Approval of July 18, 2019 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:
1. Trolley Road Retail – Development of a new retail center at 440 Old Trolley Road (B-3)
   The applicant is requesting Final Approval
2. Wasabi of Summerville – 202 Berkeley Circle site changes (B-3)
   The applicant is requesting Final Approval

NEW BUSINESS:
1. Autobell Knightsville – Development of a new tunnel carwash at Knightsville Crossing (B-3)
   The applicant is requesting Conceptual Review
2. Signs

MISCELLANEOUS:
None

ADJOURN:
Posted August 15, 2019
Commercial Design Review Board Minutes  
Thursday, July 18, 2019  
Summerville Municipal Complex – Annex Building Training Room

Members Present:
Bill Beauchene  
Mildred Blanton  
Chris Campeau  
Michael Gregor  
Jennifer Palmer  
Candace Pratt - Absent  
Carolyn Rogerson

Staff Present:  
Tim Macholl, Zoning Administrator

Items on the agenda:

OLD BUSINESS:
1. Weathers Tract Lot 2A – Requesting changes to approved plans (B-3)  
2. Weathers Tract Lot 2B – Requesting changes to approved plans (B-3)

NEW BUSINESS:
1. 140 N Main Street – Redevelopment of the existing office building (B-3)  
2. The Claibourne at Summerville – Development of a new assisted living facility (B-3)  
3. Signs

MISCELLANEOUS:
1. None

The meeting was called to order at 4:01 pm by the Chairman. Mr. Campeau asked for consideration of the June 20, 2019 meeting minutes. Mr. Beauchene made a motion for approval of the minutes as presented and Ms. Rogerson seconded. The motion carried 6-0.

Mr. Campeau proposed to the board to amend the agenda to allow the signs to be considered first out of courtesy. A motion was made to amend the agenda by Mr. Beauchene. The Motion was seconded by Ms. Blanton. The motion passed 6-0.

SIGNS
1. Summerville Medical Center – Ms. Maria Whack and Mr. Steve Fitts presented to the Board a proposal for a new freestanding sign for Summerville Medical Center. The proposal includes a large LED message center. The intent would be to have a static information bar at the bottom detailing ER wait times, and a portion that would rotate through a series of static images providing public information. The image would cycle through, but the bottom would update every 15 minutes on the ER wait time. Mr. Fitts explained that the message center would be an 8mm pixel with a very clear image up to 23’ away. He explained that older versions of the message centers did not dim and brighten well with the changing light of the day, but this model does a much better job not being overly bright at night. He also presented a study showing that digital signs do not increase the number of accidents within close proximity to their installation. The Board discussed the impacts of the images, and talked about hold times of those slides. The board asked why the sign was so large. Mr. Macholl explained that staff had made the decision that based on the use to consider the hospital campus as a large office development. This would allow the larger sign, eliminating the need for a variance. Ms. Kelly from the SMC explained that though hospitals are not listed in the ordinance, she felt that the hospital was similar to schools and churches which are permitted to have the message centers.

A motion was made by Mr. Beauchene for final approval as presented. The motion was seconded by Ms. Blanton. During discussion Ms. Palmer stated that she would like to have the Town reserve the right to ask the Hospital for changes to the way the sign is handled if it were to become a nuisance. The motion carried 6-0.
OLD BUSINESS
1. Weathers Tract Lot 2A – The first item under Old Business was requested to be removed from consideration by the applicant.

2. Weathers Tract Lot 2B – The second item under Old Business was requested to be removed from consideration by the applicant.

NEW BUSINESS
1. 140 N Main Street – The first item under New Business was a request for Conceptual Review of the proposed redevelopment of the existing office building located at 140 N. Main Street. Mr. Jeff Baxter of Cityvolve and Ms. Jennifer Brooks of the Middleton Group came to the table to discuss the project. Mr. Baxter explained that his company is working on the redevelopment of the Magnolia Square office project and that this project will be a major gut rehab of the existing building on N. Main Street. He explained that they intend to bring this building up to class A office. The building is currently 0 lot line on two sides, and there is an opportunity to really improve this building even with the constraints. They continue to work with the adjacent property owners to address some of the issues including parking. The intent is to modernize and enhance. They will be adding a small addition to house the new elevator and ADA accessibility. Ms. Brooks addressed the proposed architecture. She explained they intend to work on the exterior by adding more materials and “skinning” out the exterior. Materials would include new paint on some of the stucco, hardi planks and composite decking to add texture and architectural detail, also adding windows. Mr. Campeau asked about the proposed drive through shown on the site plan. Mr. Baxter explained that a bank branch had approached them about the use of the first floor. They intend to rework the parking lot and possibly get a connection to the Parks Funeral Home parking lot. They would like to pull out some of the concrete on the Main street side to install some planting beds and soften the streetscape at that location. Mr. Campeau said that the rear access was very important to the workability of the site, and that the five foot landscaped border was not that important due to the urban nature of the area and development. Mr. Gregor said that he felt that the design was on the right track, but that he would like to see some more or different materials and less EIFS. Mr. Baxter expressed a concern about what will be found during demo and asked if anyone knew or had pictures of the building prior to the last renovation. The board discussed the old building and thought that it had a brick exterior and bigger windows. Mr. Baxter said that if a tenant requested store front windows that could possibly be done. Mr. Campeau expressed concerns over the lack of a front access to N. Main Street. He felt that the architecture didn’t improve the façade enough and told the applicant to keep working on the design, and really work the design to fit the streetscape.

No action for conceptual approval is required, and none was taken.

2. The Claibourne at Summerville – The second item under New Business was a request for Conceptual Review of a proposed assisted living facility. Mr. David Jussely, Mr. Rob Tatum and Mr. Craig Tatum of CP Properties and Mr. Matt Randall of Cranston engineering came to the table to present the project. Mr. Jussely explained that this project is proposed to be an independent living, assisted living and memory care facility. There will be 78 independent living, 44 assisted living and 20 memory care units, and that this will be their first project in South Carolina. He explained that after meeting with staff and hearing their concerns, and after the tree survey was completed, there is an incredible specimen oak on site that they decided to save, this resulted in shifting the building to accommodate the tree. They also had to purchase more property, the Buffalo Wild Wings parking, which they had previously not intended to purchase due to the existing parking agreement. They intended to move that parking to perpendicular parking along Grandview. Mr. Campeau asked about their parking requirements. Mr. Jussely explained that in their experience 0% of the memory care units require parking, only 10% of the assisted living units require parking and that 100% of the independent living units require parking. They also have 25 employees. Because of this there is a very low impact on traffic. Ms. Palmer asked about the garages shown on the plan. It was explained that it is near the tree and they are not garages more carports. Staff and the board discussed the landscape border, with Mr. Macholl explaining that staff wanted the front landscape border shown on the Gum Street side to provide more screening for the “back of house” and that there really is not a need for front screening along Grandview. Mr. Campeau told the applicants to design the layout that they feel that they need and that the Board can discuss and have the authority to make allowances. Mr. Campeau also told the applicants to add a hedge infront of the parking to screen the parking lot. Discussion turned to the proposed parking in the Grandview ROW. It was explained that to make up for the parking lost on the side for the Buffalo Wild Wings, it was moved to the ROW to meet the obligation. Staff expressed concerns due to the other businesses at that entrance. Specifically the carwash stacks customers along Grandview often and it will result in those spaces being blocked regularly, or the carwash using them for their customers. Discussion continued on the placement and the type of parking needed to be provided. It was suggested that the parking shown on the ROW be grass and not paved. Mr.
Gregor addressed the applicant's architecture telling them that the design was pretty good. It has good rhythm and massing. Mr. Campeau told them that because this used to be an actual brickyard, they would expect to see more brick on the façade. The applicants responded that the current proposed design already has about 40-50% brick, with the balance remaining be hardi plank, used both horizontally and in a board and batten style. Mr. Gregor stressed that the brick element needs to be “played up” using certain elements to highlight the brick. The board agreed that they were generally on the right track on the design of the building. The applicants explained that this was being completed using the new opportunity zone incentives and that they are intending on moving quickly with this project.

No action for conceptual approval is required, and none was taken.

**MISCELLANEOUS:**
1. None

**ADJOURN:**
There being no further business, the meeting was adjourned at 5:18 PM on a motion by Mr. Gregor and a second by Ms. Palmer.

Respectfully Submitted,

Tim Macholl
Zoning Administrator

Approved: Chris Campeau, Chairman ____________________________; or,

Michael Gregor, Vice Chairman _____________________________
STAFF REPORT
CDRB Meeting
August 15, 2019 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: August 8, 2019

GENERAL INFORMATION

Project/Applicant: Trolley Road Retail
Property Owner: Seth Newman
Requested Action: The applicant is requesting Final Approval of a proposed retail development
Requested Approval: Final Approval
Existing Zoning: B-2 Neighborhood Business Centers
Location: 440 Old Trolley Road
Existing Land Use: Undeveloped

Ordinance Reference:
Sec. 32-141. Commercial 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 on preliminary staff review, the following are staff comments. An Address application will be required prior to building permit. The property lines will need to be abandoned and a new plat recorded before the issuance of building permits. The expansion of the existing storm basin crossing the property line will require a stormwater easement, unless that property line is abandoned as well. There is an existing drainage easement that is centered on the rear property line that is currently filled with existing vegetation, the landscape plan also calls for additional plantings in that easement. The applicant will need to obtain permission from the easement holder for the additional plantings to be planted in the easement. The applicant will be required to obtain the necessary encroachment permits for the access to Pointer Drive. Bike Racks have not been provided, a detail is also required matching Town approved racks. A photo metric plan has not been submitted. A signage plan has not been submitted. A tree protection plan and detail will be required, the tree removal plan should be overlaid on the site plan. A Tree Removal Application is required. Staff does not recommend the use of maples in the parking lot. The canopy at the corner encroaches into the required landscape border, the CDRB has the authority to allow this encroachment.
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):

☐ Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
☐ Preliminary Approval (see checklist below) ☑ Final Approval (see checklist below)

Preliminary Approval Granted On: 04.18.19

Project name: Old Trolley Rd Retail

Project address (if in shopping center, indicate name):

TMS#: 145-15-10-013, 014, 015 Property zoned: B3

Property owner/developer:
Name(s): Seth Newman
Phone: ___________________ Email: seth.newman@me.com
Firm:

Primary Contact:
Name: ___________________ Firm: ___________________
Phone: ___________________ Email: ___________________

Architect:
Name: Loxse Knight
Phone: ___________________ Email: looxse@iekarchitect.com
Firm: LK Architects

Landscape Architect:
Name: ___________________ Firm: ___________________
Phone: ___________________ Email: ___________________

Engineer:
Name: Glick Branch
Phone: 843.081.0525 Email: branch@earthsource-eng.com
Firm: Earthsource Engineering
COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE

The CDRB meets the third Thursday of each month. Without exception, all required materials must be submitted by the close of business 20 days prior to the meeting to be placed on the agenda. Make sure to include eight (8) 11x17 size hard copy sets of plans and one digital copy to scale for staff review.

☐ Tax Map Number(s) for proposed property.

☐ Tree survey of parcel as well as proposed footprint of building(s). (If applicable)

☐ Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.

☐ Site plan (see above) overlaid on tree survey of existing site. (If applicable)

☐ For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.

☐ Advertising features and signs, including material type, lighting (if any), and colors. (If applicable)

☐ Floor plan.

☐ All proposed building elevations.

☐ Color rendering and/or samples of colors to be used in proposed project.

☐ Materials to be used in the proposed project (bring samples to meeting).

☐ Location and layout of parking areas and driveways.

☐ Pervious/impervious surface calculations.

☐ Proposed grade and drainage plans. (If applicable)

☐ Proposed water and sewer facilities including electrical gas, cable, etc. (If applicable)

☐ Landscaping plans including screening and fencing and showing any existing trees to be saved.

☐ Photometric plan of site lighting (manufacturer's specifications will be accepted) and cut sheets showing light fixtures and specifications (i.e. pole height). (If applicable)

☐ Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.
The Commercial Development Design Review Board will meet at 4pm on: 08.15.19

I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

Signature of Property Owner/Developer: [Signature] Date: 7/26/19

[Board Approval Only]:
☐ Approved as Submitted ☐ Approved as Noted ☐ Disapproved
Date of Preliminary Approval __________ Date of Final Approval __________
Conditions: __________________________
______________________________
**SITE DATA**

- **TMS#: 145-15-10-013,014,015**
- **LOT SIZE (TOTAL): ±1.11 ACRES**
- **FLOOD ZONE: "X"**
- **FIRM PANEL#: 450068 0245C**
- **DATE: APRIL 15, 1994**
- **ZONED: B-3 (GENERAL BUSINESS)**
- **BUFFERS:**
  - **FRONT:** 10' MINIMUM (5% AVERAGE DEPTH)
  - **SIDE:** 5' (POINTER DRIVE)
  - **REAR:** 15' (W/ 6' FENCE)

**SETBACKS:**
- **FRONT:** 30'
- **SIDE:** 5'
- **REAR:** 15'

**PROPOSED BUILDING:**
- **RETAIL BUILDING: 10,000 SQ. FT.**

**PARKING REQUIRED:**
- **RETAIL:** 1/200 SQ FT = 46 SPACES

**PARKING PROVIDED:**
- **PAVED = 46 SPACES**
- **HANDICAP = 2 SPACES**
- **TOTAL = 48 SPACES**
1. DURING THE CONSTRUCTION PHASE.

CONSTRUCTION PHASE NOTES:

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED
PROPOSED
ONE STORY
RETAIL BLDG
AREA = ±10,233 SF
FFE = 53.00

1" WATER SERVICE

SEWER SERVICE

UNDERGROUND POWER

TRANSFORMER PAD

POWER SERVICE

9-18-99 100' R/W

OLD TROLLEY ROAD
Enlarged Existing Context - Trolley Road North Streetscape

622 Trolley
Salon Trio
Ye Old Fashioned
Old Trolley Dental Associates

Enlarged Existing Context - Trolley Road North Streetscape

440 Trolley Retail Center
Center to the North of 440
Glass Specialist

07.26.19 || Trolley Rd
Final DRB
Existing Context - Buildings Adjacent to 440 Trolley Road

Center to the North of 440

Warehouse Specialties

Shipley Office Park
Existing Context - Adjacent Buildings at Intersection

- Trolley Station
- Family Dollar
- Old Trolley Dental Associates
- Ye Ole Fashioned
STREET LEVEL VIEW NORTH ALONG OLD TROLLEY ROAD
STREET LEVEL VIEW SOUTHWEST FROM TROLLEY RD
STREET LEVEL VIEW EAST ALONG POINTER DR
ENLARGED VIEW OF CORNER TENANT
ROOF PLAN NOTES

1. PRIMARY ROOF SYSTEM: SINGLE PLY MEMBRANE ROOF SYSTEM ON R-24 POLYISO RIGID INSULATION ON PLYWOOD ROOF DECK.

2. HIPPED ROOF AT COVERED COURT: STANDING SEAM METAL ROOF SYSTEM.

3. PARAPETS: FINISH WITH CONT. PRE-FINISHED ALUM. CAP. OR SINGLE PLY MEMBRANE. PROVIDE PRICE FOR BOTH COPING SYSTEMS. SINGLE PLY MEMBRANE ON BACK SIDE OF PARAPET WALLS.

4. ROOF DRAINS: DUAL FLOW ROOF DRAIN SYSTEM WITH SLOPED INSULATION CRICKETS, TYPICAL.
TRANSOM HEADER HEIGHT: 10'-0"
PARAPET HEIGHT: 23'-5"
DOOR HEADER HEIGHT: 8'-0"
CLERESTORY HEIGHT: 17'-3"
RIDGE HEIGHT: 31'-6"

KALWALL TRANSLUCENT WINDOW PANELS
LIGHT BRICK VENEER
ALUMINUM STOREFRONT SYSTEM, TYPICAL
DRAINABLE EIFS STUCCO SYSTEM
STANDING SEAM METAL ROOF (GALVANIZED)
EIFS STUCCO SYSTEM AT FASCIA, SOFFIT, AND FREEZE TRIM
RECESSED EIFS Lintel Trim, TYP
CURVED ACCENT DORMER

PREFINISHED BREATMETAL FASCIA, TYP
STANDING SEAM METAL ROOF (GALVANIZED)
DRAINABLE EIFS STUCCO SYSTEM
ELECTRICAL METERS, TYP
COLOR TO MATCH BRICK

AVENUE LIGHTING OUTDOOR WALL SCONCE, TYP
SEE ATTACHED SPEC SHEET

NOTE: ALL SIGNAGE FUTURE BY OTHERS
PROPOSED STREETSCAPE ALONG TROLLEY ROAD

NOTE: THIS BUILDING IS SHOWN FOR REFERENCE ONLY. THIS BUILDING IS NOT TO BE REVIEWED BY THE DRB AS IMPROVEMENTS COSTS ARE LESS THAN 50% OF THE BUILDING VALUE AND NOT REQUIRED TO BE REVIEWED BY THE BOARD.

THE INTENT IS FOR 440 TROLLEY AND THE NEWLY PROPOSED CORNER RETAIL BUILDING TO FUNCTION AS ONE RETAIL PLAZA. SAME OWNERSHIP FOR BOTH BUILDINGS.

PERSPECTIVE OF 440 TROLLEY PROPOSED IMPROVEMENTS
NOTE: THIS BUILDING IS SHOWN FOR REFERENCE ONLY, THIS BUILDING IS NOT TO BE REVIEWED BY THE DRB AS IMPROVEMENTS COST ARE LESS THAN 50% OF THE BUILDING VALUE AND NOT REQUIRED TO BE REVIEWED BY THE BOARD.

THE INTENT IS FOR 440 TROLLEY AND THE NEWLY PROPOSED CORNER RETAIL BUILDING TO FUNCTION AS ONE RETAIL PLAZA. SAME OWNERSHIP FOR BOTH BUILDINGS.
Avenue Outdoor Wall Sconce
By Avenue Lighting

Product Options
Finish: Black, Silver
Size: Small, Medium, Large

Details
- Designed in 2018
- Material: ALUMINUM
- Sloped ceiling adaptable (0-30)
- UL Listed
- Warranty: Limited 1 Year
- Made In China

Dimensions
Small Option Backplate: Width 4", Height 4", Depth 0.5"
Small Option Fixture: Width 7", Height 12", Depth 3.75", Weight 4Lbs
Medium Option Backplate: Width 4", Height 4", Depth 0.5"
Medium Option Fixture: Width 7", Height 16", Depth 3.75", Weight 5Lbs
Large Option Backplate: Width 4", Height 4", Depth 0.5"
Large Option Fixture: Width 7", Height 20", Depth 3.75", Weight 6Lbs

Lighting
- Two 6 Watt (500 Lumens) 120 Volt GU10 Twist & Lock Base LED Lamp(s) (Included)

Additional Details
Rating: UL Listed

Product ID: AVLP212843

Created June 12th, 2019
TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: August 8, 2019

GENERAL INFORMATION

Project/Applicant: Wasabi of Summerville/Empire Engineering
Property Owner: Azalea 888 Zhou Tang LLC
Requested Action: The applicant is requesting Final Approval of the proposed property redesign and relocation of existing office building due to Berkeley Circle road construction.
Requested Approval: Final Approval
Existing Zoning: B-3, General Business
Location: At the corner of Sheep Island Road and Berkeley Circle
Existing Land Use: Restaurant

Ordinance Reference:

Sec. 32-141. Commercial 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:
This project is requesting Final Approval of the proposed new layout due to the relocation of Berkeley Circle. This project last received Final Approval May 13, 2016. Based on preliminary staff review, the project does not fully meet the zoning ordinance. Bicycle parking has not been shown on the plan, ordinance requires seven (7) bicycle parking spaces be provided. Town Engineer requests that proposed internal sidewalks be extended to the public sidewalks proposed along the new Right-of-Way. Parking for the relocated 1,500 sf office building is deficient. Minimum parking for an office this size is seven (7) parking spaces and the plan shows four (4), an accessible parking space is also required. The proposed front porch proposed for the relocated office is not being shown on the plans and should be shown. A landscape plan should be provided for the relocated office building. The proposed parking shown at the end of the drive aisle closest to the new Old Light Road should be removed. The proposed landscaping does not meet the Town Ordinance for the border plantings, and it is currently showing understory trees in lieu of canopy trees. The planning and engineering staff request that the Old light Road access line up with the drive for the relocated office building. The Phasing plan is does not show the final layout after road construction is complete. Staff would request that the final version be shown showing the layout after the temp road is removed and construction is completed. Foot candle calculation required in photo metric plan. Verify disturbance acreage and stormwater permitting requirements.
Town of Summerville Information Lookup
Town of Summerville Information Lookup

Basemap
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):

- Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
- Preliminary Approval (see checklist below) ☑ Final Approval (see checklist below)

Preliminary Approval Granted On: ______________________

Project name: Wasabi of Summerville - Parking Lot Re-configuration

Project address (if in shopping center, indicate name): 202 Berkeley Circle

TMS#: 232-00-01-016 Property zoned: B-3

Property owner/developer:
Name(s): Zhou Tang Firm: Azalea 888 Zhou Tang, LLC
Phone: ____________________________ Email: ____________________________

Primary Contact:
Name: Jeff Carper Firm: Carper Civil Consulting, LLC
Phone: 843-277-7261 Email: jeff@carpercivilconsulting.com

Architect:
Name: ____________________________ Firm: ____________________________
Phone: ____________________________ Email: ____________________________

Landscape Architect:
Name: ____________________________ Firm: ____________________________
Phone: ____________________________ Email: ____________________________

Engineer:
Name: Lauren B. Carper, P.E. Firm: Carper Civil Consulting, LLC
Phone: 843-471-2089 Email: lauren@carpercivilconsulting.com
I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

Signature of Property Owner/Developer: ______________________ Date: 7/26/2019

[Board Approval Only]:
☐ Approved as Submitted  ☐ Approved as Noted  ☐ Disapproved
Date of Preliminary Approval ____________ Date of Final Approval ____________
Conditions: ____________________________________________________________
______________________________________________________________
COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE

The CDRB meets the third Thursday of each month. Without exception, all required materials must be submitted by the close of business 20 days prior to the meeting to be placed on the agenda. Make sure to include eight (8) 11x17 size hard copy sets of plans and one digital copy to scale for staff review.

- Tax Map Number(s) for proposed property.
- Tree survey of parcel as well as proposed footprint of building(s). (If applicable)
- Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.
- Site plan (see above) overlaid on tree survey of existing site. (If applicable)
- For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.
- Advertising features and signs, including material type, lighting (if any), and colors. (If applicable)
- Floor plan.
- All proposed building elevations.
- Color rendering and/or samples of colors to be used in proposed project.
- Materials to be used in the proposed project (bring samples to meeting).
- Location and layout of parking areas and driveways.
- Pervious/impervious surface calculations.
- Proposed grade and drainage plans. (If applicable)
- Proposed water and sewer facilities including electrical gas, cable, etc. (If applicable)
- Landscaping plans including screening and fencing and showing any existing trees to be saved.
- Photometric plan of site lighting (manufacturer’s specifications will be accepted) and cut sheets showing light fixtures and specifications (i.e. pole height). (If applicable)
- Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.
CIVIL ENGINEERING CONSTRUCTION PLANS
FOR
WASABI of SUMMERVILLE PARKING LOT RE-CONFIGURATION

GENERAL NOTES:
1. DRAWING SHEETS ARE IN ACCORDANCE WITH THE LINE AND SPACE STANDARDS SET FORTH IN THE FEMA-455 STRAND STANDARDS. SHEET DIMENSIONS WILL BE PRINTED IN 8.5" X 11" FORMAT. SHEETS WILL BE FOLDED FOR MAILING OR HANDLING.
2. DRAWINGS ARE TO BE CONSIDERED FOR INFORMATION ONLY AND SHALL NOT BE USED FOR BID PREPARATION OR CONTRACTUAL PURPOSES.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LEGAL MANNER.
4. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
5. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
6. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
7. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
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14. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
15. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
16. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
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19. CONTRACTOR SHALL KEEP ALL PROJECT FILES AND DOCUMENTATION IN A LEGAL MANNER.
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VICINITY MAP

LEGEND

EXISTING
PROPERTY LINE
BUILDING SETBACK LINE
ADJACENT PROPERTY LINE
RIGHT OF WAY
CENTER LINE
TREE LINE
OVERHEAD WIRE W/ UTILITY POLE
FENCE LINE
TREE LOCATION W/ SPECIES AND DIA.
TRAVERSE POINT POWER POLE LIGHT POLE GAS METER
SANITARY SEWER MANHOLE FIRE HYDRANT (SEE DETAIL)
FRESHWATER WETLANDS (FROM REF. SURVEY)
24" ROLL CURB & GUTTER (SEE DETAIL)
STORM DRAINAGE PIPE CURB INLET (SEE DETAIL)
SILT FENCE (PER DETAIL)
SANITARY SERVICE LINE (SEE DETAIL)
WATER SERVICE (SEE DETAIL)
WATER VALVE (SEE DETAIL)
PREVIOUS UTILITY POLES
SHEET INDEX

SHEET SHEET TITLE REVISION / DATE
G-001 PROJECT TITLE SHEET, INDEX, LEGEND, CONTACTS, AND GENERAL NOTES
V-001 TOPOGRAPHIC AS-BUILT TREE SURVEY
C-101 STORM WATER POLLUTION PREVENTION PLAN
C-102 SITE DEMOLITION PLAN
C-103 SITE PLAN
C-104 SITE DIMENSIONAL CONTROL PLAN
C-501 SWPPP DETAILS
C-502 SITE DETAILS
C-503 SITE DETAILS
L-101 SITE LANDSCAPING PLAN
L-102 LANDSCAPE DETAILS AND NOTES
E-101 SITE LIGHTING
E-102 SITE LIGHTING CUT-SHEETS

CONTACTS:

SHEEHAN / 200 Berkeley Circle

AZALEA 888 ZHOUTANG, LLC
200 Berkeley Circle

SUMMERVILLE, SC 29483

SUMMERVILLE, SC 29483

2025 Berkeley Circle

SUMMERVILLE, SC 29483

SUMMERVILLE, SC 29483

SUMMERVILLE, SC 29483

1224.0x792.0

06/26/2019

DRAWING TITLE: WASABI OF SUMMERVILLE PARKING LOT RE-CONFIGURATION

SHEET NUMBER: G-001

PROJECT TITLE SHEET, INDEX, LEGEND, CONTACTS, AND GENERAL NOTES
AZALEA 888 ZHOUTANG, LLC
202 Berkeley Circle
Summerville, SC 29483

Drawing Title: WASABIOFSUMMERVILLEPARKINGLOTRE-CONFIGURATION
Sheet Number: C-103

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Carper Civil Consulting, Inc.
2547 Josiah Street,
Charleston, SC 29492
843-471-2089
www.CarperCivilConsulting.com

PERMITTING NOT FOR CONSTRUCTION

8/5/19
SITE PLAN

C-103

PROPERTY AREA MAP
1"=100'

MAP NOTE:
1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY GPASURVEYING, INC.
2. TRANSFER OF PROPERTY FROM PUBLIC TO PRIVATE OCCURRING ON SURVEY (i.e. MANHOLE/S, STORM GRATE, PIPE INVERTS, ETC.). CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES.

SITE DATA:
SITE ADDRESS 202 BERKELEY CIRCLE
PARCEL TMS# 232-00-01-016
PARCEL 232-00-01-016: 1.06 AC
RESIDUAL
1.04 AC
ROW TAKE
0.01 AC
ACQUISITION
0.28 AC
PARCEL 232-00-01-035: 1.04 AC
RESIDUAL
1.04 AC
TEMP. ROW
0.21 AC
PARCEL 232-00-01-018: 0.57 AC
- ROW TAKE
0.01 AC
TOTAL 1.83 AC

TOTAL 1.83 AC

PERVIOUS: 0.64 AC (35%)
IMPERVIOUS: 1.19 AC (65%)

SITE PLAN KEYNOTES:
1. STANDARD PAVEMENT SECTION, SEE DETAILS.
2. STOP SIGN WITH 24" WHITE STOP BAR, SEE DETAILS.
3. CONCRETE SIDEWALK, SEE DETAILS.
4. CURB STONE MASONRY, SEE DETAILS.
5. AMBULANCE BOLLARD, 4 TOTAL.
6. PAINTED PARKING STRIPING, WHITE, TYPICAL.
7. BAGGAGE CART DROP-OFF.”
8. TRANSIT STOP.
9. PAINTED CURB, WHITE.
10. RELIEVE PARKING STRIPING.
11. MATCH EXISTING.

SITE DEVELOPMENT NOTES:
1. SEE GENERAL NOTES, SHEET G-001.
2. SEE SITE DIMENSIONAL CONTROL PLAN FOR LAYOUT INFORMATION.
3. ALL PAVEMENT SECTION MATERIALS AND INSTALLATIONS SHALL MEET THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
4. PAINTED PARKING STRIPING SHALL BE 4" WIDE WHITE STRIPES AND BE LOCATED AS SHOWN ON SHEET.
5. SITE TO PROVIDE POSITIVE DRAINAGE TO PROPOSED ROAD.
6. REMOVE EXISTING RETAINING WALL AND LIGHT FIXTURES.
7. NO NEW SIGNAGE IS PROPOSED. ANY SIGNAGE WILL REQUIRE SEPARATE ZONING PERMIT.
8. PROTECT AND MAINTAIN EXISTING WATER APPURTENANCES.
9. PROTECT AND MAINTAIN EXISTING POWER POLE AND GUYS.
10. REMOVE 15" RCP'S FROM BOX TO TERMINUS. SEAL BOX TO SITE TO PROVIDE POSITIVE DRAINAGE TO PROPOSED ROAD.
11. REMOVE EXISTING RELOCATED OFFICE PHASE 2 EXISTING DRIVEWAY.

EXISTING WASABI RESTAURANT
1-STORY ROCK & STUCCO BUILDING
SHEEP ISLAND ROAD (R/W VARIES)
EXISTING ASPHALT PARKING LOT
EXT'G DETENTION POND
EXISTING DRIVEWAY
EXISTING DRIVEWAYS
EXISTING RELOCATED OFFICE PHASE 2
EXT'G DETENTION POND
SILVER OAK ASSOCIATES, LTD.
TMS NO. 221-00-01-116
24.72138 SO. FT.
0.568 ACRES

PERMITTED
BERKELEY CIR BYPASS (UNDER CONSTRUCTION)
PERMITTED OLD LIGHT RD (SOUTH) (CONSTRUCTION PENDING)
CINEMA DRIVE
OLD LIGHT ROAD (SOUTH) (FORMERLY BERKELEY CIRCLE)
SITE DIMENSIONAL CONTROL PLAN

WASABI OF SUMMerville PARKING LOT RE-CONFIGURATION

CARPER CIVIL CONSULTING
2547 Josiah Street, Charleston, SC 29492

MAP NOTE:
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2. TRANSFER OF SURVEY INFORMATION TO THIS SHEET AND ALL INFORMATION ON THIS SHEET IS FOR REFERENCE ONLY AND NOT FOR CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AND CLEAR ALL VEGETATION AND/or EROSION PROTECTION ON SURVEY (i.e. MANHOLE, GRATE, PIPE INVERTS, ETC.). CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES.

LAYOUT NOTES:
1. SEE GENERAL NOTES, SHEET G-001.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING IMPROVEMENTS. EXISTING SHEEP ISLAND ROAD (R/W VARIES) AND EXISTING ASPHALT PARKING LOT EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S "ACCESS AND ROADSIDE MANAGEMENT STANDARDS" MANUAL.

MAP NOTE:
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SIGN EXISTING WASABI RESTAURANT
1-STORY ROCK & STUCCO BUILDING

SHEEP ISLAND ROAD (R/W VARIES)

EXISTING ASPHALT PARKING LOT

EXT'G DETENTION POND

EXISTING RELOCATED OFFICE PHASE 2

S 10° 55' 55" W
50.05FT
63'
99'
63'
63'
90'
108'
24'
54'
72'
18' TYP.
9'
9'
9'
24'
0.0'
R
25.00'
32.00'
12.00'
17.47'
10.66'
36.00'
81.00'
5.11'
21.83'
68.55'
69.65'
58.64'
22.36'
14.38'
12.30'
38.70'
5'
6'
67.9° PERMITTED
BERKELEY CIR BYPASS (UNDER CONSTRUCTION)
PERMITTED OLD LIGHT RD (SOUTH) (CONSTRUCTION PENDING)

CINEMA DRIVE OLD LIGHT ROAD (SOUTH) (FORMERLY BERKELEY CIRCLE)

OLD LIG (FORMER

S 06° 28' 13.05" W
40.97'
N 50° 17' 12.90" E
6.71'

C-104

PERMITTING
NOT FOR CONSTRUCTION
**COMPACTED EARTH**

- **SILT FENCE DETAIL**

Inspection and Maintenance:

- **FLAT-BOTTOM TRENCH DETAIL**

- **V-SHAPED TRENCH DETAIL**

**FILTER FABRIC**

- **FILTER FABRIC**

Installation:

- **PLACEMENT**

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STANDARD DUTY PAVEMENT SECTION

1. STAND UP CONCRETE CURB & GUTTER

18" STAND UP CONCRETE CURB & GUTTER

TEMPORARY SEEDING SCHEDULE:

PERMANENT SEEDING SCHEDULE:

CONCRETE WALK DETAIL

PROTECTIVE TREE BARRICADE DETAIL

DETECTABLE WARNING SURFACE DETAIL

PREFORMED EXPANSION JOINT (PEJ)

1/2" HOT MIX ASPHALTIC

CONCRETE STORM DRAINAGE PIPE

CLASS "C" BEDDING DETAIL FOR CONCRETE STORM DRAINAGE PIPE

NOTE:
1. MAINTAIN TREE BARRICADES AT ALL TIMES UNLESS DEVELOPMENT ACTIVITIES ARE COMPLETE.
2. BARRICADES SHALL BE REMOVED PRIOR TO MAINTENANCE, REPAIR OR DESTRUCTION OF BARRICADES BY OWNER, CONTRACTOR OR USER.
3. USE AND MAINTENANCE OF BARRICADES SHALL BE IN ACCORDANCE WITH DETECTABLE WARNING SURFACE DETAIL.
4. ALL GRAND TREES IMPACTED ARE TO BE TREATED BY A CERTIFIED ARBORIST.
5. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF DEBRIS, STONE, OR OTHER HAZARDOUS MATTER.
6. ALL ROCKS, TREES, AND QUARRY MATERIALS TO BE HANDLED GENTLY IN ORDER TO AVOID DAMAGE TO BARRICADES.

NOTES:

PREFORMED EXPANSION JOINT (PEJ)

NOTE:
1. KEEP MAIN ROADWAY WALLS IN ACCORDANCE WITH DETECTABLE WARNING SURFACE DETAIL.
2. USE STORMWATER MANAGEMENT PLAN FOR LOCATION OF STORM PIPE(S) @ INLET.
3. FOR ALL STORM DRAINAGE BOXES OVER 4 1/2' DEEP, INSTALL STEPS PER D.O.T. SPECS.
4. SEE EROSION & SEDIMENT CONTROL PLAN FOR INLET PROTECTION MEASURES.
5. ALL GRAND TREES IMPACTED ARE TO BE TREATED BY A CERTIFIED ARBORIST.
6. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF DEBRIS, STONE, OR OTHER HAZARDOUS MATTER.
7. ALL GRAND TREES IMPACTED ARE TO BE TREATED BY A CERTIFIED ARBORIST.
8. USE STORMWATER MANAGEMENT PLAN FOR LOCATION OF STORM PIPE(S) @ INLET.
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11. MAINTAIN TREE BARRICADES AT ALL TIMES UNLESS DEVELOPMENT ACTIVITIES ARE COMPLETE.
12. BARRICADES SHALL BE REMOVED PRIOR TO MAINTENANCE, REPAIR OR DESTRUCTION OF BARRICADES BY OWNER, CONTRACTOR OR USER.
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7. ALL ROCKS, TREES, AND QUARRY MATERIALS TO BE HANDLED GENTLY IN ORDER TO AVOID DAMAGE TO BARRICADES.
NOTES:

1. MAINTAIN TREE BARRICADES AT ALL TIMES UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE.
2. BARRICADES SHALL BE PLACED IN TRIANGLES AROUND EXISTS OR NEWLY PLANTED PLANTS. SHOULDER WIDE ENOUGH TO ALLOW VEHICLES, AND DEVELOPMENT ACTIVITIES.
3. ALL GRAND TREES IMPACTED ARE TO BE TREATED BY A CERTIFIED ARBORIST.

BARRICADE DETAIL

PROTECTIVE TREE

4' HIGH ORANGE SAFETY FENCING FASTENED TO POSTS AND RAILS

EXISTING GRADE

2' MIN. DEPTH

SHRUB PLANTING DETAIL - NTS

3" HARDWOOD MULCH THROUGHOUT PLANTING BED

MOUND TOPSOIL 4" TO FORM SAUCER. KEEPS SAUCER LEVEL

PLANTING MIXTURE (SEE SPECS.)

SCARIFY EDGES OF PLANTING HOLE

PLANTING MIXTURE (SEE SPECS.)

MIXTURE 4" TO FORM SAUCER

MOUND PLANTING

TREE PLANTING DETAIL - NTS

PLANTING MIXTURE WELL COMPACTED

4" NYLON STRAP OR TREE BRACE STRAP WITH POLY OR HEMP ROPE GUYS (REMOVE AT TIME OF ONE YEAR REVIEW)

REMOVE TOP

REMOVE CONTAINERIZED PLANTS FROM THEIR CONTAINERS.

PRUNE ROOTS IF ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP. MULCH DUG FREE PLANTS FOR PLACE PLANTING MIXTURE 1" & 2" ABOVE ROOT BALL. AIR SPACE BETWEEN 1" & 2" ALLOW ROOM FOR ADDITIONAL PLANTING MIXTURE IN FUTURE. CENTER PLANT TO CORE OF BURLAP, TWINE, ROPE AND LOOSEN TOP OF BASKET FROM ROOTBALL

GROUND COVER PLANTING DETAIL - NTS

PREPARED BED AS SHOWN

PLACE PLANTS IN SPACING AS SHOWN IN CORNER 12" MIN.

STAGGER PLANTS AT TYPICAL SPACE OFFSET 1 W

MIXTURE (SEE SPECS.) PLANTING

NEVER CUT A CENTRAL LEADER. PRUNE BRANCHES ONLY IF BROKEN OR DAMAGED.

ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR ONE (1) FULL YEAR AFTER ESTABLISHMENT OF GUARANTEE PERIOD. ANY PLANT MATERIALS THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR DEFOLIATION, OR INADEQUATE OR IMPROPER REQUIREMENTS FOR MEASUREMENT, BRANCHING, GRADING, QUALITY, CONTAINER GROWN PLANTS, AND BALLED AND BURLAPPED PLANTS... BY THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

LANDSCAPE PLANTING NOTES

7. TOPSOIL SHALL BE MATERIAL FREE OF SUBSOIL, STUMPS, ROCKS LARGER THAN 8" IN DIAMETER, OR UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

8. UPON INSTALLATION OF ALL PLANT MATERIAL, TURF, DWARF PLANTS, OR SHRUBS, THOROUGHLY WATER EACH LANDSCAPED AREA. WATER SHOULD BE APPLIED TO ROOT ZONE AND KEEPS SOIL MOIST.

B. TREES AND SHRUBS: EXCAVATE PITS WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION LIFTED AT CENTER TO ASSIST THE PLANTING OF PLANTS. SOIL MOUNDED ON OUTSIDE OF EXCAVATION IS ENOUGH TO ALLOW PLACING OF ROOT BALL ON A SETTING LAYER OF PLANTING SOIL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.

D. MULCHING: APPLY PINE STRAW MULCH TO A DEPTH OF 4" TO ALL BEDS, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH AGAINST TRUNKS OR STEMS.

E. BONEMEAL: COMMERCIAL, RAW, FINELY GROUND; Minimun of FOUR (4) PERCENT NITROGEN AND TWENTY (2) PERCENT PHOSPHORIC ACID.

D. SAWDUST OR GROUND BARK HUMUS: DECOMPOSED, NITROGEN TREATED, OF UNIFORM TEXTURE, FREE OF FOREIGN OBJECTS AND TOXIC MATERIALS.

B. LIME: ASTM C 602, CLASS T, AGRICULTURAL LIMESTONE.

A. TOPSOIL: ASTM D 5268, FREE OF STONES ONE (1) INCH (25 MM) OR LARGER.

F. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER, CONSISTING OF 1 LB/1000 SQ. FT. (0.5 KG/100 SQ. M) OF NITROGEN, 0.5 LB/1000 SQ. FT. (0.25 KG/100 SQ. M) OF PHOSPHOROUS, AND TWO (2) LB/1000 SQ. FT. (1 KG/100 SQ. M) OF POTASSIUM, BY WEIGHT. CONTRACTOR TO SUBMIT FERTILIZER COMPOSITION FOR REVIEW.

1. REQUIREMENTS FOR MEASUREMENT, BRANCHING, QUALITY, CONTAINER GROWN PLANTS, AND BALLED AND BURLAPPED PLANTS... BY THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

A. PLANTING SOIL: MIX SOIL AMENDMENTS AND FERTILIZERS WITH CLEAN TOPSOIL AS INDICATED ON THE DRAWINGS.

C. PEAT HUMUS: QUALITY, CONTINUOUSLY COMPOSTED OR TREATED TYPICALLY TO A PH OF LESS THAN 6.5. HUMUS TO BE MIXED WITH TOPSOIL FOR 15% TO 20%.

AS RECOMMENDED BY AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS FOR TOPSOIL PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
GENERAL INFORMATION

Project/Applicant: Autobell Knightsville
Property Owner: Michael McDonald, Pavillion Development
Requested Action: The applicant is requesting Conceptual Review of a proposed carwash facility
Requested Approval: Conceptual Review
Existing Zoning: B-3, General Business
Location: Development parcel as part of Knightsville Crossing Shopping Center
Existing Land Use: undeveloped

 Ordinance Reference:

Sec. 32-141. Commercial 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 on preliminary staff review, the following are staff’s comments. An address application will be required. A landscape plan will be required. A lighting plan will be required. A signage plan will be required. A tree survey showing all existing trees on the property will be required, appropriate tree protection detail will be required preserving existing grand trees on-site. A sidewalk will be required along Orangeburg Road for the entire frontage of the development. A sidewalk connection should be shown connecting the new sidewalk on Orangeburg Road to the internal pedestrian network of the site. If a dumpster is required, a dumpster enclosure will be required, constructed to match the building, and an appropriate detail. Provide verification that the addition of a carwash will not impact the previous traffic study for the redevelopment of the shopping center. The Town Engineer is concerned about drainage, verify disturbance calculations and stormwater requirements. Provide a stacking detail for the carwash, showing that all customer traffic can be contained wholly on the project property.
8478 Dorchester Rd, North Charleston, SC 29420

843-207-0690

HOURS

open
7 am — 8 pm

monday: 7 am — 8 pm
tuesday: 7 am — 8 pm
wednesday: 7 am — 8 pm
thursday: 7 am — 8 pm
friday: 7 am — 8 pm
saturday: 7 am — 8 pm
sunday: 7:30 am — 7:30 pm
1724 E Broad St, Statesville, NC 28625

704-873-4943

HOURS

open
7 am — 8 pm

Monday: 7 am — 8 pm
Tuesday: 7 am — 8 pm
Wednesday: 7 am — 8 pm
Thursday: 7 am — 8 pm
Friday: 7 am — 8 pm
Saturday: 7 am — 8 pm
Sunday: 7:30 am — 7:30 pm
11725 Cotton Creek Entry,
Alpharetta, GA 30005

HOURS

open
7 am — 8 pm

Monday: 7 am — 8 pm
Tuesday: 7 am — 8 pm
Wednesday: 7 am — 8 pm
Thursday: 7 am — 8 pm
Friday: 7 am — 8 pm
Saturday: 7 am — 8 pm
Sunday: 7:30 am — 7:30 pm
COMMERCIAL DESIGN REVIEW BOARD (CDRB) APPLICATION

REQUIREMENTS: This application, eight (8) 11x17 size hard copy sets of plans, a digital copy (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Planning Department at least 20 days prior to the CDRB meeting. Applications must include all applicable information required in the CDRB checklist and all sets of plans must be collated and folded. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina.

***Applicants or a representative must be present for an item to be reviewed by the board. Incomplete applications will not be reviewed.***

Review requested (please check one):
☐ Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
☐ Preliminary Approval (see checklist below) ☐ Final Approval (see checklist below)

Preliminary Approval Granted On: July 26, 2019

Project name: Autobell Knightsville

Project address (If In shopping center, Indicate name): Knightsville Crossing Shopping Center

TMS#: 135-16-00-075 Property zoned: B-3

Property owner/developer:
Name(s): Michael McDonald Firm: Pavilion Development Company
Phone: 704-557-9267 Email: mm@pavdevco.com

Primary Contact:
Name: Kyle Taylor, P.E. Firm: Hoyt + Berenyi
Phone: 843-870-7001 Email: ktaylor@hoytberenyi.com

Architect:
Name: Trey Lucas Firm: Trey Lucas Architecture
Phone: 843-404-307-0771 Email: trey@treylucas.com

Landscape Architect:
Name: By Engineer Firm:
Phone: Email:

Engineer:
Name: Kyle M. Hoyt, P.E. Firm: Hoyt + Berenyi
Phone: 843-408-3546 Email: khoyt@hoytberenyi.com
The Commercial Development Design Review Board will meet at 4pm on: **August 15, 2019**

I certify that all information required is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of these changes or alterations. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans. This approval does not constitute approval by other boards or town departments. Before construction begins a building permit may be required.

**Signature of Property Owner/Developer:** __________________________ **Date:** July 26, 2019

<table>
<thead>
<tr>
<th>Board Approval Only:</th>
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</thead>
<tbody>
<tr>
<td>☐ Approved as Submitted ☐ Approved as Noted ☐ Disapproved</td>
</tr>
<tr>
<td>Date of Preliminary Approval __________________ Date of Final Approval __________________</td>
</tr>
<tr>
<td>Conditions: __________________</td>
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</tbody>
</table>
COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE

The CDRB meets the third Thursday of each month. Without exception, all required materials must be submitted by the close of business 20 days prior to the meeting to be placed on the agenda. Make sure to include eight (8) 11x17 size hard copy sets of plans and one digital copy to scale for staff review.

☐ Tax Map Number(s) for proposed property.

☐ Tree survey of parcel as well as proposed footprint of building(s). (If applicable)

☐ Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.

☐ Site plan (see above) overlaid on tree survey of existing site. (If applicable)

☐ For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.

☐ Advertising features and signs, including material type, lighting (if any), and colors. (If applicable)

☐ Floor plan.

☐ All proposed building elevations.

☐ Color rendering and/or samples of colors to be used in proposed project.

☐ Materials to be used in the proposed project (bring samples to meeting).

☐ Location and layout of parking areas and driveways.

☐ Pervious/Impervious surface calculations.

☐ Proposed grade and drainage plans. (If applicable)

☐ Proposed water and sewer facilities including electrical gas, cable, etc. (If applicable)

☐ Landscaping plans including screening and fencing and showing any existing trees to be saved.

☐ Photometric plan of site lighting (manufacturer’s specifications will be accepted) and cut sheets showing light fixtures and specifications (i.e. pole height). (If applicable)

☐ Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.
### 2019 CDRB Meeting Schedule

<table>
<thead>
<tr>
<th>January</th>
<th>28-Dec</th>
<th>17-Jan</th>
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<tbody>
<tr>
<td>February</td>
<td>1-Feb</td>
<td>21-Feb</td>
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<td>March</td>
<td>1-Mar</td>
<td>21-Mar</td>
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<td>April</td>
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<td>18-Apr</td>
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<td>May</td>
<td>26-Apr</td>
<td>16-May</td>
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<td>June</td>
<td>31-May</td>
<td>20-Jun</td>
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<td>November</td>
<td>1-Nov</td>
<td>21-Nov</td>
</tr>
<tr>
<td>December</td>
<td>29-Nov</td>
<td>19-Dec</td>
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</tbody>
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Meetings 3rd Thrs begin at 4pm at Town Hall (200 S. Main St.)
Fees apply

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**Design Review Fee.** Review fees are paid at submission of the preliminary application and shall be set as follows:

<table>
<thead>
<tr>
<th>Fee Schedule</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Conceptual</td>
<td>No Charge</td>
</tr>
<tr>
<td>0-5 acres</td>
<td>$100.00</td>
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<tr>
<td>6-10 acres</td>
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<tr>
<td>11-20 acres</td>
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<tr>
<td>21-50 acres</td>
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<tr>
<td>51-100 acres</td>
<td>$400.00</td>
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<tr>
<td>100+ acres</td>
<td>$400.00 + $2.00 per each acre or portion thereof over 100</td>
</tr>
<tr>
<td>Signs</td>
<td>$25.00</td>
</tr>
</tbody>
</table>
#1 – Aerial view from google earth and photo legend.
#1 – Facing north along Orangeburg Rd

#2 Facing toward site from Orangeburg Rd
#3 – Facing toward main shopping area
Autobell Knightsville - Conceptual CDRB Submittal

#4 – Facing toward new Dunkin Donuts under construction