

**Case # BZA-09-25-00911**  
**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:**

Variance request to reduce the required 25-foot vegetated buffer by 10 feet, resulting in a 15-foot buffer, in connection with the existing and proposed expansion of the electrical substation.

**Requirement:**

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.17.B.2. Utility Service, Major: *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.*

Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, Table 9.4.4-3, Buffer Depth and Landscaping Standards



## CHAPTER 6 | USE REGULATIONS

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### ARTICLE 6.4 USE CONDITIONS

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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

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- 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.





## CHAPTER 9 | DEVELOPMENT STANDARDS

### ARTICLE 9.4 LANDSCAPING, SCREENING, AND BUFFERS

#### Sec. 9.4.4 Landscape Buffers

##### A. Right-of-Way Buffers.

1. *Applicability.* Right-of-Way buffers shall be required adjacent to road Rights-of-Way and ingress/egress Easements for all uses except for agricultural and Residential Uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Zoning and Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.
2. *Buffer Types by Roadway.* Landscape Buffers are required along Roadways in accordance with Table 9.4.4-1, *Buffer Types by Roadway*. Streets, Rights-of-Way, and ingress/egress Easements not indicated in this table shall comply with the Type B buffer requirements.
3. *Development within Buffer Areas.*
  - a. No Development, storage, or display may occur within required buffer areas except for sidewalks and permitted drives and Signs;
  - b. All buffer areas shall accommodate the required Plant materials;
  - c. Drainage swales and stormwater Detention ponds may be placed in the buffer only when Protected Trees and Grand Trees are not endangered and when they meander through the buffer in a natural manner; and
  - d. Stormwater ponds and swales may not occupy more than 25 percent of the buffer depth.

**Table 9.4.4-1, Buffer Types by Roadway**

|                                                                                                                |                                                                   |     |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----|
| Abbapoola Road                                                                                                 | G Main Road (Limehouse Bridge to Maybank Hwy.)                    | I   |
| Ashley Hall Road                                                                                               | B Main Road Corridor Overlay Zoning District                      | [3] |
| Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)                                | B Main Road (Bees Ferry Road to Limehouse Bridge)                 | G   |
| Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)                                              | E Manse Road                                                      | G   |
| Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]                           | I Mark Clark Expressway                                           | I   |
| Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line) [1] | J Mary Ann Point Road                                             | E   |
| Bears Bluff Road                                                                                               | I Mathis Ferry Road [1]                                           | G   |
| Bees Ferry Road                                                                                                | G Maybank Highway Corridor Overlay Zoning District [Johns Island] | [2] |
| Belvedere Road                                                                                                 | G Maybank Highway Corridor Overlay Zoning District [James Island] | [4] |
| Betsy Kerrison Parkway [1]                                                                                     | I Maybank Highway (Main Road to Rockville)                        | I   |
| Bohicket Road [1]                                                                                              | I Meeting Street                                                  | B   |
| Botany Bay Road [1]                                                                                            | I Murraywood Road                                                 | G   |
| Brownswood Road                                                                                                | G Old Georgetown Road                                             | G   |
| Cane Slash Road                                                                                                | G Liberia Road                                                    | G   |



[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all Trees 6 inches or greater in Diameter Breast Height (DBH) which are located within Rights-of-Way.

[2] Buffer type as described in the Johns Island Maybank Highway Corridor Overlay Zoning District.

[3] Buffer type as described in the Main Road Corridor Overlay District.

[4] Buffer type as described in the James Island Maybank Highway Corridor Overlay Zoning District.

#### *4. Buffer Depth and Planting Standards.*

(See Table 9.4.4-3)

5. The Zoning and Planning Director is authorized to reduce the depth of a required Right-of-Way buffer as follows:

- a. A required Right-of-Way buffer not within an Overlay Zoning District may be reduced by up to one-third its depth when the following circumstance exist:
  1. The Parcel is located on a Corner Lot with required Right-of-Way buffers of 35 feet or more; or
  2. The area of all the required buffers, including land use buffers and Tree protection areas, exceeds 30 percent of the site.
- b. A required Right-of-Way buffer of 35 feet or less located within the Urban/Suburban Area defined by the Urban Growth Boundary (UGB) and not within an Overlay Zoning District may be reduced as follows:
  1. When no parking or vehicular use area is located between the building and the Right-of-Way, the required buffer may be reduced to no less than eight feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
  2. When no more than 10 parking spaces are located between the Building and the Right-of-Way the required buffer may be reduced to no less than 15 feet (Type B buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
  3. Buffers required on Parcels that are part of redevelopment that preserves existing Structures may be reduced up to a depth no less than 10 feet (Type A land use buffer) in order to meet the parking and Tree preservation requirements of this Ordinance.
  4. Buffers are not required along newly created internal Rights-of-Way and ingress/egress Easements on Parcels containing exclusively Duplex, Triplex, Fourplex, or Single Family Attached Dwellings.
- c. The Zoning and Planning Director may require additional site improvements., including but not limited to, enhanced Building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted.

#### **B. Land Use Buffers.**

1. *Applicability.* Land use buffers shall be provided in accordance with the standards of this Section. In the case of conflict between the land use buffer requirements of this section and those contained in [CHAPTER 6, Use Regulations](#), of this Ordinance, the land use buffer requirements contained in [CHAPTER 6, Use Regulations](#), shall govern.
2. Single-Family Detached Dwelling Units on individual Lots are exempt from the land use buffer requirements of this Section.
3. The Zoning and Planning Director is authorized to modify or waive the buffer or landscape planting requirements and may require that additional plant material be added within remaining buffers or elsewhere on the site, as described below:
  - a. When buffers will not serve any useful purpose due to the location of the following as determined by the Zoning and Planning Director: fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance; uses; vehicles; buildings; structures; or storage; parking; loading; display or service areas; or
  - b. The Zoning and Planning Director is authorized to allow a one-third reduction of required buffers, if all required buffers would exceed 25 percent of the site proposed for Development.
4. *Determination of Required Buffers.* The following procedure shall be used in determining which of the buffer types in Table 9.4.4-2, *Land Use Buffers*, apply:
  - a. Determine the type of proposed use for the site being developed. (Column 1);
  - b. Determine the residential use type (if residential) or the Zoning District that exists on the adjacent Parcel. This is the "Adjacent Site's Use or Zoning";



- c. At the intersection of the proposed use and the use or zoning of the adjacent site, identify the land use buffer type (A, B, C, D, E, or F) required along the developing site's boundary(ies); and
- d. Lastly, refer to Table 9.4.4-3, *Buffer Depth and Landscaping Standards*, for the applicable buffer type.
5. *Land Use Buffer Table*. Land use buffers are required along Side and Rear Yards in accordance with the requirements of the following table:

| Table 9.4.4-2, Land Use Buffers |                                |   |   |                     |                 |   |                 |   |              |
|---------------------------------|--------------------------------|---|---|---------------------|-----------------|---|-----------------|---|--------------|
| Proposed Use                    | Use or Zoning of Adjacent Site |   |   |                     |                 |   |                 |   |              |
|                                 | Residential Type               |   |   | Civic/Institutional | Commercial Type |   | Industrial Type |   | Agricultural |
|                                 | 1                              | 2 | 3 |                     | 1               | 2 | 1               | 2 |              |
| Agricultural                    | B                              | B | B | -                   | -               | - | -               | - | -            |
| Residential Type 1              | -                              | - | - | -                   | -               | - | -               | - | -            |
| Residential Type 2              | A                              | - | A | B                   | B               | C | E               | F | B            |
| Residential Type 3              | B                              | A | - | A                   | B               | C | E               | F | B            |
| Civic/Institutional             | B                              | B | A | -                   | B               | C | D               | E | B            |
| Commercial Type 1               | B                              | B | B | A                   | -               | C | D               | E | B            |
| Commercial Type 2               | D                              | D | C | D                   | -               | - | D               | D | D            |
| Industrial Type 1               | H                              | H | H | F                   | E               | B | -               | A | G            |
| Industrial Type 2               | J                              | J | J | J                   | G               | B | A               | - | I            |

General Notes:

Residential Use Types:

Type 1 = Single family Detached and undeveloped Residential Lots; Type 2 = Duplex and Single family Attached; Type 3 = Triplexes, Fourplexes, and Multi-Family and all other residential use types, including Manufactured Housing Parks

Commercial Use Types:

Type 1 = Any commercial use allowed by right in an RO, GO, or NC district and undeveloped Commercial Lots; Type 2 = all other commercial uses

Industrial Use Types:

Type 1 = Any industrial or commercial use that is first allowed in an industrial (IN) Zoning District and undeveloped Industrial Lots; Type 2 = Waste-Related uses and Recycling Centers.

6. *Buffer Depth and Landscaping Standards.*

| Table 9.4.4-3, Buffer Depth and Landscaping Standards                           |             |    |    |    |    |    |    |    |    |     |
|---------------------------------------------------------------------------------|-------------|----|----|----|----|----|----|----|----|-----|
| Standard                                                                        | Buffer Type |    |    |    |    |    |    |    |    |     |
|                                                                                 | A           | B  | C  | D  | E  | F  | G  | H  | I  | J   |
| <b>MINIMUM BUFFER DEPTH</b> (feet from property line) [1]                       | 10          | 15 | 20 | 25 | 35 | 40 | 50 | 60 | 75 | 100 |
| <b>MINIMUM LAND USE BUFFER LANDSCAPING</b> (Plants per 100 linear feet) [2] [3] |             |    |    |    |    |    |    |    |    |     |
| Canopy Trees [4]                                                                | 2           | 2  | 2  | 3  | 4  | 5  | 6  | 7  | 9  | 12  |
| Understory Trees (at least 50 percent evergreen)                                | 3           | 3  | 4  | 4  | 6  | 7  | 9  | 10 | 12 | 15  |
| Shrubs                                                                          | 20          | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 75  |



#### TABLE NOTES:

1. Buffers may be traversed by permitted driveways and pedestrian ways.
2. The retention of natural buffers is required along all road or street Rights-of-Way of Buffer Type C designation or greater. The Zoning and Planning Director is authorized to waive or modify the minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.
3. Bradford Pears cannot be used to fulfill any of the Tree requirements of this Ordinance. Any exotic species proposed by a designer are subject to approval by the Zoning and Planning Director.
4. Palmetto Trees may be substituted to fulfill the Canopy Tree requirements. These Trees are to be planted at a ratio of three Palmetto Trees for each Canopy Tree and are to be planted in groupings of three.

#### GENERAL NOTES:

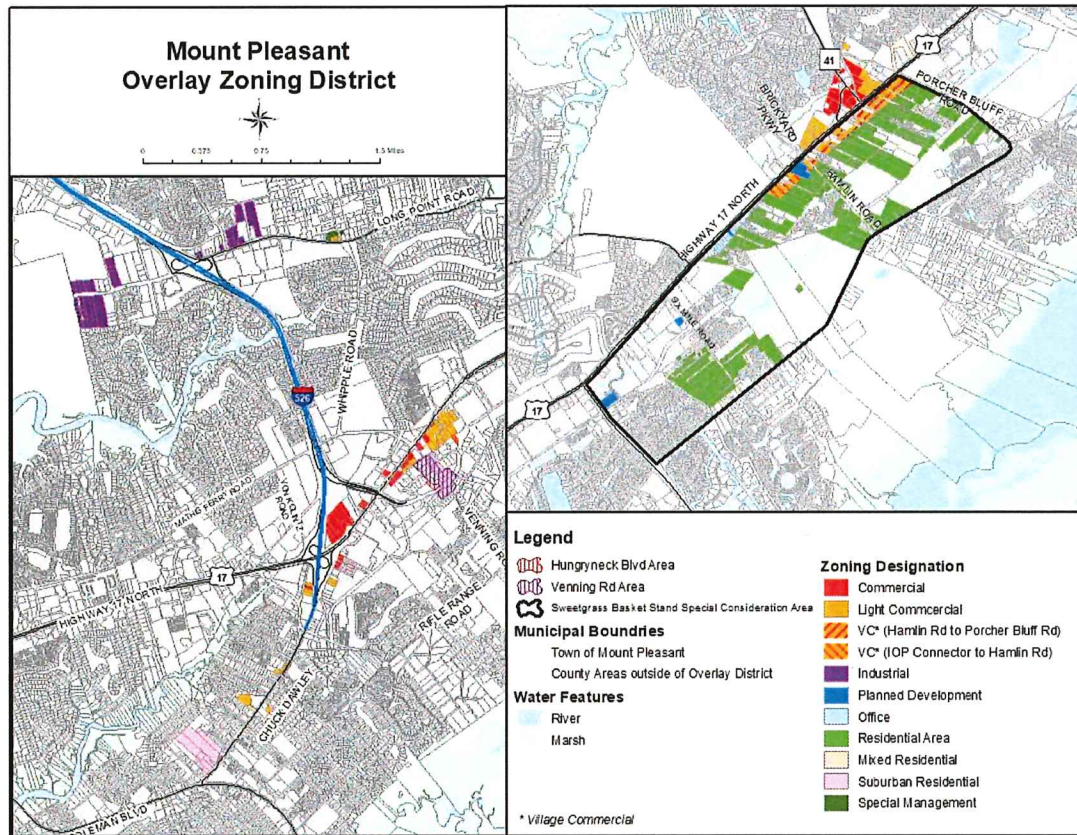
1. The Zoning and Planning Director shall be authorized to require the installation of Berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.
2. All Trees with a Diameter Breast Height (DBH) of eight inches or greater within buffers shall be preserved.

#### C. General.

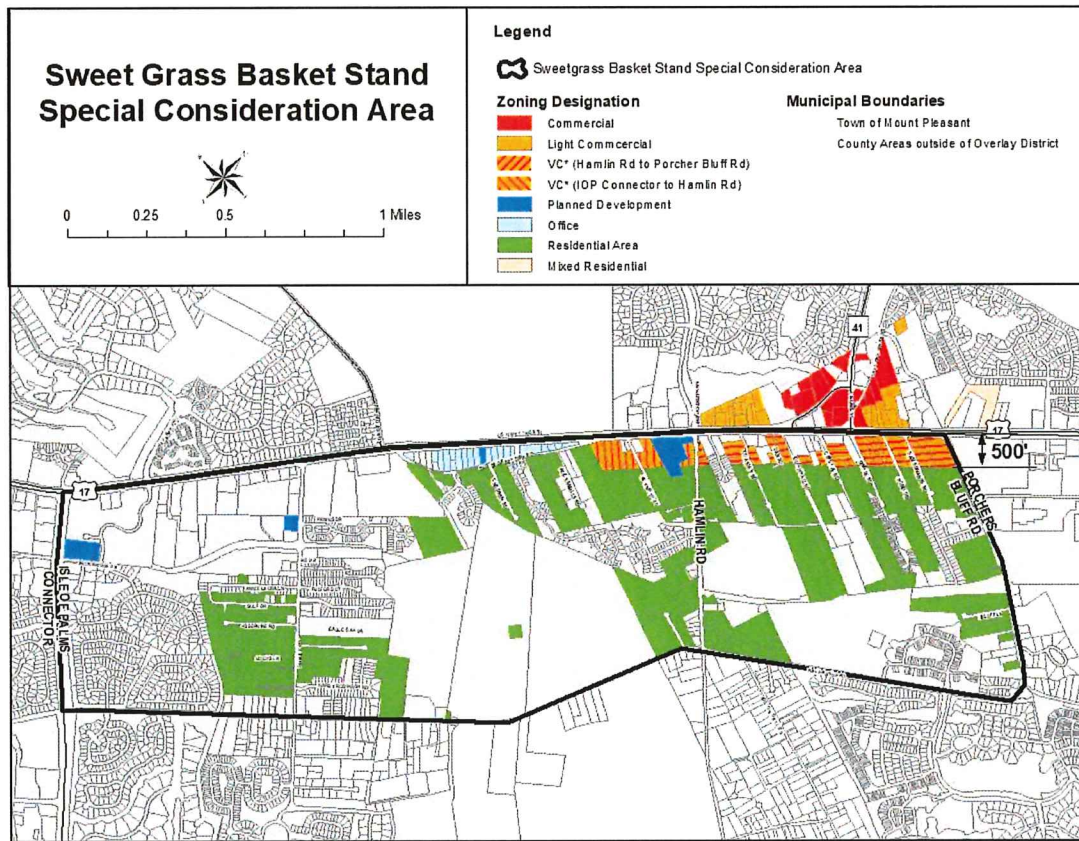
1. *Location of Buffers.* Buffers shall be located along the perimeter of a Lot or Parcel and shall extend to the boundary of the Lot or Parcel. They shall not be located on any portion of public Right-of-Way. Where drainage or other utility Easements exist along property lines, required Landscape Buffers shall be located adjacent to the Easement and may be reduced in width by the width of the Easement, but in no case shall the buffer width be less than 10 feet and shall be located adjacent to the Easement. Required buffers shall be noted on all Plats, plans and permit requests submitted for review and approval under this Ordinance.
2. *Plant Material within Buffers.* Plant material shall be selected and spaced properly to allow the Plants to thrive considering site specific conditions. Plant materials located adjacent to public Drainage Easements and Right-of-Ways shall be selected and placed so as not to impede access or maintenance, including low-lying lateral branches. Additionally, plant material within required buffers that contain Utility Easements shall be selected and located to minimize pruning for future maintenance and clearance of such Utilities. All selections are subject to the review and approval of the Zoning and Planning Director and may also require modifications (substitutions and relocation) of plant materials on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements or Rights-of-Way and to preserve the public health, safety, and welfare.
3. *Use of Buffers.* The Zoning and Planning Director is authorized to allow On-Premises Signs, Fences, Walls, Berms, mailboxes, access to community Boat Ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Zoning and Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse effect on adjacent property.

Effective on: 12/6/2022, as amended





Map 5.4.A

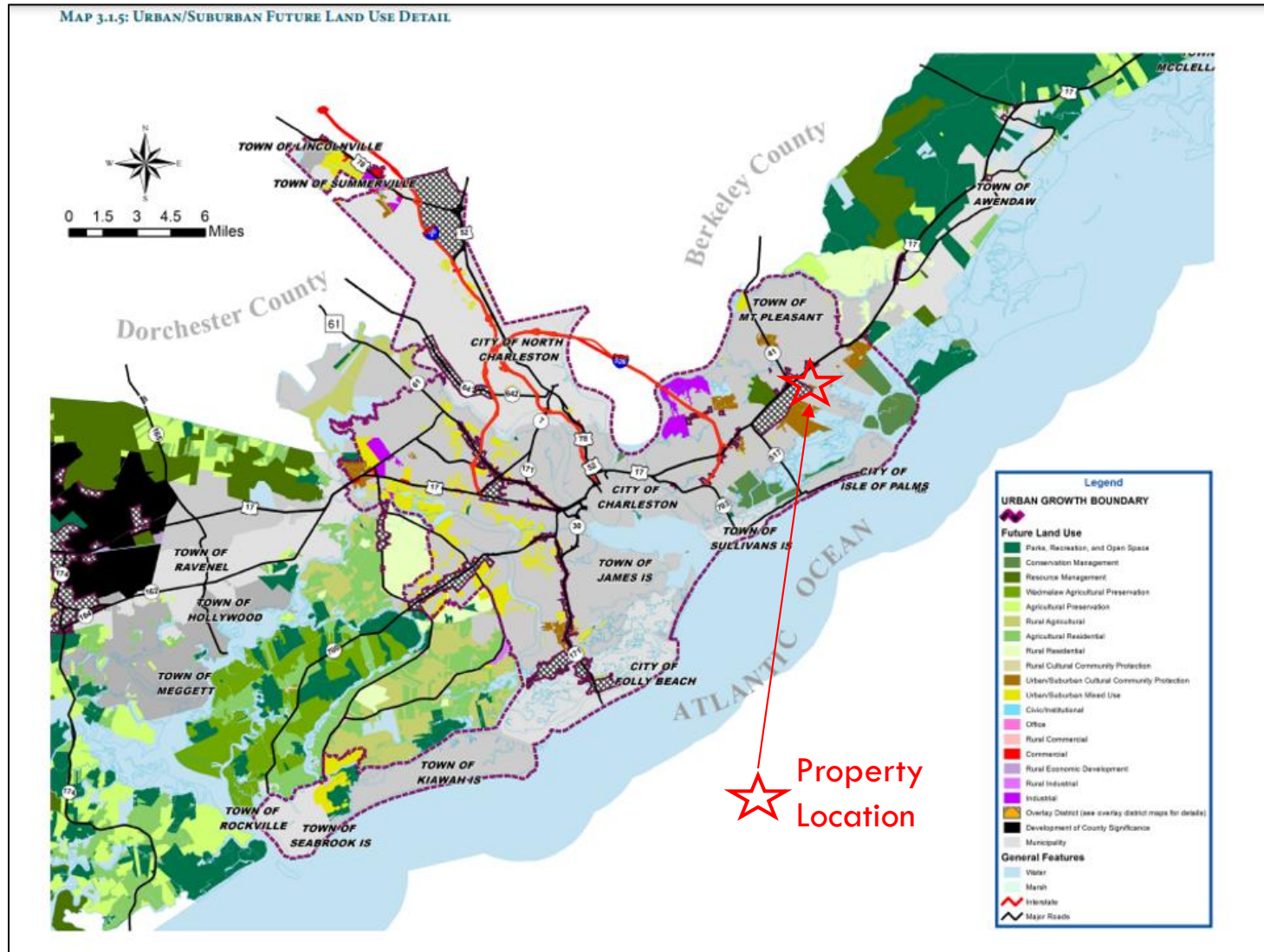


Map 5.4.B



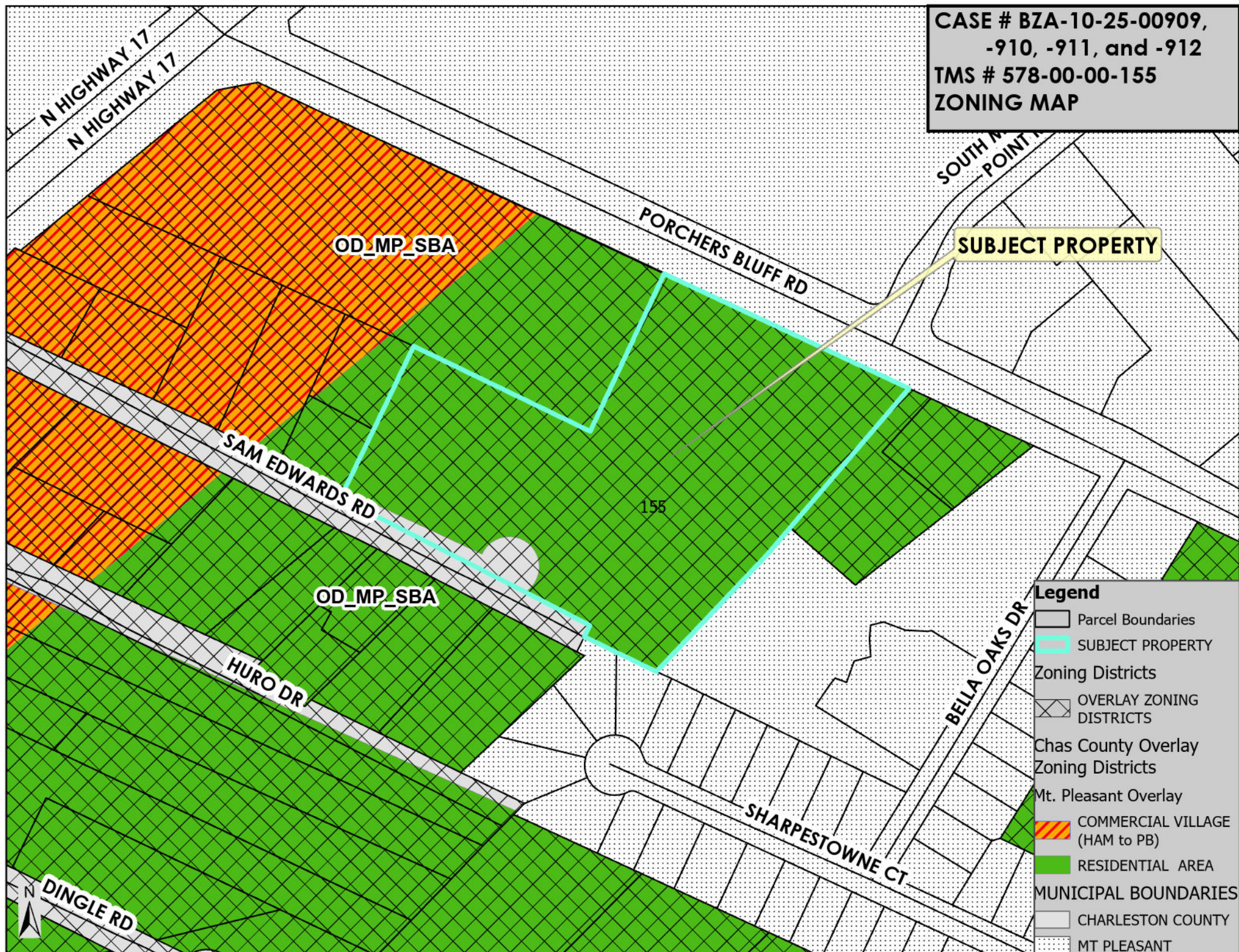
# Location Map

## Porchers Bluff Road – East Area



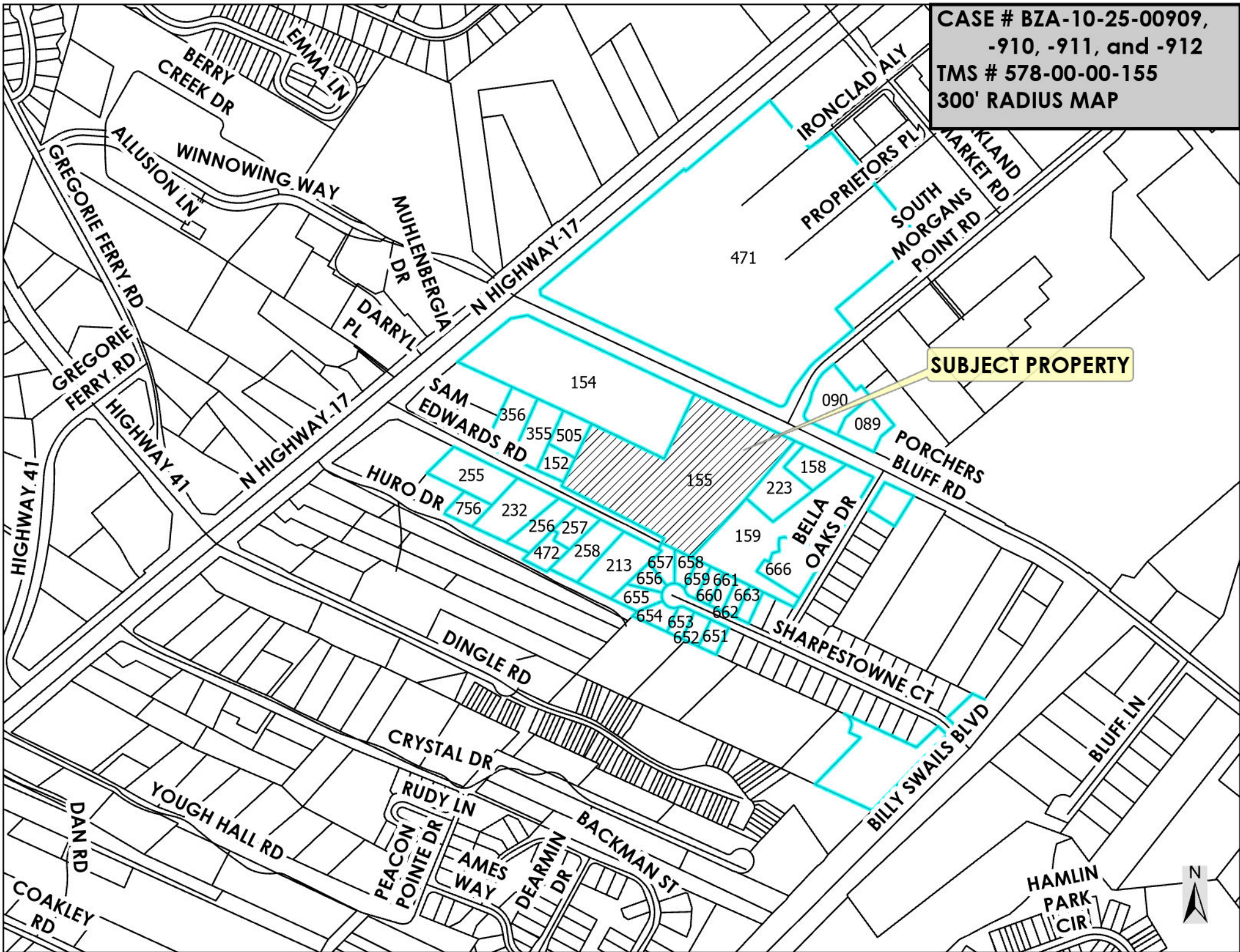


CASE # BZA-10-25-00909,  
-910, -911, and -912  
TMS # 578-00-00-155  
ZONING MAP





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





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

SUBJECT PROPERTY

PORC

BLUFF RD

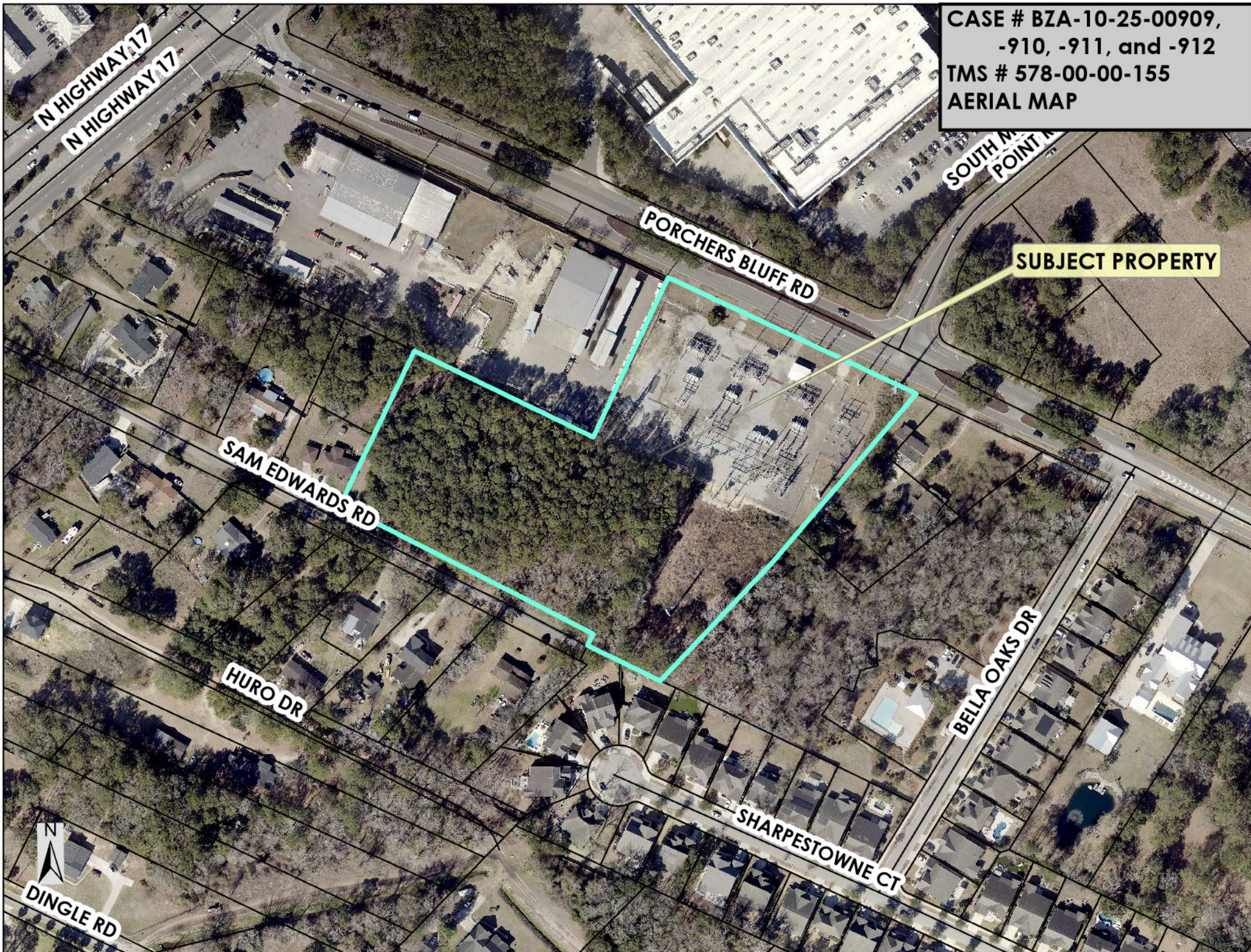
SOUTH  
MORGAN  
POINT RD

SAM EDWARDS RD





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





**Case # BZA-10-25-00910**

**BZA Meeting of December 1, 2025**

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

**Proposal: Variance to allow more than one curb cut per 250' of frontage (permit the existing curb cuts to remain) and to waive the requirement to install a sidewalk along the site frontage for the existing and proposed expansion of the electrical substation.**





**Case # BZA-10-25-00911**

**BZA Meeting of December 1, 2025**

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

**Proposal: Variance to reduce the required 25' vegetated buffer along Sam Edwards Road by 10', resulting in a 15' buffer for the existing and proposed expansion of the electrical substation.**





**Case # BZA-10-25-00912**

**BZA Meeting of December 1, 2025**

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

**Proposal: Variance to allow an 8.5' chain-linked fence within the required right-of-way landscape buffer to secure both the existing and proposed expansion of the electrical substation.**





# Subject Property





# Sam Edwards Road





# Porchers Bluff Road





**Staff Review:**

The applicant and property owner, Willy Taylor of Dominion Energy South Carolina, Inc., represented by Taylor Reeves of Stantec Consulting Services Inc., has submitted three variance requests associated with the existing and proposed expansion of an electrical substation. The subject property is 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 property and surrounding parcels are located within the Mount Pleasant Overlay (Residential Area) Zoning District.

The applicant is requesting the following variances:

- **BZA-10-25-00910:** To allow **more than one curb cut per 250 feet of frontage** (to permit the existing curb cuts to remain) and to **waive the requirement to install a sidewalk** along the site frontage.
- **BZA-10-25-00911:** To **reduce the required 25-foot vegetated buffer** by **10 feet**, resulting in a **15-foot buffer**.
- **BZA-10-25-00912:** To 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.

In addition to the above referenced variances, the applicant is requesting a Special Exception for a Major Utility Service to allow for the expansion of the existing electrical substation (BZA-10-25-00909).

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."*

**Applicant's request -00910:**

*"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."*

**ZLDR requirement -00910:**

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, E.3. Access states, "Curb cuts for ingress and egress drives are allowed in accordance with Table 9.3.7-2, Number of Ingress/Egress Drives."

Sec. 9.3.11 Pedestrian Ways

A. Where Required. Pedestrian ways shall:

1. Be provided in all non-residential Development and Major Subdivisions within the Urban and Suburban Areas of the County; and
2. Link surrounding Roadways with Building entrances and between the proposed Development and uses on adjoining Lots.

**Applicant's request -00911:**

*"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."*

**ZLDR requirement -00911:**

Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.17.B.2. Utility Service, Major: 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.

Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, Table 9.4.4-3, Buffer Depth and Landscaping Standards

**Applicant's request -00912:**

*"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 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."*

**ZLDR requirement -00912:**

Chapter 9 Development Standards, Article 9.5 Architectural and Landscape Design Standards, Sec. 9.5.2. Architectural Design Guidelines, H. Fencing

1. *Any proposed Fencing that will be constructed within a Right-of-Way Buffer shall not exceed four feet in height. Chain-link, wire, and barbed wire Fencing are prohibited within the Right-of-Way Buffers. An architectural detail and Fence location plan shall be submitted to the Zoning and Planning Director for review and approval for all such Fencing.*

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 §3.10.6:**

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

**Response:** There may be extraordinary and exceptional conditions pertaining to the subject property, which consists of 7.096 acres owned by Dominion Energy South Carolina, Inc. The property is currently developed with an existing electrical substation and is proposed for expansion to support regional utility infrastructure. The applicant's letter of intent notes that the existing substation infrastructure, site configuration, and operational requirements of a Major Utility Service use necessitate deviations from certain development standards that are typically applied to commercial projects. Specifically, the need to maintain existing curb cuts for operational access, install security fencing exceeding standard height limits, and reduce buffer widths in limited areas are driven by the unique functional and safety requirements of a utility substation. Additionally, the presence of existing infrastructure, and the need to secure the site while minimizing disturbance to surrounding residential areas contribute to the exceptional conditions of the property. These factors limit the applicant's ability to fully comply with certain zoning requirements without compromising the operational integrity or safety of the facility. Therefore, based on the site-specific constraints and the specialized nature of the proposed use, the requests may meet this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

**Response:** The conditions present on the subject property do not generally apply to other properties in the vicinity. The surrounding parcels are



primarily residential in nature and are not developed with or intended for Major Utility Service uses. The subject property is uniquely developed with an existing electrical substation and is proposed for expansion to support regional infrastructure needs. According to the applicant's letter of intent, *"No. The proposed substation expansion project is a standalone project, and additional expansions are not anticipated at this time. The surrounding uses are residential. The proposed substation expansion does not anticipate having adverse impacts to the surrounding parcels."* The operational and security requirements of the substation, combined with the need to maintain existing infrastructure and access, create site-specific conditions that are not shared by neighboring residential properties. Therefore, the requests may meet this criterion.

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

**Response:** The application of the Ordinance to the subject property would unreasonably restrict its utilization for the proposed expansion of a Major Utility Service. The unique operational and safety requirements of an electrical substation (such as the need for multiple access points, enhanced security fencing, and flexibility in buffer design) make strict adherence to certain zoning standards impractical in this context. The applicant's letter of intent states, *"No. The allowance of the proposed variance request would still allow for development to occur within the property limits for the proposed use among others."* Without the requested variances, the applicant would face limitations in expanding the substation in a safe, functional, and efficient manner. Therefore, the requests may meet this criterion.

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

**Response:** The authorization of the requested variances is not expected to result in substantial detriment to adjacent properties or the public good, nor is it anticipated to negatively impact the character of the Mount Pleasant Overlay (Residential Area) Zoning District. The proposed expansion is a continuation of an existing utility use that has been established on the site and is designed to operate with minimal disruption to surrounding residential areas. The applicant's letter of intent states, *"No. 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.” Staff finds no evidence that granting the variances would substantially harm adjacent properties or alter the established character of the zoning district. Therefore, the requests may meet this criterion.**

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

**Response: The requested variances do not authorize a use that is not otherwise permitted in the Mount Pleasant Overlay (Residential Area) Zoning District. The expansion of the Major Utility Service use is permitted by Special Exception and is being reviewed separately under that process. Additionally, the variances do not extend a nonconforming use, alter zoning district boundaries, or rely on economic benefit as justification. Therefore, the requests meet this criterion.**

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

**Response: The need for the requested variances is not the result of the applicant's own actions but rather stems from the operational requirements of expanding a critical utility facility to meet increased energy demands. The applicant's letter of intent explains that the expansion necessitates additional impervious surface area, which in turn requires stormwater management infrastructure, specifically, a permanent Best Management Practice (BMP) facility. Accommodating this infrastructure within the site layout has led to the request for a buffer reduction. Additionally, the applicant acknowledges that certain existing site conditions, such as fencing and curb cuts, were developed under previous standards and are now out of compliance with current regulations. The applicant is proactively seeking variances to bring the site into compliance as part of the expansion effort. As stated in the applicant's letter of intent, “In efforts to meet today's high demands for energy, the substation operator is faced with the need to expand its current footprint at this location. The expansion of new impervious areas requires attenuation of additional stormwater runoff generated from the development. This program warrants the need for a buffer reduction along Sam Edwards from 25' buffer to 15' buffer to allow for permanent BMP. Under this review, the conditions of the existing substation have been noted to be out of compliance. The operator**



**acknowledges the need to request these variances.” Therefore, the requests may meet this criterion.**

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

**Response: Granting the requested variances does not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Zoning and Land Development Regulations Ordinance (ZLDR). The Comprehensive Plan supports the continued provision and expansion of essential public utilities in a manner that is compatible with surrounding land uses and minimizes adverse impacts. The requested variances are intended to facilitate the expansion of an existing electrical substation, which serves a critical infrastructure role in the region. The applicant’s letter of intent states, “No. The variance will allow for the substation to continue to serve the surrounding areas.” Staff finds no evidence that the requested variances would undermine the intent of the Comprehensive Plan or the ZLDR. Therefore, the requests may meet this criterion.**

**Board of Zoning Appeals’ Action:**

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, 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 (§3.10.6C). The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-10-25-00910, -00911, and -00912 [Variance requests associated with the existing and proposed expansion of an 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 BZA decides to approve the application, Staff recommends the

following conditions:

- 1. Prior to zoning permit approval, the applicant shall complete the site plan review process.**
- 2. The applicant shall work with staff to provide opaque privacy fencing along all required buffer lines. The fencing shall be visually compatible with the surrounding residential area in terms of material and design, subject to staff review and approval.**

**Staff Recommendation:**

Based on the analysis of the seven variance approval criteria outlined in §3.10.6 of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), staff finds that the requests may meet all applicable criteria. The variances are necessary to accommodate the operational and safety requirements of a Major Utility Service use and are not anticipated to result in substantial detriment to adjacent properties or the public good.

Therefore, staff recommends approval of the variances, subject to conditions that ensure the project remains consistent with the intent of the ZLDR and mitigates any potential adverse impacts.



**ZONING VARIANCE APPLICATION**  
**Charleston County Board of Zoning Appeals (BZA)**

|                                                                                                                                  |                                 |                      |                      |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|----------------------|
| <b>Property Information</b>                                                                                                      |                                 |                      |                      |
| 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                                                                |                                 |                      |                      |
| Proposed Use of Property: Expansion of existing utility power substation                                                         |                                 |                      |                      |
| <b>Zoning Variance Description:</b>                                                                                              |                                 |                      |                      |
| <b>Applicant Information (Required)</b>                                                                                          |                                 |                      |                      |
| 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>Willy Taylor</i>                                                                                         |                                 |                      | Date: 8/5/2025       |
| <b>Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)</b>                      |                                 |                      |                      |
| Print Representative Name and Name of Company:                                                                                   |                                 |                      |                      |
| Mailing Address:                                                                                                                 |                                 |                      |                      |
| City:                                                                                                                            | State:                          |                      | Zip Code:            |
| Email Address:                                                                                                                   |                                 | Phone #:             |                      |
| <b>Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)</b>                             |                                 |                      |                      |
| 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:                |
| <b>FOR OFFICE USE ONLY:</b>                                                                                                      |                                 |                      |                      |
| Zoning District: CD-MD-SR                                                                                                        | Flood Zone: Shaded X + X (5358) | Date Filed: 10/24/25 | Fee Paid: \$25000    |
| Application #: BZA-10-25-0011                                                                                                    | TMS #: 578-00-00-155            |                      | Staff Initials: jfw  |



**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: August 15, 2025  
File: 215618358

---

**Reference:      Dominion Hamlin Substation – Zoning Variance 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.



**Reference: Dominion Hamlin Substation – Zoning Variance Application**

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 3.10 Zoning Variances, Section 3.10.6 Approval Criteria:**

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:  
**Response: The proposed development's use requires allowances from the traditional zoning requirements established for commercial zoning projects.**
2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain.  
**Response: No. The proposed substation expansion project is a standalone project and additional expansions are not anticipated at this time. The surrounding uses are residential. The proposed substation expansion does not anticipate having adverse impacts to the surrounding parcels.**
3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:  
**Response: No. The allowance of the proposed variance request would still allow for development to occur within the property limits for the proposed use among others.**
4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:  
**Response: No. 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.**
5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of Land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?  
**Response: Yes.**
6. Is the need for the variance the result of your own actions? Explain:  
**Response: Yes. In efforts to meet today's high demands for energy, the substation operator is faced with the need to expand its current footprint at this location. The expansion of new impervious areas requires attenuation of additional stormwater runoff generated from the development. This program warrants the need for a buffer reduction along Sam Edwards from 25' buffer to 15' buffer to allow for permanent BMP. Under this review, the conditions of the existing substation have been noted to be out of compliance. The operator acknowledges the need to request these variances.**



August 15, 2025

Charleston County Board of Zoning Appeals

Page 3 of 3

**Reference: Dominion Hamlin Substation – Zoning Variance Application**

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain:

**Response: No. The variance will allow for the substation to continue to serve the surrounding areas.**

Thank you,

**Stantec Consulting Services Inc.**

**Taylor Reeves**

Project Manager

Phone: 843-560-4942

Taylor.Reeves@stantec.com



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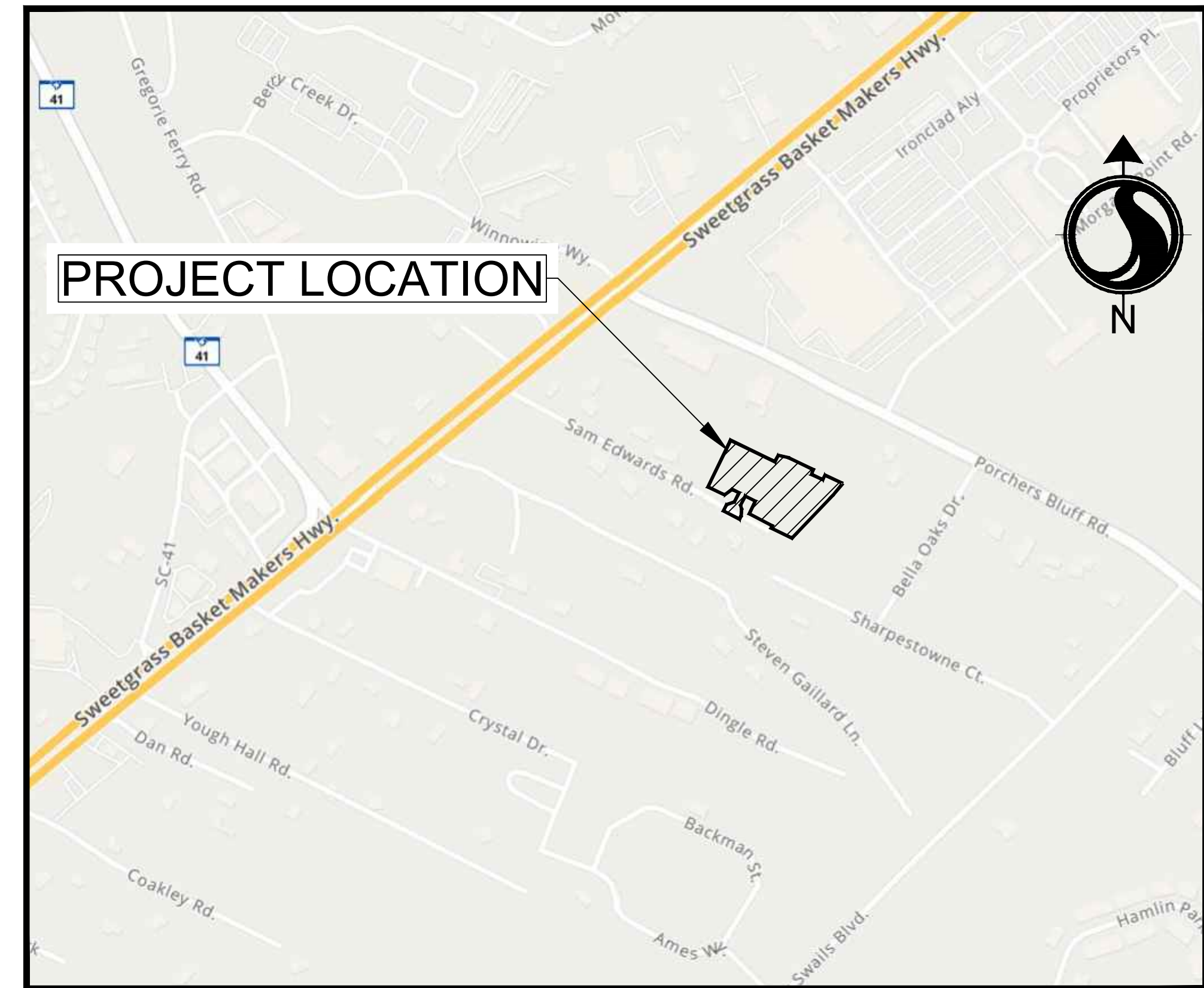
Stantec

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 |



4969 Centre Pointe Dr, Suite 200  
North Charleston, SC 29418  
843-740-7700

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#### Legend

#### Notes

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ENGINEER OF RECORD AND STAMPED "APPROVAL FOR CONSTRUCTION."

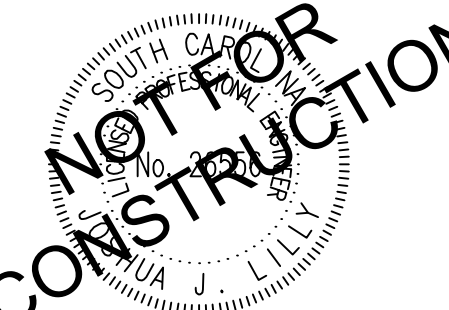
USE OF THIS DRAWING FOR QUANTITY TAKE-OFFS AND PRICING IS PRELIMINARY UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.

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|               |        |        |          |
| 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. | Scale    |
| 215618358   | 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 SCODT. 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 SDDOT 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.

EROSION 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 MEASURES SHALL 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](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 CONFIRMATION OF EXISTING 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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Legend

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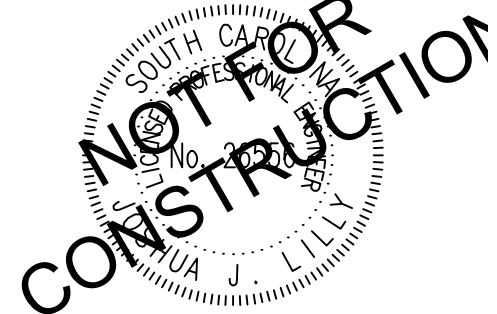
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Permit-Seal



Client/Project

DOMINION ENERGY  
SOUTH CAROLINA

HAMLIN SUBSTATION EXPANSION

Charleston County, SC

Title

CONSTRUCTION NOTES

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

C0.1





PROJECT DESCRIPTION  
CONSTRUCTION OF ELECTRICAL SUBSTATION ALONG WITH SITE GRADING AND IMPROVEMENTS

CURRENT SITE USE  
INDUSTRIAL WITH RESIDUAL UNDEVELOPED WOODS.

PROPOSED SITE USE  
INDUSTRIAL - ELECTRICAL SUBSTATION

TOTAL SITE AREA  
7.096 ACRES

DISTURBED AREA  
3.0 ACRES

NEAREST RECEIVING WATERBODY  
HAWK IN SOUND

FLOOD ZONE  
45019C-0539K

- 1.1. 80 PERCENT DESIGN REMOVE EFFICIENCY GOAL FOR TSS
- 1.2. MAXIMUM SLOPE LENGTH - 100 FEET
- 1.3. MAXIMUM SLOPE GRADIENT - 24:1V
- 1.4. MINIMUM INSTALLED FENCE FABRIC HEIGHT - 18 INCHES
- 1.5. MAXIMUM INSTALLED FENCE FABRIC HEIGHT - 24 INCHES (EXCEPTION FOR TIDAL AREAS)
- 1.6. MINIMUM POST BURY DEPTH - 18 INCHES
- 1.7. MAXIMUM POST SPACING - 6 FEET
2. INSPECTION AND MAINTENANCE
- 2.1. INSPECT EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/4 INCHES OR MORE OF PRECIPITATION. CHECK FOR SEDIMENT BUILDUP AND FENCE INTEGRITY. CHECK WHERE RUNOFF HAS ERODED A CHANNEL BENEATH THE FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED BY FENCE OVERTOPPING.
- 2.2. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE SECTION OF FENCE IMMEDIATELY.
- 2.3. REMOVE SEDIMENT ACCUMULATED ALONG THE FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
- 2.4. REMOVE TRAPPED SEDIMENT FROM THE SITE OR STABILIZE IT ON SITE.
- 2.5. REMOVE SILT FENCE WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BEST MANAGEMENT PRACTICES (BMPs) ARE NO LONGER NEEDED.
- 2.6. PERMANENTLY STABILIZE DISTURBED AREAS RESULTING FROM FENCE REMOVAL.





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 |

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

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

C1.0



- DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
  1. TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
  2. OBTAIN APPROVED EROSION CONTROL AND EROSION PREVENTION MEASURES AND FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
  3. DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
  4. DISCONNECTING, CAPPING OR SEALING, AND ABANDONING/REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).
2. 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 ASU OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
3. 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 REMAINING PAVEMENT.
4. 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.
5. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO REMAINING UTILITIES AT AN ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
7. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR DEMOLITION PURPOSES AND ONLY WITH PRIOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
8. OBTAIN APPROVED BORROW SOIL MATERIALS.
9. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON SITE WILL NOT BE PERMITTED.
10. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION.
11. REMOVE, REPAIR AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTATELL, SALVAGED, OR TO REMAIN.
12. REMOVE, REINSTATE, AND RELOCATE: REMOVE ITEMS INDICATED: CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE, REPAIR AND PROTECT AGAINST DAMAGE. AVOID DAMAGE TO THESE EXISTING FACILITIES. UTILITY LINES MAY BE RELOCATED TO REMAIN: PROJECT 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 WHEN CLEARED, BE RELOCATED TO REMAIN AGAINST DAMAGE.
13. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNMENT AGENCIES EPA NOTIFICATION REQUIREMENTS BEFORE STARTING DEMOLITION, COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
14. CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
  - 15.1. DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, INCLUDING OF STARTING AND ENDING DATES FOR EACH ACTIVITY.
  - 15.2. DATES FOR SHUTOFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
  - 15.3. IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL OR MECHANICAL CONDITIONS.
15. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION.
16. 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.
17. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING THE SITE.
  - 17.1. ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAPPING POLICIES.
  - 17.2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR. LOSS OF ANY EXISTING UNDERGROUND UTILITIES TO THE ACCURACY OF EXISTING UTILITIES INDICATED ON THE CONSTRUCTION DOCUMENTS, VERY LOCATIONS OF EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN EXCAVATION OR HEAVY EARTHWORK IS REQUIRED TO EXPOSE EXISTING UTILITIES. EXISTING UTILITIES 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.
18. 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.
  - 18.1. ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
  - 18.2. PROVIDE TEMPORARY FENCES, BARRICADES, OR COVERINGS TO PREVENT ACCESS TO DEMOLITION DEWOURTH.
19. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
20. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
21. CLEAN ADJACENT BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. REMOVE ADJACENT AREAS TO CONVENTION EXISTING UTILITIES AND FACILITIES TO REMAIN.
22. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTORS COST.
23. GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
24. BURNING: DO NOT BURN DEMOLISHED MATERIALS.
25. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
  - 25.1. REMOVE ALL EXISTING UTILITIES, CAPPING, OR SEALING, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITH PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- 25.2. PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR COVERINGS TO PERSONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO OTHERS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT FACILITIES AS REQUIRED.

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 bulky materials, dirt and other construction debris, vehicles and development activities. Baricades shall be located at a minimum distance from the base of the protected trees and grand trees according to the following standards:

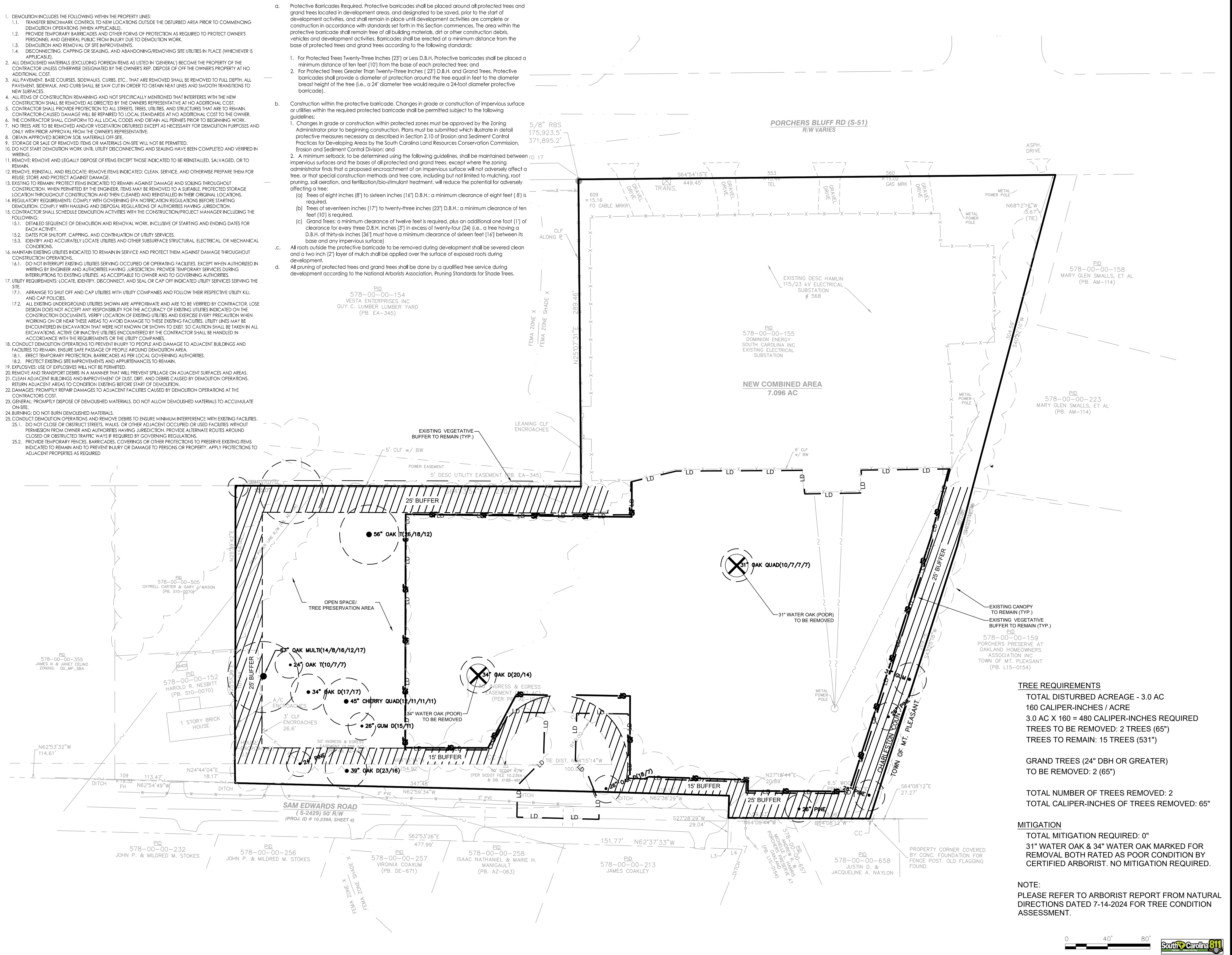
1. For Protected Trees Twenty-Three Inches (23") or Less D.B.H. Protective baricades shall be placed at a minimum distance of ten feet (10') from the base of each protected tree; and
2. For Protected Trees Greater Than Twenty-Three Inches (23") D.B.H. and Grand Trees. Protective baricade shall provide 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 protective baricade shall be permitted subject to the following guidelines:

- a. 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
2. A minimum setback, to be determined using the following guidelines, shall be maintained between impervious surfaces and the proposed edges of all protected and grand trees, except where the zoning administrator finds that the proposed edge 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:
  - a. Trees of eight inches (8") to sixteen inches (16") D.B.H.; a minimum clearance of eight feet (8') required.
  - b. Trees of seventeen inches (17") to twenty-three inches (23") D.B.H.; a minimum clearance of ten feet (10') is required.
  - c. Grand Trees: a minimum clearance of twelve feet is required, plus an additional one foot (1') 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 above 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.



OTE:  
LEASE REFER TO ARBORIST REPORT FROM NATURAL  
IRECTIONS DATED 7-14-2024 FOR TREE CONDITION  
ASSESSMENT.

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '40'' at the midpoint, and '80'' at the right end.





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

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| 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

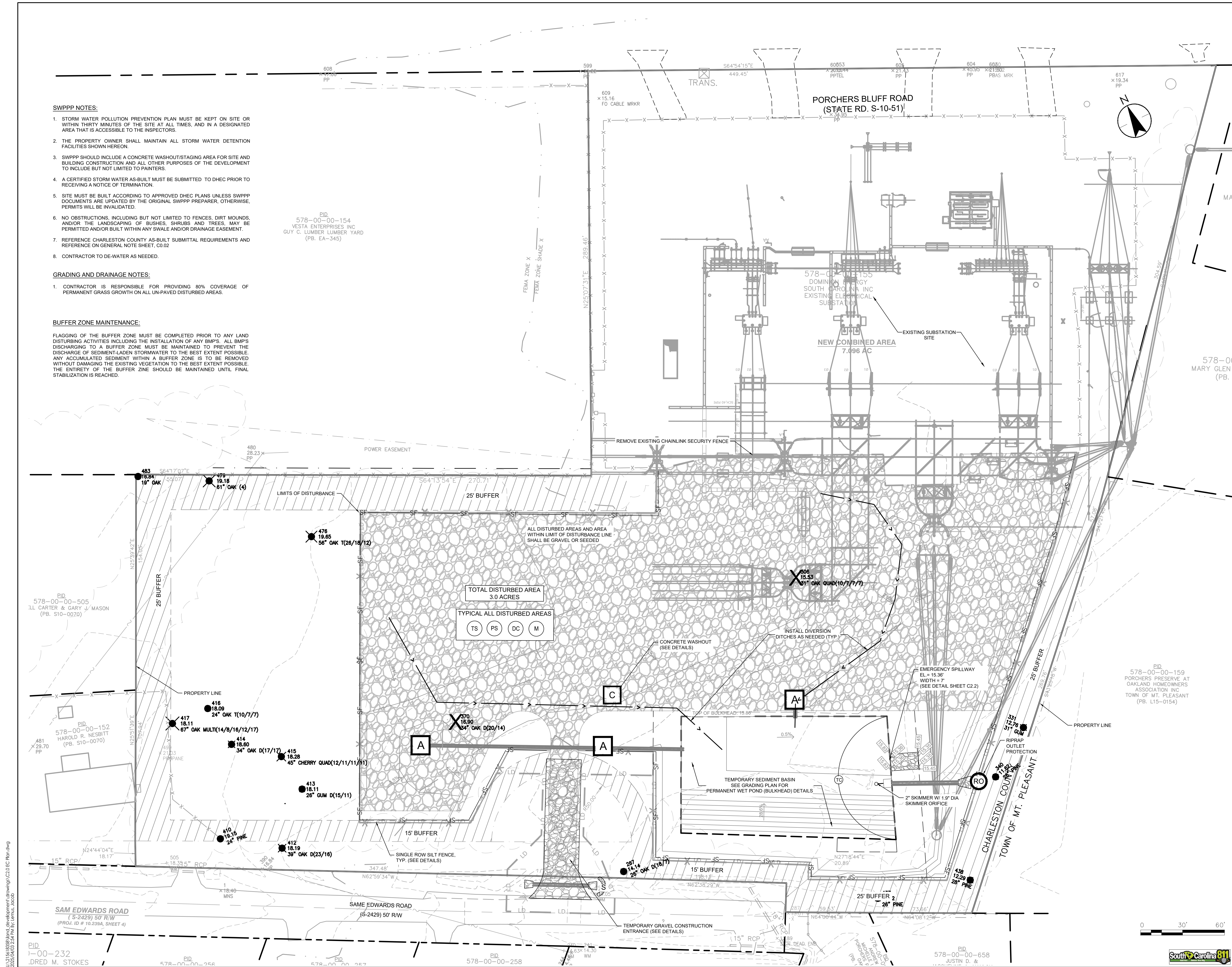
Charleston County, SC

Title

EROSION CONTROL

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

C2.0





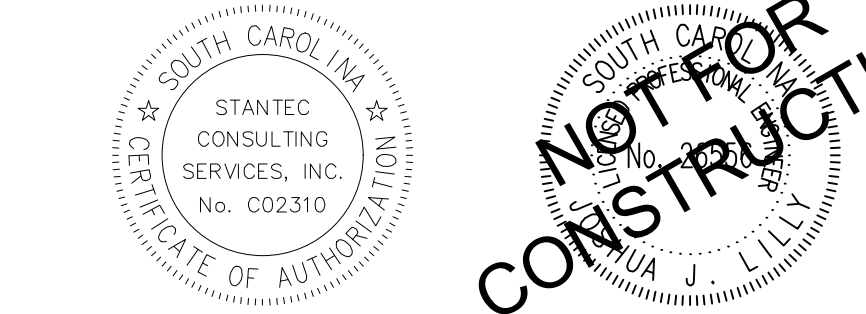
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Permit-Seal



Client/Project

**DOMINION ENERGY  
SOUTH CAROLINA**

**HAMLIN SUBSTATION EXPANSION**

Charleston County, SC

Title

**EROSION CONTROL DETAILS**

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

**C2.1**



**POST INSTALLATION DETAIL**

**FILTER FABRIC INSTALLATION DETAIL**

**PLAN SYMBOL**

**South Carolina Department of Health and Environmental Control**

Type A  
**FILTER FABRIC INLET PROTECTION**  
STANDARD DRAWING NO. **SC-07 PAGE 1 of 2**  
**NOT TO SCALE**  
FEBRUARY 2014 DATE

**TYPE A -- FILTER FABRIC REQUIREMENTS**

- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
  - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
  - Free of any treatment or coating which might adversely affect its physical properties after installation;
  - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
  - Have a minimum width of 36-inches.
- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
- Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.

**TYPE A -- INSPECTION & MAINTENANCE**

- The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overlapping the inlet protection.
- Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
- Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

**TYPE A -- POST REQUIREMENTS**

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

**South Carolina Department of Health and Environmental Control**

**SILT FENCE**

STANDARD DRAWING NO. **SC-03 PAGE 2 of 2**  
**GENERAL NOTES**  
FEBRUARY 2014 DATE

**SILT FENCE -- INSPECTION & MAINTENANCE**

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

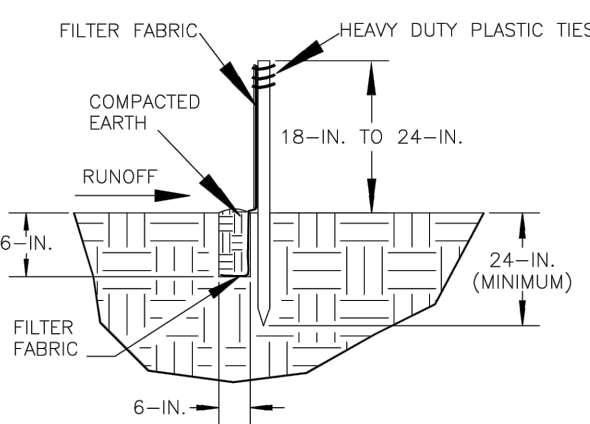
**SILT FENCE -- POST REQUIREMENTS**

- Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
  - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
  - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
  - Weight 1.25 pounds per foot (± 8%)
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 6-feet on center.

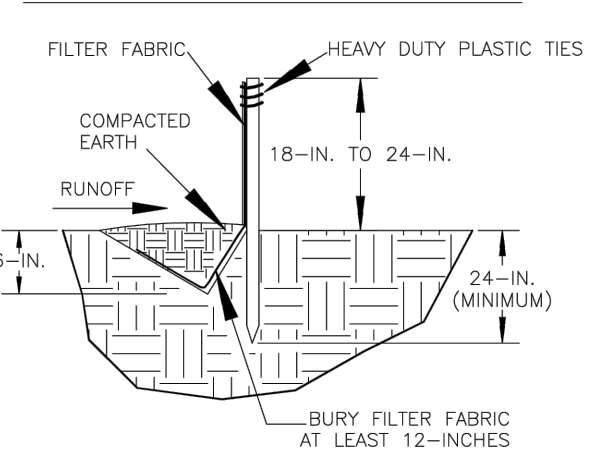
**SILT FENCE -- FABRIC REQUIREMENTS**

- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
  - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
  - Free of any treatment or coating which might adversely affect its physical properties after installation;
  - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
  - Have a minimum width of 36-inches.
- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
- Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
- Filter Fabric shall be installed at a minimum of 24-inches above the ground.

**FLAT-BOTTOM TRENCH DETAIL**



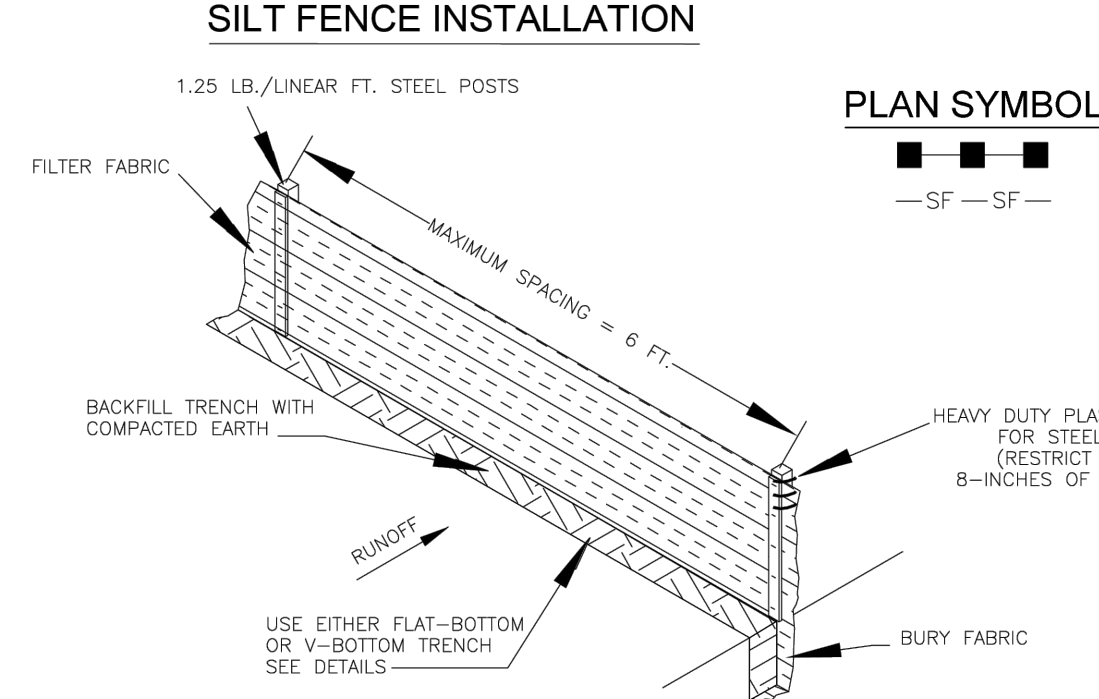
**V-SHAPED TRENCH DETAIL**



**South Carolina Department of Health and Environmental Control**

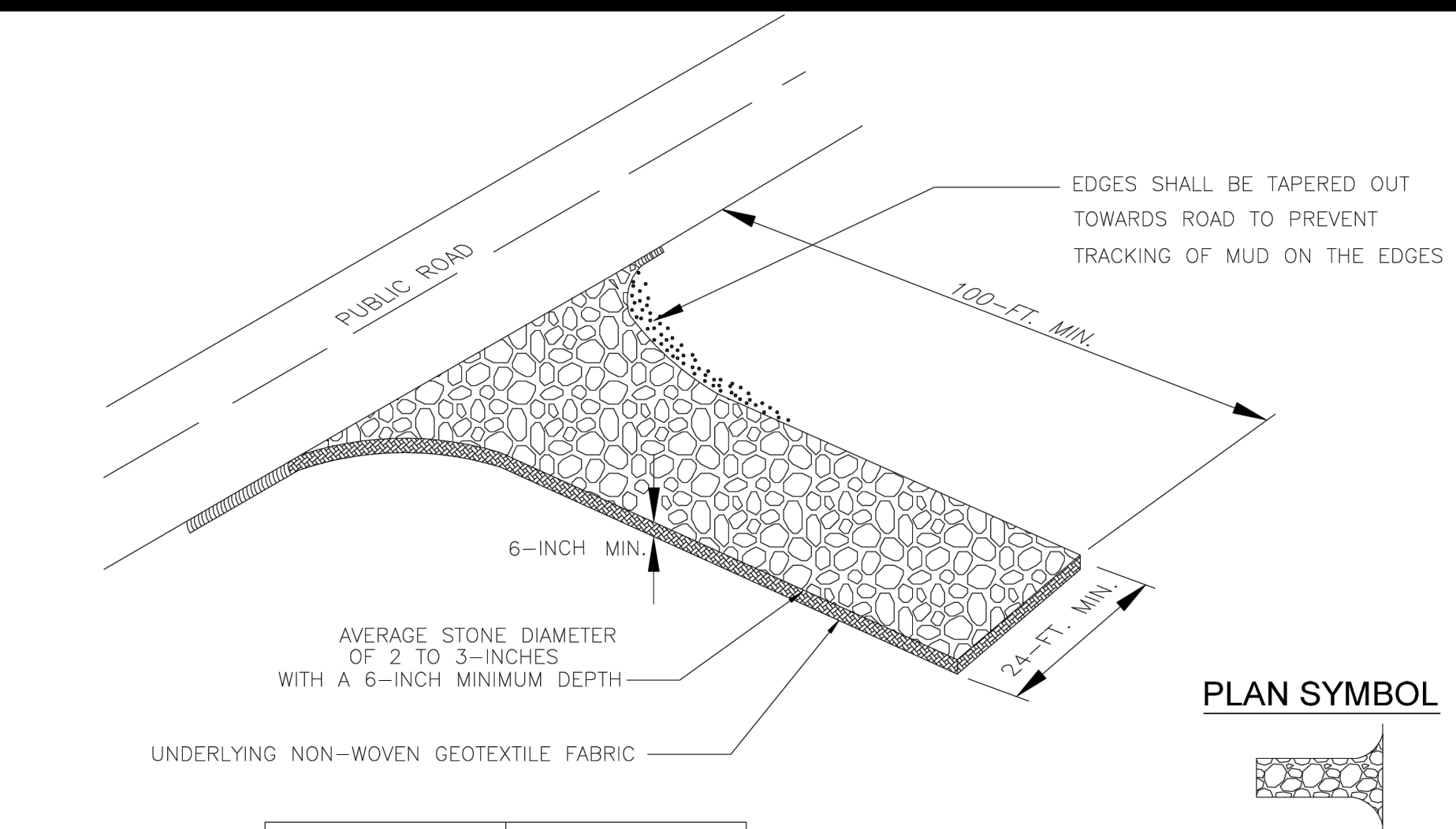
**SILT FENCE**

STANDARD DRAWING NO. **SC-03 Page 1 of 2**  
**NOT TO SCALE**  
FEBRUARY 2014 DATE



**SILT FENCE -- GENERAL NOTES**

- Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
- Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
- Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
- Silt fence joints, when necessary, shall be completed by one of the following options:
  - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
  - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
  - Overlap entire width of each silt fence roll from one support post to the next support post.
- Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
- Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
- Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.



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

**South Carolina Department of Health and Environmental Control**

**CONSTRUCTION ENTRANCE**

STANDARD DRAWING NO. **SC-06 PAGE 1 of 2**  
**NOT TO SCALE**  
FEBRUARY 2014 DATE

**CONSTR. ENTRANCE -- INSPECTION & MAINTENANCE**

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

**CONSTRUCTION ENTRANCE -- GENERAL NOTES**

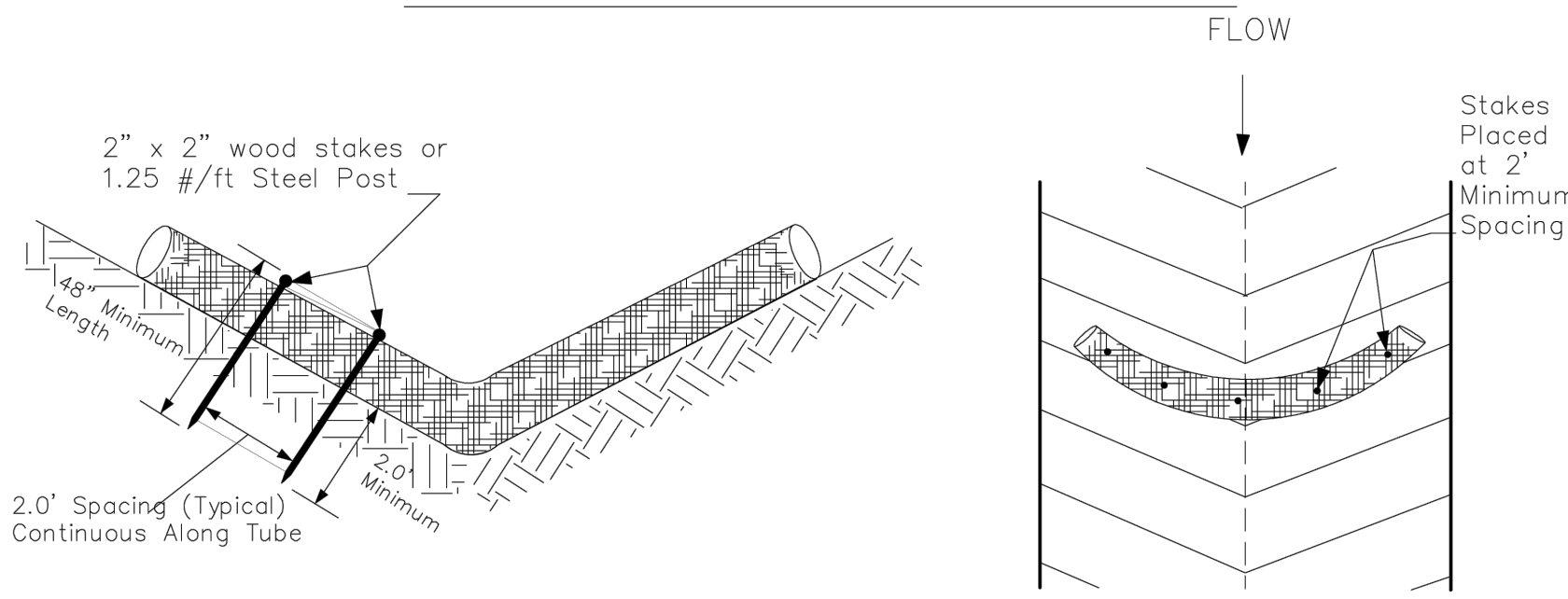
- Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
- Install a non-woven geotextile fabric prior to placing any stone.
- Install a culvert pipe across the entrance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

**South Carolina Department of Health and Environmental Control**

**CONSTRUCTION ENTRANCE**

STANDARD DRAWING NO. **SC-06 PAGE 2 of 2**  
**GENERAL NOTES**  
FEBRUARY 2014 DATE

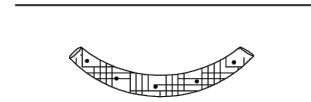
**SEDIMENT TUBE INSTALLATION**



**SEDIMENT TUBE SPACING**

| SLOPE           | MAX. SEDIMENT TUBE SPACING |
|-----------------|----------------------------|
| LESS THAN 2%    | 150- FEET                  |
| 2%              | 100- FEET                  |
| 3%              | 75- FEET                   |
| 4%              | 50- FEET                   |
| 5%              | 40- FEET                   |
| 6%              | 30- FEET                   |
| GREATER THAN 6% | 25- FEET                   |

**PLAN SYMBOL**



**South Carolina Department of Health and Environmental Control**

**SEDIMENT TUBES**

STANDARD DRAWING NO. **SC-05 PAGE 1 of 2**  
**NOT TO SCALE**  
FEBRUARY 2014 DATE

**SEDIMENT TUBES -- INSPECTION & MAINTENANCE**

- The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the sediment tube.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Large debris, trash, and leaves should be removed from in front of tubes when found.
- If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
- Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

**SEDIMENT TUBES -- GENERAL NOTES**

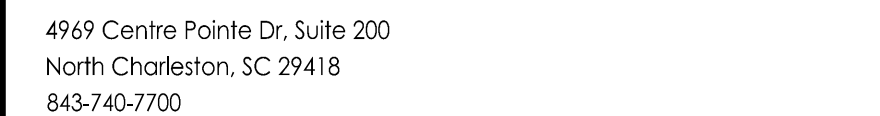
- Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.
- Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.
- The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
- Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
- Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
- Sediment tubes should be staked using wooden stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
- Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
- The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
- Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
- Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
- Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.
- Install stakes at a diagonal facing incoming runoff.

**South Carolina Department of Health and Environmental Control**

**SEDIMENT TUBES**

STANDARD DRAWING NO. **SC-05 PAGE 2 of 2**  
**GENERAL NOTES**  
FEBRUARY 2014 DATE



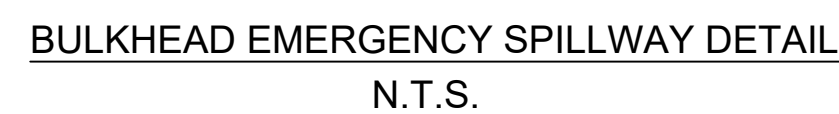
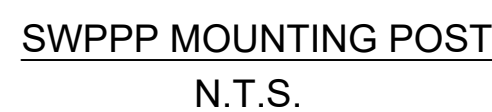


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Legend



**NOTES:**

1. LA IS THE LENGTH OF THE RIPRAP APRON.
2.  $d_{15}$  IS 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 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.

## SEEDING SCHEDULE

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Notes

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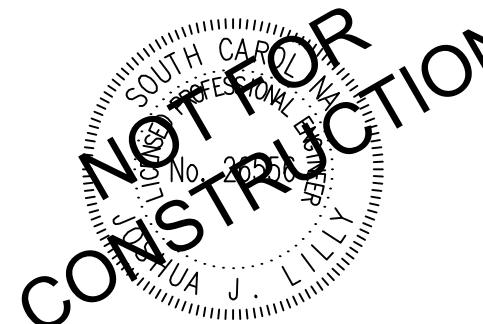
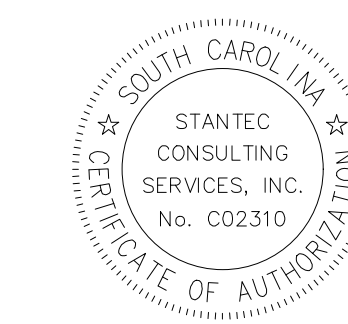
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Permit-Seal



Client/Project

DOMINION ENERGY  
SOUTH CAROLINA  
HAMLIN SUBSTATION EXPANSION

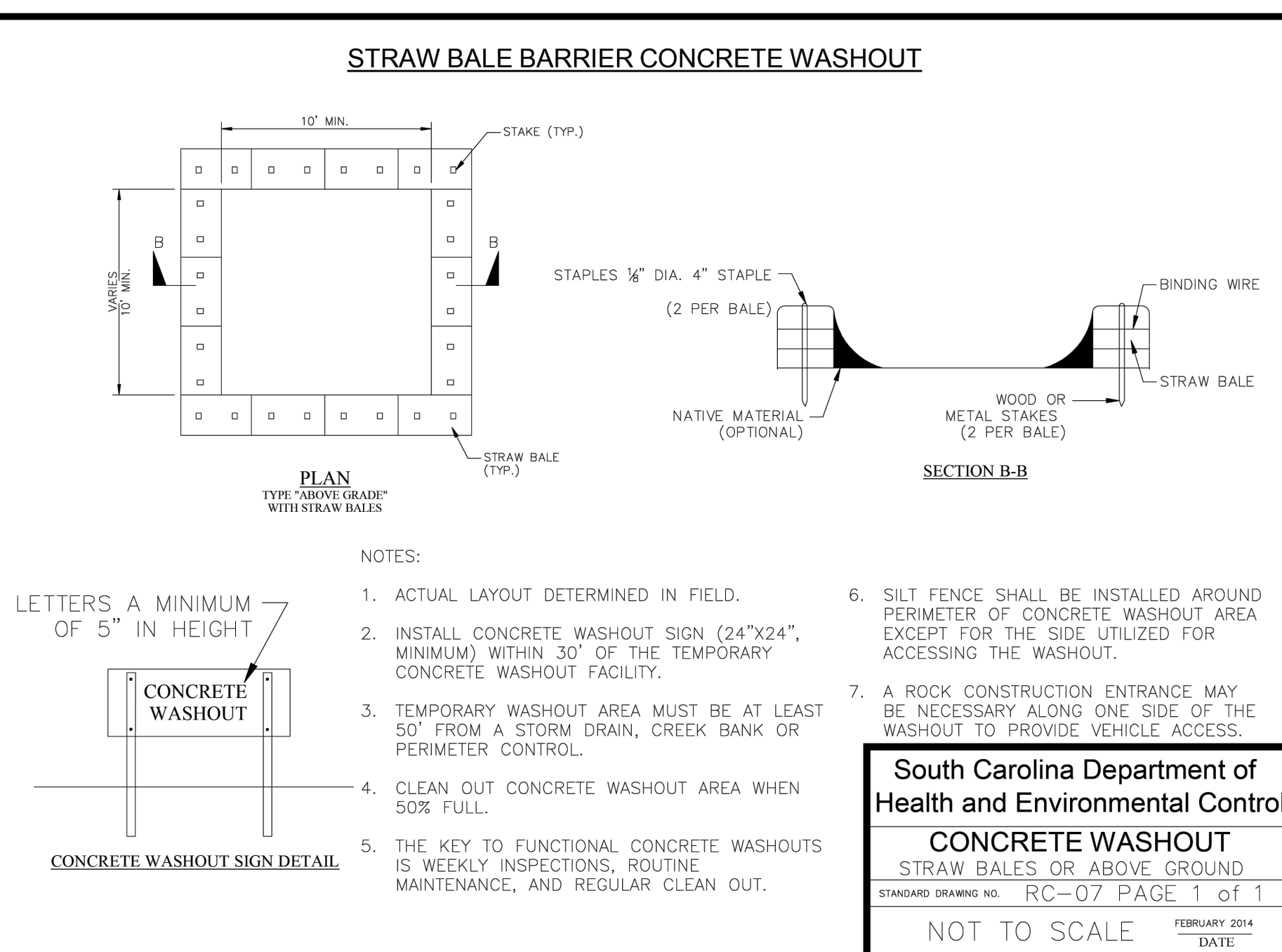
Charleston County, SC

Title \_\_\_\_\_

EROSION CONTROL DETAILS

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|--------------------------|---------------------|
| Project No.<br>215618358 | Scale<br>AS NOTED   |
| Drawing No.              | Sheet      Revision |

## C2.2







1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOPE 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.

TEMPORARY STOCKPILE

STANDARD DRAWING NO. **SC-15** **PAGE 1 of 1**

**NOT TO SCALE**

DATE \_\_\_\_\_



1. WASHED STONE (#37) 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.

SILT FENCE ROCK OUTLET

STANDARD DRAWING NO. **SC-14** PAGE 1 of 1

**NOT TO SCALE**

DATE \_\_\_\_\_



TURBIDITY CURTAIN

Detail Drawing 4.6-A



TURBIDITY CURTAIN

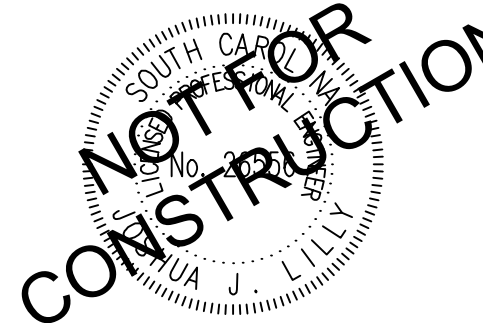
Detail Drawing 4.6-B

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DOMINION ENERGY  
SOUTH CAROLINA  
HAMLIN SUBSTATION EXPANSION

Charleston County, SC

Title  
EROSION CONTROL DETAILS

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Project No.

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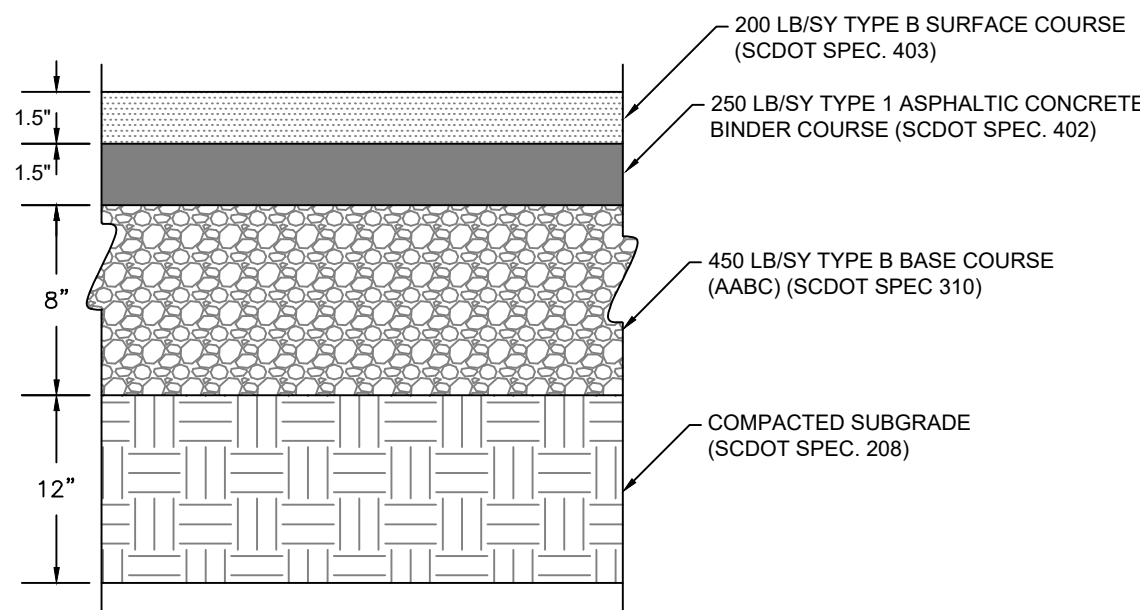
Revision

## C2.3







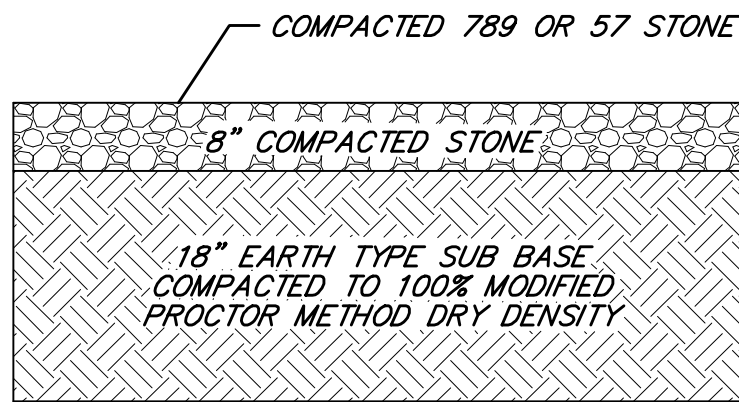


NOTE:

- 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.

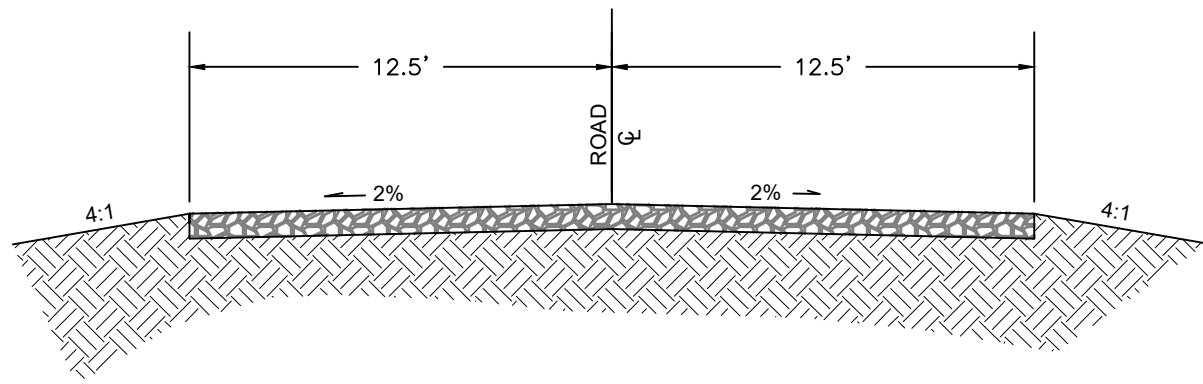


NOTE:

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.

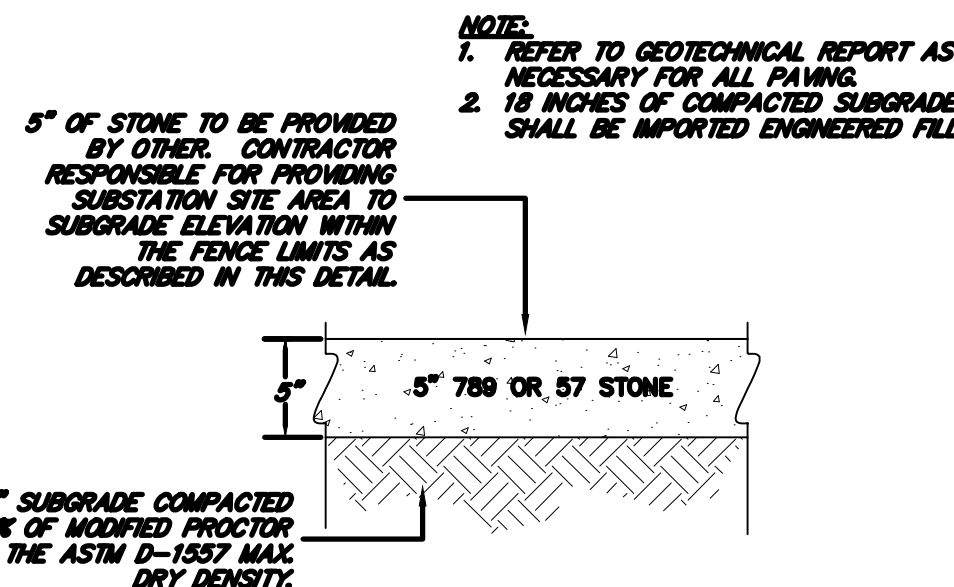
GRAVEL ROAD SECTION

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.

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.

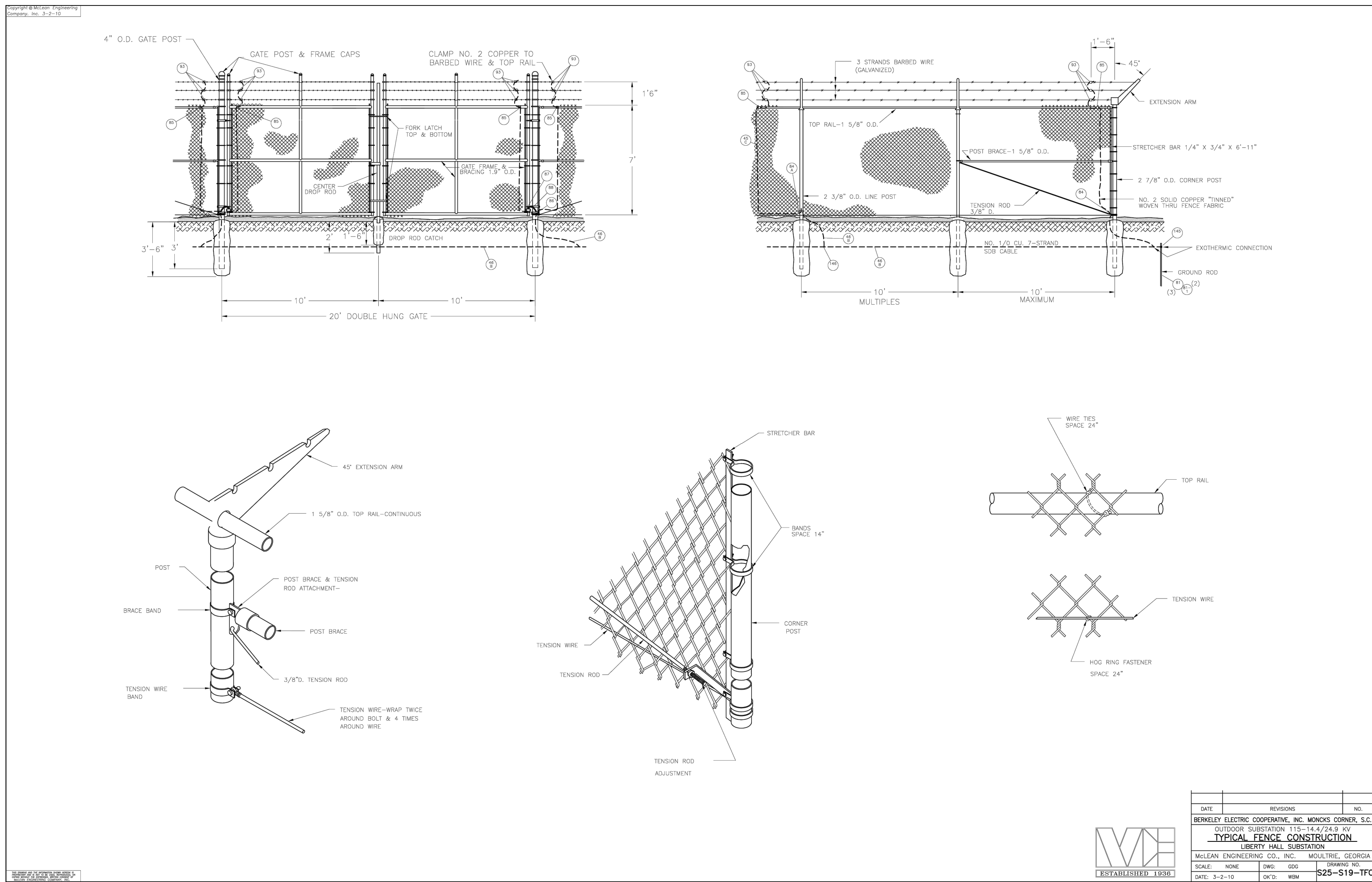
- ALL POSTS SHALL BE SET IN HOLES AND BACKFILLED WITH CONCRETE. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI WITHIN 28 DAYS. THE CONCRETE SHALL BE WELL WORKED, 'RODDED', IN THE HOLE. THE TOP OF EACH FOOTING SHALL BE CROWNED TO SHED WATER.

- 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

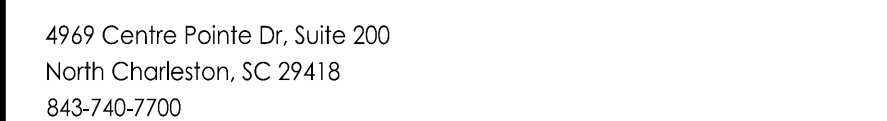


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| 11-15-14 | 77        | 77  |
| 11-15-14 | 78        | 78  |
| 11-15-14 | 79        | 79  |
| 11-15-14 | 80        | 80  |
| 11-15-14 | 81        | 81  |
| 11-15-14 | 82        | 82  |
| 11-15-14 | 83        | 83  |
| 11-15-14 | 84        | 84  |
| 11-15-14 | 85        | 85  |
| 11-15-14 | 86        | 86  |
| 11-15-14 | 87        | 87  |
| 11-15-14 | 88        | 88  |
| 11-15-14 | 89        | 89  |
| 11-15-14 | 90        | 90  |
| 11-15-14 | 91        | 91  |
| 11-15-14 | 92        | 92  |
| 11-15-14 | 93        | 93  |
| 11-15-14 | 94        | 94  |
| 11-15-14 | 95        | 95  |
| 11-15-14 | 96        | 96  |
| 11-15-14 | 97        | 97  |
| 11-15-14 | 98        | 98  |
| 11-15-14 | 99        | 99  |
| 11-15-14 | 100       | 100 |









The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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Notes

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 |
|----------|----|-------|----------|
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|          |    |       |          |

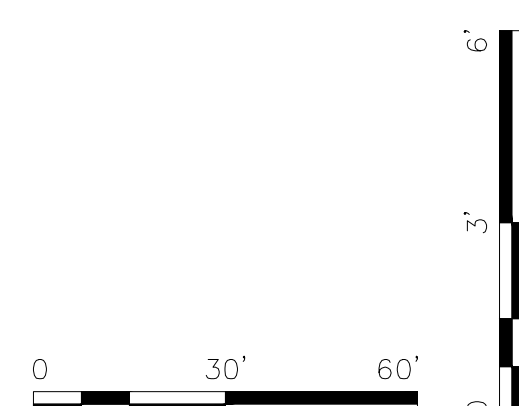
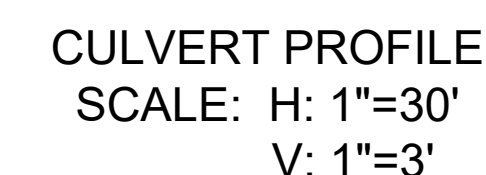
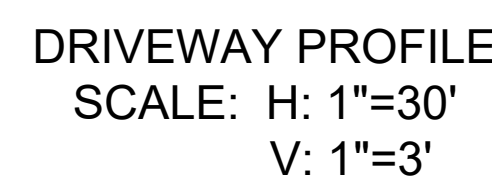
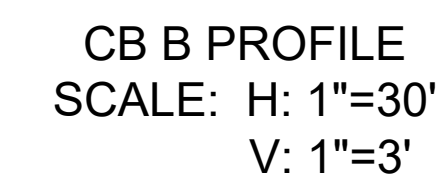
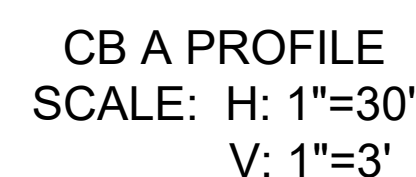
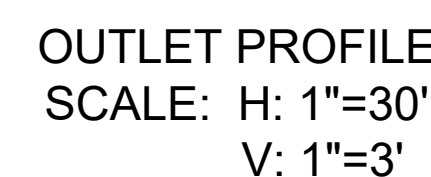
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|                        | Dwn. | Chkd. | Dsan. | YY.MM.DD   |

Charleston County, SC

|                          |                   |          |
|--------------------------|-------------------|----------|
| Project No.<br>215618358 | Scale<br>AS NOTED |          |
| Drawing No.              | Sheet             | Revision |



South Carolina 811  
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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

Applicant: Date:

Record Fee: \$25.00

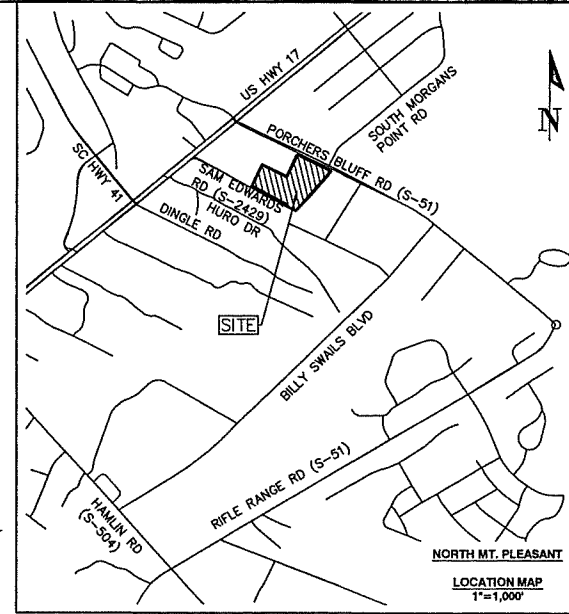
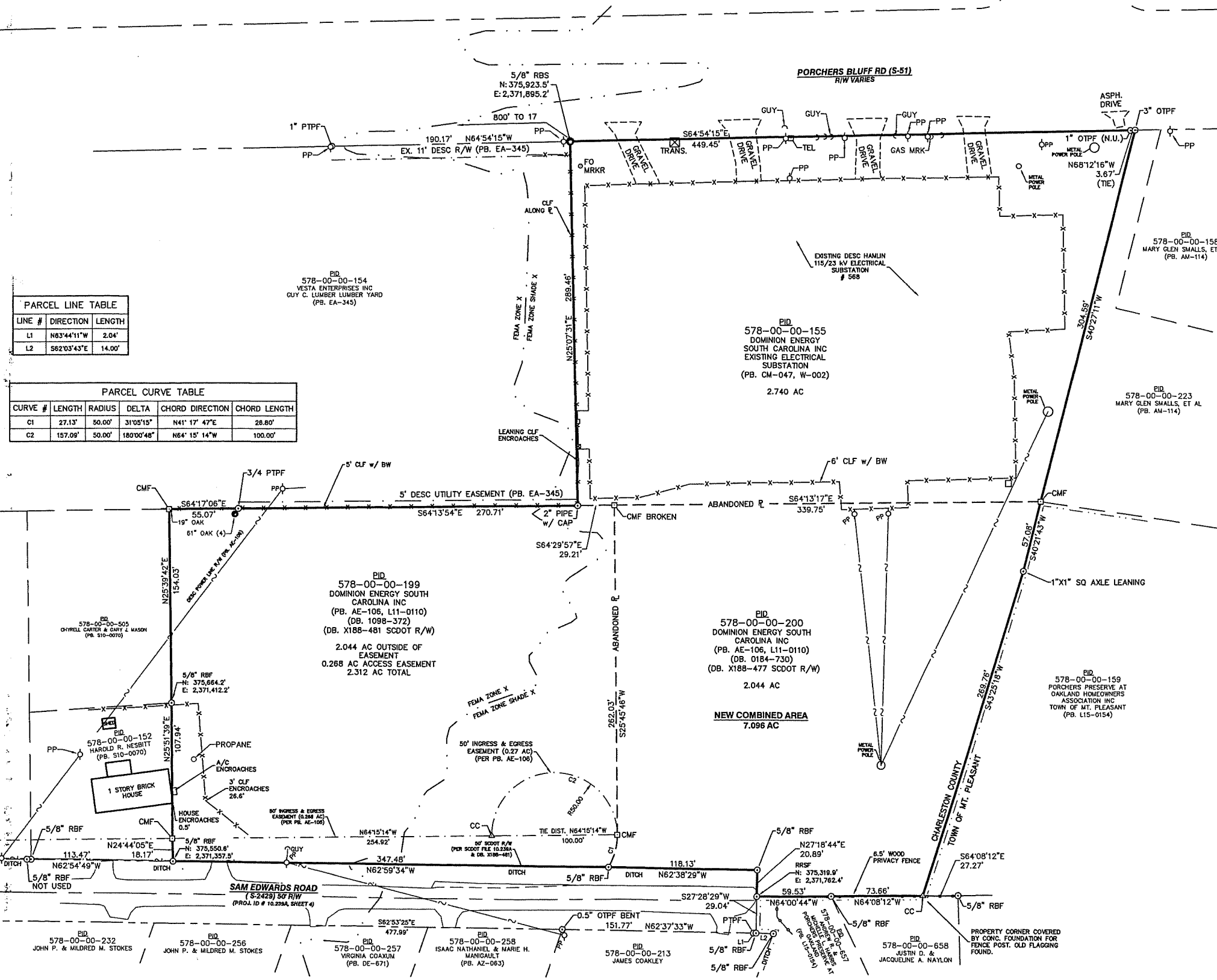
Postage: \$0.00

TOTAL: \$25.00

Drawn: 0

Clerk: 0

Location: PORCHERS BLUFF RD



- 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\"/>

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.

2-13-2025

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

SOUTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
& LAND SURVEYOR  
No. 28158  
WILLIAM W. WEATHERS

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

SCALE: 1\"/>