



Case # BZA-10-25-00909

Charleston County BZA Meeting of December 1, 2025

Applicant/Property Owner: Willy Taylor of Dominion Energy South Carolina, Inc.

Representative: Taylor Reeves of Stantec Consulting Services Inc.

Property Location: 1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road – East Area

TMS#: 578-00-00-155

Zoning District: Mount Pleasant Overlay (Residential Area) Zoning District

Request:

Special Exception request for a Major Utility Service (expansion of an existing electrical substation) in the Mount Pleasant Overlay (Residential) Zoning District.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses

“An “S” indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance.”

Sec. 6.1.6 Table 6-1-1, Use Table and Article 6.4 Use Conditions:

The table indicates that Major Utility Service is a use type allowed in the Special Management (S-3) Zoning District only if it complies with all other applicable regulations (Sec. 6.4.17 Utility Service, Major) and is approved by the BZA as a Special Exception.

“Utility Service, Major” Facilities and Structures that are necessary for the generation, transmission, and/or distribution of utilities to support principal Development, such as Electric or Gas Power Generation Facilities, Electrical or Telephone Switching Facilities, Utility Substations, Utility Pumping Stations, Sewage Collection or Disposal Facilities, Water or Sewage Treatment Plans, Water Storage Tanks, Sewage Collector or Trunk Lines, Water Mains, Wind Farms, and similar facilities. This definition does not include Solar Farms as defined in this Ordinance.



CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in [CHAPTER 12, Definitions](#), of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

Sec. 6.1.2 C Uses Subject to Conditions

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Sec. 6.1.3 S Special Exception Uses

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Sec. 6.1.4 Uses Not Allowed

A blank cell indicates that a use type is not allowed in the respective Zoning District, unless it is otherwise expressly allowed by other regulations of this Ordinance.

Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

The Zoning and Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in [CHAPTER 12, Definitions](#), of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

Sec. 6.1.6 Table 6.1-1, *Use Table*



Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Recreation and Entertainment, Outdoor					C	C												C	C	C	C	Sec. 6.4.11
Drive-In Theater																		C	C	C	C	Sec. 6.4.6 Sec. 6.4.11
Golf Driving Range					S	S	S	S	S										C		C	Sec. 6.4.11
Outdoor Shooting Range		S	S	S	S	S													S		S	Sec. 6.4.11
Special Events																	C	C	C		C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS																						
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge					S	S	S	S	S	S	S				A	A	A	A	A	A	A	Sec. 6.4.4
Religious Assembly		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
UTILITIES AND WASTE-RELATED USES																						
Utility Service, Major			S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.17
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Solar Farm		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 6.4.46
Waste-Related Uses																					S	
Septic Tank Installation, Cleaning, or Related Service																			S	S	S	
Solid Waste Disposal Facility (Public or Private)			C																		C	Sec. 6.4.51
COMMERCIAL																						
ACCOMMODATIONS																						
Short-Term Rental Property: Commercial Guest House (CGH)															C	C	C	C	C			Art. 6.8
Hotel or Motel																S	S		C		C	Sec. 6.4.31
RV (Recreational Vehicle) Park			S	S	S	S	S															Sec. 6.4.12
Campground			S	S	S	S	S															
ANIMAL SERVICES																						
Stable, Commercial			C	C	C	C	C											C	A	A	A	Sec. 6.4.20
Stable, Private			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.20
Stable, Boarding			C	C	C	C	C	C										C	A	A	A	Sec. 6.4.20



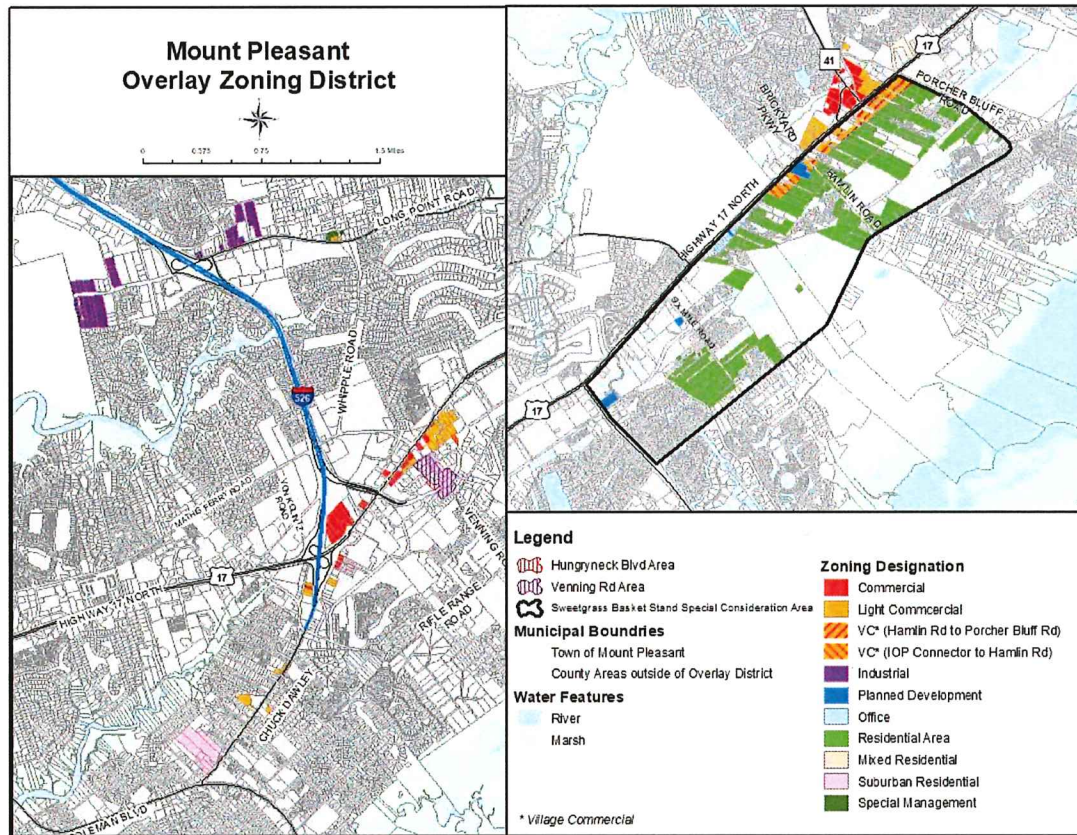
CHAPTER 6 | USE REGULATIONS

ARTICLE 6.4 USE CONDITIONS

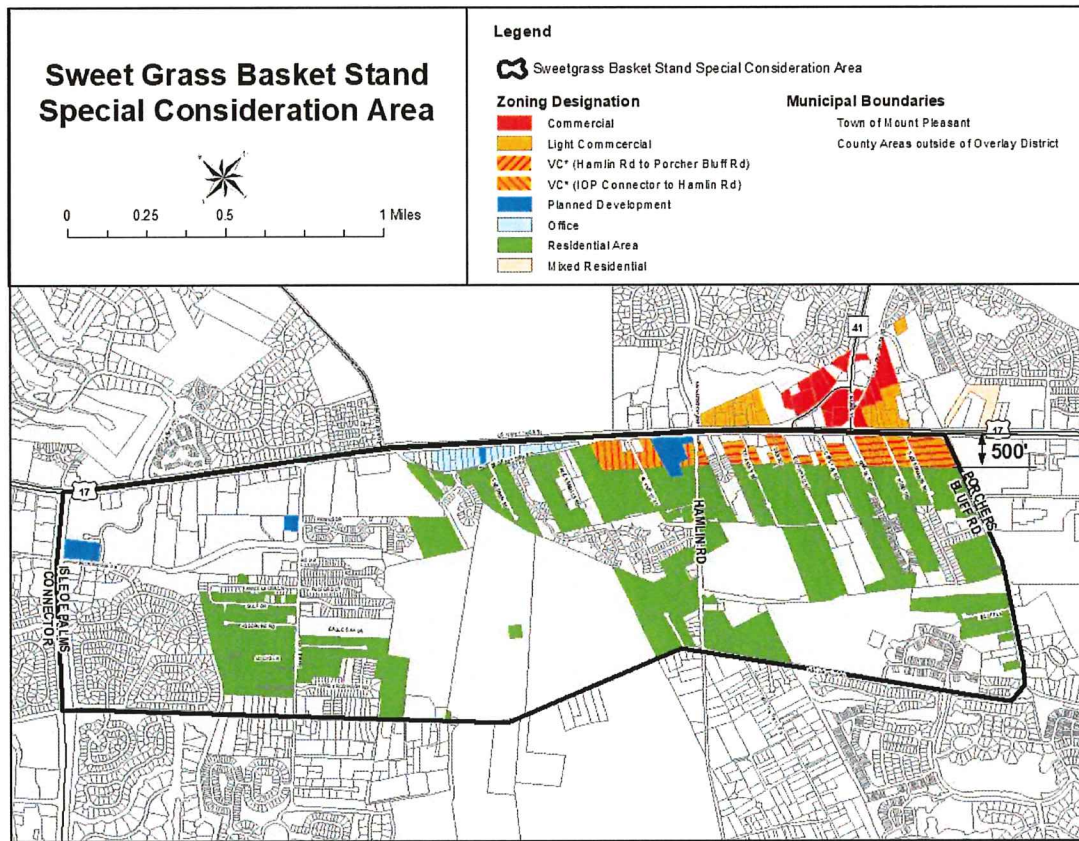
The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

Sec. 6.4.17 Utility Service, Major

- A. **Sewage Disposal Facilities, Water and Sewage Treatment Facilities, Water Storage Tanks, Electric or Gas Power Generation Facility.**
 - 1. Any Structure established in connection with Water Storage Tanks, Water and Sewage Treatment Facilities, Sewage Disposal Facilities or Electric or Gas Power Generation Facilities shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with Chapter 9, Development Standards, buffer standards.
- B. **Utility Substations, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Lines, Utility Pumping Station, and Water Mains.**
 - 1. Above ground Structures that have a cumulative area of 100 square feet or less, associated with underground Utilities such as meters, necessary for maintenance and monitoring shall have a vegetated buffer of 10 feet from all property lines, in compliance with [CHAPTER 9, Development Standards](#), buffer standards;
 - 2. Above ground Structures that have a cumulative area of greater than 100 square feet established in connection with Utility Substations, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Lines, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property lines, or the minimum Setback of the base Zoning District, whichever is greater; and
 - 3. The accessory storage of vehicles and equipment on the premises shall be prohibited except in the Rural Commercial (RC), Community Commercial (CC), Rural Industrial (RI) or Industrial (IN) Zoning Districts.



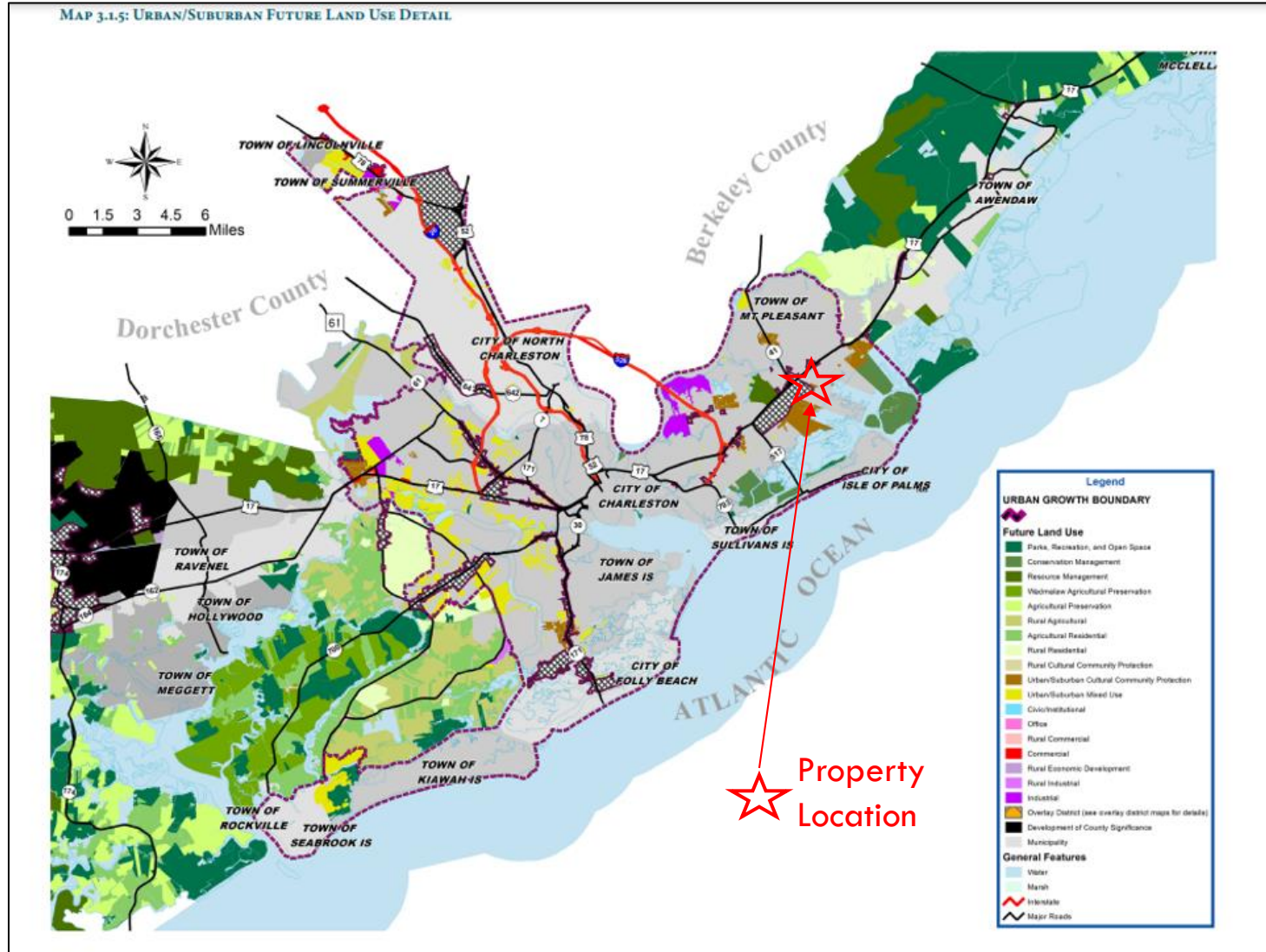
Map 5.4.A



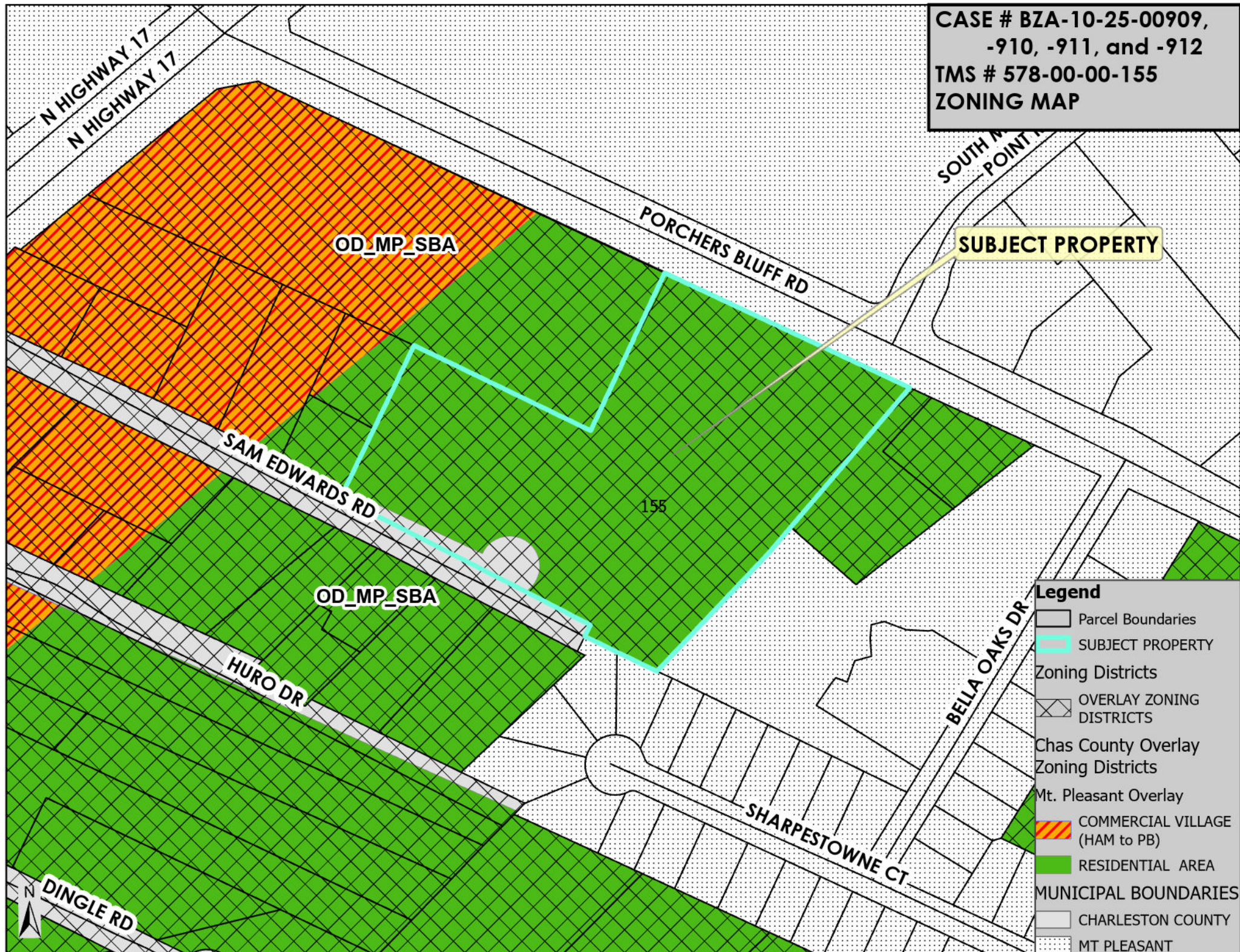
Map 5.4.B

Location Map

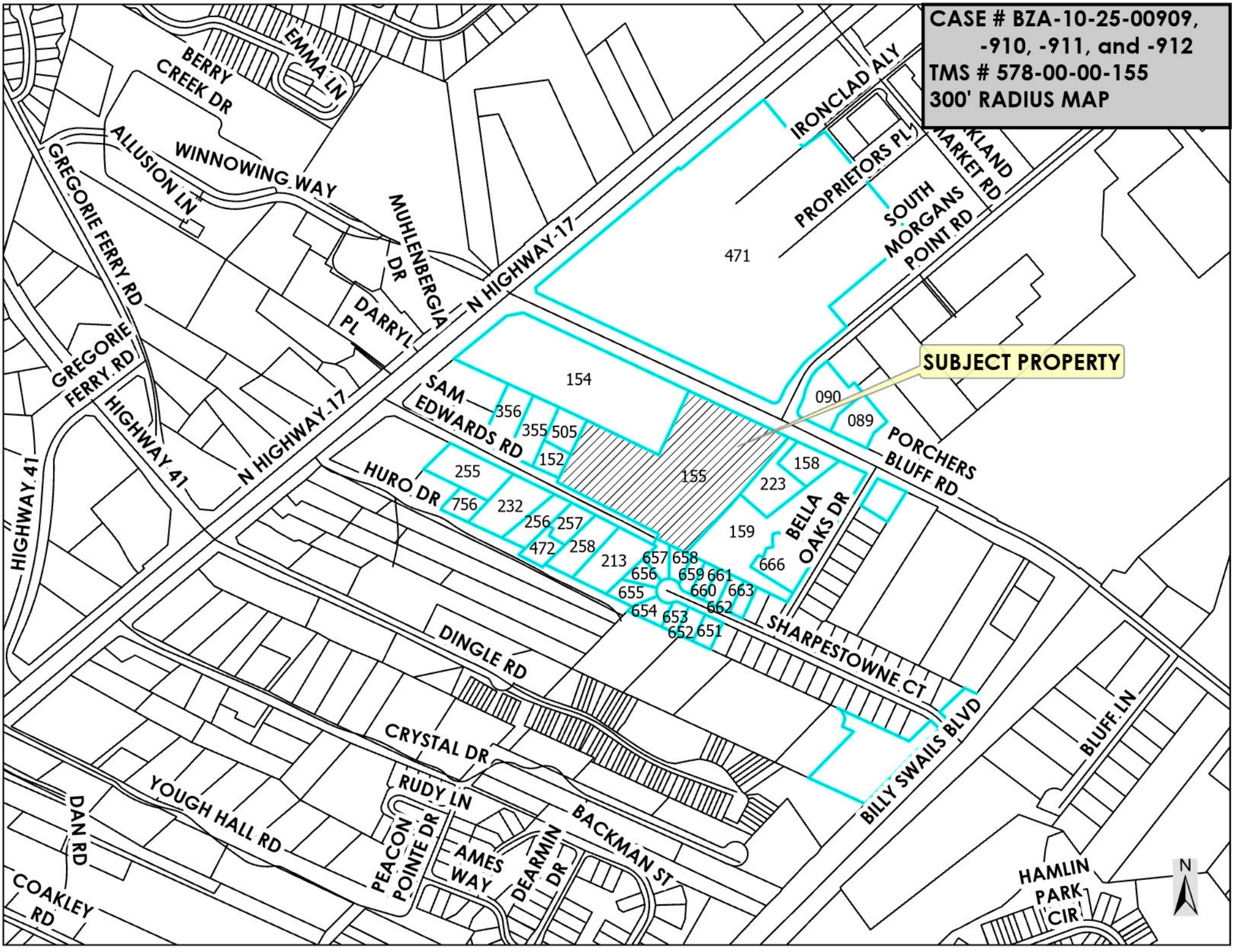
Porchers Bluff Road – East Area



CASE # BZA-10-25-00909,
-910, -911, and -912
TMS # 578-00-00-155
ZONING MAP



SUBJECT PROPERTY



CASE # BZA-10-25-00909,
-910, -911, and -912
TMS # 578-00-00-155
AERIAL MAP

SUBJECT PROPERTY

PORC

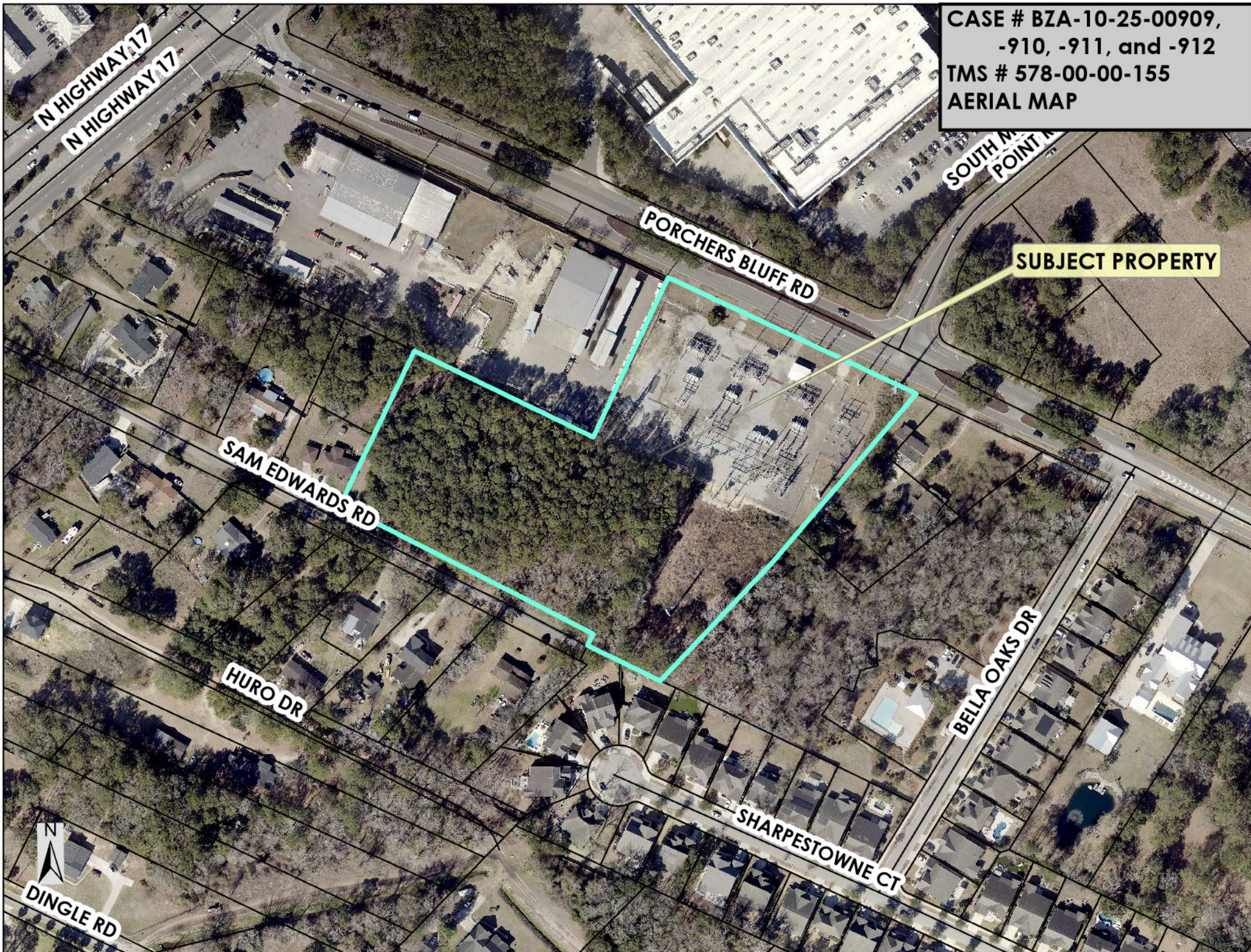
BLUFF RD

SOUTH
MORGAN
POINT RD

SAM EDWARDS RD



CASE # BZA-10-25-00909,
-910, -911, and -912
TMS # 578-00-00-155
AERIAL MAP



Case # BZA-10-25-00909

BZA Meeting of December 1, 2025

Subject Property: 1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road – East Area

Proposal: Special Exception request for a Major Utility Service use to allow for the expansion of an existing electrical substation.



Subject Property



Sam Edwards Road



Porchers Bluff Road



Staff Review:

The applicant and the property owner, Willy Taylor of Dominion Energy South Carolina, Inc., represented by Taylor Reeves of Stantec Consulting Services Inc., is requesting a Special Exception for a Major Utility Service use to allow for the expansion of an existing electrical substation. The request pertains to the property identified as TMS # 578-00-00-155, located at 1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road, in the East Area of Charleston County. The subject property and surrounding properties are located within the Mount Pleasant Overlay (Residential Area) Zoning District.

In addition to the above referenced Special Exception, the applicant is requesting three variances associated with the existing and proposed expansion of the electrical substation:

- BZA-10-25-00910: Allow more than one curb cut per 250 feet of frontage (permit the existing curb cuts to remain) and waive the requirement to install a sidewalk along the site frontage;
- BZA-10-25-00911: Reduce the required 25-foot vegetated buffer along by 10 feet, resulting in a 15-foot buffer; and
- BZA-10-25-00912: Allow an 8.5-foot chain-link fence within the required right-of-way landscape buffer to secure both the existing and proposed substation facilities.

The subject property is currently under Site Plan Review (ZSPR-10-24-01069) for the proposed expansion. The applicant's letter of intent explains, *"This project increases the footprint of the existing Hamlin Substation which is currently owned and operated by Dominion Energy South Carolina, Inc. The existing electrical substation is located at 1145 Porchers Bluff Road (S- 51), in Charleston County TMS 578-00-00-155. The project combines 2.74 acres of this substation property with two adjacent undeveloped parcels that measure 1.95 acres from TMS 578-00-00-199, and 2.04 acres from TMS 578-00-00-200, all properties owned by Dominion Energy. The total disturbed area for this project is 3.0 acres as displayed on the construction drawings. The disturbed area occurs in the undeveloped wooded parcels. Disturbance consists of clearing and grubbing the site to install one wet pond made of bulkhead construction, stormwater drainage structures with outlet protection. The proposed site work intends to expand the electrical substation. The expansion will include gravel areas for the new equipment and gravel driveway. The proposed access connects to Sam Edwards Road (S-2429). Expansion of the existing electrical substation requires approximately 2 acres of new impervious surfaces to be added to the site. Additional stormwater runoff and volume generated from the post-development conditions is handled by the new wet pond that maintains the existing drainage patterns."*

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses:

"An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance."

Sec. 6.1.6 Table 6-1-1, Use Table and Article 6.4 Use Conditions:

The table indicates that Major Utility Service is a use type allowed in the Special Management (S-3) Zoning District only if it complies with all other applicable regulations (Sec. 6.4.17) and is approved by the BZA as a Special Exception.

"Utility Service, Major" Facilities and Structures that are necessary for the generation, transmission, and/or distribution of utilities to support principal Development, such as Electric or Gas Power Generation Facilities, Electrical or Telephone Switching Facilities, Utility Substations, Utility Pumping Stations, Sewage Collection or Disposal Facilities, Water or Sewage Treatment Plans, Water Storage Tanks, Sewage Collector or Trunk Lines, Water Mains, Wind Farms, and similar facilities. This definition does not include Solar Farms as defined in this Ordinance.

A site visit was conducted by staff on November 12, 2025. Additional information pertaining to this request is provided in the attached materials.

Planning Director Review and Report regarding Approval Criteria of §3.6.5:

§3.6.5(1): *Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district, as indicated in the zoning district "Description";*

Response: **The proposed Major Utility Service is consistent with the recommendations of the Charleston County Comprehensive Plan and the character of the Mount Pleasant Overlay (Residential Area) Zoning District. According to the applicant's letter of intent, "The proposed use is an extension of the existing Dominion Substation. The allowance of this use would be consistent with what has been previously approved for the existing Dominion Substation." Therefore, the request meets this criterion.**

§3.6.5(2): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: **The proposed project may not adversely affect the general welfare or character of the immediate community. The applicant's letter of intent states, "The proposed development is an extension of the substation that is already established in this area. The proposed development will follow**

what has been accepted with the existing substation, the expansion will follow the same intent.” Given that the use is a continuation of an existing, approved utility facility, the request may meet this criterion.

§3.6.5(3): Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;

Response: The applicant is currently undergoing the Site Plan Review process to ensure compliance with the Charleston County Zoning and Land Development Regulations Ordinance. As part of this process, the applicant has submitted three variance requests related to site access, buffering, and fencing:

- To allow more than one curb cut per 250 feet of frontage (permitting existing curb cuts to remain) and to waive the sidewalk installation requirement along the site frontage;
- To reduce the required 25-foot vegetated buffer to 15 feet; and
- To allow an 8.5-foot chain-link fence within the required right-of-way landscape buffer to secure the existing and proposed substation facilities.

According to the applicant's letter of intent, *“The proposed development for this site requires a 25' buffer along all property lines. This site plan requests a variance to reduce the 25' buffer requirement to a 15' buffer along Sam Edwards Road. The 15' buffer is in accordance with the standard zoning requirements for this location. Due to the reduction of buffer requested, the development proposes to provide opaque privacy fencing along all buffer lines. The proposed development requests a variance from the fencing requirement which does not allow for chain-link fencing to exceed 4' in height. The development requests for the existing chain-link fencing located onsite to remain for the existing substation facing Sam Edwards Road. This allows for the assurance of safety from public access to the site. The developer agrees to update the fencing onsite to utilize opaque fencing throughout the site.”* Based on the proposed mitigation measures and ongoing coordination through the Site Plan Review process, the request may meet this criterion.

§3.6.5(4): Where applicable, will be developed in a way that will preserve and incorporate any important natural features;

Response: The site will be developed in a manner that preserves and incorporates important natural features. According to the applicant's letter of intent, *“The substation expansion has considered the adjacent uses and has included these considerations with the proposed site layout. The proposed development includes an area of tree preservation which creates an additional buffer for the adjacent residential parcel.”* Therefore, the request meets this criterion.

§3.6.5(5): *Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and*

Response: **As previously mentioned, the applicant is currently undergoing the Site Plan Review process to ensure compliance with all applicable standards of the Charleston County Zoning and Land Development Regulations Ordinance. In conjunction with this process, the applicant has submitted three variance requests related to access, buffering, and fencing. The applicant's letter of intent states, "The proposed development is an extension of the substation that is already established in this area. The proposed development will follow what has been accepted with the existing substation, the expansion will follow the same intent." Based on the ongoing review and the applicant's stated intent to comply with applicable standards, the request may meet this criterion.**

§3.6.5(6): *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

Response: **Given the nature of the use, which typically generates low traffic volumes, vehicular traffic or pedestrian movement should not be hindered or endangered on adjacent roads. Therefore, the request may meet this criterion.**

Board of Zoning Appeals' Action:

According to Article 3.6 Special Exceptions, Section §3.6.5 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all of the Approval Criteria of §3.6.5A.

In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.6.5B).

The Board of Zoning Appeals may approve, approve with conditions, or deny Case # BZA-10-25-00909, [Special Exception for a Major Utility Service use to allow for the expansion of an existing electrical substation located at TMS # 578-00-00-155, 1145 Porchers Bluff Road, 1162 and 1170 Sam Edwards Road, in the East Area of Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following condition recommended by Staff:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**

Staff Recommendation:

Based on the findings above, staff concludes that the request generally meets the approval criteria for a Special Exception as outlined in §3.6.5 of the Charleston County Zoning and Land Development Regulations Ordinance. Therefore, staff recommends approval of the Special Exception request for a Major Utility Service use to allow for the expansion of an existing electrical substation, contingent upon successful completion of the Site Plan Review process.



SPECIAL EXCEPTION APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 1145 Porchers Bluff Rd, 1162, 1170 Sam Edwards Rd			
Tax Map Number(s): 5780000155, 5780000199, 5780000200			
Current Use of Property: Vacant/Existing utility power substation			
Special Exception Description: Expansion of existing utility power substation			
Applicant Information (Required)			
Applicant Name (please print): Willy Taylor, PE			
Name of Company (if applicable): DOMINION ENERGY SOUTH CAROLINA, INC.			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]		Zip Code: [REDACTED]
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: <i>William Taylor</i>			Date: 9/3/2025
Representative Information (Complete only if applicable. Attorney, Builder, <u>Engineer</u> Surveyor etc.)			
Print Representative Name and Name of Company: Stantec Consulting Services Inc.			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]		Zip Code: [REDACTED]
Email Address: [REDACTED]		Phone #: [REDACTED]	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
FOR OFFICE USE ONLY:			
Zoning District: <i>QD_MP_SBA</i>	Flood Zone: <i>Shaded X+X (535K)</i>	Date Filed: <i>10/24/25</i>	Fee Paid: <i>\$250 CC</i>
Application #: <i>BZA-10-25-00909</i>	TMS #: <i>578-00-00-155</i>		Staff Initials: <i>yjw</i>



Stantec Consulting Services Inc.
4969 Centre Pointe Drive Suite 200
North Charleston SC 29418-6952
Phone: (843) 740-7700
Fax: (843) 740-7707

To:	Charleston County Board of Zoning Appeals	From:	Taylor Reeves
Company:	Charleston County – Zoning/Planning		
Address:	Charleston County – Public Services Building 4045 Bridge View Drive North Charleston, SC 29405		
Phone:	(843) 202-7200		
Date:	September 17, 2025		
File:	215618358		

Reference: Dominion Hamlin Substation – SPECIAL EXCEPTION APPLICATION

Description of Request:

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

This project increases the footprint of the existing Hamlin Substation which is currently owned and operated by Dominion Energy South Carolina, Inc. The existing electrical substation is located at 1145 Porchers Bluff Road (S-51), in Charleston County TMS 578-00-00-155. The project combines 2.74 acres of this substation property with two adjacent undeveloped parcels that measure 1.95 acres from TMS 578-00-00-199, and 2.04 acres from TMS 578-00-00-200, all properties owned by Dominion Energy.

The total disturbed area for this project is 3.0 acres as displayed on the construction drawings. The disturbed area occurs in the undeveloped wooded parcels. Disturbance consists of clearing and grubbing the site to install one wet pond made of bulkhead construction, stormwater drainage structures with outlet protection. The proposed site work intends to expand the electrical substation. The expansion will include gravel areas for the new equipment and gravel driveway. The proposed access connects to Sam Edwards Road (S-2429).

Expansion of the existing electrical substation requires approximately 2 acres of new impervious surfaces to be added to the site. Additional stormwater runoff and volume generated from the post-development conditions is handled by the new wet pond that maintains the existing drainage patterns.

The proposed development would like to request a variance from the following requirements;

1. The proposed development for this site requires 25' buffer along all property lines. This site plan requests a variance to reduce the 25' buffer requirement to a 15' buffer along Sam Edwards Road. The 15' buffer is in accordance with the standard zoning requirements for this location. Due to the reduction of buffer requested the development proposes to provide opaque privacy fencing along all buffer lines.
2. The proposed development requests a variance from the requirement of one curb cut per 250' frontage. The existing substation utilizes the existing curb cuts, in order to maintain the functionality of the site the owner requests for the existing curb cuts to remain and would request a variance from this requirement. In addition, the client would like to include a variance from the sidewalk requirement along the site frontage. The

Design with community in mind

Reference: Dominion Hamlin Substation –

termination of the roadway along the frontage does not connect to adjacent sidewalks. Due to safety concerns the client would prefer to exclude sidewalks from this project.

3. The proposed development requests a variance from the fencing requirement which does not allow for chain link fencing to exceed 4' in height. The development requests for the existing chainlink fencing located onsite to remain for the existing substation facing Sam Edwards Road. This allows for the assurance of safety from public to access the site. The developer agrees to update the fencing onsite to utilize opaque fencing throughout the site. Photos of the existing substation have been included for reference.

Applicant's response to Article 3.6 Special Exception, 3.6.5 Approval Criteria:

1. Is the proposed use consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent"? Explain:
Response: The proposed use is an extension of the existing Dominion Substation. The allowance of this use would be consistent with what has been previously approved for the existing Dominion Substation.
2. Describe how the proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.
Response: The proposed development is an extension of the substation that is already established in this area. The proposed development will follow what has been accepted with the existing substation, the expansion will follow the same intent.
3. Describe what adequate provisions have been or will be made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.
Response:
The proposed development for this site requires 25' buffer along all property lines. This site plan requests a variance to reduce the 25' buffer requirement to a 15' buffer along Sam Edwards Road. The 15' buffer is in accordance with the standard zoning requirements for this location. Due to the reduction of buffer requested the development proposes to provide opaque privacy fencing along all buffer lines.

The proposed development requests a variance from the fencing requirement which does not allow for chain link fencing to exceed 4' in height. The development requests for the existing chainlink fencing located onsite to remain for the existing substation facing Sam Edwards Road. This allows for the assurance of safety from public to access the site. The developer agrees to update the fencing onsite to utilize opaque fencing throughout the site. Photos of the existing substation have been included for reference.
4. If applicable, will the property be developed in a way that will preserve and incorporate any important natural features? Explain:
Response: The substation expansion has considered the adjacent uses and has included these considerations with the proposed site layout. The proposed development includes an area of tree preservation which creates an additional buffer for the adjacent residential parcel.
5. Explain how the proposed use complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan review requirements of this Ordinance.



September 17, 2025
Charleston County Board of Zoning Appeals
Page 3 of 3

Reference: Dominion Hamlin Substation –

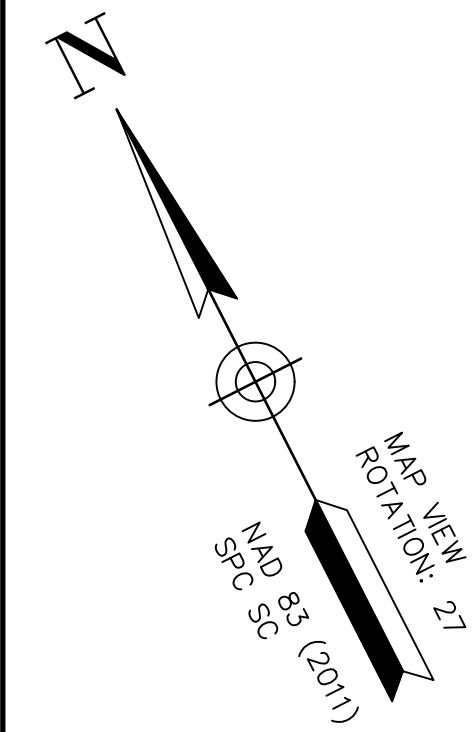
Response: The proposed development is an extension of the substation that is already established in this area. The proposed development will follow what has been accepted with the existing substation, the expansion will follow the same intent.

6. Will the proposed use hinder or endanger vehicular traffic and pedestrian movement on adjacent roads? Explain:

Response: The proposed use will provide one driveway entrance which will require minimal traffic activity on adjacent roadways.

Thank you,
Stantec Consulting Services Inc.

Taylor Reeves
Project Manager
Phone: 843-560-4942
Taylor.Reeves@stantec.com



NOTES

1. TMS: 578-00-00-199, & -200
2. ADDRESS: SAM EDWARDS ROAD
3. OWNER: DOMINION ENERGY SOUTH CAROLINA
4. TOTAL AREA: 4.356 AC
5. FLOOD ZONE: ZONE SHADED X AND ZONE X PER FEMA FIRM 45019C 0535K, EFFECTIVE 01/29/2021. ZONE SHADED X IS NOT A SFHA.
6. THIS SURVEY IS NOT INTENDED TO INCLUDE ANY WETLAND INFO.
7. THIS SURVEY DOES NOT SHOW ALL UNDERGROUND UTILITIES OR INCLUDE ANY POTENTIAL UTILITY EASEMENTS THAT MAY AFFECT THE PROPERTY. ONLY OBVIOUS AND APPARENT UTILITIES SHOWN.
8. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY. THE ONLY REFERENCES USED ARE LISTED BELOW.
9. ELEVATIONS SHOWN ARE REFERENCED TO THE NAVD 88 VERTICAL DATUM AND ESTABLISHED USING GNSS CONNECTED TO THE SC VRS NETWORK.
10. ZONING: OD_MP_SBA - RESIDENTIAL AREA
11. THE GRAND TREES (24"+ DBH) ARE SHOWN ON THE SURVEY.

LEGEND

RBF - REBAR FOUND
CMF - CONCRETE MONUMENT FOUND
PTPF - PINCH TOP PIPE FOUND
OTPF - OPEN TOP PIPE FOUND
PTPF - PINCH TOP PIPE FOUND
MNS - MAGNAIL SET
CC - COMPUTED CORNER
VRS - SOUTH CAROLINA VRS NETWORK
PP - POWER POLE
CLF - CHAINLINK FENCE
FH - FIRE HYDRANT
WV - WATER VALVE
WM - WATER METER
BW - BARBED WIRE
PB. - PLAT BOOK - PAGE
DB. - DEED BOOK - PAGE
x 15.4 - GROUND ELEVATION
x 15.45 - HARDSCAPE ELEVATION

24" OAK T(10/7/7) - TRIPLE OAK
(EACH TRUNK DBH)

LINE LEGEND

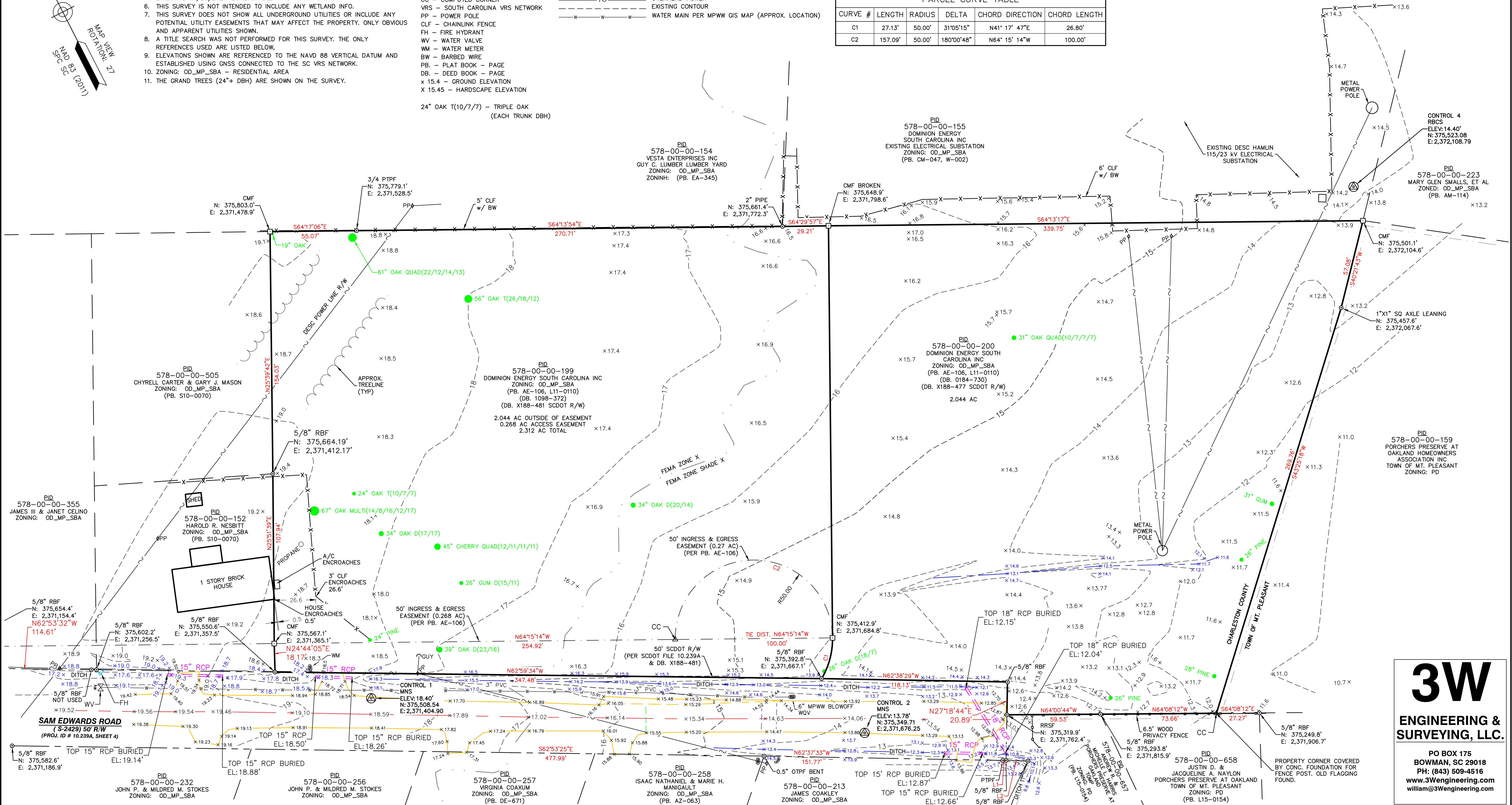
PROPERTY LINE
ADJACENT PROPERTY LINE
R/W LINE
FEMA FLOOD ZONE LINE
MUNICIPALITY LINE
OVERHEAD POWER
EXISTING CONTOUR
WATER MAIN PER MPWW GIS MAP (APPROX. LOCATION)

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N63°44'11"W	2.04'
L2	S62°03'43"E	14.00'

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	27.13'	50.00'	31°05'15"	N41° 17' 47"E	26.80'
C2	157.09'	50.00'	180°00'48"	N64° 15' 14"W	100.00'





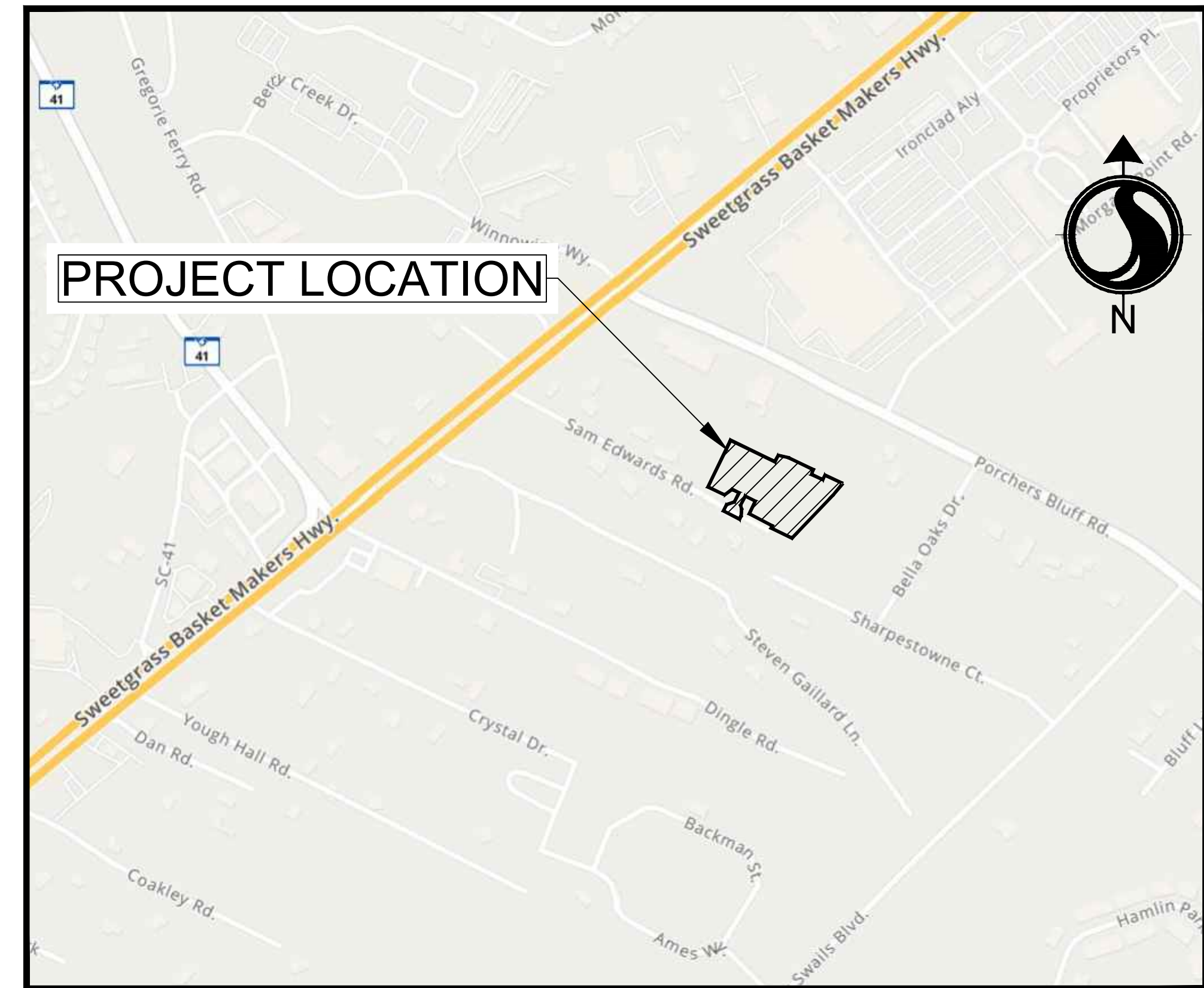
Stantec

Stantec Consulting Services Inc.

4969 Centre Pointe Drive, Suite 200
North Charleston, SC 29418
(843) 740-7700

DOMINION ENERGY
SOUTH CAROLINA

220 OPERATIONS WAY, MC J46
CAYCE, SC 29033
TEL (803) 217-2052
CONTACT: WILLIAM TAYLOR



VICINITY MAP (N.T.S)

HAMLIN SUBSTATION EXPANSION

CHARLESTON COUNTY, SC

TMS# 578-00-00-155

SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	CONSTRUCTION NOTES
C0.2	SWPPP NOTES
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	EROSION CONTROL
C2.1	EROSION CONTROL DETAILS
C2.2	EROSION CONTROL DETAILS
C2.3	EROSION CONTROL DETAILS
C3.0	SITE PLAN
C3.1	SITE DETAILS
C4.0	GRADING AND DRAINAGE PLAN
C4.1	STORM AND GRADING PROFILES
C4.10	GRADING AND DRAINAGE DETAILS

TOTAL SITE AREA: TMS #578-00-00-155 TOTAL 2.74 AC. UPLAND: 2.74 AC. WETLAND: 0.0 AC IMPERVIOUS AREA: 2.05 AC. TOTAL DISTURBED AREA: 3.0 AC FIRM PANEL45019C0535K (EFF. 1/29/2021) ZONING: MP-O VILLAGE COMMERCIAL AREA ADJACENT PARCELS: TMS #578-00-00-159 (ADJACENT) OWNED BY PORCHERS PRESERVE AT OAKLAND HOMEOWNERS ASSOCIATION, INC. TMS 578-00-00-505 (ADJACENT) OWNED BY: CHYRELL CARTER & GARY J. MASON TMS 578-00-00-152 (ADJACENT) OWNED BY: HAROLD NESBITT
--

PROJECT CONTACTS		
SUBJECT	MUNICIPALITY / UTILITY PROVIDER	TELEPHONE:
PLANNING AND ZONING	CHARLESTON COUNTY PLANNING & ZONING	(843) 202-7200
ROADS AND DRAINAGE	CHARLESTON COUNTY ENGINEERING	(843) 202-7600
WATER/ SEWER	CHARLESTON WATER SYSTEMS	(843) 727-6800
TELEPHONE SERVICE	TBD	X
ELECTRICAL POWER	TBD	X
NPDES STORMWATER	SCDHEC BUREAU OF WATER - STORMWATER	(843) 953-8421
NPDES LAND DIST.	SCDHEC BUREAU OF WATER - COASTAL DIV.	(843) 953-0240



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Legend

Notes

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USE OF THIS DRAWING FOR QUANTITY TAKE-OFFS AND PRICING IS PRELIMINARY UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.

Revision	By	Appd.	YY.MM.DD
1. PERMIT SET	A.J.L.	B.D.K.	24.09.25
Issued	By	Appd.	YY.MM.DD

File Name:	18358fb.dwg	Dwn.	Chkd.	Dsgn.	2024.08.08
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Permit-Seal



Client/Project
DOMINION ENERGY
SOUTH CAROLINA

HAMLIN SUBSTATION EXPANSION

Charleston County, SC

Title
COVER SHEET

Project No. 215618358	Scale AS NOTED
Drawing No.	Sheet Revision

C0.0

GENERAL NOTES:

- CLIENT: DOMINION ENERGY
200 OPERATIONS WAY
CAYCE, SC 29033
- ENGINEER: STANTEC CONSULTING SERVICES, INC
BRYAN KIZER, P.E.
4969 CENTRE POINTE DR, SUITE 200
NORTH CHARLESTON, SC 29418
TEL: (843) 740-7700
1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY WILLIAM W. WEATHERS, PE, PL AS SHOWN ON "DOMINION ENERGY SOUTH CAROLINA, INC. FOR HAMLIN 115-23KV SUBSTATION #568 EXISTING CONDITIONS MT. PLEASANT, CHAS. COUNTY, SOUTH CAROLINA PID 578-00-00-199, & -200" DATED 08-02-2023.
2. PROPERTY LINE ABANDONMENT PLAT FOR DESC HAMLIN ELECTRICAL SUBSTATION #568, COMBINING TMS 578-00-00-150, TMS 578-00-00-199, TMS 578-00-00-200, TOTAL AREA 7,096 ACRES, PREPARED FOR & OWNED BY DOMINION ENERGY OF SOUTH CAROLIN. PREPARED BY WILLIAM W. WEATHERS, JANUARY 21, 2025.
3. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.
4. VERTICAL DATUM USED WAS NGVD88; SC NAD83 GRID COORDINATE SYSTEM.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONES X AND SHADED X, PER FEMA FIRM COMMUNITY PANEL 45019C0535K, EFFECTIVE 01/29/2021.
6. CONTRACTOR IS TO VERIFY ALL INFORMATION CONTAINED HEREIN PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
7. ALL CONSTRUCTION, METHODS, MATERIALS, AND WORKMANSHIP, NOT OTHERWISE INDICATED IN THESE PLANS, SHALL CONFORM TO THE SPECIFICATIONS OF THE CHARLESTON COUNTY PERMITTING STANDARDS & PROCEDURES MANUAL AND SCDOT. FURTHERMORE, ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AND PRIVATE AGENCIES HAVING JURISDICTION OVER THE WORK, LATEST EDITIONS. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES OR CONFLICTS ON THE CONSTRUCTION PLANS IN THE FIELD, AND/OR DOCUMENTS PREPARED BY OTHERS, PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE/SHE SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
8. CONTRACTOR TO COORDINATE WITH OWNER AND ENSURE ALL APPLICABLE CONSTRUCTION AND LAND DISTURBANCE PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING ANY WORK.
9. CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR COORDINATING CONSTRUCTION WITH UTILITY COMPANIES, ADJACENT LAND DEVELOPMENTS OR OTHER AFFECTED THIRD PARTIES.
10. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCIES FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD UTILITY 72 HOURS BEFORE COMMENCING CONSTRUCTION. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE CONTRACT DRAWINGS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK.
11. PRIOR TO COMMENCING WITH THE EXCAVATION, CONTRACTOR SHALL NOTIFY SC811 AT 811 FOR LOCATIONS OF UNDERGROUND UTILITIES. ANY UTILITIES DAMAGED THAT ARE NOT TO BE REMOVED SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
13. ALL POINTS AND MONUMENTS SHALL BE SURVEYED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
14. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
15. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION UNAVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SAFETY:

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THE THIS PROJECT, ALL SAFETY REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. WHEN APPLICABLE, THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY THE SDOT AND APPLICABLE LOCAL AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN HIS OWN SAFETY EQUIPMENT IN ACCORDANCE WITH HIS HEALTH AND SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB CONTRACTORS AND SUB CONTRACTOR'S EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST BASIC REQUIREMENTS.
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATION. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATION.
7. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF OVERHEAD AND BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT

SHOP DRAWING SUBMITTAL:

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S ENGINEER; 2 SETS OF HARD COPIES AND 1 ELECTRONIC FOR REVIEW.
- 1.1. THE CONTRACTOR, OR THE CONTRACTOR'S SUPPLIER, MUST INCLUDE WITH THE SHOP DRAWING SUBMITTAL A REFERENCE TO THE GOVERNING MUNICIPALITIES STANDARDS SHOWING COMPLIANCE WITH SAID MUNICIPALITIES REQUIREMENTS.
- 1e, SHOP DRAWING SUBMITTAL FOR A FIRE HYDRANT SHALL INCLUDE A REFERENCE TO CHARLESTON COUNTY WATER AND SEWER "PORTABLE WATER MAINS" APPENDIX G 0266S.
- 1.1.1. THIS SHALL BE COMPLETED FOR EVERY SUBMITTAL TO ASSURE AN EXPEDITED REVIEW OF SHOP DRAWINGS.
2. SHOP DRAWINGS WILL BE REVIEWED AND RETURNED TO THE CONTRACTOR WITHIN 15 BUSINESS DAYS FROM CONFIRMED RECEIPT BY THE OWNER OR THE OWNERS ENGINEER.
3. SHOP DRAWINGS NOT RECEIVED IN THE PROPER FORMAT WILL BE RETURNED TO THE CONTRACTOR FOR REVISIONS PRIOR TO REVIEW.
1. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION. THE CONTRACTOR MUST PROVIDE PERMANENT GRASS GROWTH OVER ALL DISTURBED AREAS.
2. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
3. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS OR AS DIRECTED BY THE OWNER.

FROSION CONTROL NOTES:

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURE MUST BE INITIATED AS SOON AS PRACTICABLE.
- WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, THE WORK ON THAT PORTION OF THE SITE MUST 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 SALT 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 REQUIRED. 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/SOL 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 SALT 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 SALT 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 DETERAERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT. WHENEVER PRACTICABLE, 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.

CLEARING AND DEMOLITION:

1. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS WILL BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION. THE CONTRACTOR MUST PROVIDE PERMANENT GRASS GROWTH OVER ALL DISTURBED AREAS.
2. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE IF REQUIRED, PROVIDED THAT THE MATERIAL IS DEEMED SUITABLE FOR CONSTRUCTION BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO BE EITHER STOCKPILED ON THE SITE AS DIRECTED BY THE OWNER, OR REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
3. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS OR AS DIRECTED BY THE OWNER.

PROJECT CLOSEOUT NOTE:

UPON COMPLETION OF CONSTRUCTION FOR THIS PROJECT, THE OWNER SHALL PROVIDE CHARLESTON COUNTY AND/OR SCDHEC WITH ADDITIONAL SUBMITTAL ITEMS (REPORTS, APPLICATIONS, VIDEO, ETC.) AS REQUIRED.

AS-BUILT NOTE:

THE ENGINEER/OWNER SHALL PROVIDE THE OWNER WITH AN AS-BUILT SURVEY OF THE SITE (TIED TO THE STATE PLANE COORDINATE SYSTEM), TO INCLUDE ALL STORM DRAINAGE LINES, BOTH EXISTING AND NEWLY INSTALLED. SURVEY SHALL ALSO INCLUDE THE PIPE SIZE, MATERIAL, AND INVERT ELEVATIONS. IN COMPLIANCE WITH THE CHARLESTON COUNTY REQUIREMENTS AND NPDES PERMIT, DETENTION POND AS-BUILT SHALL INCLUDE ALL CONTOURS AND SPOT ELEVATIONS INSIDE THE POND, AS WELL AS THE OUTLET STRUCTURE WEIR/ORIFICE ELEVATIONS AND SIZES, AS REQUIRED BY THE CHARLESTON COUNTY REQUIREMENTS AND NPDES PERMIT.

DRAINAGE

1. ALL NEW STORM PIPES, BEDDING, TRENCHING, STORM BOXES, ETC. IN THE CITY RIGHTS-OF-WAY AND/OR CITY OWNED AND MAINTAINED DRAINAGE EASEMENTS SHALL BE INSTALLED PER CURRENT SCODT SPECIFICATIONS, LOCATED ON THE INTERNET AT http://www.scdot.org/go/eng/construction_standardspec.aspx.
2. ALL REINFORCED CONCRETE PIPE SHALL, AT A MINIMUM, BE ASTM C76, CLASS III.
3. REINFORCED CONCRETE PIPE INSTALLED UNDER PAVEMENT AND/OR PARALLEL TO THE EDGE OF PAVEMENT IN PUBLIC RIGHTS-OF-WAY SHALL HAVE O-RING JOINTS IN ACCORDANCE WITH ASTM C443 AND/OR AASHTO M315. THE JOINTS SHALL BE SECURELY WRAPPED WITH FILTER FABRIC 18" IN WIDTH.
4. SUBMERGED DRAINAGE SYSTEMS SHALL HAVE O-RING JOINTS IN ACCORDANCE WITH ASTM C 443 AND/OR AASHTO M315. THE JOINTS SHALL BE SECURELY WRAPPED WITH FILTER FABRIC 18" IN WIDTH.
5. WHERE TONGUE AND GROOVE STORM PIPE IS ALLOWED, REINFORCED CONCRETE PIPE SHALL BE PER ASTM C 76, CLASS III. JOINTS SHALL BE SEALED WITH RAINNEK OR EQUIVALENT PER AASHTO M198. THE JOINTS SHALL BE SECURELY WRAPPED WITH FILTER FABRIC 18" IN WIDTH.
6. ALL NEW STORM DRAINAGE LINES SHALL BE LAID UPGRADE AFTER CONFIRMING INVERT ELEVATION.
7. CHARLESTON COUNTY MAINTAINS THE RIGHT TO ALLOW ALTERNATE PIPE INSTALLATIONS OR TYPE OF PIPE FOR ALL PROJECTS ON A CASE-BY-CASE BASIS FOR ANY PIPES TO BE INSTALLED IN AN EXISTING OR PROPOSED CITY ROAD RIGHT-OF-WAY AND/OR DRAINAGE EASEMENT.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE AND CENTER TO CENTER ON DRAINAGE STRUCTURES OR TO END OF PIPE. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTAL OF BID.
9. ALL STORM DRAIN PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
10. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO RE-LEAN PIPES AND INLETS FOR THESE PURPOSES.
11. FOR CONSTRUCTION OF THE DROP INLET WALLS EITHER BRICK MASONRY OR CLASS 3000 CONCRETE MAY BE USED. FOR CONCRETE THE WALLS ARE TO BE 6" THICK WITH A REINFORCING STEEL AREA OF 0.20 SQ. INCH PER FT. FOR BRICK THE WALLS ARE TO BE 8" THICK.
12. THE BOTTOM SLAB OF THE BOX SHALL BE A MINIMUM OF 6 IN. THICK CLASS 3000 CONCRETE WITH A REINFORCING STEEL AREA OF 0.20 SQ. INCH PER FT. WIRE MESH MAY BE USED IN LIEU OF STEEL BARS PROVIDED A MINIMUM OF 0.20 SQ. IN. PER FT. IS MET.
13. MORTAR SHALL BE TYPE S OR M.
14. IF DESIRED THESE ITEMS MAY BE PRECAST PRIOR TO INSTALLATION IN LIEU OF BEING CAST IN PLACE. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE SCODT STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE BOX FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
15. REINFORCING STEEL SHALL BE DEFORMED AND SHALL CONFORM TO AASHTO M 31, GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M 221.
16. IF STRUCTURE DEPTH EXCEEDS 4'-6", METAL STEPS ARE TO BE PLACED ON WALL. SEE STEP STANDARD DRAWING 719-16.
17. CASTING SHALL CONFORM TO AASHTO M 105, CLASS 358 AND THE ALTERNATE LOAD TEST OF AASHTO M 306. CASTINGS SHALL ALSO MEET THE LOADING REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621 (LATEST EDITION).
18. STEEL GRATES AND FRAME MAY BE USED IN LIEU OF CAST IRON AS LONG AS THE LOADING AND HYDRAULIC REQUIREMENTS ARE MET, AND ARE ON SCODT LIST OF APPROVED SUPPLIERS.
19. STEEL GRATES SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH AASHTO M 111.
20. STEEL GRATES AND FRAMES SHALL BE DIMENSIONED TO BE INTERCHANGEABLE WITH EACH PIECE OF THE CAST IRON GRATE AND FRAME SHOWN. MUST HAVE A POSITIVE MEANS TO RETAIN THE GRATE IN THE FRAME.
21. STRENGTH REQUIREMENTS OF STEEL GRATES AND FRAMES MUST MEET FEDERAL SPECIFICATION RR-F-621 (LATEST EDITION).
18. THE LONGEST DIMENSIONS OF THE OPENING IN THE IRON GRATE SHOULD BE ORIENTED IN THE DIRECTION OF FLOW IF PRACTICAL.
19. AS SHOWN BY THIS DRAWING THE FRAME IS SET LEVEL, BUT THE ENGINEER MAY SET SAME ON SLOPE AS REQUIRED BY LOCAL DRAINAGE CONDITIONS.
20. AFTER THE FRAME IS SET IN ITS FINAL POSITION, IT IS TO BE ENCASED WITH CONCRETE AS SHOWN BY DRAWING.
21. THE INSIDE OF THE OUTLET PIPE SHALL BE FLUSH WITH FLOOR OF BASIN, UNLESS OTHERWISE SHOWN ON PLANS (SUMP).
22. THE SOFFIT (INSIDE TOP OF PIPE) OF THE OUTLET PIPE SHOULD BE NO HIGHER THAN THE SOFFIT OF THE INLET PIPE, UNLESS OTHERWISE SHOWN ON PLANS.
23. SHOULD THE CONTRACTOR ENCOUNTER UNSUITABLE MATERIAL, THEN THE CONTRACTOR WILL ENGAGE THE OWNER'S GEOTECHNICAL ENGINEER TO VERIFY UNSUITABLE MATERIAL AND THE RECOMMENDATIONS ON THE REMOVAL AND THE PLACEMENT AND TYPE OF NEW BEDDING AND BACKFILL MATERIAL. THE RECOMMENDATIONS BY THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE OWNER AND CIVIL ENGINEER FOR CONCURRENCE PRIOR TO PROCEEDING WITH WORK.

PAVING AND GRADING

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAR, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER. THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY, DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER OR THE OWNER'S ENGINEER. EXCAVATED AREAS TO BE BACKFILLED WITH APPROVED MATERIAL AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING OR SHUTTING AS NECESSARY. DETERAERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING AND PAVING TO CONFORM TO SCODT STANDARD SPECIFICATIONS, LATEST EDITION.
6. CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITY OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS.
7. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
8. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL FILLS WITHIN PUBLIC RIGHT-OF-WAYS AND EASEMENTS, ALONG WITH FILL WITHIN THE SUBSTATION SITE, SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHICH ARE OVER 2 FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 8" LIFTS. EACH LIFT SHALL BE EACH LIFT SHALL BE COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
10. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
11. CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF SECTION 02630 (BASE AGGREGATE) SCODT STANDARD SPECIFICATIONS. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR). A.C. PAVEMENT SHALL CONFORM TO SECTION 07045 (ASPHALT CONCRETE PAVEMENT) SCODT STANDARD SPECIFICATIONS FOR STANDARD DUTY MIX. A.C. PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 91% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
12. ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA WHEREIN THEY LIE.
13. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
14. ENGINEERED FILL MATERIAL SHALL NOT CONTAIN ROCKS OR HARD LUMPS GREATER THAN 3 INCHES IN MAXIMUM DIMENSIONS AND SHALL BE FREE OF VEGETATION, ORGANIC MATTER, DEBRIS, RUBBLE AND OTHER UNSUITABLE MATERIALS AND SHALL BE APPROVED BY GEOTECHNICAL ENGINEER.
15. IMPORTED SOILS FOR USE AS ENGINEERED FILL SHALL BE NON-EXCLUSIVE MATERIALS AND SHALL NOT CONTAIN ROCKS OR HARD LUMPS GREATER THAN 3 INCHES IN MAXIMUM DIMENSIONS AND SHALL BE FREE OF VEGETATION, ORGANIC MATTER, DEBRIS, RUBBLE, AND OTHER UNSUITABLE MATERIALS.
16. AGGREGATE BASE MATERIAL SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:
- | SIEVE SIZE (PER ASTM D422) | PERCENT PASSING BY WEIGHT |
|----------------------------|---------------------------|
| 1 INCH | 100 |
| 3/4 | 90-100 |
| No. 8 | 35-55 |
| No. 200 | 0-8 |
17. ALL AREAS TO RECEIVE FILL, AND AREAS OF STRUCTURES AND PAVEMENTS, SHALL BE STRIPPED OF VEGETATION, ORGANIC MATTER, DEBRIS, RUBBLE, AND OTHER UNSUITABLE MATERIALS. STRIPPED SOILS SHALL NOT BE USED IN ENGINEERED FILL, BUT MAY BE USED IN LANDSCAPE AREAS.
- ENGINEERED FILL MATERIAL SHALL BE COMPACTED TO AT LEAST THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT, PER ASTM D698 (STANDARD PROCTOR)
- | ENGINEERED FILL MATERIAL | MINIMUM PERCENT COMPACTION | MOISTURE CONTENT (RANGE) |
|---|----------------------------|----------------------------|
| NATIVE SOIL | 90% | OPTIMUM TO OPTIMUM PLUS 3% |
| ENGINEERED FILL UNDER STRUCTURES AND BEHIND RETAINING WALLS | 95% | OPTIMUM TO OPTIMUM PLUS 3% |
| ENGINEERED FILL UNDER PAVEMENTS | 95% | OPTIMUM TO OPTIMUM PLUS 2% |
| FILL IN LANDSCAPE AREAS | 95% | 2 TO 5% ABOVE OPTIMUM |
- AGGREGATE BASE COURSE SHALL BE COMPACTED TO AT LEAST THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT, PER AASHTO T150 (MODIFIED PROCTOR)
- | ENGINEERED FILL MATERIAL | MINIMUM PERCENT COMPACTION | MOISTURE CONTENT (RANGE) |
|---|----------------------------|--------------------------|
| AGGREGATE BASE MATERIAL, OR IMPORTED GRANULAR SOIL IN BUILDING AND PAVEMENT AREAS | 100% | OPTIMUM PLUS OR MINUS 2% |
- NOTE: MOISTURE CONTENT OF ENGINEERED FILL MATERIAL MAY REQUIRE ADJUSTMENT DURING CONSTRUCTION TO PREVENT SOIL PUMPING.
18. ENGINEERED FILL SHALL BE PLACED IN LIFTS NO GREATER THAN 6 INCHES THICK (LOOSE).
19. THE TOP 6 INCHES OF SOIL EXPOSED AT THE BOTTOM OF THE EXCAVATIONS SHALL BE COMPACTED, SCARIFIED AND COMPACTED AS ENGINEERED FILL PRIOR TO PLACEMENT OF ADDITIONAL FILL.
20. IF SOFT OR LOOSE SOIL IS PRESENT AT THE BASE OF EXCAVATIONS, IT SHALL BE EXCAVATED AND/OR COMPACTED AS ENGINEERED FILL OR AS RECOMMENDED BY THE GEOTECHNICAL FIELD REPRESENTATIVE.
21. IF SUBGRADE SOILS EXHIBIT PUMPING DURING COMPACTION, THE AREA SHALL BE ALLOWED TO DRY UNTIL THE SOLIDS BECOME WORKABLE WITHOUT PUMPING. THE MOISTURE CONTENT OF THE SOILS SHALL BE ADJUSTED TO PREVENT PUMPING.
22. EXPOSURE TO THE ENVIRONMENT MAY REDUCE THE STRENGTH OF SOILS IN PAVED AREAS. IF THIS OCCURS, THE SOFTENED SOILS SHALL BE REMOVED AND REWORKED IMMEDIATELY PRIOR TO CONCRETE PLACEMENT. IF RAINFALL IS EXPECTED AT A TIME WHEN BEARING SOILS IN FOOTING AREAS ARE EXPOSED, A 2 TO 4 INCH THICK LAYER OF LEAN CONCRETE MAY BE PLACED IN SUCH AREA.
23. THE SITE SHALL BE GRADED TO TRANSPORT SURFACE RUNOFF AWAY FROM THE PAVED AREAS. WATER SHALL NOT BE ALLOWED TO ACCUMULATE (POND) ON ANY AREA OF THE SITE, WITH THE EXCEPTION OF AREAS DESIGNATED FOR STORMWATER DETENTION.
24. BACKFILL AND FILL SHALL CONFORM TO THE GENERAL REQUIREMENTS FOR SOIL MATERIALS ABOVE AND SHALL BE CLASSIFIED AS GW, GP, GM, GC, SW, SP, SM, SC, ML, CL BY ASTM D2487 AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS.
- 24.1. SHALL BE CAPABLE OF BEING COMPACTED TO THE SPECIFIED DEGREE OF COMPACTION WHEN THE MOISTURE CONTENT IS WITHIN 3 PERCENTAGE POINTS OF THE OPTIMUM PERCENT MOISTURE.
- 24.2. LIQUID LIMIT SHOULD NOT EXCEED 40 PERCENT WHEN TESTED IN ACCORDANCE WITH ASTM D4318.
- 24.3. PLASTICITY INDEX SHOULD NOT BE GREATER THAN 30 PERCENT WHEN TESTED IN ACCORDANCE WITH ASTM D4318.
- 24.4. NO MORE THAN 75 PERCENT BY WEIGHT SHALL BE FINER THAN NO. 200 SIEVE WHEN TESTED IN ACCORDANCE WITH ASTM D1140.
25. UNSUITABLE SOIL SHALL BE ANY SOIL MATERIALS DETERMINED BY THE INDEPENDENT GEOTECHNICAL LABORATORY AS NOT CONFORMING TO THE REQUIREMENTS DESCRIBED ABOVE FOR BACKFILL AND FILL. A MOISTURE CONTENT WHICH IS MORE THAN 3 PERCENTAGE POINTS FROM OPTIMUM SHALL NOT BE CONSIDERED UNSUITABLE IF SUCH MATERIALS WOULD OTHERWISE BE SUITABLE IF THE MOISTURE CONTENT WERE ADJUSTED. ADJUSTMENTS TO THE SOIL MOISTURE CONTENT BY DRYING, MIXING, ADDING WATER, OR OTHER MEANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
26. MEASUREMENT OF UNSUITABLE MATERIAL: THE VOLUME OF UNSUITABLE MATERIAL EXCAVATION SHALL BE DETERMINED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE EXTENT OF UNSUITABLE MATERIAL EXCAVATION SHALL BE DETERMINED BY THE OWNER'S GEOTECHNICAL LABORATORY.
27. ALL PAINTED ARROWS AND OTHER SYMBOLS TO BE PER MUTCD AND SCODT STANDARD SPECIFICATIONS.
28. CONTRACTOR TO REFERENCE "REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS, JAMESTOWN SUBSTATION SITE SUB LANE, JAMESTOWN, SOUTH CAROLINA" DATED 9/21/2016 BY ECS CAROLINAS, LLP PREPARED FOR THOMAS BARNETTE OF CHARLESTON ELECTRIC COOPERATIVE, INC.



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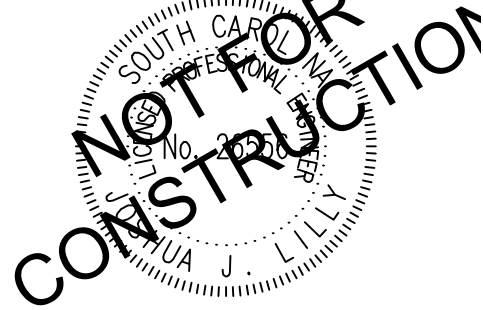
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Revision	By	Appd.	YY.MM.DD
1. PERMIT SET	A.J.L.	BDK	24.09.25
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		Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal



Client/Project

DOMINION ENERGY
SOUTH CAROLINA

HAMLIN SUBSTATION EXPANSION

Charleston County, SC

Title

CONSTRUCTION NOTES

Project No.	Scale
215618358	AS NOTED
Drawing No.	Sheet
	Revision

C0.1



Legend

— OE —	OVERHEAD ELECTRIC
— P — P —	UNDERGROUND ELECTRIC
— G — G —	GAS LINE
— T — T —	TELEPHONE LINE
— FO — FO —	FIBER OPTIC LINE
— SS — SS —	SANITARY SEWER LINE
— FOC —	CABLE TV
— W — W —	WATER LINE
— — —	RIGHT OF WAY
— — —	PROPERTY LINE
— X — X — X —	FENCE
— — —	DRAINAGE LINE
— LD —	LIMITS OF DISTURBANCE

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Revision

1. PERMIT SET

Issued

File Name: 183581b.dwg

Permit-Seal

Client/Project

DOMINION ENERGY
SOUTH CAROLINA
HAMLIN SUBSTATION EXPANSION

Charleston County, SC

Title

EXISTING CONDITIONS

Project No.

215618358

Drawing No.

Scale

AS NOTED

Sheet

Revision

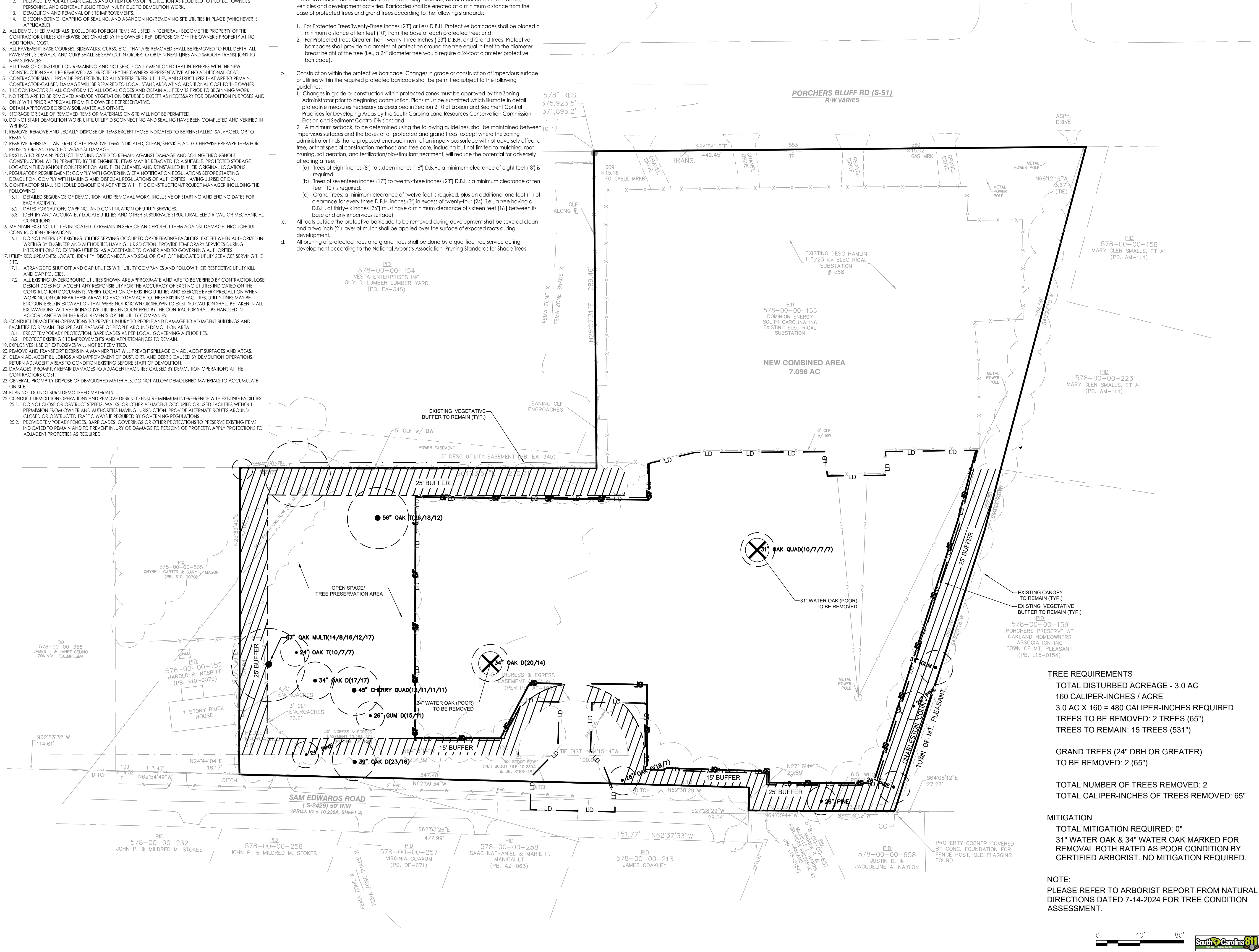
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CLEARING AND DEMOLITION:

- DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
 - TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
 - PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
 - DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
 - DISCONNECTING, CAPPING OR SEALING, AND ABANDONING/REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).
- ALL DEMOLISHED MATERIALS (EXCLUDING FOREIGN ITEMS AS LISTED IN "GENERAL") BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED BY THE OWNER'S REP. DISPOSE OF OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, ETC., THAT ARE REMOVED SHALL BE REMOVED TO FULL DEPTH. ALL PAVEMENT, SIDEWALK, AND CURB SHALL BE SAW CUT IN ORDER TO OBTAIN NEAT LINES AND SMOOTH TRANSITIONS TO NEW SURFACES.
- ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERES WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE OWNERS REPRESENTATIVE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE WILL BE REPAIRED TO LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR DEMOLITION PURPOSES AND ONLY WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE.
- STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON SITE WILL NOT BE PERMITTED.
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
- REMOVE, REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
- REMOVE, REINSTALL, AND RELOCATE: REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE, STORE AND PROTECT AGAINST DAMAGE.
- EXISTING TO REMAIN: PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING THROUGHOUT CONSTRUCTION. WHEN PERMITTED BY THE ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE PROTECTED STORAGE LOCATION THROUGHOUT CONSTRUCTION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
- REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION PROJECT MANAGER INCLUDING THE FOLLOWING:
 - DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, INCLUSIVE OF STARTING AND ENDING DATES FOR EACH ACTIVITY.
 - DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
 - IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL OR MECHANICAL CONDITIONS.
- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION OPERATIONS.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
- UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING THE SITE.
 - ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAP POLICIES.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR. LOSE DESIGN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES INDICATED ON THE CONSTRUCTION DOCUMENTS. VERIFY LOCATION OF EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THESE AREAS TO AVOID DAMAGE TO THESE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT WERE NOT KNOWN OR SHOWN TO EXIST. SO CAUTION SHALL BE TAKEN IN ALL EXCAVATIONS. ACTIVE OR INACTIVE UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OR THE UTILITY COMPANIES.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
 - ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
 - PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
- EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- CLEAN ADJACENT BUILDINGS AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
- DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
- GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
- BURNING: DO NOT BURN DEMOLISHED MATERIALS.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
 - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.

SEC. 54-330- TREE PROTECTION REQUIREMENTS

- Protective Baricades Required. Protective baricades shall be placed around all protected trees and grand trees located in development areas, and designated to be saved, prior to the start of development activities, and shall remain in place until development activities are complete or construction in accordance with standards set forth in this section commences. The area within the protective baricade shall remain free of all building materials, dirt or other construction debris, vehicles and development activities. Baricades shall be erected at a minimum distance from the base of protected trees and grand trees according to the following standards:
 - For Protected Trees Twenty-Three Inches (23") or Less D.B.H. Protective baricades shall be placed a minimum distance of ten feet (10') from the base of each protected tree; and
 - For Protected Trees Greater Than Twenty-Three Inches (23") D.B.H. and Grand Trees, Protective baricades shall provide a diameter of protection around the tree equal in feet to the diameter breast height of the tree (i.e. a 24" diameter tree would require a 24-foot diameter protective baricade).
- Construction within the protective baricade. Changes in grade or construction of impervious surface or utilities within the required protected baricade shall be permitted subject to the following guidelines:
 - Changes in grade or construction within protected zones must be approved by the Zoning Administrator prior to beginning construction. Plans must be submitted which illustrate in detail protective measures necessary as described in Section 2.10 of Erosion and Sediment Control Practices for Developing Areas by the South Carolina Land Resources Conservation Commission, Erosion and Sediment Control Division; and
 - A minimum setback, to be determined using the following guidelines, shall be maintained between impervious surfaces and the bases of all protected and grand trees, except where the zoning administrator finds that a proposed encroachment of an impervious surface will not adversely affect a tree, or that special construction methods and tree care, including but not limited to mulching, root pruning, soil aeration, and fertilization/bio-stimulant treatment, will reduce the potential for adversely affecting a tree:
 - Trees of eight inches (8") to sixteen inches (16") D.B.H.: a minimum clearance of eight feet (8') is required.
 - Trees of seventeen inches (17") to twenty-three inches (23") D.B.H.: a minimum clearance of ten feet (10') is required.
 - Grand Trees: a minimum clearance of twelve feet is required, plus an additional one foot (1') of clearance for every three D.B.H. inches (3") in excess of twenty-four (24) (i.e., a tree having a D.B.H. of thirty-six inches (36") must have a minimum clearance of sixteen feet (16') between its base and any impervious surface)
- All roots outside the protective baricade to be removed during development shall be severed clean and a two inch (2") layer of mulch shall be applied over the surface of exposed roots during development.
- All pruning of protected trees and grand trees shall be done by a qualified tree service during development according to the National Arborists Association, Pruning Standards for Shade Trees.



TREE REQUIREMENTS

TOTAL DISTURBED ACREAGE - 3.0 AC
160 CALIPER-INCHES / ACRE
3.0 AC X 160 = 480 CALIPER-INCHES REQUIRED
TREES TO BE REMOVED: 2 TREES (65")
TREES TO REMAIN: 15 TREES (531")

GRAND TREES (24" DBH OR GREATER)
TO BE REMOVED: 2 (65")

TOTAL NUMBER OF TREES REMOVED: 2
TOTAL CALIPER-INCHES OF TREES REMOVED: 65"

MITIGATION

TOTAL MITIGATION REQUIRED: 0"
31" WATER OAK & 34" WATER OAK MARKED FOR REMOVAL BOTH RATED AS POOR CONDITION BY CERTIFIED ARBORIST. NO MITIGATION REQUIRED.

NOTE:

PLEASE REFER TO ARBORIST REPORT FROM NATURAL DIRECTIONS DATED 7-14-2024 FOR TREE CONDITION ASSESSMENT.



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North Charleston, SC 29418
843-740-7700

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Legend

- SILT FENCE
- LD LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- PROPERTY LINE
- UNDISTURBED VEGETATION BUFFER
- DEMO TREE

Notes

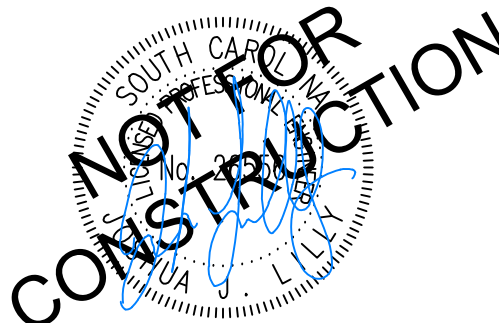
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Revision	By	Appd.	YY.MM.DD

1. PERMIT SET	AJL	BOK	24.09.25
Issued	By	Appd.	YY.MM.DD

File Name: 1835810.dwg
Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal



Client/Project

DOMINION ENERGY
SOUTH CAROLINA
HAMLIN SUBSTATION EXPANSION

Charleston County, SC

Title

TREE REMOVAL AND PROTECTION PLAN

Project No. 215618358	Scale AS NOTED
Drawing No.	Sheet Revision

C1.1

Legend

- (DC) DUST CONTROL
- (TS) TEMPORARY SEEDING
- (PS) PERMANENT SEEDING
- (M) MULCH
- (STONE) CONSTRUCTION ENTRANCE
- (C) CONCRETE WASHOUT AREA
- (LD) LIMITS OF DISTURBANCE/CLEARING LIMITS
- (SF) SILT FENCE
- (TREE) TREE PROTECTION FENCE
- (S) SEDIMENT TUBE
- (RIPRAP) RIPRAP OUTLET PROTECTION
- (A) SEDIMENT TUBE INLET PROTECTION TYPE 'A'
- (RO) SILT FENCE ROCK OUTLET
- (TC) TURBIDITY CURTAIN

Notes

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Revision	By	Appd.	YY.MM.DD

1. PERMIT SET	A.J.L.	B.D.K.	24.09.25
Issued	By	Appd.	YY.MM.DD

File Name:	18358b.dwg	Dwn.	Chkd.	Dgnd.	2024.08.08
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Permit-Seal



Client/Project

DOMINION ENERGY
SOUTH CAROLINA
HAMLIN SUBSTATION EXPANSION

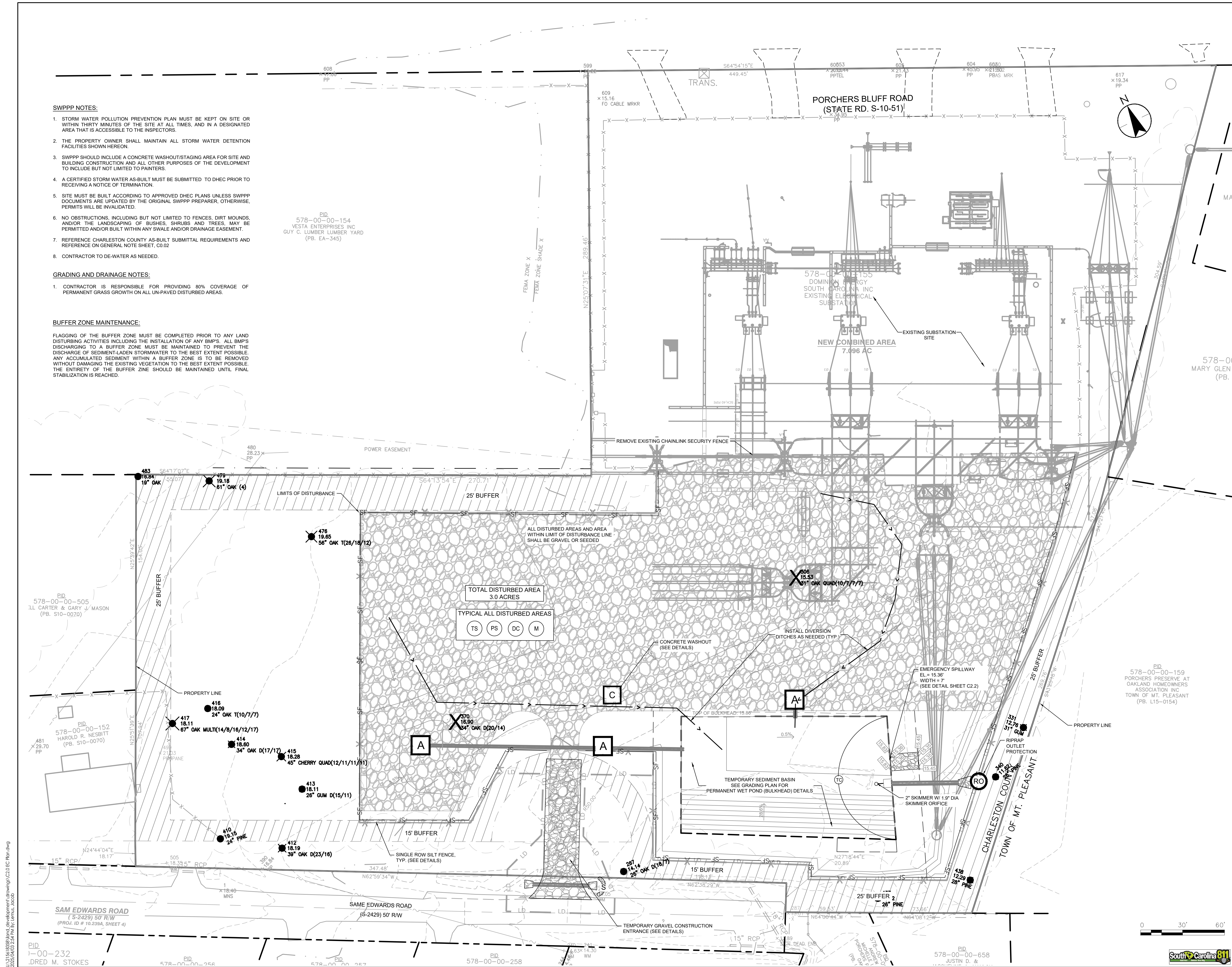
Charleston County, SC

Title

EROSION CONTROL

Project No.	Scale
215618358	AS NOTED
Drawing No.	Sheet
	Revision

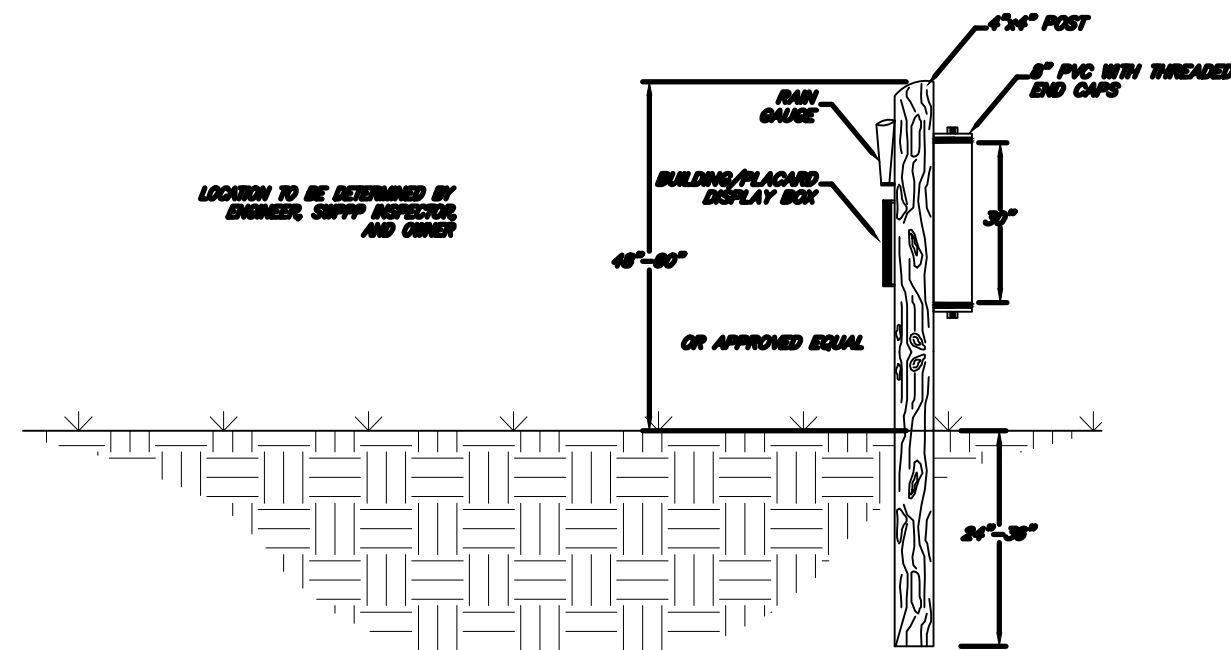
C2.0



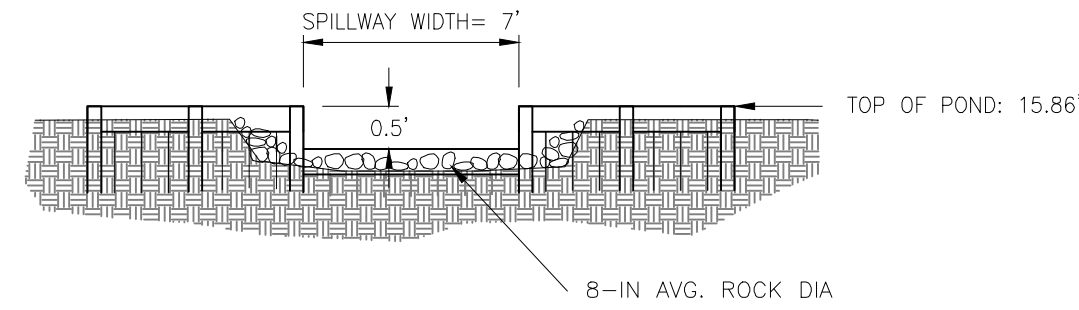


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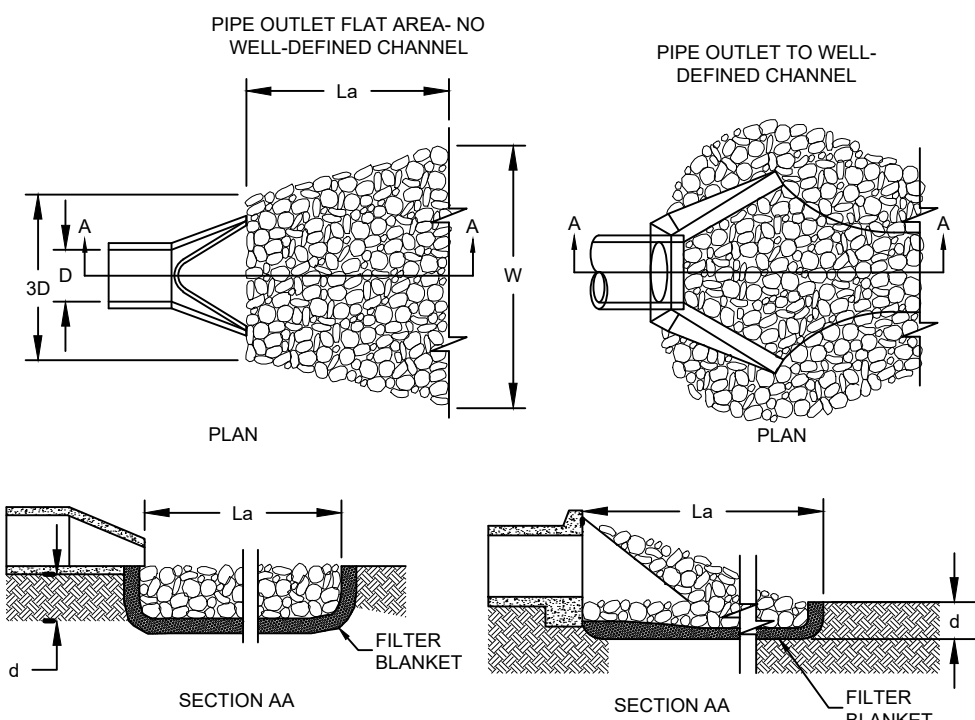


SWPPP MOUNTING POST
N.T.S.



BULKHEAD EMERGENCY SPILLWAY DETAIL
N.T.S.

PIPE	PIPE DIA. (in.)	# PIPES	3D (ft.)	La (ft.)	W (ft.)	AVG. ROCK DIA. (in.)	d (ft.)
A-OUTLET	18	1	4.5	9	7.5	8	1.0

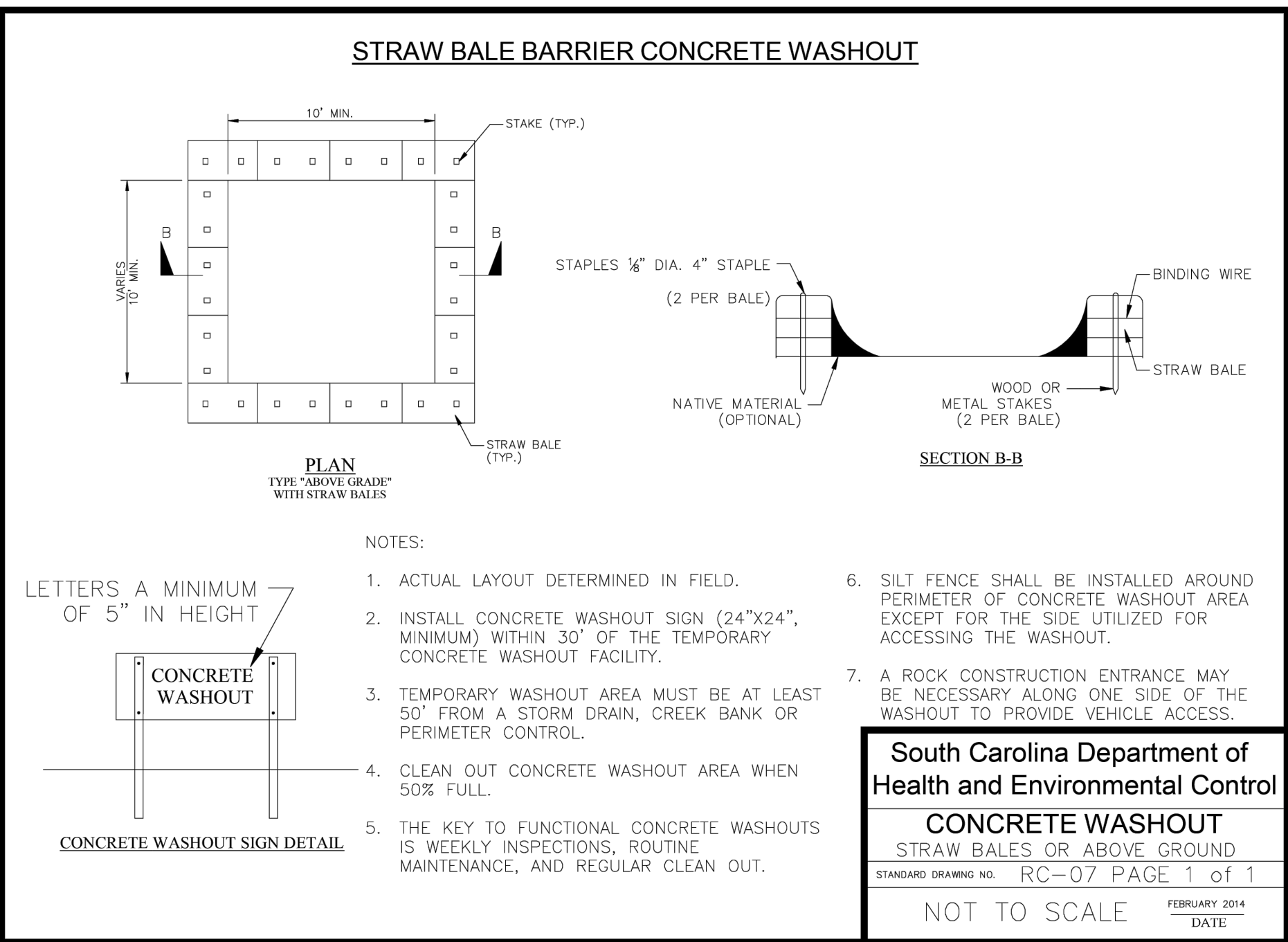


- NOTES:
1. La is the length of the riprap apron.
 2. d=1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
 4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

RIP-RAP STABILIZATION STRUCTURE
N.T.S.

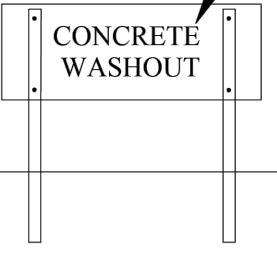
Temporary Seeding – Coastal													
Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	40 lbs./ac.												
Rye, Grain	56 lbs./ac.												
Ryegrass	50 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet or Japanese Millet	40 lbs./ac.												
Rye, Grain or Oats	56 lbs./ac.												
	75 lbs./ac.												
Ryegrass	50 lbs./ac.												

SEEDING SCHEDULE



NOTES:

LETTERS A MINIMUM OF 5" IN HEIGHT



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

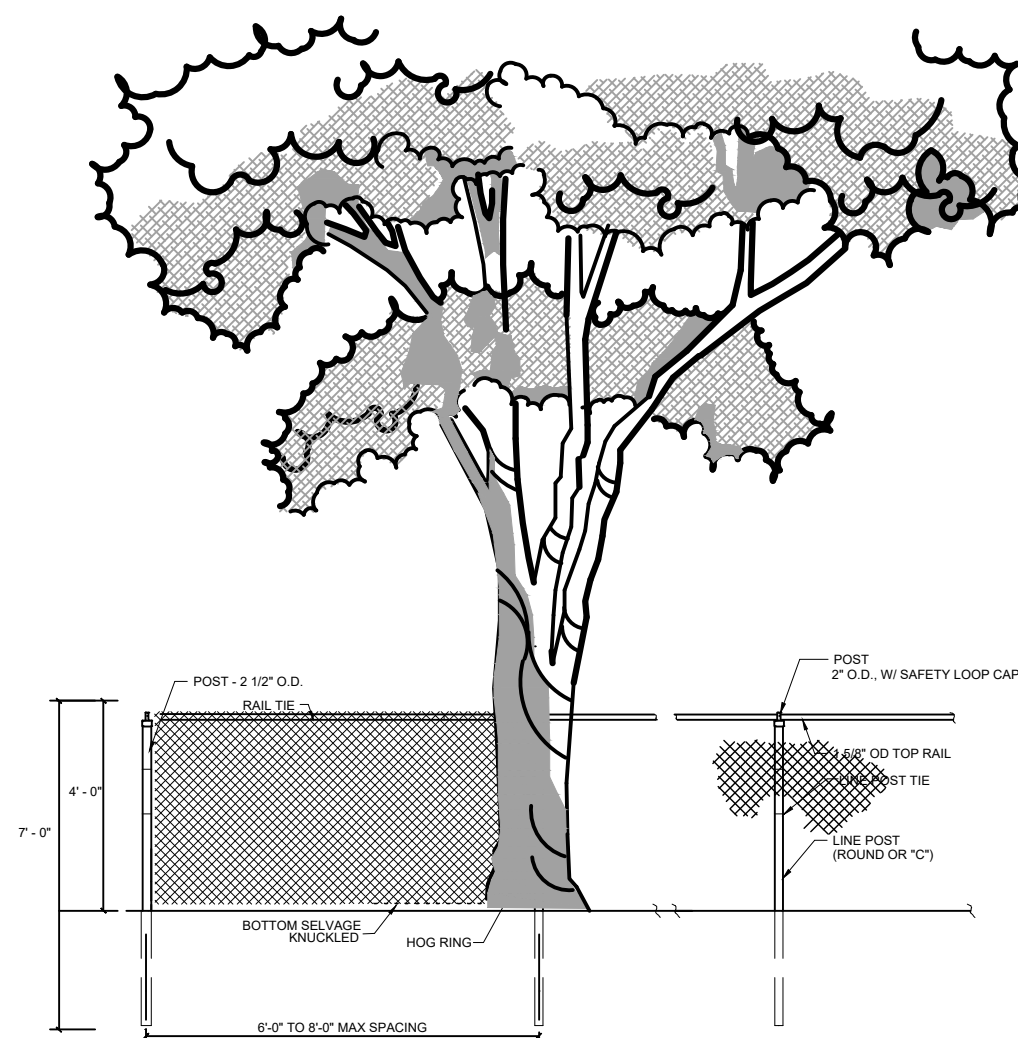
STRAW BALES OR ABOVE GROUND

STANDARD DRAWING NO. RC-07 PAGE 1 of 1

NOT TO SCALE

FEBRUARY 2014

DATE:



- NOTES:
1. ALL FENCING RAILS, POSTS AND COMPONENTS SHALL BE GALVANIZED
 2. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
 3. PROVIDE 3" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
 4. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 5. CONTACT CHARLESTON COUNTY FOR INSPECTOR ONCE INSTALLED.

TREE PROTECTION DETAIL
N.T.S.

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Revision

1. PERMIT SET

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File Name: 18338lb.dwg

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Client/Project

DOMINION ENERGY
SOUTH CAROLINA

HAMLIN SUBSTATION EXPANSION

Charleston County, SC

Title

EROSION CONTROL DETAILS

Project No.

215618358

Drawing No.

Scale

AS NOTED

Sheet

Revision

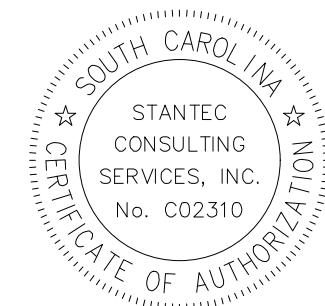
C2.2

Revision	By	Appd.	YY.MM.DD

1. PERMIT SET	A.J.L.	B.D.K.	24.09.25
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File Name:	18338fb.dwg	Dwn.	Chkd.	Dgnd.	2024.08.08
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Permit-Seal



Client/Project

DOMINION ENERGY
SOUTH CAROLINA
HAMLIN SUBSTATION EXPANSION

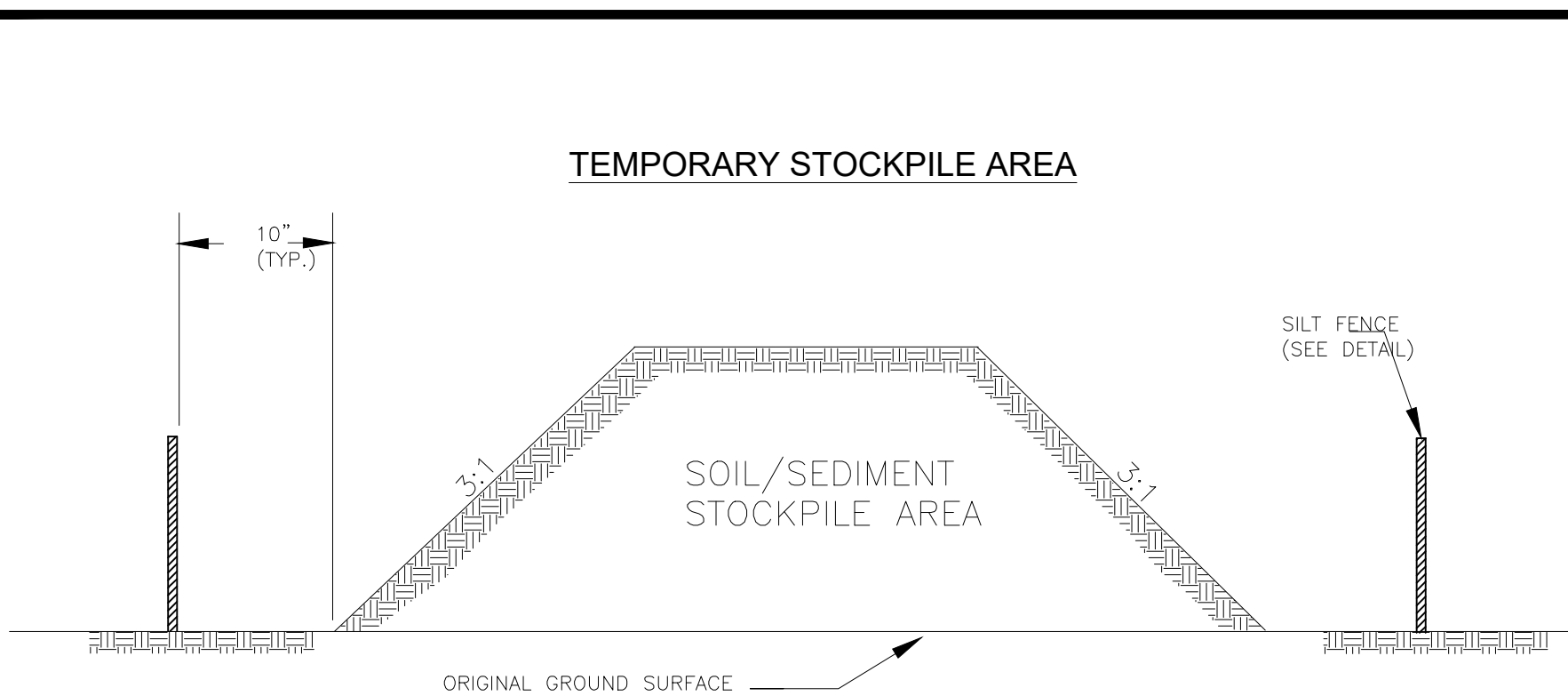
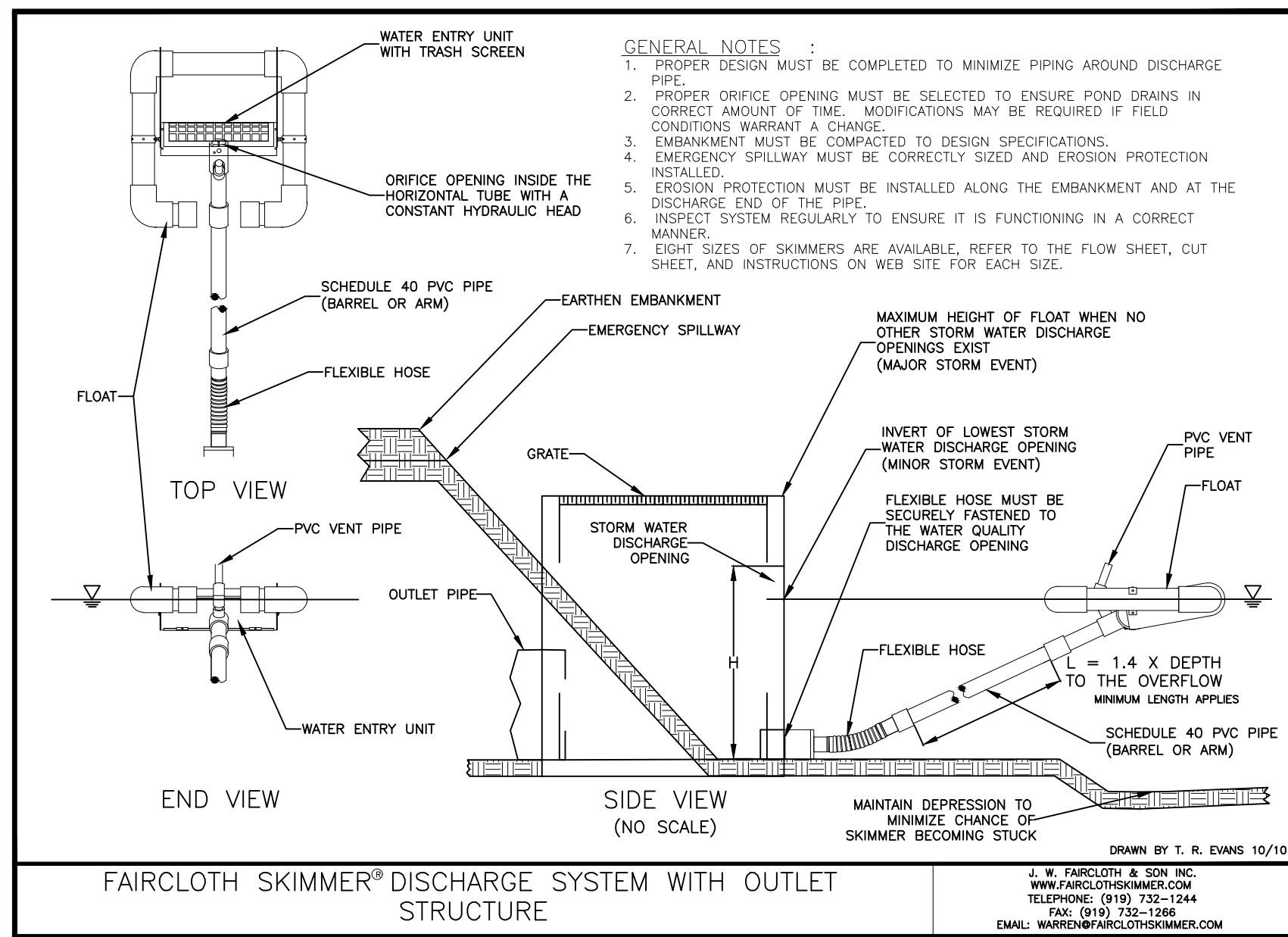
Charleston County, SC

Title

EROSION CONTROL DETAILS

Project No.	Scale
215618358	AS NOTED
Drawing No.	Sheet
	Revision

C2.3



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of
Health and Environmental Control

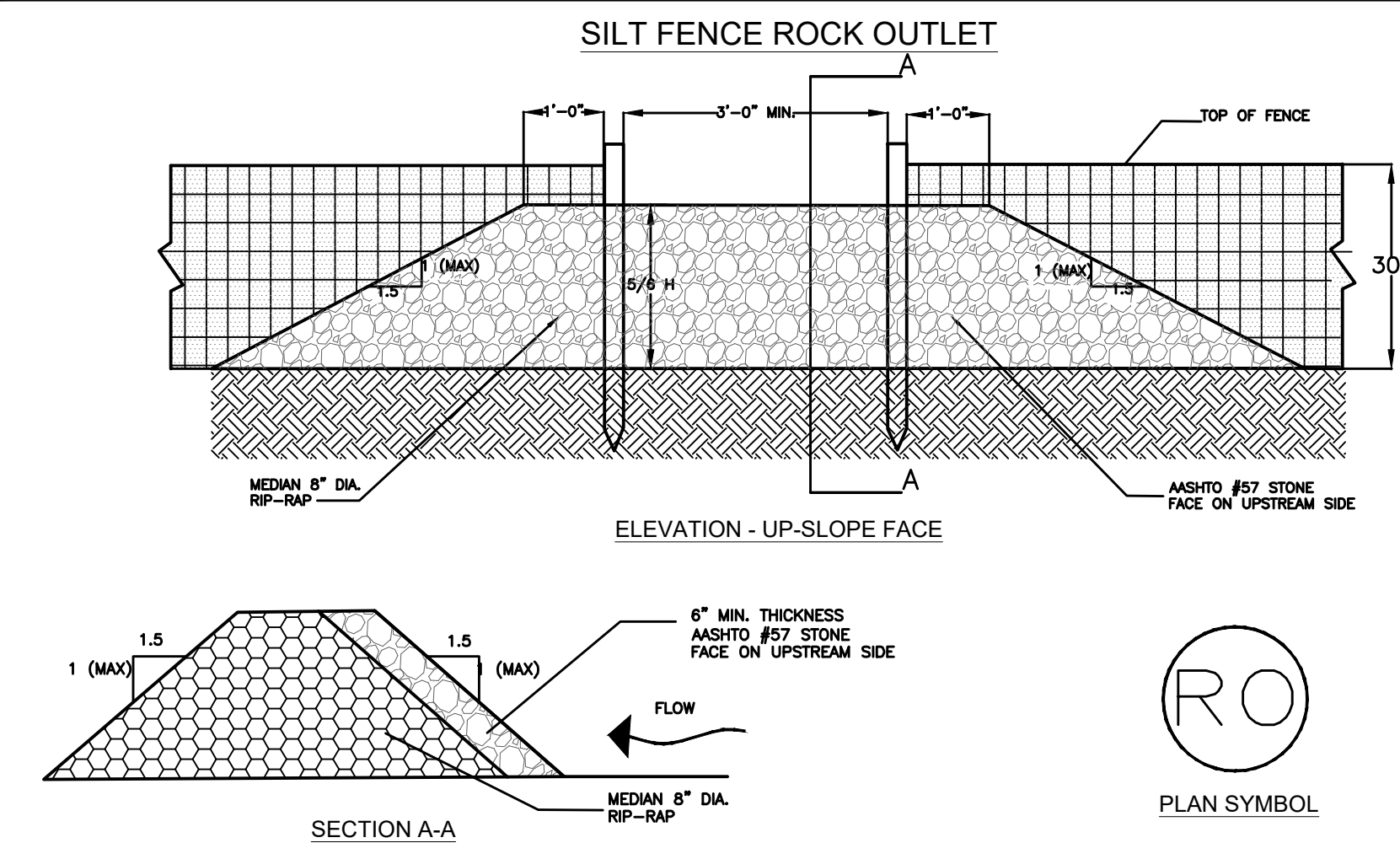
TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC-15 PAGE 1 of 1

NOT TO SCALE

FEBRUARY 2014
DATE

TEMPORARY STOCKPILE AREA
N.T.S.



NOTES:

1. WASHED STONE (#57) TO BE REMOVED AND REPLACED ONCE IT BECOMES CLOGGED WITH SEDIMENT.
2. SEDIMENT TO BE REMOVED WHEN ACCUMULATIONS REACH 1/3 HEIGHT OF SILT FENCE.
3. THE KEY TO FUNCTIONAL ROCK OUTLETS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

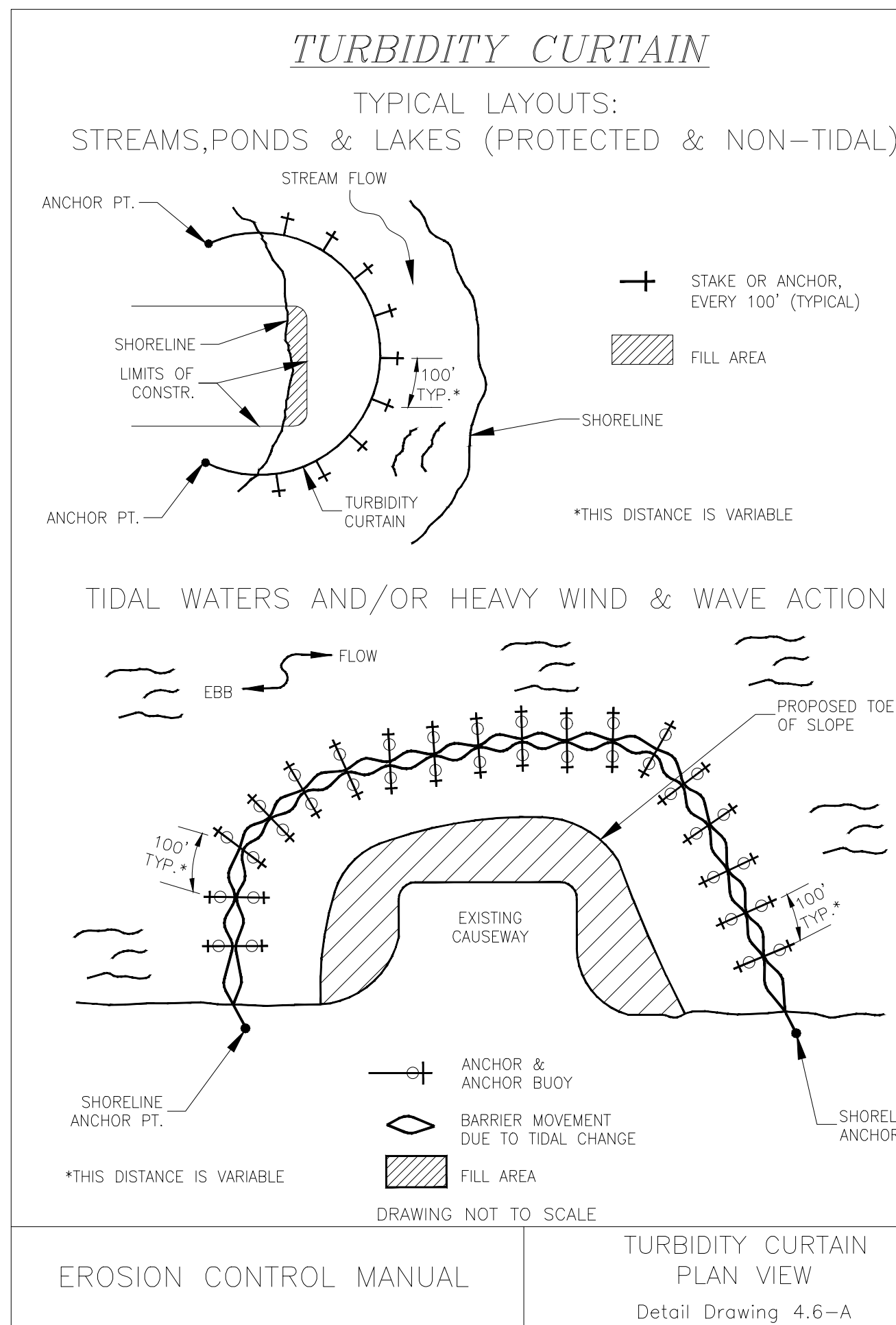
South Carolina Department of
Health and Environmental Control

SILT FENCE ROCK OUTLET

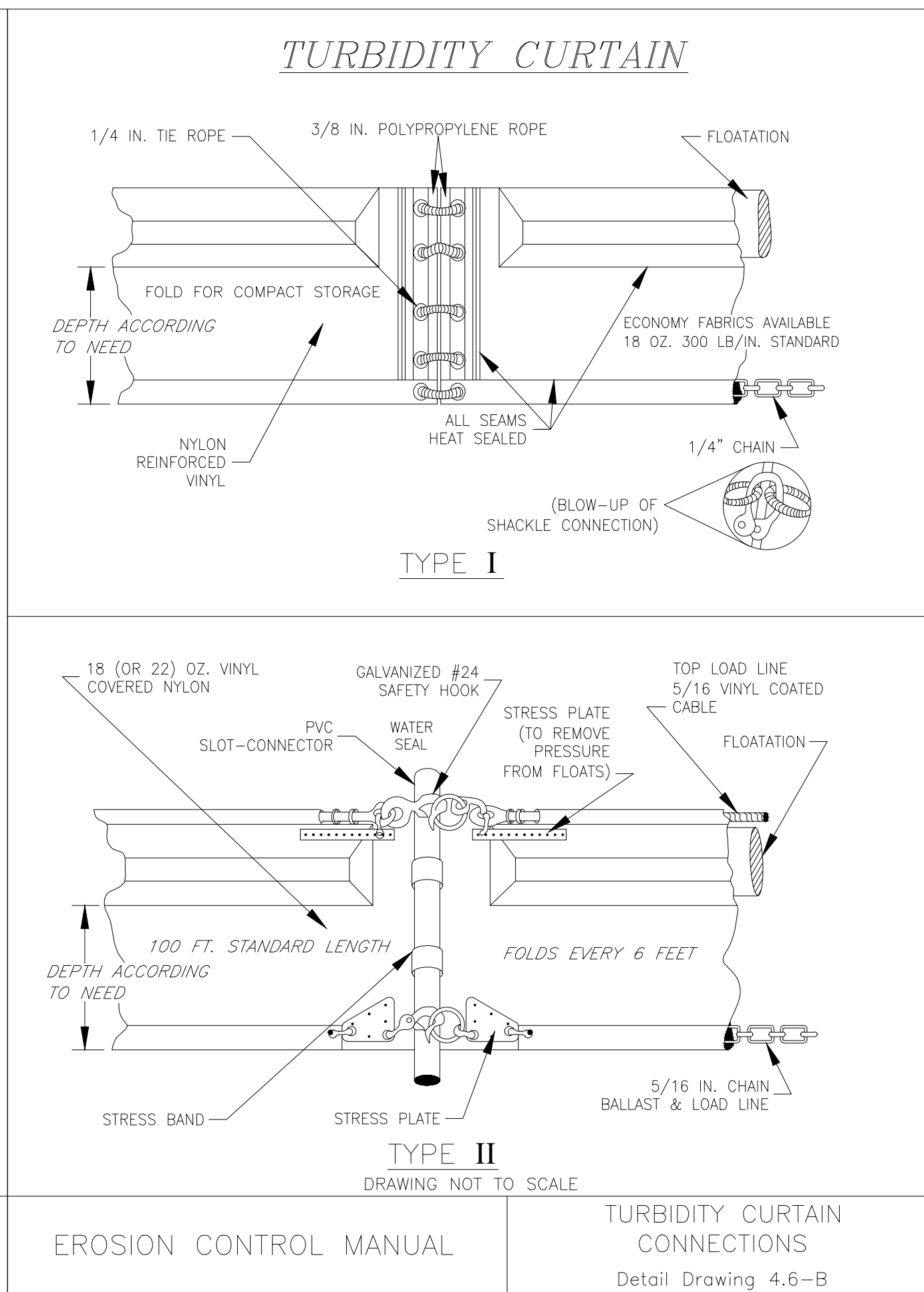
STANDARD DRAWING NO. SC-14 PAGE 1 of 1

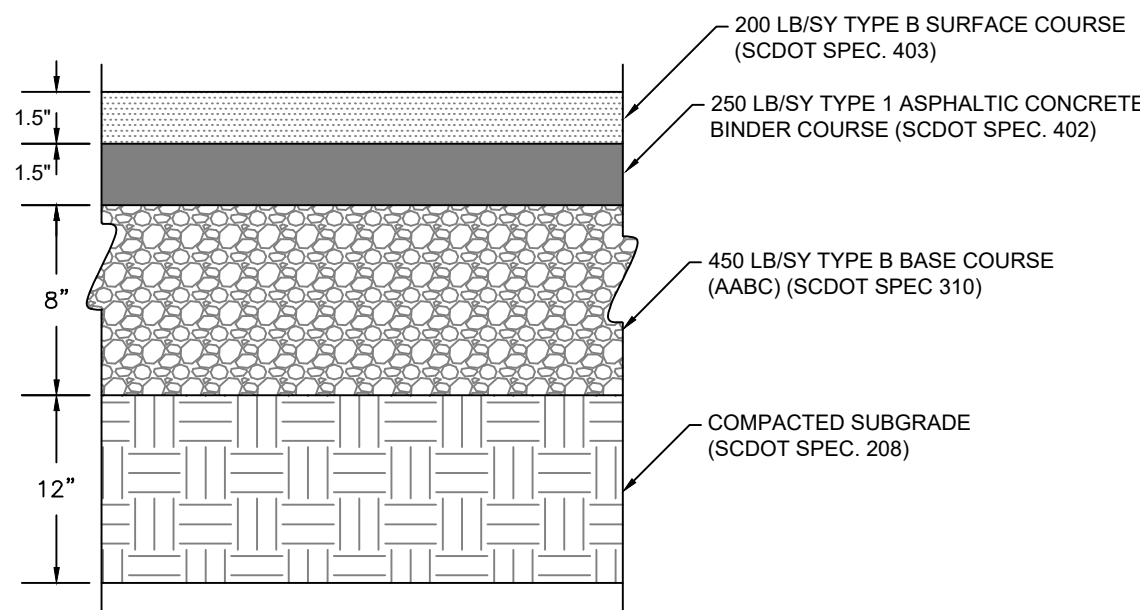
NOT TO SCALE

FEBRUARY 2014
DATE



TURBIDITY CURTAIN DETAIL
N.T.S.



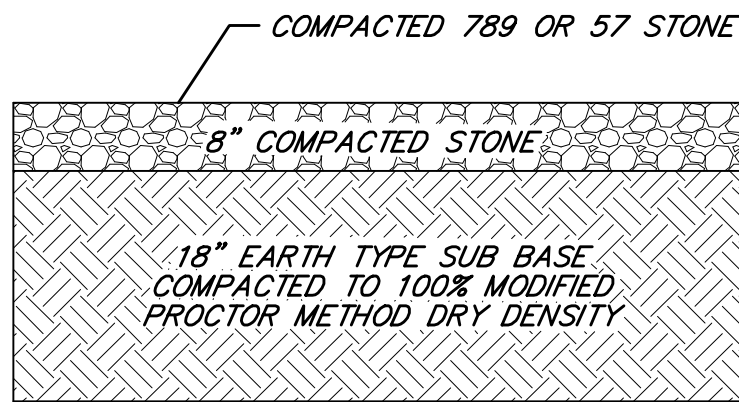


NOTE:

- SECTION TO BE PLACED WITHIN THE SCDOT RIGHT OF WAY.
- ALL SPECIFICATION REFERENCES TO BE PER THE LATEST REVISION AND SUPPLEMENTS OF SCDOT STANDARDS AND GUIDELINES.

ASPHALT PAVEMENT SECTION FOR DRIVEWAYS IN RIGHT-OF-WAY

N.T.S.

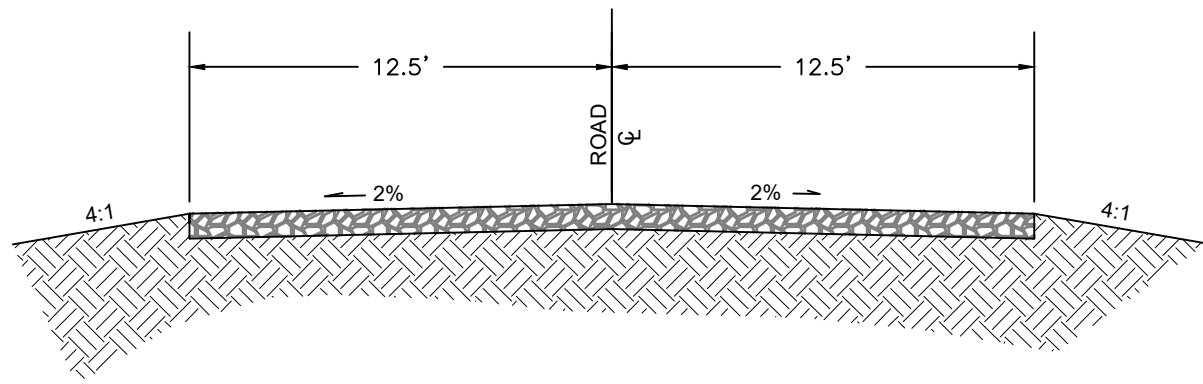


NOTE:

CONTRACTOR SHALL UTILIZE FIELD GEOTECHNICAL ENGINEER FOR PROOFROLLS AND EXCAVATION OF UNSUITABLE MATERIALS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ALL WORK MUST MEET SCDOT SPECIFICATIONS UNLESS PAVEMENT DESIGN HAS BEEN COMPUTED BY THE GEOTECHNICAL ENGINEER.

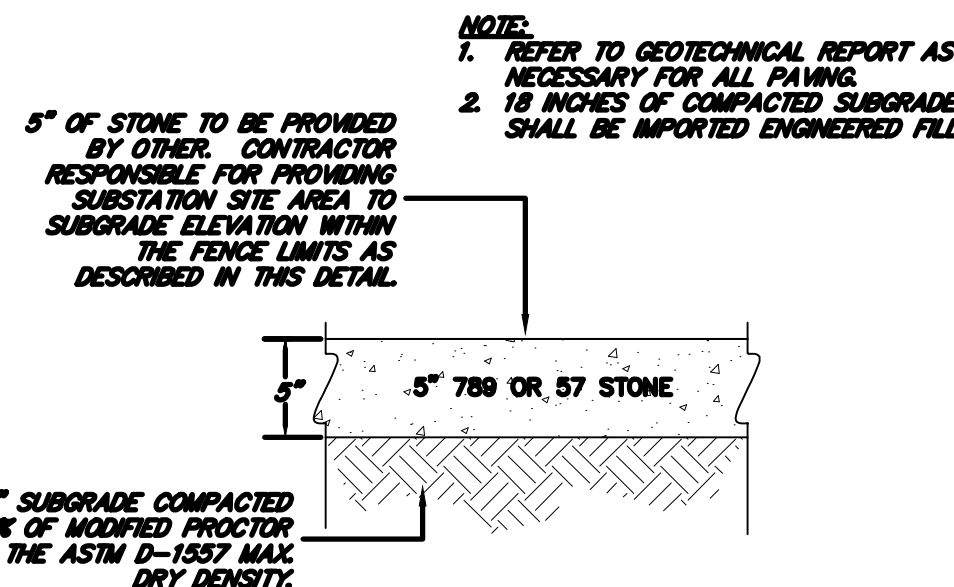
GRAVEL ROAD SECTION

N.T.S.



TYPICAL GRAVEL ROAD SECTION

N.T.S.



SUB-STATION ROC SECTION

N.T.S.

FENCE SPECIFICATIONS

THE FENCE SHALL CONSIST OF WOVEN STEEL FABRIC AND BARBED WIRE ON STEEL POSTS. IT SHALL BE A MINIMUM OF 8 1/2' HIGH AND LAID OUT ACCORDING TO THE PLANS AND SPECIFICATIONS.

A. MATERIALS

- THE FABRIC SHALL BE A MINIMUM OF 7' HIGH. IT SHALL CONSIST OF A MINIMUM NO. 9 USWG STEEL WIRE WOVEN INTO A 2" SQUARE MESH, WITH SIDES OF MESH PATTERN APPROXIMATELY 45 TO A VERTICAL LINE.

THE FABRIC SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A392, CLASS II.

- LINE, END, CORNER, PULL AND GATE POSTS SHALL BE STEEL AND OF SIZES LISTED ON THE ATTACHED TYPICAL FENCE CONSTRUCTION DRAWING AND CONFORM TO ASTM A53, GRADE B, FOR ROUND SHAPES. ROLL-FORMED SECTIONS SHALL MEET THE YIELD STRESS REQUIREMENTS OF ASTM A36 AS A MINIMUM.

TUBULAR POSTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A120. ROLL-FORMED SECTIONS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.

ALL POSTS SHALL BE OF SUFFICIENT HEIGHT TO ACCOMMODATE A 7' FABRIC AND EXTENSION ARMS FOR BARBED WIRE, AND BE EMBEDDED 3' INTO A CONCRETE FOOTING.

- THE TOP RAIL SHALL BE ROUND STEEL PIPE OR TUBING. RAILS SHALL BE 1-5/8" O.D. WITH A MINIMUM WALL THICKNESS OF .138". LENGTHS SHOULD BE A MINIMUM OF 16'. PROVISIONS FOR ADEQUATELY JOINING LENGTHS TOGETHER AND SECURING TO END OR CORNER POSTS SHALL BE COMPATIBLE FOR PHYSICAL SIZE OF THE TOP RAIL. THE TOP RAIL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A120.

- BARBED WIRE SHALL CONSIST OF TWO STRANDS OF 12 1/2 USWG STEEL WIRE WITH FOUR-POINT BARBS AT A MAXIMUM SPACING OF 6" APART.

- THE EXTENSION ARMS SHALL EXTEND UPWARD AND OUTWARD FROM THE FENCE AT AN ANGLE OF 45. THERE SHALL BE PROVISIONS FOR THREE LINES OF BARBED WIRE, EQUALLY SPACE AT APPROXIMATELY 6". THE ARMS SHALL BE CONSTRUCTED OF PRESSED STEEL OR MALLEABLE IRON AND SHALL BE CAPABLE OF SUPPORTING A DOWNWARD FORCE OF 300 POUNDS.

EXTENSION ARMS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153, CLASS B1.

- THE FENCE FABRIC SHALL BE SECURED TO ALL TERMINAL POSTS, GATEPOSTS AND CORNER POSTS WITH STRETCHER BARS. THESE SHALL BE GALVANIZED STEEL BARS, NOT LESS THAN 1/2" X 1/2", AND SHALL BE APPROXIMATELY 1" LESS THAN THE FABRIC HEIGHT.

- POST BRACES ARE REQUIRED AT EACH END GATE, CORNER, PULL AND END POST. IT SHALL CONSIST OF A STRUT OF EQUAL SIZE TO TOP RAIL AND AN ADJUSTABLE TENSION ROD. THE ROD SHALL BE A MINIMUM OF 3/8" IN DIAMETER.

BRACING MEMBERS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.

THE STRUT SHALL BE SECURED TO THE ADJACENT LINE POST AT APPROXIMATELY MID-HEIGHT OF THE FABRIC. THE TENSION ROD IS ALSO SECURED ON THIS SAME HARDWARE ON THE LINE POST AND IS ANCHORED NEAR THE BASE OF THE GATE, CORNER, PULL OR END POST.

- TENSION WIRE SHALL BE NOT LESS THAN NO. 7 USWG GALVANIZED STEEL WIRE.

- GATE FRAMES SHALL BE CONSTRUCTED OF TUBULAR STEEL MEMBERS WELDED AT THE JOINTS. ADDITIONAL HORIZONTAL AND VERTICAL STRUTS MAY BE REQUIRED TO PROVIDE FOR A RIGID GATE PANEL ALLOWING NO VISIBLE SAG OR TWIST. GATE FRAMES SHALL BE MADE TO HAVE APPROXIMATELY 3" CLEARANCE ABOVE SUBSTATION GRADE. GATE FRAME AND BRACING MEMBERS SHALL BE MINIMUM 1-7/8" O.D. PIPE. STEEL TENSION RODS AND TURN BUCKLES MAY ALSO BE UTILIZED. ALL GATE FRAME MATERIAL SHALL BE HOT-DIP GALVANIZED.

- LATCHES, STOPS AND KEEPERS SHALL BE OF HEAVY-DUTY CONSTRUCTION OF GALVANIZED STEEL OR MALLEABLE IRON. LATCHES SHALL HAVE A HEAVY-DUTY DROP BAR. THE DROP BAR STOP SHALL BE MADE TO BE CAST IN CONCRETE AND ENGAGE THE DROP BAR. A KEEPER SHALL BE PROVIDED, WHICH WILL SECURE THE FREE END OF THE GATE PANELS IN THE OPEN POSITION. HARDWARE SHALL ALLOW FOR GATE OPERATIONS FROM EITHER SIDE, WITH PROVISIONS FOR SECURING WITH A PADLOCK.

BANDS, WIRE TIES AND FASTENERS FOR SECURING FABRIC TO TOP RAILS, LINE POSTS, TERMINAL POSTS AND TENSION WIRES SHALL BE GALVANIZED STEEL AND OF ADEQUATE STRENGTH FOR THE PURPOSE INTENDED. ALUMINUM WIRE TIES OF ADEQUATE STRENGTH ARE ALSO ACCEPTABLE.

BANDS, WIRE TIES AND FASTENERS FOR SECURING FABRIC TO TOP RAILS, LINE POSTS, TERMINAL POSTS AND TENSION WIRES SHALL BE GALVANIZED STEEL AND OF ADEQUATE STRENGTH FOR THE PURPOSE INTENDED. ALUMINUM WIRE TIES OF ADEQUATE STRENGTH ARE ALSO ACCEPTABLE.

B. ERECTION

- THE FABRIC SHALL BE PLACED ON THE OUTSIDE OF THE POSTS, STRETCHED TAUT, AND SECURED TO THE POSTS, TOP RAIL AND TENSION WIRE. THE FABRIC SHALL BE SECURED TO THE LINE POSTS WITH WIRE TIES OR METAL BANDS SPACED 14" MAXIMUM. THE TOP AND BOTTOM EDGES SHALL BE SECURED RESPECTIVELY TO THE TOP RAIL AND TENSION WIRE WITH WIRE TIES SPACED 24" MAXIMUM. THE FABRIC SHALL BE SECURED TO TERMINAL POSTS BY MEANS OF THE STRETCHER BAR, WHICH IS PASSED THROUGH THE END LOOPS OF THE FABRIC, AND IS SECURED TO THE TERMINAL POSTS BY METAL BANDS SPACED 14" MAXIMUM.

- FABRIC FOR FENCING SHALL BE EITHER LEFT-HAND OR RIGHT-HAND WEAVE. ROLLS OF FABRIC SHALL BE JOINED BY WEAVING A SINGLE STRAND INTO THE END OF THE ROLL TO FORM A CONTINUOUS PIECE.

- THE SPACING OF LINE POSTS, 10' MAXIMUM, SHALL, IN GENERAL, BE MEASURED PARALLEL TO THE GROUND. ALL POSTS SHALL BE PLACED IN A VERTICAL POSITION.

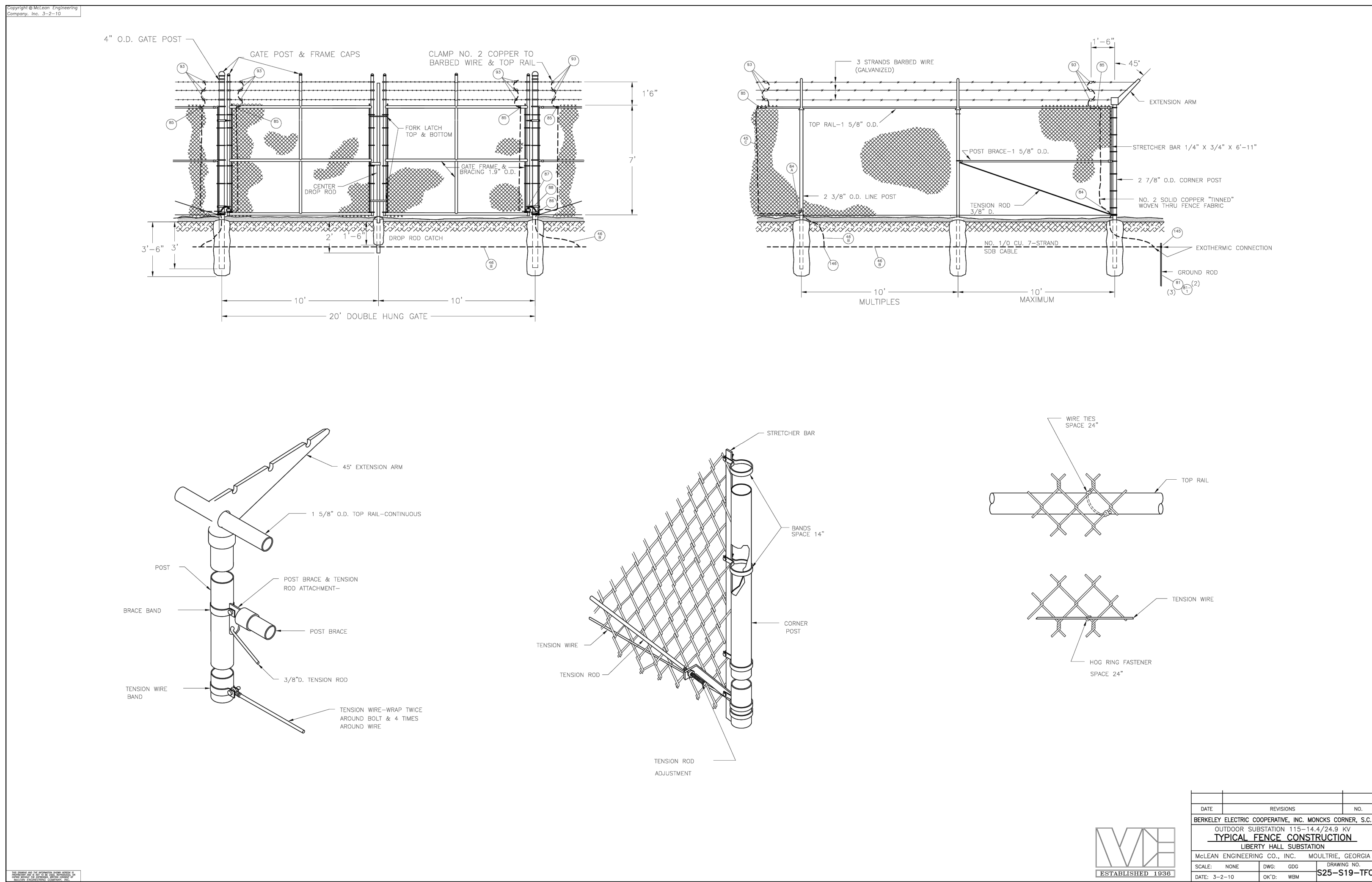
- ALL POSTS SHALL BE SET IN HOLES AND BACKFILLED WITH CONCRETE. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI WITHIN 28 DAYS. THE CONCRETE SHALL BE WELL WORKED, "RODDED", IN THE HOLE. THE TOP OF EACH FOOTING SHALL BE CROWNED TO SHED WATER.

- THE MINIMUM DIAMETER OF HOLES FOR LINE POSTS SHALL BE 9" AND FOR TERMINAL POSTS, 12". THE MINIMUM DEPTH OF THE FOOTING HOLES SHALL BE 42".

- WARNING SIGNS TO BE PLACED ON THE EXTERIOR OF THE FENCE SHOULD READ: WARNING! "HIGH VOLTAGE INSIDE", "FOR YOUR SAFETY, KEEP OUT". THE SIGN SHOULD ALSO CONTAIN THE APPROPRIATE SAFETY SYMBOL TO INDICATE AN ELECTRICAL SHOCK HAZARD. THE SIGNS ARE TO BE PLACED ON THE SUBSTATION FENCE AS SHOWN ON THE FENCE PLAN DRAWING.

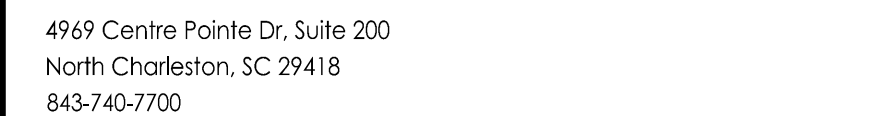
C. SLATS

- CONTRACTOR TO INSTALL DARK GREEN PRIVACY FENCE SLATS



DATE	REVISIONS	NO.
11-15-14	1	1
11-15-14	2	2
11-15-14	3	3
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11-15-14	98	98
11-15-14	99	99
11-15-14	100	100





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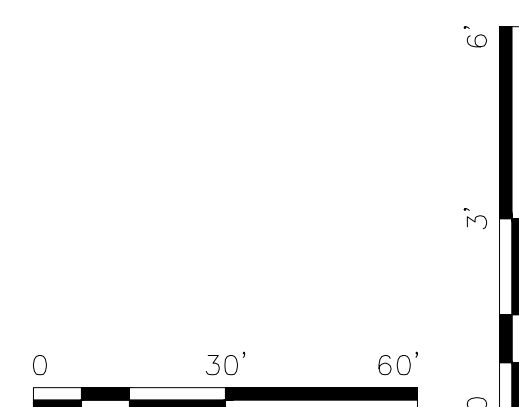
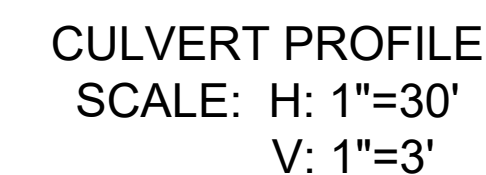
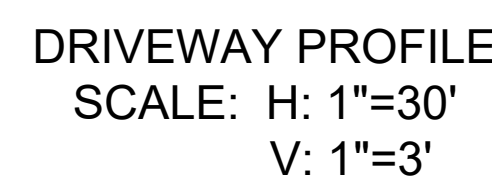
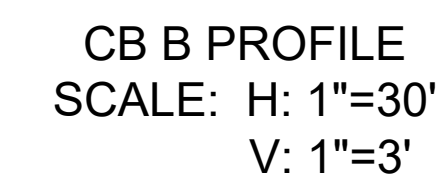
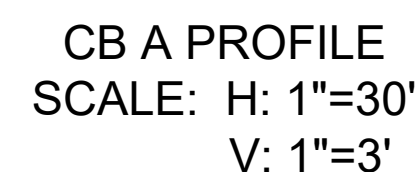
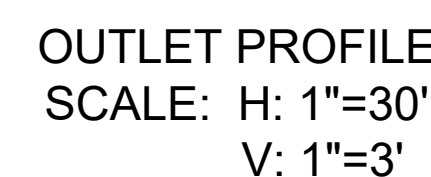
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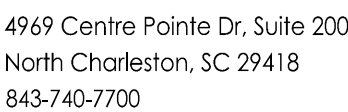
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	Dwn	Chkd	Disp	YY MM DD

Charleston County, SC

Project No. 215618358	Scale AS NOTED	
Drawing No.	Sheet	Revision

South Carolina 811
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Notes

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Revision	By	Appd.	YY.MM.DD
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File Name: 18358th.dwg 2024.08.08




Client/Project
DOMINION ENERGY

HAMLIN SUBSTATION EXPANSION

GRADING AND DRAINAGE DETAILS

Project No. _____ Scale _____

Drawing No. Sheet Revision

C4 10

REFERENCES

SCDOT DOCUMENTS
 ASHSTO M22, M25, M27, M30, M31, M32, M33, M34, M35, M36, M37, M38, M39, M40, M41, M42, M43, M44, M45, M46, M47, M48, M49, M50, M51, M52, M53, M54, M55, M56, M57, M58, M59, M60, M61, M62, M63, M64, M65, M66, M67, M68, M69, M70, M71, M72, M73, M74, M75, M76, M77, M78, M79, M80, M81, M82, M83, M84, M85, M86, M87, M88, M89, M90, M91, M92, M93, M94, M95, M96, M97, M98, M99, M100, M101, M102, M103, M104, M105, M106, M107, M108, M109, M110, M111, M112, M113, M114, M115, M116, M117, M118, M119, M120, M121, M122, M123, M124, M125, M126, M127, M128, M129, M130, M131, M132, M133, M134, M135, M136, M137, M138, M139, M140, M141, M142, M143, M144, M145, M146, M147, M148, M149, M150, M151, M152, M153, M154, M155, M156, M157, M158, M159, M160, M161, M162, M163, M164, M165, M166, M167, M168, M169, M170, M171, M172, M173, M174, M175, M176, M177, M178, M179, M180, M181, M182, M183, M184, M185, M186, M187, M188, M189, M190, M191, M192, M193, M194, M195, M196, M197, M198, M199, M200, M201, M202, M203, M204, M205, M206, M207, M208, M209, M210, M211, M212, M213, M214, M215, M216, M217, M218, M219, M220, M221, M222, M223, M224, M225, M226, M227, M228, M229, M230, M231, M232, M233, M234, M235, M236, M237, M238, M239, M240, M241, M242, M243, M244, M245, M246, M247, M248, M249, M250, M251, M252, M253, M254, M255, M256, M257, M258, M259, M260, M261, M262, M263, M264, M265, M266, M267, M268, M269, M270, M271, M272, M273, M274, M275, M276, M277, M278, M279, M280, M281, M282, M283, M284, M285, M286, M287, M288, M289, M290, M291, M292, M293, M294, M295, M296, M297, M298, M299, M300, M301, M302, M303, M304, M305, M306, M307, M308, M309, M310, M311, M312, M313, M314, M315, M316, M317, M318, M319, M320, M321, M322, M323, M324, M325, M326, M327, M328, M329, M330, M331, M332, M333, M334, M335, M336, M337, M338, M339, M340, M341, M342, M343, M344, M345, M346, M347, M348, M349, M350, M351, M352, M353, M354, M355, M356, M357, M358, M359, M360, M361, M362, M363, M364, M365, M366, M367, M368, M369, M370, M371, M372, M373, M374, M375, M376, M377, M378, M379, M380, M381, M382, M383, M384, M385, M386, M387, M388, M389, M390, M391, M392, M393, M394, M395, M396, M397, M398, M399, M400, M401, M402, M403, M404, M405, M406, M407, M408, M409, M410, M411, M412, M413, M414, M415, M416, M417, M418, M419, M420, M421, M422, M423, M424, M425, M426, M427, M428, M429, M430, M431, M432, M433, M434, M435, M436, M437, M438, M439, M440, M441, M442, M443, M444, M445, M446, M447, M448, M449, M450, M451, M452, M453, M454, M455, M456, M457, M458, M459, M460, M461, M462, M463, M464, M465, M466, M467, M468, M469, M470, M471, M472, M473, M474, M475, M476, M477, M478, M479, M480, M481, M482, M483, M484, M485, M486, M487, M488, M489, M490, M491, M492, M493, M494, M495, M496, M497, M498, M499, M500, M501, M502, M503, M504, M505, M506, M507, M508, M509, M510, M511, M512, M513, M514, M515, M516, M517, M518, M519, M520, M521, M522, M523, M524, M525, M526, M527, M528, M529, M530, M531, M532, M533, M534, M535, M536, M537, M538, M539, M540, M541, M542, M543, M544, M545, M546, M547, M548, M549, M550, M551, M552, M553, M554, M555, M556, M557, M558, M559, M560, M561, M562, M563, M564, M565, M566, M567, M568, M569, M570, M571, M572, M573, M574, M575, M576, M577, M578, M579, M580, M581, M582, M583, M584, M585, M586, M587, M588, M589, M590, M591, M592, M593, M594, M595, M596, M597, M598, M599, M600, M601, M602, M603, M604, M605, M606, M607, M608, M609, M610, M611, M612, M613, M614, M615, M616, M617, M618, M619, M620, M621, M622, M623, M624, M625, M626, M627, M628, M629, M630, M631, M632, M633, M634, M635, M636, M637, M638, M639, M640, M641, M642, M643, M644, M645, M646, M647, M648, M649, M650, M651, M652, M653, M654, M655, M656, M657, M658, M659, M660, M661, M662, M663, M664, M665, M666, M667, M668, M669, M670, M671, M672, M673, M674, M675, M676, M677, M678, M679, M680, M681, M682, M683, M684, M685, M686, M687, M688, M689, M690, M691, M692, M693, M694, M695, M696, M697, M698, M699, M700, M701, M702, M703, M704, M705, M706, M707, M708, M709, M710, M711, M712, M713, M714, M715, M716, M717, M718, M719, M720, M721, M722, M723, M724, M725, M726, M727, M728, M729, M730, M731, M732, M733, M734, M735, M736, M737, M738, M739, M740, M741, M742, M743, M744, M745, M746, M747, M748, M749, M750, M751, M752, M753, M754, M755, M756, M757, M758, M759, M760, M761, M762, M763, M764, M765, M766, M767, M768, M769, M770, M771, M772, M773, M774, M775, M776, M777, M778, M779, M780, M781, M782, M783, M784, M785, M786, M787, M788, M789, M790, M791, M792, M793, M794, M795, M796, M797, M798, M799, M800, M801, M802, M803, M804, M805, M806, M807, M808, M809, M810, M811, M812, M813, M814, M815, M816, M817, M818, M819, M820, M821, M822, M823, M824, M825, M826, M827, M828, M829, M830, M831, M832, M833, M834, M835, M836, M837, M838, M839, M840, M841, M842, M843, M844, M845, M

ALUMINUM GRATING REQUIRED, PROVIDER TO SUBMIT FOR APPROVAL.

ATTACH TO DISCHARGE STRUCTURE WITH STAINLESS STEEL HARDWARE.

WATER SURFACE ELEVATIONS

2-YR STORM:	13.16'
10-YR STORM:	13.96'
25-YR STORM:	14.19'
50-YR STORM:	14.43'
100-YR STORM:	14.85'

3D View Dimensions:

- Top Grate: 4' x 4'
- Riser Crest: IE: 15.00'
- 0.66' x 1.33' ORIFICE: IE: 13.50'
- 0.33' DIA. ORIFICE: IE: 12.22'
- 1.33' height
- 0.66' width
- 18' DIA. RCP OUTLET PIPE: IE: 12.22'
- OUTFALL PIPE: 18" RCP: IE: 11.94'

Cross-section View Dimensions:

- W.S.E. = 12.22'
- MIN 0.5% SLOPE
- POND BOTTOM ELEV.

NOTES:

- ALL CONCRETE TO BE 3000 PSI.
- CONTRACTOR TO SUBMIT REINFORCING PLAN TO ENGINEER PRIOR TO FABRICATION.
- ALL WALLS TO BE A MINIMUM OF 6" THICK.

*** (1) 2" SKIMMER WITH 1.9" SKIMMER ORIFICE AND ATTACHED (WATER TIGHT) TO STRUCTURE BY CORING HOLE / OR THROUGH PRE-CAST OPENING (IE=12.22'). CONTRACTOR SHALL FILL HOLE WITH CONCRETE GROUT UPON CONVERSION TO FINAL WET DETENTION POND RISER CONDITIONS AS SHOWN IN THIS DETAIL. ***

TRASH RACK W/#2 BAR

OUTFALL STRUCTURE

N.T.S.

REFERENCE DEVELOPMENT SITE PLAN FOR POND DIMENSIONS

NOTE: DETENTION POND TO BE BULKHEAD CONSTRUCTION

SEE DETAIL THIS SHEET FOR OUTFALL STRUCTURE DETAIL

18" DIA RCP DISCHARGE PIPE

SEE PLAN

INFLOW INTO POND

DETENTION POND – TYPICAL SECTION

South Carolina 811

FOR OFFICIAL USE ONLY

APPROVED PLAT

RECORDED

DATE: 2/21/2025 TIME: 8:40:00 AM

Book-Page: S25 | 0029 DocType: Small Plat

Karen Hollings, Register of Deeds, Charleston County, SC

SBPV # 02975 2/21/2025

Record Fee: \$25.00

Postage: \$0.00

TOTAL: \$25.00

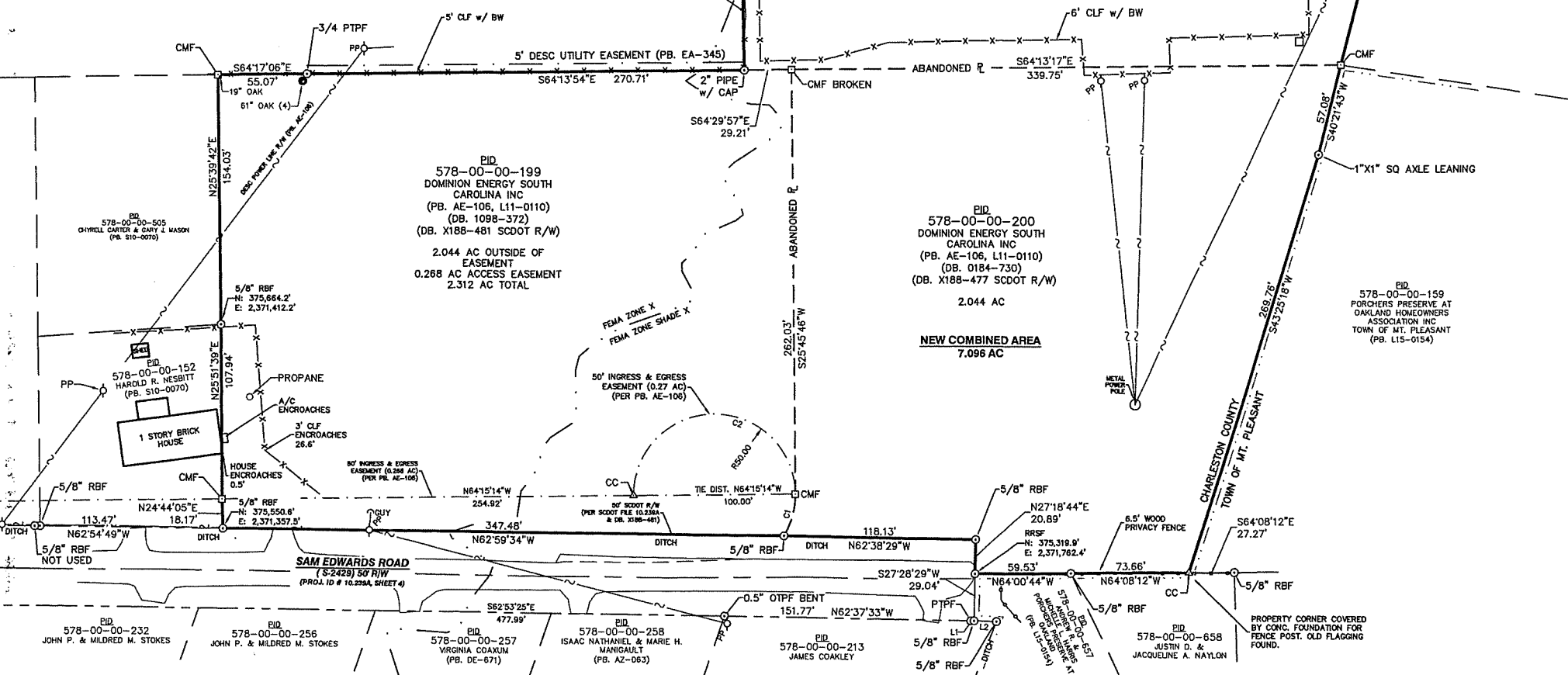
Drawn: [Signature]

Clerk: [Signature]

Location: PORCHERS BLUFF RD

LINE #	DIRECTION	LENGTH
L1	N63°44'11"W	2.04'
L2	S62°03'43"E	14.00'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	27.13'	50.00'	31°05'19"	N41°17'47"E	26.80'
C2	157.09'	50.00'	180°00'48"	N64°15'14"W	100.00'



NOTES

1. TMS: 578-00-00-155, -199, & -200
2. OWNER: DOMINION ENERGY SOUTH CAROLINA
3. TOTAL AREA: 7.096 AC
4. FLOOD ZONE: ZONE SHADED X AND ZONE X PER FEMA FIRM 45019C 0535K, EFFECTIVE 01/29/2021. ZONE SHADED X IS NOT A SFHA.
5. THIS SURVEY IS NOT INTENDED TO INCLUDE ANY WETLAND INFO.
6. THIS SURVEY DOES NOT SHOW ALL UNDERGROUND UTILITIES OR INCLUDE ANY POTENTIAL UTILITY EASEMENTS THAT MAY AFFECT THE PROPERTY. ONLY OBVIOUS AND APPARENT UTILITIES SHOWN.
7. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY. THE ONLY REFERENCES USED ARE LISTED BELOW.
8. ZONING: OD_MP_SBA - RESIDENTIAL AREA
9. THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY CHARLESTON COUNTY AND IS NOT CERTIFIED IN ANY WAY BY THE SURVEYOR. THIS INFORMATION IS BEING PROVIDED FOR INFORMATION ONLY. THE MAXIMUM IMPERVIOUS SURFACE COVERAGE IS 40%.

REFERENCES

- | | | |
|-----------------------------------|------------------|-----------------------|
| 1. PLAT BY ROBERT L. FRANK | 04/23/1975 | PB. W-002 |
| 2. PLAT BY ROBERT L. FRANK | 02/28/1975 | PB. AE-106 |
| 3. PLAT BY J. O'HEAR SANDERS, JR. | 03/27/1979 | PB. AM-114 |
| 4. PLAT BY FOREST G. CALVERT | 01/12/1984 rev. | PB. AZ-063 |
| 5. PLAT BY THOMAS V. BESSENT, JR. | 10/27/1992 | PB. CK-138 |
| 6. PLAT BY THOMAS V. BESSENT, JR. | 03/03/1993 rev. | PB. CM-047 |
| 7. PLAT BY ANDREW C. GILLETTE | 11/01/1994 | PB. EA-345 |
| 8. PLAT BY LEWIS E. SEABROOK | 07/22/2003 rev. | PB. EG-511 |
| 9. PLAT BY LEWIS E. SEABROOK | 01/28/2010 | PB. S10-0070 |
| 10. PLAT BY WILLIAM W. WEATHERS | 03/24/2011 | PB. L11-0110 |
| 11. PLAT BY PHILIP R. BRYAN, JR. | 09/17/2014 | PB. L15-0154 |
| 12. DEED LIMITED WARRANTY DEED | 03/23/2011 | DB. 0184-730 |
| 13. DEED TITLE TO REAL ESTATE | 04/01/2022 | DB. 1098-372 |
| 14. R/W EASEMENT SAM EDWARDS RD | 07/26/1989 | DB. X188-177 |
| 15. R/W EASEMENT SAM EDWARDS RD | 07/24/1989 | DB. X188-481 |
| 16. SCDOT PLANS | FILE NO. 10.239A | PROJ. C-239 A SHEET 4 |

LEGEND

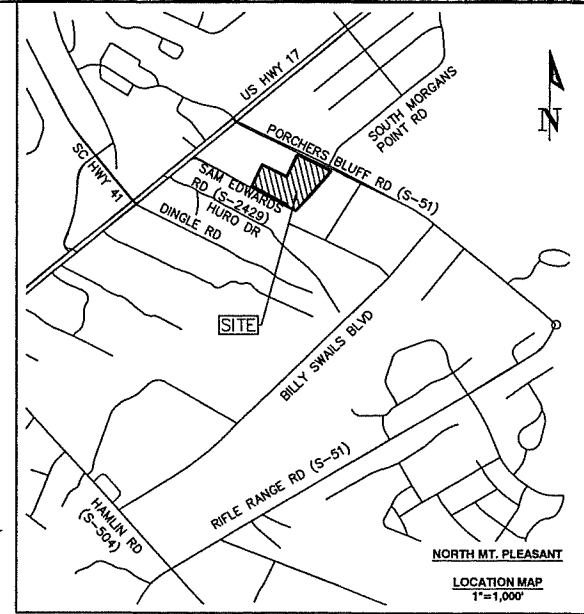
- RBF - REBAR FOUND
RBCF - REBAR WITH CAP FOUND
RRSF - RAILROAD SPIKE FOUND
IPF - IRON PIN FOUND
OTPF - OPEN TOP PIPE FOUND
CMF - CONCRETE MONUMENT FOUND
RBS - 3/8" REBAR SET
PP - POWER POLE
RCP - REIN. CONC. PIPE
PB - PLAT BOOK - PAGE #
DB - DEED BOOK - PAGE #
N.U. - NOT USED
O - FOUND PROPERTY CORNER
● - SET PROPERTY CORNER

LINE LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
R/W
OVERHEAD POWER
DITCH CENTERLINE
EXISTING FENCE LINE
MUNICIPALITY LINE
FEMA FLOOD ZONE LINE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

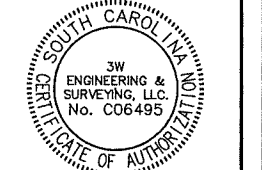
WILLIAM W. WEATHERS, PE, PLS SC REG. No. 28158 DATE



3W

ENGINEERING & SURVEYING, LLC.

PO BOX 175
BOWMAN, SC 29018
PH: (843) 509-4516
www.3Wengineering.com



WILLIAM W. WEATHERS
FEBRUARY 13, 2025

DRAWN BY: WWW APPROVED BY: WWW

3W PROJECT: DESC HAMLIN			
REVISIONS			
No.	ITEM	BY	DATE
1			
2			
3			
4			

DATUM
VERTICAL: NAVD 88
HORIZONTAL: NAD 83

PROPERTY LINE ABANDONMENT PLAT

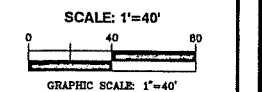
FOR
DESC HAMLIN
ELECTRICAL
SUBSTATION
#568

COMBINING
TMS 578-00-00-155
TMS 578-00-00-199
TMS 578-00-00-200

TOTAL AREA
7.096 AC

PREPARED FOR & OWNED BY
DOMINION ENERGY OF
SOUTH CAROLINA

PORCHERS BLUFF RD
NORTH MT. PLEASANT
UNICORP. CHARLESTON COUNTY
SOUTH CAROLINA



ORIGINAL SHEET SIZE: 24" X 36"