

Construction Plans

For

Stowaway Storage of Lexington

In Lexington County, SC

Prepared For

Ligon, Inc.

Contact: Mr. Scott Amick

Address: 150 Charter Oak Road, Lexington County, SC 29072

Cell : (803) 665-1222

Email: scottamick80@gmail.com

by:

Chao Engineering, Inc. Consulting Engineers

C & A #: 707913B-22

Utility Provider Information:

Water Provider:
Joint Municipal Water and Sewer Commission
(803) 359-8373

Sewer Provider:
Town of Lexington
(803) 951-4646

Electric Provider:
Mid-Carolina Electric
Brian Sandifer
(803) 749-6481
brian@mcecoop.com

Gas Provider:
Dominion Energy
Brad Whitfield
(803) 642-6274
bradley.whitfield@dominionenergy.com

Communication Provider:
Charter Communications
Stephen Jones
(803) 705-4112
Steve.Jones@charter.com
3347 Platt Springs Road
West Columbia, SC 29170

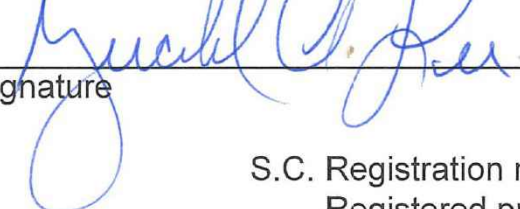
Applicant's Certification:

"I (We) hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and I (we) are responsible for the land disturbance and related maintenance thereof. Lexington County, and SCDHEC authorities will be allowed to enter the project site for the purpose of on-site inspections."

Signature:  Date: 9-28-22

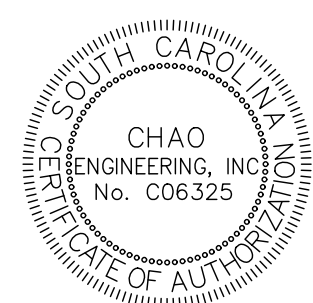
Designer's Certification:

"I hereby certify that this plan is designed to contain soil on the property concerned to the maximum extent, to provide for the protection of the property and the proposed improvements thereon from the effects of flooding, to provide for the control of the runoff from the property, and that all provisions for sediment control and storm drainage are in accordance with the stormwater management and sediment control ordinance for Lexington County, and SCDHEC"

Signature:  Date: 9-28-22
S.C. Registration number: 21629
Registered professional engineer



Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com



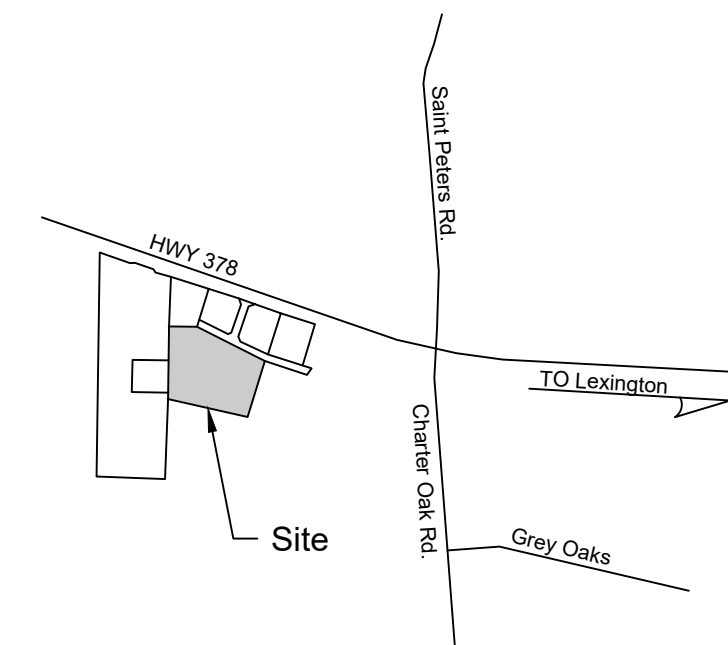
Drawing Index

- C1.0 - Existing Site & Demolition Plan
- C2.0 - Site Layout Plan
- C2.1 - Site Fencing Plan
- C3.0 - Grading & Drainage Plan
- C3.1 - Storm Drain Pipe Profiles
- C3.2 - Storm Drain Pipe Profiles
- C4.0 - Erosion & Sediment Control Plan
- Initial Land Disturbance
- C4.1 - Erosion & Sediment Control Plan
- Stabilization
- C5.0 - Utility Connection Plan
- C6.0 - Construction Details
- C6.1 - Construction Details
- C6.2 - Construction Details
- C6.3 - Construction Details
- C6.4 - Construction Details
- C6.5 - Construction Details
- C6.6 - Construction Details

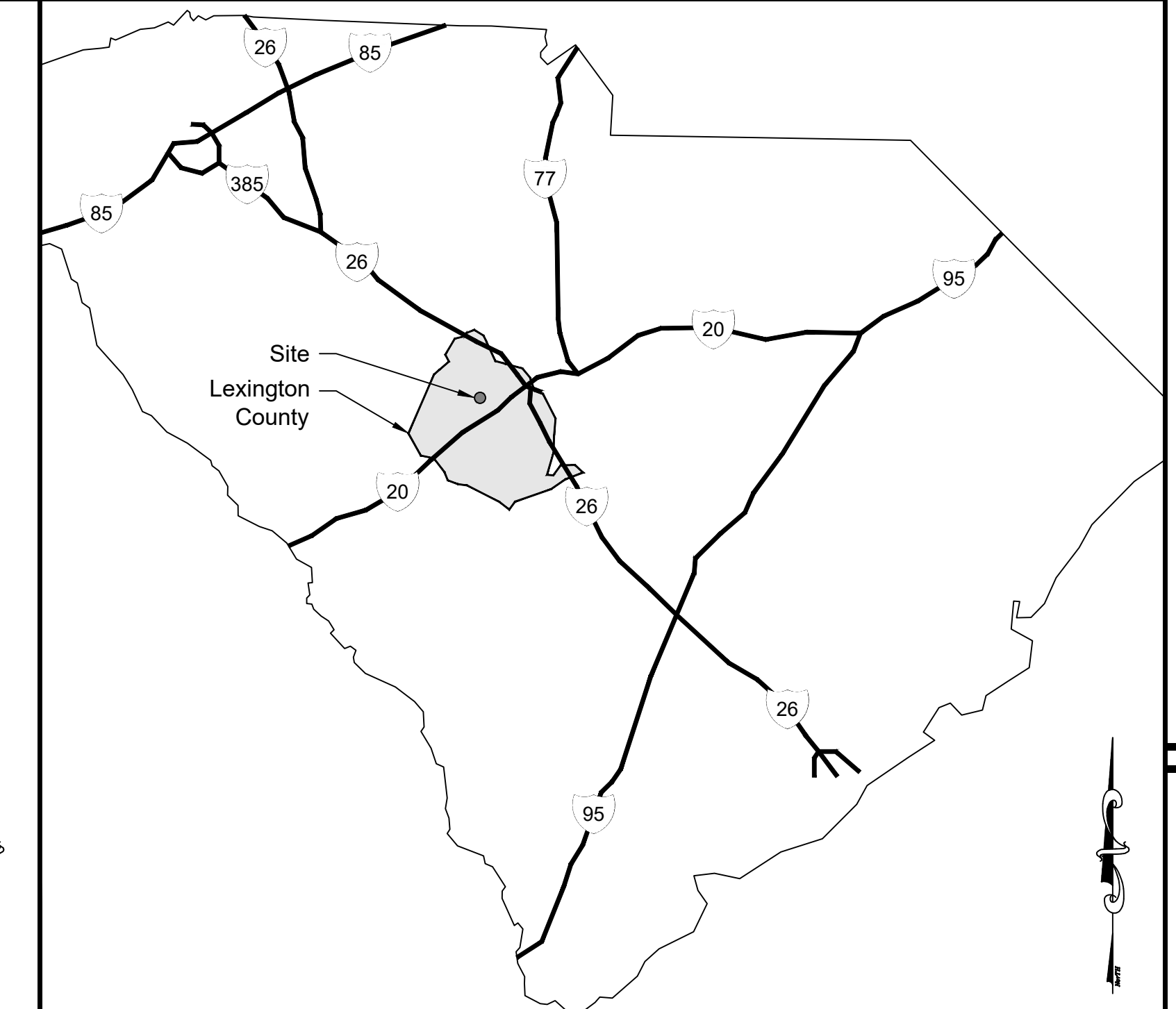
Location Map

County of Lexington
Scale: 1"=500'

TMS: 004200-05-083



State of South Carolina
Scale: 1" = 30 Miles



Drawn: HMC
Checked: GAL
Revised:

Project No.: 707913B-22
File: 707913C.dwg

C0.0

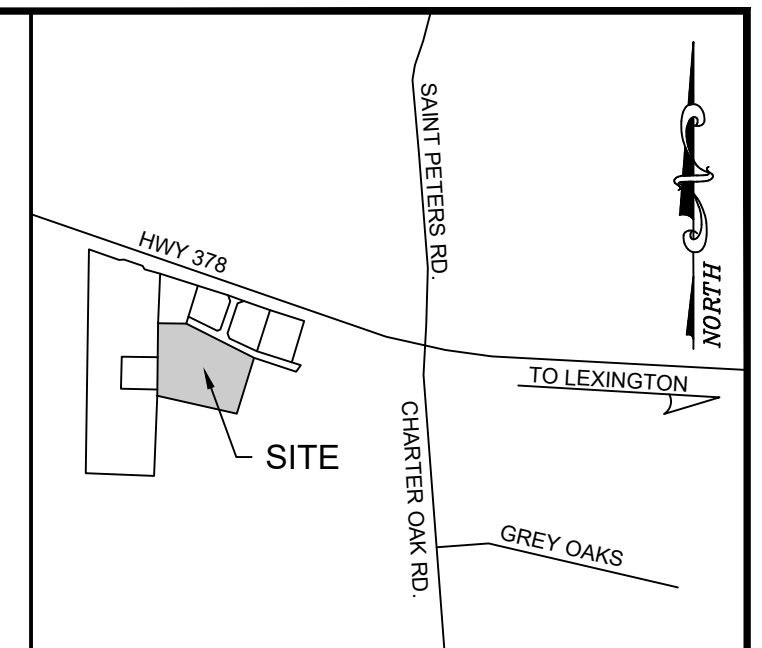
Sheet Number
August 28, 2023
Date

The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify 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.

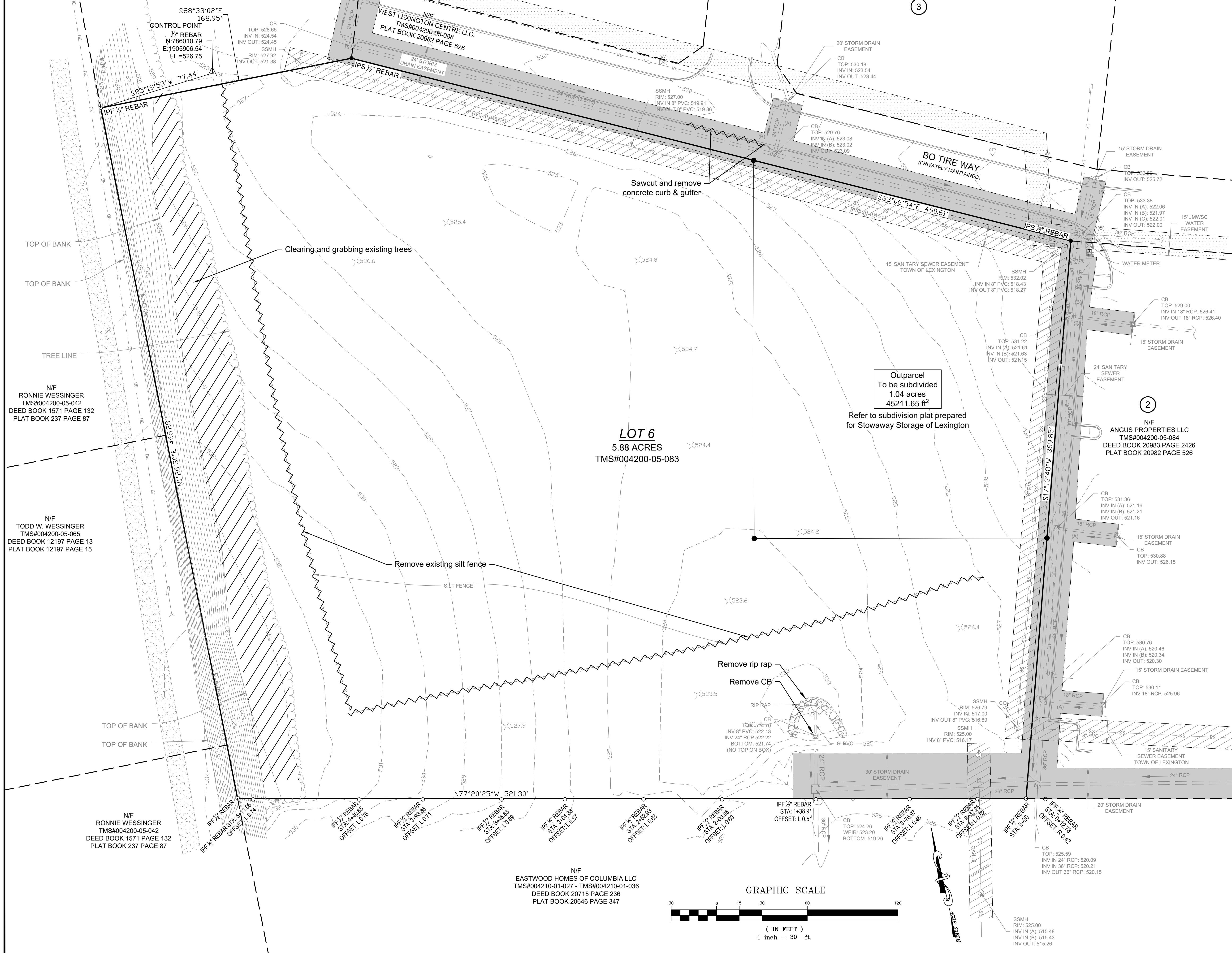
5
N/F
HUTTON LEXINGTON 378 SC ST LLC
TMS#004200-05-087
PLAT BOOK 20982 PAGE 526

4

3



LOCATION MAP
NOT TO SCALE



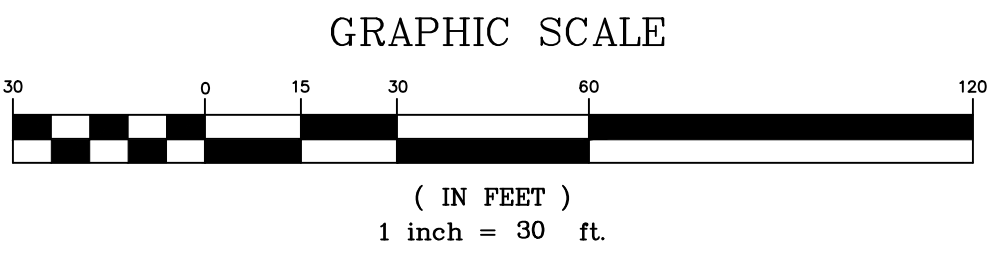
Outparcel
To be subdivided
1.04 acres
45211.65 ft²

Refer to subdivision plat prepared
for Stowaway Storage of Lexington

LOT 6
5.88 ACRES
TMS#004200-05-083

2
N/F
ANGUS PROPERTIES LLC
TMS#004200-05-084
DEED BOOK 20983 PAGE 2426
PLAT BOOK 20982 PAGE 526

N/F
EASTWOOD HOMES OF COLUMBIA LLC
TMS#004210-01-027 - TMS#004210-01-036
DEED BOOK 20715 PAGE 236
PLAT BOOK 20646 PAGE 347



Construction notes:

- Contractor is cautioned that the location and/or elevation of existing utilities shown herein are based on records provided by the utility company and information obtained from the field. Contractor shall verify all existing field conditions and utilities prior to beginning work.
- Contractor is required to contact Palmetto Utility Protection Service (811) three days prior to any digging or commencing construction.
- The location of the utilities shown hereon are from observed evidence only. The surveyor was not provided with underground plans to determine the location of any subterranean utilities.
- The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify 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.
- Provide silt fence and other erosion control devices, as may be required, to control soil erosion during construction. All disturbed areas shall be cleaned, graded and stabilized with grassing immediately after completion of construction in the area.
- Contractor shall repair any damage caused to any existing site features to remain including, but not limited to, buildings, pavement, curb and gutter, storm drains, underground utilities, fencing, etc. in their entirety. Repairs shall be at the contractor's expense.
- Seeding shall be provided in all areas disturbed by construction that are not intended to be covered by impervious material, unless otherwise indicated. If necessary, slopes which exceed four vertical feet or 4:1 slopes should be stabilized with an approved turf reinforcing mat in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed daily until slope is brought to grade.
- Contractor shall take necessary action to minimize the tracking of mud onto the paved roadway from construction areas. Contractor to daily remove mud/soil from pavement as required.
- 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 to the satisfaction of Lexington County and SCDHEC.
- Contractor shall abide by all provisions of the applicable city and or county storm drainage and erosion control ordinances as well as the South Carolina Sediment Reduction Act.
- All excavation is unclassified. Excess material is to be removed from the site and disposed of in a legal manner.
- All construction staking shall be provided at the contractor's expense.

Notes:

- Topographic information furnished by Chao Engineering, Inc. Dated 2/21/2022.
- Benchmark is based on mean sea level datum.
- Proposed contours & proposed spot elevations represent finished grade.
- All pavement dimensions are referenced to the face of curb, where applicable.
- The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify 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.

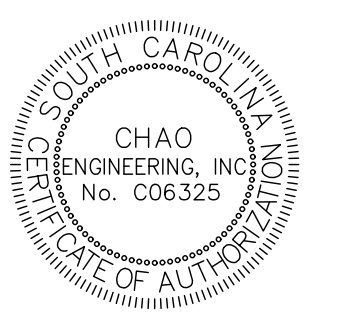
References:

- Lexington County Tax map numbers 004200-05-083.
- Plat prepared for West Lexington Center, by Baxter Land Surveying Co., Inc. dated September 29, 2021. Recorded in Plat Book 20982 Page 526.
- Deed Prepared For Ligon, LLC. dated December 10, 2021. Recorded in Deed Book 20983 Page 231.

LEGEND			
	WATER VALVE		CONC. CURB & GUTTER
	WATER METER		YARD INLET (YI)
	SANITARY SEWER MANHOLE		JUNCTION BOX (JB)
	CLEANOUT (CO)		DROP INLET (DI)
	NATURAL GAS LINE		CURB INLET (CI)
	SANITARY SEWER LINE		STORM DRAIN PIPE
	FENCE		POWER POLE & GUY
	OVERHEAD ELECTRIC		LIGHT POLE
	UNDERGROUND TEL		TELEPHONE PED
	FIBER OPTIC CABLE		CABLE TV PED
	CONCRETE		FIBER OPTIC CABLE MARKER
	ASPHALT PAVEMENT HEAVY DUTY		GAS LINE MARKER
	EROSION CONTROL BLANKETS		IRON PIN FOUND
	SEDIMENT TUBE		IRON PIN SET
	RIP-RAP		INLET PROTECTION
			SILT FENCE
			LIMIT OF DISTURBANCE



Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com



Existing Site & Demolition Plan
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913B-22
File: 707913C.dwg

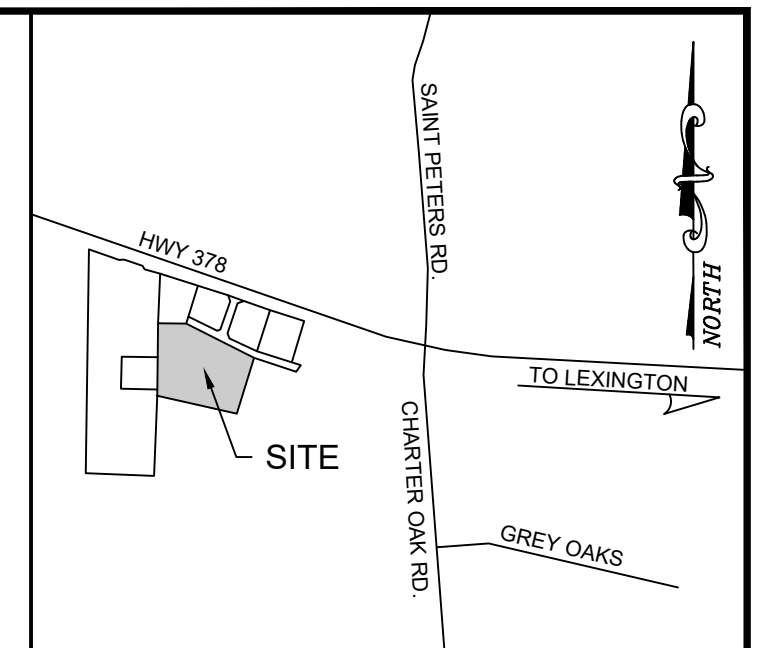
C1.0
Sheet Number
August 28, 2023
Date

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5
N/F
HUTTON LEXINGTON 378 SC ST LLC
TMS#004200-05-087
PLAT BOOK 20982 PAGE 526
County Zoning
ID (Intensive Development)

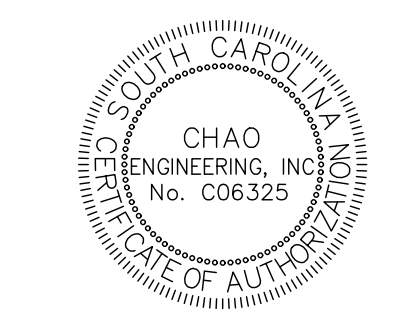
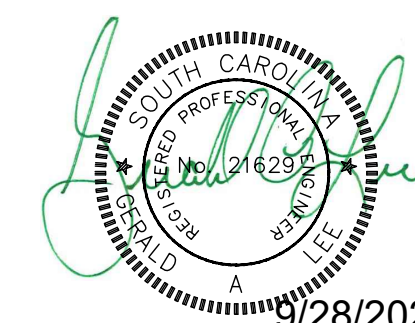
4
County Zoning
ID (Intensive Development)

3
County Zoning
ID (Intensive Development)



Project summary:
TMS Number: 004200-05-083
Total Area of parcels: 5.88 acres
Type of development (21.31): Storage
Zoning: ID (Intensive Development)
Minimum Number of Parking Space required (22.20): No minimum established
Parking Spaces Provided: 6 including 1 handicap space

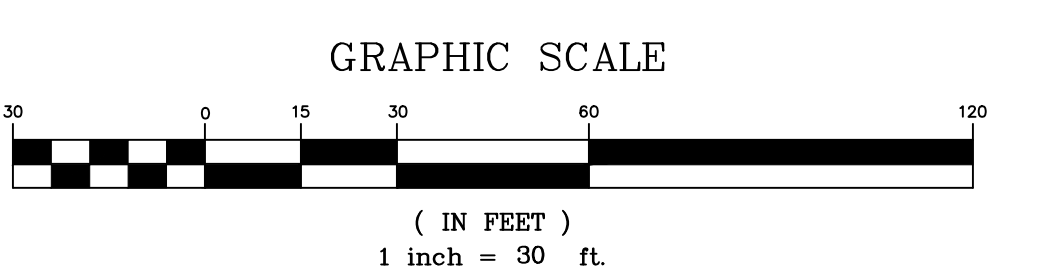
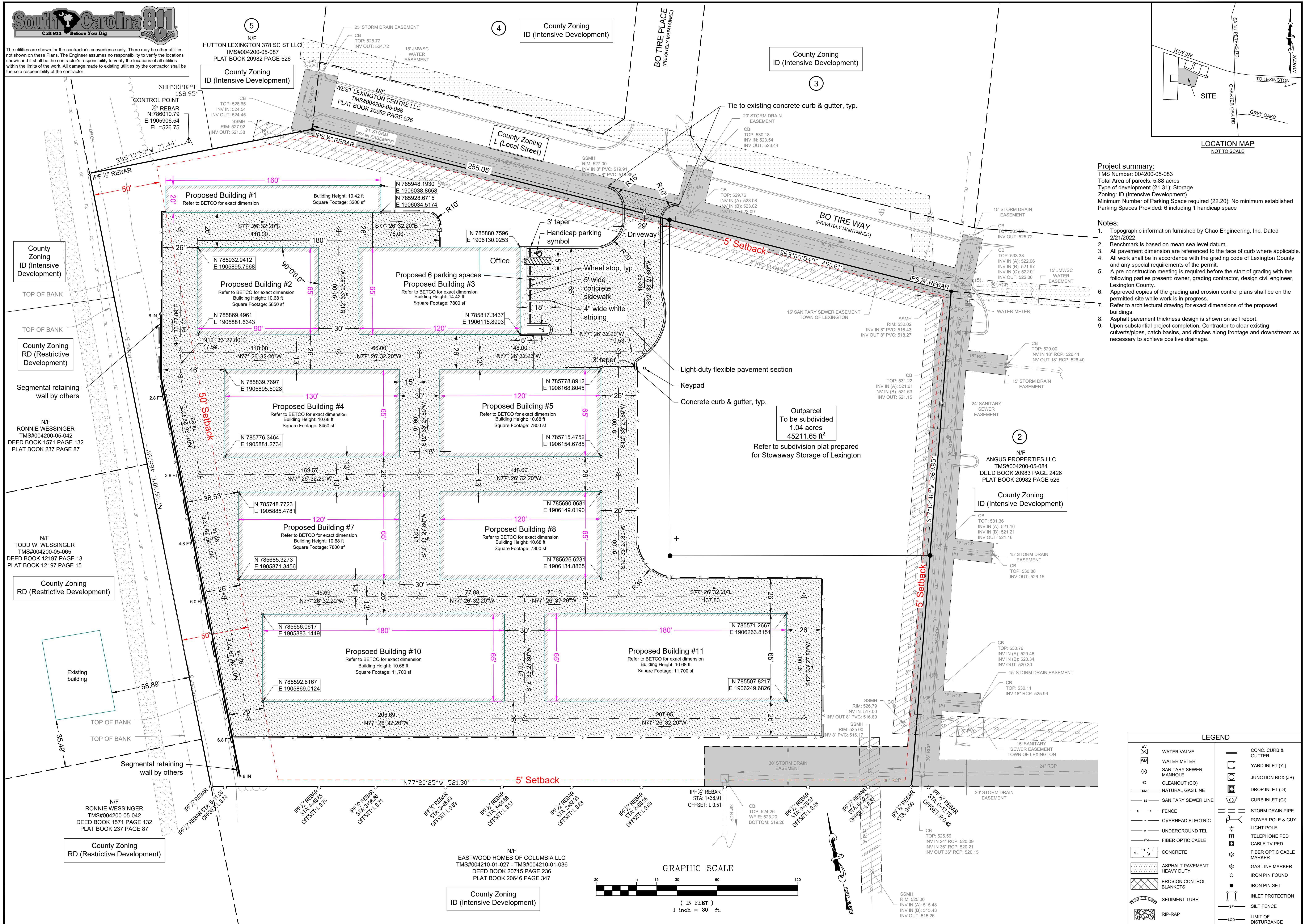
- Notes:**
1. Topographic information furnished by Chao Engineering, Inc. Dated 2/21/2022.
 2. Benchmark is based on mean sea level datum.
 3. All pavement dimension are referenced to the face of curb where applicable.
 4. All work shall be in accordance with the grading code of Lexington County and any special requirements of the permit.
 5. A pre-construction meeting is required before the start of grading with the following parties present: owner, grading contractor, design civil engineer, Lexington County.
 6. Approved copies of the grading and erosion control plans shall be on the permitted site while work is in progress.
 7. Refer to architectural drawing for exact dimensions of the proposed buildings.
 8. Asphalt pavement thickness design is shown on soil report.
 9. Upon substantial project completion, Contractor to clear existing culverts/pipes, catch basins, and ditches along frontage and downstream as necessary to achieve positive drainage.



Site Layout Plan
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913B-22
File: 707913C.dwg

C2.0
Sheet Number
August 28, 2023
Date



LEGEND

	WATER VALVE		CONC. CURB & GUTTER
	WATER METER		YARD INLET (YI)
	SANITARY SEWER MANHOLE		JUNCTION BOX (JB)
	CLEANOUT (CO)		DROP INLET (DI)
	NATURAL GAS LINE		STORM INLET (CI)
	SANITARY SEWER LINE		CURB INLET PIPE
	FENCE		POWER POLE & GUY
	OVERHEAD ELECTRIC		LIGHT POLE
	UNDERGROUND TEL		TELEPHONE PED
	FIBER OPTIC CABLE		CABLE TV PED
	CONCRETE		FIBER OPTIC CABLE MARKER
	ASPHALT PAVEMENT HEAVY DUTY		GAS LINE MARKER
	EROSION CONTROL BLANKETS		IRON PIN FOUND
	SEDIMENT TUBE		IRON PIN SET
	RIP-RAP		INLET PROTECTION
			LIMIT OF DISTURBANCE

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5
N/F
HUTTON LEXINGTON 378 SC ST LLC
TMS#004200-05-087
PLAT BOOK 20982 PAGE 526

4
N/F
WEST LEXINGTON CENTRE LLC.
TMS#004200-05-088
PLAT BOOK 20982 PAGE 526

CONTROL POINT
1/2" REBAR
N:786010.79
E:1905906.54
EL.=526.75

S88°33'02"E
168.95'
TOP: 528.65
INV IN: 524.54
INV OUT: 524.45
SSMH
RIM: 527.92
INV OUT: 521.38

S85°19'53"W
77.44'
IPF 1/2" REBAR

Proposed Building #1
Refer to BETCO for exact dimension

Proposed Building #2
Refer to BETCO for exact dimension

Proposed Building #3
Refer to BETCO for exact dimension

Proposed Building #4
Refer to BETCO for exact dimension

Proposed Building #5
Refer to BETCO for exact dimension

Proposed Building #7
Refer to BETCO for exact dimension

Proposed Building #8
Refer to BETCO for exact dimension

Proposed Building #10
Refer to BETCO for exact dimension

Proposed Building #11
Refer to BETCO for exact dimension

6' high
Black privacy chain link fence
Coordinate with Landscaping Plan to be vegetated by 50% with large growing evergreens, 3 gallon minimum size

6' high
Black privacy chain link fence
Coordinate with Landscaping Plan to be vegetated by 50% with large growing evergreens, 3 gallon minimum size

N/F
RONNIE WESSINGER
TMS#004200-05-042
DEED BOOK 1571 PAGE 132
PLAT BOOK 237 PAGE 87

IPF 1/2" REBAR
STA: 1-38.91
OFFSET: L 0.74

IPF 1/2" REBAR
STA: 1-40.85
OFFSET: L 0.76

IPF 1/2" REBAR
STA: 1-24.93
OFFSET: L 0.71

IPF 1/2" REBAR
STA: 1-28.96
OFFSET: L 0.71

IPF 1/2" REBAR
STA: 1-34.84
OFFSET: L 0.69

IPF 1/2" REBAR
STA: 1-34.88
OFFSET: L 0.67

IPF 1/2" REBAR
STA: 1-24.93
OFFSET: L 0.63

IPF 1/2" REBAR
STA: 1-24.96
OFFSET: L 0.60

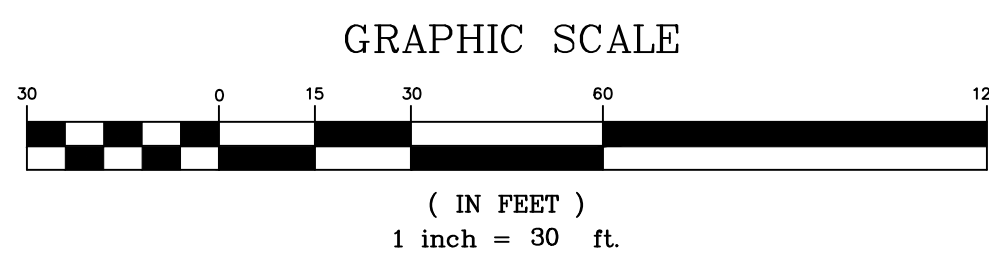
IPF 1/2" REBAR
STA: 1-19.91
OFFSET: L 0.51

IPF 1/2" REBAR
STA: 1-24.96
OFFSET: L 0.48

IPF 1/2" REBAR
STA: 1-24.96
OFFSET: L 0.42

IPF 1/2" REBAR
STA: 1-12.78
OFFSET: R 0.42

N/F
EASTWOOD HOMES OF COLUMBIA LLC
TMS#004210-01-027 - TMS#004210-01-036
DEED BOOK 20715 PAGE 236
PLAT BOOK 20646 PAGE 347



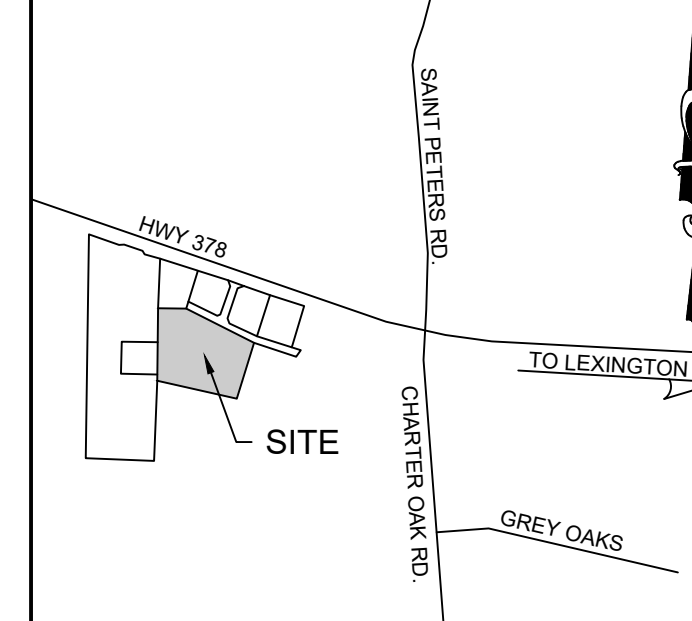
BO TIRE PLACE
(PRIVATELY MAINTAINED)

3

BO TIRE WAY
(PRIVATELY MAINTAINED)

2

N/F
ANGUS PROPERTIES LLC
TMS#004200-05-084
DEED BOOK 20983 PAGE 2426
PLAT BOOK 20982 PAGE 526



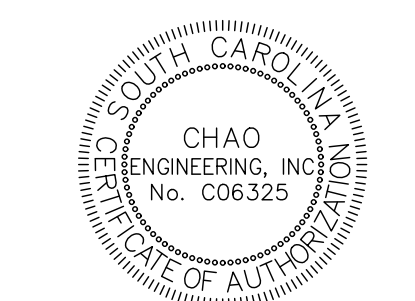
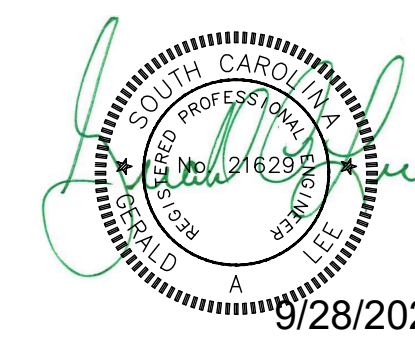
Project summary:
TMS Number: 004200-05-083
Total Area of parcels: 5.88 acres
Type of development (21.31): Storage
Zoning: ID (Intensive Development)
Minimum Number of Parking Space required (22.20): No minimum established
Parking Spaces Provided: 6 including 1 handicap space

- Notes:**
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 3. All pavement dimension are referenced to the face of curb where applicable.
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 8. Asphalt pavement thickness design is shown on soil report.
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Outparcel
To be subdivided
1.04 acres
45211.65 ft²
Refer to subdivision plat prepared for Stowaway Storage of Lexington

LEGEND	
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	CLEANOUT (CO)
	NATURAL GAS LINE
	SANITARY SEWER LINE
	FENCE
	OVERHEAD ELECTRIC
	UNDERGROUND TEL
	FIBER OPTIC CABLE
	CONCRETE
	ASPHALT PAVEMENT HEAVY DUTY
	EROSION CONTROL BLANKETS
	SEDIMENT TUBE
	RIP-RAP
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	YARD INLET (YI)
	JUNCTION BOX (JB)
	DROP INLET (DI)
	CURB INLET (CI)
	STORM DRAIN PIPE
	POWER POLE & GUY
	LIGHT POLE
	TELEPHONE PED
	CABLE TV PED
	FIBER OPTIC CABLE MARKER
	GAS LINE MARKER
	IRON PIN FOUND
	IRON PIN SET
	INLET PROTECTION
	SILT FENCE
	LIMIT OF DISTURBANCE

Prepared By:
Chao Engineering, Inc.
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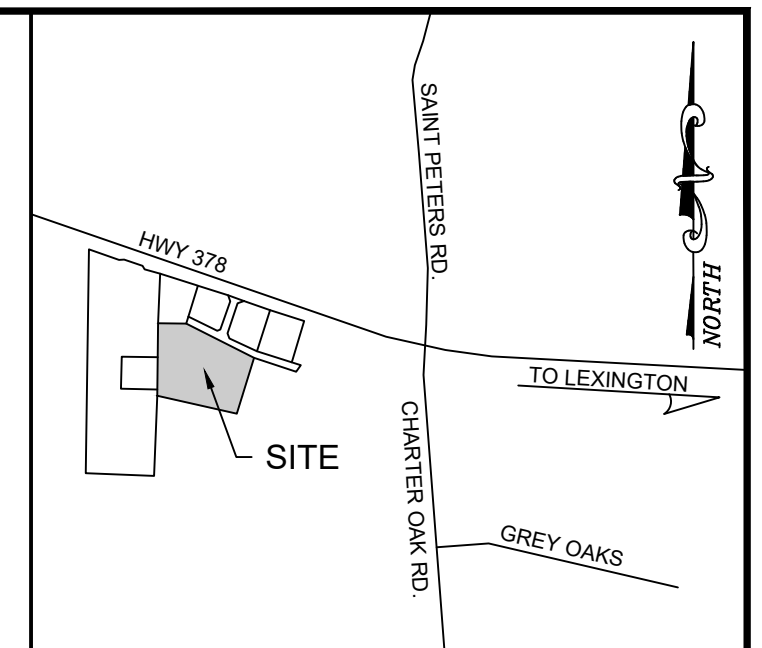
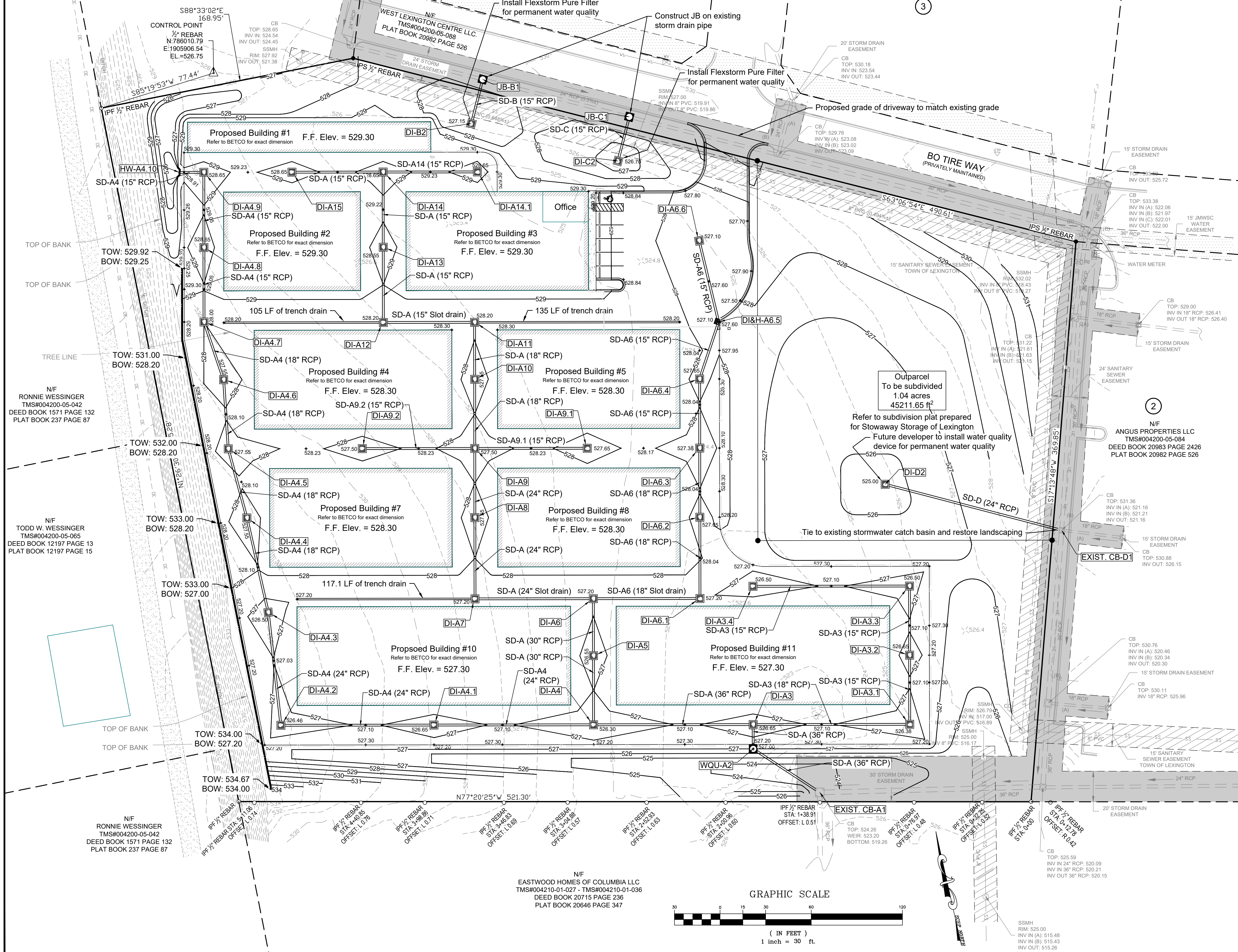


Site Fencing Plan
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913B-22
File: 707913C.dwg

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HUTTON LEXINGTON 378 SC ST LLC
TMS#004200-05-087
PLAT BOOK 20982 PAGE 526

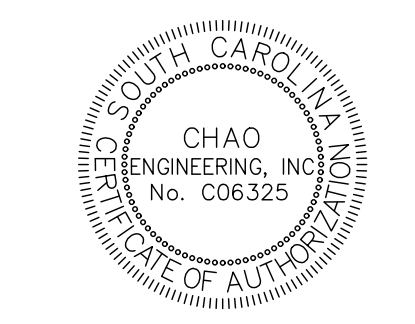
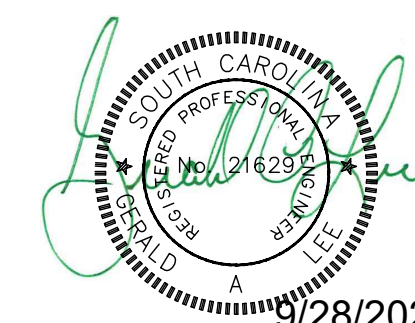


LOCATION MAP
NOT TO SCALE

- Construction notes:**
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 - Contractor shall abide by all provisions of the applicable city and or county storm drainage and erosion control ordinances as well as the South Carolina Sediment Reduction Act.
 - All excavation is unclassified. Excess material is to be removed from the site and disposed of in a legal manner.
 - All construction staking shall be provided at the contractor's expense.

Flood Certification
I hereby certify that I have consulted the National Flood Insurance Program, "Flood Insurance Rate Map", map number 45063C02311, panel number 231 of 555, effective date: July 5, 2018. I have determined that the above site lies within an unshaded zone "X".

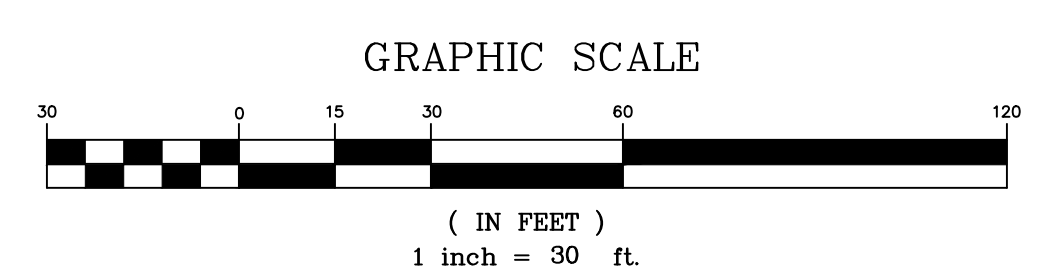
Gerald A. Lee
Gerald A. Lee, P.E.
SC Reg. Professional Engineer #21629

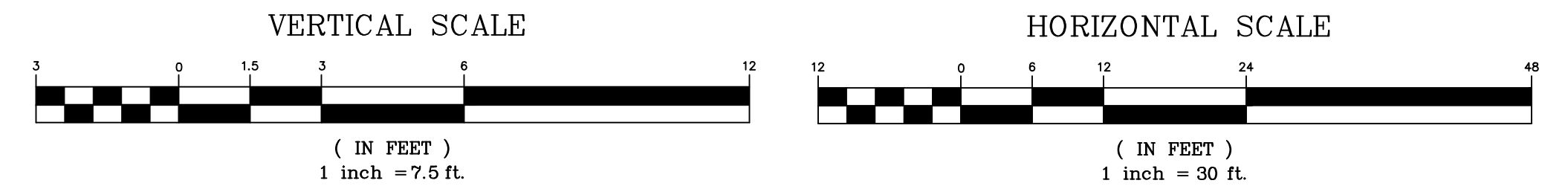
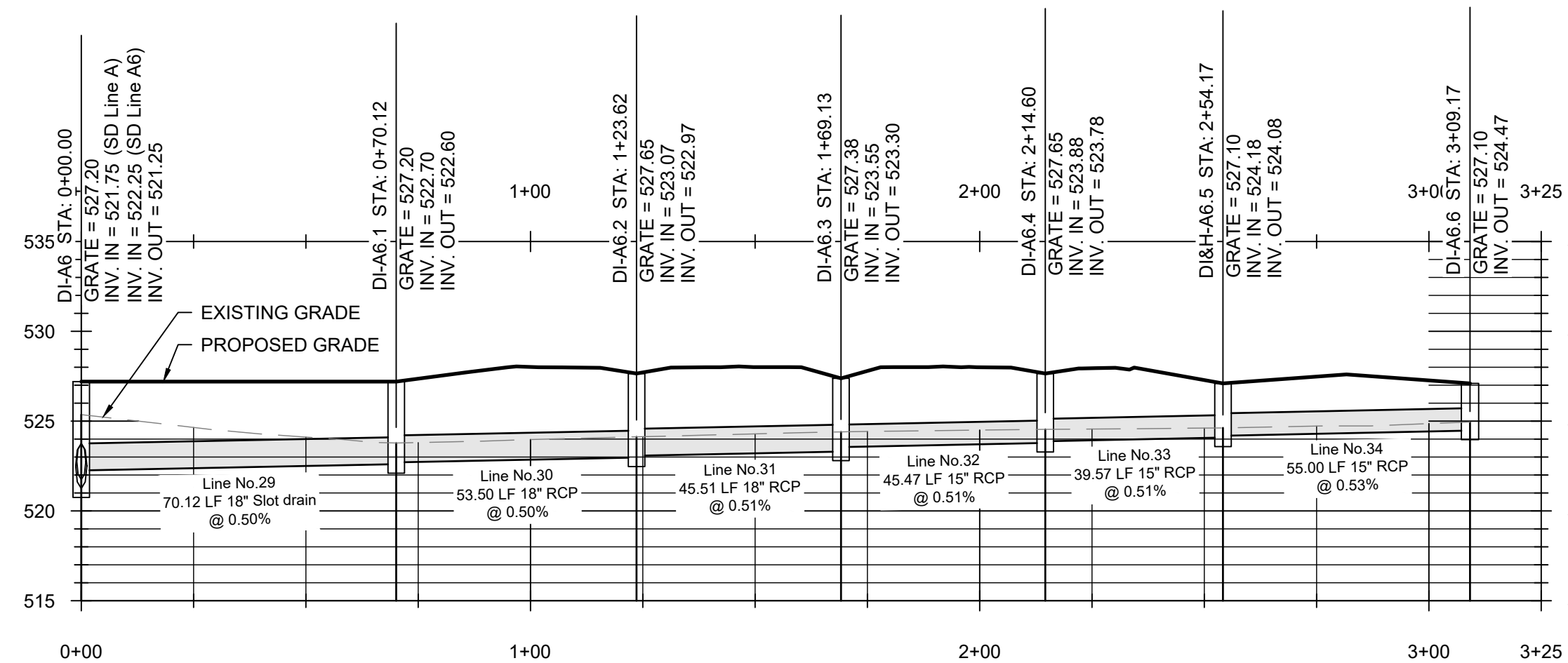
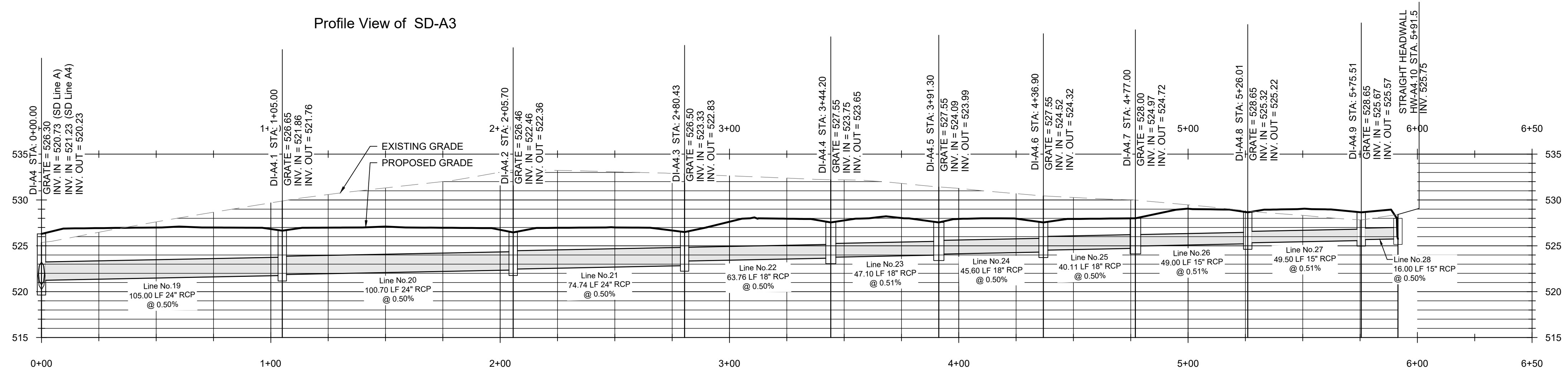
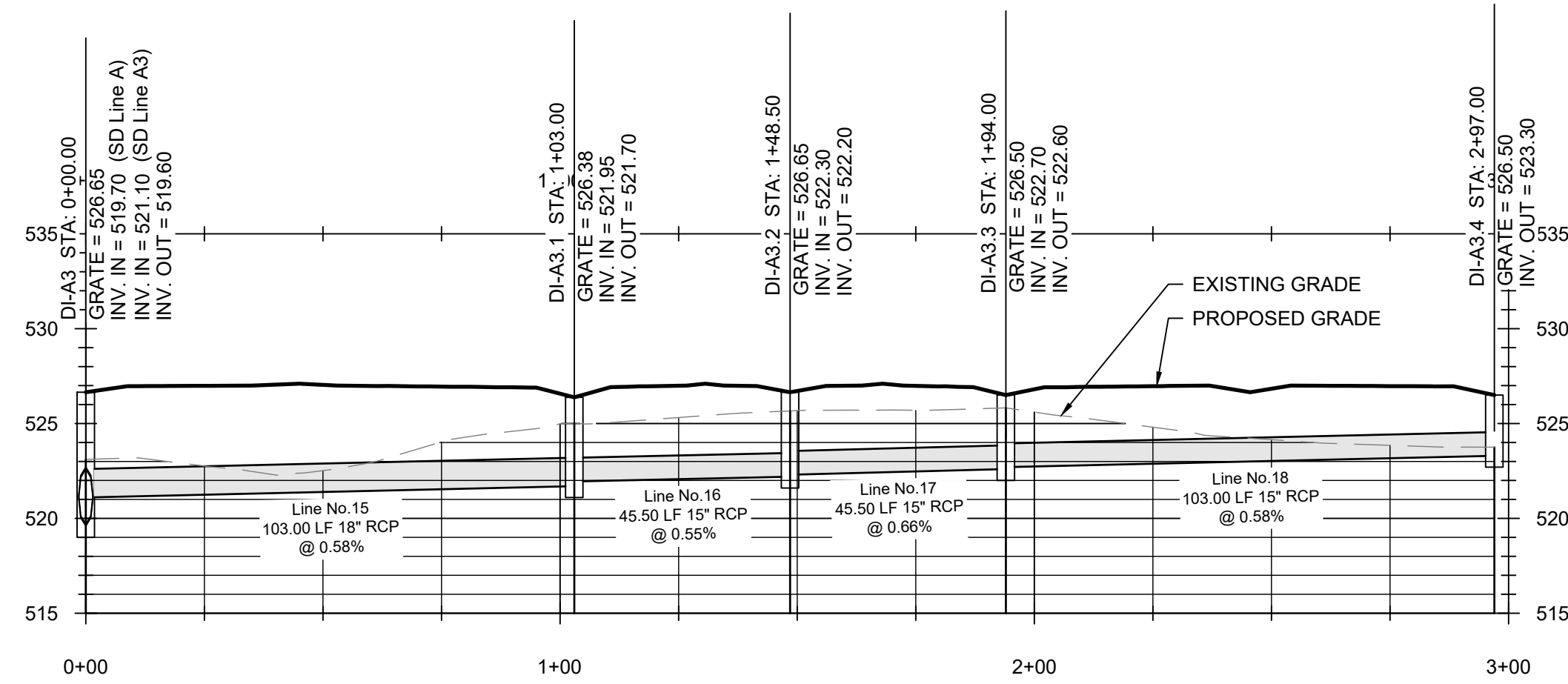
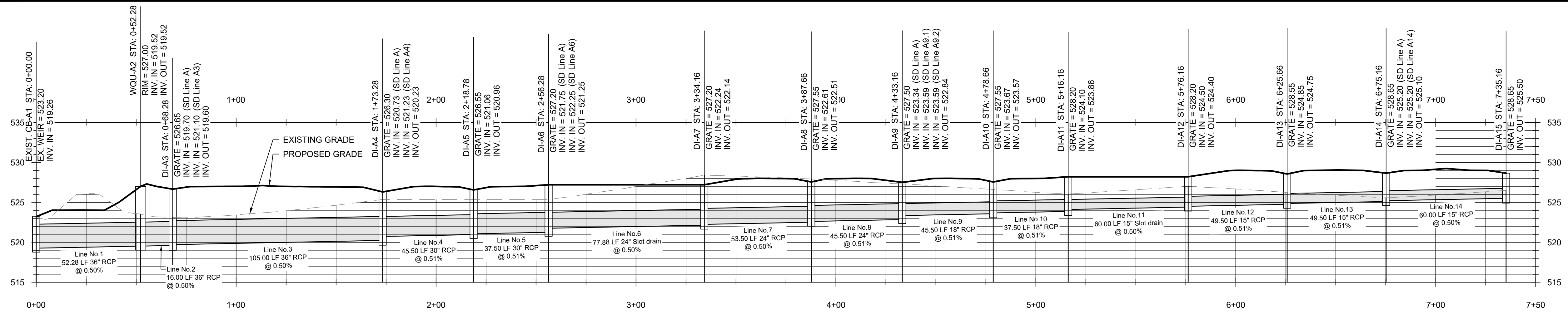


Grading & Drainage Plan
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913C-22
File: 707913C.dwg

C3.0
Sheet Number
August 28, 2023
Date

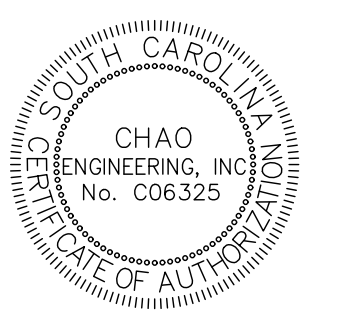




Prepared By:
Chao Engineering, Inc.
 Civil - Structural - Survey
 7 Clusters Court
 Columbia, SC 29210
 Voice: (803) 772-8420
 Fax: (803) 772-9120
 Email: consult@chaoinc.com

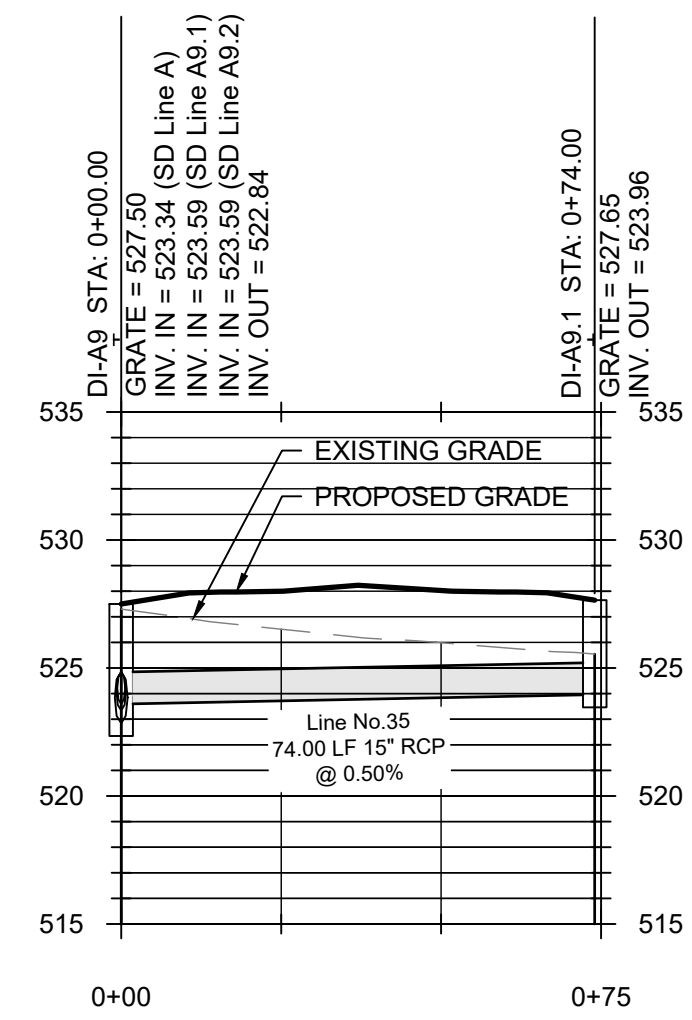


9/28/2023

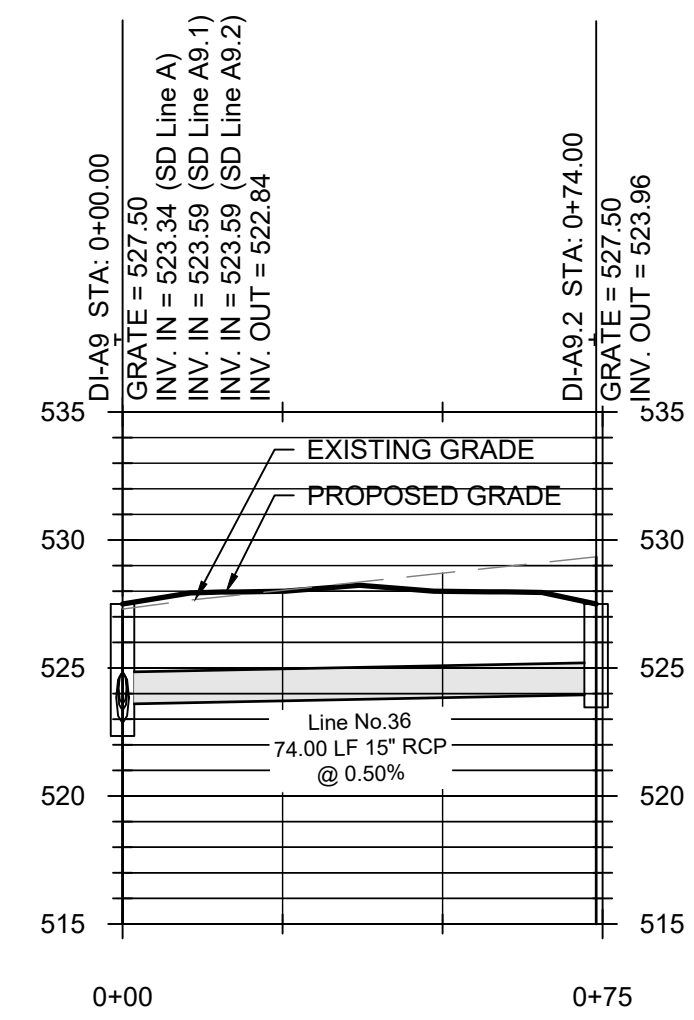


Storm Drain Pipe Profiles
Stowaway Storage of Lexington
 Prepared For:
Ligon, Inc.
 In Lexington County

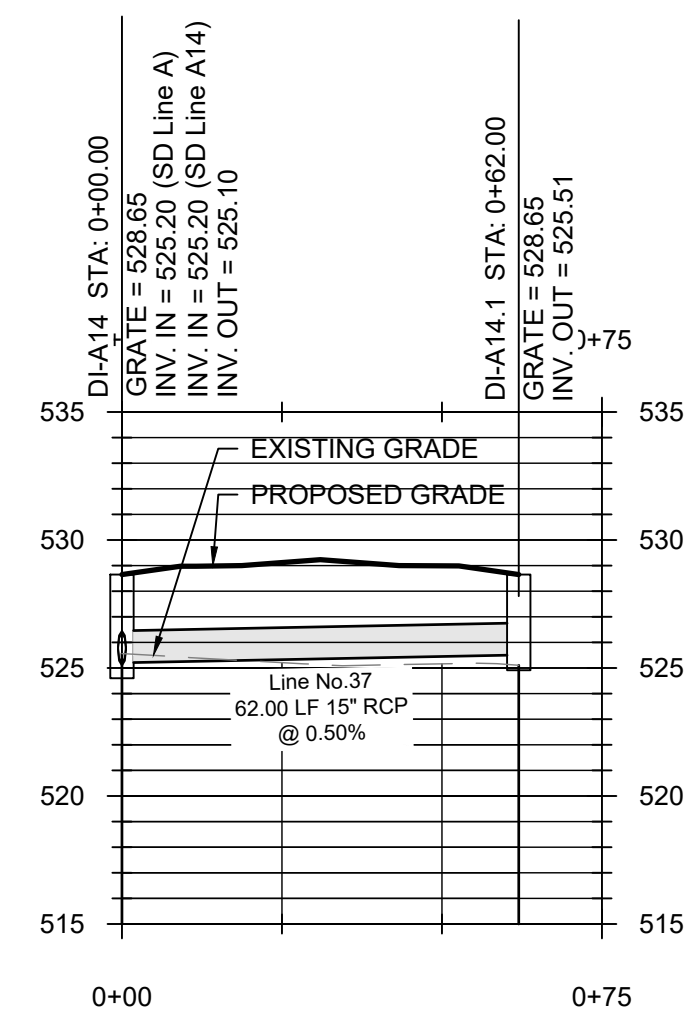
Drawn: HMC	Checked: GAL
Revised:	
File: 707913C.dwg	Project No.: 707913B-22



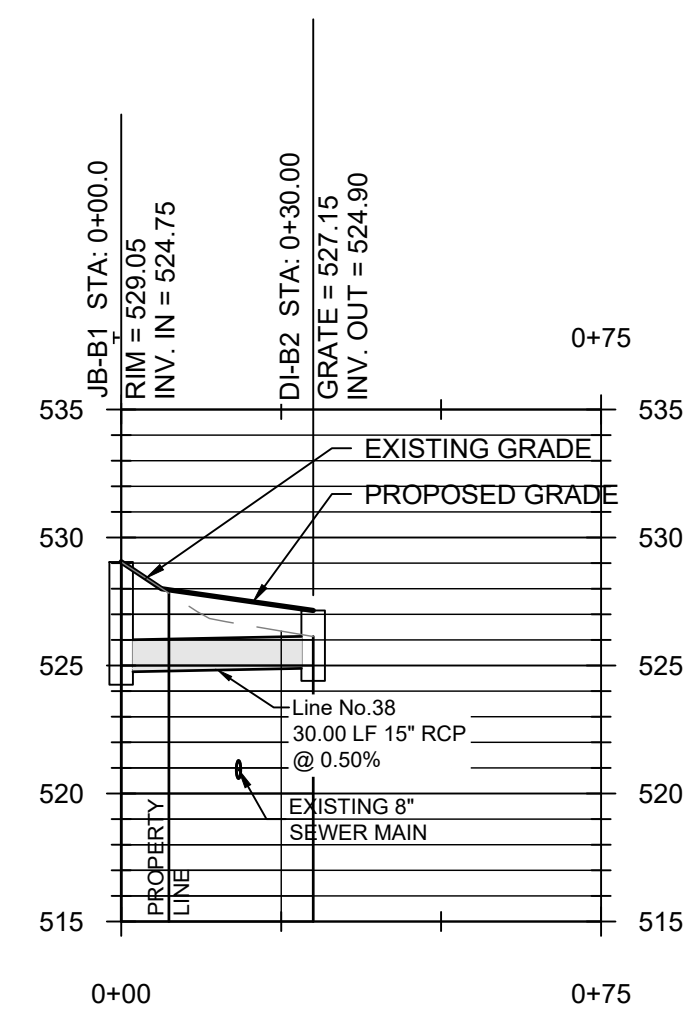
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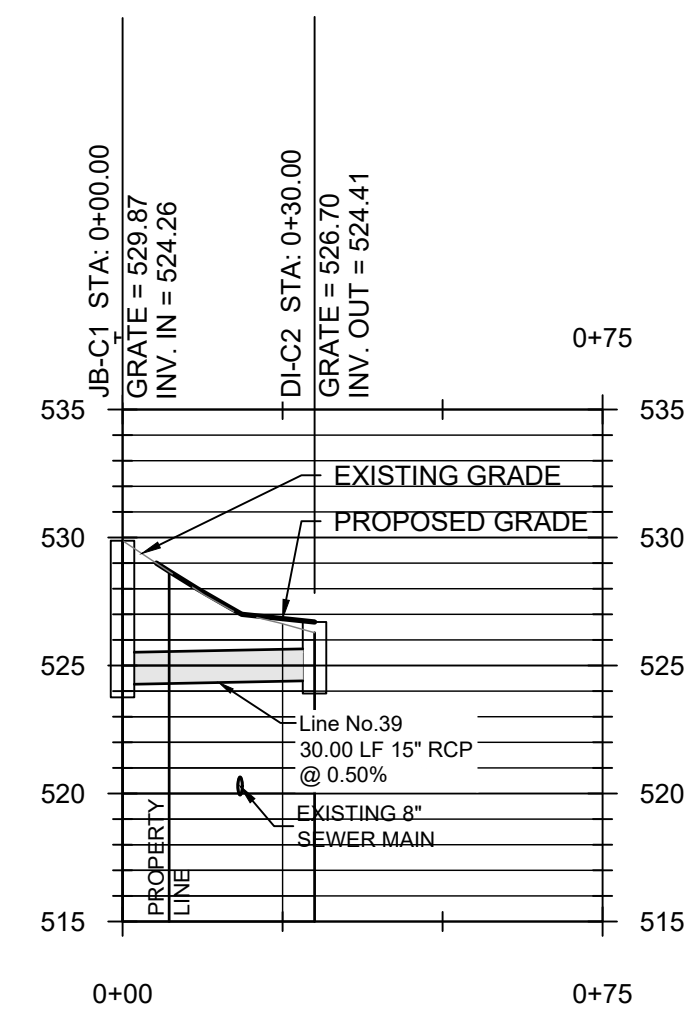
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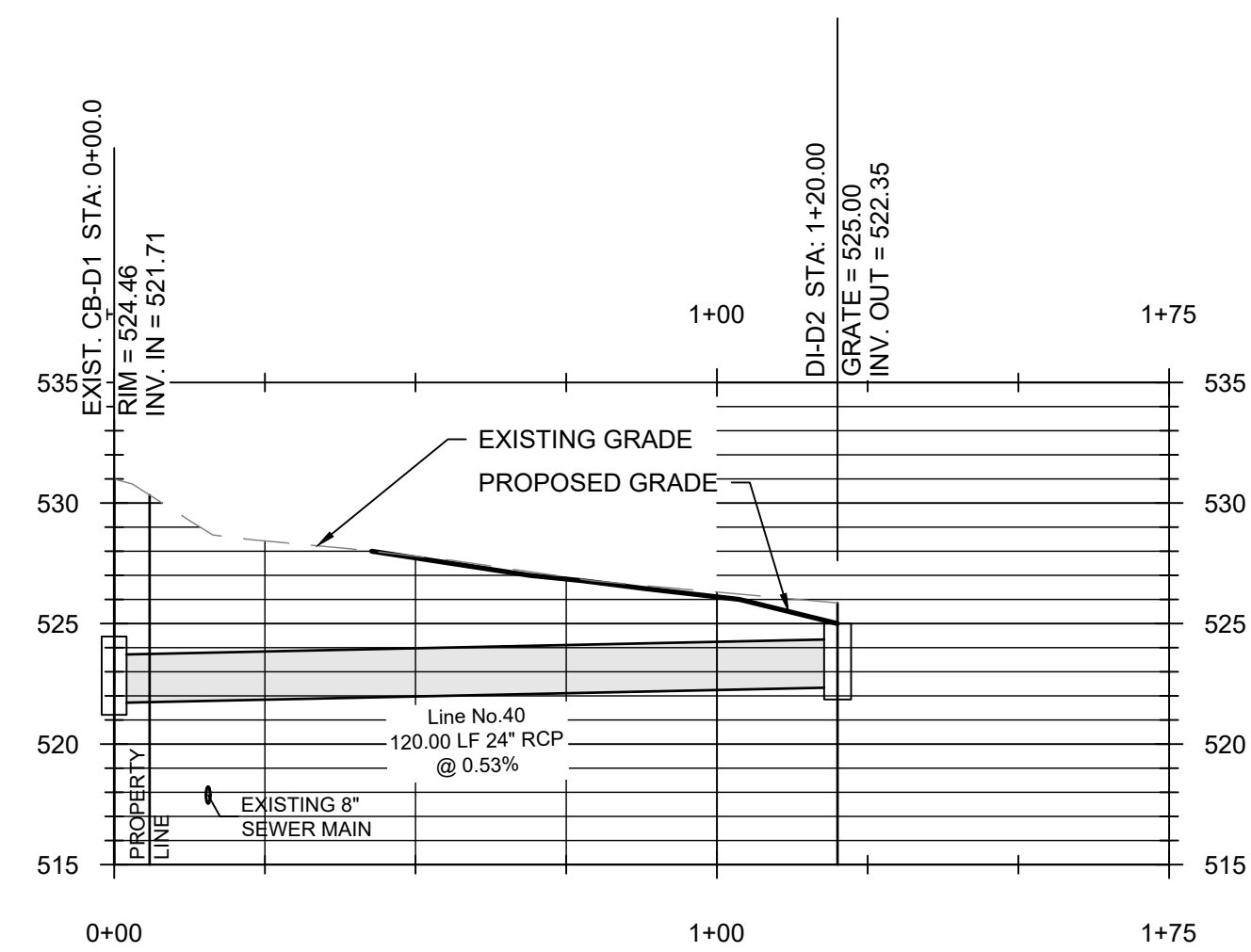
Profile View of SD-A14



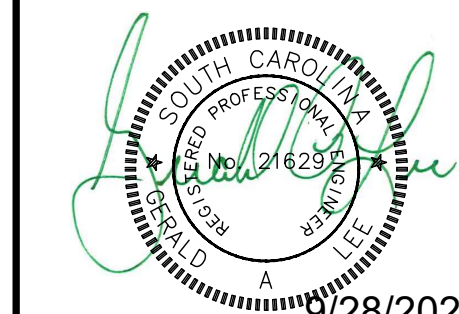
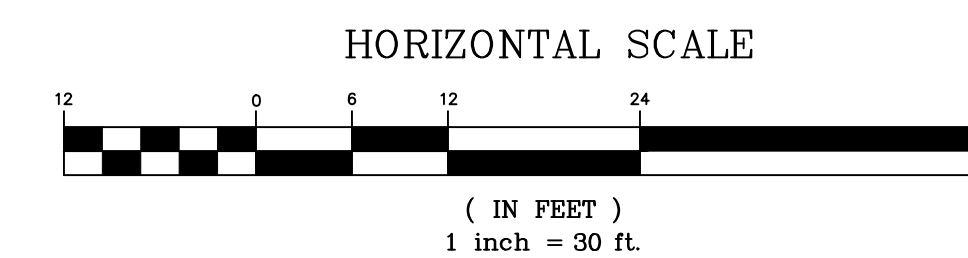
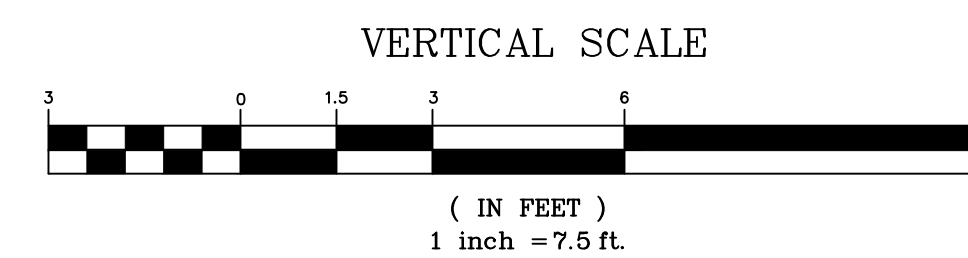
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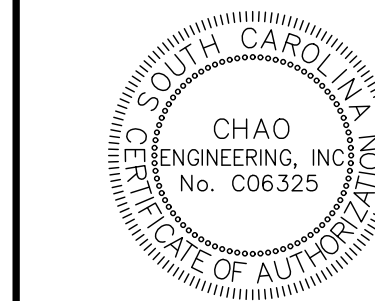
Profile View of SD-C



Profile View of SD-D



9/28/2023



Storm Drain Pipe Profiles
Stowaway Storage of Lexington
 Prepared For:
Ligon, Inc.
 In Lexington County

Drawn: HMC	Checked: GAL
Revised:	
File: 707913C.dwg	Project No.: 707913B-22

The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these plans. The Engineer assumes no responsibility to verify 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.

5
N/F
HUTTON LEXINGTON 378 SC ST LLC
TMS#004200-05-087
PLAT BOOK 20982 PAGE 526

N/F
WEST LEXINGTON CENTRE LLC.
TMS#004200-05-088
PLAT BOOK 20982 PAGE 526

CONTROL POINT
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E:1905906.54
EL.=526.75

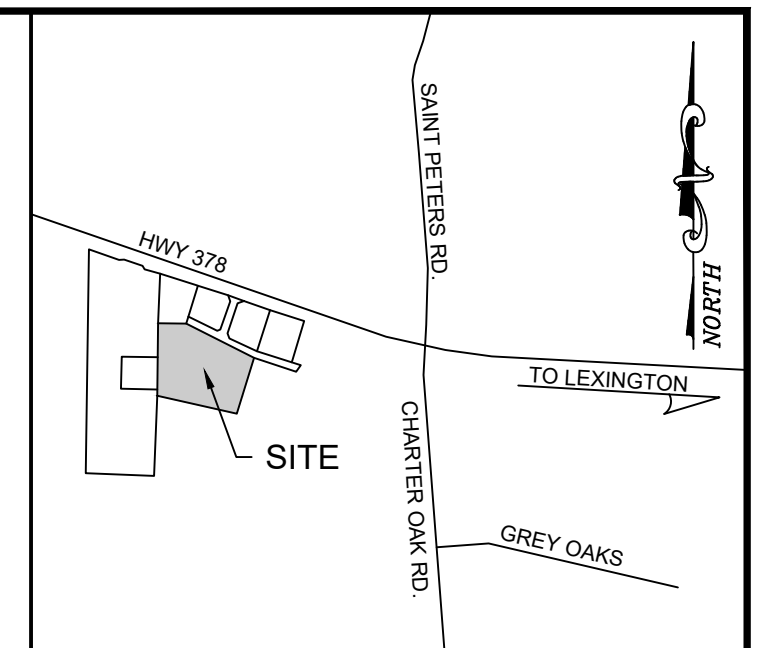
N/F
RONNIE WESSINGER
TMS#004200-05-042
DEED BOOK 1571 PAGE 132
PLAT BOOK 237 PAGE 87

N/F
TODD W. WESSINGER
TMS#004200-05-065
DEED BOOK 12197 PAGE 13
PLAT BOOK 12197 PAGE 15

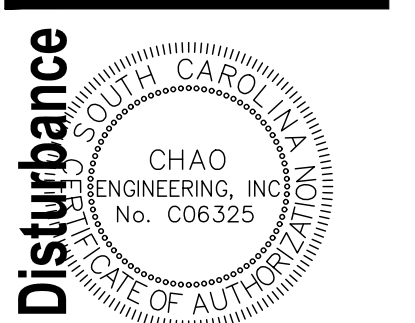
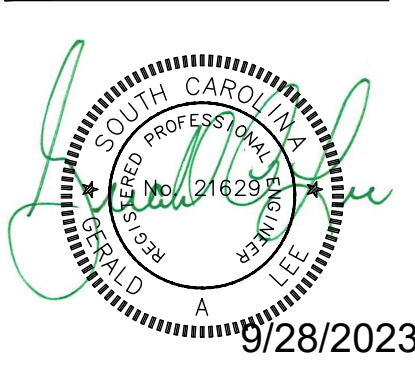
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RONNIE WESSINGER
TMS#004200-05-042
DEED BOOK 1571 PAGE 132
PLAT BOOK 237 PAGE 87

N/F
EASTWOOD HOMES OF COLUMBIA LLC
TMS#004210-01-027 - TMS#004210-01-036
DEED BOOK 20715 PAGE 236
PLAT BOOK 20646 PAGE 347

Area of disturbance: 5.4 acres



Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com



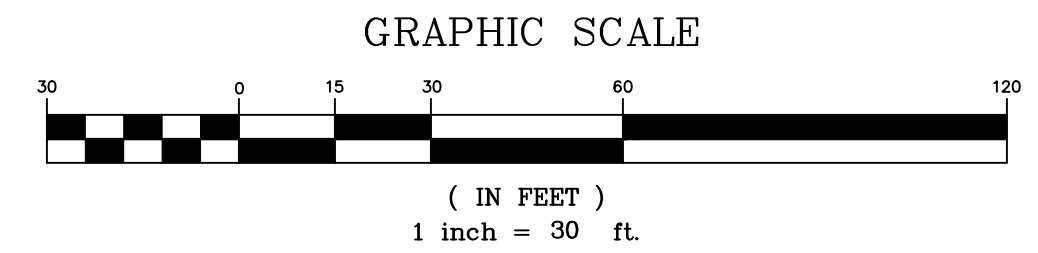
Erosion & Sediment Control Plan - Initial Land Disturbance
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913B-22
File: 707913C.dwg

C4.0
Sheet Number
August 28, 2023
Date



- Construction notes:**
- Contractor is cautioned that the location and/or elevation of existing utilities shown herein are based on records provided by the utility company and information obtained from the field. Contractor shall verify all existing field conditions and utilities prior to beginning work.
 - Contractor is required to contact Palmetto Utility Protection Service (811) three days prior to any digging or commencing construction.
 - Provide silt fence and other erosion control devices, as may be required, to control soil erosion during construction. All disturbed areas shall be cleaned, graded and stabilized with grassing immediately after completion of construction in the area.
 - Contractor shall repair any damage caused to any existing site features to remain including, but not limited to, buildings, pavement, curb and gutter, storm drains, underground utilities, fencing, etc. in their entirety. Repairs shall be at the contractor's expense.
 - Sod shall be installed in all areas disturbed by construction that are not intended to be covered by impervious material, unless otherwise indicated. If necessary, slopes which exceed four vertical feet or 4:1 slopes should be stabilized with an approved turf reinforcing mat in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed daily until slope is brought to grade.
 - Contractor shall take necessary action to minimize the tracking of mud onto the paved roadway from construction areas. Contractor to daily remove mud/soil from pavement as required.
 - 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 to the satisfaction of Lexington County.
 - Contractor shall abide by all provisions of the applicable city and or county storm drainage and erosion control ordinances as well as the South Carolina Sediment Reduction Act.
 - All excavation is unclassified. Excess material is to be removed from the site and disposed of in a legal manner.
 - All construction staking shall be provided at the contractor's expense.
- Notes:**
- Topographic information furnished by Chao Engineering, Inc. Dated 2/21/2022.
 - Benchmark is based on mean sea level datum.
 - Proposed contours & proposed spot elevations represent finished grade.
 - All pavement dimensions are referenced to the face of curb, where applicable.
 - The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify 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.



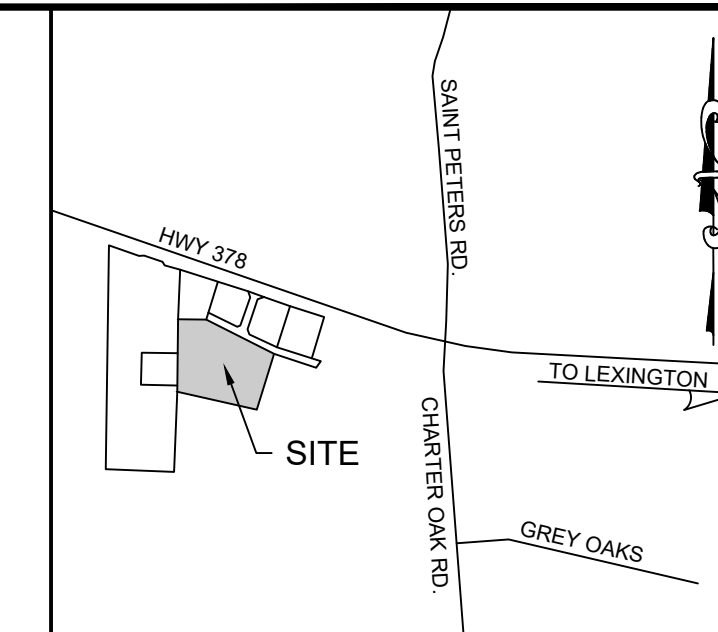
LEGEND			
	WATER VALVE		CONC. CURB & GUTTER
	WATER METER		YARD INLET (YI)
	SANITARY SEWER MANHOLE		JUNCTION BOX (JB)
	CLEANOUT (CO)		DROP INLET (DI)
	NATURAL GAS LINE		CURB INLET (CI)
	SANITARY SEWER LINE		STORM DRAIN PIPE
	FENCE		POWER POLE & GUY
	OVERHEAD ELECTRIC		LIGHT POLE
	UNDERGROUND TEL		TELEPHONE PED
	FIBER OPTIC CABLE		CABLE TV PED
	CONCRETE		FIBER OPTIC CABLE MARKER
	ASPHALT PAVEMENT HEAVY DUTY		GAS LINE MARKER
	EROSION CONTROL BLANKETS		IRON PIN FOUND
	SEDIMENT TUBE		IRON PIN SET
	RIP-RAP		INLET PROTECTION
			SILT FENCE
			LIMIT OF DISTURBANCE

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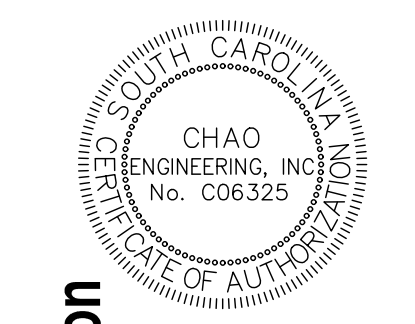
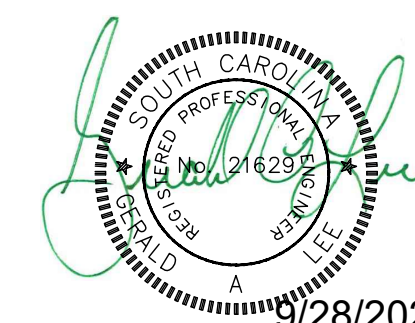
5
N/F
HUTTON LEXINGTON 378 SC ST LLC
TMS#004200-05-087
PLAT BOOK 20982 PAGE 526

4

Area of disturbance: 5.4 acres



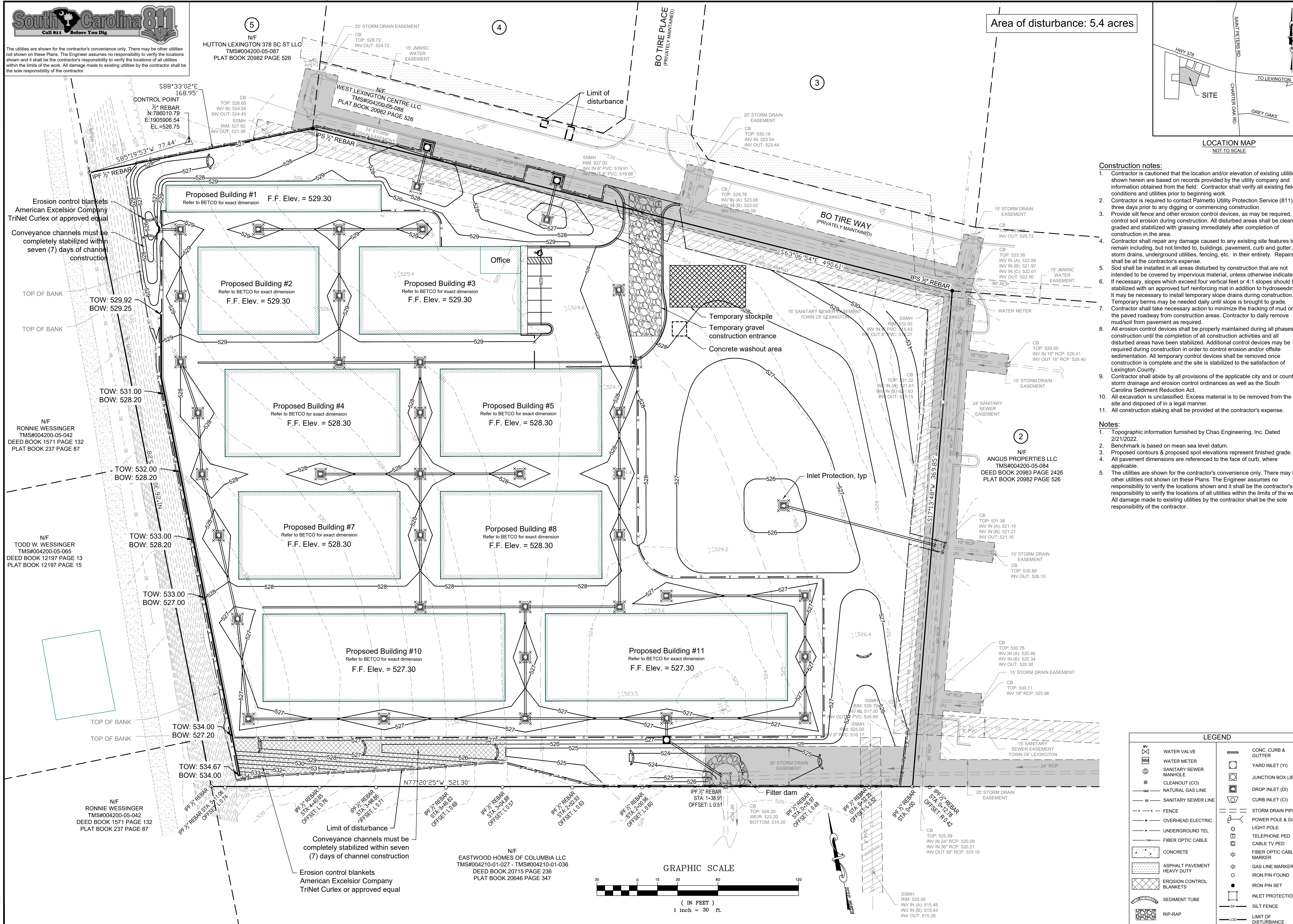
Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com



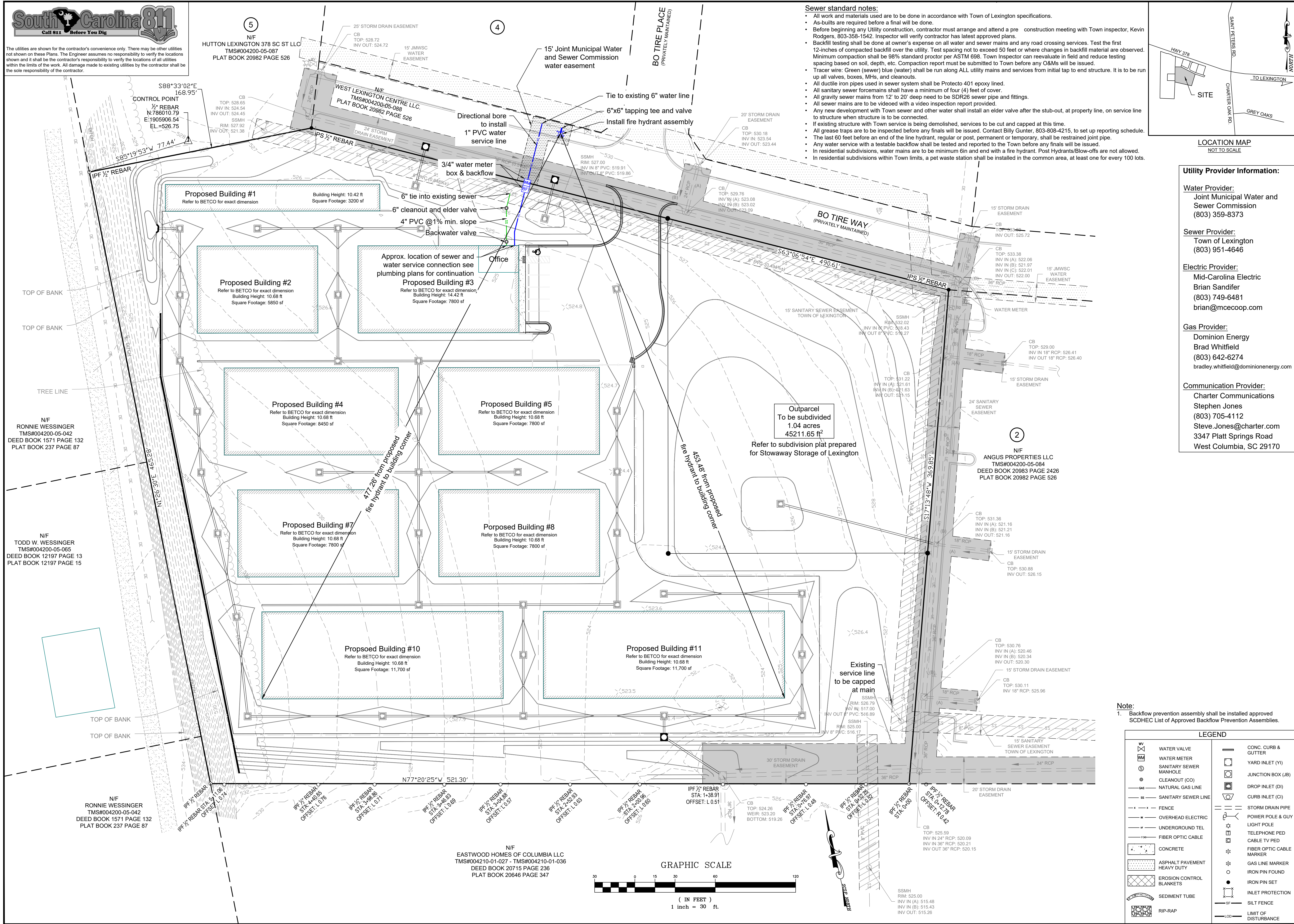
Erosion & Sediment Control Plan - Stabilization
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913B-22
File: 707913C.dwg

C4.1
Sheet Number
August 28, 2023
Date

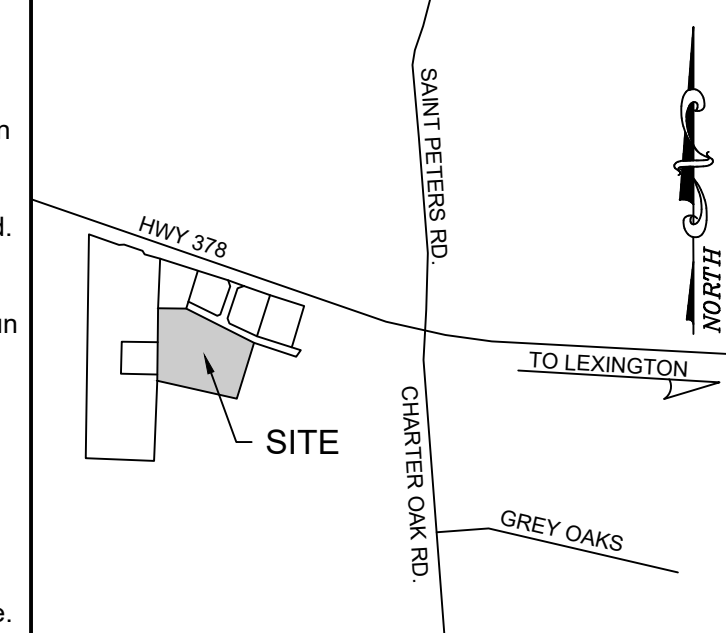


The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility to verify the locations shown and it shall be the contractor's responsibility to verify the locations of all utilities within the limits of the work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.



Sewer standard notes:

- All work and materials used are to be done in accordance with Town of Lexington specifications.
- As-builts are required before a final will be done.
- Before beginning any Utility construction, contractor must arrange and attend a pre construction meeting with Town inspector, Kevin Rodgers, 803-358-1542. Inspector will verify contractor has latest approved plans.
- Backfill testing shall be done at owner's expense on all water and sewer mains and any road crossing services. Test the first 12-inches of compacted backfill over the utility. Test spacing not to exceed 50 feet or where changes in backfill material are observed. Minimum compaction shall be 98% standard proctor per ASTM 698. Town Inspector can reevaluate in field and reduce testing spacing based on soil, depth, etc. Compaction report must be submitted to Town before any O&Ms will be issued.
- Tracer wire: Green (sewer) blue (water) shall be run along ALL utility mains and services from initial tap to end structure. It is to be run up all valves, boxes, MJs, and cleanouts.
- All ductile iron pipes used in sewer system shall be Protecto 401 epoxy lined.
- All sanitary sewer forcemains shall have a minimum of four (4) feet of cover.
- All gravity sewer mains from 12" to 20" deep need to be SDR26 sewer pipe and fittings.
- All sewer mains are to be videoed with a video inspection report provided.
- Any new development with Town sewer and other water shall install an elder valve after the stub-out, at property line, on service line to structure when structure is to be connected.
- If existing structure with Town service is being demolished, services to be cut and capped at this time.
- All grease traps are to be inspected before any finals will be issued. Contact Billy Gunter, 803-808-4215, to set up reporting schedule. The last 60 feet before an end of the line hydrant, regular or post, permanent or temporary, shall be restrained joint pipe.
- Any water service with a testable backflow shall be tested and reported to the Town before any finals will be issued.
- In residential subdivisions, water mains are to be minimum 6in and end with a fire hydrant. Post Hydrants/Blow-offs are not allowed.
- In residential subdivisions within Town limits, a pet waste station shall be installed in the common area, at least one for every 100 lots.



LOCATION MAP
NOT TO SCALE

Utility Provider Information:

Water Provider:
Joint Municipal Water and Sewer Commission
(803) 359-8373

Sewer Provider:
Town of Lexington
(803) 951-4646

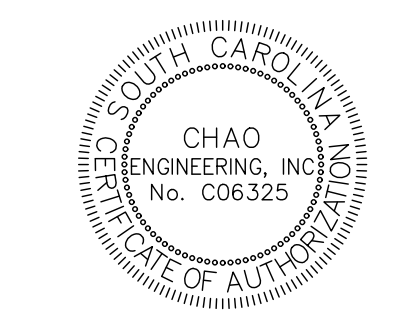
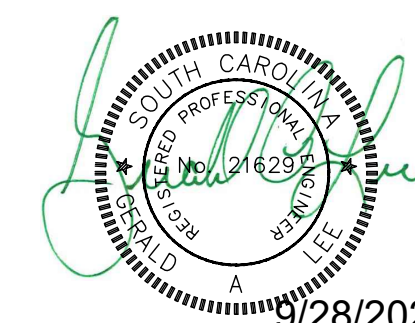
Electric Provider:
Mid-Carolina Electric
Brian Sandifer
(803) 749-6481
brian@mcecoop.com

Gas Provider:
Dominion Energy
Brad Whitfield
(803) 642-6274
bradley.whitfield@dominionenergy.com

Communication Provider:
Charter Communications
Stephen Jones
(803) 705-4112
Steve.Jones@charter.com
3347 Platt Springs Road
West Columbia, SC 29170



Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
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Fax: (803) 772-9120
Email: consult@chaoinc.com



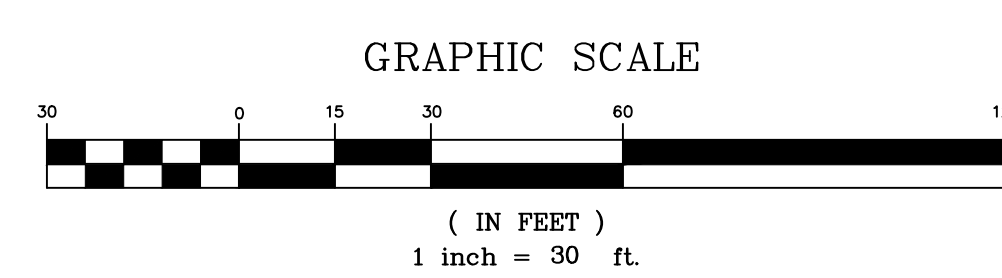
Utility Connection Plan
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

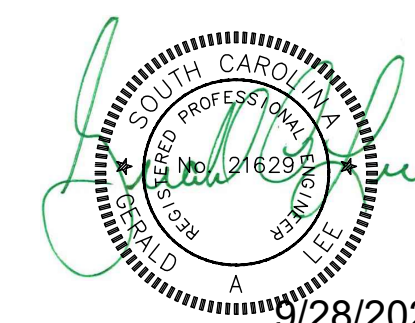
Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913B-22
File: 707913C.dwg

C5.0
Sheet Number
August 28, 2023
Date

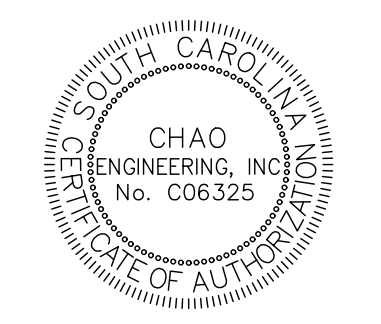
Note:
1. Backflow prevention assembly shall be installed approved SCDHEC List of Approved Backflow Prevention Assemblies.

LEGEND	
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	CLEANOUT (CO)
	NATURAL GAS LINE
	SANITARY SEWER LINE
	FENCE
	OVERHEAD ELECTRIC
	UNDERGROUND TEL
	FIBER OPTIC CABLE
	CONCRETE
	ASPHALT PAVEMENT HEAVY DUTY
	EROSION CONTROL BLANKETS
	SEDIMENT TUBE
	RIP-RAP
	CONC. CURB & GUTTER
	YARD INLET (YI)
	JUNCTION BOX (JB)
	DROP INLET (DI)
	CURB INLET (CI)
	STORM DRAIN PIPE
	POWER POLE & GUY
	LIGHT POLE
	TELEPHONE PED
	CABLE TV PED
	FIBER OPTIC CABLE MARKER
	GAS LINE MARKER
	IRON PIN FOUND
	IRON PIN SET
	INLET PROTECTION
	SILT FENCE
	LIMIT OF DISTURBANCE





9/28/2023



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
February 2014 DATE
Not to Scale

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 needles, 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 16-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 a 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.

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 event 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 allowed.
- 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.

GENERAL NOTES

South Carolina Department of Health and Environmental Control
SEDIMENT TUBES
STANDARD DRAWING NO. SC-05 PAGE 2 OF 2
February 2014 DATE
Not to Scale

CONCRETE WASHOUT SIGN DETAIL

LETTERS A MINIMUM OF 5" IN HEIGHT

NOTES:

- ACTUAL LAYOUT DETERMINED IN FIELD.
- INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
- CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
- THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
- SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
- A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT EXCAVATED PIT
STANDARD DRAWING NO. RC-08 PAGE 1 OF 1
February 2014 DATE
NOT TO SCALE

Inlet Protection After Pavement Detail
Not to Scale

Note:
The product to be Dandy Sack or approved equal.

Temporary Stockpile

Notes:

- 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.
- If stockpile is to remain for more than 14 days, temporary stabilization measures must be implemented.
- Silt fence shall be maintained until stockpile area has either been removed or permanently stabilized.
- The key to functional temporary stockpile areas is weekly inspections, routine maintenance, and regular sediment removal.

South Carolina Department of Health and Environmental Control
Temporary Stockpile
STANDARD DRAWING NO. SC-15 PAGE 1 OF 1
February 2014 DATE
Not to Scale

Temporary Filter Dam
Not to Scale

Carry hand placed riprap up sides of spillway

No. 57 washed stone on upstream face

Mirafi 700X filter fabric or approved equal.

SLOPE INSTALLATION

CONSTRUCTION ENTRANCE - GENERAL NOTES

- Stabilized construction entrances should be used at all points where traffic will enter/progress 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.

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 event that produces 1/2-inch or more of precipitation.
- During regular inspections, check for mud and sediment buildup and soil 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.

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

Rolled Erosion Control Product Detail
Not to Scale

- Prepare soil before installing rolled erosion control products (RECP's), including any necessary application of lime, fertilizer, and seed. Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
- Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30cm) of RECP's Extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench, backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
- Roll the RECP's (a.) down or (b.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All recp's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide, when using the dot system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
- The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
- Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's WIDTH. Note: "In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly secure the RECP's.

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CONSTRUCTION ENTRANCE
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Standard Notes:

- 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.
- 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 no more than 9 days between inspections. 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.
- 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 any sediments 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 SCR100000.
- 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.
- 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 cleanup 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 9 days between inspections and must be conducted until final stabilization is reached on all areas of the construction site. In addition, the permit reiterates that if the entire site has reached final stabilization, yet no Notice of Termination (NOT) has been filed, that monthly inspections must continue until such time as the operator files the NOT.
- 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-linear projects that disturb 10 acres or more this conference must be held on-site unless the Department has approved otherwise.

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Plant selection should be based on the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Tables 3.14 and 3.15 should be used to select the desired species to be planted. Failure to carefully follow agronomic recommendations often result in an inadequate stand of permanent vegetation that provides little or no erosion control. The rates in Tables 3.14 and 3.15 are based on purity and germination standards required for certification.

The following notes apply to Tables 3.14 and 3.15.

- In situations with temporary cover, the full seeding rate of permanent cover shall be used.
- Mix means 2 or more long term species plus short term species. For mixes other than optimum, call the Lexington Soil and Water Conservation District, (803) 359-3165 and ask for assistance.
- A legume, such as a clover, crown vetch, and sericea should be used where it is possible.
- The appropriate inoculant should be used.

Topsoil
If the surface soil of the seedbed is not adequate for plant growth, topsoil should be applied.

Thatch
If the area has been recently plowed, no slope is required other than raising or Surface Roughening to break any crust that has formed and to leave a textured surface. If the soil is compacted less than 6-inches, it should be diked for aeration. If the soil is compacted more than 6-inches, it should be sub-soiled and diked.

Soil Testing
Information and test provider is available from the PRS/MSD and the Soil and Water Conservation District Office.

Lime
Unless a specific soil test indicates otherwise, apply 1-2 tons of ground course textured agricultural limestone per acre (70 pounds per 1000 square feet).

Fertilizer
A minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent should be applied during permanent seeding of grasses unless a soil test indicates a different requirement. Fertilizer and lime (if used) should be incorporated into the top 4-6 inches of the soil by disking or other means where conditions allow. Do not mix the lime and fertilizer prior to field application.

Seeding
The surface of the soil should be loosened just before broadcasting the seed. Seed should be evenly applied by the most convenient method available for the type of seed to be applied. Optimal application methods include but are not limited to cyclone spreaders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreading, computer seeders, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or outcutter. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Mulching
All permanent seeded areas should be covered with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. The mulch should be applied evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood chips, bark, wood fiber, and compost mulch. The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be combined with fertilizer or applied emulsions to prevent it from being blown or washed away. The straw mulch should be applied at the rate 2 tons per acre (400 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation
Permanent seeded areas should be kept adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for seed to be applied. Optimal irrigation methods include but are not limited to cyclone spreaders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreading, computer seeders, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or outcutter. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Re-seeding
Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. If the permanent seeding was less than 40% cover, have the soil tested to determine any acidity or nutrient deficiency problems. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

Post-stabilization
Once areas are stabilized they can be converted to native species or for establishing a non-critical, low-use area. Table 3.15 lists some native species of Lexington County that can be used.

LEXINGTON COUNTY
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TABLE 3.14 PERMANENT VEGETATION SCHEDULE

Species	Rates (lbs/acre)	Optimum Dates to Plant	Remarks
Bahia Grass (Alone)	40	March 20 - June 15	Slow to become established
Bahia Grass (Mix)*	30	March 20 - June 15	Slow to become established
Bermuda Grass (Hulled) (Alone)	8-12	April - July 15	Quick cover, Sod forming, partial winter kill
Bermuda Grass (Hulled) (Mix)*	4-6	April - July 15	Quick cover, Sod forming, partial winter kill
Festus, Tall (KY31) Alone	40	August 15 - October	Seldom seeded alone, not for dry or wet sites
Festus, Tall (KY31) Mix*	20	August 15 - October	Seldom seeded alone, not for dry or wet sites
Setaria Leptodesza (Scarified) Alone or Mix*	40	April - June	Good for slopes, quick, and fills that require low maintenance
Ladino Clover (Mix only), (Inoculate with EL Inoculant)	2	August 20 - October	Naturally adds nitrogen

* For details on mixes consult the Lexington Soil and Water Conservation District, (803) 359-3165 ext. 3.

TABLE 3.15 PERMANENT VEGETATION SCHEDULE FOR STEEP SLOPES/CUT SLOPES

Species	Rates (lbs/acre)	Optimum Dates to Plant	Remarks
Weeping Lovegrass (Alone)	4	April - July 20	Quick cover, deep roots, likes dry sites, seldom used alone, clumps
Weeping Lovegrass (Mix)*	2	April - July 20	Quick cover, deep roots, likes dry sites, seldom used alone, clumps

TABLE 3.16 NATIVE SPECIES THAT CAN BE USED ON NON-CRITICAL LEVEL SITES IN LEXINGTON COUNTY, SC

Species	Rates (lbs/acre)	Optimum Dates to Plant	Remarks
Switchgrass (Mix* with Legumes)	10, PLS**	February 10 - April 20	Mix with Sericea at 30 lbs/acre
Indian Grass (Mix)*	8, PLS**	February 10 - April 20	Mix with Sericea at 30 lbs/acre
Little Bluestem, (Mix)*	8, PLS**	February 10 - April	

** Pure Live Seed

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PERMANENT VEGETATION
NOTES & SCHEDULE
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DATE: OCTOBER, 2007

Construction Sequence:

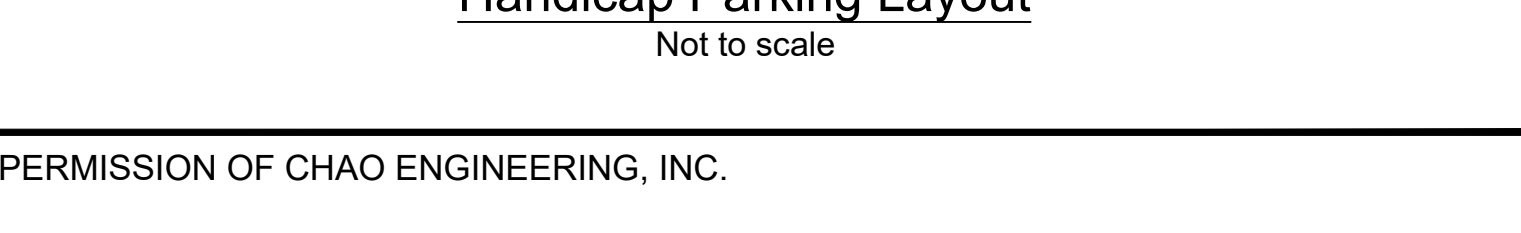
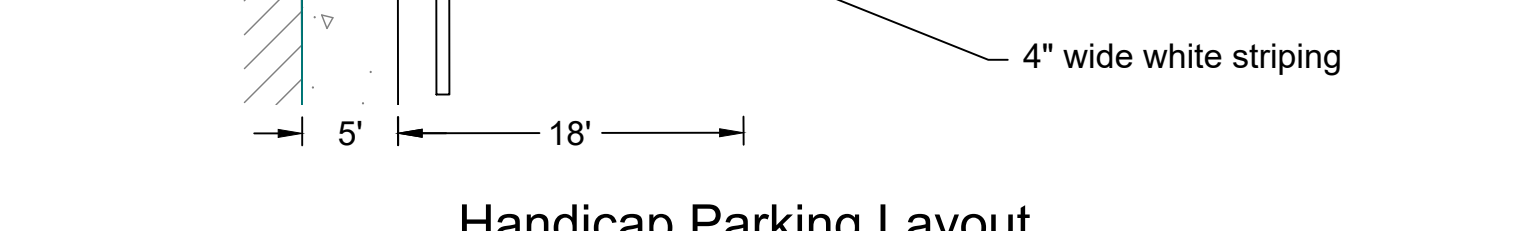
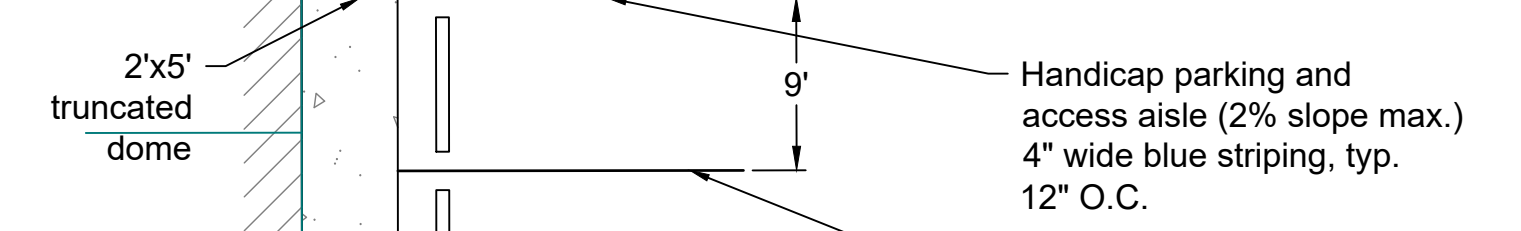
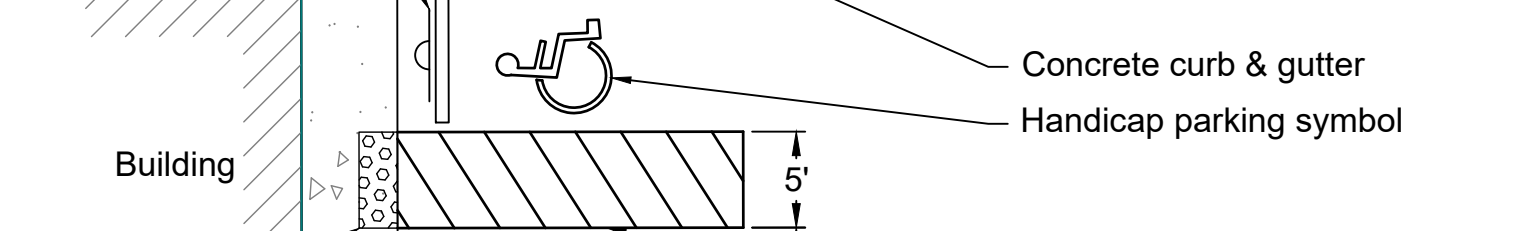
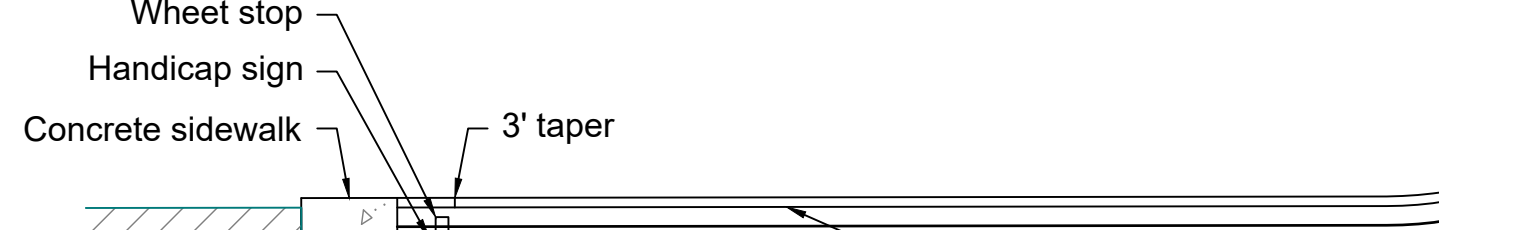
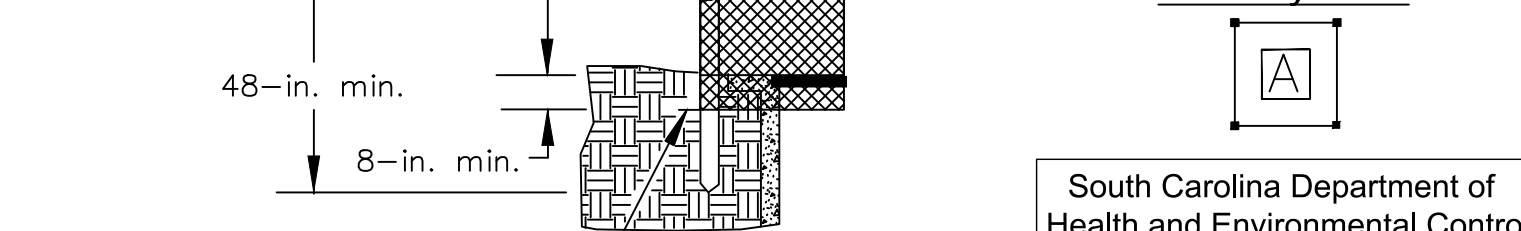
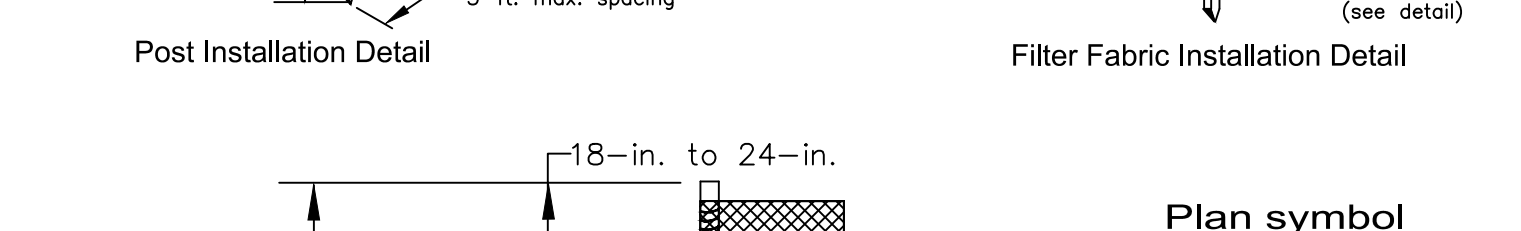
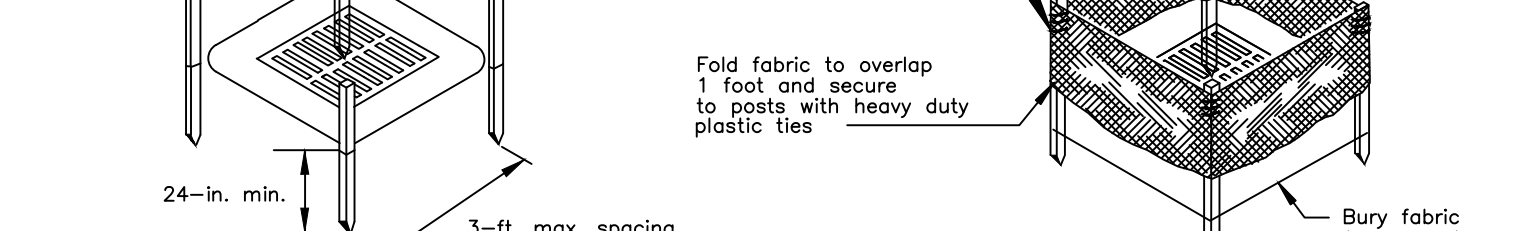
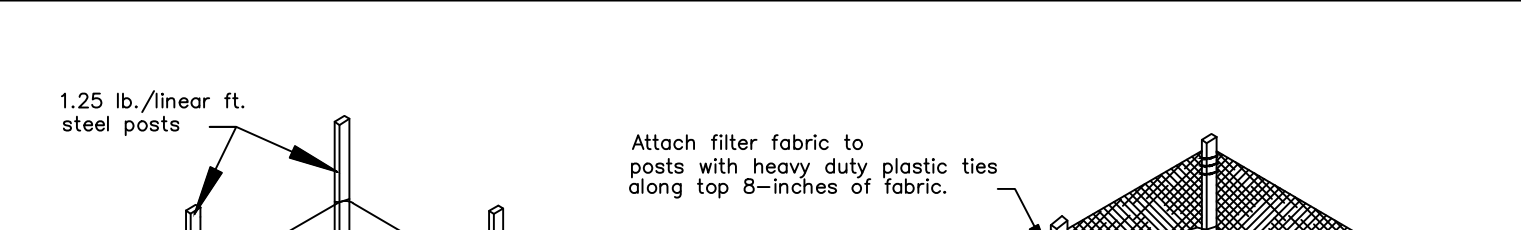
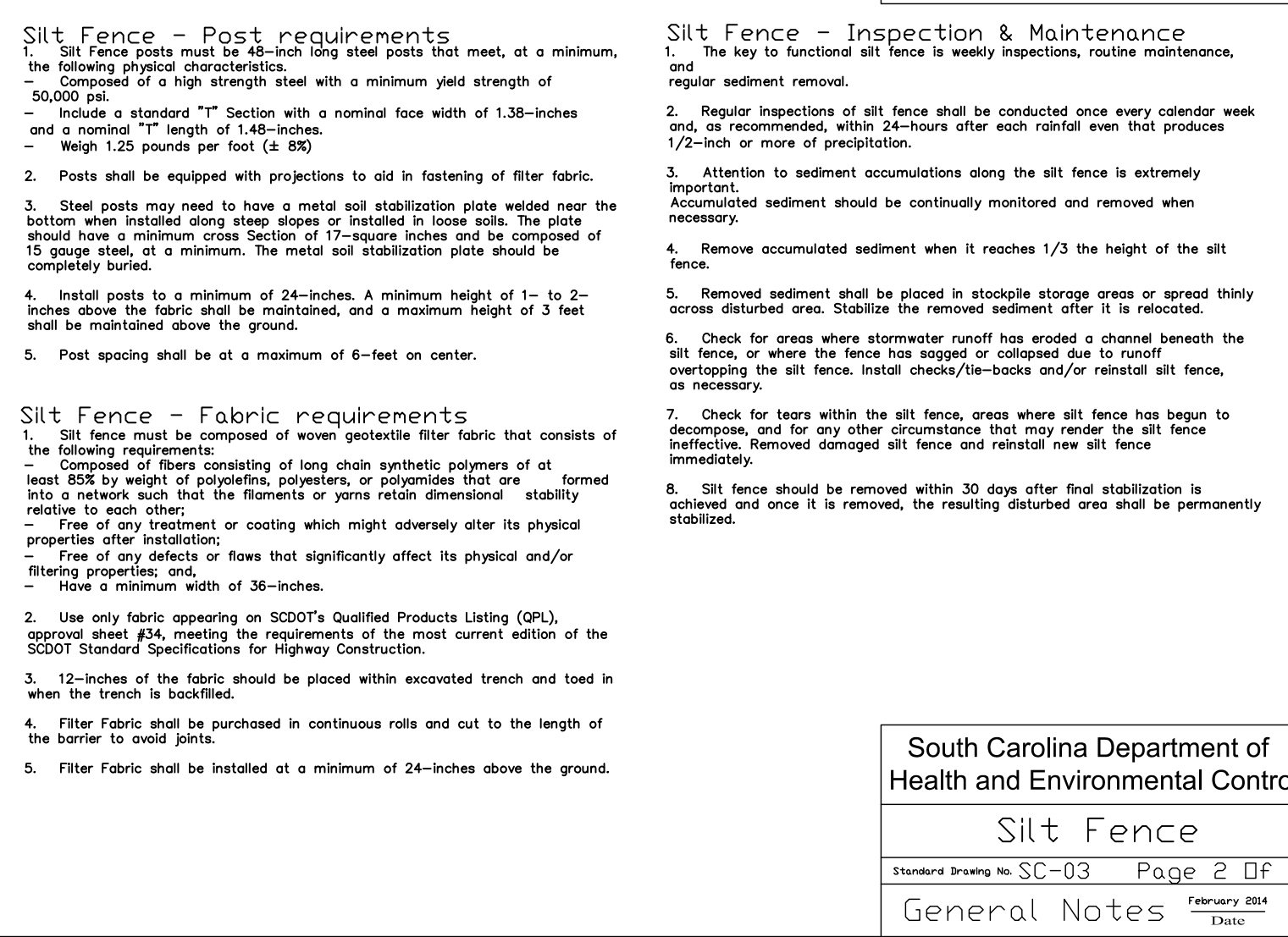
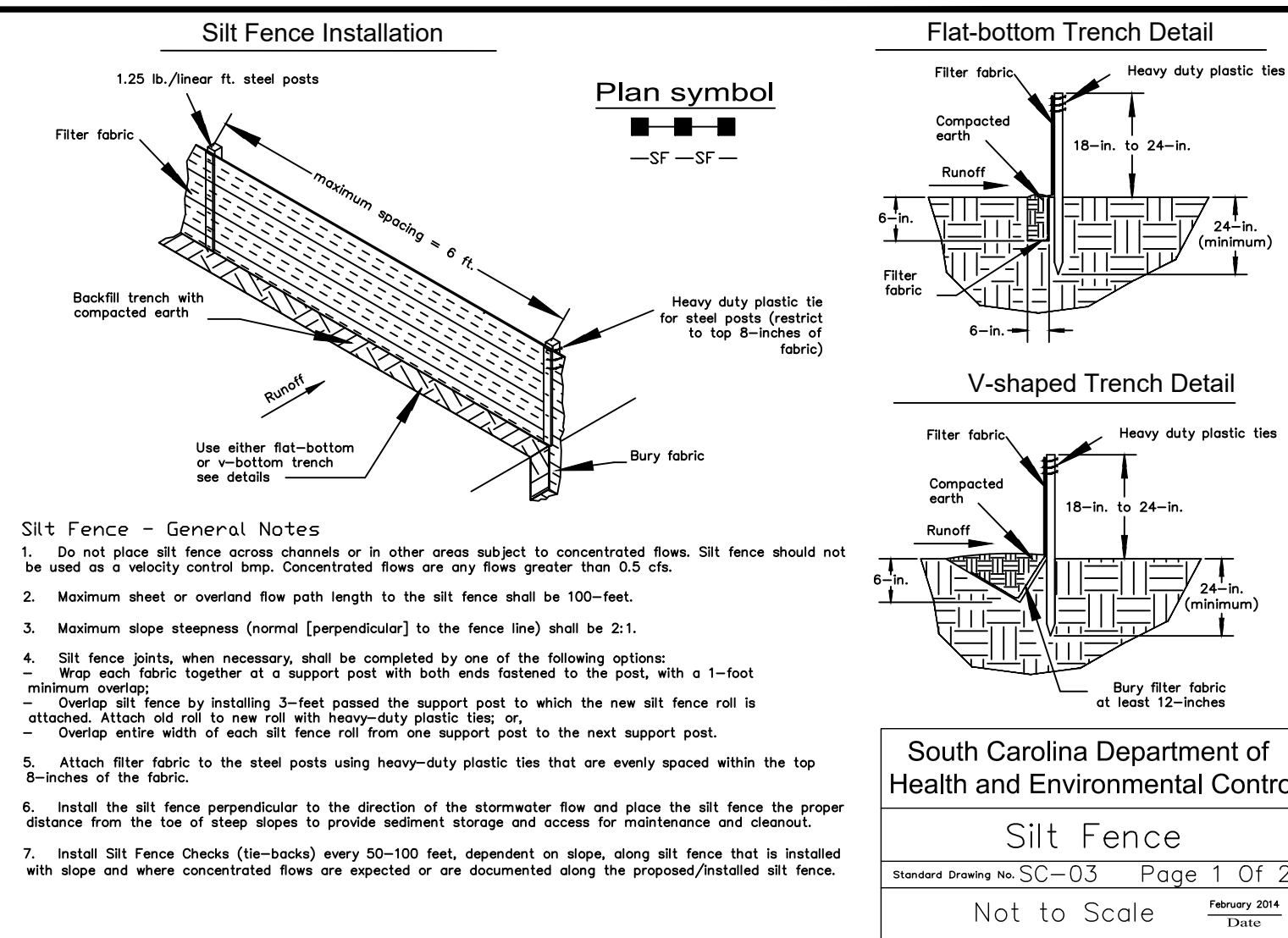
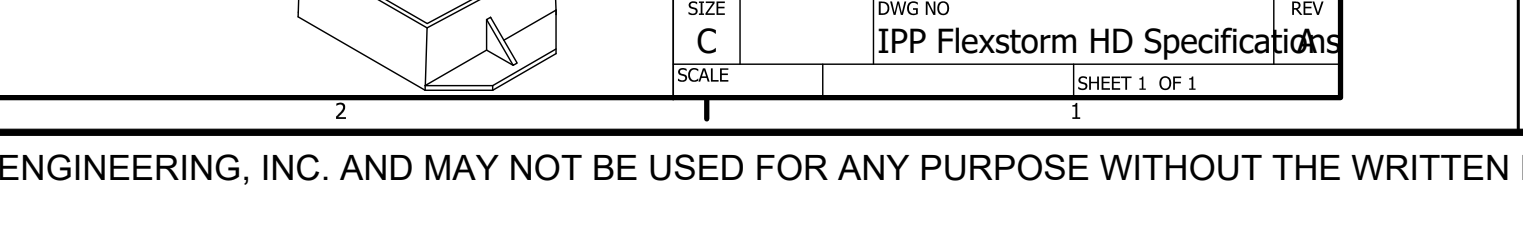
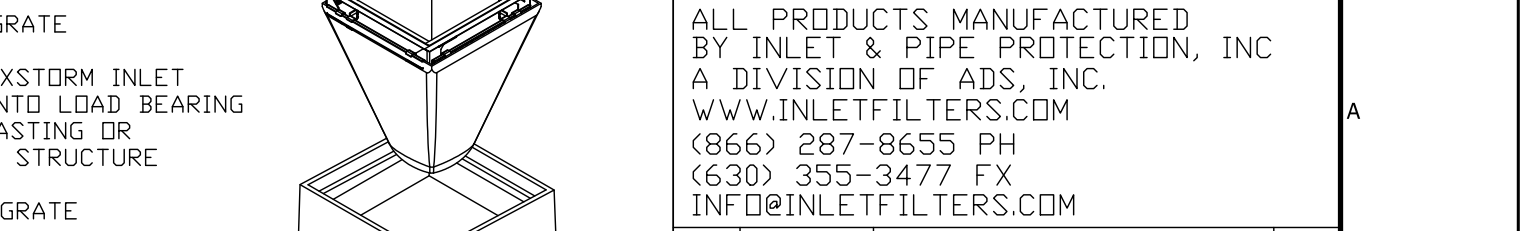
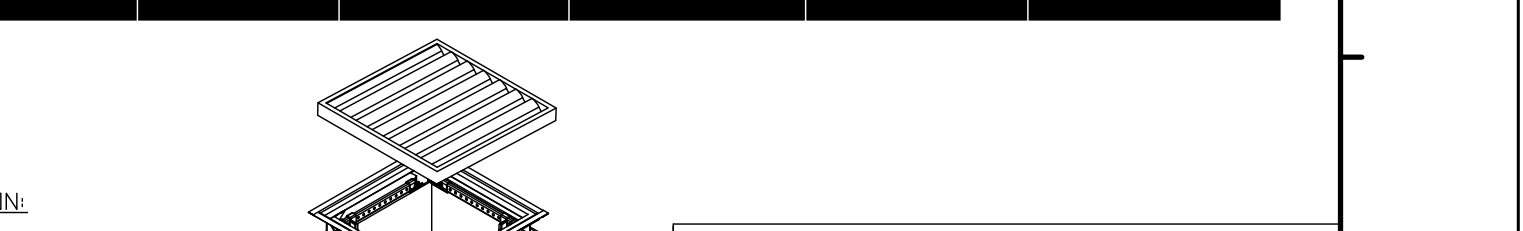
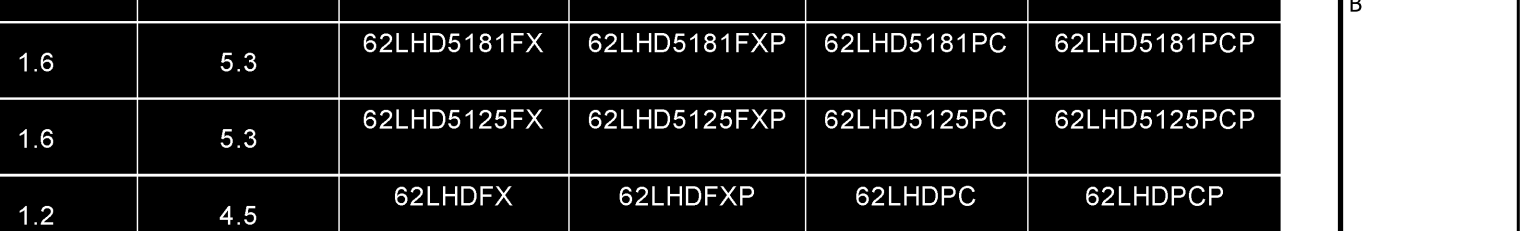
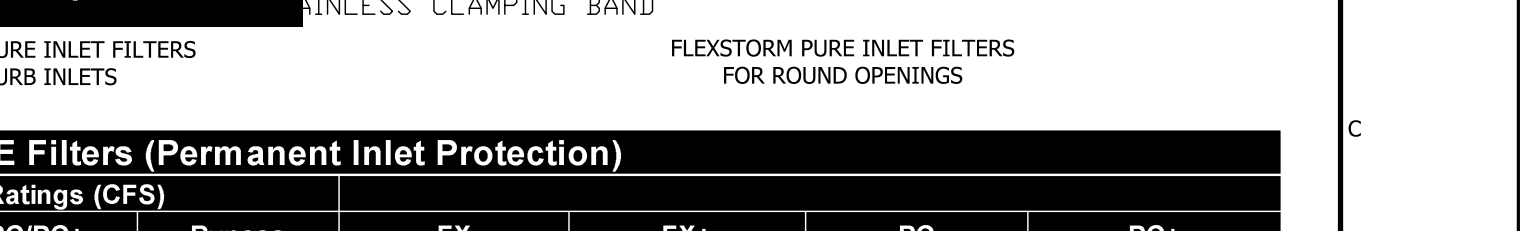
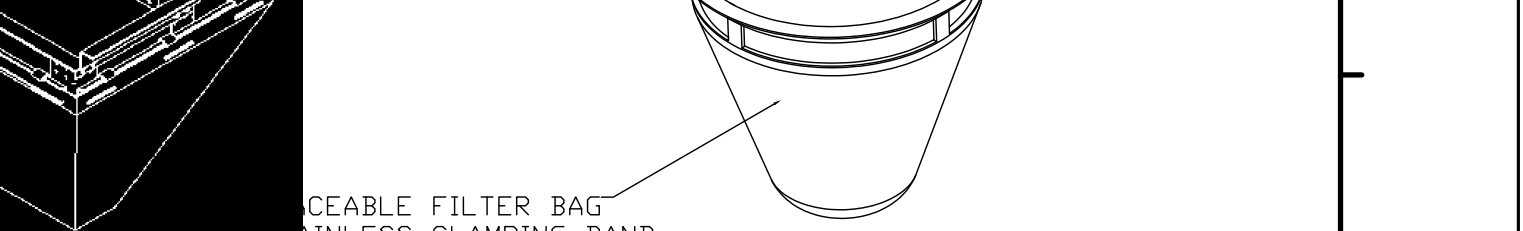
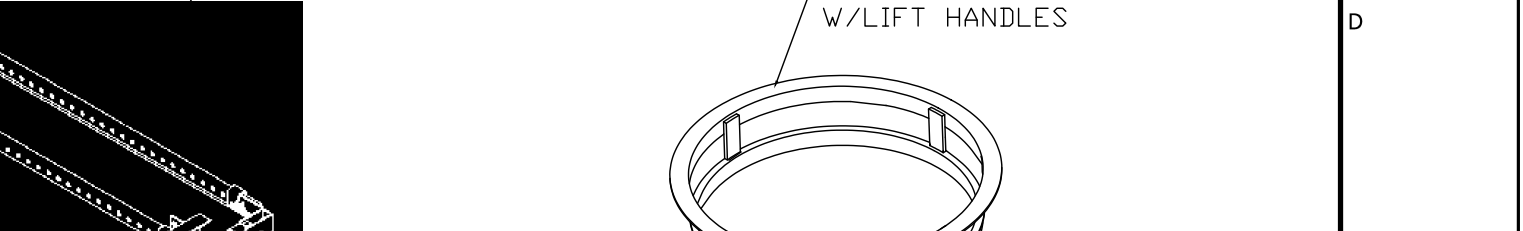
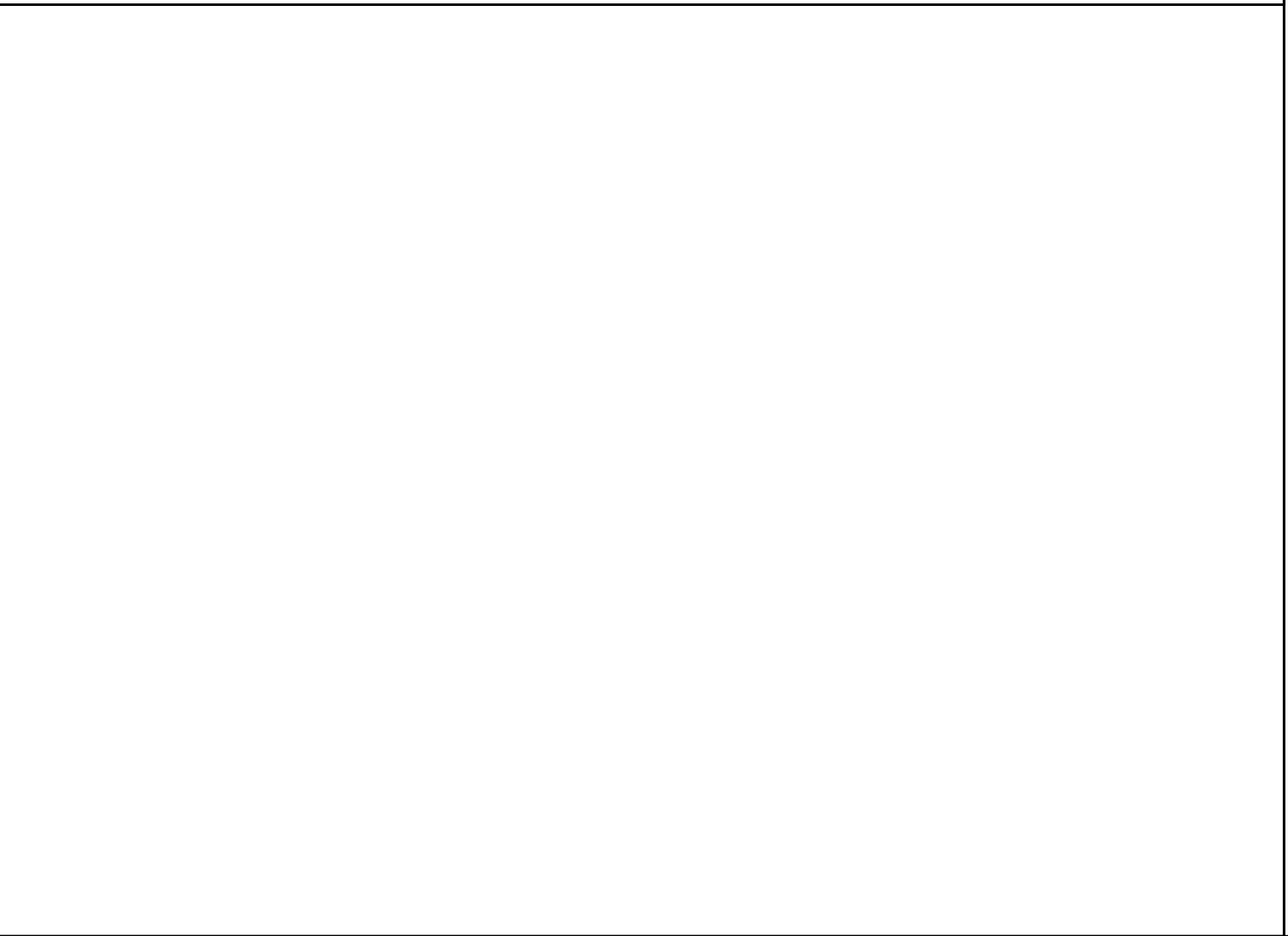
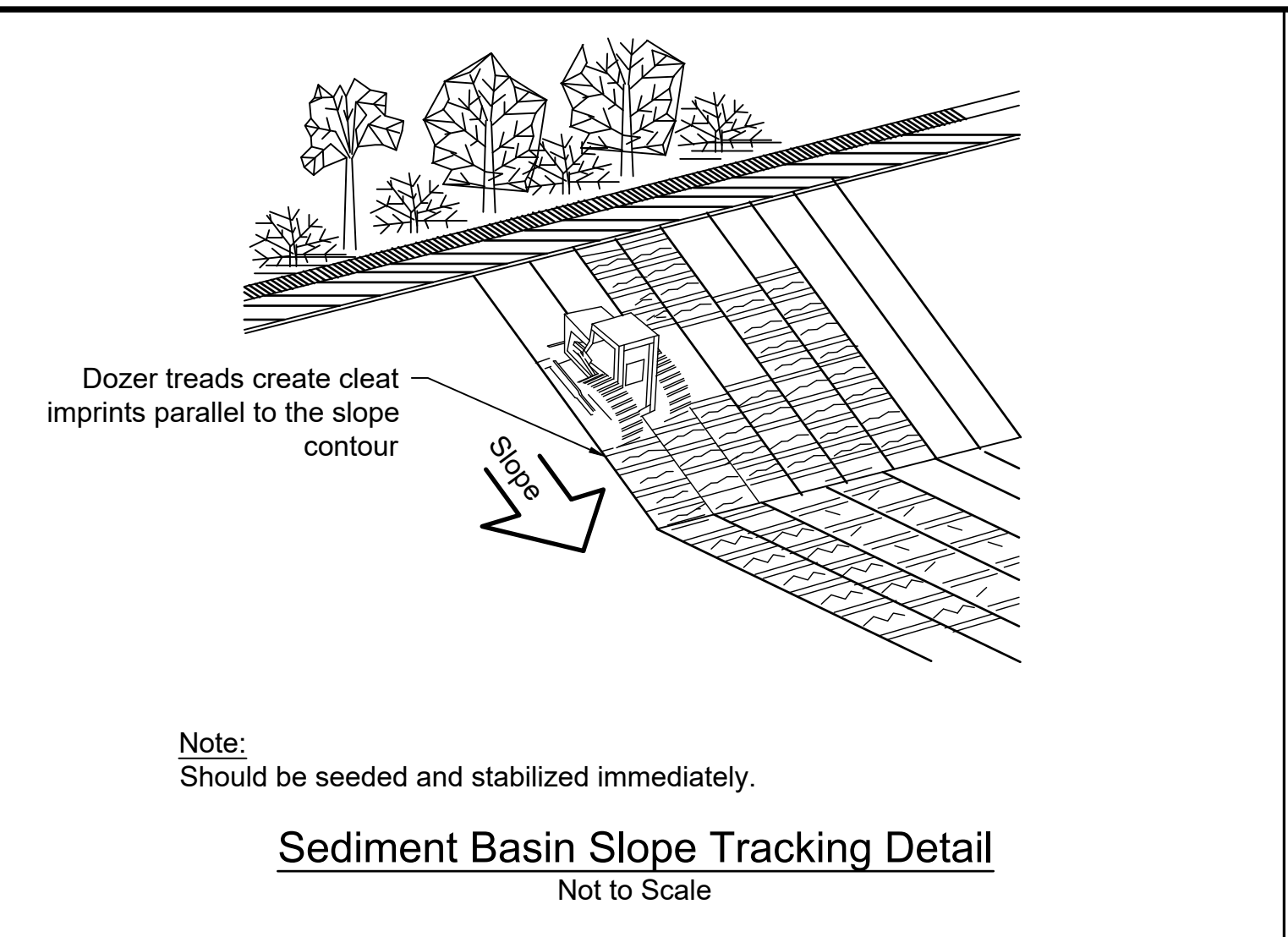
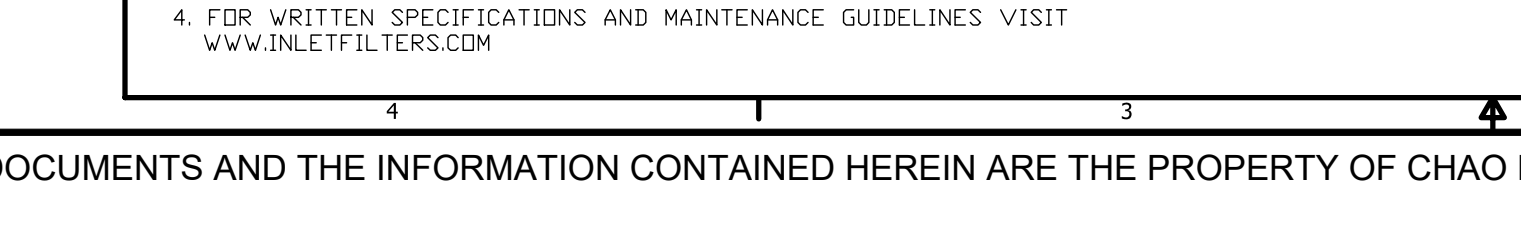
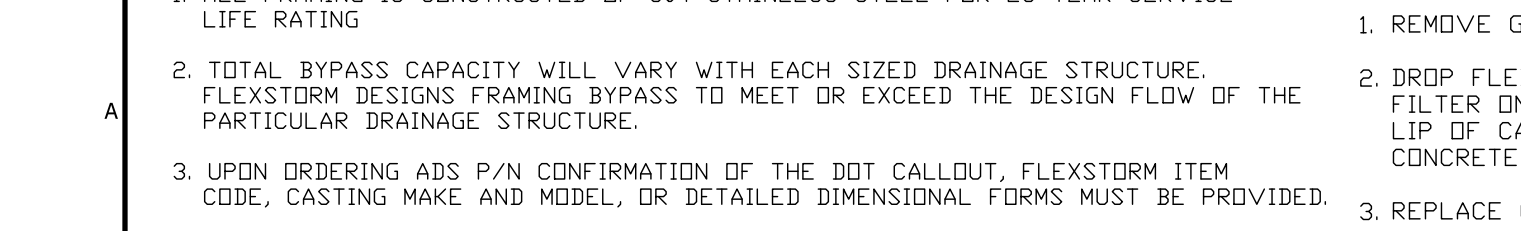
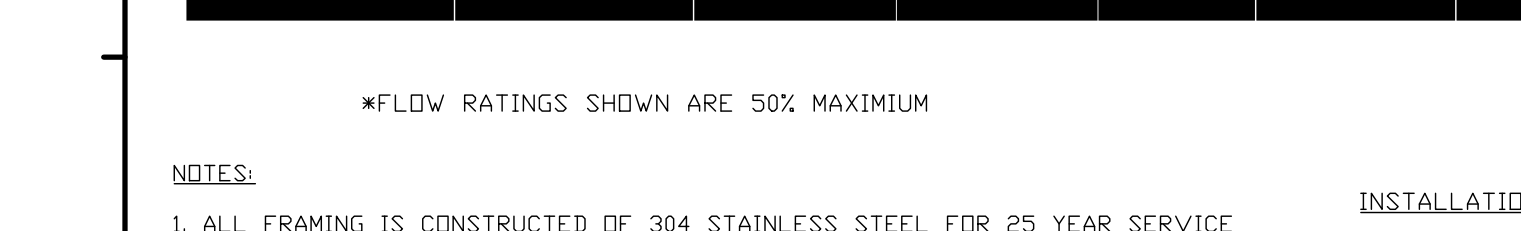
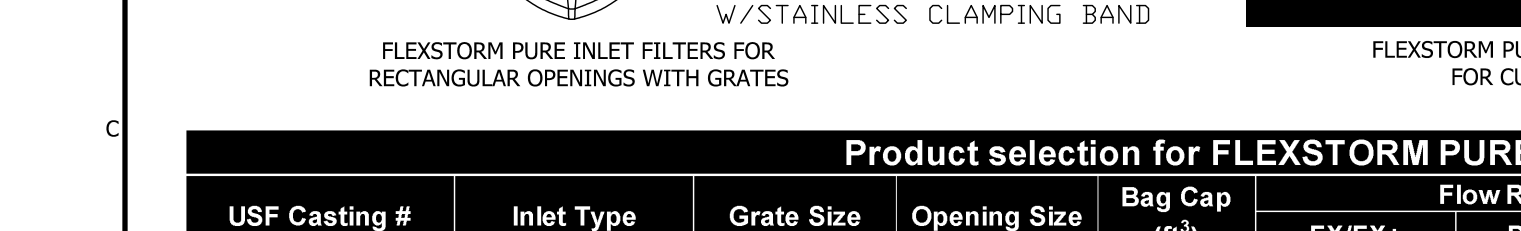
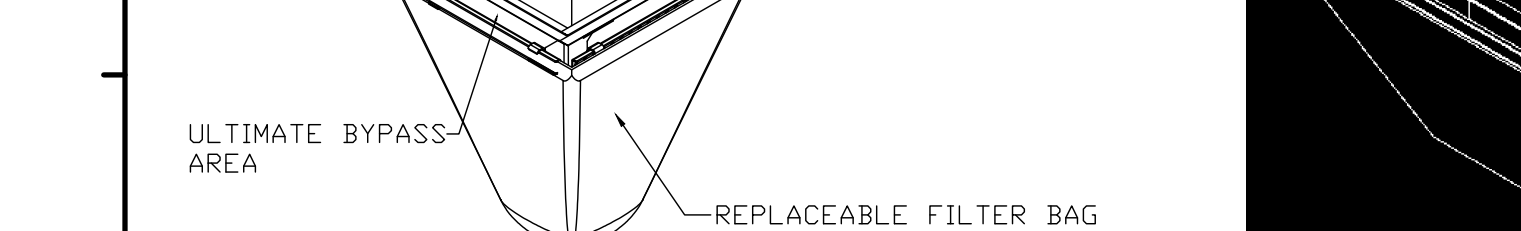
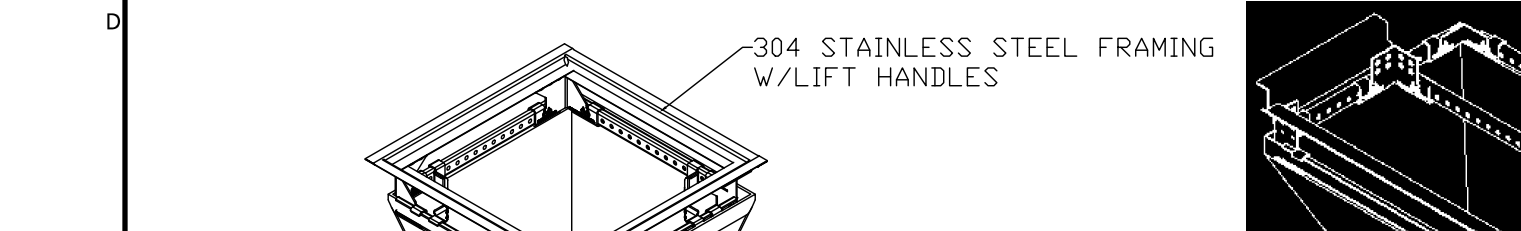
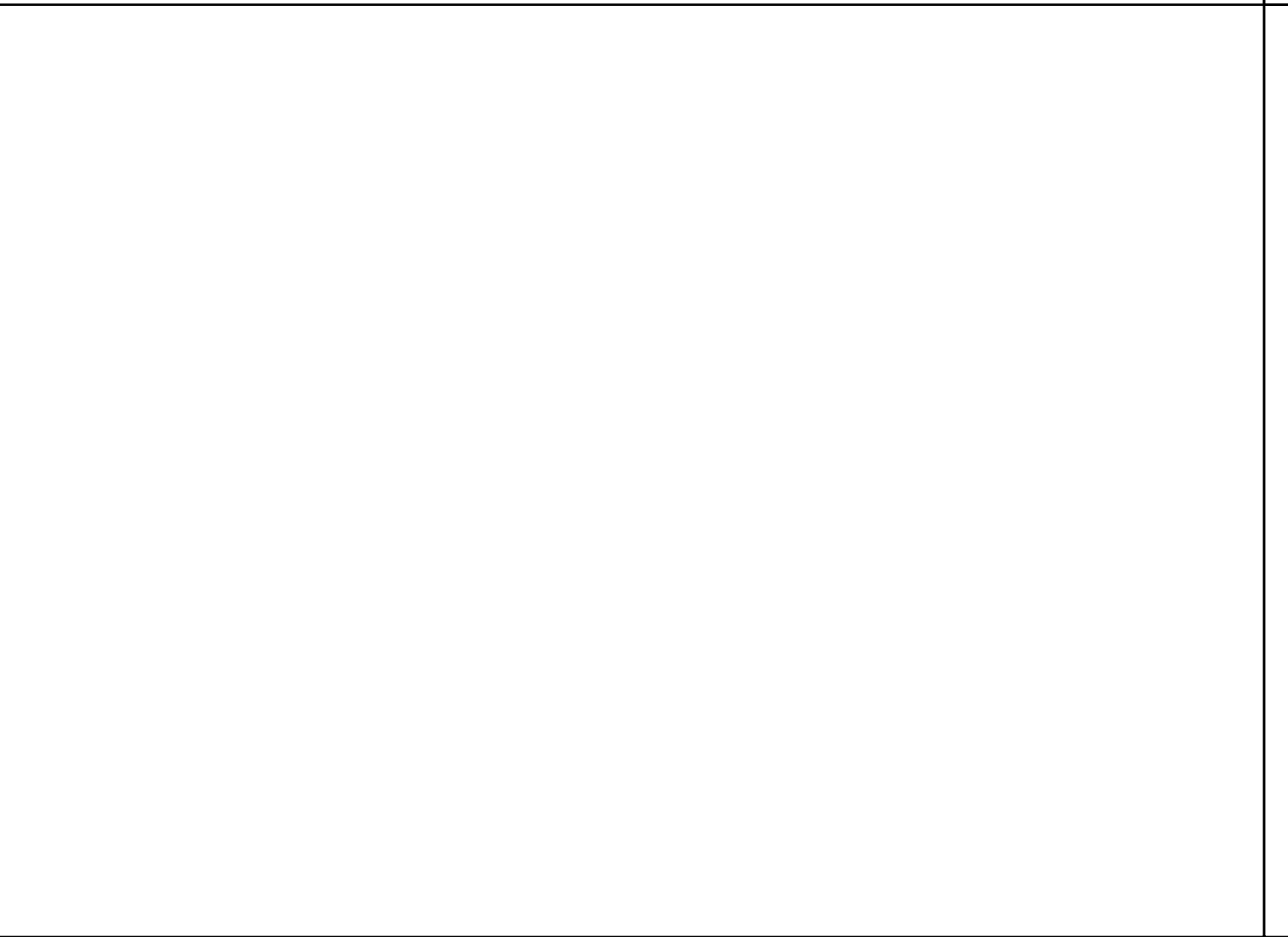
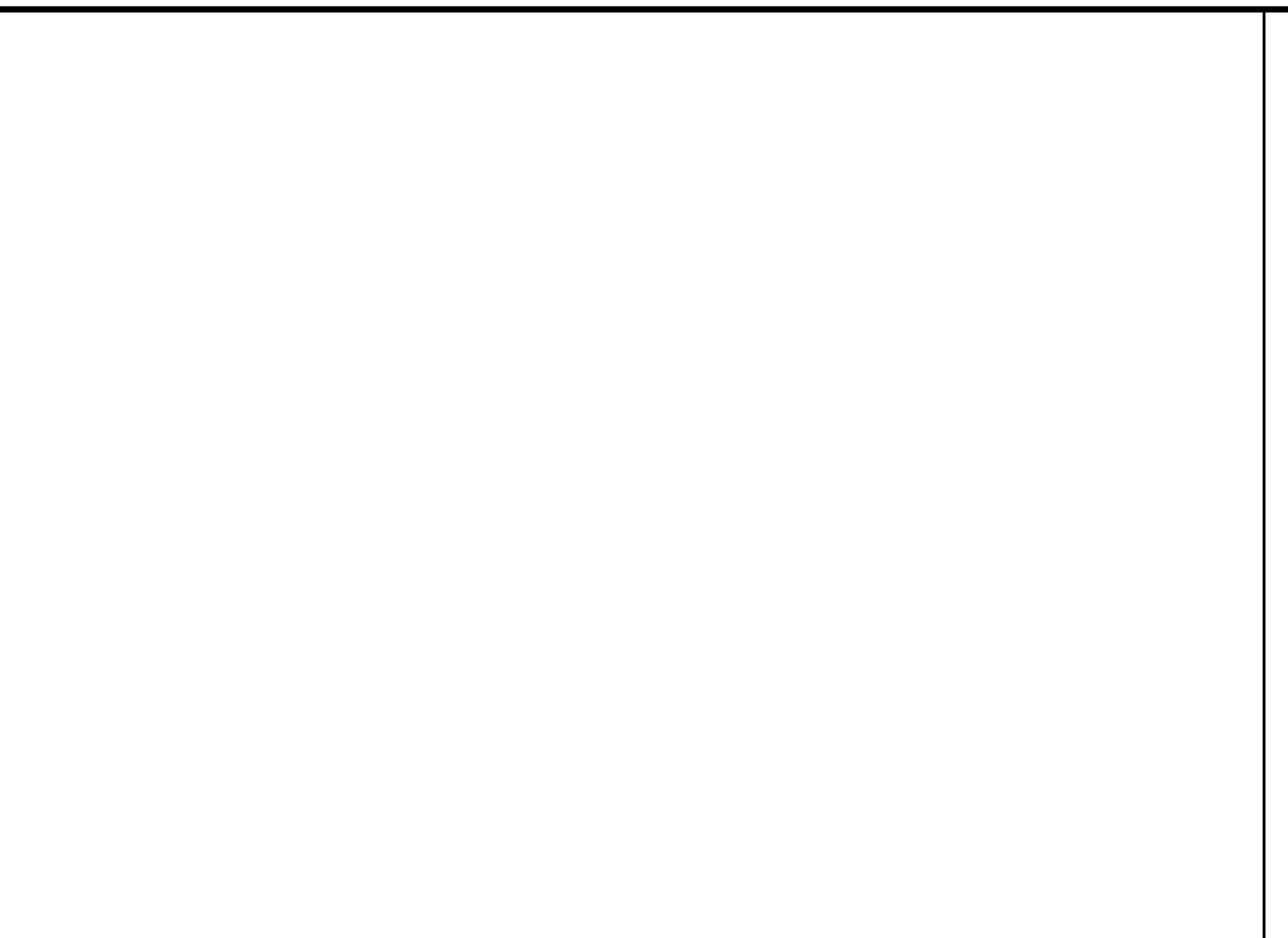
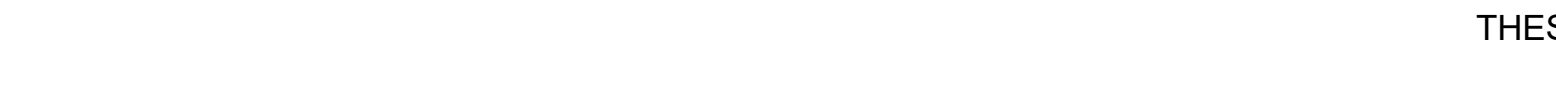
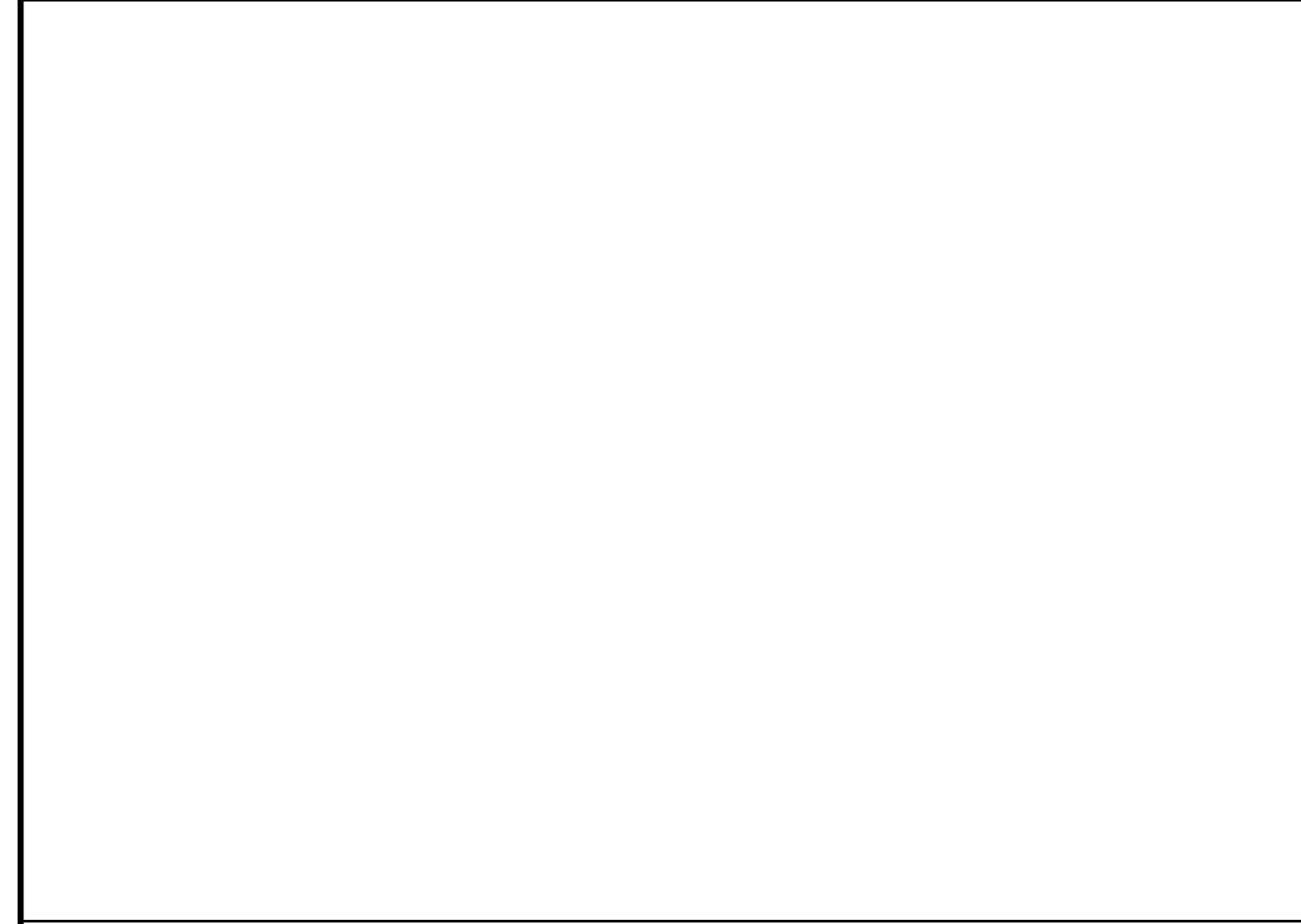
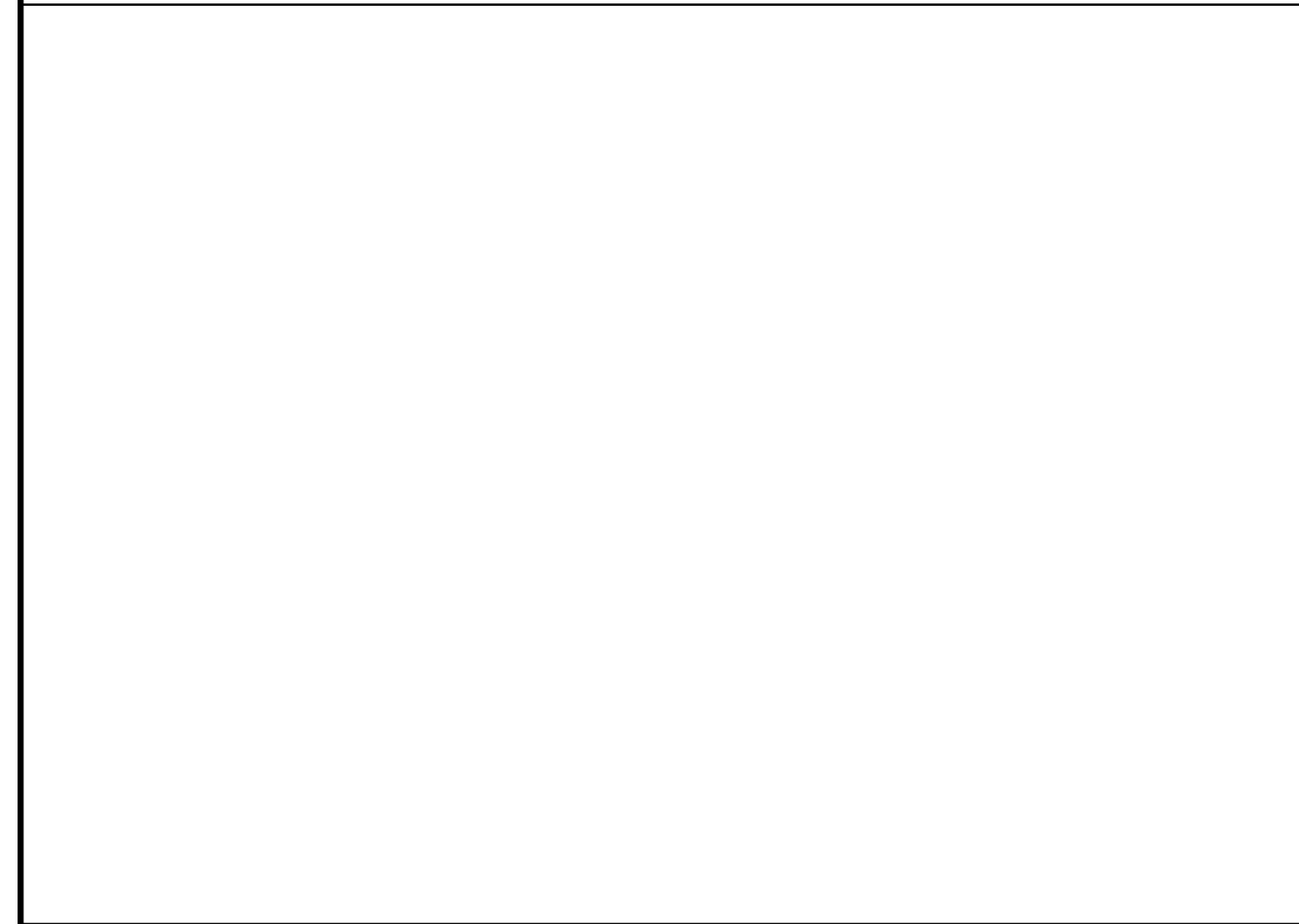
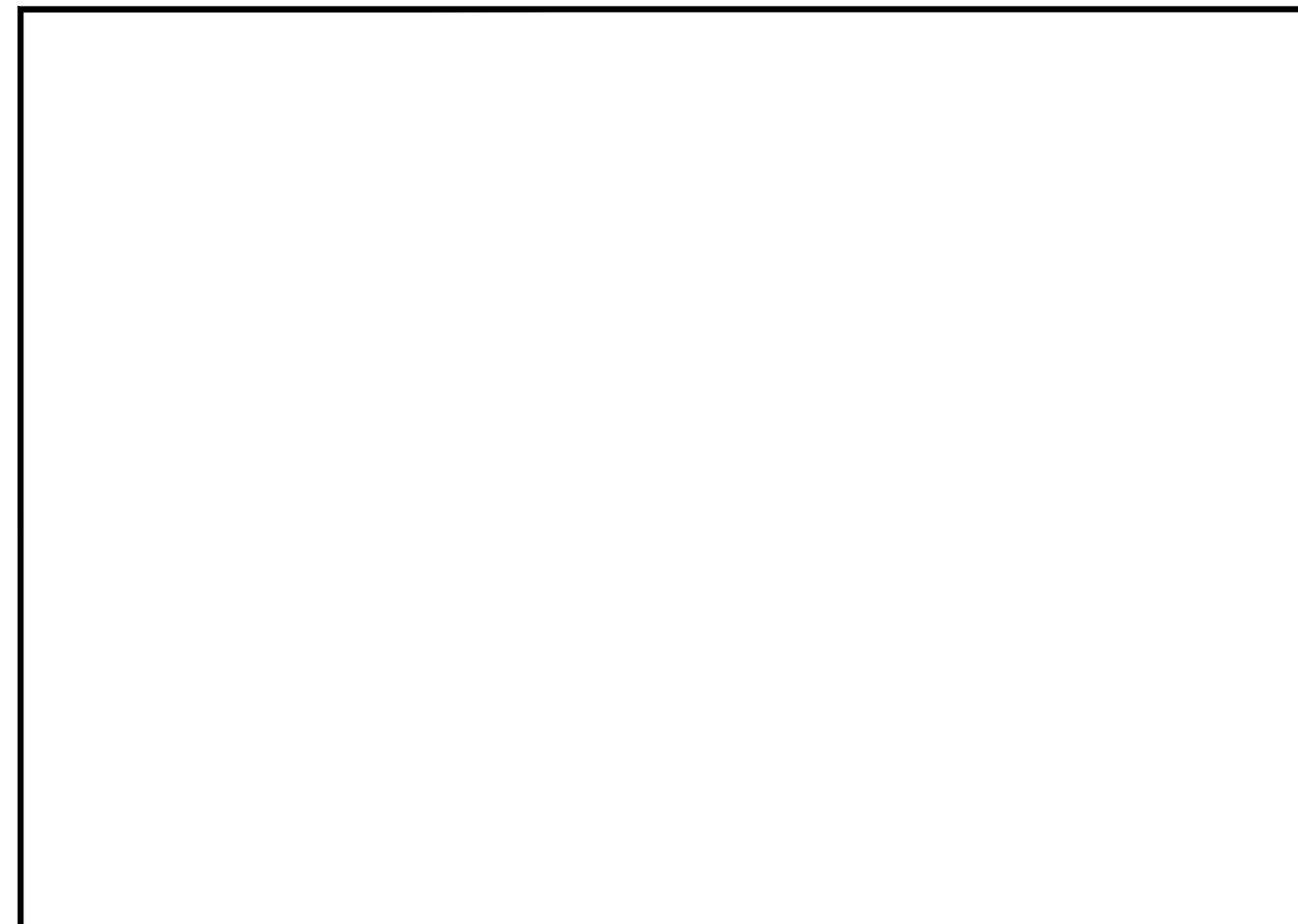
- Receive NPDES coverage from DHEC and approval letter from Lexington County.
- Receive the permit plans from Lexington County before scheduling a pre-construction meeting.
- Pre-construction meeting with Lexington County.
- Notify Lexington County and DHEC EQC regional office at least 48 hours before construction begins.
- Clearing and grubbing only as necessary for installation of perimeter controls. (1 week)
- Installation of perimeter controls (construction entrance and silt fence). (1 week)
- Clearing and grubbing of site or demolition. (2 weeks)
- Rough grading (2 weeks)
- *Begin installation of building foundation. (3 weeks)
- Installation of storm drain system and placement of inlet protection as each inlet is installed. (3 weeks)
- Fine grading, paving, etc. (2 weeks)
- Permanent stabilization. (1 week)
- Removal of temporary sediment and erosion control measures after entire area draining to the structure is finally stabilized. (1 week)
- Remove any construction sediment/silt in storm chamber system and stormwater detention area. (1 week)
- Contractor to provide asbuilt survey drawing signed by professional land surveyor to engineer for Notice of Termination (NOT) and closeout submittal. (1 week)

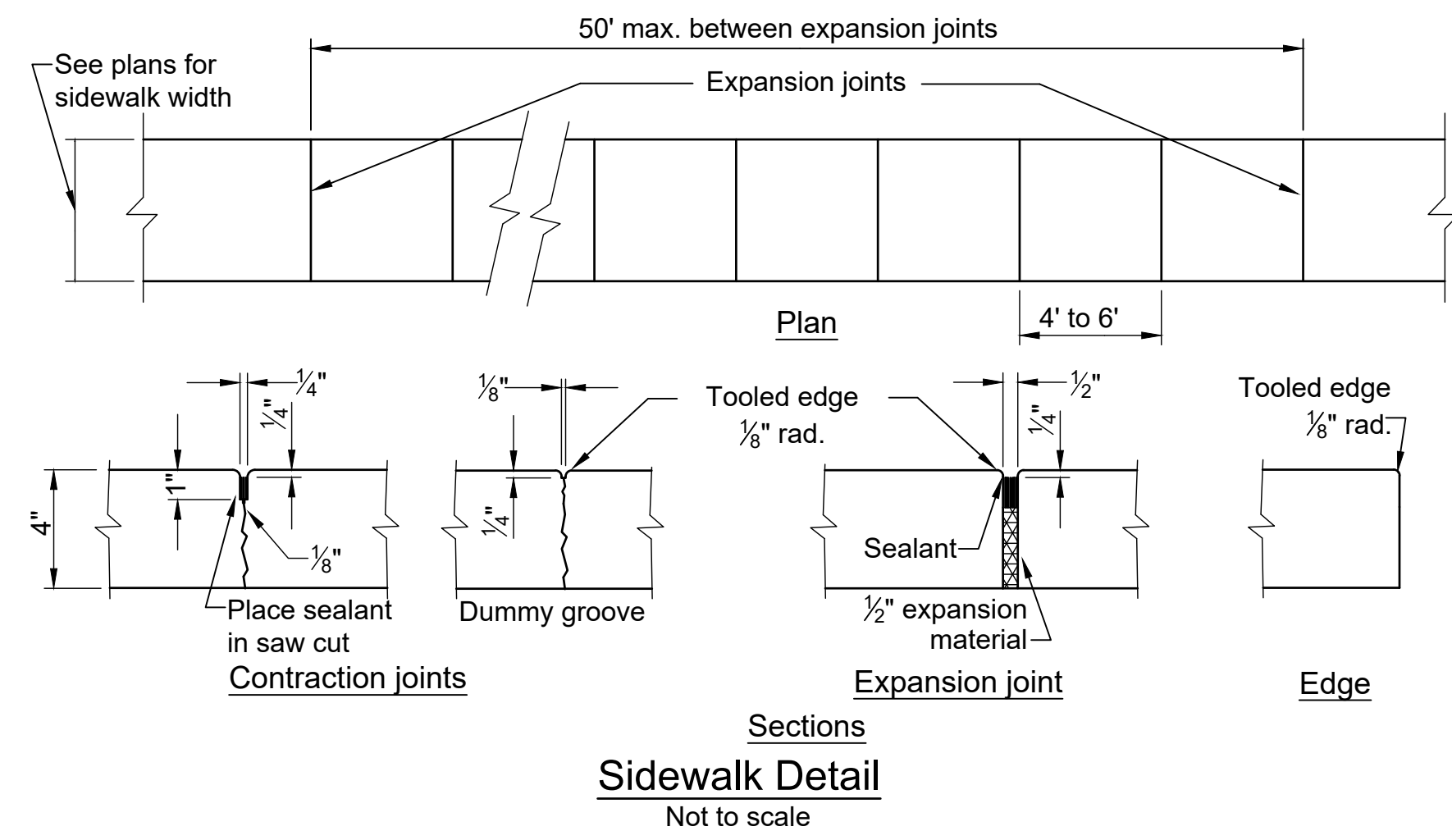
* Vertical construction of buildings to continue during the remaining construction activities.

CONSTRUCTION ENTRANCE

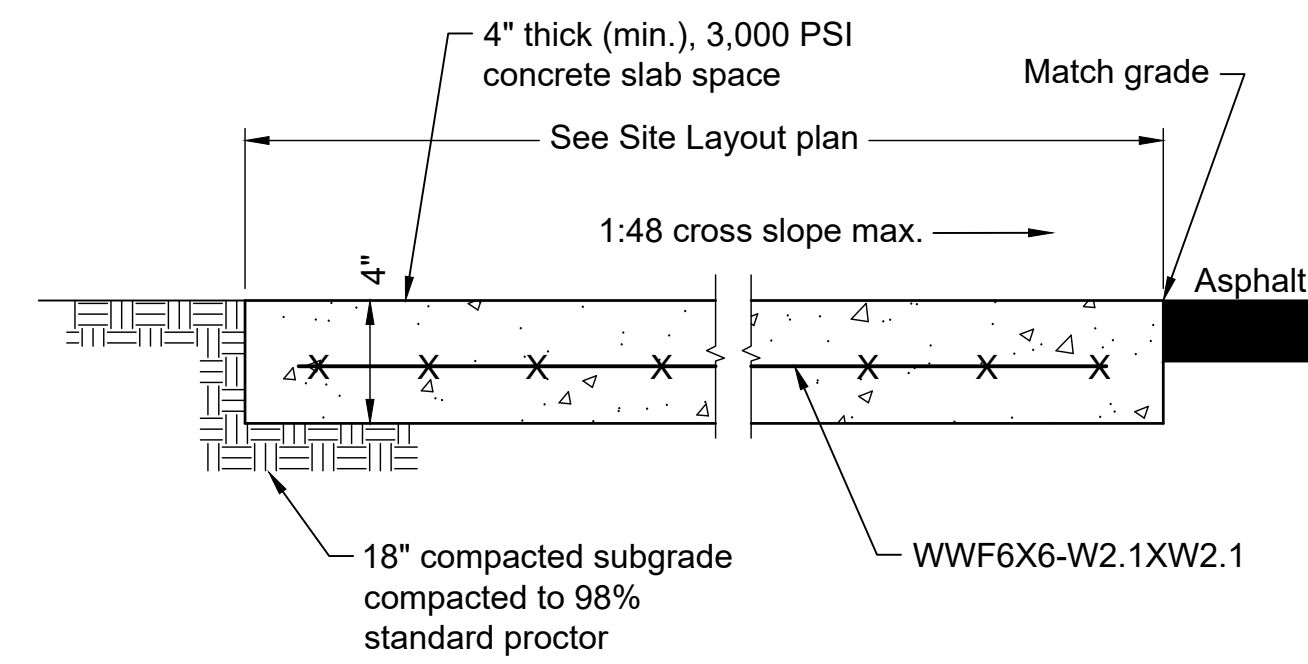
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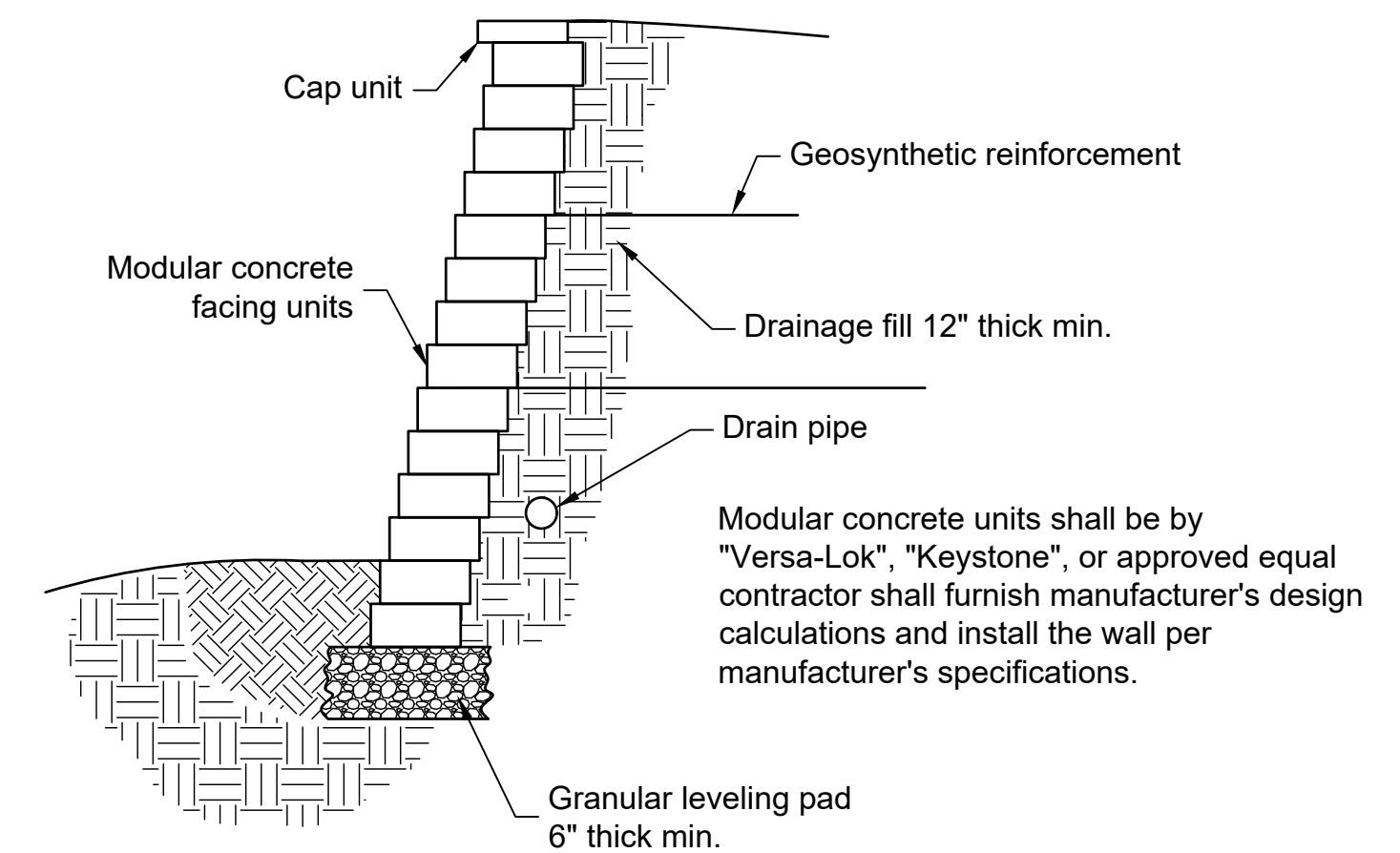


Sidewalk Detail
Not to scale

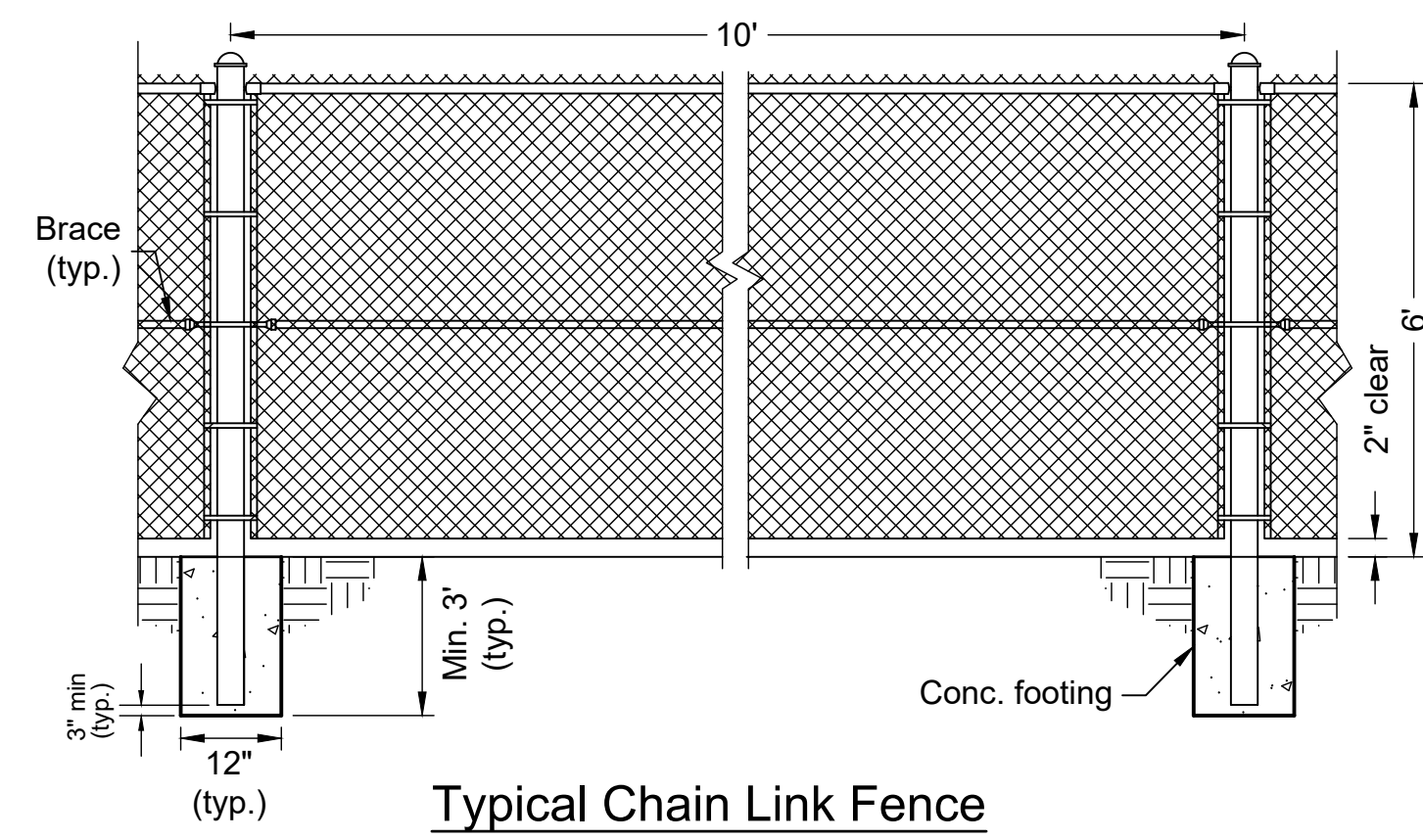


Note:
Concrete sidewalk cross slope shall meet 2010 ADA standards for accessible design section 403.3.

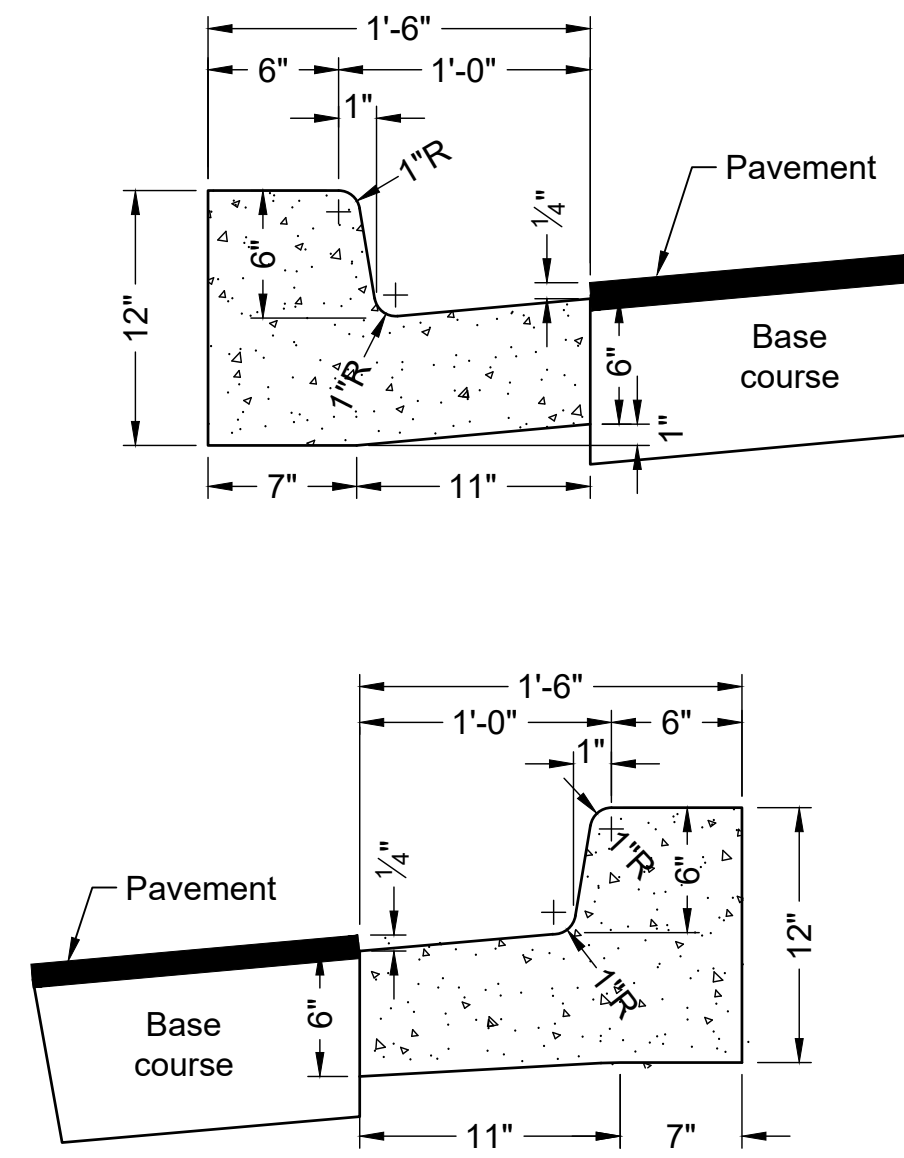
Concrete Sidewalk Section
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Segmental Retaining Wall Detail
Not to scale

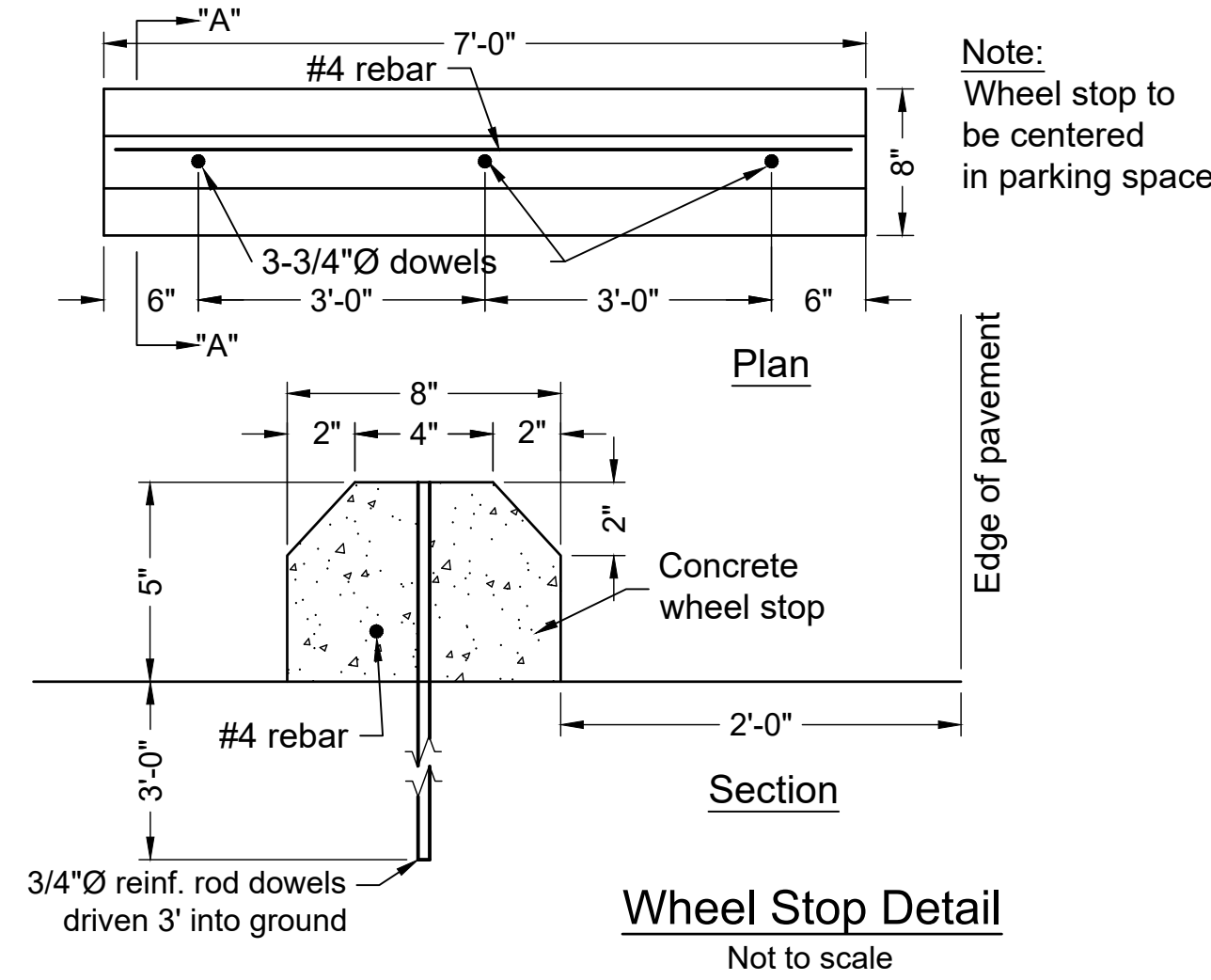


Typical Chain Link Fence
Not to Scale



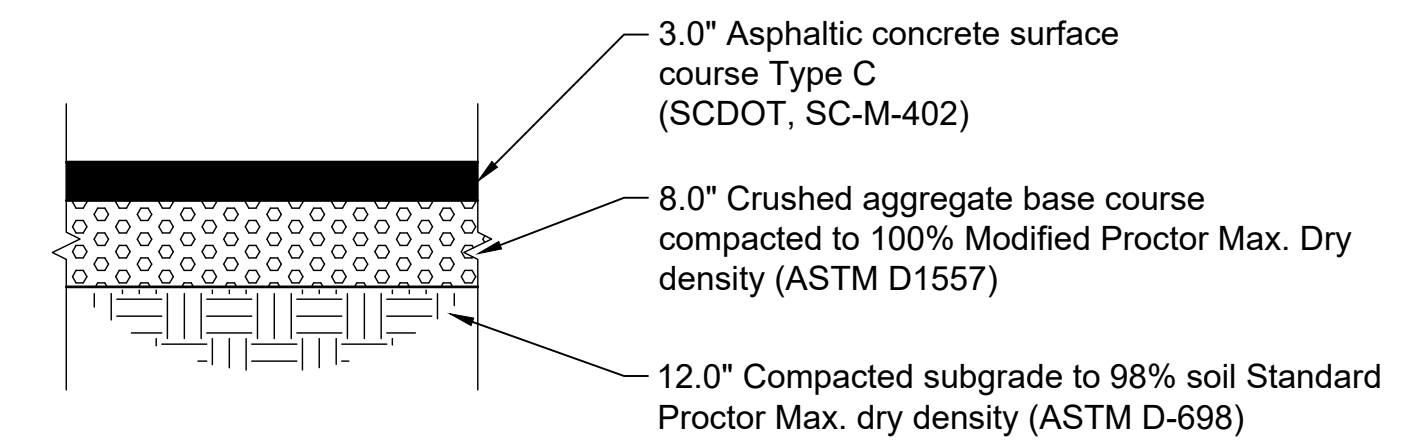
- Notes:**
1. Curb and gutter to be constructed in 10 foot lengths.
 2. A 1/2" expansion joint shall be provided at intervals not to exceed 50 feet. At the ends and mid-point of returns, and at any point where the new curb and gutter abuts other concrete structures.
 3. 5' long transitions shall be provided between normal gutter and pitched gutter, unless otherwise noted on the paving plans.
 4. Normal curb and gutter will be used where the pavement slopes toward the curb.
 5. Pitched curb and gutter will be used where the pavement slopes away from the curb.
 6. The strength of concrete curb & gutter shall be 3,000 PSI.

Standard Curb and Gutter
Not to scale



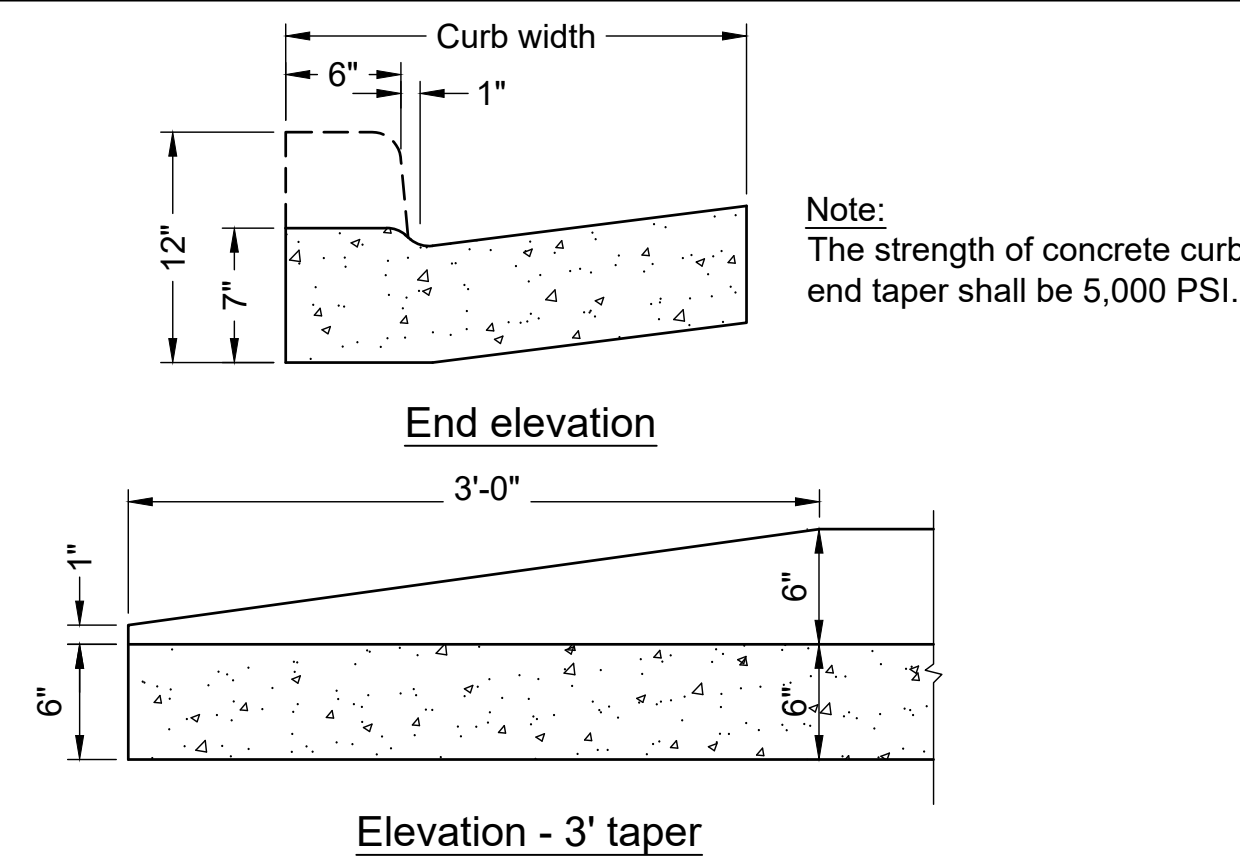
Note:
Wheel stop to be centered in parking space

Wheel Stop Detail
Not to scale



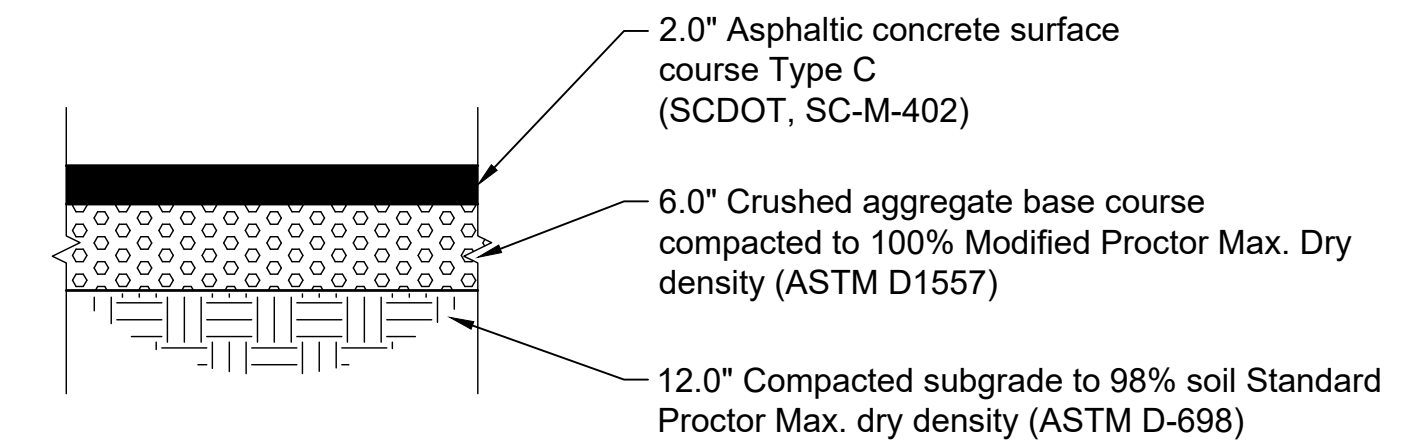
References:
Lexington Self Storage Facility, Lexington, SC. Geotechnical Investigation Prepared for, or on behalf of: Chao & Associates, Inc., Columbia, SC
Prepared by Bunnell-Lammons Engineering, Inc. dated January 11, 2023.

Medium Duty Flexible Pavement Section (Parking Areas)
Not to scale



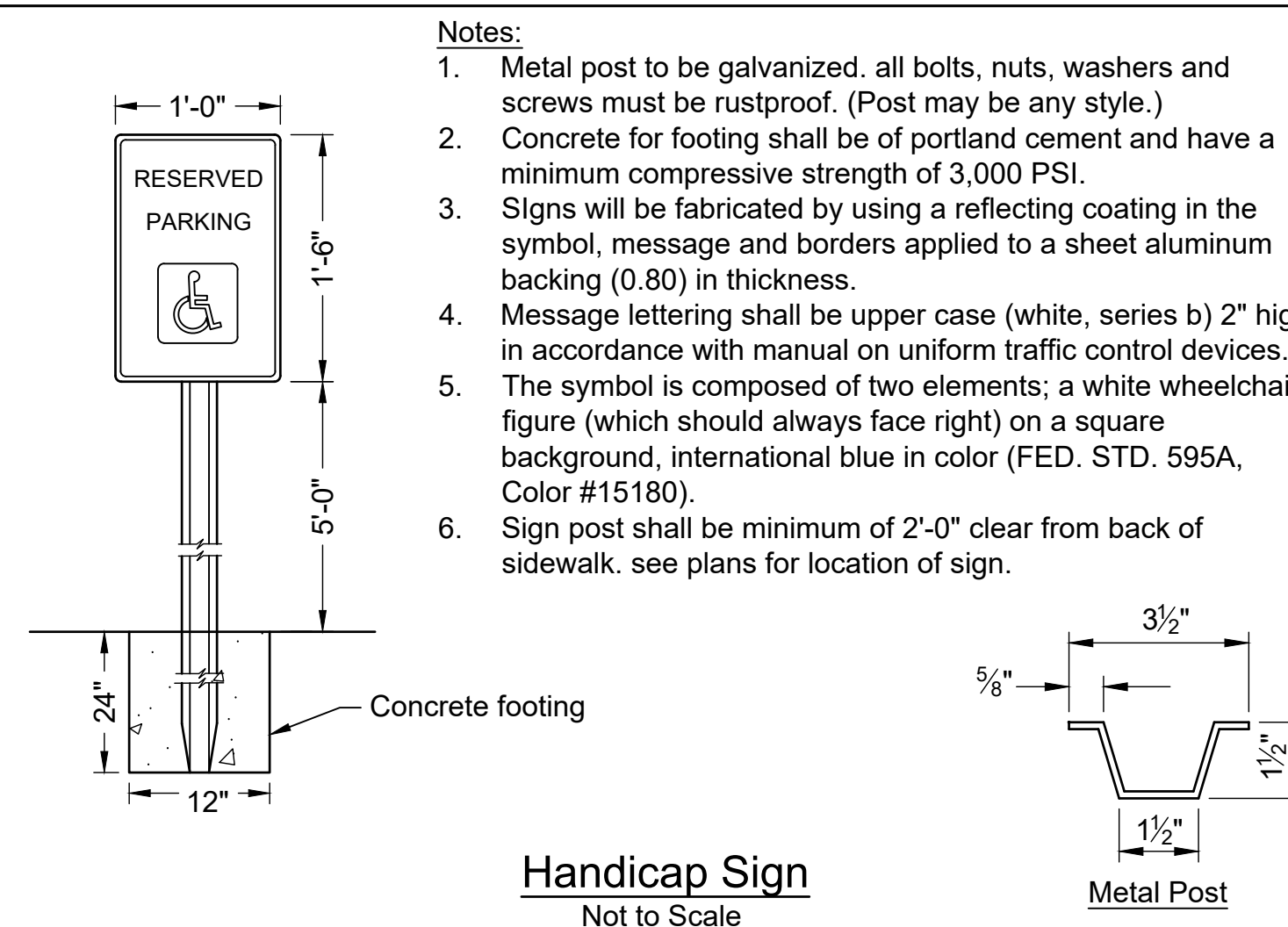
Note:
The strength of concrete curb end taper shall be 5,000 PSI.

Detail of Curb End Taper
Not to scale



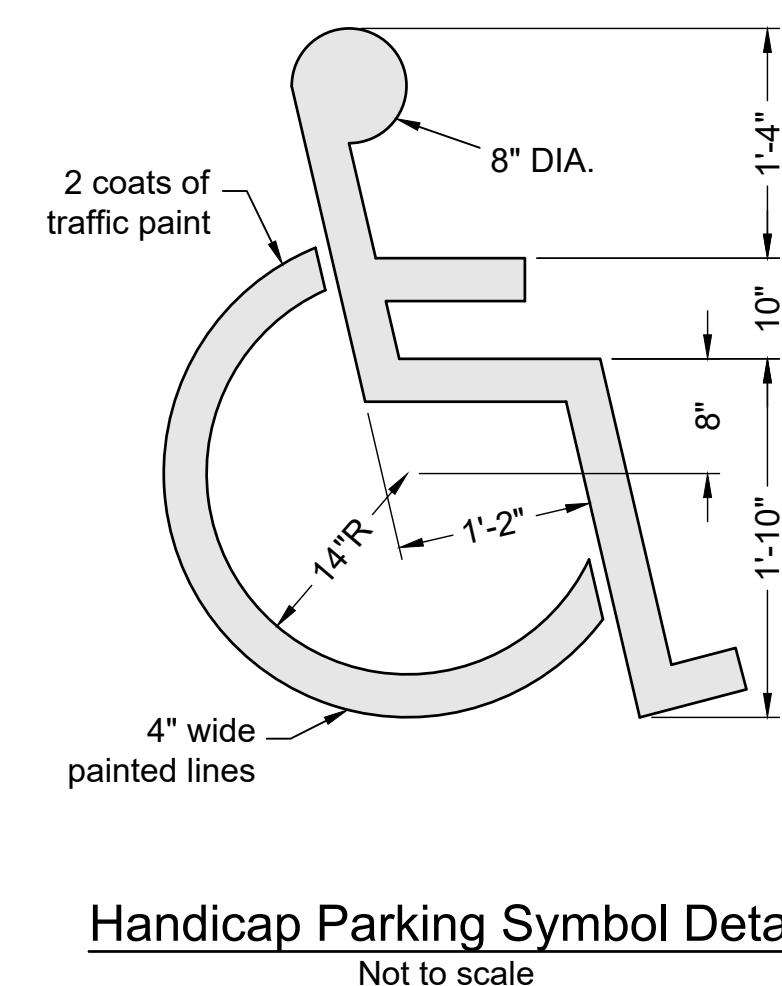
References:
Lexington Self Storage Facility, Lexington, SC. Geotechnical Investigation Prepared for, or on behalf of: Chao & Associates, Inc., Columbia, SC
Prepared by Bunnell-Lammons Engineering, Inc. dated January 11, 2023.

Light-Duty Flexible Pavement Section (Parking Areas)
Not to scale



- Notes:**
1. Metal post to be galvanized. all bolts, nuts, washers and screws must be rustproof. (Post may be any style.)
 2. Concrete for footing shall be of portland cement and have a minimum compressive strength of 3,000 PSI.
 3. Signs will be fabricated by using a reflecting coating in the symbol, message and borders applied to a sheet aluminum backing (0.80) in thickness.
 4. Message lettering shall be upper case (white, series b) 2" high in accordance with manual on uniform traffic control devices.
 5. The symbol is composed of two elements; a white wheelchair figure (which should always face right) on a square background, international blue in color (FED. STD. 595A, Color #15180).
 6. Sign post shall be minimum of 2'-0" clear from back of sidewalk. see plans for location of sign.

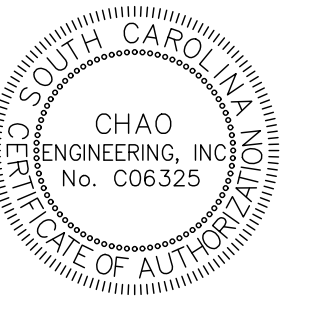
Handicap Sign
Not to Scale



Handicap Parking Symbol Detail
Not to scale



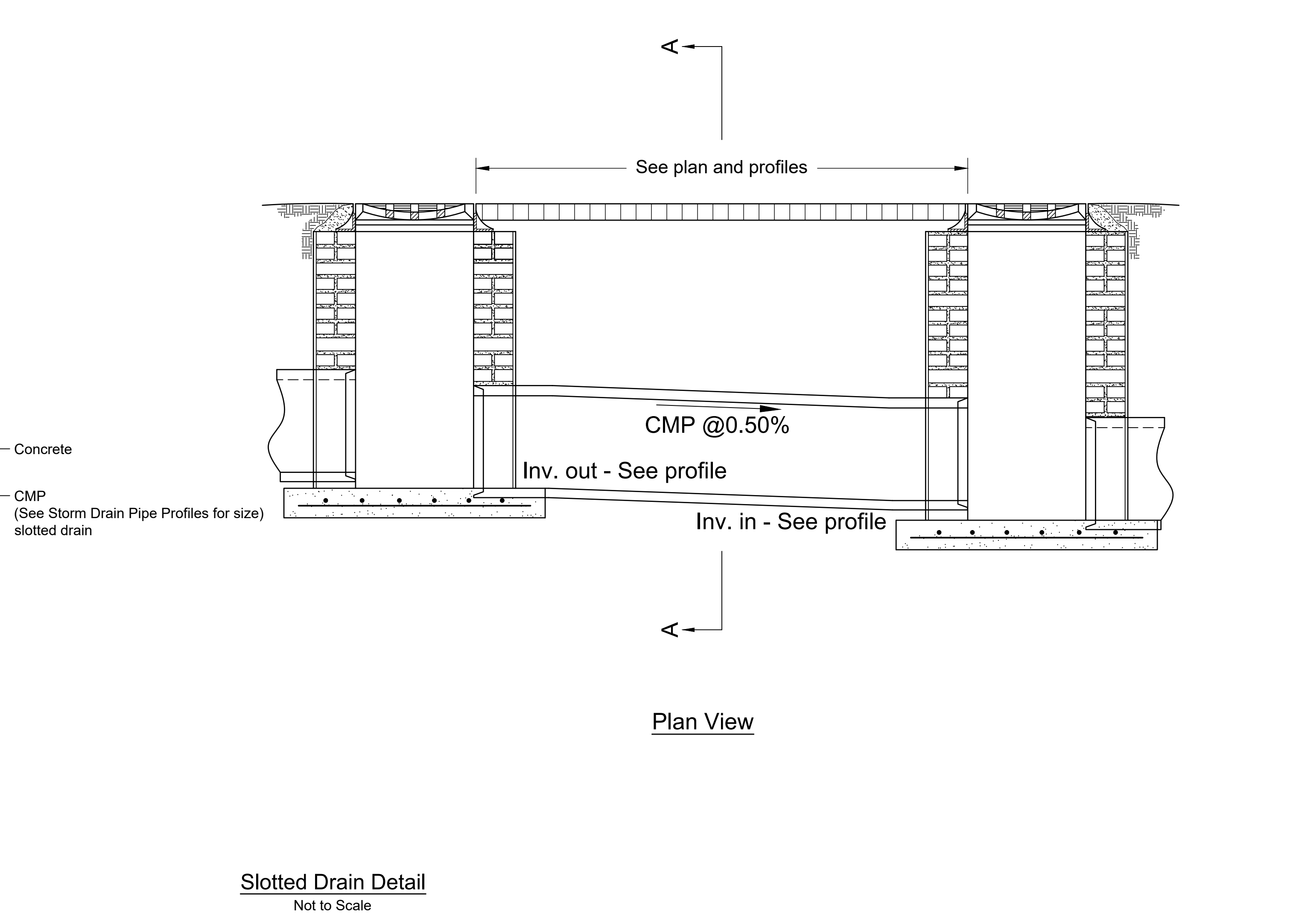
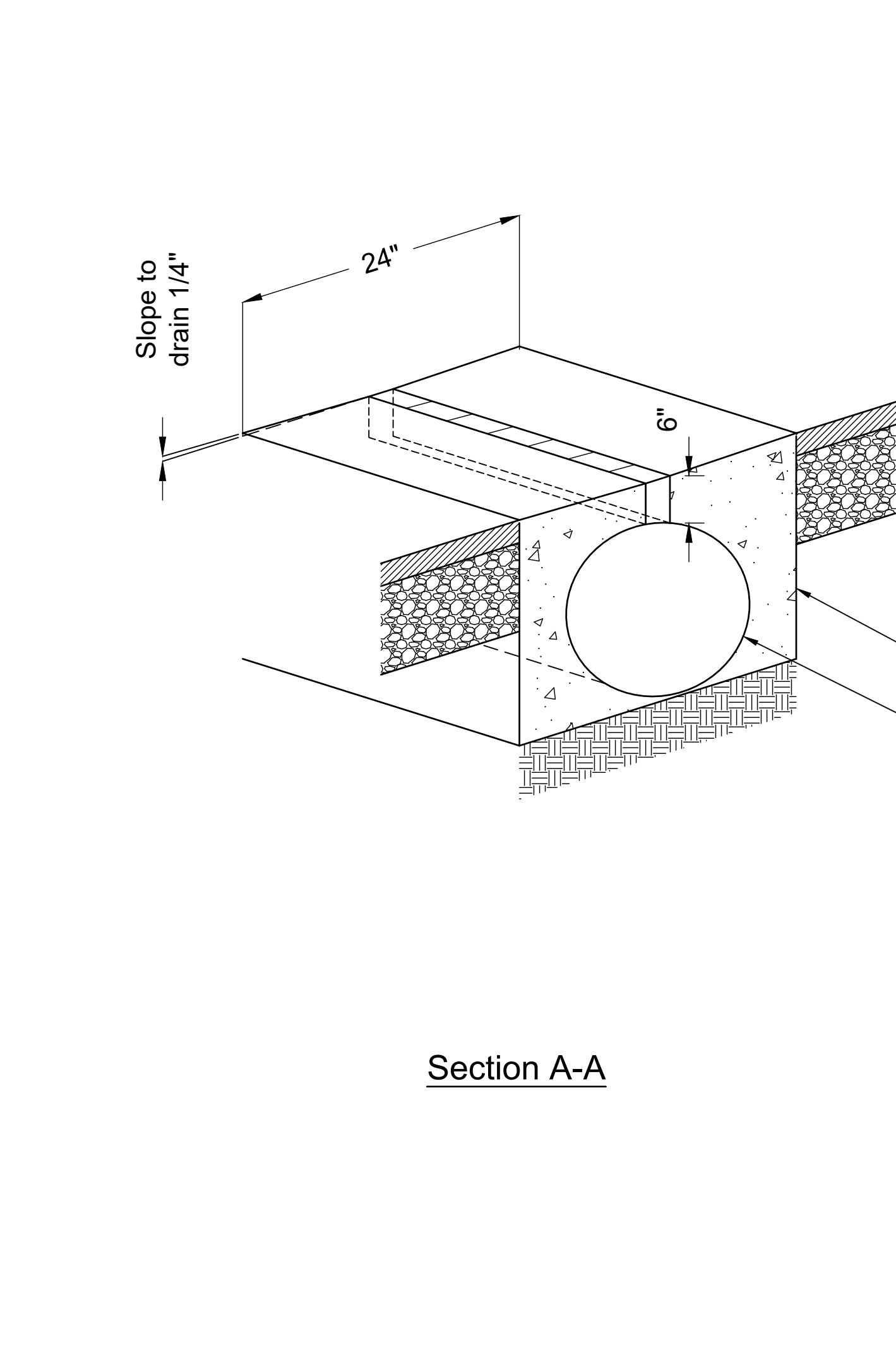
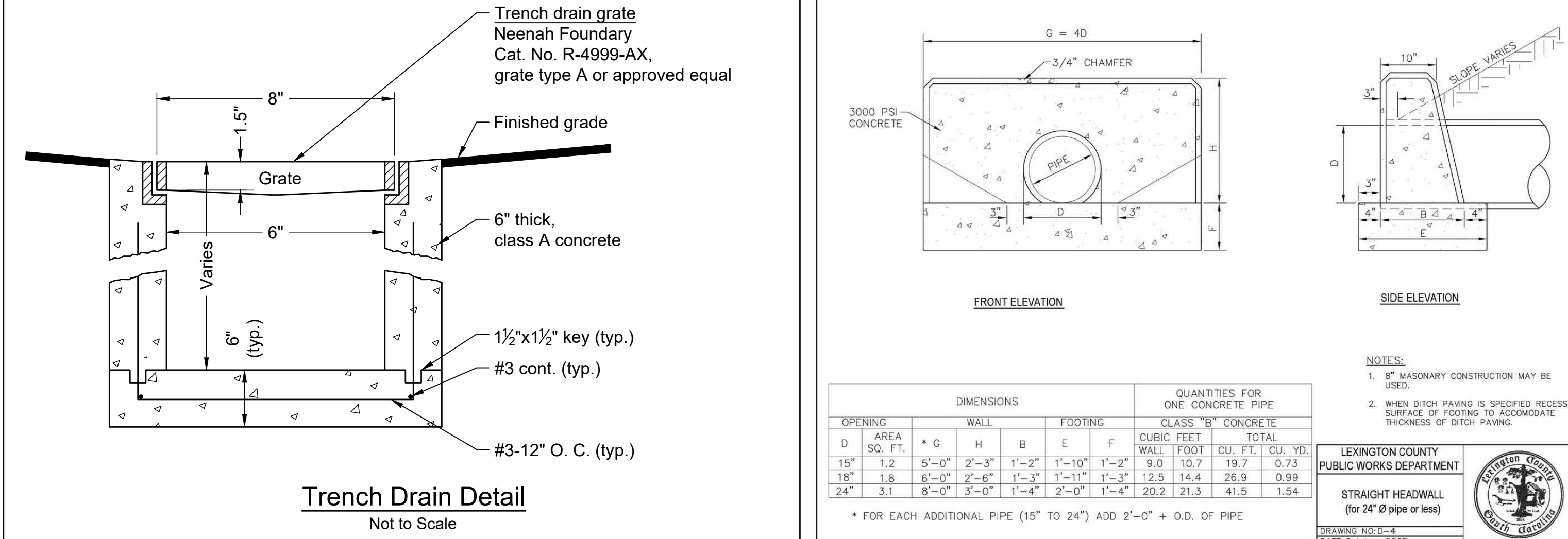
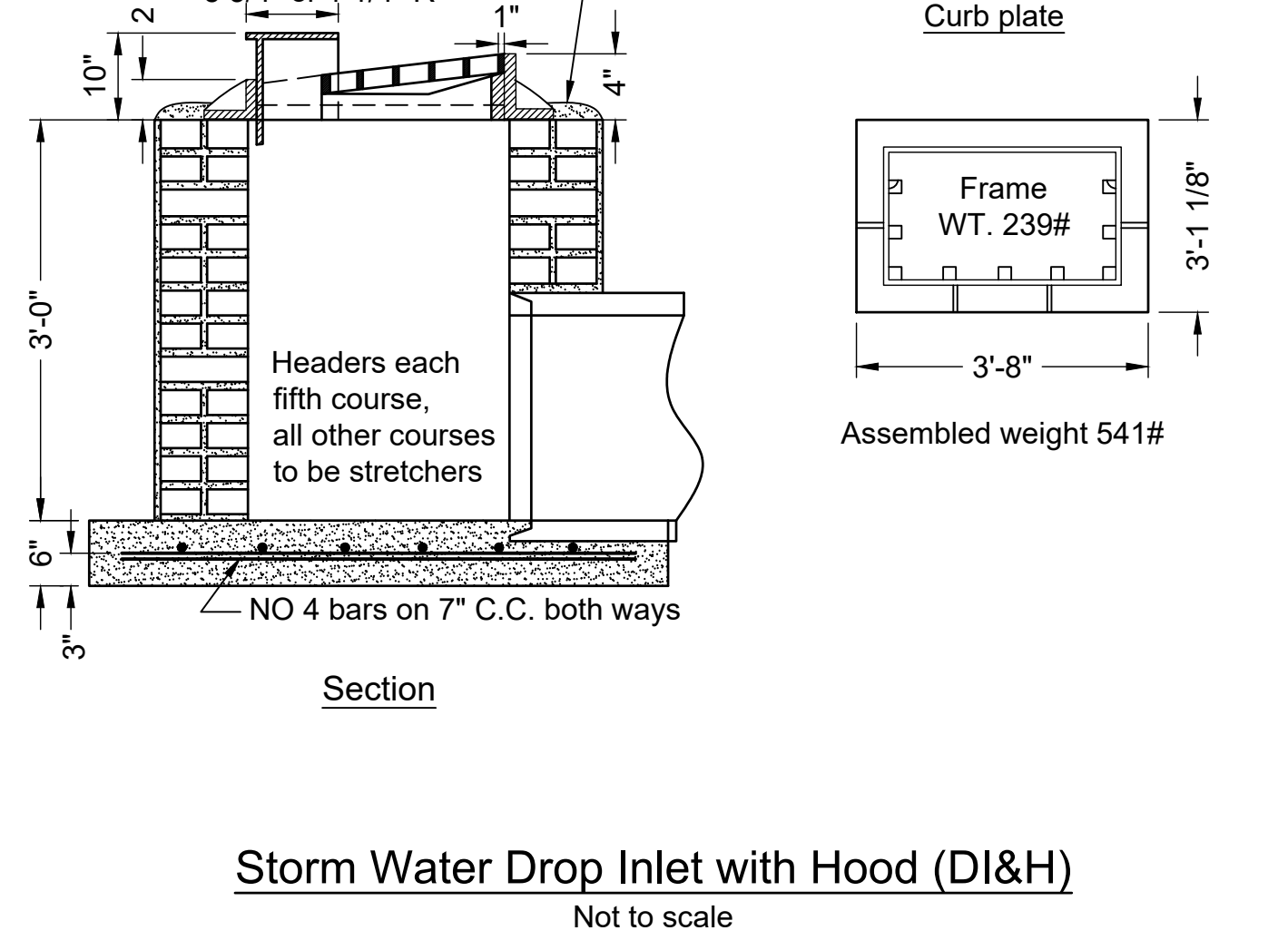
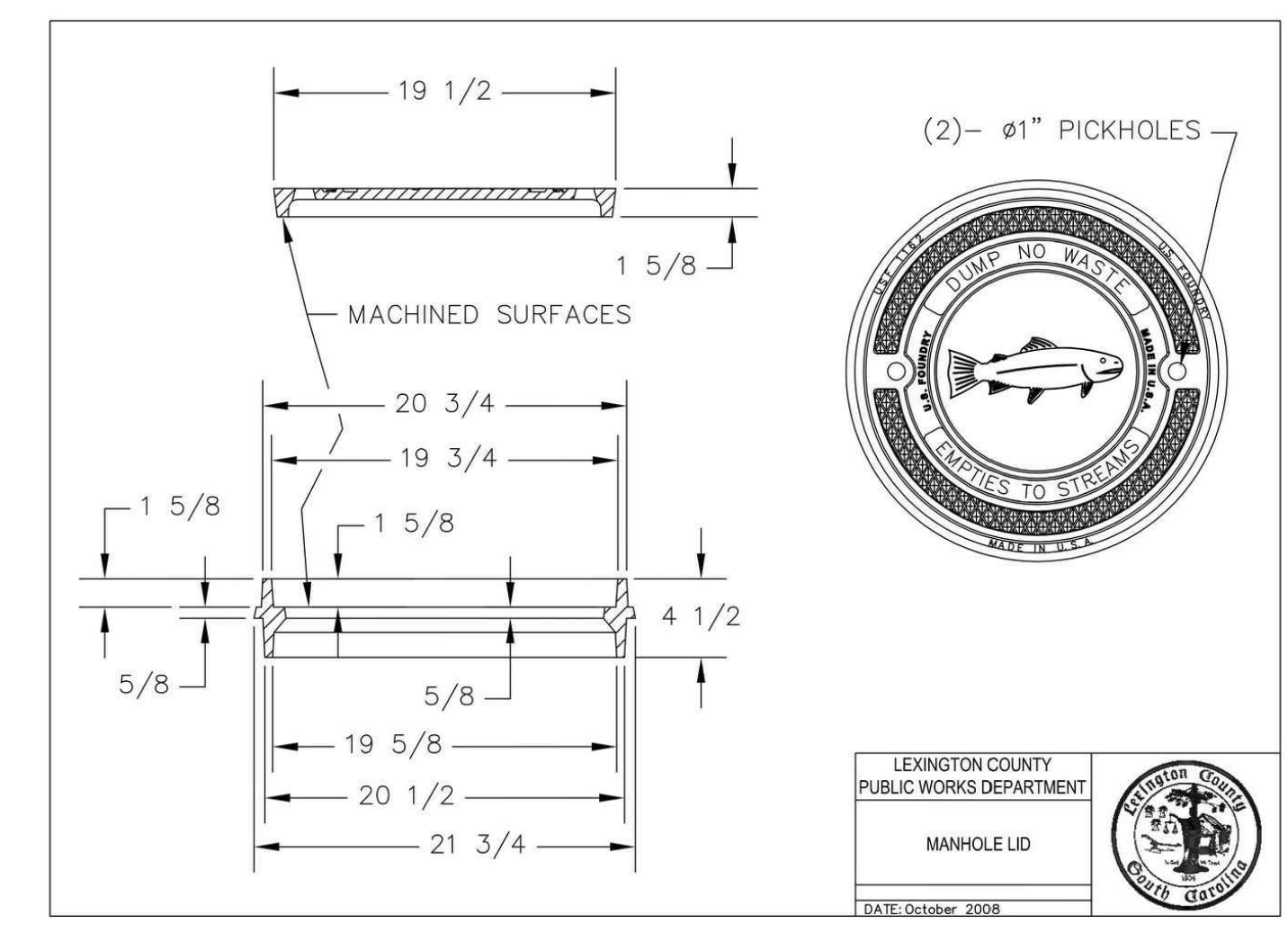
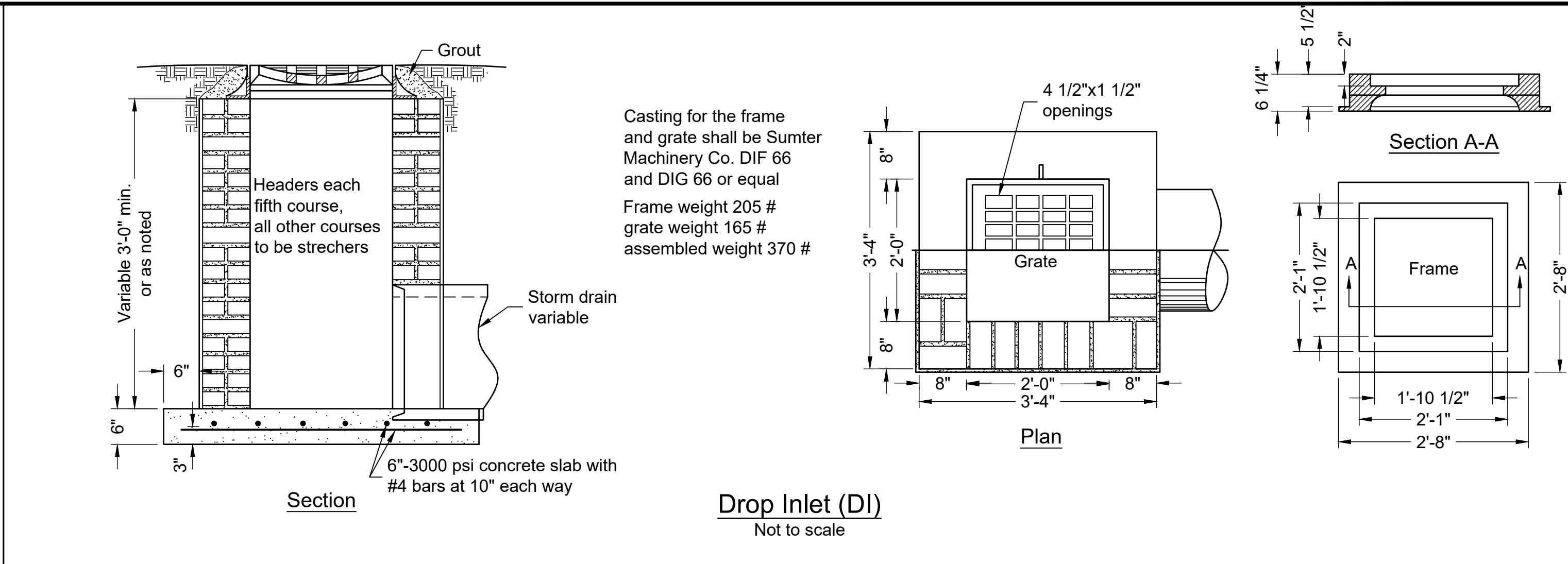
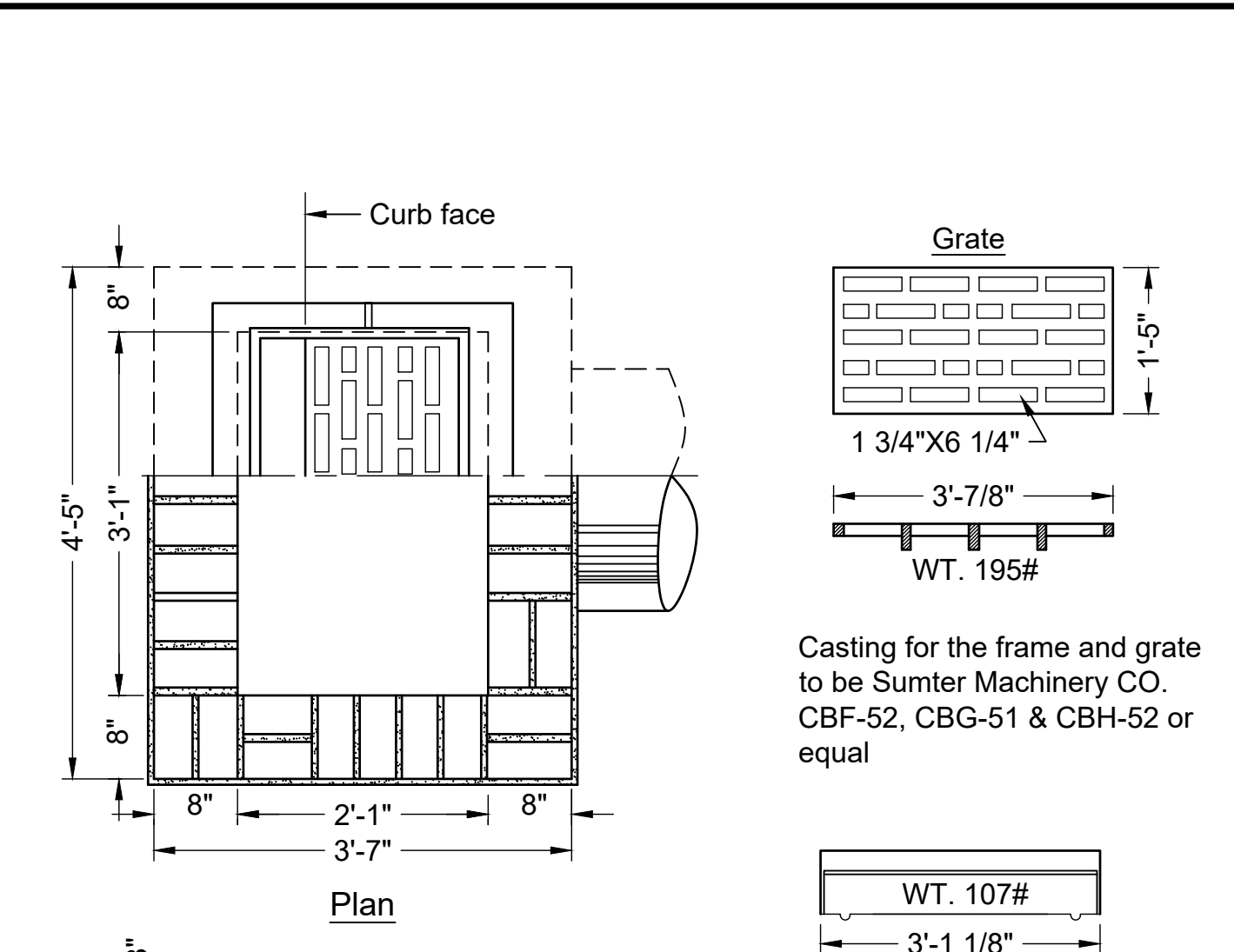
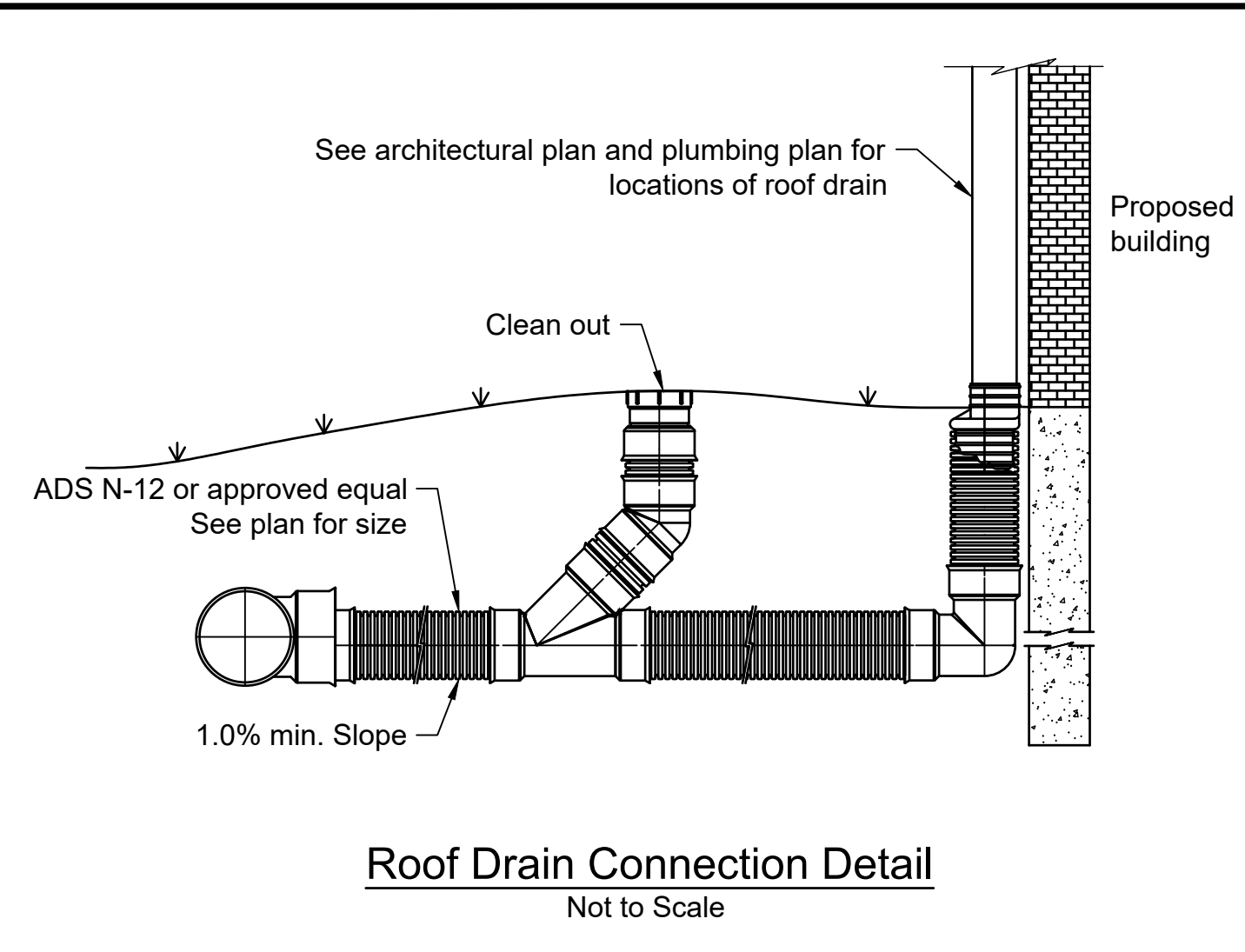
Prepared By:
Chao Engineering, Inc.
Civil - Structural - Survey
7 Clusters Court
Columbia, SC 29210
Voice: (803) 772-8420
Fax: (803) 772-9120
Email: consult@chaoinc.com



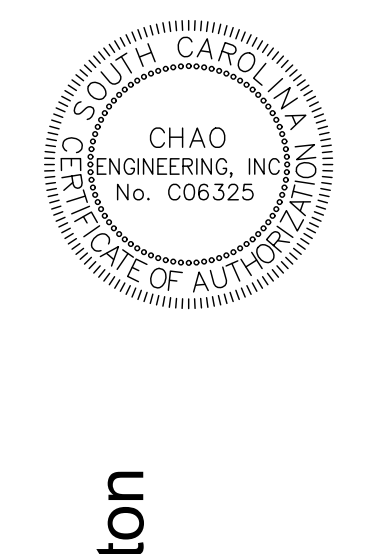
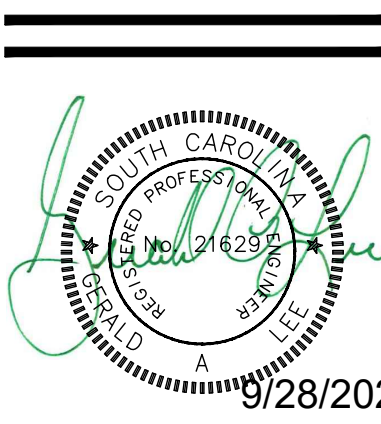
Construction Details
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC
Checked: GAL
Revised:
Project No.: 707913B-22
File: 707913C.dwg

C6.2
Sheet Number
August 28, 2023
Date



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Construction Details
Stowaway Storage of Lexington
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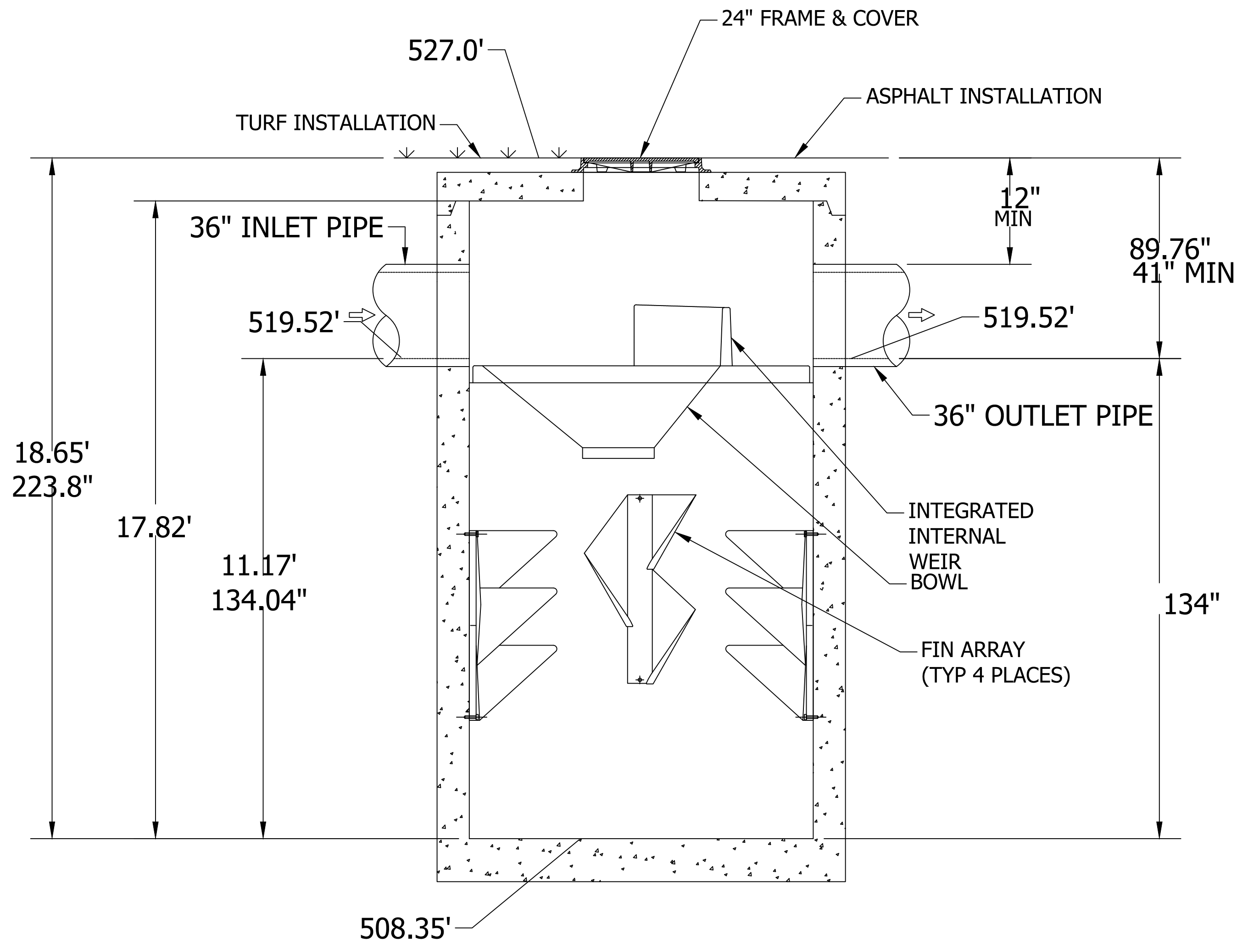
C6.3
Sheet Number
August 28, 2023
Date

PRODUCT SPECIFICATIONS

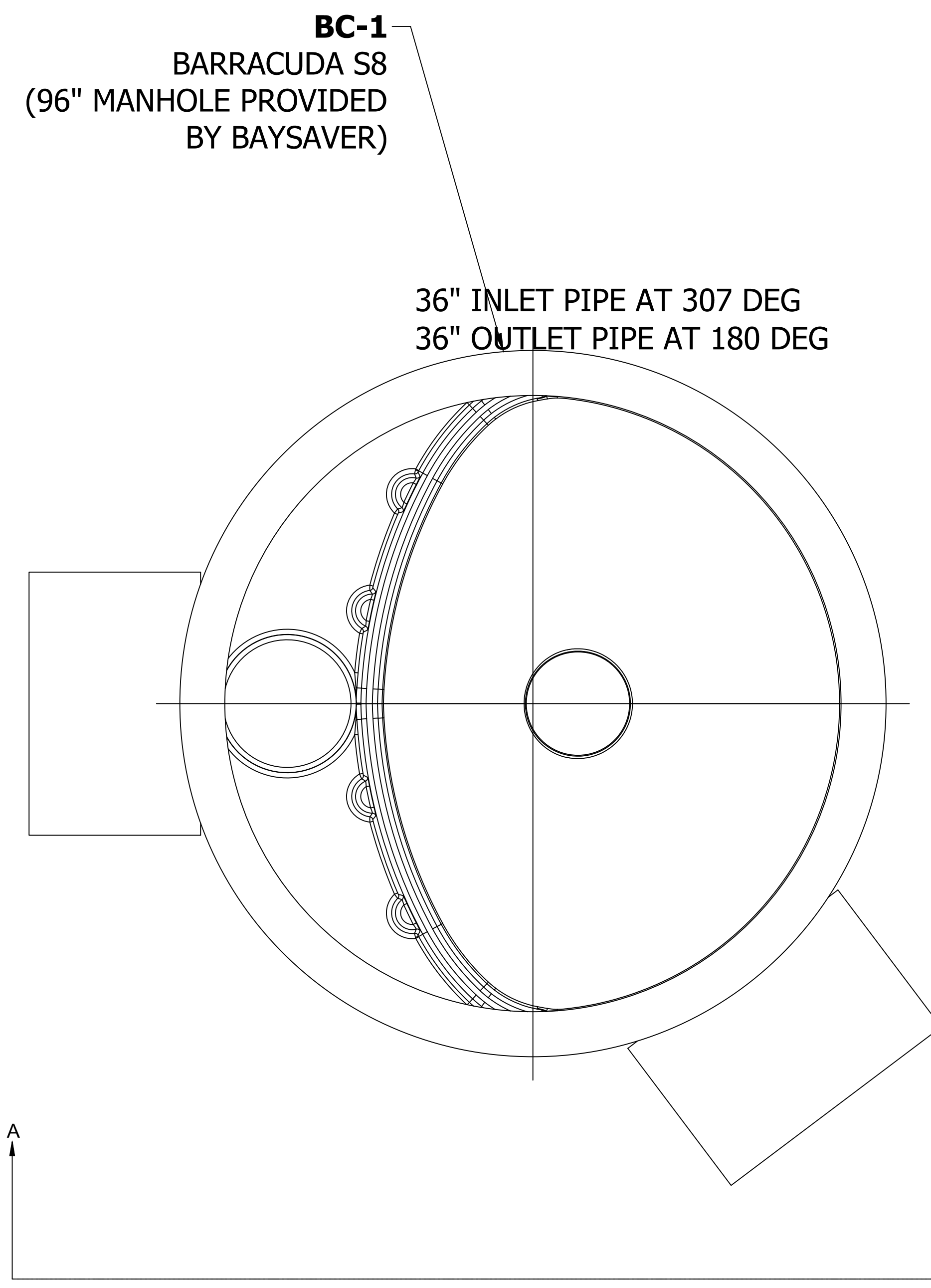
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
- OR -
THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d/50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
- OR -
THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

BARRACUDA S8	
UNIT ID	S8
PEAK FLOW RATE CFS	150
TREATMENT FLOW RATE CFS	6.08
*TREATMENT FLOW RATE PER OK-110	

STOWAWAY STORAGE OF LEXINGTON LEXINGTON, SC	DATE:	DRAWN:
	PROJECT #:	CHECKED:



SECTION VIEW A-A
SCALE: N.T.S.



SITE SPECIFIC PLAN VIEW
SCALE 1:27

1030 Deer Hollow Drive
Mount Airy, MD 21771

1-800-BAYSAVER
1-800-228-7283

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADVANCED DRAINAGE SYSTEMS, INC.

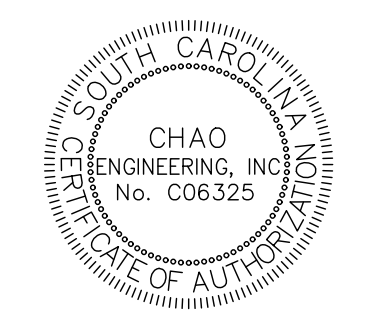
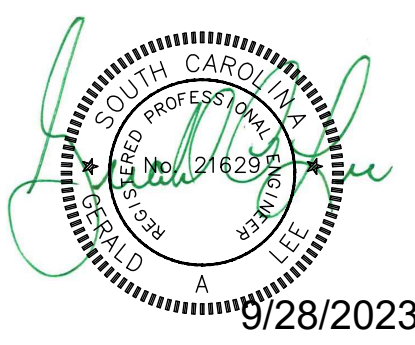
SCALE: **AS NOTED**

SHEET:	1	OF	1
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THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



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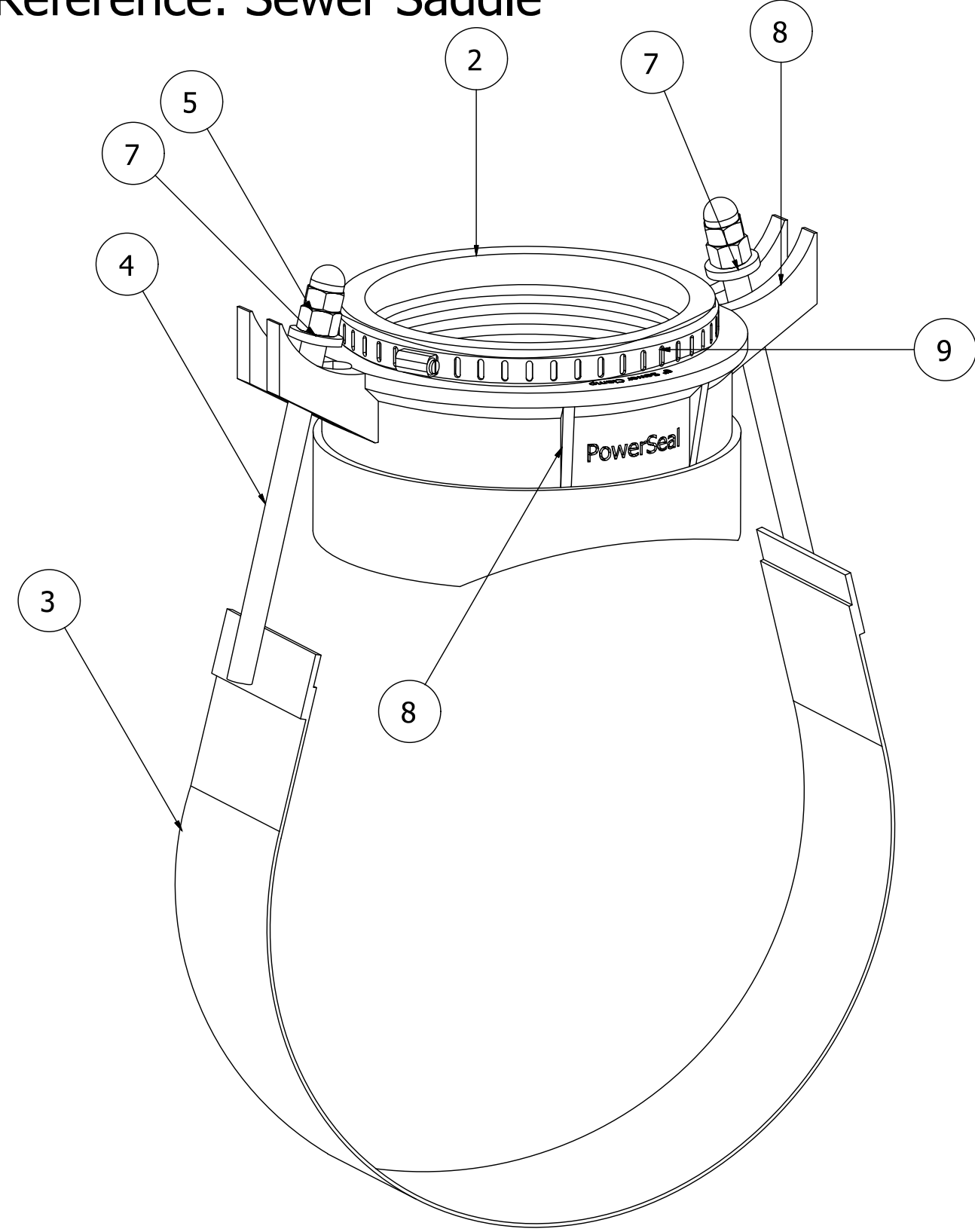


Construction Details
Stowaway Storage of Lexington
Prepared For:
Ligon, Inc.
In Lexington County

Drawn: HMC	Checked: GAL
Revised:	
File: 707913C.dwg	Project No.: 707913B-22

C6.4
Sheet Number
August 28, 2023
Date

Reference: Sewer Saddle



ASSEMBLY BILL OF MATERIALS

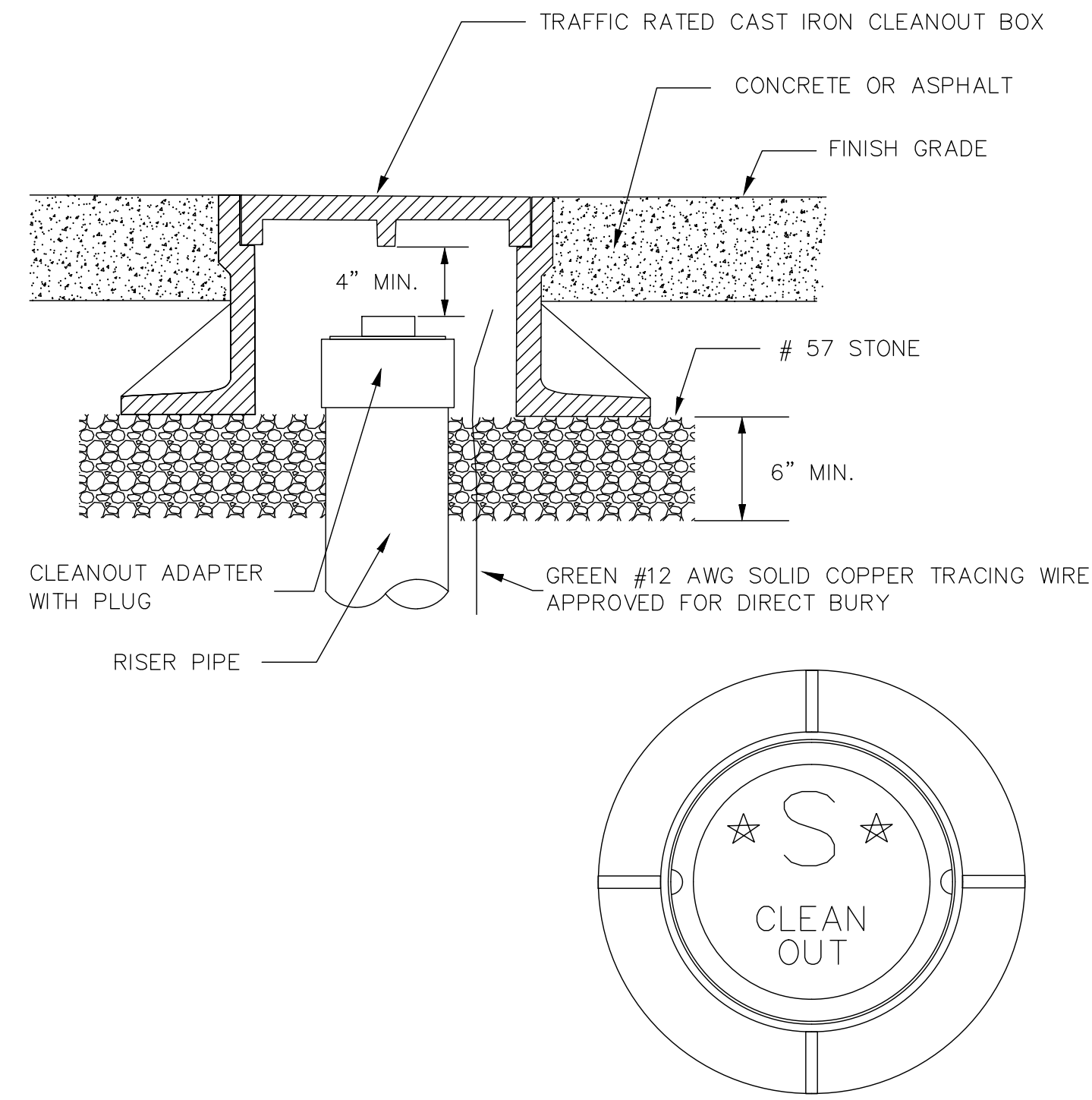
ITEM	QTY	PART NAME	MATERIAL	MAT. SPEC.
1	1	Castings	Ductile Iron	ASTM A536
2	1	Gasket	SBR	ASTM D2000
3	1	3 1/2" wide Adjustable Strap	Type 304 Stainless Steel	ASTM A240
4	2	1/2" Stud Bolt	Type 304 Stainless Steel	ASTM A193
5	2	Hex Nut	Type 304 Stainless Steel	ASTM A194
6	2	Washer	Type 304 Stainless Steel	ASTM A240
7	2	Washer	Friction - Delrin Plastic MIL - Epoxy	A50424
8	1	Finish		AWWA C210
9	1	Steel Hose Clamp Strap	Stainless Steel	T-304

Nominal Branch Size	Nominal Pipe size	Pipe O.D. Range	Branch Type	Branch O.D.	Part Number
4"	6"-12" 48" Strap	6.27-14.40 Regular Gasket	PVC Sewer Tyseal	4.215	EL- 4.215
			C.I. soil-No-Hub PVC	4.28	EL- 4.28
			Universal Clay	4.38	EL- 4.38
			Universal Clay	4.50	EL- 4.50
			Universal Clay	4.20-4.80	EL- 4.80UN
			Universal Clay	5.00-5.38	EL- 5.38*
	14"-24" 96" Strap	14.40-25.80 Large OD Gasket	PVC Sewer Tyseal	4.215	EL- 4.215LS
			C.I. soil-No-Hub PVC	4.28	EL- 4.28LS
			Universal Clay	4.38	EL- 4.38LS
			Universal Clay	4.50	EL- 4.50LS
			Universal Clay	4.20-4.80	EL- 4.80UNLS
			Universal Clay	5.00-5.38	EL- 5.38LS
6"	8"-12" 48" Strap	8.00-14.40 Regular Gasket	PVC Sewer C.I. Soil-No-Hub	6.27-6.30	EL- 6.30
			Universal Clay	6.27-6.66	EL- 6.66UN
			Cast Iron - D.I.	6.90	EL- 6.90
			Cast Iron - D.I.	7.19-8.00	EL- 8.00
			PVC Sewer C.I. Soil-No-Hub	6.27-6.30	EL- 6.30LS
			Universal Clay	6.27-6.66	EL- 6.66UNLS
	14"-24" 96" Strap	14.40-25.80 Large OD Gasket	Cast Iron - D.I.	6.90	EL- 6.90LS
			Cast Iron - D.I.	7.19-8.00	EL- 8.00LS
			PVC Sewer C.I. Soil-No-Hub	6.27-6.30	EL- 6.30XLS
			Universal Clay	6.27-6.66	EL- 6.66UNXLS
			Cast Iron - D.I.	6.90	EL- 6.90XLS
			Cast Iron - D.I.	7.19-8.00	EL- 8.00XLS

DRAWN	M.HAVENS	10/21/16	
CHECKED			
QA			
TRNG			
APPROVED			
TITLE		PowerSeal	W.D. P. 2016
SIZE		A2	
SCALE			
DWG NO		Sewer Saddle Sub	
REV			
SHEET 1 OF		1	

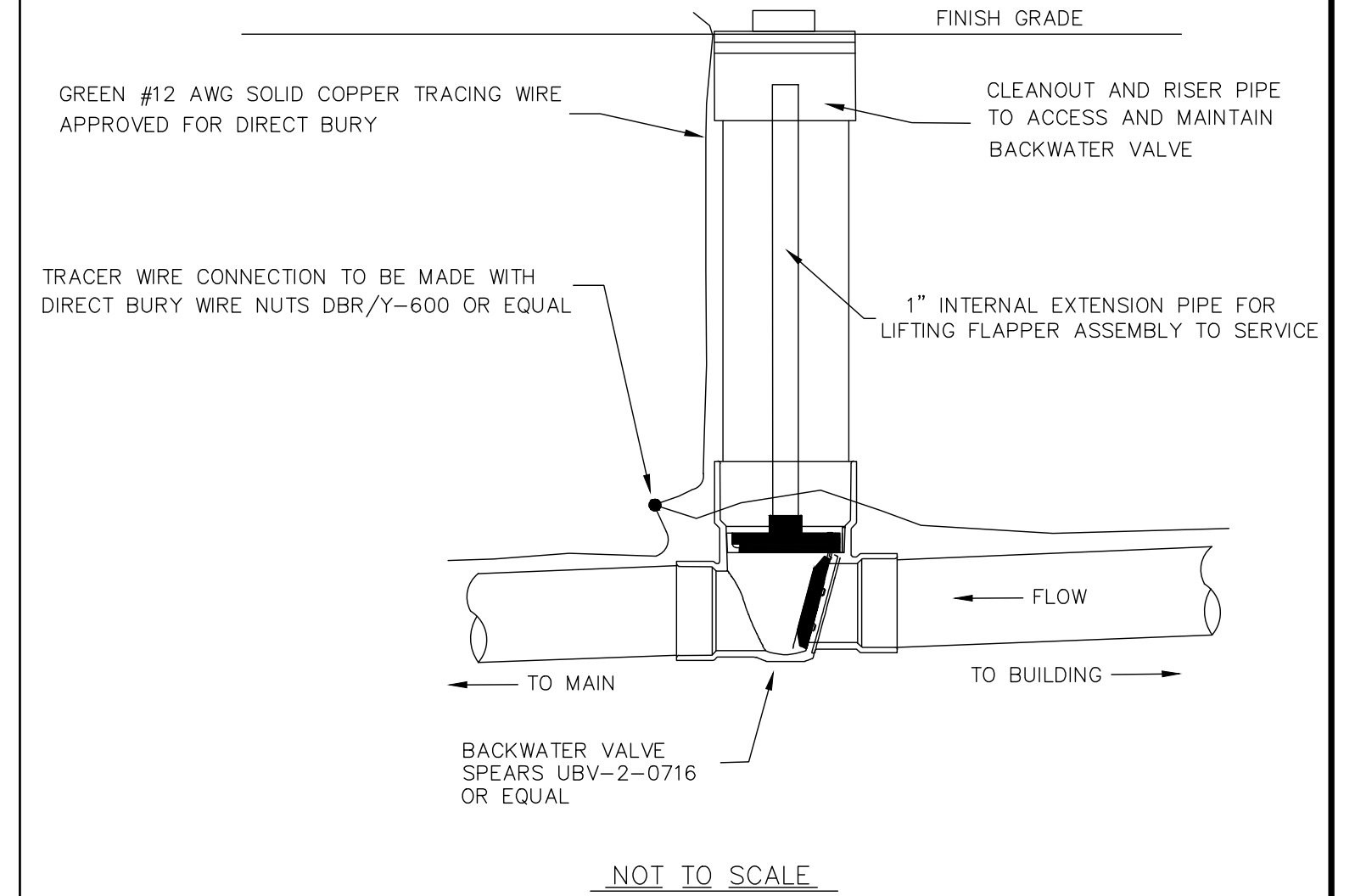
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TRAFFIC RATED CLEANOUT BOX



TOWN OF LEXINGTON ENGINEERING/PLANNING REVISED: JULY 2019

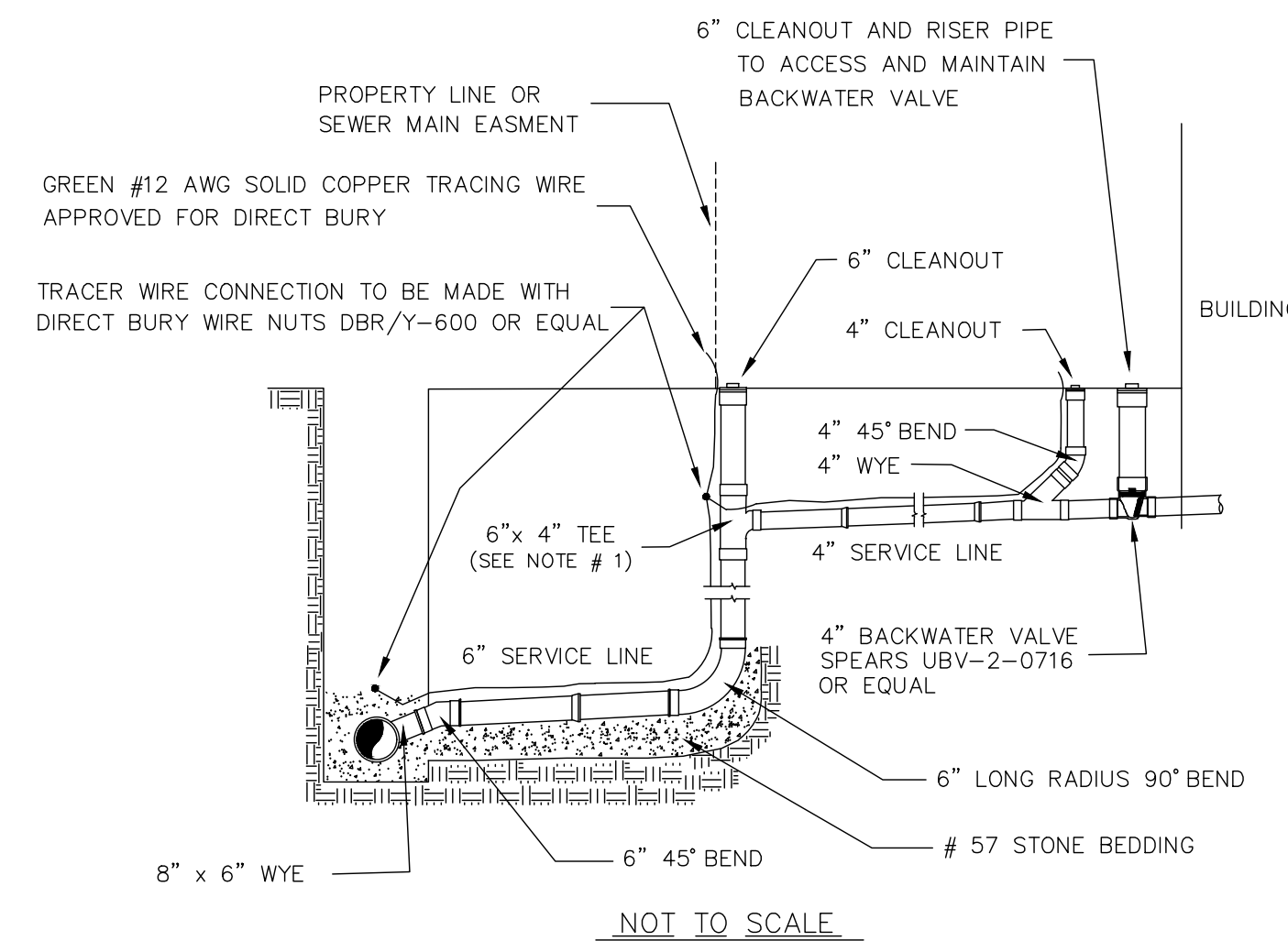
BACKWATER VALVE



- NOTES:
- BACKWATER VALVES ARE REQUIRED ON ALL SEWER SERVICE CONNECTIONS TO THE TOWN OF LEXINGTON'S SEWER SYSTEM.
 - GREEN #12 AWG SOLID COPPER TRACING WIRE APPROVED FOR DIRECT BURY SHALL BE RAN WITH SERVICE LINE FROM MAIN TO BUILDING AND BROUGHT UP TO FINISHED GRADE AT ALL CLEANOUTS TO ALLOW FOR THE CONNECTION OF LOCATING EQUIPMENT. TRACER WIRE CONNECTIONS SHALL BE MADE WITH DIRECT BURY WIRE NUTS DBR/Y-600 OR EQUAL.
 - ALL SEWER SERVICE LINES AND CONNECTIONS MUST BE VISUALLY INSPECTED BY THE TOWN OF LEXINGTON UTILITY DEPARTMENT (803 359-2434) BEFORE ANY PORTION OF SERVICE LINE IS COVERED WITH BACKFILL.

TOWN OF LEXINGTON ENGINEERING/PLANNING REVISED: JULY 2019

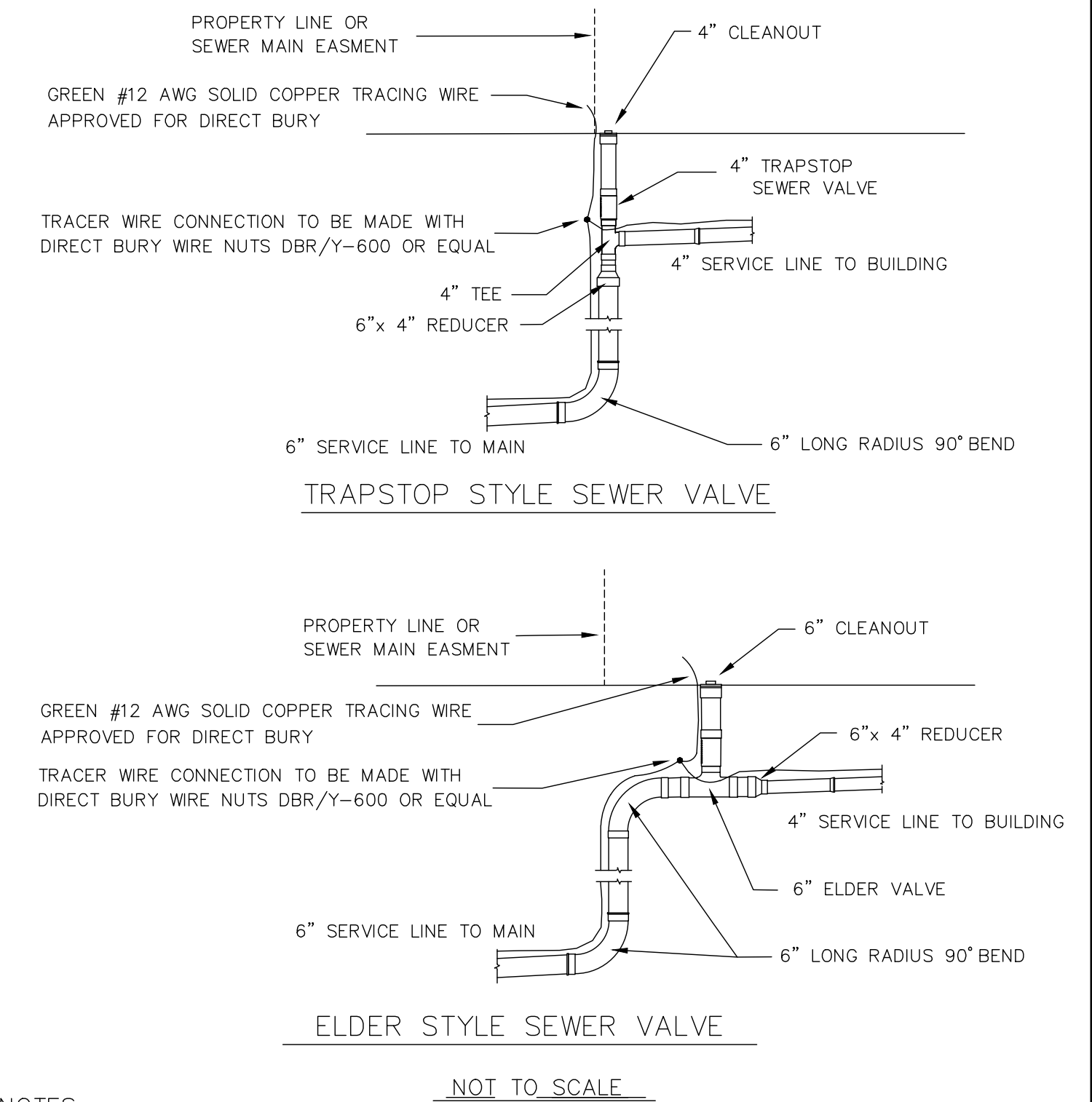
GRAVITY SEWER SERVICE CONNECTION DETAIL



- NOTES:
- WHERE TOWN OF LEXINGTON IS NOT THE WATER PROVIDER A SEWER VALVE SHALL BE INSTALLED IN PLACE OF THE 6"x 4" TEE AT PROPERTY LINE OR SEWER MAIN EASEMENT PER T.O.L. GRAVITY SEWER SERVICE VALVE DETAIL REQUIREMENTS.
 - GREEN #12 AWG SOLID COPPER TRACING WIRE APPROVED FOR DIRECT BURY SHALL BE RAN WITH SERVICE LINE FROM MAIN TO BUILDING AND BROUGHT UP TO FINISHED GRADE AT ALL CLEANOUTS TO ALLOW FOR THE CONNECTION OF LOCATING EQUIPMENT. TRACER WIRE CONNECTIONS SHALL BE MADE WITH DIRECT BURY WIRE NUTS DBR/Y-600 OR EQUAL.
 - BACKWATER VALVES ARE REQUIRED ON ALL SEWER SERVICE CONNECTIONS TO THE TOWN OF LEXINGTON'S SEWER SYSTEM.
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TOWN OF LEXINGTON ENGINEERING/PLANNING REVISED: JULY 2019

ELDER VALVE DETAIL



- NOTES:
- WHERE TOWN OF LEXINGTON IS NOT THE WATER PROVIDER A SEWER VALVE SHALL BE INSTALLED AT PROPERTY LINE OR SEWER MAIN EASEMENT.
 - ALL SEWER SERVICE LINES AND CONNECTIONS MUST BE VISUALLY INSPECTED BY THE TOWN OF LEXINGTON UTILITY DEPARTMENT (803 359-2434) BEFORE ANY PORTION OF SERVICE LINE IS COVERED WITH BACKFILL.

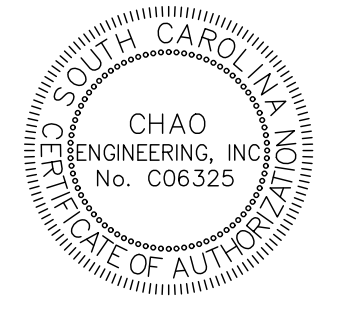
TOWN OF LEXINGTON ENGINEERING/PLANNING REVISED: JULY 2019



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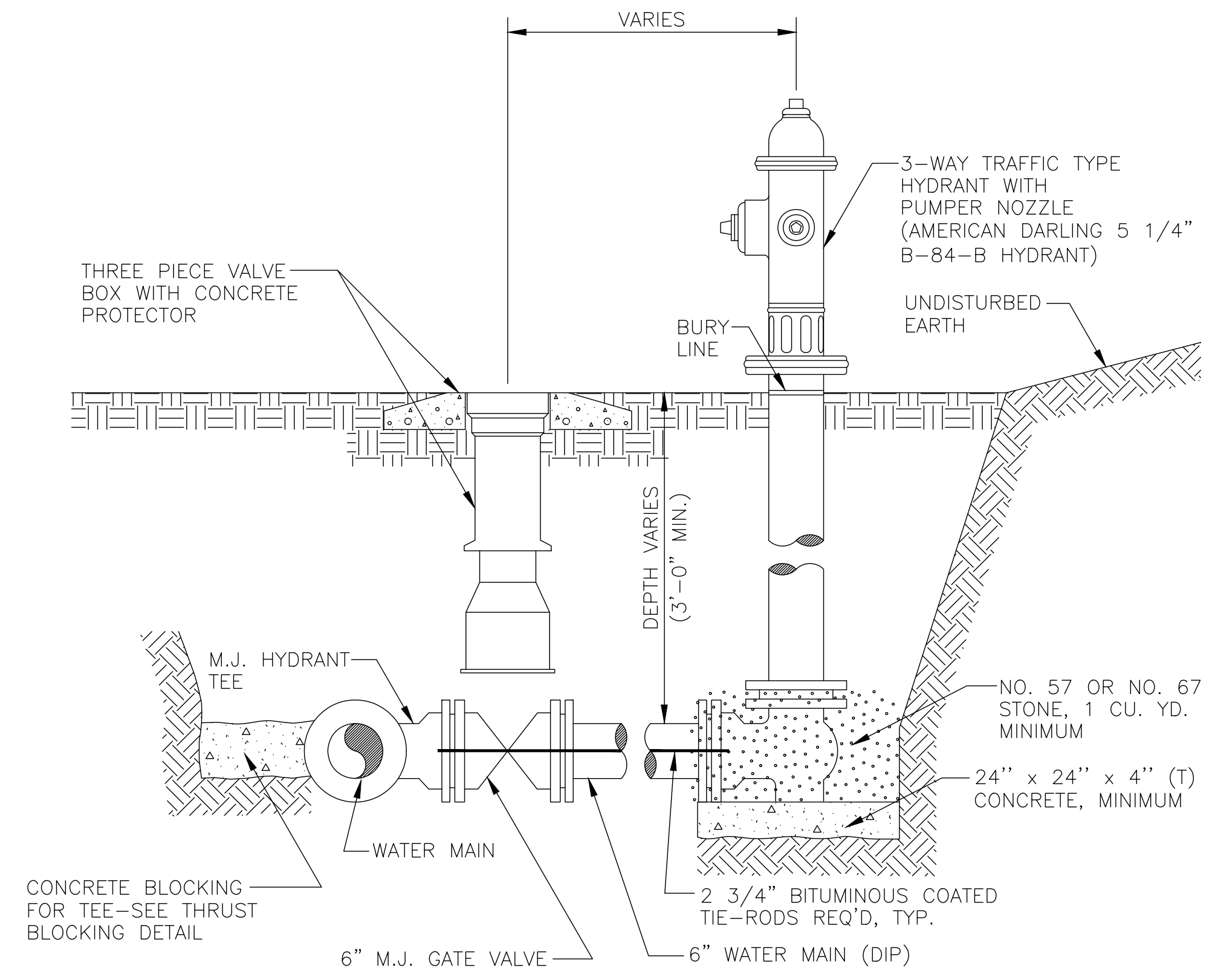
9/28/2023



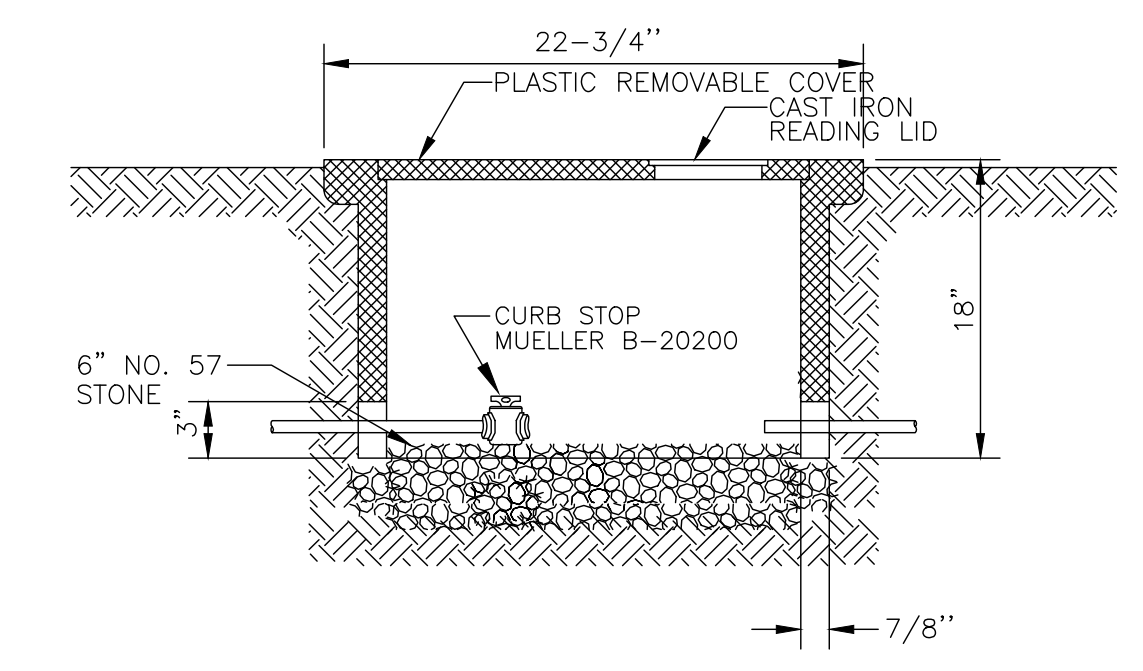
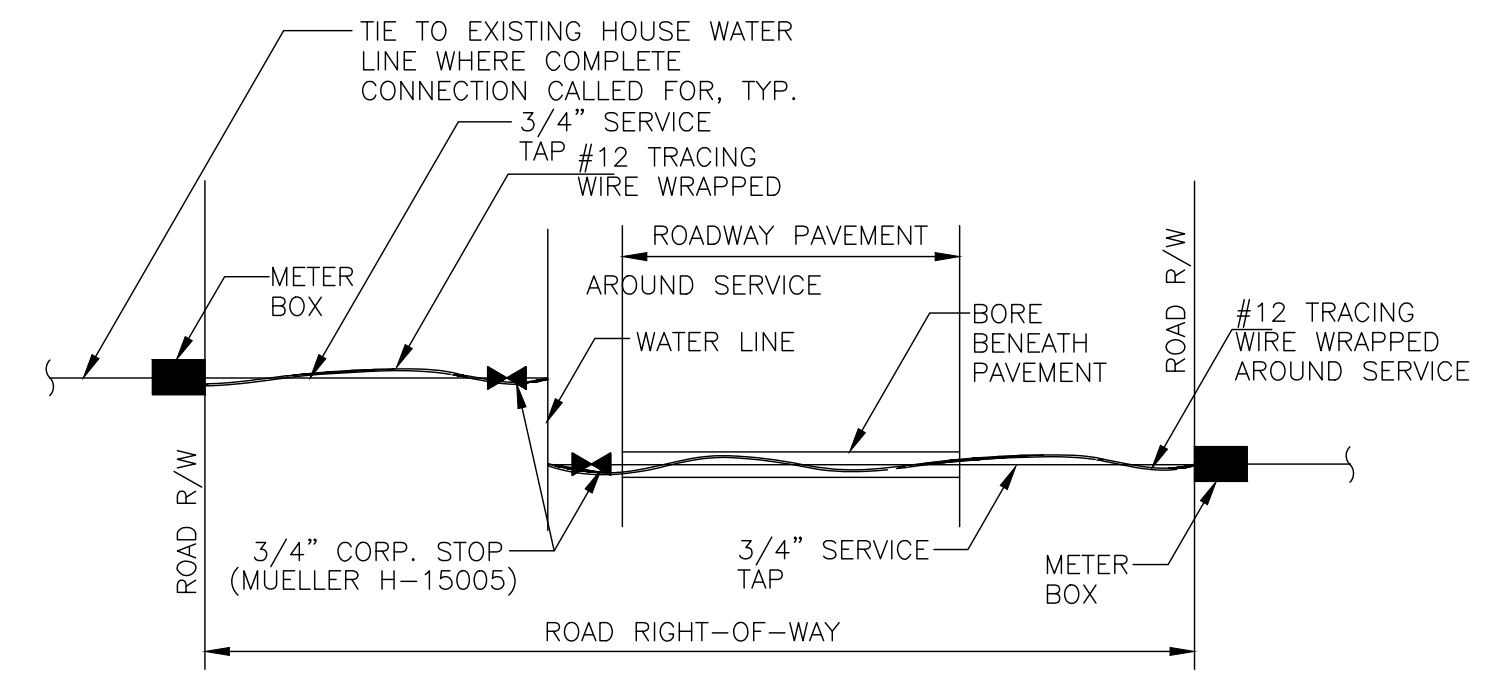
Construction Details
 Stowaway Storage of Lexington
 Prepared For:
 Ligon, Inc.
 In Lexington County

Drawn: HMC
 Checked: GAL
 Revised:
 Project No.: 707913B-22
 File: 707913C.dwg

C6.5
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 August 28, 2023
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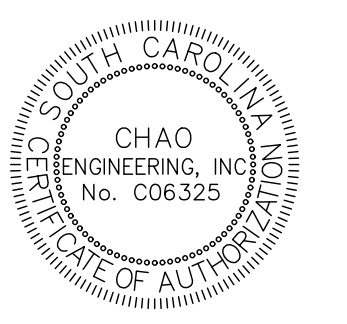
DATE:	5/6/00	REVISIONS	9/1/00 MISC. REVISIONS	STANDARD DETAIL STANDARD FIRE HYDRANT ASSEMBLY	LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION
SCALE:	NTS				



DATE:	5/6/94	REVISIONS	9/1/97 MISC. REVISIONS 6/7/00 MISC. REVISIONS	STANDARD DETAIL STANDARD 3/4" WATER METER CONNECTION	LEXINGTON COUNTY JOINT MUNICIPAL WATER AND SEWER COMMISSION
SCALE:	NTS				



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Ligon, Inc.
In Lexington County

Drawn: HMC	Checked: GAL	Project No.: 707913B-22
Revised:		
File: 707913C.dwg		

C6.6
Sheet Number
August 28, 2023
Date