



NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM SURVEY PERFORMED BY ATLAS SURVEYING, INC. JOB NUMBER BFT-21202. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF BEAUFORT JASPER WATER AND SEWER AUTHORITY (BJWSA), LATEST EDITION.
- AVAILABLE INFORMATION AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN COLLECTED FROM VARIOUS SOURCES. THE RESULT OF SUCH INVESTIGATIONS, AS MAY BE SHOWN ON THE CONTRACT DRAWING, ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY MARK-OUT SERVICE PROVIDER PRIOR TO COMMENCING WORK.
- THE PROJECT(S) SHALL TAKE CARE IN MAINTAINING ALL LANDSCAPING AND YARD STRUCTURES WITHIN THE CONSTRUCTION LIMITS. WHEN RELOCATION IS NECESSARY OR WHERE ANY DAMAGE IS DONE TO SAID ITEMS THEY SHALL BE RESTORED BY THE CONTRACTOR, AT HIS EXPENSE, TO THE SATISFACTION OF THE ENGINEER.
- ANY CONCRETE DRIVEWAY, WALKWAY, OR CURB WHICH IS NOT SHOWN, DIRECTED, OR MARKED OUT BY THE ENGINEER TO BE REPLACED, BUT IS REMOVED, MISALIGNED OR DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COSTS TO THE TOWN.
- THE DESIGN SHALL ENSURE THAT POSITIVE DRAINAGE AWAY FROM RESIDENCES AND ALONG ROAD GUTTERS IS MAINTAINED AT ALL LOCATIONS DISTURBED WITH IN THE PROJECT LIMITS.
- IF IT SHALL BECOME ABSOLUTELY NECESSARY TO PERFORM WORK AT NIGHT, THE ENGINEER SHALL BE INFORMED IN ADVANCE. GOOD LIGHTING AND ALL OTHER NECESSARY FACILITIES FOR PROPERLY CARRYING OUT AND INSPECTING THE WORK SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL STATE AND LOCAL REGULATIONS GOVERNING HOURS DURING WHICH CONSTRUCTION EQUIPMENT MAY BE OPERATED.
- ALL STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- PROTECTION OF EXISTING TREES WITHIN THE LIMITS OF DISTURBANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL DETERMINE IN THE FIELD WHICH TREES REQUIRE TREE PROTECTION. NO CONSTRUCTION EQUIPMENT OR SUPPLIES SHALL BE STOCKPILED OR STORED WITHIN THE DRIP LINE OF ANY EXISTING TREE TO REMAIN.
- ALL PROPERTY CORNERS OR MONUMENTS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY A SOUTH CAROLINA LICENSED LAND SURVEYOR, AT NO ADDITIONAL COST TO THE TOWN AND/OR SCDOT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS RAMPS AT ALL CURB OPENINGS FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ALSO PROVIDE AND MAINTAIN RAMPS AROUND ALL EXPOSED CASTINGS, BOTH PUBLIC AND PRIVATE, WHICH HAVE BEEN UNCOVERED OR RESET DURING CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN DUST CONTROL. ALL VEHICLES SHALL BE CLEAN AND ALL ROADWAYS SHALL BE MAINTAINED PER SCDOT SPECIFICATIONS.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS OF THE CURRENT "SCDOT SUPPLEMENT TO THE MUTCD".
- THE CONTRACTOR SHALL PERFORM ONLY THE AMOUNT OF WORK WHICH CAN BE COMPLETED THE SAME DAY. THE ENTIRE ROADWAY SHALL BE OPENED TO TRAFFIC AFTER WORK HOURS. TEMPORARY PAVEMENT OR SCDOT APPROVED SURFACE SHALL BE PLACED IN CONSTRUCTION AREAS TO PROVIDE A SMOOTH, SAFE SURFACE FOR VEHICULAR TRAFFIC. THE COST FOR TEMPORARY PAVEMENT SHALL BE INCLUDED IN UNIT PRICE BID FOR VARIOUS CONSTRUCTION ITEMS.
- IN ADDITION TO ALL GRADING ACTIVITIES, THE CLEARING SITE ITEM SHALL INCLUDE THE REMOVAL OF EXISTING TREES, SHRUBS, CURBING, SIDEWALKS, FENCES, DRIVEWAYS, WALLS, PIPES, INLETS, RESIDENTIAL WALKWAYS, AND OTHER FEATURES WHICH NEED TO BE REMOVED AND/OR RESET IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS. LAWN SPRINKLER SYSTEMS SHALL BE REMOVED AND REPLACED WHERE NECESSARY BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER AND SHALL BE PAID UNDER THE CLEARING SITE ITEM.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION STAKEOUT. OFFSET LINES WITH STAKES SHALL BE SET AT APPROPRIATE INTERVALS TO FACILITATE CONSTRUCTION. CUT SHEETS SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND TO THE WORK CREWS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- ALL EXISTING STRUCTURES AND ALL UNDERGROUND STRUCTURES ARE TO BE REMOVED IN ACCORDANCE WITH STATE REGULATIONS.
- THESE GENERAL NOTES SHALL APPLY FOR THE ENTIRE PROJECT.
- PAVEMENT COMPOSITIONS ARE ESTIMATED AND SHOULD BE CONFIRMED DURING DETAILED DESIGN BY UNDERTAKING A GEOTECHNICAL INVESTIGATION.
- ALL ROADWAY CATCHBASINS SHALL BE PRECAST CONCRETE SC DOT TYPE 1 (STD DTL 719-1) UNLESS OTHERWISE NOTED.

NOTES FOR MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

- ALL DEVICES AND PROCEDURES FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "SCDOT SUPPLEMENT TO THE MUTCD".
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING MAINTENANCE AND PROTECTION OF TRAFFIC THROUGH THE DURATION OF CONSTRUCTION.
- DURING CONSTRUCTION, ALL ROADS SHALL BE PROPERLY MAINTAINED TO ACCOMMODATE EMERGENCY VEHICLES AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE LOCAL AND STATE POLICE DEPARTMENTS FOR TRAFFIC OPERATIONS AND PARKING PROHIBITIONS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY DETOURS NECESSARY WITH THE POLICE, ENGINEER AND/OR FIRE DEPARTMENTS PRIOR TO CONSTRUCTION. ALL EMERGENCY VEHICLES MUST HAVE ACCESS TO STREETS AT ALL TIMES AND ALL RESIDENTS MUST HAVE ACCESS TO THEIR HOMES AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING THE ROADWAY TO A SAFE CONDITION AT THE END OF EACH DAY'S WORK.
- ALL TRAFFIC CONTROL SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE "SCDOT SUPPLEMENT TO THE MUTCD". EXACT LOCATION OF STREET SIGNS SHALL BE DETERMINED BY SCDOT SPECIFICATIONS.

Existing Paris Avenue Parking Space Summary

PARKING TYPE	TOTAL	ADA	NON ADA	MEETS STANDARDS	DOES NOT MEET STANDARDS
Angled Parking	181	4	177	0	181
Parallel Parking	106	10	96	87	19
Total Parking	287	14	273	87	200

Future Paris Avenue Parking Space Summary

PARKING TYPE	TOTAL	ADA	NON ADA	MEETS STANDARDS	DOES NOT MEET STANDARDS
New Angled Parking	45	2	43	45	0
New Parallel/Perpendicular Parking	192	11	181	192	0
New Food Truck Parking	1	0	1	1	0
New Golf Cart Parking	18	0	18	18	0
New Proximity Parking	56	0	56	56	0
Total Parking	312	13	298	312	0

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PARIS AVENUE THOROUGHFARE MASTER PLAN

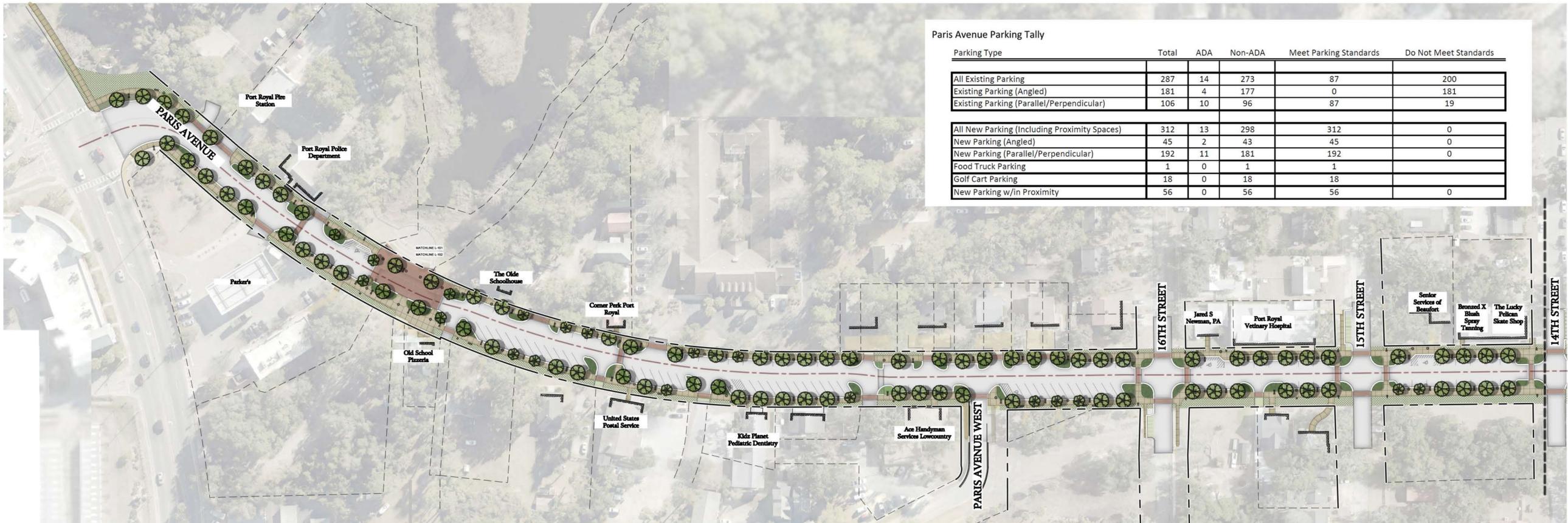
GENERAL NOTES

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	DRAWN TS	DATE	ISSUE DATE	ISSUE
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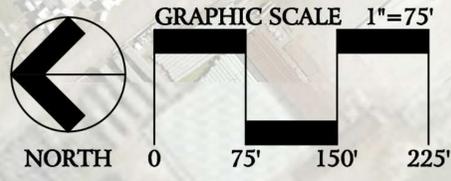
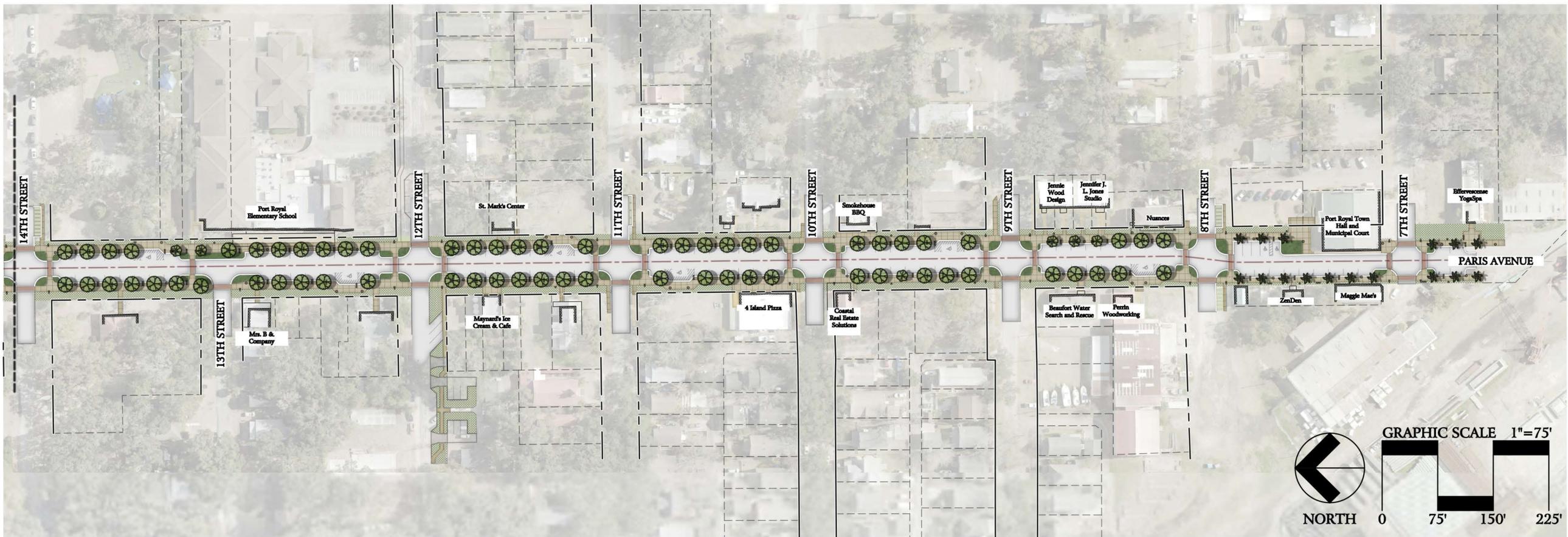
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 324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
 844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**G-1**



**Paris Avenue Parking Tally**

Parking Type	Total	ADA	Non-ADA	Meet Parking Standards	Do Not Meet Standards
All Existing Parking	287	14	273	87	200
Existing Parking (Angled)	181	4	177	0	181
Existing Parking (Parallel/Perpendicular)	106	10	96	87	19
All New Parking (Including Proximity Spaces)	312	13	298	312	0
New Parking (Angled)	45	2	43	45	0
New Parking (Parallel/Perpendicular)	192	11	181	192	0
Food Truck Parking	1	0	1	1	0
Golf Cart Parking	18	0	18	18	0
New Parking w/in Proximity	56	0	56	56	0



**JKTILLER ASSOCIATES**  
 181 BLUFFTON ROAD, STE F203  
 BLUFFTON, SOUTH CAROLINA 29910  
 TEL: 843-816-8800  
 WWW.JKTILLER.COM

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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY STREETSCAPE**  
 TOWN OF PORT ROYAL  
 PORT ROYAL, SOUTH CAROLINA

DESIGN JKT	DRAWN
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JOB #	ISSUE DATE	ISSUE
202303-02	MAY 2024	PRELIM

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L001



  
 181 BLUFFTON ROAD, STE F203  
 BLUFFTON, SOUTH CAROLINA 29910  
 TEL: 843-916-4800  
 WWW.JKTILLER.COM

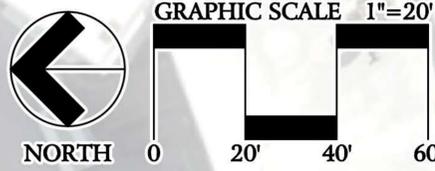
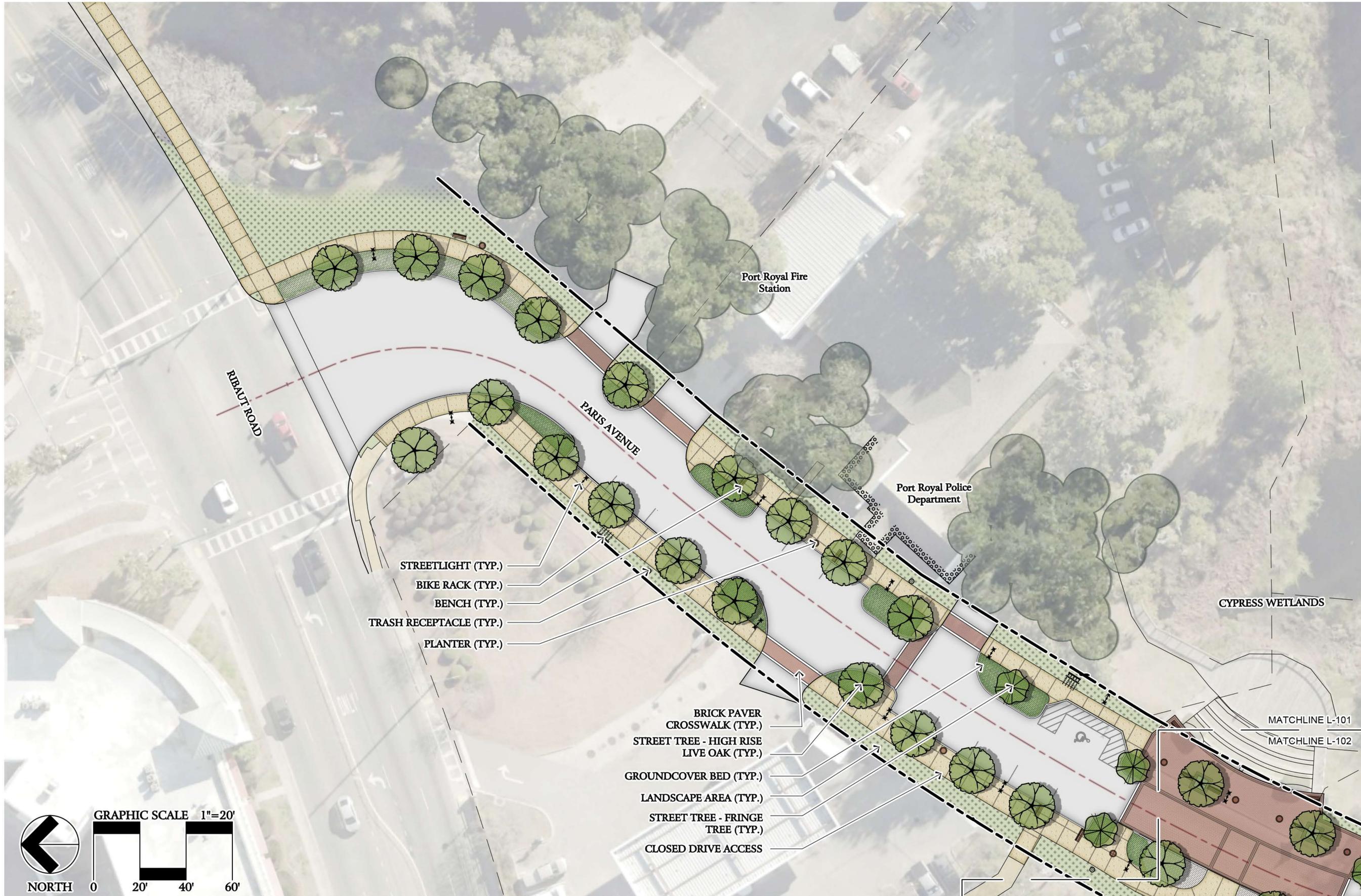
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY  
STREETSCAPE**  
 TOWN OF PORT ROYAL  
 PORT ROYAL, SOUTH CAROLINA

DESIGN	JKT	JOB #	ISSUE	DATE	ISSUE
DRAWN		202303-02		MAY 2024	PRELIM

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L010



- STREETLIGHT (TYP.)
- BIKE RACK (TYP.)
- BENCH (TYP.)
- TRASH RECEPTACLE (TYP.)
- PLANTER (TYP.)

- BRICK PAVER CROSSWALK (TYP.)
- STREET TREE - HIGH RISE LIVE OAK (TYP.)
- GROUNDCOVER BED (TYP.)
- LANDSCAPE AREA (TYP.)
- STREET TREE - FRINGE TREE (TYP.)
- CLOSED DRIVE ACCESS



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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY**  
**STREETSCAPE**  
 TOWN OF PORT ROYAL  
 PORT ROYAL, SOUTH CAROLINA

DESIGN	DRAWN
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JOB #	202303-02
ISSUE DATE	MAY 2024
ISSUE	PRELIM

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L101



CYPRESS WETLANDS

MATCHLINE L-101

MATCHLINE L-102

- PLANTER (TYP.)
- BENCH (TYP.)
- TRASH RECEPTACLE (TYP.)

The Olde Schoolhouse

- DRIVE ACCESS WIDENED TO ACCOMMODATE 2-WAY TRAFFIC
- STREETLIGHT (TYP.)
- CLOSED DRIVE ACCESS

Corner Perk Port Royal

PARIS AVENUE

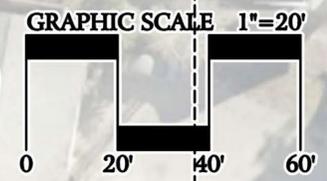
Old School Pizzeria

- BOLLARD (TYP.)
- BRICK PAVER RAISED TRAFFIC TABLE
- CLOSED DRIVE ACCESS
- BIKE RACK (TYP.)

- STREET TREE - FRINGE TREE (TYP.)
- GROUNDCOVER BED (TYP.)
- LANDSCAPE AREA (TYP.)
- STREET TREE - HIGH RISE LIVE OAK (TYP.)

United States Postal Service

MATCHLINE L-102  
MATCHLINE L-103



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PARIS AVENUE THROUGHFARE MASTER PLAN  
**PRELIMINARY  
STREETSCAPE**  
TOWN OF PORT ROYAL  
PORT ROYAL, SOUTH CAROLINA

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L102



STREET TREE - FRINGE TREE (TYP.)  
 LANDSCAPE AREA (TYP.)  
 GROUNDCOVER BED (TYP.)  
 STREET TREE - HIGH RISE LIVE OAK (TYP.)

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

14' REDUCED DRIVEWAY

14' REDUCED DRIVEWAY

14' REDUCED DRIVEWAY

14' REDUCED DRIVEWAY

PARIS AVENUE

PARIS AVENUE WEST

Ace Handyman Services  
Lowcountry

STREETLIGHT (TYP.)

BENCH (TYP.)

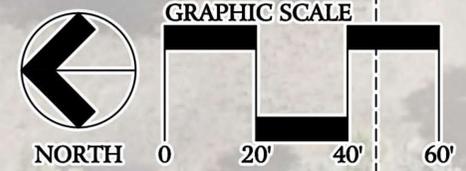
PLANTER (TYP.)

TRASH RECEPTACLE (TYP.)

ANCHOR PARK

MATCHLINE L-102  
MATCHLINE L-103

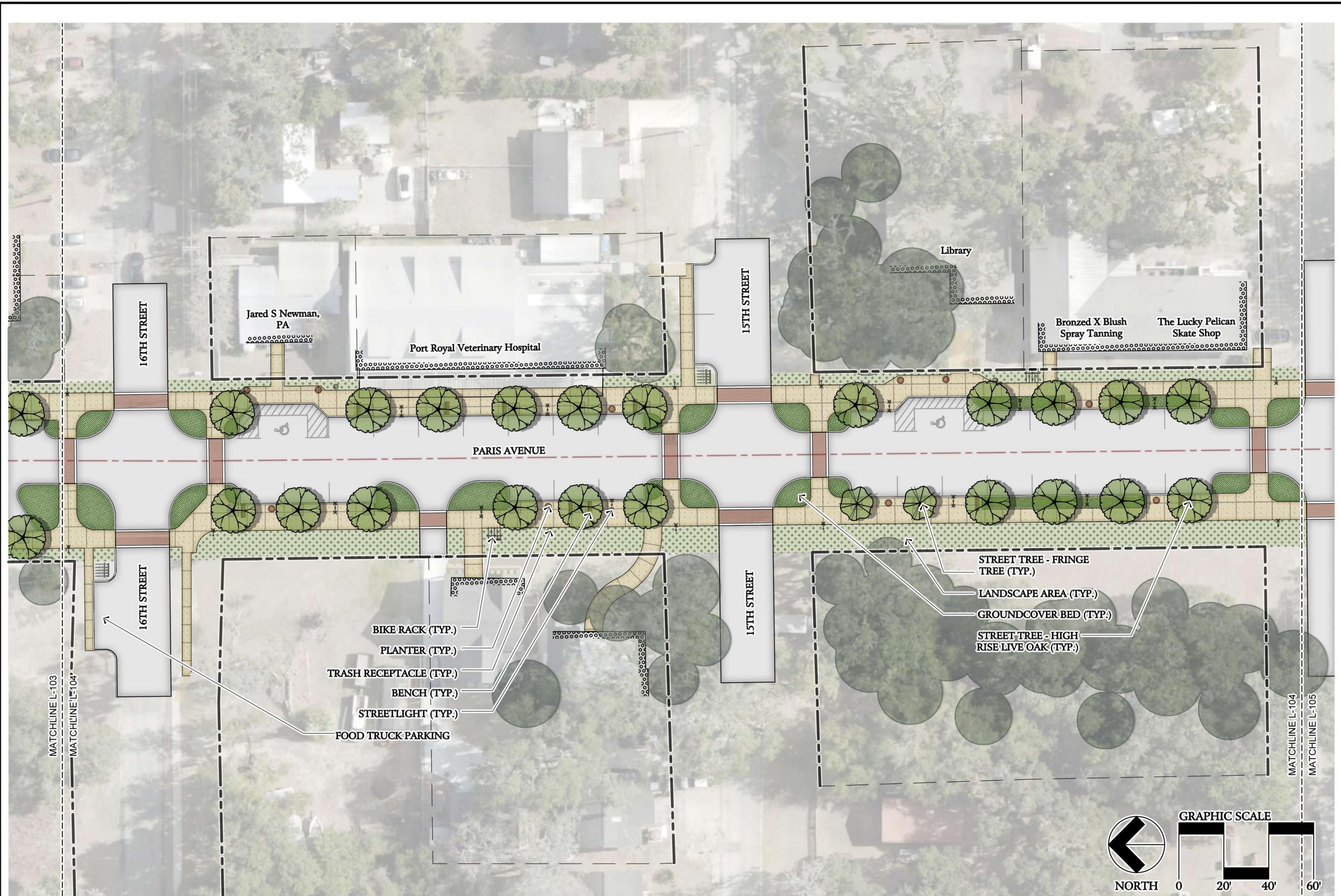
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MATCHLINE L-104



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PARIS AVENUE THOROUGHFARE MASTER PLAN  
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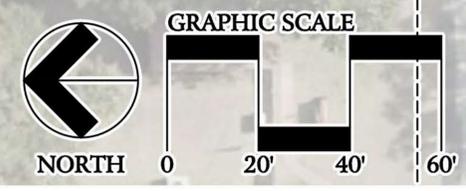
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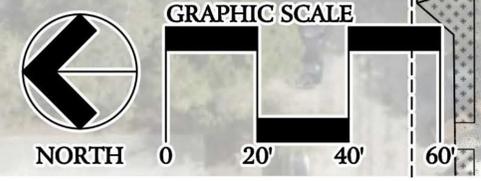
PARIS AVENUE THOROUGHFARE MASTER PLAN  
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L104





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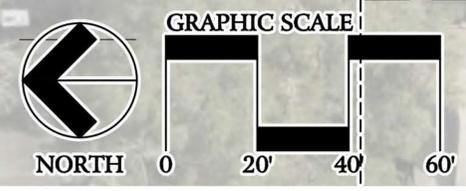


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PARIS AVENUE THROUGHFARE MASTER PLAN  
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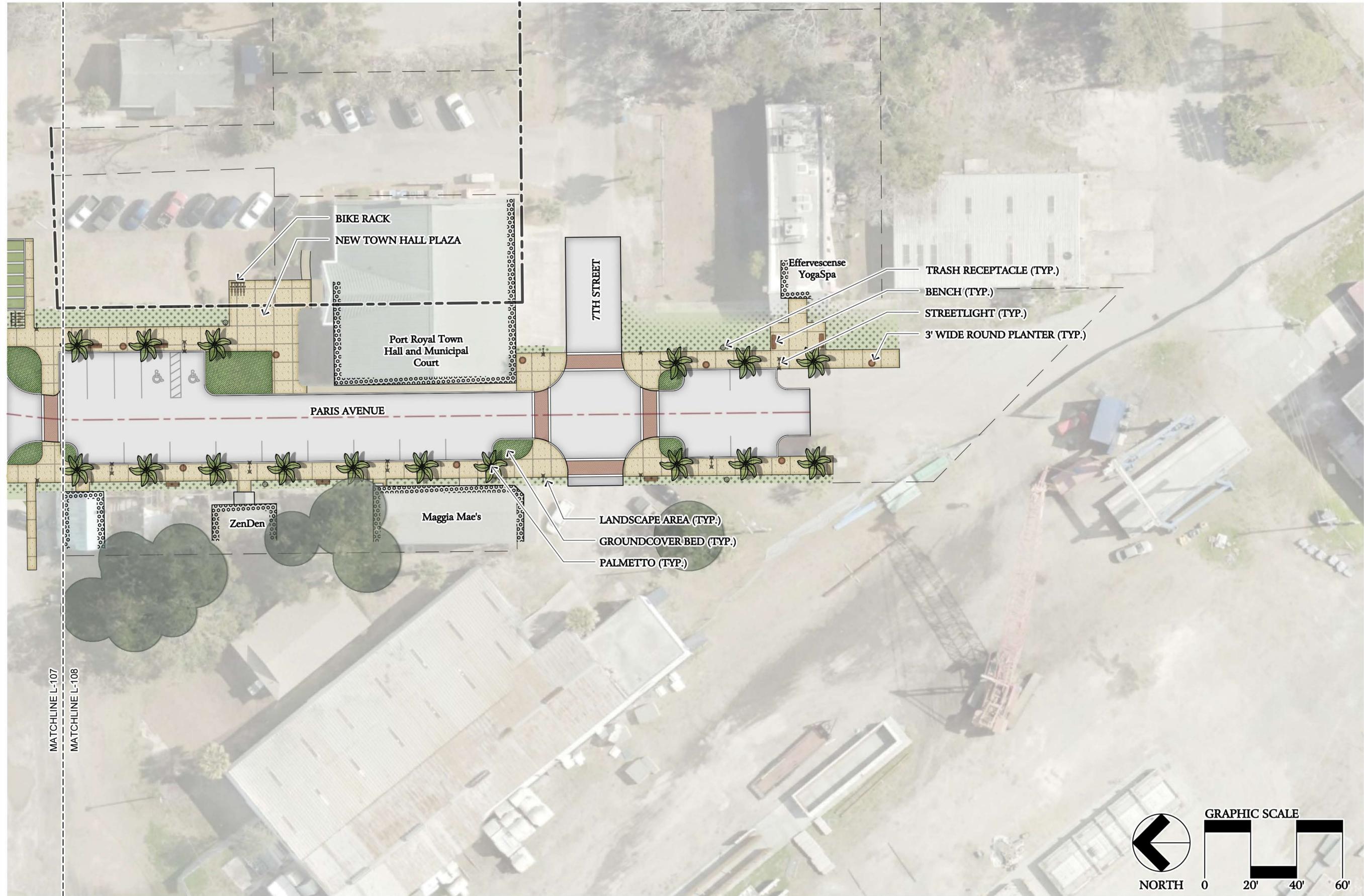


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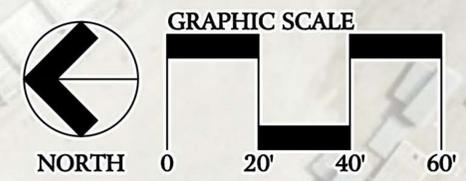


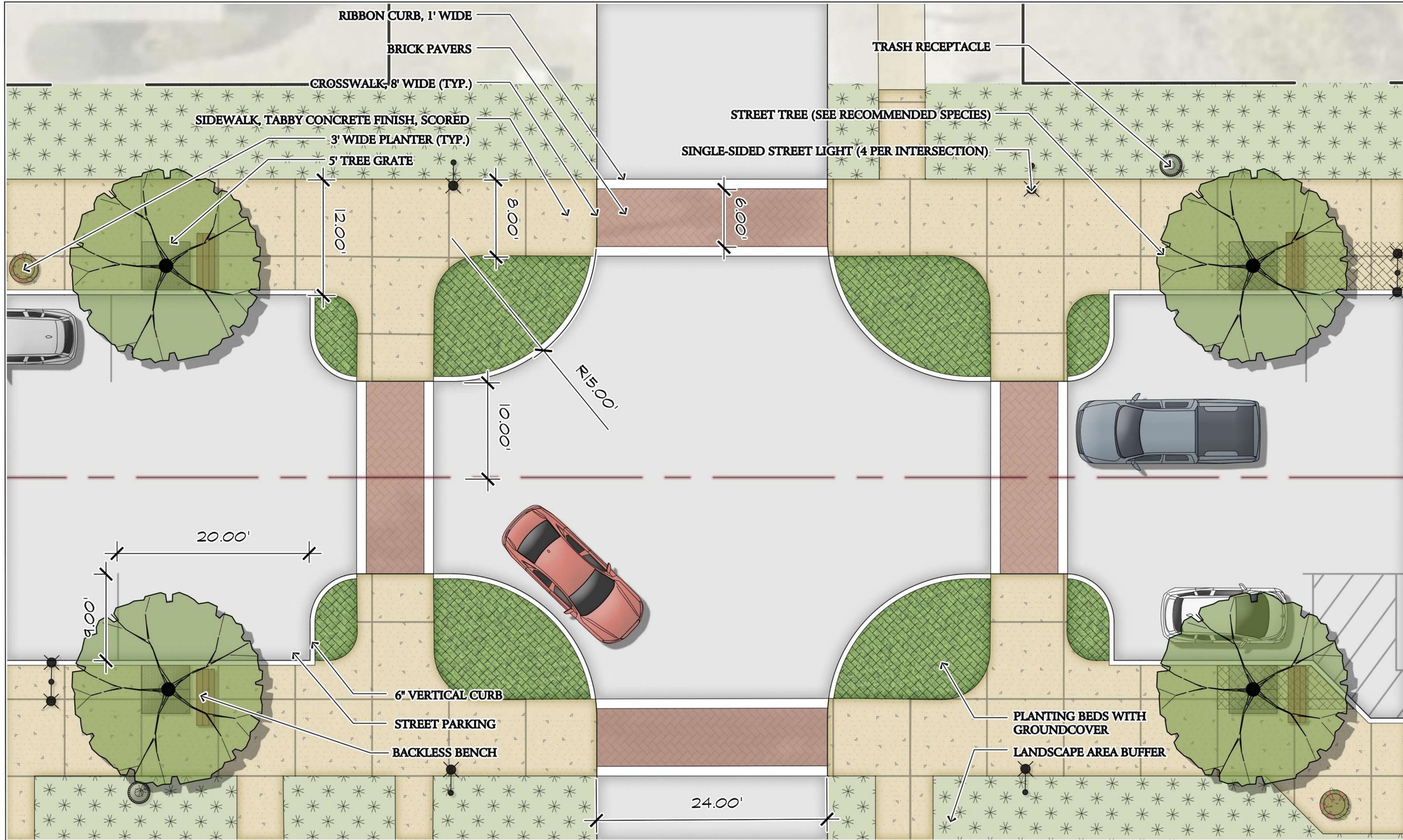
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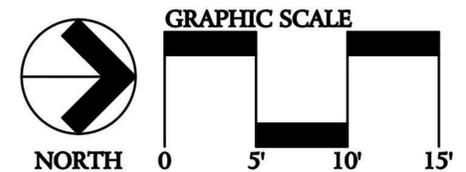
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**INTERSECTION (TYP.) ENLARGEMENT**



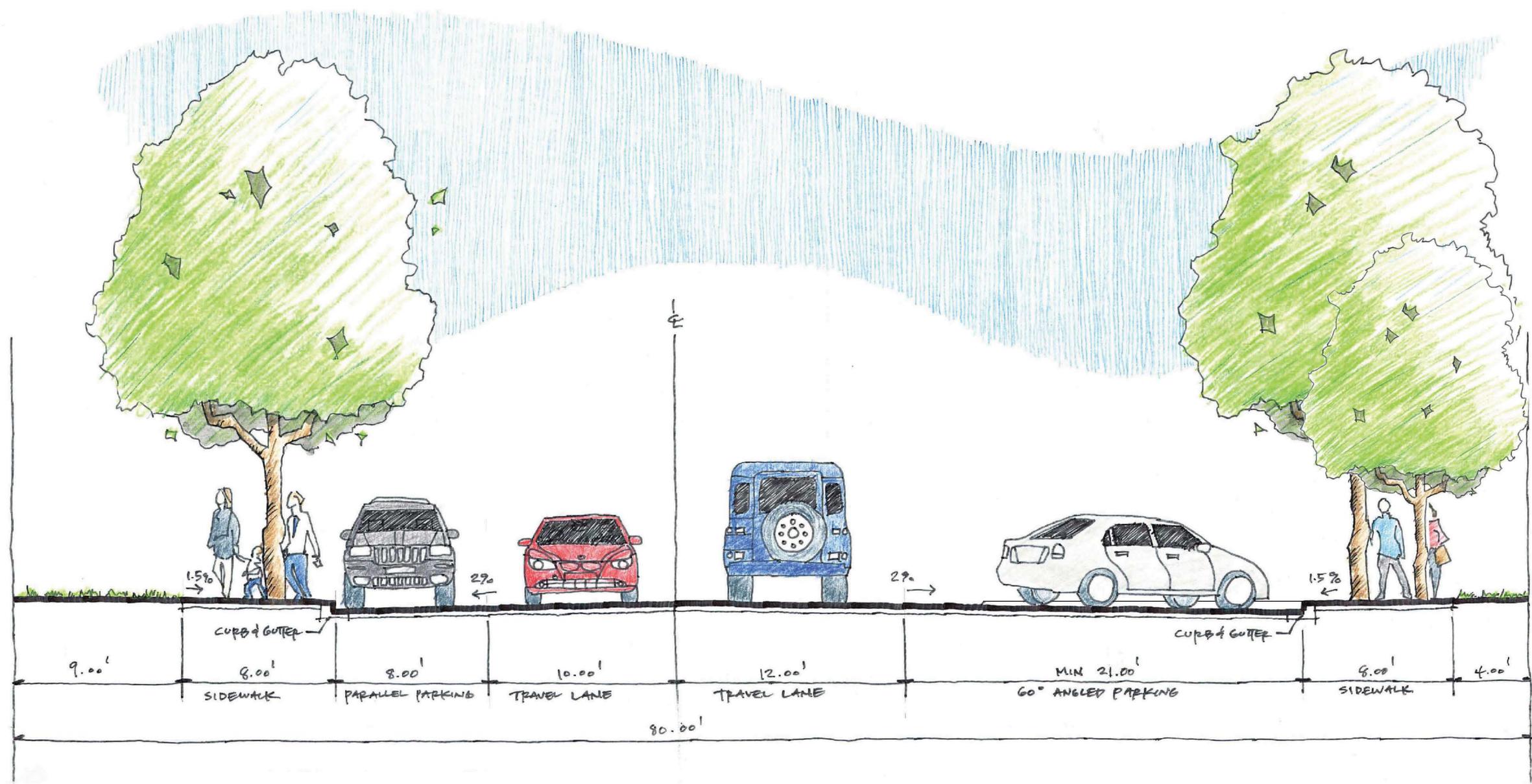
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
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 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

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E101



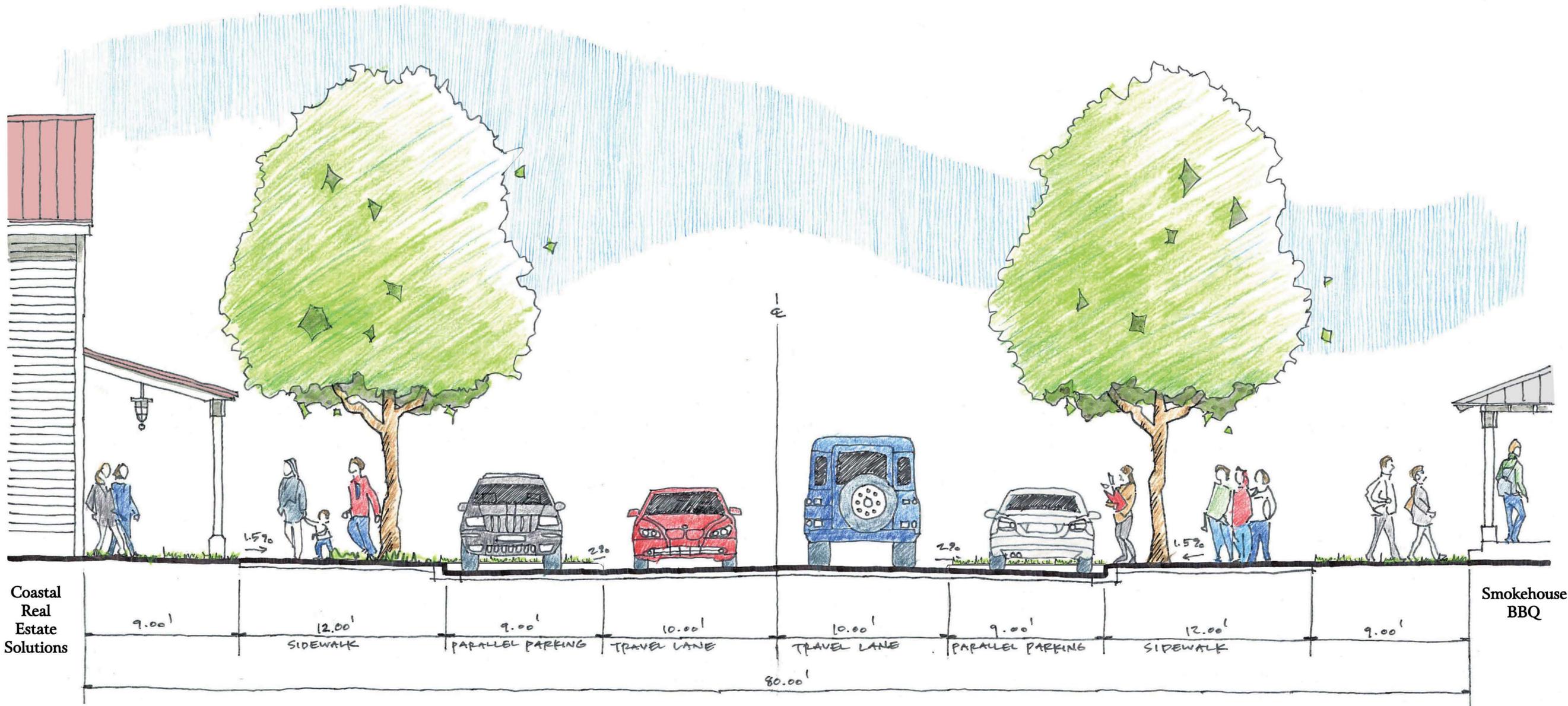
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY  
STREETSCAPE**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

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**1**  
**L109**  
**Illustrative Street Section: Looking South Towards Paris Avenue West Intersection**  
 Not to Scale



Coastal  
 Real  
 Estate  
 Solutions

Smokehouse  
 BBQ

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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY  
 STREETSCAPE**  
 TOWN OF PORT ROYAL  
 PORT ROYAL, SOUTH CAROLINA

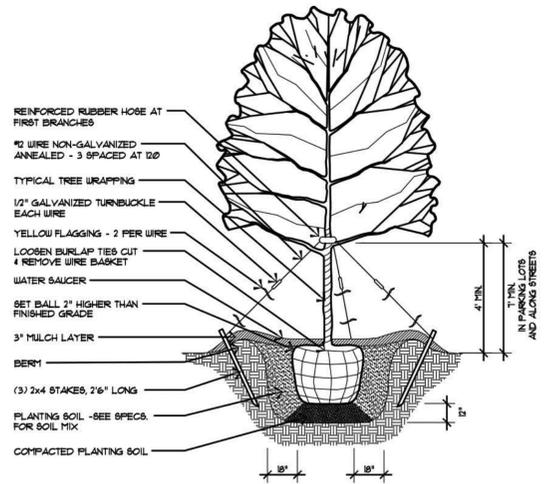
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**FOUR WATERS  
 ENGINEERING**

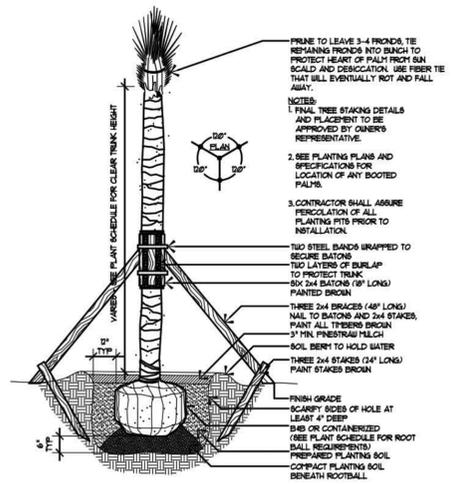
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**1**  
**L110** Illustrative Street Section: Looking North Towards 10th Street Intersection  
 Not to Scale

L110



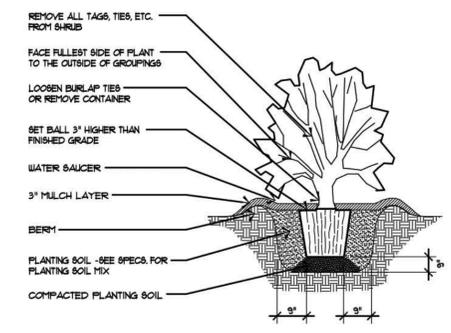
- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED.
  - ONLY CUT TREES WHEN SITE CONDITIONS REQUIRE IT.
  - PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOT BALL 12" ABOVE GRADE.
  - REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING OR CROSSING OTHER BRANCHES.
  - NEVER CUT A CENTRAL LEAF.
  - FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNERS REP.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



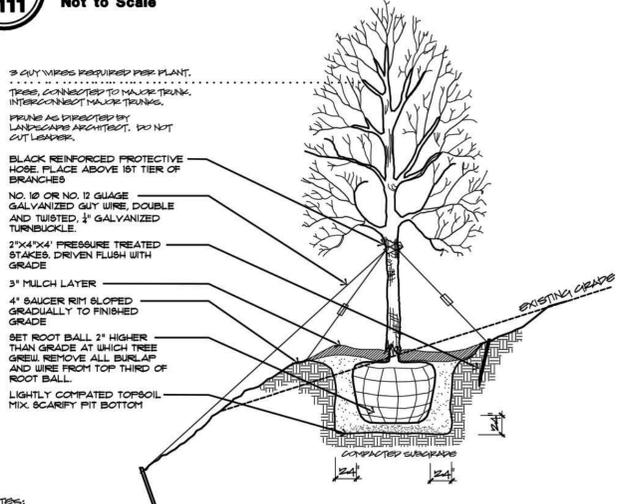
- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED.
  - PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 12" ABOVE GRADE.
  - SAUCER PALMETTOS SHOULD BE PERCOLATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL OTHER PALM SPECIES MUST HAVE PROXIMA TIED IN UNDECOMPOSABLE STRAP OR TWINE.
  - FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNERS REP.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

**1 Tree Planting**  
L111 Not to Scale

**2 Palmetto Tree Planting**  
L111 Not to Scale



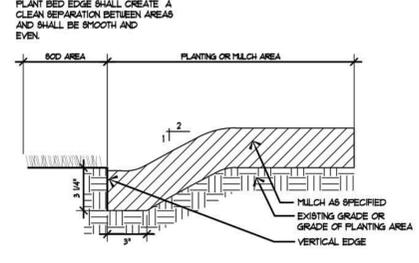
- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED.
  - WHEN GROUND COVER AND SHRUBS ARE USED IN MASSINGS, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
  - PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 12" ABOVE GRADE. COORDINATE WITH OWNERS REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



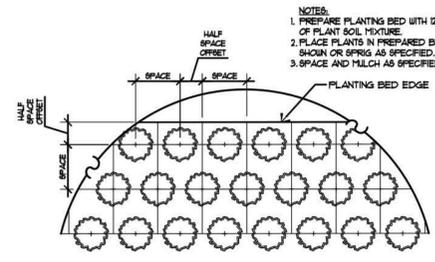
- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO BE USED.
  - ONLY CUT TREES WHEN SITE CONDITIONS REQUIRE IT.
  - PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 12" ABOVE GRADE.
  - REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING OR CROSSING OTHER BRANCHES.
  - NEVER CUT A CENTRAL LEAF.
  - FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNERS REP.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

**3 Shrub Planting**  
L111 Not to Scale

**4 Tree Planting on Slope**  
L111 Not to Scale



- NOTES:
- TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.



**5 Sod / Plant Bed Edge Detail**  
L111 Not to Scale

**6 Ground Covers & Perennials**  
L111 Not to Scale

**PLANTING NOTES:**

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
- ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
- IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.
- THE PLANT BED AREAS LABELED AS "AN" SHALL BE PLANTED WITH ANNUALS AND PERENNIALS SELECTED BY THE LANDSCAPE ARCHITECT. SELECTIONS AND FINAL PLACEMENT OF ALL ANNUAL AND PERENNIAL BEDS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

**CONCEPT PLANT SCHEDULE**

	<b>PALM</b> Sabal palmetto / Cabbage Palmetto Hurricane Cut	16	- 15'-16', B&B	12' oc
	<b>ORNAMENTAL TREE</b> Chionanthus virginicus / White Fringetree	25	1.5'-2', 6'-8', 3'-4', 30G	15' oc
	<b>TREES</b> Quercus virginiana 'QV'TIA' / Highrise Live Oak	150	2.5' min., 12'-14', 6'-8', Cont.	30' oc
	<b>EVERGREEN GROUNDCOVER</b> Alpinia zerumbet 'Variegata' / Variegated Shell Ginger Aspidistra elatior / Cast Iron Plant Dietes iridoides / Fortnight Lily Dryopteris erythrosora 'Brilliance' / Autumn Fern Juniperus davurica 'Parsonii' / Parson's Juniper Liriope muscari 'Super Blue' / Super Blue Liriope Plumbago auriculata / Blue Plumbago Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine Trachelospermum jasminoides 'Confederate' / Confederate Jasmine Tulbaghia violacea / Society Garlic	23,523 sf	3 Gal., 18"-24", 18"-24" 3 Gal., 18"-24", 8"-12" 1 Gal., 12"-18", 8"-12" 1 Gal., 12"-18", 12"-18" 1 Gal., 6"-12", 12"-18" 1 Gal., 12"-18", 8"-12" 3 Gal., 18"-24", 18"-24" 1 Gal., 3"-4", 6"-8" 1 Gal. 1 Gal., 12"-18", 6"-12"	30" oc 30" oc 18" oc 18" oc 18" oc 24" oc 30" oc 18" oc 24" oc 18" oc

 **LANDSCAPE AREA**  
EXISTING LANDSCAPE TO REMAIN, SOD AREAS OF DISTURBANCE 49,523 sf

REV	NO	DATE	DESCRIPTION
1	1		
2	2		
3	3		
4	4		
5	5		
6	6		
7	7		

PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY STREETSCAPE**  
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN	JKT	202303-02	MAY 2024	PRELIM
JOB #				
ISSUE DATE				
ISSUE				

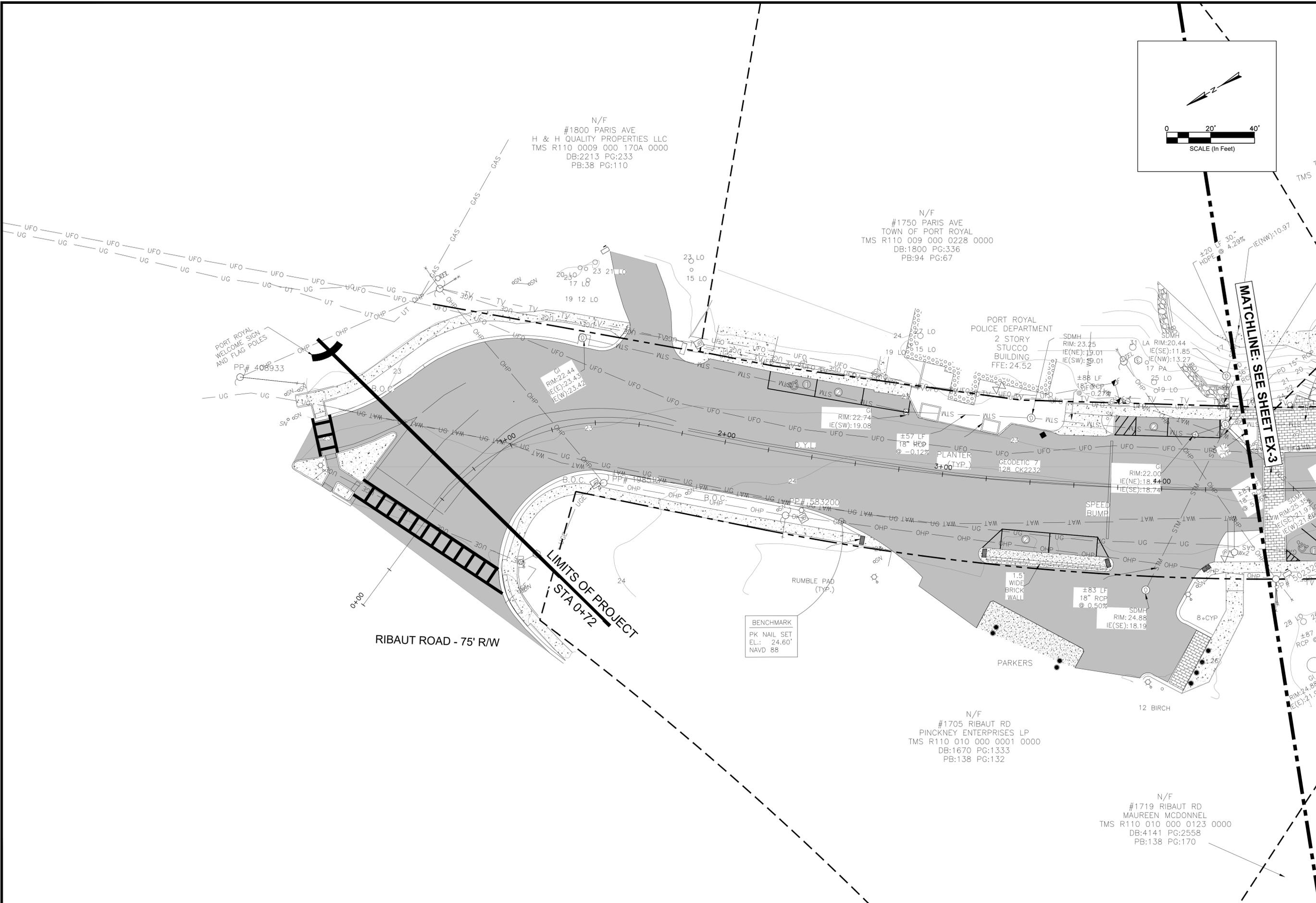
**FOUR WATERS ENGINEERING**

324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

L111



<b>EXISTING CONDITIONS - KEY MAP</b>		TOWN OF PORT ROYAL PORT ROYAL SOUTH CAROLINA	
DESIGN	DRAWN		
MJK	TS		
JOB #	23-1003		
ISSUE DATE	MAY 2024		
ISSUE	PRELIM		
PARIS AVENUE THOROUGHFARE MASTER PLAN			
REV/NO	DATE	DRWN/CHKD BY	DESCRIPTION
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7			
DRAWING NUMBER		<b>EX-1</b>	



N/F  
 #1800 PARIS AVE  
 H & H QUALITY PROPERTIES LLC  
 TMS R110 0009 000 170A 0000  
 DB:2213 PG:233  
 PB:38 PG:110

N/F  
 #1750 PARIS AVE  
 TOWN OF PORT ROYAL  
 TMS R110 009 000 0228 0000  
 DB:1800 PG:336  
 PB:94 PG:67

PORT ROYAL  
 POLICE DEPARTMENT  
 2 STORY  
 STUCCO  
 BUILDING  
 FFE: 24.52

RIBAUT ROAD - 75' R/W

LIMITS OF PROJECT  
 STA 0+72

BENCHMARK  
 PK NAIL SET  
 EL.: 24.60'  
 NAVD 88

N/F  
 #1705 RIBAUT RD  
 PINCKNEY ENTERPRISES LP  
 TMS R110 010 000 0001 0000  
 DB:1670 PG:1333  
 PB:138 PG:132

N/F  
 #1719 RIBAUT RD  
 MAUREEN MCDONNELL  
 TMS R110 010 000 0123 0000  
 DB:4141 PG:2558  
 PB:138 PG:170

MATCHLINE: SEE SHEET EX-3

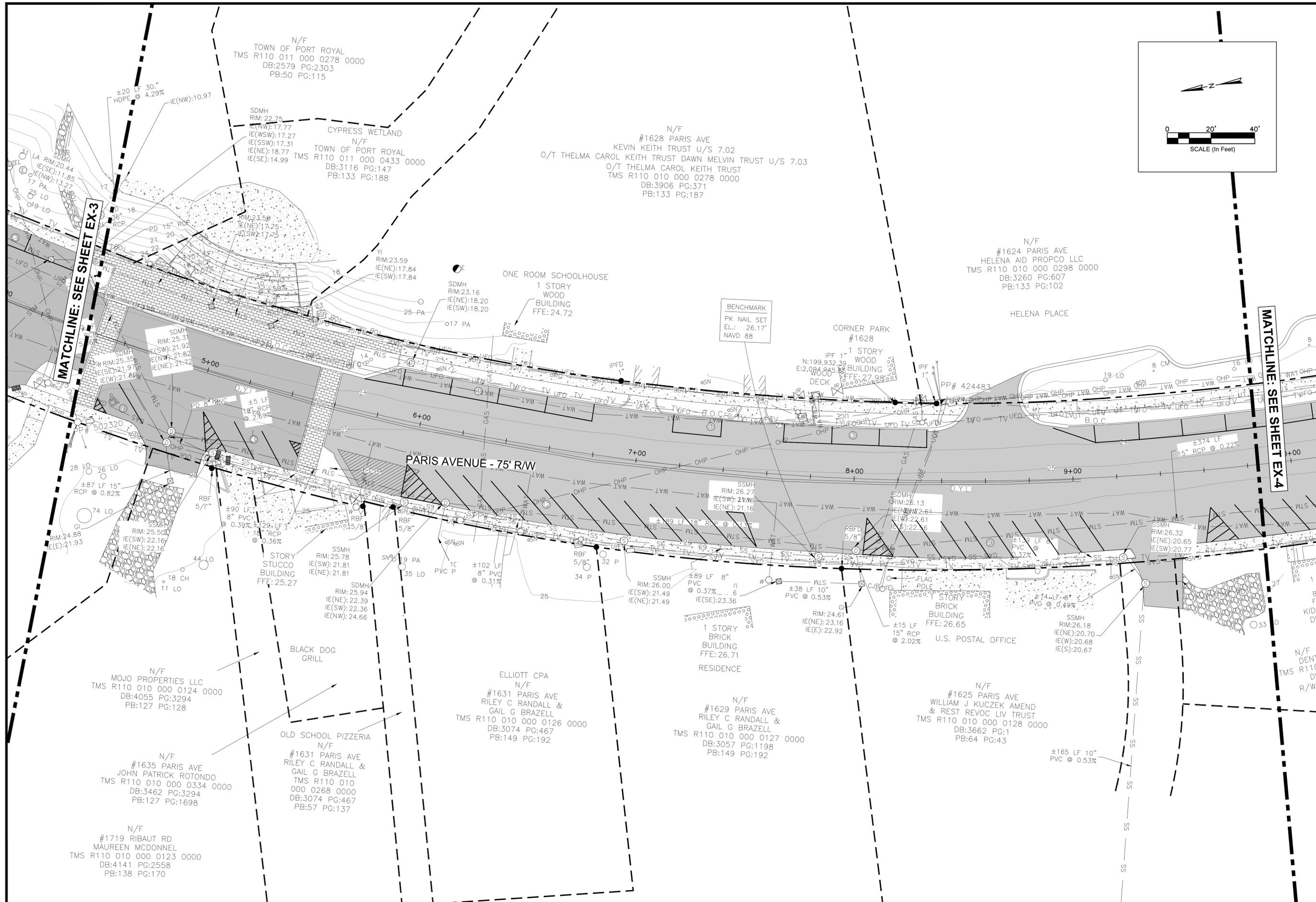
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**EXISTING CONDITIONS**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN	DRAWN	TS	PRELIM
MK	TS		
JOB #	23-1003		
ISSUE DATE	MAY 2024		
ISSUE			

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DRAWING NUMBER  
**EX-2**



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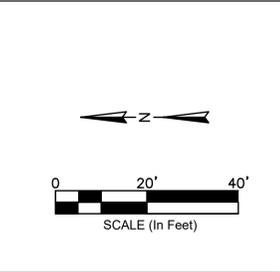
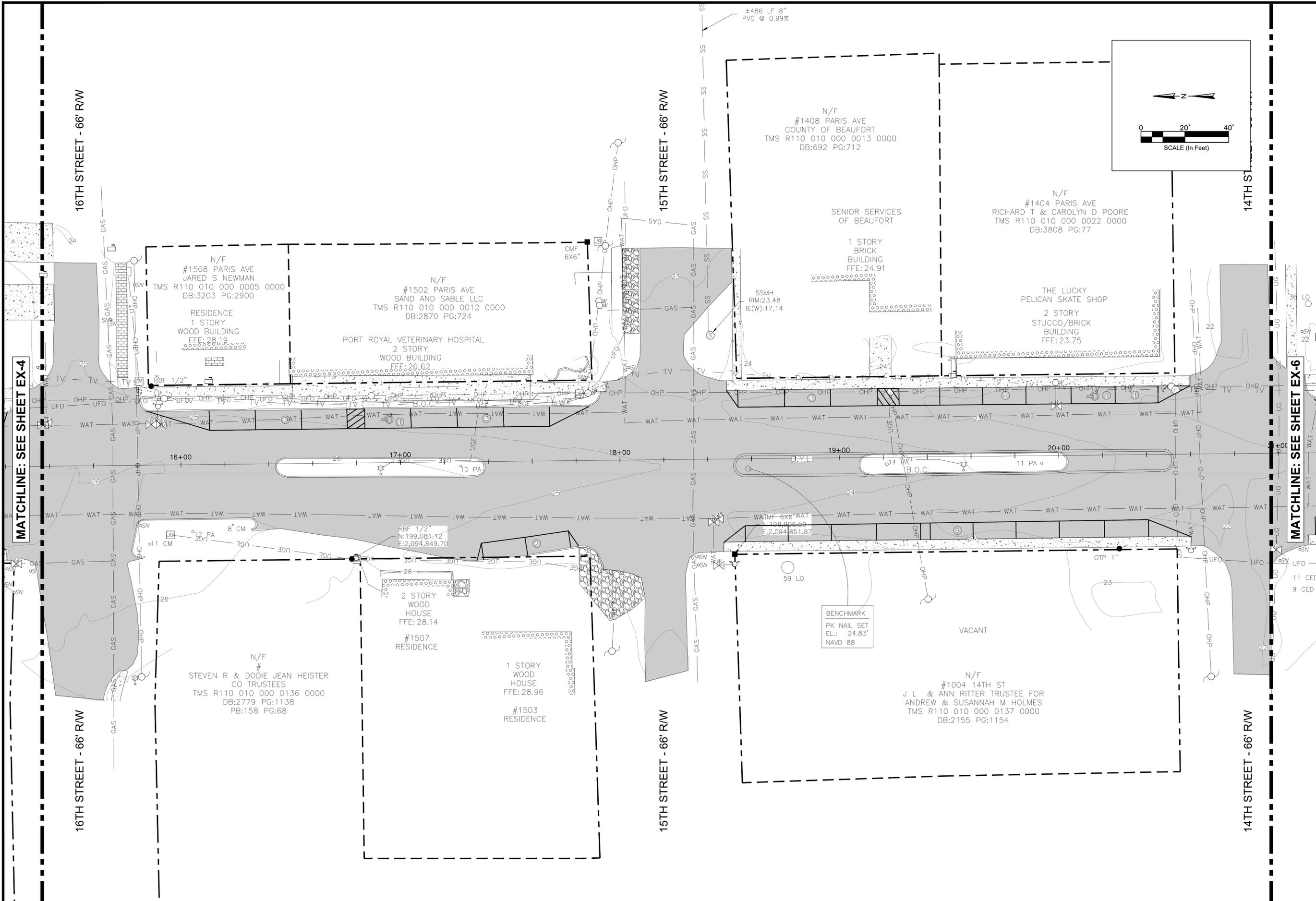
PARIS AVENUE THOROUGHFARE MASTER PLAN  
**EXISTING CONDITIONS**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN	DRAWN	TS	PRELIM
MK	TS		

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 844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**EX-3**





MATCHLINE: SEE SHEET EX-4

MATCHLINE: SEE SHEET EX-6

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7			

**EXISTING CONDITIONS**

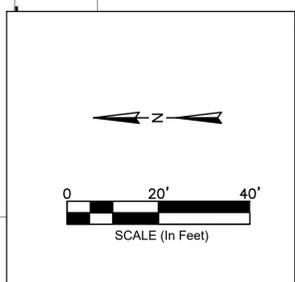
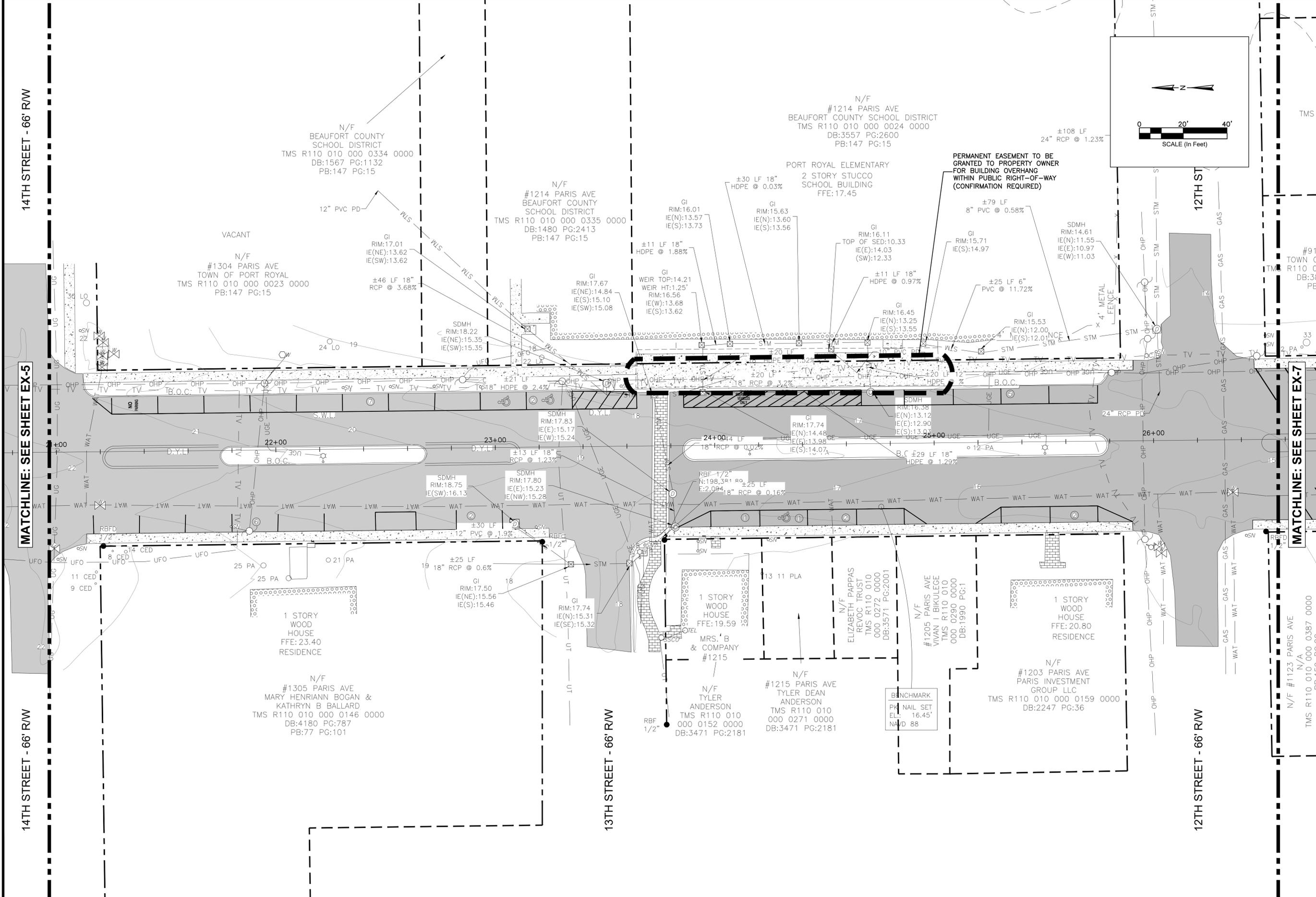
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

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DRAWING NUMBER  
**EX-5**



MATCHLINE: SEE SHEET EX-5

MATCHLINE: SEE SHEET EX-7

REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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EXISTING CONDITIONS

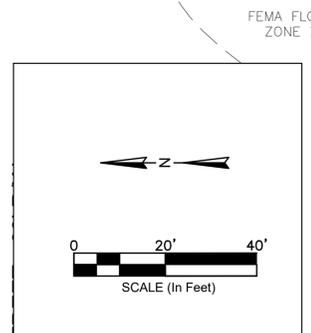
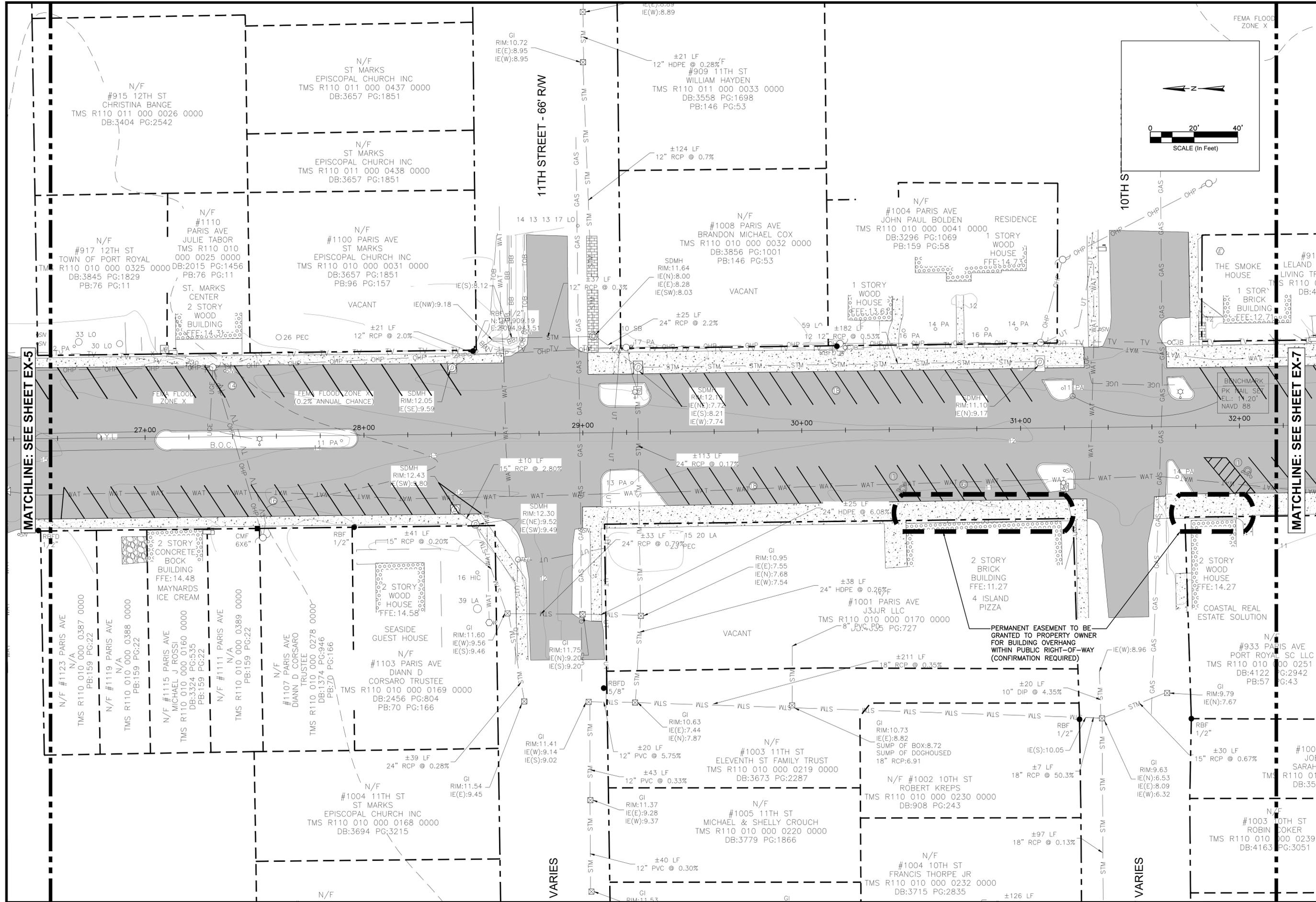
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	DATE	ISSUE
23-1003		MAY 2024	PRELIM

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DRAWING NUMBER  
**EX-6**



REV	NO	DATE	DRWN/CHKD BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

**EXISTING CONDITIONS**

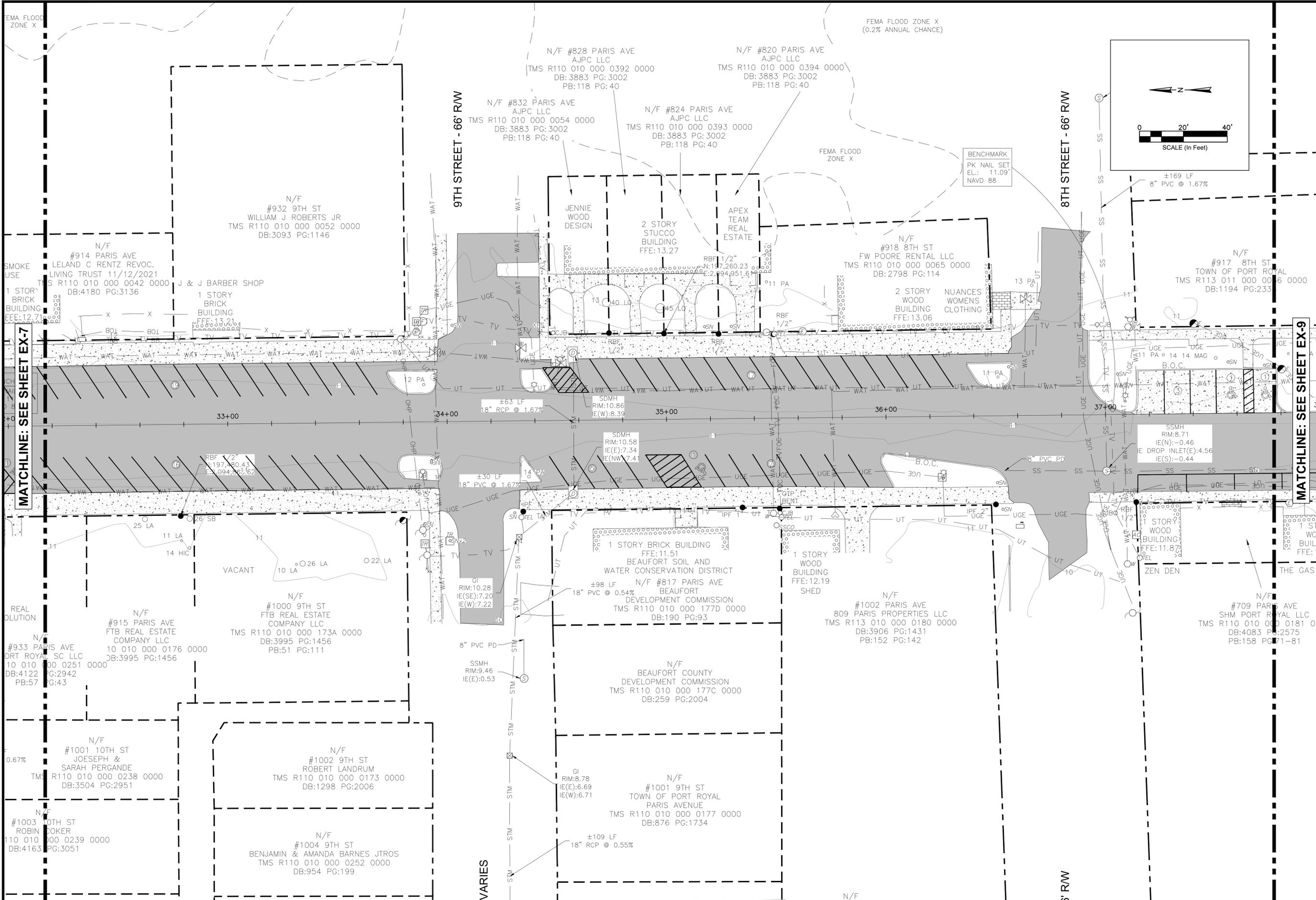
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	DATE	ISSUE	PRELIM
23-1003		MAY 2024		

**FOUR WATERS ENGINEERING**

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844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**EX-7**



MATCHLINE: SEE SHEET EX-7

MATCHLINE: SEE SHEET EX-9

REV. NO.	DATE	DRWN. CHKD. BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

**EXISTING CONDITIONS**

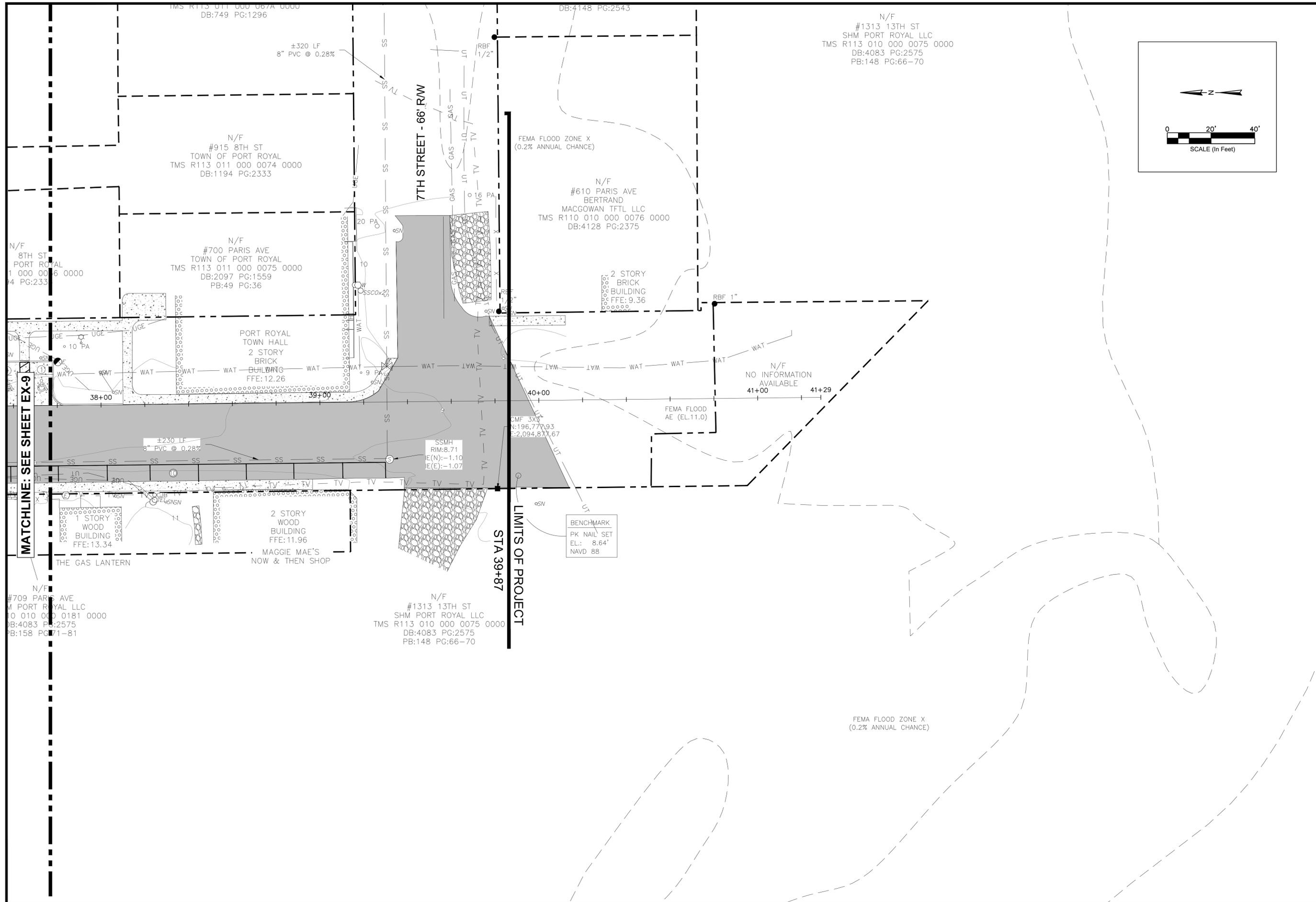
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

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844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**EX-8**



MATCHLINE: SEE SHEET EX-9

REV/NO	DATE	DRWN/CHKD BY	DESCRIPTION
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7			

PARIS AVENUE THOROUGHFARE MASTER PLAN

**EXISTING CONDITIONS**

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	DATE	ISSUE
TS	23-1003	
	MAY 2024	
		PRELIM

**FOUR WATERS ENGINEERING**

JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**EX-9**



<p>PARIS AVENUE THOROUGHFARE MASTER PLAN</p> <h3 style="margin: 0;">PRELIMINARY DEMOLITION PLAN - KEY MAP</h3> <p style="font-size: small; margin: 0;">TOWN OF FORT ROYAL PORT ROYAL SOUTH CAROLINA</p>										
DESIGN	DRAWN	DATE	REV	NO	DATE	DRWN	CHKD	BY	BY	DESCRIPTION
MK	TS	JOB #	NO	1	NO	BY	BY	BY	BY	DESCRIPTION
23-1003	23-1003	MAY 2024	1	2	3	4	5	6	7	DESCRIPTION
MAY 2024	MAY 2024	PRELIM	1	2	3	4	5	6	7	DESCRIPTION
PRELIM	PRELIM	PRELIM	1	2	3	4	5	6	7	DESCRIPTION

FOUR WATERS  
ENGINEERING

324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

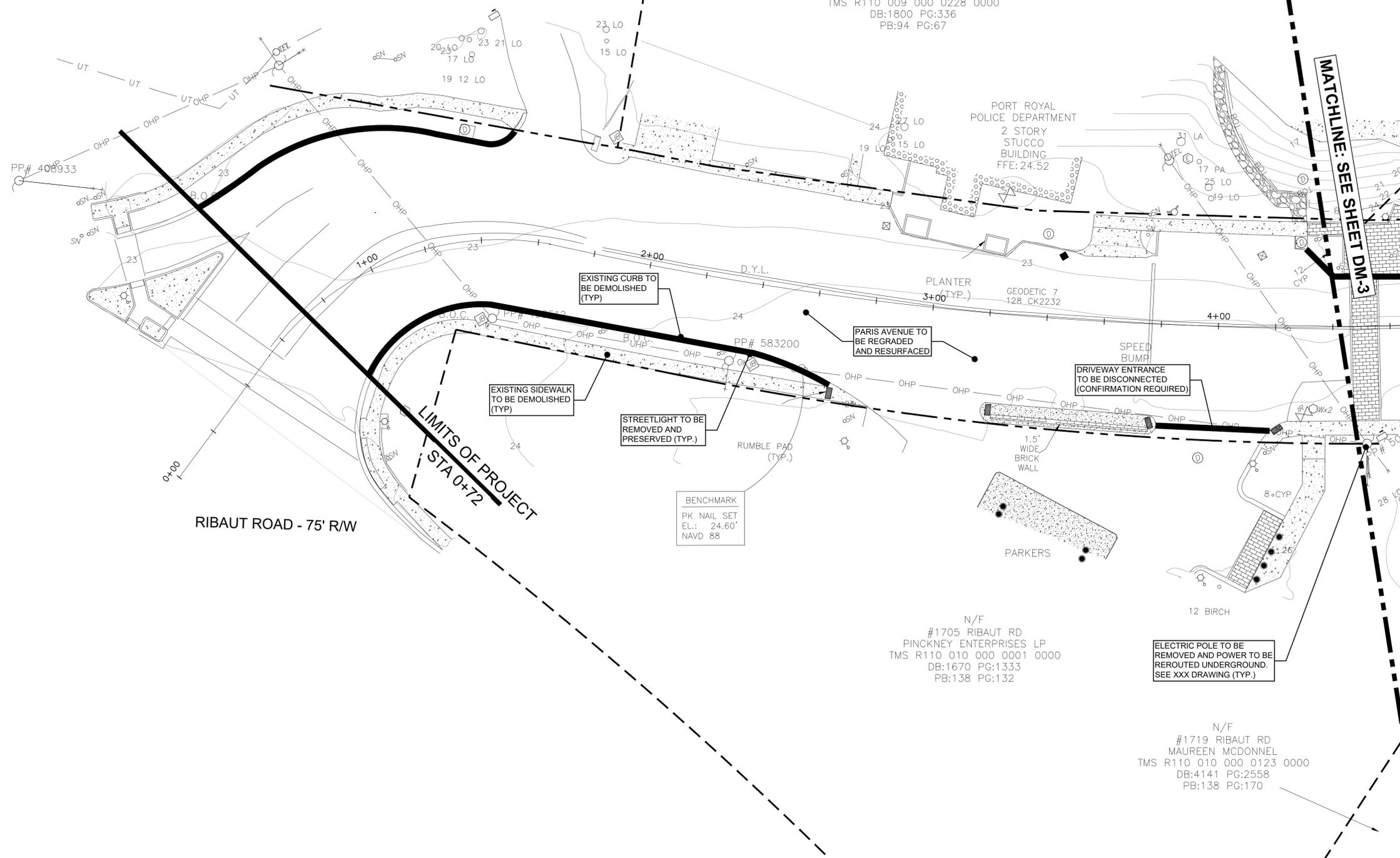
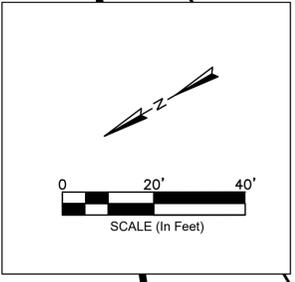
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**DM-1**

N/F  
 #1800 PARIS AVE  
 H & H QUALITY PROPERTIES LLC  
 TMS R110 0009 000 170A 0000  
 DB:2213 PG:233  
 PB:38 PG:110

N/F  
 #1750 PARIS AVE  
 TOWN OF PORT ROYAL  
 TMS R110 009 000 0228 0000  
 DB:1800 PG:336  
 PB:94 PG:67

N/F  
 #1705 RIBAUT RD  
 PINCKNEY ENTERPRISES LP  
 TMS R110 010 000 0001 0000  
 DB:1670 PG:1333  
 PB:138 PG:132

N/F  
 #1719 RIBAUT RD  
 MAUREEN MCDONNELL  
 TMS R110 010 000 0123 0000  
 DB:4141 PG:2558  
 PB:138 PG:170



REV NO	DATE	DRWN	CHKD	BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

## PRELIMINARY DEMOLITION PLAN

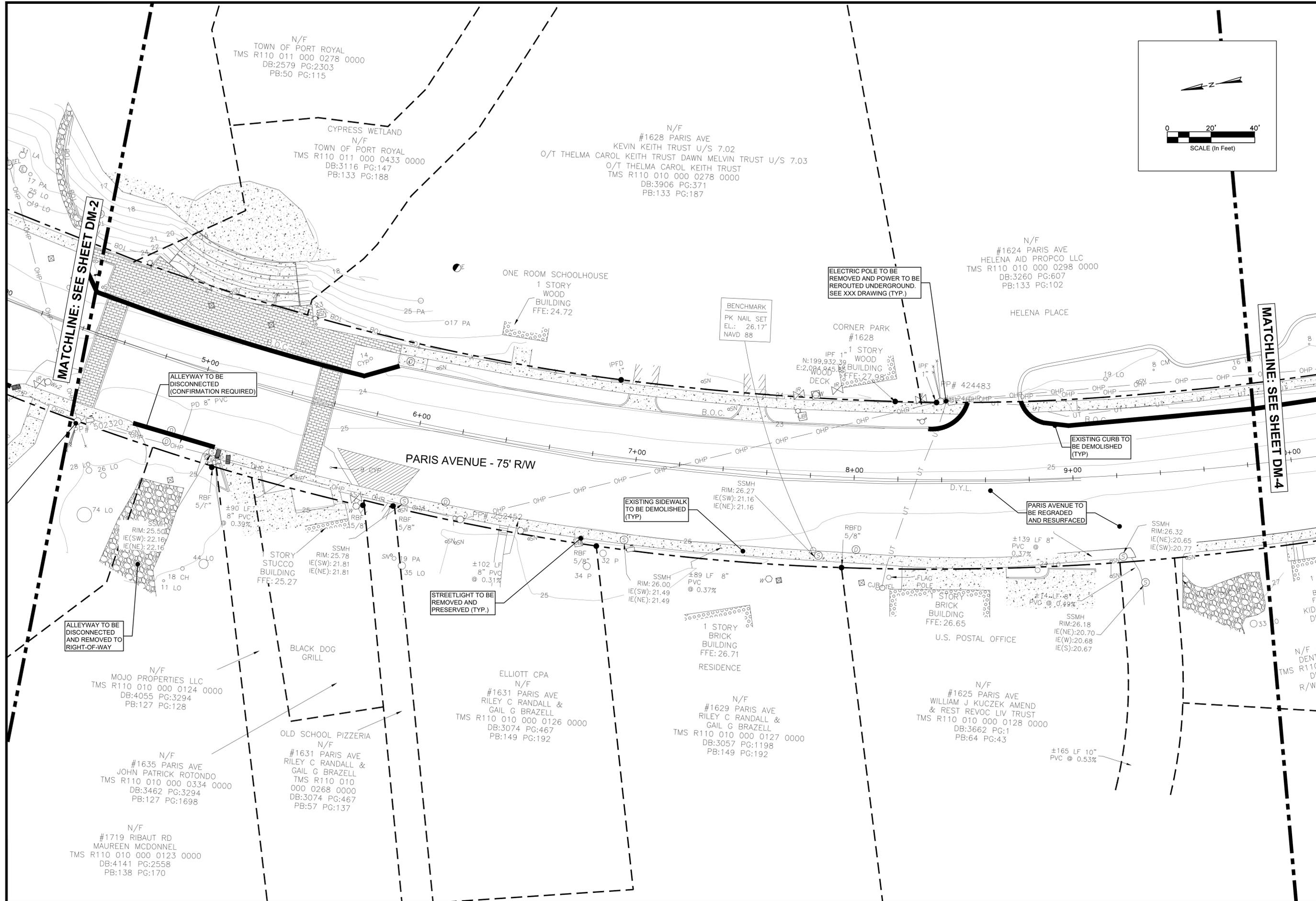
TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

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DRAWING NUMBER  
**DM-2**



REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**PRELIMINARY DEMOLITION PLAN**

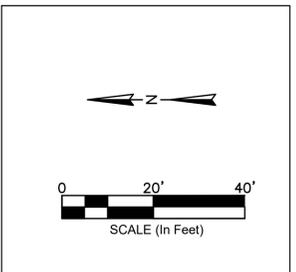
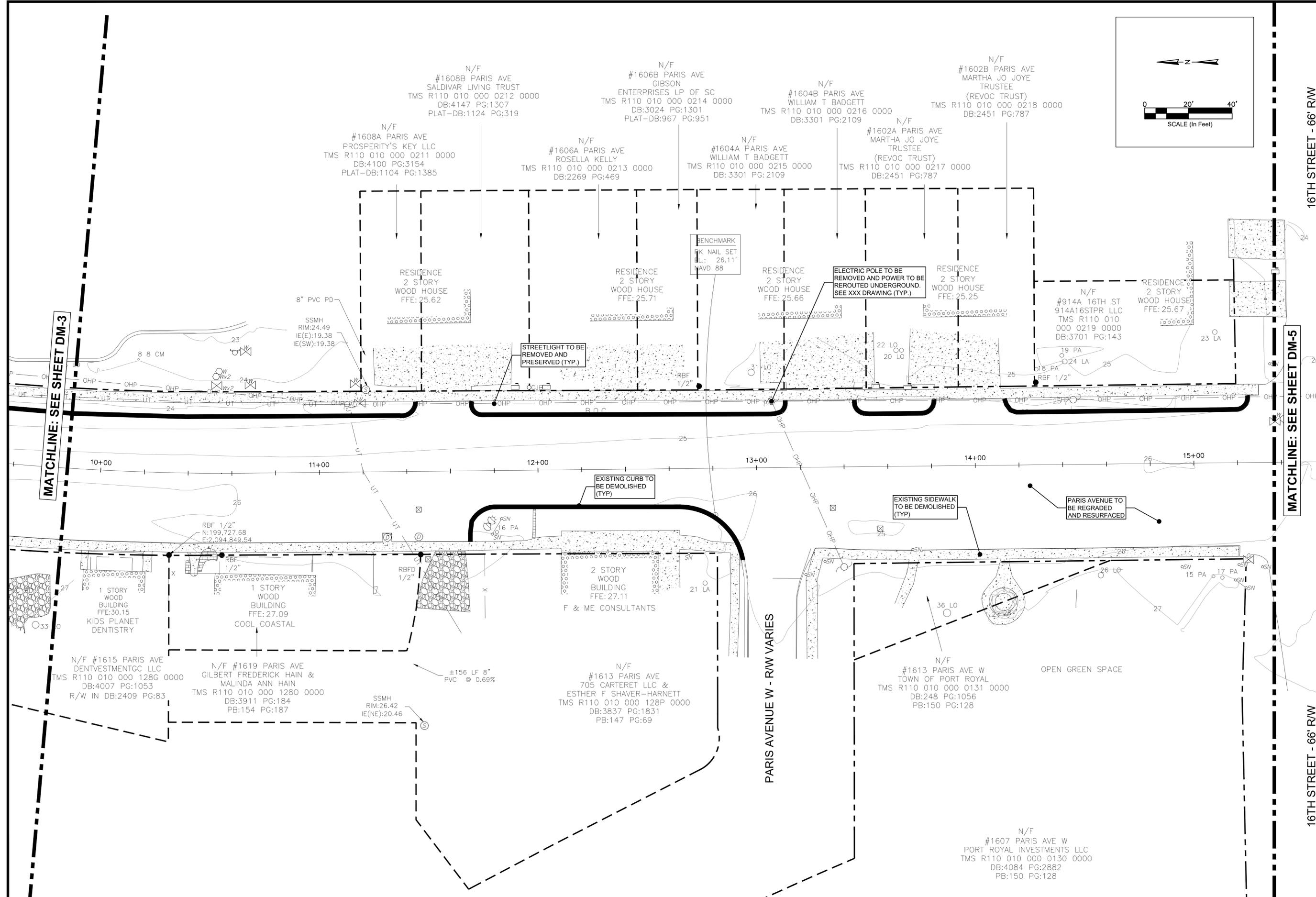
PARIS AVENUE THOROUGHFARE MASTER PLAN

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

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844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**DM-3**



MATCHLINE: SEE SHEET DM-3

MATCHLINE: SEE SHEET DM-5

16TH STREET - 66' R/W

16TH STREET - 66' R/W

PARIS AVENUE W - RW VARIES

REV	NO	DATE	DRWN	CHKD	BY	DESCRIPTION
1						
2						
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4						
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6						
7						

PARIS AVENUE THOROUGHFARE MASTER PLAN

## PRELIMINARY DEMOLITION PLAN

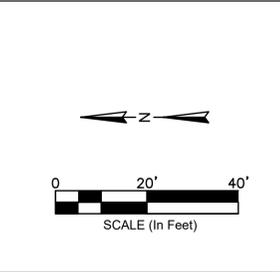
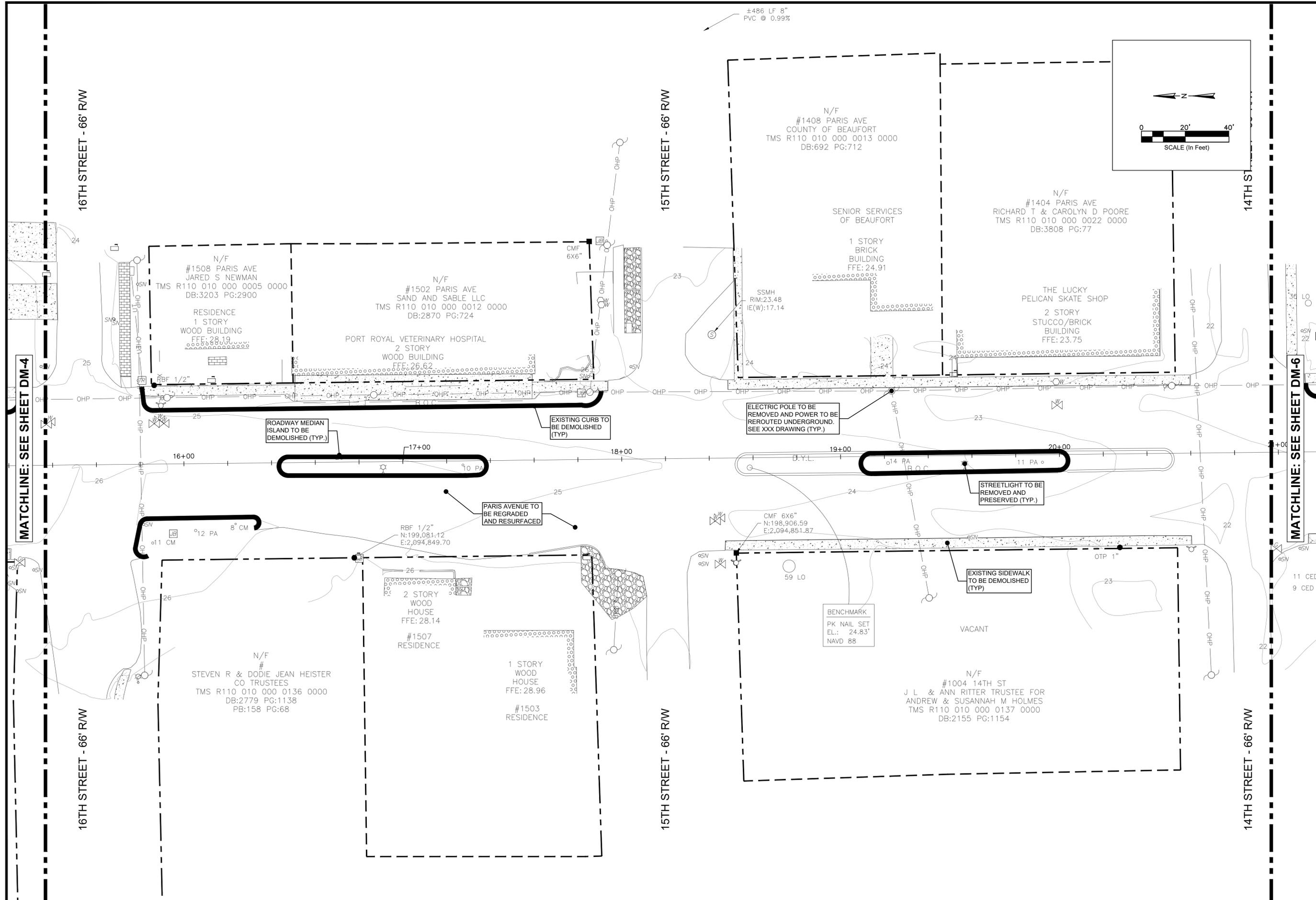
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN	DRAWN	TS	DATE	ISSUE
MK	TS			
23-1003				
JOB #	ISSUE	DATE	DATE	PRELIM

**FOUR WATERS ENGINEERING**

324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**DM-4**



MATCHLINE: SEE SHEET DM-4

MATCHLINE: SEE SHEET DM-6

REV NO	DATE	DRWN	CHKD	BY	DESCRIPTION
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PRELIMINARY DEMOLITION PLAN

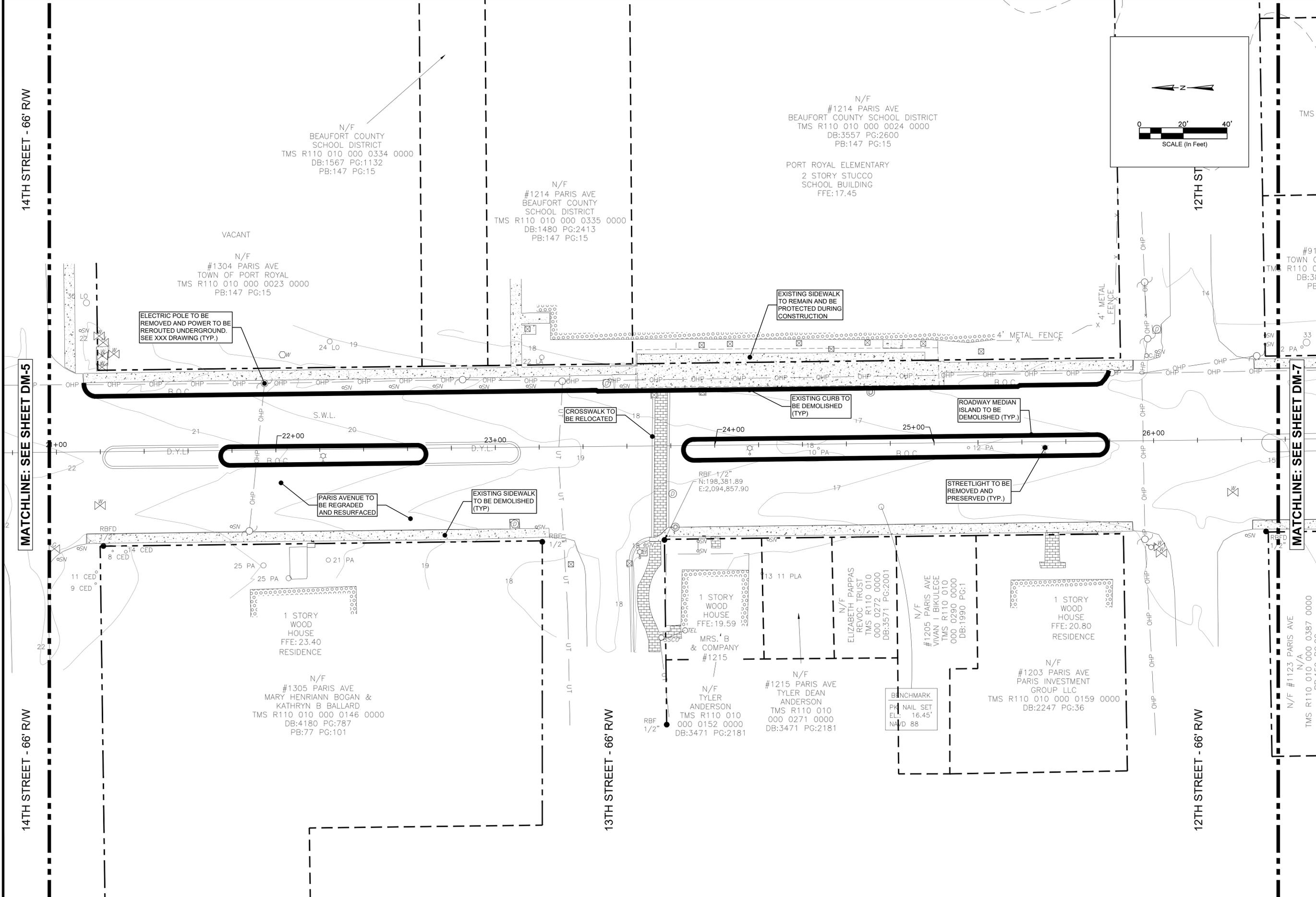
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN	TH	DATE	ISSUE
MK	TS	23-1003	
JOB #	ISSUE DATE	MAY 2024	
ISSUE	PRELIM		

**FOUR WATERS ENGINEERING**

324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.FWENG.COM

DRAWING NUMBER  
**DM-5**



14TH STREET - 66' RW

14TH STREET - 66' RW

13TH STREET - 66' RW

12TH STREET - 66' RW

N/F  
BEAUFORT COUNTY  
SCHOOL DISTRICT  
TMS R110 010 000 0334 0000  
DB:1567 PG:1132  
PB:147 PG:15

N/F  
#1214 PARIS AVE  
BEAUFORT COUNTY  
SCHOOL DISTRICT  
TMS R110 010 000 0335 0000  
DB:1480 PG:2413  
PB:147 PG:15

N/F  
#1214 PARIS AVE  
BEAUFORT COUNTY SCHOOL DISTRICT  
TMS R110 010 000 0024 0000  
DB:3557 PG:2600  
PB:147 PG:15  
  
PORT ROYAL ELEMENTARY  
2 STORY STUCCO  
SCHOOL BUILDING  
FFE:17.45

N/F  
#1304 PARIS AVE  
TOWN OF PORT ROYAL  
TMS R110 010 000 0023 0000  
PB:147 PG:15

ELECTRIC POLE TO BE  
REMOVED AND POWER TO BE  
REROUTED UNDERGROUND.  
SEE XXX DRAWING (TYP.)

EXISTING SIDEWALK  
TO REMAIN AND BE  
PROTECTED DURING  
CONSTRUCTION

CROSSWALK TO  
BE RELOCATED

EXISTING CURB TO  
BE DEMOLISHED  
(TYP)

ROADWAY MEDIAN  
ISLAND TO BE  
DEMOLISHED (TYP.)

PARIS AVENUE TO  
BE REGRADED  
AND RESURFACED

EXISTING SIDEWALK  
TO BE DEMOLISHED  
(TYP)

STREETLIGHT TO BE  
REMOVED AND  
PRESERVED (TYP.)

1 STORY  
WOOD  
HOUSE  
FFE: 23.40  
RESIDENCE

1 STORY  
WOOD  
HOUSE  
FFE:19.59

1 STORY  
WOOD  
HOUSE  
FFE: 20.80  
RESIDENCE

N/F  
#1305 PARIS AVE  
MARY HENRIANN BOGAN &  
KATHRYN B BALLARD  
TMS R110 010 000 0146 0000  
DB:4180 PG:787  
PB:77 PG:101

N/F  
TYLER  
ANDERSON  
TMS R110 010  
000 0152 0000  
DB:3471 PG:2181

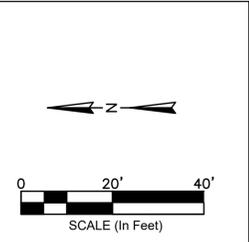
N/F  
#1215 PARIS AVE  
TYLER DEAN  
ANDERSON  
TMS R110 010  
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DB:3471 PG:2181

N/F  
ELIZABETH PAPPAS  
REVOC TRUST  
TMS R110 010  
000 0272 0000  
DB:3571 PG:2001

N/F  
#1205 PARIS AVE  
VIVIAN I BIKULEGE  
TMS R110 010  
000 0290 0000  
DB:1990 PG:1

N/F  
#1203 PARIS AVE  
PARIS INVESTMENT  
GROUP LLC  
TMS R110 010 000 0159 0000  
DB:2247 PG:36

BENCHMARK  
PK NAIL SET  
EL: 16.45'  
NAD 88



MATCHLINE: SEE SHEET DM-5

MATCHLINE: SEE SHEET DM-7

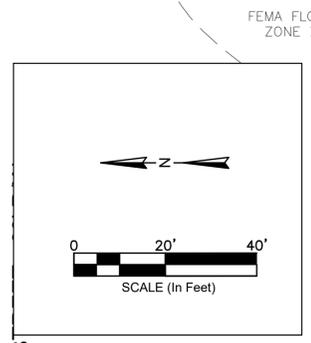
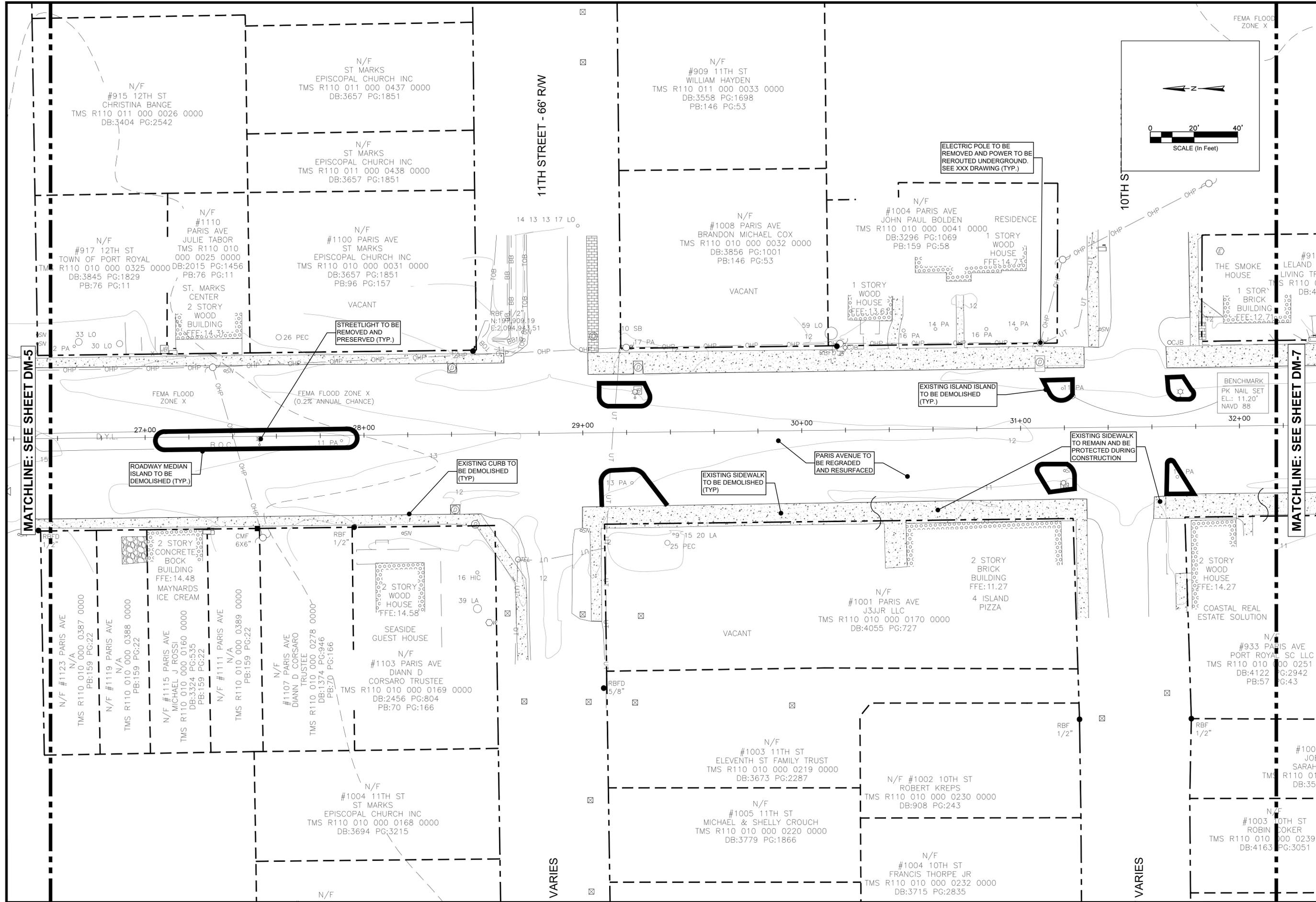
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY DEMOLITION PLAN**  
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB#	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**  
324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**DM-6**



MATCHLINE: SEE SHEET DM-5

MATCHLINE: SEE SHEET DM-7

REV. NO.	DATE	DRWN. CHKD. BY	DESCRIPTION
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**PRELIMINARY DEMOLITION PLAN**

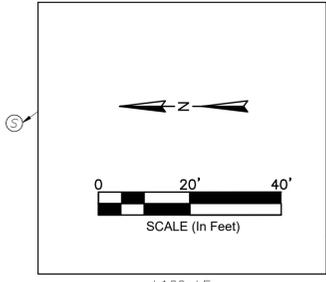
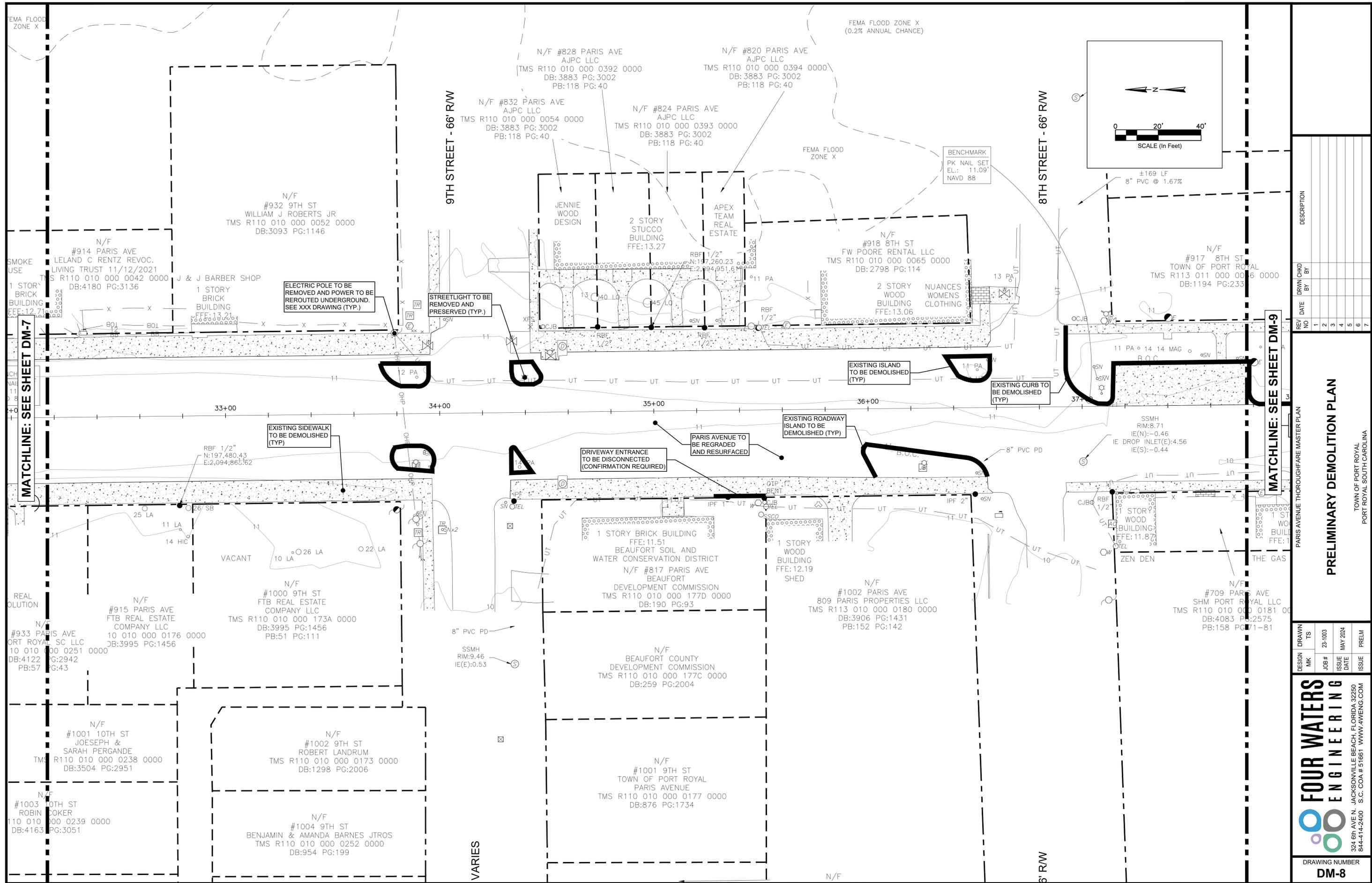
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	DRAWN TS	DATE	ISSUE	PRELIM
23-1003		MAY 2024		

**FOUR WATERS ENGINEERING**

324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**DM-7**



REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

**PRELIMINARY DEMOLITION PLAN**

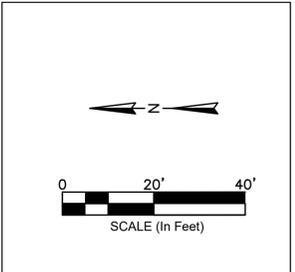
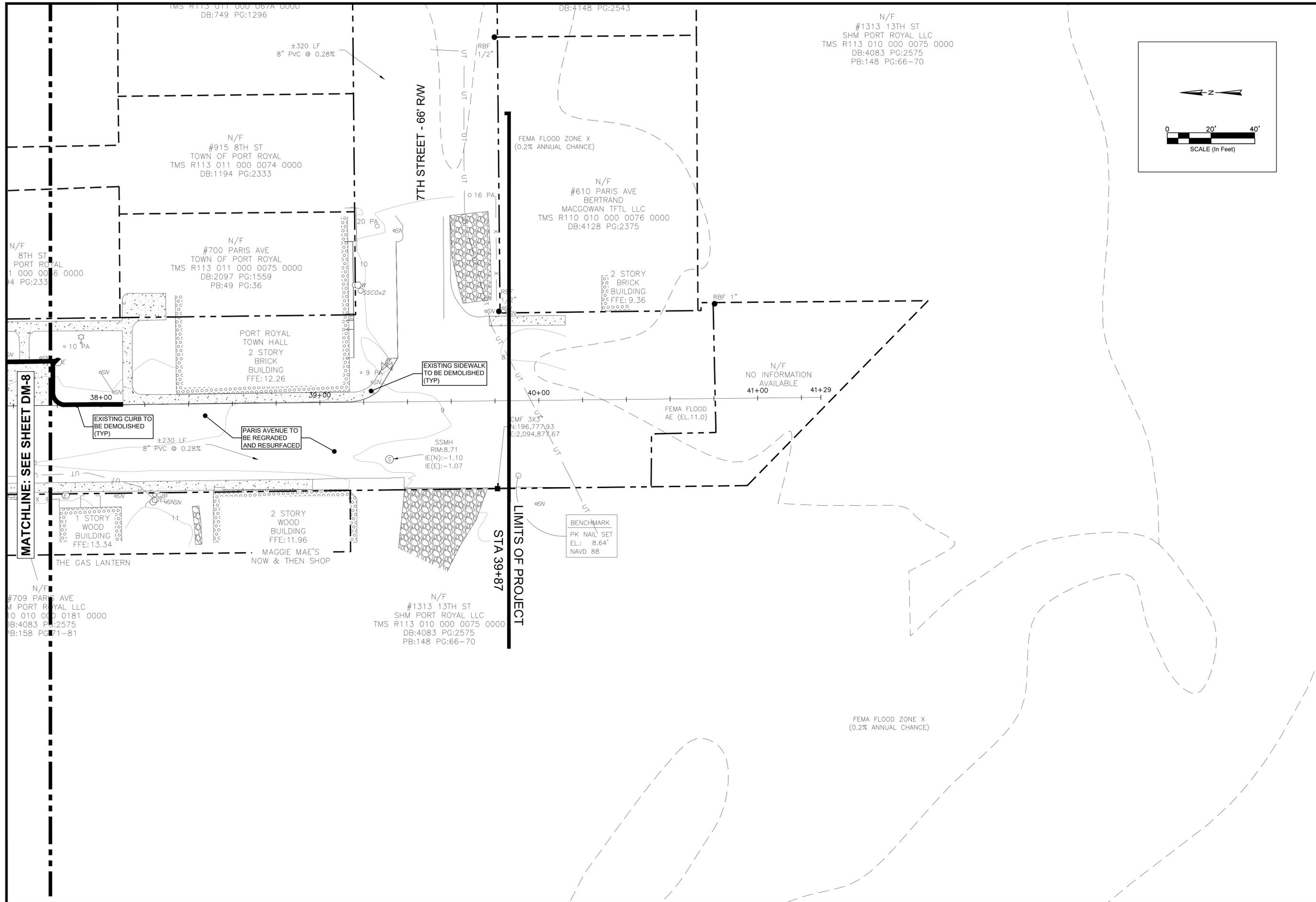
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	ISSUE DATE	ISSUE
23-1003		MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**

324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**DM-8**



REV/NO	DATE	DRWN/CHKD BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

## PRELIMINARY DEMOLITION PLAN

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**

JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
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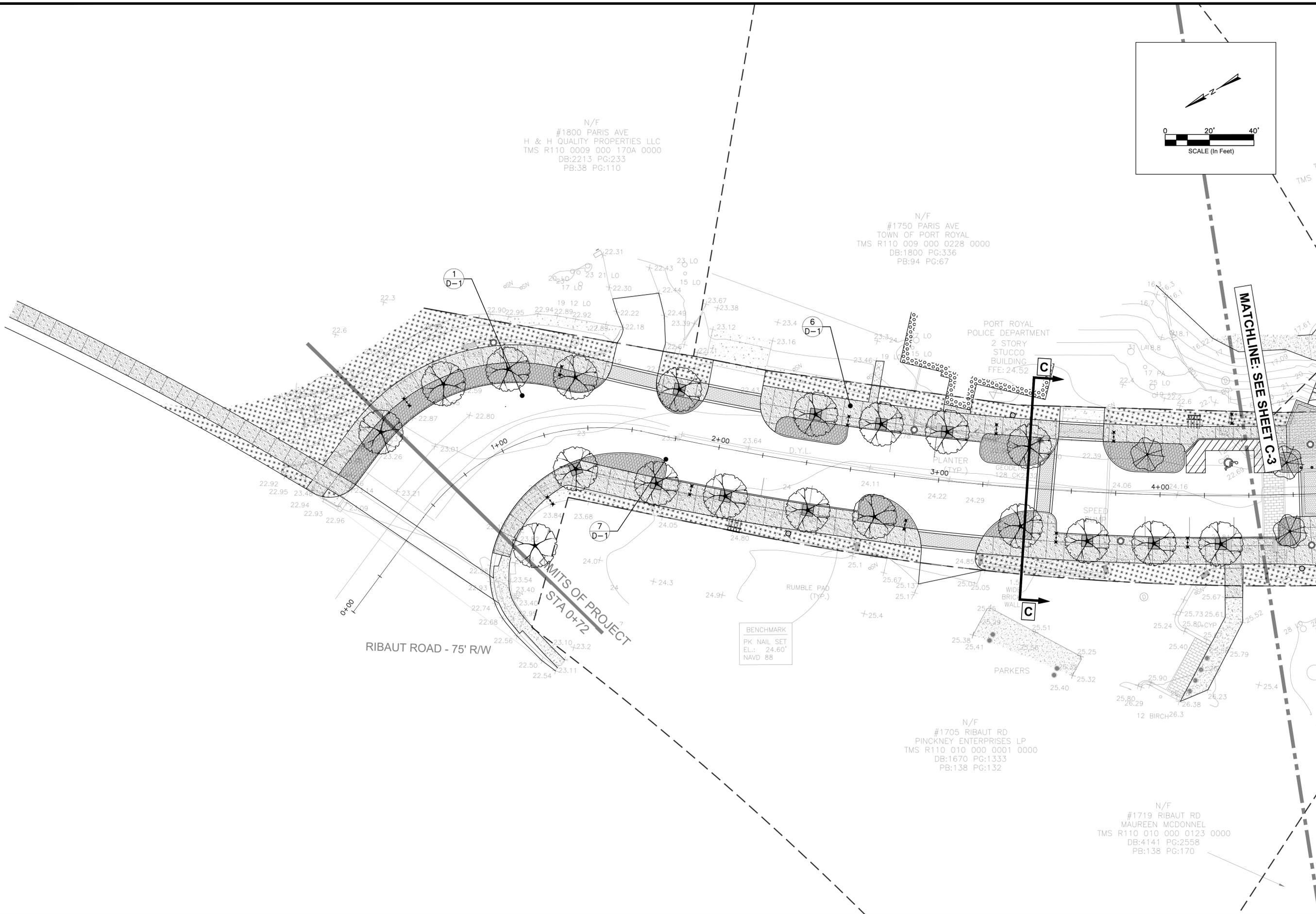
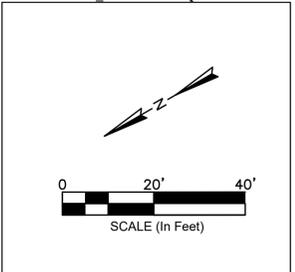


N/F  
 #1800 PARIS AVE  
 H & H QUALITY PROPERTIES LLC  
 TMS R110 0009 000 170A 0000  
 DB:2213 PG:233  
 PB:38 PG:110

N/F  
 #1750 PARIS AVE  
 TOWN OF PORT ROYAL  
 TMS R110 009 000 0228 0000  
 DB:1800 PG:336  
 PB:94 PG:67

N/F  
 #1705 RIBAUT RD  
 PINCKNEY ENTERPRISES LP  
 TMS R110 010 000 0001 0000  
 DB:1670 PG:1333  
 PB:138 PG:132

N/F  
 #1719 RIBAUT RD  
 MAUREEN MCDONNELL  
 TMS R110 010 000 0123 0000  
 DB:4141 PG:2558  
 PB:138 PG:170



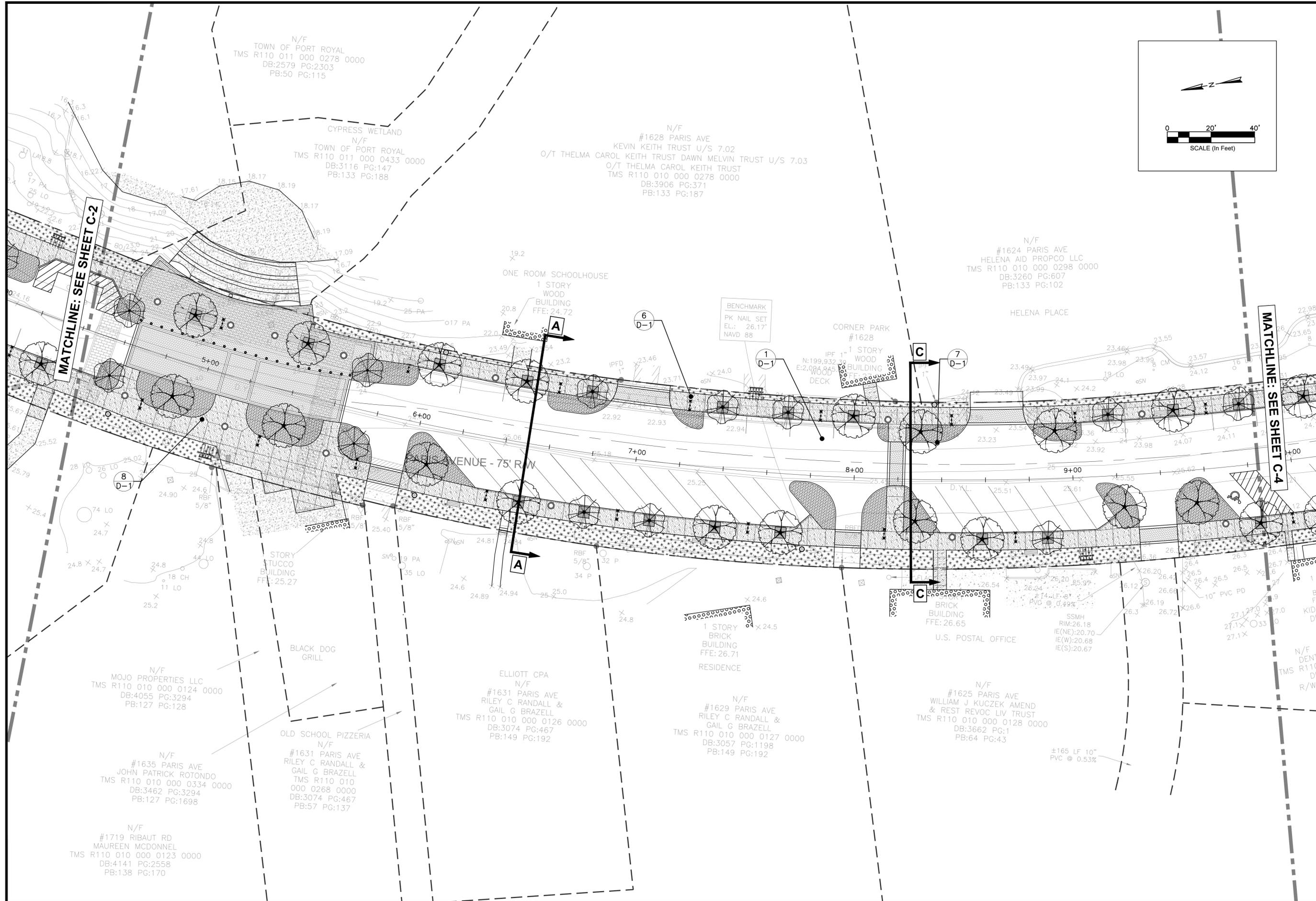
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY LAYOUT**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN	DRAWN	TS	PRELIM
MK	TS		
JOB #	23-1003		
ISSUE DATE	MAY 2024		
ISSUE			

**FOUR WATERS ENGINEERING**  
 324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
 844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**C-2**



REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**PRELIMINARY LAYOUT**

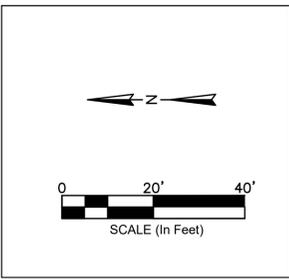
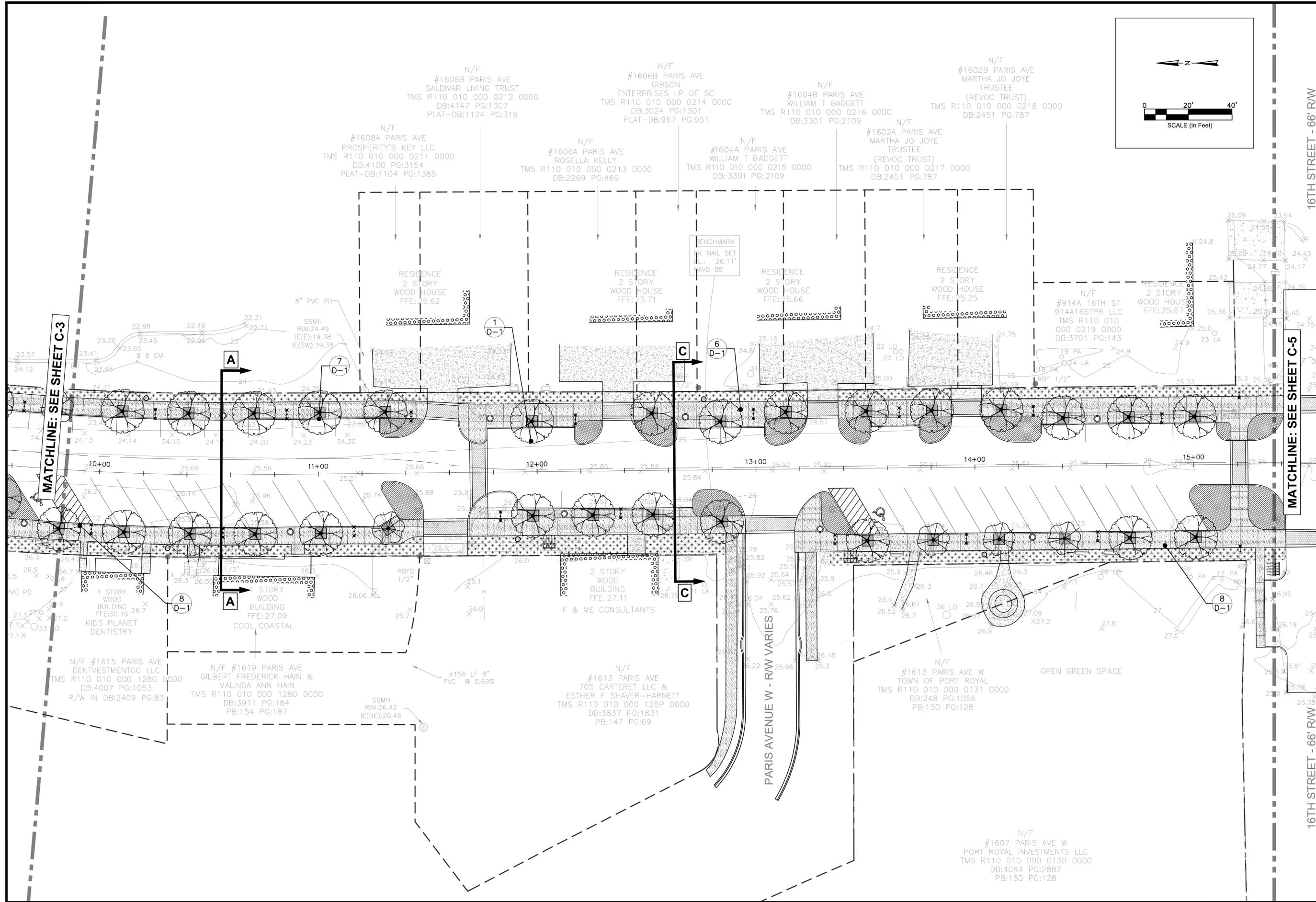
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

PARIS AVENUE THOROUGHFARE MASTER PLAN

**FOUR WATERS ENGINEERING**

324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**C-3**



16TH STREET - 66' R/W

PARIS AVENUE THOROUGHFARE MASTER PLAN

16TH STREET - 66' R/W

REV	NO	DATE	DRWN	CHKD	BY	DESCRIPTION
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**PRELIMINARY LAYOUT**

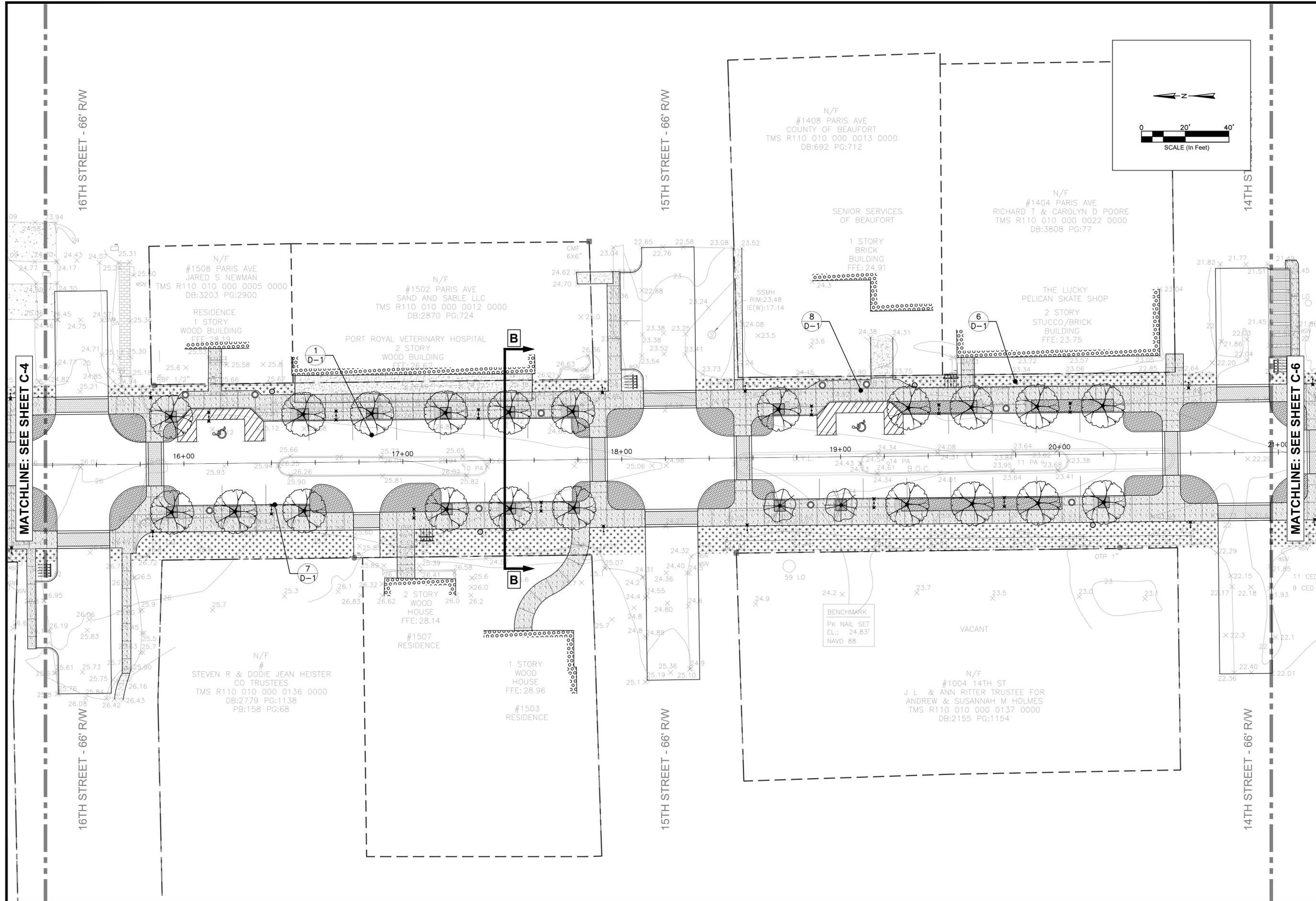
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN	DRAWN	TS	PREL
MK	TS		
JOB #	23-1003		
ISSUE DATE	MAY 2024		
ISSUE			PREL

**FOUR WATERS ENGINEERING**

324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**C-4**



REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

### PRELIMINARY LAYOUT

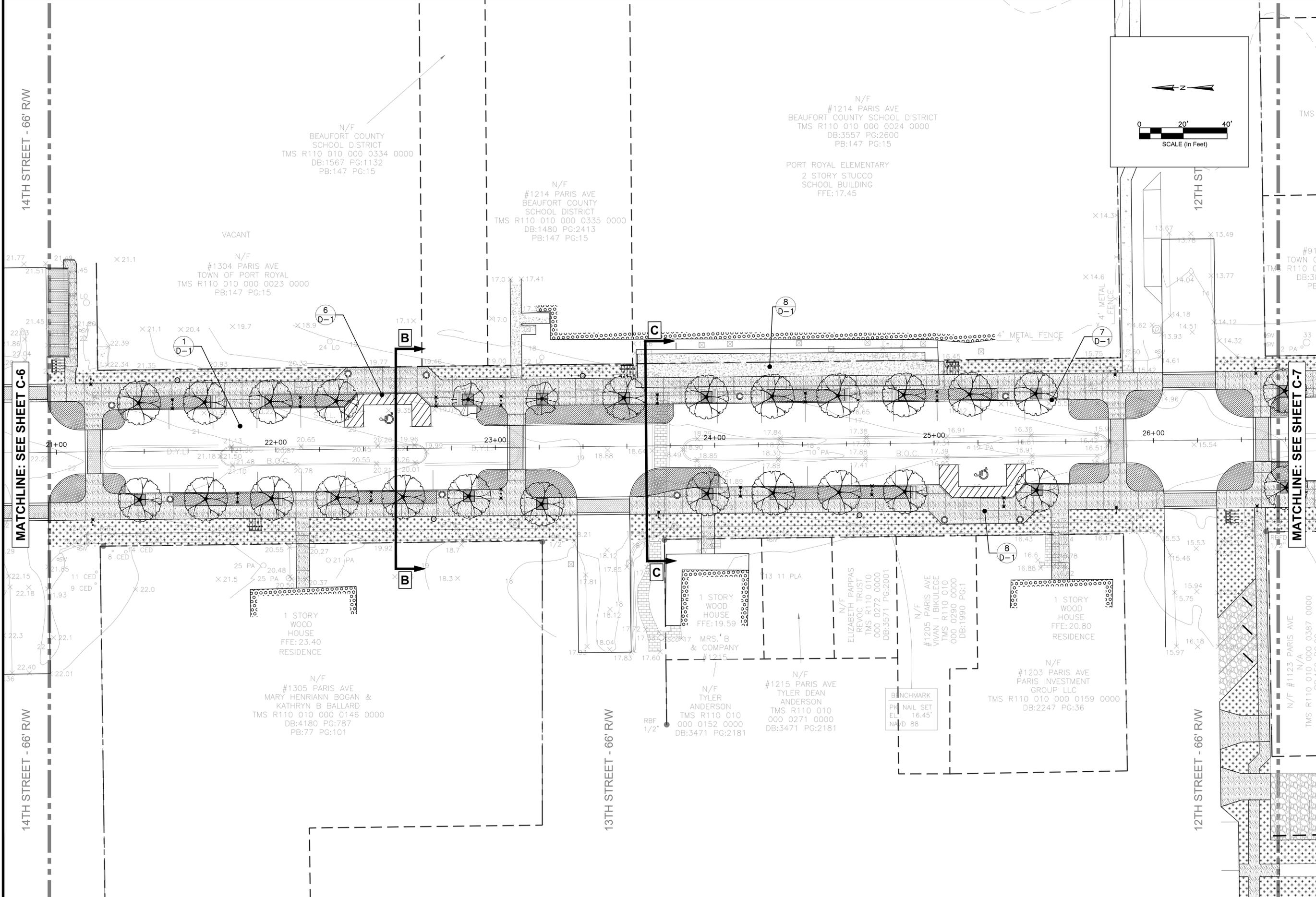
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**

324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**C-5**

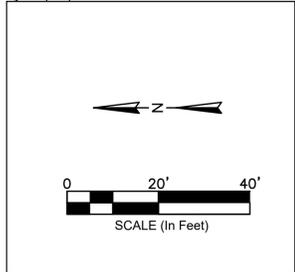


14TH STREET - 66' RW

14TH STREET - 66' RW

13TH STREET - 66' RW

12TH STREET - 66' RW



REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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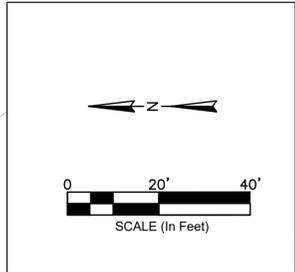
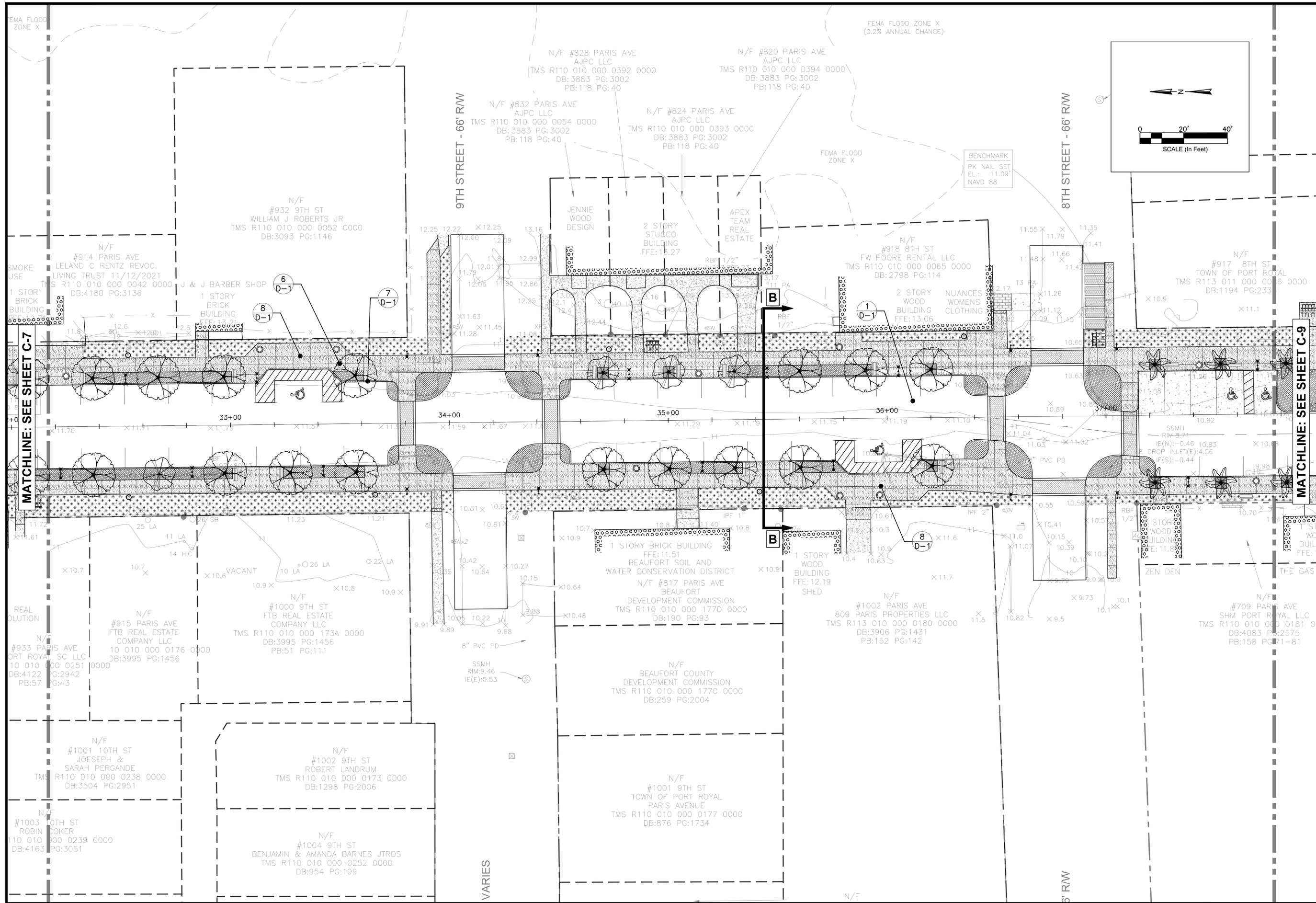
PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY LAYOUT**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**  
 324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
 844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**C-6**





REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

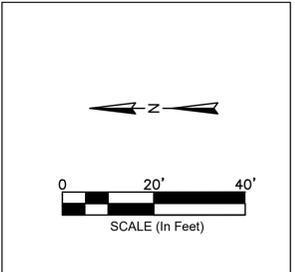
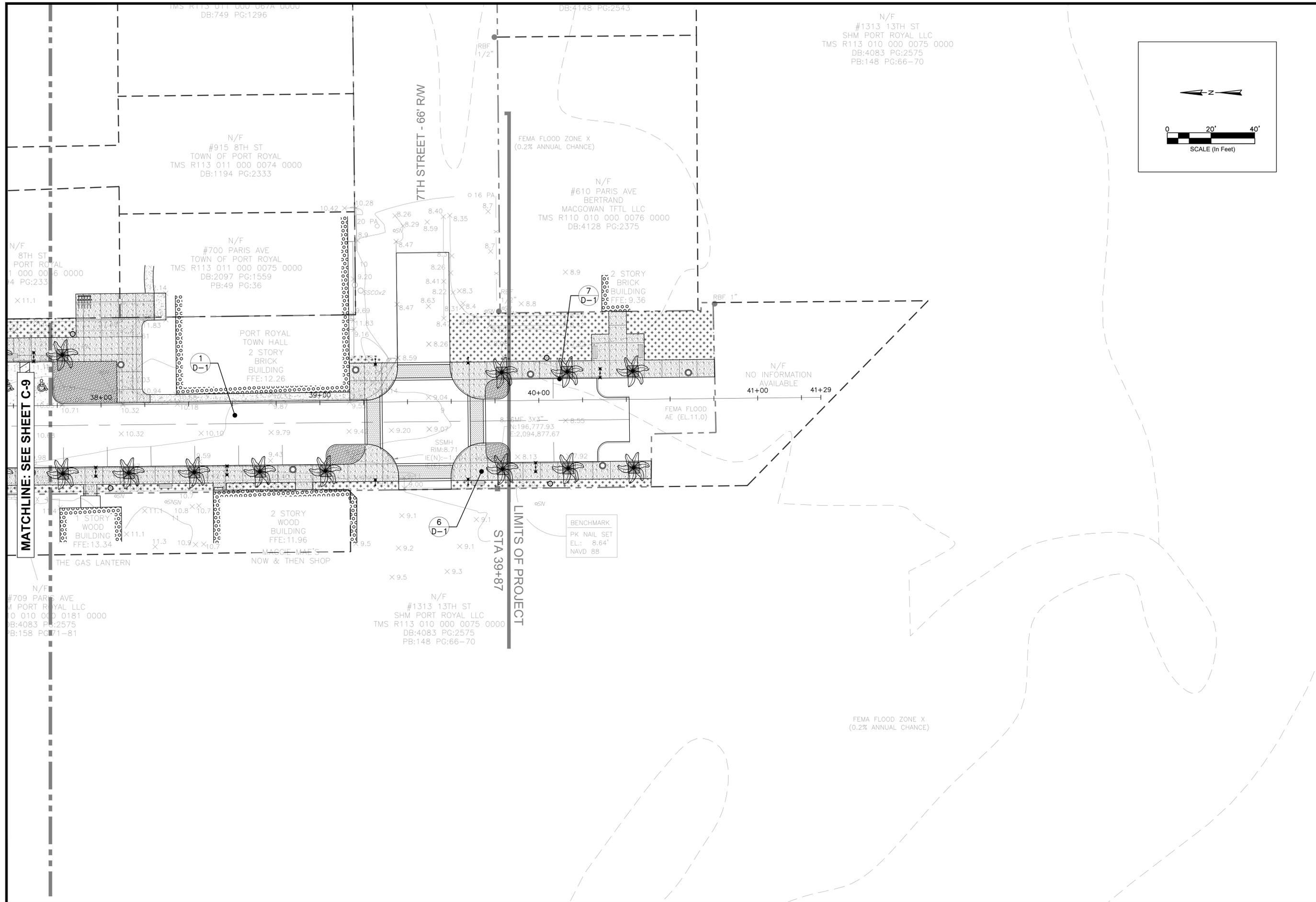
**PARIS AVENUE THOROUGHFARE MASTER PLAN**

**PRELIMINARY LAYOUT**

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

**FOUR WATERS ENGINEERING**  
324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**C-8**



REV/NO	DATE	DRWN/CHKD BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY LAYOUT**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**  
 324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
 844-414-2400 S.C. COA # 51661 WWW.FWENG.COM

DRAWING NUMBER  
**C-9**



<b>PARIS AVENUE THOROUGHFARE MASTER PLAN</b>	
<b>PRELIMINARY POWER CONDUIT AND STRUCTURES - KEY MAP</b>	
TOWN OF PORT ROYAL PORT ROYAL SOUTH CAROLINA	
DESIGN MK 23-1003 JOB # MAY 2024 ISSUE DATE PRELIM ISSUE	DRAWN TS 23-1003 MAY 2024 PRELIM
REV/NO 1 2 3 4 5 6 7	DATE BY DESCRIPTION
DRAWING NUMBER <b>C-10</b>	

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 H & H QUALITY PROPERTIES LLC  
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 PB:38 PG:110

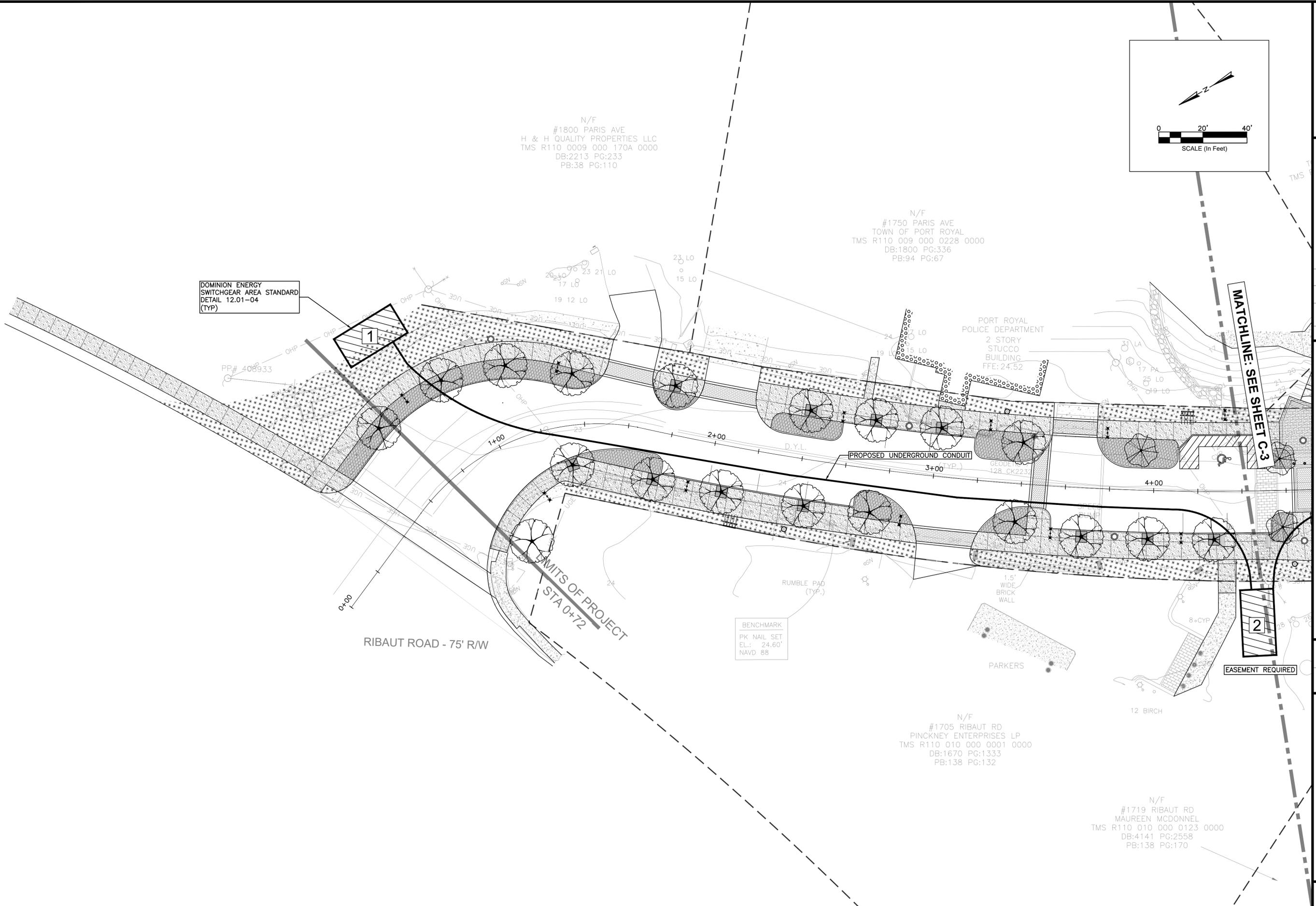
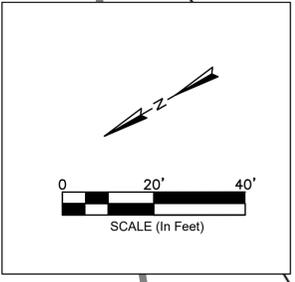
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 PB:94 PG:67

N/F  
 #1705 RIBAUT RD  
 PINCKNEY ENTERPRISES LP  
 TMS R110 010 000 0001 0000  
 DB:1670 PG:1333  
 PB:138 PG:132

N/F  
 #1719 RIBAUT RD  
 MAUREEN MCDONNELL  
 TMS R110 010 000 0123 0000  
 DB:4141 PG:2558  
 PB:138 PG:170

DOMINION ENERGY  
 SWITCHGEAR AREA STANDARD  
 DETAIL 12.01-04  
 (TYP)

BENCHMARK  
 PK NAIL SET  
 EL.: 24.60'  
 NAVD 88



REV NO	DATE	DRWN	CHKD	BY	DESCRIPTION
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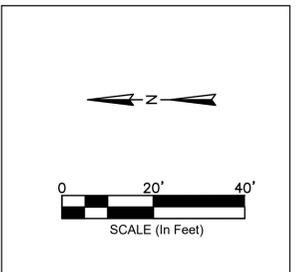
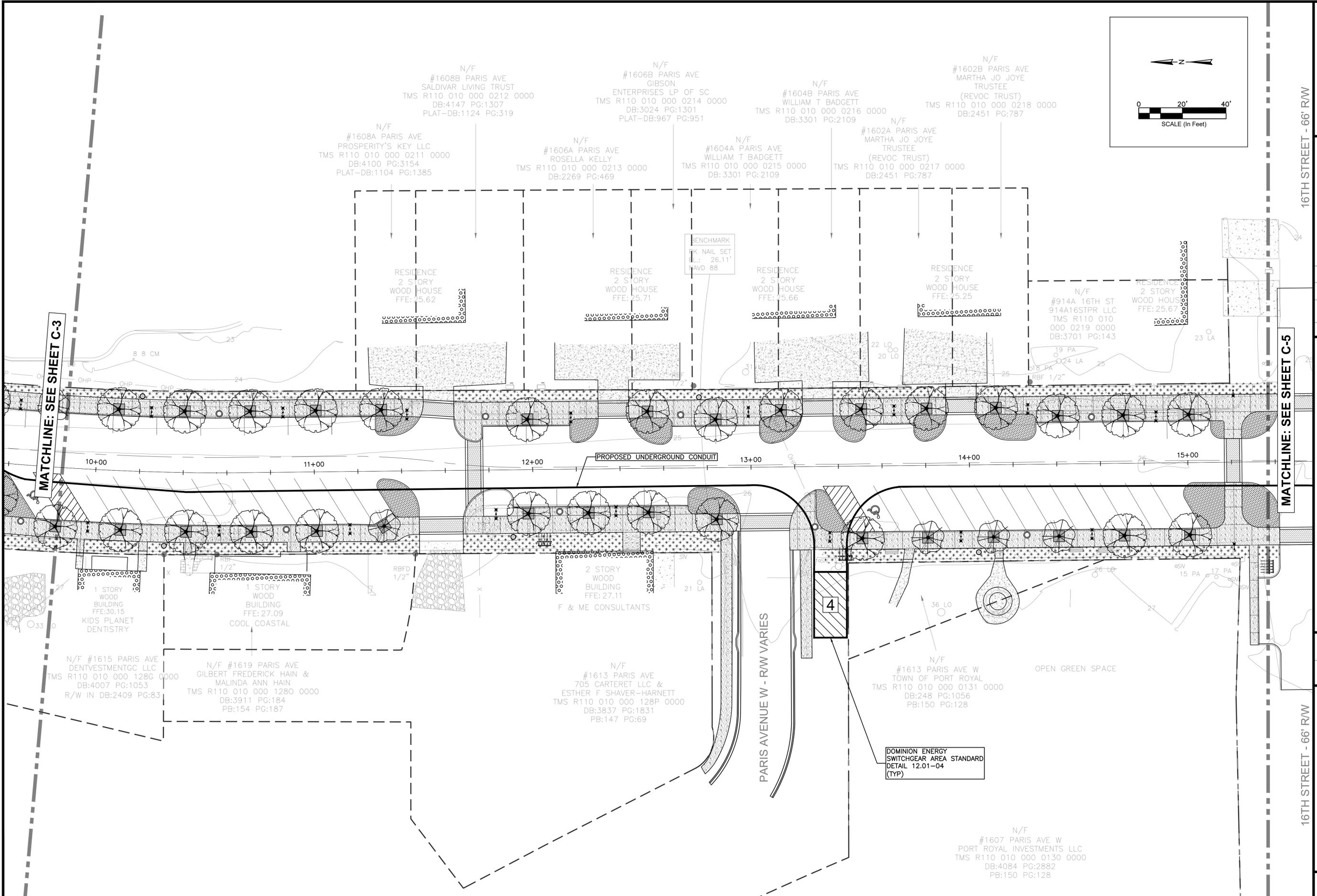
PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY POWER CONDUIT AND STRUCTURES**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**  
 324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
 844-414-2400 S.C. COA # 51661 WWW.FWENG.COM

DRAWING NUMBER  
**C-11**





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PARIS AVENUE THOROUGHFARE MASTER PLAN

**PRELIMINARY POWER CONDUIT AND STRUCTURES**

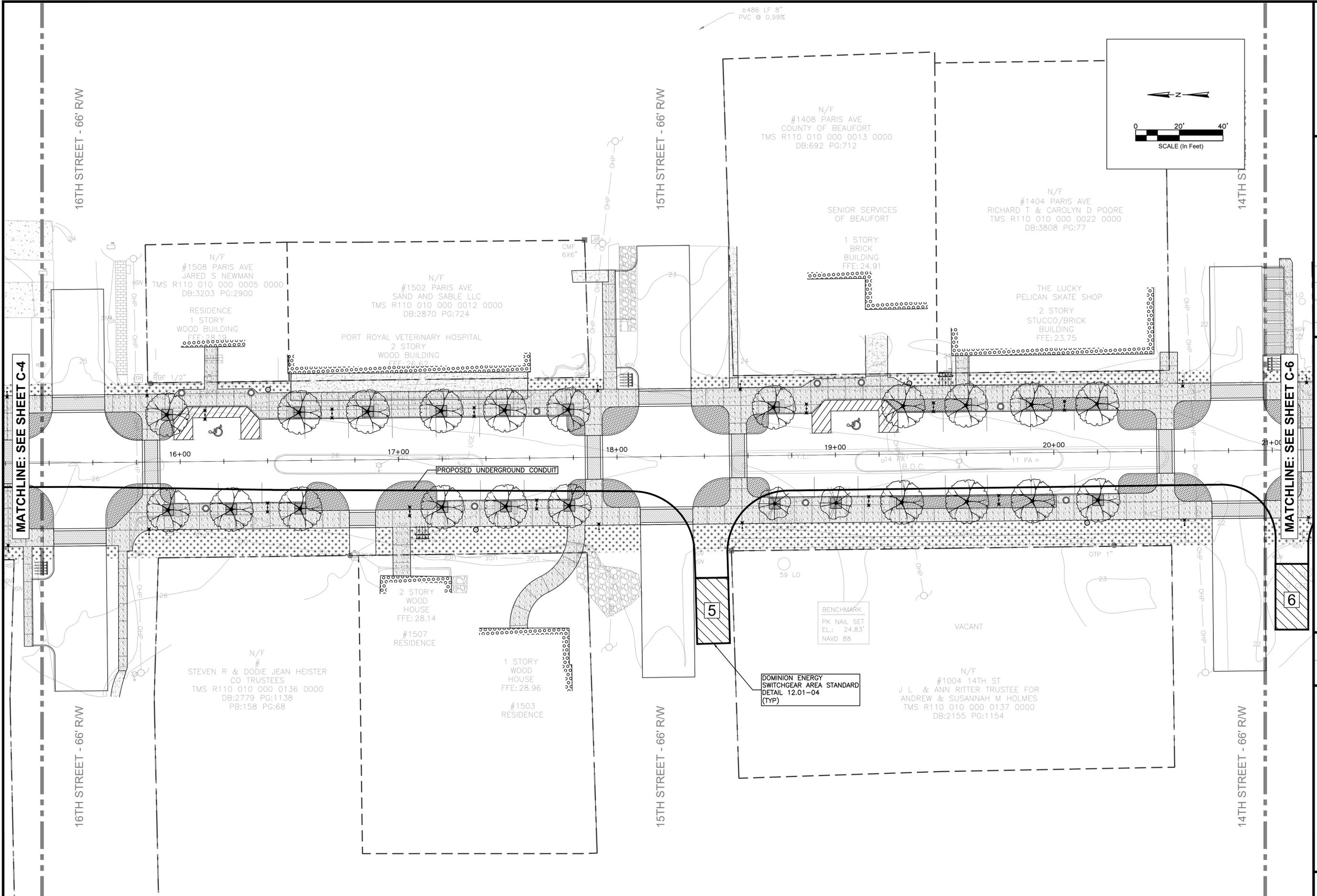
TOWN OF PORT ROYAL  
PORT ROYAL, SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**

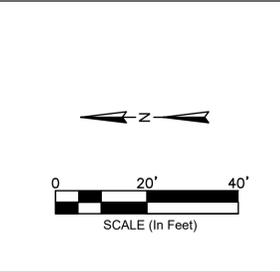
324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.FOURWATERS.COM

DRAWING NUMBER  
**C-13**



MATCHLINE: SEE SHEET C-4

MATCHLINE: SEE SHEET C-6



REV. NO	DATE	DRWN	CHKD	BY	DESCRIPTION
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**PRELIMINARY POWER CONDUIT AND STRUCTURES**

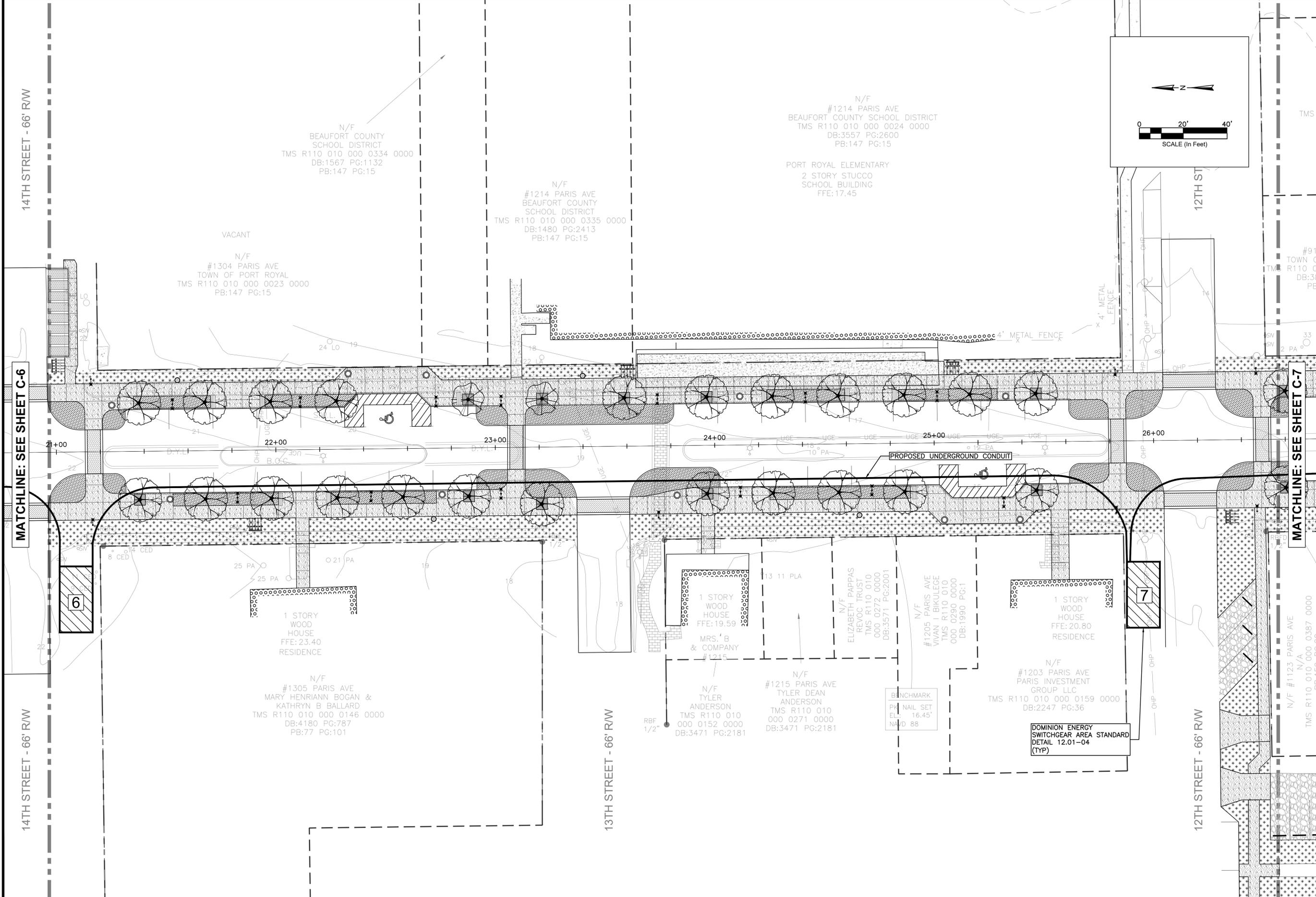
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**

324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.FWENG.COM

DRAWING NUMBER  
**C-14**



14TH STREET - 66' RW

14TH STREET - 66' RW

13TH STREET - 66' RW

12TH STREET - 66' RW

N/F  
BEAUFORT COUNTY  
SCHOOL DISTRICT  
TMS R110 010 000 0334 0000  
DB:1567 PG:1132  
PB:147 PG:15

N/F  
#1214 PARIS AVE  
BEAUFORT COUNTY SCHOOL DISTRICT  
TMS R110 010 000 0024 0000  
DB:3557 PG:2600  
PB:147 PG:15

N/F  
#1214 PARIS AVE  
BEAUFORT COUNTY  
SCHOOL DISTRICT  
TMS R110 010 000 0335 0000  
DB:1480 PG:2413  
PB:147 PG:15

PORT ROYAL ELEMENTARY  
2 STORY STUCCO  
SCHOOL BUILDING  
FFE:17.45

N/F  
#1304 PARIS AVE  
TOWN OF PORT ROYAL  
TMS R110 010 000 0023 0000  
PB:147 PG:15

#91  
TOWN OF  
R110 0  
DB:36  
PB

1 STORY  
WOOD  
HOUSE  
FFE: 23.40  
RESIDENCE

1 STORY  
WOOD  
HOUSE  
FFE:19.59

1 STORY  
WOOD  
HOUSE  
FFE: 20.80  
RESIDENCE

N/F  
#1305 PARIS AVE  
MARY HENRIANN BOGAN &  
KATHRYN B BALLARD  
TMS R110 010 000 0146 0000  
DB:4180 PG:787  
PB:77 PG:101

N/F  
TYLER  
ANDERSON  
TMS R110 010  
000 0152 0000  
DB:3471 PG:2181

N/F  
#1215 PARIS AVE  
TYLER DEAN  
ANDERSON  
TMS R110 010  
000 0271 0000  
DB:3471 PG:2181

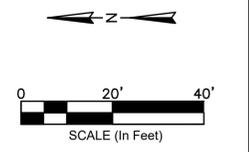
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ELIZABETH PAPPAS  
REVOC TRUST  
TMS R110 010  
000 0272 0000  
DB:3571 PG:2001

N/F  
#1205 PARIS AVE  
VIVIAN I BIKULEGE  
TMS R110 010  
000 0290 0000  
DB:1990 PG:1

N/F  
#1203 PARIS AVE  
PARIS INVESTMENT  
GROUP LLC  
TMS R110 010 000 0159 0000  
DB:2247 PG:36

BENCHMARK  
PK NAIL SET  
EL: 16.45'  
NAD 88

DOMINION ENERGY  
SWITCHGEAR AREA STANDARD  
DETAIL 12.01-04  
(TYP)



MATCHLINE: SEE SHEET C-6

MATCHLINE: SEE SHEET C-7

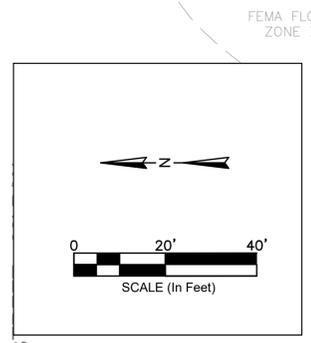
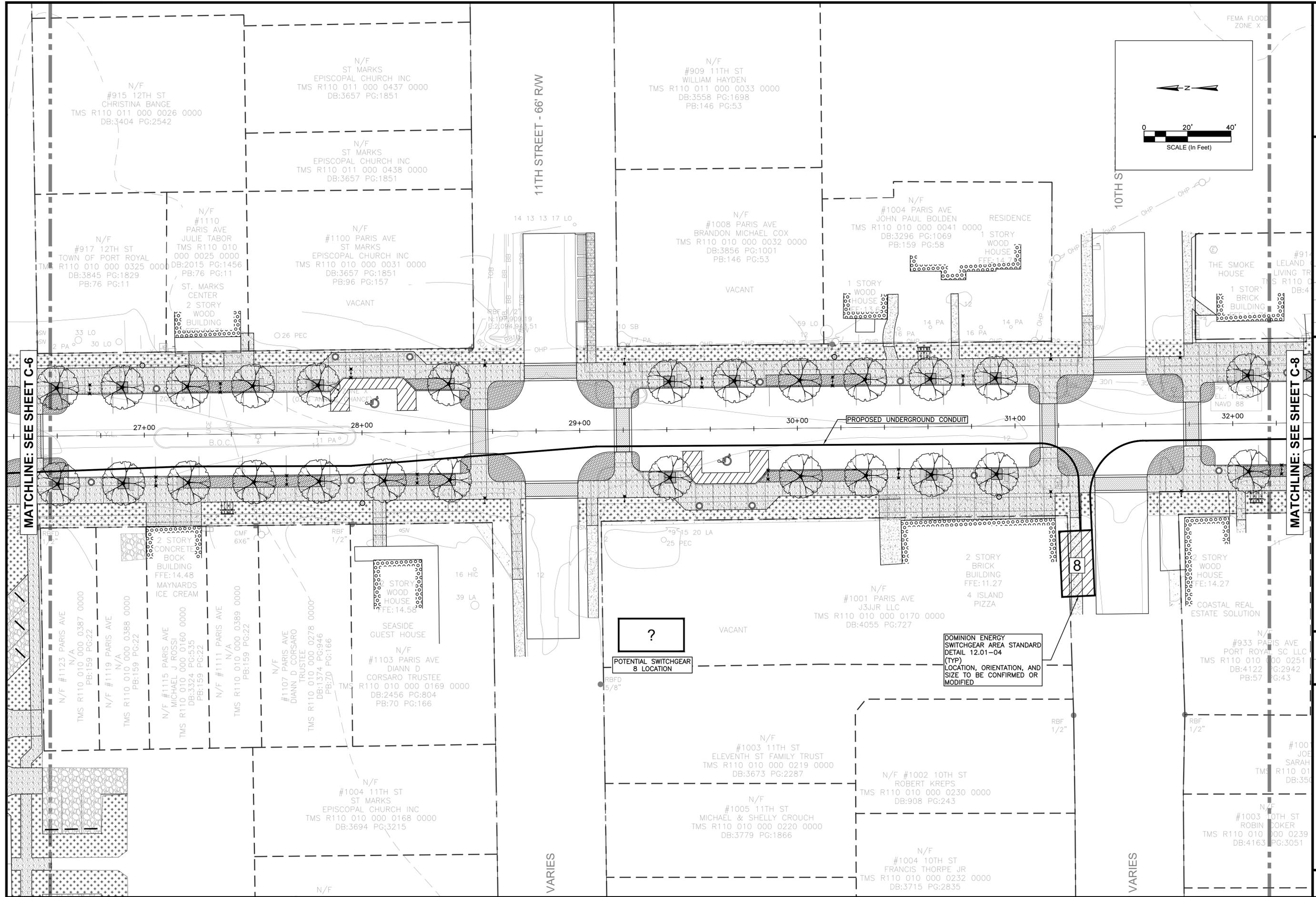
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY POWER CONDUIT AND STRUCTURES**  
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**  
324 6th AVE N. JACKSONVILLE BEACH, FLORIDA 32250  
844-414-2400 S.C. COA # 51661 WWW.4WENG.COM

DRAWING NUMBER  
**C-15**



MATCHLINE: SEE SHEET C-6

MATCHLINE: SEE SHEET C-8

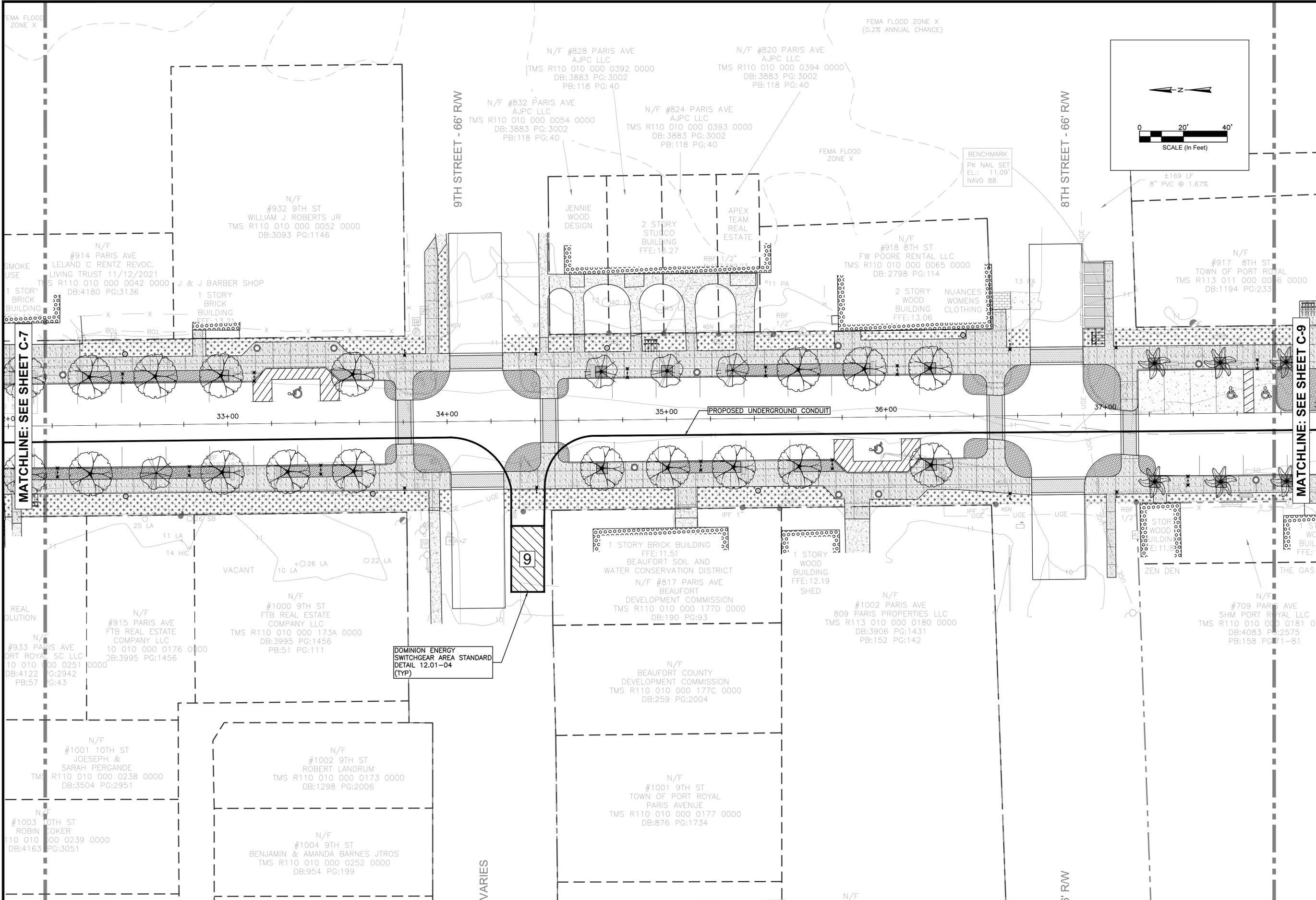
REV. NO.	DATE	DRWN. CHK. BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY POWER CONDUIT AND STRUCTURES**  
 TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
23-1003			MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**  
 324 6th AVE. N. JACKSONVILLE BEACH, FLORIDA 32250  
 844-414-2400 S.C. COA # 51661 WWW.FWENG.COM

DRAWING NUMBER  
**C-16**



REV. NO.	DATE	DESCRIPTION
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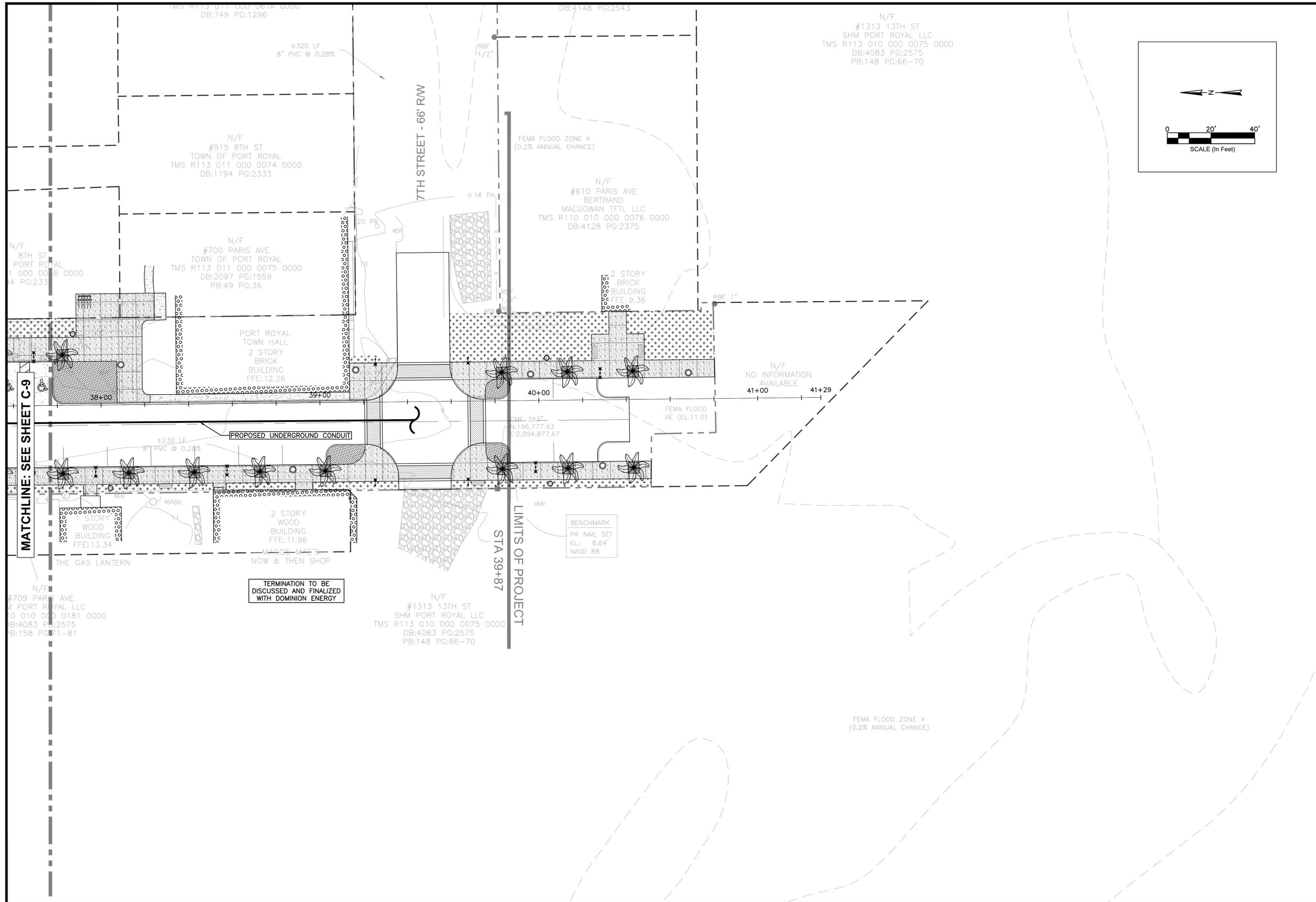
PARIS AVENUE THOROUGHFARE MASTER PLAN

**PRELIMINARY POWER CONDUIT AND STRUCTURES**

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	DRAWN TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

DRAWING NUMBER  
**C-17**



MATCHLINE: SEE SHEET C-9

PROPOSED UNDERGROUND CONDUIT

LIMITS OF PROJECT  
STA 39+87

TERMINATION TO BE DISCUSSED AND FINALIZED WITH DOMINION ENERGY

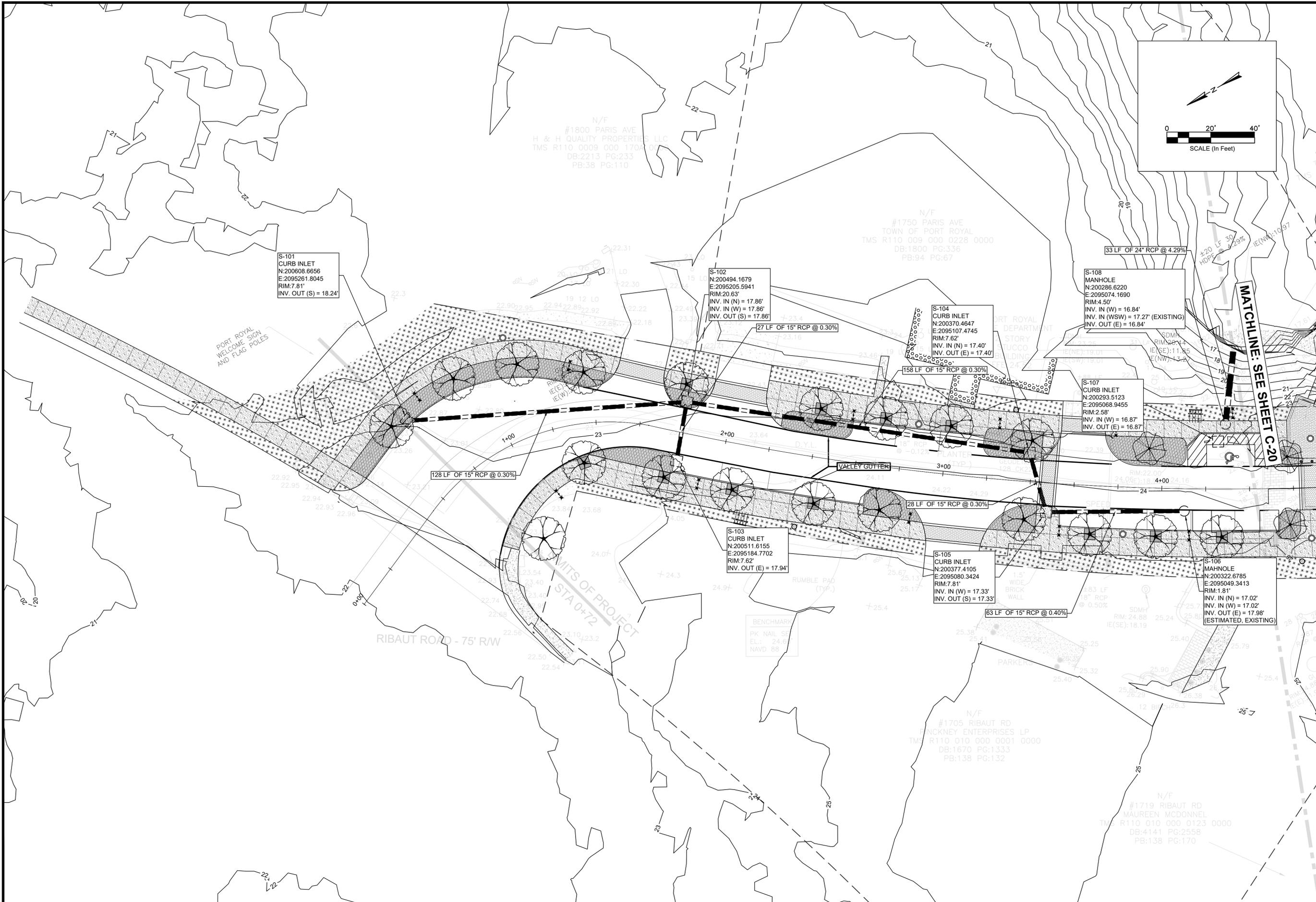
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PARIS AVENUE THOROUGHFARE MASTER PLAN  
**PRELIMINARY POWER CONDUIT AND STRUCTURES**  
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
		23-1003	MAY 2024	PRELIM

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DRAWING NUMBER  
**C-18**



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PARIS AVENUE THOROUGHFARE MASTER PLAN

**PRELIMINARY GRADING AND DRAINAGE**

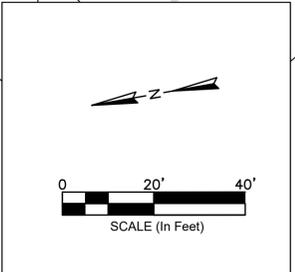
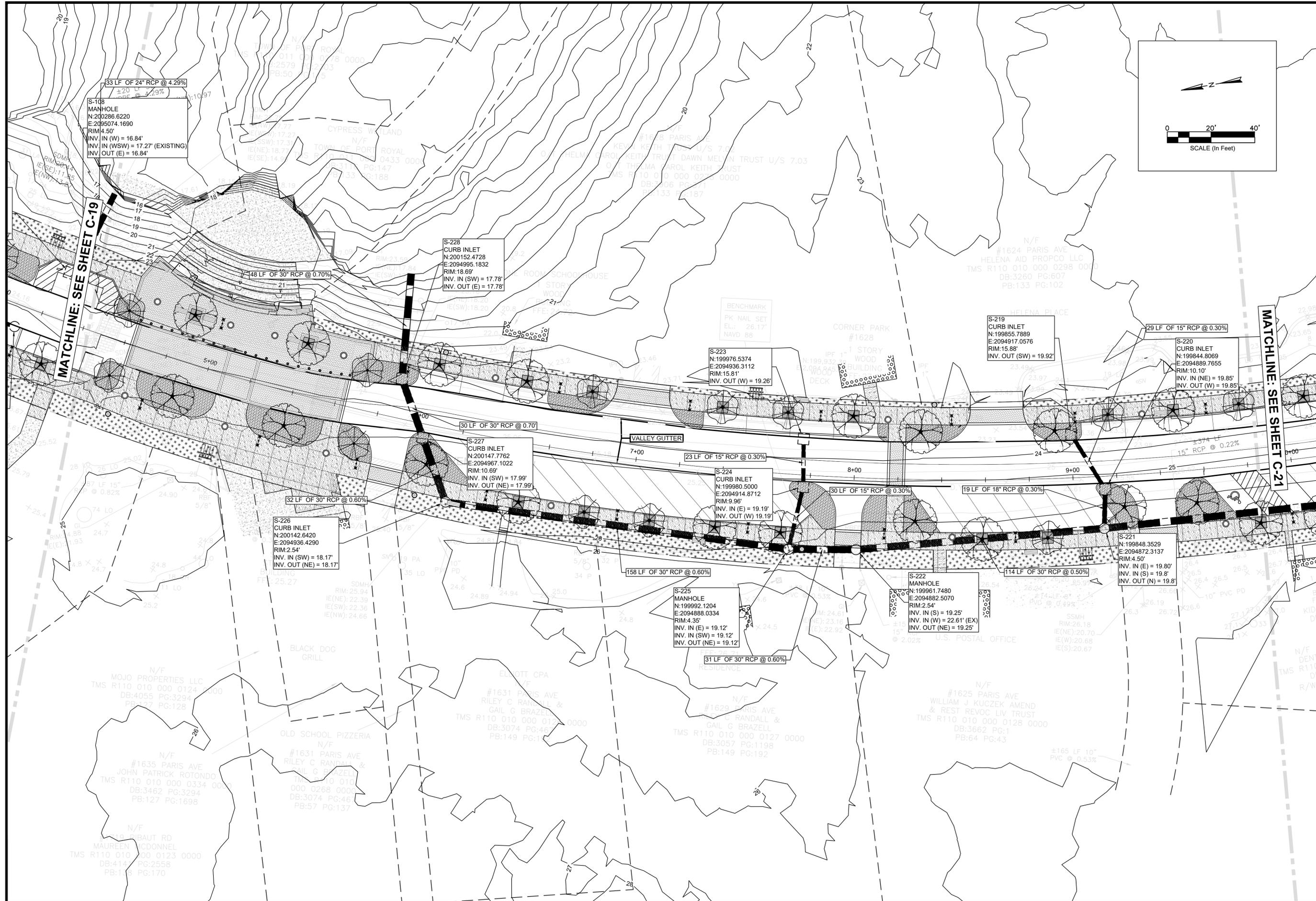
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	JOB #	ISSUE DATE	ISSUE
MK	TS	23-1003	MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**

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DRAWING NUMBER  
**C-19**



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PARIS AVENUE THOROUGHFARE MASTER PLAN

**PRELIMINARY GRADING AND DRAINAGE**

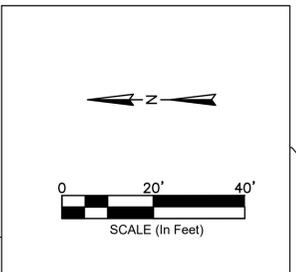
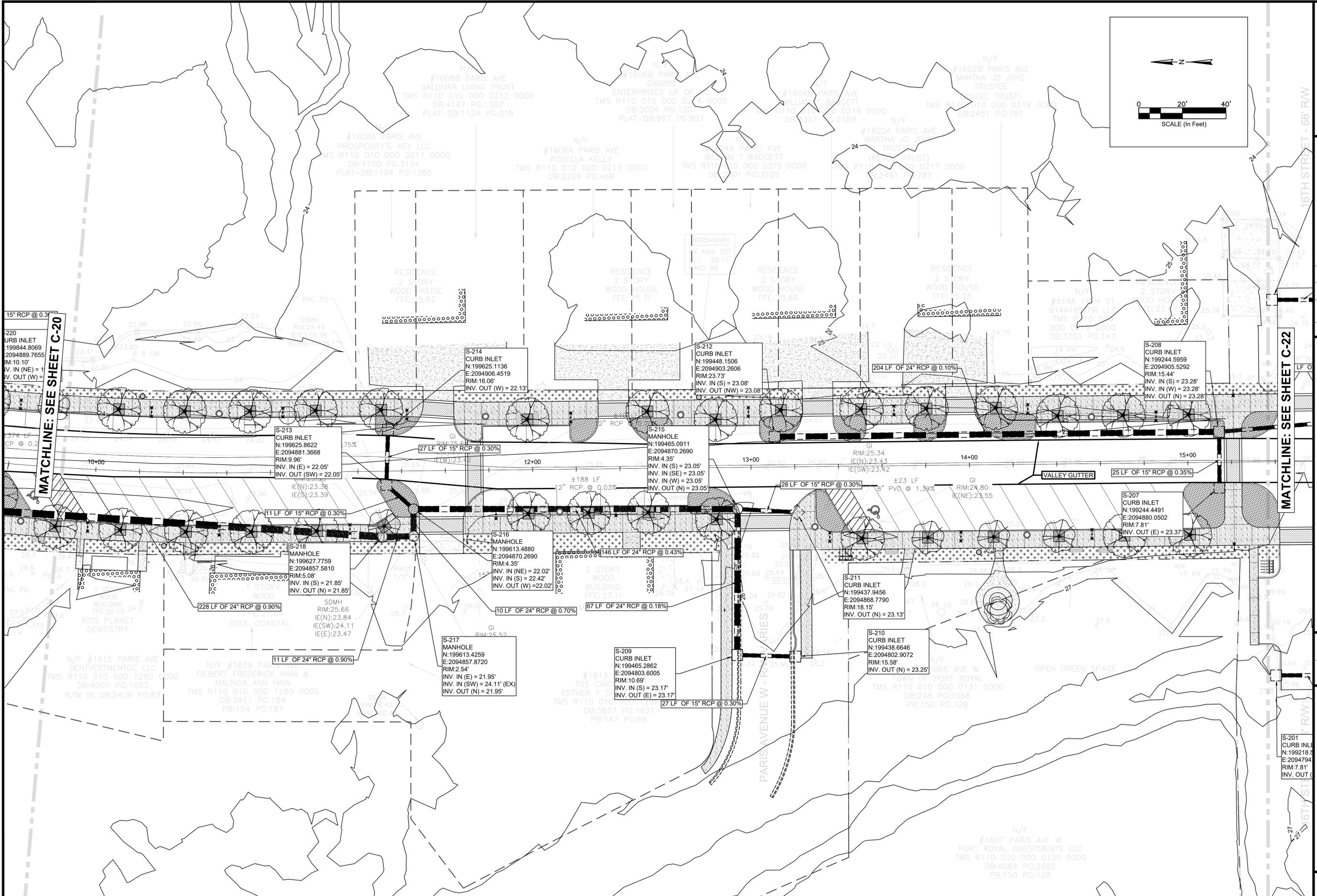
TOWN OF PORT ROYAL  
 PORT ROYAL SOUTH CAROLINA

DESIGN	DRWN	TS	PREL
MK	TS		
JOB #	23-1003		
ISSUE DATE	MAY 2024		
ISSUE	PREL		

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DRAWING NUMBER  
**C-20**



MATCHLINE: SEE SHEET C-20

MATCHLINE: SEE SHEET C-22

REV. NO.	DATE	DRWN/CHKD BY	DESCRIPTION
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**PRELIMINARY GRADING AND DRAINAGE**

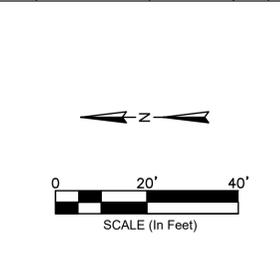
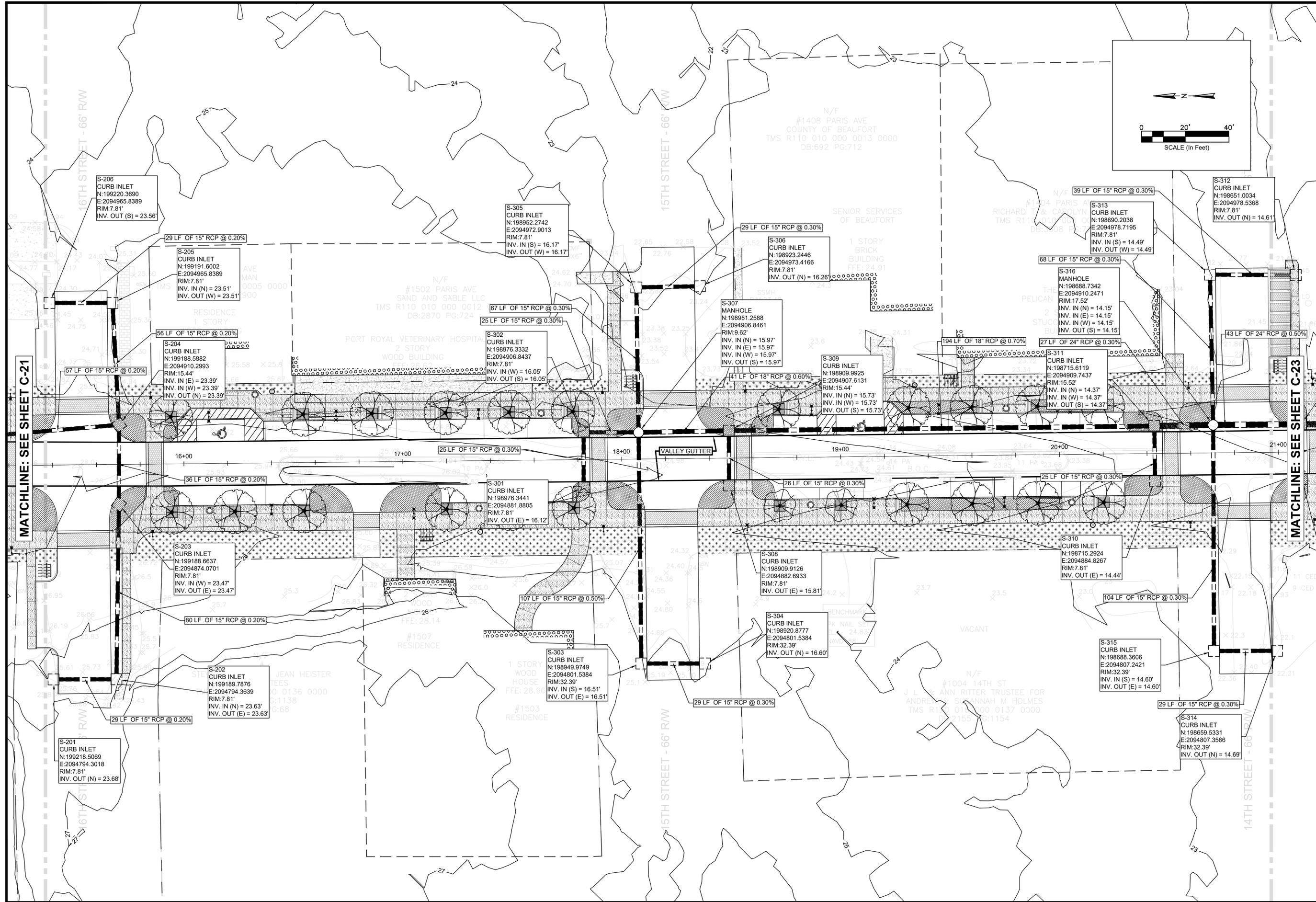
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN	DATE	ISSUE	PRELIM
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JOB #	ISSUE DATE		
23-1003	MAY 2024		
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DRAWING NUMBER  
**C-21**



MATCHLINE: SEE SHEET C-21

MATCHLINE: SEE SHEET C-23

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**PRELIMINARY GRADING AND DRAINAGE**

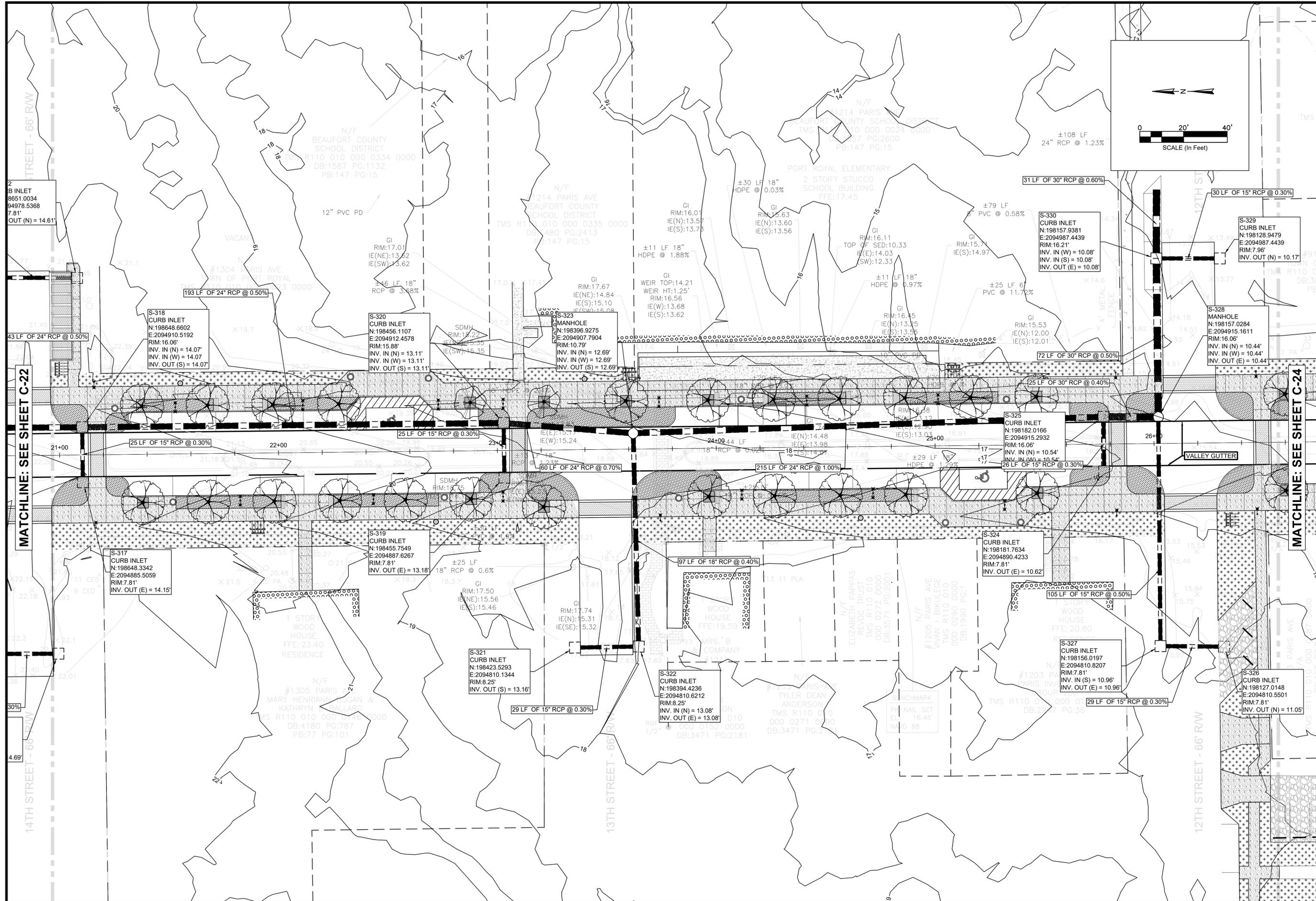
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	TS	DATE	ISSUE
23-1003		MAY 2024	PRELIM

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DRAWING NUMBER  
**C-22**



MATCHLINE: SEE SHEET C-22

MATCHLINE: SEE SHEET C-24

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**PRELIMINARY GRADING AND DRAINAGE**

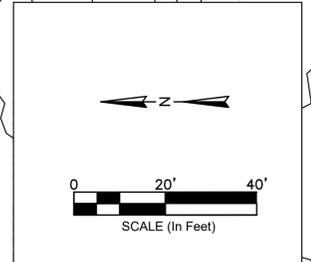
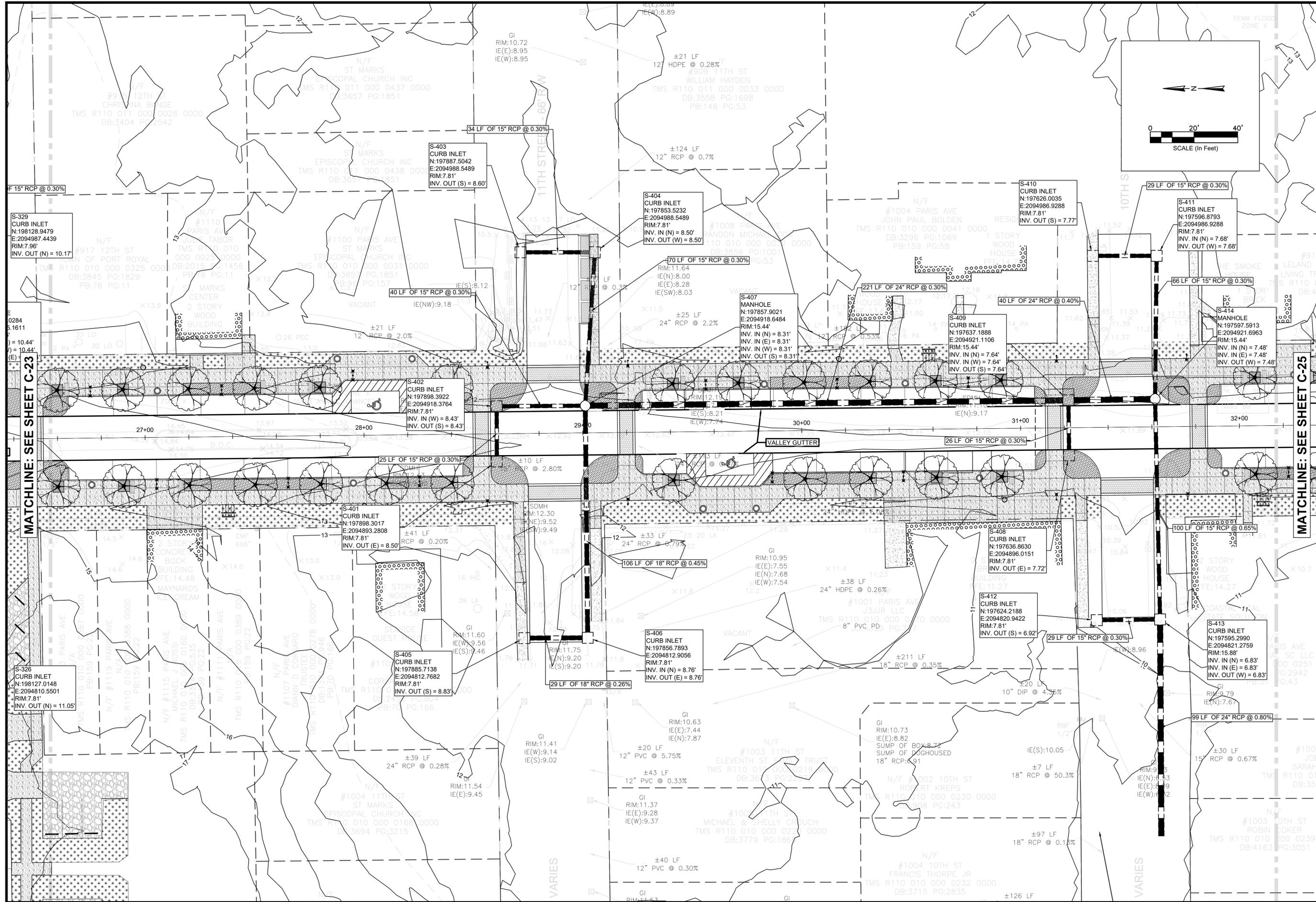
TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

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DRAWN	TS	
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JOB #	23-1003	
ISSUE	MAY 2024	
DATE		
ISSUE		

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DRAWING NUMBER  
**C-23**



MATCHLINE: SEE SHEET C-23

MATCHLINE: SEE SHEET C-25

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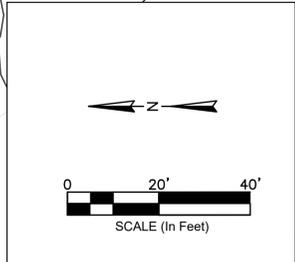
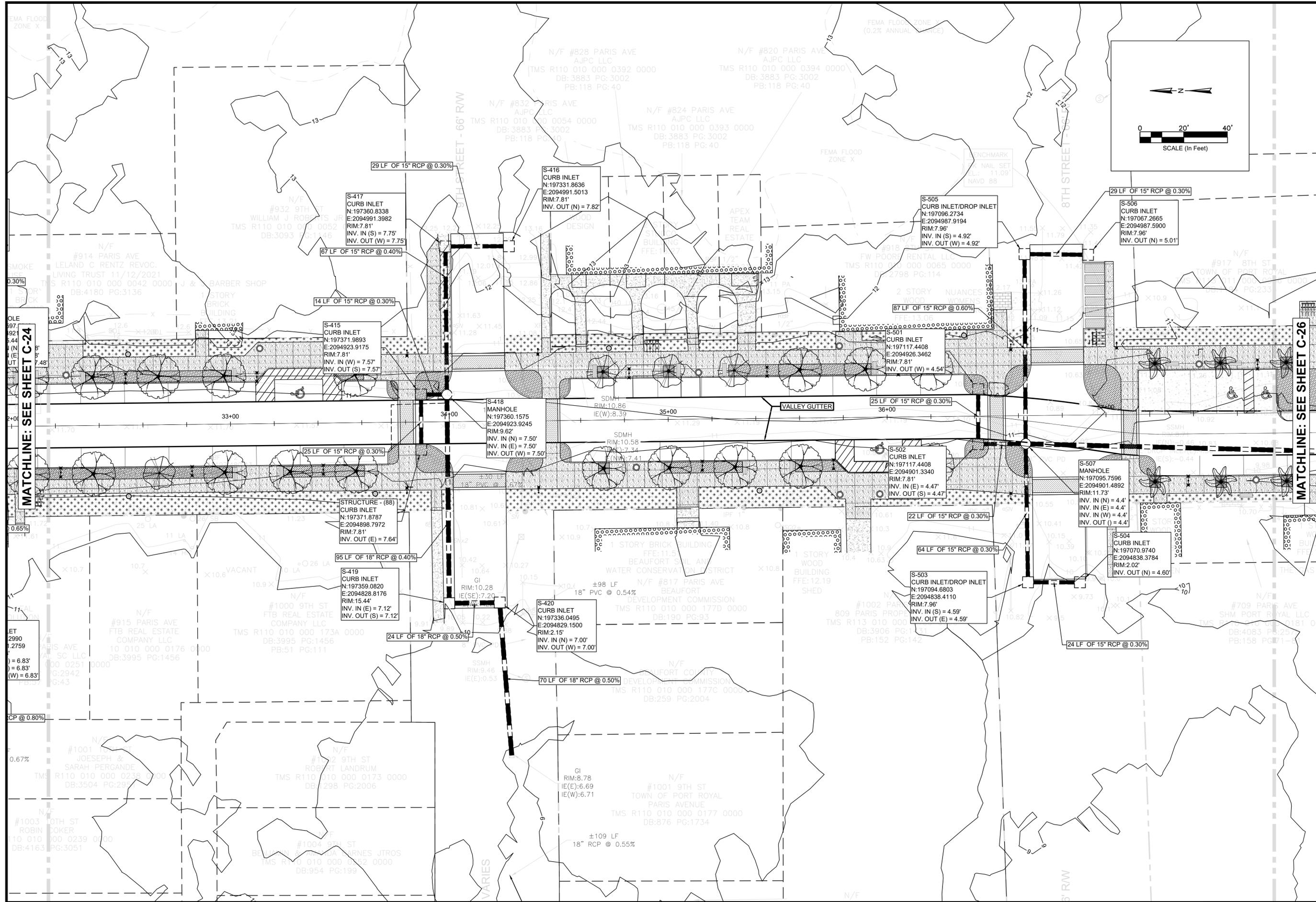
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JOB#	23-1003		
ISSUE DATE	MAY 2024		
ISSUE			

**PRELIMINARY GRADING AND DRAINAGE**

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA

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DRAWING NUMBER  
**C-24**



MATCHLINE: SEE SHEET C-24

MATCHLINE: SEE SHEET C-26

REV. NO.	DATE	BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

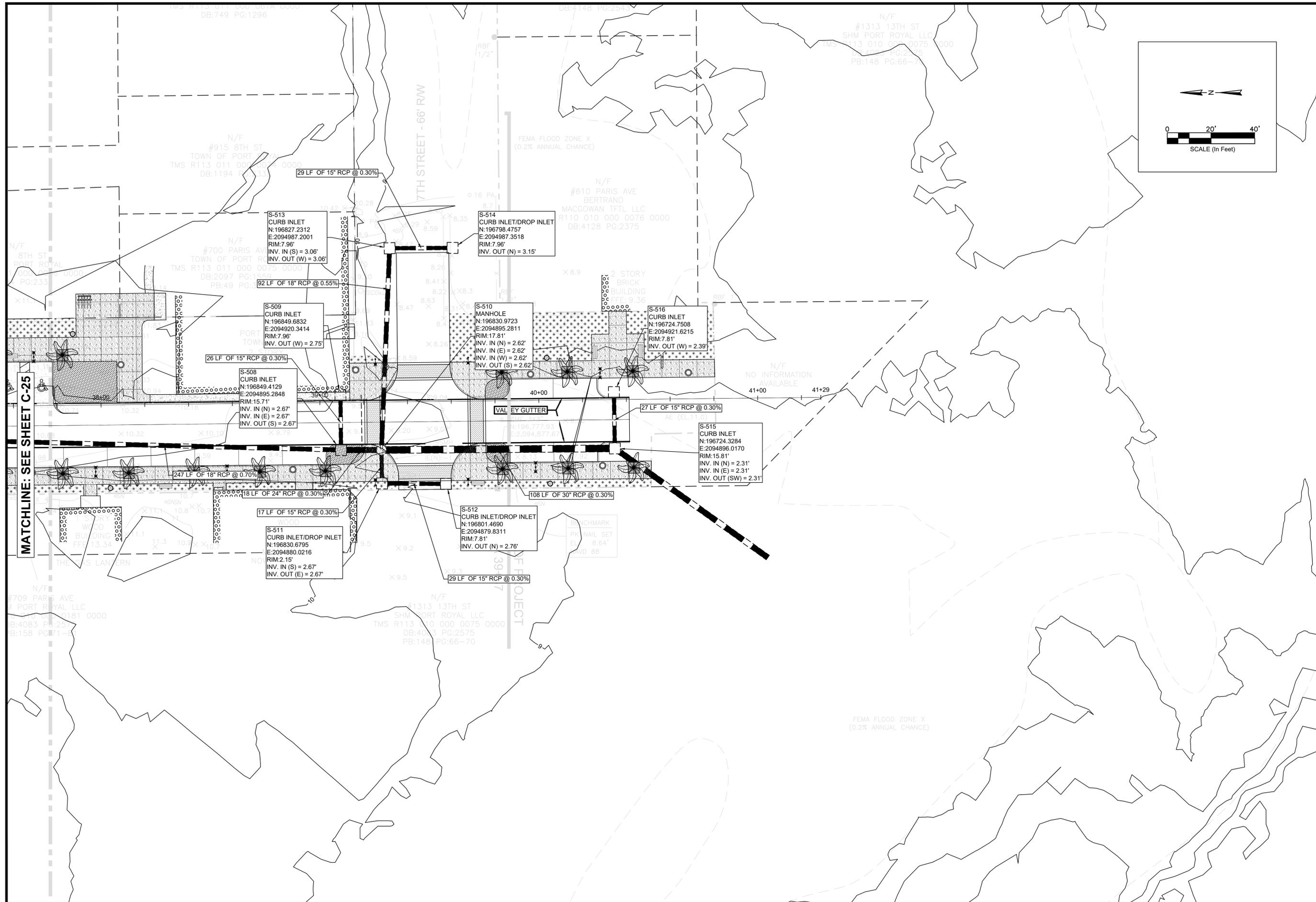
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DRAWING NUMBER  
**C-25**

**PRELIMINARY GRADING AND DRAINAGE**

TOWN OF PORT ROYAL  
PORT ROYAL SOUTH CAROLINA



MATCHLINE: SEE SHEET C-25

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**PRELIMINARY GRADING AND DRAINAGE**

PARIS AVENUE THOROUGHFARE MASTER PLAN

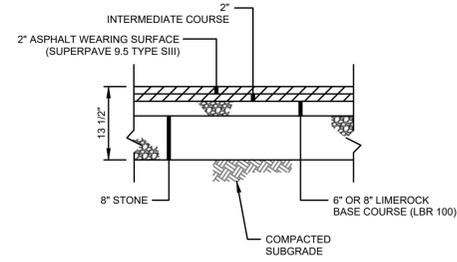
TOWN OF PORT ROYAL  
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JOB #	ISSUE DATE	MAY 2024	

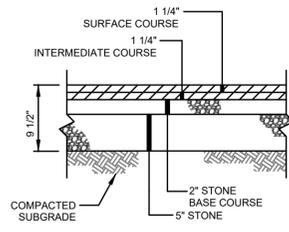
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844-414-2400 S.C. COA # 51661 WWW.FWENG.COM

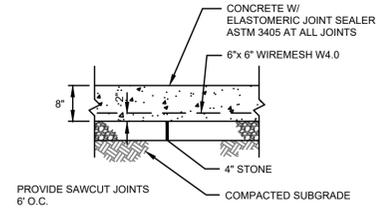
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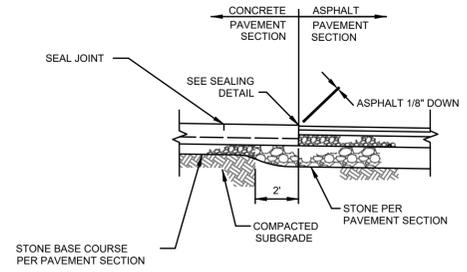
1 ROADWAY ASPHALT PAVEMENT SECTION  
D-1 NO SCALE



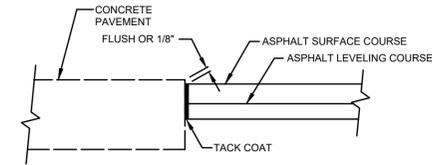
2 DRIVEWAY ASPHALT PAVEMENT SECTION  
D-1 NO SCALE



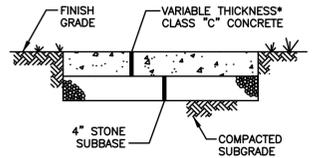
3 CONCRETE PAVEMENT SECTION  
D-1 NO SCALE



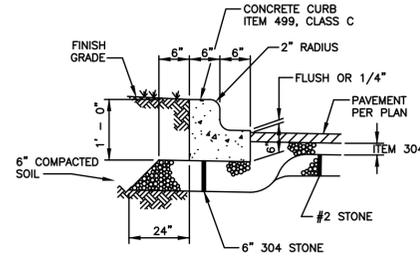
4 CONCRETE TO ASPHALT PAVEMENT SECTION  
D-1 NO SCALE



5 PAVEMENT SEALING DETAIL  
D-1 NO SCALE

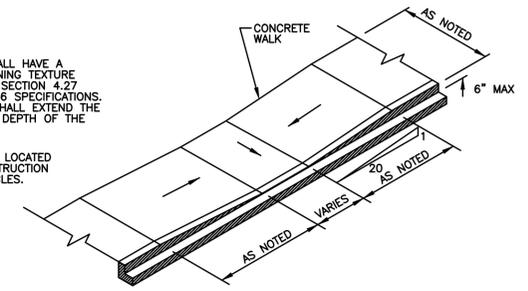


6 SIDEWALK DETAIL  
D-1 NO SCALE

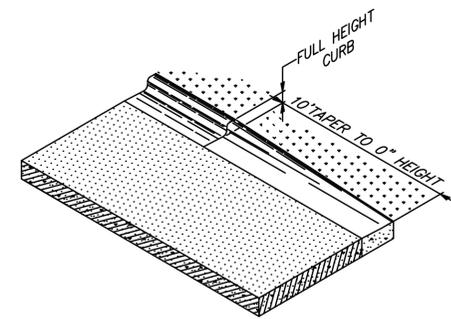


7 CURB DETAIL  
D-1 NO SCALE

NOTES:  
CURB RAMPS SHALL HAVE A DETECTABLE WARNING TEXTURE COMPLYING WITH SECTION 4.27 ANSI A117.1-1986 SPECIFICATIONS. SUCH TEXTURE SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP.  
RAMPS SHALL BE LOCATED TO PREVENT OBSTRUCTION BY PARKED VEHICLES.



8 HANDICAPPED CURB RAMP  
D-1 NO SCALE



REV. NO.	DATE	DRWN (CHKD BY)	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

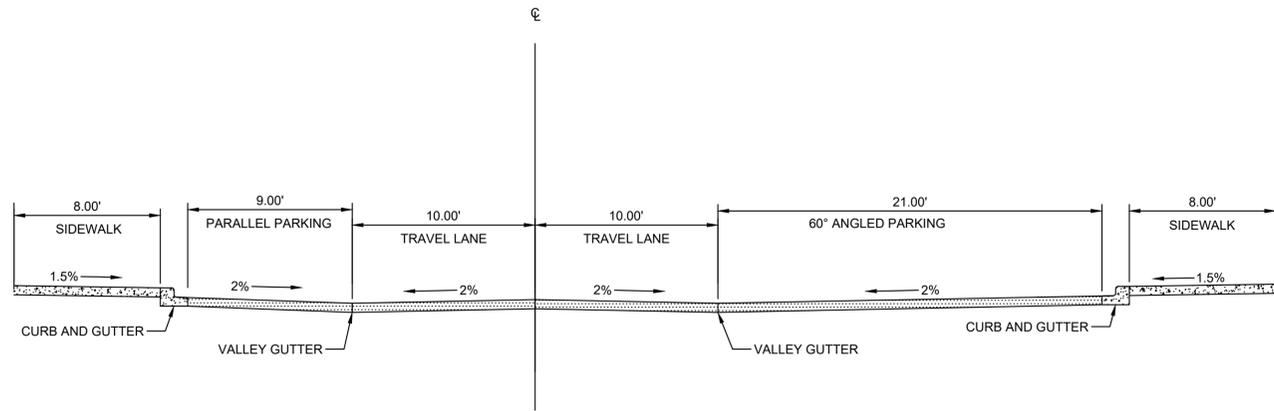
PRELIMINARY CONSTRUCTION DETAILS

TOWN OF FORT ROYAL  
PORT ROYAL SOUTH CAROLINA

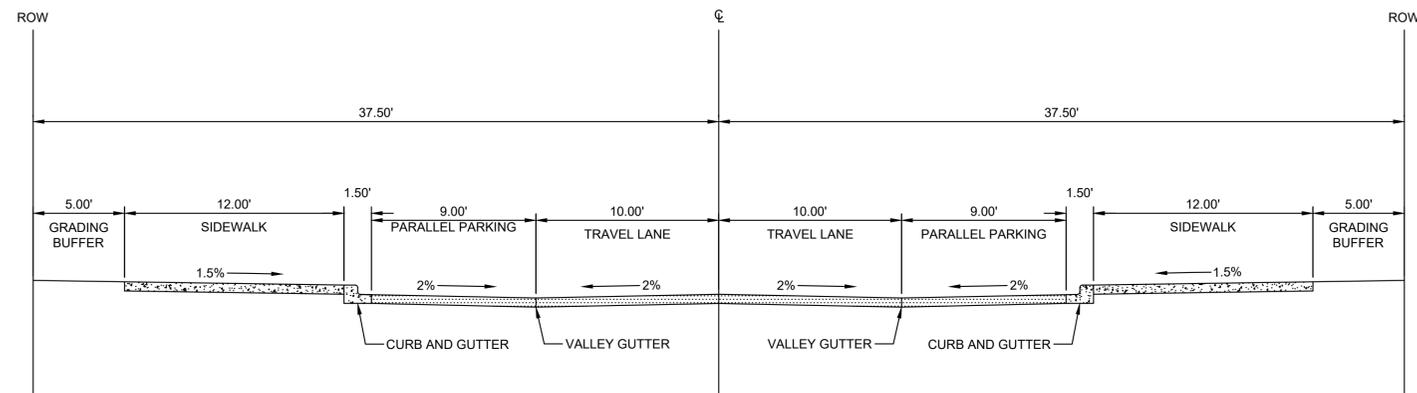
DESIGN MK	DRAWN TS	JOB #	ISSUE DATE	ISSUE
	23-1003		MAY 2024	PRELIM

**FOUR WATERS ENGINEERING**  
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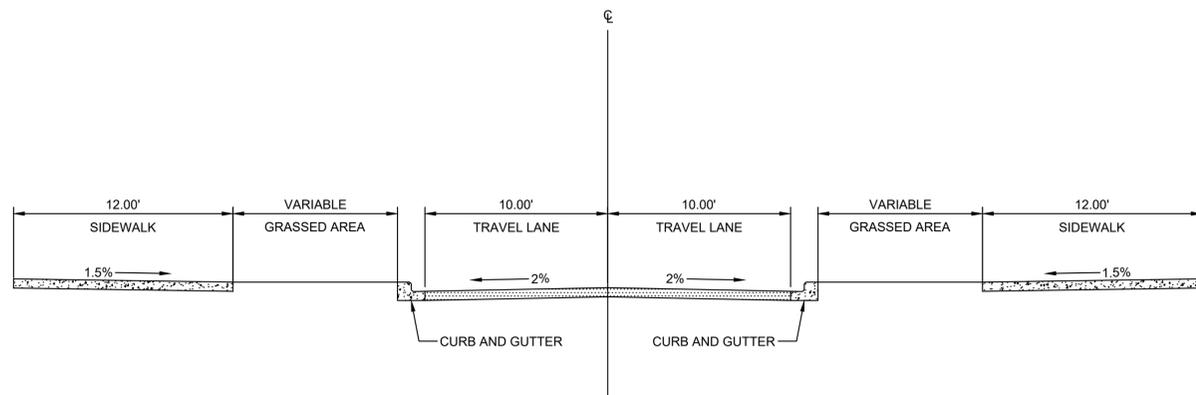
DRAWING NUMBER  
**D-1**



**A-A PARALLEL/ ANGLED PARKING CROSS SECTION**  
NOT TO SCALE



**B-B PARALLEL PARKING CROSS SECTION**  
NOT TO SCALE



**C-C ROADWAY CROSS SECTION**  
NOT TO SCALE

**PAD MOUNT SWITCHGEAR CLEARANCE REQUIREMENTS**

BY: JAL	12.01-04
DATE: 05-09-17	
REV: 0	

FORMERLY DWG # PMS-3, S3

**NOTES:**

- SEE DRAWING 12.01-01 FOR GENERAL INFORMATION AND NOTES.
- PERMANENT AND/OR TEMPORARY OBSTRUCTIONS ARE NOT PERMITTED IN THE HATCHED AREA. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO TREES, SHRUBS, HVAC UNITS, GENERATORS, WALLS, FENCES AND/OR BUILDINGS.
- BOLLARDS ARE REQUIRED WHERE VEHICLE TRAFFIC IS EXPECTED AND ARE INSTALLED AND MAINTAINED BY THE CUSTOMER.

<b>EFFECTIVE DATE:</b>	<b>DISTRIBUTION CONSTRUCTION STANDARD</b>
08-07-17	<b>DOMINION ENERGY SOUTH CAROLINA, INC.</b>

REV. NO.	DATE	DRAWN/CHKD BY	TS	BY	DESCRIPTION
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PARIS AVENUE THOROUGHFARE MASTER PLAN

**PRELIMINARY CONSTRUCTION DETAILS**

TOWN OF FORT ROYAL  
PORT ROYAL SOUTH CAROLINA

DESIGN MK	DRAWN TS	JOB #	ISSUE DATE	ISSUE	PRELIM
		23-1003	MAY 2024		

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DRAWING NUMBER  
**D-2**