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# SITE DEVELOPMENT PLANS FOR

# 2107 MIDDLE STREET

## 2107 MIDDLE STREET SULLIVAN'S ISLAND, SOUTH CAROLINA

SITE CONTACTS		
CLIENT	CIVIL ENGINEER MATTHEW CLINE, P.E. CLINE ENGINEERING P.O. BOX 21204 CHARLESTON, SC 29413 PHONE (843) 991-7239	PROJECT SURVEYOR ALEXANDER C. PEABODY, PLS PEABODY & ASSOCIATES, INC. P.O. BOX 22646 CHARLESTON, SC 29413 PHONE (843) 723-5225
SOUTH CAROLINA EROSION CONTROL S.C.D.H.E.C. O.C.R.M. RICHARD GEER STORMWATER DIVISION 1362 MCMILLAN AVE. SUITE 400 CHARLESTON, SC 29405 PHONE (843) 953-0200	SULLIVAN'S ISLAND PLANNING AND ZONING JOE HENDERSON, AICP DIRECTOR OF PLANNING AND ZONING 2056 MIDDLE STREET SULLIVAN'S ISLAND, SC 29482 PHONE (843) 883-5731	

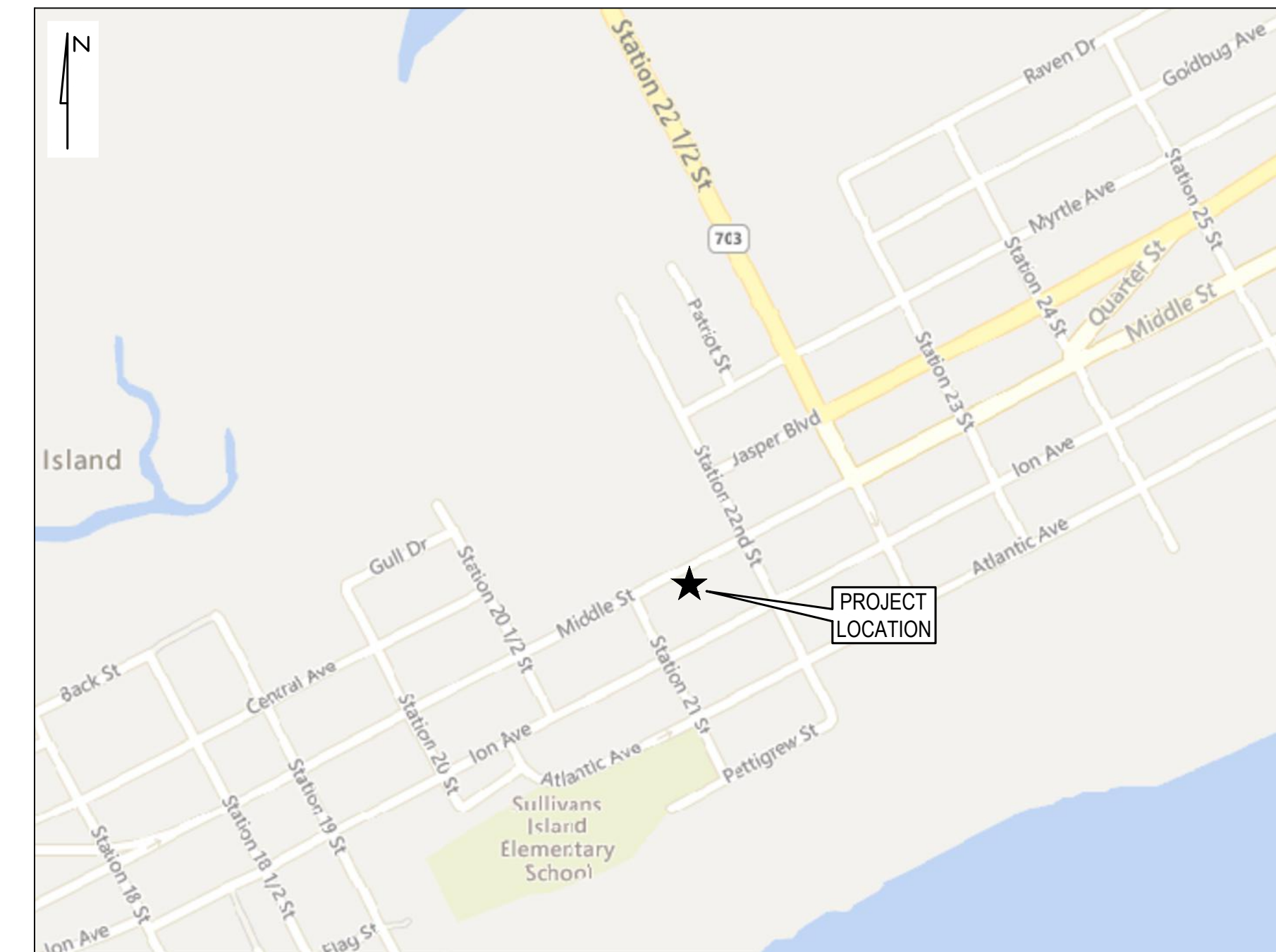
**ADA COMPLIANCE**

THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED. IT IS THE OWNERS RESPONSIBILITY TO REPAIR ALL DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.

**PROJECT DESCRIPTION**

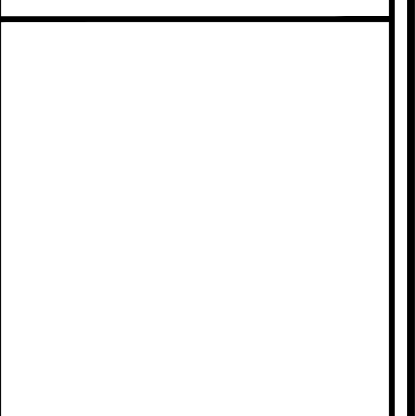
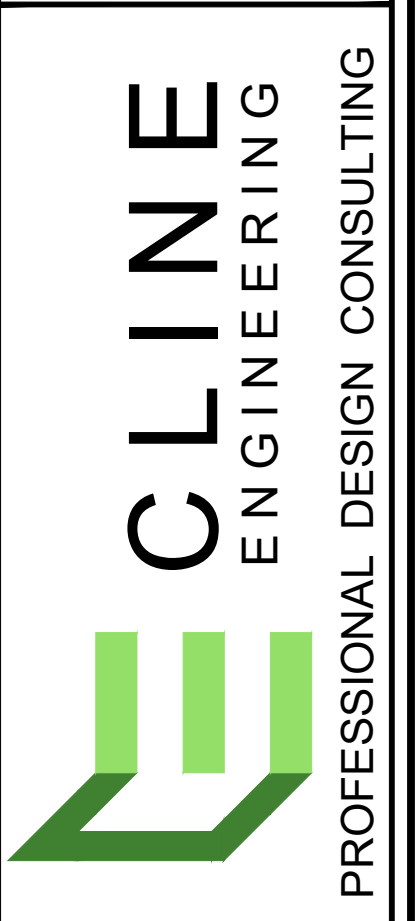
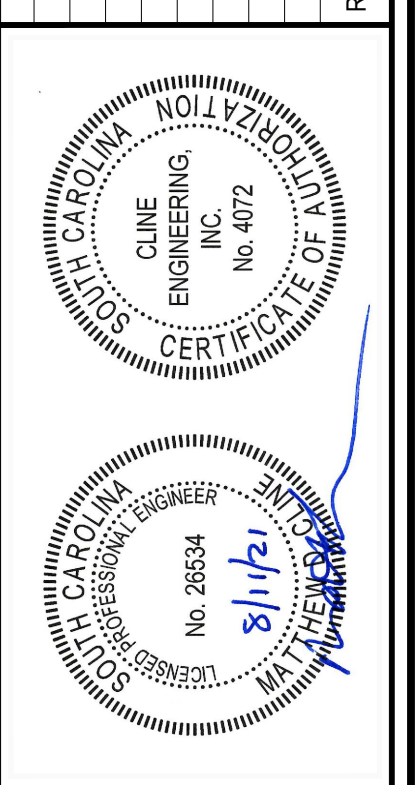
SITE IMPROVEMENTS WILL CONSIST OF THE INSTALLATION OF GRAVEL PARKING AND LANDSCAPING.

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**VICINITY MAP**  
SCALE 1" = 500'

REV	DATE	DESCRIPTION	DRAWN	APPV.
A	08/11/2021	ISSUED FOR REVIEW AND APPROVAL	AJUR	MCC



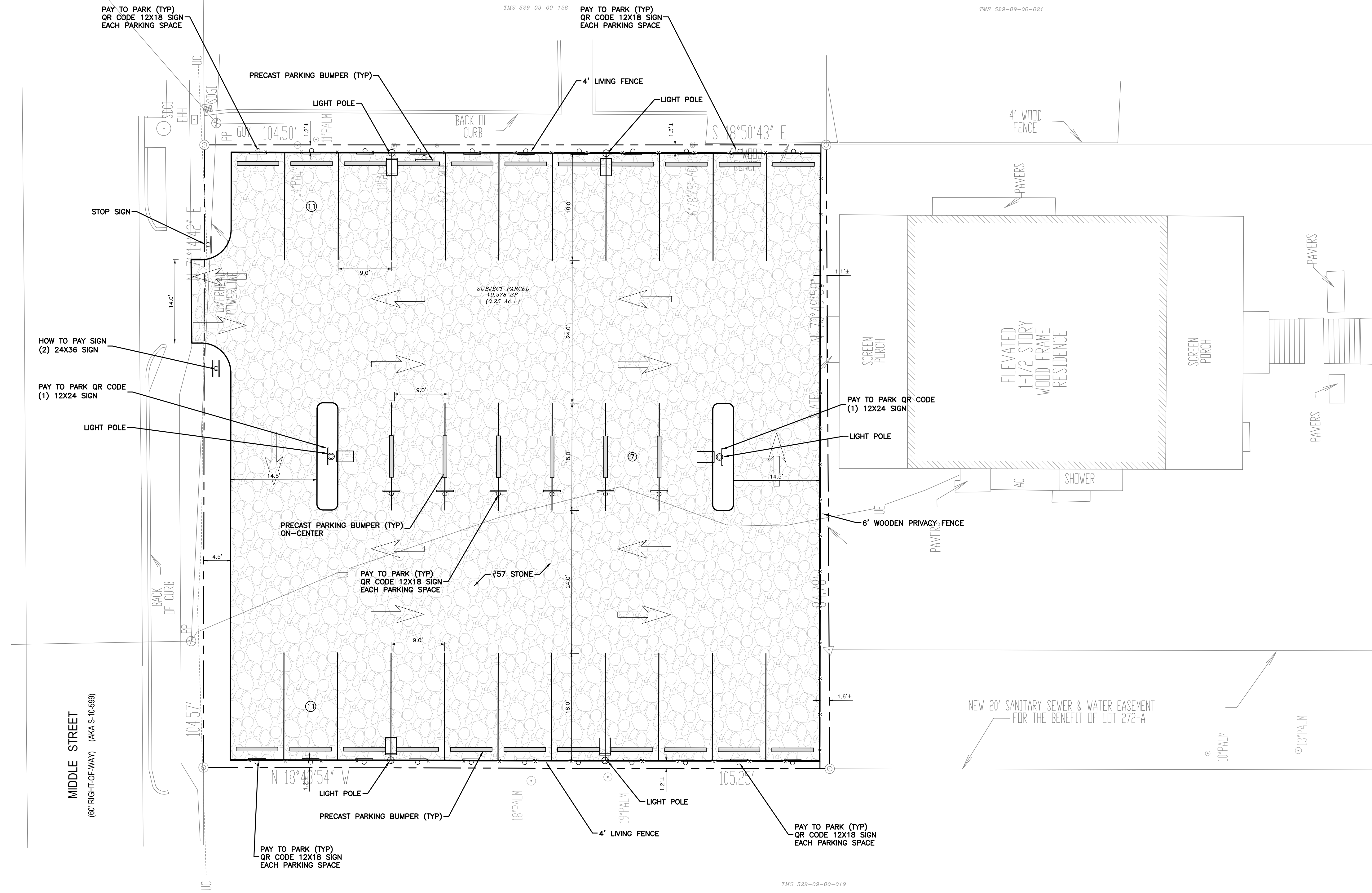
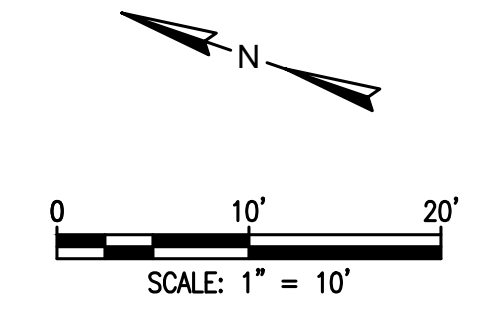
2107 MIDDLE STREET	<b>COVER</b>	SULLIVAN'S ISLAND, SOUTH CAROLINA
PROJECT MANAGER	MCC	
DRAWN BY	AJUR	
PROJECT DATE	JUNE 2021	
DRAWING NUMBER	2108	
SHEET NUMBER		
<b>G-1</b>		





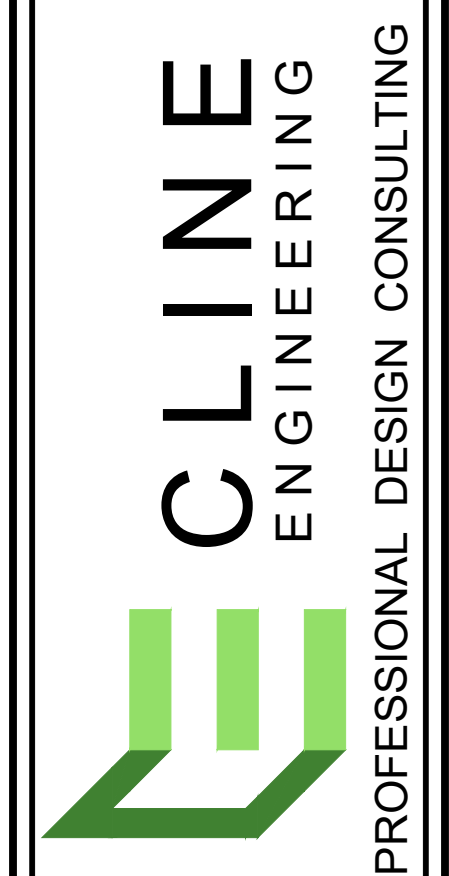
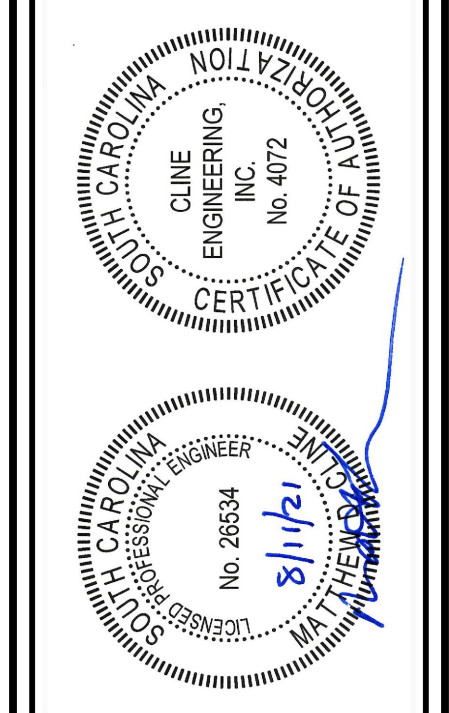
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SITE DATA TABLE	
TAX MAP INFORMATION	A PORTION OF TMS #29-09-00-020
SUBJECT PARCEL(S)	CC
ZONING	COMMUNITY COMMERCIAL DISTRICT
SUBJECT PARCEL(S) AREA	0.25 Ac.±
SITE BUFFER REQUIREMENTS	5' WIDE BUFFER ALONG RIGHT-OF-WAY (REDUCED TO 4.5' AS SHOWN ON SITE PLAN FOR ADDITIONAL ROOM IN THE REAR FOR FENCE)
SITE PARKING REQUIREMENTS	N/A
PARKING PROVIDED	29 SPACES



**NOTES**  
 1. TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF, THE PROPOSED RUNOFF DISCHARGING FROM THIS SITE SHOULD NOT SUBSTANTIALLY CHANGE AS A RESULT OF THESE IMPROVEMENTS DUE TO THE LIMITED IMPROVEMENTS MADE ON ALL SIDES OF THE STRUCTURE. FURTHER, THE LARGER ADDITION IS OVER PERVIOUS PAVERS THAT THEORETICALLY HAVE A HIGHER RUNOFF POTENTIAL THAN GRASS/WOODS CONDITION. THE LARGER ITEM APPEARS TO BE A 0.23 ACRE DECREASE IN GRASS AREA AS A RESULT OF THE DEVELOPMENT. THE PROPOSED PARKING AREA IS GRAVEL. THIS CONDITION SHOULD DIFFUSE THE RUNOFF THAT APPEARS TO EXIT THE PROPERTY BY SHEET FLOW FROM THIS AREA. IT IS BECAUSE OF THESE ITEMS, THAT WE DO NOT ANTICIPATE AN ADVERSE IMPACT CONDITION TO DOWNSTREAM STRUCTURES AS A RESULT OF THE CONSTRUCTION OF THE ADDITIONS.

REV	DATE	DESCRIPTION	DRAWN	APPV.
A	08/11/2021	ISSUED FOR REVIEW AND APPROVAL	AJUR	MDC



PROJECT MANAGER: MDC  
 DRAWN BY: AJUR  
 PROJECT DATE: JUNE 2021  
 SHEET NUMBER: 2107

2107 MIDDLE STREET  
**SITE PLAN**  
 SULLIVANS ISLAND, SOUTH CAROLINA

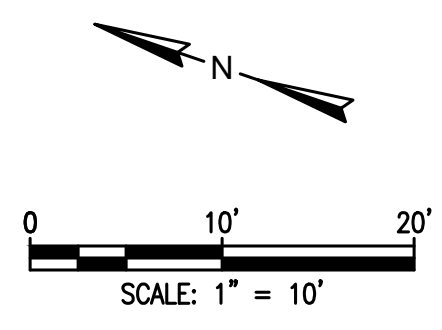
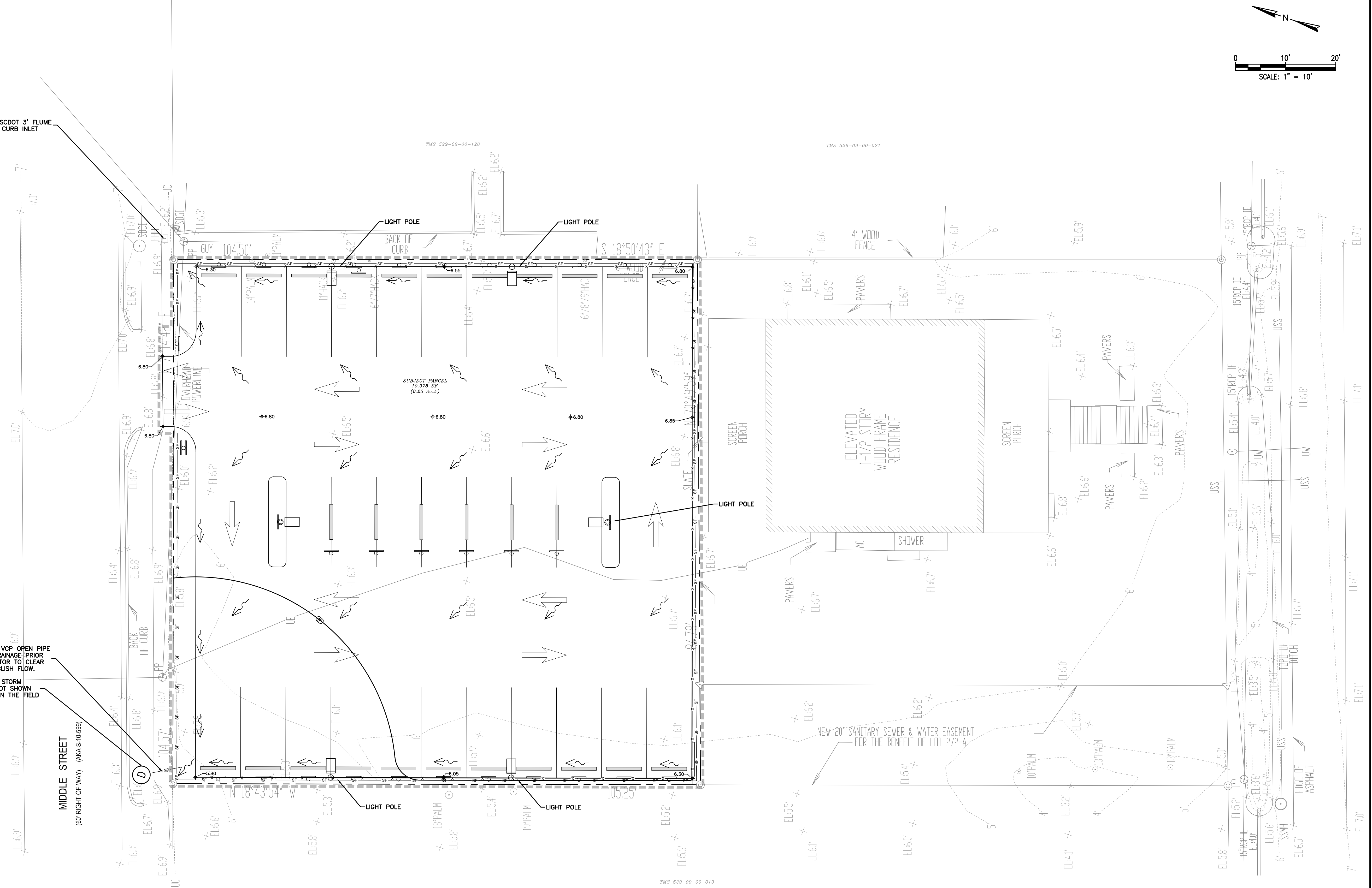
SHEET NUMBER  
**C-1**



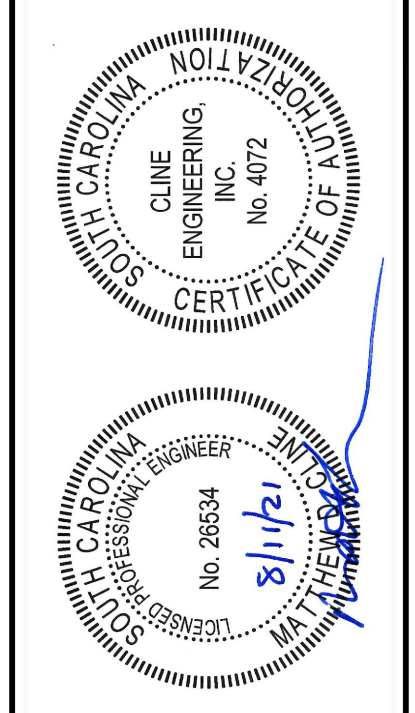
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DRAINAGE INTENDED TO ENTER SCODOT 3" FLUME  
 DRAINING INTO EXISTING SCODOT CURB INLET

CONTRACTOR TO VERIFY 12" VCP OPEN PIPE  
 EXTENDING INTO LOT FOR DRAINAGE PRIOR  
 TO CONSTRUCTION. CONTRACTOR TO CLEAR  
 PIPE AS REQUIRED TO ESTABLISH FLOW.  
  
 APPROXIMATE LOCATION OF STORM  
 DRAINAGE JUNCTION BOX NOT SHOWN  
 ON SURVEY BUT APPEARS IN THE FIELD



REV	DATE	DESCRIPTION	DRAWN	APPV.



**CLINE**  
 ENGINEERING  
 PROFESSIONAL DESIGN CONSULTING

2107 MIDDLE STREET  
**GRADING AND DRAINAGE PLAN**  
 SULLIVANS ISLAND, SOUTH CAROLINA

PROJECT MANAGER	MEC
DRAWN BY	AJUR
PROJECT DATE	JUNE 2021
SHEET NUMBER	2108

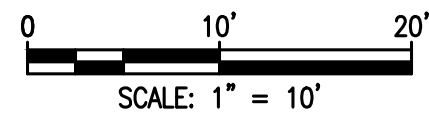
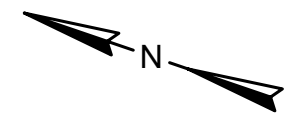
C-3

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**PRE RE-DEVELOPMENT**  
SCALE: 1" = 10'

IMPERVIOUS AREA = 0.00 Ac.± (0%)  
RATIONAL METHOD Q=CIA  
Q2 = 0.40 \* 4.20 \* 0.25 = 0.420 CFS  
Q10 = 0.40 \* 6.60 \* 0.25 = 0.660 CFS

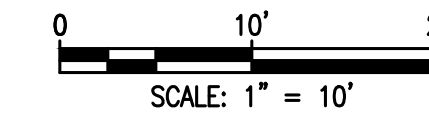
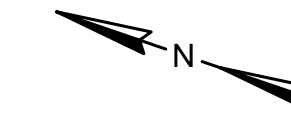


**LEGEND**

	AREA
	IMPERVIOUS 0.00 Ac.±
	GRAVEL 0.00 Ac.±
	PERVIOUS 0.25 Ac.±
	TOTAL 0.25 Ac.±

**POST RE-DEVELOPMENT**  
SCALE: 1" = 10'

IMPERVIOUS AEA = 0.00 Ac.± (0%)  
RATIONAL METHOD Q=CIA  
Q2 = 0.45 \* 4.20 \* 0.25 = 0.473 CFS  
Q10 = 0.45 \* 6.50 \* 0.25 = 0.731 CFS

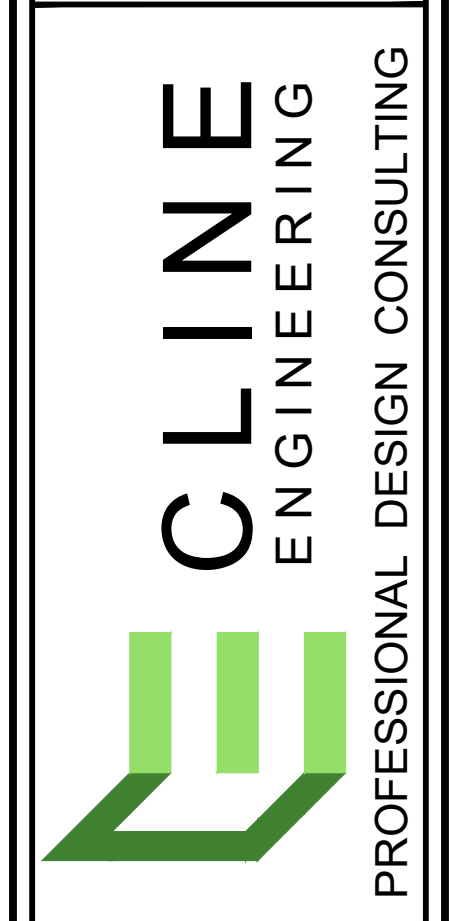
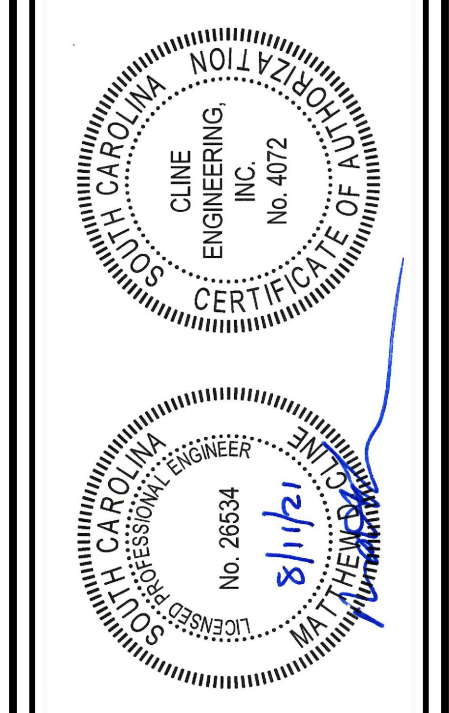


**LEGEND**

	AREA
	IMPERVIOUS 0.00 Ac.±
	GRAVEL 0.23 Ac.±
	PERVIOUS 0.02 Ac.±
	TOTAL 0.25 Ac.±



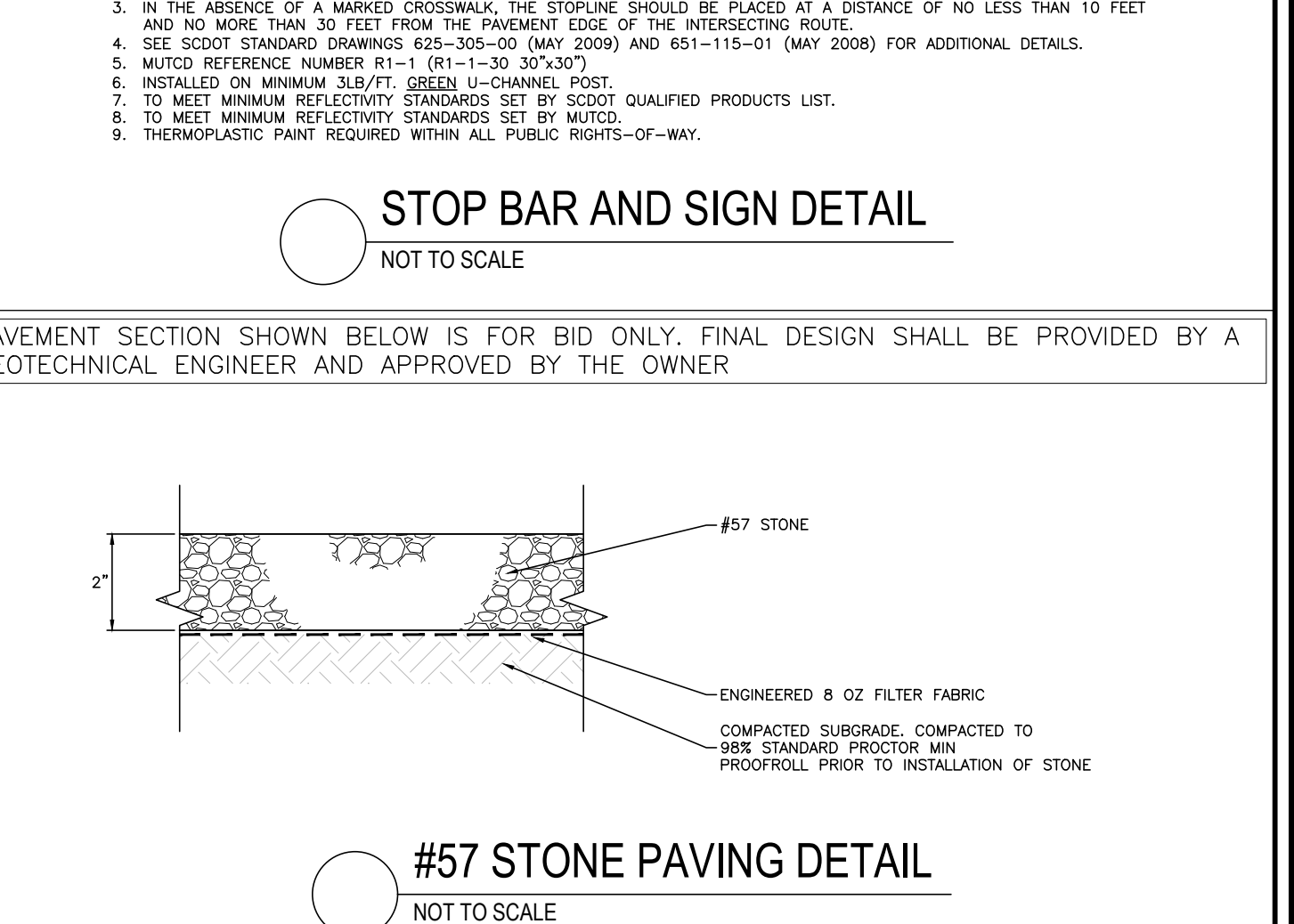
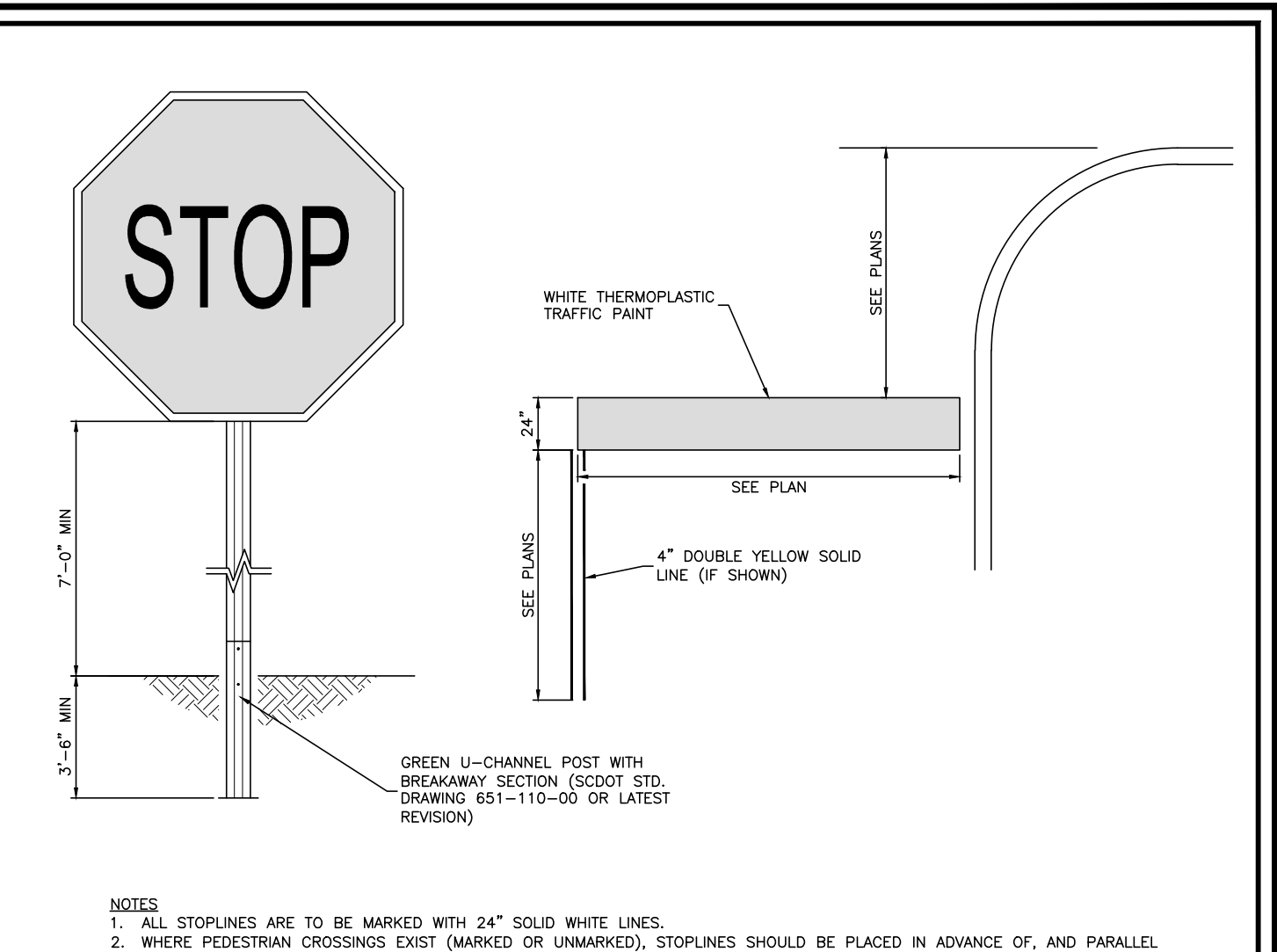
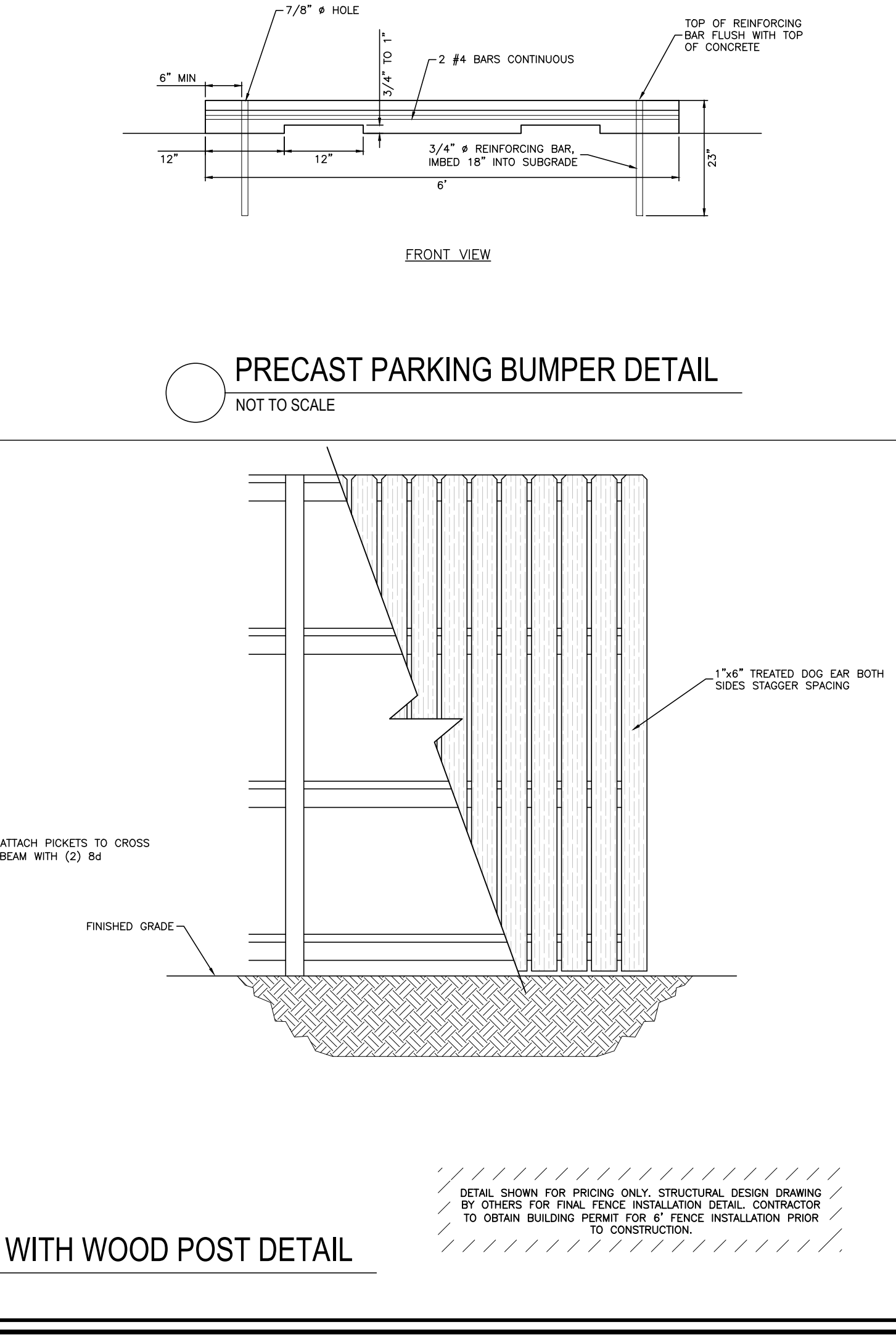
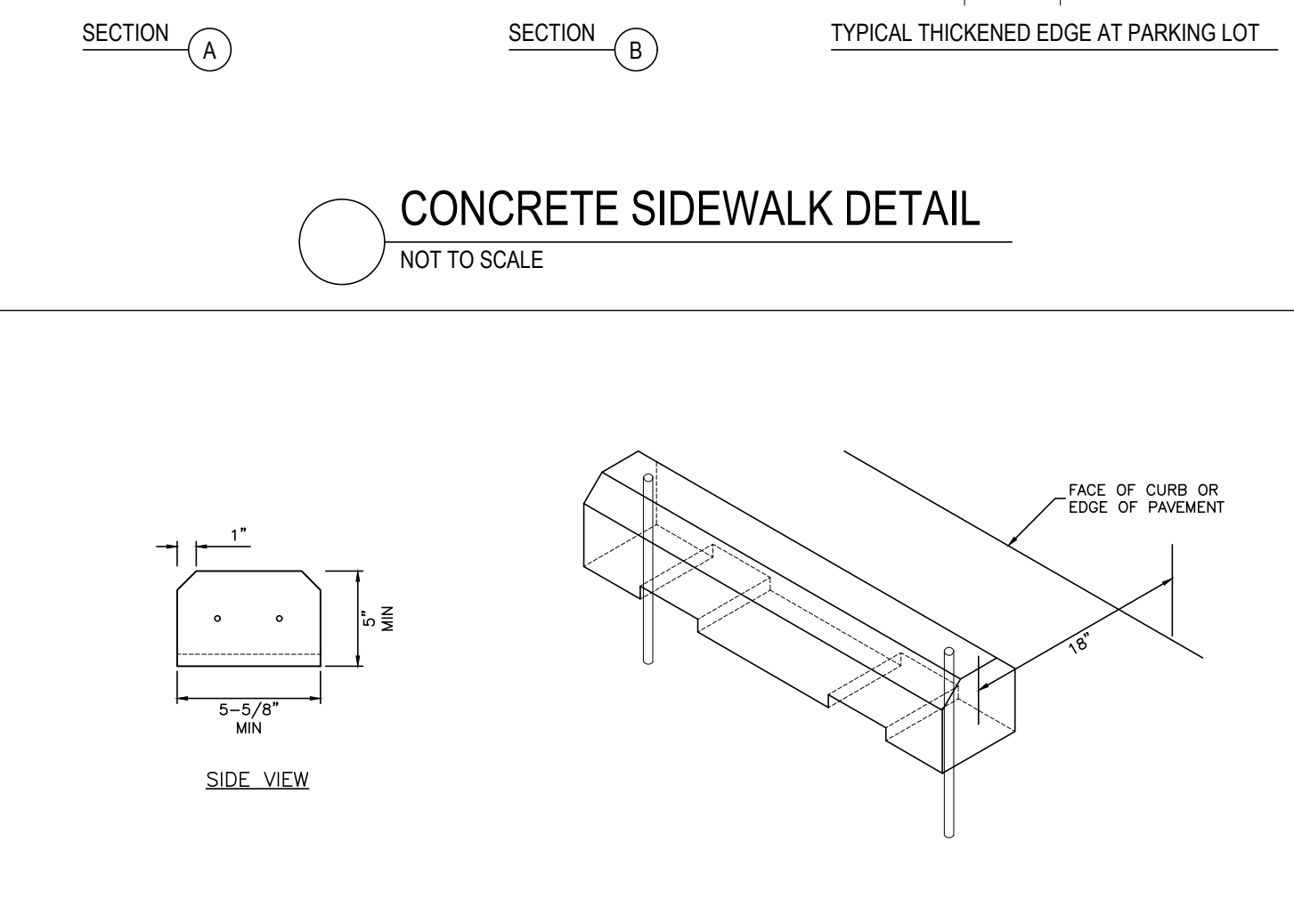
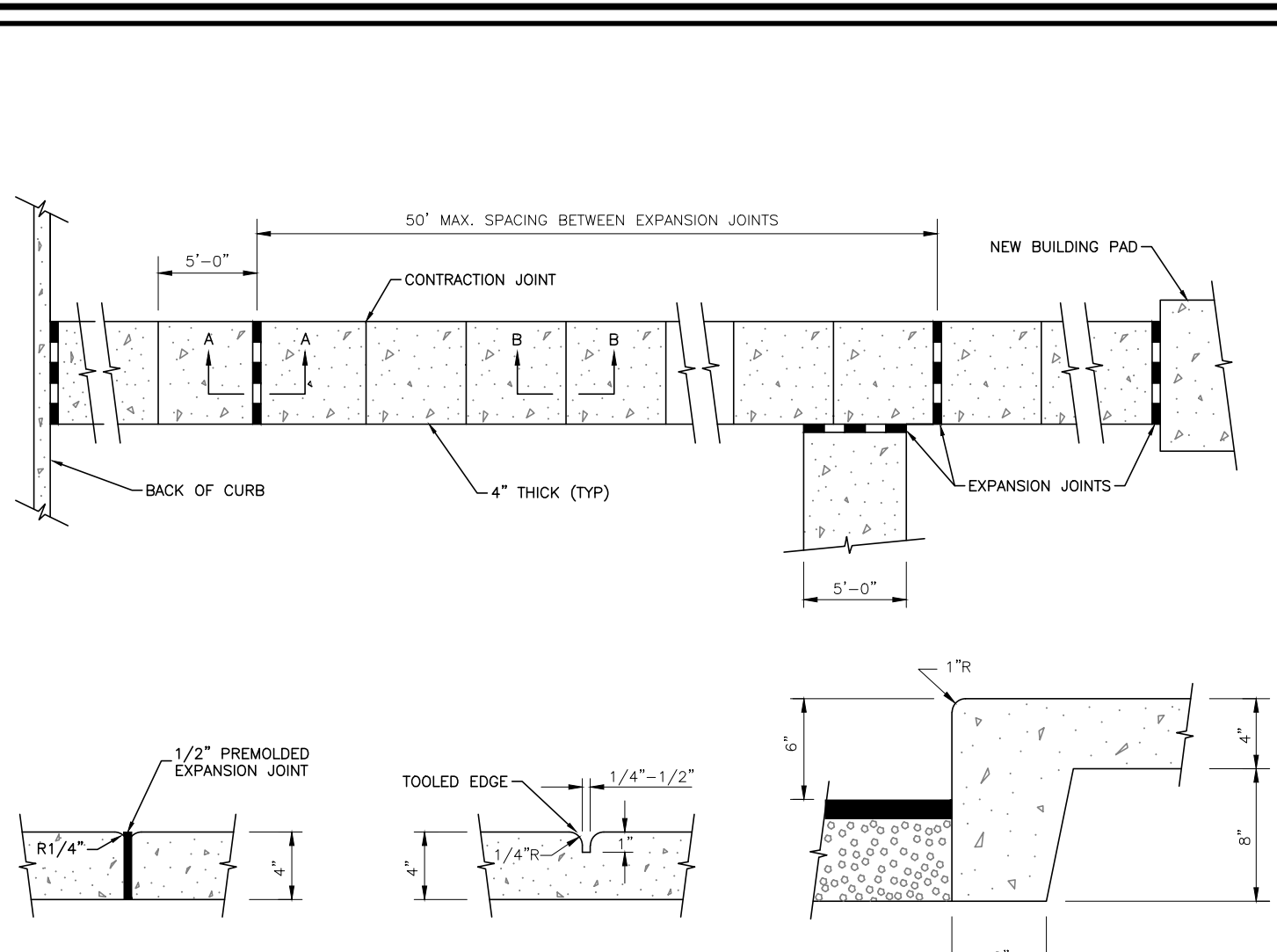
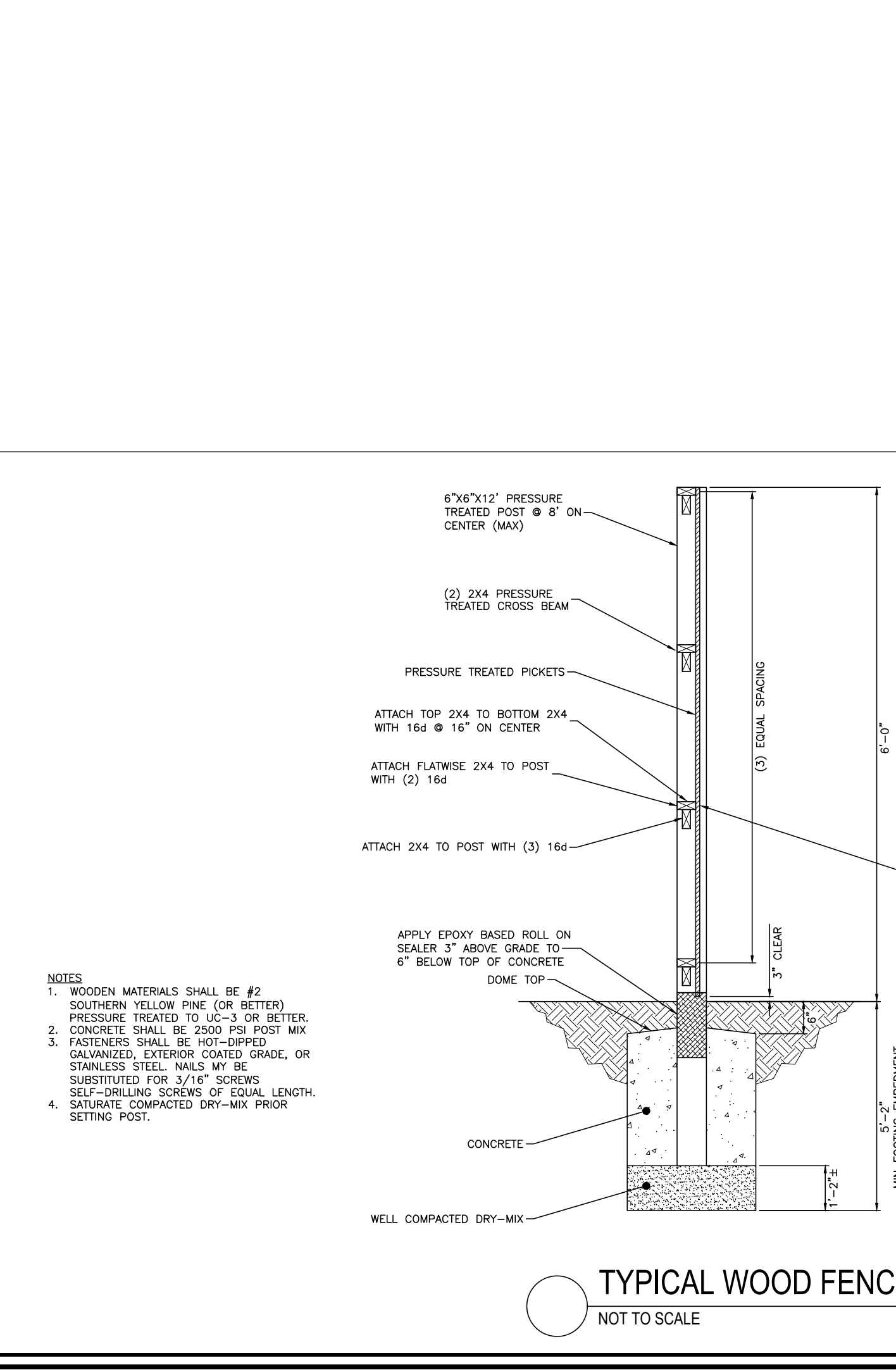
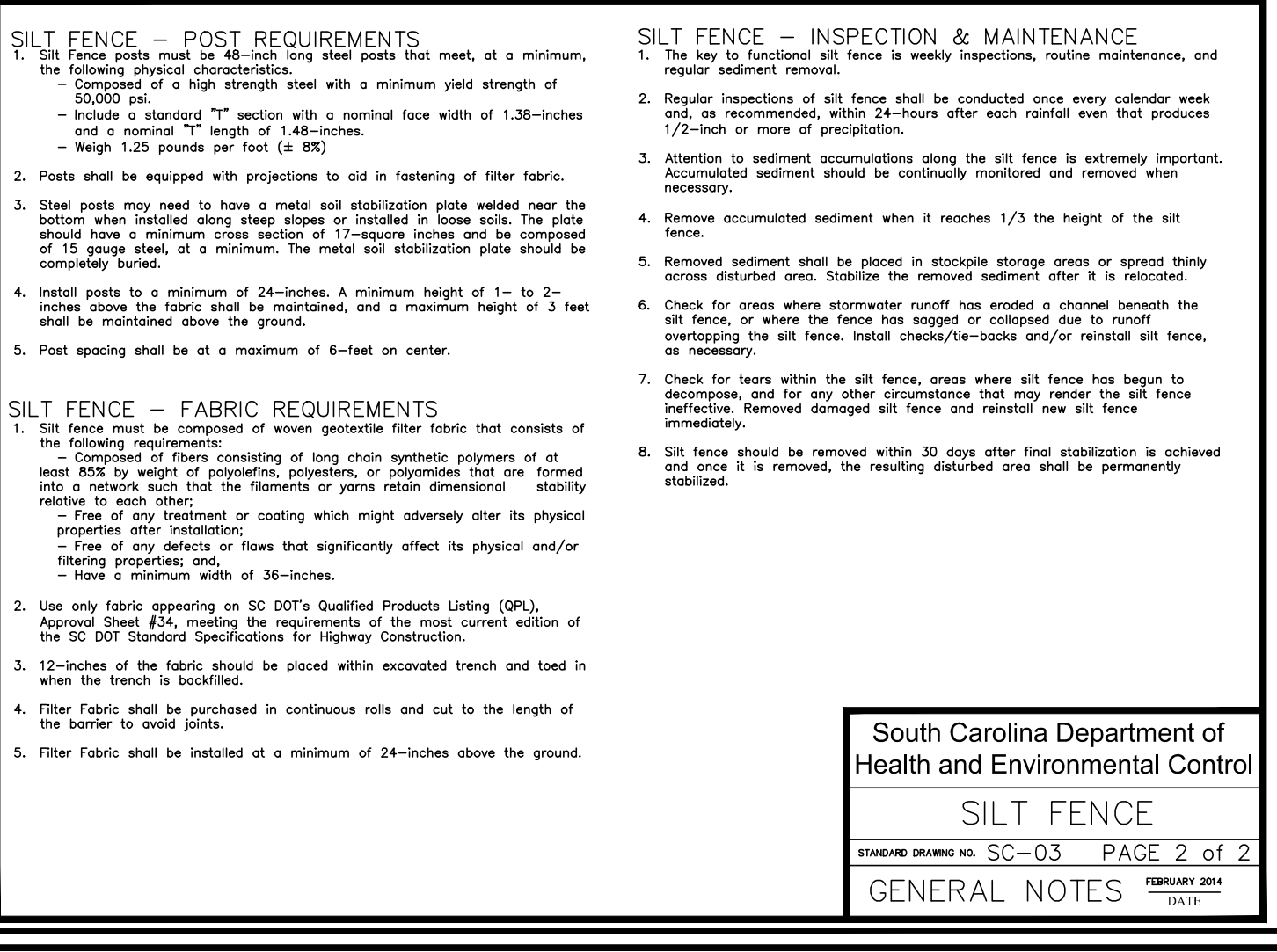
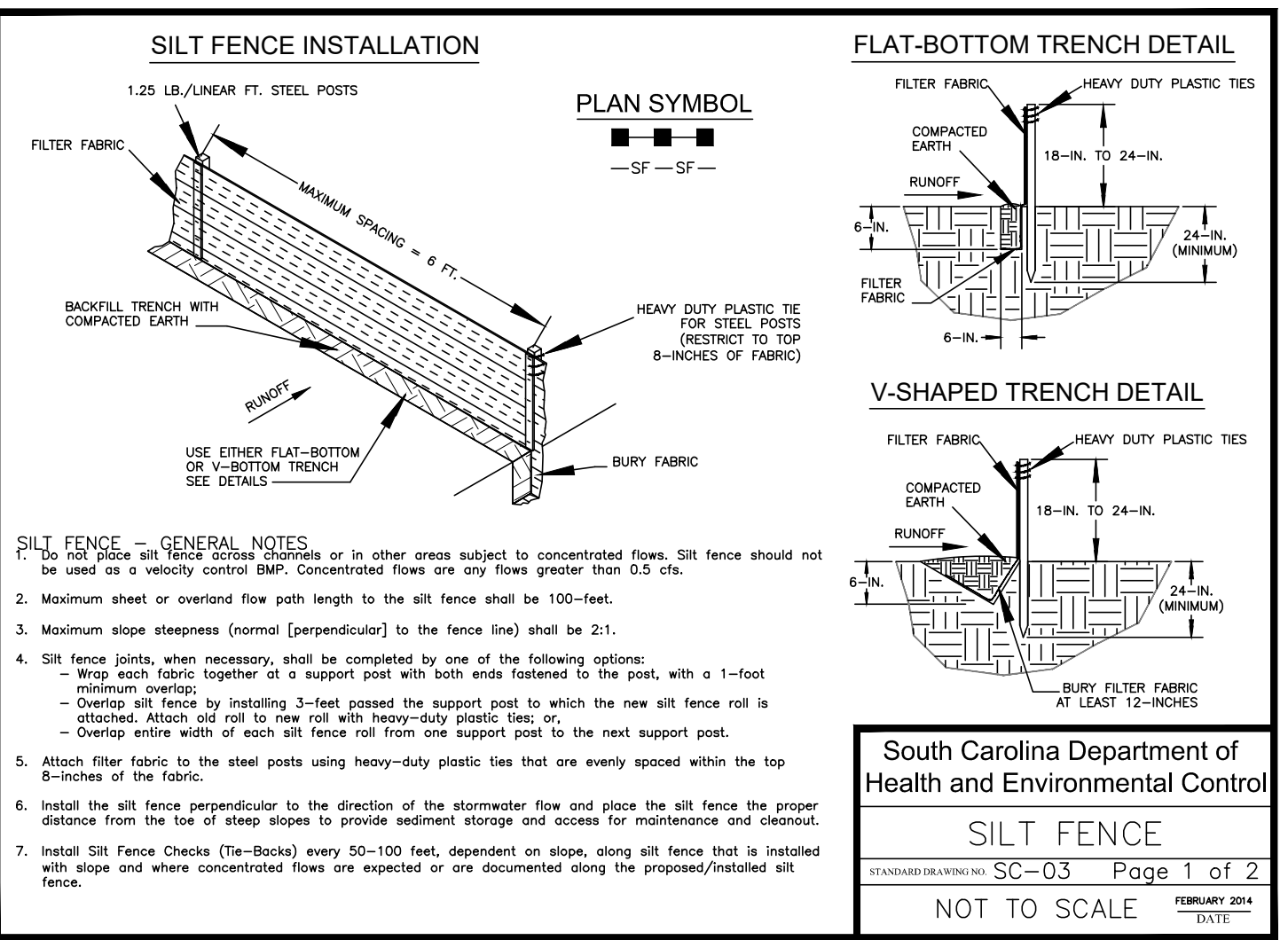
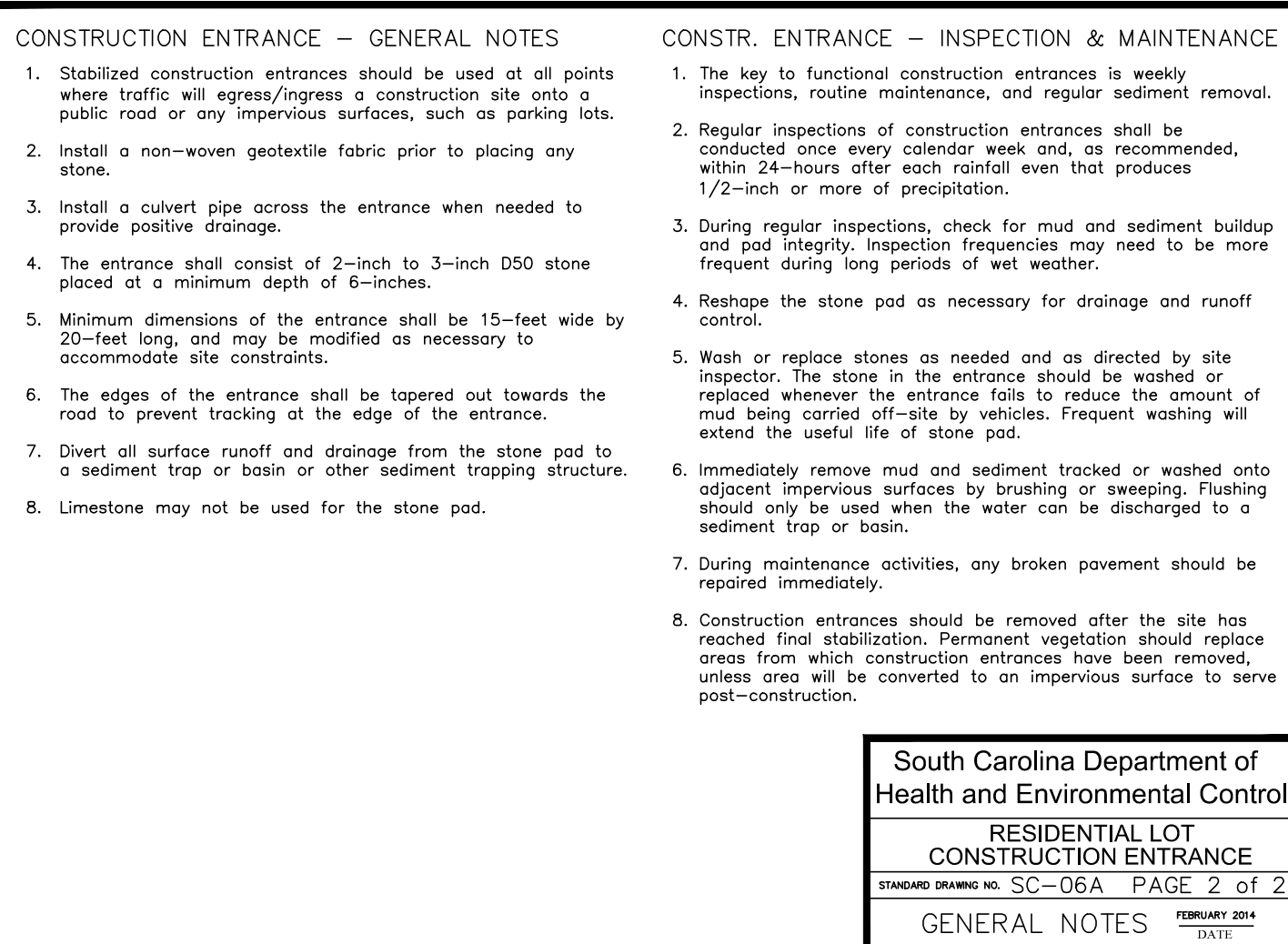
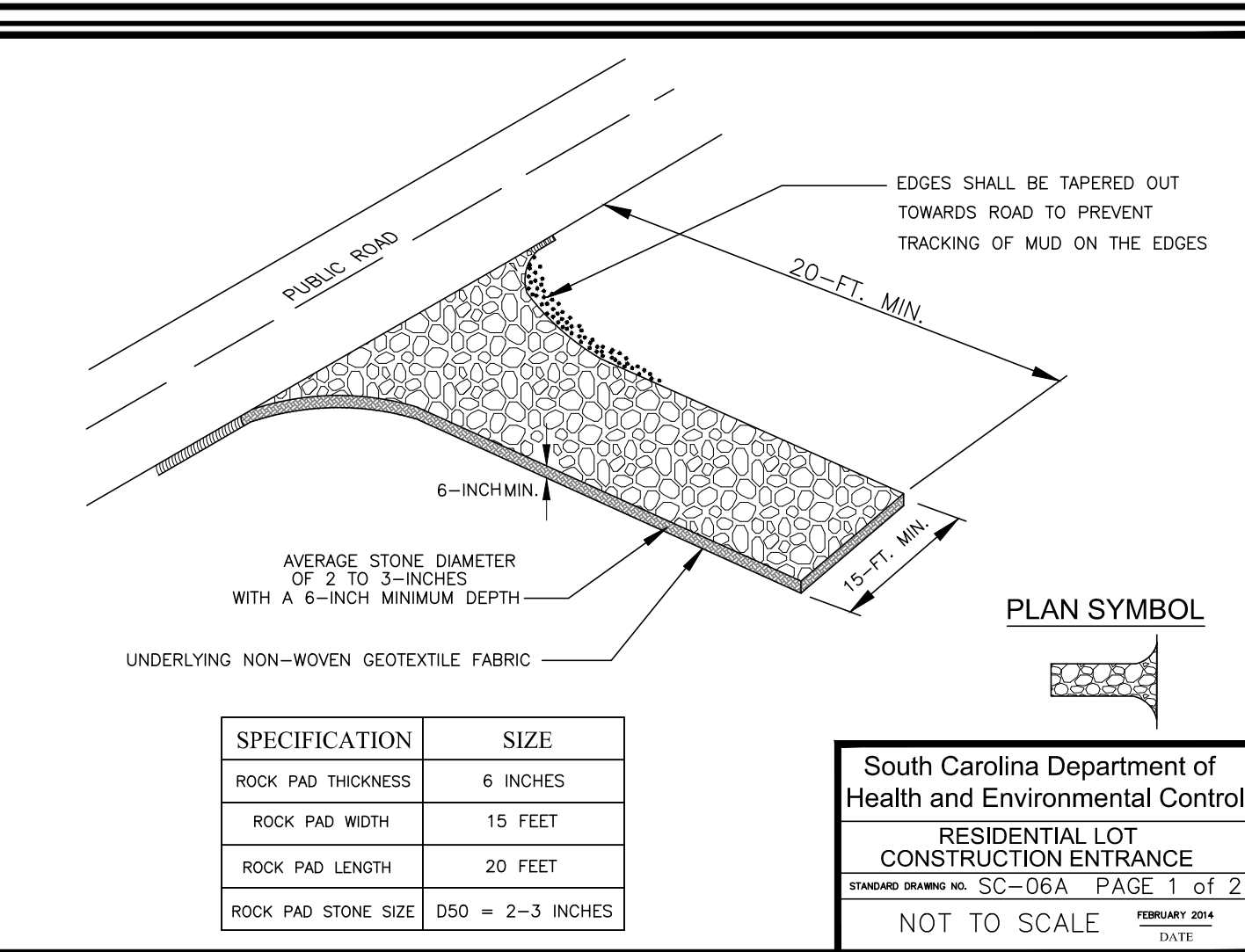
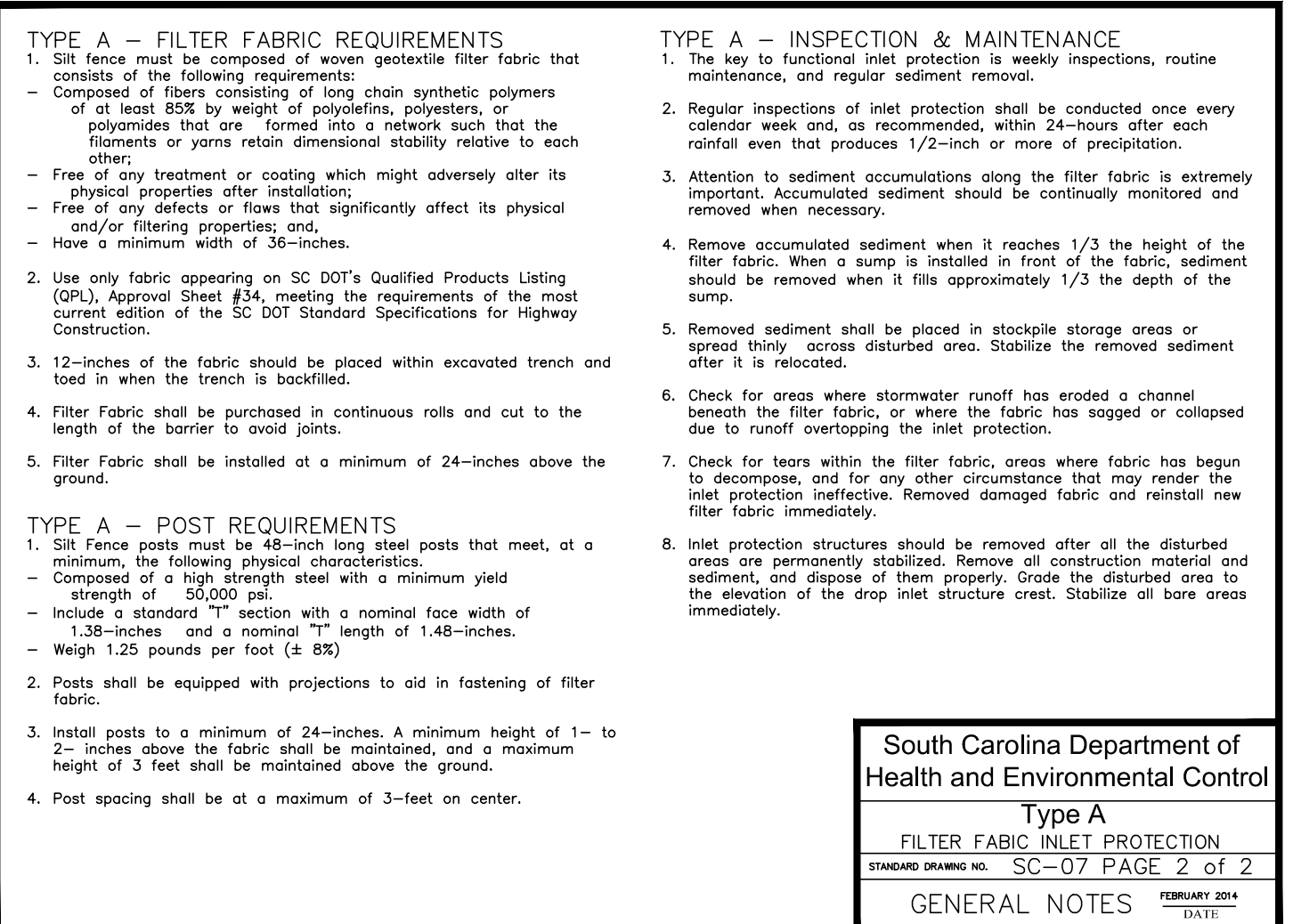
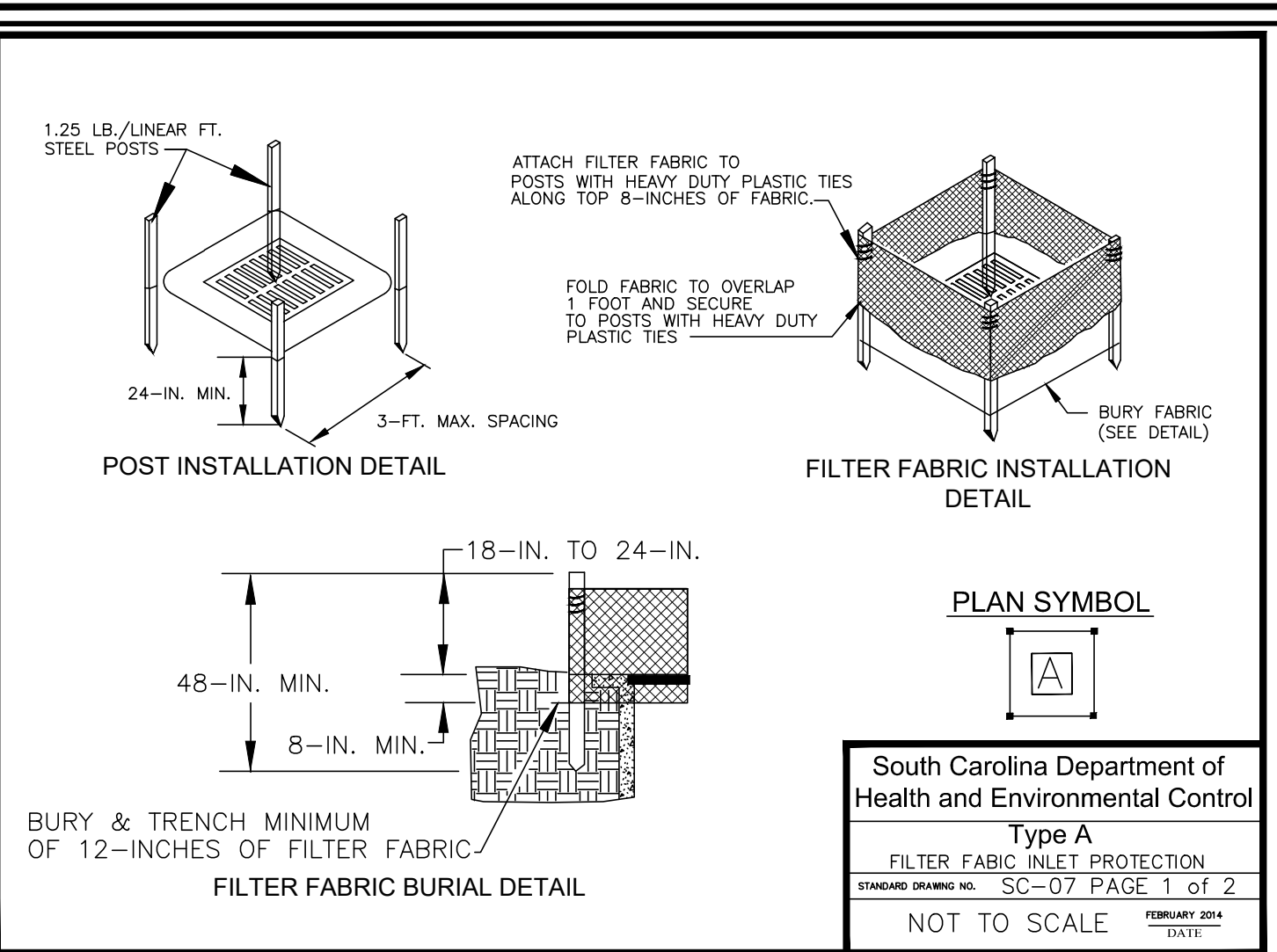
REV	DATE	DESCRIPTION	DRAWN	APPV.
A	08/11/2021	ISSUED FOR REVIEW AND APPROVAL	AJUR	MCC



2107 MIDDLE STREET  
**HYDROLOGY PLAN**  
SULLIVANS ISLAND, SOUTH CAROLINA

PROJECT MANAGER	MCC
DRAWN BY	AJUR
PROJECT DATE	JUNE 2021
DWG NUMBER	2107
SHEET NUMBER	
<b>C-4</b>	

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08/11/2021 ISSUED FOR REVIEW AND APPROVAL - AJUR - MDC

REV.	DATE	DESCRIPTION	DRAWN	APPRV.

CLINE ENGINEERING  
PROFESSIONAL DESIGN CONSULTING  
SULLIVANS ISLAND, SOUTH CAROLINA

2107 MIDDLE STREET

CONSTRUCTION DETAILS

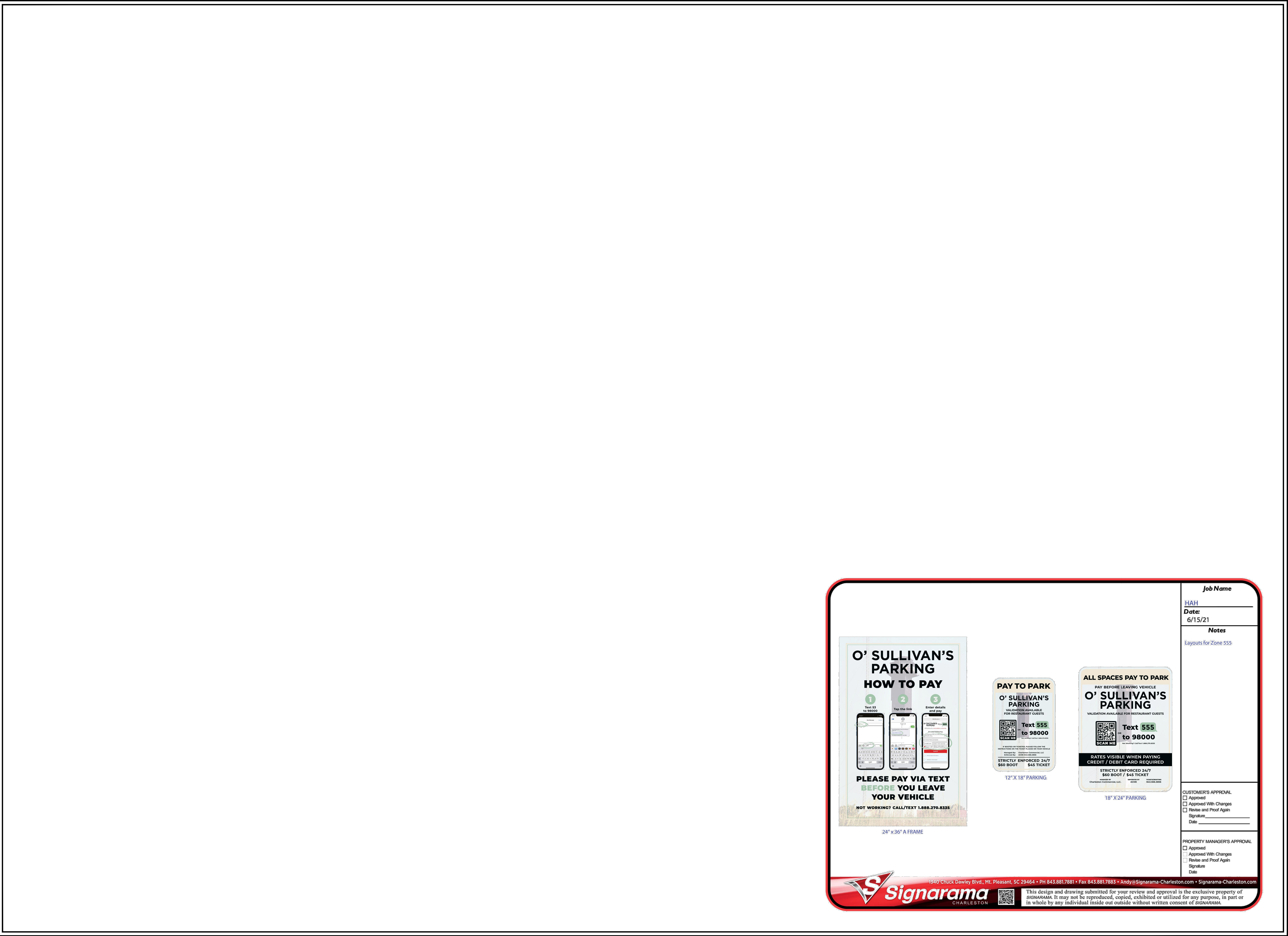
SHEET NUMBER C-5

PROJECT MANAGER: MDC  
DRAWN BY: AJUR  
PROJECT DATE: JUNE 2021  
FOR NAME: 2107



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**O' SULLIVAN'S PARKING**  
**HOW TO PAY**

1 Text 55 to 98000  
2 Tap the link  
3 Enter details and pay

**PLEASE PAY VIA TEXT BEFORE YOU LEAVE YOUR VEHICLE**

NOT WORKING? CALL/TEXT 1.888.270.8335

24" x 36" A FRAME

PAY TO PARK

O' SULLIVAN'S PARKING

VALIDATION AVAILABLE FOR RESTAURANT GUESTS

Text 555 to 98000

12" X 18" PARKING

ALL SPACES PAY TO PARK

PAY BEFORE LEAVING VEHICLE

O' SULLIVAN'S PARKING

VALIDATION AVAILABLE FOR RESTAURANT GUESTS

Text 555 to 98000

RATES VISIBLE WHEN PAYING CREDIT / DEBIT CARD REQUIRED

STRICTLY ENFORCED 24/7 \$60 BOOT / \$45 TICKET

18" X 24" PARKING

**Job Name**  
HAH

**Date:**  
6/15/21

**Notes**  
Layouts for Zone 555

---

**CUSTOMER'S APPROVAL**

Approved

Approved With Changes

Revise and Proof Again

Signature \_\_\_\_\_

Date \_\_\_\_\_

---

**PROPERTY MANAGER'S APPROVAL**

Approved

Approved With Changes

Revise and Proof Again

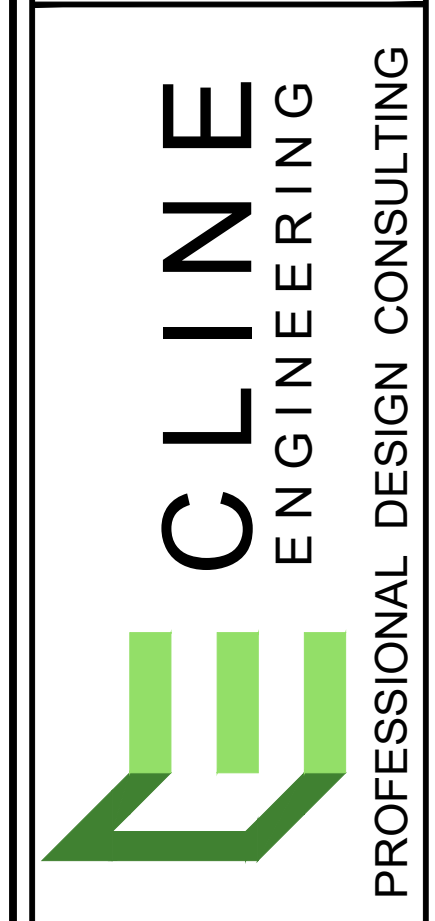
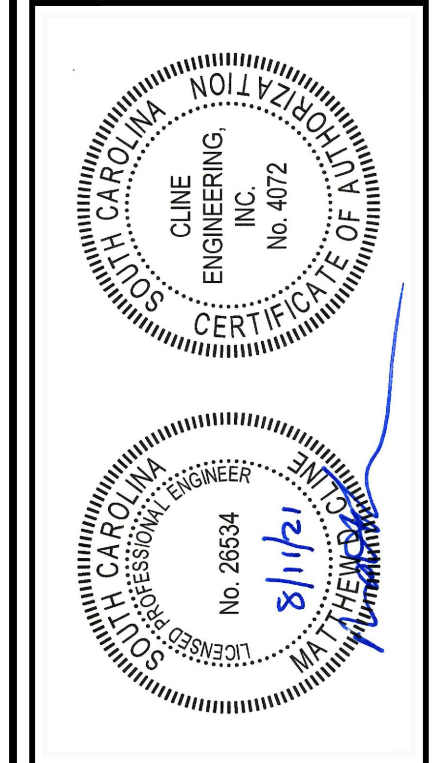
Signature \_\_\_\_\_

Date \_\_\_\_\_

1340 Chuck Dawley Blvd., Mt. Pleasant, SC 29464 • PH 843.881.7881 • Fax 843.881.7883 • Andy@Signarama-Charleston.com • Signarama-Charleston.com

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A	08/11/2021	ISSUED FOR REVIEW AND APPROVAL	AUJR / MDC



2107 MIDDLE STREET

CONSTRUCTION DETAILS

SULLIVAN'S ISLAND, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AUJR
PROJECT DATE	JUNE 2021
JOB NUMBER	2107
SHEET NUMBER	
C-6	

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**LANDSCAPE MAINTENANCE NOTES**  
 MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY-AVAILABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE REMEDIATED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.

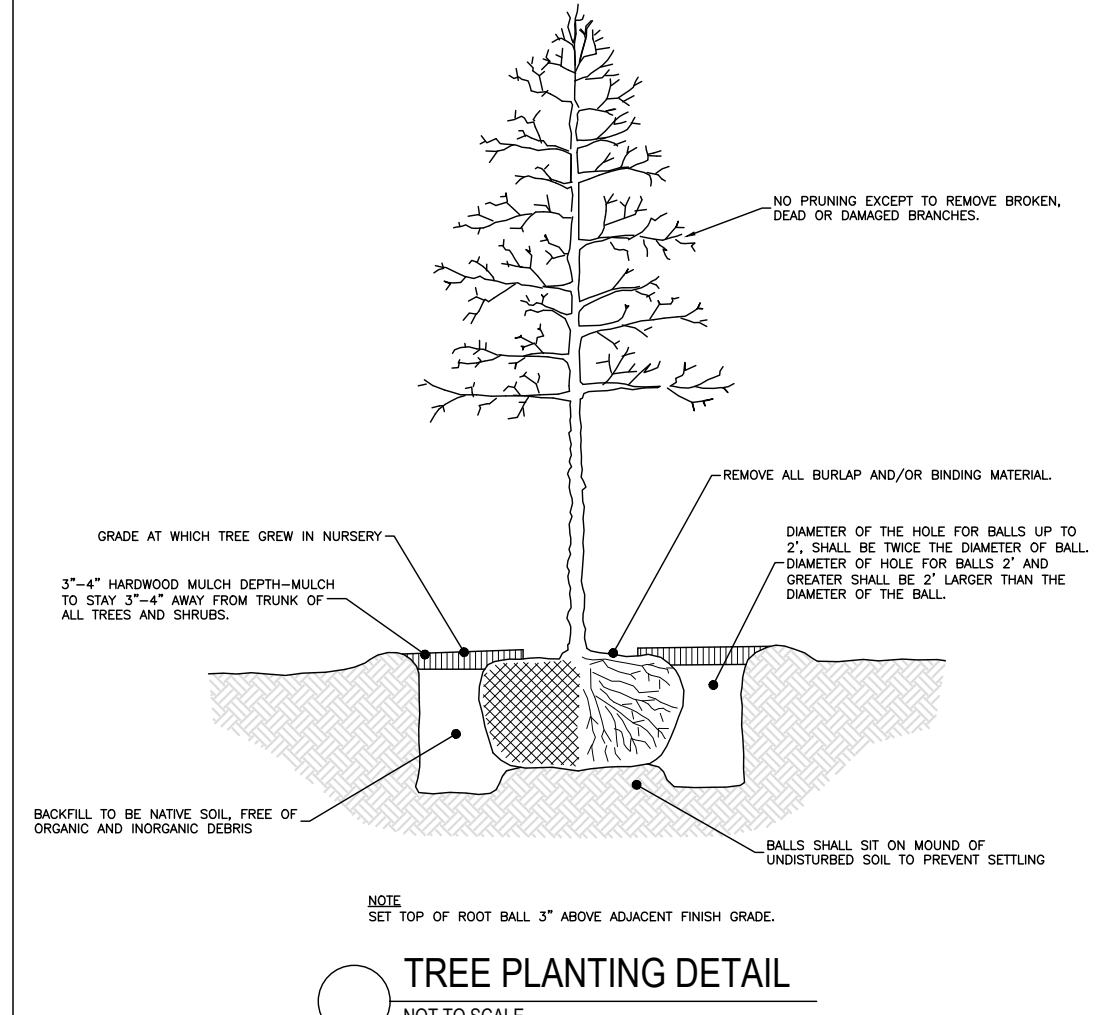
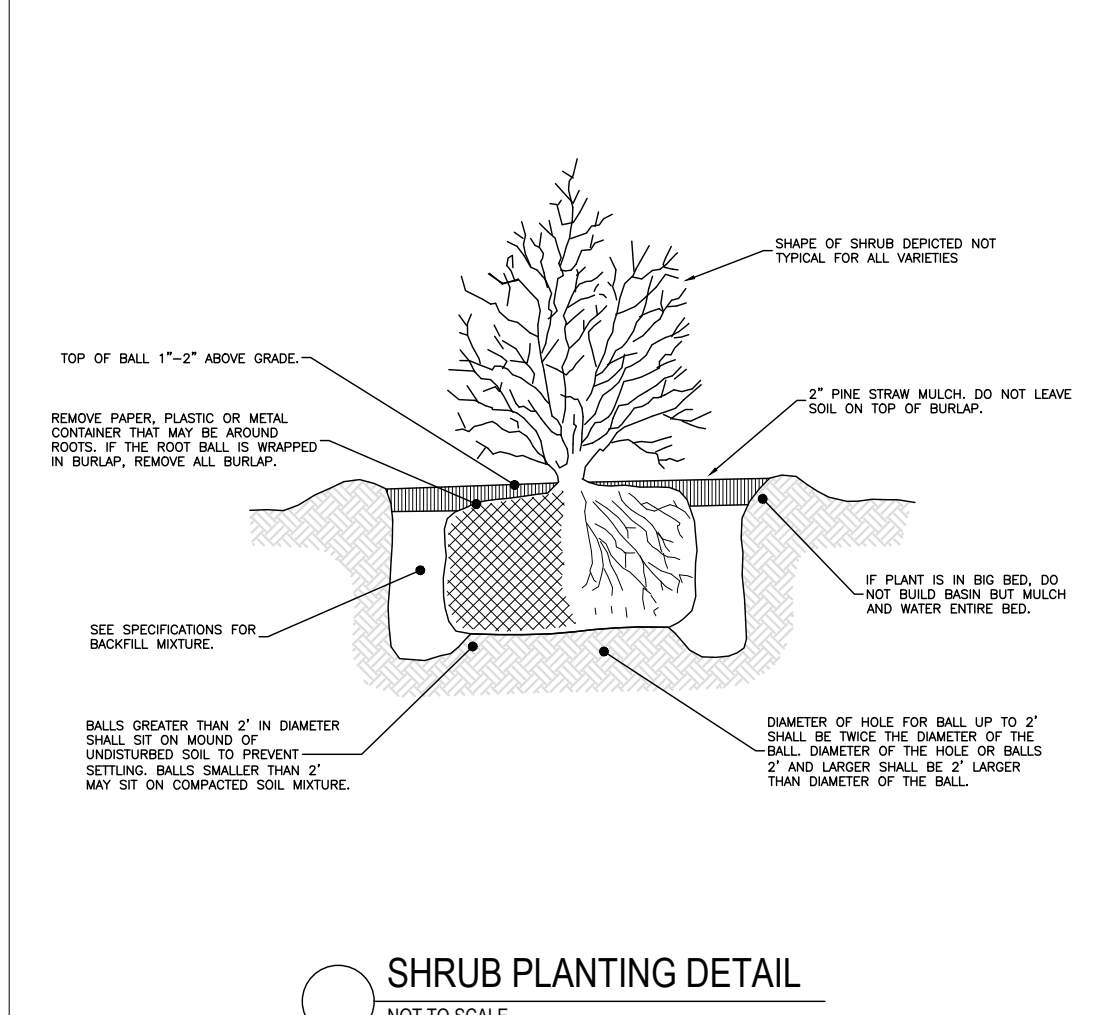
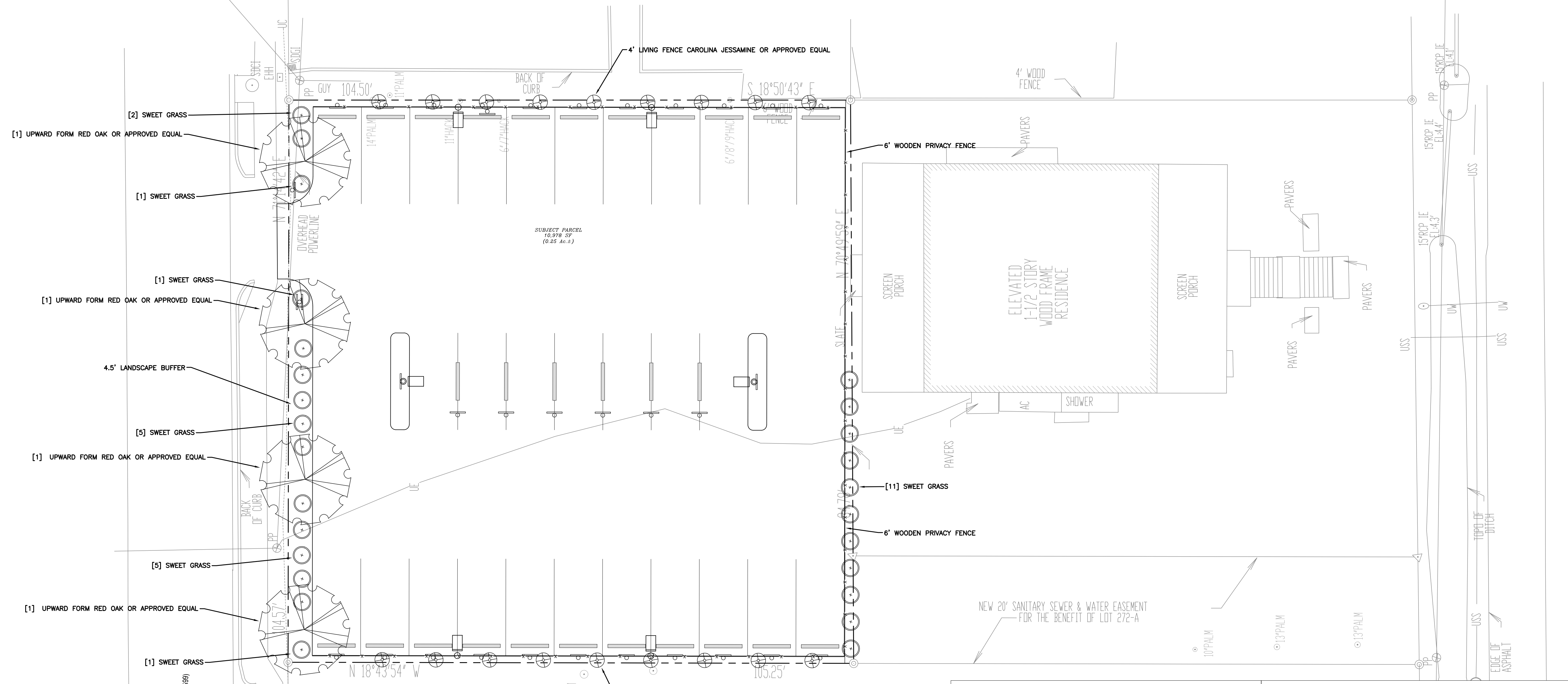
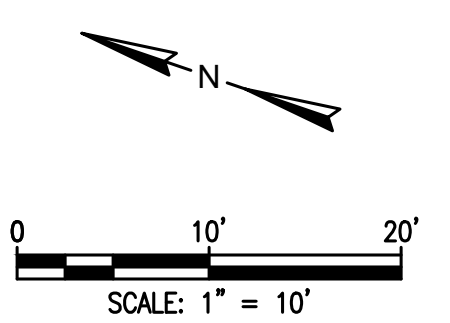
**LANDSCAPE NOTES**

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS & DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED & BURLAPPED AS INDICATED IN PLANT LIST.
- ALL TREES MUST BE SINGLE LEADER, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO REJECTION BY THE OWNER BEFORE, DURING & AFTER INSTALLATION.
- GUYING OR STAKING OF TREES TO BE DETERMINED BY OWNER. ALL TREES TO BE SET WITHOUT THE NEED FOR STAKING UNLESS OTHERWISE SPECIFIED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR SURVIVABILITY OF ALL TREES THROUGH 1 YEAR WARRANTY PERIOD.
- ALL PLANTS & PLANT BEDS MUST BE COMPLETELY MULCHED. PRE-EMERGE SHALL BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO SOD & MULCHING TO REDUCE WEED INTRUSION.
- PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING (INCLUDING WATER, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE JOB IS ACCEPTED IN FULL, BY THE OWNER.
- THE OWNER WILL CONTRACT FOR A PROGRAM OF LANDSCAPE MAINTENANCE SERVICES THROUGHOUT THE ONE (1) YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE AND SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- WATER TREES AFTER PLANTING.
- MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE. UNCOVER ROOT FLARE AND REMOVE ALL UNNECESSARY SOIL ON TOP OF ROOT BALL.
- DO NOT BREAK ROOT BALL.
- SET TRUNK PLUMB.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, DEFOOLIATES OR FAILS TO GERMINATE PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- IF SUFFICIENT ADDITIONAL TOPSOIL IS AVAILABLE, THE CONTRACTOR SHALL BACKFILL THE PARKING LOT ISLANDS WITH TOPSOIL. ISLANDS/PLANTERS SHALL BE FREE OF DELETERIOUS MATERIAL. GRADE PLANTERS/ISLANDS SO THAT NO WATER POOLS IN PLANTING AREA.
- THE CONTRACTOR HAS THE COMPLETE RESPONSIBILITY FOR THE HANDLING OF ALL SURPLUS EXCAVATED MATERIALS INCLUDING THE REMOVAL OF ANY EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SPECIFICALLY UNDERSTANDS AND AGREES THAT DUE TO THE SEQUENCE OF THE WORK, HE MAY NEED TO RETAIN SELECT EXACERBATED MATERIALS ON SITE TO MEET LATER NEEDS OF THE PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS TO ANY DECISIONS MADE TO HAUL OFF EXCESS MATERIAL OR TO RETAIN MATERIAL ON SITE FOR LATER USE. THE CONTRACTOR SHALL HAVE THE COMPLETE RESPONSIBILITY FOR HAVING ADEQUATE, SUITABLE MATERIAL ON-SITE TO REPLACE UNSUITABLE MATERIAL OR TO OTHERWISE CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL REMOVE & DISPOSE OF ALL PLANT MATERIAL EXISTING ON SITE THAT DOES NOT CONFORM WITH THE LANDSCAPE PLAN. ALL LANDSCAPED AREAS SHALL BE TREATED AS SPECIFIED ON THE LANDSCAPE PLAN OR AS DIRECTED BY THE OWNER. THIS SHALL INCLUDE ALL GRASS AREAS USED FOR EROSION CONTROL PURPOSES.
- SOO ALL GRASSES AREAS TO STREET CURBS.
- ALL GRASS AREAS ARE TO BE BERMAUDA SOO OR AS DIRECTED BY THE OWNER.
- MULCH TO BE DOUBLE GROUND HARDWOOD (BROWN). DO NOT USE PINE STRAW.
- NO IRRIGATION LINES OR HARDWARE IN PUBLIC R.O.W.
- NO CHANGE IN PLANT MATERIALS WITHOUT CONSENT OF CLINE ENGINEERING.
- INTERNAL PARKING ISLANDS TO BE HARDWOOD MULCH UNLESS OTHERWISE STATED ON PLANS.

**PLANT AND MATERIAL LIST**

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES				
4	QUERCUS RUBRA	RED OAK	3.0', 10' HT MIN AT INSTALL	B4B
SHRUBS				
26	MUHLENBERGIA CAPILLARIS	SWEETGRASS	3 GAL.	
VINES				
10	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	3 GAL.	
TURFGRASS				

NOTE: ABOVE QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR WILL MAKE OWN TAKE-OFF.  
 NOTE: THE LANDSCAPING INSTALLER SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM THAT WILL SERVE THE NEW PLANTS.  
 NOTE: ALL VEGETATION SPECIES ARE SUGGESTED AND MAY BE SUBJECT TO CHANGE TO AN OWNER APPROVED EQUAL.



REV.	DATE	DESCRIPTION	DRAWN	APPV.

ISSUED FOR REVIEW AND APPROVAL	AJUR	MCC

**CLINE**  
ENGINEERING  
PROFESSIONAL DESIGN CONSULTING

2107 MIDDLE STREET  
**LANDSCAPE PLAN**  
SULLIVANS ISLAND, SOUTH CAROLINA

PROJECT MANAGER	MEC
DRAWN BY	AJUR
PROJECT DATE	JUNE 2021
FORM NUMBER	1203

SHEET NUMBER  
**L-1**