



THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. EST. 1961 SO. CAROLINA

**ARCHITECTURAL REVIEW BOARD**  
**MONDAY, FEBRUARY 18, 2019**  
**6:30PM**

**MARGUERITE BROWN MUNICIPAL CENTER**  
**CITY HALL COUNCIL CHAMBERS**  
**519 N. GOOSE CREEK BLVD.**  
**GOOSE CREEK, SOUTH CAROLINA**

# MEMORANDUM

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**TO:** MEMBERS OF THE ARCHITECTURAL  
REVIEW BOARD

**FROM:** BRENDA M. MONEER  
PLANNING TECHNICIAN

**DATE:** FEBRUARY 15, 2019

**SUBJECT:** NOTIFICATION OF ARB MEETING

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, February 18, 2019, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Monday's meeting, please don't hesitate to contact myself (x.1116) or Daniel Moore, Interim Planning Director (x.1118) at 843-797-6220. We look forward to seeing you.



**CITY OF GOOSE CREEK**  
**ARCHITECTURAL REVIEW BOARD**

**AGENDA**

**MONDAY, FEBRUARY 18, 2019, 6:30PM**  
MARGUERITE BROWN MUNICIPAL CENTER  
CITY HALL COUNCIL CHAMBERS  
519 N. GOOSE CREEK BLVD.

- I. **CALL TO ORDER** – Chairperson Sharon Clopton
- II. **ROLL CALL**
- III. **REVIEW OF MINUTES:** January 22, 2019
- IV. **NEW BUSINESS - Minor Applications**
  - A. Roper Medical Center - Signage 149 St. James Ave.
  - B. Pinnacle 1 Goose Creek - Signage 300 Red Bank Rd.
- V. **OLD BUSINESS – Major Applications**
  - C. Goose Creek Villages Plantation North Blvd.
- VI. **NEW BUSINESS – Major Applications**
  - D. Fresenius – Waters Creek Baxter Brown Way
    - Site, Landscape, Elevations, Materials, Colors
  - E. Hire Quest – Crowfield Plantation 111 Springhall Dr.
    - Site, Landscape, Elevations, Materials, Colors
  - F. Southern Twist 117 S. Goose Creek Blvd.
    - Parking Lot, Dumpster Enclosure, Landscaping
- VII. **COMMENTS FROM THE BOARD**
- VIII. **COMMENTS FROM STAFF**
- IX. **ADJOURNMENT**

**ARCHITECTURAL REVIEW BOARD SIGN FORM**



**ARB MEETING DATE: FEBRUARY 18, 2019**

**BUSINESS NAME: PINNACLE 1 GOOSE CREEK**

**LOCATION: 300 RED BANK ROAD**

**NUMBER & TYPE OF SIGNS APPLYING FOR:**

**1 WALL MOUNT, 1 FREESTANDING**

**NUMBER OF ALLOWABLE SIGNS:**

**2 WALL MOUNT, 2 FREESTANDING**

**MAXIMUM ALLOWABLE SIGN AREA:**

**33 SF – APPLICABLE SIGN FACE**

**GENERAL INFORMATION:**

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>TYPE</b> (W= WALL-MOUNTED/F=FREESTANDING)	<b>F</b>	<b>W</b>		
<b>HEIGHT</b>	4'-0"	1'-1"		
<b>WIDTH</b>	7'-0"	4'-6"		
<b>AREA</b>	28 SF	4.87 SF		
<b>COLOR</b>	Red/white/blue	Red/white/blue/tan		
<b>MATERIALS</b>	Alum./Steel/Acrylic	Alum./composite		
<b>SIZE OF GRAPHIC</b>	8 SF within sign face	13SF within sign face		
<b>IS IT ILLUMINATED?</b>	Internal	No		

**ONLY APPLICABLE TO WALL-MOUNTED SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>FRONT LINEAR FRONTAGE OF BUSINESS</b>		33'		
<b>DISTANCE FROM BUSINESS TO PROPERTY LINE</b>		54'		
<b>TOTAL NUMBER OF LETTERING STYLES</b>		2		
<b>SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)</b>		N/A		
<b>SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)</b>		N/A		
<b>HEIGHT OF LETTERS</b>		N/A		
<b>PROJECTION FROM WALL</b>		1/4"		

**ONLY APPLICABLE TO FREESTANDING SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>DISTANCE FROM STREET CURB</b>	To Verify with County			
<b>HEIGHT ABOVE GRADE</b>	7'-0"			
<b>BASE LANDSCAPING</b>	NONE			

**LANDLORD APPROVAL LETTER RECEIVED**

YES

NO

N/A

**PERMIT PAID**

YES

NO

N/A

**SAMPLE MATERIALS ATTACHED**

YES

NO

N/A



**PINNACLE 1**  
8' 3'

42' wide storefront

300

**PINNACLE 1**



**ARCHITECTURAL REVIEW BOARD SIGN FORM**



**ARB MEETING DATE: FEBRUARY 18, 2019**

**BUSINESS NAME: ROPER MEDICAL CENTER**

**LOCATION: 149 ST. JAMES AVE.**

**NUMBER & TYPE OF SIGNS APPLYING FOR:**

**2 WALL MOUNT, 1 FREESTANDING**

**NUMBER OF ALLOWABLE SIGNS:**

**3 WALL MOUNT, 2 FREESTANDING**

**MAXIMUM ALLOWABLE SIGN AREA:**

**167 SF – APPLICABLE SIGN FACE**

**GENERAL INFORMATION:**

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>TYPE</b> (W= WALL-MOUNTED/F=FREESTANDING)	<b>F</b>	<b>W</b>	<b>W</b>	
<b>HEIGHT</b>	8'-0"	1'-1"	3'-0"	
<b>WIDTH</b>	3'-10"	4'-6"	8'-0"	
<b>AREA</b>	30.66 SF	4.87 SF	24 SF	
<b>COLOR</b>	Black/Cream	Red/Black	Black/White	
<b>MATERIALS</b>	¾" Mdo Ply	¾" Mdo Ply	¾" Mdo Ply	
<b>SIZE OF GRAPHIC</b>	N/A	8" dia.	N/A	
<b>IS IT ILLUMINATED?</b>	No	No	No	

**ONLY APPLICABLE TO WALL-MOUNTED SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>FRONT LINEAR FRONTAGE OF BUSINESS</b>		111'	111'	
<b>DISTANCE FROM BUSINESS TO PROPERTY LINE</b>		144'	144'	
<b>TOTAL NUMBER OF LETTERING STYLES</b>		1	1	
<b>SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)</b>		N/A	N/A	
<b>SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)</b>		N/A	N/A	
<b>HEIGHT OF LETTERS</b>		N/A	N/A	
<b>PROJECTION FROM WALL</b>		N/A	N/A	

**ONLY APPLICABLE TO FREESTANDING SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>DISTANCE FROM STREET CURB</b>	5' +/- (INT. OF LOT)			
<b>HEIGHT ABOVE GRADE</b>	8'-0"			
<b>BASE LANDSCAPING</b>	NONE			

**LANDLORD APPROVAL LETTER RECEIVED**

YES

NO

N/A

**PERMIT PAID**

YES

NO

N/A

**SAMPLE MATERIALS ATTACHED**

YES

NO

N/A



ARCHITECTURE + SC, LLC  
WWW.ARCHITECTUREPLUSLLC.COM  
DANIEL ISLAND + KIAWAH ISLAND + ST. KITTS + ANTIGUA

# GOOSE CREEK VILLAGE







CHARCOAL GRAY\*

CORNICE ROOF TRIM COLOR

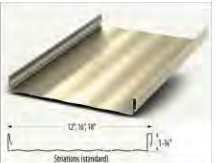


HARDI-ASPYRE SIDING



ASH GRAY\*

SIDING COLOR

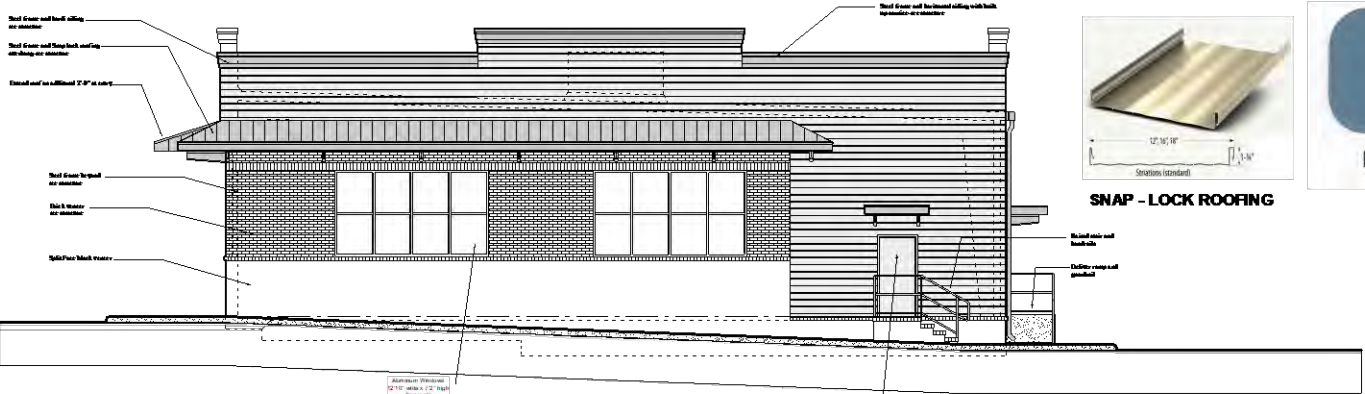


SNAP - LOCK ROOFING



HAWAIIAN BLUE\*

ROOFING COLOR



Graphic Scale :  
1" = 8'-0"

**BUILDING # 3 EAST ELEVATION**

Scale: 1/4" = 1'-0"



Graphic Scale :  
1" = 8'-0"

**BUILDING # 3 NORTH ELEVATION**

Scale: 1/4" = 1'-0"



ANODIZED ALUMINUM STOREFRONT FRAMES



BRICK COLOR BLEND



SPLIT FACE BLOCK COLOR TONE



Goose Creek Village  
Plantation North Blvd.  
Goose Creek  
Berkeley County, South Carolina

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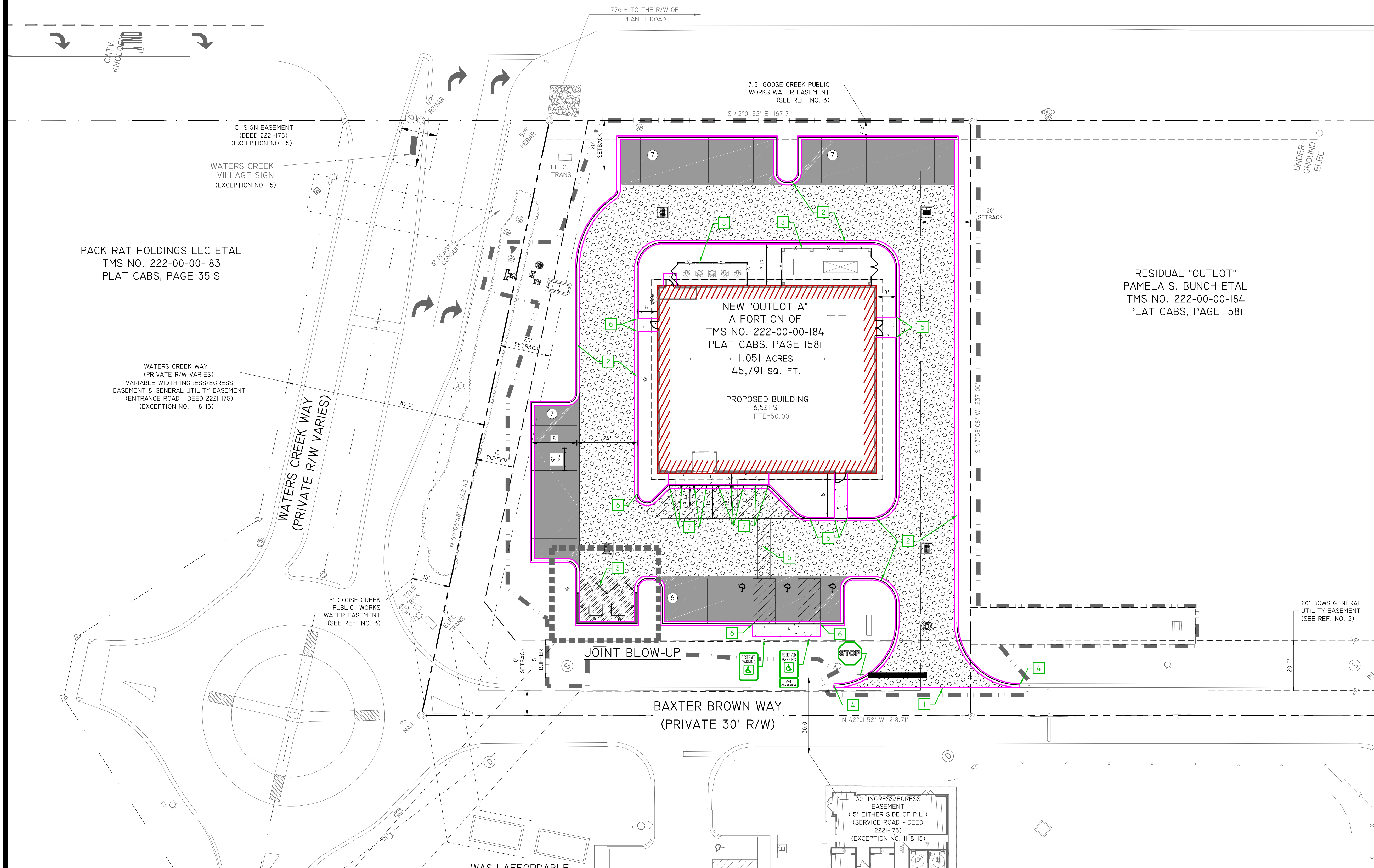
- Plot Reference Date :
- Conceptual Design
  - Preliminary A/E/B
  - Design Dev / Bidding
  - Final A/E/B
  - Permitting
  - Construction



**NORTH EAST ELEVATIONS**  
**A-2.2**

Sheet # :  
Project # : GCY-2018 12/2/18

**FRESENIUS APPLICATION  
AGENDA ITEM D.**



PACK RAT HOLDINGS LLC ETAL  
TMS NO. 222-00-00-183  
PLAT CABS, PAGE 351S

RESIDUAL "OUTLOT"  
PAMELA S. BUNCH ETAL  
TMS NO. 222-00-00-184  
PLAT CABS, PAGE 158I

**GENERAL NOTES:**

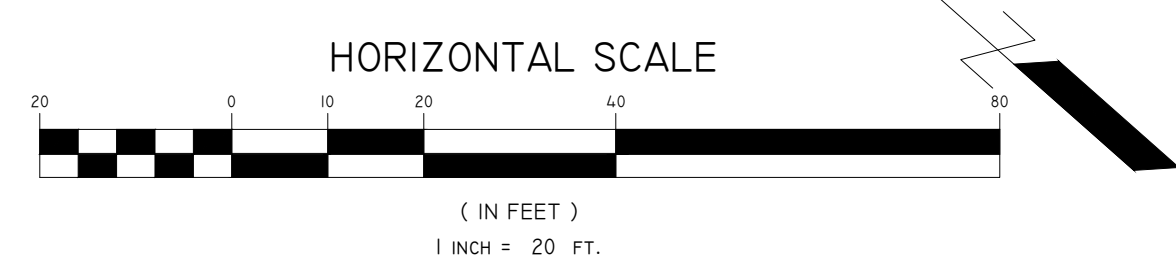
- SEE SHEET C0.01 FOR CIVIL ABBREVIATIONS AND GENERAL NOTES.
- SEE SHEET C1.01 FOR EXISTING SITE LEGEND.

**KEYNOTES:**

- TIE INTO EXISTING PAVEMENT IAW DETAIL SHEET C5.20.
- INSTALL CURB & GUTTER IAW DETAIL SHEET C5.20.
- INSTALL DUMPSTER ENCLOSURE IAW DETAIL SHEET C5.21.
- TIE INTO EXISTING CURB & GUTTER.
- STRIP AREA WITH 4" WIDE SOLID WHITE STRIPING @ 45°, 2' O.C.
- TRANSITION CURB TO FLUSH OVER 3'.
- INSTALL BOLLARD IAW DETAIL SHEET C5.20. CONTRACTOR TO COORDINATE BOLLARD COVER TYPE AND COLOR WITH OWNER.
- INSTALL SCREENING IAW ARCHITECTURAL PLANS.

**SITE LEGEND**

- STANDARD DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL SHEET C5.20.
- HEAVY DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL SHEET C5.20.
- HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL SHEET C5.20.
- CONCRETE SIDEWALK - INSTALL IAW DETAIL SHEET C5.20.
- CONTRACTION JOINT - INSTALL IAW DETAIL SHEET C5.20.
- REINFORCED SLAB - INSTALL IAW DETAIL SHEET C5.20.
- THICKENED EDGE - INSTALL IAW DETAIL SHEET C5.20.
- ACCESSIBLE PARKING SPACE AND AISLE - IAW DETAIL SHEET C5.20.
- STOP BAR - INSTALL IAW DETAIL SHEET C5.20.
- PARKING SPACES - STRIPE WITH 4" SINGLE WHITE SOLID LINE
- NEW TRAFFIC SIGN - INSTALL PER PLAN AND IAW DETAILS SHEET C5.20.
- WHEELSTOP - IAW DETAIL SHEET C5.20.
- LIMITS OF CONSTRUCTION



**CYPRESS ENGINEERING**

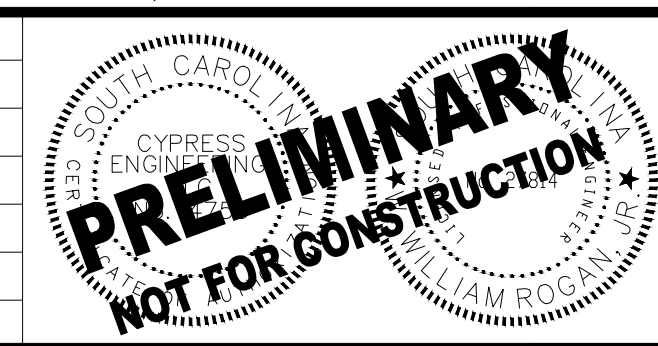
CYPRESS ENGINEERING  
100 SOUTH MAIN STREET  
SUITE L  
SUMMERVILLE, SC 29483  
PHONE: 843-225-5151  
WWW.CYPRESSENG.COM

DATE: 1/21/2019	CYP PROJ #: 18040
DRAWN: JCT	CLIENT: CHOICE ONE DEVELOPMENT, LLC.
DESIGNED: JCT	CLIENT JOB #:
CHECKED: WWR	

**COP CARNES CROSSROADS**

GOOSE CREEK, SC

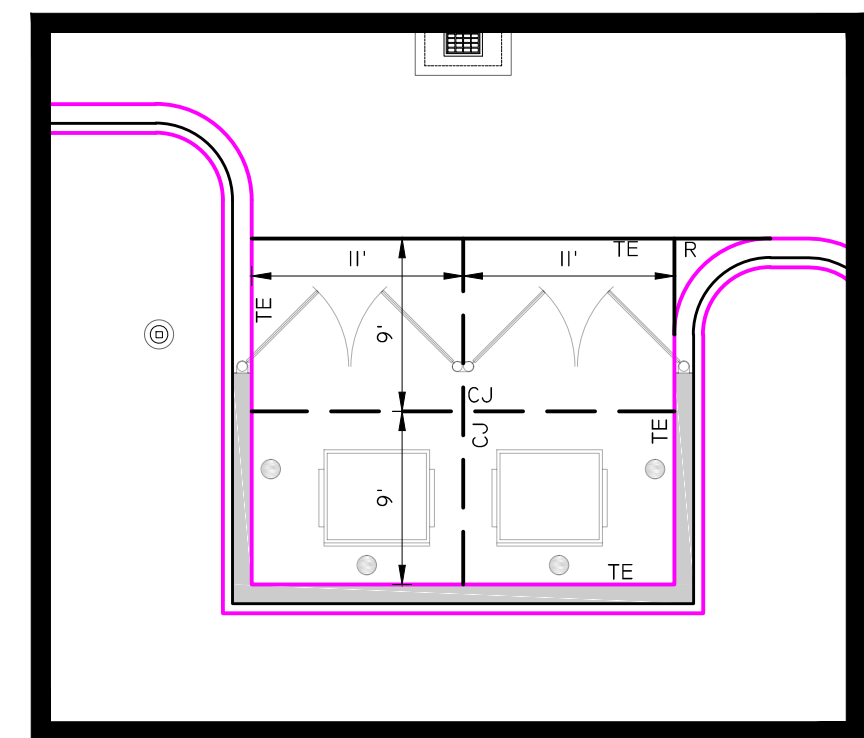
REV #	DESCRIPTION	DATE



**DIMENSION NOTES:**

- CONTRACTOR SHALL BE PROVIDED DIGITAL FILE FOR LAYOUT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

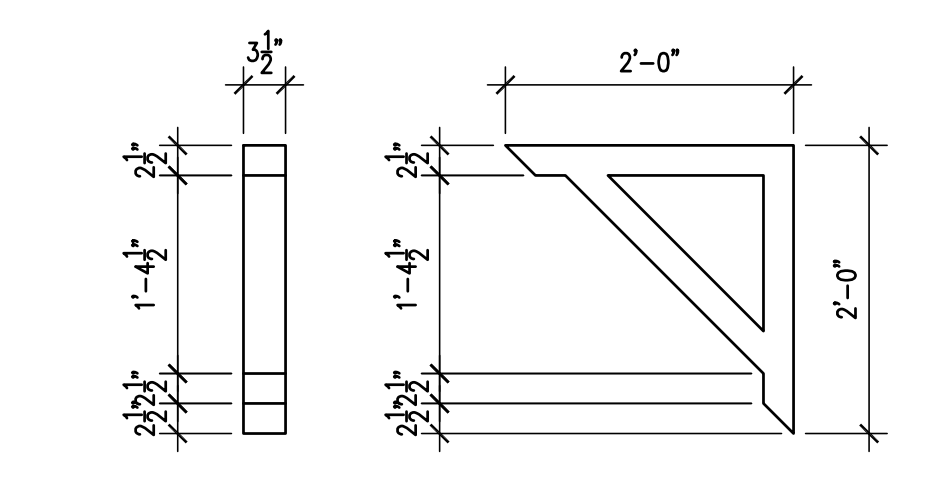
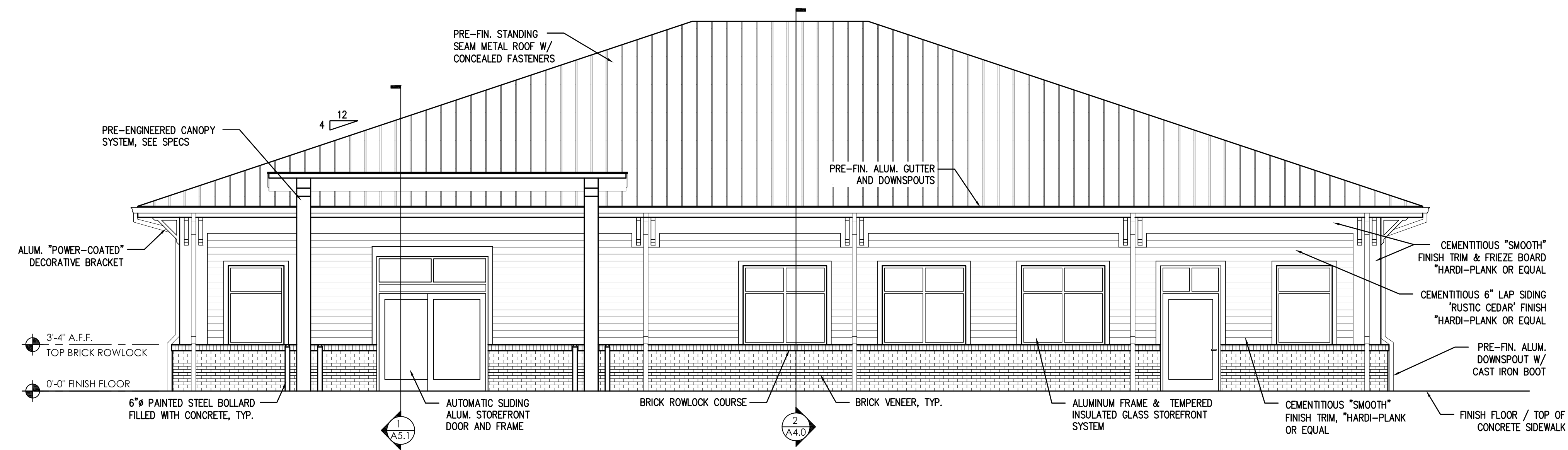
CONTRACTOR SHALL CALL 811 FOR LOCATION OF ALL EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION. CONTACT ENGINEER IMMEDIATELY IF UTILITIES CONFLICT WITH PROPOSED WORK.



JOINT BLOW-UP  
SCALE = 1" = 10"

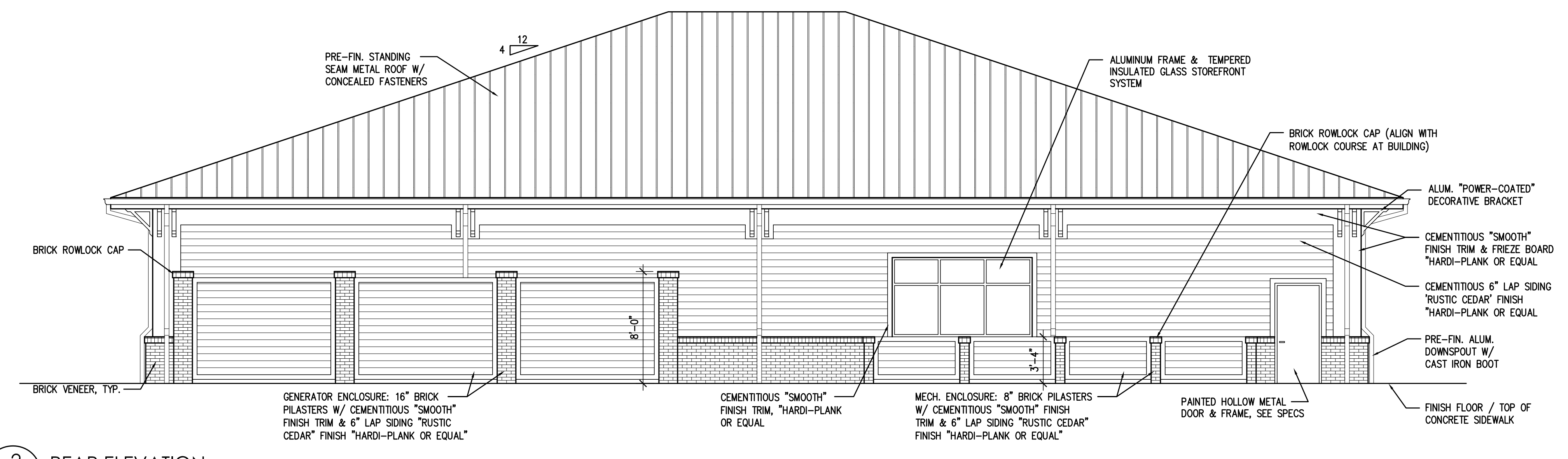
PARKING CALCULATIONS			
Building Use	Spaces Required	Tabulation	
Doctors Office	1 space per 5 Patient Beds	X 11	= 3
	1 space per 2 Regular Employees	X 12	= 6
<b>TOTAL REQUIRED SPACES =</b>			<b>9</b>
Provided Parking Spaces			
	Standard Spaces	=	24
	ADA Standard Spaces	=	1
	ADA Van Spaces	=	2
<b>PROVIDED SPACES =</b>			<b>27</b>

POST-DEVELOPMENT PROPERTY COVERAGE (SEE DEMOLITION PLAN FOR PRE-DEVELOPED)			
BUILDING =	6,521 SF	0.15 ACRES	14%
PAVEMENT / WALKS =	22,050 SF	0.51 ACRES	48%
POND =	- SF	0.00 ACRES	0%
WOODS =	- SF	0.00 ACRES	0%
GRASS =	17,220 SF	0.40 ACRES	38%
<b>TOTAL =</b>	<b>45,791 SF</b>	<b>1.05 ACRES</b>	<b>100%</b>

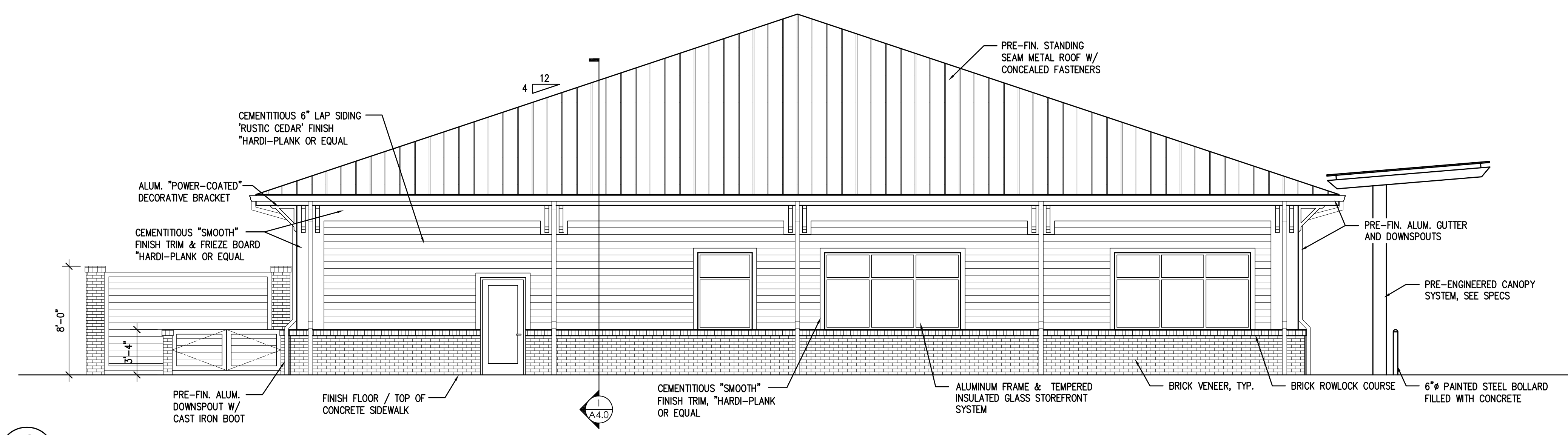


5 DECORATIVE BRACKET DETAIL  
SCALE: 3/4" = 1'-0"

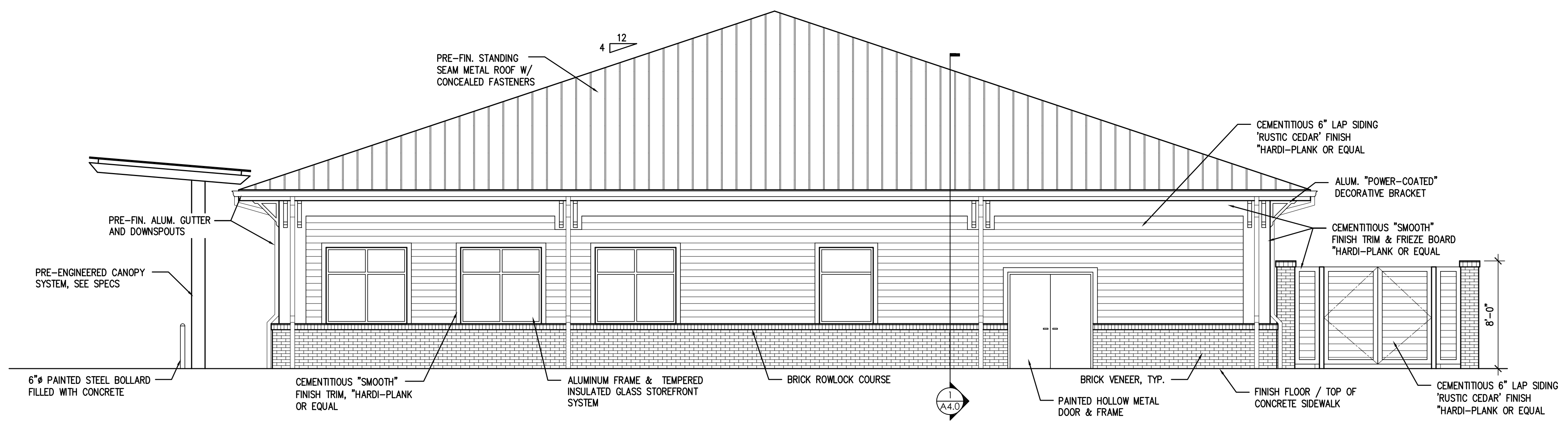
1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



3 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

**EXTERIOR ELEVATIONS**  
SCALE: 3/16" = 1'-0"

**DUNN & DALTON ARCHITECTS**  
4011 North Heritage St.  
Kinston, NC 28501  
252-527-1525 phone  
252-527-1046 fax

Proposed Shell Building for:  
**FKC CARNES CROSSROADS**  
100405-1-DN-E-GU-2017  
GOOSE CREEK, SOUTH CAROLINA

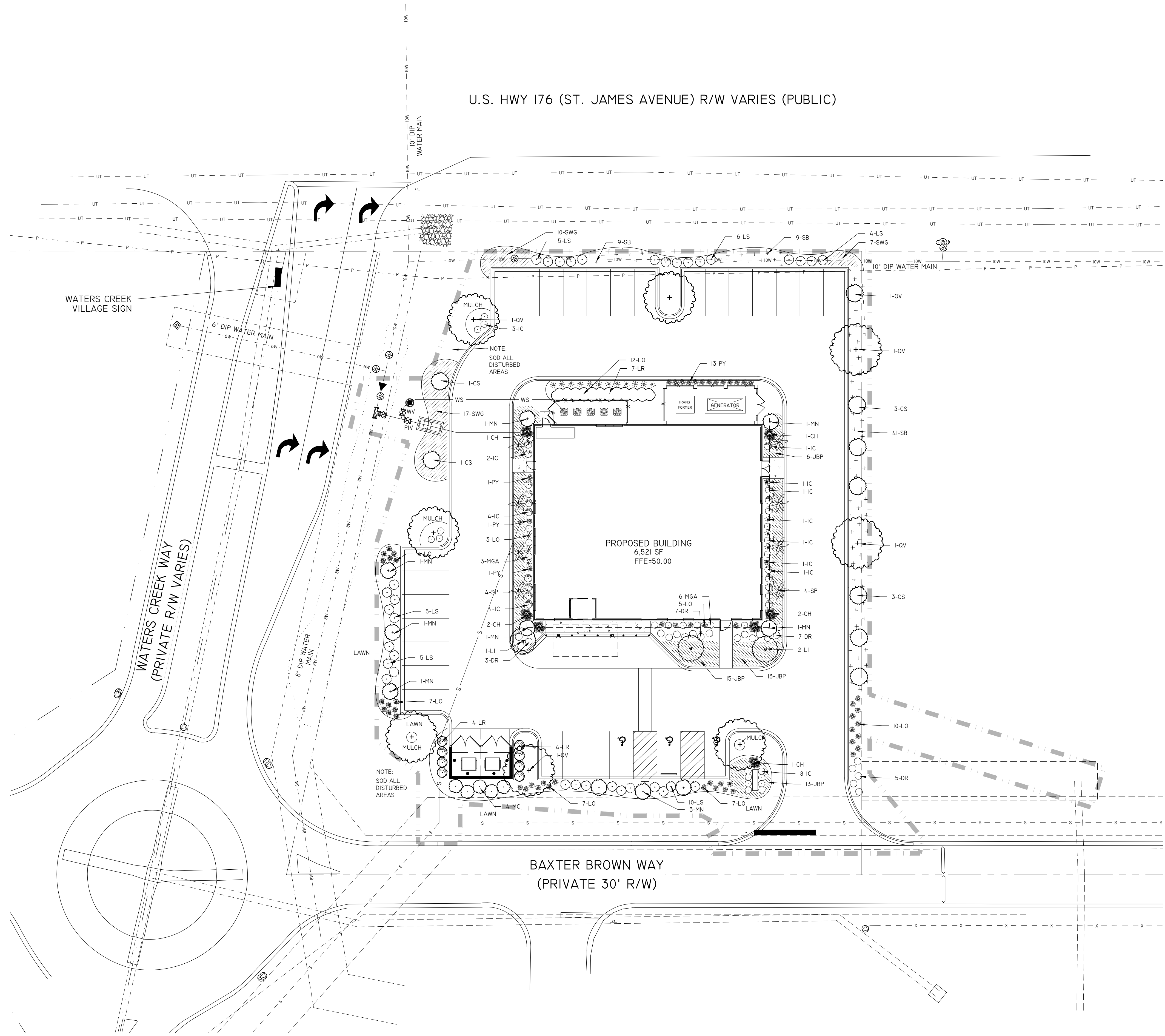
**FRESENIUS KIDNEY CARE**

THE DRAWING IS THE PROPERTY OF DUNN & DALTON ARCHITECT, P.A. THE DRAWING IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF DUNN & DALTON ARCHITECT, P.A. COPYRIGHT 2018 DUNN & DALTON ARCHITECTS, P.A.

Drafted By: TWD  
Checked By: JMD  
Date Drawn: X/XX/18  
Project #: FRE-COD-16072

REVISION/DESCRIPTION	DATE	REV #

**A 3.0**  
Sheet Number



U.S. HWY 176 (ST. JAMES AVENUE) R/W VARIES (PUBLIC)

WATERS CREEK VILLAGE SIGN

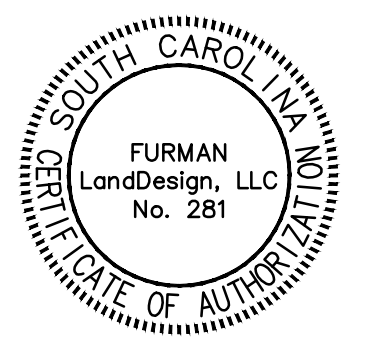
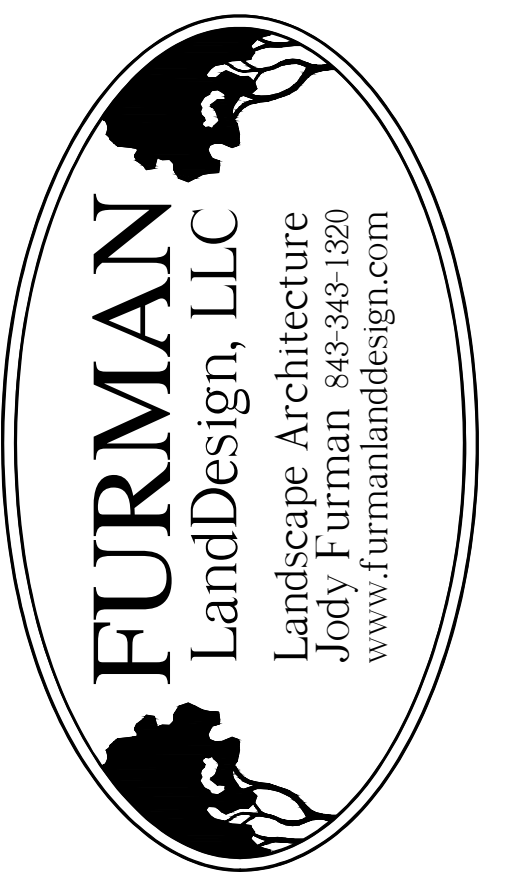
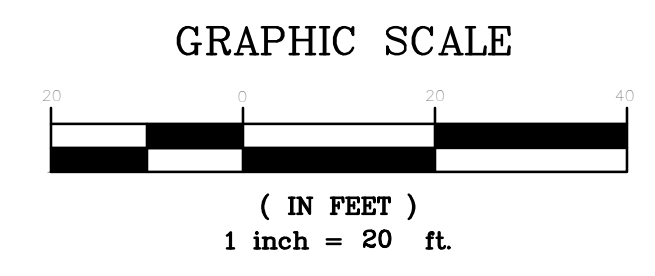
WATERS CREEK WAY (PRIVATE R/W VARIES)

BAXTER BROWN WAY (PRIVATE 30' R/W)

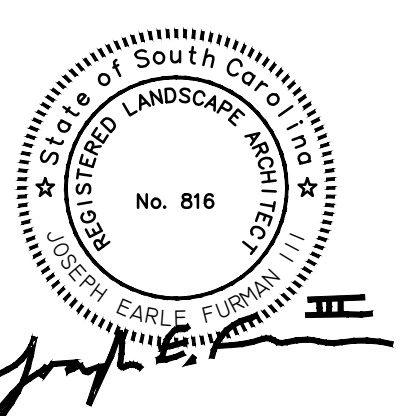
PROPOSED BUILDING  
6,521 SF  
FFE=50.00

NOTE:  
SOD ALL  
DISTURBED  
AREAS

NOTE:  
SOD ALL  
DISTURBED  
AREAS

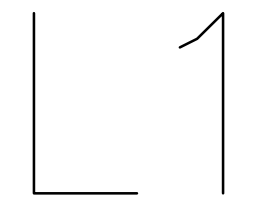


COP CARNES CROSSROADS  
ST. JAMES/WALYERS CREEK WAY  
GOOSE CREEK, S.C.



Revision:	Date:
.	1/30/19
.	
.	
.	

LANDSCAPE PLAN





# Architectural Review Board

## APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

<b>Property Address:</b> 111 Springhall Drive		<b>TMS No.:</b> 243-03-00-023 & 031
<b>Review request:</b>	<b>For:</b>	<b>Preliminary meeting date requested:</b>
<input checked="" type="checkbox"/> Conceptual	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition

<b>Property Owner:</b> Hire Quest	<b>Daytime phone:</b> 843.723.7400	
<b>Applicant:</b> John B. Crouch III, Architect	<b>Daytime phone:</b> 843.270.2976	
<b>ARB Meeting Representative:</b> Applicant	<b>Contact Information :</b>	
<b>Applicant's mailing address:</b> 666 Harbor Creek Place		
<b>City:</b> Charelston	<b>State:</b> SC	<b>Zip:</b> 29412
<b>Applicant's e-mail address:</b> John@OceanaDesignLLC.com		
<b>Applicant's relationship:</b> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other		

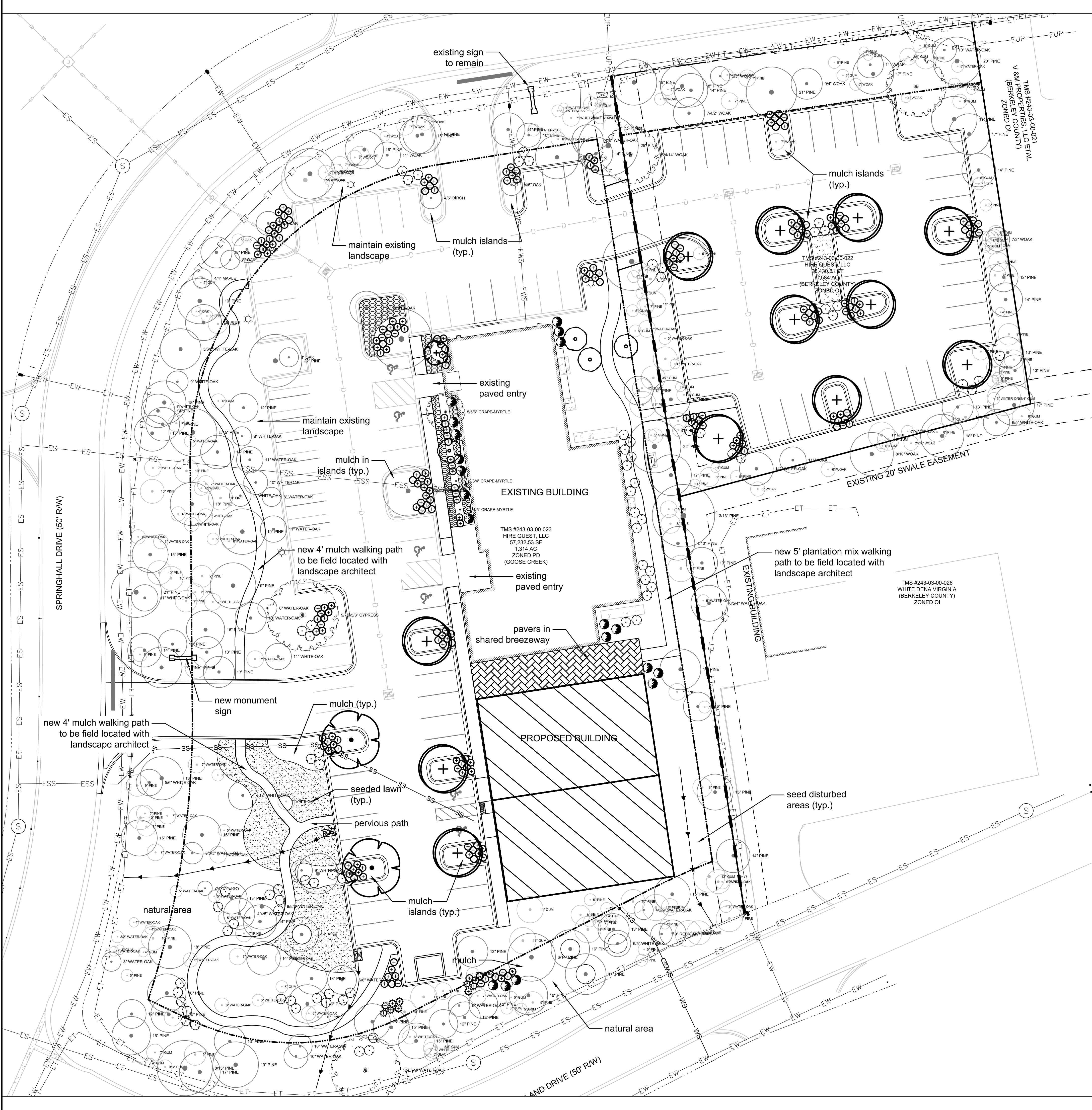
<b>Materials/Colors Used:</b> <i>(specific color(s)/manufacture #'s listed: samples must be presented to Board <input checked="" type="checkbox"/> attached)</i> <i>(Example: Building Materials, Exterior Colors, Landscaping, Lighting)</i>	
<b>Exterior Cladding:</b>	Brick to Match Existing
<b>Exterior Trim:</b>	Dark Bronze Anodized Aluminum to Match Existing
	Aluminum Gutters & Parapet Caps to match Existing Cast Stone
<b>Windows (Storefront):</b>	Dk. Bronze Aluminum to match Existing
<b>Doors (Storefront):</b>	Dk. Bronze Aluminum to match Existing
<b>Overhang-Sunshade</b>	Clear Satin Anodized Aluminum
<b>Glazing:</b>	Clear, Non-reflective Insulated Glazing
<b>Scope of Work:</b> <i>(please give a detailed description)</i>	
Construct a new Office Building, Adjacent but not attached to an existing office building	
Project consists of the construction of the building and associated, Drives, Walks, Parking, Stormwater management, Site Lighting, & Signage.	
Proposed Structure is a 2 Story structure 9,000 SF Total Area	
First Floor Area: 6,000 SF	
Second Floor Area, 3,000 SF	
Building Height 27'-4" (Matched that Existing)	

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

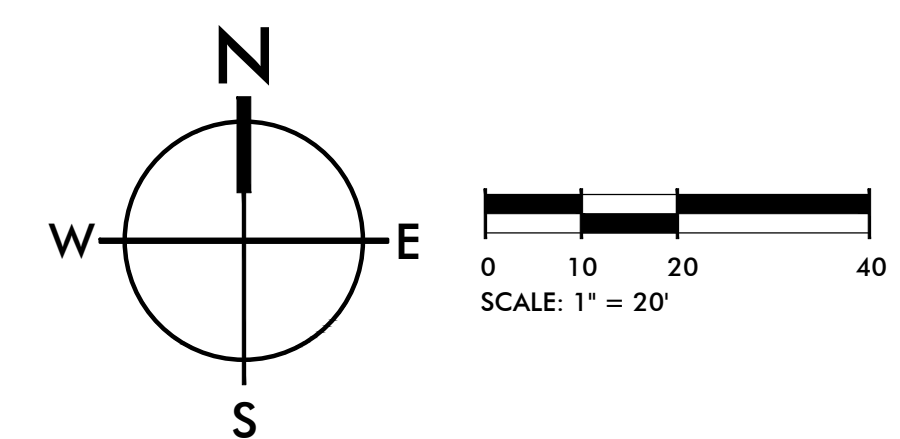
Applicant's signature:  Date: 1.17.19

Print name legibly: John B. Crouch III

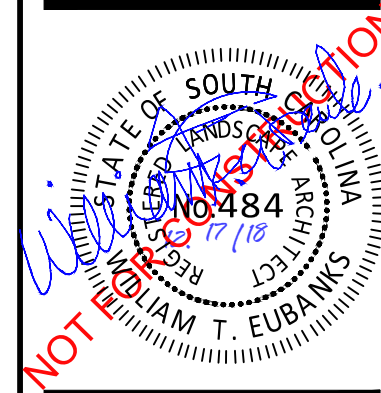
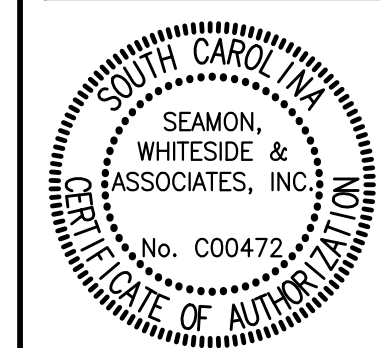
501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601  
 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION  
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PLANT SCHEDULE		
TREES	CODE	BOTANICAL NAME / COMMON NAME
	LAIN3	Lagerstroemia x 'Natchez' / Natchez Crape Myrtle
	QUEV	Quercus virginiana / Southern Live Oak
	QUEV-4	Quercus virginiana / Southern Live Oak
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	AZAM3	Azalea indica 'Mrs. G.G. Gerbing' / Mrs. G.G. Gerbing Azalea
	LCRR3	Loropetalum chinense rubrum 'Ruby' / Dwarf Ruby Fringe Flower
	VIBS2	Viburnum suspensum / Sandankwa Viburnum
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	SOD2	Cynodon dactylon / Bermuda Grass
	TRAA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine



**SEAMON WHITESIDE**  
 MOUNT PLEASANT, SC 843.884.1667  
 GREENVILLE, SC 864.298.0534  
 SUMMERVILLE, SC 843.884.1667  
 WWW.SEAMONWHITESIDE.COM



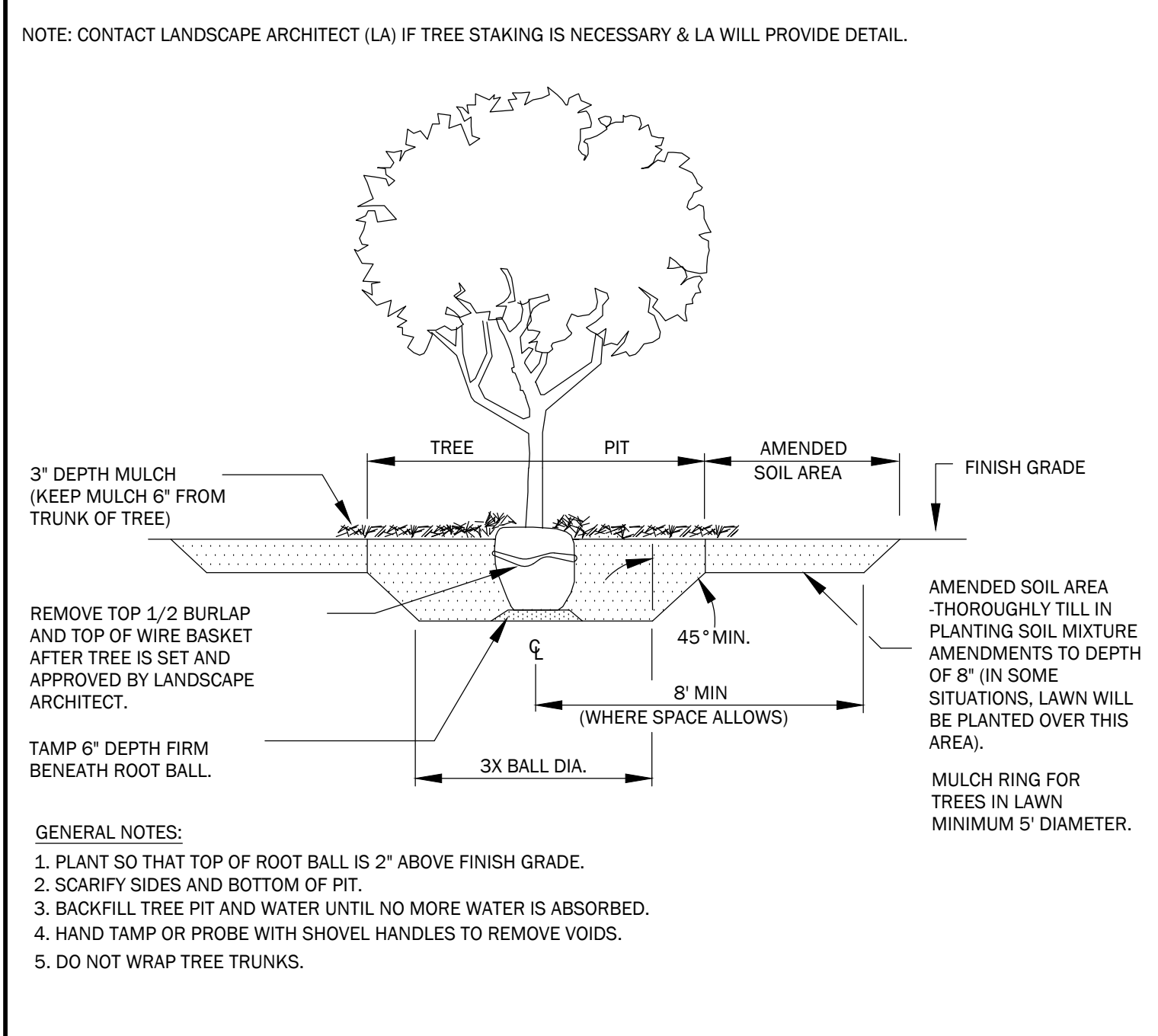
**HIRE QUEST**  
**OFFICE COMPLEX, LLC.**  
 GOOSE CREEK, SOUTH CAROLINA

SW+ PROJECT: 7752  
 DATE: 11/28/2018  
 DRAWN BY: LCT  
 CHECKED BY: DRS

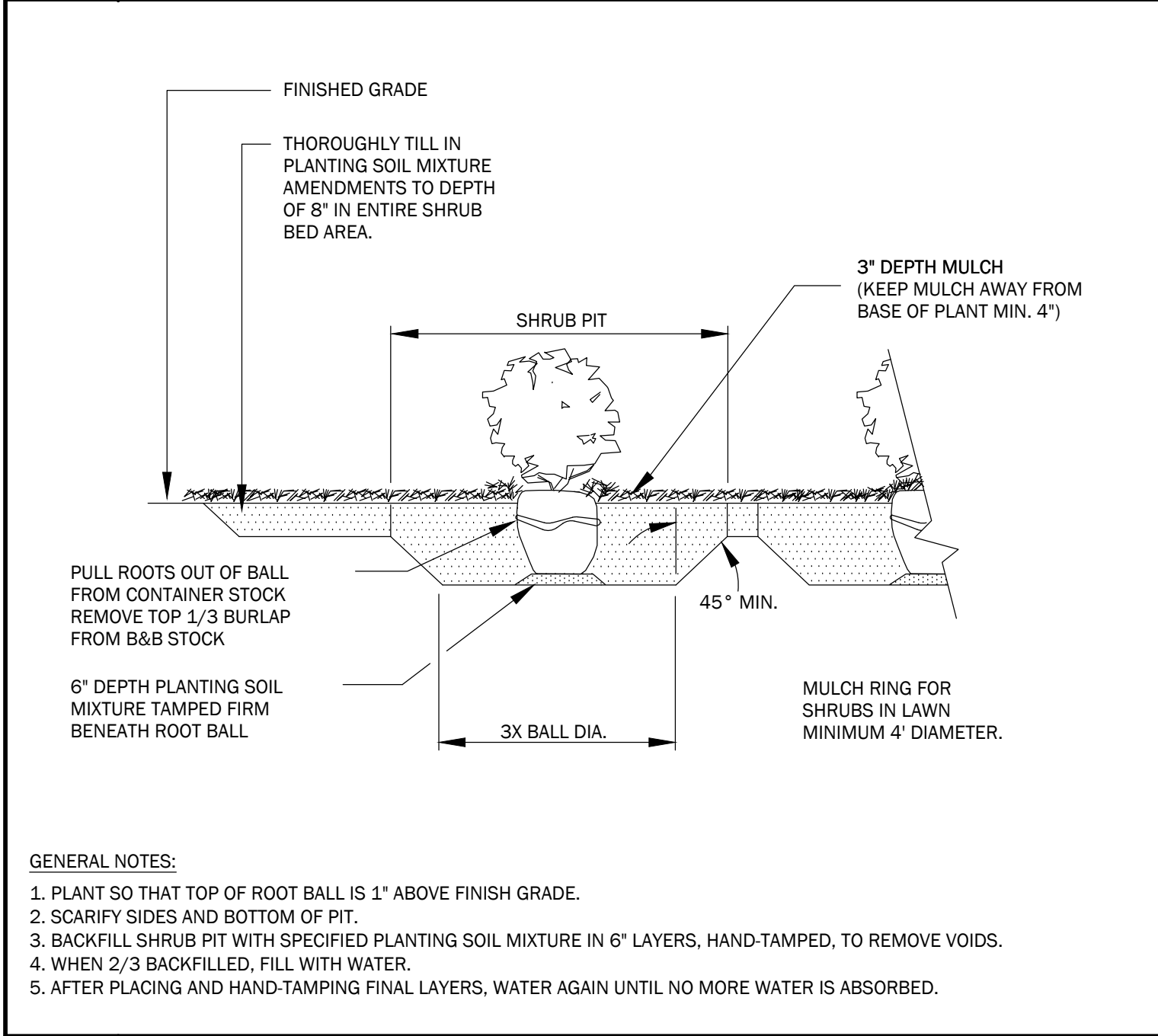
REVISION HISTORY

PLANTING PLAN

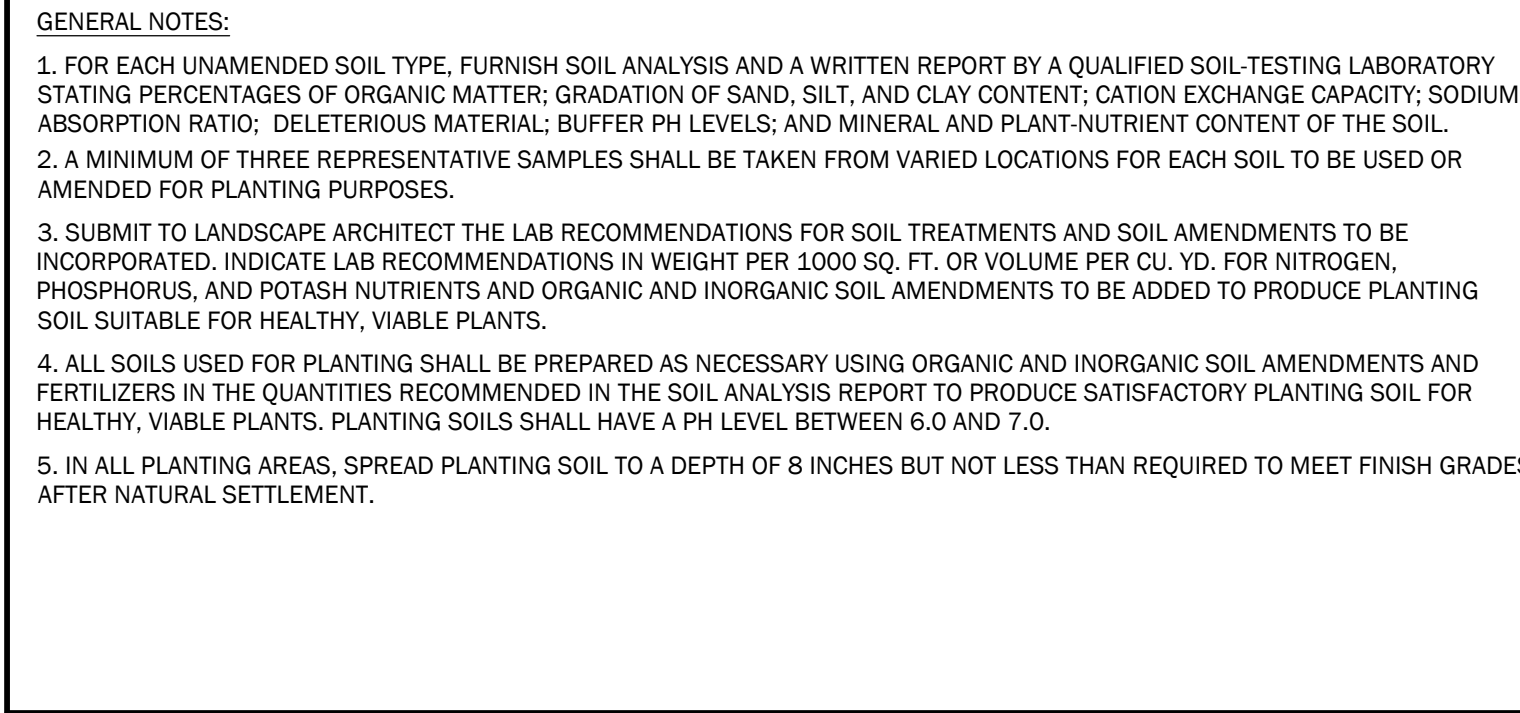
THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION. COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601



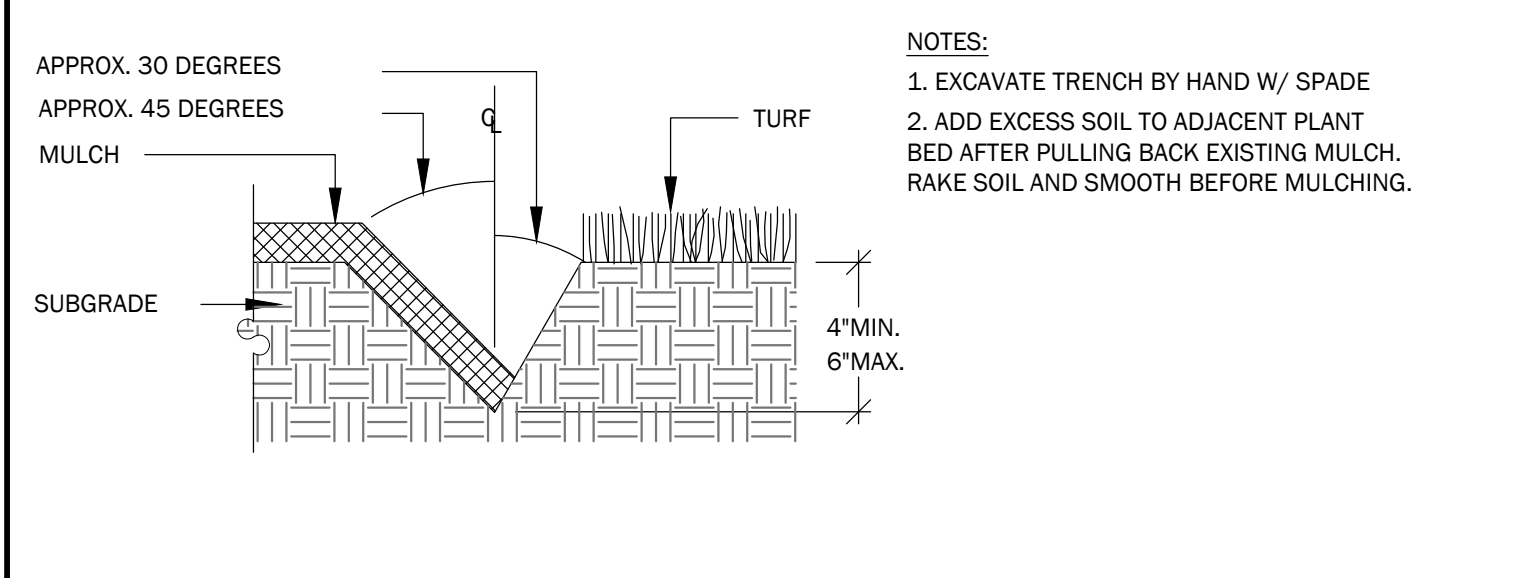
**1 TYPICAL TREE PLANTING**



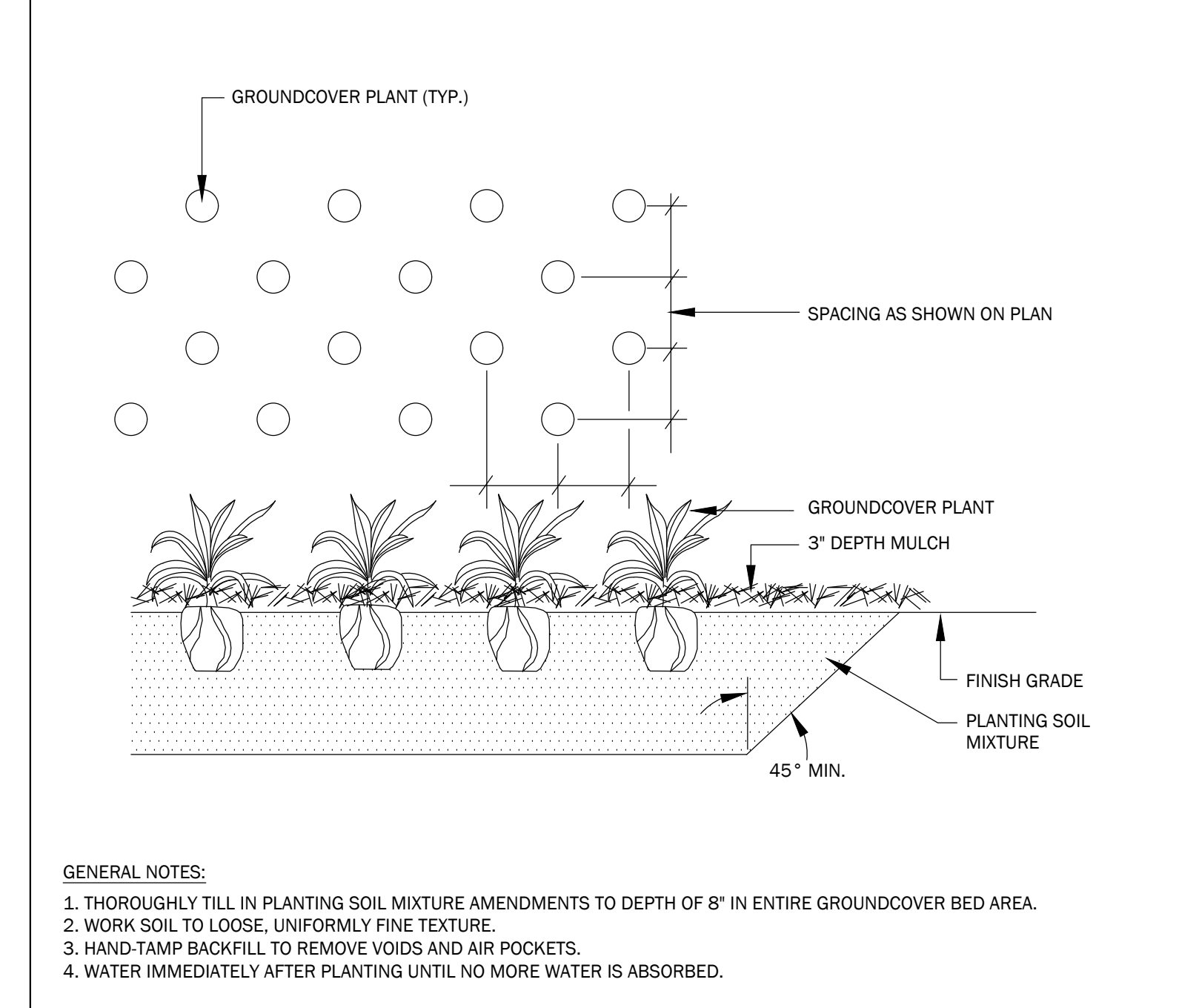
**2 GRASS/GROUNDCOVER PLANTING**



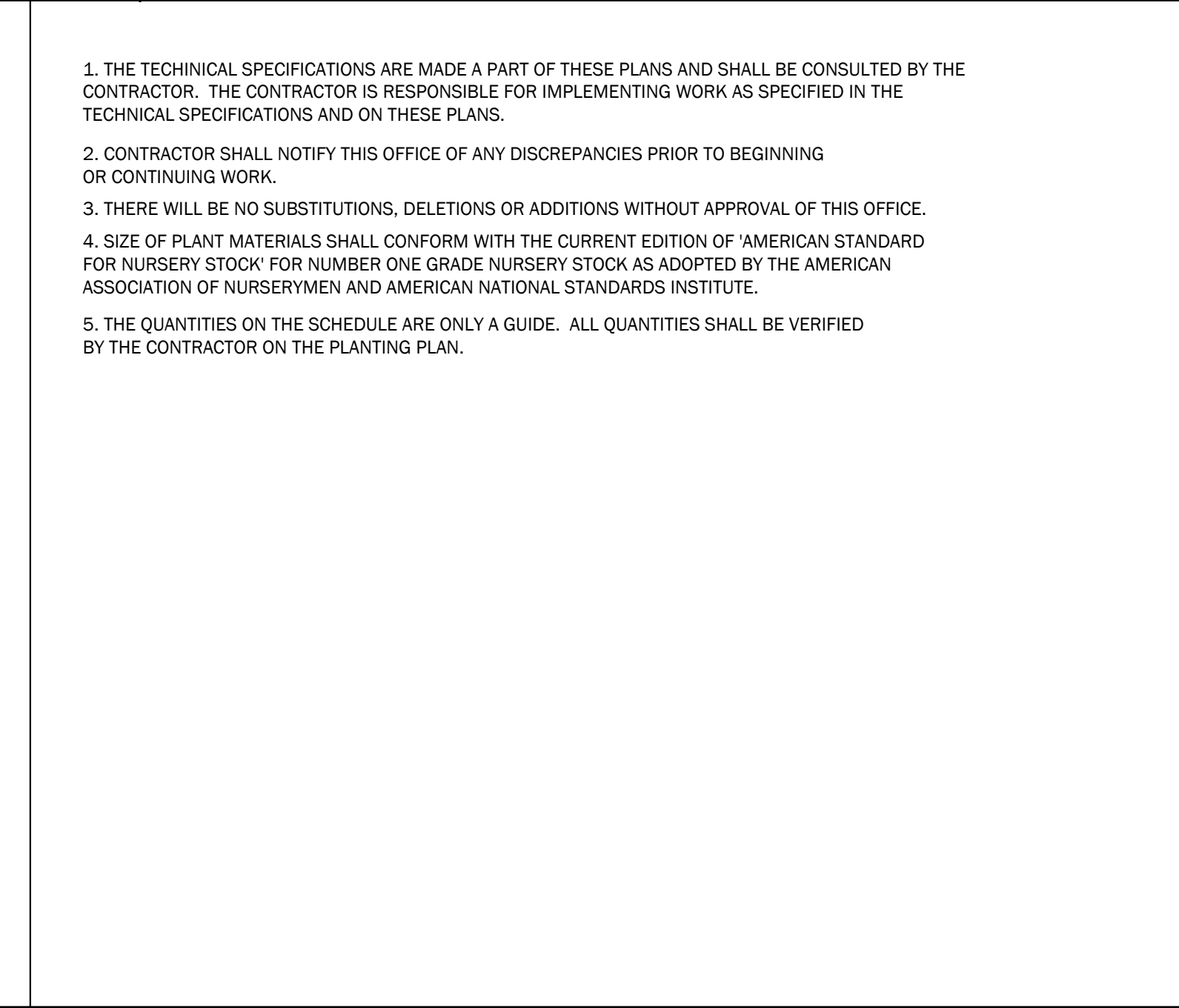
**3 TYPICAL SHRUB PLANTING**



**4 SOIL NOTES**



**1 TYPICAL TREE PLANTING**



**2 GRASS/GROUNDCOVER PLANTING**



**3 TYPICAL SHRUB PLANTING**



**4 SOIL NOTES**

FWF	FULL WELL FORMED	MS	MULTI-STEMMED TRUNK	EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL
SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL
TF	TREE FORM HABIT	GAL	GALLON CONTAINER			ESP	ESPALIER

PLANT SCHEDULE								
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY	REMARKS	
	LAIN3	Lagerstroemia x 'Natchez' / Natchez Crape Myrtle	B&B OR CONT.		8"	4	MS, FWF, SP	
	QUEV	Quercus virginiana / Southern Live Oak	B & B	2.5"Cal		12	FWF, SP	
	QUEV-4	Quercus virginiana / Southern Live Oak	B & B	4"Cal		2	Significant Tree Replacement FWF, SP	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	SPACING	QTY	REMARKS
	AZAM3	Azalea indica 'Mrs. G.G. Gerbing' / Mrs. G.G. Gerbing Azalea	CONT	7 gal		48" o.c.	76	FWF
	LCRR3	Loropetalum chinense rubrum 'Ruby' / Dwarf Ruby Fringe Flower	CONT	3 gal		36" o.c.	238	FWF
	VIBS2	Viburnum suspensum / Sandankwa Viburnum	CONT	7 gal		48" o.c.	19	FWF
GROUNDCOVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	HEIGHT	QTY	REMARKS	
	SOD2	Cynodon dactylon / Bermuda Grass	sod				2,281 sf	
	TRAA	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	4"pot				249	FWF

PLANT SCHEDULE NOTES							
----------------------	--	--	--	--	--	--	--

**SIGNIFICANT TREE MITIGATION:**

TWO SIGNIFICANT TREES TO BE REMOVED:  
 PENALTY OF \$500 TO BE PAID TO THE CITY'S 'TREE TRUST FUND'  
 TWO 4" CAL. TREES PLANTED AS REPLACEMENTS (SEE SCHEDULE)

**REGULATED TREE MITIGATION:**

151.080 USE OF LAND OR BUILDINGS: "IN ALL BUILDABLE AREAS, A MINIMUM OF 12 TREES PER ACRE SHALL BE SAVED AND/OR REPLACED ANYWHERE WITHIN THE PROPERTY CALCULATED AT TOTAL DBH IN ORDER TO PROVIDE FLEXIBILITY, WITH A MINIMUM OF TWO AND ONE HALF INCH CALIPERS OR EQUIVALENT SIZE TREES."

BUILDABLE AREA: 1.55 ACRES  
 MINIMUM TREES REQUIRED WITHIN THE PROPERTY: 12 (TREES) X 1.55 (ACRES)= 19 TREES  
 TREES TO REMAIN ON SITE: 257 TREES (CITY OF GOOSE CREEK)  
 85 TREES (BERKELEY COUNTY)

**PLANT SCHEDULE AND MITIGATION**

MOUNT PLEASANT, SC 843.884.1667  
 GREENVILLE, SC 864.298.0534  
 SUMMERVILLE, SC 843.884.1667  
 WWW.SEAMONWHITESIDE.COM

**HIRE QUEST OFFICE COMPLEX, LLC.**  
 GOOSE CREEK, SOUTH CAROLINA

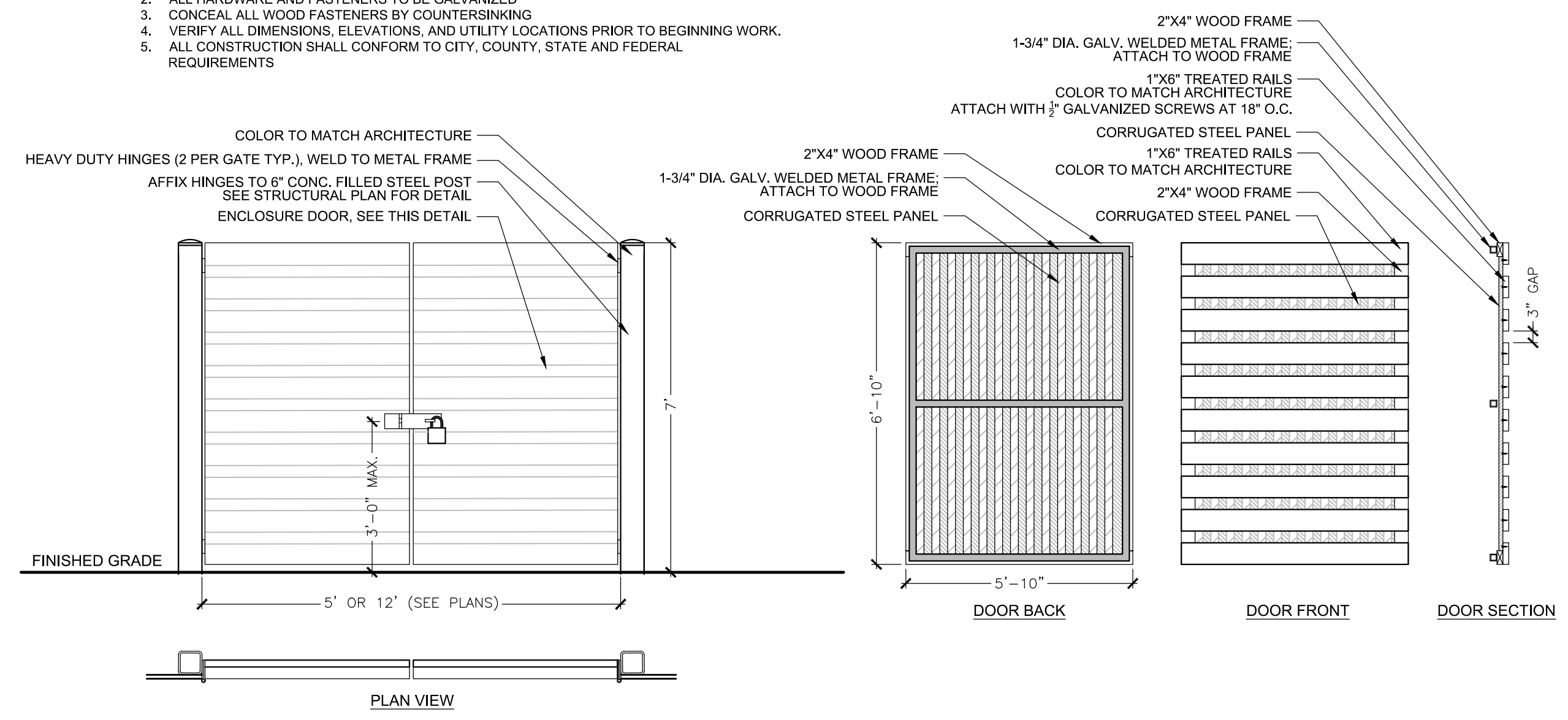
SW+ PROJECT: 7752  
 DATE: 11/28/2018  
 DRAWN BY: LCT  
 CHECKED BY: DRS

**REVISION HISTORY**

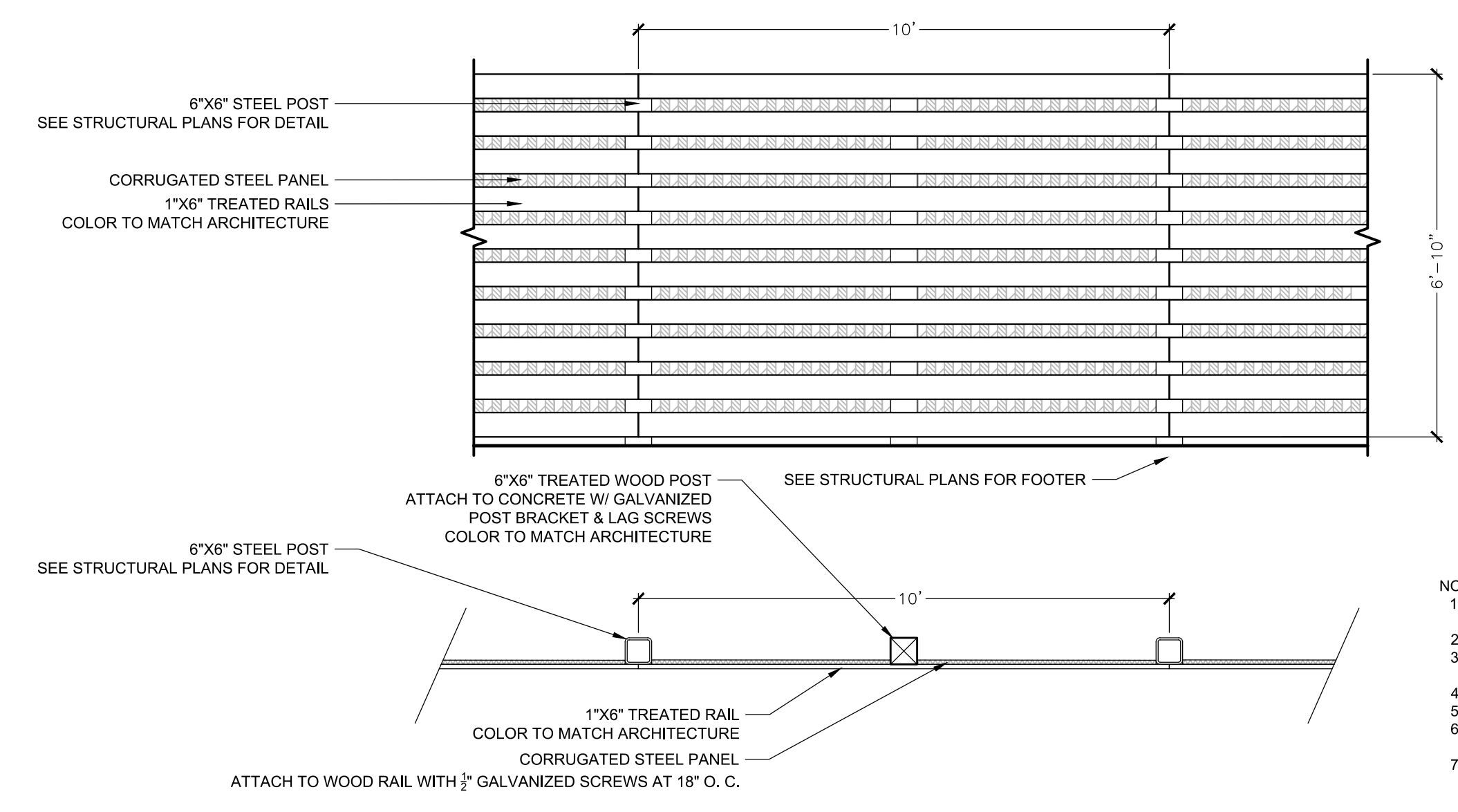

**PLANT SCHEDULE & DETAILS**



- NOTES:
1. ALL LUMBER TO BE PRESSURE TREATED SOUTHERN YELLOW PINE #1
  2. ALL HARDWARE AND FASTENERS TO BE GALVANIZED
  3. CONCEAL ALL WOOD FASTENERS BY COUNTERSINKING
  4. VERIFY ALL DIMENSIONS, ELEVATIONS, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
  5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS

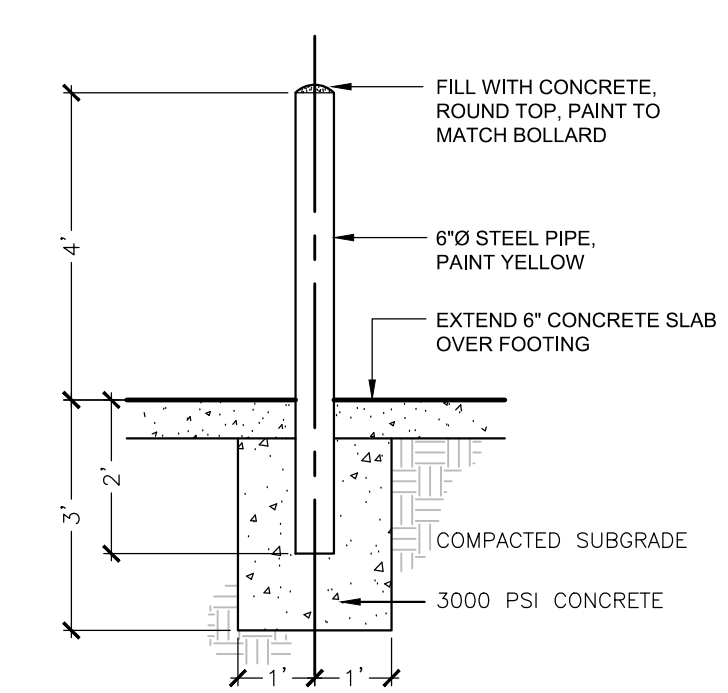


1 DUMPSTER ENCLOSURE GATE DETAIL NOT TO SCALE



- NOTES:
1. ALL LUMBER TO BE PRESSURE TREATED SOUTHERN YELLOW PINE #1
  2. CORRUGATED STEEL PANELS TO BE GALVANIZED
  3. ALL HARDWARE AND FASTENERS TO BE GALVANIZED
  4. CONCEAL ALL FASTENERS BY COUNTERSINKING
  5. SPACE POSTS 10\"/>

2 DUMPSTER ENCLOSURE FENCE DETAIL NOT TO SCALE



3 DUMPSTER BOLLARD DETAIL



PERMAFLOW 3 PIECE COBBLE

COLOR: JASPER

STYLE: CLASSIC  
 THICKNESS: 2 3/8"  
 LOWCOUNTRY PAVER 866-468-3561 INFO@LCPAVER.COM

4 BREEZEWAY PAVERS



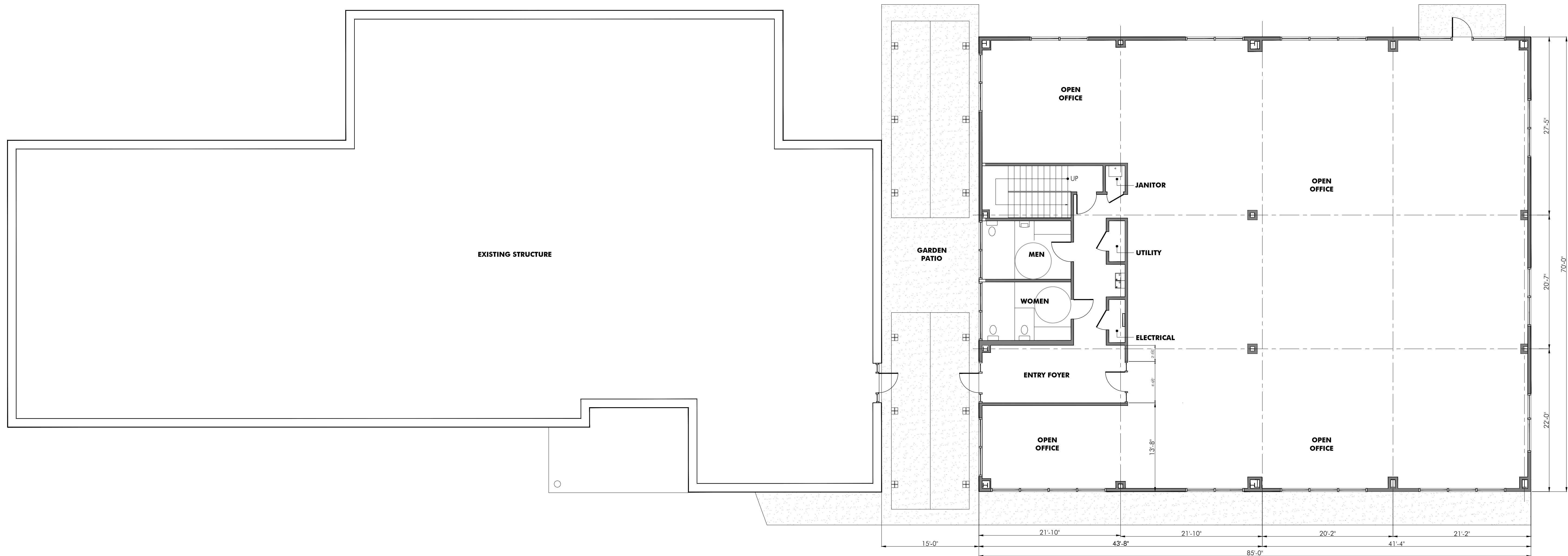
**HIRE QUEST**  
 OFFICE COMPLEX, LLC.  
 GOOSE CREEK, SOUTH CAROLINA

SW+ PROJECT: 7752  
 DATE: 11/28/2018  
 DRAWN BY: LCT  
 CHECKED BY: DRS

REVISION HISTORY

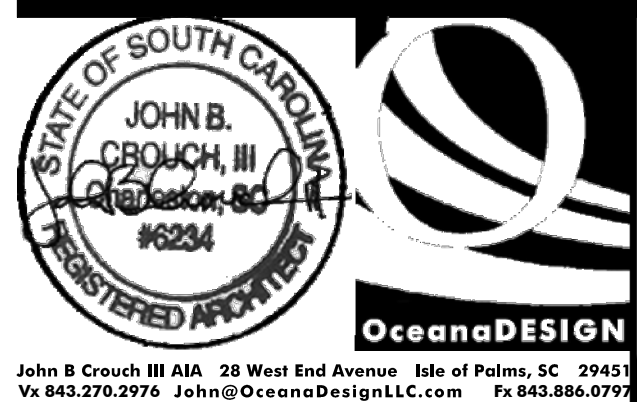
NO.	DESCRIPTION

HARDSCAPE DETAILS



**A** FIRST FLOOR PLAN  
 1/8" = 1'-0"

**NOT FOR CONSTRUCTION USE  
 FOR HOA/ARB REVIEW PURPOSES ONLY  
 1.17.19**



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 These plans are copyrighted and are subject to protection as an "Architectural Work" under section 102 of the Copyright Act 17 U.S.C. as amended December 1990 and known as the Architectural Works Protection Act of 1990. The protection includes, but is not limited to, the overall form, arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or building represented, can result in cessation of construction, buildings being seized and/or monetary compensation to Oceana Design & Construction, LLC

**GENERAL NOTE**  
 DO NOT SCALE FROM THIS DRAWING  
 All Dimensions, Limit Lines, & Setbacks to be checked on site by the General Contractor prior to commencing work, preparation of shop drawings, or ordering materials.

ISSUED	
Date	Purpose
1.17.19	POA/ARB REVIEW

REVISED	
Date	Purpose

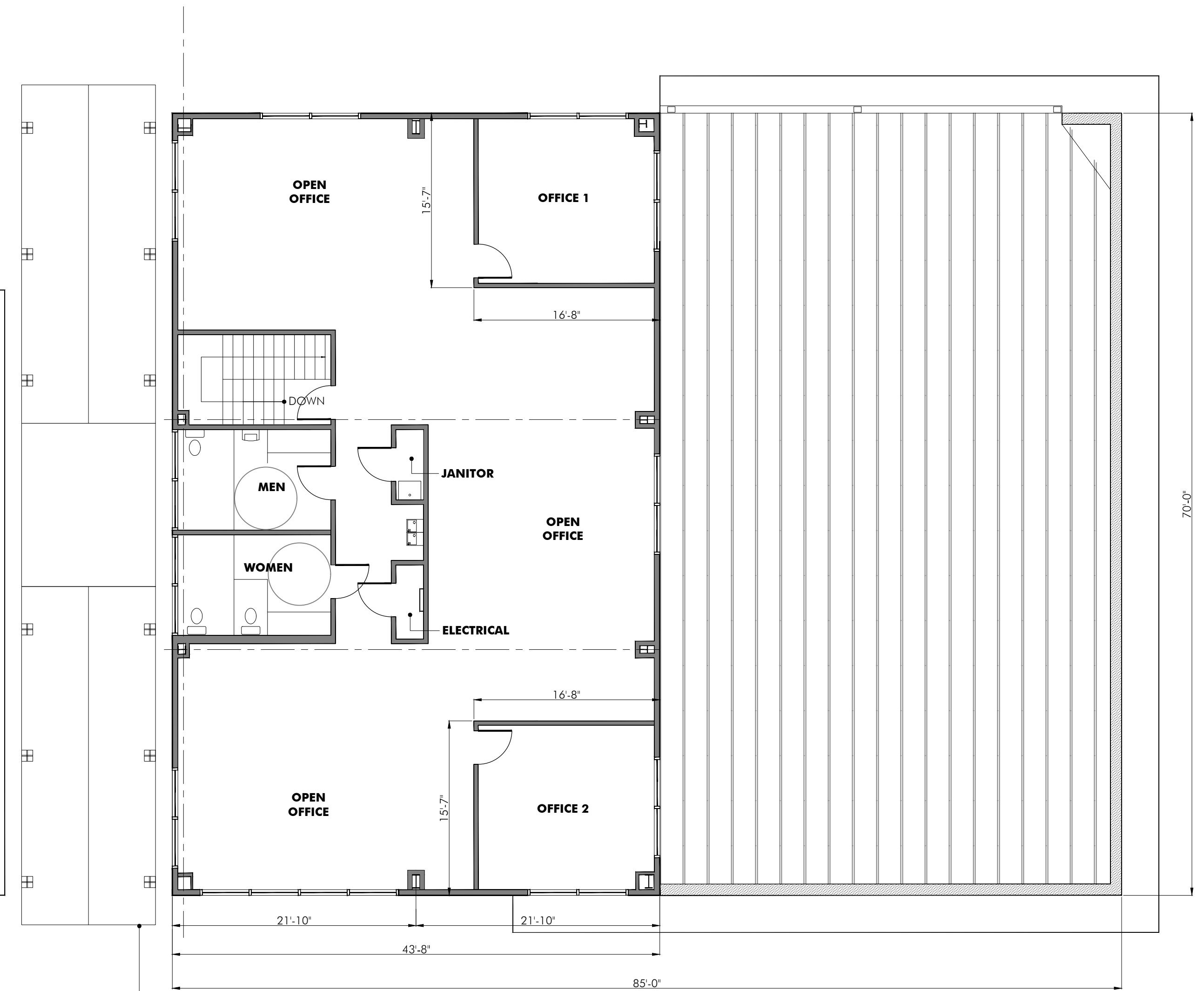
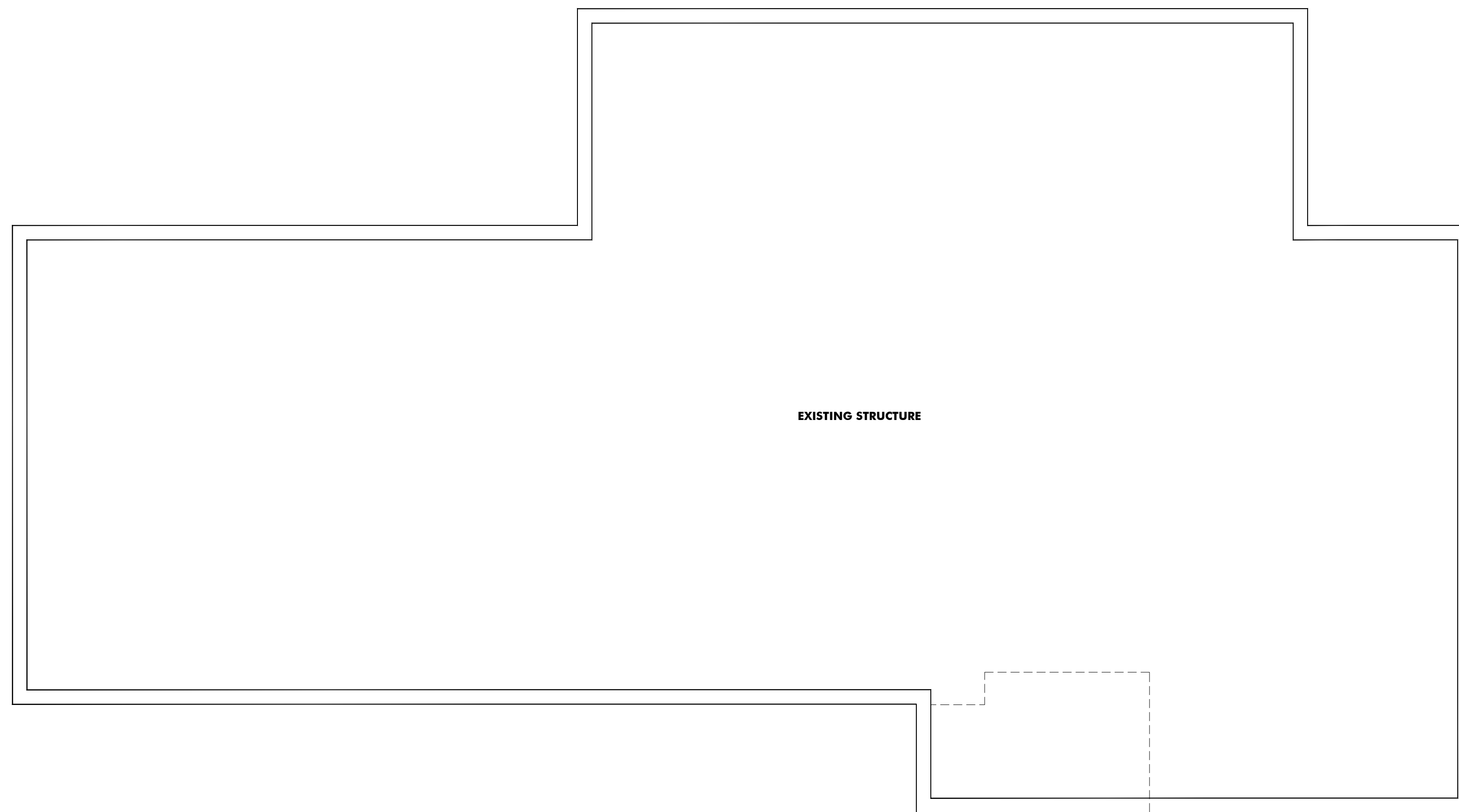
CONTENTS

**PROJECT**  
**Schematic Design**

**NEW OFFICE BUILDING  
 HIRE QUEST**

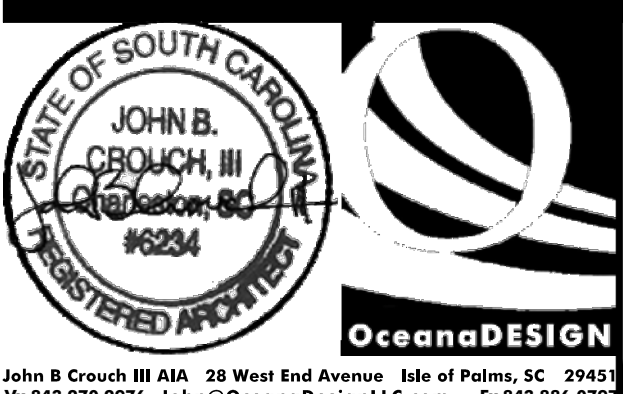
111 SPRINGHALL DRIVE  
 GOOSE CREEK, SC 29445

**SHEET**  
**A**  
**1.0**



**FREE STANDING PERGOLA**  
 Material Steel & Anodized Aluminum  
 Perforated Metal Pergola Roof  
 Color Dark Bronze (Match Existing)  
 Silver

**A SECOND FLOOR PLAN**  
 1/2" = 1'-0"



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 1.17.19**

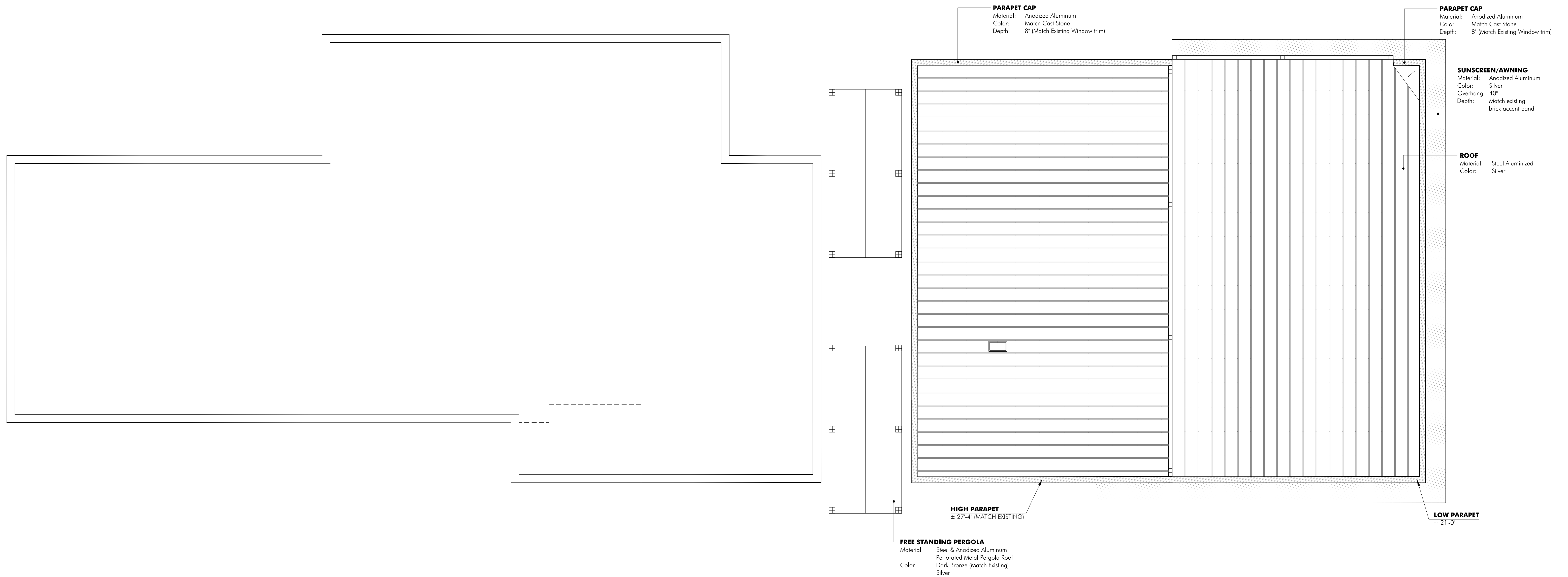
**ISSUED**  
 Date 1.17.19  
 Purpose POA/ARB REVIEW

**REVISED**  
 Date  
 Purpose

**CONTENTS**

**PROJECT**  
 Schematic Design  
**NEW OFFICE BUILDING  
 HIRE QUEST**  
 111 SPRINGHALL DRIVE  
 GOOSE CREEK, SC 29445

**SHEET**  
**A  
 1.1**



**A ROOF PLAN**  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION USE  
FOR HOA/ARB REVIEW PURPOSES ONLY  
1.17.19**

ISSUED	
Date	Purpose
1.17.19	POA/ARB REVIEW

REVISED	
Date	Purpose

**CONTENTS**

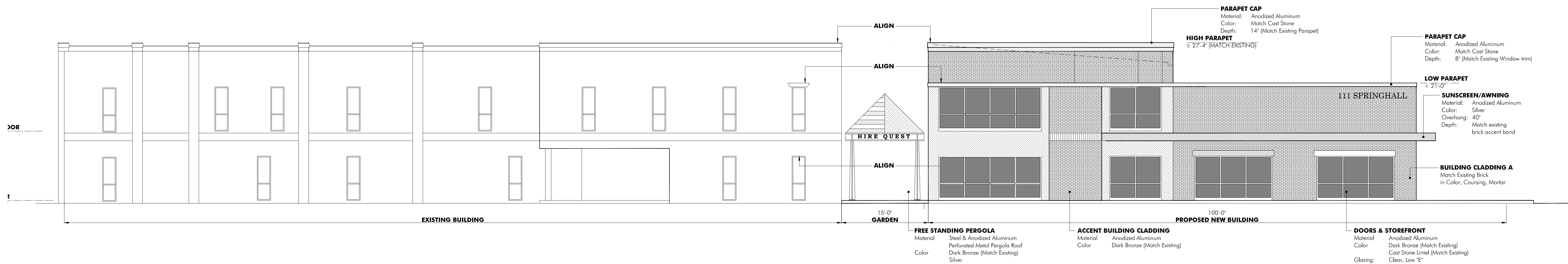
**PROJECT**  
**Schematic Design**  
**NEW OFFICE BUILDING**  
**HIRE QUEST**  
111 SPRINGHALL DRIVE  
GOOSE CREEK, SC 29445

**SHEET**  
**A**  
**1.2**

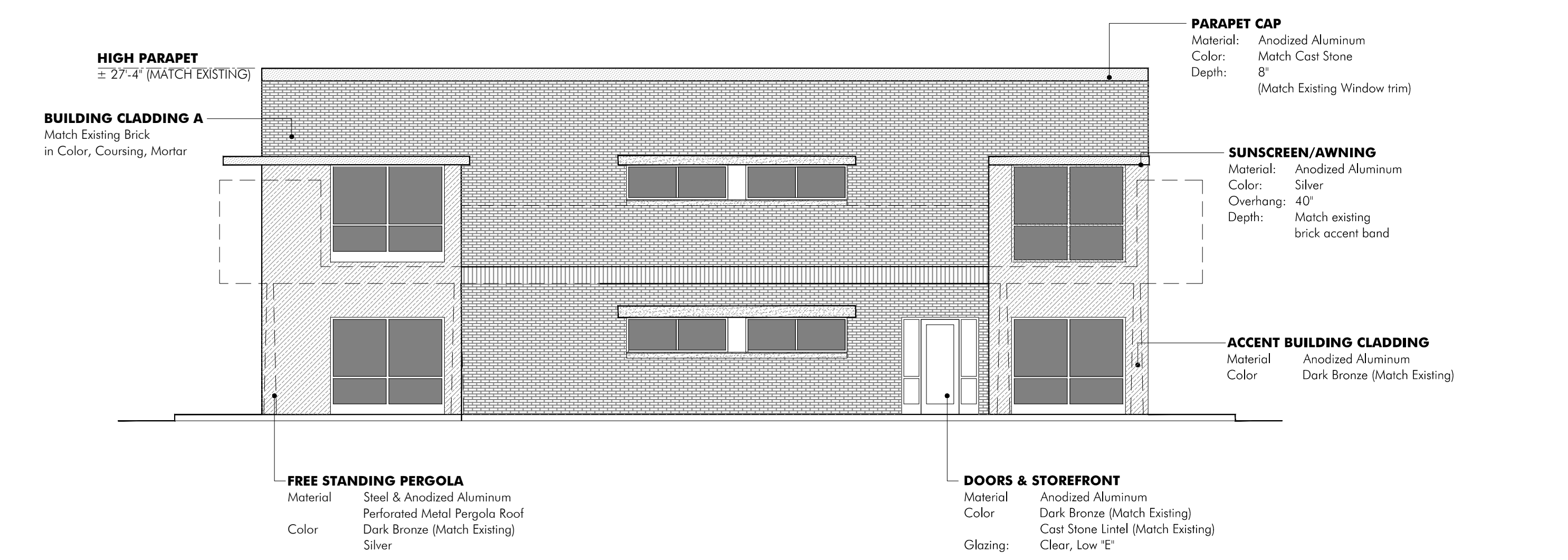
**COPYRIGHT**  
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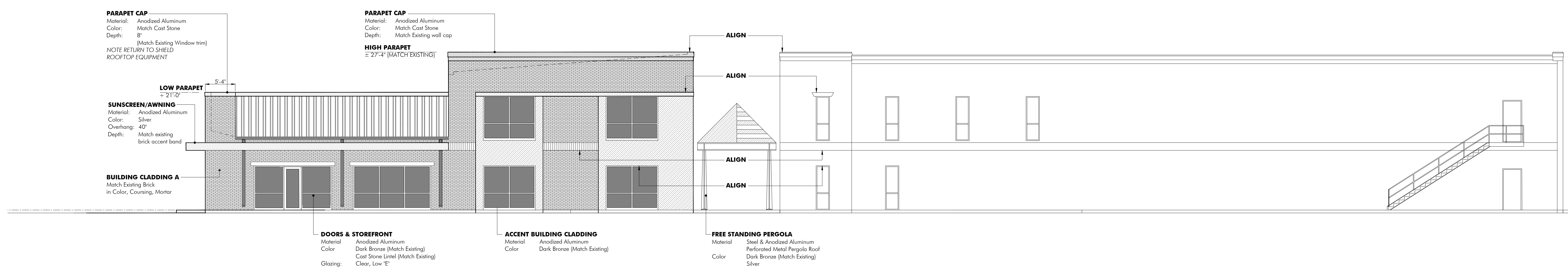
John B. Crouch III AIA 28 West End Avenue Isle of Palms, SC 29433  
Vx 843.270.2976 John@OceanaDesignLLC.com Fx 843.886.8777



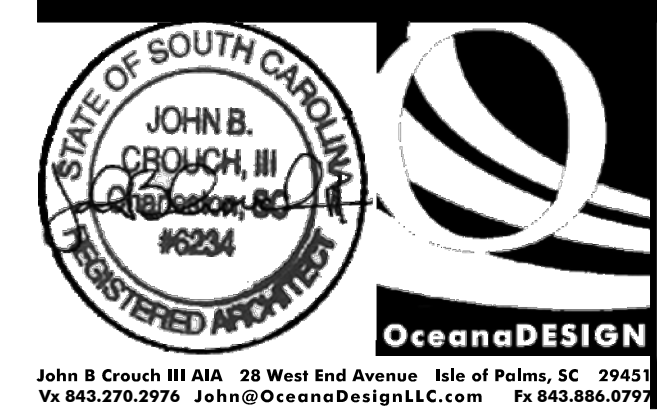
**A FRONT ELEVATION**  
 1/2" = 1'-0"



**B LEFT ELEVATION**  
 1/2" = 1'-0"



**C REAR ELEVATION**  
 1/2" = 1'-0"



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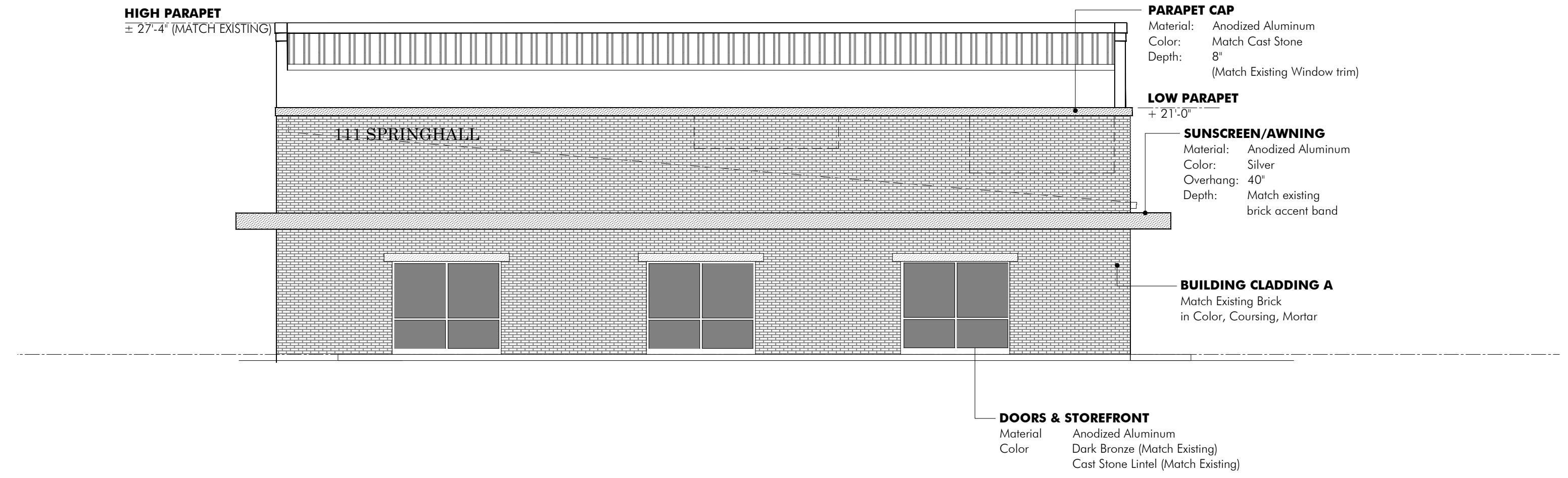
ISSUED	
Date	Purpose
1.17.19	POA/ARB REVIEW

REVISED	
Date	Purpose

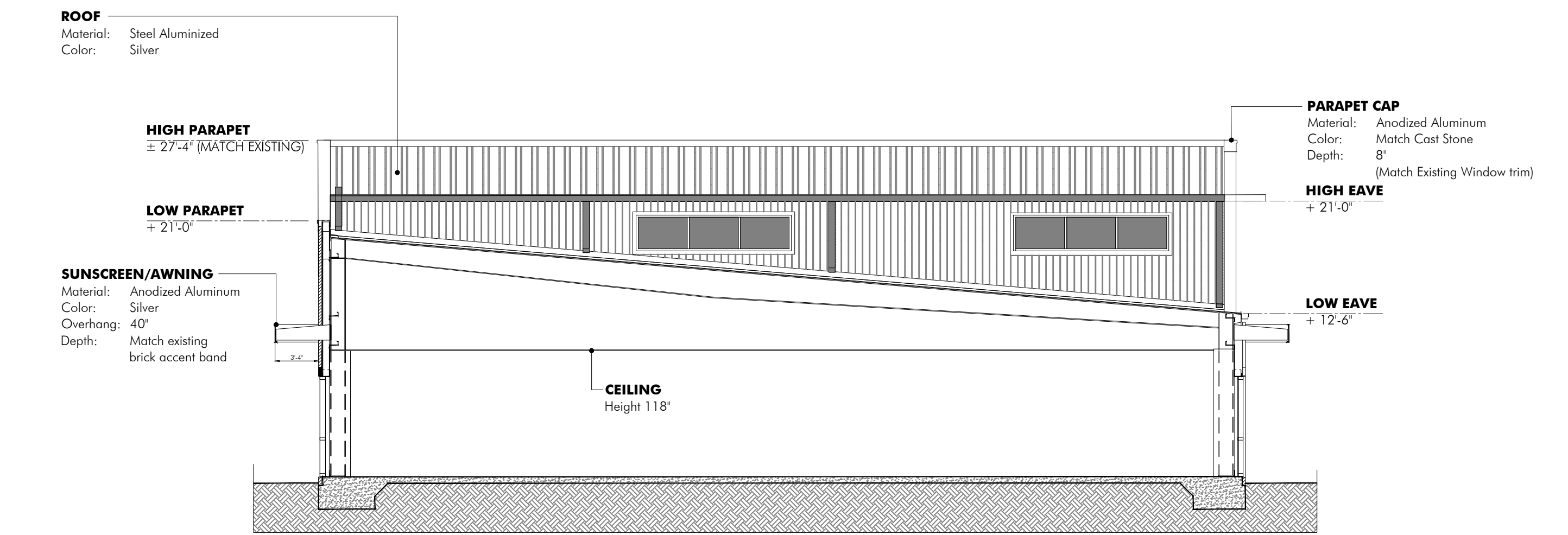
CONTENTS	
ELEVATIONS	

**PROJECT**  
**Schematic Design**  
**NEW OFFICE BUILDING**  
**HIRE QUEST**  
 111 SPRINGHALL DRIVE  
 GOOSE CREEK, SC 29445

**SHEET**  
**A**  
**2.0**



**A RIGHT ELEVATION**  
SD 2.1  
1/4" = 1'-0"



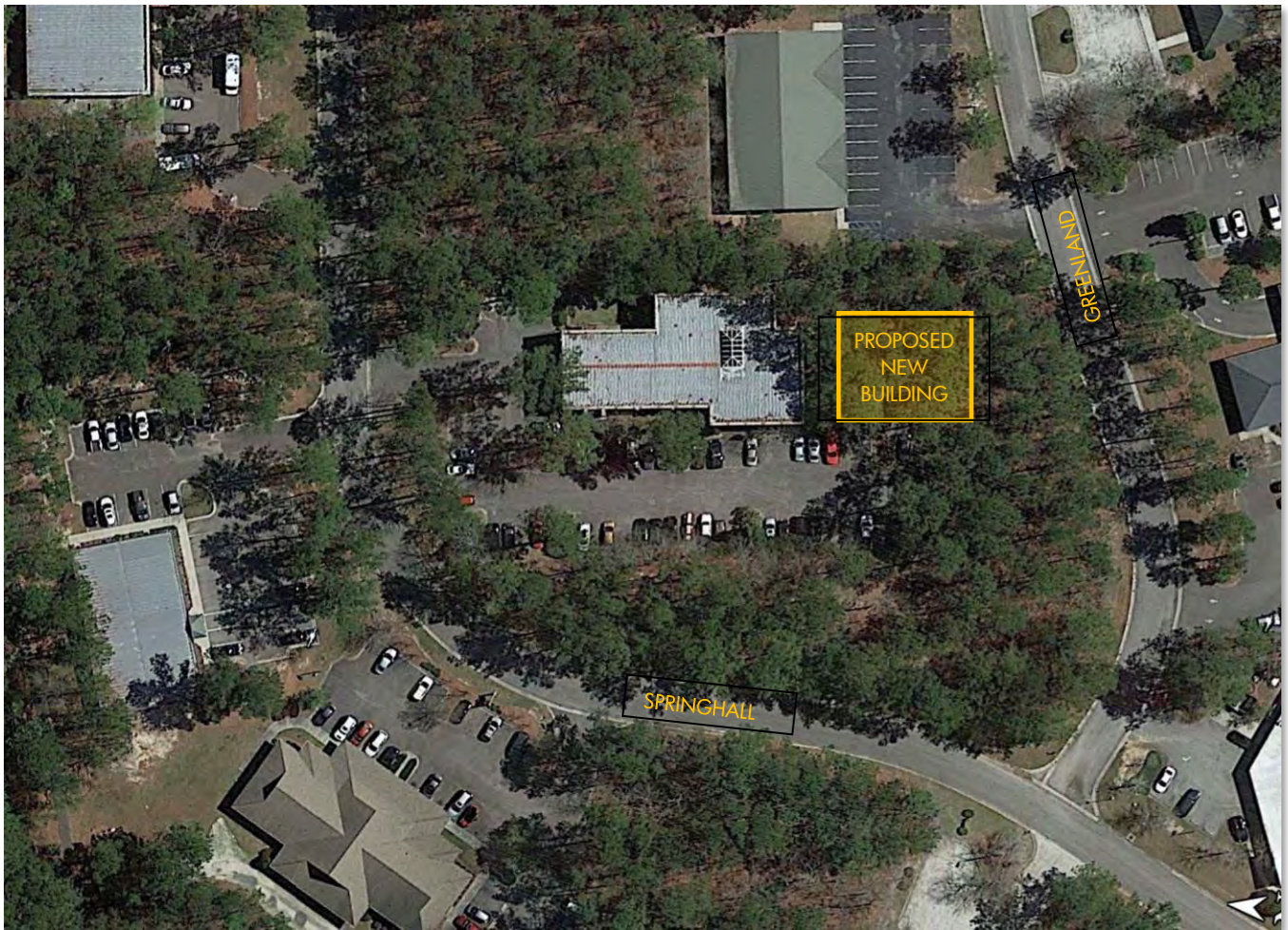
**B BUILDING SECTION B-B**  
SD 2.1  
1/4" = 1'-0"



A Limited Liability Company

1.17.19

Subject: Existing Photos  
111 SPRINGHALL, GOOSE CREEK  
New Office Building



AERIAL



ENTRY FROM SPRINGHALL



SITE FROM GREENLAND





FRONT LEFT ¼ VIEW  
(Entry at far Right)



ENTRY

**Aluminum Parapet Cap**

Pac-Clad  
Sandstone  
Matches Existing Lintels & Parapet Caps



**Roofing**  
Galvalume



**Overhang Fascia**

Satin Clear Anodized Aluminum



**Brick**

Daniel Brick-Scarlet Oak Blend  
Matches Existing in Color, Size & Pattern

**Window-Door Frames**

Dark Bronze Anodized Aluminum  
Matches Existing



**PROPOSED COLORS & MATERIALS**



John B. Crouch III  
ARCHITECT

666 HARBOR CREEK PLACE CHARLESTON, SC 29412

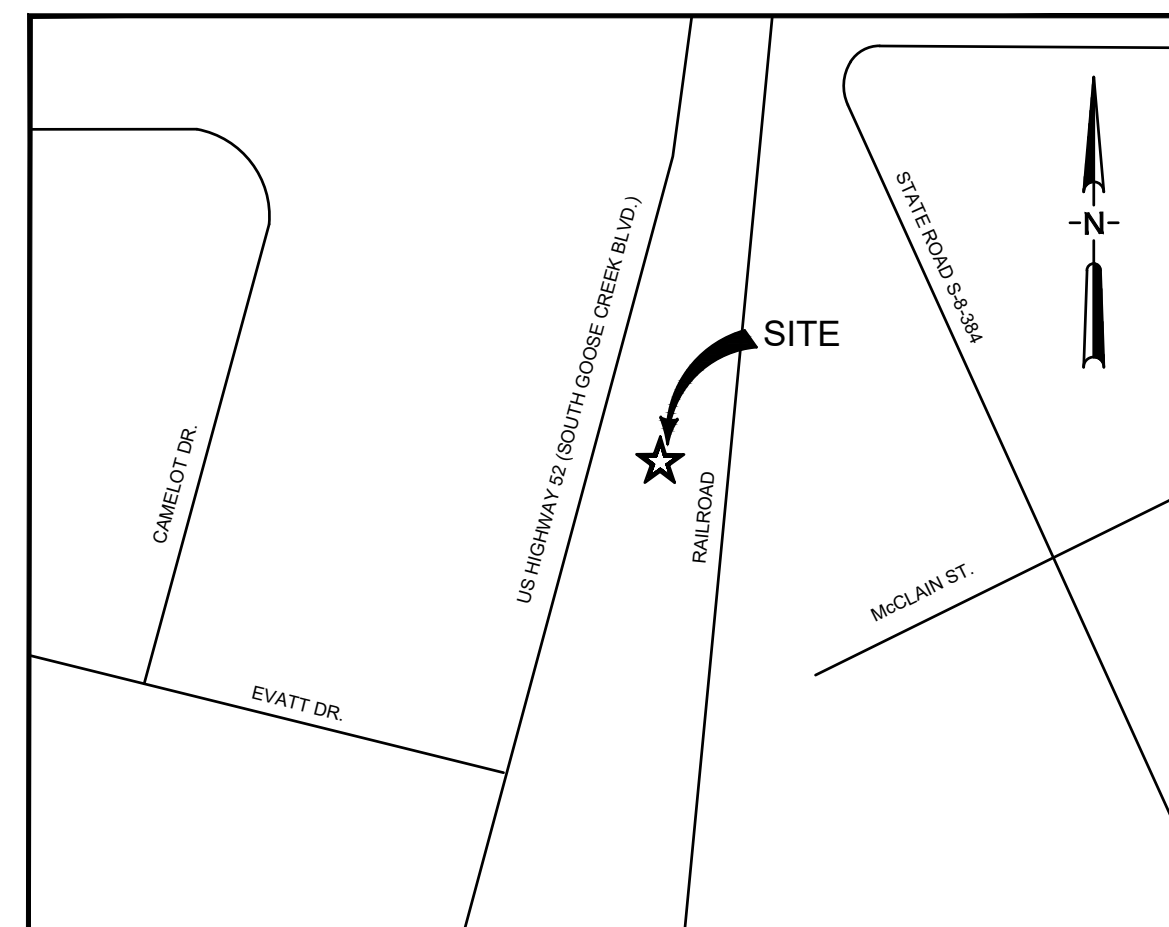
**NEW OFFICE BUILDING:**  
**111 SPRINGHALL LANE**  
GOOSE CREEK, SC 29941

1.17.19

# 115,117,119 S. GOOSE CREEK BLVD. PARKING PLANS GOOSE CREEK, BERKELEY COUNTY, SC

**SPECIAL R/W NOTES FOR SCDOT PROJECTS:**

- 1) CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS TO MAKE SURE THAT THE DETAILS SHOWN HEREON ARE THE MOST CURRENT SCDOT DETAILS. SEE SHEET C508 FOR SCDOT STANDARD DETAILS.
- 2) ANY FIELD CHANGES WITHIN SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD. (E.G. DRAINAGE, GRADING, ACCESS DESIGN ETC.).
- 3) SCDOT WILL REQUIRE THAT YOU PROVIDE A TRAFFIC CONTROL PLAN (PHASED AS NECESSARY) FOR REVIEW AND APPROVAL. SEE TRAFFIC CONTROL DETAILS ON SHEET C508.
- 4) UTILITY COMPANIES MUST SUBMIT UTILITY ENCROACHMENTS UNDER SEPARATE PERMITS FOR NEW CONNECTIONS OR RELOCATION OF EXISTING SERVICES. NO UTILITY WORK CAN BEGIN WITHIN THE R/W WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT FOR EACH UTILITY. SCDOT WILL NOT ALLOW AN OPEN CUT OF A STATE ROAD IF IT WAS RECENTLY RESURFACED.
- 5) ALL PIPE INSTALLATIONS WITHIN SCDOT RIGHT OF WAY TO MEET CURRENT SCDOT BACKFILL AND COMPACTIVE STANDARDS (SEE SCDOT STANDARD DRAWINGS SECTION 714-000).
- 6) THE DETAILS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. FULL SIZE DETAILS ARE AVAILABLE ON THE SCDOT WEBSITE AT [http://www.scdot.org/doing/sd\\_Book.aspx](http://www.scdot.org/doing/sd_Book.aspx)
- 7) THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS AND OTHER ACCESS POINTS, INCLUDING ANY DRAINAGE STRUCTURES, FOR AREAS WITHIN THE RIGHTS-OF-WAYS OF STATE MAINTAINED FACILITIES IN PERPETUITY. DRIVEWAY ACCESS SHALL BE MAINTAINED FOR INGRESS/EGRESSES - BLOCKING OF ACCESS WILL NOT BE ALLOWED.



VICINITY MAP

**SHEET INDEX:**

- C0 - COVER SHEET**
- C001 - BOUNDARY SURVEY**
- C1 - EXISTING CONDITIONS SURVEY**
- C2 - EROSION CONTROL AND DEMOLITION**
- C3 - NEW SITE PLAN**
- C4 - GRADING AND DRAINAGE PLAN**
- L100 - LANDSCAPE PLANTING PLAN**
- C5 - CONSTRUCTION DETAILS**
- C6 - CONSTRUCTION DETAILS**
- C7 - CONSTRUCTION DETAILS**

**CONTACT INFORMATION**

OWNER / DEVELOPER:  
SPRINGBOARD INVESTMENTS LLC.  
115 S. GOOSE CREEK BLVD.  
GOOSE CREEK, SOUTH CAROLINA 29402

CONTACT: THERESA WEISE  
TEL: 843-442-7400

CIVIL ENGINEER:  
FORSBERG ENGINEERING & SURVEYING, INC.  
ATTN: GADSDEN A. LINTON III  
P.O. BOX 30575 CHARLESTON, SOUTH CAROLINA 29407  
TEL: 843-571-2622

**NOTES:**

- 1) THE TMS NUMBERS ARE 243-12-07-029/-030/-031 (BERKELEY COUNTY)
- 2) TOTAL TRACT AREA IS 0.487 ACRES.
- 3) THE PROPERTY IS ZONED GC (GENERAL COMMERCIAL).

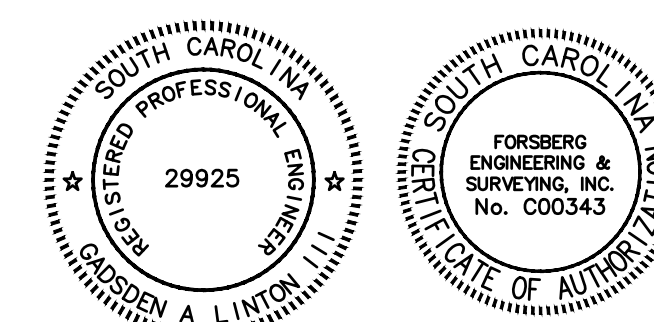
**CONSTRUCTION/DEMOLITION DELIVERY ROUTE:**

CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE BY S. GOOSE CREEK BLVD. EXIT INTERSTATE I-26 TO HWY 78 EASTBOUND, FOLLOW HWY 78 TO RIVERS AVE (HWY 52) NORTHBOUND. FOLLOW HWY 52 NORTH AND THE SITE WILL BE ON THE RIGHT SIDE OF RIVERS AVE. VEHICLES WILL BE ENTERING AND EXITING FROM THE CONSTRUCTION ENTRANCE LOCATED ON RIVERS AVE. (S. GOOSE CREEK BLVD).

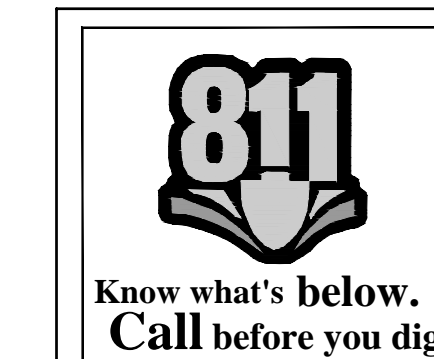
**CONSTRUCTION SEQUENCE**

ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

1. RECEIVE NPDES COVERAGE FROM DHEC
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 DISTURBED AND NON-LINEAR)
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND- DISTURBING ACTIVITIES
4. INSTALLATION OF CONSTRUCTION ENTRANCE(S)
5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE)
7. CLEARING & GRUBBING ONLY IN AREAS OF BASINS/ TRAPS/ PONDS
8. INSTALLATION OF BASINS/ TRAPS/ PONDS AND INSTALLATION OF DIVERSIONS TO THOSE STRUCTURES (OUTLET STRUCTURES MUST BE COMPLETELY INSTALLED AS SHOWN ON THE DETAILS BEFORE PROCEEDING TO NEXT STEP; AREAS DRAINING TO THESE STRUCTURES CANNOT BE DISTURBED UNTIL THE STRUCTURES AND DIVERSIONS TO THE STRUCTURES ARE COMPLETELY INSTALLED)
9. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED)
10. ROUGH GRADING
11. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED
12. FINE GRADING, PAVING, ETC.
13. PERMANENT/FINAL STABILIZATION
14. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/ OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES.)
15. PERFORM AS-BUILT SURVEYS OF ALL DETENTION STRUCTURES AND SUBMIT TO DHEC OR MS4 FOR ACCEPTANCE.
16. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE.

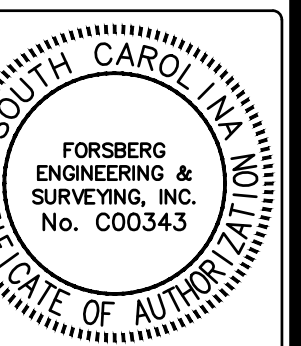
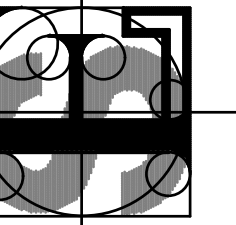


GADSDEN A. LINTON, P.E No. 29925

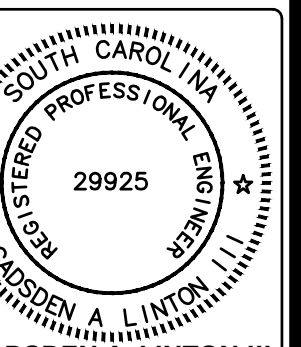


THE SOUTH CAROLINA STATE LAW REQUIRES THAT EXCAVATORS GIVE A 72-HOUR NOTICE (3 WORKING DAYS EXCLUDING WEEKENDS AND HOLIDAYS), FOR THE LOCATORS TO GET OUT TO MARK THE AREA. AFTER A TICKET HAS BEEN PROCESSED, YOU WILL KNOW WHEN YOU ARE LEGALLY FREE TO PROCEED WITH THE DIGGING WORK AND WHICH UTILITIES IN THE AREA P.U.P.S. WILL BE NOTIFYING FOR YOU. ANY UTILITIES THAT P.U.P.S. DOES NOT NOTIFY, YOU WILL BE RESPONSIBLE FOR NOTIFYING DIRECTLY. THE UTILITY COMPANIES ASK THAT YOU LEAVE A 2 1/2 FEET MARGIN ON EACH SIDE OF A MARKED UTILITY LINE. ALSO NOTE THAT YOUR REQUEST IS GOOD FOR 15 WORKING DAYS AFTER IT HAS BEEN PROCESSED BY OUR SYSTEM.

**FORSBERG ENGINEERING AND SURVEYING, INC.**  
1687 SAVANNAH HIGHWAY SUITE B  
P.O. BOX 30575  
CHARLESTON, SOUTH CAROLINA 29417  
(843) 571-2622 FAX (843) 571-6780  
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



**COVER SHEET**  
**113, 117, 119 S. GOOSE CREEK BLVD.**  
**CITY OF GOOSE CREEK**  
**BERKELEY COUNTY, SOUTH CAROLINA**



GADSDEN A. LINTON III

DATE  
**NOVEMBER 8, 2018**

DRAWN/CHECKED  
**CLH/GAL**

LAST REVISED  
**JANUARY 22, 2019**

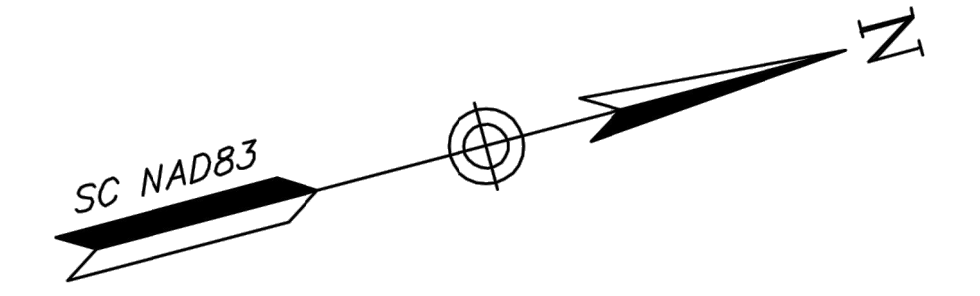
APPROVED

SCALE  
**1"=20'**

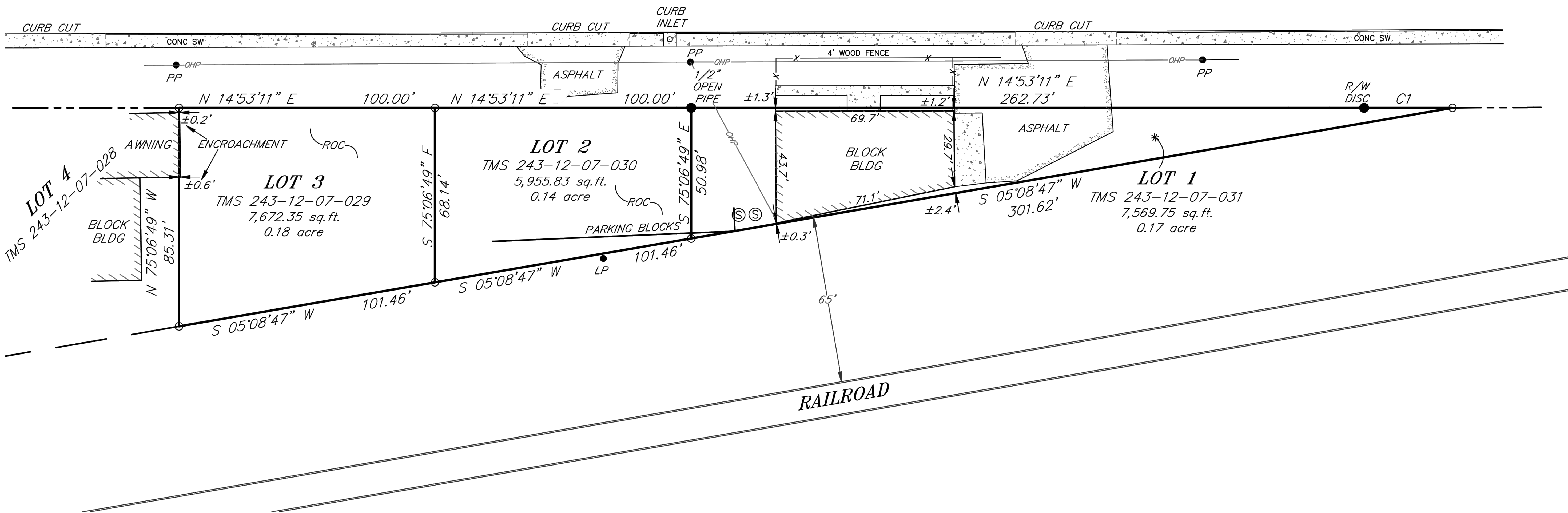
PROJECT NO.  
**5327**

SHEET NUMBER  
**C0**  
OF TOTAL

CURVE	RADIUS	DELTA	LENGTH TANGENT	CH BEARING	CHORD
C1	11458.99'	0°10'22"	34.55'	17.27'	S 86°11'49" E 34.55'



**U.S. HIGHWAY 52      SOUTH GOOSE CREEK BOULEVARD      (150' R/W)**



**CLOSING SURVEY      SHOWING 113, 117, & 119 S GOOSE CREEK BOULEVARD**

**LOCATED IN THE CITY OF GOOSE CREEK, BERKELEY COUNTY, S.C.**

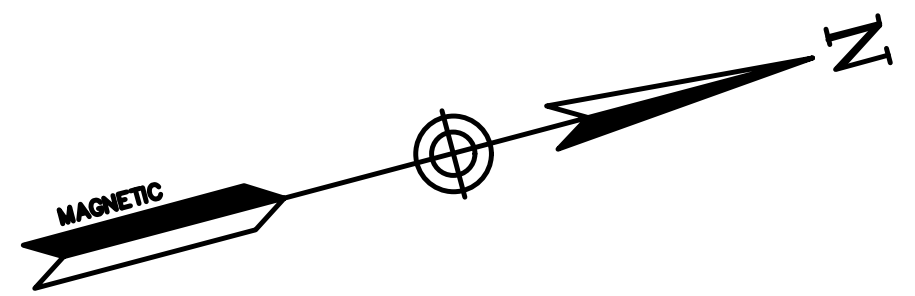
DATE: FEBRUARY 6, 2018      SCALE: 1" = 40'      ON SHEET SIZE 22"x34" SCALE IS 1"=20'

REFERENCE: PLAT BOOK 0, PAGE 89  
 FLOOD ZONE: X F.I.R.M. COMMUNITY PANEL 45015C 0685 D, EFFECTIVE OCTOBER 16, 2003

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

*Christopher R. Elmer*  
 CHRISTOPHER R. ELMER      SCPLS No. 30759

TIM ELMER RLS, LLC.      TEL: (843) 482-0795  
 407 COTTON HOPE LANE      FAX: (843) 482-0796  
 SUMMERVILLE, SC 29483      CEImer.TERLS@gmail.com



- NOTES:
- 1) THE PROPERTY IS OWNED BY SPRINGBOARD INVESTMENTS LLC
  - 2) THE TOTAL AREA OF THE PROPERTY IS 0.487 ACRES
  - 3) ACCORDING TO THE FLOOD INSURANCE MAP 45015C0685D DATED 10/16/2003, THIS PROPERTY LIES IN A FLOOD ZONE X
  - 4) THIS PLAT IS NOT INTENDED TO SHOW THE EXISTENCE OR NON-EXISTENCE OF ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
  - 5) THE VERTICAL DATUM USED FOR THIS SURVEY IS REFERENCED TO NGVD29

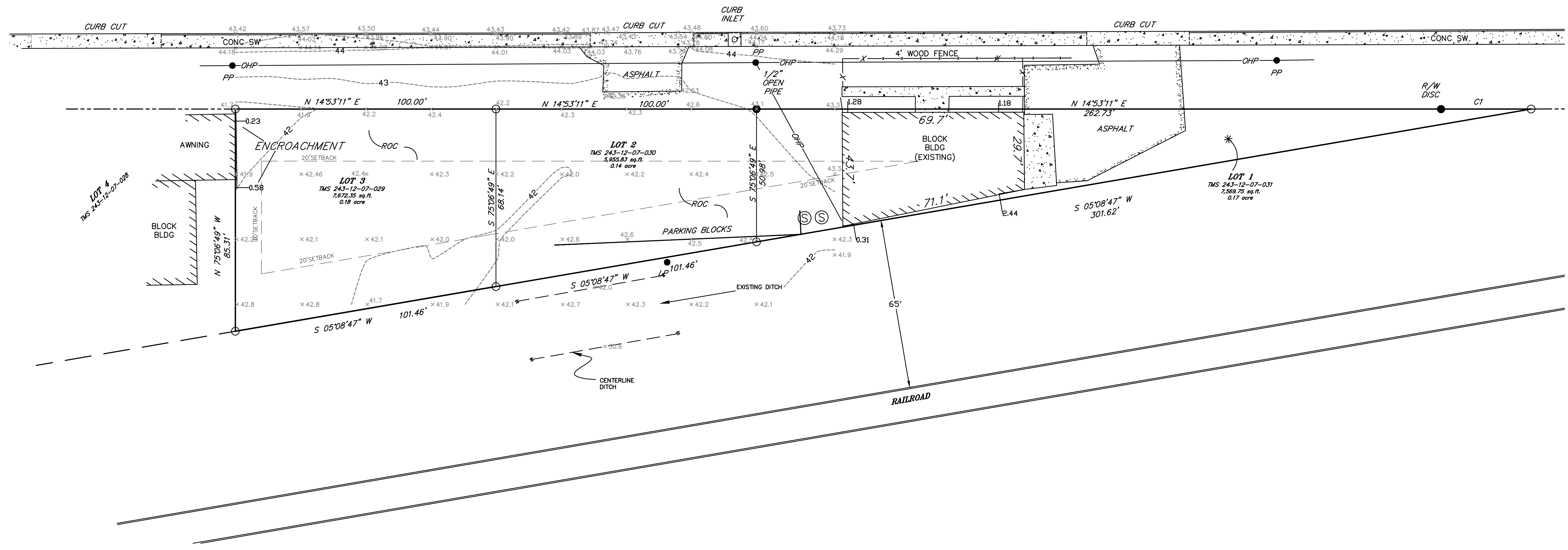
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CH BEARING	CHORD
C1	11458.99'	0°10'22"	34.55'	17.27'	S 86°11'49" E	34.55'

- LEGEND
- PP POWER POLE
  - OHP OVERHEAD POWER
  - ROC GRAVEL
  - CONC CONCRETE
  - SW SIDEWALK
  - R/W RIGHT OF WAY

- HATCHING LEGEND
- CONCRETE [Hatched pattern]
  - BUILDING [Hatched pattern]
  - ASPHALT [Hatched pattern]

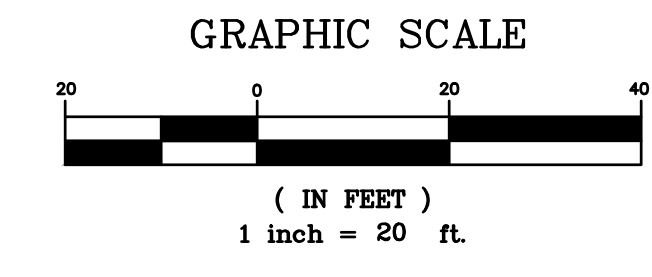
- LINE LEGEND
- X FENCE
  - Centerline rd CENTERLINE RD
  - Property line PROPERTY LINE
  - Right of way RIGHT OF WAY
  - Adjacent prop ADJACENT PROP

U.S. HIGHWAY 52 SOUTH GOOSE CREEK BOULEVARD (150' R/W)

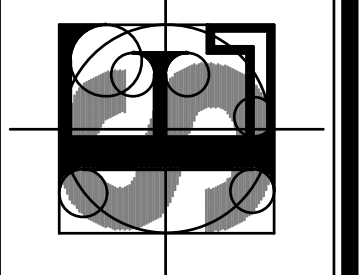


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**FORSBERG ENGINEERING AND SURVEYING, INC.**  
 1687 SAVANNAH HIGHWAY SUITE B  
 P.O. BOX 30575  
 CHARLESTON, SOUTH CAROLINA 29417  
 (843) 571-2622 FAX (843) 571-6780  
 CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



**SOUTH CAROLINA**  
 REGISTERED  
 LAND SURVEYOR  
 21821  
 LEWIS SMITH MOORE  
 LEWIS S. MOORE

**EXISTING CONDITIONS**  
 115, 117, 119 S. GOOSE CREEK BLVD.  
 CITY OF GOOSE CREEK  
 BERKELEY COUNTY, SOUTH CAROLINA

DATE  
**NOVEMBER 8, 2018**

DRAWN/CHECKED  
 CLH/GAL

LAST REVISED  
**JANUARY 22, 2019**

APPROVED  
 GAL

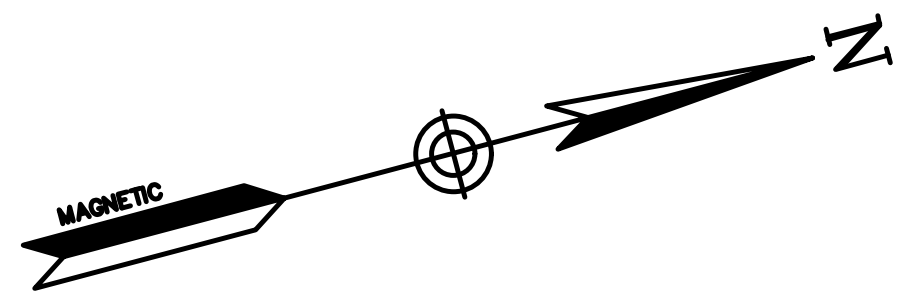
SCALE  
 1" = 20'

PROJECT NO.  
 5327

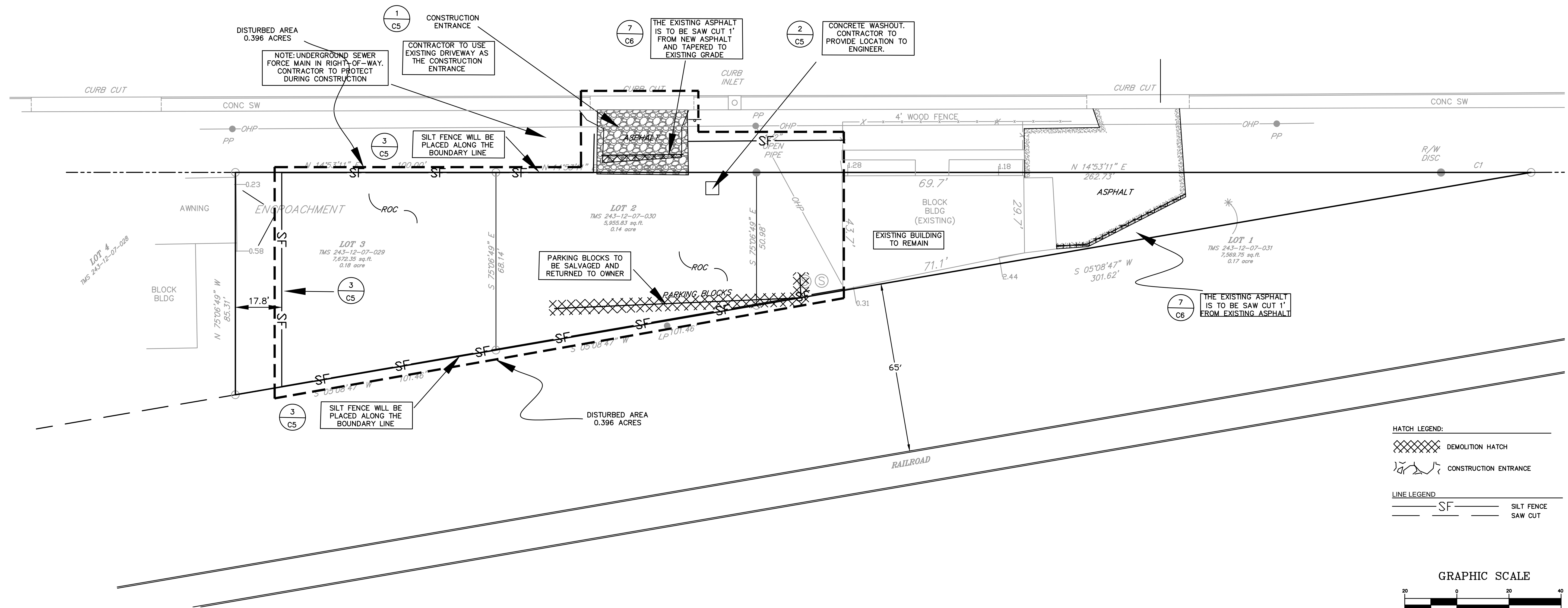
SHEET NUMBER  
**C1**

DEMO NOTES

- 1) ALL UNDERGROUND UTILITIES TO BE PROTECTED DURING CONSTRUCTION.
- 2) CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. SEE EROSION CONTROL NOTES AND DETAILS.
- 3) THE CONSTRUCTION ACTIVITY SHALL BE IMPLEMENTED AND COMPLY WITH SECTION 2.2.2 AND BMP'S INCLUDED IN APPENDIX E OF THE BERKELEY COUNTY STORMWATER DESIGN STANDARDS MANUAL.
- 4) ADEQUATE EROSION SEDIMENT CONTROL WILL BE MAINTAINED ON SITE OR THE DURATION OF CONSTRUCTION ACTIVITIES.
- 5) STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORALLY OR PERMANENTLY CEASED, BUT IN NO CASE NO MORE THAN FOURTEEN DAYS AFTER WORK HAS CEASED, UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY ONE DAYS. EXISTING AND NATURAL VEGETATION SHOULD BE PRESERVED AS MUCH AS POSSIBLE.
- 6) THE TOTAL DISTURBED AREA FOR THIS SITE IS 0.396 ACRES.



U.S. HIGHWAY 52 SOUTH GOOSE CREEK BOULEVARD (150' R/W)



HATCH LEGEND:

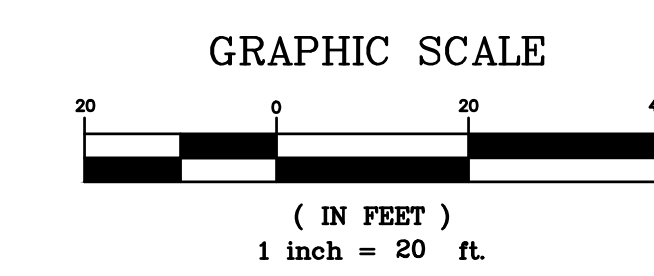
DEMOLITION HATCH

CONSTRUCTION ENTRANCE

LINE LEGEND:

SILT FENCE

SAW CUT



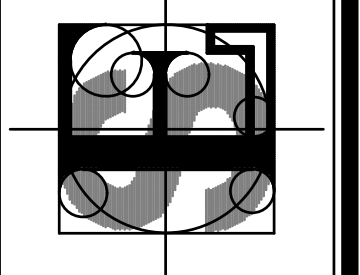
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**811**

Know what's below.  
Call before you dig.

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1587 SAVANNAH HIGHWAY SUITE B  
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CHARLESTON, SOUTH CAROLINA 29417  
(843) 571-2622 FAX (843) 571-6780  
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



**EROSION CONTROL AND DEMOLITION**  
115, 117, 119 S. GOOSE CREEK BLVD.  
CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA

**EROSION CONTROL AND DEMOLITION**  
115, 117, 119 S. GOOSE CREEK BLVD.  
CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA

**REGISTERED PROFESSIONAL ENGINEER**  
29925  
GADSDEN A. LINTON III

DATE  
**NOVEMBER 8, 2018**

DRAWN/CHECKED  
**CLH/GAL**

LAST REVISED  
**JANUARY 22, 2019**

APPROVED  
**GAL**

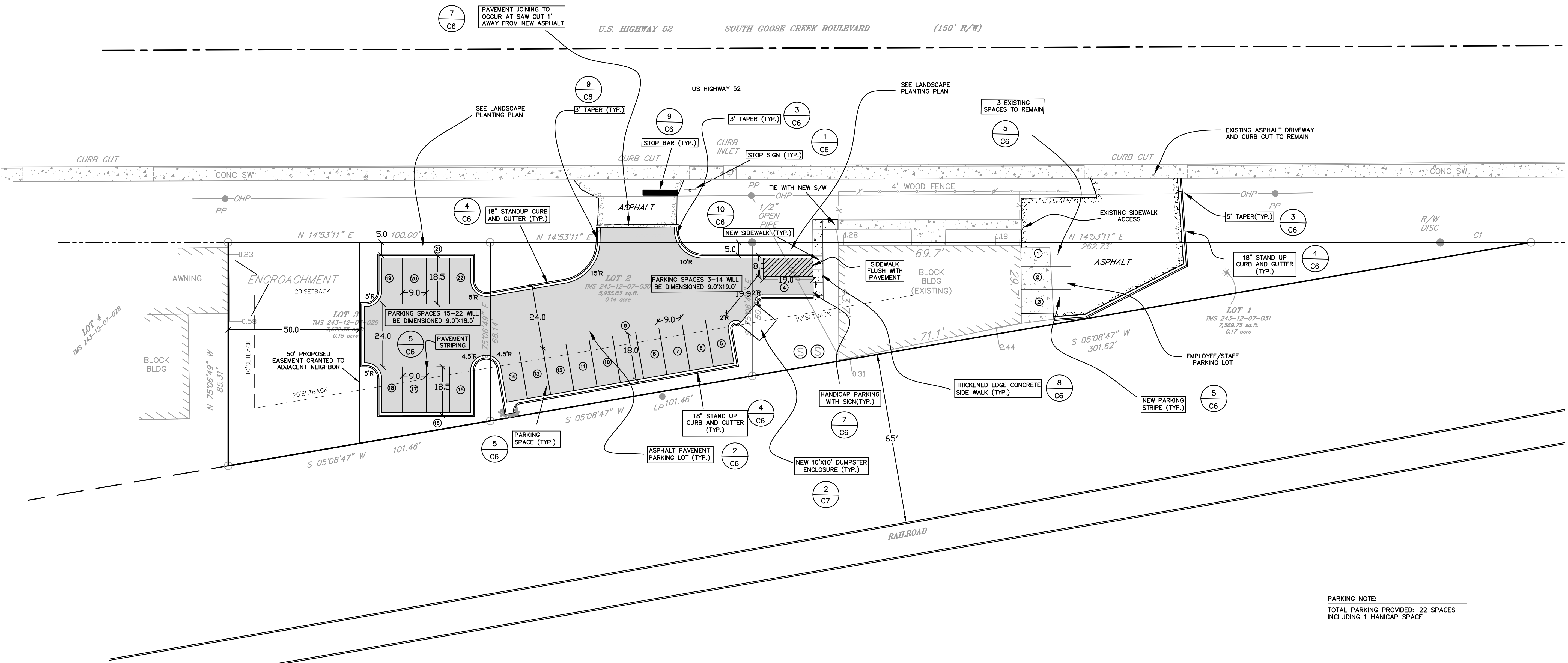
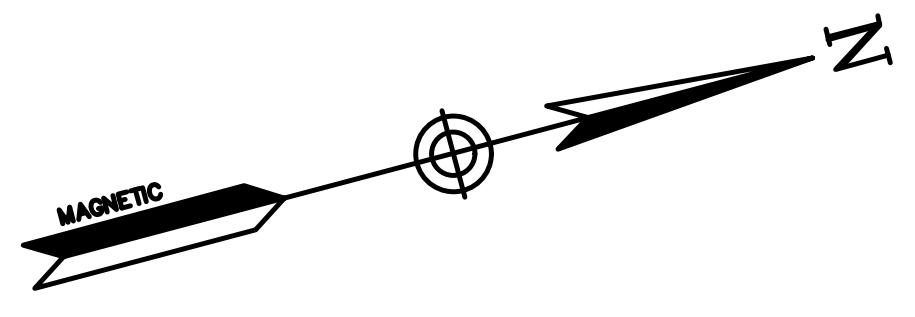
SCALE  
**1" = 20'**

PROJECT NO.  
**5327**

SHEET NUMBER  
**C2**

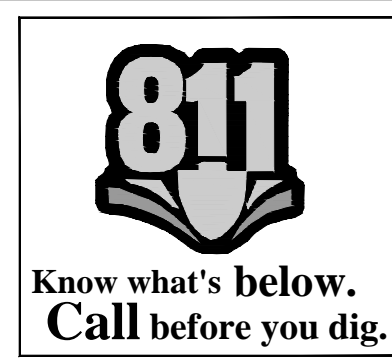
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OF

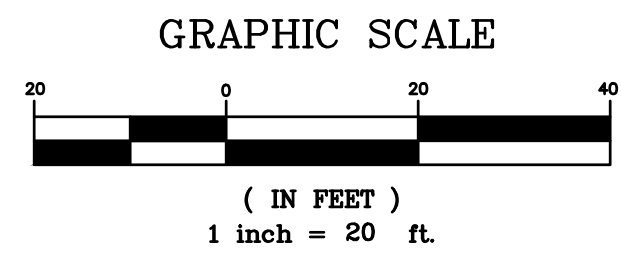


**PARKING NOTE:**  
 TOTAL PARKING PROVIDED: 22 SPACES  
 INCLUDING 1 HANICAP SPACE

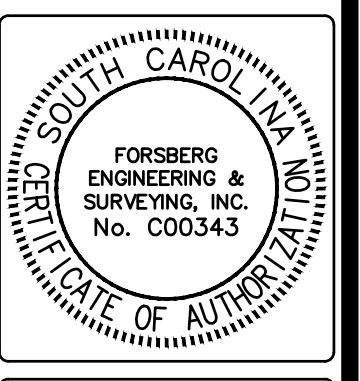
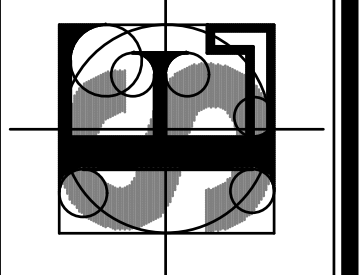
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 CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



**NEW SITE PLAN**  
 115, 117, 119 S. GOOSE CREEK BLVD.  
 CITY OF GOOSE CREEK  
 BERKELEY COUNTY, SOUTH CAROLINA



**DATE**  
 NOVEMBER 8, 2018

**DRAWN/CHECKED**  
 CLH/GAL

**LAST REVISED**  
 JANUARY 22, 2019

**APPROVED**  
 GAL

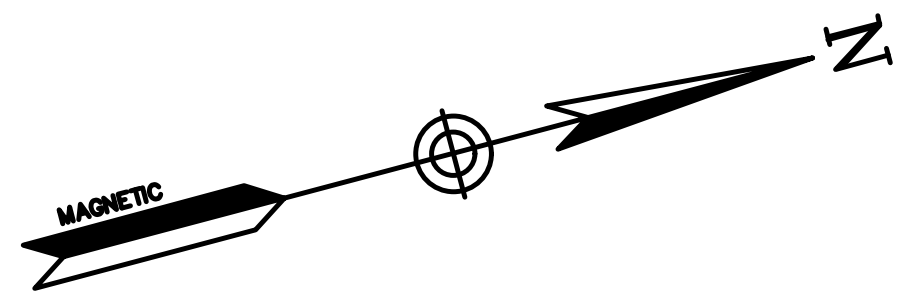
**SCALE**  
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**PROJECT NO.**  
 5327

**SHEET NUMBER**

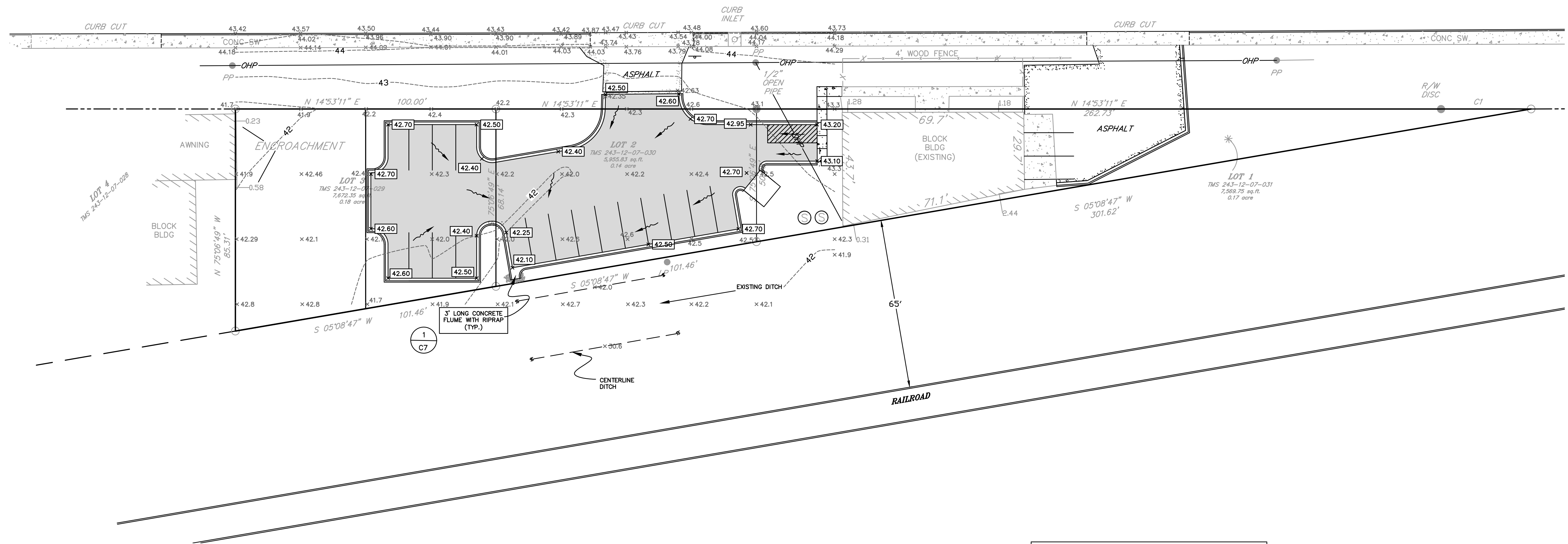
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OF

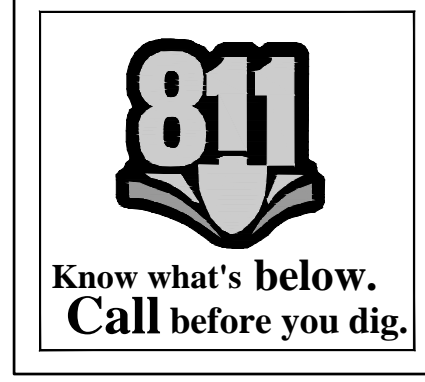


<b>LEGEND</b>		<b>LINE LEGEND</b>	
34	CONTOUR	X	FENCE
---	NEW STORM DRAIN	---	CENTERLINE RD
54.30	FINISHED GRADE	---	PROPERTY LINE
34.30	EXISTING GRADE	---	RIGHT OF WAY
~>	DRAINAGE FLOW INDICATOR	---	ADJACENT PROP
PP	POWER POLE	<b>HATCHING LEGEND</b>	
OHP	OVERHEAD POWER	CONCRETE	BUILDING
ROC	GRAVEL	ASPHALT	
CONC	CONCRETE	NEW ASPHALT	RIPRAP
SW	SIDEWALK		
R/W	RIGHT OF WAY		

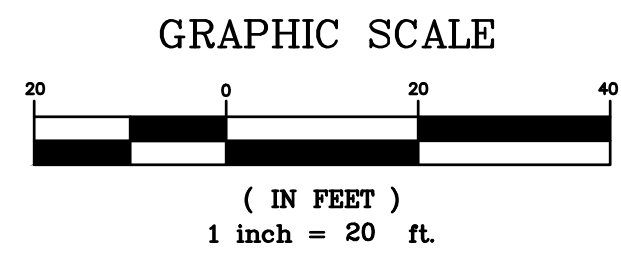
U.S. HIGHWAY 52 SOUTH GOOSE CREEK BOULEVARD (150' R/W)



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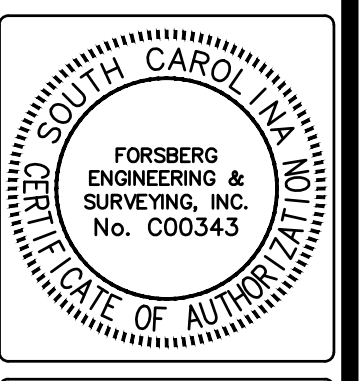
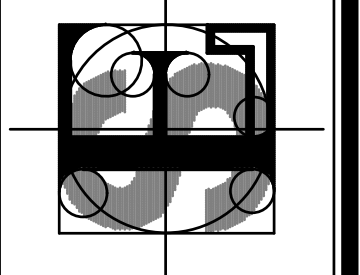


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IF SHEET IS LESS THAN (22' X 34') IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY

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 CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



**GRADING AND DRAINAGE PLAN**  
 115, 117, 119 S. GOOSE CREEK BLVD.  
 CITY OF GOOSE CREEK  
 BERKELEY COUNTY, SOUTH CAROLINA

DATE  
**NOVEMBER 8, 2018**

DRAWN/CHECKED  
**CLH/GAL**

LAST REVISED  
**JANUARY 22, 2019**

APPROVED  
**GAL**

SCALE  
**1" = 20'**

PROJECT NO.  
**5327**

SHEET NUMBER  
**C4**

DATE  
**NOVEMBER 8, 2018**

DRAWN/CHECKED  
**CLH/GAL**

LAST REVISED  
**JANUARY 22, 2019**

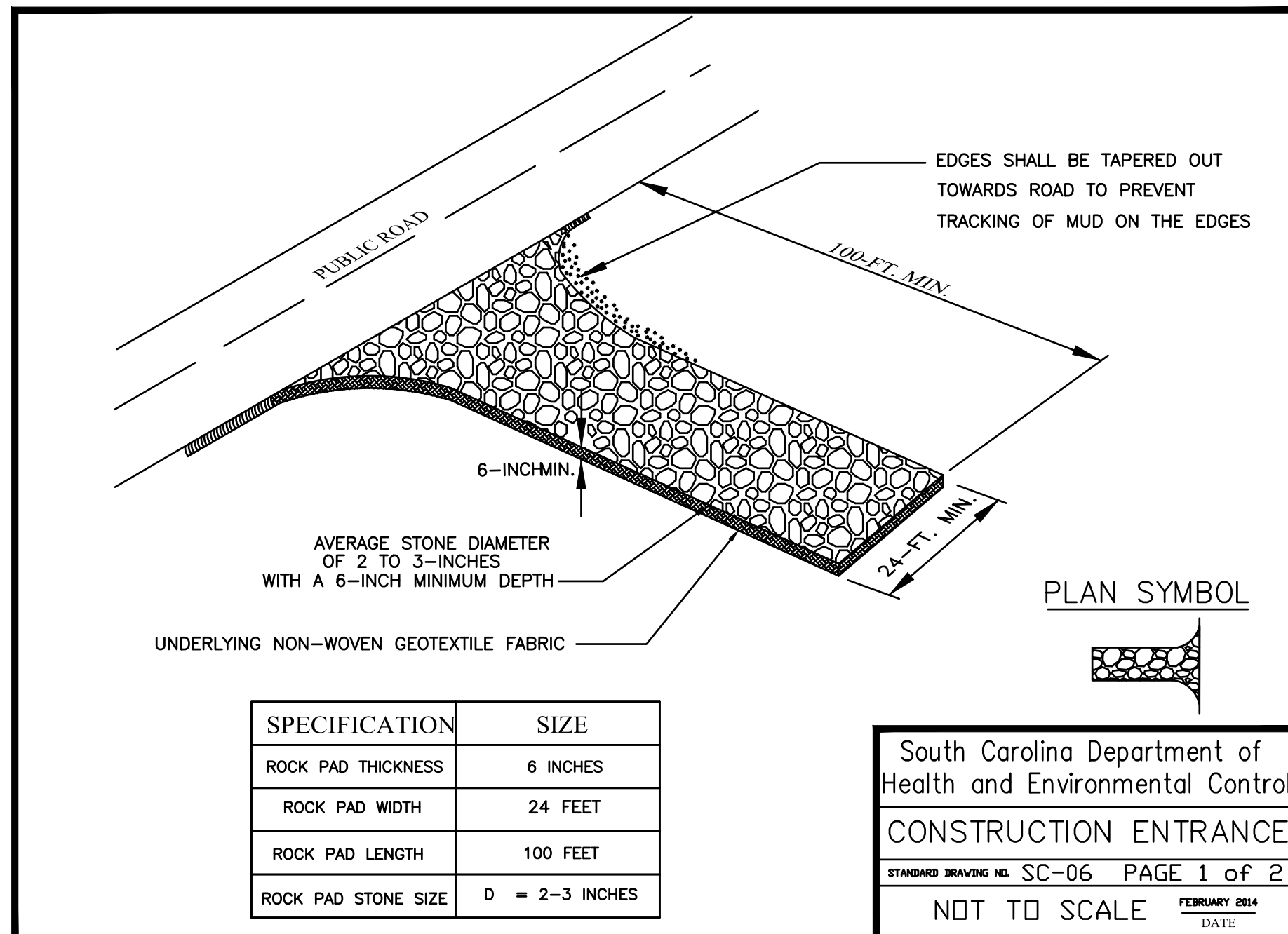
APPROVED  
**GAL**

SCALE  
**1" = 20'**

PROJECT NO.  
**5327**

SHEET NUMBER  
**C4**





South Carolina Department of  
Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2  
FEBRUARY 2014 DATE

NOT TO SCALE

- CONSTRUCTION ENTRANCE - GENERAL NOTES**
- Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
  - Install a non-woven geotextile fabric prior to placing any stone.
  - Install a culvert pipe across the entrance when needed to provide positive drainage.
  - The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
  - Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
  - The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
  - Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
  - Limestone may not be used for the stone pad.

- CONSTR. ENTRANCE - INSPECTION & MAINTENANCE**
- The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
  - Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
  - During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
  - Reshape the stone pad as necessary for drainage and runoff control.
  - Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
  - Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
  - During maintenance activities, any broken pavement should be repaired immediately.
  - Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

CONSTRUCTION ENTRANCE

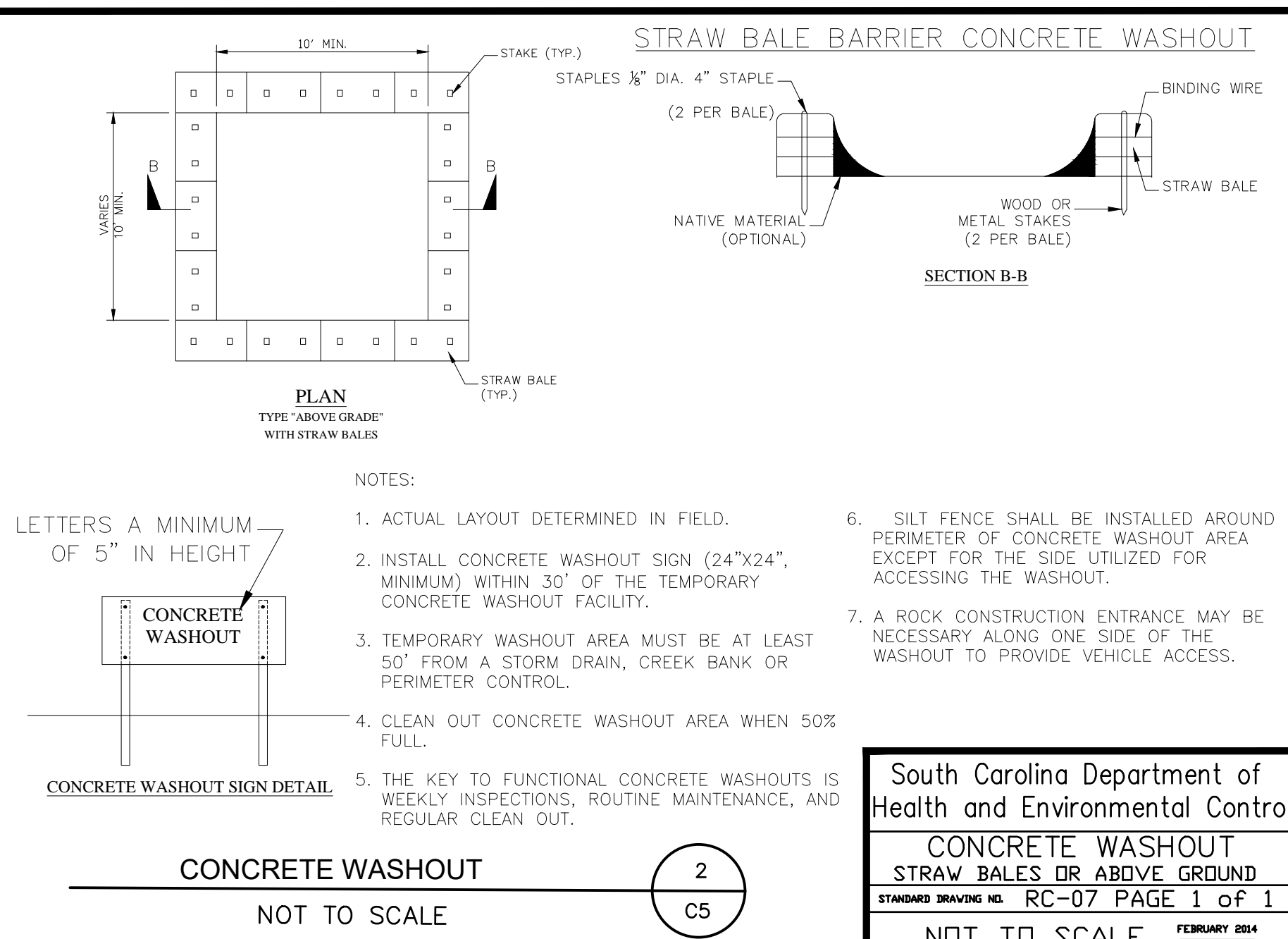
NOT TO SCALE

South Carolina Department of  
Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2  
FEBRUARY 2014 DATE

GENERAL NOTES

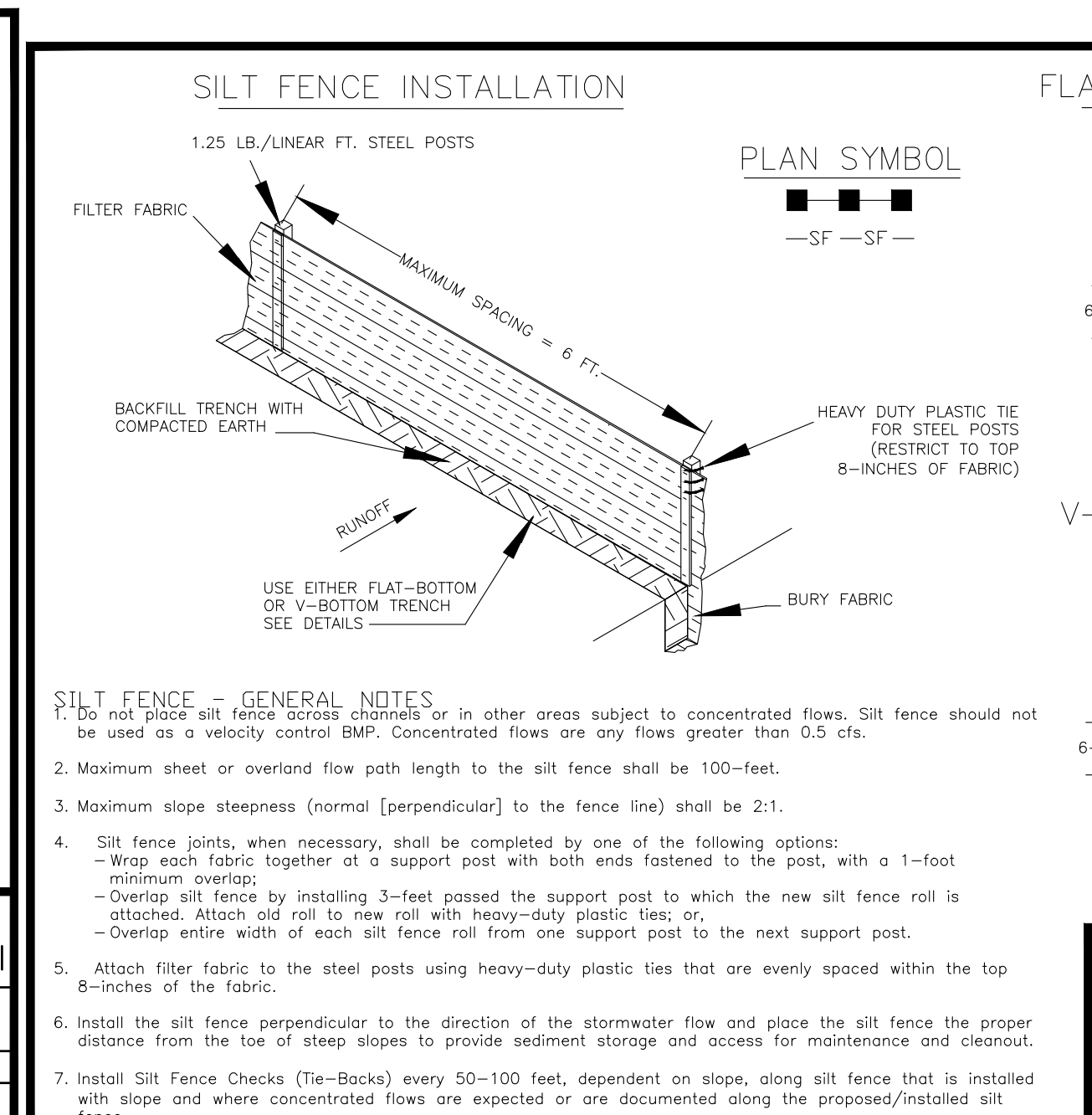


CONCRETE WASHOUT SIGN DETAIL

LETTERS A MINIMUM OF 5" IN HEIGHT

NOT TO SCALE

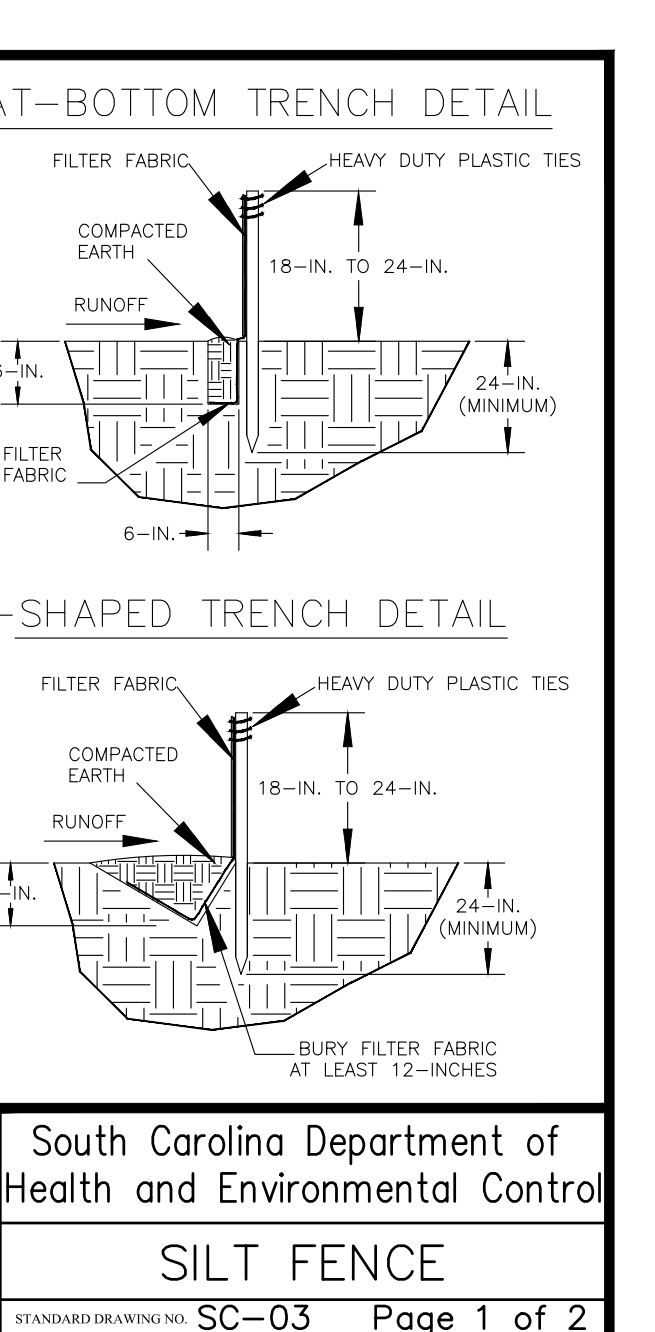
- SCDHEC NPDES STANDARD NOTES (2012 CGP)**
- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
  - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
    - WHERE STABILIZATION BY THE 14-DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
    - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
  - ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE A WEEKLY. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
  - PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
  - ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
  - THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
  - RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-500 ET SEQ. AND SCR100000.
  - TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
  - ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
  - LITTER: CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
  - A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
  - INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
  - MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
  - MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATERS, WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
  - MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
  - THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
    - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
    - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
    - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
    - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
  - AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
  - IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
  - A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.



SILT FENCE - GENERAL NOTES

- Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
- Maximum sheet or overlaid flow path length to the silt fence shall be 100-feet.
- Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
- Silt fence joints, when necessary, shall be completed by one of the following options:
  - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
  - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
  - Overlap entire width of each silt fence roll from one support post to the next support post.
- Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
- Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
- Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

DELINEATED AS — SF — SF — ON PLANS



TYPICAL SILT FENCE

NOT TO SCALE

- SILT FENCE - INSPECTION & MAINTENANCE**
- The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
  - Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
  - Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
  - Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
  - Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
  - Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
  - Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
  - Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.
- SILT FENCE - FABRIC REQUIREMENTS**
- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
    - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
    - Free of any treatment or coating which might adversely alter its physical properties after installation;
    - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
    - Have a minimum width of 36-inches.
  - Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
  - 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
  - Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
  - Filter Fabric shall be installed at a minimum of 24-inches above the ground.

South Carolina Department of  
Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2  
FEBRUARY 2014 DATE

GENERAL NOTES

IF SHEET IS LESS THAN (22' X 34') IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY

**FORSBERG ENGINEERING AND SURVEYING, INC.**  
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CIVIL ENGINEERING, SURVEYING  
AND LAND PLANNING

**CITY OF GOOSE CREEK**  
BERKELEY COUNTY, SOUTH CAROLINA

**CONSTRUCTION DETAILS**

115, 117, 119 S. GOOSE CREEK BLVD.

**SOUTH CAROLINA PROFESSIONAL ENGINEER**  
GADSDEN A. LINTON III  
29925

**DATE**  
NOVEMBER 8, 2018

**DRAWN/CHECKED**  
CLH/GAL

**LAST REVISED**  
JANUARY 22, 2019

**APPROVED**  
GAL

**SCALE**  
1" = 20'

**PROJECT NO.**  
5327

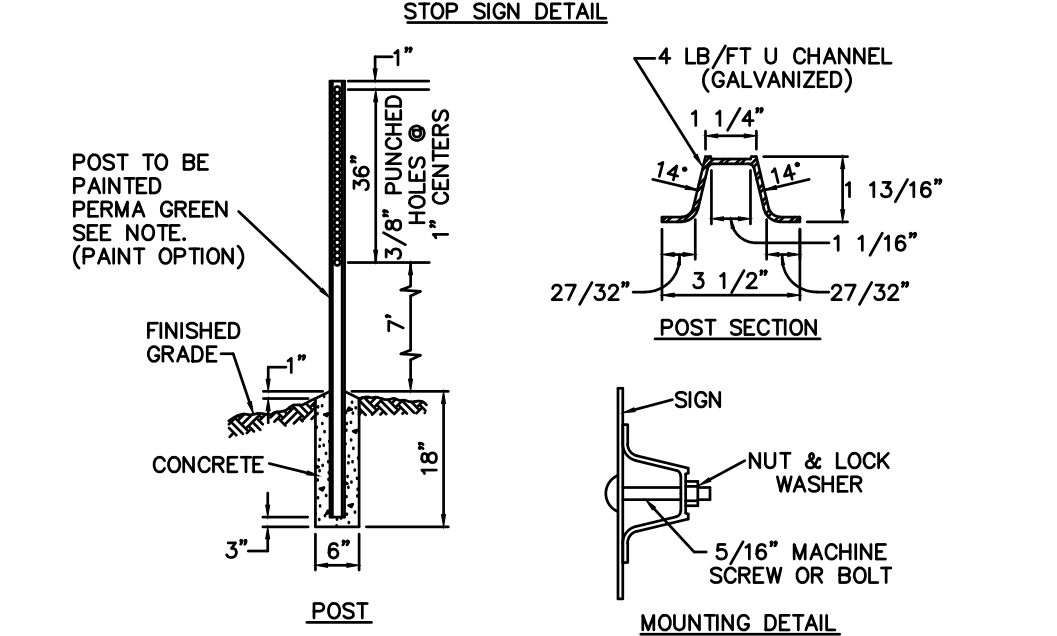
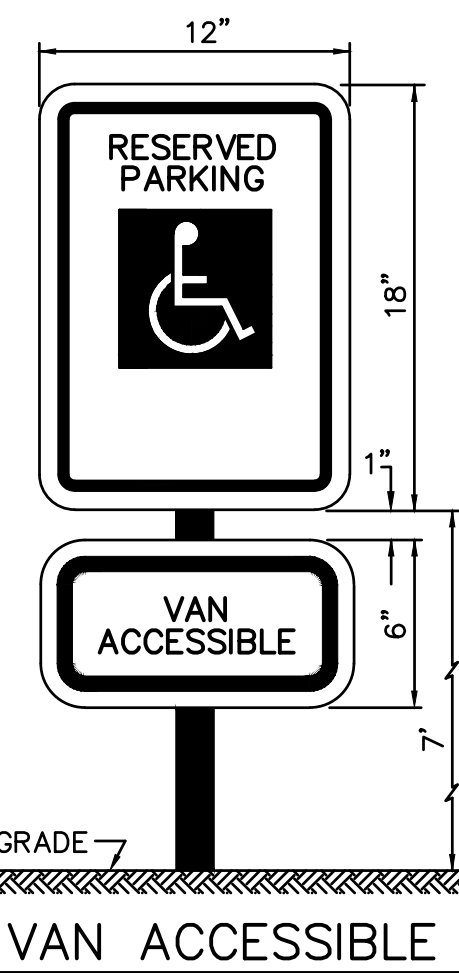
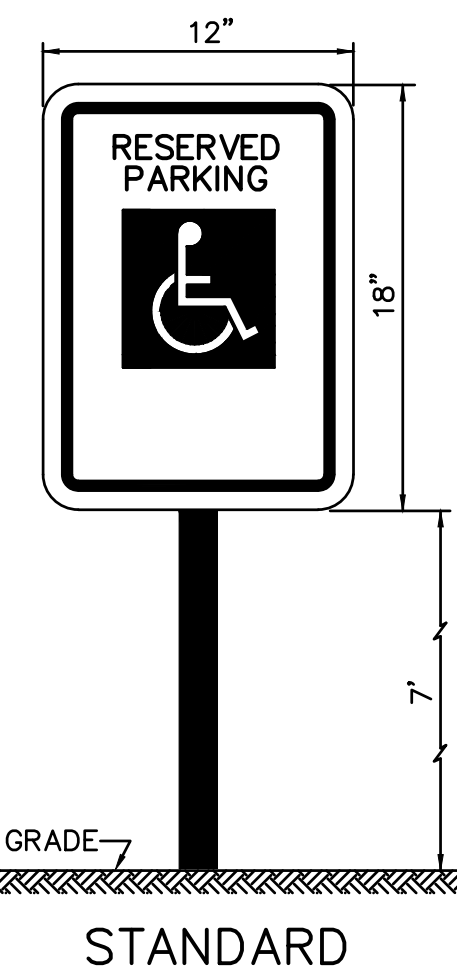
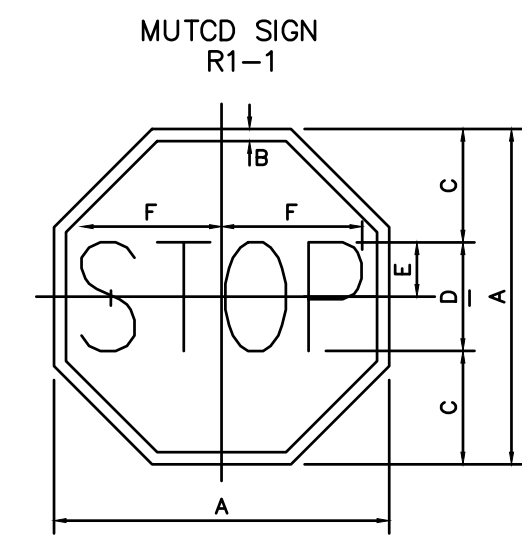
**SHEET NUMBER**  
C5

OF

SIGN	DIMENSION (INCHES)					
	A	B	C	D	E	F
STD.	30	3/4	10	10C	5	12-1/2

LETTER INDICATES STANDARD ALPHABET SERIES

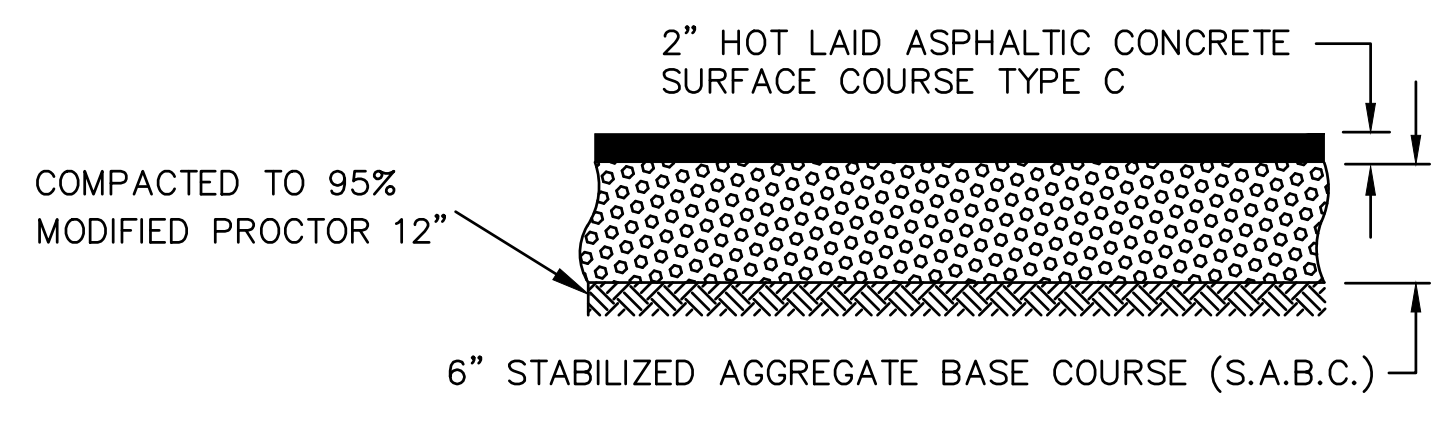
COLORS:  
LEGEND - WHITE REFLECTORIZED PAINT  
BACKGROUND - RED REFLECTORIZED PAINT



NOTE: (PAINT OPTION)  
POST SHALL BE CAREFULLY CLEANED AND PHOSPHATED, IMMEDIATELY AFTER PHOSPHATING POST SHALL BE COATED WITH A MODIFIED POLYESTER PAINT BY ELECTRODEPOSITION AND THEN THOROUGHLY BAKED. COLOR IS PERMA-GREEN PER FEDERAL STANDARD 595-A COLOR NUMBER 14109 (DARK LIMIT V-).

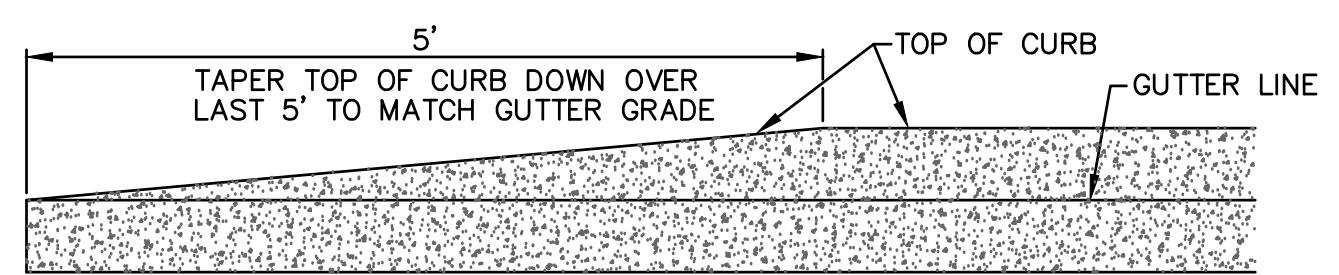
SIGN & POST DETAILS  
NOT TO SCALE

1  
C6



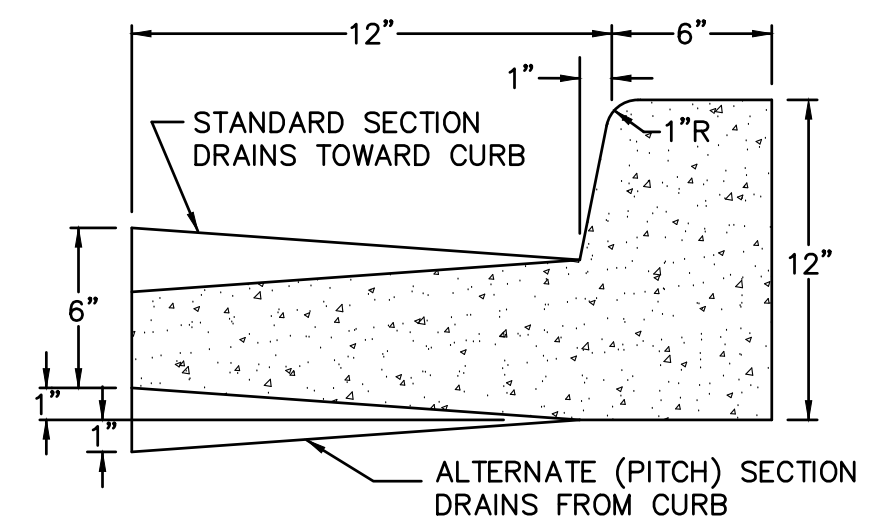
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NOT TO SCALE

2  
C6



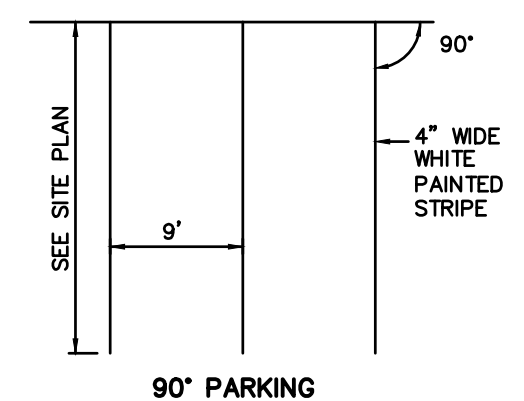
CONCRETE CURB TAPER DETAIL  
NOT TO SCALE

3  
C6



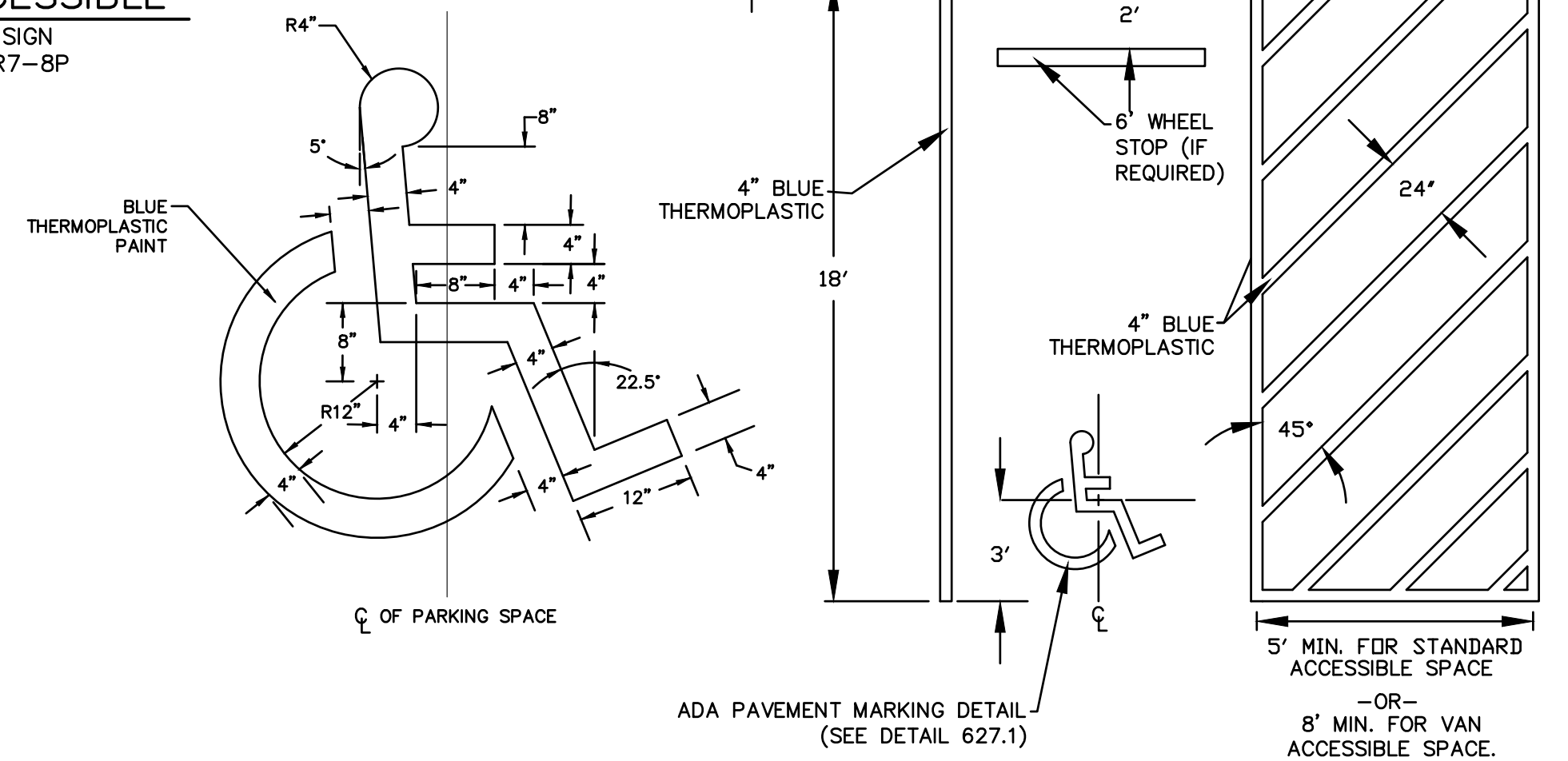
CONCRETE CURB DETAIL  
NOT TO SCALE

4  
C6



PARKING STRIPE DETAIL  
NOT TO SCALE

5  
C6

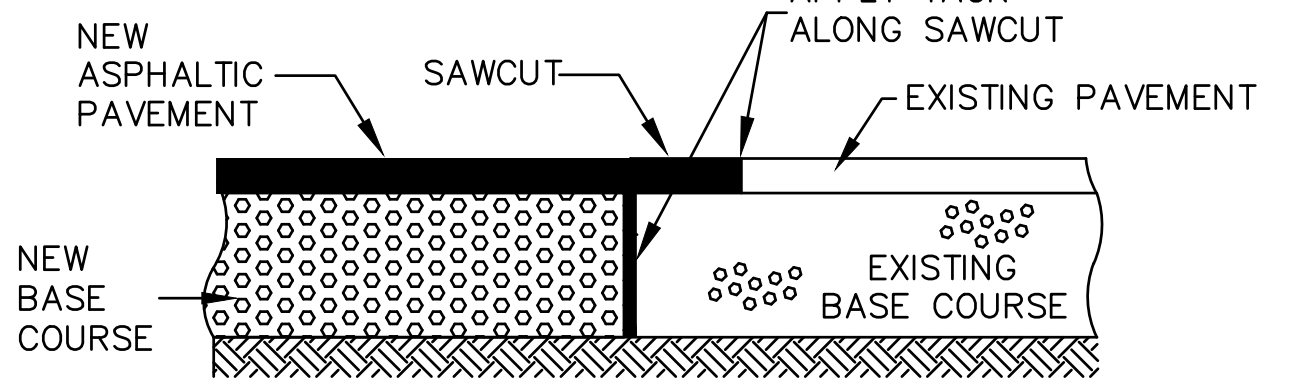


ADA PAVEMENT MARKING DETAIL  
(SEE DETAIL 627.1)

6  
C6

HANDICAP PARKING STRIPE DETAIL  
NOT TO SCALE

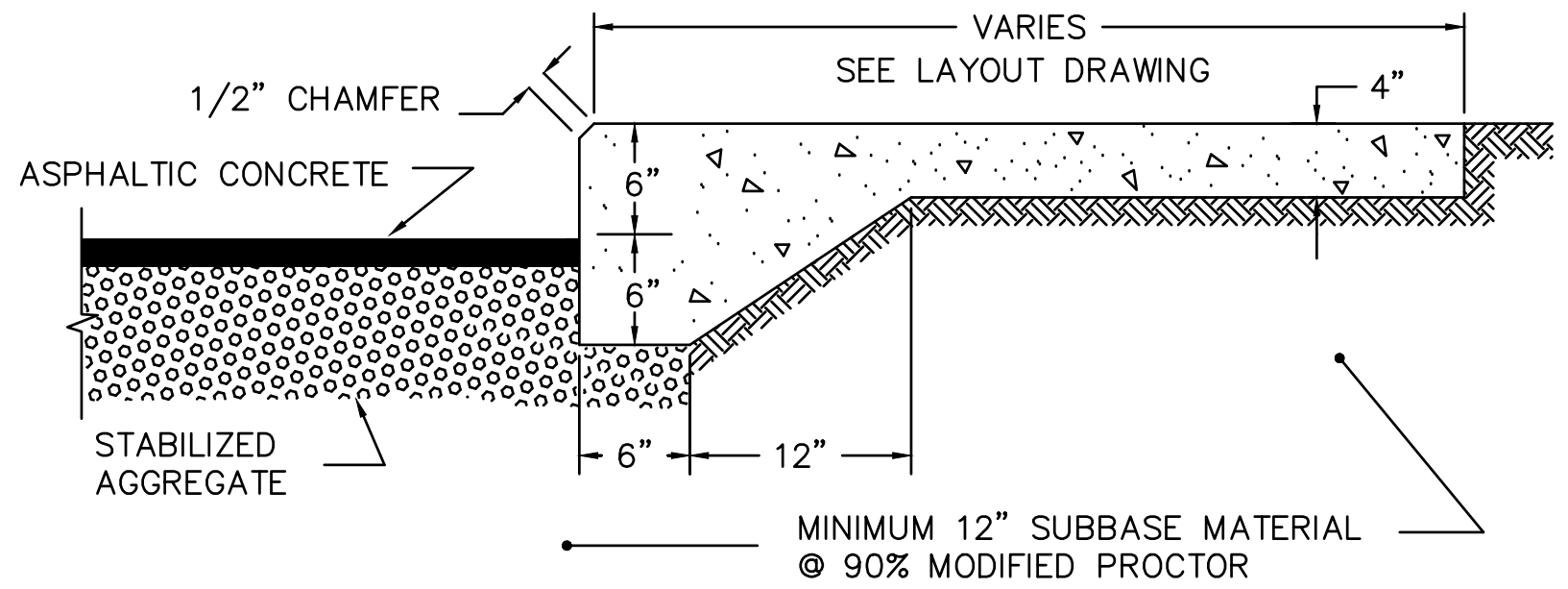
6  
C6



PAVEMENT JOINING DETAIL  
NOT TO SCALE

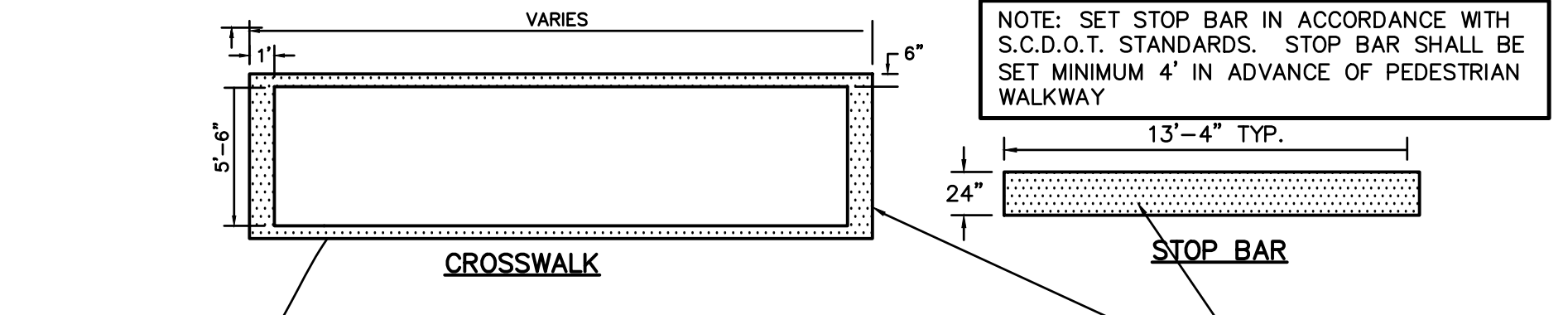
7  
C6

NOTE: SIDEWALK CONTRACTION JOINTS @ 6'-0" O.C.,  
EXPANSION JOINTS @ 24'-0" O.C., UNLESS  
SHOWN OTHERWISE ON PLANS

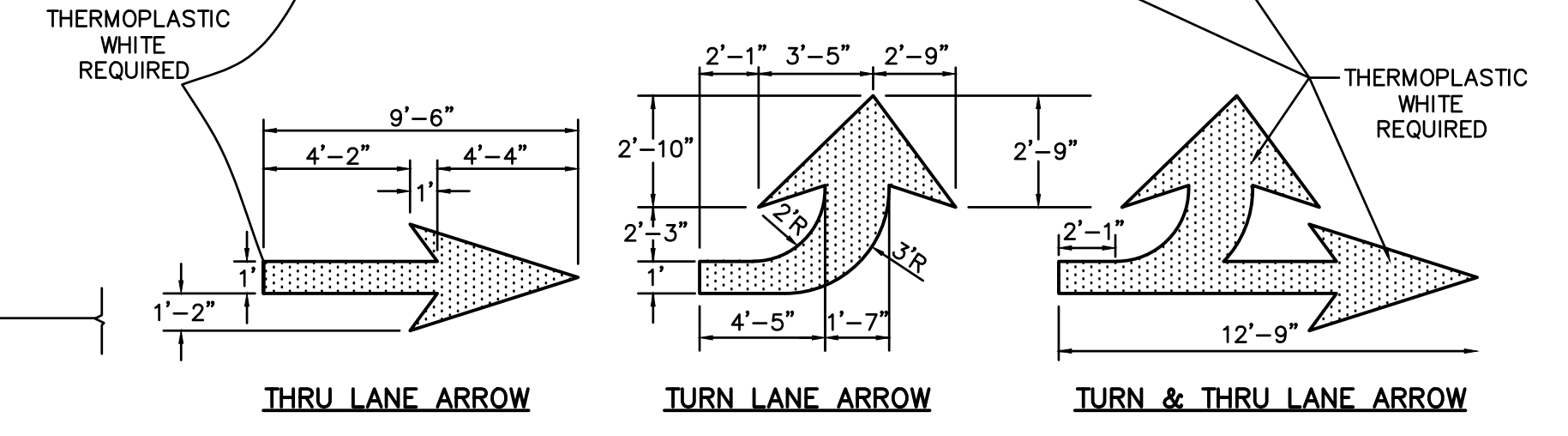


THICKENED EDGE SIDEWALK SECTION  
NOT TO SCALE

8  
C6



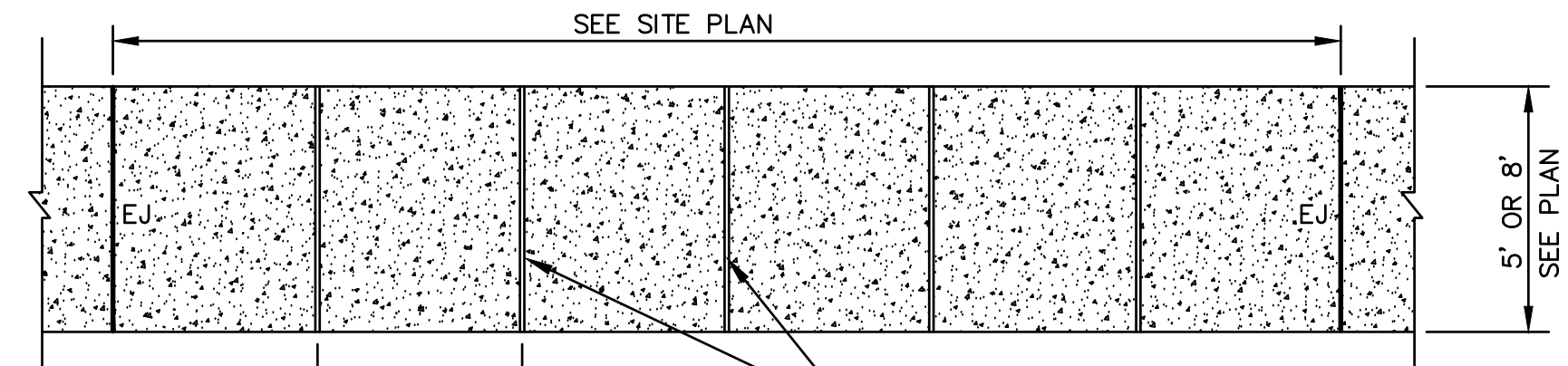
NOTE: SET STOP BAR IN ACCORDANCE WITH S.C.D.O.T. STANDARDS. STOP BAR SHALL BE SET MINIMUM 4' IN ADVANCE OF PEDESTRIAN WALKWAY



NOTE: ALL MARKINGS TO BE THERMOPLASTIC

PAVEMENT MARKING DETAIL  
NOT TO SCALE

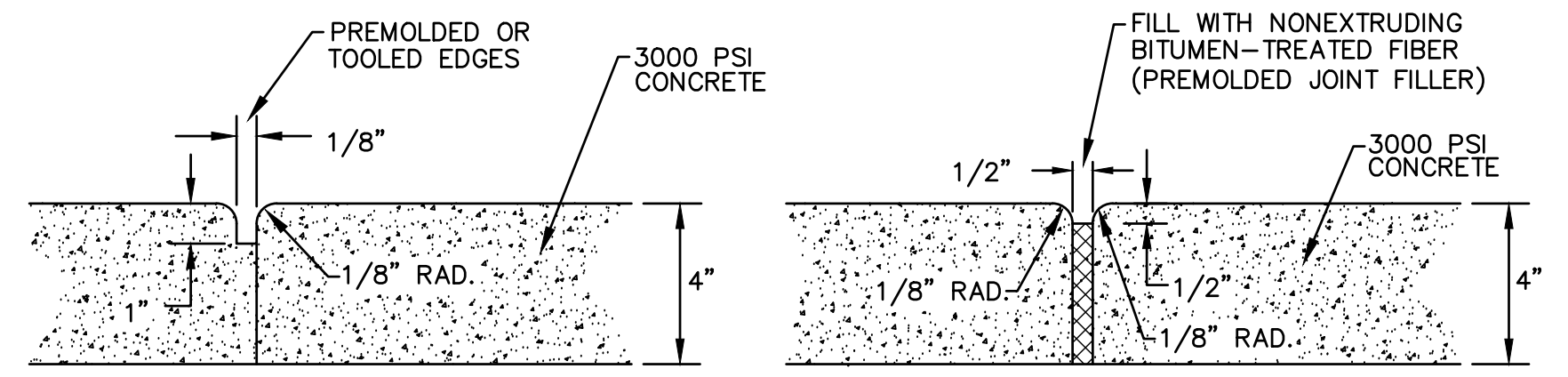
9  
C6



SHALL MATCH THE WIDTH OF WALK (TYP) ±25%

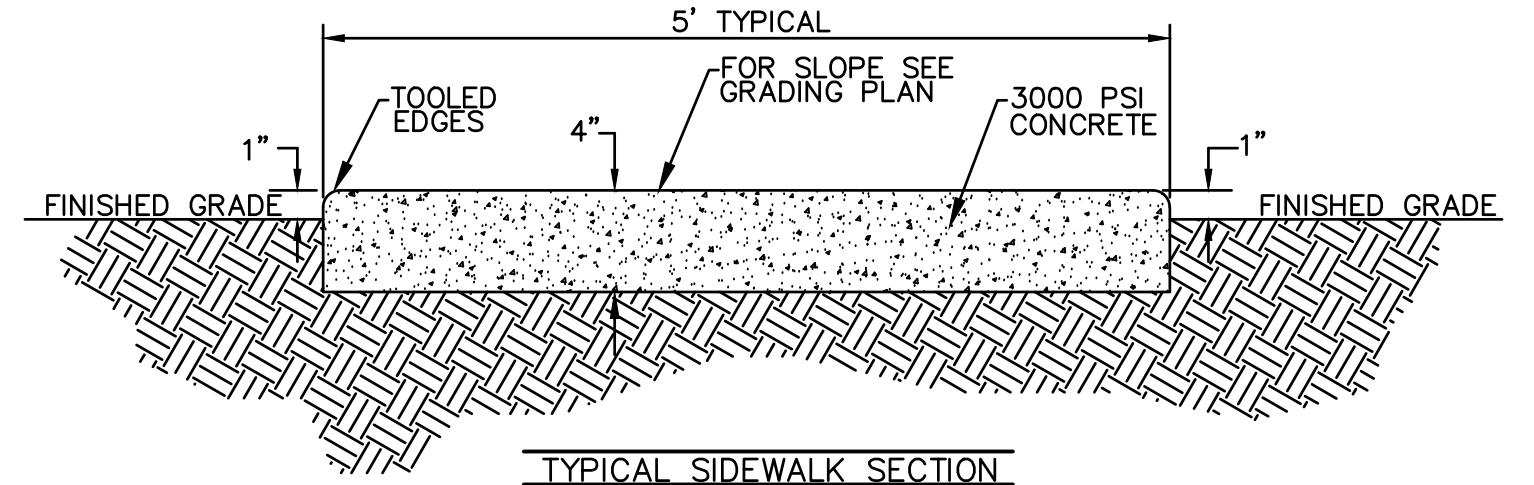
TYPICAL SIDEWALK PLAN

NOTE: ALSO PROVIDE EXPANSION JOINTS WHERE SIDEWALK ABUTS CURB & GUTTER AND/OR OTHER SIDEWALKS.



DUMMY GROOVE CONTRACTION JOINT

EXPANSION JOINT

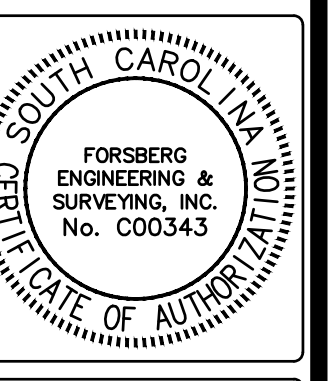
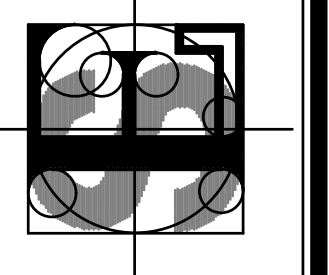


TYPICAL SIDEWALK SECTION

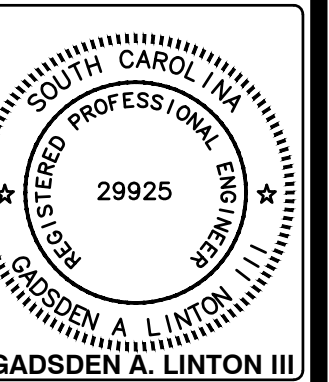
SIDEWALK DETAIL  
NOT TO SCALE

10  
C6

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CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



**CONSTRUCTION DETAILS**  
115, 117, 119 S. GOOSE CREEK BLVD.  
CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA



DATE  
**NOVEMBER 8, 2018**

DRAWN/CHECKED  
**CLH/GAL**

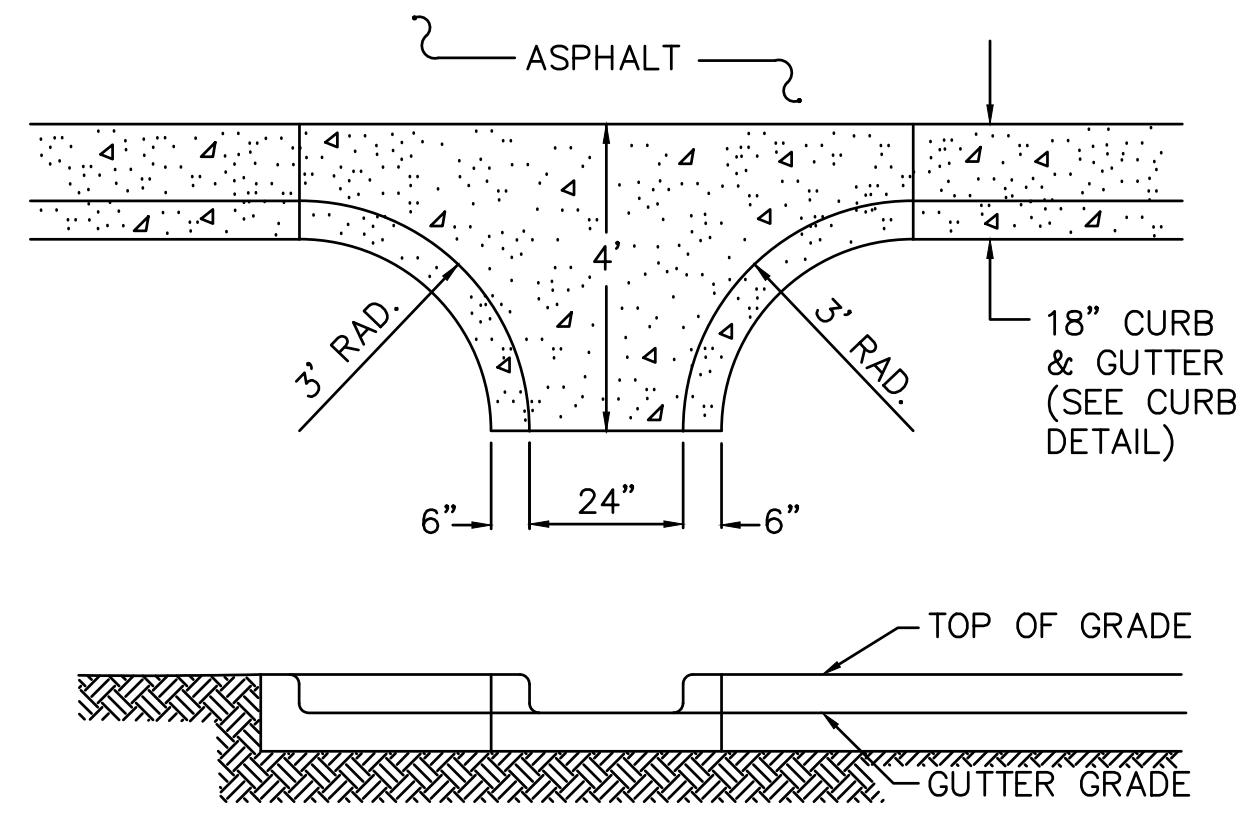
LAST REVISED  
**JANUARY 22, 2019**

APPROVED  
**GAL**

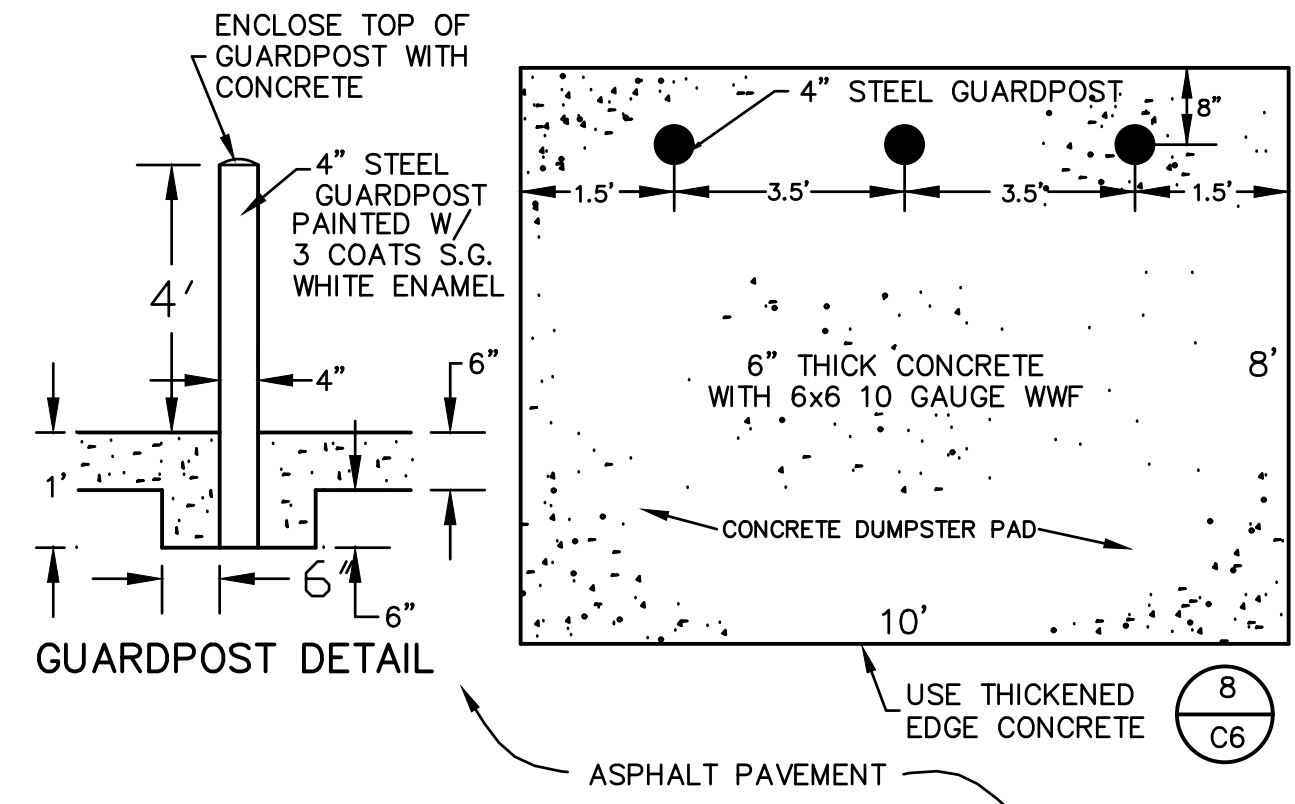
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**1" = 20'**

PROJECT NO.  
**5327**

SHEET NUMBER  
**C6**

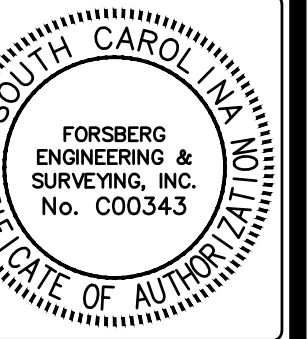
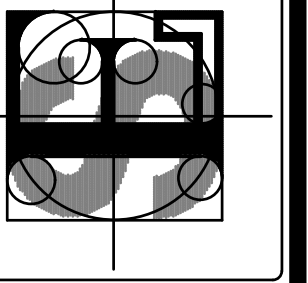


**CONCRETE DRAINAGE FLUME**  
NOT TO SCALE (1/C7)



**DUMPSTER PAD DETAIL**  
NOT TO SCALE (2/C7)

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**CONSTRUCTION DETAILS**  
115, 117, 119 S. GOOSE CREEK BLVD.  
CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA



DATE  
NOVEMBER 8, 2018

DRAWN/CHECKED  
CLH/GAL

LAST REVISED  
JANUARY 22, 2019

APPROVED  
GAL

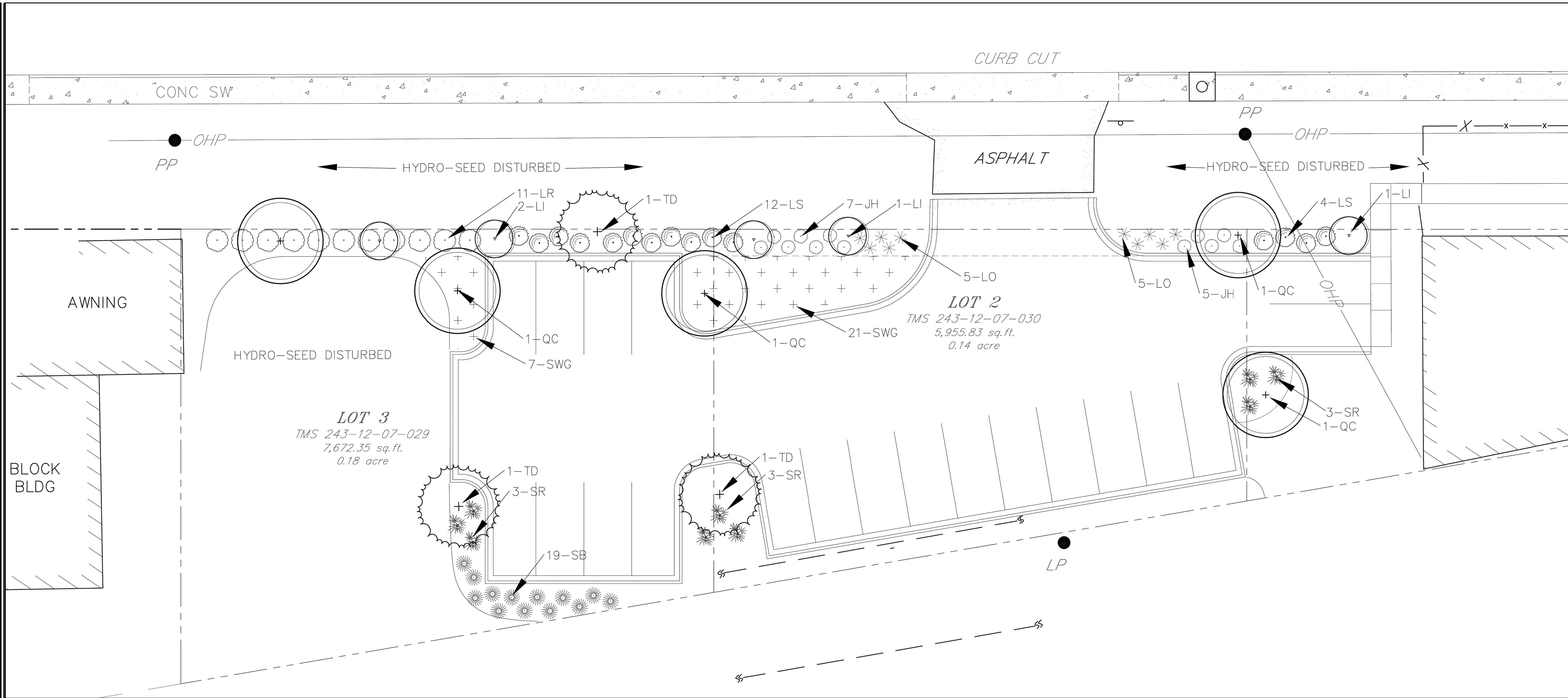
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PROJECT NO.  
5327

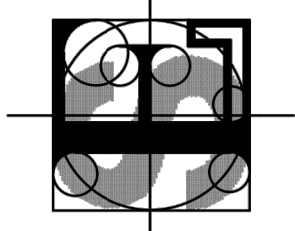
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**C7**

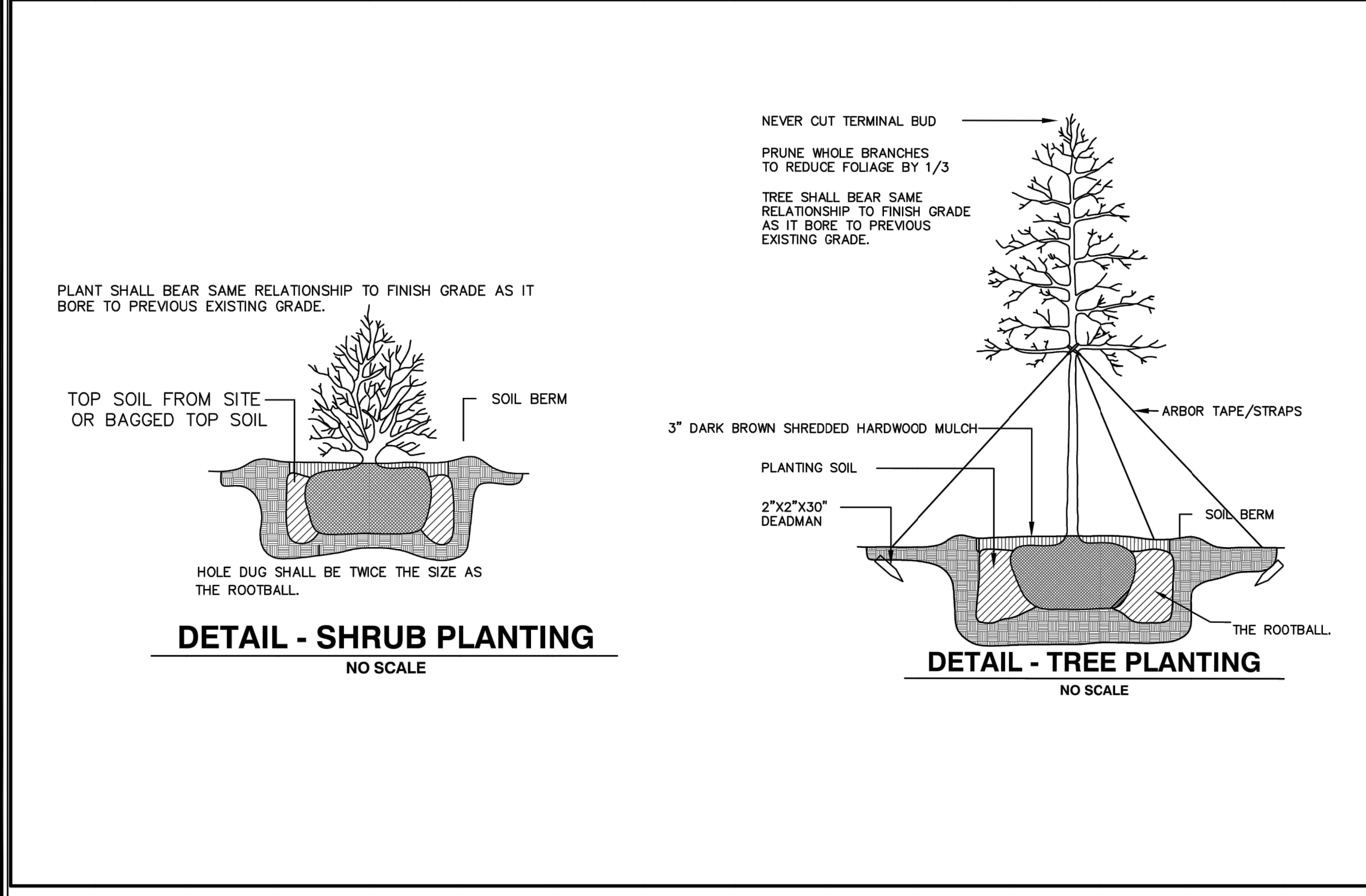
OF



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 P.O. BOX 30675  
 CHARLESTON, SOUTH CAROLINA 29417  
 (803) 799-1111  
 CIVIL ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE



**LANDSCAPE PLAN**  
 119 GOOSE CREEK AVENUE  
 CITY OF GOOSE CREEK



**PLANT GUARANTEE**

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANT MATERIAL'S HEALTH UNTIL FINAL ACCEPTANCE BY OWNER. OWNER RESERVES THE RIGHT TO REJECT ANY DEAD OR DECLINING PLANT MATERIAL AT FINAL INSPECTION.

**CLEARING OF DEBRIS**

LANDSCAPE CONTRACTOR SHALL CLEAR ALL PROPOSED PLANTED AREAS OF ALL ROCKS AND DEBRIS BEFORE PLANTING.

**UNDERGROUND UTILITIES**

SEE CONSTRUCTION PLANS

**TOPSOIL**

SPREAD EVENLY 2" TOPSOIL AT ALL NEWLY PLANTED AREAS.

MULCH 3" SHREDDED HARDWOOD MULCH/DARK BROWN

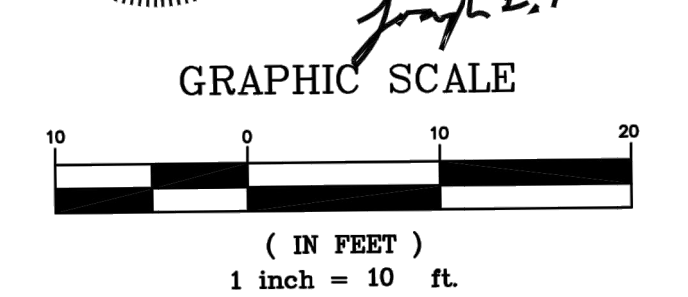
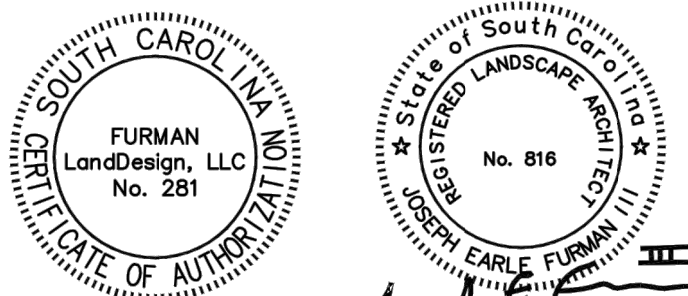
LAWN BERMUDA SOD

NOTE: CONTRACTOR TO VERIFY COUNTS FROM ACTUAL PLAN.

CODE	PLANT SCHEDULE	COMMON NAME	HEIGHT/SIZE	QUANTITY
	<b>UNDERSTORY TREES</b>			
LI	LAGERSTROEMIA INDICA 'MIAMI'	CRAPE MYRTLE	7'-8'HT	
	<b>TREES</b>			
QC	QUERCUS CERRIS	TURKEY OAK	2.5" CALIPER	
TD	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CALIPER	
	<b>SHRUBS</b>			
VFL	VARIEGATED FLAX LILY	SWEET GRASS	3 GAL.	
LS	LIGUSTRUM 'SUNSHINE'	SUNSHINE LIGUSTRUM	3 GAL.	
SWG	SWEET MUHLY GRASS	SWEET GRASS	1 GAL.	
SR	SERENOA REPENS 'SILVER'	SILVER SAW PALMETTO	3 GAL.	
JH	LORAPETALUM 'JAZZ HANDS'	LORAPETALUM	3 GAL.	
SB	SPARTINA BAKERI	SPARTINA GRASS	3 GAL.	
LO	LOMANDRA	BREEZE GRASS	1 GAL.	
LR	LIGUSTRUM RECURVIFOLIA	CURLY LIGUSTRUM	3 GAL.	
JH	LORAPETALUM 'JAZZ HANDS'	JAZZ JANDS LORAPETALUM	3 GAL.	

**IRRIGATION NOTES**

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.
3. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.
4. ALL PLANTED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED BY IRRIGATION CONTRACTOR. CONTRACTOR SHALL VERIFY AMOUNT OF WATER METERS NEEDED ON-SITE FOR APPROVAL.
5. LANDSCAPE CONTRACTOR SHALL COORDINATE PIPING AND CONNECTION TO AN EX. OR NEW APPROVED WATER METERS.
6. PIPE SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR AS NECESSARY. COORDINATE WITH GENERAL CONTRACTOR.
7. IRRIGATION TIME, CLOCK AND POWER SUPPLY LOCATION SHALL BE COORDINATED WITH OWNER.
8. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.
9. IRRIGATION SYSTEM SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER.
10. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.



DATE  
12/05/2018

DRAWN/CHECKED

LAST REVISED

APPROVED

SCALE  
1"=20'

PROJECT NO.  
5145-1

SHEET NUMBER

**L100**