

SITE DEVELOPMENT PLANS

PARKER'S KITCHEN (STORE #77)

STATE ROAD (US HWY. 176) & CANE BAY BLVD.

1111 CANE BAY BLVD, SUMMERSVILLE, SC 29486

BERKELEY COUNTY

PROJECT CONTACT LIST:

WATER COMPANY
BERKELEY COUNTY WATER & SANITATION
212 OAKLEY PLANTATION DR
MONCK'S CORNER, SC 29461
(843) 719-2336 PHONE
CONTACT: JOHN VILLEPONTEAUX
john.villeponteaux@berkeleycountysc.gov EMAIL

PLANNING & ZONING
ALISON SIMMONS
BERKELEY COUNTY PLANNING & ZONING
1003 US HWY 52
MONCK'S CORNER, SC 29461
(843) 719-4164 PHONE

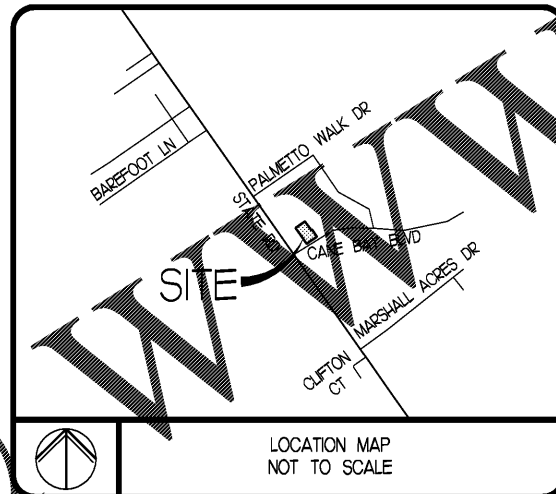
POWER COMPANY
BERKELEY ELECTRIC CO-OP
(843) 553-5020 PHONE
CONTACT: KEVIN MIMS
kevinm@bec.coop EMAIL

TELEPHONE COMPANY
HOME TELECOM
(800) 577-2799

SEWER COMPANY
BERKELEY COUNTY WATER & SANITATION
212 OAKLEY PLANTATION DR
MONCK'S CORNER, SC 29461
(843) 719-2331 PHONE
CONTACT: TOMMY HARRIS
tommy.harris@berkeleycountysc.gov EMAIL

SEDIMENT/EROSION CONTROL & STORMWATER MANAGEMENT
CATHERINE TAYLOR
BERKELEY COUNTY
ENGINEERING, STORMWATER MANAGEMENT
1003 HWY 52, ROOM 126
MONCK'S CORNER, SC 29461
(843) 719-4095 PHONE
catherine.taylor@berkeleycountysc.gov EMAIL

CABLE COMPANY
TIME WARNER
(800) 892-4357



LOCATION MAP
NOT TO SCALE

SHEET LIST TABLE

NO.	TITLE
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	DEMOLITION PLAN
4	SITE PLAN
5	SITE DETAILS
6	UTILITY PLAN
7	UTILITY DETAILS 1 OF 2
8	UTILITY DETAILS 2 OF 2
9	GRADING & DRAINAGE PLAN
10	STORMDRAIN PROFILES
11	STORMDRAIN DETAILS 1 OF 2
12	STORMDRAIN DETAILS 2 OF 2
13	SWPPP PHASE 1
14	SWPPP PHASE 2
15	SWPPP DETAILS 1 OF 2
16	SWPPP DETAILS 2 OF 2
L1	TREE REMOVAL & PROTECTION PLAN
L2	PLANTING PLAN & SCHEDULE
L3	PLANTING DETAILS & NOTES

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN AVAILABLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL STREET CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12', WHICHEVER IS LESS, CONTACT FREELAND AND KAUFFMAN, INC. (864) 672-3426, OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT BERKELEY COUNTY TO SET UP PRE-CONSTRUCTION MEETING.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER AND FREELAND AND KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT ALL LOCATIONS.
5. ALL WORK SHALL CONFORM TO THE CITY OF BERKELEY COUNTY STANDARDS AND SPECIFICATIONS.
6. PRE-CAST STORM SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER AND FREELAND AND KAUFFMAN, INC. HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN REQUIRE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FREELAND AND KAUFFMAN, INC. FOR ALL REQUIRED TESTING.
8. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
9. THE CONTRACTOR SHALL PROVIDE IN THE CONTRACT FOR ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
10. SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY 7 CALENDAR DAYS AND MAINTAINED AS NEEDED TO INSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
11. CONTRACTOR SHALL PROVIDE TEST LOGS AS-BUILT SURVEYS OF ALL WATER AND SEWER LINES REQUIRED IN ORDER FOR PERMIT TO OPERATE ISSUANCE.
12. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY, BY A SC LICENSED SURVEYOR, FOR THE DETENTION FACILITY AND DRAINAGE SYSTEM. THIS SURVEY SHALL BE PROVIDED TO THE OWNER & ENGINEER AT LEAST 3 WEEKS PRIOR TO KEY TURNOVER.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN/BLD IRRIGATION SYSTEM, INCLUDING ALL BACKFLOW PREVENTION, TO PROVIDE COVERAGE OF THE NEW LANDSCAPE AREAS.

SITE INFORMATION

PARCEL ID: 1960000098
CURRENT ZONING: PD-MU - PLANNED MIXED USE
CURRENT USE: VACANT OUTPARCEL
PROPOSED USE: CONVENIENCE STORE/GAS STATION
BUILDING SQUARE FOOTAGE: 5365 SF
PARCEL AREA: 170,622 SF OR 4.62 AC
DISTURBED AREA: 179,279 SF OR 4.820 AC

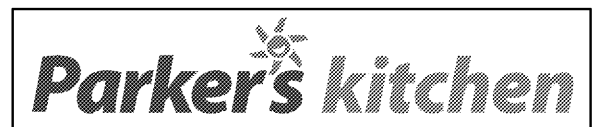
SITE TABULATIONS

IMPERVIOUS AREA (PROPOSED CONDITIONS):	IMPERVIOUS AREA (EXISTING CONDITIONS):
BUILDING FOOTPRINT: 5,365 SF (7.6%)	BUILDING FOOTPRINT: 0 SF (0.0%)
OTHER IMPERVIOUS AREA: 45,569 SF (64.5%)	OTHER IMPERVIOUS AREA: 1,248 SF (0.8%)
TOTAL IMPERVIOUS AREA: 50,934 SF (72.1%)	TOTAL IMPERVIOUS AREA: 1,248 SF (0.8%)

PARKING:
PARKING REQUIRED:
REGULAR 17 SPACES
HANDICAP 1 SPACES
TOTAL 18 SPACES

PARKING PROVIDED:
REGULAR 27 SPACES
HANDICAP 2 SPACES
TOTAL 29 SPACES

CERTIFICATION NOTE:
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED HEREBY, AND I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 463, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976, AS AMENDED, PURSUANT TO REGULATION 72000 E.E. REG. IF APPLICABLE, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SC8000000.
DESIGN ENGINEER: *[Signature]*



OWNER/DEVELOPER:

DRAYTON - PARKER COMPANIES, LLC
17 W. McDONOUGH STREET
SAVANNAH, GA 31401
CONTACT: ADAM CARACCI
PHONE: (912) 235-1640

ENGINEER:

FREELAND and KAUFFMAN, INC.
Engineers - Landscape Architects
209 WEST STONE AVENUE
GREENVILLE, S.C. 29609
PHONE: (864) 672-3426
CONTACT: TODD SIMMONS, P.E.
E-MAIL: TSIMMONS@FK-INC.COM

REVISIONS	DATE	BY

