

GARAGE CLUB DEVELOPMENT

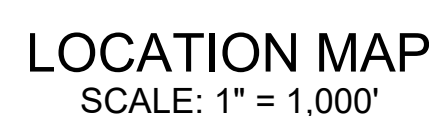
W HALFWAY BRANCH RD
WALHALLA, SC 29691

REVISIONS:		
NO.	DATE	DESCRIPTION
A	07/07/2026	ISSUE FOR PERMIT

Project Manager:	JAC
Project Engineer:	MPM
Drawn By:	MPM

Sheet Title: COVER SHEET	
Sheet Number: C0.0	Project Number: 260298 Date: 07/07/2026

A B C D



DARREN DEAN
2495 BLUE RIDGE BLVD
WALHALLA, SC 29691
303.807.9141

BRITT, PETERS & ASSOCIATES, INC
PO BOX 336
GREENVILLE, SC 29602
864.271.8869

I HAVE PLACED MY SIGNATURE AND SEAL ON THE 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 THE TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR10000.

INDEX OF DRAWINGS	
C0.0	COVER SHEET
C1.0	SITE NOTES
C1.1	EXISTING CONDITIONS PLAN
C2.0	PHASE 1 - DEMOLITION & INITIAL EROSION CONTROL PLAN
C2.1	PHASE 2 - CONSTRUCTION EROSION CONTROL PLAN
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	SITE DETAILS
C5.1	SITE DETAILS
C5.2	SITE DETAILS

1

SC DES 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. 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. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATED 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 PROPERTY 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/SLOP FROM PAVEMENT, AS MAY BE REQUIRED.

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SC REG. 72-300 ET SEQ. AND SCR100000.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WAS WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDED 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, 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.

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 REASONABLE 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.

PAVEMENT NOTES

1. ALL PAVING WORK (MATERIALS AND CONSTRUCTION) SHALL COMPLY WITH SC DOT STANDARDS AND SPECIFICATIONS FOR HOT-MIXED ASPHALT PAVEMENT AND PORTLAND CEMENT CONCRETE PAVEMENT. (REFER TO C5.0 FOR PAVEMENT SECTION DETAILS FOR DEPTHS OF LAYERS).

2. ALL PAVEMENT SHALL BE INSTALLED ON A FINISHED AND WELL-DRAINED SUBGRADE COMPACTED AS SPECIFIED IN PREVIOUS NOTES.

3. BASE COURSE MATERIAL FOR ASPHALT PAVEMENT SHALL BE STONE AGGREGATE BASE COURSE (ABC) AND COMPACTED TO 95% STANDARD PROCTOR.

4. CONCRETE PAVEMENT SHALL CONSIST OF 4,000 PSI CONCRETE AND A BASE COURSE WITH STONE AGGREGATE BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR. CONCRETE SHALL BE BROOM FINISHED AND JOINTED AS REQUIRED.

5. CONCRETE CURB AND GUTTER SHALL BE 18" WIDE WITH STANDARD CURB CONSTRUCTED WITH 3,000 PSI CONCRETE WITH EXPANSION JOINTS AND CONTRACTION JOINTS INSTALLED TO COMPLY WITH STATE DOT STANDARD SPECIFICATION FOR MATERIALS AND CONSTRUCTION OF CURB AND GUTTER.

6. CONCRETE SIDEWALK SHALL CONSIST OF 3,000 PSI CONCRETE OVER COMPACTED SUBGRADE. CONCRETE SHALL BE BROOM FINISHED AND JOINTED AS REQUIRED.

7. ALL PARKING LOT STRIPING SHALL BE PER STATE DOT SPECIFICATIONS WITH TWO (2) COATS OF PAINT APPLIED. PARKING LOT STRIPING, STOP BARS AND DIRECTIONAL ARROWS SHALL BE REFLECTIVE WHITE PAINT.

2

UTILITY NOTES

GENERAL:

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

3. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 6" ABOVE FINISHED GROUND ELEVATIONS.

4. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRE BY CODES AND/OR UTILITY SERVICE COMPANIES.

STORM SEWER:

1. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.

2. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. JUNCTION BOXES, IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER" AND/OR "NO DUMPING, DRAINS TO THE RIVER" OR ENVIRONMENTAL MESSAGE AS REQUIRED BY LOCAL JURISDICTION.

3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

4. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C76, LATEST EDITION. RCP WITH COVER LESS THAN 15' AND GREATER THAN 2' SHALL BE CLASS III BELL AND SPIGOT TYPE AND INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS AT ALL JOINTS, UNLESS OTHERWISE NOTED. ALL OTHER DEPTHS OF COVER SHALL BE CLASS IV OR V AS NOTED. GASKETS SHALL COMPLY WITH AASHTO M-198 751, TYPE B, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.

5. ALL CORRUGATED PLASTIC PIPE (HDPE) SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S, SHALL BE SMOOTH INTERIOR WITH ANNULAR CORRUGATED EXTERIOR. HI-Q SURE-LOCK 10.8 PIPE, ADS, N-12, OR APPROVED EQUAL. ALL JOINTS SHALL BE BELL AND SPIGOT AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294 SHALL BE WATERTIGHT, MEETING THE REQUIREMENTS OF ASTM D 3212. THE GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F 477. INSTALLATION SHALL CONFORM TO AASHTO M-294, ASTM D 2321, AND MANUFACTURER'S INSTALLATION PROCEDURES. THE MAXIMUM COVER ALLOWED OVER THE TOP OF CPP IS 15'.

6. ROOF DRAINS SHALL BE 8"Ø SCHEDULE 80 PVC.

7. STRUCTURES SHALL BE PRECAST OR CONCRETE BRICKS WITH CLASS M MORTAR. THE MAXIMUM HEIGHT OF UNREINFORCED MASONRY ALLOWED IS 8' WITHOUT A PROFESSIONAL ENGINEER'S DESIGN. STEPS ARE TO BE PROVIDED IN ALL STRUCTURES GREATER THAN 42" IN DEPTH.

8. STRUCTURE DIMENSION SHALL BE AT A MINIMUM:

15" PIPE: 2'X3'

18" PIPE: 2'X3'

24" PIPE: 3'X3'

9. FRAME AND GRATE SPECIFICATIONS ARE AS FOLLOWS:

DROP INLET (DI): TINDALL CAST IRON ADAPTOR 4848-DIA OR APPROVED ALTERNATE.

JUNCTION BOX (JB): TINDALL CAST IRON RING & COVER I24-SW OR APPROVED ALTERNATE.

GRADING NOTES

1. EXISTING AND PROPOSED CONTOURS/ SPOT ELEVATIONS ARE FINISHED SURFACE ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT PAVEMENT AND TOP SOIL THICKNESS FOR SUBGRADE ELEVATIONS. REFER TO C5.0 FOR FURTHER DETAILS.

2. ANY TOPSOIL IN THE CONSTRUCTION AREA SHALL BE STRIPPED AND STOCKPILED. TOPSOIL SHALL BE REUSED ON SITE UNLESS APPROVED OTHERWISE.

3. A SOILS ENGINEER SHALL BE EMPLOYED BY THE OWNER TO DETERMINE THE SUITABILITY OR UNSUITABILITY OF SOILS DURING EARTHWORK OPERATIONS, CONDUCT TESTS AND MAKE RECOMMENDATIONS.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE LINES AND GRADES SHOWN AND SHALL PROOF-ROLL AND TEST COMPACTION ON ALL AREAS.

5. SOILS SHALL BE TESTED, PER THE GEOTECHNICAL REPORT, OR EVERY 5000 SF OR LESS PER LIFT FOR EMBANKMENT AND BUILDING PAD CONSTRUCTION.

6. FILL SOIL SHALL BE PLACED IN 8" LIFTS, LOOSE, AND COMPACTED TO 95% MODIFIED PROCTOR UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT.

7. ALL EXCAVATION SHALL BE "CLASSIFIED EXCAVATION". EXCAVATION SHALL BE "CLASSIFIED" AS "COMMON EXCAVATION" OR "ROCK EXCAVATION".

a. COMMON EXCAVATION IS REMOVING OF MATERIALS BY MEANS OF RIPPING AND DO NOT FALL IN THE CATEGORY OF ROCK EXCAVATION AS DEFINED ABOVE (INCLUDES BOULDERS, TYPICAL WEATHERED ROCK, ETC.).

b. ROCK EXCAVATION IS CLASSIFIED AS:

- MASSIVE ROCK EXCAVATION - MATERIAL OF 1 CY OR MORE UNABLE TO BE EXCAVATED WITH A SINGLE TMOOTH RIPPER DRAWN BY A CRAWLER TRACTOR, HAVING A MINIMUM DRAW BAR RATED AT NOT LESS THAN 53,000 POUNDS (CATERPILLAR D-8 OR EQUIVALENT).
- TRENCH EXCAVATION - MATERIAL OF ½ CY OR MORE WHICH CANNOT BE EXCAVATED WITH A POWER SHOVEL, HAVING THE CAPACITY OF AT LEAST THAT OF A CATERPILLAR 225.

8. THE CLASSIFICATION OF SOILS INCLUDE: TOPSOIL, FILL MATERIAL, UNSUITABLE MATERIAL, AND ROCK EXCAVATION. THE CLASSIFICATION OF SOILS IS THE RESPONSIBILITY OF THE GEOTECHNICAL SOIL TESTING FIRM.

9. FILL MATERIAL (INCLUDING OFF SITE BORROW) SHALL BE FROM A SOURCE APPROVED BY THE SOIL TESTING COMPANY AND SHALL BE FREE OF ROOTS, ORGANICS AND BOULDERS LARGER THAN 3 INCHES

10. ACCESSIBLE PARKING STALLS SHALL HAVE A MAXIMUM CROSS AND RUNNING SLOPE OF 2%.

11. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

14. AN AS-BUILT OF THE DETENTION POND, PRODUCED BY A SC REGISTERED LAND SURVEYOR, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND COMMENT.

15. ALL FILL AND WASTE SOIL MUST BE TO OR FROM A PERMITTED SITE.

16. TURF REINFORCEMENT SHALL BE EGS-2 DOUBLE NET STRAW BY EAST COAST EROSION OR APPROVED ALTERNATE FOR SLOPE STABILIZATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

17. ALL PROPOSED CUT/FILL SHALL OCCUR ON SITE. THE GRADING CONTRACTOR SHALL DISTRIBUTE EXCESS CUT THROUGHOUT THE DISTURBED AREA IN ORDER TO BALANCE THE SITE.

3

DEMOLITION NOTES

1. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. VERIFY ALL DEMOLITION IN THE RIGHT OF WAY WITH THE APPROVED ENCROACHMENT PERMIT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DUMPING OR BURNING PERMITS.

4. ALL EXISTING TO REMAIN SHALL BE PROTECTED FROM DAMAGE. IN THE EVENT THAT EXISTING ITEMS TO REMAIN ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ITEM AT NO COST TO THE OWNER.

5. THE CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN THE LIMITS OF DISTURBANCE AND NOT NOTED TO BE PROTECTED. REMOVE DEBRIS FROM SITE OR BURN IN ACCORDANCE WITH LOCAL LAWS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON THE PLANS) INCLUDING, BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY'S REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.

7. ALL DEPRESSIONS FORMED BY DEMOLITION SHALL BE FILLED. REFER TO THE GRADING NOTES FOR FURTHER SPECIFICATIONS FOR THE FILL REQUIREMENTS.

SITE NOTES

1. EXISTING SITE CONDITIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT ANY DIFFERENCES FROM THE PLAN THAT WILL AFFECT CONSTRUCTION IN WRITING TO THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS.

2. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.

3. ALL WORK IN THE RIGHT OF WAY SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.

4. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.

5. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE MEASURED FROM OUTSIDE FACE OF BUILDING WALL, FACE OF CURB LINE, OR PROPERTY LINE UNLESS OTHERWISE NOTED. CURB AND GUTTER IS SHOWN AS THREE (3) LINES (OUTSIDE EDGE OF GUTTER, FACE OF CURB, AND BACK OF CURB).

6. R DENOTES FACE OF CURB OR EDGE OF PAVEMENT RADIUS. ALL RADII ARE 5 FEET UNLESS NOTED OTHERWISE.

7. AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.

8. ALL REFERENCE TO STATE STANDARDS AND SPECIFICATIONS ARE MADE FROM THE SOUTH CAROLINA HIGHWAY DEPARTMENT'S STANDARD SPECIFICATION, LATEST EDITION.

9. IF ANY CONFLICTS BETWEEN THE NOTES, DETAILS, SPECIFICATIONS, AND DRAWINGS OCCUR THEN BY RULE THE STRICTER SHALL GOVERN.

10. THE CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT.

11. "STOP" SIGNS, AND OTHER TRAFFIC REGULATION SIGNAGE, SHALL MEET THE CRITERIA OF THE MUTCD AND STATE DEPARTMENT OF TRANSPORTATION STANDARDS.

12. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.

13. THE CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR THE CONDITION OF THE SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE TERM OF THE PROJECT CONSTRUCTION.

14. THE ENGINEER'S REVIEW OF THE CONTRACTOR'S WORK PRODUCT AND PERFORMANCE WILL NOT INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY PROGRAMS. SUCH REVIEWS ARE TO BE BY OSHA INSPECTORS AND THE OWNER'S REPRESENTATIVE.

15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL NECESSARY TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT BE LOADED OR OFF-LOADED ON AN OPEN ROADWAY. IF SUCH ACTIVITY IS REQUIRED THE CONTRACTOR SHALL COORDINATE SHUTTING DOWN THE ROAD WITH THE APPROPRIATE DOT AND UTILIZE APPROPRIATE TRAFFIC CONTROL WARNING DEVICES.

16. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.

17. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE.

LANDSCAPE NOTES

1. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR DYING PLANT MATERIAL AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A GUARANTEED REPLACEMENT.

2. ALL PLANTING SHALL BE PLACED WITHIN A MULCHED PLANTING BED.

3. ALL STRAPPING AND THE TOP 2/3 OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALLS PRIOR TO PLANTING.

4. ALL AREAS NOT MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE AREA SPECIFIED ON PLANS WITH GRASS SPECIES RECOMMENDED FOR REGION AS PRESCRIBED IN THE SEEDING SCHEDULE AS SHOWN ON THIS SHEET.

5. SITE LIGHTING SHALL NOT BE PLACED IN CONFLICT WITH PLANTED TREES.

6. MULCH ALL AREAS THAT ARE NOT SEEDED OR SODDED WITH SHREDDED HARDWOOD MULCH OR APPROVED EQUAL AS SPECIFIED TO A DEPTH OF 3" - 4".

7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.

8. SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.

9. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE AND DEBRIS AT ALL TIMES.

10. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED, AS NECESSARY, USING STAKES AND GUYS. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE COVERED WIRE.

GRASSING SPECIFICATION

TEMPORARY VEGETATION

APRIL 1 - AUGUST 31

SEED: 50 LBS/ACRE BROWNTOP MILLET

AUGUST 1 - APRIL 30

SEED: 110 LBS/ACRE RYE GRAIN

SEPTEMBER 1 - APRIL 30

SEED: 15 LBS/ACRE RYE GRAIN - GC

FERTILIZATION:

700 LBS/ACRE 10-10-10 EQUIVALENT (POOR SOILS ONLY)

LIME:

NOT REQUIRED

MULCH:

HYDRO-MULCH OR STRAW (OPTIONAL)

1. HYDROSEED ALL SLOPES AND SEED REMAINING AREAS BY CONVENTIONAL METHODS FOR COST EFFECTIVENESS.

2. SEED BED PREPARATION: STANDARD (RIPPING, DISCING, DRAGGING, ETC.)

PERMANENT VEGETATION

APRIL 1 - JULY 31

SEED: 50 LBS/ACRE COMMON BERMUDAGRASS (HULLED) - GC

AUGUST 1 - MARCH 31

SEED: 15 LBS/ACRE COMMON BERMUDAGRASS (UNHULLED) - GC

SEPTEMBER 1 - APRIL 30

SEED: 50 LBS/ACRE TALL FESCUE (KY 31)

APRIL 1 - AUGUST 31

SEED: 10 LBS/ACRE BROWNTOP MILLET

1. GRASS SHALL BE PROVIDED FOR ALL DISTURBED AREAS.

2. FERTILIZER SHALL BE COMMERCIAL TYPE 17-17-17 APPLIED AT A MINIMUM RATE OF 1000 LBS/ACRE.

3. LIME SHALL BE AGRICULTURAL GRADE, GROUND LIMESTONE, CONTAINING AT LEAST 34% MAGNESIUM CARBONATE APPLIED AT A MINIMUM RATE OF 2000 LBS/ACRE.

4. SEED SHALL BE A MINIMUM 90% PURITY AND 80% GERMINATION.

5. AREAS TO HAVE GRASS APPLIED SHALL BE SCARIFIED CULTIVATED TO A DEPTH OF 3 INCHES, WITH ALL CLODS OR CLUMPS BROKEN UP AND FOREIGN MATERIAL AND DEBRIS REMOVED.

6. FERTILIZER AND LIME SHALL BE THOROUGHLY WORKED INTO THE SOIL AND THE SURFACE RAKED SMOOTH BEFORE APPLYING SEED.

7. SEEDDED AREA SHALL BE DRESSED SMOOTH, AND THEN MULCH (STRAW) SHALL BE APPLIED MECHANICALLY AT 4000 LBS/ACRE. AREAS SHALL BE SPRAYED WITH EMULSION TO BIND SEED AND PREVENT EROSION IMMEDIATELY AFTER SEEDING.

4

SITE DATA

1. TMS # 192-00-03-118

2. PROPERTY SIZE: 5.8 ACRES

3. TOTAL DISTURBED AREA: 5.1 ACRES

4. THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45073C0310Q WITH AN EFFECTIVE DATE 12/21/2017.

5. THE BUILDING FOOTPRINT WAS OBTAINED FROM AN ARCHITECTURAL FLOOR PLAN DATED 05/28/2025.

ZONING REQUIREMENTS:

SITE ZONING: CFD - CONTROL FREE DESIGNATION

FRONT

RIGHT

LEFT

REAR

BUILDING SETBACKS:

25'

5'

5'

10'

LANDSCAPE BUFFERS:

-

-

-

-

ANGLE:

90°

60°

0°

ADA

STALL SIZE:

9' X 18'

-

-

8' X 18'

ASLE DIMENSION:

24'

-

-

24'

SPACES SHOWN:

3

-

-

1

TOTAL SPACES PROVIDED: 4

CONSTRUCTION SEQUENCE:

PHASE 1 - DEMOLITION AND INITIAL EROSION CONTROL

1. RECEIVE NPDES PERMIT APPROVAL FROM SCDES.

2. NOTIFY THE REGIONAL DES EQC OFFICE AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY.

3. SCHEDULE A PRE-CONSTRUCTION MEETING.

4. DETERMINE AND MARK LIMITS OF DISTURBANCE.

5. CLEAR AREA AS REQUIRED TO INSTALL INITIAL EROSION CONTROL MEASURES (PERIMETER SILT FENCE, CONSTRUCTION ENTRANCE, AND MULTIPURPOSE BASIN).

6. INSTALL INITIAL EROSION CONTROL MEASURES (PERIMETER SILT FENCE, CONSTRUCTION ENTRANCE, AND MULTIPURPOSE BASIN).

7. CLEAR REMAINING LIMITS OF DISTURBANCE.

8. STORE TOPSOIL ON SITE WITH A SINGLE ROW OF SILT FENCE IMMEDIATELY DOWNSTREAM.

9. BEGIN MASS GRADING AND STORM WATER INFRASTRUCTURE INSTALLATION.

10. INSTALL INLET PROTECTION AS INLETS ARE CONSTRUCTED.

PHASE 2 CONSTRUCTION EROSION CONTROL

11. CONSTRUCT BUILDINGS AND PAVEMENT.

12. PERMANENT GRASS SHALL BE INSTALLED FOR ALL AREAS AT THE FINAL GRADE AND IN SEASON. FERTILIZE, WATER, AND RESEED AS REQUIRED TO ESTABLISH AND MAINTAIN A VIGOROUS STAND OF GRASS

13. AFTER COMPLETION OF CONSTRUCTION AND THE SITE IS STABILIZED:

13.1. REMOVE ALL ACCUMULATED SEDIMENT FROM SEDIMENT TRAPPING MEASURES AND SPREAD EVENLY ACROSS THE SITE.

13.2. REMOVE TEMPORARY EROSION CONTROL MEASURES (SKIMMER, POROUS BAFFLES, INLET PROTECTION, AND SILT FENCE), SMOOTH AREA AND APPLY APPROPRIATE GRASS.

13.3. INSTALL ROCK BAFFLE, TRASH RACK, AND ANTI-CLOG PIPE ON THE OUTLET CONTROL STRUCTURE AS DETAILED ON SHEET C5.2

14. STORMWATER POND TO BE FUNCTIONING AND PROPERLY MAINTAINED PRIOR TO PERMIT CLOSEOUT. NOTICE OF TERMINATION (NOT) WILL BE SUBMITTED TO SCDES. (PERMIT CLOSEOUT, POND AS-BUILT AND NOT, CAN BE SUBMITTED ONCE THE DISTURBED AREA HAS AT LEAST 70% UNIFORM SITE STABILIZATION.)

NOTES:

1. DISTURBED AREAS AND EROSION CONTROL MEASURES WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

2. INSPECTIONS TO BE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" OR MORE PRECIPITATION.

5

REVISIONS:

NO.

DATE

DESCRIPTION

A

07/07/2026

ISSUE FOR PERMIT

Project Manager: JAC

Project Engineer: MPM

Drawn By: MPM

Sheet Title:

SITE NOTES

Sheet Number: 260298

Project Number: 260298

Date: 07/07/2026

C1.0

1

SC DES 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. 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. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATED 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 PROPERTY 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/SLOP FROM PAVEMENT, AS MAY BE REQUIRED.

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SC REG. 72-300 ET SEQ. AND SCR100000.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WAS WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDED 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, 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.

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 REASONABLE 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.

PAVEMENT NOTES

1. ALL PAVING WORK (MATERIALS AND CONSTRUCTION) SHALL COMPLY WITH SC DOT STANDARDS AND SPECIFICATIONS FOR HOT-MIXED ASPHALT PAVEMENT AND PORTLAND CEMENT CONCRETE PAVEMENT. (REFER TO C5.0 FOR PAVEMENT SECTION DETAILS FOR DEPTHS OF LAYERS).

2. ALL PAVEMENT SHALL BE INSTALLED ON A FINISHED AND WELL-DRAINED SUBGRADE COMPACTED AS SPECIFIED IN PREVIOUS NOTES.

3. BASE COURSE MATERIAL FOR ASPHALT PAVEMENT SHALL BE STONE AGGREGATE BASE COURSE (ABC) AND COMPACTED TO 95% STANDARD PROCTOR.

4. CONCRETE PAVEMENT SHALL CONSIST OF 4,000 PSI CONCRETE AND A BASE COURSE WITH STONE AGGREGATE BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR. CONCRETE SHALL BE BROOM FINISHED AND JOINTED AS REQUIRED.

5. CONCRETE CURB AND GUTTER SHALL BE 18" WIDE WITH STANDARD CURB CONSTRUCTED WITH 3,000 PSI CONCRETE WITH EXPANSION JOINTS AND CONTRACTION JOINTS INSTALLED TO COMPLY WITH STATE DOT STANDARD SPECIFICATION FOR MATERIALS AND CONSTRUCTION OF CURB AND GUTTER.

6. CONCRETE SIDEWALK SHALL CONSIST OF 3,000 PSI CONCRETE OVER COMPACTED SUBGRADE. CONCRETE SHALL BE BROOM FINISHED AND JOINTED AS REQUIRED.

7. ALL PARKING LOT STRIPING SHALL BE PER STATE DOT SPECIFICATIONS WITH TWO (2) COATS OF PAINT APPLIED. PARKING LOT STRIPING, STOP BARS AND DIRECTIONAL ARROWS SHALL BE REFLECTIVE WHITE PAINT.

2

UTILITY NOTES

GENERAL:

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

3. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 6" ABOVE FINISHED GROUND ELEVATIONS.

4. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRE BY CODES AND/OR UTILITY SERVICE COMPANIES.

STORM SEWER:

1. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.

2. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. JUNCTION BOXES, IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER" AND/OR "NO DUMPING, DRAINS TO THE RIVER" OR ENVIRONMENTAL MESSAGE AS REQUIRED BY LOCAL JURISDICTION.

3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

4. REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO ASTM C76, LATEST EDITION. RCP WITH COVER LESS THAN 15' AND GREATER THAN 2' SHALL BE CLASS III BELL AND SPIGOT TYPE AND INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS AT ALL JOINTS, UNLESS OTHERWISE NOTED. ALL OTHER DEPTHS OF COVER SHALL BE CLASS IV OR V AS NOTED. GASKETS SHALL COMPLY WITH AASHTO M-198 751, TYPE B, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS.

5. ALL CORRUGATED PLASTIC PIPE (HDPE) SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S, SHALL BE SMOOTH INTERIOR WITH ANNULAR CORRUGATED EXTERIOR. HI-Q SURE-LOCK 10.8 PIPE, ADS, N-12, OR APPROVED EQUAL. ALL JOINTS SHALL BE BELL AND SPIGOT AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294 SHALL BE WATERTIGHT, MEETING THE REQUIREMENTS OF ASTM D 3212. THE GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F 477. INSTALLATION SHALL CONFORM TO AASHTO M-294, ASTM D 2321, AND MANUFACTURER'S INSTALLATION PROCEDURES. THE MAXIMUM COVER ALLOWED OVER THE TOP OF CPP IS 15'.

6. ROOF DRAINS SHALL BE 8"Ø SCHEDULE 80 PVC.

7. STRUCTURES SHALL BE PRECAST OR CONCRETE BRICKS WITH CLASS M MORTAR. THE MAXIMUM HEIGHT OF UNREINFORCED MASONRY ALLOWED IS 8' WITHOUT A PROFESSIONAL ENGINEER'S DESIGN. STEPS ARE TO BE PROVIDED IN ALL STRUCTURES GREATER THAN 42" IN DEPTH.

8. STRUCTURE DIMENSION SHALL BE AT A MINIMUM:

15" PIPE: 2'X3'

18" PIPE: 2'X3'

24" PIPE: 3'X3'

9. FRAME AND GRATE SPECIFICATIONS ARE AS FOLLOWS:

DROP INLET (DI): TINDALL CAST IRON ADAPTOR 4848-DIA OR APPROVED ALTERNATE.

JUNCTION BOX (JB): TINDALL CAST IRON RING & COVER I24-SW OR APPROVED ALTERNATE.

GRADING NOTES

1. EXISTING AND PROPOSED CONTOURS/ SPOT ELEVATIONS ARE FINISHED SURFACE ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT PAVEMENT AND TOP SOIL THICKNESS FOR SUBGRADE ELEVATIONS. REFER TO C5.0 FOR FURTHER DETAILS.

2. ANY TOPSOIL IN THE CONSTRUCTION AREA SHALL BE STRIPPED AND STOCKPILED. TOPSOIL SHALL BE REUSED ON SITE UNLESS APPROVED OTHERWISE.

3. A SOILS ENGINEER SHALL BE EMPLOYED BY THE OWNER TO DETERMINE THE SUITABILITY OR UNSUITABILITY OF SOILS DURING EARTHWORK OPERATIONS, CONDUCT TESTS AND MAKE RECOMMENDATIONS.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE LINES AND GRADES SHOWN AND SHALL PROOF-ROLL AND TEST COMPACTION ON ALL AREAS.

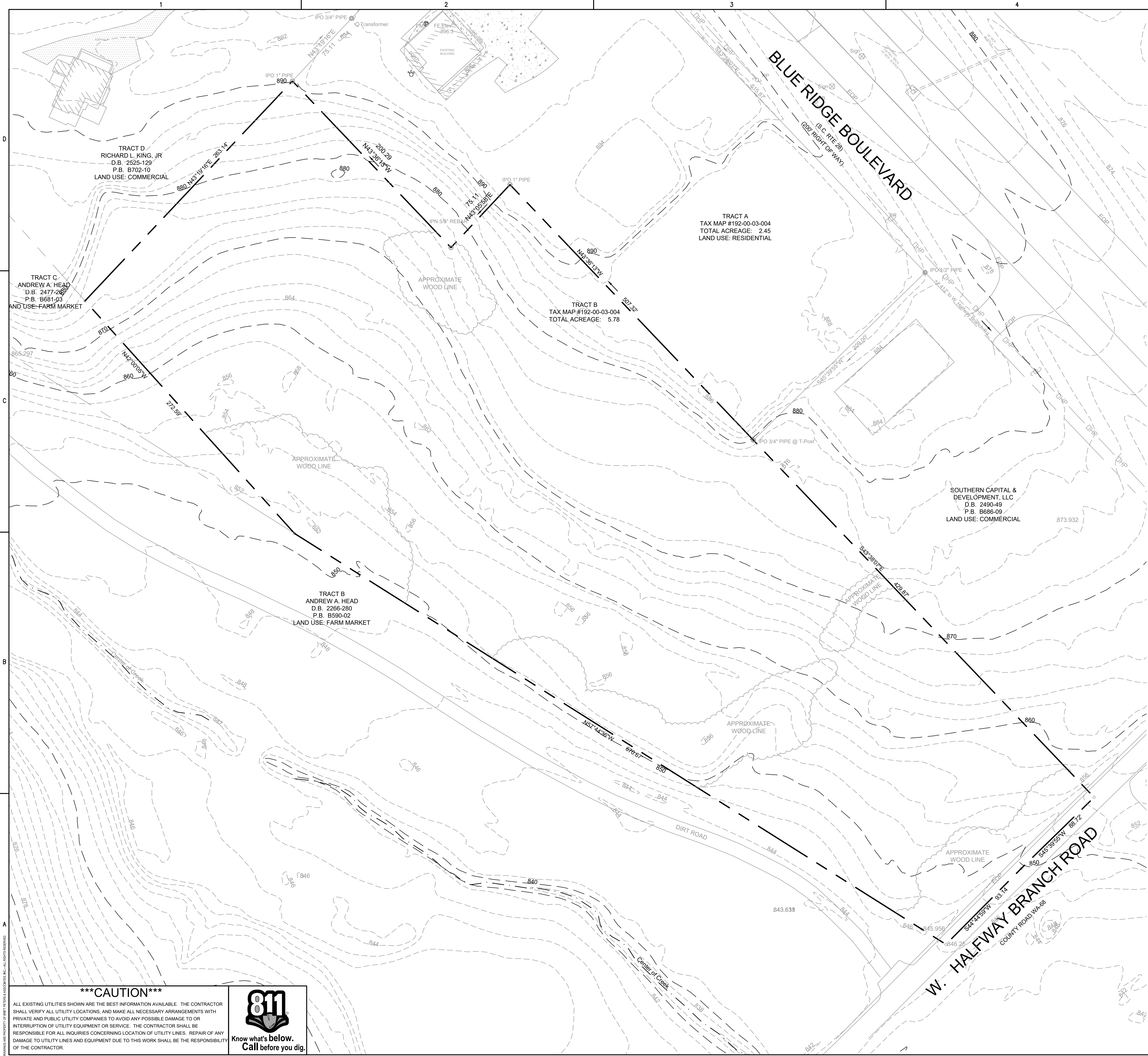
5. SOILS SHALL BE TESTED, PER THE GEOTECHNICAL REPORT, OR EVERY 5000 SF OR LESS PER LIFT FOR EMBANKMENT AND BUILDING PAD CONSTRUCTION.

6. FILL SOIL SHALL BE PLACED IN 8" LIFTS, LOOSE, AND COMPACTED TO 95% MODIFIED PROCTOR UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT.

7. ALL EXCAVATION SHALL BE "CLASSIFIED EXCAVATION". EXCAVATION SHALL BE "CLASSIFIED" AS "COMMON EXCAVATION" OR "ROCK EXCAVATION".

a. COMMON EXCAVATION IS REMOVING OF MATERIALS BY MEANS OF RIPPING AND DO NOT FALL IN THE CATEGORY OF ROCK EXCAVATION AS DEFINED ABOVE (INCLUDES BOULDERS, TYPICAL WEATHERED ROCK, ETC.).

b. ROCK EXCAVATION IS CLASSIFIED



BPA CLARITY
BY DESIGN
© Britt, Peters & Associates, Inc.

101 Falls Park Drive
Greenville, SC 29601
(864) 271-8869

Greenville • Charleston
Norfolk • Charlotte • Athens
www.brittpeters.com

SEALS

GARAGE CLUB DEVELOPMENT

W HALFWAY BRANCH RD
WALHALLA, SC 29691

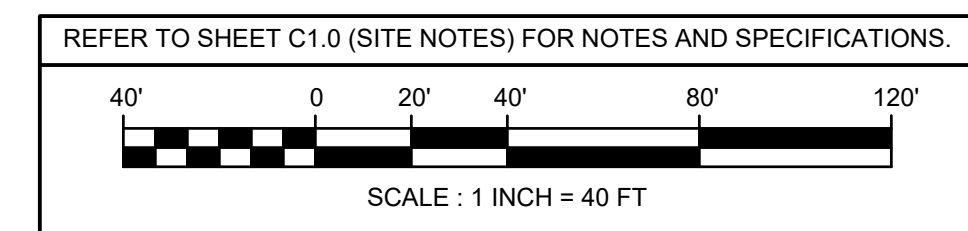
REVISIONS:	NO.	DATE	DESCRIPTION
	A	07/07/2026	ISSUE FOR PERMIT

Project Manager:	JAC
Project Engineer:	MPM
Drawn By:	MPM

Sheet Title:

EXISTING CONDITIONS PLAN

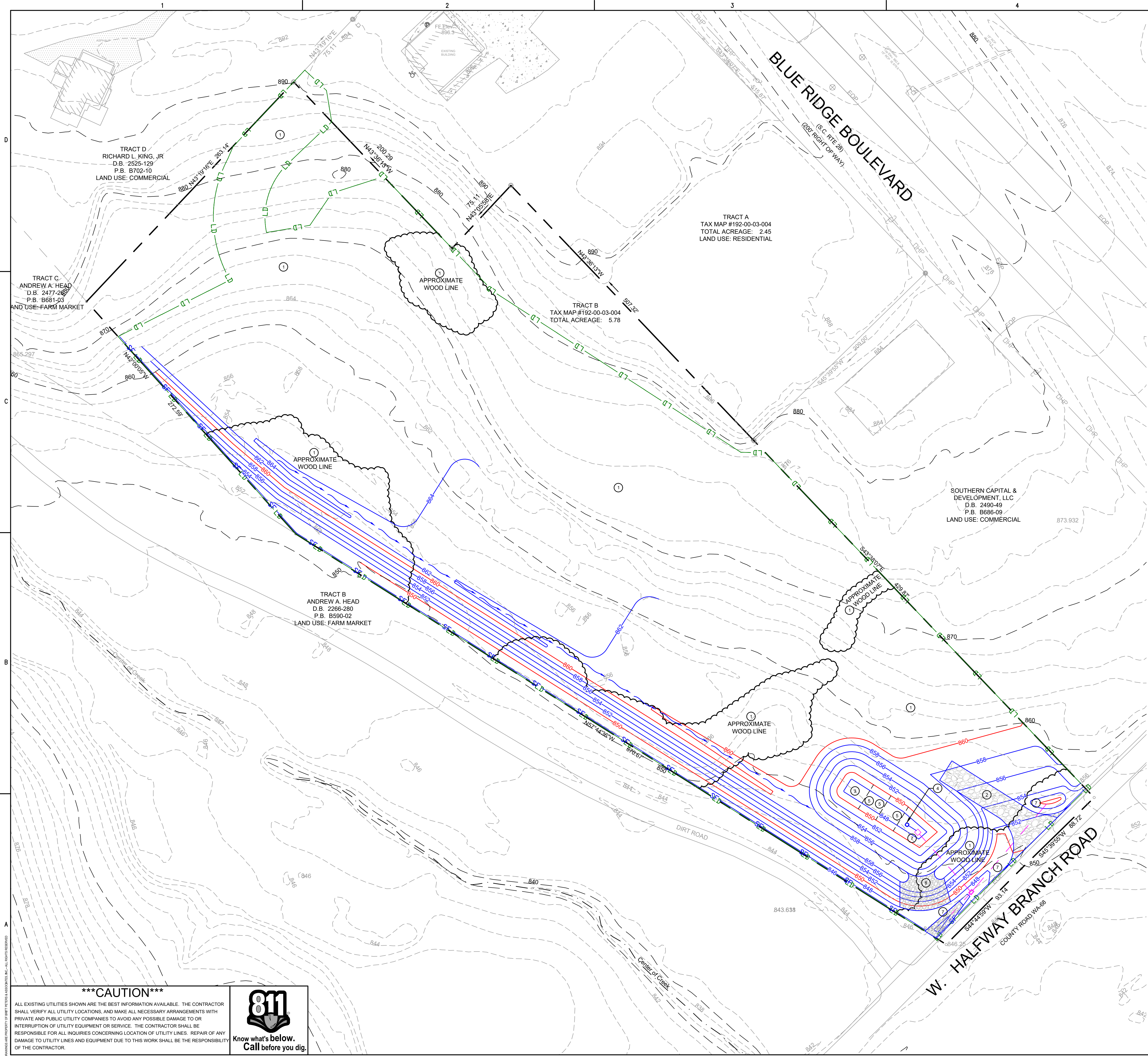
Sheet Number:	Project Number:
C1.1	260298
Date:	07/07/2026



CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Know what's below.
Call before you dig.



NOTE: BOTH PROPERTIES BEING DISTURBED (TRACT A & TRACT B) ARE OWNED BY THE SAME DEVELOPER, DARREN DEAN.



BPA CLARITY
BY DESIGN
© Britt, Peters & Associates, Inc.
101 Falls Park Drive
Greenville, SC 29601
(864) 271-8869
Greenville • Charleston
Norfolk • Charlotte • Athens
www.brittpeters.com

SEALS

GARAGE CLUB DEVELOPMENT

W HALFWAY BRANCH RD
WALHALLA, SC 29691

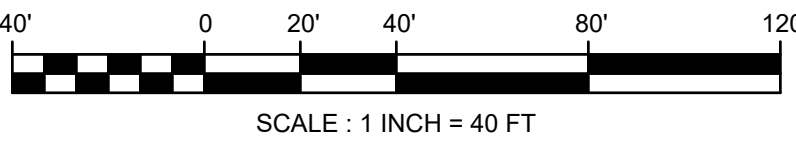
LEGEND

DENOTES PROPERTY LINE	---
DENOTES EXISTING ITEM TO BE REMOVED	- . - . - .
DENOTES EXISTING ITEM TO REMAIN	---
SILT FENCE REFER TO C5.1	SF
LIMITS OF DISTURBANCE	LD
STORM PIPE REFER TO C4.0	---
TEMPORARY DIVERSION SWALE REFER TO C5.1	---

KEYNOTES:

- 1 CLEAR VEGETATION WITHIN THE LIMITS OF DISTURBANCE.
- 2 INSTALL CONSTRUCTION ENTRANCE. REFER TO C5.1.
- 3 INSTALL MULTIPURPOSE BASINS. REFER TO C5.2.
- 4 INSTALL FLOAT SKIMMER. REFER TO C5.2.
- 5 INSTALL POROUS BAFFLE. REFER TO C5.2.
- 6 INSTALL EMERGENCY SPILLWAY. REFER TO C5.2.
- 7 INSTALL STORM STRUCTURES 1 - 4 AND STORM PIPES P1 - P3. REFER TO C4.0.

REFER TO SHEET C1.0 (SITE NOTES) FOR NOTES AND SPECIFICATIONS.



CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



Know what's below.
Call before you dig.

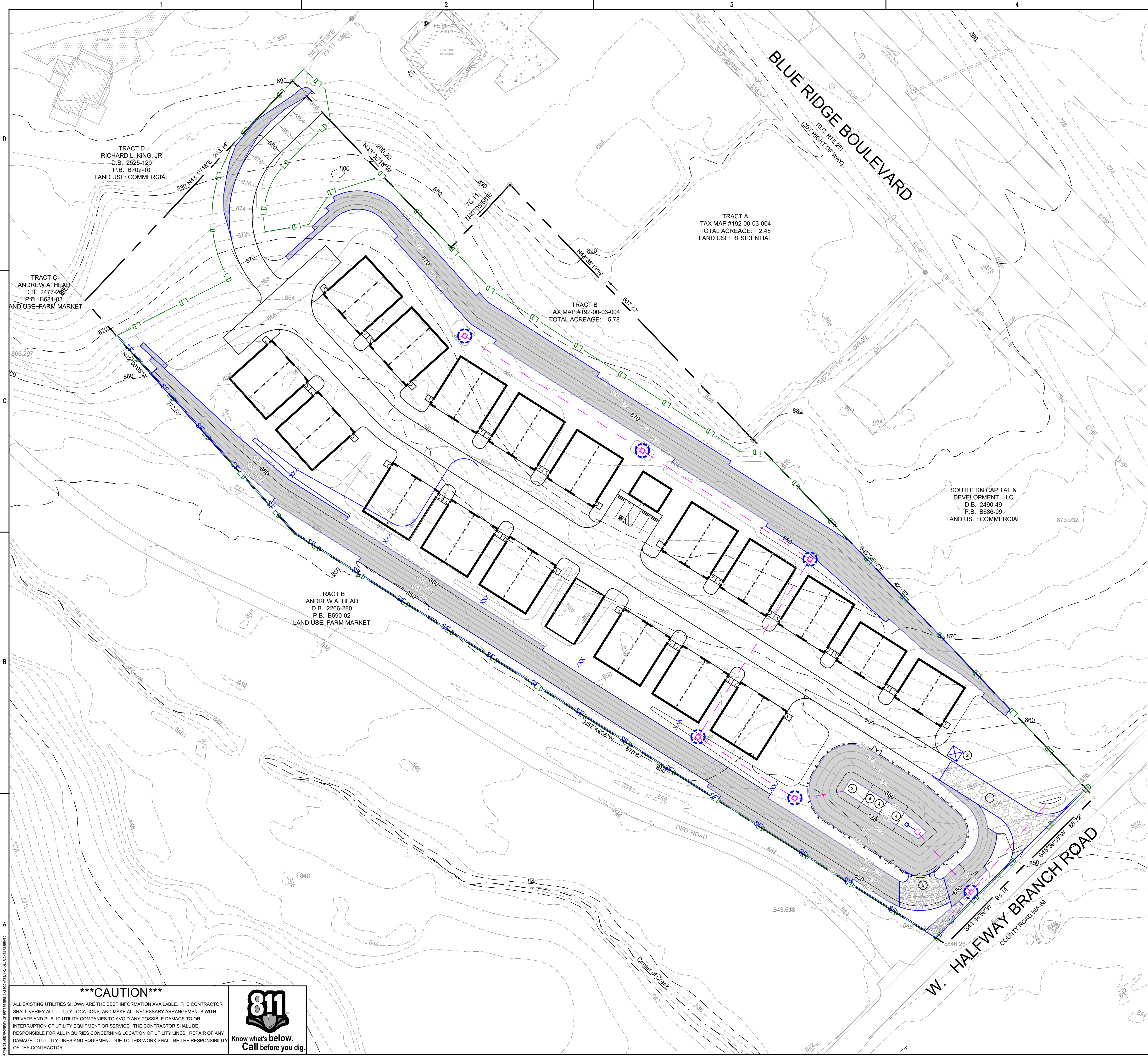
REVISIONS:	NO.	DATE	DESCRIPTION
	A	07/07/2026	ISSUE FOR PERMIT

Project Manager:	JAC
Project Engineer:	MPM
Drawn By:	MPM

PHASE 1 - DEMOLITION & INITIAL EROSION CONTROL PLAN

Sheet Number:	Project Number:
	260298
Date:	07/07/2026

C2.0



NOTE: ALL NON-PAVED AREAS SHALL BE STABILIZED WITH HYDROSEED. REFER TO C1.0



SEALS

GARAGE CLUB DEVELOPMENT

W HALFWAY BRANCH RD
WALHALLA, SC 29691

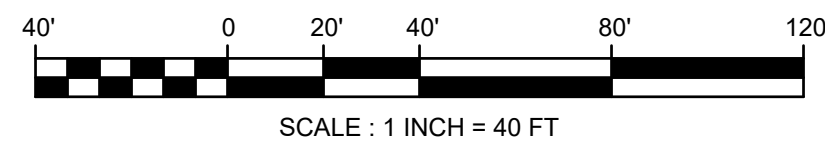
LEGEND

- DENOTES PROPERTY LINE
- SILT FENCE
REFER TO C5.1
- LIMITS OF DISTURBANCE
- TEMPORARY INLET PROTECTION
REFER TO C5.1
- CONCRETE WASHOUT AREA
REFER TO C5.1
- ROCK DITCH CHECK
REFER TO C5.1
- STORM PIPE
REFER TO C4.0
- RIP RAP APRON
REFER TO C5.2
- TURF MAT REINFORCEMENT
REFER TO C1.0

KEYNOTES:

- ① MAINTAIN CONSTRUCTION ENTRANCE. REFER TO C5.1.
- ② INSTALL CONCRETE WASHOUT AREA. REFER TO C5.1.
- ③ MAINTAIN MULTIPURPOSE BASIN. REFER TO C5.2.
- ④ MAINTAIN POROUS BAFFLES. REFER TO C5.2.
- ⑤ MAINTAIN EMERGENCY SPILLWAY. REFER TO C5.2.

REFER TO SHEET C1.0 (SITE NOTES) FOR NOTES AND SPECIFICATIONS.



CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

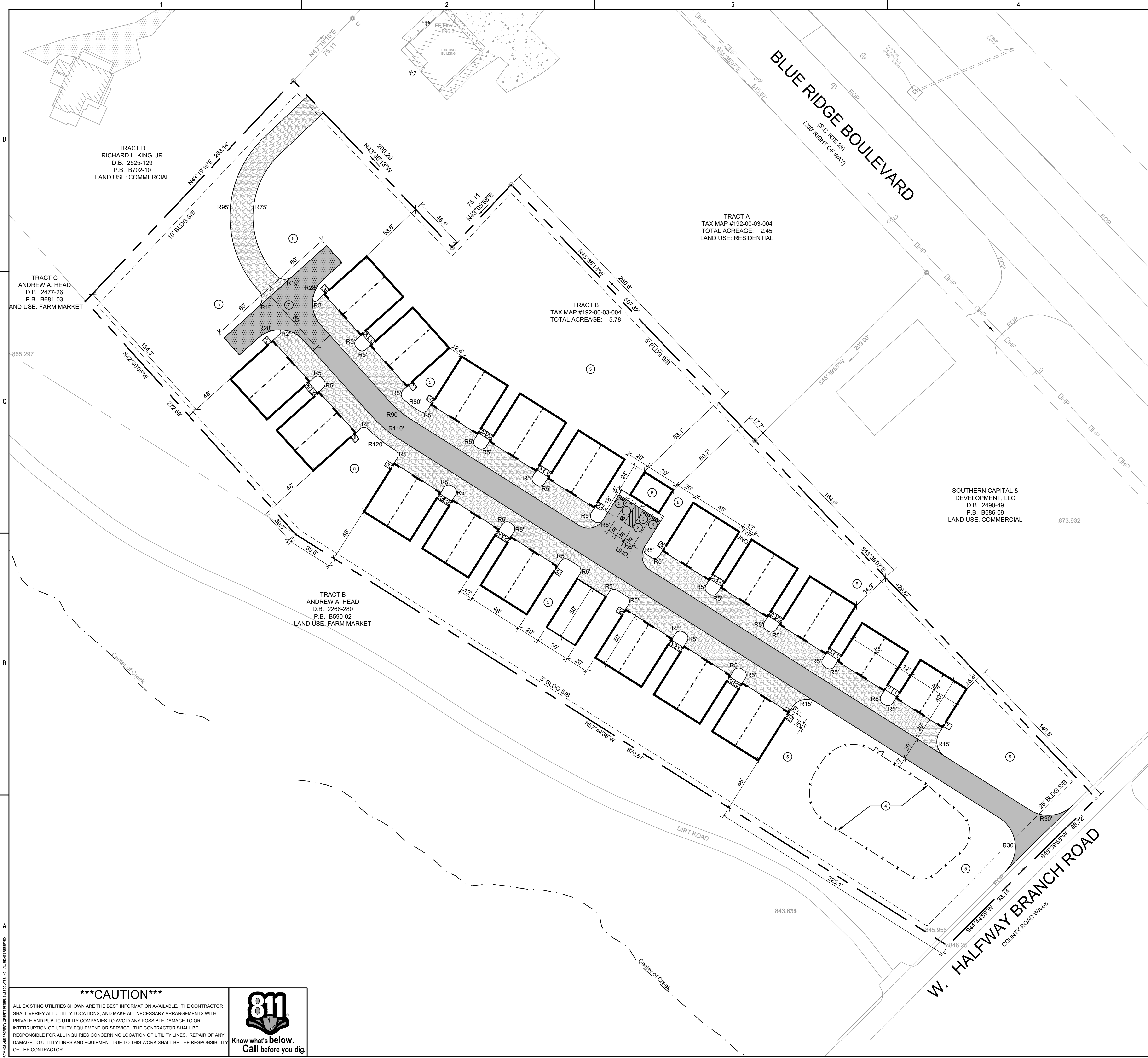


REVISIONS:		DESCRIPTION
NO.	DATE	
A	07/07/2026	ISSUE FOR PERMIT

Project Manager: JAC
Project Engineer: MPM
Drawn By: MPM

PHASE 2 - CONSTRUCTION EROSION CONTROL PLAN

Sheet Number: C2.1
Project Number: 260298
Date: 07/07/2026



ZONING REQUIREMENTS:

SITE ZONING: CFD - CONTROL FREE DESIGNATION				
	FRONT	RIGHT	LEFT	REAR
BUILDING SETBACKS:	25'	5'	5'	10'
LANDSCAPE BUFFERS:	-	-	-	-

ANGLE:	90°	60°	0°	ADA
STALL SIZE:	9' X 18'	-	-	8' X 18'
AISLE DIMENSION:	24'	-	-	24'
SPACES SHOWN:	3	-	-	1
TOTAL SPACES PROVIDED: 4				

LEGEND

--- DENOTES PROPERTY LINE

DENOTES ASPHALT PAVEMENT
REFER TO C5.0

DENOTES 8" AGGREGATE BASE
COURSE OVER COMPACTED
SUBGRADE

DENOTES CONCRETE SIDEWALK
REFER TO C5.0

DENOTES TYPICAL RV GARAGE BUILDING
REFER TO A/E PLANS

3' MAN DOOR AND 5'X5'
CONCRETE PAD (TYP)

14' OVERHEAD
DOOR

- KEYNOTES:**
- ACCESSIBLE PARKING AREA. REFER TO C5.0.
 - PAINT 4" WIDE WHITE STRIPE (TYP.) REFER TO C5.0.
 - INSTALL CONCRETE WHEEL STOP (TYP). REFER TO C5.0.
 - PROPOSED MULTIPURPOSE BASIN WITH 4' HIGH BLACK CHAIN LINK PERIMETER FENCE AND 2-4' WIDE SWING GATES REFER TO C4.0 & C5.2 FOR FURTHER INFORMATION.
 - STABILIZE ALL NON HARD SURFACE AREAS WITHIN THE LIMITS OF DISTURBANCE WITH VEGETATION. REFER TO THE LANDSCAPE PLAN FOR DETAILS.
 - PROPOSED CLUBHOUSE. REFER TO A/E PLANS FOR DETAILS.
 - FIRE TRUCK TURN AROUND AREA (60'X60'X20')

REFER TO SHEET C1.0 (SITE NOTES) FOR NOTES AND SPECIFICATIONS.

40' 0 20' 40' 80' 120'

SCALE : 1 INCH = 40 FT



BPA CLARITY
BY DESIGN

© Britt, Peters & Associates, Inc.

101 Falls Park Drive
Greenville, SC 29601
(864) 271-8869

Greenville • Charleston
Norfolk • Charlotte • Athens
www.brittpeters.com

GARAGE CLUB DEVELOPMENT

W HALFWAY BRANCH RD
WALHALLA, SC 29691

REVISIONS:		DESCRIPTION
NO.	DATE	
A	07/07/2026	ISSUE FOR PERMIT

Project Manager: JAC
Project Engineer: MPM
Drawn By: MPM

Sheet Title:

SITE PLAN

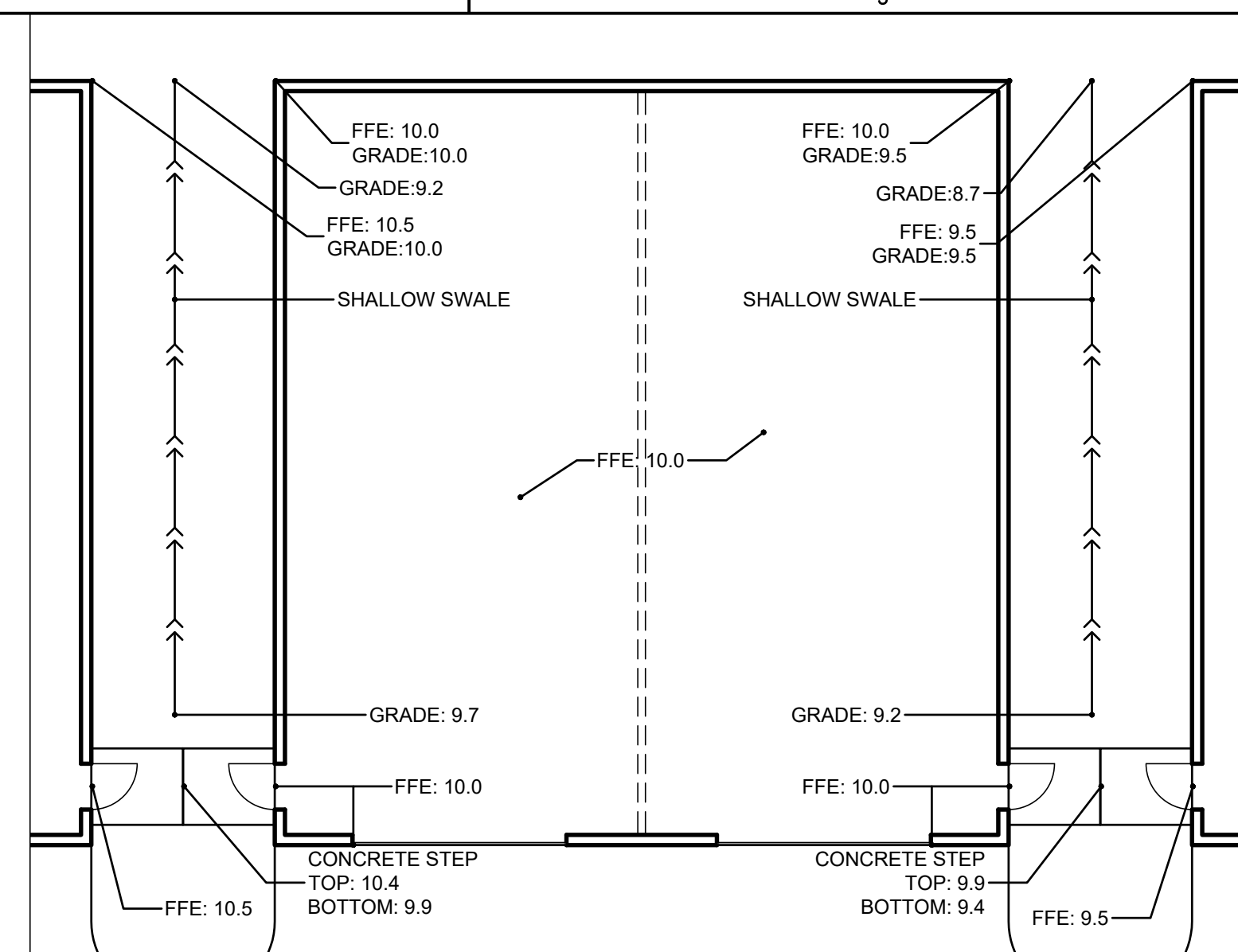
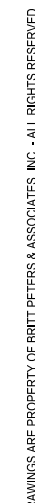
Sheet Number: C3.0
Project Number: 260298
Date: 07/07/2026

CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

811

Know what's below.
Call before you dig.



TYPICAL BUILDING GRADING

(NORTH)
SCALE: 1" = 10'

<i>LABEL</i>	<i>TYPE</i>	<i>RIM</i>	<i>INV IN</i>	<i>INV OUT</i>
	<i>FE</i>	-	-	<i>844.0</i>
	<i>JB</i>	<i>846.3</i>	<i>844.4</i>	<i>844.3</i>
	<i>FE</i>	-	<i>849.0</i>	-
	<i>OCS</i>	-	-	<i>846.5</i>
	<i>FE</i>	-	-	<i>847.5</i>
	<i>JB</i>	<i>858.5</i>	<i>850.6</i>	<i>850.5</i>
	<i>JB</i>	<i>859.5</i>	<i>853.7</i>	<i>853.6</i>
	<i>DI</i>	<i>859.0</i>	<i>855.6</i>	<i>855.5</i>
	<i>DI</i>	<i>861.8</i>	<i>857.4</i>	<i>857.3</i>
	<i>DI</i>	<i>863.8</i>	-	<i>859.2</i>

LABEL	DESC.	TYPE	SLOPE	SIZE	LENGTH
P1	2 - 1	RCP	1.3%	18"	24'
P2	3 - 2	RCP	4.6%	18"	99'
P3	4 - 2	RCP	3.1%	15"	67'
P4	6 - 5	RCP/HDPE	7.3%	18"	41'
P5	7 - 6	RCP/HDPE	3.1%	18"	96'
P6	8 - 7	RCP/HDPE	1.0%	18"	179'
P7	9 - 8	RCP/HDPE	1.0%	18"	170'
P8	10 - 9	RCP/HDPE	1.0%	18"	180'

NOTES:

1. DI DENOTES DROP INLET. REFER TO C1.0.
2. JB DENOTES JUNCTION BOX. REFER TO C1.0.
3. FE DENOTES FLARED END SECTION. REFER TO C1.0.
4. OCS DENOTES OUTLET CONTROL STRUCTURE.
5. RCP DENOTES A REINFORCED CONCRETE PIPE.
6. HDPE DENOTES HIGH DENSITY POLYETHYLENE PIPE.

LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>
-----------------	-----------------

PROPERTY LINE — — — —

CONTOURS
REFER TO C1.0

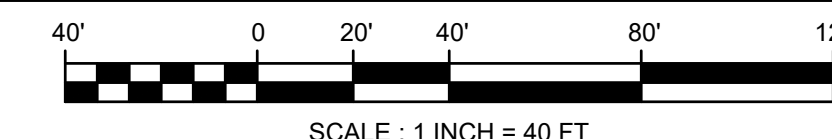
SPOT ELEVATIONS
REFER TO C1.0

STORM STRUCTURE
REFER TO STORM DRAINAGE
TABLE & NOTES

STORM PIPE
REFER TO NOTES

SHALLOW SWALE

REFER TO SHEET C1.0 (SITE NOTES) FOR NOTES AND SPECIFICATIONS.



BPA CLARITY
BY DESIGN
© Britt, Peters & Associates, Inc.

101 Falls Park Drive
Greenville, SC 29601
(864) 271-8869

Greenville • Charleston
Norfolk • Charlotte • Athens
www.brittpeters.com

SEALS

GARAGE CLUB DEVELOPMENT

W HALFWAY BRANCH RD
WALHALLA, SC 29691

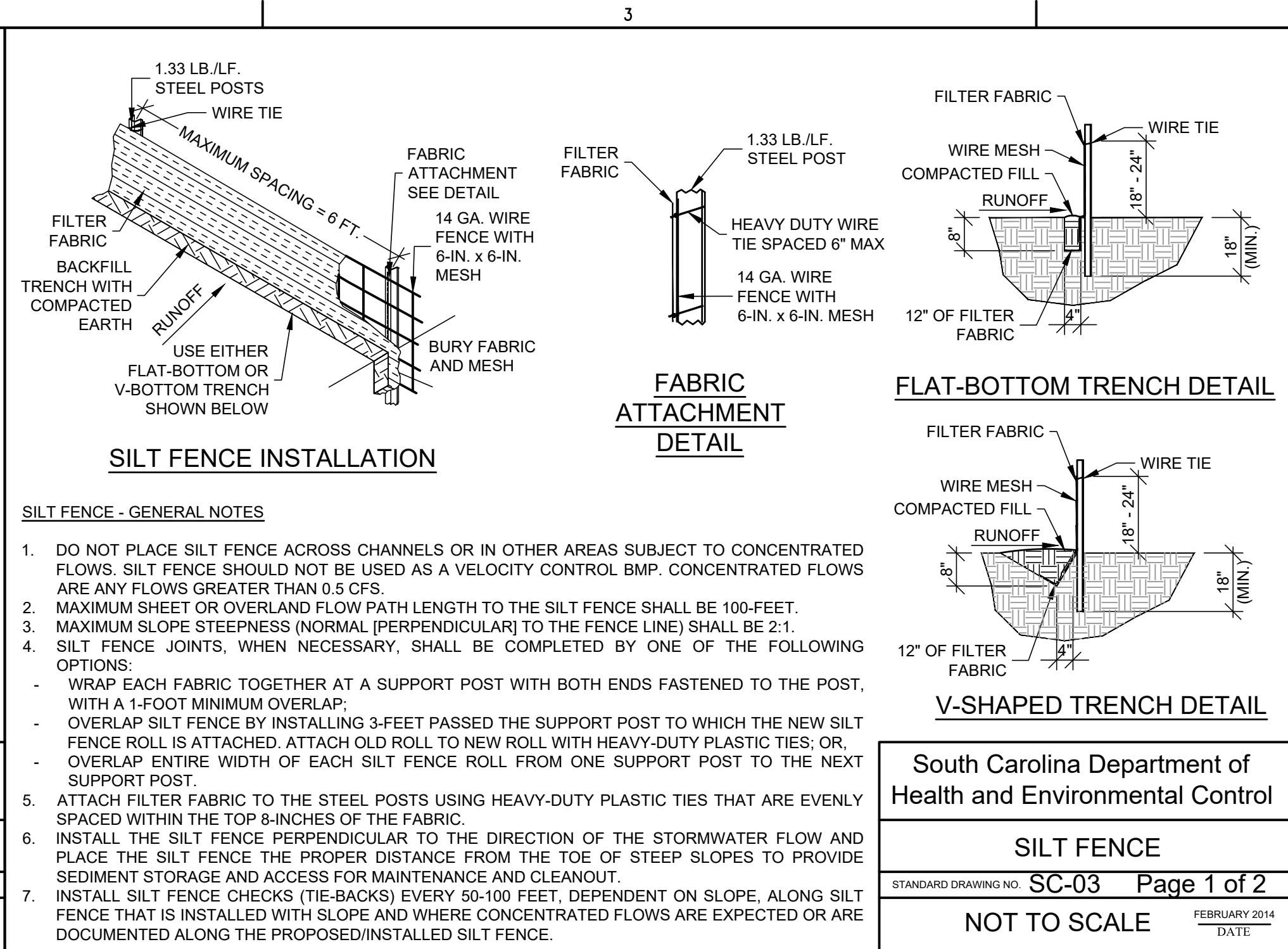
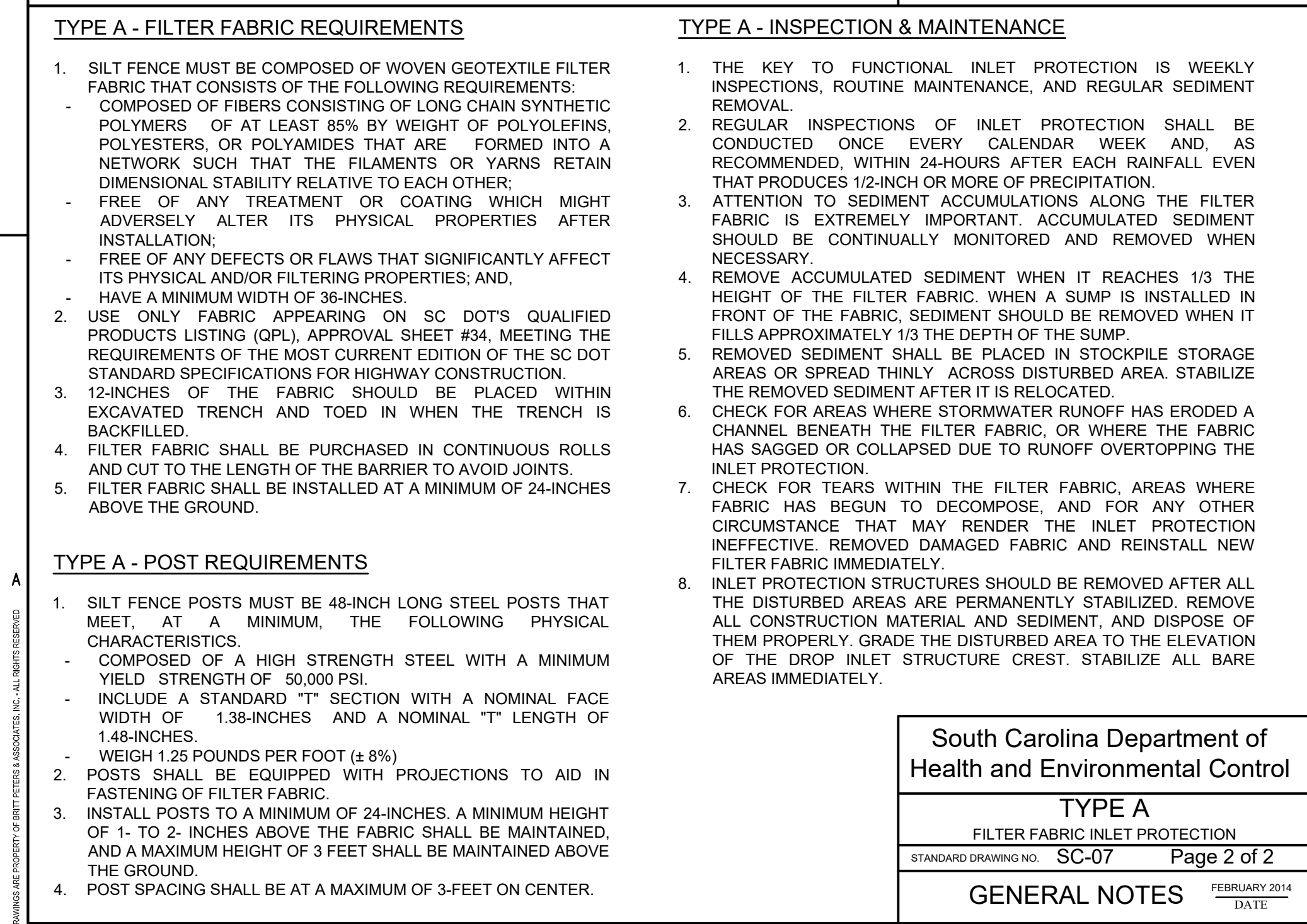
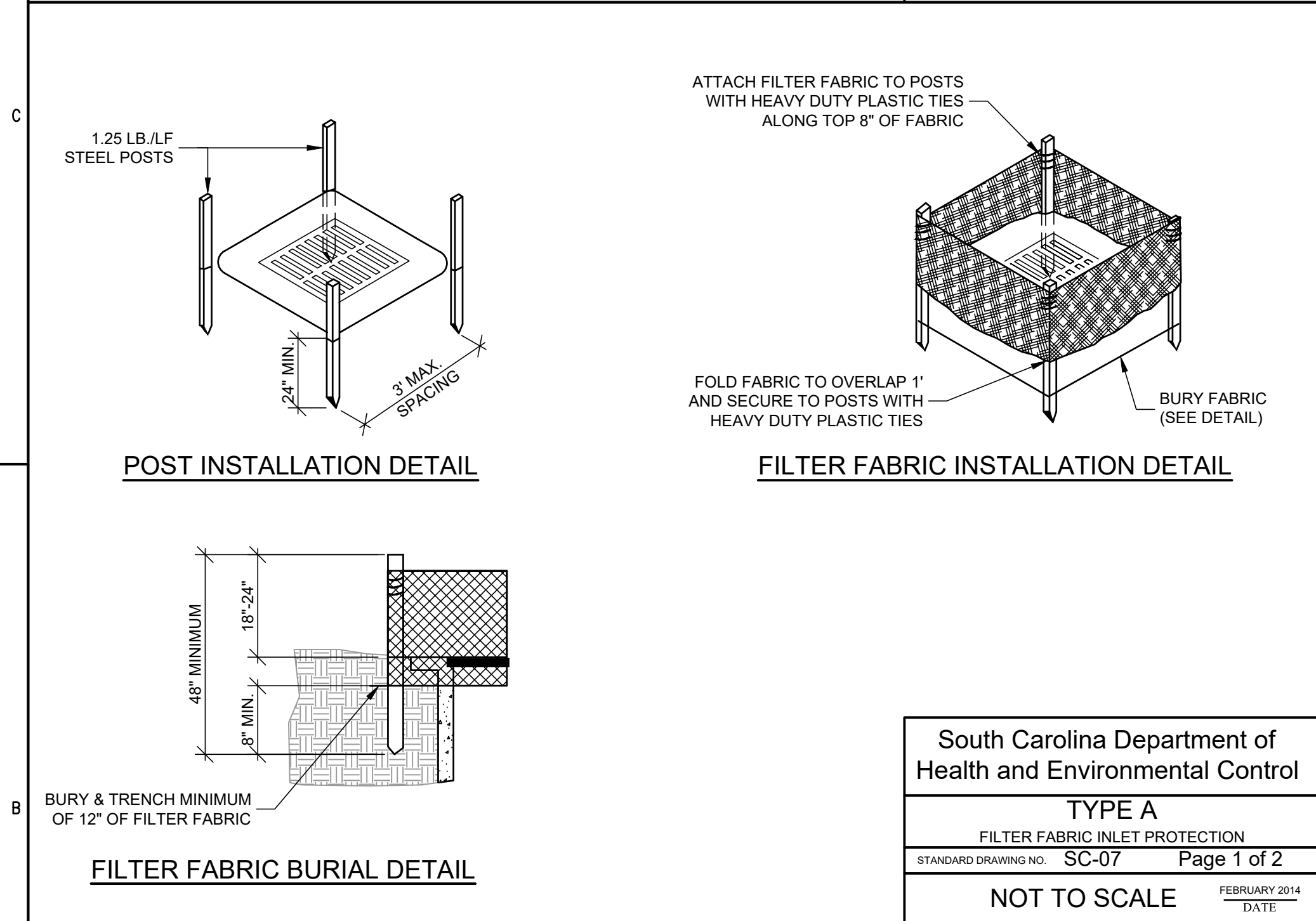
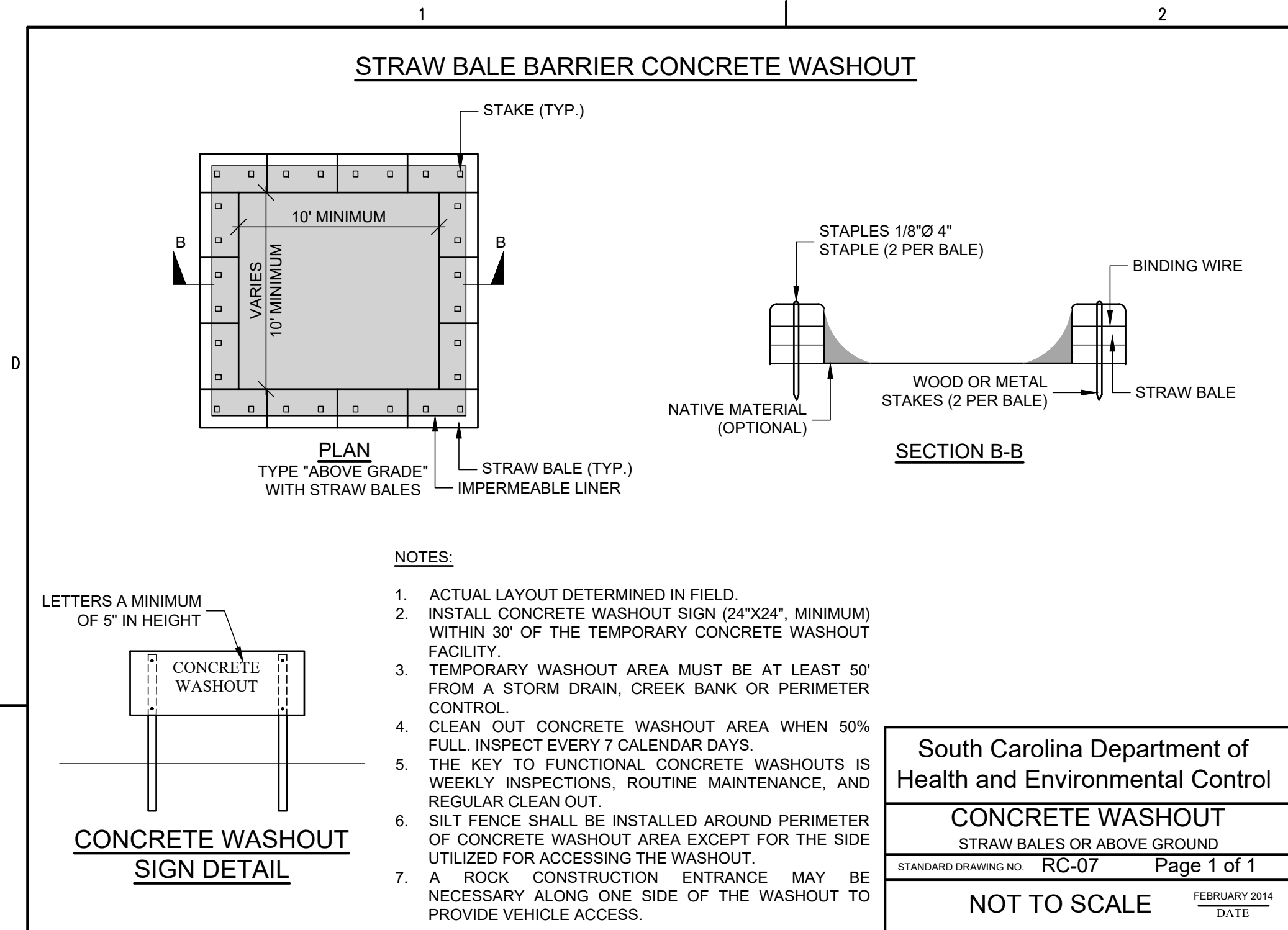
REVISIONS:		
NO.	DATE	DESCRIPTION
A	07/07/2026	ISSUE FOR PERMIT

Project Manager: JAC
Project Engineer: MPM
Drawn By: MPM

GRADING & DRAINAGE PLAN

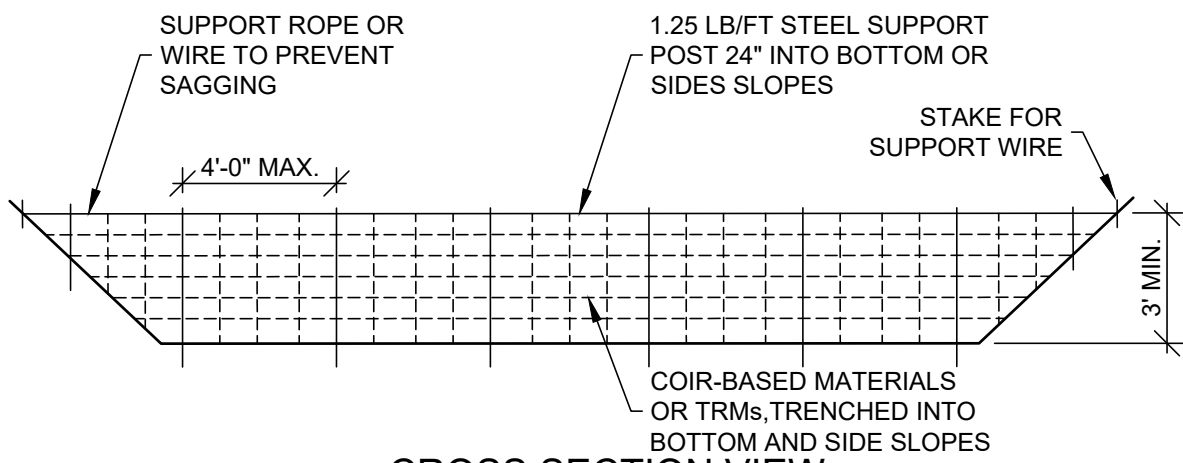
Sheet Number:	Project Number:
C4.0	260298
	Date:
	07/07/2026



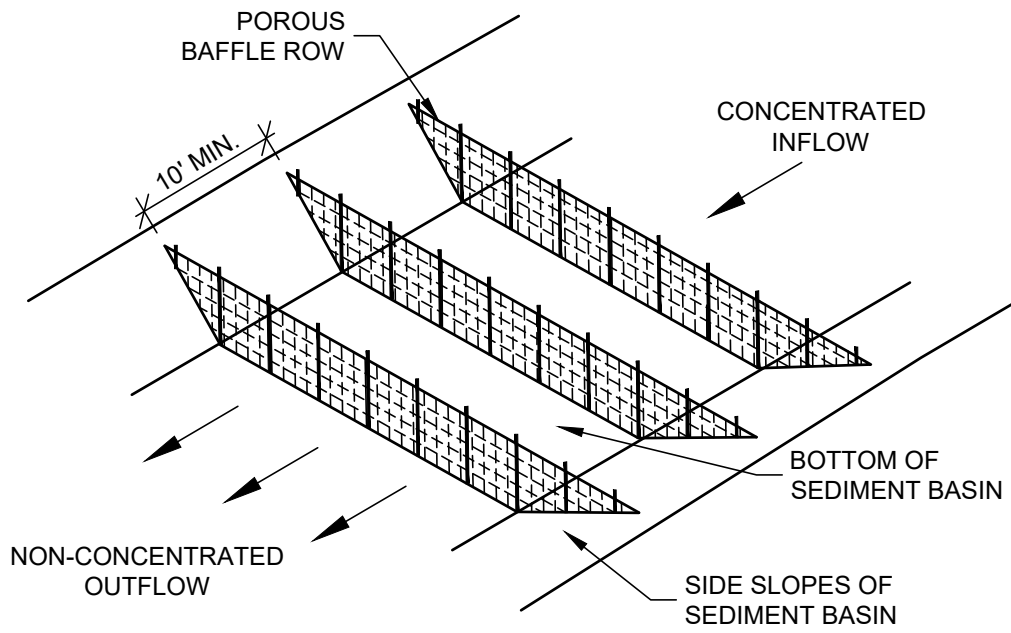


D
C
B
A

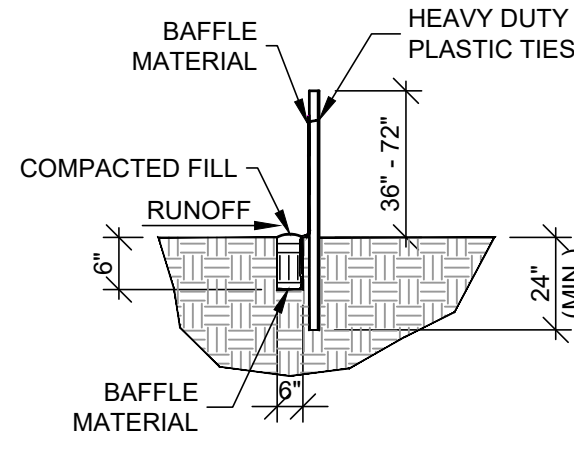
DRAWINGS ARE PROPERTY OF BRITT PETERS & ASSOCIATES, INC. - ALL RIGHTS RESERVED



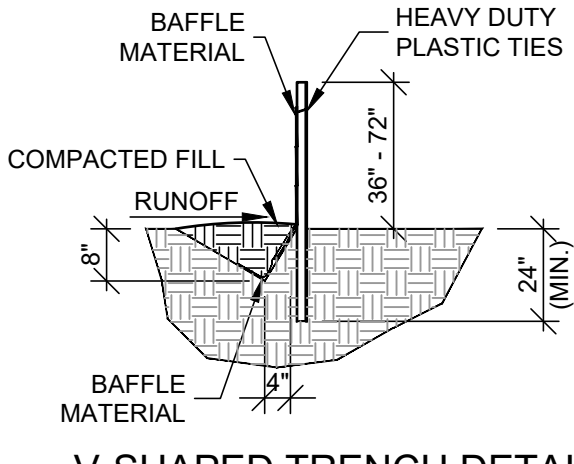
CROSS SECTION VIEW



PERSPECTIVE VIEW



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

South Carolina Department of
Health and Environmental Control

POROUS BAFFLES

STANDARD DRAWING NO. SC-13 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014
DATE

BAFFLES - POST REQUIREMENTS

1. POROUS BAFFLE POSTS MUST BE 60-INCH TO 96-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 BAFFLE MATERIAL.
3. INSTALL POSTS TO A MINIMUM OF 24-INCHES. A MINIMUM HEIGHT OF 1-TO 2-INCHES ABOVE THE FABRIC SHALL BE MAINTAINED, AND A MAXIMUM HEIGHT OF 3 FEET SHALL BE MAINTAINED ABOVE THE GROUND.
4. POST SPACING SHALL BE AT A MAXIMUM OF 4-FEET ON CENTER.

BAFFLES - MATERIAL REQUIREMENTS

1. BAFFLE MATERIAL MUST BE COMPOSED OF COIR-BASED MATERIALS OR TURF REINFORCEMENT MATTING (TRM) THAT CONSISTS OF THE FOLLOWING REQUIREMENTS: - HAVE A LIGHT PENETRATION (% OPENINGS) BETWEEN 10-35%; - FREE OF LOOSE STRAW MATERIAL; - HAVE A MINIMUM TENSILE STRENGTH OF 145 LB/FT; AND, - HAVE A MINIMUM WIDTH OF 48-INCHES.
2. 12-INCHES OF THE FABRIC SHOULD BE PLACED WITHIN EXCAVATED TRENCH AND TOED IN WHEN THE TRENCH IS BACKFILLED OR BAFFLE MATERIAL MAY BE STAPLED INTO GROUND BY USING 12-INCH STAPLES WITH A MAXIMUM SPACING OF 12-INCHES.
3. BAFFLE MATERIAL SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE WIDTH OF THE SEDIMENT BASIN OR TRAP TO AVOID JOINTS.

BAFFLES - GENERAL NOTES

1. ATTACH BAFFLE TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED ALONG THE ABOVE GROUND PORTION OF EACH POST.
2. INSTALL THE BAFFLE ROWS PERPENDICULAR TO THE DIRECTION OF THE STORMWATER FLOW AND PLACE EACH BAFFLE THE PROPER DISTANCE FROM INLET AND OUTLETS TO ALLOW ACCESS FOR MAINTENANCE AND CLEAN-OUT.

BAFFLES - INSPECTION & MAINTENANCE

1. THE KEY TO FUNCTIONAL POROUS BAFFLES IS WEEKLY INSPECTION, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF POROUS BAFFLES 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 EACH ROW OF BAFFLES 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 BAFFLE ROW OR WHEN IT REACHES THE CLEAN-OUT HEIGHT OF THE SEDIMENT BASIN OR TRAP, WHICHEVER IS REACHED FIRST.
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 EACH ROW OF BAFFLES, OR WHERE THE BAFFLE HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE BAFFLE.
7. CHECK FOR TEARS/RIPS WITHIN THE BAFFLES, AREAS WHERE THE BAFFLE HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY RENDER THE BAFFLE INEFFECTIVE. REMOVED DAMAGED BAFFLES AND REINSTALL NEW BAFFLES IMMEDIATELY.
8. POROUS BAFFLES SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND ONCE IT IS REMOVED, THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.

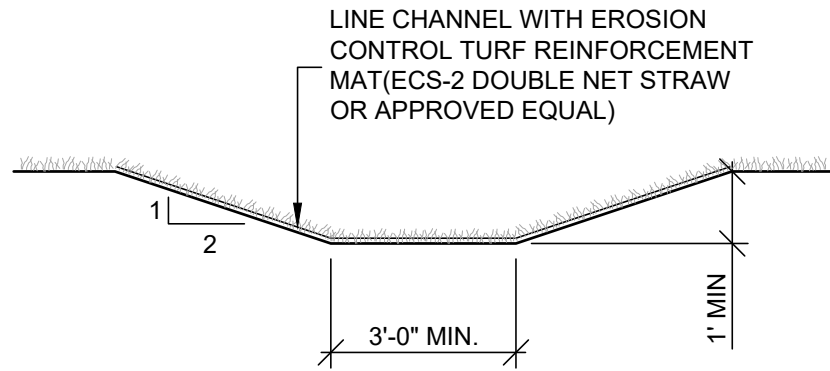
South Carolina Department of
Health and Environmental Control

POROUS BAFFLES

STANDARD DRAWING NO. SC-13 PAGE 2 of 2

GENERAL NOTES

FEBRUARY 2014
DATE

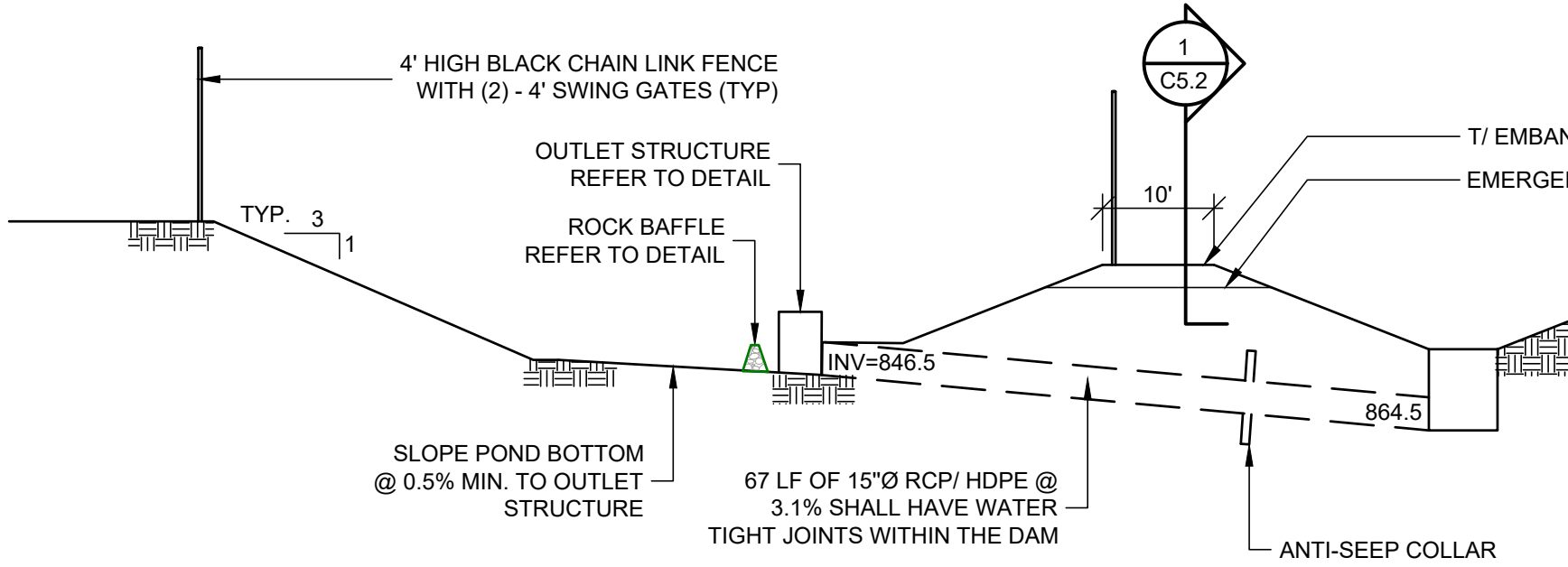


GRASSED CHANNEL DETAIL

NTS

	2-YEAR	10-YEAR	100-YEAR
DISCHARGE	1.0 CFS	13.9 CFS	47.1 CFS
MAX. ELEVATION	854.1'	855.2'	857.5'
MAX. STORAGE	18,769 CF	25,974 CF	43,295 CF

TOTAL POND VOLUME = 47,434 CF

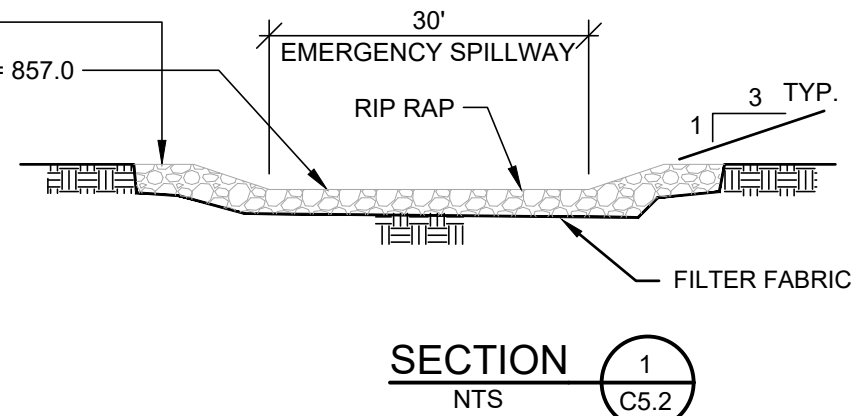


NOTE:

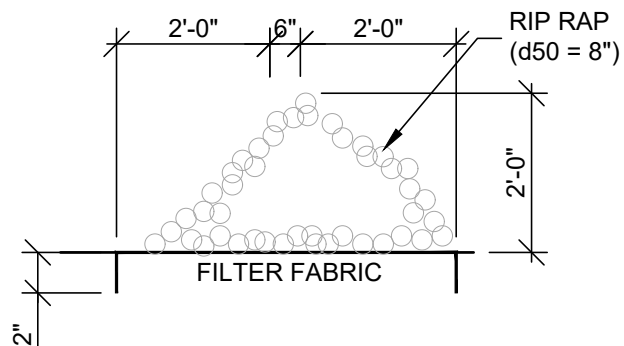
1. THE BASIN SHALL BE UTILIZED AS A SEDIMENT BASIN DURING CONSTRUCTION. INSTALL A POND SKIMMER ON THE OCS AND POROUS BAFFLES.
2. ONCE THE SITE HAS BEEN STABILIZED, REMOVE THE POROUS BAFFLES AND THE BOTTOM OF THE BASIN SHALL BE SHAPED TO DRAIN TO THE OUTLET STRUCTURE AND STABILIZED WITH VEGETATION. AFTER ACHIEVING BASIN STABILIZATION, REMOVE THE POND SKIMMER, MODIFY THE OCS AND INSTALL THE RIP-RAP BERM.
3. THE ANTI-SEEP COLLAR SHALL BE 4'X4' MINIMUM AND CAN BE A PRE-MANUFACTURED HDPE COLLAR OR FORMED ON-SITE WITH 4" THICK 3,000 PSI CONCRETE.

MULTIPURPOSE BASIN DETAIL

NTS

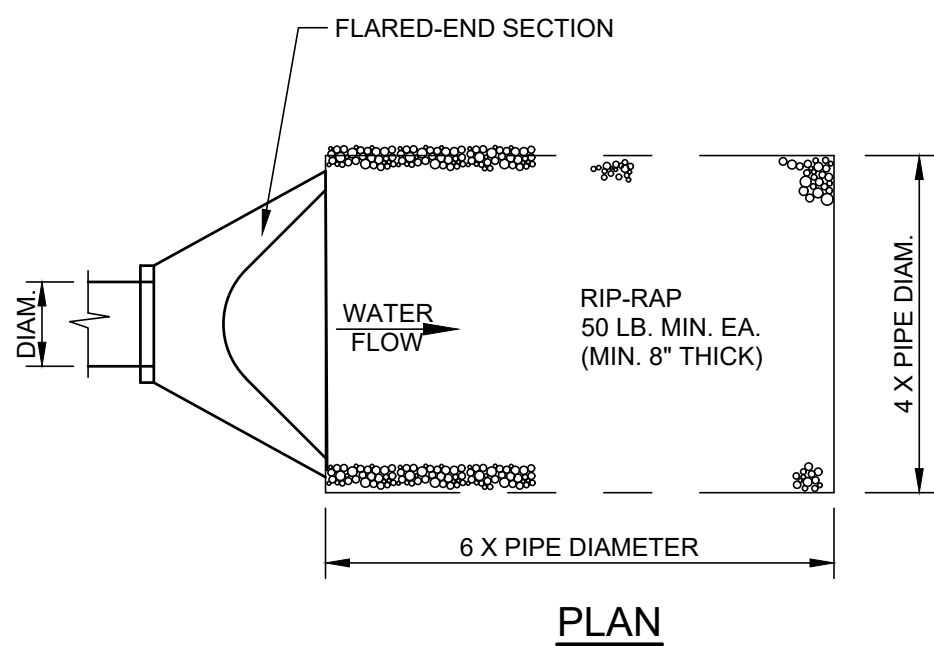


SECTION 1



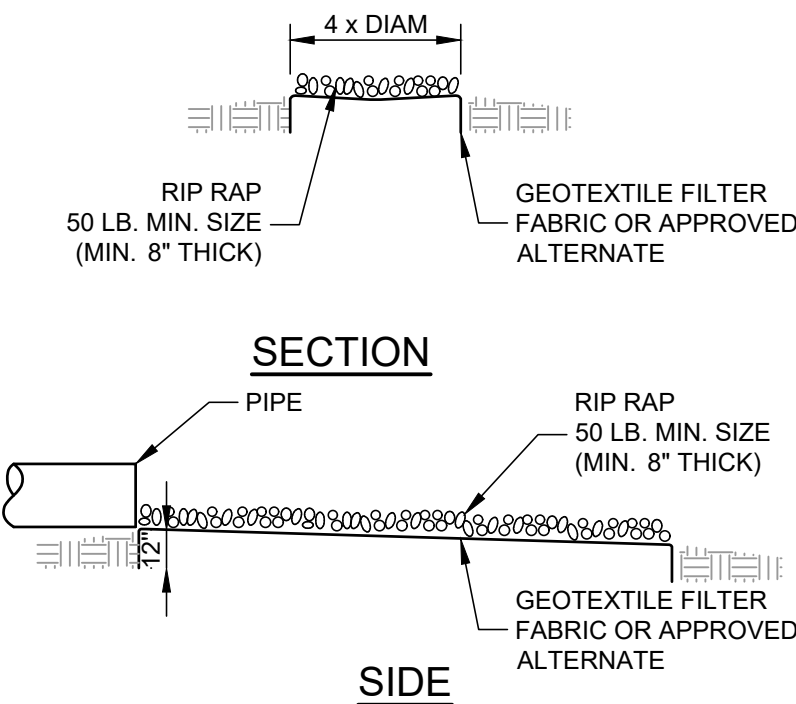
RIP RAP BERM

NTS



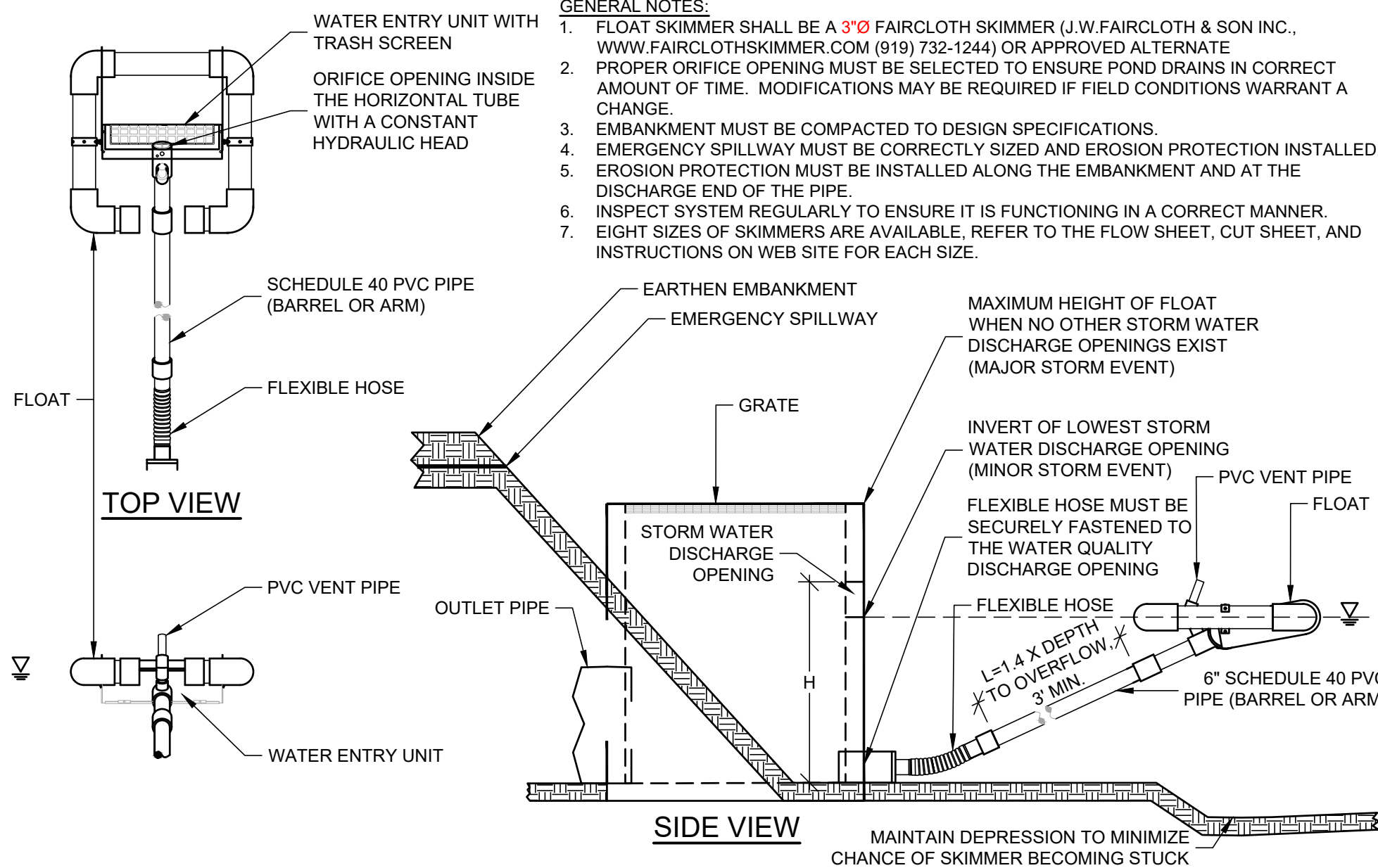
RIP RAP APRON DETAIL

NTS



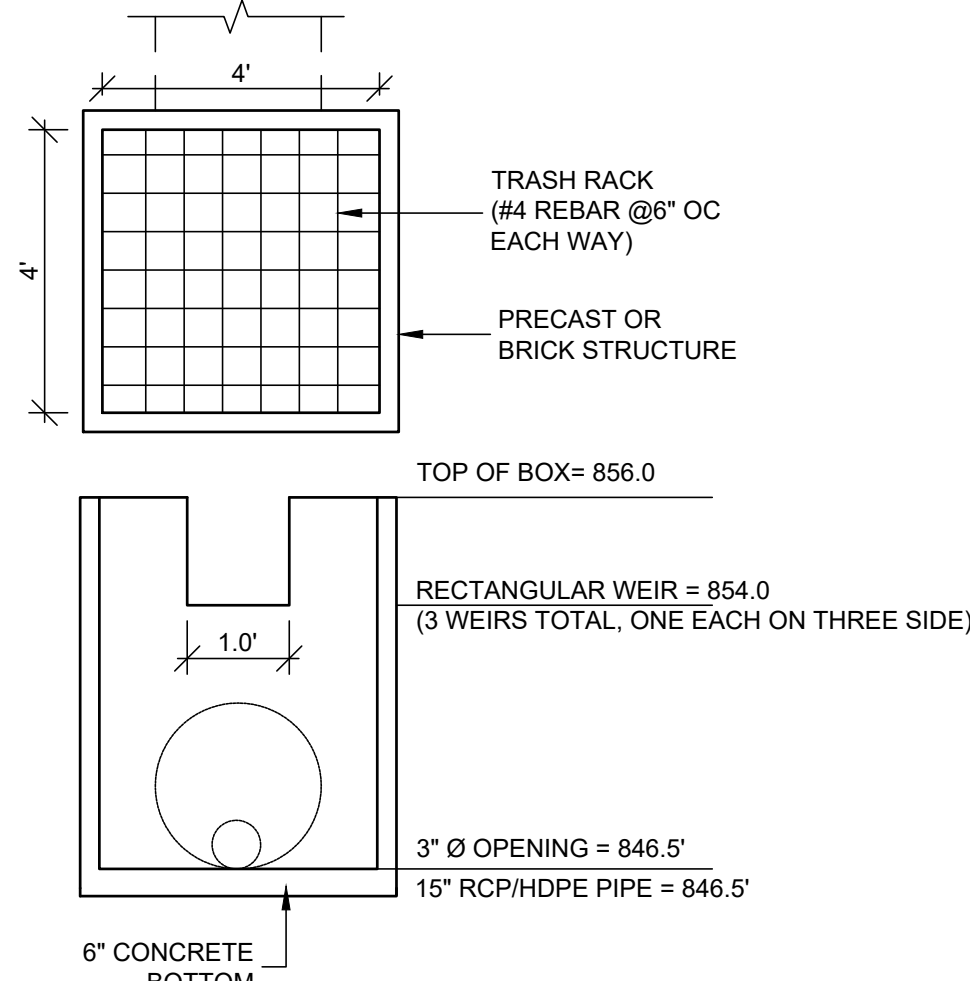
SECTION

SIDE



FLOAT SKIMMER DETAIL

NTS



OUTLET CONTROL STRUCTURE

NTS

NOTES:

1. DURING LAND DISTURBING ACTIVITIES, CAP THE OCS TOP, CLOSE OFF ORIFICES AND INSTALL A FLOAT SKIMMER.
2. ONCE UPSTREAM AREAS ARE STABILIZED, REMOVE CAP AND SKIMMER, INSTALL ORIFICES AND TRASH RACK.

BPA CLARITY
BY DESIGN
© Britt, Peters & Associates, Inc.

101 Falls Park Drive
Greenville, SC 29601
(864) 271-8869

Greenville • Charleston
Norfolk • Charlotte • Athens
www.brittpeters.com

SEALS

GARAGE CLUB
DEVELOPMENT

W HALFWAY BRANCH RD
WALHALLA, SC 29691

REVISIONS:	NO.	DATE	DESCRIPTION
	A	07/07/2026	ISSUE FOR PERMIT

Project Manager: JAC
Project Engineer: MPM
Drawn By: MPM

Sheet Title:

SITE
DETAILS

Sheet Number: Project Number:

260298

Date: 07/07/2026

C5.2