



**TOWN OF SUMMERVILLE
DESIGN REVIEW BOARD – AGENDA
Summerville Municipal Complex
Summerville Council Chambers or Zoom Virtual Meeting
August 20, 2020 4:00 p.m.**

Approval of July 16, 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. Limehouse Village Amenity Center – Proposed Amenity Center for the Limehouse Village Subdivision on Dorchester Road (PUD)**
The applicant is requesting Conceptual Review
- 2. 1525 Old Trolley Raod – Façade improvements for the Trolley Square Shopping Center (UC-MX)**
The Applicant is requesting Final Approval
- 3. Summerville Commons – 270 Unit Multi-Family development at Berlin G Myers Parkway and E. 9th North Street (Proposed G-B upon Annexation)**
The applicant is requesting Conceptual Review
- 4. Signs:**

Miscellaneous:

NONE

ADJOURN:

Posted August 13, 2020

Design Review Board Minutes
Thursday, July 16, 2020
Zoom Virtual Meeting

Members Present:

Bill Beauchene
Chris Karpus
Chris Campeau
Michael Gregor
Candace Pratt
Hart Weatherford

Staff Present:

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

Items on the agenda:

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

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

Mr. Campeau asked for consideration of the June 18, 2020 meeting minutes. Mr. Beauchene made a motion for approval of the minutes as presented and Ms. Rogerson seconded. The motion carried 4-0.

OLD BUSINESS

1. **None**

NEW BUSINESS

1. **140 N. Main Street** – The first item under New Business was a request for Preliminary Approval of the proposed construction of a canopy over the proposed drive through lanes for Ameris Bank, which is to be a tenant in the building being redeveloped at 140 N. Main Street. Mr. Macholl explained the request and reminded the Board that they had requested that this improvement was requested to be brought back before the board at the time of Final Approval for the building earlier in the year. Mr. Hank D'Antonio of Goff D'Antonio Architects and Mr. Charles Hudgens of Ameris Bank were present on the Zoom Meeting to discuss the project. Mr. D'Antonio explained that only the drive through canopy is proposed. He explained that the circulation of the site will be customers coming into the site from the entrance on W. 1st North Street going under the canopy and exiting onto N. Main Street. There will be two lanes, with two tellers, and an ATM. The color scheme was planned to match the approved building colors. He noted that there was a limiting factor to the height of the canopy, and screening, the 2nd story windows on that side of the building. The canopy would have stucco panels to match the building with the same decking material on the underside that was used as an accent on other parts of the building. Mr. Campeau asked if there were any staff comments. Mr. Macholl said none. Mr. Beauchene felt that it was pretty straight forward and a good fit. Mr. Karpus felt that it looks great, but warned that they should make sure that they are maintaining the visual clearance needed for safety. Mr. Campeau suggested some contrasting coping at the top of the canopy Mr. D'Antonio stated that it would be possible.

Mr. Beauchene made a motion for Final Approval. The motion was seconded by Ms. Rogerson. The motion passed unanimously 5-0.

MISCELLANEOUS:

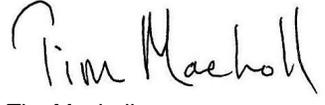
There were no items under miscellaneous.

ADJOURN:

There being no further business, the meeting was adjourned at 4:17 PM on a motion by Ms. Rogerson and a second by Ms. Pratt. 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
August 20, 2020 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: August 13, 2020

GENERAL INFORMATION

Applicant: Thomas & Hutton
Property Owner: Lennar Carolinas LLC.
Requested Action: The applicant is requesting Conceptual Review of a proposed amenity center for the Limehouse Crossing Subdivision
Requested Approval: Conceptual Review
Existing Zoning: PUD Planned Development District
Adjacent Zoning: **North:** PUD Planned Development District
South: PUD Planned Development District
East: PUD Planned Development District
West: PUD Planned Development District
Location: Limehouse Crossing
Existing Land Use: Residential Subdivision
Prior Approvals: First Meeting

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 proposed facility is subject to Design Review Board Approval.

SITE DEVELOPMENT OF LIMEHOUSE AMENITY CENTER CONCEPTUAL CRB SUMMERVILLE, SOUTH CAROLINA

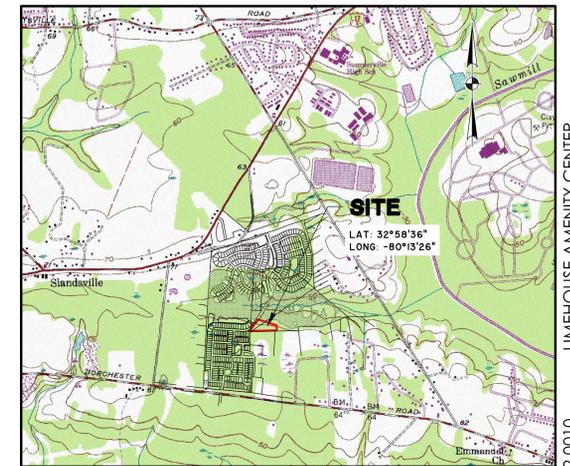
PREPARED FOR:
LENNAR CAROLINAS, LLC
216 SEVEN FARMS DRIVE, SUITE 200
CHARLESTON, SC 29492

TM# 152-00-00-120

JULY 31, 2020

J-26522.0010

PREPARED BY:



VICINITY MAP
SCALE: 1" = 2000'

J-26522.0010
LIMEHOUSE AMENITY CENTER
CONCEPTUAL CRB

Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
C.1	AERIAL SITE PLAN
C.2	EXISTING SITE PICTURES
C.3	EXISTING CONDITIONS AND TREE SURVEY
C.4	SITE PLAN
C.5	GRADING & UTILITY PLAN
L.1	LANDSCAPE PLAN
L.2	PLANTING DETAILS & GENERAL NOTES
R.1	RENDERING FRONT
R.2	RENDERING REAR
A.1	FOUNDATION PLAN - CONTROL JOINT DETAIL
A.2	FLOOR PLAN - RESTROOM EQUIPMENT SCHEDULE ETC.
A.3	ROOF PLAN
A.4	ELECTRICAL PLAN - LIGHTING AND FAN LEGEND
A.5	EXTERIOR ELEVATIONS - FRONT AND LEFT ELEVATIONS
A.6	EXTERIOR ELEVATIONS - REAR & RIGHT ELEVATIONS
A.7	BATHROOM DETAILS & ADA DETAILS
A.8	BUILDING DETAILS

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

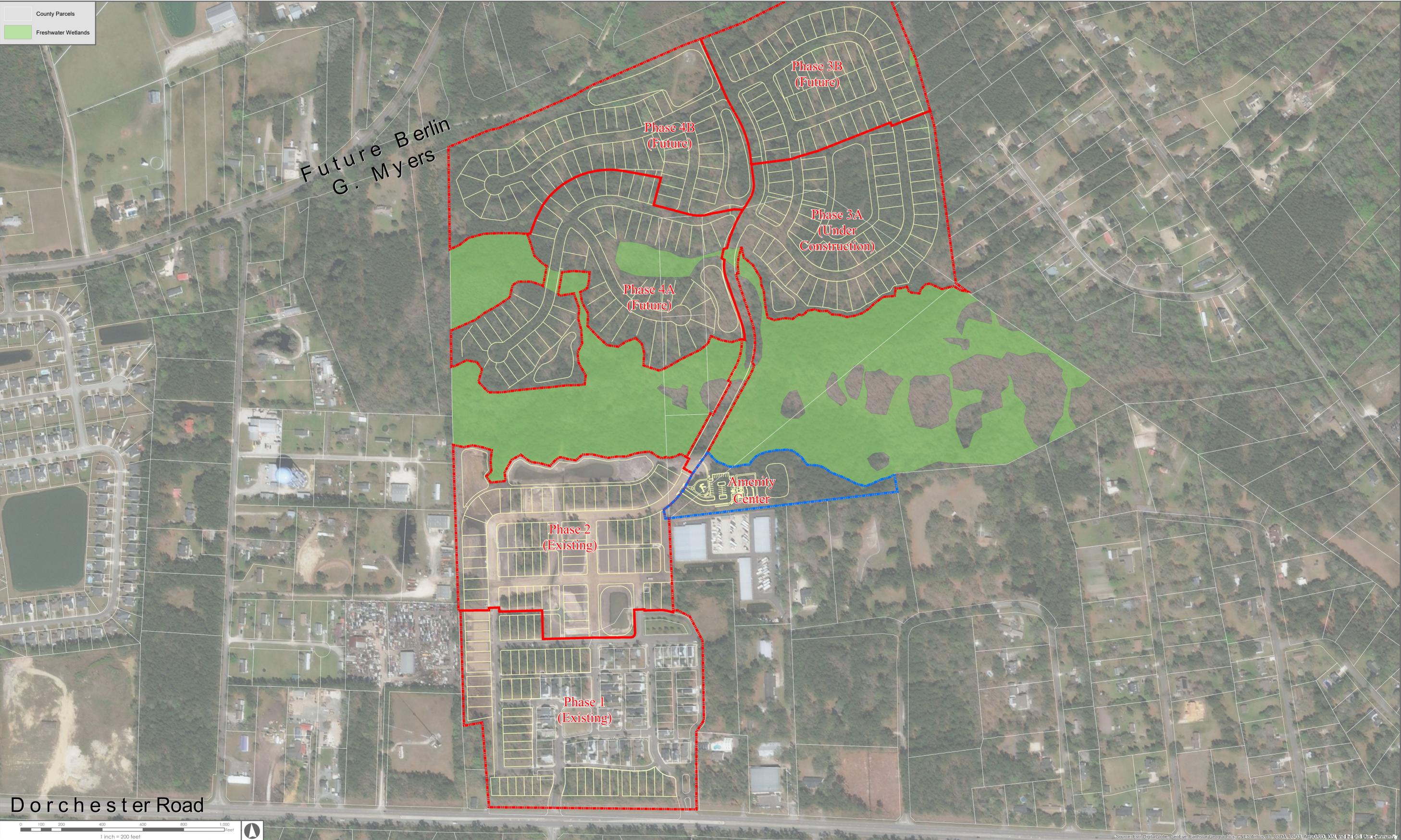


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County Parcels
Freshwater Wetlands



Dorchester Road

Future Berlin
G. Myers

Phase 3B
(Future)

Phase 4B
(Future)

Phase 3A
(Under
Construction)

Phase 4A
(Future)

Amenity
Center

Phase 2
(Existing)

Phase 1
(Existing)

0 100 200 400 800 1,000 Feet		1 inch = 200 feet	[North Arrow]
Job Number:	Produced:		
File: Z:\26522_26522.0010\GIS\Mxd\Aerial Photo.mxd			
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Limehouse Village Amenity

Town of Summerville, SC

Aerial Site Plan



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Limehouse Village Amenity: Aerial Site Plan



Limehouse Village Amenity: Existing Site Pictures

0 25 50 100 150 200 250 Feet

1 inch = 50 feet

Job Number:	Produced:	Produced by:	Modified: 7/30/2020	Modified by:
File: Z:\26522_26522.0010\GIS\Map\Site Pictures.mxd				Vertical Datum:

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Limehouse Village Amenity

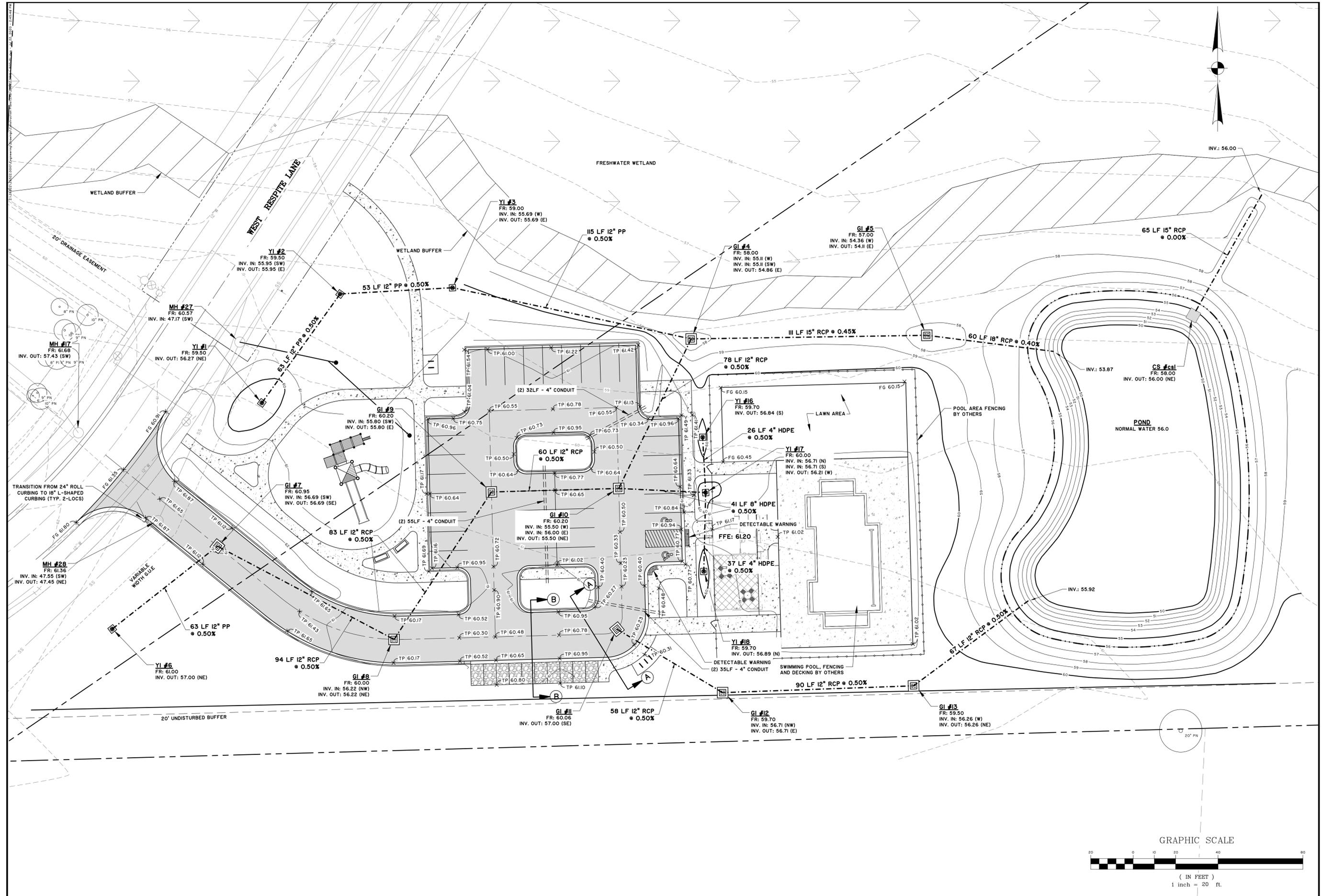
Town of Summerville, SC

Existing Site Pictures



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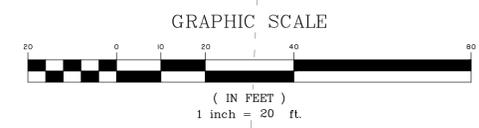
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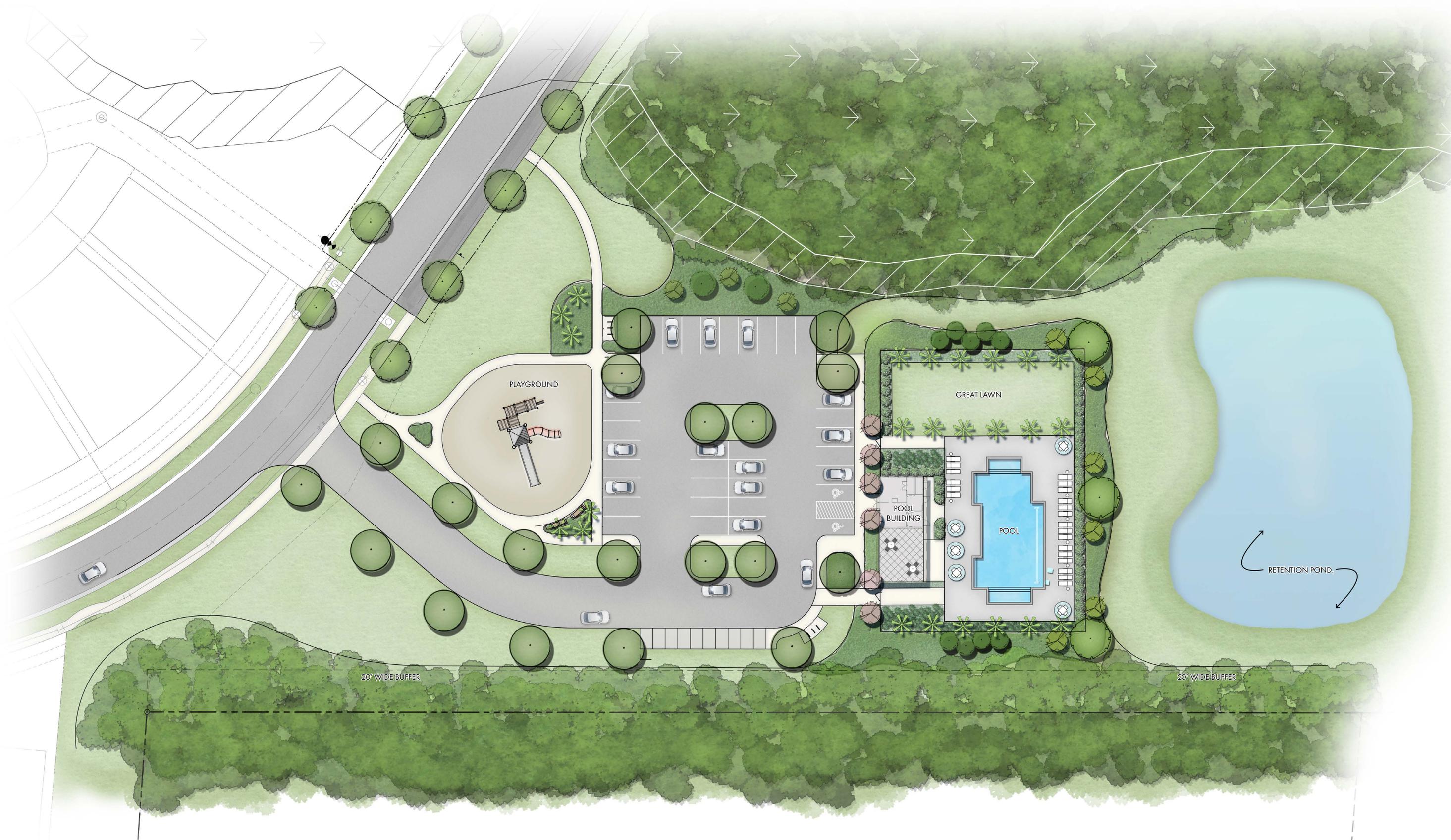
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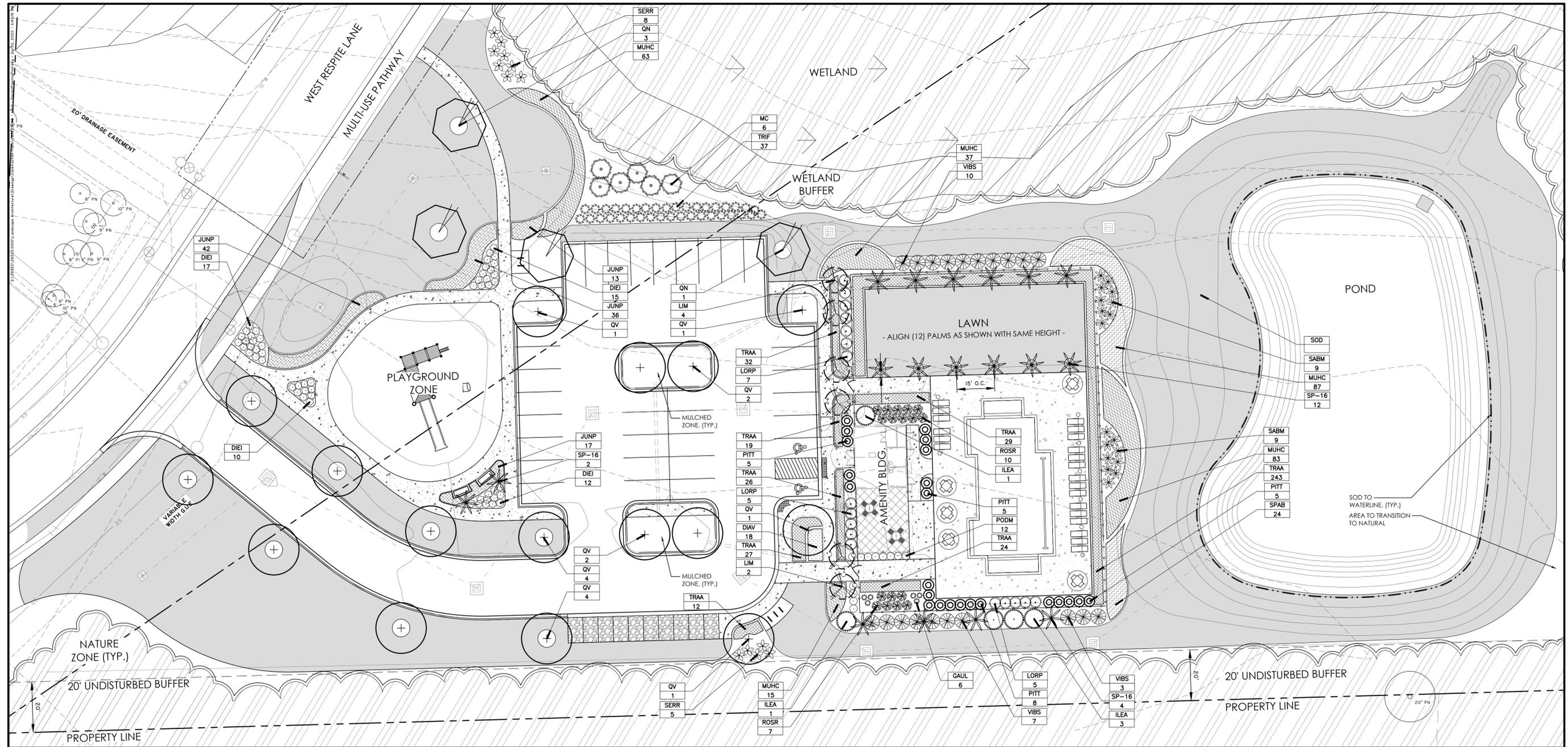
LENNAR CAROLINAS, LLC
 SUMMERVILLE, SOUTH CAROLINA
 LIMEHOUSE AMENITY CENTER
 GRADING & UTILITY PLAN

JOB NO: J-26522.0010
 DATE: 7/31/20
 DRAWN: JS
 DESIGNED: JS
 REVIEWED: JH
 APPROVED: CFM
 SCALE: 1" = 20'

C.4







LANDSCAPE NOTES:

AMENITY SITE IS PART OF THE LIMEHOUSE P.U.D.
 BUFFER REQUIREMENTS: 20' PERIMETER SETBACK & BUFFER AROUND THE EXTERIOR OF THE PUD. THE AMENITY SITE HAS THIS CONDITION ALONG THE SOUTHERN SIDE OF THE SITE AND HAS BEEN NOTED ON THE PLANS. AREA TO BE LEFT UNDISTURBED. HOWEVER, ADDITIONAL, EVERGREEN PLANT MATERIAL MAY BE PLANTED AT OWNER'S DISCRETION IF EXISTING PLANT MATERIAL IS NOT SUFFICIENT FOR BUFFERING.

SITE INTERIOR LANDSCAPE REQUIREMENTS PER SECTION 32-323 (1)
 REQUIRED: 15% OF TOTAL AREA OF SITE MINUS STRUCTURES PROVIDED: ± 27% IS LANDSCAPED (±21,200 S.F.)

IMPERVIOUS CALCULATIONS
 • BUILDING FOOTPRINT: ±1,050 S.F.
 • VEHICULAR USE AREAS: ±17,205 S.F.
 • OTHER AREAS: (SWIMMING POOL, SIDEWALKS, ECT.) ±10,522 S.F.
 • TOTAL IMPERVIOUS: ±28,777 S.F. (0.66 AC)

AMENITY SITE AREA: ±2.47 ACRES - 0.66 ACRES = 1.81 ACRES

1.81 ACRES X 0.15 = 0.27 ACRES OR 11,826 S.F. REQUIRED TO BE LANDSCAPED

PARKING LANDSCAPE REQUIREMENTS PER SECTION 32-323 (2+5)
 REQUIRED: PLANTER ISLANDS EVERY 12 SPACES, MIN. 162 S.F. REQUIREMENT HAS BEEN MET.

* NOTE: SITE IS SUBJECT TO APPLICABLE SECTIONS OF THE PUD & SUMMERVILLE CODE OF ORDINANCES IN EFFECT AT TIME OF PUD.

SCHEDULE NOTES:

- CONTRACTOR TO CONFIRM FINAL SOD QUANTITIES IN THE FIELD AND IF CERTAIN PORTIONS ARE TO BE SEEDED INSTEAD. ALL DISTURBED AREAS TO BE COMPLETELY STABILIZED.
- NO WORK TO OCCUR IN WETLANDS, WETLAND BUFFERS, OR UNDISTURBED ZONES MARKED ON THE PLANS. ALL AREAS MARKED AS NATURAL ZONES THAT ARE NOT WITHIN WETLANDS OR BUFFERS ARE TO BE MULCHED.
- ALL AREAS NOT COVERED BY SOD OR HARDSCAPE ARE TO BE MULCHED. REFER TO NOTE #18 ON SHEET L.2 FOR TYPE.
- REFER TO GENERAL PLANTING / IRRIGATION NOTES ON SHEET L.2 FOR ADDITIONAL NOTES AND REQUIREMENTS

PLANT SCHEDULE

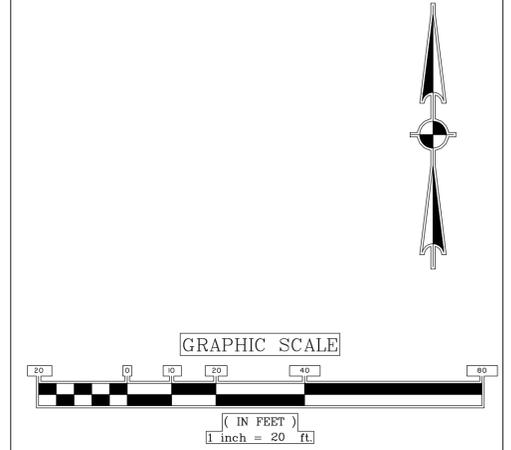
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
5	ILEA	<i>Ilex x attenuata</i> 'Eggleston'	'Eggleston' Holly	B X B OR CONT. ; 8'-10' HT. MIN.	AS SHOWN	Specimen, full to ground
6	LIM	<i>Lagerstroemia indica</i> 'Muskogee'	'Muskogee' Crepe Myrtle	B & B OR CONT. ; 10' - 12' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
4	QN	<i>Quercus nuttallii</i>	Nuttall Oak	B & B OR CONT. ; 3" CAL.	AS SHOWN	12' HT. Min.
16	QV	<i>Quercus virginiana</i>	Live Oak	B & B OR CONT. ; 3" CAL.	AS SHOWN	12' HT. Min.
18	SP-16	<i>Sabal palmetto</i>	Sabal Palm	B & B OR CONT. ; 16' HT.	AS SHOWN	Matching Hts., Clean Boat

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
17	LORP	<i>Loropetalum chinense</i> 'Ruby'	Evergreen Loropetalum 'Ruby'	CONT. ; 24" x 24"		Full
6	MC	<i>Myrica cerifera</i>	Wax Myrtle	7 GAL. 24" HT. MIN.	AS SHOWN	
23	PITT	<i>Pittosporum tobira</i> 'Variegata'	Variegated Pittosporum	3 GAL. ; 24" x 24"		Full
12	PODM	<i>Podocarpus macrophyllus</i> 'Pringles'	Dwarf Southern Yew	3 GAL. ; 24" HT. MIN.		Full, Well formed
17	ROSR	<i>Rosa</i> 'Radiko' PP 16 202	Double Knockout Rose	3 GAL. 24" HT. & SPREAD	AS SHOWN	Full & Vigorous
18	SABM	<i>Sabal minor</i>	Dwarf Palmetto	7 GAL. 24" HT. MIN.	AS SHOWN	Full & Vigorous
15	SERR	<i>Serenoa repens</i> 'Cinerea'	Silver Saw Palmetto	7 GAL. 24" HT. MIN.	AS SHOWN	Full & Vigorous
20	VIBS	<i>Viburnum suspensum</i>	Sandakwa Viburnum	7 GAL. 24" HT. & SPREAD	AS SHOWN	Full

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
18	DIAB	<i>Dianella tasmanica</i> 'Variegata'	Variegated Flax Lily	CONT. ; 1 GAL., 6" HT. MIN.	2'	Full and well formed
54	DIEI	<i>Dietes iridioides</i>	African Iris	1 GAL. ; 12" HT. & SPREAD	2.5'	Full & Vigorous
±45,150sf	SOD	<i>Eremochloa ophiuroides</i>	Centipede Grass			Dense roots, S.F. Given
6	GAUL	<i>Gaura lindheimeri</i> 'So White'	White Gaura	1 GAL. 10" HT. MIN.	AS SHOWN	Full & Vigorous
108	JUNP	<i>Juniperus squamata</i> 'Parsonii'	Parson's Juniper	1 GAL. 14" SPREAD	2.5'	Planted to Form Continuous Mass
285	MUHC	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	1 GAL. 10" HT. MIN.	2.5'	Full
24	SPAB	<i>Spartina bakeri</i>	Cord Grass	1 GAL. 12" HT. MIN.	3'	Full & Vigorous
412	TRAA	<i>Trachelopogon asiaticum</i>	Asiatic Jasmine	1 GAL. 18" Spread	2'	Splay Out all Runners & Lightly Mulch Area in Order for Jasmine to Form Dense, Continuous Mat
37	TRIF	<i>Tripsacum floridanum</i>	Dwarf Fakahatchee Grass	3 GAL. ; 24" HT.	4'	Plant to Form Continuous Mass



- PRELIMINARY -
 NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE

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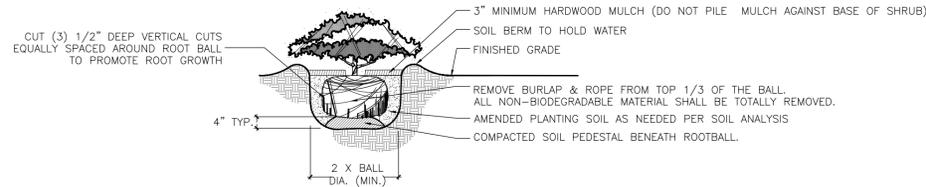
LENNAR CAROLINAS, LLC
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L.1

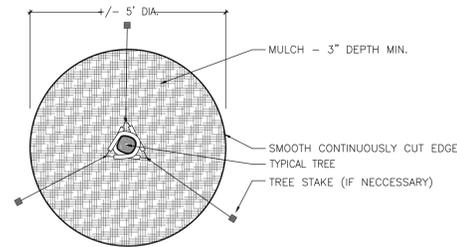
GENERAL PLANTING / IRRIGATION NOTES:

- REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENCE OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED TO PROVIDE A SPECIFIED HEIGHT OR SPREAD, BUT A 3 GALLON IS SPECIFIED IN THE PLANT SCHEDULE, THEN THE 7 GALLON SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.
- ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
- THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
- SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
- REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
- SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
- NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
- PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
- REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
- DO NOT WRAP TREES.
- WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
- TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
- ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE-STRAW MULCH.
- ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
- ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION. REFER TO CIVIL PLANS FOR MORE INFORMATION.
- CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS UNLESS NOTED. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
- CONTRACTOR SHALL OBTAIN TOWN OF SUMMERVILLE, SC IRRIGATION PERMIT AND ALL OTHER NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
- ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF SUMMERVILLE.
- ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
- FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL, UNLESS OTHERWISE NOTED.



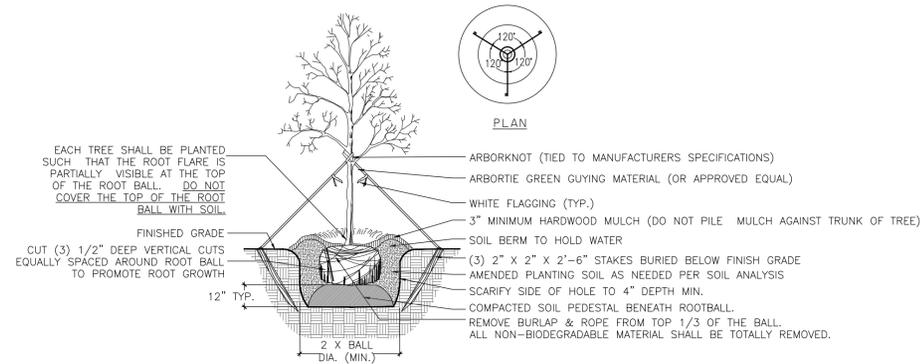
- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE



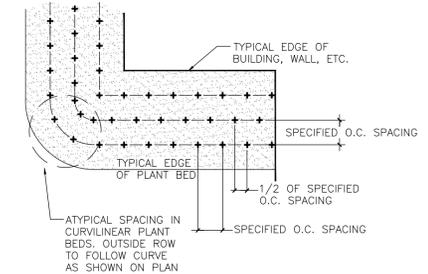
- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - APPLY MULCH IN A ± 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDDED AREA.

TREE RING
NOT TO SCALE



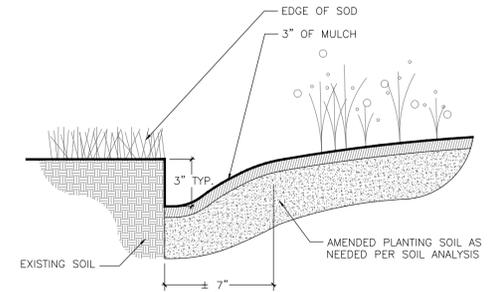
- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
 - PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
 - REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
 - NEVER CUT A CENTRAL LEADER.
 - FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



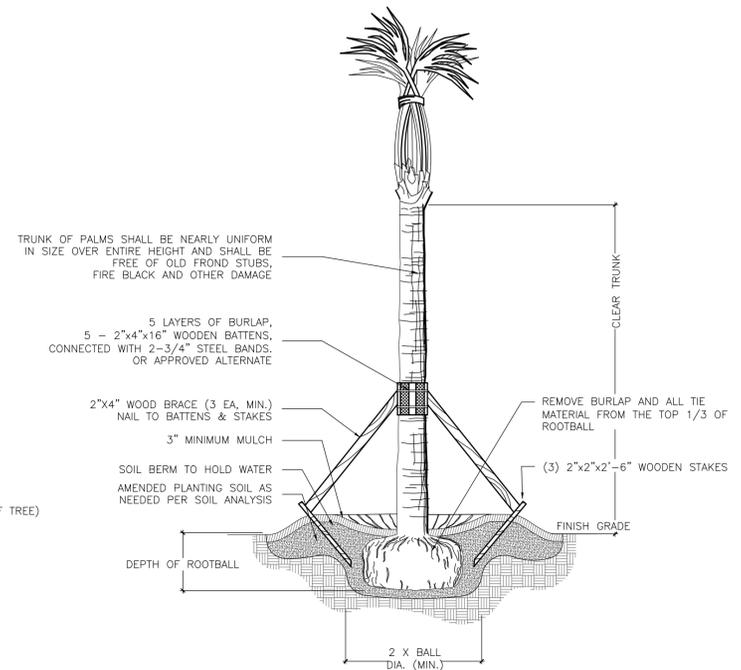
- NOTES:
- EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE



- NOTES:
- TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

SOD TO PLANT BED EDGE
NOT TO SCALE



- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
 - SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL OTHER PALM SPECIES MUST HAVE FRONDS TIED W/Biodegradable STRAP OR TWINE.
 - FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

PALM TREE PLANTING
NOT TO SCALE



Know what's below.
Call before you dig.

-PRELIMINARY-
NOT FOR
CONSTRUCTION

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

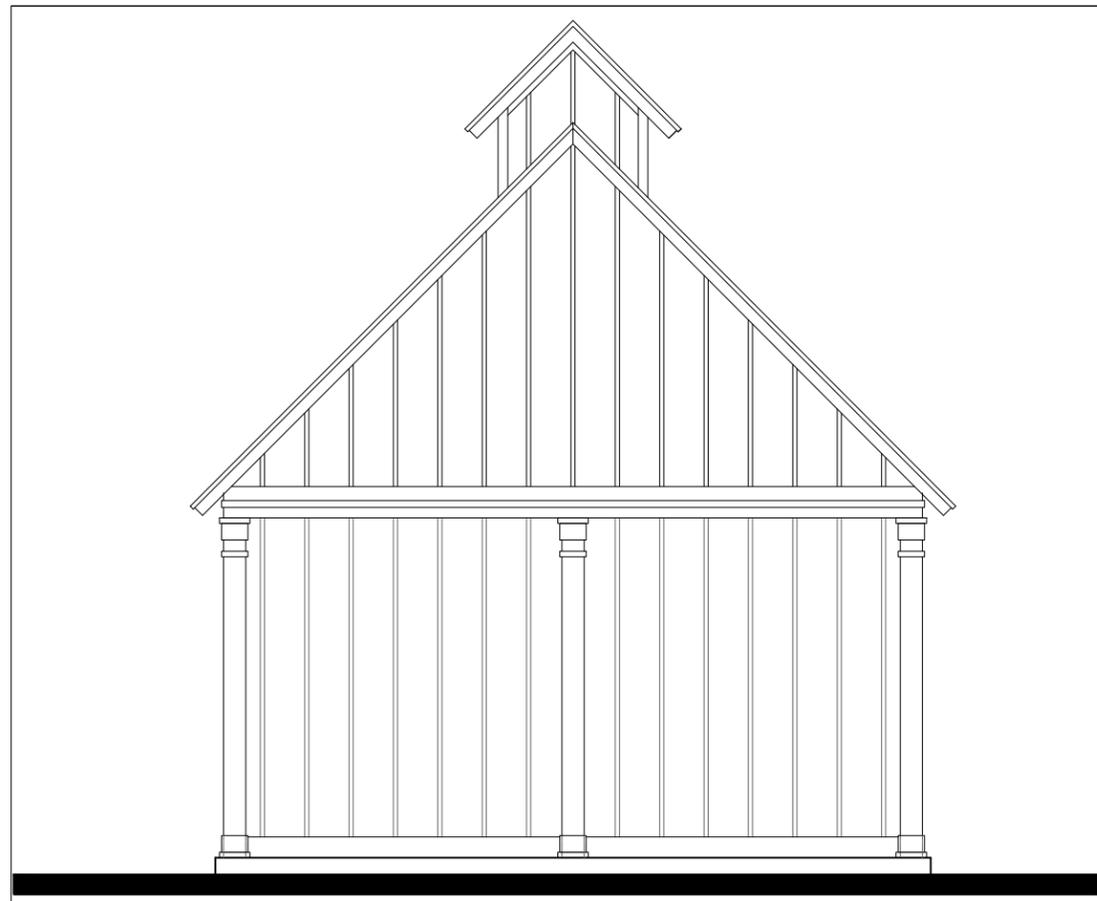
LENNAR CAROLINAS, LLC
SUMMERVILLE, SOUTH CAROLINA
LIMEHOUSE AMENITY CENTER
PLANTING DETAILS & GENERAL NOTES

JOB NO:	J-26522.0010
DATE:	7/31/20
DRAWN:	JH
DESIGNED:	JS
REVIEWED:	JH
APPROVED:	CFM
SCALE:	NOT TO SCALE

L.2







LIMEHOUSE AMENITY BUILDING
 HARDIE CLAD
 SUMMERVILLE, SOUTH CAROLINA

-SHEET INDEX-	
A.0	COVER SHEET
A.1	FOUNDATION PLAN
A.2	MAIN FLOOR PLAN
A.3	ROOF PLAN
A.4	ELECTRICAL
A.5	FRONT & LEFT ELEVATIONS
A.6	RIGHT & REAR ELEVATIONS
A.7	RESTROOM AND ADA DETAILS SHEET
A.8	STRUCTURE DETAILS SHEET
A.9	GENERAL NOTES & CODE DATA

ISSUE DATE: 03-09-2019

REVISIONS	

Limehouse Amenity Center

Lennar Homes
 1941 Savage Rd, Suite 100-6
 Charleston, SC 29407



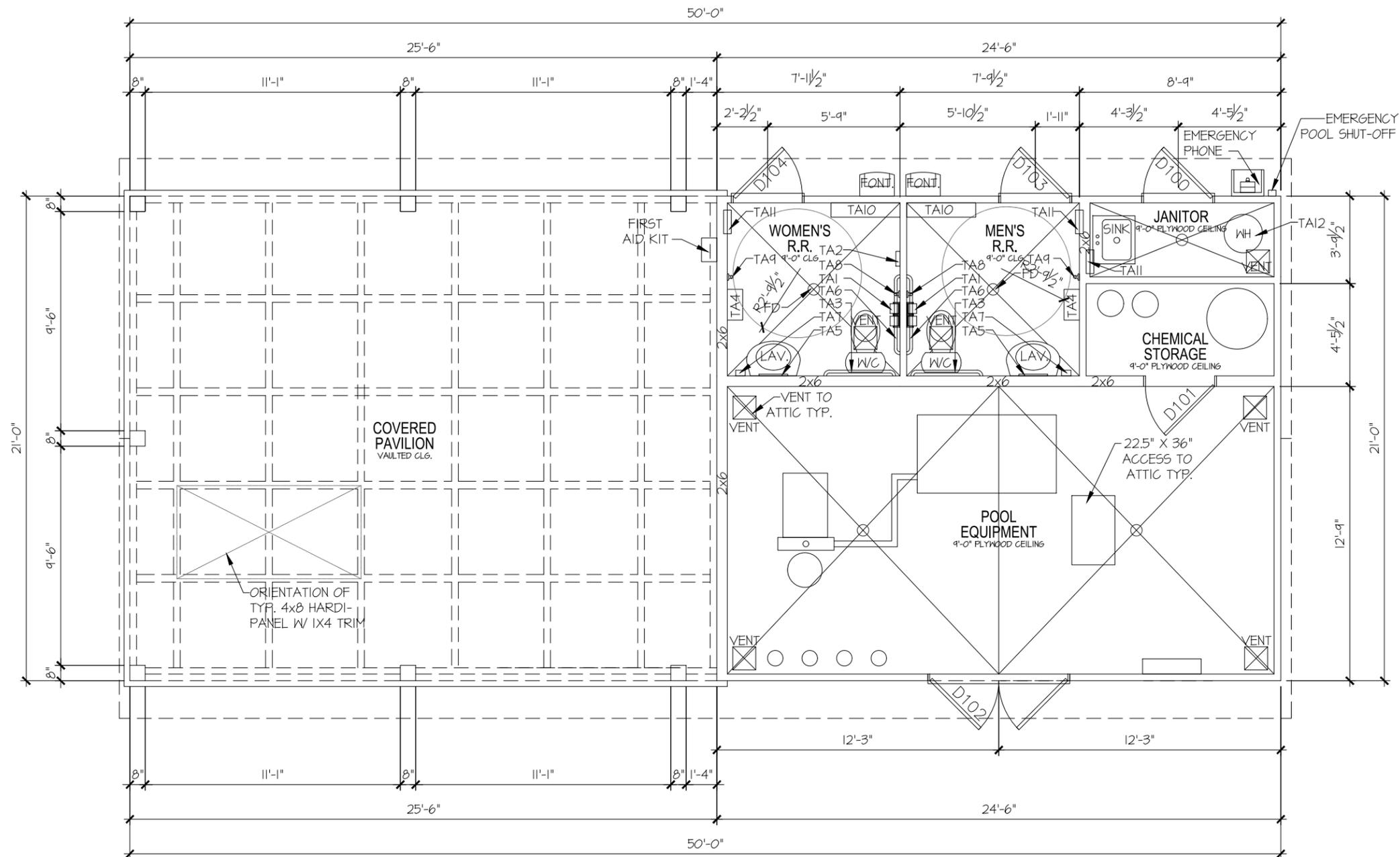
9105 E. Del Camino Drive, Suite 105
 Scottsdale, Arizona 85258
 480 663 2100

JOB NO: AM170410 PROJ MGR: CER
 DRAWN: KDB CHECKED: KDB

COVER SHEET

LIMEHOUSE
 AMENITY

A.0



RESTROOM EQUIPMENT SCHEDULE			
2	TA-1	TOILET TISSUE HOLDER-BRADLEY BR-5A10 MOUNTED 24" AFF. TO CENTER AND 36" FROM REAR WALL	● EACH TOILET
1	TA-2	SANITARY NAPKIN RECEPTACLE-BRADLEY BR-4T12-15 MOUNTED 24" AFF. TO CENTER AND 24" FROM REAR TO EDGE	● WOMENS TOILET
2	TA-3	36" GRAB BAR MOUNTED 34" AFF. IV END 12" OFF CENTER OF TOILET, BRADLEY BR-812036	● EACH TOILET
2	TA-4	PAPER TOWEL DISPENSER & TRASH RECEPTACLE-BRADLEY BR-2252 MOUNTED 65" AFF. TO TOP OF UNIT	● EACH SINK
2	TA-5	FRAMELESS MIRROR-BRADLEY BR-149-2436 CENTERED ABOVE SINK & MOUNTED 65" AFF. TO TOP OF UNIT	● EACH SINK
2	TA-6	42" GRAB BAR MOUNTED 34" AFF. IV END 12" OFF REAR WALL, BRADLEY BR-812042	● EACH TOILET
2	TA-7	SOAP DISPENSER-BRADLEY BR-6562	● EACH SINK
2	TA-8	18" VERTICAL GRAB BAR MOUNTED 41" AFF. IV END 41" OFF REAR WALL, BRADLEY BR-812018	● EACH TOILET
2	TA-9	COAT HOOK-BRADLEY BR-4185, MOUNTED 4'-6" AFF.	● EACH TOILET
2	TA-10	BABY CHANGING STATION-KOALA KB10100	● EACH TOILET
3	TA-11	ELECTRIC WALL HEATER AS SELECTED	● EACH TOILET AND JANITORS CLOSET

HARDWARE SET #1	HARDWARE SET #2
1/2 PAIR HINGES IV NRP	1/2 PAIR HINGES IV NRP
1- CLOSER W/O H. STOP	1- LOCKSET (STOREROOM)
1- RUSH	1- O.H. STOP
1- FILL	1- THRESHOLD
1- THRESHOLD	1- THRESHOLD
1- KICK PLATE	2- KICK PLATE
1- HOP PLATE	1- THROW BOLT

DOOR & FRAME SCHEDULE													
DOOR NUMB.		DOOR		LOUVER		FRAME		FIRE RATING LABEL	HDWR. SET NUMB.	NOTES			
		SIZE	THK.	WIDTH	HGHT.	MTL.	TYPE						
D100	JANITOR	3'-0" x 8'-0"	1 3/4"	RM.	F"	---	---	---	PM.	FM-I	---	H5-2	*LOUVER IN DOOR
D101	CHEMICAL STORAGE	3'-0" x 6'-8"	1 3/4"	RM.	F"	---	24"	12"	PM.	FM-I	---	H5-3	*LOUVER IN DOOR
D102	POOL EQUIPMENT	(pr)3'-0" x 8'-0"	1 3/4"	RM.	F"	---	---	---	PM.	FM-I	---	H5-4	*LOUVER IN DOORS
D103	MENS RESTROOM	3'-0" x 8'-0"	1 3/4"	RM.	F"	---	---	---	PM.	FM-I	---	H5-1	---
D104	WOMENS RESTROOM	3'-0" x 8'-0"	1 3/4"	RM.	F"	---	---	---	PM.	FM-I	---	H5-1	---

Floor Plan

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

ISSUE DATE: 03-09-2019

REVISIONS

Limehouse Amenity Center

Lennar Homes
1941 Savage Rd, Suite 100-6
Charleston, SC 29407

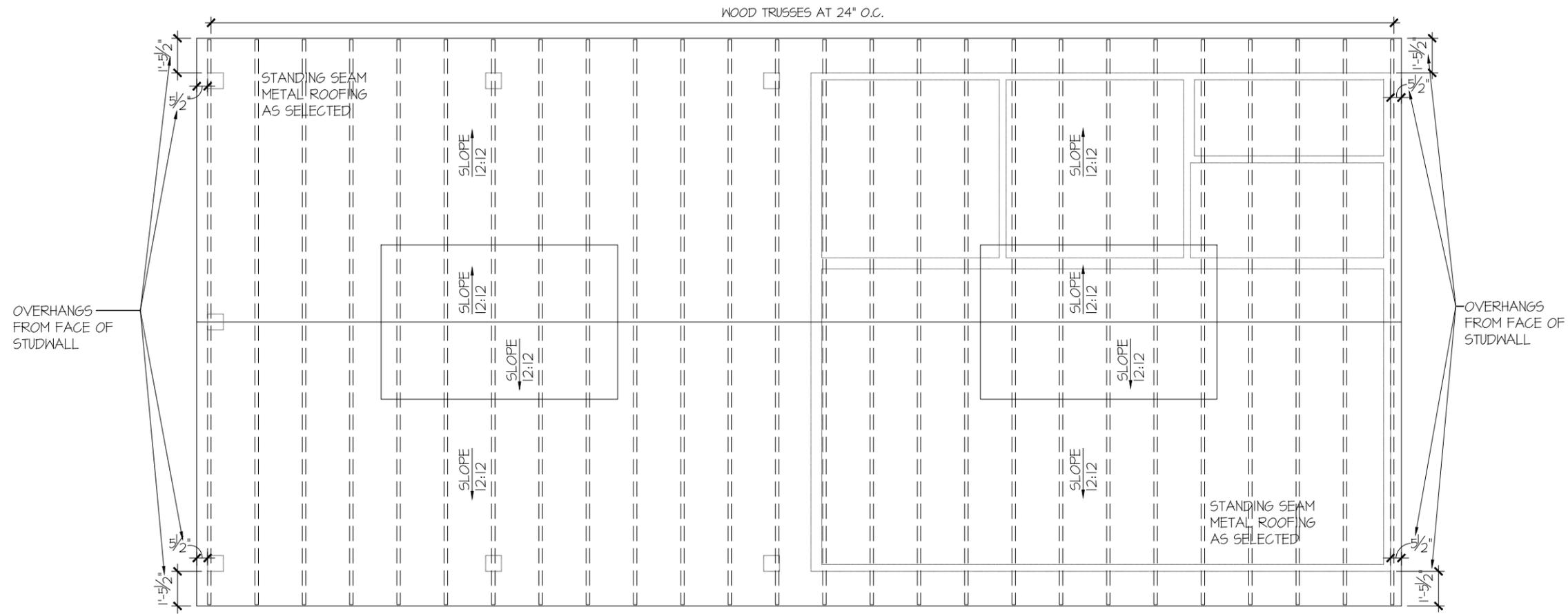


9105 E. Del Camino Drive, Suite 105
Scottsdale, Arizona 85258
480 663 2100

JOB NO: AM170410 PROJ MGR: CER
DRAWN: KDB CHECKED: KDB
FLOOR PLAN
RESTROOM EQUIPMENT SCHEDULE
HARDWARE SCHEDULE
DOOR & FRAME SCHEDULE

LIMEHOUSE
AMENITY

A.2



Roof Plan
SCALE: 3/8" = 1'-0"

ISSUE DATE: 03-09-2019

REVISIONS

Limehouse Amenity Center

Lennar Homes
1941 Savage Rd, Suite 100-6

Charleston, SC 29407

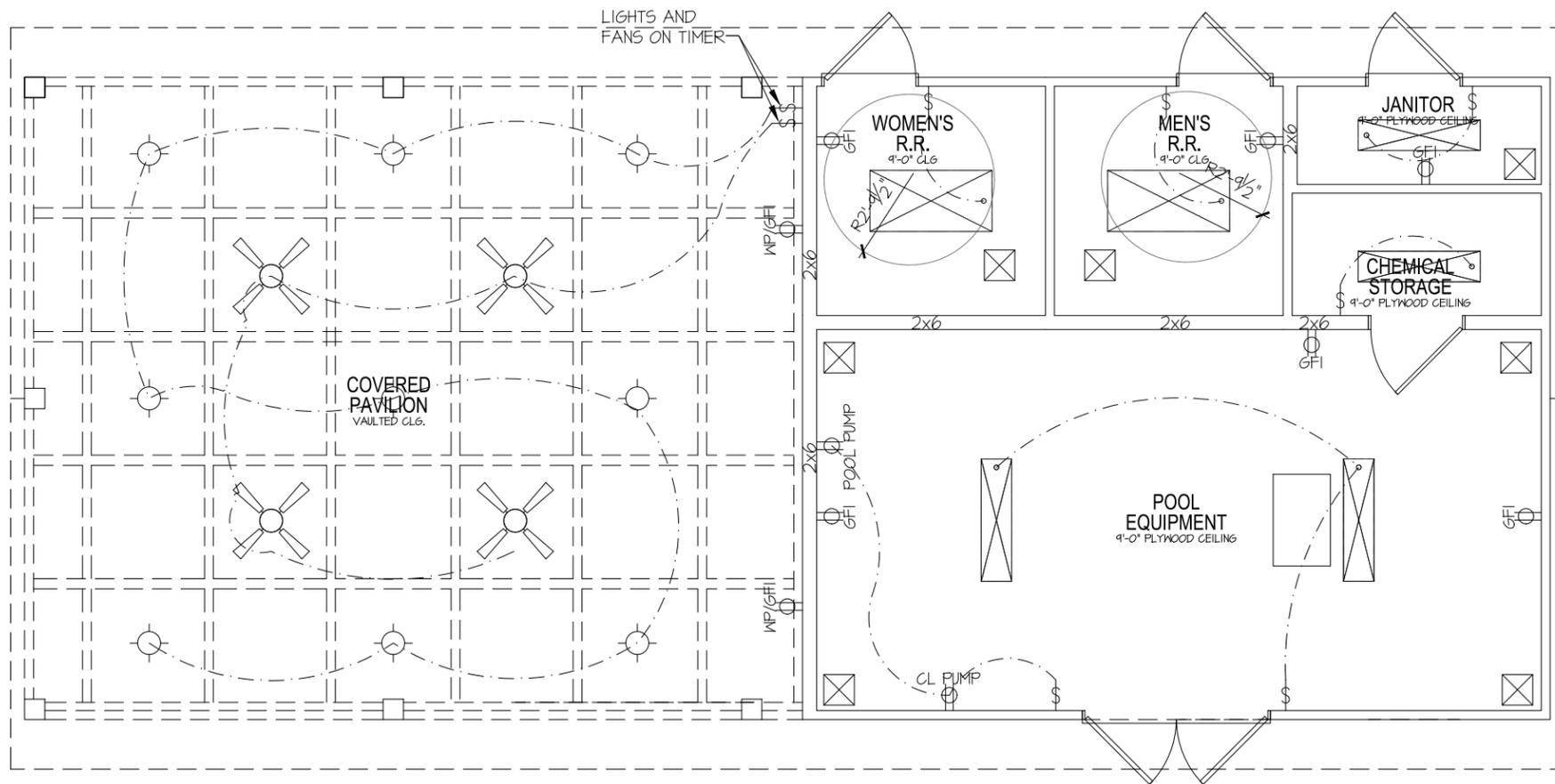


9105 E. Del Camino Drive, Suite 105
Scottsdale, Arizona 85258
480 663 2100

JOB NO: AM170410 PROJ MGR: CER
DRAWN: KDB CHECKED: KDB
ROOF PLAN

LIMEHOUSE
AMENITY

A.3



Electrical Plan

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

LIGHTING & FAN LEGEND

STYLE AND SIZE OF CEILING FAN TO BE DETERMINED, FANS TO BE HUNG FROM UNDERSIDE OF RAFTERS OR CEILING DECKING WITH DOWN ROD W/ SUFFICIENT LENGTH TO CLEAR DECKING AND TRUSS MEMBERS. BRUSHED STEEL COLOR.

INTERIOR LIGHTS ON MOTION SENSORS

2'-0" X 4'-0" FLOURESCENT CEILING MOUNT LIGHT

12x48 INDUSTRIAL FLOURESCENT SHOP LIGHTS ATTACHED TO UNDERSIDE OF TRUSSES IN POOL EQUIPMENT ROOM

12x48 INDUSTRIAL FLOURESCENT SHOP LIGHTS ATTACHED TO CEILING IN UTILITY AND CHEM. STORAGE

ISSUE DATE: 03-09-2019

REVISIONS

Limehouse Amenity Center
 Lennar Homes
 1941 Savage Rd, Suite 100-6
 Charleston, SC 29407

BSB DESIGN
www.bsbdesign.com
 9105 E. Del Camino Drive, Suite 105
 Scottsdale, Arizona 85258
 480 663 2100

JOB NO: AM170410 PROJ MGR: CER
 DRAWN: KDB CHECKED: KDB
 ELECTRICAL PLAN
 LIGHTING AND FAN LEGEND

STAFF REPORT
CDRB Meeting
August 20, 2020 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: August 13, 2020

GENERAL INFORMATION

Applicant: LFK Architects
Property Owner: Trolley Square LLC
Requested Action: The applicant is requesting Final Approval of a proposed exterior renovation of the existing shopping center
Requested Approval: Final Approval
Existing Zoning: UC-MX Urban Corridor 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: 1525 and 1545 Old Trolley Road
Existing Land Use: Existing Shopping Center
Prior Approvals: First Meeting

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.

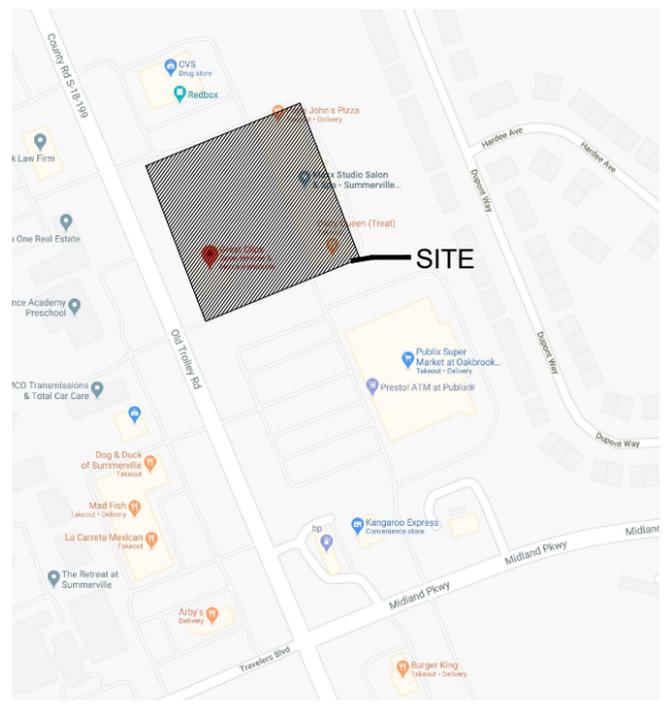
Recommendation:

The proposed exterior façade changes exceed 50% of the total façade and require Design Review Board Approval.

Trolley Square Shopping Center Proposed Facade Renovations

Trolley Square
1525 Old Trolley Rd. Summerville, South Carolina
TMS#: 153-00-00-078

DRB Review
August 20, 2020



LOCATOR MAP
NOT TO SCALE (LOCATION MAP PER GOOGLE MAPS) TRUE NORTH

OWNER:

Trolley Square, LLC
Representative: Tyler Potepan
Cell#: 843.628.9207

PROJECT TEAM:

ARCHITECTURE:
(PRIMARY CONTACT)

LFK ARCHITECTS, LLC
802 COLEMAN BLVD
SUITE 100
MOUNT PLEASANT, SC 29464

LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
843.330.8940

PROJECT DATA:

PROJECT NAME: TROLLEY SQUARE PAINTING
ADDRESS: 1545 OLD TROLLEY RD
SUMMERVILLE, SC
COUNTY: DORCHESTER
CITY: SUMMERVILLE
TMS: #153-00-00-078

GENERAL NOTES:

- DRAWINGS ARE NOT INTENDED TO BE SCALED.
- EXISTING CONDITIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- THE ARCHITECT IS TO BE NOTIFIED OF ANY VARIATIONS FROM THE DRAWING SPECIFICATIONS.
- ALL STRUCTURAL DRAWINGS AND SPECIFICATIONS INCLUDED IN THIS DRAWING SET ARE SPECIFIC TO THIS PARTICULAR SITE LOCATION/BUILDING ONLY AND ARE PROPERTY OF LFK ARCHITECTS, LLC. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS INFORMATION IS SUBJECT TO LEGAL PROSECUTION.
- LFK HAS NOT BEEN CONTRACTED FOR ONSITE CONSTRUCTION ADMINISTRATION

COPYRIGHT © 2020 LFK ARCHITECTS, LLC

SCOPE OF WORK: clean & paint existing stucco facade, clean & paint existing brick, wrap existing pipe columns in smooth fiber cement.



Aerial View of Site

ARCHITECTURAL DRAWING INDEX:

- G001 COVER SHEET, NOTES, & INDEX
- A01 - EXISTING CONDITIONS
 - A02 - EXISTING CONDITIONS
 - A03 - EXISTING 3D MODEL AERIAL
 - A04 - PROPOSED 3D MODEL AERIAL
 - A05 - EXISTING & PROPOSED 3D COMPARISON VIEW 1
 - A06 - EXISTING & PROPOSED 3D COMPARISON VIEW 2
 - A07 - EXISTING & PROPOSED ENLARGED 3D COMPARISON
 - A08 - EXISTING & PROPOSED ENLARGED PIPE COLUMNS
 - A09 - EXISTING BUILDINGS 1 & 2 FACADES
 - A10 - PROPOSED BUILDING 1 FACADES
 - A11 - PROPOSED BUILDING 2 FACADES
 - A12 - EXISTING & PROPOSED PIPE COLUMN ENLARGED ELEVATION
 - A13 - EXISTING & PROPOSED PIPE COLUMN PLAN



LFK ARCHITECTS, LLC
802 COLEMAN BLVD, SUITE 100
MOUNT PLEASANT, SC 29464
LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
phone: 843-330-8940

JOB NUMBER:	
DRAWN:	
CHECKED:	

REVISION NOTES

Trolley Square
1545 Old Trolley Rd
Summerville, SC 29485
COVER SHEET, NOTES & INDEX

SHEET NUMBER & TITLE:
G001

DRB
08.20.2020



Existing Building 1 Front Façade - West



Existing Building 2 Parking Lot Façade - East



Existing Building 2 Drive-thru Façade - South



Existing Building 2 Old Trolley Rd Façade - West

Existing Conditions

A01





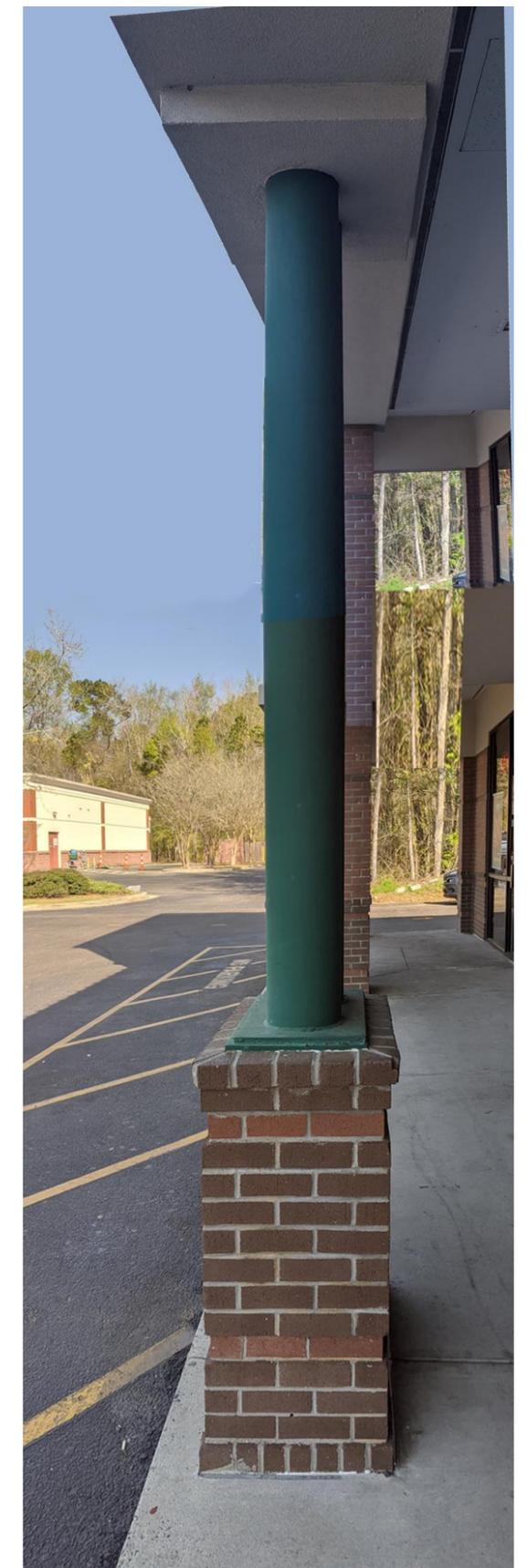
Existing Building 1



Existing Building 1 Front Façade Enlarged West



Existing Building 2 Parking Lot Façade – Enlarged East



Existing Pipe Column, Typ

A02

Existing Conditions





Existing Aerial





Proposed Aerial





Existing View of Building 1 from Entrance 1



Proposed View of Building 1 from Entrance 1

A05





Existing View Building 2 from Parking



Proposed View Building 2 from Parking

A06





Existing Enlarged View Building 1

Sherwin-Williams
SW 7669 – Summit Grey

Sherwin-Williams
SW 7006 – Extra White

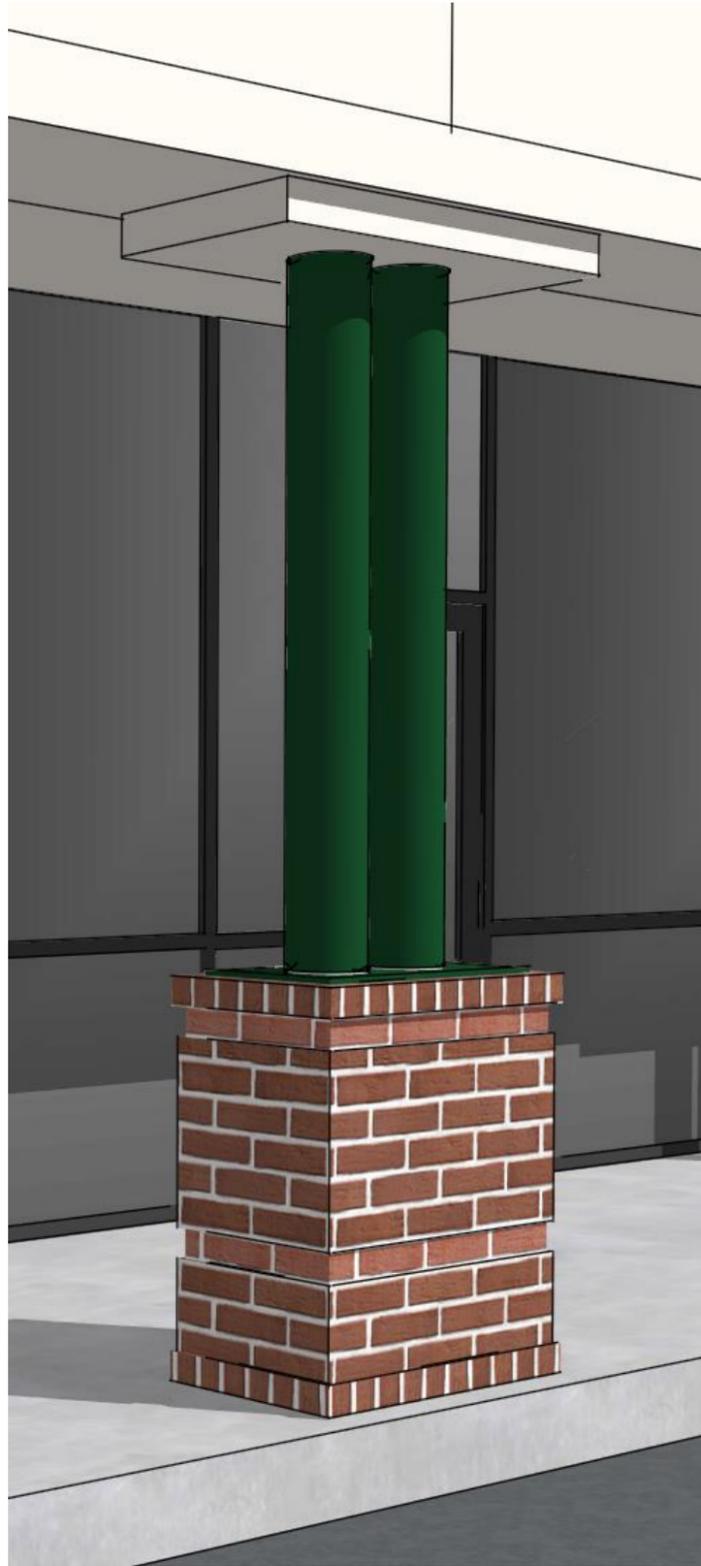


Proposed Enlarged View Building 1

Sherwin-Williams
SW 7006 – Extra White

Smooth Fiber Cement
Sherwin-Williams
SW 7006 – Extra White





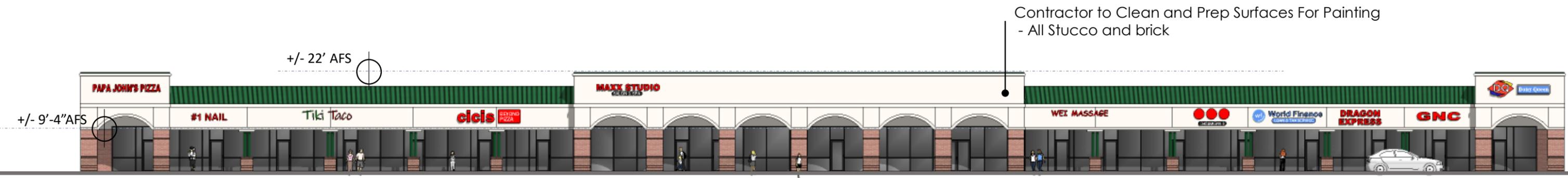
Existing Enlarged Pipe Column

- Paint existing stucco column cornice
- Smooth fiber cement trim
- Smooth fiber cement board
- Tamlyn Xtreme Corner Trim
Preformed Aluminum corner
- Smooth fiber cement trim
- Paint existing brick



Proposed Typical Pipe Column Fiber Cement Wrap



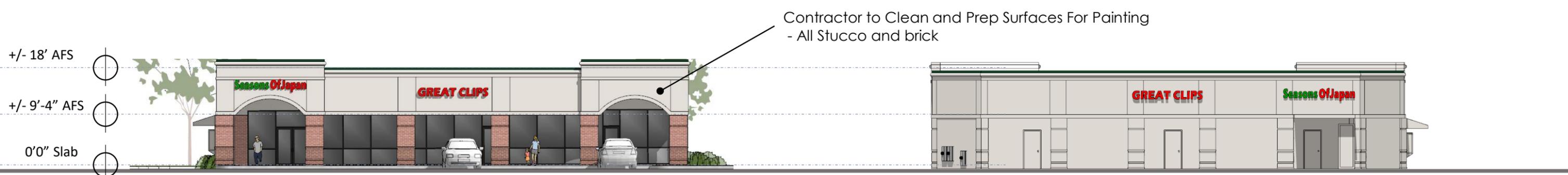


Existing Building 1 Front Facade
West



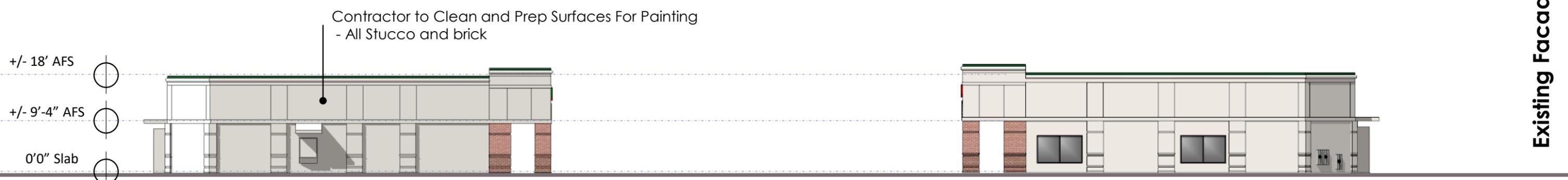
Existing Building 1 Side Facades
North

Existing Building 1 Side Facades
South



Existing Building 2 Parking Facade
East

Existing Building 2 Old Trolley Facade
West

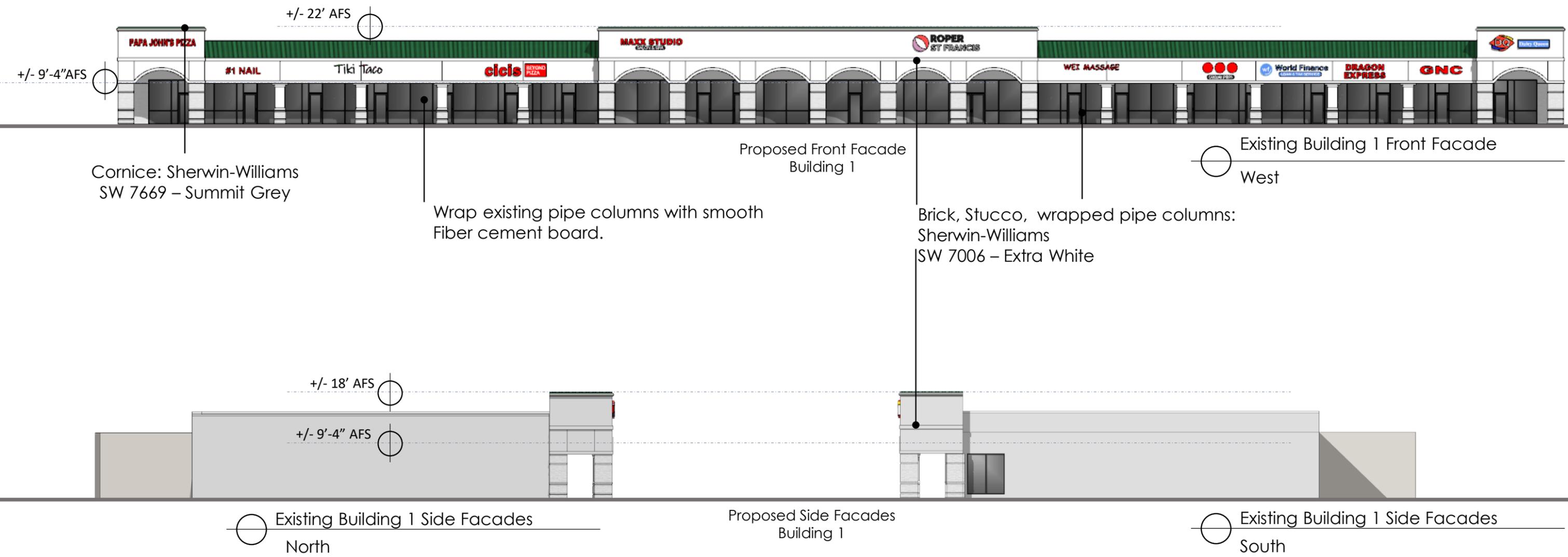


Existing Building 2 Parking Side Facade
South

Existing Building 2 Parking Side Facade
North

Existing Facades





Proposed Colors – Building 1

A010

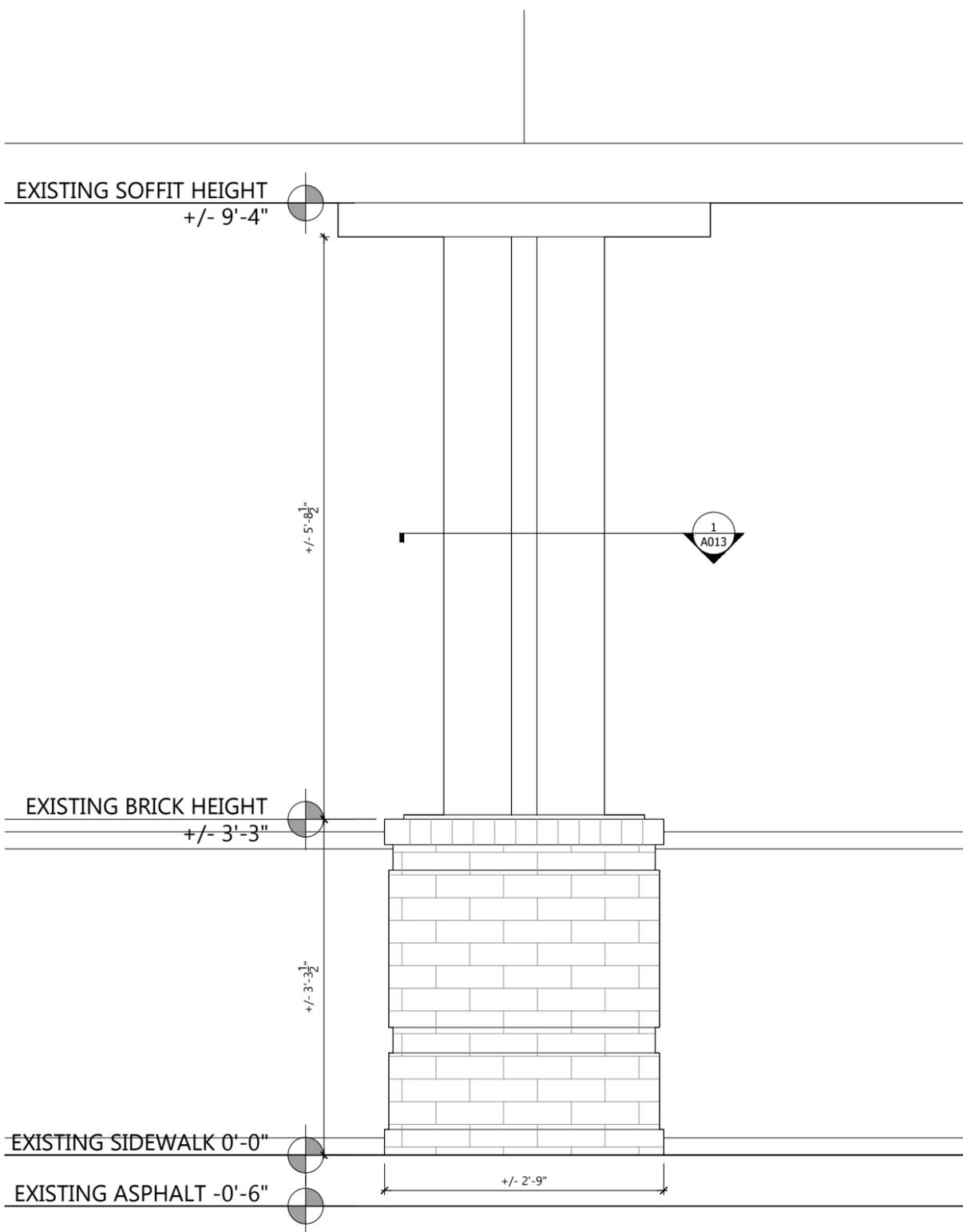




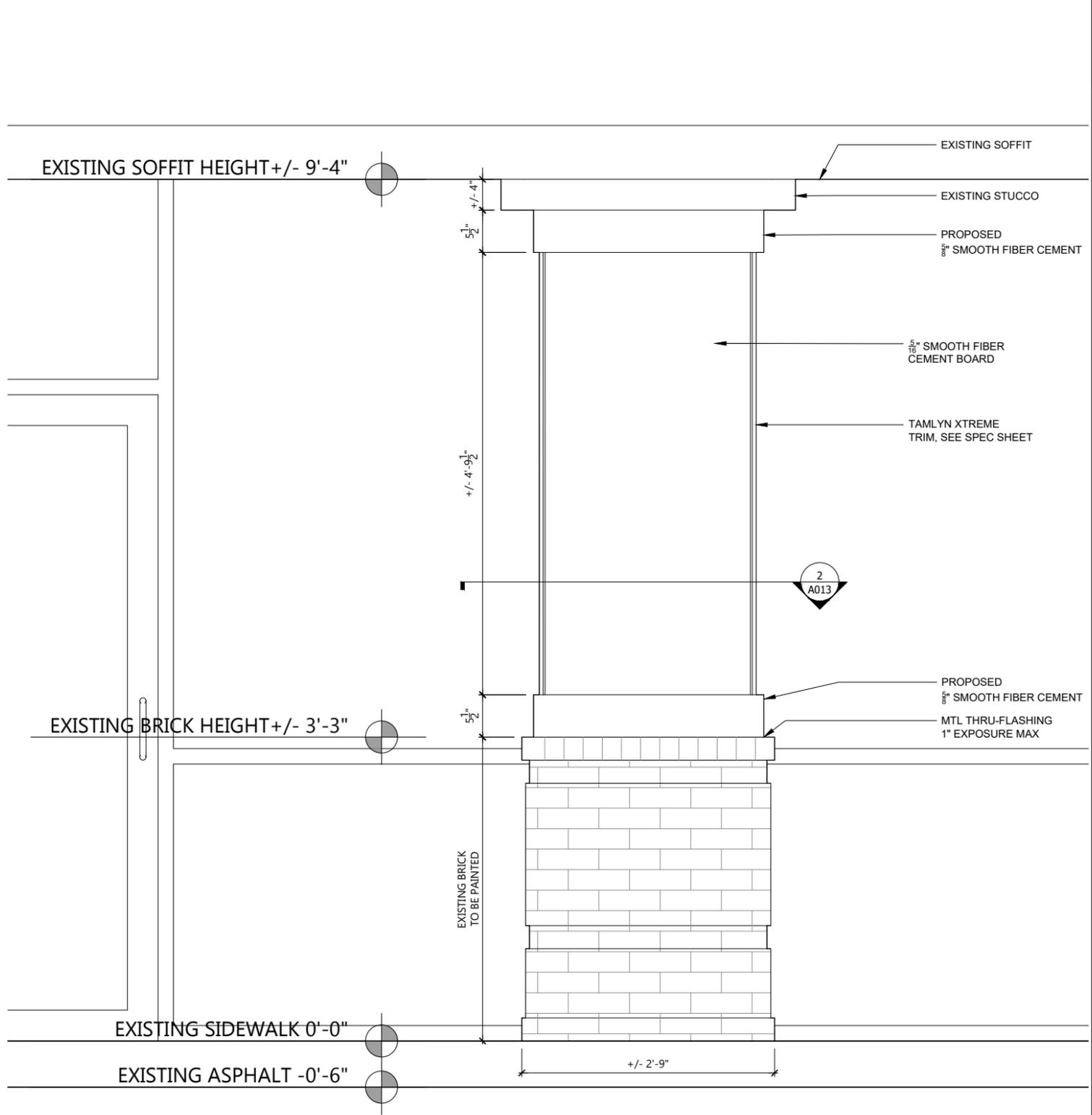
Proposed Colors – Building 2

A011





1 ENLARGED EXISTING COLUMN ELEVATION
SCALE: 1-1/2" = 1'-0"



2 ENLARGED PROPOSED COLUMN WRAP ELEVATION
SCALE: 1-1/2" = 1'-0"



LFK ARCHITECTS
Land Planning • Feasibility Studies
Commercial • Residential Design
www.lfkarchitect.com

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802 COLEMAN BLVD, SUITE 100
MOUNT PLEASANT, SC 29464
LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

Trolley Square
1545 Old Trolley Rd
Summerville, SC 29485

ENLARGED COLUMN ELEVATION

SHEET NUMBER & TITLE:

A012

DRB
08.20.2020



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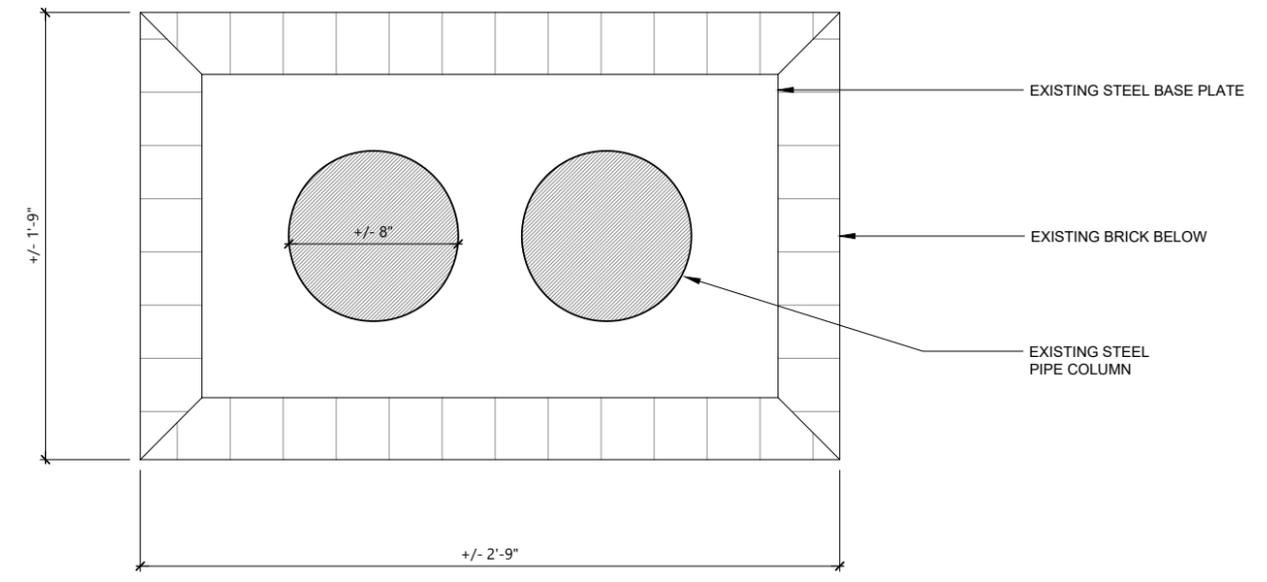
REVISION NOTES:

Trolley Square
 1545 Old Trolley Rd
 Summerville, SC 29485
ENLARGED COLUMN PLANS

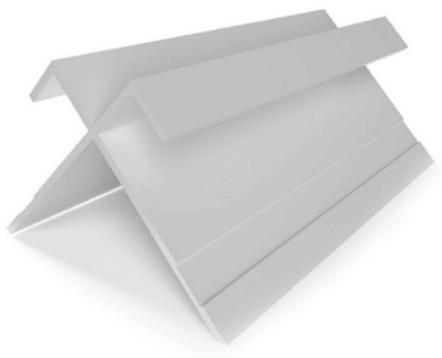
SHEET NUMBER & TITLE:

A013

DRB
 08.20.2020



1 ENLARGED EXISTING COLUMN WRAP PLAN
 SCALE: 3" = 1'-0"



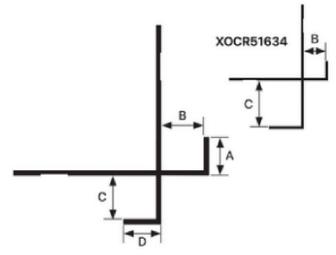
OUTSIDE CORNERS

PDF DWG MSDS

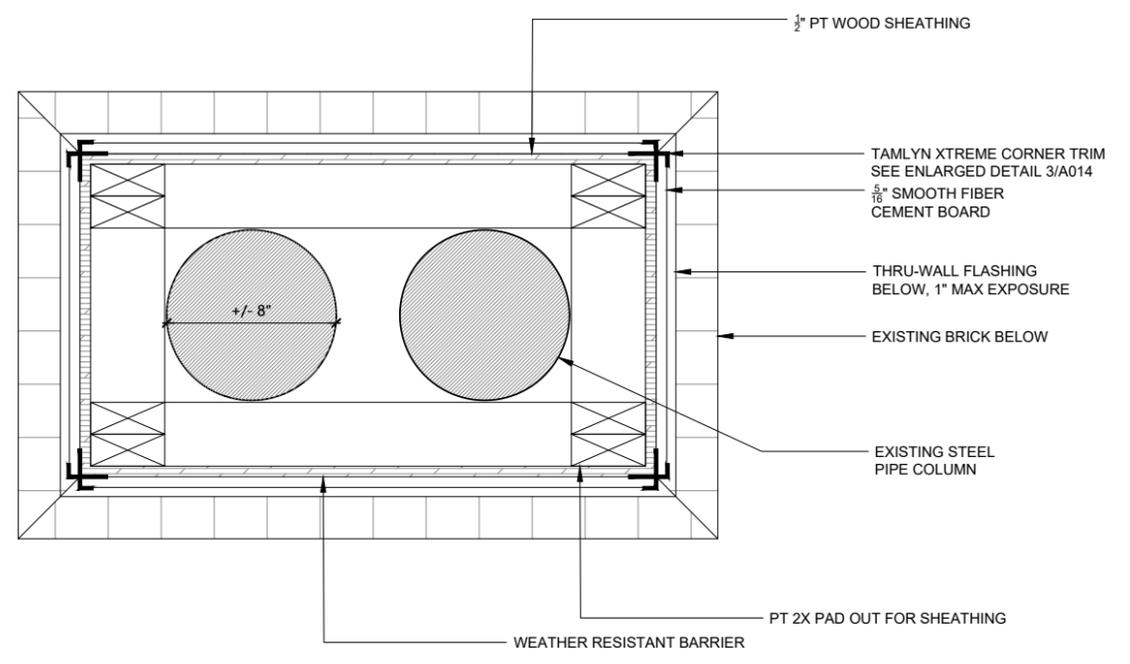
PRODUCT: Reveal Open Outside Corner

ITEM ID: XOCR516, XOCR716, XOCR58, XOCR34, XOCR1, XOCR15

Provides a clean minimal set away open outside corner in an inset style which compliments the Vertical Reveal System.



3 TAMLYN XTREME TRIM
 NTS



2 ENLARGED PROPOSED COLUMN WRAP PLAN
 SCALE: 3" = 1'-0"

**STAFF REPORT
CDRB Meeting
August 20, 2020 at 4:00 p.m.**

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: August 13, 2020

GENERAL INFORMATION

Applicant: Stantec
Property Owner: Marymeade Associates LTD
Requested Action: The applicant is requesting Conceptual Review of a proposed 270 Unit Apartment Complex
Requested Approval: Conceptual Review
Existing Zoning: G-B General Business and Dorchester County Zoning CG/Berkeley County Zoning GC
Adjacent Zoning: **North:** L-I Light Industrial and G-B General Business
South: G-B General Business
East: MF-R Multi Family Residential
West: Out Dorchester County
Location: Northeast corner of Berlin G. Myers Parkway and E. 9th North Street extended
Existing Land Use: Undeveloped Property
Prior Approvals: Planning Commission – 8/17/2020 (Annexation and Zoning)

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:

Based upon initial Staff review the following are staff's comments. A Landscape Plan will be required. A Site Lighting Plan will be required. Staff recommends early application to the Tree Protection Board for review of the proposed tree removal for the site. Coordination with the adjacent developer should be sought to establish a connection with the development to the south and alignment of proposed access points. A fence detail will be required for the proposed fence around the property. An eight foot landscaped parking lot buffer is required adjacent to any parking spaces and drive aisle. Dedication of Farm Springs Road and E. 9th North Street will be required.

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- - - ADJACENT BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - CENTERLINE
- - - OVERHEAD POWER LINE
- PP POWER POLE
- UP UTILITY POLE
- GAS MARKER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- CLEANOUT

REFERENCES

1. PLAT BY JOEL P. PORCHER DATED JANUARY 6, 1997. RECORDED IN PLAT CABINET M, PAGE 212. BERKELEY COUNTY ROD.
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7. PLAT BY ASHLEY SURVEYING DATED JUNE 20, 2005. RECORDED IN PLAT CABINET M, PAGE 105-H. BERKELEY COUNTY RMC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	37.36'	34.99'	N 83°48'41" E	71°21'09"
C2	30.00'	9.40'	9.36'	N 39°26'43" E	17°57'12"
C3	169.02'	69.79'	69.29'	N 18°19'42" E	23°39'24"
C4	30.00'	44.38'	40.44'	N 35°48'29" W	84°45'51"
C5	635.00'	114.64'	114.49'	S 83°28'46" E	10°20'39"
C6	635.00'	168.18'	167.69'	N 83°43'23" E	15°10'28"

LINE	BEARING	DISTANCE
L1	N 29°21'42" E	29.78'
L2	N 60°33'22" W	16.72'
L3	S 29°40'58" W	29.73'
L4	S 55°39'59" E	61.71'

TREE LEGEND

- BG - BLACK GUM
- CED - CEDAR
- CHY - CHERRY
- G - GUM
- HA - HACKBERRY
- HL - HONEY LOCUST
- MA - MAPLE
- O - OAK
- P - PINE
- RO - RED OAK
- TUL - TULIP POPLAR
- WHO - WHITE OAK
- WO - WATER OAK
- / - LEANING
- - - DAMAGED



SURVEYING • WETLAND PERMITTING • LAND PLANNING
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
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EXISTING CONDITIONS
SUMMERVILLE COMMONS
 CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA

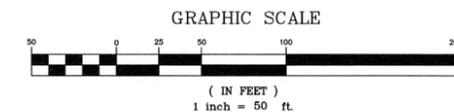
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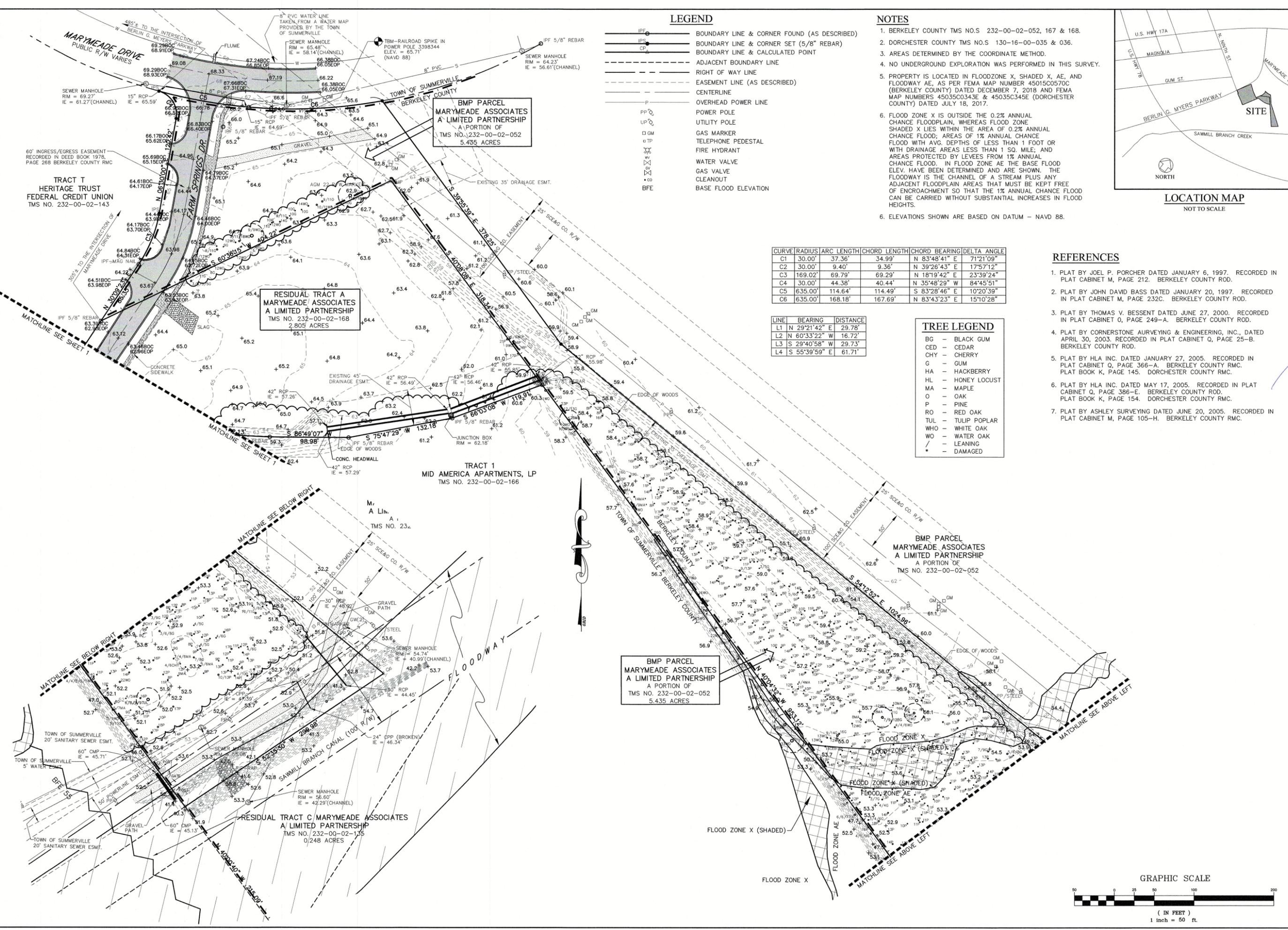
REVISIONS

SHEET
1 of 2

NOTES

1. BERKELEY COUNTY TMS NO.S 232-00-02-052, 167 & 168.
2. DORCHESTER COUNTY TMS NO.S 130-16-00-035 & 036.
3. AREAS DETERMINED BY THE COORDINATE METHOD.
4. NO UNDERGROUND EXPLORATION WAS PERFORMED IN THIS SURVEY.
5. PROPERTY IS LOCATED IN FLOODZONE X, SHADED X, AE, AND FLOODWAY AE, AS PER FEMA MAP NUMBER 45015C0570C (BERKELEY COUNTY) DATED DECEMBER 7, 2018 AND FEMA MAP NUMBERS 45035C0343E & 45035C0345E (DORCHESTER COUNTY) DATED JULY 18, 2017.
6. FLOOD ZONE X IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, WHEREAS FLOOD ZONE SHADED X LIES WITHIN THE AREA OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVG. DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. IN FLOOD ZONE AE THE BASE FLOOD ELEV. HAVE BEEN DETERMINED AND ARE SHOWN. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
7. ELEVATIONS SHOWN ARE BASED ON DATUM - NAVD 88.





LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- - - ADJACENT BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - CENTERLINE
- - - OVERHEAD POWER LINE
- PP ○ ○ ○ POWER POLE
- UP ○ ○ ○ UTILITY POLE
- GM GAS MARKER
- GM TELEPHONE PEDESTAL
- GM FIRE HYDRANT
- GM WATER VALVE
- GM GAS VALVE
- GM CLEANOUT
- BFE BASE FLOOD ELEVATION

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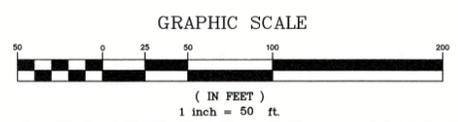
EXISTING CONDITIONS

SUMMERVILLE COMMONS
THE TOWN OF SUMMERVILLE
BERKELEY & DORCHESTER COUNTY, SOUTH CAROLINA

PROJECT #	04135.05
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SCALE:	1" = 50'
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REVISIONS

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2 of 2





SUMMERVILLE APARTMENTS

SUMMERVILLE, SOUTH CAROLINA

