



Mayor

Craig E. Weaver

Council Members

Maryanne Connelly

Daniel Prickett

Klaus Said

Chris Widuch

Town Administrator

Stephanie Monroe Tillerson

TOWN COUNCIL MEETING

Kiawah Island Municipal Center

Council Chambers

February 11, 2020; 3:30 pm

Special Call Meeting

AGENDA

I. Call to Order:

II. New Business:

- A.** To Consider Approval to Award of Construction Services to Banks Construction to Proceed with Road Improvements on Kiawah Island Parkway
- B.** To Consider Approval of the Outdoor Spatial Design Parkway Landscape Design Plan

III. Adjournment:



Request for Town Council Action

TO: Mayor and Council Members

FROM: Stephanie Monroe Tillerson, AICP, Town Administrator

SUBJECT: Kiawah Island Parkway Improvement Project

DATE: February 7, 2020

BACKGROUND:

Staff and the Public Works Committee worked with Michael Sullivan, McCormick Taylor, on drafting and putting together the bid documents that were posted on the Town's website and South Carolina Business Opportunities – Procurement Services on January 16. The bids closed January 30. We received three (3) bids: Banks Construction, Sanders Brothers Construction Company, and Truluck Construction.

ANALYSIS:

1. Banks Construction, North Charleston - \$2,548,962.75
2. Sanders Brothers Construction Company, North Charleston - \$3,905,185.30
3. Truluck Construction, Charleston - \$2,908,690.25

All three firms are very capable of doing the job, and the bids are equal in terms of the work; however, after reviewing the proposals McCormick Taylor and the Public Works Committee recommends going with the lowest bidder, which comes from Banks Construction.

ACTION REQUESTED:

To recommend to Town Council to approve the request to enter into a contract with Banks Construction in an amount not to exceed \$2,548,962.75.


BUDGET DATA: Town Council budgeted \$2M towards the cost of this project. The additional cost of \$548,962 will be pulled from the same funding source. Funding source – 80% from Restricted Funds (hospitality and local ATAX) and 20% from General Fund.



Parkway RFP

BID SUBMISSION:

**Banks Construction
4902 Banco Road
PO Box 71505
N. Charleston, SC 29415**

	<p>Town of Kiawah Island State of South Carolina</p> <h2>Invitation for Bid</h2>	<p>Date Issued:</p>	<p>January 16, 2020</p>
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DESCRIPTION: KIAWAH ISLAND PARKWAY IMPROVEMENT PROJECT

(Return This Page with Your Offer)

The Term "Offer" Means Your "Bid" or "Proposal". Offer must be submitted in a sealed package. Solicitation Number & Opening Date must appear on package exterior. See "Submitting Your Offer" provision.

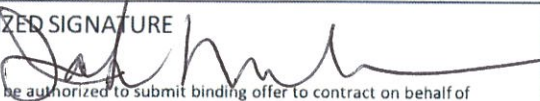
SUBMIT OFFER BY (Opening Date/Time 3:00 PM, January 30, 2020 (See "Deadline For Submission Of Offer" provision)

QUESTIONS MUST BE RECEIVED BY 1-23-2020 (See Questions From Offerors" provision)

NUMBER OF COPIES TO BE SUBMITTED: ONE

<p>PRE-BID CONFERENCE:</p> <p>DATE & TIME: Thursday, Jan. 16, 2020 at 11:00 a.m.</p>	<p>LOCATION: Town of Kiawah Island Office 4475 Betsy Kerrison Parkway Kiawah Island, SC 29455</p>
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Submit a signed copy of this form with Your Offer. By submitting a bid or proposal, you agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of thirty (30) calendar days after the Opening Date.
(See "Signing Your Offer" and "Electronic Signature" provisions.)

<p>NAME OF OFFEROR</p> <p>Banks Construction Company</p> <p>(full legal name of business submitting the offer)</p>	<p>Any award issued will be issued to, and the contract will be formed with, the entity identified as the Offeror. The entity named as the offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.</p>
<p>AUTHORIZED SIGNATURE</p>  <p>(Person must be authorized to submit binding offer to contract on behalf of Offeror.)</p>	<p>TAXPAYER IDENTIFICATION NO.</p> <p>57-0296227</p> <p>(See "Taxpayer Identification Number" provision)</p>
<p>TITLE</p> <p>Vice President of Estimating</p> <p>(business title of person signing above)</p>	<p>STATE OF INCORPORATION</p> <p>South Carolina</p> <p>(If you are a corporation, identify the state of incorporation.)</p>

<p>OFFEROR'S TYPE OF ENTITY: (Check one) (See "Signing Your Offer" provision.)</p>		
<p><input type="checkbox"/> Sole Proprietorship</p>	<p><input type="checkbox"/> Partnership</p>	<p><input type="checkbox"/> Other _____</p>
<p><input checked="" type="checkbox"/> Corporate entity (nottax-exempt)</p>	<p><input type="checkbox"/> Corporation (tax-exempt)</p>	<p><input type="checkbox"/> Government entity (federal, state, or local)</p>

KIAWAY ISLAND PARKWAY IMPROVEMENT PROJECT

BID FORM

PAGE TWO

(Return This Page with Your Offer)

HOME OFFICE ADDRESS (Address for offeror's home office / principal place of business) 4902 Banco Road North Charleston, SC 29418	NOTICE ADDRESS (Address to which all procurement and PO Box 71505 North Charleston, SC 29415 843-744-8261 843-566-7066 Area Code - Number - Extension Facsimile jafar@banks.sc E-mailAddress
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PAYMENT ADDRESS (Address to which payments will be <input checked="" type="checkbox"/> Payment Address same as Home Office Address	ORDER ADDRESS (Address to which purchase orders will be <input checked="" type="checkbox"/> Order Address same as Home Office Address
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ACKNOWLEDGMENT OF AMENDMENTS							
Offerors acknowledges receipt of amendments by indicating amendment number and its date of issue. (See "Amendments to Solicitation" Provision)							
Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date
#1	1/24/2020						

BID SUBMISSION

KIAWAH ISLAND PARKWAY IMPROVEMENT PROJECT
PAGE THREE

(Return This Page with Your Offer)

BID FORM

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1031000	MOBILIZATION	LS	1		
1032010	BONDS AND INSURANCE	LS	1		
1050800	CONSTRUCTION STAKES, LINES & GRADES	EA	1		
1051010	CONSTRUCTION INSPECTION	LS	1		
1052001	UTILITY STAKING	LS	1		
1071000	TRAFFIC CONTROL	LS	1		
2011000	CLEARING AND GRUBBING WITHIN RIGHT OF WAY	LS	1		
2033000	BORROW EXCAVATION	CY	2,500		
2033030	CONTROLLED FILL – BORROW MATERIAL	CY	2,000		
2037040	GEOSYNTHETIC SHOULDER SOIL STABILIZATION SYSTEM	SY	3,500		
3050105	GRADED AGGREGATE BASE COURSE (5" UNIFORM)	SY	520		
3100320	HOT MIX ASPHALT BASE COURSE – TYPE B	TON	2,710		
4019000	MILLED IN RUMBLE STRIP	MI	2.4		
4011004	LIQUID ASPHALT BINDER PG64-22	TON	660		
4013200	MILLING EXISTING ASPHALT PAVEMENT 2.0"	SY	42,769		
4030320	HOT MIX ASPHALT INTERMEDIATE COURSE TYPE B	TON	1,055		
4030320	HOT MIX ASPHALT SURFACE COURSE TYPE B	TON	10,920		
5041400	ASPHALTIC PLUG EXPANSION JOINTS SYSTEM	LF	180		
6021120	PERMANENT CONSTRUCTION SIGNS (GROUND MOUNTED)	SF	192		
6250005	4" WHITE BROKEN LINES –(GAPS INCLUDED)-FAST DRY PAINT	LF	400		
6250010	4" WHITE SOLID LINES (PVT. EDGE LINES) – FAST DRY PAINT	LF	33,000		
6250025	24" WHITE SOLID LINES (STOP/DIAGONAL LINES)-FAST DRY PAINT	LF	200		
6250110	4" YELLOW SOLID LINE (PVT. EDGE/NO PASSING)-FAST DRY PAINT	LF	40,000		
6271005	4" WHITE BROKEN LINES (GAPS EXCL.) THERMOPLASTIC -90 MIL.	LF	500		
6271010	4" WHITE SOLID LINES(PVT EDGE LINES) THERMO. – 90 MIL.	LF	21,000		
6271015	8" WHITE SOLID LINES THERMOPLASTIC – 125 MIL.	LF	800		
6271023	12INX18IN WHITE TRIANG. YIELD BAR (GAPS EXCL) – 125 MIL.	LF	100		
6271025	24" WHITE SOLID LINES(STOP/DIAG LINES) – THERMO. – 125 MIL.	LF	1,300		
6271030	WHITE SINGLE ARROWS (LT, STRGHT, RT) THERMO. – 125 MIL.	EA	14		
6271035	WHITE WORD MESSAGE "ONLY"-THERMO. – 125 MIL.	EA	1		
6271074	4" YELLOW SOLID LINES (PVT EDGE LINES) THERMO. – 90 MIL.	LF	28,000		
6319505	REMOVAL OF PAVEMENT MARKINGS	LF	11,000		
6541011	RESET BREAKAWAY SIGN FOUNDATION (WOOD POST)	EA	10		
6770413	FURNISH & INSTL NO. 14 COPPER WIRE,1-COND. FOR LOOP WIRE	LF	300		
6780495	SAWCUT FOR LOOP DETECTOR	LF	100		
7141121	12" RC PIPE CUL.-CLASS IV	LF	4		
7141122	15" RC PIPE CUL.-CLASS IV	LF	373		
7141792	10" CORR.P.E. PIPE CULV. (TYPE 5)	LF	20		
7149999	CLEAN EXISTING PIPE	LF	2,860		
7192010	DROP INLET (24" X 24")	EA	6		
7192100	SHALLOW MANHOLE	EA	3		

7197100	DRAINAGE BOX REHAB	EA	1		
7197120	ADJUST MANHOLE	EA	5		
7198322	JUNCT. BOX – CONV. D.I. 36" X 36"	EA	1		
7198720	PIPE END STRUCTURE – 15"	EA	1		
7201000	CONCRETE CURB 9"X15"	LF	175		
7203230	CONCRETE CURB AND GUTTER (2'-0") OGEE	LF	341		
8101100	TOPSOIL	CY	550		
8131000	SODDING	MSY	15		
8153000	SILT FENCE	LF	3,200		
8154050	REM/SILT RETAIN BY SILT FENCE	LF	3,200		
8156210	TYPE B INLET STRUCTURE FILTERS	EA	10		
8159110	INFILTRATION TRENCH	LS	1		
				TAXES	
				GRAND TOTAL	\$ 2,548,962.75

Two Million Five Hundred Forty-Eight Thousand Nine Hundred Sixty-Two and 75/100

(Grand Total in Words)

\$ 2,548,962.75

(Numbers)

Bidder will complete the Work in accordance with the Contract Documents for the above unit prices, which include all labor, materials, bailing, shoring, removal, overhead, profit, insurance, and all other cost etc., to complete the finish work as stipulated in the Bid Documents

KIAWAH ISLAND PARKWAY IMPROVEMENT PROJECT
BID FORM

PAGE FIVE
(Return This Page with Your Offer)

LISTING OF SUBCONTRACTORS

Any bidder in response to this Request for Bids shall set forth in his bid the name and location of the place of business for each of the following subcontractors (if so specified) who may perform work or render services to the prime Contractor to or about the construction, or who will specifically fabricate or install a portion of the work. If the prime Contractor determines to use his own employees to perform any portion of the work for which he would otherwise be required to list a subcontractor, and if the prime Contractor is qualified to perform such work under the terms of the Request for Bids, the prime Contractor shall indicate this in his bid and not subcontract any of that work except with the approval of owner for good cause shown.

Failure to list specified subcontractors shall render the prime Contractor's bid non-responsive. No prime Contractor whose bid is accepted shall substitute any person as a subcontractor in place of the subcontractor listed in the original bid, except as specified within the contract documents.

Listing of Subcontractors

Subcontractor: Herndon Inc.

DBE \$95,330⁰⁰

Work to be undertaken: Erosion Control

Place of Business: Lugoff, SC

Principal: Jeff Herndon

License No. G112364

Subcontractor: Peek Pavement Markings

Work to be undertaken: Thermoplastic

Place of Business: Columbus, GA

Principal: Will Peek

License No. G116501

Subcontractor: Surface Preparation Technologies

Work to be undertaken: Rumble Strips

Place of Business: Mechanicsburg, PA

Principal: Steve Burke

License No.: G100094

KIAWAH ISLAND PARKWAY IMPROVEMENT PROJECT

BID FORM

Page Six

LISTING OF SUBCONTRACTORS

Any bidder in response to this Request for Bids shall set forth in his bid the name and location of the place of business for each of the following subcontractors (if so specified) who may perform work or render services to the prime Contractor to or about the construction, or who will specifically fabricate or install a portion of the work. If the prime Contractor determines to use his own employees to perform any portion of the work for which he would otherwise be required to list a subcontractor, and if the prime Contractor is qualified to perform such work under the terms of the Request for Bids, the prime Contractor shall indicate this in his bid and not subcontract any of that work except with the approval of owner for good cause shown.

Failure to list specified subcontractors shall render the prime Contractor's bid non-responsive. No prime Contractor whose bid is accepted shall substitute any person as a subcontractor in place of the subcontractor listed in the original bid, except as specified within the contract documents.

Listing of Subcontractors

Subcontractor: Maner Building Supply
Work to be undertaken: Guardrail
Place of Business: North Charleston
Principal: Michael Dennis
License No. G119011

Subcontractor: Applied Polymerics
Work to be undertaken: Bridge Expansion Joints
Place of Business: Mount Airy, NC
Principal: Jonathan Simmons
License No. G101162

Subcontractor: Carolina Highway Services
Work to be undertaken: Temporary Paint
Place of Business: Summerville, SC
Principal: David Boyle
License No.: 31098

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we Banks Construction Company, as Principal, a (corporation, ~~partnership~~, ~~individual~~) duly authorized by law to do business as a construction contractor in the State of South Carolina, and Continental Casualty Company, as Surety, a corporation duly authorized to transact surety business under the Law of the state of South Carolina, are held and firmly bound unto the Town of Kiawah Island as obligee, in the penal sum of:

Five Percent (5%) of the Bid Amount

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for the project named:

KIAWAH ISLAND PARKWAY IMPROVEMENT PROJECT

NOW, THEREFORE, if the Oblige shall accept the bid of the Principal and the Principal shall enter into a Contract with the Oblige in accordance with the terms of such bid, and give such bonds as may be specified in the bidding or Contract Documents with good and sufficient surety acceptable to the Oblige, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 30th day of January 2020,

PRINCIPAL

Banks Construction Company (Seal)
Bidder's Name and Corporate Seal
By: [Signature]
Signature and Title

Attest: [Signature]
Signature and Title witness

SURETY

Continental Casualty Company (Seal)
Surety's Name and Corporate Seal
By: [Signature]
Signature and Title Attorney-in-Fact
(Attach Power of Attorney)

Attest: [Signature]
Signature and Title Surety Witness

Note: A copy of the agent's Power of Attorney for the Surety Company must be attached to this bond form.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company (herein called "the CNA Companies"), are duly organized and existing insurance companies having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint

Bradley D Lorenzetti, Rebecca E Cano, Stephanie Toole, Individually

of Columbia, SC, their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their insurance companies and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Boards of Directors of the insurance companies.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 17th day of July, 2018.

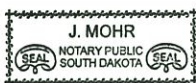


Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

Paul T. Bruflat
Paul T. Bruflat Vice President

State of South Dakota, County of Minnehaha, ss:

On this 17th day of July, 2018, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company described in and which executed the above instrument; that he knows the seals of said insurance companies; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said insurance companies and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance companies.



My Commission Expires June 23, 2021

J. Mohr
J. Mohr Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance companies printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance companies this 30th day of January, 2020.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

D. Johnson
D. Johnson Assistant Secretary

Form F6853-4/2012

Go to www.cnasurety.com > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

KIAWAH ISLAND PARKWAY

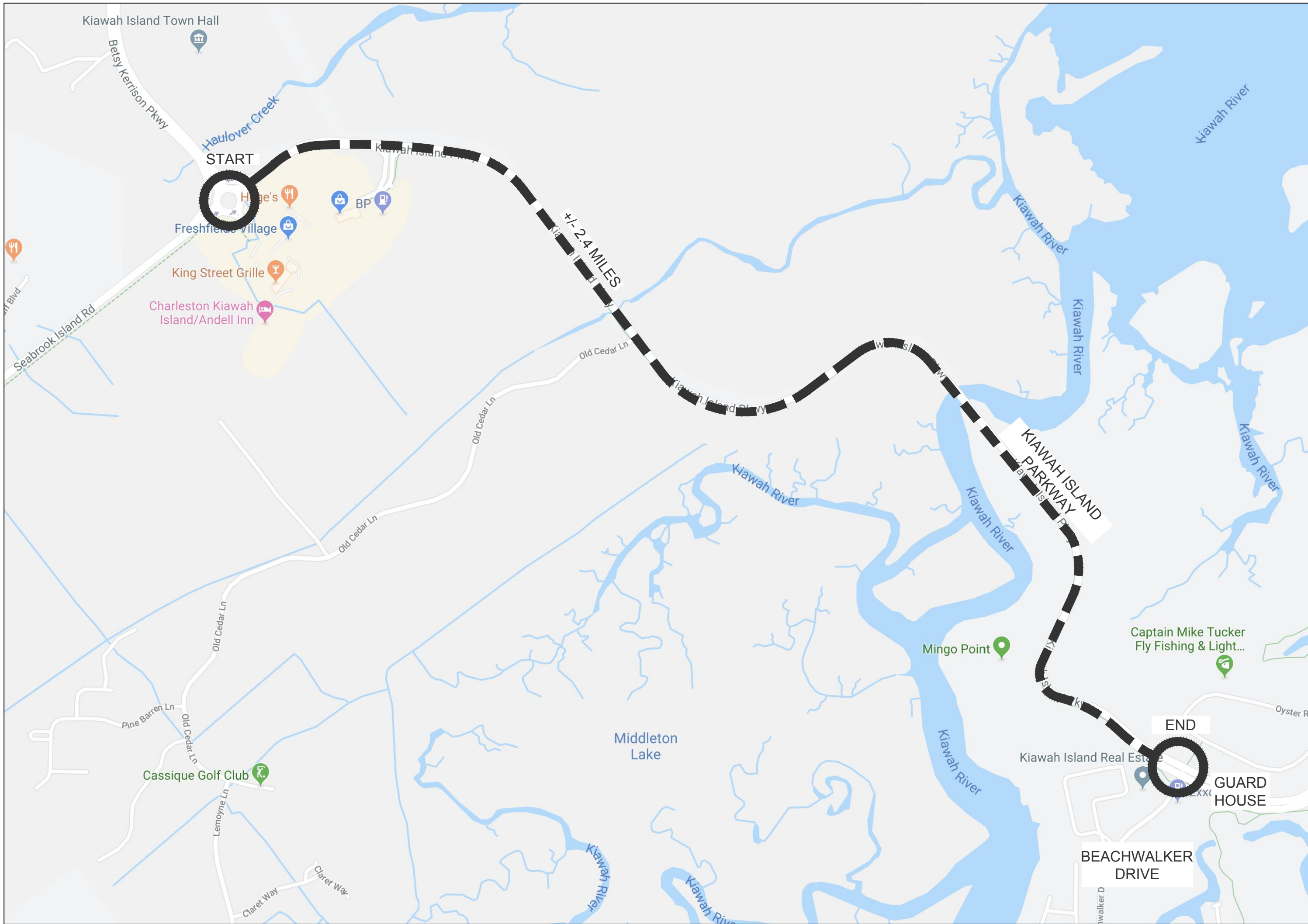
LANDSCAPE PLANS

SHEET INDEX

- L001
- L01
- L1-L6
- COVER
- TILE PLAN
- LANDSCAPE PLANS

VICINITY MAP - NOT TO SCALE

KIAWAH ISLAND, SC



GENERAL NOTES:

1. BASE INFORMATION INCLUDING BUT NOT LIMITED TO: STREETS, RIGHT-OF-WAYS, PROPERTY LINES, AND TOPOGRAPHY WAS OBTAINED FROM MCCORMICK TAYLOR. OUTDOOR SPATIAL DESIGN, LLC ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.
2. CONTRACTOR TO VERIFY ALL INFORMATION CONTAINED HEREIN PRIOR TO SUBMITTING BIDS AND NOTIFY LANDSCAPE ARCHITECT OR OWNER OF ANY DISCREPANCY PRIOR TO SUBMITTING BID.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES. CONTRACTORS SHALL ACQUIRE AND PAY FOR ALL PERMITS, LICENSES, TAXES AND FEES REQUIRED. ALL CONTRACTORS SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SERVICES, TOOLS, AND MISCELLANEOUS ITEMS REQUIRED FOR A FULLY COMPLETE PROJECT.
4. WHERE CONFLICT OCCURS BETWEEN CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR FIELD CONDITIONS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BID.
5. CONTRACTOR TO ENSURE THAT ALL APPLICABLE CONSTRUCTION AND LAND DISTURBANCE PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING ANY WORK.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION WITH UTILITY COMPANIES, ADJACENT LAND DEVELOPMENTS OR OTHER AFFECTED THIRD PARTIES.
7. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WORKING ON SITE.
8. CONTRACTOR TO DELIVER, STORE AND HANDLE PRODUCTS USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION AND LOSS, INCLUDING THEFT AND VANDALISM.
9. CONTRACTOR RESPONSIBLE FOR FINAL CLEANING AND REPAIR OF DAMAGED PROPERTY OR PRODUCTS TO THE SATISFACTION OF THE OWNER.
10. CONTRACTOR IS RESPONSIBLE FOR SOIL, EROSION, AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES.

SAFETY NOTES:

1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS SHALL BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN HIS/HER OWN SAFETY EQUIPMENT IN ACCORDANCE WITH HIS/HER HEALTH AND SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ITS EMPLOYEES AND SUB-CONTRACTORS WITH ADEQUATE INFORMATION AND TRAINING TO ENSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS AND SUB- CONTRACTORS' EMPLOYEES COMPLY WITH ALL APPLICABLE REQUIREMENTS. CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH ALL OCCUPATION SAFETY AND HEALTH REGULATIONS AS WELL AS THE ENVIRONMENTAL PROTECTION LAWS. THE FOLLOWING IS NOT TO BE PERCEIVED AS THE ENTIRE SAFETY PROGRAM BUT JUST THE BASIC REQUIREMENTS.
4. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AN REGULATIONS. PARTICULAR ATTENTION MUST BE PAID TO THE CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUBPART P.
5. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) MUST BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMAN FROM HAZARDS WITHIN THE PROJECT LIMITS.
6. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE US DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION. ALL SOUTH CAROLINA AMENDMENTS SHALL APPLY.
7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR LANDSCAPE ARCHITECT WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY LOCATOR SERVICE, SOUTH CAROLINA 811, TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES. THE GENERAL CONTRACTOR SHALL ALSO INCLUDE A PRIVATE UTILITY LOCATING SERVICE IN THEIR BID. CONTRACTOR TO SCHEDULE ALL MARK OUTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES BOTH KNOWN AND UNKNOWN.



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT OF RECORD AND STAMPED "APPROVED FOR CONSTRUCTION." USE OF THIS DRAWING FOR QUANTITY TAKE-OFFS AND PRICING IS PRELIMINARY UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.



Evan Brandon, PLA, ASLA
1060 E. Montague Ave Suite 315
N. Charleston SC, 29405
843.733.3325



KIAWAH ISLAND PARKWAY

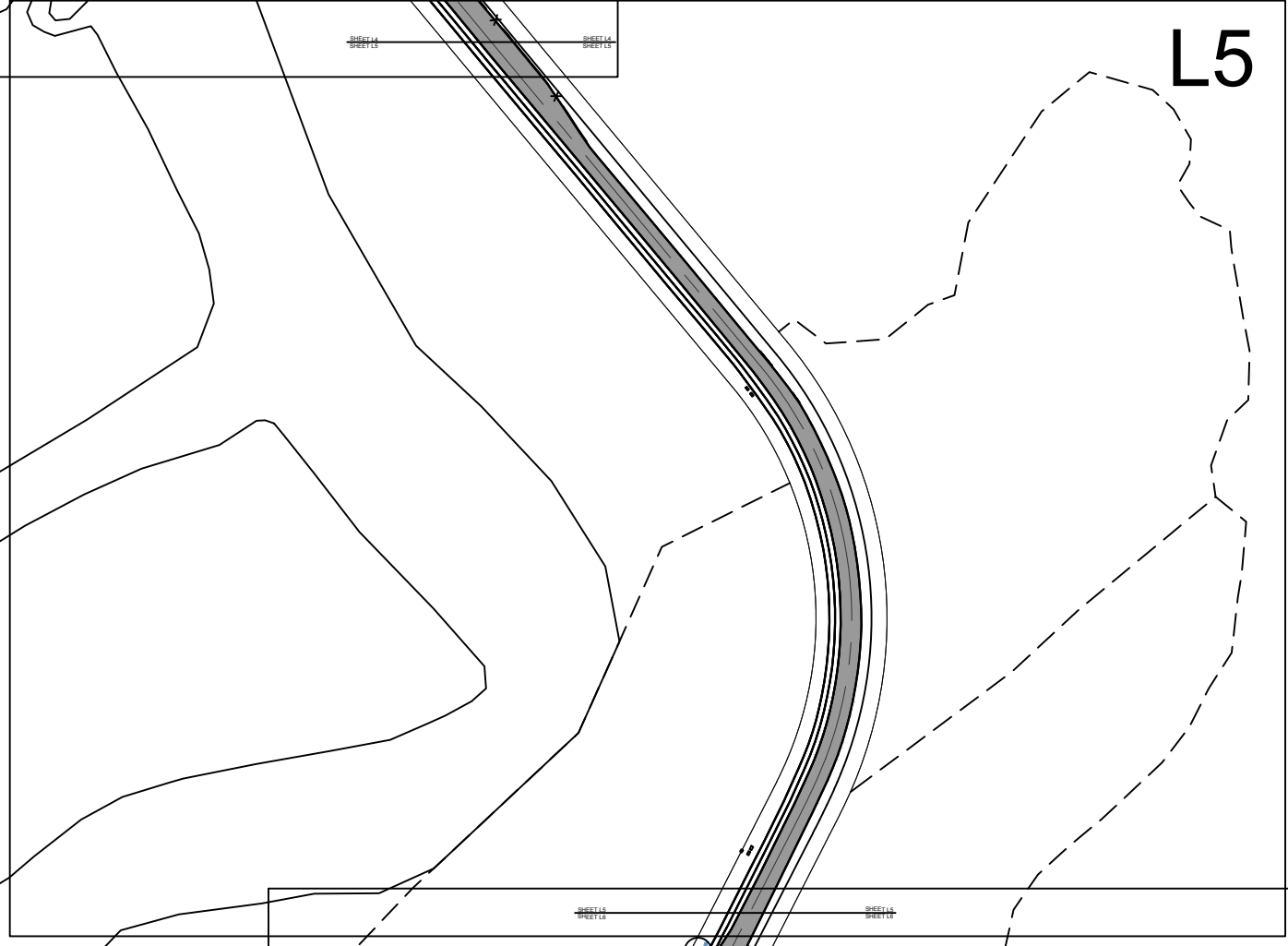
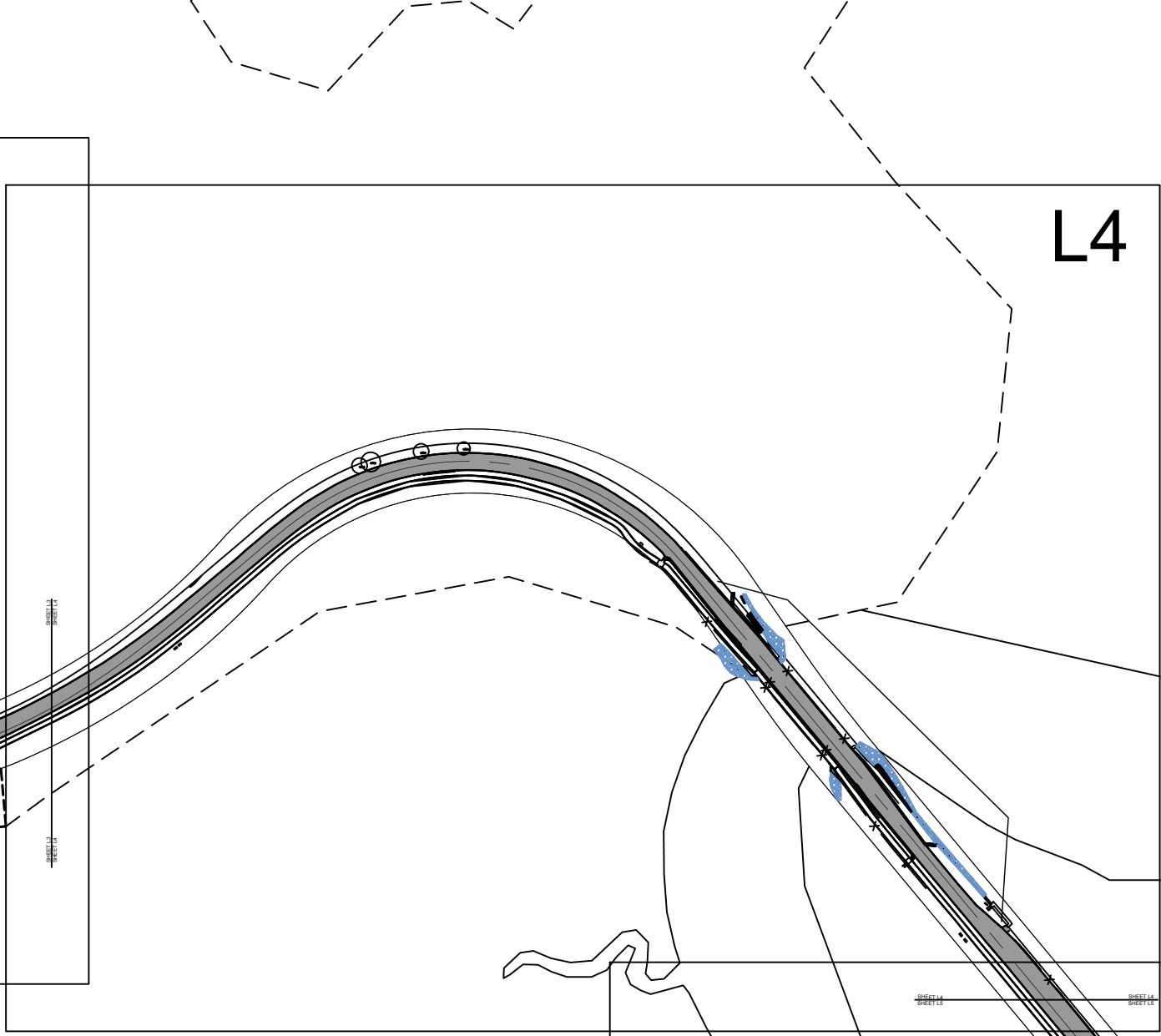
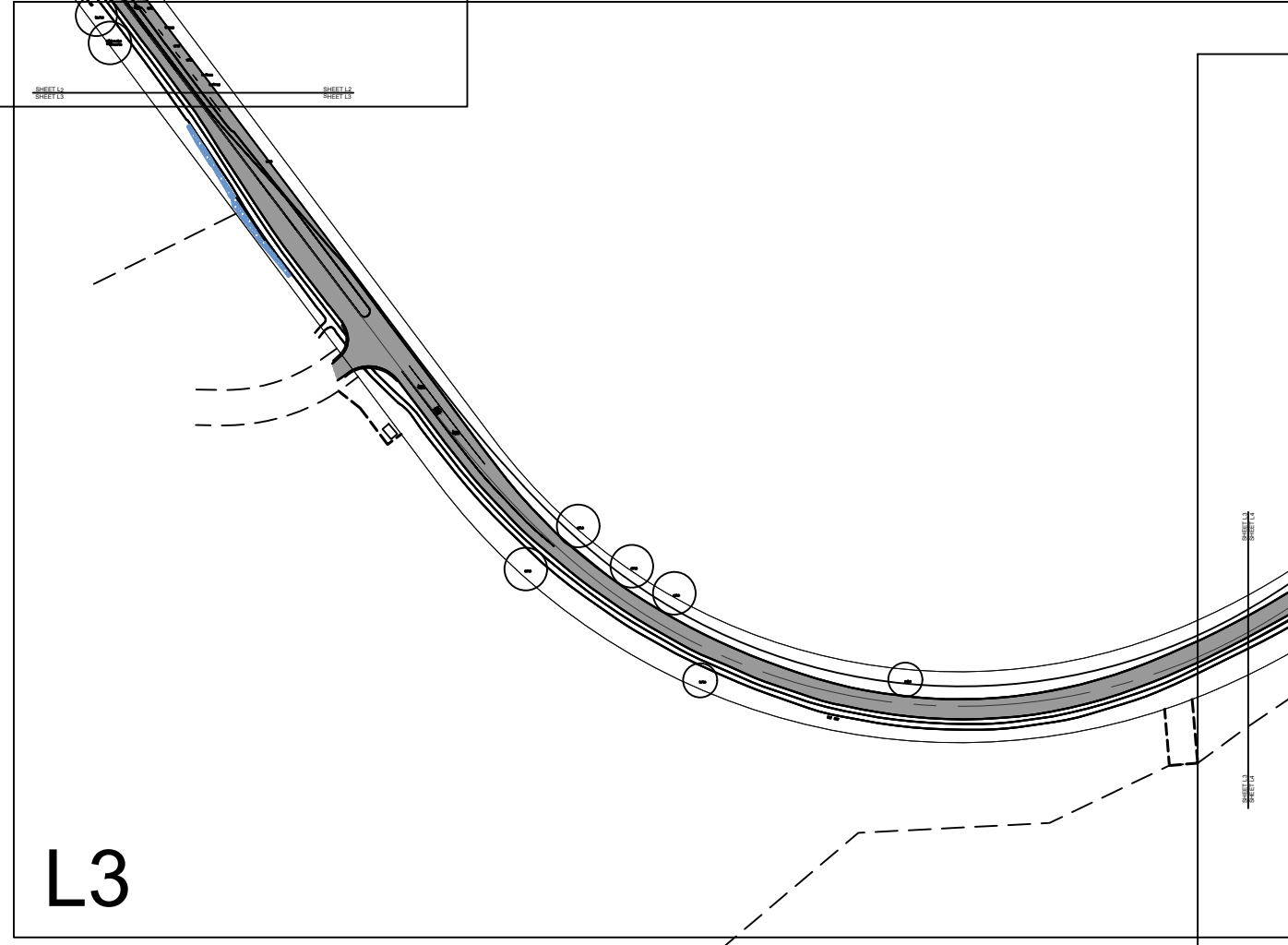
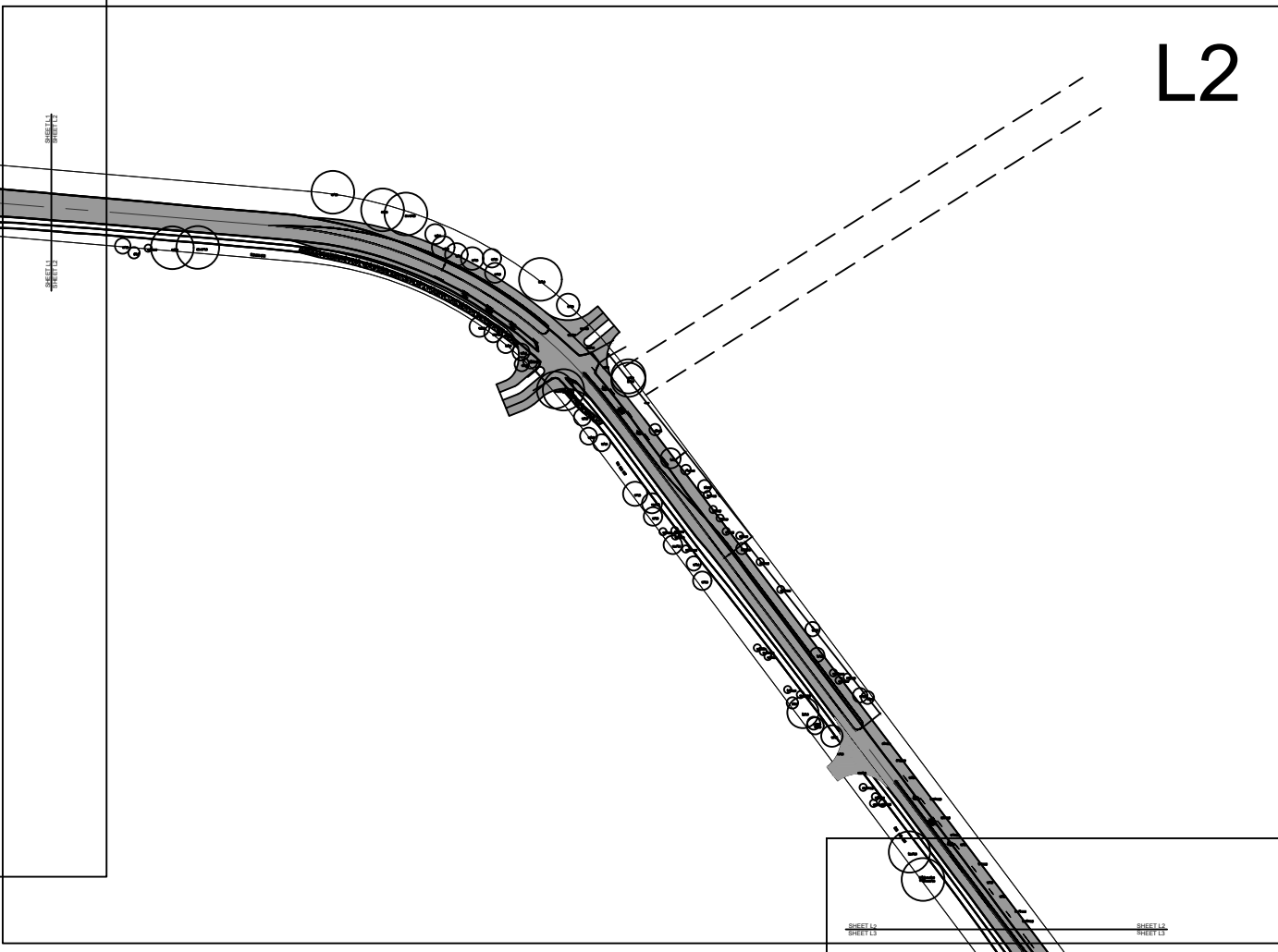
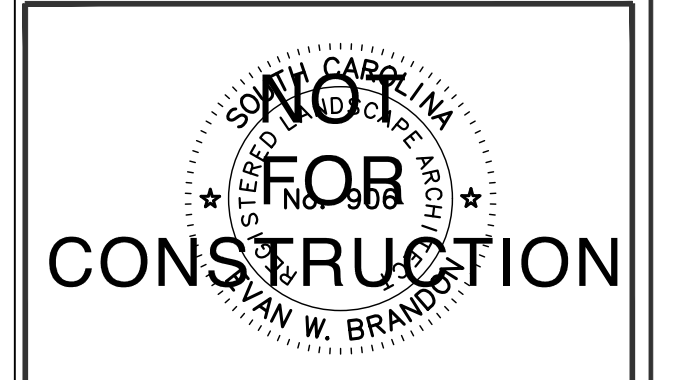
KIAWAH ISLAND, SC

REVISIONS	DATES
SITE REVIEW	10.31.19
PROGRESS SET	01.23.20

DRAWN BY	GCS
REVISED BY	
CHECKED BY	EWB

COVER

L001

NORTH 

**KIAWAH ISLAND
PARKWAY**

KIAWAH ISLAND, SC

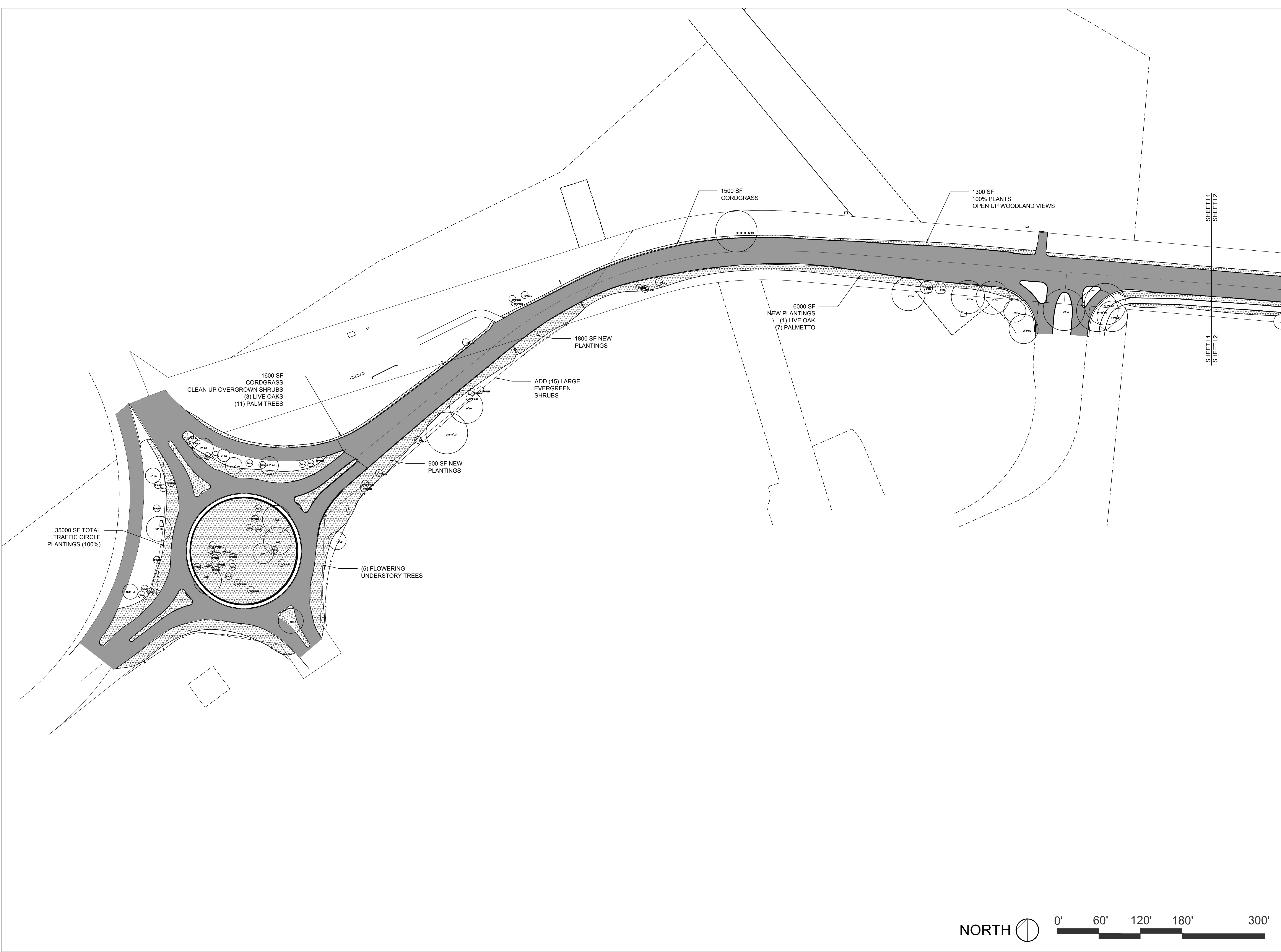
REVISIONS	DATES
SITE REVIEW	10.31.19
PROGRESS SET	01.23.20

DRAWN BY	GCS
REVISED BY	
CHECKED BY	EWB

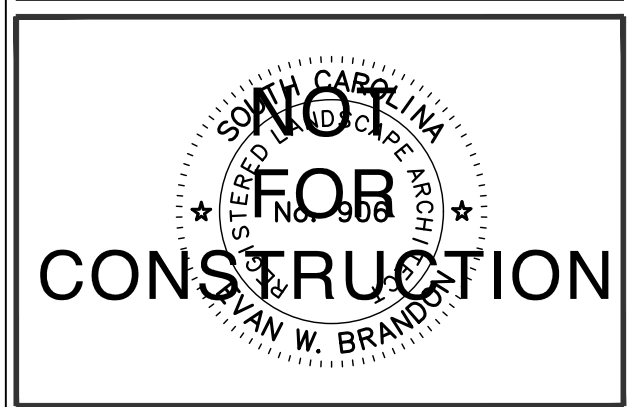
TILE
PLAN

L01

These drawings are the property of Outdoor Spatial Design, LLC and are not to be used for making any reproductions thereof or for any construction without first obtaining written authorization from the copyright owner, Outdoor Spatial Design, LLC



Evan Brandon, PLA, ASLA
1060 E. Montague Ave Suite 315
N. Charleston SC, 29405
843.733.3325



KIAWAH ISLAND PARKWAY KIAWAH ISLAND, SC

REVISIONS	DATES
SITE REVIEW	10.31.19
PROGRESS SET	01.23.20

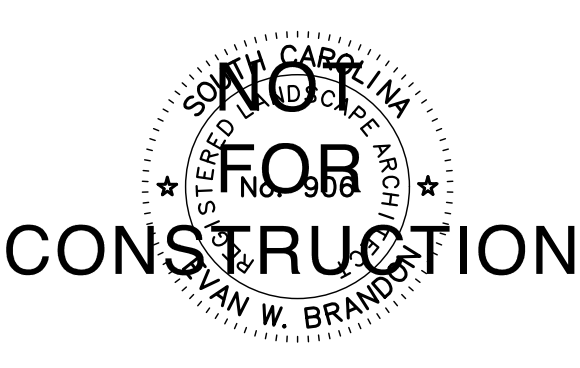
DRAWN BY	GCS
REVISED BY	
CHECKED BY	EWB

LANDSCAPE
PLAN
L1

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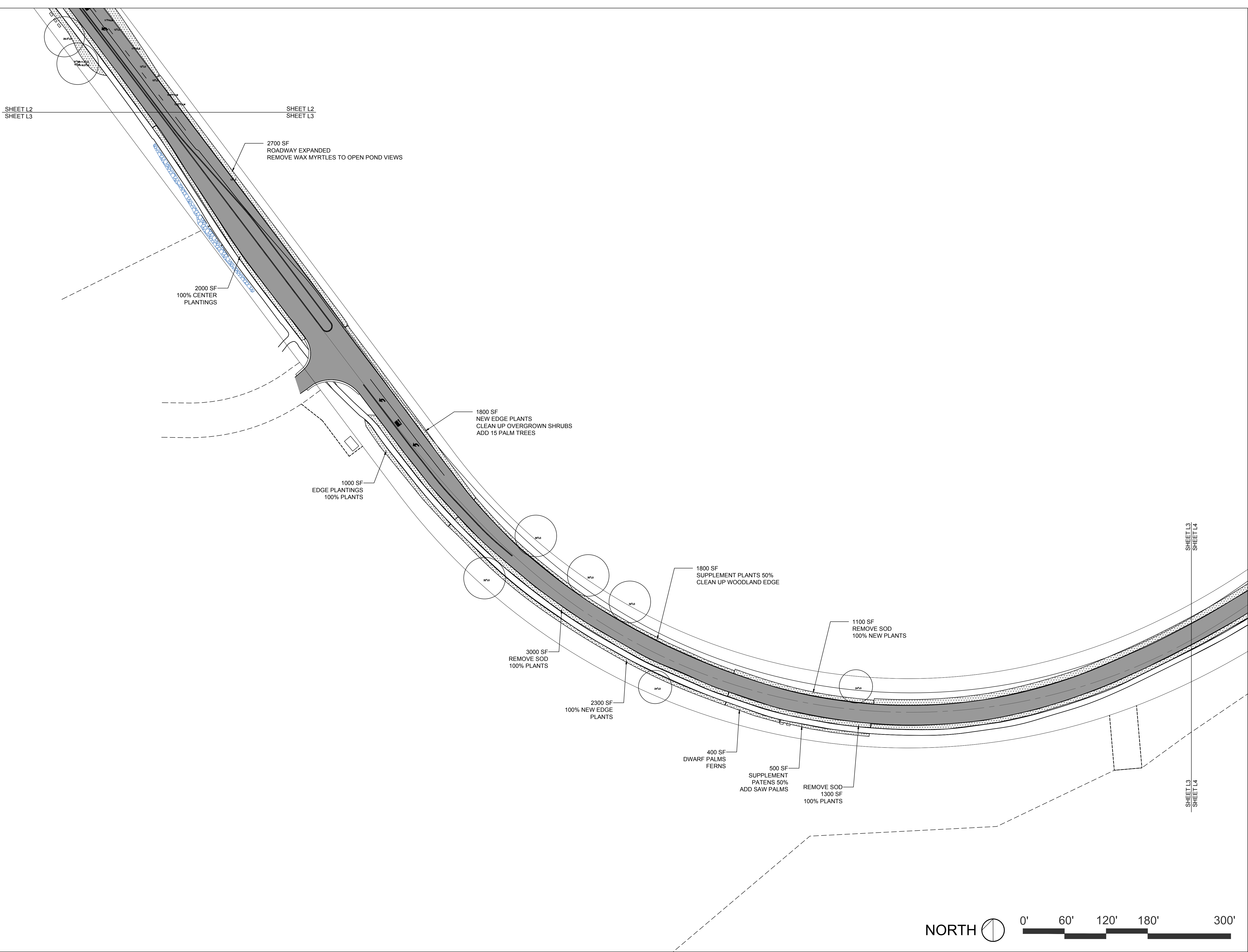
KIAWAH ISLAND PARKWAY KIAWAH ISLAND, SC

REVISIONS	DATES
SITE REVIEW	10.31.19
PROGRESS SET	01.23.20

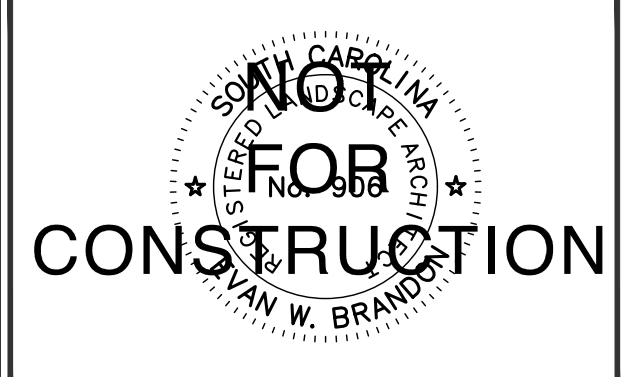
DRAWN BY	GCS
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LANDSCAPE
PLAN
L2

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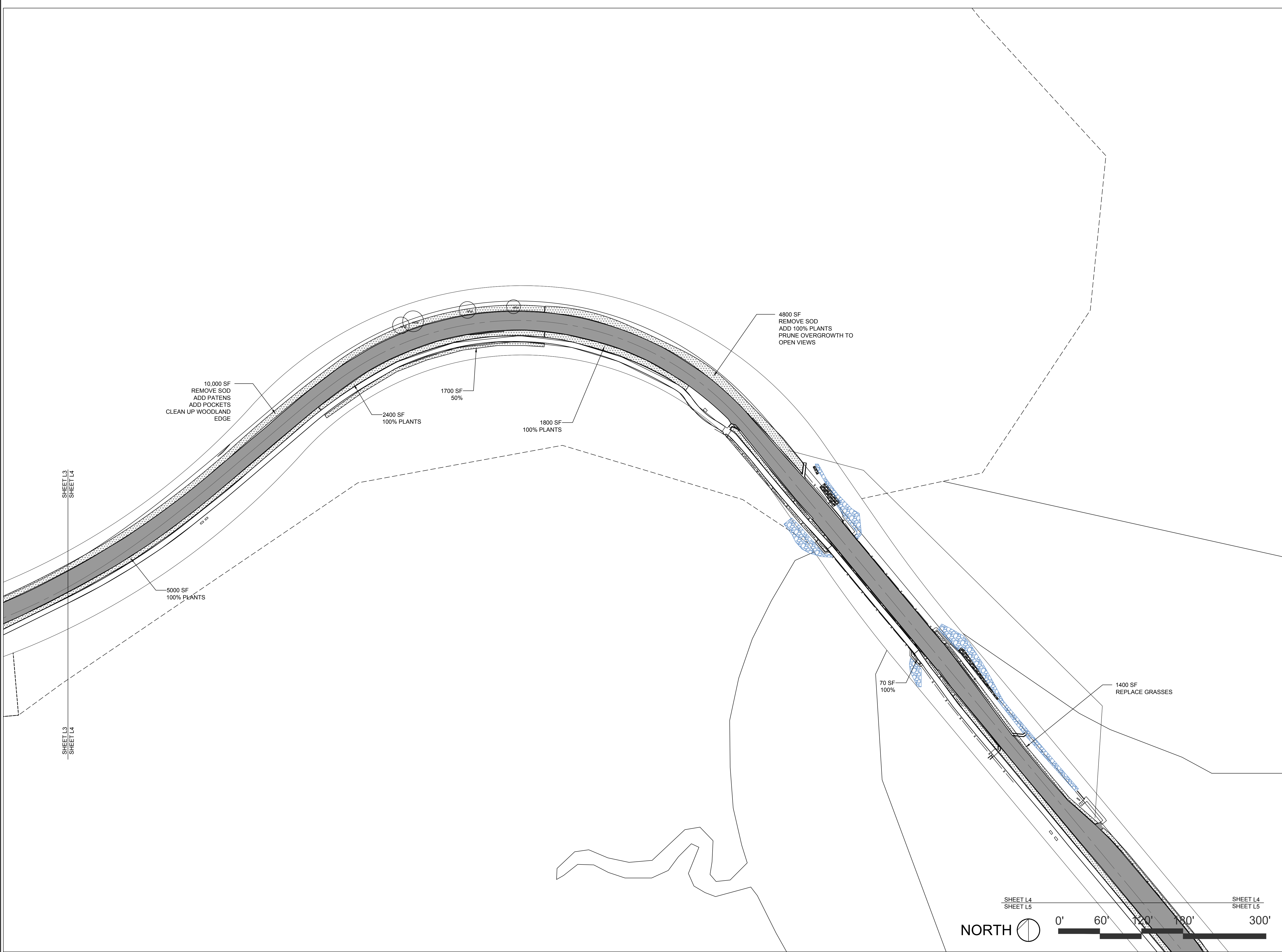
REVISIONS	DATES
SITE REVIEW	10.31.19
PROGRESS SET	01.23.20

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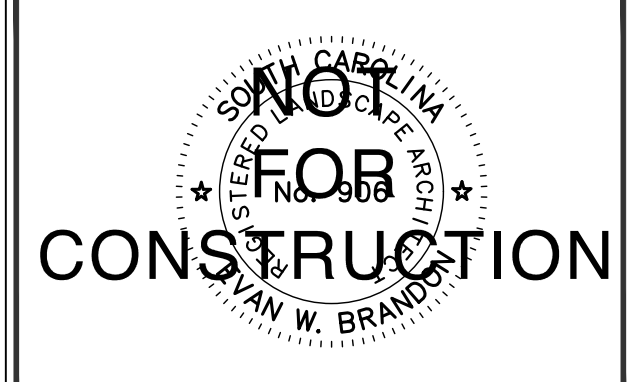
LANDSCAPE
PLAN
L3



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REVISIONS	DATES
SITE REVIEW	10.31.19
PROGRESS SET	01.23.20

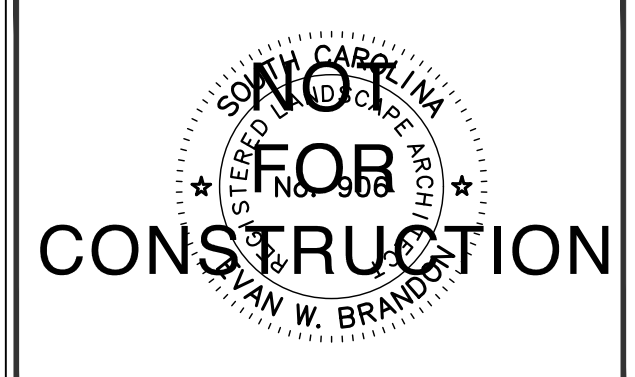
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LANDSCAPE PLAN L4

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REVISIONS	DATES
SITE REVIEW	10.31.19
PROGRESS SET	01.23.20

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LANDSCAPE PLAN L5

