



**TOWN OF SUMMERVILLE
DESIGN REVIEW BOARD – AGENDA
Summerville Municipal Complex
Zoom Virtual Meeting
July 16, 2020 4:00 p.m.**

Approval of June 18, 2020 meeting Minutes

APPLICANTS –

For additional information regarding this public meeting please contact the Planning Department at 843.851.5200. All applications and related documents for this public meeting are available for review at the Planning Department during regular business hours, Monday–Friday, 8:30–5:00 excluding Town of Summerville holidays.

OLD BUSINESS:

None

NEW BUSINESS:

- 1. 140 N. Main Street – Bank Drive Thru Canopy (D-MX)**
The applicant is requesting Preliminary Approval
- 2. Signs:**

Miscellaneous:

NONE

ADJOURN:

Posted July 9, 2020

Design Review Board Minutes
Thursday, June 18, 2020
Annex Building 3rd Floor Council Chambers

Members Present:

Bill Beauchene
Chris Karpus
Chris Campeau
Michael Gregor
Hart Weatherford

Staff Present:

Tim Macholl, Zoning Administrator
Bonnie Miley, Assistant Town Engineer
Rich Palmer, Building Official

Items on the agenda:

OLD BUSINESS:

1. **106 Boone Street – Emanuel Baptist Church new sanctuary (N-R)**
The applicant is requesting Final Approval
1. **Parker’s Kitchen – Development of a new gas station at Ladson Road and Limehouse Drive (UC-MX)**
The applicant is requesting Final Approval

NEW BUSINESS:

1. **195 Marymeade Drive – Hoover Dodge freestanding pre-engineered building for overflow service (G-B)**
The applicant is requesting Final Approval
2. **Signs:**

Miscellaneous:

NONE

The meeting was called to order at 4:00 pm by the Chairman.

Mr. Campeau asked for consideration of the May 21, 2020 meeting minutes. Mr. Weatherford made a motion for approval of the minutes as presented and Mr. Karpus seconded. The motion carried 5-0, with Ms. Pratt abstaining having not attended the meeting.

OLD BUSINESS

1. **106 Boone Street** – The first item under Old Business was a request for Final Approval for the proposed construction of a new sanctuary for Emanuel Baptist Church. Pastor John Miller came to the podium to address the Board. He explained that the Engineer Mr. Robert Davis was running late but would be here shortly. He also provided brick samples for the Board to view as requested at the previous meeting. Mr. Campeau pointed out that the plans showed the requested two foot overhang. Mr. Karpus pointed out that the proposed steeple had been removed from the plans. Pastor Miller explained that it was removed from this phase of the building, but would still be a possibility. The Board asked about the windows on the side of the building. Mr. Macholl pointed out that the plans had been changed to reflect the comments from the board to break up the façade with masonry details. Mr. Beauchene asked about the mortar. The applicant responded that it would be the standard buff color to go with the Meridian Brick – Cumberland chosen for the two sides of the building visible from the right-of-way. Mr. Robert Davis arrived to the meeting and came to the podium to answer any questions from the board. Mr. Campeau went through the staff comments and asked about the site lighting. Mr. Davis explained that they had turned over lighting design to the power utility. Mr. Campeau asked if staff had any concerns. Mr. Macholl addressed staff’s concern about the submitted plans that showed steps for egress in five locations that were not reflected in the engineering plans. Mr. Davis responded that the building is 1.5 feet above grade and the steps were needed. The Board did not feel that new drawings would be necessary. Mr. Gregor asked about the color of the roof. Mr. Davis responded that the roof was white to match an existing roof on the property, and that they were using storefront windows. Mr. Beauchene also asked about the color of the hardi plank siding and the metal panels. The Board recommended that the metal panels should match the proposed brick color as much as possible.

Mr. Weatherford made a motion for Final Approval with the comments noted. The motion was seconded by Mr. Gregor. The motion passed unanimously 5-0.

2. Parker's Kitchen – The second item under Old Business was a request for Final Approval of a proposed new gas station and convenience store to be located at the corner of Ladson Road and Limehouse Drive. Mr. Thomas Mathews and Mr. Daniel Ben-Yisreal of Parkers, and Mr. Todd Simmons of Freeland and Kaufman came to the podium to discuss the project. Mr. Mathews presented material samples to the Board, and Mr. Macholl addressed staff's comments concerning the layout of the property. Mr. Mathews explained that they are still working out the details, and understood that they would be required to obtain re-approval of the tree removal from the Tree Protection Board. Mr. Beauchene asked if the pond shown on the plan will be changing in size. Mr. Simmons explained that the one shown can accommodate both parcel one and two of the property. He also explained that the property drained from back to front toward Ladson Road, and that it may force the relocation of the Stormwater Pond. Mr. Campeau asked how getting DRB approval helps with the layout of the property. Mr. Simmons explained that it helps give the business some clarity. Mr. Beauchene said that he felt that the layout on Parcel one looked good and that he thought it would work well. Mr. Campeau expressed a concern about approving the clearing of Lot 2 if it's not needed. Mr. Macholl addressed staff comments concerning landscaping and lighting. Mr. Campeau expressed a concern about the landscaping on the Limehouse Drive side. He felt that it was too light and needed more. Mr. Macholl addressed the proposed signs, he explained that the applicant had applied for a variance for the sign height and size, he explained that the DRB could not approve changes to those, but the DRB did have to approve the second location as well as the internal illumination. Mr. Beauchene asked if the Limehouse Drive sign was going to be smaller. Mr. Mathews said that yes the sign would meet the ordinance requirements. Mr. Campeau told the applicant that the base of the sign needs to be constructed with materials that match the building. Mr. Gregor stated that he didn't feel that there was a hardship present to qualify for a variance. Mr. Campeau asked if there were any changes to the building that they would like to highlight. Mr. Mathews stated that there were no changes requested at the last meeting. Mr. Gregor asked about the dumpster enclosure. Mr. Mathews explained it would be a masonry enclosure with metal doors. He continued, moving on to the gas canopy that brick had been added to the columns and brackets had been added to the tops of the columns where the canopy and columns meet. Mr. Campeau asked whether the canopy lighting was recessed, flush or exposed. Mr. Mathews responded that the light fixtures are exposed by about one inch. The board felt that this was acceptable. Mr. Gregor asked how the electrical panels were being screened. Mr. Mathews responded with landscaping and that they would be painted. Mr. Campeau told the applicants that all exposed utilities should be screened with either a low brick wall meeting the separation requirements or through adequate landscaping. Mr. Gregor stressed that these mechanicals and equipment must be screened. Mr. Simmons stated that the utility companies would object. Mr. Beauchene asked about the boxes on the plan at the end of the building closest to Ladson Road were. The applicant responded that they were the pavilion, a transformer and the greasetrap. Mr. Campeau stressed that these items need to be adequately screened by wether landscaping or a physical wall. The next question concerned the bollards located at the front of the building and their color. It was explained that they would be a "natural" color.

Mr. Gregor made a motion for Final Approval with the Condition that only the layout for Lot 1 is approved, and other comments noted. The motion was seconded by Mr. Weatherford. The motion passed unanimously 5-0.

NEW BUSINESS

1. 195 Marymeade Drive – The first item under New Business was a request for Final Approval of the proposed construction of an accessory metal building at Hoover Dodge for overflow services. Mr. Steve Trumble came to the podium. He explained that they are seeking Final Approval for the 35X50 foot pre-engineered metal building to be built next to the old Gum Street vacated ROW. Mr. Campeau asked if it would be visible from the public streets. Mr. Trumble said that it would be visible from the Home Depot parking lot. Mr. Macholl pointed out that it would be nearly 400 feet from the Berlin Meyers Parkway. Mr. Beauchene asked what color the bulding would be. Mr. Trumble stated that it would be white with a galvalume finish roof. Mr. Gregor asked if any landscaping would be required. Mr. Trumble pointed out that there was some existing shrubbery on the side, but it was in the middle of a parking lot adjacent to an old vacated ROW. Mr. Campeau asked if staff had any concerns. Mr. Macholl responded that truthfully staff did not have any.

Mr. Beauchene made a motion for Final Approval as submitted. The motion was seconded by Mr. Weatherford. The motion passed unanimously 5-0.

MISCELLANEOUS:

There were no items under miscellaneous.

ADJOURN:

There being no further business, the meeting was adjourned at 4:50 PM on a motion by Mr. Beauchene and a second by Mr. Gregor. The motion passed unanimously.

Respectfully Submitted,

Date: _____



Tim Macholl
Zoning Administrator

Approved: Chris Campeau, Chairman _____; or,
Michael Gregor, Vice Chairman _____

DRAFT

**STAFF REPORT
CDRB Meeting
July 16, 2020 at 4:00 p.m.**

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: July 9, 2020

GENERAL INFORMATION

Applicant: Goff D'Antonio Associates – Blane Hammerlund
Property Owner: 140 North Main Street, LLC
Requested Action: The applicant is requesting Preliminary Approval of the proposed addition of a bank drive-thru canopy
Requested Approval: Preliminary Approval
Existing Zoning: D-MX Downtown Mixed Use
Adjacent Zoning: **North:** UC-MX Urban Corridor Mixed Use
South: UC-MX Urban Corridor Mixed Use
East: UC-MX Urban Corridor Mixed Use
West: UC-MX Urban Corridor Mixed Use
Location: 140 N Main Street
Existing Land Use: Vacant Building
Prior Approvals: DRB – July 18, 2019 – Conceptual Review
DRB – September 12, 2019 – Preliminary Approval
DRB – November 21, 2019 – Conditional Final Approval

Ordinance Reference:

Sec. 13.3.5. Design Review Board.

- (b) *Mission statement.* The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community's sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

The Final Approval for the redevelopment of the building, granted at the November 21, 2019 DRB meeting, conditioned Final Approval on the applicant bringing the design of the Canopy and the sign back to the Board for Final Approval. The applicant has requested Preliminary Approval for the canopy at this time.

DRB SUMMERVILLE - PRELIMINARY REVIEW - PRESENTATION

AMERIS BANK - Canopy

Architect: **Goff D'Antonio Associates**
 34 Radcliffe Street
 Charleston, SC 29403
 fax 843.577.9754
 ph 843.577.2163
 www.goffdantonio.com

Landscape: **OUTDOOR SPATIAL DESIGN
 LANDSCAPE ARCHITECTURE**
 1060 E. MONTAGUE AVE.
 SUITE 315
 N. CHARLESTON, SC 29405
 843.733.3325

INDEX OF DRAWINGS

ARCHITECTURE	LANDSCAPE
A-0 - COVER	L01 - EXISTING CONDITIONS
A-1 - FLOOR PLAN	L02 - SITE PLAN
A-2 - ELEVATIONS	L03 - PLANTING PLAN
A-3 - RENDERINGS	L04 - PLANTING DETAILS & NOTES

PROJECT DESCRIPTION

AMERIS BANK CANOPY IS AN ADDITION TO THE PREVIOUSLY APPROVED AMERIS BANK DESIGN (SEE IMAGE BELOW FOR PREVIOUSLY APPROVED DRB DESIGN).

WE ELECTED TO USE THE SAME COLOR AND MATERIALS PALETTE BASED DIRECTLY FROM THE APPROVED DRB DESIGN BELOW. THIS DESIGN STRATEGY ALLOWS FOR A SEAMLESS CONNECTION TO THE EXISTING BANK.

AMERIS BANK - DRB - APPROVED DESIGN.

3rd Addition to Existing Office Building



Architecture
 Interiors
 Planning

34 Radcliffe Street
 Charleston, SC 29403

843.577.2163
 www.goffdantonio.com

AMERIS BANK - Canopy

140 NORTH MAIN STREET
 SUMMERVILLE, SC 29465

REV	DESCRIPTION	DATE

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Henry D'Antonio

SHEET TITLE
COVER

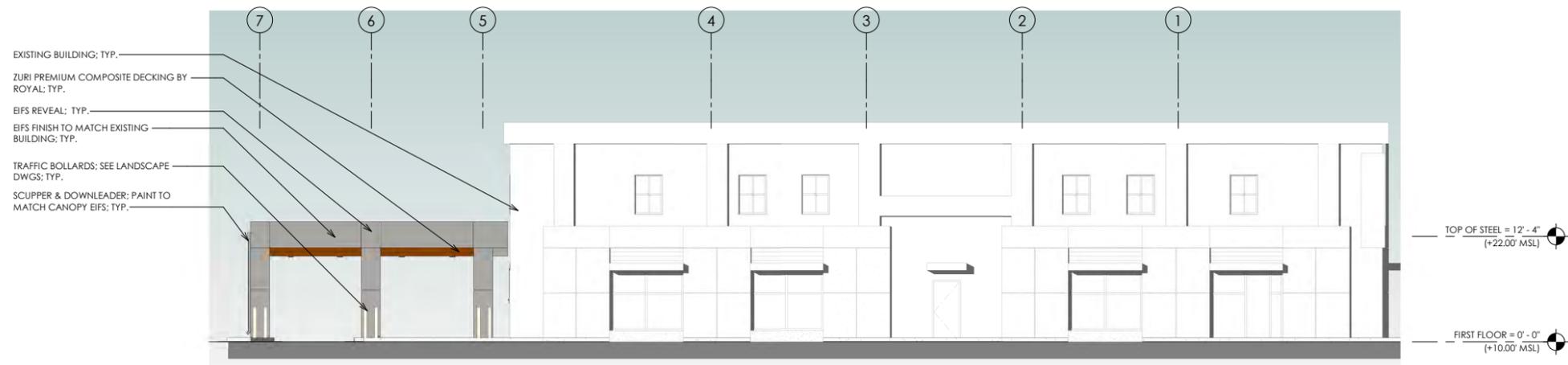
DRAWN BY: GDA	PROJ. COOR.: GDA
------------------	---------------------

PROJ. NUMBER: 20011.00

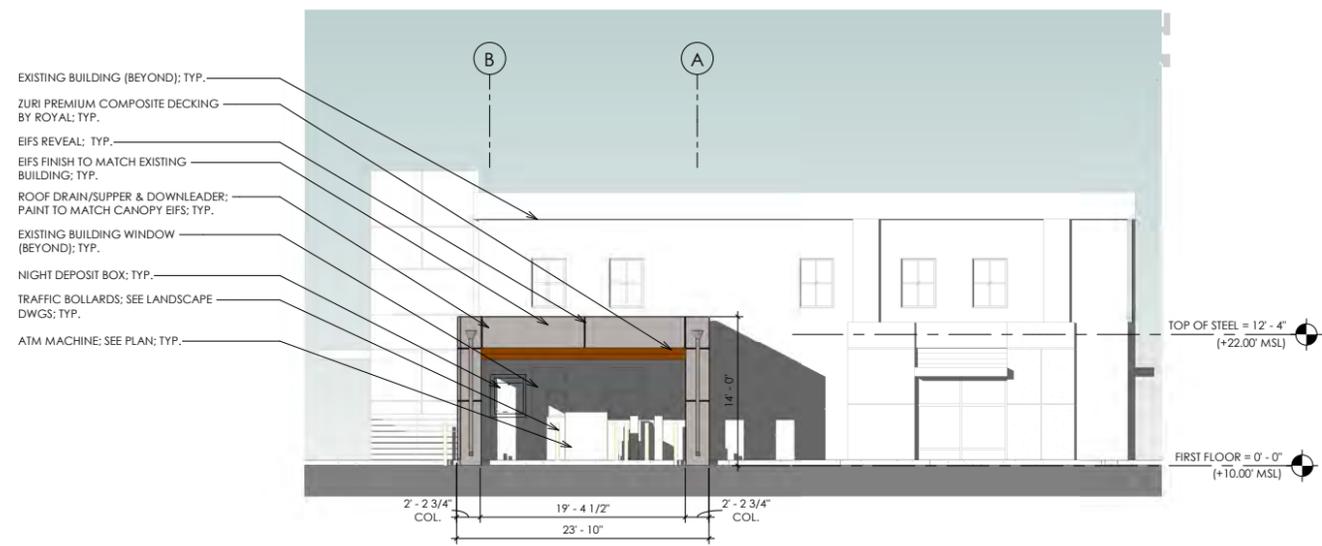
ISSUE DATE: JUNE 26, 2020

DRAWING

A-0



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND



Architecture
Interiors
Planning
34 Radcliffe Street
Charleston, SC 29403
843.577.2163
www.goffdantonio.com

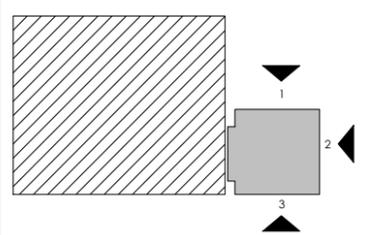
AMERIS BANK - Canopy
140 NORTH MAIN STREET
SUMMERVILLE, SC 29465

GENERAL NOTES

REV	DESCRIPTION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

KEY PLAN



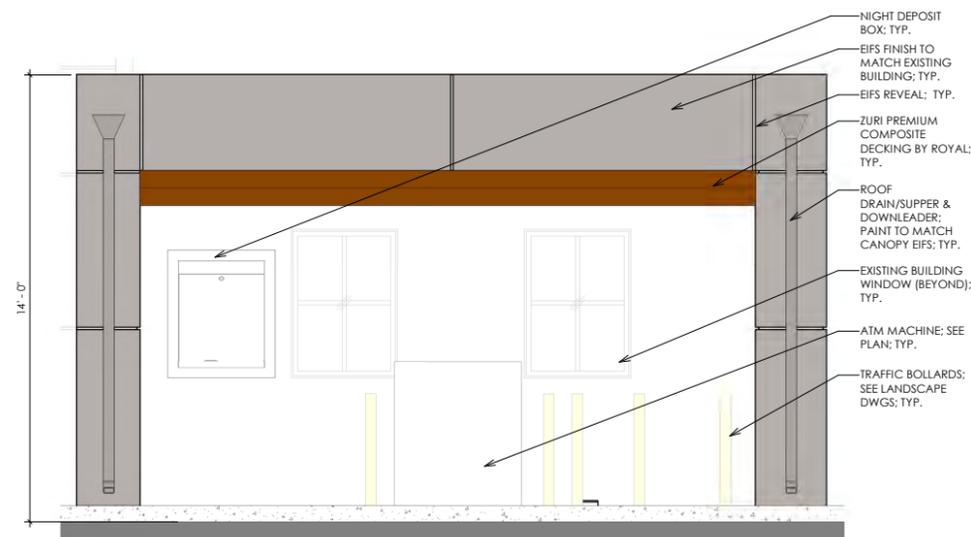
SHEET TITLE
BUILDING ELEVATIONS

DRAWN BY: GDA	PROJ. COOR.: GDA
PROJECT NUMBER: 20011.00	
ISSUE DATE: JUNE 26, 2020	
DRAWING	

A-2



PERSPECTIVE 1



ENLARGED WEST ELEVATION
SCALE - 1/4"=1'

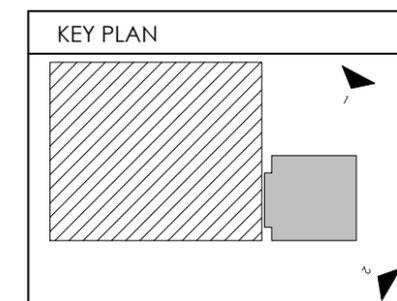


PERSPECTIVE 2



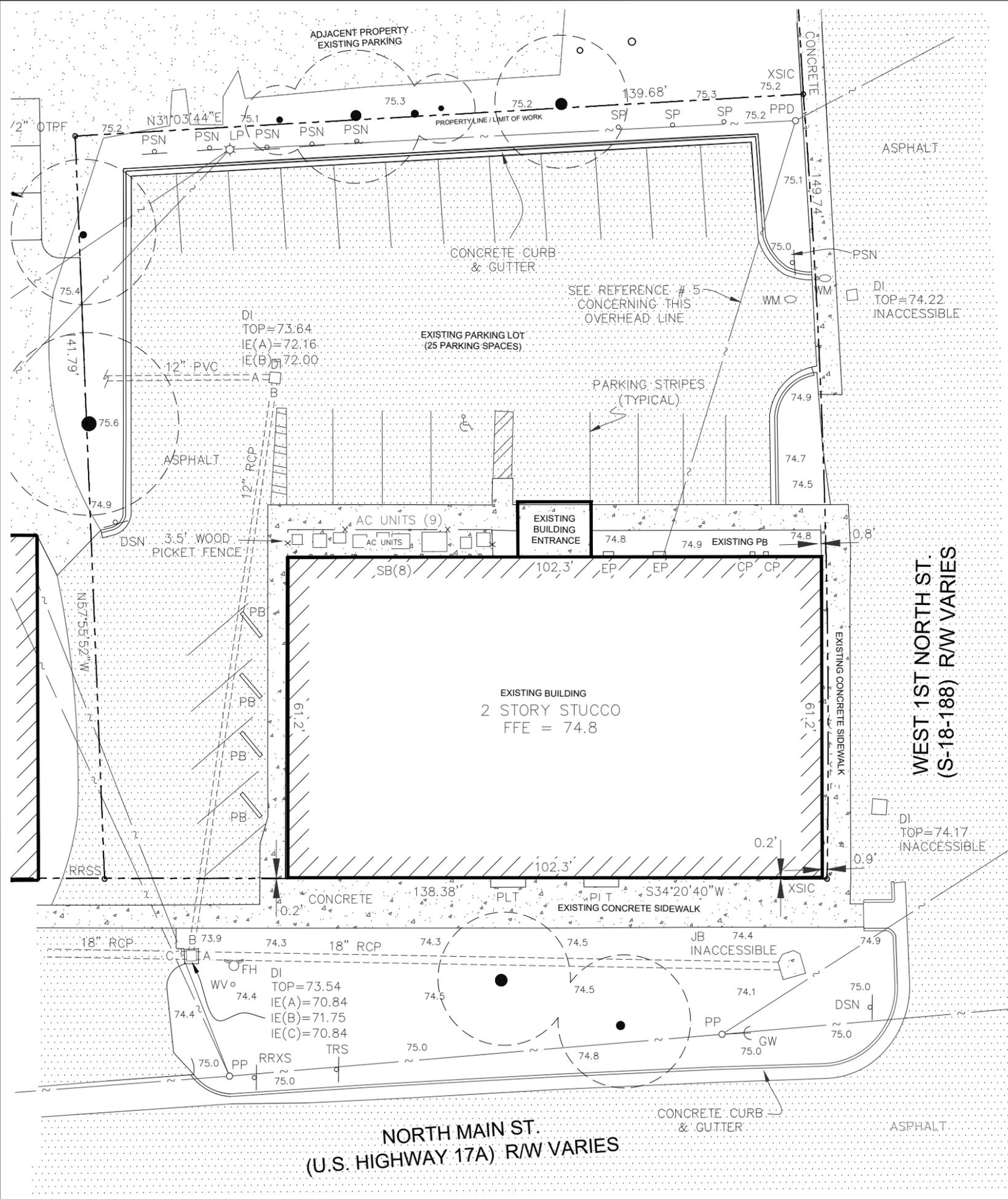
REV	DESCRIPTION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**



SHEET TITLE ARCHITECTURAL RENDERINGS	
DRAWN BY: GDA	PROJ. COOR.: GDA
PROJECT NUMBER: 20011.00	
ISSUE DATE: JUNE 26, 2020	
DRAWING A-3	

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



LEGEND:

- TBM - TEMPORARY BENCHMARK
- NGVD29 - NATIONAL GEODETIC VERTICAL DATUM 1929
- FFE - FINISHED FLOOR ELEVATION
- OTPF - OPEN TOP PIPE FOUND
- XSIC - "X" SCRIBED IN CONCRETE
- RRSS - RAILROAD SPIKE SET
- OH - OVERHANG
- DI - DROP INLET
- JB - JUNCTION BOX
- IE - INVERT ELEVATION
- RCP - REINFORCED CONCRETE PIPE
- PVC - POLYVINYL CHLORIDE
- WM - WATER METER
- WV - WATER VALVE
- FB - FIRE HYDRANT
- SB - SWITCH BOX
- CP - COMMUNICATION PEDESTAL
- PP - POWER POLE
- PPD - POWER POLE WITH DIP
- LP - LIGHT POLE
- GW - GUY WIRE
- EP - ELECTRIC PANEL
- PLT - PLANTER
- MB - MAILBOX
- PB - PARKING BUMPER
- PSN - PARKING SIGN
- SP - SIGN POST
- DSN - DIRECTION SIGN
- RRXS - RAILROAD CROSSING SIGN
- TRS - TURN RIGHT SIGN
- 19" D DOGWOOD - 19" DIAMETER DOUBLE TRUNK DOGWOOD
- x 75.24 - PAVEMENT ELEVATION (IMPERVIOUS SURFACE)
- x 74.5 - GROUND ELEVATION (PERVIOUS SURFACE)

- - PROPERTY LINE / LIMIT OF WORK
- - - - - OVERHEAD UTILITY LINE
- - APPROXIMATE LOCATION / SIZE OF CANOPY
- - EXISTING CANOPY TREE

SURVEYOR NOTES:

1. THE PROPERTY IS OWNED BY 140 NORTH MAIN STREET, A PARTNERSHIP.
2. THE TOTAL AREA = 0.465 ACRES.
3. TMS # 137-07-08-002.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45035 C 0343 E DATED JULY 18, 2017 THIS PROPERTY LIES IN ZONE X WHICH IS NOT A SPECIAL HAZARD ZONE.
5. THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF U.S. ARMY CORPS OF ENGINEERS "JURISDICTIONAL WETLANDS".
6. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT). THE VERTICAL DATUM IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM 1929.
7. ONLY THOSE UTILITIES THAT COULD BE OBSERVED IN THE FIELD ARE SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE (PUPS) AT 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.

SURVEYOR REFERENCES:

1. PLAT BY THOMAS W. BAILEY DATED DECEMBER 1970 AND RECORDED IN THE DORCHESTER COUNTY ROD OFFICE IN PLAT BOOK B PAGE 165.
2. PLAT BY THOMAS W. BAILEY DATED AUGUST 18, 1989 AND RECORDED IN THE DORCHESTER COUNTY ROD OFFICE IN PLAT CABINET G PAGE 308.
3. PLAT BY JOHN DAVID BASS DATED FEBRUARY 23, 1998 AND RECORDED IN THE DORCHESTER COUNTY ROD OFFICE IN PLAT BOOK J PAGE 101.
4. DEED RECORDED IN THE DORCHESTER COUNTY ROD OFFICE ON JUNE 19, 1992 IN DEED BOOK 1005 PAGE 090.
5. INDENTURE DATED MARCH 16, 1992 BETWEEN JAMES E. MAY, C. DENNIS McKITTRICK AND SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN THE DORCHESTER COUNTY ROD OFFICE ON MAY 13, 1992 IN DEED BOOK 988 PAGE 246.

GENERAL NOTES:

1. BASE INFORMATION INCLUDING STREETS, RIGHT-OF-WAYS, LOT LINES, AND SPOT ELEVATIONS WERE OBTAINED FROM DRAWINGS PROVIDED BY FORSBERG ENGINEERING AND SURVEYING, INC. OUTDOOR SPATIAL DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION.



1060 E. Montague Ave.
Suite 315
N. Charleston SC, 29405
843.733.3325

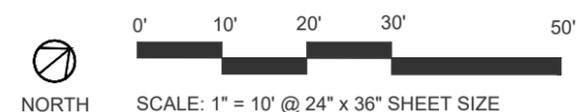


AMERIS BANK
140 NORTH MAIN ST.
SUMMERVILLE, SC 29483

REVISIONS	DATES
PERMIT SET	06.23.20

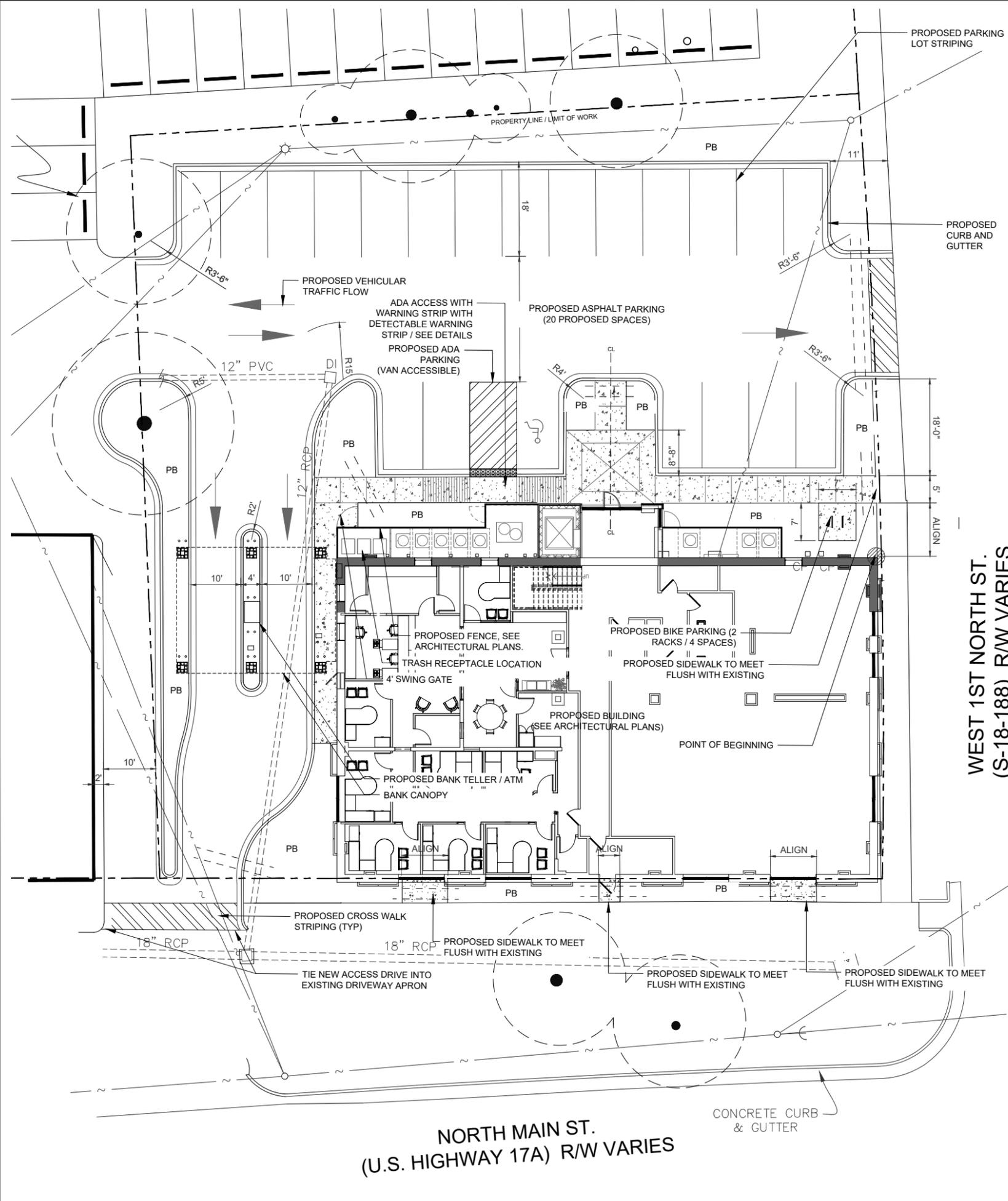
DRAWN BY	JGK
REVISED BY	GCS
CHECKED BY	MLF

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



L01
EXISTING
CONDITIONS

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



EXISTING LEGEND:

- - - - - PROPERTY LINE / LIMIT OF WORK
- - - - - OVERHEAD UTILITY LINE
- APPROXIMATE LOCATION / SIZE OF CANOPY
- EXISTING CANOPY TREE

LAYOUT PLAN NOTES:

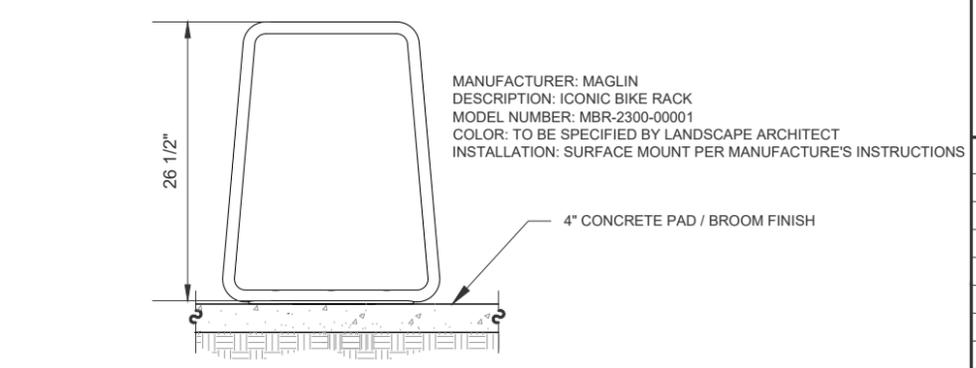
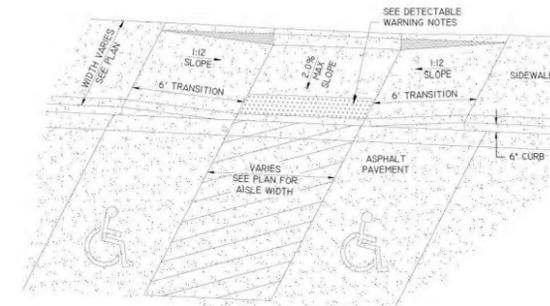
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES. CONTRACTORS SHALL ACQUIRE AND PAY FOR ALL PERMITS, LICENSES, TAXES, AND FEES REQUIRED. ALL CONTRACTORS SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SERVICES, TOOLS, AND MISCELLANEOUS ITEMS REQUIRED FOR A FULLY COMPLETE PROJECT.
2. ALL MATERIALS, WORKMANSHIP, AND EQUIPMENT SHALL BE GUARANTEED BY CONTRACTORS FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER.
3. CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO SUBMITTING BID, FABRICATION OR THE ORDERING OF ANY ITEMS TO BE USED ON SITE. CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
4. THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE BUILDING IN ALL AREAS. NO WATER RUN-OFF SHALL BE DIRECTED TO FLOW ONTO NEIGHBOR'S PROPERTY. ALL FINISH GRADES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO COMPLETION OF THE PROJECT.

GENERAL NOTES:

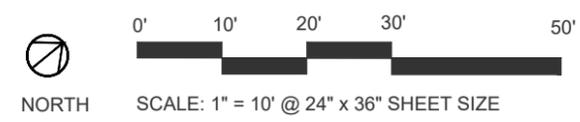
1. ALL ANGLES ARE TO BE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO STAKE ALL SITE ELEMENTS BEFORE CONSTRUCTION.
3. CONTRACTOR TO PROVIDE SAMPLE 4'X4' SAMPLE OF ALL HARDSCAPE MATERIAL ON SITE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR MUST SUBMIT SUBSTITUTIONS IN WRITING WITH FULL SPECIFICATIONS OF PRODUCT DATA AS WELL AS SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.

NOTES:

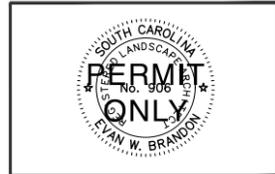
1. INSTALL CAST IN PLACE TRUNCATED DOME DETECTABLE WARNING PANELS.
2. INSTALL ACROSS ENTIRE WIDTH OF RAMP USING 24" X 36" PANELS (CUT AS REQUIRED TO FIT).
3. PANELS ARE TO BE DARK GRAY IN COLOR.



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



1060 E. Montague Ave.
 Suite 315
 N. Charleston SC, 29405
 843.733.3325



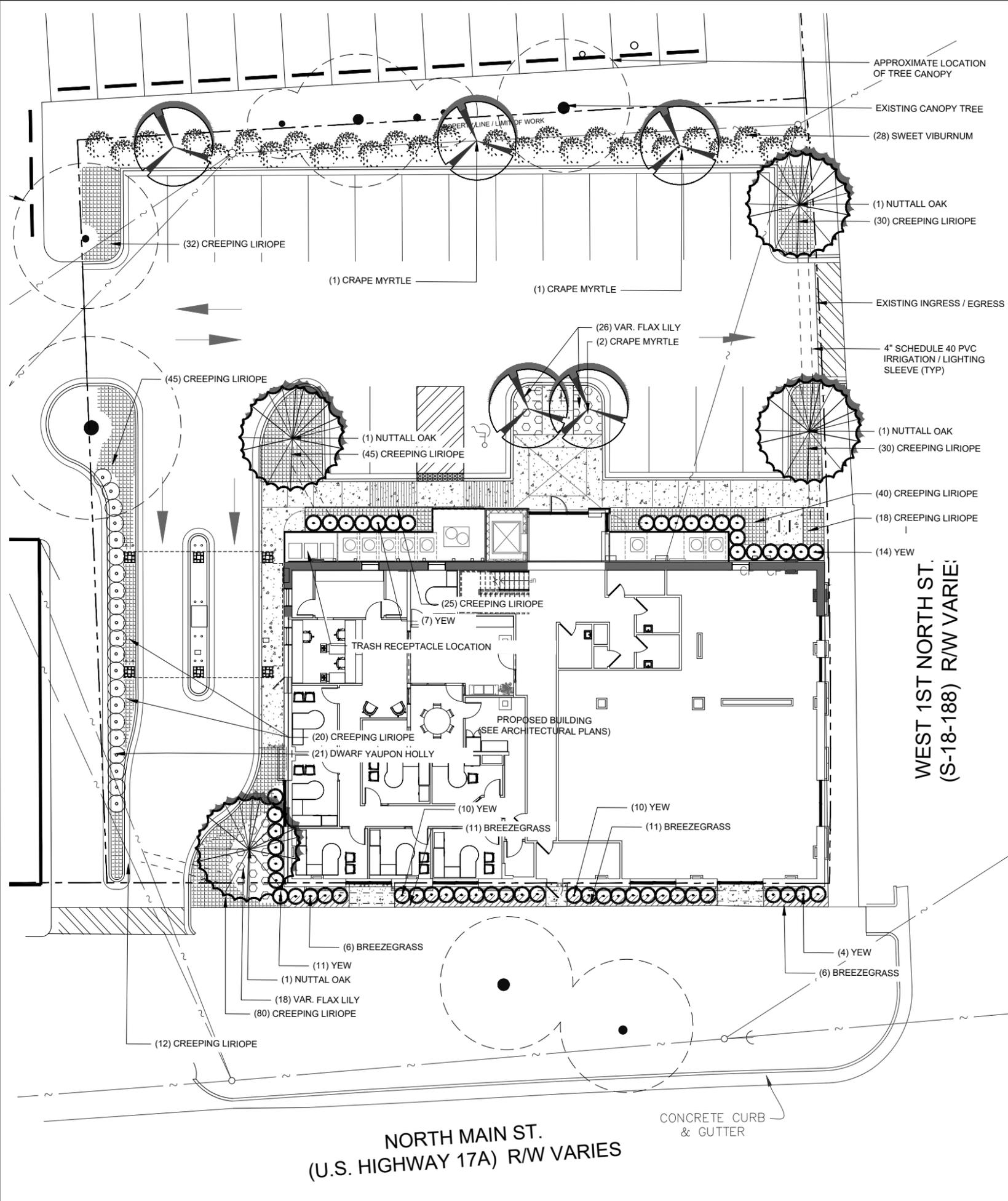
AMERIS BANK
 140 NORTH MAIN ST.
 SUMMERVILLE, SC 29483

REVISIONS	DATES
PERMIT SET	06.23.20

DRAWN BY	JGK
REVISED BY	GCS
CHECKED BY	MLF

L02
 SITE PLAN

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



IRRIGATION NOTES:

1. ALL PLANT MATERIAL SHALL BE IRRIGATED.
2. IRRIGATION SHALL BE INCLUDED IN THE CONTRACTORS BASE BID.
3. CONTRACTOR TO COORDINATE WITH THE OWNER FOR LOCATION AND POWER SOURCE FOR IRRIGATION CLOCK, AND WATER SOURCE.
4. ALL PLANT BEDS SHALL RECEIVE IN-LINE DRIP IRRIGATION SPACED NO GREATER THAN 24" APART, AND ALL SODDED AREAS SHALL RECEIVE OVERHEAD SPRAY IRRIGATION.
5. SPRAY IRRIGATION SHALL NOT BE CAST ONTO ANY HARDSCAPE AND/OR VERTICAL ELEMENTS.
6. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR TEMPORARY IRRIGATION SYSTEM SERVICES, PERMITS AND FEES AS NEEDED.

GENERAL NOTES:

1. CONTRACTOR TO STAKE SITE ELEMENTS IN THE FIELD FOR LANDSCAPE ARCHITECTS' APPROVAL PRIOR TO CONSTRUCTION.
2. WORKMANSHIP SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL AND OWNERS ACCEPTANCE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

PLANT SCHEDULE:

TREES				
Quantity	Botanical Name	Common Name	Size	Remarks
5	Quercus texanna	Nuttall Oak	3" Cal.	Full, well formed
6	Lagerstroemia indica 'Natchez'	'Natchez' Crape Myrtle	8' Min.	Full, well formed
SHRUBS				
Quantity	Botanical Name	Common Name	Size	Remarks
57	Podocarpus macrophyllus	Japanese Jew	7 gal.	Full, well formed
28	Viburnum odoratissimum	Sweet Viburnum	7 gal.	Full, well formed
21	Ilex Vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	Full Container
GROUNDCOVERS, PERENNIALS & GRASSES				
Quantity	Botanical Name	Common Name	Size	Remarks
377	Liriope spicata	Creeping Liriope	1 gal.	Full, well formed
44	Dianella tasmanica 'Variegata'	Var. Flax Lily	1 gal.	Full, well formed
34	Lomandra longifolia	Breeze Grass	1 gal.	Full Container



1060 E. Montague Ave.
Suite 315
N. Charleston SC, 29405
843.733.3325

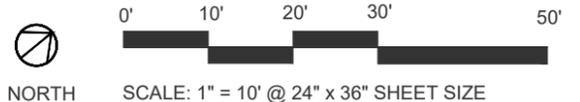


AMERIS BANK
140 NORTH MAIN ST.
SUMMERVILLE, SC 29483

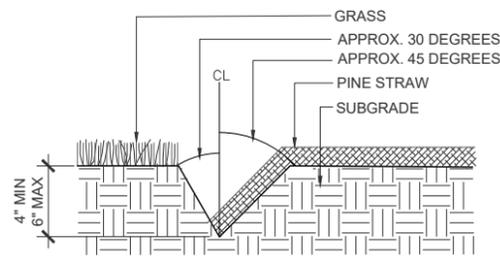
REVISIONS	DATES
PERMIT SET	06.23.20

DRAWN BY	JGK
REVISED BY	GCS
CHECKED BY	MLF

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

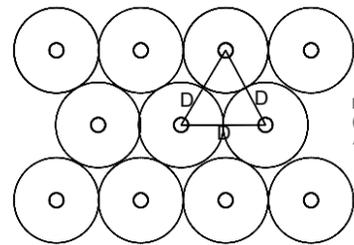


L03
PLANTING
PLAN

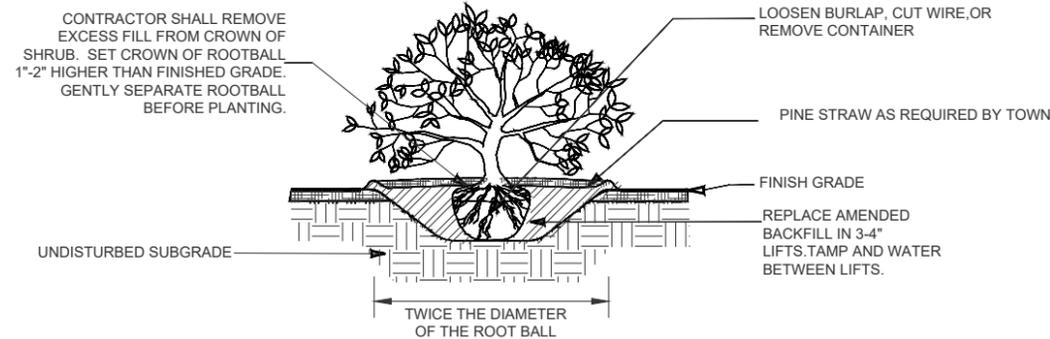


NOTES:
 1. EXCAVATE TRENCH BY HAND WITH SPADE. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE APPLYING PINE STRAW.

1 TRENCH EDGE
 NOT TO SCALE

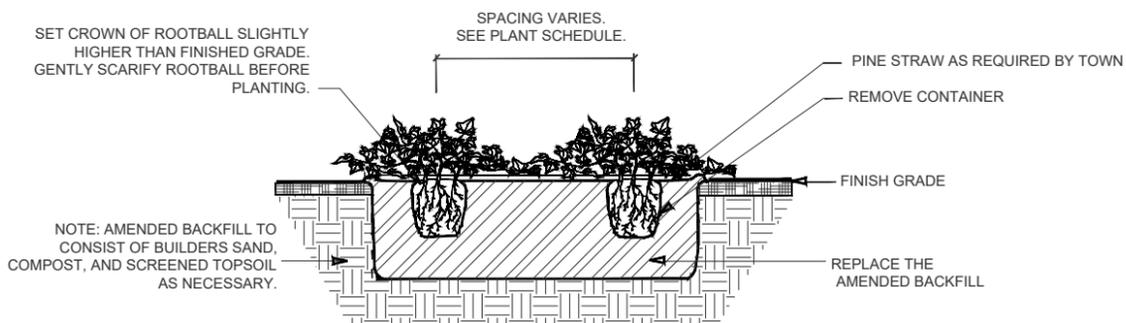


2 SHRUB / GROUND COVER SPACING
 NOT TO SCALE

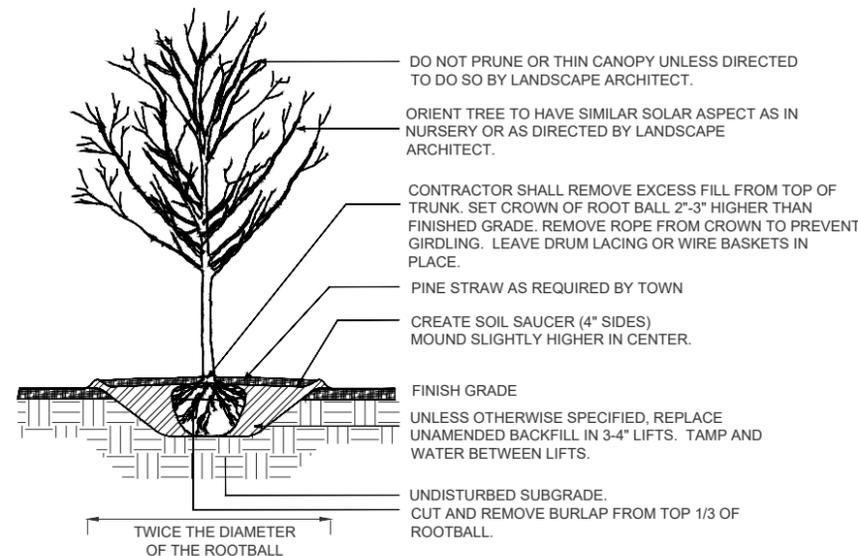


NOTE:
 1. AMENDED BACKFILL TO CONSIST OF BUILDERS SAND, COMPOST, AND SCREENED TOPSOIL AS NECESSARY.
 2. WHERE SHRUBS ARE PLANTED IN BEDS, STRAW TO COVER ENTIRE BED.

3 SHRUB INSTALLATION
 NOT TO SCALE



4 GROUND COVER INSTALLATION
 NOT TO SCALE



5 TREE PLANTING DETAIL
 NOT TO SCALE

PLANTING NOTES:

- * DENOTES THE LANDSCAPE ARCHITECT IS TO REVIEW PHOTOS PRIOR TO PURCHASE OF TREES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY LOCATOR SERVICE, NO CUTS (1.800.922.0983), TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES. CONTRACTOR TO MAKE THIS CONTACT PRIOR TO BEGINNING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- TREE PLANTINGS AND BED LINES SHALL BE STAKED BY LANDSCAPE CONTRACTOR FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PLANTING LOCATIONS AS NEEDED.
- BASE BID ITEMS INCLUDE ALL GRADING, PLANTINGS, MULCHING, AN IRRIGATION SYSTEM WHICH INCLUDES TAP FEES, A BACKFLOW PREVENTER, RAIN GAUGE, TWO HOSE BIBS AND 100% COVERAGE TO ALL PLANT BEDS AND TURF ON SITE. ALL PLANT BEDS SHALL RECEIVE IN-LINE DRIP IRRIGATION SPACED NO GREATER THAN 24" APART, AND ALL SODDED AREAS SHALL RECEIVE OVERHEAD SPRAY IRRIGATION. SPRAY IRRIGATION SHALL NOT BE CAST ONTO ANY HARDSCAPE AND/OR VERTICAL ELEMENTS. LANDSCAPE CONTRACTOR TO PROVIDE AS-BUILD DRAWING PER REQUEST OF ARB.
- PINE STRAW TO BE APPLIED TO ALL LANDSCAPE BEDS AS REQUIRED BY THE TOWN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTS & WORK DURING THE COURSE OF THE PROJECT UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL SUSPECTED UNDERGROUND UTILITIES MAY EXIST. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. ALSO, HE SHALL EXERCISE INDUSTRY STANDARD SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
- LANDSCAPE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR TEMPORARY IRRIGATION SYSTEM SERVICES, PERMITS AND FEES AS NEEDED.
- LANDSCAPE CONTRACTOR TO PROVIDE 3" BEE'S FERRY COMPOST OR APPROVED EQUAL TO ALL BEDS AND FINE GRADE TO PROVIDE SMOOTH TRANSITION INTO EXISTING GRADES. GRADE TO PREVENT PONDING.
- CONTRACTOR SHALL VERIFY PLANT COUNT. PLANT MATERIAL LIST IS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTORS SHALL MAKE THEIR OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO THEIR SATISFACTION. THE SYMBOLS ON THE PLANTING PLAN SUPERCEDE THE PLANT SCHEDULE. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL REPORT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING TO LANDSCAPE ARCHITECT.
- IF SEASONAL CONDITIONS NECESSITATE THE NEED FOR CONTAINER GROWN STOCK WHEN BALLED AND BURLAPPED PLANT MATERIAL IS SPECIFIED, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SUBSTITUTION.
- CONTRACTOR SHALL SUBMIT SEVERAL SOIL SAMPLES OF EXISTING SOIL AND ADDITIONAL SOIL BROUGHT ON-SITE. CONTRACTOR SHALL PROVIDE RESULTS TO LANDSCAPE ARCHITECT AND VERIFY THAT SOIL CONDITIONS ARE OPTIMAL BEFORE ANY PLANTING COMMENCES.
- REQUIREMENTS FOR MEASUREMENT, BRANCHING, GRADING, QUALITY OF CONTAINER GROWN PLANTS AND BALLED AND BURLAPPED PLANTS SHALL FOLLOW OR EXCEED THE STANDARD CURRENTLY RECOMMENDED BY THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.



1060 E. Montague Ave.
 Suite 315
 N. Charleston SC, 29405
 843.733.3325



AMERIS BANK
 140 NORTH MAIN ST.
 SUMMERVILLE, SC 29483

REVISIONS	DATES
PERMIT SET	06.23.20

DRAWN BY	JGK
REVISED BY	GCS
CHECKED BY	MLF

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

L04
 PLANTING
 DETAILS & NOTES