



**TOWN OF SUMMERVILLE
TREE PROTECTION BOARD – AGENDA
September 8, 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. August 10, 2020 minutes

Old Business

New Business

1. 426 Eastover Circle – Removal of two Pine trees
2. 205 E 6th South Street – Removal of four Pine, one Oak, two Cedars and four other trees
3. 3 Padgett Circle – Removal of four Pine and one Magnolia trees
4. 198 Bamert Street – Removal of two Pine trees
5. 126 Boone Drive – Removal of two Pine trees
6. 212 W 4th North Street – Removal of four Pine, four Oak, two Magnolia and one other trees
7. 113 N. Magnolia Street – Removal of one Cedar, root encroachment of two grand Oaks

Miscellaneous

Adjournment

Posted August 31, 2020

Tree Protection Board Minutes
Monday, August 12, 2020

Members Present:

Ginger Reilly
Peter Wallace
David Morris
Kenny Sott
Faye Campbell

Staff Present:

Tim Macholl, Zoning Administrator

The meeting was called to order at 9:00 am. Mr. Morris asked for consideration of the July 8, 2020 meeting minutes. Mr. Wallace made a motion to approve the minutes as presented. Ms. Reilly seconded the motion for approval. The motion carried 4-0.

Old Business

1. 115 Guilford Drive – Removal of six pine trees

Ms. Virginia Tupper explained to the board that there are too many trees in the back yard of this property and that it has resulted in the loss of multiple sales of the property. The intent is to make this more marketable, and potentially pool ready for a prospective buyer. Mr. George Tupper added that there are more trees on the property than is required, and that he doesn't want to take them all down. Mr. Wallace explained that in typical fashion the pool permit would come first then the tree removal, and that expense would be on the buyer of the home. Mr. Sott addressed the fact that Mr. Salisbury, Town Arborist, had pointed out that one of the trees was leaning toward the house, but that he felt the removal of healthy trees from the lot would be detrimental to the lot. Mr. Morris felt he was on the fence, and that he felt that they had done a great job preserving trees in the neighborhood. A thinning of the trees on the lot was suggested. Ms. Tupper suggested that this particular cluster closest to the house was the biggest issue.

Mr. Wallace made a motion to approve the leaning tree closest to the house and the first two trees in the line of four, for a total of three (3) trees. Mr. Sott seconded the motion. The motion carried 3-1 with Mr. Morris voting against

New Business

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

Mr. Sott explained the request according to Mr. Salisbury's report. Mr. Todd Simmons of Freeland and Kaufman explained that they had previously obtained Board permission for tree removal at this location with a different layout, before the Town's Design Review Board had given Final Approval. Redesigns resulted in extensive changes to the layout. He explained that with the proposed underground detention, the extra clearing was needed to accommodate the needed temporary pond on the adjacent proposed lot. Mr. Sott asked if any trees were being saved on Lot 1. Mr. Simmons confirmed that no trees were being preserved on Lot 1. Mr. Macholl addressed the approval process through the Design review Board, and explained that they would have a difficult time executing this plan without the use

Tree Protection Board Minutes
Monday, August 12, 2020

of this adjacent lot, especially if they did not own the parcel. Mr. Wallace asked about possible mitigation. Mr. Sott pointed out that development will occur on the remaining parcels, resulting in the loss of most of those trees too.

Mr. Wallace made a motion to approve as presented. Mr. Morris seconded the motion. Further discussion addressed the need for mitigation and possible locations for this mitigation. Mr. Macholl addressed the landscape plan approved by the DRB. An additional oak tree was requested between the building and Limehouse Drive. The motion carried 4-1 with Ms. Reilly voting against.

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

Mr. Gary and Sandy Bland, applicants, explained that the request for tree removal is for the installation of a pool. They want to expand the covered porch and leave some open lawn space. Their options are limited by the number of drainage easements that are on the back side of the property. 11 large Pines would remain on the property. Mr. Wallace asked about the 13" Gum tree #8 on the plan, and Mr. Bland explained that it was very close to the ditch, that will be filled in soon due to the construction of some homes behind the property. Mr. Sott asked about moving the pool to the right to save the 30" and 24" Pines. Room for the pool plumbing is needed, and moving the pool results in different trees being impacted. Mr. Wallace expressed a desire to save the 30" tree, noted as #1 on the plan. Mr. Bland offered to mitigate for the loss of the tree.

Mr. Wallace made a motion to allow the removal of all trees except #2, with required mitigation to be determined by the arborist for tree #1. The motion was seconded by Ms. Reilly. The motion passed unanimously 5-0.

Miscellaneous: Discussion concerning the Creekside Mobile home Park mitigation proposal. Ms. Reilly discussed with the board that the park had proposed to plant one tree per lot for a total of 40 trees. Mr. Wallace explained that because of the new flood zones, the lots were no longer usable and it was admirable that they had proposed to use their property in this manner.

Mr. Wallace made a motion to approve the removal of the tree, and accept the proposed mitigation plan. The motion was seconded by Ms. Campbell. The motion passed unanimously 5-0.

**Tree Protection Board Minutes
Monday, August 12, 2020**

ADJOURN:

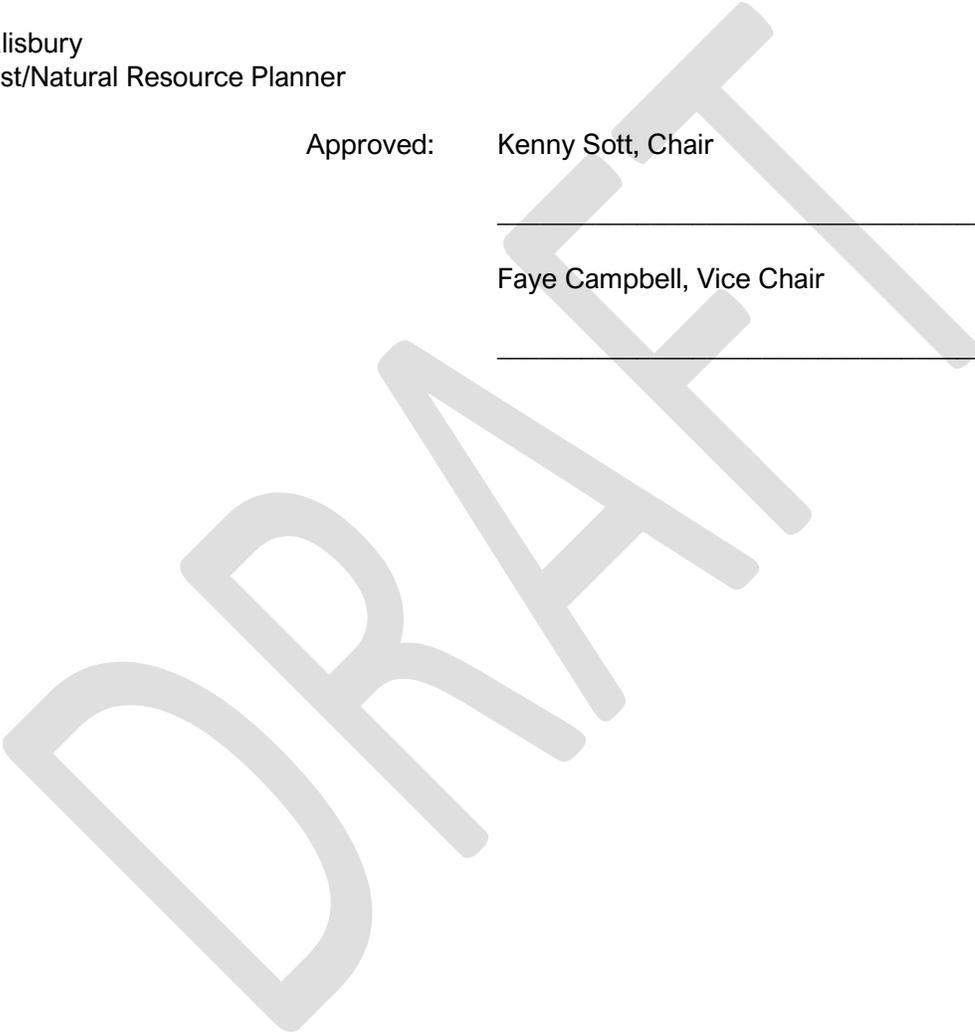
There being no further business, the meeting was adjourned at 10:19 am on a motion by Mr. Sott and a second by Ms. Campbell. The motion carried.

Respectfully submitted,

Date: _____

Bill Salisbury
Arborist/Natural Resource Planner

Approved: Kenny Sott, Chair
_____; or,
 Faye Campbell, Vice Chair





STAFF REPORT
Tree Protection Committee Meeting
September 8, 2020

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

GENERAL
INFORMATION

Property Applicant: Kenneth Mauer
Owner: Kenneth Mauer
Requested Action: Removal of one 28" Pine tree and one 27" Pine tree
Location: 426 Eastover Circle
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:

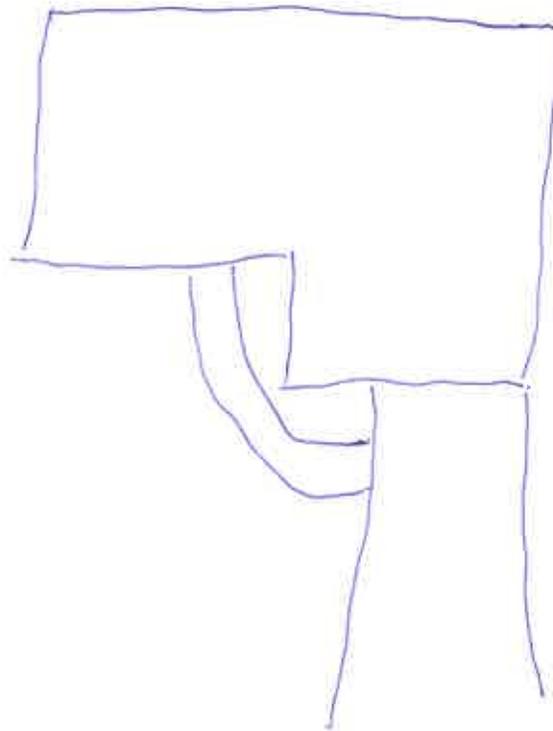
- 1. The Grand Tree is diseased, dead or dying; or*
- 2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or*
- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable 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 – 28" Pine tree is 8' from back right corner of house, in good health
#2 – 27" Pine tree at left side of house in back yard has a weak crown and some dead limbs

426 Eastover Cir

2#
Pine
27"

1#
8-0 28
Pine





7th

426 Eastview Ct



+

426
Eq tower

24

426

Estover

2nd

426 Eastover



**STAFF REPORT
Tree Protection Committee Meeting
September 8, 2020**

**To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: August 19, 2020**

**GENERAL
INFORMATION**

Property Applicant: Virgil Wade
Owner: Virgil Wade
Requested Action: Removal of four Pine trees, 1 Oak tree, 2 Cedar trees and four other trees
Location: 205 E 6th South Street
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: There are ten grand trees owner is requesting for removal for new home construction.



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GENERAL NOTES:
 1) Contractor must verify all dimensions and details prior to proceeding with construction.
 2) Contractor must comply with all local building codes, ordinances, regulations and require evaluation from an applicable licensed Engineer prior to construction as dictated by local codes.
 3) Plans contain no structural or wind-load engineering and require evaluation from an applicable licensed Engineer prior to construction as dictated by local codes.

Plan For:
Rhondel & Virgil Wade
 Lot 9, 205 E. 6th South Street Summerville, SC

DRAWINGS PROVIDED BY:
Pentium Group, LLC
 4265 Duck Club Rd., Ravenel, SC 29470
 c. 843.405.7055 | f. 888.887.5076 | Pentium.com

Landscape

DATE: 8/4/2020

SHEET:

A12

PLANT SCHEDULE			
2D SYMBOL	LABEL	QTY	SCIENTIFIC NAME
	MUHLY GRASS	4	
	AZALEA	3	RHODODENDRON SOUTHERN INDICA
	CAMELLIA	3	SASANGUA
	CREPE MYRTLE	2	LAGERSTROEMIA
	GARDENIA	7	GARDENIA
	INDIAN HAWTHORN	4	RHAPHIOLEPIS INDICA
	LOROPETALUM	15	LOROPETALUM
	PALMETTO	3	SABAL PALMETTO
	SAGO	1	CYCAS REVOLUTA
	WAX MYRTLE	7	MYRICA CERIFERA

613 S. MAGNOLIA STREET
 TMS 137-11-05-001
 GEOFFREY EASTMAN &
 CHELCIE M. EASTMAN
 (JTROS)



EAST 6TH SOUTH STREET 100' R/W
 (S-18-224) 30 MPH

Landscape Plan
 Scale: 1" = 20'



STAFF REPORT
Tree Protection Committee Meeting
September 8, 2020

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

GENERAL
INFORMATION

Property Applicant: Mark Watson
Owner: Mark Watson
Requested Action: Removal of four Pine trees,
Location: 3 Padgett Circle
Guideline Citation: UDO Section 13.9.1.G

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- 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 is healthy but close to house and cracking foundation.
#2 – 24” Magnolia tree is close to driveway and has co-dominant trunks
#3 – 26” Pine tree is healthy but close to driveway
#4 – 22” Pine tree is healthy but close to driveway
#5 – 19” Pine tree is healthy

Salisbury, William

From: mark watson <watson.mlw@gmail.com>
Sent: Saturday, August 29, 2020 8:55 AM
To: Salisbury, William
Subject: 3 Padgett Circle Plan

I plan on adding a gravel parking pad to the left of my driveway the ends at my fence line. I need to remove the bricks in my driveway that have been raised because of the tree roots so I can remove those sections of roots. This area of my driveway has become a safety hazard for people that visit my house. Several people have tripped and fallen down on my driveway and my girls are not able to ride their bicycles or scooters in their own driveway. I also plan on building a shed in my backyard that is between my carport and double gate that is the only access to my backyard. I plan on the shed being less than 200sqft which means it does not have to be permitted. The roots causing my bricks to raise up are bad enough to cause coffee in a coffee cup sitting in the cup holder to slosh out when I back up out of my carport.

Mark Watson

Pine tree
to remove



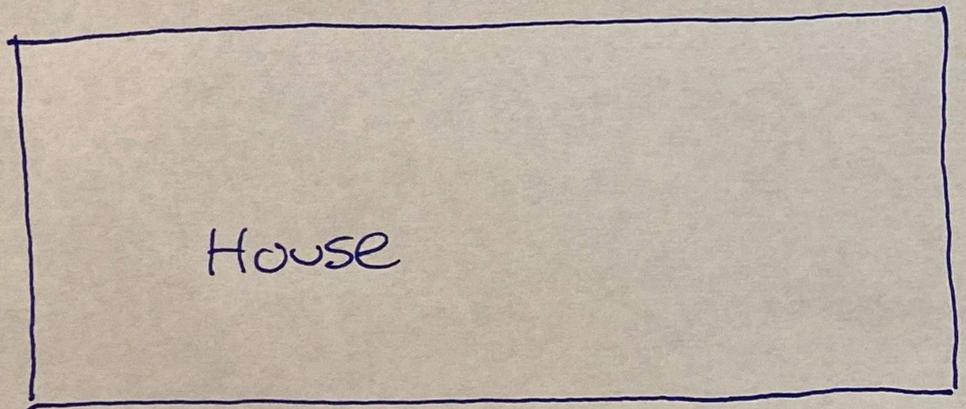
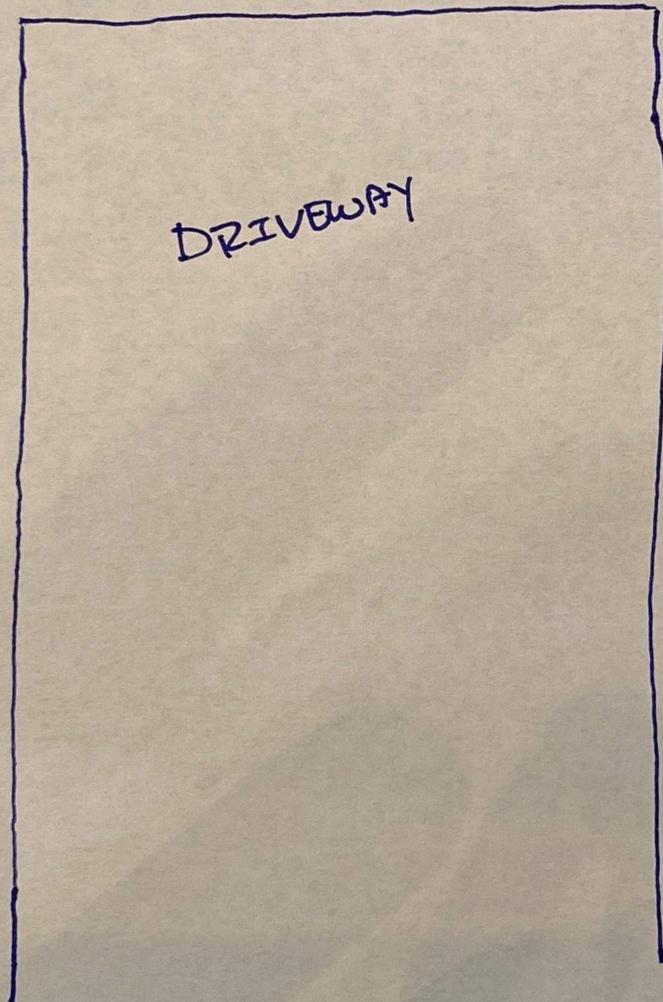
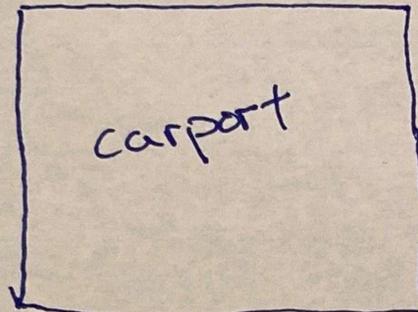
Pine tree to
remove



Pine tree to
remove



Magnolia
tree
to
remove



Pine tree
to remove



3 Padgett CR.

MARK WATSON
843-300-5559
Property OWNER



35

3 Padgett Cir



1

2

3

5

4

3 Podsett

3 Padgett

1 2

3

5

4



2



3



5



4



3 P. J. Jett



3 Padgett

2

3

4

5





STAFF REPORT
Tree Protection Committee Meeting
September 8, 2020

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

GENERAL
INFORMATION

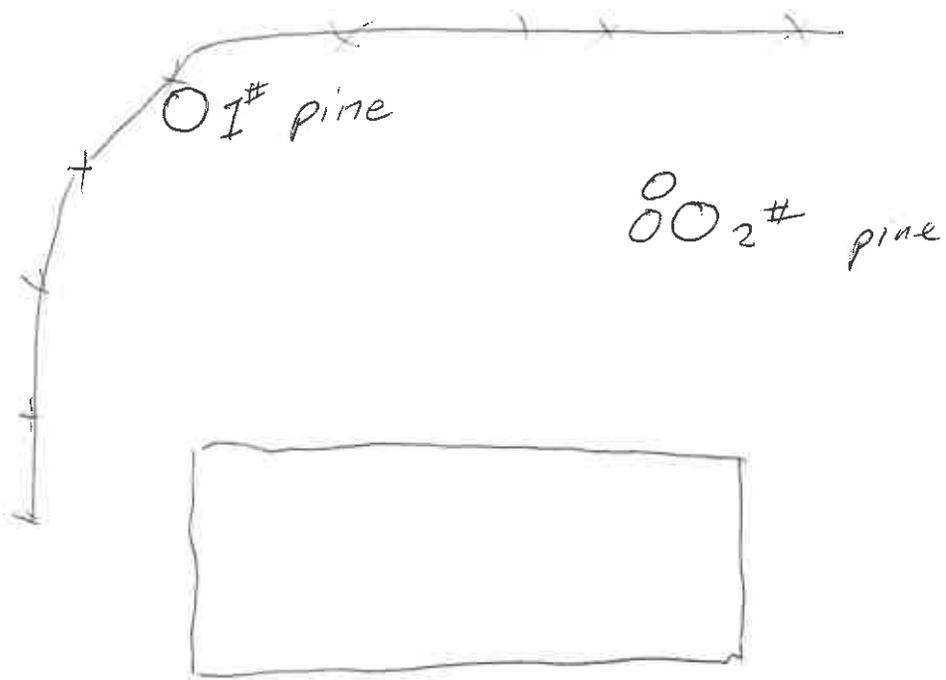
Property Applicant: Steven Migioia
Owner: Steven Migioia
Requested Action: Removal two Pine trees
Location: 198 Bamert Street
Guideline Citation: UDO Section 13.9.1.G

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- 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 pine trees is by the fence and is breaking it up, the other is leaning towards the house and has rot. They are 20" and 24".

198 Bamert St



1988 Bamert

1988

Bument

24



1998
Баһмевт 24



STAFF REPORT
Tree Protection Committee Meeting
September 8, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: August 26, 2020

GENERAL
INFORMATION

Property Applicant: Elizabeth Sears
Owner: Elizabeth Sears
Requested Action: Removal of two Pine trees
Location: 126 Boone 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:

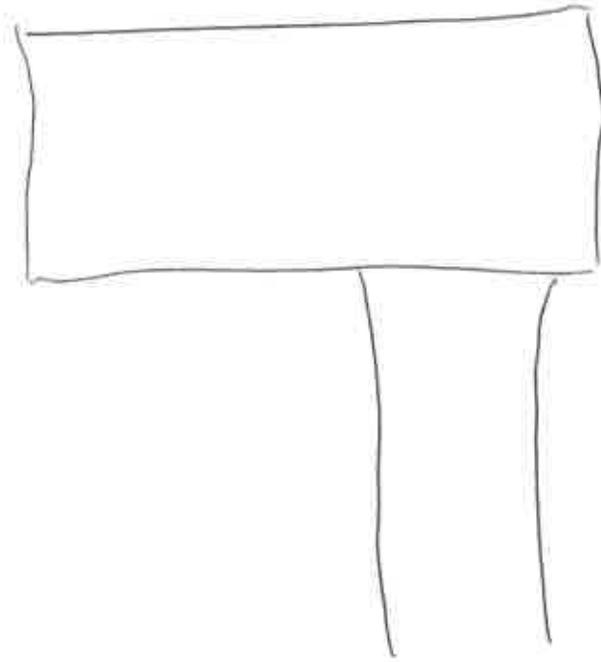
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- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

Evaluation: Two large, healthy Pine trees; owner is concerned about falling branches.

126 Boone Dr

pine
○ 2#

pine
○ 1#





2

1

126 Boone



2

1

126 Boone

126 Boone

2

1

126 Boone

1

1



**STAFF REPORT
Tree Protection Committee Meeting
September 8, 2020**

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

**GENERAL
INFORMATION**

Property Applicant: David Willis
Owner: David Willis
Requested Action: Removal of four Pine, four Oak, two Magnolia and one other trees
Location: 212 W 4th North Street
Guideline Citation: UDO Section 13.9.1.G

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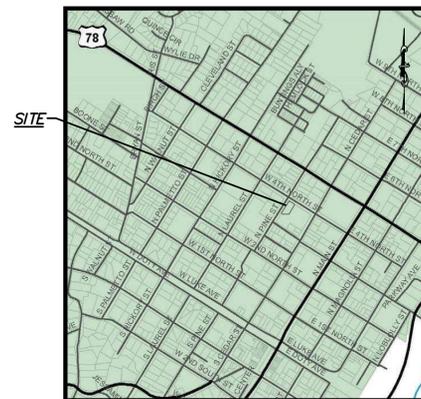
Evaluation: The main concern is the 38" Grand Oak tree that is a beautiful, healthy specimen. All efforts should be made to preserve this tree.

212 W 4th STREET SITE PROJECT

PREPARED FOR

VINTAGE DESIGN, LLC

4770 SUMMIT PLANTATION ROAD
HOLLYWOOD, SOUTH CAROLINA 29449
PHONE: (843) 889-3200



VICINITY MAP
NOT TO SCALE

AUGUST 2020

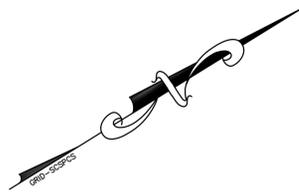


SHEET INDEX

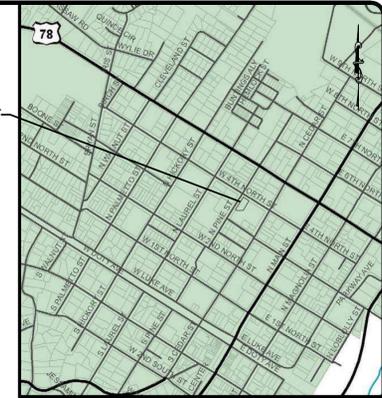
<u>SHEET NO.</u>	<u>SHEET TITLE</u>
C1	EXISTING CONDITIONS
C2	CONCEPTUAL SITE PLAN WITHOUT DEMOLITION
C3	CONCEPTUAL SITE PLAN WITH DEMOLITION
L1	LANDSCAPING PLAN



PO BOX 1177 BAMBERG, SOUTH CAROLINA 29003
PH: (803)747-4208 FAX (803)245-5720

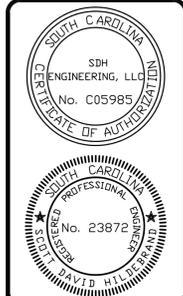


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 48°11'26" W	10.70



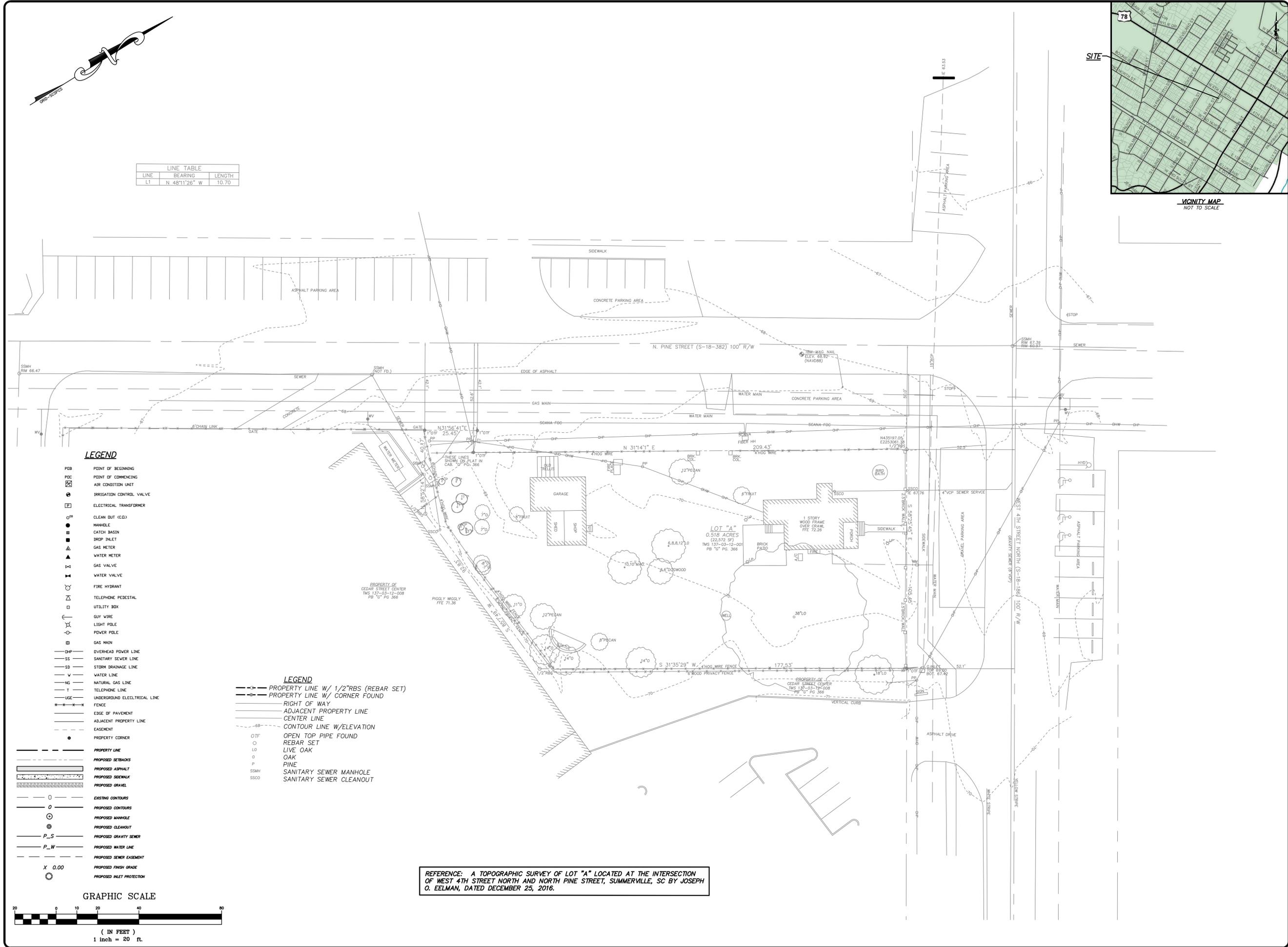
VICINITY MAP
NOT TO SCALE

ISSUE	DATE
REVISED PER SUMMERVILLE REVIEW COMMENTS	8/24/20



EXISTING CONDITIONS
PREPARED FOR
VINTAGE DESIGN, LLC
 HOLLYWOOD, SOUTH CAROLINA

DRAWN	C.H.H.
CHECKED	S.D.H.
DATE	7-31-20
SCALE	1" = 20'
JOB NO.	22255
SHEET	01
OF	C3 SHEETS



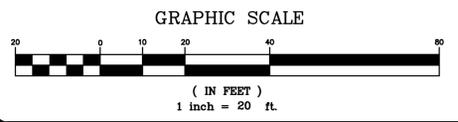
LEGEND

- POB POINT OF BEGINNING
- PDC POINT OF COMMENCING
- ACU AIR CONDITION UNIT
- ICV IRRIGATION CONTROL VALVE
- ET ELECTRICAL TRANSFORMER
- CO CLEAN OUT (C.O.)
- M MANHOLE
- CB CATCH BASIN
- DI DROP INLET
- GM GAS METER
- WM WATER METER
- GV GAS VALVE
- WV WATER VALVE
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- UB UTILITY BOX
- GW GUY WIRE
- LP LIGHT POLE
- PP POWER POLE
- GM GAS MAIN
- DHP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAINAGE LINE
- W WATER LINE
- NG NATURAL GAS LINE
- T TELEPHONE LINE
- UG UNDERGROUND ELECTRICAL LINE
- F FENCE
- EP EDGE OF PAVEMENT
- APL ADJACENT PROPERTY LINE
- E EASEMENT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PS PROPOSED SETBACKS
- PA PROPOSED ASPHALT
- PSW PROPOSED SIDEWALK
- PG PROPOSED GRAVEL
- OC EXISTING CONTOURS
- PC PROPOSED CONTOURS
- MC PROPOSED MANHOLE
- PCO PROPOSED CLEANOUT
- PS PROPOSED GRANTY SEWER
- PSW PROPOSED WATER LINE
- PE PROPOSED SEWER EASEMENT
- PGF PROPOSED FINISH GRADE
- PIP PROPOSED INLET PROTECTION

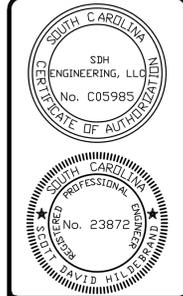
LEGEND

- PL PROPERTY LINE W/ 1/2"RBS (REBAR SET)
- PL PROPERTY LINE W/ CORNER FOUND
- RL RIGHT OF WAY
- APL ADJACENT PROPERTY LINE
- CL CENTER LINE
- CL CONTOUR LINE W/ELEVATION
- OTF OPEN TOP PIPE FOUND
- LO LIVE OAK
- O OAK
- P PINE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT

REFERENCE: A TOPOGRAPHIC SURVEY OF LOT "A" LOCATED AT THE INTERSECTION OF WEST 4TH STREET NORTH AND NORTH PINE STREET, SUMMERVILLE, SC BY JOSEPH O. EELMAN, DATED DECEMBER 25, 2016.



ISSUE	DATE
REVISER PER SUMMERVILLE REVIEW COMMENTS	8/24/20

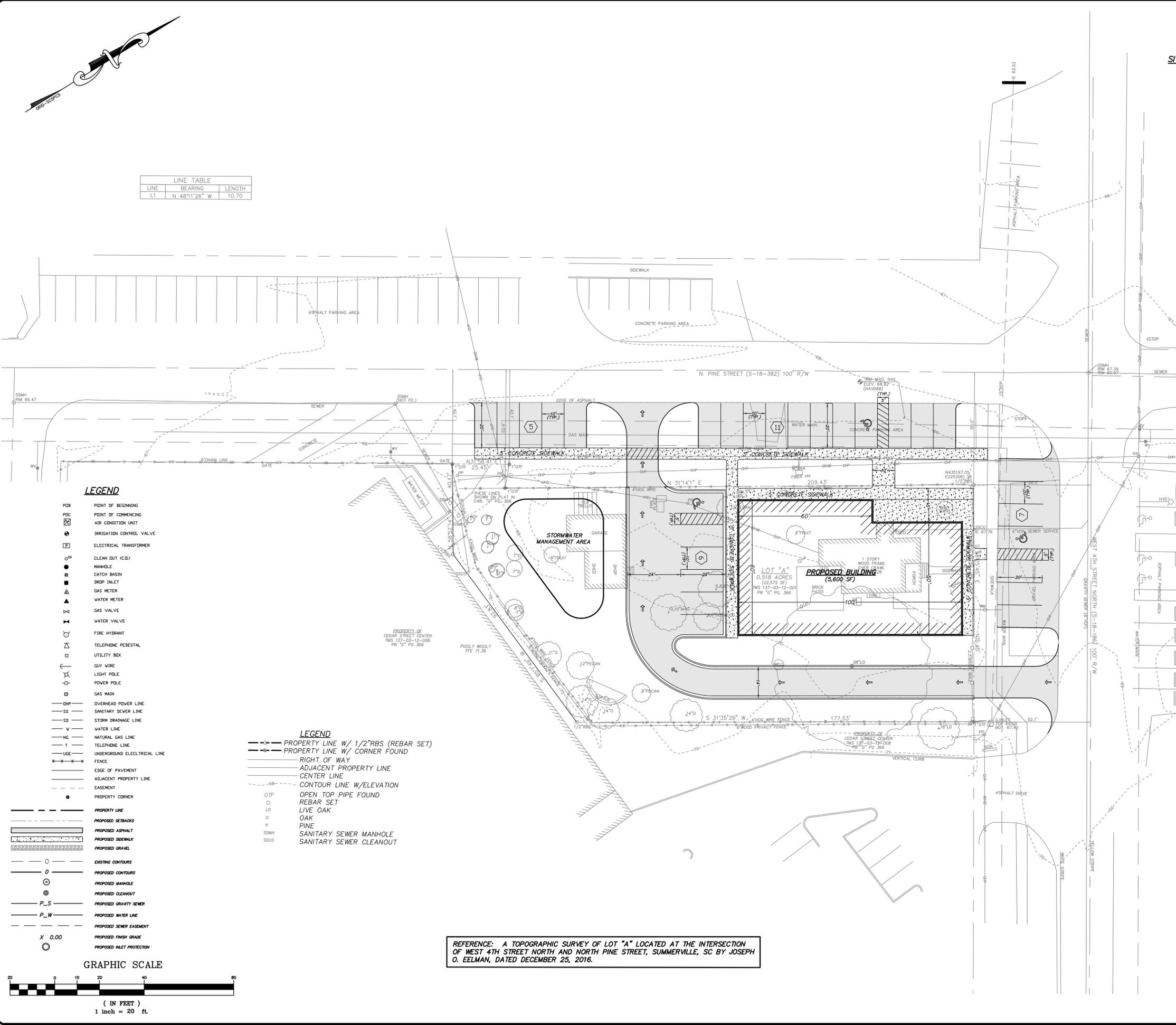


CONCEPTUAL SITE PLAN W/O DEMOLITION
 PREPARED FOR
VINTAGE DESIGN, LLC
 HOLLYWOOD, SOUTH CAROLINA

DRAWN C.H.H.
CHECKED S.D.H.
DATE 7-31-20
SCALE 1" = 20'
JOB NO. 22255
SHEET C2
OF C3 SHEETS



VICINITY MAP
NOT TO SCALE



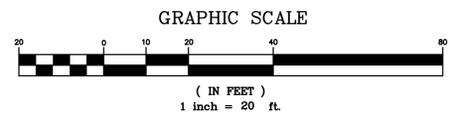
LINE	BEARING	LENGTH
L1	N 48°11'26" W	10.70

LEGEND

- PDB POINT OF BEGINNING
- PDC POINT OF COMMENCING
- ACU AIR CONDITION UNIT
- ICV IRRIGATION CONTROL VALVE
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- GM GAS METER
- WM WATER METER
- GV GAS VALVE
- WV WATER VALVE
- FD FIRE HYDRANT
- TP TELEPHONE PEDestal
- UB UTILITY BOX
- GW GUY WIRE
- LP LIGHT POLE
- PP POWER POLE
- GM GAS MAIN
- DHP DIVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAINAGE LINE
- WL WATER LINE
- NG NATURAL GAS LINE
- T TELEPHONE LINE
- UG UNDERGROUND ELECTRICAL LINE
- F FENCE
- EP EDGE OF PAVEMENT
- AP ADJACENT PROPERTY LINE
- E EASEMENT
- PC PROPERTY CORNER
- PS PROPOSED SETBACKS
- PA PROPOSED ASPHALT
- PSW PROPOSED SIDEWALK
- PG PROPOSED GRAVEL
- OC EXISTING CONTOURS
- PC PROPOSED CONTOURS
- MC PROPOSED MANHOLE
- CC PROPOSED CLEANOUT
- PS PROPOSED GRANITY SEWER
- PW PROPOSED WATER LINE
- SE PROPOSED SEWER EASEMENT
- FG PROPOSED FINISH GRADE
- IP PROPOSED INLET PROTECTION

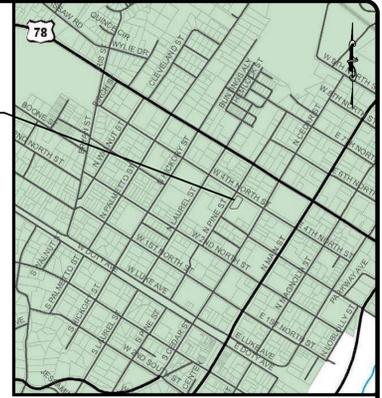
- LEGEND**
- PROPERTY LINE W/ 1/2"RBS (REBAR SET)
 - PROPERTY LINE W/ CORNER FOUND
 - RIGHT OF WAY
 - ADJACENT PROPERTY LINE
 - CENTER LINE
 - CONTOUR LINE W/ELEVATION
 - OIF OPEN TOP PIPE FOUND
 - LO REBAR SET
 - O LIVE OAK
 - O OAK
 - P PINE
 - SSMH SANITARY SEWER MANHOLE
 - SSOD SANITARY SEWER CLEANOUT

REFERENCE: A TOPOGRAPHIC SURVEY OF LOT "A" LOCATED AT THE INTERSECTION OF WEST 4TH STREET NORTH AND NORTH PINE STREET, SUMMERVILLE, SC BY JOSEPH O. EELMAN, DATED DECEMBER 25, 2016.



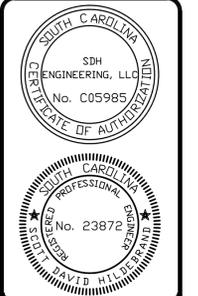


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 48°11'26" W	10.70



VICINITY MAP
NOT TO SCALE

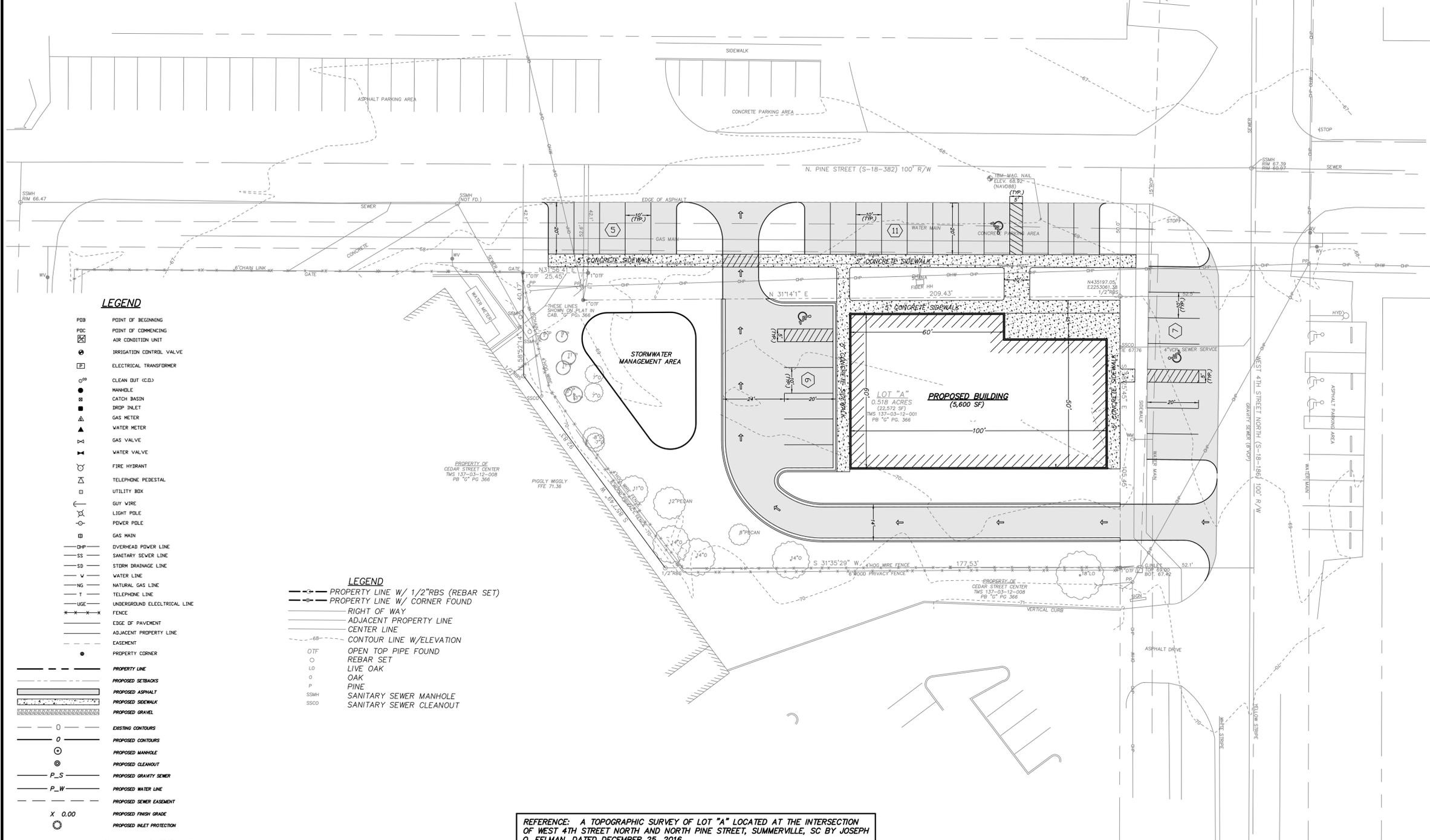
ISSUE	DATE
REVISED PER SUMMERVILLE REVIEW COMMENTS	8/24/20



SDH ENGINEERING, LLC
A Certified Disabled Service Veteran Owned Small Business
P.O. BOX 577003
HOLLYWOOD, SOUTH CAROLINA
PH: (803) 747-4038

CONCEPTUAL SITE PLAN W/ DEMOLITION
PREPARED FOR
VINTAGE DESIGN, LLC
HOLLYWOOD, SOUTH CAROLINA

DRAWN	C.H.H.
CHECKED	S.D.H.
DATE	7-31-20
SCALE	1" = 20'
JOB NO.	22255
SHEET	C3
OF	C3 SHEETS



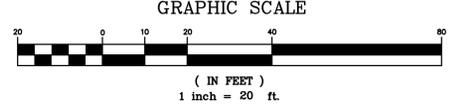
LEGEND

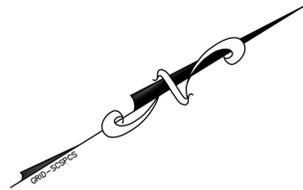
- P.B. POINT OF BEGINNING
- P.C. POINT OF COMMENCING
- ACU AIR CONDITION UNIT
- ICV IRRIGATION CONTROL VALVE
- ET ELECTRICAL TRANSFORMER
- C.O. CLEAN OUT (C.O.)
- M. MANHOLE
- C.B. CATCH BASIN
- D.I. DROP INLET
- G.M. GAS METER
- W.M. WATER METER
- G.V. GAS VALVE
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- T.P. TELEPHONE PEDESTAL
- U.B. UTILITY BOX
- G.W. GUY WIRE
- L.P. LIGHT POLE
- P.W. POWER POLE
- G.M. GAS MAIN
- O.P.L. OVERHEAD POWER LINE
- S.S. SANITARY SEWER LINE
- S.D. STORM DRAINAGE LINE
- W.L. WATER LINE
- N.G. NATURAL GAS LINE
- T. TELEPHONE LINE
- U.E. UNDERGROUND ELECTRICAL LINE
- F. FENCE
- E.P. EDGE OF PAVEMENT
- A.P. ADJACENT PROPERTY LINE
- E. EASEMENT
- P.C. PROPERTY CORNER
- P.L. PROPERTY LINE
- P.S. PROPOSED SETBACKS
- P.A. PROPOSED ASPHALT
- P.SW. PROPOSED SIDEWALK
- P.G. PROPOSED GRAVEL
- O. EXISTING CONTOURS
- O. PROPOSED CONTOURS
- M. PROPOSED MANHOLE
- C. PROPOSED CLEANOUT
- P-S. PROPOSED GRAVITY SEWER
- P-W. PROPOSED WATER LINE
- E. PROPOSED SEWER EASEMENT
- X 0.00 PROPOSED FINISH GRADE
- O. PROPOSED INLET PROTECTION

LEGEND

- PROPERTY LINE W/ 1/2"RBS (REBAR SET)
- PROPERTY LINE W/ CORNER FOUND
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- CENTER LINE
- CONTOUR LINE W/ELEVATION
- O.T.F. OPEN TOP PIPE FOUND
- O. REBAR SET
- LO. LIVE OAK
- O. OAK
- P. PINE
- SSMH. SANITARY SEWER MANHOLE
- SSCO. SANITARY SEWER CLEANOUT

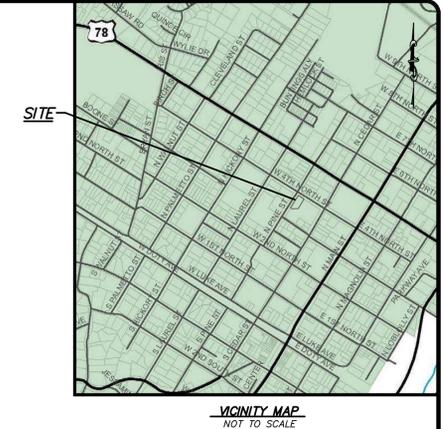
REFERENCE: A TOPOGRAPHIC SURVEY OF LOT "A" LOCATED AT THE INTERSECTION OF WEST 4TH STREET NORTH AND NORTH PINE STREET, SUMMERVILLE, SC BY JOSEPH O. EELMAN, DATED DECEMBER 25, 2016.



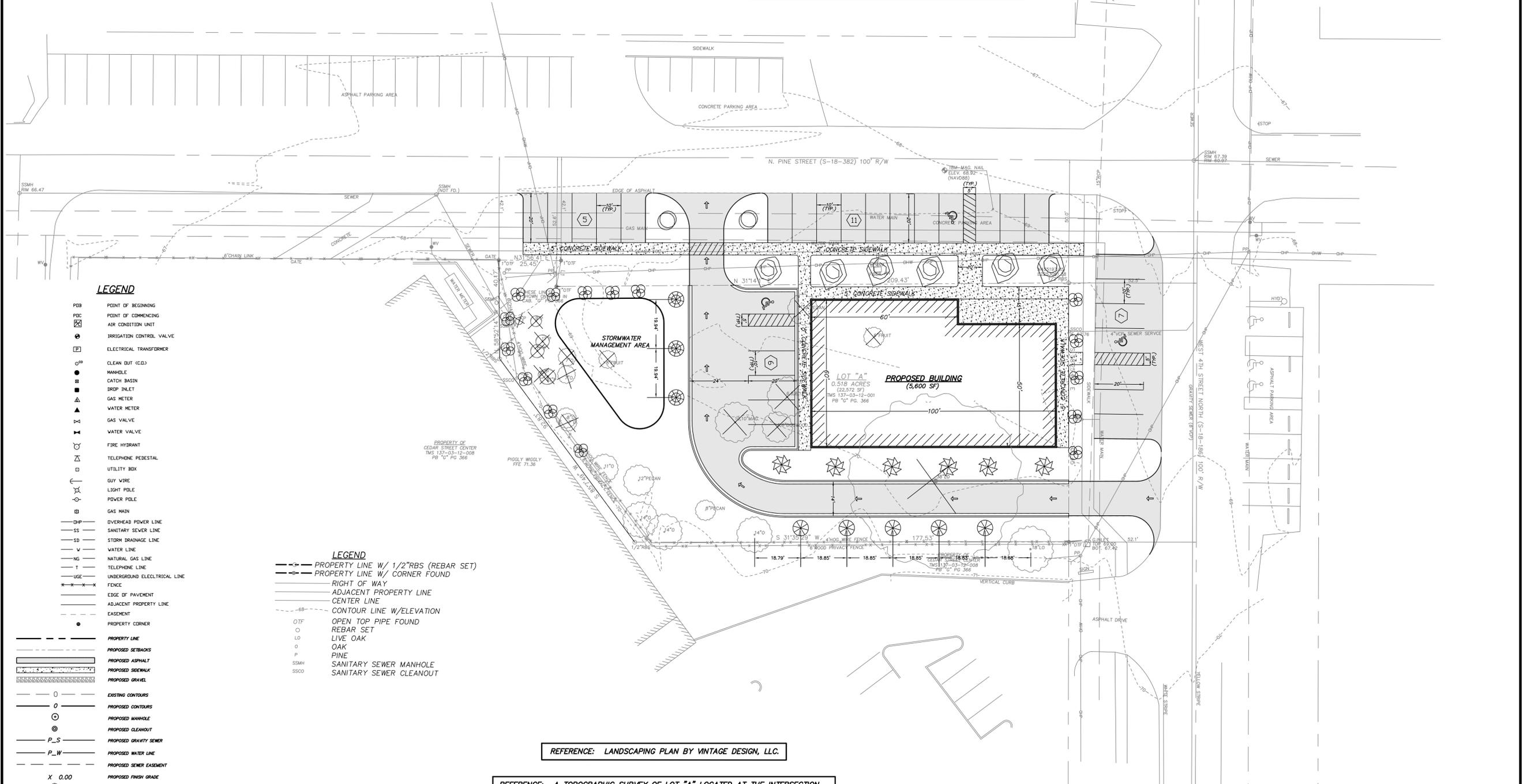


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 48°11'26" W	10.70

LANDSCAPING LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY	SIZE
	SABAL PALMETTO	SABAL PALMETTO	6	8'
	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2	3"
	LIVE OAK	QUERCUS VIRGINIANA	5	2"
	CREPE MYRTLE	LAGERSTROEMIA	15	2"
	FRUIT TREES	ASSORTED	6	2"
	BLACK LOCUST	RUBINIA PSEUDOACASIA	3	2"



ISSUE	DATE



LEGEND

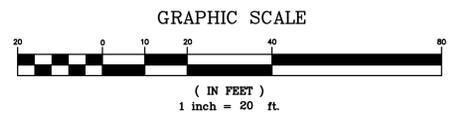
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- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT

REFERENCE: LANDSCAPING PLAN BY VINTAGE DESIGN, LLC.

REFERENCE: A TOPOGRAPHIC SURVEY OF LOT "A" LOCATED AT THE INTERSECTION OF WEST 4TH STREET NORTH AND NORTH PINE STREET, SUMMERVILLE, SC BY JOSEPH O. EELMAN, DATED DECEMBER 25, 2016.



LANDSCAPING PLAN
 PREPARED FOR
VINTAGE DESIGN, LLC
 HOLLYWOOD, SOUTH CAROLINA

DRAWN
C.H.H.
 CHECKED
S.D.H.
 DATE
8-27-2020
 SCALE
1" = 20'
 JOB NO.
22255
 SHEET
L1
 OF **L1** SHEETS



212 W 4 71 34



44st



4th ST



4+6
45+



STAFF REPORT
Tree Protection Committee Meeting
September 8, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: August 28, 2020

**GENERAL
INFORMATION**

Property Applicant: Cameron Baker
Owner: Cameron Baker
Requested Action: Removal of one Cedar
Location: 113 N. Magnolia Street
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: Removal of one 16" Cedar tree; need to look at encroachment into the drip line of one 38" and one 48" Live Oak tree

