City of Charleston

DESIGN REVIEW BOARD

February 18th, 2020
4:30 PM

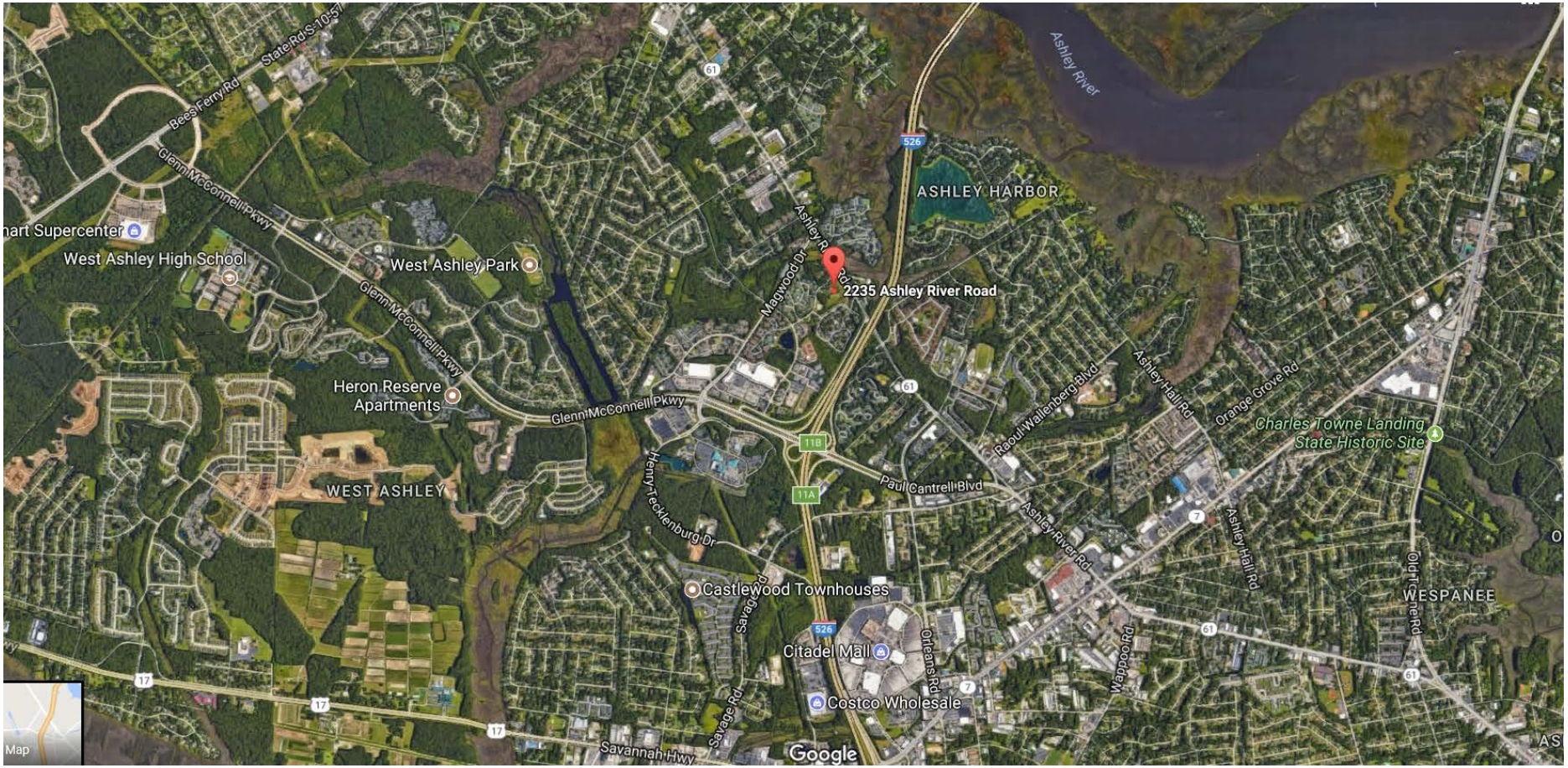
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/drb

Agenda Item #1

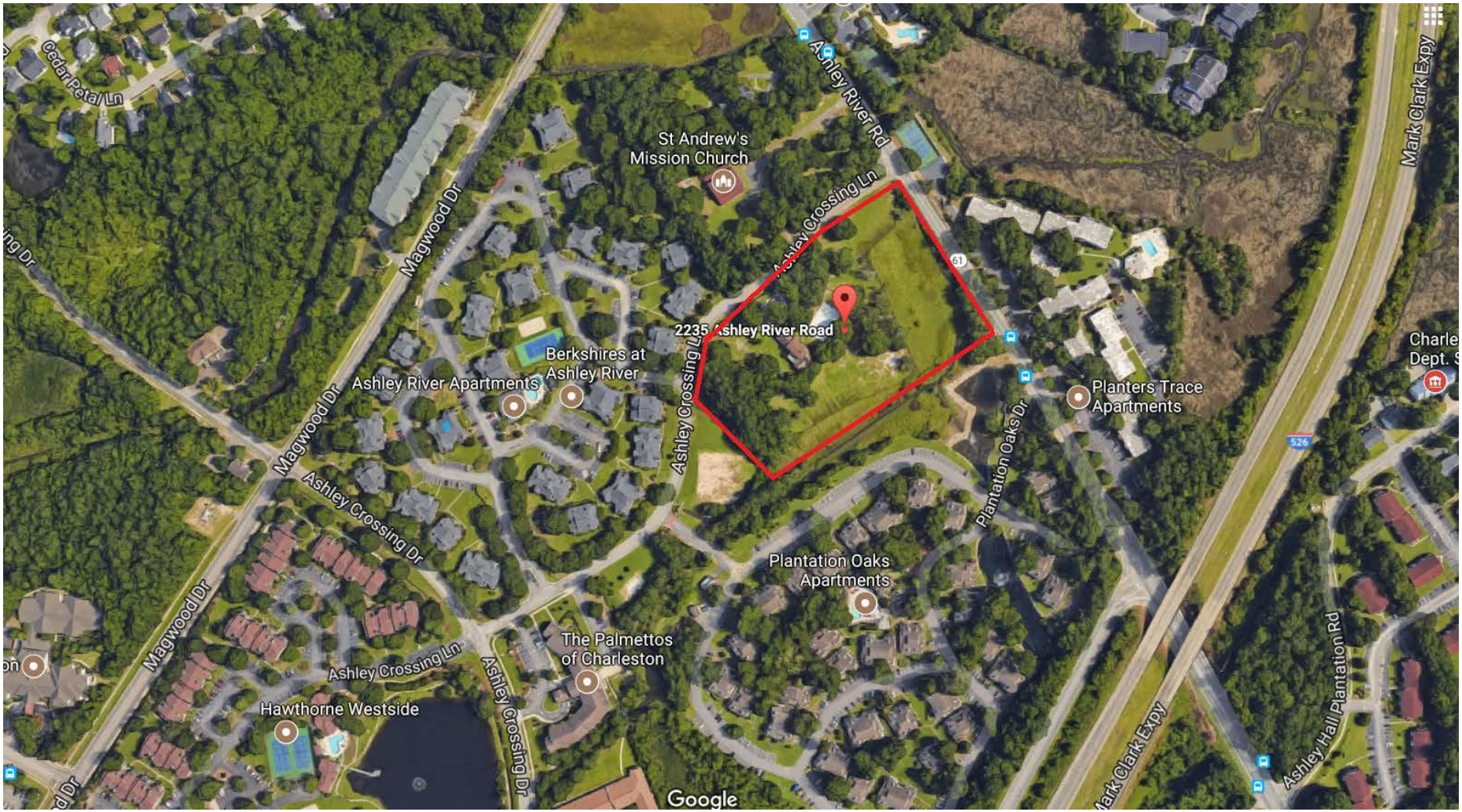
2235 ASHLEY RIVER RD.
TMS # 354-08-00-003

Request preliminary approval for the construction a
new 4 and ½ story affordable housing complex with 57 units.

BULL CREEK APARTMENTS



SITE LOCATION



SITE LOCATION

View of Subject Property

View of Subject Property

Exterior View of Residential Dwelling (To Be Razed)

View of Subject Property

View of Subject Property

View of Subject Property

View of Subject Property

View of Subject Property

View of Ashley Crossing Lane

View of Ashley Crossing Lane

Bulls Creek Apartments - Nearby Apartment Complexes

Grandview Apartments

The Ashley

Arboretum

Berkshires at Ashley River

Hawthorne Westside

SCALE:

Photo 1: The project site dwelling located on the southwest portion of the property.

Photo 2: Rear view of property dwelling.

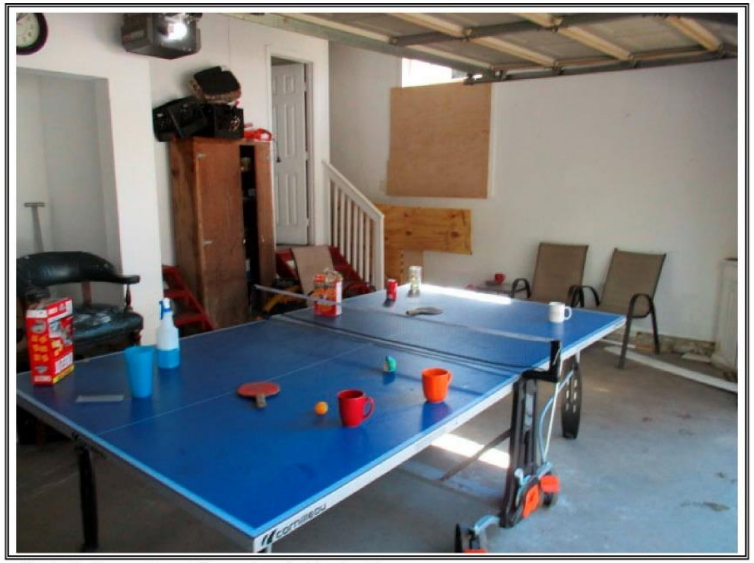


Photo 3: Recreational Room located in dwelling garage.

Photo 4: View of living room.

Photo 5: View of kitchen.

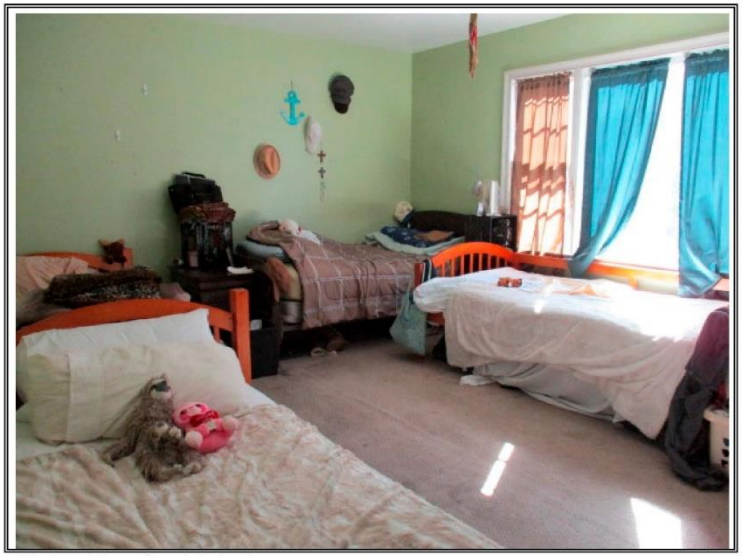
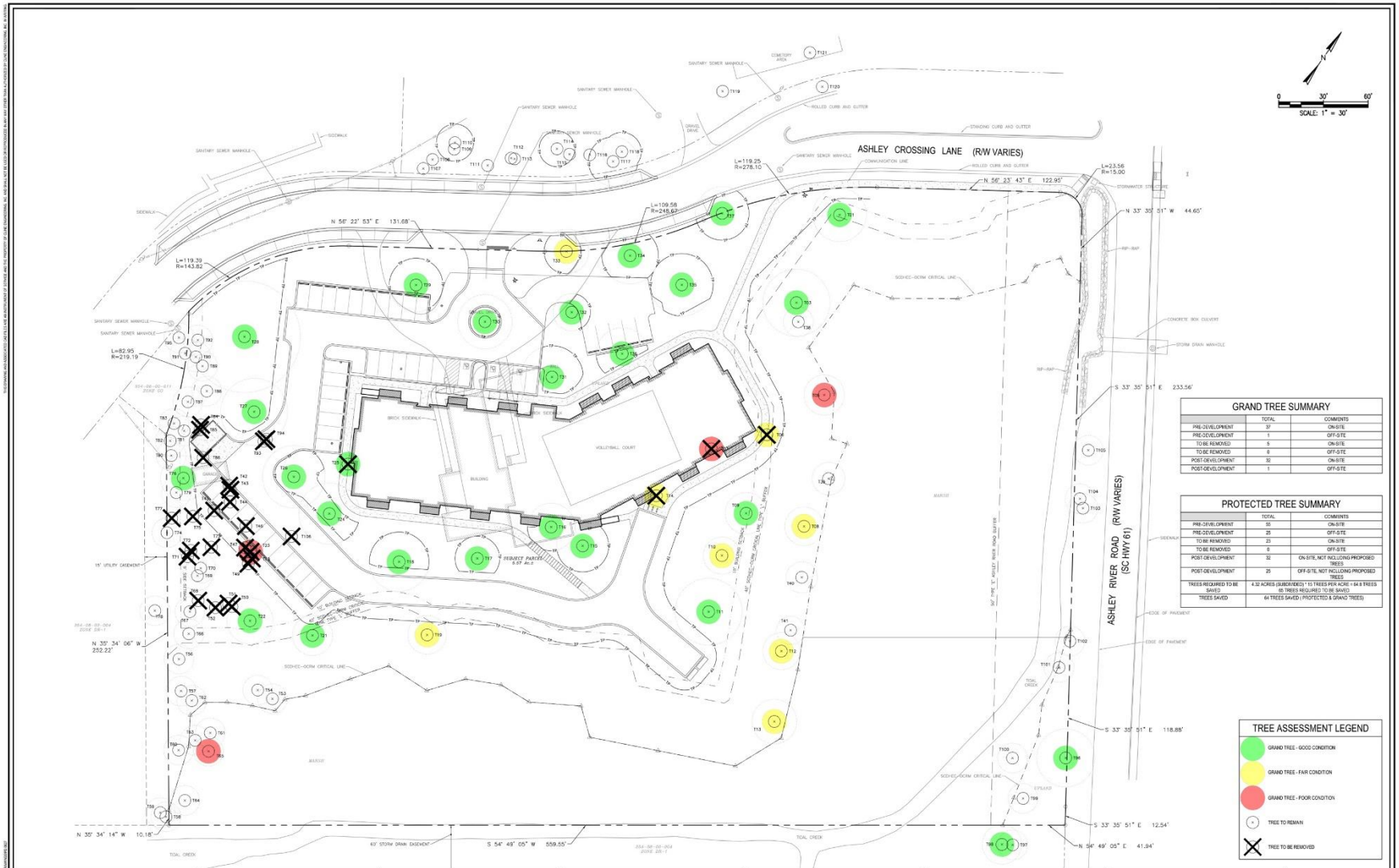


Photo 6: View of upstairs bedroom.



GRAND TREE SUMMARY

	TOTAL	COMMENTS
PRE-DEVELOPMENT	57	ON-SITE
PRE-DEVELOPMENT	1	OFF-SITE
TO BE REMOVED	5	ON-SITE
TO BE REMOVED	0	OFF-SITE
POST-DEVELOPMENT	52	ON-SITE
POST-DEVELOPMENT	1	OFF-SITE

PROTECTED TREE SUMMARY

	TOTAL	COMMENTS
PRE-DEVELOPMENT	50	ON-SITE
PRE-DEVELOPMENT	25	OFF-SITE
TO BE REMOVED	23	ON-SITE
TO BE REMOVED	0	OFF-SITE
POST-DEVELOPMENT	32	ON-SITE, NOT INCLUDING PROPOSED TREES
POST-DEVELOPMENT	25	OFF-SITE, NOT INCLUDING PROPOSED TREES
TREES REQUIRED TO BE SAVED	4.32 ACRES (SUBDIVIDED) * 10 TREES PER ACRE = 64.8 TREES 65 TREES REQUIRED TO BE SAVED	
TREES SAVED	64 TREES SAVED (PROTECTED & GRAND TREES)	

TREE ASSESSMENT LEGEND

- GRAND TREE - GOOD CONDITION
- GRAND TREE - FAIR CONDITION
- GRAND TREE - POOR CONDITION
- TREE TO REMAIN
- TREE TO BE REMOVED

TREE LIST

ID	DBH	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
T01	18	LIVE OAK	B		GOOD	KEEP
T02	-	SNAG	-	DEAD	-	-
T03	40	LIVE OAK	B		GOOD	KEEP
T04	-	SNAG	-		-	-
T05	27	LIVE OAK	F	DECLINE, HOLLOW	POOR	KEEP
T06	27	LIVE OAK	C	DECLINE, STORM DAMAGE	FAIR	REMOVE
T07	41	YELLOW OAK	F	V SHAPED CROTCH, HOLLOW BASE	POOR	REMOVE
T08	28	LIVE OAK	C	DECLINE, STORM DAMAGE	FAIR	KEEP
T09	28	LIVE OAK	B		GOOD	KEEP
T10	23	LIVE OAK	C	HOLLOW BASE	FAIR	KEEP
T11	43	LIVE OAK	B		GOOD	KEEP
T12	25	LIVE OAK	C	DECLINE, HOLLOW	FAIR	KEEP
T13	38	LIVE OAK	C	DECLINE, HOLLOW BASE	FAIR	KEEP
T14	40	LIVE OAK	C	HOLLOW BASE, LEANING	FAIR	REMOVE
T15	38	LIVE OAK	A		GOOD	KEEP
T16	32	LIVE OAK	B		GOOD	KEEP
T17	30	LIVE OAK	B	HOLLOW BASE, LEANING	GOOD	KEEP
T18	45	LIVE OAK	B		GOOD	KEEP
T19	36	LIVE OAK	C	DECLINE, STORM DAMAGE	FAIR	KEEP
T20	-	DEAD	-		-	-
T21	31	LIVE OAK	B		GOOD	KEEP
T22	40	LIVE OAK	D		POOR	REMOVE
T23	41	LIVE OAK	B		GOOD	KEEP
T24	33+18	LIVE OAK	B	V SHAPED CROTCH	GOOD	REMOVE
T25	42	LIVE OAK	B		GOOD	KEEP
T26	45	LIVE OAK	B		GOOD	KEEP
T27	45	LIVE OAK	B		GOOD	KEEP
T28	36	LIVE OAK	A		GOOD	KEEP
T29	30.5	LIVE OAK	A		GOOD	KEEP
T30	42	LIVE OAK	B		GOOD	KEEP
T31	25	LIVE OAK	B	STORM DAMAGE	GOOD	KEEP
T32	36	LIVE OAK	C	STORM DAMAGE	FAIR	KEEP
T33	36	WATER OAK	C	STORM DAMAGE	FAIR	KEEP
T34	36	LIVE OAK	B		GOOD	KEEP
T35	42	LIVE OAK	A		GOOD	KEEP
T36	36	LIVE OAK	B		GOOD	KEEP
T37	30	LIVE OAK	B	DECLINE, STORM DAMAGE	FAIR	KEEP
T38	193	LIVE OAK	B	HOLLOW BASE	GOOD	KEEP
T39	22	LIVE OAK	B	DECLINE, STORM DAMAGE	GOOD	KEEP
T40	21	LIVE OAK	C		FAIR	KEEP
T41	15	LIVE OAK	C		POOR	REMOVE
T42	23	PINE	D	CROOK	POOR	REMOVE
T43	16	WILLOW OAK	D	V SHAPED CROTCH, POOR FORM	POOR	REMOVE
T44	17	RED OAK	D	FORK	FAIR	REMOVE
T45	9	PINE	B		GOOD	REMOVE
T46	16/2	PINE	B		GOOD	REMOVE
T47	17	WILLOW OAK	D	STORM DAMAGE,	POOR	REMOVE
T48	11	PINE	F	POOR FORM, LEANING	POOR	REMOVE
T49	10	TALLOW	F	INVASIVE	POOR	REMOVE
T50	6/5	PINE	C	CROOK	FAIR	REMOVE
T51	11	PINE	D	CROOK, SPARSE	POOR	REMOVE
T52	10	PINE	C	SWEEP	FAIR	REMOVE
T53	26	PINE	B		GOOD	KEEP
T54	20	LIVE OAK	F	DECLINE, LEANING	POOR	KEEP
T55	11	TALLOW	F	INVASIVE	POOR	KEEP
T56	14/3	PINE	C	CROOK	FAIR	KEEP
T57	24	PINE	D	FORK, STORM DAMAGE	POOR	KEEP
T58	17/3	PINE	D	CROOK	POOR	REMOVE
T59	26	PINE	B		GOOD	KEEP
T60	18	PINE	B		GOOD	KEEP
T61	17	PINE	D		POOR	REMOVE
T62	3	TALLOW	F	INVASIVE	POOR	KEEP
T63	10	TALLOW	F	INVASIVE	POOR	KEEP
T64	8	TALLOW	F	INVASIVE	POOR	KEEP
T65	7/6/5	TALLOW	F	INVASIVE	POOR	KEEP
T66	8	TALLOW	F	INVASIVE	POOR	KEEP
T67	24	PINE	D	FORK, STORM DAMAGE	POOR	KEEP
T68	17/3	PINE	D	CROOK	POOR	REMOVE
T69	26	PINE	B		GOOD	KEEP
T70	18	PINE	B		GOOD	KEEP
T71	17	PINE	D	CROOK	POOR	REMOVE
T72	8/3	LIVE OAK	B	SUPPRESSED	GOOD	REMOVE
T73	10	PINE	D		FAIR	REMOVE
T74	8.5	DEBRIS	D	SUPPRESSED, DECLINE	POOR	KEEP
T75	19.5	PINE	B		GOOD	REMOVE
T76	30.5	RED OAK	B		GOOD	KEEP
T77	12.5	PINE	C	SUPPRESSED	FAIR	REMOVE
T78	9	TALLOW	F	INVASIVE	POOR	KEEP
T79	10.5	PINE	D	LEANING	POOR	KEEP
T80	13	PINE	F	UTILITY RUNS, POOR FORM	POOR	KEEP
T81	18	PINE	B		GOOD	KEEP
T82	15	PINE	C		FAIR	KEEP
T83	13	PINE	D	CROOK, POOR FORM	POOR	KEEP
T84	8	PINE	C		FAIR	REMOVE
T85	11.5	PINE	C		FAIR	REMOVE
T86	14.5	PINE	B		GOOD	KEEP
T87	17	PINE	C	SWEEP	FAIR	KEEP
T88	10.5	PINE	C	SWEEP	FAIR	KEEP
T89	19	PINE	C	VINES	FAIR	KEEP
T90	-	DEAD	-		-	-
T91	20	PINE	D	SWEEP	POOR	KEEP
T92	11	RED OAK	D	VINES, DECLINE	POOR	KEEP
T93	10.5	PINE	D	SWEEP	POOR	REMOVE
T94	20	PINE	B		GOOD	KEEP
T95	0.5	PINE	F	BROKEN TOP	POOR	KEEP
T96	36	LIVE OAK	E		GOOD	KEEP
T97	18.5	LIVE OAK	B		GOOD	KEEP
T98	26.5	LIVE OAK	B	LEANING	GOOD	KEEP
T99	17	LIVE OAK	C	DECLINE, STORM DAMAGE	FAIR	KEEP
T100	4	PINE	D	SUPPRESSED, DECLIN	POOR	KEEP
T101	15	PINE	D		GOOD	KEEP
T102	21	LIVE OAK	B		GOOD	KEEP
T103	1	LIVE OAK	B		GOOD	KEEP
T104	15	TALLOW	F	INVASIVE	POOR	KEEP
T105	10	TALLOW	F	INVASIVE	POOR	KEEP
T106	23.5	LIVE OAK	B		GOOD	KEEP
T107	15	LIVE OAK				KEEP
T108	12	GUM				KEEP
T109	13/12	OAK				KEEP
T110	28	PINE				KEEP
T111	19	PINE				KEEP
T112	18	PINE				KEEP
T113	14	OAK				KEEP
T114	24	GUM				KEEP
T115	16	OAK				KEEP
T116	14	GUM				KEEP
T117	33	LIVE OAK				KEEP
T118	28	LIVE OAK				KEEP
T119	17	PINE				KEEP
T120	28	LIVE OAK				KEEP
T121	44	LIVE OAK				KEEP

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/24/2019	ISSUED FOR REVIEW AND APPROVAL	AN / JR	MDC
B	10/04/2019	ISSUED FOR BZA	AN / JR	MDC
C	12/13/2019	ISSUED TO TRC FOR REVIEW	AN / JR	MDC
D	01/27/2020	ISSUED TO TRC FOR REVIEW	AN / JR	MDC
E	02/04/2020	ISSUED FOR REVIEW AND APPROVAL	AN / JR	MDC

NORTH CAROLINA NOLLE VIZIONARIES CLINE ENGINEERING, INC. No. 4972 CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2934 JAMES R. ROSE

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

BULL CREEK APARTMENTS

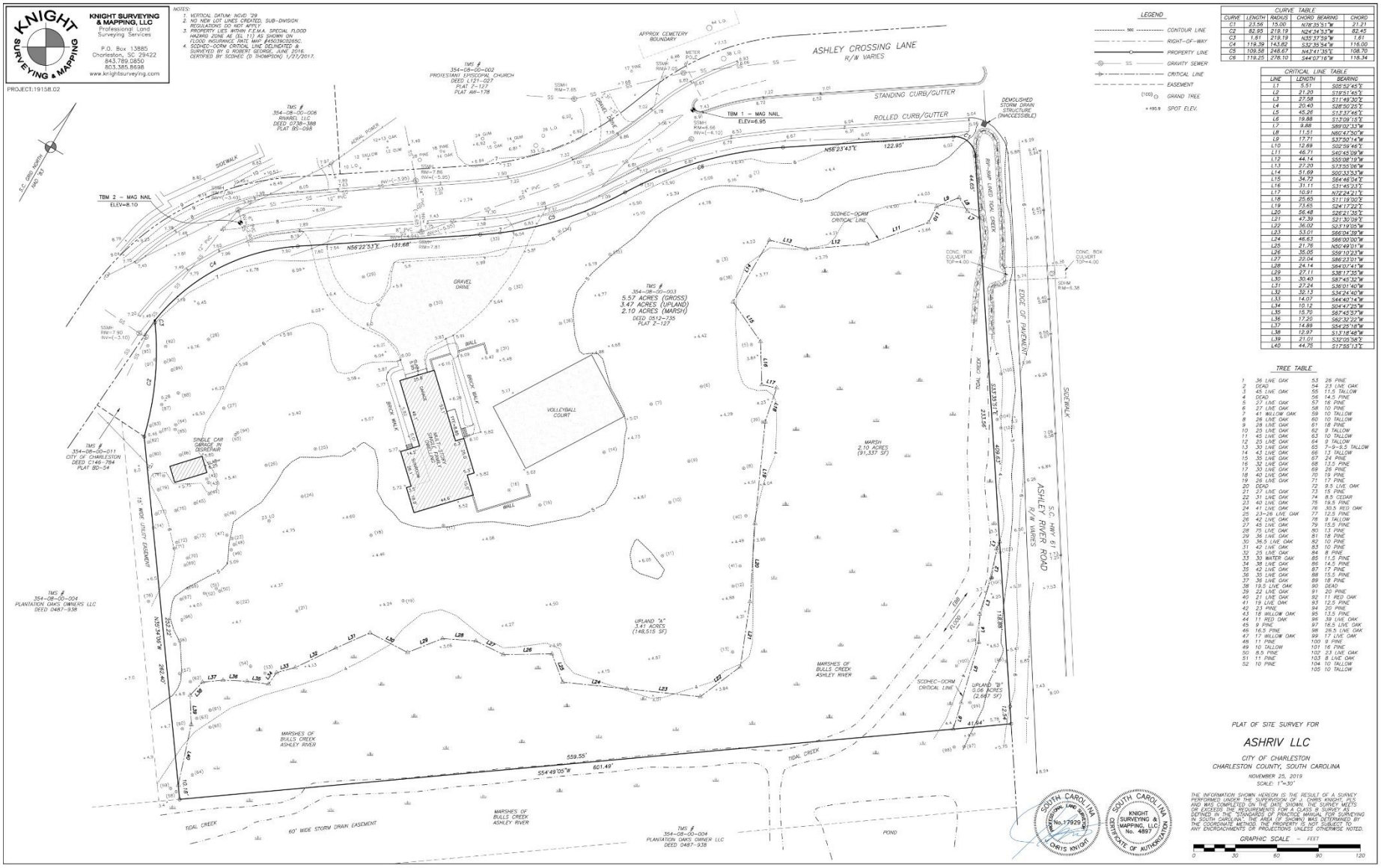
TREE EXHIBIT

2235 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA

PROJECT MANAGER	AGT
DRAWN BY	AN / JR
PROJECT DATE	MAY 2019
JOB NUMBER	3010

SHEET NUMBER

G-4



KNIGHT SURVEYING & MAPPING, LLC
Professional Land Surveying Services
P.O. Box 13885
Charleston, SC 29422
843.789.0850
803.385.8698
www.knightsurveying.com

PROJECT: 1915B.02

NOTES:
1. VERTICAL DATUM: NGVD '29.
2. NO NEW LOT LINES CREATED, SUB-DIVISION REGULATIONS DO NOT APPLY.
3. PROPERTY LIES WITHIN F.E.M.A. SPECIAL FLOOD HAZARD ZONE AE (EL 11) AS SHOWN ON FLOOD INSURANCE RATE MAP #45019C0265C.
4. SCDHEC-OCRM CRITICAL LINE DELINEATED & SURVEYED BY G ROBERT GEORGE, JUNE 2016, CERTIFIED BY SCDHEC (D THOMPSON) 1/27/2017.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	23.56	15.00	N76°35'51"W	21.21
C2	82.95	219.19	N24°34'57"W	82.45
C3	1.61	219.19	N35°37'39"W	1.61
C4	119.39	143.82	S32°35'54"W	116.00
C5	109.58	248.67	N43°41'35"E	108.70
C6	119.25	278.10	S44°07'16"W	118.34

CRITICAL LINE TABLE

LINE	LENGTH	BEARING
L1	5.51	S06°52'45"E
L2	21.20	S19°51'45"E
L3	27.58	S11°48'30"E
L4	20.40	S28°50'25"E
L5	45.26	S13°37'46"E
L6	19.88	S13°09'15"E
L7	9.88	S85°01'37"W
L8	11.51	N80°47'50"W
L9	17.71	S37°50'14"W
L10	12.69	S02°59'46"E
L11	46.71	S40°45'09"W
L12	44.14	S55°08'19"W
L13	27.20	S73°55'06"W
L14	51.69	S00°33'33"W
L15	34.72	S64°46'04"E
L16	31.11	S31°45'23"E
L17	10.91	N72°24'21"E
L18	25.65	S11°19'00"E
L19	73.65	S24°17'22"E
L20	56.48	S26°21'38"E
L21	47.39	S21°30'09"E
L22	36.02	S25°19'05"W
L23	53.01	S86°04'39"W
L24	46.63	S86°00'00"W
L25	21.76	N50°49'01"W
L26	35.05	S59°10'23"W
L27	22.04	S86°23'01"W
L28	24.14	S64°07'41"W
L29	27.11	S38°17'35"W
L30	30.40	S87°45'32"W
L31	27.24	S36°01'40"W
L32	32.13	S34°24'40"W
L33	14.07	S44°40'14"W
L34	10.12	S04°47'25"W
L35	15.70	S67°45'57"W
L36	17.20	S82°32'22"W
L37	14.89	S54°25'18"W
L38	12.97	S13°18'48"W
L39	21.01	S32°05'56"E
L40	44.75	S12°58'13"E

TREE TABLE

1	36 LIVE OAK	53	26 PINE
2	DEAD	54	23 LIVE OAK
3	45 LIVE OAK	55	11.5 TALLOW
4	DEAD	56	14.5 PINE
5	27 LIVE OAK	57	16 PINE
6	27 LIVE OAK	58	10 PINE
7	41 WILLOW OAK	59	10 TALLOW
8	26 LIVE OAK	60	10 TALLOW
9	28 LIVE OAK	61	18 PINE
10	25 LIVE OAK	62	9 TALLOW
11	45 LIVE OAK	63	10 TALLOW
12	25 LIVE OAK	64	9 TALLOW
13	30 LIVE OAK	65	7-9-9.5 TALLOW
14	43 LIVE OAK	66	13 PINE
15	35 LIVE OAK	67	24 PINE
16	32 LIVE OAK	68	13.5 PINE
17	30 LIVE OAK	69	26 PINE
18	40 LIVE OAK	70	19 PINE
19	26 LIVE OAK	71	17 PINE
20	DEAD	72	9.5 LIVE OAK
21	27 LIVE OAK	73	15 PINE
22	31 LIVE OAK	74	8.5 CEDAR
23	40 LIVE OAK	75	16.5 PINE
24	41 LIVE OAK	76	30.5 RED OAK
25	23-26 LIVE OAK	77	12.5 PINE
26	42 LIVE OAK	78	9 TALLOW
27	45 LIVE OAK	79	15.5 PINE
28	75 LIVE OAK	80	13 PINE
29	36 LIVE OAK	81	18 PINE
30	36.5 LIVE OAK	82	10 PINE
31	42 LIVE OAK	83	10 PINE
32	25 LIVE OAK	84	8 PINE
33	30 WATER OAK	85	11.5 PINE
34	38 LIVE OAK	86	14.5 PINE
35	42 LIVE OAK	87	17 PINE
36	35 LIVE OAK	88	15.5 PINE
37	36 LIVE OAK	89	18 PINE
38	18.5 LIVE OAK	90	DEAD
39	22 LIVE OAK	91	20 PINE
40	21 LIVE OAK	92	11 RED OAK
41	19 LIVE OAK	93	12.5 PINE
42	23 PINE	94	20 PINE
43	18 WILLOW OAK	95	13.5 PINE
44	11 RED OAK	96	39 LIVE OAK
45	9 PINE	97	16.5 LIVE OAK
46	16.5 PINE	98	26.5 LIVE OAK
47	17 WILLOW OAK	99	17 LIVE OAK
48	11 PINE	100	9 PINE
49	10 TALLOW	101	16 PINE
50	8.5 PINE	102	23 LIVE OAK
51	11 PINE	103	8 LIVE OAK
52	10 PINE	104	10 TALLOW
		105	10 TALLOW

PLAT OF SITE SURVEY FOR

ASHRIV LLC

CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

NOVEMBER 25, 2019
SCALE: 1"=30'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF J. CHRIS KNIGHT, P.L.S. AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS DEFINED IN THE "STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA." THE AREA OF SHOWN WAS DETERMINED BY THE COORDINATE METHOD. THE PROPERTY IS NOT SUBJECT TO ANY ENCROACHMENTS PROJECTIONS UNLESS OTHERWISE NOTED.

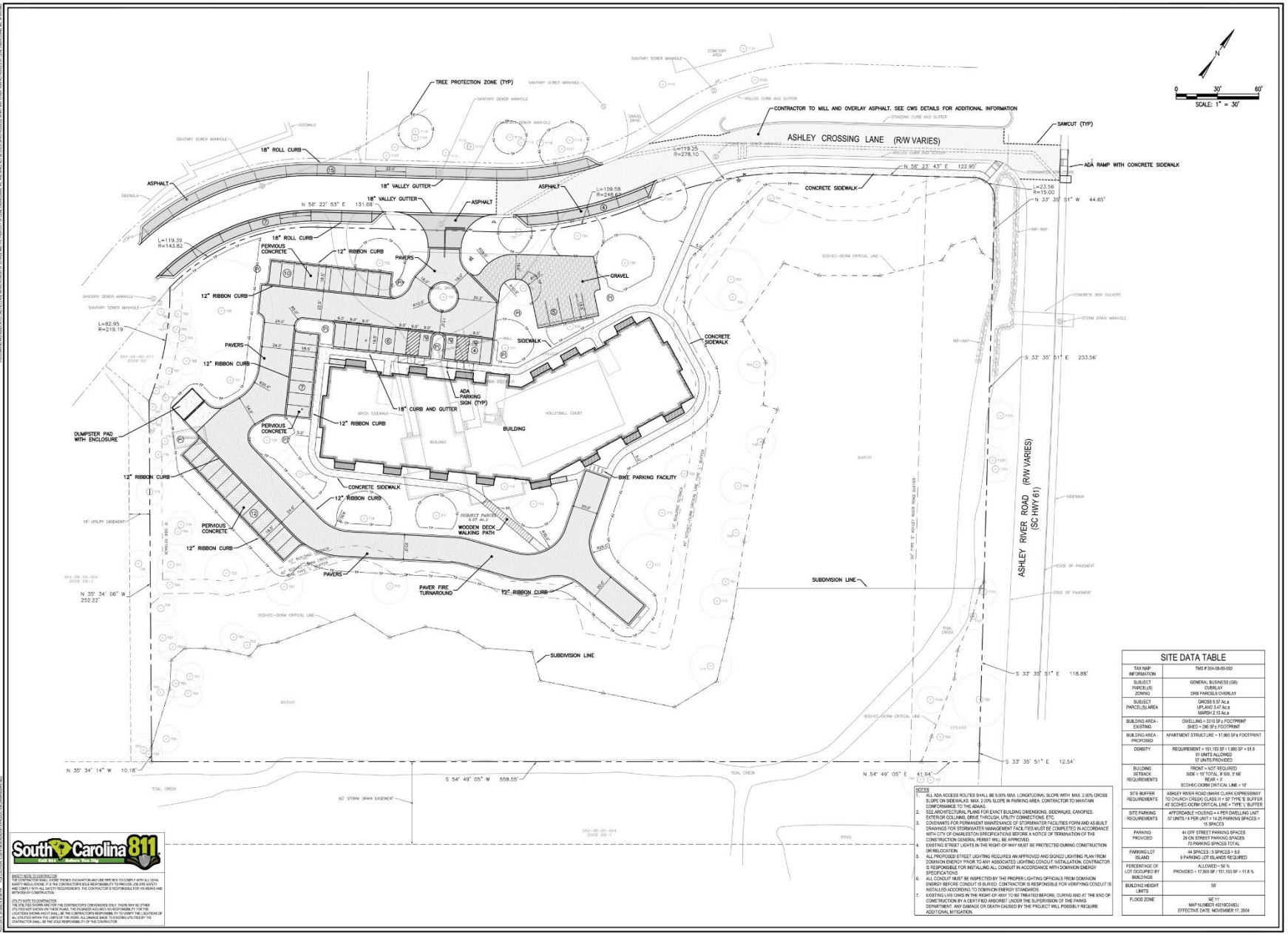
SOUTH CAROLINA PROFESSIONAL ENGINEER No.17929 CHRIS KNIGHT

SOUTH CAROLINA KNIGHT SURVEYING & MAPPING, LLC No. 4897 CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE – FEET
0 30 60 90 120

SITE CONDITIONS

SHEET NUMBER V-1



SITE DATA TABLE

TAX MAP INFORMATION	TMS # 354-08-02-033
SUBJECT PARCEL(S) ZONING	GENERAL BUSINESS (GB) OVERLAY DRB PARCELS OVERLAY
SUBJECT PARCEL(S) AREA	GROSS 5.57 Ac.± UPLAND 3.47 Ac.± MARSH 2.10 Ac.±
BUILDING AREA - EXISTING	DWELLING = 3310 SF± FOOTPRINT SHED = 286 SF± FOOTPRINT
BUILDING AREA - PROPOSED	APARTMENT STRUCTURE = 17,960 SF± FOOTPRINT
DENSITY	REQUIREMENT = 151,153 SF / 1,680 SF = 91.5 91 UNITS ALLOWED 57 UNITS PROVIDED
BUILDING SETBACK REQUIREMENTS	FRONT = NOT REQUIRED SIDE = 15' TOTAL, 8' SIS, 7' NE REAR = 3' SCHEC-OCRM CRITICAL LINE = 10'
SITE BUFFER REQUIREMENTS	ASHLEY RIVER ROAD (MARK CLARK EXPRESSWAY TO CHURCH CREEK) CLASS 11 = 50' TYPE 'E' BUFFER AT SCHEC-OCRM CRITICAL LINE = TYPE 'L' BUFFER
SITE PARKING REQUIREMENTS	AFFORDABLE HOUSING = 4 PER DWELLING UNIT 57 UNITS / 4 PER UNIT = 14.25 PARKING SPACES = 15 SPACES
PARKING PROVIDED	44 OFF STREET PARKING SPACES 26 ON STREET PARKING SPACES 70 PARKING SPACES TOTAL
PARKING LOT ISLAND	44 SPACES / 5 SPACES = 8.8 9 PARKING LOT ISLANDS REQUIRED
PERCENTAGE OF LOT OCCUPIED BY BUILDINGS	ALLOWED = 50 % PROVIDED = 17,960 SF / 151,153 SF = 11.8 %
BUILDING HEIGHT LIMITS	55'
FLOOD ZONE	AE 11' MAP NUMBER 45019C0485J EFFECTIVE DATE: NOVEMBER 17, 2004

NOTES

1. ALL ADA ACCESS ROUTES SHALL BE 5.00% MAX. LONGITUDINAL SLOPE WITH MAX. 2.00% CROSS SLOPE ON SIDEWALKS. MAX. 2.00% SLOPE IN PARKING AREA. CONTRACTOR TO MAINTAIN CONFORMANCE TO THE ABAAG.
2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIDEWALKS, CANOPIES, EXTERIOR COLUMNS, DRIVE THROUGH, UTILITY CONNECTIONS, ETC.
3. COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
4. EXISTING STREET LIGHTS IN THE RIGHT-OF-WAY MUST BE PROTECTED DURING CONSTRUCTION OR RELOCATION.
5. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
6. ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.
7. EXISTING LIVE OAKS IN THE RIGHT-OF-WAY TO BE TREATED BEFORE, DURING AND AT THE END OF CONSTRUCTION BY A CERTIFIED ARBORIST UNDER THE SUPERVISION OF THE PARKS DEPARTMENT. ANY DAMAGE OR DEATH CAUSED BY THE PROJECT WILL POSSIBLY REQUIRE ADDITIONAL MITIGATION.

South Carolina 811 — Call 811 — Before You Dig

SAFETY NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR:
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES AHEAD OF THE WORK. IN ADDITION, ANY DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	01/24/2019	ISSUED FOR REVIEW AND APPROVAL	AM, JR	MDC
B	02/15/2019	ISSUED FOR BZA	AM, JR	MDC
C	19/4/2019	ISSUED FOR BZA	AM, JR	MDC
D	01/27/2020	ISSUED TO TAC FOR REVIEW	AM, JR	MDC
E	02/04/2020	ISSUED FOR REVIEW AND APPROVAL	AM, JR	MDC

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — CLINE ENGINEERING, INC. No. 9472

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 35634 — CHRISTOPHER M. CLINE

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

BULL CREEK APARTMENTS

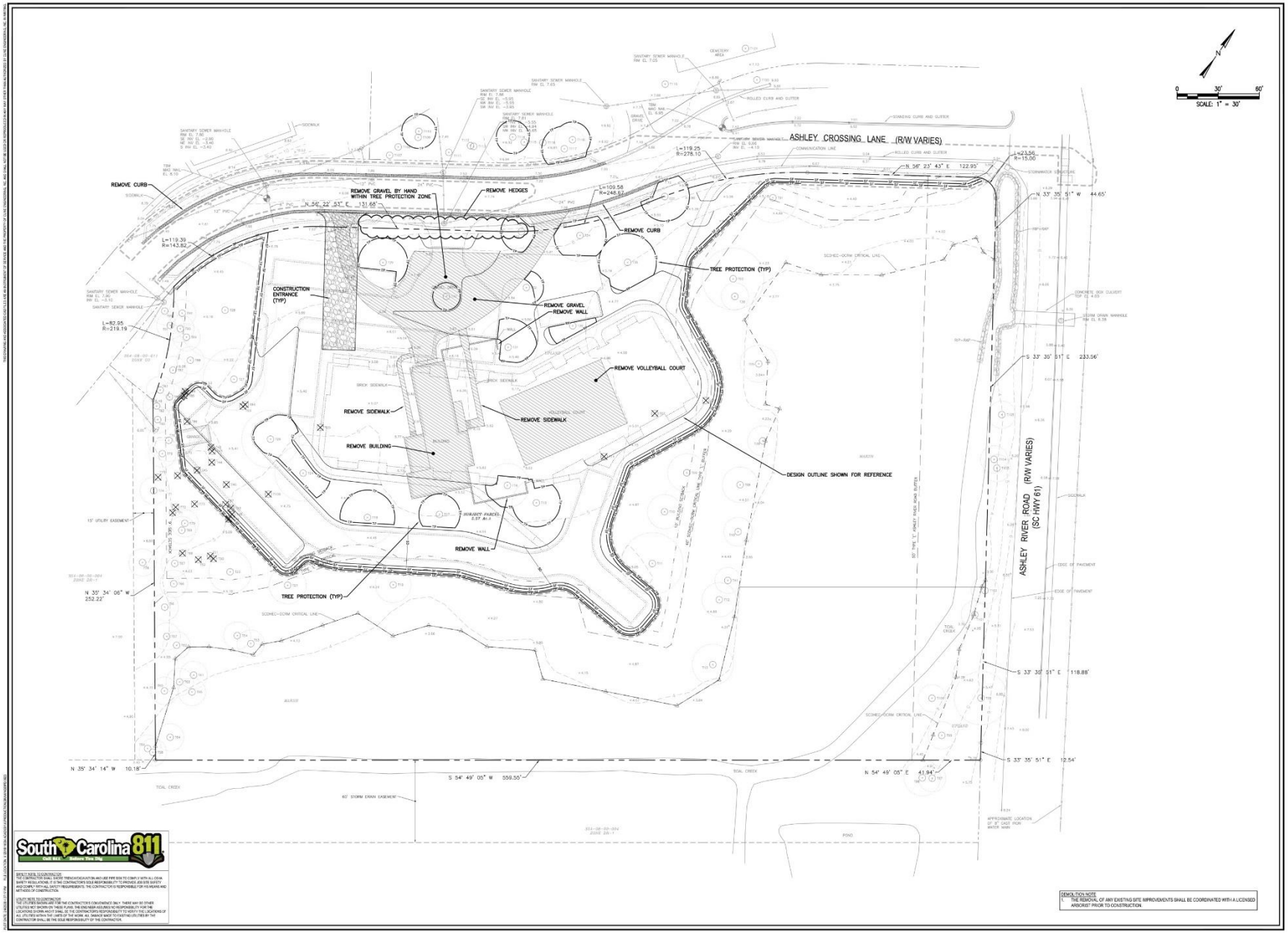
SITE PLAN

2235 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AM, JR
PROJECT DATE	MAY 2019
JOB # / AREA	18-24

SHEET NUMBER

C-1



DEMOLITION NOTE:
1. THE REMOVAL OF ANY EXISTING SITE IMPROVEMENTS SHALL BE COORDINATED WITH A LICENSED ARBORIST PRIOR TO CONSTRUCTION.

South Carolina 811

BEFORE YOU DIG, DO CONTRACTOR:
THE CONTRACTOR SHALL EMORE TRENCH EXCAVATION AND USE PIPE SIZE TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR:
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AND TO LOCATE ANY UTILITIES NOT SHOWN. ANY DAMAGE OR INTERFERENCE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REV.	DATE	DESCRIPTION	DRAWN	APPVL
A	07/24/2019	ISSUED FOR REVIEW AND APPROVAL	ANJ, JR	MDC
B	10/04/2019	ISSUED FOR BZA	ANJ, JR	MDC
C	10/16/2019	ISSUED FOR BZA	ANJ, JR	MDC
D	12/04/2019	ISSUED FOR REVIEW	ANJ, JR	MDC
E	02/04/2020	ISSUED FOR REVIEW AND APPROVAL	ANJ, JR	MDC

NORTH CAROLINA PROFESSIONAL ENGINEER CERTIFICATION
CLINE ENGINEERING, INC. No. 4072
CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 26504 JAMES RUSSELL
LICENSED PROFESSIONAL ENGINEER

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

BULL CREEK APARTMENTS

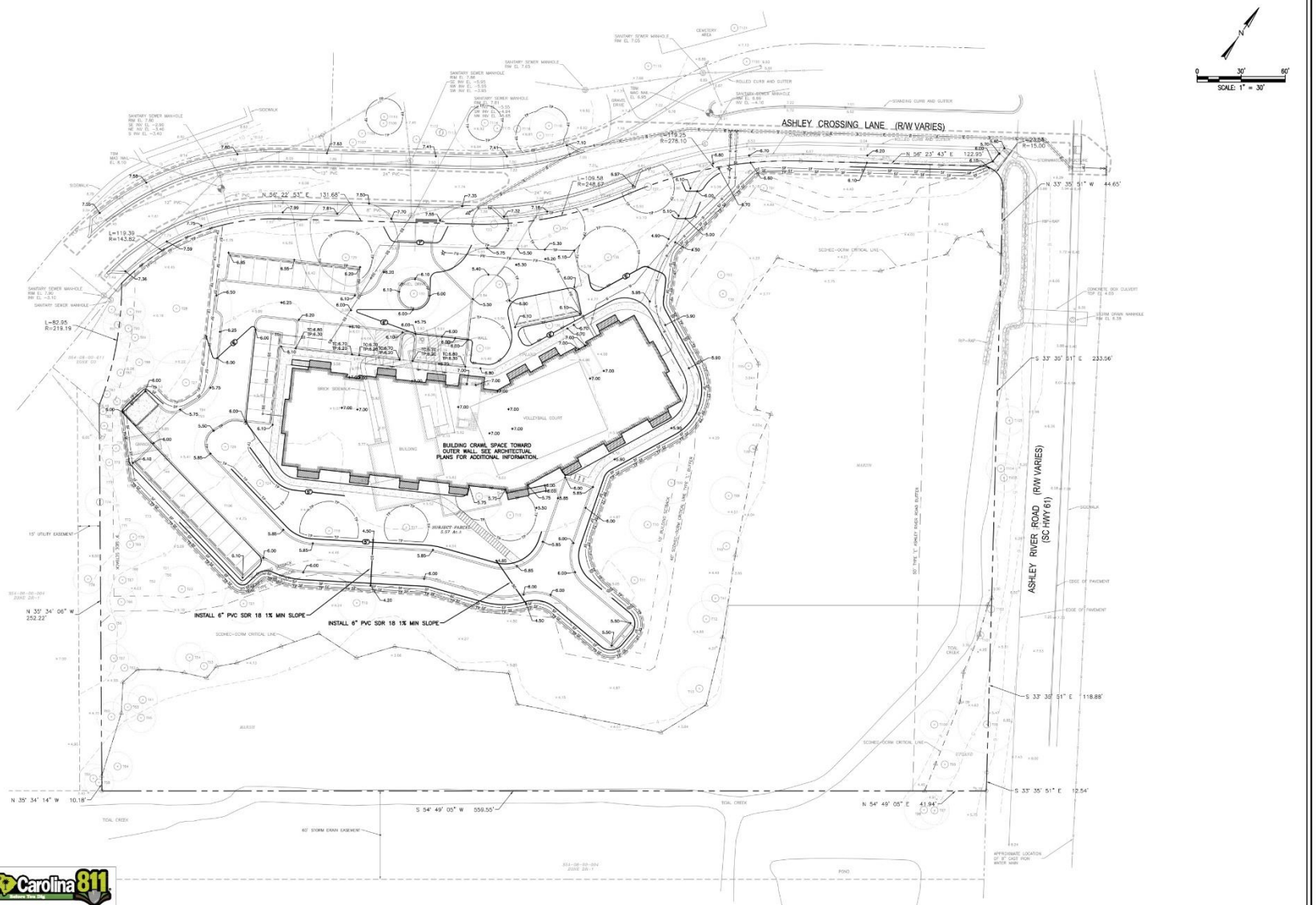
DEMOLITION, TREE PROTECTION, AND SWPPP

2235 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	ANJ, JR
CHECKED BY	MDC
DATE	MAY 2019
JOB NUMBER	1019

SHEET NUMBER

C-2



REV.	DATE	DESCRIPTION	DRAWN	APPVL
A	07/04/2019	ISSUED FOR REVIEW AND APPROVAL	ANI, JR	MDC
B	10/04/2019	ISSUED FOR DCA	ANI, JR	MDC
C	11/19/2019	ISSUED FOR BOA	ANI, JR	MDC
D	12/19/2019	ISSUED FOR REVIEW	ANI, JR	MDC
E	02/04/2020	ISSUED FOR REVIEW AND APPROVAL	ANI, JR	MDC

NORTH CAROLINA ENGINEERING CORPORATION CERTIFICATE OF AUTHORIZATION
CLINE ENGINEERING, INC. No. 4072

NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER SEAL No. 39304 JAMES R. ROBERTSON

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

BULL CREEK APARTMENTS

GRADING AND DRAINAGE PLAN

2235 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	ANI, JR
CHECKED BY	MDC
JOB NUMBER	1807.015

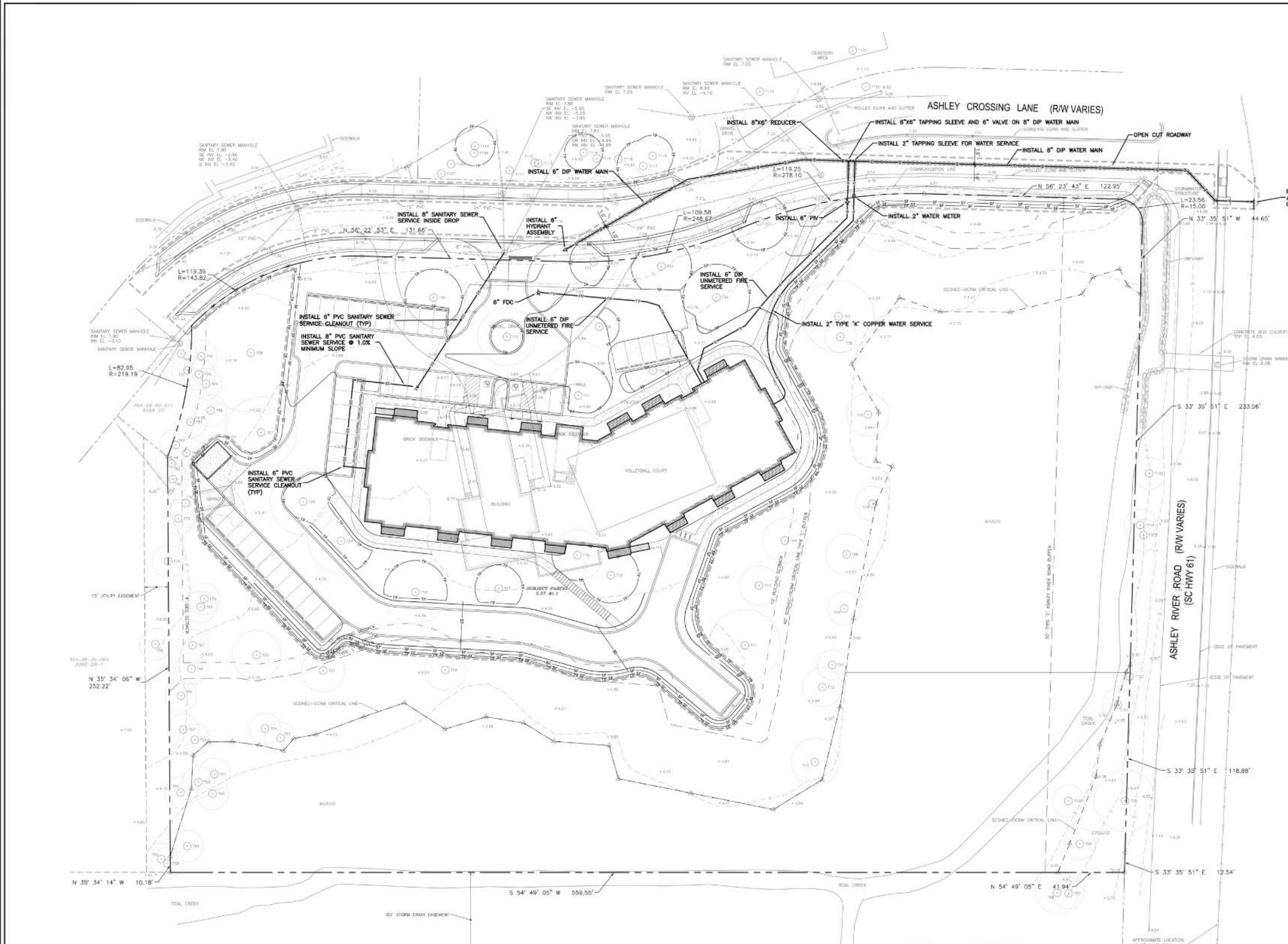
SHEET NUMBER

C-3

South Carolina 811

SAFETY NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE SIZE TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR:
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETION OF THESE UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL UTILITIES BEFORE BEGINNING ANY CONSTRUCTION. ANY DAMAGE OR INTERRUPTION OF UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL UTILITIES AND COORDINATING ALL UTILITY SERVICES AND RELOCATIONS. UTILITIES SHOWN, OTHER THAN WATER AND SEWER, ARE SHOWN FOR INFORMATION ONLY AND HAVE NOT BEEN DESIGNED. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND CONSTRUCTION NECESSARY TO PROVIDE A FULLY OPERATIONAL UTILITY SYSTEM PER THE OWNER ,THE STATE'S, AND ANY LOCAL REQUIREMENTS. THE CONTRACTOR IS TO INCLUDE ALL FEES AND REIMBURSABLE COSTS IN HIS ORIGINAL PRICE TO THE OWNER. CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES BEFORE BEGINNING WORK AT SITE TO COORDINATE INSTALLATION, INSPECTIONS AND PAY ALL ASSOCIATED FEES.
2. ANY PRIVATE FIRE PROTECTION WATER LINES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. ALL FIRE LINE SIZES, RISER SIZES, FLOW TESTS, ETC. SHALL BE DESIGNED BY A FIRE SPRINKLER CONTRACTOR OR CONSULTANT. ALL PRIVATE FIRE PROTECTION WATER LINES TO BE INSTALLED ON THIS SITE MUST BE APPROVED BY THE SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING, AND REGULATION'S (LLR) DIVISION OF FIRE AND LIFE SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTRACTING THE INSTALLATION OF THE PRIVATE FIRE PROTECTION WATER LINE TO A COMPETENT FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR WHO CAN OBTAIN SUCH APPROVAL FROM SAID DIVISION OF THE LLR. THESE CIVIL SITE PLANS SHALL NOT BE USED FOR SUCH APPROVALS AND SHALL NOT BE SUBMITTED TO THE LLR IN ANY FORM. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE LLR WITH THE APPROPRIATE SHOP DRAWINGS AND FIRE PROTECTION WATER LINE LAYOUT PLANS.
3. FIRE PROTECTION LINES NOT IN THE ABOVE GROUND SPRINKLER CONTRACT WILL REQUIRE A SEPARATE PERMIT AND ALL NEEDED INSPECTIONS. ONCE THE SPRINKLER CONSULTANT IS RETAINED BY THE OWNER OR CONTRACTOR, THEY SHALL CONTACT THE FIRE MARSHALL'S OFFICE FOR INFORMATION REGARDING THESE PERMITS.

CHARLESTON WATER SYSTEM - WASTEWATER SYSTEM DEMOLITION NOTES

A. ANY SERVICES THAT WILL BE ABANDONED OR CAPPED OFF FROM AN EXISTING OR PREVIOUS STRUCTURE (DURING ANY PHASE OF THE PROJECT, WHETHER PRE-PLANNED OR OTHERWISE) MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CWS WASTEWATER COLLECTION DEPARTMENT. CWS NEEDS TO RECORD THE EXACT LOCATION AND MEANS OF ABANDONMENT. THE CITY OF CHARLESTON MAY ALSO HAVE A PROCESS THAT IS REQUIRED FOR THESE SERVICES AS THEY ARE ABANDONED WITHIN ITS RIGHT OF WAY (ROW). THE CONTRACTOR SHOULD NOTIFY THE CITY SEPARATELY, AND IN ADDITION TO CWS.
B. ABANDONED SERVICE CONNECTIONS SHALL BE PERMANENTLY PLUGGED AND INSPECTED BY CWS PRIOR TO BACKFILLING.
C. THE OWNER/DEVELOPER OR APPOINTED CONTRACTOR PERFORMING THE WORK FOR THE OWNER/DEVELOPER SHALL TAKE APPROPRIATE MEASURES TO PROTECT THE CWS WASTEWATER COLLECTION SYSTEM FROM DAMAGE RESULTING FROM ITS OPERATIONS. NO CONSTRUCTION DEBRIS OR SURFACE RUNOFF SHALL BE DIRECTED TO THE WASTEWATER COLLECTION SYSTEM, EITHER DIRECTLY, OR VIA SERVICE LATERALS. PRIVATE PLUMBING CONNECTIONS TO THE CWS SYSTEM THAT ARE CUT PENDING RECONNECTION SHALL BE APPROPRIATELY CAPPED.
D. CWS WASTEWATER COLLECTIONS DEPARTMENT (WWC) MUST BE NOTIFIED WHEN DEMOLITION COMMENCES. EMAIL TO WASTEWATERINSPECTORS@CHARLESTONCPW.COM, ALLOWING UP TO 72 HOURS TO SCHEDULE INSPECTION. THE OWNER/DEVELOPER MAY BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE OR CONSTRUCTION DEBRIS FOUND WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN 100 FEET OF THE DEMOLITION AREA.

CHARLESTON WATER SYSTEM NOTES

1. FIRE SERVICE: DOUBLE CHECK VALVE ASSEMBLY****
2. FIRE SERVICE NOTES: CHARLESTON WATER SYSTEM REQUIRES ALL VALVES ON FIRE SERVICE BACKFLOW PREVENTERS TO BE OS&Y GATE OR BUTTERFLY VALVES. FIRE SPRINKLER SYSTEMS USING WATER ONLY (NO ANTI-FREEZE, GLYCOL, FOAMITE, ETC) REQUIRE AN APPROVED DCVA. ****IF ANY SUBSTANCES ARE ADDED TO THE FIRE SUPPRESSION SYSTEM, THE RP IS REQUIRED. CWS NEITHER RECOGNIZES NOR APPROVES THE USE OF ANY DETECTOR-TYPE DCDA'S OR RPDA'S WITHIN OUR DISTRIBUTION SYSTEM.
3. CWS RESERVES THE RIGHT TO DETERMINE THE ACTUAL OR POTENTIAL DEGREE OF HAZARD AND WHICH TYPE OF BACKFLOW PROTECTION REQUIRED TO BE INSTALLED AND MAINTAINED. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND TO THE INSTALLATION REQUIREMENTS DEFINED AND ILLUSTRATED IN CWS'S CROSS-CONNECTION CONTROL PROGRAM MANUAL. ALL BACKFLOW PREVENTION ASSEMBLIES INSTALLED ON CWS'S DISTRIBUTION SYSTEM SHALL BE APPROVED BY THE MOST USC-FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH. IN MOST CASES, THE DOMESTIC BACKFLOW PREVENTION ASSEMBLY CAN OFTEN BE INSTALLED INSIDE THE BUSINESS IN A MECHANICAL ROOM. WE ENCOURAGE A FORM OF FREEZE-PROTECTION FOR ANY BACKFLOW PREVENTION ASSEMBLY INSTALLED IN AN AREA SUBJECTED TO THE ELEMENTS.

CHARLESTON WATER SYSTEM - EXISTING CONFLICTS NOTES

THE ENGINEER CONFIRMS THAT A PHYSICAL SUB-GRADE EXPLORATION HAS NOT BEEN COMPLETED TO FIELD VERIFY AND CONFIRM THE PRESENCE AND HORIZONTAL/VERTICAL LOCATIONS OF THE SUB-GRADE CONFLICTS SHOWN ON THE PLANS. UNDER THIS CIRCUMSTANCE, THE INSTALLING CONTRACTOR IS ADVISED THAT:

A. IF, UPON EXCAVATION, SURFACE OR SUB-GRADE CONDITIONS ARE REVEALED TO BE DIFFERENT FROM THOSE SHOWN ON THE PROFILE, INCLUDING BUT NOT LIMITED TO - ADDITIONAL OR MISSING SUB-GRADE UTILITIES, INCORRECT SIZES OR INVERTS/TOP OF PIPES/STRUCTURES - THE CONTRACTOR MUST CEASE WORK TO INSTALL ANY NEW SEWER INFRASTRUCTURE IMMEDIATELY AND PROMPTLY ALERT THE ENGINEER OF RECORD.
B. THE ENGINEER OF RECORD (OR REPRESENTATIVE) MUST VISIT THE SITE TO FIELD VERIFY ACTUAL EXISTING CONDITIONS AND SUBMIT TO CWS A PDF COPY OF A REVISED PROFILE FOR REVIEW AND APPROVAL THAT IS BASED UPON THE ACTUAL DISCOVERED SUB-GRADE CONDITIONS.
C. A PERIOD OF UP TO 2 WEEKS WILL BE REQUIRED FOR CWS TO REVIEW AND APPROVE THE REVISED PROFILE, OR OTHERWISE ISSUE COMMENTS FOR REQUIRED REVISIONS.
D. NO FURTHER WORK WILL PROGRESS ON INSTALLATION OF THE IMPACTED SEWER INFRASTRUCTURE UNTIL CWS HAS ISSUED A WRITTEN APPROVAL OF THE ENGINEER'S SUBMITTED REVISED PROFILE.
E. ANY INSTALLATION COMPLETED THAT DOES NOT COMPLY WITH THE CWS STAMPED APPROVED COPY OF THE ENGINEER'S PLAN FOR PROPOSED NEW SEWER INFRASTRUCTURE, OR WRITTEN APPROVAL FOR ANY SUBSEQUENT REVISED PLAN, IS SUBJECT TO REJECTION BY CWS.

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/24/2019	ISSUED FOR REVIEW AND APPROVAL	AN / JR	MDC
B	10/04/2019	ISSUED FOR BZA	AN / JR	MDC
C	10/18/2019	ISSUED FOR BZA	AN / JR	MDC
D	01/27/2020	ISSUED TO TRC FOR REVIEW	AN / JR	MDC
E	02/04/2020	ISSUED FOR REVIEW AND APPROVAL	AN / JR	MDC

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
CLINE ENGINEERING, INC.
No. 4072

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

BULL CREEK APARTMENTS

UTILITY PLAN

2235 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA

PROJECT MANAGER	MDC
DRAWN BY	AN / JR
PROJECT DATE	MAY 2019
JOB NUMBER	19034

SHEET NUMBER

C-4

Elizabeth City Brick, P.O.Box 305,Elizabeth City, NC 27909 (252) 333-1002

Elizabeth City Brick truncated dome installations

Two Recommended Methods for Installing ECB Truncated ADA Warning Pavers

General Conditions of the Installation

- Like all concrete installations, a proper sub-base is critical to the installation's durability. This becomes imperative if the installation is in a high traffic or major road installation where the number of drive-overs by turning cars, trucks and buses is a significant factor.
- Detectable warnings should always be mounted on a concrete sub-base and ECB does not recommend mounting directly on dirt or fill. Compression by vehicles that drive over installations and moisture can cause the detectable warning paver surface to become uneven if mounted directly on dirt or fill.

Mortar and sealant installation, Hampton Inn, W. Palm Beach FL

Both method 1 & 2 allow easy, low cost repair of damage caused by turning vehicles, paving, asphalt milling, pavement cleaning, and snow removal. Method #2 is recommended in high traffic areas.

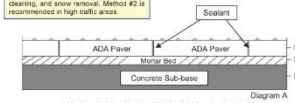


Diagram A

Method # 1 – Mortar Bed with Sealant Joints

This method is often used when the installation is in a residential area or where a fine architectual finish with matching colored sealant is desired.

1) Form crosswalk with a boxed out void for the ADA Block installation. The dimensions of the void should be (12 inches) x (number of blocks)+(¼ inch) in both width and length. The depth of the void should be at 7" below desired finished surface with suitable sub-base conditions. (Note 1)
2) Pour surrounding sidewalk and concrete sub-base. Concrete sub-base in the base of the boxed out void should be at least 4" thickness. The concrete sub-base may be more than 4", however care must be taken to leave 3" between the surface of the concrete sub-base and the desired finished surface.
3) Install ECB Dome Block in a ½" thick Type S mortar bed as shown in Diagram A with the base of each block tight against the adjoining block(s) and centered in void. Adjust block bedding so as to achieve desired surface level or contour.
4) Apply sealant to joints and perimeter using Sonneborn MP1 or MP2, Tremco Dymonic, PL Concrete Creek & Masonry Sealant or Pecora Dynatrol I-XL or equivalent.

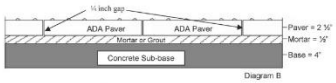


Diagram B

Method # 2 – Mortar/Grout Bed with Mortar/Grout Joint

This is the preferred method when installation is in a high traffic area or subject to regular drive overs by turning vehicles.

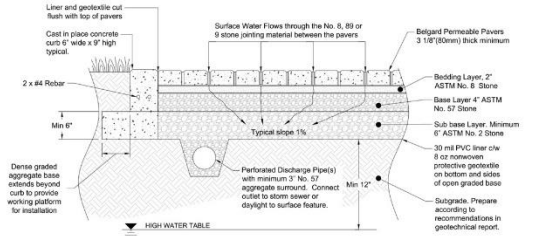
1) Form crosswalk with a boxed out void for the ADA Block installation. The dimensions of the void should be equal to (12⅜ inches) x (number of blocks)+(¼ inch) in both width and length. The depth of the void should be at least 7" below desired finished surface suitable sub-base conditions for abutting an existing crosswalk. (Note 1)
2) Pour surrounding sidewalk and concrete sub-base. Concrete sub-base in the boxed out void should be at least 4" thickness. The concrete sub-base may be more than 4" thick, however care must be taken to leave 3 inches between the surface of the concrete sub-base and the desired finished surface.
3) Install ECB Dome Block in a ½" thick mortar/grout bed as shown in Diagram B with a ¼ inch joint between blocks and centered in void. Adjust block bedding so as to achieve desired surface level or contour.
4) Apply additional mortar/grout to joints and perimeter as needed. Mortar can be swept into joints and then moistened if desired

Board void prior to paver insertion.
ECBDS, Dixie Home, NC

Note 1: For matching ECB Block to existing Bricks/Cobblestone: Remove sufficient sidewalk area by cutting with a masonry saw and excavate desired area for block installation in the existing sidewalk removed. The depth of the void should be at least 7" below desired finished surface and have a suitably compacted sub-base condition for the installation.

TRUNCATED ADA WARNING PAVERS DETAIL

NOT TO SCALE



AQUALINE SERIES PERMEABLE PAVERS DETAIL

NOT TO SCALE

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	07/24/2019	ISSUED FOR REVIEW AND APPROVAL	AM, JR	MDC
B	09/13/2019	ISSUED FOR BZA	AM, JR	MDC
C	10/16/2019	ISSUED FOR BZA	AM, JR	MDC
D	01/27/2020	ISSUED TO TRC FOR REVIEW	AM, JR	MDC
E	02/04/2020	ISSUED FOR REVIEW AND APPROVAL	AM, JR	MDC

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 39304 — CLINE ENGINEERING, INC. No. 0472 — CERTIFICATE OF AUTHORIZATION — NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING

CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

BULL CREEK APARTMENTS

CONSTRUCTION DETAILS

2235 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA

PROJECT MANAGER	MDC
Drawn BY	AM, JR
PROJECT DATE	MAY 2019
JOB NUMBER	1804

SHEET NUMBER

C-11

DEVELOPMENT SUMMARY	
2235 Ashley River Road	
JURISDICTION: City of Charleston	
TMS#	354-08-00-003
GB	ZONING
5.57 AC +/-	TOTAL SITE AREA

synchronicity
LAND • ARCHITECTURE

STATE OF SOUTH CAROLINA
REGISTERED
No. 1019
02.04.20
ARCHITECT
TODD RICHARDSON

CLINE ENGINEERING
CHARLESTON, SC

BULLS CREEK

NOT FOR CONSTRUCTION

SHEET TITLE

SITE PLAN

SHEET #

L-100

JOB #: 20312.25
DATE: 02.05.2020
RE: DRB SUBMITTAL

synchronicity
LAND • ARCHITECTURE

DRAWINGS AND SPECIFICATIONS ARE PROPRIETARY AND PROPERTY OF SYNCHRONICITY, LLC. NO USAGE ON ANY OTHER PROJECT OR DESIGN PERMITTED. VIOLATIONS SUBJECT TO FULL PROSECUTION UNDER LAW. USAGE FOR ANY REASON OUTSIDE OF THIS SPECIFIC PROJECT MUST HAVE WRITTEN PERMISSION FROM SYNCHRONICITY, LLC.

NORTH

25' 12.5' 0' 25' 50' 75'

SCALE : 1:25 @ 24" X 36"
SCALE : 1:50 @ 12" X 18"

synchronicity
LAND + ARCHITECTURE

synchronicity
LAND + ARCHITECTURE

CLINE ENGINEERING
CHARLESTON, SC

BULLS CREEK

SHEET TITLE

LANDSCAPE PLAN

SHEET #

L-400

JOB #: 20312.25
DATE: 02.05.2020
RE: DRB SUBMITTAL

NOT FOR CONSTRUCTION

DRAWINGS AND SPECIFICATIONS ARE PROPRIETARY AND PROPERTY OF SYNCHRONICITY, LLC. NO USAGE ON ANY OTHER PROJECT OR DESIGN PERMITTED. VIOLATIONS SUBJECT TO FULL PROSECUTION UNDER LAW. USAGE FOR ANY REASON OUTSIDE OF THIS SPECIFIC PROJECT HAS NOT HAVE WRITTEN PERMISSION FROM SYNCHRONICITY, LLC

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
SAPA	SABAL palmetto	Palmetto	---	14-16`	PER PLAN	8	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED
CANOPY DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
QULF	QUERCUS laurifolia	Laurel Oak	3" Cal.	14`-16`	PER PLAN	4	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED
QUSP	QUERCUS shumardii `QSFTC`	Panache Shumard Oak	3" Cal.	14`-16`	PER PLAN	6	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, LIMB UP TO 6`, *USE ROOT BARRIER SEE L-940 *USE ROOT BARRIER (SEE L-400)
TADI	TAXODIUM distichum	Bald Cypress	3" Cal.	14`-16`	PER PLAN	4	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED
PALMS	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
SAMI	SABAL minor	Dwarf Palmetto	3 Gal.	2`-3`	PER PLAN	99	DENSELY FOLIATED, MIN 24" SPREAD
SERS	SERENOA repens `Silver Variety`	Silver Saw Palmetto	3 Gal.	2`-3`	PER PLAN	22	DENSELY FOLIATED, MIN 24" SPREAD
UNDERSTORY DECIDUOUS TREE	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
ACPV	AESCULUS pavia	Red Buckeye	30 gal.	6`-8`	PER PLAN	9	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED
COFA	CORNUS florida	Eastern Dogwood	30 gal.	6`-8`	PER PLAN	7	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
ABGF	ABELIA x grandiflora	Glossy Abelia	7 gal.	3`-4`	PER PLAN	30	DENSELY FOLIATED, MIN 36" SPREAD
CALA	CALLICARPA americana	American Beautyberry	7 gal.	3`-4`	PER PLAN	36	DENSELY FOLIATED, MIN 30" SPREAD
CAJN	CAMELLIA japonica `Nuccio`s Pearl`	Nuccio`s Pearl Camellia	7 gal.	4`-5`	PER PLAN	31	DENSELY FOLIATED, MIN 48" SPREAD
FESE	FEIJOA sellowiana	Pineapple Guava	7 gal.	4`-5`	PER PLAN	15	DENSELY FOLIATED, MIN 48" SPREAD
ILGC	ILEX glabra `Compacta`	Compact Inkberry	3 gal.	2`-3`	PER PLAN	76	DENSELY FOLIATED, MIN 24" SPREAD
MYCE	MYRICA cerifera	Wax Myrtle	15 gal.	5`-7`	PER PLAN	6	DENSELY FOLIATED, MIN 48" SPREAD
NEOP	NERIUM oleander `Petite Salmon`	Petite Salmon Oleander	7 gal.	3`-4`	PER PLAN	8	DENSELY FOLIATED, MIN 36" SPREAD
NEOW	NERIUM oleander `White Sands`	Dwarf White Oleander	7 gal.	3`-4`	PER PLAN	18	DENSELY FOLIATED, MIN 36" SPREAD
OSFG	OSMANTHUS fragrans	Fragrant Tea Olive	7 gal.	4`-5`	PER PLAN	2	DENSELY FOLIATED, MIN 48" SPREAD
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
MULCH	CYPRESS MULCH		---			9,383 sf	
LAWN	LAWN LAWN	LAWN	---			38,495 sf	
MUCP	MUHLENBERGIA capillaris	Pink Muhly	1 gal.	3`-5`	36"-42"	122	DENSELY FOLIATED, MIN 12" SPREAD
MUCW	MUHLENBERGIA capillaris `White Cloud`	White Muhly Grass	1 gal.	1`-2`	36"-42"	176	DENSELY FOLIATED, MIN 12" SPREAD
RUBN	RUELLIA brittoniana	Mexican Petunia	1 gal.	12"-18"	18"-24"	11	DENSELY FOLIATED, MIN 12" SPREAD, EVERGREEN PERENNIAL
RUBK	RUELLIA brittoniana `Katie`	Dwarf Mexican Petunia	1 gal.	9"-15"	18"-24"	900	DENSELY FOLIATED, MIN 12" SPREAD
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
PAAL	PANICUM virgatum `Dallas Blues` TM	Dallas Blues Switch Grass	3 gal.	2`-3`	24"-36"	3,149	DENSELY FOLIATED, MIN 24" SPREAD
TRI DAC	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	1 gal.	1`-2`	36"-42"	156	DENSELY FOLIATED, MIN 12" SPREAD
SOD	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
ZJEP	ZOYSIA japonica `Empire`	Empire Zoysia Grass	sod			31,580 sf	

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synchronicity
LAND + ARCHITECTURE

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT Todd Richardson No. 1898 02.04.20 TODD RICHARDSON

CLINE ENGINEERING
CHARLESTON, SC

BULLS CREEK

NOT FOR CONSTRUCTION

SHEET TITLE
PLANT SCHEDULE

SHEET #
L-600

JOB #: 20312.25
DATE: 02.05.2020
RE: DRB SUBMITTAL

synchronicity
LAND + ARCHITECTURE

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BULLS CREEK APARTMENTS

2235 Ashley River Road
Charleston, SC 29414

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Version	Issue Name	Date

DATE:
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

SHEET TITLE:
COVER SHEET

SHEET:
G-001

UNIT COUNT AND SQUARE FOOTAGES

Unit Type	Description	Count	Heated Square Footage Per Unit	Gross Square Footage Per Unit	Total Heated Square Footage	Total Gross Square Footage
UNIT A(a)	1 Bed/1 Bath Accessible	1	753	865	753	865
UNIT A(c)	1 Bed/1 Bath	6	753	865	4518	5190
UNIT B(a)	2 Bed/2 Bath Accessible	1	979	1098	979	1098
UNIT B(b)	2 Bed/2 Bath	31	979	1098	30349	34038
UNIT B(c)	2 Bed/2 Bath	3	982	1106	2946	3318
UNIT C(a)	3 Bed/2 Bath Accessible	1	1141	1266	1141	1266
UNIT C(b)	3 Bed/2 Bath	14	1141	1266	15974	17724
Total		**57**			**56660**	**63499**

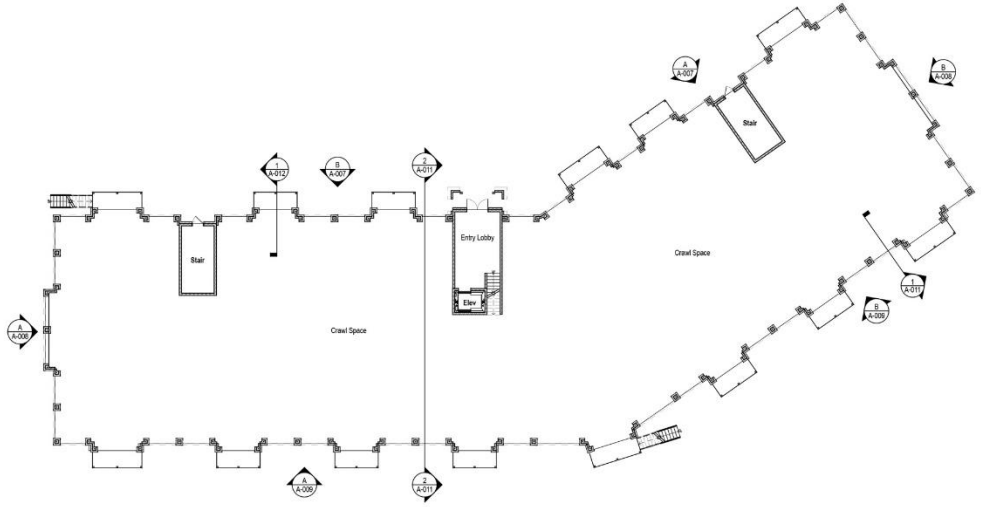
NOTES:

1. A MINIMUM OF 5% OF THE UNITS ARE ACCESSIBLE.
2. A MINIMUM OF 2% OF THE UNITS ARE DESIGNED FOR THE HEARING & VISUALLY IMPAIRED.

General

G-001	COVER SHEET
A-001	CRAWL SPACE FLOOR PLAN
A-002	FIRST FLOOR PLAN
A-003	SECOND FLOOR PLAN
A-004	THIRD FLOOR PLAN
A-005	FOURTH FLOOR PLAN
A-006	ROOF PLAN
A-007	NORTH ELEVATIONS A & B
A-008	EAST & WEST ELEVATIONS
A-009	SOUTH ELEVATIONS A & B

2020 1:31:14 M Volumes:Projects:BUSBULL Creek Apartments:Revit:Cloud:Revit Cloud Models:2019-BullsCreek_Cloud.rvt



A1 Crawl Space
SCALE: 1/16" = 1'-0"

N

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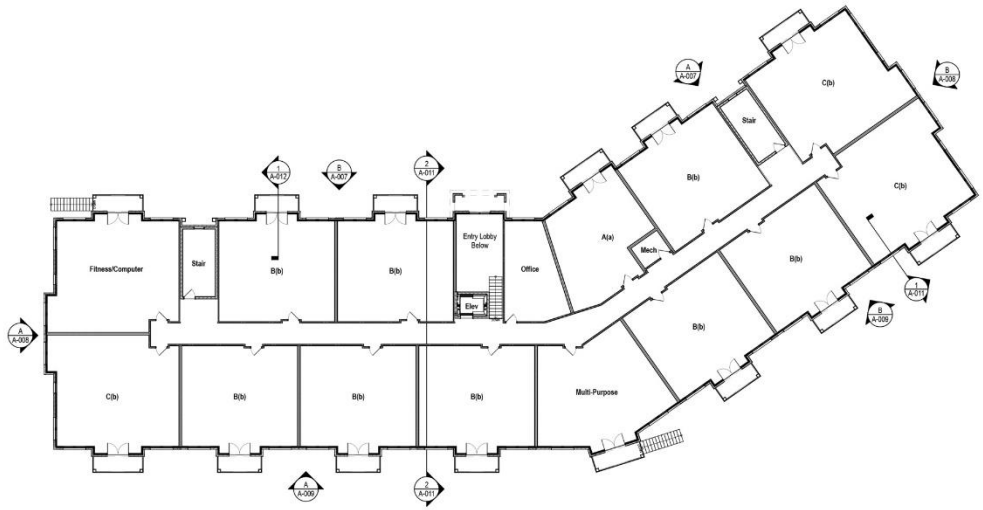
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

SHEET TITLE:
CRAWL SPACE FLOOR PLAN

SHEET:
A-001



A1 First Floor
SCALE: 1/16" = 1'-0"

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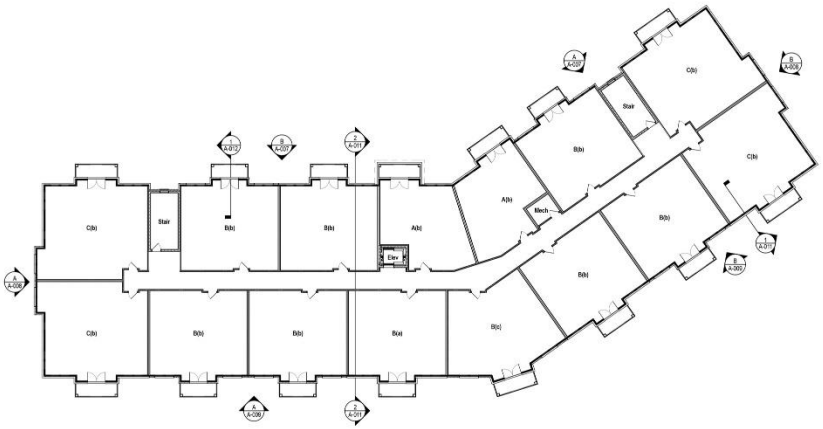
DATE:
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

SHEET TITLE:
FIRST FLOOR PLAN

SHEET:
A-002



A1 Second Floor
SCALE: 1/16" = 1'-0"

N

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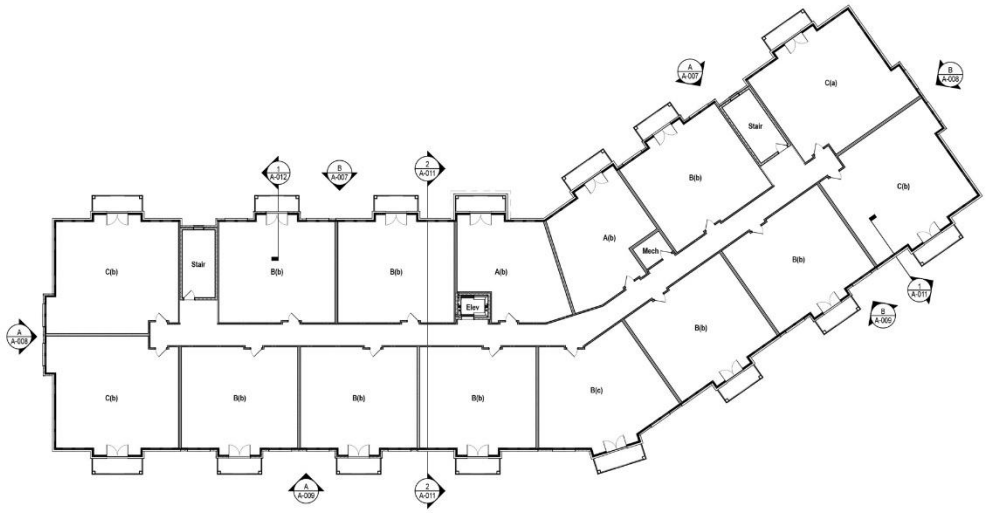
DATE:
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

SHEET TITLE:
SECOND FLOOR PLAN

SHEET:
A-003



A1 Third Floor
SCALE: 1/16" = 1'-0"

N

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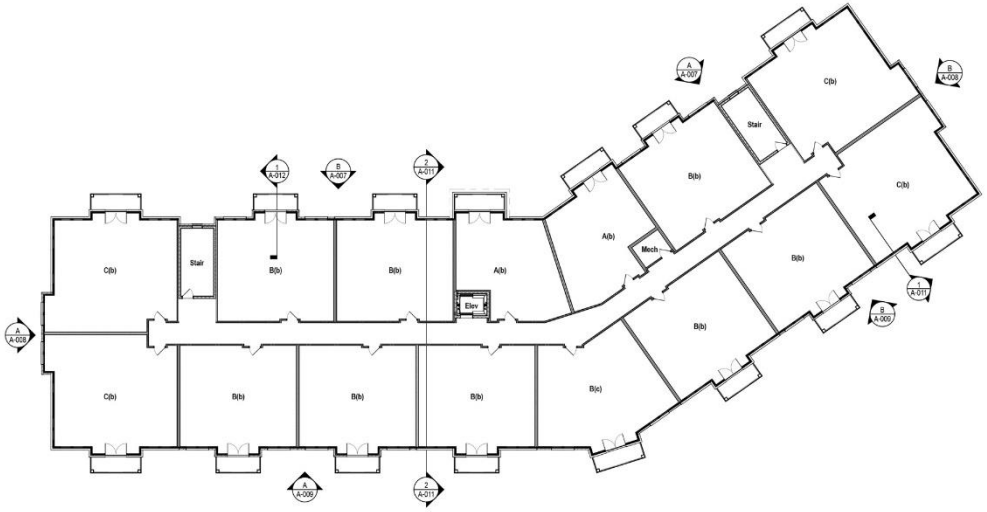
Version	Issue Name	Date

DATE:
2019-07-24
PROJECT NUMBER:
2019 - Bull's Creek
SHEET TITLE:
THIRD FLOOR PLAN
SHEET:
A-004



A1 Fourth Floor
SCALE: 1/16" = 1'-0"

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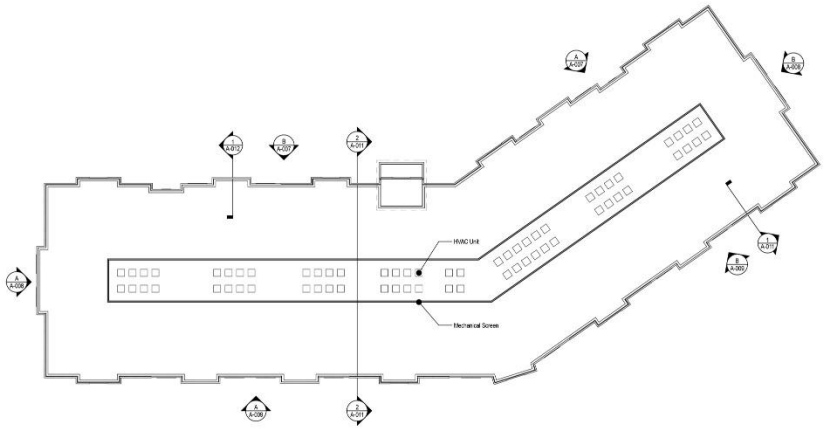
DATE:
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

SHEET TITLE:
FOURTH FLOOR PLAN

SHEET:
A-005



A1 Roof
SCALE: 1/16" = 1'-0"

N

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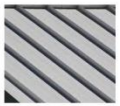
DATE:
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

SHEET TITLE:
ROOF PLAN

SHEET:
A-006

Hubbardton Forge
Shadow Box Tall Outdoor
Sconce

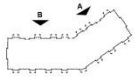


Standing Seam Metal Roof
Light Gray

Fiber Cement Board n Batten
Siding and Trim
Benjamin Moore Swiss
Coffee

Meridian Brick
Magnolia Bay

Plygem White
Double Hung Vinyl Window



G9 KEY PLAN
SCALE: 1" =100'

STEELE GROUP ARCHITECTS

STATUS
Not For Construction

PREVIOUS ELEVATIONS

A NORTH ELEVATION A
SCALE: 3/32" = 1'-0"

B NORTH ELEVATION B
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATIONS

A NORTH ELEVATION A
SCALE: 3/32" = 1'-0"

B NORTH ELEVATION B
SCALE: 3/32" = 1'-0"

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Version	Issue Name	Date

DATE
2019-07-24
PROJECT NUMBER
2019 - Bull's Creek
SHEET TITLE
NORTH ELEVATION
SHEET
A-007

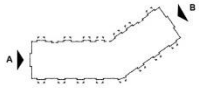
Hubbardton Forge
Shadow Box Tall Outdoor
Sconce

Standing Seam Metal Roof
Light Gray

Fiber Cement Board n Batten
Siding and Trim
Benjamin Moore Swiss
Coffee

Meridian Brick
Magnolia Bay

Plygem White
Double Hung Vinyl Window



G9 KEY PLAN
SCALE: 1" =100'

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STATUS
Not For Construction

PREVIOUS ELEVATIONS

A WEST ELEVATION
SCALE: 3/32" = 1'-0"

B EAST ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATIONS

A WEST ELEVATION
SCALE: 3/32" = 1'-0"

B EAST ELEVATION
SCALE: 3/32" = 1'-0"

BULLS CREEK APARTMENTS
2235 Ashley River Road
Charleston, SC 29414

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Version	Issue Name	Date

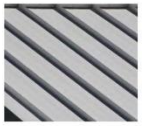
DATE:
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

SHEET TITLE:
WEST & EAST ELEVATIONS

SHEET
A-008

Hubbardton Forge
Shadow Box Tall Outdoor
Sconce

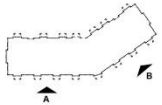


Standing Seam Metal Roof
Light Gray

Fiber Cement Board n Batten
Siding and Trim
Benjamin Moore Swiss
Coffee

Meridian Brick
Magnolia Bay

Plygem White
Double Hung Vinyl Window



G9 KEY PLAN
SCALE: 1" =100'

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STATUS:
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PREVIOUS ELEVATIONS

A SOUTH ELEVATION A
SCALE: 3/32" = 1'-0"

B SOUTH ELEVATION B
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATIONS

A SOUTH ELEVATION A
SCALE: 3/32" = 1'-0"

B SOUTH ELEVATION B
SCALE: 3/32" = 1'-0"

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DATE:
2019-07-24

PROJECT NUMBER:
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SHEET TITLE:
SOUTH ELEVATION

SHEET:
A-009

E1 View of Entrance
SCALE: 1:1.12

E5 South 3D View
SCALE: 1:0.76

A1 East 3D View
SCALE: 1" = 1'-0"

A6 North 3D View
SCALE: 1" = 1'-0"

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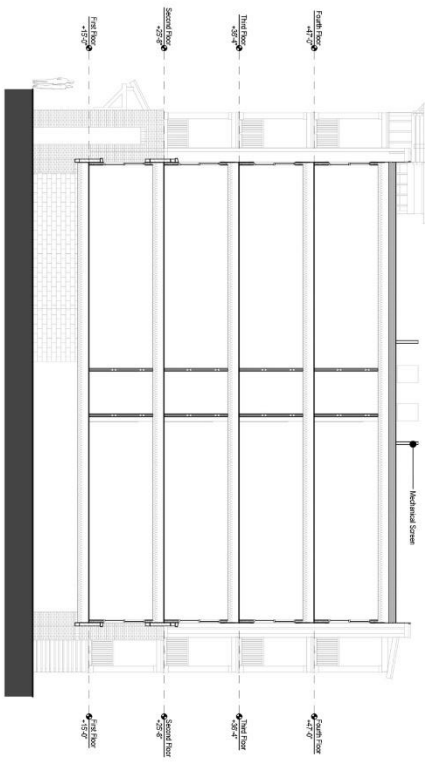
DATE:
2019-07-24

PROJECT NUMBER:
2019 - Bull's Creek

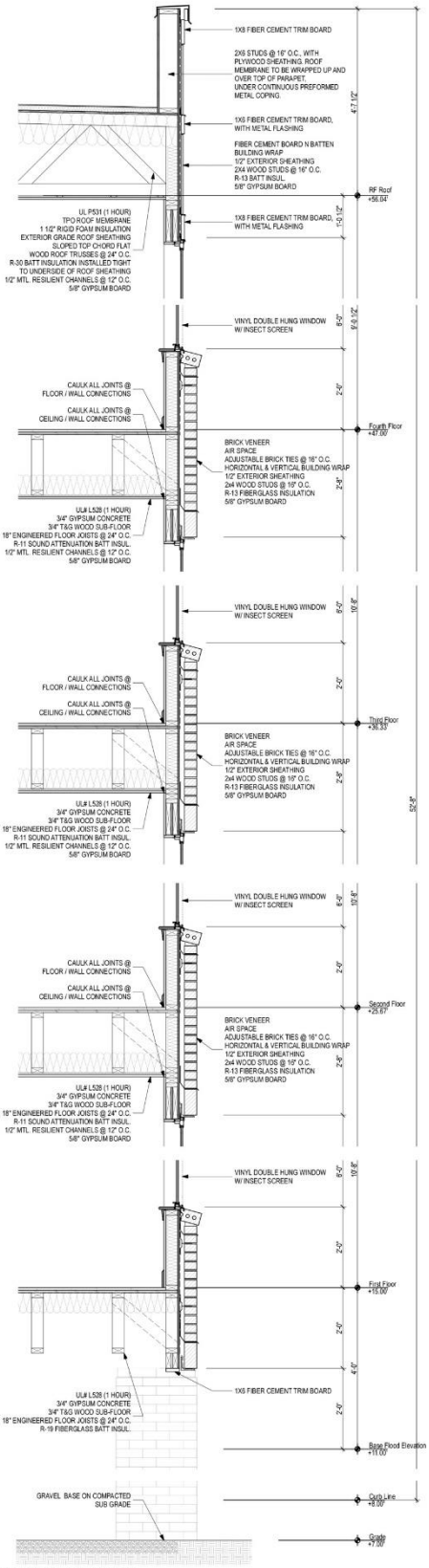
SHEET TITLE:
3D VIEWS

SHEET:
A-010

2020, 12:12 AM /Volumes/Projects/19-0250 Bulls Creek Apartments/Model_Drawings/BIM/19-0250 Bulls Creek3.rvt



2 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



1 WALL SECTION @ WINDOW
SCALE: 3/4" = 1'-0"

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DATE
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2019 - Bulls Creek
SHEET TITLE
SECTIONS

SHEET
A-011

STATUS
Not For Construction

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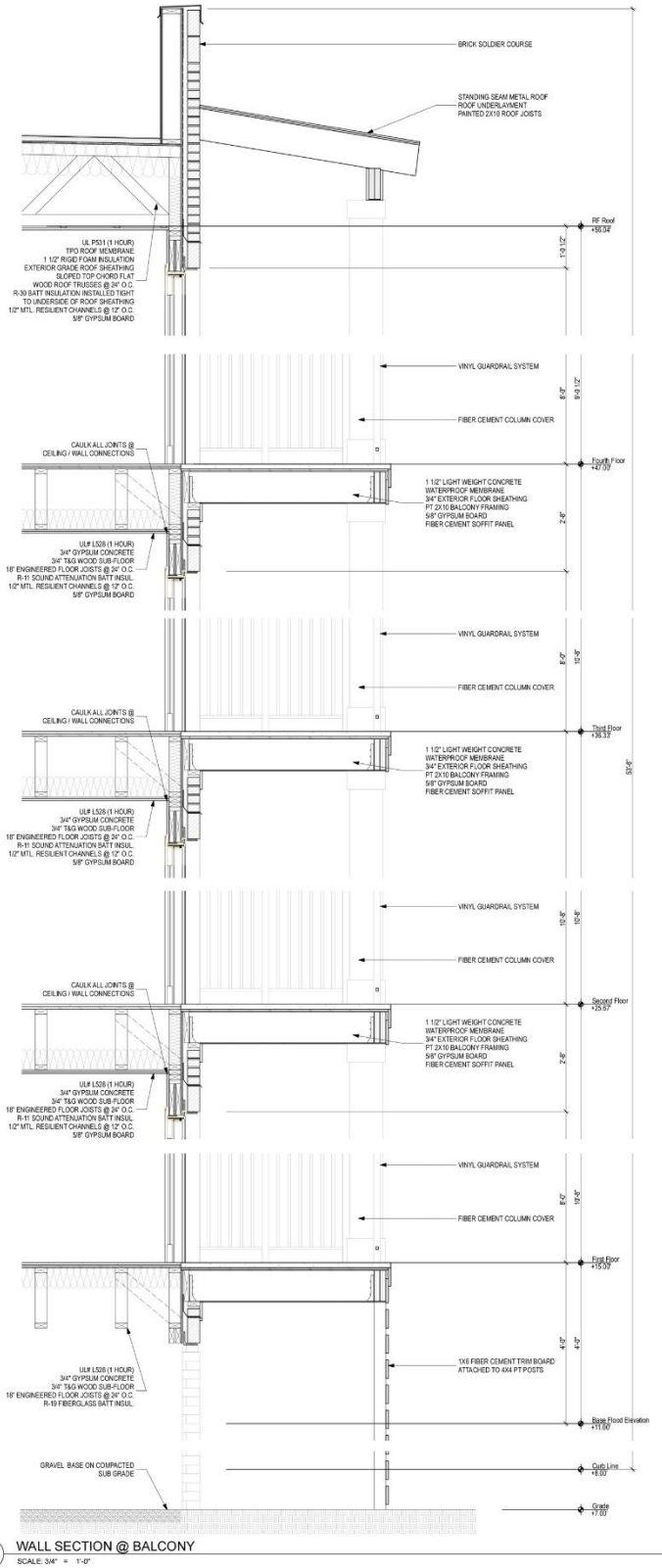
3/5/20, 12:12 AM Adobes:Projects:19-2260 Bulls Creek Apartments:Model_Drawings:BIM 19-2260 Bulls Creek2.pln



1 WALL SECTION @ BALCONY

SCALE: 3/4" = 1'-0"

SHEET: A-012

DATE: 2019-07-24

PROJECT NUMBER: 2019 - Bulls Creek

SHEET NAME: SECTIONS

Revision	Issue Name	Date

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217 N. Main Street, Mooresville, NC 28115
p 704.799.5000 | www.steelegrouparchitects.com

Agenda Item #2

MAYBANK HWY. (JUST EAST OF WILDTS BATTERY BLVD.)
TMS # 313-00-00-088

Request conceptual approval for the construction of a new 1-story dental office and separate one-story tenant space.

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ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
ARCH.	ARCHITECTURAL/ARCHITECT
@	AT
BRG.	BEARING
BTM.	BOTTOM
BLDG.	BUILDING
(C)	CAULK
CAB.	CABINET
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.F.O.I	CONTRACTOR FURNISHED, OWNER INSTALLED
CLG.	CEILING
CPT.	CARPET
CTR.	CENTER
CLOS.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC/ELECTRICAL
E.W.C.	ELETRIC WATER COOLER
ELEV.	ELEVATION-GRADE OR BLG.
E.J.	EXPANSION JOINT
EPS	EXTRUDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.F.	EXHAUST FAN
EXIST.; (E)	EXISTING
EXT.	EXTERIOR
FT.	FEET
FIN.	FINISH
F.E.	FIRE EXTINGUISHER (WALL BRACKET)
F.E.C.	FIRE EXTINGUISHER CABINET (SEMI-RECESSED WALL CAB.)
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
F.D.	FLOOR DRAIN
GAL.V.	GALVANIZED
GA.	GAUGE
GYP.BD.	GYPSUM BOARD
HC	HANDICAP ACCESSABLE
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.S.	KNEE SPACE
LAM.	LAMINATE
LAV.	LAVATORY
MFR.	MANUFACTURER
M.O.	MASONARY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O. F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.H.	OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
(P)	PAINT
PLYWD	PLYWOOD
PR	PAIR
PREF.	PREFINISHED
PREFAB.	PREFABRICATED
P.T.	PRESSURE TREATED
RAD.,R.	RADIUS
RE:	REFERENCE
REINF.	REINFORCER/REINFORCING
REQ'D.	REQUIRED
R.D.(L)	ROOF DRAIN (LEADER)
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD.	STANDARD STEEL
STL.	STRUCTURAL
STRUCT.	
TEL.	TELEPHONE
TR.	TREATED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
(V)	VERIFY
V.A.T.	VINYL ASBESTOS TILE
V.C.T.	VINYL COMPOSITE TILE
VERT.	VERTICAL
V.T.R.	VENT THROUGH ROOF
W.C.	WATER CLOSET
WD.	WOOD

MAYBANK MEDICAL OFFICES

MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

CCDRB CONCEPTUAL SUBMITTAL 02.05.2020

STREETSCAPE ELEVATION FROM MAYBANK HIGHWAY

OWNER

PETER SCIARRINO
2754 MAYBANK HIGHWAY
JOHNS ISLAND, SC 29455
803.238.9505

ARCHITECT

COAST ARCHITECTS, INC.
671 SAINT ANDREWS BLVD.
CHARLESTON, SC 29407
843.763.7064

CIVIL ENGINEERING AND LANDSCAPING

AMERICAN ENGINEERING CONSULTANTS, INC.
1300 12TH ST.
P.O. BOX 2299
CAYCE, SC 29171
803.791.1400

INDEX OF DRAWINGS

G001	TITLE SHEET & DRAWING INDEX
G002	SITE CONTEXT IMAGES
G003	CONTEXT IMAGES
	CIVIL COVER
1	EXISTING CONDITIONS LAYOUT
2	EXISTING DEMOLITION LAYOUT
3	PROPOSED STAKING LAYOUT
4	PROPOSED GRADING PHASE I LAYOUT
5	PROPOSED GRADING PHASE II LAYOUT
6	STORM DRAIN PROFILES
7	PROPOSED UTILITY LAYOUT
8	PROPOSED LANDSCAPE LAYOUT
9	FIRE PROTECTION LAYOUT
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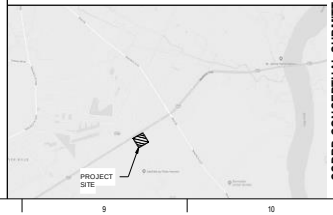
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
A101	OFFICE FLOOR PLAN
A102	TENANT FLOOR PLAN
A201	EXTERIOR ELEVATIONS - OFFICE
A202	EXTERIOR ELEVATIONS - OFFICE
A203	PERSPECTIVE SKETCHES - OFFICE
A204	EXTERIOR ELEVATIONS - TENANT
A205	EXTERIOR ELEVATIONS - TENANT
A206	PERSPECTIVE SKETCHES - TENANT

BUILDINGS SQUARE FOOTAGES

OAK FAMILY - OFFICE = 3,478 SF

TENANT BUILDING = 4,211 SF

LOCATOR MAP



CCDRD CONCEPTUAL SUBMITTAL 02.05.2020

coast architects
671 St. Andrews Blvd. Charleston, SC 29407 Phone 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

02.05.2020

MAYBANK MEDICAL OFFICES
OAK FAMILY DENTISTRY
MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

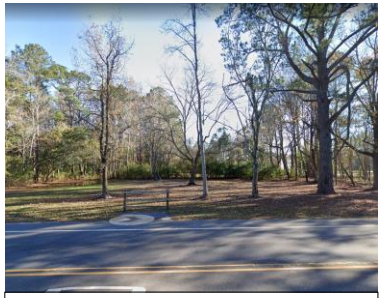
DRAWN BY: MCC
CHECKED BY: CDZ
DATE: 02.05.2020

COAST PROJECT NO. **1822.00**

TITLE SHEET & DRAWING INDEX

G001

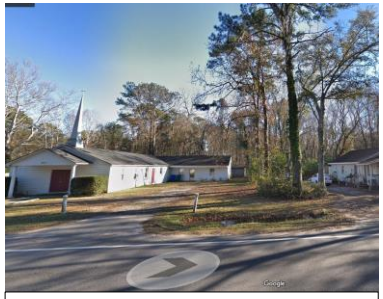
VIEW OF NORTHEAST CORNER OF PROPERTY FROM MAYBANK HWY



VIEW OF CENTER OF PROPERTY FROM MAYBANK HIGHWAY

VIEW OF NORTHWEST CORNER FROM MAYBANK HIGHWAY

VIEW OF WILDTS BATTERY BOULEVARD FROM MAYBANK HIGHWAY



VIEW OF PROPERTIES ON THE EAST SIDE OF PROJECT SITE

VIEW OF PROPERTIES ON THE EAST SIDE OF PROJECT SITE

VIEW OF PROPERTIES ON THE WEST SIDE OF PROJECT SITE

VIEW OF PROPERTIES ON THE WEST SIDE OF PROJECT SITE

VIEW OF NORTH SIDE OF MAYBANK HWY

VIEW OF NORTH SIDE OF MAYBANK HWY

VIEW OF NORTH SIDE OF MAYBANK HWY

VIEW OF NORTH SIDE OF MAYBANK HWY

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29407 Phone 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

02/04/20

MAYBANK MEDICAL OFFICES
OAK FAMILY DENTISTRY
MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: Author
CHECKED BY: Designer
DATE: 02/04/20

COAST PROJECT NO. 1822.00

SITE CONTEXT IMAGES

G002

CCDRD CONCEPTUAL SUBMITTAL 02.05.2020

TUPELO BEND OFFICE PARK ON THE SOUTH SIDE OF MAYBANK HIGHWAY

TUPELO BEND OFFICE PARK ON THE SOUTH SIDE OF MAYBANK HIGHWAY

TUPELO BEND OFFICE PARK ON THE SOUTH SIDE OF MAYBANK HIGHWAY

TUPELO BEND OFFICE PARK ON THE SOUTH SIDE OF MAYBANK HIGHWAY

ROYAL TERN RESTAURANT ON SOUTH SIDE OF MAYBANK HIGHWAY

ROYAL TERN RESTAURANT ON SOUTH SIDE OF MAYBANK HIGHWAY

ROYAL TERN RESTAURANT ON SOUTH SIDE OF MAYBANK HIGHWAY

LIVE OAK SQUARE ON THE NORTH SIDE OF MAYBANK HIGHWAY

NEW MULTI-FAMILY DEVELOPMENT ON MAYBANK HWY NEAR FOLLY RD

NEW MULTI-FAMILY DEVELOPMENT ON MAYBANK HWY NEAR FOLLY RD

THE APARTMENTS AT SHADE TREE - DIRECTLY ADJACENT TO THE PROJECT SITE

CCDRD CONCEPTUAL SUBMITTAL 02.05.2020

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02.05.2020

MAYBANK MEDICAL OFFICES
OAK FAMILY DENTISTRY
MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: MCC
CHECKED BY: CDZ
DATE: 02.05.2020

COAST PROJECT NO. 1822.00

CONTEXT IMAGES

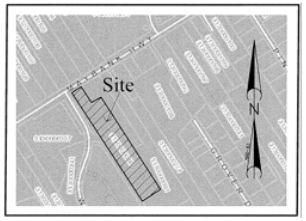
G003

MAYBANK MEDICAL OFFICES
PROJECT PHASE I

PREPARED FOR

OAK FAMILY PROPERTIES, LLC

OCTOBER 2019



VICINITY MAP
Scale: 1" = 400'

Contact Information
Peter Sciarrino
Owner
2754 Maybank Highway
Johns Island, S. C. 29455
1- 803-238-9505

SHEET INDEX

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Details	D4
Details	D5

JOB NO. 18-030

C-SWPPP CERTIFICATION

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

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1300 12th Street · P.O. Box 2299 •Cayce, SC 29171
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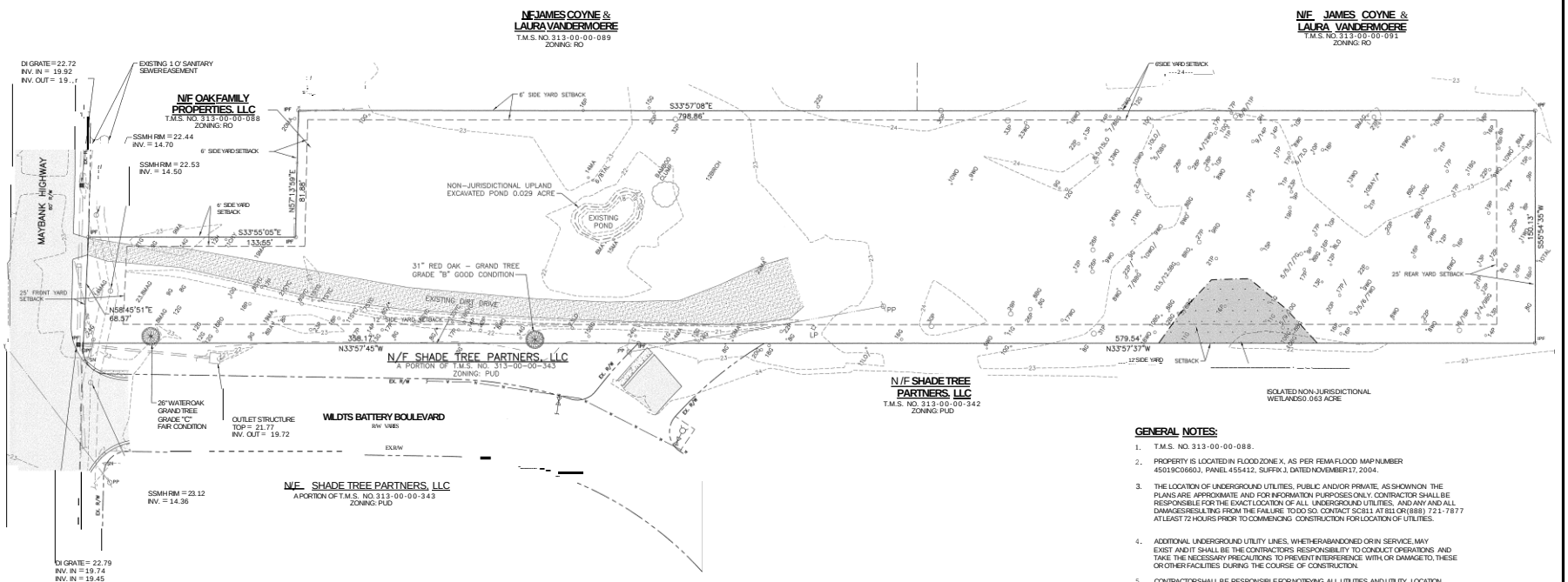
Internet: www.aec-sc.com · Email: info@aec-sc.com

10/17/2019 1:45 PM MBRANT06 P:\18-030 Maybank Medical Office Phase I



TREE LEGEND

BAY - BAY
BG - BLACK GUM
CHY - CHERRY
G. - GUM
H.- HICKORY LO - LIVE OAK
MA - MAPLE
MAG - MAGNOLIA
O - OAK
P - PINE
RO - RED OAK SYC - SYCAMORE TAL - TALLOW
WO - WATER OAK

REFERENCE DATA:

1. ALL HORIZONTAL (NAD83) AND VERTICAL DATUM (NAVD88) ARE BASED ON PROVIDED DATA FROM OAK FAMILY PROPERTIES, LLC AND SHOWN ON EXISTING CONDITIONS SURVEY PREPARED FOR OAK FAMILY PROPERTIES LLC BY HLA, INC. ENGINEERING AND LAND SURVEYING DATED FEBRUARY 7, 2017.
2. WETLAND INFORMATION BASED ON PROVIDED DATA FROM OAK FAMILY PROPERTIES, LLC AND SHOWN ON WETLAND DRAWING PREPARED FOR OAK FAMILY PROPERTIES, LLC.
3. AMERICAN ENGINEERING CONSULTANTS, INC. DID NO FIELD LOCATION AT THIS SITE. ALL PHYSICAL AND TOPOGRAPHICAL INFORMATION PROVIDED BY HLA, INC. ENGINEERING AND LAND SURVEYING.

GENERAL NOTES:

1. T.M.S. NO. 313-00-00-088.
2. PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA FLOOD MAP NUMBER 45019C0660J, PANEL 455412, SUFFIX J, DATED NOVEMBER 17, 2004.
3. THE LOCATION OF UNDERGROUND UTILITIES, PUBLIC AND/OR PRIVATE, AS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, AND ANY AND ALL DAMAGES RESULTING FROM THE FAILURE TO DO SO. CONTACT SC811 AT 811 OR (888) 721-7877 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR LOCATION OF UTILITIES.
4. ADDITIONAL UNDERGROUND UTILITY LINES, WHETHER ABANDONED OR IN SERVICE, MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS TO PREVENT INTERFERENCE WITH, OR DAMAGE TO, THESE OR OTHER FACILITIES DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES AND UTILITY LOCATION SERVICES IN THE AREA OF THE WORK TO BE DONE. PROVIDE OTHER UTILITIES PROPER LEAD TIME TO RESPOND TO PROJECT REQUIREMENTS.
6. WHILE ON THE JOBSITE, THE CONTRACTOR SHALL AT ALL TIMES OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY RULES, REGULATIONS AND LAWS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LICENSES AND ENCROACHMENT PERMITS REQUIRED FOR PERFORMING WORK UNDER THIS CONTRACT, WHICH HAVE NOT ALREADY BEEN OBTAINED PRIOR TO BIDDING BY THE OWNER.
8. ALL SURPLUS MATERIALS OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AS PART OF THE CONTRACT.
9. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN SAID SERVICE, THEY SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CEASE THE WORK OPERATION UNTIL SERVICE IS RESTORED.
10. CONTRACTOR TO REVIEW ALL PERMITS ISSUED FOR THE PROJECT AND SHALL COMPLY WITH ALL REQUIREMENTS THEREIN.
11. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION AND DUST CONTROL AT ALL TIMES.
12. ALL SURVEY SITE WORK WAS COMPLETED BY HLA, INC. ENGINEERING AND LAND SURVEYING DATED FEBRUARY 7, 2017.
13. THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF DRAWINGS.

NO.	DATE	REVISION	BY

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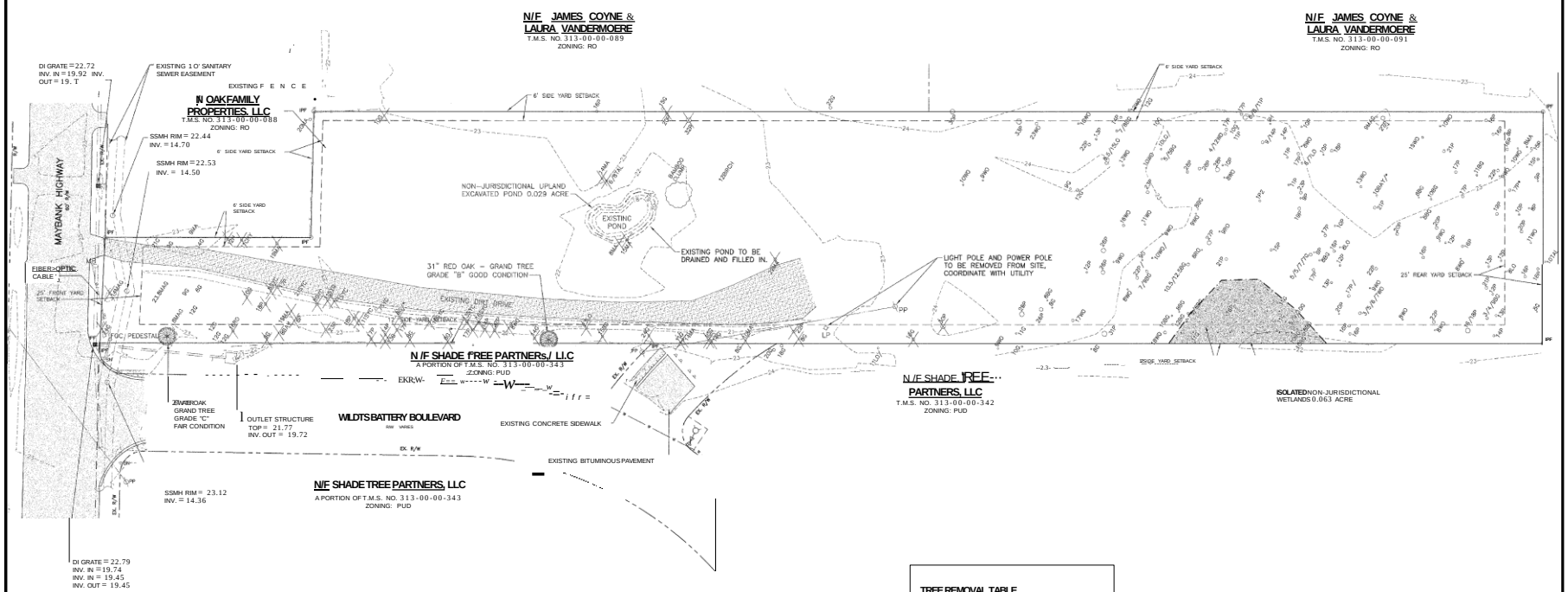
SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. CERTIFICATE OF AUTHORIZATION No. C00556

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29650 CHRISTOPHER SMITH 12-06-19

DATE: Oct 2019
SCALE: AS SHOWN
DRAWN: ---
DESIGNED: --
CHECKED: --
COST: -
CABLE: -
LAYOUT: CSV
EXIST LAYOUT

Maybank Medical Offices Project Phase I
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston County, South Carolina
Existing Conditions Layout

DRAWING NO. 1
OF 15
FILE NO.



TREE REMOVAL TABLE

50 TREES TO BE REMOVED WITHIN THE LIMITS OF DISTURBANCE (LOD), MARKED WITH AN 'X'.

TREES & SHRUBS LESS THAN 8" NOT MARKED WITH AN 'X' WITHIN THE LOD TO BE REMOVED.

NO	DATE	REVISION	BY

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SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00556 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29959 CHRISTOPHER SAMUEL MIDDELL 6-18-19

DATE	October-2019
SCALE	A SHO S WN
DRAWN	
DESIGNED	
CHECKED	C S W
JOB NO	03 0
CAD FILE	EXIST-DEMO
LAYOUT	LAYOUT1

Maybank Medical Offices Project Phase I

PREPARED FOR

Oak Family Properties, LLC

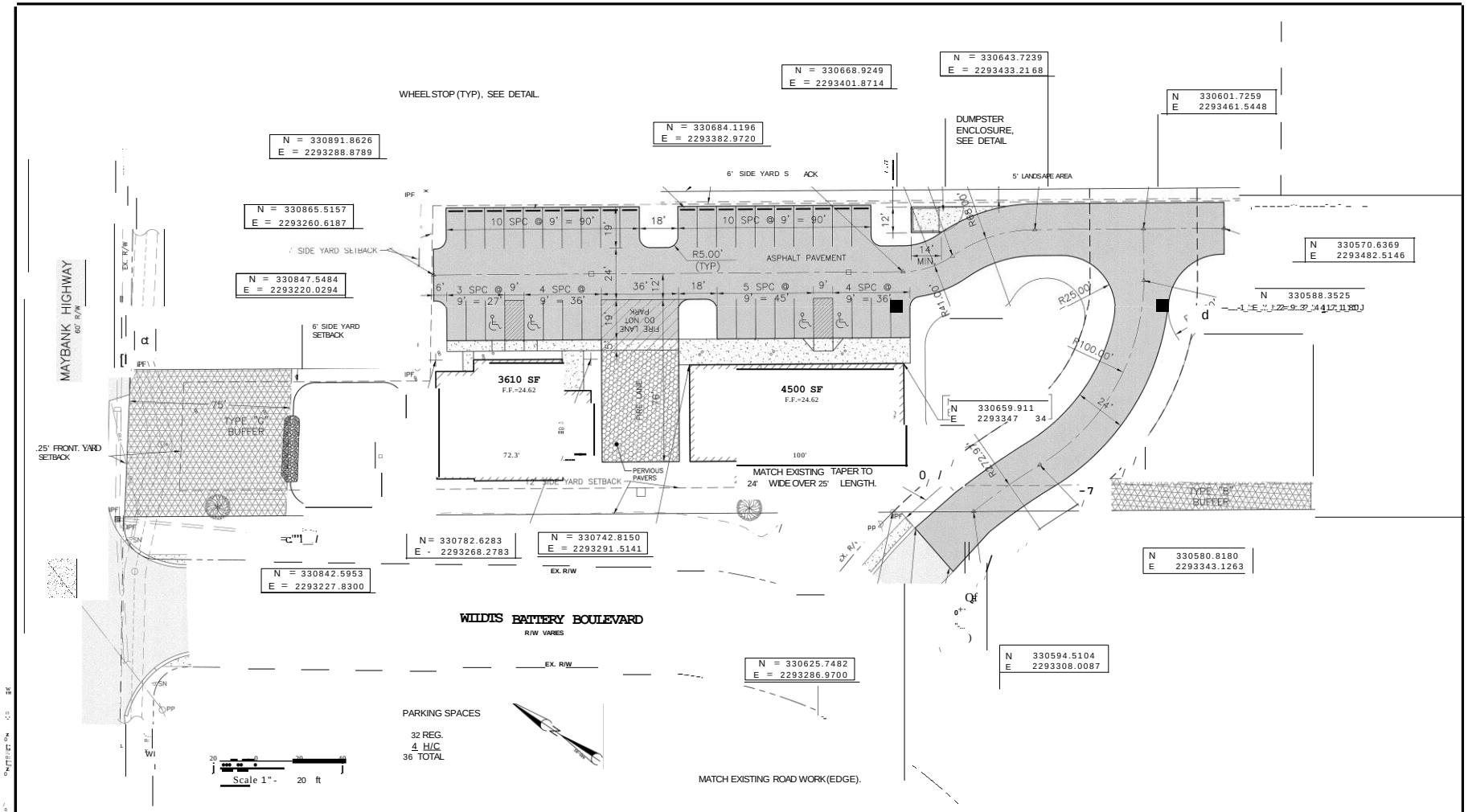
City of Charleston, Charleston County, South Carolina

Existing Demolition Layout

DRAWING NO.

OF 15

NO.



NO.	DATE	REVISION	BY

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SOUTH CAROLINA — AMERICAN ENGINEERING CONSULTANTS, INC. — CERTIFICATE OF AUTHORIZATION — No. C00556

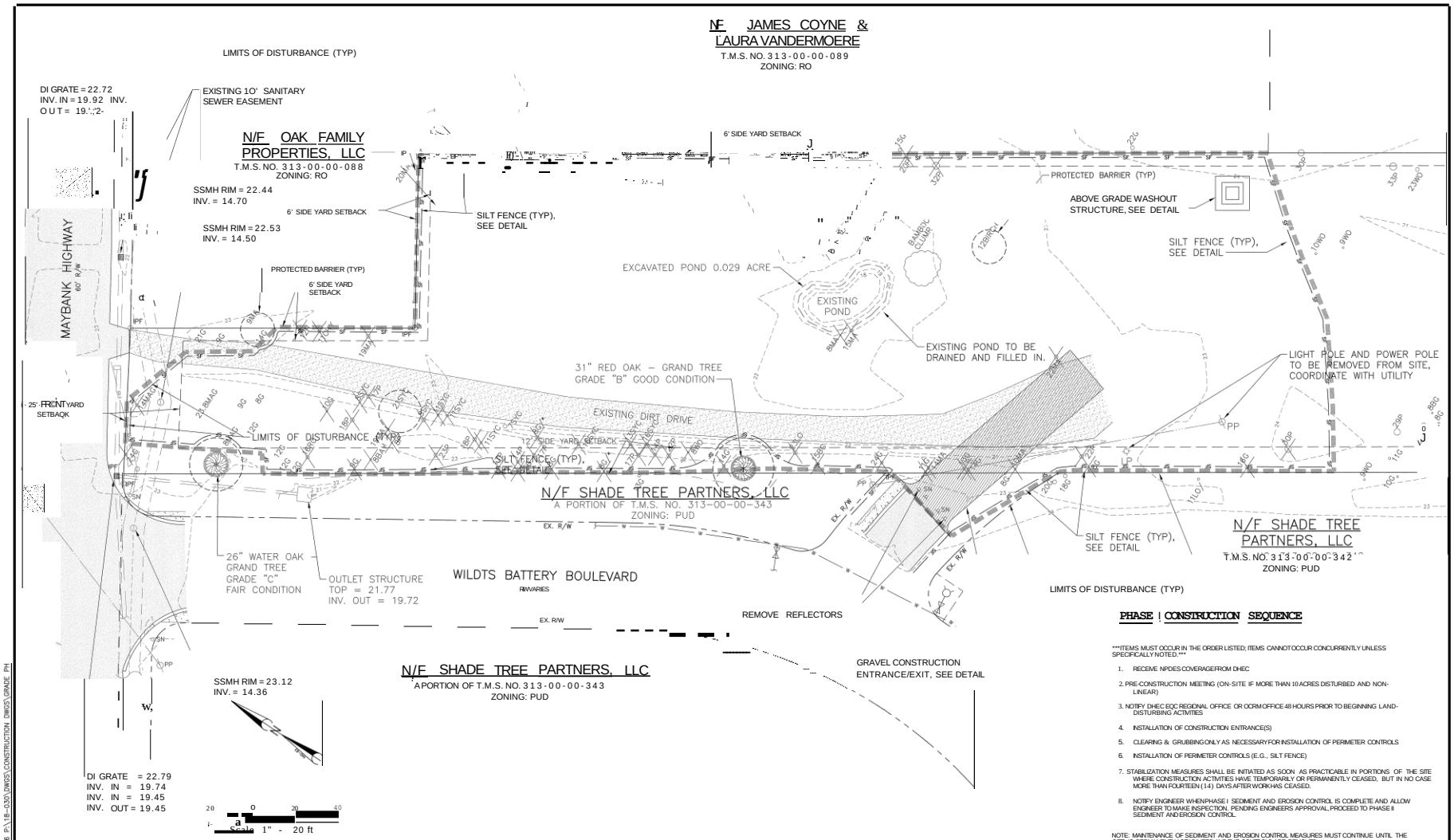
SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 29950 — CHRISTOPHER E. SAKELL

DATE	October 2019
SCALE	AS SHOWN
DRAWN	

Maybank Medical Offices Project Phase I
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston Coun , South Carolina
Proposed Staking Layout

SHEET 3 OF 15
FILE NO.

10/18/2019 8:30 AM MBRAMTER P:\19-0...



PHASE I 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 ACRES 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. 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.
8. NOTIFY ENGINEER WHEN PHASE I SEDIMENT AND EROSION CONTROL IS COMPLETE AND ALLOW ENGINEER TO MAKE INSPECTION. PENDING ENGINEERS APPROVAL, PROCEED TO PHASE II SEDIMENT AND EROSION CONTROL.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.

NO	DATE	REVISION	BY

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SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00506 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA No. 29050 REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER D. SHEALY

DATE	October 2019
DRAWN	---
DESIGNED	---
CHECKED	CSW
JOB NO	18 030
CAD FILE	GRADE PH I
LAYOUT	LAYOUT1

Maybank Medical Offices Project Phase I

PREPARED FOR

Oak Family Properties, LLC

City of Charleston, Charleston County, South Carolina

Proposed Grading Phase I Layout

DRAWING NO. C1

OF 15

FILE NO.

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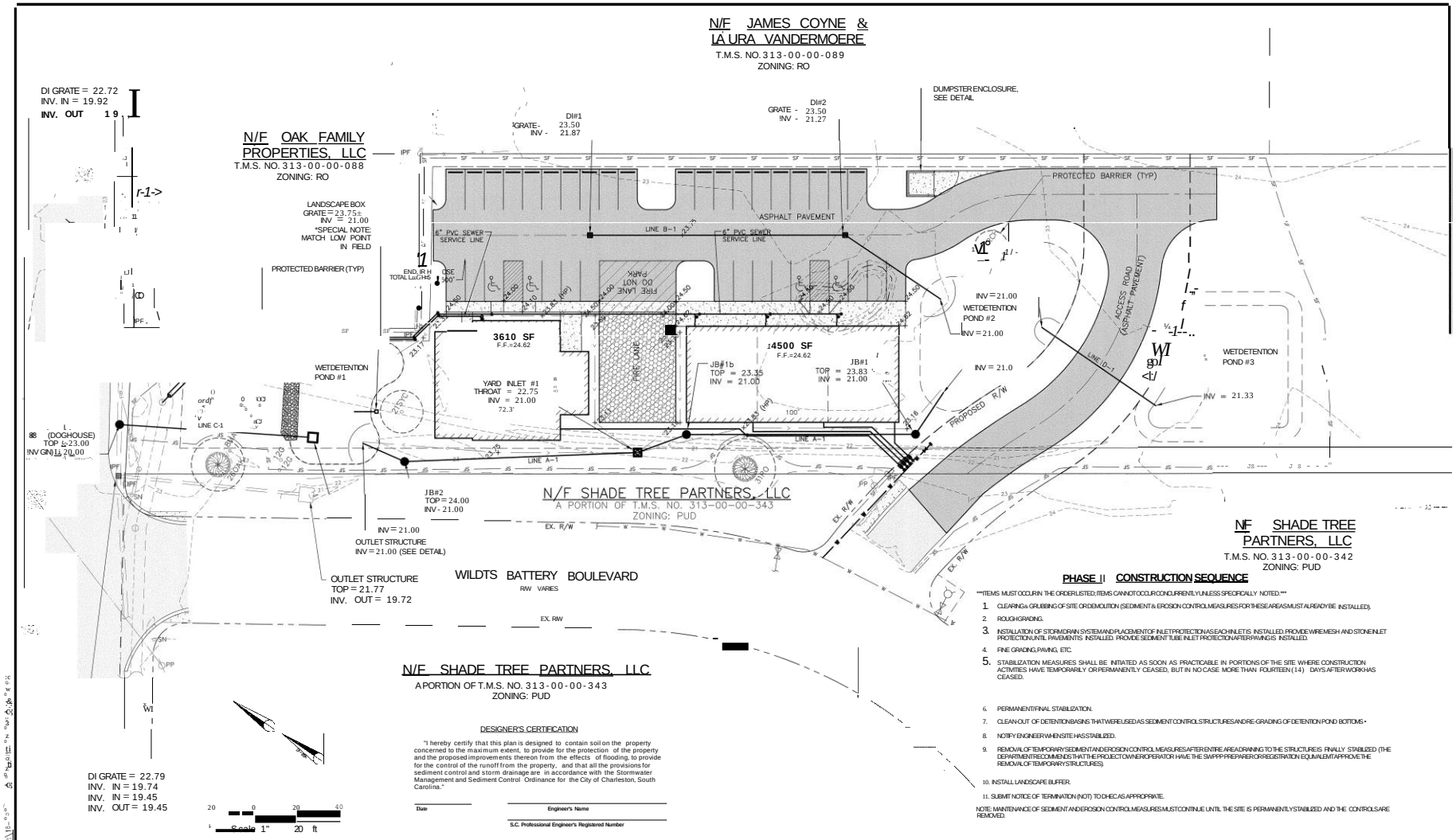

PHASE II CONSTRUCTION SEQUENCE

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

1. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED).
2. ROUGH GRADING.
3. INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED. PROVIDE WIRE MESH AND STONE INLET PROTECTION UNTIL PAVEMENT IS INSTALLED. PROVIDE SEDIMENT TUBE INLET PROTECTION AFTER PAVING IS INSTALLED.
4. FINE GRADING, PAVING, ETC.
5. 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.
6. PERMANENT/FINAL STABILIZATION.
7. CLEAN-OUT OF DETENTION BASINS THAT WERE USED AS SEDIMENT CONTROL STRUCTURES AND RE-GRADING OF DETENTION POND BOTTOMS.
8. NOTIFY ENGINEER WHEN SITE HAS STABILIZED.
9. REMOVAL OF TEMPORARY SEDIMENT AND 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).
10. INSTALL LANDSCAPE BUFFER.
11. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE.

NOTE: MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.

DESIGNER'S CERTIFICATION

"I hereby certify that this plan is designed to contain soil on the property concerned to the maximum extent, to provide for the protection of the property and the proposed improvements thereon from the effects of flooding, to provide for the control of the runoff from the property, and that all the provisions for sediment control and storm drainage are in accordance with the Stormwater Management and Sediment Control Ordinance for the City of Charleston, South Carolina."

Date

Engineer's Name

S.C. Professional Engineer's Registered Number

NO.	DATE	REVISION	BY

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SOUTH CAROLINA — AMERICAN ENGINEERING CONSULTANTS, INC. — CERTIFICATE OF AUTHORIZATION — No. C00556

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No. 29858 — CHRISTOPHER S. WILEY — 2-4-20 — DATE SIGNED

DATE: October, 2019
SCALE: 1" = 20'
DRAWN: S. SHOWN
DESIGNED:
CHECKED: CSW
JOB NO: 18-010
GRADE PDR
CADFILE: LAYOUT1

Maybank Medical Offices Project Phase 1
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston County, South Carolina
Proposed Grading Phase II Layout

NO. DRAWING

OF

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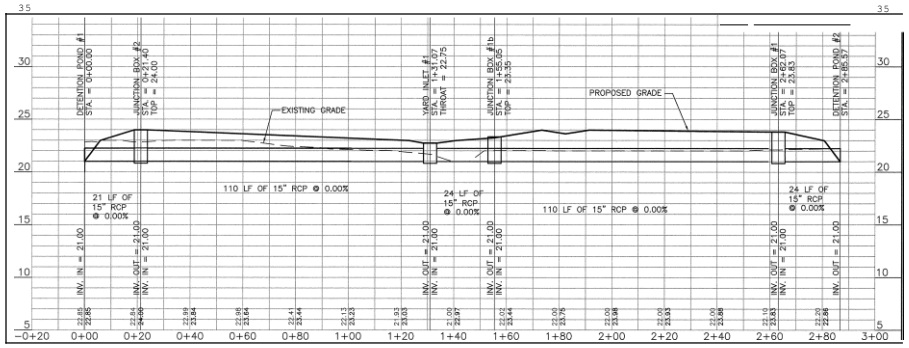
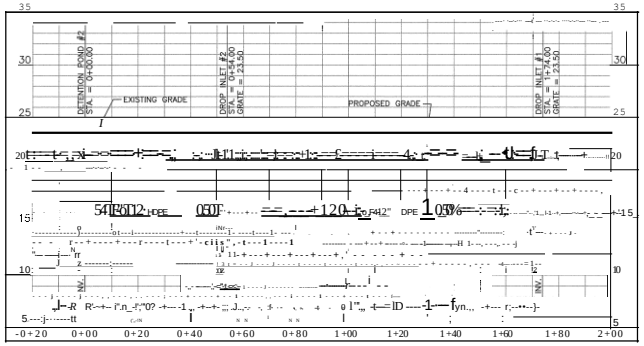
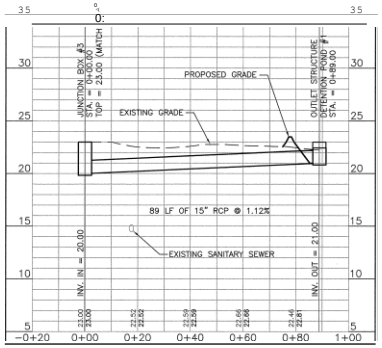


LINEA-1



LINE B-1



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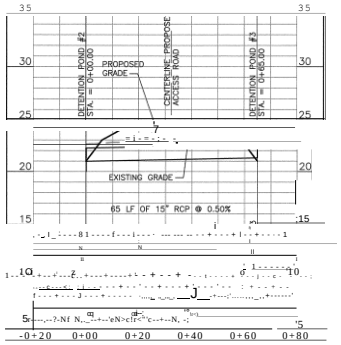

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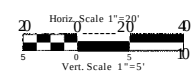

NO	DATE	REVISION	BY

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SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00556 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29959 CHRISTOPHER SAMUEL MIDDELL

DATE	October 2019
SCALE	AS SHOWN
DRAWN	---
DESIGNED	---
CHECKED	CSW
JOB NO	18-0.30
CADFILE	SD PROFILE
LAYOUT	LAYOUT1

Maybank Medical Offices Project Phase I

PREPARED FOR

Oak Family Properties, LLC

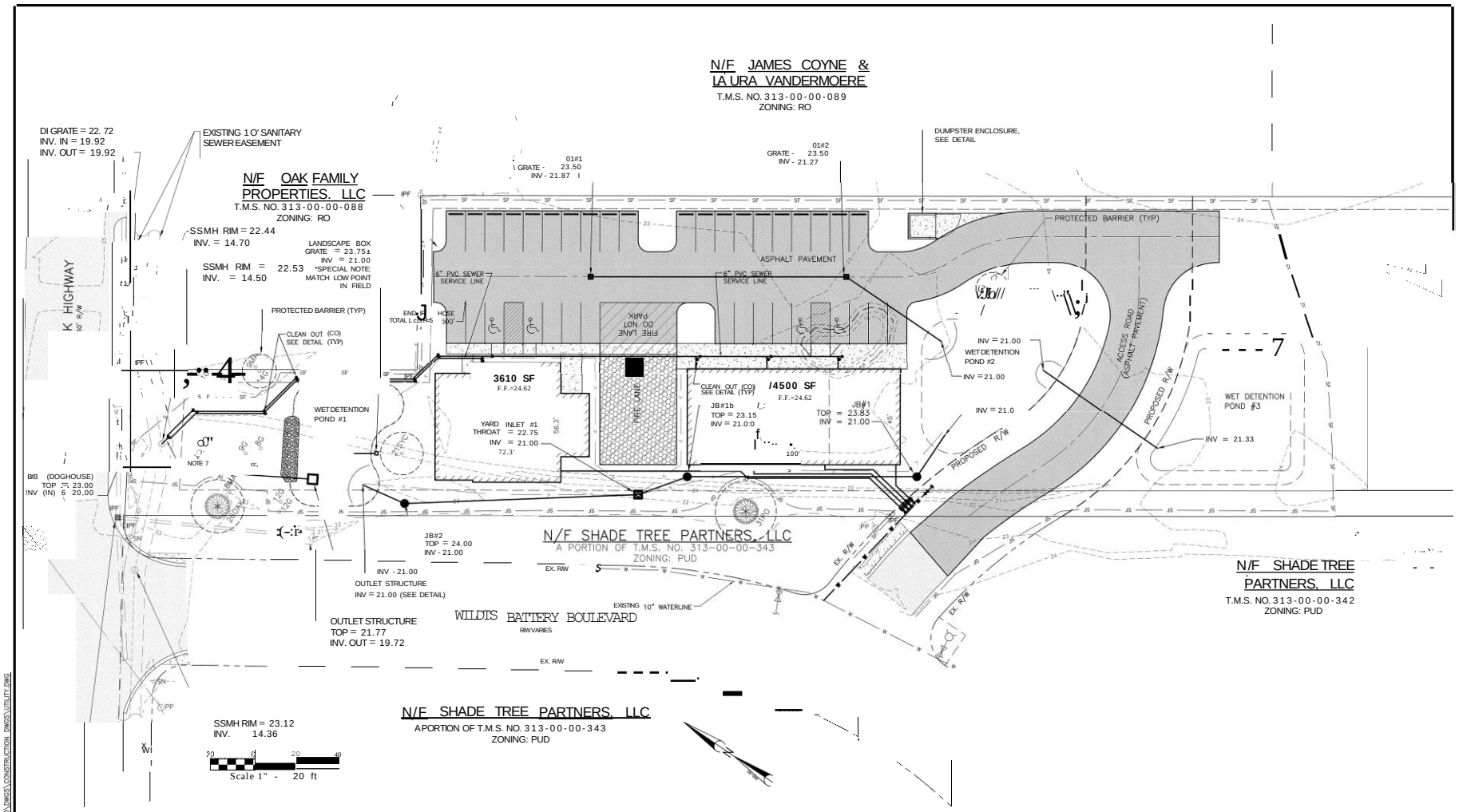
City of Charleston, Charleston County, South Carolina

Storm Drain Profiles

DRAWING NO. 6 OF 15

FILE NO.

10/17/2019 5:06 PM MBRANT06 P:\18-030\DWGS\CONSTRUCTION DWGS\SD PROFILE.DWG



NO.	DATE	REVISION	BY

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SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00556 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 29959 CHRISTOPHER J. SANDEL WADDELL

DATE	October 2019
SCALE	AS SHOWN
DRAWN	
DESIGNED	
CHECKED	CSW
JOB NO	18 030
CAD FILE	UTILITY
LAYOUT	LAYOUT1

Maybank Medical Offices Project Phase I

PREPARED FOR

Oak Family Properties, LLC

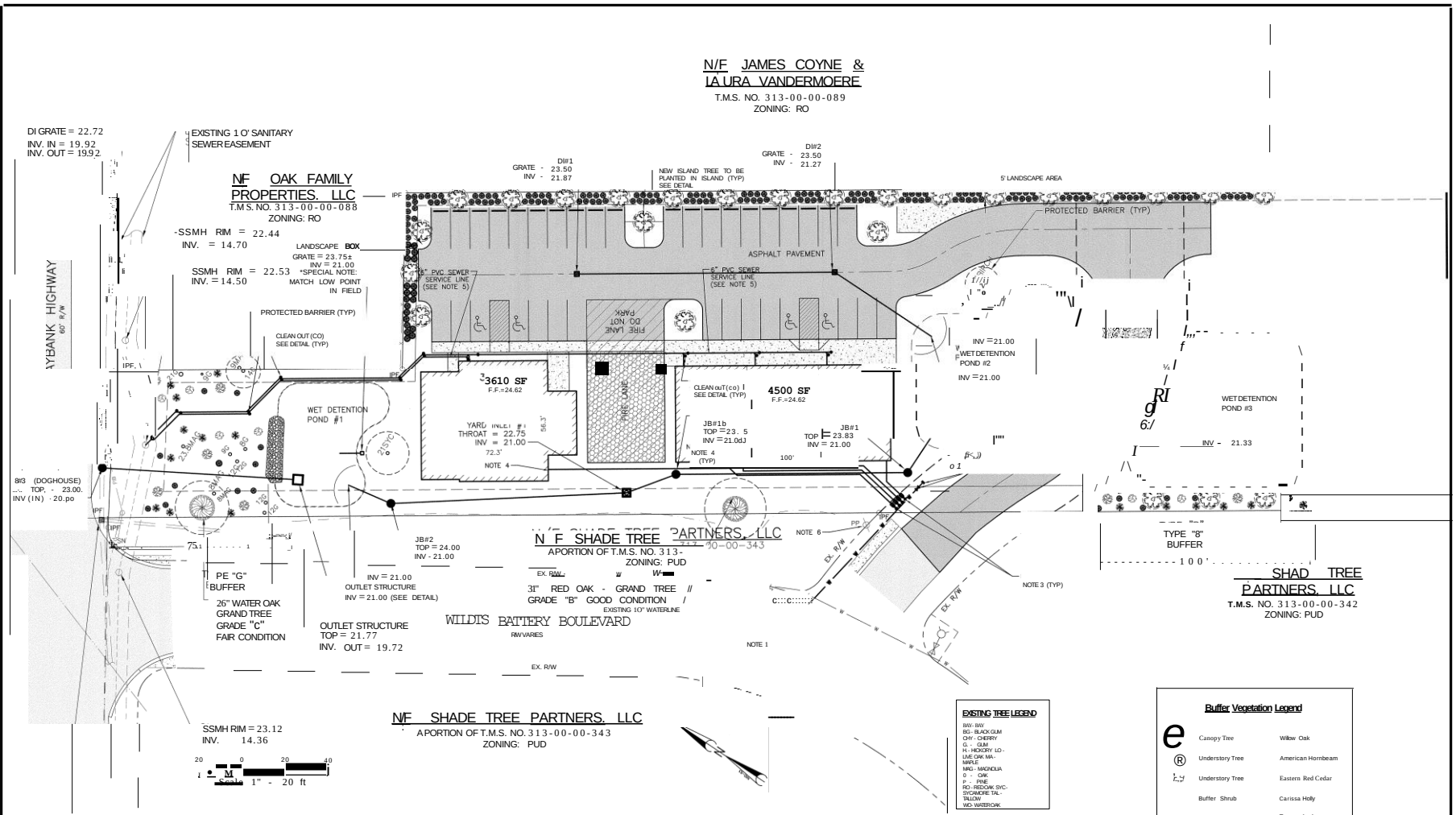
City of Charleston, Charleston County, South Carolina

Proposed Utility Layout

NEW NO. (j)

FILE NO.

8-030\DWGS\CONSTRUCTION DWGS\UTILITY.DWG



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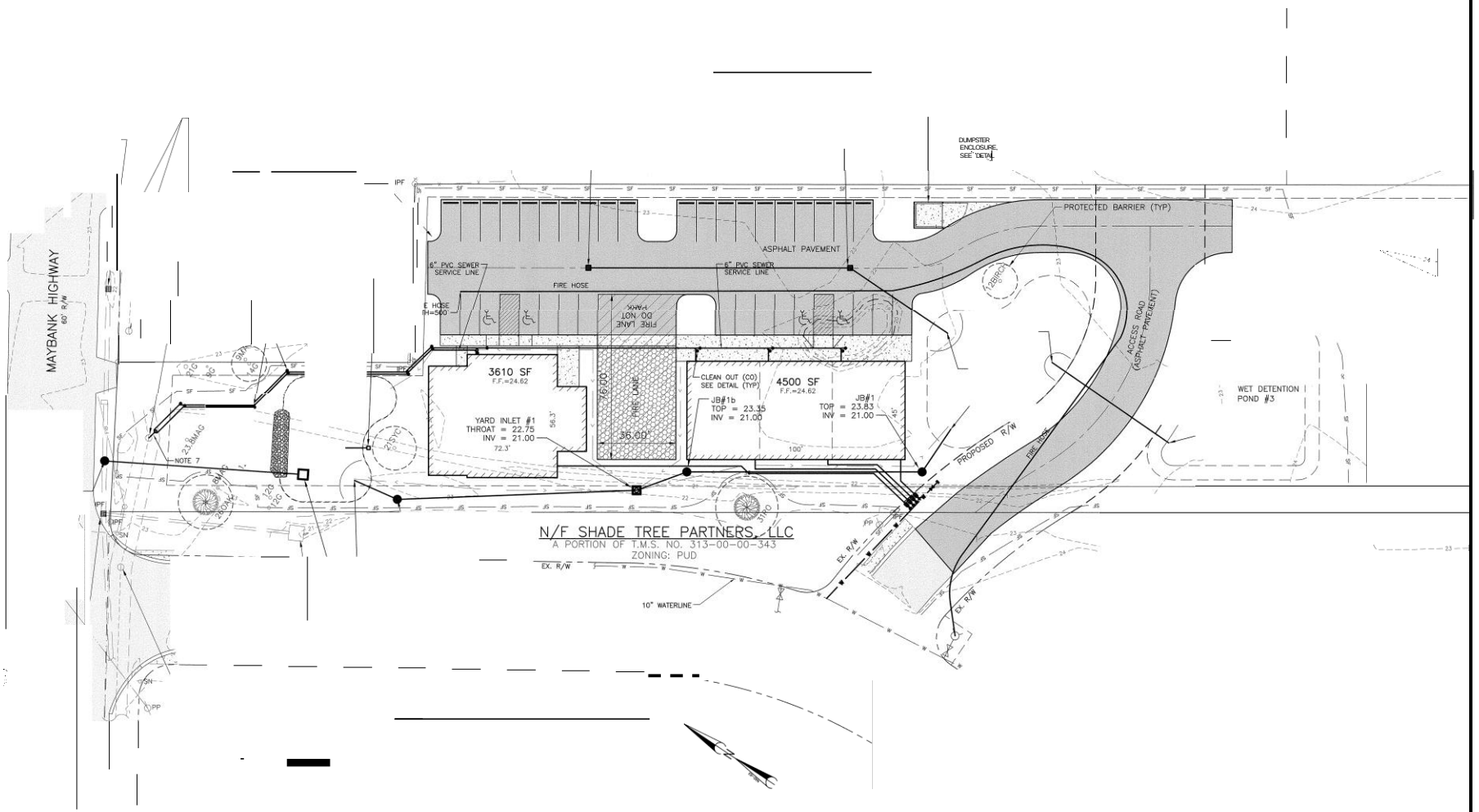
SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00556 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29959 CHRISTOPHER SAMUEL WADELL 2-4-20

DATE	October 2019
SCALE	AS SHOWN
DRAWN	-
DESIGNED	-
CHECKED	CSW
JOB NO	SB 030
CAD FILE	LANDSCF
LAYOUT	LAYOUT1

Maybank Medical Offices Project Phase 1
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston County, South Carolina
Proposed Landscape Layout

DRAWING NO.



NO	DATE	REVISION	BY

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SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00556 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29959 CHRISTOPHER E. SAMUEL WILDER 2-4-19

DATE	October 2019
SCALE	AS SHOWN
DRAWN	
DESIGNED	
CHECKED	CSW
JOB NO	18 030
CAD FILE	FIRE
LAYOUT	LAYOUT1

Maybank Medical Offices Project Phase I

PREPARED FOR

Oak Family Properties, LLC

City of Charleston, Charleston County, South Carolina

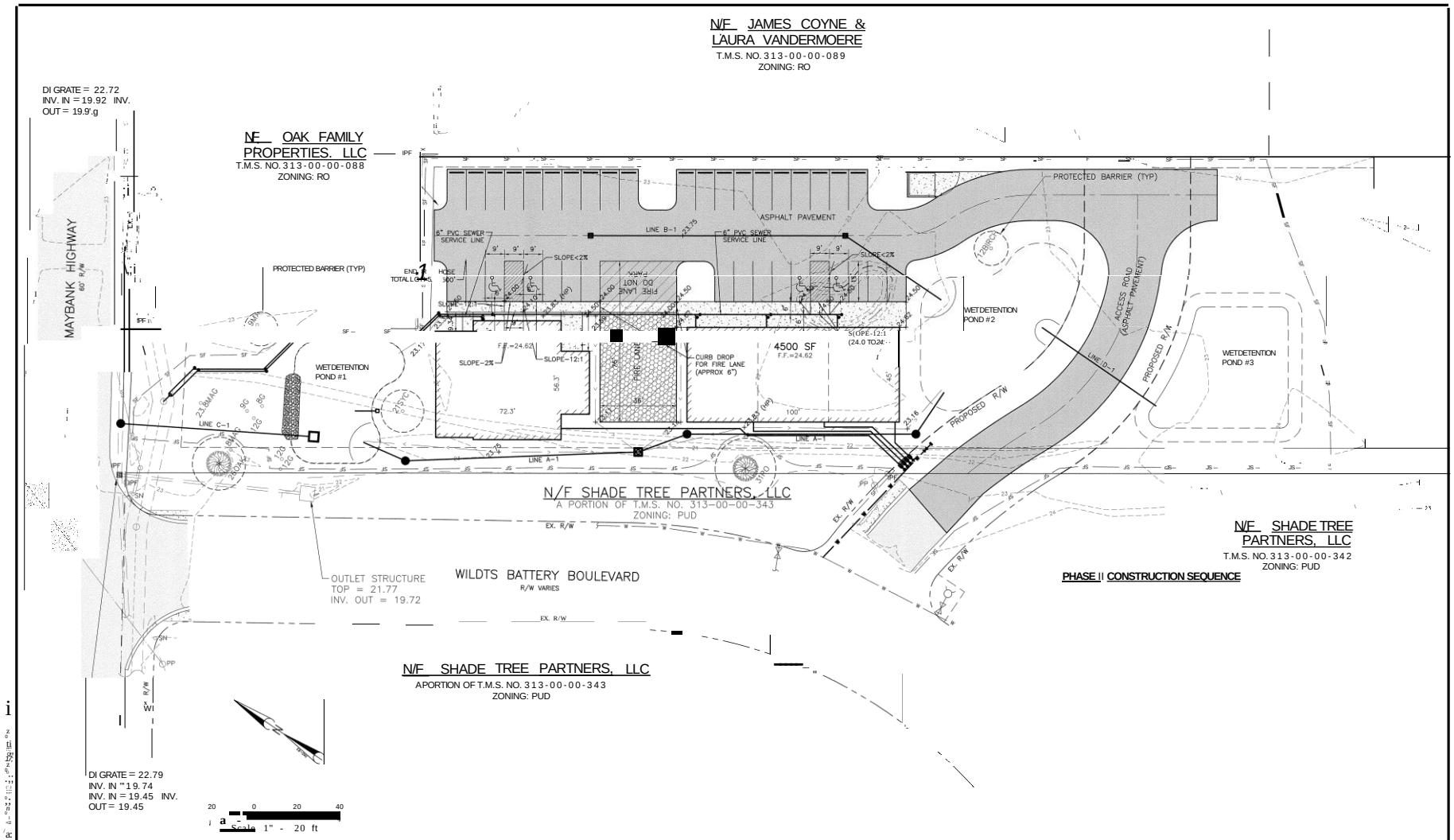
Fire Protection Layout

DRAWING NO.

R

OF 15

FILE NO.



PHASE II CONSTRUCTION SEQUENCE

B	DATE	REVISION	BY

AMERICAN ENGINEERING CONSULTANTS INC.
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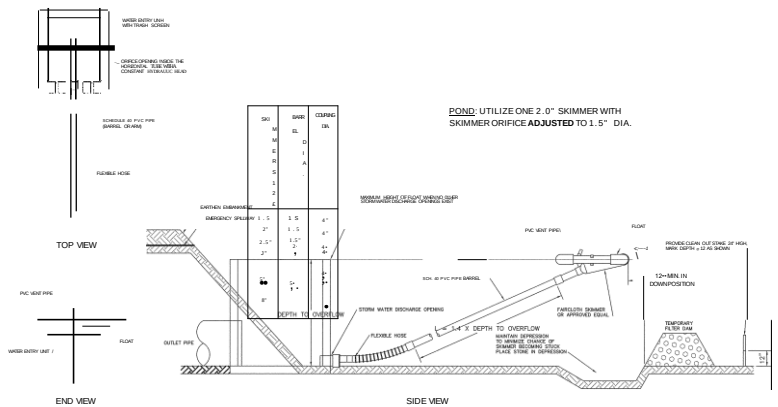
SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. CERTIFICATE OF AUTHORIZATION No. C00056

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29050 2-24-16 CHRISTOPHER A. SHARP

DATE: October 2015
AS SHOWN
SCALE:
DRAWN
DESIGNED
CHECKED
C S W
JOB NO 1 E - 8 3 0

Maybank Medical Offices Project Phase I
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston County, South Carolina
ADA Accessibility Layout

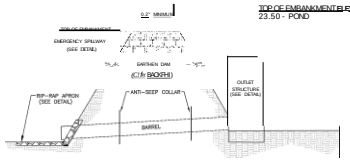
DRAWING NO. @.
OF 15
FILE NO.



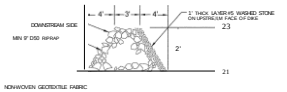
POND: UTILIZE ONE 2.0" SKIMMER WITH SKIMMER ORIFICE **ADJUSTED** TO 1.5" DIA.

POND SKIMMER DETAIL

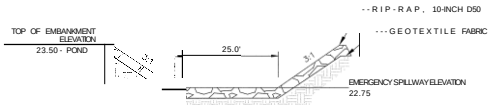
NOT TO SCALE



EMBANKMENT DETAIL



FOREBAY ROCK BERM DETAIL



POND EMERGENCY SPILLWAY DETAIL

TENSION LAP SPLICE LENGTHS FOR GRADE 60 REINFORCING

BAR SIZE	3,000 psi CONCRETE * TOP BARS A	TOP BARS B	OTHER BARS A	OTHER BARS B	BAR SIZE	4,000 psi CONCRETE * TOP BARS A	TOP BARS B	OTHER BARS A	OTHER BARS B
#3	16	21	13	16	#3	1	1	12	16
#4		28	17		#4	4	8	1	19
#5	22	35	21	22	#5	1	24	5	23
#6		4	25		#6	9	30	1	28
#7	27	2	29	27	#7	2	36	8	33
#8	32	59	33	32	#8	3	42	2	39
#9	38	45	38	38	#9		51	2	50
#10	45	94	44	45	#10	2	64	2	63
#11	57		57	57	#11		82	5	
	73	1	89	73		8		30	77
	89	1	69	89		3		8	
		6						8	
						3		59	

* NORMAL WEIGHT CONCRETE

1/2" SIKAFLEX 1A OR 2 CAULKING REQUIRED

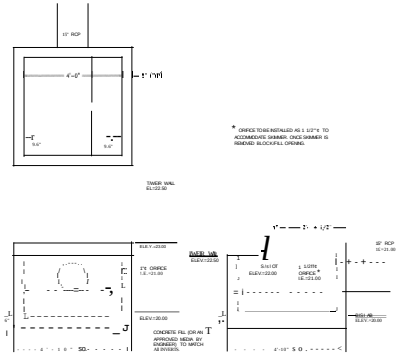
1/2" PME ZIP STRIP PREFORMED CONTROL JOINT

1/2" CORK TYPE EXPANSION JOINT MATERIAL

EXPANSION JOINT DETAIL

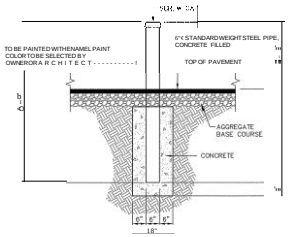
NOT TO SCALE

GATE FRAME



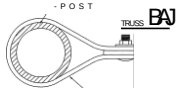
OUTLET STRUCTURE DETAL

NO SCALE



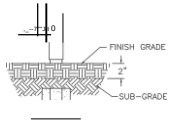
STEEL PIPE BOLLARD

SCALE: 1/2" = 1'-0"



TYPICAL TRUSS ROD BAND

NOT TO SCALE



TYPICAL GATE KEEPER

NOT TO SCALE

PROVIDE 1 EA. GATE KEEPER PER LEAF AT LOCATION AS DIRECTED BY THE OWNER

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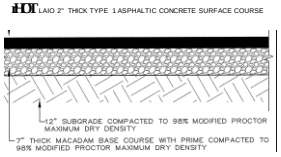
SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C00598 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 29950 CHRISTOPHER SAMUEL WRIGHT

DATE: October 2019
SCALE: AS SHOWN
DRAWN:
DESIGNED:
CHECKED:
JOB NO: 18-030
CAD FILE: DETAILS

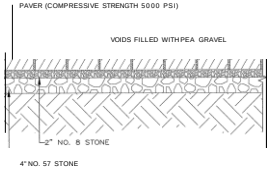
Maybank Medical Offices Project Phase 1
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston County, South Carolina
Details

DRAWING NO. @
OF 15
FILE NO.



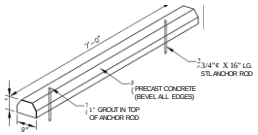
BITUMINOUS PAVEMENT DETAIL

SCALE: 1" = 1'-0"



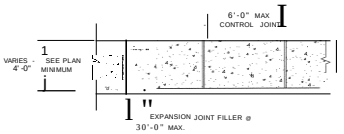
HEAVY DUTY PERMEABLE PAVER DETAIL

SCALE: NOT TO SCALE



PRECAST CONCRETE WHEEL STOP

SCALE: 1/2" = 1'-0"

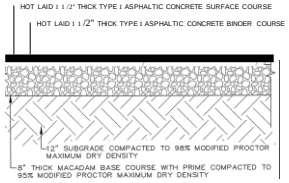


NOTES:

1. SIDEWALK MINIMUM THICKNESS = 4"
2. PROVIDE EXPANSION JOINTS @ INTERSECTIONS OF WALKS AND WHERE THE WALK ABUTS OTHER STRUCTURES OR AS NOTED.
3. CONTROL JOINTS WILL BE SPACED EQUALLY (6'-0" MAXIMUM)
4. CONTROL JOINTS SHALL BE 1" DEEP.
5. USE 3000 PSI (28 DAY) CONCRETE WITH FIBERMESH ADMIXTURE. PROVIDE LIGHT BROOM FINISH.

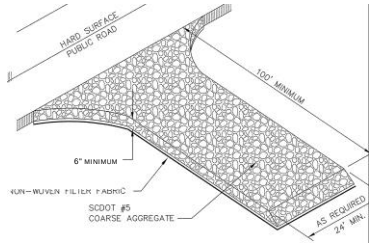
SIDEWALK EXPANSION DETAIL

NOT TO SCALE



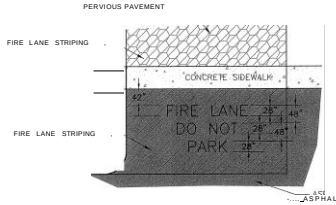
HEAVY DUTY BITUMINOUS PAVEMENT DETAIL

SCALE: NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE/EXIT

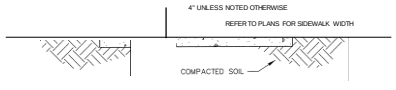
NOT TO SCALE



NOTE: **CONTRACTOR** TO COMPLY MARKINGS WITH SCOOT REGS.

FFIRE LANE MARKING

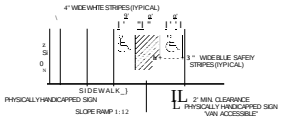
NOT TO SCALE



NOTE: INSTALL 1/2" EXPANSION JOINTS 30'0/C AND WHERE WALK ABUTS BUILDING, WALKS, OR OTHER CONSTRUCTION. SCORE WALK TO A DEPTH OF ø4.4T S' TO 6'0/C. USE 3000 psi (28 DAY) CONCRETE WITH FIBERMESH ADMIXTURE. PROVIDE LIGHT BROOM FINISH.

CONCRETE WALK DETAIL

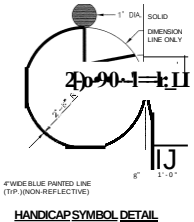
NOT TO SCALE



NOTE: REFER TO HANDICAP SIGN DETAIL, HANDICAP SYMBOL DETAIL AND HANDICAP RAMP DETAIL FOR ADDITIONAL DIMENSIONS AND SPECIFICATIONS.

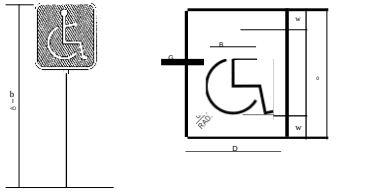
HANDICAPPED PARKING DETAIL

NOT TO SCALE



HANDICAP SYMBOL DETAIL

NOT TO SCALE

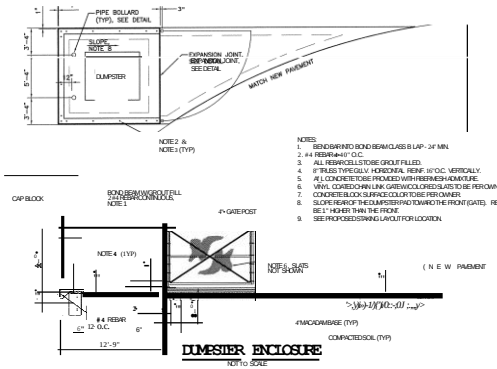


	B	C	D	E	F	G	VISIBILITY
(OUTDOOR)	1/2"	1 1/2"	24"	3"	18"	1"	HIGHWAY
(OUTDOOR)	1/4"	3/4"	5"	1"	6"	3/8"	60'+
(INDOOR)	1/4"	3/8"	4 1/2"	1/2"	3 1/2"	1/4"	25'+

COLORS: WHITE (REFLECTIVE) ON BLUE BACKGROUND WITHOUT
BORDER: BLUE ON WHITE BACKGROUND

HANDICAP SIGN DETAIL

NOT TO SCALE



NOTES:

1. BEND BAR INTO BOND BEAM CLASS B LAP - 24" MIN.
2. #4 REBAR @ 40" O.C.
3. ALL REBAR CELLS TO BE GROUT FILLED.
4. 8" TRUSS TYPE CMU, V. HORIZONTAL REINF. 16" O.C. VERTICALLY.
5. ALL CONCRETE TO BE PROVIDED WITH FIBERMESH ADMIXTURE.
6. VINYL COATED CHAIN LINK GATE W/COLORED SLATS TO BE PER OWNER
7. CONCRETE BLOCK SURFACE COLOR TO BE PER OWNER.
8. SLOPE REAR OF THE DUMPSTER PAD TOWARD THE FRONT (GATE). REAR TO BE 1" HIGHER THAN THE FRONT.
9. SEE PROPOSED SITE PLAN LAYOUT FOR LOCATION.

DUMPSTER ENCLOSURE

NOT TO SCALE

NO	DATE	REVISION	BY

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SOUTH CAROLINA AMERICAN ENGINEERING CONSULTANTS, INC. No. C000556 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA No. 29656 REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER S. SMALL

DATE	October 2019
SCALE	AS SHOWN
DRAWN	
DESIGNED	
CHECKED	CSW
JOB NO	18-39
CAD FILE	DETAILS
LAYOUT	DETAILS 2

Maybank Medical Offices Project Phase I

PREPARED FOR

Oak Family Properties, LLC

City of Charleston, Charleston County, South Carolina

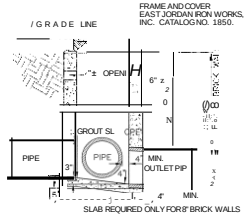
Details

DRAWING NO. @.

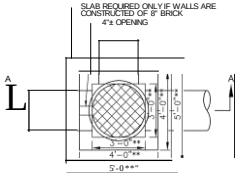
OF 15

FILE NO.

•ly\-7/2ol• 10:28 AM ARRIVANTOR P:\18-0357 DWGS\DETAILS.DWG



SECTION A-A

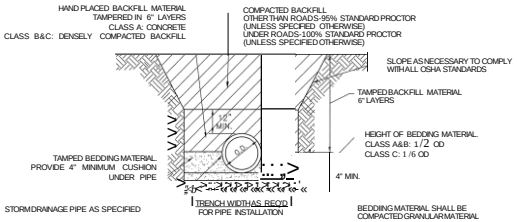


*NOTE: DIMENSION FOR 6" CONCRETE WALLS. ADD 4" FOR 8" BRICK WALLS.
**NOTE: MINIMUM DIMENSIONS - ACTUAL SIZE MAY VARY. SEE NOTES BELOW FOR SIZE REQUIREMENTS.

PLAN

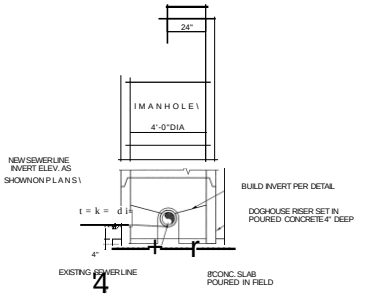
NOTES:
1. STORM MANHOLE MAY BE CONSTRUCTED OF CLASS 'A' CONCRETE OR 8" BRICK.
2. CONCRETE BOXES SHALL HAVE 6" THICK WALLS AND 4" THICK BOTTOM.
3. BRICK BOXES SHALL HAVE 8" THICK WALLS AND 6" THICK BOTTOM SLAB.
4. INSIDE DIMENSIONS OF JUNCTION BOX SHALL BE MINIMUM 3'-0" x 3'-0", UNLESS OTHERWISE NOTED.
5. AFTER FRAME AND GRATE ARE SET, FINAL 4" CLASS 'A' CONCRETE IS TO BE POURED FLUSH WITH THE OUTSIDE EDGE OF THE JUNCTION BOX ON ALL SIDES.
6. METAL STEPS ARE TO BE SET IN WALL IF BOXES DEPTH EXCEEDS 4'-6". SAID STEPS TO CONFORM TO S.C.D.H.P.T. DRAWING No. 719-1.
7. CORBEL BRICK WORK AS REQUIRED ON BRICK BOXES TO PROVIDE 4" MINIMUM CLEARANCE BETWEEN PIPE AND BRICK WALLS.
8. ENDS OF ALL PIPES SHALL BE FLUSH WITH INSIDE WALL OF BOXES.
9. CONCRETE BOXES CONSTRUCTED ON SANDY SOIL SHALL HAVE 1/2" REINFORCING STEEL PLACED 8" O/C HORIZONTAL AND 14" O/C VERTICAL WITH 2" CLEARANCE FROM INSIDE FACE OF CONCRETE.
10. FOR PIPES 30" I.D. OR LESS USE MINIMUM 4'-0" x 4'-0" BOX, UNLESS OTHERWISE NOTED.
11. FOR PIPES OVER 30" I.D. MAKE LENGTH & WIDTH OF C.B. * O.D. OF PIPE & 6" EA. SIDE.

STORM DRAINAGE JUNCTION BOX
NOT TO SCALE



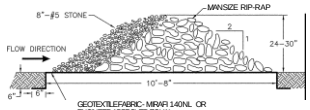
NOTES:
1. THE PIPE IS TO BE BEDDED IN COMPACTED 6" LAYERS TO THE SPRINGING LINE FIRST, THEN BACKFILLED WITH HAND PLACED MATERIAL COMPACTED IN 6" LAYERS TO A DEPTH OF 1' MINIMUM ABOVE THE PIPE. BALANCE OF BACKFILL SHALL BE PLACED IN A MANNER TO INSURE COMPACTION AS SPECIFIED.
2. IN AREAS WHERE DITCH LINE WILL BE LESS THAN THREE (3) FEET FROM THE EDGE OF EXISTING PAVEMENT, FLOWABLE FILL MAY BE REQUIRED FOR BACKFILL MATERIAL. CONSULT ENCROACHMENT PERMITS FOR SPECIFIC REQUIREMENTS IN THIS REGARD.

STANDARD STORM DRAINAGE BEDDING AND BACKFILLING DETAIL
NOT TO SCALE

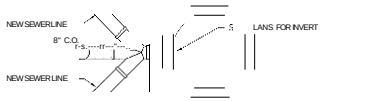


4

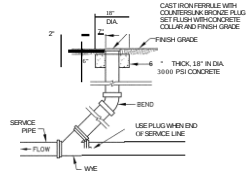
CONSTRUCT MANHOLE OVER STORM SEWER LINE
NOT TO SCALE



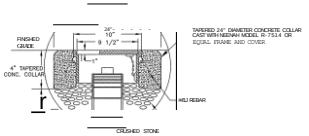
RIP-RAP FILTER BERM
NOT TO SCALE



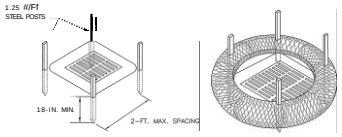
DUAL (SEWER CONNECTION) TIE-IN TO MANHOLE
NOT TO SCALE



GRADE CLEANOUT (G.C.O.)
NOT TO SCALE

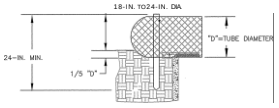


SERVICE CLEANOUT DETAIL
NOT TO SCALE



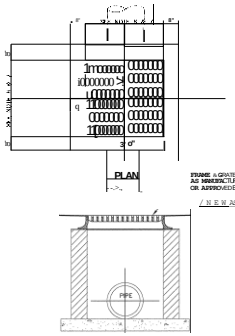
POST INSTALLATION

SEDIMENT TUBE INSTALLATION



SEDIMENT TUBE BURIAL

SEDIMENT TUBE INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. CONCRETE BRICK WALLS SHALL HAVE A 1/4" MORTAR COAT ON INSIDE SURFACE.
3. WALL THICKNESS IS TO BE 12" IF BOX DEPTH EXCEEDS 12'-0".
4. ALL MATERIALS AND CONSTRUCTION ARE TO COMPLY WITH SECTION 719 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. REINFORCED CONCRETE MAY BE SUBSTITUTED FOR BRICK WALLS, REINFORCING TO BE #4 BARS @ 12" E.W.
6. FOR PIPES 30" I.D. OR LESS USE MINIMUM 4'-0" x 4'-0" BOX, UNLESS OTHERWISE NOTED.
7. FOR PIPES OVER 30" I.D. MAKE LENGTH & WIDTH OF C.B. * O.D. OF PIPE & 6" EA. SIDE.

DROP INLET - GRATE TYPE
SCALE: NOT TO SCALE

NO.	DATE	REVISION	BY

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SOUTH CAROLINA No. 29859 REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER E. SWALES

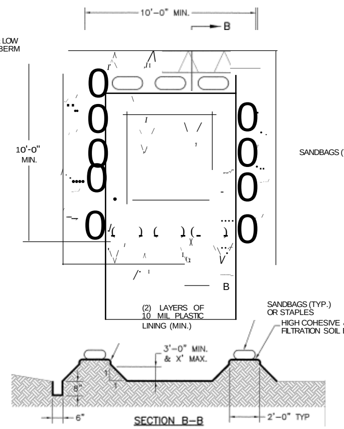
DATE October 2019
SCALE AS SHOWN
DRAWN ---
DESIGNED ---
CHECKED CSW
JOB NO 18-039
CAD DETAILS
FILE DETAIL 3

Maybank Medical Offices Project Phase I
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston County, South Carolina
Details

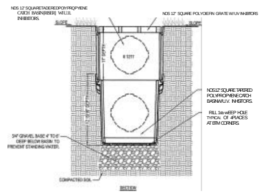
DRAWING NO. @
OF 15
FILE NO.

10/17/2019 9:39 AM MBRANTOE P:\

HIGH COHESIVE & LOW FILTRATION SOIL BERM



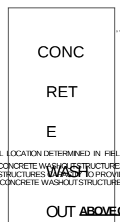
SECTION B-B



NOTES:
TE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION
.1 DO NOT USE OVER 5 RISERS WITH CATCH BASIN
4. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
6. DO NOT SCALE DRAWING
7. All INFORMATION CONTAINED HEREIN W/S CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE
8. PROVIDE LOCKING ADAPTERS TO CONNECT PIPE TO BOX

NOS LANDSCAPE DRAINAGE BOX

12' SQUARE CATCH BASIN WITH RISER INSTALLATION FOR LANDSCAPE APPLICATIONS



,..------CLEARLY MARKED SIGNAGE NOTING DEVICE (18"x24" MIN.)

NOTES:

1. ACTUAL LOCATION DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3. THE CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.

ABOVE GRADE WASHOUT STRUCTURE

NOT TO SCALE

Permanent Seeding - Coastal

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Droughty Sites													
Browntop Millet, Bahia2rass	10 lbs.lac., 40 lbs.lac,												
Browntop Millet, Bahiagrass, Sericea Lespedeza	10 lbs.lac., 30 lbs.lac, 40 lbs/ac,												
Browntop Millet, Atlantic Coastal Panicgrass	IO lbs.lac, 15 lbsJac, PLS												
Browntop Millet, Switchgrass (Alamo), Little Bluestem, Sericea Lesoedeza	10 lbs,/ac, 8 lbs.lac. PLS, 4 lbsJac, 20 lbsJac,												
Browntop Millet, Weeping Love2:rass	10 lbs,/ac, 8 lbs.lac,												
Well drained, clayey/loamey Sites													
Browntop Millet, Bahiairrass	10 lbs.lac, 40 lbs.lac.												
Rye, Grain, Bahia.grass, Clover, Crimson (Annual)	IO lbsJac, 40lbs.lac, 5 lbs,/ac,												
Browntop Millet, Bahia.grass, Sericea lespedeza	10 lbs,/ac, 30 lbs,lac, 40 lbs.lac,												
Browntop Millet, Bermuda, Common, Sericea lesoedeza	10 lbs,/ac, IO lbs.lac, 40 lbs.lac,												
Browntop Millet, Bermuda, Common, Kobe Lespedeza (Annual)	10 lbs.lac, 12 lbs./ac, 10 lbs.lac,												
Browntop Millet, Bah-iagrass, Bermuda, Common, Sericea lesnedeza	10 lbs.lac, 20 lbs,/ac, 6 lbs./ac, 40 lbs.lac,												
Browntop Millet, Switchgrass, Little Bluestem, Indiangrass	10 lbs.lac. 8 lbs.lac. PLS, 3 lbs.lac. PLS, 3 lbs./ac, PLS												

July 31, 2005 — South Carolina DHEC Storm Water Management BMP Handbook, Appendix C — C-4

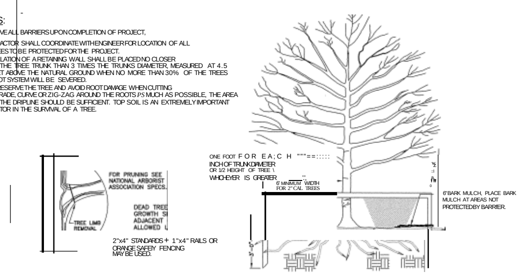
Temporary Seeding - Coastal

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	[illegible]												
Rye, Grain	56 lbs.lac.												
Ryegrass	50 lbs.Jae.												
Well drained, clayey/loamey Sites													
Browntop Millet or Ja anese Millet	40 lbs,/ac,												
Rye, Grain or Oats	56 lbs.lac. 75 lbs.lac.												
Ryegrass	50 lbs.lac,												

July 31, 2005 — South Carolina DHEC Storm Water Management BMP Handbook, Appendix C — C3

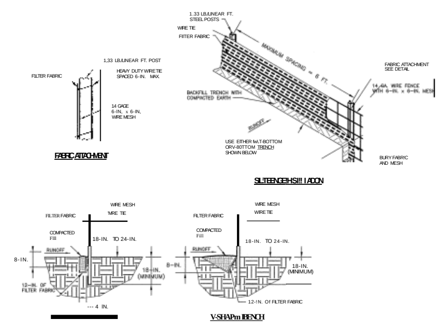
NOTES:

1, REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT,
2, CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR LOCATION OF ALL TREES TO BE PROTECTED FOR THE PROJECT.
3. INSTALLATION OF A RETAINING WALL SHALL BE PLACED NO CLOSER TO THE TREE TRUNK THAN 3 TIMES THE TRUNKS DIAMETER, MEASURED AT 4.5 FEET ABOVE THE NATURAL GROUND WHEN NO MORE THAN 30% OF THE TREES ROOT SYSTEM WILL BE SEVERED.
4, TO PRESERVE THE TREE AND AVOID ROOT DAMAGE WHEN CUTTING A GRADE, CURVE OR ZIG-ZAG AROUND THE ROOTS AS MUCH AS POSSIBLE, THE AREA OF THE DRIPLINE SHOULD BE SUFFICIENT. TOP SOIL IS AN EXTREMELY IMPORTANT FACTOR IN THE SURVIVAL OF A TREE.



TREE PROTECTION DETAIL

NOT TO SCALE



1. SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAIN FALL AND AT LEAST DAILY DURING PROLONGED RAINFALLS. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON THE SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHOULD BE REPLACED IMMEDIATELY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH ONE HALF THE HEIGHT OF THE SILT FENCE.

SILT FENCE DETAIL

NOT TO SCALE

Standard Notes:

1, If necessary, slopes that exceed eight (8) vertical feet shall 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,

2, 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 stabiiization by the 14th day is precluded by snow cover or frozen ground conditions, stabilization measures shall 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,

3, All sediment and erosion control devices shall be inspected every seven (7) days, If site inspections identify BMPs that are damaged or are not operating effectively, maintenance must be performed as soon as practical or as reasonably possible and before the next storm event whenever practicable.

4. 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 ofter the utility installation, Fill, cover, and temporary seeding at the end of each day are recommended, If water is encountered while trenching, the water shall be filtered to remove any sediments before being pumped back into any waters of the State,

5, 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 fully stabilized,

6, The contractor shall take necessary action to minimize the tracking of mud onto paved roodway(s) from construction areas and the generation of dust The contractor shall daily remove mud/soil from pavement, as may be required,

7, Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C, Reg, 72-300 et seq, and SCR100000,

8, 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,

9, All Waters of the State (WoS), including wetlands, shall be flagged or otherwise clearly marked in felid, A double row of silt fence shall be installed in all areas where a 5O-foot buffer cannot be maintained between the disturbed area and all WoS, A 10-foot buffer shall be maintained between the last row of silt fence and all WoS.

10, Litter, construction debris, oils, fuels, building products with significant potential for impact (such as stockpiles of freshly treated lumber), and construction chemicals that could be exposed to stormwater shall be prevented from becoming a pollutant source in stormwater discharges,

NO	DATE	REVISION	BY

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SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 29859 — CHRISTOPHER SAMUEL WADDELL — 10-18-19

DATE	October 2019
SCALE	AS SHOWN
DRAWN	---
DESIGNED	--
CHECKED	CSW
JOB NO	18-030
CAD FILE	DETAILS
LAYOUT	DETAIL 4

Maybank Medical Offices Project Phase I

PREPARED FOR

Oak Family Properties, LLC

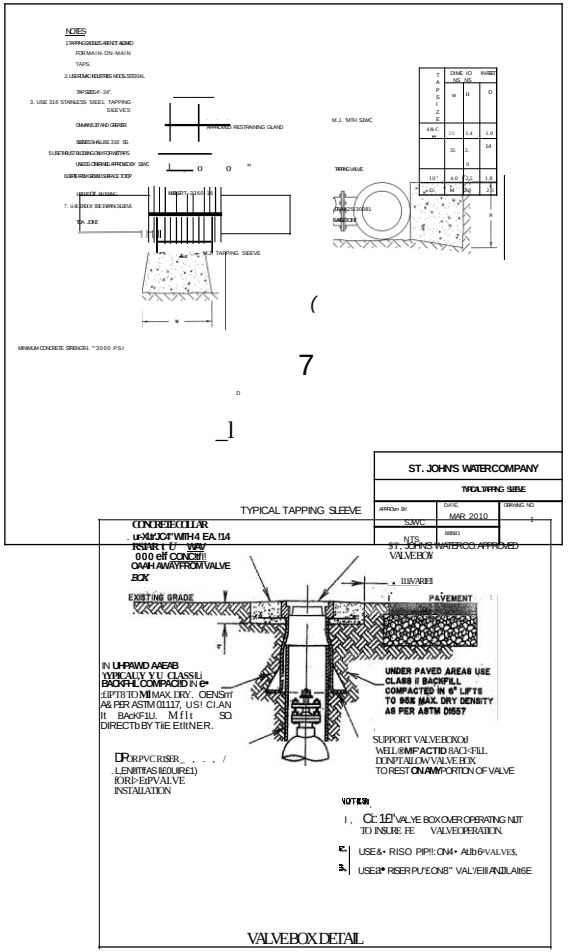
City of Charleston, Charleston County, South Carolina

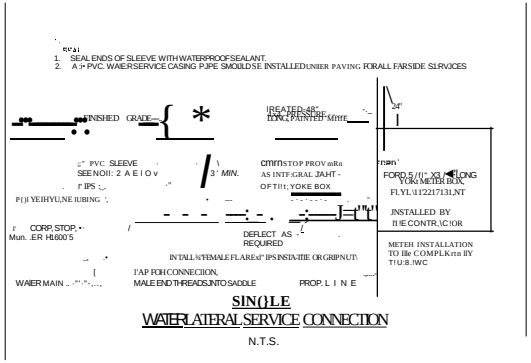
Details

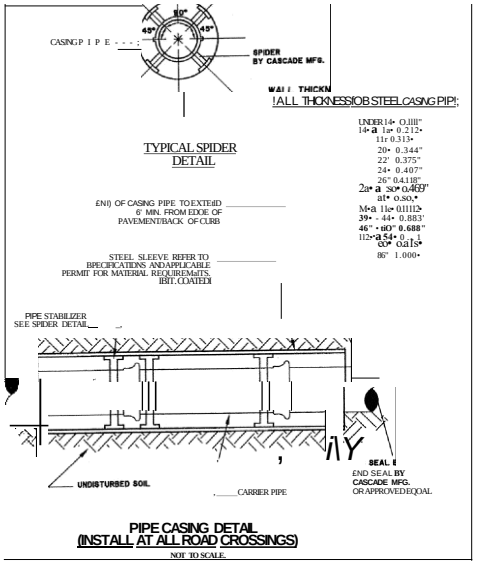
DRAWING NO. D4 OF 15

FILE NO.

10/17/2019 9:39 AM MBRANT06 P:\18-030\DWGS\DETAILS.DWG







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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 29959 CHRISTOPHER SAMUEL WEDDELL

DATE October 2010
SCALE AS SHOWN
DRAWN
DESIGNED
CHECKED CS
JOB NO W
CAD FILE 18 030 DETAIL LS2
LAY OUT DETAIL S S

Maybank Medical Offices Project Phase I
PREPARED FOR
Oak Family Properties, LLC
City of Charleston, Charleston County, South Carolina
Details

DRAWING NO. @
OF 15
FILE NO.

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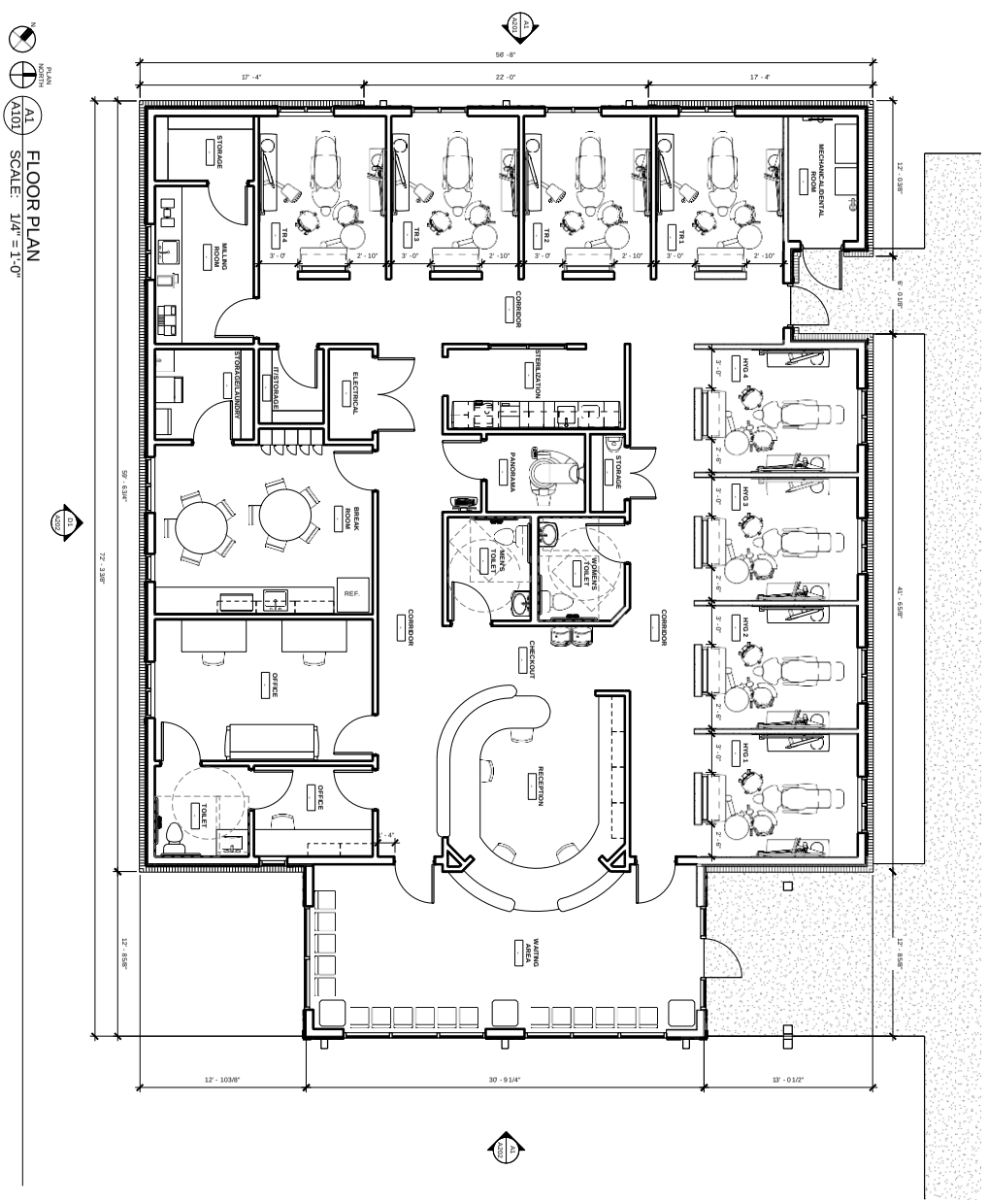

N
PLAN NORTH

A1 (A101)
FLOOR PLAN
SCALE: 1/4" = 1'-0"

CCDRD CONCEPTUAL SUBMITTAL 02.05.2020

A101
OFFICE FLOOR PLAN

COAST PROJECT No. 1822.00
DRAWN BY: MCC
CHECKED BY: CBZ
DATE: 02.05.2020

Revisions	
Rev. No.	Rev. Date

MAYBANK MEDICAL OFFICES
OAK FAMILY DENTISTRY
MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

02.05.2020

coast architects
671 St. Andrews Blvd., Charleston, SC 29407 Phone: 843.763.7064 Fax: 843.763.7061
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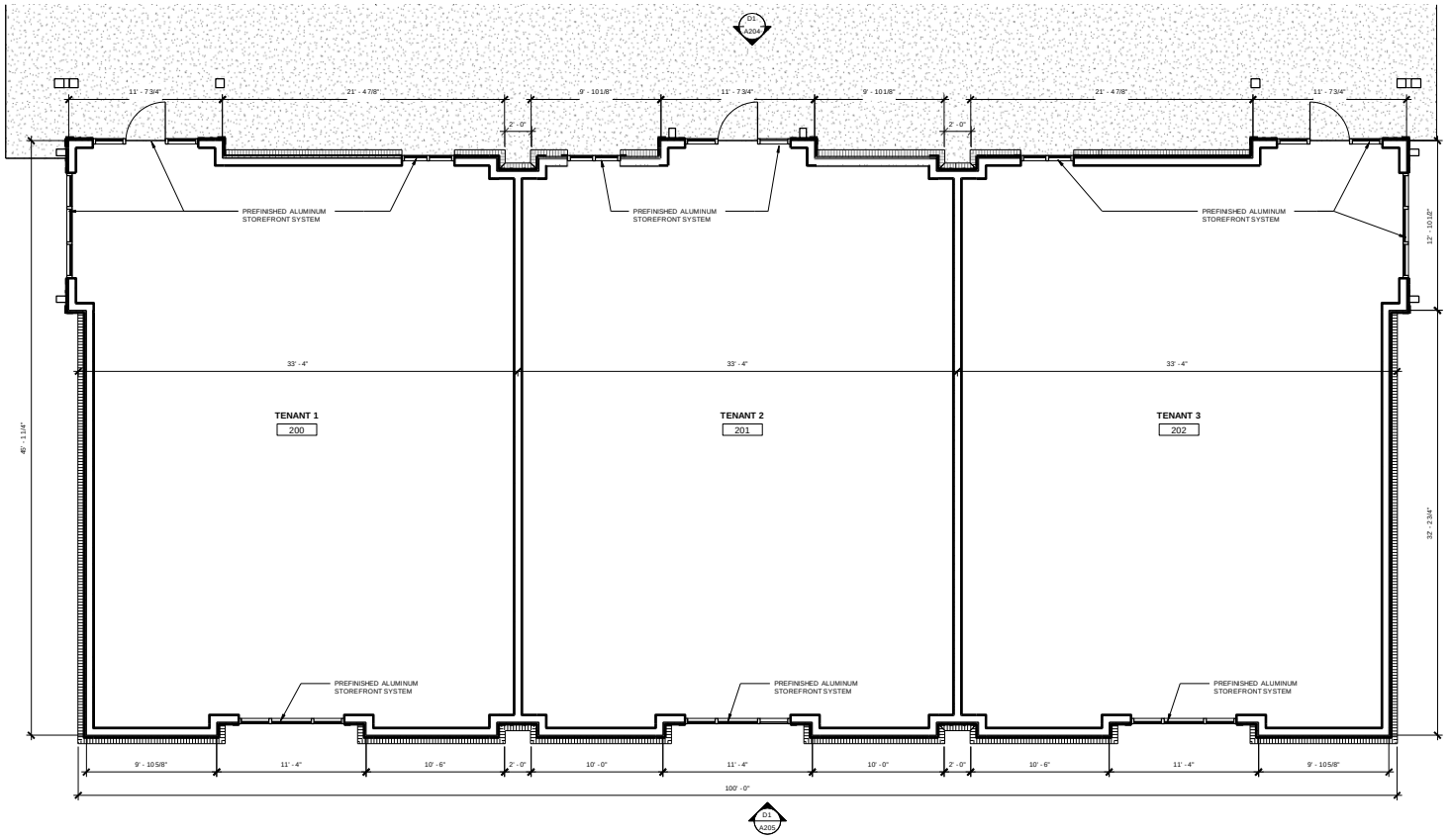

PLAN NORTH

A1 / A102 TENANT BUILDING FLOOR PLAN

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

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02.05.2020

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TENANT BUILDING
MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: MCC
CHECKED BY: CDZ
DATE: 02.05.2020

COAST PROJECT NO: **1822.00**

FLOOR PLAN

A102

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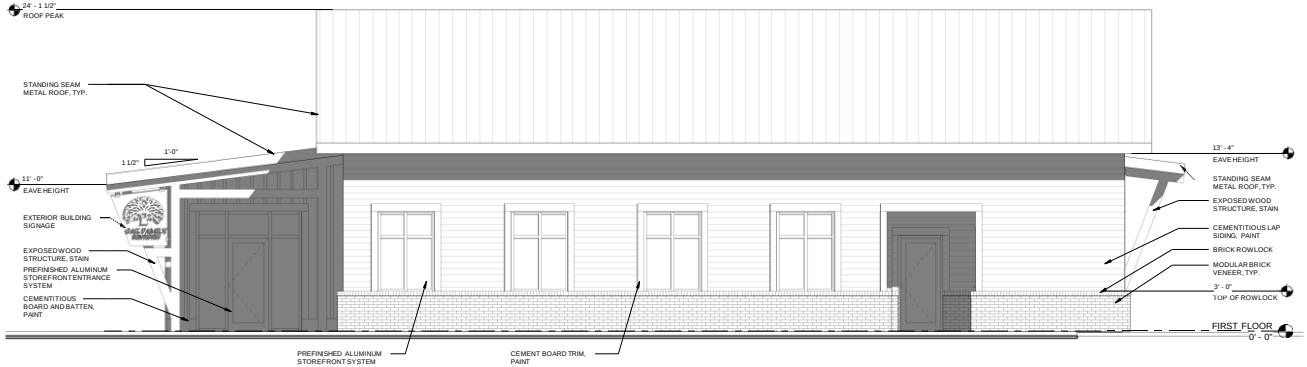
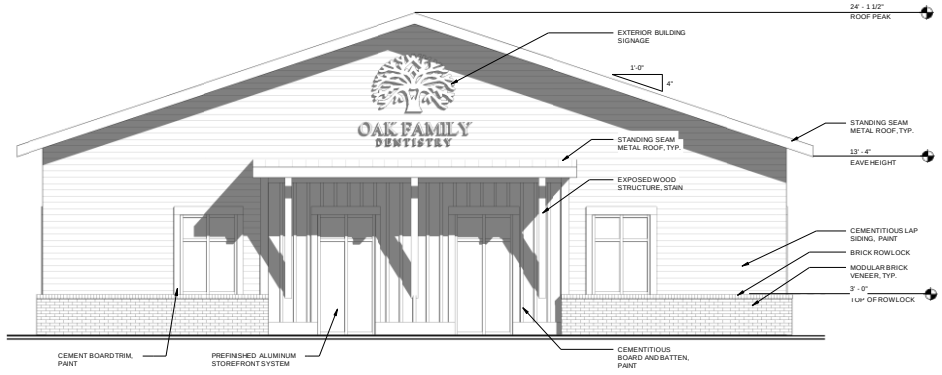


D1
A201 EAST ELEVATION - PARKING LOT SIDE
SCALE: 1/4" = 1'-0"



A1
A201 NORTH ELEVATION - MAYBANK HIGHWAY SIDE
SCALE: 1/4" = 1'-0"

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JOHNS ISLAND, SOUTH CAROLINA

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CHECKED BY: CDZ
DATE: 02.05.2020

COAST PROJECT NO. **1822.00**

EXTERIOR ELEVATIONS

A201

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D1 / A202 WEST ELEVATION - WILDTS BATTERY SIDE
SCALE: 1/4" = 1'-0"

A1 / A202 SOUTH ELEVATION - WAITING AREA SIDE
SCALE: 1/4" = 1'-0"

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02.05.2020

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MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

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COAST PROJECT NO. 1822.00

EXTERIOR ELEVATIONS

A202

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VIEW OF MAIN ENTRANCE FROM PARKING LOT

VIEW OF MAIN ENTRANCE FROM PARKING LOT

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Rev. No.	Rev. Date

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DATE: 02.05.2020

COAST PROJECT NO. **1822.00**

PERSPECTIVE SKETCHES

A203

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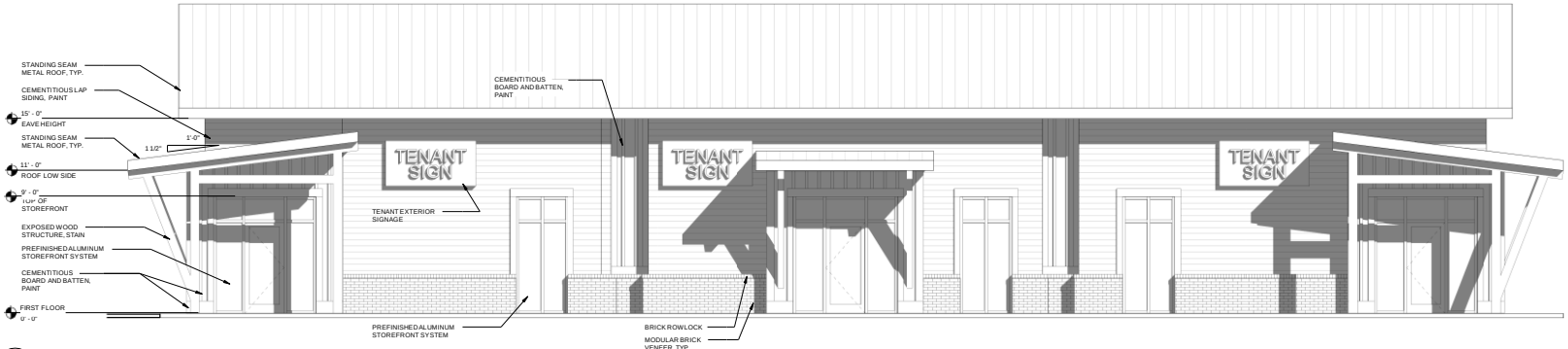
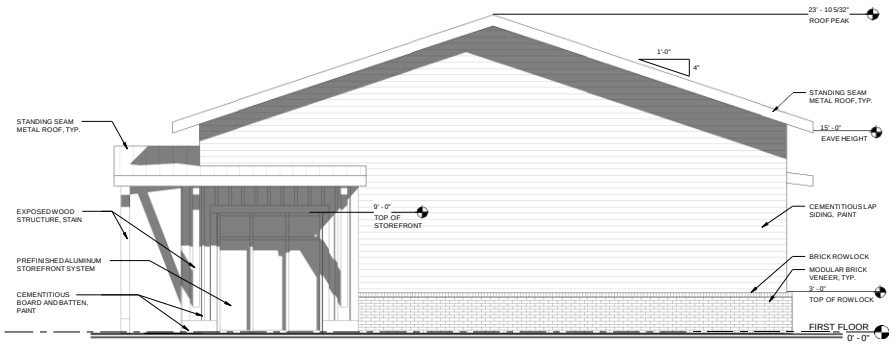


D1 / A204 EAST ELEVATION
SCALE: 1/4" = 1'-0"



A1 / A204 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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02.05.2020

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TENANT BUILDING
MAYBANK HIGHWAY
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Revisions	
Rev. No.	Rev. Date

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DATE: 02.05.2020
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EXTERIOR ELEVATIONS

A204

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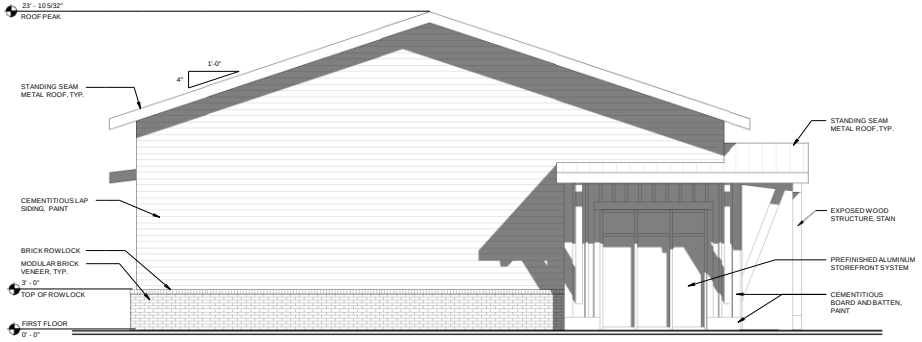
D1 / A205 WEST ELEVATION
SCALE: 1/4" = 1'-0"



A1 / A205 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

coast architects
671 St. Andrews Blvd. Charleston, SC
29407 Phone 843.763.7064 Fax:
843.763.7061
www.coastarchitects.net

02.05.2020

MAYBANK MEDICAL OFFICES
TENANT BUILDING
MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: MCC
CHECKED BY: CDZ
DATE: 02.05.2020

COAST PROJECT NO. **1822.00**

EXTERIOR ELEVATIONS

A205

CCDRB CONCEPTUAL SUBMITTAL 02.05.2020

VIEW OF TENANT BUILDING FROM PARKING LOT

VIEW OF TENANT BUILDING FROM WILDTS BATTERY

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02.05.2020

MAYBANK MEDICAL OFFICES
TENANT BUILDING
MAYBANK HIGHWAY
JOHNS ISLAND, SOUTH CAROLINA

Revisions	
Rev. No.	Rev. Date

DRAWN BY: MCC
CHECKED BY: CDZ
DATE: 02.05.2020

COAST PROJECT NO. 1822.00

PERSPECTIVE SKETCHES

A206

CCDRB CONCEPTUAL SUBMITTAL 02.05.2020

Agenda Item #3

3037 & 3045 MAYBANK HWY.
TMS # 313-00-00-073,075

Request conceptual approval for the master plan only,
for a medical office complex with 6 buildings.

THE EXCHANGE AT MAYBANK

MASTER PLAN DRB SUBMITTAL

LOCATED IN

CHARLESTON, SOUTH CAROLINA

CHARLESTON COUNTY

PROJECT BREAKDOWN

ZONING: GENERAL OFFICE (G.O.), BUSSINESS PARK (B.P.)
JOHNS ISLAND OVERLAY

PARCELS:
313-00-00-073
313-00-00-075

ADDRESS:
3037 AND 3045 MAYBANK HWY
CHARLESTON , SC

AREA: (TOTAL FOR BOTH PARCELS)
9.791 AC UPLAND
2.879 AC WETLAND
12.670 AC TOTAL

BUILDING BREAKDOWN:

BUILDING:	GROSS AREA:	NET AREA:*
A	+/- 24,000 SF	+/- 20,400 SF
B	+/- 5,575 SF	+/- 4,379 SF
C	+/- 12,000 SF	+/- 10,200 SF
D	+/- 8,400 SF	+/- 7,140 SF
E	+/- 2,588 SF	+/- 2,200 SF
TOTAL:	+/- 52,563 SF	+/- 44,319 SF

* AS DEFINED BY ZONING FOR PARKING

SETBACKS:
FRONT: NR
BACK: NR
SIDE:
SOUTH / WEST: NR
NORTH / EAST: NR

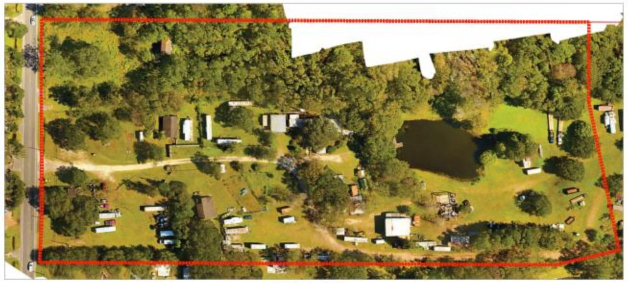
BUFFERS: (SEE LANDSCAPE PLAN FOR DETAILS)
75' RIVER ROAD (FRONT)
25' BETWEEN COMMERCIAL AND SINGLE FAMILY (SIDES)
0' BETWEEN COMMERCIAL AND COMMERCIAL (REAR)

HEIGHT:
G.O. ZONING: 55'
B.P. ZONING: 45'
(MEASURED FROM HIGHEST POINT ON ADJACENT CURB / EDGE OF PAVEMENT

PARKING:

REQUIRED: 1 SP/ 240 SF OF NET SF = 185 SP
SHOWN: 195 SPACES
REQUIRED ACCESSIBLE SPACES: 6 SPACES (1VAN ACCESSIBLE SP)
PROVIDED ACCESSIBLE SPACES: 8 SPACES (4 VAN ACCESSIBLE SP)

PARKING LOT TREES REQUIRED:
1 TREE PER 5 SPACES : 39 TREES
PARKING LOT TREES PROVIDED: 45 TREES



SITE AERIAL

LOCATION MAP
NOT TO SCALE

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REGULATORY AGENCY & UTILITY CONTACTS

1. ZONING	CITY OF CHARLESTON PLANNING CONTACT: LEE BATCHELDER PHONE: (843) 724-3754
2. DRAINAGE	CITY OF CHARLESTON CONTACT: KINSEY HOLTON PHONE: (843) 724-3760
3. MS4	CITY OF CHARLESTON CONTACT: KINSEY HOLTON PHONE: (843) 724-3757
4. SCDHEC-OCRM	CHARLESTON COUNTY CONTACT: SHANNON HICKS PHONE: (843) 953-0200
5. TRANSPORTATION (CITY)	CITY OF CHARLESTON TRAFFIC AND TRANSPORTATION CONTACT: MICHAEL MATHIS PHONE: (843) 724-7372
6. SANITARY SEWER	CHARLESTON WATER SYSTEM CONTACT: LYDIA OWENS PHONE: (843) 727-6869
7. WATER	S.J.W.C. (ST. JOHN'S WATER COMPANY) CONTACT: COLLEEN SCHILD PHONE: (843) 559-0186
8. POWER	BERKELEY ELECTRIC COOP CONTACT: WILLIAM HOWE PHONE: (843) 559-6956
9. GAS	SCE&G CONTACT: DAVID JANSEN PHONE: (843) 576-8296
10. TELEPHONE	AT&T CONTACT: ANDREW JUR PHONE: (843) 722-5182
11. CABLE TV	COMCAST CABLE CONTACT: GARY KOMOSA PHONE: (843) 266-3152
12. ROADS (STATE)	S.C. DEPT. OF TRANSPORTATION (SCDOT) CONTACT: ROGER LEMON PHONE: (843) 740-1665 ext.530

GENERAL NOTES

1. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SITE WORK SPECIFICATIONS.
2. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
3. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION. CALL P.U.P.S. 1-888-721-7877 FOR UTILITY LINE LOCATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS PIPES), SHALL BE IN PLACE PRIOR TO THE INSTALLATION OF CURBING AND/OR BASE COURSE MATERIAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, DETENTION POND, ETC. IMMEDIATELY PRIOR TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER OR REGULATORY AGENCIES.
6. CONTRACTOR SHALL HYDROSEED ALL DISTURBED AREAS BARED BY THIS CONSTRUCTION.
7. A STREET TREE AND STREET LIGHTING PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE ROAD AND DRAINAGE CONSTRUCTION PLANS.
8. EXISTING TREES REMAINING IN THE RIGHT OF WAY REQUIRE APPROVAL OF THE CITY'S URBAN FORESTER PRIOR TO ACCEPTANCE. ANY APPROVED TREES THAT WARRANT REMOVAL WITHIN 24 MONTHS OF THE ACCEPTANCE OF THE R/W IMPROVEMENTS SHALL BE REMOVED BY THE DEVELOPER AT NO COST TO THE CITY.
9. TREES PLANTED IN THE R/W MUST BE CONTAINER GROWN OR FROM AND APPROVED B&B SOURCE (CONTACT DANIEL BURBAGE AT 724-7418 FOR APPROVAL). TREES PLANTED IN THE R/W MUST MEET ANLA NURSERY STOCK STANDARDS, AND SPECIES SELECTION MUST BE APPROVED BY THE DEPARTMENT OF PARKS. THE CITY RESERVES THE RIGHT TO REJECT ANY STREET TREES DEEMED TO BE UNACCEPTABLE.
10. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL HORIZONTAL AND VERTICAL CONTROLS (BENCHMARKS, TBM, ETC.) SHOWN ON THE PLANS.
11. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER. ENGINEER ACCEPTS NO RESPONSIBILITY FOR FIELD CORRECTIONS WITHOUT NOTIFICATION.
12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SILT FENCING, TREE BARRICADES, GRAVEL CHECK DAMS, CONSTRUCTION DEBRIS, ETC. SUCH DEBRIS AND MATERIAL SHALL BE REMOVED, HAULED, AND DISPOSED OF OFFSITE IN A PROPER MANNER UPON DIRECTION FROM THE ENGINEER.

CITY OF CHARLESTON PLANNING COMMISSION SUBDIVISION CONCEPT PLAN APPROVAL: 05/16/18

A DEMOLITION REQUEST WAS GRANTED BY THE DESIGN REVIEW BOARD FOR THE STRUCTURES ON TMS 313-00-00-073 AND TMS 313-00-00-075

CITY OF CHARLESTON DESIGN REVIEW BOARD DEMOLITION REQUEST GRANTED 06/17/19

A DEMOLITION REQUEST WAS GRANTED BY THE DESIGN REVIEW BOARD FOR THE STRUCTURES ON TMS 313-00-00-073 AND TMS 313-00-00-075

CITY OF CHARLESTON BOARD OF ZONING APPEAL - SITE DESIGN GRANTED 08/07/19

A SPECIAL EXCEPTION FROM SEC 54-329 TO SEC 54-327.A TO ALLOW THE REMOVAL OF 1 CATEGORY III GRAND TREES AND VARIANCE REQUEST FROM SECTION 54-330.b.2 TO ALLOW THE ENCROACHMENT INTO THE MINIMUM PROTECTION ZONE OF 3 GRAND TREES.

CONDITIONS:

MUST PROVIDE 18" OF REPLACEMENT TREES ONSITE.

MUST USE CHAINLINK FENCE AS TREE PROTECTION IN THE AREAS OF DEVELOPMENT.

THE PROJECT MUST RETAIN A CERTIFIED ARBORIST FOR THE CARE AND TREATMENT OF THE TREES TO BE RETAINED.

IMPACTED TREES MUST BE ROOT PRUNED UPON REVIEW BY STAFF.

CITY OF CHARLESTON DESIGN REVIEW BOARD MASTER PLAN CONCEPTUAL APPROVAL GRANTED 12/02/19

CONCEPTUAL MASTER PLAN APPROVAL WITH STAFF COMMENTS #3 AND #5. BOARD COMMENTS TO PRESENT A UNIFIED CONCEPT OF THE SITE (LESS FORMAL). SIGNAGE AND SCREEN WALLS SHOULD SPEAK TO THE PROJECT ARCHITECTURE BETTER. WITH THE CONDITION THAT THE APPLICANT IS TO PROVIDE ANOTHER CONNECTION TO THE WEST AT THE BEND IN THE ROAD BETWEEN BUILDINGS B AND C.

CITY OF CHARLESTON DESIGN REVIEW BOARD BUILDINGS A-E CONCEPTUAL APPROVAL GRANTED 01/06/2020

CONCEPTUAL APPROVAL FOR A-E
BUILDING A: APPROVAL WITH STAFF COMMENT #3
BUILDING D: APPROVAL WITH STAFF COMMENT #3

A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTORS AND DESIGN PROFESSIONALS TO ADVISE THE OWNER AND OR CONSTRUCTION CREWS OF TREE PRESERVATION AREAS AND PROCEDURES TO AVOID DAMAGE TO REMAINING VEGETATION.

NOTE: PRIOR TO COMMENCEMENT OF CLEARING, GRUBBING, OR GRADING, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND OBTAIN APPROVAL OF THESE MEASURES FROM THE CITY OF CHARLESTON TRC AND THE O.C.R.M. THE CONTRACTOR IS ADVISED TO NOTIFY THESE AGENCIES IN WRITING A MINIMUM OF 7 DAYS PRIOR TO BEGINNING OF THE PROPOSED SCHEDULE.

NOTES

1. TMS NO.S 313-00-00-073, 075
2. AREAS DETERMINED BY COORDINATE METHOD.
3. PROPERTIES ARE LOCATED IN FLOOD ZONE X, AS PER FEMA MAP NUMBER 45019C0660J, COMMUNITY PANEL 455413 0660 J. EFFECTIVE DATE NOVEMBER 17, 2004.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.

CIVIL ENGINEER:
HLA, INC
29 LEINBACH DRIVE, BUILDING A
CHARLESTON, SC 29407
PHONE: (843) 763-1166
Contact: Kyle Neff, PE

PREPARED FOR:
EYC COMPANIES
1005 ST. ANDREWS BLVD. BLDG C
CHARLESTON, SC. 29407
PHONE: (843) 588-5021
Contact: Andy Smith, PLA

LANDSCAPE ARCHITECT:
FRONT STREET DESIGN AND CONSULTING
1005 ST. ANDREWS BLVD. BLDG C
CHARLESTON, SC. 29407
PHONE: (843) 588-5021
Contact: Andy Smith, PLA

ARCHITECT:
LIOLLIO ARCHITECTURE
147 WAPPOO CREEK DRIVE
STE. 400
PHONE: (843) 762-2222
Contact: MICHAEL EDWARDS AIA, LEED AP

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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HLA THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
29A Leinbach Dr., Charleston, SC 29407 / tel 843.763.1166 / www.hlainc.com

811 Know what's below. Call before you dig.

Front Street
DESIGN & CONSULTING
1005 ST. ANDREWS BLVD. UNIT C
CHARLESTON, SC 29407
tel 843.588.5021

COVERSHEET

THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE:
DESIGN/DRAWN:
CHECKED:
REVISED: JANUARY 28, 2020
REVISED:
REVISED:

SHEET NUMBER: 1
OF: 31

Design Review Board (DRB)
Attn: David Meeks
City of Charleston
2 George Street
Charleston, SC 29401

Front Street
DESIGN & CONSULTING

February 03, 2020

Re: **The Exchange at Maybank Master Plan Preliminary Submittal**
Comments from Conceptual DRB Meeting Dated December 02, 2019

Dear David,

Please find attached the preliminary submittal to DRB for the Exchange at Maybank Master Plan. We will submit the buildings ("A"- "E") to the board separately at a later date for preliminary review. We have endeavored to address staff and the board's conditions from the conceptual review this past December and we have included the revisions in this submittal as follows:

The original comments included in the motion (original comment in **bold,** reply in red):

Staff Conditions:

1. **Staff thinks that maybe something vertical in the planting circle at the end of the entry drive such as a shade tree would add more of a terminus interest or possibly a group of palmettos.**

   a. Response: as presented in the conceptual approval of the buildings on 01/06/2020 the project team has split building "c" to provide a terminal view through to the pond and the island beyond see sheet 9/31 and 10/31.

2. **Staff feels that the site furnishings, such as the bench and trash receptacles, would be more fitting with Johns Island if it had natural wood slats instead of all metal.**

   a. Response: completed see sheet 19/31.

Board Comments:

1. **There needs to be a unified concept of the site; a theme - settlement vs. formal:**

   a. Response: as presented in the conceptual approval of the buildings a number of project elements have been modified to "loosen up the plan". The curbs along the core drive have been revised from stand curb to roll curb. The formal palm grid and plazas have been eliminated and a more informal planting layout on the frontage has been provided.
   Building "A" has been modified to be less formal. Buildings "B","C", and "E" have been shifted to provide additional room around the base. Additionally, some of the redundant walkways around buildings "B" and "C" have been removed to increase the area around the building's foundation.

2. **Signage and screen walls need to be informed by the architecture:**

   a. Response: the screen wall has been eliminated due to the project team's feeling that the buffer, landscape and buildings provide sufficient screening of the site from the public way. Site monument and directional signs coordinate the vernacular of the signs at Live Oak Square and will coordinate with the architectural elements of the project including the wood accents being used at the building entrances. Individual building signs will be presented with the buildings and will coordinate with the architecture.

3. **That the applicant is to provide another connection to the west at the bend in the road between buildings b and c.**

   a. Response: completed see sheet 9/31 and 10/31.

Please review these responses and the attached final submittal and let me know if you have any questions or concerns regarding the same prior to the meeting.

Sincerely,

James A Smith, PLA, ASLA

Front Street Design and Consulting.

PROJECT VICINTY AERIAL

VICINTY LEGEND:

1. PROJECT LOCATION
2. ROYAL TERN
3. SHADE TREE APARTMENTS
4. CANE SLASH ROAD
5. INTERSECTION OF MAYBANK AND RIVER ROAD
6. COMMERCIAL NODE
7. LIVE OAK SQUARE (PART OF MID-ISLAND NODE)
8. BUILDER'S FIRST CENTER
9. MEEK'S FARM OFFICE AREA
10. VILLAGES AT ST JOHNS WOODS
11. TROPHY LAKES
12. WHITNEY LAKES

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tel 843.588.5021
www.frontstreetdesign.com

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AERIALS AND PHOTOS
VICINTY AERIAL

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE:
DESIGN/DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:

SHEET NUMBER: 2
OF: 31

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AERIALS AND PHOTOS CONTEXT AERIAL

THE EXCHANGE AT MAYBANK

CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN DRAWN:
CHECKED:
REVISED: JANUARY 28, 2020
REVISED:
REVISED:

SHEET NUMBER: 3
OF: 31

2/4 **MAYBANK FRONTAGE PHOTO**
SCALE: N.A.

GRAPHIC SCALE
(IN FEET)
1 inch = 40' ft.

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Folly Beach, SC 29439
tel 843.588.5021
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NORTH

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AERIALS AND PHOTOS
SITE AERIAL AND FRONTAGE

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN DRAWN:
CHECKED:
REVISED: JANUARY 28, 2020
REVISED:
REVISED:

SHEET NUMBER: 4
OF: 31

PROJECT HISTORY AND DESCRIPTION OF THE REQUEST:

THIS PHASE OF THE PROJECT IS COMPRISED OF 2 PARCELS: TMS'S: 313-00-00-073 AND 075 WHICH WILL BE COMBINED INTO A SINGLE PARCEL AS PART OF THE PROJECT'S DEVELOPMENT.
THE PROJECT WAS ANNEXED INTO THE CITY OF CHARLESTON AND WAS ZONED [-073,-075] GENERAL OFFICE (GO), THE PROJECT'S INTENT IS TO PROVIDE MEDICAL OFFICE SPACE LACKING ON JOHNS ISLAND AND AN OFFICE JOB CENTER IN THE MID ISLAND NODE OF JOHNS ISLAND.

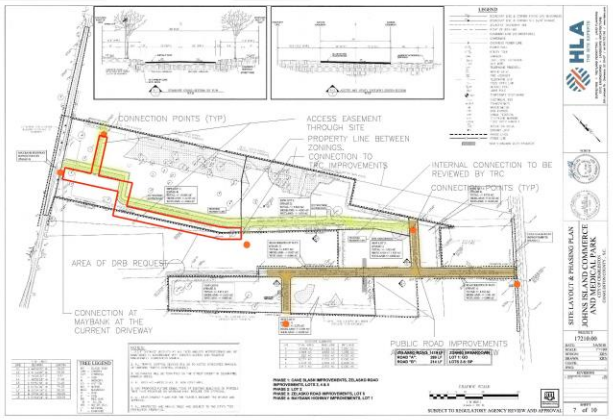
A CONCEPT PLAN FOR THE PROJECT HAS BEEN PRESENTED TO AND APPROVED BY THE CITY OF CHARLESTON PLANNING COMMISSION IN MAY 2018.DURING THIS PROCESS THE PROJECT COORDIANTED WITH THE CITY OF CHARLESTON TO PROVIDED AN ACCESS EASEMENT FROM MAYBANK HIGHWAY THROUGH THE SITE TO CANE SLASH ROAD VIA ZELASKO DR TO COMPY WITH CITY'S CONNECTIVITY PLAN.
THE SUBDIVISION CONCEPT PLAN ALSO PROVIDED FUTURE EAST /WEST CONNECTIONS THROUGH THE PROJECT TO FURTHER COMPLY WITH THE CONNECTIVITY PLAN. TRC HAS REVIEWED AND APPROVED THE STORMWATER MASTER PLAN FOR THE ENTIRE PROJECT AS PART OF A PROJECT PHASE OUTSIDE DRB'S REVIEW.

THIS PHASE OF THE PROJECT WAS PRESENTED TO A TRC PRE - APPLICATION ON MAY 30, 2019 THE DRB HAS REVIEWED AND APPROVED THE DEMOLITION OF THE EXISTING STRUCTURES ON THE PARCELS IT IS PURVIEW IN JUNE OF 2019.
IN AUGUST OF 2019 THE PROJECT'S VARIANCES AND SPECIAL EXCEPTIONS WERE APPROVED BY THE CITY OF CHARLESTON BZA-SD.
THE IMPROVEMENT PLANS FOR TURN LANES IN MAYBANK HWY HAVE BEEN SUBMITTED TO SCDOT.

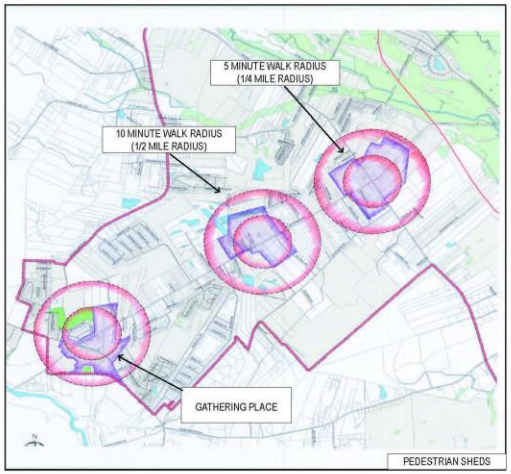
THE PROJECTS REQUEST TO THE BOARD:

THE PROJECT IS ASKING FOR PRELIMINARY APPROVAL OF THE PROJECT'S MASTER PLAN SO THAT THE PROJECT CAN CONTINUE ANDTHE INFRASTRUCTURE, AND ASSOCAITED IMPROVEMENTS CAN BE CONSTRUCTED AHEAD OF THE NEED. THIS INFRASTRUCTURE CONSTRUCTION, ALONG WITH THE IMPROVEMENTS IN MAYBANK HWY WILL BE THE FIRST PHASE OF THIS PORTION OF THE DEVELOPMENT.

EACH BUILDING HAS HAS RECIEVED CONCEPTUAL APPROVAL. THE BUILDINGS WILL BE SUBMITTED SEPARATELY FOR PRELIMINARY AND FINAL APPROVAL AS USERS ARE FINALIZED FOR THE SPACES.



CONCEPT PLAN APPROVED BY THE CITY OF CHARLESTON PLANNING COMMISSION



JOHNS ISLAND PLAN GATHERING PLACES NODES

APPLICANT'S RESPONSE TO CONCEPTUAL APPROVAL CONDITIONS:

STAFF CONDITIONS:

1. STAFF THINKS THAT MAYBE SOMETHING VERTICAL IN THE PLANTING CIRCLE AT THE END OF THE ENTRY DRIVE SUCH AS A SHADE TREE WOULD ADD MORE OF A TERMINUS INTEREST OR POSSIBLY A GROUP OF PALMETTOS.

a. RESPONSE: AS PRESENTED IN THE CONCEPTUAL APPROVAL OF THE BUILDINGS ON 01/06/2020 THE PROJECT TEAM HAS SPLIT BUILDING "C" TO PROVIDE A TERMINAL VIEW THROUGH TO THE POND AND THE ISLAND BEYOND.

2. STAFF FEELS THAT THE SITE FURNISHINGS, SUCH AS THE BENCH AND TRASH RECEPTACLES, WOULD BE MORE FITTING WITH JOHNS ISLAND IF IT HAD NATURAL WOOD SLATS INSTEAD OF ALL METAL.

a. RESPONSE: COMPLETED SEE SHEET 19/31.

BOARD COMMENTS:

1. THERE NEEDS TO BE A UNIFIED CONCEPT OF THE SITE; A THEME - SETTLEMENT VS. FORMAL:

a. RESPONSE: AS PRESENTED IN THE CONCEPTUAL APPROVAL OF THE BUILDINGS A NUMBER OF PROJECT ELEMENTS HAVE BEEN MODIFIED TO "LOOSEN UP THE PLAN". THE CURBS ALONG THE CORE DRIVE HAVE BEEN REVISED FROM STAND CURB TO ROLL CURB. THE FORMAL PALM GRID AND PLAZAS HAVE BEEN ELIMINATED AND A MORE INFORMAL PLANTING LAYOUT ON THE FRONTAGE HAS BEEN PROVIDED. BUILDING "A" HAS BEEN MODIFIED TO BE LESS FORMAL. BUILDINGS "B","C", AND "E" HAVE BEEN SHIFTED TO PROVIDE ADDITIONAL ROOM AROUND THE BASE. ADDITIONALLY, SOME OF THE REDUNDANT WALKWAYS AROUND BUILDINGS "B" AND "C" HAVE BEEN REMOVED TO PROVIDE MORE ROOM AROUND THE BUILDING BASE.

2. SIGNAGE AND SCREEN WALLS NEED TO BE INFORMED BY THE ARCHITECTURE:

a. RESPONSE: THE SCREEN WALL HAS BEEN ELIMINATED DUE TO THE PROJECT TEAM'S FEELING THAT THE BUFFER, LANDSCAPE AND BUILDINGS PROVIDE SUFFICIENT SCREENING OF THE SITE FROM THE PUBLIC WAY. SITE MONUMENT AND DIRECTIONAL SIGNS COORDINATE THE VERNACULAR OF THE SIGNS AT LIVE OAK SQUARE AND WILL COORDINATE WITH THE ARCHITECTURAL ELEMENTS OF THE PROJECT INCLUDING THE WOOD ACCENTS BEING USED AT THE BUILDING ENTRANCES. INDIVIDUAL BUILDING SIGNS WILL BE PRESENTED WITH THE BUILDINGS AND WILL COORDINATE WITH THE ARCHITECTURE.

3. THAT THE APPLICANT IS TO PROVIDE ANOTHER CONNECTION TO THE WEST AT THE BEND IN THE ROAD BETWEEN BUILDINGS B AND C.

a. RESPONSE: COMPLETED SEE SHEET 9/31 AND 10/31.

Front Street
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PO BOX 30120, 29417
CHARLESTON, SC 29407
tel 843.588.5521

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PRELIMINARY SUBMITTAL
PROJECT NARRATIVE AND SUBDIVISION CONCEPT PLAN

THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE:
DESIGN/DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:

SHEET NUMBER: 5
OF: 31

NOTES

1. TMS NO.S 313-00-00-073, AND 075
2. AREAS DETERMINED BY COORDINATE METHOD.
3. PROPERTIES ARE LOCATED IN FLOOD ZONE X, AS PER FEMA MAP NUMBER 45019C0560J, COMMUNITY PANEL 455413 0560 J, EFFECTIVE DATE NOVEMBER 17, 2004.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.

TREE LEGEND

BG	– BLACK GUM
CHY	– CHERRY
CYP	– CYPRESS
G	– GUM
H	– HICKORY
LO	– LIVE OK
MA	– MAPLE
MAG	– MAGNOLIA
O	– OAK
P	– PINE
RO	– RED OAK
TAL	– TALLOW
WO	– WATER OAK
/	– LEANING
*	– DAMAGED

DEMOLITION NOTE:
ALL STRUCTURES, FENCES, AND UTILITIES SHOWN EXISTING ONSITE WILL BE DEMOLISHED. STRUCTURES HAVE BEEN APPROVED BY DRB.

TREE LEGEND:

- GRAND TREE LOCATION
- GRAND TREE TO BE REMOVED
- GRAND TREE IMPACTS
- PROTECTED TREES TO REMAIN
- PROTECTED TREES TO BE REMOVED

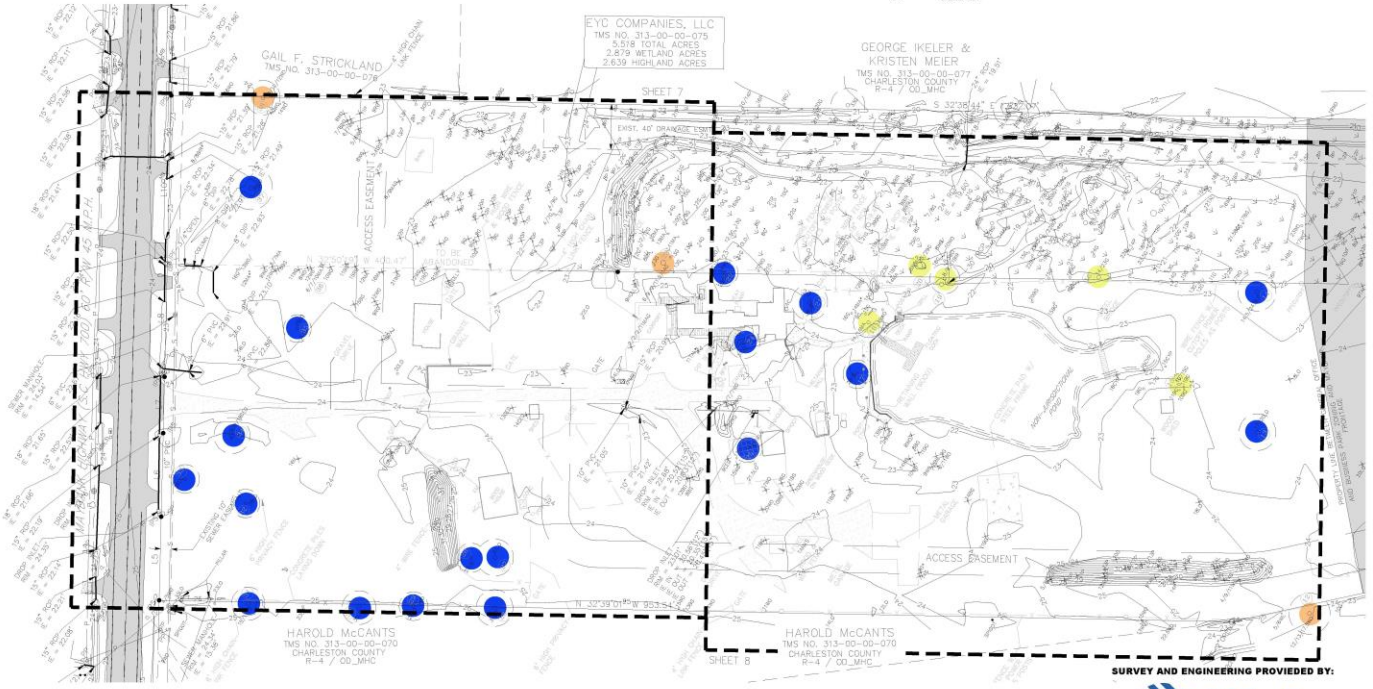
GRAND TREE ARBORIST GRADING

A, B, C, D, F

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- OVERHEAD POWER LINE
- POWER POLE
- UTILITY POLE
- MAILBOX
- EXIST. SPOT ELEVATION
- GUY WIRE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE LINE
- FIBER OPTIC LINE
- SERVICE POLE
- LIGHT POLE
- TEMPORARY BENCHMARK
- ELECTRICAL BOX
- TRANSFORMER
- WATER METER
- GAS MARKER
- CABLE PEDESTAL
- TELEPHONE MARKER
- FIBER OPTIC MARKER
- IRRIGATION VALVE
- GROUND LIGHT

LOCATION MAP
NOT TO SCALE



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SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
294 Lehnoch Dr., Charleston, SC 29407 / tel 843.763.1166 / www.hlainc.com

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

Front Street
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1005 ST. ANDREWS BLVD. UNIT C
CHARLESTON, SC 29407
tel 843.588.5321

NORTH

EXISTING CONDITIONS

THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1"=40'
DESIGN/DRAWN:
CHECKED:
REVISED: JANUARY 28, 2020
REVISED:
REVISED:

SHEET NUMBER: 6
OF: 31

DEMOLITION NOTE:
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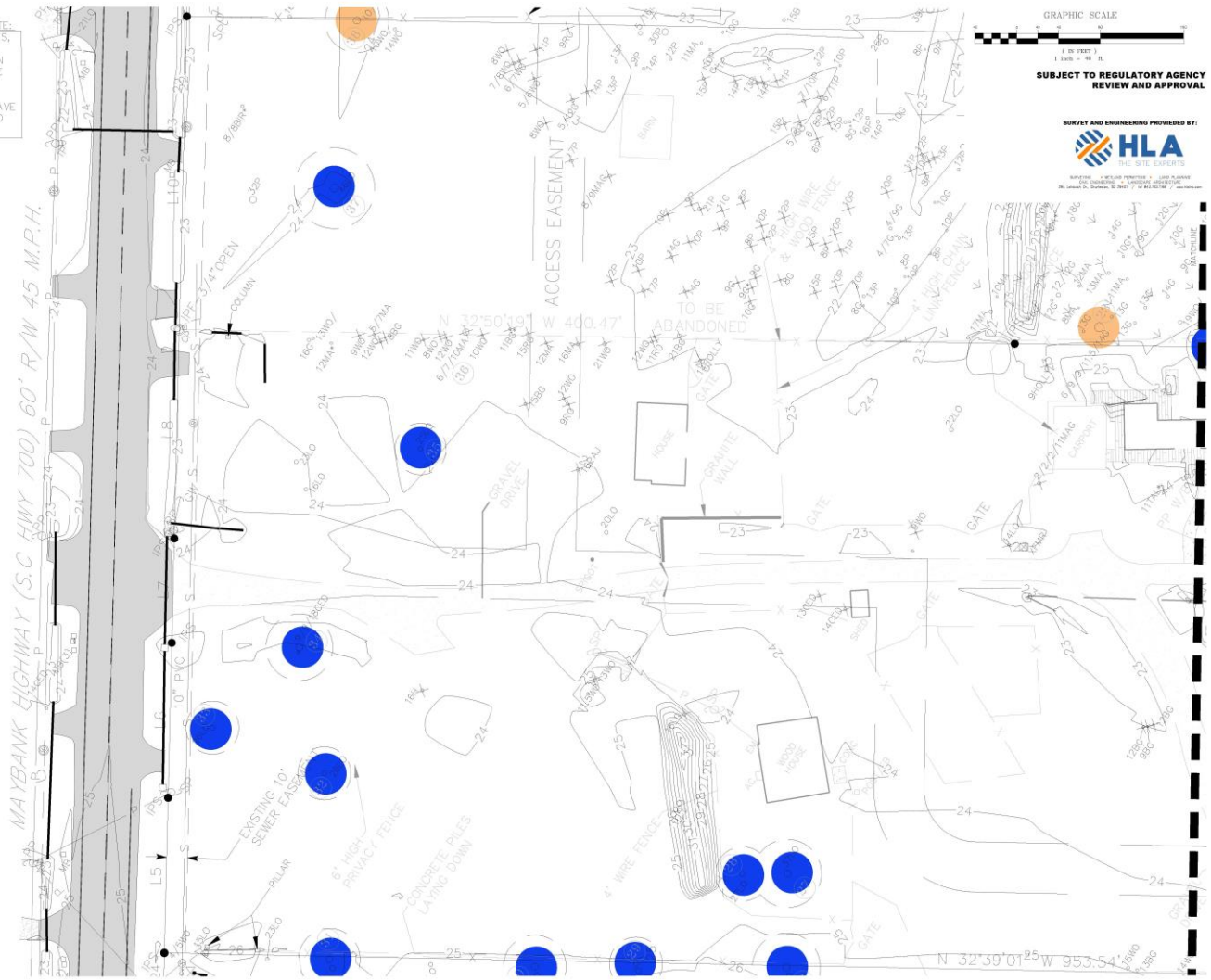

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CHARLESTON, SC 29407
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FOR PRELIMINARY REVIEW

EXISTING CONDITIONS

THE EXCHANGE

CITY OF CHARLESTON, SC

PROJECT #:

DATE: NOVEMBER 19, 2019

SCALE: 1"=40'

DESIGN/DRAWN:

CHECKED: JANUARY 28, 2020

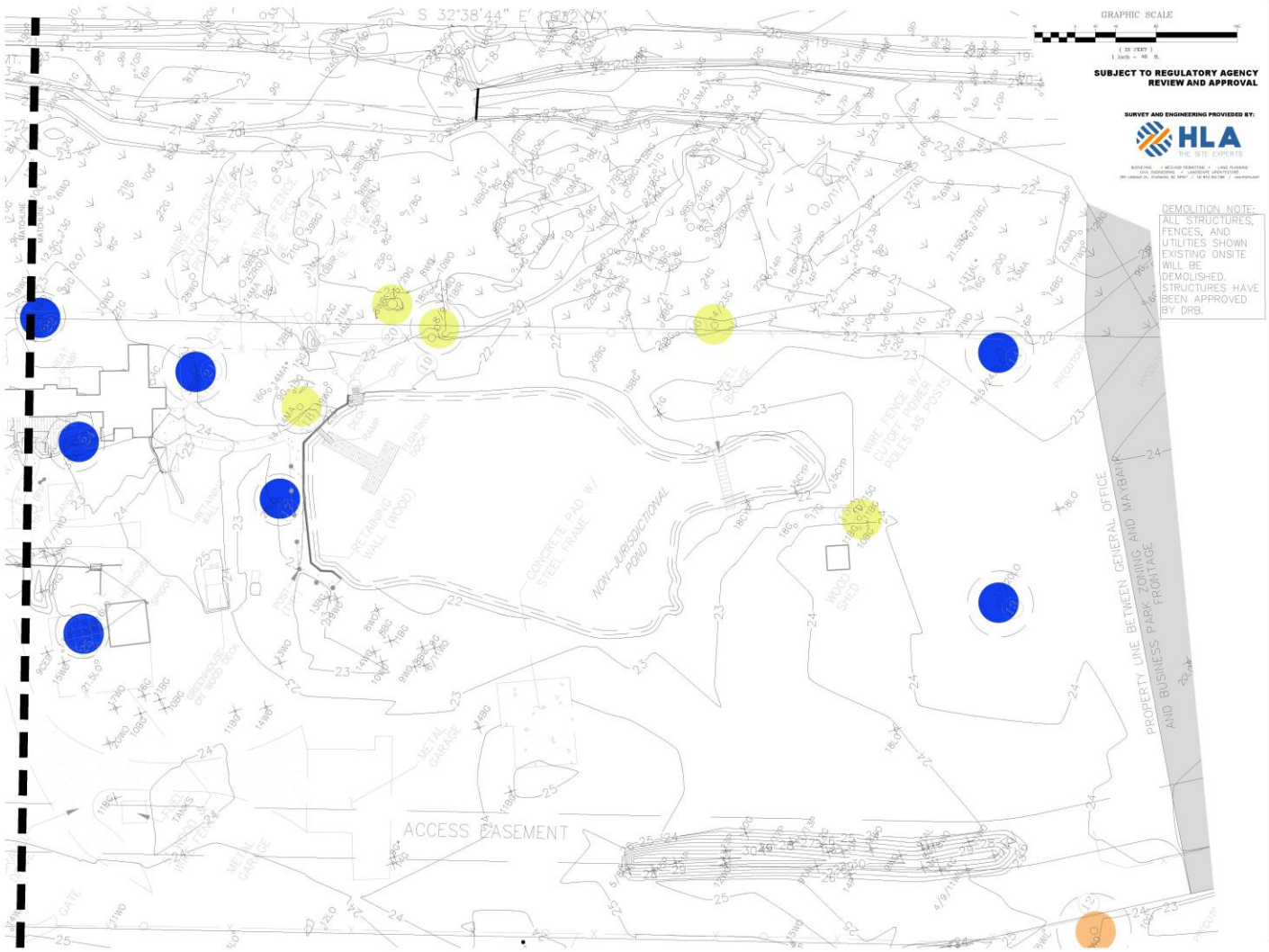
REVISED:

REVISED:

REVISED:

SHEET NUMBER: 7

OF: 31



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FOR PRELIMINARY REVIEW

EXISTING CONDITIONS

THE EXCHANGE

CITY OF CHARLESTON, SC

PROJECT #:

DATE: NOVEMBER 19, 2019

SCALE: 1"=40'

DESIGN/DRAWN:

CHECKED:

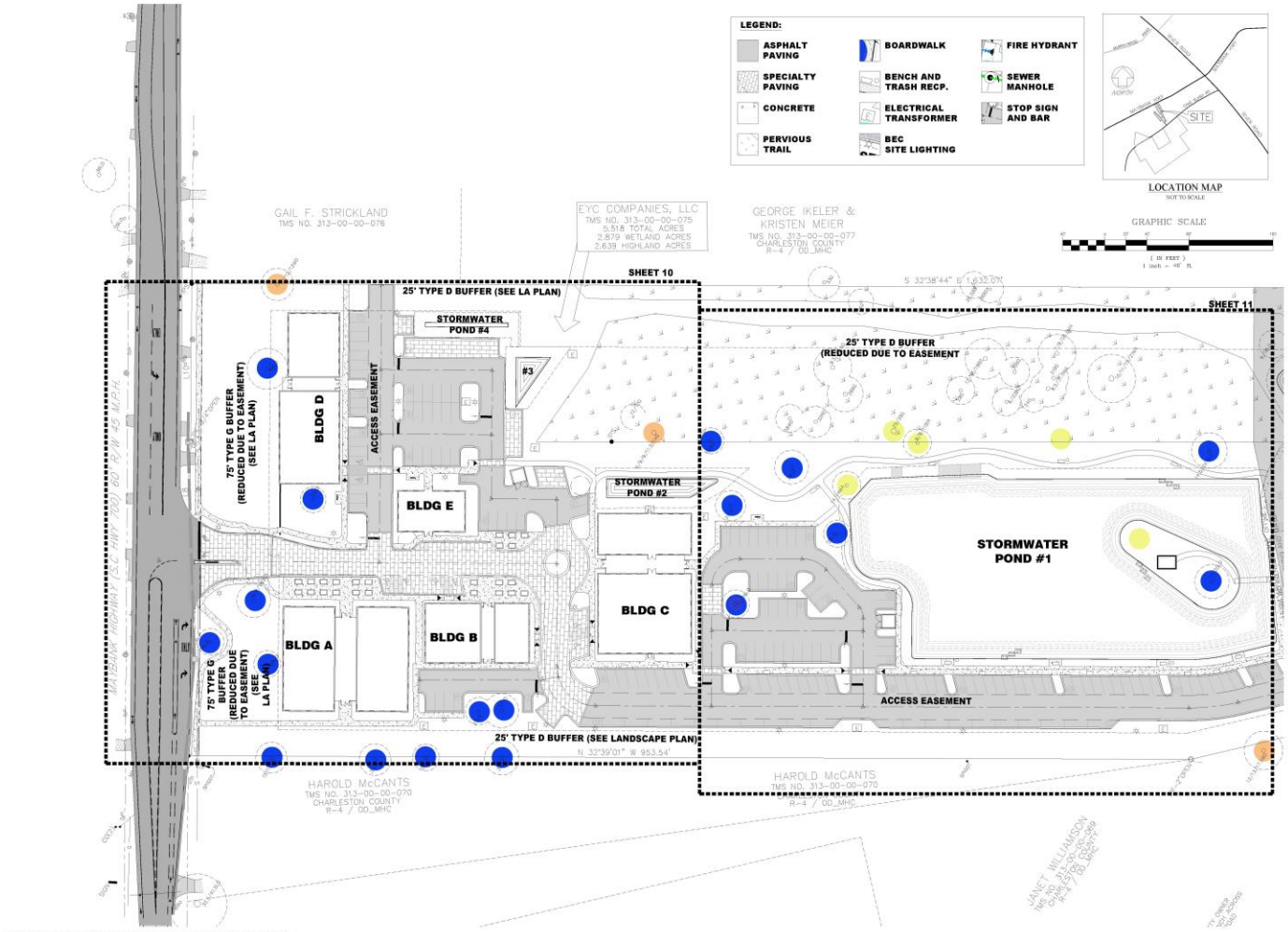
REVISED: JANUARY 28, 2020

REVISED:

REVISED:

SHEET NUMBER: 8

OF: 31



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

PREVIOUS PLAN (CONCEPTUAL SUBMITTAL)

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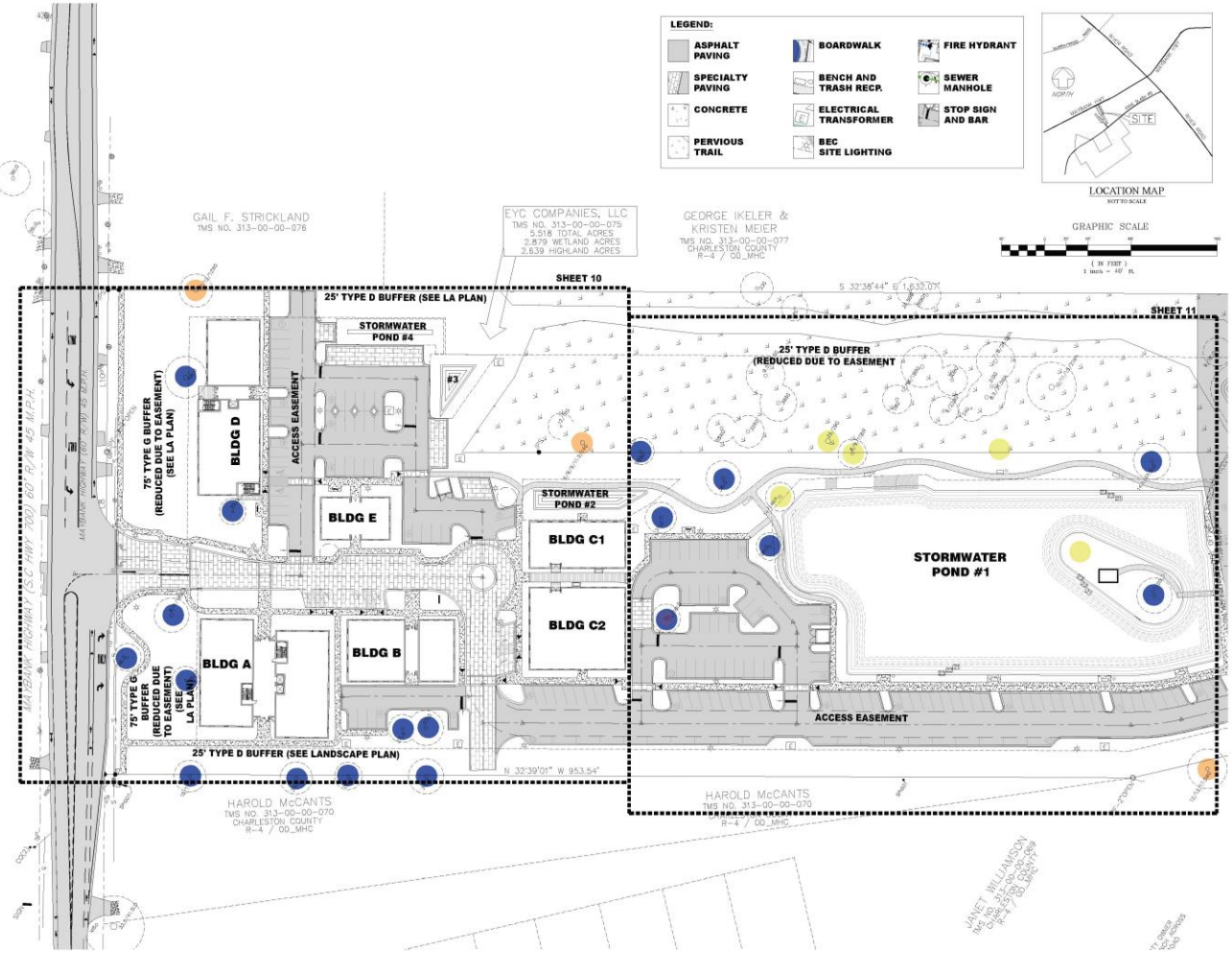
OVERALL SITE PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN/DRAWN:
CHECKED:
REVISED:
REVISED:
REVISED:
SHEET NUMBER: 9A
OF: 31



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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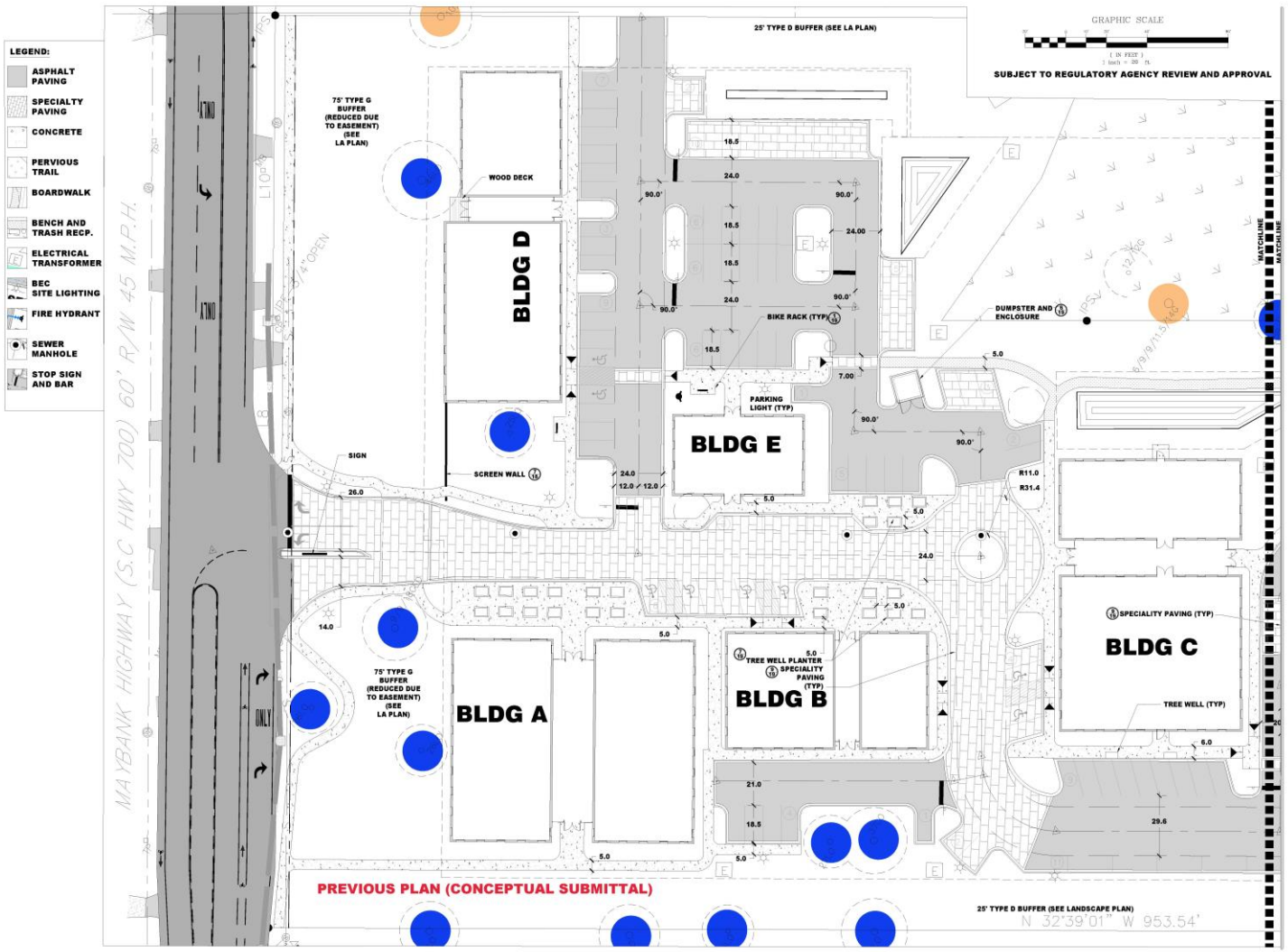
OVERALL SITE PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN/DRAWN:
CHECKED: JANUARY 30, 2020
REVISED:
REVISED:
REVISED:
SHEET NUMBER: 9
OF: 31



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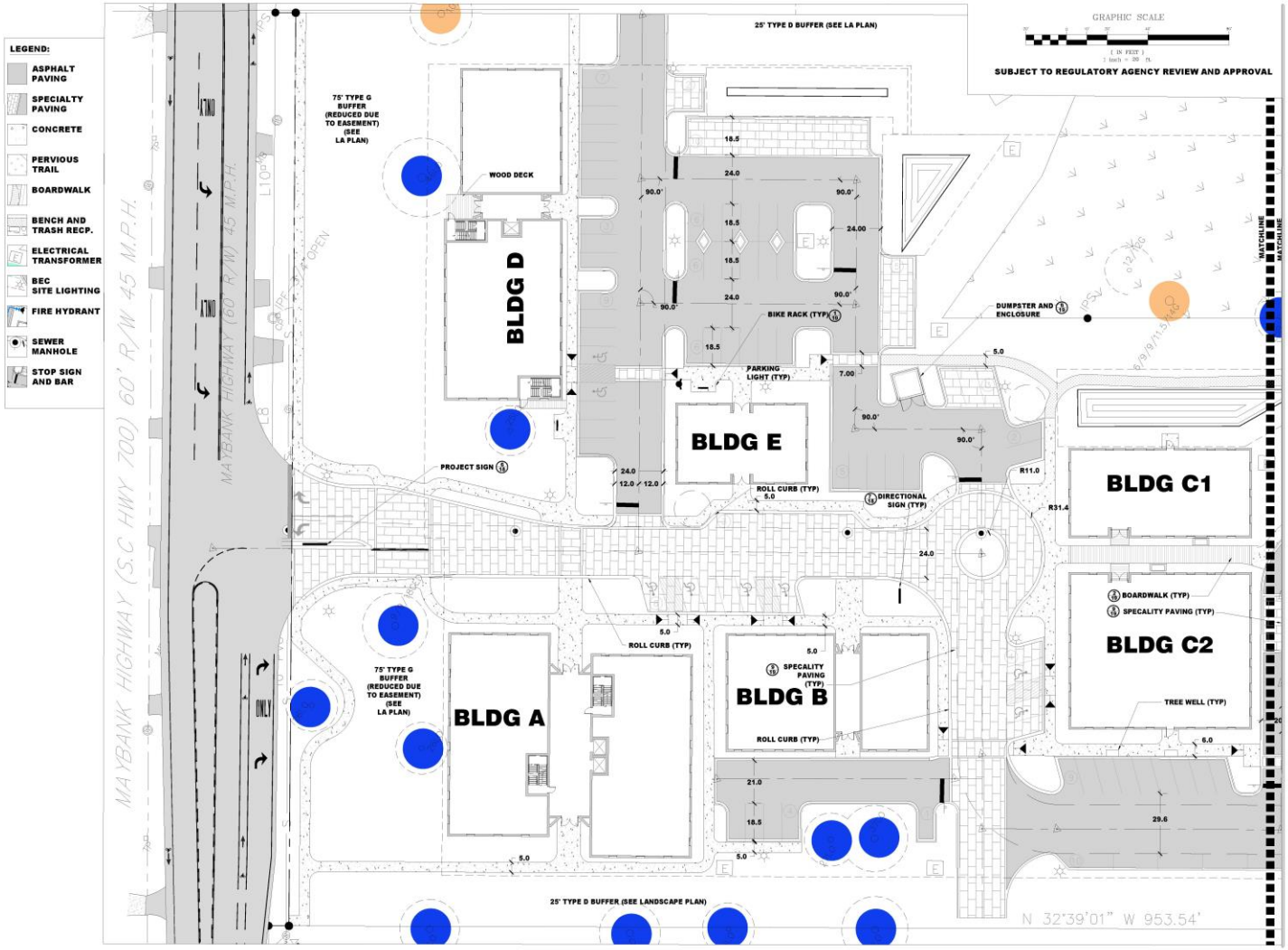
PARTIAL SITE PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN/DRAWN:
CHECKED:
REVISED:
REVISED:
REVISED:

SHEET NUMBER: 10A
OF: 31



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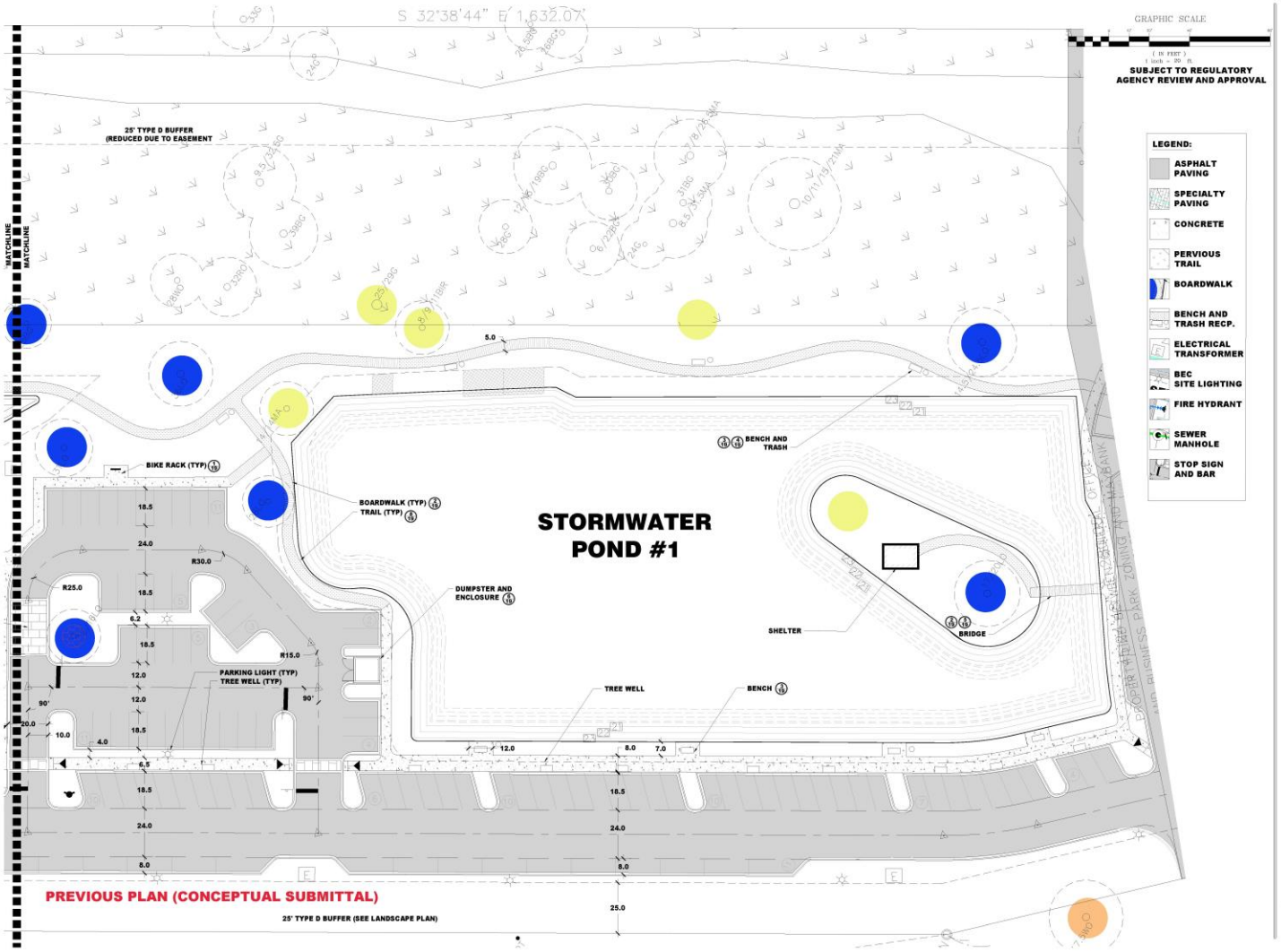
PARTIAL SITE PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:
SHEET NUMBER: 10
OF: 31



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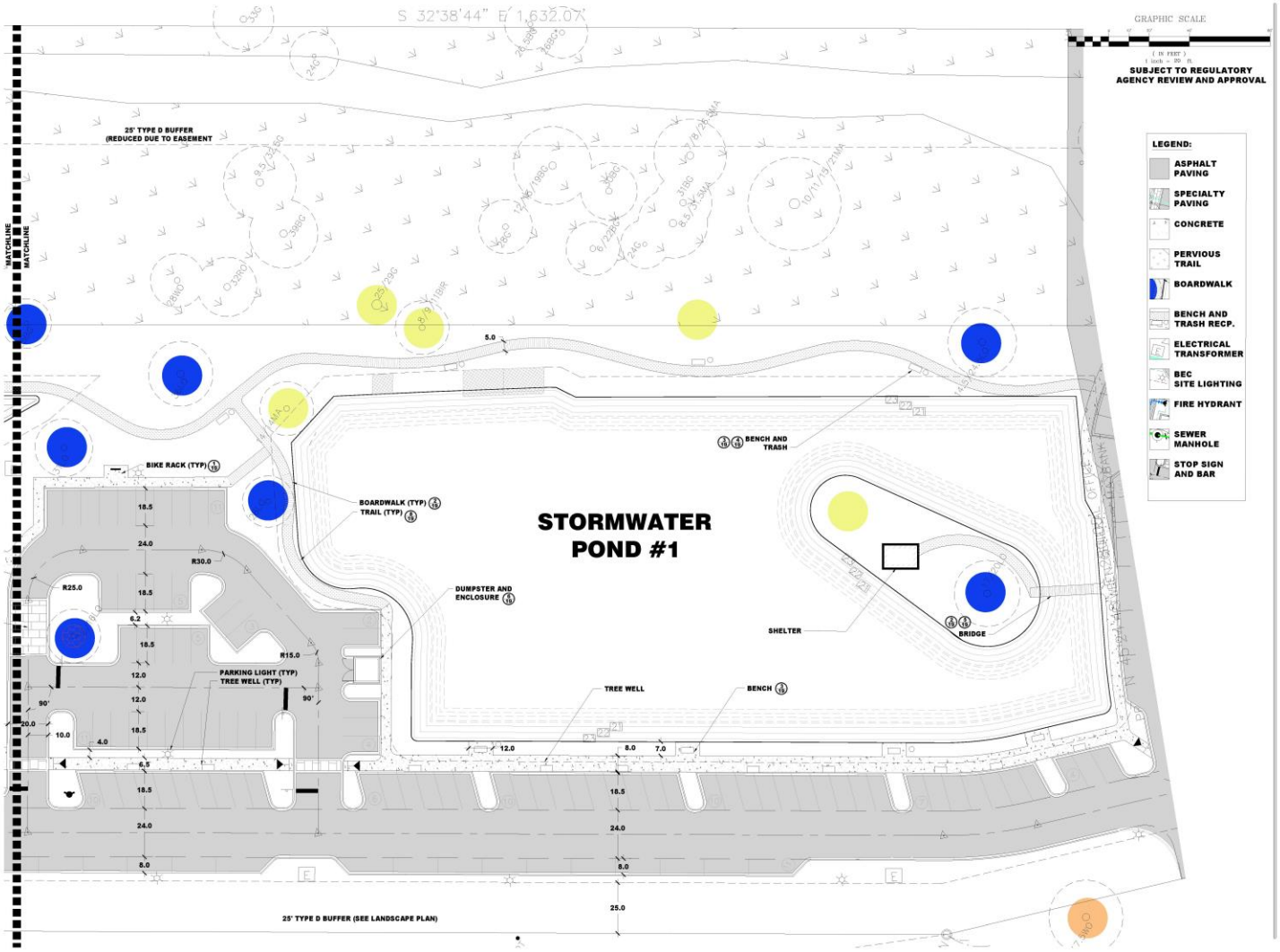
PARTIAL SITE PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN/DRAWN:
CHECKED:
REVISED:
REVISED:
REVISED:

SHEET NUMBER: **11A**
OF: **31**



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PARTIAL SITE PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:
SHEET NUMBER: 11
OF: 31

ELECTRICAL SERVICE STRATEGY:

THREE PHASE POWER IS AVAILABLE TO THE PROJECT FROM BERKELEY ELECTRIC CO-OP (BEC) IN OVERHEAD SERVICE FROM THE MAYBANK RIGHT OF WAY. THIS SERVICE WILL BE DELIVERED TO THE SITE NEAR THE NORTH OR SOUTH MAYBANK PROPERTY CORNERS. THE SERVICE WILL BE RUN THROUGH THE PROJECT IN AN UNDERGROUND LOOP THE FUTURE BUILDINGS WITH THE STRATEGY TO KEEP THE SWITHGEARS AND TRANSFORMERS OFF THE MAIN COORDIOR AND PLACE THE SERVICE ENTRANCES BEHIND THE BUILDINGS TO KEEP THEM OFF OF THE BUILDING FRONTAGES AND/OR PUBLIC SIDES. THIS POWER WILL THEN BE LOOPED THROUGH THE SITE TO CANE SLASH ROAD VIA THE REAR PARCEL. ELECTRIC SERVICE WILL BE HANDLED VIA AN ELECTRIAL SERVICE ROOM IN THE INTERIOR CORE OF THE BUILDING.

LEGEND:

- ASPHALT PAVING
- SPECIALTY PAVING
- CONCRETE
- PERVIOUS TRAIL
- BOARDWALK
- BENCH AND TRASH RECP.
- ELECTRICAL TRANSFORMER
- BEC SITE LIGHTING
- FIRE HYDRANT
- SEWER MANHOLE
- STOP SIGN AND BAR

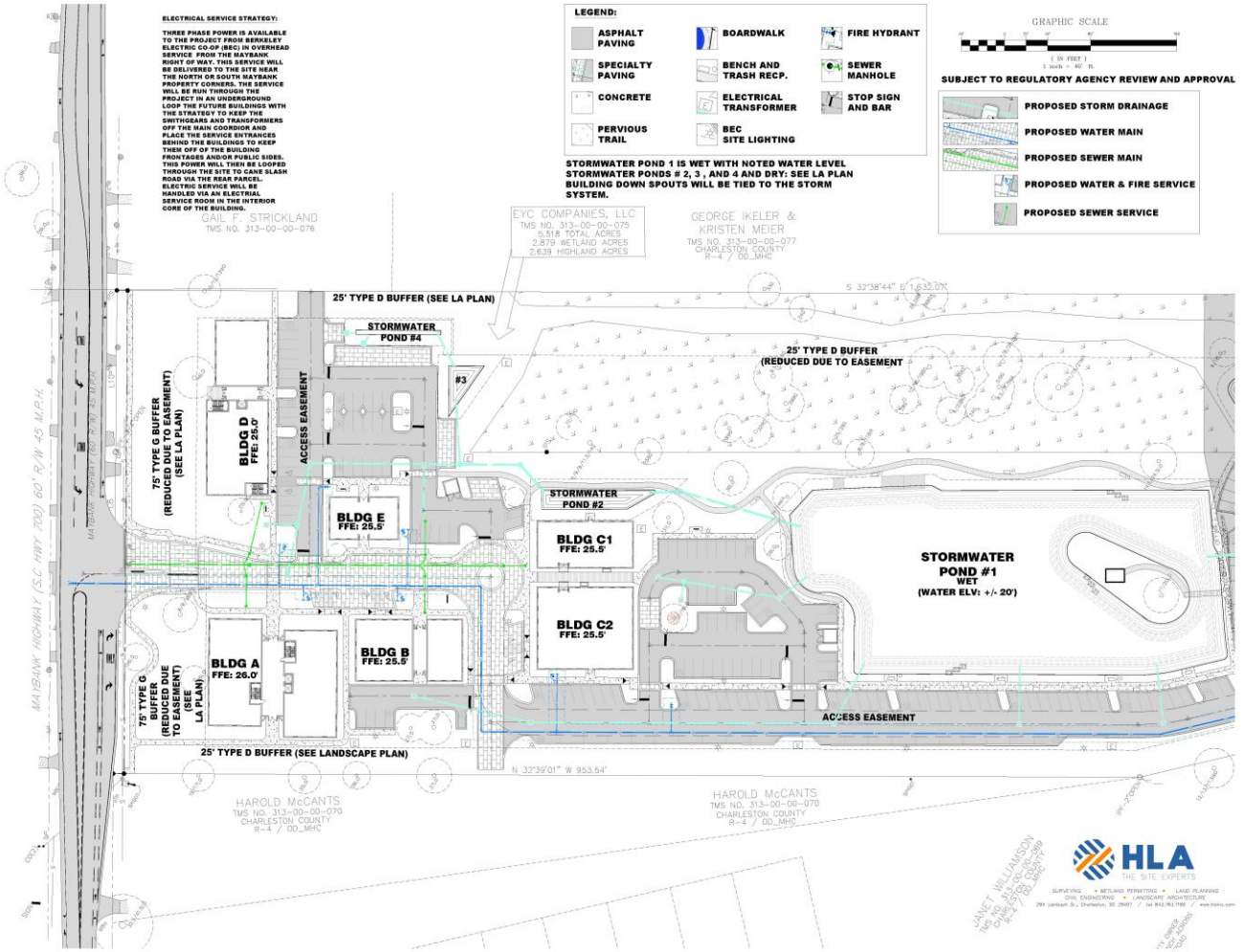
STORMWATER POND 1 IS WET WITH NOTED WATER LEVEL STORMWATER PONDS # 2, 3 , AND 4 AND DRY: SEE LA PLAN BUILDING DOWN SPOUTS WILL BE TIED TO THE STORM SYSTEM.

GRAPHIC SCALE

(IN FEET)
1 inch = 40' ft.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

- PROPOSED STORM DRAINAGE
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED WATER & FIRE SERVICE
- PROPOSED SEWER SERVICE



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OVERALL UTILITY AND DRAINAGE PLAN

THE EXCHANGE AT MAYBANK

CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN/DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:
SHEET NUMBER: 12
OF: 31

PLANT LEGEND

CANOPY TREES
- OVERCUP OAK
- SHUMARD OAK
- LIVE OAK
- PALMETTO
- BALD CYPRESS

UNDERSTORY TREES
- SERVICEBERRY
- WAX MYRTLE

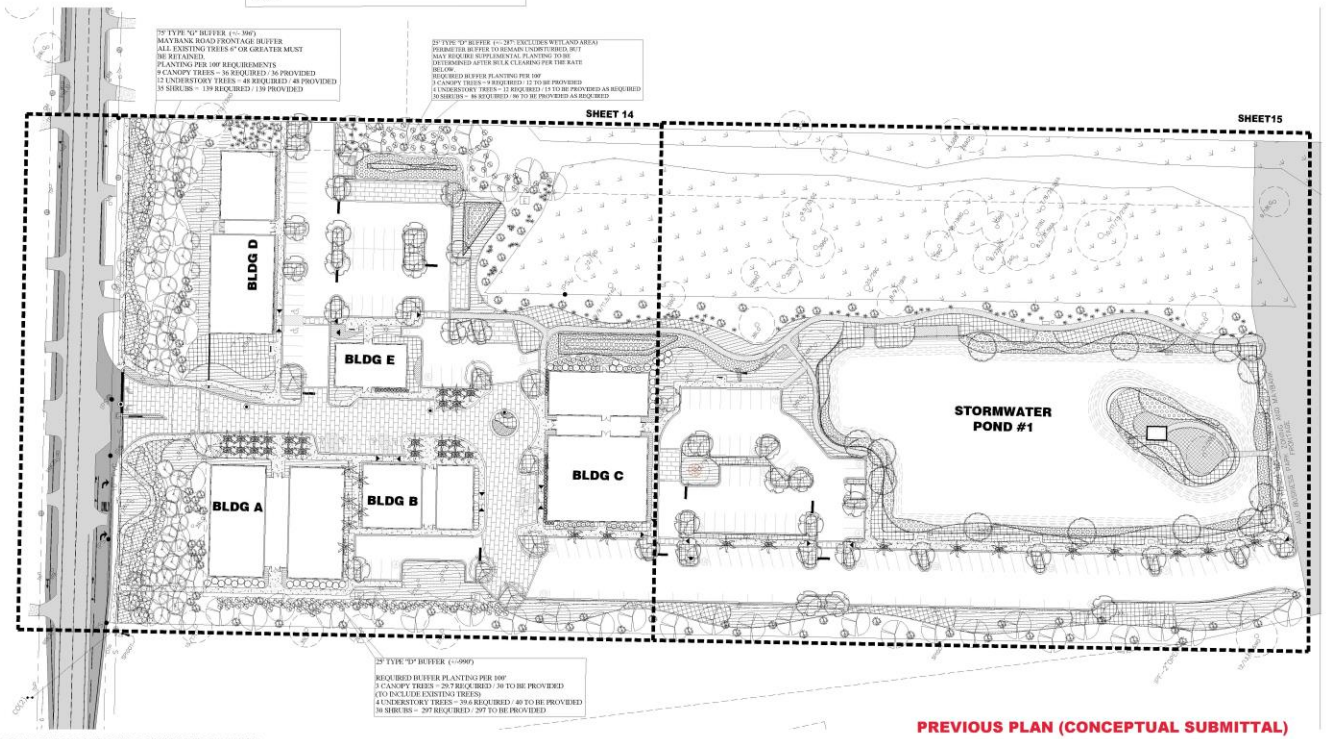
SHRUBS
- BEAUTYBERRY
- INKBERRY HOLLY
- PODOCARPUS
- DWARF PALMETTO
- ARROWWOOD VIBURNUM

GROUNDCOVERS AND GRASSES
- SEASONAL COLOR
- MARSH GRASS
- SOFT RUSH
- YELLOW STAR JASMINE
- BREEZE GRASS
- FAKAHATCHEE GRASS
- LILY TURF
- MULCH AREAS
- SWEET GRASS
- SPARTINA

GRAPHIC SCALE

(IN FEET)
1 inch = 40' ft.

LOCATION MAP
NOT TO SCALE



PREVIOUS PLAN (CONCEPTUAL SUBMITTAL)

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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(843) 588-0202
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NORTH

FOR CONSTRUCTION REVIEW

OVERALL LANDSCAPE PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN/DRAWN:
CHECKED:
REVISED:
REVISED:
REVISED:

SHEET NUMBER:
13A
OF:
31

PLANT LEGEND

CANOPY TREES
- OVERCUP OAK
- SHUMARD OAK
- LIVE OAK
- PALMETTO
- BALD CYPRESS

UNDERSTORY TREES
- SERVICEBERRY
- WAX MYRTLE

SHRUBS
- BEAUTYBERRY
- INKBERRY HOLLY
- PODOCARPUS
- DWARF PALMETTO
- ARROWWOOD VIBURNUM

GROUNDCOVERS AND GRASSES
- SEASONAL COLOR
- MARSH GRASS
- SOFT RUSH
- YELLOW STAR JASMINE
- BREEZE GRASS
- FAKAHATCHEE GRASS
- LILY TURF
- MULCH AREAS
- SWEET GRASS
- SPARTINA

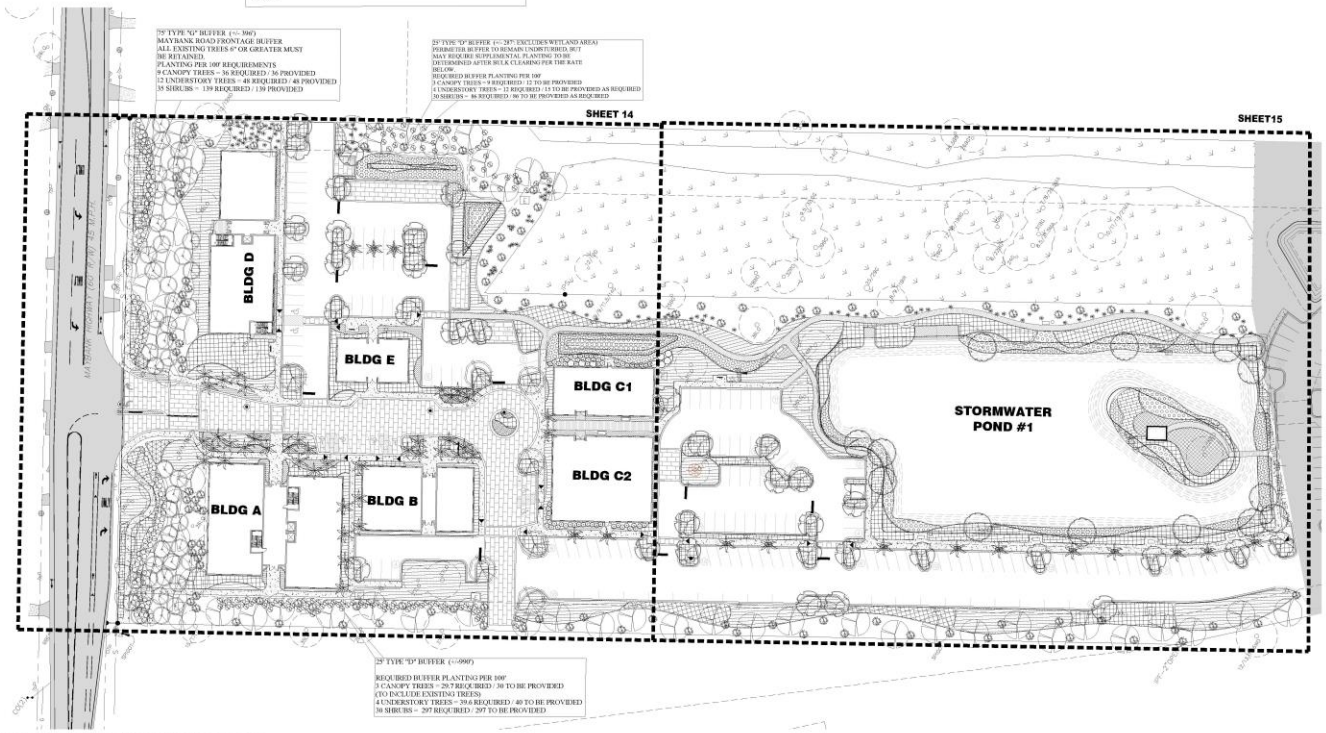
GRAPHIC SCALE

(IN FEET)
1 inch = 40' ft.

LOCATION MAP
NOT TO SCALE

75' TYPE "G" BUFFER (+/- 390')
MAYBANK ROAD FRONTAGE BUFFER
ALL EXISTING TREES 6" OR GREATER MUST BE RETAINED.
PLANTING PER 100' REQUIREMENTS
9 CANOPY TREES = 36 REQUIRED / 36 PROVIDED
12 UNDERSTORY TREES = 48 REQUIRED / 48 PROVIDED
35 SHRUBS = 139 REQUIRED / 139 PROVIDED

25' TYPE "D" BUFFER (+/- 287' EXCLUDES WETLAND AREA)
PERIMETER BUFFER TO REMAIN UNDISTURBED, BUT MAY REQUIRE SUPPLEMENTAL PLANTING TO BE DETERMINED AFTER BULK CLEARING PER THE RATE BELOW
REQUIRED BUFFER PLANTING PER 100'
3 CANOPY TREES = 9 REQUIRED / 12 TO BE PROVIDED
4 UNDERSTORY TREES = 12 REQUIRED / 15 TO BE PROVIDED AS REQUIRED
30 SHRUBS = 86 REQUIRED / 86 TO BE PROVIDED AS REQUIRED



25' TYPE "D" BUFFER (+/-990')
REQUIRED BUFFER PLANTING PER 100'
3 CANOPY TREES = 29.7 REQUIRED / 30 TO BE PROVIDED (TO INCLUDE EXISTING TREES)
4 UNDERSTORY TREES = 39.6 REQUIRED / 40 TO BE PROVIDED
30 SHRUBS = 297 REQUIRED / 297 TO BE PROVIDED

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OVERALL LANDSCAPE PLAN

THE EXCHANGE AT MAYBANK

CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN/DRAWN:
CHECKED:
REVISED: JANUARY 28, 2020
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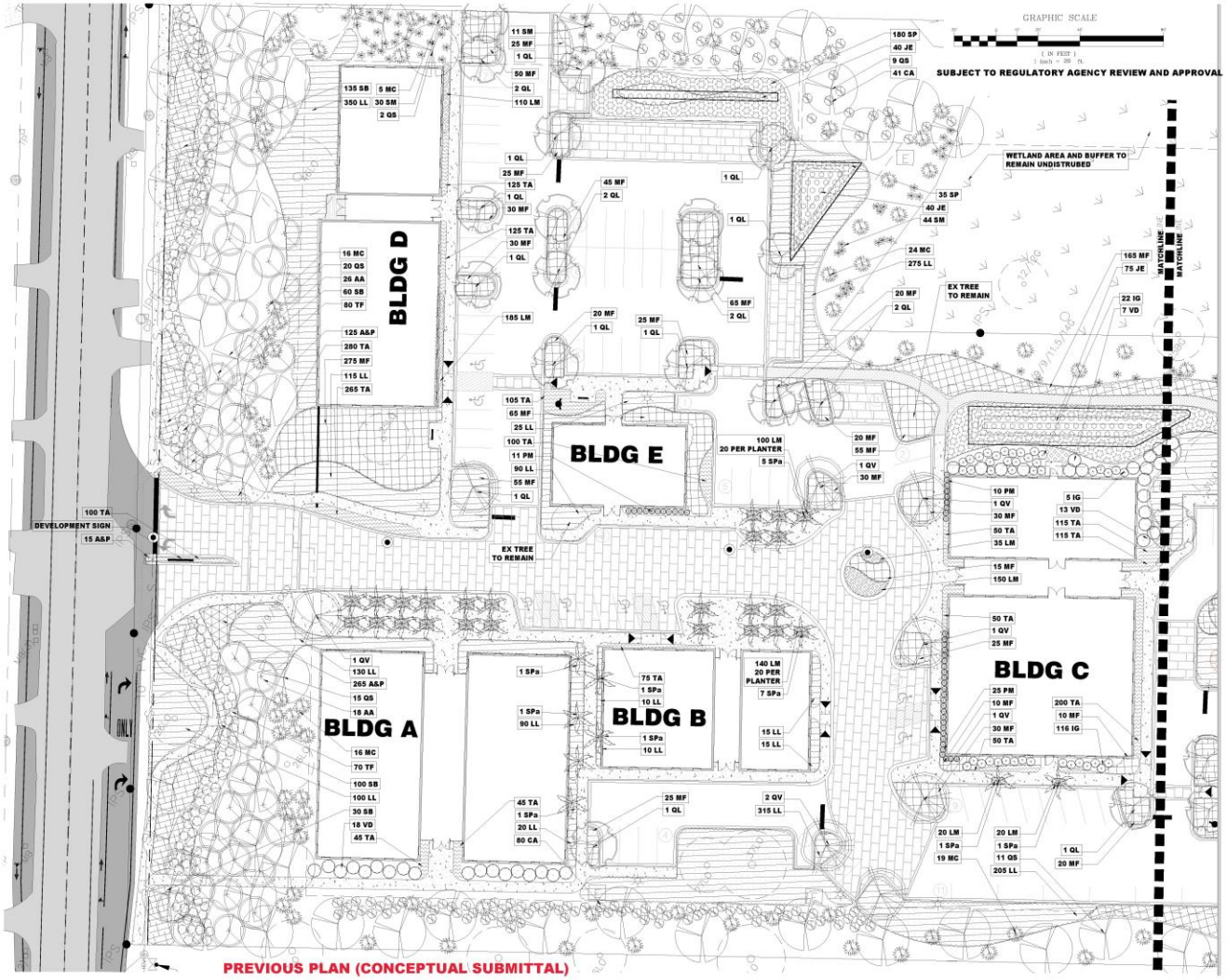
REVISED:

SHEET NUMBER: 13

OF: 31



PREVIOUS PLAN (CONCEPTUAL SUBMITTAL)

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FOR CONCEPTUAL REVIEW

PARTIAL LA PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN/DRAWN:
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REVISED:
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SHEET NUMBER: 14A
OF: 31

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FOR PRELIMINARY REVIEW

PARTIAL LANDSCAPE PLAN

THE EXCHANGE AT MAYBANK

CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
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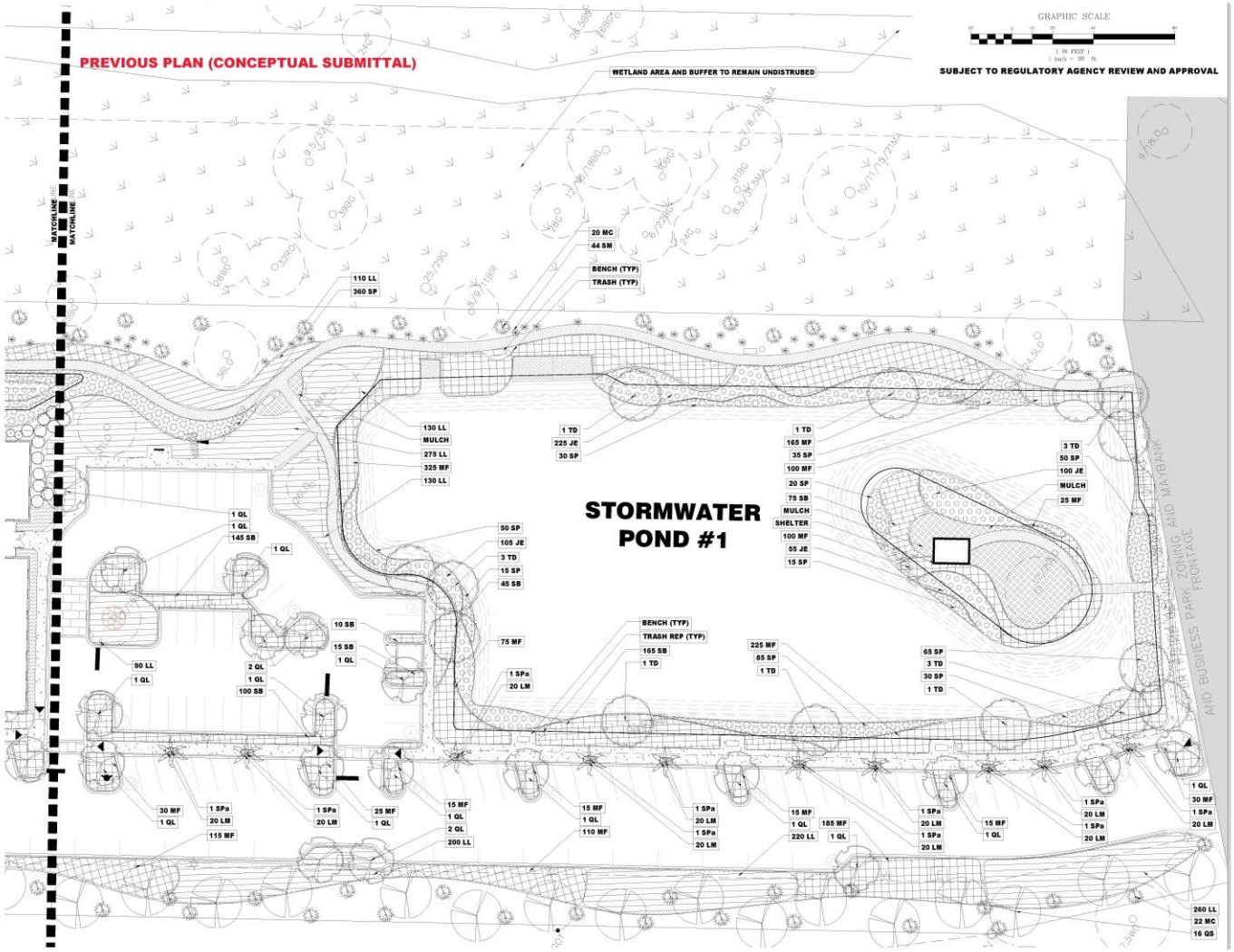
REVISED:
REVISED:

SHEET NUMBER:
14
OF:
31



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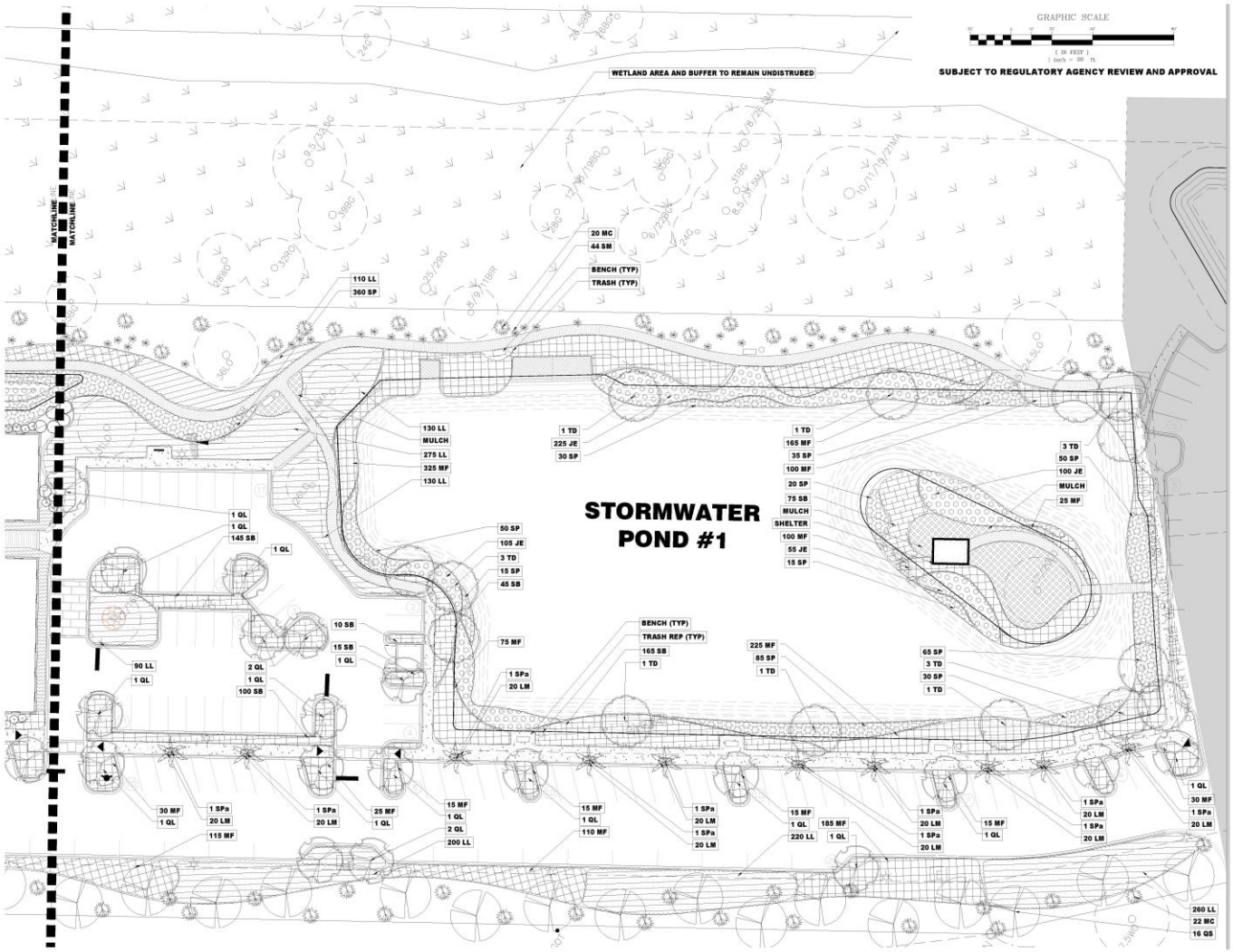
PDR CONSTRUCTION REVIEW

PARTIAL LA PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN/DRAWN:
CHECKED:
REVISED:
REVISED:
REVISED:

SHEET NUMBER: 15A
OF: 31



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NORTH

FOR PRELIMINARY REVIEW

PARTIAL LANDSCAPE PLAN

THE EXCHANGE AT MAYBANK

CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN/DRAWN:
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SHEET NUMBER:
15
OF:
31

LANDSCAPE CONCEPTS

GRASSES IN PARKING AREAS TO REDUCE VISUAL IMPACT

POND BANK PLANTING

PERVIOUS TRAIL

TREE WELLS IN SIDEWALKS

BOARDWALKS AND BRIDGES

BENCHES ALONG SIDEWALKS

SPECIALTY PAVING

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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tel 843.588.5021

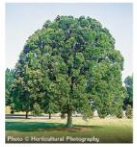
LANDSCAPE CONCEPT PHOTOS

THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE:
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:

PLANT IMAGES:

CANOPY TREES:



OVERCUP OAK

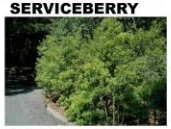
SHUMARD OAK

LIVE OAK

SABAL PALM BALD CYPRESS

UNDERSTORY TREES:

SERVICEBERRY



WAX MYRTLE

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

SHRUBS:

AMERICAN BEAUTYBERRY

INKBERRY HOLLY

DWARF PALMETTO

ARROWWOOD VIBURNUM

SIGN STUDIES:

GRASSES AND RUSHES:

SOFT RUSH

BREEZE GRASS

SWEET GRASS

SPARTINA

MARSH GRASS

FAKAHATCHEE GRASS

GROUNDCOVER:

SEASONAL COLOR

BIG BLUE LILY TURF

YELLOW STAR JASMINE

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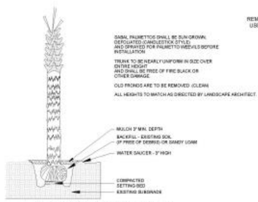
LANDSCAPE PHOTOS

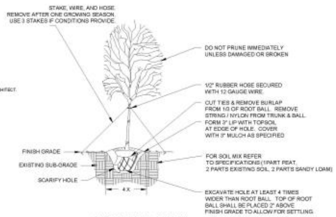
THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE:
SCALE:
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:

SHEET NUMBER: 17
OF: 31



PALMETTO PLANTING DETAIL
NOT TO SCALE



LARGE TREE DETAIL
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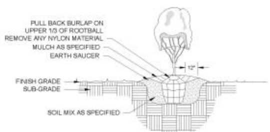
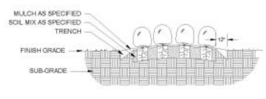
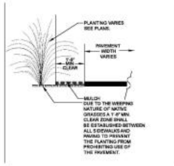


SHRUB DETAIL
NOT TO SCALE



PLANT BED DETAIL
NOT TO SCALE

GROUND COVER PLANTING DETAIL:
NOT TO SCALE



PLANTING SETBACK FROM CURBS AND PAVING
NOT TO SCALE

PLANT PALETTE:

SYM	BOTANICAL NAME	COMMON NAME	#	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
	TREES							
QL	Quercus lyrata	OVERCUP OAK	37	3"	12'-14'	5'-6'	CONT.	
QS	Quercus shumardii	SHUMARD OAK	73	3"	12'-14'	5'-6'	CONT.	
QV	Quercus virginiana	LIVE OAK	6	3"	12'-14'	5'-6'	CONT.	
SPa	Sabal palmetto	PALMETTO	45	-	18-20'	-	CONT	CLEAN, HEIGHTS TO MATCH, HEIGHT LISTED IS A MIN. PROVIDE LANDSCAPE ARCHITECT WITH AVAILABLE HGT FOR SELECTION
TD	Taxodium distichum	BALD CYPRESS	14	3"	12'-14'	5'-6'	CONT.	
	UNDERSTORY TREES							
AA	Amelanchier arborea	SERVICEBERRY	44	2"	8'-10'	3'-4'	CONT.	
MC	Myrica ceriferia	WAX MYRTLE	122	-	7'-8'	30"-36"	CONT.	NATURAL FORM, FULL TO GROUND
	SHRUBS							
CA	Callicarpa americana	BEAUTYBERRY	121	-	15"-18"	15"-18"	CONT.	
IG	Ilex glabra	INKBERRY HOLLY	63		18-24"	15-18"	CONT.	FULL NATURAL FORM
SM	Sabal minor	DWARF PALMETTO	129	-	12"-15"	-	CONT.	
VD	Viburnum dentatum	ARROWWOOD VIBURNUM	9	-	24"-30"	18"-24"	CONT.	
	GRASSES, GROUNDCOVERS & PERENNIALS							
A&P		SEASONAL COLOR	390				1-3 gal.	PLANT 12" O.C. provide list for approval
JE	Juncus effusus	SOFT RUSH	640	-	18-24"	-	1 gal.	PLANT 36" O.C.
LL	Lomandra longifolia 'Breeze'	BREEZE GRASS	3315	-	-	-	1 gal.	PLANT 36" O.C.
LM	Liriope muscari 'Big Blue'	LILY TURF	2890	-	-	-	1 gal.	PLANT 12" O.C.
MF	Muhlenbergia filipes 'Kiawah'	KIAWAH SWEETGRASS	2900	-	18-24"	-	3 gal.	PLANT 36" O.C.
SB	Spartina bakerii	SPARTINA	1160	-	18-24"	-	3 gal.	PLANT 36" O.C.
SP	Spartina patens	MARSH GRASS	970	-	18-24"	-	1 gal.	PLANT 36" O.C.
TA	Trachelospermum asiaticum	YELLOW STAR JASMINE	3755	-	-	-	1 gal.	PLANT 12" O.C.
TF	Tripsacum dactyloides	FAKAHATCHEE GRASS	137	-	24-36"	-	CONT.	PLANT AS SHOWN
	IRRIGATION		AS REQ.				SF	100% COVERAGE - UNLESS NOTED
	PINESTRAW MULCH (TREES & SHRUBS)		AS REQ.				SF	3" DEPTH
	MULCH (GROUND COVER AREAS)		AS REQ.				SF	2" DEPTH

A&P ARE TO DENSELY PLANTED AND MOUNDING IN FORM.

PLANT LEGEND

GENERAL PLANTING NOTES:

1. The materials list was prepared for estimating purposes, contractor shall make own quantity take-off using drawings and specifications to determine quantities to his satisfaction, reporting promptly any discrepancies which may effect bidding.
2. The Contractor is advised to visit the site and verify field conditions.
3. The Contractor shall be responsible for obtaining all licenses, permits, and permit drawings required for the performance of his job.
4. All work shall be performed in accordance with applicable building codes.
5. The Contractor shall be responsible for verifying all utility locations. Contact PUPS (Palmetto Utility Protection Service @ 811) three days prior to digging.
6. Root types may be freely substituted in case of balled and burlapped or container grown, all other specifications to remain unchanged.
7. Contractor to verify that all plant materials are available as specified when proposal is submitted.
8. See tree, shrub, and ground cover planting details and special provisions for planting specifications.
9. Contractor shall test soil pH and conditions for all sod areas to insure that proper soil requirements are met for the sodded lawn. Soil shall be amended by contractor as indicated by soil test and specifications to achieve proper soil conditions.
10. Contractor is responsible for performing percolation test on planting areas prior to beginning planting operations, and reporting results to the landscape architect.
11. Contractor shall stake out all shrub bed lines, tree locations, and shrub groupings for approval by Landscape Architect before beginning planting operations. If planting occurs without approval, relocation of plantings requested by Landscape Architect shall be done at Contractor's expense.
12. Existing ecology and aesthetics will often require field adjustments to the plan to fit the site. Stakeout by Contractor and field adjustments by the Landscape Architect are absolutely necessary.
13. Soil mix shall be 20% peat moss, 40% top soil, and 40% sandy loam.
14. All shrub beds to receive 3" deep longleaf pinestraw mulch.
15. Contractor to maintain the plantings and control weeds in mulch areas through the duration of construction until final acceptance.
16. Planting shall be guaranteed to have acceptable appearance, to be healthy and exhibit normal growth for a period of one year after final acceptance of work, or per agreement with Owner.
17. Due to the extent of the growing season, all stakes, wires, and hoses shall be removed after the completion of the first growing season, unless otherwise specified.
18. All plant bed and sod areas to receive 100% irrigation coverage except where noted on plan.
19. In the Plant Schedule, plants noted as "specimen", shall be selected by the Landscape Architect at the nursery or photos of the planting stock shall be selected by the Landscape Architect. Substituted plant species shall have similar character as original plant.
20. Plant bed shall be tested for pH and amended prior to installation.
21. Plant sizes and species may vary due to availability. Changes to plant sizes and species must be approved by the Landscape Architect. Substituted plant species shall have similar character as original plant.
22. All tree and shrubs shall conform to accepted standards established by the American Nursery and Landscape Association.
23. The plant bed areas labeled as "A&P" shall be planted with annuals and perennials selected by the Landcsape Architect. Selections and final placement of all annual and perennial beds shall be approved by the Landscape Architect.
24. The contractor shall clear the beds and any turf areas of stone, concrete, and misc debris prior to final acceptance.
25. The contractor shall provide temporary stablization as requried in order for the owner to meet certificate of occupancy requirements.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

FROM CITY OF CHARLESTON ZONING ORDINANCE SECTION 4. SIGN REG.

SEC. 54-415 - REGULATION FOR SIGNS WITHIN ALL OTHER DISTRICTS

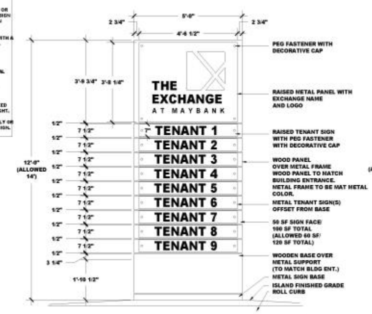
IN ALL OTHER DISTRICTS, ONLY THE FOLLOWING SIGNS SHALL BE PERMITTED:

A. FREE STANDING SIGNS.

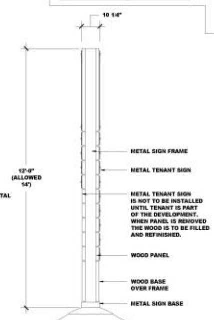
1. FOR A DEVELOPMENT CONTAINING MORE THAN THREE (3) AND FEWER THAN TWENTY (20) BUSINESS UNITS, ONE (1) MONUMENT SHALL BE PERMITTED AS FOLLOWS:
   (a). NO SIGN SHALL EXCEED SIXTY (60) SQUARE FEET PER FACE OR ONE HUNDRED AND TWENTY (120) SQUARE FEET OF TOTAL SIGN FACE AREA. NO SIGN SHALL EXCEED FOURTEEN (14) FEET IN HEIGHT
   (b). MONUMENT SIGNS MAY BE ILLUMINATED INTERNALLY OR WITH A SHEILDED SPOT LIGHT LOCATED AT THE BASE OF THE SIGN. PLASTIC FACE SIGNS SHALL HAVE OPAQUE BACKGROUNDS ALLOWING ONLY THE TEXT AND LOGOS TO ILLUMINATE.

L. KIOSKS OR DIRECTORY SIGNS SHALL BE PERMITTED FOR MULTIPLE-USE SHOPPING, BUSINESS, OFFICE AND PROFESSIONAL CENTERS AS FOLLOWS:

1. SUCH KIOSKS OR DIRECTORY SIGNS SHALL BE FOR DIRECTORY INFORMATION PURPOSES ONLY.
2. THE AREA OF THE DIRECTORY SIGN OR KIOSK SHALL NOT EXCEED TWELVE (12) SQUARE FEET PER FACE AND FIVE (5) FEET IN HEIGHT.
3. DIRECTORY AND KIOSK SIGNS MAY BE ILLUMINATED INTERNALLY OR WITH A SHIELDED SPOT LIGHT LOCATED AT THE BASE OF THE SIGN. PLASTIC FACE SIGNS ARE PROHIBITED.

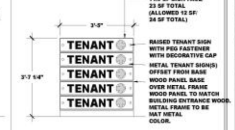


SIGN FACE ELEVATION



SIGN END ELEVATION

6/18 MONUMENT SIGN
N.T.S.



SIGN FACE ELEVATION

7/18 DIRECTIONAL SIGN
N.T.S.

Front Street
DESIGN & CONSULTING
1005 ST. ANDREWS BLVD. UNIT C
CHARLESTON, SC 29407
tel 843.588.5021

FOR PRELIMINARY REVIEW

LANDSCAPE DETAILS

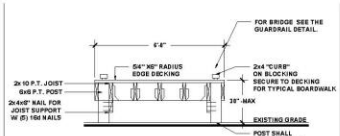
THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE:
DESIGN/DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:

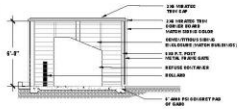
SHEET NUMBER: 18
OF: 31

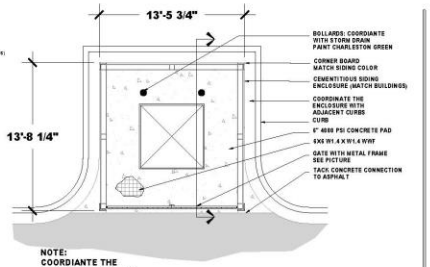
WABASH VALLEY
BIKE LOOP IN GROUND
COLOR: BLACK

1/19 BIKE RACK N.T.S.



2/19 BOARDWALK DETAIL N.T.S.





NOTE:
COORDIANTE THE ENCLOSURE WITH THE FINAL SIZE OF THE REFUSE CONTAINER TO BE USED

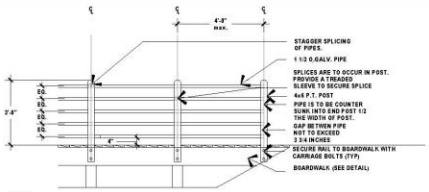
6/19 DUMPSTER ENCLOSURE DETAIL N.T.S.

3/19 SITE BENCH N.T.S.

WABASH VALLEY
ASHLEY COLLECTION
6' BENCH SURFACE MOUNT
METAL COLOR: BLACK

WABASH VALLEY
GREEN VALLEY
32 GAL
RECEPTACLE
METAL COLOR:
BLACK

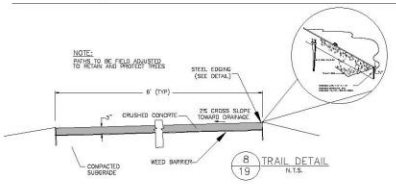
4/19 SITE TRASH RECEPTACLE N.T.S.



NOTES:
- ALL WOOD MEMBERS SHALL BE #1 PINE TREATED FOR IN-GROUND USE.
- ALL HARDWARE, PIPES, AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED.
- ALL CUTS SHALL BE COMPLETED IN THE SHOP TO ENSURE EVEN TIGHT FIT.
- GUARDRAILS IMLL BE PROVIDED ON THE BRIDGE CROSSING AT THE POND, AND OTHERWISE FIELD LOCATED BY THE LANDSCAPE ARCHITECT AS REQUIRED FOR FALL PROTECTION (FALLS GREATER THAN 30").
- ANY SPECIAL TURNS OR ANGLES ARE TO BE SHOP DRAWN AND SUBMITTED TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT FOR APPROVAL.

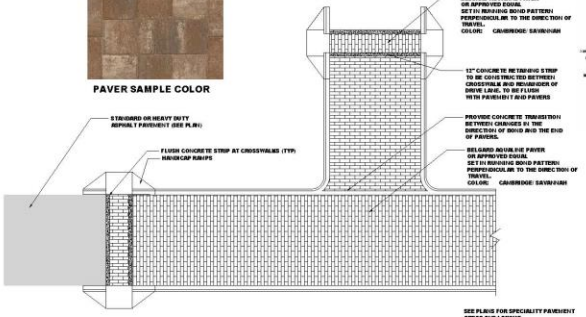
5/19 BOARDWALK / BRIDGE RAIL DETAIL N.T.S.

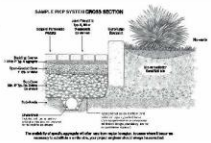
7/19 NOT USED N.T.S.



8/19 TRAIL DETAIL N.T.S.

PAVER SAMPLE COLOR





9/19 SPECIALITY PAVING N.T.S.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

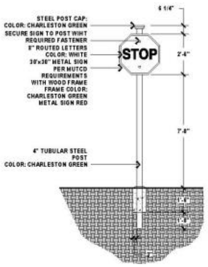
Front Street
DESIGN & CONSULTING
1921 FRONT STREET, SUITE C
CEDAR FALLS IOWA, IOWA 50613
t 319.553.5001

SITE DETAILS

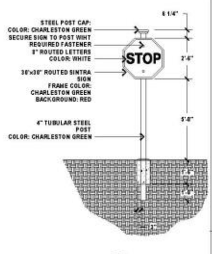
THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE:
DESIGN/DRAWN:
CHECKED:
REVISED: JANUARY 28, 2020
REVISED:
REVISED:

SHEET NUMBER: 19
OF: 31



1/20 STOP SIGN
EXTERIOR
N.T.S.



2/20 STOP SIGN
INTERIOR
N.T.S.

CITY OF CHARLESTON
TRAFFIC AND STREET SIGN STANDARDS:

1. Traffic signs should be designed and placed in accordance with the latest revision of the "2009 Manual on Uniform Traffic Control Devices for Streets and Highways" (MUTCD), published by the U.S. Department of Transportation.

2. Non-traffic related signs should be approved by the Department of Traffic and Transportation.

3. Regulatory, warning, and guide signs shall be fabricated with ASTM International (formerly American Society for Testing and Materials) Type III (High Intensity) or greater retroreflective sheeting. Upon approval by the Department of Traffic and Transportation parking signs and non-traffic related signs may be fabricated with ASTM Type I (Engineer Grade) or greater material.

4. Street name signs shall be fabricated using extruded aluminum blades 8" in height. The minimum length is 24" with 48" as the maximum. The actual length of the blade will be dictated by the number of letters in the name.

5. The street name color scheme should be white ASTM Type III lettering on a green background. The street name letter font/typeface should be "FHWA Series C", commonly known as "Highway Gothic C".

6. All street names are to consist of 6" upper-case letters with 4.5" lower-case letters.

7. Street Designations (e.g., St, Rd, Dr, Cir, Pkwy, Ave, Blvd) are to be 50% Superscript.

8. The street name, including the superscript designation, shall be centered vertically and horizontally on the blade.

9. The spacing from the blade edge to the beginning and end of the street name, including the superscript designation, should be a minimum of 2".

10. Street name signs should be mounted with a vertical clearance of at least 8' measured from the bottom of the sign to the near edge of the pavement. All other signs shall be mounted at least 7' from the bottom of the sign to the near edge of the pavement, except when a supplemental plaque or secondary sign is permitted.

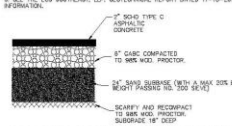
11. If a supplemental plaque or secondary sign is permitted to be mounted on the same assembly as another sign, the major (most important) sign shall be installed above the supplemental plaque or secondary sign. The minimum height from the bottom of the supplemental plaque or secondary sign to the near edge of the pavement shall be 6'.

12. The minimum lateral offset for installed signs should be 2' measured from the nearest sign edge to the pavement edge (or the face of curb). A minimum offset of 1' from the face of the curb may be used in areas where sidewalk width is limited or where existing poles are close to the curb.

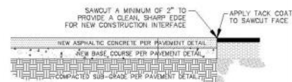
13. All traffic sign posts should be securely installed at least 3' in the ground. Traffic sign posts should be green, 3 lbs/ft steel U-channel posts, breakaway, and 12' in length except for street name sign posts.

14. All street name posts should be round, 2-3/8" OD, breakaway aluminum or steel, and at least 10' in length.

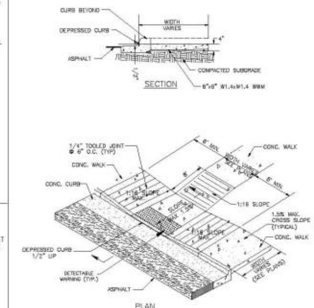
NOTES:
1. ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL MEET OR EXCEED SCDOT STANDARD SPECIFICATIONS.
2. REMOVAL AND REPLACEMENT OF DELETERIOUS MATERIALS AND MOISTURE-SENSITIVE SOILS WITHIN THE 24" SUBBASE LAYER OF THE RECOMMENDED ROADWAY WILL BE REQUIRED.
3. SEE THE ECS SOUTHEAST, LLP. GEOTECHNICAL REPORT DATED 11-13-2017 FOR ADDITIONAL INFORMATION.



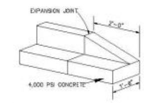
3/20 STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.



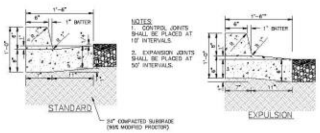
4/20 TYPICAL PAVEMENT TIE-IN
N.T.S.



5/20 DETAIL WITH CURB
N.T.S.

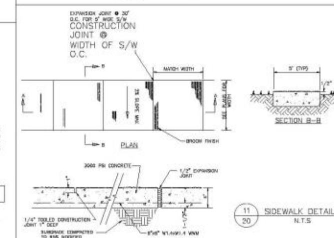


6/20 TAPERED CURB
N.T.S.

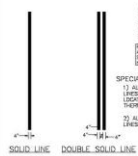


NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 10' INTERVALS.
2. EXPANSION JOINTS SHALL BE PLACED AT 50' INTERVALS.

7/20 18" STAND-UP CURB DETAIL
N.T.S.



11/20 SIDEWALK DETAIL
N.T.S

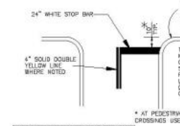


TRAFFIC CONTROL MARKINGS SHALL COMPLY WITH SPECIFICATIONS AS FOUND IN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES MOST CURRENT EDITION.

PAVEMENT-MARKING PAINT SHALL BE IN ACCORDANCE WITH SECTION 625 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

SPECIAL NOTES:
1) ALL STREET STRIPES SHALL BE 4" YELLOW LINES UNLESS NOTED ON SITE PLAN AND LOCATED AS SHOWN ON SITE PLAN. THERMOPLASTIC PAINT REQUIRED.
2) ALL PARKING STRIPES SHALL BE 4" WHITE LINES. THERMOPLASTIC PAINT REQUIRED.

8/20 STRIPING DETAILS
N.T.S.

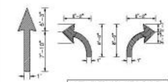


TRAFFIC CONTROL MARKINGS SHALL COMPLY WITH SPECIFICATIONS AS FOUND IN MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES MOST CURRENT EDITION.

NOTE: THERMOPLASTIC PAINT REQUIRED WITHIN ALL PUBLIC RIGHTS-OF-WAY.

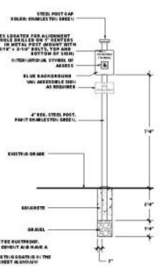
9/20 STOP BAR DETAIL
N.T.S.

PAVEMENT MARKINGS NOTES:
TRAFFIC CONTROL MARKINGS SHALL COMPLY WITH SPECIFICATIONS AS FOUND IN THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



NOTE: THERMOPLASTIC PAINT REQUIRED IN R/W.

10/20 TRAFFIC ARROW DETAILS
N.T.S.



SIGNS TO BE DESIGNATED AS "VAN ACCESSIBLE" ARE INDICATED ON PLAN BY "VAN" IN ACCESS AISLE.

NOTES:
1. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. SIGNS WILL BE FABRICATED BY USING A REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDERS APPLIED TO A SHEET ALUMINUM BACKING (.080") IN THICKNESS.
4. MESSAGE LETTERING SHALL BE UPPER CASE (WHITE) (SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR 15180).
6. SIGN POST SHALL BE MINIMUM 2'6" CLEARANCE FROM BACK OF CURB.

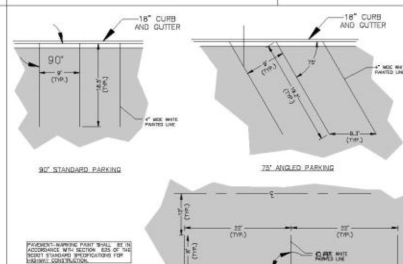
NUMBER	SIZE	CLASS
R7-8	12"x18"	STANDARD
R7-8R	12"x18"	STANDARD
R7-8L	12"x18"	STANDARD

(R7-8R HAS AN ARROW POINTING TO THE RIGHT AND R7-8L HAS AN ARROW POINTING TO THE LEFT.)

BACKGROUND: WHITE-REFLECTORIZED.*
LEGEND AND BORDER: GREEN-REFLECTORIZED.*
WHITE SYMBOL ON BLUE BACKGROUND-REFLECTORIZED.*

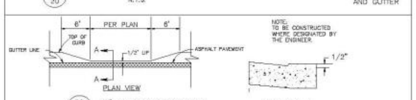
(* IF APPLICABLE AT NIGHT.)

12/20 HANDICAP SIGN
N.T.S.



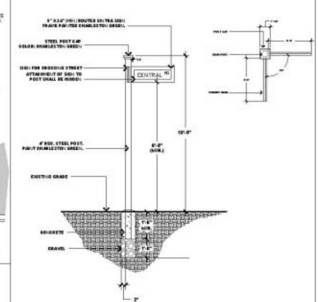
PAVEMENT-MARKING PAINT SHALL BE IN ACCORDANCE WITH SECTION 625 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

13/20 PARKING STALL DETAILS
N.T.S.

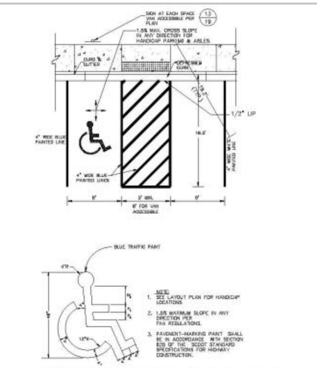


NOTE:
TO BE CONSTRUCTED WHERE DESIGNATED BY THE ENGINEER.

14/20 18" HEADER CURB DETAIL
N.T.S.



15/20 HANDICAP SIGN
N.T.S.



NOTE:
1. SEE LAYOUT PLAN FOR HANDICAP LOCATIONS.
2. 1.5% MAXIMUM SLOPE IN ANY DIRECTION PER FHA REGULATIONS.
3. PAVEMENT-MARKING PAINT SHALL BE IN ACCORDANCE WITH SECTION 625 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

16/20 TYPICAL PARKING STALLS & HANDICAP MARKING
N.T.S.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

Front Street
DESIGN & CONSULTING
1005 ST. ANDREWS BLVD. UNIT C
CHARLESTON, SC 29407
tel 843 588 5021

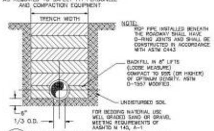
ENGINEERING AND SITE DETAILS

THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 15, 2019
SCALE:
DESIGN/DRAWN:
CHECKED:
REVISED: JANUARY 28, 2020
REVISED:
REVISED:

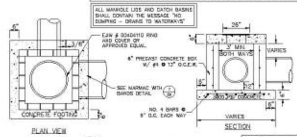
SHEET NUMBER: 20
OF: 31

NOTE: O-RING RCP REQUIRED IN R/W & EASEMENT AREAS



1/21 STORMDRAIN BEDDING DETAIL
N.T.S.

ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN THE MESSAGE "NO DUMPING – DRAINS TO WATERWAYS"



NOTE: STEPS ARE REQUIRED FOR ALL DRAINAGE STRUCTURES DEEPER THAN 4.5 FEET IN ACCORDANCE WITH SCDOT STANDARD DRAWING 719–16.

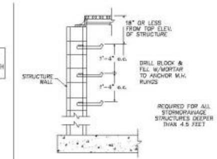
ALL FRAMES, GRATES, & BOXES MUST COMPLY WITH SCDOT TRAFFIC LOADING SPECIFICATIONS.

FOR BEDDING MATERIAL USE WELL GRADED SAND OR GRAVEL MEETING REQUIREMENTS OF AASHTO M 145, A-1

CIRCULAR PRECAST STRUCTURES MEETING SCDOT MINIMUM STANDARDS ARE ALSO ACCEPTABLE.

ALL BOXES IN CITY OF CHARLESTON ROAD R/W SHALL HAVE 12" SUMP

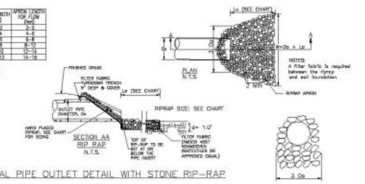
2/21 JUNCTION BOX DETAIL
N.T.S.



3/21 LADDER RUNGS
N.T.S.

PIPE SIZE (inches)	AVERAGE ROCK DIAMETER (inches)	APRON WIDTH (feet)	APRON LENGTH FOR FLOW (feet)
8"ø	3	2-3	3-5
12"ø	5	3-4	4-6
18"ø	8	4-5	6-8
24"ø	10	6-8	8-12
30"ø	12	8-10	12-14
36"ø	14	10-12	14-18

La = APRON LENGTH, (FEET)
Do = OUTLET PIPE DIAMETER, (INCHES)
d_{50} = MEDIAN STONE SIZE, (FEET)

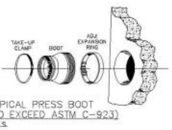


4/21 TYPICAL PIPE OUTLET DETAIL WITH STONE RIP–RAP
N.T.S.

SCDOT DETAIL REFERENCE:	
SHEET NO.	TITLE:
625–410–00	FOR ARROWS & ONLY(S)
714–005–00	DRAINAGE PIPE CULVERT PREPARATION
714–205–01 – 714–205–02	DRAINAGE PIPE CULVERTS SMOOTH WALL
719–110–01	DROP INLET DETAIL
719–610–00	DRAINAGE END TREATMENT (RCP BEVELED END)
804–310–00	RIP–RAP PROTECTION
815–008–01 – 815–008–02	GRASSED CHANNELS & SWALES
SCDOT Web Site: http://www.scdot.org/doing/sd_book.aspx	

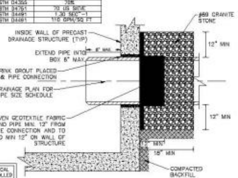
THE CONTRACTOR SHALL REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS.

NOTE: THREE COMPONENTS SHOULD BE INCLUDED WITH CONNECTOR: BOOT, ADJ EXPANSION RING, AND TAKE–UP CLAMP. AFTER ADEQUATE COMPRESSION OF THE BOOT IS ACHIEVED, THE SELF–LOCKING DESIGN OF THE ADJ EXPANSION RING INTERLOCKS TO INSURE AGAINST LOSS OF COMPRESSION. THERE IS NO NEED TO RE–TIGHTEN THE ADJ EXPANSION RING AFTER INSTALLATION. ONCE INLET IS IN POSITION, INSERT PIPE THROUGH PRESS–BOOT AND TIGHTEN TAKE–UP CLAMP TO COMPRESS THE BOOT AGAINST THE OUTSIDE WALL OF PIPE ENTERING INLET.



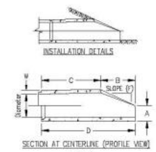
5/21 TYPICAL PRESS BOOT (TO EXCEED ASTM C–923)
N.T.S.

PROPERTY	TEST METHOD	MIN. AVG. ROLL VALUE
GRAB TENSILE	ASTM D4632	160 LBS
GRAB ELONGATION	ASTM D4632	50%
PUNCTURE STRENGTH	ASTM D4833	85 LBS
MULLEN BURST	ASTM D3786	280 PSI
TRAPEZOIDAL TEAR	ASTM D4533	60 LBS
UV RESISTANCE	ASTM D4355	70%
APPARENT SIZE OPENING	ASTM D4751	70 US SIEVE
PERMITTIVITY	ASTM D4491	1.30 SEC^{-1}
WATER FLOW RATE	ASTM D4491	110 GPM/SQ FT

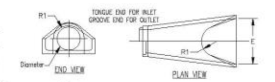


ONLY TO BE USED WHERE TYPICAL PRESS BOOT CANNOT BE INSTALLED PROPERLY

6/21 MARMAC SKIRT WITH BANDS DETAIL
N.T.S.



Diameter	A	B	C	D	E	F	R1	W
	Dimensions							
12"ø	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	3 : 1	9"	2 9/16"
15"ø	6"	2'-3"	3'-10"	6'-1"	2'-6"	3 : 1	11"	2 11/16"
18"ø	9"	2'-3"	3'-10"	6'-1"	3'-0"	3 : 1	12"	2 13/16"
24"ø	10"	3'-8"	2'-6"	6'-2"	4'-0"	3 : 1	14"	3 21/32"
30"ø	12"	4'-6"	1'-8"	6'-2"	5'-0"	3 : 1	15"	4 17/32"
36"ø	15"	5'-3"	2'-11"	8'-2"	6'-0"	3 : 1	20"	4 17/32"



NOTE:
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE, WALL B.

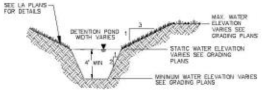
7/21 FLARED END PIPE
N.T.S.

SCDOT NOTES:

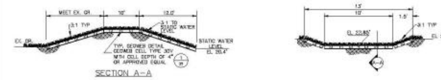
1. ANY FIELD CHANGES WITHIN SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD.

2. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS AND OTHER ACCESS POINTS, INCLUDING ANY DRAINAGE STRUCTURES AND SIDEWALKS FOR AREAS WITHIN THE RIGHTS–OF–WAY OF STATE MAINTAINED FACILITIES IN PERPETUITY.

3. ALL PIPE ENDS IN THE SCDOT R/W SHALL HAVE BEVELED ENDS.



8/21 WET DETENTION POND CROSS SECTION
N.T.S.



9/21 POND 1 EMERGENCY SPILLWAY BROADCRESTED RECTANGULAR WEIR
N.T.S.

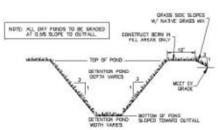
ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN THE MESSAGE "NO DUMPING – DRAINS TO WATERWAYS"

ALL BOXES IN CITY OF CHARLESTON ROAD R/W SHALL HAVE 12" SUMP

8"MIN.–#57 STONE BEDDING SHALL BE USED FOR ALL PIPES & BOXES IN CITY OF CHARLESTON ROAD R/W

SEE MARMAC WITH BANDS DETAIL FOR ALL PIPE TO STRUCTURE CONNECTIONS

NOTE: ALL DRY PONDS TO BE GRADED AT 0.5% SLOPE TO OUTFALL.



10/21 DRY DETENTION POND CROSS SECTION
N.T.S.

24"X24" DROP INLET		
DIMENSION	BUILT IN PLACE OPTION	PRECAST
A	8"	8"
B	24"	SEE STD. DRAWING 719–17 AND 719–17A (2'X2'XH) PRECAST BOX
C	3'–4"	SEE STD. DRAWING 719–17 AND 719–17A (2'X2'XH) PRECAST BOX

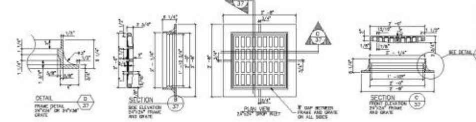
PRECAST MANUFACTURERS SHALL SUBMIT CERTIFICATION OF COMPLIANCE TO BE LISTED ON APPROVAL SHEET 14 FOR ITEMS LISTED ON THIS SHEET ONLY. APPROVAL PROCESS FOR REFERENCED ITEMS IS LISTED ON THE CORRESPONDING STANDARD SHEET FOR THAT ITEM.

STANDARD PC ITEMS FOR DROP INLET
(24"X24") DROP INLET BOTTOM SLAB (PC OR CIP 40"X40"X8")
SEE ALSO STD. DRAWING 719–17 OR 719–17A

CONTRACTOR MAY USE PRECAST OR BUILT IN PLACE CONSTRUCTION AS NOTED OR COMBINE OPTIONS AS DESIRED. SEE APPROVAL SHEET 14 FOR MANUFACTURERS OF PRECAST ITEMS.

BUILT IN PLACE: ① 24"X24" DROP INLET BOTTOM SLAB (PC OR CIP 40"X40"X8") AND ② BRICK WALLS (8") AND ③ 24"X24" DROP INLET FRAME AND GRATE

PRECAST: ② PRECAST BOX CONFORMING TO STD. DRAWING 719–17 OR 719–17A (2'X2'XH) AND ③ 24"X24" DROP INLET FRAME AND GRATE



GENERAL NOTES:
1. FOR BUILT IN PLACE CONSTRUCTION OF THE CATCH BASIN WALLS, EITHER BRICK MASONRY (WALLS ONLY) OR CIP CLASS 3000 CONCRETE MAY BE USED. FOR PRECAST CONSTRUCTION, A MINIMUM OF CLASS 4000P CONCRETE SHALL BE USED.
2. CONCRETE WALLS ARE TO BE 6" THICK WITH A MINIMUM REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT UNLESS NOTED. FOR BRICK, THE WALLS ARE TO BE 8" THICK. CONCRETE BRICK AND SIMILAR SOLID UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 55, GRADE S–II. THE INTERIOR DIMENSIONS ARE TO REMAIN AS SHOWN FOR EITHER TYPE OF CONSTRUCTION.
3. THE BOTTOM SLAB OF THE BOX SHALL BE A MINIMUM OF 6" THICK REINFORCED CONCRETE (CLASS 3000 OR 4000P) WITH A REINFORCING STEEL AREA OF 0.20 SQUARE INCHES PER FOOT. WIRE MESH MAY BE USED IN LIEU OF STEEL BARS PROVIDED A MINIMUM OF 0.20 SQUARE INCHES PER FOOT IS MET.
4. MORTAR SHALL BE TYPE S OR M.
5. REINFORCING STEEL SHALL BE ASTM A–706, LOW–ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT, GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M 221.
6. SEE STANDARD DRAWING 719–16 FOR STEPS, WHICH ARE REQUIRED WHEN STRUCTURE DEPTH EXCEEDS 4'–6".
7. SEE STANDARD DRAWINGS 719–21 AND 719–22 FOR DEPTHS GREATER THAN 12'. PRECAST CONCRETE CIRCULAR DRAINAGE STRUCTURES ARE REQUIRED WHEN THE DEPTH FROM THE TOP OF THE DRAINAGE BOX BOTTOM SLAB TO THE TOP OF THE GROUND EXCEEDS 12'–0".
8. LOCATION AND SIZE OF PIPES ARE SITE SPECIFIC (SEE DRAINAGE PLANS). THE BOTTOM OF THE CATCH BASIN IS TO BE GROUTED TO THE LOWEST FLOW LINE ELEVATION OF ALL PIPES. IF BOTTOM SLAB IS CAST IN PLACE WITH PIPES INSTALLED, BOTTOM SLAB THICKNESS MUST BE ACHIEVED BEYOND PIPE OUTSIDE DIAMETER.
9. THE FLOOR OF THE BASIN MUST SLOPE IN THE DIRECTION OF THE OUTLET PIPE AS SHOWN AND THE INSIDE OF OUTLET PIPE SHALL BE FLUSH WITH FLOOR OF BASIN.
10. SEE STANDARD DRAWING 719–17 OR 719–17A FOR MAXIMUM PIPE DIAMETERS. THE PIPE SIZES SHOWN ARE MAXIMUM FOR BRICK AND PRECAST BOXES WHEN PIPE ENTERS PERPENDICULAR AND AT THE CENTER OF THE BOX WALL. CONTRACTOR SHOULD CONFIRM THAT PIPE USED FITS APPROPRIATELY INTO BOX.

FRAME AND GRATE NOTES:
11. ALL CASTINGS SHALL CONFORM TO AASHTO M 105, CLASS 35B AND THE SPECIFICATIONS OF AASHTO M 306.
12. (a) STEEL GRATES AND FRAME MAY BE USED IN LIEU OF CAST IRON AS LONG AS THE LOADING (NOTE 15B) AND HYDRAULIC REQUIREMENTS ARE MET, AND ARE ON THE DEPARTMENT'S LIST OF APPROVED SUPPLIERS. (APPROVAL SHEET 45)
(b) STEEL GRATES SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH AASHTO M 111.
(c) STEEL GRATES AND FRAMES SHALL BE DIMENSIONED TO BE INTERCHANGEABLE WITH EACH PIECE OF THE CAST IRON GRATE AND FRAME SHOWN. STEEL GRATES MUST HAVE POSITIVE MEANS TO BE RETAINED IN THE FRAME.
(d) STRENGTH REQUIREMENTS OF STEEL GRATES AND FRAMES MUST MEET AASHTO M 306.
(e) MANUFACTURERS DESIRING TO BE PLACED ON THE DEPARTMENT'S APPROVAL SHEETS SHOULD CONTACT THE RESEARCH AND MATERIALS ENGINEER FOR PROCEDURES.
13. THE LONGEST DIMENSIONS OF THE OPENING IN THE IRON GRATE SHOULD BE ORIENTED IN THE DIRECTION OF FLOW, IF PRACTICABLE. THIS GRATE IS NOT SUITABLE FOR PEDESTRIAN TRAFFIC BECAUSE GRATE OPENINGS EXCEED ½".
14. AS SHOWN BY THIS DRAWING, THE FRAME IS SET LEVEL, BUT THE ENGINEER MAY SET SAME ON SLOPE AS REQUIRED BY LOCAL DRAINAGE CONDITIONS.
15. AFTER THE FRAME IS SET IN ITS FINAL POSITION, IT IS TO BE ENCASED WITH CONCRETE AS SHOWN BY DRAWING.
16. ALL MANUFACTURING PROCESSES FOR THE FRAME AND GRATE MUST OCCUR IN THE UNITED STATES.

PRECAST NOTES:
17. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE BOX OR STRUCTURE FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
18. LIFT HOLES AND/OR DEVICES MAY BE PLACED AS NECESSARY. ALL LIFT HOLES SHALL BE GROUTED SHUT PRIOR TO COMPLETION OF THE INSTALLATION. ALL LIFTING METHODS MUST MEET OSHA REGULATIONS.
19. THE CONTRACTOR SHALL USE A SINGLE SOURCE MANUFACTURER CHOSEN FROM THE LIST ON APPROVAL SHEET 14 FOR PRECAST ITEMS ON THIS DRAWING.
20. PRECAST MANUFACTURER SHALL SUBMIT TO THE ROAD DESIGN ENGINEER A LETTER CERTIFYING COMPLIANCE WITH THIS STANDARD IN ORDER TO BE LISTED ON APPROVAL SHEET 14, AND MUST MEET ALL OTHER REQUIREMENTS OF APPROVAL POLICY 14.
21. PRECAST ITEMS MODIFIED FROM THIS STANDARD SHALL NOT BE LISTED ON APPROVAL SHEET 14, HOWEVER, CONTRACTOR MAY SUBMIT DESIGN DRAWINGS AND CALCULATIONS TO THE PROJECT DESIGN ENGINEER FOR REVIEW.

DESCRIPTION	ADA	NON ADA BICYCLE	VEHICLE
(24"X24") DROP INLET	NO	YES	YES

USE ANYWHERE OUTSIDE OF DESIGNATED PEDESTRIAN PATHS. (OUTSIDE OF SIDEWALKS & CROSSWALKS)

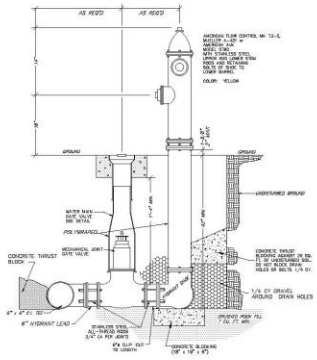
11/21 SCDOT 24"X24" DROP INLET DETAIL
N.T.S.

Front Street
DESIGN & CONSULTING
1005 ST. ANDREWS BLVD. UNIT C
CHARLESTON, SC 29407
tel 843.588.5021

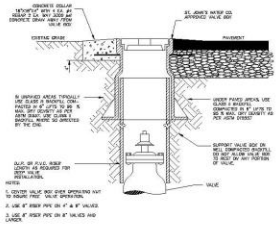
ENGINEERING DETAILS

THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1"=50'
DESIGN/DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:
SHEET NUMBER: 21
OF: 31

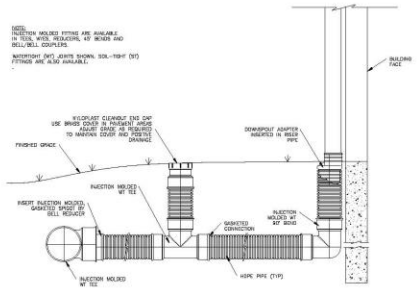


1/22 ST. JOHNS FIRE HYDRANT
N.T.S.



2/22 VALVE BOX DETAIL
N.T.S.

NOTE:
THIS DETAIL IS PREPARED TO EXPRESS THE DESIGN INTENT OF THE CORRECTIVE ACTION. THE FIELD CONDITIONS WILL REQUIRE ADAPTATION OF THIS DETAIL TO FIT THE EXISTING CONDITION.



3/22 DOWNSPOUT TIE-IN
N.T.S.

Front Street
DESIGN & CONSULTING
1005 ST. ANDREWS BLVD. UNIT C
CHARLESTON, SC 29407
tel 843.588.5021

ENGINEERING DETAILS

THE EXCHANGE
CITY OF CHARLESTON, SC

PROJECT #:
DATE: AUGUST 20, 2019
SCALE: 1"=50'
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:

SHEET NUMBER:
22
OF:
31

LIGHTING:

LIGHTING WILL BE PROVIDED THROUGH A LEASE AGREEMENT WITH BEC.

TYPE A: LIGHTING SYMBOL HOLOFANE ACORN WITH NIGHTSKY CUTOFF SHIELD.

TYPE B: LIGHTING SYMBOL HOLOFANE ACORN WITH NIGHTSKY AND SIDE FIXTURE CUTOFF SHIELD.

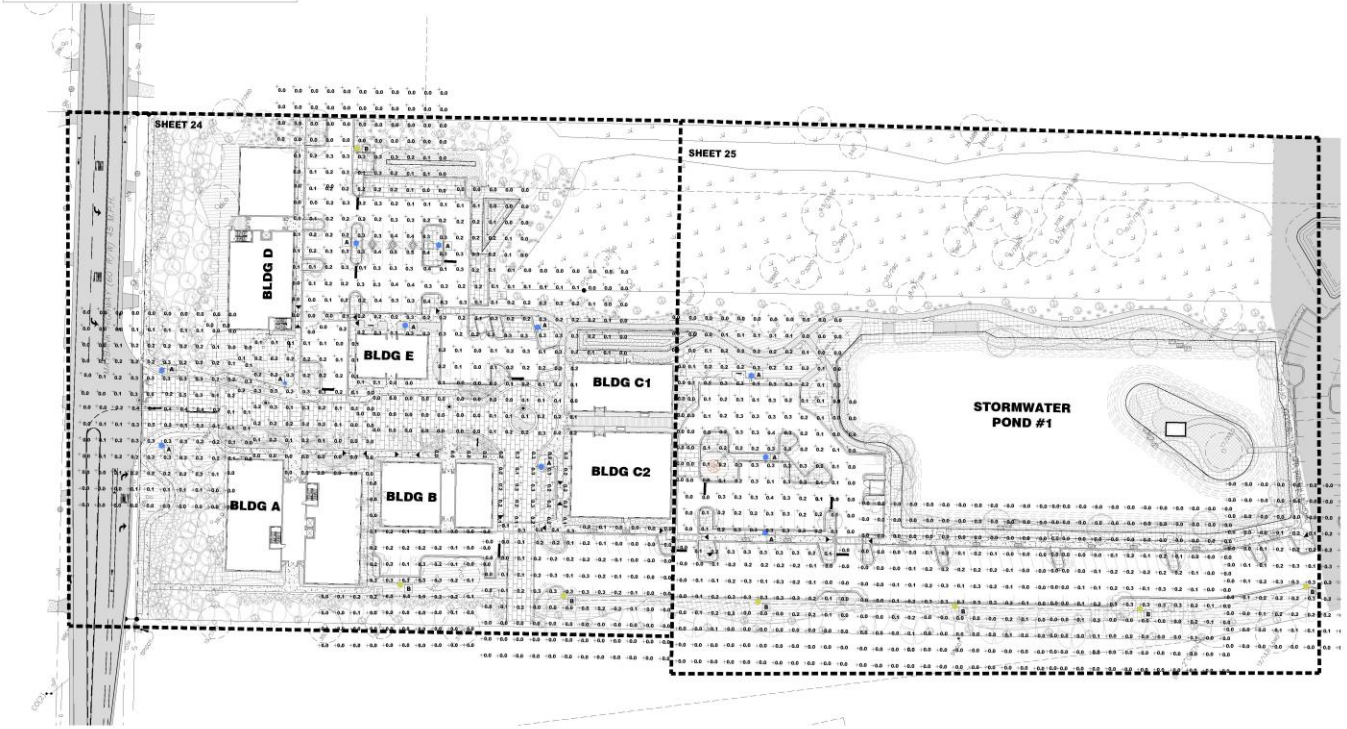
0.3 FOOTCANDLE MEASUREMENT

PROPOSED FIXTURE B.E.C. HOLOFANE ACORN 60 WATT LED FIXTURE WITH INTERGRATED CUT OFF SHIELD. MOUNTED AT 16' ON SMOOTH FIBERGLASS POLE.

GRAPHIC SCALE

(IN FEET)
1 inch = 40' ft.

LOCATION MAP
NOT TO SCALE



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

Front Street
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PO Box 254
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tel 843.588.5021
www.frontstreetdesign.com

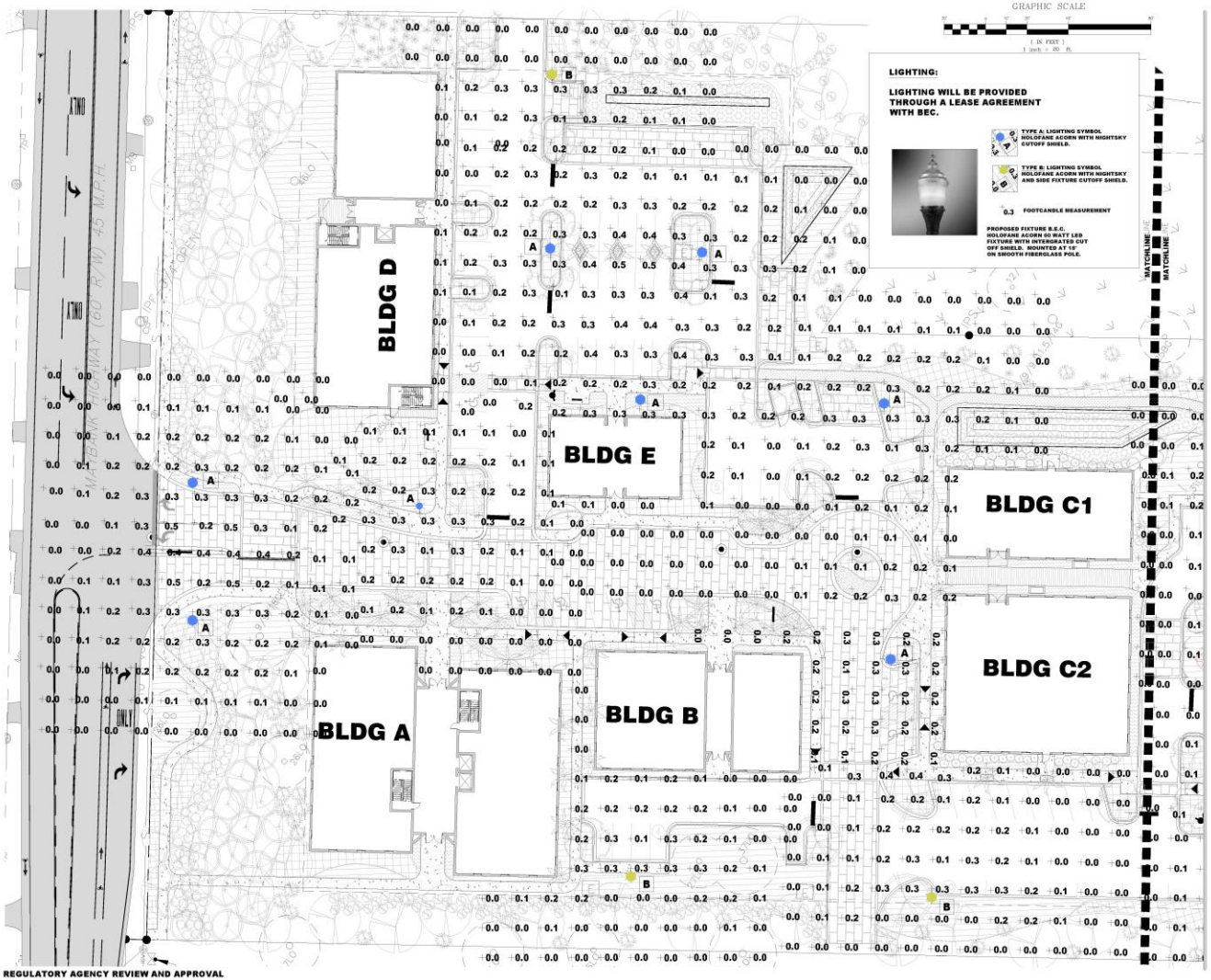
NORTH

OVERALL PHOTOMETRIC PLAN

THE EXCHANGE AT MAYBANK
CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 40'
DESIGN DRAWN:
CHECKED:
REVISED:
REVISED: JANUARY 28, 2020
REVISED:

SHEET NUMBER:
23
OF:
31



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NORTH

FOR PRELIMINARY REVIEW

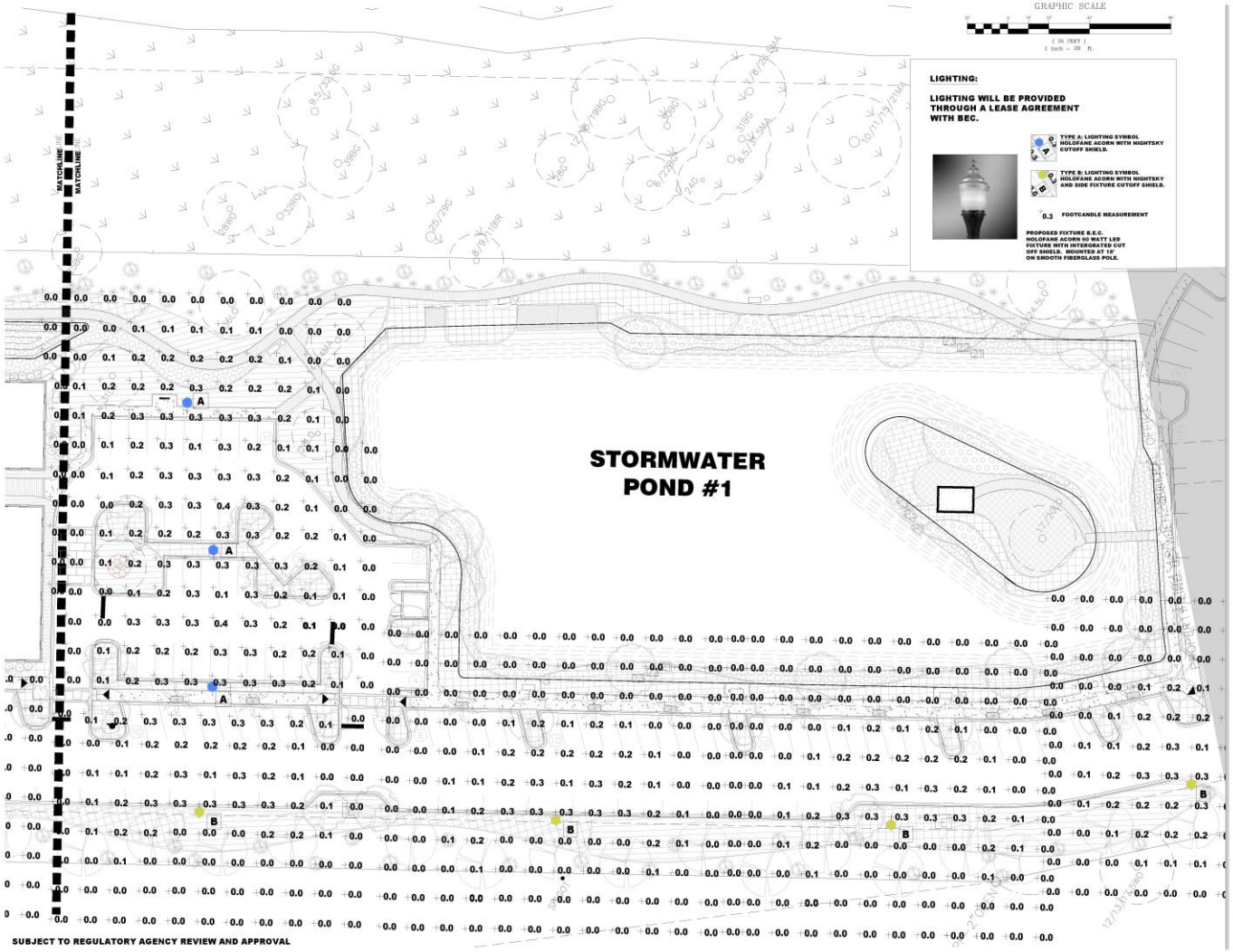
PARTIAL PHOTOMETRIC PLAN

THE EXCHANGE AT MAYBANK

CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:

SHEET NUMBER: 24
OF: 31



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NORTH

FOR PRELIMINARY REVIEW

PARTIAL PHOTOMETRIC PLAN

THE EXCHANGE AT MAYBANK

CITY OF CHARLESTON, SC

PROJECT #:
DATE: NOVEMBER 19, 2019
SCALE: 1" = 20'
DESIGN DRAWN:
CHECKED: JANUARY 28, 2020
REVISED:
REVISED:
REVISED:
SHEET NUMBER: 25
OF: 31