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SITE DEVELOPMENT PLANS FOR IOP MASTER PLAN

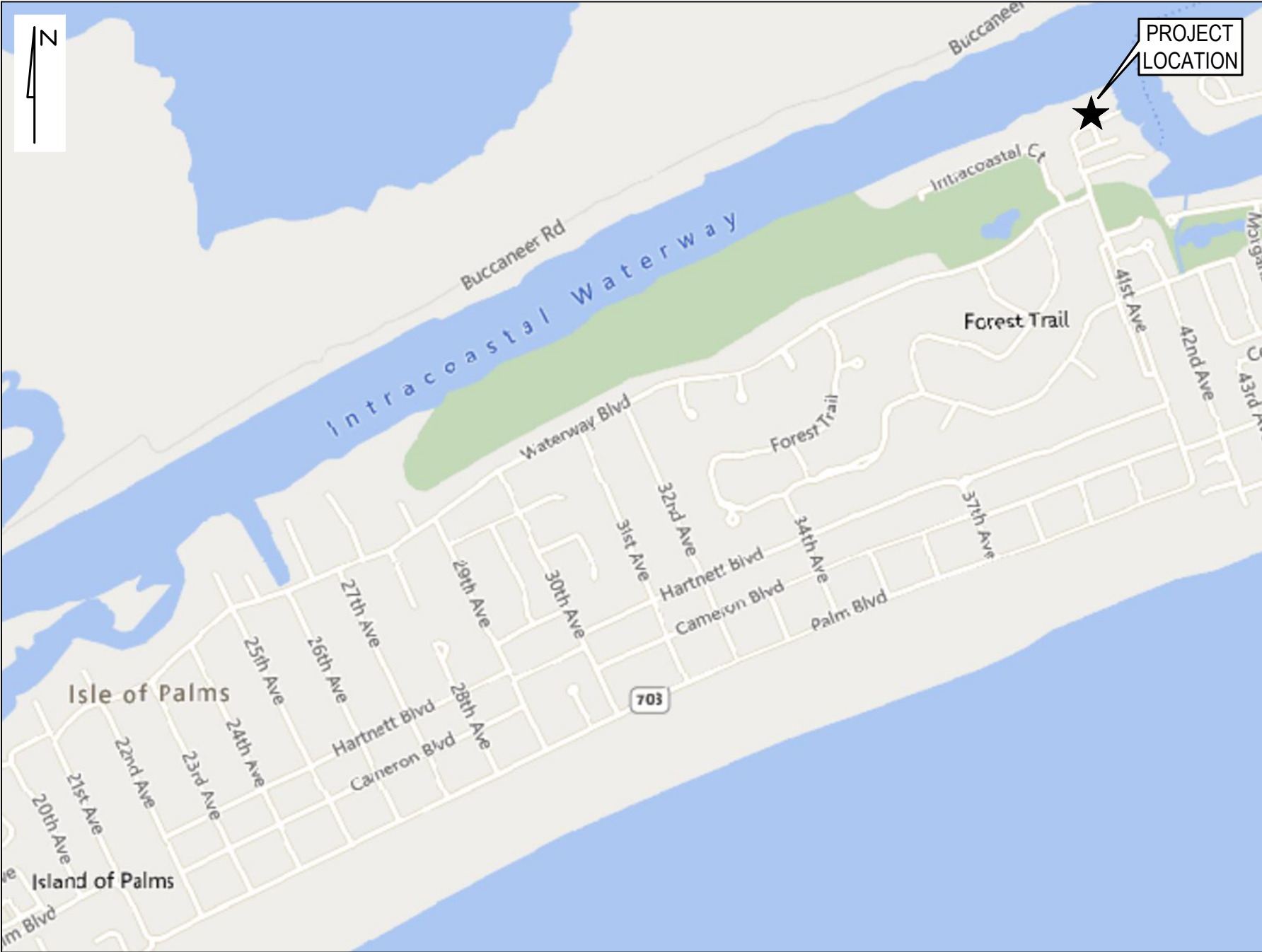
80 41ST AVENUE ISLE OF PALMS, SOUTH CAROLINA

SITE CONTACTS		
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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 REDEVELOPMENT OF PARKING LOT AND DRIVEWAYS.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
G-1	COVER
G-2	GENERAL NOTES
G-3	GENERAL NOTES
V-1	SITE CONDITIONS
C-1	SITE PLAN
C-2	DEMOLITION AND SWPPP
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS
ADD-1	UTILITY ADDENDUM 1
ADD-2	UTILITY ADDENDUM 2
ADD-3	UTILITY ADDENDUM 3



VICINITY MAP
SCALE 1" = 1000'

CLINE
ENGINEERING

PROFESSIONAL DESIGN CONSULTING

IOP MASTER PLAN

COVER

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

PROJECT MANAGER
DRAWN BY
PROJECT DATE
JOB NUMBER

MDL
AJR
AUGUST 2023
2041

SHEET NUMBER
G-1

A	07/29/2026	ISSUED FOR REVIEW AND APPROVAL	MDL	--
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL	MDL	--
C	09/17/2026	ISSUED FOR REVIEW AND APPROVAL	MDL	--
D	09/22/2026	ISSUED FOR REVIEW AND APPROVAL	MDL	--
REV	DATE	DESCRIPTION	DRAWN	APPV

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WATER LINES

- ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS. ALL MATERIALS AND PRODUCTS THAT CONTACT POTABLE WATER MUST BE THIRD PARTY CERTIFIED AS MEETING THE SPECIFICATIONS OF ANSIS/NSF STANDARD 61. ALL PIPING MATERIALS AND INSTALLATION SHALL MEET THE APPROVAL OF THE LOCAL AUTHORITY AND THE STATE HEALTH AUTHORITY.
- ALL DUCTILE IRON PIPE (DIP) SHALL BE PRESSURE CLASS "350" CONFORMING TO AWWA C151. ALL FITTINGS SHALL BE EITHER MECHANICAL OR PUSH-ON JOINT AND SHALL COMPLY WITH AWWA C110. ALL POLY-VINYL CHLORIDE WATER LINES 4" AND SMALLER SHALL BE CLASS 200 -SDR21 CONFORMING TO ASTM D-2241 AND ASTM D-1784. WATER LINES 6" AND LARGER SHALL BE 20S, DR18, JM EAGLE OR APPROVED EQUAL, CONFORMING TO AWWA C-900 AND N.S.I. APPROVED. A DETECTABLE TAPE WITH THE WORDS "CAUTION, WATERLINE BURIED BELOW" SHALL BE INSTALLED 6" TO 12" ABOVE THE PIPE.
- SEAMLESS COPPER TUBING, 3" AND SMALLER SHALL BE TYPE "K" ROLL FORM TO COMPLY WITH ASTM B-88, LATEST REVISION AND SHALL BE INSTALLED WITH WROUGHT COPPER (95-5 TIN ANTIMONY SOLDER JOINT) FITTINGS IN ACCORDANCE WITH ASTM B16.22.
- ALL WATER LINES SHALL BE PRESSURE TESTED TO 1.5 TIMES THE MAXIMUM WORKING PRESSURE, 150 PSIG (MINIMUM), CLEANED, STERILIZED, AND FLUSHED UNTIL TWO SUCCESSIVE SATISFACTORY WATER BACTERIOLOGICAL SAMPLES TAKEN AT LEAST 24 HOURS APART ARE OBTAINED. THE SAMPLES SHALL BE ANALYZED BY A STATE APPROVED LABORATORY. THE RESULTS SHALL INCLUDE BOTH COLIFORM AND NON-COLIFORM GROWTH. ALL BACKFLOW PREVENTION DEVICES SHALL BE INSPECTED AND CERTIFIED BY A LICENSED INSPECTOR.
- ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA C502 AND MEET THE APPROVAL OF THE LOCAL WATER AUTHORITY.
- ALL GATE VALVES SHALL COMPLY WITH AWWA C500, 175 PSI WORKING PRESSURE AND MEET THE APPROVAL OF THE LOCAL WATER AUTHORITY.
- A MINIMUM OF A DOUBLE CHECK VALVE (BACKFLOW PREVENTOR) ASSEMBLY SHALL BE INSTALLED ON ALL LINES DEDICATED FOR FIRE LINE SPRINKLER SYSTEMS IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY. A BACKFLOW PREVENTION DEVICE MEETING STATE AND LOCAL REQUIREMENTS SHALL BE INSTALLED ON ALL DOMESTIC WATER LINES.
- ALL PIPE MATERIAL, SOLDER AND FLUX SHALL BE LEAD FREE (LESS THAN 0.2% LEAD IN SOLDER AND FLUX AND LESS THAN 8.0% LEAD IN PIPES AND FITTINGS). LUBRICANTS WHICH WILL SUPPORT MICROBIOLOGICAL GROWTH SHALL NOT BE USED FOR SLIP ON JOINTS. VEGETABLE SHORTENING SHALL NOT BE USED TO LUBRICATE JOINTS. NATURAL RUBBER OR OTHER MATERIAL WHICH WILL SUPPORT MICROBIOLOGICAL GROWTH MAY NOT BE USED FOR ANY GASKETS, O-RINGS, AND OTHER PRODUCTS USED FOR JOINTING PIPES, SETTING METERS OR VALVES, OR OTHER APPURTENANCES WHICH WILL EXPOSE THE MATERIAL TO THE WATER.
- ALL WATER LINES SHALL BE INSPECTED BY THE UTILITY COMPANY AND THE ENGINEER AND CERTIFIED TO THE STATE HEALTH AUTHORITY BEFORE ACCEPTANCE AND A PERMIT TO OPERATE WILL BE ISSUED AS REQUIRED.
- ALL WATER LINE SHALL HAVE A MINIMUM 3'-0" COVER.
- WATER LINE SHALL BE INSTALLED AFTER SANITARY SEWER LINES ARE COMPLETE WHERE THEY CROSS. CONTRACTOR SHALL MAINTAIN A 10' HORIZONTAL AND 2' VERTICAL CLEARANCE OF WATER AND SEWER LINES. ALL WATER LINES SHALL CROSS ABOVE SEWER LINES.
- WATER LINE SHALL INCLUDE COST OF METER AND TAP FEES IN PROPOSAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EXCAVATION, COORDINATION AND SCHEDULING OF TAPS. THE CONTRACTOR WILL INSTALL WATER METER AND BOX AS FURNISHED BY THE LOCAL AUTHORITY AND INSTALL SERVICES LINES TO WITHIN 5' OF BUILDING AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR WILL FOLLOW PROCEDURES AS DIRECTED TO FLUSH, STERILIZE AND FURNISH WATER SAMPLES FOR TESTING AS PER AWWA 651 UNTIL APPROVAL IS GRANTED BY THE STATE HEALTH AUTHORITY AND THE LOCAL WATER SYSTEM. A PERMIT TO OPERATE WILL NOT BE ISSUED UNTIL THE COMPLETED WATER SYSTEM MEETS ALL REQUIRED STATE AND LOCAL APPROVALS. THE CONTRACTOR IS RESPONSIBLE TO FURNISH THE OWNER WITH A COMPLETED AND APPROVED WATER SYSTEM ALONG WITH A SET OF APPROVED AS-BUILT DRAWINGS IN A FORMAT ACCEPTABLE TO THE LOCAL UTILITY AUTHORITY.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK UNTIL HE HAS OBTAINED COPIES OF ALL NECESSARY ENCROACHMENT AND CONSTRUCTION PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL WATER AUTHORITY AND DETERMINING THE REQUIREMENTS AND PROCEDURES FOR OBTAINING THE AUTHORITY'S APPROVAL OF THE WATER SYSTEM PRIOR TO SUBMITTING A PRICE TO THE OWNER. THE DETAILS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY SHALL GOVERN.

SANITARY SEWER LINES

- ALL CONSTRUCTION SHALL BE PER THE LOCAL SEWER UTILITY'S REQUIREMENTS AND SPECIFICATIONS.
- THE PLUMBER IS RESPONSIBLE FOR SETTING INVERT ELEVATIONS, PIPE SLOPES, ETC MEETING ALL LOCAL AND STATE CODES.
- EACH JOINT SHALL BE CLEARLY AND LEGIBLY MARKED WITH THE MANUFACTURER'S NAME OR IDENTIFYING SYMBOL, WITH THE LETTERS E.S. APPEARING ON THE EXTERIOR OF THE PIPE NEAR THE JOINT.
- A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER ALL PVC PIPE LINES.
- WATER LINES SHALL BE INSTALLED AFTER ALL GRAVITY SEWER LINES ARE INSTALLED.
- THIS CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING WORK. CONTACT WATER, TELEPHONE, POWER AND GAS COMPANY BEFORE EXCAVATION IS BEGUN.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEY WORK NECESSARY TO STAKE SEWER LINES. THE CENTERLINE AND ALL CLEANOUT LOCATIONS SHALL BE STAKED IN THE FIELD. THE OWNER'S SURVEYOR WILL SET ALL LOT CORNERS. THE CONTRACTOR SHALL PROTECT ALL PROPERTY MARKERS.
- ALL UTILITY TRENCHES SHALL BE THOROUGHLY COMPACTED TO PREVENT SETTLEMENT AND DAMAGE TO FUTURE PAVEMENT AND STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO EXISTING ROADS USED BY HIS OPERATION. THE CONTRACTOR SHALL REMOVE MUD AND DEBRIS FROM HIGHWAY AND NOT ALLOW DUST TO BECOME A NUISANCE OR SAFETY HAZARD.
- ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED TO LINES AND GRADES SHOWN AS DETAILED ON THE DRAWING. THE CONTRACTOR SHALL PROVIDE STANDARD MANHOLES OR CLEAN-OUTS AT ALL BENDS AND CHANGES IN GRADE IN SEWER LINES AND CONNECTIONS TO EXISTING SEWER LINES. PIPE BEDDING AND BACKFILL SHALL BE CAREFULLY CONTROLLED. ALL SANITARY SEWER WORK SHALL COMPLY WITH LOCAL CODES AN ORDINANCES. THE ENGINEER, THE LOCAL AUTHORITY AND THE STATE HEALTH AUTHORITY MUST INSPECT ALL SEWER WORK AS REQUIRED BEFORE BEING PUT IN SERVICE.
- ALL WORK SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND INSTRUCTIONS GIVEN BY THE OWNER'S REPRESENTATIVE, THE STATE HEALTH AUTHORITY AND THE LOCAL GOVERNING AUTHORITY.
- ALL SEWER LINES IN RELATION TO WATER LINES MUST CONFORM TO "TEN STATES STANDARDS", SECTION 38.3, 1980 EDITION, AT A MINIMUM, MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATION BETWEEN THE WATER AND SANITARY SEWER LINES. WATER LINES SHALL CROSS OVER SANITARY SEWER LINES.
- CONTRACTOR TO ASSUME CLASS "B" BEDDING FOR SDR-26 PVC IN HIS BID PROPOSAL. CLASS "A" BEDDING WILL BE PAID FOR AS AN "EXTRA" SHOULD FIELD CONDITIONS REQUIRE THIS BEDDING.
- COUPLINGS SHALL BE EASTERN STANDARD SEWER REPAIR COUPLINGS AS MANUFACTURED BY MISSION RUBBER COMPANY, INC. CATALOG NO. 048-307 (8640) 0410-704 (8638), OR 0412-6250 (2638), OR AS MANUFACTURED BY FERROJOINT SEALER CO., FERNDALE, MICHIGAN, OR APPROVED EQUAL.
- SANITARY SEWER SERVICES SHALL BE INSTALLED PER DETAILS. LOCATION OF SERVICE LINES SHALL BE MEASURED FROM MANHOLES AND FURNISHED WITH "AS-BUILT" DRAWINGS TO THE ENGINEER. EACH BUILDING SHALL HAVE (1) 6" OR 4" SERVICE LINE, AS SPECIFIED FOR ON THE DRAWINGS, BROUGHT TO WITHIN 5' OF THE BUILDING. SERVICE LINES SHALL BE INSTALLED AS REQUIRED ON PLANS. MINIMUM SLOPE AND CLEANOUT SPACING SHALL 1.04% FOR 6" AND 2.08% FOR 4" SIZES.
- ALL WATER AND SEWER LINE BACKFILL SHALL BE COMPACTED TO 95% STD. PROCTOR BY CONTRACTOR. THE OWNER SHALL TEST COMPACTION.
- THE OWNER SHALL PAY ALL SEWER TAP FEES TO THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY ON SEWER TAPS.
- THIS CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.
- POLYVINYL CHLORIDE (PVC) 8" AND LARGER SHALL CONFORM TO ASTM D-3034, SDR-26, INSTALLED IN ACCORDANCE WITH ASTM D-2321. ELASTOMERIC JOINTS SHALL COMPLY WITH ASTM D-3212. SDR-26 SHALL BE INSTALLED IN CLASS "B" BEDDING AS DETAILED ON THE DRAWINGS. PVC SEWER 6" AND SMALLER SHALL CONFORM TO SCHEDULE 40.
- DUCTILE IRON SHALL BE PRESSURE CLASS "350" CONFORMING TO AWWA C151, FURNISHED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS. JOINTS IN DIP AT THE CREEK CROSSING SHALL BE RESTRAINED FROM MOVEMENT (LOCK-TIGHT OR APPROVED EQUAL).
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL SEWER AUTHORITY AND DETERMINING THE REQUIREMENTS AND PROCEDURES FOR OBTAINING THE AUTHORITY'S APPROVAL OF THE SEWER SYSTEM PRIOR TO SUBMITTING A PRICE TO THE OWNER. THE DETAILS AND SPECIFICATIONS OF THE LOCAL SEWER AUTHORITY SHALL GOVERN.
- MANHOLE FRAME AND COVER SHALL BE MF-11 AND MC-18 RESPECTIVELY AS MANUFACTURED BY SUMTER MACHINERY COMPANY OR SEWER AUTHORITY APPROVED EQUAL. FRAME SHALL WEIGH 208 POUNDS AND COVER SHALL WEIGH 120 POUNDS. ALL SURFACES OF FRAME AND COVER SHALL BE BITUMINOUS COATED.
- STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC, REINFORCED WITH 1/2" GRADE 80 REINFORCEMENT OR SEWER DISTRICT APPROVED (IF ALLOWED BY LOCAL AUTHORITY).
- ALL SANITARY SEWER LINES SHALL BE AIR TESTED AND MUST CONFORM TO ASTM C828, LATEST REVISION.
- ALL FLEXIBLE AND SEMI-RIGID PIPE SHALL BE TESTED BY PULLING A MANHOLE, GOING GO, DEVICE BY HAND NO EARLIER THAN 30 DAYS AFTER THE TRENCHING HAS BEEN COMPLETELY BACKFILLED. THE MAXIMUM ALLOWABLE DEFLECTION SHALL NOT EXCEED 5 PERCENT OF NOMINAL INSIDE DIAMETER.
- CONTRACTOR SHALL NOT THE NEW SEWER LINE TO EXISTING MANHOLE UNTIL ALL CONSTRUCTION IS APPROVED, TESTED AND ACCEPTED BY THE LOCAL GOVERNING AUTHORITY.
- A PRE-CONSTRUCTION CONFERENCE WITH THE CONTRACTOR, SEWER AUTHORITY, STATE HEALTH AUTHORITY, AND THE ENGINEER WILL BE HELD PRIOR TO SEWER LINE CONSTRUCTION. CONTRACTOR SHALL SET UP PRE-CONSTRUCTION CONFERENCE WITH CITY.
- THE CONTRACTOR SHALL GRASS ALL RIGHT-OF-WAY IN ACCORDANCE WITH SPECIFICATIONS FOR GRASSING.
- ALL SEWER LINE WORK SHALL BE "APPROVED" BY THE STATE HEALTH AND LOCAL AUTHORITY, AND "APPROVED" AS-BUILT DRAWINGS SHALL BE FURNISH TO THE OWNER BEFORE CONTRACTOR RECEIVES FINAL PAYMENT.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK UNTIL HE HAS OBTAINED COPIES OF ALL NECESSARY ENCROACHMENT AND CONSTRUCTION PERMITS.

SCDES

- IF NECESSARY, SLOPES, WHICH EXCEED 8% (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE GRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- 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, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- 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.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- 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 SCR10000.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- 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.
- 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.
- 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.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- 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.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- 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.
- IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
- 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-URBAN PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

MISCELLANEOUS

- ALL RIP RAP FOR CHECK DAMS, EMERGENCY SPILLWAYS, AND OUTLET STABILIZATION PROTECTION TO BE UNDERLAIN WITH FILTER FABRIC. ALL RIP-RAP SHALL BE DUMPED RIP-RAP IN ACCORDANCE WITH THE SOUTH CAROLINA STATE-HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. PIECES SHALL BE NO LARGER THAN 24 INCHES.
- ASPHALT DESIGN SHALL BE DONE BY GEOTECHNICAL ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER FOR ASPHALT SPECIFICATION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS HIS REQUIRED FOR BORROW AREA (IF NEEDED).
- ALL EROSION CONTROL FOR STOCKPILING OF DIRT SHALL COMPLY WITH SCDES STANDARDS.
- SEDIMENT MUST BE REMOVED FROM SEDIMENT CONTROL DIKE WHEN SEDIMENT REACHES 50% OF THE SEDIMENT STORAGE VOLUME OR THE TOP OF THE CLEAN-OUT STAKE, WHICHEVER IS LESS.
- ALL SLOPES DRAINING OFF-SITE, (NOT THROUGH POND) TO BE GRASSED AND STABILIZED WITH EROSION CONTROL BLANKETS.

ABBREVIATIONS

±	MORE OR LESS
Ø	DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS
Ac	ACRE
ADA	AMERICANS WITH DISABILITY ACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BM	BENCHMARK
BMP	EROSION CONTROL BEST MANAGEMENT PRACTICES
BOW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CIP	CAST IN PLACE
CL	CENTERLINE
CY	CUBIC YARD
DBH	DIAMETER BREAST HEIGHT
DES	DEPARTMENT OF ENVIRONMENTAL SERVICES
DIP	DUCTILE IRON PIPE
E	EAST
E.G.	EXAMPLE GIVEN
EL	ELEVATION
ETC	ETCETERA
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FIRM	FLOOD INSURANCE RATE MAP
FPE	FINISHED PAD ELEVATION
FT	FEET (LENGTH)
H	HORIZONTAL
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
IBC	INTERNATIONAL BUILDING CODE
IE	INVERT ELEVATION
INV	INVERT
LBS	POUNDS
LF	LINEAR FEET (LENGTH)
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MPCE	MATCH PRE-CONSTRUCTION ELEVATION
MS4s	STORMWATER DISCHARGE FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
NE	NORTHEAST
NO.	NUMBER
NSF	NATIONAL SANITATION FOUNDATION
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	PRECAST
PVC	POLYVINYLCHLORIDE
R	RADIUS
RCW	REINFORCED CONCRETE PIPE
RIGHT OF WAY	
PSF	POUNDS PER SQUARE FOOT (PRESSURE)
PSI	POUNDS PER SQUARE INCH (PRESSURE)
PSIG	POUNDS PER SQUARE INCH GAUGE
S	SOUTH
SCDES	SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES
SCDOT	SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
SE	SOUTHEAST
SF	SQUARE FEET
STA	STATION
STD.	STANDARD
SW	SOUTHWEST
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP	TYPICAL
V	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WEST
WWF	WELDED WIRE FABRIC

THERE MAY BE ADDITIONAL ABBREVIATIONS USED IN THESE PLANS. PLEASE CONTACT ENGINEER IF ANY ABBREVIATION IS UNDEFINED OR UNCLEAR.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BENCHMARK
		INLET PROTECTION TYPE A
		INLET PROTECTION TYPE F
		SILT SACK INLET PROTECTION
		GUTTER EEL INLET PROTECTION
		ROCK CHECK DAM
		ROCK SEDIMENT DIKE
		ROCK OUTLET STABILIZATION
		CONCRETE WASHOUT
		STORM DRAINAGE - MISCELLANEOUS
		STORM DRAINAGE - CATCH BASIN TYPE 18
		STORM DRAINAGE - CATCH BASIN TYPE 9
		STORM DRAINAGE - CURB INLET TYPE 1
		STORM DRAINAGE - DROP INLET
		STORM DRAINAGE - JUNCTION BOX
		SANITARY SEWER MANHOLE
		SEWER CLEANOUT
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		REDUCER
		LIGHT POLE
		IRON PIN
		SIGN
		UTILITY POLE
		ELECTRICAL BOX
		ELECTRICAL MANHOLE
		CABLE BOX
		TELEPHONE BOX
		TELEPHONE MANHOLE
		PARKING COUNT
		PARKING ISLAND
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		TREE
		TREE - TO BE RELOCATED
		TREE - TO BE REMOVED
		LIMITS OF DISTURBANCE
		PROPERTY BOUNDARY
		ADJACENT/INTERNAL PROPERTY LINES
		BUFFER
		EASEMENT
		SETBACK
		WETLANDS
		CENTERLINE
		TURBIDITY BARRIER
		DIVERSION BERM
		DIVERSION DITCH
		GAS
		HOSE PULL
		OVERHEAD CABLE
		OVERHEAD ELECTRIC
		OVERHEAD TELEPHONE
		PERMANENT DIVERSION DITCH
		ROOF DRAIN
		REINFORCED SILT FENCE
		STORM DRAINAGE
		SANITARY SEWER
		SILT FENCE
		SUBSURFACE DRAIN
		TREE PROTECTION BARRICADE
		TEMPORARY DIVERSION DITCH
		TREE PROTECTION
		UNDERGROUND COMMUNICATION
		UNDERGROUND ELECTRIC
		WATER
		FIRE SERVICE
		FENCE
		WETLANDS
		UTILITY LINE, PIPE, OR CURB TO BE DEMOLISHED
		ENTITY TO BE DEMOLISHED
		ASPHALT PAVEMENT (LIGHT DUTY)
		ASPHALT PAVEMENT (HEAVY DUTY)
		CONCRETE PAVEMENT
		BRICK PAVEMENT OR HARDSCAPE
		GRAVEL PAVEMENT

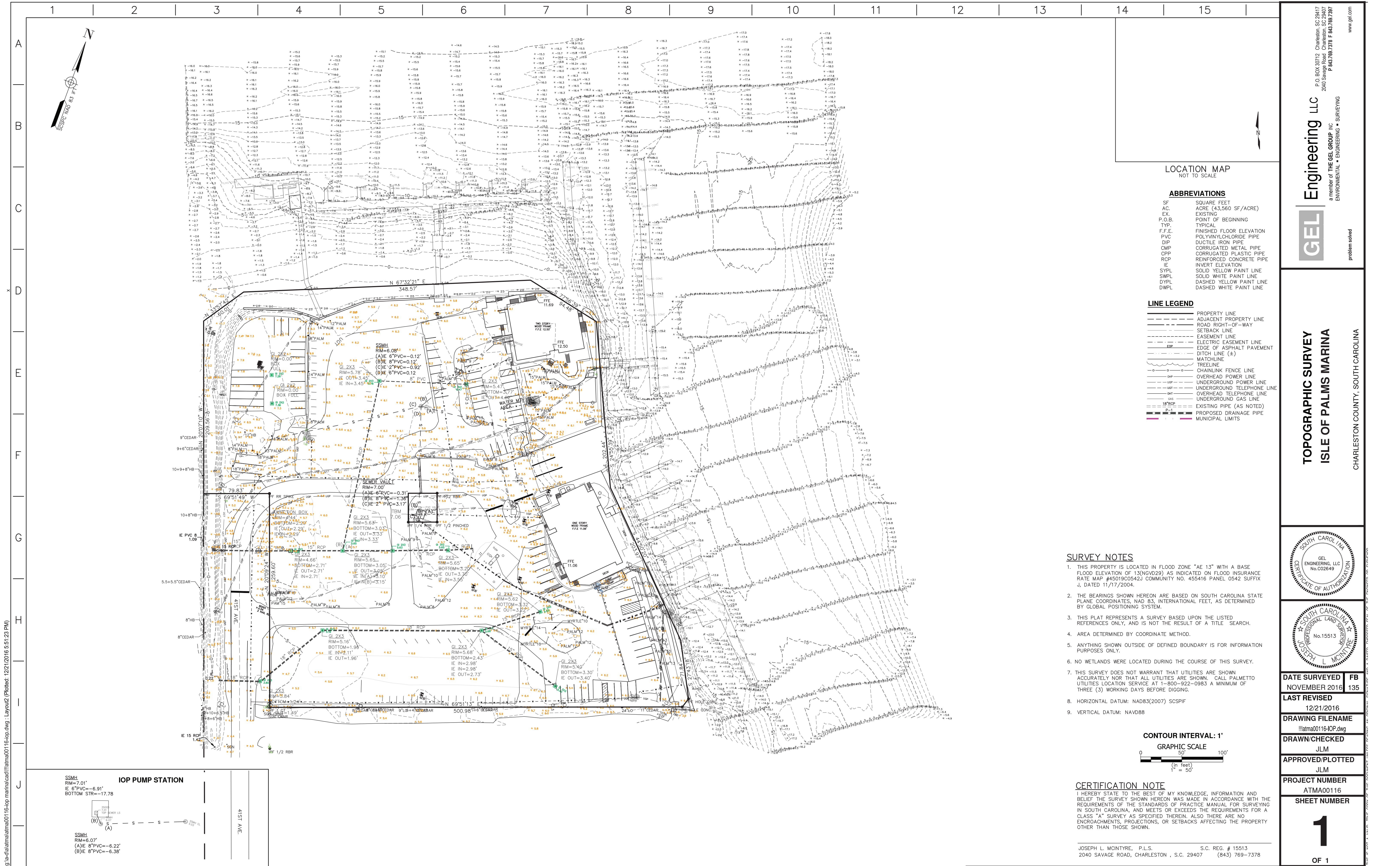
THERE MAY BE ADDITIONAL SYMBOLS USED IN THESE PLANS. PLEASE CONTACT ENGINEER IF ANY SYMBOL IS UNDEFINED OR UNCLEAR.

MDR	ISSUED FOR REVIEW AND APPROVAL	DATE	REV	DATE	DESCRIPTION	DRAWN	APPV.
A	07/29/2026						
B	08/24/2026						
C	09/17/2026						
D	09/22/2026						

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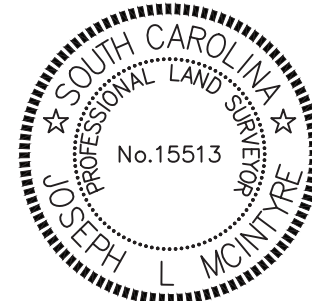
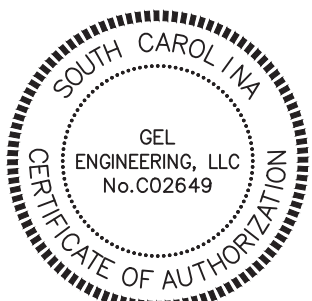
IOP MASTER PLAN	GENERAL NOTES	80 41ST AVENUE ISLE OF PALMS, SOUTH CAROLINA
PROJECT MANAGER	MDR	
DRAWN BY	ASJR	
PROJECT DATE	AUGUST 2023	
JOB NUMBER	2244	
SHEET NUMBER		
G-3		



Engineering LLC
a member of THE GEL GROUP INC
ENVIRONMENTAL • ENGINEERING • SURVEYING

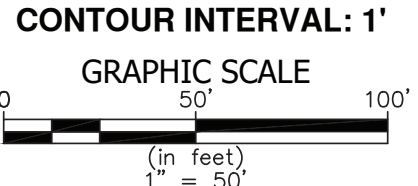
TOPOGRAPHIC SURVEY
ISLE OF PALMS MARINA

CHARLESTON COUNTY, SOUTH CAROLINA



DATE SURVEYED	FB
NOVEMBER 2016	135
LAST REVISED	12/21/2016
DRAWING FILENAME	!!atma00116-IOP.dwg
DRAWN/CHECKED	JLM
APPROVED/PLOTTED	JLM
PROJECT NUMBER	ATMA00116
SHEET NUMBER	1

- SURVEY NOTES**
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE 13" WITH A BASE FLOOD ELEVATION OF 13.0 (NGVD29) AS INDICATED ON FLOOD INSURANCE RATE MAP #4501000542J COMMUNITY NO. 455416 PANEL 0542 SUFFIX J, DATED 11/17/2004.
 - THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES, NAD 83, INTERNATIONAL FEET, AS DETERMINED BY GLOBAL POSITIONING SYSTEM.
 - THIS PLAT REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
 - AREA DETERMINED BY COORDINATE METHOD.
 - ANYTHING SHOWN OUTSIDE OF DEFINED BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
 - NO WETLANDS WERE LOCATED DURING THE COURSE OF THIS SURVEY.
 - THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITIES LOCATION SERVICE AT 1-800-922-0983 A MINIMUM OF THREE (3) WORKING DAYS BEFORE DIGGING.
 - HORIZONTAL DATUM: NAD83(2007) SCSP1F
 - VERTICAL DATUM: NAVD88



CERTIFICATION NOTE

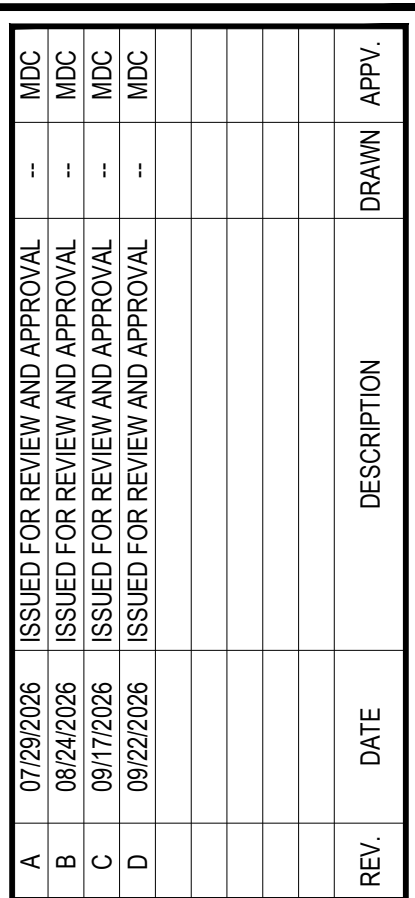
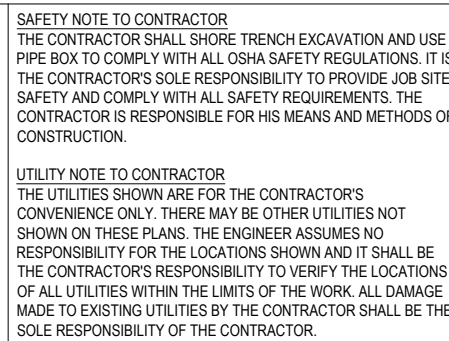
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE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

JOSEPH L. MCINTYRE, P.L.S. S.C. REG. # 15513
2040 SAVAGE ROAD, CHARLESTON, S.C. 29407 (843) 769-7378

SITE CONDITIONS DATA PROVIDED TO CLIENT BY ENGINEERING BY OTHERS. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

SITE CONDITIONS

V-1



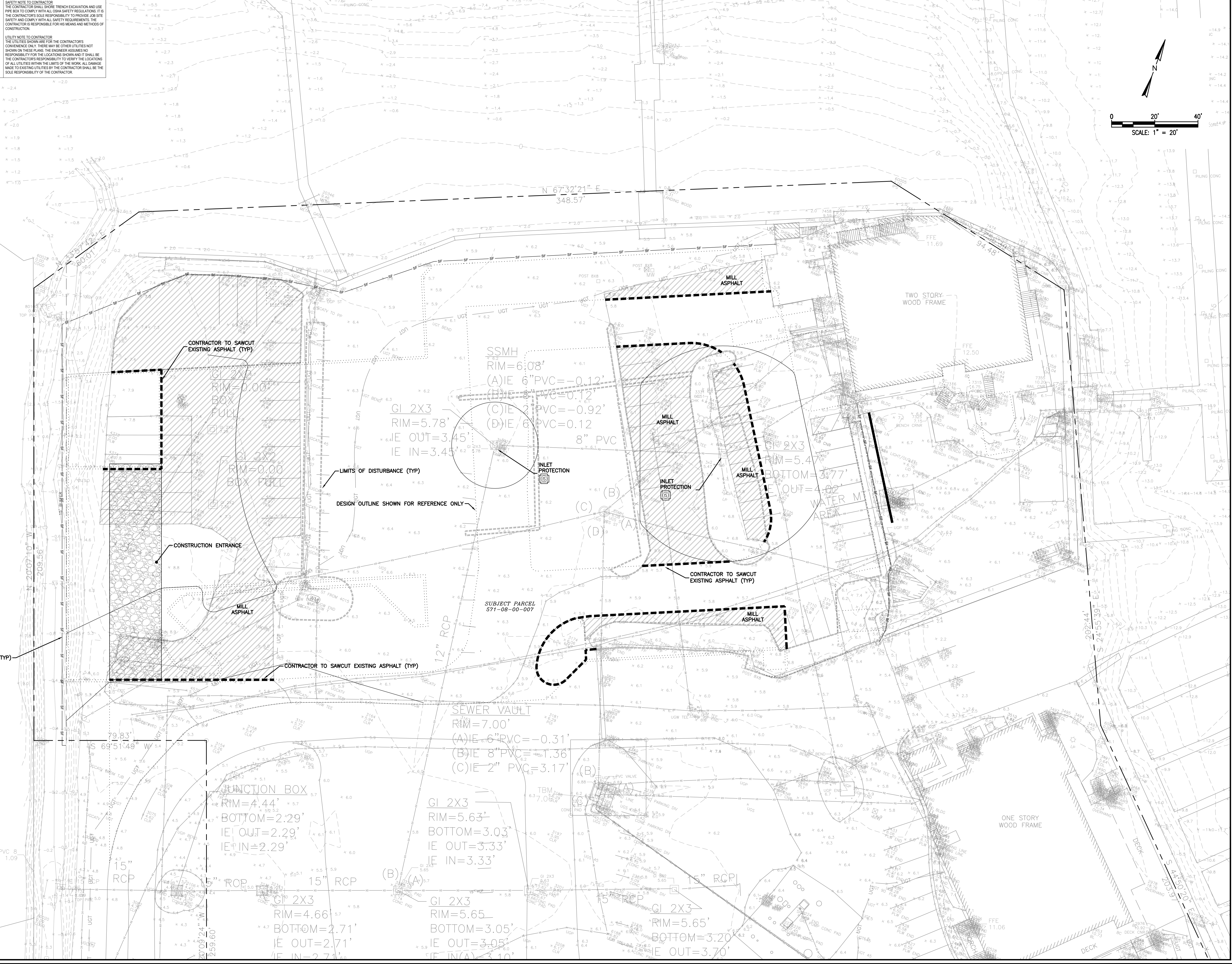
SITE PLAN		80 41ST AVENUE ISLE OF PALMS, SOUTH CAROLINA
IOP MASTER PLAN		
PROJECT MANAGER DRAWN BY PROJECT DATE JOB NUMBER	MDC A-JR AUGUST 2002 22041	
SHEET NUMBER		
C-1		

THIS DRAWING AND ASSOCIATED OUTFILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED BY CLINE ENGINEERING, INC. IN WRITING.
PLOT DATE: 8/20/2023 10:52 AM FILE LOCATION: X:\2023\2023 08\2023\PRODUCTION\DEMOLITION\SP01.DWG



SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHIELD TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



REV	DATE	DESCRIPTION	DRAWN	APPRV
A	07/20/2026	ISSUED FOR REVIEW AND APPROVAL		
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL		
C	09/17/2026	ISSUED FOR REVIEW AND APPROVAL		
D	09/22/2026	ISSUED FOR REVIEW AND APPROVAL		

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ENGINEERING
PROFESSIONAL DESIGN CONSULTING

PROJECT MANAGER
DRAWN BY
PROJECT DATE
SHEET NUMBER

DEMOLITION AND SWPPP
80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

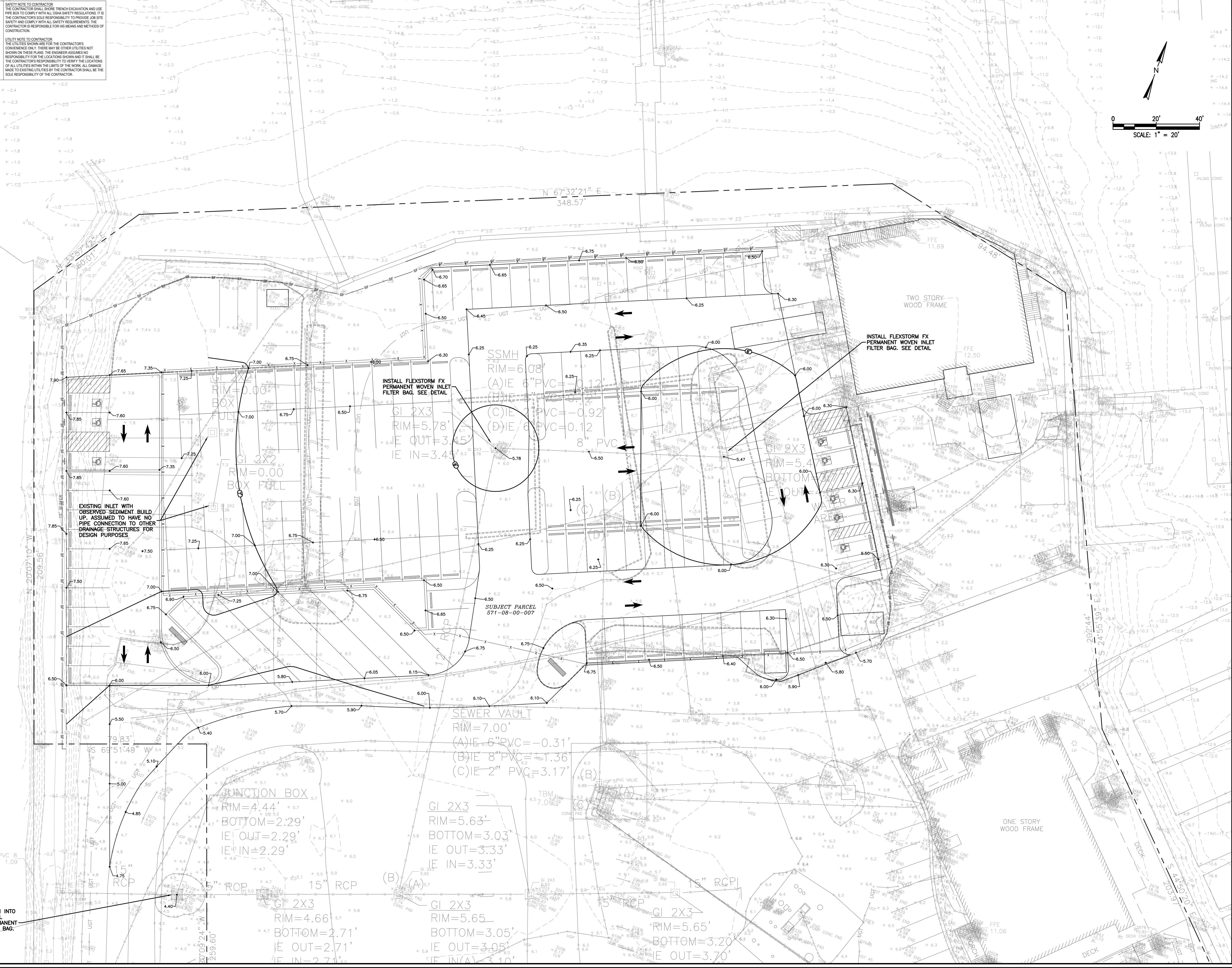
C-2

THIS DRAWING AND ASSOCIATED OUTFILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED BY CLINE ENGINEERING, INC. IN WRITING.
PLOT DATE: 8/22/2023 13:11 PM FILE LOCATION: X:\2023\2023 624050\PROJECT\DRAWING\SP01.DWG



SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE ADEQUATE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



REV	DATE	DESCRIPTION	DRAWN	APPR
A	07/20/2026	ISSUED FOR REVIEW AND APPROVAL		
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL		
C	09/17/2026	ISSUED FOR REVIEW AND APPROVAL		
D	09/22/2026	ISSUED FOR REVIEW AND APPROVAL		

REV	DATE	DESCRIPTION	DRAWN	APPR
A	07/20/2026	ISSUED FOR REVIEW AND APPROVAL		
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL		
C	09/17/2026	ISSUED FOR REVIEW AND APPROVAL		
D	09/22/2026	ISSUED FOR REVIEW AND APPROVAL		

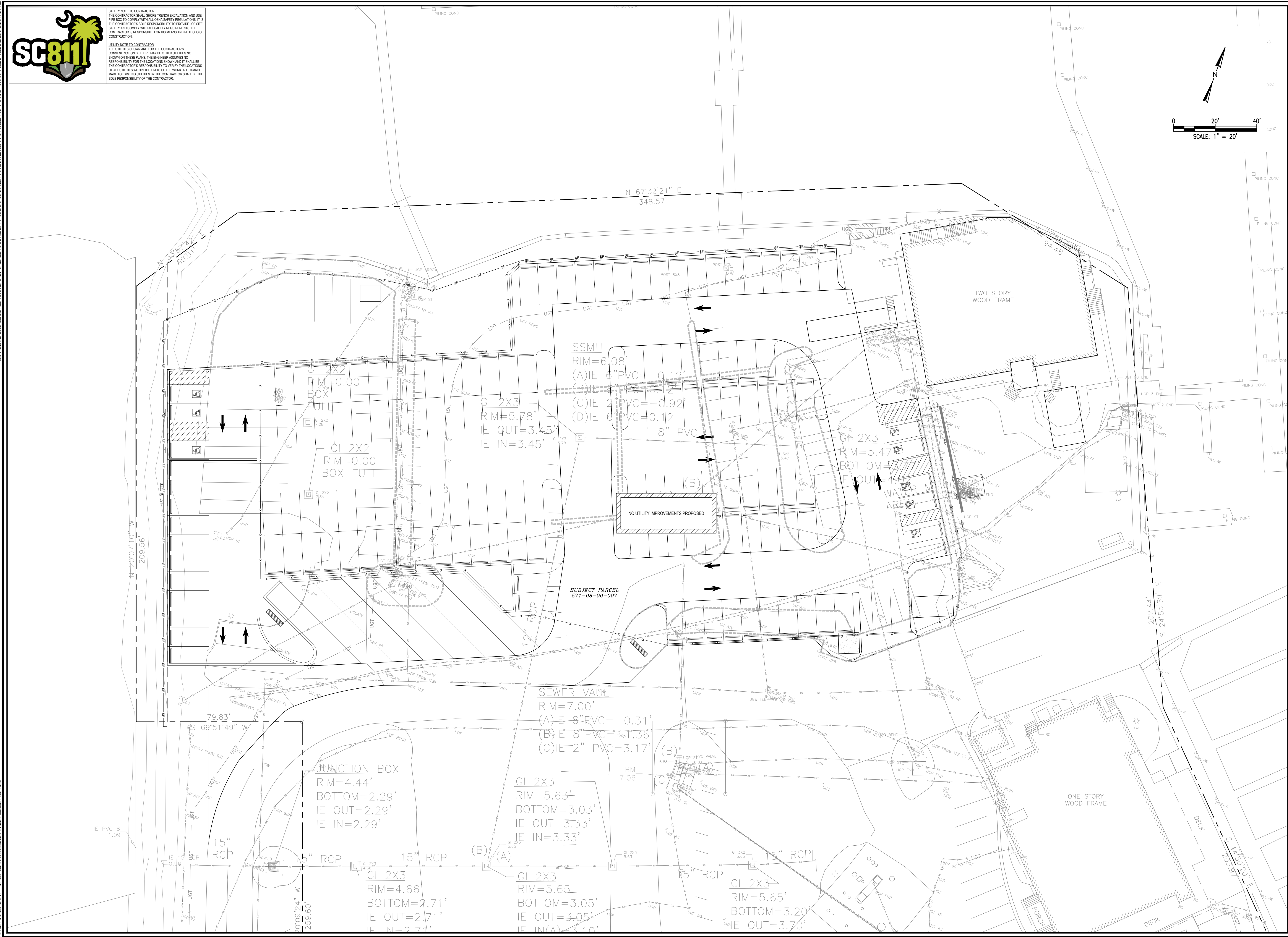
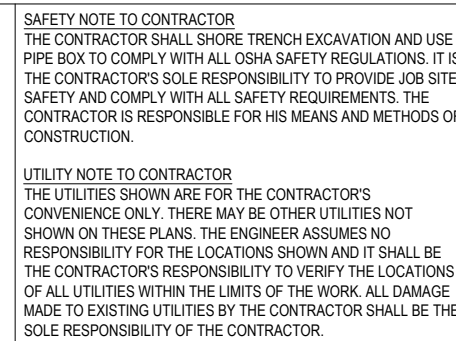
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PROFESSIONAL DESIGN CONSULTING

PROJECT MANAGER	MDC
DRAWN BY	ASJR
PROJECT DATE	AUGUST 2023
FOR NUMBER	2241

GRADING AND DRAINAGE PLAN

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

C-3



A	07/29/2026	ISSUED FOR REVIEW AND APPROVAL	MDC
B	09/12/2026	ISSUED FOR REVIEW AND APPROVAL	MDC
C	09/17/2026	ISSUED FOR REVIEW AND APPROVAL	MDC
D	09/22/2026	ISSUED FOR REVIEW AND APPROVAL	MDC
REV.	DATE	DESCRIPTION	DRAWN APPV.



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IOP MASTER PLAN

UTILITY PLAN

80 41ST AVENUE
SLE OF PALMS, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AJUR
PROJECT DATE	AUGUST 2022
JOB NUMBER	22047
SHEET NUMBER	

C-4

 TYPICAL PARKING SPACE DETAIL
NOT TO SCALE

 TYPICAL ADA PARKING STRIPING DETAIL
NOT TO SCALE

INTERNATIONAL ADA SYMBOL DETAIL
NOT TO SCALE

PAVEMENT SECTION SHOWN BELOW IS FOR BID ONLY. FINAL DESIGN SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER AND APPROVED BY THE OWNER

ASPHALT SCREENINGS DETAIL

NOT TO SCALE

NOTES

1. 1/2" x 18" ACCESSIBILITY SIGN (77-8) SHALL BE MOUNTED 7" FROM FINISH GRADE TO BOTTOM EDGE OF SIGN FACE. MOUNTED HEIGHT MAY BE REDUCED TO 5" IF PLACED IN A LANDSCAPE AREA IN WHICH PEDESTRIANS ARE NOT EXPECTED.
2. SIGNAGE SHALL BE INSTALLED IN FRONT OF EACH ACCESSIBLE SPACE, CENTERED ON THE WIDTH OF THE SPACE.
3. REFER TO AMERICAN WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ADAAG), LATEST EDITION, FOR REQUIRED NUMBER OF ACCESSIBLE SPACES PER ADAG. ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED, MINIMUM, WITH ADDITIONAL VAN ACCESSIBLE SPACES PER ADAG REQUIREMENTS.
4. HARDWARE SHALL BE 1/2" GRADE, 080 ALUMINUM REFLECTIVE SIGN MEETING THE REQUIREMENTS OF THE MUTCD AND ADAAG.

ADA PARKING SIGN DETAIL

NOT TO SCALE

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

- NOTES
1. MUTCD REFERENCE NUMBER R5-1 (30"x30")
 2. INSTALLED ON MINIMUM 3LB/FT. U-CHANNEL POST.
 3. TO MEET MINIMUM REFLECTIVITY STANDARDS SET BY SCDOT QUALIFIED PRODUCTS LIST

DO NOT ENTER SIGN DETAIL

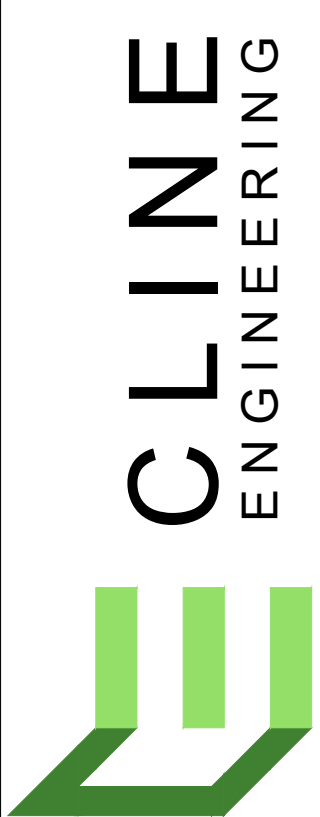
○ PRECAST PARKING BUMPER DETAIL
NOT TO SCALE

- NOTES**
1. DOUBLE GATE SHALL HAVE A LOCKING MECHANISM, DROP ROD, AND TRUSS ROD.
 2. ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON. FENCE FABRIC SHALL BE ALUMINUM COATED.
 3. ALL FENCING SHALL BE PROVIDED WITH A BLACK VINYL COATED POLYESTER PRIVACY SCREEN ACROSS THE ENTIRE SURFACE AREA OF THE FENCE INCLUDING GATES.
 4. ALL CHAIN LINK FENCING AND POSTS SHALL BE VINYL COATED WITH BLACK UV RESISTANT VINYL.

CHAIN LINK FENCE AND GATE DETAIL
NOT TO SCALE

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/22/2026	ISSUED FOR REVIEW AND APPROVAL		MDC
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL		MDC
C	08/17/2026	ISSUED FOR REVIEW AND APPROVAL		MDC
D	08/22/2026	ISSUED FOR REVIEW AND APPROVAL		MDC

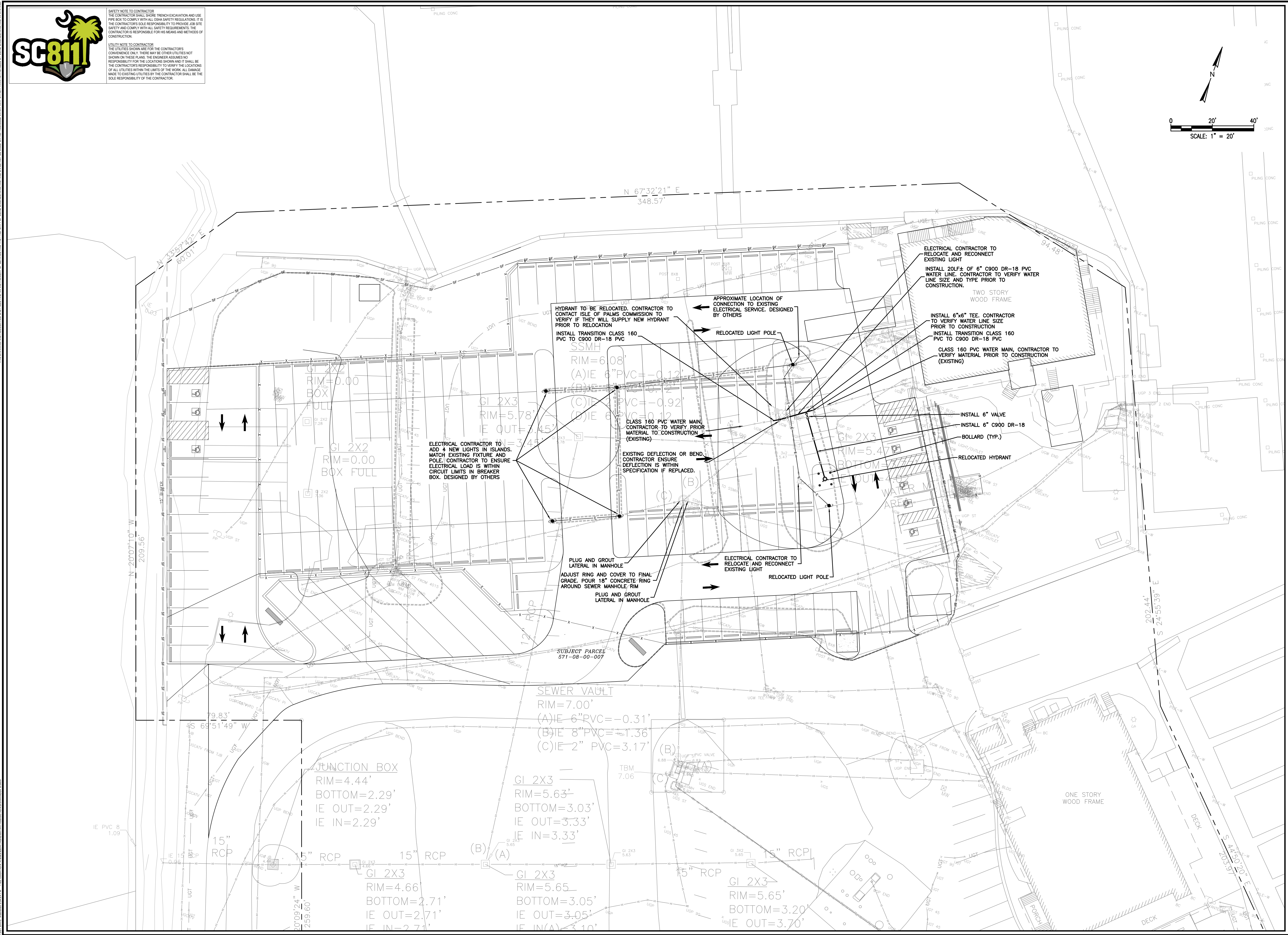
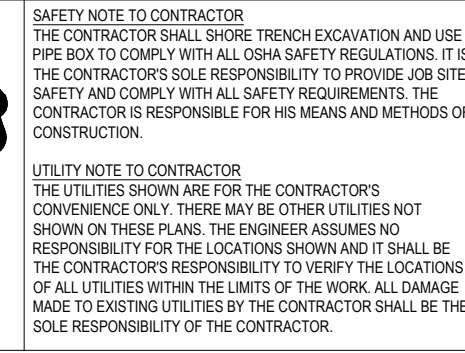
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PROFESSIONAL DESIGN CONSULTING

TOP MASTER PLAN		CONSTRUCTION DETAILS		80 41 ST AVENUE ISLE OF PALMS, SOUTH CAROLINA	
PROJECT MANAGER		MDC			
DRAWN BY		AJJR			
PROJECT DATE		AUGUST 2022			
JOB NUMBER		25041			
SHEET NUMBER					

C-6



REV.	DATE	DESCRIPTION	DRAWN	APPR.
A	07/29/2006	ISSUED FOR REVIEW AND APPROVAL	--	MDC
B	08/24/2006	ISSUED FOR REVIEW AND APPROVAL	--	MDC
C	09/17/2006	ISSUED FOR REVIEW AND APPROVAL	--	MDC
D	09/22/2006	ISSUED FOR REVIEW AND APPROVAL	--	MDC



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IOF MASTER PLAN

UTILITY ADDENDUM 1

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AJJR
PROJECT DATE	AUGUST 2022
JOB NUMBER	22047
SHEET NUMBER	

ADD-1



PROJECT MANAGER	MI
DRAWN BY	AJ
PROJECT DATE	AUGUST 20
JOB NUMBER	220

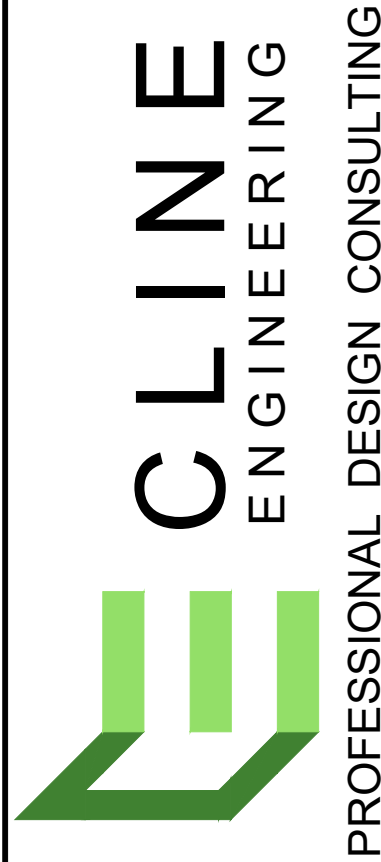


ADD-3

UTILITY ADDENDUM 3

IOP MASTER PLAN

80 41ST AVENUE
ISLE OF PALMS, SOUTH CAROLINA



A	07/29/2026	ISSUED FOR REVIEW AND APPROVAL	--	MDC
B	08/24/2026	ISSUED FOR REVIEW AND APPROVAL	--	MDC
C	09/17/2026	ISSUED FOR REVIEW AND APPROVAL	--	MDC
D	09/22/2026	ISSUED FOR REVIEW AND APPROVAL	--	MDC
REV	DATE	DESCRIPTION	DRAWN	APPV.