Headquarter:** 4615 State Street, Montclair, CA 91763
| **USA Production:** 9345 Sycamore Canyon Blvd, Riverside, CA 92508

Contact Us
www.archipelagolighting.com
+1 (866) 912-3220

Mounting

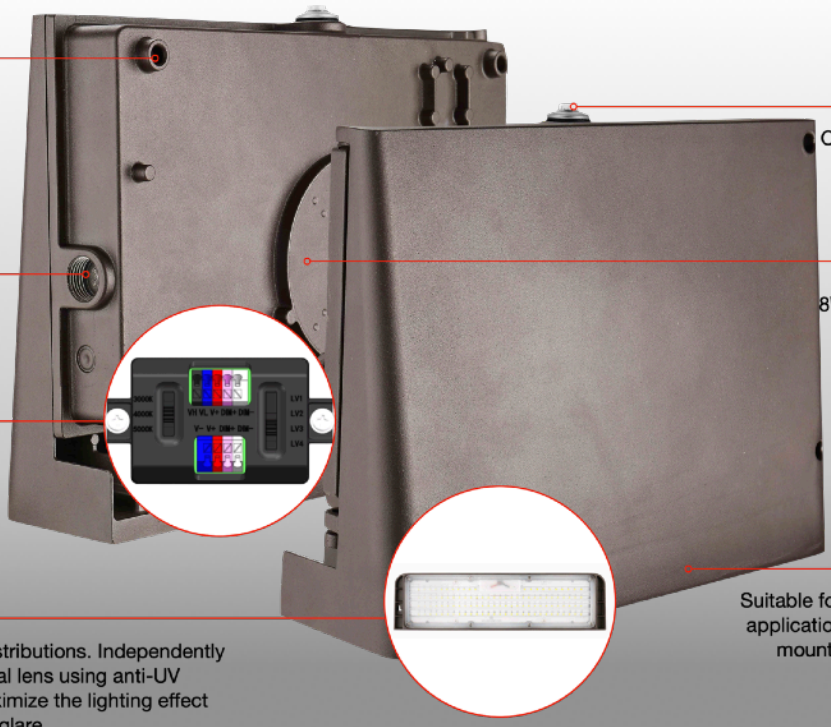
Nightwatch may be mounted directly over a standard 4" and 5" electrical junction box. Three 1/2" conduit holes on three sides allow for surface conduit wiring.

1/2Inch Threaded Knockout

Support external connections through any of three available knockouts.

CCT Controller

Optional controller may be used to select wattage and CCT.



Optics

Zero uplight distributions. Independently designed optical lens using anti-UV material to maximize the lighting effect while reducing glare.

Integrated Photocell

Optional photocell allows for security and extra energy savings.

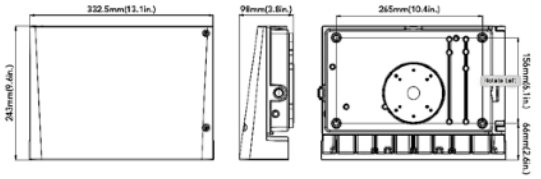
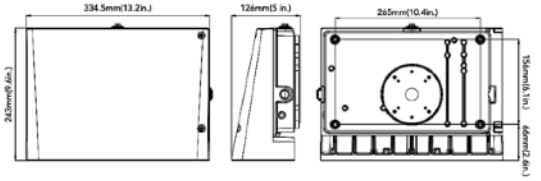
EM Driver

8W emergency driver, 900LM, 90min.

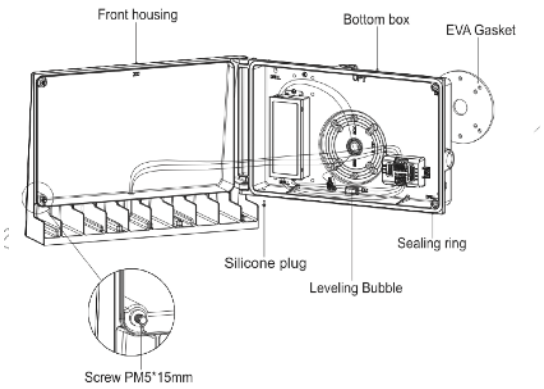
Housing

Suitable for both indoor and outdoor applications, also suitable for J-Box mounting and surface mounting.

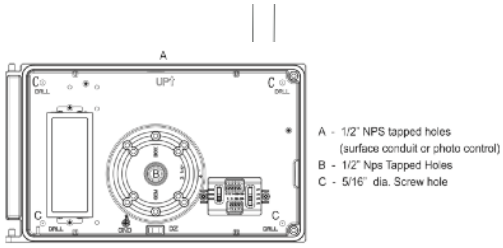
Sizing & Measurements

Watt (W)	Width (in)	Height (in)	Depth (in)	Dimensions
26W 38W 65W	13.1	9.6	3.8	
100W 135W	13.2	9.6	5.0	

Mounting Options *Default | **Optional

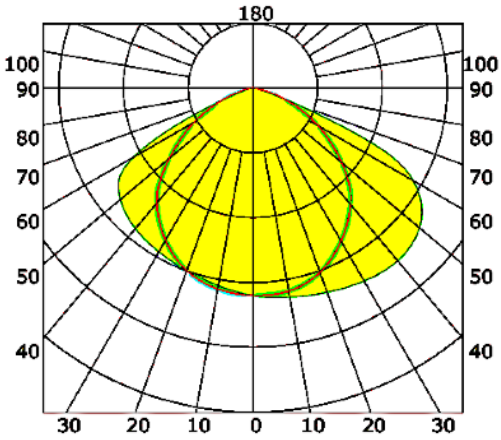


Conduit Mounting



Junction Box Mounting

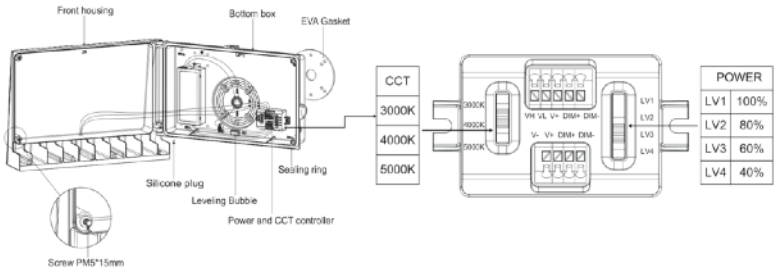
Photometric



General

Beam Angle: 90°
Spacing Criterion: 1.10

Power & CCT Controller



DLC Model Guide

Product ID	Model No.	DLC	Controls	Lumen	Efficacy	CCT	THD	PF
S-L9IO71	LWPC26-S3N-U	Premium	Yes	3,800LM	146 lm/W	3000K — 5000K	15%	0.9
S-HV2N6C	LWPC38-S3N-U	Premium	Yes	5,600LM	147 lm/W	3000K — 5000K	15%	0.9
S-DK4QO5	LWPC65-S3N-U	Premium	Yes	9,500LM	146 lm/W	3000K — 5000K	15%	0.9
S-8YGKSW	LWPC65-S3N-H	Premium	Yes	9,400LM	145 lm/W	3000K — 5000K	15%	0.9
S-TH5BLN	LWPC100-S3N-U	Premium	Yes	14,800LM	148 lm/W	3000K — 5000K	15%	0.9
S-Z6UB4G	LWPC100-S3N-H	Premium	Yes	14,000LM	140 lm/W	3000K — 5000K	15%	0.9

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Compatible Accessories

EM Drivers	
	EM08-M2 (180)
LWPC | Nightwatch	✓

Photocell	
	PSB-M1
LWPC | Nightwatch	✓

EVOLVE

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

ECLS Soffit

LED Canopy Light

The Evolve® Canopy LED Soffit (ECLS) offers energy efficiency and quality of light in a sleek low-profile look and style. The ECLS features a diffused aperture which spreads the source lumens for even light distribution and low glare. To be used for sealed deck applications only (enclosed canopy or soffit).

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)
Weight:	10 lbs (4.5 kg) - 12.5 lbs (5.7 kg)

Optical System

Lumens:	3,600 - 7,100
Distribution:	Symmetric Medium
Efficacy:	119 - 138 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	>90% at rated watts
Total Harmonic Distortion:	<20% at rated watts
Surge Protection:	Standard Surge 6kV/3kA

***Per ANSI C136.2-**

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
T5	L96	L92	L91
A5	L95	L93	L92
B5	L95	L93	L92

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	1.5G per Per ANSI C136.31-2010:
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Motion with Integrated Photoelectric control, Daintree Compatible

IP65 IK08

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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Ordering Information

ECLS 01 SM 7

_ _

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION[3]	CRI (MIN)	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evole	01	0 = 120-277V	T5 = 3,700 lm	SM = Symmetric Medium	7 = 70	30 = 3000K	1 = None Only Controls '1' available	1 = None	JM = J-Box Mount	BLCK = Black	SC = Side Conduit Holes
C = Canopy		D = 347V[1]	A5 = 5,400 lm			40 = 4000K	A = Wired to Control	A = Motion Sensor IR Program[2]	PM = Pendant Mount	DKBZ = Dark Bronze	XXX = Special Options
LS = Soffit			B5 = 7,100 lm			50 = 5000K	D = External Wired 0-10V/Leads Only Controls '1' available	B = Daintree Motion Sensor[2]	RM = Reccessed Mount	GRAY = Gray	Y = Coastal Finish[3]
									SM = Surface Mount		
									SB = Surface Mount w/ Beauty Plate	WHTE = White	

[1] **Not Available with Optical Code T5**
[2] **Requires Dimming Option A**
[3] **Reccomended for installations within 750 feet from coast. Lead time varies, check with factory.**

OPTICAL CODE	DIST CODE	TYPICAL LUMENS			TYPICAL SYSTEM WATTAGE	
		3000K	4000K	5000K	120-277V	347-480V
T5	SM	3600	3700	3700	29	N/A
A5		5200	5400	5400	39	43
B5		6900	7100	7100	54	58

For additional information on ECLS IES files, please click the following link: **ECLS IES Files**

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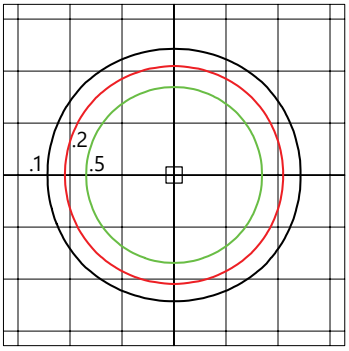
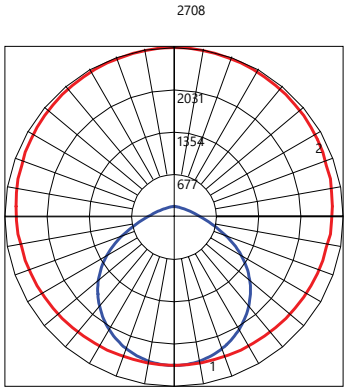
ECLS - Symmetric Medium

7,100 lumens, 5000K
ECLS01_B5SM750_.IES



- Mounting Height at 15'
- Initial Footcandle at Grade



- Vertical plane through horizontal angle of Max. Cd at 90°
- Horizontal cone through vertical angle of Max. Cd at 1°

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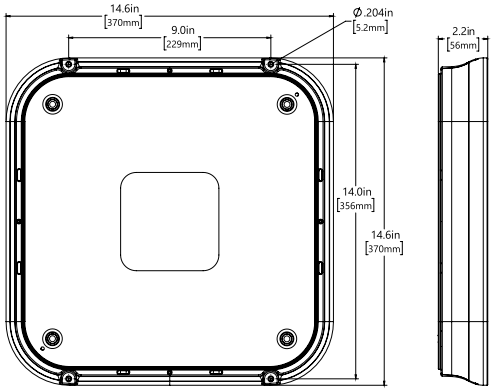
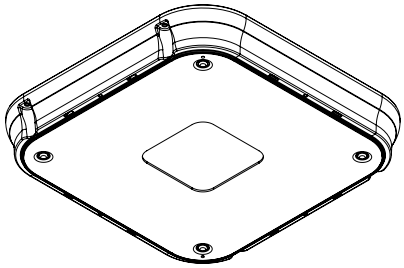
Surface Mount: SM

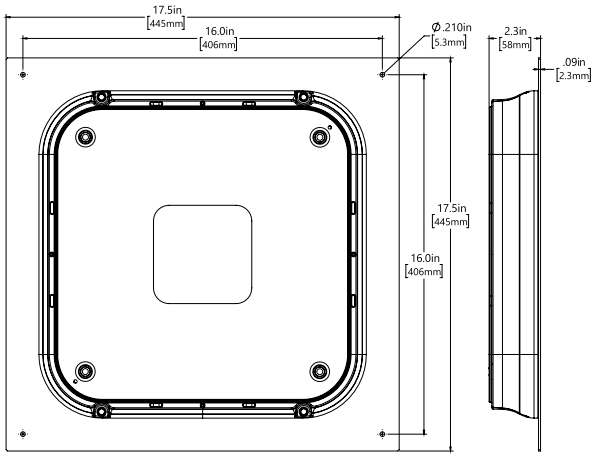
TOTAL WEIGHT (LBS.): 10.1

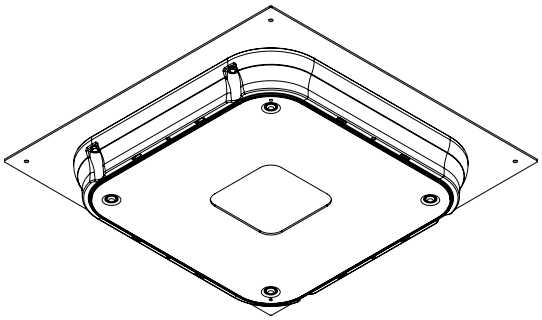




Surface Mount with Beauty Plate: SB

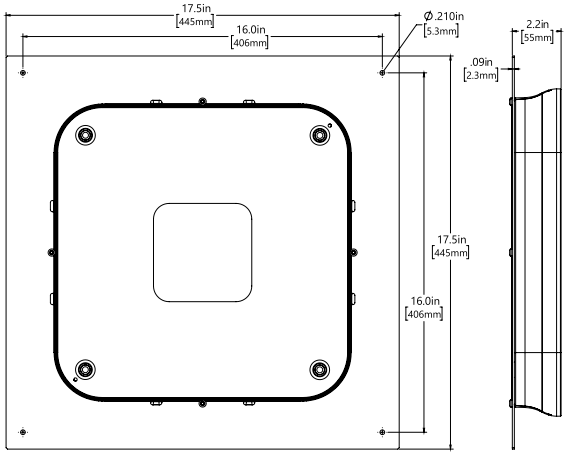
TOTAL WEIGHT (LBS.): 10.7

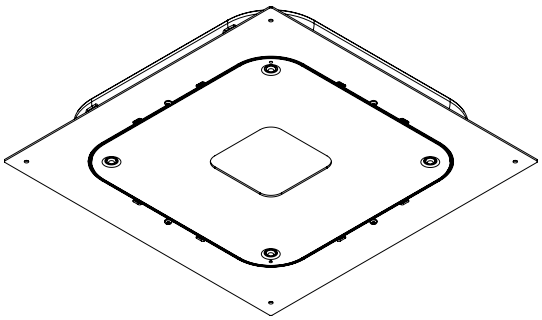




Recessed Mount: RM

TOTAL WEIGHT (LBS.): 12.4





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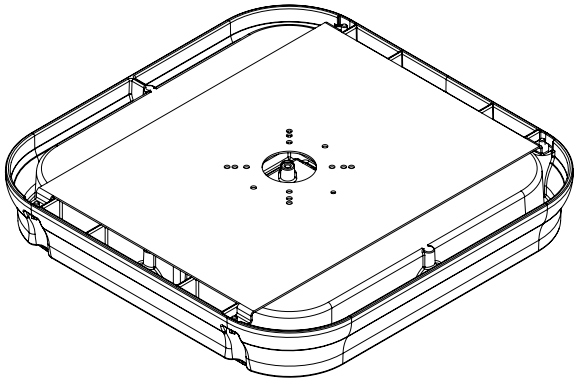
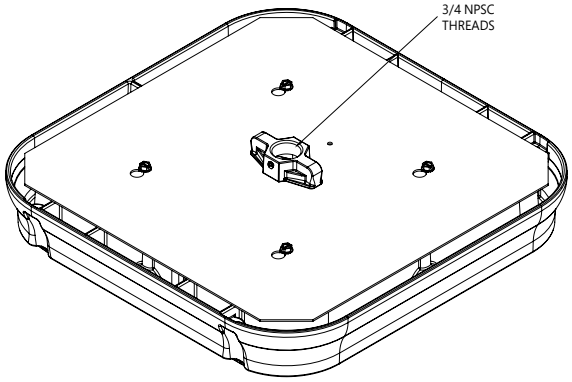
J-Box Mount (JM) for 3" or 4" J-box

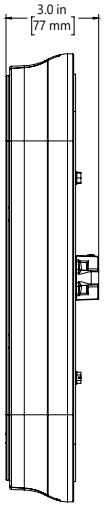
Total Weight (lbs.): 11.1



Pendant Mount (PM) *for rigid conduit only

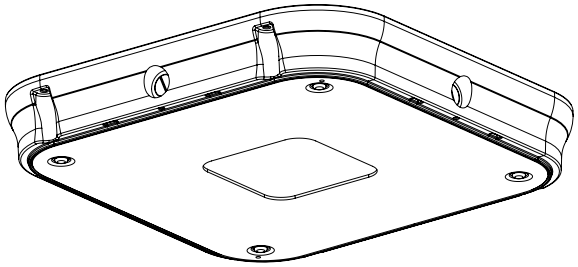
Total Weight (lbs.): 11.5

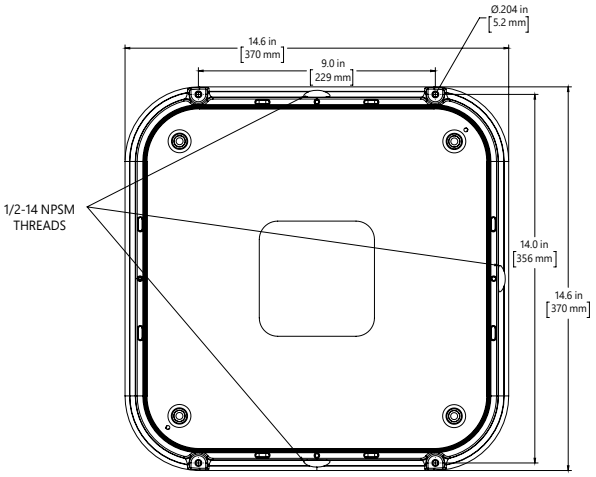




Side Conduit Holes: SC

Total Weight (lbs.): XX





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CUSTOMER NAME _____

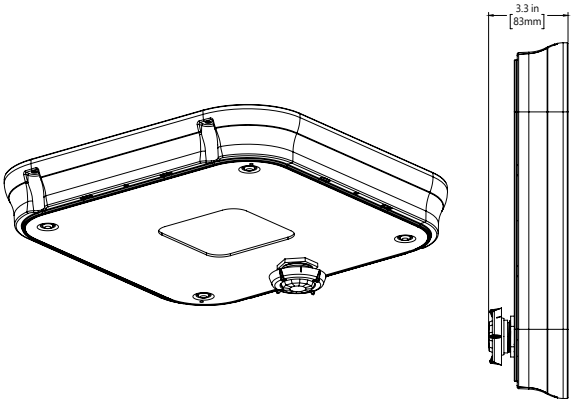
PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

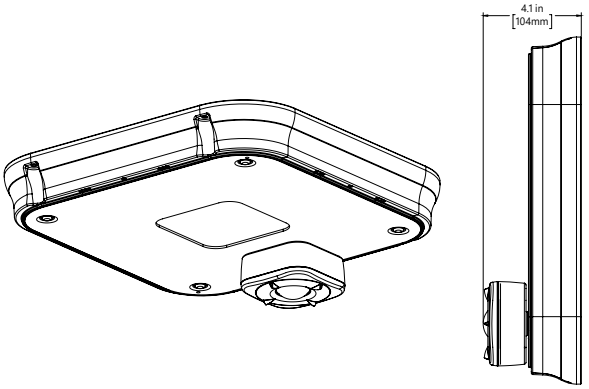
A Motion Sensing Option - Wattstopper: Sensor FSP-211, Lens FSP-L2

Recommended Mounting Height:	8-25’
Coverage Radius:	15-20’ (4.6-6.1 m)
Lateral Coverage	360°
Default Settings:	
Output:	Occupied - 100% / Unoccupied - 50%
PE Sensor:	Enabled
Ramp/Fade:	5 Minutes/5 Minutes
	Adds < 1W to fixture power rating
	Field programmable using FSIR-100 hand held programmer



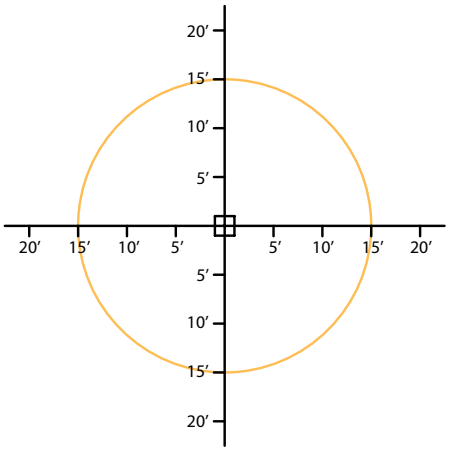
B Motion Sensing Option - Daintree: WHS100-BM

Recommended Mounting Height:	8-25’
Coverage Radius:	15-20’ (4.6-6.1 m)
Lateral Coverage	360°
Default Settings:	
Output:	Occupied - 100%/Unoccupied - 50%
PE Sensor:	Enabled
Ramp/Fade:	5 Minutes/5 Minutes
	Adds < 1W to fixture power rating
	Requires Daintree Enterprise and wide area control (WAC)



Approximate Sensor Pattern for A & B Option

• Canopy Fixture 15 ft. Mounting Height



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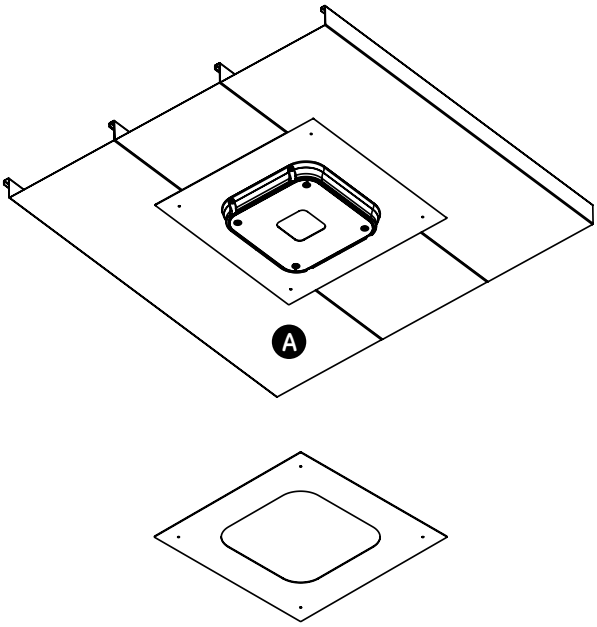
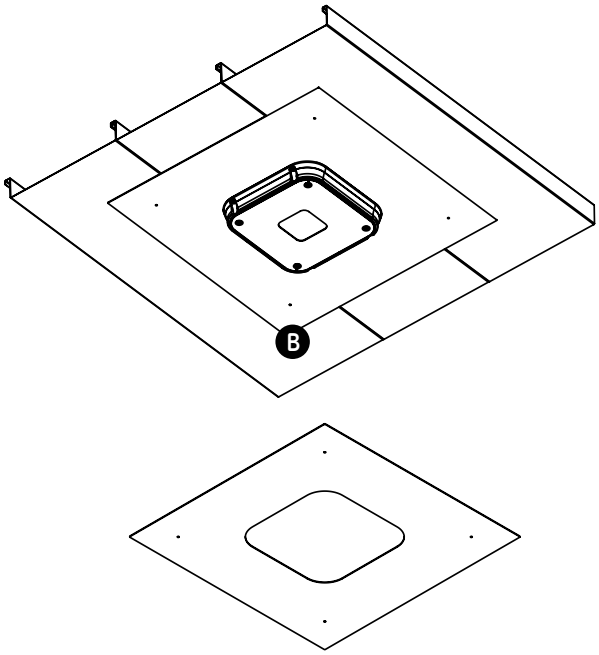
ECLS Soffit
LED Canopy Light

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____





mounting

- J-Box
- Pendant Mount
- Surface Mount
- Surface Mount with 17.5" x 17.5 Beauty Plate
- Reccessed Mount with 17.5" x 17.5 Mounting Plate

Beauty Plates

- 24" & 32" Escutcheon plates designed to cover unsighltly canopy ceilings

PRODUCT	SERIES	DESCRIPTION	COLOR
ECL	E = Escutcheon Plate	1 = 24" x 24" ECLS	BLCK = Black
		2 = 32" x 32" ECLS	DKBZ = Dark Bronze
		3 = 24" x 24" ECLP	WHTE = White
		4 = 32" x 32" ECLP	

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EVOLVE

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)	
☐ 6kV/3kA*	☐ 10kV/5kA*	

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

IP66 Optical Only

IK08

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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EVOLVE

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

EACL 01 7

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PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[2]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	01	0 = 120-277V[1]	Ax=3000 lm	AF = Asymmetric Forward	7 = 70	30 = 3000K[11]	N = Dimming thru PE receptacle	1 = None	C1 = Integral Slip-fitter for 1.25"- 2" Pipe (1.66in. OD - 2.378 in. OD)[4]	GRAY = Gray	F = Fusing[12]
AC = Compact Area Light		H = 347-480V[1]	Bx=5000 lm	AW = Asymmetric Wide		40 = 4000K	D = External Dimming 18/2-3ft cable	A = ANSI 7-pin PE receptacle (no control)	D1 = Universal Mounting Arm, fitted for round or square pole mounting[5]	BLCK = Black	H1 = Motion Sensor w/ LightGrid
L = Low Voltage		1 = 120V	Cx=7500 lm	AN = Asymmetric Narrow/Auto		50 = 5000K	X = No External Dimming Leads	D = ANSI 7-pin PE receptacle with shorting cap provided	K1 = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon[5,6]	DKBZ = Dark Bronze	H2 = Motion Sensor (Daintree)[8]
		2 = 208V	Dx=10000 lm					E = ANSI C136.41 7-pin with Non-Dimming PE Control[3]	S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon[5,6]	WHTE = White	H4 = Motion Sensor (Wattstopper)[13]
		3 = 240V	Dx=10000 lm						V1 = Knuckle Wall Mount [5,6]		J = cUL/Canada
		4 = 277V	Ex=12500 lm								L = Tool-Less Entry
		5 = 480V	Fx=15000 lm								R= Enhanced Surge Protection (10kV/5kA)
		D = 347V	Hx=20000 lm								U = DALI dimming[7]
											V = 3-Position Terminal Block
											Y = Coastal Finish[10]
											XXX = Special Options

1. **Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code**
2. **Note Standard Dimming is 0-10V**
3. **PE Control only available for 120-277V, 347V or 480V Discrete Voltage.**
4. **Supplied with 3ft leads**
5. **Supplied with 16/3 ft Cable**
6. **Restricted Aiming Angle of 0-45°**
7. **Compatible with LightGrid+™ Wireless Control Nodes, Not Compatible with Motion Sensor Control**
8. **H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)**
10. **Recommended for installations within 750 feet from coast. Lead time varies, check with factory.**
11. **Select 3000K CCT for IDA approved fixtures.**
12. **Fusing not available with the following options: optical codes AX, BX; voltage options 347V, 480V**
13. **Not available with optical codes AX or BX**

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EVOLVE

EACL® Series

LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATING	
			3000K	4000K &5000K	120-277V	347-480V	3000K	4000K &5000K
A4	AF	TYPE IV	2900	2900	21	23	B1-UO-G1	B1-UO-G1
B4			4900	4900	36	38	B1-UO-G1	B1-UO-G1
C4			7300	7300	55		B1-UO-G2	B1-UO-G2
D4			9800	9800	73		B2-UO-G2	B2-UO-G2
E4			12200	12200	95		B2-UO-G2	B2-UO-G2
F4			14700	14700	122		B2-UO-G2	B2-UO-G2
H4			19000	19000	153		B3-UO-G3	B3-UO-G3
A3	AW	TYPE III	2900	3000	21	23	B1-UO-G1	B1-UO-G1
B3			4900	5100	36	38	B1-UO-G1	B1-UO-G1
C3			7400	7600	55		B1-UO-G2	B1-UO-G2
D3			9900	10200	73		B2-UO-G2	B2-UO-G2
E3			12400	12700	95		B2-UO-G2	B2-UO-G2
F3			14900	15300	122		B2-UO-G2	B2-UO-G2
H3			19300	20400	153		B3-UO-G2	B3-UO-G2
A2	AN	TYPE II	2900	3000	21	23	B1-UO-G1	B1-UO-G1
B2			4900	5000	36	38	B1-UO-G1	B1-UO-G1
C2			7300	7500	55		B2-UO-G1	B2-UO-G2
D2			9800	10100	73		B2-UO-G2	B2-UO-G2
E2			12300	12600	95		B2-UO-G2	B2-UO-G2
F2			14700	15100	122		B3-UO-G2	B3-UO-G3
H2			19100	20200	153		B3-UO-G3	B3-UO-G3

For additional information on Non-Shielded and Shielded EACL IES files, please refer to LED.com

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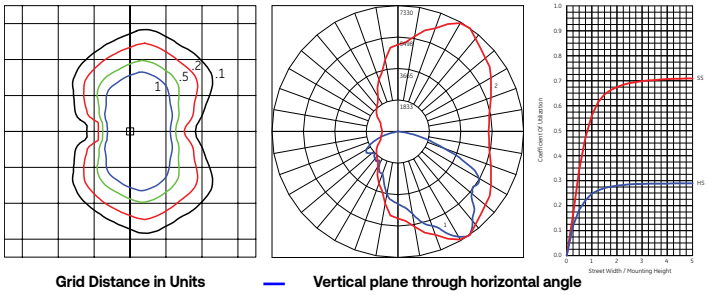
EACL - Type II - Very Short

15,100 lumens
EACL01_F2AN750___.IES



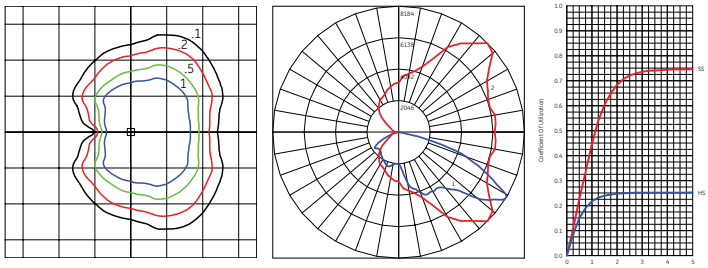
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°

Vertical plane through horizontal angle of XX°

EACL - Type III - Short

15,300 lumens
EACL01_F3AW750___.IES



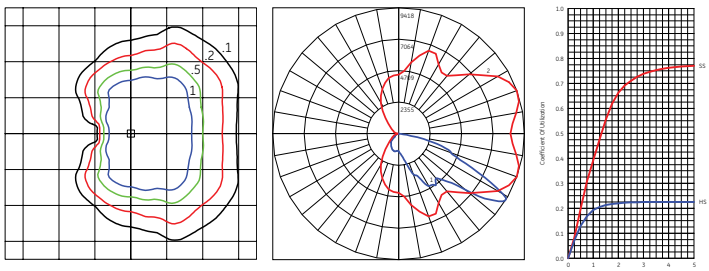
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°

Vertical plane through horizontal angle of XX°

EACL - Type III - Very Short

15,000 lumens
EACL01_F4AF750___.IES



Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°

Vertical plane through horizontal angle of XX°

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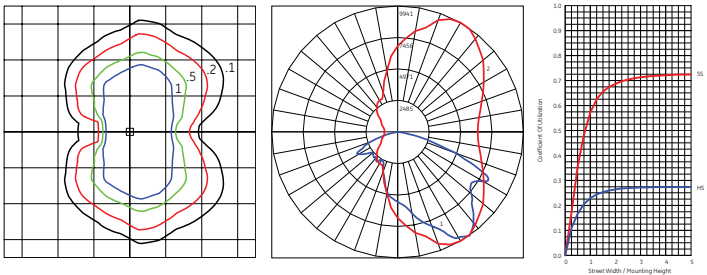
EACL - Type II- Very Short

20,200 lumens
EACL01_H2AN750___.IES



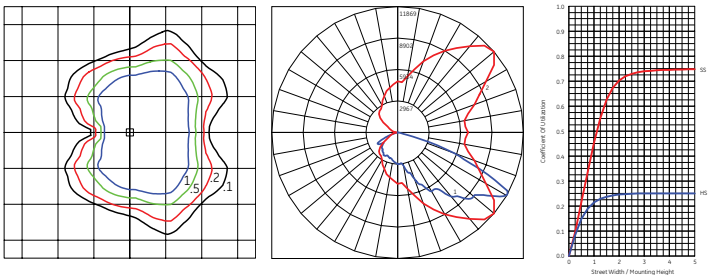
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL - Type III - Short

20,400 lumens
EACL01_H3AW750___.IES



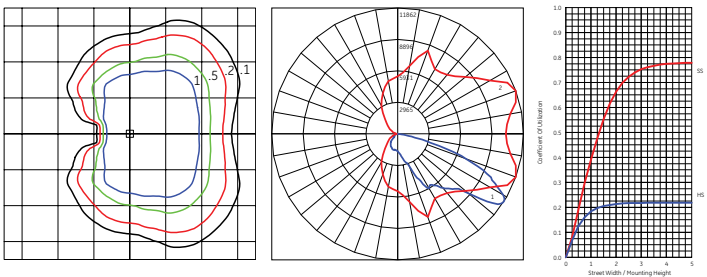
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL - Type IV - Very Short

20,000 lumens
EACL01_H4AF750___.IES



Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

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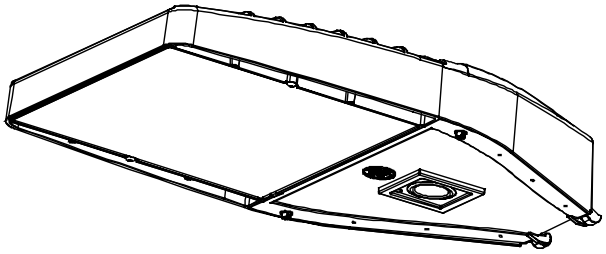
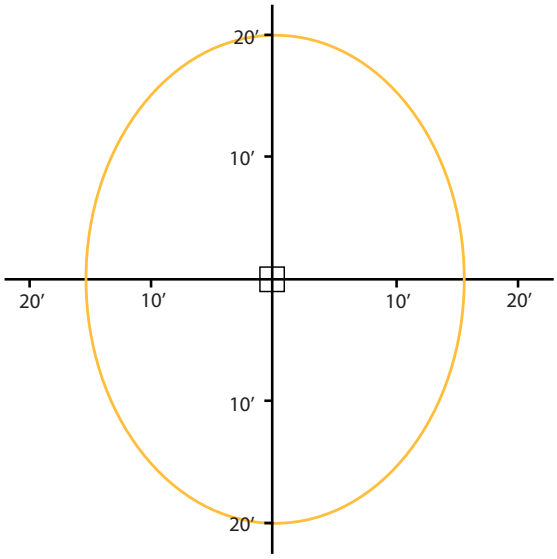
H-Motion Sensing Option

- Recommended Mounting Height: 15-30’ (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – Integral PE Sensor.
  – 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.



H1/4 - Motion Sensing Option (WattStopper)

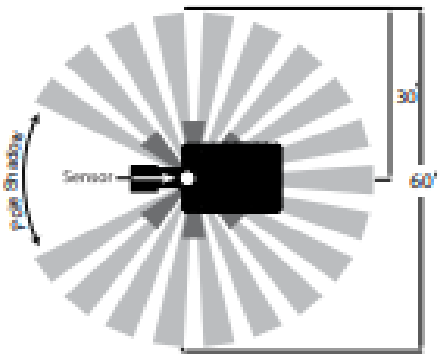
- Recommended Mounting Height: 15-30’ (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 10%
  – PE Sensor: Disabled
  – Ramp/Fade: Disabled
- Adds < 1W to fixture power rating
- Field programmable using FSIR-100 hand held programmer



Sensing Pattern Area Fixture
Up to 30 ft. Mounting Height

H2 - Motion Sensing Option (Daintree)

- Recommended Mounting Height: 15-30' (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m)
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – PE Sensor: None
  – Ramp/Fade: 5 Minutes/5 Minutes
- Adds < 1W to fixture power rating
- Requires Daintree Enterprise and wide area control (WAC)



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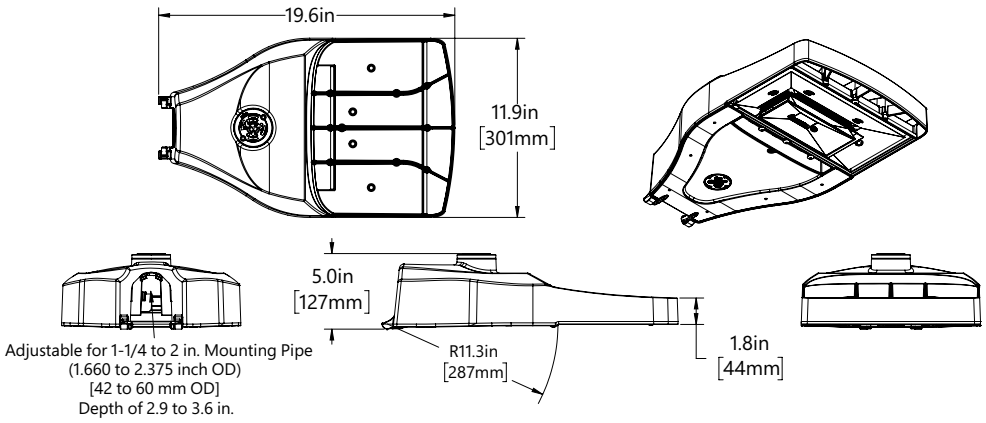
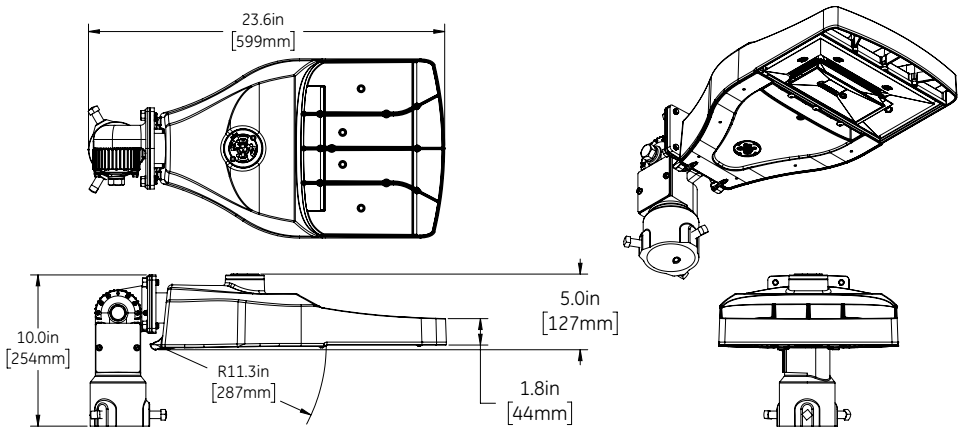
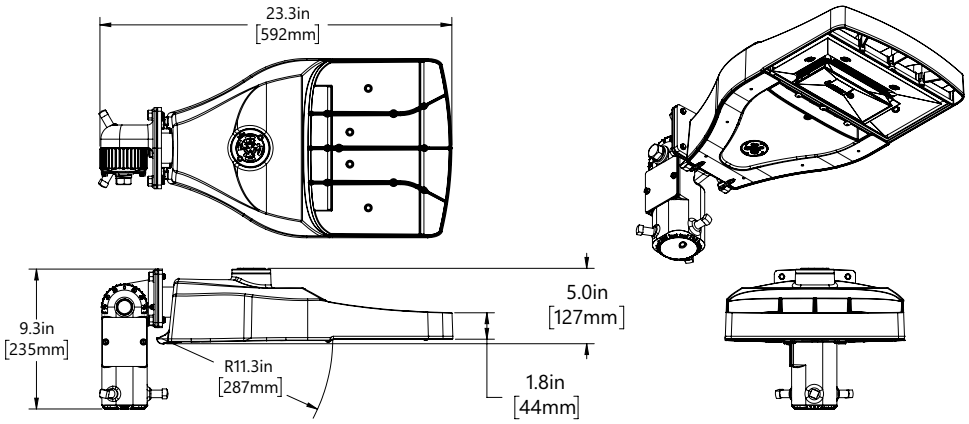
Integral Slipfitter: C1



Knuckle Slipfitter: S1



Knuckle Slipfitter: K1



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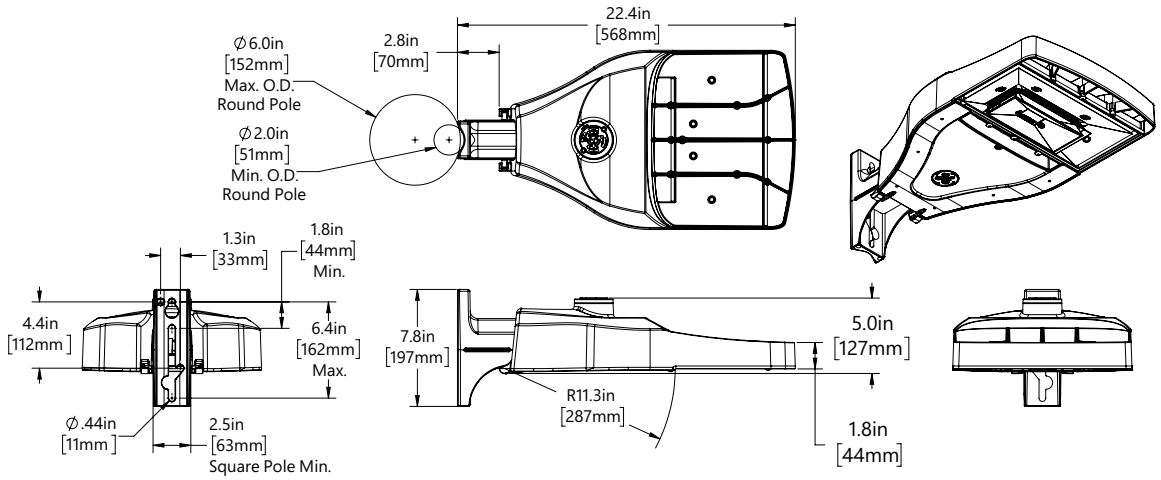
EVOLVE

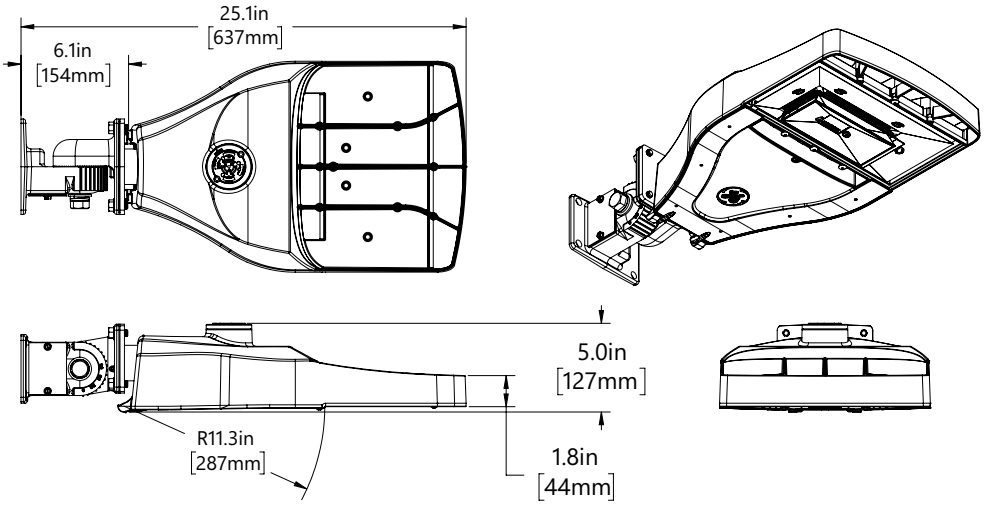
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Universal Mounting Arm: D1



Knuckle Wall Mount: V1



Weight

- 18 lbs (8.16 kg) Max depending on configuration

Effective Projected Area

- Integral Slipfitter C1, EPA = 0.31 Min/0.37 Max
- Universal Arm Mount D1, EPA = 0.31 Min / 0.52 Max
- Knuckle Slipfitter S1, K1 downward aim, EPA = 0.46 Min / 0.56 Ma
- Knuckle Slipfitter S1, K1 45° aim, EPA = 0.56 Min / 1.03 Max

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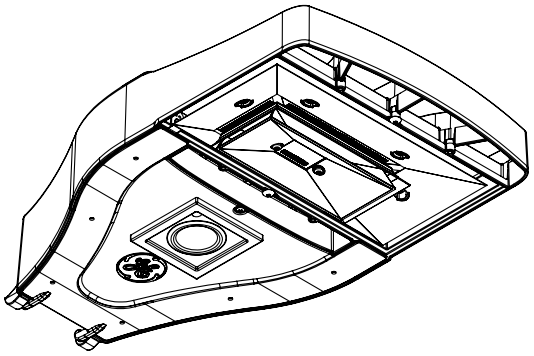

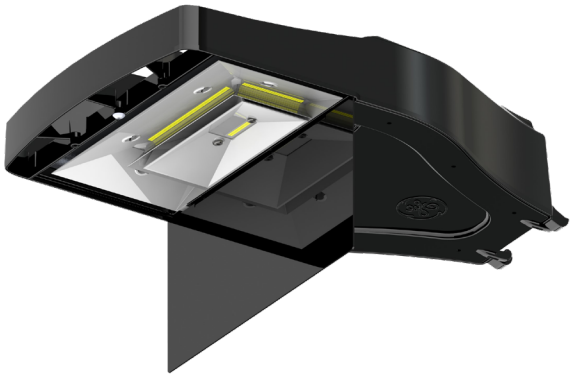

PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93123552	WANSI - 277	ANSI 136.41 Dimming PE Danitree Enable, 105-305V
93123553	WANSI - 480	ANSI 136.41 Dimming PE Danitree Enable, 312-530V
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shied

SHIELD ORIENTATIONS	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	ELS-EACL-RBL-BLCK

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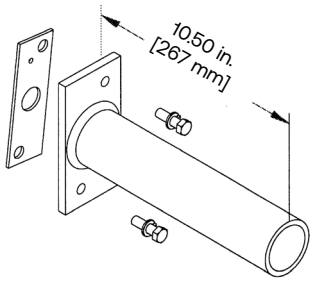
Mounting Arms for Slipfitter Order separately with Mounting Option C1 (Slipfitter)

Square pole mounting arm

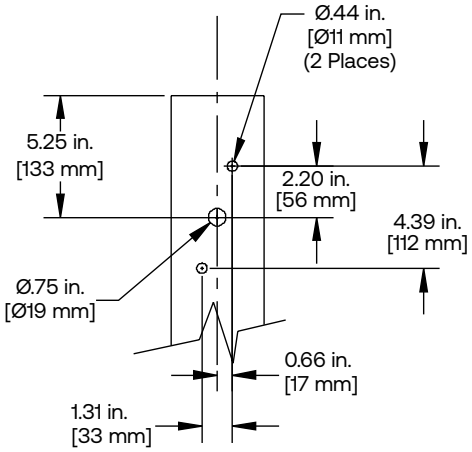
• 3.5 to 4.5-inch (89 to 114mm) square (will allow 4 fixtures per pole @ 90 degrees.)



Order separately from fixture as catalog number

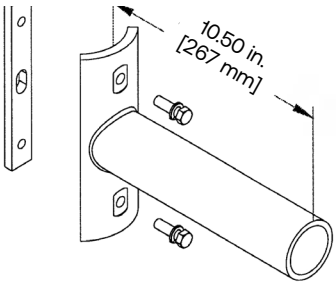
- SPA-EAMT10BLCK "Black"
- SPA-EAMT10DKBZ "Dark Bronze"
- SPA-EAMT10WHTE "White"
- SPA-EAMT10GRAY "Gray"

Square pole mounting drilling template



Round Pole Mounting Arm

• 3.5 to 4.5-inch (89 to 114mm) od (will allow 4 fixtures per pole @ 90 degrees.)

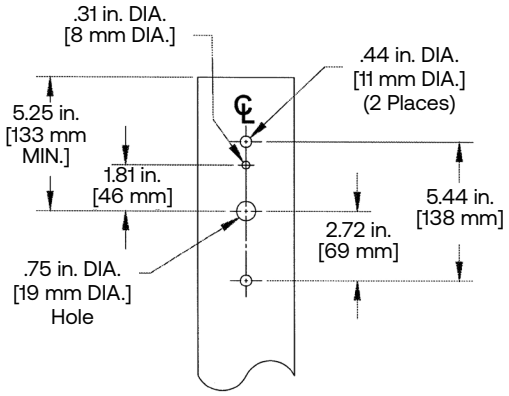


Order separately from fixture as catalog number

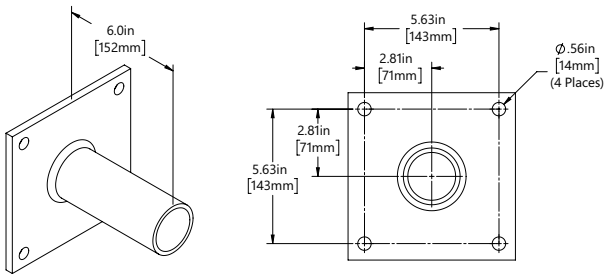
- RPA-EAMT10BLCK “Black”
- RPA-EAMT10DKBZ “Dark Bronze”
- RPA-EAMT10WHTE “White”
- RPA-EAMT10GRAY “Gray”

Round Pole Mounting Drilling Template

• 3.5 TO 4.5-inch (89 to 114mm) OD round pole mounting arm



Wall MOUNTING Bracket Hole Pattern



Wall Mounting Bracket Adapter Plate

Order seperately from fixture as catalog number WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2” Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

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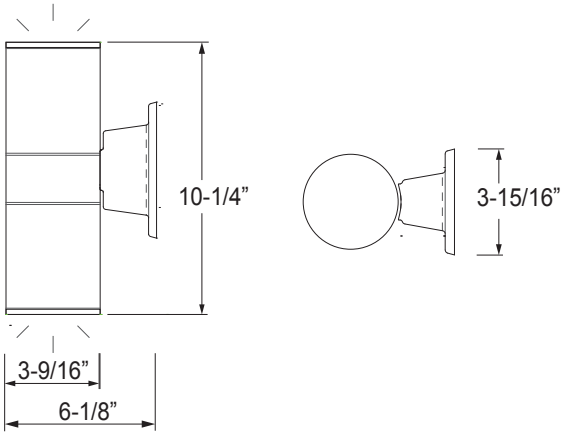
Catalog #:	4424BA-17-3K	Type
Project:	ALDI Stores	L24
Prepared by:		Date

4424
120V

3" LED Architectural Cylinder Up & Downlight



DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W or 17W AC modules, with finishes available in white, black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction
- Aluminum die-cast with powder coat finish

Electrical
- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Stable driving current prevents inrush damage to circuit switches and modules
- Operating temperature: -31ºF (-35ºC) to 122ºF (50ºC)
- Available in 80CRI, 3000K & 4000K

Installation
- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens
- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° Beam angle

Finish
- Available in black, brushed aluminum and oil-rubbed bronze

Certifications
- cCSAus for wet location
- 5 year limited warranty
- Wet location rated

4424
120V

Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens *(delivered)*	Lumens *(source)*	Color Temp
4424	10-1/4” x 3-9/16” x 6-1/8"	**13W**	845lm	1280lm	**3K** 3000K
		17W	1105lm	1710lm	**4K** 4000K

ORDERING

Example: 4424BK-20-3K

Model #	Finish	Watts	CCT
4424	BA	17	3K
4424	**BK** : Black **BA** : Brushed Aluminum **OB** : Oil-rubbed Bronze	**-13** : 13W **-17** : 17W	**-3K** : 3000 K **-4K** : 4000 K

Aldi Grocery Store
Staff Comments
June 10, 2025
DRB-000523-2025

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: Aldi Grocery Store – 80 Matthews Drive DRB-000457-2025

DATE: 6/10/2025 CATEGORY: Final

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐ Tabled ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☐	☐	☒	
Dimensioned Details and of Sections	☐	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☒	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
It has a strong roof shape with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscaping is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	**Complies Yes**	**No**	**Not Applicable**	**Comments or Conditions**
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommends approval with a condition for the Final submittal for the Aldi Grocery Store.

1. Any additional comments from the Board.

Northpoint Workforce Housing
10 Northpoint Circle
Conceptual
June 10, 2025
DRB-000523-2025

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
DRB #:
Meeting Date:

Applicant/Agent Name: Brendan Barr Company: One Street Residential
Mailing Address: 104 Interstate N. Pkwy East SE City: Atlanta State: GA Zip: 30339
Telephone: 678-209-3079 Fax: E-mail: brendan@onestreetres.com
Project Name: Northpoint Workforce Housing Project Address: 10 Northpointe Circle, Hilton Head Island, SC
Parcel Number [PIN]: R 510-007-000-0121,0219,0230,0233-0243 & 0265
Zoning District: RM-12 Overlay District(s):

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

X Concept Approval – Proposed Development
_____ Final Approval – Proposed Development
_____ Alteration/Addition
_____ Sign

Submittal Requirements for ***All*** projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

N/A Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development $175, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

X A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
X A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
X A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
X Context photographs of neighboring uses and architectural styles.
X Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
X Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

_____ Final site development plan meeting the requirements of Appendix D: D-6.F.

_____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

_____ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐ **YES** ☒ **NO**

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

Caroline Roy Isenberg

E: Digitally signed by Caroline Roy Isenberg
DN: C=US, E=cisenberg@djidesign.com, O=DJJ Design, OU=Architecture, CN=Caroline Roy Isenberg
L=Location: Atlanta, GA
Reason: I am the author of this document
Contact Info: cisenberg@djidesign.com
Date: 2025.05.27 16:02:18-04'00'

SIGNATURE

05/27/2025

DATE

dtj
DESIGN

pexels-magda-ehlers-2861751

ONESTREET RESIDENTIAL | JUNE 10, 2025

Northpoint Workforce Housing at Hilton Head Island

Design Review Board: Concept Approval

The Northpoint Workforce Housing community is envisioned to address local affordable workforce housing needs while embracing the values and character of the Town of Hilton Head Island. The community includes a mix of housing types in a walkable environment.

SITE PLAN

A driving force for the site plan of Northpoint is the creation of a comfortable, safe, and walkable neighborhood with five significant community gathering nodes at strategic locations in the plan. These nodes include the Hub, the Central Green, the Community Gardens, Live Oak Commons, and the Preserve. These locations are highlighted using permeable paving in the street system to reinforce the pedestrian nature of these areas. The plan utilizes three building types for diversity of scale, variety of living style options for residents, and interest in the streetscape. The primary vehicular entrance to the site utilizes the existing right-in/right-out access point on William Hilton Parkway, which deflects slightly northeast to create a three-way intersection. The east leg of this intersection connects through the adjacent United States Postal Service (USPS) property via a new right of way that provides access to Gum Tree Road. This ensures that residents and visitors have access to a full movement intersection and are not limited by the right-in/right out existing entrance. A location for the Breeze Trolley has been reserved on the south side of the street that connects to the USPS site. The north leg of this intersection introduces a slow-moving parking street character between two three-story buildings. The Hub, which contains the leasing office and community rooms, is in the building on the west side of this drive acting as a focal point from both arrival directions. A community pool amenity is in the courtyard formed by this and other buildings. The core of the site will be at the intersection of east-west drive on the north side of the site and a secondary north south drive. This intersection is characterized by three amenity nodes, one on each corner/side of the intersection. Central Green, an event/gathering space is on the north side of the intersection, framed by two-story townhomes. This will be a primary place for residents to gather for community events. On the east side of this intersection are the Community Gardens and potting shed for the neighborhood. The garden shed is attached to a building that contains the mail kiosk/package center for the neighborhood as well as the primary access point to the pool courtyard and a picnic pavilion. The west side of the intersection is the Live Oak Commons which is a passive open space for informal gathering and play punctuated by a specimen live oak tree. The west end of the site is the Preserve, which features a nature play playground and dog run area nestled among the existing trees.

A significant driver for the layout of the vehicular street/parking system is to preserve the existing “wet” infrastructure to minimize the need to remove/relocate these utilities. The larger three-story buildings are designed so that the fronts are focused on the street system. The units in these buildings run through the building, with the main living spaces and outdoor decks/patios facing the streets. Bedrooms are oriented to the rear of the building. The primary pedestrian systems are along the streets. This “eyes on the street” strategy, provides for a safe and social atmosphere along the street. The townhomes and two-story flats buildings are on the north side of the main east-west street. These smaller scaled buildings serve as a scale transition to the smaller scaled buildings of Marsh Point. The Town’s multi-use trail is extended through the buffer along William Hilton Parkway to the Preserve. Biofiltration swales with native plantings have been integrated into the plan in a variety of locations, allowing for stormwater to be treated before entering the ground or Jarvis Creek.

ARCHITECTURE

Three building types are utilized in the project. A mix of one-, two-, and three-bedroom units are present in the project. The units in the larger, three-story walk-up buildings are designed in pairs around a central open-air stair and the pairs are grouped together to form the overall building plan. The result is there are no corridors or breezeways in the buildings except for one building where a ground floor breezeway is needed to allow residents to get from the parking behind the building to the front where the unit entrances are located. The interior units have exterior exposure on both the front and back of the building. The end units have exterior exposure on the front, back, and side. All units have an outdoor deck or patioThere are two two-story flats buildings in the plan, flanking the townhomes. These buildings contain four one-bedroom units per floor. Each unit has a corner exposure. These buildings have a central breezeway and stair. The townhomes are two-story, and each include three bedrooms. These three-unit buildings frame the Central Green, with their individual front doors/porches oriented to the Green.

The exterior character of the buildings is inspired by the Low Country vernacular typical of Hilton Head Island and the region. The roofs include pitched hip, gables, and shed roof forms with broad overhangs supported by character appropriate brackets. These details are clean and simple to avoid excessive ornamentation. The buildings include extensive articulation and variety to avoid unbroken planes and unrelieved repetition of shape. Bahama shutters and louvers are incorporated to add texture and color to the buildings. The primary building materials are cementitious siding (e.g. Hardie plank and Hardie panel). Shingle siding is used at entrance locations and has a contrasting color to the main body colors. The upper roofs are asphalt shingles, with the strategic use of metal roofs at lower porches and entrances.

The overall color schemes utilizes warm greys. Windows are white vinyl. Trim and accent colors range from white, to medium grey to dark to a soft green/grey depending on the context with the adjacent materials.

LANDSCAPE

The Landscape design concept for Northpoint utilizes symmetrical and formal arrangement of plantings at the core of the site at the nexus of the Central Green, Community Gardens, and Live Oak Commons and at the Hub arrival zone. Native and adaptive species such as sabal palms, azaleas, and yaupon hollies create a refined, welcoming atmosphere. As the planting moves outward, it gradually shifts to a looser, more organic composition of coastal beauty, incorporating sea oats, sweetgrass, wax myrtles, and longleaf pines that blend seamlessly with the existing natural ecology. This gradient in the design not only enhances the aesthetic appeal but also supports local wildlife, stormwater absorption, and coastal resilience. The result is a harmonious design that fosters a sense of place, offering residents a lush, exterior environment and grounds the buildings into their surroundings. From a maintenance standpoint, the more structured plantings of the core area and foundation plantings of the buildings will require periodic pruning. However, plant species have been selected that have a mature growth habit such that these will top-out at the size desired which will reduce pruning requirements. Moving away from the core, the plan species are more native or naturalized with very low maintenance requirements.

A knowledgeable landscape maintenance crew that understands these aesthetic operational goals (not pruning everything in sight), the landscape will be manageable.

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PAGE	DRB 1 6/10/2025	SHEET NAME
1	●	COVER
2	●	DESIGN NARRATIVE + INDEX
3	●	SHEET INDEX
4	●	EXISITING SITE CONDITIONS AND CONSTRAINTS
5	●	ATLAS SURVEY
6	●	ATLAS SURVEY
7	●	ATLAS SURVEY
8	●	CONTEXT PHOTOS
9	●	ILLUSTRATIVE SITE PLAN
10	●	BUFFER PERSPECTIVE DIAGRAM
11	●	ILLUSTRATIVE ENLARGEMENT - POOL
12	●	ILLUSTRATIVE ENLARGEMENT - GREEN
13	●	ILLUSTRATIVE ENLARGEMENT - DOG PARK
14	●	ILLUSTRATIVE ENLARGEMENT - NATURE PLAY
15	●	SITE REFERENCE IMAGES
16	●	PLANTING REFERENCE IMAGES
17	●	PLANTING STRATEGY
18	●	PLANTING MASS DIAGRAM
19	●	TECHNICAL SITE PLAN
20	●	OPEN SPACE DIAGRAM
21	●	PAVING DIAGRAM
22	●	PARKING DISTRIBUTION MAP
23	●	FIRE ACCESS MAP
24	●	PALMETTO ELECTRIC - SITE LIGHTING PLAN
25	●	ARCHITECTURAL REFERENCE IMAGES
26	●	RENDERINGS
27	●	RENDERINGS
28	●	RENDERINGS
29	●	COLOR ELEVATIONS
30	●	COLOR ELEVATIONS
31	●	COLOR ELEVATIONS
32	●	MATERIAL PALETTE
33	●	UNIT MATRIX
34	●	3-STORY WALK-UP APARTMENTS
35	●	3-STORY WALK-UP APARTMENTS
36	●	3-STORY WALK-UP APARTMENTS
37	●	ENLARGED AMENITY PLAN
38	●	3-STORY WALK-UP APARTMENTS
39	●	3-STORY WALK-UP APARTMENTS
40	●	3-STORY WALK-UP APARTMENTS
41	●	3-STORY WALK-UP APARTMENTS
42	●	3-STORY WALK-UP APARTMENTS
43	●	3-STORY WALK-UP APARTMENTS
44	●	2-STORY WALK-UP APARTMENTS
45	●	2-STORY WALK-UP APARTMENTS
46	●	2-STORY TOWNHOMES
47	●	ANGLED SETBACKS - SITE MAP DIAGRAM
48	●	ANGLED SETBACKS - BUILDING 7
49	●	ANGLED SETBACKS - BUILDING 8
50	●	ANGLED SETBACKS - BUILDINGS 10 & 11

APPENDIX A	●	SECTION 16-5-102: SETBACK STANDARDS
APPENDIX B	●	ARCHITECTURAL PLANS AND ELEVATIONS

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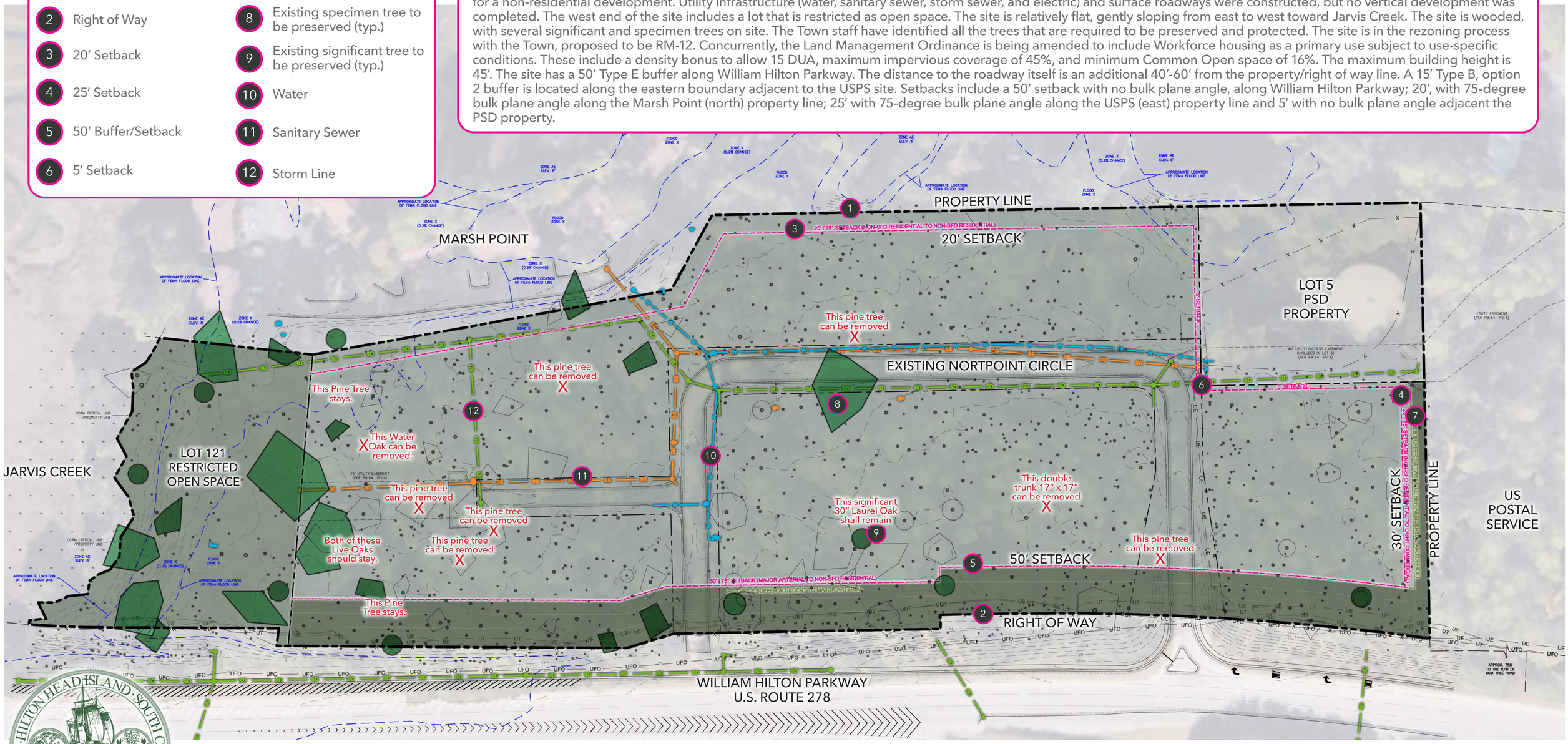
Legend

1. Property Line
2. Right of Way
3. 20′ Setback
4. 25′ Setback
5. 50′ Buffer/Setback
6. 5′ Setback
7. 15′ Buffer
8. Existing specimen tree to be preserved (typ.)
9. Existing significant tree to be preserved (typ.)
10. Water
11. Sanitary Sewer
12. Storm Line

Site Analysis Narrative

The approximately 11.337 acre site is located along William Hilton Parkway, between Jarvis Creek and the US Postal Service Facility. It is bounded on the north by the existing Marsh Point multifamily community. A Hilton Head Public Service District water facility is located at the northeast corner of the site. Most of the site was planned many years ago for a non-residential development. Utility infrastructure (water, sanitary sewer, storm sewer, and electric) and surface roadways were constructed, but no vertical development was completed. The west end of the site includes a lot that is restricted as open space. The site is relatively flat, gently sloping from east to west toward Jarvis Creek. The site is wooded, with several significant and specimen trees on site. The Town staff have identified all the trees that are required to be preserved and protected. The site is in the rezoning process with the Town, proposed to be RM-12. Concurrently, the Land Management Ordinance is being amended to include Workforce housing as a primary use subject to use-specific conditions. These include a density bonus to allow 15 DUA, maximum impervious coverage of 45%, and minimum Common Open space of 16%. The maximum building height is 45′. The site has a 50′ Type E buffer along William Hilton Parkway. The distance to the roadway itself is an additional 40′-60′ from the property/right of way line. A 15′ Type B, option 2 buffer is located along the eastern boundary adjacent to the USPS site. Setbacks include a 50′ setback with no bulk plane angle, along William Hilton Parkway; 20′, with 75-degree bulk plane angle along the Marsh Point (north) property line; 25′ with 75-degree bulk plane angle along the USPS (east) property line and 5′ with no bulk plane angle adjacent the PSD property.



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north

Scale: 1″ = 50′- 0″
0′ 25′ 50′ 100′

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-17)
TMS R510 007 000 0243 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
36,765 SF
0.844 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-7)
TMS R510 007 000 0233 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
25,557 SF
0.587 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-4)
TMS R510 007 000 0230 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
32,838 SF
0.754 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-10)
TMS R510 007 000 0236 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
21,607 SF
0.496 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-12)
TMS R510 007 000 0238 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
20,486 SF
0.470 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-16)
TMS R510 007 000 0242 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
30,058 SF
0.690 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-14)
TMS R510 007 000 0240 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
28,228 SF
0.648 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-6)
TMS R510 007 000 0232 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
25,517 SF
0.586 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-3)
TMS R510 007 000 0219 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
26,089 SF
0.599 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-11)
TMS R510 007 000 0237 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
21,266 SF
0.488 AC

N/F
TOWN OF HILTON HEAD ISLAND
TMS R510 007 000 0265 0000
PB: 35 PG: 68
DB:1577 PG:1307
53,505 SF
1.228 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-15)
TMS R510 007 000 0241 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
30,011 SF
0.689 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-8)
TMS R510 007 000 0234 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
25,575 SF
0.587 AC

N/F
BROAD CREEK PUBLIC SERVICE DISTRICT
HILTON HEAD #1 PSD
TMS R510 007 000 0231 0000
PB: 35 PG: 68
PB:64 PG: 4
DB: 2815 PG:1206
44,633 SF
1.025 AC

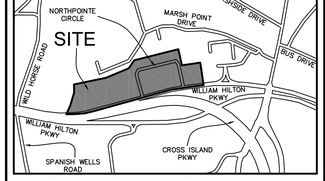
N/F
TOWN OF HILTON HEAD ISLAND
(LOT-9)
TMS R510 007 000 0235 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
21,520 SF
0.494 AC

N/F
TOWN OF HILTON HEAD ISLAND
(LOT-13)
TMS R510 007 000 0239 0000
PB: 35 PG: 68
PB:64 PG: 4
DB:1577 PG:1307
25,918 SF
0.595 AC

WETLAND LINE TABLE		
LABEL	BEARING	DISTANCE
LW1	N70°21'31"E	29.45'
LW2	N52°17'15"E	43.43'
LW3	N18°09'57"E	35.74'
LW4	N01°21'46"E	56.72'
LW5	N15°48'49"W	39.04'
LW6	N21°58'06"W	35.37'
LW7	N29°20'25"W	24.64'
LW8	N29°20'25"W	5.07'

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2949.79'	217.15'	217.10'	S 82°37'14" W	4°13'04"
C2	2949.79'	127.26'	127.25'	S 77°13'12" W	2°28'18"
C3	20.00'	31.41'	28.28'	N 30°56'26" E	89°58'58"
C4	20.00'	31.41'	28.28'	S 59°03'34" E	89°58'58"
C5	1322.39'	99.21'	99.19'	S 78°50'53" W	4°17'55"
C6	1322.39'	425.54'	423.71'	N 89°47'02" W	18°26'16"

LINE TABLE					
LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
L1	N 72°12'52" E	17.80'	L21	N 20°18'16" E	11.64'
L2	N 72°12'52" E	17.80'	L22	N 14°43'12" E	18.56'
L3	N 39°29'18" W	19.20'	L23	S 83°15'20" W	15.28'
L4	N 76°42'02" E	18.01'	L24	S 76°02'00" W	50.13'
L5	N 50°50'57" E	15.04'	L25	S 76°06'23" W	71.48'
L6	N 71°34'25" E	21.12'	L26	S 14°19'57" E	15.02'
L7	N 06°28'44" W	14.27'	L27	S 76°02'54" W	132.01'
L8	N 41°20'34" E	11.62'	L28	S 59°59'23" W	51.41'
L9	N 54°52'27" E	13.31'	L29	S 77°20'48" W	12.19'
L10	N 22°50'58" E	16.80'	L30	N 05°50'58" E	18.84'
L11	N 08°30'55" W	21.12'	L31	S 77°15'35" W	165.22'
L12	N 20°12'33" E	25.65'	L32	N 14°19'19" W	88.57'
L13	N 28°39'36" W	21.27'	L33	N 14°03'34" W	40.00'
L14	N 49°16'57" W	25.38'	L34	N 14°03'34" W	10.00'
L15	N 16°04'12" E	26.16'	L35	S 14°03'34" E	61.17'
L16	N 41°15'16" W	21.15'	L36	S 14°03'34" E	20.00'
L17	N 16°08'07" E	32.99'	L37	S 14°03'34" E	20.00'
L18	N 10°47'14" W	24.90'	L38	S 14°17'37" E	68.50'
L19	N 18°40'18" W	16.98'			



VICINITY MAP *NOT TO SCALE*

NOTES

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60 30 0 60 120
GRAPHIC SCALE (1"=60')

PREPARED FOR:
THE TOWN OF HILTON HEAD

AN AS-BUILT / TREE AND TOPOGRAPHIC SURVEY OF

NORTH POINTE CIRCLE &
WILLIAM HILTON PARKWAY

TAX PARCEL Nos.
R510 007 000 0121 0000
R510 007 000 0219 0000
R510 007 000 0230 0000
R510 007 000 0233 0000
R510 007 000 0234 0000
R510 007 000 0235 0000
R510 007 000 0236 0000
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R510 007 000 0238 0000
R510 007 000 0239 0000
R510 007 000 0240 0000
R510 007 000 0241 0000
R510 007 000 0242 0000
R510 007 000 0243 0000
&
R510 007 000 0265 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	JLG
FIELD CHECK:	JWR
DRAWN BY:	JHJ
DATE:	04-16-2025
SCALE:	1"=60'
PROJECT No.:	BFT-22090
FILE:	BFT-22090 AT3.DWG

COVER SHEET

ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

SOUTH CAROLINA ATLAS SURVEYING BFT, LLC. No. C05928 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL No. 28139 LAND SURVEYOR JEREMY W. REEDER

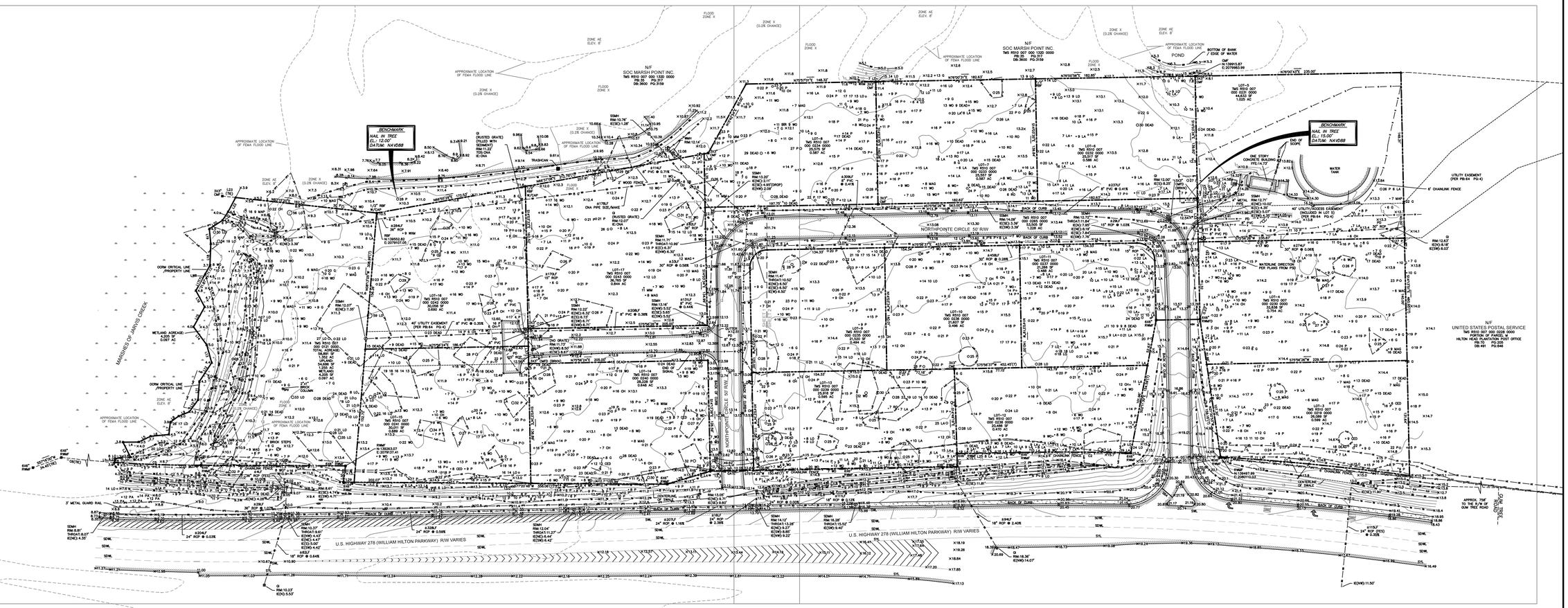
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

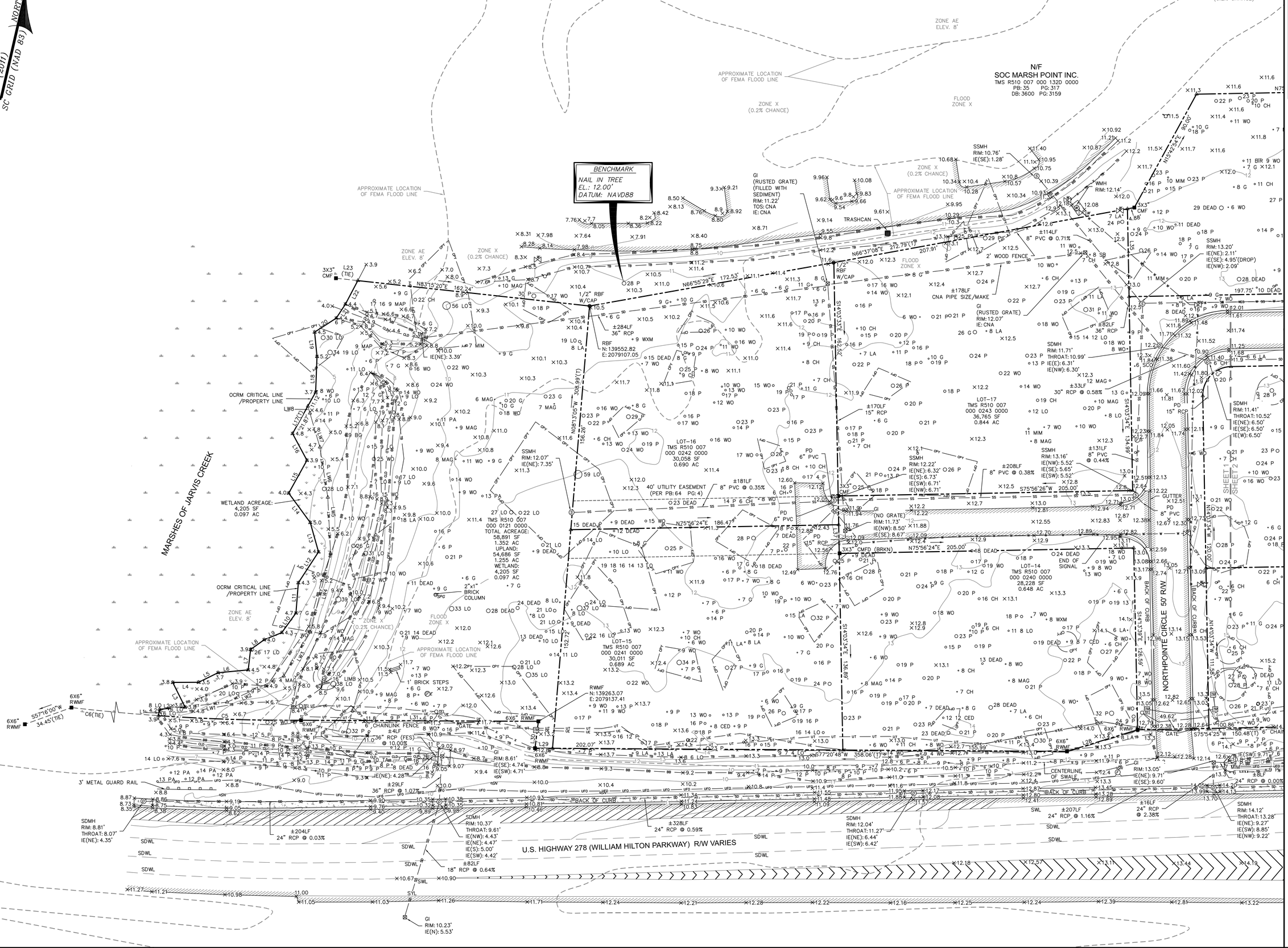
No. 28139 PROFESSIONAL SURVEYOR

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL

5

(2011) NORTH
SC GRID (NAD 83)


BENCHMARK
NAIL IN TREE
EL.= 12.00'
DATUM: NAVD88
BENCHMARK
NAIL IN TREE
EL.=15.00'
DATUM: NAVD88
NORTHPOINTE CIRCLE 50' R/W
NORTHPOINTE CIRCLE 60' R/W
U.S. HIGHWAY 278 (WILLIAM HILTON PARKWAY) R/W VARIES
MARSHES OF JARVIS CREEK
SOC MARSH POINT INC.
TMS R510 007 000 1320 0000
PB:35 PG:317
DB:3600 PG:3159
POND
ONE STORY CONCRETE BUILDING
WATER TANK
END OF SIDEWALK
UTILITY EASEMENT (PER PB64 PG4)
6' CHAINLINK FENCE
40' UTILITY/ACCESS EASEMENT (INCLUDED IN LOT 5) (PER PB 64 PG 4)
WATERLINE DIRECTION PER PLANS FROM 2021
N/F
UNITED STATES POSTAL SERVICE
TMS R510 007 000 0228 0000
PORTION OF OWNERS BOOK
HILTON HEAD PLANTATION POST OFFICE
PB:70 PG:205
DB:481 PG:846
APPROX. 750' TO THE R/W OF GUM TREE ROAD
APPROXIMATE LOCATION OF FEMA FLOOD LINE
ZONE AE ELEV. 8'
ZONE X (0.2% CHANCE)
FLOOD ZONE X
OCRM CRITICAL LINE PROPERTY LINE
WETLAND ACREAGE 4,205 SF 0.097 AC
36" RCP @ 1.00%
24" RCP @ 0.55%
24" RCP @ 0.58%
18" RCP @ 0.64%
24" RCP @ 0.38%
18" RCP @ 0.40%
24" RCP @ 0.38%
24" RCP @ 0.38%
24" RCP @ 0.38



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30 15 0 30 60

GRAPHIC SCALE (1"=30')

PREPARED FOR:
THE TOWN OF HILTON HEAD

AN AS–BUILT / TREE AND TOPOGRAPHIC SURVEY OF

NORTH POINTE CIRCLE & WILLIAM HILTON PARKWAY

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&
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HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	JLG
FIELD CHECK:	JWR
DRAWN BY:	JHJ
DATE:	04–16–2025
SCALE:	1"=30'
PROJECT No.:	BFT–22090
FILE:	BFT–22090 AT3.DWG

SHEET 1 OF 2

ATLAS
SURVEYING, INC.
168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29936.
PHONE: (843) 645–9277
WEBSITE: WWW.ATLASSURVEYING.COM

ATLAS SURVEYING BFT, LLC. No. C05928 CERTIFICATE OF AUTHORIZATION
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JEREMY W. REEDER
S.C.P.L.S. No. 28139
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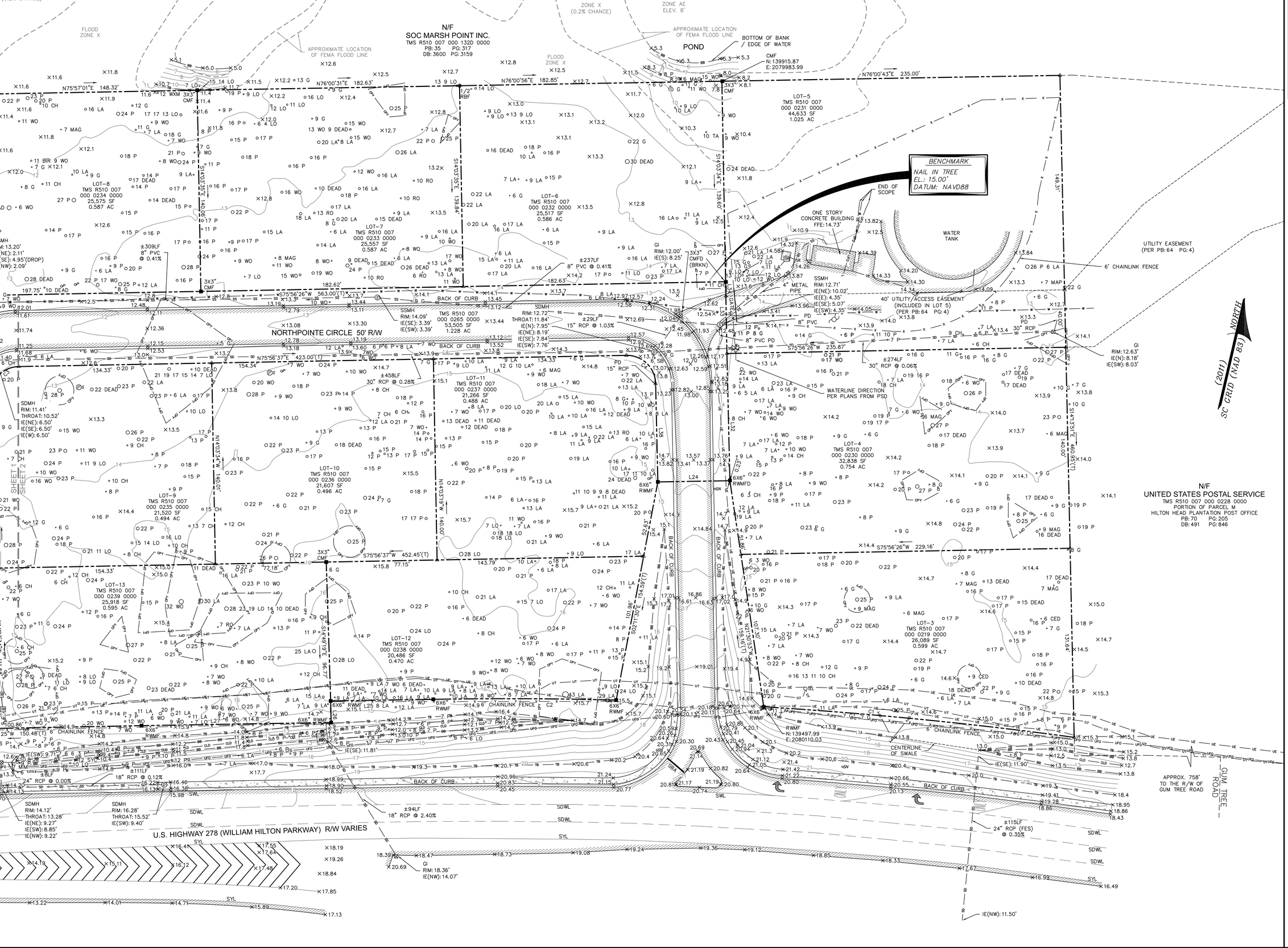

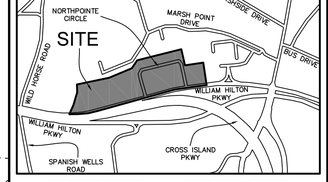

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HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

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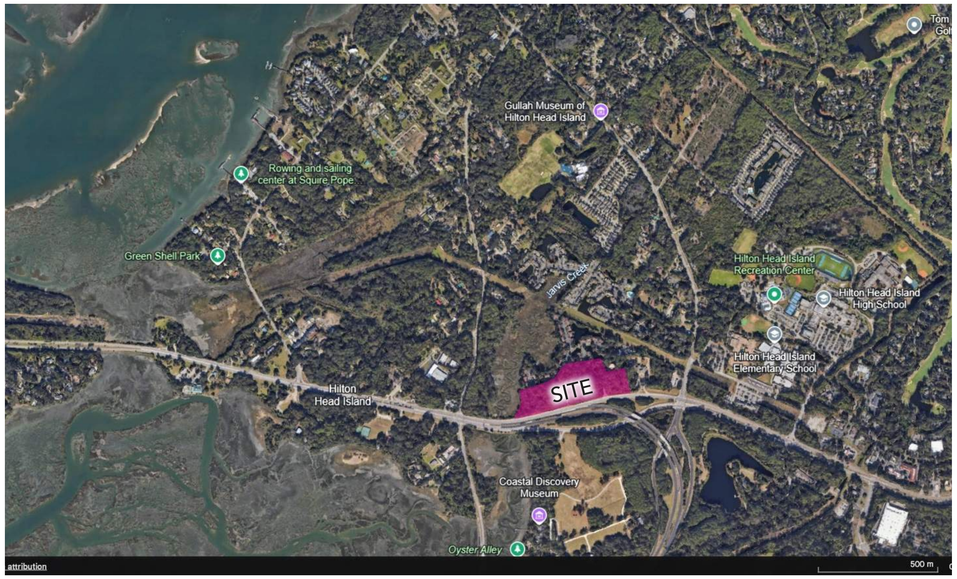

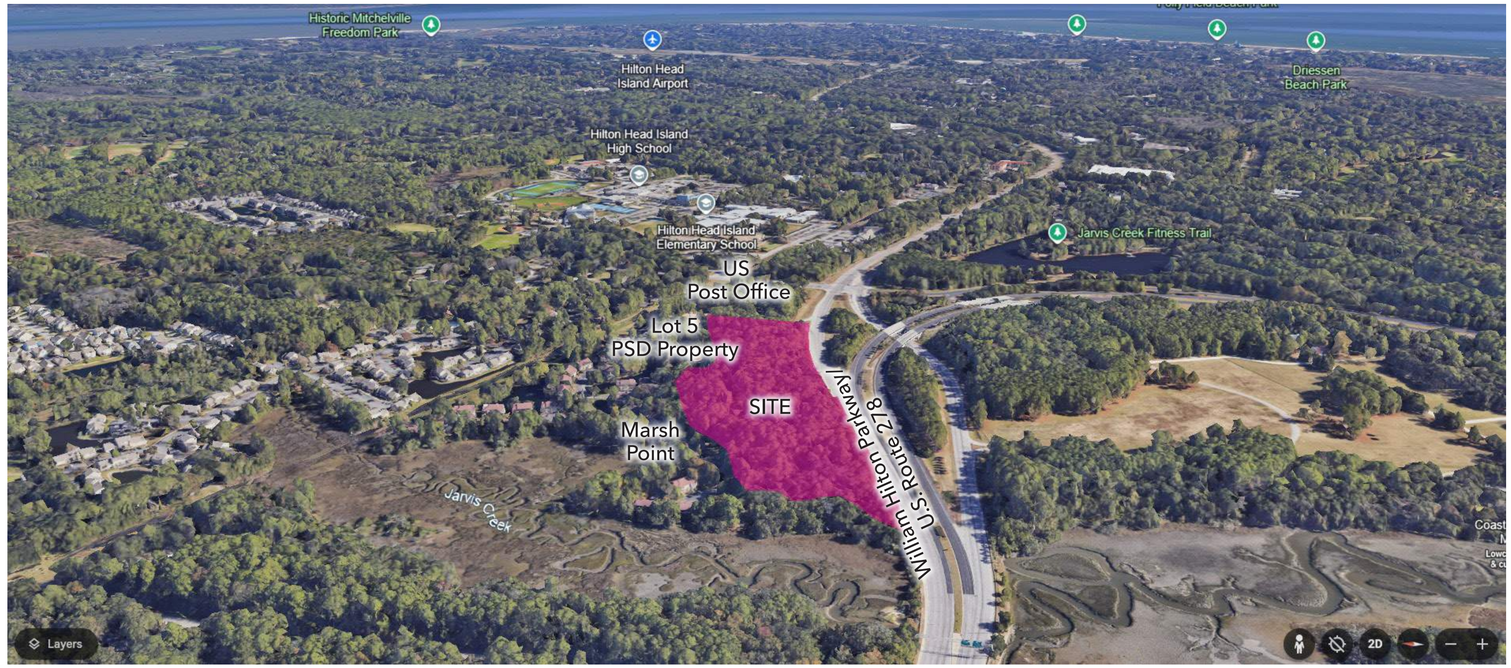

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Legend

1. Entrance from US 278
2. Entrance from Gumtree Road property
3. Emergency Access Only
4. Access to PSD Property
5. Club House & Leasing Office
6. Mail Room, Restrooms, Pool Equipment
7. 'Through' Three-Story Stacked Flats
8. Two-Story Stacked Flats
9. Two-Story Townhomes
10. Potential Trolley Stop
11. Potential Multimodal Path
12. Monument Sign
13. Swimming Pool
14. Pool Deck
15. Fountain with Seating
16. Lounge Seating/ Table Seating
17. Outdoor Kitchen/ Grilling Area
18. Movement Lawn & Games
19. Informal Gathering Space/Play Lawn
20. Trails with Seating at Key Nodes
21. Biofiltration Area
22. Community Gardens
23. Nature Play Playground
24. Fenced-in Dog Park
25. Trash Compactor
26. Existing Specimen & Significant Trees to be preserved
27. Existing Vegetation to be preserved where possible
28. Permeable Pavers
29. Trellis

Marsh Point

Jarvis Creek

Lot 5 PSD Property

US Post Office

20' / 75' SETBACK (NON-SFD RESIDENTIAL TO NON-SFD RESIDENTIAL)

5' SETBACK

50' TYPE B BUFFER (BETWEEN OTHER RESIDENTIAL AND OFFICE)

50' / 75' SETBACK (MAJOR ARTERIAL TO NON-SFD RESIDENTIAL)

50' TYPE E BUFFER ADJACENT TO MAJOR ARTERIAL

115'

50'

96'

111'

100'

William Hilton Parkway/ U.S. Route 278

TOWN OF HILTON HEAD ISLAND · SOUTH CAROLINA
PRAESERVARE ET PROSPERARE
1663 · 1983

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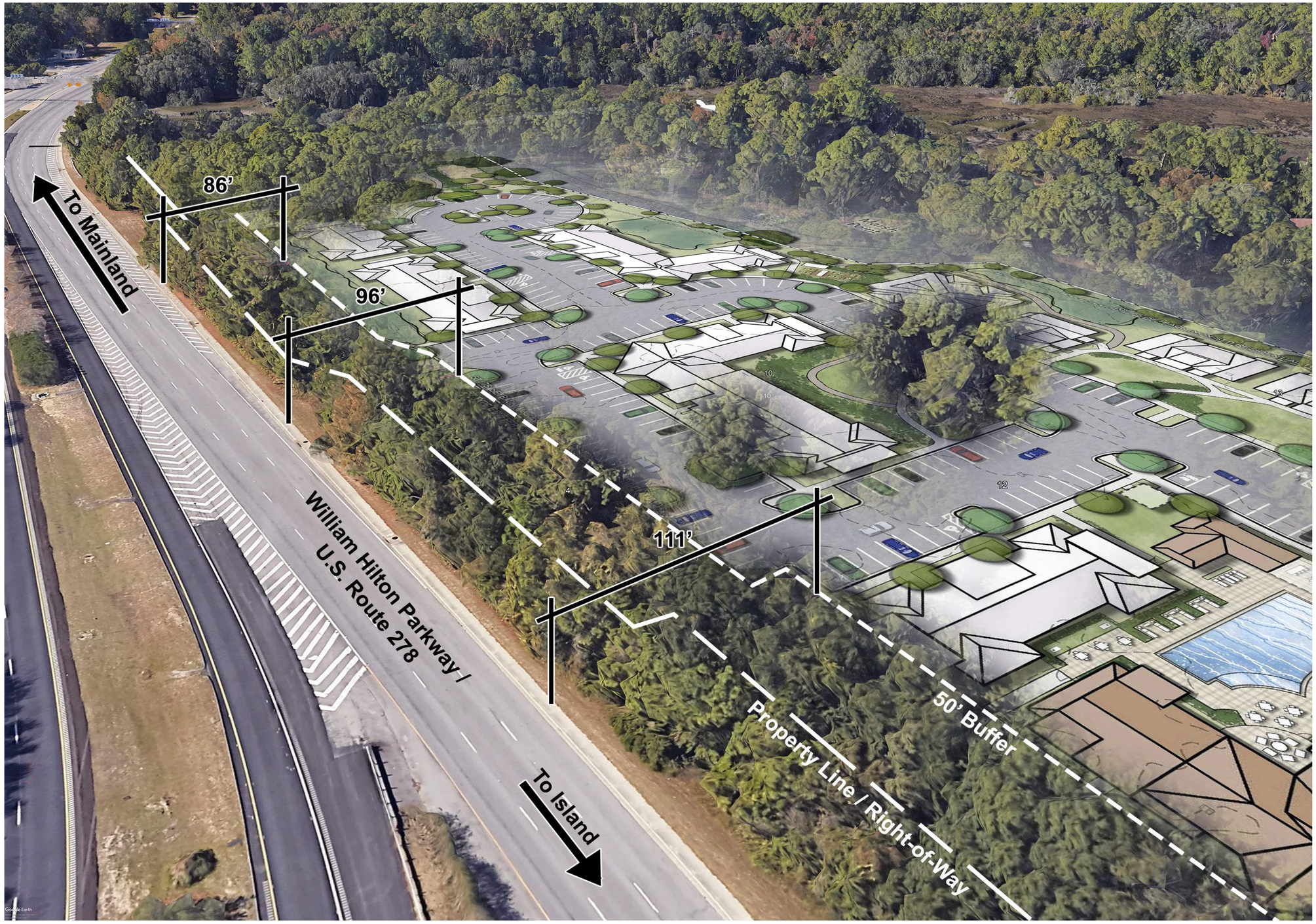
north

Scale: 1" = 50'-0"



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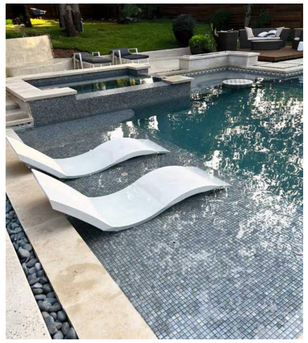
Legend

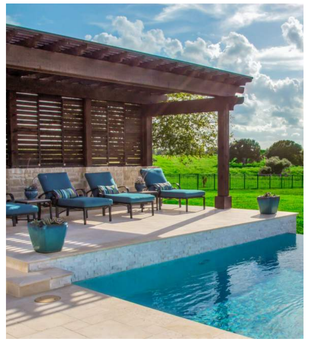
1. Pool Deck
2. Swimming Pool
3. Pool Sun Shelf
4. Trellis
5. Lounge Seating / Table Seating
6. Fountain with
7. Outdoor Grill
8. Movement Lawn &
9. Trash Can
10. Club House & Leasing
11. Mail Room, Restrooms, Pool
12. 'Through' Three-Story Stacked Flats

Equipment

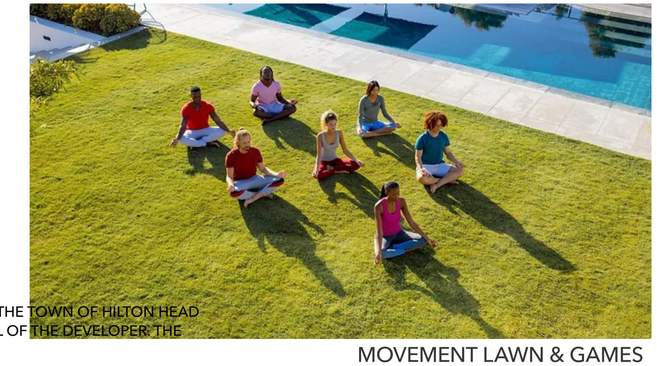
SWIMMING POOL



POOL LOUNGING



FOUNTAIN AND TRELLIS



MOVEMENT LAWN & GAMES

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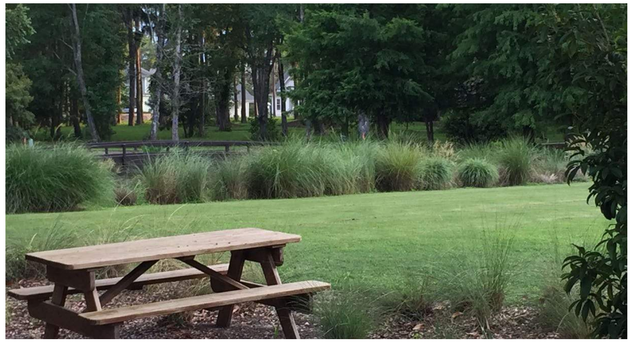
PERVIOUS PAVERS TO ASPHALT

LARGE OAK AND AZALEAS



INFORMAL LAWN

ACCENT PLANTING AROUND SIDEWALK/ LAWN

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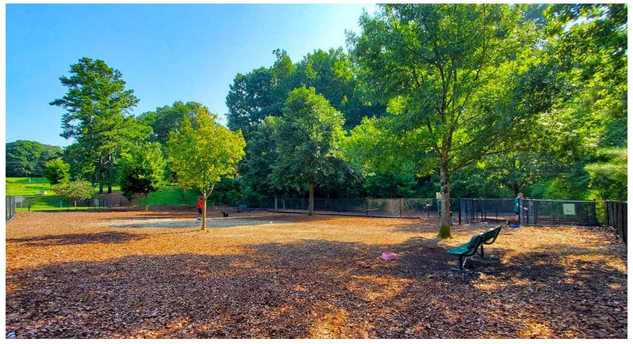
Legend

1. Entry to Dog Park
2. Fence
3. Mulch Path
4. Berm
5. Picnic Table Seating
6. Bench
7. Trash Can
8. Potential Trail
9. Significant Trees to

BERMS

DOG PARK ELEMENTS



FENCED DOG PARK

MULCH SURFACE COVER

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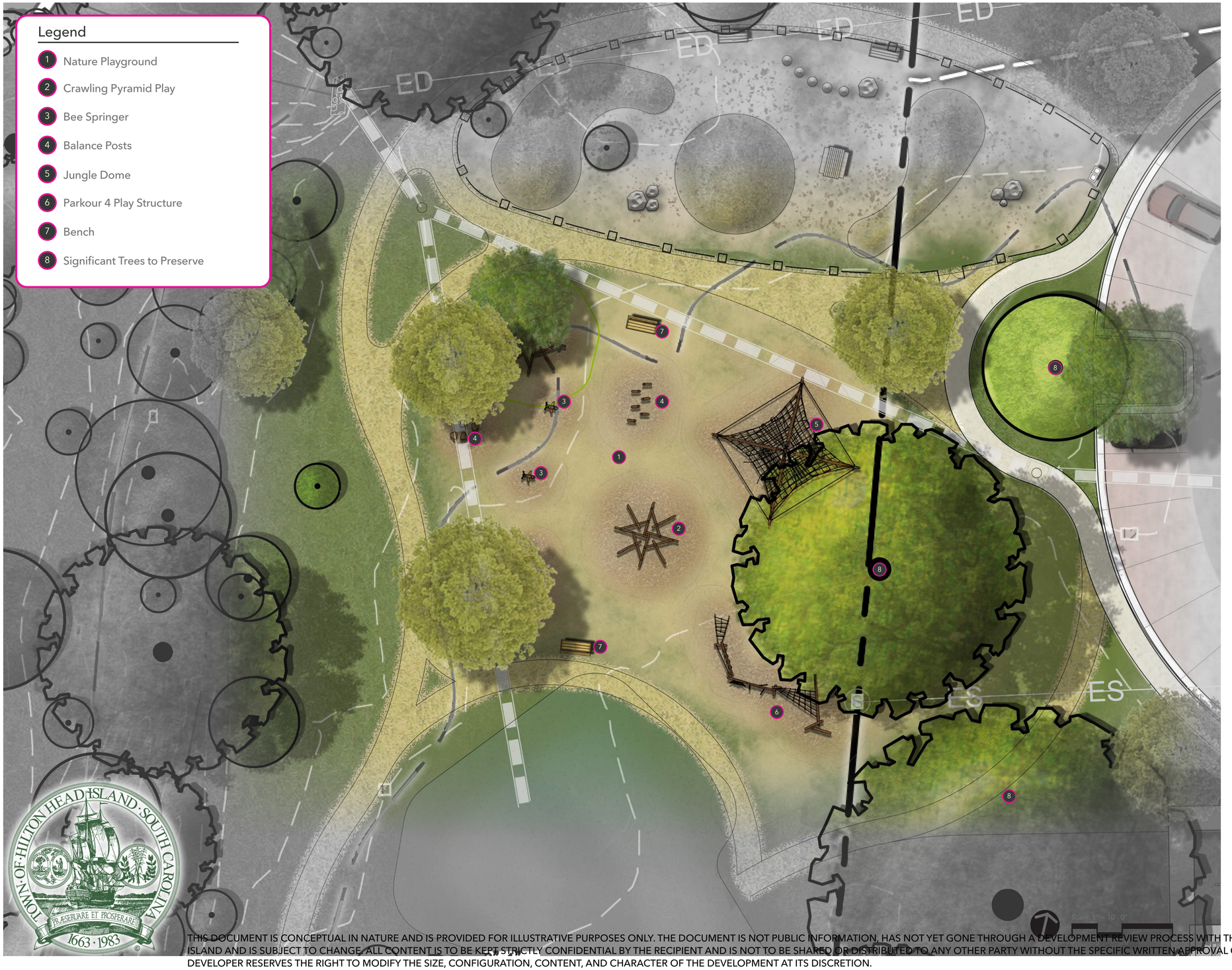

NATURE PLAYGROUND

CRAWLING PYRAMID

SWINGS

PLAY ELEMENTS

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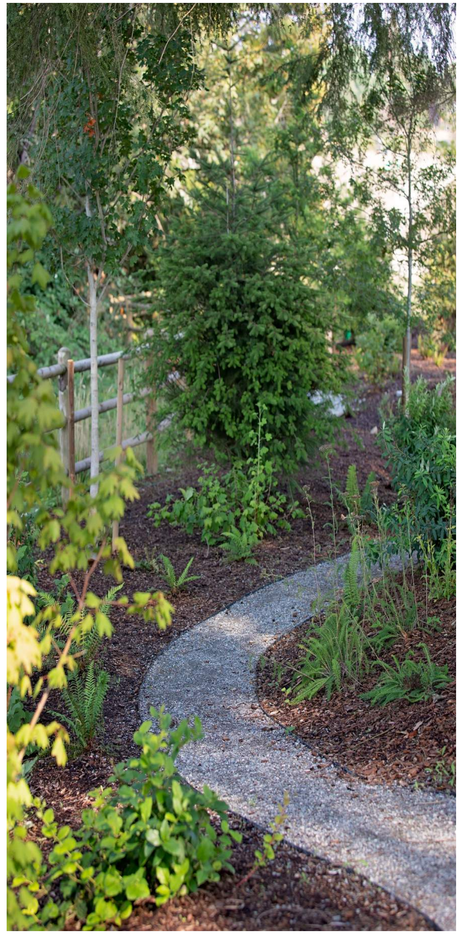

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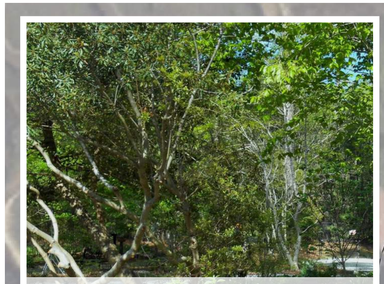
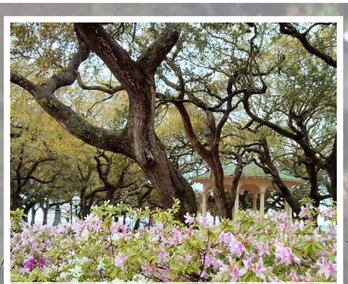


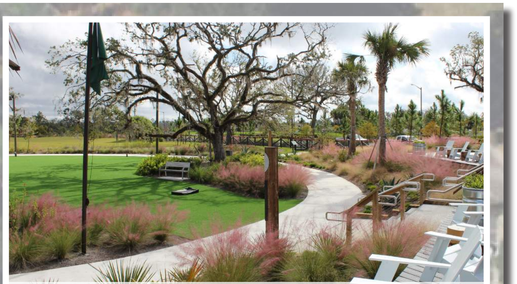
Typical Wax Myrtle Buffer

Layered Building Planting



Focal Tree Zone

Community Garden



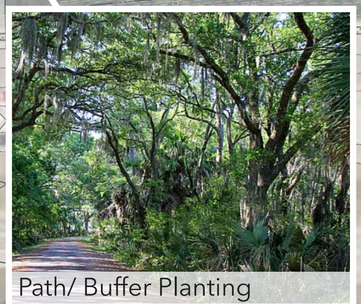
Multi-Purpose Lawn

Simple Dog Park Planting

Lush Pool

Nature Play Zone

Typical Bioswale



Path/ Buffer Planting

Typical Edge Condition

Neighborhood Entry

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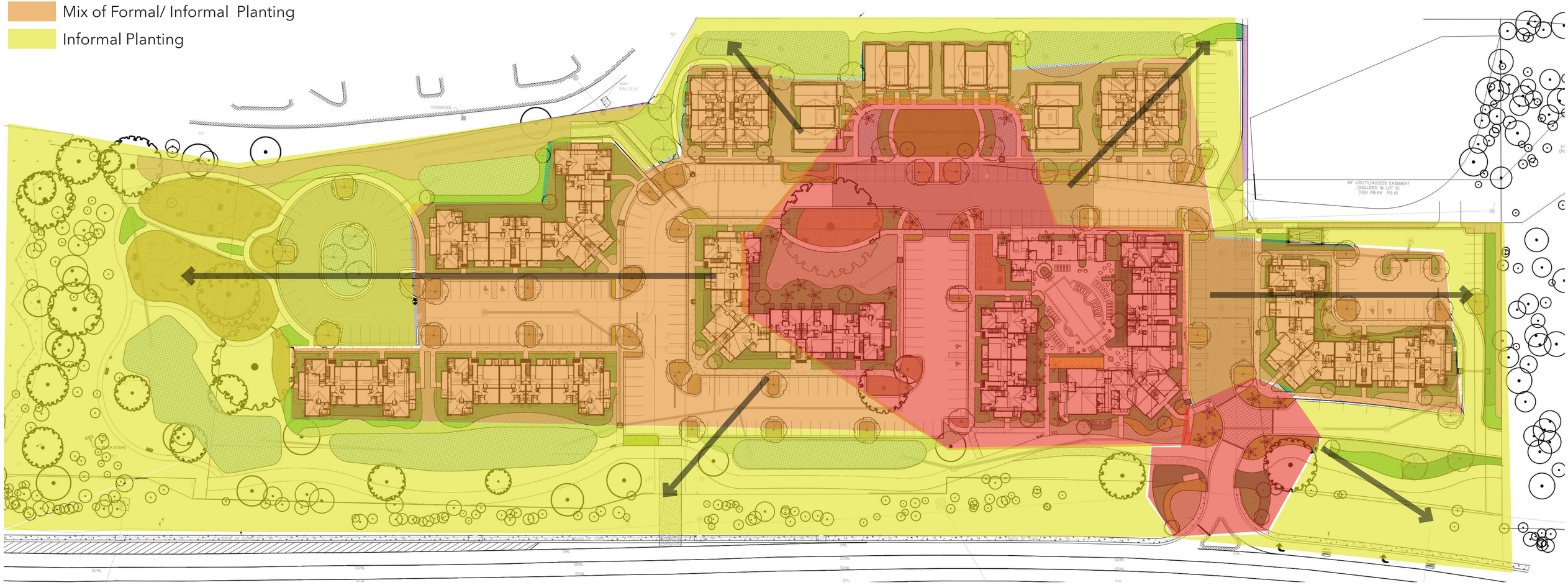
north

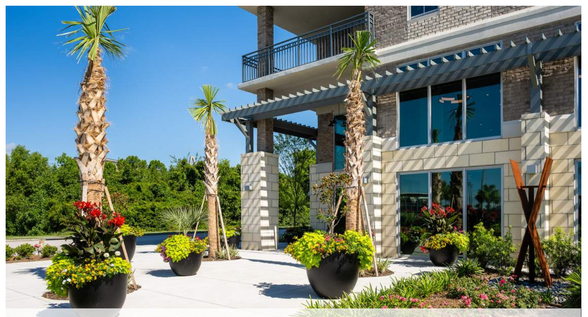
Scale: 1" = 50'-0"

0 25 50 100

Legend:

- Formal Style Planting
- Mix of Formal/ Informal Planting
- Informal Planting





Formal Style Planting

Formal/ Informal Mix

Informal Style Planting

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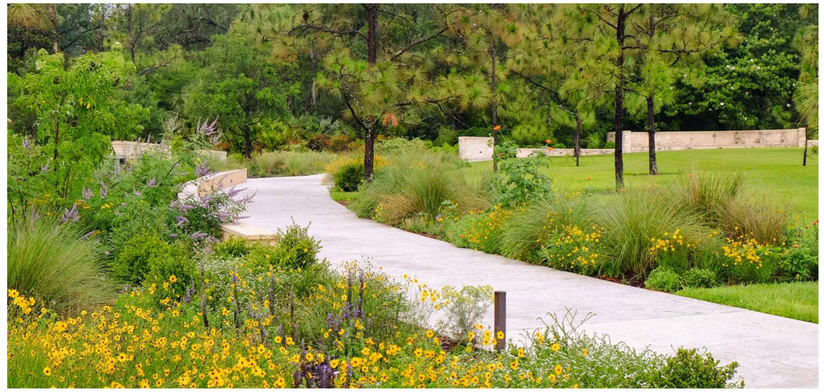
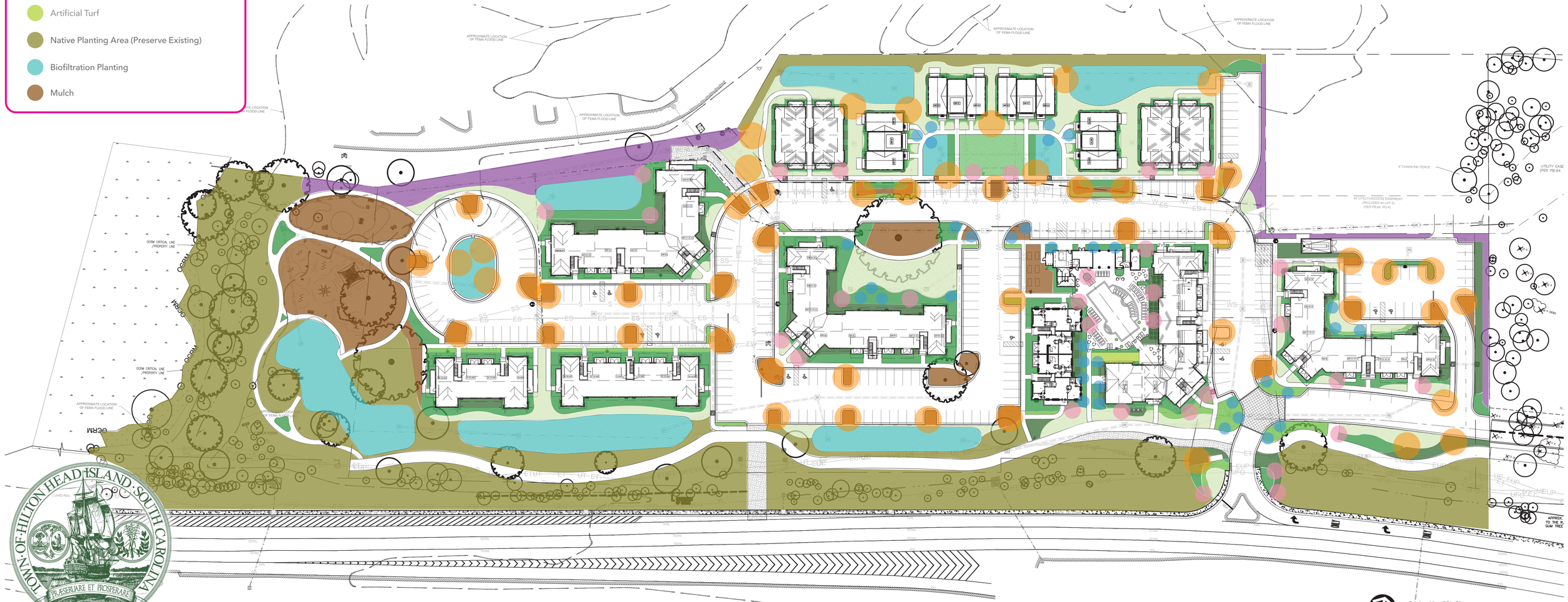
Legend

- Canopy Trees
- Ornamental Trees
- Screen/ Buffer Trees
- Palms
- Large Shrubs
- Medium Shrubs
- Small Shrub/ Groundcover
- Lawn
- Manicured Turf
- Artificial Turf
- Native Planting Area (Preserve Existing)
- Biofiltration Planting
- Mulch



*Hilton Head Native Plant/ Planting Character Precedent Images



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Marsh Point

Building 8

Building 9

Building 10

Building 11

Building 13

Building 7

Building 4

Building 3

Building 2

Building 1

Building 6

Building 5

US Postal Service

William Hilton Parkway

north

Scale: 1" = 40'- 0"

0' 20' 40' 80'

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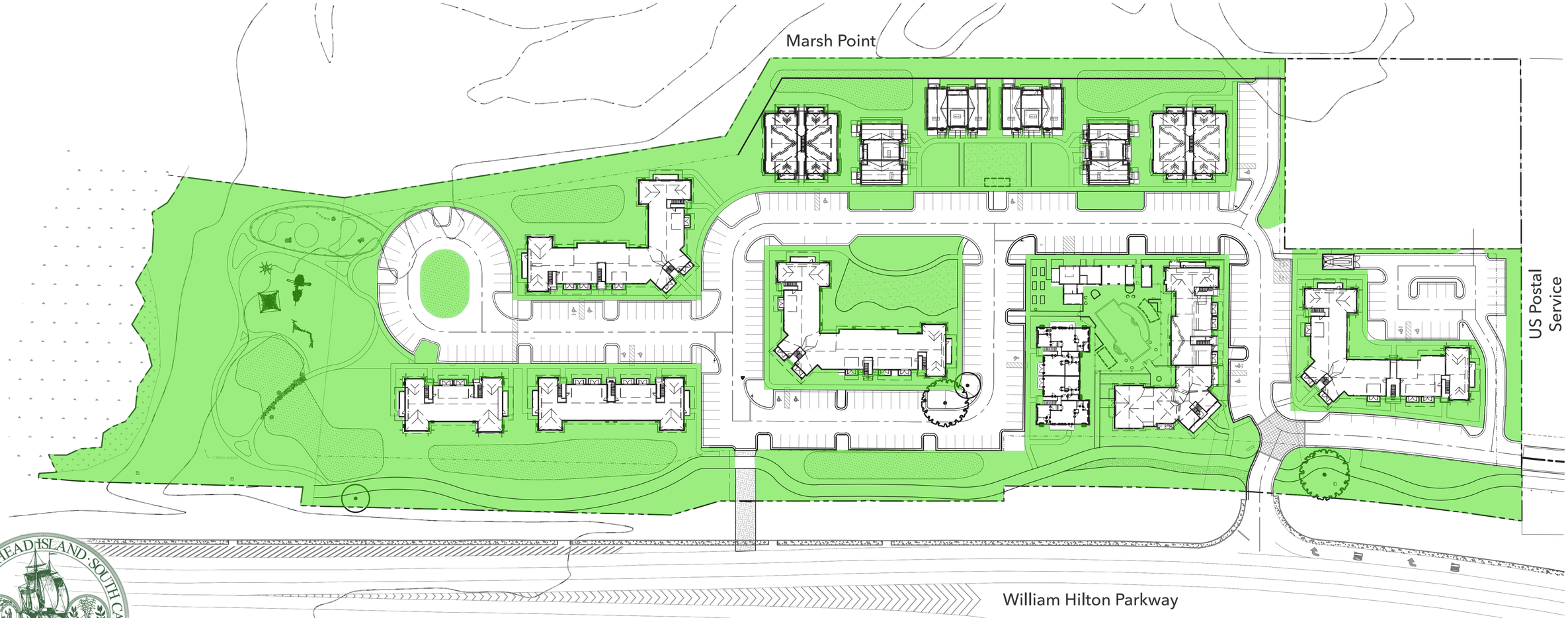
Total Gross Open Space
~6.412 AC

(~56% of Total Gross Site Area)

Net Developable Area:	10.025 AC
Lot 121:	1.352 AC
Total Gross Site Area:	11.377 AC



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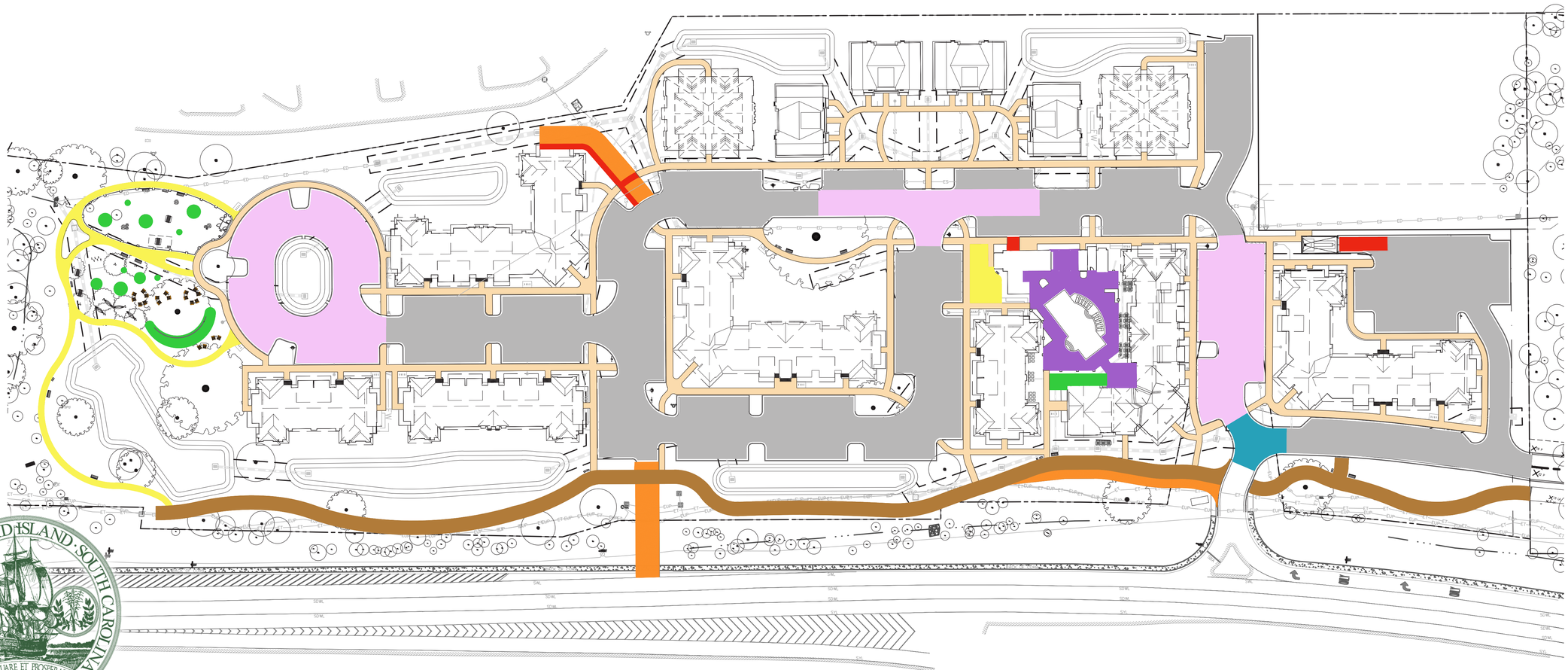
north

Scale: 1" = 50'- 0"
0' 25' 50' 100'

PAVING TYPE LEGEND

- PAVING TYPE 1: STANDARD CONCRETE W/ BROOM FINISH
- PAVING TYPE 2: INTEGRAL COLOR CONCRETE: AUTUMN BEIGE W/ XXX FINISH
- PAVING TYPE 3: VEHICULAR STAMPED CONCRETE
- PAVING TYPE 4: PERVIOUS VEHICULAR PAVERS (ROAD)
- PAVING TYPE 5: PERVIOUS VEHICULAR PAVERS (EMERGENCY VEHICLES)
- PAVING TYPE 6: DECOMPOSED GRANITE
- PAVING TYPE 7: ARTIFICIAL TURF
- PAVING TYPE 8: MULTI-MODAL PATH (SEE CIVIL)
- PAVING TYPE 9: VEHICULAR CONCRETE, STANDARD WITH BROOM FINISH
- PAVING TYPE 10: ASPHALT (SEE CIVIL)

NOTE: SEE SHEET L302 FOR PAVING PATTERNS, L400 FOR FULL MATERIALS LEGEND, AND L401 FOR DETAILS.



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north

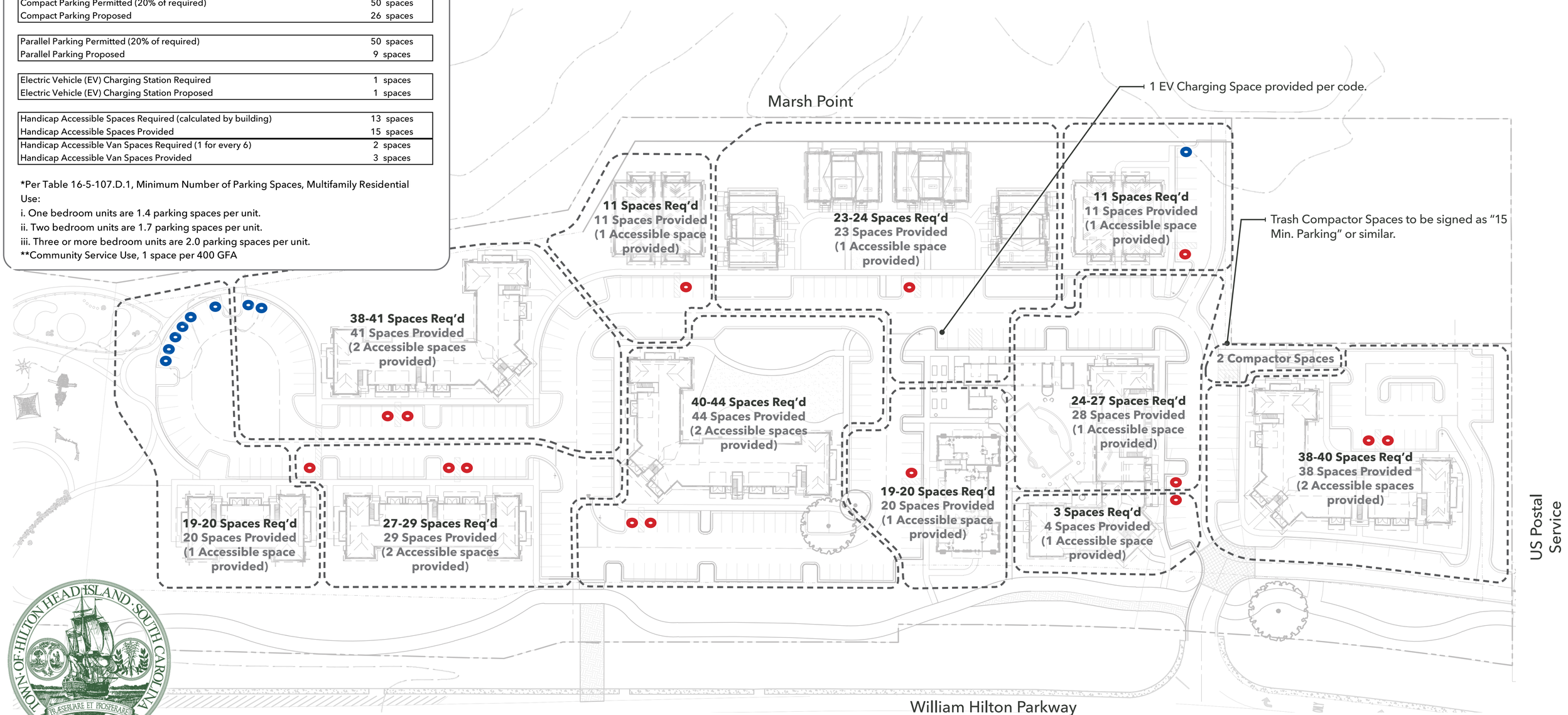
Scale: 1" = 50'- 0"

0' 25' 50' 100'

Total Parking Required		**251 spaces**
Total Parking Required at 2 spaces per 2-bed		**269 spaces**
Total Parking Provided		**271 spaces**
Residential Parking Required*		248 spaces
Parking Required if 2 spaces per 2-bed		266 spaces
Residential Parking Provided		268 spaces
Office Parking Required** (NIC Amenity Spaces)	1,148 sf	3 spaces
Office Parking Provided		3 spaces
Compact Parking Permitted (20% of required)		50 spaces
Compact Parking Proposed		26 spaces
Parallel Parking Permitted (20% of required)		50 spaces
Parallel Parking Proposed		9 spaces
Electric Vehicle (EV) Charging Station Required		1 spaces
Electric Vehicle (EV) Charging Station Proposed		1 spaces
Handicap Accessible Spaces Required (calculated by building)		13 spaces
Handicap Accessible Spaces Provided		15 spaces
Handicap Accessible Van Spaces Required (1 for every 6)		2 spaces
Handicap Accessible Van Spaces Provided		3 spaces

*Per Table 16-5-107.D.1, Minimum Number of Parking Spaces, Multifamily Residential Use:
i. One bedroom units are 1.4 parking spaces per unit.
ii. Two bedroom units are 1.7 parking spaces per unit.
iii. Three or more bedroom units are 2.0 parking spaces per unit.
**Community Service Use, 1 space per 400 GFA

Legend
- Accessible Parking Space
- Parking in Floodplain



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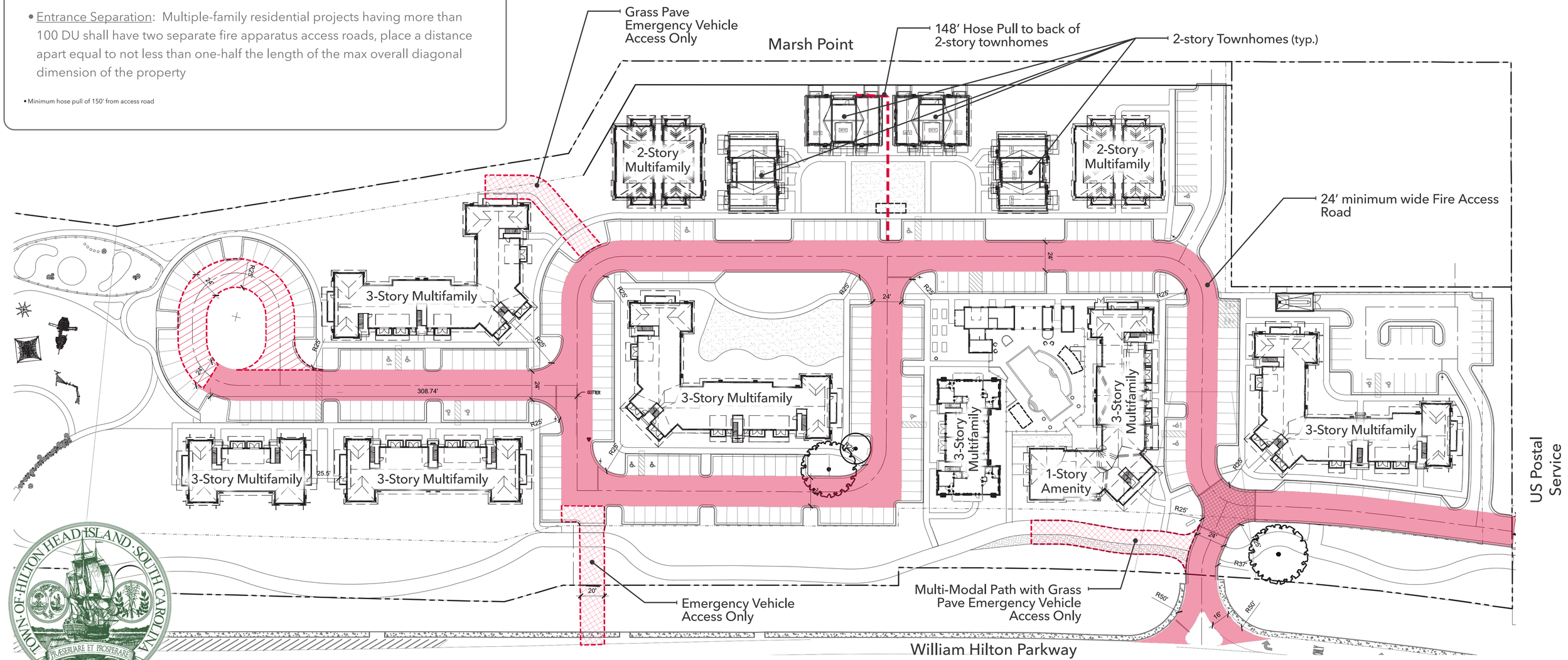
north
Scale: 1" = 40'- 0"
0' 20' 40' 80'

FIRE ACCESS STANDARDS:

- Utilizing 2021 IFC, Appendix D
- Fire Apparatus Access Roads: 20' minimum width, 25' minimum inner radius.
- Turn-Arounds: No dead-ends in excess of 150' w/o turn-around, must follow Figure D103.1 turn-around details.
- Fire Access provided on one long side of each 3-story multifamily building; "One or more of the required access routes ... shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building."
- Entrance Separation: Multiple-family residential projects having more than 100 DU shall have two separate fire apparatus access roads, place a distance apart equal to not less than one-half the length of the max overall diagonal dimension of the property

• Minimum hose pull of 150' from access road



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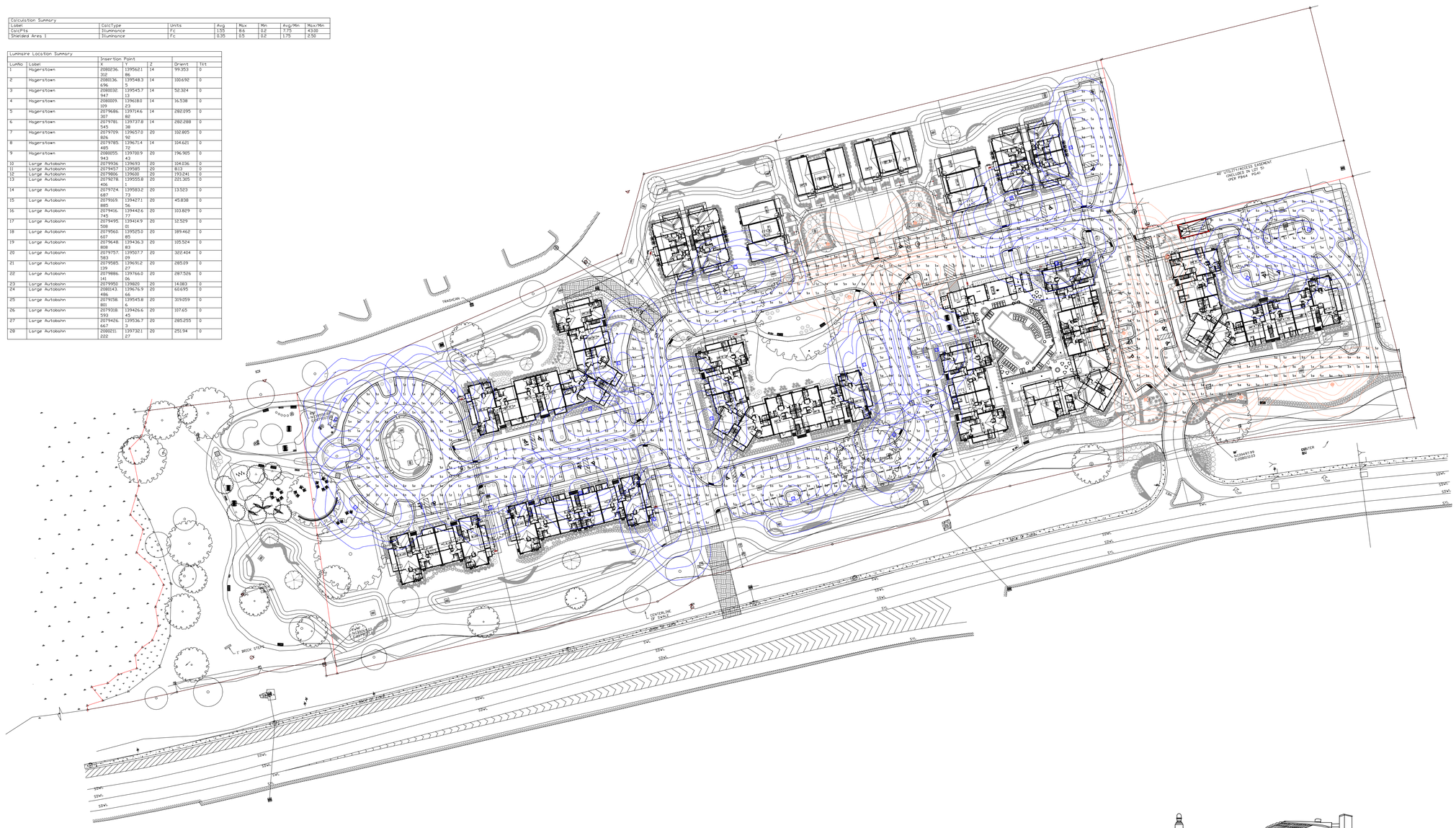
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	Hagerstown	Single	250EQ LED on 14' Decorative Pole		0.720	13948	138.4	12456
	19	Large Autobahn	Single	320EQ LED on 25' Decorative Pole, 20' Mounting Height		0.720	19808	165	3135

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.155	8.6	0.2	7.75	43.00
Shielded Area 1	Illuminance	Fc	0.35	0.5	0.2	1.75	2.50

Luminaire Location Summary						
		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
1	Hagerstown	2080236.312	1395621.86	14	99.353	0
2	Hagerstown	2080136.696	1395483.35	14	100.692	0
3	Hagerstown	2080032.947	1395457.13	14	52.324	0
4	Hagerstown	2080009.109	1396180.23	14	16.538	0
5	Hagerstown	2079686.307	1397146.82	14	282.095	0
6	Hagerstown	2079781.545	1397378.38	14	282.288	0
7	Hagerstown	2079709.826	1396572.92	20	102.805	0
8	Hagerstown	2079785.485	1396714.72	14	104.621	0
9	Hagerstown	2080005.943	1397009.43	20	196.905	0
10	Large Autobahn	2079936	1396193	20	104.036	0
11	Large Autobahn	2079457	1395585	20	8.13	0
12	Large Autobahn	2079806	139600	20	193.241	0
13	Large Autobahn	2079278.406	1395558.81	20	221.305	0
14	Large Autobahn	2079724.687	1395583.273	20	13.523	0
15	Large Autobahn	2079169.885	1394271.156	20	45.838	0
16	Large Autobahn	2079416.745	1394426.677	20	103.829	0
17	Large Autobahn	2079495.508	1394149.401	20	12.529	0
18	Large Autobahn	2079565.607	1395253.885	20	189.462	0
19	Large Autobahn	2079648.808	1394363.883	20	105.524	0
20	Large Autobahn	2079757.583	1395077.709	20	322.404	0
21	Large Autobahn	2079585.139	1396912.027	20	285.09	0
22	Large Autobahn	2079886.141	1397663.006	20	287.526	0
23	Large Autobahn	2079950	139620	20	14.083	0
24	Large Autobahn	2080143.486	1396765.966	20	60.695	0
25	Large Autobahn	2079158.801	1395458.36	20	319.059	0
26	Large Autobahn	2079318.593	1394266.645	20	107.65	0
27	Large Autobahn	2079426.647	1395367.03	20	285.255	0
28	Large Autobahn	2080211.222	1397321.727	20	251.94	0



NOTES

1. P.E.C.I. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.

2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT THE LIGHT VALUES, LOCATIONS, LIGHT TYPE, POLE TYPE, AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL LOCAL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.

3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.

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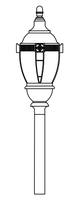
GRAPHIC SCALE

50 0 25 50 100 200

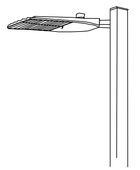
(IN FEET)
1 inch = 50 ft.



HAGERSTOWN

APPLICATIONS:
Shopping centers, malls, roadways, parks, residential areas

SPECIFICATIONS:
Authentic acorn design
Glasslike polycarbonate lens
Ruggedly crafted of heavy duty aluminum
For decades of dependable service
black finish
Full Cut Off Fixture



AUTOBAHN LARGE LED

APPLICATIONS
Walkways, driveways, malls, shopping centers, commercial and industrial complexes, and residential areas.

SPECIFICATIONS
UL1572 Listed Suitable for Wet Locations
Heavy-duty die-cast aluminum housing and door
Polyester powder finish standard in dark bronze
Full Cut Off Fixture

PALMETTO ELECTRIC COOPERATIVE, INC.
•
•
1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532

PALMETTO ELECTRIC COOPERATIVE INC.
A Touchstone Energy® Partner

REMARKS:

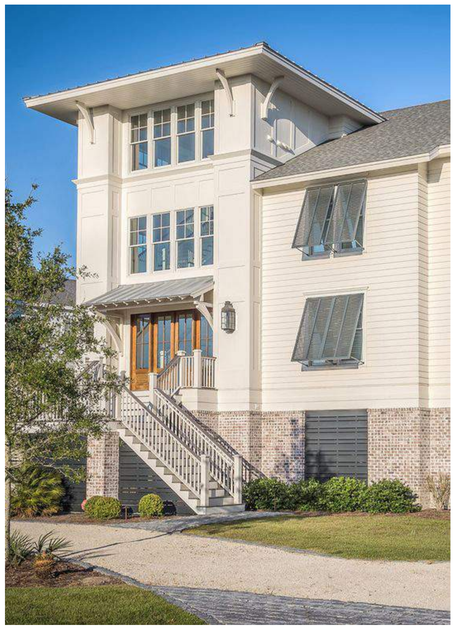
DESIGNED BY:	AW
CHECKED BY:	AW
DRAWN BY:	RBT
DATE:	5/09/25
SCALE:	1" = 50'
PROJECT NO.:	241200L-3
MAP NO:	00000000

SHEET NO.
1
OF
1

LIGHTING PROPOSAL FOR
NORTHPOINT
US HIGHWAY 278
HILTON HEAD
BEAUFORT COUNTY, SOUTH CAROLINA

24

NAME: PROJECTS/WORKING PROJECTS/NORTHPOINT (241200)



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Legend

- M1 Lap Siding 6"/ Lap Siding 4"- Origami White
- M2 Panel Siding- Bedrock
- M3 Shingle Siding- Night Out
- T2 Trim- Bedrock
- T4 Trim- Iron Ore
- T5 Trim- White Snow
- T6 Trim- Origami White
- A2 Accent Color- Bedrock
- A5 Accent Color- White Snow
- A6 Accent Color- Oyster Bay
- MR Metal Roof- Dark Charcoal
- SR Shingle Roof- Driftwood

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Legend

- M1 Vertical Siding/ Lap Siding 4"- Origami White
- M3 Shingle Siding- Night Out
- T2 Trim- Bedrock
- T4 Trim- Iron Ore
- T5 Trim- White Snow
- A2 Accent Color- Bedrock
- A5 Accent Color- White Snow
- A6 Accent Color- Oyster Bay
- MR Metal Roof- Dark Charcoal
- SR Shingle Roof- Driftwood

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Legend

- M1 Vertical Siding/ Lap Siding 4"/ Shingle Siding- Origami White
- T4 Trim- Iron Ore
- A1 Accent Color- Origami White
- A5 Accent Color- White Snow
- A6 Accent Color- Oyster Bay
- MR Metal Roof- Dark Charcoal
- SR Shingle Roof- Driftwood

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Materials - Exterior Finishes

M1 Origami White SW 7636

Lap Siding 4”

Lap Siding 6”

Vertical Siding

Shingle Siding

M2 Bedrock SW 9563

Panel Siding

M3 Night Out SW 9560

Shingle Siding

Roof Materials

MR Dark Charcoal

Standing Seam Metal Roof

SR Driftwood

Shingle Roof

Trim and Accent Colors

1 Origami White SW 7636

2 Bedrock SW 9563

3 Night Out SW 9560

4 Iron Ore SW 7069

5 White Snow SW 9541

6 Oyster Bay SW 6206

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ARCHITECTURAL UNIT MATRIX

UNIT:	# BEDS:	AMI RENT TARGET	IBC UNIT AREAS	FINISH UNIT AREAS	TARGET UNIT SF	# UNITS ON SITE
3-STORY WALK UP APARTMENTS						
A1-A2-A3p	1	60% 80% 120%	814 SF	750 SF	750 SF	24
A1-A2-A3i	1	60% 80% 120%	814 SF	750 SF	750 SF	24
A4p	1	120%	914 SF	846 SF	850 SF	9
A4i	1	120%	914 SF	846 SF	850 SF	6
B1-B2	2	60% 80%	1086 SF	1013 SF	1050 SF	6
B3-B4	2	80% 120%	1122 SF	1042 SF	1050 SF	33
B5	2	120%	1230 SF	1147 SF	1150 SF	6
B6	2	120%	1229 SF	1146 SF	1150 SF	11
C1-C2-C3	3	60% 80% 120%	1338 SF	1254 SF	1250 SF	10
					TOTAL:	**129**
2-STORY STACKED FLATS						
A5	1	120%	883 SF	822 SF	850 SF	4
A6	1	140%	971 SF	907 SF	900 SF	12
					TOTAL:	**16**
2-STORY TOWNHOMES						
B7	2	140%	1312 SF	1206 SF	1200 SF	4
C5	3	140%	1568 SF	1441 SF	1400 SF	8
					TOTAL:	**12**

5/22/2025 **TOTAL UNIT COUNT: 157**

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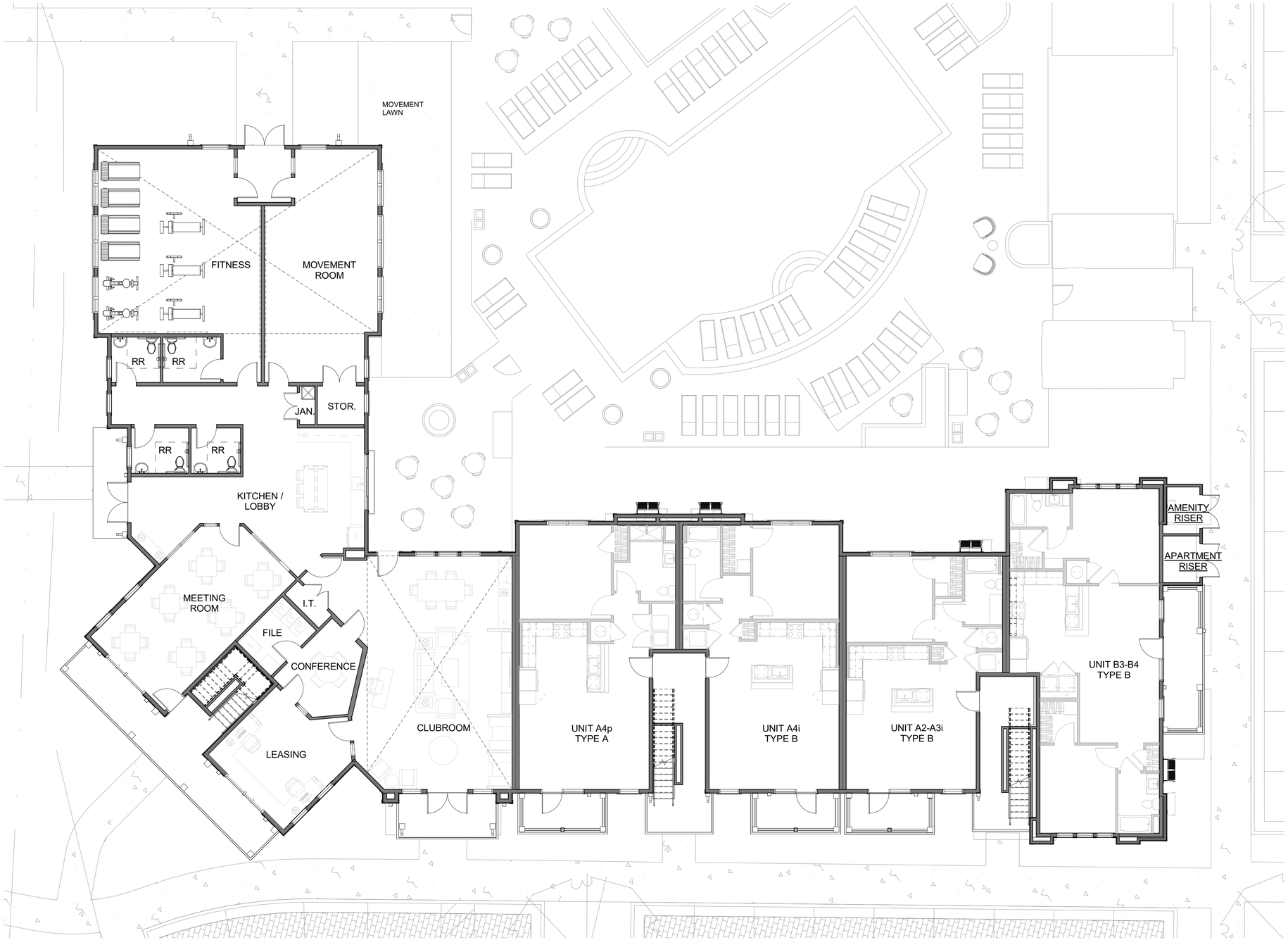

1/34 LEVEL 1
SCALE: 1/8" = 1'-0"

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1/35 LEVEL 2
SCALE: 1/8" = 1'-0"

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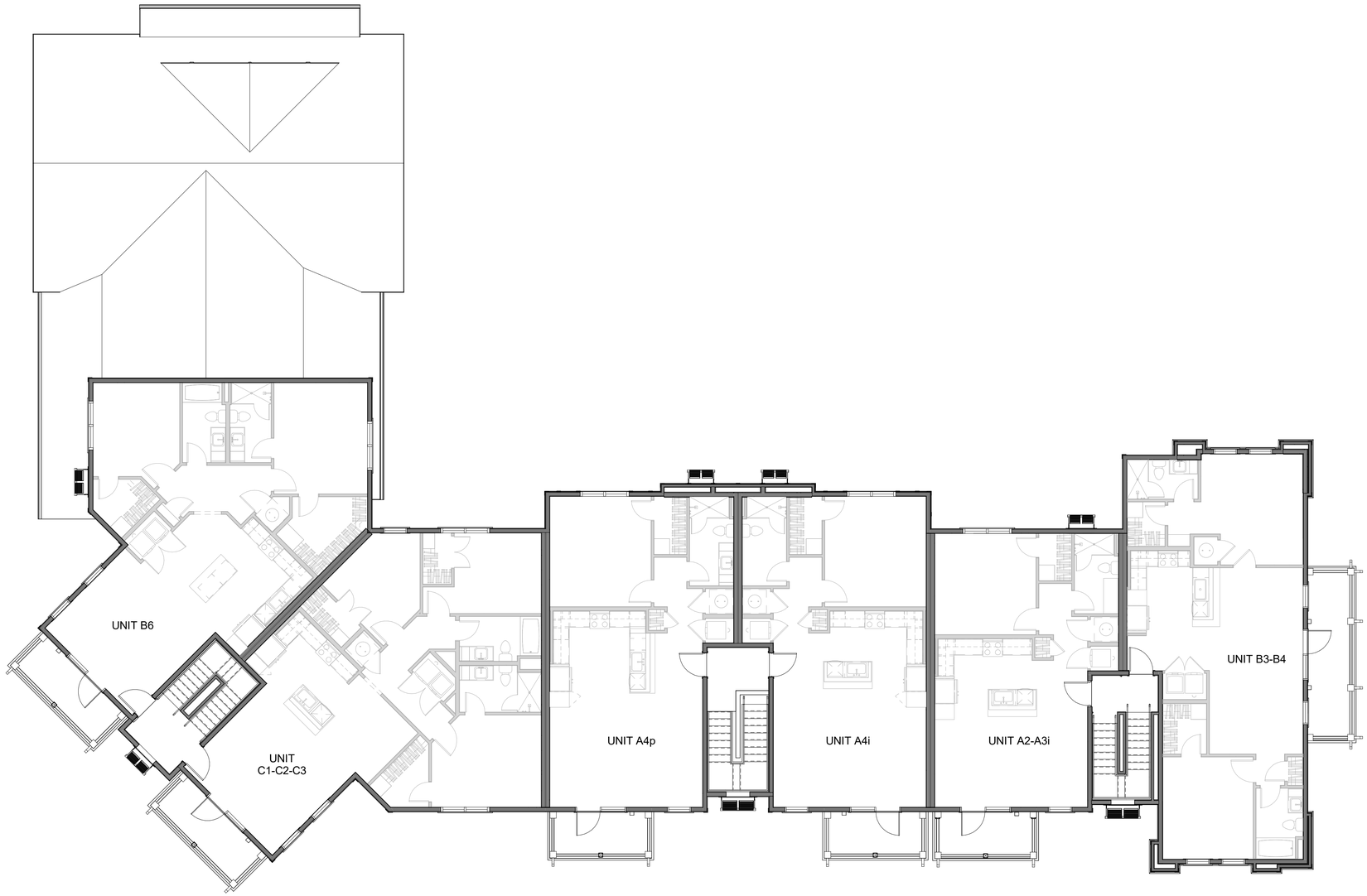

1/36 LEVEL 3
SCALE: 1/8" = 1'-0"

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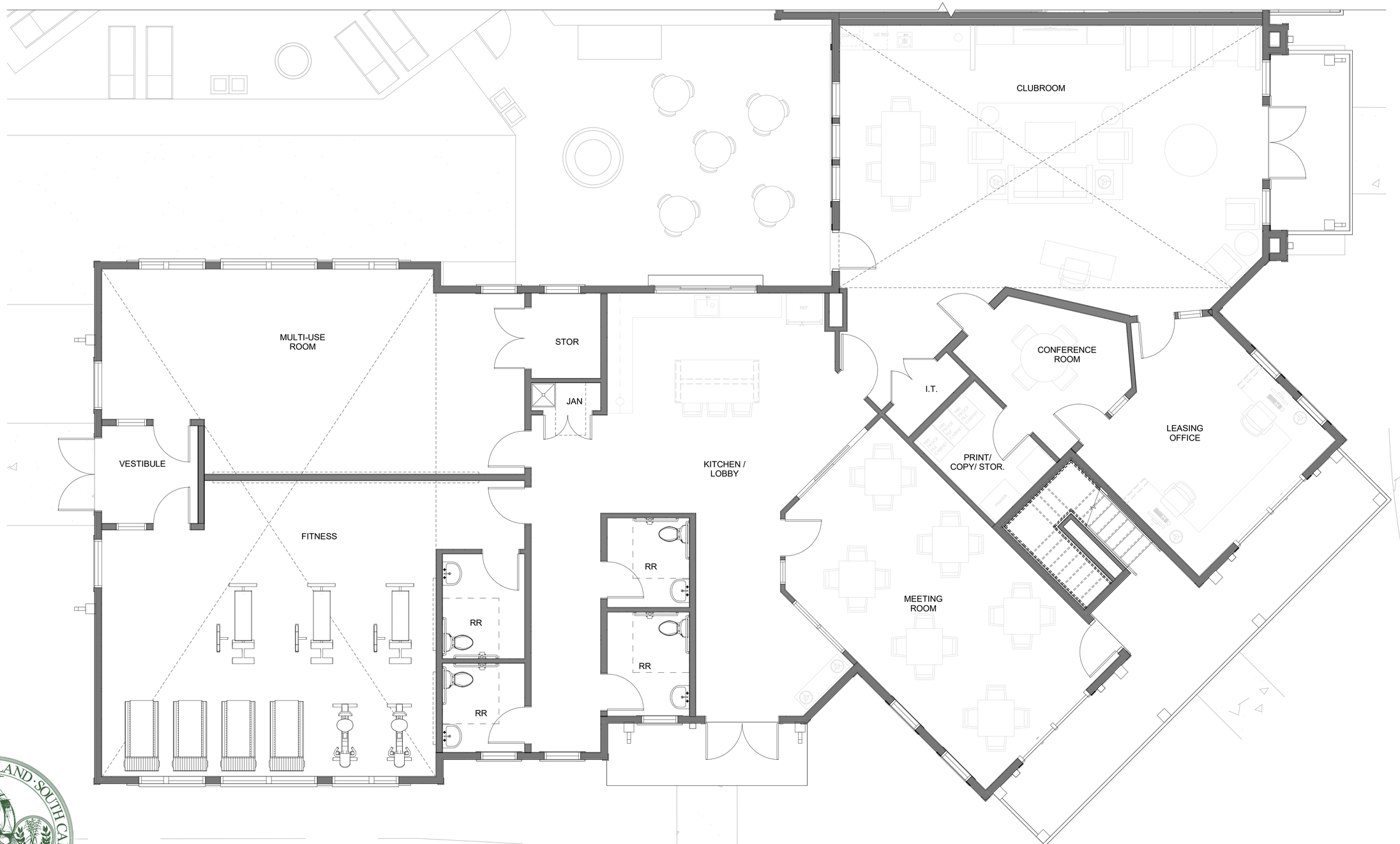

1/37 AMENITY LEVEL 1
SCALE: 1/4" = 1'-0"

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1
38

EXT. ELEVATIONS

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

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1
39
EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

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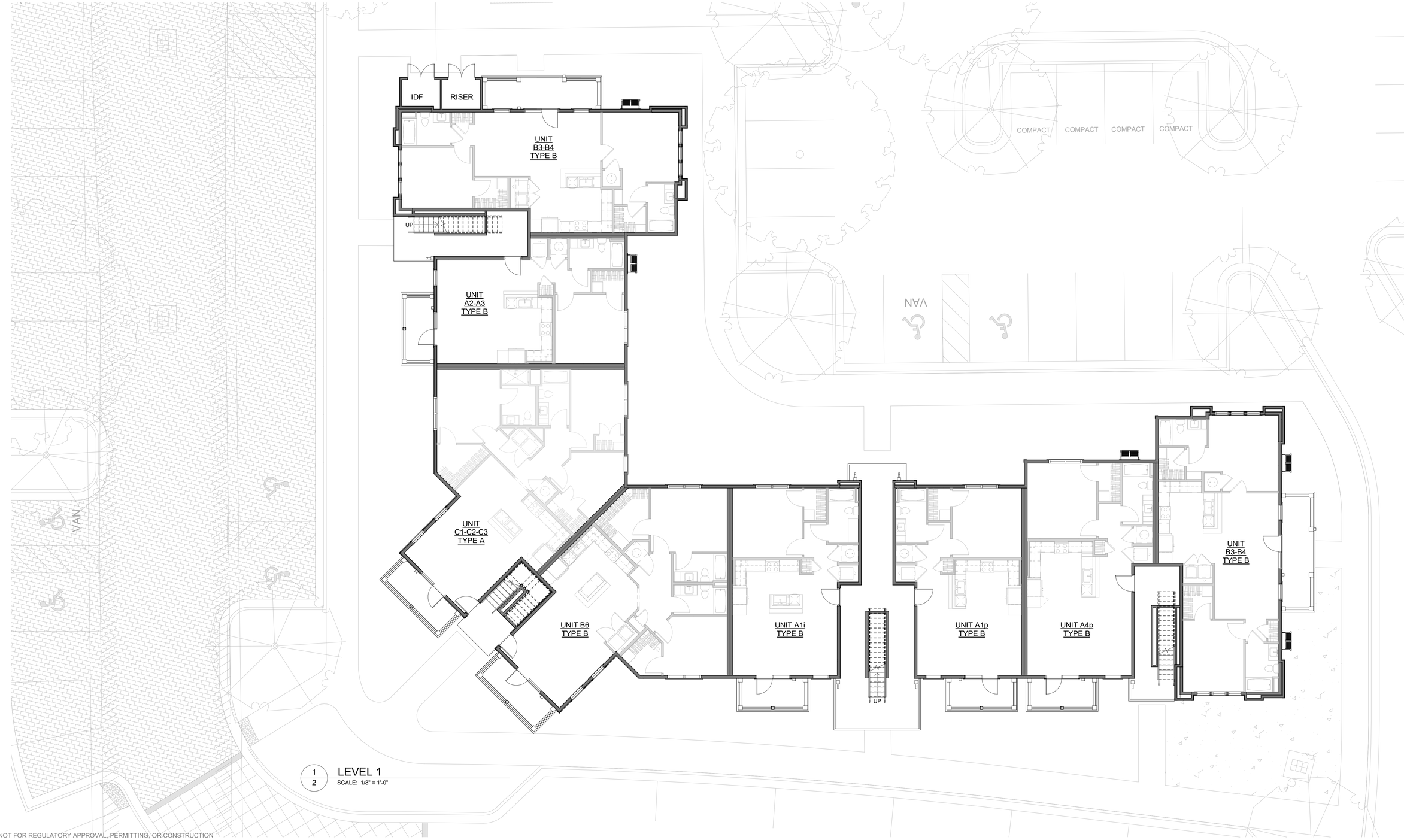
PAGE	APPENDIX B 6/10/2025	SHEET NAME
1	●	UNIT MIX + INDEX
2	●	BUILDING 1 LEVEL 1
3	●	BUILDING 1 LEVELS 2 & 3
4	●	BUILDING 1 ROOF PLAN
5	●	BUILDING 1 ELEVATIONS
6	●	BUILDING 1 ELEVATIONS
7	●	BUILDING 2 LEVEL 1
8	●	BUILDING 2 LEVEL 2
9	●	BUILDING 2 LEVEL 3
10	●	BUILDING 2 ROOF PLAN
11	●	BUILDING 2 ELEVATIONS
12	●	BUILDING 2 ELEVATIONS
13	●	BUILDING 3 LEVEL 1, 2 & 3
14	●	BUILDING 3 ROOF PLAN
15	●	BUILDING 3 ELEVATIONS
16	●	BUILDING 4 LEVEL 1
17	●	BUILDING 4 LEVELS 2 & 3
18		BUILDING 4 ROOF PLAN
19	●	BUILDING 4 ELEVATIONS
20	●	BUILDING 4 ELEVATIONS
21	●	BUILDING 5 LEVEL 1
22	●	BUILDING 5 LEVELS 2 & 3
23		BUILDING 5 ROOF PLAN
24	●	BUILDING 5 ELEVATIONS
25	●	BUILDING 5 ELEVATIONS
26	●	BUILDING 6 LEVEL 1, 2 & 3
27		BUILDING 6 ROOF PLAN
28	●	BUILDING 6 ELEVATIONS
29	●	BUILDING 7 LEVEL 1
30	●	BUILDING 7 LEVELS 2 & 3
31		BUILDING 7 ROOF PLAN
32	●	BUILDING 7 ELEVATIONS
33	●	BUILDING 7 ELEVATIONS
34	●	BUILDING 8 LEVELS 1 & 2
35		BUILDING 8 ROOF PLAN
36	●	BUILDING 8 ELEVATIONS
37	●	TOWNHOMES (9-12) PLANS
38	●	TOWNHOMES (9-12) ELEVATIONS
39	●	BUILDING 13 LEVELS 1 & 2
40		BUILDING 13 ROOF PLAN
41	●	BUILDING 13 ELEVATIONS



1/2 LEVEL 1
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 1 LEVEL 1
6/10/25

2

1/3 LEVELS 2 & 3
SCALE: 1/8" = 1'-0"

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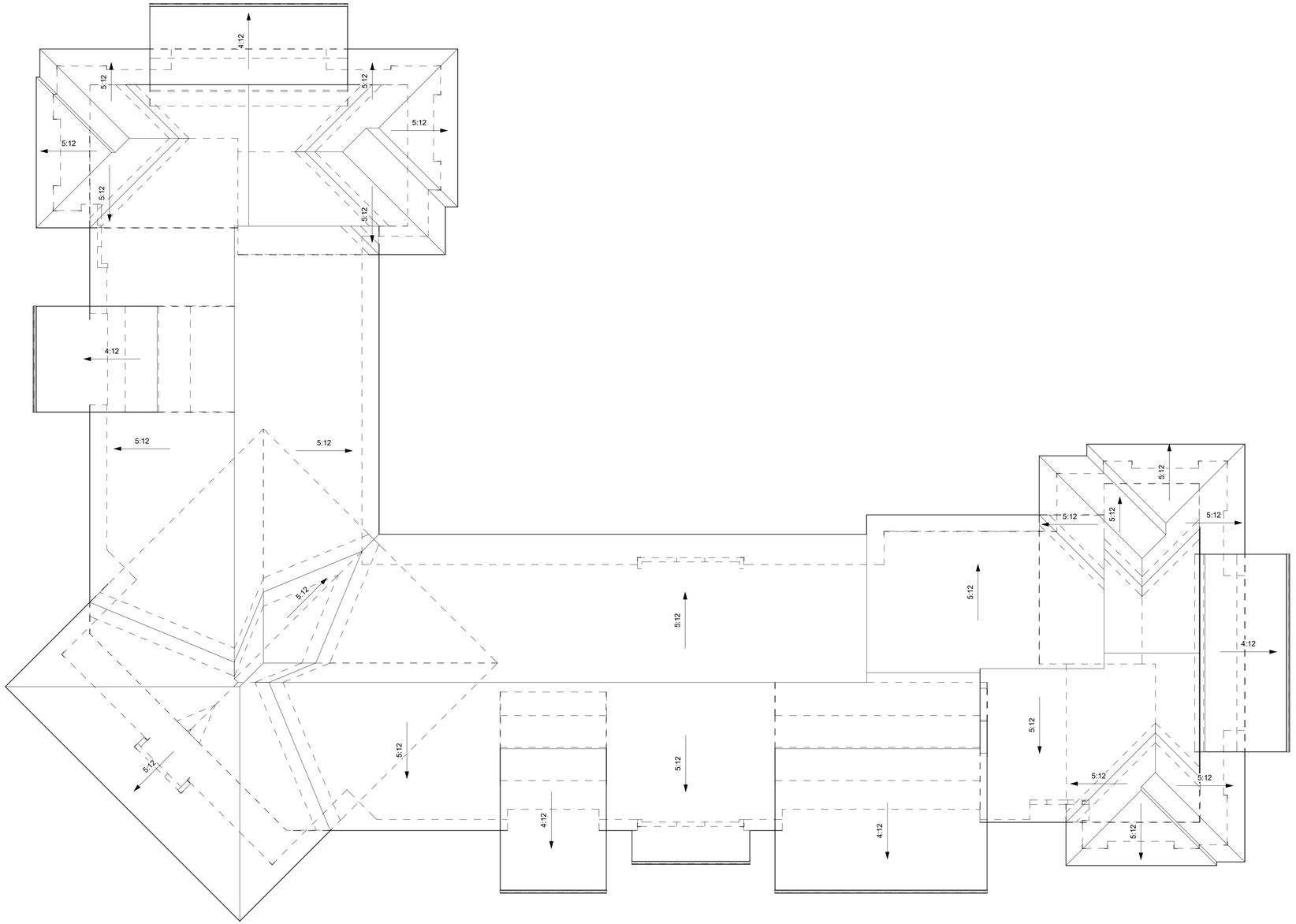
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 1 LEVELS 2 & 3
6/10/25

3



1/4 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

1/5 EXT. ELEVATIONS

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

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ONESTREET RESIDENTIAL

NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B

BUILDING 1 ELEVATIONS

6/10/25

5

1/6 EXT. ELEVATIONS

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

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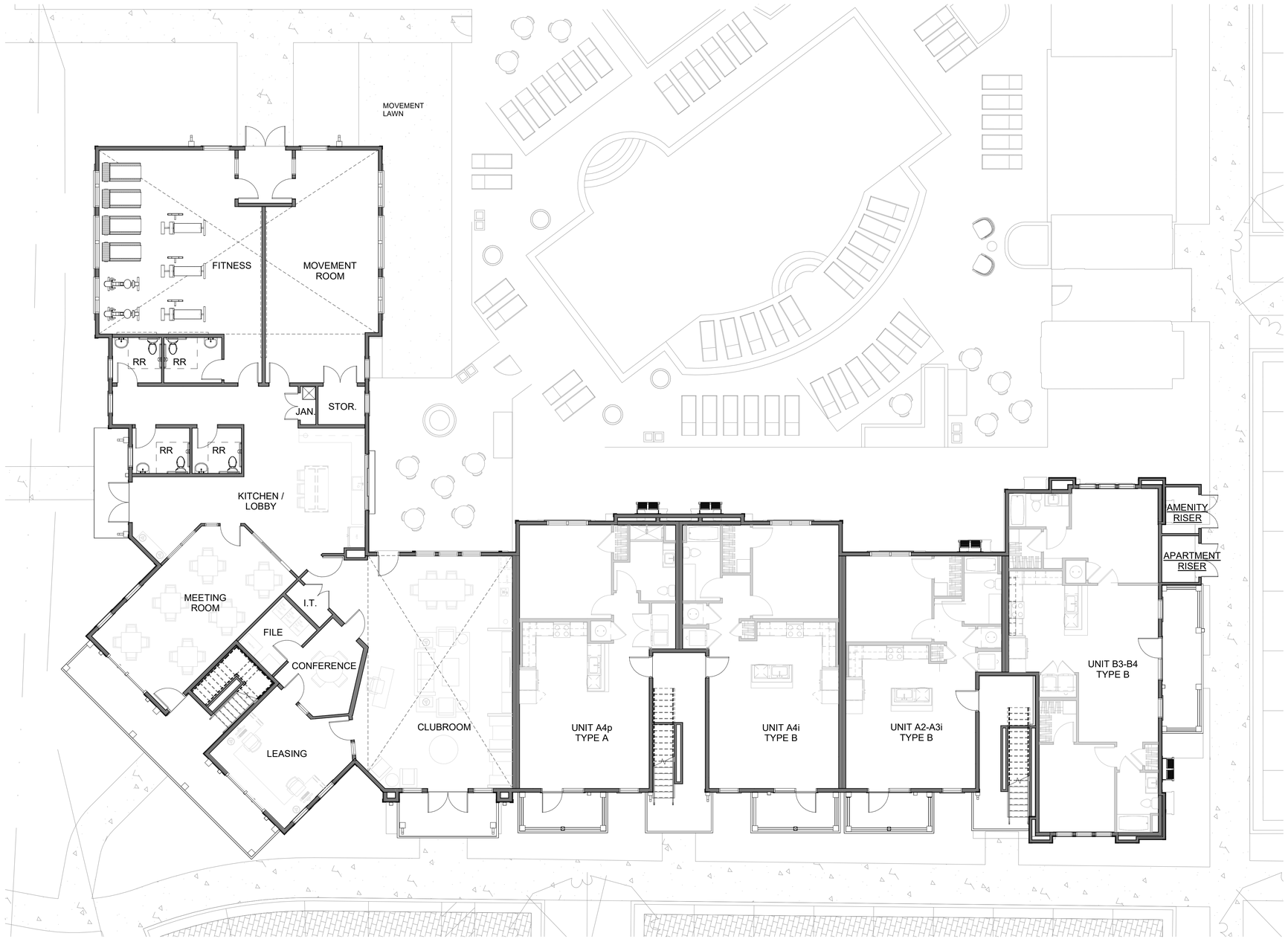
APPENDIX B

BUILDING 1 ELEVATIONS

6/10/25

6



1/7 LEVEL 1
SCALE: 1/8" = 1'-0"

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ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 2 - LEVEL 1
06/10/25

7

1/8 LEVEL 2
SCALE: 1/8" = 1'-0"

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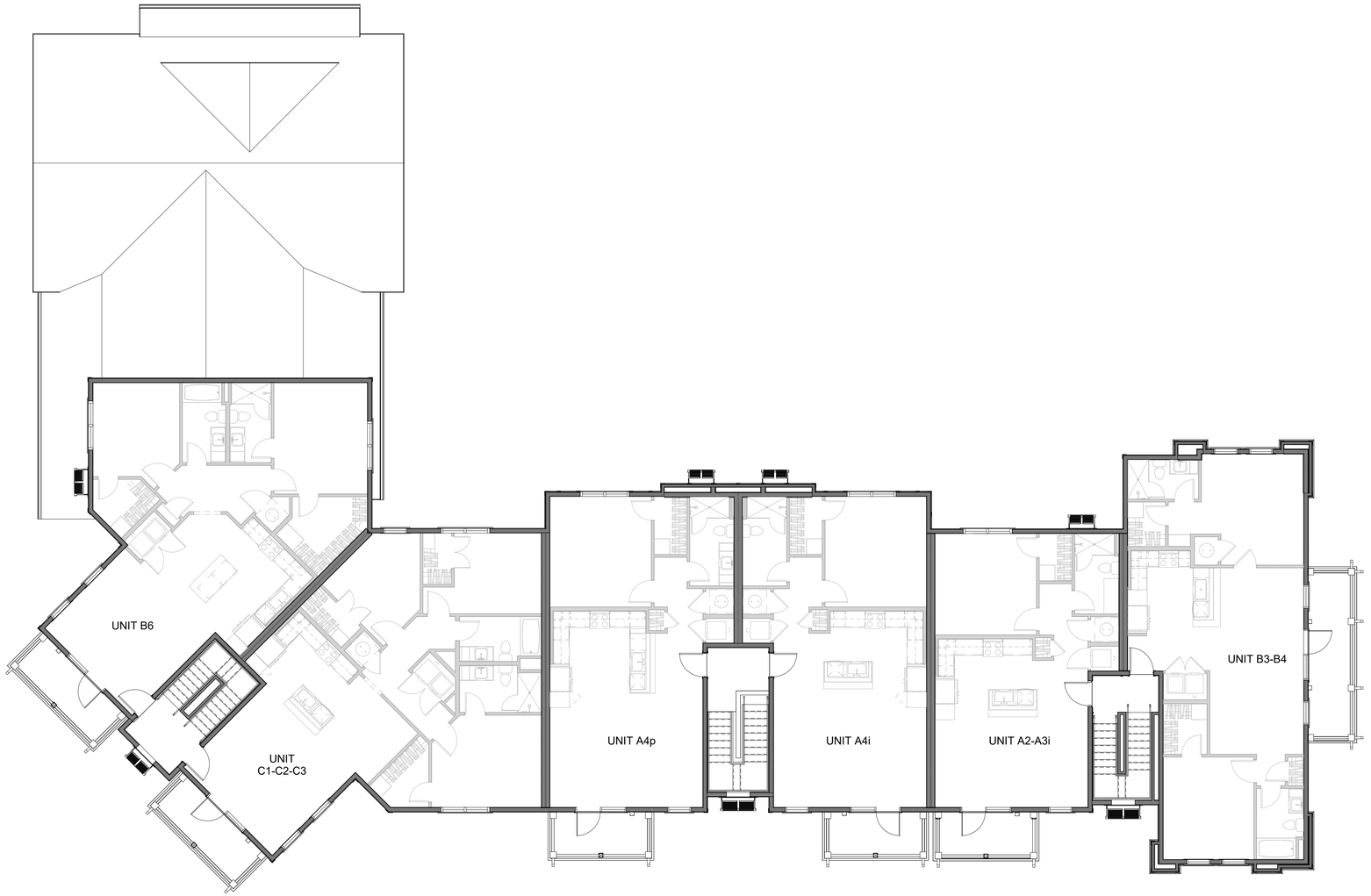
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 2 - LEVEL 2
06/10/25

8



1/9 LEVEL 3
SCALE: 1/8" = 1'-0"

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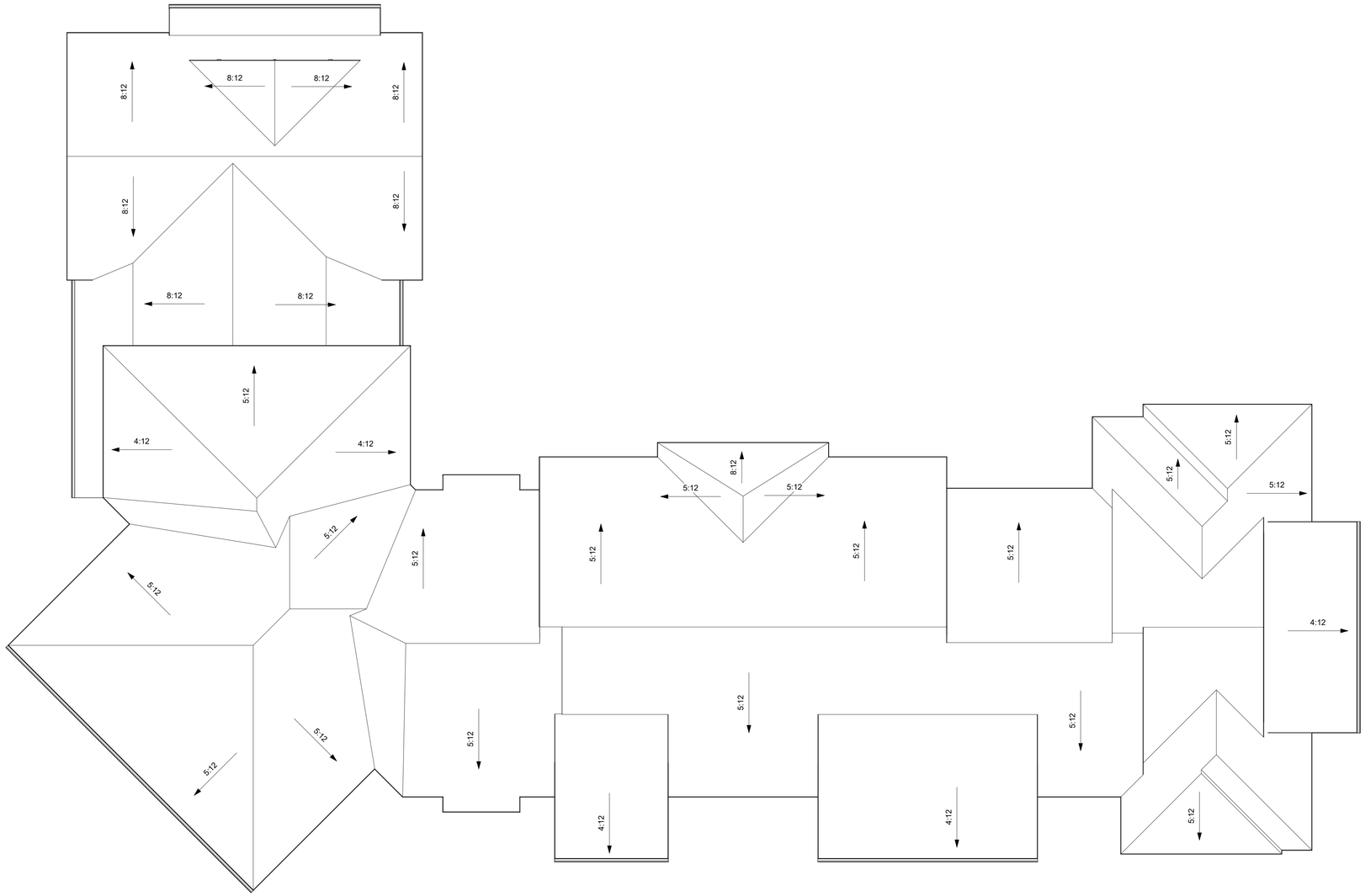
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 2 - LEVEL 3
06/10/25

9



1 / 10 ROOF PLAN
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

1/11 EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

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APPENDIX B
BUILDING 2 - ELEVATIONS
06/10/25

11

1
12
EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

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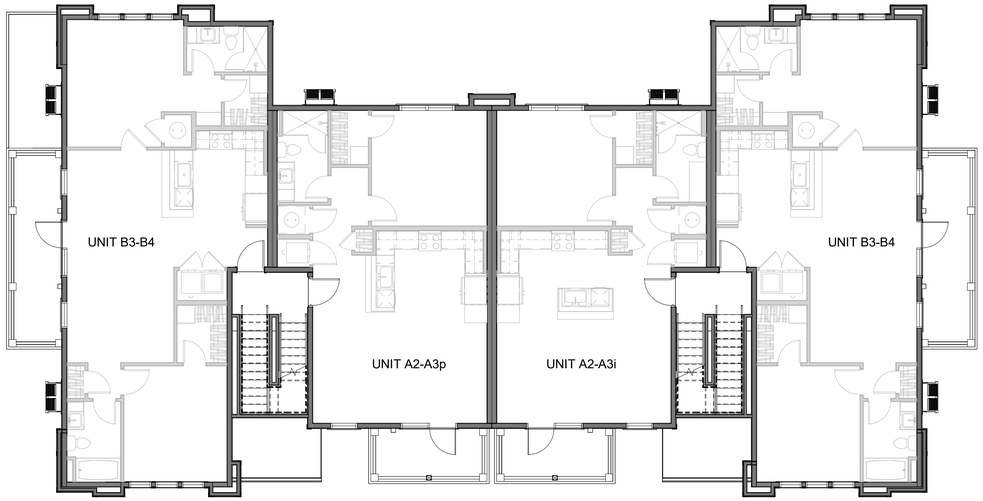
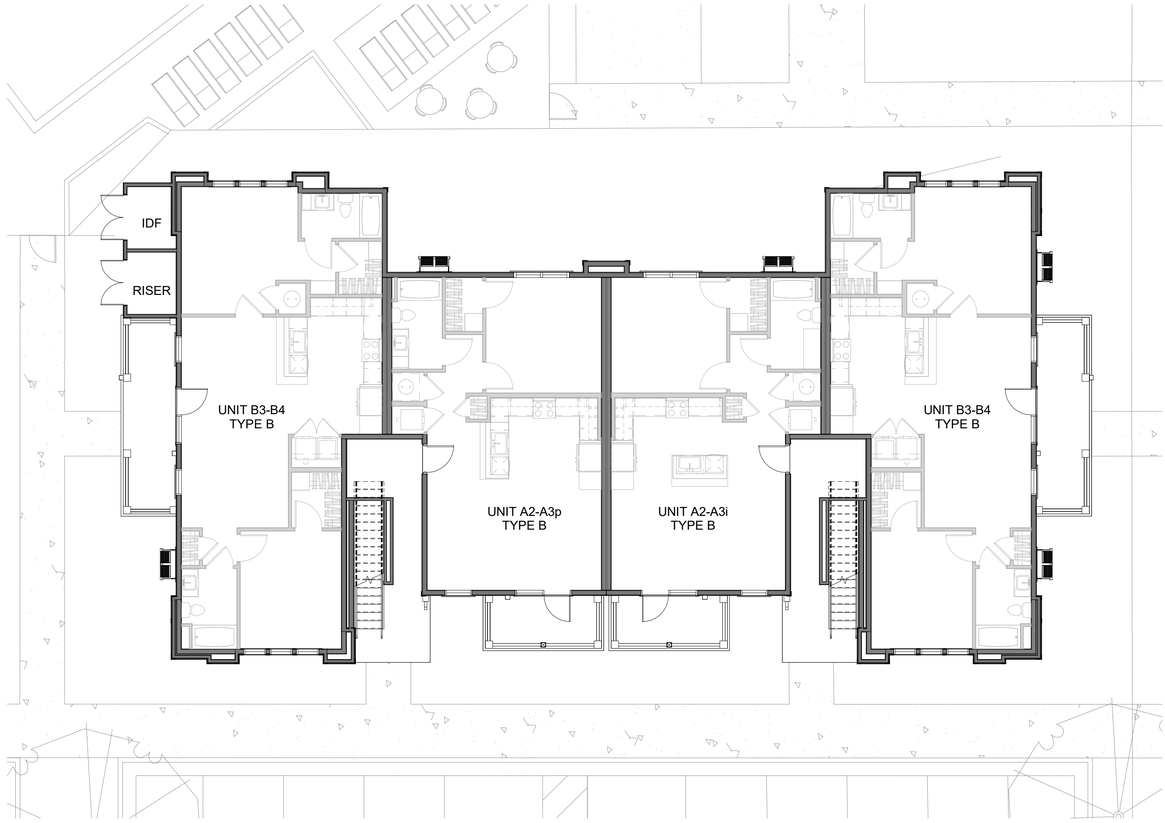
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 2 - ELEVATIONS
06/10/25

12



2/11 LEVEL 2 & 3
SCALE: 1/8" = 1'-0"



1/11 LEVEL 1
SCALE: 1/8" = 1'-0"

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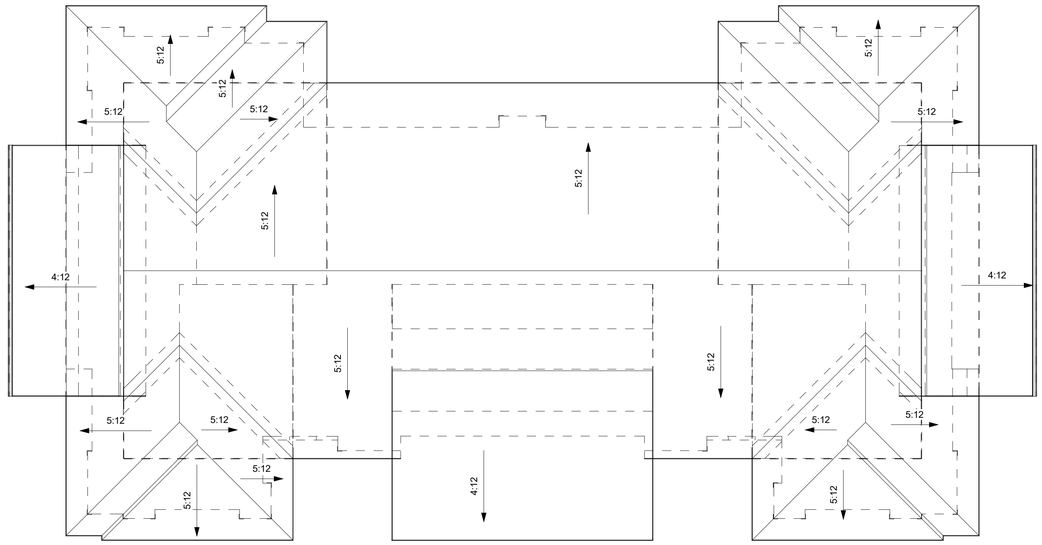
APPENDIX B
BUILDING 3 - LEVEL 1, 2 & 3
06/10/25

11



1/12 ROOF PLAN

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

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NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B

BUILDING 3 - ROOF

06/10/25

12

1/13 EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

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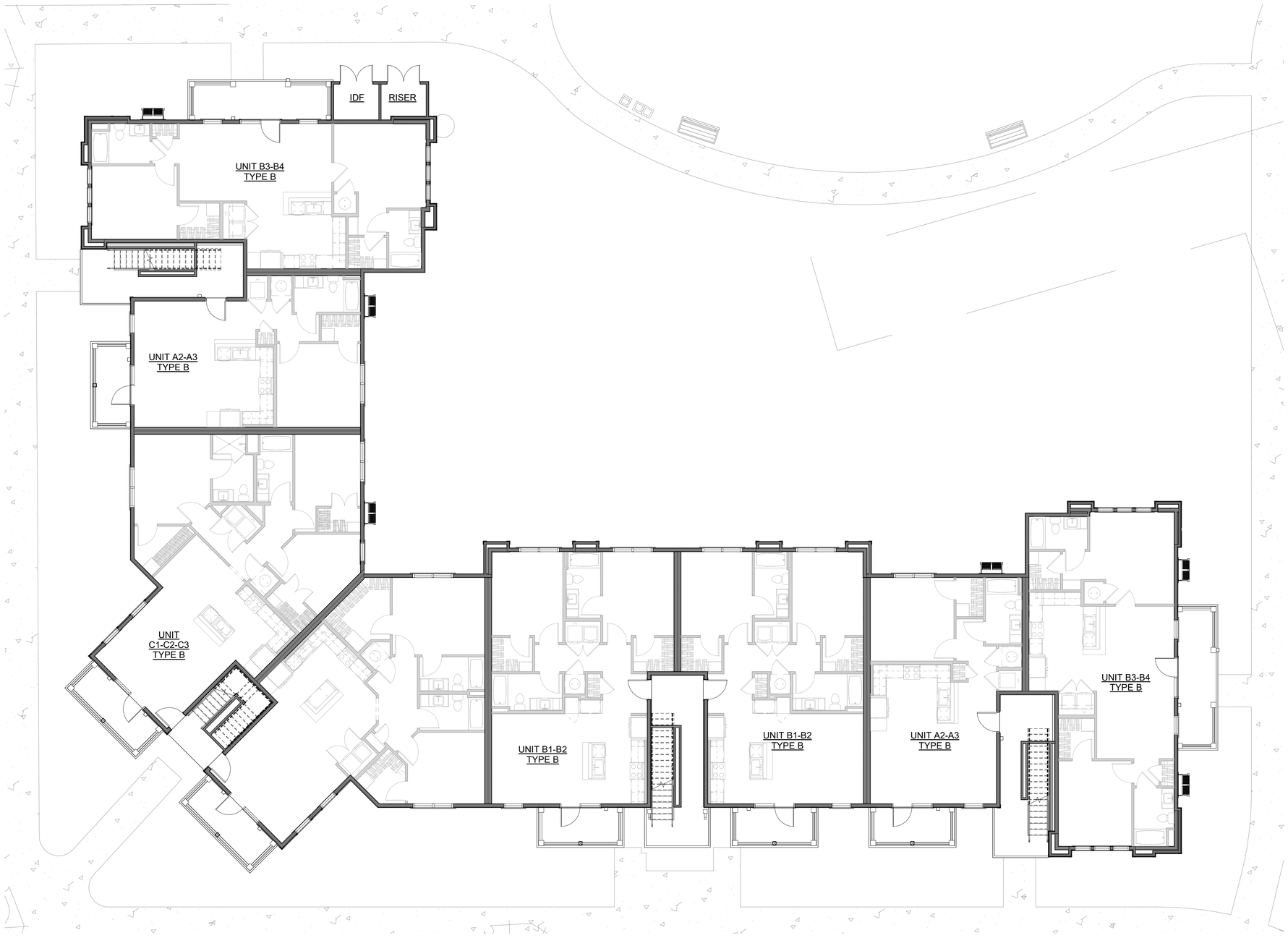
APPENDIX B
BUILDING 3 - ELEVATIONS
06/10/25

13



1/16 LEVEL 1
SCALE: 1/8" = 1'-0"

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NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 4 - LEVEL 1
06/10/25

16

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

1/19 EXT. ELEVATIONS

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

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NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B

BUILDING 4 - ELEVATIONS

06/10/25

19

1/20 EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

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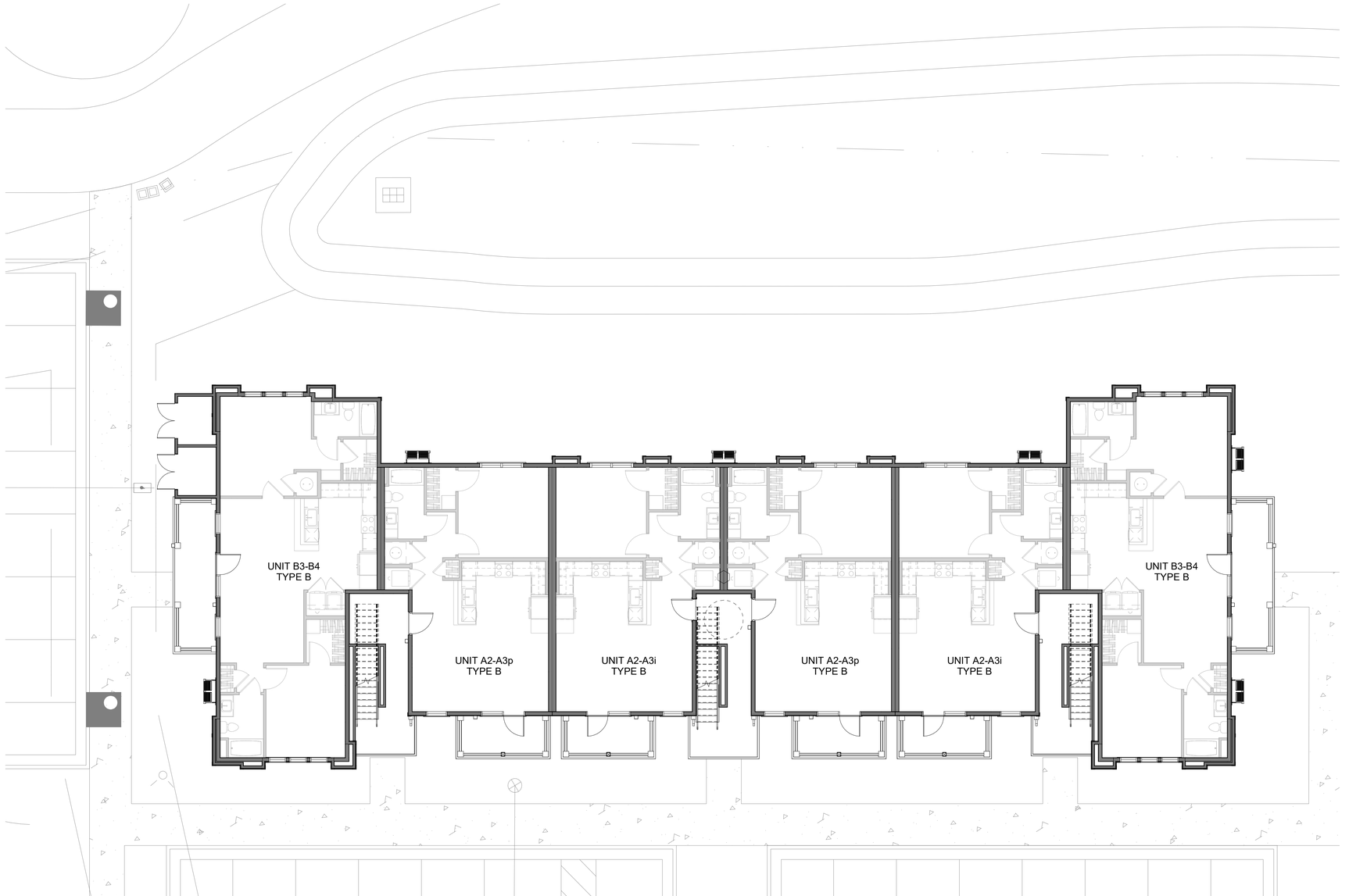
APPENDIX B
BUILDING 4 - ELEVATIONS
06/10/25

20



1/21 LEVEL 1
SCALE: 1/8" = 1'-0"

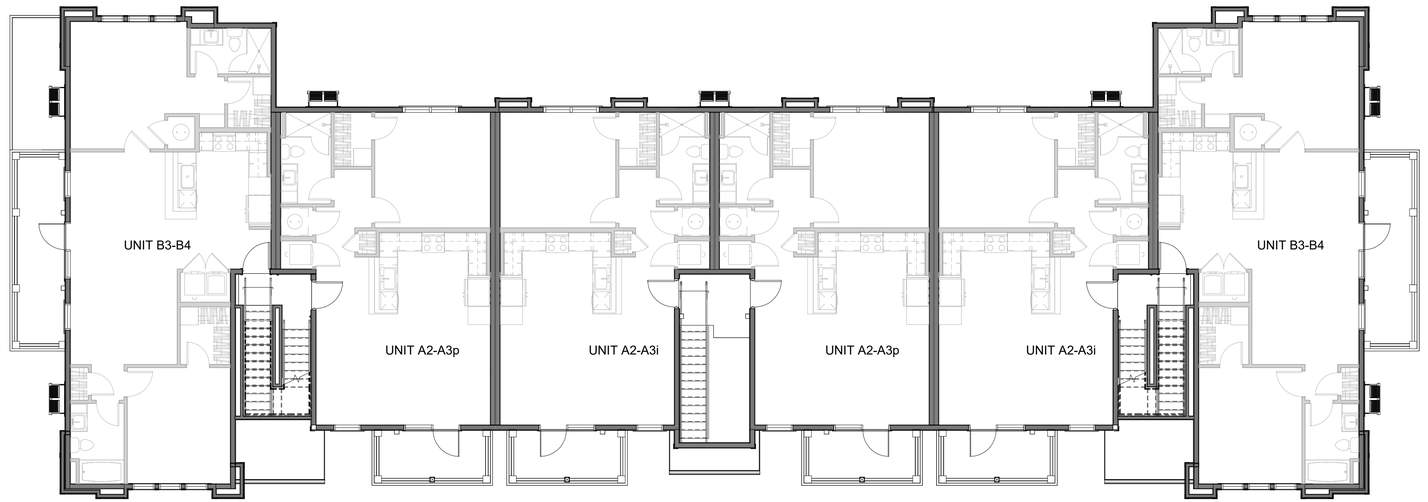
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 5 - LEVEL 1
06/10/25

21



1/22 LEVEL 2 & 3
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 5 - LEVEL 2 & 3
06/10/25

22

1/24 EXT. ELEVATIONS

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

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B

BUILDING 5 - ELEVATIONS

06/10/25

24

1/25 EXT. ELEVATIONS

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

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

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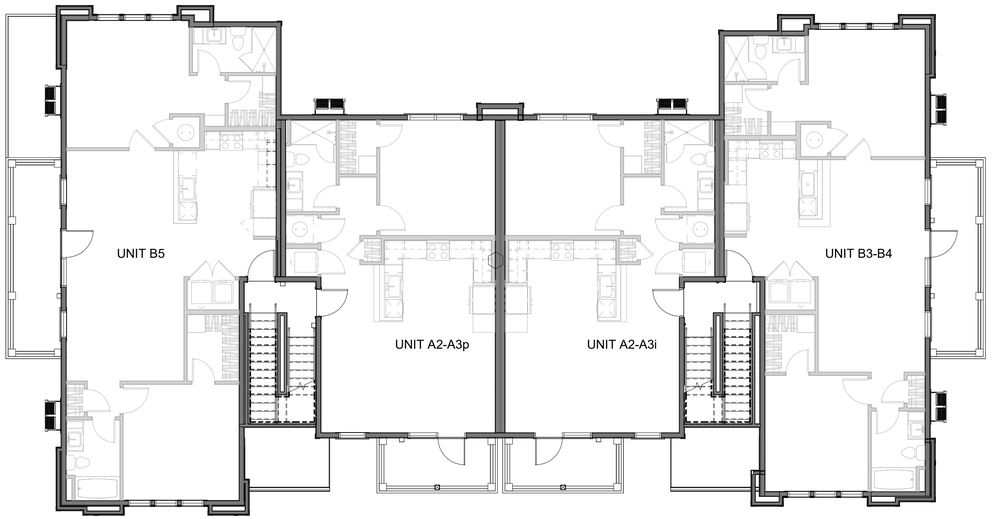
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B

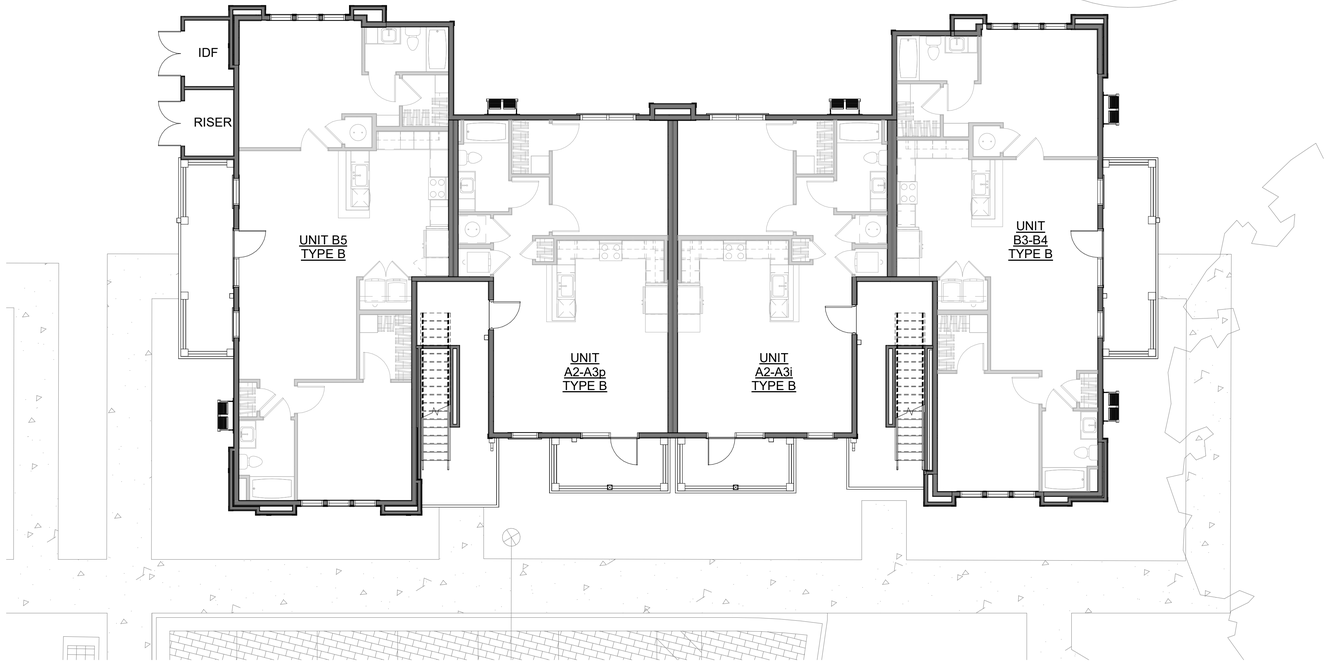
BUILDING 5 - ELEVATIONS

06/10/25

25



2/26 LEVEL 2 & 3
SCALE: 1/8" = 1'-0"



1/26 LEVEL 1
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

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NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 6 - LEVEL 1, 2 & 3
06/10/25

26

3
28

EXT. ELEVATIONS

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

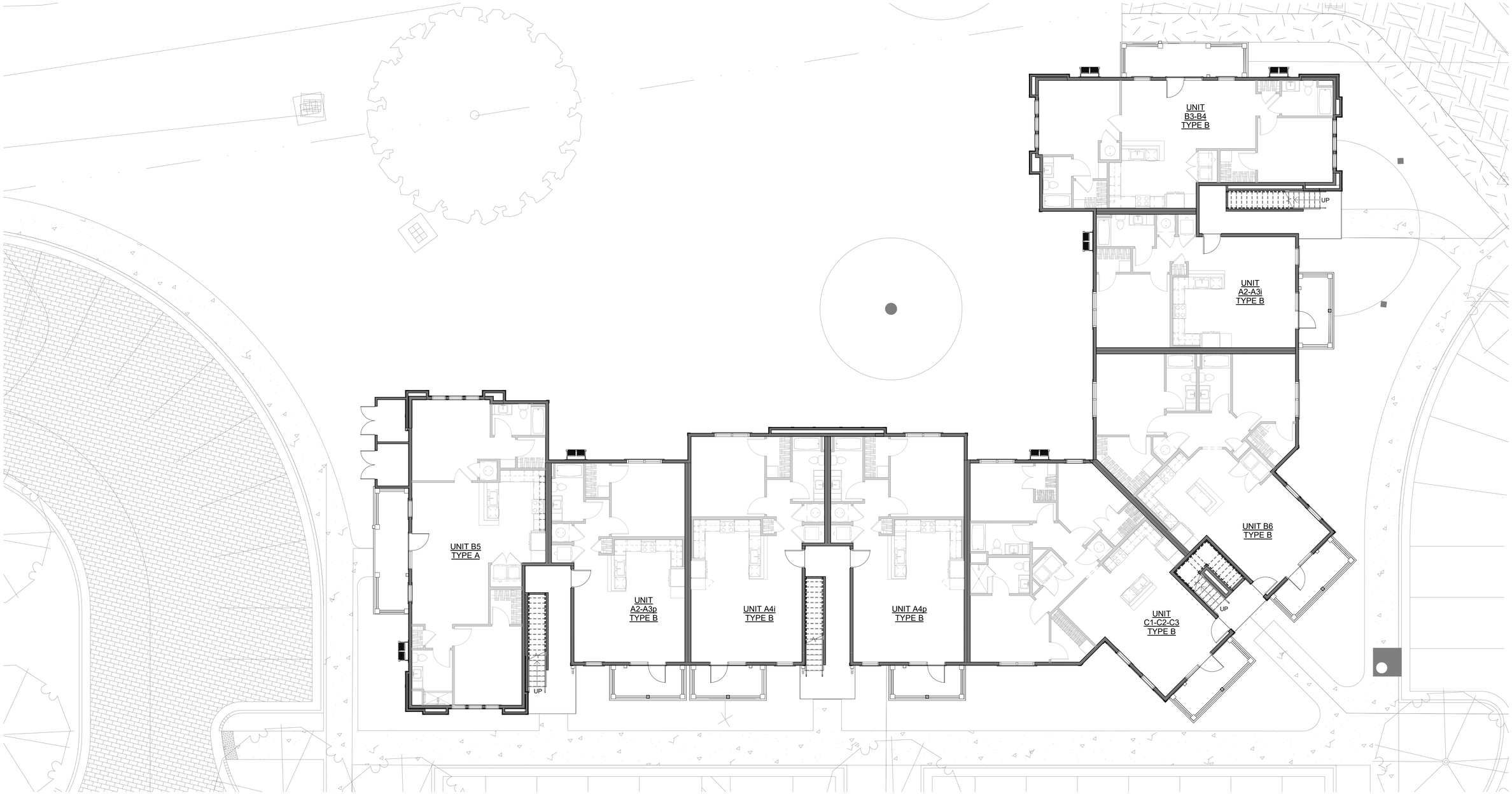
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 6 - ELEVATIONS
06/10/25

28



1/29 LEVEL 1
SCALE: 1/8" = 1'-0"

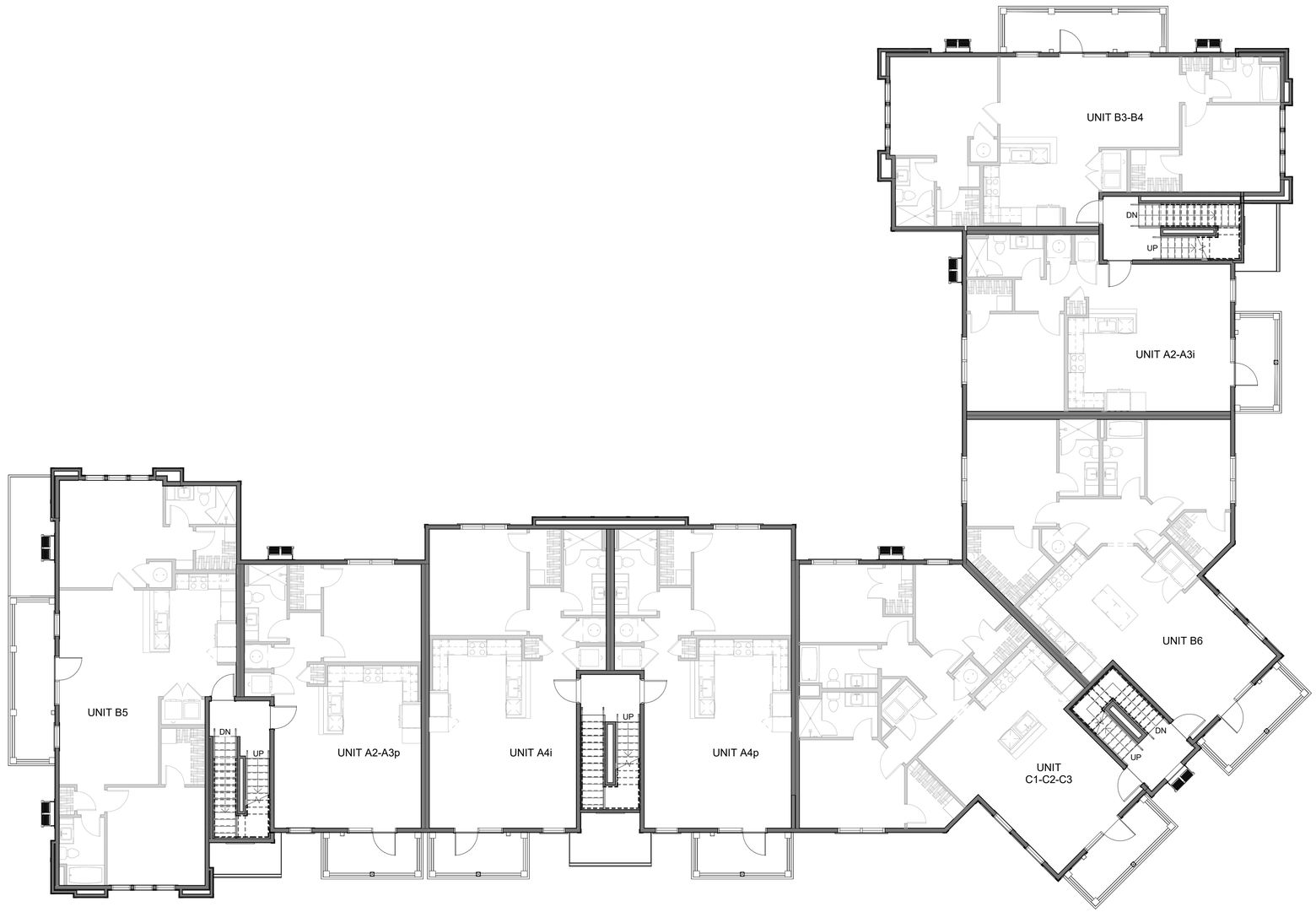
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 7 - LEVEL 1
06/10/25

29



1/30 LEVEL 2 & 3
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 7 - LEVEL 2 & 3
06/10/25

30

1/32 EXT. ELEVATIONS

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

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL

NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B

BUILDING 7 - ELEVATIONS

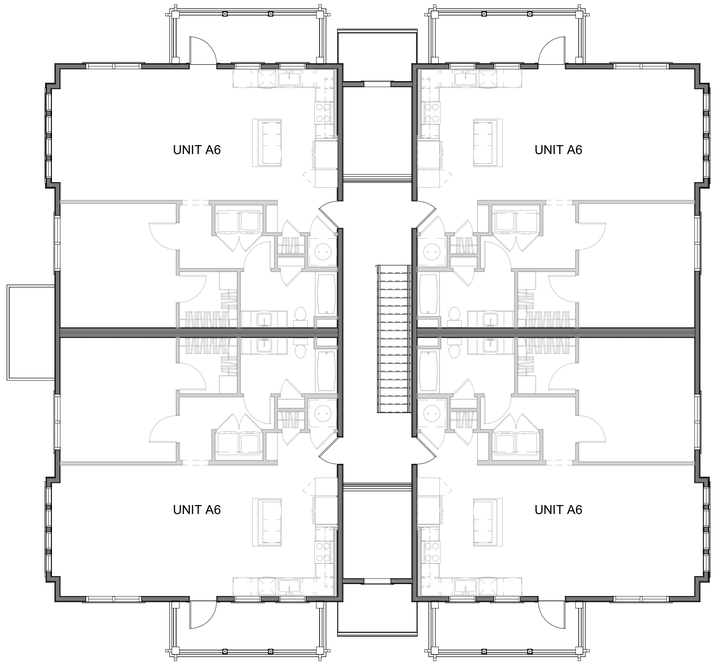
06/10/25

32

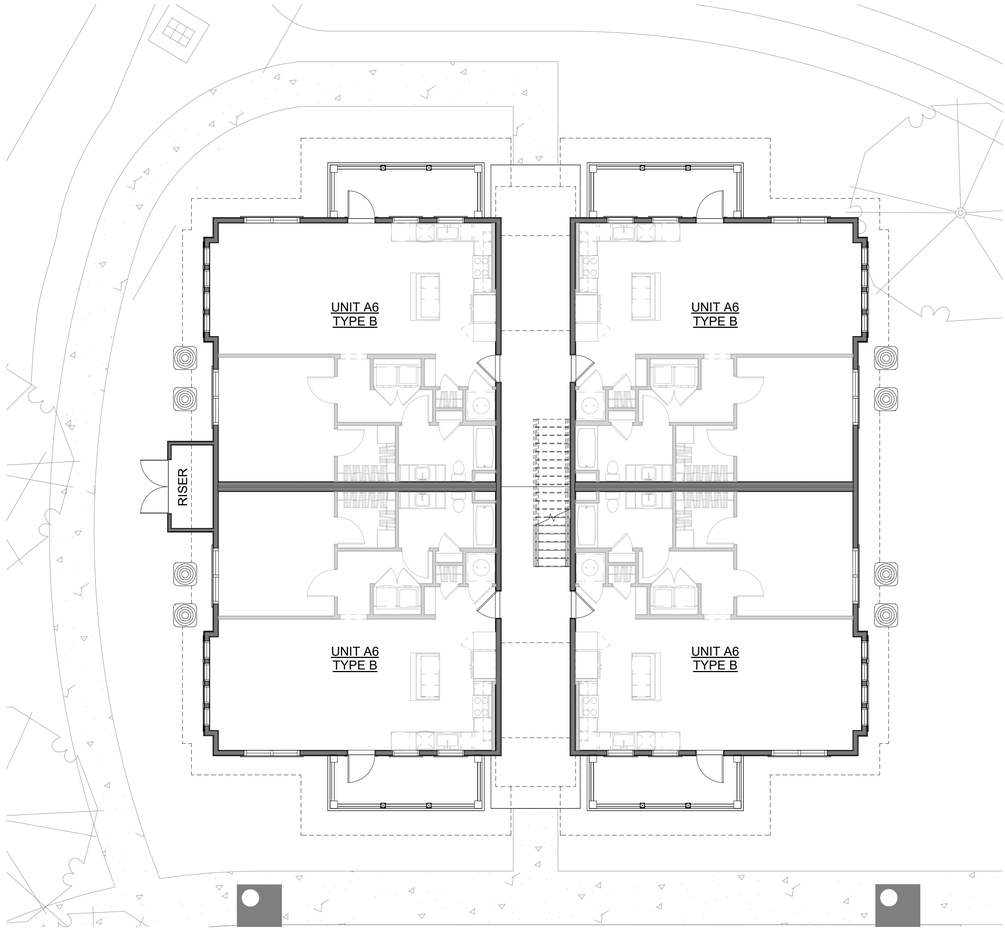
1/33 EXT. ELEVATIONS

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

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



2/34 LEVEL 2
SCALE: 1/8" = 1'-0"



1/34 LEVEL 1
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 8 - LEVEL 1 & 2
06/10/25

34

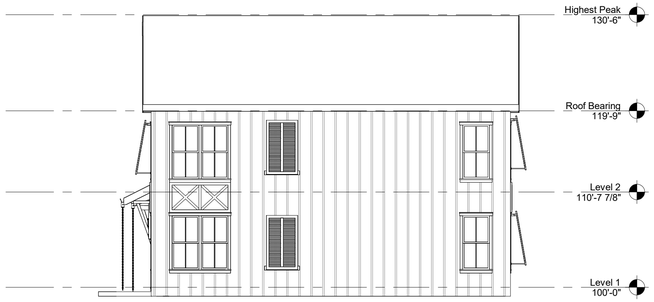
1
36
EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

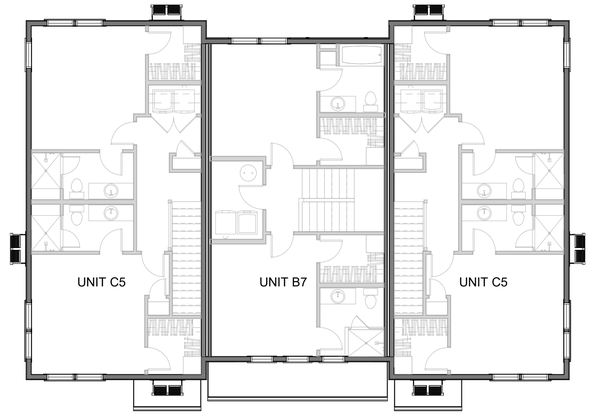
dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

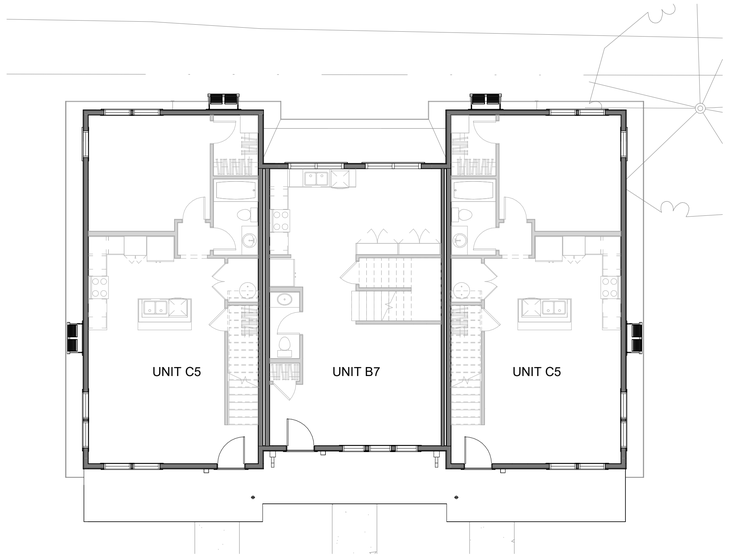
APPENDIX B
BUILDING 8 ELEVATIONS
06/10/25



3/37 EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

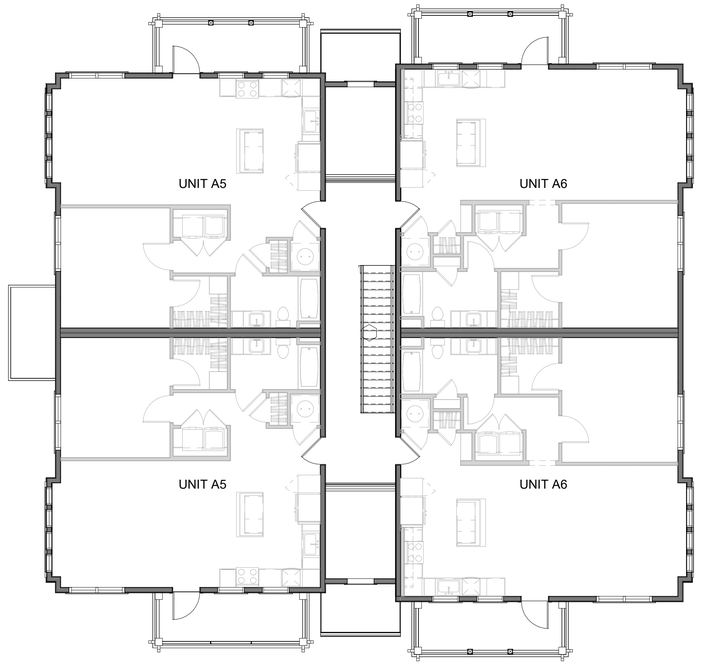


2/37 LEVEL 2
SCALE: 1/8" = 1'-0"

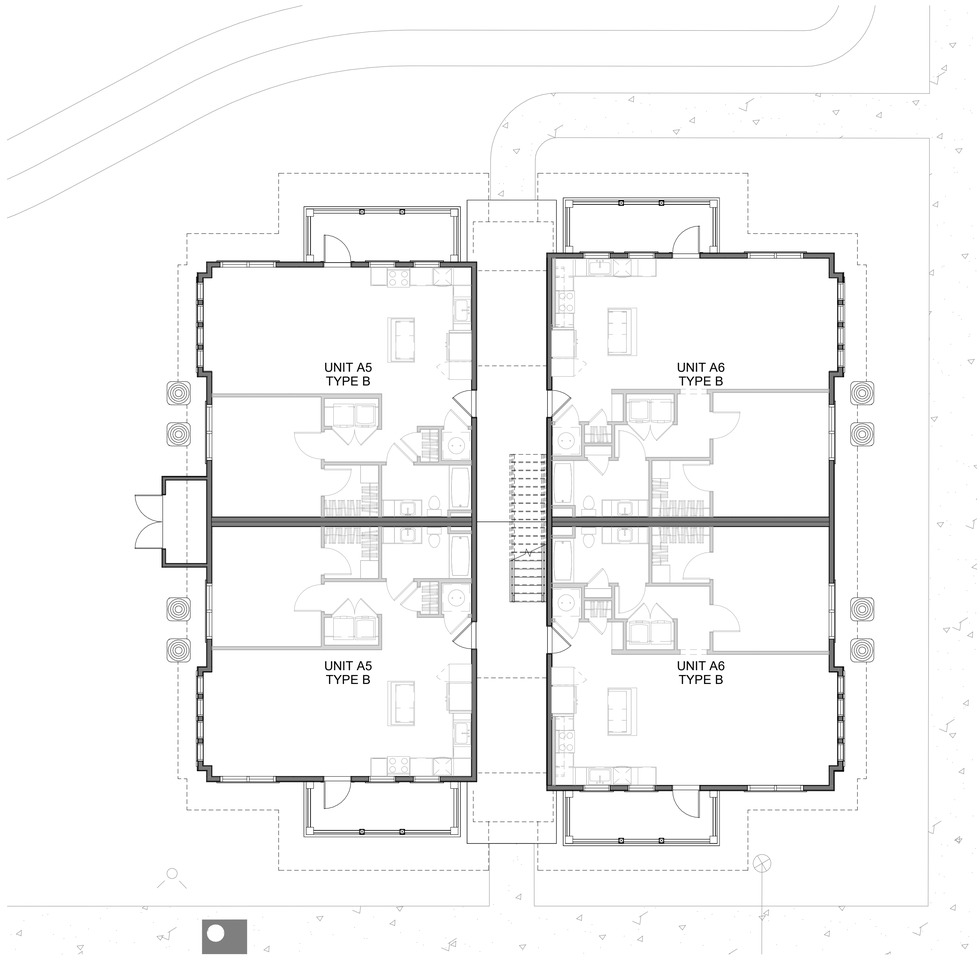


1/37 LEVEL 1
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



2/39 LEVEL 2 & 3
SCALE: 1/8" = 1'-0"



1/39 LEVEL 1
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

dtj DESIGN

ONESTREET RESIDENTIAL
NORTHPOINT HILTON HEAD ISLAND, SC

APPENDIX B
BUILDING 13 - LEVEL 1, 2 & 3
06/10/25

39

4
41
EXT. ELEVATIONS
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Northpoint Workforce Housing
Staff Comments
June 10, 2025
DRB-000523-2025

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: Northpoint Workforce Housing – 10 Northpoint Circle DRB-000523-2025

DATE: 6/10/2025 CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐ Tabled ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☐	☐	☒	
Dimensioned Details and of Sections	☐	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☒	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
It has a strong roof shape with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscaping is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommends approval with conditions for the Conceptual submittal for the Northpoint Workforce Housing.

1. Provide elevations that indicate materials and colors.
2. Provide a materials board with real samples.
3. Provide exterior lighting specs indicating color and surface material.
4. Any additional comments from the Board.

Circle Shopping Center
70 Pope Avenue Unit C
Conceptual
June 10, 2025
DRB-000481-2025

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received:
Accepted by:
DRB #:
Meeting Date:

Applicant/Agent Name: David Zelaya Company: Hiscutt & Associates, Inc.
Mailing Address: 3625 Brookside Parkway Suite 395 City: Alpharetta State: GA Zip: 30022
Telephone: 770-753-8787 Fax: N/A E-mail: david@hiscutt-aia.com
Project Name: CIRCLE CENTER REMODEL Project Address: 70 POPE AVENUE
Parcel Number [PIN]: R 553 018 000 0268 000 & R553 018 000 0269 0000
Zoning District: CR Overlay District(s): CORRIDOR OVERLAY DISTRICT

CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

X Concept Approval – Proposed Development
____ Final Approval – Proposed Development
____ Alteration/Addition
____ Sign

Submittal Requirements for ***All*** projects:

____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

____ Filing Fee: Concept Approval-Proposed Development $175, Final Approval – Proposed Development $175, Alterations/Additions $100, Signs $25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
____ Context photographs of neighboring uses and architectural styles.
____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.

_____ Final site development plan meeting the requirements of Appendix D: D-6.F.

_____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

_____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.

_____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

_____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

_____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

_____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.

_____ Proposed landscaping plan.

For wall signs:

__X__ Photograph or drawing of the building depicting the proposed location of the sign.

_____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐**YES** ☒**NO**

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

A. David Zelaya — Digitally signed by A. David Zelaya, DN: C=US, E=davidz@hscott-sla.com, O=H. Scott & Associates, Inc., CN=A. David Zelaya, Reason: I have reviewed this document, Date: 2025.05.13 13:49:23-04'00'

SIGNATURE

5/13/2025

DATE

Last Revised 01/21/15

Hiscutt Associates
ARCHITECTURE

Member of
The American Institute
of Architects

Phone 770.753.8767
Web www.hiscutt-aia.com

Town of Hilton Head Island Design Review Board
Head Island, SC 29928

May 13, 2025 Hilton

Re: **Circle Center Shopping Center**
70 Pope Avenue
Hilton Head Island, South Carolina 29928

H&A Project No. 24.101

Circle Center Shopping Center

70 Pope Avenue, Hilton Head Island, SC 29928

The redevelopment of the Circle Center shopping area is a reimagining of an existing commercial site at one of Hilton Head Island's most traveled corridors, located near the heart of the island's south end. The proposed renovation is grounded in the community's values that define Hilton Head, a walkable center for daily needs and local commerce.

The introduction of a new grocery store, with the support from a collection of retail shops, will reestablish this location as a vibrant destination for both residents and visitors. The new design for the shops and the new grocer is heavily inspired by the adjacent park's aesthetic. The influence that this park has on this redevelopment can be seen and noticed through materiality, scale, and landscaping. The approximately 7.48 acre site will be thoughtfully reorganized to enhance circulation, improve safety, and reduce visual and environmental impacts.

The new development introduces a 51,000 square-foot grocer building and 1,500 square-foot of proposed retail with approximately 12,000 square-foot of the existing shopping center to remain. All arranged to promote walkability, accessibility, and a stronger relationship with the surrounding natural environment.

The preservation of the existing vegetation throughout the site is of high importance. Native landscaping and additional supplementary plants will be used to reinforce the island's wooded and low-country feel. The rear service area behind all the tenant spaces will be shielded from public view. This will reduce noise along the roadway corridor. Landscape screening and building placement work in tandem to soften the site's presence while still maintaining the project's commitment to aesthetic quality and neighborhood compatibility.

This project will conform to the current Town of Hilton Head Island development standards, including stormwater management, tree protection, and transportation guidelines. This site is directly accessible by the island's multi modal path system, which encourages alternate means of transport such as walking or biking.

The renovation at Circle Center represents a thoughtful reinvestment into an important site on the island. This proposed development will generate renewed economic activity, offer essential neighborhood-serving retail, and reflect a commitment to sustainability and community.

Sincerely,

David Zelaya
Senior Associate

Hiscutt & Associates, Inc. • 3625 Brookside Parkway • Suite 395 • Alpharetta, GA 30022

A Georgia Corporation

FLA #AA 0002835

Circle Center Shopping Center
70 Pope Avenue Unit C
Responses to DPR
June 10, 2025
DRB-000481-2025

Kimley»Horn

04/30/2025

Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928

RE: ***Circle Center HHI Redevelopment – Comment Response***
Beaufort County
Town of Hilton Head Island DPR-000104-2025

Below is an explanation of how we addressed the Town of Hilton Head DPR comments regarding the above stated project:

Addressing:

1. Will need to verify the suite number and mark accordingly based upon our GIS database. Will need to verify the suite number and mark accordingly based upon our GIS database.

   Noted.

Building:

2. Site plan appears to show a generator at the rear of the property. Provide information about fuel source and capacity of fuel tank.

   The generator capacity is 1000 Gallons, and the fuel supply is to be diesel.

Development Review & Zoning:

3. When resubmitting plans, respond in writing to each item on the Corrections Report directly. Consider using callouts on sheets to clearly demonstrate that each correction has been addressed and the requirements of the LMO have been met.

   Noted.

4. Per previous development approvals, the bicycle storage and dumpsters will continue to need the existing screening. See Section 16-4-103.E.5 (a-c).

   The bike storage and dumpster areas will be screened. See sheets C2-00 and C2-01 for reference.

5. Sheet C2-60 and related show fencing that delineates the construction parking area from the existing business parking area. Show any proposed trailers and dumpsters. Demonstrate how the existing businesses will receive deliveries during construction. It appears that the trucks come in via Nassau St. then they would end up in the construction area, show how the existing businesses will receive deliveries.

Existing tenants will front load deliveries during construction.

6. Application fee of $1,350.00 needs to be paid.

   Fee has been paid.

7. This project requires review by the Planning Commission.

   Noted.

8. LMO Section 16-3-105.B - Provide an elevation showing the proposed building height. If the proposed height is within 10% of the maximum allowed, a final height survey will be required prior to a Certificate of Occupancy is issued to make sure the building was not constructed higher than the maximum allowed. Demonstrate that the rear of the building does not encroach into the setback angle.

   Building elevations provided. The building height will not exceed the 10% maximum allowed height.

9. The setbacks are shown but are not labeled. Label the setbacks.

   Building setbacks labeled on sheets C2-00 through C2-02.

10. Provide buffer information in the table on Sheet C2-00. ("N/A" is okay to use. Just demonstrate that the buffer information is provided.)

    Per Town of Hilton Head code section 16-5-102, the 30' setback along Pope Ave not applicable. Nassau street would typically have 20' setback, however since it is within an easement it is not applicable.

11. Sheet PS-1.0 - Demonstrate the lighting will not trespass the property lines.

    The site lighting design has been revised, see attached.

Fire Marshall:

12. In order to determine if the number of hydrants is adequate and if the required fire flow is met please provide the following information - square footage of the building, the construction type and if the buildings will be sprinklered.

    Information is provided on sheet C2-30.

13. Gates shall have an unobstructed opening of not less than 14 feet in width for one-way traffic and 20 feet in width for two-way traffic.

    There are no gates proposed for this project.

14. Guidelines for fire lane striping. Fire Lane Striping attached.

Fire Lane striping guidance added to notes on sheet C2-30.

15. Gates shall have an approved means of emergency operation, and the emergency operation shall be maintained operational at all times. Battery backup is required on all gates.

    There are no gates proposed for this project.

16. The fire department connections shall be located on the street side of the building fully visible and recognizable from the street/nearest point of fire department access. Doesn't need to be blocked by parked vehicles. Recommend Remote FDC close to the newly proposed fire hydrant.

    Water line and fire hydrant relocated to be within 150' of proposed FDC.

17. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication system.

    Note added to sheet C2-30.

18. Vertical clearance of 13'6" is required over fire department access roads/drives.

    Note added to sheet C2-30.

19. A minimum of one fire hydrant shall be located within 500 feet of all portions of the building – depending on the required fire flow additional hydrants may be required. Please show hydrant on plans. 1 new and 1 relocated hydrant shown. Hydrants shall have the required large diameter storz connection.

    Fire hydrant radius shown on sheet C2-30. See notes added on sheet C2-30.

20. Fire Department access roads are required to be at least 20 feet wide – where one-way traffic occurs 14 feet minimum clearance is required each way.

    Noted.

21. Fire flow data will need to be provided from the closest hydrant.

    Fire hydrant flow test results are located on sheet C2-30.

22. Access roads shall extend to within 150 feet of all portions of the building. (can be increased to 300 feet when buildings are sprinklered).

    Noted.

23. Pervious pavement must support the weight of fire apparatus – at least 70,000 pounds.

    No pervious pavement is proposed within the fire route.

Floodplain

24. The flood zone information on page C2-00 is incorrect. This parcel is in flood zones X and X-Shaded. Revise note and show limits of each flood zone on the site plan.

    Flood zone X and X-shaded added, although zone AE is still applicable for small portions of the property area. Flood zone limits added to site plan sheet.

NPDES

25. The applicant shall submit a completed Stormwater Plan Review form. Project Name, Applicant/Agent Name, Project Address, AoD, Existing Imp Area, and Proposed Imp Area missing.

    Stormwater plan review form has been completed with the missing information.

26. Please have applicant demonstrate on site plan the location of redline silt fencing around all areas of disturbance.

    Silt Fence shown on erosion control sheets C5-10 to C5-20.

27. For land disturbing activities within the parking lot, additional construction exit(s) is required.

    Additional Construction exit added. See sheets C5-10 and C5-20.

28. Consider adding a privacy fence around project area.

    Noted, property owner will coordinate with tenants as needed.

Natural Resources

29. Please see page L1-02. Please review the Category 1 inches of removal are accurate. If needed, update the landscaping plan that shows tree mitigation at the rate of (1) tree for every 10" being removed, by category.

    Noted.

30. Please demonstrate there is no further encroachment on the 42" Live Oak located near the building. This can be demonstrated by including the drip line in the plans and showing the percentage of the current encroachment along with the additional encroachment from site changes (See C2-00).

    See sheets L1-00-to L1-02 for existing vs new encroachment percentages.

31. Specimen and Significant Tree Impacts Sec. 16-6-104.F Take all steps needed to minimize the impacts to any Specimen and Significant sized trees that exist on the project site by eliminating any proposed impacts within their drip lines.

    Noted.

32. Provide a canopy survey of all Specimen and Significant sized trees within the construction limits to include the height above the ground of the lowest limbs.

    Updated canopy driplines surveyed and added to sheets along with lowest limb height.

33. Ensure that the proposed specimen tree impacts comply with Sec. 16-6-104.F.2.iii, which states in part that "no more than 20 percent of the total area within the drip line of any specimen tree shall be subject to paving or soil compaction, and that no paving or soil compaction will occur within 15' of the tree's trunk."

    Existing vs additional impacts for all specimen trees added to L-Series Sheets.

34. If 20 percent limit is to be compromised within the drip line of a specimen tree, show that alternative means of protection for the specimen tree are being used, i.e. pervious pavers, materials placed at or above grade, no use of mechanical machinery.

    Existing vs additional impacts for all specimen trees added to L-Series Sheets.

35. Specimen tree protection needs to be called out around 20" Hickory (See Pg L1-01).

    Cyclone fencing called out for all specimen trees. See Sheet L1-00 to L1-02 for callout and cyclone fencing detail.

36. Tree Protection Zones Sec. 16-6-104 Tree protection zones for any trees located within 25' of any proposed grading, construction, or tree removals; to be established by physical barriers that will need to be maintained until such time that the work is completed.

    See L1-00-to L1-02 for updated tree protection fencing locations.

37. SPECIAL ATTENTION must be shown for the Specimen tree protection areas that prevent paving or soil compaction within 15' of the trunk. These Specimen tree protection zones should be substantial, such as cyclone or wooden fencing that will prevent access to these 15' areas or material storage of any kind.

    Noted.

38. Please provide an arborist report for the following protected trees marked for removal: 16" Hickory, 22" Hickory, 22" Pecan.

    Supplemental Arborist report added to submittal.

39. Specimen and Significant Tree Impacts Sec. 16-6-104.F Those trees that are within 20% of the size classified as a specimen, are considered to be Significant Trees. These significant trees must be noted on the plans with some identifiable mark. All efforts should be made to avoid the removal any significant sized tree.

Noted. We have made best efforts to balance the needs of the grocery user while also preserving existing trees on the site.

40. Tree Protection/Preservation, Sec. 16-6-104.B.1.a All persons are required to make all reasonable efforts to preserve and retain any existing stands of trees, individual trees, and other self-supporting plants, whether or not such plants are protected under this section, as well as such other flora that make up part of the understory, shrub layer, or herb layer.

    Noted. We have made best efforts to balance the needs of the grocery user while also preserving existing vegetation on the site. Where it is unfeasible to preserve existing vegetation, new vegetation is proposed.

Traffic Engineering

41. Drive aisles and/or backing areas shall satisfy minimum and maximum widths in 16-5-107.E.2. shall be at least 24 feet wide and no more than 30 feet wide if serving parking spaces at a 90 degree angle.

    Noted.

42. An approved detectable warning surface (DWS) material must be provided where pedestrian facilities enter or cross streets or drive aisles.

    Noted.

43. Compact parking stalls must be signed and/or marked as required by 16-5-107.D.8.

    Compact parking stalls to be noted with the pavement markings.

44. Ensure that temporary work zone traffic control devices employed are compliant with the Manual on Uniform Traffic Control Devices, available at http://mutcd.fhwa.dot.gov/kno_2009.htm.

    Noted.

45. Large developments that require four or more accessible stalls per the ADA must be signed with the ADA logo sign in addition to being treated with the ADA accessibility logo pavement marking. Signs bearing a "VAN ACCESSIBLE" legend must be included for all stalls required to be designed to this higher standard per the ADA.

    All ADA spaces are van compliant. Van spaces shown on plan sheets.

46. Pedestrian facilities must be 5' min. width per 16-5-105.A.5.g.

    Noted.

47. Provide wheel stops per 16-5-107.F.3.

    Wheel stops added to all ADA spaces abutting sidewalk.

48. Provide traffic control (signing, marking, etc.) plan, to include any required to serve one-way facilities, and/or any needed to safely control new or enhanced access crossings of Town pathways. Intersecting drive aisles where Stop Lines are appropriate should also have Stop Signs.

    One way signage added to rear of building. See sheets C2-00 and C2-01.

49. Depict existing and/or proposed traffic control where Town pathway crosses driveway access.

    Pedestrian and vehicular stop signs added to driveway crossings. See sheet C2-00 through C2-02. See pathway sign detail provided on sheet C6-01.

50. ADA Accessible parking requirements are not satisfied in accordance with the ADA and/or the International Building Code per 16-5-107.D.6. 201 - 300 spaces require 7 accessible spaces, Van spaces; For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

    One additional ADA Van parking space has been added.

51. If the development requires over 100 parking spaces, the electric vehicle (EV) charging station shall have a sign that states that only electric vehicles being charged can park in that particular parking space.

    See sheet C2-01 for provided EV stalls.

52. Screening & Bike Shop storage needs to remain where 4 parking spaces are proposed.

    Screened bike storage area shown on sheet C2-01.

53. The parking lot should be delineated with barriers between the construction staging area where materials, vehicles, equipment, etc. are being stored from the rest of the parking lot.

    See note provided on sheet C5-10.

54. Large developments that require four or more accessible stalls per the ADA must be signed with the ADA logo sign in addition to being treated with the ADA accessibility logo pavement marking. Signs bearing a "VAN ACCESSIBLE" legend must be included for all stalls required to be designed to this higher standard per the ADA.

    Van accessible spaces are show on sheets C2-00 through C2-02 with the text "Van" on the parking stall.

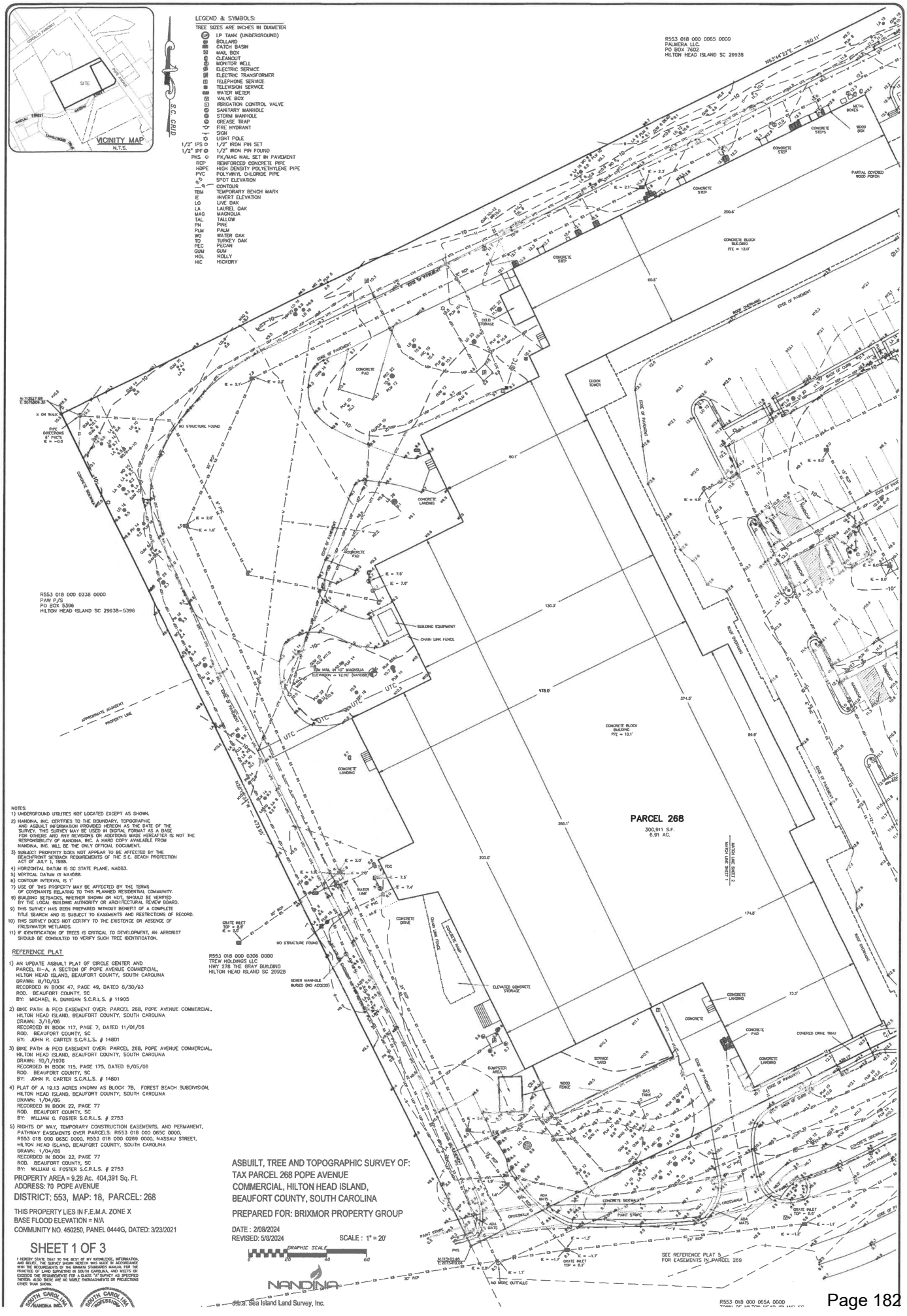
Urban Design Review

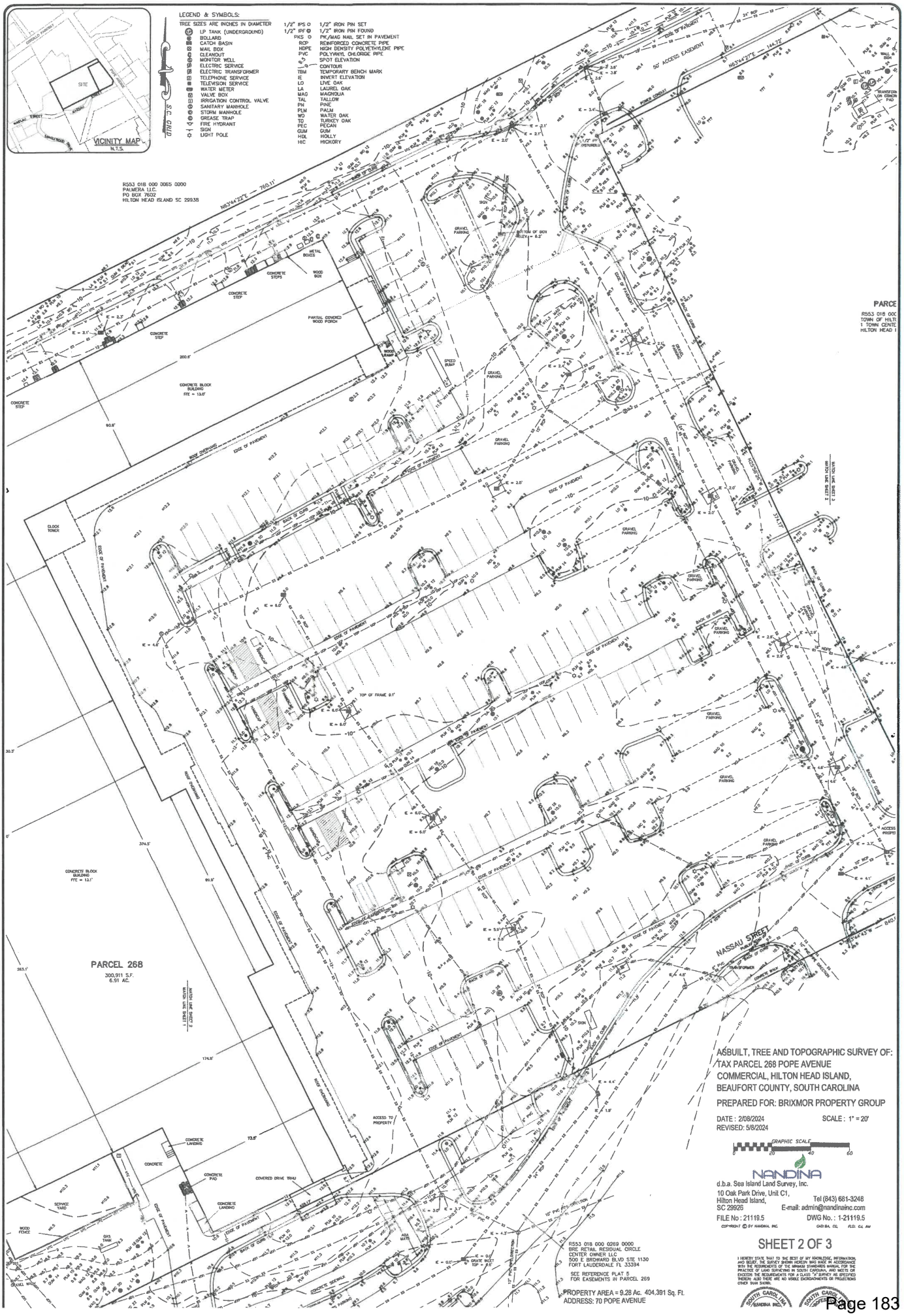
55. This project requires review/approval from the Town's Design Review Board under a Major Corridor Review submittal. You will need a Major corridor application and submit one conceptual submittal CDIC@hiltonheadislandsc.com. There is a checklist for the conceptual submittal on the

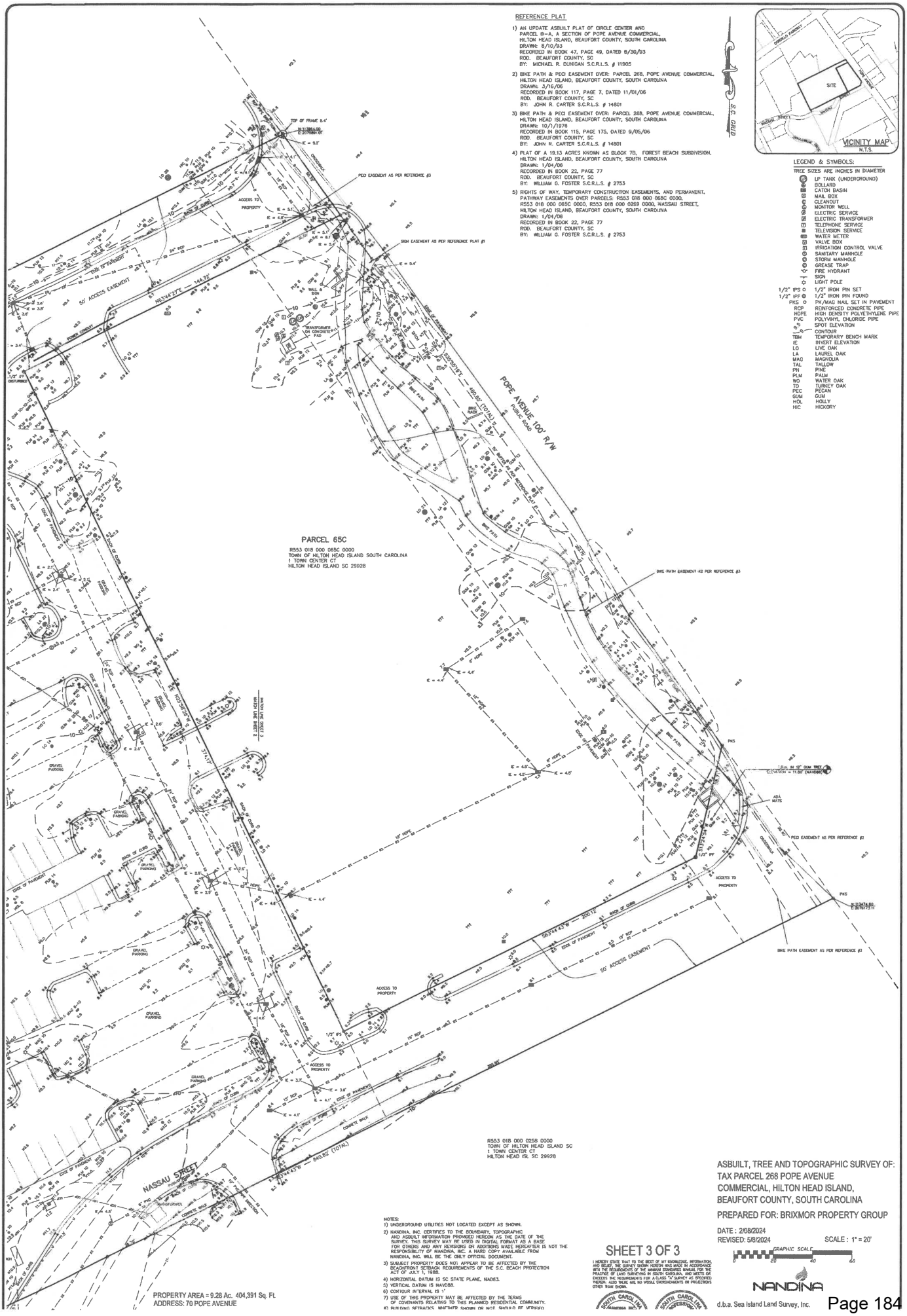
application to follow. I highly recommend reaching out to me prior to submitting so I and possibly the chair and Vice Chair of DRB will be able to provide you with some comments prior to submitting your first submittal. After conceptual there is a final submittal that will be based on the conceptual comments from staff and the DRB Board. Please reach out to Melissa Paul-Leto at melissapl@hiltonheadislandsc.gov when ready.

Noted.

Circle Center Shopping center
70 Pope Avenue Unit C
Plan Set
June 10, 2025
DRB-000481-2025


VICINITY MAP
N.T.S.
SITE
LEGEND & SYMBOLS:
TREE SIZES ARE INCHES IN DIAMETER
LP TANK (UNDERGROUND)
BOLLARD
CATCH BASIN
MAIL BOX
CLEANOUT
MONITOR WELL
ELECTRIC SERVICE
ELECTRIC TRANSFORMER
TELEPHONE SERVICE
TELEVISION SERVICE
WATER METER
VALVE BOX
IRRIGATION CONTROL VALVE
SANITARY MANHOLE
STORM MANHOLE
GREASE TRAP
FIRE HYDRANT
SIGN
LIGHT POLE
1/2" IPS ○ 1/2" IRON PIN SET
1/2" IPF ● 1/2" IRON PIN FOUND
PKS ○ PK/MAG NAIL SET IN PAVEMENT
RCP REINFORCED CONCRETE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
PVC POLYVINYL CHLORIDE PIPE
SPOT ELEVATION
CONTOUR
TBM TEMPORARY BENCH MARK
IE INVERT ELEVATION
LO LIVE OAK
LA LAUREL OAK
MAG MAGNOLIA
TAL TALLOW
PN PINE
PLM PALM
WO WATER OAK
TD TURKEY OAK
PEC PECAN
GUM GUM
HOL HOLLY
HIC HICKORY
R553 018 000 0065 0000
PALMERA LLC
PO BOX 7602
HILTON HEAD ISLAND SC 29938
R553 018 000 0238 0000
PAW P/S
PO BOX 5396
HILTON HEAD ISLAND SC 29938-5396
R553 018 000 0306 0000
TREW HOLDINGS LLC
HWY 278 THE GRAY BUILDING
HILTON HEAD ISLAND SC 29928
PARCEL 268
300,911 S.F.
6.91 AC.
NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
5) VERTICAL DATUM IS NAVD88.
6) CONTOUR INTERVAL IS 1'
7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.
REFERENCE PLAT
1) AN UPDATE ASBUILT PLAT OF CIRCLE CENTER AND PARCEL III-A, A SECTION OF POPE AVENUE COMMERCIAL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 8/10/93 RECORDED IN BOOK 47, PAGE 49, DATED 8/30/93 ROD. BEAUFORT COUNTY, SC BY: MICHAEL R. DUNIGAN S.C.R.L.S. # 11905
2) BIKE PATH & PECI EASEMENT OVER: PARCEL 268, POPE AVENUE COMMERCIAL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 3/16/06 RECORDED IN BOOK 117, PAGE 7, DATED 11/01/06 ROD. BEAUFORT COUNTY, SC BY: JOHN R. CARTER S.C.R.L.S. # 14801
3) BIKE PATH & PECI EASEMENT OVER: PARCEL 268, POPE AVENUE COMMERCIAL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 10/1/1976 RECORDED IN BOOK 115, PAGE 175, DATED 9/05/06 ROD. BEAUFORT COUNTY, SC BY: JOHN R. CARTER S.C.R.L.S. # 14801
4) PLAT OF A 19.13 ACRES KNOWN AS BLOCK 7B, FOREST BEACH SUBDIVISION, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 1/04/06 RECORDED IN BOOK 22, PAGE 77 ROD. BEAUFORT COUNTY, SC BY: WILLIAM G. FOSTER S.C.R.L.S. # 2753
5) RIGHTS OF WAY, TEMPORARY CONSTRUCTION EASEMENTS, AND PERMANENT, PATHWAY EASEMENTS OVER PARCELS: R553 018 000 065C 0000, R553 018 000 065C 0000, R553 018 000 0289 0000, NASSAU STREET, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 1/04/06 RECORDED IN BOOK 22, PAGE 77 ROD. BEAUFORT COUNTY, SC BY: WILLIAM G. FOSTER S.C.R.L.S. # 2753
PROPERTY AREA = 9.28 Ac. 404,391 Sq. Ft.
ADDRESS: 70 POPE AVENUE
DISTRICT: 553, MAP: 18, PARCEL: 268
THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = N/A
COMMUNITY NO. 450250, PANEL 0444G, DATED: 3/23/2021
SHEET 1 OF 3
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF 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.
SOUTH CAROLINA NANDINA INC.
SOUTH CAROLINA PROFESSIONAL
ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCEL 268 POPE AVENUE
COMMERCIAL, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: BRIXMOR PROPERTY GROUP
DATE : 2/08/2024
REVISED: 5/8/2024
SCALE : 1" = 20'
GRAPHIC SCALE
0 20 40 60
NANDINA
dba: Sea Island Land Survey, Inc.
SEE REFERENCE PLAT 5 FOR EASEMENTS IN PARCEL 259
R553 018 000 065A 0000


VICINITY MAP
N.T.S.
LEGEND & SYMBOLS:
TREE SIZES ARE INCHES IN DIAMETER
LP TANK (UNDERGROUND)
BOLLARD
CATCH BASIN
MAIL BOX
CLEANOUT
MONITOR WELL
ELECTRIC SERVICE
ELECTRIC TRANSFORMER
TELEPHONE SERVICE
TELEVISION SERVICE
WATER METER
VALVE BOX
IRRIGATION CONTROL VALVE
SANITARY MANHOLE
STORM MANHOLE
GREASE TRAP
FIRE HYDRANT
SIGN
LIGHT POLE
1/2" IPS
1/2" IPF
PKS
ROP
HDPE
PVC
TBM
IE
LO
LA
MAG
TAL
PN
PLM
WO
TO
PEC
GUM
HOL
HIC
1/2" IRON PIN SET
1/2" IRON PIN FOUND
PK/MAG NAIL SET IN PAVEMENT
REINFORCED CONCRETE PIPE
HIGH DENSITY POLYETHYLENE PIPE
POLYVINYL CHLORIDE PIPE
SPOT ELEVATION
CONTOUR
TEMPORARY BENCH MARK
INVERT ELEVATION
LIVE OAK
LAUREL OAK
MAGNOLIA
TALLOW
PINE
PALM
WATER OAK
TURKEY OAK
PECAN
GUM
HOLLY
HICKORY
R553 018 000 0065 0000
PALMERA LLC.
PO BOX 7602
HILTON HEAD ISLAND SC 29938
PARCEL 268
300,911 S.F.
6.91 AC.
NASSAU STREET
60' ACCESS EASEMENT
R553 018 000 0269 0000
BRE RETAIL RESIDUAL CIRCLE
CENTER OWNER LLC
500 E BROWARD BLVD STE 1130
FORT LAUDERDALE FL 33394
SEE REFERENCE PLAT 5
FOR EASEMENTS IN PARCEL 269
PROPERTY AREA = 9.28 Ac. 404,391 Sq. Ft.
ADDRESS: 70 POPE AVENUE
ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCEL 268 POPE AVENUE
COMMERCIAL, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: BRIXMOR PROPERTY GROUP
DATE : 2/08/2024
REVISED: 5/8/2024
SCALE : 1" = 20'
GRAPHIC SCALE
NANDINA
d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926
Tel (843) 681-3248
E-mail: admin@nandinainc.com
FILE No : 21119.5
DWG No. : 1-21119.5
SHEET 2 OF 3


REFERENCE PLAT
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5) RIGHTS OF WAY, TEMPORARY CONSTRUCTION EASEMENTS, AND PERMANENT, PATHWAY EASEMENTS OVER PARCELS: R553 018 000 065C 0000, R553 018 000 065C 0000, R553 018 000 0269 0000, NASSAU STREET, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 1/04/06 RECORDED IN BOOK 22, PAGE 77 ROD. BEAUFORT COUNTY, SC BY: WILLIAM G. FOSTER S.C.R.L.S. # 2753
S.C. GRID
VICINITY MAP N.T.S.
LEGEND & SYMBOLS:
TREE SIZES ARE INCHES IN DIAMETER
LP TANK (UNDERGROUND)
BOLLARD
CATCH BASIN
MAIL BOX
CLEANOUT
MONITOR WELL
ELECTRIC SERVICE
ELECTRIC TRANSFORMER
TELEPHONE SERVICE
TELEVISION SERVICE
WATER METER
VALVE BOX
IRRIGATION CONTROL VALVE
SANITARY MANHOLE
STORM MANHOLE
GREASE TRAP
FIRE HYDRANT
SIGN
LIGHT POLE
1/2" IPS 1/2" IRON PIN SET
1/2" IPF 1/2" IRON PIN FOUND
PKS PK/MAG NAIL SET IN PAVEMENT
RCP REINFORCED CONCRETE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
PVC POLYVINYL CHLORIDE PIPE
SPOT ELEVATION
CONTOUR
TBM TEMPORARY BENCH MARK
IE INVERT ELEVATION
LO LIVE OAK
LA LAUREL OAK
MAG MAGNOLIA
TAL TALLOW
PN PINE
PLM PALM
WO WATER OAK
TO TURKEY OAK
PEC PECAN
GUM GUM
HOL HOLLY
HIC HICKORY
POPE AVENUE 100' R/W PUBLIC ROAD
PARCEL 65C
R553 018 000 065C 0000
TOWN OF HILTON HEAD ISLAND SOUTH CAROLINA
1 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928
R553 018 000 0258 0000
TOWN OF HILTON HEAD ISLAND SC
1 TOWN CENTER CT
HILTON HEAD ISL SC 29928
NASSAU STREET
50' ACCESS EASEMENT
BIKE PATH EASEMENT AS PER REFERENCE #3
PECI EASEMENT AS PER REFERENCE #2
BIKE PATH EASEMENT AS PER REFERENCE #2
SIGN EASEMENT AS PER REFERENCE PLAT #1
PROPERTY AREA = 9.28 Ac. 404,391 Sq. Ft.
ADDRESS: 70 POPE AVENUE
NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
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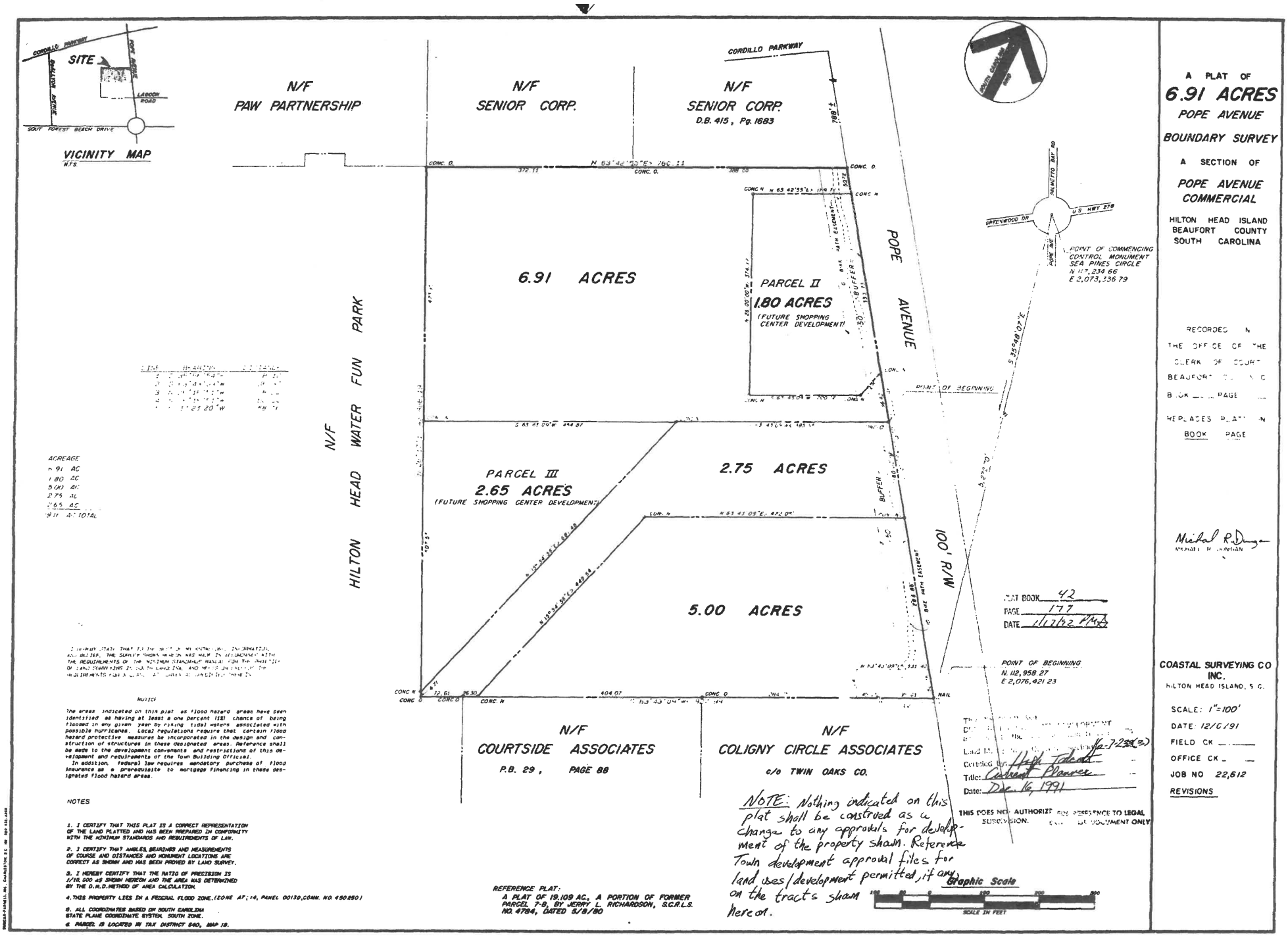
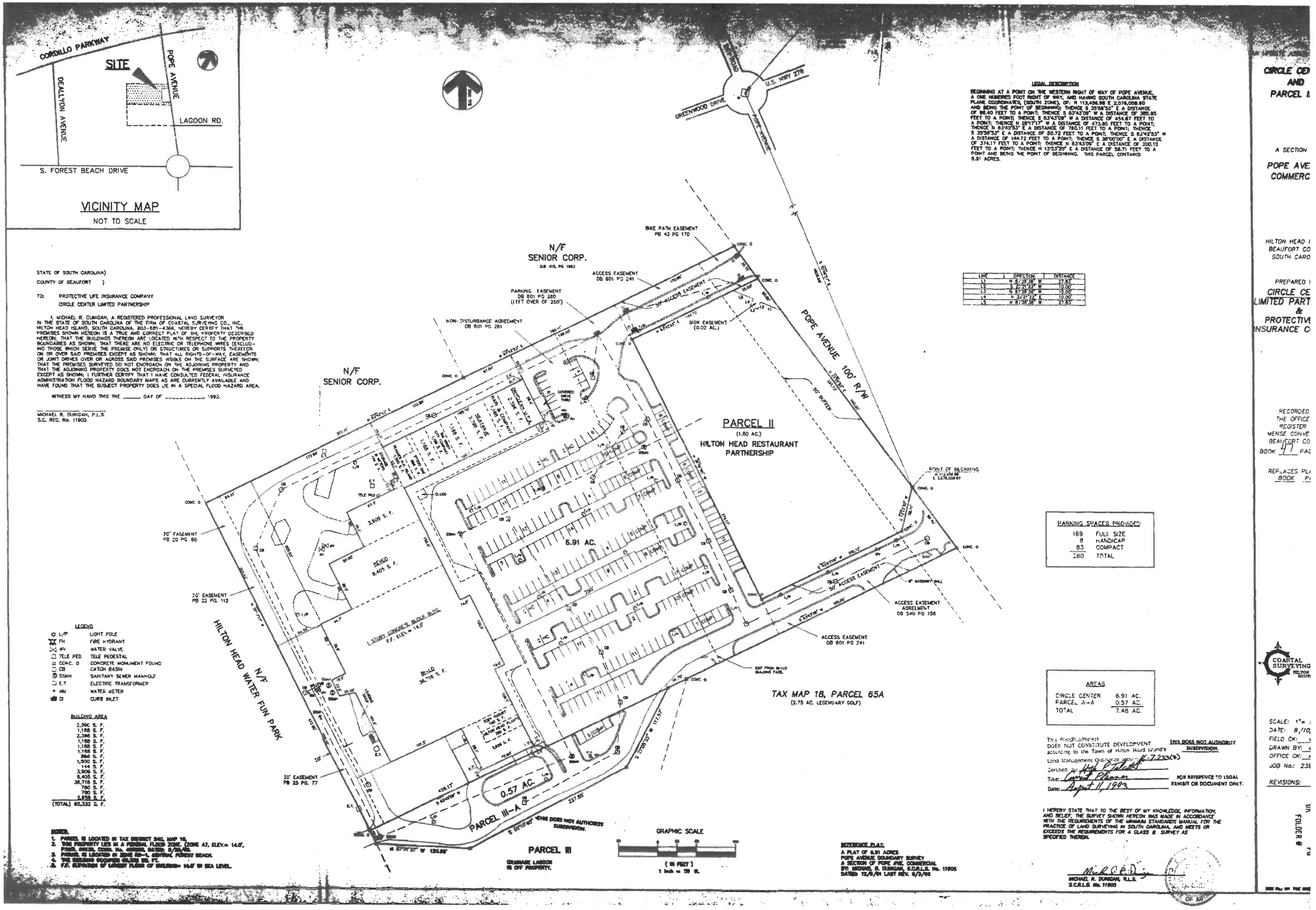
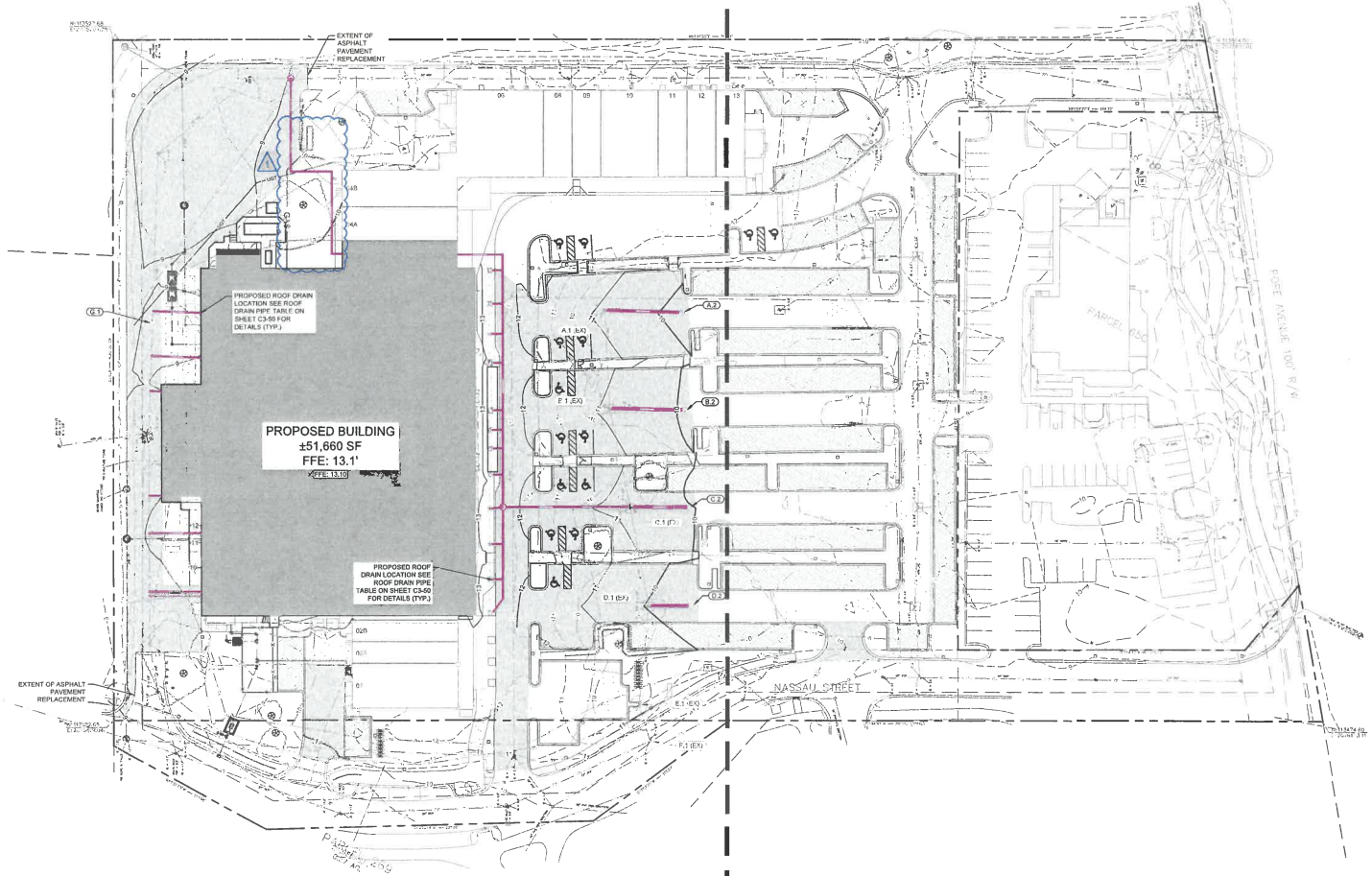
8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOWN BY VARIED
SHEET 3 OF 3
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, 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.
SOUTH CAROLINA REGISTERED LAND SURVEYOR
SOUTH CAROLINA PROFESSIONAL ENGINEER
ASBUILT, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCEL 268 POPE AVENUE COMMERCIAL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: BRIXMOR PROPERTY GROUP
DATE : 2/08/2024
REVISED: 5/8/2024
SCALE : 1" = 20'
GRAPHIC SCALE
0 20 40 60
NANDINA
d.b.a. Sea Island Land Survey, Inc.


SITE
CORDILLO PARKWAY
POPE AVENUE
LAGOON ROAD
SOUTH FOREST BEACH DRIVE
VICINITY MAP
N.T.S.
N/F
PAW PARTNERSHIP
N/F
SENIOR CORP.
N/F
SENIOR CORP.
D.B. 415, Pg. 1683
CORDILLO PARKWAY
CONC. O.
CONC. O.
CONC. O.
CONC. N
N 63°42'55"E 760.11
372.11
388.00
6.91 ACRES
PARCEL II
1.80 ACRES
(FUTURE SHOPPING CENTER DEVELOPMENT)
50' BUFFER
OAK PATH EASEMENT
POPE AVENUE
POINT OF BEGINNING
S 63°43'05"W 444.07
N 63°43'05"E 472.04
N/F
HILTON HEAD WATER FUN PARK
PARCEL III
2.65 ACRES
(FUTURE SHOPPING CENTER DEVELOPMENT)
2.75 ACRES
5.00 ACRES
100' R/W
N 26°34'55"E 468.48
N 63°34'55"E 422.84
404.07
CONC. N
CONC. O
CONC. O
CONC. N
NAIL
N/F
COURTSIDE ASSOCIATES
P.B. 29, PAGE 88
N/F
COLIGNY CIRCLE ASSOCIATES
c/o TWIN OAKS CO.
GREENWOOD DR
PALMETTO BAY RD
U.S. HWY 278
POINT OF COMMENCING
CONTROL MONUMENT
SEA PINES CIRCLE
N 117,234.66
E 2,073,336.79
POINT OF BEGINNING
N. 112,958.27
E 2,076,421.23
S 35°48'07"E
3,277.0'
ACREAGE
±.91 AC
1.80 AC
5.00 AC
2.75 AC
±.65 AC
±11 AC TOTAL
FLOOD HAZARD
The areas indicated on this plat as flood hazard areas have been identified as having at least a one percent (1%) chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official.
In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated flood hazard areas.
NOTES
1. I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
2. I CERTIFY THAT ANGLES, BEARINGS AND MEASUREMENTS OF COURSE AND DISTANCES AND MONUMENT LOCATIONS ARE CORRECT AS SHOWN AND HAS BEEN PROVED BY LAND SURVEY.
3. I HEREBY CERTIFY THAT THE RATIO OF PRECISION IS 1/10,000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.
4. THIS PROPERTY LIES IN A FEDERAL FLOOD ZONE. (ZONE AE; 14, PANEL 0013D, COMM. NO. 450250)
5. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
6. PARCEL IS LOCATED IN TAX DISTRICT 540, MAP 18.
REFERENCE PLAT:
A PLAT OF 19.109 AC., A PORTION OF FORMER PARCEL 7-B, BY JERRY L. RICHARDSON, S.C.R.L.S. NO. 4784, DATED 5/8/90
NOTE: Nothing indicated on this plat shall be construed as a change to any approvals for development of the property shown. Reference Town development approval files for land uses/development permitted, if any, on the tracts shown hereon.
Graphic Scale
SCALE IN FEET
PLAT BOOK 42
PAGE 177
DATE 1/17/92
Land M...
Certified by: Heath Tidwell
Title: Current Planner
Date: Dec. 16, 1991
THIS DOES NOT AUTHORIZE ANY SUBDIVISION.
FOR REFERENCE TO LEGAL DOCUMENT ONLY
A PLAT OF
6.91 ACRES
POPE AVENUE
BOUNDARY SURVEY
A SECTION OF
POPE AVENUE COMMERCIAL
HILTON HEAD ISLAND
BEAUFORT COUNTY
SOUTH CAROLINA
RECORDED IN
THE OFFICE OF THE
CLERK OF COURT
BEAUFORT CO., S.C.
BOOK ___ PAGE ___
REPLACES PLAT IN
BOOK PAGE
Michael R. Dingman
COASTAL SURVEYING CO INC.
HILTON HEAD ISLAND, S.C.
SCALE: 1"=100'
DATE: 12/6/91
FIELD CK ___
OFFICE CK ___
JOB NO 22,612
REVISIONS


CORDILLO PARKWAY
SITE
POPE AVENUE
DEALTON AVENUE
LAGOON RD.
S. FOREST BEACH DRIVE
VICINITY MAP
NOT TO SCALE
GREENWOOD DRIVE
U.S. HWY 278
POPE AVENUE
LEGAL DESCRIPTION
BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF POPE AVENUE, A ONE HUNDRED FOOT RIGHT OF WAY, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES, (SOUTH ZONE), OF, N 113,456.98 E 2,078,058.40 AND BEING THE POINT OF BEGINNING; THENCE S 35°56'53" E A DISTANCE OF 86.40 FEET TO A POINT; THENCE S 63°43'09" W A DISTANCE OF 385.85 FEET TO A POINT; THENCE S 63°43'09" W A DISTANCE OF 454.87 FEET TO A POINT; THENCE N 26°17'17" W A DISTANCE OF 473.85 FEET TO A POINT; THENCE N 63°42'53" E A DISTANCE OF 760.11 FEET TO A POINT; THENCE S 35°56'53" E A DISTANCE OF 80.72 FEET TO A POINT; THENCE S 63°42'53" W A DISTANCE OF 144.72 FEET TO A POINT; THENCE S 26°00'00" E A DISTANCE OF 374.17 FEET TO A POINT; THENCE N 63°43'09" E A DISTANCE OF 200.12 FEET TO A POINT; THENCE N 13°23'20" E A DISTANCE OF 58.71 FEET TO A POINT AND BEING THE POINT OF BEGINNING. THIS PARCEL CONTAINS: 6.91 ACRES.
BIKE PATH EASEMENT PB 43 PG 170
N/F SENIOR CORP.
DB 415, PG 1863
ACCESS EASEMENT DB 601 PG 241
PARKING EASEMENT DB 601 PG 280 (LEFT OVER OF 250')
NON-DISTURBANCE AGREEMENT DB 601 PG 281
SIGN EASEMENT (0.02 AC.)
POPE AVENUE 100' R/W
N/F SENIOR CORP.
PARCEL II
(1.80 AC.)
HILTON HEAD RESTAURANT PARTNERSHIP
POINT OF BEGINNING
N 113,456.98
E 2,078,058.40
20' EASEMENT PB 20 PG. 66
20' EASEMENT PB 22 PG. 112
20' EASEMENT PB 25 PG. 77
HILTON HEAD WATER FUN PARK
N/F
3,809 S. F.
BENCO
8,405 S. F.
1-STORY CONCRETE BLOCK BLDG.
F.F. ELEV.= 14.0'
BLDG
36,716 S. F.
6.91 AC.
0.57 AC.
PARCEL III-A
PARCEL III
GRAHAM LAGOON
IS OFF PROPERTY.
50' ACCESS EASEMENT
ACCESS EASEMENT AGREEMENT DB 540 PG 758
ACCESS EASEMENT DB 601 PG 241
50' BUFFER
8' MASONRY WALL
250' FROM BLDG MAIN PASS.
TAX MAP 18, PARCEL 65A
(2.75 AC. LEGENDARY GOLF)
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
LINE DIRECTION DISTANCE
L1 N 63°43'09" W 27.83'
L2 S 26°00'00" W 10.00'
L3 N 63°38'58" W 10.00'
L4 N 26°01'02" E 10.00'
L5 N 63°38'58" W 27.83'
STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
TO: PROTECTIVE LIFE INSURANCE COMPANY
CIRCLE CENTER LIMITED PARTNERSHIP
I, MICHAEL R. DUNIGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA OF THE FIRM OF COASTAL SURVEYING CO., INC., HILTON HEAD ISLAND, SOUTH CAROLINA, 803-681-4366, HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO THE PROPERTY BOUNDARIES AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THOSE WHICH SERVE THE PREMISE ONLY) OR STRUCTURES OR SUPPORTS THEREFOR ON OR OVER SAID PREMISES EXCEPT AS SHOWN; THAT ALL RIGHTS-OF-WAY, EASEMENTS OR JOINT DRIVES OVER OR ACROSS SAID PREMISES VISIBLE ON THE SURFACE ARE SHOWN; THAT THE PREMISES SURVEYED DO NOT ENCROACH ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENCROACH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.
WITNESS MY HAND THIS THE _____ DAY OF _____ 1992.
MICHAEL R. DUNIGAN, P.L.S.
S.C. REG. No. 11905
LEGEND
L/P LIGHT POLE
FH FIRE HYDRANT
WV WATER VALVE
TELE PED TELE PEDESTAL
CONC. O CONCRETE MONUMENT FOUND
CB CATCH BASIN
SSMH SANITARY SEWER MANHOLE
E.T. ELECTRIC TRANSFORMER
WM WATER METER
CI CURB INLET
BUILDING AREA
2,396 S. F.
1,188 S. F.
2,396 S. F.
1,188 S. F.
1,188 S. F.
1,188 S. F.
886 S. F.
1,500 S. F.
144 S. F.
3,909 S. F.
8,405 S. F.
36,716 S. F.
780 S. F.
780 S. F.
2,958 S. F.
(TOTAL) 65,332 S. F.
NOTES:
1. PARCEL IS LOCATED ON TAX DISTRICT 550, MAP 18.
2. THIS PROPERTY LIES IN A FEDERAL FLOOD ZONE, ZONE A7, ELEV.= 14.0', PANEL 0015G, DATED JUNE 18, 1990, REVISED 9/29/89.
3. PARCEL IS LOCATED IN ZONE RM-4, CENTRAL FOREST BEACH.
4. THE MINIMUM REQUIRED SETBACK IS 25 FT.
5. F.F. ELEVATION OF LOWEST FLOOR OF BUILDING= 14.0' IS SEA LEVEL.
PARKING SPACES PROVIDED
169 FULL SIZE
8 HANDICAP
83 COMPACT
260 TOTAL
AREAS
CIRCLE CENTER 6.91 AC.
PARCEL III-A 0.57 AC.
TOTAL 7.48 AC.
This Plan/Plat/Project DOES NOT CONSTITUTE DEVELOPMENT according to the Town of Hilton Head Island's Land Management Ordinance section 16-7-2304(B)
THIS DOES NOT AUTHORIZE SUBDIVISION.
Certified by: Michael R. Dunigan
Title: Current Planner
Date: August 11, 1992
FOR REFERENCE TO LEGAL EXHIBIT OR DOCUMENT ONLY.
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.
MICHAEL R. DUNIGAN, R.L.S.
S.C.R.L.S. No. 11905
REFERENCE PLAT
A PLAT OF 6.91 ACRES
POPE AVENUE BOUNDARY SURVEY
A SECTION OF POPE AVE. COMMERCIAL
BY: MICHAEL R. DUNIGAN, S.C.R.L.S. No. 11905
DATED: 12/6/91 LAST REV. 8/3/92
CIRCLE CE
AND
PARCEL I
A SECTION
POPE AVE
COMMERC
HILTON HEAD I
BEAUFORT CO
SOUTH CARO
PREPARED I
CIRCLE CE
LIMITED PART
&
PROTECTIV
INSURANCE C
RECORDED
THE OFFICE
REGISTER
MENSE CONVE
BEAUFORT CO
BOOK 41 PAG
REPLACES PL
BOOK P
COASTAL SURVEYING
SCALE: 1"=
DATE: 8/10
FIELD CK:
DRAWN BY:
OFFICE CK:
JOB No.: 235
REVISIONS:
FOLDER #



GRADING & DRAINAGE NOTES:

1. SITE AREA: 7.48 ACRES
   DISTURBED AREA: 4.5 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.00% MAXIMUM CROSS SLOPE AND A 5.00% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2.00% MAXIMUM SLOPE IN ANY DIRECTION.
4. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES
5. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
6. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
7. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
8. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 45013C0444G, DATED 03/23/2021.
9. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
10. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
11. NO GRADED SLOPE SHALL EXCEED 3H:1V
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF SOUTH CAROLINA.
13. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL.
14. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

GRADING LEGEND:

10	EXISTING MAJOR CONTOUR
9	EXISTING MINOR CONTOUR
10	PROPOSED MAJOR CONTOUR
9	PROPOSED MINOR CONTOUR
MH	MANHOLE
GI	4' X 4' GRATE INLET
CB	TYPE 18 CATCH BASIN
OCS	OUTLET CONTROL STRUCTURE
FES	FLARED END SECTION
	PROPOSED ROOF DRAIN PIPE
	PROPOSED STORM PIPE
4.66%	DRAINAGE FLOW ARROW
×10.00	PROPOSED SPOT GRADE
×TG:10.00	PROPOSED TOP GRADE AT WALL
×BG:10.00	PROPOSED BOTTOM GRADE AT WALL
×TS:10.00	PROPOSED TOP OF STAIR GRADE
×BS:10.00	PROPOSED BOTTOM OF STAIR GRADE
×HP:10.00	PROPOSED HIGH POINT GRADE
×LP:10.00	PROPOSED LOW POINT GRADE
×TC:10.00	PROPOSED TOP OF CURB GRADE
×BC:10.00	PROPOSED BOTTOM OF CURB GRADE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Kimley»Horn

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC 1003 HOLCOMB WOODS PARKWAY.

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT 70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SCALE: AS SHOWN
DRAWN BY: OGT

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SHEET
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Drawing name: K:\CHA_LDEV\019842 Bit\mor\004 - Circle Center HHI\02 - DWG\Plan Sheets\C3-00 - GRADING AND DRAINAGE PLAN.dwg C3-00 GRADING AND DRAINAGE PLAN Apr 30, 2025 5:47pm by: olivia.tice
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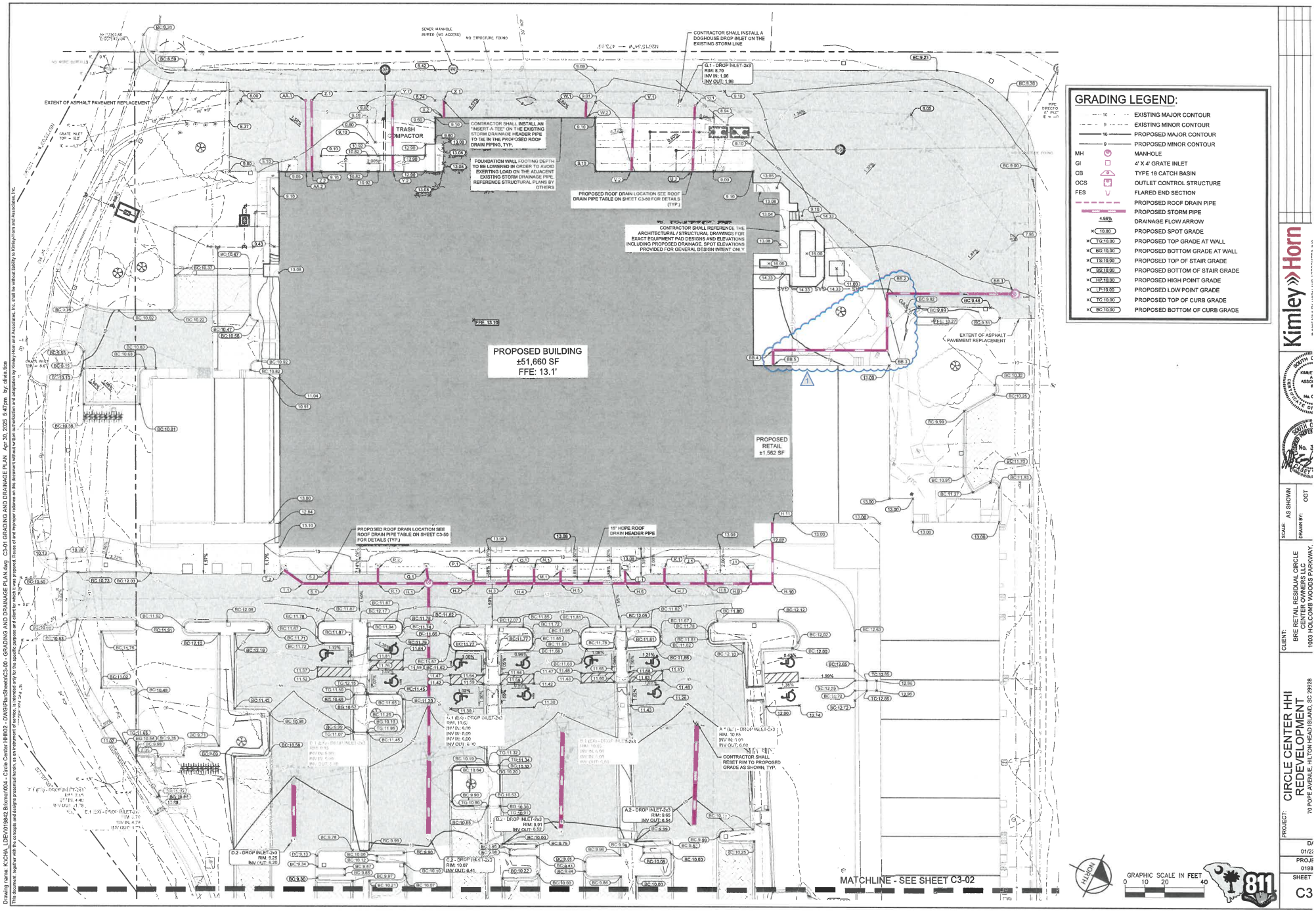

Drawing name: K:\CHA_LDEV\019842 Bixmont\004 - Circle Center HHI\02 - DWG\PlanSheets\C3-00 - GRADING AND DRAINAGE PLAN.dwg C3-01 GRADING AND DRAINAGE PLAN Apr 30, 2025 5:47pm by: olivia.tice

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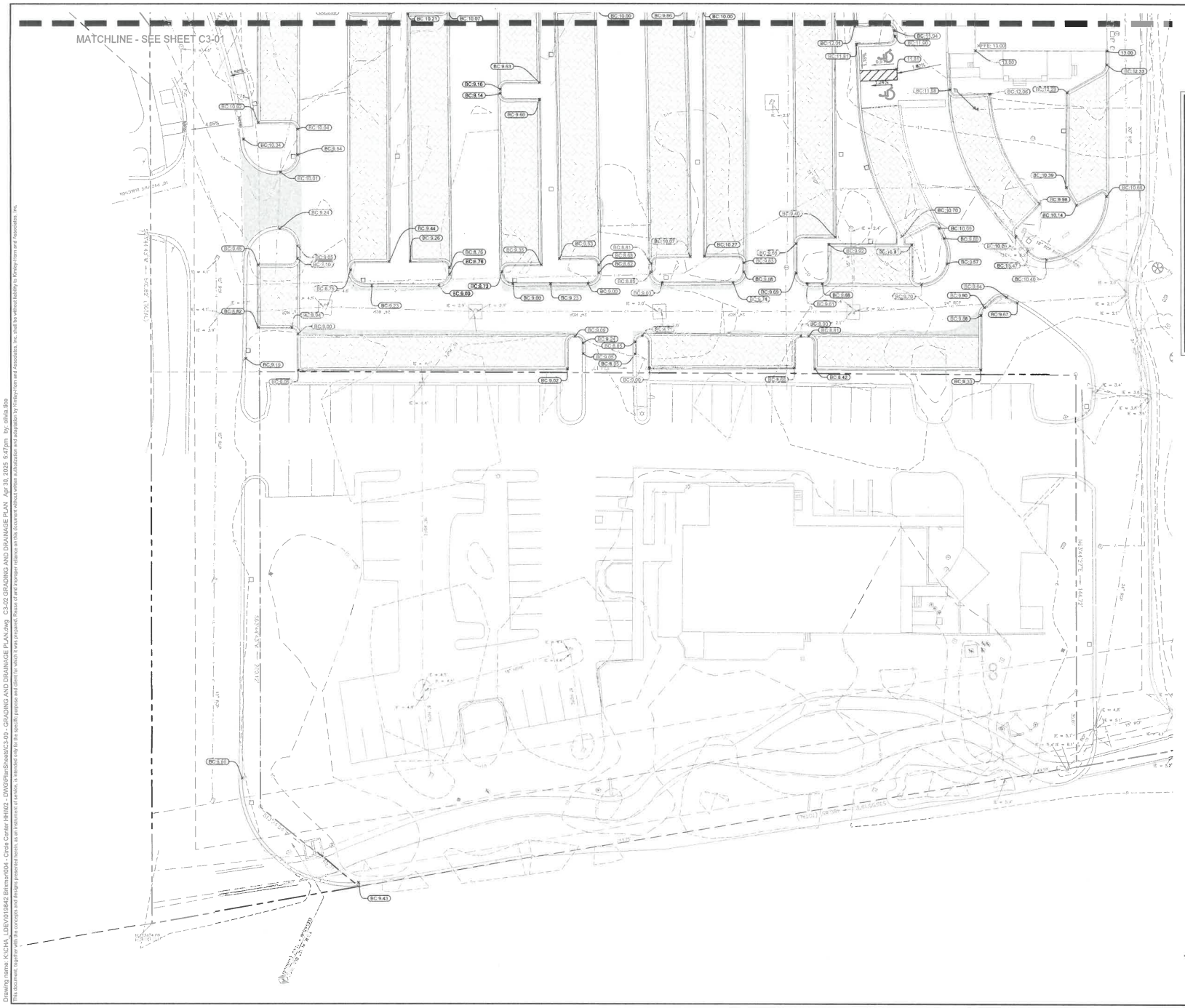
Kimley»Horn

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

SCALE: AS SHOWN
DRAWN BY: OCT

SHEET C3



GRADING LEGEND:

10	EXISTING MAJOR CONTOUR
9	EXISTING MINOR CONTOUR
10	PROPOSED MAJOR CONTOUR
9	PROPOSED MINOR CONTOUR
MH	MANHOLE
GI	4' X 4' GRATE INLET
CB	TYPE 18 CATCH BASIN
OCS	OUTLET CONTROL STRUCTURE
FES	FLARED END SECTION
	PROPOSED ROOF DRAIN PIPE
	PROPOSED STORM PIPE
4.66%	DRAINAGE FLOW ARROW
× 10.00	PROPOSED SPOT GRADE
× TG:10.00	PROPOSED TOP GRADE AT WALL
× BG:10.00	PROPOSED BOTTOM GRADE AT WALL
× TS:10.00	PROPOSED TOP OF STAIR GRADE
× BS:10.00	PROPOSED BOTTOM OF STAIR GRADE
× HP:10.00	PROPOSED HIGH POINT GRADE
× LP:10.00	PROPOSED LOW POINT GRADE
× TC:10.00	PROPOSED TOP OF CURB GRADE
× BC:10.00	PROPOSED BOTTOM OF CURB GRADE

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OGT

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C3-00 - GRADING AND DRAINAGE PLAN.dwg C3-02 GRADING AND DRAINAGE PLAN Apr 30, 2025 5:47pm by: olivia.lice

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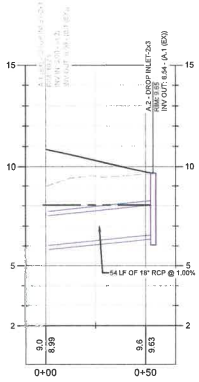
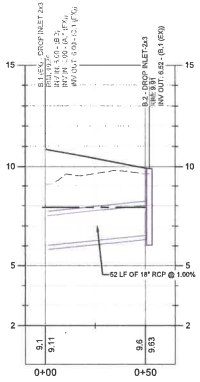
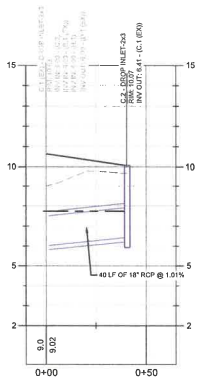


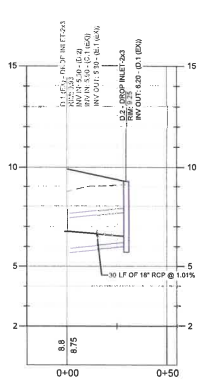
PROFILE VIEW
STRM RUN A
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
STRM RUN B
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
STRM RUN C
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
STRM RUN D
1" = 30' HORZ.
1" = 3' VERT.

Roof Drain Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
V.2 TO V.1	12	34.51	2.00%	HDPE
U.2 TO U.1	12	33.40	4.00%	HDPE
BB.4 TO BB.3	12	57.92	1.83%	HDPE
BB.5 TO BB.4	12	7.50	1.83%	HDPE
BB.2 TO BB.1	12	65.03	1.83%	HDPE
BB.3 TO BB.2	12	28.45	1.83%	HDPE
H.8 TO H.7	15	20.83	0.46%	HDPE
J.1 TO H.8	12	7.00	2.00%	HDPE
H.7 TO H.6	15	20.00	0.46%	HDPE
K.1 TO H.7	12	7.83	2.00%	HDPE
H.6 TO H.5	15	32.83	0.46%	HDPE
L.1 TO H.6	12	6.50	2.00%	HDPE
H.5 TO H.4	15	13.50	0.46%	HDPE
M.1 TO H.5	12	6.49	2.00%	HDPE
H.4 TO H.3	15	13.00	0.46%	HDPE
N.1 TO H.4	12	7.50	2.00%	HDPE
H.3 TO H.2	15	17.83	0.46%	HDPE
O.1 TO H.3	12	6.83	2.00%	HDPE
H.2 TO H.1	15	22.76	0.46%	HDPE
P.1 TO H.2	12	6.83	2.00%	HDPE

Roof Drain Pipe Table				
Pipe Name	Size	Length	Slope	MATERIAL
Z.2 TO Z.1	12	36.09	2.00%	HDPE
Y.2 TO Y.1	12	36.19	2.00%	HDPE
X.2 TO X.1	12	8.59	2.00%	HDPE
W.2 TO W.1	12	7.69	2.00%	HDPE
T.2 TO T.1	12	11.90	2.00%	HDPE
T.1 TO S.1	15	13.31	2.00%	HDPE
H.1 TO C.1 (EX)	15	83.91	0.46%	HDPE
S.1 TO R.1	15	24.81	2.00%	HDPE
S.2 TO S.1	12	6.94	2.00%	HDPE
R.1 TO H.1	15	25.72	2.00%	HDPE
R.2 TO R.1	12	7.80	2.00%	HDPE
Q.1 TO H.1	12	7.91	2.00%	HDPE
H.11 TO H.10	12	31.29	0.46%	HDPE
H.10 TO H.9	15	10.98	0.46%	HDPE
H.9 TO H.8	15	23.00	0.46%	HDPE
I.1 TO H.9	12	7.00	2.00%	HDPE

1

STORM DRAINAGE PROFILE NOTES:

1. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
3. ALL STORM PIPE SHALL HAVE BEDDING PER BEDDING DETAILS IN CONSTRUCTION DETAIL SHEETS.
4. ALL STORM PIPING TO BE RCP UNLESS OTHERWISE NOTED. SEE CHART FOR PIPE CLASS.
5. RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR STRUCTURE THROAT / RIM ELEVATIONS.
6. 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.
7. ALL STORM JOINTS TO BE WATER TIGHT.

PROFILE LINE LEGEND:

PROPOSED GRADE LINE

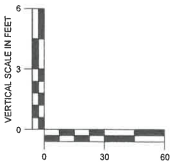
EXISTING GRADE LINE

25-YR HYDRAULIC GRADE LINE

RCP PIPE CLASSIFICATION CHART:

1.5-15' CLASS III
15'-24' CLASS IV
24'-30' CLASS V

ALL CONCRETE PIPE SHALL BE A MINIMUM CLASS III WITH 18" MINIMUM COVER. REFERENCE SCDOT STANDARD DRAWING 714-205 FOR ADDITIONAL GUIDANCE.



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Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OGT

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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Drawing name: K:\CHA_LDEV\019842 Bmore\0104 - Circle Center HHI\02 - DWG\PlanSheets\C3-59 - STORM SEWER PROFILES.dwg C3-00 - STORM SEWER PROFILES Apr 30, 2025 5:47pm by: olivia.tice
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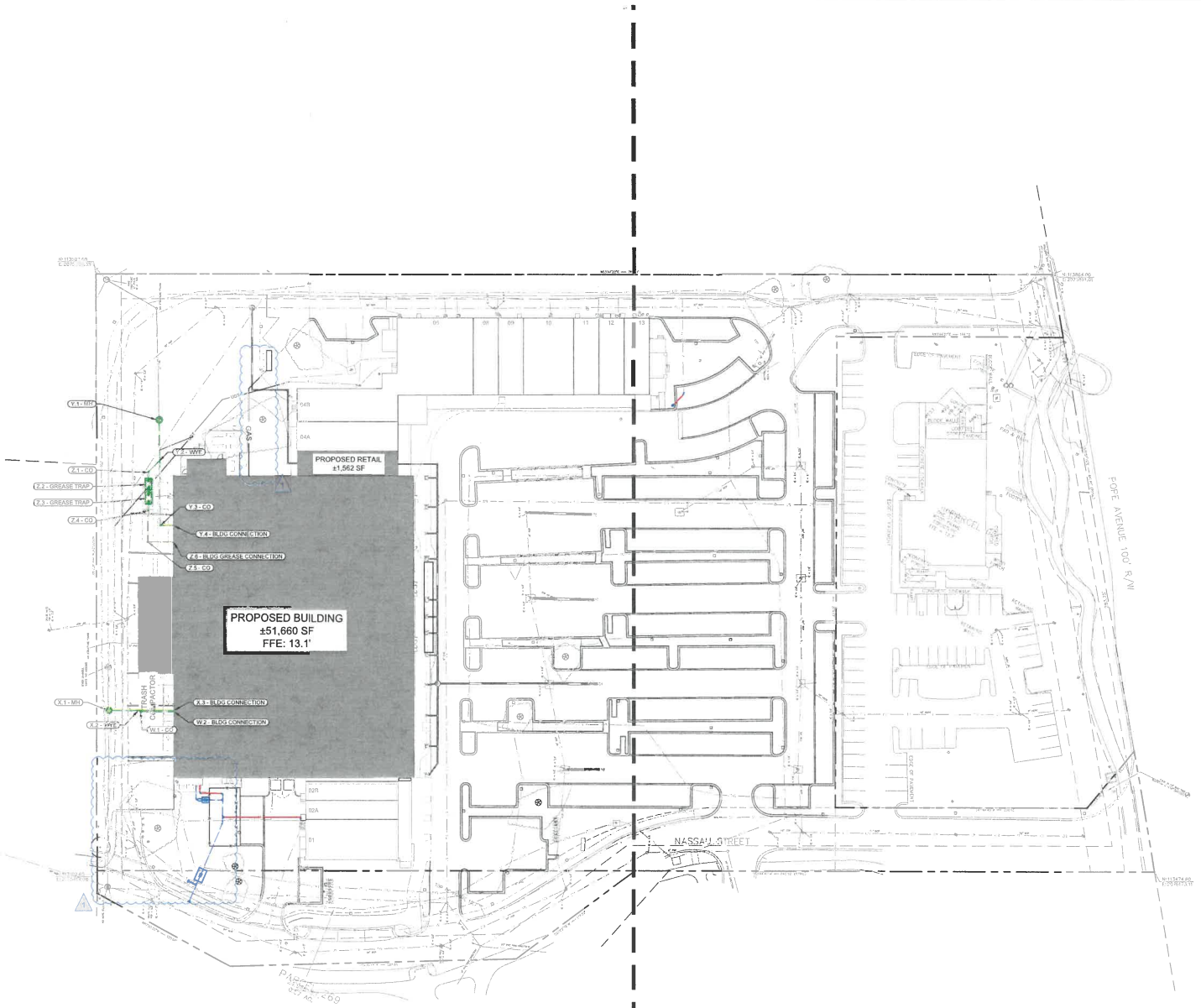

UTILITY NOTES

1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOUTH ISLAND PUBLIC SERVICE DISTRICT SANITARY SEWER AND WATER DETAILS AND SPECIFICATIONS.
4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE METER VAULT, PIPING, APPURTENANCES, ETC. ASSOCIATED WITH THE WATER METER AND BACKFLOW INSTALLATION. SOUTH ISLAND PUBLIC SERVICE DISTRICT TO PROVIDE THE WATER METER UPON PAYMENT OF TAP FEES.
10. ALL BACK FLOW PREVENTION DEVICES SHALL BE SCDES APPROVED.
11. CONTRACTOR SHALL MAINTAIN 3' OF COVER OVER WATERLINES EXCEPT AS REQUIRED AT STORM AND SANITARY SEWER CROSSINGS. AT CROSSINGS CONTRACTOR SHALL BEND THE WATERLINE OVER THE CROSSING UTILIZING MECHANICAL, RESTRAINED JOINT PIPING WHILE MAINTAINING A MINIMUM OF 1' OF SEPARATION BETWEEN THE PIPES. PIPE CROSSING SHALL BE ENCASED IN CONCRETE 5' TO EITHER SIDE.
12. WATER MAINS 4" - 12" IN DIAMETER SHALL BE C900 CLASS 235 (DR18) PVC. SMALLER THAN 4" SHALL BE SCHEDULE 80 PVC.
13. SANITARY SEWER LINES SHALL BE SDR 26 PVC.
14. REFERENCE SHEET C0-01 FOR SOUTH ISLAND PUBLIC SERVICE DISTRICT STANDARD WATER AND SEWER NOTES.
15. REFERENCE SANITARY SEWER AND STORM PIPE PROFILE SHEETS FOR PROPOSED UTILITY CROSSING ELEVATIONS AND SEPARATIONS. CONTRACTOR SHALL PROVIDE RESTRAINED JOINT VERTICAL BENDS ON THE WATERLINES AS NECESSARY TO MAINTAIN ADEQUATE SEPARATION. ENSURE ALL WATER LINE BENDS ARE ADEQUATELY DOCUMENTED ON THE AS-BUILT PLANS.
16. AT CONNECTIONS, CONTRACTOR TO PROVIDE TEMPORARY BFP AND WATER METER. SEE DETAIL. ALL OTHER LOCATIONS, 3' AIR GAP TO REMAIN UNTIL PTO RECEIVED.
17. ALL FIRE SPRINKLER LINES ON SITE SHALL BE TESTED AND WITNESSED IN ACCORDANCE WITH SCDES AND TOWN OF HILTON HEAD ISLAND AND SOUTH ISLAND PUBLIC SERVICE DISTRICT REQUIREMENTS.

UTILITY LEGEND:

- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED NATURAL GAS LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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SCALE: AS SHOWN
DRAWN BY: OGT

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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Drawing name: K:\CHA_LDEV\019842 Bfrumor\004 - Circle Center HHI\02 - DWG\PlanSheets\C4-00 - UTILITY PLAN.dwg Apr 30, 2025 5:49pm by: olivia.tice

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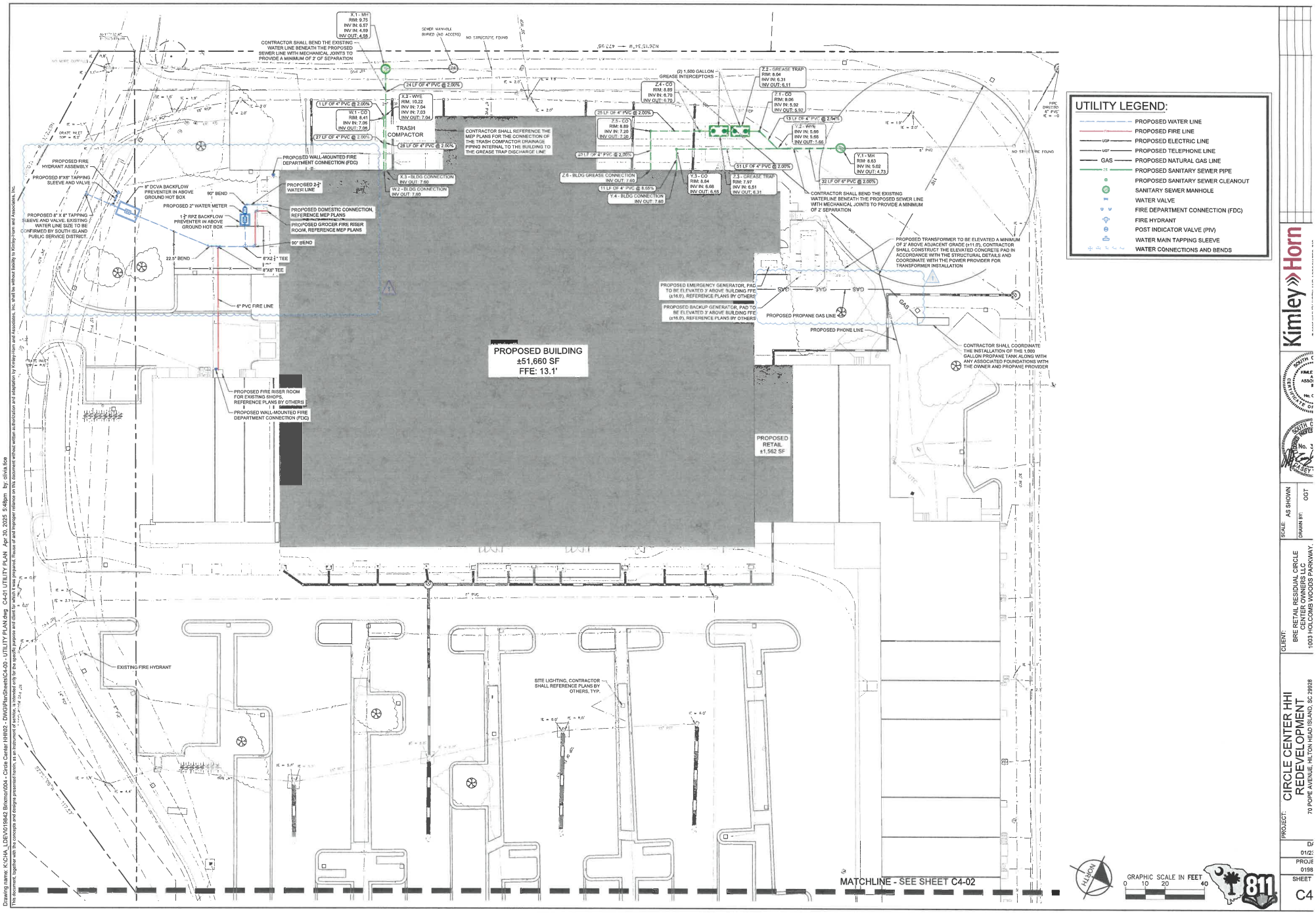

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PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY.

SCALE: AS SHOWN
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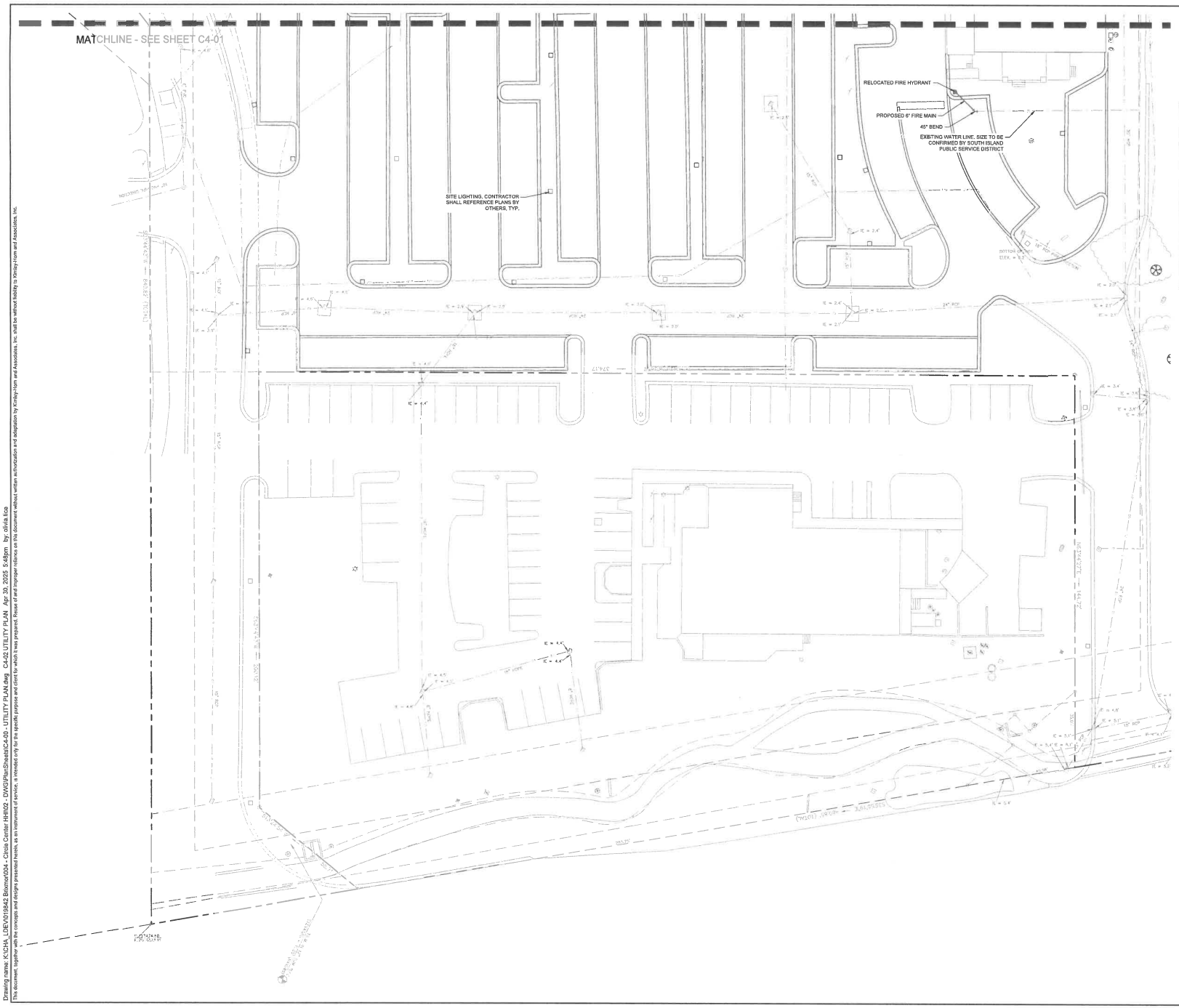

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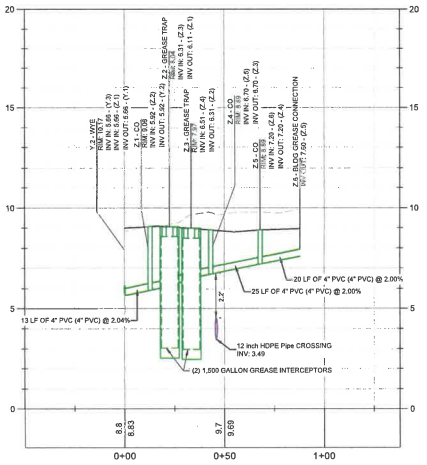
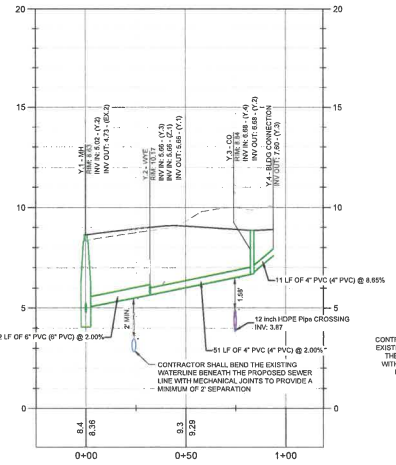
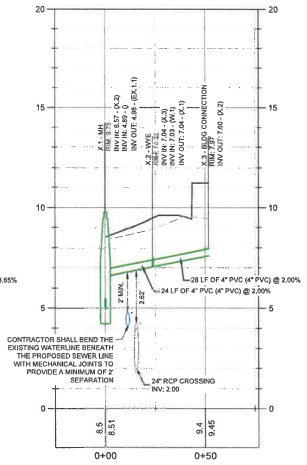


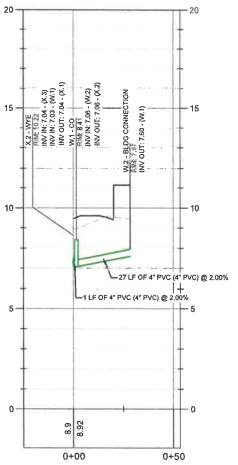
PROFILE VIEW
SEWER RUN Z
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
SEWER RUN Y
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
SEWER RUN X
1" = 30' HORZ.
1" = 3' VERT.



PROFILE VIEW
SEWER RUN W
1" = 30' HORZ.
1" = 3' VERT.

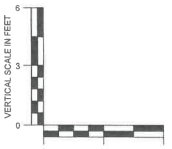
SANITARY SEWER PROFILE NOTES:

1. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
3. ALL SANITARY SEWER PIPE SHALL HAVE BEDDING PER BEDDING DETAILS IN CONSTRUCTION DETAIL SHEETS.
4. 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.
5. PVC PIPE SHALL BE SDR 26 OR IN ACCORDANCE WITH THE SEWER PROVIDER'S MATERIAL SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

PROFILE LINE LEGEND:

PROPOSED GRADE LINE

EXISTING GRADE LINE



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Drawing name: K:\CHA_LDEV\019842 Bixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C4-50 - SANITARY SEWER PROFILES.dwg C4-50 SANITARY SEWER PROFILES Apr 30, 2025 5:49pm by: olivia.lloca
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EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE LEXINGTON COUNTY EROSION AND SEDIMENT CONTROL REGULATIONS, THE SOUTH CAROLINA DHEC BMP HANDBOOK, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
9. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 3:1, FILL AREAS - 3:1.
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
11. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
12. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
13. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
14. ALL SLOPES 3:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT. IN ADDITION TO GRASSING/HYDROSEEDING.
15. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
16. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
17. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 45013C0444G, DATED 05/23/2021.
18. WETLANDS DO NOT EXIST ON SITE.
19. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
20. AMENDMENTS/REVISIONS TO THE ESⅈPC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
21. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.
22. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
23. 80% COVERAGE OVER 100% OF THE SITE WILL BE REQUIRED TO ACHIEVE FINAL STABILIZATION.
24. CONTRACTOR TO NOT DISTURB ANY AREA OUTSIDE THE LIMITS OF DISTURBANCE.

SCDES STANDARD E&S 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.

DISTURBED AREA:
TOTAL ≈ 4.5 ACRES

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 SCR100000.

NOTE:
THE SEQUENCE OF CONSTRUCTION SHOWN IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

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DRAWN BY: OCT

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Drawing name: K:\CHA_L\DEV019842 Bromont004 - Circle Center HHI\02 - DWG\PlanSheets\C5-00 - EROSION CONTROL NOTES.dwg C5-00 EROSION CONTROL NOTES Apr 30, 2025 5:49pm by: olivia.tice
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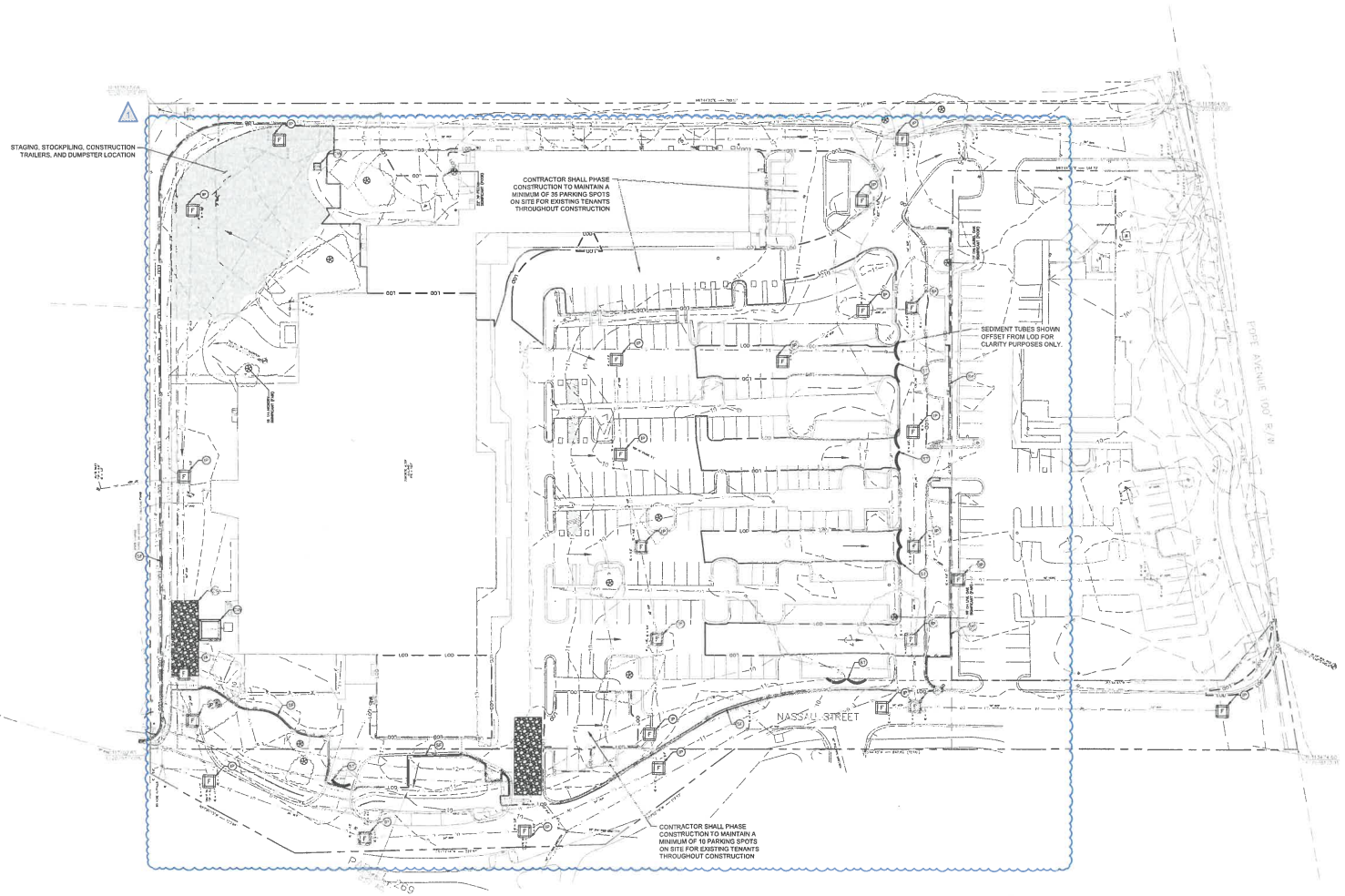

EROSION CONTROL PH. 1 SEQUENCING:

1. SCHEDULE / ATTEND PRE-CONSTRUCTION CONFERENCE WITH THE ENGINEER, COUNTY INSPECTOR, SITE SUBCONTRACTOR, AND 3RD PARTY EROSION CONTROL INSPECTION FIRM. PRE-CONSTRUCTION CONFERENCE TO BE HELD ON SITE.
2. INSTALL CONSTRUCTION EXITS, TIRE WASH DOWN & FUEL STORAGE AREAS.
3. INSTALL PERIMETER EROSION CONTROL DEVICES AND DROP INLET FILTER SAC INLET PROTECTION. CONTRACTOR SHALL ENSURE THAT INLET PROTECTION DOES NOT IMPEDE THE TRAVEL WAY.
4. DEMOLISH EXISTING BUILDING.
5. CONTINUALLY UPDATE/MAINTAIN OS-SWPPP BOOK PER THE NPDES PERMIT REQUIREMENTS.

EROSION CONTROL LEGEND:

SF	SILT FENCE
	LIMITS OF DISTURBANCE
BF	BAFFLES FOR SEDIMENT BASIN
SD	SLOPE DRAIN
RR	RIP RAP APRON
DD	DIVERSION DITCH
IP	INLET PROTECTION: WIRE MESH & STONE - TYPE "B"
IP	INLET PROTECTION: DROP INLET FILTER SAC
CO	CONSTRUCTION EXIT
CW	CONCRETE WASHOUT
ST	SEDIMENT TUBES
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	DRAINAGE BASIN DELINEATION
	DRAINAGE FLOW ARROW
SK	SKIMMER
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
ECB	EROSION CONTROL BLANKET

DISTURBED AREA:

TOTAL = 4.5 ACRES

NO FILL MATERIAL SHALL BE SITUATED WITHIN 2' OF SILT FENCE

NOTE:

1. CONTRACTOR SHALL REFERENCE THE TREE REPLACEMENT AND PROTECTION PLANS FOR LOCATION OF ALL TREE PROTECTION FENCING.
2. CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER AND EXISTING TENANTS TO REMAIN DURING CONSTRUCTION TO PROVIDE ADEQUATE TEMPORARY PARKING THAT IS FENCED OFF FROM THE CONSTRUCTION STAGING AREA OF MATERIAL, VEHICLES, AND EQUIPMENT.

NOTE: DUMPSTERS WILL NOT BE VISIBLE FROM THE RIGHT-OF-WAY.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OGT

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY.

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

DA
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Drawing name: K:\CHA_LDEV\018842 Bixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C5-10 - EROSION CONTROL-PH 1.dwg C5-10 - EROSION CONTROL PLAN PHASE 1 Apr 30, 2025 5:49pm by: olivia.tice

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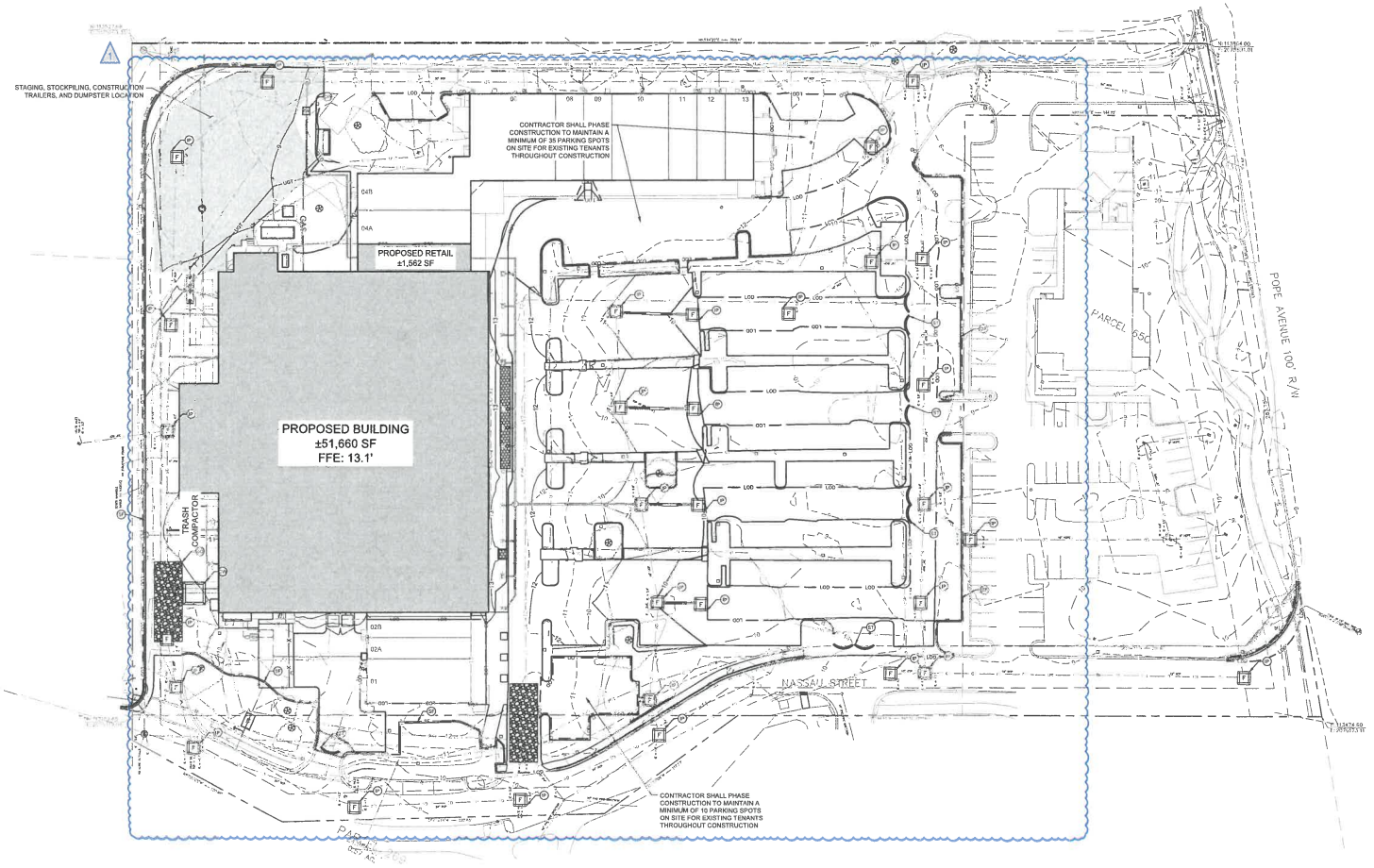

EROSION CONTROL PH. 2 SEQUENCING:

1. CONTINUE EARTHWORK/GRADING ACTIVITIES. MAINTAIN AND ADJUST ALL BMPs THROUGHOUT GRADING ACTIVITIES TO MAINTAIN DRAINAGE PATTERNS. CONTRACTOR TO ENSURE ALL EROSION CONTROL MEASURES DO NOT ADVERSELY AFFECT CONTRUCTABILITY OF PROJECT.
2. AS EARTHWORK ALLOWS, BEGIN INSTALLING STORMWATER PIPING AND INLETS.
3. INSTALL SITE UTILITIES, CONTRACTOR MAKE SURE TO LEAVE WATER AND SANITARY SEWER LINES EXPOSED AS NECESSARY UNTIL IT HAS BEEN APPROVED BY THE INSPECTOR.
4. AS CONSTRUCTION PROGRESSES AND SITE IS BROUGHT TO FINAL GRADES, INSTALL PERMANENT EROSION CONTROL MEASURES.
5. INSTALL CONCRETE WASH OUT PRIOR TO POURING ANY CONCRETE ON SITE.
6. MAINTAIN DEVICES AS NEEDED. INLET PROTECTION SHALL REMAIN UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA IS STABILIZED. INSPECT AND REPAIR EROSION CONTROL MEASURES AFTER EVERY RAINFALL EVENT OF 2" OR GREATER OR EVERY 7 CALENDAR DAYS. ALL AREAS UPON WHICH NO FURTHER LAND DISTURBING ACTIVITY WILL BE UNDERTAKEN ARE TO BE PLANTED OR PROVIDED WITH PROTECTIVE COVER WITHIN 14 CALENDAR DAYS.
7. CONSTRUCT NEW BUILDING.
8. AS AREAS ARE BROUGHT TO FINISHED GRADE, CONTRACTOR TO INSTALL FINAL GRASSING AND STABILIZE ALL SLOPES PER THE EROSION CONTROL NOTES AND DETAILS.
9. THE CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE PIPING, SWALES AND PONDS AND FULLY STABILIZE.
10. CONTRACTOR SHALL PROVIDE AS-BUILTS PREPARED AND SEALED BY A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA IN ACCORDANCE WITH TOWN OF HILTON HEAD ISLAND GUIDELINES.
11. CONTRACTOR SHALL COORDINATE FILING THE NOTICE OF TERMINATION (NOT) WITH THE OWNER AND ENGINEER ONCE FINAL STABILIZATION HAS BEEN ACHIEVED IN ACCORDANCE WITH SCDES GUIDELINES.
12. CONTRACTOR SHALL COORDINATE WITH THE TOWN OF HILTON HEAD ISLAND EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
13. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SCDES, U.S. DEPT. OF AGRICULTURE, AND TOWN OF HILTON HEAD ISLAND CODE OF ORDINANCES.

EROSION CONTROL LEGEND:

SF	SILT FENCE
	LIMITS OF DISTURBANCE
BF	BAFFLES FOR SEDIMENT BASIN
SD	SLOPE DRAIN
RR	RIP RAP APRON
DD	DIVERSION DITCH
IP	INLET PROTECTION: WIRE MESH & STONE - TYPE "B"
IP	INLET PROTECTION: DROP INLET FILTER SAC
CE	CONSTRUCTION EXIT
CW	CONCRETE WASHOUT
ST	SEDIMENT TUBES
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	DRAINAGE BASIN DELINEATION
	DRAINAGE FLOW ARROW
SK	SKIMMER
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
ECB	EROSION CONTROL BLANKET

DISTURBED AREA:

TOTAL = 4.5 ACRES

NO FILL MATERIAL SHALL BE SITUATED WITHIN 2' OF SILT FENCE

NOTE:
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2. CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER AND EXISTING TENANTS TO REMAIN DURING CONSTRUCTION TO PROVIDE ADEQUATE TEMPORARY PARKING THAT IS FENCED OFF FROM THE CONSTRUCTION STAGING AREA OF MATERIAL, VEHICLES, AND EQUIPMENT.

NOTE: DUMPSTERS WILL NOT BE VISIBLE FROM THE RIGHT-OF-WAY.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811 SOUTH CAROLINA 811 811 Before You Dig

Kimley»Horn

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

SCALE: AS SHOWN
DRAWN BY: OGT

SHEET C5

Drawing name: K:\CHA_LDEV\019842 Broxton\004 - Circle Center HHI\02 - DWG\PlanSheets\C5-20 - EROSION CONTROL-PH 2.dwg C5-20 - EROSION CONTROL PLAN PHASE 2 Apr 30, 2025 5:50pm by: olivia.tice
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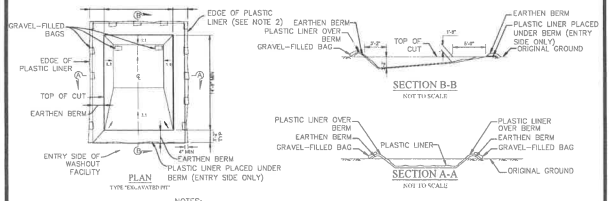
EXCAVATED PIT CONCRETE WASHOUT



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.

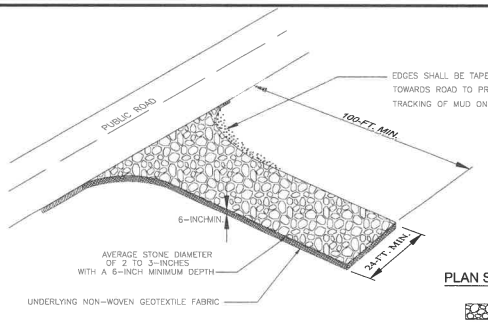
CONCRETE WASHOUT SIGN DETAIL

South Carolina Department of Health and Environmental Control

CONCRETE WASHOUT
EXCAVATED PIT

STANDARD DRAWING NO. RC-08 PAGE 1 of 1

NOT TO SCALE — 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 DSO 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.

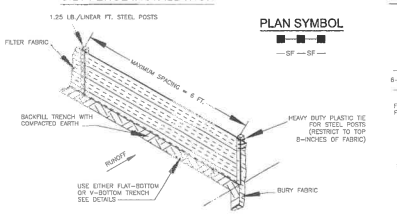
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

SILT FENCE INSTALLATION



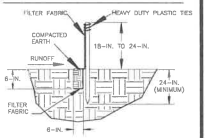
PLAN SYMBOL

—SF—SF—

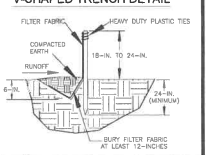
SILT FENCE - GENERAL NOTES

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.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



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), Approved 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.

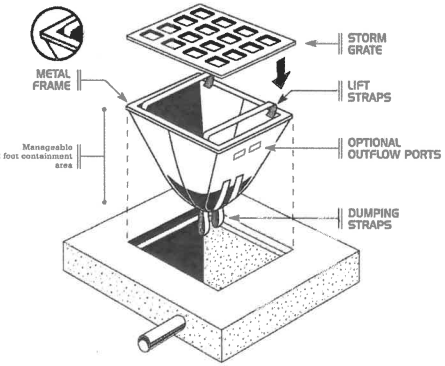
South Carolina Department of Health and Environmental Control

SILT FENCE

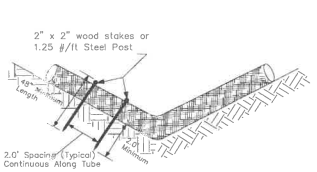
STANDARD DRAWING NO. SC-03 PAGE 2 of 2

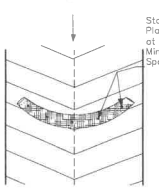
GENERAL NOTES — FEBRUARY 2014 DATE

DANDY SACK, FRAMED MODEL



SEDIMENT TUBE INSTALLATION





PLAN SYMBOL

SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 1 of 2

NOT TO SCALE — FEBRUARY 2014 DATE

SEDIMENT TUBES - GENERAL NOTES

1. Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.
2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.
3. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
4. Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
6. Sediment tubes should be staked using wooden stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
8. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
11. Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.
12. Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES - INSPECTION & MAINTENANCE

1. The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tubes 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 in front of the sediment tube 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 sediment tube.
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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 2 of 2

GENERAL NOTES — FEBRUARY 2014 DATE

Kimley»Horn

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SCALE: AS SHOWN — DRAWN BY: OGT

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Drawing name: K:\CHA_LDEV\019842 Bklamar\004 - Circle Center HHI\02 - DWG\PlanSheets\C5-80 - EROSION CONTROL DETAILS.dwg C5-80 EROSION CONTROL DETAILS Apr 30, 2025 5:52pm by: olivia.tice
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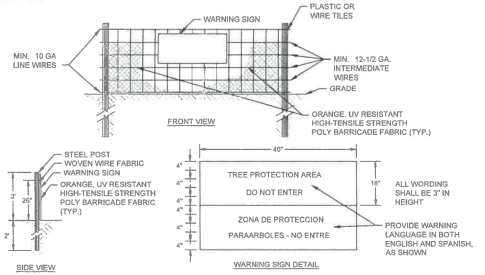
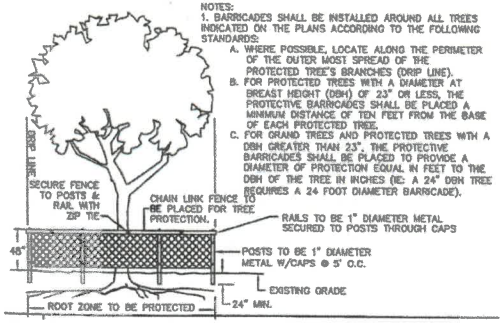


NOTES

1. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS SHOWN.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
5. SHOULD THE FABRIC OF A PROTECTION FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, CONTRACTOR SHALL REPLACE IT PROMPTLY.

1 TREE PROTECTION FENCE DETAIL (NON-SPECIMEN) SEE CHART THIS PAGE

SCALE: NTS



NOTES:
1. BARRICADES SHALL BE INSTALLED AROUND ALL TREES INDICATED ON THE PLANS ACCORDING TO THE FOLLOWING STANDARDS:
   A. WHERE POSSIBLE, LOCATE ALONG THE PERIMETER OF THE OUTER MOST SPREAD OF THE PROTECTED TREE'S BRANCHES (DRIP LINE).
   B. FOR PROTECTED TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF 23" OR LESS, THE PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET FROM THE BASE OF EACH PROTECTED TREE.
   C. FOR GRAND TREES AND PROTECTED TREES WITH A DBH GREATER THAN 23", THE PROTECTIVE BARRICADES SHALL BE PLACED TO PROVIDE A DIAMETER OF PROTECTION EQUAL IN FEET TO THE DBH OF THE TREE IN INCHES (IE: A 24" DBH TREE REQUIRES A 24 FOOT DIAMETER BARRICADE).

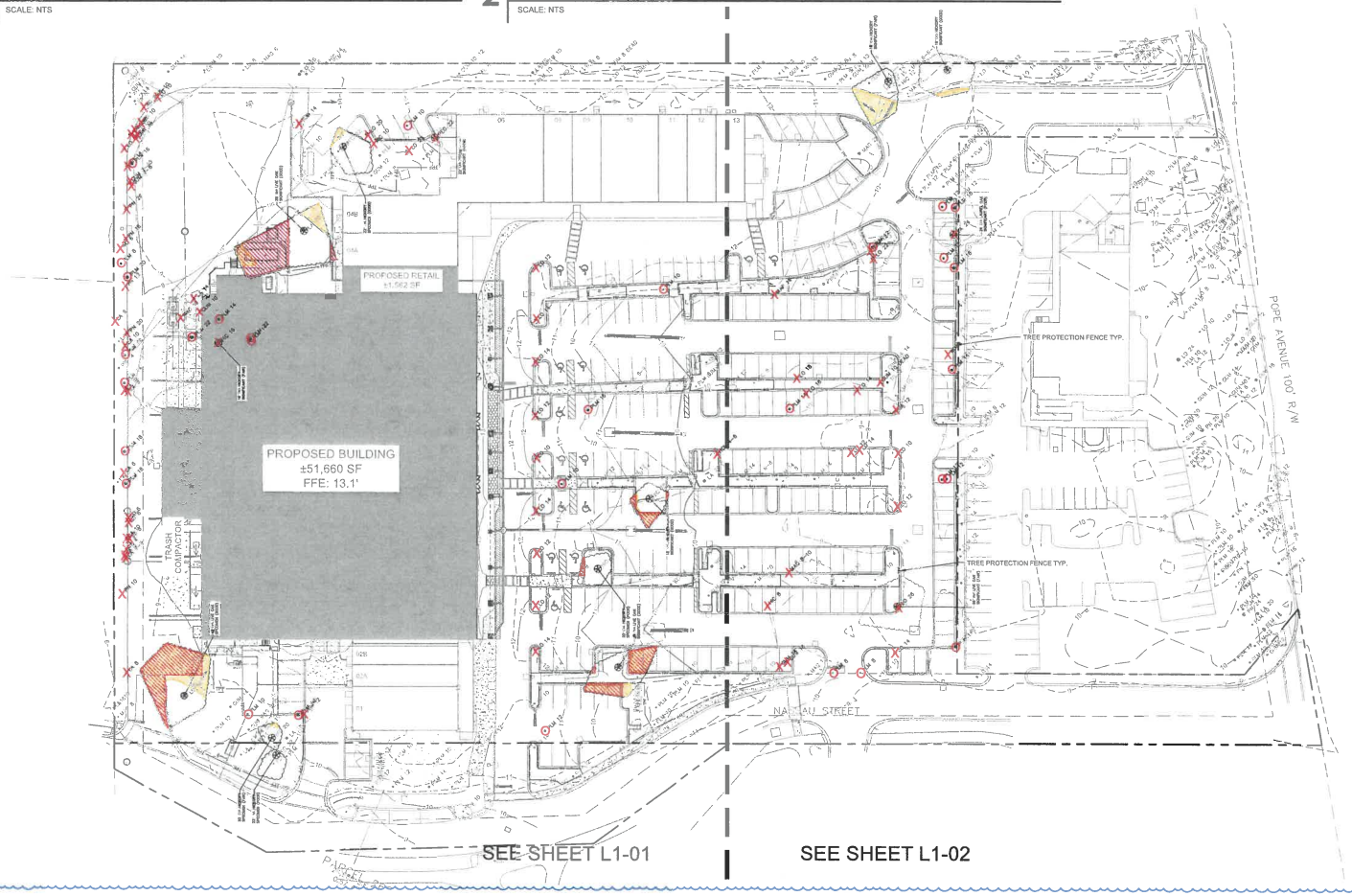
4/30/25, 10:13 AM — Hilton Head Island, SC Land Management Ordinance

TABLE 16-6-104.F.1: SPECIMEN AND SIGNIFICANT TREES

TREE TYPE		SPECIMEN DBH (INCHES)	SIGNIFICANT DBH (INCHES)
Live oak	Single trunk	35	28
	Multiple trunks	60 (sum of all trunks)	48
Laurel oak		35	28
Water oak		30	24
Red oak		25	20
White oak		20	16
All hickories		20	16
American elm		15	12
Loblolly and slash pines		35	28
Longleaf and pond pines		25	20
Red bay		10	8
Southern magnolia		30	24
Bald cypress and pond cypress		15	12
Black gum and sweet gum		30	24
Red maple		30	24
Spruce pine		Any size	Any size
Red cedar		10	8
Sycamore		30	24
Black cherry		25	20
Sassafras		6	5

2 CYCLONE/CHAIN-LINK TREE PROTECTION FENCE DETAIL (SPECIMEN) SEE CHART THIS PAGE

SCALE: NTS



LEGEND:

- PROPOSED TREE TO BE REMOVED
- PROPOSED TREE TO BE RELOCATED
- EXISTING TREE TO REMAIN
- SPECIMEN/SIGNIFICANT TREE
- EXISTING TOTAL IMPACT AREA
- FINISHED CONDITION TOTAL IMPACT AREA
- TREE PROTECTION FENCE

TREE ABBREVIATIONS:

LA - LAUREL OAK
LO - LIVE OAK
MAP - MAPLE
PLM - PALM
MAG - MAGNOLIA
TAL - TALLOW
PN - PINE
WO - WATER OAK
TO - TURKEY OAK
PEC - PECAN
GUM - GUM
HOL - HOLLY
HIC - HICKORY

CATEGORY 1		CATEGORY 2		CATEGORY 3	
LA	6	GUM	10	PN	14
LA	18	GUM	16	PN	20
LA	12	GUM	16	PN	16
LA	6	GUM	12	PN	12
LA	10	GUM	10	PN	20
LA	10	GUM	14	PN	10
LA	8	GUM	16		
LA	6	GUM	14		
LA	10	GUM	12		
LA	6	HIC	16		
LA	6	HIC	10		
LA 6-8	14	HIC	8		
LA	8	MAP	14		
LA	14	PEC	22		
LA	12	WO 6-8-10	24		
LA	24	WO	10		
LO	10	WO	6		
LO	16	WO	8		
LO	6				
LO	8				
LO	8				
LO	20				
LO	23				
LO	14				
LO	12				
LO	10				
LO	14				
LO	14				
LO	26				
LO	22				
LO	18				
LO	18				
LO	14				
LO	12				
LO	14				
LO	10				
LO	12				
MAG	10				
MAG 8-10	18				
LO	14				
LO	12				
LO	12				
LO	12				
LO	14				
HOL 4-6	10				
TOTAL	743	TOTAL	238	TOTAL	92
ACI	743	ACI	178.5	ACI	46
REPLACE TREES	74.3	REPLACE TREES	23.8	REPLACE TREES	9.2
	75		24		10

Tree	Existing Impacts	Final Impact	Change
#2 22" Hickory	5.8%	5.8%	0.0%
#3 28" Live Oak	13.2%	48.8%	35.6%
#5 42" Live Oak	67.1%	51.3%	-15.8%
#6 20" Hickory	6.0%	0.0%	-6.0%
#7 28" Live Oak	44.1%	43.7%	-0.4%
#8 20" Hickory	1.2%	6.8%	5.6%
#9 18" Hickory	22.3%	21.9%	-0.4%
#11 18" Hickory	47.5%	47.5%	0.0%
#12 16" Hickory	5.1%	5.1%	0.0%

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: AJA

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

01/2
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Drawing name: K:\CHA_LDEV\019842 Bloxmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg TREE PROTECTION PLAN - OVERALL Apr 30, 2025, 5:52pm by: olivia tice

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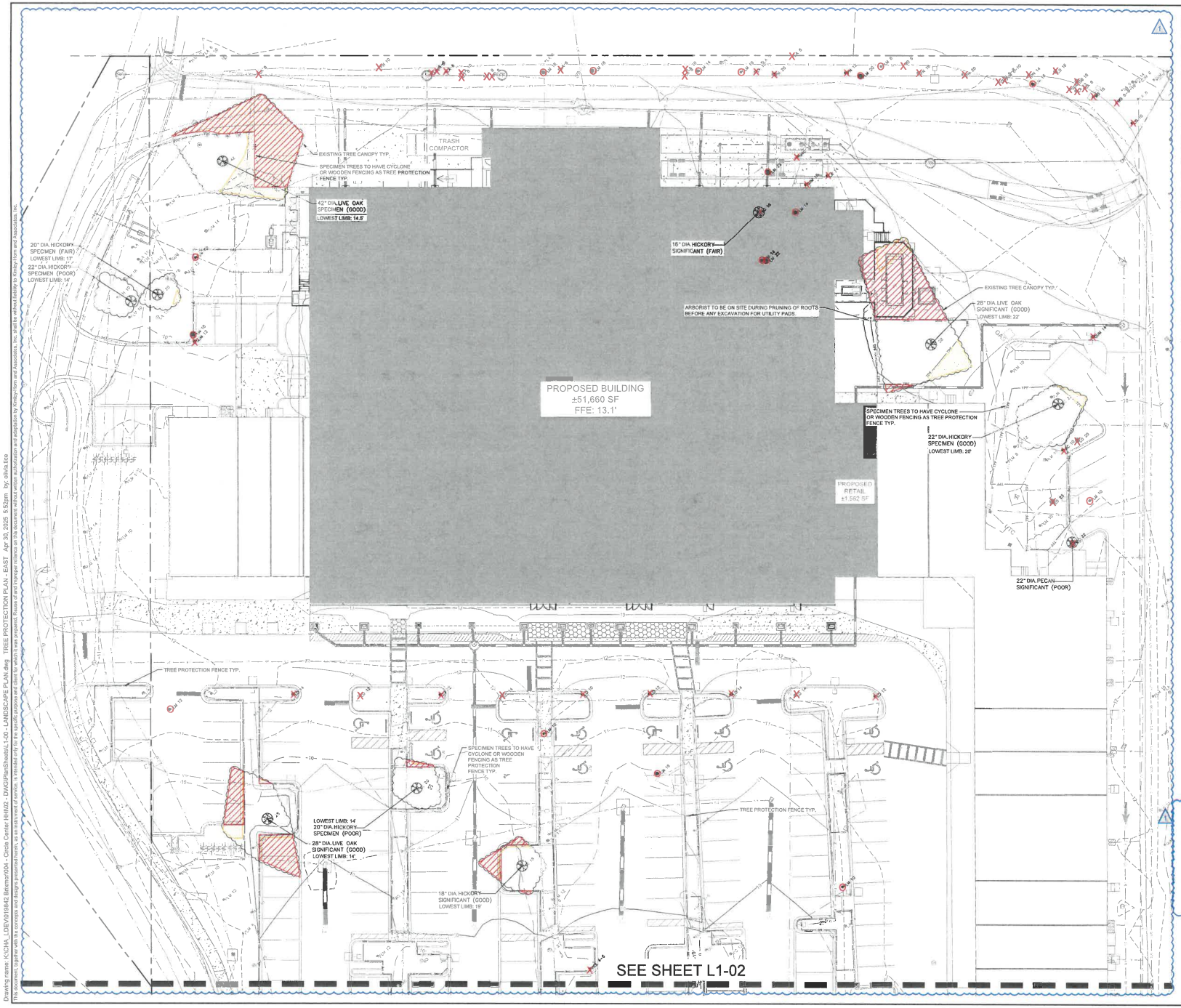

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LA	12	GUM	16	PN	16
LA	6	GUM	12	PN	12
LA	10	GUM	10	PN	20
LA	10	GUM	14	PN	10
LA	8	GUM	16		
LA	6	GUM	14		
LA	10	GUM	12		
LA	6	HIC	16		
LA	5	HIC	10		
LA 6-8	14	HIC	8		
LA	8	MAP	14		
LA	14	PEC	22		
LA	12	WO 6-8-10	24		
LA	24	WO	10		
LO	10	WO	6		
LO	16	WO	8		
LO	6				
LO	8				
LO	8				
LO	20				
LO	23				
LO	14				
LO	12				
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LO	14				
LO	26				
LO	22				
LO	18				
LO	18				
LO	14				
LO	12				
LO	14				
LO	10				
LO	12				
MAG	10				
MAG 8-10	18				
LO	14				
LO	12				
LO	12				
LO	12				
LO	14				
HOL 4-6	10				
TOTAL ACI	743 743	TOTAL ACI	238 178.5	TOTAL ACI	92 46
REPLACE TREES	74.3 75	REPLACE TREES	23.8 24	REPLACE TREES	9.2 10

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GRAPHIC SCALE IN FEET
0 10 20 40

811

Kimley»Horn

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1003 HOLCOMB WOODS PARKWAY.

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SCALE: AS SHOWN
DRAWN BY: AJA
01/23
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0198
SHEET
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Drawing name: K:\CHA_LOE\019842 Bnsmor\004 - Circle Center HHI\02 - DWG\Plan Sheets\L1-00 - LANDSCAPE PLAN .dwg TREE PROTECTION PLAN - EAST Apr 30, 2026 5:52pm by: olivia.tice
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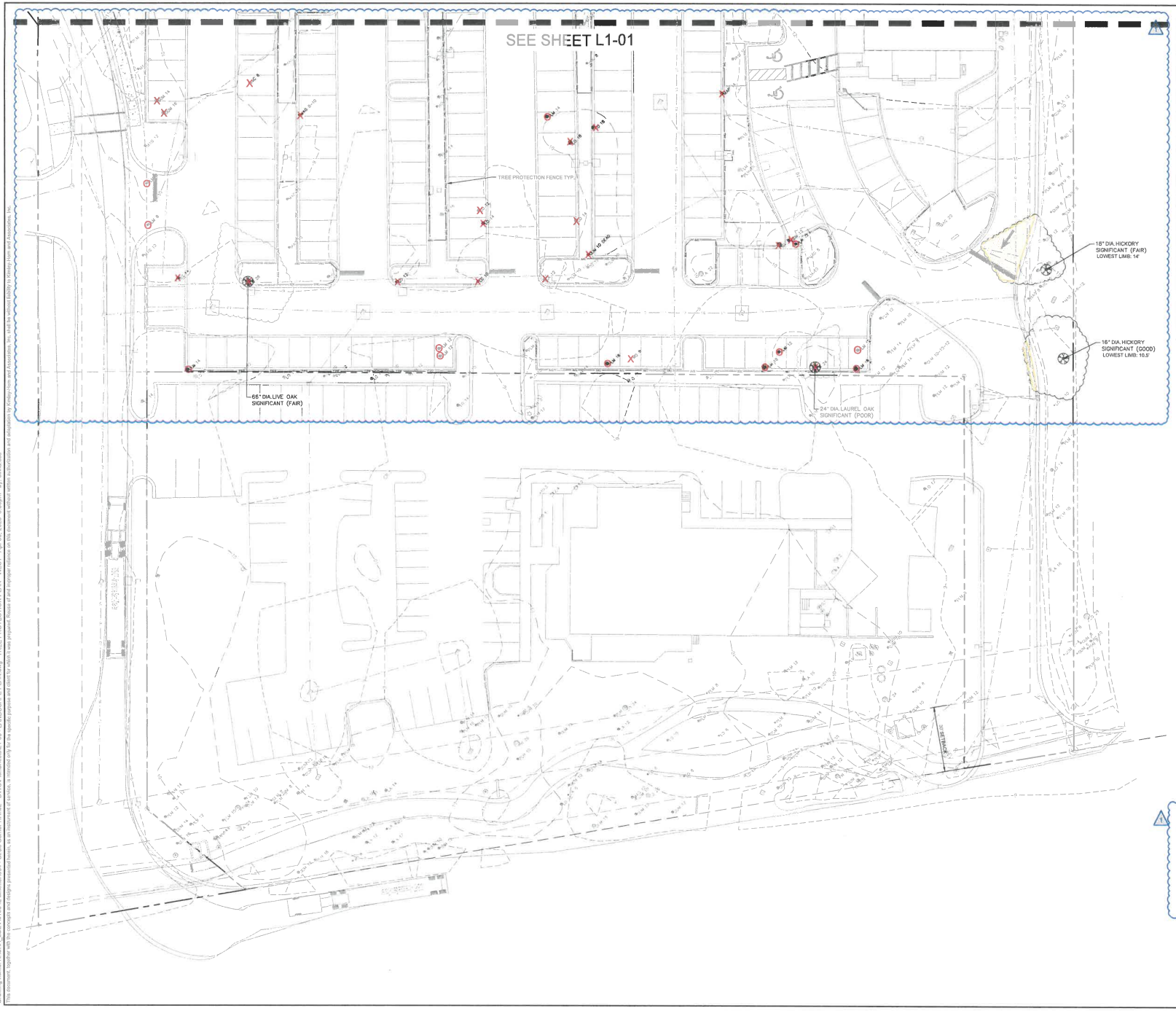

LEGEND:

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LA	10	GUM	10	PN	20
LA	10	GUM	14	PN	10
LA	8	GUM	16		
LA	6	GUM	14		
LA	10	GUM	12		
LA	6	HIC	16		
LA	6	HIC	10		
LA 6-8	14	HIC	8		
LA	8	MAP	14		
LA	14	PEC	22		
LA	12	WO 6-8-10	24		
LA	24	WO	10		
LO	10	WO	6		
LO	16	WO	8		
LO	6				
LO	8				
LO	8				
LO	20				
LO	23				
LO	14				
LO	12				
LO	10				
LO	14				
LO	14				
LO	26				
LO	22				
LO	18				
LO	18				
LO	14				
LO	12				
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0 10 20 40

811

Kimley»Horn

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CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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01/2
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0198
SHEET
L1-

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	REMARKS
CATEGORY 1							
	MB	38	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	2" CAL.	B&B	10' MIN.	LIMB TO 80"
	TP	6	SHAWNEE BRAVE BALD CYPRESS TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	2" CAL.	B&B	10' MIN.	
	QV	20	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	2" CAL.	B&B	10' MIN.	
CATEGORY 2							
	GP	3	PRINCETON SENTRY MAIDENHAIR TREE GINKGO BILOBA 'PRINCETON SENTRY'	2" CAL.	B&B	10' MIN.	
	LS	21	SLENDER SILHOUETTE SWEET GUM LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	2" CAL.	B&B	10' MIN.	
CATEGORY 3							
	SP	10	CABBAGE PALMETTO SABAL PALMETTO	—	B&B	8' MIN.	
RELOCATED TREES							
	PLM	30	CABBAGE PALMETTO SABAL PALMETTO	—	B&B	8' MIN.	

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	REMARKS
SHRUBS							
	AR	185	AUTUMN FIRE® ENCORE® AZALEA AZALEA X 'ROBLEZ'	3 GAL.	POT	18"-24" MIN.	
	FG	27	GIANT LEOPARD PLANT FARFUGIUM JAPONICUM GIGANTEUM	3 GAL	POT	18"-24" MIN.	
	CF	35	HOLLY FERN CYRTOMIUM FALCATUM	3 GAL	POT	18"-24" MIN.	
	IS	166	LITTLE HENRY® SWEETSPIRE ITEA VIRGINICA 'SPRICH'	3 GAL.	POT	18"-24" MIN.	
	CO	58	LITTLE JOHN BOTTLEBRUSH CALLISTEMON CITRINUS 'LITTLE JOHN'	3 GAL.	POT	18"-24" MIN.	
	SR	206	SAW PALMETTO SERENOA REPENS	3 GAL. MIN.	POT	18"-24" MIN.	
	HD	42	SIKE'S DWARF OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'	3 GAL.	POT	18"-24" MIN.	
	IT	91	TAYLOR'S RUDOLPH YAUPON HOLLY ILEX VOMITORIA 'TAYLOR'S RUDOLPH'	3 GAL. MIN.	POT	18"-24" MIN.	

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	REMARKS
GROUND COVERS						
	PG	1,798 SF	3/8" GRAVEL PEA GRAVEL	-		
	TA	941	ASIATIC JASMINE TRACHELOSPERMUM ASIATICUM	1 GAL.	POT	
	LB	8	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	POT	
	EO	2,832 SF	CENTIPEDE SEED EREMOCHLOA OPHIUROIDES	SEED		
	TD	138	DWARF FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES NANA	1 GAL.	POT	
	LG	111	GIANT LIRIOPE LIRIOPE GIGANTEA	1 GAL.	POT	
	CG	91	GREEN-AND-GOLD CHRYSOGONUM VIRGINIANUM	1 GAL.	POT	
	MU	4,744 SF	HARDWOOD MULCH HARDWOOD MULCH	MULCH		
	EH	21	HORSETAIL EQUISETUM HYEMALE	1 GAL.	POT	
	MC	220	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	1 GAL.	POT	
	AS	198 SF	SEASONAL COLOR ANNUAL SELECTION	-		

LANDSCAPE REQUIREMENTS & CALCULATIONS

Location: Hilton Head Island

LANDSCAPE REQUIREMENTS

AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	NOTES	SECTION
PARKING LOT	1 OVERSTORY TREE PER 50 LF OF PLANTED MEDIAN LANDSCAPE MEDIAN AT THE ENDS OF PARKING BAYS 10 SPACES MAX BEFORE PLANTING ISLAND	VARIES	1 CANOPY PER 50 LF	EACH ISLAND MEETS 1 CANOPY TREE PER 50 LF USING NEW AND EXISTING VEGETATION	N/A	*16-5-107. 6.*
STREET BUFFER TYPE A - 20 FT DEPTH	PER 100 LF: 2 CANOPY 3 UNDERSTORY 8 EVERGREEN SHRUBS	253 LF	253 / 100 = 2.53 2 x 2.53 = 5.06 -> 6 CANOPY 3 x 2.53 = 7.59 -> 8 UNDERSTORY 8 x 2.53 = 20.24 -> 21 SHRUBS	6 CANOPY 8 UNDERSTORY 70 SHRUBS	WIDTH VARIES DUE TO EXISTING PARKING SPACES AND LANDSCAPED AREAS.	*16-5-103.*

LANDSCAPE NARRATIVE:

THE LANDSCAPE WITHIN THE PROPOSED REDEVELOPMENT OF THE CIRCLE CENTER SHOPPING CENTER PROVIDES AN ENHANCED LANDSCAPE USING EXISTING TREES AND NEW PLANTINGS OF NATIVE CANOPY TREES THROUGHOUT THE PARKING LOT. ADDITIONAL GROUND LEVEL NATIVE PLANTINGS ARE PROPOSED TO ENHANCE THE OVERALL AESTHETIC OF THE SITE.

LEGEND:

LO 23 — EXISTING TREE TO REMAIN

SPECIMEN TREE

MITIGATION:

ACI SITE DENSITY:
REQUIRED: 900 x 1.94 AC = 1746 ACI
EXISTING REMAINING: 1783.5 ACI
REQUIRED REPLANTING: 0 CAL. IN INCHES

1 TREE PER 10 CAL. IN. REPLACEMENT

CATEGORY 1 TREES:
REQUIRED: 75
PROPOSED: 64

CATEGORY 2 TREES:
REQUIRED: 24
PROPOSED: 24

CATEGORY 3 TREES:
REQUIRED: 10
PROPOSED: 10

TREE BANK:
CATEGORY 1 TREES: 11

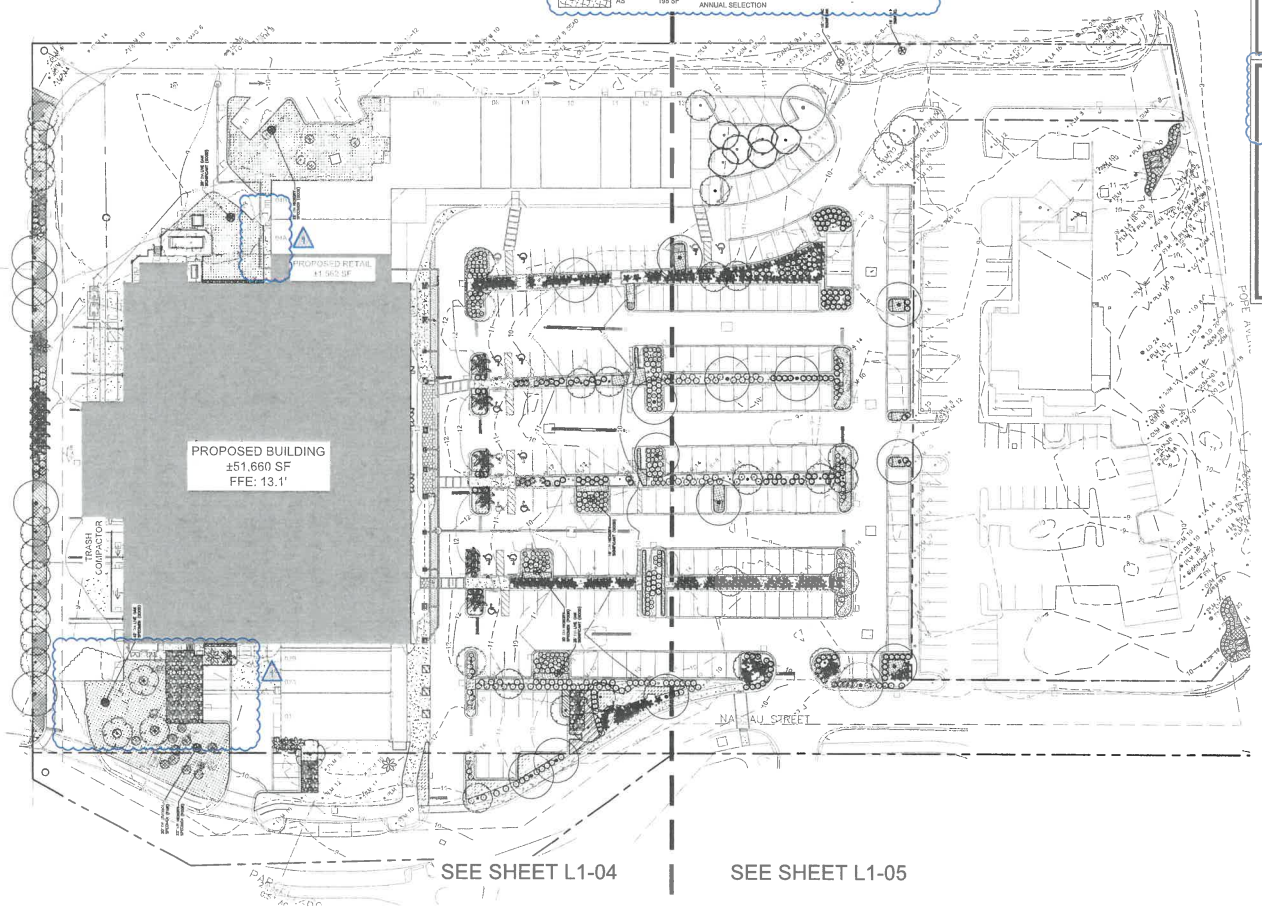
RETAINED TREES AND EXISTING ACI:

CATEGORY 1		CATEGORY 2		CATEGORY 3		CATEGORY 3	
LA	8	HIC	18	PIN	14	PLM	16
LA	8	HIC	12	PLM	10	PLM	8
LA	6	HIC	16	PLM	10	PLM	20
LA	16	HIC	12	PLM	8	PLM	10
LA	6	HIC	18	PLM	8	PLM	14
LA	8	HIC	30	PLM	8	PLM	18
LA	12	HIC	22	PLM	10	PLM	18
LA	16	HIC	20	PLM	8	PLM	16
LA	22	GUM	6	PLM	16	PLM	12
LA	14	GUM	8	PLM	12	PLM	22
LA	14	GUM	6	PLM	10	PLM	14
LA	20	GUM	14	PLM	12	PLM	22
LA	18	GUM	10	PLM	16	PLM	14
LA	12	GUM (10-12)	22	PLM	8	PLM	10
LA	10	GUM	8	PLM	12	PLM	16
LA	6	GUM	10	PLM	14	PLM	10
LA	10	GUM	9	PLM	14	PLM	8
LA	8	GUM	14	PLM	16	PLM	8
LA	6	GUM	8	PLM	14	PLM	14
LA	6	GUM	8	PLM	10	PLM	12
LA	10	GUM	12	PLM	10	PLM	14
LO	14	GUM	12	PLM	16	PLM	12
LO	8	GUM	8	PLM	10	PLM	12
LO	16	GUM 6-4	10	PLM	10	PLM	16
LO	20	GUM 10-10-12	32	PLM	12	PLM	18
LO	16	GUM	12	PLM	8	PLM	12
LO	12	GUM	12	PLM	10	PLM	18
LO 6-10	16	GUM	10	PLM	8	PLM	12
LO	14	GUM	14	PLM	10	PLM	10
LO	20	GUM	14	PLM	16		
LO	12	GUM	12	PLM	14		
LO	14	GUM	16	PLM	14		
LO	12	GUM	12	PLM	14		
LO	12	MAP	8	PLM	12		
LO	14	MAP	9	PLM	12		
LO	28	WO	14	PLM	12		
LO	10	WO	8	PLM	12		
LO	14	WO	6	PLM	10		
LO	14	WO	12	PLM	16		
LO	42	WO	14	PLM	10		
MAG	8	WO	18	PLM	10		
MAG 6-6-12	24	PEC	22	PLM	8		
MAG	20	TD	12	PLM	10		
MAG	10			PLM	10		
MAG	8			PLM	6		
MAG	14			PLM	6		
MAG	10			PLM	12		
MAG	10			PLM	10		
MAG	10			PLM	14		
MAG	12			PLM	14		
MAG	10			PLM	10		
MAG	10			PLM	10		
MAG	12			PLM	12		
MAG	6			PLM	12		
HOL 8-8	16			PLM	10		
HOL 3-6	9			PLM	16		
HOL	8			PLM	10		
HOL	8			PLM	10		
HOL 6-8	14			PLM	12		
				PLM	10		
HOL	6			PLM	16		
HOL	8			PLM	10		
HOL	8			PLM	16		
				PLM	8		
				PLM	12		
				PLM	10		
				PLM	10		
TOTAL ACI	785	TOTAL ACI	558	TOTAL ACI	1160		
	785		418.5		580		

OVERALL TOTAL 1783.5

TOTAL REQUIRED 1746

REPLANTING CAL. INCHES -37.5 -11.25



GRAPHIC SCALE IN FEET 0 20 40 80

811

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SCALE: AS SHOWN
DRAWN BY: AJA

SHEET L1-

Drawing name: K:\CHA_L\DEV\018462 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN- OVERALL Apr 30, 2025 5:53pm by: olivia.lica
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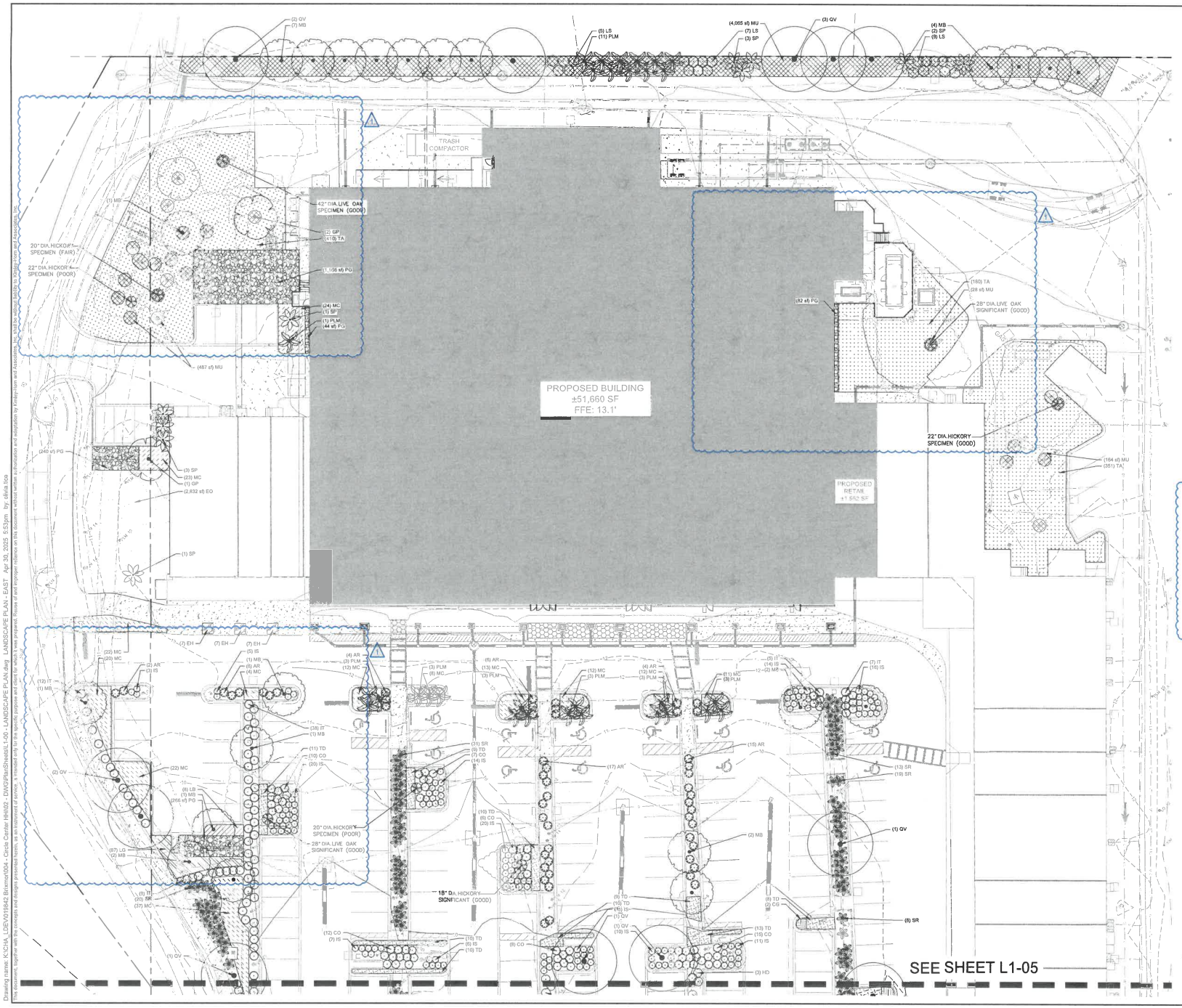

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SYMBOL	CODE	COMMON / BOTANICAL NAME
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	TP	SHAWNEE BRAVE BALD CYPRESS TAXODIUM DISTICHUM 'SHAWNEE BRAVE'
	QV	SOUTHERN LIVE OAK QUERCUS VIRGINIANA
CATEGORY 2		
	GP	PRINCETON SENTRY MAIDENHAIR TREE GINKGO BILOBA 'PRINCETON SENTRY'
	LS	SLENDER SILHOUETTE SWEET GUM LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'
CATEGORY 3		
	SP	CABBAGE PALMETTO SABAL PALMETTO
RELOCATED TREES		
	PLM	CABBAGE PALMETTO SABAL PALMETTO
SHRUBS		
	AR	AUTUMN FIRE® ENCORE® AZALEA AZALEA X 'RO8LEZ'
	FG	GIANT LEOPARD PLANT FARFUGIUM JAPONICUM GIGANTEUM
	CF	HOLLY FERN CYRTOMIUM FALCATUM
	IS	LITTLE HENRY® SWEETSPIRE ITEA VIRGINICA 'SPRICH'
	CO	LITTLE JOHN BOTTLEBRUSH CALLISTEMON CITRINUS 'LITTLE JOHN'
	SR	SAW PALMETTO SERENOA REPENS
	HD	SIKE'S DWARF OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
	IT	TAYLOR'S RUDOLPH YAUPON HOLLY ILEX VOMITORIA 'TAYLOR'S RUDOLPH'
GROUND COVERS		
	PG	3/8" GRAVEL PEA GRAVEL
	TA	ASIATIC JASMINE TRACHELOSPERMUM ASIATICUM
	LB	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'
	EQ	CENTIPEDE SEED EREMOCHLOA OPHIUROIDES
	TD	DWARF FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES NANA
	LG	GIANT LIRIOPE LIRIOPE GIGANTEA
	CG	GREEN-AND-GOLD CHRYSOGONUM VIRGINIANUM
	MU	HARDWOOD MULCH HARDWOOD MULCH
	EH	HORSETAIL EQUISETUM HYEMALE
	MC	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS
	AS	SEASONAL COLOR ANNUAL SELECTION

Kimley»Horn

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNER'S LLC
1003 HOLCOMB WOODS PARKWAY, ROSWELL, GA 30076

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SCALE: AS SHOWN
DRAWN BY: AJA

SHEET L1-

Drawing name: K:\CHA_LDEV\019842 Bkrmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN - EAST Apr 30, 2025 5:53pm by: olivia.tice
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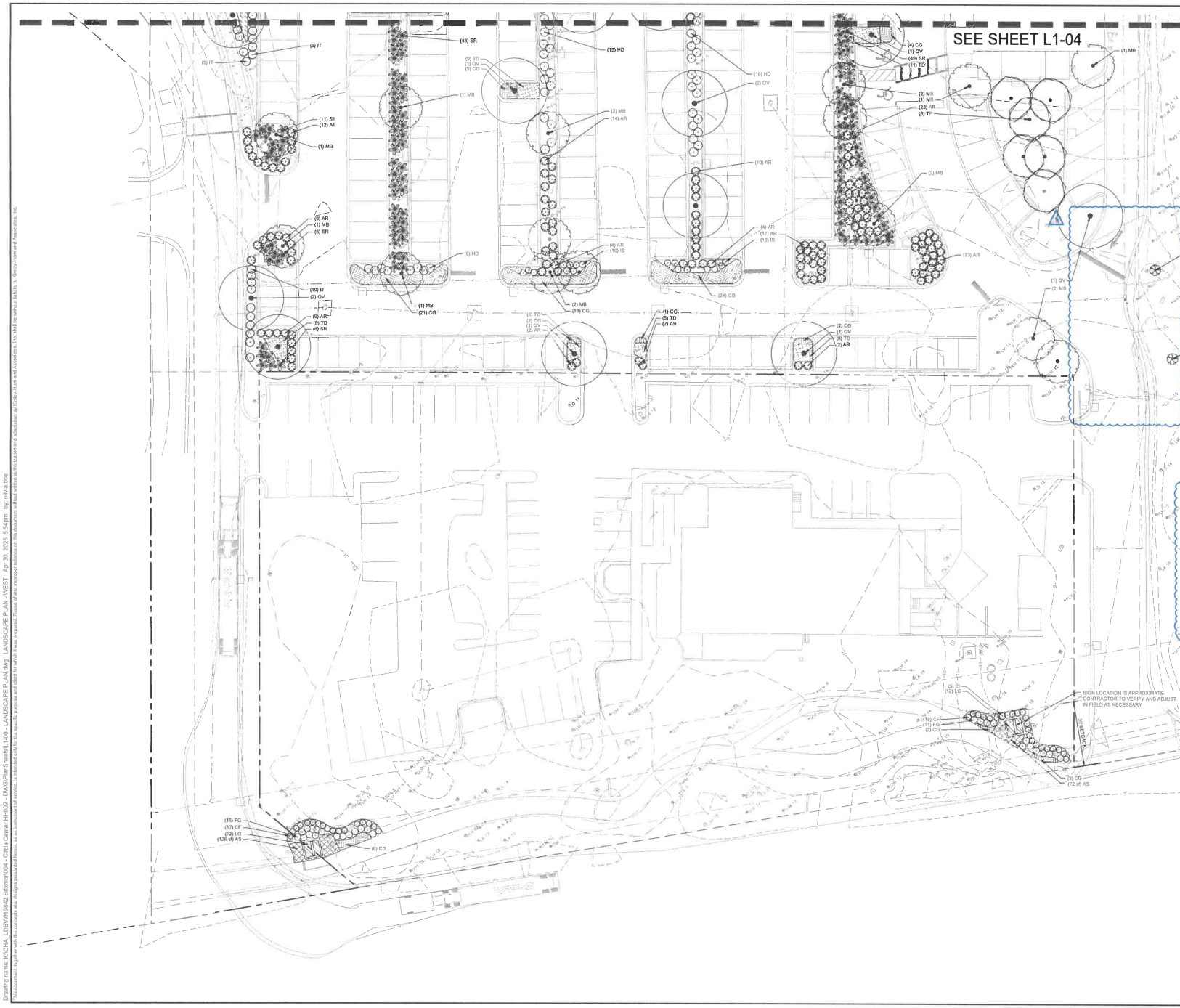

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
CATEGORY 1		
	MB	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
	TP	SHAWNEE BRAVE BALD CYPRESS TAXODIUM DISTICHUM 'SHAWNEE BRAVE'
	QV	SOUTHERN LIVE OAK QUERCUS VIRGINIANA
CATEGORY 2		
	GP	PRINCETON SENTRY MAIDENHAIR TREE GINKGO BILOBA 'PRINCETON SENTRY'
	LS	SLENDER SILHOUETTE SWEET GUM LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'
CATEGORY 3		
	SP	CABBAGE PALMETTO SABAL PALMETTO
RELOCATED TREES		
	PLM	CABBAGE PALMETTO SABAL PALMETTO
SHRUBS		
	AR	AUTUMN FIRE® ENCORE® AZALEA AZALEA X 'ROBLEZ'
	FG	GIANT LEOPARD PLANT FARFUGIUM JAPONICUM GIGANTEUM
	CF	HOLLY FERN CYRTOMIUM FALCATUM
	IS	LITTLE HENRY® SWEETSPIRE ITEA VIRGINICA 'SPRICH'
	CO	LITTLE JOHN BOTTLEBRUSH CALLISTEMON CITRINUS 'LITTLE JOHN'
	SR	SAW PALMETTO SERENOA REPENS
	HD	SIKE'S DWARF OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'
	IT	TAYLOR'S RUDOLPH YAUPON HOLLY ILEX VOMITORIA 'TAYLOR'S RUDOLPH'
GROUND COVERS		
	PG	3/8" GRAVEL PEA GRAVEL
	TA	ASIATIC JASMINE TRAGHELOSPERMUM ASIATICUM
	LB	BIG BLUE LILYTURF LIRIOPE MUSCARI 'BIG BLUE'
	EO	CENTIPEDE SEED EREMOCHLOA OPHIUROIDES
	TD	DWARF FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES NANA
	LG	GIANT LIRIOPE LIRIOPE GIGANTEA
	CG	GREEN-AND-GOLD CHRYSOGONUM VIRGINIANUM
	MU	HARDWOOD MULCH HARDWOOD MULCH
	EH	HORSETAIL EQUISETUM HYEMALE
	MC	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS
	AS	SEASONAL COLOR ANNUAL SELECTION

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Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L1-00 - LANDSCAPE PLAN.dwg LANDSCAPE PLAN - WEST Apr 30, 2025 5:54pm by: olivia.tice
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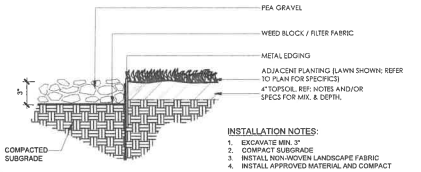
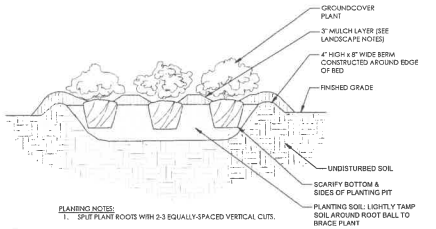


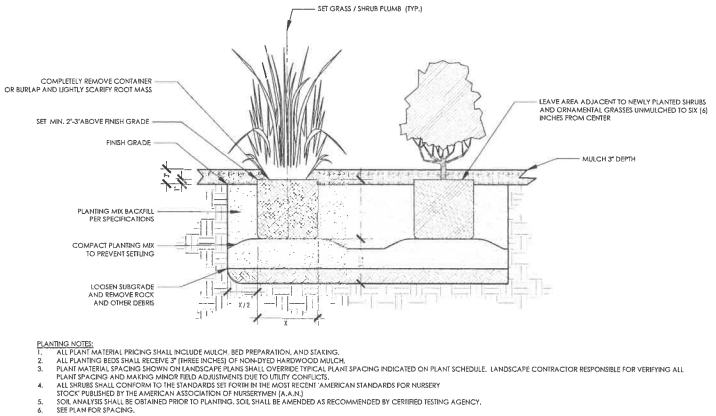
1 PEA GRAVEL DETAIL

SCALE: NTS SECTION



2 GROUNDCOVER PLANTING DETAIL

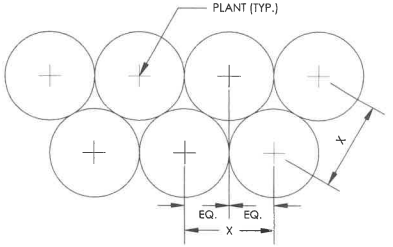
SCALE: NTS SECTION



PLANTING NOTES:
1. ALL PLANT MATERIAL PRICING SHALL INCLUDE MULCH, BED PREPARATION, AND STAKING.
2. ALL PLANTING BEDS SHALL RECEIVE 3" (THREE INCHES) OF NON-DYED HARDWOOD MULCH.
3. PLANT MATERIAL SPACING SHOWN ON LANDSCAPE PLANS SHALL OVERRIDE TYPICAL PLANT SPACING INDICATED ON PLANT SCHEDULE. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PLANT SPACING AND MAKING MINOR FIELD ADJUSTMENTS DUE TO UTILITY CONFLICTS.
4. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.)
5. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED BY CERTIFIED TESTING AGENCY.
6. SEE PLAN FOR SPACING.

3 SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL

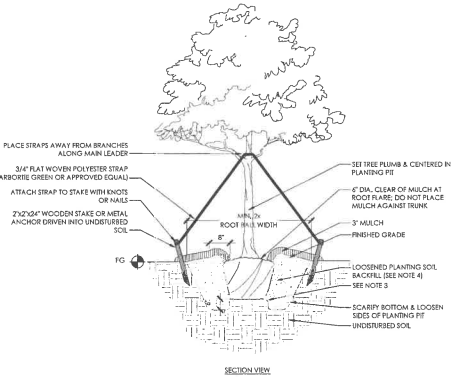
SCALE: NTS SECTION



PLANT SPACING NOTES:
1. SEE PLANTING PLAN FOR GROUNDCOVER PLANTING AREAS.
2. PLANTS SHALL BE INSTALLED IN STRAIGHT AND PARALLEL ROWS UNLESS OTHERWISE SHOWN ON DRAWINGS.
3. SEE PLANT SCHEDULE FOR PLANT SPACING REQUIREMENTS ("X" DIMENSION IN THIS DETAIL).

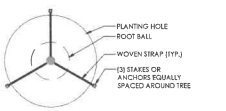
4 PLANT SPACING DETAIL

SCALE: NTS PLAN



SECTION VIEW

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 UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 2-3" 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 ROOT BALL IN 6" LIFTS TO BRACE THE TREE. 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 DEAD OR BROKEN BRANCHES.



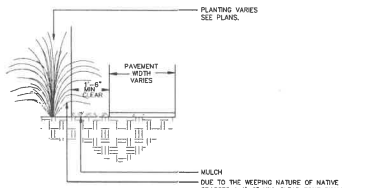
PLAN VIEW

5 TREE PLANTING DETAIL

SCALE: NTS PLAN/SECTION

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO ORDERING AND PLANTING.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
10. THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
11. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE (1) WEEK IN ADVANCE TO SCHEDULE STAKING.
12. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH NON-DYED DOUBLE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3" INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
15. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
16. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
17. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
18. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
19. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
20. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
21. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
22. 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 AVAILABLE WATER SUPPLY.



6 PLANTING / PAVING DETAIL

SCALE: NTS SECTION

Kimley»Horn

CLIENT: BRE RETAIL RESIDUAL CIRCLE RETAIL OWNER, LLC 1003 HOLCOMB WOODS PARKWAY

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT 70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SCALE: AS SHOWN DRAWN BY: AJA

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Drawing name: K:\CHA_LOB\C\015842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\L-1-00 - LANDSCAPE PLAN.dwg LANDSCAPE DETAILS Apr 30, 2025, 5:54pm by: olivia.lice
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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING
	CEILING LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	CEILING LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	WALL WASH LIGHT FIXTURE. ARROW INDICATES WASH DIRECTION.	SEE FIXTURE SCHEDULE.
	WALL BRACKET LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	WALL BRACKET LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	WALL BRACKET LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	WALL BRACKET LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	WALL MOUNTED SCONCE LIGHT FIXTURE	SEE FIXTURE SCHEDULE.
	WALL MOUNTED SCONCE LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	1' X 1' LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	1' X 1' LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	2' X 2' LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	2' X 2' LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	2' X 4' LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	2' X 4' LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	SURFACE MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	SURFACE MOUNTED LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	WALL MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	WALL MOUNTED LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	FLUORESCENT STRIP LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	FLUORESCENT STRIP LIGHT FIXTURE (NIGHT LIGHT OR EMERGENCY).	SEE FIXTURE SCHEDULE.
	FLOOD LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	TRACK LIGHT FIXTURE (STRAIGHT).	SEE FIXTURE SCHEDULE.
	TRACK LIGHT FIXTURE (CURVED).	SEE FIXTURE SCHEDULE.
	PENDANT MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	ACCENT LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	CEILING FAN.	SEE FIXTURE SCHEDULE.
	SINGLE-FACE CEILING MOUNTED EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE DIRECTION.	SEE FIXTURE SCHEDULE.
	TWO-FACE CEILING MOUNTED EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE DIRECTION.	SEE FIXTURE SCHEDULE.
	WALL MOUNTED EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE DIRECTION.	SEE FIXTURE SCHEDULE.
	WALL MOUNTED EMERGENCY BATTERY PACK LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
	COMBINATION EMERGENCY BATTERY LIGHT AND EXIT SIGN WITH AIMING ARROWS AS INDICATED. FILL REPRESENTS READABLE FACE.	SEE FIXTURE SCHEDULE.
	POLE MOUNTED LIGHT FIXTURE.	SEE FIXTURE SCHEDULE.
$	SINGLE-POLE TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.
$³	TWO-POLE TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.
$⁴	THREE-WAY TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.
$⁵	FOUR-WAY TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.
$ᴼ	OCCUPANCY SENSOR SWITCH.	46" AFF TO CENTERLINE UON.
$ⱽ	VACANCY SENSOR SWITCH.	46" AFF TO CENTERLINE UON.
$ᴹ	MOMENTARY CONTACT TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.
$ᴷ	KEY OPERATED TOGGLE SWITCH.	46" AFF TO CENTERLINE UON.
$ᵀ	TIMER SWITCH.	46" AFF TO CENTERLINE UON.
$ᴰᴵᴹ	DIMMER SWITCH. PROVIDE WATTAGE RATING INDICATED.	46" AFF TO CENTERLINE UON.
	OCCUPANCY SENSOR SWITCH.	CEILING UON.
	VACANCY SENSOR SWITCH.	CEILING UON.
	LIGHTING CONTROL POWER PACK.	ABOVE CEILING

SYMBOL	DESCRIPTION	MOUNTING
	DUPLEX RECEPTACLE. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	DUPLEX RECEPTACLE, ABOVE COUNTER. SEE SPECIFICATIONS.	44" AFF TO CENTERLINE UON.
	DUPLEX RECEPTACLE, ONE-HALF SWITCHED. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	DUPLEX RECEPTACLE, FLOOR OR POKE-THRU. SEE SPECIFICATIONS.	FLUSH IN FLOOR UON.
	DOUBLE DUPLEX RECEPTACLE. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	DOUBLE DUPLEX RECEPTACLE, ABOVE COUNTER. SEE SPECIFICATIONS.	44" AFF TO CENTERLINE UON.
	SIMPLEX RECEPTACLE. SEE SPECIFICATIONS.	18" AFF TO CENTERLINE UON.
	SPECIAL RECEPTACLE. NEMA CONFIGURATION AS NOTED.	18" AFF TO CENTERLINE UON.
	MULTI-OUTLET SURFACE RACEWAY WITH NEMA 5-15R SIMPLEX RECEPTACLES AT 12" CENTERS UON.	44" AFF TO CENTERLINE UON.
	208Y/120V OR 240/120V PANELBOARD.	78" AFF TO TOP.
	277Y/480V PANELBOARD.	78" AFF TO TOP.
	DISCONNECT SWITCH. NEMA/AMPERAGE/POLE/FUSE/VOLTAGE. PROVIDE NEMA 1, 600V UON.	AS NOTED.
	MOTOR STARTER.	AS NOTED.
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH. NEMA/AMPERAGE/POLE/FUSE/VOLTAGE. PROVIDE NEMA 1, 600V UON.	AS NOTED.
	ELECTRIC DUCT HEATER.	BY OTHERS.
	MOTOR CONNECTION OR EXHAUST FAN.	BY OTHERS.
	POWER POLE WITH POWER AND COMMUNICATIONS RACEWAY PROVISIONS AS NOTED.	AS NOTED.
	COMMUNICATIONS/DATA OUTLET.	18" AFF TO CENTERLINE UON.
	COMMUNICATIONS/DATA OUTLET, FLOOR OR POKE-THRU.	FLUSH IN FLOOR UON.
	COMBINATION COMMUNICATIONS/DATA AND DUPLEX RECEPTACLE OUTLET, FLOOR OR POKE-THRU.	FLUSH IN FLOOR UON.
	CABLE TV OUTLET.	18" AFF TO CENTERLINE UON.
	SECURITY SYSTEM CARD READER OUTLET.	48" AFF TO CENTERLINE UON.
	SECURITY SYSTEM PUSH-PAD OUTLET.	48" AFF TO CENTERLINE UON.
	SECURITY SYSTEM CLOSED CIRCUIT TV CAMERA.	AS NOTED.
FACP	FIRE ALARM SYSTEM CONTROL PANEL.	78" AFF TO TOP.
FANN	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR PANEL.	66" AFF TO TOP.
	FIRE ALARM SYSTEM SMOKE DETECTOR.	CEILING UON.
	FIRE ALARM SYSTEM DUCT TYPE SMOKE DETECTOR.	IN SUPPLY DUCT > 2,000 CFM IN RETURN DUCT > 15,000 CFM
	DUCT SMOKE DETECTOR REMOTE TEST BUTTON.	60" AFF TO CENTERLINE UON.
	FIRE ALARM SYSTEM HEAT DETECTOR.	CEILING UON.
	FIRE ALARM SYSTEM PULL STATION.	48" AFF TO CENTERLINE UON.
	FIRE ALARM SYSTEM TAMPER SWITCH.	FIELD COORDINATE.
	FIRE ALARM SYSTEM FLOW SWITCH.	FIELD COORDINATE.
	FIRE ALARM SYSTEM RELAY CONTROL MODULE.	FIELD COORDINATE.
	FIRE ALARM SYSTEM MONITORING MODULE.	FIELD COORDINATE.
	FIRE ALARM SYSTEM SURGE SUPPRESSOR.	FIELD COORDINATE.
	FIRE ALARM SYSTEM HORN.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
	FIRE ALARM SYSTEM STROBE.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
	FIRE ALARM SYSTEM HORN/STROBE.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
	FIRE ALARM SYSTEM MINI-HORN.	80" AFF TO BOTTOM OR 6" BELOW CEILING UON.
	FIRE ALARM SYSTEM BELL.	96" AFF TO TOP UON.
	CONDUIT RUN UP OR DOWN AS NOTED.	
	PHASE, NEUTRAL, EQUIPMENT GROUND, AND ISOLATED GROUND. ALL HOMERUNS SHALL BE 1/2" CONDUIT WITH 3 #12 UON.	
	GROUND ROD.	AS NOTED.
	REFER TO KEYED NOTES.	
	JUNCTION BOX OR OUTLET BOX.	AS NOTED.
	CONDUIT CONCEALED IN WALL OR ABOVE CEILING.	SEE SPECIFICATIONS.
	CONDUIT CONCEALED IN SLAB OR UNDERGROUND.	SEE SPECIFICATIONS.

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR.
AFG	ABOVE FINISHED GRADE.
ATS	AUTOMATIC TRANSFER SWITCH.
BFG	BELOW FINISH GRADE.
C	CONDUIT.
CLG	CEILING MOUNTED.
D	DRYER OUTLET (NEMA 14-30R).
DN	CONDUIT DOWN.
E	EXISTING.
EC	ELECTRICAL CONTRACTOR.
EG	EQUIPMENT GROUND.
EXP	EXPLOSION PROOF.
EWC	ELECTRIC WATER COOLER.
EWH	ELECTRIC WATER HEATER.
GEC	GROUNDING ELECTRODE CONDUCTOR.
GFI	GROUND FAULT INTERRUPTER.

ABBREVIATIONS	
HID	HIGH INTENSITY DISCHARGE.
HP	HORSEPOWER.
IG	ISOLATED GROUND.
LSIG	LONG, SHORT, INSTANTANEOUS, GROUND FAULT.
N	NEW.
NEUT	NEUTRAL.
NF	NON-FUSED.
NL	NIGHT LIGHT.
NP	NAMEPLATE.
PNL	PANEL.
R	RANGE (NEMA 14-50R).
RE	RELOCATED.
UON	UNLESS OTHERWISE NOTED.
UP	CONDUIT UP.
WP	WEATHERPROOF.
WPI	WEATHERPROOF WHILE-IN-USE COVER.

SITE LUMINAIRE SCHEDULE

	MARK	LUMINAIRE WATTAGE	MANUF.	CATALOG NUMBER	DESCRIPTION	MOUNTING	POWER SUPPLY QTY.	POWER SUPPLY TYPE	UL WET LISTED
★	P15-N(15%)	7	BEACON	TRN-D-24_27-SYM-T-DUNA-WHT-DEM-02	27W 3000K TYPE II DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 25% OUTPUT, COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
★	E15-K(30%)	14	BEACON	TRN-D-24_27-SYM-T-DUNA-WHT-DEM-07	27W 3000K TYPE II DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 30% OUTPUT, COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
★	E11-K(30%)	34	BEACON	TRN-D-63_L1500K-T3-SYM-T-DUNA-WHT-DEM-07	136W 3000K TYPE II DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 25% OUTPUT, COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
★	C15-K(15%)	34	BEACON	TRN-D-63_L500K-T4-SYM-T-DUNA-WHT-DEM-07	136W 3000K TYPE II DISTRIBUTION LED WALLPACK FACTORY DIMMED TO 25% OUTPUT, COLOR MATTE WHITE TEXTURED.	WALL MTD.	1	LED DRIVER	X
	S1(50%)	38	BEACON / APOLLO LIGHTING MANUFACTURERS, INC.	FIXTURE = (1)XP-2-SQ-L27-3K-T3-SYM-WHT-DEM-07 BRACKET = SB-1-12-PT20-WHT POLE = 20' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 6'-6" ABOVE BASE OF POLE AND DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	(1) 75W 3000K TYPE III DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 20'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S2(50%)	38	BEACON / APOLLO LIGHTING MANUFACTURERS, INC.	FIXTURE = (1)XP-2-SQ-L27-3K-T3-SYM-WHT-DEM-07 BRACKET = SB-1-12-PT20-WHT POLE = 20' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 6'-6" ABOVE BASE OF POLE AND DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	(1) 75W 3000K TYPE III FORWARD DISTRIBUTION LED FIXTURE WITH HOUSE SIDE SHIELD FACTORY DIMMED TO 50% OUTPUT AND TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 20'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S3(50%)	59	BEACON / APOLLO LIGHTING MANUFACTURERS, INC.	FIXTURE = (1)XP-2-SQ-L27-3K-T3-SYM-WHT-DEM-07 BRACKET = SB-1-12-PT20-WHT POLE = 30' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	(1) 225W 4000K TYPE II DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 30%TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 30'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S4(50%)	118	BEACON / APOLLO LIGHTING MANUFACTURERS, INC.	FIXTURE = (1)XP-2-SQ-L27-3K-T3-SYM-WHT-DEM-07 BRACKET = SB-1-12-PT20-WHT POLE = 30' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	(1) 225W 4000K TYPE II DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 30%TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 30'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S4(25%)	59	BEACON / APOLLO LIGHTING MANUFACTURERS, INC.	FIXTURE = (1)XP-2-SQ-L27-3K-T3-SYM-WHT-DEM-07 BRACKET = SB-1-12-PT20-WHT POLE = 30' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	(1) 225W 4000K TYPE IV WIDE DISTRIBUTION LED FIXTURE FACTORY DIMMED TO 30%TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 30'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S5(50%)	118	BEACON / APOLLO LIGHTING MANUFACTURERS, INC.	FIXTURE = (2)XP-2-SQ-L27-3K-T3-SYM-WHT-DEM-07 BRACKET = SB-1-12-PT20-WHT POLE = 30' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	(2) 225W 4000K TYPE IV WIDE DISTRIBUTION LED FIXTURES FACTORY DIMMED TO 30% TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 30'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X
	S5(30%)	236	BEACON / APOLLO LIGHTING MANUFACTURERS, INC.	FIXTURE = (2)XP-2-SQ-L27-3K-T3-SYM-WHT-DEM-07 BRACKET = SB-1-12-PT20-WHT POLE = 30' SQUARE TAPERED CONCRETE POLE WITH HANDHOLE 10'-6" ABOVE BASE OF POLE AND DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	(2) 225W 4000K TYPE IV WIDE DISTRIBUTION LED FIXTURES FACTORY DIMMED TO 30% TENON MOUNTED ON DIRECT BURIED CONCRETE POLE. FIXTURE AND BRACKET COLOR TO BE WHITE MATTE TEXTURED.	POLE MOUNTED @ 30'-0" AFG. SEE CONCRETE POLE INSTALLATION DETAIL ON SHEET PS-1.0	1	LED DRIVER	X

★ E15 & E11 FIXTURES SHOWN ON PUBLIX BUILDING ARE FURNISHED AND INSTALLED UNDER THE PUBLIX BUILDING CONTRACT. FIXTURES ARE SHOWN ON THESE PLANS FOR PHOTOMETRIC CONTRIBUTION ONLY. N.I.C.

NOTES:

1. ALL POLES, FIXTURES, AND BRACKETS ARE TO BE PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

APOLLO ENGINEERING, LLC
CONSULTING ENGINEERS
CA-8914
[illegible] Apollo Beach, FL 33572
(Phone: 813-[illegible])
Job # 22035
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Hiscu
Assoc
ARCHI
3625 Broc
Su
Alpharetta,
Phone:
Web: ww

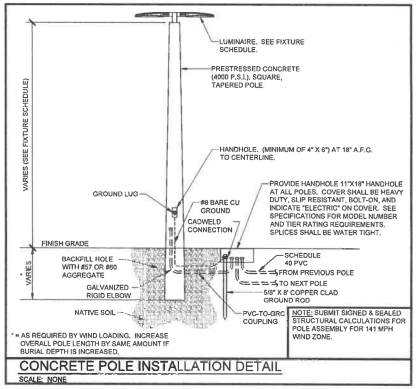
PROJECT: REMODEL at CIRCLE CENTER

SHEET TITLE: FIXTURE SCHEDULE AND LEGEND

ISSUE DATE:

PROJECT N
FILE:
DRAWN BY:

1E



CONCRETE POLE INSTALLATION DETAIL

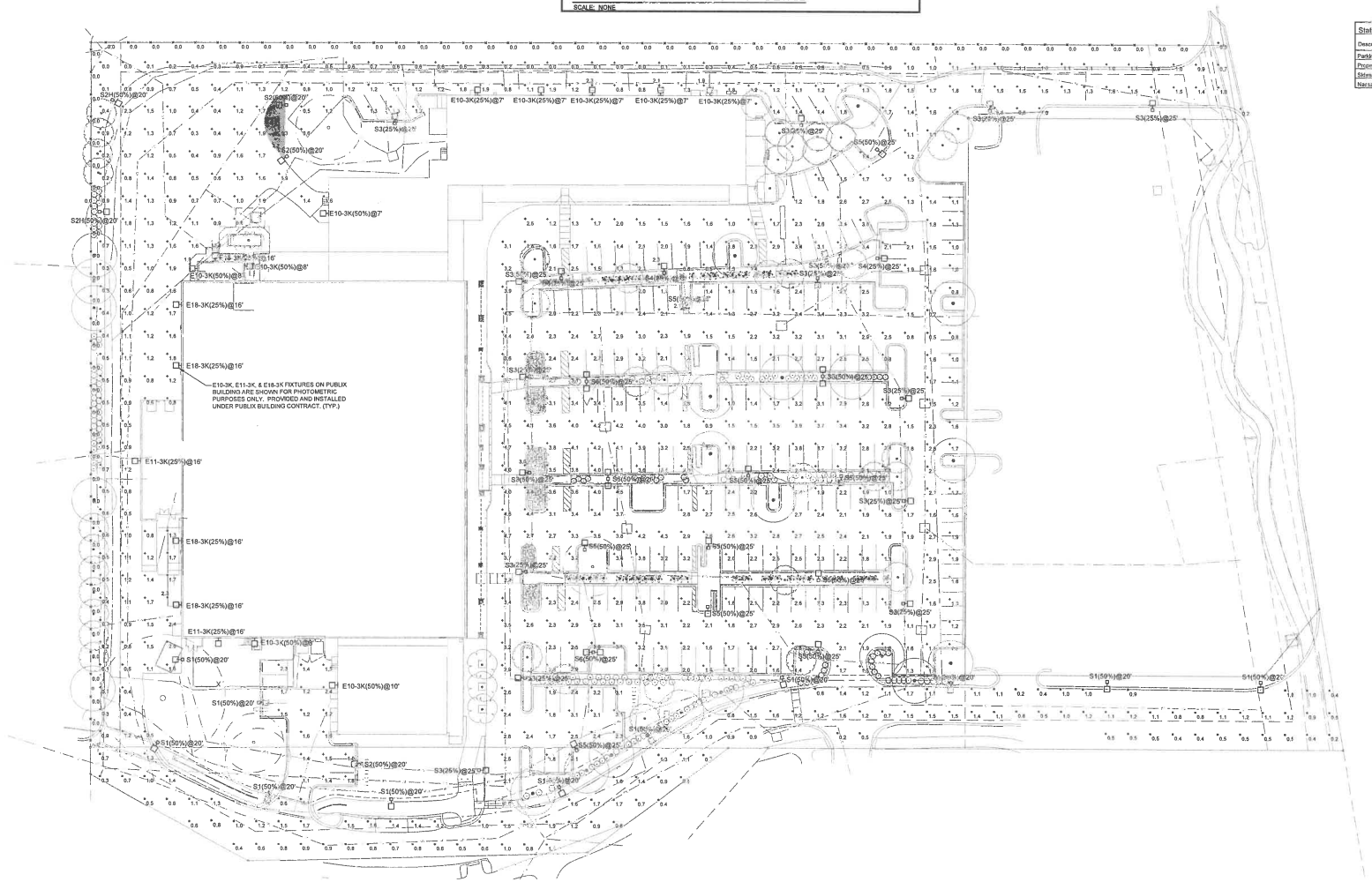
SCALE: NONE

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Lumen Multiplier	LLF	Input Power
	E10-3K(25%)	5	Beacon Products	TRV-24L-27-3K7-3	TRAVERSE	1	3392	0.25	0.9	27
	E10-3K(50%)	5	Beacon Products	TRV-24L-27-3K7-3	TRAVERSE	1	3392	0.5	0.9	27
	E11-3K(25%)	2	Beacon Products	TRV-60L-136-3K7-3	TRAVERSE	1	14133	0.25	0.9	136.355
	E18-3K(25%)	5	Hubbell Lighting Inc, dba Beacon Products	TRV-60L-136-3K7-4-U	Gray formed aluminum housing, formed aluminum reflector, c lear plastic optics, no lens enclosure	1	14249	0.25	0.9	136.465
	S1(50%)	11	BEACON	VP-1-160L-75-3K7-3		1	9342	0.5	0.9	72.1
	S2(50%)	3	BEACON	VP-1-160L-75-3K7-4F	Viper w/ Polished 80L Type IV-F Microstrike Lenses	1	10098	0.5	0.9	72.1
	S2H(50%)	2	BEACON	VP-1-160L-75-3K7-4F-HSS-90-B	Size 1 Viper, Type IV-F with 90 Back-Shield (SHD-1-HSS-90B)	1	9141	0.5	0.9	72.5
	S3(25%)	12	BEACON	VP-2-320L-235-3K7-3		1	31217	0.25	0.9	240.9
	S3(50%)	3	BEACON	VP-2-320L-235-3K7-3		1	31217	0.5	0.9	240.9
	S4(25%)	3	BEACON	VP-2-320L-235-3K7-4F	Viper w/ Polished 80L Type IV-F Microstrike Lenses	1	31927	0.25	0.9	240.9
	S5(50%)	10	BEACON	VP-2-320L-235-3K7-SQW		1	31366	0.5	0.9	240.9
	S6(50%)	4	BEACON	VP-2-320L-235-3K7-SQW		1	31366	0.5	0.9	481.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.9 fc	4.7 fc	0.0 fc	N/A	N/A
Property Line	X	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Sides/Rear Only	◇	1.2 fc	2.4 fc	0.3 fc	8.0:1	4.0:1
Nassau Street	□	1.0 fc	1.9 fc	0.2 fc	9.5:1	5.0:1



PHOTOMETRIC SITE PLAN

SCALE: 1"-30'-0"

NORTH

APOLLO ENGINEERING, LLC
CONSULTING ENGINEERS
CA-8914
[illegible]

Hiscu
Assoc
ARCHI
3625 Broc
Su
Alpharetta,
Phone:
Web: ww

PROJECT: REMODEL at CIRCLE CENTER

SHEET TITLE: PHOTOMETRIC SITE PLAN

ISSUE DATE:

PROJECT N
FILE:
DRAWN BY:

PS

TYPES: E10-3K, E11-3K & E18-3K

BEACON

TRAVERSE

FEATURES

SPECIFICATIONS

CONSTRUCTION

ELECTRICAL

INSTALLATION

OPTICS

OPTIONS/CONTROLS

KEY DATA

Lumen Range	3,184-17,574
Wattage Range	27-139
Efficacy Range (LPW)	115-161

Current

currentlighting.com/beacon

TYPES: S1 THRU S6

BEACON

VIPER Area/Site

FEATURES

CONTROL TECHNOLOGY

SERVICE PROGRAMS

SPECIFICATIONS

CONSTRUCTION

ELECTRICAL

OPTICS

CERTIFICATIONS

CONTROLS

INSTALLATION

WARRANTY

Current

currentlighting.com/beacon

TYPES: S1 THRU S2H

Utilities Structures, Inc.

PO Box 9303 Ft Myers, FL 33901
Ph. 1-800-799-7653 Fax. 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

USI28TIIH-9666-SZT

Prestressed Concrete Pole

- Pole Weight= 1,580lbs
- Wind speed= 145mph V ult
- Exposure "D"
- Load factor = 1.3
- Gust factor = 1.2
- Risk Cat = II
- Wind gust = 3 seconds
- 8th Edition 2023 SCBC 1620 HVHZ, 1609, 1806
- ASCE 7-22
- Min. Brk. Strength= 2400#
- Concrete= 6,500lbs @ 28 days
- Grd. Wire= #6 str. copper
- Strand= (4) 1/2" @ 70% Ultimate
- Tenon= 2.375" OD x .5" "Salt Zone Tenon"

MP STRUCTURES

RUTH POWELL, P.E., S.E.

2.375" OD Tenon X 5" H

Tenon grounded internal of concrete

Tapered core

28'

20'0"

3" x 6" hand hole

GRADE

Seal inlet prior to BF

9'6"

6'6"

Base 10.51"

Tip 6.0"

Tapered Core

PROJECT:

This pole embedded 9' in to soils with an allowable passive pressure of 300psf is structurally adequate to resist the local wind speeds of Co. with the 4.5sqft spa attached.

Current

currentlighting.com/beacon

TYPES: S1 THRU S6

BEACON

SPOKE

ORDERING INFORMATION

ORDERING INFORMATION – ORDERING EXAMPLE: BS-7-180-PT25-BL

TYPES: S3 THRU S6

Utilities Structures, Inc.

PO Box 9303 Ft Myers, FL 33901
Ph. 1-800-799-7653 Fax. 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

USI34TIIH10676-SZT

Prestressed Concrete Pole

- Pole Weight= 2,120lbs
- Wind speed= 145 mph Vult
- Exposure "D"
- Risk Category II
- Gust Factor = 1.2
- 7th Edition 2023 SCBC 1620 HVHZ,1609, 1806
- ASCE 7-22
- Min. Brk. Strength= 2400#
- Concrete= 6,500lbs @ 28 days
- Grd. Wire= #6 str. copper
- Strand= (4) .500" 270ksi lo-lax @ 70% Ultimate
- Tenon= 2.375" od x .5" h – "SZT"

SELECT STRUCTURAL, LLC.
ESRA PERSELLIN, P.E.

2-5/8" od x .5" h "SZT" Tenon

Tenon grounded internal of concrete via grounding clamp

25'

34'

Hand hole @ 18" AFG

Grade

Seal inlet prior to back filling

9'

3" x 5" inlet @ 7'6" from butt

Base 11.47

Tip 6.0"

PROJECT:

This pole embedded 9' in to soils with an allowable Passive pressure of 300psf is structurally adequate To resist the local wind speed of Co. With The 4.0sqft spa attached.

ORDERING GUIDE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VIP-7-320K-145-3K7-3-3-UNV-AE-BLT

APOLLO ENGINEERING, LLC
CONSULTING ENGINEERS
CA-8914
6111 S. Hwy 41 North, Suite 201E, Apollo Bch, FL 33572
Phone: 813-758-3441
CA # 42151
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ARCHI
3625 Bro
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Alpharetta,
Phone:
Web: ww

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PROJECT: REMODEL at CIRCLE CENTER

SHEET TITLE: CUT SHEETS

ISSUE DATE:

PROJECT N

FILE:

DRAWN BY:

PS

A. THE SANDBOX CHILDREN'S MUSEUM

B. ENTRANCE TO THE ADVENTURE PLAYGROUND

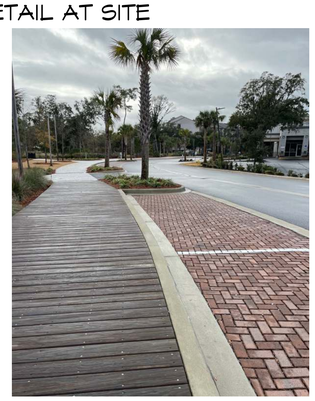
C. DETAILING AT PAVILION

D. CURRENT PARKING CONDITIONS

E. CURRENT RETAIL AT SITE

F. CURRENT RETAIL AT SITE

G. CURRENT RETAIL AT SITE



H. SIDEWALK ALONG NASSAU ST.

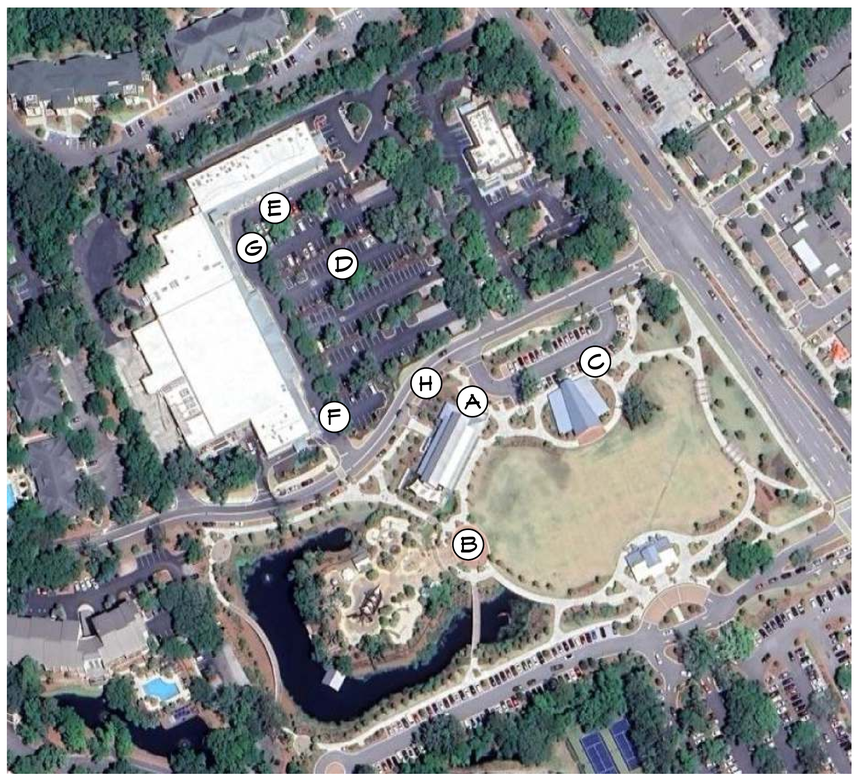


IMAGE LOCATION MAP

Hiscutt & Associates ARCHITECTURE
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

03/04/25

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

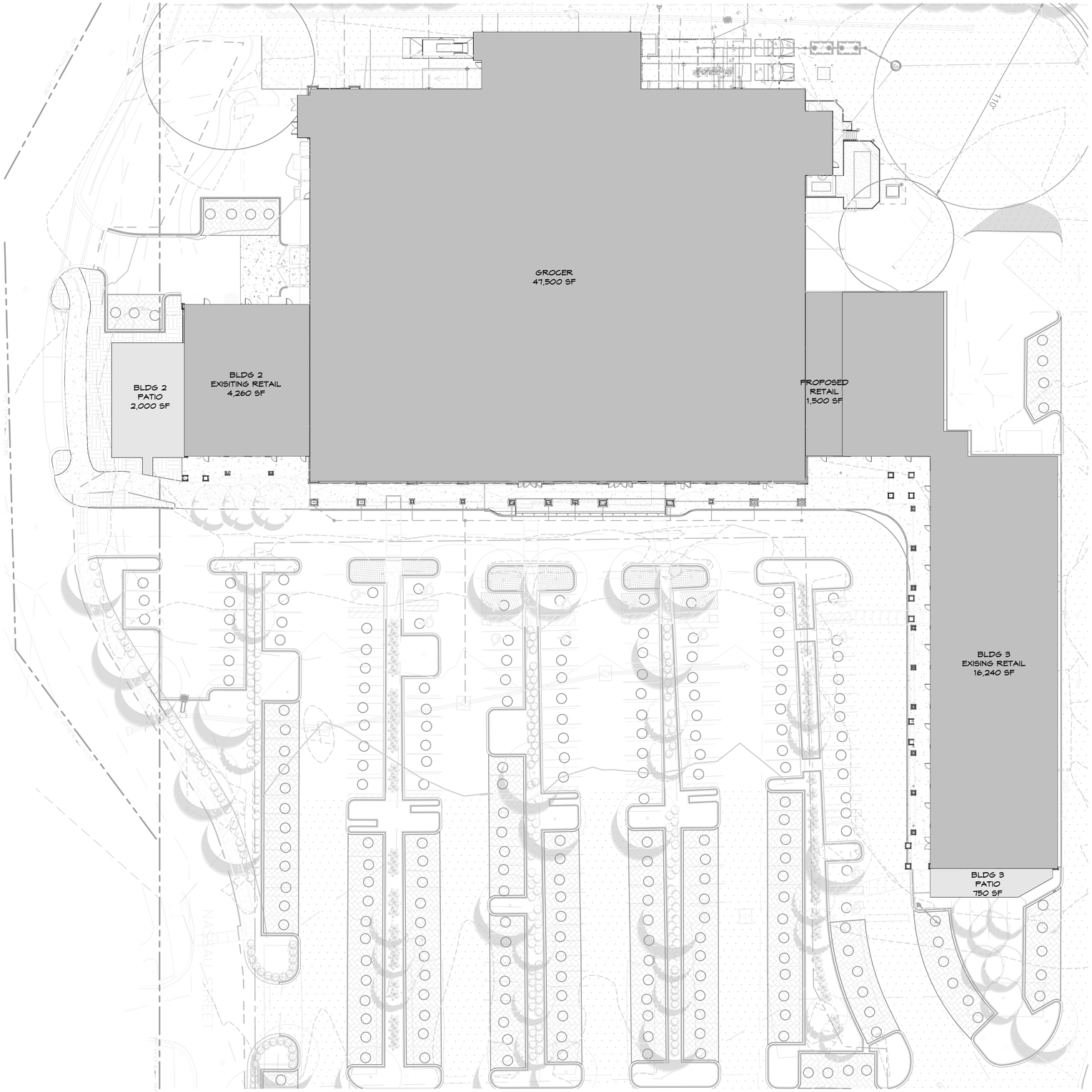
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
SITE IMAGES

ISSUE DATE:
05/13/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ET

SHEET OF
PR-1



1 PR-1.1 OVERALL PLAN

SCALE 3/64" = 1'-0"

Hiscutt & Associates ARCHITECTURE

3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

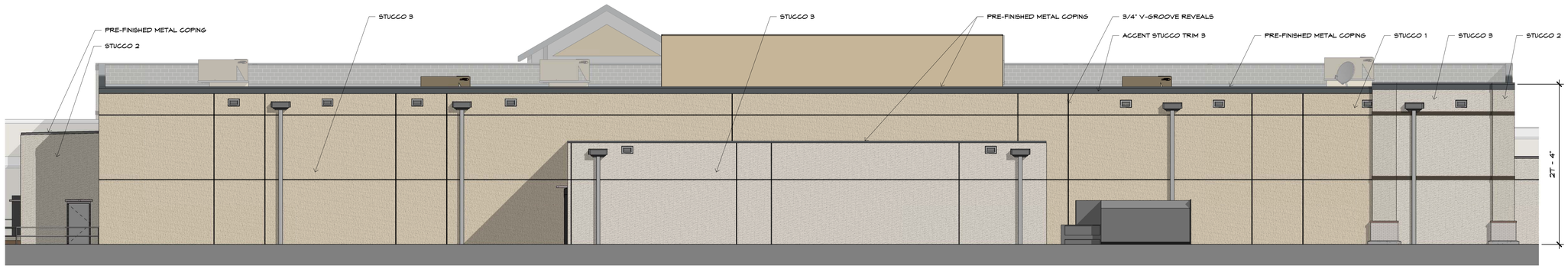
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
OVERALL PLAN

ISSUE DATE:
05/13/25 DRB REVIEW

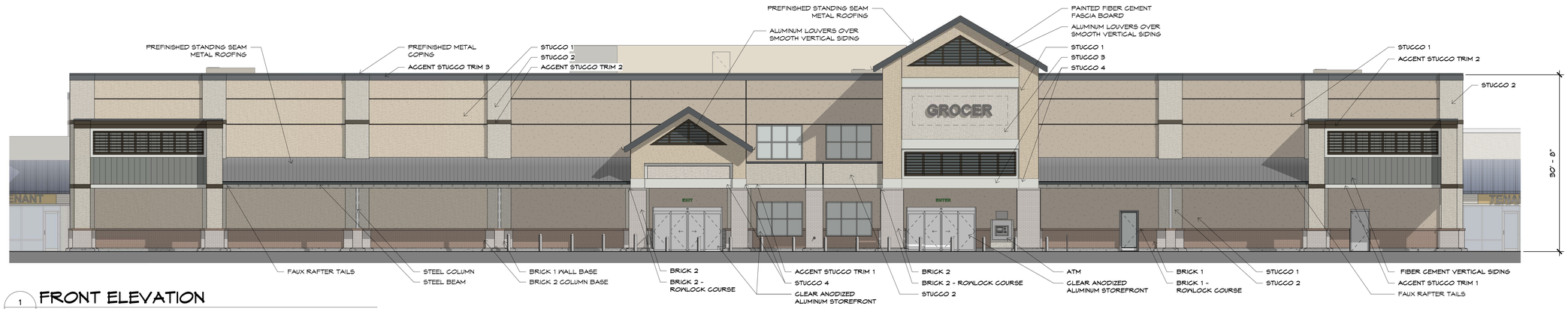
PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-1.1



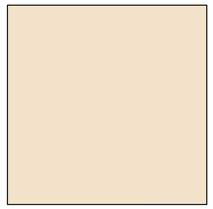
2 REAR ELEVATION

PR-2.0 SCALE 1/8" = 1'-0"

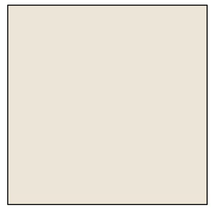


1 FRONT ELEVATION

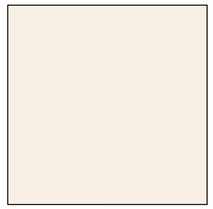
PR-2.0 SCALE 1/8" = 1'-0"



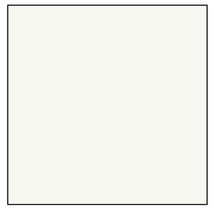
STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT



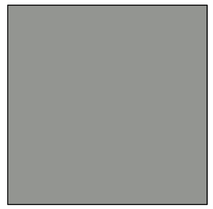
STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT



STUCCO 3
MATCH SW 6371
"COTTON WHITE"



STUCCO 4
MATCH SW 7757
"HIGH REFLECTIVE WHITE"

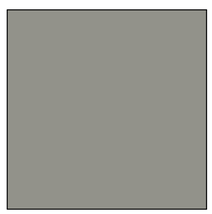


FIBER CEMENT VERTICAL SIDING
MATCH SW 9163
"TIN LIZZIE"

BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK

BRICK 2
"BROOKHAVEN GEORGIA CLASSIC"
BY CHEROKEE BRICK

ACCENT STUCCO TRIM 2
"ENDURING BRONZE"



PREFINISHED METAL
"SILVER"
BY PAC-CLAD

THE SIGNS WILL BE REVIEWED BY STAFF UNDER A SIGN PERMIT APPLICATION REVIEW, AS THIS SUBMISSION DOES NOT INCLUDE ANY SIGNAGE OR A SIGN SYSTEM THAT REQUIRES REVIEW BY THE TOWN'S DESIGN REVIEW BOARD

Hiscutt & Associates ARCHITECTURE
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

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REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

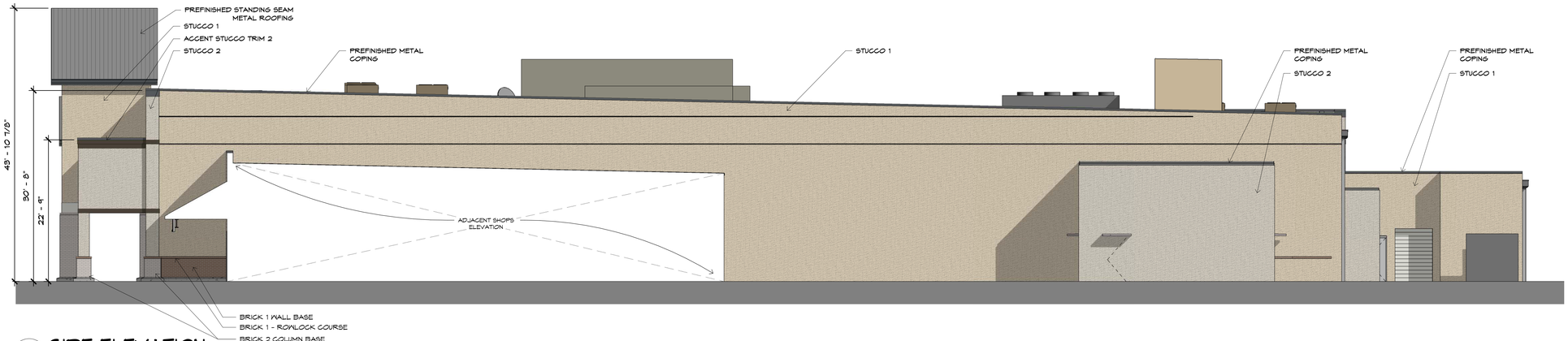
FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
GROCER ELEVATIONS

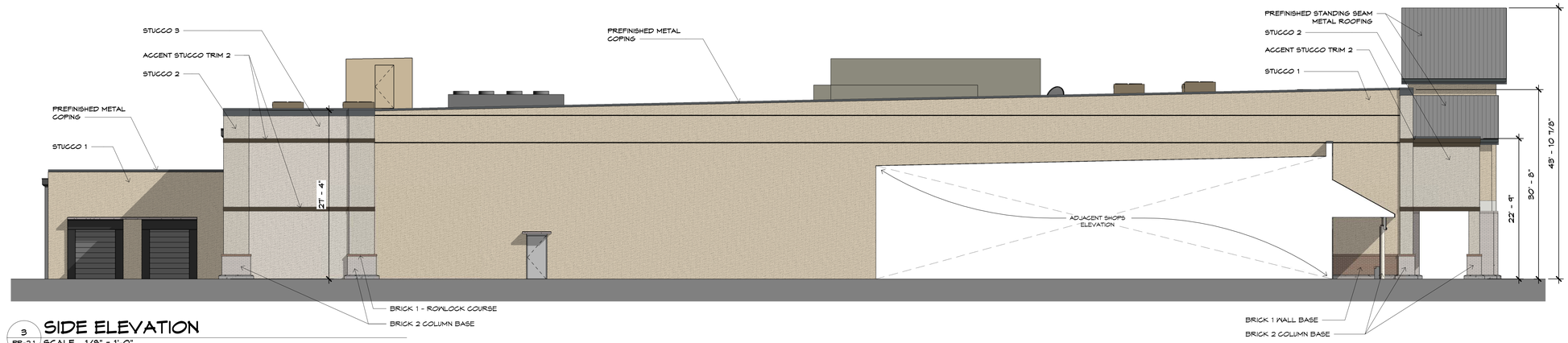
ISSUE DATE:
05/13/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

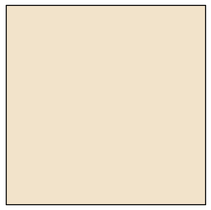
SHEET OF
PR-2.0



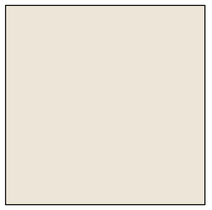
4 PR-2.1 **SIDE ELEVATION**
SCALE 1/8" = 1'-0"



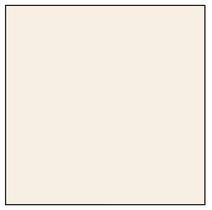
3 PR-2.1 **SIDE ELEVATION**
SCALE 1/8" = 1'-0"



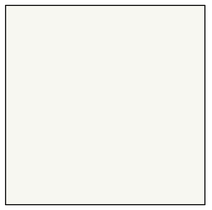
STUCCO 1
MATCH SW 6371
"VANILLIN"
BY DRYVIT



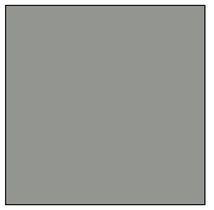
STUCCO 2
MATCH SW 7013
"IVORY LACE"
BY DRYVIT



STUCCO 3
MATCH SW 6371
"COTTON WHITE"



STUCCO 4
MATCH SW 7757
"HIGH REFLECTIVE WHITE"

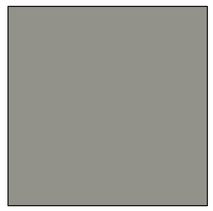


FIBER CEMENT VERTICAL SIDING
MATCH SW 9163
"TIN LIZZIE"

BRICK 1
"OLD MISSISSIPPI"
BY CHEROKEE BRICK

BRICK 2
"BROOKHAVEN GEORGIA CLASSIC"
BY CHEROKEE BRICK

ACCENT STUCCO TRIM 2
"ENDURING BRONZE"



PREFINISHED METAL
"SILVER"
BY PAC-CLAD

THE SIGNS WILL BE REVIEWED BY STAFF UNDER A SIGN PERMIT APPLICATION REVIEW, AS THIS SUBMISSION DOES NOT INCLUDE ANY SIGNAGE OR A SIGN SYSTEM THAT REQUIRES REVIEW BY THE TOWN'S DESIGN REVIEW BOARD

Hiscutt & Associates ARCHITECTURE
3625 Brookside Parkway
Suite 395
Alpharetta, Georgia 30022
Phone: 770.753.8787
Web: www.hiscutt-aia.com

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PROJECT:
REMODEL at CIRCLE CENTER
70 Pope Avenue
Hilton Head Island, South Carolina, 29938

FOR:
Brixmor Property Group Inc.
1003 Holcomb Woods Parkway, Roswell, Georgia, 30022

SHEET TITLE:
GROCER ELEVATIONS

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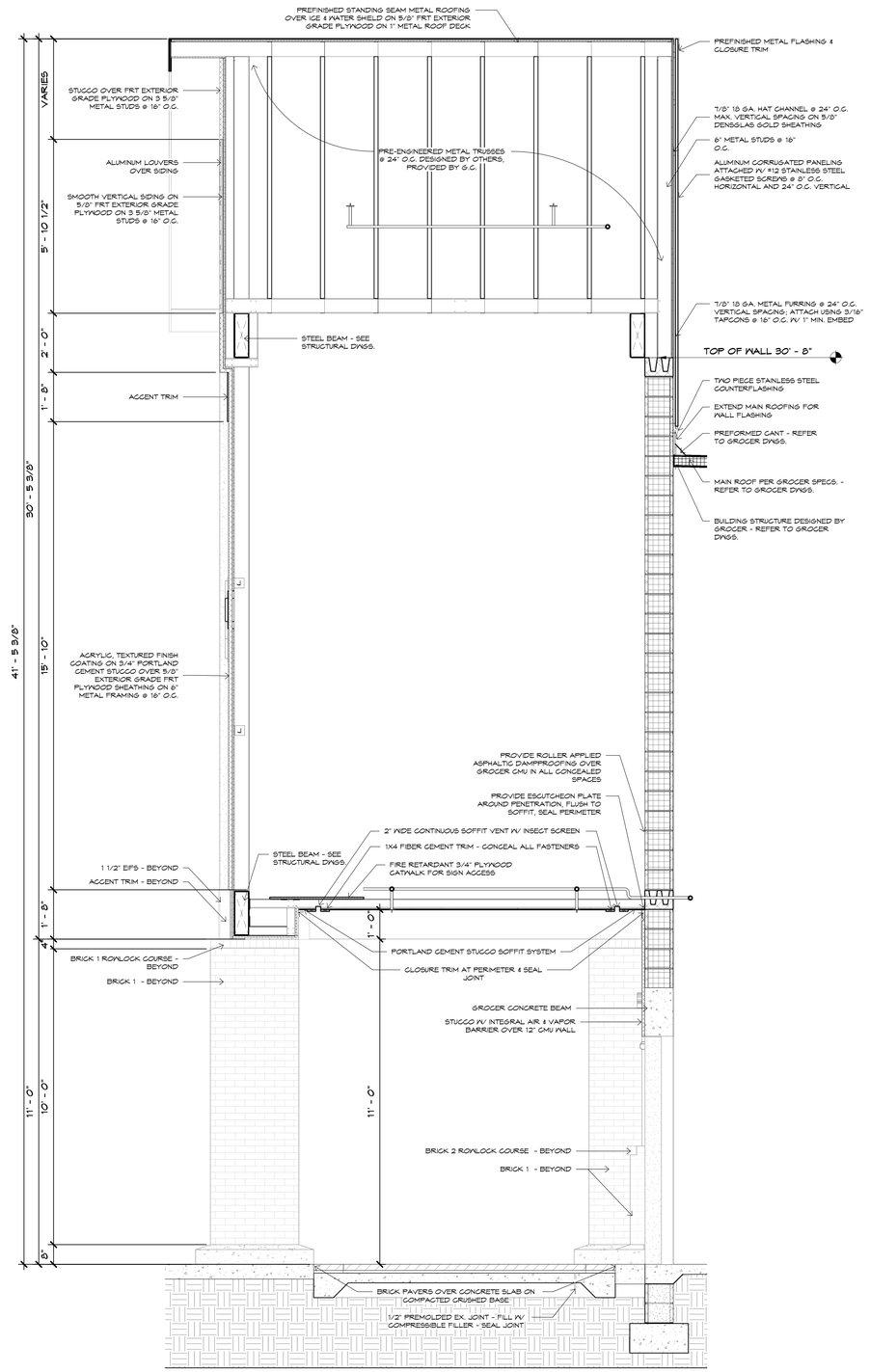
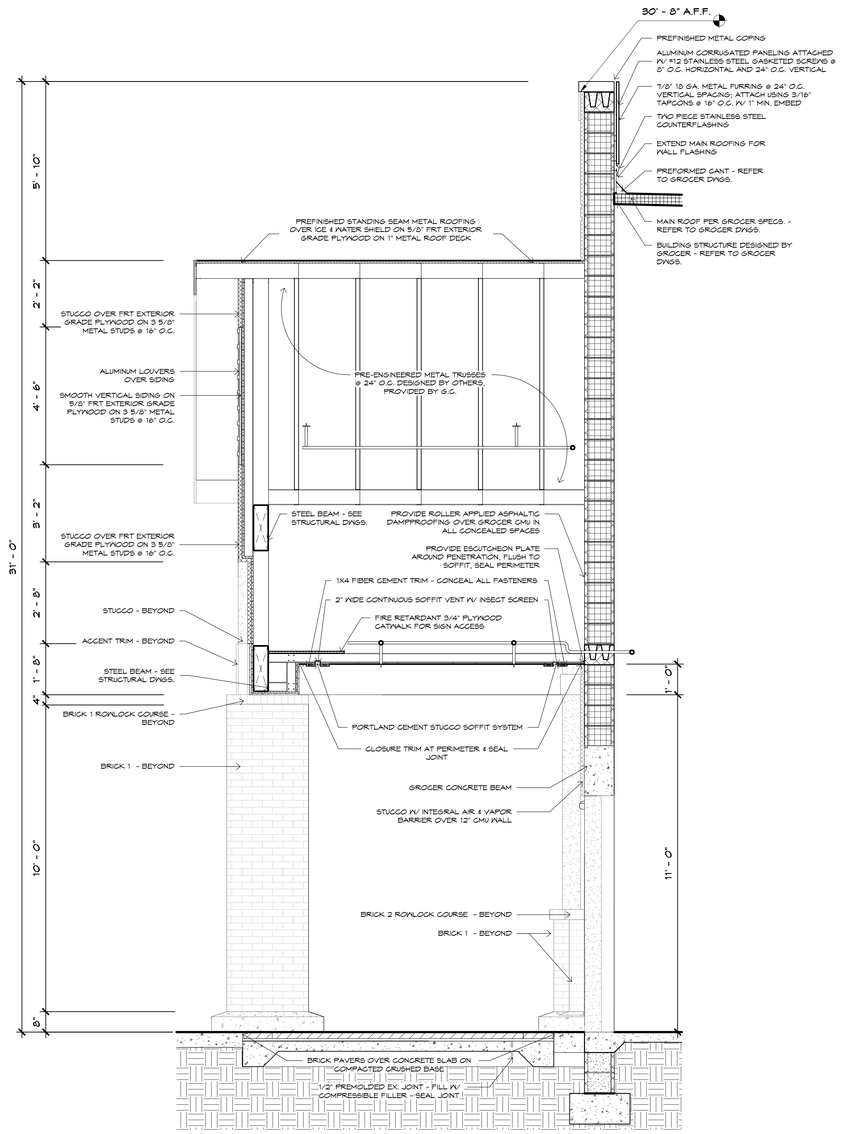
SHEET OF
PR-2.1



1 PR-2.2 SECTION THRU ENTRY CANOPY

SCALE 1/2" = 1'-0"



2 PR-2.2 SECTION THRU CANOPY EXIT

SCALE 1/2" = 1'-0"

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04/08/24

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SHEET TITLE:
CANOPY SECTIONS

ISSUE DATE:
05/13/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-2.2

2 PR-2.3 GROCER PERSPECTIVE
SCALE

1 PR-2.3 GROCER PERSPECTIVE
SCALE

4 PR-2.3 GROCER PERSPECTIVE
SCALE

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GROCER PERSPECTIVES

ISSUE DATE:
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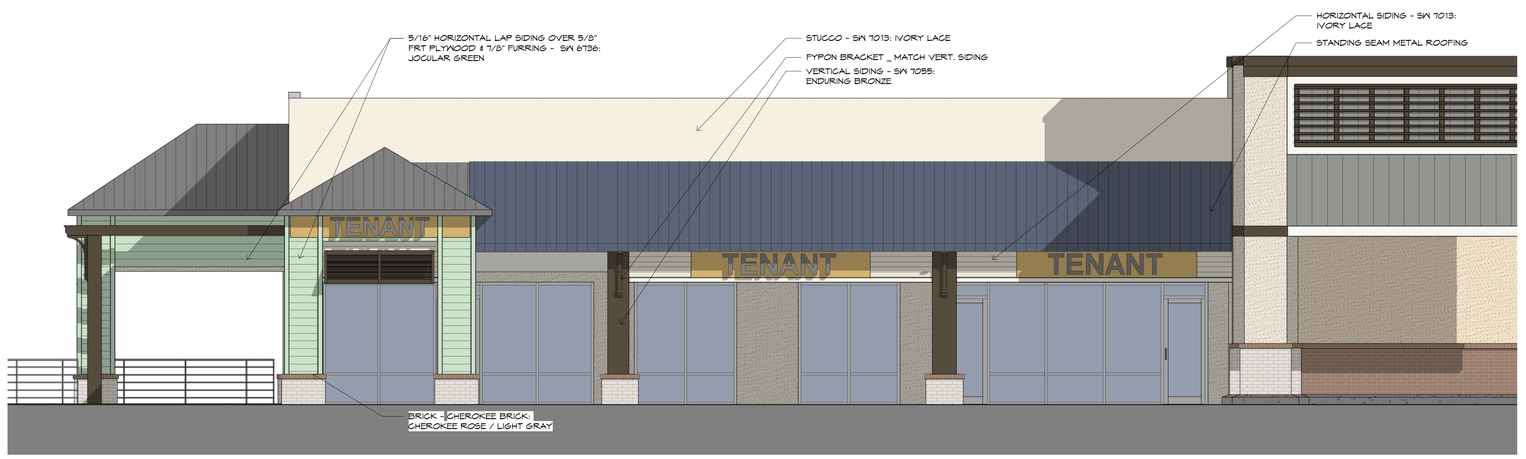
SHEET OF
PR-2.3

VERTICAL LAP SIDING
MATCH SW 7055:
"ENDURING BRONZE"

HORIZONTAL LAP SIDING
MATCH SW 7013:
"IVORY LACE"

HORIZONTAL LAP SIDING
MATCH SW 6736:
"JOCULAR GREEN"

5 / PR-3.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 / PR-3.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"

4 / PR-3.0 FRONT ELEVATION
SCALE 1/4" = 1'-0"

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SHEET TITLE:
RETAIL ELEVATIONS

ISSUE DATE:
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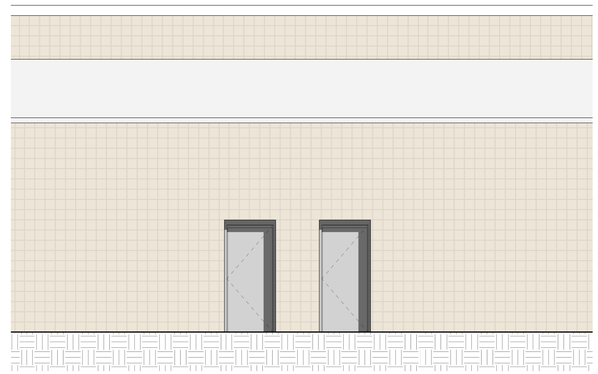
PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

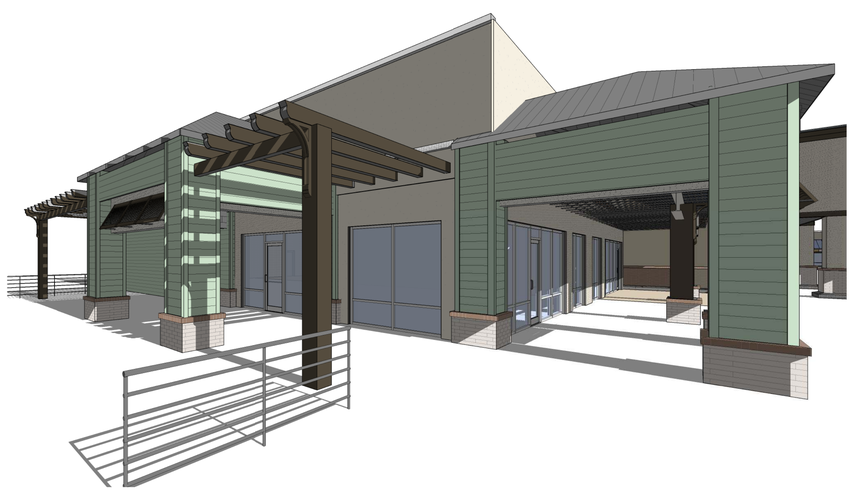
SHEET OF
PR-3.0

6 PR-3.1 **BLDG 2 SIDE ELEVATION**
SCALE 1/4" = 1'-0"

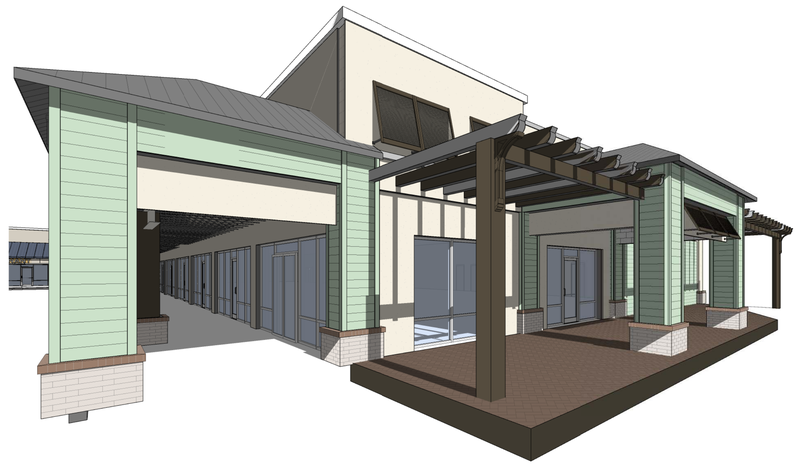
1 PR-3.1 **BLDG 3 SIDE ELEVATION**
SCALE 1/4" = 1'-0"



5 PR-3.1 **TYPICAL REAR ELEVATION**
SCALE 1/4" = 1'-0"



4 PR-3.1 **BLDG2 PERSPECTIVE**
SCALE



3 PR-3.1 **BLDG3 PERSPECTIVE**
SCALE

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SHEET TITLE:
RETAIL ELEVATIONS & PERSPECTIVES

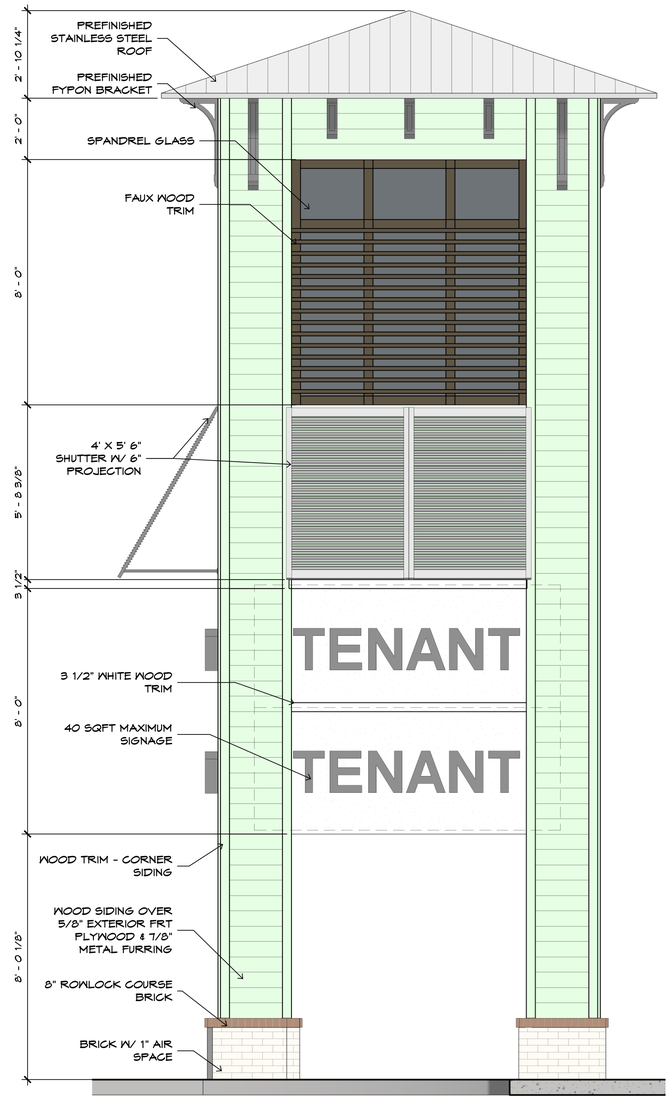
ISSUE DATE:
05/13/25 DRB REVIEW

PROJECT NO: 24-101
FILE: 24101
DRAWN BY: ADZ

SHEET OF
PR-3.1

1 PR-3.2 TOWER PERSPECTIVE
SCALE

2 PR-3.2 TOWER PERSPECTIVE
SCALE



3 PR-3.2 TOWER ELEVATION
SCALE 1/2" = 1'-0"

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10/04/24

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SHEET TITLE:
TOWER ELEVATIONS & PERSPECTIVES

ISSUE DATE:
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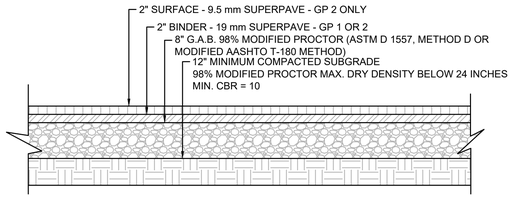
PROJECT NO: 24-101
FILE: 24101
DRAWN BY: MRC

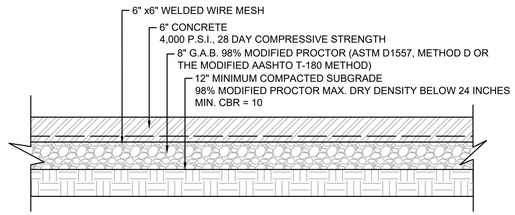
SHEET OF
PR-3.2

NOTES:
1. PRIME COAT TO BE PLACED BETWEEN GAB & ASPHALT UNIFORMLY AT A RATE OF 0.20 GAL/SY.
2. TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS UNIFORMLY AT A RATE OF 0.05 GAL/SY.
3. ALL ASPHALT MIXES TO INCLUDE HYDRATED LIME.
4. THE G.A.B. SHOULD BE OBTAINED FROM AN APPROVED GDOT SOURCE.
5. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHOULD MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GEORGIA DEPARTMENT OF TRANSPORTATION.



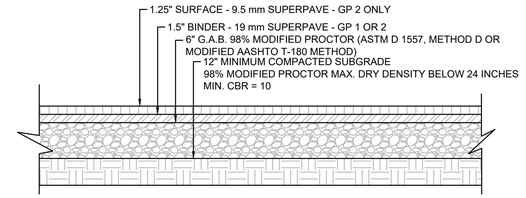
HEAVY DUTY ASPHALT PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024

NOTE: SEE SEPARATE JOINT SPACING DETAIL



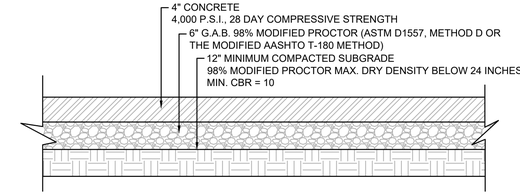
HEAVY DUTY CONCRETE PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024

NOTES:
1. PRIME COAT TO BE PLACED BETWEEN GAB & ASPHALT UNIFORMLY AT A RATE OF 0.20 GAL/SY.
2. TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS UNIFORMLY AT A RATE OF 0.05 GAL/SY.
3. ALL ASPHALT MIXES TO INCLUDE HYDRATED LIME.
4. THE G.A.B. SHOULD BE OBTAINED FROM AN APPROVED GDOT SOURCE.
5. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHOULD MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GEORGIA DEPARTMENT OF TRANSPORTATION.

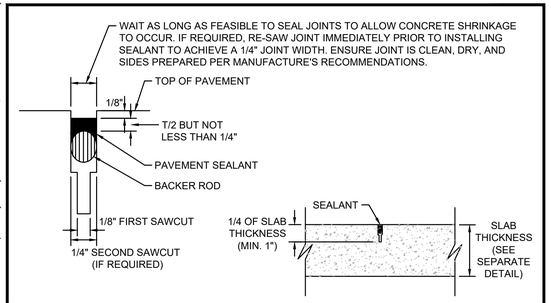


LIGHT DUTY ASPHALT PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024

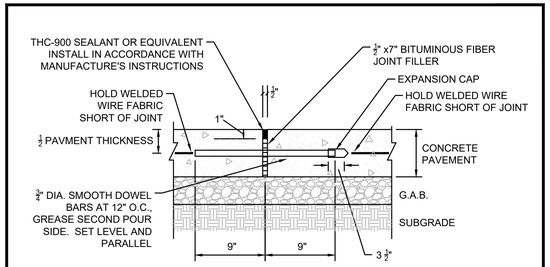
NOTE: SEE SEPARATE JOINT SPACING DETAIL



LIGHT DUTY CONCRETE PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024



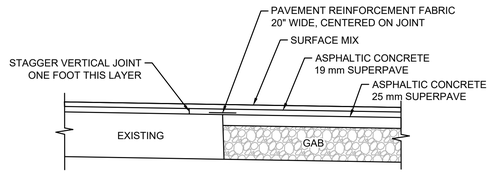
CONCRETE CONTROL JOINT DETAIL



NOTE: SEE SEPARATE CONCRETE PAVEMENT SECTION FOR ADDITIONAL INFORMATION

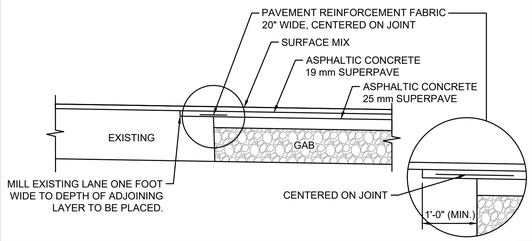
CONCRETE EXPANSION JOINT DETAIL

TYPICAL SECTION DETAIL TO BE USED WHEN EXISTING PAVEMENT IS TO BE RESURFACED WITH TWO INCHES OR MORE OF ASPHALTIC CONCRETE

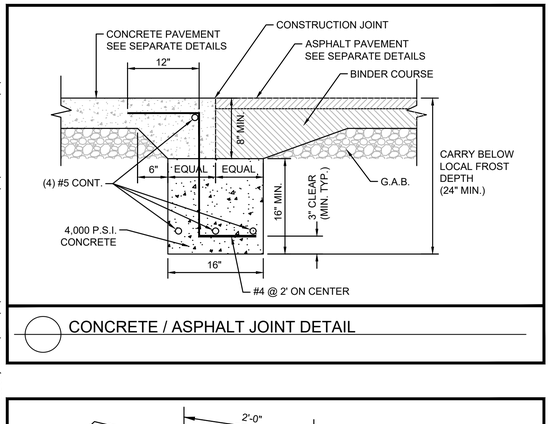


ASPHALT PAVEMENT KEY (>2") DETAIL

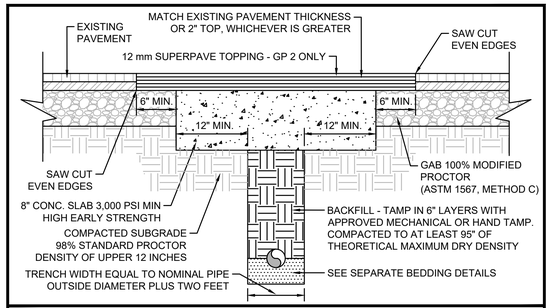
TYPICAL SECTION DETAIL TO BE USED WHEN EXISTING PAVEMENT IS TO BE RESURFACED WITH LESS THAN TWO INCHES OF ASPHALTIC CONCRETE



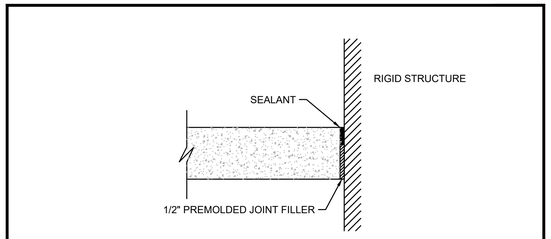
ASPHALT PAVEMENT KEY (<2") DETAIL



CONCRETE / ASPHALT JOINT DETAIL

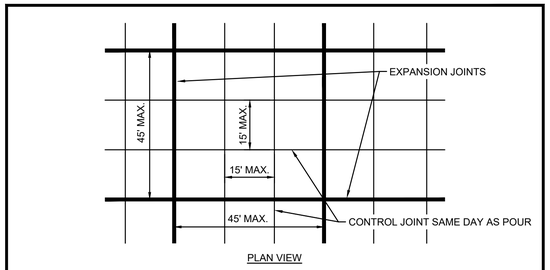


PAVEMENT (UTILITY) PATCH DETAIL



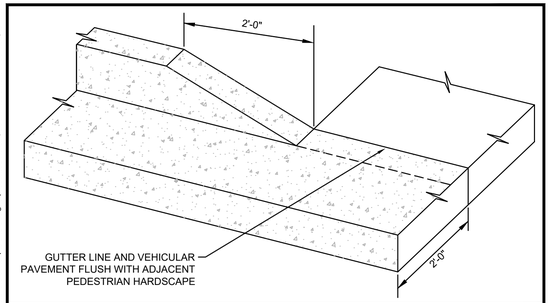
NOTE:
1. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

CONCRETE ISOLATION JOINT DETAIL

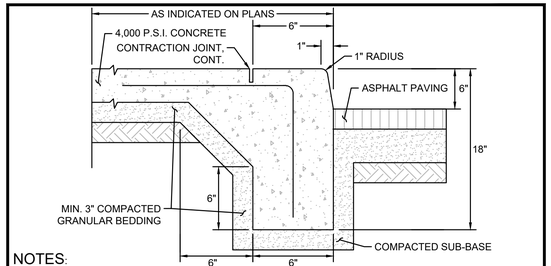


NOTE: EXPANSION AND CONTROL JOINTS SHALL BE SPACED EQUALLY AND CENTERED WITHIN THE PAVEMENT AREA, WHICH MAY REQUIRE LESS THAN THE MAXIMUM ALLOWABLE

VEHICULAR CONC. PAVEMENT JOINT SPACING DETAIL

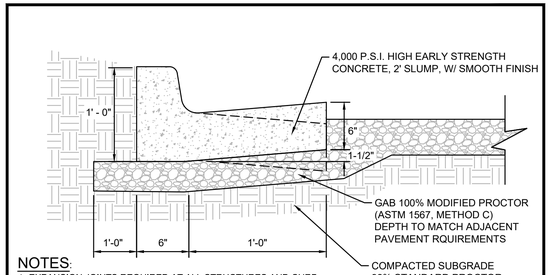


TYP MITERED CURB SECTION TO FLUSH WITH PAVEMENT



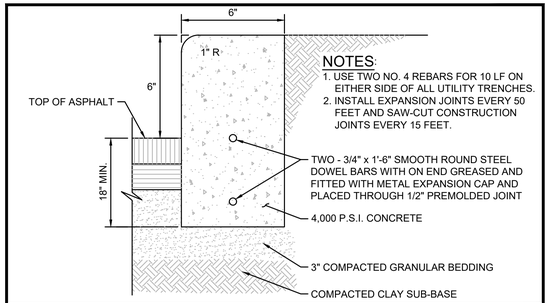
NOTES:
1. CONTRACTION JOINTS TO BE 2 1/2" DEEP. TRANSVERSE CONTRACTION JOINTS SPACED AT 15' INTERVALS (TOOLED). EXPANSION JOINTS TO BE 1/2" PREMOLDED FILLER, SPACED A MAXIMUM OF 50' APART.

INTEGRAL CURB DETAIL



NOTES:
1. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS. MAX. DIST BETWEEN CONTROL JOINTS - 25 FT.

18" CONCRETE CURB & GUTTER DETAIL



NOTES:
1. USE TWO NO. 4 REBARS FOR 10 LF ON EITHER SIDE OF ALL UTILITY TRENCHES.
2. INSTALL EXPANSION JOINTS EVERY 50 FEET AND SAW-CUT CONSTRUCTION JOINTS EVERY 15 FEET.

HEADER CURB DETAIL

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

Kimley»Horn
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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — KIMLEY-HORN AND ASSOCIATES, INC. — No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 33735 — CASEY WARREN — 4-30-25

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLLYWOOD WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-00

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-00 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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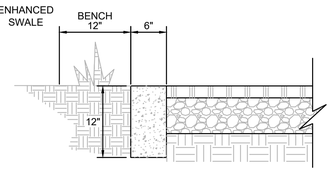
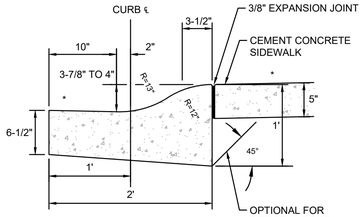


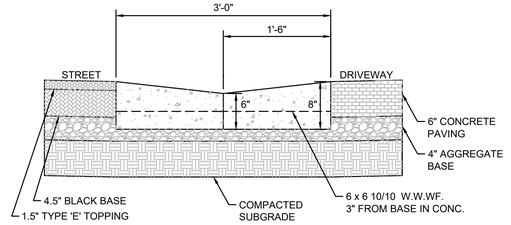
NOTES:
1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED
4. USE 4,000 P.S.I. CONCRETE

6" RIBBON CURB DETAIL

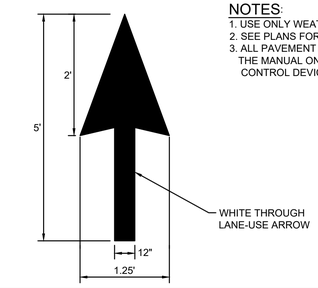


NOTES:
1. PROVIDE JOINTS EVERY 30'
2. ROLL GUTTER SLOPE TO MATCH ADJACENT PAVEMENT TRAVERSE AND LONGITUDINAL
3. 1 INCH EDGED GROOVE MAY REPLACE 3/8 INCH EXPANSION JOINT AT INTERFACE BETWEEN CURB AND ADJACENT SIDEWALK FOR SEPARATE POUR CONSTRUCTION.

ROLLED CURB DETAIL

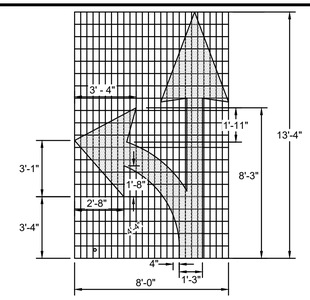


VALLEY GUTTER SECTION

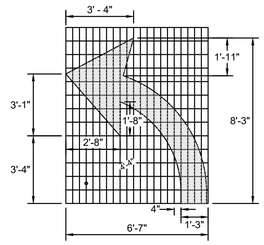


NOTES:
1. USE ONLY WEATHER RESISTANT PAINT.
2. SEE PLANS FOR LOCATIONS.
3. ALL PAVEMENT MARKINGS TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

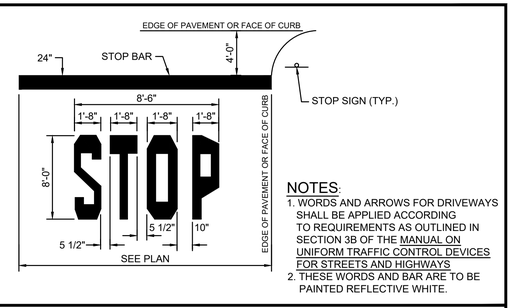
STANDARD ARROW MARKINGS - STRAIGHT (TYPE 1)



STANDARD ARROW MARKINGS - STRAIGHT-TURN (TYPE 3)

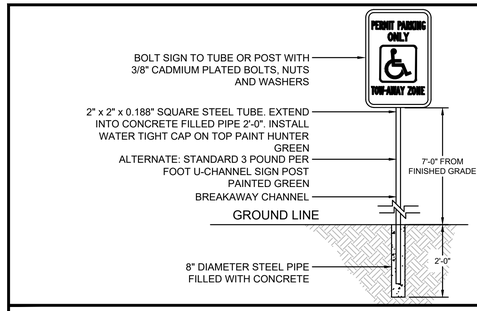


STANDARD ARROW MARKINGS - TURN (TYPE 2)



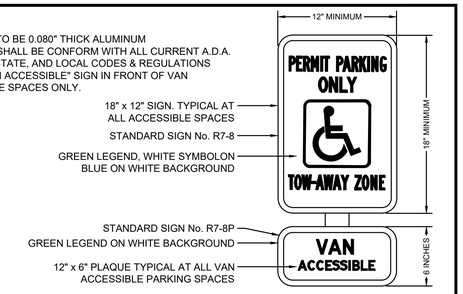
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

STOP BAR DETAIL

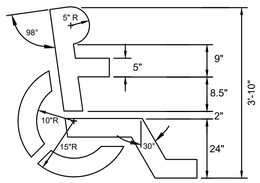


HANDICAP PARKING SIGN PLACEMENT DETAIL

NOTES:
1. ALL SIGNS TO BE 0.080" THICK ALUMINUM
2. ALL SIGNS SHALL BE CONFORM WITH ALL CURRENT A.D.A. FEDERAL, STATE, AND LOCAL CODES & REGULATIONS
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

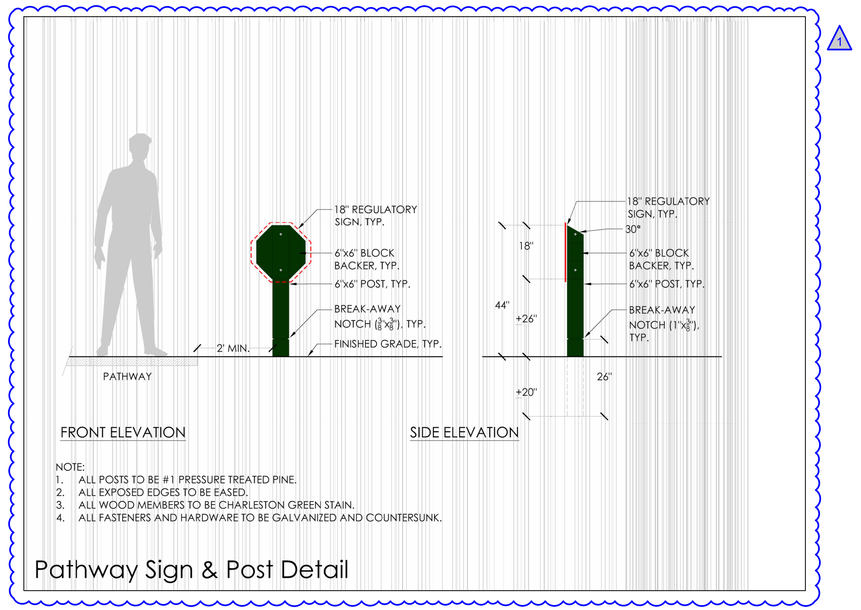


VAN ACCESSIBLE ADA SIGN DETAIL



NOTE:
1. STRIPING - 5" WIDE TRAFFIC PAINT (WHITE ON A BLUE BACKGROUND)

HANDICAP PARKING INSIGNIA DETAIL



No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — KIMLEY-HORN AND ASSOCIATES, INC. — No. C00166

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — No. 33735 — CASEY WARREN — 4-30-25

SCALE: AS SHOWN | DRAWN BY: OGT | DESIGNED BY: OGT | CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-01

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-01 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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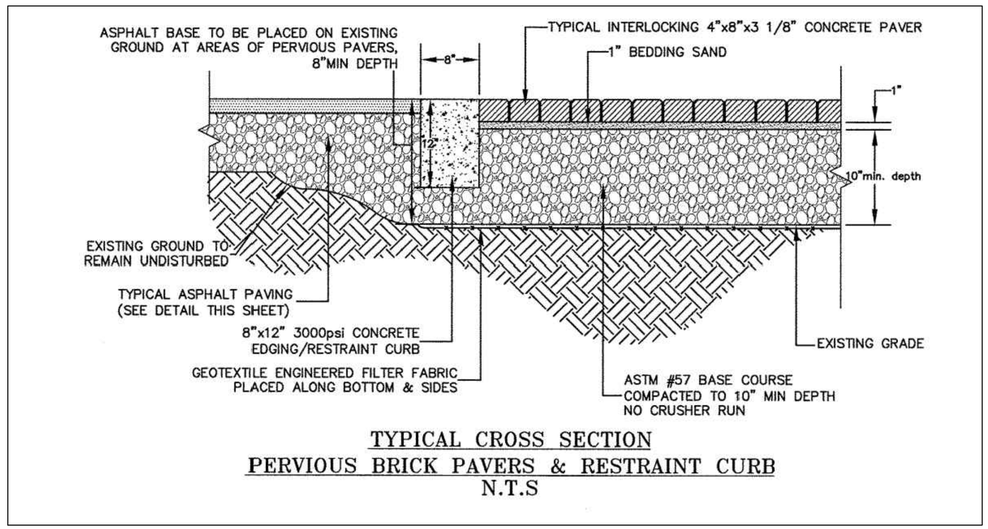


TYPICAL CROSS SECTION
PERVIOUS BRICK PAVERS & RESTRAINT CURB
N.T.S

REFERENCES

NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005

MUTCD 2009

SCDOT DOCUMENTS
SCDOT TRANSITION PLAN

QPL 61

RELATED DRAWINGS & KEYWORDS
625-305-00

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 21242 JAMES W. KENDALL

SIGNATURE

12/10/2014
DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	11/14	DSO	DETAIL 2' NOTE CHANGE UNDERLINED
0	8/12	DSO	NEW DRAWING

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
PEDESTRIAN RAMPS
GENERAL NOTES
&
DEFINITIONS

720-901-01
EFFECTIVE LETTING DATE: FEBRUARY, 2015

30.00 MEASUREMENT

30.01 FOR CURB RAMPS, MEASURE PEDESTRIAN RAMP CONSTRUCTION 7209000 IN SQUARE YARDS BASED ON THE ACTUAL AREA OF RAMPS, TAPERED AND DROPPED CURBS, RAMP PARTITIONS, CURB RETURNS, FLARES, AND GUTTERS SHOWN SHADED IN THESE STANDARD DRAWINGS.

30.01A MEASURE DETECTABLE WARNING MATERIAL 7204909 ON NEW PEDESTRIAN RAMPS IN SQUARE FEET BASED ON THE ACTUAL INSTALLED AREA OF THE DETECTABLE WARNING USED.

30.02 FOR LOCATIONS IN RAISED MEDIANS WHERE A7-GRADE PASS-THROUGH IS CONSTRUCTED, MEASURE CONCRETE MEDIAN 7206000, IN SQUARE YARDS, BY THE AREA INSIDE THE PERIMETER OF THE RAISED MEDIAN IF THE PASS-THROUGH WAS NOT PRESENT.

30.03 FOR LOCATIONS IN RAISED MEDIANS AND ON EXISTING RAMPS WHERE ONLY THE APPLICATION OF SURFACE APPLIED DETECTABLE WARNING IS REQUIRED, MEASURE SURFACE APPLIED DETECTABLE WARNING 7209100 IN SQUARE FEET BASED ON THE ACTUAL APPLIED AREA OF DETECTABLE WARNING.

30.04 FOR LOCATIONS WHERE EXISTING SIDEWALK IS TO BE REMOVED, MEASURE REMOVAL AND DISPOSAL OF EXISTING PAVEMENT 2023000, IN SQUARE YARDS, BY THE AREA OF SIDEWALK, CURB, AND GUTTER REMOVED FROM THE EXISTING INFRASTRUCTURE.

40.00 PAYMENT

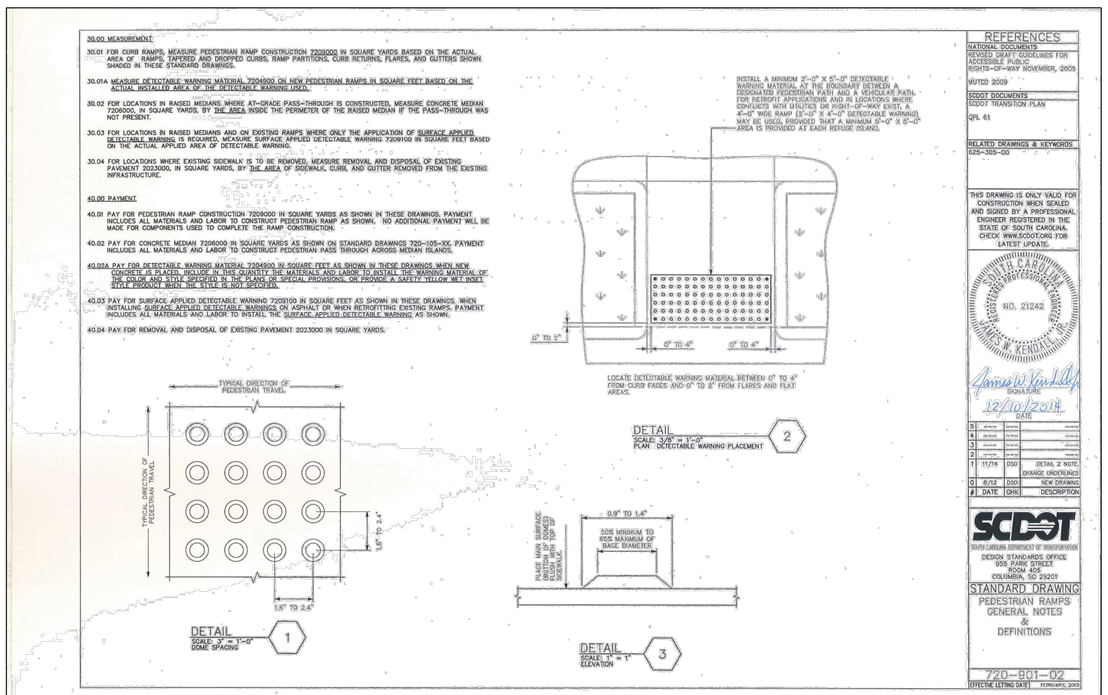
40.01 PAY FOR PEDESTRIAN RAMP CONSTRUCTION 7209000 IN SQUARE YARDS AS SHOWN IN THESE DRAWINGS. PAYMENT INCLUDES ALL MATERIALS AND LABOR TO CONSTRUCT PEDESTRIAN RAMP AS SHOWN. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMPONENTS USED TO COMPLETE THE RAMP CONSTRUCTION.

40.02 PAY FOR CONCRETE MEDIAN 7206000 IN SQUARE YARDS AS SHOWN ON STANDARD DRAWINGS 720-105-XX. PAYMENT INCLUDES ALL MATERIALS AND LABOR TO CONSTRUCT PEDESTRIAN PASS THROUGH ACROSS MEDIAN ISLANDS.

40.02A PAY FOR DETECTABLE WARNING MATERIAL 7204909 IN SQUARE FEET AS SHOWN IN THESE DRAWINGS WHEN NEW CONCRETE IS PLACED. INCLUDE IN THE QUANTITY THE MATERIALS AND LABOR TO INSTALL THE WARNING MATERIAL OF THE COLOR AND STYLE SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS, OR PROVIDE A SAFETY YELLOW WET INSET STYLE PRODUCT WHEN THE STYLE IS NOT SPECIFIED.

40.03 PAY FOR SURFACE APPLIED DETECTABLE WARNING 7209100 IN SQUARE FEET AS SHOWN IN THESE DRAWINGS. WHEN INSTALLING SURFACE APPLIED DETECTABLE WARNINGS ON ASPHALT OR WHEN RETROFITTING EXISTING RAMPS, PAYMENT INCLUDES ALL MATERIALS AND LABOR TO INSTALL THE SURFACE APPLIED DETECTABLE WARNING AS SHOWN.

40.04 PAY FOR REMOVAL AND DISPOSAL OF EXISTING PAVEMENT 2023000 IN SQUARE YARDS.



REFERENCES

NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005

MUTCD 2009

SCDOT DOCUMENTS
SCDOT TRANSITION PLAN

QPL 61

RELATED DRAWINGS & KEYWORDS
625-305-00

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SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 21242 JAMES W. KENDALL

SIGNATURE

12/10/2014
DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	11/14	DSO	MODIFIED DEFINITIONS
0	1/13	DSO	NEW DRAWING

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
PEDESTRIAN RAMPS
GENERAL NOTES
&
DEFINITIONS

720-901-03
EFFECTIVE LETTING DATE: FEBRUARY, 2015

99.00 DEFINITIONS

CHANNELIZING ISLAND – RAISED CONCRETE OR PLANTED ISLAND USED TO SEPARATE THROUGH TRAVEL LANES AT AN INTERSECTION FROM THE UNSIGNALIZED CHANNELIZED RIGHT TURN.

CURB – STANDARD 6" HIGH CONCRETE ELEMENT THAT SEPARATES SIDEWALK FROM GUTTER.

CURB RADIUS – CIRCULAR PATH OF A CURB AROUND A CORNER. CURB RADIUS IS MEASURED FROM THE FACE OF CURB TO THE CENTER OF THE CIRCLE CONSTRUCTED.

CURB RAMP – SEE "PEDESTRIAN RAMP".

CURB RETURN – A PORTION OF CURB WRAPPED ADJACENT TO A RAMP OR LANDING TO ACCOUNT FOR GRADE DIFFERENCES. CONSTRUCT CURB RETURNS ADJACENT TO GRASS OR PLANTED AREAS. ALTERNATE TO FLARE.

DETECTABLE WARNING – A SURFACE FEATURE OF TRUNCATED DOME MATERIAL BUILT IN OR APPLIED TO THE WALKING SURFACE TO ADVISE OF AN UPCOMING CHANGE FROM PEDESTRIAN TO VEHICULAR WAY.

DRIVEWAY APPROACH – A PORTION OF SIDEWALK THAT PROVIDES VEHICLE ACCESS ONTO ADJACENT PROPERTY. DRIVEWAY APPROACH MUST CONTAIN AT LEAST A 3' WIDE DRIVEWAY PEDESTRIAN PATH. NOTE THAT PORTIONS OF THE DRIVEWAY APPROACH OUTSIDE OF THE DRIVEWAY PEDESTRIAN PATH MAY BE CONSTRUCTED AS NEEDED TO FIT SITE CONDITIONS AND TO ACCOMMODATE THE VEHICLE TYPE USING THE DRIVEWAY, AND THEREFORE, MAY NOT CONFORM TO RULES FOR PEDESTRIAN ACCESSIBILITY.

DRIVEWAY PEDESTRIAN PATH – THE PORTION OF A DRIVEWAY APPROACH THAT PROVIDES A PEDESTRIAN ACCESS ROUTE.

EXISTING COMPLIANT RAMP – A RAMP THAT MEETS THE GEOMETRY REQUIREMENTS FOR NEW RAMP CONSTRUCTION. DRY BONDED DETECTABLE WARNINGS MAY BE APPLIED TO EXISTING COMPLIANT RAMP WHERE NEEDED TO PROVIDE DELINEATION BETWEEN PEDESTRIAN PATH AND VEHICULAR PATH.

FLARE – A VARIABLE TRANSITION SLOPE (NOT TO EXCEED 10H:1V) THAT ACCOUNTS FOR GRADE DIFFERENCES BETWEEN A RAMP AND ADJACENT SURFACES. ALTERNATE TO CURB RETURNS.

GUTTER – A CONCRETE EDGE TREATMENT ON THE SIDE OF A ROADWAY TO CONVEY WATER.

HANDRAIL – A HORIZONTAL OR SLOPING RAIL INTENDED FOR GRASPING BY THE HAND FOR GUIDANCE AND SUPPORT.

LANDING – MINIMUM 4' X 4' AREA AT THE TOP OR BOTTOM OF A RAMP. CONSTRUCT ALL LANDINGS SUCH THAT EITHER CROSS SLOPE OR RUNNING SLOPE IS AT 100:1 NOMINAL (NOT TO EXCEED 50H:1V).

MEDIAN – THE AREA BETWEEN TWO ROADWAYS OF A DIVIDED HIGHWAY MEASURED FROM EDGE OF TRAVELED WAY TO EDGE OF TRAVELED WAY. THE MEDIAN EXCLUDES TURN LANES. THE MEDIAN WIDTH MIGHT BE DIFFERENT BETWEEN INTERSECTIONS, INTERCHANGES, AND AT OPPOSITE APPROACHES OF THE SAME INTERSECTION.

PARALLEL RAMP – A RAMP THAT EXTENDS IN THE SAME DIRECTION AS THE FLOW OF PEDESTRIAN TRAVEL ALONG THE LENGTH OF SIDEWALK.

PEDESTRIAN – A PERSON ON FOOT, IN A WHEELCHAIR, ON SKATES, OR ON A SKATEBOARD.

PEDESTRIAN ACCESS ROUTE – A CONTINUOUS AND UNOBSTRUCTED WALKWAY WITHIN A PEDESTRIAN CIRCULATION PATH THAT PROVIDES ACCESSIBILITY

PEDESTRIAN BYPASS – PORTION OF SIDEWALK AVAILABLE FOR NAVIGATION AROUND A PERPENDICULAR RAMP. CONSTRUCT PEDESTRIAN BYPASS AT LEAST 5' WIDE.

PEDESTRIAN CIRCULATION PATH – A PREPARED EXTERIOR OR INTERIOR WAY OF PASSAGE PROVIDED FOR PEDESTRIAN TRAVEL.

PEDESTRIAN GUARD – A BOUNDARY STRUCTURE OF SPECIFIED GEOMETRY AND STRENGTH THAT IS LOCATED BETWEEN THE PEDESTRIAN ACCESS ROUTE AND A FIXED HAZARD SUCH AS A DROP-OFF.

PEDESTRIAN PASS THROUGH – PATH WITHIN A RAISED MEDIAN THAT IS AT GRADE WITH ADJACENT ROADWAY. CONSTRUCT PEDESTRIAN PASS THROUGH AT LEAST 5' WIDE.

PEDESTRIAN RAMP – A COLLECTIVE TERM USED BY SCDOT TO INCLUDE CURB RAMPS AND BLENDED TRANSITIONS AS DEFINED BY THE U.S. ACCESS BOARD, AND IS INCLUSIVE OF ALL LANDINGS, PADS, AND PUSH BUTTON ACCESS EACH. PREFERRED 5' (MINIMUM 4') WIDE TRANSITION FROM AN UPPER LANDING TO A LOWER LANDING. CONSTRUCT RAMPS WITH A NOMINAL 12H:1V RUNNING SLOPE (NO STEEPER THAN 10H:1V) AND MAXIMUM 48H:1V CROSS SLOPE. (NO STEEPER THAN 50H:1V UNLESS SITE CONDITIONS INDICATE THE USE OF A "LONG RAMP" OR STEEP GRADE SECTION). THE "LONG RAMP" SHOULD BE CONSTRUCTED WITH A MAXIMUM 20H:1V RUNNING SLOPE. FOR FLAT RUNNING SLOPE, THE RAMP SLOPE MAY EXCEED 12H:1V ONLY IF THE REQUIRED RAMP LENGTH IS 12' OR LONGER. CONSTRUCT "DOWNHILL" RAMPS USING THE MINIMUM 12H:1V RUNNING SLOPE.

PERPENDICULAR RAMP – A RAMP THAT EXTENDS 90 DEGREES FROM THE FLOW OF PEDESTRIAN TRAVEL ALONG THE LENGTH OF SIDEWALK.

PROWAG – REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER 2005

PROWAAC – PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE

RAILROAD CONSTRUCTION ZONE – PORTION OF ROADWAY AND SIDEWALK THAT ARE CONSTRUCTED BY RAILROAD CONTRACTORS. USE MATERIALS AND METHODS SPECIFIED BY THE PROPERTY OWNER.

RAILROAD FLANGE WAY FILLER – PREFABRICATED PRODUCT USED TO MINIMIZE PHYSICAL GAPS AROUND RAILS. ANY RAILROAD FLANGE WAY FILLER USED MUST ALSO BE APPROVED BY THE OWNER OF THE RAILROAD REGARDLESS OF THE PROPERTY OWNER AT THE CROSSING.

RAILROAD SIDEWALK CONNECTION ZONE – SIDEWALK INTERFACE BETWEEN TYPICAL SIDEWALK OR RAMP AND THE RAILROAD CONSTRUCTION ZONE. THIS INTERFACE IS GENERALLY CONSTRUCTED AFTER WORK IN THE RAILROAD CONSTRUCTION ZONE IS COMPLETE. USE MATERIALS AND METHODS SPECIFIED BY THE PROPERTY OWNER.

RAMP PARTITION – A PORTION OF CURB BEHIND THE SIDEWALK THAT SEPARATES LANDING FROM ADJACENT PROPERTY. CONSTRUCT RAMP PARTITION AT ALL LOCATIONS WHERE ROADWAY DRAINAGE COULD DISCHARGE ONTO ADJACENT PROPERTY. CONSTRUCT RAMP PARTITION IF NEEDED TO RETAIN EXISTING GROUND ELEVATION ON ADJACENT PROPERTY.

REFUGE ISLAND – A RAISED CONCRETE MEDIAN OR RAISED PLANTED MEDIAN THAT IS AT LEAST 6'-0" WIDE. RAISED MEDIAN ISLANDS MUST BE PRESENT ON BOTH SIDES OF THE PEDESTRIAN PATH TO BE CONSIDERED A REFUGE.

RETROFIT RAMP – RECONSTRUCTION OF A PORTION OF EXISTING SIDEWALK TO PROVIDE MOST ACCESSIBLE PATH PRACTICAL WITHOUT IMPACTING ADJACENT PROPERTY. WHERE PRACTICAL, RECONSTRUCT RETROFIT RAMP SLOPES TO MEET CURRENT CONSTRUCTION STANDARDS.

ROUNDABOUT – A CIRCULAR INTERSECTION WITH YIELD CONTROL ENTRY, WHICH PERMITS A VEHICLE ON THE CIRCULATORY ROADWAY TO PROCEED, AND WITH DEFLECTION OF THE APPROACHING VEHICLE COUNTER-CLOCKWISE AROUND A CENTER ISLAND.

RUNNING SLOPE – THE GRADE THAT IS PARALLEL TO THE DIRECTION OF TRAVEL, EXPRESSED AS A RATIO OF RISE TO RUN OR AS A PERCENT.

SIDEWALK – THAT PORTION OF A STREET BETWEEN THE CURB LINE, OR THE LATERAL LINE OF A ROADWAY, AND THE ADJACENT PROPERTY LINE OR ON EASEMENTS OF PRIVATE PROPERTY THAT IS PAVED OR IMPROVED AND INTENDED FOR USE BY PEDESTRIANS. CONSTRUCT SIDEWALK WITH A NOMINAL 100H:1V CROSS SLOPE (NOT TO EXCEED 50H:1V) TOWARDS THE ROADWAY. WHEN CONNECTED TO THE ROADWAY BY CURB AND GUTTER, SIDEWALK SHOULD FOLLOW ROADWAY GRADE UNLESS NOTED OTHERWISE IN THE PLANS OR SPECIAL PROVISIONS.

SPLITTER ISLAND – RAISED CONCRETE OR PLANTED ISLAND AT THE APPROACHES TO ROUNDABOUTS USED TO SEPARATE TRAFFIC ENTERING THE ROUNDABOUT FROM TRAFFIC EXITING THE ROUNDABOUT.

TAPERED CURB – A PORTION OF CURB THAT TRANSITION FROM A STANDARD 6" HIGH CURB TO GUTTER ELEVATION.

WALKWAY – THE CONTINUOUS PORTION OF THE PEDESTRIAN ACCESS ROUTE THAT IS CONNECTED TO STREET CROSSINGS BY CURB RAMPS OR BLENDED TRANSITIONS.

TABLE: 720-901A

RAMP SYMBOL	USAGE NOMINAL SLOPE	USAGE MAXIMUM SLOPE
	ROAD GRADE (SITE SPECIFIC GRADE)	ROAD GRADE (SITE SPECIFIC GRADE)
	CROSS SLOPE 100:1 (1%) (OR FLATTER)	CROSS SLOPE 50:1 (2%) (OR FLATTER)
	RAMP 14:1 (7.1%)	RAMP 12:1 (8.3%) (OR FLATTER) SEE NOTE 4
	FLARE 11:1 (9.1%) [ADDITIONAL RETROFIT USE]	FLARE 10:1 (10%) (OR FLATTER) [ADDITIONAL RETROFIT USE]
	PARALLEL RAMP (RAMP & CROSS SLOPE)	
	LANDING/SIDEWALK (CROSS SLOPE & ROAD GRADE)	
	PERPENDICULAR RAMP (RAMP & ROAD GRADE)	

1. RAMP SYMBOLS SHOWN IN TABLE 720-901A INDICATE THE NOMINAL SLOPE AND MAXIMUM ALLOWABLE SLOPE FOR PEDESTRIAN RAMP COMPONENTS. DO NOT EXCEED THE VALUES LISTED FOR MAXIMUM ALLOWABLE SLOPE UNLESS DIRECTED BY THE ENGINEER.
2. SEE SOMETHING NEW SHOWN ON EACH STANDARD RAMP DETAIL FOR LOCATIONS OF RAMP SYMBOLS.
3. DIRECTION ARROWS INDICATE VERTICAL ELEVATION CHANGE FROM A POINT OF HIGH ELEVATION (TAIL) TO A POINT OF LOW ELEVATION (TIP).
4. FOR CURB RAMPS ONLY, SLOPE CAN BE EXCEEDED IF CALCULATED CURB RAMP LENGTH IS ≥ 15'.

20.00 RETROFIT

20.01 FOR STANDARD INSTALLATIONS, USE AT LEAST A 2'-0" X 5'-0" DETECTABLE WARNING AT ALL INTERFACES BETWEEN PEDESTRIAN ACCESS ROUTE OR REFUGE ISLAND AND ADJACENT TRAFFIC. ALWAYS SUPPLY ENOUGH DETECTABLE WARNING MATERIAL TO COVER LANDING OR REFUGE BOUNDARY AS SPECIFIED IN THESE STANDARD DRAWINGS. RETROFIT RAMPS THAT DO NOT HAVE SUFFICIENT ROOM TO ACCOMMODATE STANDARD RAMPS MAY USE SMALLER DETECTABLE WARNINGS IF SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS.

20.02 UNLESS SPECIFIED OTHERWISE IN THE PLANS OR SPECIAL PROVISIONS, INSTALL SAFETY YELLOW FEDERAL NUMBER 33538 DETECTABLE WARNINGS. SEE QUALIFIED PRODUCT LIST 61 FOR AVAILABLE COLORS AND USE ONLY COLORS THAT PROVIDE CONTRAST BETWEEN THE ADJACENT MATERIALS.

20.03 FOLLOW DETECTABLE WARNING MANUFACTURER'S INSTALLATION PROCEDURES AND USE ONLY MATERIALS (PRIMER, GROUT, ADHESIVES, ETC.) AND METHODS (CONTACT PREPARATION, PLACEMENT, FIELD CUTS, ETC.), THAT ARE SPECIFIED BY THE DETECTABLE WARNING MANUFACTURER AS COMPATIBLE WITH THE SELECTED WARNING PRODUCT.

20.04 SELECT DETECTABLE WARNING PRODUCT BASED ON THE FOLLOWING CONDITIONS:

a.WET INSET WITH FASTENERS OR REPLACEABLE	ANY NEW LOCATION WITH NEW CONCRETE
b.WET INSET WITHOUT FASTENERS	ANY NEW LOCATION WITH NEW CONCRETE
c.PAVER	ONLY WHEN SPECIFIED IN PLANS OR SPECIAL PROVISIONS
d.ASPHALT APPLIED	ONLY ON ASPHALT SURFACES
e.DRY BONDED	ONLY WHEN NEW CONCRETE WILL NOT BE PLACED IN RAMP

20.05 FOR RADIUS INSTALLATIONS, FIELD CUT DETECTABLE WARNING MATERIAL TO FIT BACK OF CURB RADIUS AS SHOWN OR ORDER CUSTOM FABRICATED PIECES TO MATCH CURB RADIUS. EDGE OF DETECTABLE WARNING MUST BE WITHIN 3" OF BACK OF CURB AT ANY MEASURED LOCATION FOR CURVED INSTALLATIONS. COVER ENTIRE BACK OF CURB RADIUS BOUNDARY TO WITHIN 2 INCHES OF BOTH SIDES OF THE LOWER LANDING. WHERE PRACTICAL, MINIMIZE THE NUMBER OF FIELD CUT PIECES IN RADIUS INSTALLATIONS.

20.06 DO NOT INSTALL DETECTABLE WARNINGS IN AT-GRADE MEDIANS OR IN MEDIAN LOCATIONS WHERE A RAISED MEDIAN TERMINATES ON ONE SIDE OF A CROSSWALK. NO REFUGE ISLAND IS AVAILABLE IN THESE CASES, SO PEDESTRIAN CROSSWALK SIGNAL SHOULD BE TIMED TO ALLOW THE PEDESTRIAN TO CROSS TO THE NEXT AVAILABLE REFUGE LOCATION.

20.07 PLACE ALL STYLE DETECTABLE WARNING MATERIALS FLUSH WITH TOP OF SIDEWALK (FLUSH +/- 1/8").

20.08 LOCATE ENTIRE WARNING BEHIND CURB LINE TO MINIMIZE VEHICLES RIDING OVER THIS FEATURE. LOCATE ONE EDGE OF DETECTABLE WARNING WITHIN 2 INCHES OF THE FACE OF CURB ON MEDIAN ISLANDS AND 0 TO 2 INCHES BEHIND BACK OF CURB AND GUTTER.

20.09 ALIGN TRUNCATED DOME PATTERN IN LINE WITH DIRECTION PEDESTRIAN TRAVEL ACROSS THE DETECTABLE WARNING.

20.10 GROOVE A ¼" x ¼" JOINT IN THE CONCRETE PAD DIRECTLY AROUND THE PERIMETER OF THE DETECTABLE WARNING MATERIAL FOR ALL WET INSET AND GROUTED PAVER STYLES.

20.11 APPLY SEALANT AROUND THE PERIMETER AND ALL JOINTS OF THE DETECTABLE WARNING MATERIAL FOR ALL GROUTED PAVER, ASPHALT APPLIED, AND DRY BONDED SURFACE APPLIED STYLE DETECTABLE WARNINGS.

25.00 RETROFIT INSTALLATIONS

25.01 WHEN RETROFITTING PEDESTRIAN RAMPS ON SIDEWALKS, RETROFIT EXISTING CONCRETE ISLANDS AT THE SAME TIME.

25.02 FOR RETROFIT RAMPS, REGARDLESS OF EXISTING SIDEWALK WIDTH, CONSTRUCT FULL SIZE RAMPS AS SHOWN IN THESE STANDARD DRAWINGS, UNLESS RIGHT-OF-WAY LIMITS DO NOT ACCOMMODATE STANDARD RAMPS OR SHOWN OTHERWISE IN THE PLANS OR SPECIAL PROVISIONS.

25.03 USE DRY BONDED SURFACE APPLIED DETECTABLE WARNINGS ONLY IN LOCATIONS WHERE EXISTING GEOMETRY CONFORMS TO REQUIREMENTS FOR A RETROFIT RAMP AND NO NEW CONCRETE WILL BE PLACED IN THE RAMP OR LANDING. PROVIDE A COPY OF THE LATEST VERSION OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS TO THE RESIDENT ENGINEER BEFORE INSTALLATION OF SURFACE APPLIED DETECTABLE WARNINGS.

25.04 FOR RETROFIT RAMPS, IF NEW CONCRETE IS PLACED IN THE RAMP, USE ONLY WET INSET OR PAVER STYLE DETECTABLE WARNING SYSTEMS.

25.05 FOR ISLAND RETROFITS, SAW-CUT EDGES ARE ACCEPTABLE ON AT GRADE PASS THROUGHS. IF RAMPS ARE CONSTRUCTED TO DIRECT PEDESTRIANS TO THE TOP OF THE RAISED ISLAND, PROVIDE SIDE FLARE EDGES ON THE RAMP TO MINIMIZE TRIP HAZARD. DO NOT USE SAW CUT OR VERTICAL EDGES ON RETROFIT RAMPS IN SIDEWALK.

25.06 PLACE FACTORY EDGES OF THE DRY BONDED SURFACE APPLIED DETECTABLE WARNING TRANSVERSE TO THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE DETECTABLE WARNING. FIELD CUT EDGES MAY ONLY BE PLACED AGAINST CURBS, RAMP EDGES, AND ADJACENT DETECTABLE WARNINGS. SEAL PERIMETER AND ALL EDGES OF DRY BONDED SURFACE APPLIED DETECTABLE WARNINGS.

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

KIMLEY-HORN AND ASSOCIATES, INC. No. C00166 — SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33735 — JAMES W. KENDALL — 4-30-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE
CENTER OWNERS LLC
1003 HOLCOMBE WOOD PARKWAY,
SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI
REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE DETAILS

DATE
01/23/2025
PROJECT NO.
019842004
SHEET NUMBER
C6-02

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-02 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

REFERENCES

NATIONAL DOCUMENTS
AASHTO M31, M170, M198, M295, M302, M315, M336, T96, T104

ASTM C443, C990

SCDOT DOCUMENTS
SC-M-714
PCDM-05
QPL 60
QPL 69

RELATED DRAWINGS & KEYWORDS
714-005-00
714-020-00
714-105-00
714-120-00
714-990-MO

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER — NO. 19782 — ROBERT BEDINGER

SIGNATURE
11/09/20
DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	3/2020	DSO	GENERAL REVISIONS
4	8/2012	DSO	SCDOT LETTER 3/12
3	3/2010	JBH	GENERAL REVISIONS
2	3/2009	HJC	COMPLETE TABLE
1	7/2008	HJC	GENERAL REVISIONS
0	3/2008	DSO	NEW STANDARD

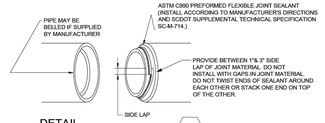
SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
PIPE CULVERTS
SMOOTH WALL
(RIGID REINFORCED
CONCRETE PIPE (RCP)
DETAILS &
FILL HEIGHT)

714-205-01
EFFECTIVE LETTING DATE — JULY 2020

THIS DRAWING IS NOT TO SCALE.

DETAIL — JOINT SEALANT INSTALLATION — 1

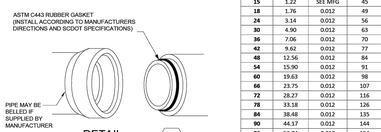


DETAIL — PREFORMED FLEXIBLE JOINT MATERIAL FOR PIPES UP TO AND INCLUDING 48" DIAMETER (ASTM C990) — 2

DETAIL — RUBBER PROFILE GASKET EQUALIZATION (ASTM C443) — 4

PLACE ASTM C990 MATERIAL ON THE UPPER HALF OF THE TONGUE END AND LOWER HALF OF THE GROOVE END. PROVIDE BETWEEN 1" AND 3" OVERLAP ON EACH SIDE.

DETAIL — PREFORMED FLEXIBLE JOINT MATERIAL FOR PIPES LARGER THAN 48" DIAMETER (ASTM C990) — 3



DETAIL — RUBBER PROFILE GASKET (ASTM C443) — 5

1. SEE SHEET 714-005-00, 714-020-00, 714-105-00, & 714-120-00 FOR GENERAL NOTES, AND TRENCH INSTALLATION REQUIREMENTS.
2. USE ONLY REINFORCED CONCRETE PIPE AND JOINT MATERIAL FROM MANUFACTURERS LISTED ON QUALIFIED PRODUCT LIST 69. USE ONLY PIPE CLASSES LISTED IN TABLE 714-205A.
3. FLEXIBLE PIPE CULVERTS ARE PROHIBITED FROM USE ON ALL INTERSTATE AND SCDOT EVACUATION ROUTES. USE ONLY RIGID PIPE CULVERTS FOR ALL INTERSTATE AND SCDOT EVACUATION ROUTES STATEWIDE.
4. MANUFACTURERS MAY SUBSTITUTE A HIGHER CLASS PIPE THAN THE PIPE CLASS SPECIFIED ON THE PLANS, HOWEVER, INSTALLATION DEPTH SHALL NOT EXCEED THE DEPTH SHOWN ON THE PLANS OR VIOLATE THE FILL HEIGHTS IDENTIFIED IN TABLE 714-205A. NO ADDITIONAL PAYMENT WILL BE MADE FOR HIGHER CLASS PIPE SUBSTITUTION.
5. SITE CONDITIONS OTHER THAN TYPICAL INSTALLATION MAY REQUIRE SPECIAL DESIGNED PIPE. SPECIAL DESIGN PIPE MAY ALSO BE REQUIRED FOR INSTALLATIONS OUTSIDE OF SCDOT RIGHT OF WAY - SEE RIGHT OF WAY/UTILITY/MUNICIPAL AGREEMENT FOR THESE INSTALLATIONS. WHEN REQUIRED, ALL SPECIAL DESIGN PIPES MUST BE DESIGNED IN ACCORDANCE WITH PCDM-05.
6. THIS FILL HEIGHT TABLE IS FOR USE IN SCDOT ROADWAY APPLICATIONS ONLY AND SHOULD NOT BE USED FOR ANY OTHER TRANSPORTATION FACILITY.
7. THE REINFORCED CONCRETE PIPE FILL HEIGHT VALUES IN TABLE 714-205A ARE BASED ON CALCULATIONS PROVIDED BY THE AMERICAN CONCRETE PIPE ASSOCIATION. FILL HEIGHT VALUES IN TABLE 714-205A ARE APPLICABLE FOR THE FOLLOWING LOAD CASE CRITERIA:

   LOAD CASE 1 - STANDARD MAXIMUM COVER INSTALLATION UNDERNEATH ROADWAY. ANY PIPE REQUIRING INSTALLATION DEPTHS GREATER THAN THIS VALUE WILL REQUIRE A SPECIAL DESIGNED PIPE.

   LOAD CASE 2 - STANDARD MINIMUM COVER INSTALLATION UNDERNEATH ROADWAY. THIS VALUE IS SET BY AASHTO LRFD MINIMUM COVER REQUIREMENTS, REGARDLESS OF PIPE STRUCTURAL CAPACITY. PIPE INSTALLATIONS AT DEPTHS SHALLOWER THAN THIS VALUE ARE NOT PERMITTED FOR LOAD CASE 2.

   LOAD CASE 3 - STANDARD MINIMUM COVER INSTALLATION FOR CONSTRUCTION VEHICLE LOADING. THIS VALUE INCLUDES AASHTO BRIDGE CONSTRUCTION SPECIFICATION MINIMUM (75 KIP/AXLE) CONSTRUCTION LOAD. WHERE POSSIBLE, AVOID DRIVING CONSTRUCTION VEHICLES OVER INSTALLED PIPE. EXTEND CONSTRUCTION FILL HEIGHT BEYOND SIDES OF PIPE BY THE LARGER OF 3 FEET OR ONE PIPE DIAMETER. IN ORDER TO MINIMIZE LATERAL DISPLACEMENT, PERIODICALLY CHANGE THE LOCATION OF EQUIPMENT CROSSING OVER PIPE.

   LOAD CASE 4 - NON-RESIDENTIAL DRIVEWAY (LIGHT COMMERCIAL) SAME STRUCTURAL DESIGN LOADING AS LOAD CASE 2 BUT MINIMUM COVER OVER PIPE IS NOT LIMITED BY AASHTO LRFD (MOST CURRENT EDITION ADOPTED BY THE DEPARTMENT) SECTION 12 MINIMUM COVER REQUIREMENT. FOR THIS CONDITION SCDOT WILL PERMIT PIPE TO BE INSTALLED AT A DEPTH THAT IS SHALLOWER THAN THE AASHTO MINIMUM. THE VALUE USED FOR MINIMUM COVER WILL ONLY BE LIMITED BY THE PIPES STRUCTURAL CAPACITY DETERMINED FROM THE STRUCTURAL DESIGN. USE LOAD CASE 2 FOR HEAVY COMMERCIAL DRIVEWAYS. SEE 714-990-MO FOR RESIDENTIAL DRIVEWAY INSTALLATION FOR MAINTENANCE APPLICATIONS.

   LOAD CASE 6 - STANDARD MAXIMUM COVER INSTALLATION BELOW GROUNDWATER TABLE. MAXIMUM DEPTH PIPE CAN BE INSTALLED WITH GROUNDWATER TABLE ELEVATION AT 2 X O.D. ABOVE PIPE INVERT.
8. ALL VALUES NOTED AS "--" TYPICALLY INDICATE THAT PIPE SIZE IN NOT AVAILABLE OR THAT A SPECIAL DESIGN PIPE IS REQUIRED FOR THIS SIZE. CHECK WITH PIPE MANUFACTURE FOR SPECIAL DESIGN PIPE.

PAY ITEMS:
714XXXX (SIZE) SMOOTH WALL PIPE CULVERT ..... LF
714XXXX (SIZE) RC PIPE CULVERT (RCP) - (CLASS) ..... LF
714XXXX (SIZE) RC PIPE CULVERT (RCP) - (CLASS) AASHTO M198 JOINT (ASTM C990) ..... LF
714XXXX (SIZE) RC PIPE CULVERT (RCP) - (CLASS) AASHTO M315 JOINT (ASTM C443) ..... LF
203450XX (DIAMETER) PIPE ADDITIONAL FOUNDATION WORK ..... LF

TABLE 714-205A: REINFORCED CONCRETE PIPE ALLOWABLE FILL HEIGHTS

PIPE DIAMETER	HYDRAULIC AREA	MANNING'S COEFFICIENT	ESTIMATED MINIMUM TRENCH WIDTH	LOAD CASE 1 — MAXIMUM COVER (UNDER ROADWAY) [FT]				LOAD CASE 2 — MINIMUM COVER (UNDER ROADWAY) [FT]				LOAD CASE 3 — MINIMUM COVER (CONSTRUCTION VEHICLE) [FT]				LOAD CASE 4 — MINIMUM COVER (NON-RESIDENTIAL DRIVEWAY) NOT FOR USE UNDER ROADWAY [FT]				LOAD CASE 6 — MAXIMUM COVER (INVERT AT 2 X OD BELOW GROUNDWATER TABLE) [FT]			
				PIPE CLASS				PIPE CLASS				PIPE CLASS				PIPE CLASS				PIPE CLASS			
[IN]	[FT²]	[n]	[IN]	II	III	IV	V	II	III	IV	V	II	III	IV	V	II	III	IV	V	II	III	IV	V
12	0.78	SEE MFG	42	12.00	17.00	25.00	38.00	2.75	1.25	1.00*	1.00*	5.00	4.00	3.00	1.00	2.75	1.25	0.00	0.00	12.00	17.00	25.00	38.00
15	1.22	SEE MFG	45	13.00	17.00	26.00	39.00	2.75	1.25	1.00*	1.00*	5.00	4.00	3.00	1.00	2.75	1.25	0.00	0.00	12.00	17.00	26.00	39.00
18	1.76	0.012	49	13.00	17.00	26.00	40.00	2.50	1.25	1.00*	1.00*	5.00	4.00	3.00	1.00	2.50	1.25	0.00	0.00	12.00	17.00	26.00	40.00
24	3.14	0.012	56	13.00	17.00	26.00	40.00	2.50	1.00*	1.00*	1.00*	5.00	4.00	3.00	1.00	2.50	0.00	0.00	0.00	12.00	17.00	26.00	40.00
30	4.90	0.012	63	13.00	17.00	26.00	40.00	2.50	1.00*	1.00*	1.00*	5.00	4.00	3.00	1.00	2.50	0.00	0.00	0.00	12.00	17.00	26.00	40.00
36	7.06	0.012	70	12.00	17.00	26.00	40.00	2.50	1.00*	1.00*	1.00*	5.00	3.00	3.00	1.00	2.50	0.00	0.00	0.00	12.00	17.00	26.00	40.00
42	9.62	0.012	77	12.00	17.00	26.00	40.00	2.25	1.00*	1.00*	1.00*	4.00	3.00	2.00	1.00	2.25	0.00	0.00	0.00	12.00	17.00	26.00	39.00
48	12.56	0.012	84	12.00	17.00	26.00	40.00	1.00*	1.00*	1.00*	1.00*	4.00	3.00	2.00	1.00	0.00	0.00	0.00	0.00	12.00	16.00	25.00	39.00
54	15.90	0.012	91	12.00	17.00	26.00	40.00	1.00*	1.00*	1.00*	1.00*	4.00	3.00	2.00	1.00	0.00	0.00	0.00	0.00	11.00	16.00	25.00	39.00
60	19.63	0.012	98	12.00	17.00	26.00	39.00	1.00*	1.00*	1.00*	1.00*	4.00	3.00	1.00	1.00	0.00	0.00	0.00	0.00	11.00	16.00	25.00	39.00
66	23.75	0.012	107	12.00	17.00	26.00	39.00	1.00*	1.00*	1.00*	1.00*	4.00	3.00	1.00	1.00	0.00	0.00	0.00	0.00	11.00	16.00	25.00	38.00
72	28.27	0.012	116	12.00	17.00	25.00	39.00	1.00*	1.00*	1.00*	1.00*	4.00	3.00	1.00	1.00	0.00	0.00	0.00	0.00	11.00	16.00	24.00	38.00
78	33.18	0.012	126	12.00	17.00	25.00	---	1.00*	1.00*	1.00*	---	3.00	3.00	1.00	---	0.00	0.00	0.00	---	11.00	15.00	24.00	---
84	38.48	0.012	135	12.00	16.00	25.00	---	1.00*	1.00*	1.00*	---	3.00	3.00	1.00	---	0.00	0.00	0.00	---	10.00	15.00	24.00	---
90	44.17	0.012	144	12.00	16.00	---	---	1.00*	1.00*	---	---	3.00	3.00	---	---	0.00	0.00	---	---	10.00	15.00	---	---
96	56.74	0.012	154	11.00	16.00	---	---	1.00*	1.00*	---	---	3.00	3.00	---	---	0.00	0.00	---	---	10.00	15.00	---	---
108	63.61	0.012	172	11.00	16.00	---	---	1.00*	1.00*	---	---	3.00	3.00	---	---	0.00	0.00	---	---	9.00	15.00	---	---
120	78.54	0.012	191	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

* IF PIPE IS INSTALLED UNDER RIGID PAVEMENT VALUE MAY BE REDUCED TO 0.75-FT

REFERENCES

NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005

MUTCD 2009

SCDOT DOCUMENTS
SCDOT TRANSITION PLAN

QPL 61

RELATED DRAWINGS & KEYWORDS
720-929-01
720-929-02

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER — NO. 21242 — JAMES W. KENDALL

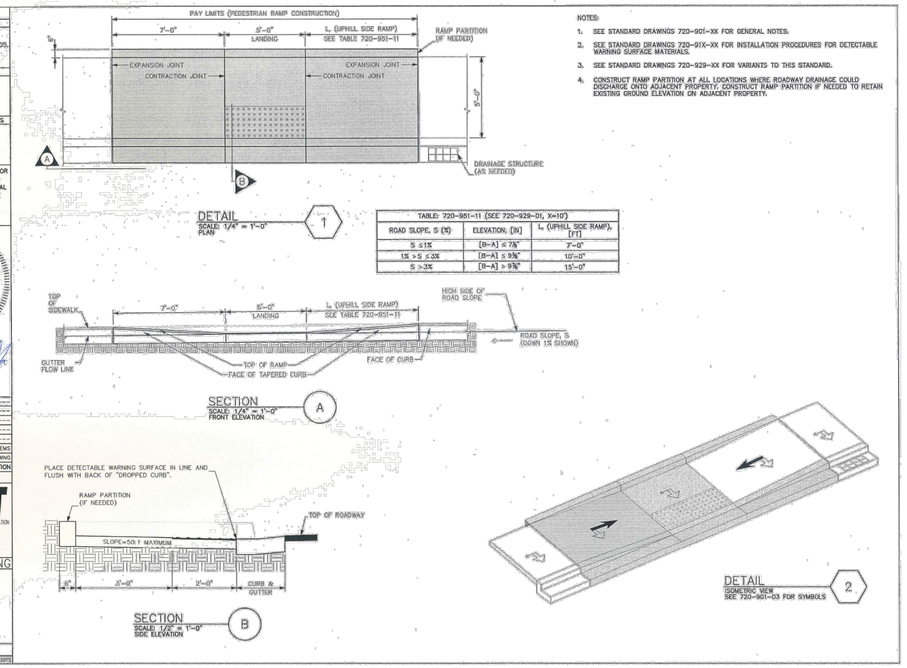
SIGNATURE
12/3/2014
DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	10/14	JMG	REMOVED PAY ITEMS
0	1/13	DSO	NEW DRAWING
#	DATE	CHK	DESCRIPTION

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
PEDESTRIAN RAMP
NO GRASS
(PARALLEL RAMP)

720-951-11
EFFECTIVE LETTING DATE — FEBRUARY, 2015



NOTES:
1. SEE STANDARD DRAWINGS 720-901-XX FOR GENERAL NOTES.
2. SEE STANDARD DRAWINGS 720-91X-XX FOR INSTALLATION PROCEDURES FOR DETECTABLE WARNING SURFACE MATERIALS.
3. SEE STANDARD DRAWINGS 720-929-XX FOR VARIANTS TO THIS STANDARD.
4. CONSTRUCT RAMP PARTITION AT ALL LOCATIONS WHERE ROADWAY DRAINAGE COULD DISCHARGE ONTO ADJACENT PROPERTY. CONSTRUCT RAMP PARTITION IF NEEDED TO RETAIN EXISTING GROUND ELEVATION ON ADJACENT PROPERTY.

REFERENCES

NATIONAL DOCUMENTS
AASHTO M199, AASHTO A706

SCDOT DOCUMENTS

RELATED DRAWINGS & KEYWORDS

PRECONSTRUCTION SUPPORT ENGINEER

SOUTH CAROLINA PROFESSIONAL ENGINEER — NO. 8858 — LEWIS SYLVESTER CARLE, II

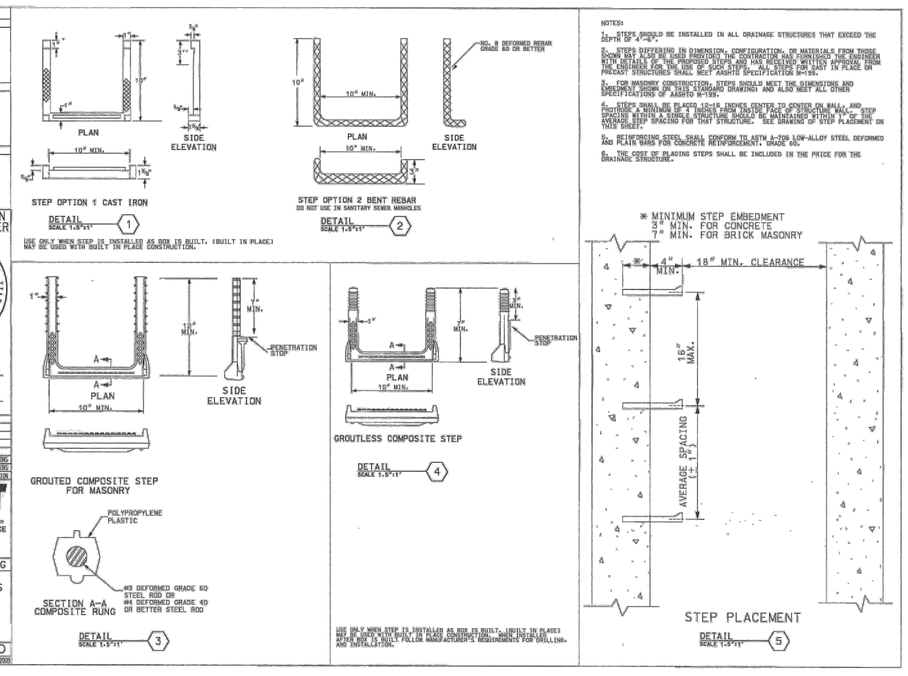
SIGNATURE
MARCH 2, 2009
DATE

#	DATE	CHK	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2009	DSO	GENERAL REVISIONS
0	3/2008	DSO	GENERAL REVISIONS

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
DRAINAGE ACCESS STEPS FOR DRAINAGE STRUCTURES

719-550-00
EFFECTIVE LETTING DATE — MAY, 2008



REFERENCES

NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005

MUTCD 2009

SCDOT DOCUMENTS
SCDOT TRANSITION PLAN

QPL 61

RELATED DRAWINGS & KEYWORDS
720-929-02

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER — NO. 21242 — JAMES W. KENDALL

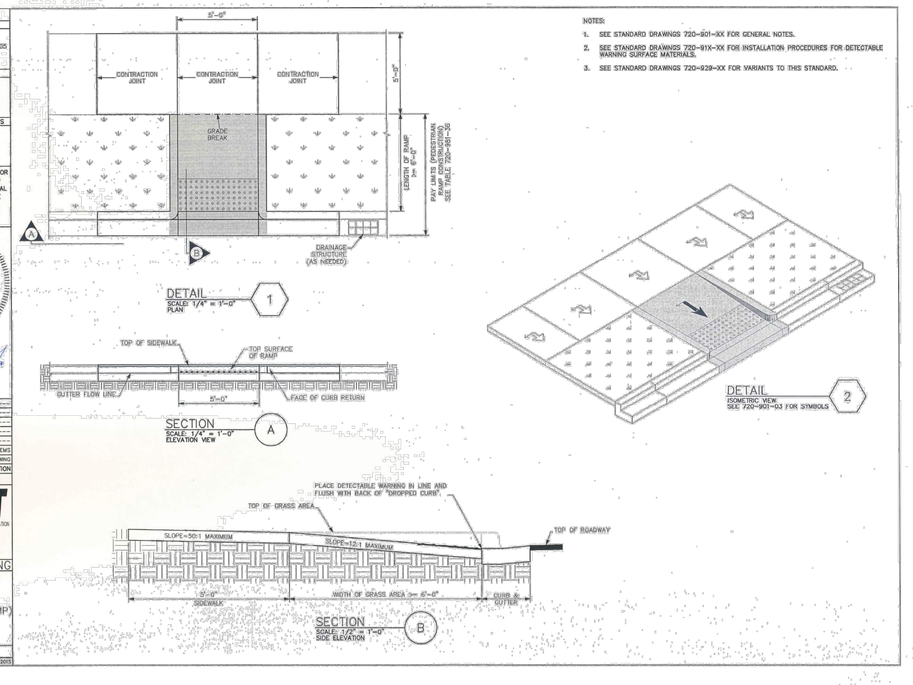
SIGNATURE
12/3/2014
DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	10/14	JMG	REMOVED PAY ITEMS
0	1/13	DSO	NEW DRAWING
#	DATE	CHK	DESCRIPTION

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
PEDESTRIAN RAMP
6'-0" OR LARGER
GRASS STRIP
(PERPENDICULAR RAMP)

720-981-36
EFFECTIVE LETTING DATE — FEBRUARY, 2015



NOTES:
1. SEE STANDARD DRAWINGS 720-901-XX FOR GENERAL NOTES.
2. SEE STANDARD DRAWINGS 720-91X-XX FOR INSTALLATION PROCEDURES FOR DETECTABLE WARNING SURFACE MATERIALS.
3. SEE STANDARD DRAWINGS 720-929-XX FOR VARIANTS TO THIS STANDARD.

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

Kimley»Horn
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SOUTH CAROLINA — KIMLEY-HORN AND ASSOCIATES, INC. — No. C00166 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 33735 — CASEY W. KATE — 4-30-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNER'S LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-03

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-03 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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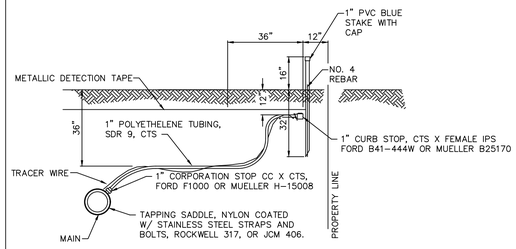
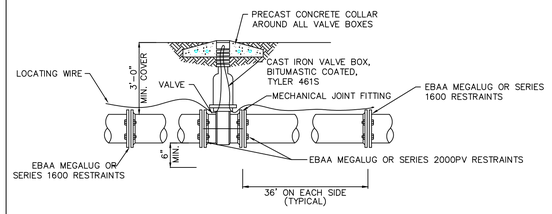


1" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
1" WATER SERVICE CONNECTION DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-1
SCALE: NTS	REVISED: Jan. 2001	

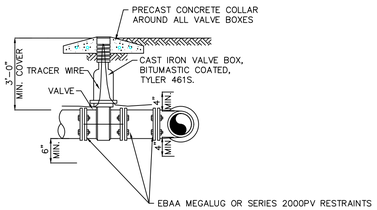


GATE VALVE SETTING DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
GATE VALVE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-3
SCALE: NTS	REVISED: JAN. 2001	

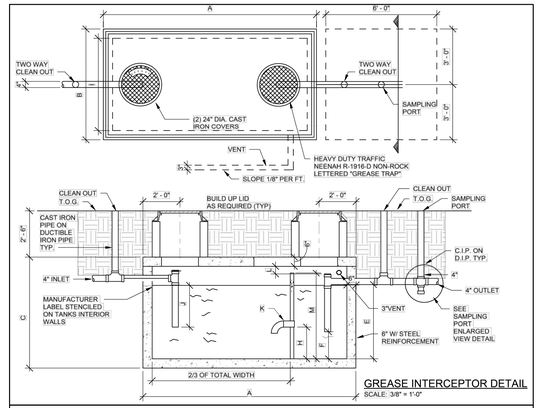
NOTE:
1.) ALL FITTINGS SHALL BE MECHANICAL JOINTS.
2.) TRACER WIRE SHALL BE LOOPED TO THE TOP OF THE VALVE BOX.



VALVE & TEE SETTING DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
VALVE & TEE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-4
SCALE: NTS	REVISED: JAN. 2001	



GREASE INTERCEPTOR DETAIL

SCALE: 3/8" = 1'-0"

SCHEDULE (1000 GALLON)	
MARK	DIMENSION
A	9'-0"
B	5'-0"
C	7'-0"
D	4'-8"
E	4'-6"
F	1'-0"
G	0'-2"
H	2'-10"
I	4'-0"

SCHEDULE (1250 GALLON)	
MARK	DIMENSION
A	9'-0"
B	7'-0"
C	6'-0"
D	4'-0"
E	3'-10"
F	1'-0"
G	0'-2"
H	2'-1 1/2"
I	6'-0"

SCHEDULE (1500 GALLON)	
MARK	DIMENSION
A	11'-6"
B	6'-0"
C	6'-0"
D	4'-2"
E	4'-0"
F	1'-0"
G	0'-2"
H	2'-7"
I	5'-0"

SCHEDULE (2000 GALLON)	
MARK	DIMENSION
A	13'-0"
B	7'-0"
C	6'-0"
D	4'-0"
E	3'-10"
F	1'-0"
G	0'-2"
H	2'-6"
I	6'-0"

J	INLET PIPE TO TERMINATE 2/3 DEPTH OF WATER LEVEL
K	90 DEGREE SWEEP MINIMUM SIZE - 4"
L	0'-3" MINIMUM
M	4'-6"
N	0'-6" MINIMUM

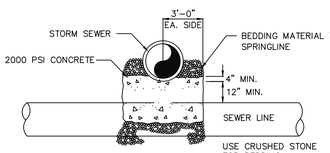
NOTE: GREASE INTERCEPTORS ARE FURNISHED AND INSTALLED BY THE LANDLORD

NOTES:
* BAFFLE SHALL COMPLY WITH AHJ REQUIREMENTS.
* SYSTEM REQUIREMENTS - 3000 GAL. TYPICAL SINGLE INTERCEPTOR CAPACITY 1500 GALLONS
* VERIFY GREASE TRAP REQUIREMENTS WITH LOCAL CODES
* PROVIDE HS-20 TRAFFIC RATED
* SAMPLING PORT SHALL HAVE A MINIMUM 6 FT HORIZONTAL AND 4 FT VERTICAL CLEARANCE IN ALL DIRECTIONS
* GREASE INTERCEPTOR SHALL BE ACCESSABLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS.
* FURNISHED WITH EITHER ADDITIVES OR COATINGS TO PROTECT TANK'S INTERIOR TO MINIMUM PH OF 3

FOR S.C. AND N.C.: FURNISH AND INSTALL AASHTO H-20 LOCKING MANHOLE COVER AND ACCESSORIES NECESSARY TO SECURE ACCESS TO THE GREASE INTERCEPTOR. PROVIDE NEENAH R-1916-D WATER TIGHT, HEAVY DUTY LID, FRAME, AND TAMPER PROOF MCGARD BOLTS. THE CONTRACTOR SHALL HAVE THE MFGR SHIP THE LOCKING TOOL TO PUBLIX DIVISION MAINTENANCE SUPERVISOR OFFICE.

GREASE INTERCEPTOR SCHEDULE

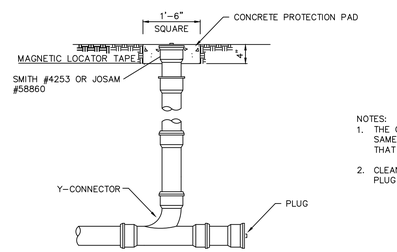
SCALE: 3/8" = 1'-0"



SEWER CROSSING BELOW WATER LINE DETAIL

NOT TO SCALE

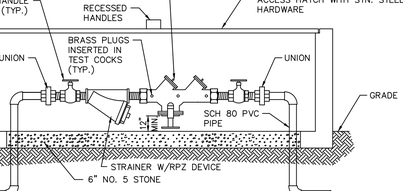
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER CROSSING BELOW WATER LINE DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-4
SCALE: NTS	REVISED: XXXXXXX	



BEDDING FOR PVC GRAVITY SEWER PIPE

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
BEDDING FOR PVC GRAVITY SEWER PIPE		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-1
SCALE: NTS	REVISED: XXXXXXX	

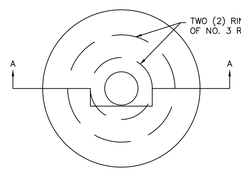


SEWER CROSSING ABOVE WATER LINE DETAIL

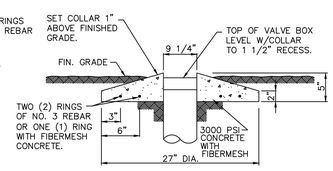
NOT TO SCALE

NOTE:
FULL JOINT OF DUCTILE IRON PIPE FOR BOTH WATER AND SEWER TO BE CENTERED AT CROSSING.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER CROSSING ABOVE WATER LINE DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-2
SCALE: NTS	REVISED: XXXXXXX	



PLAN



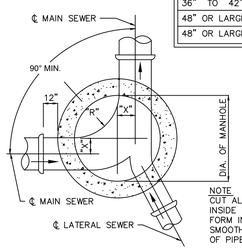
SECTION A-A

PRECAST CONCRETE COLLAR DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
PRECAST CONCRETE COLLAR DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-6
SCALE: NTS	REVISED: XXXXXXX	

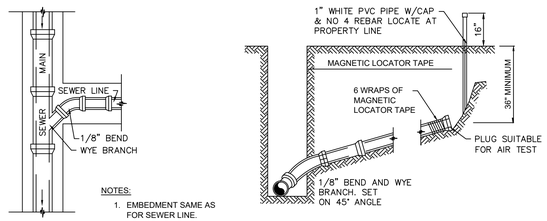
STANDARD MANHOLES SCHEDULE OF GOVERNING DIMENSIONS				
PIPE SIZE	ANGLE △	MANHOLE DIAMETER	"R"	"X"
8" TO 15"	0° TO 90°	4'-0"	2'-0"	0"
18" TO 30"	0° TO 90°	5'-0"	2'-0"	6"
36" TO 42"	0° TO 60°	6'-0"	3'-0"	9"
36" TO 42"	60° TO 90°	6'-0	3'-0"	1'-2"
48" OR LARGER	0° TO 45°	7'-0	4'-0"	6"
48" OR LARGER	45° TO 90°	8'-0	3'-0"	1'-3"



NOTE
CUT ALL PIPE FLUSH WITH INSIDE WALL OF MANHOLE FORM INVERT UNIFORM AND SMOOTH. CUT OFF TOP HALF OF PIPE AT WALL.

TYPICAL PLAN STANDARD MANHOLE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
TYPICAL PLAN STANDARD MANHOLE		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-5
SCALE: NTS	REVISED: XXXXXXX	



PLAN

NOTES:
1. EMBEDMENT SAME AS FOR SEWER LINE.
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 WILL BE ALLOWED.

SECTION

SEWER SERVICE CONNECTION DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER SERVICE CONNECTION DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-10
SCALE:	REVISED:	

STORM SEWER CROSSING DETAIL

NOT TO SCALE

NOTE:
FULL JOINT OF DUCTILE IRON PIPE, CENTERED AT CROSSING

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
STORM SEWER CROSSING DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-3
SCALE: NTS	REVISED: XXXXXXX	

CLEANOUT DETAIL

NOT TO SCALE

NOTES:
1. THE CLEANOUT SHOULD BE THE SAME SIZE DIAMETER AS THE LINE THAT IT IS INSTALLED ON.
2. CLEANOUT SHOULD CONSIST OF A PLUG SUITABLE FOR AIR TEST.

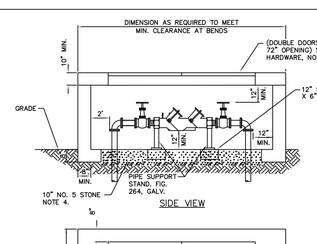
HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
CLEANOUT DETAIL		
APPROVED BY: LC	DATE: JULY 2000	DRAWING NO. XII-13
SCALE: NTS	REVISED: XXXXXXX	

REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR – 2 1/2" AND SMALLER

NOT TO SCALE

NOTES:
1. MIN. WIDTH OF BOX 4' INSIDE.
2. POURED CONCRETE OR PRECAST CONCRETE BOX, KNOCK-OUT TYPE IS NOT ACCEPTABLE
3. WHERE A POSITIVE DRAIN (NO SURCHARGING) IS AVAILABLE, A FLOOR DRAIN WITH A 2" SLOPED CONCRETE BOTTOM MAY BE USED AND THE VAULT CAN BE INSTALLED WITH THE TOP 2" ABOVE GRADE.
4. IF SUBJECT TO TRAFFIC PROVIDE A HEAVIER DOOR.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR – 2 1/2" AND SMALLER		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-9
SCALE: NTS	REVISED: XXXXXXX	



DOUBLE CHECK OR BACKFLOW PREVENTER 3/4" & 1"

NOT TO SCALE

NOTES:
1. MIN. WIDTH OF BOX 6' INSIDE.
2. POURED CONCRETE OR PRECAST CONCRETE BOX, KNOCK-OUT TYPE IS NOT ACCEPTABLE
3. WHERE A POSITIVE DRAIN (NO SURCHARGING) IS AVAILABLE, A FLOOR DRAIN WITH A 2" SLOPED CONCRETE BOTTOM MAY BE USED AND THE VAULT CAN BE INSTALLED WITH THE TOP 2" ABOVE GRADE.
4. IF SUBJECT TO TRAFFIC PROVIDE A HEAVIER DOOR.
5. IF PIPING ENTERS THROUGH SIDE OF BOX, PROVIDE A UNIFLANGE COUPLING AT THE VALVE CONNECTION.
6. REFER TO THE WATER DISTRIBUTION SYSTEM SPECIFICATIONS FOR ALL ACCEPTABLE MANUFACTURERS.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
DOUBLE CHECK OR BACKFLOW PREVENTER 3" AND LARGER		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-10
SCALE: NTS	REVISED: Jan. 2024	

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION KIMLEY-HORN AND ASSOCIATES, INC. No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33735 JEFFREY WARREN 4-30-25

SCALE: AS SHOWN | DRAWN BY: OGT | DESIGNED BY: OGT | CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
UTILITY DETAILS

DATE 01/23/2025

PROJECT NO. 019842004

SHEET NUMBER
C6-04

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-04 UTILITY DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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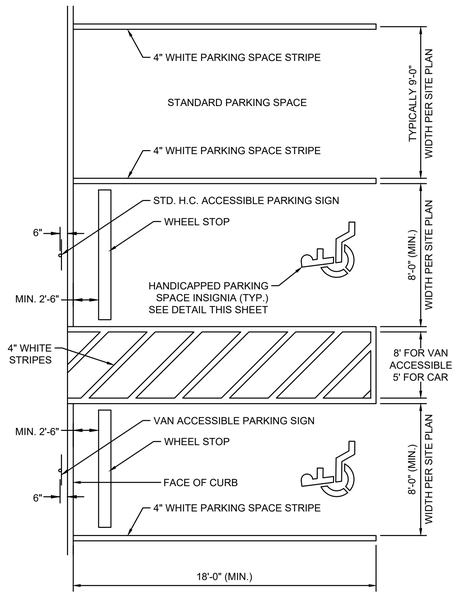
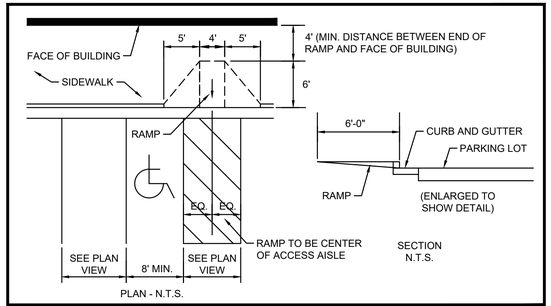
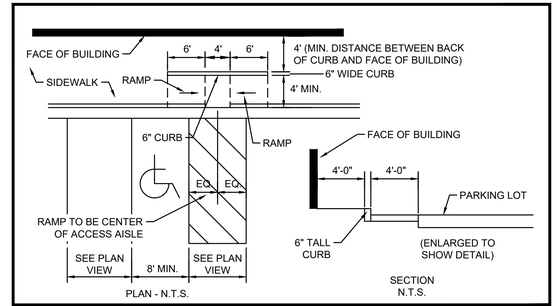


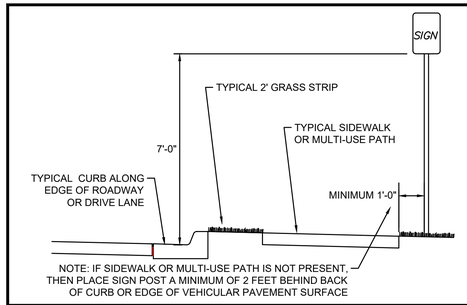
STANDARD ACCESSIBLE HANDICAP PARKING SPACE



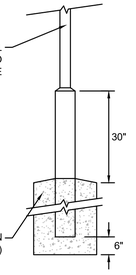
HANDICAP PARKING RAMP PLACEMENT DETAIL
OPTION #1



HANDICAP PARKING RAMP PLACEMENT DETAIL
OPTION #2



STD STREET SIGN PLACEMENT DETAIL



NOTES:
1. ALL ON-SITE SIGN POSTS SHALL BE CONSTRUCTED PER THIS DETAIL.
2. ALL SIGN POSTS SUBJECT TO LOCAL RIGHT OF WAY JURISDICTIONS SHALL BE CONSTRUCTED PER LOCAL CITY, COUNTY OR STATE CODE.

SIGN POST DETAIL

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC.
No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 33735
CASEY WARREN
4-30-25

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
STRIPING DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-10

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-10 STRIPING DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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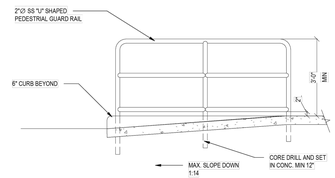
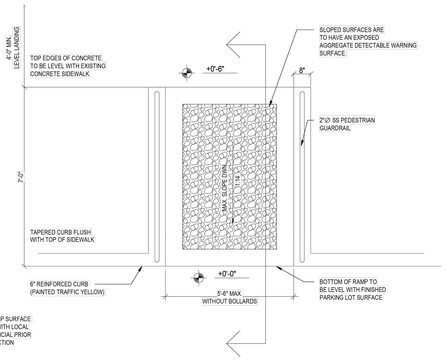


SECTION



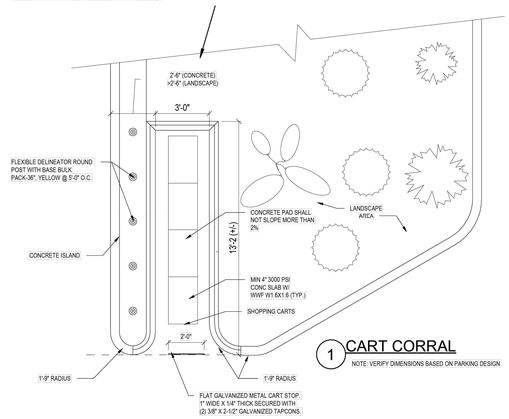
RETURN CURB RAMP
DETECTABLE WARNING PLAN

P:\Revit\Jobs\19842\Central\19842004R21_Circle_Central.rvt

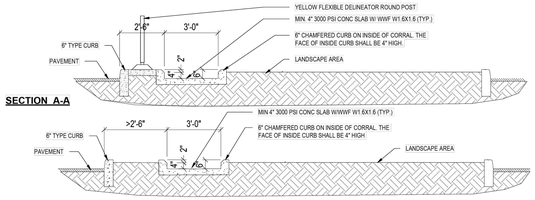
7/30/2025 3:54:45 PM

AUGUST 2024 EDITION | SHEET 5-38 | REVISED 10/01/22

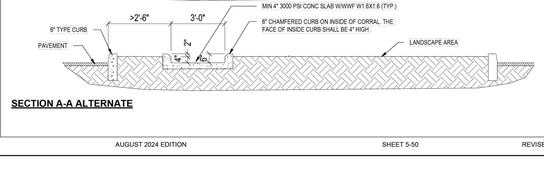
CONCRETE ISLAND WITH FLEXIBLE DELINEATOR POSTS (LANDSCAPE ISLAND MAYBE USED AS AN ALTERNATIVE IF WIDTH EXCEEDS 2'-6". PLANTING TYPE AND PLACEMENT SHOULD DETER PEDESTRIAN FOOT TRAFFIC, I.E. SHRUB OR HEDGE)



1 CART CORRAL
NOTE: VERIFY DIMENSIONS BASED ON PARKING DESIGN



SECTION A-A



SECTION A-A ALTERNATE

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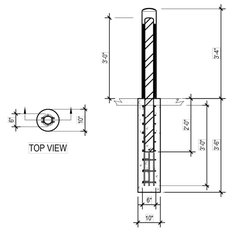
7/30/2025 3:54:45 PM

AUGUST 2024 EDITION | SHEET 5-50 | REVISED 09/01/22

MCCUE CRASHCORE BOLLARD REQUIRED AT ENTRY/EXIT AND CUSTOMER SEATING AREAS

PLACE @ 5'-6" OC



CONTRACTORS NOTE:

BOLLARDS SUPPLIED AND INSTALLED BY MCCUE PRIOR TO SIDEWALK BEING POURED.
NO SUBSTITUTIONS.
CONTACT MCCUE AND PUBILX TO RECEIVE PUBLIX NATIONAL ACCOUNT PRICING FOR MATERIALS AND INSTALLATION.

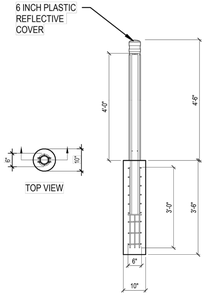
ORDERING INFORMATION AND TIMING:

ORDER: 4 WEEKS PRIOR TO SIDEWALK POUR
RECEIVE: 2 WEEKS PRIOR TO SIDEWALK POUR
INSTALLATION: 1 WEEK PRIOR TO SIDEWALK POUR

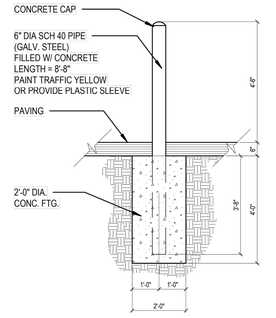
CONTACT INFO:	YANI DE LA CRUZ
EMAIL:	YDELACRUZ@MCCUE.COM
DIRECT:	978-219-5282
OFFICE ADDRESS:	MCCUE, 13 CENTENNIAL DRIVE PEABODY, MA 01960
WEBSITE:	MCCUE.COM

ACCEPTABLE DETAILS FOR BOLLARDS PROTECTING EQUIPMENT AND BUILDING COMPONENTS

PLACE AS NEEDED



MCCUE S15 54" BOLLARD



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AUGUST 2024 EDITION | SHEET 5-40 | REVISED 01/01/20

No.	DESCRIPTION	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC.
No. C00166

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 33735
CASEY WARREN
4-30-25

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
GROCER STANDARD DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-20

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-20 GROCER STANDARD DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-21 GROCER STANDARD DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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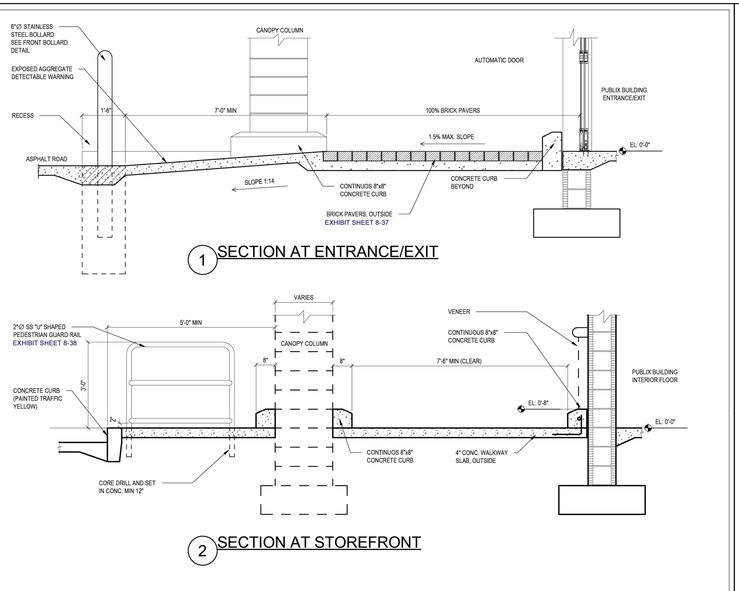

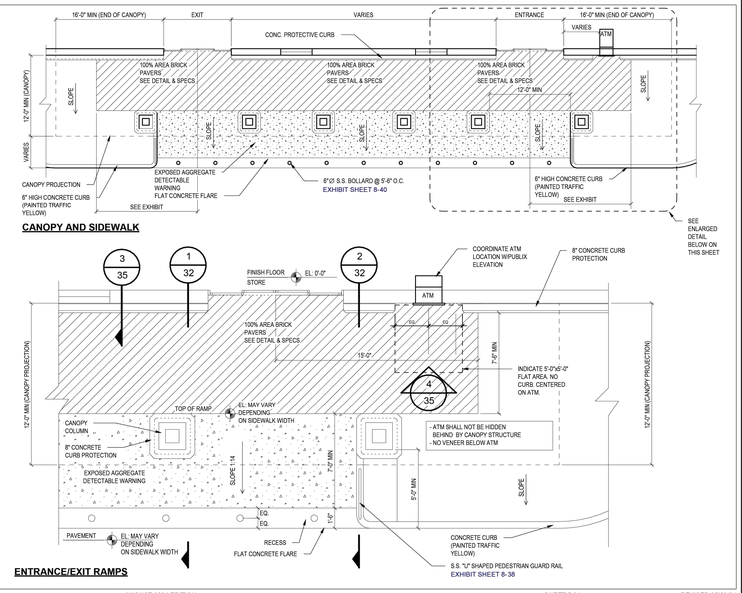

FIRE LANE DETAIL

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

SUGGESTED FIRE LANE DETAIL
IF LOCAL JURISTICTION DOES NOT DICTATE
PROVIDED FOR INFORMATIONAL PUROPSES ONLY.
FIRE LANE SHOULD BE LOCATED ON EITHER
SIDE OF THE MAIN ENTRANCE/EXIT SIDEWALK RAMP.

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 33735
CASEY W. KLUTTZ
4-30-25

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

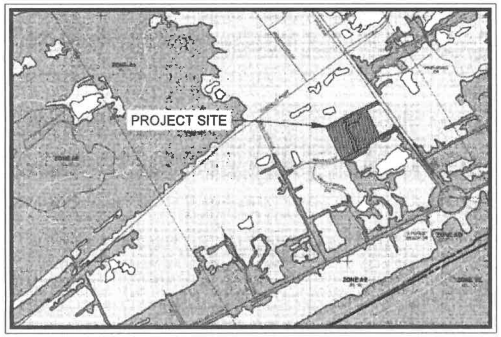
TITLE:
GROCER STANDARD DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-21

CIVIL CONSTRUCTION DRAWINGS
FOR
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928



FEMA MAP

A PORTION OF THE PROJECT SITE DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 45013C0444G DATED 03/23/2021. THE 100 YEAR FLOOD HAZARD ELEVATION IS AE 9.

PROJECT CONTACTS

OWNER / DEVELOPER	BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC 1003 HOLCOMB WOODS PARKWAY ROSWELL, GA 30076 PHONE: (770) 360-8429 CONTACT: DANIEL BUSH EMAIL: DANIEL.BUSH@BRIXMOR.COM
ARCHITECT:	HISCUTT & ASSOCIATES ARCHITECTURE 3625 BROOKSIDE PARKWAY, SUITE 395 ALPHARETTA, GA 30022 PHONE: (770) 753-8787 CONTACT: PETER J. HISCUTT EMAIL: PETER@HISCUTT-AIA.COM
CIVIL ENGINEER / LANDSCAPE ARCHITECT:	KIMLEY-HORN & ASSOCIATES, INC. 115 FAIRCHILD STREET, SUITE 250 CHARLESTON, SC 29492 PHONE: 843.737.6390 CIVIL CONTACT: CASEY WARFIELD, P.E. EMAIL: CASEY.WARFIELD@KIMLEY-HORN.COM LANDSCAPE CONTACT: ANDREW TODD-BURKE, PLA, ASLA EMAIL: ANDREW.TODD-BURKE@KIMLEY-HORN.COM
SURVEYOR:	NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC. 10 OAK PARK DRIVE, UNIT C1 HILTON HEAD ISLAND, SC 29926 PHONE: (843) 681-3248 CONTACT: JUSTIN R. KESSELRING, R.L.S. EMAIL: ADMIN@NANDINAINC.COM
ARBORIST:	OSSABAW CONSULTING, LLC P.O. BOX 30012 SAVANNAH, GA 31410 PHONE: (912) 658-E833 CONTACT: MICHAEL W. PAVLIS, BS, MS EMAIL: OSSABAWCONSULTING@GMAIL.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 SCR100000.

PARCEL NO.: R553 018 000 0268 0000 & R553 018 000 0269 0000
ZONING: CR (COLIGNY RESORT)

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PROPERTY AREA = 7.48 ACRES
TOTAL DISTURBED AREA = 4.5 ACRES
IMPERVIOUS AREA = 5.53 ACRES (74%)
PERVIOUS AREA = 1.95 ACRES (26%)

PROJECT NARRATIVE:

THE PROPOSED REDEVELOPMENT OF THE CIRCLE CENTER SHOPPING CENTER CONSISTS OF UPGRADES TO THE EXISTING CENTER FAÇADE, REPLACEMENT AND EXPANSION OF THE EXISTING GROCERY STORE, AND ASSOCIATED PARKING AND UTILITY INFRASTRUCTURE IMPROVEMENTS. THE PARKING IMPROVEMENTS WITHIN THE FRONT PARKING AREA ARE INTENDED TO UPDATE THE EXISTING PARKING SPACES AND DRIVE AISLE WIDTHS IN ORDER TO BE BETTER ALIGNED WITH BEST PRACTICES FOR THE GROCERY STORE CUSTOMER NEEDS. THE PROPOSED 1-STORY (WITH MEZZANINE) ±51,660 SF GROCER AND ±1,562 SF RETAIL RESULT IN AN INCREASE OF ±6,667 SF OF BUILDING AREA. THE PROPOSED IMPROVEMENTS APPROXIMATELY DECREASE IMPERVIOUS AREA BY ±0.2 ACRE. ALL IMPROVEMENTS ON SITE WILL REMAIN TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC. THERE ARE NO APPARENT WETLANDS ON SITE.

THE OVERALL PROJECT DISTURBED AREA IS 4.5 ACRES.

ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88. SEE PROJECT SURVEY FOR BENCHMARK INFORMATION.

NOTES:

1. 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 ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. 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.
3. 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 HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT 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.

VICINITY MAP
N.T.S.

CIVIL SHEET INDEX

REVISION	SHEET NUMBER	SHEET TITLE
0	C0-00	COVER SHEET
0	C0-01	GENERAL NOTES
	SHEET 1 OF 3	SURVEY (BY OTHERS)
	SHEET 2 OF 3	SURVEY (BY OTHERS)
	SHEET 3 OF 3	SURVEY (BY OTHERS)
	--	REFERENCE PLAT (BOOK 42 PAGE 179)
	--	REFERENCE PLAT (BOOK 47 PAGE 49)
0	C1-00	EXISTING CONDITIONS AND DEMOLITION PLAN
0	C2-00	SITE PLAN - OVERALL
0	C2-01	SITE PLAN - WEST
0	C2-02	SITE PLAN - EAST
0	C2-10	ACCESSIBLE ROUTE PLAN
0	C2-30	FIRE PROTECTION PLAN
0	C2-40	TRUCK ROUTING PLAN
0	C2-50	DRIVEWAY SIGHT DISTANCE
0	C2-60	TEMPORARY SITE ACCESS AND STAGING PLAN
0	C3-00	GRADING AND DRAINAGE PLAN - OVERALL
0	C3-01	GRADING AND DRAINAGE PLAN - EAST
0	C3-02	GRADING AND DRAINAGE PLAN - WEST
0	C3-50	STORM SEWER PROFILES
0	C4-00	UTILITY PLAN - OVERALL
0	C4-01	UTILITY PLAN - EAST
0	C4-02	UTILITY PLAN - WEST
0	C4-50	SANITARY SEWER PROFILES
0	C5-00	EROSION CONTROL NOTES
0	C5-10	EROSION CONTROL PLAN PHASE 1
0	C5-20	EROSION CONTROL PLAN PHASE 2
0	C5-80	EROSION CONTROL DETAILS
0	C6-00	SITE DETAILS
0	C6-01	SITE DETAILS
0	C6-02	SITE DETAILS
0	C6-03	SITE DETAILS
0	C6-04	UTILITY DETAILS
0	C6-10	STRIPING DETAILS
0	C6-20	GROCER STANDARD DETAILS
0	C6-21	GROCER STANDARD DETAILS
0	L1-00	TREE PROTECTION PLAN - OVERALL
0	L1-01	TREE PROTECTION PLAN - EAST
0	L1-02	TREE PROTECTION PLAN - WEST
0	L1-03	LANDSCAPE PLAN- OVERALL
0	L1-04	LANDSCAPE PLAN - EAST
0	L1-05	LANDSCAPE PLAN - WEST
0	L1-06	LANDSCAPE DETAILS
0	--	SITE LIGHTING PLAN - 1 OF 3 (BY OTHERS)
0	--	SITE LIGHTING PLAN - 2 OF 3 (BY OTHERS)
0	--	SITE LIGHTING PLAN - 3 OF 3 (BY OTHERS)

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OCT

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

DA 01/2
PROJE 0198
SHEET C0

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C0-00 - COVER SHEET.dwg C0-00 COVER SHEET Jan 23, 2025 6:58pm by: Olivia.Tice
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GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, DOWNSPOUTS, GRAVEL AREAS ADJACENT TO BUILDING WALLS, UTILITY ENTRANCE LOCATIONS AND BOLLARDS IN BUILDING SIDEWALKS. ANY DISCREPANCIES FOUND BETWEEN THE BUILDING AND CIVIL PLANS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
2. ACCESSIBLE PARKING SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY; REFER TO CONSTRUCTION DETAIL SHEETS.
3. REFER TO CONSTRUCTION DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING. REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
5. ALL ISLANDS WITH CURB SHALL BE LANDSCAPED UNLESS OTHERWISE INDICATED.
6. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC. DATED 05/09/2024.
7. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE STATE DEPT. OF TRANSPORTATION, AND TOWN OF HILTON HEAD INSPECTIONS.
8. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL REPLACE EXISTING CONCRETE CURBS, SIDEWALK, PAVING, AND GUTTER AS INDICATED ON PLANS AND AS NECESSARY TO CONNECT TO EXISTING INFRASTRUCTURE.
10. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND TEMPORARY CONSTRUCTION EASEMENTS MAY BE REQUIRED.
11. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF SCDOT AND TOWN OF HILTON HEAD.
12. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
13. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
14. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
15. THE CONTRACTOR SHALL CONSTRUCT ACCESSIBLE RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH SCDOT AND TOWN OF HILTON HEAD STANDARDS.
16. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
17. ALL OFF-SITE CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT SCDOT STANDARD SPECIFICATIONS AND DETAILS. ALL ON-SITE CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH TOWN OF HILTON HEAD STANDARD SPECIFICATIONS AND DETAILS.
18. ALL WORK MUST COMPLY WITH SOUTH CAROLINA STATE BUILDING CODE AND SOUTH CAROLINA ACCESSIBILITY CODE AS WELL AS FEDERAL, STATE AND LOCAL ACCESSIBILITY REQUIREMENTS.
19. ADJACENT STREETS SHALL BE KEPT CLEAN AT ALL TIMES.
20. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS FROM THE PROJECT GEOTECH REPORT PREPARED BY UES DATED 03/29/2024.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER. COORDINATION ITEMS ARE ANTICIPATED TO INCLUDE SITE ACCESS, TRAFFIC CONTROL, MAINTENANCE OF ACCESS AND UTILITIES FOR EXISTING BUILDINGS TO REMAIN, AND EROSION CONTROL.
2. ALL FEATURES MARKED TO BE ABANDONED IN PLACE SHALL REMAIN IN EXISTING CONDITION UNLESS REMOVED THROUGH EFFORTS FOR OTHER FEATURES.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORATION TO ORIGINAL CONDITION AS OF START OF WORK.
4. WHERE PAVEMENT REMOVAL AREAS ABUT OTHER PAVEMENT AREAS TO REMAIN, THE EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A BOUNDARY WHICH IS STRAIGHT AND CLEAN IN APPEARANCE.
5. ALL SANITARY SEWER MAIN FEATURES WILL GENERALLY BE PROTECTED IN PLACE UNLESS SPECIFICALLY MARKED FOR REMOVAL.
6. THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE CONSTRUCTION SITE.

TREE PROTECTION NOTES:

1. THE CONTRACTOR SHALL PROTECT ALL TREES AND SHRUBS OUTSIDE OF CUT/FILL LINES, IN ADDITION TO THOSE THAT RECEIVE TREE/SHRUB PROTECTION BARRIERS. THE CONTRACTOR IS ALSO REQUESTED TO SAVE ALL OTHER EXISTING TREES AND SHRUBS WHERE POSSIBLE.
2. WHEN ROOT PRUNING IS NECESSARY, CUT ROOTS CLEANLY USING A DISC TRENCHER AND IMMEDIATELY COVER ALL ROOT CUT SURFACES LARGER THAN TWO INCHES IN DIAMETER WITH TREE WOUND DRESSING. USE PLYWOOD FORMS WHEN TREE ROOTS ARE ADJACENT TO PROPOSED CURB & GUTTER OR SIDEWALK.
3. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
4. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH, RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
5. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, CLEARING, GRADING OR CONSTRUCTION BEGINS AND IS NOT TO BE REMOVED UNTIL AFTER CONSTRUCTION.

TRAFFIC CONTROL:

1. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) AND SCDOT STANDARDS FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.

RETAINING WALL NOTES

1. STRUCTURAL AND SUBSURFACE DRAINAGE DESIGN FOR RETAINING WALLS ARE NOT ADDRESSED IN CIVIL PLANS BY KIMLEY-HORN AND ASSOCIATES.
2. BOTTOM OF WALL ("BG") GRADES SHOWN ON THESE PLANS REPRESENT FINISHED GROUND ADJACENT TO WALL. TOP OF WALL ("TG") ELEVATIONS ASSUME FINISHED GROUND ADJACENT TO WALL. REFER TO RETAINING WALL PLANS (BY OTHERS) FOR ALL TG AND BG ELEVATIONS, DRAINAGE AND CONSTRUCTION METHODS.
3. RETAINING WALLS WITH ELEVATION DROP EXCEEDING 2'-6" IN HEIGHT SHALL HAVE GUARDRAILS OR FENCING FOR FALL PROTECTION.

FINE GRADING NOTES:

1. SIDEWALKS TO HAVE A MAXIMUM 2.00% CROSS SLOPE AND A MAXIMUM 5% LONGITUDINAL SLOPE.
2. PEDESTRIAN CROSSWALKS TO HAVE MAXIMUM 2.00% CROSS SLOPE AND MAXIMUM 5.00% LONGITUDINAL SLOPE WITHIN STRIPED AREA.
3. ADA PARKING AREAS AND ACCESSIBLE AREAS TO HAVE A MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS.
4. SIDEWALK INTERSECTIONS AND RAMP LANDINGS TO HAVE A MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS.

BACKFLOW PREVENTION NOTES:

1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS SOUTH ISLAND PUBLIC SERVICE DISTRICT REQUIRED BACKFLOW PREVENTER.
2. EACH SOUTH ISLAND PUBLIC SERVICE DISTRICT UTILITY DEPARTMENT REQUIRED BACKFLOW PREVENTER ASSEMBLY IS REQUIRED TO BE TESTED BY AN APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.
3. THE DOMESTIC BACKFLOW PREVENTER SHALL BE INSTALLED PER SOUTH ISLAND PUBLIC SERVICE DISTRICT REGULATIONS IN THE FIRE RISER ROOMS AND AS SHOWN IN THE LOCATION OF THE UTILITY PLAN.
4. THE FIRE BACKFLOW PREVENTER FOR THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER SOUTH ISLAND PUBLIC SERVICE DISTRICT REGULATIONS IN THE FIRE RISER ROOMS AND AS SHOWN IN THE LOCATION OF THE UTILITY PLAN.

DRAINAGE:

1. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED.

   15" DIAMETER AND LARGER: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.

   LESS THAN 15" DIAMETER: PVC SCHEDULE 40 OR HDPE - AASHTO DESIGNATION M252 TYPE S, M294 TYPE S AND MP7-97 TYPE S, SMOOTH INTERIOR/ANNULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES OR SCDOT SPECIFICATION, WHICHEVER IS MORE STRINGENT. PIPE JOINTS AND FITTINGS SHALL CONFORM TO AASHTO M252 AND M294.
2. ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED AS CLASS IV.
3. ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. ADDITIONAL SUBSURFACE DRAINAGE MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
6. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

   A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.

   B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

   C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY

   D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

   E. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.

   F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
10. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION. CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE SCDOT STANDARD DETAILS AND SPECIFICATIONS.
11. THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.
12. ALL STORM SEWER MANHOLES IN PAVED AND UNPAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER".
13. STRUCTURE TOP ELEVATIONS SHOWN HERE IN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
14. RIM ELEVATIONS AS SHOWN ON THE CONSTRUCTION DRAWINGS ARE TO THE GUTTER FLOW LINE.
15. DRAINAGE AS-BUILTS WILL BE REQUIRED FOR FINAL INSPECTION.
16. ALL STORM CONNECTIONS SHALL BE WATERTIGHT.

UTILITY NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE TOWN OF HILTON HEAD UTILITY INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:

   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   4" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151
4. WATER LINES SHALL BE AS FOLLOWS:

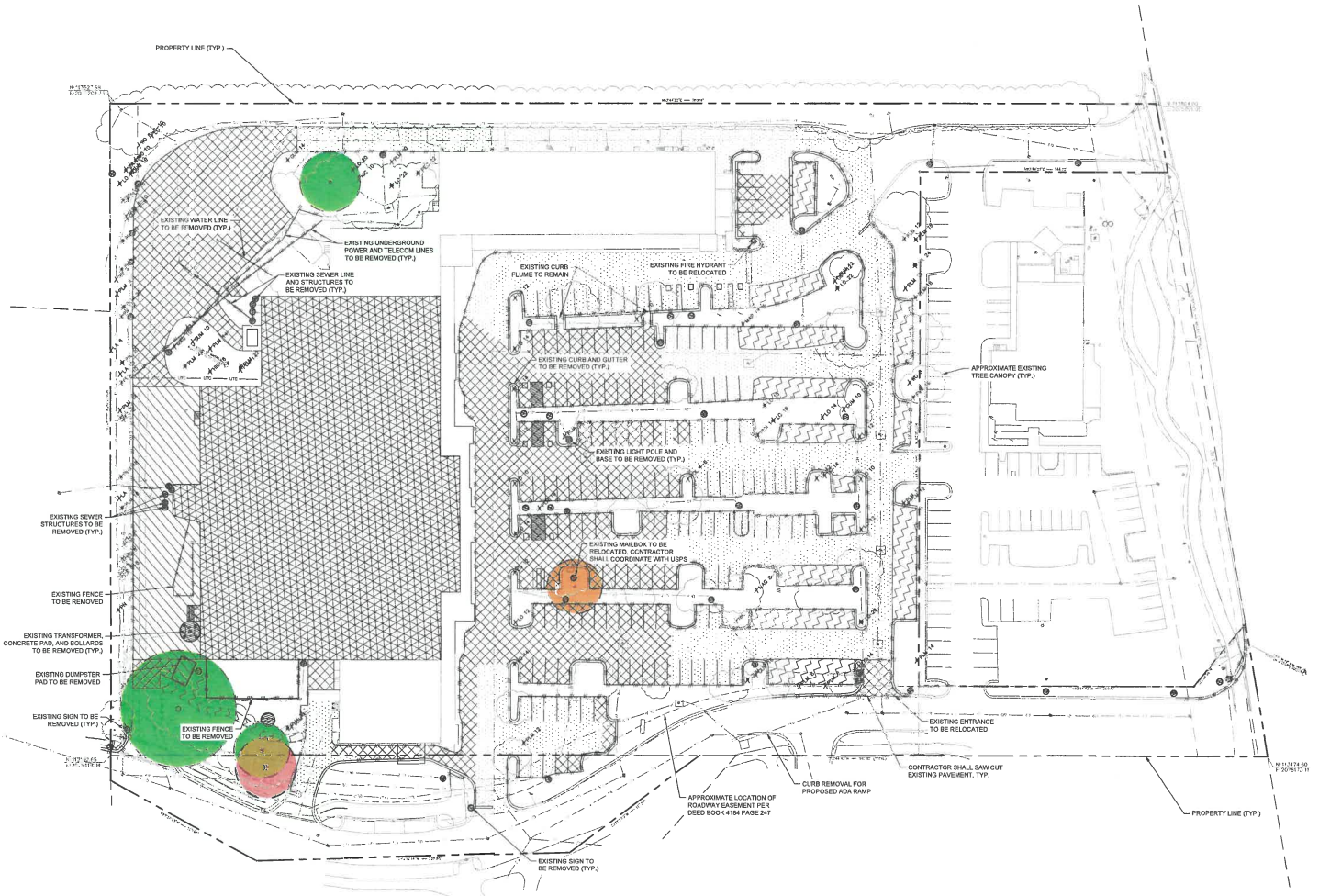
   4" AND LARGER - DUCTILE IRON PIPE PER AWWA C153
   SMALLER THAN 4" - TYPE K COPPER TUBE
5. MINIMUM TRENCH WIDTH SHALL BE 3 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT ON UTILITY DETAILS.
7. WATER AND SEWER MAINS SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.0' COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. THE AUTHORITY HAVE JURISDICTION HAS THE RIGHT TO INSPECT ALL PRIVATE WATER SYSTEMS.
13. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
14. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
15. REFER TO ARCHITECTURAL DRAWINGS FOR TIE-IN LOCATION AND ELEVATION OF ALL UTILITIES.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF TOWN OF HILTON HEAD WITH REGARDS TO MATERIALS, INSTALLATION, AND TESTING OF THE WATER AND SEWER LINES.
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES CHARTED OR UNCHARTED WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
19. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS AND/OR TESTING REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
20. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
21. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
22. ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND.
23. ALL SANITARY SEWER AND WATER DISTRIBUTION SYSTEM WORK TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR.
24. THE CONTRACTOR SHALL COORDINATE AS REQUIRED WITH THE UTILITY PROVIDER FOR INSTALLATION OF PRIMARY ELECTRIC SERVICE AND TELEPHONE SERVICE TO THE PROPOSED BUILDINGS.
25. WHEN A WATER MAIN CROSSES OVER A SEWER MAIN, THERE MUST BE EIGHTEEN INCHES OF VERTICAL SEPARATION. IF THE WATER MAIN MUST GO UNDER THE SEWER MAIN, BOTH THESE LINES MUST BE OF DUCTILE IRON FOR A DISTANCE OF TEN FEET ON EITHER SIDE OF THE CROSSING WITH A TWELVE INCH VERTICAL SEPARATION. THE CROSSING OF OTHER UNDERGROUND PIPE REQUIRES A MINIMUM OF TWELVE INCHES OF VERTICAL SEPARATION. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
26. WHEN A WATER LINE PASSES OVER OR UNDER A STORM SEWER, VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED UNLESS WATER LINES ARE OF DUCTILE IRON OR ENCASED IN CONCRETE. A MINIMUM 6" CONCRETE PAD SHALL BE POURED BETWEEN THE TWO. DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
27. A FIRE INSPECTOR SHALL INSPECT THE UNDERGROUND FIRE LINE PIPING FROM THE PIV TO THE BUILDING. FOR YARD FIRE DEPARTMENT CONNECTIONS (FDCS), THE UNDERGROUND FDC PIPING MUST BE INSPECTED BEFORE IT IS COVERED UP.
28. GREASE INTERCEPTOR SIZING AND DETAILS ARE TO BE INCLUDED WITH BUILDING CONSTRUCTION PLUMBING PLANS.

GRADING:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF HILTON HEAD AND SCDOT REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. SPOT ELEVATIONS AT CURB LOCATIONS ARE TO THE BOTTOM FACE OF CURB (FLOWLINE), UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
7. ALL FILL TO BE COMPACTED PER THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
8. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
9. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
10. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
11. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS CONSIDERED A VIOLATION OF THE GRADING PERMIT AND SUBJECT TO A FINE.
12. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY REFERENCED IN THIS PLAN SET.
13. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND ALL TERMS AND CONDITIONS IN THE STATE OR MUNICIPAL GRADING AND EROSION CONTROL PERMIT ISSUED FOR THIS PROJECT.
14. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL.
15. CONTRACTOR SHALL STABILIZE AND WATER DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
16. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
17. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
18. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, DOOR LOCATIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND ELEVATIONS.
19. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
20. ALL FOUNDATION AND UTILITY EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNIAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED WITH SUITABLE MATERIAL AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE AT CONTRACTOR'S EXPENSE.
21. GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE, AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.
22. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
23. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
24. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY OR ABANDONED AT MAIN AS REFERENCED IN THE PLANS.
25. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
26. ALL AREAS WITH 2:1 SLOPE OR ERODABLE SLOPES SHALL BE COVERED WITH ERONET MATTING OR APPROVED EQUAL INSTALL PER MANUFACTURER'S INSTRUCTIONS.
27. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
28. CONTRACTOR TO BE RESPONSIBLE FOR DEWATERING AS NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL DEWATERING RECOMMENDATIONS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PROPERLY DISPOSING OF EXCESS MATERIAL OFF-SITE.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT THE CONSTRUCTION PROJECT ALL EROSION CONTROL COUNTER MEASURES SHOWN ON THIS SHEET IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS FROM THE SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES (SCDES).
3. GROUND COVER SHALL BE ESTABLISHED PER "SEEDBED PREPARATION NOTES" PROVIDED IN THE EROSION CONTROL DETAIL SHEETS.
4. THE CONTRACTOR SHALL PROVIDE GROUND COVER ON DESIGNATED AREAS AND SLOPES GREATER THAN 3:1 WITHIN 7 DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. CONTRACTOR SHALL PROVIDE GROUND COVER IN 14 DAYS ON ALL OTHER AREAS FOLLOWING COMPLETION OF ANY PHASE OF GRADING. PERMANENT GROUND COVER FOR ALL DISTURBED AREAS SHALL BE PROVIDED WITHIN 14 WORKING DAYS FOLLOWING THE COMPLETION OF CONSTRUCTION.
5. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
6. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
7. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURE SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED AND APPROVAL HAS BEEN OBTAINED FROM THE TOWN OF HILTON HEAD INSPECTOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
9. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SCDES EROSION AND SEDIMENT CONTROL REGULATIONS, U.S. DEPT. OF AGRICULTURE, AND U.S. SOIL CONSERVATION SERVICE.
10. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
11. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND PERMIT SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
12. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE SCDES REGULATIONS. PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
13. CONTRACTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF DOES NOT LEAVE SITE LIMITS OR ENTER PROTECTED AREAS. ANY SEDIMENT DEPOSITED BEYOND DISTURBED AREA WITHIN SITE LIMITS SHALL BE REMOVED.
14. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
15. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
16. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUT



EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC. DATED 05/08/2024.
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
3. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
4. RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
5. EXISTING SOIL SERIES IS Fb FOR ENTIRE DISTURBED AREA.
6. TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
7. CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
8. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
10. CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
11. NO GRADED SLOPE SHALL EXCEED 3H:1V.
12. THE PROJECT SITE DOES LIE WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 45013C0444G DATED 03/23/2021.
13. CONTRACTOR SHALL MAINTAIN AN ADA COMPLIANT PEDESTRIAN PATH ALONG THE ADJACENT STREET FRONTAGE THROUGHOUT CONSTRUCTION.
14. CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FROM ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.
15. CONTRACTOR SHALL PREPARE A PROJECT NOTIFICATION FOR ASBESTOS RENOVATION, ENCAPSULATION, OR DEMOLITION FORM AND SUBMIT TO THE EPD ASBESTOS PROGRAM 10 DAYS PRIOR TO DEMOLITION ACTIVITIES. FORM SHALL BE PREPARED AND ASBESTOS STUDY COMPLETED TO MEET EPD AND LOCAL REQUIREMENTS.
16. CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC PROVIDER TO REMOVE THE SITE LIGHTING.

DEMOLITION LEGEND:

- REMOVE EXISTING OBJECT
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING ASPHALT PAVEMENT
- MILL AND OVERLAY EXISTING ASPHALT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING UTILITIES, FENCING, CURB & GUTTER, & WALLS
- X — REMOVE EXISTING TREES / BUSHES

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OGT

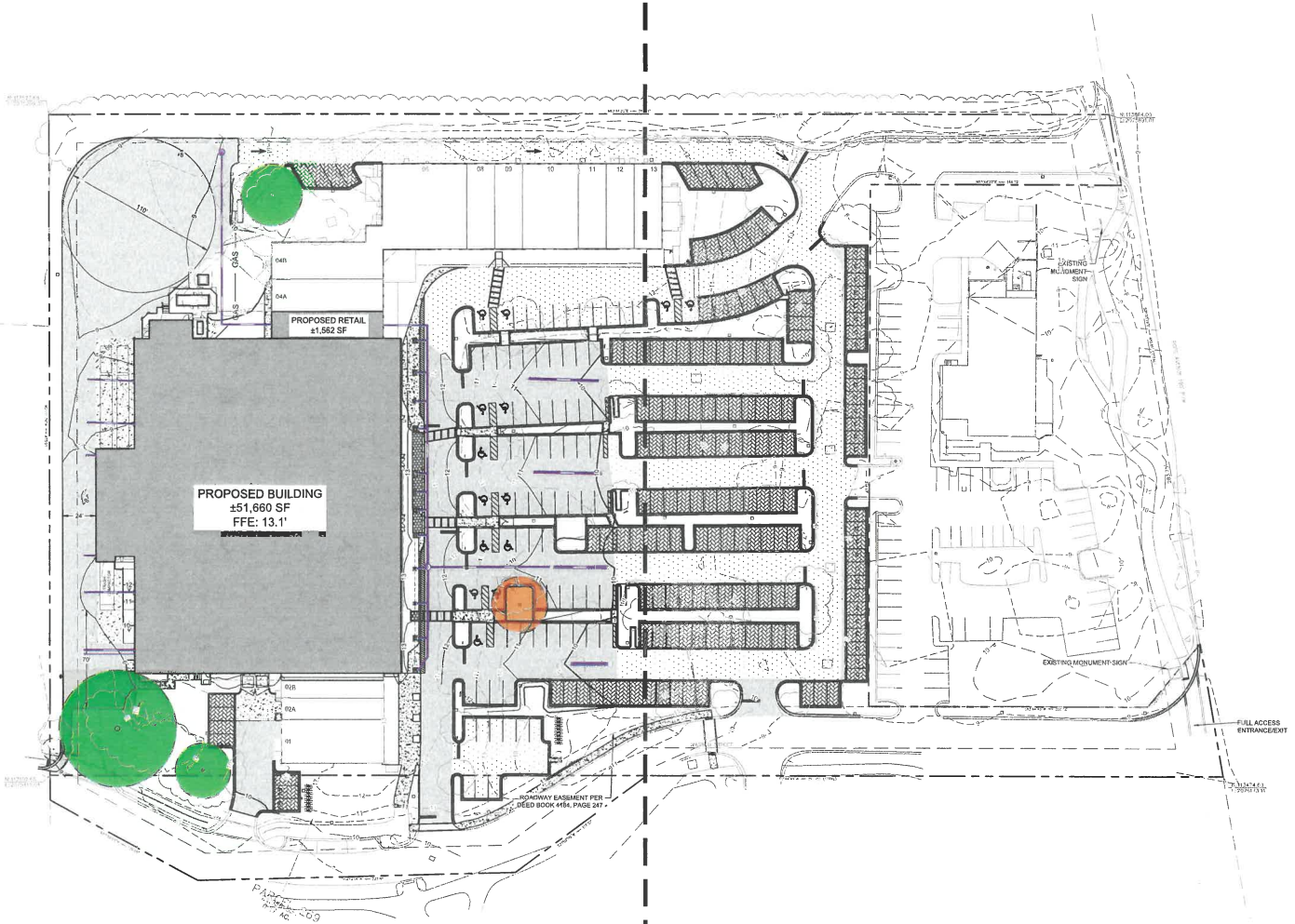
CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SHEET
C1

Drawing name: K:\CHA_LDEV\018942 Bitumar\004 - Circle Center HHI\02 - DWG\PlanSheets\C1-00 - EX COND AND DEMO PLAN.dwg C1-00 EXISTING CONDITIONS AND DEMOLITION PLAN Jan 23, 2025 7:00pm by: Olivia Tice

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING:	CR (COLIGNY RESORT)	
OVERLAY ZONING DISTRICT:	COR (CORRIDOR OVERLAY DISTRICT)	
LAND USE:	SHOPPING CENTER	
FLOOD ZONE:	ZONE AE	
MAX DENSITY:	N/A	
GROSS SITE AREA:	7.48	ACRES
NET SITE AREA:	7.48	ACRES
MAX IMPERVIOUS COVER:	N/A	
CURRENT IMPERVIOUS AREA:	5.77	ACRES
PROPOSED IMPERVIOUS AREA:	5.53	ACRES (74%)
PERVIOUS AREA:	1.95	ACRES (26%)
TOTAL DISTURBED AREA:	4.5	ACRES
BUILDING SETBACK:		
FRONT:	30 FT	
SIDE (NASSAU ST):	20 FT	
SIDE (NORTH):	20 FT	
BACK:	20 FT	
MAX BUILDING HEIGHT:	36 FT ALONG ADJACENT STREET SETBACK, 60 FT ONCE SETBACK ANGLE ATTAINED	
PROPOSED BUILDING HEIGHT:	30'-8"	

PROPOSED LAND USES & DENSITIES:

EXISTING GROCERY STORE:	44,893 SF
PROPOSED GROCERY STORE:	51,660 SF
PROPOSED RETAIL:	1,562 SF
EXISTING SHOPPING CENTER TO REMAIN:	12,091 SF
TOTAL:	65,313 SF

PARKING SUMMARY:

EXISTING PARKING TOTAL:	269 SPACES (TOTAL)
STANDARD (9'X18')	173 SPACES
COMPACT	78 SPACES
PERVIOUS	0 SPACES
ADA	8 SPACES
REQUIRED PARKING RATIO PER HHI:	
SHOPPING CENTER (1 SPACE/500 GFA):	28 SPACES
GROCERY STORE (1 SPACE/250 SF):	207 SPACES
TOTAL REQUIRED PARKING	235 SPACES
MAXIMUM ALLOWABLE PARKING (105%)	247 SPACES
PROPOSED PARKING TOTAL:	**251 SPACES** (TOTAL)
STANDARD (8.5' X 18')	74 SPACES
PERVIOUS (8.5' X 18')	133 SPACES
PERVIOUS COMPACT	28 SPACES
PERVIOUS ELECTRIC VEHICLE CHARGING	2 SPACES
ADA	11 SPACES
VAN ADA	3 SPACES

BICYCLE PARKING SUMMARY:

REQUIRED BICYCLE PARKING:	**61 SPACES** (TOTAL)
PROPOSED BICYCLE PARKING:	**32 SPACES** (TOTAL)*

*SUBSTITUTION OF NONCONFORMITIES REQUEST SUBMITTED

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY HISCUTT & ASSOCIATES ARCHITECTURE, DATED 08/01/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY NANDINA INC. d.b.a. SEA ISLAND LAND SURVEY, INC., DATED 05/08/2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCDOT, AND SOUTH CAROLINA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. EV STALLS PROVIDED ARE TO BE ADA COMPLIANT.
8. PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE ARE NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.
9. PAINT STRIPING IN ALL PARKING LOT AND PAVEMENT AREAS SHOULD BE CONSTRUCTED WITH A PAINT PRODUCT THAT PROVIDES A HIGH SLIP-RESISTANT FINISH AND PREVENTS INDIVIDUALS FROM SLIPPING WHEN STEPPING ON THE STRIPING IN BOTH WET AND DRY CONDITIONS.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OGT

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT:
CIRCLE CENTER HHI
REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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C2

Drawing name: K:\CHA_LDEV\019842 Bnxmor\004 - Circle Center HH\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-09 SITE PLAN Jan 23, 2025 7:01pm by Olivia Tice
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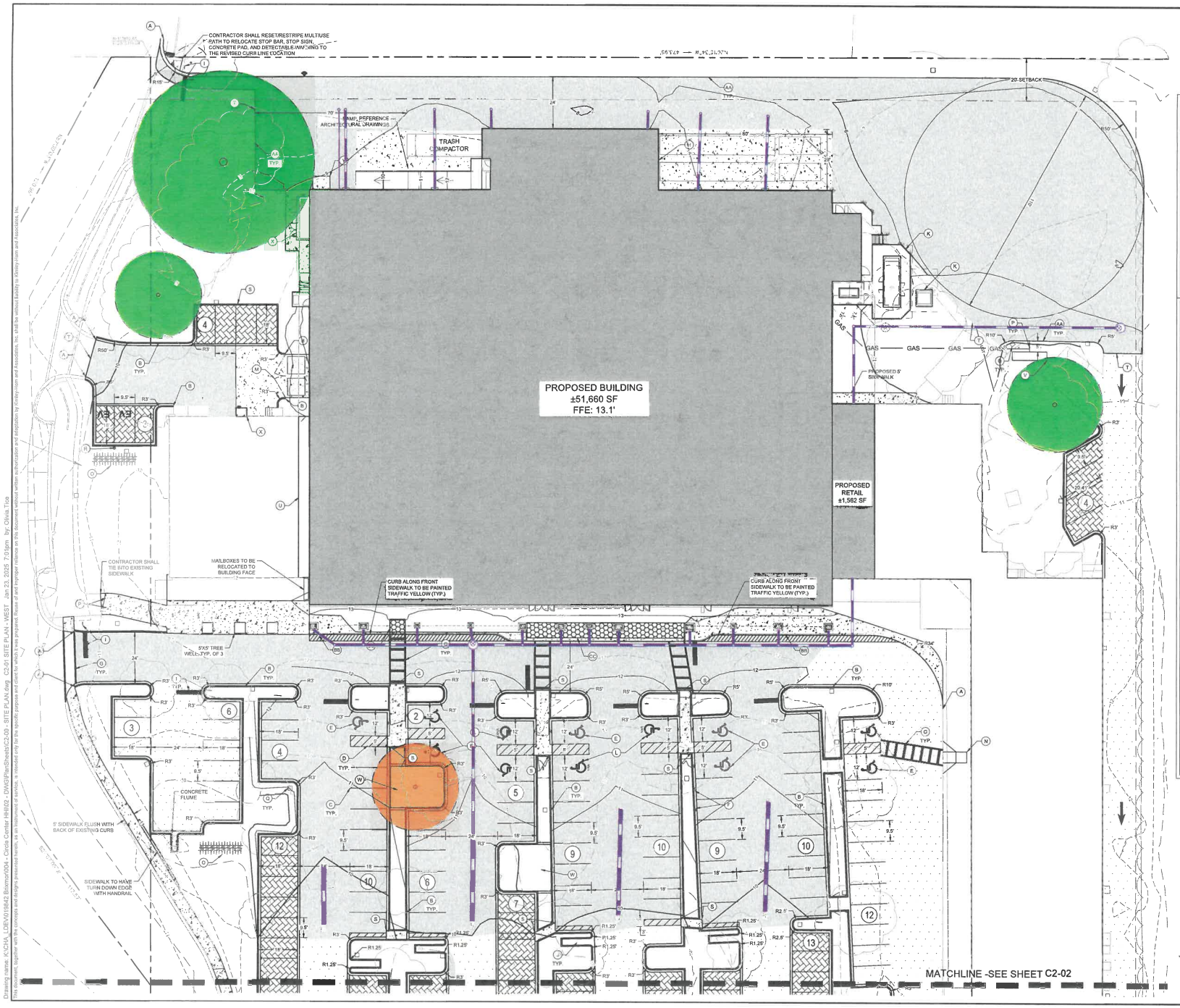

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- MILL AND OVERLAY EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERVIOUS PAVERS
- EXPOSED AGGREGATE DETECTABLE WARNING
- (10) PARKING COUNT

SITE KEYNOTE LEGEND:

- (A) PROPOSED TIE INTO EXISTING CURB
- (B) PROPOSED 6" STANDARD CURB AND GUTTER
- (C) PARKING LOT STRIPING, 4" SOLID WHITE STRIPE
- (D) 4" SOLID WHITE STRIPING, 2'-0" O.C. @ 45°
- (E) ACCESSIBLE ADA PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN
- (F) CURBSIDE PICKUP SPACE SIGN
- (G) PROPOSED CROSSWALK
- (H) RECESSED TRUCK DOCK, REFERENCE ARCH PLANS FOR DETAILS.
- (I) PROPOSED STOP BAR AND SIGN
- (J) PROPOSED CART CORRAL
- (K) PROPOSED UTILITY EQUIPMENT PADS, REFERENCE ARCHITECTURAL PLANS BY OTHERS
- (L) ACCESSIBLE ADA VAN PARKING STALL WITH ACCESSIBLE VAN PARKING SYMBOL AND SIGN
- (M) PROPOSED DUMPSTER ENCLOSURE
- (N) PROPOSED ADA RAMP, REFERENCE DETAILS
- (O) PROPOSED BIKE RACKS
- (P) PROPOSED BOLLARDS
- (Q) PROPOSED LIGHT POLE (SEE LIGHTING PLAN FOR DETAILS)
- (R) PROPOSED EV CHARGING PEDESTAL, REFERENCE ELECTRICAL PLANS BY OTHERS
- (S) PROPOSED FLUSH CURB
- (T) EXTENTS OF ASPHALT PAVEMENT REPLACEMENT
- (U) PROPOSED COVERED MAINTENANCE CORRIDOR, REFERENCE ARCHITECTURAL PLANS
- (V) 1,000 GALLON ABOVE GROUND PROPANE TANK
- (W) PROPOSED TREE WELL WITH WALLS, REFERENCE GRADING PLAN
- (X) PROPOSED FIRE RISER ROOM
- (Y) GREASE WASTE BARREL PAD
- (Z) PROPOSED ROLLED CURB
- (AA) PROPOSED EDGE OF PAVEMENT, NO PROPOSED CURB AND GUTTER
- (BB) PROPOSED 6" STANDARD CURB
- (CC) RETURN CURB RAMP DETECTABLE WARNING (SEE SHEET C6-20 FOR DETAIL)

GRAPHIC SCALE IN FEET 0 10 20 40

811

Kimley»Horn

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC 1003 HOLCOMB WOODS PARKWAY

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT 70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SCALE: AS SHOWN DRAWN BY: OGT

SHEET C2

Drawing name: K:\CHA_DEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\Plan Sheets\C2-09 - SITE PLAN.dwg C2-01 SITE PLAN - WEST Jan 23, 2026 7:01pm by: Olivia Tice
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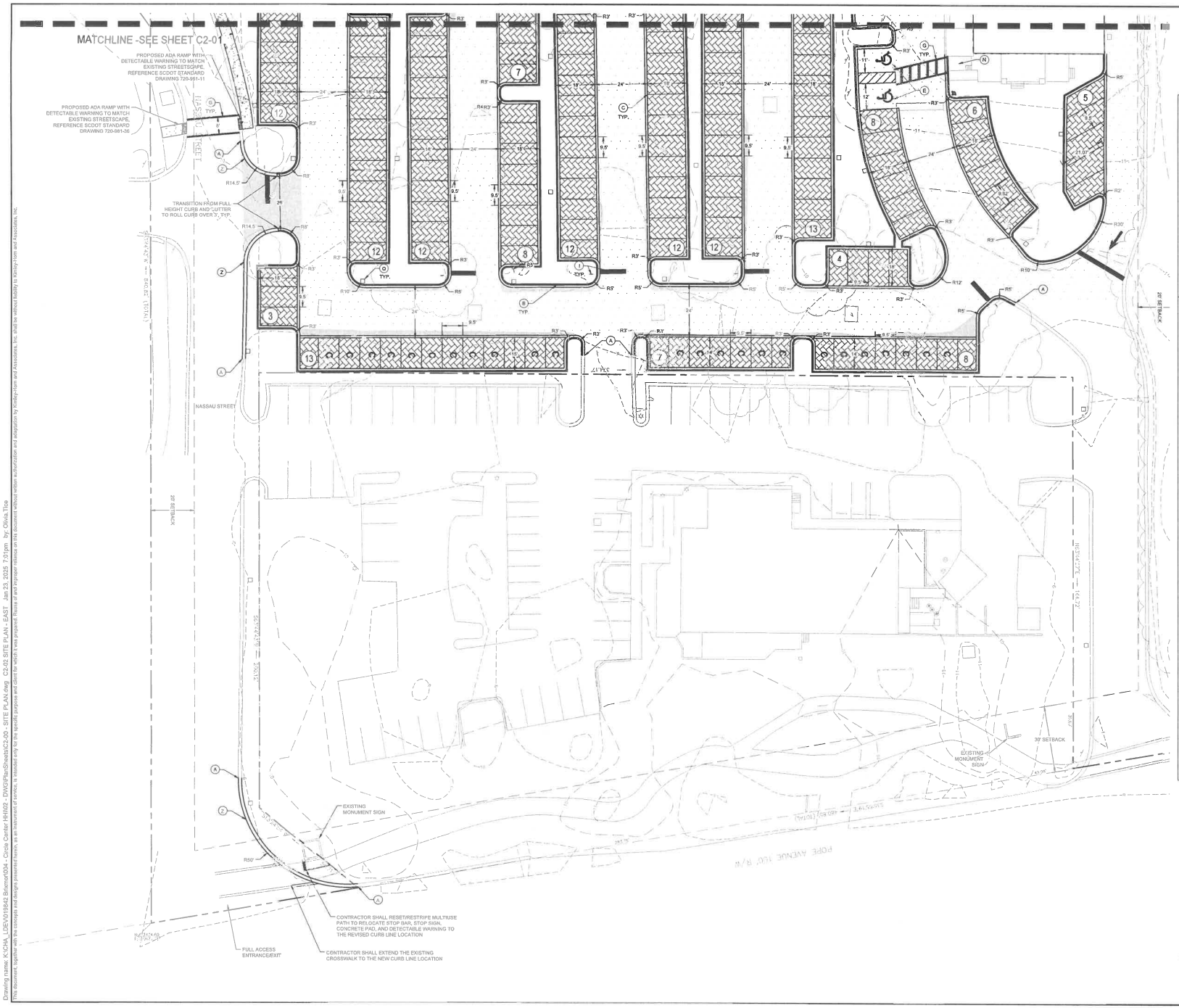

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- MILL AND OVERLAY EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERVIOUS PAVERS
- EXPOSED AGGREGATE DETECTABLE WARNING
- (10) PARKING COUNT

SITE KEYNOTE LEGEND:

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- (AA) PROPOSED EDGE OF PAVEMENT, NO PROPOSED CURB AND GUTTER
- (BB) PROPOSED 6" STANDARD CURB
- (CC) RETURN CURB RAMP DETECTABLE WARNING (SEE SHEET C6-20 FOR DETAIL)

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OGT

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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C2

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-02 SITE PLAN - EAST Jan 23, 2025 7:01pm by: Olivia.Tice

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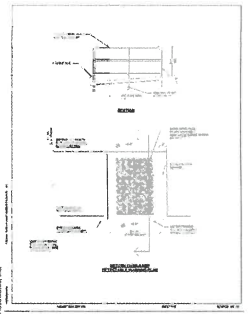
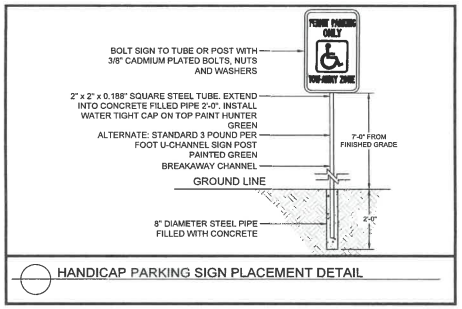
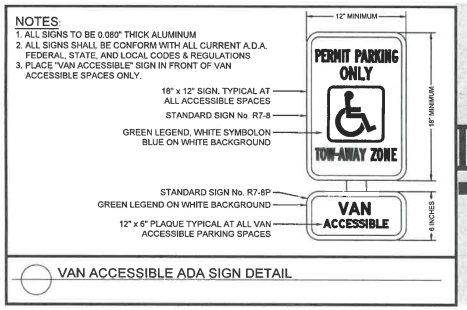
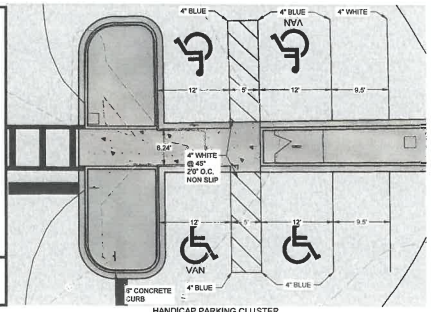




HANDICAP PARKING SIGN PLACEMENT DETAIL



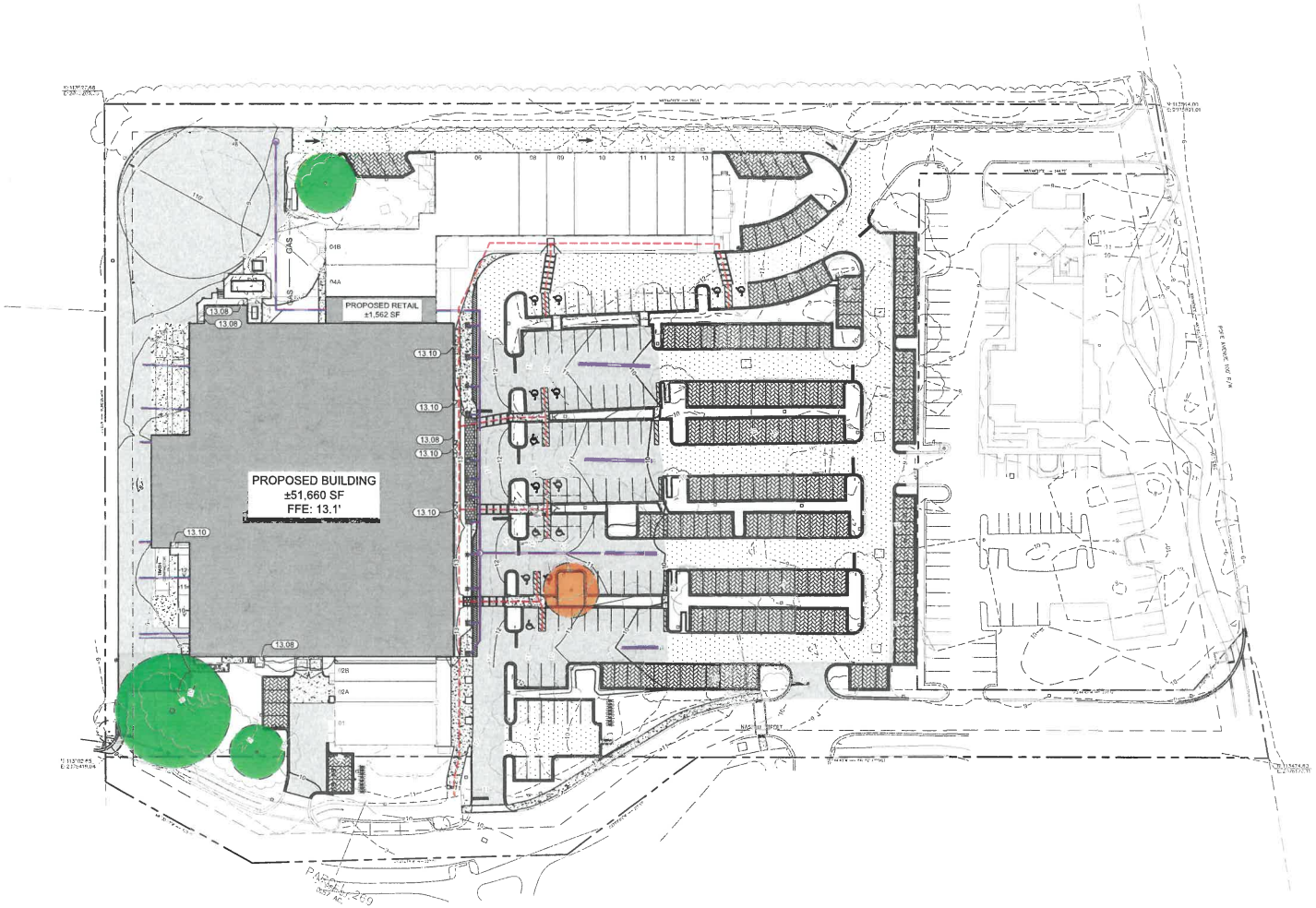
VAN ACCESSIBLE ADA SIGN DETAIL



HANDICAP PARKING CLUSTER
SCALE: 1" = 10'

SITE PLAN LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- MILL AND OVERLAY EXISTING PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERVIOUS PAVERS
- EXPOSED AGGREGATE DETECTABLE WARNING
- (10) PARKING COUNT
- ACCESSIBLE ROUTE



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OCT

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2.00 - SITE PLAN.dwg C2-10 ACCESSIBLE ROUTE PLAN Jan 23, 2025 7:02pm by: Olivia Tice

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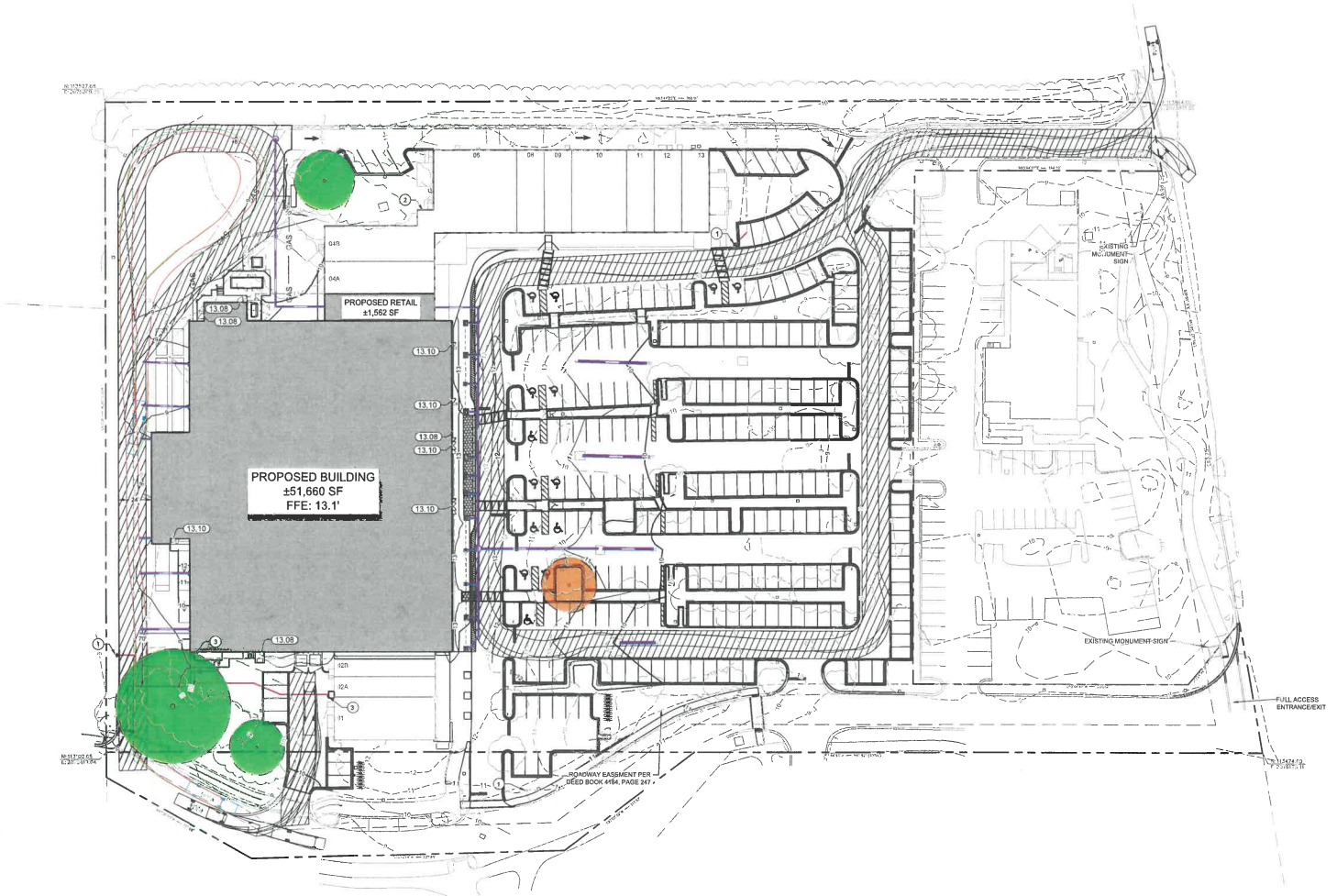
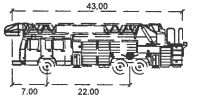


SITE PLAN LEGEND:

1. FIRE HYDRANT
2. EXISTING FDC ON FIRE RISER ROOM, WALL MOUNTED
3. PROPOSED FDC ON FIRE RISER ROOM, WALL MOUNTED

DESIGN FIRE TRUCK:



Aerial Fire Truck

	feet
Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	33.3

BUILDING INFORMATION:

BUILDING SQUARE FOOTAGE	
GROCERY STORE	51,660 SF TOTAL
FIRST LEVEL	48,600 SF
MEZZANINE	3,060 SF
RETAIL	1,562 SF
CONSTRUCTION TYPE	TYPE II B
FULLY SPRINKLERED PER NFPA-13	YES

SITE PLAN LEGEND:

FIRE APPARATUS LANE (MIN 20' WIDE)

HYDRANT FLOW TEST RESULTS:

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn

PROJECT: CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

CLIENT: BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

SCALE: AS SHOWN
DRAWN BY: OGT

SHEET C2

Drawing name: K:\CHA_LDEV\019842 Bnsmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2.00 - SITE PLAN.dwg Jan 23, 2025 - 7:02pm by: Olivia.Tice
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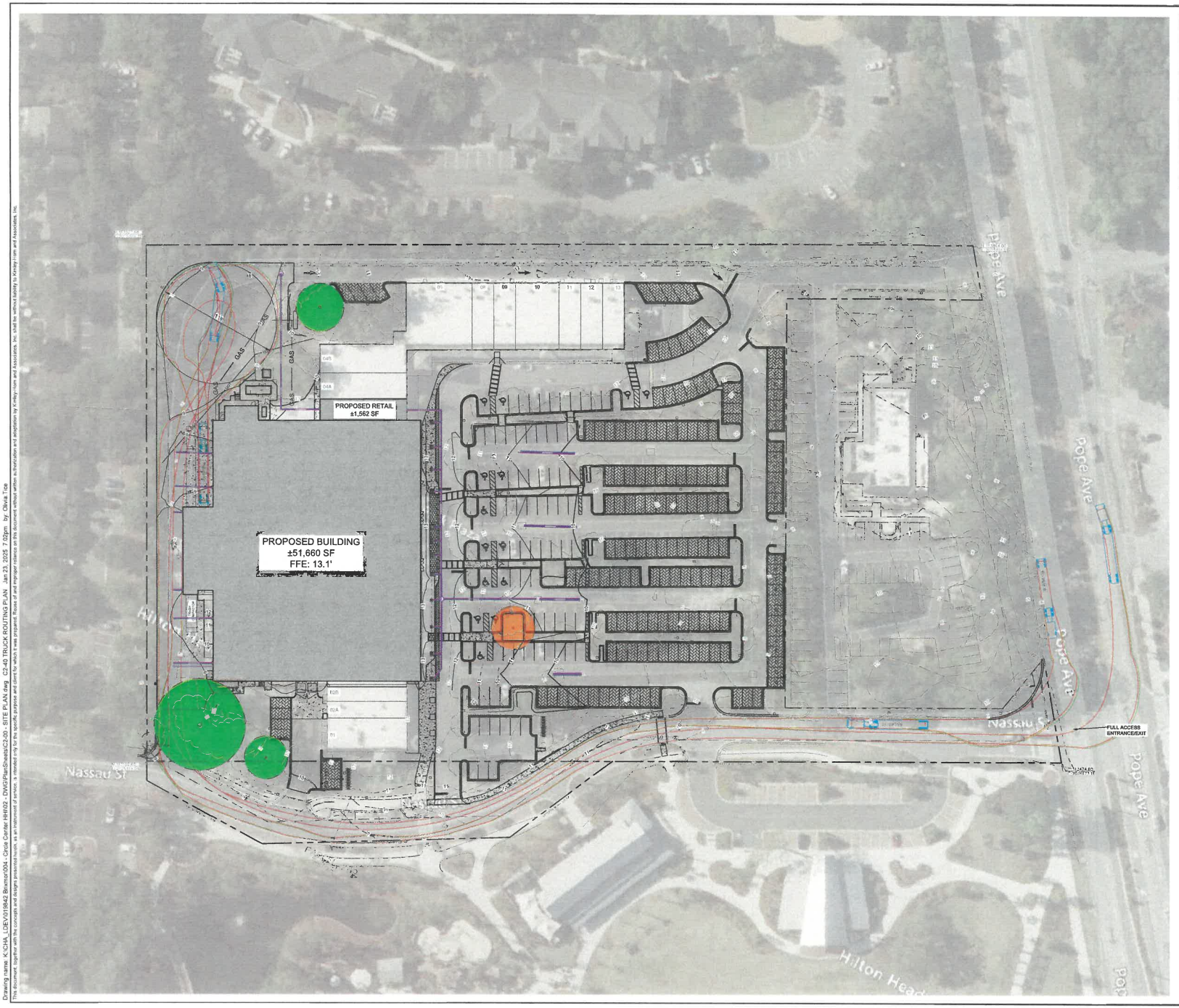

DESIGN TRUCK:

WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.600ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Kimley»Horn

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY,

SCALE: AS SHOWN
DRAWN BY: OGT

PROJECT:
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70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SHEET
C2

Drawing name: K:\CHA_LDEV\019842 Bnxmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2.00 - SITE PLAN.dwg C2.40 TRUCK ROUTING PLAN Jan 23, 2025 7:02pm by Olivia Tice

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811

Kimley»Horn

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70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

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1003 HOLCOMB WOODS PARKWAY,

SCALE: AS SHOWN
DRAWN BY: OGT

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SHEET
C2

Drawing name: K:\CHA_LDEV\019842 Bitsmart\004 - Circle Center HHI\02 - DWG\PlanSheets\C2-50 - DRIVEWAY SIGHT DISTANCES.dwg C2-50 DRIVEWAY SIGHT DISTANCE Jan 23, 2025 7:02pm by: Olivia Tice
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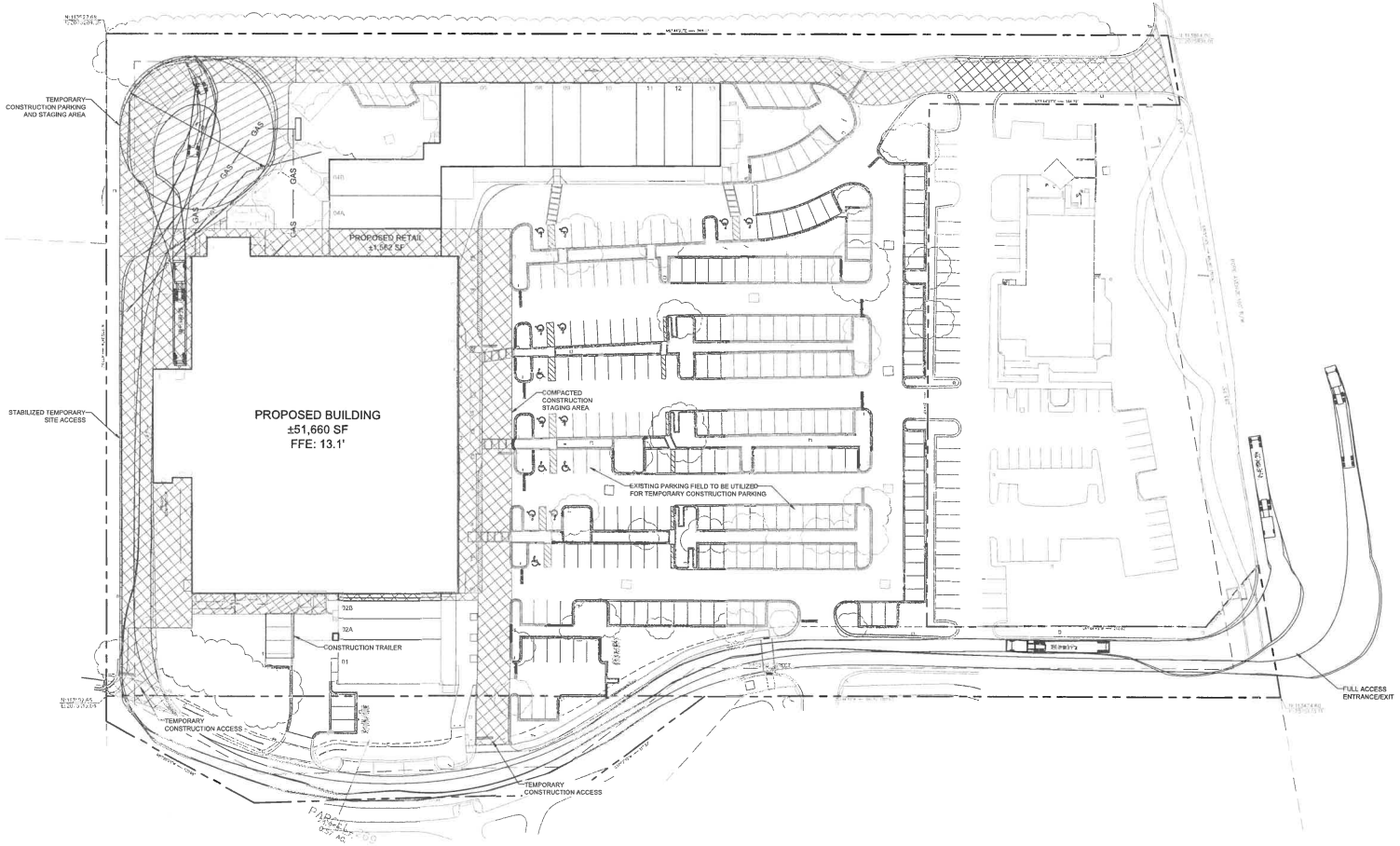
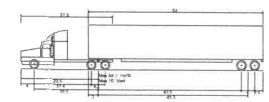


WB-67 TRUCK TEMPLATE:



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

LEGEND:

STABILIZED TEMPORARY SITE ACCESS ALL-WEATHER TRUCK ROUTE

COMPACTED STAGING AND TEMPORARY CONSTRUCTION PARKING AREA

SITE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADDITIONAL STABILIZATION IN AREAS THEY DEEM NECESSARY.
2. CONTRACTOR TO UTILIZE EXISTING DRIVEWAYS FOR TEMPORARY CONSTRUCTION ACCESS. THE EXISTING DRIVEWAY ASPHALT SHALL REMAIN IN PLACE DURING BUILDING CONSTRUCTION. PROPOSED PAVING TO FINAL GRADES TO BE INSTALLED POST BUILDING CONSTRUCTION.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

811

Kimley»Horn

SCALE: AS SHOWN
DRAWN BY: OGT

CLIENT:
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70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

SHEET
C2

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C2-50 - TEMPORARY SITE ACCESS PLAN.dwg C2-60 TEMPORARY SITE ACCESS AND STAGING PLAN Jan 23, 2025 7:03pm by: Olivia.Tice

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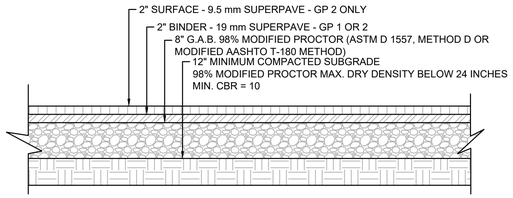
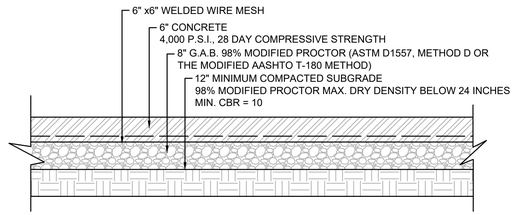
NOTES:
1. PRIME COAT TO BE PLACED BETWEEN GAB & ASPHALT UNIFORMLY AT A RATE OF 0.20 GAL/SY.
2. TACK COAT TO BE PLACED BETWEEN ASPHALT LAYERS UNIFORMLY AT A RATE OF 0.05 GAL/SY.
3. ALL ASPHALT MIXES TO INCLUDE HYDRATED LIME.
4. THE G.A.B. SHOULD BE OBTAINED FROM AN APPROVED GDOT SOURCE.
5. ALL ASPHALT MATERIAL AND PAVING OPERATIONS SHOULD MEET APPLICABLE SPECIFICATIONS OF THE ASPHALT INSTITUTE AND GEORGIA DEPARTMENT OF TRANSPORTATION.



HEAVY DUTY ASPHALT PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024

NOTE: SEE SEPARATE JOINT SPACING DETAIL



HEAVY DUTY CONCRETE PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024

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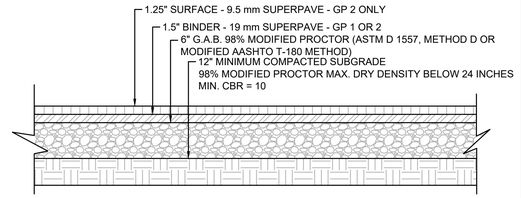
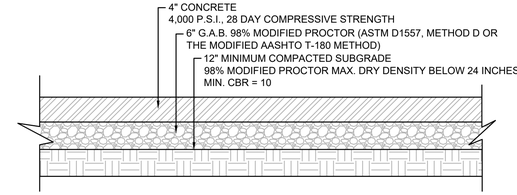
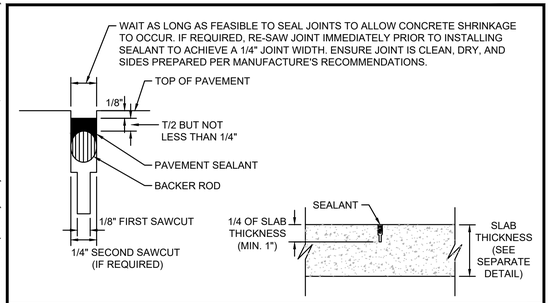


LIGHT DUTY ASPHALT PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024

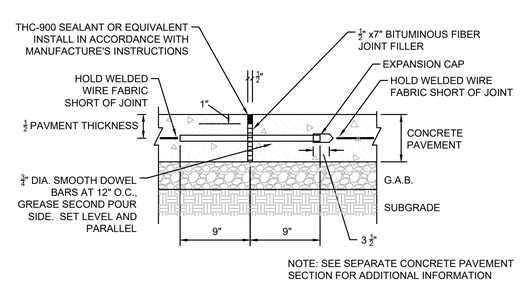
NOTE: SEE SEPARATE JOINT SPACING DETAIL



LIGHT DUTY CONCRETE PAVEMENT SECTION
PAVING SECTION PER GEOTECH REPORT PREPARED BY UES DATED 12/09/2024



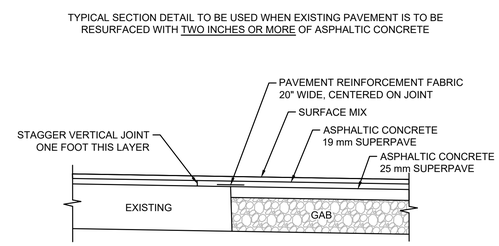
CONCRETE CONTROL JOINT DETAIL



NOTE: SEE SEPARATE CONCRETE PAVEMENT SECTION FOR ADDITIONAL INFORMATION

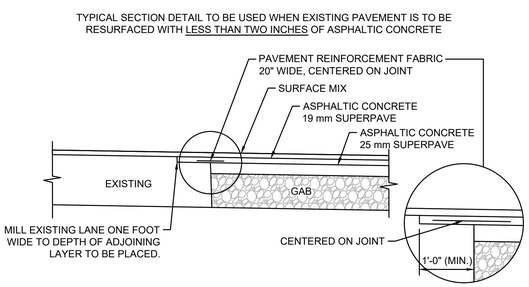
CONCRETE EXPANSION JOINT DETAIL

TYPICAL SECTION DETAIL TO BE USED WHEN EXISTING PAVEMENT IS TO BE RESURFACED WITH TWO INCHES OR MORE OF ASPHALTIC CONCRETE

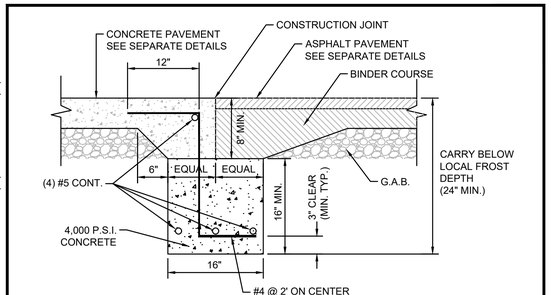


ASPHALT PAVEMENT KEY (>2") DETAIL

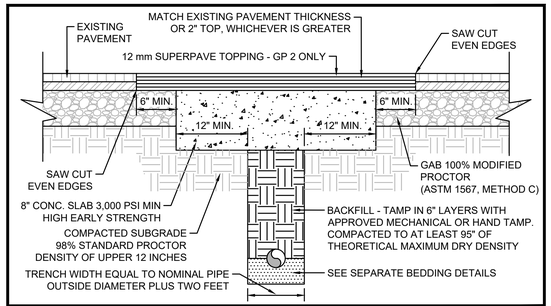
TYPICAL SECTION DETAIL TO BE USED WHEN EXISTING PAVEMENT IS TO BE RESURFACED WITH LESS THAN TWO INCHES OF ASPHALTIC CONCRETE



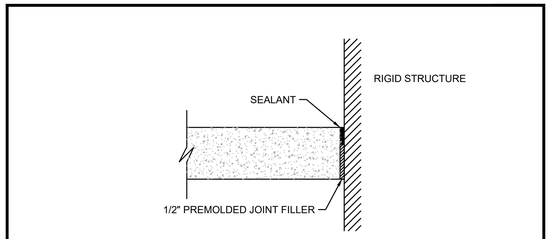
ASPHALT PAVEMENT KEY (<2") DETAIL



CONCRETE / ASPHALT JOINT DETAIL

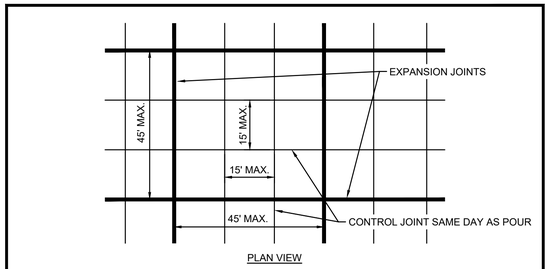


PAVEMENT (UTILITY) PATCH DETAIL



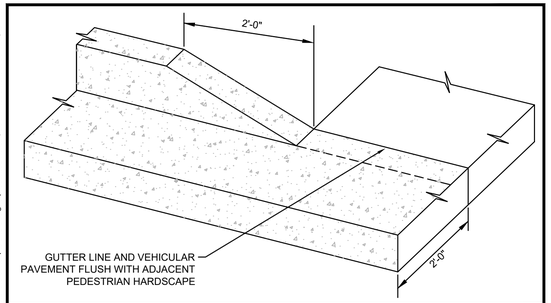
NOTE:
1. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

CONCRETE ISOLATION JOINT DETAIL

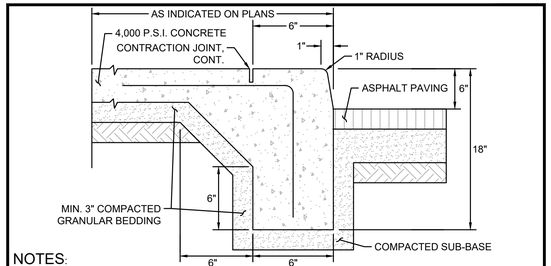


NOTE: EXPANSION AND CONTROL JOINTS SHALL BE SPACED EQUALLY AND CENTERED WITHIN THE PAVEMENT AREA, WHICH MAY REQUIRE LESS THAN THE MAXIMUM ALLOWABLE

VEHICULAR CONC. PAVEMENT JOINT SPACING DETAIL

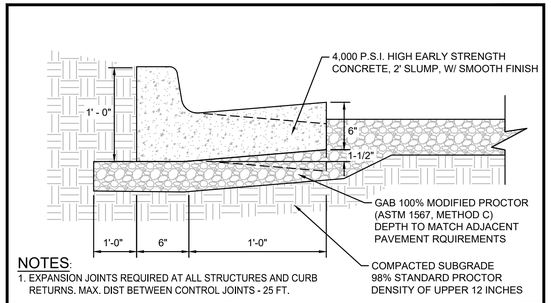


TYP MITERED CURB SECTION TO FLUSH WITH PAVEMENT



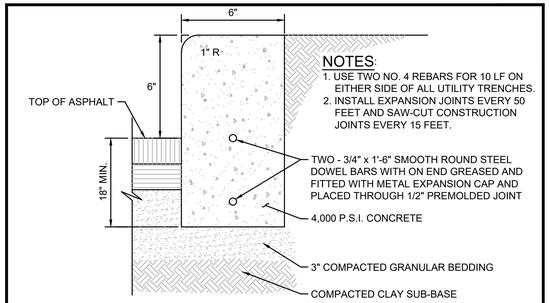
NOTES:
1. CONTRACTION JOINTS TO BE 2 1/2" DEEP. TRANSVERSE CONTRACTION JOINTS SPACED AT 15' INTERVALS (TOOLED). EXPANSION JOINTS TO BE 1/2" PREMOLDED FILLER, SPACED A MAXIMUM OF 50' APART.

INTEGRAL CURB DETAIL



NOTES:
1. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS. MAX. DIST BETWEEN CONTROL JOINTS - 25 FT.

18" CONCRETE CURB & GUTTER DETAIL



NOTES:
1. USE TWO NO. 4 REBARS FOR 10 LF ON EITHER SIDE OF ALL UTILITY TRENCHES.
2. INSTALL EXPANSION JOINTS EVERY 50 FEET AND SAW-CUT CONSTRUCTION JOINTS EVERY 15 FEET.

HEADER CURB DETAIL

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — KIMLEY-HORN AND ASSOCIATES, INC. — No. C00166

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — No. 33735 — CASEY WARREN — 4-30-25

SCALE: AS SHOWN | DRAWN BY: OGT | DESIGNED BY: OGT | CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLLYWOOD CANYON PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-00

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\102 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-00 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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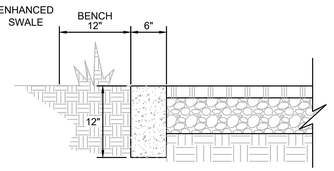
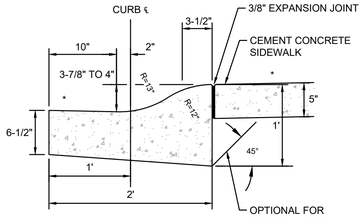


NOTES:
1. CONTRACTION JOINTS 10' O/C
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED
4. USE 4,000 P.S.I. CONCRETE

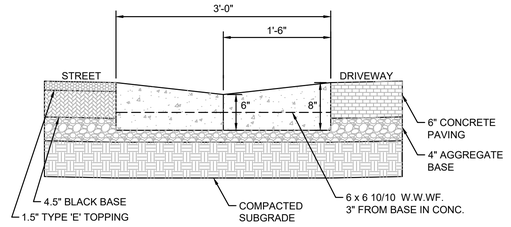
6" RIBBON CURB DETAIL



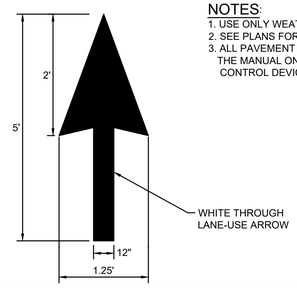
NOTES:
1. PROVIDE JOINTS EVERY 30'
2. ROLL GUTTER SLOPE TO MATCH ADJACENT PAVEMENT TRAVERSE AND LONGITUDINAL
3. 1 INCH EDGED GROOVE MAY REPLACE 3/8 INCH EXPANSION JOINT AT INTERFACE BETWEEN CURB AND ADJACENT SIDEWALK FOR SEPARATE POUR CONSTRUCTION.

* = 0.02 FT./FT.

ROLLED CURB DETAIL

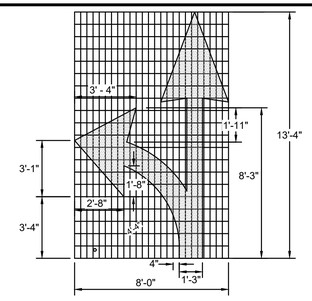


VALLEY GUTTER SECTION

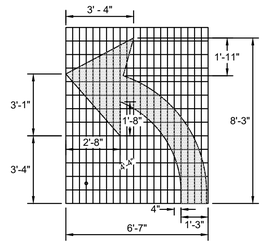


NOTES:
1. USE ONLY WEATHER RESISTANT PAINT.
2. SEE PLANS FOR LOCATIONS.
3. ALL PAVEMENT MARKINGS TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

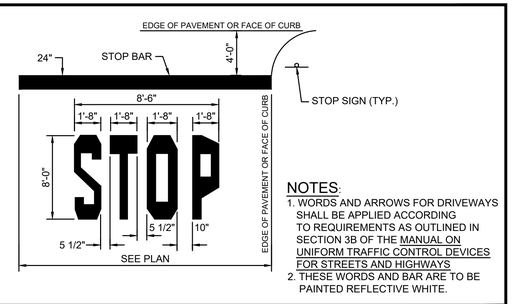
STANDARD ARROW MARKINGS - STRAIGHT (TYPE 1)



STANDARD ARROW MARKINGS - STRAIGHT-TURN (TYPE 3)

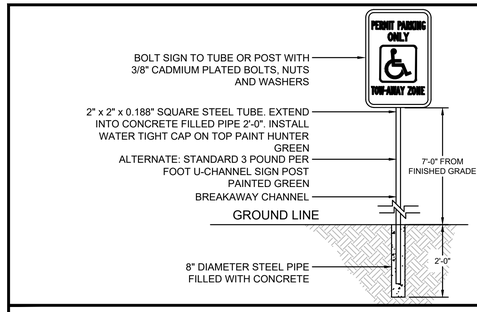


STANDARD ARROW MARKINGS - TURN (TYPE 2)



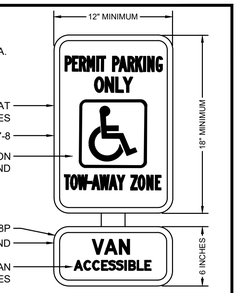
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

STOP BAR DETAIL

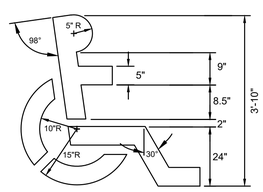


HANDICAP PARKING SIGN PLACEMENT DETAIL

NOTES:
1. ALL SIGNS TO BE 0.080" THICK ALUMINUM
2. ALL SIGNS SHALL BE CONFORM WITH ALL CURRENT A.D.A. FEDERAL, STATE, AND LOCAL CODES & REGULATIONS
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

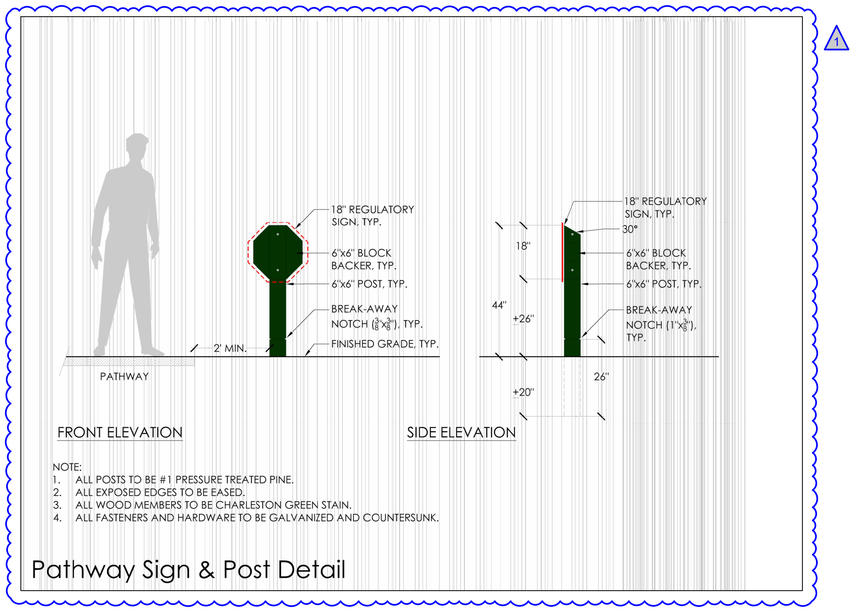


VAN ACCESSIBLE ADA SIGN DETAIL



NOTE:
1. STRIPING - 5" WIDE TRAFFIC PAINT (WHITE ON A BLUE BACKGROUND)

HANDICAP PARKING INSIGNIA DETAIL



No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — No. 33735 — CASEY WARREN — 4-30-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNER'S LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-01

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-01 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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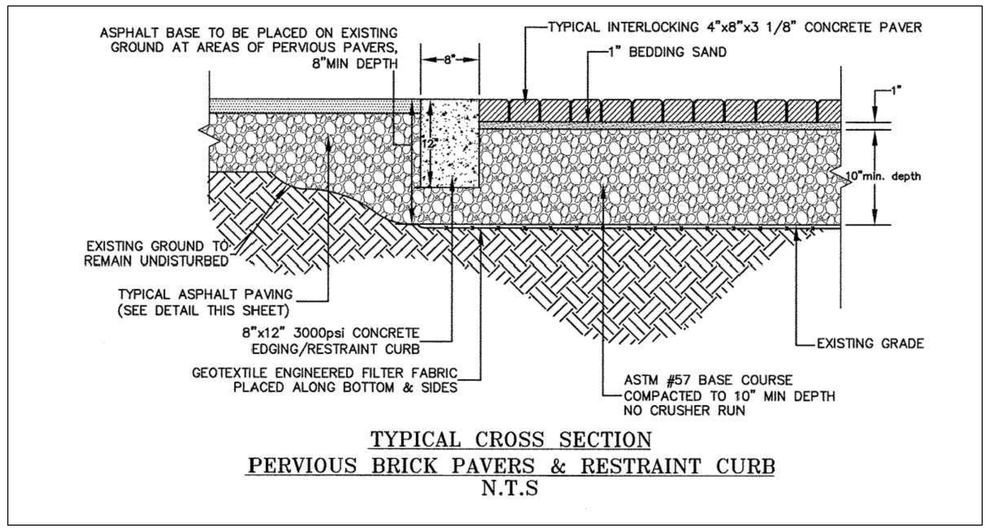


TYPICAL CROSS SECTION
PERVIOUS BRICK PAVERS & RESTRAINT CURB
N.T.S

REFERENCES
NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005 MUTCD 2009
SCDOT DOCUMENTS
SCDOT TRANSITION PLAN QPL 61
RELATED DRAWINGS & KEYWORDS
625-305-00

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 21242 JAMES W. KENDALL

James W. Kendall
SIGNATURE
12/10/2014
DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	11/14	DSO	CHANGE UNDERLINED
0	8/12	DSO	NEW DRAWING

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
PEDESTRIAN RAMPS
GENERAL NOTES
&
DEFINITIONS

720-901-01
EFFECTIVE LETTING DATE: FEBRUARY, 2015

1.00 GENERAL

1.01 CONSTRUCT PEDESTRIAN RAMPS CONFORMING TO THESE STANDARD DRAWINGS. SUBMIT RAMP DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW WHEN NON STANDARD RAMPS ARE USED.

1.02 USE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION), SCDOT QUALIFIED PRODUCT LIST 61 AND DETECTABLE WARNING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1.03 PROVIDE A SKID-RESISTANT BROOM FINISH ON CONCRETE WITHIN THE DESIGNATED PEDESTRIAN ACCESS ROUTE. CONSTRUCT DESIGNATED PEDESTRIAN ACCESS ROUTES LOCATED ON ASPHALT PAVEMENTS AS LEVEL AS PRACTICAL AND REMOVE LOOSE OR UNCOMPACTED ASPHALT THROUGH THE ENTIRE ACCESS ROUTE.

1.04 COORDINATE THE RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO THAT DETECTABLE WARNINGS FOR RAMPS AND REFUGE ISLANDS ARE ENTIRELY WITHIN PEDESTRIAN CROSSWALK MARKINGS.

1.05 SEE STANDARD DRAWING 626-305-00 FOR CROSSWALK MARKING STYLES.

1.06 CONSTRUCT SIDEWALK, PARALLEL RAMP, AND LANDING CROSS SLOPES AT 1(DH):1V [NO STEEPER THAN 5(H):1V] TOWARD THE ROADWAY. CONSTRUCT CROSS SLOPE OF PERPENDICULAR RAMPS TO MATCH ROADWAY GRADE.

1.07 CONSTRUCT RUNNING SLOPE OF NEW CURB RAMPS AT A 12H:1V OR 8.33% OR FLATTER WHEN MEASURED ALONG THE DIRECTION OF PEDESTRIAN TRAVEL UP THE RAMP AND RELATIVE TO A LEVEL GRADE UNLESS FIELD CONDITIONS REQUIRE A RAMP GREATER THAN 15' LONG.

1.08 USE AT LEAST 18" CURB RADIUS AT ALL EDGES OF NEW CONCRETE ISLANDS AND AT LEAST 6" CURB RADIUS AT ALL CURB RETURNS. DO NOT SAW CUT EDGES THROUGH ISLANDS OR AT RAMPS FOR NEW CONSTRUCTION.

1.09 DO NOT CONSTRUCT STANDARD RAMP PARTITIONS OR CURB RETURNS TALLER THAN 12" IN LOCATIONS WHERE GRADE SEPARATION BETWEEN SIDEWALK AND ADJACENT PROPERTY EXCEEDS 12'. SLOPE ADJACENT GRADE AS DIRECTED BY THE ENGINEER OR PROPERTY OWNER (2:1 OR FLATTER). WHERE REGRADING OF ADJACENT PROPERTY IS NOT PRACTICAL, PROVIDE A RETAINING WALL AS SHOWN IN THE PLANS, SPECIAL PROVISIONS, OR AS DIRECTED BY THE ENGINEER.

1.10 REMOVE AND DISPOSE OF ALL WASTE AND EXCESS MATERIAL FROM COMPLETED RAMP.

1.11 IN LOCATIONS WHERE ARCHITECTURAL TREATMENTS (IMPRINTED ASPHALT, ARCHITECTURAL PAVERS, STAMPED CONCRETE, ETC.) ARE INCLUDED IN THE PLANS, DO NOT PLACE THE ARCHITECTURAL TREATMENTS WITHIN THE PEDESTRIAN RAMP OR LANDING. HOWEVER, DYED OR STAINED CONCRETE MAY BE USED IN THESE AREAS IF INDICATED IN THE PLANS OR SPECIAL PROVISIONS.

1.12 WHERE PRACTICAL, LOCATE ARCHITECTURAL TREATMENTS ALONG THE BOUNDARY OF THE PEDESTRIAN ACCESS ROUTE RATHER THAN DIRECTLY WITHIN THE PEDESTRIAN ACCESS ROUTE.

5.00 REFUGE ISLANDS/RAISED MEDIANS

5.01 IN REFUGE ISLANDS, PROVIDE A MINIMUM OF 5' -0" SEPARATION BETWEEN DETECTABLE WARNINGS ON EITHER SIDE OF THE REFUGE TO DELINEATE WHERE ISLAND BEGINS AND ENDS.

5.02 USE DETECTABLE WARNINGS IN RAISED ISLANDS 6' -0" WIDE OR WIDER IN GENERAL DIRECTION OF PEDESTRIAN TRAVEL THROUGH THE RAMP.

5.03 USE ISLAND STRAIGHT CROSSING ADJACENT TO INTERSECTIONS THROUGH ANY ISLAND LESS THAN 32' WIDE.

5.04 WHEN A MID-BLOCK CROSSING IS REQUIRED, CONSIDER MID-BLOCK STAGGERED CROSSING (720-055-41) TO ENCOURAGE EYE CONTACT BETWEEN THE PEDESTRIAN AND THE ONCOMING TRAFFIC. ALWAYS ANGLE THE STAGGER SO THE PEDESTRIAN TRAVELS THROUGH THE REFUGE FACING THE ONCOMING TRAFFIC.

15.00 DRAINAGE

15.01 WHERE PRACTICAL, LOCATE DRAINAGE STRUCTURES OUTSIDE AND UPHILL OF DESIGNATED PEDESTRIAN ACCESS ROUTES.

15.02 WHEN DRAINAGE STRUCTURE MUST BE LOCATED INSIDE OF A PEDESTRIAN ACCESS ROUTE, USE ONLY ADA COMPLIANT DRAINAGE STRUCTURES. USE ADA RATED GRATE AND COVERS WHEN INSIDE PEDESTRIAN ACCESS ROUTES INCLUDING SIDEWALKS, RAMPS, LANDINGS, CROSSWALKS, AND ISLANDS. SEE STANDARD DRAWINGS FOR CATCH BASINS (719-0XX-XX), DROP INLETS (719-1XX-XX), AND TRENCH DRAINS (719-2XX-XX) FOR AVAILABLE OPTIONS.

15.03 DO NOT ELIMINATE DRAINAGE STRUCTURE WITHOUT THE CONSENT OF THE HYDRAULIC ENGINEER.

15.04 PROVIDE RAMP PARTITIONS AS NEEDED TO CONTAIN ROADWAY DRAINAGE OR IF NEEDED TO MAINTAIN GRADING ON ADJACENT PROPERTY. WHEN RAMP PARTITION IS USED, GRADE ADJACENT SOIL WITHIN 1/2" OF THE TOP OF THE RAMP PARTITION AND FLAT FOR AT LEAST 1' BEHIND THE RAMP PARTITION.

20.00 DETECTABLE WARNINGS

20.01 FOR STANDARD INSTALLATIONS, USE AT LEAST A 2' -0" X 5' -0" DETECTABLE WARNING AT ALL INTERFACES BETWEEN PEDESTRIAN ACCESS ROUTE OR REFUGE ISLAND AND ADJACENT TRAFFIC. ALWAYS SUPPLY ENOUGH DETECTABLE WARNING MATERIAL TO COVER LANDING OR REFUGE BOUNDARY AS SPECIFIED IN THESE STANDARD DRAWINGS. RETROFIT RAMPS THAT DO NOT HAVE SUFFICIENT ROOM TO ACCOMMODATE STANDARD RAMPS MAY USE SMALLER DETECTABLE WARNINGS IF SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS.

20.02 UNLESS SPECIFIED OTHERWISE IN THE PLANS OR SPECIAL PROVISIONS, INSTALL SAFETY YELLOW FEDERAL NUMBER 33538 DETECTABLE WARNINGS. SEE QUALIFIED PRODUCT LIST 61 FOR AVAILABLE COLORS AND USE ONLY COLORS THAT PROVIDE CONTRAST BETWEEN THE ADJACENT MATERIALS.

20.03 FOLLOW DETECTABLE WARNING MANUFACTURER'S INSTALLATION PROCEDURES AND USE ONLY MATERIALS (PRIMER, GROUT, ADHESIVES, ETC.) AND METHODS (CONTACT PREPARATION, PLACEMENT, FIELD CUTS, ETC.), THAT ARE SPECIFIED BY THE DETECTABLE WARNING MANUFACTURER AS COMPATIBLE WITH THE SELECTED WARNING PRODUCT.

20.04 SELECT DETECTABLE WARNING PRODUCT BASED ON THE FOLLOWING CONDITIONS:

a.WET INSET WITH FASTENERS OR REPLACEABLE	ANY NEW LOCATION WITH NEW CONCRETE
b.WET INSET WITHOUT FASTENERS	ANY NEW LOCATION WITH NEW CONCRETE
c.PAVER	ONLY WHEN SPECIFIED IN PLANS OR SPECIAL PROVISIONS
d.ASPHALT APPLIED	ONLY ON ASPHALT SURFACES
e.DRY BONDED	ONLY WHEN NEW CONCRETE WILL NOT BE PLACED IN RAMP

20.05 FOR RADIUS INSTALLATIONS, FIELD CUT DETECTABLE WARNING MATERIAL TO FIT BACK OF CURB RADIUS AS SHOWN OR ORDER CUSTOM FABRICATED PIECES TO MATCH CURB RADIUS. EDGE OF DETECTABLE WARNING MUST BE WITHIN 3" OF BACK OF CURB AT ANY MEASURED LOCATION FOR CURVED INSTALLATIONS. COVER ENTIRE BACK OF CURB RADIUS BOUNDARY TO WITHIN 2 INCHES OF BOTH SIDES OF THE LOWER LANDING. WHERE PRACTICAL, MINIMIZE THE NUMBER OF FIELD CUT PIECES IN RADIUS INSTALLATIONS.

20.06 DO NOT INSTALL DETECTABLE WARNINGS IN AT-GRADE MEDIANS OR IN MEDIAN LOCATIONS WHERE A RAISED MEDIAN TERMINATES ON ONE SIDE OF A CROSSWALK. NO REFUGE ISLAND IS AVAILABLE IN THESE CASES, SO PEDESTRIAN CROSSWALK SIGNAL SHOULD BE TIMED TO ALLOW THE PEDESTRIAN TO CROSS TO THE NEXT AVAILABLE REFUGE LOCATION.

20.07 PLACE ALL STYLE DETECTABLE WARNING MATERIALS FLUSH WITH TOP OF SIDEWALK (FLUSH +/- 1/8").

20.08 LOCATE ENTIRE WARNING BEHIND CURB LINE TO MINIMIZE VEHICLES RIDING OVER THIS FEATURE. LOCATE ONE EDGE OF DETECTABLE WARNING WITHIN 2 INCHES OF THE FACE OF CURB ON MEDIAN ISLANDS AND 0 TO 2 INCHES BEHIND BACK OF CURB AND GUTTER.

20.09 ALIGN TRUNCATED DOME PATTERN IN LINE WITH DIRECTION PEDESTRIAN TRAVEL ACROSS THE DETECTABLE WARNING.

20.10 GROOVE A ¼" x ¼" JOINT IN THE CONCRETE PAD DIRECTLY AROUND THE PERIMETER OF THE DETECTABLE WARNING MATERIAL FOR ALL WET INSET AND GROUTED PAVER STYLES.

20.11 APPLY SEALANT AROUND THE PERIMETER AND ALL JOINTS OF THE DETECTABLE WARNING FOR ALL GROUTED PAVER, ASPHALT APPLIED, AND DRY BONDED SURFACE APPLIED STYLE DETECTABLE WARNINGS.

25.00 RETROFIT INSTALLATIONS

25.01 WHEN RETROFITTING PEDESTRIAN RAMPS ON SIDEWALKS, RETROFIT EXISTING CONCRETE ISLANDS AT THE SAME TIME.

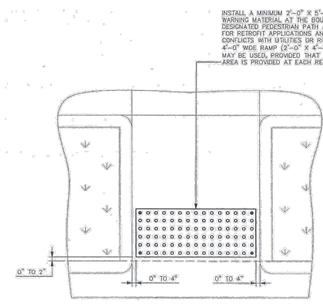
25.02 FOR RETROFIT RAMPS, REGARDLESS OF EXISTING SIDEWALK WIDTH; CONSTRUCT FULL SIZE RAMPS AS SHOWN IN THESE STANDARD DRAWINGS, UNLESS RIGHT OF WAY LIMITS DO NOT ACCOMMODATE STANDARD RAMPS OR SHOWN OTHERWISE IN THE PLANS OR SPECIAL PROVISIONS.

25.03 USE DRY BONDED SURFACE APPLIED DETECTABLE WARNINGS ONLY IN LOCATIONS WHERE EXISTING GEOMETRY CONFORMS TO REQUIREMENTS FOR A RETROFIT RAMP AND NO NEW CONCRETE WILL BE PLACED IN THE RAMP OR LANDING. PROVIDE A COPY OF THE LATEST VERSION OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS TO THE RESIDENT ENGINEER BEFORE INSTALLATION OF SURFACE APPLIED DETECTABLE WARNINGS.

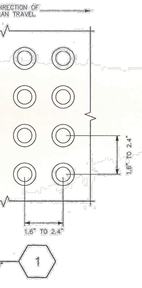
25.04 FOR RETROFIT RAMPS, IF NEW CONCRETE IS PLACED IN THE RAMP, USE ONLY WET INSET OR PAVER STYLE DETECTABLE WARNING SYSTEMS.

25.05 FOR ISLAND RETROFITS, SAW CUT EDGES ARE ACCEPTABLE ON AT GRADE PASS THROUGHS. IF RAMPS ARE CONSTRUCTED TO DIRECT PEDESTRIANS TO THE TOP OF THE RAISED ISLAND, PROVIDE SIDE FLARE EDGES ON THE RAMP TO MINIMIZE TRIP HAZARD. DO NOT USE SAW CUT OR VERTICAL EDGES ON RETROFIT RAMPS IN SIDEWALK.

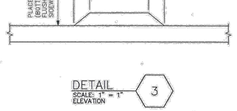
25.06 PLACE FACTORY EDGES OF THE DRY BONDED SURFACE APPLIED DETECTABLE WARNING TRANSVERSE TO THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE DETECTABLE WARNING. FIELD CUT EDGES MAY ONLY BE PLACED AGAINST CURBS, RAMP EDGES, AND ADJACENT DETECTABLE WARNINGS. SEAL PERIMETER AND ALL EDGES OF DRY BONDED SURFACE APPLIED DETECTABLE WARNINGS.



LOCATE DETECTABLE WARNING MATERIAL BETWEEN 0" TO 4" FROM CURB FACES AND 0" TO 2" FROM FLARES AND FLAT AREAS.



DETAIL 1
SCALE: 3" = 1'-0"
DOME SPACING



DETAIL 3
SCALE: 3" = 1"
ELEVATION

DETAIL 2
SCALE: 3/8" = 1'-0"
PLAN - DETECTABLE WARNING PLACEMENT

REFERENCES
NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005 MUTCD 2009
SCDOT DOCUMENTS
SCDOT TRANSITION PLAN QPL 61
RELATED DRAWINGS & KEYWORDS

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 21242 JAMES W. KENDALL

James W. Kendall
SIGNATURE
12/10/2014
DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	11/14	DSO	MODIFIED DEFINITIONS
0	1/13	DSO	NEW DRAWING

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING
PEDESTRIAN RAMPS
GENERAL NOTES
&
DEFINITIONS

720-901-03
EFFECTIVE LETTING DATE: FEBRUARY, 2015

99.00 DEFINITIONS

CHANNELIZING ISLAND – RAISED CONCRETE OR PLANTED ISLAND USED TO SEPARATE THROUGH TRAVEL LANES AT AN INTERSECTION FROM THE UNSIGNALIZED CHANNELIZED RIGHT TURN.

CURB – STANDARD 6" HIGH CONCRETE ELEMENT THAT SEPARATES SIDEWALK FROM GUTTER.

CURB RADIUS – CIRCULAR PATH OF A CURB AROUND A CORNER. CURB RADIUS IS MEASURED FROM THE FACE OF CURB TO THE CENTER OF THE CIRCLE CONSTRUCTED.

CURB RAMP – SEE "PEDESTRIAN RAMP".

CURB RETURN – A PORTION OF CURB WRAPPED ADJACENT TO A RAMP OR LANDING TO ACCOUNT FOR GRADE DIFFERENCES. CONSTRUCT CURB RETURNS ADJACENT TO GRASS OR PLANTED AREAS. ALTERNATE TO FLARE.

DETECTABLE WARNING – A SURFACE FEATURE OF TRUNCATED DOME MATERIAL BUILT IN OR APPLIED TO THE WALKING SURFACE TO ADVISE OF AN UPCOMING CHANGE FROM PEDESTRIAN TO VEHICULAR WAY.

DRIVEWAY APPROACH – A PORTION OF SIDEWALK THAT PROVIDES VEHICLE ACCESS ONTO ADJACENT PROPERTY. DRIVEWAY APPROACH MUST CONTAIN AT LEAST A 3' WIDE DRIVEWAY PEDESTRIAN PATH. NOTE THAT PORTIONS OF THE DRIVEWAY APPROACH OUTSIDE OF THE DRIVEWAY PEDESTRIAN PATH MAY BE CONSTRUCTED AS NEEDED TO FIT SITE CONDITIONS AND TO ACCOMMODATE THE VEHICLE TYPE USING THE DRIVEWAY, AND THEREFORE, MAY NOT CONFORM TO RULES FOR PEDESTRIAN ACCESSIBILITY.

DRIVEWAY PEDESTRIAN PATH – THE PORTION OF A DRIVEWAY APPROACH THAT PROVIDES A PEDESTRIAN ACCESS ROUTE.

EXISTING COMPLIANT RAMP – A RAMP THAT MEETS THE GEOMETRY REQUIREMENTS FOR NEW RAMP CONSTRUCTION. DRY BONDED DETECTABLE WARNINGS MAY BE APPLIED TO EXISTING COMPLIANT RAMP WHERE NEEDED TO PROVIDE DELINEATION BETWEEN PEDESTRIAN PATH AND VEHICULAR PATH.

FLARE – A VARIABLE TRANSITION SLOPE (NOT TO EXCEED 10H:1V) THAT ACCOUNTS FOR GRADE DIFFERENCES BETWEEN A RAMP AND ADJACENT SURFACES. ALTERNATE TO CURB RETURNS.

GUTTER – A CONCRETE EDGE TREATMENT ON THE SIDE OF A ROADWAY TO CONVEY WATER.

HANDRAIL – A HORIZONTAL OR SLOPING RAIL INTENDED FOR GRASPING BY THE HAND FOR GUIDANCE AND SUPPORT.

LANDING – MINIMUM 4' X 4' AREA AT THE TOP OR BOTTOM OF A RAMP. CONSTRUCT ALL LANDINGS SUCH THAT EITHER CROSS SLOPE OR RUNNING SLOPE IS AT 100:1 NOMINAL (NOT TO EXCEED 50H:1V).

MEDIAN – THE AREA BETWEEN TWO ROADWAYS OF A DIVIDED HIGHWAY MEASURED FROM EDGE OF TRAVELED WAY TO EDGE OF TRAVELED WAY. THE MEDIAN EXCLUDES TURN LANES. THE MEDIAN WIDTH MIGHT BE DIFFERENT BETWEEN INTERSECTIONS, INTERCHANGES, AND AT OPPOSITE APPROACHES OF THE SAME INTERSECTION.

PARALLEL RAMP – A RAMP THAT EXTENDS IN THE SAME DIRECTION AS THE FLOW OF PEDESTRIAN TRAVEL ALONG THE LENGTH OF SIDEWALK.

PEDESTRIAN – A PERSON ON FOOT, IN A WHEELCHAIR, ON SKATES, OR ON A SKATEBOARD.

PEDESTRIAN ACCESS ROUTE – A CONTINUOUS AND UNOBSTRUCTED WALKWAY WITHIN A PEDESTRIAN CIRCULATION PATH THAT PROVIDES ACCESSIBILITY

PEDESTRIAN BYPASS – PORTION OF SIDEWALK AVAILABLE FOR NAVIGATION AROUND A PERPENDICULAR RAMP. CONSTRUCT PEDESTRIAN BYPASS AT LEAST 5' WIDE.

PEDESTRIAN CIRCULATION PATH – A PREPARED EXTERIOR OR INTERIOR WAY OF PASSAGE PROVIDED FOR PEDESTRIAN TRAVEL.

PEDESTRIAN GUARD – A BOUNDARY STRUCTURE OF SPECIFIED GEOMETRY AND STRENGTH THAT IS LOCATED BETWEEN THE PEDESTRIAN ACCESS ROUTE AND A FIXED HAZARD SUCH AS A DROP OFF.

PEDESTRIAN PASS THROUGH – PATH WITHIN A RAISED MEDIAN THAT IS AT GRADE WITH ADJACENT ROADWAY. CONSTRUCT PEDESTRIAN PASS THROUGH AT LEAST 5' WIDE.

PEDESTRIAN RAMP – A COLLECTIVE TERM USED BY SCDOT TO INCLUDE CURB RAMPS AND BLENDED TRANSITIONS AS DEFINED BY THE U.S. ACCESS BOARD, AND IS INCLUSIVE OF ALL LANDINGS, PADS, AND PUSH BUTTON ACCESS. EACH PREFERRED 5' (MINIMUM 4') WIDE TRANSITION FROM AN UPPER LANDING TO A LOWER LANDING CONSTRUCT RAMPS WITH A NOMINAL 12H:1V RUNNING SLOPE (NO STEEPER THAN 10H:1V) AND A NOMINAL 50H:1V CROSS SLOPE (NO STEEPER THAN 50H:1V) UNLESS SITE CONDITIONS INDICATE THE USE OF A SHORT LONG RAMP OR STEEP GRADE SECTIONS. THE OVERALL RAMP SHOULD BE CONSTRUCTED TO MEET AN OVERALL 10H:1V OR FLATTER RUNNING SLOPE. THE RAMP SLOPE MAY EXCEED 12H:1V ONLY IF THE REQUIRED RAMP LENGTH IS 12' OR LONGER. CONSTRUCT 'DOWNHILL' RAMPS USING THE MINIMUM LENGTH SHOWN.

PERPENDICULAR RAMP – A RAMP THAT EXTENDS 90 DEGREES FROM THE FLOW OF PEDESTRIAN TRAVEL ALONG THE LENGTH OF SIDEWALK.

PROWAG – REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER 2005

PROWAC – PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE

RAILROAD CONSTRUCTION ZONE – PORTION OF ROADWAY AND SIDEWALK THAT ARE CONSTRUCTED BY RAILROAD CONTRACTORS. USE MATERIALS AND METHODS SPECIFIED BY THE PROPERTY OWNER.

RAILROAD FLANGE WAY FILLER – PREFABRICATED PRODUCT USED TO MINIMIZE PHYSICAL GAPS AROUND RAILS. ANY RAILROAD FLANGE WAY FILLER USED MUST ALSO BE APPROVED BY THE OWNER OF THE RAILROAD REGARDLESS OF THE PROPERTY OWNER AT THE CROSSING.

RAILROAD SIDEWALK CONNECTION ZONE – SIDEWALK INTERFACE BETWEEN TYPICAL SIDEWALK OR RAMP AND THE RAILROAD CONSTRUCTION ZONE. THIS INTERFACE IS GENERALLY CONSTRUCTED AFTER WORK IN THE RAILROAD CONSTRUCTION ZONE IS COMPLETE. USE MATERIALS AND METHODS SPECIFIED BY THE PROPERTY OWNER.

RAMP PARTITION – A PORTION OF CURB BEHIND THE SIDEWALK THAT SEPARATES LANDING FROM ADJACENT PROPERTY. CONSTRUCT RAMP PARTITION AT ALL LOCATIONS WHERE ROADWAY DRAINAGE COULD DISCHARGE ONTO ADJACENT PROPERTY. CONSTRUCT RAMP PARTITION IF NEEDED TO RETAIN EXISTING GROUND ELEVATION ON ADJACENT PROPERTY.

REFUGE ISLAND – A RAISED CONCRETE MEDIAN OR RAISED PLANTED MEDIAN THAT IS AT LEAST 6'-0" WIDE. RAISED MEDIAN ISLANDS MUST BE PRESENT ON BOTH SIDES OF THE PEDESTRIAN PATH TO BE CONSIDERED A REFUGE.

RETROFIT RAMP – RECONSTRUCTION OF A PORTION OF EXISTING SIDEWALK TO PROVIDE MOST ACCESSIBLE PATH PRACTICAL WITHOUT IMPACTING ADJACENT PROPERTY. WHERE PRACTICAL; RECONSTRUCT RETROFIT RAMP SLOPES TO MEET CURRENT CONSTRUCTION STANDARDS.

ROUNDABOUT – A CIRCULAR INTERSECTION WITH YIELD CONTROL ENTRY, WHICH PERMITS A VEHICLE ON THE CIRCULATORY ROADWAY TO PROCEED, AND WITH DEFLECTION OF THE APPROACHING VEHICLE COUNTER-CLOCKWISE AROUND A CENTER ISLAND.

RUNNING SLOPE – THE GRADE THAT IS PARALLEL TO THE DIRECTION OF TRAVEL, EXPRESSED AS A RATIO OF RISE TO RUN OR AS A PERCENT.

SIDEWALK – THAT PORTION OF A STREET BETWEEN THE CURB LINE, OR THE LATERAL LINE OF A ROADWAY, AND THE ADJACENT PROPERTY LINE OR ON EASEMENTS OF PRIVATE PROPERTY THAT IS PAVED OR IMPROVED AND INTENDED FOR USE BY PEDESTRIANS. CONSTRUCT SIDEWALK WITH A NOMINAL 100H:1V CROSS SLOPE (NOT TO EXCEED 50H:1V) TOWARDS THE ROADWAY. WHEN CONNECTED TO THE ROADWAY BY CURB AND GUTTER, SIDEWALK SHOULD FOLLOW ROADWAY GRADE UNLESS NOTED OTHERWISE IN THE PLANS OR SPECIAL PROVISIONS.

SPLITTER ISLAND – RAISED CONCRETE OR PLANTED ISLAND AT THE APPROACHES TO ROUNDABOUTS USED TO SEPARATE TRAFFIC ENTERING THE ROUNDABOUT FROM TRAFFIC EXITING THE ROUNDABOUT.

TAPERED CURB – A PORTION OF CURB THAT TRANSITION FROM A STANDARD 6" HIGH CURB TO GUTTER ELEVATION.

WALKWAY – THE CONTINUOUS PORTION OF THE PEDESTRIAN ACCESS ROUTE THAT IS CONNECTED TO STREET CROSSINGS BY CURB RAMPS OR BLENDED TRANSITIONS.

TABLE: 720-901A		
RAMP SYMBOL	USAGE	
	NOMINAL SLOPE	MAXIMUM SLOPE
←	ROAD GRADE (SITE SPECIFIC GRADE)	ROAD GRADE (SITE SPECIFIC GRADE)
⇩	CROSS SLOPE 100:1 (1%) (OR FLATTER)	CROSS SLOPE 50:1 (2%) (OR FLATTER)
←	RAMP 14:1 (7.1%)	RAMP 12:1 (8.3%) (OR FLATTER) SEE NOTE 4
◁	FLARE 11:1 (9.1%) [ADDITIONAL RETROFIT USE]	FLARE 10:1 (10%) (OR FLATTER) [ADDITIONAL RETROFIT USE]
⇦ ⇩	PARALLEL RAMP (RAMP & CROSS SLOPE)	
⇩	LANDING/SIDEWALK (CROSS SLOPE & ROAD GRADE)	
↓	PERPENDICULAR RAMP (RAMP & ROAD GRADE)	

1. RAMP SYMBOLS SHOWN IN TABLE 720-901A INDICATE THE NOMINAL SLOPE AND MAXIMUM ALLOWABLE SLOPE FOR PEDESTRIAN RAMP COMPONENTS. DO NOT EXCEED THE VALUES LISTED FOR MAXIMUM ALLOWABLE SLOPE UNLESS DIRECTED BY THE ENGINEER.
2. SEE SOMETHING NEW SHOWN ON EACH STANDARD RAMP DETAIL FOR LOCATIONS OF RAMP SYMBOLS.
3. DIRECTION ARROWS INDICATE VERTICAL ELEVATION CHANGE FROM A POINT OF HIGH ELEVATION (TAIL) TO A POINT OF LOW ELEVATION (TIP).
4. FOR CURB RAMPS ONLY, SLOPE CAN BE EXCEEDED IF CALCULATED CURB RAMP LENGTH IS > 15'.

No.	REVISIONS	DATE	BY
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA

Kimley»Horn
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KIMLEY-HORN AND ASSOCIATES, INC. No. C00166 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

No. 33735 REGISTERED PROFESSIONAL ENGINEER SOUTH CAROLINA
JAMES W. KENDALL
4-30-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMBE BOULEVARD PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
SITE DETAILS

DATE
01/23/2025
PROJECT NO.
019842004
SHEET NUMBER
C6-02

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-02 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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REFERENCES

NATIONAL DOCUMENTS
AASHTO M91, M170, M198, M295, M302, M315, M336, T96, T104

ASTM C443, C990

SCDOT DOCUMENTS
SC-M-714
PCDM-05
QPL 60
QPL 69

RELATED DRAWINGS & KEYWORDS
714-005-00
714-020-00
714-105-00
714-120-00
714-990-MO

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SOUTH CAROLINA PROFESSIONAL ENGINEER — NO. 19782 — ROBERT BEDENBAUGH JR.

SIGNATURE

11/09/20

DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	3/2020	DSO	GENERAL REVISIONS
4	8/2012	DSO	SCDOT LETTER 3/12
3	3/2010	JBH	GENERAL REVISIONS
2	3/2009	HJC	COMPLETE TABLE
1	7/2008	HJC	GENERAL REVISIONS
0	3/2008	DSO	NEW STANDARD

SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

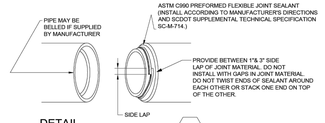
PIPE CULVERTS
SMOOTH WALL
(RIGID REINFORCED
CONCRETE PIPE (RCP)
DETAILS &
FILL HEIGHT)

714-205-01

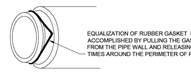
EFFECTIVE LETTING DATE: JULY 2020

THIS DRAWING IS NOT TO SCALE.

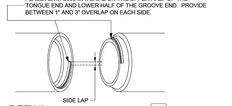
DETAIL
JOINT SEALANT INSTALLATION — 1



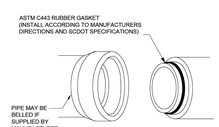
DETAIL
PREFORMED FLEXIBLE JOINT MATERIAL FOR PIPES UP TO AND INCLUDING 48" DIAMETER (ASTM C990)
2



DETAIL
RUBBER PROFILE GASKET EQUALIZATION (ASTM C443)
4



DETAIL
PREFORMED FLEXIBLE JOINT MATERIAL FOR PIPES LARGER THAN 48" DIAMETER (ASTM C990)
3



DETAIL
RUBBER PROFILE GASKET (ASTM C443)
5

1. SEE SHEET 714-005-00, 714-020-00, 714-105-00, & 714-120-00 FOR GENERAL NOTES, AND TRENCH INSTALLATION REQUIREMENTS.
2. USE ONLY REINFORCED CONCRETE PIPE AND JOINT MATERIAL FROM MANUFACTURERS LISTED ON QUALIFIED PRODUCT LIST 69. USE ONLY PIPE CLASSES LISTED IN TABLE 714-205A.
3. FLEXIBLE PIPE CULVERTS ARE PROHIBITED FROM USE ON ALL INTERSTATE AND SCDOT EVACUATION ROUTES. USE ONLY RIGID PIPE CULVERTS FOR ALL INTERSTATE AND SCDOT EVACUATION ROUTES STATEWIDE.
4. MANUFACTURERS MAY SUBSTITUTE A HIGHER CLASS PIPE THAN THE PIPE CLASS SPECIFIED ON THE PLANS, HOWEVER, INSTALLATION DEPTH SHALL NOT EXCEED THE DEPTH SHOWN ON THE PLANS OR VIOLATE THE FILL HEIGHTS IDENTIFIED IN TABLE 714-205A. NO ADDITIONAL PAYMENT WILL BE MADE FOR HIGHER CLASS PIPE SUBSTITUTION.
5. SITE CONDITIONS OTHER THAN TYPICAL INSTALLATION MAY REQUIRE SPECIAL DESIGNED PIPE. SPECIAL DESIGN PIPE MAY ALSO BE REQUIRED FOR INSTALLATIONS OUTSIDE OF SCDOT RIGHT OF WAY - SEE RIGHT OF WAY/UTILITY/MUNICIPAL AGREEMENT FOR THESE INSTALLATIONS. WHEN REQUIRED, ALL SPECIAL DESIGN PIPES MUST BE DESIGNED IN ACCORDANCE WITH PCDM-05.
6. THIS FILL HEIGHT TABLE IS FOR USE IN SCDOT ROADWAY APPLICATIONS ONLY AND SHOULD NOT BE USED FOR ANY OTHER TRANSPORTATION FACILITY.
7. THE REINFORCED CONCRETE PIPE FILL HEIGHT VALUES IN TABLE 714-205A ARE BASED ON CALCULATIONS PROVIDED BY THE AMERICAN CONCRETE PIPE ASSOCIATION. FILL HEIGHT VALUES IN TABLE 714-205A ARE APPLICABLE FOR THE FOLLOWING LOAD CASE CRITERIA:

   LOAD CASE 1 - STANDARD MAXIMUM COVER INSTALLATION UNDERNEATH ROADWAY. ANY PIPE REQUIRING INSTALLATION DEPTHS GREATER THAN THIS VALUE WILL REQUIRE A SPECIAL DESIGNED PIPE.

   LOAD CASE 2 - STANDARD MINIMUM COVER INSTALLATION UNDERNEATH ROADWAY. THIS VALUE IS SET BY AASHTO LRFD MINIMUM COVER REQUIREMENTS, REGARDLESS OF PIPE STRUCTURAL CAPACITY. PIPE INSTALLATIONS AT DEPTHS SHALLOWER THAN THIS VALUE ARE NOT PERMITTED FOR LOAD CASE 2.

   LOAD CASE 3 - STANDARD MINIMUM COVER INSTALLATION FOR CONSTRUCTION VEHICLE LOADING. THIS VALUE INCLUDES AASHTO BRIDGE CONSTRUCTION SPECIFICATION MINIMUM (75 KIP/AXLE) CONSTRUCTION LOAD. WHERE POSSIBLE, AVOID DRIVING CONSTRUCTION VEHICLES OVER INSTALLED PIPE. EXTEND CONSTRUCTION FILL HEIGHT BEYOND SIDES OF PIPE BY THE LARGER OF 3 FEET OR ONE PIPE DIAMETER. IN ORDER TO MINIMIZE LATERAL DISPLACEMENT, PERIODICALLY CHANGE THE LOCATION OF EQUIPMENT CROSSING OVER PIPE.

   LOAD CASE 4 - NON-RESIDENTIAL DRIVEWAY (LIGHT COMMERCIAL) SAME STRUCTURAL DESIGN LOADING AS LOAD CASE 2 BUT MINIMUM COVER OVER PIPE IS NOT LIMITED BY AASHTO LRFD (MOST CURRENT EDITION ADOPTED BY THE DEPARTMENT) SECTION 12 MINIMUM COVER REQUIREMENT. FOR THIS CONDITION SCDOT WILL PERMIT PIPE TO BE INSTALLED AT A DEPTH THAT IS SHALLOWER THAN THE AASHTO LRFD MINIMUM. THE VALUE USED FOR MINIMUM COVER WILL ONLY BE LIMITED BY THE PIPES STRUCTURAL CAPACITY DETERMINED FROM THE STRUCTURAL DESIGN. USE LOAD CASE 2 FOR HEAVY COMMERCIAL DRIVEWAYS. SEE 714-990-MO FOR RESIDENTIAL DRIVEWAY INSTALLATION FOR MAINTENANCE APPLICATIONS.

   LOAD CASE 6 - STANDARD MAXIMUM COVER INSTALLATION BELOW GROUNDWATER TABLE. MAXIMUM DEPTH PIPE CAN BE INSTALLED WITH GROUNDWATER TABLE ELEVATION AT 2 X O.D. ABOVE PIPE INVERT.
8. ALL VALUES NOTED AS "--" TYPICALLY INDICATE THAT PIPE SIZE IN NOT AVAILABLE OR THAT A SPECIAL DESIGN PIPE IS REQUIRED FOR THIS SIZE. CHECK WITH PIPE MANUFACTURE FOR SPECIAL DESIGN PIPE.

PAY ITEMS:
7140XXXX (SIZE) SMOOTH WALL PIPE CULVERT.....LF
7140XXXX (SIZE) RC PIPE CULVERT (RCP) - (CLASS).....LF
7140XXXX (SIZE) RC PIPE CULVERT (RCP) - (CLASS) AASHTO M198 JOINT (ASTM C990).....LF
7140XXXX (SIZE) RC PIPE CULVERT (RCP) - (CLASS) AASHTO M315 JOINT (ASTM C443).....LF
2034SXX (DIAMETER) PIPE ADDITIONAL FOUNDATION WORK.....LF

TABLE 714-205A: REINFORCED CONCRETE PIPE ALLOWABLE FILL HEIGHTS

PIPE DIAMETER	HYDRAULIC AREA	MANNING'S COEFFICIENT	ESTIMATED MINIMUM TRENCH WIDTH	LOAD CASE 1: MAXIMUM COVER (UNDER ROADWAY) [FT]	LOAD CASE 2: MINIMUM COVER (UNDER ROADWAY) [FT]	LOAD CASE 3: MINIMUM COVER (CONSTRUCTION VEHICLE) [FT]	LOAD CASE 4: MINIMUM COVER (NON-RESIDENTIAL DRIVEWAY) NOT FOR USE UNDER ROADWAY [FT]	LOAD CASE 6: MAXIMUM COVER (INVERT AT 2 X OD BELOW GROUNDWATER TABLE) [FT]
				PIPE CLASS	PIPE CLASS	PIPE CLASS	PIPE CLASS	PIPE CLASS
[IN]	[FT²]	[n]	[IN]	II III IV V	II III IV V	II III IV V	II III IV V	II III IV V
12	0.78	SEE MFG	42	12.00 17.00 25.00 38.00	2.75 1.25 1.00* 1.00*	5.00 4.00 3.00 1.00	2.75 1.25 0.00 0.00	12.00 17.00 25.00 38.00
15	1.22	SEE MFG	45	13.00 17.00 26.00 39.00	2.75 1.25 1.00* 1.00*	5.00 4.00 3.00 1.00	2.75 1.25 0.00 0.00	12.00 17.00 26.00 39.00
18	1.76	0.012	49	13.00 17.00 26.00 40.00	2.50 1.25 1.00* 1.00*	5.00 4.00 3.00 1.00	2.50 1.25 0.00 0.00	12.00 17.00 26.00 40.00
24	3.14	0.012	56	13.00 17.00 26.00 40.00	2.50 1.00* 1.00* 1.00*	5.00 4.00 3.00 1.00	2.50 0.00 0.00 0.00	12.00 17.00 26.00 40.00
30	4.90	0.012	63	13.00 17.00 26.00 40.00	2.50 1.00* 1.00* 1.00*	5.00 4.00 3.00 1.00	2.50 0.00 0.00 0.00	12.00 17.00 26.00 40.00
36	7.06	0.012	70	12.00 17.00 26.00 40.00	2.50 1.00* 1.00* 1.00*	5.00 4.00 3.00 1.00	2.50 0.00 0.00 0.00	12.00 17.00 26.00 39.00
42	9.62	0.012	77	12.00 17.00 26.00 40.00	2.25 1.00* 1.00* 1.00*	4.00 3.00 2.00 1.00	2.25 0.00 0.00 0.00	12.00 17.00 26.00 39.00
48	12.56	0.012	84	12.00 17.00 26.00 40.00	1.00* 1.00* 1.00* 1.00*	4.00 3.00 2.00 1.00	0.00 0.00 0.00 0.00	12.00 16.00 25.00 39.00
54	15.90	0.012	91	12.00 17.00 26.00 40.00	1.00* 1.00* 1.00* 1.00*	4.00 3.00 2.00 1.00	0.00 0.00 0.00 0.00	11.00 16.00 25.00 39.00
60	19.63	0.012	98	12.00 17.00 26.00 39.00	1.00* 1.00* 1.00* 1.00*	4.00 3.00 1.00 1.00	0.00 0.00 0.00 0.00	11.00 16.00 25.00 39.00
66	23.75	0.012	107	12.00 17.00 26.00 39.00	1.00* 1.00* 1.00* 1.00*	4.00 3.00 1.00 1.00	0.00 0.00 0.00 0.00	11.00 16.00 25.00 38.00
72	28.27	0.012	116	12.00 17.00 25.00 39.00	1.00* 1.00* 1.00* 1.00*	4.00 3.00 1.00 1.00	0.00 0.00 0.00 0.00	11.00 16.00 24.00 38.00
78	33.18	0.012	126	12.00 17.00 25.00 ---	1.00* 1.00* 1.00* ---	3.00 3.00 1.00 ---	0.00 0.00 0.00 ---	11.00 15.00 24.00 ---
84	38.48	0.012	135	12.00 16.00 25.00 ---	1.00* 1.00* 1.00* ---	3.00 3.00 1.00 ---	0.00 0.00 0.00 ---	10.00 15.00 24.00 ---
90	44.17	0.012	144	12.00 16.00 --- ---	1.00* 1.00* --- ---	3.00 3.00 --- ---	0.00 0.00 --- ---	10.00 15.00 --- ---
96	56.74	0.012	154	11.00 16.00 --- ---	1.00* 1.00* --- ---	3.00 3.00 --- ---	0.00 0.00 --- ---	10.00 15.00 --- ---
108	63.61	0.012	172	11.00 16.00 --- ---	1.00* 1.00* --- ---	3.00 3.00 --- ---	0.00 0.00 --- ---	9.00 15.00 --- ---
120	78.54	0.012	191	--- --- --- ---	--- --- --- ---	--- --- --- ---	--- --- --- ---	--- --- --- ---

* IF PIPE IS INSTALLED UNDER RIGID PAVEMENT VALUE MAY BE REDUCED TO 0.75-FT

REFERENCES

NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005.

MUTCD 2009

SCDOT DOCUMENTS
SCDOT TRANSITION PLAN

QPL 61

RELATED DRAWINGS & KEYWORDS
720-929-01
720-929-02

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER — NO. 21242 — JAMES W. KENDALL

SIGNATURE

12/3/2014

DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	10/14	JMG	REMOVED PAY ITEMS
0	1/13	DSO	NEW DRAWING
#	DATE	CHK	DESCRIPTION

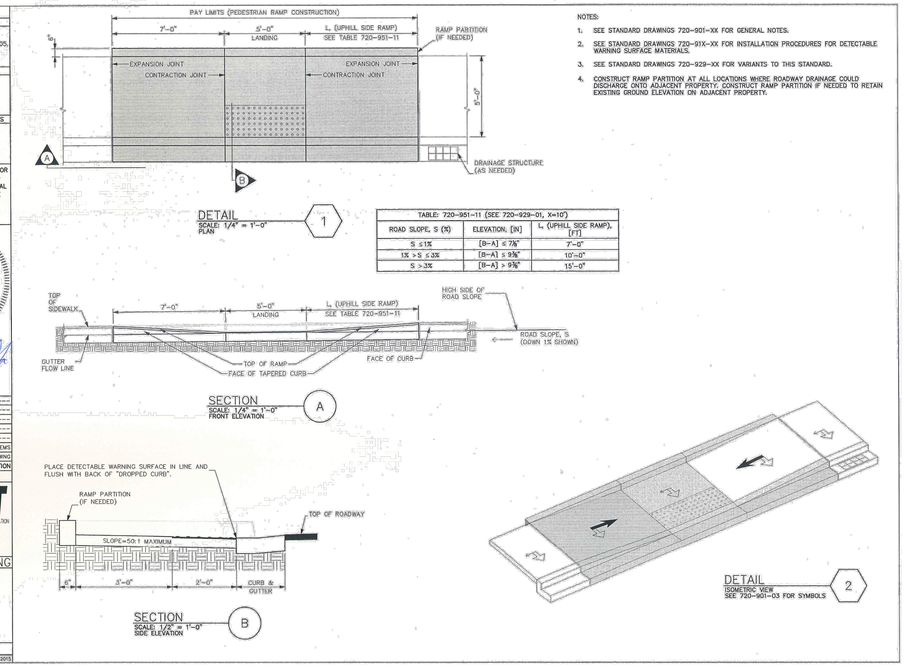
SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

PEDESTRIAN RAMP
NO GRASS
(PARALLEL RAMP)

720-951-11

EFFECTIVE LETTING DATE: FEBRUARY, 2015



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

NOTES:
1. SEE STANDARD DRAWINGS 720-901-XX FOR GENERAL NOTES.
2. SEE STANDARD DRAWINGS 720-91X-XX FOR INSTALLATION PROCEDURES FOR DETECTABLE WARNING SURFACE MATERIALS.
3. SEE STANDARD DRAWINGS 720-929-XX FOR VARIANTS TO THIS STANDARD.
4. CONSTRUCT RAMP PARTITION AT ALL LOCATIONS WHERE ROADWAY DRAINAGE COULD DISCHARGE ONTO ADJACENT PROPERTY. CONSTRUCT RAMP PARTITION IF NEEDED TO RETAIN EXISTING GROUND ELEVATION ON ADJACENT PROPERTY.

TABLE: 720-951-11 (SEE 720-929-01, X=10')

ROAD SLOPE, S (%)	ELEVATION, [IN]	L (UPHILL SIDE RAMP), [FT]
S ≤ 1%	[8-A] ≤ 7⅞"	7'-0"
1% > S ≤ 3%	[8-A] ≤ 9⅝"	10'-0"
S > 3%	[8-A] > 9⅝"	15'-0"

SECTION
SCALE: 1/4" = 1'-0"
FRONT ELEVATION
A

SECTION
SCALE: 1/2" = 1'-0"
SIDE ELEVATION
B

DETAIL
ISOMETRIC VIEW
SEE 720-901-03 FOR SYMBOLS
2

REFERENCES

NATIONAL DOCUMENTS
AASHTO M199, AASHTO A706

SCDOT DOCUMENTS

RELATED DRAWINGS & KEYWORDS

PRECONSTRUCTION SUPPORT ENGINEER

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — NO. 8858 — KENNETH SYLVESTER CARGILE, II

SIGNATURE

MARCH 2, 2009

DATE

#	DATE	CHK	DESCRIPTION
6			
5			
4			
3			
2			
1	3/2009	DSO	GENERAL REVISIONS
0	3/2008	DSC	GENERAL REVISIONS

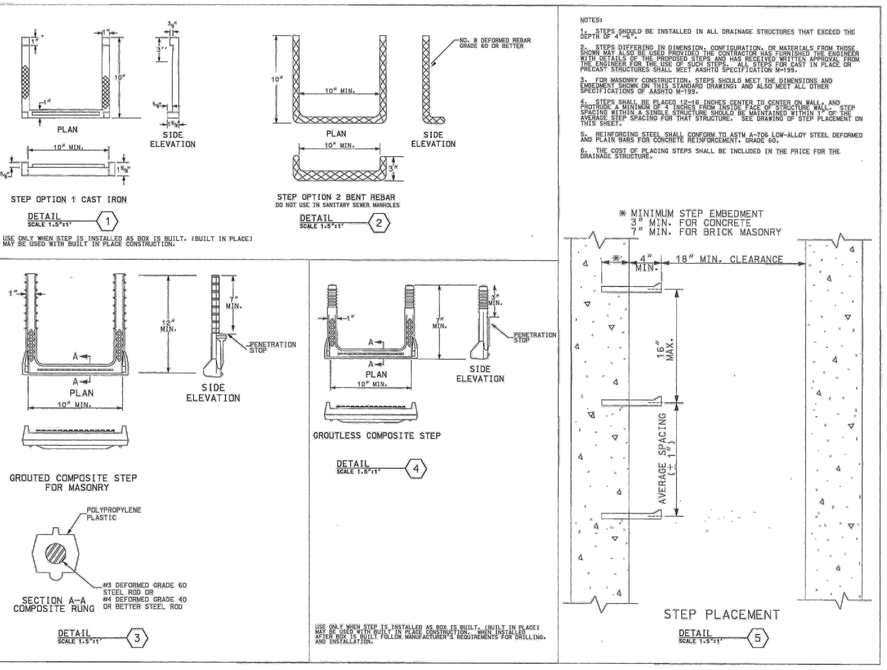
SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

DRAINAGE ACCESS STEPS FOR DRAINAGE STRUCTURES

719-550-00

EFFECTIVE LETTING DATE: MAY, 2009



NOTES:
1. STEPS SHOULD BE INSTALLED IN ALL DRAINAGE STRUCTURES THAT EXCEED THE DEPTH OF 4'-6".
2. STEPS DIFFERING IN DIMENSION, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS FOR THE PROPOSED STEPS AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER. STEPS SHALL BE DESIGNED FOR ALL STEPS FOR CAST IN PLACE OR PRECAST STRUCTURES SHALL MEET AASHTO SPECIFICATION M-199.
3. FOR MASONRY CONSTRUCTION, STEPS SHOULD MEET THE DIMENSIONS AND EMBEDMENT SHOWN ON THIS STANDARD DRAWINGS AND ALSO MEET ALL OTHER SPECIFICATIONS OF AASHTO M-199.
4. STEPS SHALL BE PLACED 12"±6 INCHES CENTER TO CENTER ON WALL, AND PROVIDE A MINIMUM OF 4 INCHES FROM INSIDE FACE OF STRUCTURE WALL. STEP AVERAGE WITHIN A SINGLE STRUCTURE SHOULD BE MAINTAINED WITHIN ½" OF THE AVERAGE SPACING FOR THAT STRUCTURE. SEE DRAWING OF STEP PLACEMENT ON THIS SHEET.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A-706 LOW-ALLOY STEEL DEFORMED AND PLAIN BARS FOR CONCRETE REINFORCEMENT, GRADE 60.
6. THE COST OF PLACING STEPS SHALL BE INCLUDED IN THE PRICE FOR THE DRAINAGE STRUCTURE.

REFERENCES

NATIONAL DOCUMENTS
REVISED DRAFT GUIDELINES FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY NOVEMBER, 2005.

MUTCD 2009

SCDOT DOCUMENTS
SCDOT TRANSITION PLAN

QPL 61

RELATED DRAWINGS & KEYWORDS
720-929-02

THIS DRAWING IS ONLY VALID FOR CONSTRUCTION WHEN SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. CHECK WWW.SCDOT.ORG FOR LATEST UPDATE.

SOUTH CAROLINA PROFESSIONAL ENGINEER — NO. 21242 — JAMES W. KENDALL

SIGNATURE

12/3/2014

DATE

#	DATE	CHK	DESCRIPTION
6	---	---	---
5	---	---	---
4	---	---	---
3	---	---	---
2	---	---	---
1	10/14	JMG	REMOVED PAY ITEMS
0	1/13	DSO	NEW DRAWING
#	DATE	CHK	DESCRIPTION

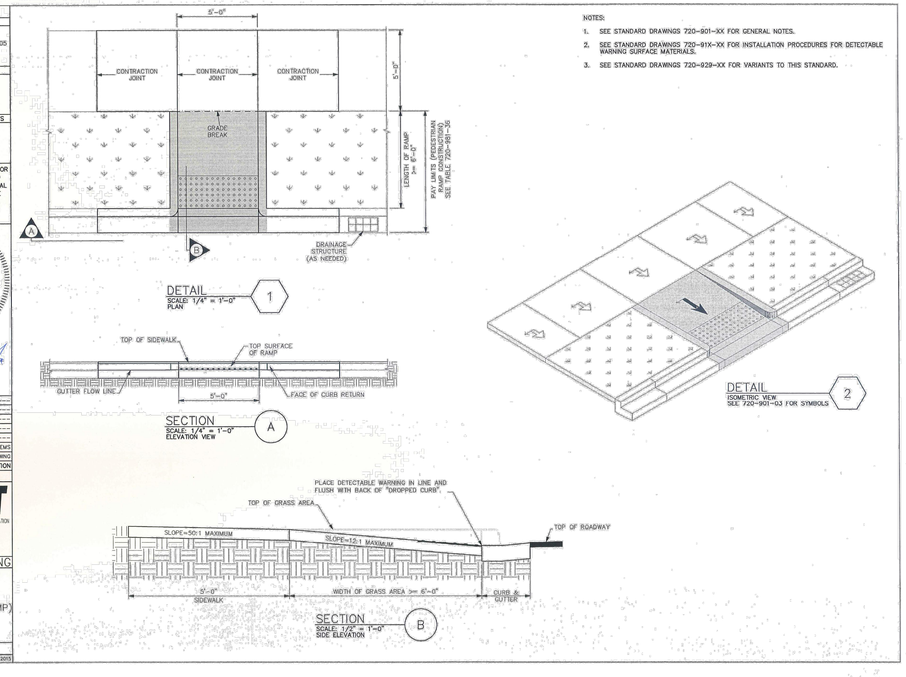
SCDOT
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS OFFICE
955 PARK STREET
ROOM 405
COLUMBIA, SC 29201

STANDARD DRAWING

PEDESTRIAN RAMP
6'-0" OR LARGER
GRASS STRIP
(PERPENDICULAR RAMP)

720-981-36

EFFECTIVE LETTING DATE: FEBRUARY, 2015



NOTES:
1. SEE STANDARD DRAWINGS 720-901-XX FOR GENERAL NOTES.
2. SEE STANDARD DRAWINGS 720-91X-XX FOR INSTALLATION PROCEDURES FOR DETECTABLE WARNING SURFACE MATERIALS.
3. SEE STANDARD DRAWINGS 720-929-XX FOR VARIANTS TO THIS STANDARD.

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

Kimley»Horn
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1080 MORRISON DRIVE, SUITE 240
CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT — KIMLEY-HORN AND ASSOCIATES, INC. — No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 33735 — CASEY W. KARSTEN — 4-30-25

SCALE: AS SHOWN
DRAWN BY: OGT
DESIGNED BY: OGT
CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNER'S LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

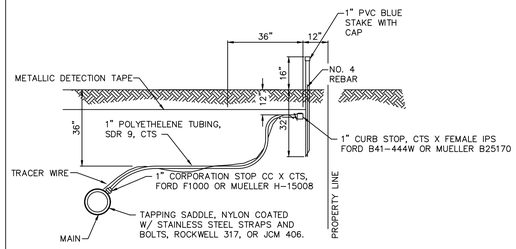
TITLE:
SITE DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-03

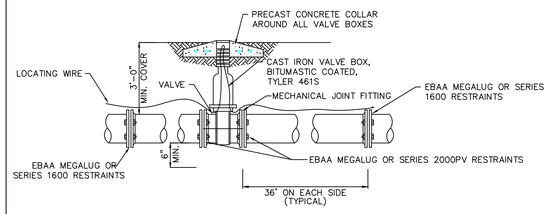
Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-03 SITE DETAILS Apr 30, 2025 5:51pm by: olivia.tice
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1" WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
1" WATER SERVICE CONNECTION DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-1
SCALE: NTS	REVISED: Jan. 2001	

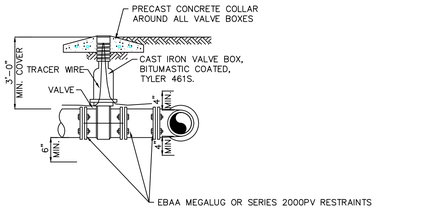


GATE VALVE SETTING DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
GATE VALVE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-3
SCALE: NTS	REVISED: JAN. 2001	

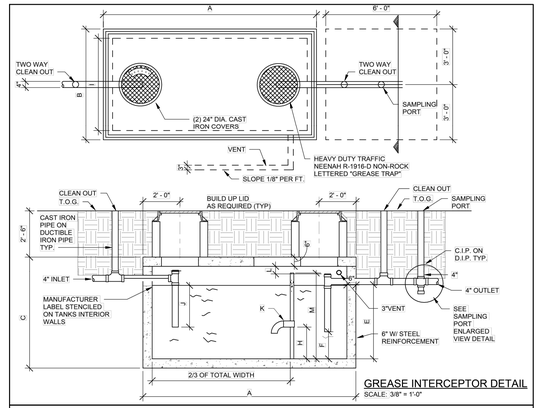
NOTE:
1.) ALL FITTINGS SHALL BE MECHANICAL JOINTS.
2.) TRACER WIRE SHALL BE LOOPED TO THE TOP OF THE VALVE BOX.



VALVE & TEE SETTING DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
VALVE & TEE SETTING DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-4
SCALE: NTS	REVISED: JAN. 2001	



GREASE INTERCEPTOR DETAIL

SCALE: 3/8" = 1'-0"

SCHEDULE (1000 GALLON)	
MARK	DIMENSION
A	9'-0"
B	5'-0"
C	7'-0"
D	4'-8"
E	4'-6"
F	1'-0"
G	0'-2"
H	2'-10"
I	4'-0"

SCHEDULE (1250 GALLON)	
MARK	DIMENSION
A	9'-0"
B	7'-0"
C	6'-0"
D	4'-0"
E	3'-10"
F	1'-0"
G	0'-2"
H	2'-1 1/2"
I	6'-0"

SCHEDULE (1500 GALLON)	
MARK	DIMENSION
A	11'-6"
B	6'-0"
C	6'-0"
D	4'-2"
E	4'-0"
F	1'-0"
G	0'-2"
H	2'-7"
I	5'-0"

SCHEDULE (2000 GALLON)	
MARK	DIMENSION
A	13'-0"
B	7'-0"
C	6'-0"
D	4'-0"
E	3'-10"
F	1'-0"
G	0'-2"
H	2'-6"
I	6'-0"

J	INLET PIPE TO TERMINATE 2/3 DEPTH OF WATER LEVEL
K	90 DEGREE SWEEP MINIMUM SIZE - 4"
L	0'-3" MINIMUM
M	4'-6"
N	0'-6" MINIMUM

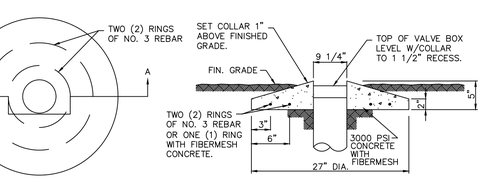
NOTE: GREASE INTERCEPTORS ARE FURNISHED AND INSTALLED BY THE LANDLORD

NOTES:
- BAFFLE SHALL COMPLY WITH AHJ REQUIREMENTS.
- SYSTEM REQUIREMENTS - 3000 GAL. TYPICAL SINGLE INTERCEPTOR CAPACITY 1500 GALLONS
- VERIFY GREASE TRAP REQUIREMENTS WITH LOCAL CODES
- PROVIDE HS-20 TRAFFIC RATED
- SAMPLING PORT SHALL HAVE A MINIMUM 6 FT HORIZONTAL AND 4 FT VERTICAL CLEARANCE IN ALL DIRECTIONS
- GREASE INTERCEPTOR SHALL BE ACCESSABLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS.
- FURNISHED WITH EITHER ADDITIVES OR COATINGS TO PROTECT TANK'S INTERIOR TO MINIMUM PH OF 3

FOR S.C. AND N.C. FURNISH AND INSTALL AASHTO H-20 LOCKING MANHOLE COVER AND ACCESSORIES NECESSARY TO SECURE ACCESS TO THE GREASE INTERCEPTOR. PROVIDE NEENAH R-1916-D WATER TIGHT, HEAVY DUTY LID, FRAME, AND TAMPER PROVE MCFARD BOLTS. THE CONTRACTOR SHALL HAVE THE MFGR SHIP THE LOCKING TOOL TO PUBLIX DIVISION MAINTENANCE SUPERVISOR OFFICE.

GREASE INTERCEPTOR SCHEDULE

SCALE: 3/8" = 1'-0"

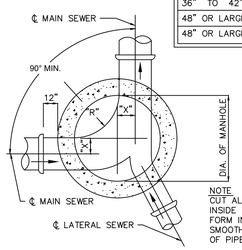


PRECAST CONCRETE COLLAR DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
PRECAST CONCRETE COLLAR DETAIL		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-6
SCALE: NTS	REVISED: XXXXXXX	

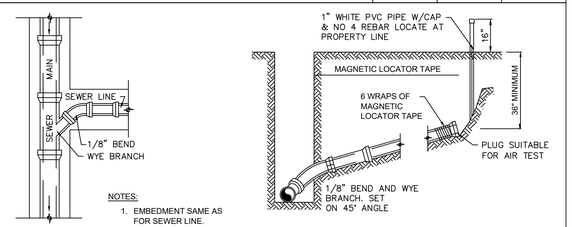
STANDARD MANHOLES SCHEDULE OF GOVERNING DIMENSIONS				
PIPE SIZE	ANGLE △	MANHOLE DIAMETER	"R"	"X"
8" TO 15"	0° TO 90°	4'-0"	2'-0"	0"
18" TO 30"	0° TO 90°	5'-0"	2'-0"	6"
36" TO 42"	0° TO 60°	6'-0"	3'-0"	9"
36" TO 42"	60° TO 90°	6'-0	3'-0"	1'-2"
48" OR LARGER	0° TO 45°	7'-0	4'-0"	6"
48" OR LARGER	45° TO 90°	8'-0	3'-0"	1'-3"



NOTE
CUT ALL PIPE FLUSH WITH INSIDE WALL OF MANHOLE FORM INVERT UNIFORM AND SMOOTH. CUT OFF TOP HALF OF PIPE AT WALL.

TYPICAL PLAN STANDARD MANHOLE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
TYPICAL PLAN STANDARD MANHOLE		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-5
SCALE: NTS	REVISED: XXXXXXX	

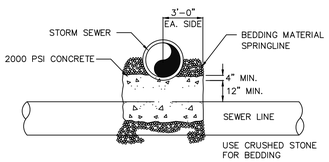


NOTES:
1. EMBEDMENT SAME AS FOR SEWER LINE.
2. SERVICE LINE SHALL BE ON SUCH A GRADE THAT WILL PERMIT SERVICING OF PROPERTY. MINIMUM GRADE SHALL BE 1.0%. MAXIMUM GRADE SHALL BE 50%
3. NO VERTICAL STACKING WILL BE ALLOWED.

SEWER SERVICE CONNECTION DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER SERVICE CONNECTION DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-10
SCALE:	REVISED:	

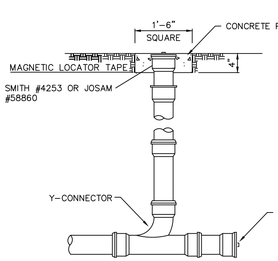


STORM SEWER CROSSING DETAIL

NOT TO SCALE

NOTE:
FULL JOINT OF DUCTILE IRON PIPE, CENTERED AT CROSSING

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
STORM SEWER CROSSING DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-3
SCALE: NTS	REVISED: XXXXXXX	

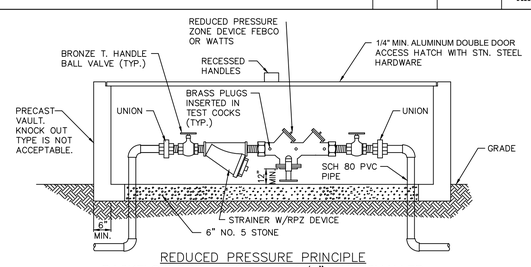


NOTES:
1. THE CLEANOUT SHOULD BE THE SAME SIZE DIAMETER AS THE LINE THAT IT IS INSTALLED ON.
2. CLEANOUT SHOULD CONSIST OF A PLUG SUITABLE FOR AIR TEST.

CLEANOUT DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
CLEANOUT DETAIL		
APPROVED BY: LC	DATE: JULY 2000	DRAWING NO. XII-13
SCALE: NTS	REVISED: XXXXXXX	

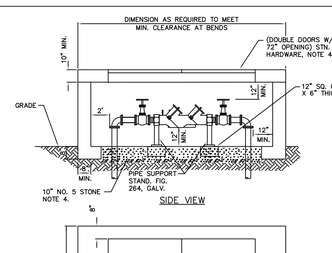


REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR – 2 1/2" AND SMALLER

NOT TO SCALE

NOTES:
1. MIN. WIDTH OF BOX 4' INSIDE.
2. POURED CONCRETE OR PRECAST CONCRETE BOX, KNOCK-OUT TYPE IS NOT ACCEPTABLE
3. WHERE A POSITIVE DRAIN (NO SURCHARGING) IS AVAILABLE, A FLOOR DRAIN WITH A 2" SLOPED CONCRETE BOTTOM MAY BE USED AND THE VAULT CAN BE INSTALLED WITH THE TOP 2" ABOVE GRADE.
4. IF SUBJECT TO TRAFFIC PROVIDE A HEAVIER DOOR.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR – 2 1/2" AND SMALLER		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-9
SCALE: NTS	REVISED: XXXXXXX	



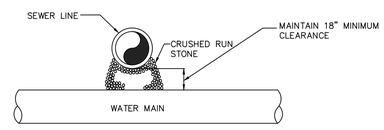
DOUBLE CHECK OR BACKFLOW PREVENTER 3/4" & 1"

NOT TO SCALE

NOTES:
1. MIN. WIDTH OF BOX 6' INSIDE.
2. POURED CONCRETE OR PRECAST CONCRETE BOX, KNOCK-OUT TYPE IS NOT ACCEPTABLE
3. WHERE A POSITIVE DRAIN (NO SURCHARGING) IS AVAILABLE, A FLOOR DRAIN WITH A 2" SLOPED CONCRETE BOTTOM MAY BE USED AND THE VAULT CAN BE INSTALLED WITH THE TOP 2" ABOVE GRADE.
4. IF SUBJECT TO TRAFFIC PROVIDE A HEAVIER DOOR.
5. IF PIPING ENTERS THROUGH SIDE OF BOX, PROVIDE A UNIFLANGE COUPLING AT THE VALVE CONNECTION.
6. REFER TO THE WATER DISTRIBUTION SYSTEM SPECIFICATIONS FOR ALL ACCEPTABLE MANUFACTURERS.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
DOUBLE CHECK OR BACKFLOW PREVENTER 3" AND LARGER		
APPROVED BY: LC	DATE: Feb. 1997	DRAWING NO. VIII-10
SCALE: NTS	REVISED: Jan. 2024	

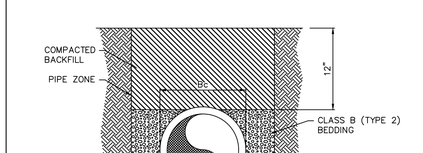
NOTE:
FULL JOINT OF DUCTILE IRON PIPE FOR BOTH WATER AND SEWER TO BE CENTERED AT CROSSING.



SEWER CROSSING ABOVE WATER LINE DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER CROSSING ABOVE WATER LINE DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-2
SCALE: NTS	REVISED: XXXXXXX	



SEWER CROSSING BELOW WATER LINE DETAIL

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
SEWER CROSSING BELOW WATER LINE DETAIL		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-4
SCALE: NTS	REVISED: XXXXXXX	

BEDDING FOR PVC GRAVITY SEWER PIPE

NOT TO SCALE

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT		
BEDDING FOR PVC GRAVITY SEWER PIPE		
APPROVED BY: XXXXXXX	DATE: Feb. 1997	DRAWING NO. XII-1
SCALE: NTS	REVISED: XXXXXXX	

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION KIMLEY-HORN AND ASSOCIATES, INC. No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 33735 CASEY WARD 4-30-25

SCALE: AS SHOWN | DRAWN BY: OGT | DESIGNED BY: OGT | CHECKED BY: CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
UTILITY DETAILS

DATE 01/23/2025

PROJECT NO. 019842004

SHEET NUMBER
C6-04

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-04 UTILITY DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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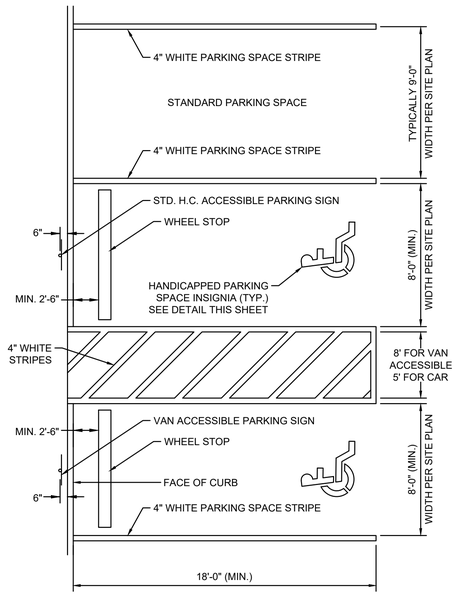
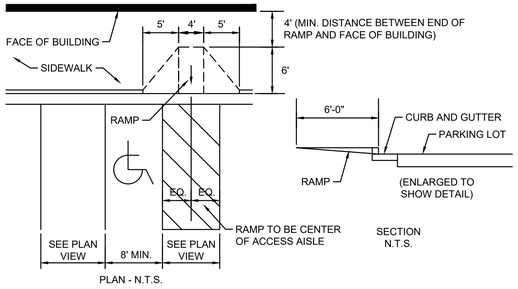
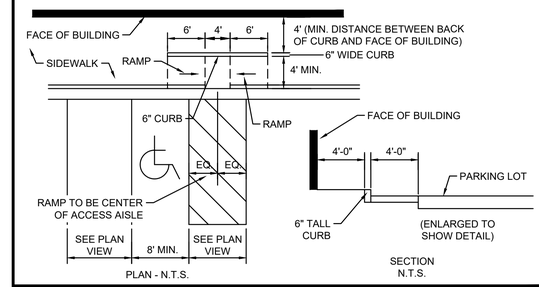


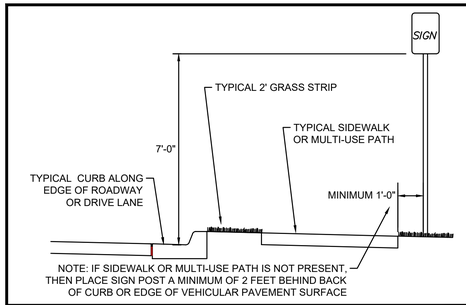
STANDARD ACCESSIBLE HANDICAP PARKING SPACE



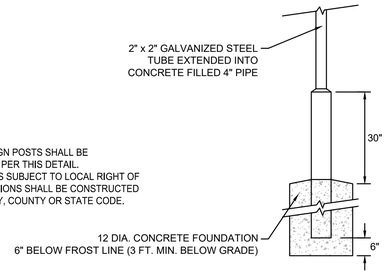
HANDICAP PARKING RAMP PLACEMENT DETAIL
OPTION #1



HANDICAP PARKING RAMP PLACEMENT DETAIL
OPTION #2



STD STREET SIGN PLACEMENT DETAIL



NOTES:
1. ALL ON-SITE SIGN POSTS SHALL BE CONSTRUCTED PER THIS DETAIL.
2. ALL SIGN POSTS SUBJECT TO LOCAL RIGHT OF WAY JURISDICTIONS SHALL BE CONSTRUCTED PER LOCAL CITY, COUNTY OR STATE CODE.

SIGN POST DETAIL

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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PHONE: (843) 727-6500
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
KIMLEY-HORN AND ASSOCIATES, INC.
No. C00166

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 33735
CASEY WARREN
4-30-25

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
STRIPING DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-10

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-10 STRIPING DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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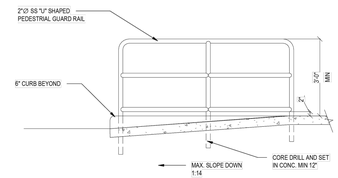
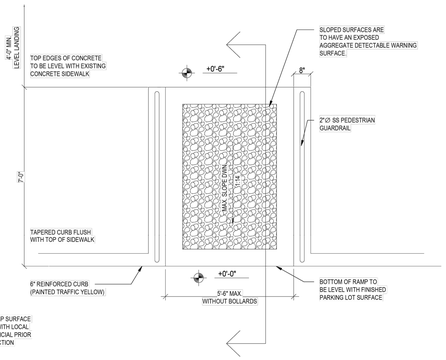
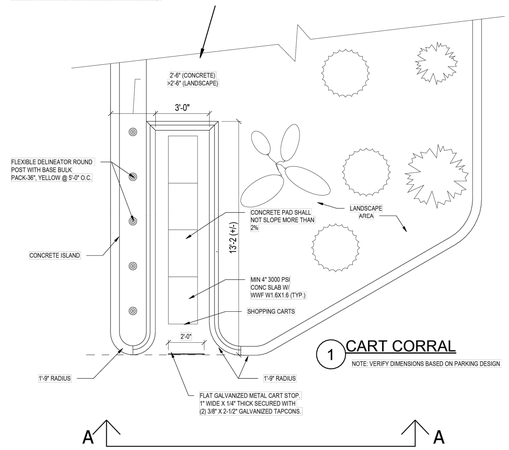


SECTION

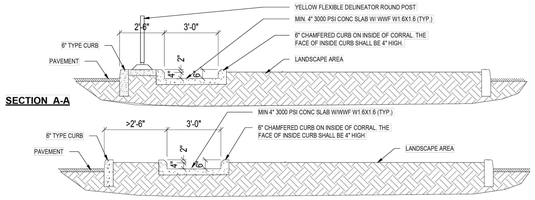


RETURN CURB RAMP
DETECTABLE WARNING PLAN

CONCRETE ISLAND WITH FLEXIBLE DELINEATOR POSTS (LANDSCAPE ISLAND MAYBE USED AS AN ALTERNATIVE IF WIDTH EXCEEDS 2'-6". PLANTING TYPE AND PLACEMENT SHOULD DETER PEDESTRIAN FOOT TRAFFIC, I.E. SHRUB OR HEDGE)



1 CART CORRAL
NOTE: VERIFY DIMENSIONS BASED ON PARKING DESIGN

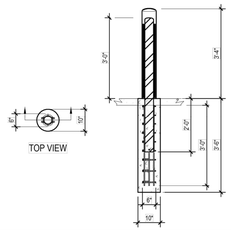


SECTION A-A

SECTION A-A ALTERNATE

MCCUE CRASHCORE BOLLARD REQUIRED AT ENTRY/EXIT AND CUSTOMER SEATING AREAS

PLACE @ 5'-6" OC



CONTRACTORS NOTE:

BOLLARDS SUPPLIED AND INSTALLED BY MCCUE PRIOR TO SIDEWALK BEING POURED.
NO SUBSTITUTIONS.
CONTACT MCCUE AND PUBILX TO RECEIVE PUBLIX NATIONAL ACCOUNT PRICING FOR MATERIALS AND INSTALLATION.

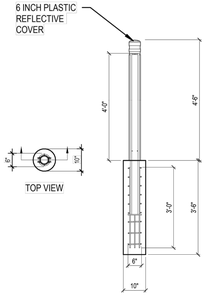
ORDERING INFORMATION AND TIMING:

ORDER: 4 WEEKS PRIOR TO SIDEWALK POUR
RECEIVE: 2 WEEKS PRIOR TO SIDEWALK POUR
INSTALLATION: 1 WEEK PRIOR TO SIDEWALK POUR

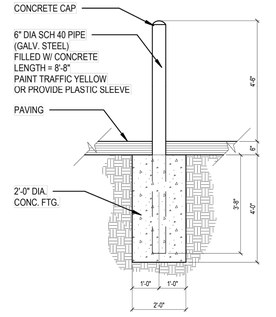
CONTACT INFO:	YANI DE LA CRUZ
EMAIL:	YDELACRUZ@MCCUE.COM
DIRECT:	978-219-5282
OFFICE ADDRESS:	MCCUE, 13 CENTENNIAL DRIVE PEABODY, MA 01960
WEBSITE:	MCCUE.COM

ACCEPTABLE DETAILS FOR BOLLARDS PROTECTING EQUIPMENT AND BUILDING COMPONENTS

PLACE AS NEEDED



MCCUE $15 54" BOLLARD



No.	REVISIONS	DATE	BY
0	ISSUED FOR DRR REVIEW	01/23/2025	KHA
1	REVISED PER TOWN OF HILTON HEAD DRR COMMENTS	04/30/2025	KHA

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No. 33735
CASEY WARREN
4-30-25

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
BRE RETAIL RESIDUAL CIRCLE CENTER OWNERS LLC
1003 HOLCOMB WOODS PARKWAY, SUITE NUMBER
ROSWELL, GA 30076
PHONE: (770) 360-8429

PROJECT:
CIRCLE CENTER HHI REDEVELOPMENT
70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
GROCER STANDARD DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-20

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-20 GROCER STANDARD DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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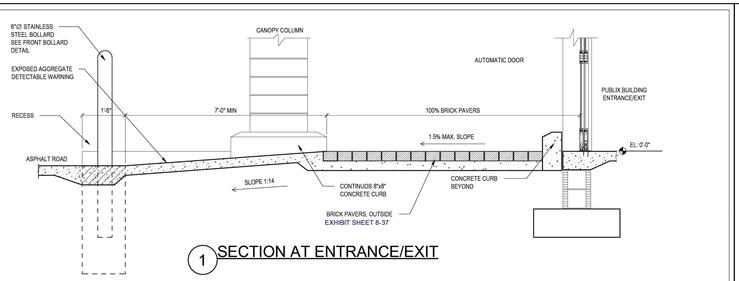
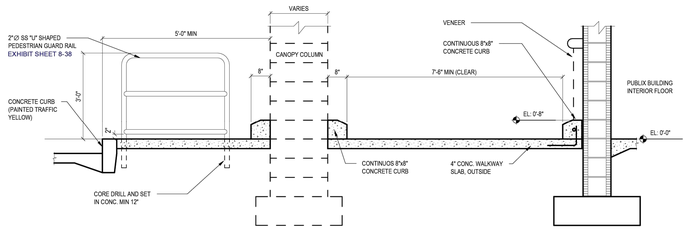
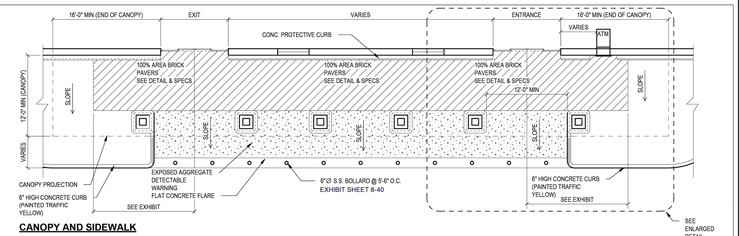


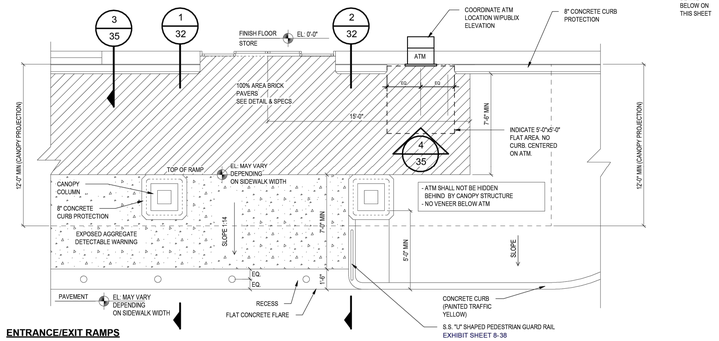
1 SECTION AT ENTRANCE/EXIT



2 SECTION AT STOREFRONT



CANOPY AND SIDEWALK



ENTRANCE/EXIT RAMPS

FIRE LANE DETAIL

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

SUGGESTED FIRE LANE DETAIL
IF LOCAL JURISTICTION DOES NOT DICTATE
PROVIDED FOR INFORMATIONAL PUROPSES ONLY.
FIRE LANE SHOULD BE LOCATED ON EITHER
SIDE OF THE MAIN ENTRANCE/EXIT SIDEWALK RAMP.

No.	REVISIONS	DATE	BY
1	REVISED PER TOWN OF HILTON HEAD DPR COMMENTS	04/30/2025	KHA
0	ISSUED FOR DPR REVIEW	01/23/2025	KHA

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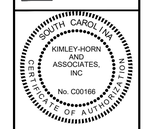

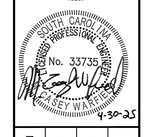

SCALE:	AS SHOWN
DRAWN BY:	OGT
DESIGNED BY:	OGT
CHECKED BY:	CW

CLIENT:
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70 POPE AVENUE, HILTON HEAD ISLAND, SC 29928

TITLE:
GROCER STANDARD DETAILS

DATE
01/23/2025

PROJECT NO.
019842004

SHEET NUMBER
C6-21

Drawing name: K:\CHA_LDEV\019842 Brixmor\004 - Circle Center HHI\02 - DWG\PlanSheets\C6-00 - SITE DETAILS.dwg C6-21 GROCER STANDARD DETAILS Apr 30, 2025 5:51pm by: olivia.tice
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Circle Center Shopping Center
Staff Comments
June 10, 2025
DRB-000481-2025

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: 70 Pope Avenue Unit C DRB-000481-2025

DATE: 6/10/2025 CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐ Tabled ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☒	☐	☐	
Existing Conditions match As-Built	☒	☐	☐	
Dimensioned Details and of Sections	☐	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☒	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
It has a strong roof shape with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscaping is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☒	☐	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☐	☒	
Sand dunes if present are not disturbed	☐	☐	☒	

COMMENTS & CONDITIONS

Staff recommends approval with conditions for the Conceptual submittal for the Circle Shopping Center:

1. Provide elevations that indicate materials and colors.
2. Provide exterior lighting specs indicating color and surface material.
3. Any additional comments from the Board.