

THE CITY OF GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

ZONING BOARD OF APPEALS THURSDAY, SEPTEMBER 3, 2020 5:30 PM

VIA VIDEO CONFERENCE UTILIZING ZOOM

MEMORANDUM

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: BRENDA MONEER, PLANNING AND ZONING TECH

DATE: AUGUST 18, 2020

SUBJECT: MEETING NOTIFICATION

WHERE: VIDEO CONFERENCE VIA ZOOM

This is to remind everyone that the next meeting of the ZBA Zoning Board of Appeals is scheduled for Thursday, September 3, 2020 at 5:30 via Video Conferencing, utilizing "Zoom".

Please review the enclosed packet. Should you have any questions or comments prior to Monday's meeting, please do not hesitate to contact myself at (x1116), or Mark Brodeur, Planning and Zoning Director at (x.1118) / 843-797-6220.

§ 151.171 DUTIES AND POWERS.

VARIANCES

(B) To hear and decide appeals for variance from the requirements of this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the ZBA makes and explains in writing the following findings, and that all of the following

factors shall be met. The following are provisions of S.C. Code, 1994 § 6-29-800, as amended:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) These conditions do not generally apply to other property in the vicinity;
- (3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- (4) The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance;
- (5) The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;
- (6) In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare; and
- (7) The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk.

MINUTES CITY OF GOOSE CREEK ZONING BOARD OF APPEALS MEETING JULY 30, 2020 5:30 P.M. VIA VIDEO CONFERENCE (ZOOM)

I. CALL TO ORDER

Chairman Clift called the meeting to order at 5:30 p.m.

II. ROLL CALL

Chairman Clift defined the duties and powers of the Zoning Board of Appeals (ZBA) per the City's Code of Ordinance. Mrs. Moneer initiated roll call.

Present: Butch Clift, Jason Dillard, Larry Monheit, Thomas Volkmar,

Bakari Jackson, James Fisk, Gerald Stinson

Absent: None

Staff Present: Mark Brodeur, Brenda Moneer

City Council Present: None

III. REVIEW OF MINUTES FROM NOVEMBER 19, 2019

MOTION: A motion was made to approve the November 19, 2019 minutes

as written. MOVED BY Board Member Volkmar. SECONDED

BY Board Member Fisk.

DISCUSSION: None

VOTE: All in favor (7-0). Motion carried.

IV. PUBLIC HEARING

REQUEST FOR VARIANCE FOR A 2' RELIEF FROM THE REQUIRED LOT SETBACKS OF THE DANIEL ISLAND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 112 HEWITT STREET, TMS# 222-10-01-053.

Chairman Clift read the public hearing request, gave the testimony of oath to those parties to speak for or against the request, and opened the public hearing. He stated Vice Chairman Volkmar recused himself stating his justification as professionally employed by or under contract with principal.

Mrs. Moneer stated the applicant is requesting a two-foot relief from the twelve-foot total side setback requirement. Currently the proposed plot plan shows five-foot side setbacks on each side, which does not meet the Daniel Island Development Agreement with the City of Goose Creek per section 5.7.

Mrs. Moneer stated the applicant is making this request in accordance with Section 151.171 DUTIES AND POWERS (D) "in exercising the above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify this order, requirements, decisions or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the circuit court having jurisdiction."

She stated the property to the North, South, East and West is within the Carnes Crossroads Community.

Mr. David William with Eastwood Homes presented his request for a variance by answering the seven (7) criteria's.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property:

Mr. Williams stated the house does not fit the lot, and it is the last lot in this phase. He stated the customer cannot purchase a lot in another phase due to pricing and this is the only model that is available to this customer.

2. These conditions do not generally apply to other property in the vicinity:

Mr. Williams stated this is a true statement. The rest of this phase is sold out so there are no other lots could be affected by these conditions.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:

Mr. Williams stated we will not be able to construct the home for this customer with this ordinance in place.

4. The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance:

Mr. Williams stated there will not be a substantial detriment to other properties or to the public good.

5. The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for avariance:

Mr. Williams stated the variance will not be misused.

6. In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare:

Mr. Williams stated Eastwood Homes understands that there may be conditions attached to the granted variance.

7. The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk.

Mr. Williams stated we are not requesting a use variance.

Mrs. Moneer stated there was no one from the public to speak in favor or against this request. Mr. Williams answered questions from the board.

BOARD MEMBER DILLARD MADE A MOTIONED TO CLOSE THE PUBLIC HEARING. BOARD MEMBER FISK SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.

MOTION:

A motion was made to approve the application for a variance for the setback requirements of the Daniel Island Development Agreement for the property located at 112 Hewitt Street having found that the application satisfies the criteria set forth for a variance outlined in section 151.171C of the Zoning Ordinance; there are extraordinary and exceptional conditions pertaining to the particular piece of property; these conditions do not generally apply to other property in the vicinity; because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; the authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance; **MOVED BY** Board Member Dillard. **SECONDED BY** Board Member Fisk.

DISCUSSION: None

VOTE: All in favor (6-0). Motion carried.

BOARD MEMBER JACKSON MADE A MOTIONED TO GO BACK INTO THE PUBLIC HEARING. BOARD MEMBER MONHEIT SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.

V. <u>COMMENTS FROM THE BOARD</u>

No comments from the board

| VI. | COMMENTS FROM STAFF |
|-----|---------------------|
| | |

No comments from staff.

| VII. | ADJOURNMENT | |
|------|--------------------|--|
| | | |

| Board Member Dillard made a motion to adjin favor (7-0). The meeting ended at 5:58 p.m. | | Stinson seconded. | All voted |
|---|------|-------------------|-----------|
| D | ate: | _, 2020 | |



VARIANCE REQUEST: NEW BUSINESS

Take 5
TMS 243-00-00-072
(address not assigned)



| | | Today's Da | ATE: |
|-------|--|---|---|
| PAF | RT I. PURPOSE OF SUBMITTAL | | |
| | Site Plan (See Checklist) | eview 🔲 Rezoning* | |
| | Subdivision Plan (See Checklist) 🗵 Variance* | ☐ Conditional Use Permit* | |
| Paf | RT II. GENERAL INFORMATION | | |
| 1. | Development Name: Goose Creek Take 5 | 4.4 | |
| 2. | Street Address: St James Avenue, Goose Creek, SC | | |
| 3. | TMS #: 243 00 00 072 | GOOSE CREEK Z | ONING DISTRICTS |
| | | CO: Conservation Open Space | BPO : Business Professional Office |
| 4. | Zoning Classification: <u>GC</u> | CI: Commercial Industrial | RC: Restricted Commercial |
| | Requested Classification: $\frac{n/a}{}$ (For rezoning only) | GI General Industrial | GC: General Commercial |
| | • | LI : Light Industrial R-1 : Residential Low Density | NC: Neighborhood Commercial PD: Planned Development |
| 5. | Total Site Acres: 0.45 | R-2: Residential Medium Density | PD-MH: PD for Mobile Home |
| | | R-3: Residential High Density | |
| PAR | RT III. CONTACT INFORMATION | | |
| Ow | ner/Developer Name: <u>Pavilion Development Company, A</u> | TTN: Michael McDonald | |
| Stre | eet Address: 5605 Carnegie Blvd, Suite 110 City: | Charlotte St: N | IC Zip: <u>28209</u> |
| Tele | ephone: Cell Phone: | Fax: | W 19-10 A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| | nail Address:mm@pavdevco.com | | |
| E-11 | Idil Address. | | |
| | | | |
| Paf | T IV. SUBMITTAL INFORMATION (IF APPLICABLE) | | |
| Pro | posed Building Use: <u>Auto Service</u> | | |
| Pro | posed Total Building Area (gross sq. ft.): | | |
| Max | k. Building Height: Total Nu | mber of Buildings/Units/Lots: | |
| Is T | he Property Restricted by Any Recorded Covenant V | Vhich Conflicts With or Prohibits The I | Proposed Use: No |
| | | | |
| In fi | NT WAIVER Iling this plan as the property owner, I do hereby a | | |
| | cessors and assignees jointly and severally to constr posed site plan as approved by the City | | |
| Cam | eron B. Baker, PE (C Baker Engineering, LLC) to serve as my | y agent regarding this application, | to receive and respond to |
| adr | ninistrative comments, to resubmit plans on my be olication. | half, and to represent me in any pub | lic meetings regarding this |
| | | | · · |
| Prir | nt Name: Michael McDonald | Date: <u>07/2</u> | 29/20 |
| | . ^ | | |
| | nt Name: Michael McDonald | | |



July 30, 2020

Mr. Mark Brodeur Planning Director Zoning Board of Appeals City of Goose Creek 519 North Goose Creek Blvd Goose Creek, SC 29445

Re:

Goose Creek Take 5 TMS No. 243-00-00-072

Zoning Board of Appeals Variance Request

Mr. Brodeur:

This letter is provided to summarize the variance submittal request for the above referenced project.

The proposed project includes an approximately 1,100 SF single story Take 5 Oil Change facility on a undeveloped parcel of land located on St. James Avenue and identified by Berkeley County TMS No. 243-00-00-072. The building will consist of two service bays, mechanical room, and restroom facility.

The subject parcel is zoned "General Commercial" (CG). This zoning district requires a twenty (20) foot front and rear setback and ten (10) foot side setbacks. This property is bounded by properties sharing a commercial zoning designation, so no use buffers are required on the property.

Take 5 Oil Change facilities offer "Drive-Thru Oil Changes". A customer is never required to exit the vehicle and the Take 5 Oil Change facility can offer contact free care. Typically, a customer will enter the site and get in a queue for an available service bay. The customer can remain in the car while the facility services vehicles in line. The customer will drive their vehicle into the service bay, select from an option of services, remain in the car during the service, pay from the car, and exit the service bay. The Take 5 Oil Change concept requires that the building have a vehicular entrance and exit at each bay.

The development team respectfully asks for consideration to grant a variance that would allow the reduction of the required ten (10) foot setback on the southern side of the property. A reduction of seven (7) feet is requested resulting in a three (3) foot building setback. This would accommodate the proposed structure on the parcel given the unique conditions that exist on this parcel. See attached ZBA Exhibit (EXH3)

The subject parcel and proposed product type have many unique conditions which are identified below:

Berkeley Electric Cooperative (BEC) Onsite Power:

BEC has three buried power mains that run east and west through the property in the long direction. The buried power lines are located on the northern half of the property. The location

Goose Creek Take 5 July 30, 2020 Page **2** of **4**

of the power lines have been identified on the survey. BEC was onsite with our surveyor to facilitate an accurate location of existing infrastructure.

The project team has worked closely with BEC to discuss site layout options. BEC has indicated that the two northern most buried power conduits cannot be relocated because they service a large portion of Goose Creek and surrounding areas. The southern most line, however, can be relocated as part of the proposed development.

Additionally, BEC indicated that the proposed structure can come within five (5) feet horizontally of the buried lines to remain in place. The current layout has proposed to relocate the southern most line and provide a five (5) foot buffer between existing infrastructure and the proposed structure.

Lot Width:

The lot was platted with a width of only approximately seventy (70) feet. The prototypical two-bay service facility would typically work given the limited width, however the existing power infrastructure that is to remain occupies the northern most 25′ - 30′ (approximate) of the property.

Take 5 Vehicular Circulation:

As stated above, the Take 5 Oil Change process does not require the customer to exit the vehicle. As such, each service bay must have an entrance and exit. This model expedites the service time, minimizes onsite vehicle accidents by maintaining forward movements, and allows for vehicular stacking at the rear of the building. Stacking of vehicles at the rear of the building reduces traffic congestion at the entrance and reduces the visibility of the queue from the road.

The two-bay prototype is only approximately 1,100 SF in size and is well suited for a parcel of this size and configuration under normal circumstances.

The building must be oriented to accommodate vehicular movements into and out of the proposed structure. This proposed orientation is the only option that would facilitate this movement given the limited width and existing power infrastructure. A vehicular circulation exhibit (EXH1) has been provided showing required turning movements. Additionally, a draft plan showing typical vehicle turning movements with the building rotated 90 degrees has also been provided to show potential impacts of turning movements offsite. (EXH2).

Given the information provided above, the application of the setback requirement on this particular parcel creates an unnecessary hardship. The below factors are provided to support this request:

• **151.171 (B) (1)** There are extraordinary and exceptional condition pertaining to the particular piece of property;

The extraordinary and exceptional conditions pertaining to this particular property have been identified above and include the presence of major electrical infrastructure that cannot be relocated as well as limited lot width.

151.171 (B) (2) These conditions do not generally apply to other property in the vicinity;

No other property in the vicinity of this tract shares both the width limitations and permanent encumbrance of the existing electrical infrastructure.

151.171 (B) (3) Because of these conditions, the application of the ordinance to the particular
piece of property would effectively prohibit or unreasonably restrict the utilization of the
property;

The existing power infrastructure occupies approximately thirty-five (35) percent of the available area in which a building could be constructed. The presence of required setbacks (not counting setback areas adjacent to electrical infrastructure) results in the loss of an additional 20% of developable area for building location.

The loss of width due to existing power infrastructure and required setbacks results in a net fifty-five (55) percent (approximate) area of the overall parcel for building construction.

• 151.171 (B) (4) The authorization of the variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by granting of the variance;

The adjacent property will not be negatively impacted should the variance be granted as the request will only impact the building location. The siting of the building within the reduced setback will appear in conformance with the overall aesthetics of the existing commercial district. Additionally, the proposed structure only has a width of approximately twenty-eight (28) feet along the southern property line. This represents a minimal ten (10) percent of the southern property line.

The proposed use will fit well with the character of the area as it includes many other commercial uses.

151.171 (B) (5) The ZBA may not grant a variance the effect of which would be to allow the
establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning
map. The fact that property may be utilized more profitably, should a variance be granted, may
not be considered grounds for a variance;

The proposed use is allowed by right in this zoning district and a rezoning of this district is not requested. The property is currently undeveloped and there are no existing uses that could be considered non-conforming.

Granting this variance will not increase the profitability of the development, only help mitigate the unique site conditions that may render this property unsuitable for Take 5 and many other potential uses.

Goose Creek Take 5 July 30, 2020 Page 4 of 4

• 151.171 (B) (6) In granting a variance, the ZBA may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, of use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare, and;

It is acknowledged that the ZBA may provide conditions on approval.

• **151.171 (B) (7)** The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use, or changes the zoning district boundaries shown on the official zoning map.

A use variance is not being requested.

Should you have any questions or require additional information, please do not hesitate to call me at (843) 270-3185.

Sincerely,

Cameron Baker, PE

Can B. Bah

Principal



Architectural Review Board

APPLICATION / INFORMATION SUMMARY

P.O. Drawer 1768

519 N. Goose Creek Blvd.

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118 Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

| Property Address: St. Ja | mes Avenue, Goose Creek, SC | | TMS No.: 243-00-00-072 |
|--|--|-----------------------|--|
| Review request: | For: | | Preliminary meeting date requested: Aug. 17, 2020 |
| | | าร | ☐ Appeal Decision of Architectural Review Board |
| ☐Preliminary ☐ Final | ☐Repairs or repaint with no changes | | ☐Color Change ☐ Demolition |
| | | 1 | |
| Property Owner: Steve Vaug | nn (Current Owner) | Dayt | me phone: |
| Applicant: Michael McDond | ald (Pavilion Development Company) | Dayt | me phone: |
| ARB Meeting Representative | Michael McDonald | Cont | act Information : |
| Applicant's mailing address: | | | |
| City: | | State | : Zip: |
| Applicant's e-mail address: | | | |
| Applicant's relationship: | Future ☑Owner ☐Design Professional ☐ | Contra | ctor Real Estate Agent/Broker Other |
| | | | |
| Materials/Colors (| Jsed: (specific color(s)/manufacture #'s listed: (Example: Building Materials, Exterior Co | • | · — · |
| _ | , , , , , | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | Scope of Work: (please give a a | etailed | description) |
| TMS No. 243-00-00-072. The building construction of a right-in/right-out | ng will consist of two service bays, mechanical room, of | fice, and d by SCI | parcel of land located on St. James Avenue and identified by I restroom facility. Additional site improvements include DOT), rear driveway, internal driveways, sidewalks, parking acility which will discharge to the SCDOT right-of-way. |
| free care. Typically, a customer w vehicles in line. The customer will | ill enter the site and get in a queue for an available sen | vice bay ption of | e vehicle and the Take 5 Oil Change facility can offer contact. The customer can remain in the car while the facility services services, remain in care during oil change, pay from car, and entrance and exit at each bay. |
| the subject property or an auto be heard by the Architect | signature below that the foregoing application thorized representative. I authorize the subject pural Review Board of the City of Goose Creek on | roperty | to be posted and inspected, and the application e specified. |
| Applicant's signature: | | | Date:Date: |
| Print name legibly: Mich | nael McDonald | | |

CONSTRUCTION PLANS FOR: **GOOSE CREEK TAKE 5** PAVILION DEVELOPMENT COMPANY

CITY OF GOOSE CREEK, SC TMS NO. 243-00-00-072

PROJECT INFORMATION:

PARCEL ID: PARCEL ACREAGE: MS NO. 243-00-00-072 0.45 ACRES CITY OF GOOSE CREEK, SC GENERAL COMMERCIAL (GC) AUTO SERVICE (NO FUEL) ZONING: PROPOSED USE:

PROJECT CONTACT INFORMATION:

4 LANDSCAPE ARCHITECT:

REGULATORY CONTACT INFORMATION:

1 DEVELOPER PAVILION DEVELOPMENT COMPANY 5605 CARNEGIE BLVD. SUITE 110

CHARLOTTE, NC 28209 704.944.5962 C BAKER ENGINEERING, LLC CONTACT: CAMERON BAKER, PE 2 ENGINEER

CHARLESTON, SC 29416 3. ARCHITECT:

CHARLESTON, SC 29416
843.270.3185
SGAJNARMOUR WRIGHT DESING
CONTACT: CHRIS NORDMEYER, AIA, NCARB
718.8 S. MAIN STREET
0718.8 S. MAIN STREET
0718.8 S. MAIN STREET
0718.9 S. MAIN

NORTH CHARLESTON, SC 29405

CITY OF GOOSE CREEK, SC SOOSE CREEK, SC 29445 843.797.6220 BERKELEY COUNTY, SC CONTACT: BRYAN MERTA, PE 212 OAKLEY PLANTATION DRIVE MONCKS CORNER, SC 29461 843.723.3800 SCDHEC-OCRM CONTACT: SHANNON HICKS, P.E. 1362 MCMILLAN AVENUE, SUITE 30 CHARLESTON, SC 29405

843.797.8220 BERKELEY COUNTY WATER & SANITATION 5. SEWER SYSTEM: CONTACT: ASHLEY YEH 212 OAKLEY PLANTATION DRIVE MONCKS CORNER, SC 29461

6. ELECTRIC PROVIDER: BERKELEY ELECTRIC COOPERATIVE, INC. CONTACT: CHRIS SOUTHERLAND

| Sheet List Table | | | |
|------------------|--------------------|--|--|
| Sheet Number | Sheet Title | | |
| C001 | COVER SHEET | | |
| C100 | EXISTING CONDTIONS | | |
| C300 | SITE LAYOUT PLAN | | |

OCRM STANDARD NOTES:

- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION, TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS
- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS
- FROLEIN SYSTEMS OF THE STATE OF
- IEMPURAY IS ABILIZATION MEASURES DO NOT HAVE TO BE INTIN LED ON THAT PORTION OF THE SITE.

 3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAY WEEK, IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BIMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTER MUST ADDRESS THE INCESSEARY 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, FULL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THI
- EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTRED TO REMOVE SEDIMENT SEPORE BEEN PRIVILED BACK INTO LINY WATER OF THE STATE. SHALL BE PROPERLY MANTANED DURING ALL PHASES OF CONSTRUCTION WITH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL CON
- OF USE 1: THE LOWI HOUSE STREET DATE: THE REPORT REGISTER FROM THE RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR PLANS THE RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR PLANS FOR INDIVIDUAL LOT CONSTRUCTION, INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OSTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SIZE OF 2:530 ET SEC, AND APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH SIZE OF 2:530 ET SEC, AND
- SCHIODOD.

 TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM JPS.LOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LACEN WHISTE TO APPROPRIATE THAPS OR STREAK COULTES ALL WATERS OF THE STRICT WOSS, INCLUDION WITH MUSS, ARE TO BE FLAGED TO STREAM OF THE PROPERTY OF
- 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 SWIPPP, 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 STABLIZATION IS REACHED.
- CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABLIZATION IS REACHED.

 I WITHER STRUCTURE OF THE PROPERTY OF

- 16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM

- 18.2. WASTEWATER FROM WASHOUT AND CLEANQUT OF STUCCO, PAINT FORM RELEASE OLS, CLENRE OCHOPOLONS AND OTHER POSITION. THE ONSTRUCTION MATERIALS, 16.3. FILES, OLS, OR OTHER POLLUTIANTS USED IN VEHICLE AND EQUIPMENT OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNER. THE OWNER O
- MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS

| BOARDS/COMMISSION APPROVALS | | |
|-----------------------------|---------------|--|
| BOARD COMMISSION | APPROVAL DATE | |
| ZONING BOARD OF APPEALS | | |
| ARCHITECTURAL REVIEW BOARD | | |
| | | |

- 1. CONTRACTOR SMALL PROTECT EXISTING BENCHMARKS, MONUMENTS, ROADWAYS, MO PACLITIES FROM MANGE THROUGHOUT THE CONSTRUCTION PERIOD. ADMINISTRATION OF THE DESIGN. AMOUNT OF DISTURBANCE IN AREAS THE REQUIRE INSTALLATION OF THIS DESIGN.

 1. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES, AND OTHER PROTECTION OF THE BEST MONORATION MANABLES BESIGN PROVIDED THE PROPERTY OF THE PROTECTION OF THE PROPERTY OF THE PROPERT
- CONSTRUCTION TO MATCH EXISTING CONDITIONS AND GRADE ELEVATIONS
- CURS INDUCTION TO MAINT EAST INS CURRITIONS AND GROWE ELEVATIONS SURROUNDING THE SITE. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD, HE SHALL NOTHEY THE OWNER PRIOR TO BEGINNING WORK. CONTRACTOR IS TO VERBEY ALL EXISTING SITE CONDITIONS AND REPORT ANY CONFLICTS TO THE EMSINEER.
- A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL
- TIMES.
 THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL
 UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY
 DAMAGE TO THEM DURING CONSTRUCTION.
- 10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUD UNLITILES WITH THE APPROPRIATE UTILITY COMMANY. UNLITING WITH THE APPROPRIATE UTILITY COMMANY. THE CONTRACTOR SHALL COMMENT WITH ALL RILES AND REGULATIONS OF FEDERAL STATE. COUNTRY AND LOCAL MUNICIPALITIES.

 CONTRACTOR SHALL VERIFY THAT ALL NECESSARY CONSTRUCTION PERMITS HAVE BEEN DISTANCE PORROY TO THE STATE OF THE PROJECT OF THE STATE OF THE PROJEC

- BEEN OBTAINED PRIOR TO THE START OF THE PROJECT.

 14. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE & LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.

 15. TRANSFER OF SITE BENCHMARKS IS THE RESPONSIBILITY OF THE CONTRACTOR AND
- 15. TRANSFER OF SITE BENCHMARKS IS THE RESPONSIBILITY OF THE CONTRACTOR AME SHALL ONLY DE ONDER OF A S. I CLOSSED LAND SUPERVEYOR.
 16. CONTRACTOR SHALL CHENSEL BUSHLAL STON OF UTILITIES AND COORDINATE WITH THE OWNER PROPERTY OF A CONSTLUCT WITH WATER, SEWER, DRAINAGE OR OTHER UTILITY LINES THE CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO MAKING FIELD ADJUSTMENTS.
- 18. ALL BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO A DENSITY OF 95% OF THE
- ALL BUCK PILLO MALI TREVINES SHALL BE CUMPALED TO A DEPOSIT OF 950 OF THE THEORETICAL MAXIMUM DENSITY (STANDARD PROCTOR), UNLESS NOTED D'HERWISE BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT ON REAR OFTHIMM MOISTURE CONTENT: CONTRACTOR SHALL REMOVE ALL STRIPPING DEBRIS AND EXCESS EXCAVATED MATERIAL FROM THE SITE.
- MATERIAL POLITIONS AND A STREAM OF THE CONTENT.

 MATERIAL FOR THE STREAM OF THE STREAM
- LOCATIONS AND TOP ELEVATIONS OF INLETS AND STRUCTURES WILL BE ADJUSTED IN THE FIELD BY THE CONTRACTOR WHERE NECESSARY AND SHALL BE APPROVED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NECESSARY TO MEET
- 25. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NECESSARY TO MEET REQUIRED DEVOLATIONS AND GROCES. DEWITTERING CEPTRATIONS STORM IN THE REPORT OF THE PROPERTY OF THE PROP

- 22. CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO PREVENT SEDMENTATION OF ADJOINNOW WELLANDS OR PROPERTIES.
 22. APPOINTED TO THE MATERIALS OR PROCEDURES MUST HAVE PRIOR WRITTEN PROPELENTED ON THE MATERIALS OR PROCEDURES MUST HAVE PRIOR WRITTEN OF PREJECT OF THE MATERIALS OR PROCEDURES TO CENTER OF STRUCTURE.
 21. THE PUBLIC RIGHT-OF-WAY MUST REMAIN AND COMPLIANT DURING CONSTRUCTION OR AN ALTERATIVE ROUTE MUST BE PROVIDED.

PROJECT DESCRIPTION:

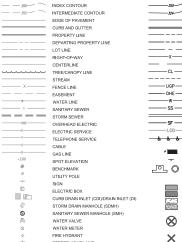
THE PROPOSED PROJECT INCLUDES AN APPROXIMATELY 1,100 SF TAKE 5 OIL CHANGE FACILITY ON A PARCEL OF LAND LOCATED ON ST. JAMES AVENUE AND IDENTIFIED BY BERKELEY COUNTY TMS NO. 243-00-00-072. THE BUILDING WILL CONSIST OF TWO SERVICE BAYS, MECHANICAL ROOM, AND RESTROOM

TAKE 5 OIL CHANGE FACILITIES OFFER "DRIVE-THRU OIL CHANGES". A CUSTOMER IS NEVER REQUIRED TO EXIT THE VEHICLE AND THE TAKE 5 OIL CHANGE FACILITY CAN OFFER CONTACT FREE CARE. TYPICALLY, A CUSTOMER WILL ENTER THE SITE AND GET IN A QUEUE FOR AN AVAILABLE SERVICE BAY, THE CUSTOMER WILL ENTER THE SITE AND GET IN A QUEUE FOR AN AVAILABLE SERVICE BAY, THE CUSTOMER WILL SERVICE BAY. THE CUSTOMER WILL SERVICE BAY. CAN REMAIN IN THE CAR WHILE THE FACILITY SERVICES VEHICLES IN LINE. THE CUSTOMER WILL DRIVE THEIR VEHICLE INTO THE SERVICE BAY, SELECT FROM AN OPTION OF SERVICES, REMAIN IN CARE DURIN OLANGE, PAY FROM CAR, AND EXIT THE SERVICE BAY. THE TAKE 5 OIL CHANGE CONCEPT REQUIRES THAT THE BUILDING HAVE A VEHICULAR ENTRANCE AND EXIT AT EACH BAY.

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT QUALIFIES FOR AUTOMATIC PERMIT COVERAGE OR EXEMPTION BASED UPON ACREAGE, VICINITY TO A COASTAL RECEIVING WATER BODY AND THE PROJECT NOT BEING A PART OF A LARGER COMMON PLAN (LCP).

EXISTING LEGEND



STREET LIGHT/LAMP

ILINCTION BOX TREE TRUNK

CONCRETE

0.18" CAK

PROPOSED LEGEND



CONCRETE PAVEMENT GRAVEL PAVEMENT

GRAND TREE REMOVAL

PROTECTED TREE REMOVAL



LOCATION MAP



SHEET CREEK GOOSE

DEVELOPMENT CONFIGURATION OF GOOSE CREEK NO. 243-00-00-07

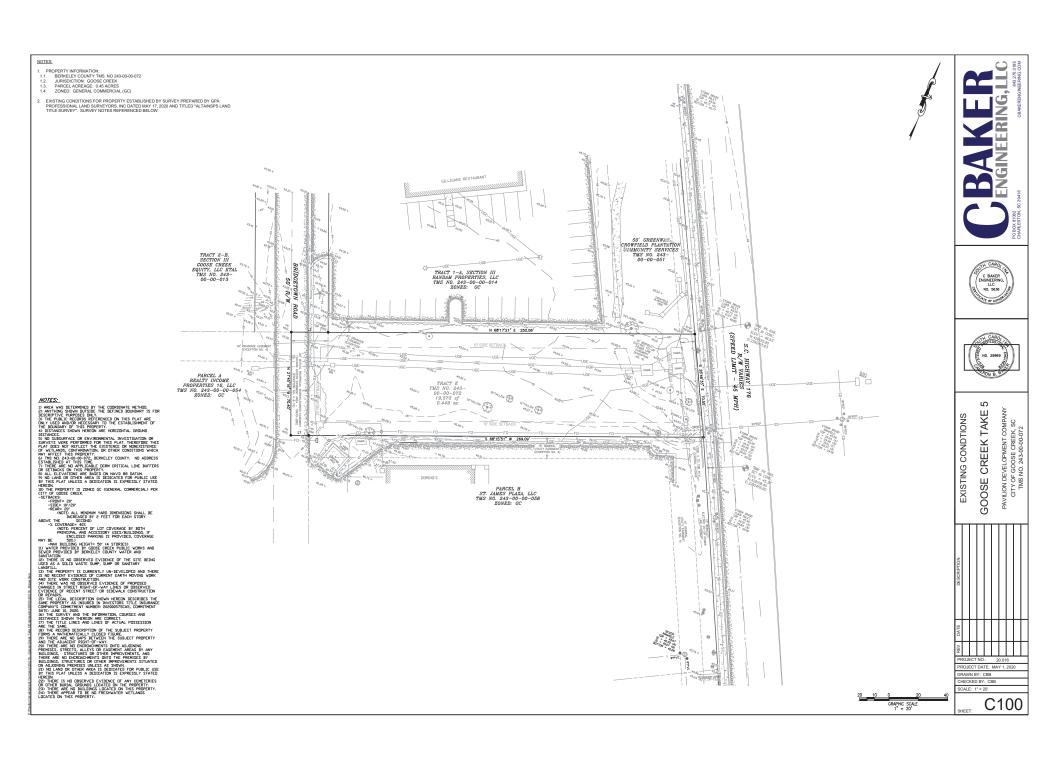


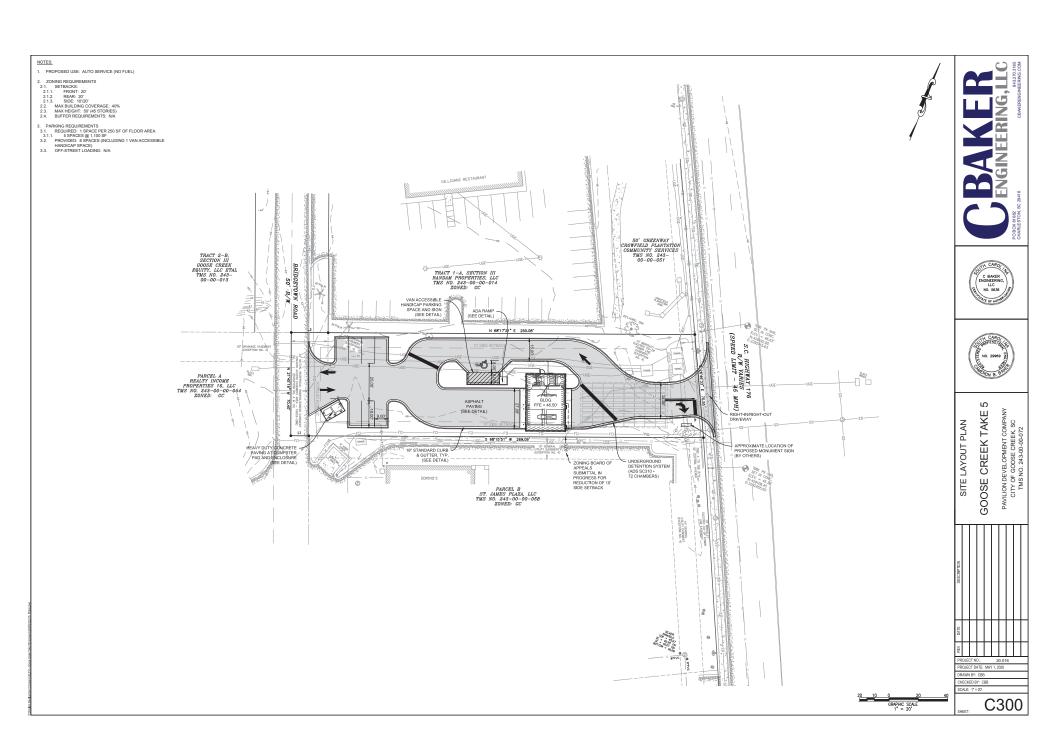


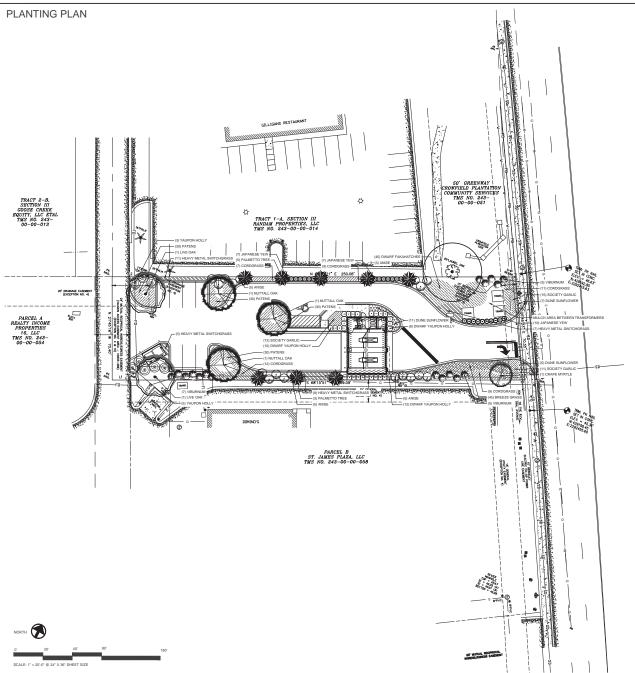












GENERAL NOTES:

- BASE INFORMATION INCLUDING BUT NOT LIMITED TO STREETS, RIGHT-OF-WAYS, PROPERTY LINES, AND TOPOGRAP
 WAS OBTAINED FROM C BAKER ENGINEERING, OUTDOOR SPATIAL DESIGN, LLC ASSUMES NO LIABILITY FOR THE
 ACCURACY OF THE INFORMATION LOCAL MEDICAL PROPERTY.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY LOCATOR SERVICE, NO CUTS (1.800.922.0893.) TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES. CONTRACTOR TO MAKE THIS CONTACT PRIOR TO REGISHING CONSTRUCTION.
- TREE PLANTINGS AND BED LINES SHALL BE STAKED BY LANDSCAPE CONTRACTOR FOR LANDSCAPE ARCHITECT'S
 APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO
 PLANTING LOCATIONS AS NEEDED.
- 4. BASE BID TEMS INCLUDE ALL INDICATED GRADED SWALES, BERMS, PLANTINGS, MULCHING, IRRIGATION SYSTEM, AND BACKFLOW PREVENTER ERIGIATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL PLANT BEDS ON SITE AND TO INCLUDE A MINIMUM OF TWO HOSE BIBS, AND A RAIN GAUGE.
- 5. THE LARGCARE CONTRACTOR SHALL EXERCISE EVITEME CAUTION IN AREA WHERE ADDITIONAL SUBSECTED UNDERBOROUND UNTILES MAY DESCRIBED. THE LANDSCARE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN ALSO, HE SHALL EXERCISE INDUSTRY STANDARD SAFETY PRACTICES WHELE WORKNOW RARE VEHICULAR TRAFFIC.
- LANDSCAPE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR TEMPORARY IRRIGATION SYSTEM SERVICES, PERMITS AND FEES AS NEEDED.

PLANT SCHEDULE:

| TREES | | | |
|----------|--------------------------------|----------------------|--------------------------|
| QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE / REMARKS |
| 8 | Sabal Palmetto | Palmetto Tree | Random Mix 12' - 16' ht. |
| 2 | Quercus virginiana | Live Oak | 3" cal. |
| 3 | Quercus nuttalli | Nuttall Oak | 3" cal. |
| 1 | Lagerstroemia indica 'Natchez' | Natchez Crape Myrtle | 14' ht. min. |

| SHRUBS | | | |
|----------|-------------------------|----------------|----------------|
| QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE / REMARKS |
| 8 | llex vomitoria | Yaupon Holly | 7 gal. |
| 17 | Vibumum Odoratissimuj | Sweet Viburnum | 7 gal. |
| 18 | Ilicium floridanum | Florida Anise | 7 gal |
| 24 | Podocarpus macrophyllus | Japanese Yew | 4' ht. min. |
| | | | |

| GROUNDCOVER | S, PERENNIALS & GRASSES | | |
|-------------|--------------------------------|-------------------------|------------------|
| QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE / REMARKS |
| 120 | Spartina patens | Saltmeadow Cordgrass | 1 gal / 24" O.C. |
| 30 | Panicum virgatum 'Heavy Metal' | Heavy Metal Switchgrass | 1 gal / 36° O.C. |
| 36 | Spartina bakeri | Sand Cordgrass | 1 gal / 48" O.C. |
| 45 | Tripsacum dactyloides | Dwarf Fakahatchee | 1 gal / 36" O.C. |
| 38 | Tulbaghia violacea | Society Garlic | 1 gal / 30° O.C. |
| 45 | Lomandra longifolia 'Breeze' | Breeze Grass | 1 gal / 36" O.C. |
| | | | |



Evan Brandon, PLA, ASLA 1060 E. Montague Ave Suite 315 N. Charleston SC, 29405 843.718.5554



TAKE 572
EK, SC

GOOSE CREEK TA TMS: 243-00-00-72 CITY OF GOOSE CREEK, S

| REVISIONS | DATES |
|------------|------------|
| PERMIT SET | 07.29.2020 |
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PLANTING PLAN

EWB

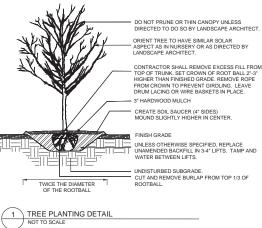
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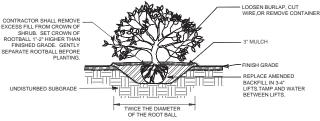
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNET
NIND SEALED BY THE LANDSCAPE ARCHITECT OF RECORD AND STAMPED "APPROVE
FOR CONSTRUCTION." USE OF THIS DRAWING FOR QUANTITY TAKE-OFFS AND
SPICING! RE DELI IMMADY LINT ALL A BOIL TO ABLE DEBUTY SALVE DESCRIPTIONS.

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS, AND REVIEW PROPOSED PLANTINGS AND RELATED WORK PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO CHECK THE QUALITY AND LOCATION OF ALL PLANT MATERIAL PRIOR TO PLANT INSTALLATION
- IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES, CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS. CONTRACTOR TO VERIFY ALL PLANT
- 4. LANDSCAPE CONTRACTOR TO COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON HE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTIONS REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF ID GRANTED BY THE LANDSCAPE ARCHITECT BY THE CONTRACTOR PRIOR TO INSTALLATION
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER'S ACCEPTANCE, ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF CONTRACTOR
- 10. WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNERS REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL PROVIDE A WITTEN REQUEST FOR THE OWNERS ACCEPTANCE WILL SHOULD REPO SUCCEEDING PLANTING SEASON, A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
- 11. LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER'S ACCEPTANCE. ACCEPTANCE OF GRADING AND SOD SHALL BE BY LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP MATERIAL IN A THRIVING CONDITION.
- 12. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF LANDSCAPE MATERIAL PLACEMENT.
- 13. CONTRACTOR TO REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- 14. OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY NOT MEETING SPECIFICATIONS.
- 15. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 16. IF THE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION(S) WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTER, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 17. PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACT SHALL SUBMIT SEVERAL SOIL SAMPLES OF EXISTING SOIL AND ADDITIONAL SOIL BROUGHT ON SITE TO CLEMSON EXTENSION CONTRACTOR SHALL PROVIDE TEST RESULTS TO LANDSCAPE ARCHITECT AND VERIFY THAT SOIL CONDITIONS ARE OPTIMAL BEFORE ANY PLANT INSTALLATION COMMENCES.
- 18. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERAILS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP \$ OF TREE TRUNKS.
- 19. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY DENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- 20. SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED, SHALL BE HELD 1 WHERE SUBJECT ABOUTS PAYED SURFACES, RIGHTS ETC. SD SHALL BE HELD IT BELOW SURFACE LELVATION OF TRAIL, SLAD, CURB, ETC. SD SHALL BE LLD PARALLEL TO THE CONTOURS AND SHALL HAVE STAGESRED JOINTS ON SLOPES STEPPER THAN 3:1 OR N DRAINAGE SWALLES, THE SO SHALL BE STAGES TO SHALL BE STAGES.
- 21 ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IMMEDIATELY MULCH WITH DOUBLE SHREDDED HARDWOOD MULCH AT A DEPTH OF NO LESS THAN 3 INCHES AND WATER ALL PLANTS AND TREES. COMPLETE WITHIN 16 HOURS OF INSTALLATION.
- 22. TREE PLANTINGS AND BED LINES SHALL BE STAKED BY CONTRACTOR FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
- 23. CONTRACTOR TO INCLUDE IN HIS BASE BID ALL GRADING, PLANTINGS, MULCHING, HOSE BIBS AND IRRIGATION SYSTEM WHICH SHALL TIE INTO EXISTING SYSTEM (WHERE APPLICABLE).
- 24. CONTRACTOR TO PROVIDE 3" BEE'S FERRY COMPOST OR APPROVED FOLIAL TO ALL BEDS AND FINE GRADE TO PROVIDE SMOOTH TRANSITION INTO EXISTING GRADES. GRADE TO PREVENT
- 25. IF SEASONAL CONDITIONS NECESSITATE THE NEED FOR CONTAINER GROWN STOCK WHEN BALLED AND BURLAPPED PLANT MATERIAL AS SPECIFIED, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SUBSTITUTION.



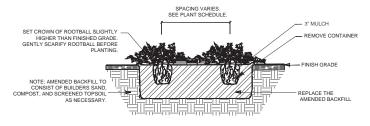




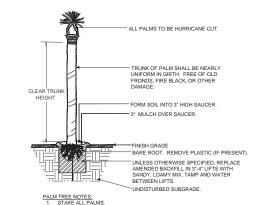
1. AMENDED BACKFILL TO CONSIST OF BUILDERS SAND, COMPOST

AND SCREENED TOPSOIL AS NECESSARY.
WHERE SHRUBS ARE PLANTED IN BEDS, MULCH TO COVER ENTIRE

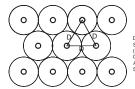












D = DIMENSION OF PLANT SPACING (SHRUB, GROUND COVER OR PERENNIAL)
AS INDICATED BY PLANT SCHEDULE.

SHRUB / GROUNDCOVER SPACING NOT TO SCALE



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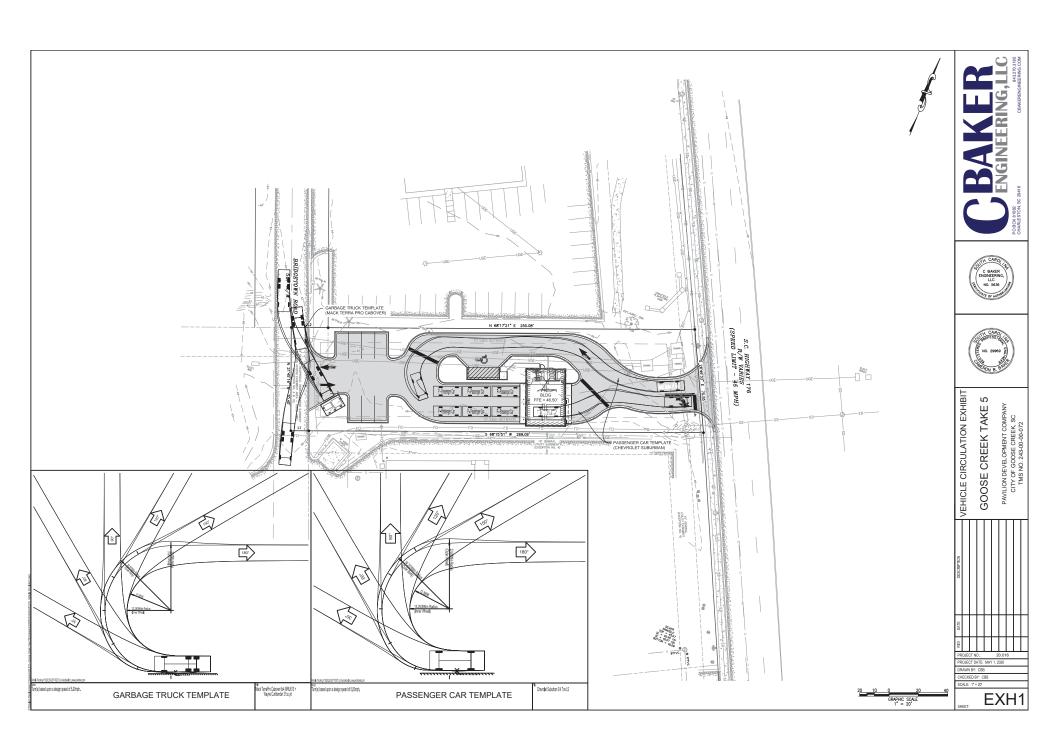
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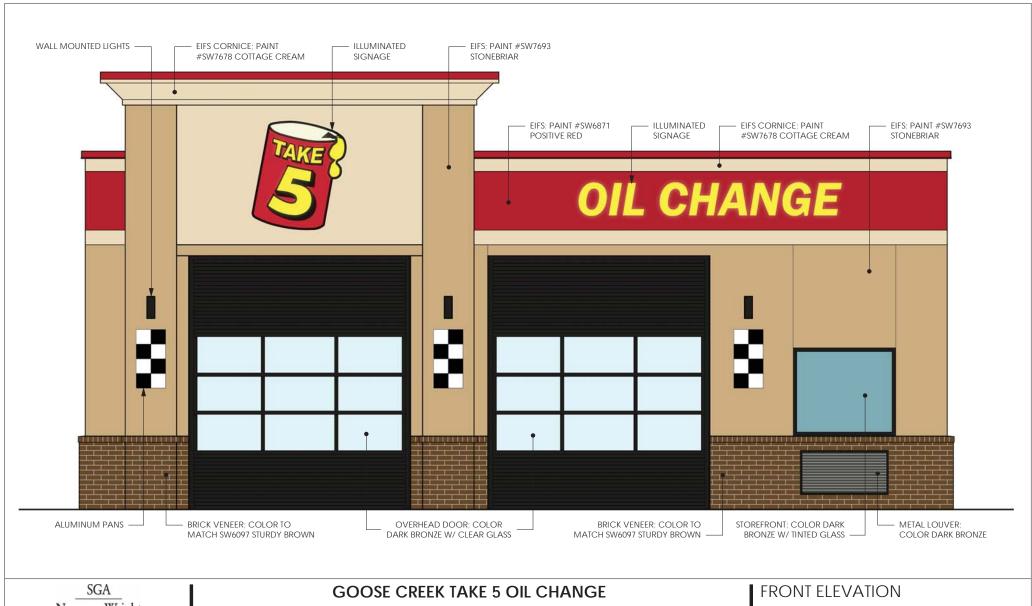
> **PLANTING DETAILS &**

REVISED BY

CHECKED BY

NOTES





NarmourWright DESIGN

804 Meeting Street, Ste. 103 Charleston, SC 29403 p 843.853.4506 www.sganwdesign.com

GOOSE CREEK, SC

PROJECT NUMBER: 20-132-03-OP DATE: 07/28/2020 DRAWN BY: JVD CHECKED BY: CN

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