Please click the link below to join the webinar:
https://us02web.zoom.us/j/83180322640?pwd=MaRfoR8bvKyviVwyrwEDeEMkNKTGDw.1
Password: 549474 Meeting ID: 831 8032 2640 Call in Phone #: 1+929-205-6099

City of Beaufort
1911 Boundary Street
Beaufort Municipal Complex
Beaufort, South Carolina 29902
(843) 525-7070

Planning Commission Regular Meeting Agenda
November 17, 2025

Statement of Media Notification

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

Regular Meeting - Council Chambers, 2nd Floor - 5:00 PM

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort SC

I. Call to Order

II. Pledge of Allegiance

III. Minutes

A. **October 6, 2025 Worksession Minutes**

B. **October 20, 2025 Regular Meeting Minutes**

IV. Questions Relating to Military Operations

V. Old Business

A. **The Grove at Broad River.** The Applicant, Erick Walsnovich, Woods Partners, is proposing an apartment community.

VI. New Business

A. **Lady's Island Middle School.** The Applicant, Ward Edwards, are proposing to rebuild the existing Lady's Island Middle School building to replace the existing facility.

VII. Discussion

A. **Discussion: Chapters 2-4 of the Development Code**

VIII. Adjourn

Planning Commission
Work Session Minutes – October 6, 2025

CALL TO ORDER 4:47

A work session of the Planning Commission was called to order by Chairman Mike Tomy and was held in-person in the Planning Conference Room on October 6, 2025 at 2:04 PM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

Members were in attendance: Mike Tomy, Chairman, Bill Bardenwerper, Vice-Chairman, Libby Anderson, Clinton Hallman, Benjie Morillo, and Bill Suter.

Members attending virtually: Kim McFann.

Staff in attendance: Curt Freese, Community Development Department Director, Christopher Klement, Planner III and Nicolas Navia, Planner I.

DISCUSSION 5:45

Mr. Freese stated that Chapter 4 has design standards, which is a core portion of the code. Mr. Freese went over the 3 big concepts for the Chapter 4 requirements as follows:

1. **Enhanced Aesthetic Harmony** – detailed architectural standards emphasizing street frontage, four-sided design, and diverse housing models that strengthen Beaufort's unique character.
2. **Design Flexibility with Oversight** – New discretionary guidelines encourage innovation while ensuring compatibility, with Planning Commission balancing creativity and tradition.
3. **Diversity and Scale Management** – Requirements for varied building designs and articulation prevent monotonous development, enhancing visual interest and neighborhood identity.

Mr. Freese went over the following changes to Chapter 4 for the Building Design and Infill Standards. He began with this chapter first because it is the most important.

MAJOR CHANGES:

T3-S/T3-N. Removed T3 exemption from design requirements, ensuring all zones follow consistent architectural standards. **Architectural Theme Requirements.** Added unifying architectural theme for all buildings within developments, prohibiting domineering canopies and ensuring appropriate scale. **Private Frontage Simplification.** Eliminated forecourt type – not common in Lowcountry architecture and previously abused in larger projects. Removed arcade frontage type as it's not typical of Lowcountry features and rarely utilized.

Single-Family Standard changes.

Street Frontage Architecture. Detailed standards for courtyards, columns, towers, and porches creating engaging street presence. **Four-Sided Design.** Architectural quality required on all sides with attention to massing, roof lines, and materials. **Garage Limitations.** Maximum 30% of street façade, 10-foot setback in T3-S zones to minimize visual dominance. **Front Yard Landscaping.** Diverse species, regionally sourced materials, and one ornamental tree requirement.

Multi-Family changes.

2-3 Unit Houses. Require 2-3 District designs based on unit county, with no adjacent similar buildings and 18-inch elevation requirement, ne design requirements. **Rowhomes/Townhouses.** 2-3 district designs based on row county, 3-foot elevation, garage limits (max 4 fronts), and rear wall articulation. **Apartment Houses.** Design diversity with varied massing, floor types and elevations, articulation every 36 feet, roof combinations, and color limits, garage restrictions.

Commercial Building Standards changes.

Livework/Mixed-Use. Wall articulation with 35-foot maximum uninterrupted length, façade treatment continuity, and vertical window proportions. **Liner Buildings.** 25-foot minimum depth for detached, mandatory use in RMX, two-story requirement with façade treatment. **Large Footprint.** Change to 10,000 sq. ft. from 20,000. Enhanced wall articulation, façade treatment, and window proportion requirements for visual interest.

Window and Material changes.

Material Changes. Eliminated Tabby from approved materials – historically inappropriate. Prohibited vinyl windows on contributing Historic District buildings. **Window Requirements.** Clear definition of fenestration transparency. 6 foot visual clearance behind glass. **Window Requirements.** Clear definition of fenestration/transparency. 6-foot visual clearance behind glass. Ground floor windows, added a mandate for commercial ground floor windows to remain clear at night with internal illumination, offering alternatives (e.g., display windows, public art_ if internal functions conflict with transparency.

Window and Material changes – Specific to Zones RMX, T4-N, T4-HN, T5-UC and T5-DC.

Façade window sizes. Added a guideline for facades to feature varied window sizes, with smaller windows above, especially for buildings over two stories. **Mullions/Muntins.** Added a requirement for thin mullions or muntins on windows larger than 2 feet in any direction (except storefronts), with depth equal to width. **Historic District.** Added a specifications that windows in the Historic District must use exterior-applied muntins with interior spacer bars (SDL) or true divided lite (TDL) windows.

Next, Mr. Freese went over the following changes to Chapter 2 for Maps and Districts.

Lot Standards Revisions.

Comprehensive updates to Beaufort's development standards focusing on lot coverage, building placement, and community diversity requirements. **T3-S Lot Coverage.** Maximum roof coverage increased from 30% to 45% of lot area, lot sized reduced to 6,000 sq. ft. to reflect trend towards smaller lots. **T5-UC Adjustments.** Maximum lot coverage reduced to 90% (from 100%), frontage build-out reduced to 60% minimum.

Garage Changes.

Reduced from 20 ft to 5 ft minimum in T3-N, T4-N, and T4-HN districts. More flexible garage placement. Better lot utilization.

HVAC Encroachments.
New allowance for HVAC units up to 3 ft encroachment. Fencing Standards removed and relocated for clarity.

Housing Diversity.
Housing Diversity requirements. 5+ acres, minimum of two housing diversity types required. 10+ acres, minimum of three housing diversity types required. 20+ acres, minimum of four housing diversity types required. Tiered approach prevents uniform housing patterns and supports diverse community needs across all development phases.

Height Transition.
Buildings in T4-N, T4-HN, T5-UC, and RMX districts must ___ exceed adjacent district height limits within 75 feet of boundary lines. Promotes visual harmony and prevents overshadowing while maintaining neighborhood character.

IMPACT OF CHANGES.
Enhanced Variety. Diverse housing options cater to different demographics, reducing subdivision monotony. **Improved Streetscapes.** Varied lot sizes create pedestrian-friendly environments supporting walkability. **Equitable Development.** Harmonious density distribution prevents isolated high-density pockets. **Overlay.** He proposed to moving the overlay standards to Chapter 6 for better organization and clarity.

Mr. Freese went over the following changes to Chapter 3 for Land Use Provisions.

Zoning.
Comprehensive updates to Beaufort's zoning and land use standards, addressing use permissions development guidelines, adding overlays, and conservation requirement.

T4-NA District.
T4-Neighborhood Artisan (A) with specific conditions for trail district uses. Missing Code Elements. Addresses previously listed uses allowed in the T4-NA subdistrict. **Special Conditions.** Other T4-N uses may have special conditions for T4-NA noted in Additional Standards. Mr. Freese referred to the trails and they don't have a Use Table in the code (near the Depot area).

USE CHANGES.
New Use Categories Added – Animal Hospitals & Kennels. New category restricted to RMX and LI districts only. Nosie, smells, and outdoor animal areas not consistent with transect districts. Revised Section 3.6.2.E and removed from T5-UC. **Self-Storage.** Added to three districts and varying permissions based on district character and existing infrastructure. Conditional in RMX (screened by liner building). Existing use in T4-NA (warehouse buildings). Permitted in industrial district. Mr. Freese said the issues that come along with animal kennels are better handled in a non-urban environment. Self-storage is a needed use and we need a district that allows it.

Split Zoning Development Rules.
RMX/T5-UC Properties. Split-zoned properties must choose one district's standards at development start. **Priority Standards.** T5-UC standards required if urban blocks from Appendix C adjoin the site. **Cohesive Development.** Maintains consistent urban form while simplifying planning process.

Conservation Subdivision District/Balancing Development & Preservation.
Low-Density Housing. Single-family homes with larger lots and setbacks maintaining rural character.

Conservation Focus. 80% open space requirement minimizes environmental impact and preserves natural resources. **Trail Integration.** Mandatory bike lanes and crusher fines trails promote active transportation and connectivity. Option for Future Annexation.

PARKING LOTS.

Parking Lot Items. How to add additional vernacular architecture requirements? Consider design guidelines in the future? Apartments in T4-N?-Should they be removed? Two-story requirement for major roads and intersections? Drive-thru requirement on Boundary Street? Split Zoning, should it end?

Public Comment:

Paul Trask, has four points he wanted to have conversation with the Planning Commission (PC) about. Mr. Trask referred to the Boundary Street Masterplan that was done way before the Beaufort Code was developed. He talked about a 2-Story Analysis he did. He also recommending additional five foot allowance for setback in T5-UC. He made a comment about why he feels Boundary Street will remain an Auto-Centric corridor and why it is not a pedestrian oriented street. Mr. Trask said his goal is to suggest some positive changes to the code that don't injure character of our community that could make things more functional. Mr. Trask did a case study on the South Atlantic Bank. (See attachments)

Mr. Tomy suggested the PC address Mr. Trask's concerns as they come up in each chapter rather than addressing them all at once. PC members agreed. Mr. Trask said he two in chapter 2, one in chapter 3, and one in chapter 4 where these issues come up relating to his four points.

Public Comment closed.

PC took a 10 minute break at this time.

Ms. McFann asked the Chairman Tomy about the status of the collaboration between the PC and the Historic District Review Board (HDRB). Mr. Tomy said City Council is moving forward and asked Mr. Freese to put together information about what the Board should look like and who should be on the Board. After speaking with each councilman, Mr. Tomy ask that Bill Bardenwerper be added to the Board because of his legal experience with land which is going to be very important as we move forward. Mr. Tomy mentioned that the Ad hoc group is now a task force.

The PC agreed to continue reviewing Chapters 2, 3, and 4 at their next worksession which will be on Monday, November 3rd, starting at 1:00 pm.

The Worksession ended at 3:46 pm.

DRAFT

Planning Commission
Meeting Minutes – October 20, 2025

CALL TO ORDER 1:53

A meeting of the Planning Commission was called to order by Vice-Chairman, Bill Bardenwerper, and was held in-person on October 20, 2025, at 5:01 PM.

ATTENDEES

Members in attendance: Bill Bardenwerper, Vice-Chairman, Clinton Hallman, Kim McFann, Benjie Morillo, Bill Suter, and Libby Anderson.

Member absent: Mike Tomy, Chairman.

Staff in attendance: Curt Freese, Community Development Director and Christopher Klement, Community Development Planner III, and Nick Navia, Community Development Planner I.

MINUTES 2:30

A. September 8, 2025 Worksession Minutes

Ms. Anderson noted on page 2 in the second paragraph the word *agenda* needs to be changed to *agent.* Also, on page 3 under public comment, the word *AUDs* needs to be changed to *ADUs.*

Mr. Bardenwerper noted on page 3 in the fifth paragraph that the word *live* needs to be changed to *leave*.

Motion: Mr. Hallman made a motion to approve the minutes with the noted changes. Ms. Anderson seconded the motion. The motion passed unanimously.

B. September 15, 2025 Regular Meeting Minutes

Motion: Mr. Suter made a motion to approve the minutes. Mr. Hallman seconded the motion. The motion passed unanimously.

QUESTIONS RELATING TO MILITARY OPERATIONS 5:31

None.

DRAFT

NEW BUSINESS 5:42

A. Whitehall Café – 119 Whitehall Drive. The Applicant, Court Atkins Architects are requesting to build a two-story 4,500 square foot mixed-use building in the Whitehall Development.

Nick Navia, presented his staff report.

Public Comment:

None.

Public Comment Closed.

Motion: Mr. Morillo made a motion to approve the site plan with the staff recommendations and additional recommendations such as locating the bike racks, working with an arborist to protect the trees and for the city to review the HVAC design.

Mr. Suter suggested Mr. Morillo add to his motion the parking assignment. Ms. McFann suggested Mr. Morillo also add the mailboxes to his motion.

Mr. Morillo amended his motion to include the parking assignment and relocating the mailboxes. Mr. Suter seconded the motion. The motion passed unanimously.

DISCUSSION 35:34

A. Discussion of Chapter 2, 3, 4, of the Development Code.

Mr. Bardenwerper stated that since Mr. Freese already provided the Planning Commission (PC) with a summary it wasn't necessary to go over the summary, but instead the PC can propose questions to Mr. Freese and make generalized comments on each chapter.

Mr. Freese went over the one page proposed schedule with the meeting times that he gave to the PC tonight which relate to the Beaufort Development Code Changes (see attached).

The Planning Commission (PC) discussed Chapter 2 (Lot Standards) Summary of Revisions as follows:

- 2.4.1 Transect-Based District Standards
- Accessory Building Placement (2.4.1.C)
- Encroachments 2.5.6:
- Lot Diversity: 2.5.9 (New)
- 2.6.2 Building Height Above Grade
- 2.6.6 Height Transition
- Sections 2.7-2.8 Overlay Standards (remove and replace in Chapter 3)

The PC discussed Chapter 3 Summary of Revisions (Zoning and Land Use) as follows:

- 3.1.1 Use Permissions Defined
- 3.2 Table of Permitted Uses

- 3.2.1 Overview of Use Categories, G. RMX/T5-UC Split Zones
- 3.6.2 C Commercial Use Category
- 3.13 Overlay District Conservation Subdivision

Mr. Freese stated the Design Chapter is perhaps the core of the Form Based Code. Staff including Meadors Architecture, both reviewed our code based on practical experience with projects (for Meadors, this includes over 6 years of experience in Beaufort) and then began researching other form based codes and ideas in other jurisdictions. The following three design principles were the focus of the revisions:

1. Enhanced Aesthetic and Contextual Harmon
2. Increased Design Flexibility with Oversight
3. Diversity and Scale Management

The PC discussed Chapter 4 Summary of Revisions (Design Standards) as follows:

- 4.2.2 Applicability
- 4.3.2 Specific Guidelines
- 4.4 Private Frontage Types
- 4.5 Building Types
- 4.6.3 Building Standards General to All Applicable Districts

Mr. Freese clarified that items that need more time to talk about are linear buildings/two story requirement; lot diversity design diversity, T3-S increasing density, TND Floating Overlay and PUDs.

Ms. Anderson mentioned going to Habersham as a group and having a walking tour. Habersham is a good example of a mixing a different building types or uses.

Mr. Freese and the PC briefly discussed what projects were coming to the November Regular Meeting.

Public Comment:

None.

Public Comment was closed.

ADJOURNMENT 2:11:56

Motion: Mr. Hallman made a motion to adjourn the meeting seconded by Mr. Suter. The motion passed unanimously. The meeting adjourned at 7:12 pm.

STAFF REPORT: Sketch Plan, Development Design Review

The Grove at Broad River

DATE: November 17th, 2025

GENERAL INFORMATION		
Applicant:	**Eric Walsnovich agent for Edmund Waddill Chaucer Creek Capital**	
Address/Parcel Number:	**Broad River Road/US 21 /R120 029 000 0045 0000**	
Applicant's Request:	**To obtain sketch plan approval for a new 200-unit multi-family development**	
ZONING DISTRICT INFORMATION		
	T4-N	
Lot Width at Setback:	**N/A**	
Max Lot Coverage:	**70%**	
Min. Frontage Build Out	**60% minimum; 85 % max**	
Front Setback	**0'-15' max**	
Side Setback	**0'-10' max**	
Rear Setback	**10'**	
Building Height:	**2 stories min; 4 stories max (100' building width on frontage max)**	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Adjacent Buffer Required**
North: County: C3NMU; C5RCMU	**Single Family/Rural**	**N/A**
South: T-5 UC/RMX	**Apartments/Vacant Forested**	**N/A**
East: County: C5RCMU	**Mobile Homes/Church**	**N/A**
West: County: C5RCMU	**Mobile Homes**	**N/A**

BACKGROUND:

The applicant is seeking sketch plan approval to develop the site into a 204 unit multi-family development. The development is planned for 16 different multi-family buildings comprising 204 units; 108 of the units are in the Type A (see Site Plan) one bedroom units; 84 units are two bedroom and in the Type B type; and 12 are three bedroom units and in the Type C type. The three unit types are all three stories and spread throughout the development with different elevations for Type A, B, and C. The development is also proposing a pool, trail, pond, outdoor kitchen kayak stand, and other communal spaces. Sketch Plan approval as per Section 7.5.3 is required for any major subdivision and is intended to provide the conceptual design including zoning, transportation, pedestrian network, parks, tree canopy,

community open space, and other amenities. The purpose is to allow the Applicant, the Planning Commission, and the community the opportunity to discuss the conceptual subdivision before it goes through the major subdivision platting process. The Sketch Plan is not binding or vested, and is valid for 12 months, with another 12 month renewal.

TRC/PAST SUBMITTALS

A pre-design/TRC meeting was held on July 2, 2024, and August 26, 2025, and the applicant applied for a Sketch Plan in December 2024, which was withdrawn by the applicant. Many additional meetings with staff and the applicant were held throughout the last calendar year, and the applicant has made significant revisions, including substantial reduction of density to save existing tree canopies, addition of buffer on Broad River Boulevard, re-configuration of streets, units, and interspersing unit types throughout the entire development to avoid repetitious duplication of elevations and form, changes to elevations, addition of trails and amenities, addition of North-South view corridors along the units due to the tree save.

ZONING

The site is zoned T-4N, it was annexed and zoned T-4 N to accommodate a duplex/townhouse style development more than five years ago which never received a vested approval. The T-4 N district as per Section 2.3.2 is "A mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing." T4-N requires 2 story building height minimums, and 4 story maximums, with zero to limited zoning setbacks (see table above) and 60-85% buildout of any block.

COMPATIBILITY WITH ADJACENT ZONING:

The site in question is adjacent to rural uses to the North, East, and West. These county properties are all zoned C3NMU and C5RCMU. Both districts allow a wide range of uses, from commercial to multi-family; however, there are regulations related to density and setbacks not found in the City. The site does adjoin the existing Cross Creek Apartments to the South, which are within the City.

7.5.3 Sketch Plan Requirements: Staff analysis and comments of how the project complies with Section 7.5.3 is found after each requirement in red.

1. Street plan: shall provide a preliminary traffic plan that addresses the following elements:

a. The proposed street network and connectivity to the existing Street network, including all proposed access points.

b. The location and layout of all arterial and collector roads within the development.

c. The scope of a traffic impact study prepared by a S.C. licensed traffic engineer which evaluates proposed access points, the existing street system, and any need for any road improvements (including off-site improvements) created by the proposed development.

Staff Comments on Streets:

The applicant submitted a preliminary TIA as part of their submittal package. A full TIA was submitted on November 6, 2025, and has not received a full review for the PC meeting (these take a ~90 day review).

1) Both access points are within access point spacing Section 7.2.3 C: at least 200' between access spacing is required. Both access points are well within the 200' requirement.

2) SCDOT Driveway spacing guidelines require a minimum of 220 ft at posted speeds of 35 mph. The current site plan shows that the new location for the access point on Broad River Road meets this guideline for Glaze Drive Road to its north (317 ft,), but not the Lamon Drive driveway to its south (90 ft).
3) The proposed access to Broad River Road seems to create a jogging intersection with Glaze Drive. SCDOT's ARMs Manual indicates that these types of intersections are to be avoided.
4) Should the property to the East develop, the boulevard should be redesigned to allow a cut through/access lane to its in-bound and out-bound lanes. This would prevent a self-containing development and encourage an urban pattern fitting a T-4 development.
5) Staff would highly recommend the street connection at Katie Rivers Road (private) be made to the apartment complex under review with Beaufort County. This should include moving the street stub South where there is room, so that the stub is built as part of this subdivision/development.
6) Street stubs should be provided at the terminus of the main street, and Northern East to West Street, or at the terminus of each parking aisle, to encourage a future urban pattern. This would comply with Section 7.2.2 A Continuation of Adjoining Street System: The proposed street layout shall be coordinated with the street system of the surrounding area to form an interconnected street pattern, formalized by a platted public access easement. Adequate street connectivity shall be assessed by the TRC, based on the ability of the proposed alignments to: 1. Permit multiple routes between origin and destination points;2. Diffuse traffic; and 3.Shorten walking distances

2.**Community Open space plan:** The Applicant shall provide a preliminary open space plan that depicts compliance with Section 7.4 of this Code, with the following elements:

a. Proposed Community open space distribution and location, including percentage of open space.

b. Compliance with Section 7.4.2, Community Green Space and Community Open Space Requirement.

c .Required buffer areas in accordance with Section 5.5.1.

d. Wetland areas and setbacks as determined by SCDES-BCM, if applicable.

e. Proposed park locations, acreage, and types of parks in accordance with Section 7.4.

Staff Comments on Open Space:

1) **The applicant is compliant with the requirements of the Open Space plan with more than 10% required open space**
2) **The applicant will need to depict the buffer area for future development but has depicted the 30' required buffer in their sketch plan package.**
3) **The Tree save area is substantial and thoughtful in saving many landmark and specimen trees.**

3.**Pedestrian network:**

a. Location of all trails within development, and connection to existing trail network.

b. Connectivity of sidewalks to the existing pedestrian system, including any off-site sidewalk improvements. This includes planning for a one-quarter mile pedestrian distance.

c. Depiction of any bike lanes or any other multi-modal features.

Staff Comments on Pedestrian Network:

1) The Applicant has redesigned the sketch plan to make for a more walkable community, with generous trails, and design around North to South open space corridors in between buildings.

2) The Civic Master Plan in Chapter 6 recommends building pattern for walkable neighborhoods within the city; specifically regarding "Apartment Building" as a building pattern, it talks about being "(...) best suited for dense neighborhood centers and mixed-use corridors. Depending on the surrounding context, the careful use of porches, balconies, roof lines and materials allow apartment buildings to reflect the character of the typical Beaufort neighborhoods or mixed-use, main-street areas. Apartment building are most effective in enhancing the public realm when they are built close to the street and mixed with a variety of other building types, as opposed to being concentrated within large apartment building complexes." (refer to page 106 of the Civic Master Plan).

3) The Civic Master Plan in Chapter 6.5 includes a Neighbor Strategy for Sector 4 (particularly the Battery Creek High School Area) on pages 129 following, states that " (...) Neighborhood centers should be established by allowing limited commercial and mixed-uses in central locations that are within walking distance to the majority of homes. Parks and trail needs should be identified and critical connections should be made to existing regional systems. This care and attention to detail at the outset will ensure that the incremental development which is expected to occur in the future will contribute to a vibrant, sustainable community."

4) No sidewalk is proposed along Broad River Boulevard, required under 7.1.3.

5) Section 7.1.3 will require the main streets within the neighborhood to have curb and gutter, street trees (tree lawn), street lighting, and sidewalks.

4.**Zoning/Design:**

a. The location of zoning boundaries shall be provided with the application and depicted on the Sketch Plan.

b. The Sketch Plan should show how the development is consistent with the surrounding area, and within the property itself.

c. Conceptual building design and massing.

Staff Comments on Zoning:

1) The zoning allows for the density and use.

2) The applicant has revised their plans and lots and blocks to be more urban in nature.

3) In Sec. 4.3.2.B (Rhythm of Development on the Street) the Code further states that "monolithic massing that disrupts the predominant building pattern of the neighborhood and corridor is strongly discouraged." The developer has made a conscious decision to save trees, add buffer area, and centralize all buildings to the interior of the project, to make this project a better fit in the surrounding area next to single family homes. In addition, by distributing the types of units and elevations there is some improvement to the monolithic massing.

4) The project meets Section 2.5.1 D regarding pedestrian entrances and Section 4.5.7 B 2 which states: Building Entries: In buildings with more than 6 residential units, all ground floor units facing a frontage line shall have individual entrances from that frontage line. Buildings with formal entry courtyards or lobbies are exempt from this requirement. The applicant is providing ground floor entries for each unit type.

5) The conceptual elevations comply with Section 2.4.1 A, buildings in the T-4 N District shall have between 60-85% building out frontage along any road.

6) The conceptual design does consider Section 4.5.7 B 3 Parking: On-site parking must be located behind the building and accessed off a rear alley.

5.**Overall utility plan:**

a. A letter from the appropriate utility, confirming the existing capacity of the surrounding utility system, and the future capacity of the utility system for the proposal. Utility plans for the interior of the development (such as water and sewer service lines) are not required as part of this process.

b. Proposed connections to the existing utility system.

Staff Comments on Utilities:

1) A letter has been provided by BJWSA; however, future off-site improvements are required.

2) Future utility agreement with BJWSA will be needed to move to Preliminary Plat/Site Plan: Section 7.1.1.B. says that one of the purposes of the land development requirements is assurance of the timely provision of utilities. Sec. 7.5.7.D.3.c. specifically prohibits approval where adequate infrastructure doesn't exist. The City will need a formal agreement that the regional lift station and any other water and sewer improvements necessary will be constructed in a specific manner of time before we can schedule for a vested site plan approval.

Sketch Plan Findings (see red Staff comments for Staff analysis) :

1. The land use mix within the project conforms to Beaufort's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.

2.The Sketch Plan is consistent with the rationale and criteria set forth in this Chapter, the City's Comprehensive Plan, and the Civic Master Plan as amended.

3.The preliminary traffic, open space, park, utility, and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.

4.The conceptual design and massing proposed is consistent with the requirements of the Development Code.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends Sketch Plan approval as per the findings of Section 7.5.3 with the following conditions/recommendations as this goes to a Preliminary Plat/Site Plan.

1) **A Future utility agreement with BJWSA will be needed to move to Preliminary Plat/Site Plan: Section 7.1.1.B. says that one of the purposes of the land development requirements is assurance of the timely provision of utilities. Sec. 7.5.7.D.3.c. specifically prohibits approval where adequate infrastructure doesn't exist. The City will need a formal agreement that the regional lift station and any other water and sewer improvements necessary will be constructed in a specific manner of time before we can schedule for a vested site plan approval.**

2) **A street connection at Katie Rivers Road (private) be made to the apartment complex under review with Beaufort County to the East. This should include moving the street stub South (where there is room), so that the street is built as part of this subdivision/development.**

3) **Street stubs should be provided at the terminus of the main street, and Northern East to West Street, or at the terminus of each parking aisle, to encourage a future urban pattern. This would comply with Section 7.2.2 A Continuation of Adjoining Street System: The**

proposed street layout shall be coordinated with the street system of the surrounding area to form an interconnected street pattern, formalized by a platted public access easement. Adequate street connectivity shall be assessed by the TRC, based on the ability of the proposed alignments to: 1. Permit multiple routes between origin and destination points;2. Diffuse traffic; and 3.Shorten walking distances

4) **The access point and boulevard along HWY 21 is on a separate parcel which was not submitted with this request. The details, proposed ROW or access easement should be shown and provided on the Site Plan.**

5) **Both access points are within access point spacing Section 7.2.3 C: at least 200' between access spacing is required. Both access points are well within the 200' requirement. This should be reconsidered before this reaches a preliminary plat/Site plan phase, as a variance must be obtained and should be avoided.**

6) **The SCDOT Driveway spacing guidelines require a minimum of 220 ft at posted speeds of 35 mph. The current site plan shows that the new location for the access point on Broad River Road meets this guideline for Glaze Drive Road to its north (317 ft,), but not the Lamon Drive driveway to its south (90 ft).**

7) **The proposed access to Broad River Road seems to create a jogging intersection with Glaze Drive. SCDOT's ARMs Manual indicates that these types of intersections are to be avoided.**

8) **Sidewalks must be provided along Broad River Blvd.**

9) **Sidewalks, street lights, curb and gutter, and street trees should be provided along the proposed internal streets**



Sketch Plans, Exhibits, and Illustrative Renderings

The Grove at Broad River

Sketch Plan Submittal
City of Beaufort Planning Commission

Submitted October 2025

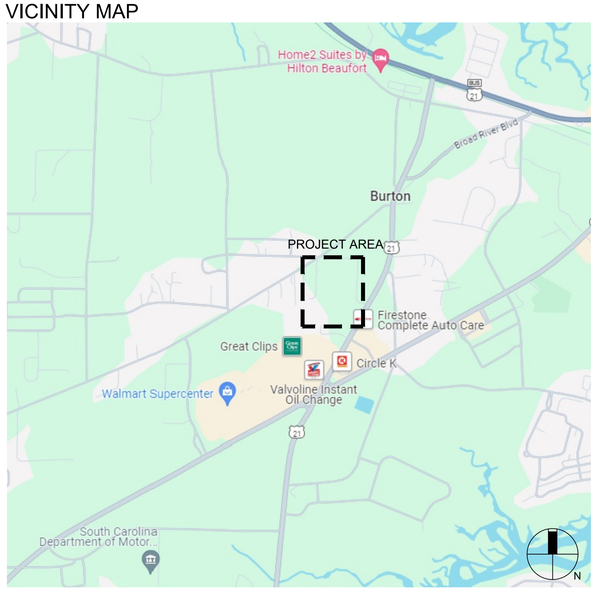
CHAUCER CREEK CAPITAL

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

kaas wilson architects

SEAMONWHITESIDE

VICINITY MAP



CHAUCER CREEK CAPITAL

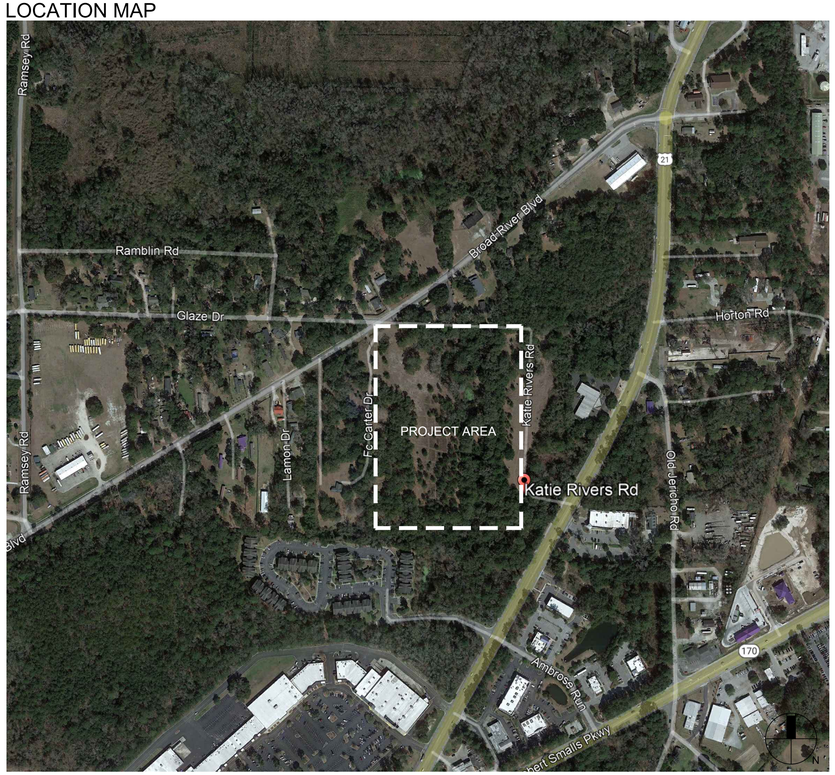
THE GROVE AT BROAD RIVER

Landscape Architecture

Preliminary Planning Commission Sketch Plan Submittal

Issued:
10.17.2025

LOCATION MAP



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C1.1	TREE & TOPOGRAPHY SURVEY

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L-101	STREET PLAN / INTERCONNECTIVITY EXHIBIT
L-102	COMMUNITY OPEN SPACE
L-103	PEDESTRIAN NETWORK
L-104	EX. CANOPY EXHIBIT (AERIAL)
L-105	EX. CANOPY EXHIBIT (AREA)
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L-107	LANDMARK & SPECIMEN TREE EXHIBIT
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811 Know what's below. Call before you dig.

CHAUCER CREEK CAPITAL

OWNER:
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3605 Glenwood Avenue, Suite 445
Raleigh, NC 27612
Telephone #
Contact: Edmund Waddill

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kaas wilson architects

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Charlotte, NC 28204
704.376.1200
Contact: Shelly Blakesley

SEAMONWHITESIDE

CIVIL ENGINEER
SeamonWhiteside
501 Wando Park Boulevard Suite 200
Mount Pleasant, SC 29464
843.884.1667
Contact: Alex Rhode

WPi Project #:01-00000

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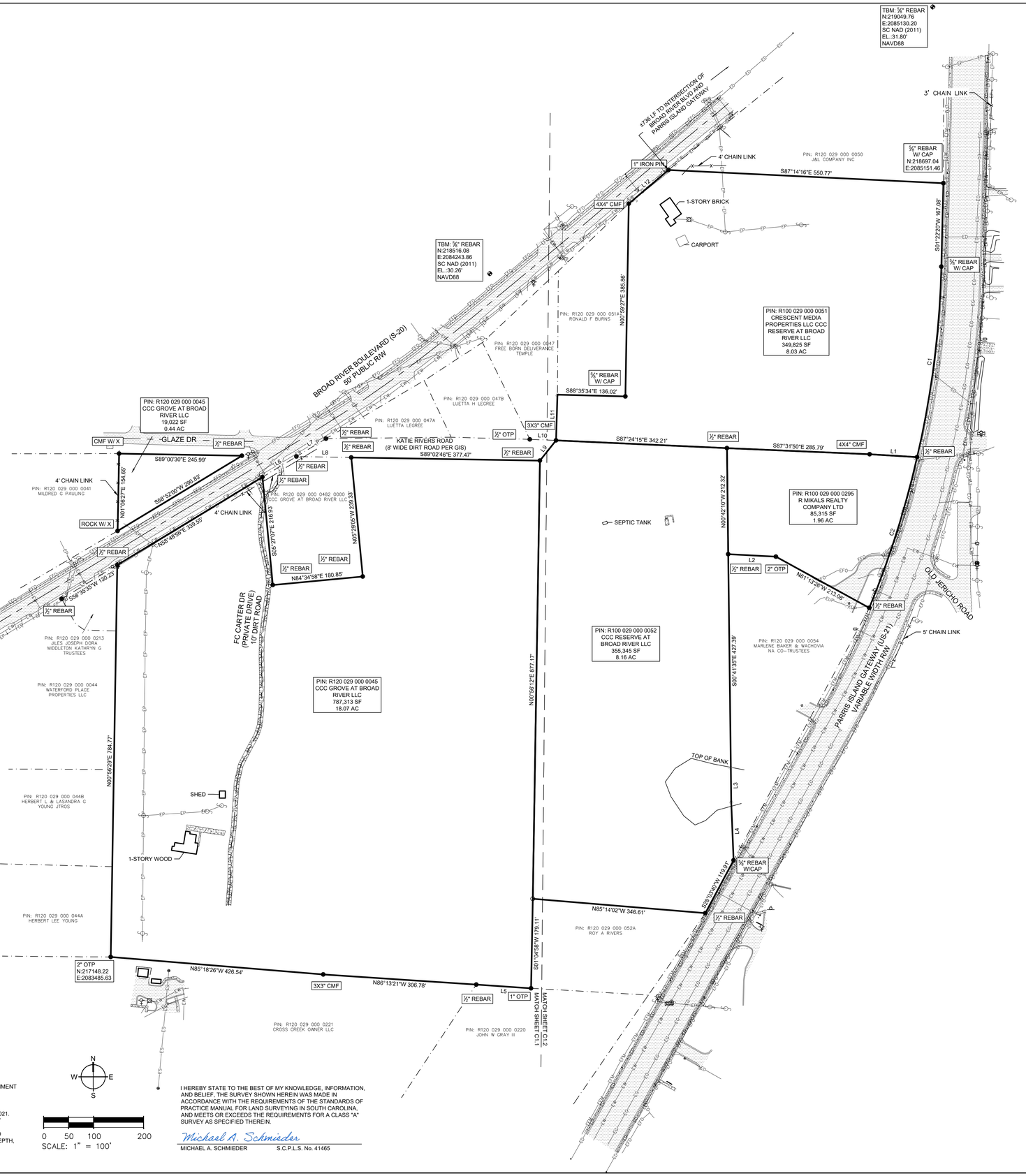
VICINITY MAP: NOT TO SCALE



LEGEND

●	PROPERTY CORNER FOUND, AS DESCRIBED
○	PROPERTY CORNER, 5/8" REBAR SET
⊙	CALCULATED POINT, NO CORNER SET
	POWER POLE
	LIGHT POLE
	SIGN
	WATER METER
	GATE VALVE
	FIRE HYDRANT
	TREE
	GRAND TREE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
X X X	FENCE LINE, AS DESCRIBED
EW EW	UNDERGROUND WATER LINE
EFM EFM	UNDERGROUND SEWER FORCE MAIN LINE
EG EG	UNDERGROUND GAS LINE
EFO EFO	UNDEGERGROUND FIBER OPTIC LINE
ED ED	UNDERGROUND STORM DRAINAGE PIPE
EUP EUP	UNDERGROUND ELECTRIC LINE
EP EP	OVERHEAD ELECTRIC LINE
	PAVEMENT HATCH
	GRAVEL HATCH
	SIDEWALK HATCH

REFERENCES:

PLAT BOOK	PAGE
107	111
75	194
126	58

DEED BOOK	PAGE
4193	530-534
4229	825-827

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 83 (2011).
5. ELEVATIONS ARE BASED ON NAVD 1988.
6. PROPERTY IS LOCATED IN FLOOD ZONE X AS SCALED FROM F.I.R.M. PANEL 45013C0161G. EFFECTIVE MARCH 23, 2021.
7. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
9. SURVEY DOES NOT DEPICT THE ABSENCE NOR PRESENCE OF WETLANDS.

N
W E
S

0 50 100 200
SCALE: 1" = 100'

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

Michael A. Schmieder

MICHAEL A. SCHMIEDER S.C.P.L.S. No. 41465

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S86°29'38"E	95.07
L2	N86°58'01"W	95.54
L3	S00°41'18"E	68.30
L4	S02°17'09"E	117.27
L5	N86°06'38"W	109.89
L6	N58°49'14"E	79.53
L7	S58°44'33"W	69.32
L8	S89°01'56"E	109.78
L9	N38°32'48"E	51.91
L10	N87°55'39"W	52.60
L11	N01°41'04"E	91.34
L12	N49°40'30"E	104.19

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	385.00	1886.33	011.6942	S07°16'08"W	384.33
C2	316.97	1886.33	009.6277	S17°35'02"W	316.60

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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 41465
MICHAEL A. SCHMIEDER

A TREE AND TOPOGRAPHICAL SURVEY OF 101 BROAD RIVER BOULEVARD

PIN: R120 029 000 0482, R120 029 000 0045, R100 029 000 0052, R100 029 00 0295, R100 029 000 0051

LOCATED IN THE CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

SW+ PROJECT:	11769
DATE:	10/09/2024
DRAWN BY:	BFW
CHECKED BY:	MAS
CC:	JB
SHEET:	1 OF 5

REVISION HISTORY

OVERALL

C1.0

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 129 PETERSON DR. | CHARLOTTE, NC 28217 | 112 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306

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PLOTTED: 12/2/2024 1:13 PM, BY Alex Rhode P:\ACAD~D~3\11343\Surveying\xExisting\11769 Tree & Topographical Survey 12-02-2024 BW.dwg

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 | GREENVILLE, SC 29611 | 230 PETERSON DR. | CHARLOTTE, NC 28217 | 1124 N. CEDAR STREET | SUMMERVILLE, SC 29483 | 104 N DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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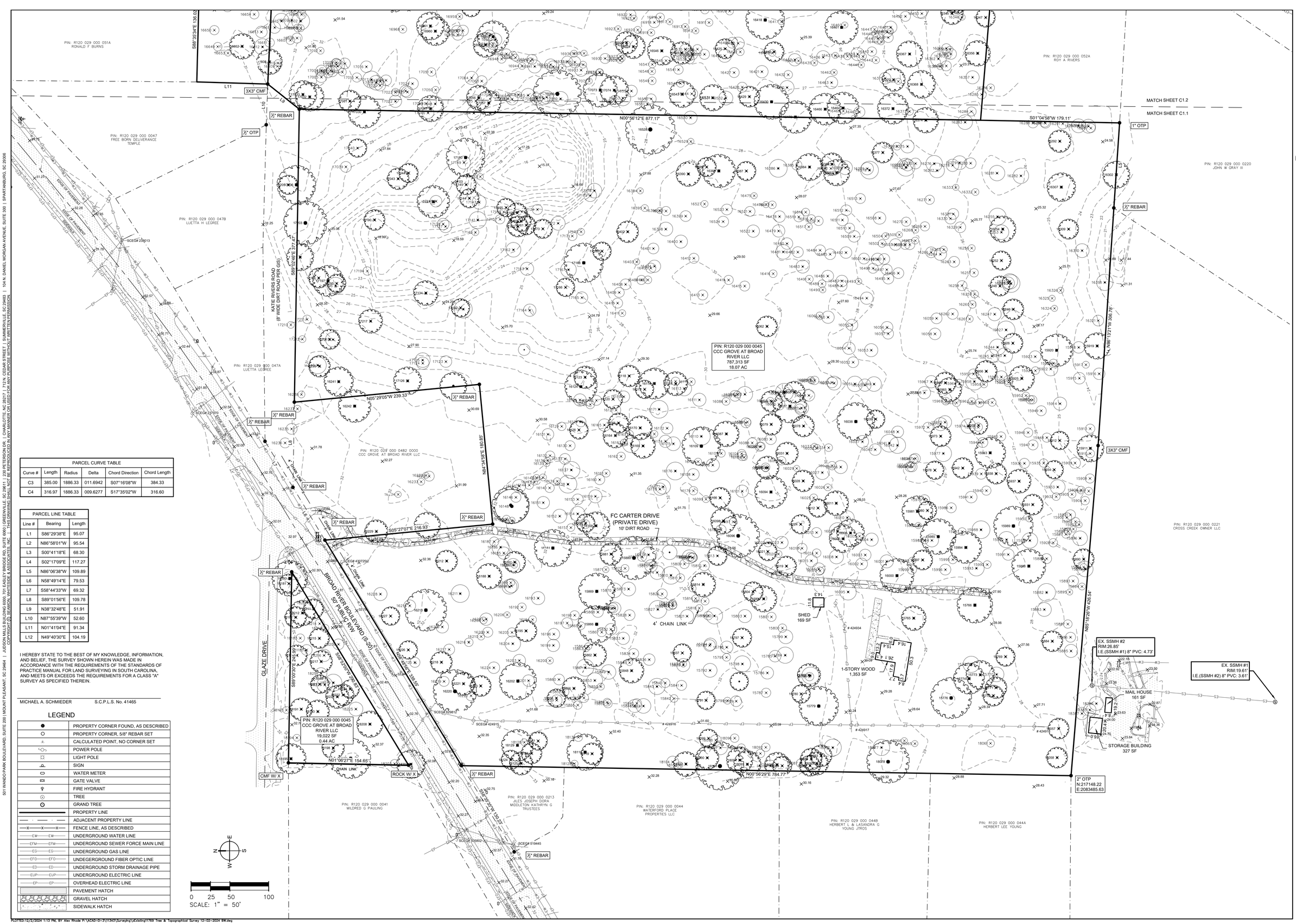

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MICHAEL A. SCHMIEDER S.C.P.L.S. No. 41465

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	PAVEMENT HATCH
	GRAVEL HATCH
	SIDEWALK HATCH

N E S W

0 25 50 100
SCALE: 1" = 50'

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PIN: R120 029 000 0482, R120 029 000 0045, R100 029 000 0052, R100 029 00 0295, R100 029 000 0051

LOCATED IN THE CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

SW+ PROJECT:	11769
DATE:	10/09/2024
DRAWN BY:	BFW
CHECKED BY:	MAS
CC:	JB
SHEET:	2 OF 5

REVISION HISTORY

PLAN VIEW

C1.1

PLOTTED: 12/2/2024 1:13 PM, BY Alex Rhode P:\ACAD--D--3\11343\Surveying\xDesktop11769 Tree & Topographical Survey 12--02--2024 BW.dwg

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STREET STUB OUT FOR FUTURE INTERCONNECTIVITY

BUFFER PLANTINGS

BROAD RIVER BLVD

ENTRY / EXIT ONTO BROAD RIVER BLVD.

BUILDING HAS BEEN SLID OFF THE BUILDING SETBACK LINE IN ORDER TO SAVE THE EXISTING TREES IN THAT AREA.

STREET STUB OUT FOR FUTURE INTERCONNECTIVITY

HATCHED TREES - INITIAL PLANNING EXERCISES PLAN FOR THESE TREES TO BE SAVED. ONCE SITE GRADING IS PERFORMED FINAL TREE DEMO REQUIREMENTS WILL BE KNOWN. THESE TREE CANOPIES ARE NOT CURRENTLY FIGURED INTO THE CALCULATIONS ON THIS SHEET.

BUILDING HAS BEEN SLID OFF THE BUILDING SETBACK LINE IN ORDER TO SAVE THE EXISTING TREES IN THAT AREA.

OPEN SPACE (POCKET PARK OR DOG PARK)

OPEN SPACE (POCKET PARK)

OPEN SPACE (TREE SAVE)

OPEN SPACE (TREE SAVE) DOG PARK

STORMWATER AREA (SEE CIVIL PLANS FOR FINAL LAYOUT)

STORMWATER AREA (SEE CIVIL PLANS FOR FINAL LAYOUT)

BLDG 14 — 85' 4" WIDE
BLDG 13 — 85' 5" WIDE
BLDG 12 — 98' 6" WIDE
BLDG 11 — 85' 4" WIDE
BLDG 10 — 88' 9" WIDE
BLDG 9 — 89' 2" WIDE
BLDG 8 — 85' 4" WIDE
BLDG 7 — 85' 4" WIDE
BLDG 6 — 88' 9" WIDE
BLDG 5 — 85' 4" WIDE
BLDG 4 — 88' 9" WIDE
BLDG 3 — 88' 9" WIDE
BLDG 2 — 85' 4" WIDE
BLDG 1 — 98' 6" WIDE
CLUBHOUSE — 84' WIDE

BLDG FRONT

ALLEY - TO REAR PARKING

SIDE STREET - NEIGHBORHOOD STREET TYPE I - GENERAL (NS1: 50'-62')

NEIGHBORHOOD STREET TYPE I - GENERAL (NS1: 50'-62')

MAIN STREET - NEIGHBORHOOD STREET TYPE I - GENERAL (NS1: 50'-62')

262.38 BLOCK LENGTH

262.00 BLOCK WIDTH

BLOCK PERIMETERS RANGE BETWEEN 1,080' L.F. & 820' L.F.

AMENITY AREA

MAINT., BIKE & KAYAK STORAGE BUILDING

CLUBHOUSE / AMENITY PARKING SPACES, TYP.

DUMPSTER ENCLOSURE

AMENITY BUILDING USED TO ENCLOSE TO POOL AREA

SIDEWALK TO CONNECT TO ADJACENT PROPERTY AND TO THE EXISTING PATHWAY ALONG PARRIS ISLAND GATEWAY

INTERCONNECTIVITY BETWEEN DEVELOPMENTS CREATED THROUGH SHARED ACCESS ENTRY ROAD FROM PARRIS ISLAND GATEWAY.

LANDSCAPED ROUNDABOUT TO ENHANCE THE ENTRY ARRIVAL FOR RESIDENTS OF THE GROVE AT BROAD RIVER AS WELL AS THE ADJACENT DEVELOPMENT. INDIVIDUAL DEVELOPMENT I.D. SIGNS WILL BE LOCATED ALONG THE ENTRY ROAD.

ACCESS FROM PARRIS ISLAND GATEWAY INTO THE SITE WILL BE THROUGH THIS SHARED ACCESS ROAD WHICH ALSO SERVES AS AN ENTRANCE FOR THE ADJACENT DEVELOPMENT.

PARRIS ISLAND GATEWAY

(BLUE GREEN HATCH) SPECIMEN TREES ON THE ADJACENT PROPERTY THAT WILL REMAIN AS PART OF THAT PROJECT.

UNIT COUNT:
1 BEDROOM UNITS: 108
2 BEDROOM UNITS: 84
3 BEDROOM UNITS: 12

TOTAL UNITS: 204

TOTAL ACREAGE: 19.39
204 UNITS / 19.39 AC.

10.52 UNITS PER ACRE

N

0' 25' 50' 100' 150' 200'

SCALE: 1" - 50'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING. FILE BFT-22300 AT1 SET.DWG, DATED 08-30-2022.

Project Overview:
The Grove at Broad River is a proposed multifamily development located at the corner of Broad River Boulevard and the shared entrance drive from Parris Island Gateway. The development consists of sixteen (16) multifamily buildings, a clubhouse/amenity building, associated parking areas, and required stormwater infrastructure. The project is designed to comply with the City of Beaufort's form-based Development Code, specifically the requirements of the T4-N zone, which emphasizes walkable, compact urban form, consistent frontage buildout, and a coordinated public realm.

Urban Form & Code Compliance
The site plan reflects careful attention to the urban design intent of the T4-N zone. Key urban form standards have been met or exceeded, including:

- **Frontage Buildout:** The development meets the T4-N requirement of 60%–85% frontage buildout. The submitted plan illustrates buildings placed with 68% frontage along Front Street, reinforcing the street wall and pedestrian scale as intended by the code.
- **Block Standards:** Block perimeters range between approximately 820 and 1,080 linear feet, falling well within the city's prescribed limits for walkable urban blocks.
- **Street Typology:** The proposed street network matches "Neighborhood Street Type 1" (NS1) as outlined in the code. The rights-of-way are between 50' and 62' wide, providing appropriate dimensions for sidewalks, on-street parking, street trees, and travel lanes.
- **Interconnectivity:** The plan incorporates future stub-outs, inter-parcel access, and shared drives to ensure long-term connectivity with adjacent developments.

Tree Removal & Mitigation:
While substantial efforts have been made to preserve existing trees, removals were necessary due to:

- Required building and parking layouts that comply with urban build-to lines and setback standards.
- Conflicts with infrastructure such as driveways, internal roads, and fire access.
- Conceptual stormwater facilities, which occupy large areas and compete with preservation zones.

Stormwater elements shown on the plan are conceptual and based on preliminary site grading assumptions. The design follows the Southern Lowcountry (SoLoCo) Stormwater Design Manual, which requires bio-retention, infiltration, and distributed treatment areas. As detailed calculations are completed, the footprint of these stormwater facilities may expand, or additional areas may be introduced—potentially resulting in further unavoidable tree removals. Final tree mitigation totals will be updated accordingly at construction document phase.

Parking & Access
The plan includes distributed surface parking that complies with the form-based code's location and screening requirements:

- Parking is located behind or beside buildings to minimize visual impacts along frontages.
- Access to the site is provided through a shared entrance from Parris Island Gateway and a second entry on Broad River Blvd.
- A landscaped roundabout at the entrance establishes a civic arrival experience, in line with the intent of the T4-N form-based environment.

Streetscape and Street Trees
Street trees will be planted along all internal and perimeter streets in accordance with Section 5.3.1 of the Beaufort Code. At a minimum, overstory trees will be planted at a rate of one per 6,000 square feet of lot area, and typical spacing of approximately 40 feet on-center will be provided unless utility or visibility conflicts arise.

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE | LAND PLANNING
7 Lafayette Place | Hilton Head Island, SC 29926
www.woodandpartners.com | 843.681.6618

PRELIMINARY PLANNING COMMISSION SKETCH PLAN SUBMITTAL

THE GROVE AT BROAD RIVER

14 FC Carter Drive
Beaufort, S.C.

PROFESSIONAL SEAL:

DRAWN BY: BH
CHECKED BY: EW

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#	REVISION	DATE	BY

DATE
10-17-2025
PROJECT NUMBER
01-24014
SHEET TITLE
Sketch Plan

SHEET NUMBER
L-100

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BEAUFORT COUNTY PROPERTIES

SINGLE FAMILY LOTS
BEAUFORT COUNTY
R100 029 000 047A 0000
R100 029 000 047B 0000
ZONING: C5RCMU - REGIONAL CENTER MIXED-USE

FUTURE ROAD CONNECTION

INTERCONNECTIVITY STUB OUT TO ADJACENT PROPERTY

BROAD RIVER BLVD.

R100 029 000 041 0000
BEAUFORT COUNTY
(SINGLE FAMILY LOT)
ZONING: C3NMU - NEIGHBORHOOD MIXED-USE

R100 029 000 0213 0000
BEAUFORT COUNTY
(SINGLE FAMILY LOT)
ZONING: C5RCMU - REGIONAL CENTER MIXED-USE

CONNECTION TO BROAD RIVER BLVD.

R100 029 000 0052 0000
BEAUFORT COUNTY
ZONING: C5RCMU - REGIONAL CENTER MIXED-USE

R100 029 000 0054 0000
BEAUFORT COUNTY
ZONING: C5RCMU - REGIONAL CENTER MIXED-USE

FUTURE ROAD NETWORK OF ADJACENT DEVELOPMENT

R100 029 000 044 0000
BEAUFORT COUNTY
(SINGLE FAMILY LOT)
ZONING: C5RCMU - REGIONAL CENTER MIXED-USE

INTERCONNECTIVITY STUB OUT TO ADJACENT PROPERTY

(RED) PARKING OR ALLEY, TYP.

INTERCONNECTIVITY TO ADJACENT PROPERTY

PARRIS ISLAND GATEWAY

R100 029 000 044B 0000
BEAUFORT COUNTY
(SINGLE FAMILY LOT)
ZONING: C5RCMU - REGIONAL CENTER MIXED-USE

(BLUE) NEIGHBORHOOD STREET, TYP.

R120 029 000 0045 0000
CITY OF BEAUFORT
ZONING: T4-N - T4-NEIGHBORHOOD

R100 029 000 044A 0000
BEAUFORT COUNTY
(SINGLE FAMILY LOT)
ZONING: C5RCMU - REGIONAL CENTER MIXED-USE

FUTURE INTERCONNECTIVITY TO AMBROSE RUN

CONNECTION TO PARRIS ISLAND GATEWAY

R120 029 000 052A 0000
CITY OF BEAUFORT
ZONING: T5-UC / RMX T5-URBAN CORRIDOR AND REGIONAL MIXED USE

NEIGHBORHOOD STREET

PARKING OR ALLEY

ADJACENT PROPERTY ROAD NETWORK

FUTURE ROAD CONNECTION

R122 029 000 0221 0000
CITY OF BEAUFORT
ZONING: T5-UC/RMX - T5-URBAN CORRIDOR AND REGIONAL MIXED USE

R122 029 000 0220 0000
CITY OF BEAUFORT
ZONING: T5-UC / RMX T5-URBAN CORRIDOR AND REGIONAL MIXED USE

N

0' 30' 60' 120' 180' 240'

SCALE: 1" - 60'-0"

SURVEY INFORMATION COMPILED FROM AS-BUILT SURVEY BY ATLAS SURVEYING. FILE BFT-22300 AT1 SET.DWG, DATED 08-30-2022.

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PRELIMINARY PLANNING COMMISSION SKETCH PLAN SUBMITTAL

THE GROVE AT BROAD RIVER

14 FC Carter Drive
Beaufort, S.C.

PROFESSIONAL SEAL:

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#	REVISION	DATE	BY

DATE
10-17-2025
PROJECT NUMBER
01-24014
SHEET TITLE
Street Plan / Interconnectivity Exhibit

SHEET NUMBER
L-101

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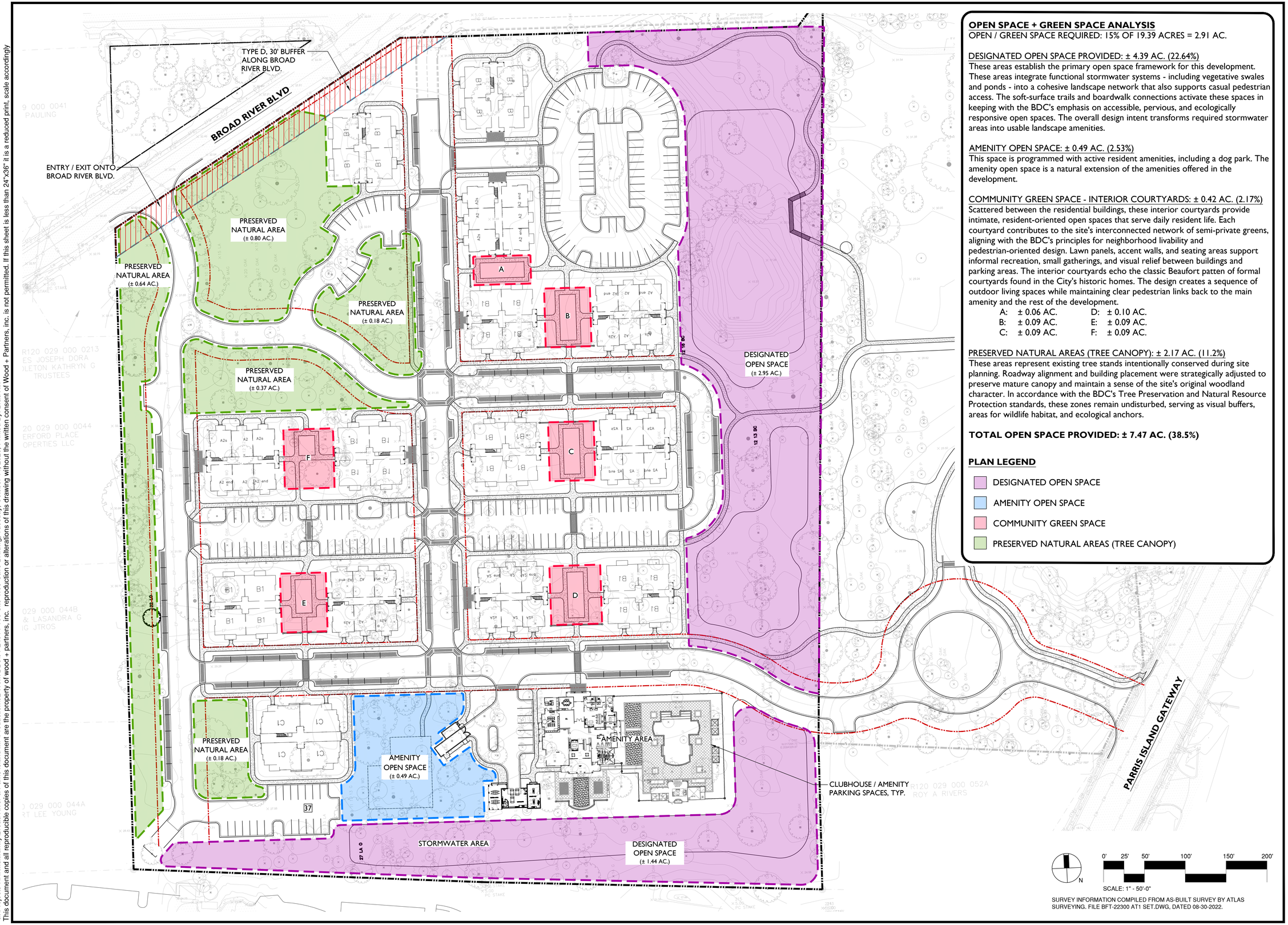

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OPEN SPACE + GREEN SPACE ANALYSIS

OPEN / GREEN SPACE REQUIRED: 15% OF 19.39 ACRES = 2.91 AC.

DESIGNATED OPEN SPACE PROVIDED: ± 4.39 AC. (22.64%)
These areas establish the primary open space framework for this development. These areas integrate functional stormwater systems - including vegetative swales and ponds - into a cohesive landscape network that also supports casual pedestrian access. The soft-surface trails and boardwalk connections activate these spaces in keeping with the BDC's emphasis on accessible, pervious, and ecologically responsive open spaces. The overall design intent transforms required stormwater areas into usable landscape amenities.

AMENITY OPEN SPACE: ± 0.49 AC. (2.53%)
This space is programmed with active resident amenities, including a dog park. The amenity open space is a natural extension of the amenities offered in the development.

COMMUNITY GREEN SPACE - INTERIOR COURTYARDS: ± 0.42 AC. (2.17%)
Scattered between the residential buildings, these interior courtyards provide intimate, resident-oriented open spaces that serve daily resident life. Each courtyard contributes to the site's interconnected network of semi-private greens, aligning with the BDC's principles for neighborhood livability and pedestrian-oriented design. Lawn panels, accent walls, and seating areas support informal recreation, small gatherings, and visual relief between buildings and parking areas. The interior courtyards echo the classic Beaufort patten of formal courtyards found in the City's historic homes. The design creates a sequence of outdoor living spaces while maintaining clear pedestrian links back to the main amenity and the rest of the development.

A:	± 0.06 AC.	D:	± 0.10 AC.
B:	± 0.09 AC.	E:	± 0.09 AC.
C:	± 0.09 AC.	F:	± 0.09 AC.

PRESERVED NATURAL AREAS (TREE CANOPY): ± 2.17 AC. (11.2%)
These areas represent existing tree stands intentionally conserved during site planning. Roadway alignment and building placement were strategically adjusted to preserve mature canopy and maintain a sense of the site's original woodland character. In accordance with the BDC's Tree Preservation and Natural Resource Protection standards, these zones remain undisturbed, serving as visual buffers, areas for wildlife habitat, and ecological anchors.

TOTAL OPEN SPACE PROVIDED: ± 7.47 AC. (38.5%)

PLAN LEGEND

- DESIGNATED OPEN SPACE
- AMENITY OPEN SPACE
- COMMUNITY GREEN SPACE
- PRESERVED NATURAL AREAS (TREE CANOPY)

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PRELIMINARY PLANNING COMMISSION SKETCH PLAN SUBMITTAL

THE GROVE AT BROAD RIVER

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#	REVISION	DATE	BY

DATE
10-17-2025
PROJECT NUMBER
01-24014
SHEET TITLE
Community Open Space

SHEET NUMBER
L-102

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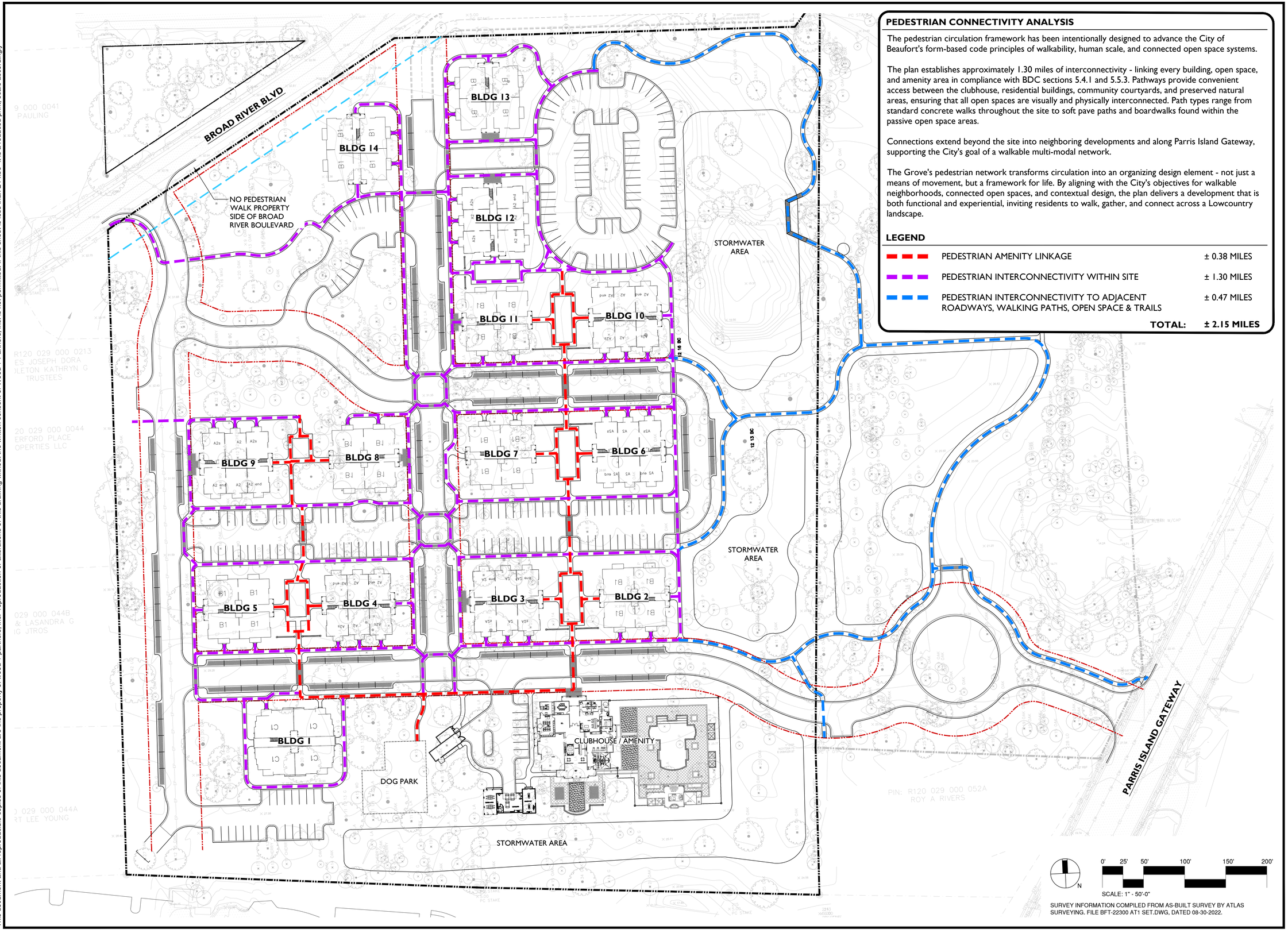

PEDESTRIAN CONNECTIVITY ANALYSIS

The pedestrian circulation framework has been intentionally designed to advance the City of Beaufort's form-based code principles of walkability, human scale, and connected open space systems.

The plan establishes approximately 1.30 miles of interconnectivity - linking every building, open space, and amenity area in compliance with BDC sections 5.4.1 and 5.5.3. Pathways provide convenient access between the clubhouse, residential buildings, community courtyards, and preserved natural areas, ensuring that all open spaces are visually and physically interconnected. Path types range from standard concrete walks throughout the site to soft pave paths and boardwalks found within the passive open space areas.

Connections extend beyond the site into neighboring developments and along Parris Island Gateway, supporting the City's goal of a walkable multi-modal network.

The Grove's pedestrian network transforms circulation into an organizing design element - not just a means of movement, but a framework for life. By aligning with the City's objectives for walkable neighborhoods, connected open spaces, and contextual design, the plan delivers a development that is both functional and experiential, inviting residents to walk, gather, and connect across a Lowcountry landscape.

LEGEND

PEDESTRIAN AMENITY LINKAGE	± 0.38 MILES
PEDESTRIAN INTERCONNECTIVITY WITHIN SITE	± 1.30 MILES
PEDESTRIAN INTERCONNECTIVITY TO ADJACENT ROADWAYS, WALKING PATHS, OPEN SPACE & TRAILS	± 0.47 MILES
TOTAL:	**± 2.15 MILES**

N

0' 25' 50' 100' 150' 200'

SCALE: 1" - 50'-0"

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THE GROVE AT BROAD RIVER

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DATE
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PROJECT NUMBER
01-24014
SHEET TITLE
Pedestrian Network

SHEET NUMBER
L-103

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PROJECT NUMBER
01-24014
SHEET TITLE
Ex. Canopy Exhibit (Aerial)

SHEET NUMBER
L-104

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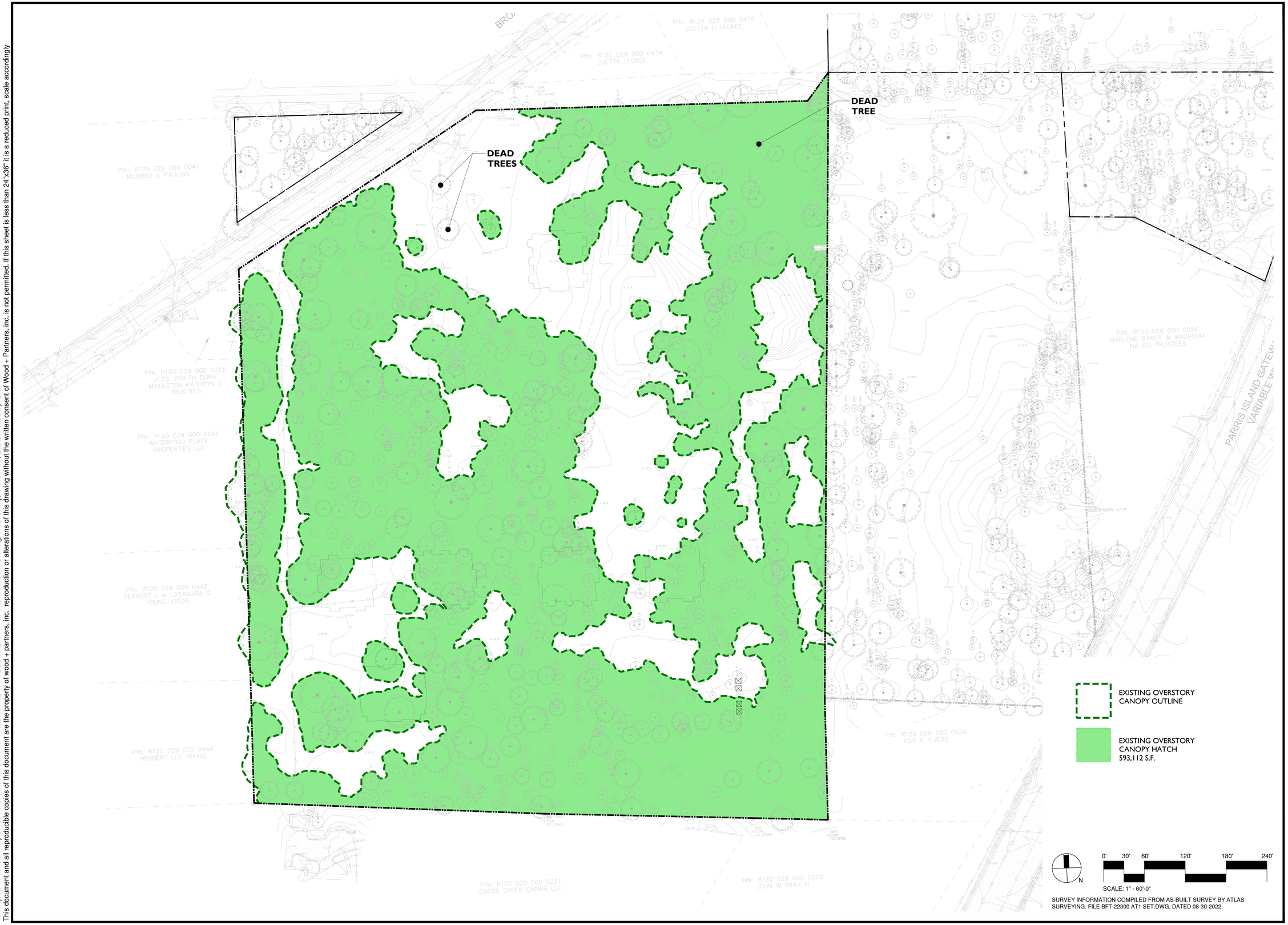

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DATE
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PROJECT NUMBER
01-24014
SHEET TITLE
Ex. Canopy Exhibit (Area)

SHEET NUMBER
L-105

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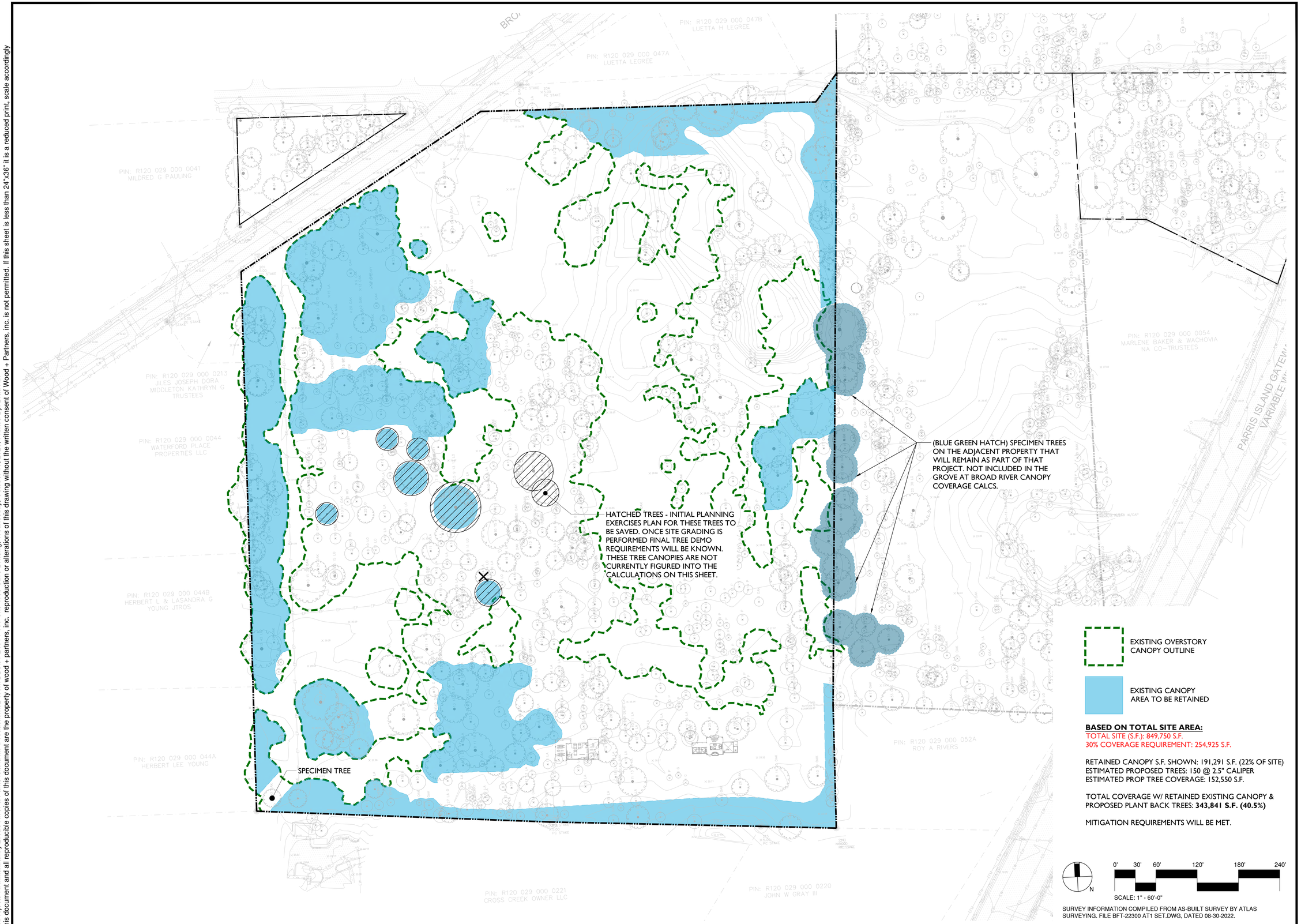

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THE GROVE AT BROAD RIVER

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DATE
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PROJECT NUMBER
01-24014
SHEET TITLE
Retained Canopy Exhibit (Area)

SHEET NUMBER
L-106

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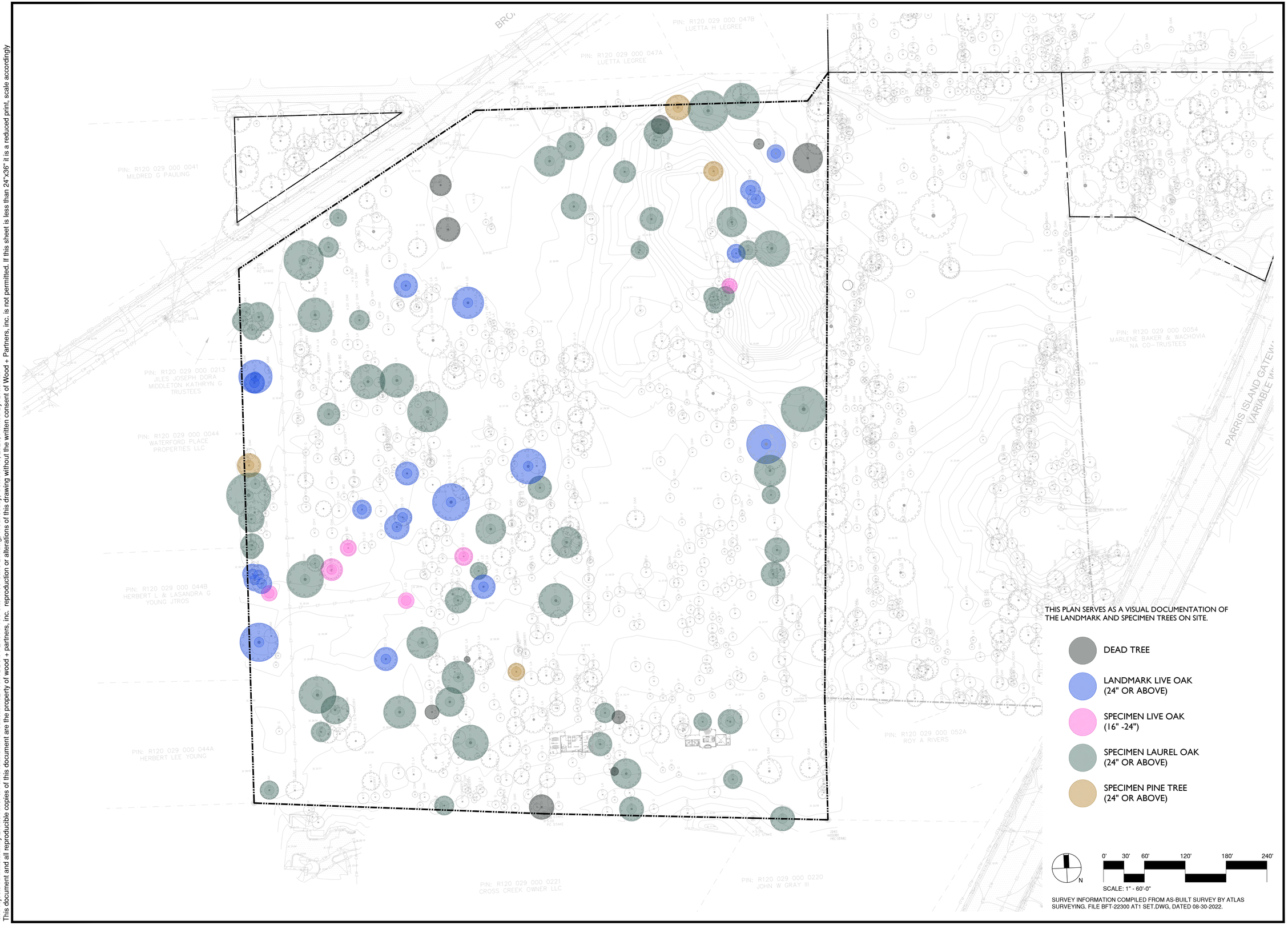

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PROJECT NUMBER
01-24014
SHEET TITLE
Landmark & Specimen Tree Exhibit

SHEET NUMBER
L-107

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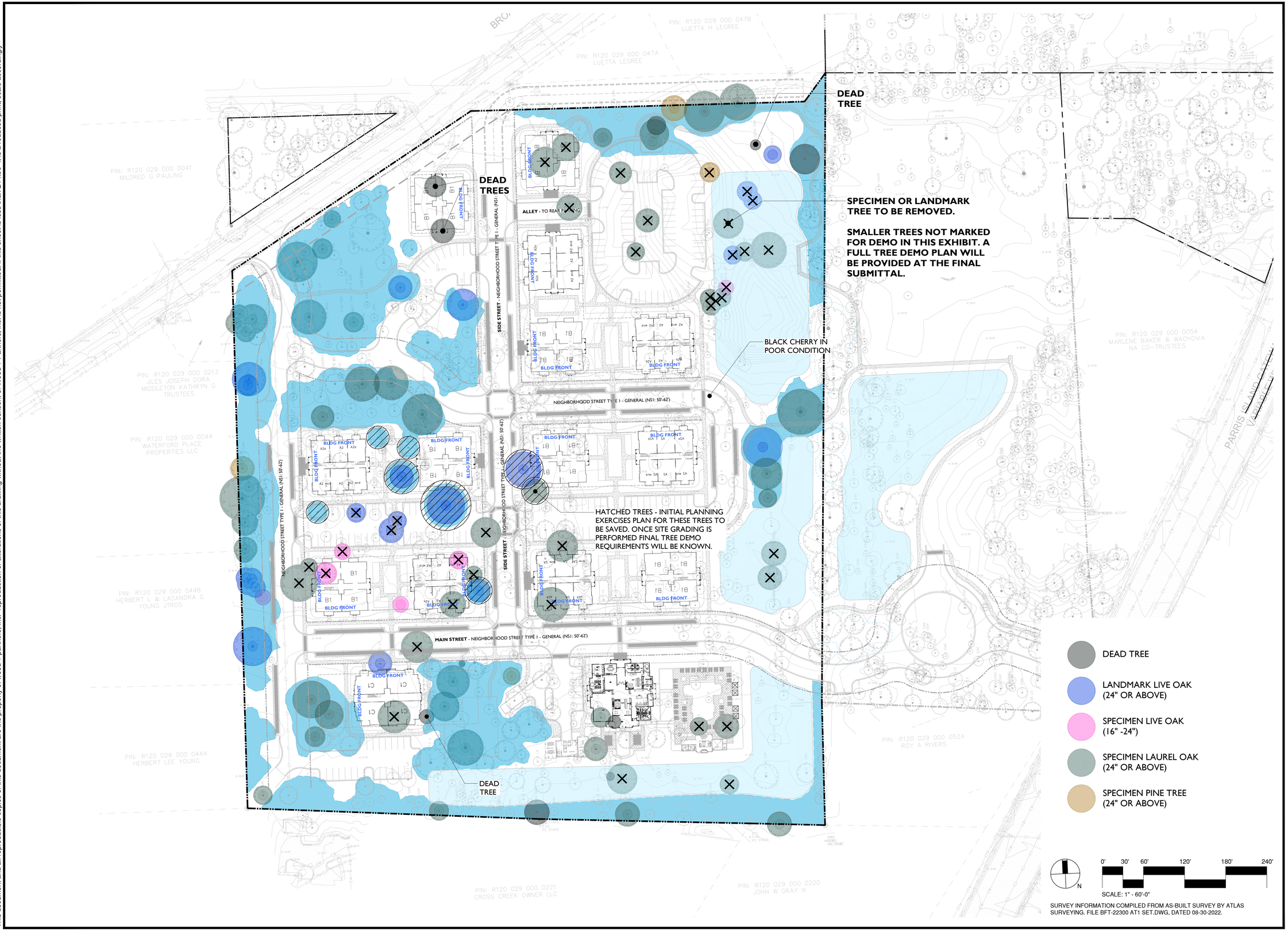

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THE GROVE AT BROAD RIVER

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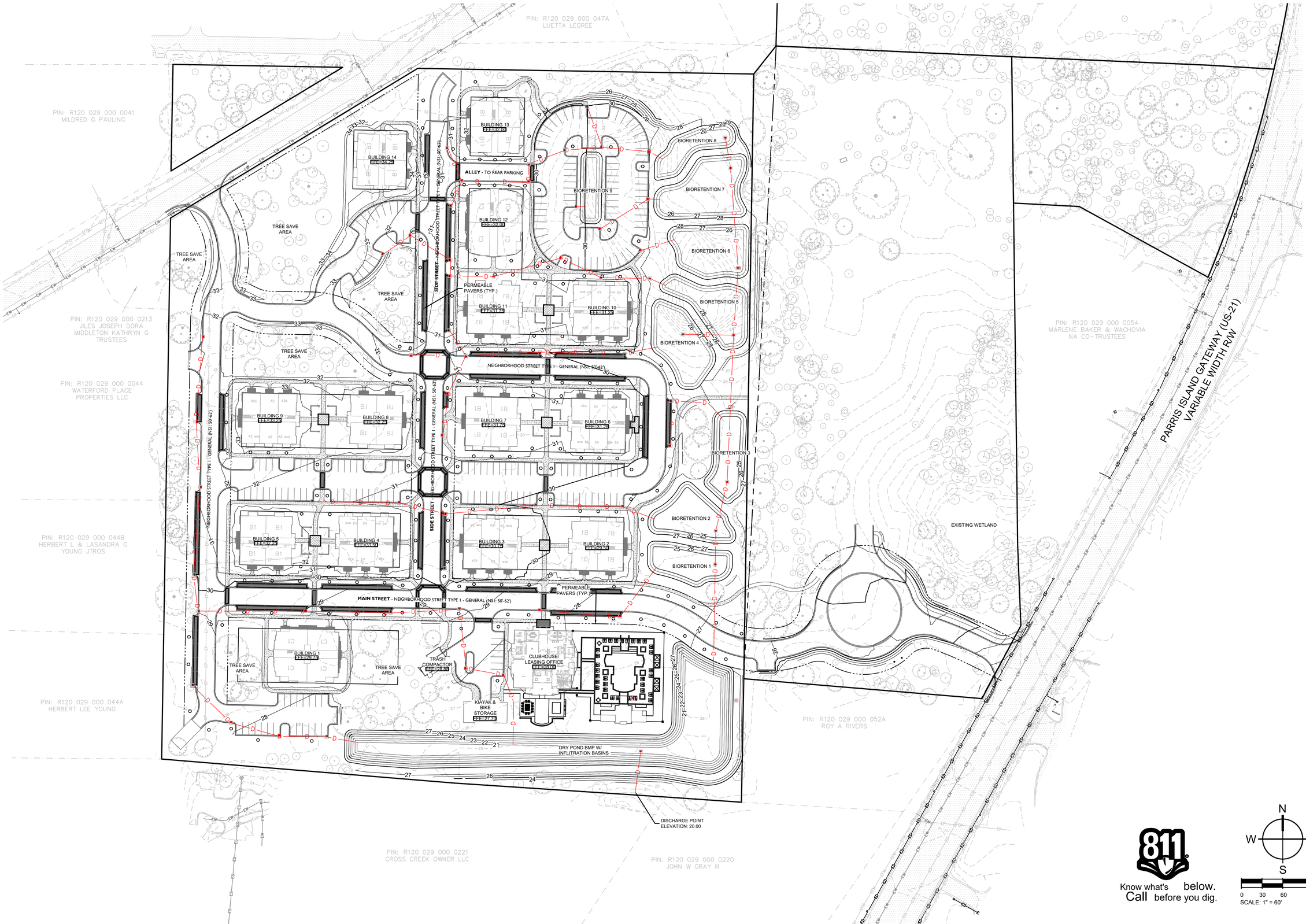
PROJECT NUMBER
01-24014
SHEET TITLE
Landmark & Specimen Tree Demo Exhibit

SHEET NUMBER
L-108



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THE GROVE AT BROAD RIVER

CHAUCER CREEK CAPITAL

CITY OF BEAUFORT, SC

PRELIMINARY PLANNING COMMISSION SUBMITTAL
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	11343
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REVISION HISTORY

GRADING & DRAINAGE PLAN

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0 30 60 120
SCALE: 1" = 60'

C1.0

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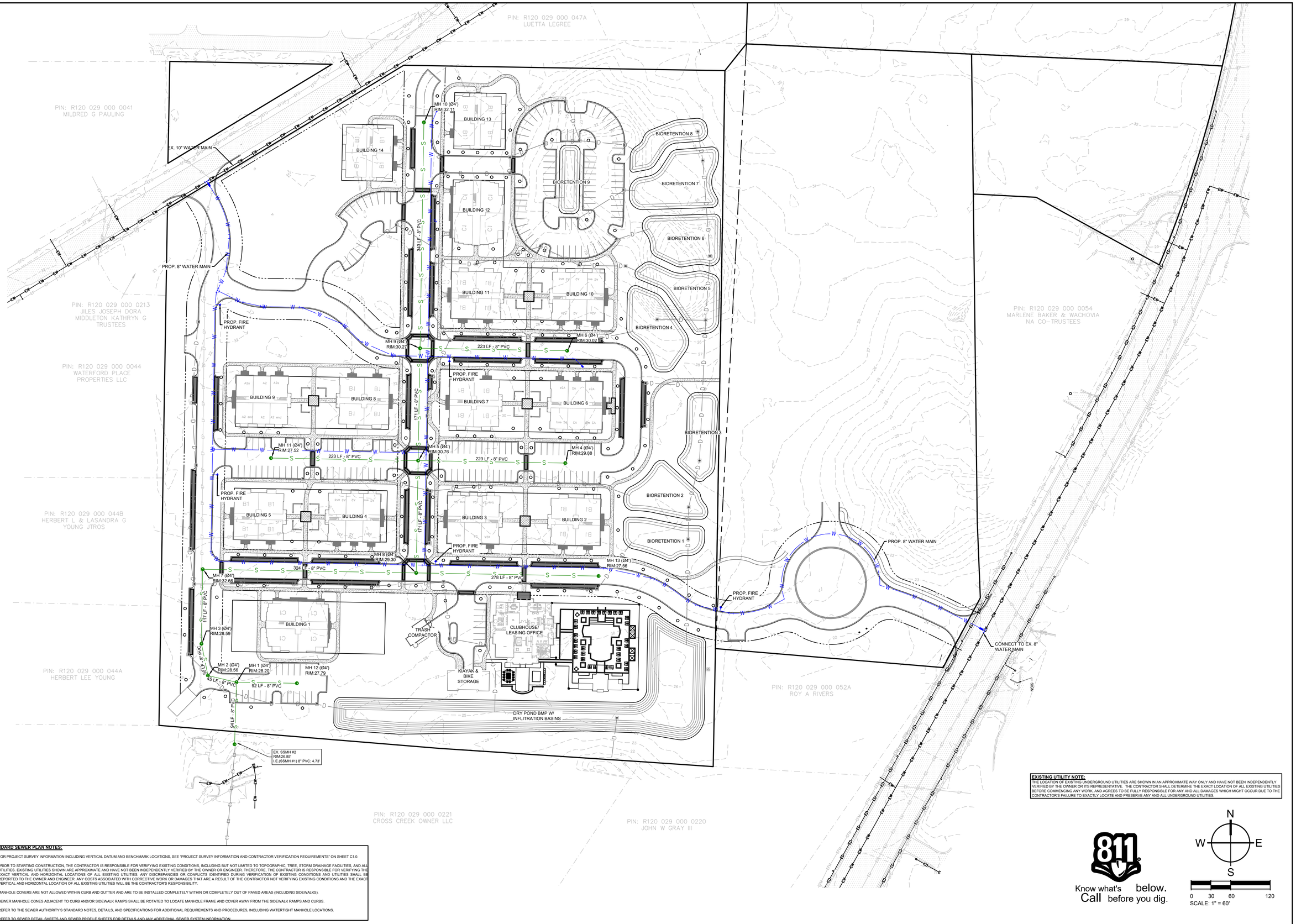

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1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
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3. MANHOLE COVERS ARE NOT ALLOWED WITHIN CURB AND GUTTER AND ARE TO BE INSTALLED COMPLETELY WITHIN OR COMPLETELY OUT OF PAVED AREAS (INCLUDING SIDEWALKS).
4. SEWER MANHOLE CONES ADJACENT TO CURB AND/OR SIDEWALK RAMPS SHALL BE ROTATED TO LOCATE MANHOLE FRAME AND COVER AWAY FROM THE SIDEWALK RAMPS AND CURBS.
5. REFER TO THE SEWER AUTHORITY'S STANDARD NOTES, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES, INCLUDING WATERTIGHT MANHOLE LOCATIONS.
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THE GROVE AT BROAD RIVER

CHAUCER CREEK CAPITAL

CITY OF BEAUFORT, SC

PRELIMINARY PLANNING COMMISSION SUBMITTAL
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11343
DATE: 10/15/2025
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REVISION HISTORY

UTILITY PLAN

C2.0

TLL01 Fri10/10/2025 2:50 PM, BY Matthew Mcclain P:\ACAD\25-311\ACAD Files\Civil\11431 Utility Plan.dwg

The Grove at Broad River - Aerial Perspective

Images are conceptual and subject to change

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The Grove at Broad River - Aerial Perspective

Images are conceptual and subject to change

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The Grove at Broad River - Main Streetscape Perspective

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The Grove at Broad River - Main Streetscape Perspective

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The Grove at Broad River - Corner Streetscape Perspective

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The Grove at Broad River - Corner Streetscape Perspective

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The Grove at Broad River - Broad River Blvd. Entry Perspective

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The Grove at Broad River - Broad River Blvd. Entry Perspective

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The Grove at Broad River - Entry Courtyard Perspective

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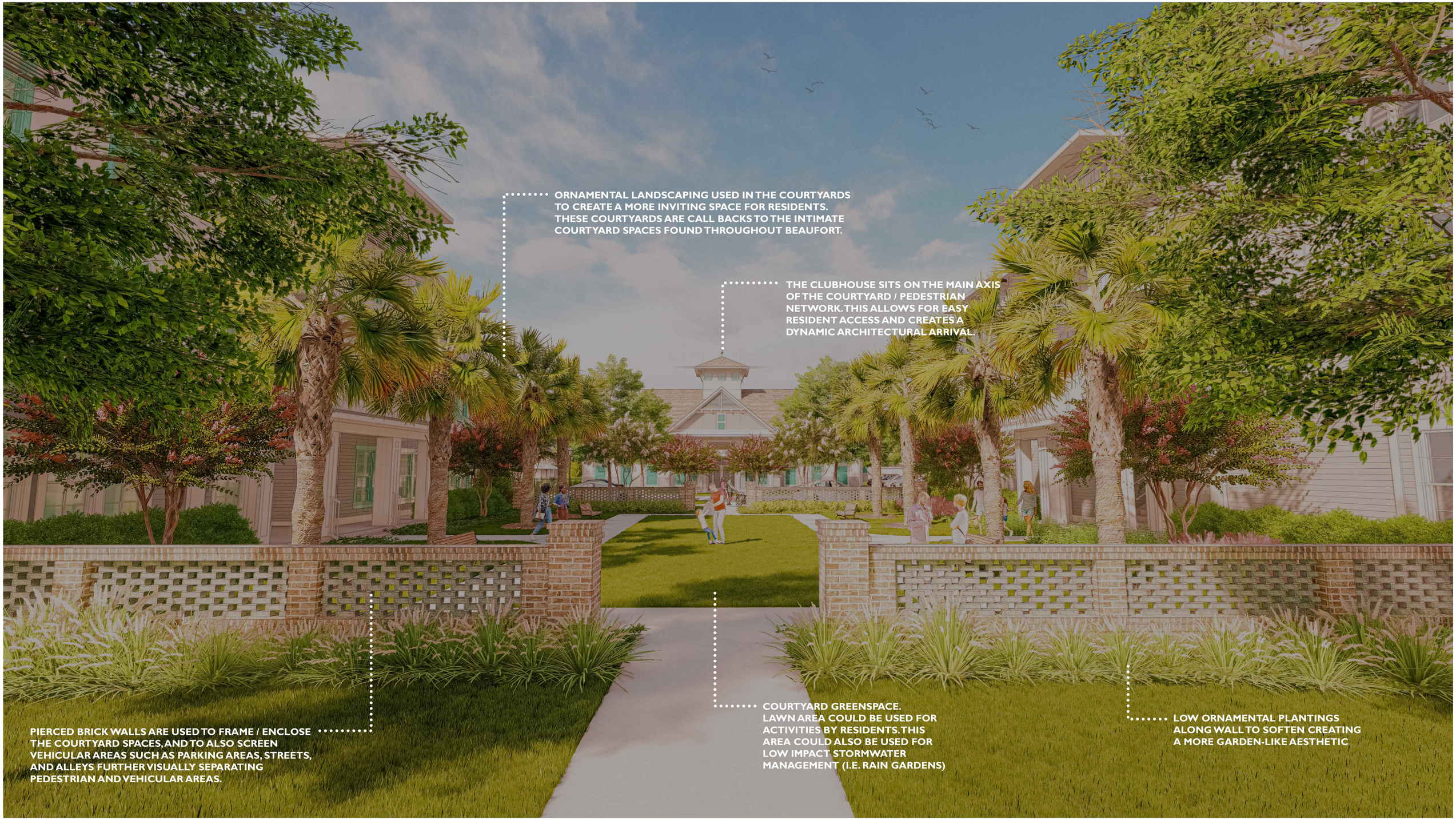

The Grove at Broad River - Entry Courtyard Perspective

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The Grove at Broad River - Courtyard Perspective

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The Grove at Broad River - Courtyard Perspective

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The Grove at Broad River - Amenity Perspective (Pool Area)

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LANDSCAPE ARCHITECTURE

ARCHITECTURE

ENGINEERING

10/15/2025 1:46:07 PM

THE GROVE AT BROAD RIVER

Parris Island Gateway, Beaufort, SC
10/15/2025
#23163

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A000	COVER SHEET
A001	SITE PLAN
A002	PROJECT/ CODE OVERVIEW
A200	UNIT PLANS - A1
A201	UNIT PLANS - A2 & A3
A202	BUILDING TYPE I - 1ST AND 2ND LEVEL PLANS
A203	BUILDING TYPE I - 3RD LEVEL AND ROOF PLAN
A204	BUILDING TYPE I - EXTERIOR ELEVATIONS
A205	BUILDING TYPE I – FENESTRATION CALCULATIONS
A300	UNIT PLANS - B1 & B2
A301	BUILDING TYPE II - 1ST AND 2ND LEVEL PLANS

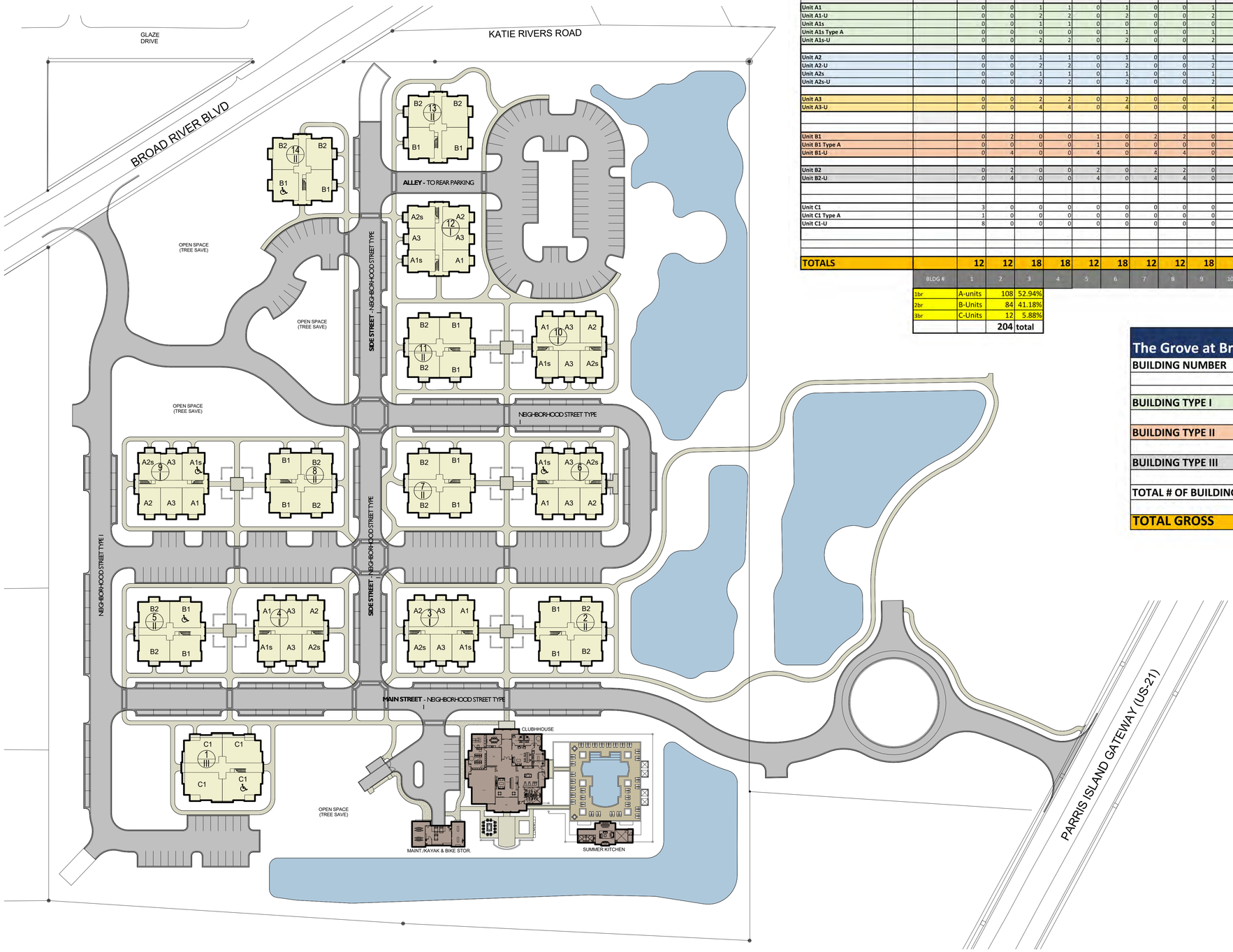
CONTENTS

A302	BUILDING TYPE II - 3RD LEVEL AND ROOF PLAN
A303	BUILDING TYPE II - EXTERIOR ELEVATIONS
A304	BUILDING TYPE II – FENESTRATION CALCULATIONS
A400	UNIT PLAN - C1
A401	BUILDING TYPE III - 1ST AND 2ND LEVEL PLANS
A402	BUILDING TYPE III - 3RD LEVEL AND ROOF PLAN
A403	BUILDING TYPE III - EXTERIOR ELEVATIONS
A404	BUILDING TYPE III – FENESTRATION CALCULATIONS

CONTENTS

A500	CLUBHOUSE – FLOOR PLAN
A501	CLUBHOUSE - ROOF PLAN
A502	CLUBHOUSE – ELEVATIONS
A503	CLUBHOUSE – ELEVATIONS
A504	CLUBHOUSE – FENESTRATION CALCULATIONS
A505	SUMMER KITCHEN FLOOR PLANS & ELEVATION
A506	MAINTENANCE/ KAYAK/ BIKE STORAGE BUILDING PLANS & ELEVATIONS
A507	TRASH ENCLOSURE PLANS & ELEVATIONS
A600	PROJECT RENDERING





2 Architectural Site Plan
1" = 60'-0"

The Grove at Broad River - Apartment Tabulation - 14Oct25

UNIT TYPE	BLDG #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL PROJECT		HEATED TOTAL HEATED	HEATED BY BEDRM #	GROSS SQ.FT TOTAL GROSS	GROSS BY BEDRM #	UNITS
Bldg.Type		III	II	I	I	II	I	II	II	I	I	II	I	II	II			HEATED		GROSS		
Unit A1		0	0	1	1	0	1	0	0	1	1	0	1	0	0	6		845 5070		917 5502		Unit A1
Unit A1-U		0	0	2	2	0	2	0	0	2	2	0	2	0	0	12		845 10140		917 11004		Unit A1-U
Unit A1s		0	0	1	1	0	0	0	0	0	1	0	1	0	0	4		845 3380		917 3668		Unit A1s
Unit A1s Type A		0	0	0	0	0	1	0	0	1	0	0	0	0	0	2		845 1690		917 1834		Unit A1s Type A
Unit A1s-U		0	0	2	2	0	2	0	0	2	2	0	2	0	0	12		845 10140		917 11004		Unit A1s-U
Unit A2		0	0	1	1	0	1	0	0	1	1	0	1	0	0	6		845 5070		917 5502		Unit A2
Unit A2-U		0	0	2	2	0	2	0	0	2	2	0	2	0	0	12		845 10140		917 11004		Unit A2-U
Unit A2s		0	0	1	1	0	1	0	0	1	1	0	1	0	0	6		845 5070		917 5502		Unit A2s
Unit A2s-U		0	0	2	2	0	2	0	0	2	2	0	2	0	0	12		845 10140		917 11004		Unit A2s-U
Unit A3		0	0	2	2	0	2	0	0	2	2	0	2	0	0	12		832 9984		904 10848		Unit A3
Unit A3-U		0	0	4	4	0	4	0	0	4	4	0	4	0	0	24		832 19968		904 21696		Unit A3-U
																1 BR	108		90792		98568	1BR
Unit B1		0	2	0	0	1	0	2	2	0	0	2	0	2	1	12		1153 13836		1225 14700		Unit B1
Unit B1 Type A		0	0	0	0	1	0	0	0	0	0	0	0	0	1	2		1153 2306		1225 2450		Unit B1 Type A
Unit B1-U		0	4	0	0	4	0	4	4	0	0	4	0	4	4	28		1153 32284		1225 34300		Unit B1-U
Unit B2		0	2	0	0	2	0	2	2	0	0	2	0	2	2	14		1153 16142		1225 17150		Unit B2
Unit B2-U		0	4	0	0	4	0	4	4	0	0	4	0	4	4	28		1153 32284		1225 34300		Unit B2-U
																2 BR	84		96852		102900	2BR
Unit C1		3	0	0	0	0	0	0	0	0	0	0	0	0	0	3		1427 4281		1521 4563		Unit C1
Unit C1 Type A		1	0	0	0	0	0	0	0	0	0	0	0	0	0	1		1427 1427		1521 1521		Unit C1 Type A
Unit C1-U		8	0	0	0	0	0	0	0	0	0	0	0	0	0	8		1440 11520		1534 12272		Unit C1-U
																3BR	12		17228		18356	3BR
TOTALS		12	12	18	18	12	18	12	12	18	18	12	18	12	12	204	204	204872	204872	219824	219824	TOTALS

BLDG #	1	2	3	4	5	6	7	8	9	10	11	12	13	14

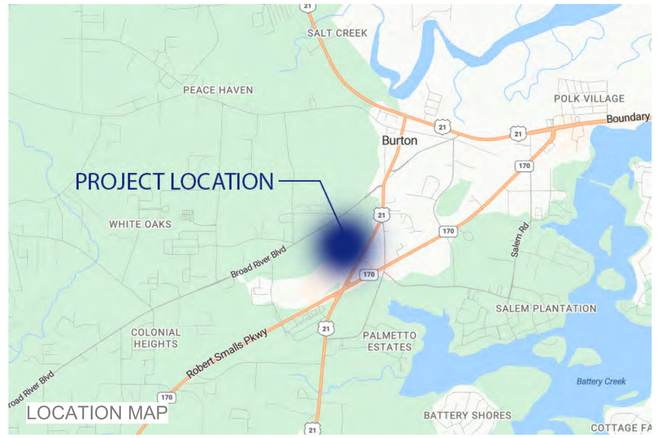
1br	A-units	108	52.94%
2br	B-Units	84	41.18%
3br	C-Units	12	5.88%
		204	total

The Grove at Broad River — Building Square Footages

BUILDING NUMBER	FLOOR	1	2	3	GROSS	# OF BLDGS	TOTAL GROSS
BUILDING TYPE I		6,461	6,321	5,897	18,679	6	112074
BUILDING TYPE II		5,930	5,505	5,167	16,602	7	116214
BUILDING TYPE III		7,343	7,166	6,492	21,001	1	21001
TOTAL # OF BUILDINGS						14	
TOTAL GROSS							249289

The Grove at Broad River - Amenity Square Footages

AMENITY BUILDINGS	HEATED	GROSS
CLUBHOUSE	6,906	8,216
SUMMER KITCHEN	0	1,299
MAINTENANCE KAYAK AND BIKE STORAGE	768	1,740
TOTALS	7,674	11,255



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TO MEET THE REQUIREMENTS OF THE BUILDING MATERIALS & DETAILS SPECIFIC TO TRANSECT BASED DISTRICT -

a. All exterior e façade of proposed buildings to have fiber cement board siding, smooth finish.

b. Visible foundation walls to have stucco or tabby finish.

c. Chimney at Summer Kitchen to be masonry

d. Columns to have fiber cement cladding.

e. Railing to be constructed of aluminum.

f. All doors/ windows to be made up of fiberglass/ glass.

g. Roofs with visible pitches will be either reflective metal or 25-year architectural dimension shingles.

h. Buildings and additional site element colors — e.g., bollards, arbors, drive-thru canopies, sign posts —will not be painted in a color or pattern that expresses corporate identify, to the extent that the paint color or pattern is not consistent with the design standards of the district.

T4-N - Transect based Neighborhood district

1. Fenestration - Meets or exceeds 30% fenestration requirements on all ground floor elevations facing streets and 20% fenestration requirements on all upper floors elevations facing streets - SEE DWG - A205, A304, A404, AND A504

2. Windows -All windows are provided with an architectural surround at the jambs and header, and a projecting sill.

3. Trim between windows is min. 3.5 inches wide. – TYP.

4. All Facades have various window sizes with larger windows on ground floor and smaller ones above.

5. Thin mullions or muntins are provided in all windows larger than 2 feet in any direction.

6. All first-floor apartments will have 10'-0" ceiling height and 2nd & 3rd floor to have 9'-0" ceiling ht.

7. All buildings have 1x10 base trim band to accentuate the base from rest of the building.

8. Rain and sun shades provided on some 3rd floor windows and breezeways.

9. All finished first floor elevations are 18" higher from the grade to provide privacy to the residents and to meet code.

10. All street facing apartments will have direct entry through stoops to meet the building entry requirements. All other apartments have their entry way through formal entry courtyards and common breezeways to meet special requirements.

11. Roof forms in proposed buildings are combination of gable, hip and shed to meet the roof forms requirements specific to T4 zone.

12. Cornices are provided to delineate the tops of facades. Cornice or eave height are consistent with the dominant cornice or eave height of buildings on the same block.

13. Cornice or eave height shall be consistent with the dominant cornice or eave height of buildings on the same block.
14. Trim bands are provided to delineate the divisions between the first floor and upper floors as required.

15. Trash, Mechanical, Utility and Service Equipment and Areas are provided.

16. All condensers will be on the ground and screened with landscape.





Project Overview

The Grove at Broad River is a proposed large-scale multi-family residential community located at the corner of Broad River Boulevard and the shared entrance drive from Parris Island Gateway. The site lies within the T4-Neighborhood (T4-N) District, a mixed-use urban zone that permits multi-family developments of this scale.

The proposed design adheres to the City of Beaufort's T4-N Transect-Based Zoning Standards. The community features fourteen (14) three-story apartment buildings with varied designs, a clubhouse, amenity buildings, landscaped courtyards, stormwater ponds, and open parking areas. Together, these elements bring visual richness through thoughtful variation in form, scale, shadow, color, materials, and landscape.

While the project's scale differs from the adjacent town-homes, the design intent emphasizes complementing the massing of neighboring buildings by utilizing roof forms, architectural trim, differentiation of facade planes, and a relationship of solids (siding and walls) to voids (window and door openings) that are consistent with the patterns established in neighboring buildings.

Special attention has also been given to meeting urban form standards, including frontage buildout, block structure, and street typology, all coordinated with landscape design to ensure strong connectivity and avoid isolation from the surrounding neighborhood.

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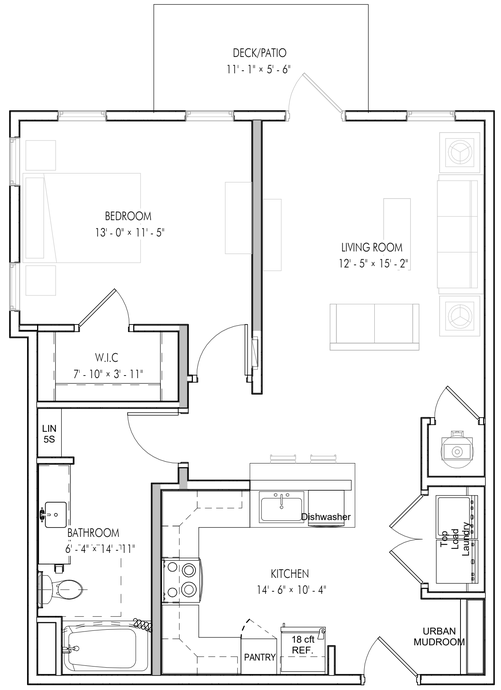

2 A1-U
1/4" = 1'-0"

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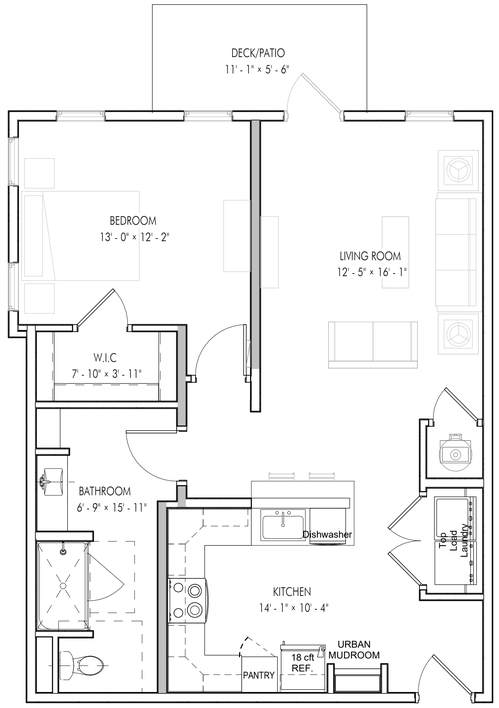
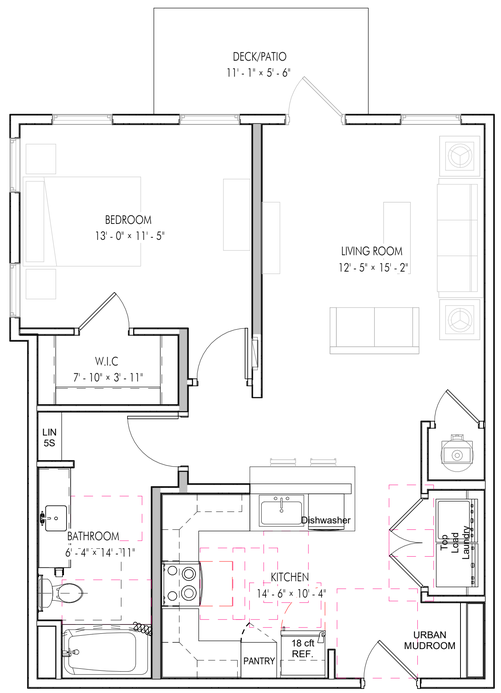
GROSS: 917 S.F.



4 Unit A1s-U
1/4" = 1'-0"

HEATED: 845 S.F.
GROSS: 917 S.F.



1 Unit A1
1/4" = 1'-0"

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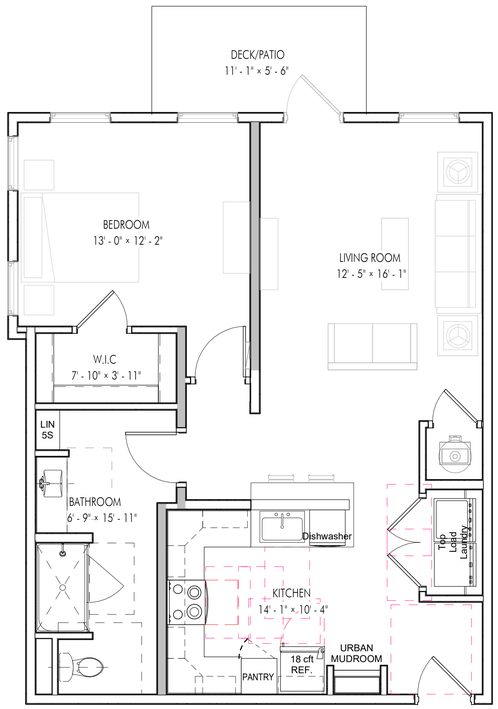
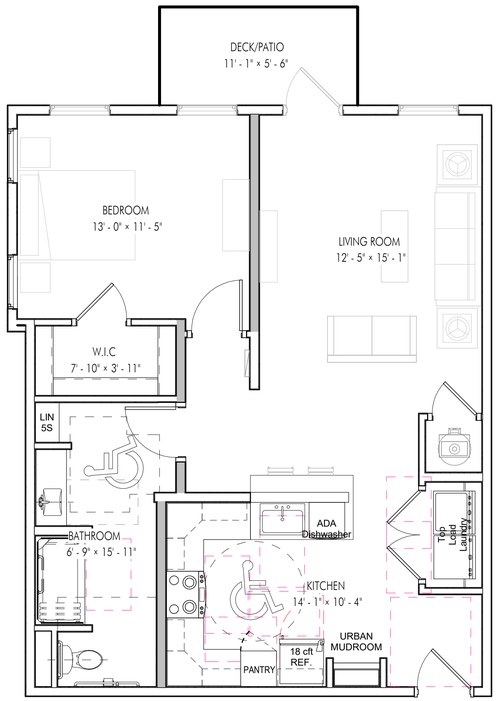
GROSS: 917 S.F.



3 Unit A1s
1/4" = 1'-0"

HEATED: 845 S.F.
GROSS: 917 S.F.



5 Unit A1s- Type A
1/4" = 1'-0"

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GROSS: 917 S.F.

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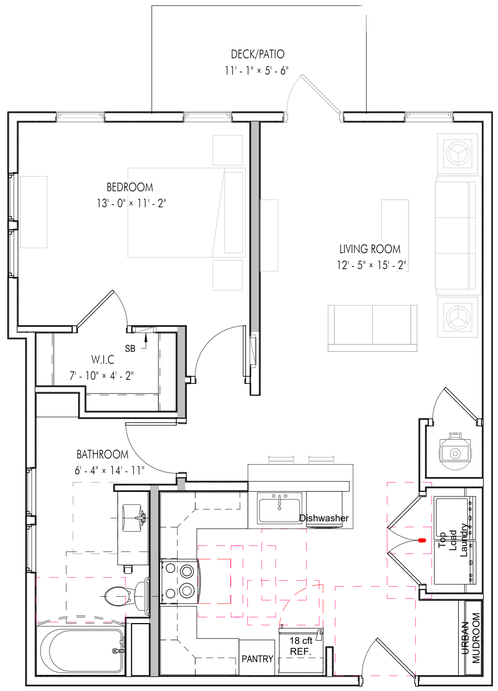

2 Unit A2-U
1/4" = 1'-0"

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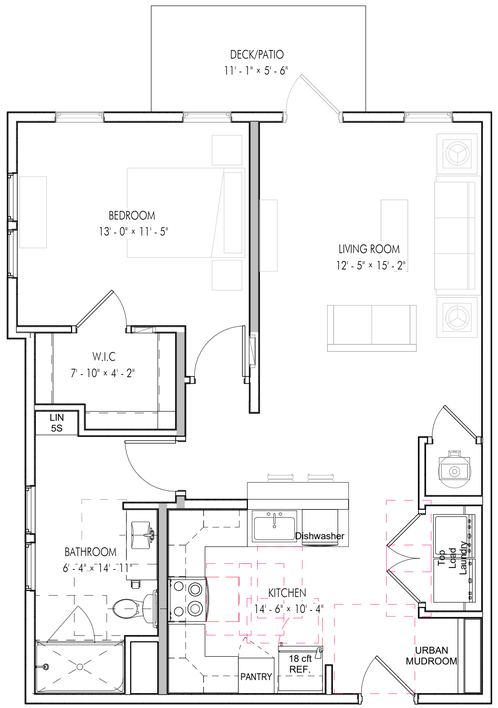

4 Unit A2s-U
1/4" = 1'-0"

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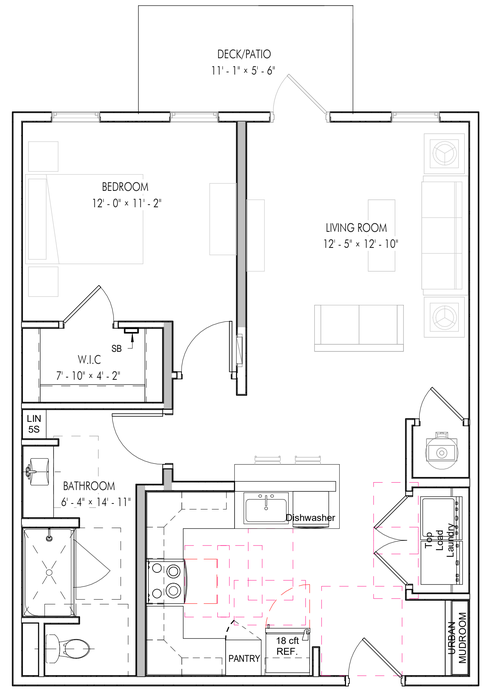
GROSS: 917 S.F.



6 Unit A3-U
1/4" = 1'-0"

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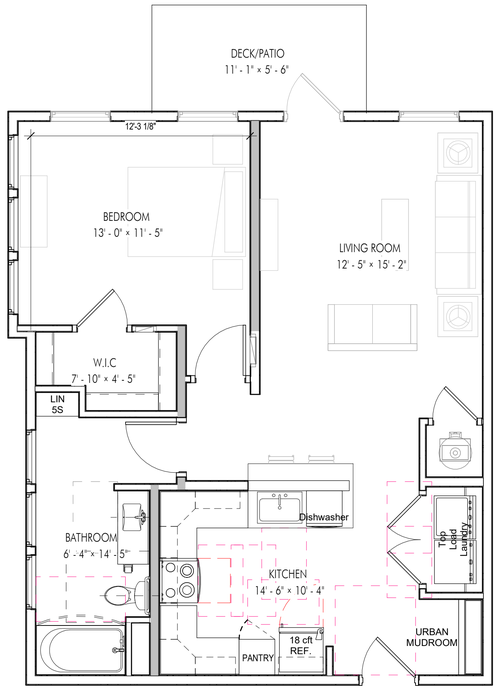
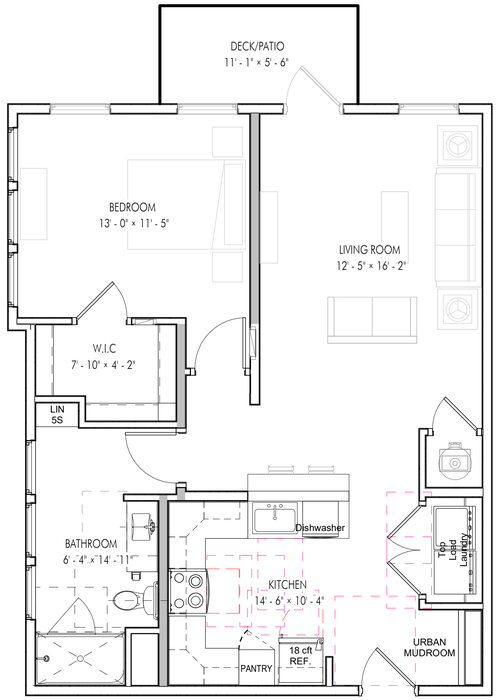


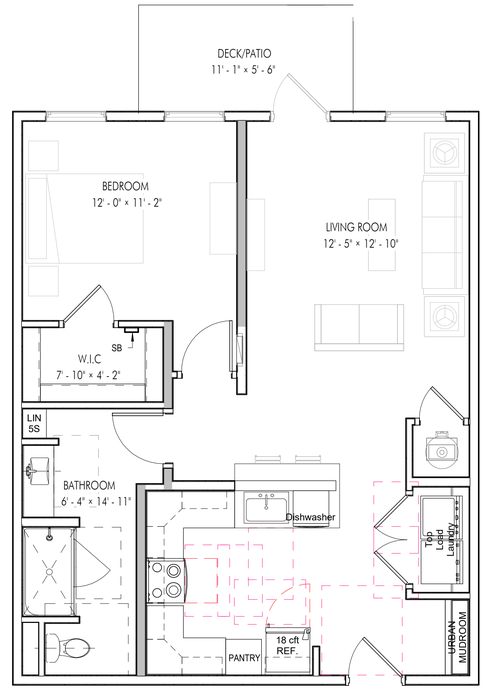
1 Unit A2
1/4" = 1'-0"

HEATED: 845 S.F.
GROSS: 917 S.F.



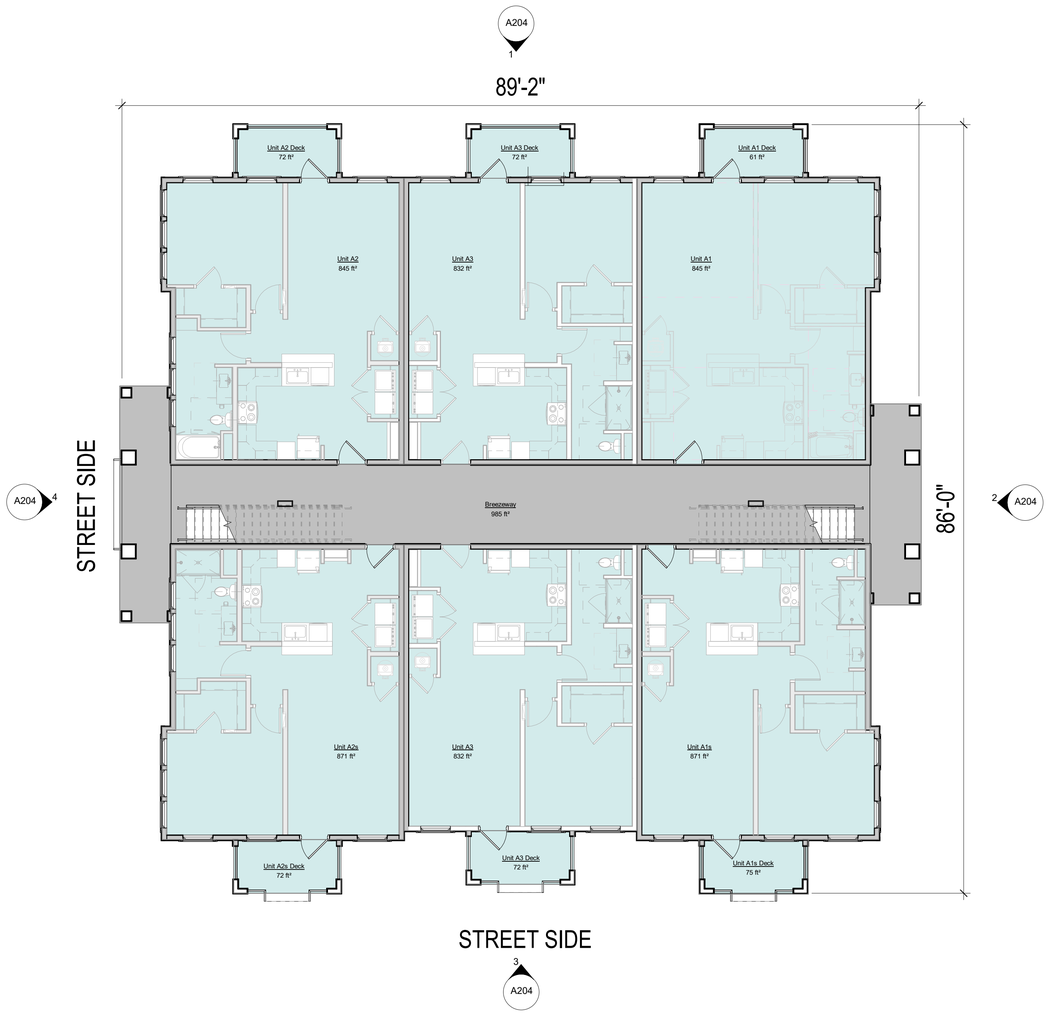
3 Unit A2s
1/4" = 1'-0"

HEATED: 845 S.F.
GROSS: 917 S.F.

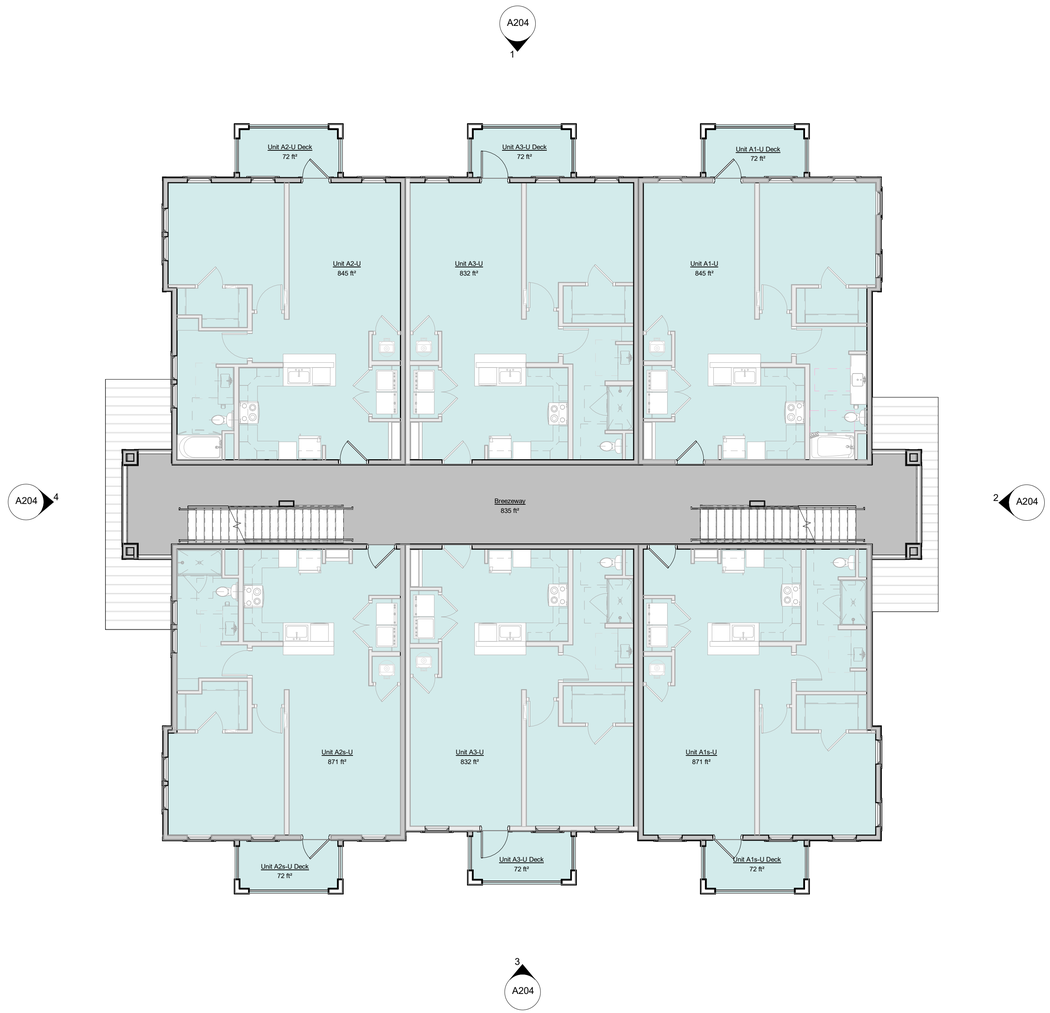


5 Unit A3
1/4" = 1'-0"

HEATED: 832 S.F.
GROSS: 904 S.F.

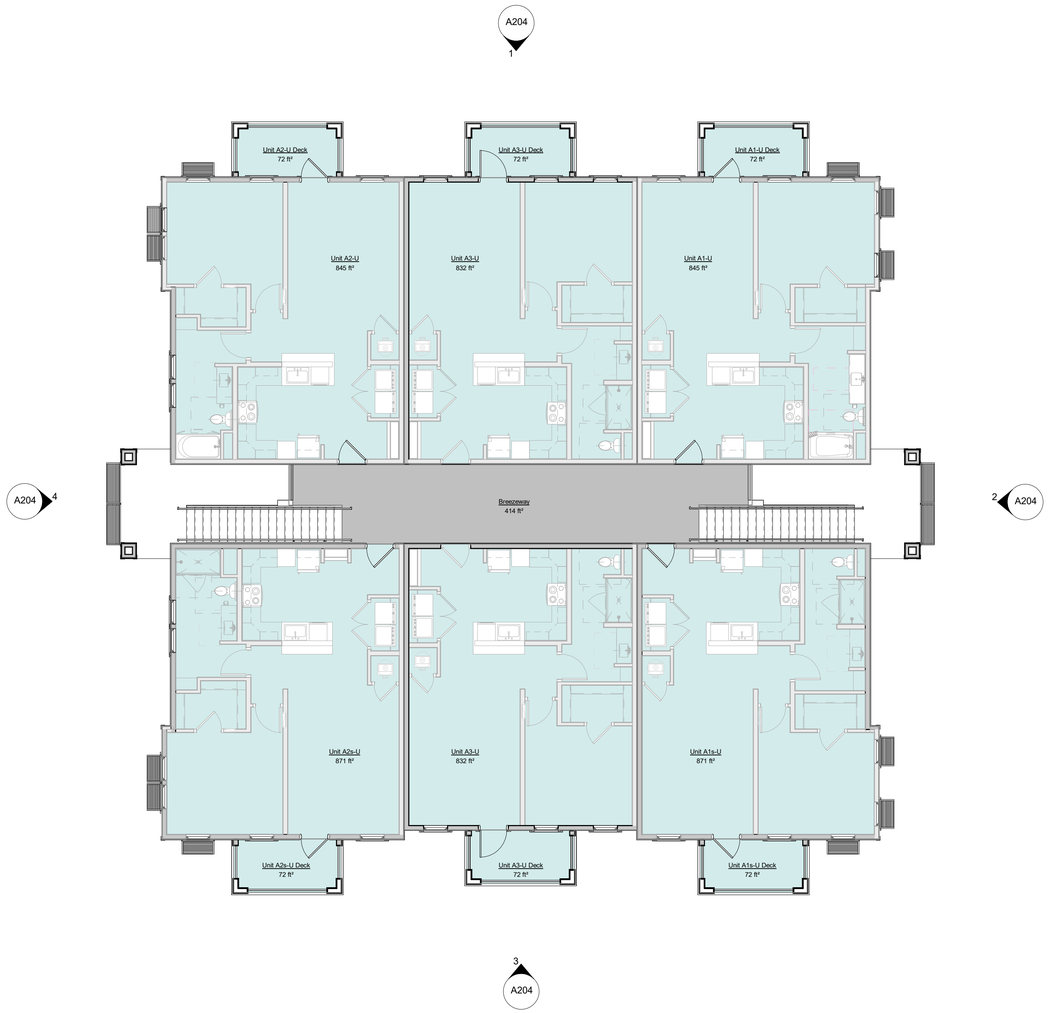


1 Level 1 - Building Type I
1/8" = 1'-0"



2 Level 2 - Building Type I
1/8" = 1'-0"

kaas wilson architects
A202
BUILDING TYPE I - 1ST AND 2ND LEVEL PLANS
THE GROVE AT BROAD RIVER
Parris Island Gateway, Beaufort, SC 23163
Page 51 of 185



1 Level 3 - Building Type I
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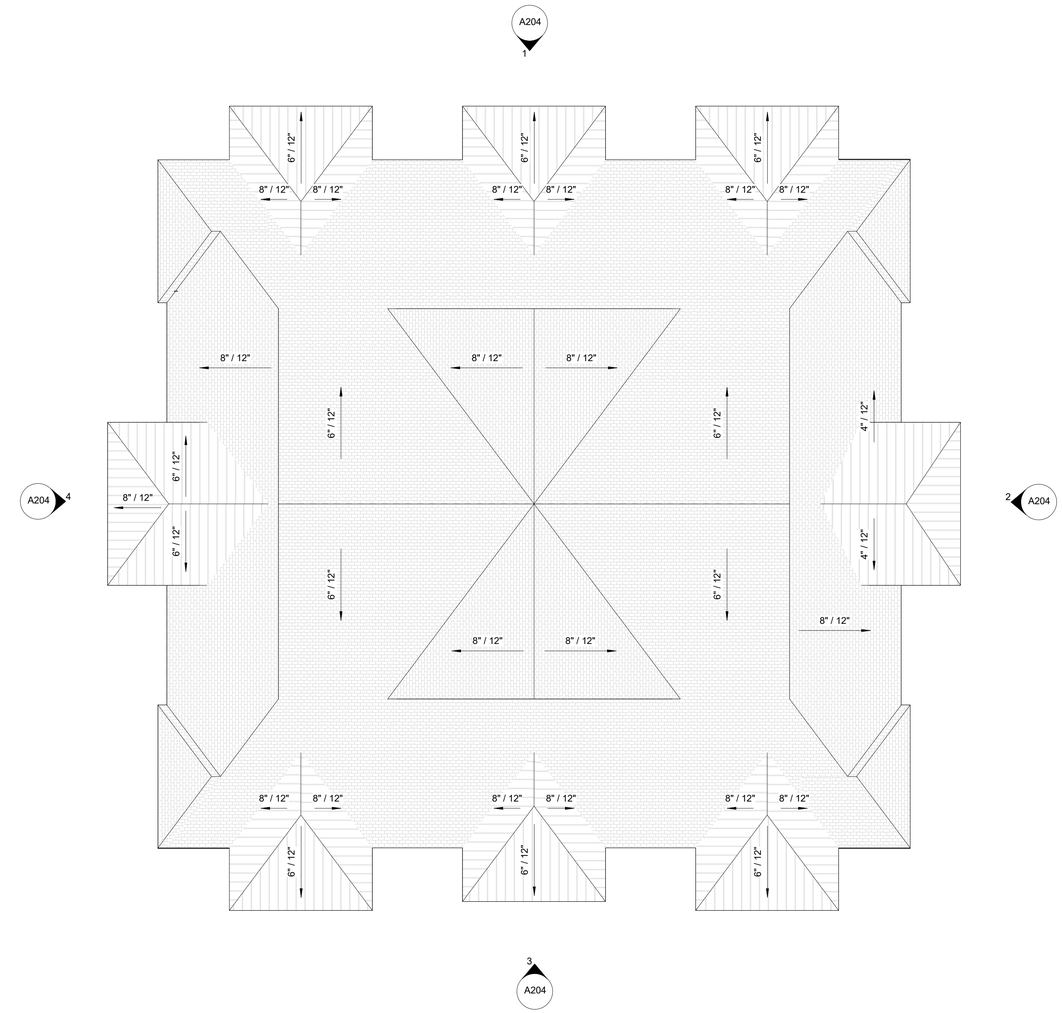

2 Roof Plan - Building Type I
1/8" = 1'-0"

kaas wilson architects

A203

BUILDING TYPE I - 3RD LEVEL AND ROOF PLAN

THE GROVE AT BROAD RIVER

Parris Island Gateway, Beaufort, SC 23163



4 Building Type I - Front Elevation - Street Facing
1/8" = 1'-0"



3 Building Type I - Side Elevation 2 - Street Facing
1/8" = 1'-0"

COLOR KEY:

- SW7615 - SEA SERPENT
- SW6247 - KRYPTON
- SW6249 - STORM CLOUD
- SW7006 - EXTRA WHITE



2 Building Type I - Rear Elevation
1/8" = 1'-0"



1 Building Type I - Side Elevation 1
1/8" = 1'-0"

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THERE WILL BE A FORMAL ENTRY COURTYARD IN FRONT OF THIS COVERED BUILDING ENTRY

4 Building Type I - Front Elevation - Street Facing Copy 1
1/8" = 1'-0"



3 Building Type I - Side Elevation 2 - Street Facing Copy 1
1/8" = 1'-0"

COLOR KEY:

SW7615 - SEA SERPENT

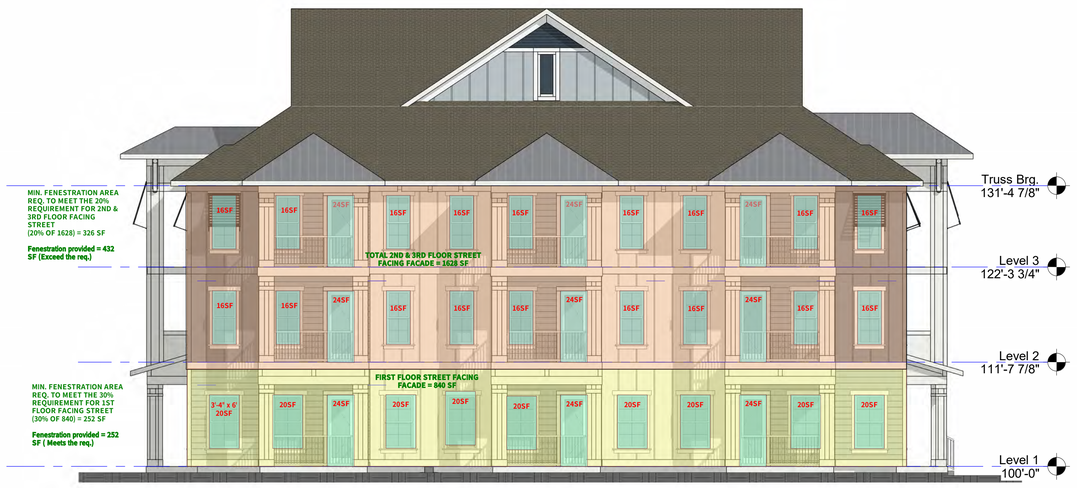
SW6247 - KRYPTON

SW6249 - STORM CLOUD

SW7006 - EXTRA WHITE



2 Building Type I - Rear Elevation Copy 1
1/8" = 1'-0"



1 Building Type I - Side Elevation 1 Copy 1
1/8" = 1'-0"

N

kaas wilson architects

A205 BUILDING TYPE I – FENESTRATION CALCULATIONS THE GROVE AT BROAD RIVER

Parris Island Gateway, Beaufort, SC 23163

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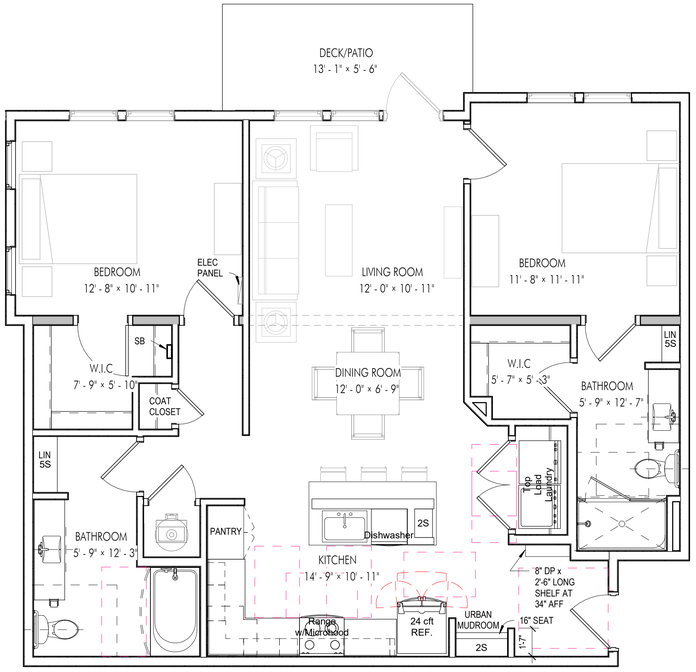

2 Unit B1-U
1/4" = 1'-0"

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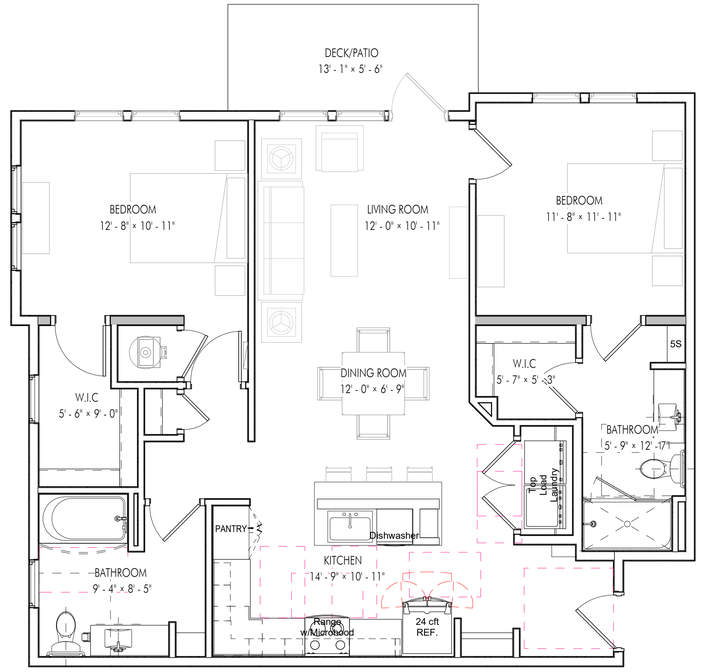
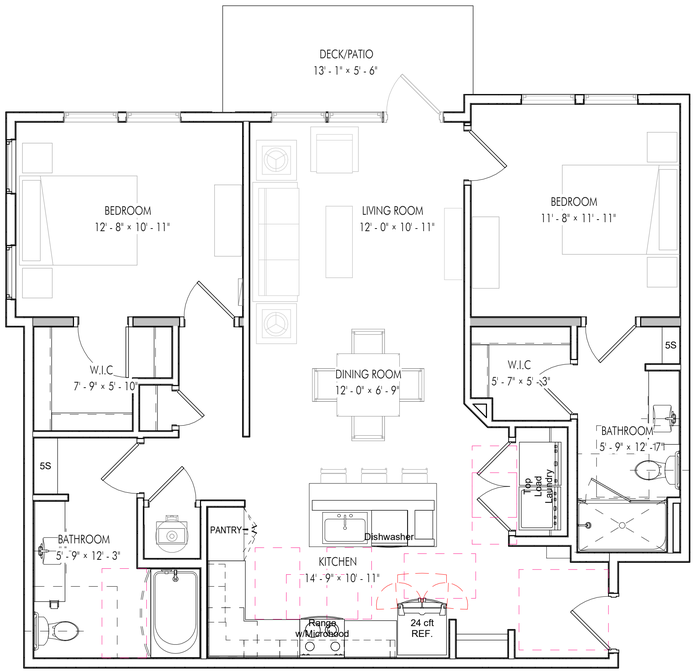
GROSS: 1225 S.F.



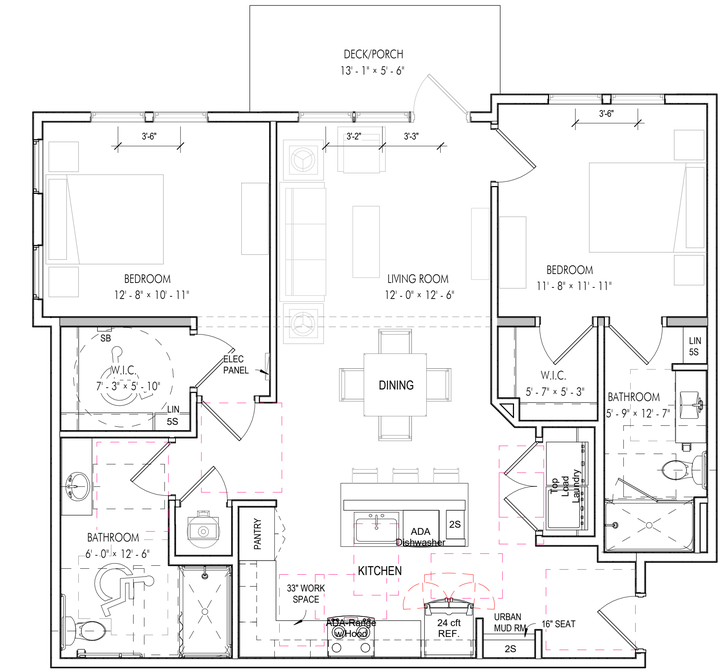
5 Unit B2-U
1/4" = 1'-0"

HEATED: 1153 S.F.
GROSS: 1225 S.F.



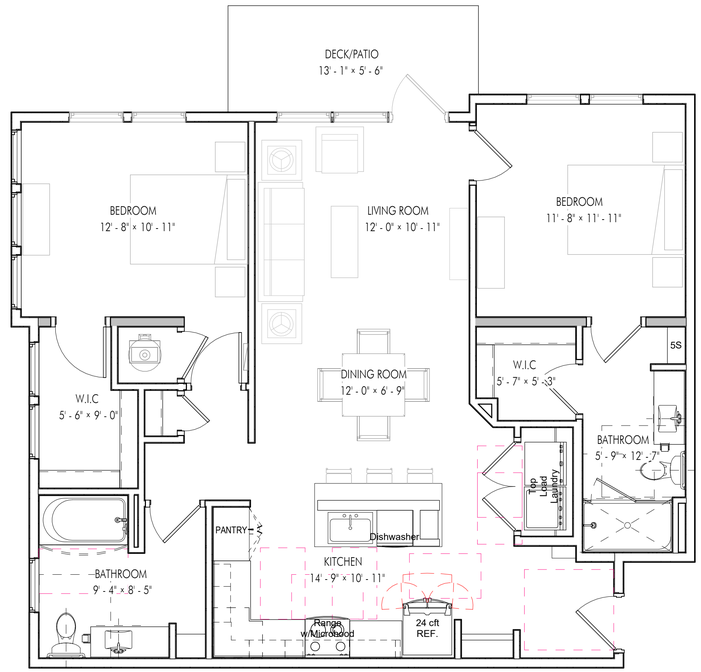
1 Unit B1
1/4" = 1'-0"

HEATED: 1153 S.F.
GROSS: 1225 S.F.



3 Unit B1 - Type A
1/4" = 1'-0"

HEATED: 1153 S.F.
GROSS: 1225 S.F.



4 Unit B2
1/4" = 1'-0"

HEATED: 1153 S.F.
GROSS: 1225 S.F.

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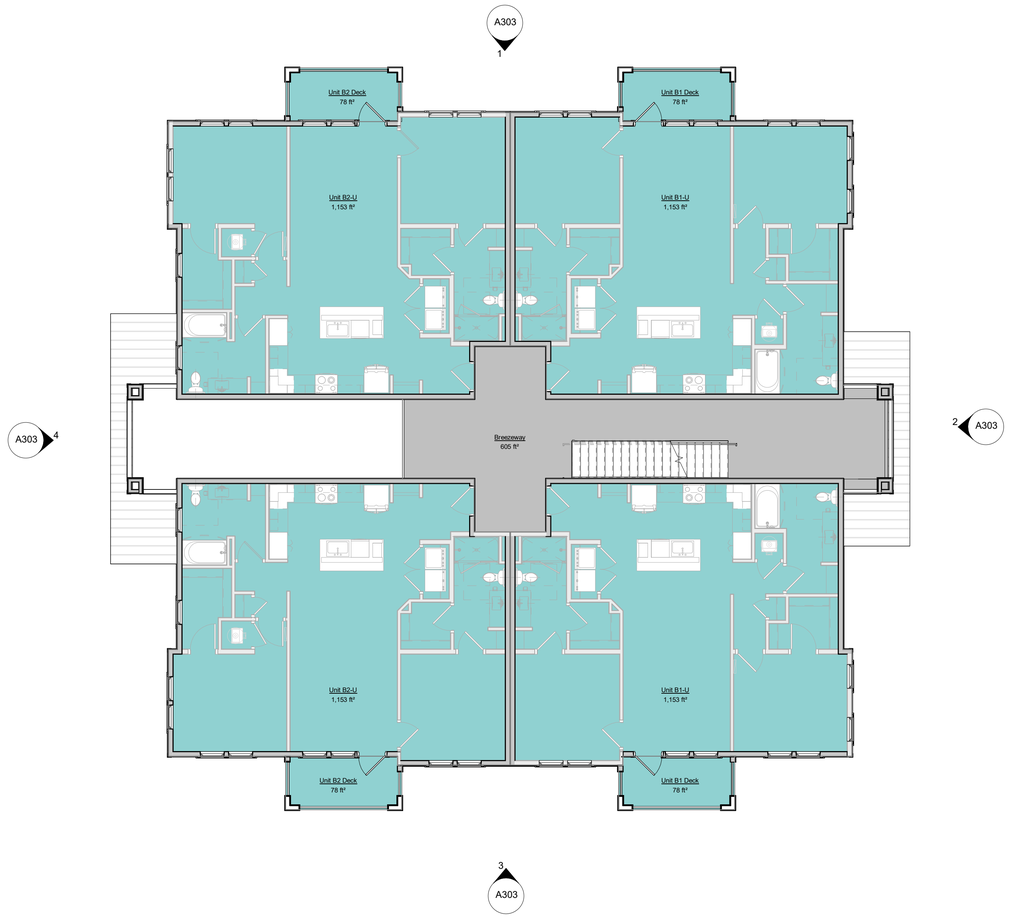
1 Level 1 - Building Type II
1/8" = 1'-0"



2 Level 2 - Building Type II
1/8" = 1'-0"

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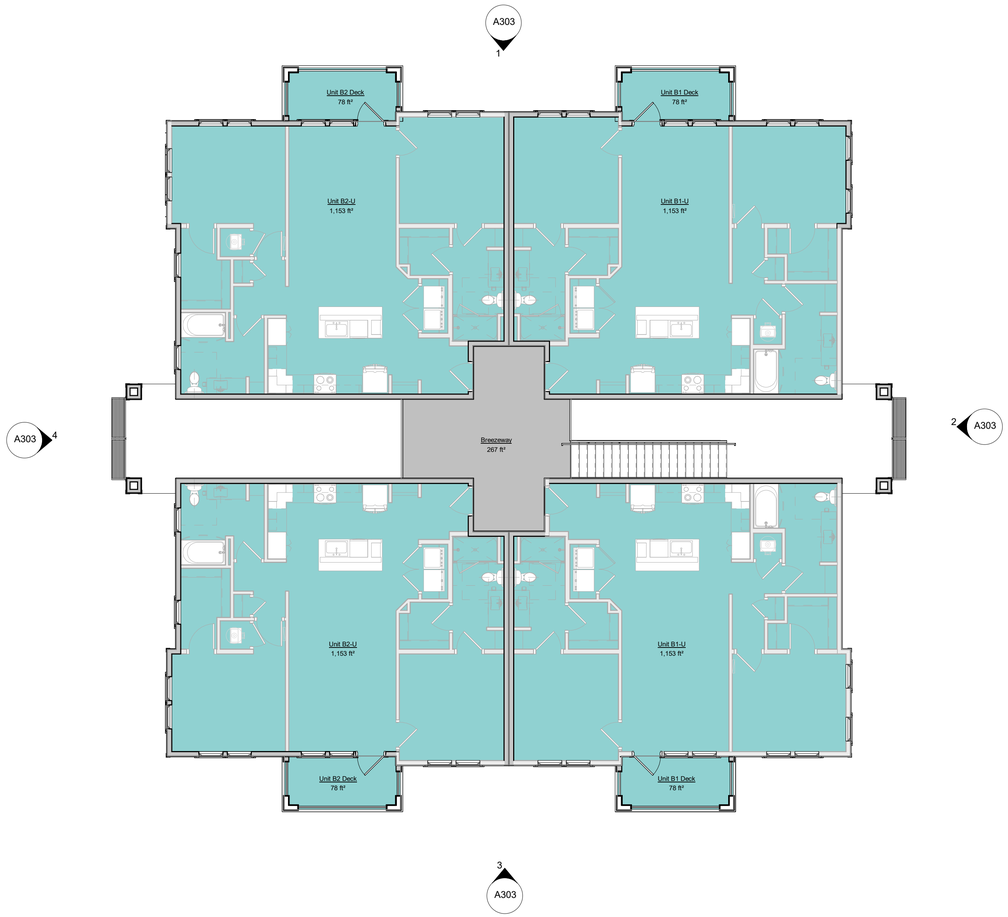
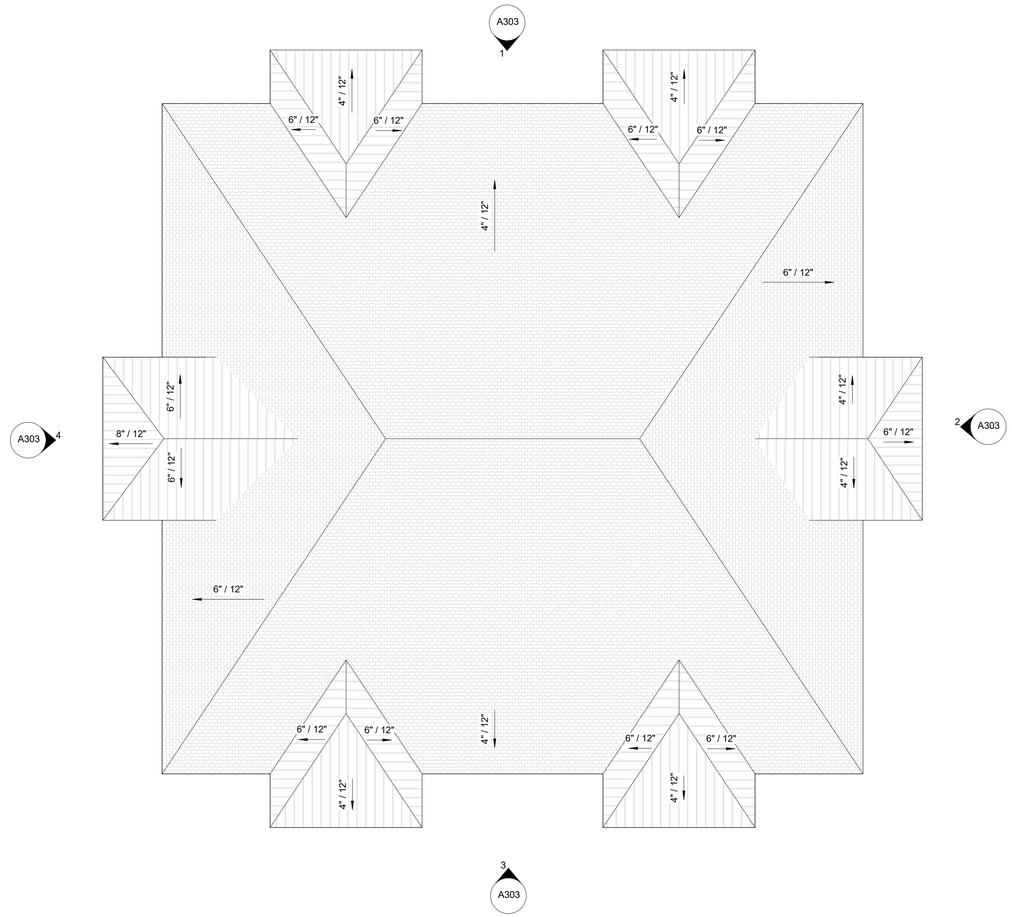


1 Level 3 - Building Type II
1/8" = 1'-0"



2 Roof Plan - Building Type II
1/8" = 1'-0"



THERE WILL BE A FORMAL ENTRY COURTYARD IN FRONT OF THIS COVERED BUILDING ENTRY

4 Building Type II - Front Elevation - Street Facing
1/8" = 1'-0"



3 Building Type II - Side Elevation - Street Facing
1/8" = 1'-0"

COLOR KEY:

- SW7615 - SEA SERPENT
- SW6247 - KRYPTON
- SW6249 - STORM CLOUD
- SW7006 - EXTRA WHITE



2 Building Type II - Rear Elevation
1/8" = 1'-0"



1 Building Type II - Side Elevation 1
1/8" = 1'-0"

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A303

BUILDING TYPE II - EXTERIOR ELEVATIONS

THE GROVE AT BROAD RIVER

Parris Island Gateway, Beaufort, SC 23163

10/15/2021 10:47:13 AM



4 Building Type II - Front Elevation - Street Facing Copy 1
1/8" = 1'-0"



3 Building Type II - Side Elevation - Street Facing Copy 1
1/8" = 1'-0"

COLOR KEY:

- SW7615 - SEA SERPENT
- SW6247 - KRYPTON
- SW6249 - STORM CLOUD
- SW7006 - EXTRA WHITE



THERE WILL BE A FORMAL ENTRY COURTYARD IN FRONT OF THIS COVERED BUILDING ENTRY

2 Building Type II - Rear Elevation Copy 1
1/8" = 1'-0"

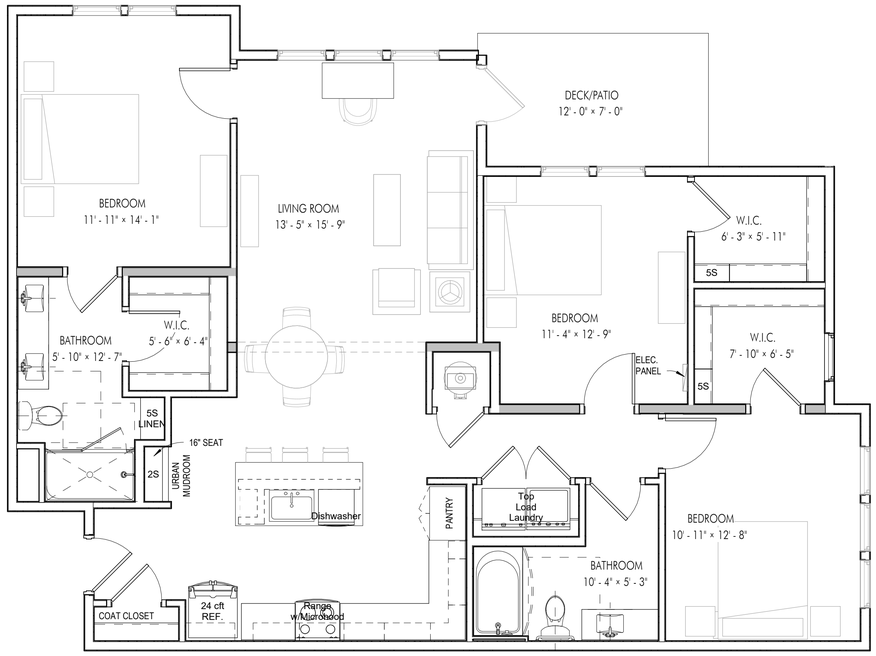


1 Building Type II - Side Elevation 1 Copy 1
1/8" = 1'-0"

N

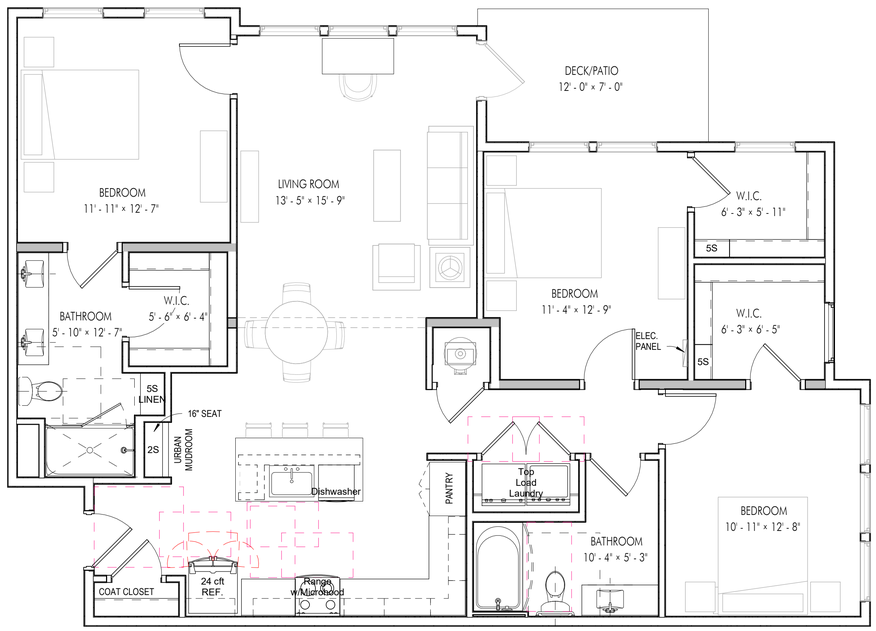
kaas wilson architects

A304 BUILDING TYPE II – FENESTRATION CALCULATIONS THE GROVE AT BROAD RIVER



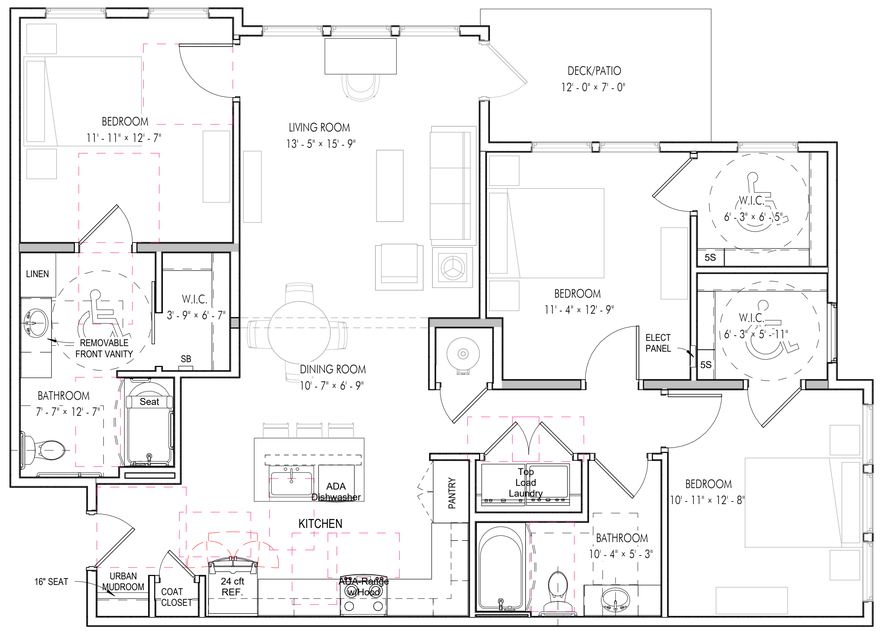
3 Unit C1-U
1/4" = 1'-0"

HEATED: 1440 S.F.
GROSS: 1534 S.F.



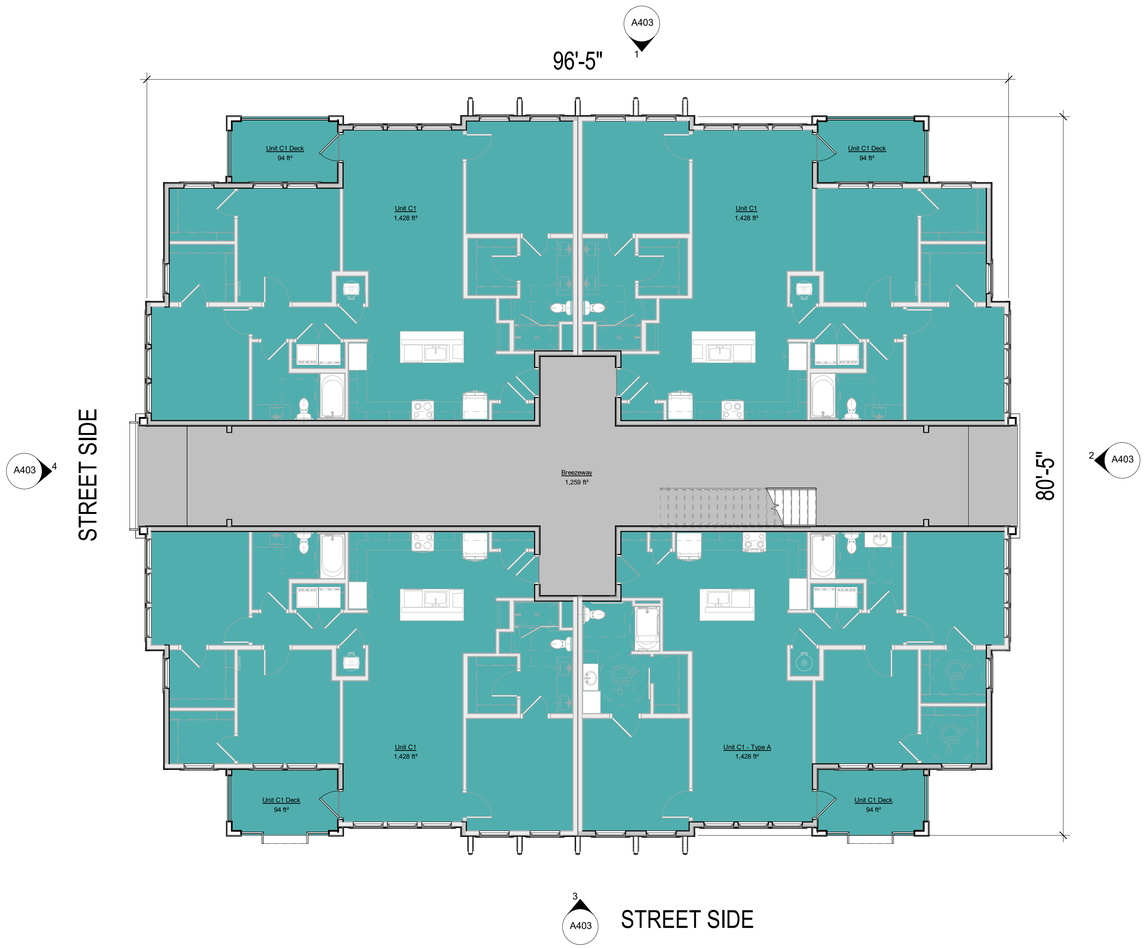
1 Unit C1
1/4" = 1'-0"

HEATED: 1427 S.F.
GROSS: 1521 S.F.

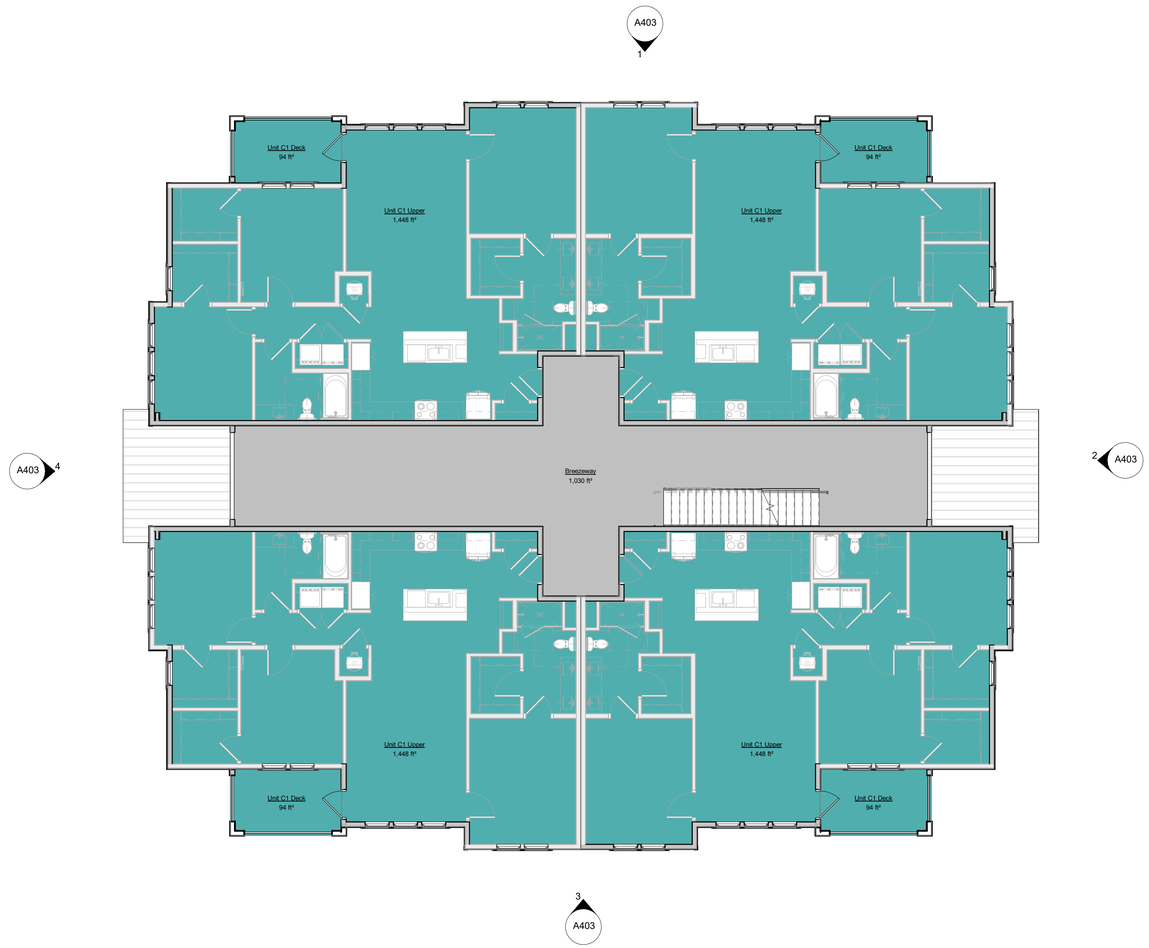


2 Unit C1 - Type A
1/4" = 1'-0"

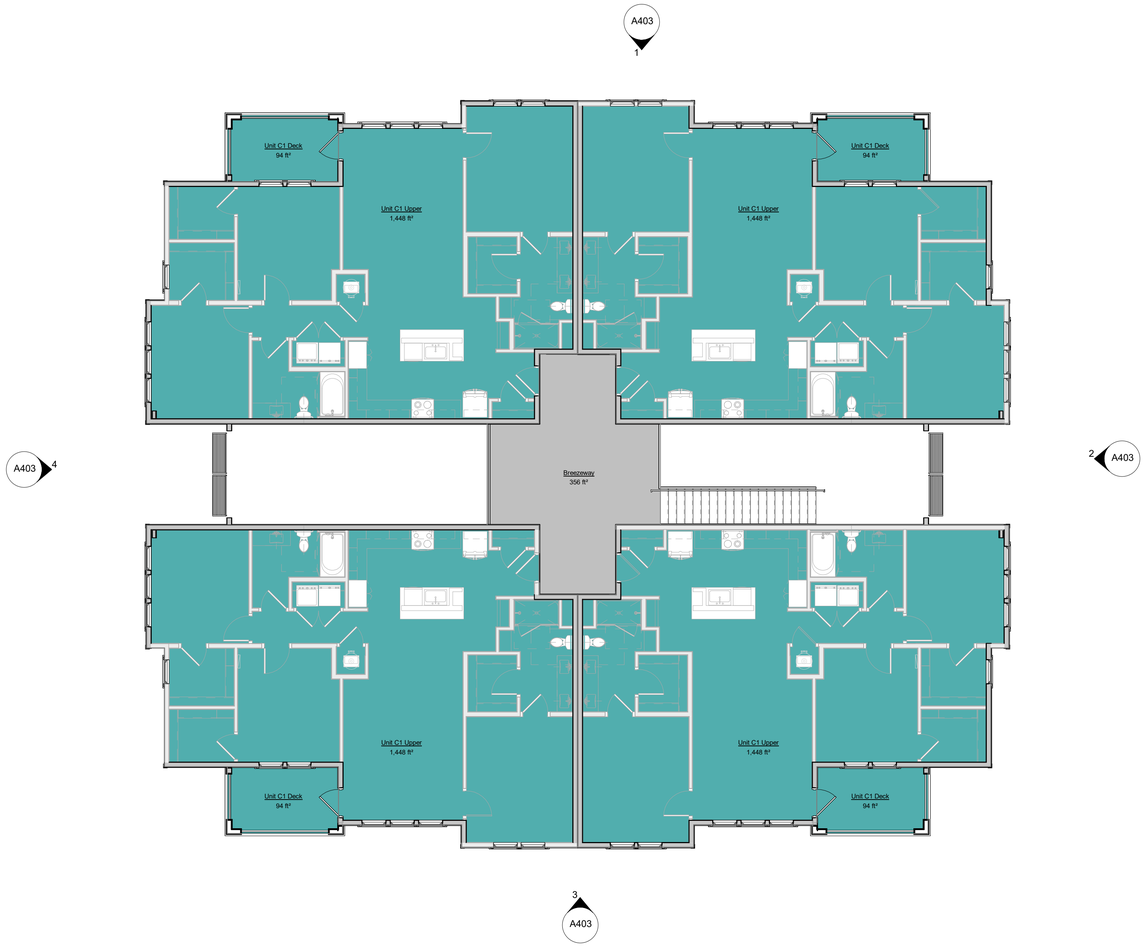
HEATED: 1427 S.F.
GROSS: 1521 S.F.



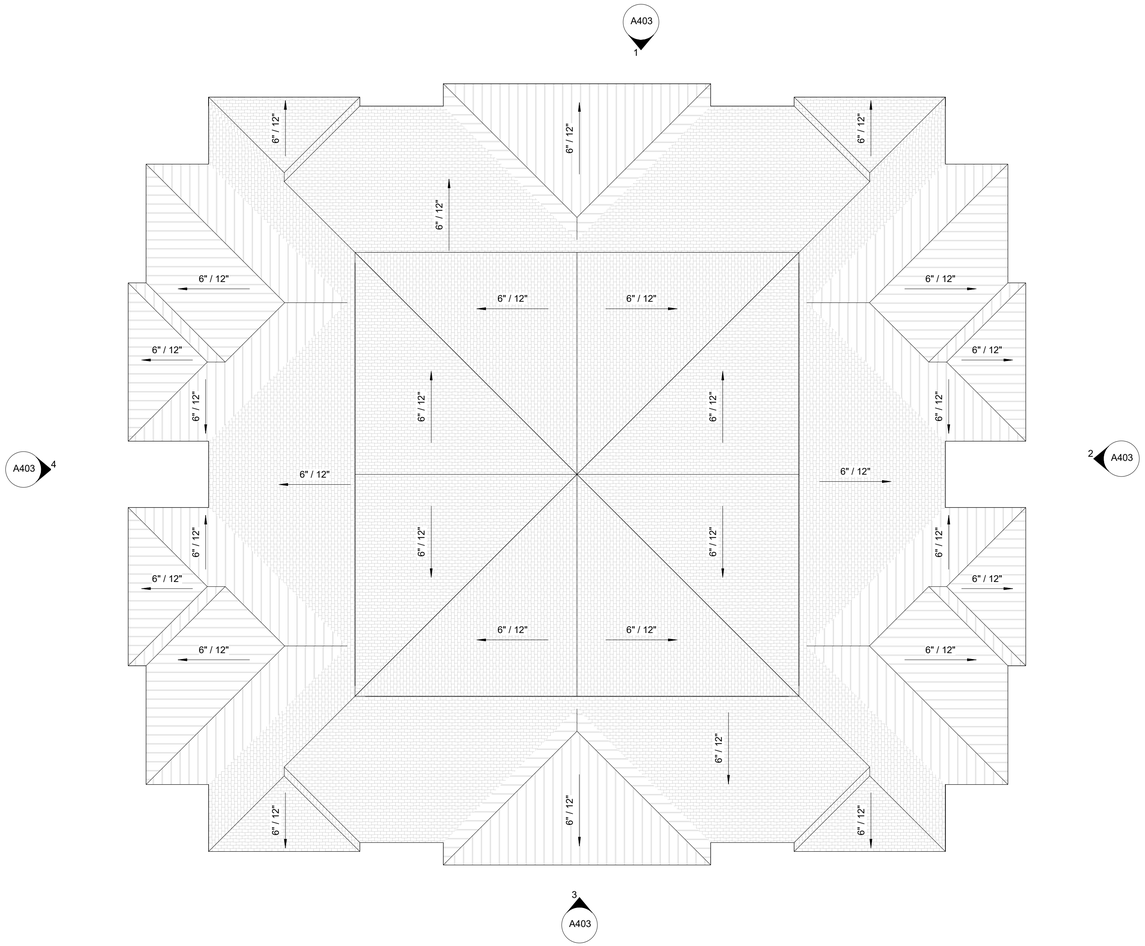
1 Level 1 - Building Type III
1/8" = 1'-0"



2 Level 2 - Building Type III
1/8" = 1'-0"



1 Level 3 - Building Type III
1/8" = 1'-0"



2 Roof Plan - Building Type III
1/8" = 1'-0"

10/1/2025 1:46:42 PM



4 Building Type III - Front Elevation - Street Facing
1/8" = 1'-0"



3 Building Type III - Side Elevation - Street Facing
1/8" = 1'-0"

COLOR KEY:

SW7615 - SEA SERPENT	SW6247 - KRYPTON
SW6249 - STORM CLOUD	SW7006 - EXTRA WHITE



2 Building Type III - Rear Elevation
1/8" = 1'-0"



1 Building Type III - Side Elevation
1/8" = 1'-0"

10/1/2025 1:44:47 PM



4 Building Type III - Front Elevation - Street Facing Copy 1
1/8" = 1'-0"



3 Building Type III - Side Elevation - Street Facing Copy 1
1/8" = 1'-0"

COLOR KEY:

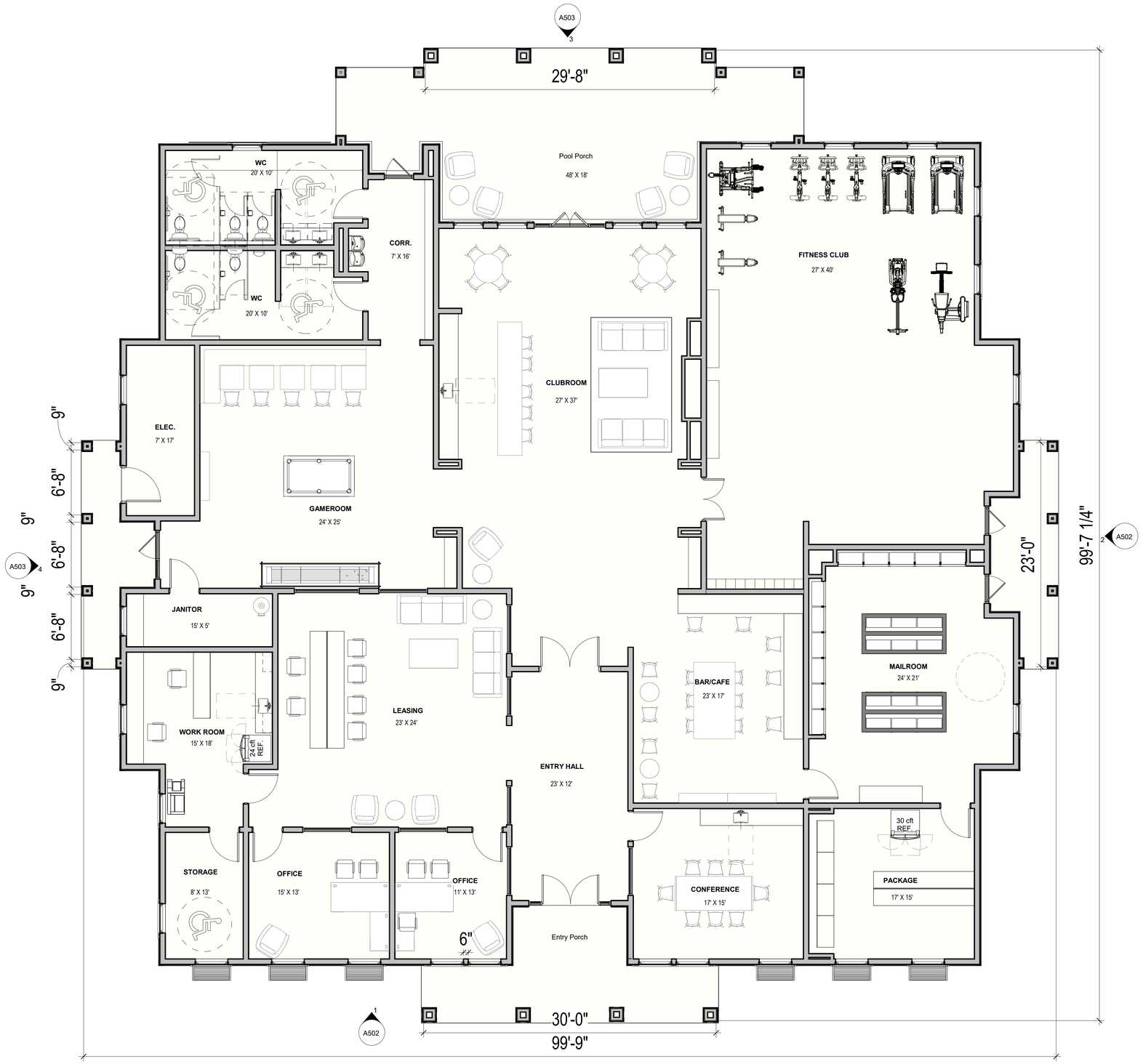
- SW7615 - SEA SERPENT
- SW6247 - KRYPTON
- SW6249 - STORM CLOUD
- SW7006 - EXTRA WHITE



2 Building Type III - Rear Elevation Copy 1
1/8" = 1'-0"



1 Building Type III - Side Elevation - Street Facing Copy 1
1/8" = 1'-0"



1 SD_Level 1 - Clubhouse Floor Plan
3/16" = 1'-0" Heated SQ Ft 6,906 Gross SQ Ft 8,216

kaas wilson architects

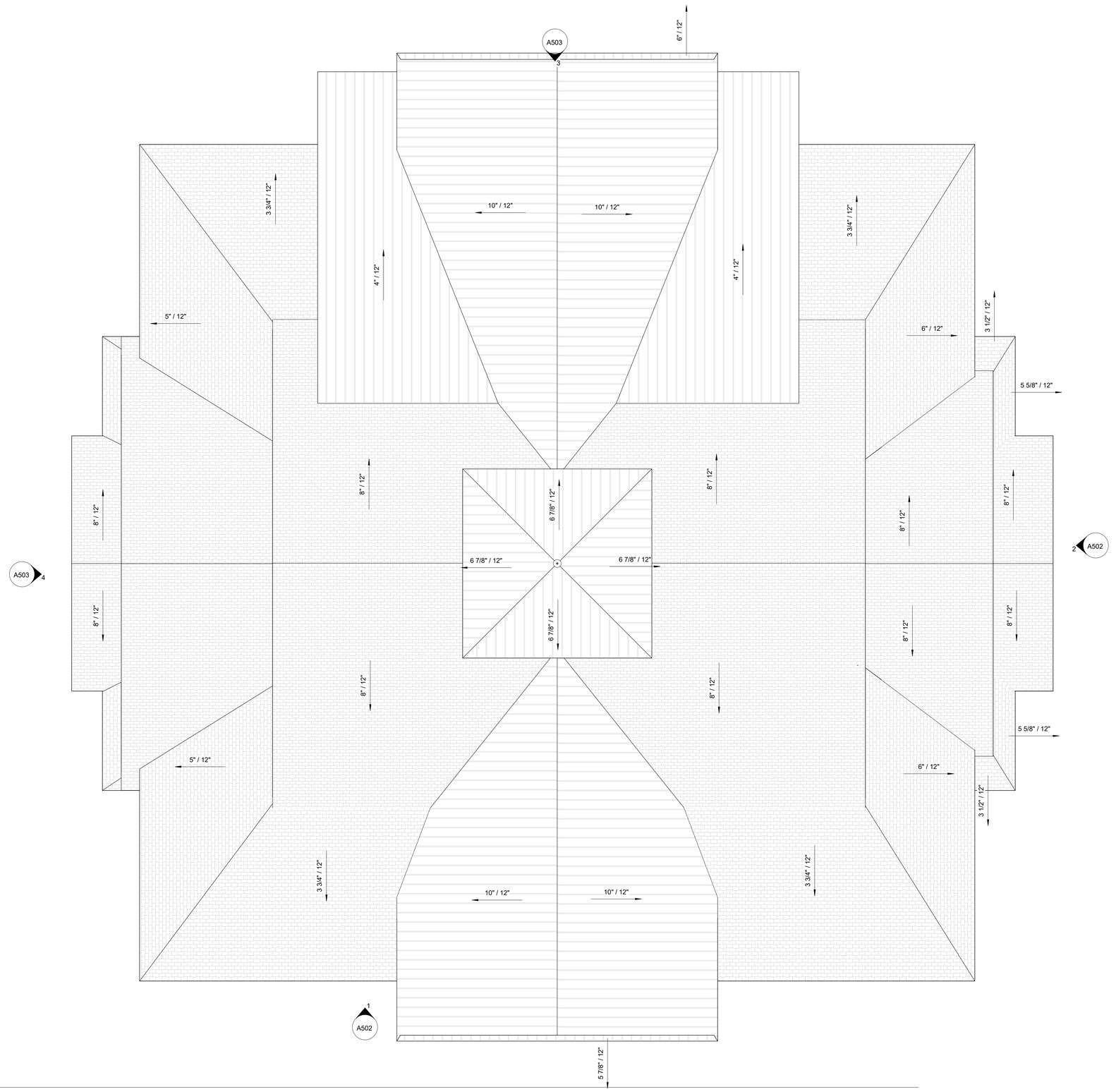
A500

CLUBHOUSE - FLOOR PLAN

THE GROVE AT BROAD RIVER

Parris Island Gateway, Beaufort, SC 23163

10/9/2025 8:57:41 AM

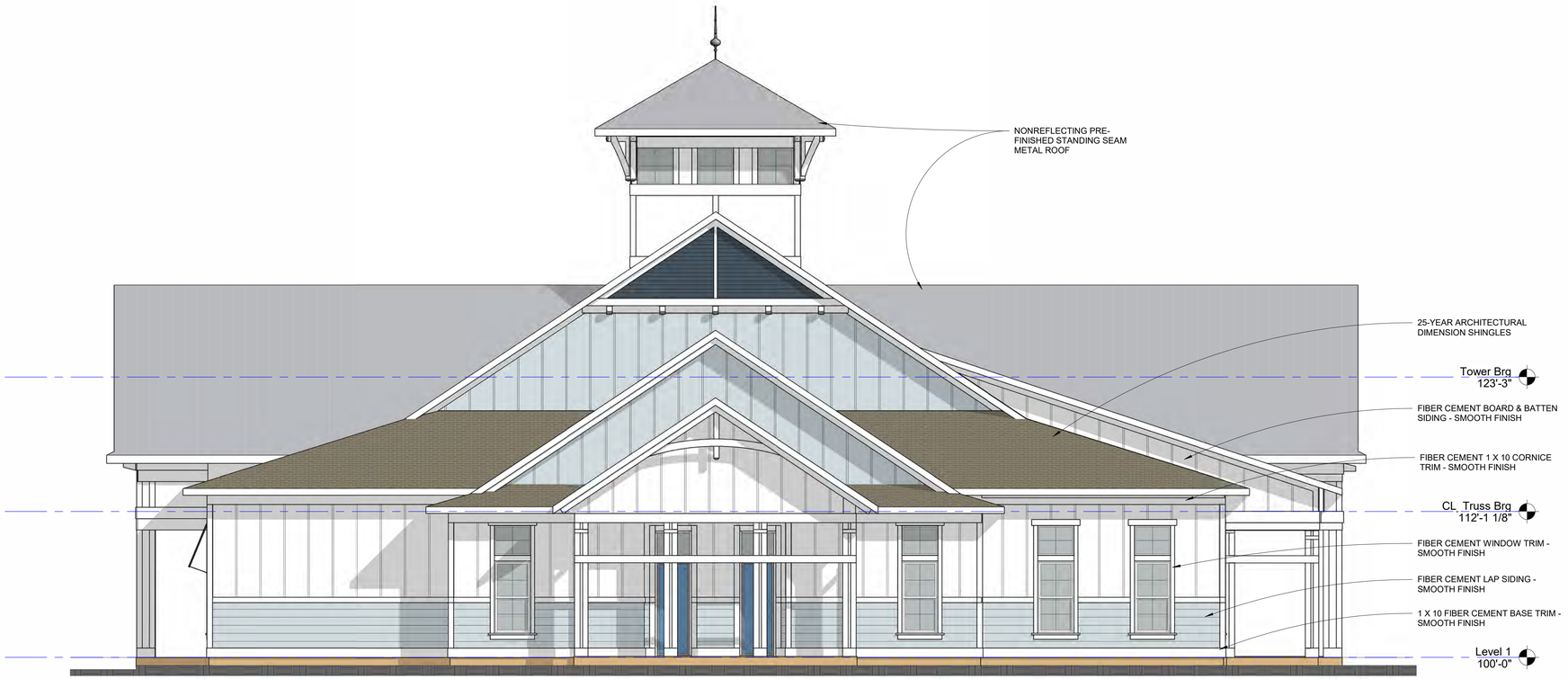


1 SD - Roof Plan Clubhouse
3/16" = 1'-0"

10/15/2021 11:34:51 AM

COLOR KEY:

- SW7006 - EXTRA WHITE
- SW6249 - STORM CLOUD
- SW7615 - SEA SERPENT
- SW6247 - KRYPTON



2 SD - Clubhouse Side Elevation - Parking Facing Side
3/16" = 1'-0"



1 SD - Clubhouse Front Elevation - Street Facing Side
3/16" = 1'-0"

10/15/2021 11:31:09 AM

COLOR KEY:

- SW7006 - EXTRA WHITE
- SW6249 - STORM CLOUD
- SW7615 - SEA SERPENT
- SW6247 - KRYPTON



4 SD - Clubhouse Side Elevation - Amenity Facing Side
3/16" = 1'-0"



3 SD - Clubhouse Rear Elevation
3/16" = 1'-0"



2 SD - Clubhouse Side Elevation - Parking Facing Side Copy 1
3/16" = 1'-0"



1 SD - Clubhouse Front Elevation - Street Facing Side Copy 1
3/16" = 1'-0"

kaas wilson architects

A504

CLUBHOUSE - FENESTRATION CALCULATIONS

THE GROVE AT BROAD RIVER

Parris Island Gateway, Beaufort, SC 23163

10/15/2021 11:29:10 AM

COLOR KEY:

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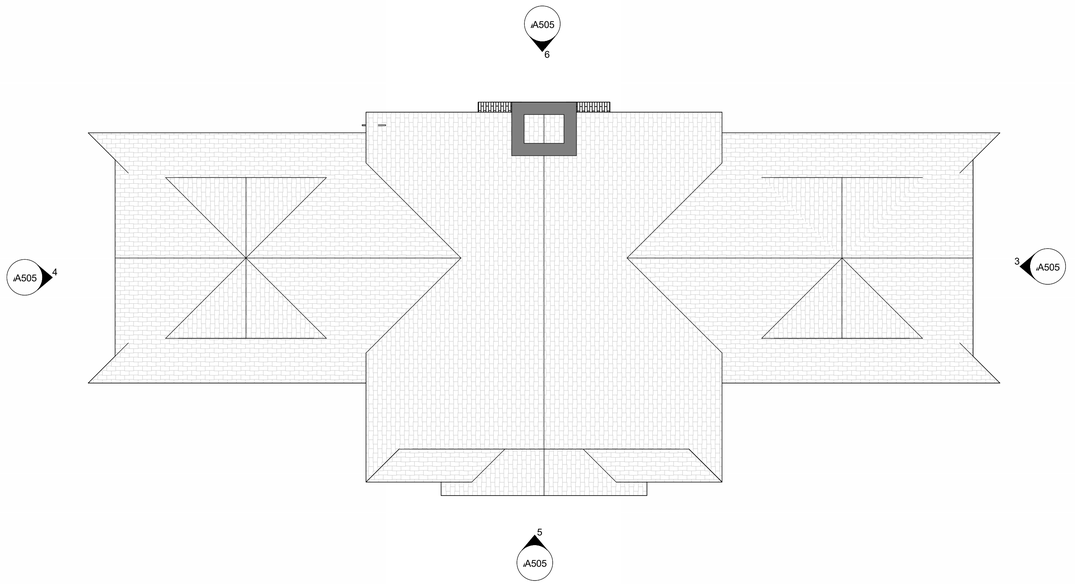
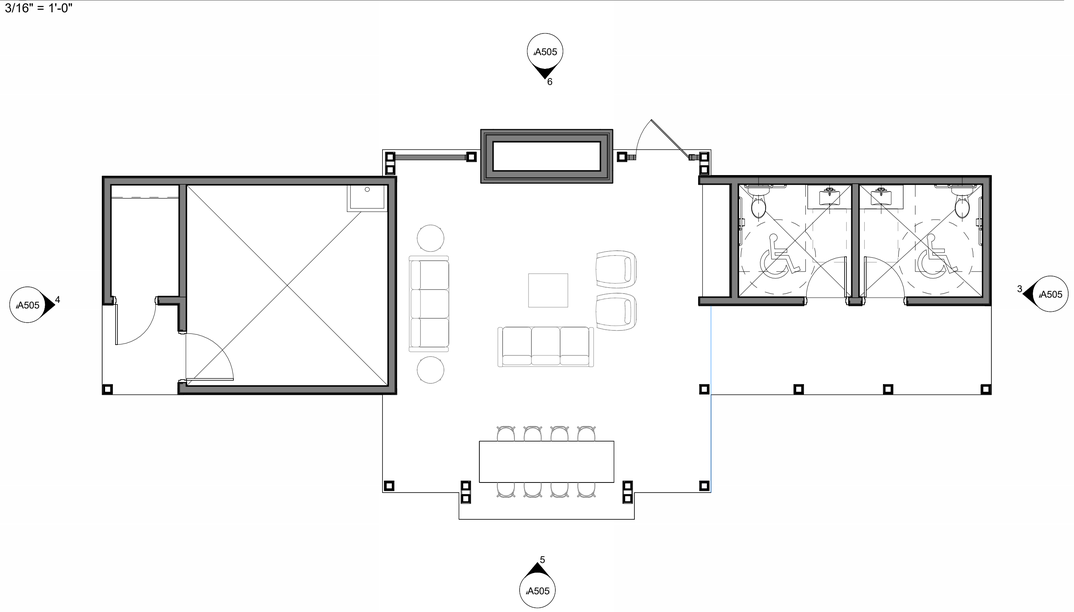
- SW6249 - STORM CLOUD
- SW6247 - KRYPTON
- SW7006 - EXTRA WHITE



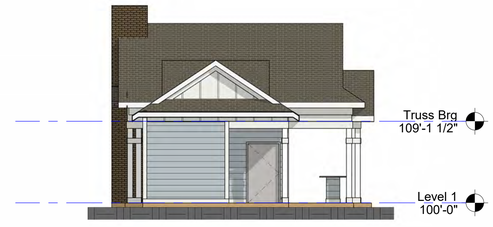
1 SD_Roof Plan - Summer Kitchen
3/16" = 1'-0"



2 SD_Level 1 - Summer Kitchen
3/16" = 1'-0"



3 SD_Summer Kitchen - Side Elevation 2
1/8" = 1'-0"



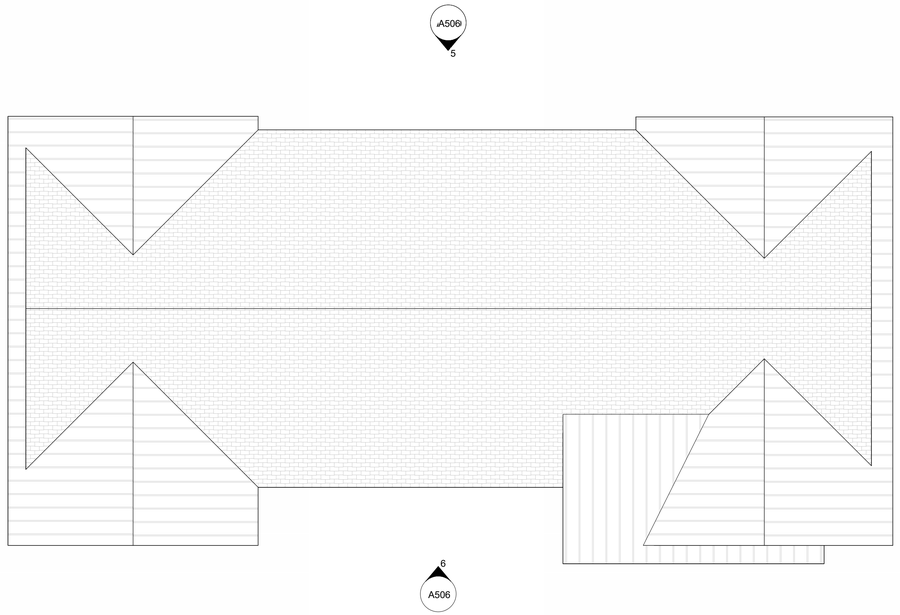
4 SD_Summer Kitchen - Side Elevation 1
1/8" = 1'-0"



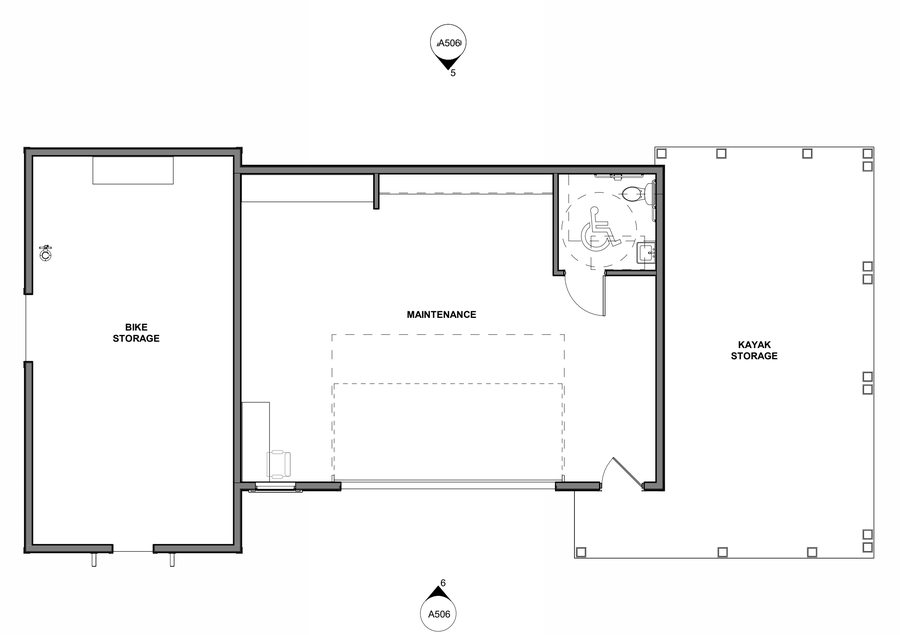
5 SD_Summer Kitchen - Front Elevation
1/8" = 1'-0"



6 SD_Summer Kitchen - Back Elevation
1/8" = 1'-0"



1 SD_Roof Plan - Maint. Bike & Kayak
3/16" = 1'-0"



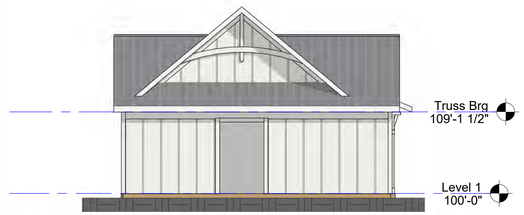
2 SD_Level 1 - Maint., Bike & Kayak
3/16" = 1'-0"

COLOR KEY:

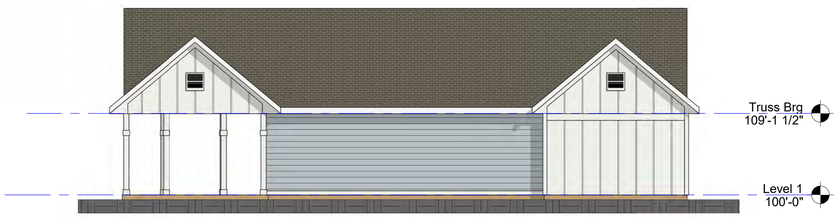
- SW7615 - SEA SERPENT
- SW6249 - STORM CLOUD
- SW6247 - KRYPTON
- SW7006 - EXTRA WHITE



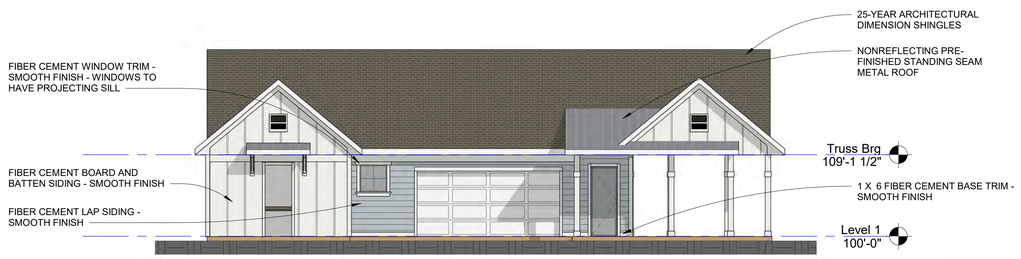
3 SD_Maint., Bike & Kayak - Side Elevation 2
1/8" = 1'-0"



4 SD_Maint., Bike & Kayak - Side Elevation 1
1/8" = 1'-0"



5 SD_Maint., Bike & Kayak - Back Elevation
1/8" = 1'-0"

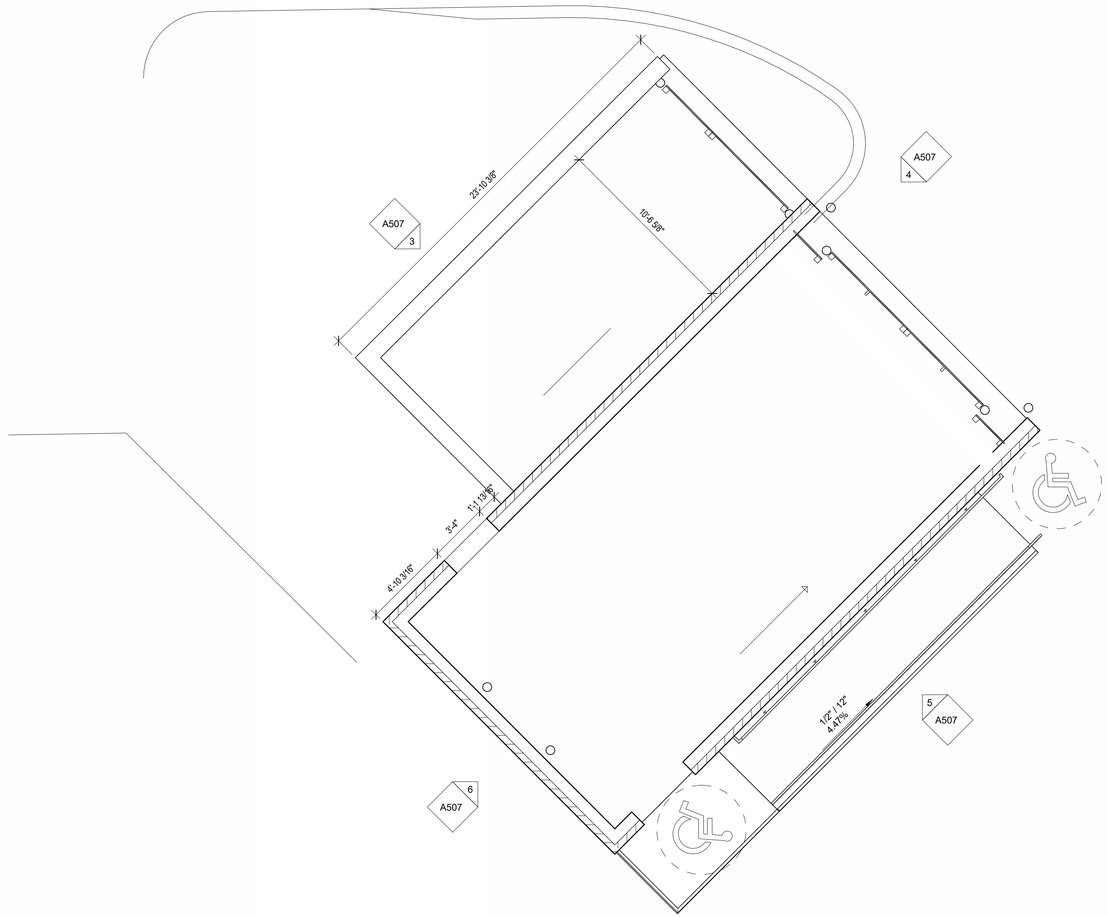


6 SD_Maint., Bike & Kayak - Front Elevation
1/8" = 1'-0"

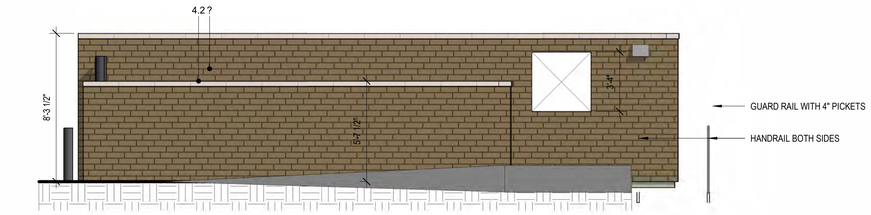
Exterior Material Schedule					
Code	Division	Description	Manufacturer	Product / Color	Comments
04 - Masonry					
4.1	04 - Masonry	Split Face CMU		TBD	
4.2	04 - Masonry	Precast CMU Cap		TBD	

NOTES:

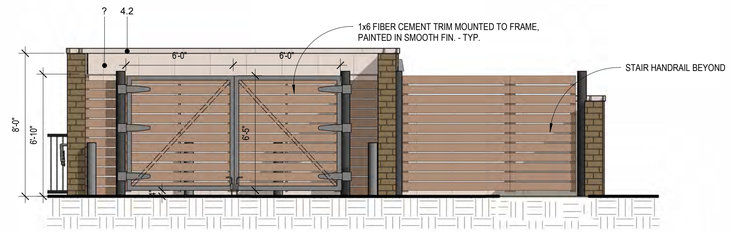
1. ALL WOOD TO BE PRESSURE TREATED 40 CCA
2. ALL HARDWARE TO BE GALVANIZED UNLESS OTHERWISE NOTED
3. ALL STEEL POSTS AND GATE FRAME TO BE PRIMED AND PAINTED WITH 2 COATS EACH. COLOR SELECTED BY OWNER.
4. ALL STEEL MEMBERS TO BE SHOP WELDED. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
5. CASTERS ARE RECOMMENDED AT OPEN END OF GATES WIDER THAN 60"
6. SOLID WASTE SCREENING MUST BE A MINIMUM OF 75% OPAQUE. AS DESIGNED IT IS 100% OPAQUE.
7. GATES AND POSTS ARE TO BE INSTALLED PLUMB AND TRUE.



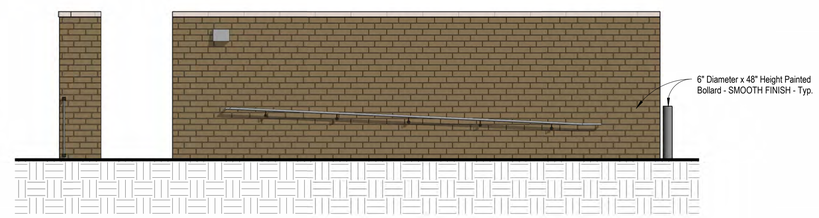
2 Trash Enclosure
1/4" = 1'-0"



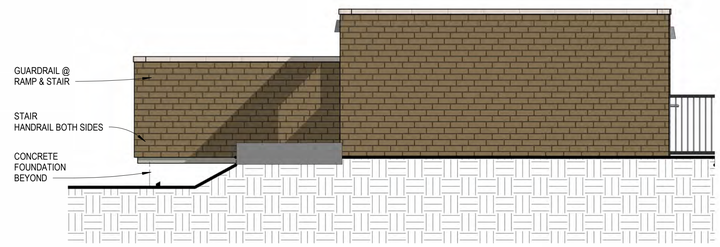
3 Trash Enclosure - 1
1/4" = 1'-0"



4 Trash Enclosure - 2
1/4" = 1'-0"



5 Trash Enclosure - 3
1/4" = 1'-0"



6 Trash Enclosure - 4
1/4" = 1'-0"

The Grove at Broad River - Corner Streetscape Perspective

Images are conceptual and subject to change

CHAUCER CREEK CAPITAL
OWNER

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE

watts leaf architects
ARCHITECTURE

SEAMONWHITESIDE
ENGINEERING

City of Beaufort
Department Request for Planning Commission Agenda Item

To:	Planning Commission	**Date:** 10/30/2025
From:	Nicolas Navia, Community Development Planner I	
Item Name:	**Lady's Island Middle School.** The Applicant, Ward Edwards, are proposing to rebuild the existing Lady's Island Middle School building to replace the existing facility.	
Meeting Date:	November 17, 2025	
Department:	Community Development Department	

Background Information:
Introduction:
Beaufort County School District plans to build a new Lady's Island Middle School to replace the existing facility. The proposed development will be constructed in two phases.

Background:
Beaufort County School District plans to build a new Lady's Island Middle School to replace the existing facility. The proposed development will be constructed in two phases. It is not intended to expand the current student capacity, but instead maintain it with a new, enhanced facility. The project aims to provide improved learning spaces, additional onsite parking, new athletic facilities, improved traffic routing to decrease congestion, and better allow for potential future expansion and evolving curriculum needs upon full build-out. The applicant has been to two (2) TRC Meetings. The first, on February 4th, 2025, and the second on September 9th, 2025. This property came to the PC on April 21, 2025, for a rezoning from T3-S to IC.

Legal Authority:
S.C. Code Ann. § 6-29-310 et seq. Comprehensive Planning Enabling Act

Staff Recommendation:
Staff recommends APPROVAL for 30 Cougar Drive, "Lady's Island Middle School", with the following recommendations:
1. Overall, staff is supportive of the proposed design and has the following recommendations.
2. Per Section 4.6.4.E.1, "All buildings shall have a clearly discernible base, body, and cap, with masonry soldier courses or other horizontal expression lines separating each element." At the

recommendation of staff during TRC meetings, the applicant added a recessed soldier course at the building's base. Upon review of the provided renderings, staff recommends that the applicant extend the lighter colored brick up to sill of the first floor windows to visually expand the base of the building. The enclosed courtyard wall should follow this recommendation.
3. Staff is supportive of the proposed window details.
4. Per Section 4.5.13.D.4.d, vertically oriented windows of a least a 2:1 ratio are recommended. Staff understands the reasoning for the horizontal windows at the ground floor of the gym, however, they appear out of place in the composition. Staff recommends merging the upper windows in gym with the smaller, horizontal windows below (i.e. removing the brick between these windows and replacing with more fenestration or different cladding to unify the appearance).
5. Per Section 4.6.4.C.1, "Building elevations that face the street shall have at least 40% of the first floor wall area consist of windows and/or doors, and 15% of upper floors. Applicant to demonstrate compliance with this section.
6. Staff is supportive of the exterior metal, glass, and brick choices.
7. Per Section 4.6.4.D.2, "Facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater." There are a few areas longer than 20' on the south (concessions and technology office) and east (maker space) façades with no fenestration. These areas need additional fenestration to meet code compliance.

Placed on Agenda For:
Action

Attachments:
1. 30 Cougar Drive_Agenda Packet

30 Cougar Drive

“Lady’s Island Middle School”

Site Plan Approval

STAFF REPORT: Planning Commission (PC)

30 Cougar Drive

DATE: November 17, 2025

GENERAL INFORMATION	
Applicant:	**Ward Edwards Engineering c/o Beaufort County School District**
Site Address / Tax PIN:	**30 Cougar Drive; R123 015 000 0110 0000**
Applicant's Request:	**Beaufort County School District plans to build a new Lady's Island Middle School to replace the existing facility. The proposed development will be constructed in two phases.**
Current Zoning:	**Institutional & Campus District (IC)**
Flood Zone Information:	**Flood Zone: X, SX, AE ; Elevations: 4'-14'**
Lot Size:	**41.3 acres (Building Square Footage: 53,000 SF)**

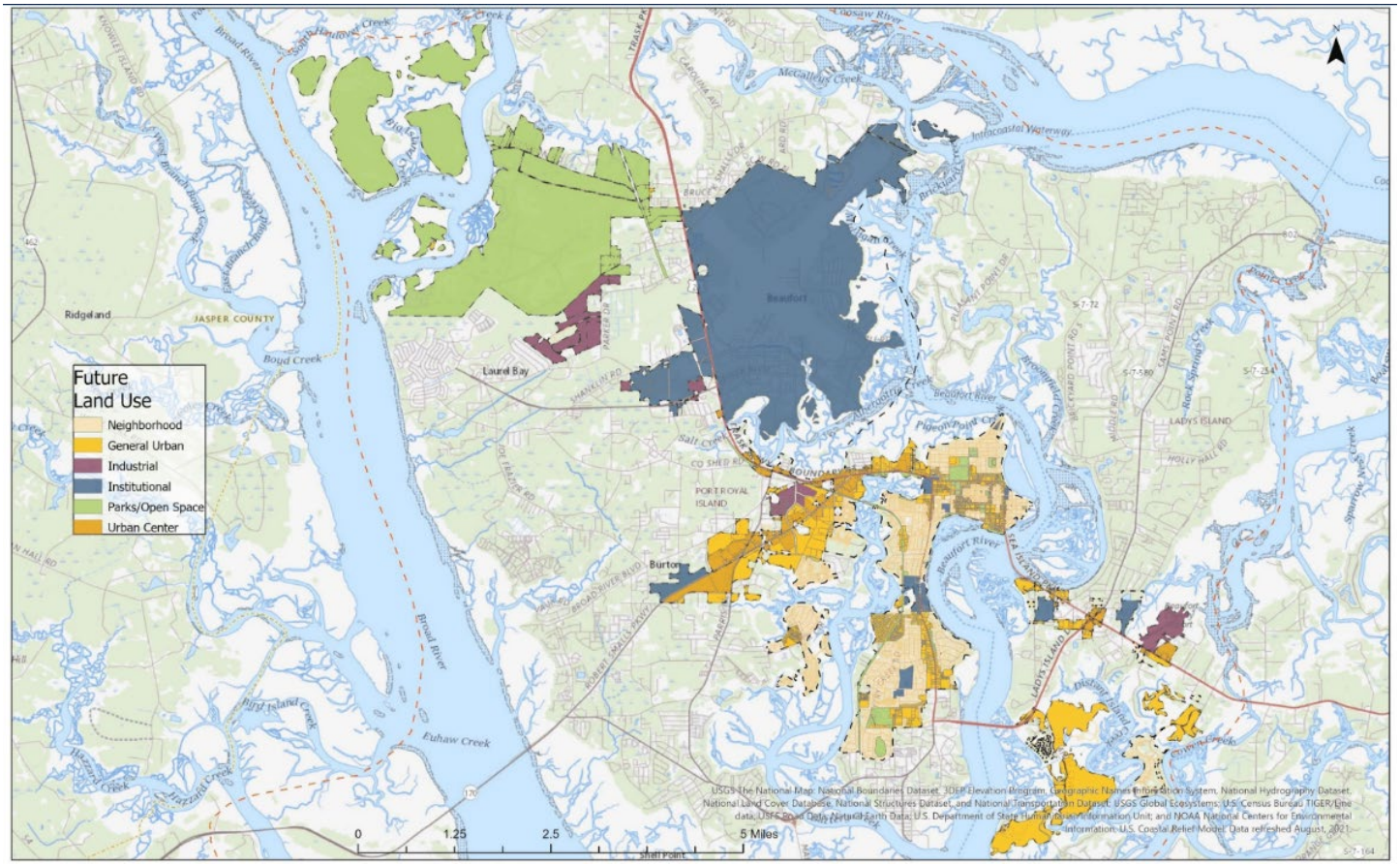
ZONING DISTRICT INFORMATION	
Lot Width at Front Setback:	**50 ft min**
Minimum Lot Size:	**5,000 sf min**
Max Lot Coverage:	**65% Impervious Surface Coverage**
Frontage Build Out:	**N/A**
Front Setback:	**10 ft min**
Side Setback:	**Corner/Alley: 5 ft min; Interior: 10 ft min**
Rear Setback:	**25 ft min**
Building Height:	**4 stories max**

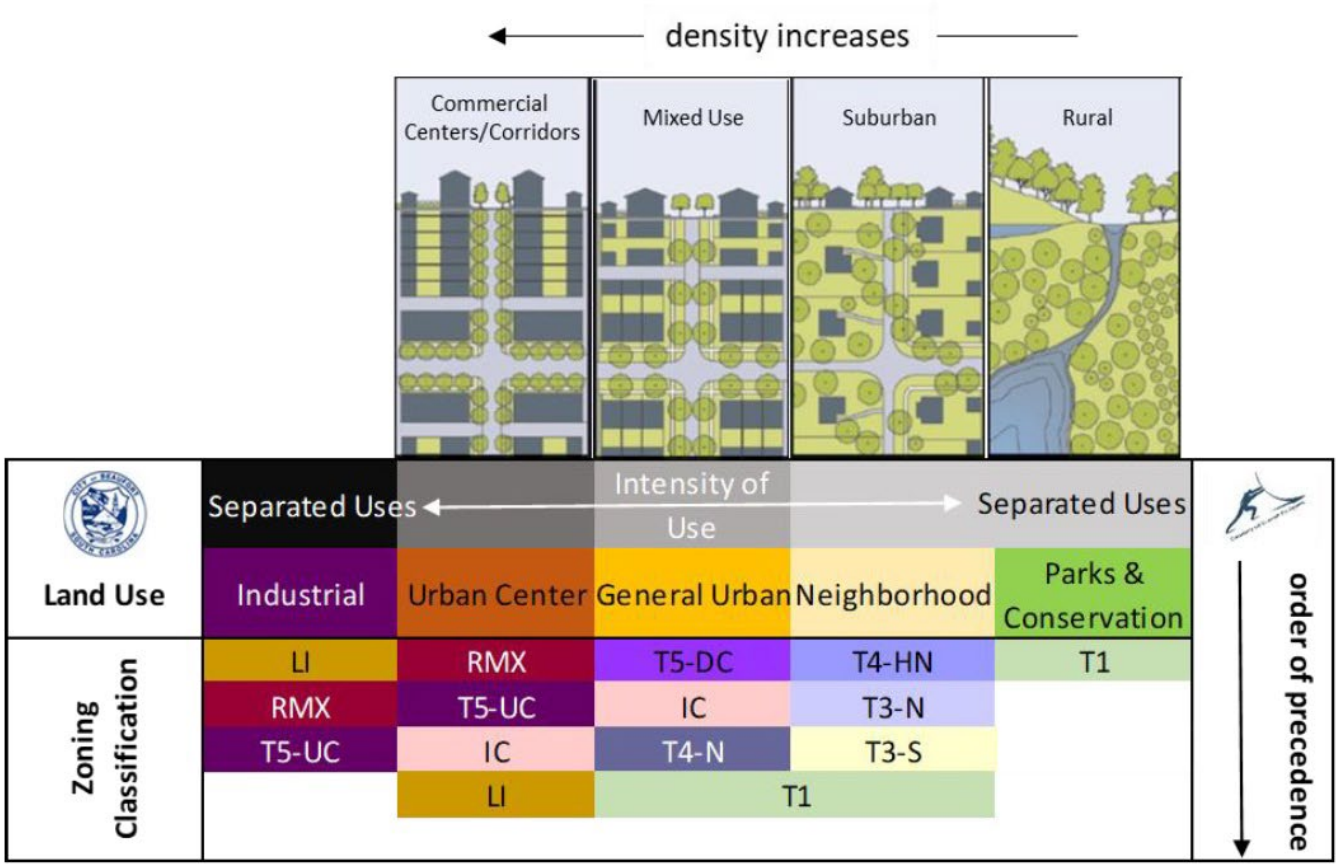
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T3-N	**Single Family Residential**	**N/A**
South: County Zoning (T4HCO – Hamlet Center Open)	**Commercial**	**N/A**
East: N/A	**Marsh**	**N/A**
West: County Zoning (T4NC – Neighborhood Center & T3N – Neighborhood)	**Commercial/Residential**	**N/A**

Background: Beaufort County School District plans to build a new Lady's Island Middle School to replace the existing facility. The proposed development will be constructed in two phases. It is not intended to expand the current student capacity, but instead maintain it with a new, enhanced facility. The project aims to provide improved learning spaces, additional onsite parking, new athletic facilities, improved traffic routing to decrease congestion, and better allow for potential future expansion and evolving curriculum needs upon full build-out. **The applicant has been to two (2) TRC Meetings. The first, on February 4th, 2025, and the second on September 9th, 2025.** This property came to the PC on April 21, 2025, for a rezoning from T3-S to IC.

Overall Development Plan: The project will be constructed in two phases to allow the existing school to remain operational throughout the duration of construction.

Compatibility with Adjacent Zoning: The site was rezoned from the ill-fitting T3-S zoning district to the more adequate Institutional Campus (IC) zoning district. The surrounding zoning is a mix of city and county zoning, residential and commercial uses.





Compliance with City Plans – 2021 Beaufort Comprehensive Plan: The Future Land Use Map (Map 5 – Future Land Use) of the Comprehensive Plan identifies the Lady's Island Middle School parcel as Institutional. The rezoning that occurred back on April 21st was a step towards progressing the Comprehensive Plan's vision, and this rebuild will continue to serve that vision by providing an updated, modern facility.

2014 Civic Master Plan Compliance: The Lady's Island Middle School is identified by the Civic Master Plan as one of the various elementary/middle schools within the City of Beaufort (Ch. 7.5, pg. 150). While there is no language specific to Lady's Island Middle School, the new facility aims to improve student learning conditions.

ZONING DISTRICT USES/DEVELOPMENT STANDARDS:

Institutional & Campus District – IC	
Residential Units/Acre	30 units/acre max
Minimum Lot Width	50 ft min
Lot Size	5,000 sf min

Impervious Surface Coverage	65% max
Building Height	4 stories max
Uses	The IC district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions are designed to be compatible with their surroundings and the rest of the city.

DEVELOPMENT DESIGN REVIEW (MAJOR) CRITERIA

Required Findings: The Planning Commission shall hold a public hearing on the proposal. At the conclusion of the public hearing, the Planning Commission may approve, deny, or approve with conditions the application for a Major Development. No Major Development shall be approved unless the following findings of fact are made. Staff analysis on the project based on these findings is accompanied below.

7.5.7.D.3 - Finding of Fact	**Rationale Present (yes/no)**	**Staff Analysis of Rationale**
a. The plan is consistent with the City of Beaufort Comprehensive Plan and Civic Master Plan.	**Yes**	✓ **See page 3 of the Staff Report.**
b. The plan complies with all applicable requirements of this Code.	**Yes**	✓ **The proposal is consistent with the IC development standards.**
c. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed.	**Yes**	✓ **The existing infrastructure will support the plan as proposed, and the plan will add additional parking spaces and an improved bus loop to decrease traffic congestion.**

d. The plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site	**Yes**	✓ **The plan, when considering the neighborhood, location, type and height, conforms appropriately to the area, and will facilitate a better overall experience for the affected students and families.**

FINDINGS AND RECOMMENDATIONS

<u>Staff Recommendation:</u> Staff recommends APPROVAL for 30 Cougar Drive, "Lady's Island Middle School", with the following recommendations:

1. **Overall, staff is supportive of the proposed design and has the following recommendations.**
2. **Per Section 4.6.4.E.1, "All buildings shall have a clearly discernible base, body, and cap, with masonry soldier courses or other horizontal expression lines separating each element." At the recommendation of staff during TRC meetings, the applicant added a recessed soldier course at the building's base. Upon review of the provided renderings, staff recommends that the applicant extend the lighter colored brick up to sill of the first floor windows to visually expand the base of the building. The enclosed courtyard wall should follow this recommendation.**
3. **Staff is supportive of the proposed window details.**
4. **Per Section 4.5.13.D.4.d, vertically oriented windows of a least a 2:1 ratio are recommended. Staff understands the reasoning for the horizontal windows at the ground floor of the gym, however, they appear out of place in the composition. Staff recommends merging the upper windows in gym with the smaller, horizontal windows below (i.e. removing the brick between these windows and replacing with more fenestration or different cladding to unify the appearance).**
5. **Per Section 4.6.4.C.1, "Building elevations that face the street shall have at least 40% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors. Applicant to demonstrate compliance with this section.**
6. **Staff is supportive of the exterior metal, glass, and brick choices.**
7. **Per Section 4.6.4.D.2, "Facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater." There are a few areas longer than 20' on the south (concessions and technology office) and east (maker space) façades with no fenestration. These areas need additional fenestration to meet code compliance.**

Location of subject property on City of Beaufort, SC - Zoning Map



11/10/2025, 3:23:38 PM

City of Beaufort Road Classifications Layer

- COUNTY,PAVED
- COUNTY,UNPAVED
- PRIVATE,PAVED
- PRIVATE,UNPAVED
- STATE,PAVED
- TOWN,PAVED
- CityOfBeaufort_Parcels
- City Limits Public

City of Beaufort Zoning

- T3-S
- T3-N
- T4-N
- LPUD
- T5-UC
- T1
- LI
- IC

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

1:9,980

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Vantor

City of Beaufort

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LEGEND

▲		CALC POINT – CORNER NOT SET
AOC	⊕	ARTHUR CHRISTENSEN MONUMENT
CMF	⊕	CONC. MONUMENT FOUND
CMFD	⊕	CONC. MONUMENT FOUND DISTURBED
OTP	●	OPEN TOP PIPE
RBF	●	IRON REBAR FOUND
RBS	○	IRON REBAR SET
		AIR CONDITIONING UNIT
	●	BOLLARD
CCJB		CABLE JUNCTION BOX
		CONTROL PANEL
		ELECTRIC JUNCTION BOX
		ELECTRIC METER
		ELECTRIC OUTLET
		FIRE HYDRANT
		GENERATOR
		GRATE INLET
		GROUND LIGHT
		GUY WIRE
		HANDICAP PARKING
		IRRIGATION CONTROL VALVE
		LIGHT POLE
		MAIL BOX
		MARSHGRASS
		POST
		POWER POLE
COCO		SANITARY SEWER CLEAN OUT
		SANITARY SEWER MANHOLE
		SANITARY SEWER VALVE
		SANITARY SEWER VALVE MARKER
		SATELLITE DISH
		SIGN
OPIG		SPIGOT
×12.9		SPOT ELEVATION
		STORM DRAIN MANHOLE
CNI		TELEPHONE JUNCTION BOX
		TRANSFORMER–ELECTRIC
		TOWER RADIO
		UNDERGROUND FIBER OPTICS MARKER
		WATER METER
		WATER VALVE
		WATER VALVE MARKER
		WATER WELL
A		WETLAND FLAG
BG		BLACK GUM
CED		CEDAR
CH		CHERRY
G		SWEET GUM
HIC		HICKORY
HOL		HOLLY
LA		LAUREL OAK
LO		LIVE OAK
MAG		MAGNOLIA
MIM		MIMOSA
MUL		MULBERRY
PA		PALMETTO
PEC		PECAN
P		PINE
RO		RED OAK
SB		SUGAR BERRY
SYC		SYCAMORE
T		TALLOW
WO		WATER OAK
WXM		WAX MYRTLE
YP		YELLOW POPLAR
BOC		BACK OF CURB
CNA		COULD NOT ACCESS/ACQUIRE
DWS		DETECTABLE WARNING SURFACE
DYL		DOUBLE YELLOW LINE
FES		FLARED END SECTION
FFE		FINISHED FLOOR ELEVATION
HDPE		HIGH DENSITY POLYETHYLENE
IE		INVERT ELEVATION
MCP		METAL CORRUGATED PIPE
PIN		PARCEL ID NUMBER
PD		PIPE DIRECTION
PVC		POLYVINYL CHLORIDE PIPE
RCP		REINFORCED CONCRETE PIPE
SBA		STOP BAR
SDWL		SINGLE DASHED WHITE LINE
SDYL		SINGLE DASHED YELLOW LINE
SWL		SINGLE WHITE LINE (SOLID)
SYL		SINGLE YELLOW LINE (SOLID)
WSE		WATER SURFACE ELEVATION
		BOTTOM OF BANK
8		CONTOUR LINE
		CENTERLINE OF DITCH
		EDGE OF WATER
		FENCE LINE
		FORCEMAIN
		DES–BCM CRITICAL LINE
		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
		WETLAND LINE
		PROPERTY LINE
		PROPERTY LINE ADJACENT
		CONCRETE
		DETECTABLE WARNING SURFACE
		DIRT ROAD
		EDGE OF PAVEMENT
		GRAVEL
		WETLANDS

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:3036

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

TUG BOAT LANE 40' R/W

NIDGET LANE 40' R/W

GREEN LAGOON ALLEY 25' R/W

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R300 015 000 0286 0000
DB:337 PG:1749
PB:30
0.358 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R300 015 000 0285 0000
DB:337 PG:797
PB:44
0.363 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-1)
PIN:R300 015 000 0286 0000
DB:337 PG:1749
PB:30
0.358 AC

BENCHMARK
NAIL IN LIGHT POLE
EL.: 12.63'
DATUM: NAVD88

BENCHMARK
NAIL IN TREE
EL.: 17.66'
DATUM: NAVD88

ROBIN DRIVE 40' R/W

MAIN ENTRY FURTHER SOUTH

MARSHES OF WARSAW FLATS & MORGAN RIVER

WETLAND (NON TIDAL) 0.257 AC. ± 0.075 AC.

DES–BCM LINE IS PROPERTY LINE

Scale: 1"= 30' Feet

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FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

CORPORATE SEAL

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
1311 COLQUHOUN, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230051

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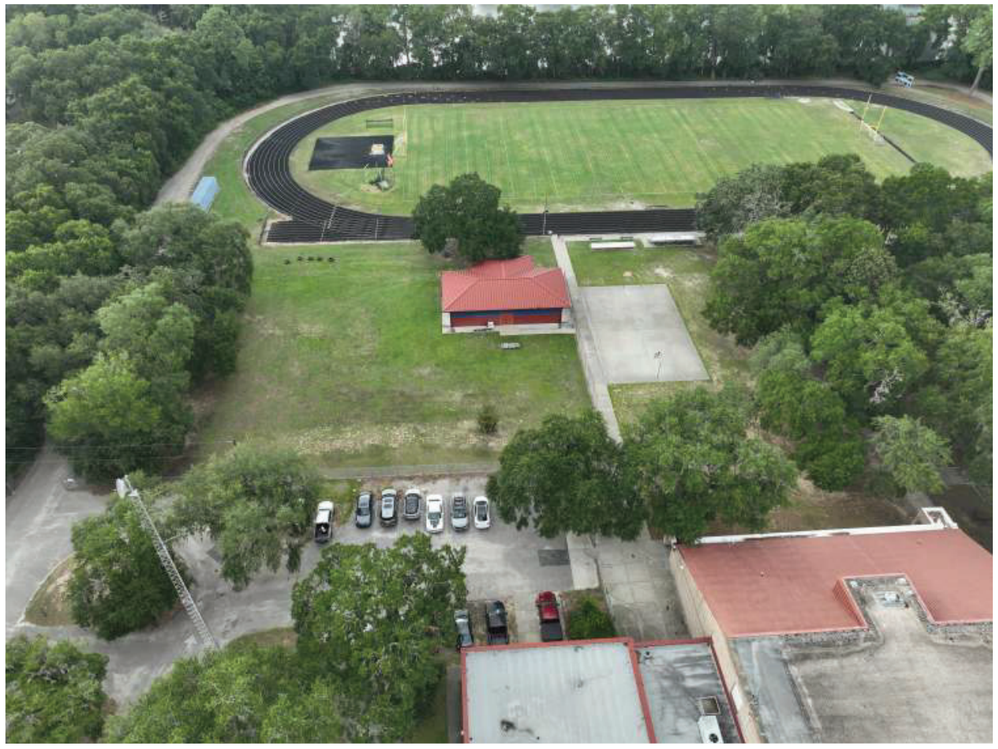
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	08.12.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Existing Conditions Plan

SHEET NO
C-101









EXISTING MAIN ENTRY


1


2


3


4


5


6


7


8


9


10


11


12

Ward Edwards ENGINEERING

DIGITAL TRANSMITTAL LETTER

DATE: 10/6/2025 WARD EDWARDS PROJECT NUMBER: 235050

PROJECT NAME: Lady's Island Middle School Replacement

SUBJECT: Planning Commission Submission

ATTN TO: Curt Freese CC: Christopher Klement

COMPANY: City of Beaufort

ADDRESS: 1911 Boundary Street

CITY: Beaufort STATE: SC ZIP CODE: 29902

We transmit the following:

COPIES	DATE	DESCRIPTION	ACTION
1	09/30/2025	Planning Commission Application	
1	10/06/2025	Site Plan - Phase 1 (Release H)	
1	10/06/2025	Site Plan - Phase 2 (Release G)	
1	10/06/2025	Life Safety Exhibits	
1	10/06/2025	Architectural Exterior Narrative	
1	10/06/2025	Architectural Plans & Elevations	
1	10/06/2025	Architectural Renderings	
1	10/06/2025	Architectural Exterior Materials Board	
1	10/06/2025	Landscape Plans	

Remarks:

Chandler Wilkinson
m 864.934.1810
cwilkinson@wardedwards.com

Conor Blaney
m 757.814.0824
cblaney@wardedwards.com

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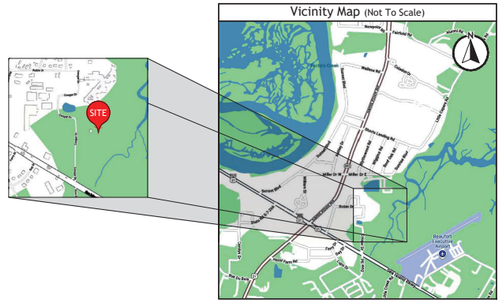

BCSD Lady's Island Middle School Replacement
BJWSA Project #: 2026-007

Site Development Plans

for

Lady's Island Middle School Replacement

Phase 1

Usage: School

City of Beaufort, South Carolina

Tax Map #: R123 015 000 0110 0000

911 street address: 30 Cougar Dr.

GIS coord: N32° 24' 56", W80° 38' 37"

Release Schedule

Rel #	Description	Date
A.	Released for Schematic Design	11-12-24
B.	Released for Permitting	01-10-25
C.	50% DD Set Release	07-15-25
D.	Released for Permitting (BJWSA)	07-25-25
E.	95% DD Set Release	07-31-25
F.	100% DD Set Release	08-12-25
G.	Released for Permitting (SCDES)	08-20-25
H.	Released for Permitting (City of Beaufort)	10-06-25

Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C002	Construction Notes
C003	Sheet Index
C101-C102	Existing Conditions Plans
C201-C202	Initial Erosion Control Plans
C203	Initial Erosion Control Details
C301-C302	Clearing & Demolition Plans
C401-C402	Site Layout Plans
C601-C602	Drainage Plans
C603-C604	Drainage Plans Details
C700	Overall Utility Plan
C701-C702	Utility Plans
C703-C704	Utility Details
C705	Utility Profiles
C801-C802	Intermediate Erosion Control Plans
C803	Intermediate Erosion Control Details
C901-C902	Paving Plans
C903-C905	Paving Details
C1001-C102	Final Erosion Control Plans
1003	Final Erosion Control Details
1101	ADA Access

Design Team

Wetland Consultant:	Geotechnical Engineer:	Landscape Architect:	Architect:	Land Surveyor:	Developer:
Newkirk Environmental	Terracon	J. K. Tiller Associates, Inc.	Quackenbush Architects	Atlas Surveying Inc.	Beaufort County School District
843.388.6585	843.258.7074	843.815.4800	803.771.2999	843.645.9277	2900 Mink Point Boulevard
					Beaufort, SC 29902
					843.322.2300

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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AIE SEAL

CORPORATE SEAL

Permit Set
For Construction

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Cover Sheet

SHEET NO
C-001

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General Notes:

1. Boundary information provided by A Boundary, As-built, Tree & Topographic Survey of Lady's Island Middle School, dated 10/22/24, by Atlas Surveying Inc.
2. Topographic data provided by Atlas Surveying Inc., dated 10/22/24.
3. Approximate location of certain existing underground utility lines and structures are shown on the plans for information only. Additional underground lines or structures may exist that are not shown. Call South Carolina 811 at 811 or 1-888-721-7877 between the hours of 7:00 am and 7:00 pm Monday thru Friday at least three working days before commencing construction. Request underground utilities to be located and marked within and near the construction site.
4. Comply with "South Carolina Underground Facility Damage Prevention Act (effective June 7, 2012). Notification of Intent to excavate may be given by calling the toll free number: 1-800-922-0983.
5. Protect bench marks and property monuments from damage during construction operations. Replace any bench marks or monuments damaged or destroyed as a result of contractor's operations, at no cost to the owner, by a licensed surveyor in the state of South Carolina.
6. Off-street parking for the contractor's employees and authorized visitors to the site must be provided and maintained throughout construction.
7. The contractor is responsible for adhering to weight limits prescribed for all public roads when hauling equipment and materials to and from the project site. Damages to existing pavement due to the contractor's construction operations or improper transportation of materials and equipment shall be the responsibility of the contractor.
8. At least one driving lane on public roads shall remain open to traffic at all times. Traffic lanes will only be closed with the express written consent of the agency having jurisdiction over the roadway. Notify agency having jurisdiction at least 5 days before closing any driving lanes to traffic. Provide traffic control devices, signs and flagmen as required to ensure public safety.
9. Contractor shall coordinate demolition, clearing and construction of improvements to minimize interference with vehicular and pedestrian traffic and with operations of existing facilities.

Water and Sewer Line Construction:

1. All water and sewer line construction shall conform to applicable state and Beaufort Jasper Water and Sewer Authority (BJWSA) requirements, standards and specifications.
2. BJWSA will be responsible for inspection and approval of all water and sewer system construction and for acceptance for operation and maintenance.
3. All utilities shown are approximate locations. The contractor is responsible for notification of all utility owners and for field verification of both horizontal and vertical locations prior to commencing construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
4. Notify the project engineer if conflicts with existing structures require that proposed utilities be relocated.
5. The contractor must notify BJWSA forty-eight (48) hours prior to any construction, inspection or testing of the water distribution system.
6. Pipe, fittings, valves and appurtenances for water and sewer lines shall all be in accordance with the requirements contained in the BJWSA technical specifications.
7. Installation of water and sewer lines and appurtenances shall be in accordance with the BJWSA standard construction details and specifications.
8. Contractor shall install mechanical restraints on all bends, plugs and tees, 2" or larger, on waterlines and sanitary sewer force mains.
9. All water mains shall be sterilized and pressure tested in accordance with BJWSA specifications.
10. Separation of water mains and sewers:
    A. Parallel installation: unless otherwise specifically shown in a special detail on the plans, install water mains at least 10-ft. horizontally from any existing or proposed sanitary sewer or sanitary sewer force main, the distance being measured in a horizontal plane between the outside surfaces of the pipes.
    B. Crossings: unless otherwise specifically shown in a special detail on the plans, install water lines crossing sanitary sewers or sanitary sewer force mains to provide a minimum vertical separation of 18-inches between the outside surfaces of the pipes. This shall be the case whether the water line is above or below the sanitary sewer line. whenever possible locate the water line above the sewer line. Where a new water line crosses a new sewer line, place a full length of ductile iron pipe for water line at the crossing with pipe positioned so that the joints are as far as possible from the point of crossing. where a new water line crosses an existing sewer line, place one full length of ductile iron pipe water line so that the joints are as far from the point of crossing as possible.
11. The contractor shall cut and patch existing pavement as required for the installation of utility lines.
12. Sanitary manhole rim grades shown are approximate. Adjust rim elevations to be flush with finished grade.
13. The contractor under this contract shall not make any connections to the existing water or sanitary sewer systems unless expressly authorized to do so by the BJWSA. All water and sewer improvements under this contract must be constructed complete, tested, inspected and approved by the BJWSA before any authorization to connect will be given. Coordination of testing, inspection and connections with the bjwsa is the responsibility of the contractor under this contract.
14. All water mains shall be installed with thirty-six inches (36") minimum cover (from finished grade). Maximum depth shall be five feet (5'). Where water mains may conflict with other utilities, the water main crossing shall be constructed with ductile iron pipe, mechanical joint 45-deg. bends and mechanical restraints.

Work on South Carolina Department of Transportation Right-of-Way:

1. Contractor shall review and comply with all conditions and special provisions contained in the SCDOT encroachment permit(s) issued for this project.
2. Contractor to refer to the most current edition of the SCDOT standard drawings.
3. Contractor is responsible for submitting construction notification form (48 hour minimum) and coordination of all work within SCDOT rights-of-way with the local and/or district SCDOT engineering representative.
4. Contractor is responsible for preparing and submitting a traffic control plan to SCDOT for approval minimum 48 hours prior to conducting work in the right-of-way. All traffic control plans shall conform to current MUTCD and current SCDOT guidelines and specifications.
5. All signage, pavement markings, and markers shall conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
6. All paving and drainage construction shall conform to current SCDOT standard specifications and drawings.
7. All pavement markings in SCDOT right-of-way shall be thermoplastic and conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
8. Removal of pavement markings shall conform to current SCDOT standard specifications for highway construction section 609.4.1.2.

Tree Protection-Beaufort

1. All trees having a trunk diameter of 8-inches (dbh) or larger, and specimen trees must be preserved unless specifically approved for removal in accordance with the City Beaufort zoning and development standards ordinance and indicated on the plans to be removed.
2. Prior to commencing any clearing or construction operations on the site, the contractor shall erect tree protection barriers around each tree or group of trees designated for preservation in accordance with the details on the plans and the requirements contained in article 7, section 7.3, par. d.3 of the City of Beaufort, South Carolina unified development ordinance.
3. A tree protection zone shall be established in accordance with the provisions contained in article 5, section 5.3.3 of the City of Beaufort, South Carolina unified development ordinance for each existing tree or grouping of trees designated for preservation. The minimum tree protection zone as defined in the ordinance is a circular area measured from the leading edge of the root flare and having a radius of the greater of 5-ft. or one-half foot per inch dbh (diameter at breast height). The size or configuration of the tree protection zone may be adjusted at the discretion of the city's administrator of the ordinance.
    A. Placement or storage of any soil, debris, oils, fuel, paints, building materials or any other materials.
    B. Burning
    C. Vehicle parking
    D. Paving
    E. Trenching for utilities
4. Where utility lines must pass thru the tree protection zone, they shall be installed by horizontal boring beneath the roots of the tree.
5. Where it is necessary for machinery and equipment to pass within the tree protection zone, approval must be obtained from the zoning and development administrator. Special measures will be required to protect the roots from excessive compaction.
6. The contractor is responsible for obtaining all tree removal permits and for coordinating all inspections required by Beaufort County in connection with tree preservation and removal activities during construction.

BJWSA Utility As-Built Survey Requirements

1. Contractor shall provide engineer with electronic file of surveyed utility as-built points. Point descriptions shall be clear and understandable.
2. Contractor shall also provide corresponding redline drawing to supplement or clarify electronic file content.
3. Contractor shall schedule surveyor to be present during installation in order to obtain accurate information on underground fittings and sanitary/storm crossing elevations. multiple surveyor mobilizations may be needed. If surveyor is not present during installation, contractor shall ensure surveyor has access to all utility components listed in these notes.
4. Contractor's surveyor shall be a professional land surveyor licensed in South Carolina. Contractor's surveyor will review and sign the BJWSA certification on the utility as-built drawing prepared by engineer upon completion.
5. Utility as-built points shall be based upon the SC NAD83 coordinate system and the elevations shall be based upon the same vertical datum used in the engineering plans.
6. As built survey shall include, but not necessarily be limited to, the following:
    a. **GRAVITY SEWER**
        i. Manhole locations, frame elevation, all invert elevations
        ii. Cleanout locations, ground elevation, invert elevation
        iii. Points for permanent visible structures nearby manholes and cleanouts for reference (pavement, buildings, manholes, catch basins, power poles, or property corners)
    b. **FORCE MAIN**
        i. Elevation on top of force main connection to manhole or force main manifold
        ii. Air release valves
        iii. Simple force main alignments on 100 lf increments
        iv. Arcs, bends on 50 lf increments
    c. **WATER**
        i. Horizontal and vertical location of all valves, bends, tees, and storm/sanitary crossing points (for as-built separation calculations)
        ii. Fire hydrants
        iii. Concrete markers, connections to existing lines, backflow preventors, air release valves
        iv. Points for permanent visible structures near water system elements described above for reference (pavement, buildings, manholes, catch basins, power poles, or property corners). two surveyed reference point locations are required for each fitting.
    d. **PUMP STATIONS**
        i. Complete layout of pump station
        ii. Manhole locations, frame elevation, all invert elevations
        iii. Fencing & gates, control panel
        iv. Top of slab (incl. brass benchmark) & bottom of wetwell
        v. Influent line invert
        vi. Float levels (pump off, pump on, lead/lag, both pumps on, high water)
        vii. Property corners, yard hydrant, light pole, discharge piping/valves
        viii. Bypass pump
        ix. Electrical power service from meter to transformer

NOTES:
1. Gate valves shown for graphical purposes only. Contractor to place all valves at 18" from tee. see BJWSA detail G-15.
2. Contractor to provide 18" of separation between tapping saddles for all water laterals.
3. See construction notes sheet for BJWSA as-built survey requirements

Site Grading and Drainage:

1. All utilities shown are approximate locations. The contractor shall be responsible for providing 72-hour notice to all respective utility companies for field verification of existing utilities prior to construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
2. Temporary control of storm water drainage shall be the responsibility of the contractor. Sequencing and construction techniques shall prevent obstruction of storm sewers, ponding in traffic areas or rising of water levels which would enter adjacent buildings or structures.
3. Full width of street and road rights-of-way must be cleared and graded as shown in the details on the drawings.
4. Subgrade preparation: top soil shall be removed from paved areas to a minimum depth as recommended in the project's geotechnical report. All excavation shall be to subgrade limits.
5. All utility pipe lines, conduits and sleeves under paved areas must be in place prior to completion of the roadway subgrade compaction.
6. Finish grading shall include the placement of topsoil over all unpaved areas not occupied by buildings or structures and fine grading around buildings, adjacent to walks, curbs, gutters and structures to assure positive drainage.

SCDES/BCM Sediment and Erosion Control Standard Notes (Revised Dec-2012):

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.
    A. Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
    B. 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:
    A. Wastewater from washout of concrete, unless managed by an appropriate control.
    B. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
    C. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
    D. 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.

Dry Utility Conduits for Electric, Telephone and Cable TV:

1. All dry utility conduit ends shall be capped and marked with a steel rebar stake imbedded one (1) foot below ground surface.
2. 48" Minimum bury depth for all electrical conduits.
3. Maintain minimum 12" vertical clearance when crossing water, sewer, and storm drain lines.
4. Maintain minimum 18" horizontal clearance when paralleling water, sewer and storm drain lines.
5. Extend conduit beyond pavement, curb, and sidewalks.
6. The contractor shall be responsible for coordination of the installation of all utility service connections. Refer to approved building plans for the exact location of all service connections. The contractor must install all conduits, as shown on the plans or as required by respective utility companies. The contractor shall be responsible to ensure strict compliance with all applicable codes and regulations with regards to the installation of utilities and conduit.
7. Locations shown on the plans for proposed dry utility conduits are approximate only. All dimensioning and staking should be based on economical and practical construction. The contractor shall be responsible for coordination with the respective utility representatives, prior to any conduit installation.
8. Transformer pads shall be located as directed by the respective utility representative. The contractor shall be responsible for compliance with applicable code requirements.
9. Notify the engineer if conflicts with existing or proposed structures require proposed utilities be relocated.

Site Clearing and Demolition:

1. No clearing shall occur within designated buffer zones, tree protection zones, outside of the property lines or beyond the clearing limits unless otherwise specifically shown on the plans.
2. Only those trees designated on the drawings for removal are to be removed as part of the site clearing operations.
3. The contractor shall install a continuous line of flagging or fencing along the limits of clearing prior to commencing any clearing, demolition, or construction work on the project.
4. Exercise caution during clearing operations to avoid felling trees into designated tree protection zones.
5. No burning will be allowed within 50 feet of a tree protection zone or tree drip line. Contractor shall coordinate any burning operations with local jurisdiction and fire departments.
6. Selective clearing areas shall be cleared of all brush and understory growth.

Sequence of Construction Activities

Estimated Start Date: 04-06-2026 Estimated Completion Date: 10-27-2028

Items must occur in the order listed; items cannot occur concurrently unless specifically noted.

Phase 1: (Initial)
1. Receive NPDES coverage from SCDES.
2. Hold pre-construction meeting.
3. Notify SCDES EQC regional office or BCM office 48 hours prior to beginning land-disturbing activities.
4. Installation of construction entrance.
5. Clearing & grubbing only as necessary for installation of perimeter controls.
6. Installation of perimeter controls (e.g. silt fence).
7. Install tree protection.
8. Install inlet protection.
9. Install sediment tubes.
10. Clearing & grubbing only in areas of basin.

Phases 2 & 3: (Intermediate & Final)
11. Installation of basin and installation of diversions to those structures (outlet structures must be completely installed as shown on the details before proceeding to next step; areas draining to these structures cannot be disturbed until the structures & diversions to the structures are completely installed). Install surface dewatering skimmer prior to moving to next step.
12. Clearing & grubbing of site or demolition (sediment & erosion control measures for these areas must already be installed).
13. Rough grading.
14. Installation of storm drain system and placement of inlet protection as each inlet is installed.
15. Install all required utilities and curbing.
16. Fine grading, paving, etc.
17. Place topsoil & establish finish grades.
18. Permeable pavers shall be laid when all heavy construction is completed.
19. Clean-out of detention basins that were used as sediment control structures and re-grading of detention pond bottoms; if necessary, modification of sediment basin riser to convert to detention basin outlet structure.
20. Install permanent seeding.
21. Flush any sediment from storm sewer pipes and inlets.
22. Removal of temporary sediment & erosion control measures (including skimmer) after entire area draining to the structure is finally stabilized (the department recommends that the project owner / operator have the SWPPP preparer or registration equivalent approve the removal of temporary structures).
23. Perform as-built surveys of all detention structures and submit to SCDES or MS4 for acceptance.
24. Submit notice of termination (NOT) to SCDES as appropriate.

- NOTE: Perform weekly site inspections during land disturbing activities and make recommendations for additional BMPs or maintenance of existing BMPs
- NOTE: All pumped dewatering shall be performed using an appropriately sized pumped water filter bag.

Project Information

Source of Title:
Beaufort county register of deeds, deed book 340 page 798

Use:
Existing: School
Proposed: School
01 buildings
90,619 sq ft

Required Setbacks:
Front: 20 Feet
Rear: XX Feet
Side: 15 Feet
Street: 15 Feet

Surface Coverage:
Max impervious allowed: 65 %
Existing impervious: 467,395 sq. ft. (28 %)
Proposed impervious: 758,815 sq. ft. (45 %)
Open space provided: 612,454 sq. ft. (36 %)
Wetlands/nat. resource: 3,257 sq. ft. (0.19 %)

Parking Summary:
Parking use types
Use type = 2 spaces/Classroom
Parking required:
Use type = 36 spaces
Parking provided:
Total = 204 - (Phase 2) spaces
Accessible parking required: 6 spaces
Accessible parking provided: 6 spaces

Property Owner:
Beaufort County School Dist
PO Box 309
Beaufort SC 29901-0309

PROJECT STREET ADDRESS:
30 Cougar Drive
Lady's Island, SC 29907

Surveyor:
Name: Daniel B. Langan
PLS #: 42680

Flood Zone:
X, X (0.2% chance), AE

Property Zoning:
REZONED TO IC

Site Area:
Total: 41.3 acres
Disturbed: 22.50 acres

Building Height:
Maximum: 60 feet
Proposed: 44 feet

Required Buffers:
Front: None
Rear: 5 Feet
Side: 5 Feet
Street: None

Utility Contacts:

Palmetto Electric	843-208-5512	1 Cooperative Way, Hardeeville, SC 29927
Dominion Energy	800-251-7234	PO Box 100255 Columbia, SC 29202
BJWSA	843-987-9200	6 Snake Road, Okatie, SC 29909
Hargray Communications	843-815-1675	PO Box 3380, Bluffton, SC 29910
Century Link	843-525-0044	2127 Boundary ST #16, Beaufort, SC 29902
Santee Cooper	843-761-8000	1 Riverwood Drive, Moncks Corner, SC 29461

Contractor Note:

Contractor to obtain and become familiar with geotechnical report #HG235095 prepared by Terracon.

All work must conform to project technical specifications for BCSD Lady's Island Middle School Replacement prepared by Ward Edwards Engineering. The contractor is responsible for obtaining a copy of the technical specifications if not provided with the drawings.

Permits

Permit	Permit #	Issued	Expires
BJWSA			
Fire Marshal			
SCDES-BOW			
SCDES Water			
SCDES Wastewater			
Municipality Development			
USACE Determination			
CZC			
NPDES			

SCDES-BCM 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."

STANDARD ABBREVIATIONS

Ac	Acre
ADT	Average Daily Traffic
ASPH	Asphalt
BEG	Begin
BL	Baseline
BM	Benchmark
BOB	Bottom Of Bank
BOTT	Bottom
BRG	Bearing
BT	Buried Telephone
B/C	Back of Curb
C	rate of Change in slope
C & G	Curb and Gutter
CATV	Cable Television
CB	Catch Basin
CI	Curb Inlet
CL	Clearance or Centerline
CONST	Construction
CORR	Correction
CF	Cubic Feet
CY	Cubic Yard
DA	Drainage Area
DBI	Ditch Bottom Inlet
DBL	Double
DHV	Design Hourly Volume
DI	Drop Inlet
DIA or D	Diameter
DIP	Ductile Iron Pipe
DT	Ditch
e	Superelevation
E	East or External distance
EGL	Existing Grade Line
EL or ELEV	Elevation
EMBK	Embankment
ENGR	Engineer
EQ	Equal
ESMT	Easement
EW	Endwall
EXIST	Existing
F & I	Furnish and Install
FES	Flared End SECTION
FFE	Finish Floor Elevation
FH	Fire Hydrant
FM	Force Main
FT	Foot or feet
FUT	Future
GI	Grate Inlet
GRD	Grade
H or HT	Height
HDPE	High Density Polyethylene
HDWL	Headwall
HORIZ	Horizontal
HP	High Point
HW	Highwater
HWY	Highway
HYD	Hydrant or hydraulic
ID	Inside Diameter
IE	Invert Elevation
IN	Inch
INSTL	Install
JB	Junction Box
LF	Linear Feet
LGTH	Length
LOW	Limit Of Work
LP	Low Point
LT	Left
MES	Mitred End Section
MH	Manhole
MHW	Mean High Water
MJ	Mechanical Joint
N	North
NBR	North Bound Roadway
NC	Normal Crown
NGVD	National Geodetic Vertical Datum
NIC	Not In Contract
OD	Outside Diameter
OH	Overhead
OHP	Overhead Power
PAVT	Pavement
PC	Point of Curvature
PCC	Point of Compound Curvature
PERF	Perforated
PG	Profile Grade
PGE	Profile Grade Elevation
PGL	Profile Grade Line
PI	Point of Intersection
PL	Property Line
PR	Point of Rotation
PRC	Point of Reverse Curvature
PRCST	Precast
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Intersection
Q	Peak discharge or flow volume (cfs)
R	Rate of change in elevation
R or RAD	Radius
RCP	Reinforced Concrete Pipe
RDWY	Roadway
REQ or REQD	Required
RT	Right
R/W	Right Of Way
S	Speed or South or Slope
SAHM	Sand-asphalt hot mix
SAN	Sanitary
SF	Square Foot or Silt Fence
SY	Square Yard
SBR	South Bound Roadway
SD	Storm sewer
SED	Sediment
SHW	Seasonal High Water
SS	Sanitary Sewer
SSMH	Sanitary Sewer Manhole
STA	Station
SUBGR	Subgrade
SUR	Survey
SW or SWK	Sidewalk
TC	Top of Curb
TCE	Temporary Construction Easement
TEL	Telephone
TEMP	Temperature or temporary
TG	Top of Grate
TOB	Top of Bank
TP	Top of Pavement
TW	Top of Sidewalk
TYP	Typical
UNDDR	Underdrain
UG	Underground
UE	Underground Electric
UT	Underground Telephone
UTIL	Utilities
VERT	Vertical
W	Width or West
WL	Water Line
WM	Water Main
WT	Water Table or weight
WV	Water Valve
WWF	Welded Wire Fabric
YI	Yard Inlet

Paving Hatch Legend

Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

Sanitary Sewer Legend

	Proposed
Sanitary Sewer Manhole	MH: A1
Sanitary Sewer Cleanout	CO
Sanitary Sewer Wye	
Check Valve in Manhole	
Plug Valve	
Air Release Valve	ARV
Sewer Line	S
Force Main	F
Reuse Main	R
Service Lateral	

Water System Legend

	Proposed
Water Meter	
Water Valve	
Reducer	
Post Indicator Valve	
Fire Hydrant	
Blowoff Hydrant	
Yard Hydrant	
Fire Depart. Connection (FDC)	
Cap	
Plug	
Backflow Preventor	
Butterfly Valve	
Fittings	
Water Line	W
Service Lateral	

Grading Legend

	Proposed
Top of Pavement Elevation	TP: 22.50
Top of Walk Elevation	TW: 22.50
Top of Curb Elevation	TC: 22.50
Finish Grade	FG: 22.5
High Point	HP
Low Point	LP
Contour	19
Ditch Centerline	
Direction of Flow	

Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Runoff Conveyance Measures

Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	
Subsurface Drain:	SSD SSD

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

ADA Accessible Route

NOTE:
The accessible route shall comply with the current version of the ADA Standards for Accessible Design.

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CORPORATE SEAL
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Permit Set
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PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

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119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

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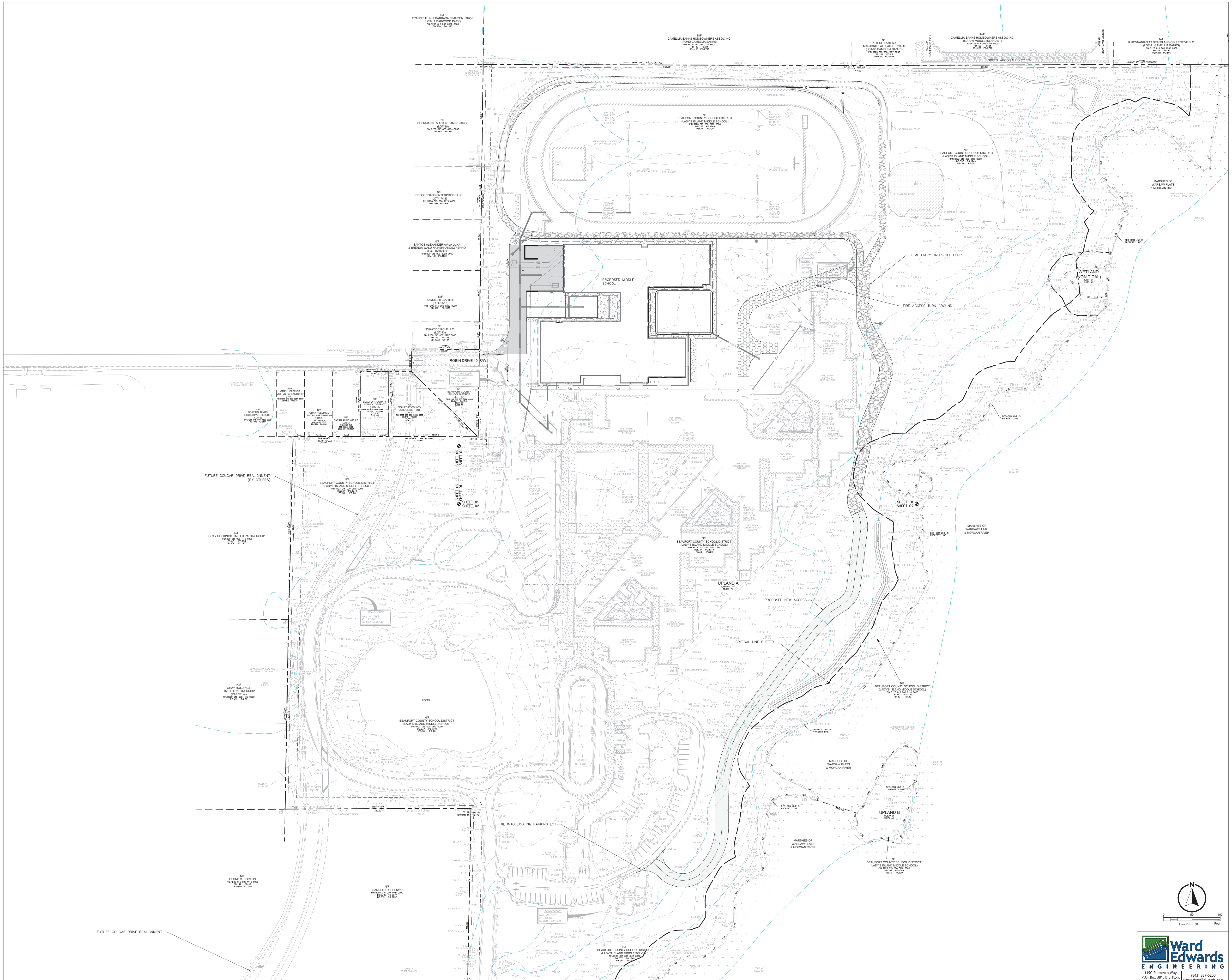

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BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

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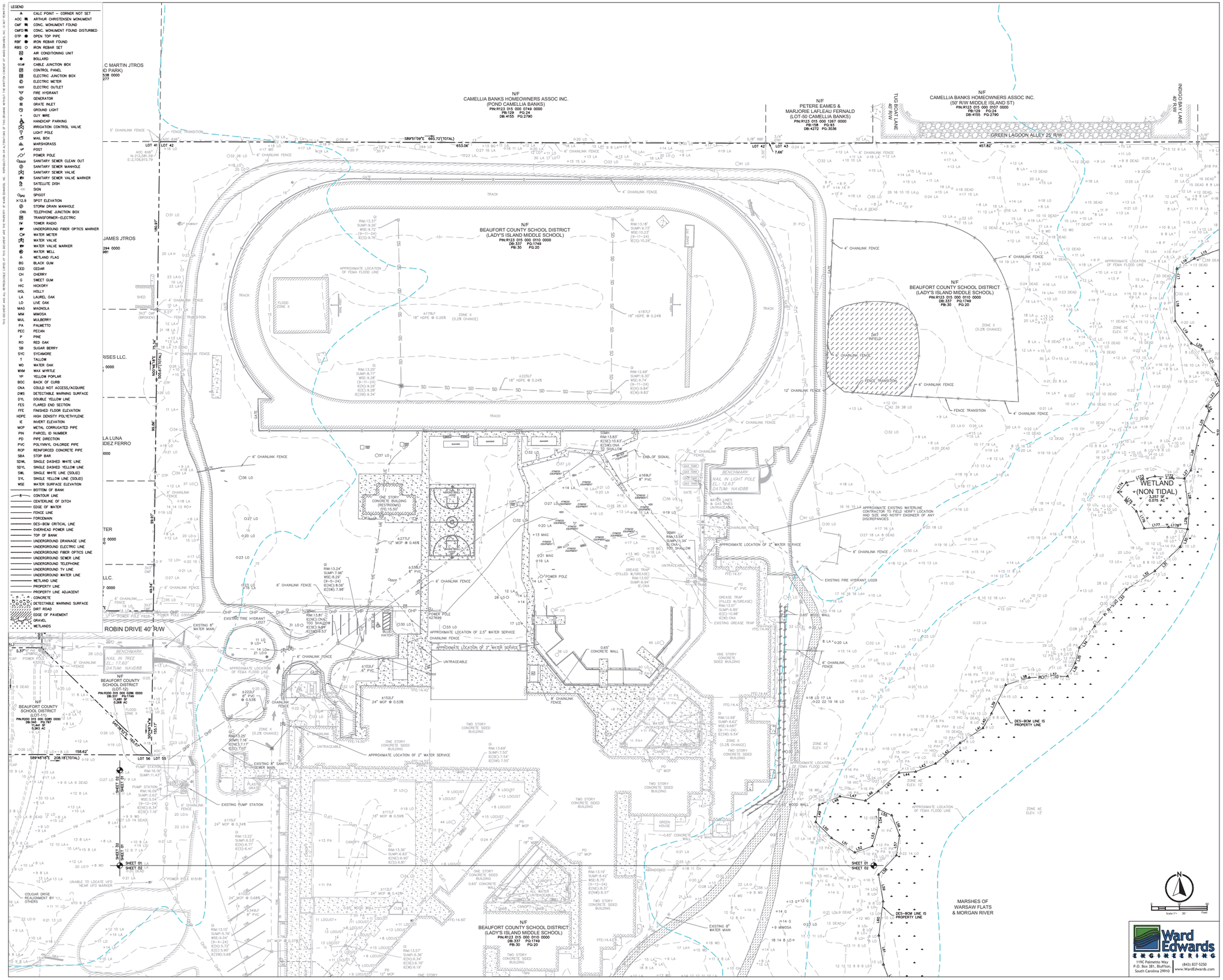
LEGEND

▲		CALC POINT – CORNER NOT SET
AOC	⊞	ARTHUR CHRISTENSEN MONUMENT
CMF	⊞	CONC. MONUMENT FOUND
CMFD	⊞	CONC. MONUMENT FOUND DISTURBED
OTP	●	OPEN TOP PIPE
RBF	●	IRON REBAR FOUND
RBS	○	IRON REBAR SET
	▨	AIR CONDITIONING UNIT
	●	BOLLARD
CJB		CABLE JUNCTION BOX
	▨	CONTROL PANEL
	▨	ELECTRIC JUNCTION BOX
	Ⓔ	ELECTRIC METER
	⊙⊙	FIRE HYDRANT
	Ⓖ	GENERATOR
	▦	GRATE INLET
	⏚	GROUND LIGHT
	↟	GUY WIRE
	♿	HANDICAP PARKING
ICV	▨	IRRIGATION CONTROL VALVE
	☼	LIGHT POLE
	▭	MAIL BOX
	⛰	MARSHGRASS
	▭	POST
	○/	POWER POLE
CO	⊙	SANITARY SEWER CLEAN OUT
	Ⓢ	SANITARY SEWER MANHOLE
	▨	SANITARY SEWER VALVE
	▨	SANITARY SEWER VALVE MARKER
	⛐	SATELLITE DISH
	▭	SIGN
SPG	⊙	SPIGOT
×12.9		SPOT ELEVATION
	▨	STORM DRAIN MANHOLE
CMH		TELEPHONE JUNCTION BOX
	▨	TRANSFORMER–ELECTRIC
	▨	TOWER RADIO
	▨	UNDERGROUND FIBER OPTICS MARKER
	Ⓦ	WATER METER
	▨	WATER VALVE
	▨	WATER VALVE MARKER
	Ⓦ	WATER WELL
A		WETLAND FLAG
BG		BLACK GUM
CED		CEDAR
CH		CHERRY
G		SWEET GUM
HIC		HICKORY
HOL		HOLLY
LA		LAUREL OAK
LO		LIVE OAK
MAG		MAGNOLIA
MIM		MIMOSA
MUL		MULBERRY
PA		PALMETTO
PEC		PECAN
P		PINE
RO		RED OAK
SB		SUGAR BERRY
SYC		SYCAMORE
T		TALLOW
WO		WATER OAK
WXM		WAX MYRTLE
YP		YELLOW POPLAR
BOC		BACK OF CURB
CNA		COULD NOT ACCESS/ACQUIRE
DWS		DETECTABLE WARNING SURFACE
DYL		DOUBLE YELLOW LINE
FES		FLARED END SECTION
FFE		FINISHED FLOOR ELEVATION
HDPE		HIGH DENSITY POLYETHYLENE
IE		INVERT ELEVATION
MCP		METAL CORRUGATED PIPE
PIN		PARCEL ID NUMBER
PD		PIPE DIRECTION
PVC		POLYVINYL CHLORIDE PIPE
RCP		REINFORCED CONCRETE PIPE
SBA		STOP BAR
SDWL		SINGLE DASHED WHITE LINE
SDYL		SINGLE DASHED YELLOW LINE
SWL		SINGLE WHITE LINE (SOLID)
SYL		SINGLE YELLOW LINE (SOLID)
WSE		WATER SURFACE ELEVATION
		BOTTOM OF BANK
8		CONTOUR LINE
		CENTERLINE OF DITCH
		EDGE OF WATER
		FENCE LINE
		FORCEMAIN
		DES–BCM CRITICAL LINE
		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
		WETLAND LINE
		PROPERTY LINE
		PROPERTY LINE ADJACENT
		CONCRETE
		DETECTABLE WARNING SURFACE
		DIRT ROAD
		EDGE OF PAVEMENT
		GRAVEL
		WETLANDS



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10/09/25
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COA: C001522
CERTIFICATE OF AUTHORIZATION

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LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
1311 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 236050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION	DATE

TITLE
Existing Conditions Plan

SHEET NO
C-101

Ward Edwards ENGINEERING
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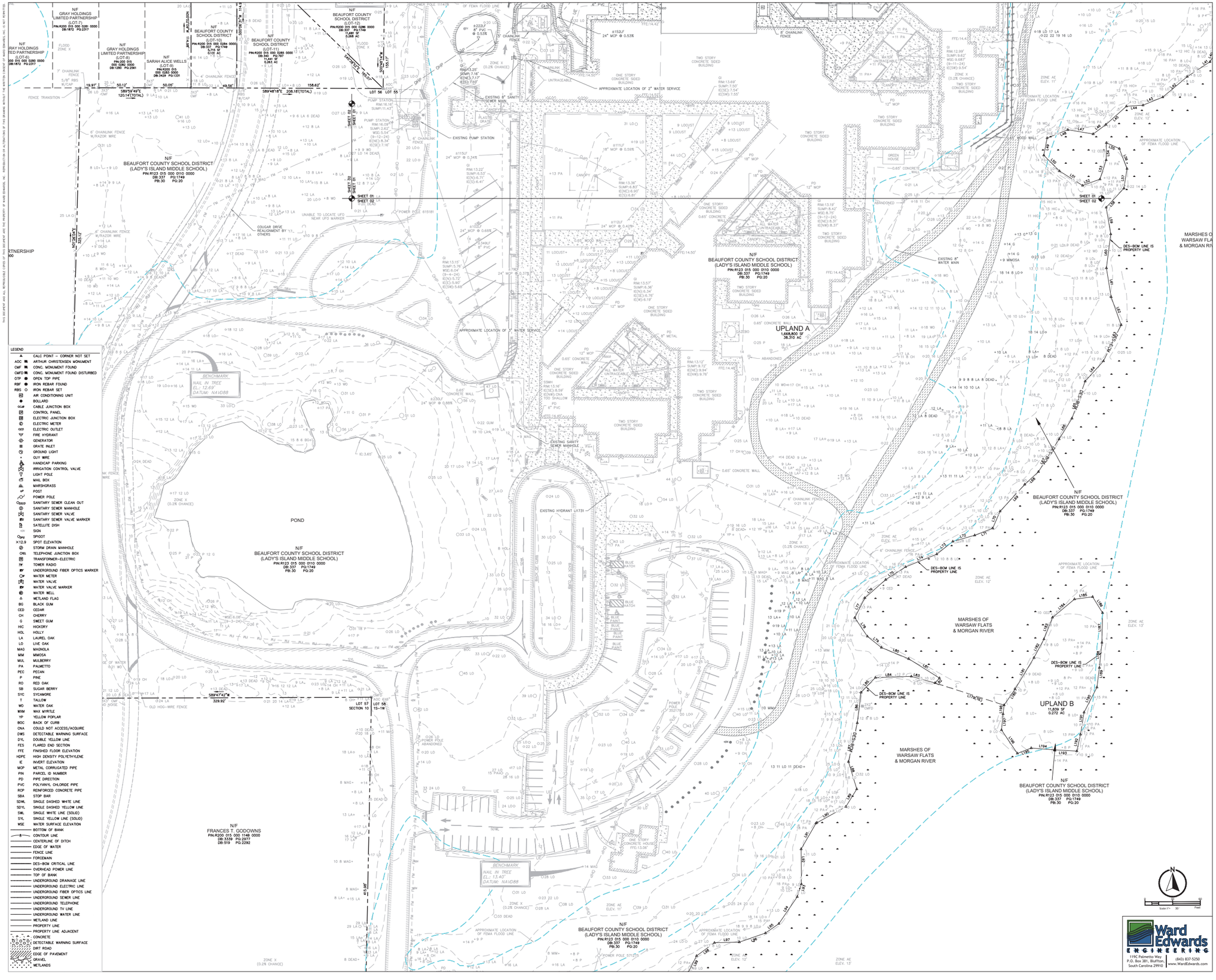

LEGEND

- CALC POINT – CORNER NOT SET
- AOC ARTHUR CHRISTENSEN MONUMENT
- CMF CONC. MONUMENT FOUND
- CMFD CONC. MONUMENT FOUND DISTURBED
- OTP OPEN TOP PIPE
- RBF IRON REBAR FOUND
- RBS IRON REBAR SET
- AIR CONDITIONING UNIT
- BOLLARD
- CABLE JUNCTION BOX
- CONTROL PANEL
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC OUTLET
- FIRE HYDRANT
- GENERATOR
- GRATE INLET
- GROUND LIGHT
- GUY WIRE
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MAIL BOX
- MARSHGRASS
- POST
- POWER POLE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SANITARY SEWER VALVE MARKER
- SATELLITE DISH
- SIGN
- SPIGOT
- SPOT ELEVATION
- STORM DRAIN MANHOLE
- TELEPHONE JUNCTION BOX
- TRANSFORMER–ELECTRIC
- TOWER RADIO
- UNDERGROUND FIBER OPTICS MARKER
- WATER METER
- WATER VALVE
- WATER VALVE MARKER
- WATER WELL
- WETLAND FLAG
- BG BLACK GUM
- CED CEDAR
- CH CHERRY
- G SWEET GUM
- HIC HICKORY
- HOL HOLLY
- LA LAUREL OAK
- LO LIVE OAK
- MAG MAGNOLIA
- MIM MIMOSA
- MUL MULBERRY
- PA PALMETTO
- PEC PECAN
- P PINE
- RO RED OAK
- SB SUGAR BERRY
- SYC SYCAMORE
- T TALLOW
- WO WATER OAK
- WXM WAX MYRTLE
- YP YELLOW POPLAR
- BOC BACK OF CURB
- CNA COULD NOT ACCESS/ACQUIRE
- DWS DETECTABLE WARNING SURFACE
- DYL DOUBLE YELLOW LINE
- FES FLARED END SECTION
- FFE FINISHED FLOOR ELEVATION
- HDPE HIGH DENSITY POLYETHYLENE
- IE INVERT ELEVATION
- MCP METAL CORRUGATED PIPE
- PIN PARCEL ID NUMBER
- PD PIPE DIRECTION
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- SBA STOP BAR
- SDWL SINGLE DASHED WHITE LINE
- SDYL SINGLE DASHED YELLOW LINE
- SWL SINGLE WHITE LINE (SOLID)
- SYL SINGLE YELLOW LINE (SOLID)
- WSE WATER SURFACE ELEVATION
- BOTTOM OF BANK
- CONTOUR LINE
- CENTERLINE OF DITCH
- EDGE OF WATER
- FENCE LINE
- FORCEMAIN
- DES–BCM CRITICAL LINE
- 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
- WETLAND LINE
- PROPERTY LINE
- PROPERTY LINE ADJACENT
- CONCRETE
- DETECTABLE WARNING SURFACE
- DIRT ROAD
- EDGE OF PAVEMENT
- GRAVEL
- WETLANDS

Scale: 1" = 30' Feet

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MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

SOUTH CAROLINA PROFESSIONAL ENGINEER JOHN D. WARD No. 22954 10/09/2025 REGISTERED PROFESSIONAL ENGINEER

WARD EDWARDS, INC. COA0152 CERTIFICATE OF AUTHORIZATION

Permit Set Not For Construction

CONTRACTOR SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

301 CAMPBELL LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Existing Conditions Plan

SHEET NO
C-102

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Limits of Disturbance: NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	TS
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SD
Riprap:	RIP
Outlet Protection:	RIPRAP / ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	CK
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A Fabric Inlet Protection:	
Type A Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Block and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout:	CWS

Runoff Conveyance Measures

Vegetated Channels:	VCN
Riprap-Lined Channels:	RCN
ECB OR TRM-Lined Channels:	ECB
Paved Channels:	PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD
Permanent Diversion Ditch:	PD
Diversion Dike or Berm:	DD
Level Spreader:	
Subsurface Drain:	SSD

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:3536

TUG BOAT LANE 40' R/W

NOSO BOAT LANE 40' R/W

GREEN LAGOON ALLEY 25' R/W

NPDES LIMITS OF DISTURBANCE = 22.5 AC

SILT FENCE (TYP.)

S89°51'09"E 660.72'(TOTAL)

LOT 41

LOT 42

LOT 43

7.66'

457.82'

5" CHAINLINK FENCE

6' CHAINLINK FENCE

4' CHAINLINK FENCE

FENCE TRANSITION

TYPE "A" INLET PROTECTION (TYP.)

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

TRACK

FLOOD ZONE X

APPROXIMATE LOCATION OF FEMA FLOOD LINE

ZONE X
(0.2% CHANCE)

±178LF
18" HDPE @ 0.26%

±187LF
18" HDPE @ 0.24%

±223LF
18" HDPE @ 0.24%

SAND PIT

SHED

3x3' CMP (BROKEN)

GATE

SD

DRAINAGE FLOW

TREE PROTECTION (TYP.)

DOUBLE ROW SILT FENCE NEAR WETLAND (TYP.)

APPROXIMATE LOCATION OF FEMA FLOOD LINE

ZONE AE
ELEV. 11'

ZONE AE
ELEV. 12'

ZONE AE
ELEV. 13'

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434

ROBIN DRIVE 40' R/W

BENCHMARK
NAIL IN TREE
EL.: 17.60'
DATUM: NAVD88

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
0.268 AC

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:3441 PG:797
0.363 AC

S89°46'18"E 208.18'(TOTAL)

LOT 56 LOT 55

158.62'

ONE STORY CONCRETE BUILDING (RESTROOMS) FFE:15.50'

ONE STORY CONCRETE BUILDING (PAVILION) FFE:15.50'

BENCHMARK
NAIL IN LIGHT POLE
EL.: 12.61'
DATUM: NAVD88

WATER LINES & GAS LINES UNTRACEABLE

CHAINLINK FENCE

APPROXIMATE LOCATION OF 2" WATER SERVICE

APPROXIMATE LOCATION OF 2.5" WATER SERVICE

TEMPORARY CONSTRUCTION ENTRANCE. RELOCATE AS NEEDED DURING DEMOLITION AND CONSTRUCTION.

USE DUST CONTROL MEASURES AND SWEEPING AS NEEDED TO KEEP SEDIMENT OFF EXISTING STREETS.

CONCRETE WASHOUT STATION

TYPE "FB" FILTER BAG GRATE INLET PROTECTION (TYP.)

EXISTING PUMP STATION

EXISTING WATER MAIN

EXISTING 8" WATER MAIN

GREASE TRAP (FILLED W/GREASE)

EXISTING GREASE TRAP

ONE STORY CONCRETE BUILDING (RESTROOMS) FFE:15.50'

ONE STORY CONCRETE SIDED BUILDING

TWO STORY CONCRETE SIDED BUILDING

0.65' CONCRETE WALL

ALL WATER UNTRACEABLE

CANOPY

GREEN HOUSE

ABANDONED

EXISTING FIRE HYDRANT

APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES

NPDES LIMITS OF DISTURBANCE = 18.5 AC

DES-BCM LINE IS PROPERTY LINE

WETLAND
(NON TIDAL)
3,257 SF
0.075 AC

MARSHES OF WARSAW FLATS & MORGAN RIVER

SHEET 01
SHEET 02

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

NPDES LIMITS OF DISTURBANCE = 22.5 AC

Scale: 1" = 30' Feet

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MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

CORPORATE SEAL

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 22964
10/09/2025
WARD EDWARDS, INC.
No. C00152
CERTIFICATE OF AUTHORIZATION

Permit Set - Not For Construction

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

36 COQUINA DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23G00

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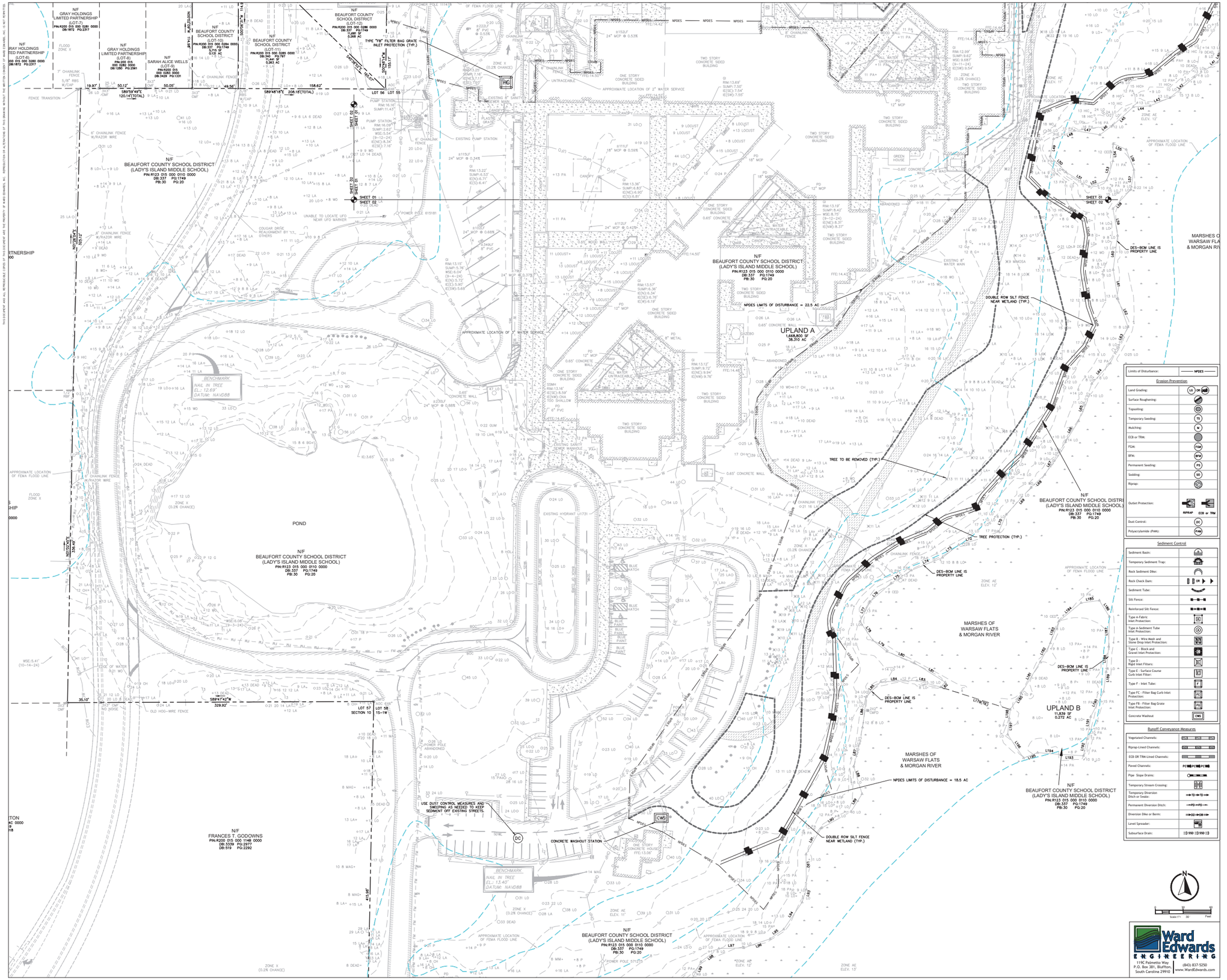
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Initial Erosion Control Plan

SHEET NO
C-201


N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0110 0000 DB:337 PG:1749 PB:30 PG:20
UPLAND A 1,668,800 SF 38.310 AC
UPLAND B 11,830 SF 0.272 AC
TYPE "FB" FILTER BAG GRATE INLET PROTECTION (TYP.)
NPDES LIMITS OF DISTURBANCE = 22.5 AC
NPDES LIMITS OF DISTURBANCE = 18.5 AC
DOUBLE ROW SILT FENCE NEAR WETLAND (TYP.)
TREE TO BE REMOVED (TYP.)
TREE PROTECTION (TYP.)
DES-BCM LINE IS PROPERTY LINE
CONCRETE WASHOUT STATION
USE DUST CONTROL MEASURES AND SWEEPING AS NEEDED TO KEEP SEDIMENT OFF EXISTING STREETS.
MARSHES OF WARSAW FLATS & MORGAN RIVER
BENCHMARK NAIL IN TREE ELI: 12.69' DATUM: NAVD88
BENCHMARK NAIL IN TREE ELI: 13.40' DATUM: NAVD88
N/F FRANCES T. GODOWNS PIN:R200 015 000 1148 0000 DB:3339 PG:2977 DB:519 PG:2292
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-12) PIN:R200 015 000 1084 0000 DB:337 PG:1749 1.681 SF 0.038 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-11) PIN:R200 015 000 0285 0000 DB:340 PG:797 0.303 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-10) PIN:R200 015 000 1084 0000 DB:337 PG:1749 5,755 SF 0.132 AC
N/F GRAY HOLDINGS LIMITED PARTNERSHIP (LOT-8) PIN:200 015 000 0282 0000 DB:1200 PG:2561
N/F SARAH ALICE WELLS (LOT-9) 000-R200 015 000-0283 0000 DB:3429 PG:1230
N/F GRAY HOLDINGS LIMITED PARTNERSHIP (LOT-6) PIN:R200 015 000 0280 0000 DB:1872 PG:2377
POND
EXISTING HYDRANT
EXISTING PUMP STATION
EXISTING SANITARY SEWER MANHOLE
EXISTING 8" WATER MAIN
EXISTING 8" SANITARY SEWER MAIN
APPROXIMATE LOCATION OF 2" WATER SERVICE
APPROXIMATE LOCATION OF 3" WATER SERVICE
APPROXIMATE LOCATION OF FEMA FLOOD LINE
ZONE X (0.2% CHANCE)
ZONE AE ELEV. 11'
ZONE AE ELEV. 12'
ZONE AE ELEV. 13'
FLOOD ZONE X
SHEET 01
SHEET 02
SHEET 03
SHEET 04
LOT 56
LOT 55
LOT 57
LOT 58
SECTION 10
15-1W
589°59'49"E 120.14'(TOTAL)
589°48'18"E 208.18'(TOTAL)
589°47'42"E 329.92'
N00°00'34"W 414.69'
N00°00'34"W 114.9'
N00°00'34"W 225.12'
N00°03'42"E 336.49'
S00°05'26"W 114.9'
S00°05'26"W 225.12'
DES-BCM LINE IS PROPERTY LINE
OLD HOG-WIRE FENCE
6' CHAINLINK FENCE W/RAZOR WIRE
8' CHAINLINK FENCE W/RAZOR WIRE
4' CHAINLINK FENCE
3' CHAINLINK FENCE
FENCE TRANSITION
UNABLE TO LOCATE UFO NEAR UFO MARKER
COUGAR DRIVE REALIGNMENT BY "3"&, OTHERS
POWER POLE 615181
POWER POLE ABANDONED
POWER POLE 571775
EDGE OF WATER 9.01' MSL
WSE=5.41' (10-14-24)
WSE=6.09' (9-3-24)
ABANDONED
GREEN HOUSE
CANOPY
ALL WATER UNTRACEABLE
UNTRACEABLE
ONE STORY CONCRETE SIDED BUILDING
TWO STORY CONCRETE SIDED BUILDING
0.65' CONCRETE WALL
0.65' WOOD WALL
SMH RIM:13.16' SUMP:7.16' IE(W):CNA IE(S):7.81'
SMH RIM:13.15' SUMP:5.76' WSE:6.57' (9-4-24) IE(N):5.72' IE(W):5.66'
SMH RIM:13.36' SUMP:6.83' IE(NE):6.90' IE(S):6.81'
SMH RIM:13.57' SUMP:6.36' IE(N):6.34' IE(SE):6.76' IE(W):6.19'
SMH RIM:13.19' SUMP:8.42' WSE:8.75' (9-12-24) IE(NE):8.31' IE(NW):8.37'
SMH RIM:13.12' SUMP:9.72' IE(NE):9.04' IE(NW):9.76'
SMH RIM:13.22' SUMP:6.53' IE(N):6.31' IE(S):6.41'
GI RIM:13.99' SUMP:9.62' IE(E):9.68" (9-11-24) IE(SW):9.54'
GI RIM:13.69' SUMP:7.50' IE(SE):7.54' IE(SW):7.55'
GI RIM:13.45' SUMP:7.16' IE(NE):8.34' IE(SE):7.16'
GI RIM:13.25' SUMP:5.49' IE(S):7.85'
PUMP STATION RIM:16.16' SUMP:11.43'
PUMP STATION RIM:16.09' SUMP:12.60' WSE:5.54' (9-12-24) IE(NE):8.34' IE(SE):7.16'
8" PVC
12" MCP
18" MCP
24" MCP
8" METAL
8" DIP
8" CMP
8" HDPE
8" SDR 35
8" CIPP
8" DUCTILE IRON
8" CMP NO NOISE
8" CMP NO NOISE
8" CMP
8" CMP
8" CMP

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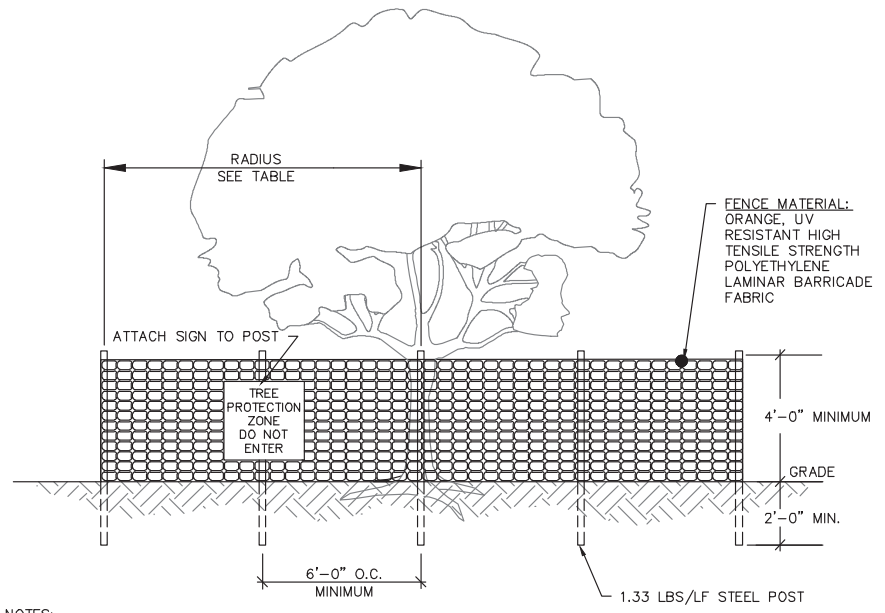


NOTES:

1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
3. WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
4. ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
5. THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
8. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

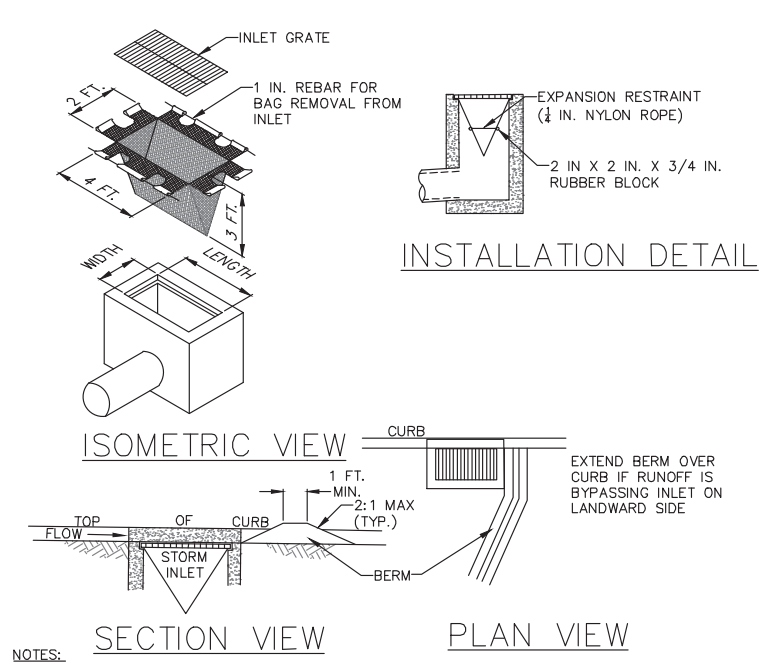
TABLE – RADIUS OF TREE PROTECTION ZONE (TPZ)

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16-6-104, J-3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F-3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

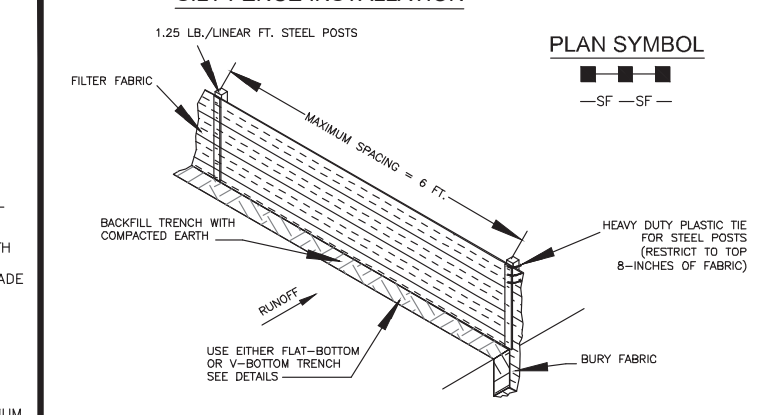
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG GRATE INLET PROTECTION

NO SCALE

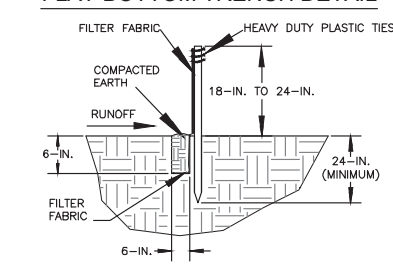
SILT FENCE INSTALLATION



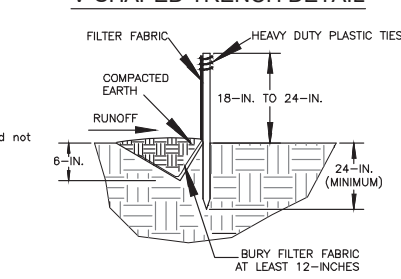
SILT FENCE – GENERAL NOTES

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.

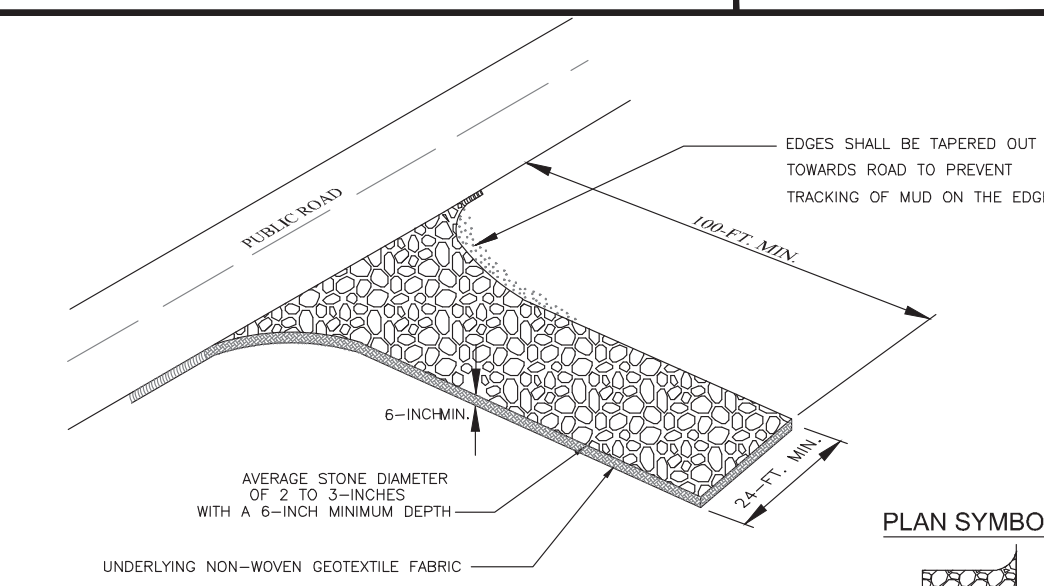
SILT FENCE – FABRIC REQUIREMENTS

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), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

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

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE



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

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

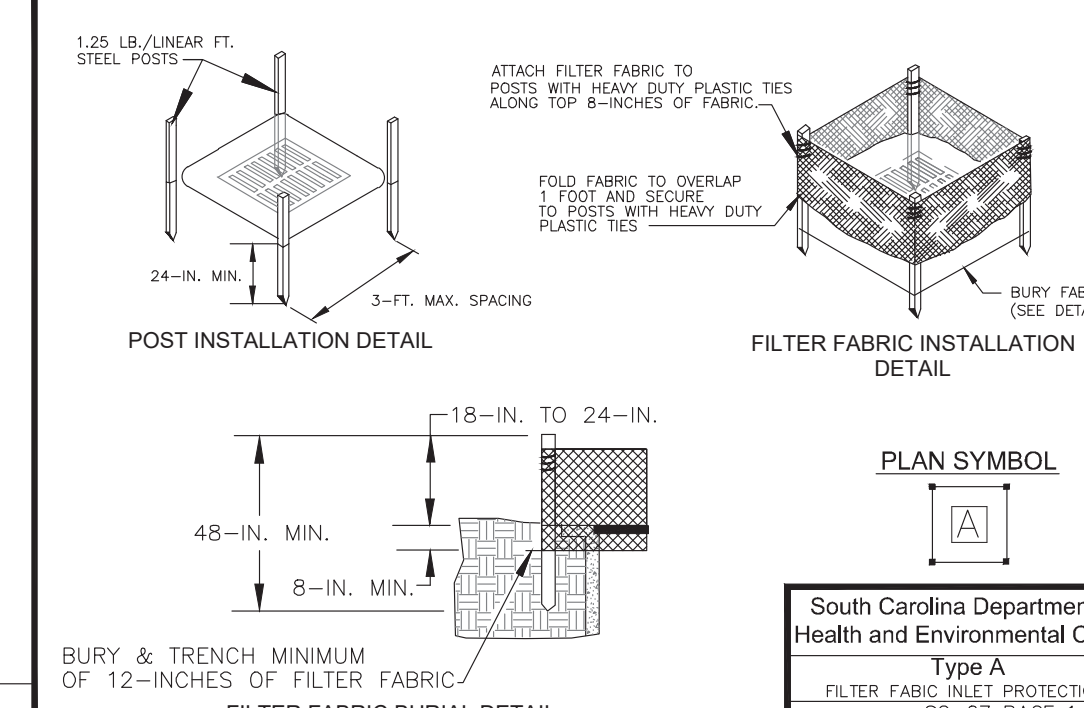
CONSTRUCTION ENTRANCE – GENERAL NOTES

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

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

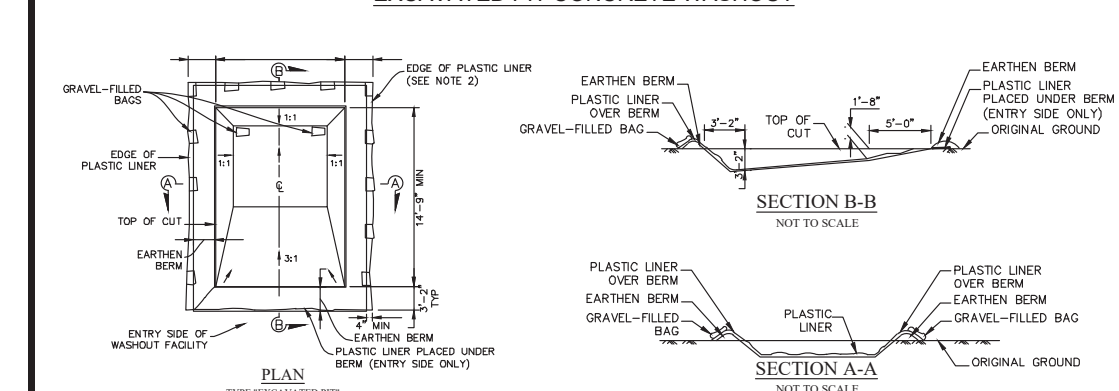
1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or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

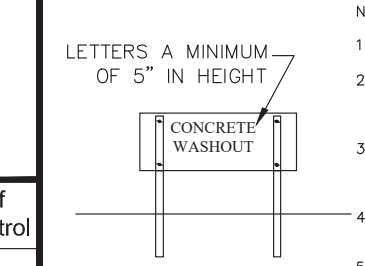
South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE



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

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.

CWS

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

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:
- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:
- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AMD TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

(DC) DUST CONTROL ON DISTURBED AREAS

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TECHNOLOGY CONSULTANTS
DESIGN PHASE

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SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 22816 PAUL ... MOORE 10/06/25

CORPORATE SEAL

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

Permit Set
NOT FOR CONSTRUCTION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
WE Project #:	235050

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REVISION DATE

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Initial Erosion Control Details

SHEET NO
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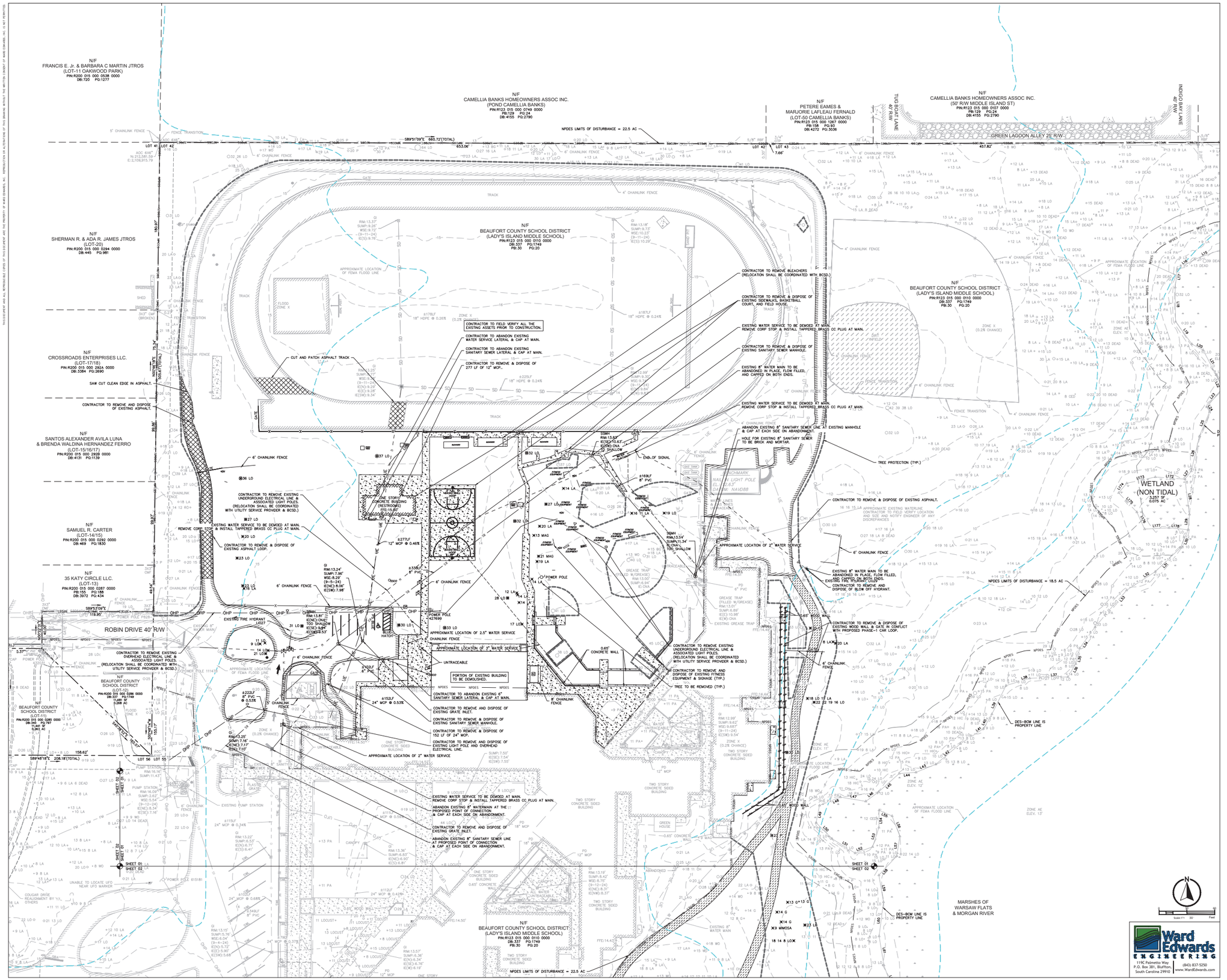

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No. 22986
03/06/25
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C00152
CERTIFICATE OF AUTHORIZATION

Permit Set - Not For Construction

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COQUINA DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
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TITLE
Clearing & Demolition Plan

SHEET NO
C-301

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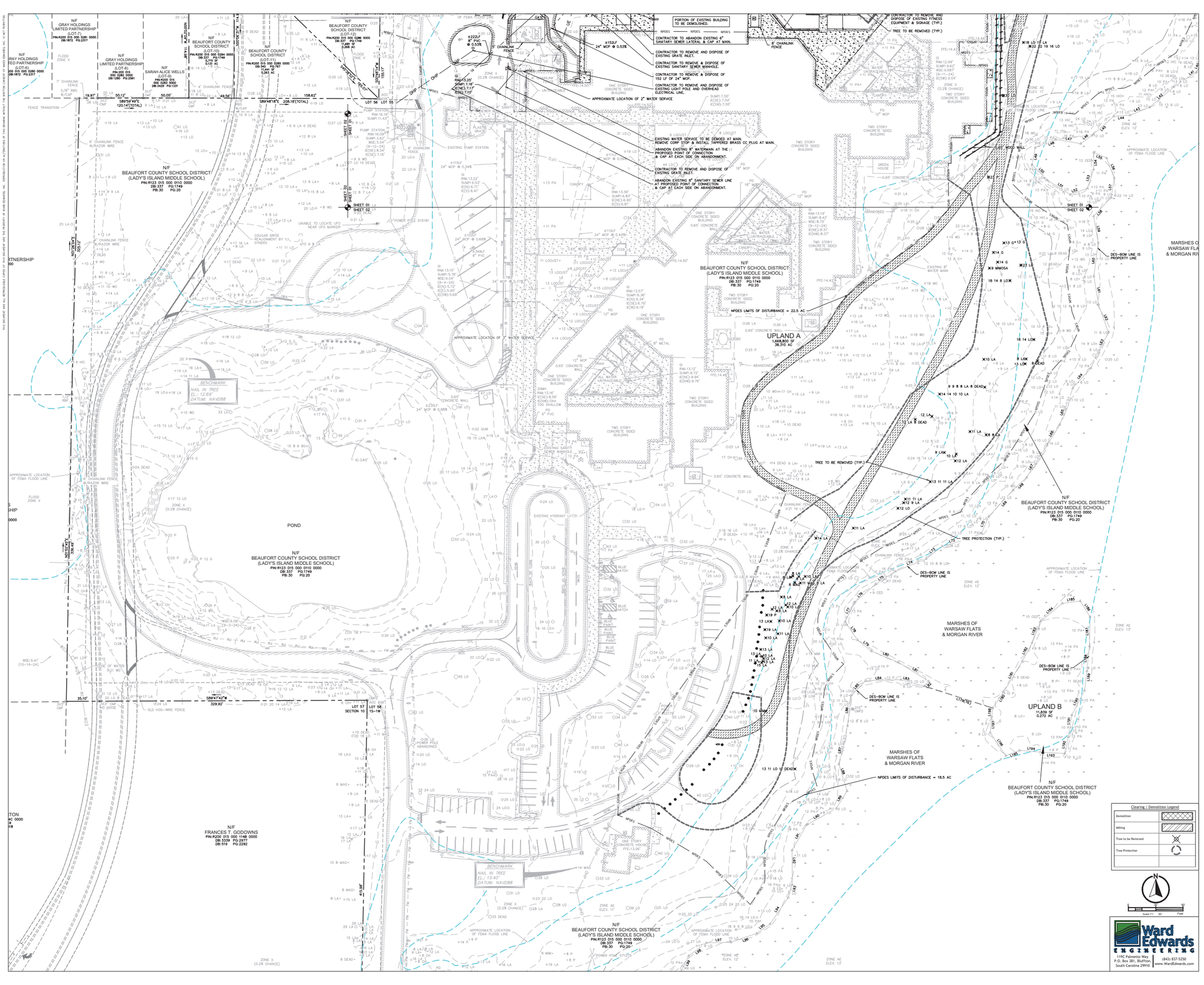

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COMPONENT SEAL

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PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

301 CAMELLIA DR., LADY'S ISLAND, SC 29907

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TITLE
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(LOT-11 OAKWOOD PARK)
PIN:R200 015 000 0538 0000
DB:720 PG:1277

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:3036

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

TUG BOAT LANE
40' R/W

NIDDO CAY LANE
40' R/W

GREEN LAGOON ALLEY 25' R/W

ADD GRAVEL TO EDGES OF EXISTING ROAD AS NEEDED TO CREATE 12' WIDE TEMPORARY DROP-OFF LOOP.

ADD GRAVEL TO EDGES OF EXISTING ROAD AS NEEDED TO CREATE 12' WIDE TEMPORARY DROP-OFF LOOP.

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(LOT-17/18)
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SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERRO
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N/F
SAMUEL R. CARTER
(LOT-14/15)
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DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
11,681 SF
0.268 AC

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:337 PG:1797
11,441 SF
0.263 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
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DB:337 PG:1749
PB:30 PG:20

NEW MIDDLE SCHOOL
FFE: 14.65

ROBIN DRIVE 40' R/W

TEMPORARY DROP-OFF LOOP

30' WETLAND BUFFER

50' BCM CRITICAL LINE BUFFER

DES-BCM LINE IS PROPERTY LINE

DES-BCM LINE IS PROPERTY LINE

WETLAND (NON TIDAL)
3,257 SF
0.075 AC

MARSHES OF WARSAW FLATS & MORGAN RIVER

BENCHMARK
NAIL IN TREE
EL.: 17.60'
DATUM: NAVD88

Scale: 1" = 30' Feet

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10/06/25
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CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
101 COLQUIN DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
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Site Layout Plan

SHEET NO
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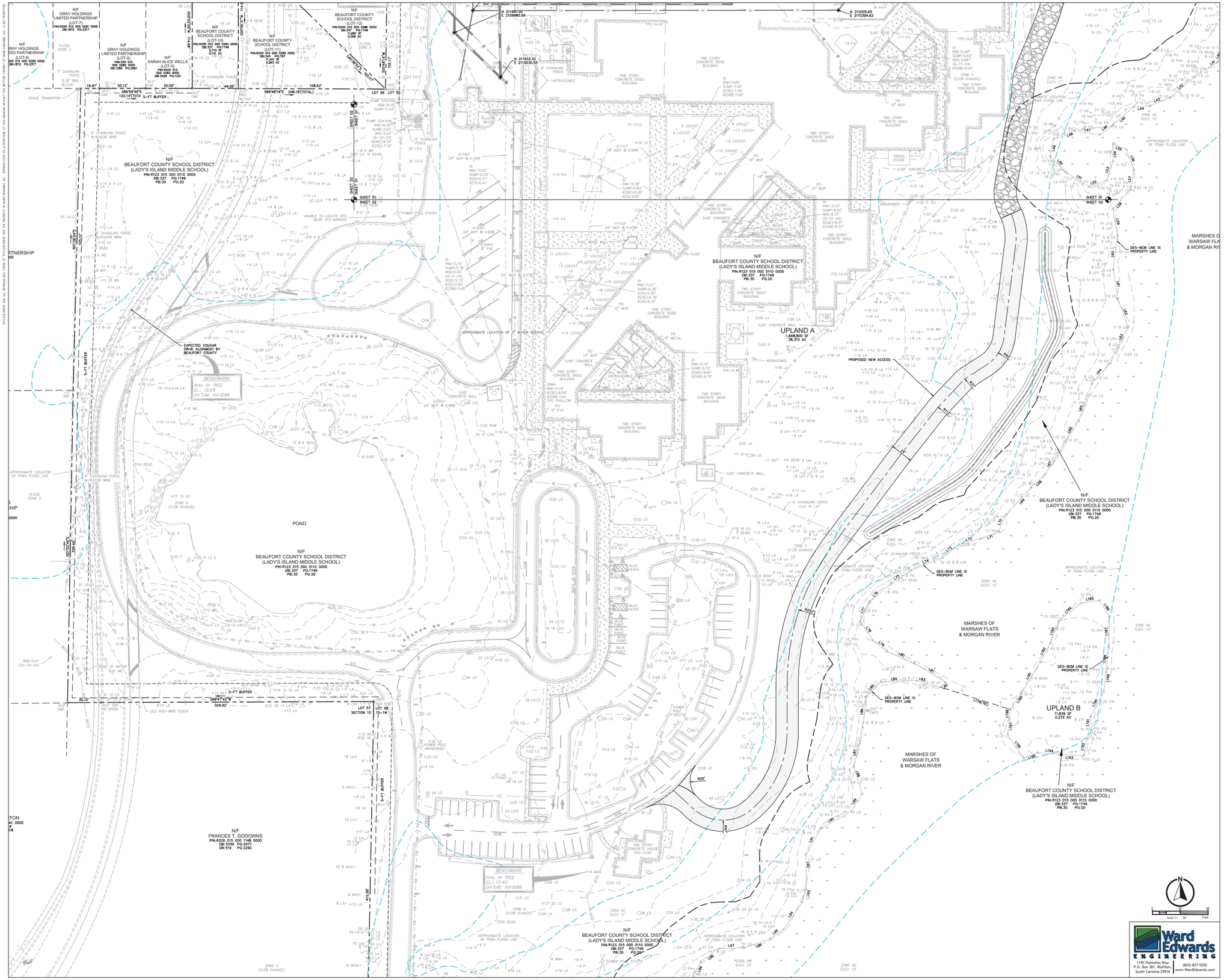

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BEAUFORT COUNTY SCHOOL DISTRICT
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Vert. Datum: NAVD88
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WE Project #: 230050

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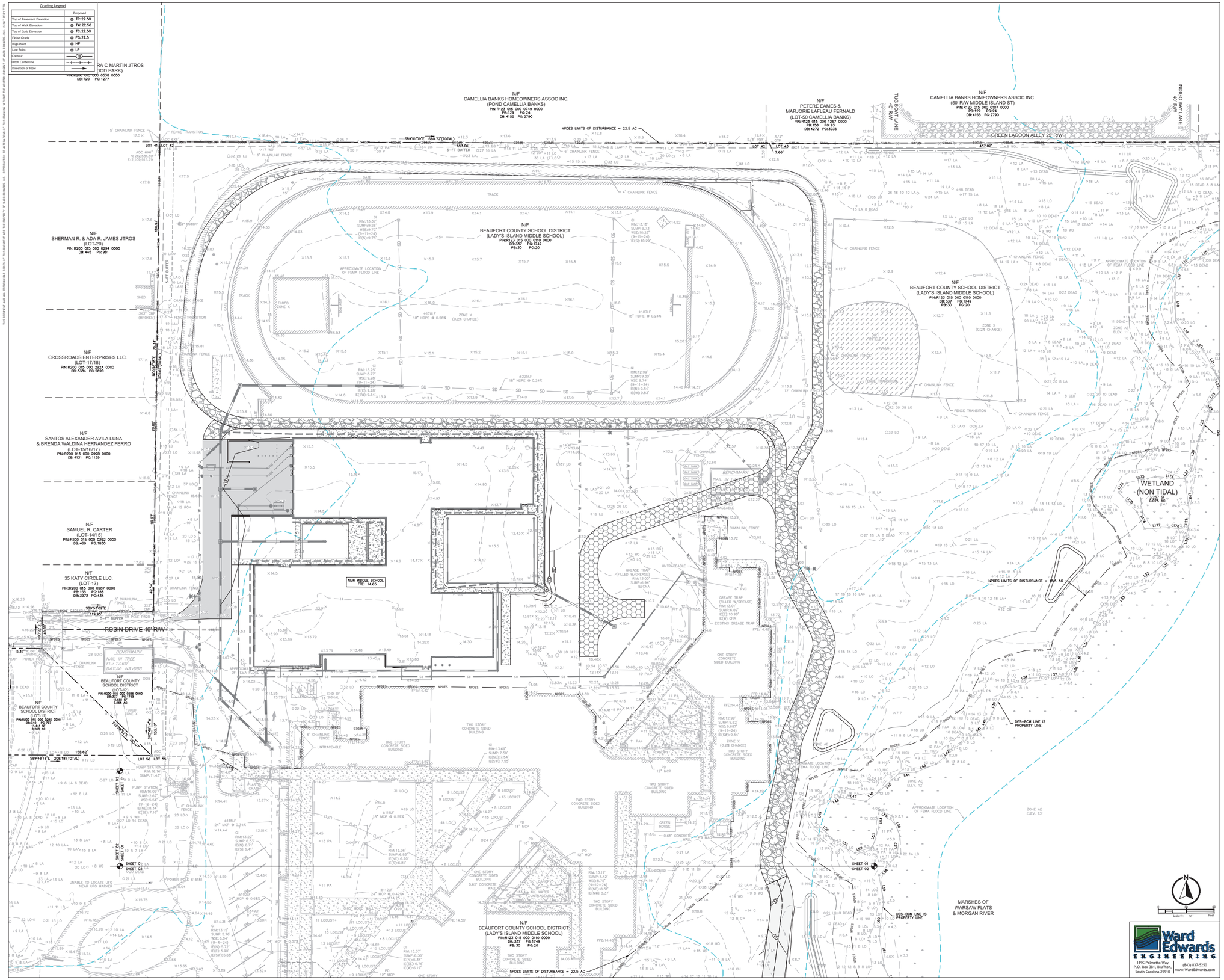

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DESIGN PHASE

AIE SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COLGAN DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230050

PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Grading Plan

SHEET NO
C-501

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GRAY HOLDINGS LIMITED PARTNERSHIP
(LOT-6)
PIN:R200 015 000 0280 0000
DB:1872 PG:2377

N/F
GRAY HOLDINGS LIMITED PARTNERSHIP
(LOT-8)
PIN:200 015 000 0282 0000
DB:1200 PG:2561

N/F
SARAH ALICE WELLS
(LOT-9)
PIN:R200 015 000 0283 0000
DB:3429 PG:1220

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-10)
PIN:R200 015 000 0284 0000
DB:337 PG:1749
5,755 SF
0.132 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:340 PG:797
0.363 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
15,681 SF
0.360 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
FRANCES T. GODOWNS
PIN:R200 015 000 114B 0000
DB:3339 PG:2977
DB:519 PG:2292

UPLAND A
1,668,800 SF
38.310 AC

UPLAND B
11,839 SF
0.272 AC

NPDES LIMITS OF DISTURBANCE = 22.5 AC

NPDES LIMITS OF DISTURBANCE = 18.5 AC

DES-BCM LINE IS PROPERTY LINE

BENCHMARK
NAIL IN TREE
EL.: 12.69'
DATUM: NAVD88

BENCHMARK
NAIL IN TREE
EL.: 13.40'
DATUM: NAVD88

POND

MARSHES OF WARSAW FLATS & MORGAN RIVER

APPROXIMATE LOCATION OF FEMA FLOOD LINE

APPROXIMATE LOCATION OF 8" WATER SERVICE

UNABLE TO LOCATE UFO NEAR UFO MARKER

OLD HOG-WIRE FENCE

SHEET 01
SHEET 02

SHEET 03
SHEET 04

Grading Legend	
	Proposed
Top of Pavement Elevation	TP: 22.50
Top of Walk Elevation	TW: 22.50
Top of Curb Elevation	TC: 22.50
Finish Grade	FG: 22.5
High Point	HP
Low Point	LP
Contour	10
Ditch Centerline	
Direction of Flow	

Scale: 1" = 30' Feet

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119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
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www.WardEdwards.com

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LANDSCAPE ARCHITECT
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FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2298 JAMES K. TILLER
Permit Set Not For Construction

CORPORATE SEAL

SOUTH CAROLINA WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 239050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Grading Plan

SHEET NO
C-502

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AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. the survey shall conform to SCDES and local government as-built requirements including, but not necessarily limited to the following:

1. The survey shall be prepared and signed by a south carolina licensed land surveyor.
2. A signed hard copy and autocad file shall be provided to the engineer.
3. Elevations shall be based upon the same vertical datum used in the engineering plans.
4. The drawing shall be on the sc nad83 state plane coordinate system.
5. The survey shall include the following as-built information to include location and elevations:
   a. Property lines
   b. Building(s) with finished floor elevations
   c. Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
   d. ADA-accessible ramps
   e. Curb and gutter
   f. Sidewalks
   g. Signage
   h. Storm inlets with pipe diameter(s), frame, and invert
   i. Junction boxes with pipe diameter(s), frame, and invert
   j. Sanitary sewer manholes with frame and invert
   k. Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
   l. Ditches to include top of bank, bottom of bank, and centerline
   m. Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
   n. Weir elevations and dimensions
   o. Outlet control structures to include elevations and dimensions of all risers, grates, orifices, weirs, and outlet pipe inverts and diameters
   p. Emergency spillway dimensions and elevations
   q. Locations and inverts for all pipes discharging into the pond
   r. All other visible site features to include valves, fdcs, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036

TUG BOAT LANE
40' R/W

INDIGO RUN DRIVE
40' R/W

GREEN LAGOON ALLEY 25' R/W

PROPOSED DRY SWALE

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
CROSSROADS ENTERPRISES LLC.
(LOT-17/18)
PIN:R200 015 000 2924 0000
DB:3384 PG:2690

N/F
SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERRO
(LOT-15/16/17)
PIN:R200 015 000 2928 0000
DB:4131 PG:1139

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
11,689' SF
0.268 AC

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:337 PG:1797
11,441' SF
0.263 AC

N/F
R. JAMES JTROS
10)
0294 0000
PG:981

ROBIN DRIVE 40' R/W

NEW MIDDLE SCHOOL
FFE: 14.65

SHED

BENCHMARK
NAIL IN TREE
EL.: 17.60'
DATUM: NAVD88

BENCHMARK
NAIL IN TREE
EL.: 17.60'

SDG-6
FR:13.91
I.E. IN:7.70 (E)
I.E. OUT:7.70 (SW)

EX-SDG-7
FR:14.63
I.E. OUT:9.00 (W)

SDG-5
FR:13.37
I.E. IN:7.16 (NE)
I.E. OUT:7.16 (S)

SDG-4
FR:15.10
I.E. IN:7.00 (N)
I.E. IN:7.00 (E)
I.E. OUT:7.00 (S)

SDG-4A
FR:14.00
I.E. OUT:7.09 (W)

SDG-3
FR:15.69
I.E. IN:6.86 (N)
I.E. IN:6.86 (E)
I.E. OUT:6.86 (S)

SDG-2
FR:14.27
I.E. IN:6.44 (N)
I.E. OUT:6.44 (SE)

SDG-1
FR:13.25
I.E. IN:6.25 (NW)
I.E. OUT: 7.10 (S)

SDG-8B
FR:10.50
I.E. OUT:6.19 (NW)

SDMH-1
FR:14.20
I.E. IN:5.03 (E)
I.E. OUT:5.03 (S)

SDMH-1A
FR:14.25
I.E. OUT:10.03 (S)

SDMH-2
FR:13.25
I.E. IN:4.83 (N)
I.E. IN:6.27 (NW)
I.E. OUT:4.83 (S)

SDH-1
FR:14.06
I.E. IN:5.19 (E)
I.E. IN:10.00 (N)
I.E. OUT:5.19 (W)

SDH-2
FR:14.07
I.E. IN:5.65 (N)
I.E. OUT:5.65 (W)

SDH-3
FR:15.10
I.E. IN:7.00 (N)
I.E. IN:7.00 (E)
I.E. OUT:7.00 (S)

SDH-4
FR:14.07
I.E. OUT:6.16 (S)

SDH-4A
FR:14.06
I.E. IN:6.02 (N)
I.E. OUT:6.02 (S)

SDH-4B
FR:14.08
I.E. OUT:6.19 (S)

SDH-4C
FR:14.07
I.E. OUT:6.16 (S)

SDH-4D
FR:14.05
I.E. IN:5.99 (N)
I.E. IN:5.99 (SE)
I.E. OUT:5.99 (S)

SDH-4E
FR:14.05
I.E. IN:5.89 (W)
I.E. IN:5.89 (E)
I.E. OUT:5.87 (S)

SDH-5
FR:14.63
I.E. OUT:9.00 (W)

SDH-6
FR:13.91
I.E. IN:7.70 (E)
I.E. OUT:7.70 (SW)

SDH-7
FR:13.37
I.E. IN:7.16 (NE)
I.E. OUT:7.16 (S)

SDH-8
FR:15.10
I.E. IN:7.00 (N)
I.E. IN:7.00 (E)
I.E. OUT:7.00 (S)

SDH-9
FR:14.00
I.E. OUT:7.09 (W)

SDH-10
FR:15.69
I.E. IN:6.86 (N)
I.E. IN:6.86 (E)
I.E. OUT:6.86 (S)

SDH-11
FR:14.27
I.E. IN:6.44 (N)
I.E. OUT:6.44 (SE)

SDH-12
FR:13.25
I.E. IN:6.25 (NW)
I.E. OUT: 7.10 (S)

54 LF 18" RCP S=1.00%

174 LF 18" RCP S=0.75%

62 LF 18" RCP S=0.25%

37 LF 15" RCP S=0.25%

113 LF 15" HDPE S=0.25%

70 LF 8" HDPE S=0.25%

39 LF 8" HDPE S=0.25%

54 LF 8" HDPE S=0.25%

98 LF 15" RCP S=0.25%

94 LF 15" HDPE S=0.25%

65 LF 15" HDPE S=0.25%

79 LF 18" RCP S=0.25%

69 LF 18" RCP S=0.25%

8 LF 18" RCP S=0.25%

12 LF 18" HDPE S=0.25%

185 LF 15" HDPE S=0.25%

187 LF 18" HDPE @ 0.26%

187 LF 18" HDPE @ 0.24%

225 LF 18" HDPE @ 0.24%

ROOF & GUTTER DRAINAGE COLLECTION PIPING AT MINIMUM 1% SLOPE. INSTALL A 6" CLEANOUT AT ALL HIGH POINTS, BENDS, AND HIGH ENDS OF MAIN RUNS (TYP.)

NYLOPLAST W/ SOLID COVER

APPROXIMATE LOCATION OF FEMA FLOOD LINE

FLOOD ZONE X

ZONE X (0.2% CHANCE)

ZONE AE ELEV. 11'

ZONE AE ELEV. 12'

ZONE AE ELEV. 13'

APPROXIMATE LOCATION OF FEMA FLOOD LINE

TRACK

4' CHAINLINK FENCE

6' CHAINLINK FENCE

12' CHAINLINK FENCE

FENCE TRANSITION

GATE

ONE STORY CONCRETE SIDED BUILDING

TWO STORY CONCRETE SIDED BUILDING

PUMP STATION
RIM:16.16
SUMP:11.43'

PUMP STATION
RIM:16.00
SUMP:2.62'
WSE:5.54'
(9~12~24)
E(NE):8.34'
E(SE):7.16'

GREASE TRAP (FILLED W/GREASE)
RIM:13.00'
SUMP:6.94'
IE:CNA

GREASE TRAP (FILLED W/GREASE)
RIM:13.07'
SUMP:6.89'
IE(W):10.98'
IE(W):CNA

EXISTING GREASE TRAP

PD 6" PVC

PD 12" MCP

PD 18" MCP

GREEN HOUSE

CANOPY

ABANDONED

EXISTING 8" WATER MAIN

NEW 8" WATER MAIN

UNTRACEABLE

BENCHMARK
NAIL IN TREE

APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES

WETLAND (NON TIDAL)
3,257 SF ±
0.075 AC

MARSHES OF WARSAW FLATS & MORGAN RIVER

DES-BCM LINE IS PROPERTY LINE

SHEET 01
SHEET 02

SHEET 02
SHEET 03

SHEET 01
SHEET 04

SHEET 01
SHEET 05

Scale: 1" = 30' Feet

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MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

SOUTH CAROLINA LICENSED ARCHITECT No. 22986 JAMES K. QUACKENBUSH 10/06/25 REGISTERED ARCHITECT

CORPORATE SEAL

WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

Not For Permitting or Construction

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
143 COUGAR DAY, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Drainage Plan

SHEET NO
C-601

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GRAY HOLDINGS LIMITED PARTNERSHIP
(LOT-8)
PIN:200 015 000 0282 0000
DB:1200 PG:2561

N/F
SARAH ALICE WELLS
(LOT-9)
PIN:R200 015 000 0283 0000
DB:3429 PG:1220

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-10)
PIN:R200 015 000 0284 0000
DB:337 PG:1749
5,755 SF
0.132 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:340 PG:797
2,363 SF
0.054 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
11,691 SF
0.268 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0010 0000
DB:337 PG:1749
PB:30 PG:20

N/F
FRANCES T. GODOWNS
PIN:R200 015 000 114B 0000
DB:3339 PG:2977
DB:519 PG:2292

UPLAND A
1,668,800 SF
38.310 AC

UPLAND B
11,839 SF
0.272 AC

POND

MARSHES OF WARSAW FLATS & MORGAN RIVER

PROPOSED DRY SWALE

DES–BCM LINE IS PROPERTY LINE

65 LF 15" HDPE S=2.25%

79 LF 15" RCP S=0.25%

8 LF 18" RCP S=0.25%

185 LF 15" HDPE S=0.25%

NYLOPLAST W/ SOLID COVER

SDMH-1
FR:14.06
I.E. IN:5.19 (E)
I.E. IN:10.00 (N)
I.E. OUT:5.19 (W)

SDMH-2
FR:14.27
I.E. IN:6.44 (N)
I.E. OUT:6.44 (SE)

SDMH-3
FR:13.25
I.E. IN:4.83 (N)
I.E. IN:6.27 (NW)
I.E. OUT:4.63 (S)

SDG-2
FR:13.25
I.E. IN:6.25 (NW)
I.E. OUT: 7.00 (S)

BENCHMARK
NAIL IN TREE
EL.: 12.69'
DATUM: NAVD88

BENCHMARK
NAIL IN TREE
EL.: 13.40'
DATUM: NAVD88

APPROXIMATE LOCATION OF FEMA FLOOD LINE

APPROXIMATE LOCATION OF 8" WATER SERVICE

UNABLE TO LOCATE UFO NEAR UFO MARKER

COUGAR DRIVE REALIGNMENT BY "J.T., OTHERS"

EXISTING 8" WATER MAIN

EXISTING 6" WATER MAIN

OLD HOG-WIRE FENCE

FENCE TRANSITION

6' CHAINLINK FENCE W/RAZOR WIRE

4' CHAINLINK FENCE

8' CHAINLINK FENCE W/RAZOR WIRE

7' CHAINLINK FENCE

5/8" RBS W/CAP

POWER POLE 615181

POWER POLE 352219

POWER POLE ABANDONED

FLOOD ZONE X

ZONE X (0.2% CHANCE)

ZONE AE ELEV. 11'

ZONE AE ELEV. 12'

ZONE AE ELEV. 13'

ONE STORY CONCRETE SIDED BUILDING

TWO STORY CONCRETE SIDED BUILDING

GREEN HOUSE

CANOPY

ABANDONED

UNTRACEABLE

ALL WATER

0.65' CONCRETE WALL

0.65' WOOD WALL

PUMP STATION
RIM:16.05'
SUMP:2.62'
WSE:5.54'
IE(NE):8.34'
IE(SE):7.16'

PUMP STATION
RIM:16.05'
SUMP:11.43'

GI
RIM:13.69'
SUMP:7.50'
IE(SE):7.54'
IE(SW):7.55'

GI
RIM:13.36'
SUMP:6.83'
IE(NE):6.90'
IE(SE):6.81'

GI
RIM:13.22'
SUMP:6.53'
IE(S):6.41'

GI
RIM:13.15'
SUMP:5.76'
WSE:6.04'
(9-4-24)
IE(N):5.72'
IE(E):5.90'
IE(SW):5.66'

GI
RIM:13.55'
SUMP:6.36'
IE(N):6.34'
IE(SE):6.76'
IE(E):6.19'

GI
RIM:13.12'
SUMP:9.72'
IE(NE):9.94'
IE(NW):9.76'

GI
RIM:13.19'
SUMP:8.42'
WSE:8.75'
(9-12-24)
IE(E):8.37'
IE(NW):8.37'

SDMH
RIM:13.16'
IE(NE):8.59'
IE(NW):CNA
TOO SHALLOW

RM-12.99'
SUMP:9.62'
IE(E):9.68'
(9-11-24)
IE(SW):9.54'

RM-12.99'
SUMP:9.62'
IE(E):9.68'
(9-11-24)
IE(SW):9.54'

FFE:14.42'
FFE:14.50'
FFE:14.46'
FFE:14.44'
FFE:13.06'

SHEET 01
SHEET 02
SHEET 03
SHEET 04

LOT 56
LOT 57
SECTION 10
15–1W

N 00°57'42" E 335.40'
S 00°57'42" W 414.90'
S 00°05'36" W 114.9'
S 00°05'36" W 102.17'

S89°59'49"E 120.14'(TOTAL)
S89°48'18"E 208.18'(TOTAL)
S89°47'42"E 329.92'

19.97'
50.12'
50.05'
49.56'
158.62'
35.10'

5'-FT BUFFER

Storm Sewer /Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

Scale:1" = 30 Feet

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton,
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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AR. SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 2298
JOHN W. MOORE
PLANNING & DESIGN

Not For Permit Or Construction

CORPORATE SEAL

SOUTH CAROLINA
WARD EDWARDS, INC.
C00152
CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 239050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Drainage Plan

SHEET NO
C-602

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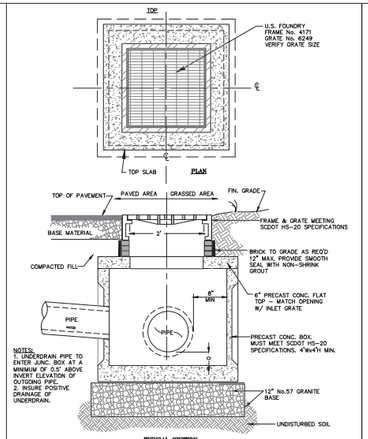
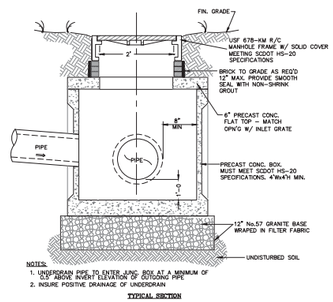


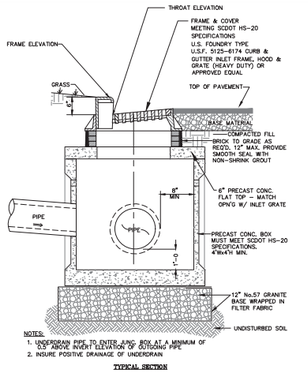
GRATE INLET

DETAIL 02630-027



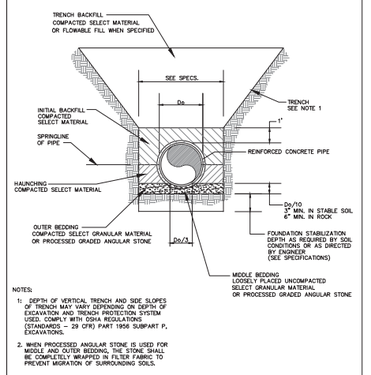
JUNCTION BOX WITH FRAME AND COVER

DETAIL 02630-030

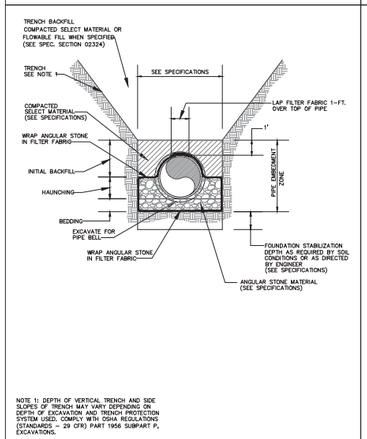


CURB INLET WITH FRAME AND COVER

DETAIL 02630-028



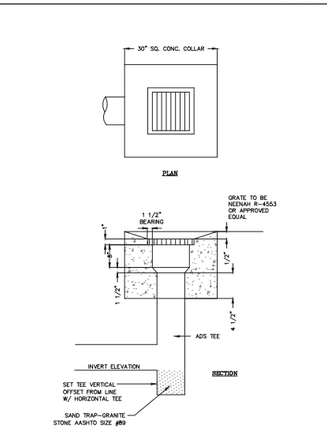
EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



EMBEDMENT DETAIL FOR THERMOPLASTIC GRAVITY SEWERS AND DRAINS

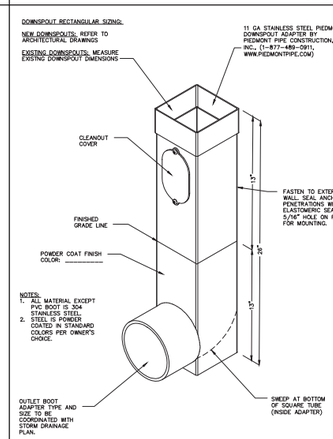
DETAIL 02537 - XX

SCALE: NONE

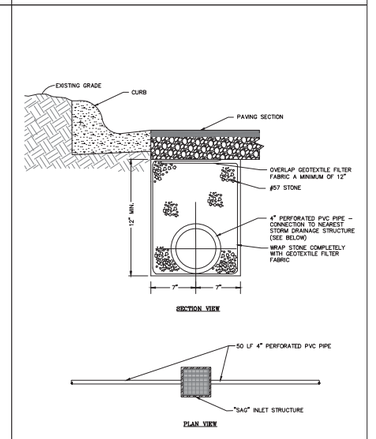


YARD INLET

DETAIL 02630-020



GUTTER DOWNSPOUT ADAPTER



NOTE: PROVIDE UNDERDRAINS AT "SAG" INLET LOCATIONS ONLY.

UNDERDRAIN DETAIL

DETAIL 02630-025

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

QUACKENBUSH ARCHITECTS + PLANNERS
1217 HAMPTON | COLUMBIA,SC | 803.771.2889 | quackenbusharchitects.com

CIVIL ENGINEER
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LANDSCAPE ARCHITECT
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FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL

SOUTH CAROLINA REGISTERED ARCHITECT No. 22586 PRELIMINARY NOT FOR CONSTRUCTION

CORPORATE SEAL

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. C00152

Permit Set Not For Construction

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 DOUGLAS DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230050

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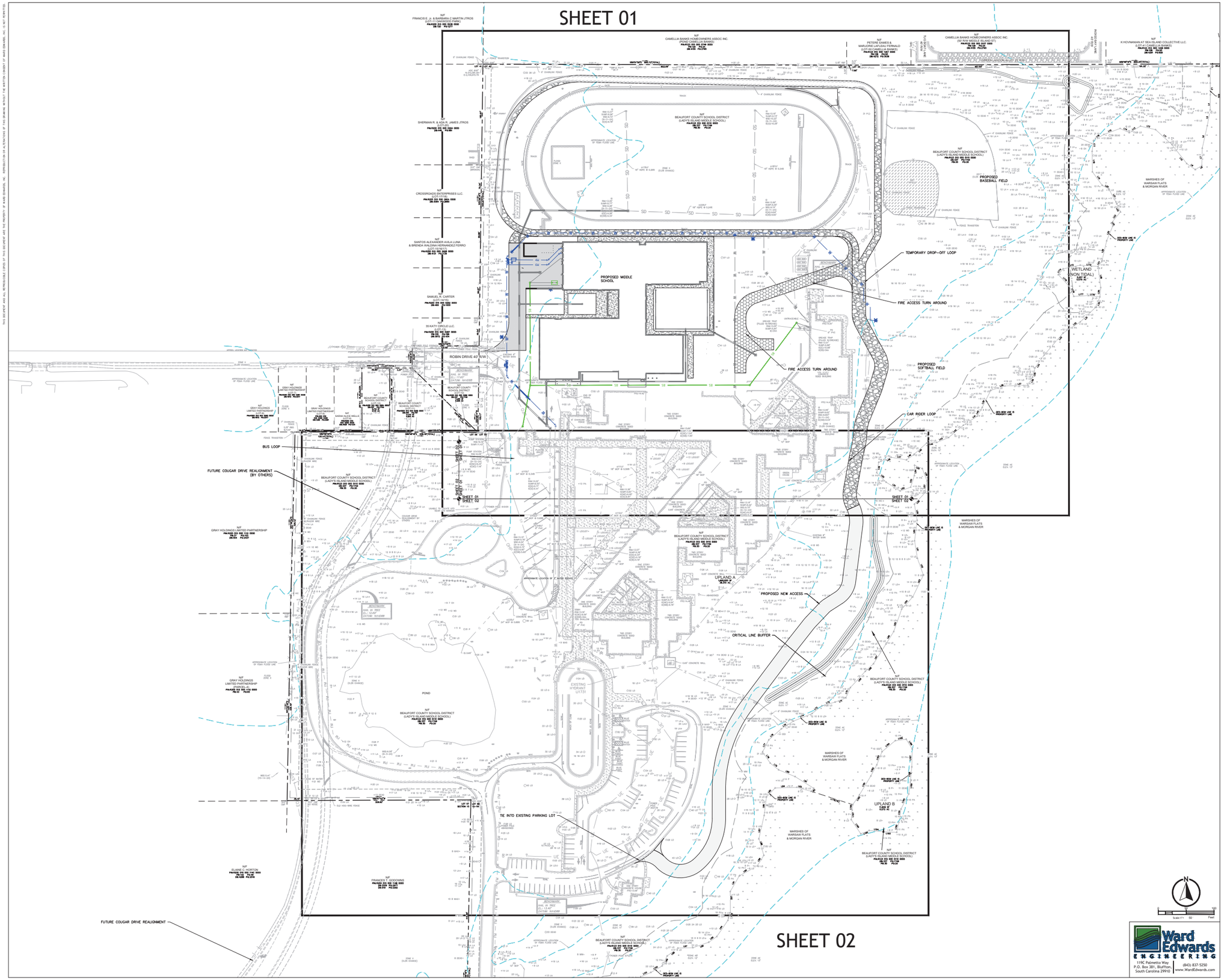
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Drainage Details

SHEET NO
C-603



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FOOD SERVICE
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STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Overall Utility Plan

SHEET NO
C-700

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Water System Legend	
	Proposed
Water Meter	
Water Valve	
Reducer	
Post Indicator Valve	
Fire Hydrant	
Blowoff Hydrant	
Yard Hydrant	
Fire Depart. Connection (FDC)	
Cap	
Plug	
Backflow Preventor	
Butterfly Valve	
Fittings	
Water Line	W
Service Lateral	

Sanitary Sewer Legend	
	Proposed
Sanitary Sewer Manhole	MH:A1
Sanitary Sewer Cleanout	CO
Sanitary Sewer Wye	
Check Valve In Manhole	
Plug Valve	
Air Release Valve	
Sewer Line	S
Force Main	F
Reuse Main	R
Service Lateral	

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RA C MARTIN JTROS
OOD PARK)
0538 0000
b1277

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

TUG BOAT LANE
40' R/W

INDIGO RUN LANE
40' R/W

GREEN LAGOON ALLEY 25' R/W

S89°51'09"E 660.72'(TOTAL)
653.06'
5-FT BUFFER

LOT 41
LOT 42
LOT 43
7.66'
457.82'

N/F
SHERMAN R. & ADA R. JAMES JTROS
(LOT-20)
PIN:R200 015 000 0294 0000
DB:445 PG:981

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
CROSSROADS ENTERPRISES LLC.
(LOT-17/18)
PIN:R200 015 000 2924 0000
DB:3384 PG:2690

N/F
SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERI
(LOT-15/16/17)
PIN:R200 015 000 2928 0000
DB:4131 PG:1139

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:189
DB:3972 PG:434

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0288 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:337 PG:1797
11,441 SF
0.263 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

ROBIN DRIVE 40' R/W

5' CHAINLINK FENCE
FENCE TRANSITION
6' CHAINLINK FENCE
4' CHAINLINK FENCE
GATE
TRACK
SHED
FLOOD ZONE X
ZONE X (0.2% CHANCE)
APPROXIMATE LOCATION OF FEMA FLOOD LINE
SOD INFIELD
BENCHMARK
NAIL IN TREE
EL.: 17.60'
DATUM: NAVD88
POWER POLE 615181
POWER POLE 630539
UNABLE TO LOCATE UFO NEAR UFO MARKER
COUGAR DRIVE REALIGNMENT BY OTHERS
EXISTING 8" WATER MAIN
EXISTING 8" SANITARY SEWER MAIN
EXISTING PUMP STATION
PUMP STATION SH14
PUMP STATION RIM:16.16
SUMP:11.43'
SHEET 01
SHEET 02
SHEET 03
SHEET 04
SHEET 05

18 LF 8" DIP CL350 WL CENTERED ON SD CROSSING (TYP.)
WATER OVER SD, SEPARATION 3.90'
USE #57 STONE PER BJMSA DETAIL G-16

8" 45° BEND W/ MARKER

DOMESTIC WATER SERVICE
8"X 4" M.J. TEE
4" G.V. & COVER
WATER METER IN VAULT BY BJMSA (TBD)
4" RPZ BACKFLOW PREVENTER
(INSIDE RISER ROOM WITH DIRECT EXTERIOR ACCESS)
30 LF 4" DIP CL350
4"x3" REDUCER 95 LF OF 3" HDPE WATER LATERAL
(2) 45° BENDS

FIRE LINE
8"x6" M.J. TEE
6" G.V. & LOCKING COVER
6" POST INDICATOR VALVE (P.I.V.)
109 LF 6" DIP CL350
(2) 45° BENDS
(SEE FIRE PROTECTION PLANS TO CONFIRM EXACT LOCATION INTO RISER ROOM)

RELOCATING EXISTING HYDRANT U/0039

FIRE HYDRANT ASSEMBLY #U0029.777
8"x 6" MJ SWIVEL TEE
6" G.V., BOX & COVER
7 LF 6" DIP

184 LF 8" PVC SDR26
S=0.40%

NEW MIDDLE SCHOOL
FFE: 14.65

18 LF 8" DIP CL350 WL CENTERED ON SD CROSSING (TYP.)
WATER OVER SD, SEPARATION 2.00'
USE #57 STONE PER BJMSA DETAIL G-16

8"x8" TEE
3-8" G.V. AND BOX

8" 45° BEND W/ MARKER

18 LF 8" DIP CL350 WL CENTERED ON SD CROSSING (TYP.)
WATER OVER SD, SEPARATION 2.40'
USE #57 STONE PER BJMSA DETAIL G-16

SD OVER SS, SEPARATION 0.33'
USE #57 STONE PER BJMSA DETAIL G-16

75 LF 8" PVC SDR26
S=0.40%

CUT IN PROPOSED MANHOLE TO CONNECT TO EXISTING 8" SANITARY SEWER TO PUMP STATION.
I.E.: 8.65

SSMH-A3
FR:14.50
I.E. IN:8.75 (N)
I.E. OUT:8.65 (SW) (MATCH EXISTING)

158.62'
S89°48'18"E 208.18'(TOTAL)

CONNECT TO EXISTING 8" WATERMAIN
45° BEND W/ MARKER

EXISTING 8" C900 DR18 PVC WATERMAIN CONTRACTOR TO VERIFY.

EXISTING 8" SANITARY SEWER LINE.

837 LF 8" C900 DR18 PVC WATERLINE

8" 45° BEND W/ MARKER

74 LF 4" PVC SDR26
SEWER LATERAL
S=1.0%

SSMH-B2
FR:14.94
I.E. OUT:9.89 (S)
I.E. IN: 9.99 (E)

53 LF 6" PVC SDR26
SEWER LATERAL
S=1.0%

1500 GALLON
GREASE TRAP

4" DUAL SWEEP CLEANOUT AT BUILDING CONNECTION (TYP.) I.E.: 11.50

53 LF 6" PVC SDR26 SEWER LATERAL
S=1.0%

WALL MOUNTED FDC

140 LF 6" PVC SDR26 SEWER LATERAL
S=0.40%

4" SS CLEANOUT AT 70 FT MAX SPACING

SSMH-B3
FR:13.50
I.E. IN:10.83 (NE)
I.E. IN: 10.83 (NE)
I.E. OUT:10.73 (W)

394 LF 8" PVC SDR26
S=0.40%

FIRE HYDRANT ASSEMBLY #U0029.777
8"x 6" MJ SWIVEL TEE
6" G.V., BOX & COVER
7 LF 6" DIP

DOMESTIC WATER SERVICE
8"X 3" M.J. TEE
3" G.V. & COVER
350 LF 3" HPDE WATER LATERAL

DOMESTIC WATER SERVICE
8"X 2" M.J. TEE
2" G.V. & COVER
188 LF 2" HPDE WATER LATERAL

8" 45° BEND W/ MARKER

SSMH-B4
FR:14.91
I.E. OUT:11.39 (SW)

8" 45° BEND W/ MARKER

EXISTING FIRE HYDRANT RELOCATION #U0029.777
8"X 6" MJ SWIVEL TEE
6" G.V., BOX & COVER
33 LF 6" DIP
CONNECT TO EXISTING 8" WATERMAIN WITH 8" TEE.

DES-BCM LINE IS PROPERTY LINE

DES-BCM LINE IS PROPERTY LINE

WETLAND (NON TIDAL)
3,257 SF
0.075 AC

MARSHES OF WARSAW FLATS & MORGAN RIVER

APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES

APPROXIMATE LOCATION OF FEMA FLOOD LINE

ZONE AE ELEV. 11'

ZONE AE ELEV. 12'

ZONE AE ELEV. 13'

ZONE X (0.2% CHANCE)

ONE STORY CONCRETE SIDED BUILDING

TWO STORY CONCRETE SIDED BUILDING

0.65' CONCRETE WALL

0.65' WOOD WALL

ALL WATER UNTRACEABLE

CANOPY

GREEN HOUSE

EXISTING 8" WATER MAIN

UNTRACEABLE

END OF 14 SIGNAL

Scale: 1" = 50 Feet

Ward Edwards ENGINEERING
11YC Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

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STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2298 JAMES K. TILLER
10/06/2025
PRELIMINARY NOT FOR CONSTRUCTION

CORPORATE SEAL

WARD EDWARDS, INC. ENGINEERING COA0152
CERTIFICATE OF AUTHORIZATION

Not For Construction Permitting Purposes

PROJECT TITLE

LADYS ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
141 COUGAR DAY, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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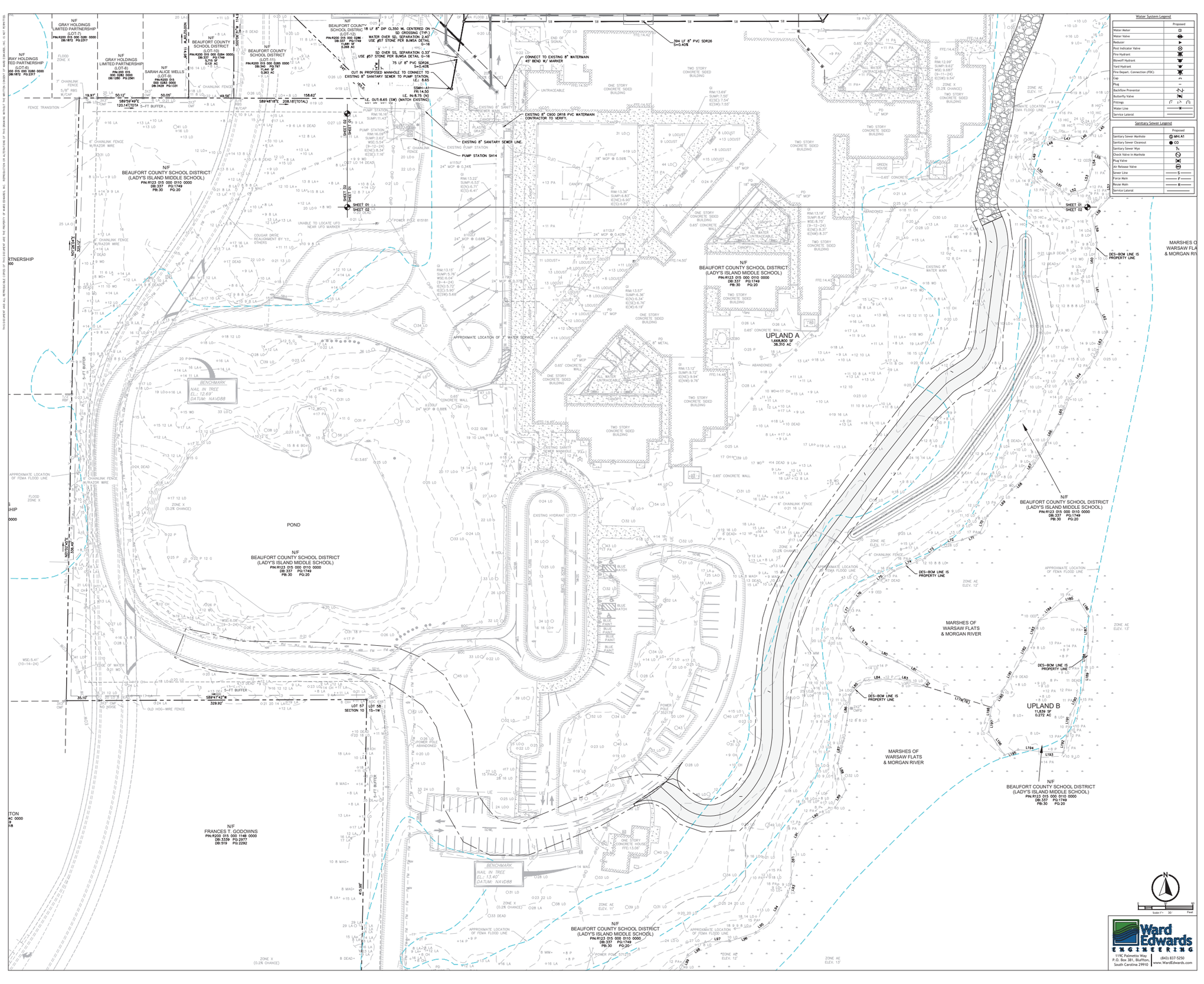
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Utility Plan

SHEET NO
C-701


Water System Legend
Water Meter
Water Valve
Reducer
Post Indicator Valve
Fire Hydrant
Blowoff Hydrant
Yard Hydrant
Fire Depart. Connection (FDC)
Cap
Plug
Backflow Preventor
Butterfly Valve
Fittings
Water Line
Service Lateral
Sanitary Sewer Legend
Sanitary Sewer Manhole
Sanitary Sewer Cleanout
Sanitary Sewer Wye
Check Valve In Manhole
Plug Valve
Air Release Valve
Sewer Line
Force Main
Reuse Main
Service Lateral
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0010 0000 DB:337 PG:1749 PB:30 PG:20
UPLAND A 1,668,800 SF 38.310 AC
UPLAND B 11,839 SF 0.272 AC
394 LF 8" PVC SDR26 S=0.40%
CONNECT TO EXISTING 8" WATERMAIN 45° BEND W/ MARKER
52 OVER SS, SEPARATION 0.33'
USE #57 STONE PER SUMSA DETAIL G-16
75 LF 6" PVC SDR26 S=0.40%
CUT IN PROPOSED MANHOLE TO CONNECT TO EXISTING 8" SANITARY SEWER TO PUMP STATION.
I.E.: 8.65
I.E. OUT: 8.65 (SW) (MATCH EXISTING)
EXISTING 8" SANITARY SEWER LINE.
EXISTING 8" C900 DR18 PVC WATERMAIN CONTRACTOR TO VERIFY.
PUMP STATION SH14
BENCHMARK NAIL IN TREE EL.: 12.69' DATUM: NAVD88
BENCHMARK NAIL IN TREE EL.: 13.40' DATUM: NAVD88
APPROXIMATE LOCATION OF 3" WATER SERVICE
APPROXIMATE LOCATION OF FEMA FLOOD LINE
DES-BCM LINE IS PROPERTY LINE
MARSHES OF WARSAW FLATS & MORGAN RIVER
POND
EXISTING HYDRANT
SHEET 01
SHEET 02
SHEET 03
SHEET 04
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R200 015 000 0148 0000 DB:3339 PG:2977 DB:519 PG:2292
N/F GRAY HOLDINGS LIMITED PARTNERSHIP (LOT-6) PIN:R200 015 000 0286 0000 DB:1872 PG:2397
N/F GRAY HOLDINGS LIMITED PARTNERSHIP (LOT-8) PIN:200 015 000 0282 0000 DB:1280 PG:2561
N/F SARAH ALICE WELLS (LOT-9) PIN:200 015 000 0283 0000 DB:3429 PG:1330
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-10) PIN:R200 015 000 0284 0000 DB:337 PG:1749 5.775 SF 0.133 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-11) PIN:R200 015 000 0285 0000 DB:340 PG:797 2.363 SF 0.054 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-12) PIN:R200 015 000 0286 0000 DB:337 PG:1749 11,681 SF 0.268 AC
LOT 57 SECTION 10
LOT 58 15-1W
S89°59'49"E 120.14'(TOTA
S89°48'18"E 208.18'(TOTAL)
S89°47'42"E 329.92'
N00°00'34"W 414.80'
N00°03'45"W 336.49'
N00°03'45"W 325.12'
N00°00'34"W 114.9'
19.97'
50.12'
50.05'
49.56'
158.62'
35.10'
5-FT BUFFER
6' CHAINLINK FENCE W/RAZOR WIRE
8" CHAINLINK FENCE W/RAZOR WIRE
3" CHAINLINK FENCE W/ 5/8" RBS W/CAP
FENCE TRANSITION
OLD HOG-WIRE FENCE
UNABLE TO LOCATE UFO NEAR UFO MARKER
COUGAR DRIVE REALIGNMENT BY "3", OTHERS
POWER POLE 615181
POWER POLE 352378
POWER POLE 615179
POWER POLE ABANDONED
EDGE OF WATER
TOP OF BANK
BACK OF CURB
FLOOD ZONE X
ZONE X (0.2% CHANCE)
ZONE AE ELEV. 11'
ZONE AE ELEV. 12'
ZONE AE ELEV. 13'
ONE STORY CONCRETE SIDED BUILDING
TWO STORY CONCRETE SIDED BUILDING
0.65' CONCRETE WALL
0.65' WOOD WALL
ALL WATER UNTRACEABLE
CANOPY
GREEN HOUSE
UNTRACEABLE
EXISTING 8" WATER MAIN
EXISTING SANITARY SEWER MANIFOLD
EXISTING PUMP STATION
PUMP STATION RIM:16.16' SUMP:11.43'
GI RIM:13.69' SUMP:7.50' IE(SE):7.54' IE(SW):7.55'
GI RIM:12.99' SUMP:5.62' IE(SE):9.69' (9-11-24) IE(SW):8.54'
GI RIM:13.22' SUMP:6.53' IE(N):6.57' IE(S):6.41'
GI RIM:13.36' SUMP:6.83' IE(NE):6.90' IE(S):6.81'
GI RIM:13.15' SUMP:5.76' WSE:6.03' (9-4-24) IE(N):5.72' IE(S):5.90' IE(SW):5.66'
GI RIM:13.97' SUMP:8.42' WSE:8.75' (9-12-24) IE(NE):8.31' IE(NW):8.37'
GI RIM:13.52' SUMP:8.36' IE(N):8.34' IE(SE):8.56' IE(W):8.69'
GI RIM:13.12' SUMP:9.72' IE(NE):9.94' IE(NW):9.76'
8112LF 24" MCP @ 0.42%
8111LF 24" MCP @ 0.34%
8111LF 18" MCP @ 0.59%
8102LF 24" MCP @ 0.68%
8104LF 24" MCP @ 0.37%
8120LF 24" MCP @ 0.68%
PD 18" MCP
PD 12" MCP
PD 8" METAL
PD 12" MCP
PD 18" MCP
PD 12" MCP
PD 12" MCP
PD 12

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UNPAVED ROADWAY BEDDING DETAIL

TYPICAL BEDDING DETAIL

PAVED AREA DETAIL

BEAUFORT-JASPER WATER & SEWER AUTHORITY
BEDDING PRESSURE PIPE DETAIL
DATE 07/08/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-02

PLAN VIEW

DETAIL "A"

DETAIL "B"

SECTION A-A

BEAUFORT-JASPER WATER & SEWER AUTHORITY
CURB MARKING DETAIL
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-07

TYPICAL FITTING AND JOINT RESTRAINT

TYPICAL FUTURE STUBOUT

BEAUFORT-JASPER WATER & SEWER AUTHORITY
MECHANICAL RESTRAINT
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-08

PLAN VIEW

PROFILE VIEW

BEAUFORT-JASPER WATER & SEWER AUTHORITY
TYPICAL SERVICE TIE-IN
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-10

CONCRETE COLLAR

URBAN CONCRETE MARKER

VALVE AND VALVE BOX

RURAL CONCRETE MARKER

BEAUFORT-JASPER WATER & SEWER AUTHORITY
STANDARD VALVE DETAIL
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-12

TAPPING SLEEVE & VALVE DETAIL

BEAUFORT-JASPER WATER & SEWER AUTHORITY
TAPPING SLEEVE & VALVE DETAIL
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-13

REVISED BY WARD EDWARDS 07/19/21 TO INCLUDE NOTES 4 & 5.

TEE AND VALVES

BEAUFORT-JASPER WATER & SEWER AUTHORITY
TEE AND VALVES
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-15

PRESSURE PIPE UNDER WET UTILITY FOR FINAL DEPTH 5' OR GREATER

WET UTILITY CROSSING

BEAUFORT-JASPER WATER & SEWER AUTHORITY
WET UTILITY CROSSING
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # G-16

LOGO

MANHOLE, COVER AND FRAME

BEAUFORT-JASPER WATER & SEWER AUTHORITY
MANHOLE, COVER AND FRAME
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # S-05

RURAL MANHOLE PROTECTIVE COLLAR

JOINT DETAIL

PLAN VIEW

SECTION VIEW

BEAUFORT-JASPER WATER & SEWER AUTHORITY
SEWER SERVICE, DOUBLE
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # S-09

PROFILE VIEW

CLEAN OUT INSTALLATION - PROFILE VIEW

CLEAN OUT - PLAN VIEW

BEAUFORT-JASPER WATER & SEWER AUTHORITY
SEWER SERVICE, SINGLE
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # S-10

PROFILE VIEW

CLEAN OUT INSTALLATION - PROFILE VIEW

CLEAN OUT - PLAN VIEW

BEAUFORT-JASPER WATER & SEWER AUTHORITY
SEWER SERVICE, SINGLE
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # S-11

TYPICAL INSTALLATION OF REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR

BEAUFORT-JASPER WATER & SEWER AUTHORITY
BACKFLOW PREVENTION DETAIL
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # W-01

BLOWOFF HYDRANT DETAIL

BEAUFORT-JASPER WATER & SEWER AUTHORITY
BLOWOFF HYDRANT DETAIL
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # W-02

STANDARD FIRE HYDRANT

BEAUFORT-JASPER WATER & SEWER AUTHORITY
STANDARD FIRE HYDRANT
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # W-03

TYPICAL WATER SERVICE CONNECTION (WITHOUT SEWER)

BEAUFORT-JASPER WATER & SEWER AUTHORITY
WATER SERVICE PLAN VIEW
DATE 07/01/09 | DRAWN BY BMC | SCALE N.T.S | CHECKED BY ERS | SHEET # W-08

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ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AHJ SEAL

SOUTH CAROLINA
No. 22866
10/06/25
WARD EDWARDS, INC.
CA01152
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION

Permit Set
NOT FOR CONSTRUCTION

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 DOUGHERTY, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Utility Details

SHEET NO
C-703

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

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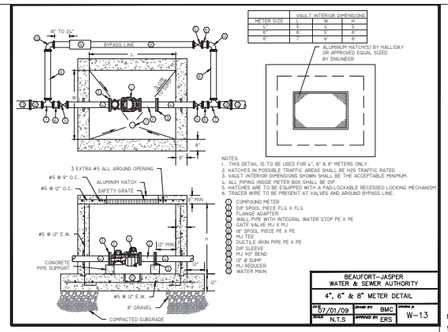
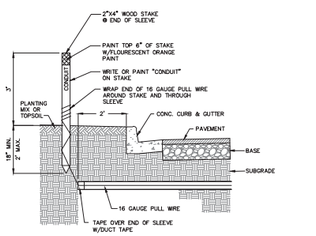
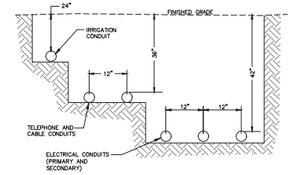




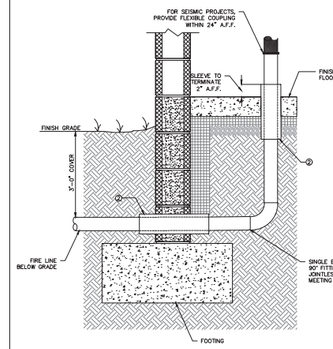
CONDUIT NOTES:

1. ALL CONDUIT ENDS SHALL BE CAPPED AND MARKED AS ILLUSTRATED.
2. ELECTRICAL CONDUIT: 42" BURY DEPTH, SCH 40 ELECTRICAL GRADE (N.E.C.) PVC
3. TELCO CONDUIT: 36" BURY DEPTH, SCH 40 ELECTRICAL GRADE (N.E.C.) PVC
4. IRRIGATION CONDUIT: 24" BURY DEPTH, SCH 40 PVC.
5. MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND DRAINAGE.
6. MINIMUM 18" HORIZONTAL CLEARANCE WHEN PARALLELING WATER, SEWER, AND DRAINAGE.
7. MINIMUM 12" HORIZONTAL SEPARATION BETWEEN CONDUIT.
8. CONDUIT MUST EXTEND BEYOND PAVEMENT, CURB, AND SIDEWALKS.
9. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY DRY UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE UTILITY COMPANIES TO THE INSTALLATION OF UTILITIES AND CONDUIT.
10. REFER TO PLANS FOR CONDUIT SIZE AND LOCATION. PLAN VIEW LOCATIONS OF CONDUIT ARE APPROXIMATE.
11. NO 90° OR 45° COUPLINGS TO BE USED ON CONDUIT.
12. CONDUIT MUST BE STRAIGHT TO ALLOW PIPE AND/OR WIRING BY UTILITY COMPANY AND IRRIGATION INSTALLER.
13. CONDUIT NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL.
14. CONTRACTOR TO VERIFY CONDUIT INTEGRITY PRIOR TO FINAL PAVING.

CONDUIT DETAIL



UTILITY CONDUIT TRENCH DETAIL



NOTES:

① REFER TO STRUCTURAL PLANS FOR FOOTING DEPTH. INSTALL UNDER FOOTING IF POSSIBLE TO AVOID WALL PENETRATION. IF INSTALLED UNDER FOUNDATION, PIPE SHALL BE INSTALLED A MINIMUM OF 12" BELOW THE BOTTOM OF THE BUILDING FOUNDATION OR FOOTER.

② DUCTILE IRON PIPE SLEEVE, COATED FOR CORROSION RESISTANCE. SLEEVE SHALL SHALL BE TWO PIPE DIAMETER SIZES LARGER THAN PIPE (NON-SEISMIC PROJECTS) OR TWO INCHES LARGER THAN PIPE FOR PIPE SIZES 1" THROUGH 3" AND FOUR INCHES LARGER THAN PIPE FOR PIPES 4" AND LARGER (SEISMIC PROJECTS). CAULK ANNULAR SPACE WITH FLEXIBLE WATERTIGHT CAULKING.

BELOW GRADE WALL/FOUNDATION PENETRATION DETAIL

NOT TO SCALE

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
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J.K. TELLER ASSOCIATES

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STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL



CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Utility Details

SHEET NO
C-704

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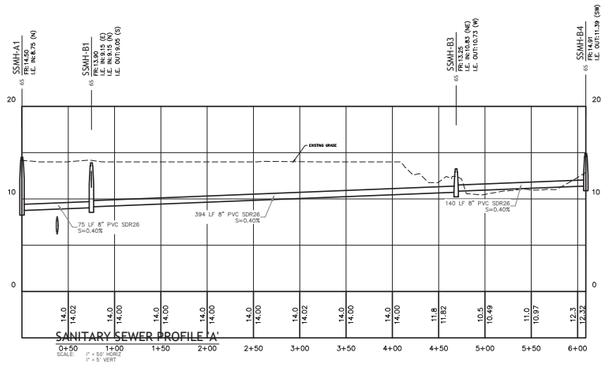

SANITARY SEWER PROFILE 'A'

SCALE: 1" = 50' HORIZ
1" = 5' VERT

SANITARY SEWER PROFILE 'A'

SCALE: 1" = 50' HORIZ
1" = 5' VERT

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WARD EDWARDS ENGINEERING

LANDSCAPE ARCHITECT
J.K. TILLER ASSOCIATES

FOOD SERVICE
CAMACHO USA

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AOC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22868 PAUL E. WARD 10/06/25

Permit Set - Not For Construction

CORPORATE SEAL

SOUTH CAROLINA WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COLLEGIATE DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 250050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Sanitary Sewer Profiles

SHEET NO
C-705

Ward Edwards ENGINEERING
11PC Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LD OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SD
Riprap:	
Outlet Protection:	RIPRAP ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Black and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	
Type FB - Filter Bag Grate Inlet Protection:	
Concrete Washout	CWS

Runoff Conveyance Measures

Vegetated Channels:	VC VC VC
Riprap-Lined Channels:	RC RC RC
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD TD
Permanent Diversion Ditch:	PD PD PD
Diversion Dike or Berm:	DD DD DD
Level Spreader:	
Subsurface Drain:	SSD SSD

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N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036

TUG BOAT LANE
40' R/W

NIDIDO LANE
40' R/W

GREEN LAGOON ALLEY 25' R/W

NPDES LIMITS OF DISTURBANCE = 22.5 AC

SILT FENCE (TYP.)

S89°51'09"E 660.72'(TOTAL)

5-FT BUFFER

5/8" RBF

3/4" OTP

LOT 41

LOT 42

LOT 43

457.82'

7.66'

AOC 696'
N:212,581.59
E:2,109,915.79

DOUBLE ROW SILT FENCE NEAR WETLAND (TYP.)

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

APPROXIMATE LOCATION OF FEMA FLOOD LINE

FLOOD ZONE X

ZONE X
(0.2% CHANCE)

ZONE AE
ELEV. 11'

TRACK

4' CHAINLINK FENCE

6' CHAINLINK FENCE

TYPE "A" INLET PROTECTION (TYP.)

TYPE "FB" FILTER BAG GRATE INLET PROTECTION (TYP.)

TYPE "YB" FILTER BAG GRATE INLET PROTECTION (TYP.)

TEMPORARY SEEDING PER SCDHEC-OCRM DETAIL. TEMPORARY SEEDING IS TO BE USED TO STABILIZE ALL DISTURBED AREAS WHEN WORK IS TEMPORARILY CEASED PER SCDHEC-OCRM NOTES

TEMPORARY CONSTRUCTION ENTRANCE RELOCATE AS NEEDED DURING DEMOLITION AND CONSTRUCTION

NEW MIDDLE SCHOOL FFE: 14.65

USE DUST CONTROL MEASURES AND SWEEPING AS NEEDED TO KEEP SEDIMENT OFF EXISTING STREETS.

CONCRETE WASHOUT STATION

ROBIN DRIVE 40' R/W

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
11,486 SF
0.264 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:541 PG:797
13,363 SF
0.307 AC

BENCHMARK
NAIL IN TREE
EL=17.60'
DATUM: NAVD88

LOT 56 LOT 55

158.62'

S89°46'18"E 208.18'(TOTAL)

SHEET 01
SHEET 02

SHEET 02

SHEET 01

SHEET 01
SHEET 02

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

NPDES LIMITS OF DISTURBANCE = 22.5 AC

NPDES LIMITS OF DISTURBANCE = 18.5 AC

DES-BCM LINE IS PROPERTY LINE

DOUBLE ROW SILT FENCE NEAR WETLAND (TYP.)

APPROXIMATE LOCATION OF FEMA FLOOD LINE

APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES

TREE PROTECTION (TYP.)

WETLAND
(NON TIDAL)
3,257 SF
0.075 AC

MARSHES OF WARSAW FLATS & MORGAN RIVER

ONE STORY CONCRETE SIDED BUILDING

TWO STORY CONCRETE SIDED BUILDING

CANOPY

GREEN HOUSE

EXISTING 8" WATER MAIN

GREASE TRAP (FILLED W/GREASE)

PUMP STATION

UNABLE TO LOCATE UFO NEAR UFO MARKER

POWER POLE 615181

COUGAR DRIVE
- REALIGNMENT BY YT2, OTHERS

Scale: 1" = 30' Feet

Ward Edwards ENGINEERING
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P.O. Box 381, Bluffton,
South Carolina 29910
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ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AIA SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2298 JAMES K. TILLER
10/06/25

NOT Permit Set CONSTRUCTION

CORPORATE SEAL

SOUTH CAROLINA WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
WE Project #:	235050

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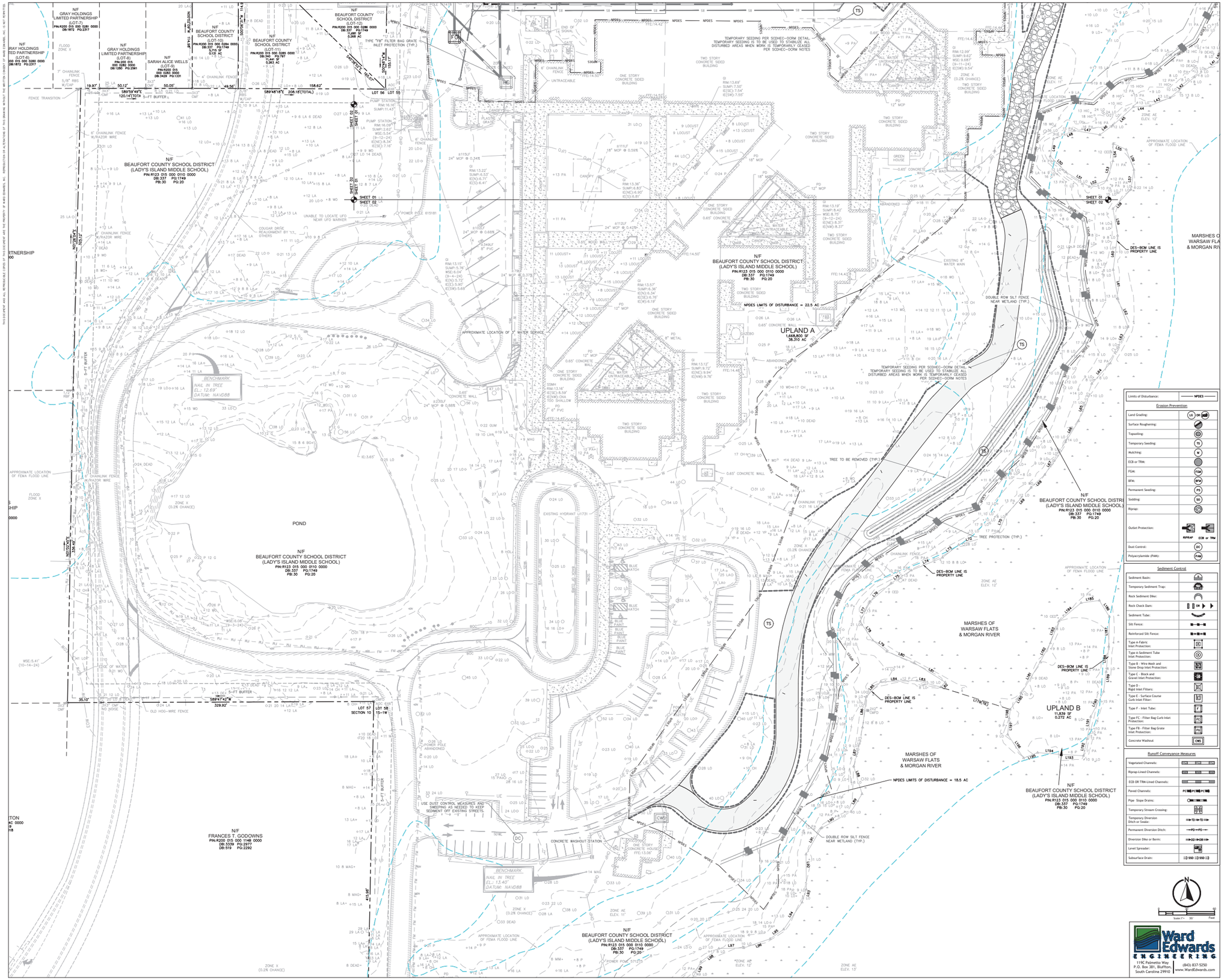
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Intermediate Erosion Control Plan

SHEET NO
C-801



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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL



CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COQUINA TRL, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Intermediate Erosion Control Plan

SHEET NO
C-802

Ward Edwards ENGINEERING
119C Palmetto Way
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(843) 837-5250
www.WardEdwards.com

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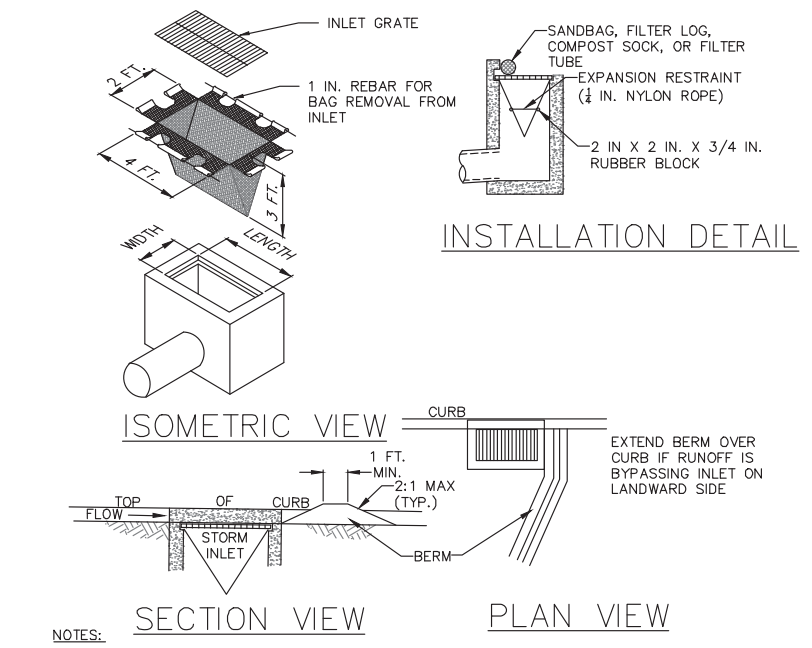


NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

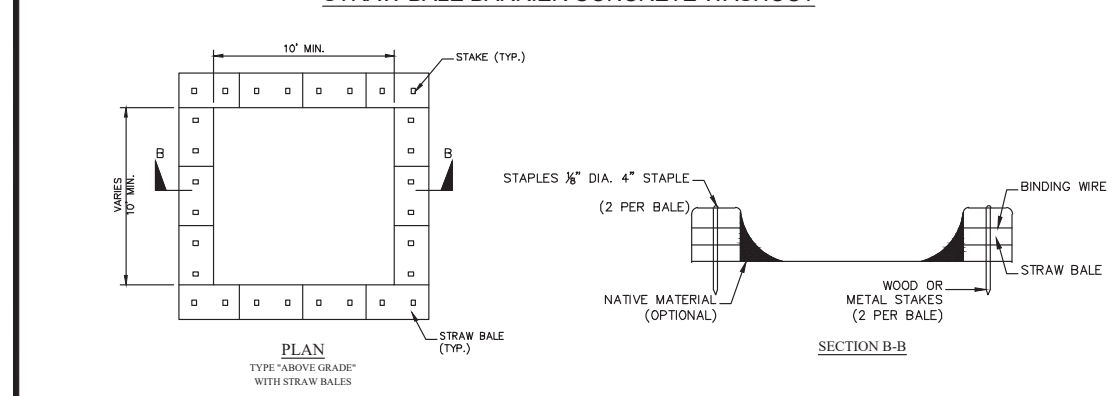
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

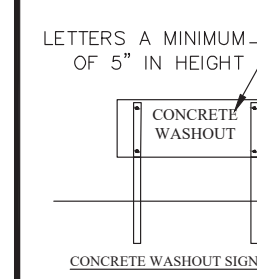
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG CURB INLET PROTECTION

NO SCALE

STRAW BALE BARRIER CONCRETE WASHOUT



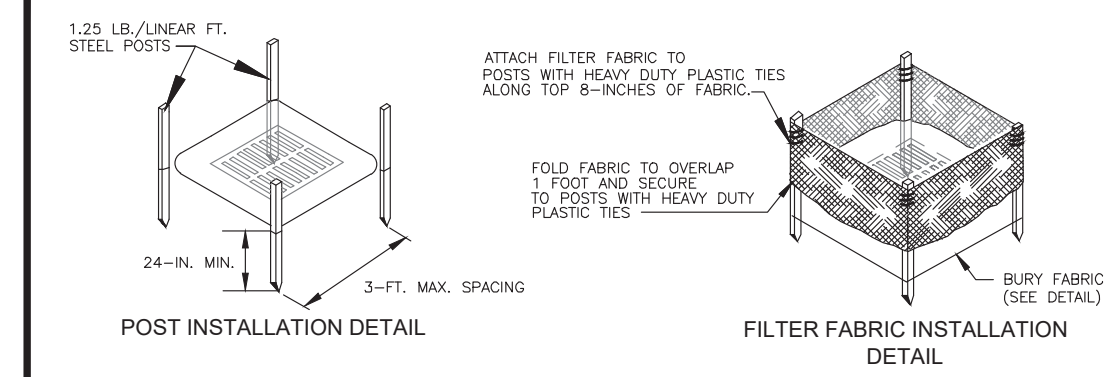


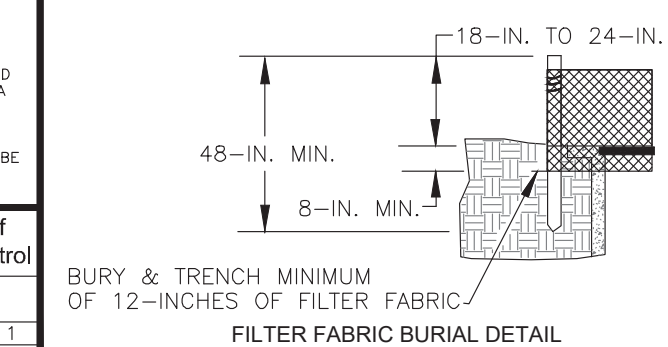
NOTES:

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.

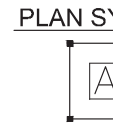
CWS

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
STANDARD DRAWING NO. RC–07 PAGE 1 of 1
NOT TO SCALE — FEBRUARY 2014 DATE



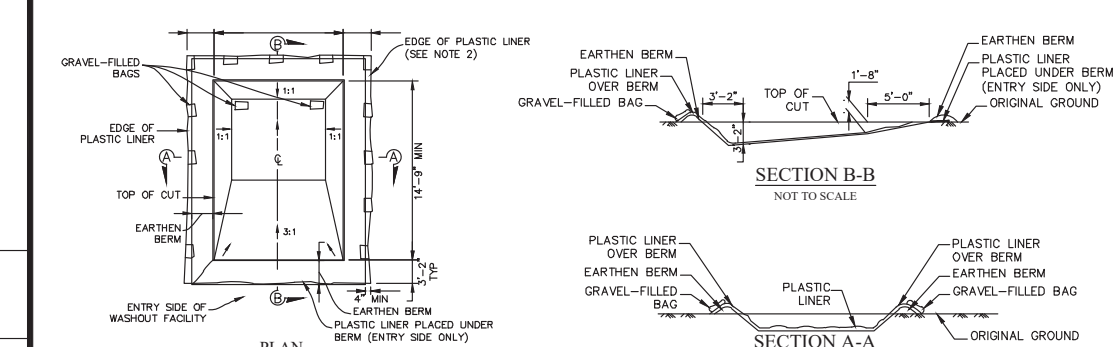


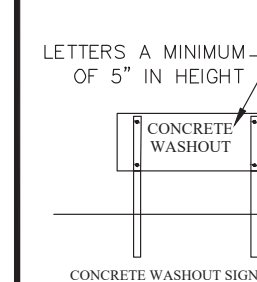
PLAN SYMBOL



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

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.

CWS

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

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), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12–inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24–inches above the ground.

TYPE A – POST REQUIREMENTS

1. Silt Fence posts must be 48–inch long steel posts that meet, at a minimum, the following physical characteristics.
   – Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   – Include a standard "T" section with a nominal face width of 1.38–inches and a nominal "T" length of 1.48–inches.
   – Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24–inches. A minimum height of 1– to 2– inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3–feet on center.

TYPE A – INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection 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 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 tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

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

TEMPORARY SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC			■	■	■	■	■	■				
RYE, GRAIN	56 LBS/AC	■	■							■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■						■	■	■	■
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC			■	■	■	■	■	■				
RYE, GRAIN OR OATS	56 LBS/AC 75 LBS/AC	■	■							■	■	■	■
RYEGRASS	50 LBS/AC	■	■	■						■	■	■	■

TS TEMPORARY SEEDING - COASTAL
DETAIL 02370-011

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MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL
SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 PAUL ... MOORE 10/06/25

CORPORATE SEAL
SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

Permit Set NOT FOR CONSTRUCTION

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Intermediate Erosion Control Details

SHEET NO
C-803

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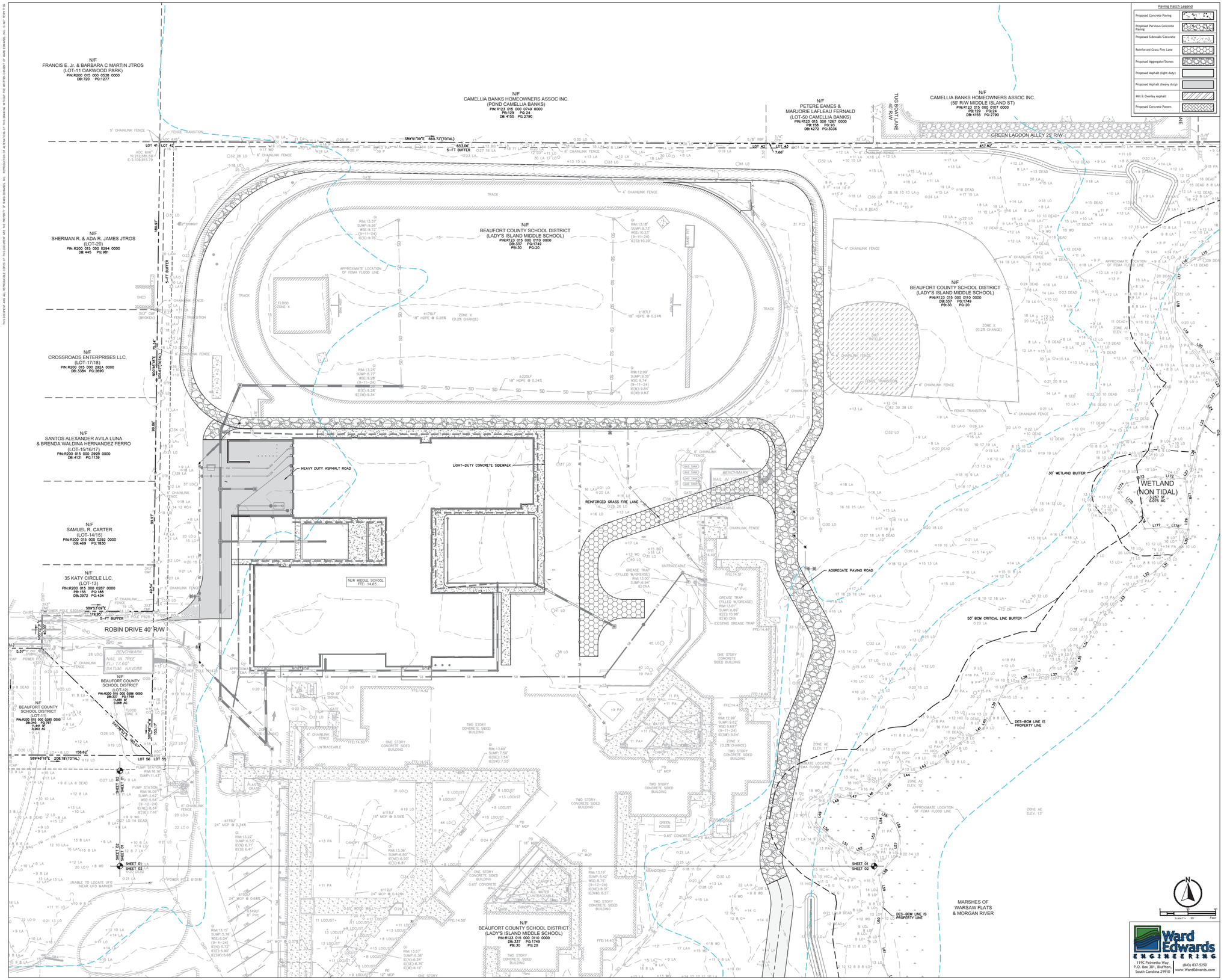

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TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 22986 JOSEPH E. WARD 10/06/2025 REGISTERED PROFESSIONAL ENGINEER

CORPORATE SEAL

WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

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PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
141 COLCLOUGH OAK LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Paving Plan

SHEET NO
C-901

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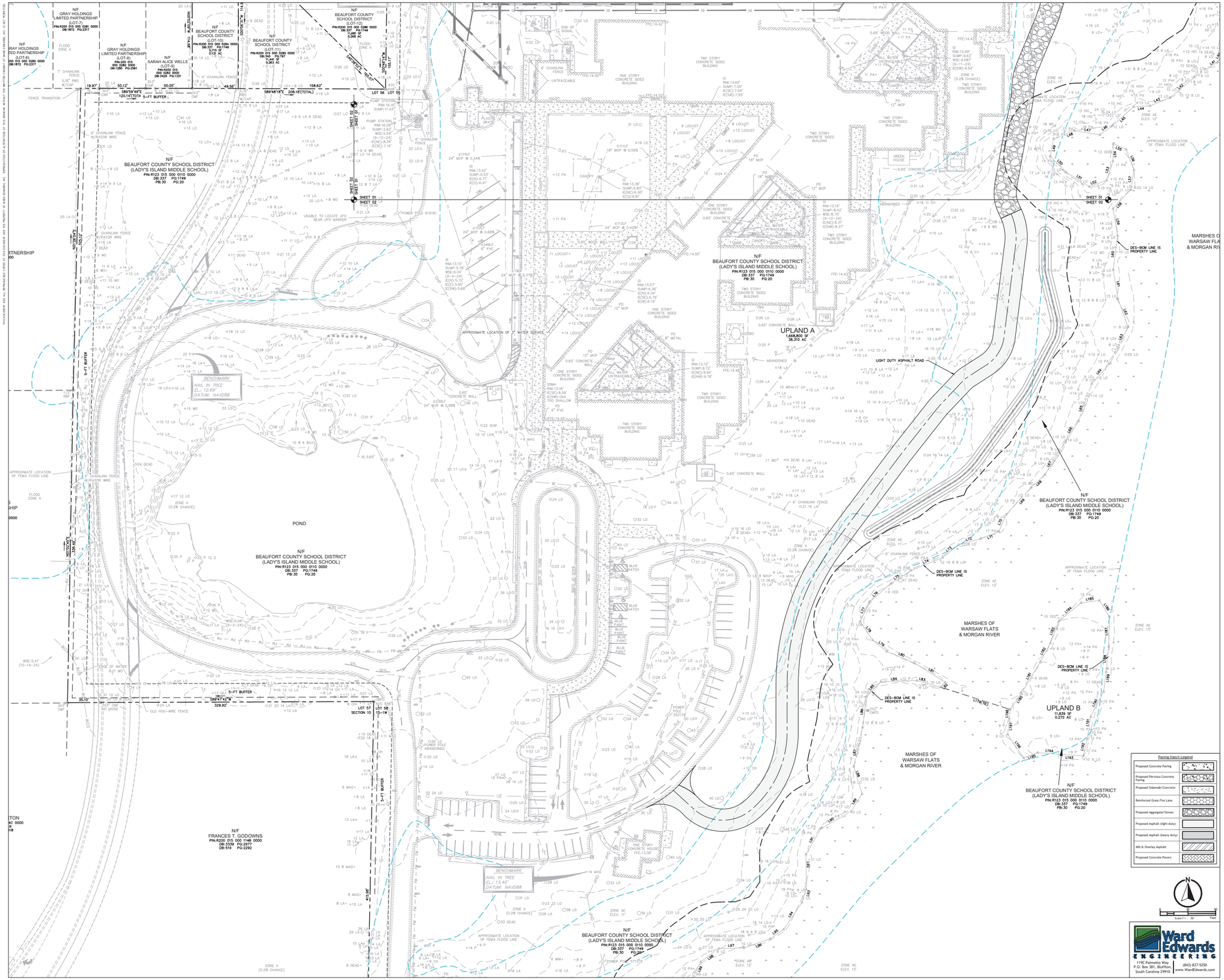

Paving Hatch Legend

Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

Scale: 1"= 30' Feet

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DESIGN PHASE

AIE SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COLGATE DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230050

PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Paving Plan

SHEET NO
C-902

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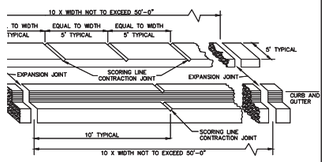


ISOMETRIC

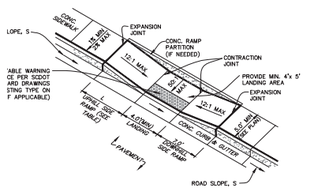


CONTRACTION JOINT
SCORING LINE

EXPANSION JOINT

NOTE:
EXPANSION JOINTS, 3/4 INCH THICK, SHALL BE PLACED IN THE SIDEWALK AND CURBING AT THE POINT OF CURVATURE (PC) AND POINT OF TANGENCY (PT) OF ALL CURVES, AT THE OUTER EDGES OF DRIVEWAYS, AND AT UNIFORM INTERVALS AS SHOWN. EXPANSION JOINTS SHALL MEET SCDOT SPECIFICATION SECTION 702.2.2.1.
TRANSVERSE SCORING LINES (CONTRACTION JOINTS) IN THE SIDEWALK SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE WALK AS SHOWN.
LONGITUDINAL SCORING LINES WILL BE REQUIRED IN WALKS WIDER THAN 5 FEET OR AS DIRECTED BY THE ENGINEER.
TRANSVERSE CONTRACTION JOINTS IN THE CURBING SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM 10' INTERVALS.
TRANSVERSE AND LONGITUDINAL SCORING LINES SHALL BE A DEPTH OF 1" AND NOT LESS THAN 1/4 INCH OR MORE THAN 1/3 INCH IN WIDTH. THE CORNERS OF THE SCORING LINES SHALL HAVE A 1/2 INCH MINIMUM RADII.
JOINTS IN THE CURB AND GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN THE SIDEWALK.

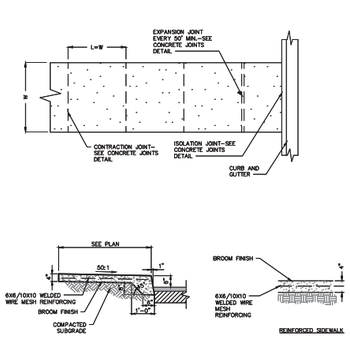
XPANSION JOINTS AND SCORING LINES
DETAIL 03300-007A



ROAD SLOPE, S (%)	L (UPHILL SIDE RAMP), (FT)
S ≤ 1%	7'-0"
1% < S ≤ 3%	10'-0"
S > 3%	15'-0"

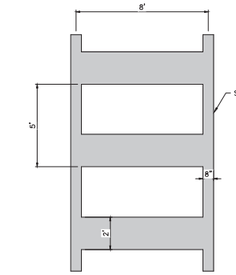
NCRETE SHALL BE CLASS A, 3,000 PSI.
TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
RAMP SHALL BE BROOM-FINISHED TO PROVIDE A ROUGH, SKID-RESISTANT SURFACE. ALL JOINTS AND SHALL BE HAND TOOLED.
I FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
OF THE SIDE RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC OVER RAMP.
SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).
JDINAL SLOPE OF SIDEWALK TO BE NO GREATER THAN 1:20 (5%).
RUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL AND ORDINANCES.

CONCRETE CURB RAMP TYPE-B
DETAIL 03300-029A



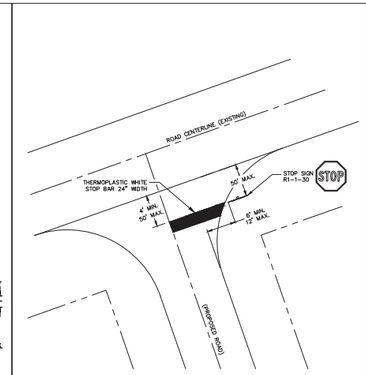
NOTES:
1. W = VARIES, REFER TO STAKING PLAN FILL IN BASED ON SITE PLAN
2. W = WIDTH OF 7'-0" UNLESS OTHERWISE INDICATED ON PLAN.
3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OF 8.33% LONGITUDINAL
4. ALL CONCRETE SHALL BE CLASS A 3000 PSI
5. FINISH BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK
DETAIL 03300-006

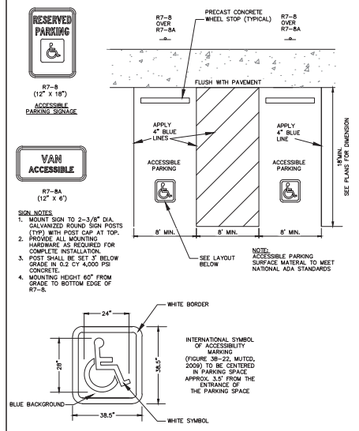


NOTE:
POSITION TRANSVERSE MARKINGS IN LANES SO AS TO NOT BE IN WHEEL PATH.

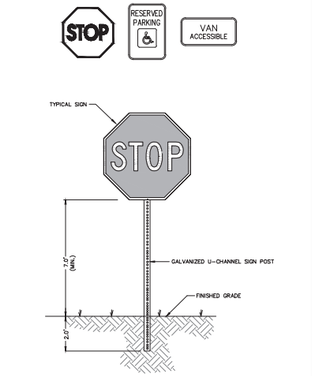
CROSSWALK DETAIL



TYPICAL STOP SIGN & STOP BAR STRIPING AT INTERSECTION
DETAIL #02740-018

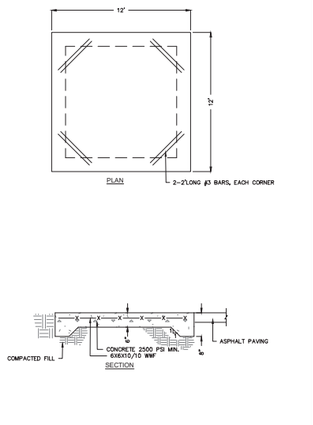


ACCESSIBLE PARKING DETAIL

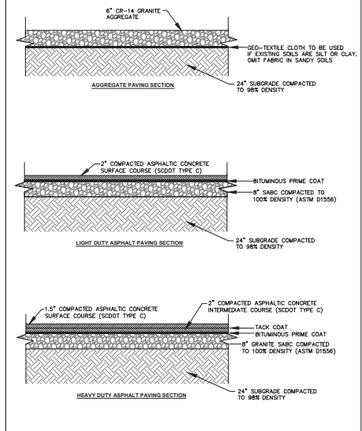


NOTE:
ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION) AND THE DEPARTMENT OF TRANSPORTATION STANDARDS AT THE LOCATIONS SHOWN ON THE PLANS.

TYPICAL SIGNAGE
DETAIL #02890-002A



HEAVY DUTY CONCRETE DUMPSTER PAD
DETAIL 03300-017



TYPICAL PAVING SECTIONS
DETAIL 02740-016

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BUFORD GOFF & ASSOCIATES
TECHNOLOGY CONSULTANTS
DESIGN PHASE

CORPORATE SEAL



PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 DOGWOOD DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

COMMENCE OF USE
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THE CONSTRUCTION DETAILS ARE A PART OF THE DRAWINGS AND SHALL CONSIST OF SUBDIVISION AND NOTES. THE WORK SHALL CONFORM TO ALL APPLICABLE REGULATIONS AND SPECIFICATIONS.
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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Paving Details

SHEET NO
C-903

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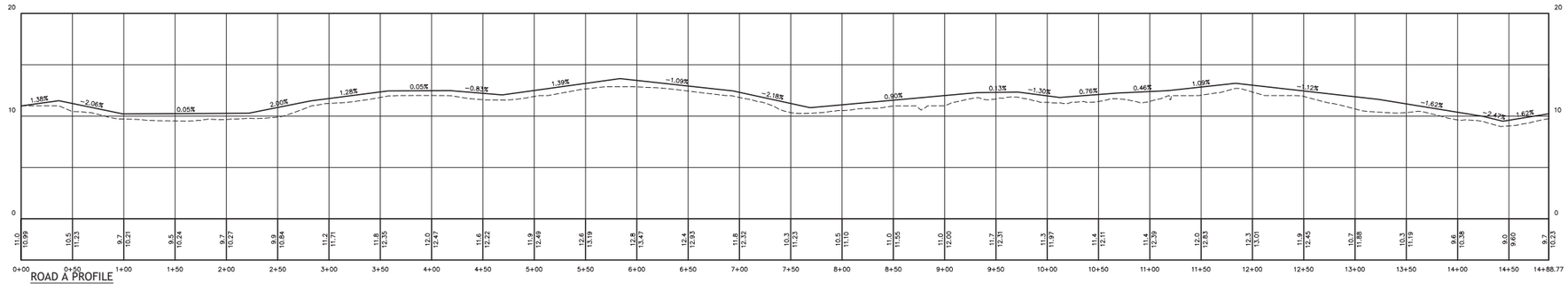

ROAD A PROFILE

SCALE: 1" = 50' HORIZ
1" = 5' VERT

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LANDSCAPE ARCHITECT
J.K. TILLER ASSOCIATES

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STRUCTURAL ENGINEER
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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL



Permit Set
Not For Construction

CORPORATE SEAL



PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COLLEGIATE DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 250050

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Road Profiles

SHEET NO
C-904

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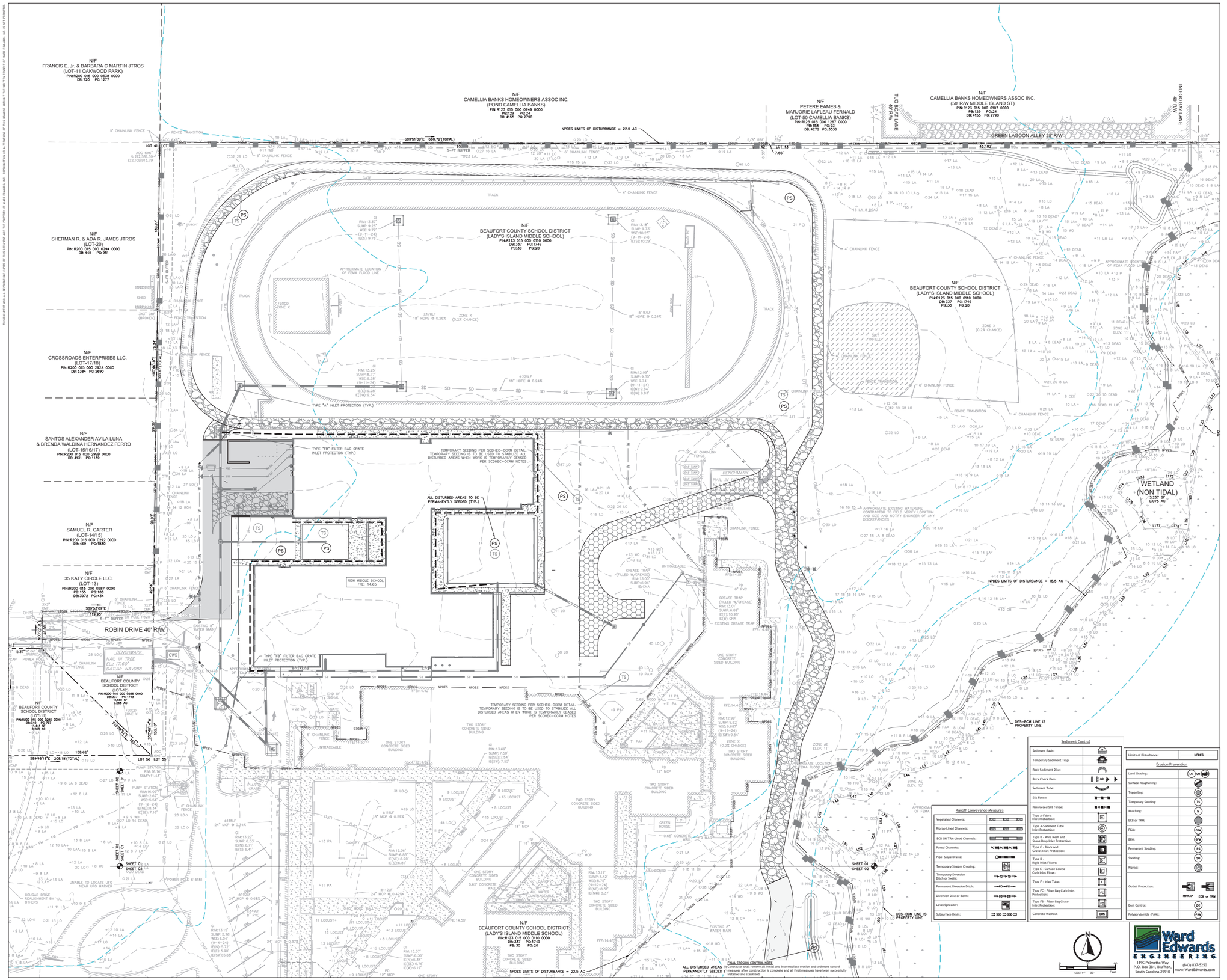
www.WardEdwards.com



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TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2298 JAMES K. TILLER
05/06/2025

CORPORATE SEAL

WARD EDWARDS, INC. C00152 SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

NOT Permit Set CONSTRUCTION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23S050

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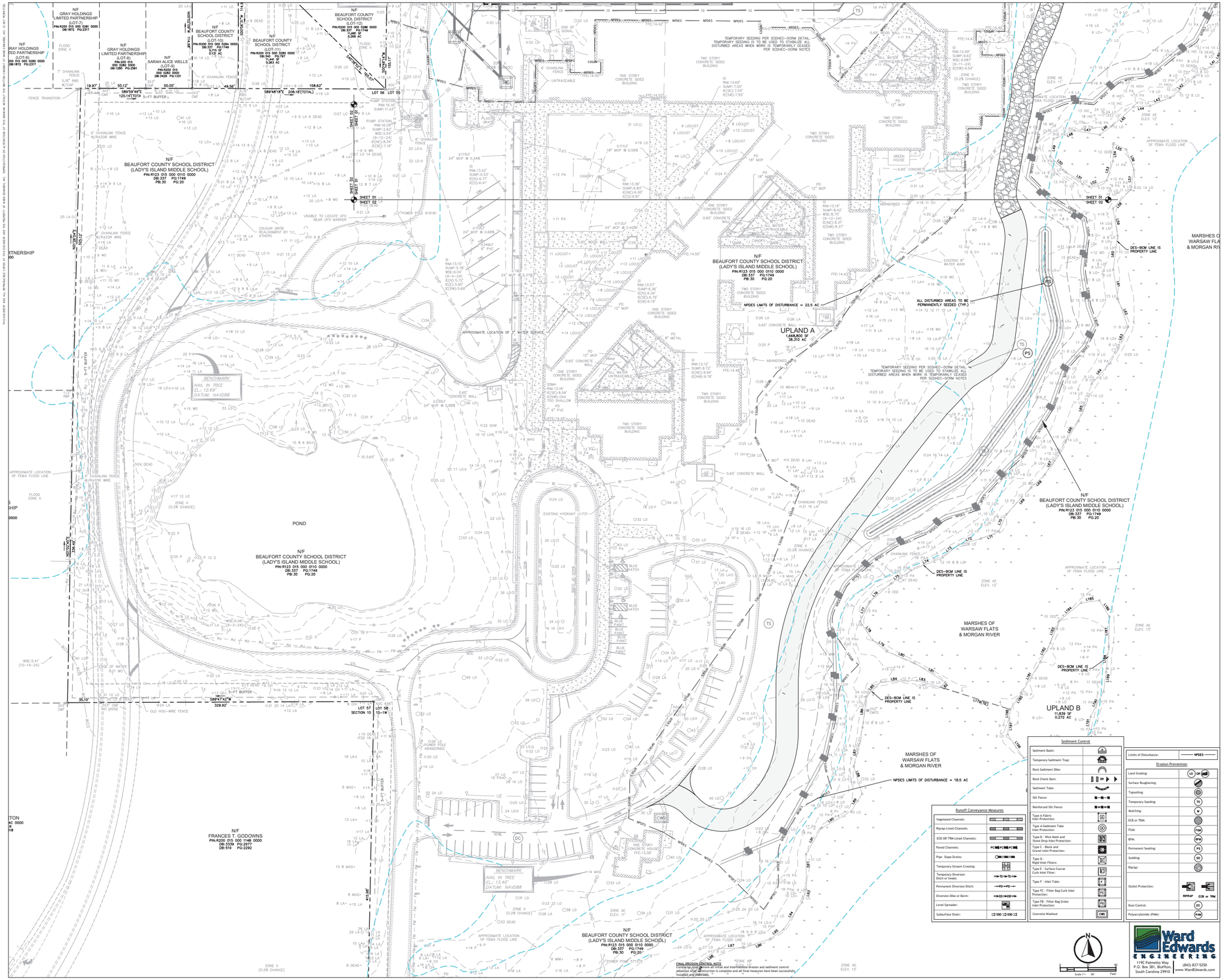
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Final Erosion Control Plan

SHEET NO
C-1001



Sediment Control	
Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	
Type B - Wire Mesh and Stone Drop Inlet Protection:	
Type C - Block and Gravel Inlet Protection:	
Type D - Rigid Inlet Filters:	
Type E - Surface Course Curb Inlet Filter:	
Type F - Inlet Tube:	
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

Runoff Conveyance Measures	
Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DD
Level Spreader:	
Subsurface Drain:	SSD SSD

Limits of Disturbance:	NPDES

Erosion Prevention	
Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AIE SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230050

PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Final Erosion Control Plan

SHEET NO
C-1002

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PERMANENT SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC												
BROWNTOP MILLET ATLANTIC COASTAL PANICGRASS	10 LBS/AC 15 LBS/AC PLS												
BROWNTOP MILLET SWITCHGRASS (ALAMO) LITTLE BLUESTEM SERICEA LESPEDEZA	10 LBS/AC 6 LBS/AC PLS 4 LBS/AC 20 LBS/AC												
BROWNTOP MILLET WEEPING LOVEGRASS	10 LBS/AC 8 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC												
RYE, GRAIN BAHIAGRASS CLOVER, CRIMSON (ANNUAL)	10 LBS/AC 40 LBS/AC 5 LBS/AC												
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 10 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BERMUDA, COMMON KOBE LESPEDEZA (ANNUAL)	10 LBS/AC 12 LBS/AC 10 LBS/AC												
BROWNTOP MILLET BAHIAGRASS BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 20 LBS/AC 6 LBS/AC 40 LBS/AC												
BROWNTOP MILLET SWITCHGRASS LITTLE BLUESTEM INDIANGRASS	10 LBS/AC 8 LBS/AC PLS 3 LBS/AC PLS 3 LBS/AC PLS												

(PS) PERMANENT SEEDING - COASTAL

DETAIL 02370-010

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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2286 PAMELA J. QUACKENBUSH

10/06/25

Permit Set NOT FOR CONSTRUCTION

CORPORATE SEAL

SOUTH CAROLINA WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235050

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ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Final Erosion Control Details

SHEET NO
C-1003

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Site Development Plans

for

Lady's Island Middle School Replacement Phase 2

Usage: School

City of Beaufort, South Carolina

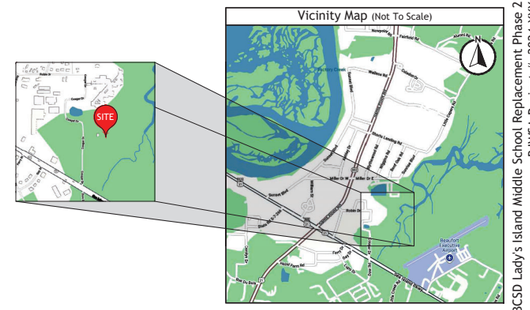
Tax Map #: R123 015 000 0110 0000

911 street address: 30 Cougar Dr.

GIS coord: N32° 24' 56", W80° 38' 37"

Release Schedule

	Description	Date
A.	Released for Schematic Design	11-12-24
B.	50% DD Set Release	07-15-25
C.	Released for Permitting (BJWSA)	07-25-25
D.	95% DD Set Release	07-31-25
E.	100% DD Set Release	08-12-25
F.	Released for Permitting	08-28-25
G.	Released for Permitting (City of Beaufort)	10-06-25



BCSD Lady's Island Middle School Replacement Phase 2
BJWSA Project #: 2024-XXX

Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C002	Construction Notes
C003	Sheet Index
C101-C102	Existing Conditions Plans
C201-C202	Initial Erosion Control Plans
C203	Initial Erosion Control Details
C301-C302	Clearing & Demolition Plans
C401-C402	Site Layout Plans
C501-C502	Grading Plans
C601-C602	Drainage Plans
C603-C604	Drainage Plans Details
C700	Overall Utility Plan
C701-C702	Utility Plans
C703-C704	Utility Details
C705	Utility Profiles
C801-C802	Intermediate Erosion Control Plans
C803	Intermediate Erosion Control Details
C901-C902	Paving Plans
C903-C905	Paving Details
C906	Road Profiles
C1001-C102	Final Erosion Control Plans
C1101	ADA Accessible Route Plan

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ARCHITECT SEAL
SOUTH CAROLINA
No. 22164
REGISTERED
ARCHITECT
10/06/25

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WARD EDWARDS, INC.
C00152
CERTIFICATE OF AUTHORIZATION

Permit Set
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PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235001

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Cover Sheet

SHEET NO
C-001A

Design Team

Wetland Consultant:
Newkirk Environmental
843.388.6585

Geotechnical Engineer:
Company
Phone

Landscape Architect:
J. K. Tiller Associates, Inc.
843.815.4800

Architect:
Quackenbush Architects
803.771.2999

Land Surveyor:
Atlas Surveying Inc.
843.645.9277

Developer:
Beaufort County School District
2900 Mink Point Boulevard
Beaufort, SC 29902
843.322.2300

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General Notes:

1. Boundary information provided by A Boundary, As-built, Tree & Topographic Survey of Lady's Island Middle School, dated 10/22/24, by Atlas Surveying Inc.
2. Topographic data provided by Atlas Surveying Inc., dated 10/22/24.
3. Approximate location of certain existing underground utility lines and structures are shown on the plans for information only. Additional underground lines or structures may exist that are not shown. Call South Carolina 811 at 811 or 1-888-721-7877 between the hours of 7:00 am and 7:00 pm Monday thru Friday at least three working days before commencing construction. Request underground utilities to be located and marked within and near the construction site.
4. Comply with "South Carolina Underground Facility Damage Prevention Act (effective June 7, 2012). Notification of Intent to excavate may be given by calling the toll free number: 1-800-922-0983.
5. Protect bench marks and property monuments from damage during construction operations. Replace any bench marks or monuments damaged or destroyed as a result of contractor's operations, at no cost to the owner, by a licensed surveyor in the state of South Carolina.
6. Off-street parking for the contractor's employees and authorized visitors to the site must be provided and maintained throughout construction.
7. The contractor is responsible for adhering to weight limits prescribed for all public roads when hauling equipment and materials to and from the project site. Damages to existing pavement due to the contractor's construction operations or improper transportation of materials and equipment shall be the responsibility of the contractor.
8. At least one driving lane on public roads shall remain open to traffic at all times. Traffic lanes will only be closed with the express written consent of the agency having jurisdiction over the roadway. Notify agency having jurisdiction at least 5 days before closing any driving lanes to traffic. Provide traffic control devices, signs and flagmen as required to ensure public safety.
9. Contractor shall coordinate demolition, clearing and construction of improvements to minimize interference with vehicular and pedestrian traffic and with operations of existing facilities.

Water and Sewer Line Construction:

1. All water and sewer line construction shall conform to applicable state and Beaufort Jasper Water and Sewer Authority (BJWSA) requirements, standards and specifications.
2. BJWSA will be responsible for inspection and approval of all water and sewer system construction and for acceptance for operation and maintenance.
3. All utilities shown are approximate locations. The contractor is responsible for notification of all utility owners and for field verification of both horizontal and vertical locations prior to commencing construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
4. Notify the project engineer if conflicts with existing structures require that proposed utilities be relocated.
5. The contractor must notify BJWSA forty-eight (48) hours prior to any construction, inspection or testing of the water distribution system.
6. Pipe, fittings, valves and appurtenances for water and sewer lines shall all be in accordance with the requirements contained in the BJWSA technical specifications.
7. Installation of water and sewer lines and appurtenances shall be in accordance with the BJWSA standard construction details and specifications.
8. Contractor shall install mechanical restraints on all bends, plugs and tees, 2" or larger, on waterlines and sanitary sewer force mains.
9. All water mains shall be sterilized and pressure tested in accordance with BJWSA specifications.
10. Separation of water mains and sewers:
    A. Parallel installation: unless otherwise specifically shown in a special detail on the plans, install water mains at least 10-ft. horizontally from any existing or proposed sanitary sewer or sanitary sewer force main, the distance being measured in a horizontal plane between the outside surfaces of the pipes.
    B. Crossings: unless otherwise specifically shown in a special detail on the plans, install water lines crossing sanitary sewers or sanitary sewer force mains to provide a minimum vertical separation of 18-inches between the outside surfaces of the pipes. This shall be the case whether the water line is above or below the sanitary sewer line. whenever possible locate the water line above the sewer line. Where a new water line crosses a new sewer line, place a full length of ductile iron pipe for water line at the crossing with pipe positioned so that the joints are as far as possible from the point of crossing. where a new water line crosses an existing sewer line, place one full length of ductile iron pipe water line so that the joints are as far from the point of crossing as possible.
11. The contractor shall cut and patch existing pavement as required for the installation of utility lines.
12. Sanitary manhole rim grades shown are approximate. Adjust rim elevations to be flush with finished grade.
13. The contractor under this contract shall not make any connections to the existing water or sanitary sewer systems unless expressly authorized to do so by the BJWSA. All water and sewer improvements under this contract must be constructed complete, tested, inspected and approved by the BJWSA before any authorization to connect will be given. Coordination of testing, inspection and connections with the bjwsa is the responsibility of the contractor under this contract.
14. All water mains shall be installed with thirty-six inches (36") minimum cover (from finished grade). Maximum depth shall be five feet (5'). Where water mains may conflict with other utilities, the water main crossing shall be constructed with ductile iron pipe, mechanical joint 45-deg. bends and mechanical restraints.

Work on South Carolina Department of Transportation Right-of-Way:

1. Contractor shall review and comply with all conditions and special provisions contained in the SCDOT encroachment permit(s) issued for this project.
2. Contractor to refer to the most current edition of the SCDOT standard drawings.
3. Contractor is responsible for submitting construction notification form (48 hour minimum) and coordination of all work within SCDOT rights-of-way with the local and/or district SCDOT engineering representative.
4. Contractor is responsible for preparing and submitting a traffic control plan to SCDOT for approval minimum 48 hours prior to conducting work in the right-of-way. All traffic control plans shall conform to current MUTCD and current SCDOT guidelines and specifications.
5. All signage, pavement markings, and markers shall conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
6. All paving and drainage construction shall conform to current SCDOT standard specifications and drawings.
7. All pavement markings in SCDOT right-of-way shall be thermoplastic and conform to current MUTCD guidelines and current SCDOT standard specifications and drawings.
8. Removal of pavement markings shall conform to current SCDOT standard specifications for highway construction section 609.4.1.2.

Tree Protection-Beaufort

1. All trees having a trunk diameter of 8-inches (dbh) or larger, and specimen trees must be preserved unless specifically approved for removal in accordance with the City Beaufort zoning and development standards ordinance and indicated on the plans to be removed.
2. Prior to commencing any clearing or construction operations on the site, the contractor shall erect tree protection barriers around each tree or group of trees designated for preservation in accordance with the details on the plans and the requirements contained in article 7, section 7.3, par. d.3 of the City of Beaufort, South Carolina unified development ordinance.
3. A tree protection zone shall be established in accordance with the provisions contained in article 5, section 5.3.3 of the City of Beaufort, South Carolina unified development ordinance for each existing tree or grouping of trees designated for preservation. The minimum tree protection zone as defined in the ordinance is a circular area measured from the leading edge of the root flare and having a radius of the greater of 5-ft. or one-half foot per inch dbh (diameter at breast height). The size or configuration of the tree protection zone may be adjusted at the discretion of the city's administrator of the ordinance.
    A. Placement or storage of any soil, debris, oils, fuel, paints, building materials or any other materials.
    B. Burning
    C. Vehicle parking
    D. Paving
    E. Trenching for utilities
4. Where utility lines must pass thru the tree protection zone, they shall be installed by horizontal boring beneath the roots of the tree.
5. Where it is necessary for machinery and equipment to pass within the tree protection zone, approval must be obtained from the zoning and development administrator. Special measures will be required to protect the roots from excessive compaction.
6. The contractor is responsible for obtaining all tree removal permits and for coordinating all inspections required by Beaufort County in connection with tree preservation and removal activities during construction.

BJWSA Utility As-Built Survey Requirements

1. Contractor shall provide engineer with electronic file of surveyed utility as-built points. Point descriptions shall be clear and understandable.
2. Contractor shall also provide corresponding redline drawing to supplement or clarify electronic file content.
3. Contractor shall schedule surveyor to be present during installation in order to obtain accurate information on underground fittings and sanitary/storm crossing elevations. multiple surveyor mobilizations may be needed. If surveyor is not present during installation, contractor shall ensure surveyor has access to all utility components listed in these notes.
4. Contractor's surveyor shall be a professional land surveyor licensed in South Carolina. Contractor's surveyor will review and sign the BJWSA certification on the utility as-built drawing prepared by engineer upon completion.
5. Utility as-built points shall be based upon the SC NAD83 coordinate system and the elevations shall be based upon the same vertical datum used in the engineering plans.
6. As built survey shall include, but not necessarily be limited to, the following:
    a. **GRAVITY SEWER**
        i. Manhole locations, frame elevation, all invert elevations
        ii. Cleanout locations, ground elevation, invert elevation
        iii. Points for permanent visible structures nearby manholes and cleanouts for reference (pavement, buildings, manholes, catch basins, power poles, or property corners)
    b. **FORCE MAIN**
        i. Elevation on top of force main connection to manhole or force main manifold
        ii. Air release valves
        iii. Simple force main alignments on 100 lf increments
        iv. Arcs, bends on 50 lf increments
    c. **WATER**
        i. Horizontal and vertical location of all valves, bends, tees, and storm/sanitary crossing points (for as-built separation calculations)
        ii. Fire hydrants
        iii. Concrete markers, connections to existing lines, backflow preventors, air release valves
        iv. Points for permanent visible structures near water system elements described above for reference (pavement, buildings, manholes, catch basins, power poles, or property corners). two surveyed reference point locations are required for each fitting.
    d. **PUMP STATIONS**
        i. Complete layout of pump station
        ii. Manhole locations, frame elevation, all invert elevations
        iii. Fencing & gates, control panel
        iv. Top of slab (incl. brass benchmark) & bottom of wetwell
        v. Influent line invert
        vi. Float levels (pump off, pump on, lead/lag, both pumps on, high water)
        vii. Property corners, yard hydrant, light pole, discharge piping/valves
        viii. Bypass pump
        ix. Electrical power service from meter to transformer

NOTES:
1. Gate valves shown for graphical purposes only. Contractor to place all valves at 18" from tee. see BJWSA detail G-15.
2. Contractor to provide 18" of separation between tapping saddles for all water laterals.
3. See construction notes sheet for BJWSA as-built survey requirements

Site Grading and Drainage:

1. All utilities shown are approximate locations. The contractor shall be responsible for providing 72-hour notice to all respective utility companies for field verification of existing utilities prior to construction. Any damages to existing utilities due to this construction shall be the responsibility of the contractor.
2. Temporary control of storm water drainage shall be the responsibility of the contractor. Sequencing and construction techniques shall prevent obstruction of storm sewers, ponding in traffic areas or rising of water levels which would enter adjacent buildings or structures.
3. Full width of street and road rights-of-ways must be cleared and graded as shown in the details on the drawings.
4. Subgrade preparation: top soil shall be removed from paved areas to a minimum depth as recommended in the project's geotechnical report. All excavation shall be to subgrade limits.
5. All utility pipe lines, conduits and sleeves under paved areas must be in place prior to completion of the roadway subgrade compaction.
6. Finish grading shall include the placement of topsoil over all unpaved areas not occupied by buildings or structures and fine grading around buildings, adjacent to walks, curbs, gutters and structures to assure positive drainage.

SCDES/BCM Sediment and Erosion Control Standard Notes (Revised Dec-2012):

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.
    A. Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
    B. 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:
    A. Wastewater from washout of concrete, unless managed by an appropriate control.
    B. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
    C. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
    D. 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.

Dry Utility Conduits for Electric, Telephone and Cable TV:

1. All dry utility conduit ends shall be capped and marked with a steel rebar stake imbedded one (1) foot below ground surface.
2. 48" Minimum bury depth for all electrical conduits.
3. Maintain minimum 12" vertical clearance when crossing water, sewer, and storm drain lines.
4. Maintain minimum 18" horizontal clearance when paralleling water, sewer and storm drain lines.
5. Extend conduit beyond pavement, curb, and sidewalks.
6. The contractor shall be responsible for coordination of the installation of all utility service connections. Refer to approved building plans for the exact location of all service connections. The contractor must install all conduits, as shown on the plans or as required by respective utility companies. The contractor shall be responsible to ensure strict compliance with all applicable codes and regulations with regards to the installation of utilities and conduit.
7. Locations shown on the plans for proposed dry utility conduits are approximate only. All dimensioning and staking should be based on economical and practical construction. The contractor shall be responsible for coordination with the respective utility representatives, prior to any conduit installation.
8. Transformer pads shall be located as directed by the respective utility representative. The contractor shall be responsible for compliance with applicable code requirements.
9. Notify the engineer if conflicts with existing or proposed structures require proposed utilities be relocated.

Site Clearing and Demolition:

1. No clearing shall occur within designated buffer zones, tree protection zones, outside of the property lines or beyond the clearing limits unless otherwise specifically shown on the plans.
2. Only those trees designated on the drawings for removal are to be removed as part of the site clearing operations.
3. The contractor shall install a continuous line of flagging or fencing along the limits of clearing prior to commencing any clearing, demolition, or construction work on the project.
4. Exercise caution during clearing operations to avoid felling trees into designated tree protection zones.
5. No burning will be allowed within 50 feet of a tree protection zone or tree drip line. Contractor shall coordinate any burning operations with local jurisdiction and fire departments.
6. Selective clearing areas shall be cleared of all brush and understory growth.

Sequence of Construction Activities

Estimated Start Date: 11-01-25 Estimated Completion Date: 04-20-27

Items must occur in the order listed; items cannot occur concurrently unless specifically noted.

Phase 1: (Initial)
1. Receive NPDES coverage from SCDES.
2. Hold pre-construction meeting.
3. Notify SCDES EQC regional office or BCM office 48 hours prior to beginning land-disturbing activities.
4. Installation of construction entrance.
5. Clearing & grubbing only as necessary for installation of perimeter controls.
6. Installation of perimeter controls (e.g. silt fence).
7. Install tree protection.
8. Install inlet protection.
9. Install sediment tubes.
10. Clearing & grubbing only in areas of basin.

Phases 2 & 3: (Intermediate & Final)
11. Installation of basin and installation of diversions to those structures (outlet structures must be completely installed as shown on the details before proceeding to next step; areas draining to these structures cannot be disturbed until the structures & diversions to the structures are completely installed). Install surface dewatering skimmer prior to moving to next step.
12. Clearing & grubbing of site or demolition (sediment & erosion control measures for these areas must already be installed).
13. Rough grading.
14. Installation of storm drain system and placement of inlet protection as each inlet is installed.
15. Install all required utilities and curbing.
16. Fine grading, paving, etc.
17. Place topsoil & establish finish grades.
18. Permeable pavers shall be laid when all heavy construction is completed.
19. Clean-out of detention basins that were used as sediment control structures and re-grading of detention pond bottoms; if necessary, modification of sediment basin riser to convert to detention basin outlet structure.
20. Install permanent seeding.
21. Flush any sediment from storm sewer pipes and inlets.
22. Removal of temporary sediment & erosion control measures (including skimmer) after entire area draining to the structure is finally stabilized (the department recommends that the project owner / operator have the SWPPP preparer or registration equivalent approve the removal of temporary structures).
23. Perform as-built surveys of all detention structures and submit to SCDES or MS4 for acceptance.
24. Submit notice of termination (NOT) to SCDES as appropriate.

- NOTE: Perform weekly site inspections during land disturbing activities and make recommendations for additional BMPs or maintenance of existing BMPs
- NOTE: All pumped dewatering shall be performed using an appropriately sized pumped water filter bag.

Project Information

Source of Title:
Beaufort county register of deeds, deed book 340 page 798

Use:
Existing: School
Proposed: School
01 buildings
90,619 sq ft

Required Setbacks:
Front: 20 Feet
Rear: XX Feet
Side: 15 Feet
Street: 15 Feet

Surface Coverage:
Existing impervious: 467,395 sq. ft. (28 %)
Proposed impervious: 758,815 sq. ft. (45 %)
Open space provided: 612,454 sq. ft. (36 %)
Wetlands/nat. resource: 3,257 sq. ft. (0.19 %)

Parking Summary:
Parking use types
Use type = 2 spaces/classroom
Parking required:
Use type = 36 spaces
Parking provided:
Total = 250 spaces
Accessible parking required: 6 spaces
Accessible parking provided: 6 spaces

Property Owner:
Beaufort County School Dist
PO Drawer 309
Beaufort SC 29901-0309

Surveyor:
Name: Daniel B. Langan
PLS #: 42680

Flood Zone:
X, X (0.2% chance), AE

Property Zoning:
IC

Site Area:
Total: 41.3 acres
Disturbed: 30.54 acres

Building Height:
Maximum: 60 feet
Proposed: 44 feet

Required Buffers:
Front: None
Rear: 5 Feet
Side: 5 Feet
Street: None

Contractor Note:

Contractor to obtain and become familiar with geotechnical report #HG235095 prepared by Terracon.

All work must conform to project technical specifications for BCSD Lady's Island Middle School Replacement prepared by Ward Edwards Engineering. The contractor is responsible for obtaining a copy of the technical specifications if not provided with the drawings.

Permits

Permit	Permit #	Issued	Expires
BJWSA			
Fire Marshal			
SCDES-BOW			
SCDES Water			
SCDES Wastewater			
Municipality Development			
USACE Determination			
CZC			
NPDES			

SCDES-BCM 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."

STANDARD ABBREVIATIONS

Ac	Acre
ADT	Average Daily Traffic
ASPH	Asphalt
BEG	Begin
BL	Baseline
BM	Benchmark
BOB	Bottom Of Bank
BOTT	Bottom
BRG	Bearing
BT	Buried Telephone
B/C	Back of Curb
C	Rate of Change in Slope
C & G	Curb and Gutter
CATV	Cable Television
CB	Catch Basin
CI	Curb Inlet
CL	Clearance or Centerline
CONST	Construction
CORR	Correction
CF	Cubic Feet
CY	Cubic Yard
DA	Drainage Area
DBI	Ditch Bottom Inlet
DBL	Double
DHV	Design Hourly Volume
DI	Drop Inlet
DIA or D	Diameter
DIP	Ductile Iron Pipe
DT	Ditch
e	Superelevation
E	East or External distance
EGL	Existing Grade Line
EL or ELEV	Elevation
EMBK	Embankment
ENGR	Engineer
EQ	Equal
ESMT	Easement
EW	Endwall
EXIST	Existing
F & I	Furnish and Install
FES	Flared End Section
FFE	Finish Floor Elevation
FH	Fire Hydrant
FM	Force Main
FT	Foot or Feet
FUT	Future
GI	Grate Inlet
GRD	Grade
H or HT	Height
HDPE	High Density Polyethylene
HDWL	Headwall
HORIZ	Horizontal
HP	High Point
HW	Highwater
HWY	Highway
HYD	Hydrant or Hydraulic
ID	Inside Diameter
IE	Invert Elevation
IN	Inch
INSTL	Install
JB	Junction Box
LF	Linear Feet
LGTH	Length
LOW	Limit Of Work
LP	Low Point
LT	Left
MES	Mitred End Section
MH	Manhole
MHW	Mean High Water
MJ	Mechanical Joint
N	North
NBR	North Bound Roadway
NC	Normal Crown
NGVD	National Geodetic Vertical Datum
NIC	Not In Contract
OD	Outside Diameter
OH	Overhead
OHP	Overhead Power
PAVT	Pavement
PC	Point of Curvature
PCC	Point of Compound Curvature
PERF	Perforated
PG	Profile Grade
PGE	Profile Grade Elevation
PGL	Profile Grade Line
PI	Point of Intersection
PL	Property Line
PR	Point of Rotation
PRC	Point of Reverse Curvature
PRCST	Precast
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Intersection
Q	Peak discharge or flow volume (cfs)
R	Rate of change in elevation
R or RAD	Radius
RCP	Reinforced Concrete Pipe
RDWY	Roadway
REQ or REQD	Required
RT	Right
R/W	Right Of Way
S	Speed or South or Slope
SAHM	Sand-asphalt hot mix
SAN	Sanitary
SF	Square Foot or Silt Fence
SY	Square Yard
SBR	South Bound Roadway
SD	Storm sewer
SED	Sediment
SHW	Seasonal High Water
SS	Sanitary Sewer
SSMH	Sanitary Sewer Manhole
STA	Station
SUBGR	Subgrade
SUR	Survey
SW or SWK	Sidewalk
TC	Top of Curb
TCE	Temporary Construction Easement
TEL	Telephone
TEMP	Temperature or temporary
TG	Top of Grate
TOB	Top of Bank
TP	Top of Pavement
TW	Top of Sidewalk
TYP	Typical
UNDDR	Underdrain
UG	Underground
UE	Underground Electric
UT	Underground Telephone
UTIL	Utilities
VERT	Vertical
W	Width or West
WL	Water Line
WM	Water Main
WT	Water Table or weight
WV	Water Valve
WWF	Welded Wire Fabric
YI	Yard Inlet

Paving Hatch Legend

Proposed Concrete Paving	
Proposed Pervious Concrete Paving	
Proposed Sidewalk/Concrete	
Reinforced Grass Fire Lane	
Proposed Aggregate/Stones	
Proposed Asphalt (light duty)	
Proposed Asphalt (heavy duty)	
Mill & Overlay Asphalt	
Proposed Concrete Pavers	

Clearing / Demolition Legend

Demolition	
Milling	
Tree to be Removed	
Tree Protection	

Storm Sewer/Drainage Legend

	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

Sanitary Sewer Legend

	Proposed
Sanitary Sewer Manhole	MH: A1
Sanitary Sewer Cleanout	CO
Sanitary Sewer Wye	
Check Valve in Manhole	
Plug Valve	
Air Release Valve	ARV
Sewer Line	S
Force Main	F
Reuse Main	R
Service Lateral	

Water System Legend

	Proposed
Water Meter	
Water Valve	
Reducer	
Post Indicator Valve	
Fire Hydrant	
Blowoff Hydrant	
Yard Hydrant	
Fire Depart. Connection (FDC)	
Cap	
Plug	
Backflow Preventor	
Butterfly Valve	
Fittings	
Water Line	W
Service Lateral	

Grading Legend

	Proposed
Top of Pavement Elevation	TP: 22.50
Top of Walk Elevation	TW: 22.50
Top of Curb Elevation	TC: 22.50
Finish Grade	FG: 22.5
High Point	HP
Low Point	LP
Contour	19
Ditch Centerline	
Direction of Flow	

Limits of Disturbance:	NPDES

Erosion Prevention

Land Grading:	LG OR
Surface Roughening:	
Topsoiling:	
Temporary Seeding:	TS
Mulching:	M
ECB or TRM:	
FGM:	FGM
BFM:	BFM
Permanent Seeding:	PS
Sodding:	SO
Riprap:	
Outlet Protection:	RIPRAP ECB or TRM
Dust Control:	DC
Polyacrylamide (PAM):	PAM

Runoff Conveyance Measures

Vegetated Channels:	
Riprap-Lined Channels:	
ECB OR TRM-Lined Channels:	
Paved Channels:	PC PC PC
Pipe Slope Drains:	
Temporary Stream Crossing:	
Temporary Diversion Ditch or Swale:	TD TD
Permanent Diversion Ditch:	PD PD
Diversion Dike or Berm:	DD DB
Level Spreader:	
Subsurface Drain:	SSD SSD

Sediment Control

Sediment Basin:	
Temporary Sediment Trap:	
Rock Sediment Dike:	
Rock Check Dam:	OR
Sediment Tube:	
Silt Fence:	
Reinforced Silt Fence:	
Type A-Fabric Inlet Protection:	A
Type A-Sediment Tube Inlet Protection:	A
Type B - Wire Mesh and Stone Drop Inlet Protection:	B
Type C - Block and Gravel Inlet Protection:	C
Type D - Rigid Inlet Filters:	D
Type E - Surface Course Curb Inlet Filter:	E
Type F - Inlet Tube:	F
Type FC - Filter Bag Curb Inlet Protection:	FC
Type FB - Filter Bag Grate Inlet Protection:	FG
Concrete Washout	CWS

ADA Accessible Route

NOTE:
The accessible route shall comply with the current version of the ADA Standards for Accessible Design.

QUACKENBUSH ARCHITECTS + PLANNERS
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CIVIL ENGINEER
WARD EDWARDS ENGINEERING

LANDSCAPE ARCHITECT
J.K. TILLER ASSOCIATES

FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL
SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22816 PAUL ... MOORE 10/06/25

CORPORATE SEAL
SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

Permit Set
NOT FOR CONSTRUCTION

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

Ward Edwards ENGINEERING
119C Palmetto Way
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(843) 837-5250
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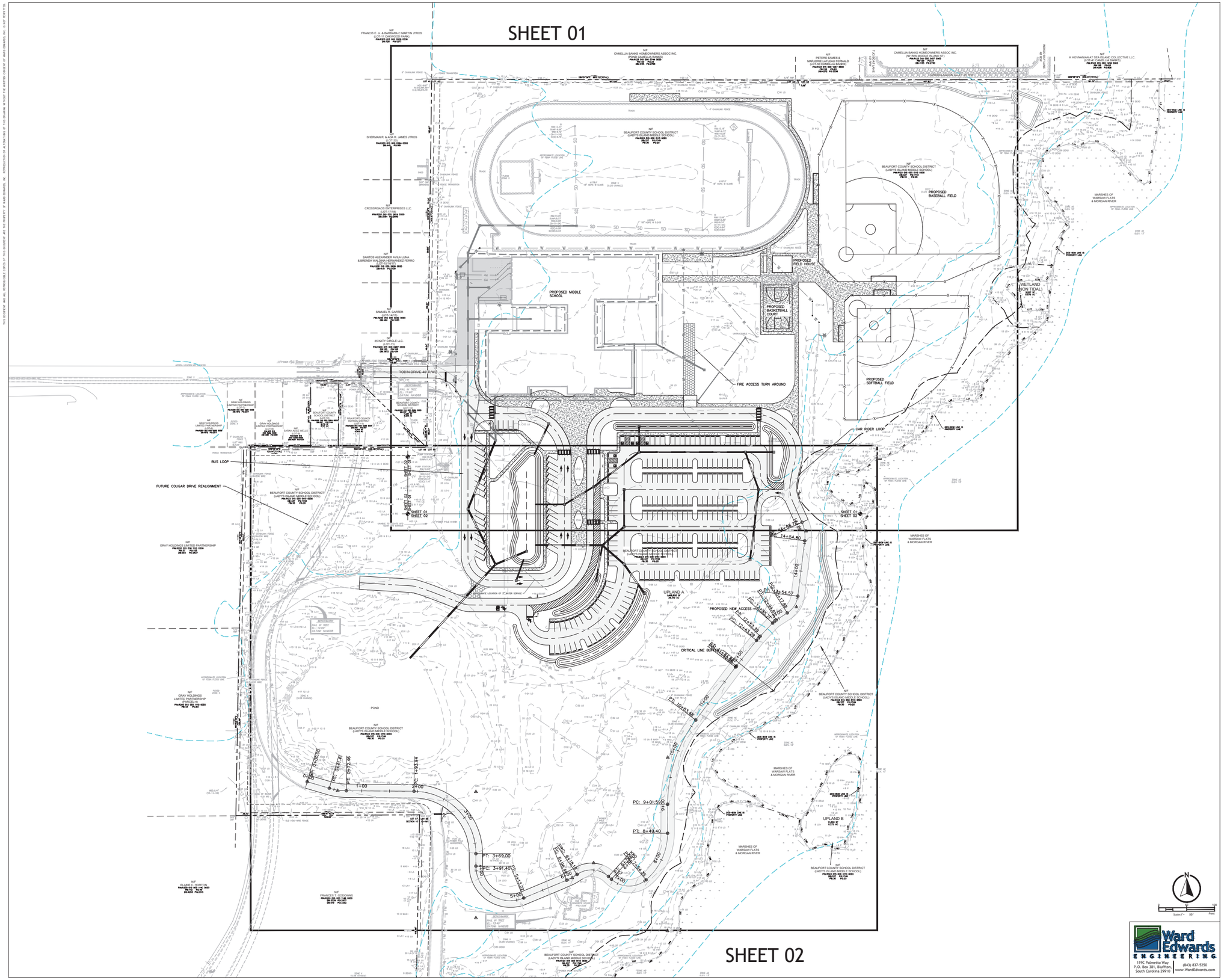
TITLE
Construction Notes

SHEET NO
C-002A



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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A.E. SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT PHASE 2

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum:	NAVD88
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WE Project #:	235051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Sheet Index

SHEET NO
C-003A

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LEGEND

A	CALC POINT – CORNER NOT SET
AOC	ARTHUR CHRISTENSEN MONUMENT
CMF	CONC. MONUMENT FOUND
CMFD	CONC. MONUMENT FOUND DISTURBED
OTP	OPEN TOP PIPE
RBF	IRON REBAR FOUND
RBS	IRON REBAR SET
	AIR CONDITIONING UNIT
	BOLLARD
	CABLE JUNCTION BOX
	CONTROL PANEL
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC OUTLET
	FIRE HYDRANT
	GENERATOR
	GRATE INLET
	GROUND LIGHT
	GUY WIRE
	HANDICAP PARKING
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	MAIL BOX
	MARSHGRASS
	POST
	POWER POLE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	SANITARY SEWER VALVE MARKER
	SATELLITE DISH
	SIGN
	SPIGOT
	SPOT ELEVATION
	STORM DRAIN MANHOLE
	TELEPHONE JUNCTION BOX
	TRANSFORMER–ELECTRIC
	TOWER RADIO
	UNDERGROUND FIBER OPTICS MARKER
	WATER METER
	WATER VALVE
	WATER VALVE MARKER
	WATER WELL
	WETLAND FLAG
BG	BLACK GUM
CED	CEDAR
CH	CHERRY
G	SWEET GUM
HIC	HICKORY
HOL	HOLLY
LAU	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MIM	MIMOSA
MUL	MULBERRY
PA	PALMETTO
PEC	PECAN
P	PINE
RO	RED OAK
SB	SUGAR BERRY
SYC	SYCAMORE
T	TALLOW
WO	WATER OAK
WXM	WAX MYRTLE
YP	YELLOW POPLAR
BOC	BACK OF CURB
CNA	COULD NOT ACCESS/ACQUIRE
DWS	DETECTABLE WARNING SURFACE
DYL	DOUBLE YELLOW LINE
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
MCP	METAL CORRUGATED PIPE
PIN	PARCEL ID NUMBER
PD	PIPE DIRECTION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SBA	STOP BAR
SDWL	SINGLE DASHED WHITE LINE
SDYL	SINGLE DASHED YELLOW LINE
SWL	SINGLE WHITE LINE (SOLID)
SYL	SINGLE YELLOW LINE (SOLID)
WSE	WATER SURFACE ELEVATION
	BOTTOM OF BANK
	CONTOUR LINE
	CENTERLINE OF DITCH
	EDGE OF WATER
	FENCE LINE
	FORCEMAIN
	DES–BCM CRITICAL LINE
	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
	WETLAND LINE
	PROPERTY LINE
	PROPERTY LINE ADJACENT
	CONCRETE
	DETECTABLE WARNING SURFACE
	DIRT ROAD
	EDGE OF PAVEMENT
	GRAVEL
	WETLANDS

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:1341 PG:797
10,681 SF
0.245 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:1341 PG:797
9,144 SF
0.210 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

TUG BOAT LANE
40' R/W

INDIGO RUN LANE
40' R/W

GREEN LAGOON ALLEY 25' R/W

ROBIN DRIVE 40' R/W

COUGAR DRIVE
REALIGNMENT BY
OTHERS

S89°51'09"E 660.72'(TOTAL)

653.06'

457.82'

LOT 41 LOT 42 LOT 43

7.66'

S89°48'18"E 208.18'(107A)

LOT 56 LOT 55

N00°04'16"E 75.34'

505.47'(TOTAL)

99.86'

158.62'

165.97'

N00°04'16"E 155.17'

S00°04'16"W 160.01'

BENCHMARK
NAIL IN TREE
EL.= 17.60'
DATUM: NAVD88

BENCHMARK
NAIL IN LIGHT POLE
EL.=12.83'
DATUM: NAVD88

APPROXIMATE LOCATION OF FEMA FLOOD LINE

FLOOD ZONE X

ZONE X (0.2% CHANCE)

ZONE AE ELEV. 11'

ZONE AE ELEV. 12'

ZONE AE ELEV. 13'

TRACK

4' CHAINLINK FENCE

6' CHAINLINK FENCE

FENCE TRANSITION

SHED

EXISTING PUMP STATION

EXISTING 8" WATER MAIN

EXISTING 8" SANITARY SEWER MAIN

PLASTIC GRATE

ONE STORY CONCRETE SIDED BUILDING

TWO STORY CONCRETE SIDED BUILDING

0.65' CONCRETE WALL

0.65' WOOD WALL

CANOPY

GREEN HOUSE

ALL WATER UNTRACEABLE

UNTRACEABLE

GREASE TRAP (FILLED W/GREASE) RIM:13.00' SUMP:6.94' IE:UNA

GREASE TRAP (FILLED W/GREASE) RIM:13.07' SUMP:6.89' IE(E):10.98' IE(W):CNA

EXISTING GREASE TRAP

PD 6" PVC

PD 12" MCP

PD 18" MCP

PD 24" MCP

APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES

WETLAND (NON TIDAL)
0.257 SF =
0.075 AC ±

DES–BCM LINE IS PROPERTY LINE

MARSHES OF WARSAW FLATS & MORGAN RIVER

Scale: 1" = 30' Feet

Ward Edwards ENGINEERING
119C Palmetto Way
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(843) 837-5250
www.WardEdwards.com

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STRUCTURAL ENGINEER
AOC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

SOUTH CAROLINA
REGISTERED
No. 22986
PROFESSIONAL ENGINEER
10/06/25

Not For Permitting or Construction

CORPORATE SEAL

WARD EDWARDS, INC.
C00152
CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADYS ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
310 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Existing Conditions Plan

SHEET NO
C-101A

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N/F
GRAY HOLDINGS
LIMITED PARTNERSHIP
(LOT-6)
PIN:R200 015 000 0280 0000
DB:1872 PG:2377

N/F
GRAY HOLDINGS
LIMITED PARTNERSHIP
(LOT-8)
PIN:200 015 000 0282 0000
DB:1280 PG:2561

N/F
SARAH ALICE WELLS
(LOT-9)
PIN:R200 015 000 0283 0000
DB:3429 PG:1320

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-10)
PIN:R200 015 000 0284 0000
DB:337 PG:1749
0.139 AC

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:3404 PG:797
0.843 AC

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
11,681 SF
0.268 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0010 0000
DB:337 PG:1749
PB:30 PG:20

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0010 0000
DB:337 PG:1749
PB:30 PG:20

UPLAND A
1,668,800 SF
38.310 AC

UPLAND B
11,839 SF
0.272 AC

N/F
FRANCES T. GODOWNS
PIN:R200 015 000 114B 0000
DB:3339 PG:2977
DB:519 PG:2392

POND

MARSHES OF
WARSAW FLATS
& MORGAN RIVER

LOT 56 LOT 55

LOT 57
SECTION 10
15-1W

LOT 58
15-1W

BENCHMARK
NAIL IN TREE
EL= 12.69'
DATUM: NAVD88

BENCHMARK
NAIL IN TREE
EL= 13.40'
DATUM: NAVD88

EXISTING 8" SANITARY SEWER MAIN

EXISTING PUMP STATION

EXISTING 8" WATER MAIN

EXISTING HYDRANT LIT731

EXISTING SANITARY SEWER MANHOLE

APPROXIMATE LOCATION OF 3" WATER SERVICE

COUGAR DRIVE
REALIGNMENT BY TCL,
OTHERS

UNABLE TO LOCATE UFO
NEAR UFO MARKER

DES-BCM LINE IS
PROPERTY LINE

APPROXIMATE LOCATION
OF FEMA FLOOD LINE

ZONE AE
ELEV. 11'

ZONE AE
ELEV. 12'

ZONE AE
ELEV. 13'

ZONE X
(0.2% CHANCE)

LEGEND

- CALC POINT – CORNER NOT SET
- AOC ARTHUR CHRISTENSEN MONUMENT
- CMF CONC. MONUMENT FOUND
- CMFD CONC. MONUMENT FOUND DISTURBED
- OTP OPEN TOP PIPE
- RBF IRON REBAR FOUND
- RBS IRON REBAR SET
- AIR CONDITIONING UNIT
- BOLLARD
- CCJB CABLE JUNCTION BOX
- CONTROL PANEL
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ECO ELECTRIC OUTLET
- FIRE HYDRANT
- GENERATOR
- GRATE INLET
- GROUND LIGHT
- GUY WIRE
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MAIL BOX
- MARSHGRASS
- POST
- POWER POLE
- SSCO SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SANITARY SEWER VALVE MARKER
- SATELLITE DISH
- SIGN
- SPIGOT
- ×12.9 SPOT ELEVATION
- STORM DRAIN MANHOLE
- TELEPHONE JUNCTION BOX
- TRANSFORMER–ELECTRIC
- TOWER RADIO
- UNDERGROUND FIBER OPTICS MARKER
- WATER METER
- WATER VALVE
- WATER VALVE MARKER
- WATER WELL
- WETLAND FLAG
- BG BLACK GUM
- CED CEDAR
- CH CHERRY
- G SWEET GUM
- HIC HICKORY
- HOL HOLLY
- LA LAUREL OAK
- LO LIVE OAK
- MAG MAGNOLIA
- MIM MIMOSA
- MUL MULBERRY
- PA PALMETTO
- PEC PECAN
- P PINE
- RO RED OAK
- SB SUGAR BERRY
- SYC SYCAMORE
- T TALLOW
- WO WATER OAK
- WXM WAX MYRTLE
- YP YELLOW POPLAR
- BOC BACK OF CURB
- CNA COULD NOT ACCESS/ACQUIRE
- DWS DETECTABLE WARNING SURFACE
- DYL DOUBLE YELLOW LINE
- FES FLARED END SECTION
- FFE FINISHED FLOOR ELEVATION
- HDPE HIGH DENSITY POLYETHYLENE
- IE INVERT ELEVATION
- MCP METAL CORRUGATED PIPE
- PIN PARCEL ID NUMBER
- PD PIPE DIRECTION
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- SBA STOP BAR
- SDWL SINGLE DASHED WHITE LINE
- SDYL SINGLE DASHED YELLOW LINE
- SWL SINGLE WHITE LINE (SOLID)
- SYL SINGLE YELLOW LINE (SOLID)
- WSE WATER SURFACE ELEVATION
- BOTTOM OF BANK
- CONTOUR LINE
- CENTERLINE OF DITCH
- EDGE OF WATER
- FENCE LINE
- FORCEMAIN
- DES–BCM CRITICAL LINE
- 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
- WETLAND LINE
- PROPERTY LINE
- PROPERTY LINE ADJACENT
- CONCRETE
- DETECTABLE WARNING SURFACE
- DIRT ROAD
- EDGE OF PAVEMENT
- GRAVEL
- WETLANDS

Scale: 1" = 30' Feet

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MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

CORPORATE SEAL

SOUTH CAROLINA
REGISTERED
No. 22986
PROFESSIONAL
ENGINEER
WARD
EDWARDS, INC.
C00152
CERTIFICATE OF AUTHORIZATION

Permit Set
Not For Construction

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 230051

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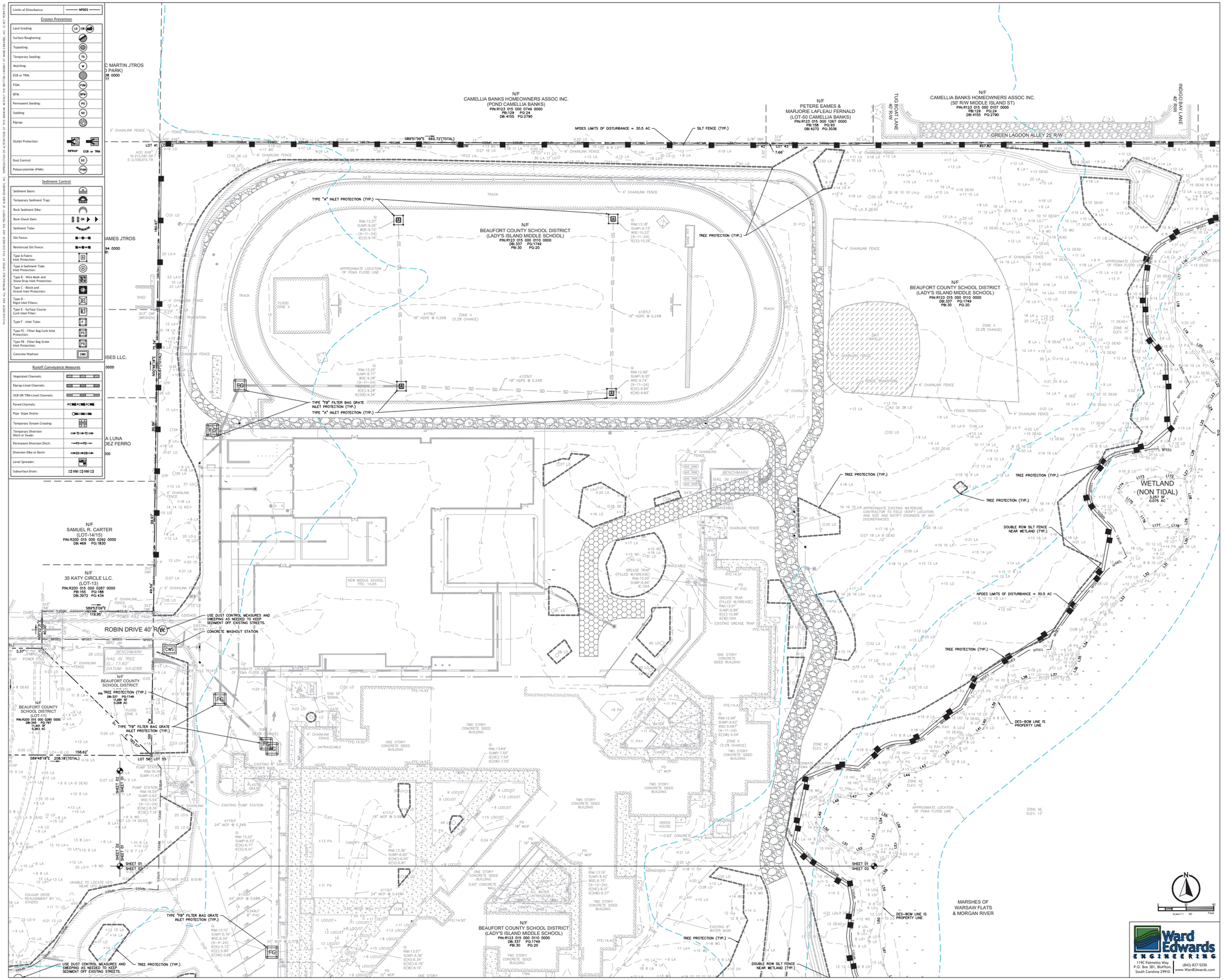
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Existing Conditions Plan

SHEET NO
C-102A


Limits of Disturbance: NPDES
Erosion Prevention
Land Grading: LG OR
Surface Roughening:
Topsoiling: TS
Temporary Seeding: TS
Mulching: M
ECB or TRM:
FGM:
BFM:
Permanent Seeding: PS
Sodding: SD
Riprap:
Outlet Protection: RIPRAP ECB or TRM
Dust Control: DC
Polyacrylamide (PAM): PAM
Sediment Control
Sediment Basin:
Temporary Sediment Trap:
Rock Sediment Dike:
Rock Check Dam: OR
Sediment Tube:
Silt Fence:
Reinforced Silt Fence:
Type A-Fabric Inlet Protection: IA
Type A-Sediment Tube Inlet Protection:
Type B - Wire Mesh and Stone Drop Inlet Protection:
Type C - Block and Gravel Inlet Protection:
Type D - Rigid Inlet Filters:
Type E - Surface Course Curb Inlet Filter:
Type F - Inlet Tube: IF
Type FC - Filter Bag Curb Inlet Protection: FC
Type FB - Filter Bag Grate Inlet Protection: FG
Concrete Washout: CWS
Runoff Conveyance Measures
Vegetated Channels:
Riprap-Lined Channels:
ECB OR TRM-Lined Channels:
Paved Channels: PC PC PC
Pipe Slope Drains:
Temporary Stream Crossing:
Temporary Diversion Ditch or Swale: TD TD
Permanent Diversion Ditch: PD PD
Diversion Dike or Berm: DD DD
Level Spreader:
Subsurface Drain: SSD SSD
N/F CAMELLIA BANKS HOMEOWNERS ASSOC INC. (POND CAMELLIA BANKS) PIN:R123 015 000 0749 0000 PB:129 PG:24 DB:4155 PG:2790
N/F CAMELLIA BANKS HOMEOWNERS ASSOC INC. (50' R/W MIDDLE ISLAND ST) PIN:R123 015 000 0107 0000 PB:129 PG:24 DB:4155 PG:2790
N/F PETERE EAMES & MARJORIE LAFLEAU FERNALD (LOT-50 CAMELLIA BANKS) PIN:R123 015 000 1267 0000 PB:158 PG:93 DB:4272 PG:5036
TUG BOAT LANE 40' R/W
INDIGO BAY LANE 40' R/W
GREEN LAGOON ALLEY 25' R/W
NPDES LIMITS OF DISTURBANCE = 30.5 AC
SILT FENCE (TYP.)
TREE PROTECTION (TYP.)
TYPE "A" INLET PROTECTION (TYP.)
TYPE "FB" FILTER BAG GRATE INLET PROTECTION (TYP.)
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0110 0000 DB:337 PG:1749 PB:30 PG:20
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0150 0000 DB:337 PG:1749 PB:50 PG:20
N/F SAMUEL R. CARTER (LOT-14/15) PIN:R200 015 000 0292 0000 DB:469 PG:1830
N/F 35 KATY CIRCLE LLC. (LOT-13) PIN:R200 015 000 0287 0000 PB:155 PG:188 DB:3972 PG:434
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-111) PIN:R200 015 000 0285 0000 DB:144 PG:797 PB:30 PG:20
ROBIN DRIVE 40' R/W
USE DUST CONTROL MEASURES AND SWEEPING AS NEEDED TO KEEP SEDIMENT OFF EXISTING STREETS.
CONCRETE WASHOUT STATION
BENCHMARK NAIL IN TREE EL=17.60' DATUM: NAVD88
NEW MIDDLE SCHOOL FFE=14.65
EXISTING PUMP STATION
EXISTING GREASE TRAP (FILLED W/GREASE)
EXISTING GREASE TRAP
ONE STORY CONCRETE SIDED BUILDING
TWO STORY CONCRETE SIDED BUILDING
GREEN HOUSE
CANOPY
ALL WATER UNTRACEABLE
APPROXIMATE LOCATION OF FEMA FLOOD LINE
FLOOD ZONE X
ZONE X (0.2% CHANCE)
ZONE AE ELEV. 11'
ZONE AE ELEV. 13'
TRACK
FENCE TRANSITION
4' CHAINLINK FENCE
6' CHAINLINK FENCE
GATE
SHED
BALL NETS
APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES
WETLAND (NON TIDAL) 3,257 SF 0.075 AC
DOUBLE ROW SILT FENCE NEAR WETLAND (TYP.)
DES-BCM LINE IS PROPERTY LINE
MARSHES OF WARSAW FLATS & MORGAN RIVER
SHEET 01
SHEET 02
SCALE 1" = 30'
Ward Edwards ENGINEERING
119C Palmetto Way P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250 www.WardEdwards.com
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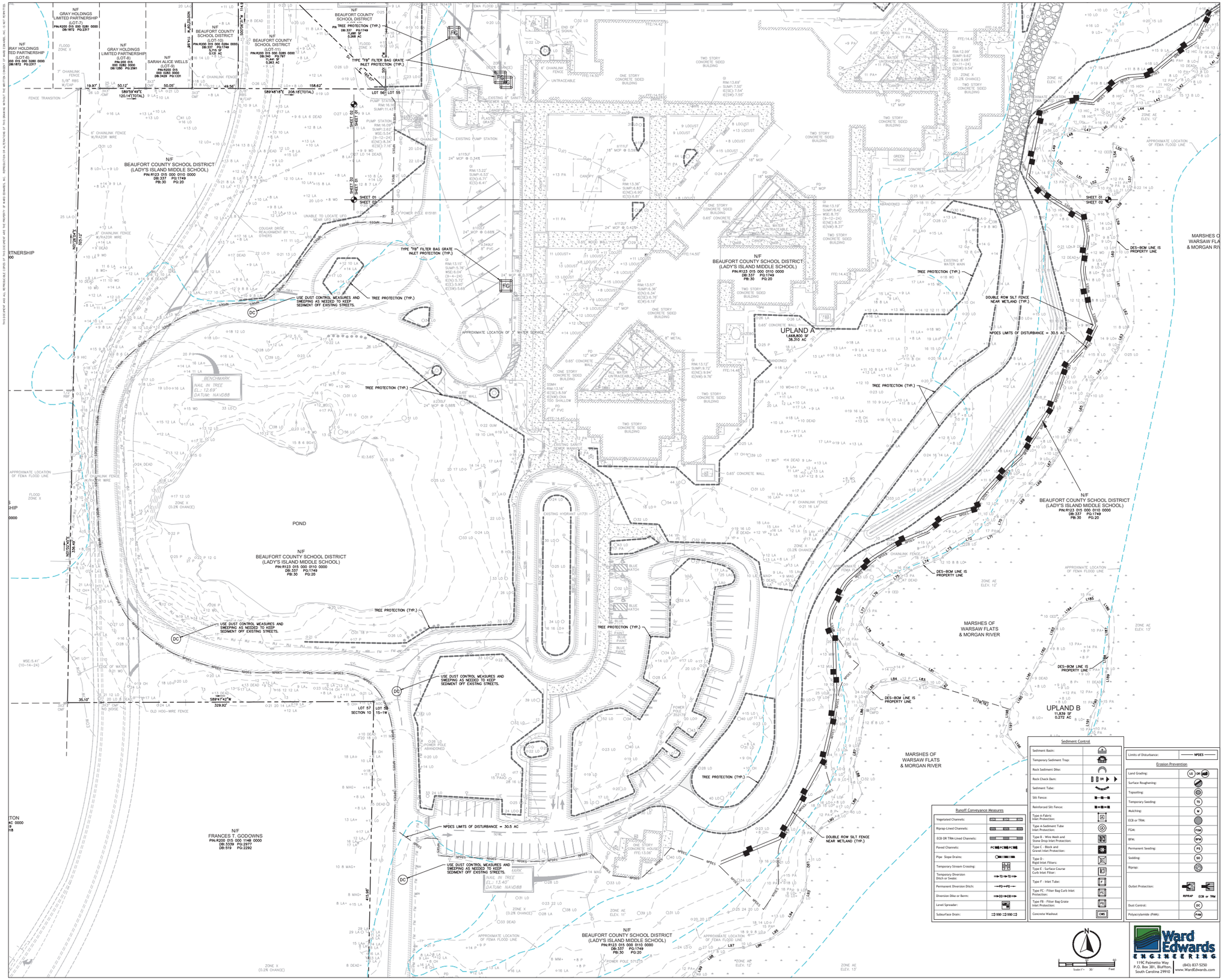
LANDSCAPE ARCHITECT J.K. TILLER ASSOCIATES
FOOD SERVICE CAMACHO USA
STRUCTURAL ENGINEER ADC ENGINEERING
MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER BUFORD GOFF & ASSOCIATES
TECHNOLOGY CONSULTANTS DESIGN PHASE
SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22986 10/06/25
WARD EDWARDS, INC. C00532 CERTIFICATE OF AUTHORIZATION
NOT Permit Set CONSTRUCTION
PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907
Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23050.1
PHASE
DESIGN DEVELOPMENT
ISSUE DATE 10.06.25
PROJECT NO. 24.328.00
REVISION DATE
TITLE
Initial Erosion Control Plan
SHEET NO
C-201A



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J.K. TILLER ASSOCIATES

FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

COMPONENT SEAL
WARD EDWARDS, INC. C00152

Permit Application NOT For CONSTRUCTION

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COGGINS DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 236051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Initial Erosion Control Plan

SHEET NO
C-202A

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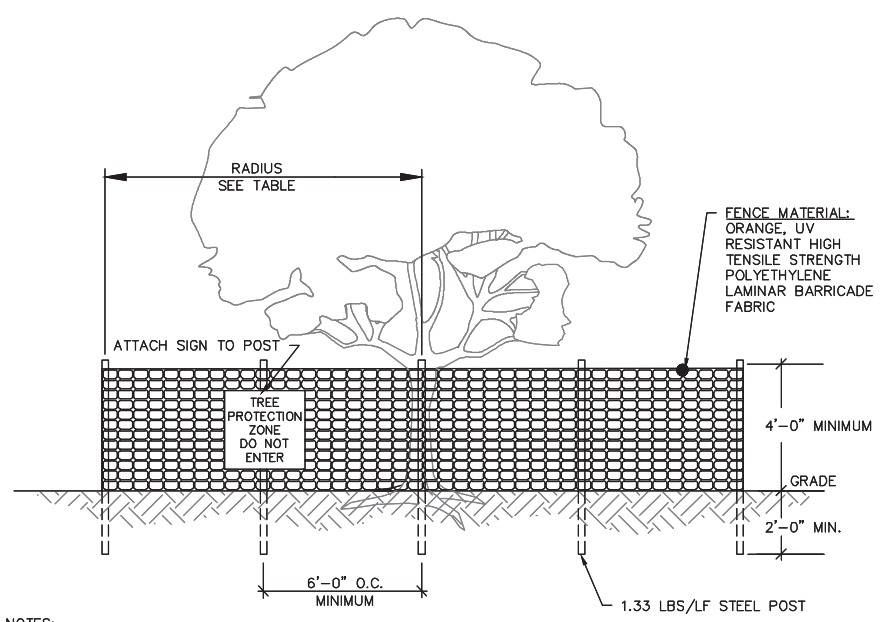


NOTES:
1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
3. WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
4. ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
5. THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
8. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

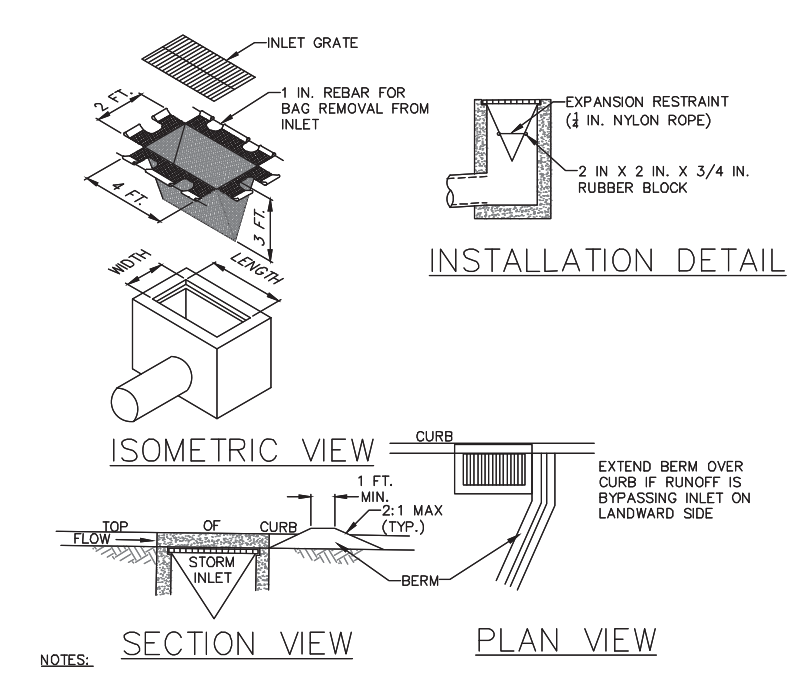
TABLE – RADIUS OF TREE PROTECTION ZONE (TPZ)

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16-6-104, J-3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F-3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

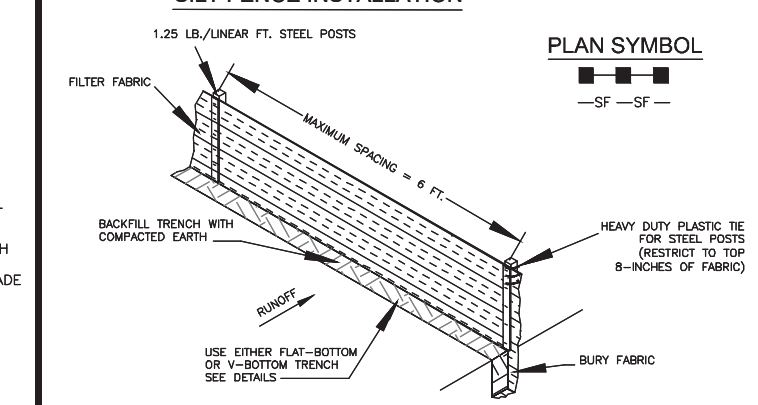
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG GRATE INLET PROTECTION

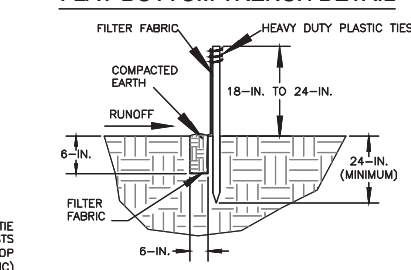
NO SCALE

SILT FENCE INSTALLATION

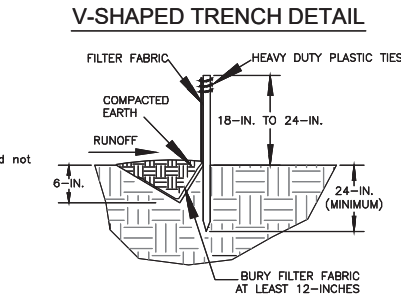


SILT FENCE – GENERAL NOTES
1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall 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



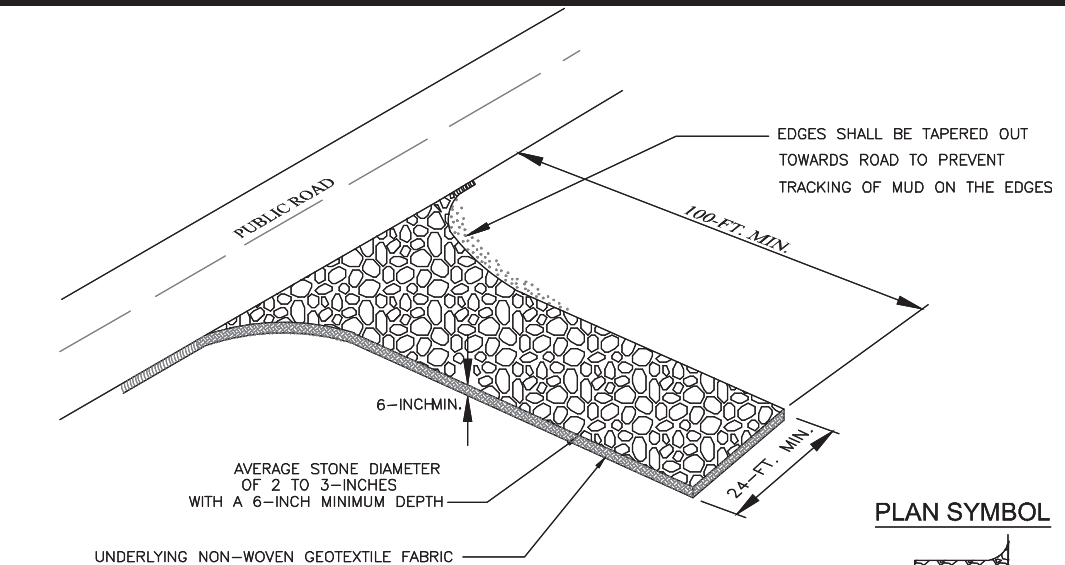
South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

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), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

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

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
GENERAL NOTES — FEBRUARY 2014 DATE



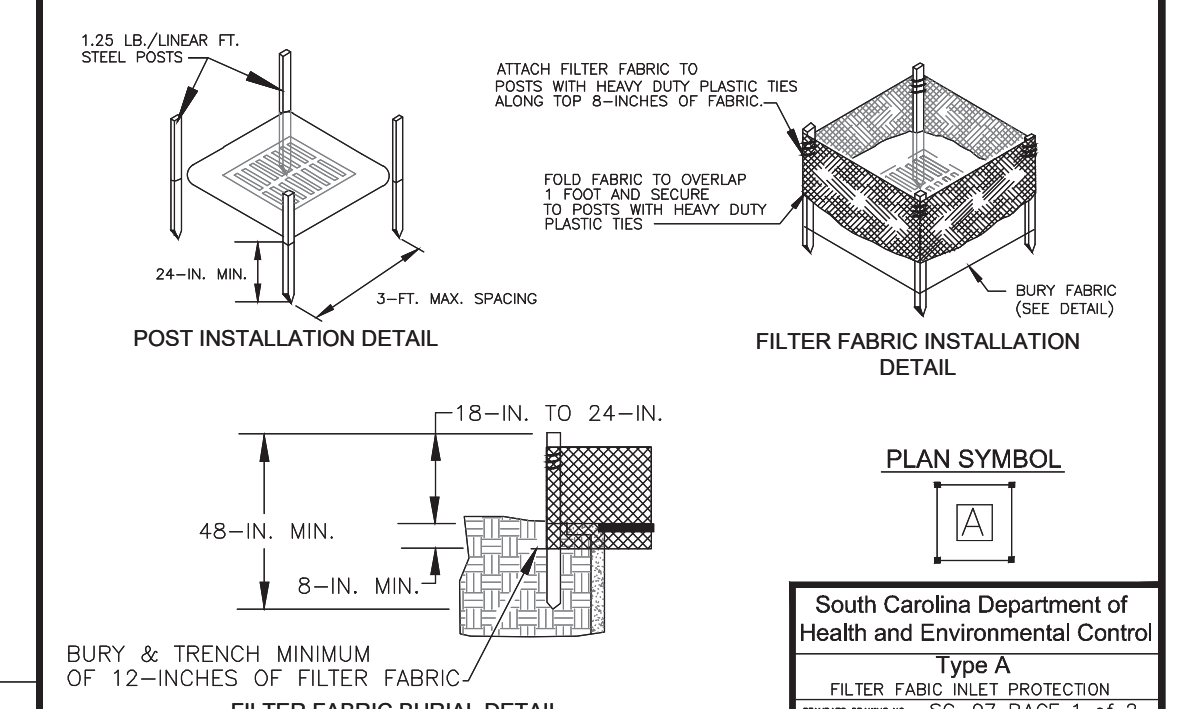
SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
STANDARD DRAWING NO. SC-06 PAGE 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

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

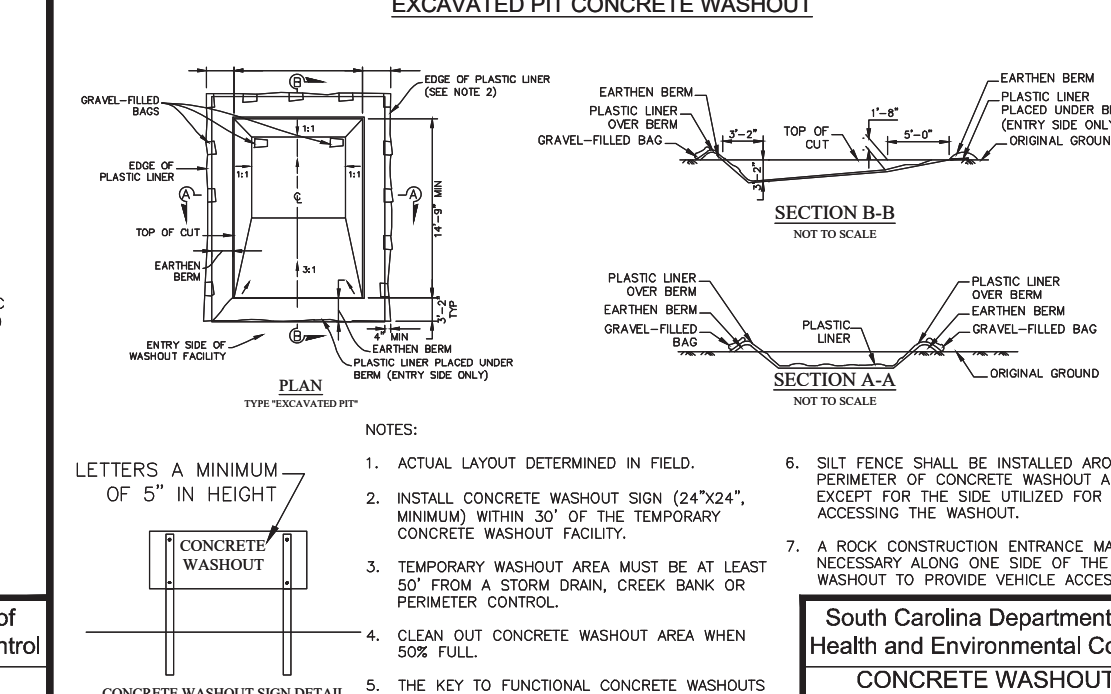
CONSTR. ENTRANCE – INSPECTION & MAINTENANCE
1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after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

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



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

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.

CWS

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

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:
- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:
- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AMD TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

(DC) DUST CONTROL ON DISTURBED AREAS

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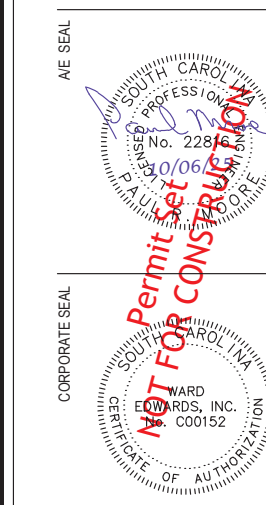
FOOD SERVICE
CAMACHO USA
STRUCTURAL ENGINEER
ADC ENGINEERING
MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES
TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL
CORPORATE SEAL



PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
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TITLE
Initial Erosion Control Details

SHEET NO
C-203A

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Clearing / Demolition Legend	
Demolition	
Milling	
Tree to be Removed	
Tree Protection	

N/F
FRANCIS E. Jr. & BARBARA C MARTIN JTROS
(LOT-11 OAKWOOD PARK)
PIN:R200 015 000 0538 0000
DB:720 PG:1277

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
SHERMAN R. & ADA R. JAMES JTROS
(LOT-20)
PIN:R200 015 000 0294 0000
DB:445 PG:981

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
CROSSROADS ENTERPRISES LLC.
(LOT-17/18)
PIN:R200 015 000 2924 0000
DB:3384 PG:2690

N/F
SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERRO
(LOT-15/16/17)
PIN:R200 015 000 2928 0000
DB:4131 PG:1139

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:189
DB:3972 PG:434

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:337 PG:1749
11,441 SF
0.263 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

ROBIN DRIVE 40' R/W
GREEN LAGOON ALLEY 25' R/W
TUG BOAT LANE 40' R/W
NIDDO BOAT LANE 40' R/W
MIDDLE ISLAND ST 50' R/W

NPDES LIMITS OF DISTURBANCE = 30.5 AC
NPDES LIMITS OF DISTURBANCE = 30.5 AC

DEMO TEMPORARY CAR LOOP
DEMO EXISTING BUS LOOP
DEMO EXISTING BUILDING
DEMO EXISTING BUILDING & ASSOCIATED SIDEWALK
CONTRACTOR TO REMOVE AND DISPOSE OF ALL FENCING AROUND EXISTING BALL FIELD.
TREE PROTECTION (TYP.)
CONTRACTOR TO REMOVE DEMOLISH 6" SEWER LATERAL, BRICK & MORTAR HOLE IN WET WELL WITH HYDRAULIC CONCRETE. RE-COAT WET WELL ACCORDING T...
CONTRACTOR TO REMOVE AND DISPOSE OF 8 LF OF 24" RCP.
CONTRACTOR TO REMOVE AND DISPOSE OF 1 PHASE 1 GRATE INLET.
CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING STORM PIPES AND ASSOCIATED GRATE INLETS.
CONTRACTOR TO REMOVE ABANDONED 6" SEWER LATERAL OR FLOW FILL ENTIRE LINE AND CAP AT BOTH ENDS.
CONTRACTOR TO REMOVE EXISTING UNDERGROUND TELEPHONE LINE. (RELOCATION SHALL BE COORDINATED WITH UTILITY SERVICE PROVIDER & BCSD.)
CONTRACTOR TO REMOVE EXISTING GAS TANKS. (RELOCATION SHALL BE COORDINATED WITH BCSD.)
CONTRACTOR TO REMOVE EXISTING UNDERGROUND ELECTRICAL LINE. (RELOCATION SHALL BE COORDINATED WITH UTILITY SERVICE PROVIDER & BCSD.)
CONTRACTOR TO REMOVE & DISPOSE OF EXISTING GREASE TRAP.
DES-BCM LINE IS PROPERTY LINE
APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES
APPROXIMATE LOCATION OF FEMA FLOOD LINE
ZONE X (0.2% CHANCE)
ZONE AE ELEV. 11'
ZONE AE ELEV. 13'
MARSHES OF WARSAW FLATS & MORGAN RIVER
WETLAND (NON TIDAL) 3.257 SF 0.075 AC
BENCHMARK NAIL IN LIGHT POLE EL.=17.60' DATUM: NAVD88
EXISTING 8" WATER MAIN
EXISTING PUMP STATION
ONE STORY CONCRETE SIDED BUILDING
TWO STORY CONCRETE SIDED BUILDING
GREASE TRAP (FILLED W/GREASE) RIM:13.00' SUMP:6.94' IE:CNA
GREASE TRAP (FILLED W/GREASE) RIM:13.01' SUMP:6.89' IE(E):10.98' IE(W):CNA EXISTING GREASE TRAP
FFE:14.50'
FFE:14.44'
FFE:14.43'
FFE:14.2'
BASKETBALL COURT
INFIELD
TRACK
FENCE TRANSITION
4' CHAINLINK FENCE
6' CHAINLINK FENCE
5' CHAINLINK FENCE
GATE
SHED
CANOPY
PLASTIC GRATE
UNTRACEABLE
ABANDONED
SHEET 01
SHEET 02
SHEET 03
SHEET 04
SHEET 05

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
WE Project #:	23001

PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Clearing & Demolition Plan

SHEET NO
C-301A

Scale: 1" = 30' Feet

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LANDSCAPE ARCHITECT
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FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

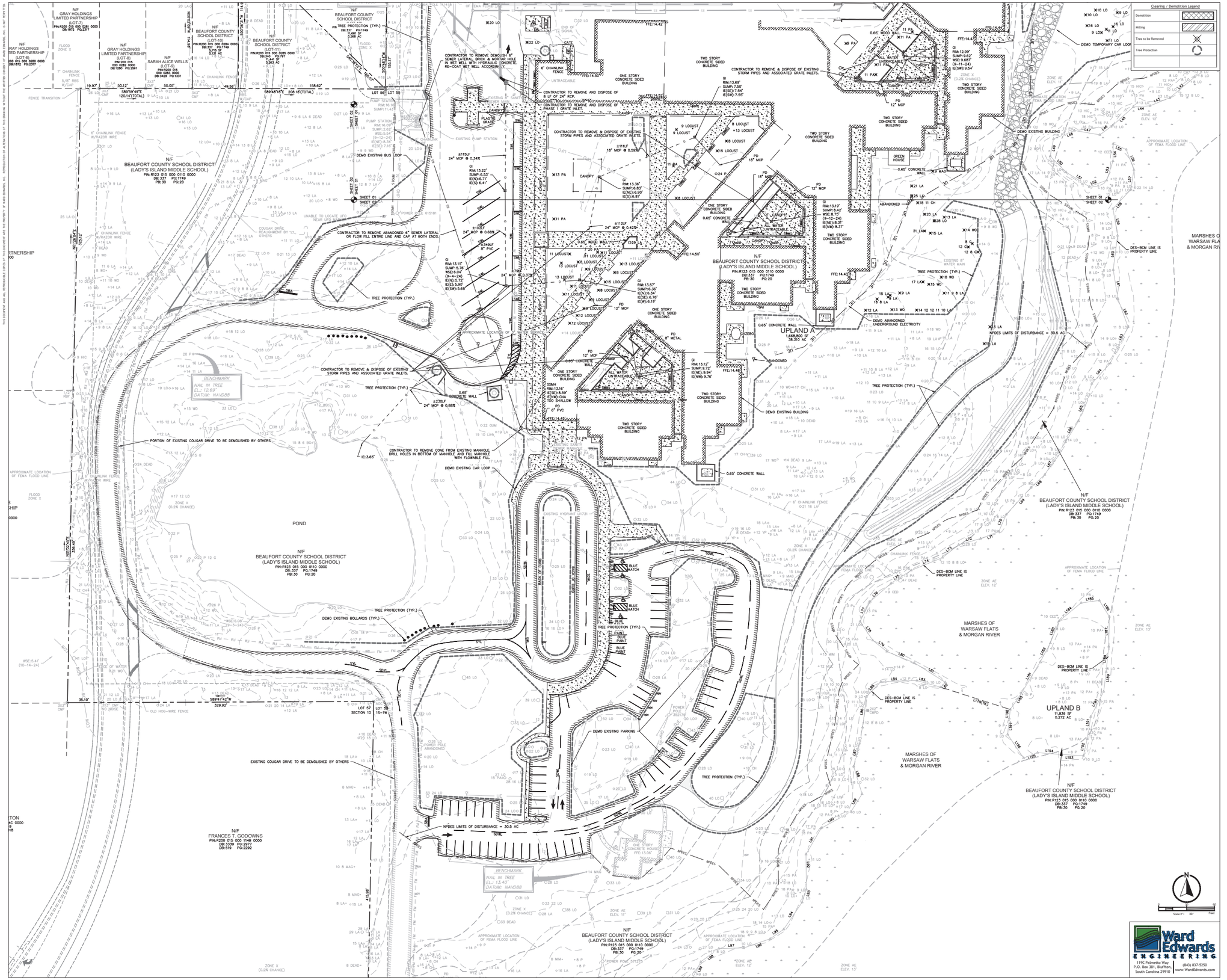
Ward Edwards ENGINEERING
11KC Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

AE SEAL

CORPORATE SEAL

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
50 COUGAR DR, LADY'S ISLAND, SC 29907

Not For Construction
Permit Set



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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AIR SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT PHASE 2

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235051

PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Clearing & Demolition Plan

SHEET NO
C-302A

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(LOT-11 OAKWOOD PARK)
PIN:R200 015 000 0538 0000
DB:720 PG:1277

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

TUG BOAT LANE
40' R/W

INDIGO BAY LANE
40' R/W

GREEN LAGOON ALLEY 25' R/W

5' CHAINLINK FENCE

FENCE TRANSITION

LOT 41 LOT 42 LOT 43

AOC 6/8"
N: 212,581.59
E: 2,109,915.79

S89°51'09"E 660.72'(TOTAL)
653.06'
5-FT BUFFER

457.47'

7.66'

6" CHAINLINK FENCE

N/F
SHERMAN R. & ADA R. JAMES JTROS
(LOT-20)
PIN:R200 015 000 0294 0000
DB:445 PG:981

165.17'

5-FT BUFFER

SHED

4" CHAINLINK FENCE

33.7" CMF
(BROKEN)

FENCE TRANSITION

N/F
CROSSROADS ENTERPRISES LLC.
(LOT-17/18)
PIN:R200 015 000 2924 0000
DB:3384 PG:2690

N00°04'18"E
305.47'(TOTAL)

75.34'

99.86'

N/F
SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERRO
(LOT-15/16/17)
PIN:R200 015 000 2928 0000
DB:4131 PG:1139

99.87'

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

49.54'

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434

S89°53'09"E
119.95'

5-FT BUFFER

N00°27'51"W
100.21'

ROBIN DRIVE 40' R/W

BENCHMARK
NAIL IN TREE
EL.: 17.60'
DATUM: NAVD88

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:3337 PG:1749
PB:30 PG:20
10,681 SF
0.245 AC

N/F
BEAUFORT COUNTY
SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:3337 PG:1797
PB:30 PG:20
14,242 SF
0.327 AC

N00°04'18"E
155.17'

S89°48'18"E 208.18'(107A)

158.62'

LOT 56 LOT 55

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0010 0000
DB:337 PG:1749
PB:30 PG:20

APPROXIMATE LOCATION OF FEMA FLOOD LINE

FLOOD ZONE X

ZONE X
(0.2% CHANCE)

TRACK

GATE

4" CHAINLINK FENCE

200' RUN

PROPOSED CONCRETE PADS FOR BLEACHERS

±178LF
18" HDPE @ 0.26%

±187LF
18" HDPE @ 0.24%

±225LF
18" HDPE @ 0.24%

SD

GI
RIM:13.37'
SUMP:9.26'
WSE:9.72'
(9-11-24)
IE(S):9.76'

GI
RIM:13.18'
SUMP:9.73'
WSE:10.23'
(9-11-24)
IE(S):10.29'

GI
RIM:13.25'
SUMP:8.77'
WSE:9.28'
(9-11-24)
IE(S):9.28'
IE(SW):9.34'

GI
RIM:12.99'
SUMP:9.30'
WSE:9.74'
(9-11-24)
IE(S):9.84'
IE(W):9.83'

W

N 212294.52
E 2110255.38

N 212264.55
E 2110527.47

PROPOSED FIELD HOUSE

N 212234.54
E 2110563.14

PROPOSED BASKETBALL COURT

62'

20'

PROPOSED FIRE ACCESS

N 212059.83
E 2110405.23

NEW MIDDLE SCHOOL
FFE: 14.65

UNTRACEABLE

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0010 0000
DB:337 PG:1749
PB:30 PG:20

ZONE X
(0.2% CHANCE)

PROPOSED BASEBALL FIELD

PROPOSED BASEBALL DUGOUTS

30' WETLAND BUFFER

WETLAND
(NON TIDAL)
3,257 SF
0.075 AC

PROPOSED SOFTBALL DUGOUTS

PROPOSED SOFTBALL FIELD

50' BCM CRITICAL LINE BUFFER

DES-BCM LINE IS PROPERTY LINE

DES-BCM LINE IS PROPERTY LINE

APPROXIMATE LOCATION OF FEMA FLOOD LINE

ZONE AE
ELEV. 13'

MARSHES OF
WARSAW FLATS
& MORGAN RIVER

PROPOSED STUDENT DROP-OFF

PROPOSED BUS LOOP

UNABLE TO LOCATE UFO
NEAR UFO MARKER

PUMP STATION
RIM:16.09'
SUMP:2.62'
WSE:5.54'
(9-12-24)
E(NE):8.54'
IE(SE): 7.16'

PUMP STATION
RIM:15.16'
SUMP:11.43'

BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0010 0000
PB:30 DB:337 PG:1749

SHEET 01
SHEET 02

SHEET 02
SHEET 01

SHEET 02
SHEET 03

SHEET 03
SHEET 02

SHEET 01
SHEET 02

N 211958.29
E 2110288.22

N 211951.19
E 2110071.10

N 211963.18
E 2110126.17

N 211942.30
E 2110505.72

N 211942.30
E 2110253.72

N 211910.80
E 2110231.22

N 211912.30
E 2110288.22

N 211912.05
E 2110479.04

N 211912.27
E 2110533.09

N 211882.30
E 2110294.04

N 211882.30
E 2110474.04

N 211951.19
E 2110026.10

N 211908.41
E 2110100.20

N 211933.32
E 2110030.55

N 211924.16
E 2110009.65

N 211856.80
E 2110231.22

N 211875.30
E 2110294.04

N 211875.30
E 2110474.04

N 211845.30
E 2110261.23

N 211815.30
E 2110294.04

N 211815.30
E 2110465.04

N 211845.30
E 2110502.68

N 211834.04
E 2110231.22

N 211840.65
E 2110206.19

N 211856.55
E 2110121.20

N 211824.22
E 2110121.19

N 211818.49
E 2110054.19

N 211828.29
E 2110013.99

N 211818.49
E 2110102.19

N 211810.19
E 2109980.99

N 211797.12
E 2110013.99

N 211780.29
E 2110525.10

N 211778.30
E 2110261.23

N 211778.30
E 2110294.04

N 211808.30
E 2110294.04

N 211808.30
E 2110465.04

N 211748.30
E 2110294.04

N 211748.30
E 2110465.04

N 211745.50
E 2110102.19

N 211745.17
E 2110222.18

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E 2110086.19

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E 2110009.49

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E 2110487.30

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E 2110525.10

N 211741.30
E 2110294.04

N 211741.30
E 2110465.04

N 211741.08
E 2110121.19

N 211710.79
E 2110030.25

N 211719.48
E 2110080.85

N 211708.04
E 2110231.22

N 211711.05
E 2110261.22

N 211681.30
E 2110288.80

N 211681.08
E 2110504.80

N 211682.00
E 2110227.77

N 211675.81
E 2110287.94

N 211682.77
E 2110211.31

PC 14+54.80

Scale 1"= 30' Feet

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119C Palmetto Way
P.O. Box 381, Bluffton,
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LANDSCAPE ARCHITECT
J.K. TILLER ASSOCIATES

FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

CORPORATE SEAL

SOUTH CAROLINA
WARD EDWARDS, INC.
C00152
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED
No. 22984
PROFESSIONAL ENGINEER

10/06/25

Not For Permit or Construction

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
310 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235051

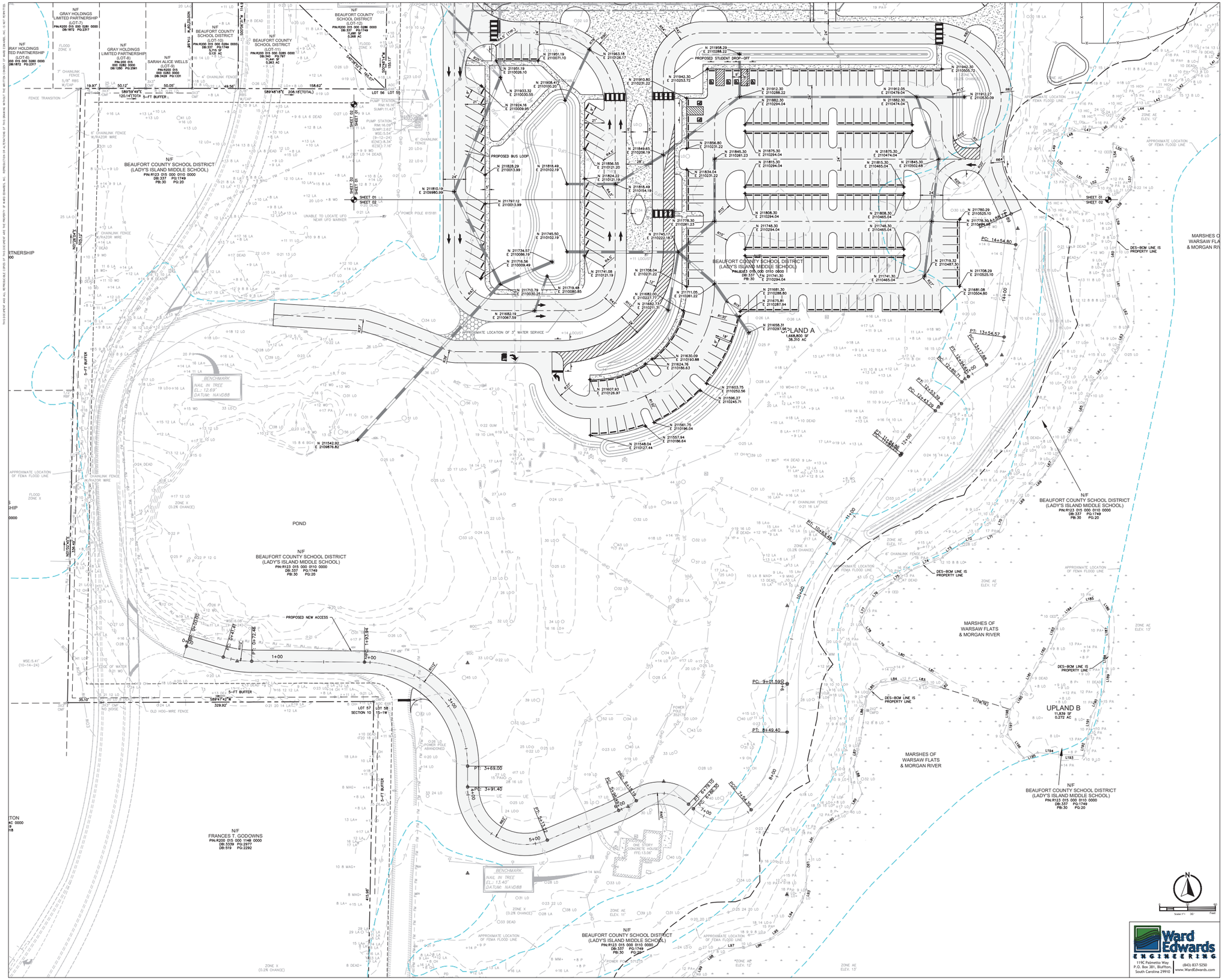
PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Site Layout Plan

SHEET NO
C-401A



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J.K. TILLER ASSOCIATES

FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AIR SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT PHASE 2

BEAUFORT COUNTY SCHOOL DISTRICT

30 COLGATE DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Site Layout Plan

SHEET NO
C-402A

Ward Edwards ENGINEERING
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Grading Legend	
	Proposed
Top of Pavement Elevation	⊗ TP: 22.50
Top of Walk Elevation	⊗ TW: 22.50
Top of Curb Elevation	⊗ TC: 22.50
Finish Grade	⊗ FG: 22.5
High Point	⊗ HP
Low Point	⊗ LP
Contour	10
Ditch Centerline	
Direction of Flow	

N/F
FRANCIS E. Jr. & BARBARA C MARTIN JTROS
(LOT-11 OAKWOOD PARK)
PIN:R200 015 000 0536 0000
DB:720 PG:1277

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:3036

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0157 0000
PB:129 PG:24
DB:4155 PG:2790

TUG BOAT LANE
40' R/W

INDIGO BAY LANE
40' R/W

GREEN LAGOON ALLEY 25' R/W

N/F
SHERMAN R. & ADA R. JAMES JTROS
(LOT-20)
PIN:R200 015 000 0294 0000
DB:445 PG:981

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

N/F
CROSSROADS ENTERPRISES LLC.
(LOT-17/18)
PIN:R200 015 000 292A 0000
DB:3384 PG:2690

N/F
SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERRO
(LOT-15/16/17)
PIN:R200 015 000 2928 0000
DB:4131 PG:1139

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434

ROBIN DRIVE 40' R/W

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 028A 0000
DB:337 PG:1749
11,681 SF
0.268 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0287 0000
DB:345 PG:787
11,441 SF
0.263 AC

BENCHMARK
NAIL IN TREE
EL.= 17.60'
DATUM: NAVD88

AGC 6987
N:212,581.59
E:2,109,915.79

APPROXIMATE LOCATION OF FEMA FLOOD LINE

FLOOD ZONE X

ZONE X
(0.2% CHANCE)

ZONE AE
ELEV. 12'

ZONE AE
ELEV. 13'

WETLAND
(NON TIDAL)
3,257 SF
0.075 AC

TREE PROTECTION (TYP.)

UNTRACEABLE

NEW MIDDLE SCHOOL FFE: 14.65

BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

DES-BOM LINE IS PROPERTY LINE

MARSHES OF WARSAW FLATS & MORGAN RIVER

SHEET 01
SHEET 02

Scale: 1" = 30' Feet

Ward Edwards ENGINEERING
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FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEERS
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL
SOUTH CAROLINA
REGISTERED
No. 22986
ARCHITECT
05/06/2025
Permit & Plan Review
Not For Construction

CORPORATE SEAL
WARD EDWARDS, INC.
C00152
CERTIFICATE OF AUTHORIZATION

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COGGESWELL LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23S051

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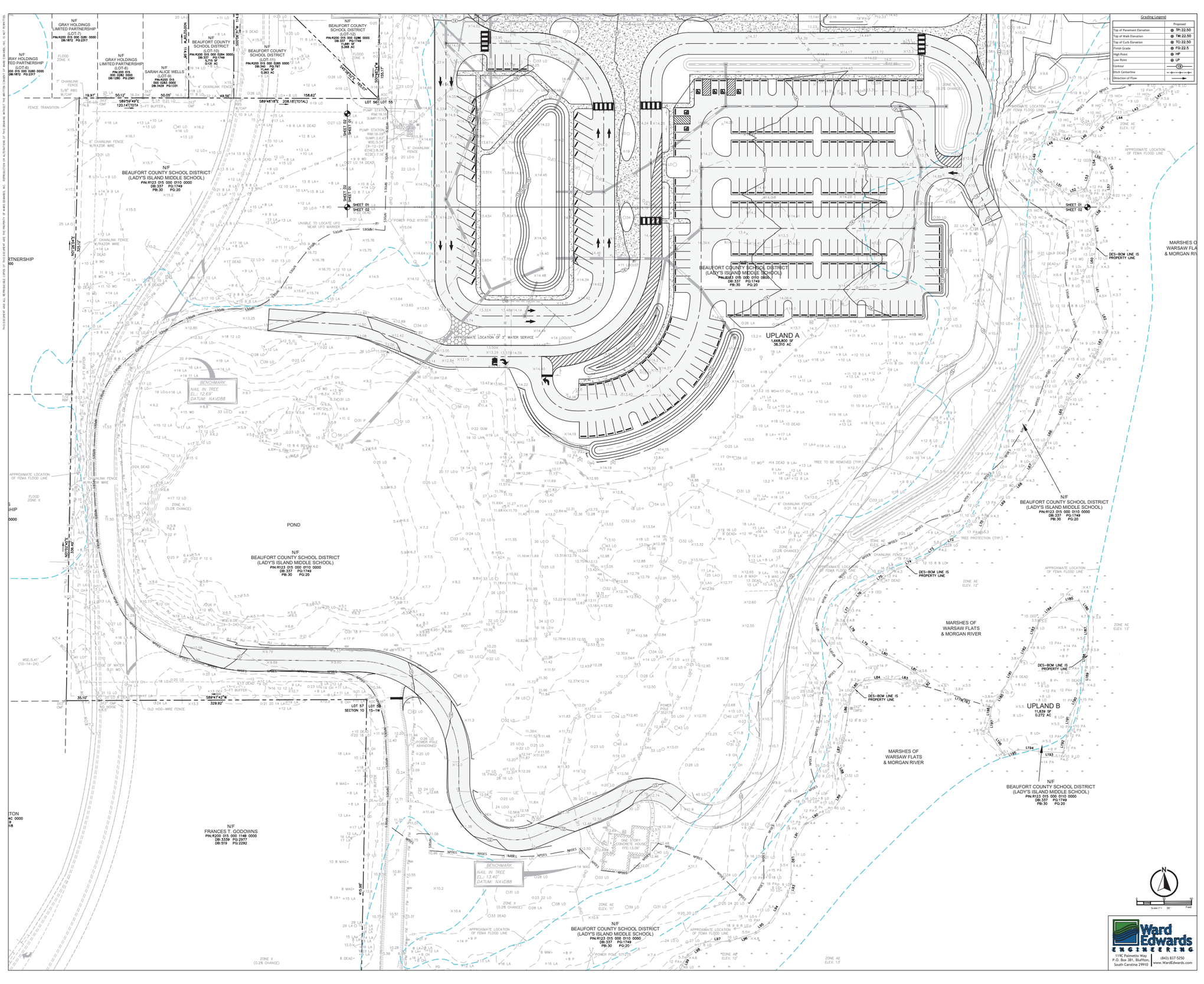
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Grading Plan

SHEET NO
C-501A



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J.K. TILLER ASSOCIATES

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STRUCTURAL ENGINEER
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MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AIA SEAL

CORPORATE SEAL

Permit Set Not For Construction

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 236051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Grading Plan

SHEET NO
C-502A

Scale: 1" = 30' Feet

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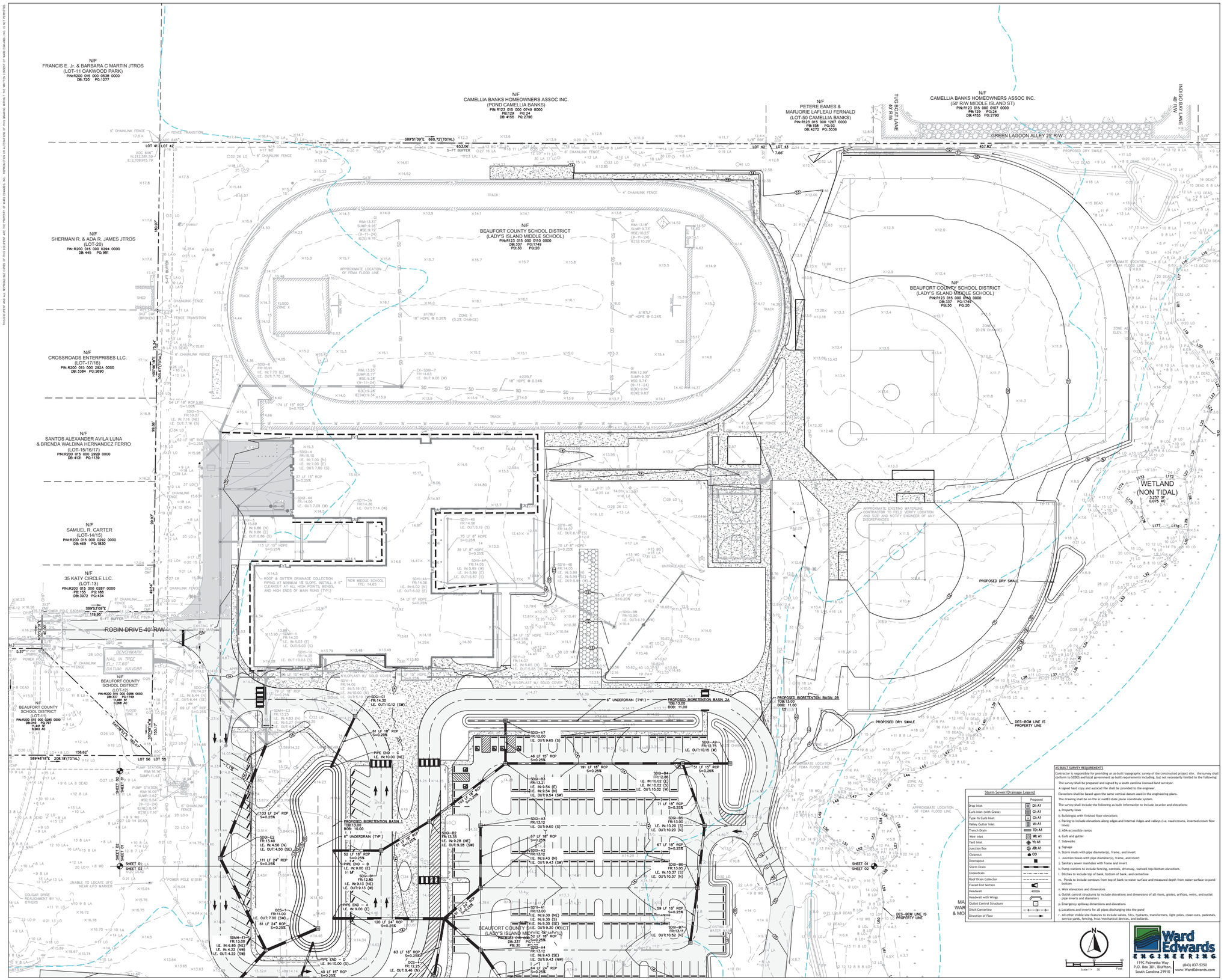
N/F
FRANCIS E. Jr. & BARBARA C MARTIN JTROS
(LOT-11 OAKWOOD PARK)
PIN:R200 015 000 0538 0000
DB:720 PG:1277
N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790
N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036
N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790
TUG BOAT LANE
40' R/W
INDIGO BAY LANE
40' R/W
GREEN LAGOON ALLEY 25' R/W
N/F
SHERMAN R. & ADA R. JAMES JTROS
(LOT-20)
PIN:R200 015 000 0294 0000
DB:445 PG:981
N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20
N/F
CROSSROADS ENTERPRISES LLC.
(LOT-17/18)
PIN:R200 015 000 2924 0000
DB:3384 PG:2690
N/F
SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERRO
(LOT-15/16/17)
PIN:R200 015 000 2928 0000
DB:4131 PG:1139
N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830
N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434
ROBIN DRIVE 40' R/W
BENCHMARK
NAIL IN TREE
EL.: 17.60'
DATUM: NAVD88
N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-12)
PIN:R200 015 000 0286 0000
DB:337 PG:1749
11,686 SF
0.268 AC
N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:345 PG:797
11,441 SF
0.263 AC
WETLAND
(NON TIDAL)
3,257 SF
0.075 AC +/-
PROPOSED DRY SWALE
PROPOSED BIORETENTION BASIN 1
PROPOSED BIORETENTION BASIN 2A
PROPOSED BIORETENTION BASIN 2B
DES-BCM LINE IS PROPERTY LINE
APPROXIMATE LOCATION OF FEMA FLOOD LINE
ZONE X (0.2% CHANCE)
ZONE AE ELEV. 11'
TRACK
4' CHAINLINK FENCE
6' CHAINLINK FENCE
5' CHAINLINK FENCE
FENCE TRANSITION
GATE
SHED
POWER POLE
SIGNAL
PUMP STATION
UNABLE TO LOCATE UFO MARKER NEAR UFO MARKER
COUGAR DRIVE REALIGNMENT BY OTHERS
NEW MIDDLE SCHOOL FFE: 14.65
ROOF & GUTTER DRAINAGE COLLECTION PIPING AT MINIMUM 1% SLOPE. INSTALL A 6" CLEANOUT AT ALL HIGH POINTS, BENDS, AND HIGH ENDS OF MAIN RUNS (TYP.)
APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES
UNTRACEABLE
EXISTING WATER VALVE
SHEET 01
SHEET 02
SHEET C2
SHEET C3
SHEET C4
SHEET C5
N89°51'09"E 660.72'(TOTAL)
653.06'
5-FT BUFFER
S89°51'09"E 119.95'
S89°48'18"E 208.18'(TOTAL)
158.62'
LOT 56
LOT 55
LOT 41
LOT 42
LOT 43
7.66'
457.82'
N00°08'42"W 165.07'
N00°08'42"W 75.34'
N00°08'42"W 505.47'(TOTAL)
N00°08'42"W 99.86'
N00°08'42"W 99.87'
N00°08'42"W 49.54'
N00°08'42"W 165.17'
N00°08'42"W 165.07'
S00°08'42"E 165.07'
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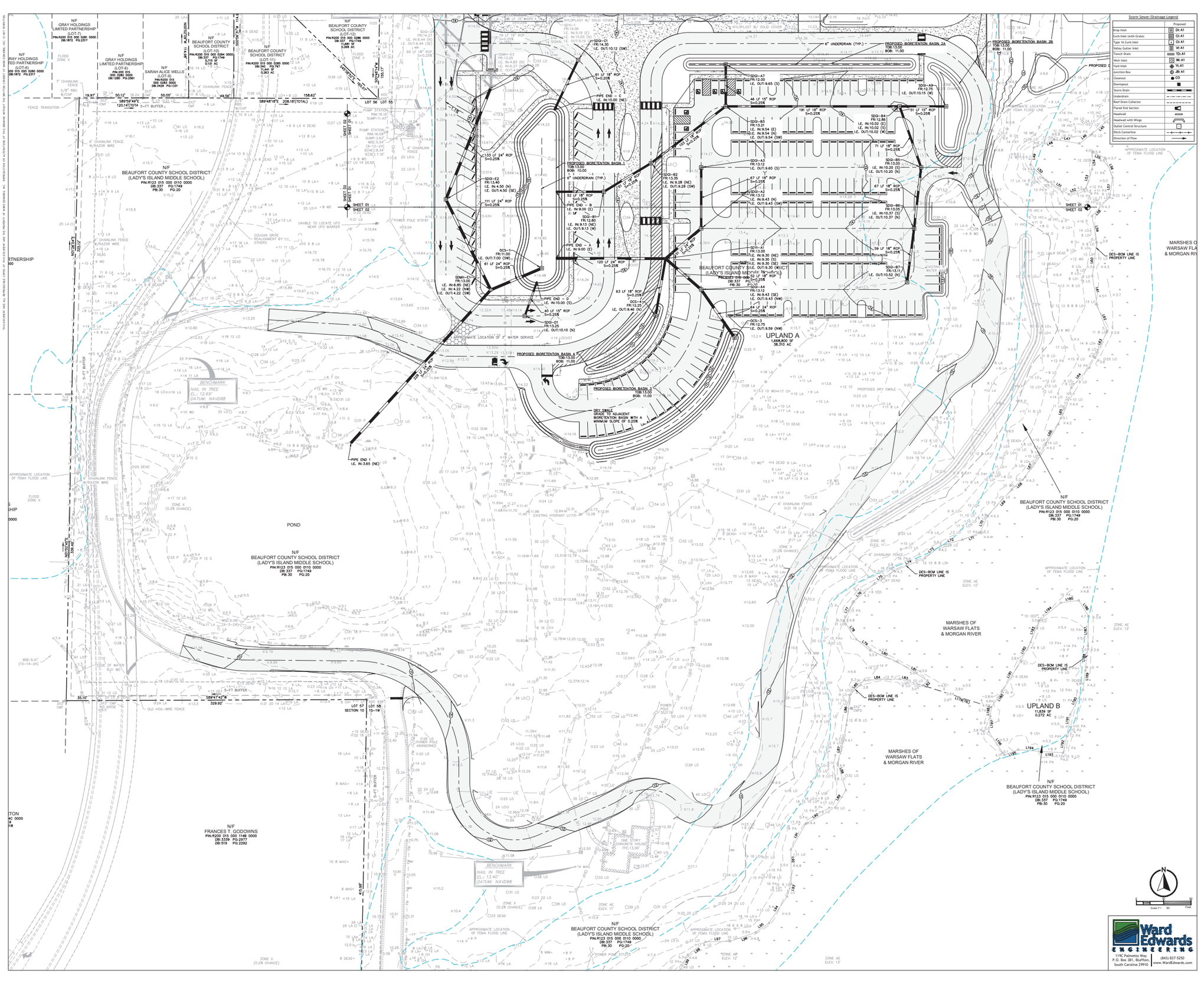
S00°08'42"E 165.07'
S00°08'42"E 165.07



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WARD EDWARDS ENGINEERING

LANDSCAPE ARCHITECT
J.K. TILLER ASSOCIATES

FOOD SERVICE
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STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

CORPORATE SEAL
SOUTH CAROLINA
No. 22986
REGISTERED
PROFESSIONAL ENGINEER
10/06/25
Not For Permit or Construction
WARD EDWARDS, INC.
C00152
CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 236051

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Drainage Plan

SHEET NO
C-602A

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

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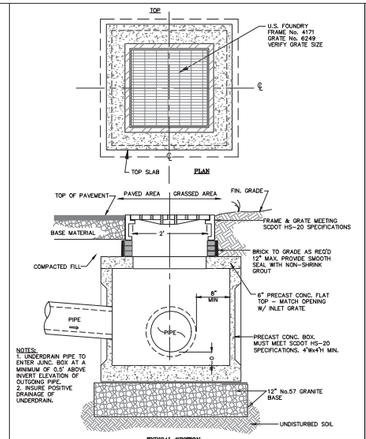
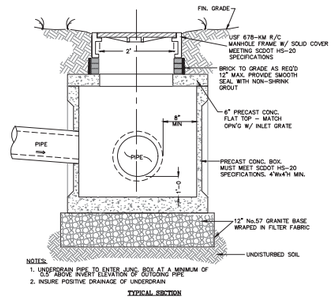


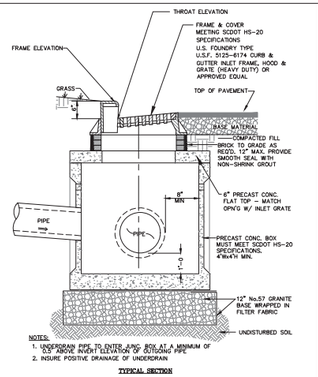
GRATE INLET

DETAIL 02630-027



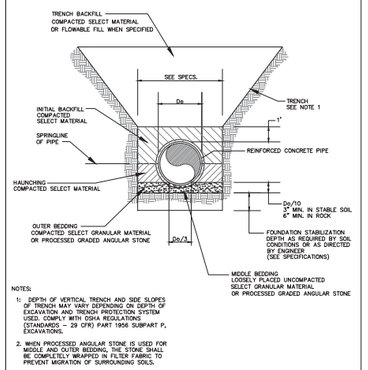
JUNCTION BOX WITH FRAME AND COVER

DETAIL 02630-030

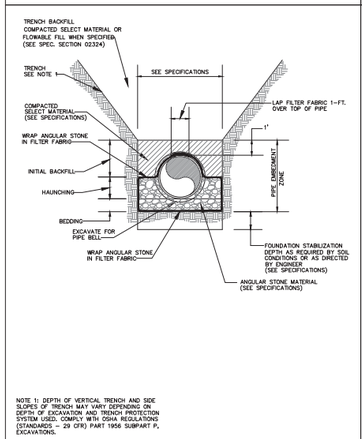


CURB INLET WITH FRAME AND COVER

DETAIL 02630-028



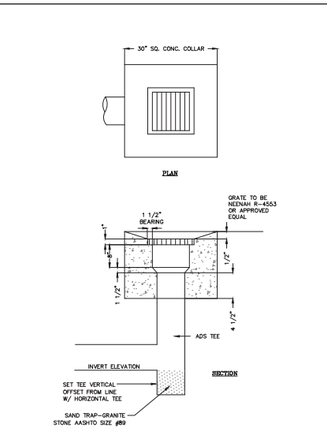
EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



EMBEDMENT DETAIL FOR THERMOPLASTIC GRAVITY SEWERS AND DRAINS

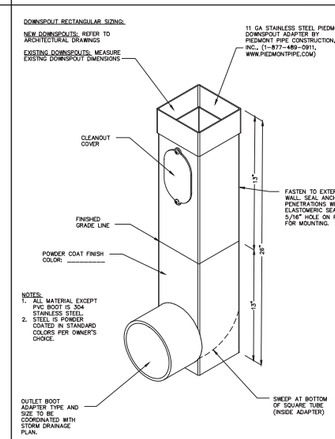
DETAIL 02537 - XX

SCALE: NONE

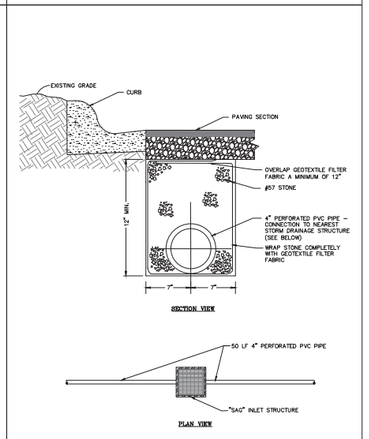


YARD INLET

DETAIL 02630-020



GUTTER DOWNSPOUT ADAPTER



NOTE: PROVIDE UNDERDRAINS AT "SAG" INLET LOCATIONS ONLY.

UNDERDRAIN DETAIL

DETAIL 02630-025

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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL

SOUTH CAROLINA LICENSED ARCHITECT No. 22366 REGISTERED ARCHITECT

Permit Set Not For Construction

CORPORATE SEAL

SOUTH CAROLINA WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 DOUGLAS DR, LADY'S ISLAND, SC 29907

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
WE Project #:	235001

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Drainage Details

SHEET NO
C-603A

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton, South Carolina 29910
(843) 837-5250
www.WardEdwards.com

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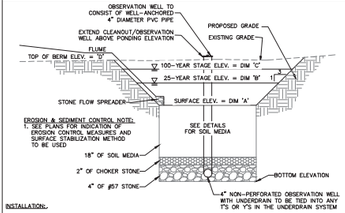


INSTALLATION:

The planting texture should be sandy loam or loamy sand. The mix should be approximately 85–88% clean, washed sand, 8–12% silt or topsoil, and 3–5% organic or leaf compost.
The soils should have an infiltration rate of atleast 0.25 in/hr, while a rate between 1 and 2 in/hr is preferred.
The soils should have a P-Index of less than 30.
The soils should have an exchange capacity (CEC) that exceeds 10 milliequivalents (meq) per 100 grams of dry weight.
The soils should have a pH of 6–8
The minimum depth of the planting mix shall be based on the following:

1.5–feet for grass only bioretention areas,
3.0–feet for bioretention areas that utilize shrubs, and
4.0–feet for bioretention areas that utilize trees.

INSPECTION AND MAINTENANCE:

Regular inspection and maintenance is critical to the effective operation of bioretention areas as designed. Maintenance responsibility of the bioretention area shall be vested with a responsible authority by means of a legally binding and enforceable maintenance agreement that is executed as a condition of plan approval.

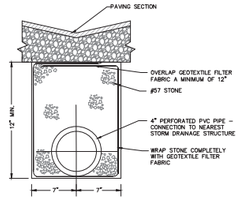
The surface of the ponding area may become clogged with fine sediments over time. Core aeration or cultivating unvegetated areas may be required to ensure adequate filtration.

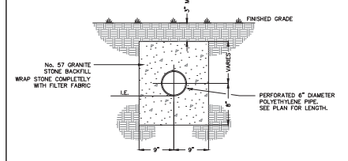
Other required maintenance includes but is not limited to:

Pruning and weeding to maintain appearance shall be done periodically as needed.
Hardwood mulch shall be replaced or replenished 2–to 3–inches thick periodically as needed.
Trash and debris shall be removed periodically as needed.

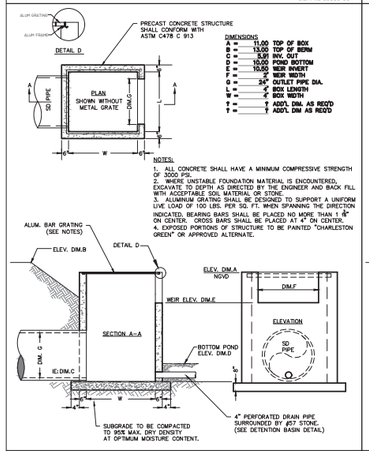
DIMENSION TABLE

DIM.	BIORETENTION 1	BIORETENTION 2	BIORETENTION 3	BIORETENTION 4
A	10.00	10.00	10.00	10.00
B	11.63	12.13	11.69	11.80
C	11.97	12.38	12.03	12.09
D	13.00	13.00	13.00	13.00

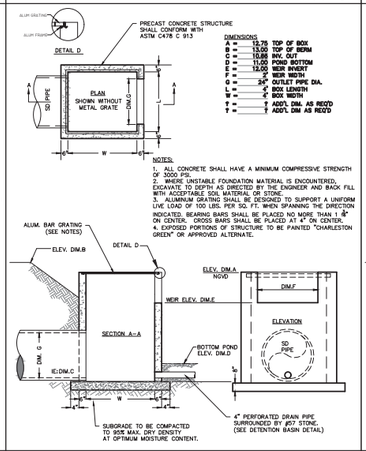




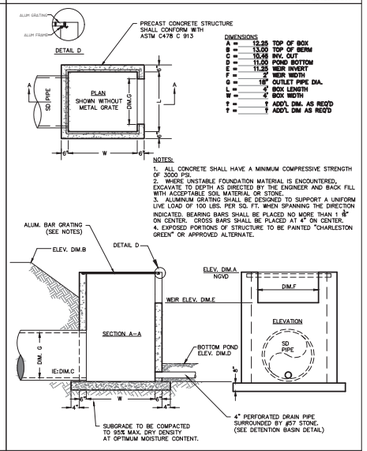
ENHANCED BIORETENTION CROSS SECTION
DETAIL 02630-034



UNDERDRAIN DETAIL
DETAIL 02630-025



DRY POND UNDERDRAIN
DETAIL 02630-014



OUTLET CONTROL STRUCTURE #1 (BIORETENTION #1)
DETAIL 02630-031

OUTLET CONTROL STRUCTURE #3 (BIORETENTION #3)
DETAIL 02630-031

OUTLET CONTROL STRUCTURE #4 (BIORETENTION #4)
DETAIL 02630-031

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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 DOUGHERTY, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23S001

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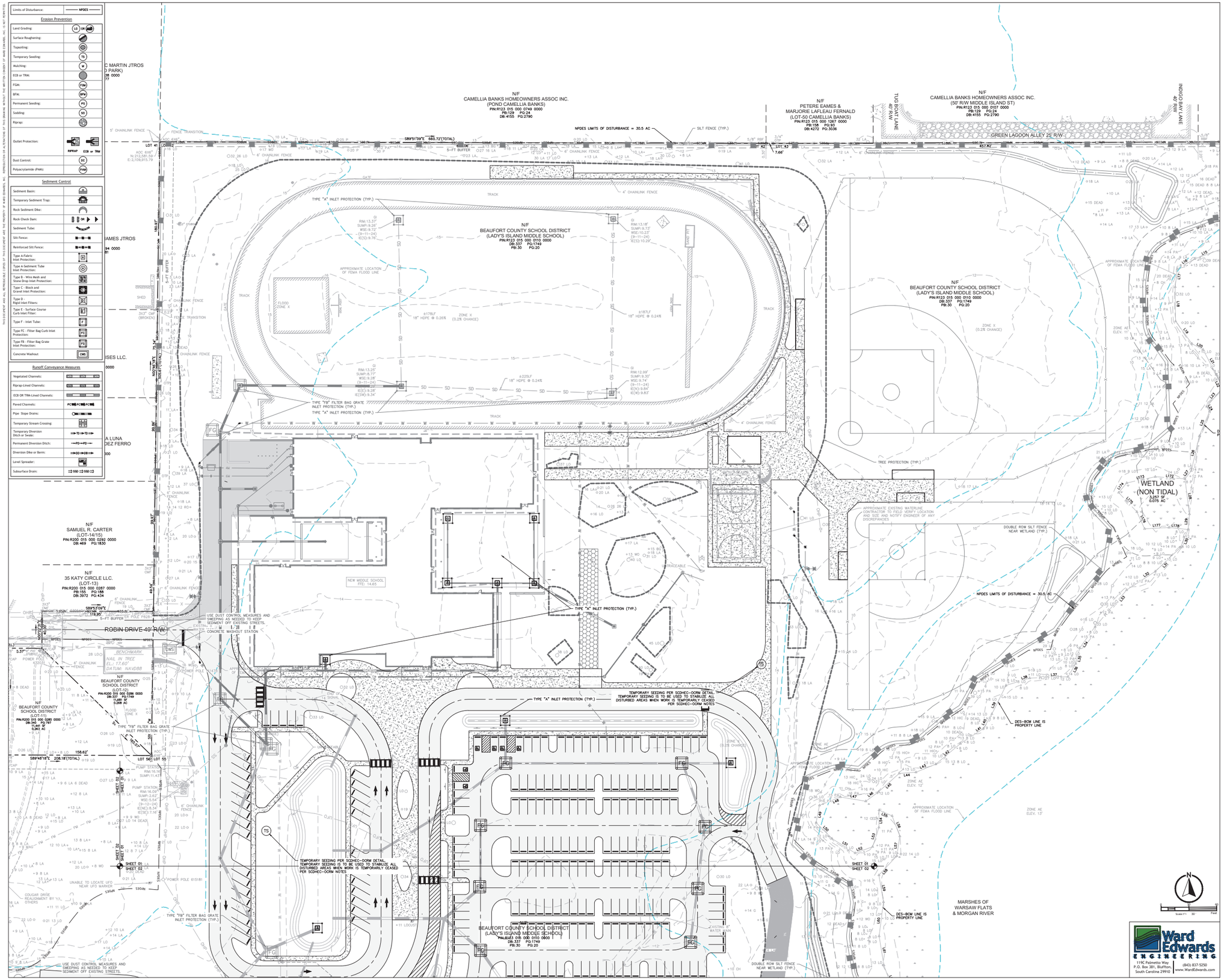
PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
Drainage Details

SHEET NO
C-604A



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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AR. SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2298 JAMES W. MEEKS

Not Permitted For Construction

CORPORATE SEAL

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. C00152

PROJECT TITLE

LADYS ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DRIVE, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23S051

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PHASE
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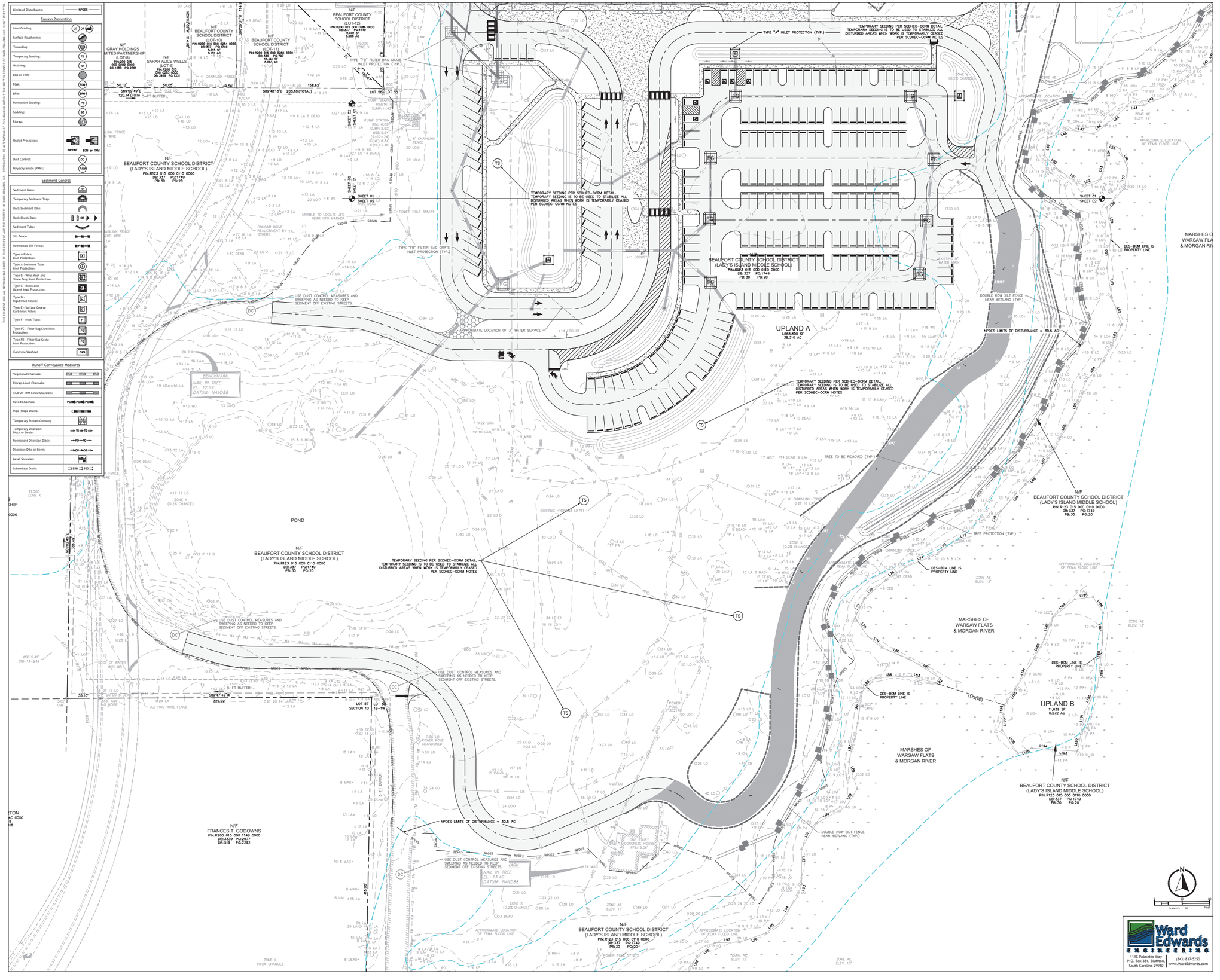
ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Intermediate Erosion Control Plan

SHEET NO
C-801A


Limits of Disturbance: NPDES
Erosion Prevention
Land Grading: LG OR
Surface Roughening:
Topsoiling:
Temporary Seeding: TS
Mulching: M
ECB or TRM:
FGM:
BFM:
Permanent Seeding: PS
Sodding: SO
Riprap:
Outlet Protection: RIPRAP ECB or TRM
Dust Control: DC
Polyacrylamide (PAM): PAM
Sediment Control
Sediment Basin:
Temporary Sediment Trap:
Rock Sediment Dike:
Rock Check Dam: OR
Sediment Tube:
Silt Fence:
Reinforced Silt Fence:
Type A-Fabric Inlet Protection: IA
Type A-Sediment Tube Inlet Protection:
Type B - Wire Mesh and Stone Drop Inlet Protection: IB
Type C - Block and Gravel Inlet Protection: IC
Type D - Rigid Inlet Filters: ID
Type E - Surface Course Curb Inlet Filter: IE
Type F - Inlet Tube: IF
Type FC - Filter Bag Curb Inlet Protection: IFC
Type FB - Filter Bag Grate Inlet Protection: IFG
Concrete Washout: CWS
Runoff Conveyance Measures
Vegetated Channels: VC VCN VCR
Riprap-Lined Channels: RC RCN RCR
ECB OR TRM-Lined Channels:
Paved Channels: PC PC PC
Pipe Slope Drains:
Temporary Stream Crossing:
Temporary Diversion Ditch or Swale: TD TD
Permanent Diversion Ditch: PD PD
Diversion Dike or Berm: DD DD
Level Spreader:
Subsurface Drain: SSD SSD
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0110 0000 DB:337 PG:1749 PB:30 PG:20
N/F GRAY HOLDINGS LIMITED PARTNERSHIP (LOT-8) PIN:255 015 000 0282 0000 DB:1280 PG:2561
N/F SARAH ALICE WELLS (LOT-9) PIN:R200 015 000 0283 0000 DB:3429 PG:1330
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-10) PIN:R200 015 000 0284 0000 DB:337 PG:1749 5,715 SF 0.131 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-11) PIN:R200 015 000 0285 0000 DB:3434 PG:797 14,313 SF 0.363 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-12) PIN:R200 015 000 0286 0000 DB:337 PG:1749 11,691 SF 0.268 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0110 0000 DB:337 PG:1749 PB:30 PG:20
UPLAND A 1,668,800 SF 38.310 AC
UPLAND B 11,839 SF 0.272 AC
MARSHES OF WARSAW FLATS & MORGAN RIVER
POND
N/F FRANCES T. GODOWNS PIN:R200 015 000 1148 0000 DB:3339 PG:2977 DB:519 PG:2292
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0110 0000 DB:337 PG:1749 PB:30 PG:20
TYPE "A" INLET PROTECTION (TYP.)
TYPE "FB" FILTER BAG GRATE INLET PROTECTION (TYP.)
TEMPORARY SEEDING PER SCDHEC-OCRM DETAIL. TEMPORARY SEEDING IS TO BE USED TO STABILIZE ALL DISTURBED AREAS WHEN WORK IS TEMPORARILY CEASED PER SCDHEC-OCRM NOTES
USE DUST CONTROL MEASURES AND SWEEPING AS NEEDED TO KEEP SEDIMENT OFF EXISTING STREETS.
NPDES LIMITS OF DISTRIBANCE = 30.5 AC
DOUBLE ROW SILT FENCE NEAR WETLAND (TYP.)
TREE PROTECTION (TYP.)
TREE TO BE REMOVED (TYP.)
DES-BCM LINE IS PROPERTY LINE
APPROXIMATE LOCATION OF FEMA FLOOD LINE
ZONE AE ELEV. 12'
ZONE AE ELEV. 13'
ZONE X (0.2% CHANCE)
BENCHMARK NAIL IN TREE EL.: 12.69' DATUM: NAVD88
NAIL IN TREE EL.: 13.40' DATUM: NAVD88
ONE STORY CONCRETE HOUSE FFE:13.06'
EXISTING HYDRANT
EXISTING WATER MAIN
POWER POLE 615181
POWER POLE 35279
POWER POLE ABANDONED
OLD HOG-WIRE FENCE
6' CHAINLINK FENCE
SHEET 01
SHEET 02
SHEET 03
SHEET 04
SHEET 05
SHEET 06
SHEET 07
SHEET 08
SHEET 09
SHEET 10
SHEET 11
SHEET 12
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SHEET 20
SHEET

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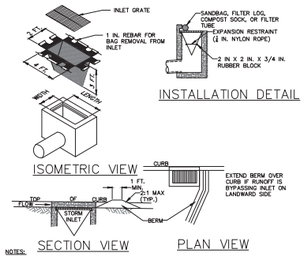


NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

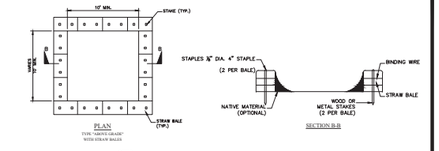
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

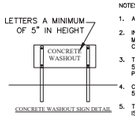
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG CURB INLET PROTECTION

NO SCALE

STRAW BALE BARRIER 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.

South Carolina Department of Health and Environmental Control

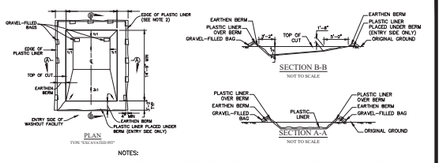
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND

STANDARD DRAWING NO. RC-07 PAGE 1 of 1

NOT TO SCALE — FEBRUARY 2014

CWS

EXCAVATED PIT CONCRETE WASHOUT


EDGE OF PLASTIC LINER (SEE NOTE 2)
GRAVEL-FILLED BAG
EDGE OF PLASTIC LINER
TOP OF CUT
EARTHEN BERM
ENTRY SIDE OF WASHOUT FACILITY
3'
3'
3'

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(LOT-11 OAKWOOD PARK)
PIN:R200 015 000 0538 0000
DB:720 PG:1277

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(POND CAMELLIA BANKS)
PIN:R123 015 000 0749 0000
PB:129 PG:24
DB:4155 PG:2790

N/F
PETERE EAMES &
MARJORIE LAFLEAU FERNALD
(LOT-50 CAMELLIA BANKS)
PIN:R123 015 000 1267 0000
PB:158 PG:93
DB:4272 PG:5036

N/F
CAMELLIA BANKS HOMEOWNERS ASSOC INC.
(50' R/W MIDDLE ISLAND ST)
PIN:R123 015 000 0107 0000
PB:129 PG:24
DB:4155 PG:2790

TUG BOAT LANE
40' R/W

GREEN LAGOON ALLEY 25' R/W

N/F
SHERMAN R. & ADA R. JAMES JTROS
(LOT-20)
PIN:R200 015 000 0294 0000
DB:445 PG:981

N/F
CROSSROADS ENTERPRISES LLC.
(LOT-17/18)
PIN:R200 015 000 2924 0000
DB:3384 PG:2690

N/F
SANTOS ALEXANDER AVILA LUNA
& BRENDA WALDINA HERNANDEZ FERRO
(LOT-15/16/17)
PIN:R200 015 000 2928 0000
DB:4131 PG:1139

N/F
SAMUEL R. CARTER
(LOT-14/15)
PIN:R200 015 000 0292 0000
DB:469 PG:1830

N/F
35 KATY CIRCLE LLC.
(LOT-13)
PIN:R200 015 000 0287 0000
PB:155 PG:188
DB:3972 PG:434

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LOT-11)
PIN:R200 015 000 0285 0000
DB:3144 PG:1797
0.363 AC

N/F
BEAUFORT COUNTY SCHOOL DISTRICT
(LADY'S ISLAND MIDDLE SCHOOL)
PIN:R123 015 000 0110 0000
DB:337 PG:1749
PB:30 PG:20

ROBIN DRIVE 40' R/W

BENCHMARK
NAIL IN TREE
EL.: 17.60'
DATUM: NAVD88

STOP SIGN R1-1-36
AND 24" WHITE STOP BAR

BEAUFORT COUNTY SCHOOL DISTRICT (LOT-12)
PIN:R200 015 000 0286 0000
DB:3144 PG:1797
10,681 SF
0.245 AC

NEW MIDDLE SCHOOL
FFE: 14.65

TRACK

4' CHAINLINK FENCE

6' CHAINLINK FENCE

GATE

FLOOD ZONE X

ZONE X
(0.2% CHANCE)

APPROXIMATE LOCATION OF FEMA FLOOD LINE

ZONE AE
ELEV. 11'

ZONE AE
ELEV. 13'

ZONE AE
ELEV. 14'

±178LF
18" HDPE @ 0.26%

±187LF
18" HDPE @ 0.24%

±225LF
18" HDPE @ 0.24%

GI
RIM:13.37'
SUMP:9.26'
WSE:9.72'
(9-11-24)
IE(S):9.76'

GI
RIM:13.18'
SUMP:9.73'
WSE:10.23'
(9-11-24)
IE(S):10.29'

GI
RIM:13.25'
SUMP:8.77'
WSE:9.28'
(9-11-24)
IE(E):9.28'
IE(SW):9.34'

GI
RIM:12.99'
SUMP:9.30'
WSE:9.74'
(9-11-24)
IE(E):9.84'
IE(W):9.83'

SD

LIGHT DUTY ASPHALT PAVING (TYP.)

LIGHT DUTY CONCRETE SIDEWALK (TYP.)

SIDEWALK WITH 6" TURNDOWN TO ASPHALT

TYPE "A" ADA RAMP WITH DETECTABLE WARNING

HANDICAP PARKING SEE ACCESSIBLE PARKING DETAIL

CROSSWALK (TYP.)

WHEEL STOP (TYP.)

DO NOT ENTER SIGN R5-1

ONE WAY SIGN R6-2L & NO RIGHT TURN SIGN R3-1

DES-BCM LINE IS PROPERTY LINE

30' WETLAND BUFFER

50' BCM CRITICAL LINE BUFFER

WETLAND
(NON TIDAL)
5,257 SF
0.075 AC

MARSHES OF WARSAW FLATS & MORGAN RIVER

UNTRACEABLE

UNABLE TO LOCATE UFO NEAR UFO MARKER

POWER POLE 615181

POWER POLE 630540

POWER POLE 615182

POWER POLE 615183

POWER POLE 615184

POWER POLE 615185

POWER POLE 615186

POWER POLE 615187

POWER POLE 615188

POWER POLE 615189

POWER POLE 615190

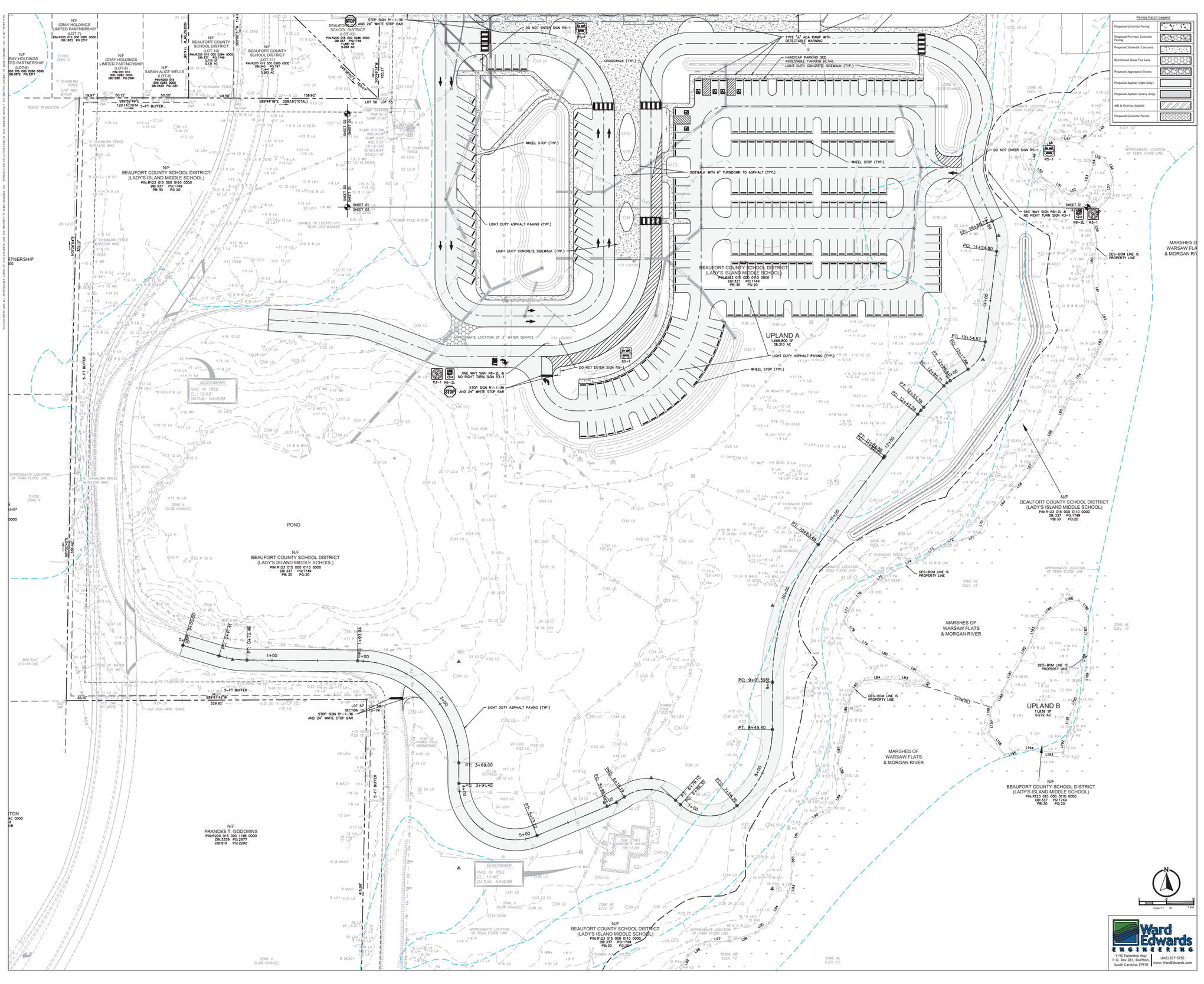
POWER POLE 615191

POWER POLE 615192

POWER POLE 615193

POWER POLE 615194

POWER POLE



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TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL
SOUTH CAROLINA
ARCHITECT
No. 22986
JOSEPH W. QUACKENBUSH
REGISTERED ARCHITECT

CORPORATE SEAL
WARD EDWARDS, INC.
CERTIFICATE OF AUTHORIZATION

Permit Set - NOT FOR CONSTRUCTION

PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23061

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Paving Plan

SHEET NO
C-902A

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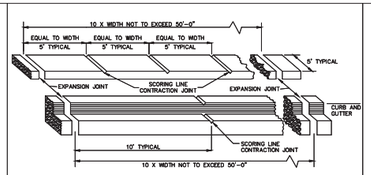


ISOMETRIC

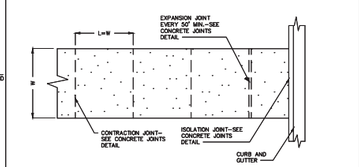


CONTRACTION JOINT
SCORING LINE

EXPANSION JOINT

NOTES:
1. EXPANSION JOINTS, 3/4 INCH THICK, SHALL BE PLACED IN THE SIDEWALK AND CURBING AT THE POINT OF CURVATURE (PC) AND POINT OF TANGENCY (PT) OF ALL CURVES, AT THE OUTER EDGES OF DRIVEWAYS, AND AT UNIFORM INTERVALS AS SHOWN. EXPANSION JOINTS SHALL MEET SCDOT SPECIFICATION SECTION 702.2.2.1.
2. TRANSVERSE SCORING LINES (CONTRACTION JOINTS) IN THE SIDEWALK SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE WALK AS SHOWN.
3. TOOLED LONGITUDINAL SCORING LINES WILL BE REQUIRED IN WALKS WIDER THAN 5 FEET OR AS DIRECTED BY THE ENGINEER.
4. TRANSVERSE CONTRACTION JOINTS IN THE CURBING SHALL BE PLACED BETWEEN EXPANSION JOINTS AT UNIFORM 10' INTERVALS.
5. TRANSVERSE AND LONGITUDINAL SCORING LINES SHALL BE A DEPTH OF 1" AND NOT LESS THAN 1/4 INCH OR MORE THAN 1/2 INCH IN WIDTH. THE CORNERS OF THE SCORING LINES SHALL HAVE A 1/2 INCH MINIMUM RADII.
6. JOINTS IN THE CURB AND GUTTER SHALL ALIGN WITH CORRESPONDING JOINTS IN THE SIDEWALK.

EXPANSION JOINTS AND SCORING LINES
DETAIL 03300-007A

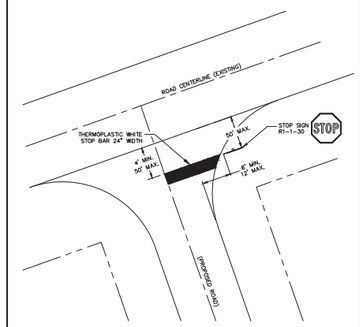


TURNED DOWN SIDEWALK

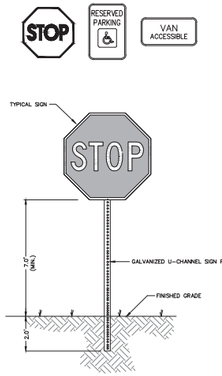
REINFORCED SIDEWALK

NOTES:
1. W = VARIES, REFER TO STAKING PLAN FILL IN BASED ON SITE PLAN
2. 4' = WIDTH OF PAVING UNLESS OTHERWISE INDICATED ON PLAN.
3. SLOPE = AS INDICATED ON GRADING PLAN, NOT TO EXCEED 2% CROSS OF 8.33% LONGITUDINAL
4. ALL CONCRETE SHALL BE CLASS A 3000 PSI
5. FINISH BROOM WITH HAND TOOLED JOINTS AND EDGES.

CONCRETE SIDEWALK
DETAIL 03300-006

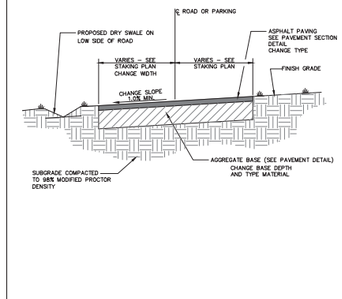


TYPICAL STOP SIGN & STOP BAR STRIPING AT INTERSECTION
DETAIL #02740-018



NOTE:
ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION) AND THE DEPARTMENT OF TRANSPORTATION STANDARDS AT THE LOCATIONS SHOWN ON THE PLANS.

TYPICAL SIGNAGE
DETAIL #02890-002A

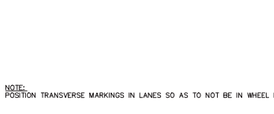


TRANSVERSE ASPHALT PAVING SECTION
DETAIL 02740-001

ROAD SLOPE, S (%)	L (UPHILL SIDE RAMP), (FT)
S ≤ 1%	7'-0"
1% < S ≤ 3%	10'-0"
S > 3%	15'-0"

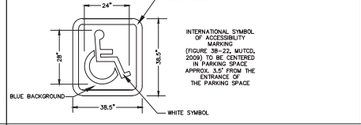
NOTES:
1. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
2. REFER TO STANDARD DETAILS FOR SIDEWALKS, CURB & GUTTER, AND CONCRETE JOINTS.
3. CURB RAMP SHALL BE BROOM-FINISHED TO PROVIDE A ROUGH, SKID-RESISTANT SURFACE. ALL JOINTS AND EDGES SHALL BE HAND TOOLED.
4. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
5. PLACE DETECTABLE WARNING IN LINE AND FLUSH WITH BACK OF "DROPPED CURB".
6. SIDE SLOPES OF CURB RAMP ARE NOT TO EXCEED 12:1 (8.33%) AT ANY LOCATION WHERE PEDESTRIAN TRAFFIC CROSSES THE RAMP.
7. CROSS SLOPES OF SIDEWALK, RAMP, AND LANDING TO BE BETWEEN 100:1 (1%) AND 50:1 (2%).
8. LONGITUDINAL SLOPE OF SIDEWALK TO BE NO GREATER THAN 1:20 (5%).
9. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.

CONCRETE CURB RAMP TYPE-B
DETAIL 03300-029A

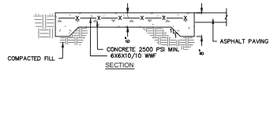


NOTE:
POSITION TRANSVERSE MARKINGS IN LANES SO AS TO NOT BE IN WHEEL PATH.

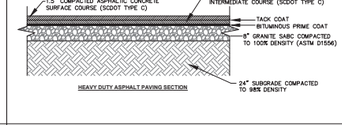
CROSSWALK DETAIL



ACCESSIBLE PARKING DETAIL



HEAVY DUTY CONCRETE DUMPSTER PAD
DETAIL 03300-017



TYPICAL PAVING SECTIONS
DETAIL 02740-016

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TECHNOLOGY CONSULTANTS
DESIGN PHASE

ARCHITECT SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2256 WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

Permit Set NOT FOR CONSTRUCTION 10/06/25

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 DOUGLAS DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 220001

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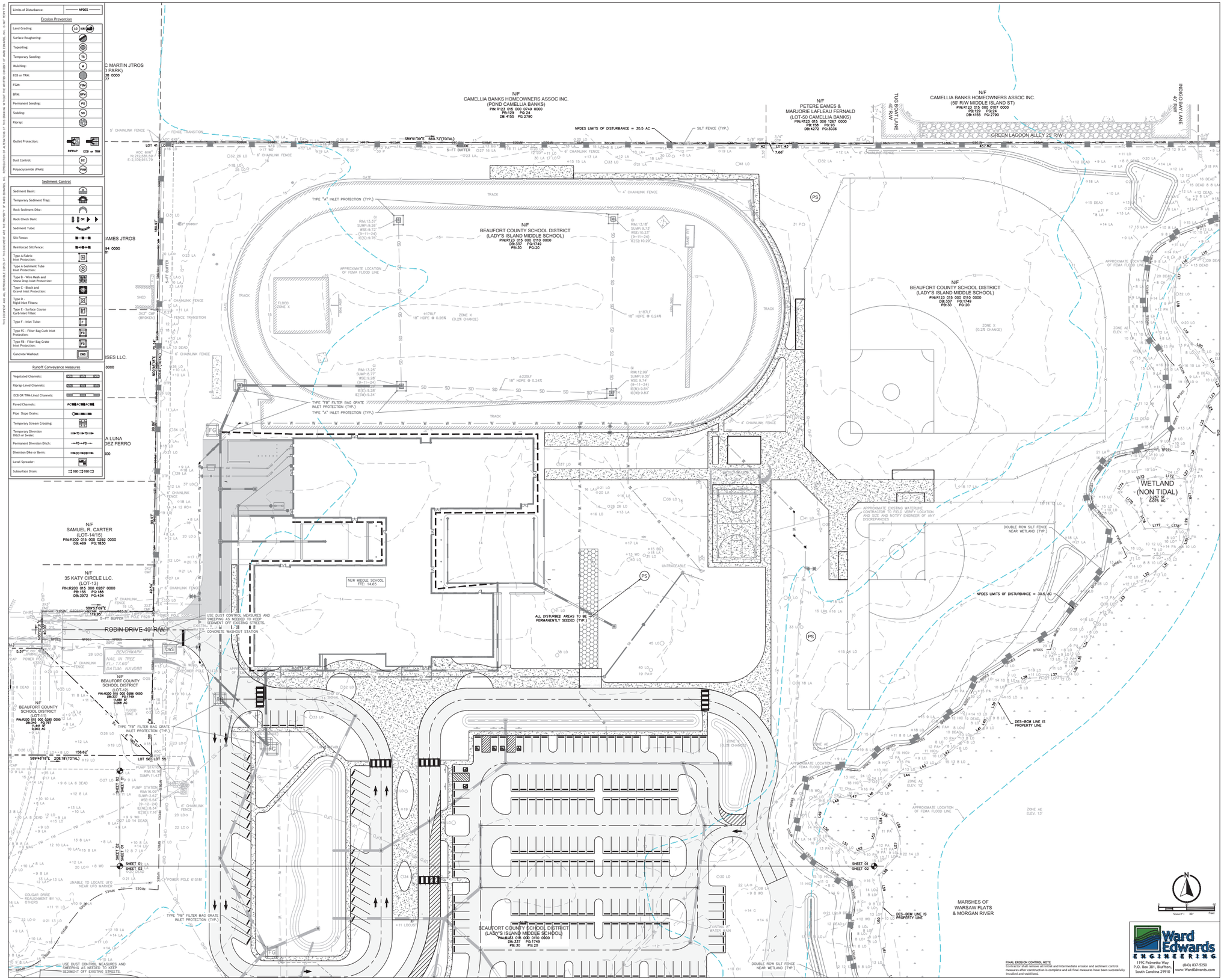
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Paving Details

SHEET NO
C-903A


Limits of Disturbance: NPDES
Erosion Prevention
Land Grading: LG OR
Surface Roughening:
Topsoiling:
Temporary Seeding: TS
Mulching: M
ECB or TRM:
FGM:
BFM:
Permanent Seeding: PS
Sodding: SO
Riprap:
Outlet Protection: RIPRAP ECB or TRM
Dust Control: DC
Polyacrylamide (PAM): PAM
Sediment Control
Sediment Basin:
Temporary Sediment Trap:
Rock Sediment Dike:
Rock Check Dam: OR
Sediment Tube:
Silt Fence:
Reinforced Silt Fence:
Type A-Fabric Inlet Protection: IA
Type A Sediment Tube Inlet Protection:
Type B - Wire Mesh and Stone Drop Inlet Protection:
Type C - Block and Gravel Inlet Protection:
Type D - Rigid Inlet Filters: ID
Type E - Surface Course Curb Inlet Filter: IE
Type F - Inlet Tube: IF
Type FC - Filter Bag Curb Inlet Protection: FC
Type FB - Filter Bag Grate Inlet Protection: FG
Concrete Washout: CWS
Runoff Conveyance Measures
Vegetated Channels:
Riprap-Lined Channels:
ECB OR TRM-Lined Channels:
Paved Channels: PC PC PC
Pipe Slope Drains:
Temporary Stream Crossing:
Temporary Diversion Ditch or Swale: TD TD
Permanent Diversion Ditch: PD PD
Diversion Dike or Berm: DD DD
Level Spreader:
Subsurface Drain: SSD SSD
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N/F CAMELLIA BANKS HOMEOWNERS ASSOC INC. (50' R/W MIDDLE ISLAND ST) PIN:R123 015 000 0107 0000 PB:129 PG:24 DB:4155 PG:2790
N/F PETERE EAMES & MARJORIE LAFLEAU FERNALD (LOT-50 CAMELLIA BANKS) PIN:R123 015 000 1267 0000 PB:158 PG:93 DB:4272 PG:5036
TUG BOAT LANE 40' R/W
INDIGO BAY LANE 40' R/W
GREEN LAGOON ALLEY 25' R/W
NPDES LIMITS OF DISTURBANCE = 30.5 AC
SILT FENCE (TYP.)
S89°51'09"E 660.72'(TOTAL)
5-FT BUFFER
6' CHAINLINK FENCE
FENCE TRANSITION
LOT 41
LOT 42
LOT 43
7.66'
457.82'
AOC 695' N:212,581.59 E:2,109,915.79
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0110 0000 DB:337 PG:1749 PB:30 PG:20
TRACK
4' CHAINLINK FENCE
TYPE "A" INLET PROTECTION (TYP.)
TYPE "FB" FILTER BAG GRATE INLET PROTECTION (TYP.)
APPROXIMATE LOCATION OF FEMA FLOOD LINE
FLOOD ZONE X
ZONE X (0.2% CHANCE)
ZONE AE ELEV. 11'
ZONE AE ELEV. 13'
±178LF 18" HDPE @ 0.26%
±187LF 18" HDPE @ 0.24%
±225LF 18" HDPE @ 0.24%
SOUTH TRACK
SHED
33.7" CMP (BROKEN)
N/F SAMUEL R. CARTER (LOT-14/15) PIN:R200 015 000 0292 0000 DB:469 PG:1830
N/F 35 KATY CIRCLE LLC. (LOT-13) PIN:R200 015 000 0287 0000 PB:155 PG:188 DB:3972 PG:434
ROBIN DRIVE 40' R/W
BENCHMARK NAIL IN TREE EL=17.60' DATUM: NAVD88
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-12) PIN:R200 015 000 0286 0000 DB:337 PG:1749 11,400 SF 0.288 AC
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LOT-11) PIN:R200 015 000 0285 0000 DB:345 PG:797 PB:30 13,943 AC
S89°46'18"E 208.18'(TOTAL)
158.62'
LOT 54
LOT 55
NEW MIDDLE SCHOOL FFE= 14.65
ALL DISTURBED AREAS TO BE PERMANENTLY SEEDED (TYP.)
USE DUST CONTROL MEASURES AND SWEEPING AS NEEDED TO KEEP SEDIMENT OFF EXISTING STREETS.
CONCRETE WASHOUT STATION
PUMP STATION RIM:16.00' SUMP:2.62' WSE:5.54' (9-11-24) IE(NE):8.34 IE(NE):7.14
PUMP STATION RIM:16.10' SUMP:11.43'
SHEET 01 SHEET 02
UNABLE TO LOCATE UFO NEAR UFO MARKER
POWER POLE 615181
COUGAR DRIVE REALIGNMENT BY OTHERS
N/F BEAUFORT COUNTY SCHOOL DISTRICT (LADY'S ISLAND MIDDLE SCHOOL) PIN:R123 015 000 0110 0000 DB:337 PG:1749 PB:30 PG:20
EXISTING 8" WATER MAIN
DOUBLE ROW SILT FENCE NEAR WETLAND (TYP.)
APPROXIMATE EXISTING WATERLINE CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE AND NOTIFY ENGINEER OF ANY DISCREPANCIES
WETLAND (NON TIDAL) 3,257 SF 0.075 AC
DES-BCM LINE IS PROPERTY LINE
MARSHES OF WARSAW FLATS & MORGAN RIVER
FINAL EROSION CONTROL NOTE
Contractor shall remove all initial and intermediate erosion and sediment control measures after construction is complete and all final measures have been successfully installed and stabilized.
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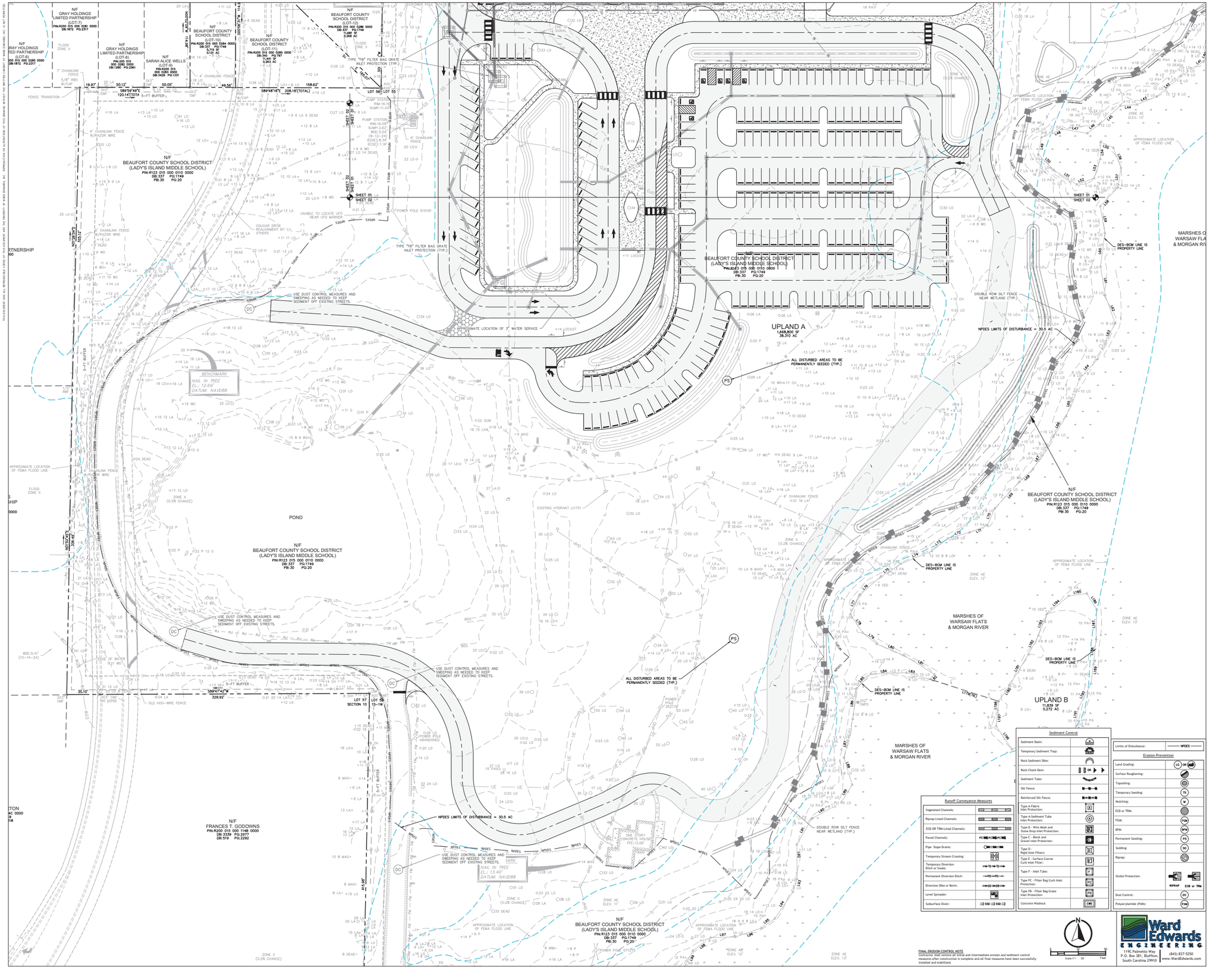
MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER BUFORD GOFF & ASSOCIATES
TECHNOLOGY CONSULTANTS DESIGN PHASE
AIC SEAL
SOUTH CAROLINA PROFESSIONAL ENGINEER No. 22986 09/06/2025
NOT Permit Plan FOR CONSTRUCTION
CORPORATE SEAL
WARD EDWARDS, INC. C00152
PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907
Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23061
PHASE
DESIGN DEVELOPMENT
ISSUE DATE 10.06.25
PROJECT NO. 24.328.00
REVISION DATE
TITLE
Final Erosion Control Plan
SHEET NO
C-1001A



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PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT PHASE 2

BEAUFORT COUNTY SCHOOL DISTRICT

30 COOSAWATUK, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 23050.1

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
Final Erosion Control Plan

SHEET NO
C-1002A

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PERMANENT SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC												
BROWNTOP MILLET ATLANTIC COASTAL PANICGRASS	10 LBS/AC 15 LBS/AC PLS												
BROWNTOP MILLET SWITCHGRASS (ALAMO) LITTLE BLUESTEM SERICEA LESPEDEZA	10 LBS/AC 6 LBS/AC PLS 4 LBS/AC 20 LBS/AC												
BROWNTOP MILLET WEEPING LOVEGRASS	10 LBS/AC 8 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC												
RYE, GRAIN BAHIAGRASS CLOVER, CRIMSON (ANNUAL)	10 LBS/AC 40 LBS/AC 5 LBS/AC												
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 10 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BERMUDA, COMMON KOBE LESPEDEZA (ANNUAL)	10 LBS/AC 12 LBS/AC 10 LBS/AC												
BROWNTOP MILLET BAHIAGRASS BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 20 LBS/AC 6 LBS/AC 40 LBS/AC												
BROWNTOP MILLET SWITCHGRASS LITTLE BLUESTEM INDIANGRASS	10 LBS/AC 8 LBS/AC PLS 3 LBS/AC PLS 3 LBS/AC PLS												

(PS) PERMANENT SEEDING - COASTAL

DETAIL 02370-010

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DESIGN PHASE

A/E SEAL

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2286 PAMELA J. TILLER 10/06/25

Not For Construction Permit Set

CORPORATE SEAL

SOUTH CAROLINA WARD EDWARDS, INC. C00152 CERTIFICATE OF AUTHORIZATION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT PHASE 2
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

Vert. Datum: NAVD88
Horiz. Datum: NAD83
WE Project #: 235001

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DESIGN DEVELOPMENT

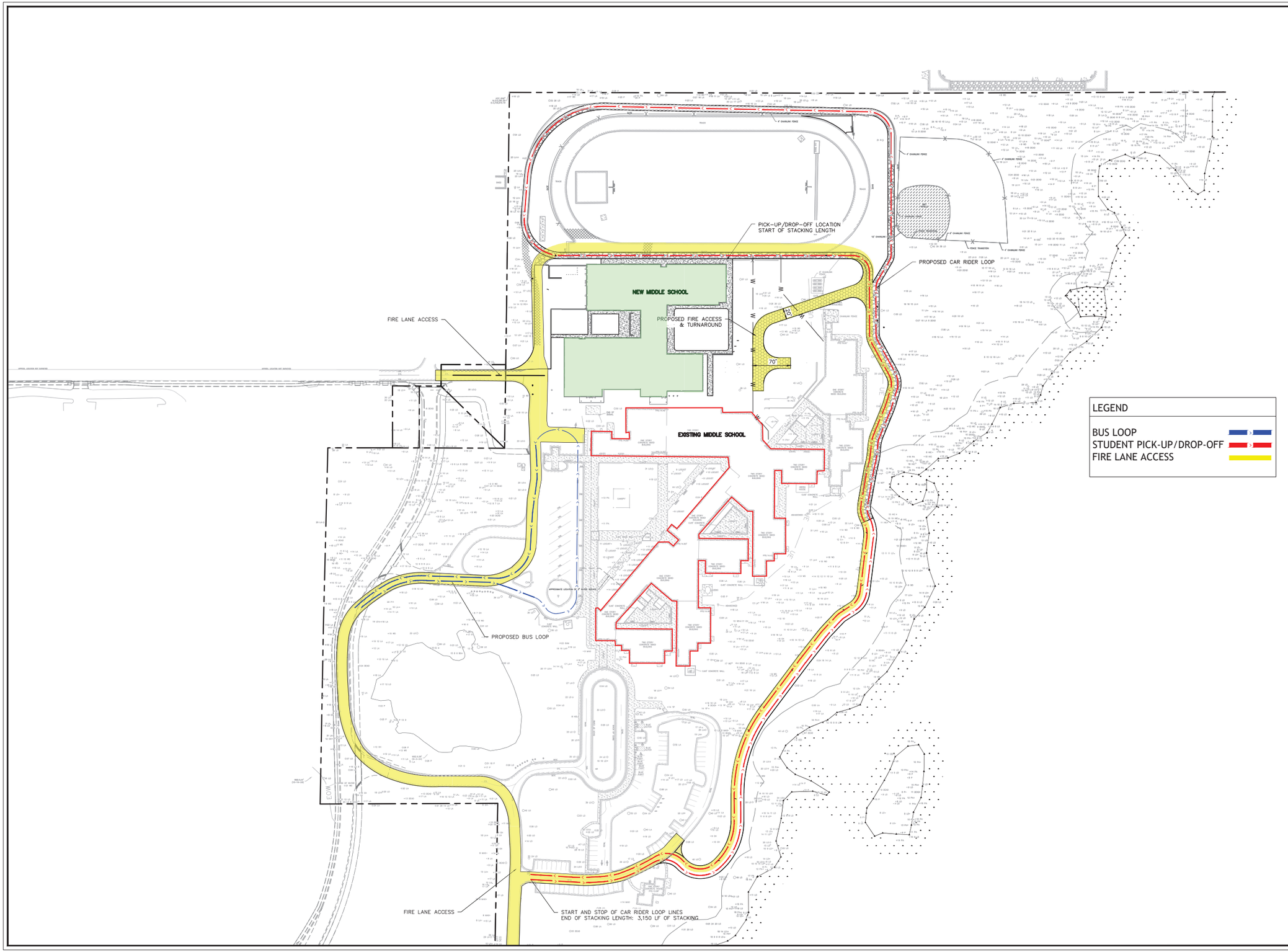
ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
Final Erosion Control Details

SHEET NO
C-1003A

Ward Edwards ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com





VICINITY MAP
Not To Scale

PHASE 1
CAR & BUS LOOP EXHIBIT

LADY' S ISLAND MIDDLE SCHOOL REPLACEMENT

LADY'S ISLAND, SC

PREPARED FOR:
BEAUFORT COUNTY SCHOOL DISTRICT

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W E
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0 80 160 Feet
Scale: 1"= 80'

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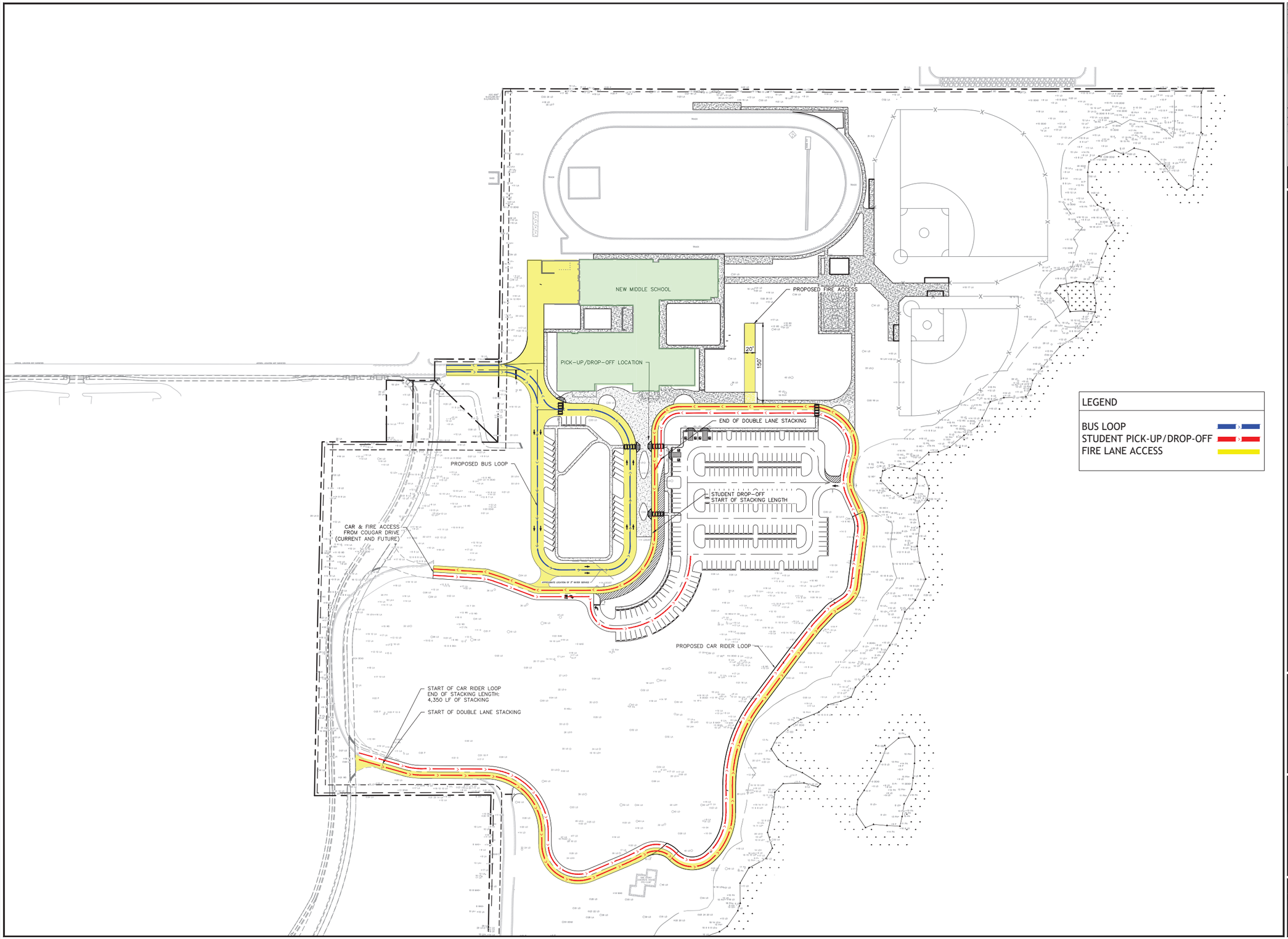
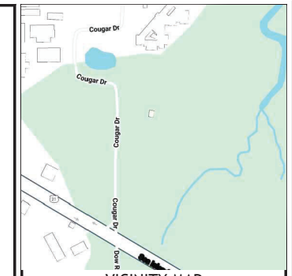
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

PROJECT #:	235050
DATE:	10/06/2025
PREPARED BY:	AFL
SHEET NUMBER:	EXHIBIT



LEGEND

BUS LOOP
STUDENT PICK-UP/DROP-OFF
FIRE LANE ACCESS



VICINITY MAP
Not To Scale

PHASE 2
CAR & BUS LOOP EXHIBIT

LADY' S ISLAND MIDDLE SCHOOL REPLACEMENT

LADY'S ISLAND, SC

PREPARED FOR:
BEAUFORT COUNTY SCHOOL DISTRICT

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0 80 160 Feet
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PROJECT #:	235050
DATE:	10/06/2025
PREPARED BY:	AFL
SHEET NUMBER:	EXHIBIT

DATE	October 6th, 2025
PROJECT NAME	Lady's Island Middle School Rebuild Phase 1 & 2
TOPIC	Architectural Narrative Response – section 4.5.13

A. Placement: In order to provide greater flexibility to create a special architectural statement, civic buildings are not subject to minimum or maximum setback requirements. Instead, building placement should be designed with consideration of the following guidelines.

1. Placement of civic buildings, depending upon program and site, can often benefit from being set back from the adjacent build-to lines of private development. This allows the scale of the building to have more visual emphasis and can create a public space in the foreground. The amount of this setback should be carefully determined, based on the urban design objectives of the particular site.
2. Buildings should be oriented toward the public realm (streets, squares and plazas) in a very deliberate way.
3. Civic buildings and their primary architectural elements should be placed at the termination of public vistas to provide an appropriate level of visual importance.
4. Entrances should always be located on the most prominent facade(s). Avoid entrances that are at the rear or are visually concealed.
5. Parking shall be located at the rear and/or side of the building. In general, parking location standards shall match the zoning district.

Section 3.4.2.2 Additional Standards for Public and Civic use - a.
Neighborhood Connectivity: *Vehicular and pedestrian connectivity to surrounding residential areas is required. Where a full vehicular connection is impractical, a multi-use trail connection shall be provided.*
b.
On-Site Circulation: Pedestrians and bicyclists must have a designated safe path between the adjacent roads, school drives, parking areas, and the school building.
c.
Temporary Classrooms: *The siting of all temporary classrooms shall be approved by the Administrator.*
d.
Lot Size Minimum: *20,000 square feet.*
e.
Location, Specific to T3 and T4-HN: *No structure on the property may be closer than 25 feet to any internal side or rear property line if adjacent to T3 or T4-HN zoning district.*

Response: The new building is part of a two-phase project and shares its site with an existing structure slated for demolition. Because of limited site availability, the new footprint is positioned between the existing building to the south and the athletic fields to the north. It also preserves a grove of live oaks to the east and west, along with two monumental live oaks to the south.

The building's front elevation aligns with a central sidewalk framed by the two monumental live oaks. At the center of the massing, a two-and-a-half-story glass and brick tower sits on this same axis. The main entrance, located at the tower, is highlighted by a large projecting canopy. Parking is placed adjacent to the front elevation and entry, providing safe and direct pedestrian access to the school.

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B. Massing:

1. The primary massing of civic buildings should be symmetrical in form. The appearance of a balanced design increases the level of formality, which is appropriate to the public use.
2. Massing of civic buildings, although often larger as a whole, should be divided into visually distinct sections. Massing divisions should provide visual order to the building and create vertical proportions within individual elements.

Response: Rather than strict symmetry, the design emphasizes balance along the front elevation, highlighting the distinct programmatic elements. This less formal approach creates a more sensitive response to the existing landscape.

The building is organized around a two-and-a-half-story central bar positioned at its core. On the front elevation, this bar projects beyond the primary mass to define the main entrance, flanked on either side by two-story wings. Extending the full length of the building, the central bar separates a three-story classroom wing from a two-story volume at the rear.

Large courtyards are placed between the front and rear masses, accessible through the central bar. These courtyards, along with communal spaces, are oriented toward the marshland, providing views of the preserved landscape.

C. Scale/ Height:

1. The scale of civic buildings should be larger and more monumental than corresponding buildings in order to be more prominent and visible across greater distances.
2. Floor-to-floor heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent blocks.
3. Prominent roof forms and additive elements, such as cupolas, should be used to visually extend the height of the building.

Response: The building program is primarily organized on two floors, with a larger three-story classroom wing positioned at the rear. Along the main elevation, projecting masses and double-height spaces on the second floor highlight the building's entry points. Generous curtain wall glazing emphasizes key areas such as the main entries and communal spaces, while also framing views of the landscape and bringing abundant natural daylight into the interior.

D. Materials / Details:

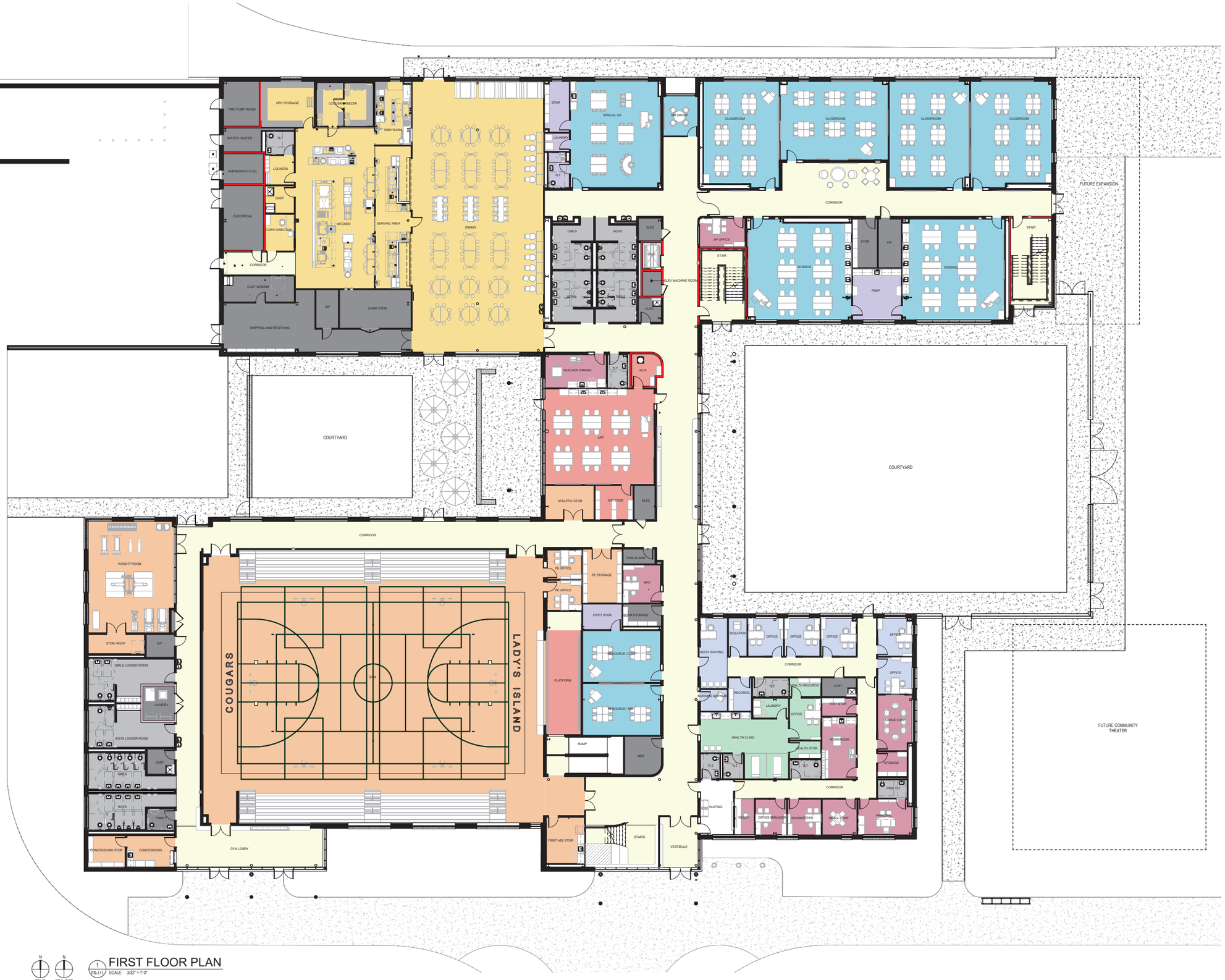
1. Civic buildings should evoke a civic character and be carefully designed to reflect the architectural character of Beaufort.
2. Civic buildings should be made of durable, high-quality materials that create a sense of permanence and lend civic identity to the city. Preferred materials include brick, stone, and cast concrete. Stucco should only be utilized when applied over structural CMU.
3. Building details should be designed at 2 scales. At the larger scale, details should be robust, so as to be read from a distance. Nearer to the building, the details of the lower levels should include another measure of refinement that can only be seen up-close at a pedestrian scale.

4. Building design elements should be used which allow civic buildings to act as focal points of the community. Depending on the architectural style of the building, the following elements should be considered in the building design:
    a. Pronounced window lintels/sills/mullions, etc.
    b. Columns with a capital and base.
    c. A water table constructed of high-quality masonry units (such as cast-in-place stone) that extends beyond the face of the facade.
    d. Vertically oriented windows of at least a 2:1 ratio.
    e. Cornice lines with significant depth and multiple levels of relief.
    f. A monumental raised entryway.
    g. A formal landscaped area or plaza.
    h. A tower element with a turret, cupola, or similar treatment.

Response: The exterior palette is defined by brick masonry and storefront/curtain wall glazing. A single style of brick with a white sand finish is used throughout, drawing inspiration from the architectural character of Beaufort—buildings of high quality and durability that reflect the natural materials of the Lowcountry. By selecting a brick synonymous with the surrounding landscape, the palette is softened, allowing the building to defer to its natural setting.

Brick detailing, including rowlock sills and soldier course headers, provides emphasis at window openings. A recessed soldier course band runs continuously along the base, allowing the masonry walls to meet the site softly. Another soldier course at the parapet transitions the masonry walls to the monumental metal coping.

Three scales of windows are used throughout the building, all with a vertical proportion as recommended in the guidelines. At the entries, expansive floor-to-parapet glass paired with canopy projections creates a strong sense of arrival. Larger vertical openings highlight communal spaces, while smaller punched windows articulate more private areas. All mullions are finished to match the exterior metal, further softening and unifying the material palette.



N TRUE NORTH

N PROJECT NORTH

1 PR-111 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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BEAUFORT COUNTY SCHOOL DISTRICT

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ISSUE DATE	08.22.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
LEVEL 01 FLOOR PLAN 30x42

SHEET NO
PR-111



TRUE NORTH

PROJECT NORTH

1 PR-112 02 SECOND FLOOR PLAN 30X42
SCALE: 3/32" = 1'-0"

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LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

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TITLE
LEVEL 02 - FLOOR PLAN 30x42

SHEET NO
PR-112



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1 / PR-113 THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

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BEAUFORT COUNTY SCHOOL DISTRICT

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TITLE
LEVEL 03 - FLOOR PLAN 30x42

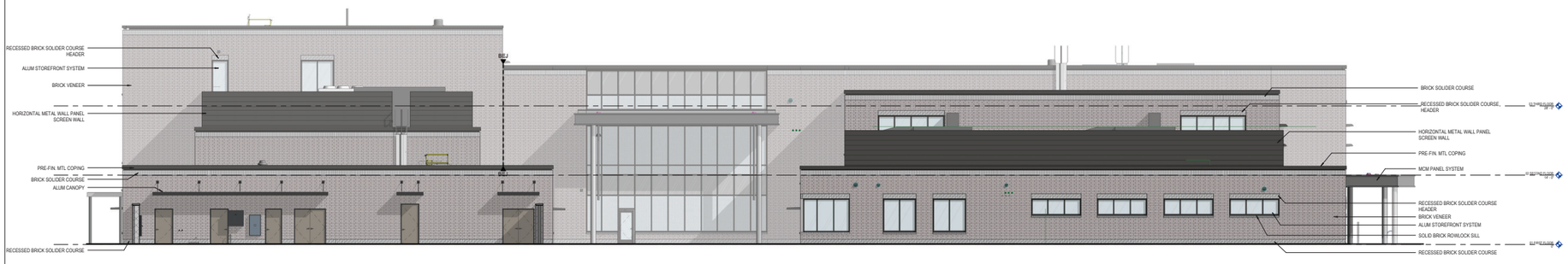
SHEET NO
PR-113

NOTE: FLAG POLE & SIGNAGE HIDDEN FOR CLARITY OF ELEVATION



1 A-200 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: MECHANICAL YARD EQUIPMENT, ORNAMENTAL FENCING AND SITE WALLS HIDDEN FOR CLARITY



2 A-200 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 A-200 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A-200 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND:

- BRICK (BR) UTILITY
- SOLIDER COURSE BRICK (BR) UTILITY
- RECESSED SOLIDER COURSE BRICK (BR) UTILITY
- METAL COMPOSITE MATERIAL PANEL SYSTEM
- FORMED METAL WALL PANEL - HORIZONTAL
- GLAZING AS SCHEDULED - INSULATED LOW E
- GLAZING AS SCHEDULED - INSULATED LOW E - SPANDREL
- GLAZING AS SCHEDULED - INSULATED LOW E W/ FRIT

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AIE SEAL

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PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 CICCIARI DR., LADY'S ISLAND, SC 29907

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TITLE
OVERALL EXTERIOR ELEVATIONS - ENLARGED

SHEET NO
A-200

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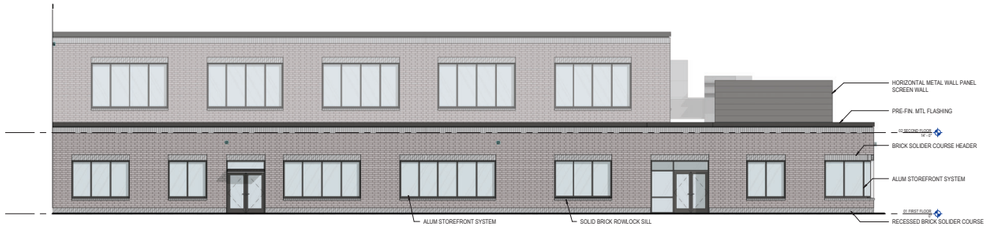
1 A-201 NORTH ADMIN/MEDIA ELEVATION
SCALE: 1/8" = 1'-0"



2 A-201 SOUTH CLASSROOM ELEVATION
SCALE: 1/8" = 1'-0"



3 A-201 SOUTH DINING/SUPPORT ELEVATION
SCALE: 1/8" = 1'-0"



4 A-201 NORTH GYM ELEVATION
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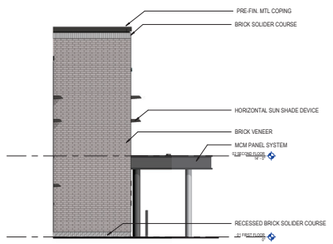

5 A-201 PARTIAL EAST ELEVATION MAIN ENTRY
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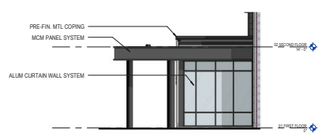
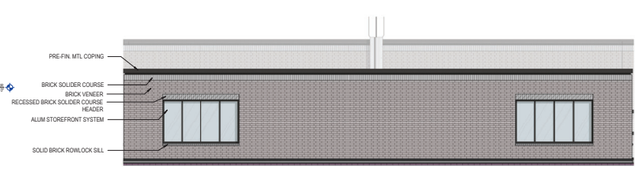


6 A-201 PARTIAL WEST ELEVATION GYM ENTRY
SCALE: 1/8" = 1'-0"



7 A-201 WEST ELEVATION - CAFE MECHANICAL ROOF
SCALE: 1/8" = 1'-0"



8 A-201 EAST ELEVATION - GYM MECHANICAL ROOF
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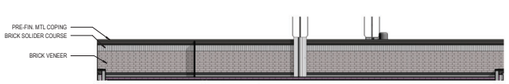

WEST ELEVATION - ADMIN/MEDIA MECHANICAL ROOF
9 A-201 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND:

- BRICK (BR) UTILITY
- SOLIDER COURSE BRICK (BR) UTILITY
- RECESSED SOLIDER COURSE BRICK (BR) UTILITY
- METAL COMPOSITE MATERIAL PANEL SYSTEM
- FORMED METAL WALL PANEL - HORIZONTAL
- GLAZING AS SCHEDULED - INSULATED LOW E
- GLAZING AS SCHEDULED - INSULATED LOW E - SPANDREL
- GLAZING AS SCHEDULED - INSULATED LOW E W/ FRIT

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DESIGN PHASE

A.E. SEAL

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PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COCOMA DR, LADY'S ISLAND, SC 29907

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PHASE
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ISSUE DATE	08.22.25
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TITLE
ENLARGED EXTERIOR ELEVATIONS

SHEET NO
A-201

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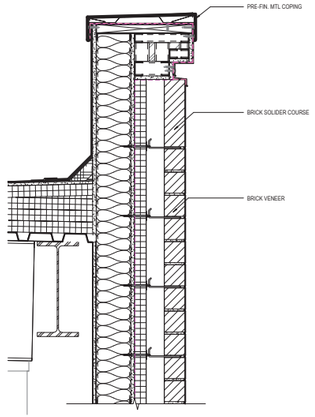

2 A-321 SECTION DETAIL - PARAPET AT STUD-6
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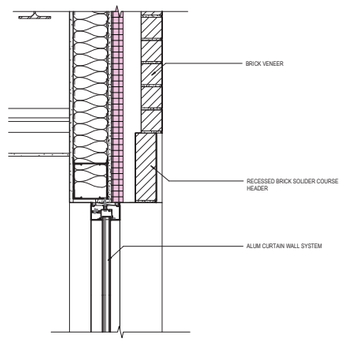

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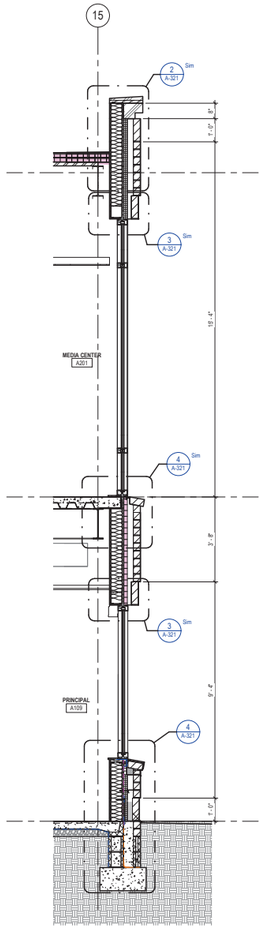

1 A-321 WALL SECTION - ADMIN SOUTH - STOREFRONT
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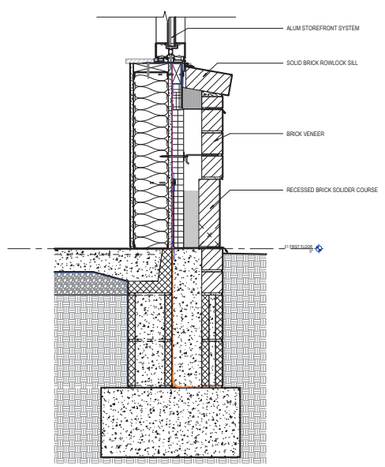

4 A-321 SECTION DETAIL - BASE - STUD - 6
SCALE: 1 1/2" = 1'-0"

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WALL SECTIONS - ADMIN AND CORRIDOR

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Ground View From South

Lady's Island Middle School Replacement

Beaufort County School District

QUACKENBUSH ARCHITECTS + PLANNERS
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Ground View From South

Lady's Island Middle School Replacement

Beaufort County School District



Ground View From South-East

Lady's Island Middle School Replacement

Beaufort County School District

Bird's-Eye View From South-East

Lady's Island Middle School Replacement

Beaufort County School District

QUACKENBUSH ARCHITECTS + PLANNERS

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10.06.25



Bird's-Eye View From East - Courtyard

Lady's Island Middle School Replacement

Beaufort County School District



Ground View From East - Courtyard

Lady's Island Middle School Replacement

Beaufort County School District

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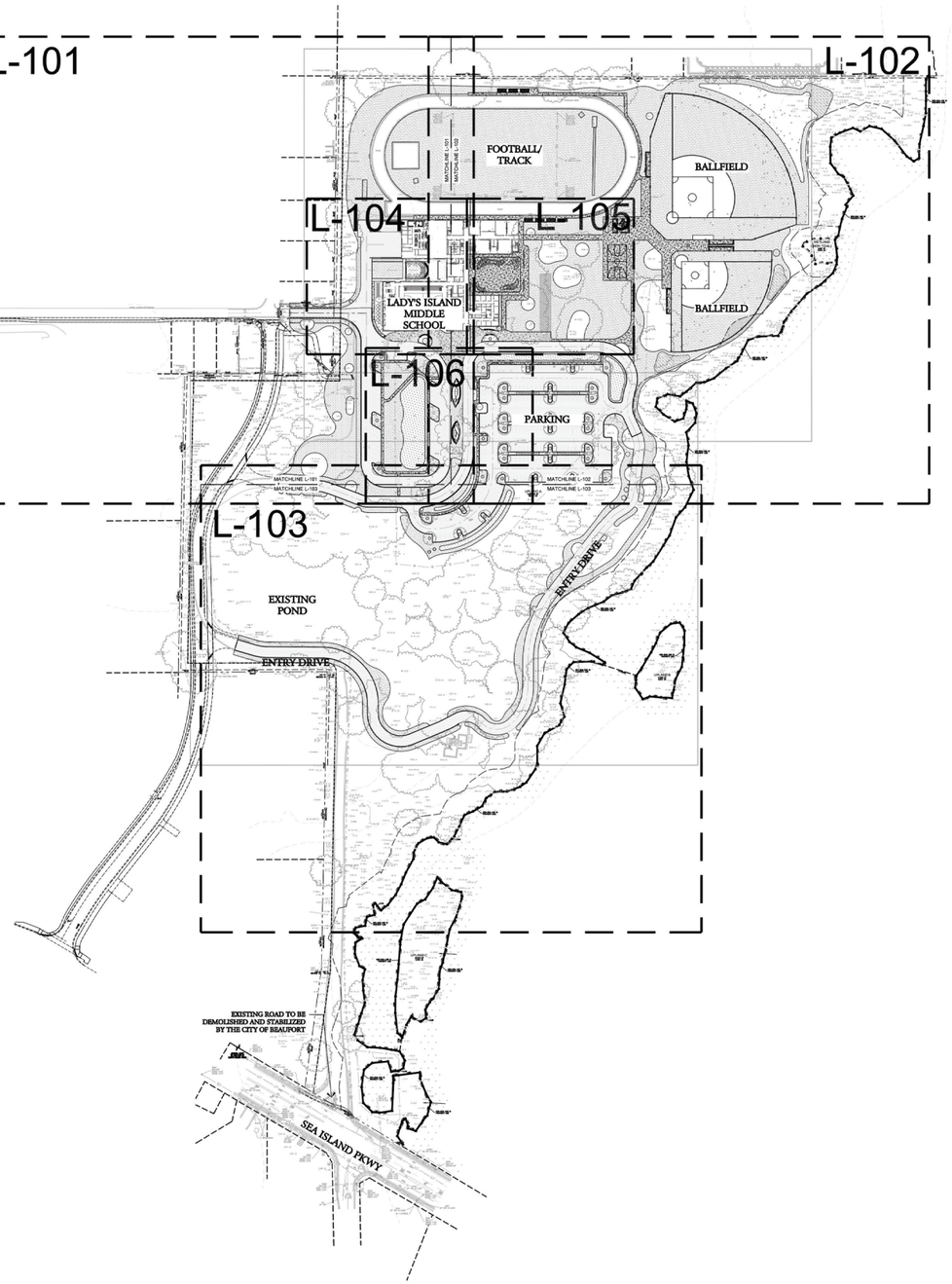
Typical Exterior Metal Finish - Curtain Wall, Storefront, Coping, Metal Composite Material

Typical Exterior Glazing - Insulated, Low E

Typical Exterior Brick Masonry



OCTOBER 6, 2025

FOR REVIEW ONLY

SITE SUMMARY

TOTAL ACRES	41.3 ACRES
PIN	R123 015 000 0110 0000
ZONING	INSTITUTIONAL & CAMPUS (IC)
EXISTING USE/ PROPOSED USE	MIDDLE SCHOOL
ADJACENT PARCELS	NORTH - RESIDENTIAL (CITY OF BEAUFORT) EAST - SALT MARSH CREEK, CRITICAL WATERS SOUTH - SEA ISLAND PARKWAY WEST - T4NC (MIXED USE), T3N (RESIDENTIAL) IN BEAUFORT COUNTY

DEVELOPMENT CODE - LANDSCAPE SUMMARY (SEC. 5)

TREE PLANTING AND PROTECTION (SECTION 5.3)

5.3.1 - 1 BROADLEAFED OVERSTORY (OS) TREE / 3,000 SF
- SITE REQUIRES 600 BROADLEAF OS TREES
- PRESERVED 1,123 BROADLEAF OS TREES ON SITE

5.3.2 - SPECIMEN AND LANDMARK TREES
- SECTION 5.3.2.C ALLOWS PRESERVATION OF EXISTING TREES TO COUNT AS MITIGATION CREDIT PER SCHEDULE 5.6.2.D
- TREE REMOVAL
  - PHASE 1
    - LANDMARK 518 CAL. IN.
    - SPECIMEN 256 CAL. IN.
    - ALL OTHERS 39 CAL. IN.
  - PHASE 2
    - LANDMARK 342 CAL. IN.
    - SPECIMEN 407 CAL. IN.
    - ALL OTHERS 658 CAL. IN.
- TREE PRESERVATION
  - LANDMARK 6,245 CAL. IN.
  - SPECIMEN 3,507 CAL. IN.
  - ALL OTHERS 3,610 CAL. IN.

*EXEMPT TREES INCLUDE DEAD TREES, LAUREL OAK, GUM, AND PINES

PERIMETER LANDSCAPING AND SCREENING (SECTION 5.5)

5.5.1 - BUFFER
- IC ABUTS TRANSECT & COUNTY RESIDENTIAL
  - 5' SIDE AND REAR BUFFER
- IC ABUTS SEA ISLAND PARKWAY
  - NO APPLICABLE BUFFER

5.5.2 - FOUNDATION BUFFER
- FRONT (2 STORY)
  - REQ. 67% COVERAGE / 8' WIDE
  - 258 LF TOTAL LENGTH
  - 173 LF REQUIRED
  - 173 LF PROVIDED
- SIDE (2 STORY)
  - WEST
    - 245 LF TOTAL LENGTH
    - 122 LF REQUIRED
    - 160 LF PROVIDED
  - EAST
    - 235 LF TOTAL LENGTH
    - 118 LF REQUIRED
    - 167 LF PROVIDED
      - SIDEWALK ABUTS BUILDING, ADJACENT TO WALK IS COMPRISED OF LANDSCAPE
      - REQUEST ADMINISTRATOR WAIVER TO PROVIDE LANDSCAPING ELSEWHERE ON SITE AS ALLOWED PER SECTION 5.5.2.B.2
  - REAR
    - 260 LF TOTAL LENGTH
    - 130 LF REQUIRED
    - 27 LF PROVIDED
      - TRACK ABUTS FIELD, SPACE IS LIMITED.
      - REQUEST ADMINISTRATOR WAIVER TO PROVIDE LANDSCAPING ELSEWHERE ON SITE AS ALLOWED PER SECTION 5.5.2.B.2

PARKING (SECTION 5.7)

5.7.8 - PARKING LOT SCREENING & LANDSCAPING
- SECTION 5.7.8.B.3.d.iii
  - SHRUBS CANNOT BE MORE THAN 4' HIGH AND SPREAD AT MATURITY
- SECTION 5.7.8.B.3.d.v
  - SHRUB COVERAGE SHALL BE 50%

GRAPHIC SCALE

NORTH 0 100' 200' 300'

J. K. TILLER ASSOCIATES, INC.
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181 BLUFFTON ROAD, SUITE B104 BLUFFTON, SC 29910
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LANDSCAPE ARCHITECT
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FOOD SERVICE
CAMACHO USA

STRUCTURAL ENGINEER
ADC ENGINEERING

MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION ENGINEER
BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL

NOT FOR CONSTRUCTION

CORPORATE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

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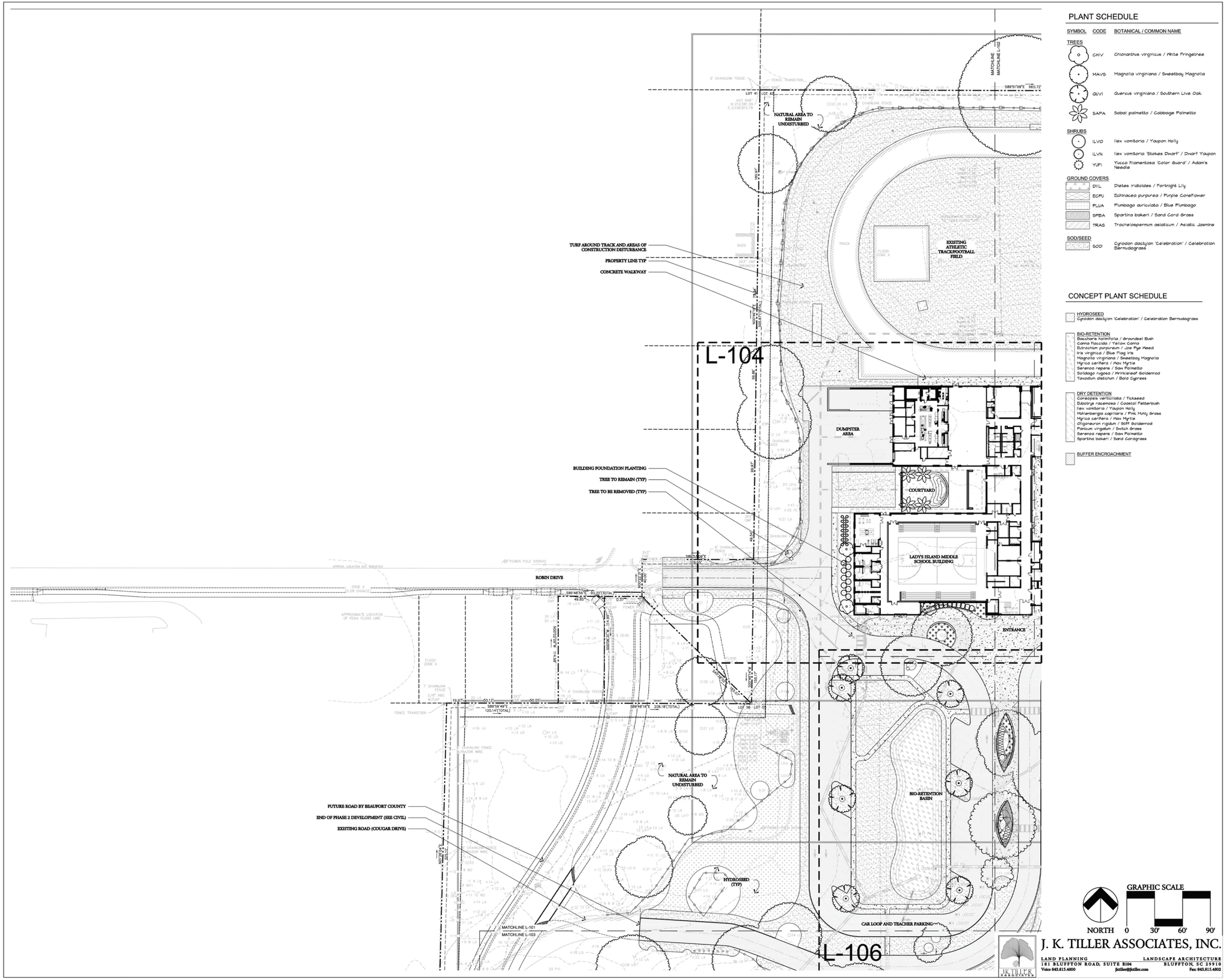
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION DATE

TITLE
LANDSCAPE PLAN SHEET LAYOUT

SHEET NO
L-100



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHIV	Chionanthus virginicus / White Fringetree
	MAVS	Magnolia virginiana / Sweetbay Magnolia
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon
	YUFI	Yucca filamentosa 'Color Guard' / Adam's Needle
GROUND COVERS		
	DIIL	Dietes iridioides / Fortnight Lily
	ECPU	Echinacea purpurea / Purple Coneflower
	PLUA	Plumbago auriculata / Blue Plumbago
	SPBA	Spartina bakeri / Sand Cord Grass
	TRAS	Trachelospermum asiaticum / Asiatic Jasmine
SOD/SEED		
	SOD	Cynodon dactylon 'Celebration' / Celebration Bermudagrass

CONCEPT PLANT SCHEDULE

HYDROSEED
Cynodon dactylon 'Celebration' / Celebration Bermudagrass

BIO-RETENTION
Baccharis halimifolia / Groundsel Bush
Canna flaccida / Yellow Canna
Eutrochium purpureum / Joe Pye Weed
Iris virginica / Blue Flag Iris
Magnolia virginiana / Sweetbay Magnolia
Myrica cerifera / Wax Myrtle
Serenoa repens / Saw Palmetto
Solidago rugosa / Prrnicleaf Goldenrod
Taxodium distichum / Bald Cypress

DRY DETENTION
Coreopsis verticillata / Tickseed
Eubotrys racemosa / Coastal Fetterbush
Ilex vomitoria / Yaupon Holly
Muhlenbergia capillaris / Pink Muhly Grass
Myrica cerifera / Wax Myrtle
Oligoneuron rigidum / Stiff Goldenrod
Panicum virgatum / Switch Grass
Serenoa repens / Saw Palmetto
Spartina bakeri / Sand Cordgrass

BUFFER ENCROACHMENT

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DESIGN PHASE

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BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

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ISSUE DATE	10.06.25
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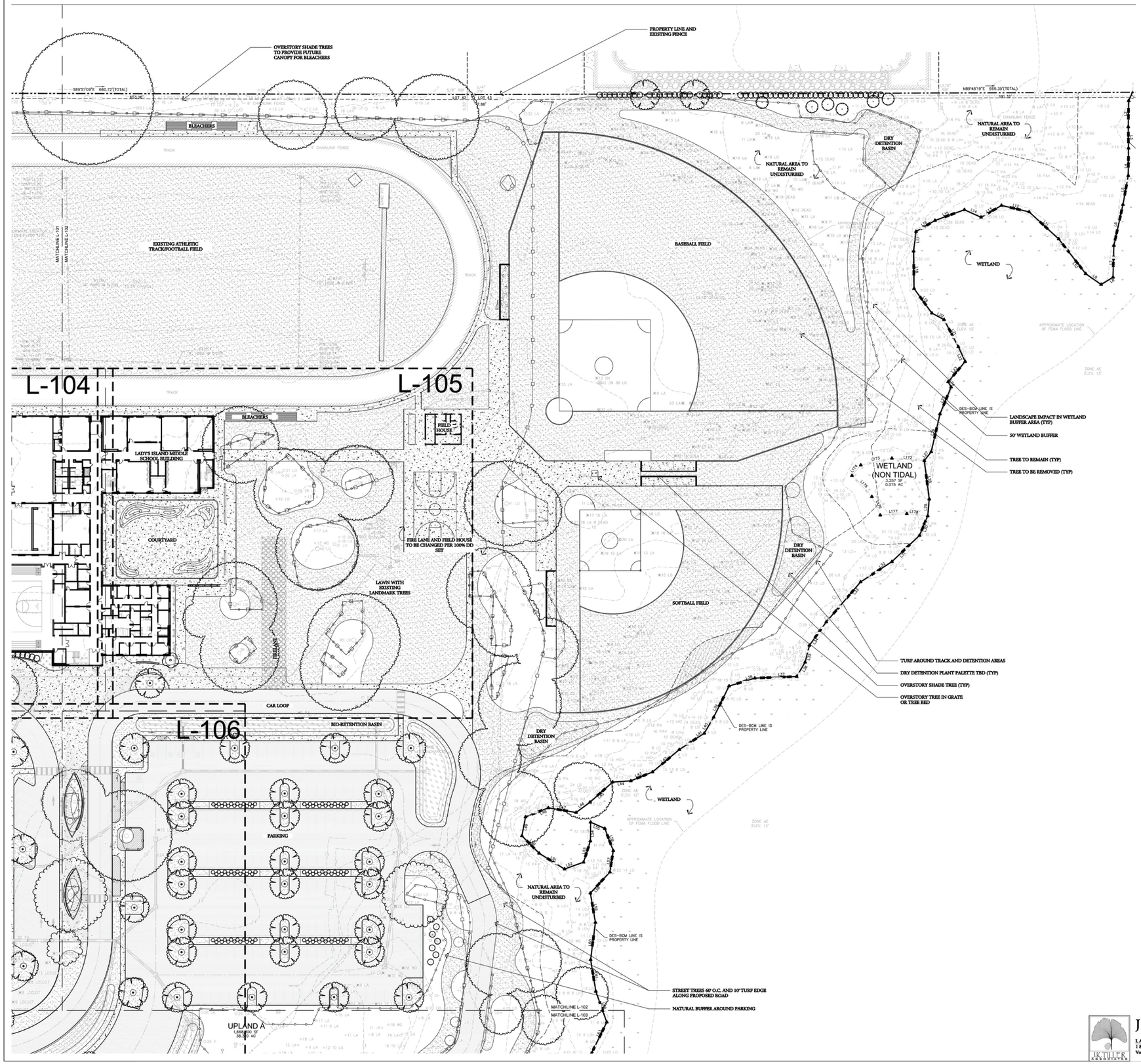
REVISION	DATE

TITLE
LANDSCAPE PLAN

SHEET NO
L-101



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHIV	Chionanthus virginicus / White Fringetree
	MAVS	Magnolia virginiana / Sweetbay Magnolia
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon
	YUFI	Yucca filamentosa 'Color Guard' / Adam's Needle
GROUND COVERS		
	DIIL	Dietes iridioides / Fortnight Lily
	ECPU	Echinacea purpurea / Purple Coneflower
	PLUA	Plumbago auriculata / Blue Plumbago
	SPBA	Spartina bakeri / Sand Cord Grass
	TRAS	Trachelospermum asiaticum / Asiatic Jasmine
SOD/SEED		
	SOD	Cynodon dactylon 'Celebration' / Celebration Bermudagrass

CONCEPT PLANT SCHEDULE

HYDROSEED
Cynodon dactylon 'Celebration' / Celebration Bermudagrass

BIO-RETENTION
Baccharis halimifolia / Groundsel Bush
Canna flaccida / Yellow Canna
Eutrochium purpureum / Joe Pye Weed
Iris virginica / Blue Flag Iris
Magnolia virginiana / Sweetbay Magnolia
Myrica cerifera / Wax Myrtle
Serenoa repens / Saw Palmetto
Solidago rugosa / Wrinkleleaf Goldenrod
Taxodium distichum / Bald Cypress

DRY DETENTION
Coreopsis verticillata / Tickseed
Eubotrys racemosa / Coastal Fetterbush
Ilex vomitoria / Yaupon Holly
Muhlenbergia capillaris / Pink Muhly Grass
Myrica cerifera / Wax Myrtle
Oligoneuron rigidum / Stiff Goldenrod
Panicum virgatum / Switch Grass
Serenoa repens / Saw Palmetto
Spartina bakeri / Sand Cordgrass

BUFFER ENCROACHMENT

GRAPHIC SCALE
NORTH 0 30' 60' 90'

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BUFORD GOFF & ASSOCIATES
TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

CORPORATE SEAL

NOT FOR CONSTRUCTION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

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ISSUE DATE	10.06.25
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REVISION	DATE

TITLE
LANDSCAPE PLAN

SHEET NO
L-102



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHIV	Chionanthus virginicus / White Fringetree
	MAVS	Magnolia virginiana / Sweetbay Magnolia
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon
	YUFI	Yucca filamentosa 'Color Guard' / Adam's Needle
GROUND COVERS		
	DIIL	Dietes iridioides / Fortnight Lily
	ECPU	Echinacea purpurea / Purple Coneflower
	PLUA	Plumbago auriculata / Blue Plumbago
	SPBA	Spartina bakeri / Sand Cord Grass
	TRAS	Trachelospermum asiaticum / Asiatic Jasmine
SOD/SEED		
	SOD	Cynodon dactylon 'Celebration' / Celebration Bermudagrass

CONCEPT PLANT SCHEDULE

HYDROSEED
Cynodon dactylon 'Celebration' / Celebration Bermudagrass

BIO-RETENTION
Baccharis halimifolia / Groundsel Bush
Canna flaccida / Yellow Canna
Eutrochium purpureum / Joe Pye Weed
Iris virginica / Blue Flag Iris
Magnolia virginiana / Sweetbay Magnolia
Myrica cerifera / Wax Myrtle
Serenoa repens / Saw Palmetto
Solidago rugosa / Prairieleaf Goldenrod
Taxodium distichum / Bald Cypress

DRY DETENTION
Coreopsis verticillata / Tickseed
Eubotrys racemosa / Coastal Fetterbush
Ilex vomitoria / Yaupon Holly
Muhlenbergia capillaris / Pink Muhly Grass
Myrica cerifera / Wax Myrtle
Oligoneuron rigidum / Stiff Goldenrod
Panicum virgatum / Switch Grass
Serenoa repens / Saw Palmetto
Spartina bakeri / Sand Cordgrass

BUFFER ENCROACHMENT

GRAPHIC SCALE
NORTH 0 30' 60' 90'

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BUFORD GOFF & ASSOCIATES
TECHNOLOGY CONSULTANTS
DESIGN PHASE

CORPORATE SEAL

NOT FOR CONSTRUCTION

AE SEAL

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL
REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 CCCUSAR DR, LADY'S ISLAND, SC 29907

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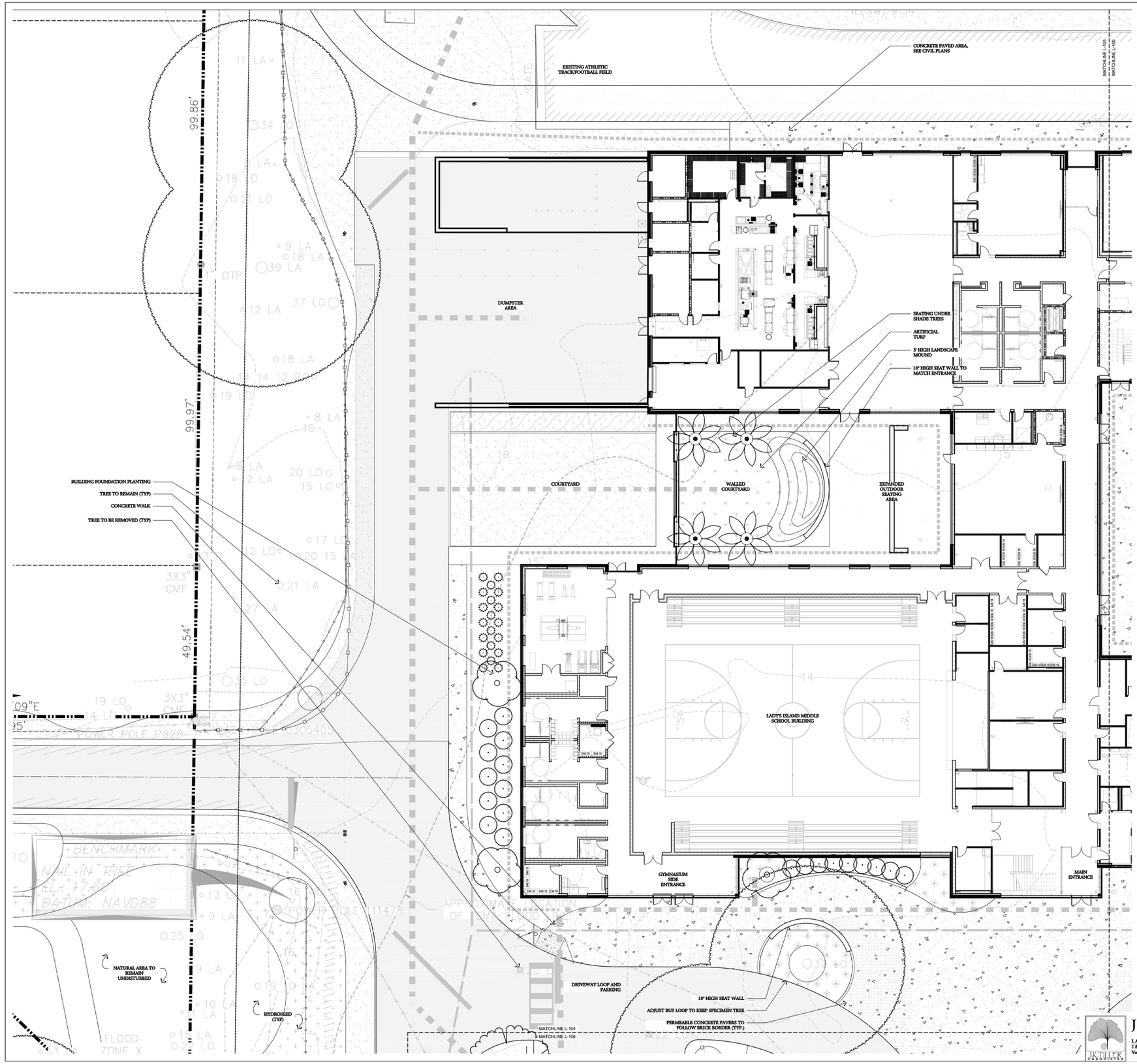
TITLE
LANDSCAPE PLAN

SHEET NO
L-103



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHIV	Chionanthus virginicus / White Fringetree
	MAVS	Magnolia virginiana / Sweetbay Magnolia
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon
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GROUND COVERS		
	DIIL	Dietes iridioides / Fortnight Lily
	ECPU	Echinacea purpurea / Purple Coneflower
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	SOD	Cynodon dactylon 'Celebration' / Celebration Bermudagrass

CONCEPT PLANT SCHEDULE

HYDROSEED
Cynodon dactylon 'Celebration' / Celebration Bermudagrass

BIO-RETENTION
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Serenoa repens / Saw Palmetto
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BUFFER ENCROACHMENT

GRAPHIC SCALE
NORTH 0 10' 20' 30'

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TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

CORPORATE SEAL

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PROJECT TITLE
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BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

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TITLE
LANDSCAPE PLAN

SHEET NO
L-104

EXISTING ATHLETIC TRACK/FOOTBALL FIELD

TRACK

4' CHAINLINK FENCE

BLEACHERS

FIELD HOUSE

COURTYARD WITH ARTIFICIAL TURF AND LANDSCAPE MOUNDS

BASKETBALL COURT

LADY'S ISLAND MIDDLE SCHOOL BUILDING

FIRE LANE

LAWN WITH EXISTING LANDMARK TREES

TREE TO REMAIN (TYP)

TREE TO BE REMOVED (TYP)

EXPANDED ENTRANCE WALK

CONCRETE WALK

BACKLESS BENCH (TYP)

PROPOSED DRIVE- CAR LOOP

MATCHLINE L-105

MATCHLINE L-106

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHIV	Chionanthus virginicus / White Fringetree
	MAVS	Magnolia virginiana / Sweetbay Magnolia
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon
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GROUND COVERS		
	DIIL	Dietes iridioides / Fortnight Lily
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SOD/SEED		
	SOD	Cynodon dactylon 'Celebration' / Celebration Bermudagrass

CONCEPT PLANT SCHEDULE

HYDROSEED
Cynodon dactylon 'Celebration' / Celebration Bermudagrass

BIO-RETENTION
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Spartina bakeri / Sand Cordgrass

BUFFER ENCROACHMENT

GRAPHIC SCALE
NORTH 0 10' 20' 30'

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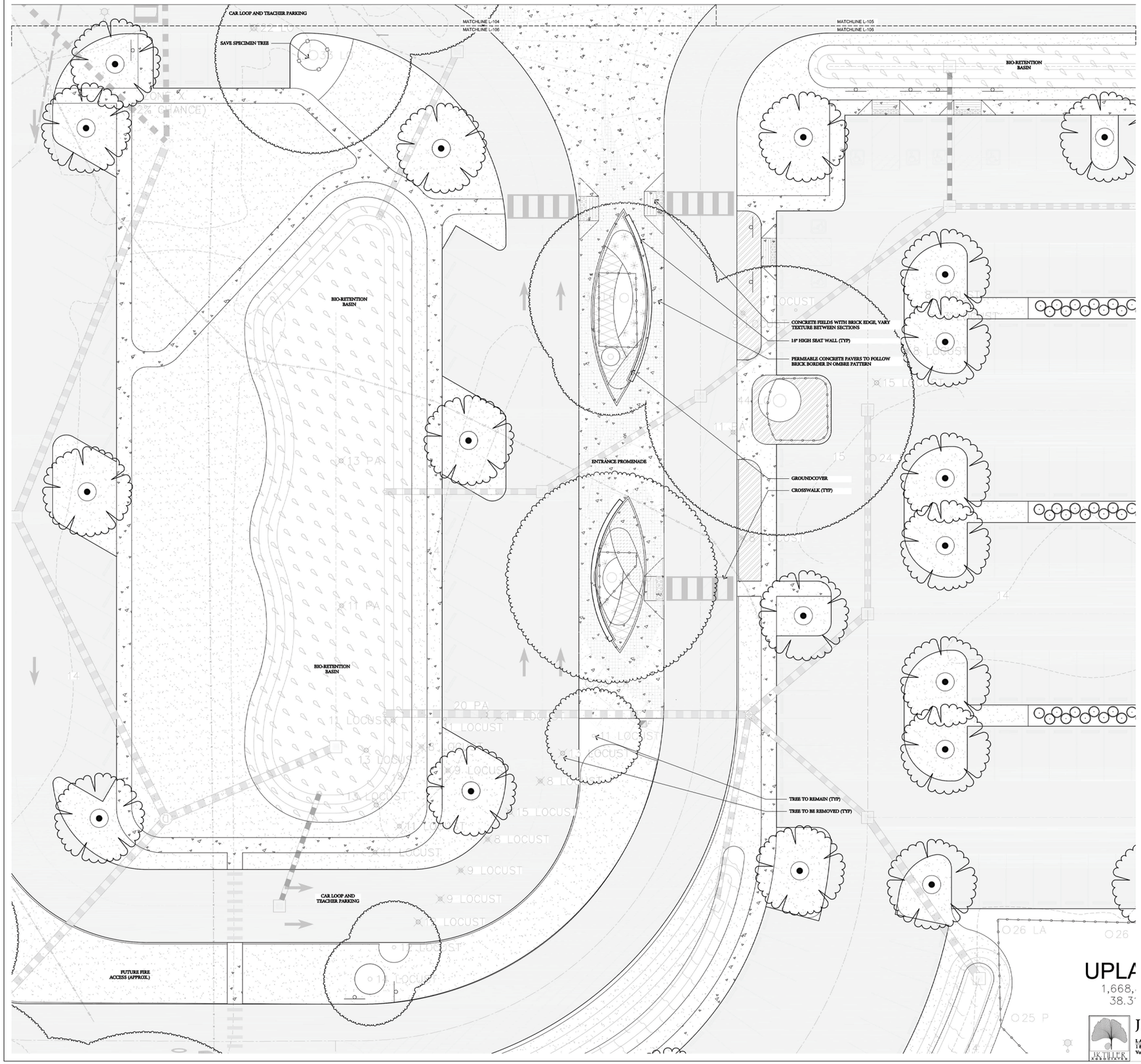
REVISION DATE

TITLE
LANDSCAPE PLAN

SHEET NO
L-105



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CHIV	Chionanthus virginicus / White Fringetree
	MAVS	Magnolia virginiana / Sweetbay Magnolia
	QUVI	Quercus virginiana / Southern Live Oak
	SAPA	Sabal palmetto / Cabbage Palmetto
SHRUBS		
	ILVO	Ilex vomitoria / Yaupon Holly
	ILVN	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon
	YUFI	Yucca filamentosa 'Color Guard' / Adam's Needle
GROUND COVERS		
	DIIL	Dietes iridioides / Fortnight Lily
	ECPU	Echinacea purpurea / Purple Coneflower
	PLUA	Plumbago auriculata / Blue Plumbago
	SPBA	Spartina bakeri / Sand Cord Grass
	TRAS	Trachelospermum asiaticum / Asiatic Jasmine
SOD/SEED		
	SOD	Cynodon dactylon 'Celebration' / Celebration Bermudagrass

CONCEPT PLANT SCHEDULE

HYDROSEED
Cynodon dactylon 'Celebration' / Celebration Bermudagrass

BIO-RETENTION
Baccharis halimifolia / Groundsel Bush
Canna flaccida / Yellow Canna
Eutrochium purpureum / Joe Pye Weed
Iris virginica / Blue Flag Iris
Magnolia virginiana / Sweetbay Magnolia
Myrica cerifera / Wax Myrtle
Serenoa repens / Saw Palmetto
Solidago rugosa / Wrinkleleaf Goldenrod
Taxodium distichum / Bald Cypress

DRY DETENTION
Coreopsis verticillata / Tickseed
Eubotrys racemosa / Coastal Fetterbush
Ilex vomitoria / Yaupon Holly
Muhlenbergia capillaris / Pink Muhly Grass
Myrica cerifera / Wax Myrtle
Oligoneuron rigidum / Stiff Goldenrod
Panicum virgatum / Switch Grass
Serenoa repens / Saw Palmetto
Spartina bakeri / Sand Cordgrass

BUFFER ENCROACHMENT

UPLA
1,668,
38.3

GRAPHIC SCALE
NORTH 0 10' 20' 30'

J. K. TILLER ASSOCIATES, INC.
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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

AE SEAL

CORPORATE SEAL

NOT FOR CONSTRUCTION

PROJECT TITLE

LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

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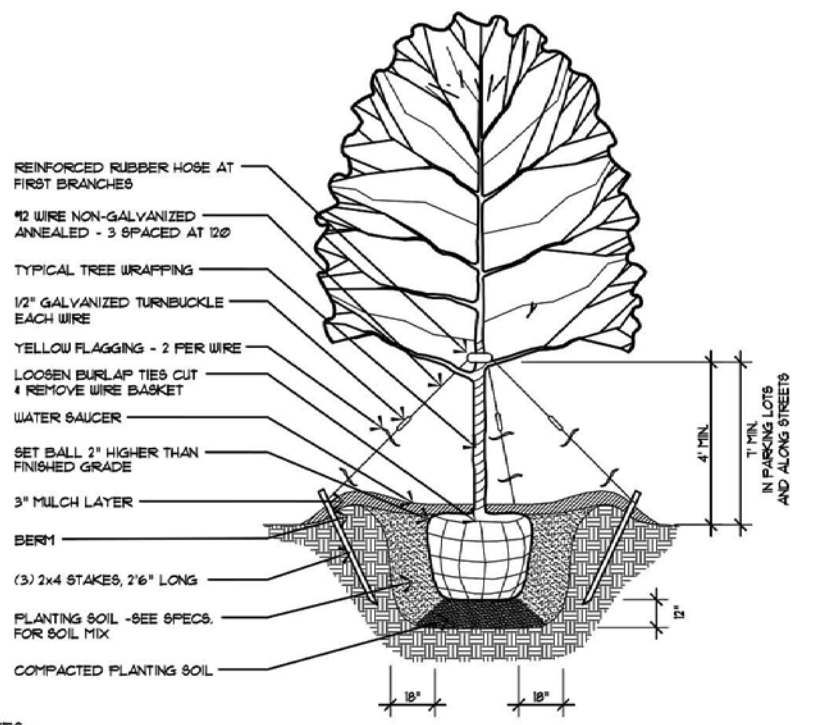
PHASE
DESIGN DEVELOPMENT

ISSUE DATE	10.06.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
LANDSCAPE PLAN

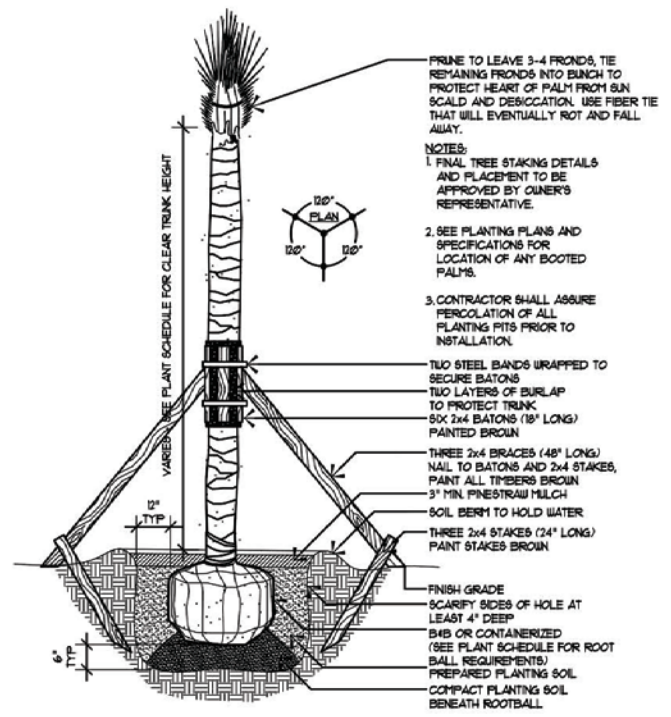
SHEET NO
L-106



NOTES:

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

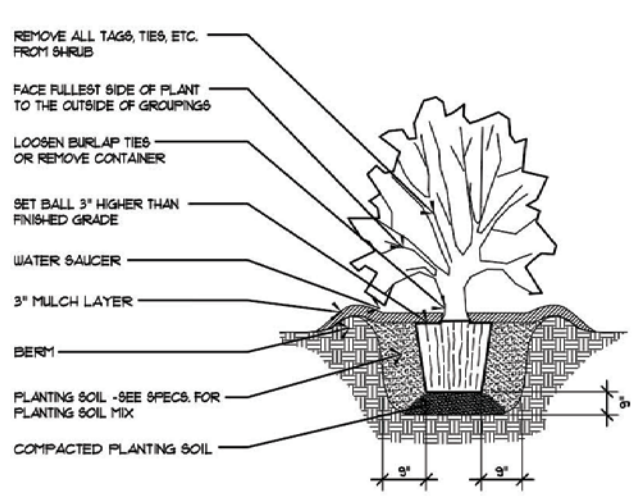
1 / L107 Tree Planting
Not to Scale



NOTES:

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

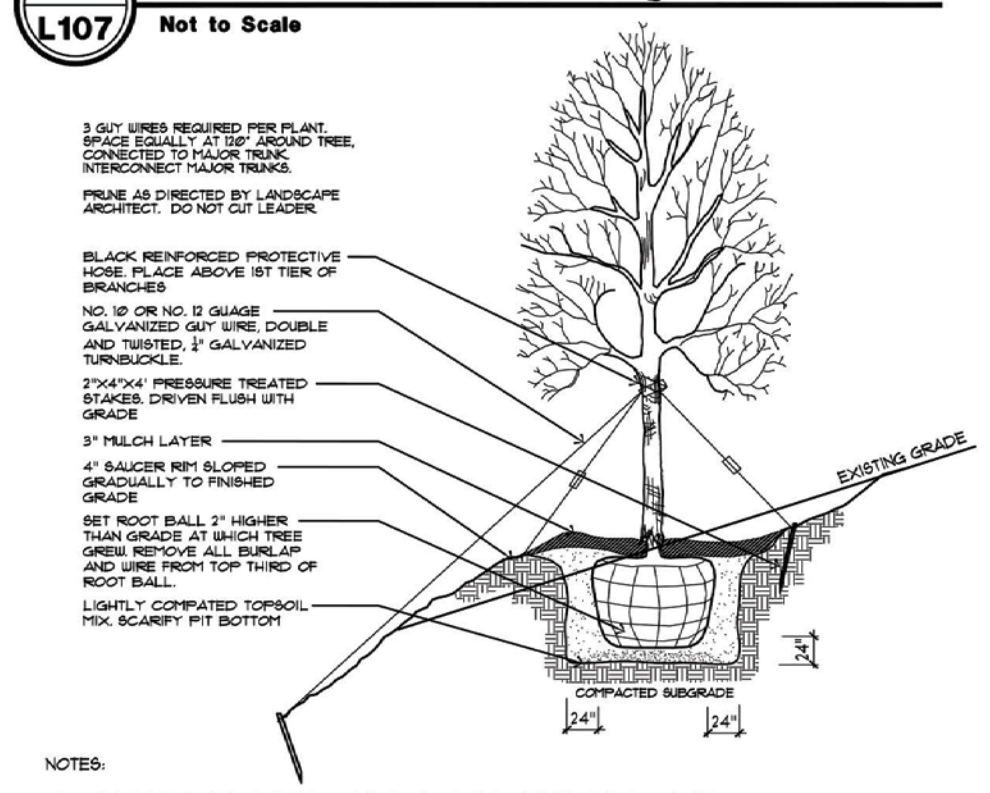
2 / L107 Palmetto Tree Planting
Not to Scale



NOTES:

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

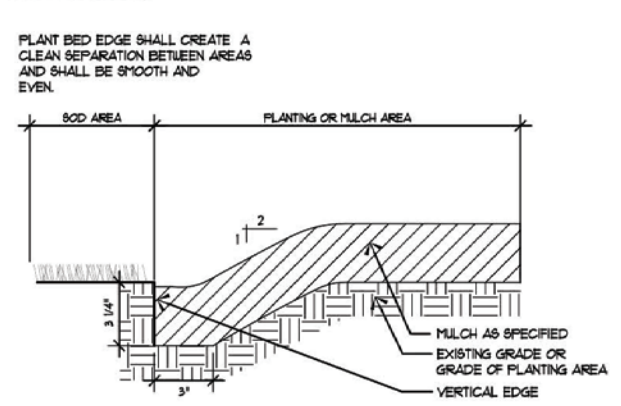
3 / L107 Shrub Planting
Not to Scale



NOTES:

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

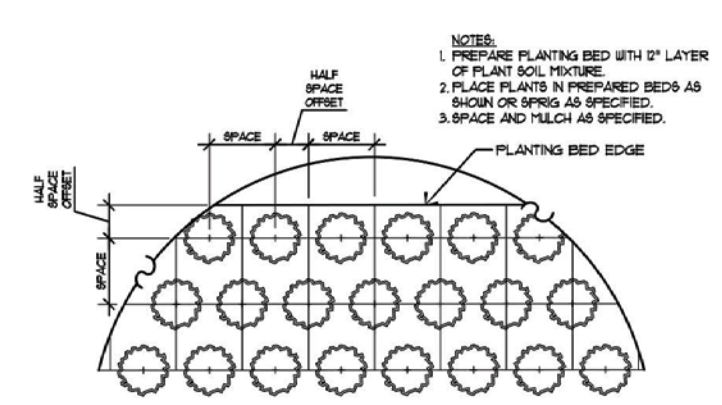
4 / L107 Tree Planting on Slope
Not to Scale



NOTES:

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

5 / L107 Sod / Plant Bed Edge Detail
Not to Scale



6 / L107 Ground Covers & Perennials
Not to Scale

PLANTING NOTES:

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
7. ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
11. HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
12. PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.
14. THE PLANT BED AREAS LABELED AS "AN" SHALL BE PLANTED WITH ANNUALS AND PERENNIALS SELECTED BY THE LANDSCAPE ARCHITECT. SELECTIONS AND FINAL PLACEMENT OF ALL ANNUAL AND PERENNIAL BEDS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

CONCEPT PLANT SCHEDULE

HYDROSEED	21,534 sf	
Cynodon dactylon 'Celebration' / Celebration Bermudagrass		SF
BIO-RETENTION	2,484 sf	
Baccharis halimifolia / Groundsel Bush		SF
Canna flaccida / Yellow Canna		SF
Eutrochium purpureum / Joe Pye Weed		SF
Iris virginica / Blue Flag Iris		SF
Magnolia virginiana / Sweetbay Magnolia		SF
Myrica cerifera / Wax Myrtle		SF
Serenoa repens / Saw Palmetto		SF
Solidago rugosa / Wrinkleleaf Goldenrod		SF
Taxodium distichum / Bald Cypress		SF
DRY DETENTION	6,084 sf	
Coreopsis verticillata / Tickseed		SF
Eubotrys racemosa / Coastal Fetterbush		SF
Ilex vomitoria / Yaupon Holly		SF
Muhlenbergia capillaris / Pink Muhly Grass		SF
Myrica cerifera / Wax Myrtle		SF
Oligoneuron rigidum / Stiff Goldenrod		SF
Panicum virgatum / Switch Grass		SF
Serenoa repens / Saw Palmetto		SF
Spartina bakeri / Sand Cordgrass		SF
BUFFER ENCROACHMENT	2,666 sf	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	SPREAD	CONT.
TREES							
	CHIV	4	Chionanthus virginicus / White Fringetree	1.5"-2"	6'-8'	3'-4'	30G
	MAVS	6	Magnolia virginiana / Sweetbay Magnolia	1.5"-2"	6'-8'	2'-3'	15 Gal.
	QUVI	43	Quercus virginiana / Southern Live Oak	2.5" min.	10'-12'	6'-8'	Cont.
	SAPA	4	Sabal palmetto / Cabbage Palmetto	-	14'-16'		B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD
SHRUBS						
	ILVO	79	Ilex vomitoria / Yaupon Holly	7 Gal.	3'-4'	2' min.
	ILVN	90	Ilex vomitoria 'Stokes Dwarf' / Dwarf Yaupon	3 Gal.	1-2'	1-2'
	YUFI	20	Yucca filamentosa 'Color Guard' / Adam's Needle	3 Gal.	1-2'	1-2'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
GROUND COVERS							
	DIIL	697	Dietes iridioides / Fortnight Lily	1 Gal.	12"-18"	8"-12"	24" o.c.
	ECPU	105	Echinacea purpurea / Purple Coneflower	1 Gal.	12"-18"	12"-18"	24" o.c.
	PLUA	111	Plumbago auriculata / Blue Plumbago	1 Gal.	10"-12"	10"-12"	36" o.c.
	SPBA	42	Spartina bakeri / Sand Cord Grass	3 Gal.	24"-36"	18"-24"	40" o.c.
	TRAS	508	Trachelospermum asiaticum / Asiatic Jasmine	1 Gal.	6"-12"	6"-12"	18" o.c.
SOD/SEED							
	SOD	418,168 sf	Cynodon dactylon 'Celebration' / Celebration Bermudagrass	SF			

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BUFORD GOFF & ASSOCIATES

TECHNOLOGY CONSULTANTS
DESIGN PHASE

A/E SEAL

CORPORATE SEAL

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PROJECT TITLE
LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT
BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

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PHASE
DESIGN DEVELOPMENT

ISSUE DATE 10.06.25
PROJECT NO. 24.328.00

REVISION DATE

TITLE
PLANTING SCHEDULE

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE B104 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802

SHEET NO
L-107

S:\Server\Projects\2024\36-01-DWG\PP 10032025-PCsubmittal.dwg, L-107, 10/6/2025 12:19:06 PM

October 31, 2025

Re: Lady's Island Middle School
Architectural Responses

Nicolas Navia:

Please see attached responses to comments received.

1. Overall, staff is supportive of the proposed design and has the following recommendations.
2. Per Section 4.6.4.E.1, "All buildings shall have a clearly discernible base, body, and cap, with masonry soldier courses or other horizontal expression lines separating each element." At the recommendation of staff during TRC meetings, the applicant added a recessed soldier course at the building's base. Upon review of the provided renderings, staff recommends that the applicant extend the lighter colored brick up to sill of the first floor windows to visually expand the base of the building. The enclosed courtyard wall should follow this recommendation. The base was extended to reach the sill of the first-floor windows. Please note that only one type of brick is being proposed and the difference in color was rendering technique only.
3. Staff is supportive of the proposed window details.
4. Per Section 4.5.13.D.4.d, vertically oriented windows of a least a 2:1 ratio are recommended. Staff understands the reasoning for the horizontal windows at the ground floor of the gym, however, they appear out of place in the composition. Staff recommends merging the upper windows in gym with the smaller, horizontal windows below (i.e. removing the brick between these windows and replacing with more fenestration or different cladding to unify the appearance). The windows at the gym have been updated and the upper windows have been merged with the lower windows.
5. Per Section 4.6.4.C.1, "Building elevations that face the street shall have at least 40% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors. Applicant to demonstrate compliance with this section. Through our calculations the first floor ratio is 37%. Per the email received on October 29 *"If there's a cost concern about comments 4,6, the PC can allow a waiver and reduce the percentage down to 30%. We'd need to know before the meeting if that's a route you are considering."* We are proceeding with this exception for the ratio of the first floor. The second floor exceeds the 15% ratio.
6. Staff is supportive of the exterior metal, glass, and brick choices.
7. Per Section 4.6.4.D.2, "Facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater." There are a few areas longer than 20' on the south (concessions and technology office) and east (maker space) façades with no fenestration. These areas need additional fenestration to meet code compliance. At the second-floor east side of the south elevation, the current solid wall dimension is 23'-10.5" and we request consideration to maintain this length of solid wall to balance the two adjacent large expanses of glass rather than introducing a new fenestration concept at this location. We have added a window to the concessions storage to reduce the 20' of masonry.

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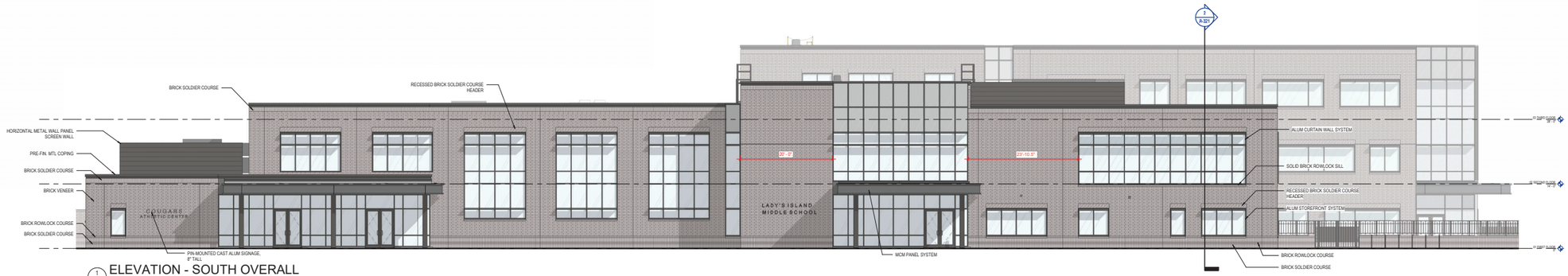
1217 Hampton Street
Columbia SC 29201

803 771 2999 P
803 771 2858 F

NOTE: FLAG POLE & SIGNAGE HIDDEN FOR CLARITY OF ELEVATION



1 P-200 ELEVATION - SOUTH OVERALL
SCALE: 1/8" = 1'-0"

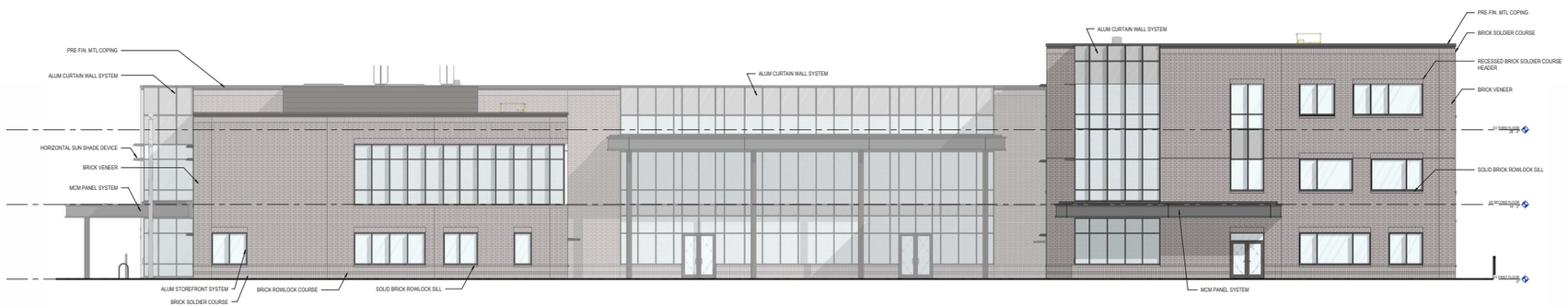
NOTE: MECHANICAL YARD EQUIPMENT, ORNAMENTAL FENCING AND SITE WALLS HIDDEN FOR CLARITY



8 P-200 ELEVATION - WEST OVERALL
SCALE: 1/8" = 1'-0"



7 P-200 ELEVATION - NORTH OVERALL
SCALE: 1/8" = 1'-0"



2 P-200 ELEVATION - EAST OVERALL
SCALE: 1/8" = 1'-0"

10/1/2025 1:37:56 PM
Autodesk Docs://BCSD Lady's Island Middle School/BCSD LIMS.rvt

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DESIGN PHASE

AIA SEAL

CORPORATE SEAL

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BEAUFORT COUNTY SCHOOL DISTRICT
30 COUGAR DR, LADY'S ISLAND, SC 29907

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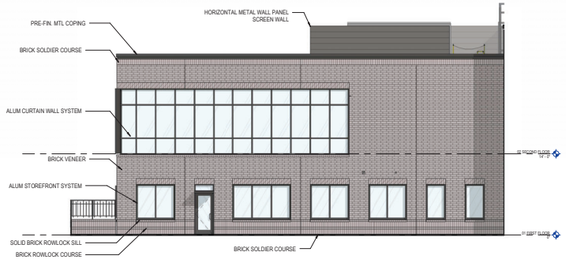
PHASE
CONSTRUCTION DOCUMENTS

ISSUE DATE	10.29.25
PROJECT NO.	24.328.00

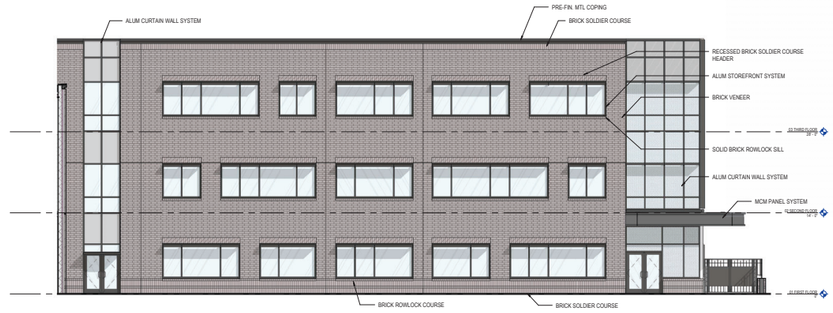
REVISION	DATE

TITLE
EXTERIOR ELEVATIONS

SHEET NO
P-200



8 P-201 ELEVATION - NORTH ADMIN/MEDIA
SCALE: 1/8" = 1'-0"



9 P-201 ELEVATION - SOUTH CLASSROOM
SCALE: 1/8" = 1'-0"



3 P-201 ELEVATION - SOUTH DINING/SUPPORT
SCALE: 1/8" = 1'-0"



5 P-201 ELEVATION - NORTH GYM
SCALE: 1/8" = 1'-0"

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BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

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TITLE
EXTERIOR ELEVATIONS

SHEET NO
P-201

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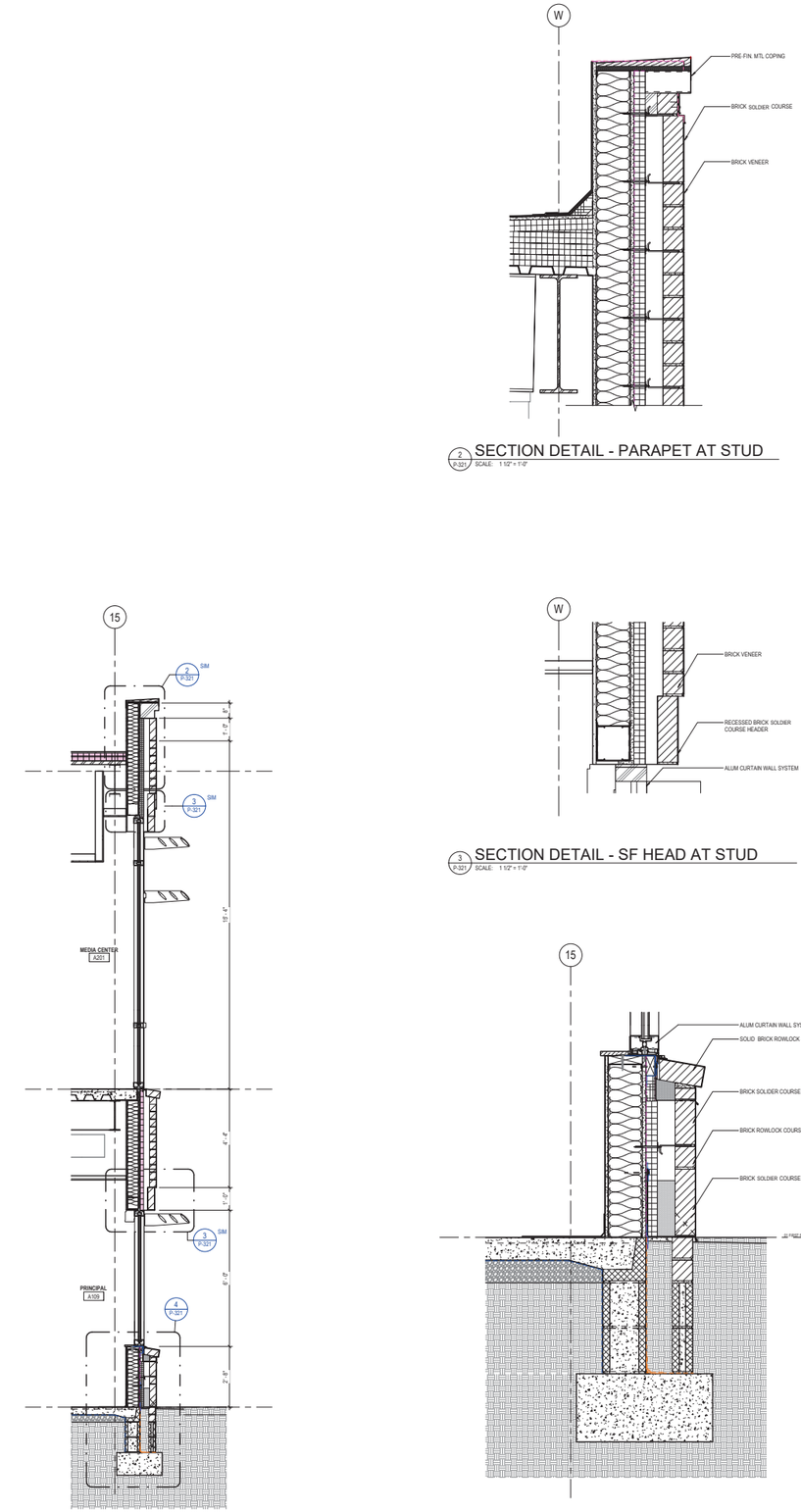

1 P-321 WALL SECTION - ADMIN SOUTH
SCALE: 1/2" = 1'-0"

2 P-321 SECTION DETAIL - PARAPET AT STUD
SCALE: 1 1/2" = 1'-0"

3 P-321 SECTION DETAIL - SF HEAD AT STUD
SCALE: 1 1/2" = 1'-0"

4 P-321 SECTION DETAIL - BASE - STUD
SCALE: 1 1/2" = 1'-0"

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LADY'S ISLAND MIDDLE SCHOOL REPLACEMENT

BEAUFORT COUNTY SCHOOL DISTRICT

30 COUGAR DR, LADY'S ISLAND, SC 29907

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PHASE
CONSTRUCTION DOCUMENTS

ISSUE DATE	10.29.25
PROJECT NO.	24.328.00

REVISION	DATE

TITLE
WALL SECTIONS - ADMIN AND CORRIDOR

SHEET NO
P-321

10/31/2025 1:38:14 PM
Autodesk Docs://BCSD Lady's Island Middle School/BCSD LIMS.rvt



Ground View From South Elevation

Lady's Island Middle School Replacement

Beaufort County School District

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Ground View From South Elevation

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10.06.25

Ground View From South-East Elevation

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Bird's-Eye View From South-East Elevation

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Bird's-Eye View From East Elevation

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Ground View From East Courtyard

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City of Beaufort
Department Request for Planning Commission Agenda Item

To:	Planning Commission	**Date:** 11/12/2025
From:	Curt Freese, Community Development Director	
Item Name:	**Discussion: Chapters 2-4 of the Development Code**	
Meeting Date:	November 17, 2025	
Department:	Community Development Department	

Background Information:
Introduction:
Discussion: Chapters 2-4 of the Development Code

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:
None