TOWN OF SUMMERVILLE
TREE PROTECTION BOARD – AGENDA
August 10, 2020 - 9:00 AM
VIRTUAL MEETING
This meeting will be conducted electronically and livestreamed on the Town's website: www.summervillesc.gov

For additional information regarding items on this agenda, please contact the Planning Department at planning@summervillesc.gov or 843.851.4217. Applications and related documents for this meeting are available for review at any time at www.summervillesc.gov/AgendaCenter

Approval of Minutes

1. July 8, 2020 minutes

Old Business

1. 115 Guilford Drive – Removal of six Pine trees

New Business

1. Parker's Kitchen #84, Ladson and Limehouse Road – Removal of 12 Pine trees, 26 Oak trees, and 11 other trees

2. 208 Shepard Street – Removal of six Pine trees, one Magnolia tree, and three Sweet Gum trees

Miscellaneous

Adjournment

Posted August 4, 2020

Tree Protection Board Minutes
Monday, July 6, 2020
Summerville Municipal Complex
Council Chambers, Third Floor

Members Present:
Peter Wallace
Kenny Sott
Faye Campbell

Staff Present:
Jessi Shuler, Director of Planning
Bill Salisbury, Arborist

The meeting was called to order at 9:02 am. Mr. Sott asked for consideration of the June 8, 2020 meeting minutes. Mr. Wallace made a motion for approval of the minutes as presented. The motioned carried 5-0.

Old Business

1. **1925 Bacon's Bridge Road Lot 43** – As per letter from manager of MHP, it was stated that the tree does need to be removed in order to place a home on this site. The owner plans to replant 15 trees in the MHP. Because of the new guidelines for the hundred-year floodplain, this is the last available lot. A site plan was provided with measurements. The applicant stated she had tried to accommodate for the tree; with the flood zone, when a trailer is removed it cannot be put back. She presented a proposal from a landscaper for mitigating trees on these vacant flood zone lots. Mr. Sott made the motion to allow for tree removal if Mr. Salisbury confirms setbacks in field and mitigation is met, Mr. Wallace seconded the motion. The motion passed unanimously. The location of home in the field will be flagged.

2. **1925 Bacon's Bridge Road Lot 123** – Mr. Salisbury reported roots are causing damage to sidewalk and driveway. Ms. Campbell asked if steppingstones could be used instead; however, the applicant said stepping stones are not typically allowed. Mr. Wallace agreed with Ms. Campbell and asked if the applicant could check with the company. She stated she will but it has not been allowed in the previous four years. Postponed until answer is received from the company.

New Business

1. **111 Alwyn – Removal of three Pine trees.** The trees are in close proximity to the house as well as the neighbor's house. Mr. Salisbury reviewed the trees. #1 – Codominant leader but healthy, #2 Codominant but not as healthy, #3 – A healthy tree, 14' from house. The applicant reported the trees sway strongly in the wind, making him nervous. Mr. Sott stated #2 has a major codominant stem, the others are healthier and trees sway naturally in wind. Mr. Sott made the motion to allow removal of #2, and deny #1 and #3. Mr. Wallace seconded the motion; added #1 and #3 could be selectively pruned to make safer. Mr. Sott added the applicant can have the others looked at by an arborist when he comes to cut down #2, and to contact Mr. Salisbury if something else is found. The motion passed unanimously.

2. **220 Sumter – Removal of three Pine trees one Cedar tree.** The applicant stated her mom owns the house and is concerned about danger to the house if the trees fall. The cedar is knocking down a brick fence wall, and the three pines are very close to the house. She is requesting at least the removal of the two pines closest to the house and is willing to mitigate. Mr. Salisbury reported #1 is 12' away from house, with no obvious defects and could be pruned; #2 is 8' from house, has a smaller crown and is not as healthy; #3 cedar is cracking the wall; #4 pine tree is 4' from wall, but no cracks are evident. The applicant stated they understand the trees are healthy but they get very scared during our increasingly strong storms. Mr. Wallace stated he is torn because he understands the fear and appreciates the willingness to mitigate, and mitigation must be a canopy tree. Applicant stated they would plant as

DRAFT

many as needed. Mr. Wallace stated if there is not enough room on the lot, donation to the Tree Bank for amount that would not fit is acceptable. Mr. Salisbury stated inch per inch would be eight trees. Mr. Wallace stated a concern for setting a precedent. The applicant stated her mom also mentioned that when an historic house is damaged, it is harder and takes longer to fix. Mr. Wallace made a motion to allow removal of #2 and #3, deny #1 and #4, and consider pruning branches of #1. If an arborist finds something, they can reconsider these two trees. Ms. Campbell seconded the motion and stated no mitigation is required. The motion passed unanimously.

3. **205 Factor's Walk– Removal of five Pine trees and one Red Maple**. No applicant was present. Mr. Salisbury reviewed each tree; the pine trees all look healthy. #1 is close to a sidewalk; #2 has two co-dominate stems which are twisting and rubbing each other; #3-5 are not perfect specimens, but only in that they have crooked trunks. The Red Maple in the back yard was a codominant tree of which one half has been removed and the remaining portion is struggling. Mr. Wallace made a motion to approve removal of #1, #2 and the maple tree, but deny #3, 4, and 5; Mr. Sott seconded the motion. The motion passed unanimously.

Miscellaneous:

ADJOURN:

There being no further business, the meeting was adjourned at 9:41 am on a motion by Mr. Wallace and a second by Mr. Sott. The motion carried.

Respectfully submitted, Date:_____
Bill Salisbury
Arborist/Natural Resource Planner

Approved: Kenny Sott, Chair_____; or,

Faye Campbell, Vice Chair_____

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STAFF REPORT
Tree Protection Committee Meeting
July 27, 2020

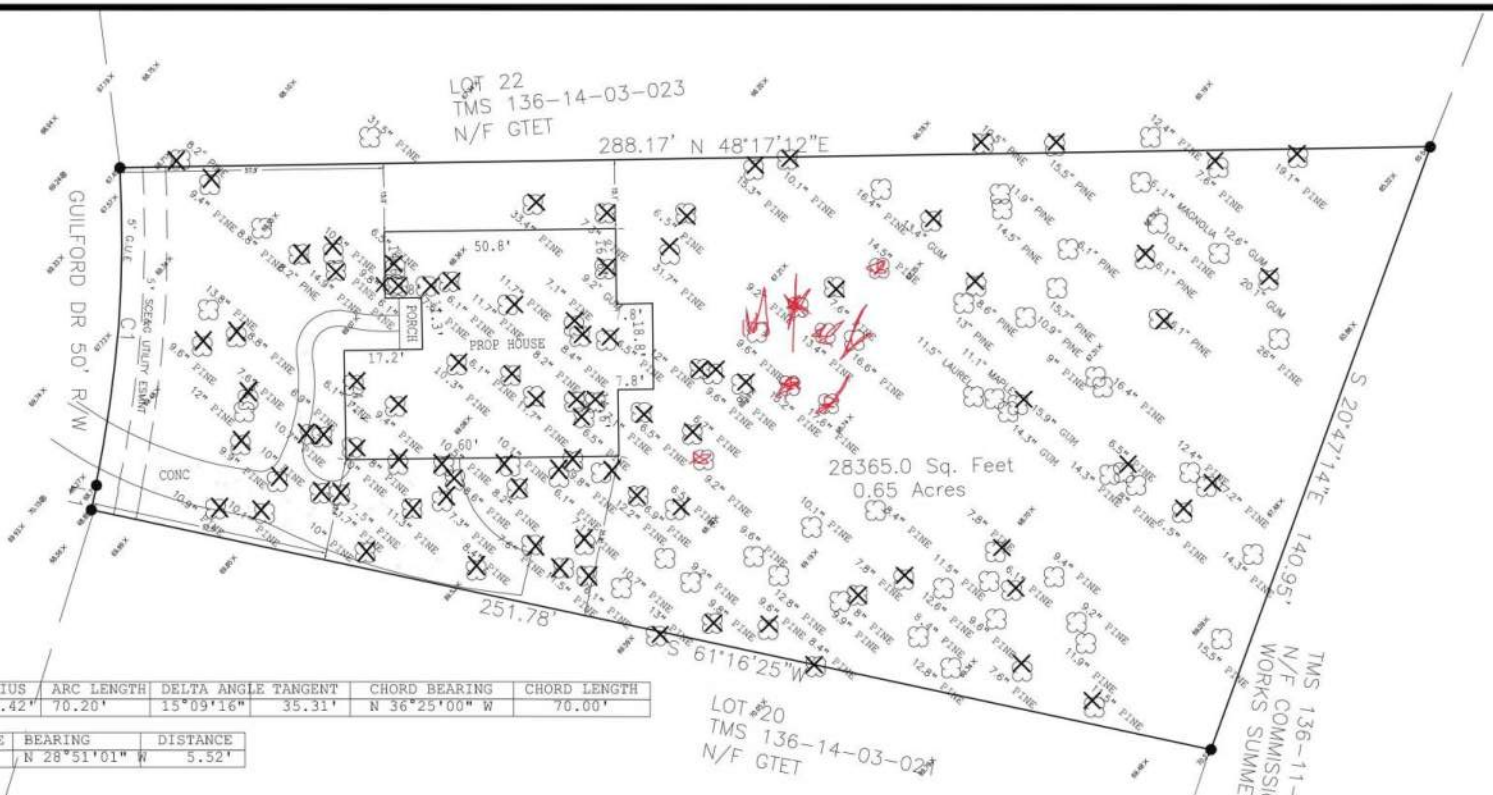
To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: July 24, 2020

GENERAL INFORMATION

Property Applicant:	**Tupperway Construction**
Owner:	**George Tupper**
Requested Action:	**Removal of six Pine trees**
Location:	**115 Guilford Drive**
Guideline Citation:	UDO Section 13.9.1.G

Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:
1. The Grand Tree is diseased, dead or dying; or
2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or
3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or
4. The Grand Tree prevents all reasonable site configurations; or
5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or
6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or
7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or
8. The removal of the Grand Tree has otherwise been approved by the Town Council.

Evaluation: One of the five pine trees is leaning towards the house but all are healthy.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	265.42'	70.20'	15°09'16"	35.31'	N 36°25'00" W	70.00'

LINE	BEARING	DISTANCE
L1	N 28°51'01" W	5.52'

SITE PLAN FOR TMS 136-14-03-022 OWNED BY GTET. IN THE GUILFORD GATES SUBDIVISION. TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA

I, JOHN DAVID BASS, HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THERE ARE NO VISIBLE, TO THE SURVEYOR WHEN ON SITE, ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE NOTED ABOVE.

JOB NO.: 2018-079
FILE NAME: 21GUILFORD
DATE: 06-10-2018

ASSOCIATED SURVEYORS OF SUMMERVILLE
P.O. BOX 6, SUMMERVILLE, S.C. 29484
843-873-1061
ASSOCIATEDSURVEYORSLLC@GMAIL.COM
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JOHN DAVID BASS, PLS.
S.C. REGISTRATION NO. 15388

STAFF REPORT
Tree Protection Committee Meeting
July 27, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: July 23, 2020

GENERAL INFORMATION

Property Applicant:	**Freeland & Kaufman**
Owner:	**Todd Simmons**
Requested Action:	**Removal of 12 Pine trees, 26 Oak trees, and 11 other trees**
Location:	**Ladson Road and Limehouse Drive**
Guideline Citation:	UDO Section 13.9.1.G

Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:
1. The Grand Tree is diseased, dead or dying; or
2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or
3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or
4. The Grand Tree prevents all reasonable site configurations; or
5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or
6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or
7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or
8. The removal of the Grand Tree has otherwise been approved by the Town Council.

Evaluation: Owner is planning to remove all trees for the construction of Parker's Kitchen/Gas Station. He has previously been to TPB and was required to save several trees. He has a new landscape plan that requires removal of all trees on site. I determined that the trees are all average with no stand out specimens.

SITE LEGEND

- (A) 18" CURB & GUTTER
- (B) 24" WHITE STOP BAR WITH "STOP" SIGN (R1-1), STOP SIGN SIZE WILL 30" AT RIRO DRIVEWAY, 36" AT FULL ACCESS DRIVEWAY, OR 36" AT BOTH. SEE DETAILS
- (C) TAPER CURB TO FLUSH
- (D) DUMPSTER ENCLOSURE (RE: ARCH)
- (E) STANDARD-DUTY CONCRETE PAVEMENT
- (F) WHEEL STOP
- (G) SIDEWALK TO BE FLUSH
- (H) CONCRETE TRANSFORMER PAD
- (I) 2" CONCRETE CURB BACKING AT ENTRANCES
- (J) AIR / VACUUM EQUIPMENT
- (K) 36" DIAMETER CONCRETE SPHERE BOLLARD, CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER
- (L) TWO (2) 46" WIDE X 32" DEEP PROPANE CAGES WITH TWO (2) 48" TALL STEEL BOLLARDS PLACED THREE (3) FEET IN FRONT OF PROPANE CAGES, SEE ARCHITECTURAL DRAWINGS FOR DETAILS. CONTRACTOR TO PROVIDE & COORDINATE EXACT LOCATION WITH OWNER
- (M) 48" TALL STEEL BOLLARD, SEE ARCHITECTURAL DRAWINGS FOR DETAILS. CONTRACTOR TO PROVIDE & COORDINATE EXACT LOCATION WITH OWNER
- (N) GREASE TRAP, 1,500 GAL. MIN.
- (O) OIL TANK, TO BE SECURED
- (P) FUEL VENTS
- (Q) ACCESSIBLE RAMP PER SCDOT 720-95HI
- (R) 6' WIDE CROSSWALK PER SCDOT 625-305-00
- (S) 5' CONCRETE SIDEWALK
- (T) TIE PROPOSED SIDEWALK TO EXISTING
- (U) TAPER GUTTER PAN TO SCDOT WIDTH
- (V) TIE PROPOSED CURB TO EXISTING
- (W) SITE LIGHTING
- (X) FUTURE ACCESS LOCATION
- (Y) EXISTING CURB TO BE REMOVED
- (Z) ONSITE HANDICAP RAMP
- (AA) ACCESSIBLE PARKING SPACE, TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE SPACE WALL MOUNTED SIGN AND SYMBOL. VAN INDICATES VAN ACCESSIBLE SPACE.
- (BB) SITE SIGNAGE

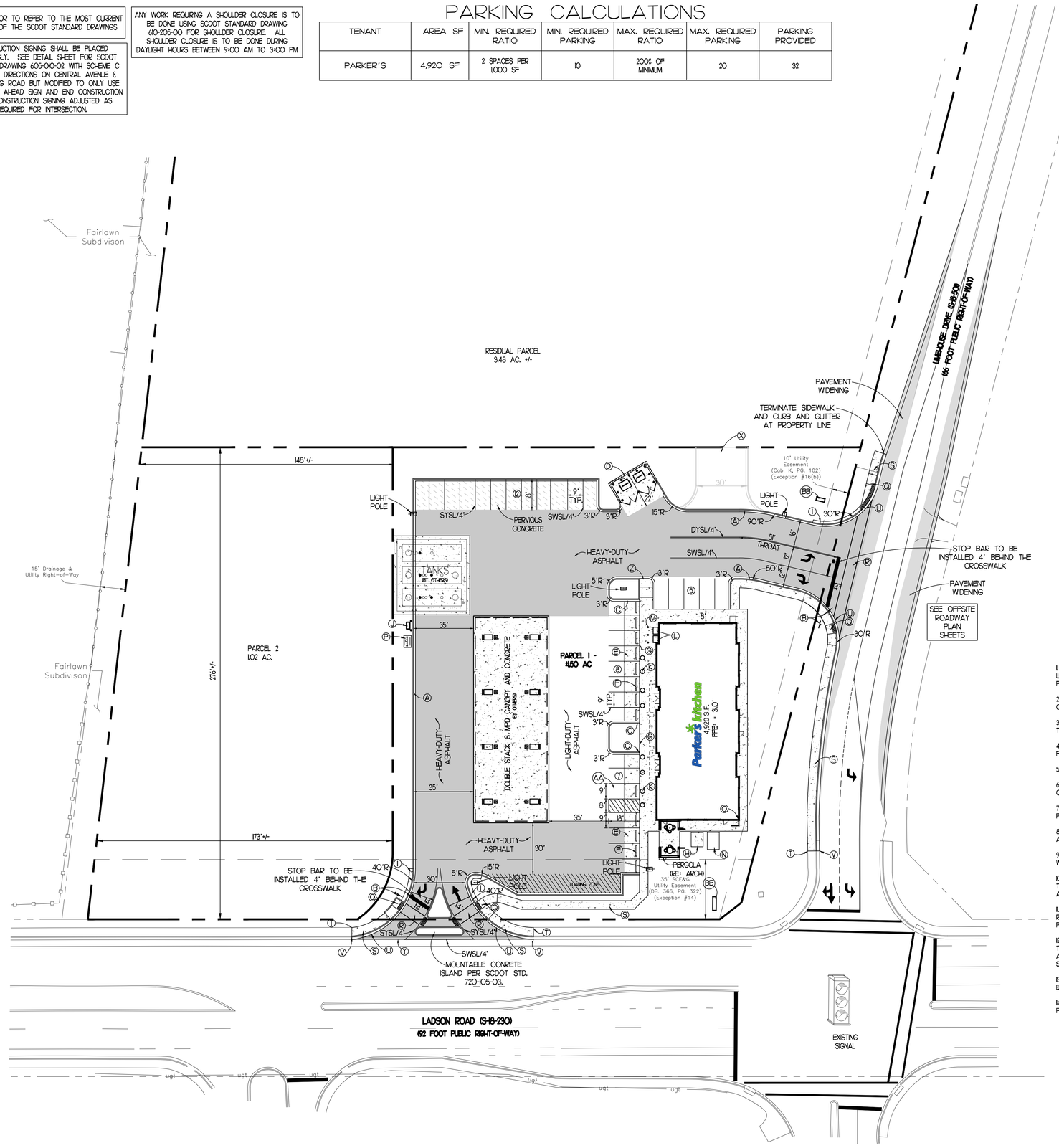
CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS

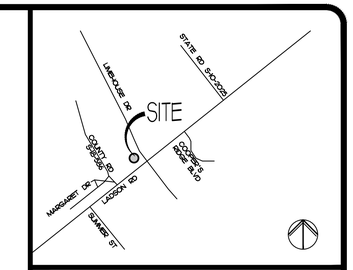
CONSTRUCTION SIGNING SHALL BE PLACED ACCORDINGLY. SEE DETAIL SHEET FOR SCDOT STANDARD DRAWING 605-010-02 WITH SCHEME C FOR BOTH DIRECTIONS ON CENTRAL AVENUE & ORANGEBURG ROAD BUT MODIFIED TO ONLY USE ROAD WORK AHEAD SIGN AND END CONSTRUCTION SIGN. CONSTRUCTION SIGNING ADJUSTED AS REQUIRED FOR INTERSECTION.

ANY WORK REQUIRING A SHOULDER CLOSURE IS TO BE DONE USING SCDOT STANDARD DRAWING 610-205-00 FOR SHOULDER CLOSURE. ALL SHOULDER CLOSURE IS TO BE DONE DURING DAYLIGHT HOURS BETWEEN 9:00 AM TO 3:00 PM

PARKING CALCULATIONS

TENANT	AREA SF	MIN. REQUIRED RATIO	MIN. REQUIRED PARKING	MAX. REQUIRED RATIO	MAX. REQUIRED PARKING	PARKING PROVIDED
PARKER'S	4,920 SF	2 SPACES PER 1,000 SF	10	200% OF MINIMUM	20	32





VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

EXISTING	PROPOSED	DESCRIPTION
(3)	(3)	NUMBER OF SPACES PER ROW
		CURB & GUTTER
		FENCE
		SIGN
		HANDICAP SYMBOL
		CONCRETE PAVEMENT
		STANDARD DUTY PAVING
		SCDOT PAVEMENT WIDENING
		HEAVY DUTY PAVING
		PERVIOUS CONCRETE
		LIGHT POLE

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

NOTE: REF. GEOTECHNICAL REPORT BY OTHERS FOR PAVEMENT SECTION INFORMATION

SITE PLAN NOTES

1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF ASPHALT OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGNS WITH PARKER'S CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF SUMMERVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
9. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS OTHERWISE NOTED.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM UTILITY COMPANY AND TOWN OF SUMMERVILLE FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.
11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. (RE: DEMOLITION PLAN)
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
13. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY MATTERS, LLC.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ITEMS/FEATURES IN CONFLICT WITH PROPOSED IMPROVEMENTS AND FOR INCLUDING ALL COSTS IN BASE BID.

SITE PLAN

SCALE 1" = 30'

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE, YOU MAY NOT ONLY INJURE YOURSELF OR THOSE AROUND YOU, DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

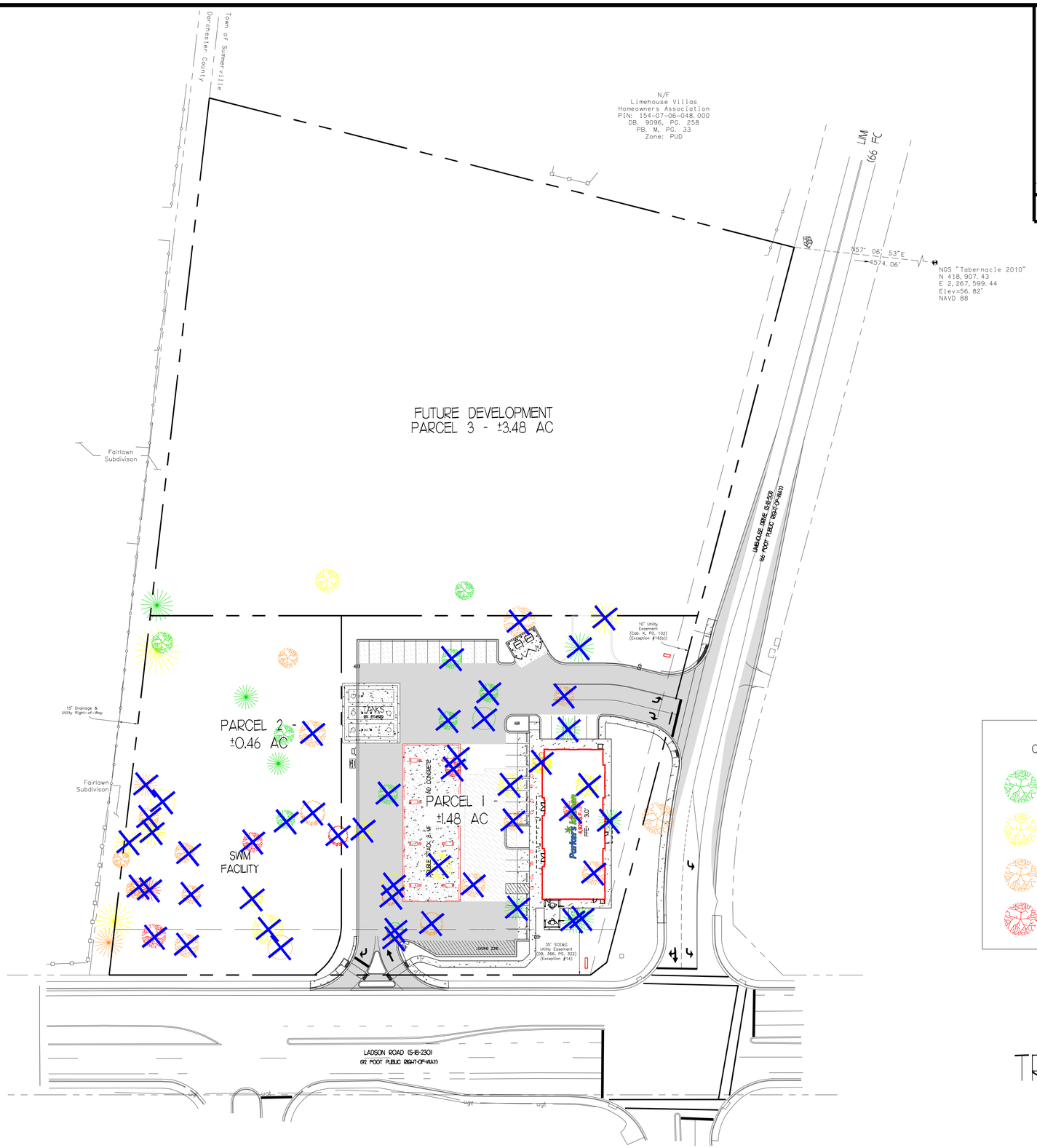
SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL BRIAN T. SIMMONS NO. 20277 7/16/2020

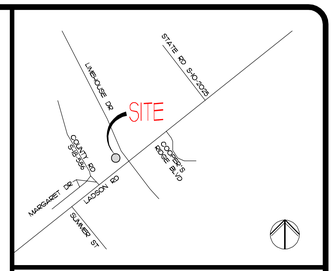
SOUTH CAROLINA FREELAND & KAUFFMAN, INC. No. C00995 CERTIFICATE OF AUTHORIZATION

Parker's kitchen
17 W. MCDONOUGH STREET
SAVANNAH, GA 31401

STORE #84 - LADSON RD & LIMEHOUSE DR

DRAWN	DAC
CHECKED	BTS
DATE	05/27/2020
SCALE	AS NOTED
DRAWING	10





VICINITY MAP
(NOT TO SCALE)

LEGEND

EXISTING TREE
CONDITION GRADE

- B - GOOD
- C - FAIR
- D - POOR
- F - POOR

TREE OVERLAY PLAN

SCALE 1" = 40'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 20012 TODD SIMMONS 7/16/2020

SOUTH CAROLINA FREELAND & KAUFFMAN, INC. No. C00995 CERTIFICATE OF AUTHORIZATION

Parker's kitchen
17 W. MCDONOUGH STREET
SAVANNAH, GA 31401

STORE #84 - LADSON RD & LIMEHOUSE DR

DRAWN	DAC
CHECKED	BTS
DATE	05/27/2020
SCALE	AS NOTED
DRAWING	3

S.W.P.P. PLAN NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC., THE CURRENT REQUIREMENTS OF THE TOWN OF SUMMERVILLE, THE APPLICABLE SECTIONS OF THE SCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITES AND UNDERGROUND STRUCTURES.

5. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

6. EXCEPT AS NOTED BELOW, STABILIZATION 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 SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONATIONS ALLOW. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITY CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RESEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW. PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IS TO BE COMPLETE WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION. DIVERSIONS MUST BE STABILIZED PRIOR TO BECOMING FUNCTIONAL.

7. THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE THAT IT WORKS AS INTENDED.

8. THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN, AND SEEDED WITH THE TEMPORARY SEED MIX.

9. SILT REMOVED FROM INLET PROTECTION AND FROM BEHIND THE SILT FENCES SHALL BE PLACED ON THE TOPSOIL STOCKPILE.

10. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CLEANED, INSPECTED AND REPAIRED AFTER EACH SIGNIFICANT RAINFALL (0.50" / 24 HR.) AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.

11. TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.

12. IF IT IS ANTICIPATED THAT DEWATERING WILL BE REQUIRED FOR UTILITY INSTALLATION AND POSSIBLY FOR FOOTING, CONTRACTOR IS RESPONSIBLE FOR INSTALLING A DEWATERING.

S.W.P.P. LEGEND

EXISTING	PROPOSED	DESCRIPTION
770	770	CONTOUR LINE
		STORM DRAIN LINE
	SF	SILT FENCE
	TP	TREE PROTECTION
		LIMITS OF DISTURBANCE
	CD	CHECK DAM
	IP	INLET PROTECTION
		CONSTRUCTION ENTRANCE
	RA	SOIL TYPE LABEL & BOUNDARY

ACREAGE SUMMARY (IN ACRES)	
TOTAL PROJECT AREA	+/- 2.37
ON-SITE DISTURBED AREA	+/- 2.19
OFF-SITE DISTURBED AREA	+/- 0.33
TOTAL DISTURBED AREA	+/- 2.49
IMPERVIOUS AREA AT COMPLETION	+/- 1.12
PERVIOUS/ SEEDED AREA AT COMPLETION	+/- 1.04
AREA REMAINING UNDISTURBED	+/- 0.00

SOILS PRESENT ON THE SITE ARE:

Ca - Coosaw Loam fine sand
Pe - Pelham sand
Ye - Yemassee Fine Sandy Loam

CONTRACTOR IS TO SIZE STOCKPILE ACCORDINGLY AND MAINTAIN SILT FENCE AROUND STOCKPILE

SEE SWPPP DETAILS FOR ADDITIONAL NOTES

MAINTENANCE STATEMENT

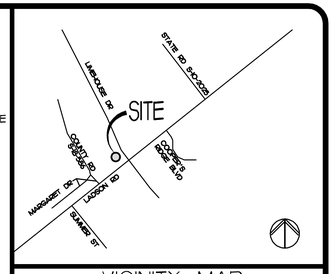
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

24 HOUR CONTACT: KEN ROMAIN, THE PARKER COMPANIES, 912-235-1640

FLOOD ZONE "X"
PER FEMA MAP NO. 45025C0407E
EFFECTIVE DATE: JULY 18, 2017

TOWN OF SUMMERVILLE SWPPP NOTES:

1. SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE KEPT ONSITE OR WITHIN THIRTY (30) MINUTES OF THE SITE AT ALL TIMES FROM THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS ACHIEVED. THESE ITEMS ARE TO BE IN DESIGNATED AREA THAT IS ACCESSIBLE TO THE INSPECTORS.
2. THE TOWN OF SUMMERVILLE SHALL NOT MAINTAIN STORMWATER DETENTION OR RETENTION PONDS. THE PROPERTY OWNER SHALL MAINTAIN ALL STORMWATER DETENTION FACILITIES SHOWN HEREIN. THE INSPECTION FREQUENCIES, MAINTENANCE ACTIVITIES AND OTHER RESPONSIBILITIES AS NECESSARY TO ENSURE THE SYSTEM'S PROPER LONG-TERM FUNCTIONING ARE DEFINED IN THE OPERATING AND MAINTENANCE AGREEMENT OF STORMWATER FACILITIES.
3. A CERTIFIED STORMWATER AS-BUILT MUST BE SUBMITTED TO THE TOWN OF SUMMERVILLE PRIOR TO LETTER OF OCCUPANCY, CLOSEOUT PACKAGE, AND TO SCDHEC PRIOR TO RECEIVING A NOTICE OF TERMINATION.
4. THE PROJECT/SITE MUST BE BUILT ACCORDING TO APPROVED TOWN AND SCDHEC PLANS UNLESS SWPPP DOCUMENTS ARE UPDATED BY THE ORIGINAL SWPPP PREPARER, OTHERWISE PERMITS AND APPROVALS WILL BE INVALIDATED.



VICINITY MAP
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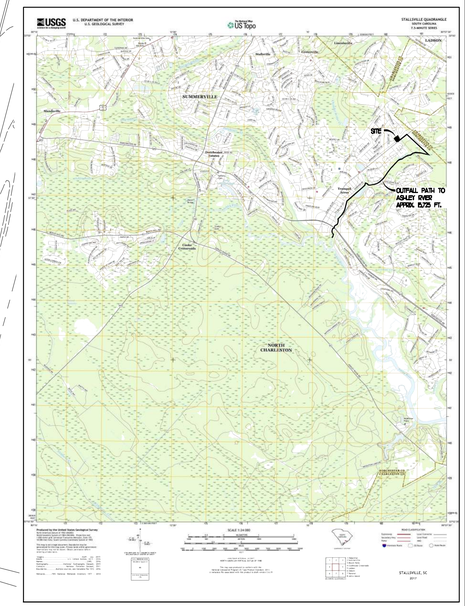

USGS MAP

CONSTRUCTION SEQUENCE

PHASE 1

1. OBTAIN PERMIT APPROVAL FROM SCDHEC AND THE TOWN OF SUMMERVILLE.
2. NOTIFY TOWN OF SUMMERVILLE OF PENDING CONSTRUCTION PER PERMIT REQUIREMENTS, AND HOLD REQUIRED PRE-CONSTRUCTION MEETING. ALL CONTRACTORS MUST ATTEND THE PRE-CONSTRUCTION MEETING.
3. CLEAR AND GRUB AS NECESSARY TO INSTALL PERIMETER CONTROLS, SILT FENCE AND TREE PROTECTION.
4. CLEAR AREA TO PLACE MATERIAL EXCAVATED FROM SEDIMENT BASIN IN PHASE 1.
5. ONCE PERIMETER CONTROLS, SILT FENCE HAVE BEEN INSTALLED BEGIN REMOVAL OF EXISTING TREES FOR THE CONSTRUCTION OF TEMPORARY SEDIMENT BASIN, AND DIVERSION BERMS. ONCE SEDIMENT BASIN IS OPERATIONAL AND DIVERSION BERM ARE INSTALL, REMOVE ANY REMAINING EXISTING IMPROVEMENTS AND TREES. EXCAVATED MATERIAL FROM POND MAY BE STOCKPILED ONSITE & SURROUNDED BY SILT FENCE.

PHASE 2

1. CONTINUE INSPECTION ALL BMP'S AND REPAIR AS NEEDED.
2. BEGIN MASS GRADING OF THE SITE AND INCLUDING EXACAVATION OF PERMANENT DETENTION POND AND CONSTRUCTION OF BUILDING PAD.
3. INSTALL TEMPORARY SEEDING AND MULCH STABILIZATION TO ALL AREAS WHERE WORK WILL BE CEASED FOR A PERIOD OF MORE THAN 14 DAYS.
4. BEGIN STORM DRAIN CONSTRUCTION. INSTALL INLET PROTECTION MEASURES AS EACH CATCH BASIN IS INSTALLED.
5. APPLY PERMANENT SEEDING TO ALL AREAS AS SOON AS THEY ARE COMPLETE. DO NOT WAIT UNTIL JOB COMPLETION TO PERMANENTLY SEED DISTURBED AREAS.
6. INSTALL UTILITIES.
7. INSTALL CURB AND GUTTER AND FINE GRADE PARKING AREAS. STONE BASE SHALL BE INSTALLED IN ALL PAVED AREAS AS SOON AS PRACTICABLE. PAVE SITE AND INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. PHASE OUT TEMPORARY SEDIMENT BASIN AS PERMANENT UNDERGROUND DETENTION POND IS CONSTRUCTED, STROM DRAIN SYSTEM IS INSTALLED AND SITE IS BEING STABILIZED.
9. COMPLETE BUILDING CONSTRUCTION, SIDEWALKS, PLANTINGS, ETC.
10. REMOVE TEMPORARY BMP'S AS SOON AS THEIR CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED. SEED AND MULCH ANY DISTURBANCE FROM REMOVAL OF TEMPORARY BMP'S.
11. CONTACT TOWN OF SUMMERVILLE FOR FINAL INSPECTION.
12. UPON APPROVAL OF FINAL INSPECTION, SUBMIT NOTICE OF TERMINATION.

SWPPP PHASE 1

SCALE 1" = 30'

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN PAYR YOURSELF OR YOUR COMPANY THOUSANDS OF DOLLARS AND AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 20997 DAVID SIMMONS 7/10/2020

SOUTH CAROLINA FREELAND & KAUFFMAN, INC. No. C00995 CERTIFICATE OF AUTHORIZATION

Parker's kitchen
17 W. MCDONOUGH STREET
SAVANNAH, GA 31401

STORE #84 - LADSON RD & LIMEHOUSE DR

DRAWN	DAC
CHECKED	BTS
DATE	05/27/2020
SCALE	AS NOTED
DRAWING	4

S.W.P.P. PLAN NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY FREELAND & KAUFFMAN, INC., THE CURRENT REQUIREMENTS OF THE TOWN OF SUMMERVILLE, THE APPLICABLE SECTIONS OF THE SCDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 811. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

5. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

6. EXCEPT AS NOTED BELOW, STABILIZATION 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 SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONATIONS ALLOW. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 21 DAYS FROM WHEN ACTIVITY CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RESEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW. PERMANENT STABILIZATION FOR ALL DISTURBED AREAS IS TO BE COMPLETE WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION. DIVERSIONS MUST BE STABILIZED PRIOR TO BECOMING FUNCTIONAL.

7. THE CONTRACTOR SHALL INSPECT, REPAIR AND ADD STONE TO THE STONE CONSTRUCTION ENTRANCE WHEN IT BECOMES SATURATED WITH MUD TO INSURE THAT IT WORKS AS INTENDED.

8. THE TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN, AND SEEDED WITH THE TEMPORARY SEED MIX.

9. SILT REMOVED FROM INLET PROTECTION AND FROM BEHIND THE SILT FENCES SHALL BE PLACED ON THE TOPSOIL STOCKPILE.

10. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CLEANED, INSPECTED AND REPAIRED AFTER EACH SIGNIFICANT RAINFALL (0.50" / 24 HR.) AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.

11. TEMPORARY SEDIMENT CONTROL MEASURES (SILT FENCE, CONSTRUCTION ENTRANCE, ETC.) SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.

12. IF IT IS ANTICIPATED THAT DEWATERING WILL BE REQUIRED FOR UTILITY INSTALLATION AND POSSIBLY FOR FOOTING, CONTRACTOR IS RESPONSIBLE FOR INSTALLING A DEWATERING.

S.W.P.P. LEGEND

EXISTING	PROPOSED	DESCRIPTION
770	770	CONTOUR LINE
		STORM DRAIN LINE
SF	SF	SILT FENCE
TP	TP	TREE PROTECTION
		LIMITS OF DISTURBANCE
	P P	INLET PROTECTION
		CONSTRUCTION ENTRANCE
	bA	SOIL TYPE LABEL & BOUNDARY

SEE SWPPP DETAILS FOR ADDITIONAL NOTES

ACREAGE SUMMARY (IN ACRES)	
TOTAL PROJECT AREA	+/- 2.37
ON-SITE DISTURBED AREA	+/- 2.19
OFF-SITE DISTURBED AREA	+/- 0.33
TOTAL DISTURBED AREA	+/- 2.49
IMPERVIOUS AREA AT COMPLETION	+/- 1.12
PERVIOUS/ SEEDED AREA AT COMPLETION	+/- 1.04
AREA REMAINING UNDISTURBED	+/- 0.00

SOILS PRESENT ON THE SITE ARE:

Cs - Coosaw Loam fine sand
Pe - Pelham sand
Ye - Yemassee Fine Sandy Loam

CONTRACTOR IS TO SIZE STOCKPILE ACCORDINGLY AND MAINTAIN SILT FENCE AROUND STOCKPILE

TOWN OF SUMMERVILLE SWPPP NOTES:

1. SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE KEPT ONSITE OR WITHIN THIRTY (30) MINUTES OF THE SITE AT ALL TIMES FROM THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS ACHIEVED. THESE ITEMS ARE TO BE IN DESIGNATED AREA THAT IS ACCESSIBLE TO THE INSPECTORS.
2. THE TOWN OF SUMMERVILLE SHALL NOT MAINTAIN STORMWATER DETENTION OR RETENTION PONDS. THE PROPERTY OWNER SHALL MAINTAIN ALL STORMWATER DETENTION FACILITIES SHOWN HEREIN. THE INSPECTION FREQUENCIES, MAINTENANCE ACTIVITIES AND OTHER RESPONSIBILITIES AS NECESSARY TO ENSURE THE SYSTEM'S PROPER LONG-TERM FUNCTIONING ARE DEFINED IN THE OPERATING AND MAINTENANCE AGREEMENT OF STORMWATER FACILITIES.
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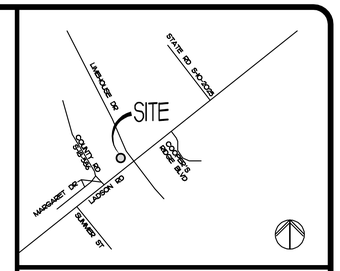
MAINTENANCE STATEMENT

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

24 HOUR CONTACT: KEN ROMAIN, THE PARKER COMPANIES, 912-235-1640

FLOOD ZONE "X"
PER FEMA MAP NO. 45035C0407E
EFFECTIVE DATE: JULY 16, 2017



VICINITY MAP
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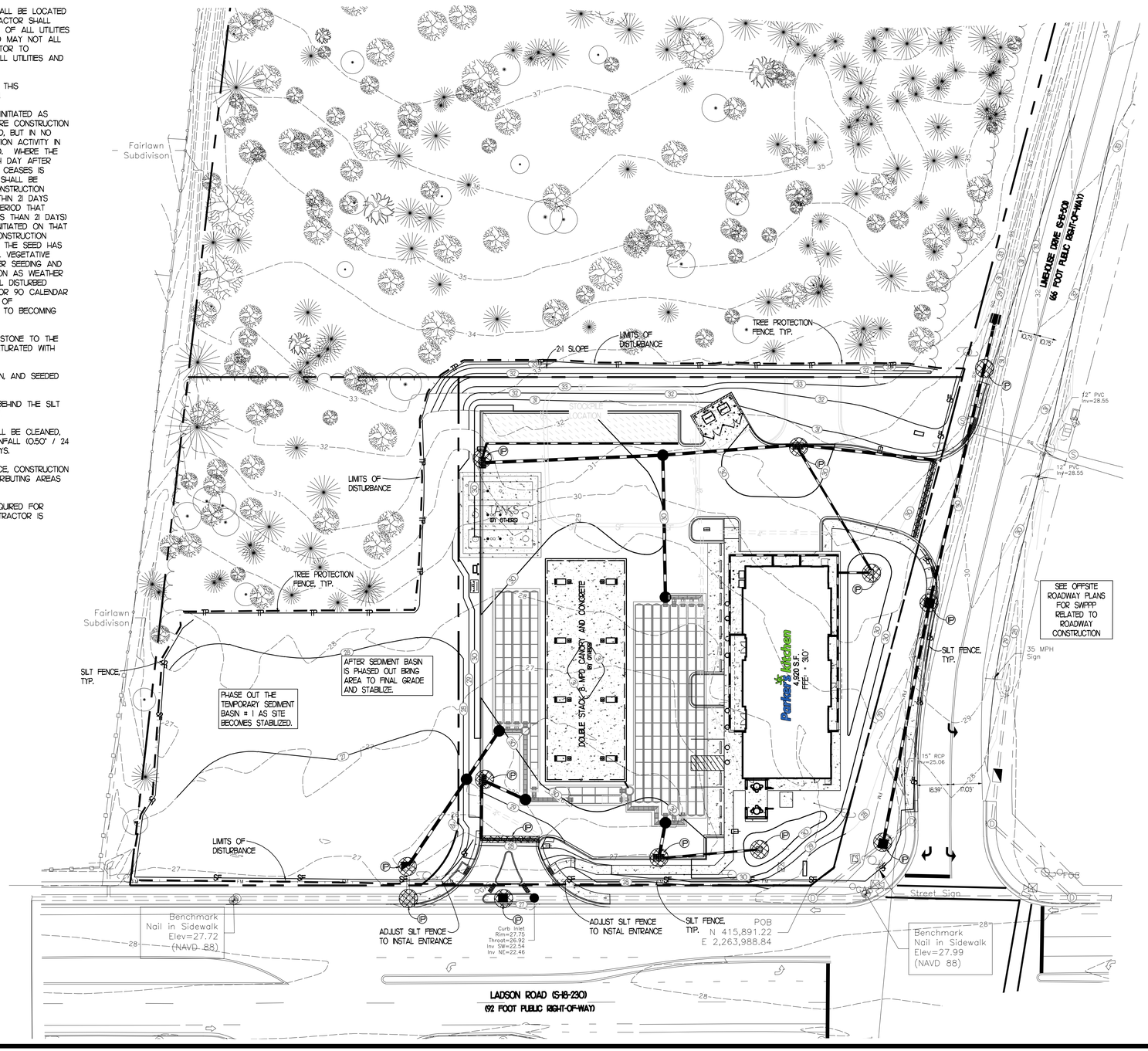

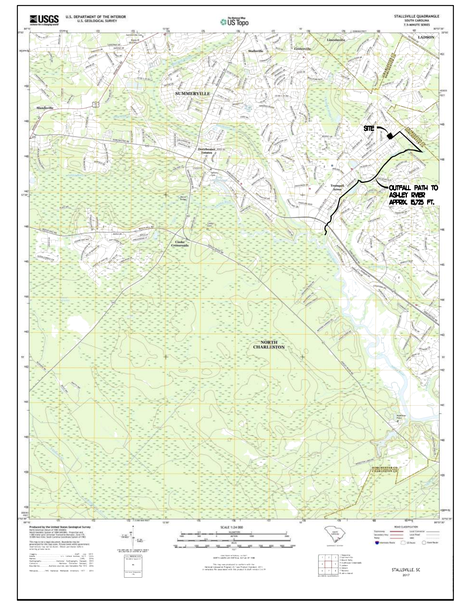

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FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 20997
TODD SIMMONS
7/16/2020

FREELAND & KAUFFMAN, INC.
SOUTH CAROLINA
No. C00995
CERTIFICATE OF AUTHORIZATION

Parker's kitchen
17 W. MCDONOUGH STREET
SAVANNAH, GA 31401

STORE #84 - LADSON RD & LIMEHOUSE DR

DRAWN	DAC
CHECKED	BTS
DATE	05/27/2020
SCALE	AS NOTED
DRAWING	5

STAFF REPORT
Tree Protection Committee Meeting
Aug.10, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: 7/30, 2020

GENERAL INFORMATION

Property Applicant: Sandra & Gary Blond

Owner: Sandra & Gary Blond

Requested Action: To Remove 6 Pine Trees, 1 Magnolia Tree & 3 Gum Trees.

Location: 208 Shepard St.

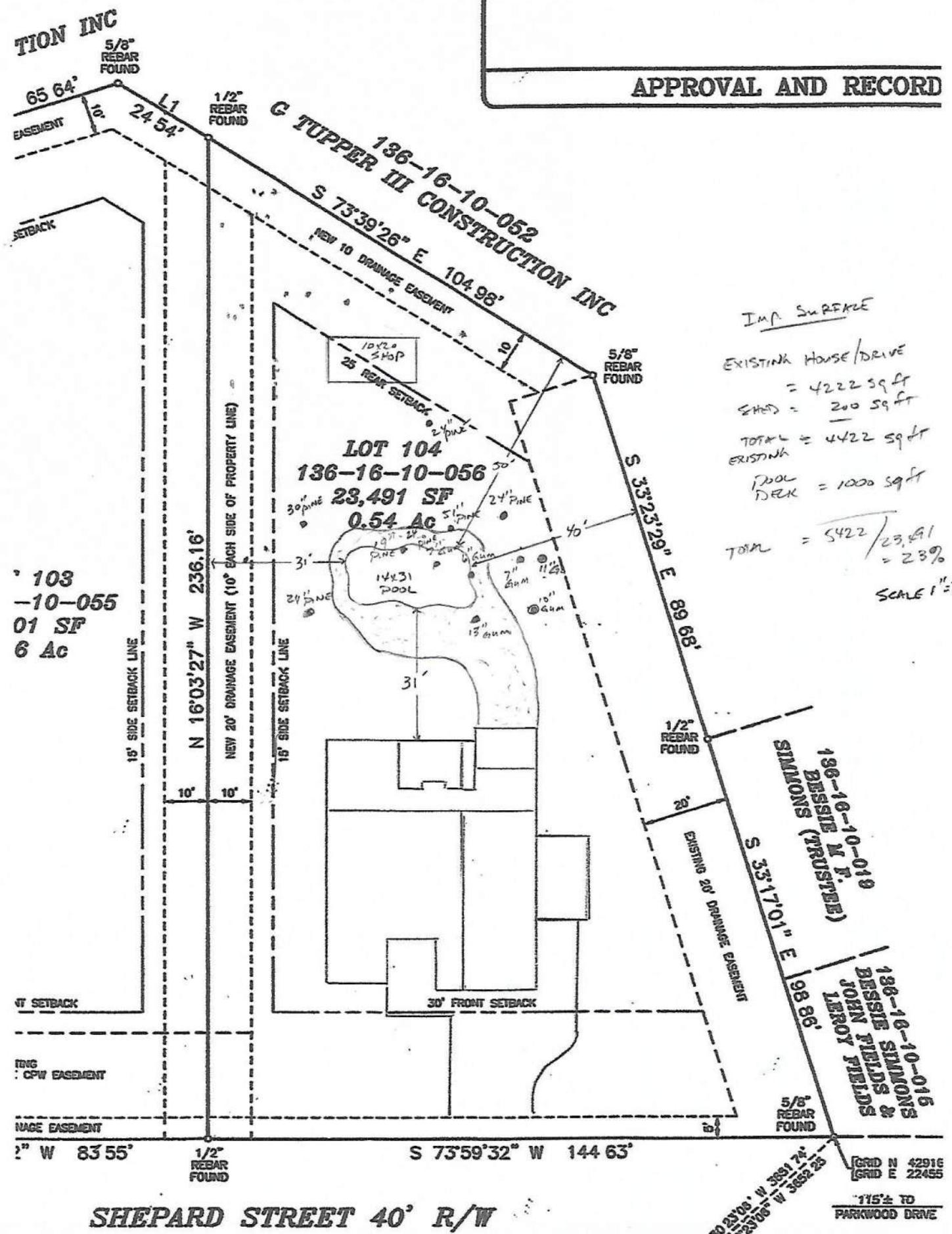
Guideline Citation: UDO Section 13.9.1.G

Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:
1. The Grand Tree is diseased, dead or dying; or
2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or
3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or
4. The Grand Tree prevents all reasonable site configurations; or
5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or
6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or
7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or
8. The removal of the Grand Tree has otherwise been approved by the Town Council.

Evaluation: 1# 24" Pine Tree that's healthy with a medium crown.
2# 30" Pine Tree that's healthy with a medium crown that is forked
3# 19" Pine Tree that's healthy with a medium crown that is forked and crooked.
4# 24" Pine Tree that's healthy with a full crown.
5# 24" Pine Tree that has a cavity in the truck.
6# 24" Pine Tree that has a cavity in the truck.
7# 11" Gum Tree that is declining in the crown
8# 10" Gum Tree that has suckers on the truck and a weak crown.
9# 13" Gum Tree with a medium crown.
10# 9" magnolia with suckers on the truck.

2017027856
BK M PG 123-123

APPROVAL AND RECORD



Imp Surface

Existing House/Drive = 4222 sq ft

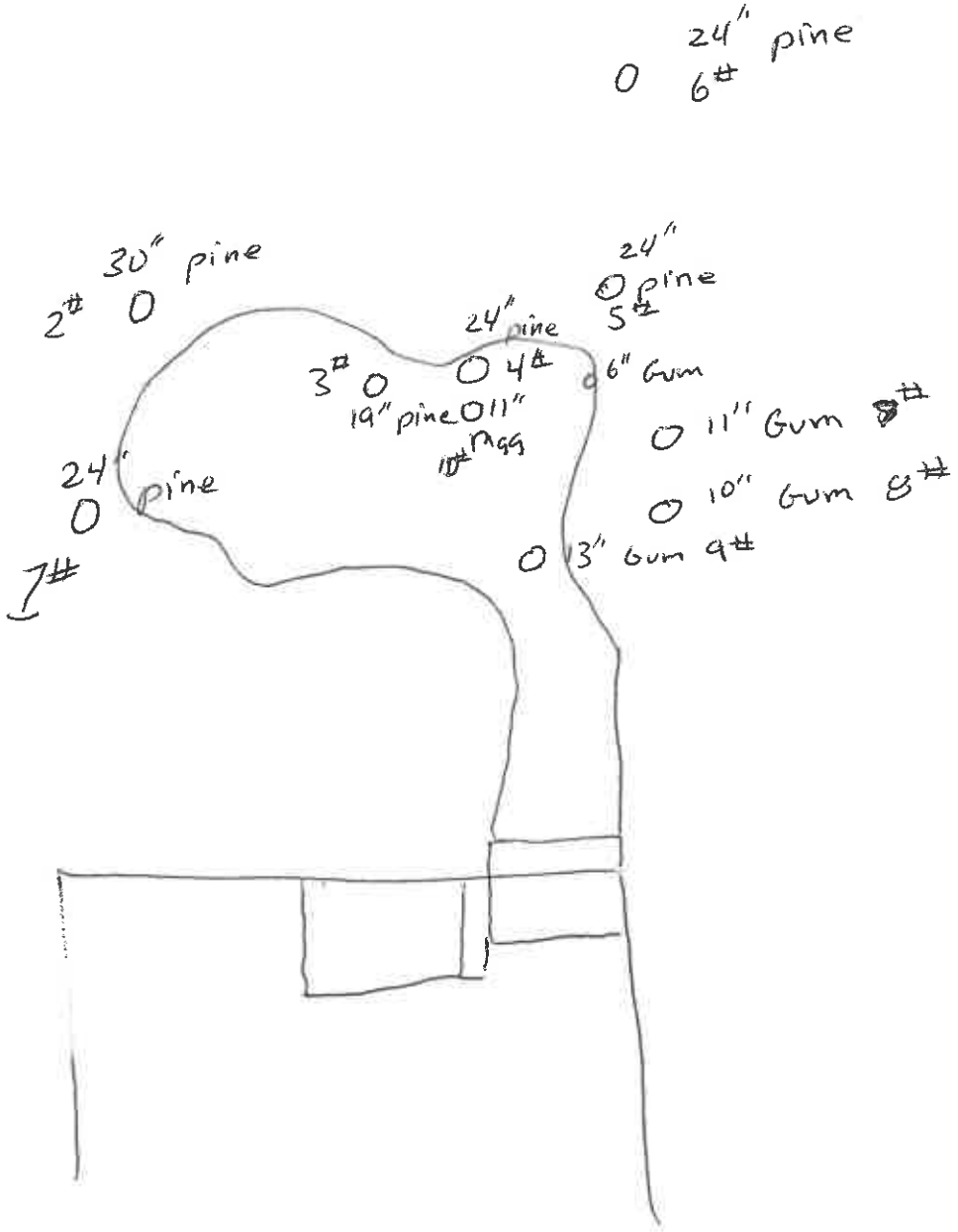
Shed = 200 sq ft

Total Existing = 4422 sq ft

Pool Deck = 1000 sq ft

Total = 5422 / 23,491 = 23%

Scale 1" = 30'


24" pine
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30" pine
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6" Gum
19" pine
11"
10# Mag
11" Gum
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7#
10" Gum
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13" Gum 9#

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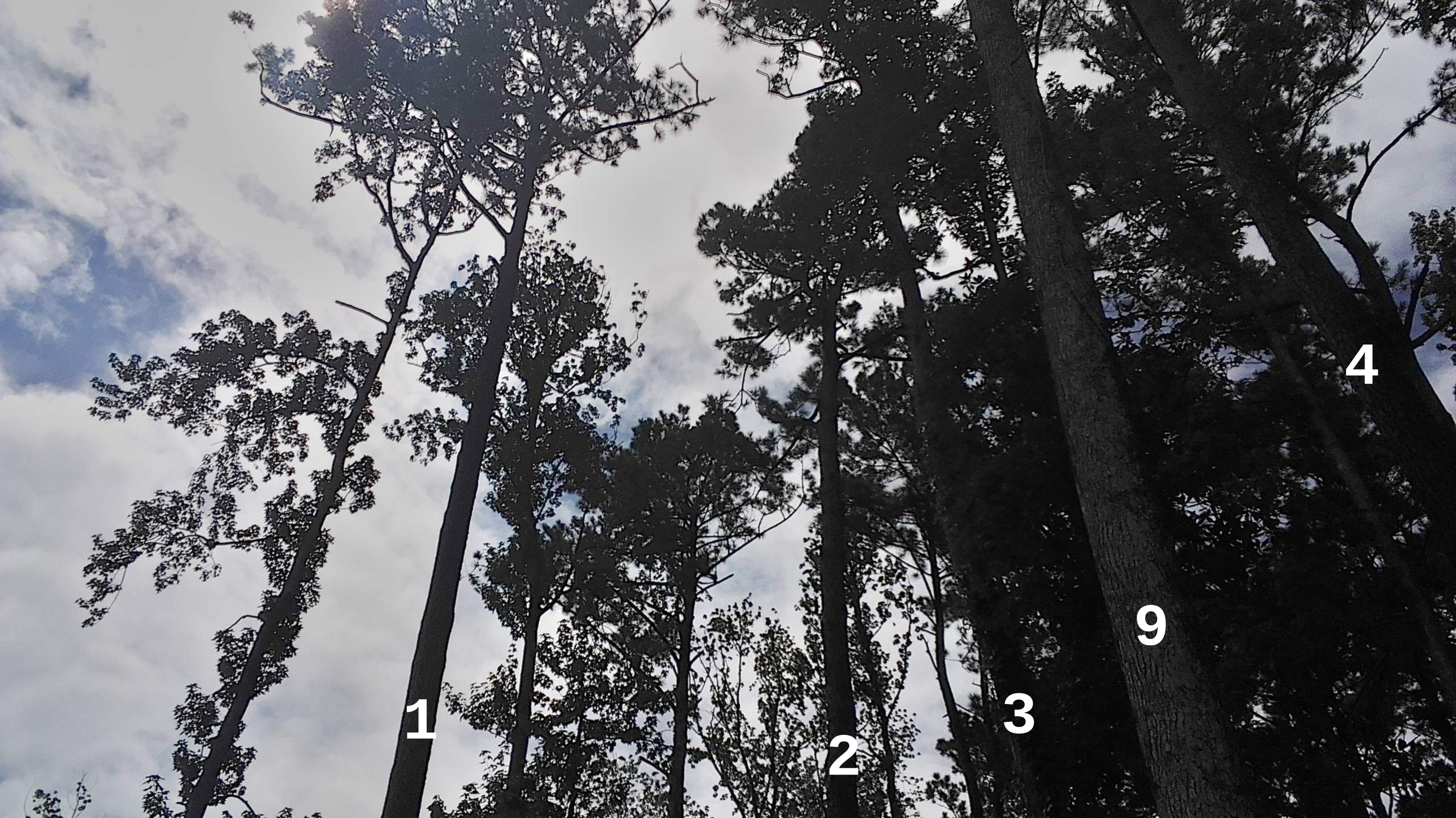
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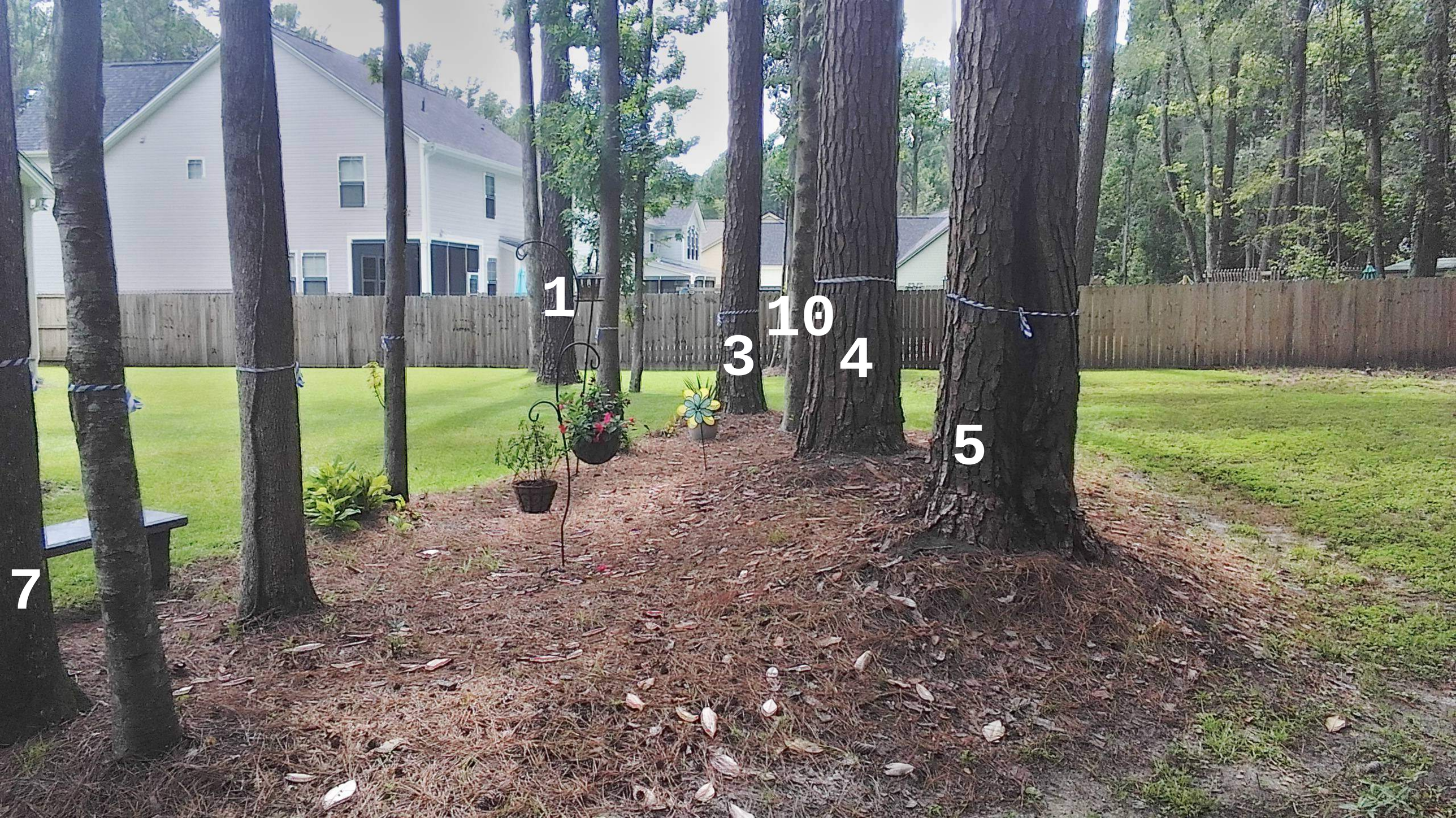
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