

Project Staff Report

CU20-007 Adams Installed Products

Prepared by: Libby Hodges

Hearing Date: December 9, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Adams Installed Products
Applicant	Adams Installed Products
Engineer	N/A
Address/Location	1803 Knox Ave.
Parcel Number	006-16-08-010
Total Development Size	±0.05 ac
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor Overlay District
Traffic Impact Tier	Tier 2
Proposed Use	Use 5.75, Retail outlet for products manufactured on premises entirely within a closed building

SECTION 2: APPLICABLE CODES

Section 5.5 of the North Augusta Development Code (NADC) provides uniform approval procedures for conditional uses.

5.5 CONDITIONAL USE PERMITS

5.5.1 Purpose

The purpose of this section is to establish procedures and standards for the processing and approval of conditional use permits. Conditional use permits provide a form of limited discretionary approval for certain uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration. Conditional uses ensure the appropriateness of the use at a particular location within a given zoning district.

5.5.2 Applicability

Only those uses that are enumerated as conditional uses in a zoning district, as set forth in the Use Matrix, Table 3-2, shall be authorized by the Director.

5.5.3 Approval Procedure

5.5.3.1 No conditional use permit shall be authorized, developed, or otherwise carried out until the applicant has secured approval of the conditional use and approval of a final site plan by the Planning Commission or Director, as applicable.

5.5.3.2 A proceeding for approval of a conditional use shall be initiated by filing an application with the Department. A pre-application meeting with the Department prior to filing is required.

5.5.3.3 Major Site Plans –

(omitted, does not apply in this case)

5.5.3.4 Minor Site Plans –

5.5.3.4.1 Minor site plan applications shall be filed concurrently with conditional use permit applications. The information shall be reviewed concurrently with the review of the minor site plan.

5.5.3.4.2 The Director shall conduct a quasi-judicial administrative hearing and shall deny the request, approve the request, or approve the request with conditions.

5.5.3.4.3 The Director may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use. The conditions shall become a part of the conditional use permit approval and shall be included in the final site plan approval.

5.5.3.4.4 An applicant may appeal a denial of a conditional use permit or any condition applied to the use by the Director to the Planning Commission. The Planning Commission shall conduct a quasi-judicial hearing in accordance with the requirements of §5.1.4.5 prior to making a decision on a conditional use appeal.

5.5.3.5 An application for a conditional use permit that has been denied may be resubmitted only if there has been a substantial change in circumstances, as determined by the Director, or if substantial revisions have been made to the application for development approval. A determination by the Director may be appealed to the Board of Zoning Appeals.

5.5.4 Approval Criteria

The following conditions, restrictions, and limitations shall apply to any conditional use and may be specified in detail as conditions of an approval.

5.5.4.1 The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

5.5.4.2 The use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3, Zoning Districts, and with all other applicable regulations;

5.5.4.3 The use or development is located, designed, and proposed to be operated so as to maintain the value of contiguous property, or that the use or development is a public necessity; and

5.5.4.4 The use or development conforms with the provisions and policies of the Comprehensive Plan.

5.5.4.5 Conditions that may be specified as a requirement for a conditional use permit include:

- a. Relationship of allowable uses.
- b. Protective screening and/or buffering of property perimeter.
- c. Protective screening/location of dumpsters, mechanical systems and loading docks.
- d. Landscaping relative to screening, buffering and ingress/egress control and not solely for beautification purposes.
- e. Lighting.
- f. Height limitations.
- g. Required setbacks.
- h. Parking. The location of parking and in some instances reduction in the amount of parking to be allowed.
- i. Access, circulation, ingress and egress.
- j. Hours of operation for special conditional uses permitted in, or adjacent to, residential zoning districts.
- k. Signage.
- l. Performance standards relative to: air pollution, noise, glare and heat, vibration, noxious odors, toxic and liquid wastes, fire and explosion, radioactivity and electromagnetic radiation.
- m. Building design.

5.5.5 Scope of Approval

5.5.5.1 The approval of a conditional use permit shall authorize the applicant to apply for final site plan approval pursuant to §5.6. All approvals of conditional use permits require approval of the site plan. Any conditional use permit approval shall not be in effect unless a required site plan is approved. No building permit may be issued until the

final site plan and conditional use permits are approved. Approval of a conditional use permit does not authorize any development activity.

5.5.5.2 Minor field alterations or minor revisions to approved conditional uses may be approved by the Director if the conditional use still meets the intent of the standards established within the original approval. Minor alteration/revisions shall be limited to changes that do not increase the intensity, density, or character of the use. If the Director determines that the change is not minor, the applicant shall apply for a revised conditional use permit. The applicant may appeal the decision of the Director to the Board of Zoning Appeals.

5.5.5.3 Violations of any of the conditions applied to a conditional use permit shall be treated in the manner as set forth in §§5.1.6 and 5.11.

5.5.6 Recordation

The department shall certify the approved conditional use permit, and shall record it with the associated site plan in the office of the Register of Mesne Conveyance (RMC) of Aiken County. The conditional use approval is perpetually binding on the property, unless another conditional use permit request is brought and approved or the underlying zoning is changed that establishes the conditional use by right subject to no conditions.

5.5.7 Subsequent Applications

In the event that an application for a conditional use permit is denied by the Director, or the Planning Commission on appeal, or the application is withdrawn after it is advertised, the Department may not accept another application for the same amendment on the same property or any portion of the same property within one (1) year of the original hearing. However, the Department may consider such application within that time if relevant evidence that was not reasonably available at the time of the original hearing is presented.

5.5.8 Expiration and Extension of Approval

A conditional use approval, a site specific development plan for the purposes of this section, and the associated site plan shall expire two (2) years from the date of approval unless a building permit has been issued and construction has commenced or, if no construction is required, the approved conditional use has been initiated. The applicant may apply for and the Planning Commission or Director, as applicable, may grant extensions on such approval for additional periods up to one (1) year each, but not to exceed five (5) extensions. If an amendment to this Chapter is adopted by the City Council subsequent to the conditional use or associated site plan approval that would preclude the initial approval, a request for an extension may not be granted. (Adopt. 8-16-10; Ord. 2010-12)

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, internet only public notice is required for a conditional use permit. A notice for the administrative hearing was placed on the City website, www.northaugusta.net, on November 19, 2020.

SECTION 4: SITE HISTORY

The site was originally a Salvation Army store location. In 2016, Happy Hounds received a Conditional Use Permit and Minor Site Plan approval for a dog daycare, boarding, and grooming facility that never opened. In 2017, Three Palms Dentistry purchased the building for use as a dental clinic that never opened. Adams Installed Products is seeking a Conditional Use Permit to open a custom closet and glass showroom and assembly space.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant/Commercial	Mixed Use	General Commercial
North	Vacant/Commercial	Mixed Use	General Commercial
South	Vacant	Mixed Use	General Commercial
East	EMS	Low Density Residential	General Commercial
West	Medical	Mixed Use	General Commercial

Access – The subject parcel has access from Knox Avenue and Whitlaws Road.

Topography – The subject parcel is relatively flat, with some slight grading changes at the East and West portion of the site.

Utilities – Water and sanitary sewer are available. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – The subject property does not appear to have any federally designated floodplains or wetlands.

Drainage Basin – This site is located within the Womrath Basin. The preliminary physical stream assessments for Womrath basin indicate that this stream channel is currently effective at

transporting current loads of stormwater during heavy storm events. No bank incision or instability is evident. Some reaches of the channel along Womrath Road and Claypit Road have been impacted routinely with sediment from a mining site along the stream channel. Many impacts that occur in the Womrath Basin that are outside of the city limits. The Stormwater Department continues to monitor the basin and work with Aiken County and other entities that have authority to correct or resolve issues ongoing within the basin due to lower reaches being within the city.

SECTION 6: STAFF EVALUATION AND ANALYSIS

As stated, this Conditional Use is for Use 5.75, Retail outlets for products manufactured on premises entirely within an enclosed building. Following is a review of the above outlined Approval Criteria. Commentary is provided in italics.

5.5.4.1 The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

Staff finds that there will be no negative impact to the general public health, safety and welfare with the allowance of this use.

5.5.4.2 The use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3, Zoning Districts, and with all other applicable regulations;

The allowance of a retail outlet for products manufactured on premises entirely within a closed building requires no exterior alterations. The proposed retail location is an existing non-conforming site and landscaping will need to be brought up to the standards of the approved site plan. Staff has verified that the cost of the renovation will not exceed the limits imposed by Article 19 of the NADC.

5.5.4.3 The use or development is located, designed, and proposed to be operated so as to maintain the value of contiguous property, or that the use or development is a public necessity; and

The use should have limited effects on contiguous property. The retail showroom location will be opened in an established commercial development with various other commercial, service, medical, and professional uses nearby.

5.5.4.4 The use or development conforms to the provisions and policies of the Comprehensive Plan.

The project is an infill project in an existing commercial development and generally conforms to encouragement of commercial infill development.

5.5.4.5 Conditions that may be specified as a requirement for a conditional use permit:

Staff specifies the following conditions:

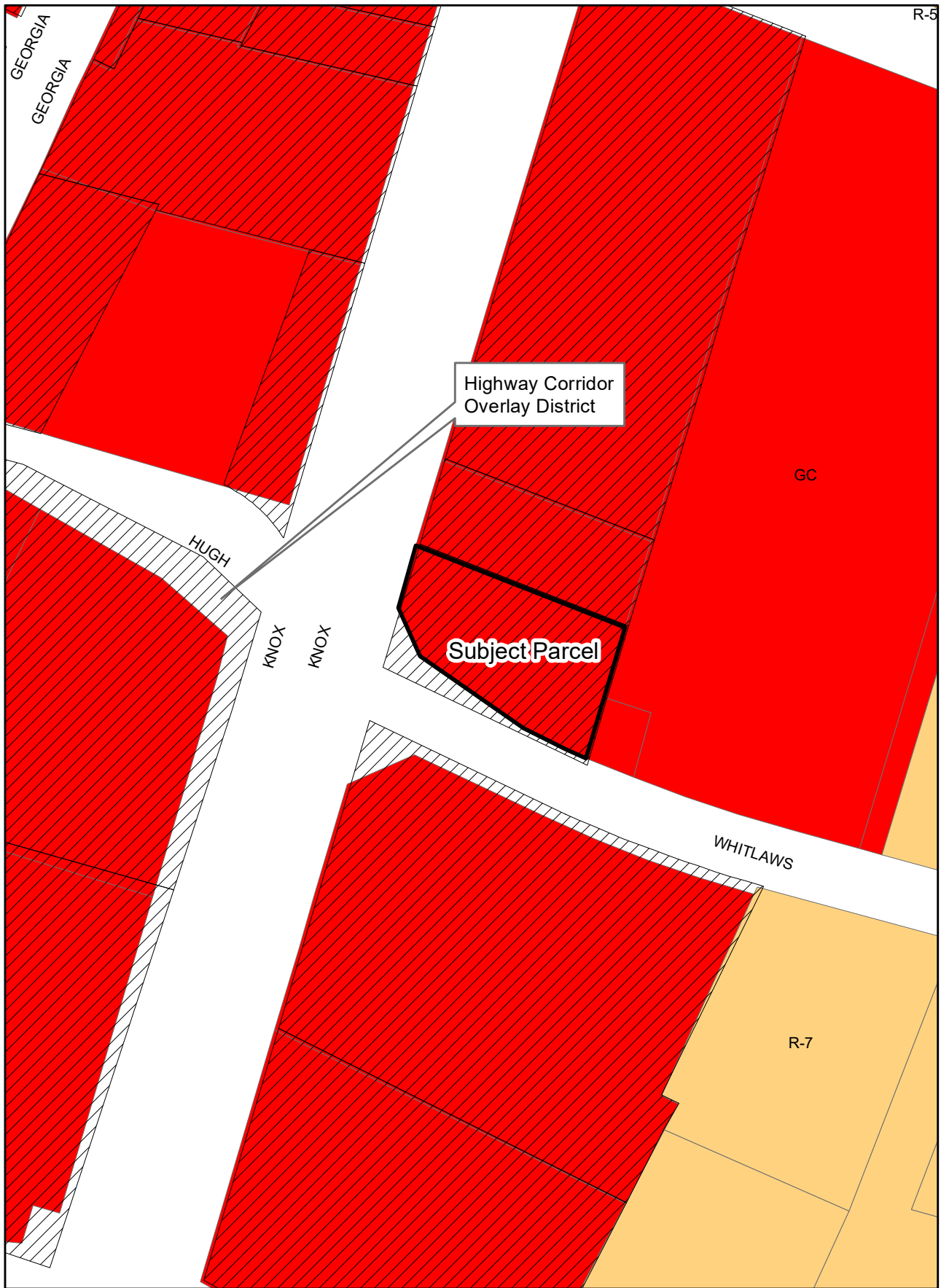
- 1) No outdoor display of goods or assembly of goods shall be permitted. All activity should take place within the building except for incidental loading and unloading typical of a business of this type.*
- 2) A Certificate of Zoning Conformance will be required prior to CO.*
- 3) A sign zoning review and approval will be required prior to any changes to the sign or sign face, or installation of any wall or window signage on the property.*
- 4) The applicant must verify with solid waste that the dumpster location will be acceptable.*
- 5) The dumpster will be screened as required on the previously approved site plan and shall be maintained in good order at all times.*

SECTION 7: ATTACHMENTS

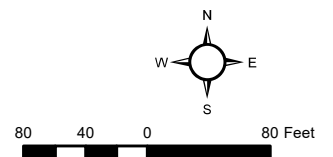
Site Maps
Public Notice
Application Materials

Cc: Don Adams, adamsbrothersproperties@comcast.net

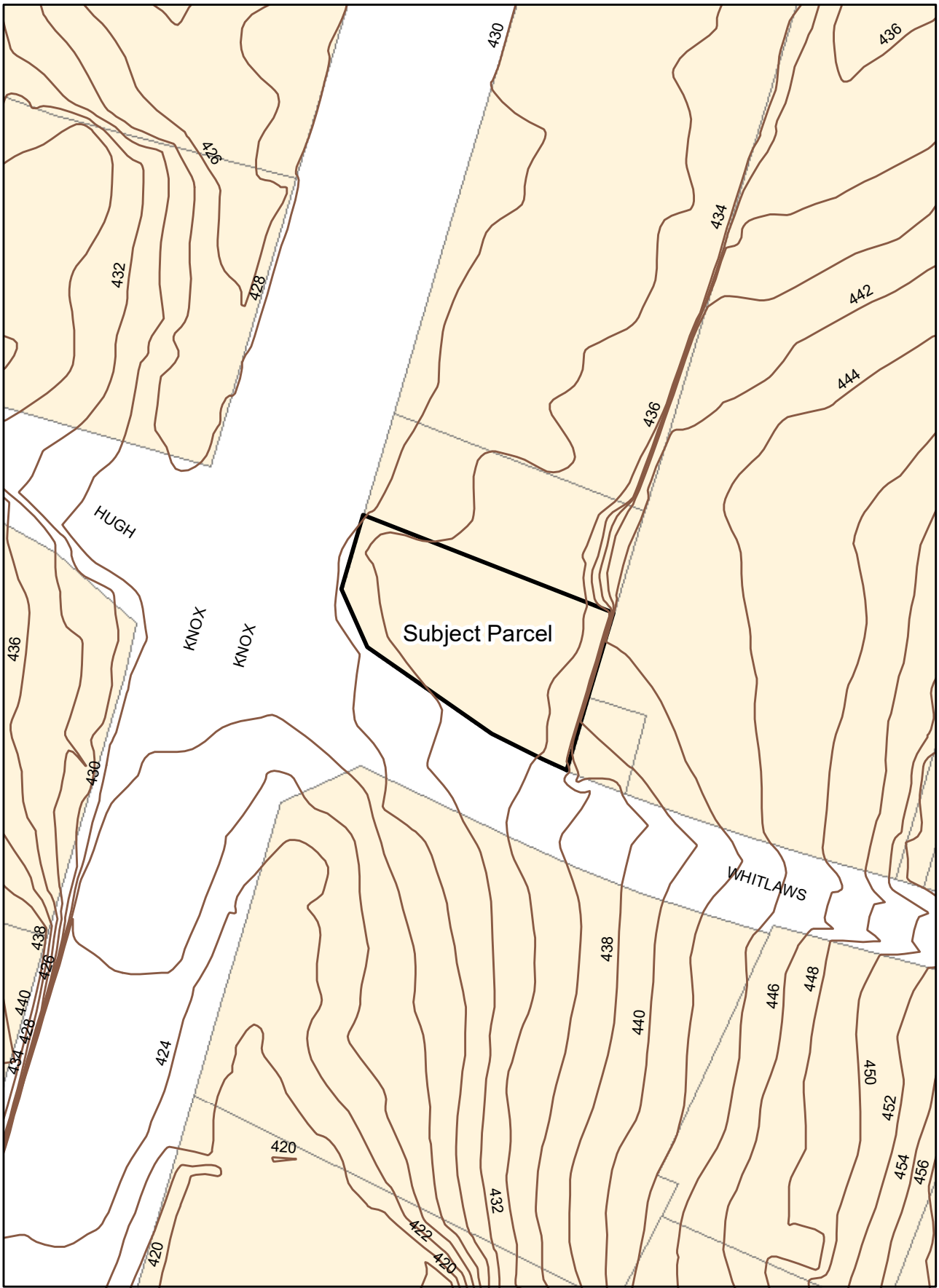


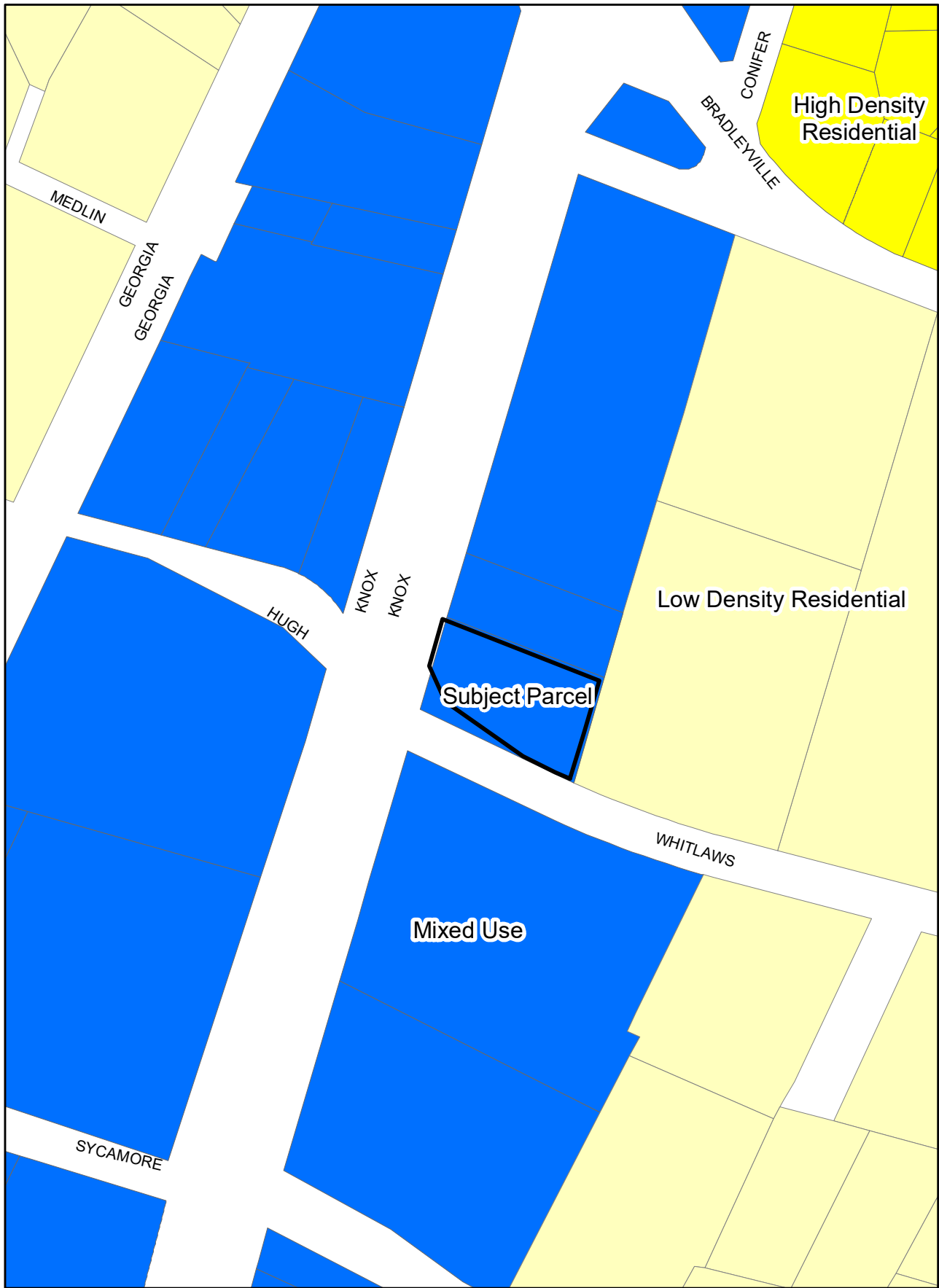


Zoning Map
 Application CU20-007
 1803 Knox Ave
 TPN 006-16-08-010
 Approx 0.05 acres
 Zoned GC, General Commercial
 HC, Highway Corridor Overlay District



Date: 12/2/2020





Application for Development Approval

Please type or print all information



Staff Use

Application Number CU20-007 Date Received 11/5/2020
Review Fee \$25 Date Paid 11/5/2020

1. Project Name Adams Installed Products
Project Address/Location 1803 KNOX AVE.
Total Project Acreage .05 ACRES Current Zoning C-3
Tax Parcel Number(s) 006-16-08-010

2. Applicant/Owner Name DON ADAMS Applicant Phone 803.507.8383
Mailing Address P.O. Box 6278
City North Augusta ST SC Zip 29861 Email adamsbrothersproperties@gmail.com

3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor _____ License No. _____
Firm Name _____ Firm Phone _____
Firm Mailing Address _____
City _____ ST _____ Zip _____ Email _____
Signature _____ Date _____

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. Don Adams 11-4-20
Applicant or Designated Agent Signature Date
Don Adams
Print Applicant or Agent Name

Don Adams
Adams Brothers Properties
P.O. Box 6278
North Augusta, SC. 29861
803.507.8383

November 5, 2020

City of North Augusta
Attn: Libby Hodges
Director Planning and Development
P.O. Box 6400
North Augusta, SC. 29861-6400

RE: Request for a conditional use approval for
Adams Installed Products
1830 Knox Ave., North Augusta, SC

Ms. Hodges:

We are proposing to perform interior renovations of the interiors of the existing free-standing metal building for a front showroom area with two (2) ADA compliant toilet rooms, open area office cubicles, and a product storage area at the rear of the building. No exterior work, other than signage and site clean-up is anticipated.

The Equipment Room shown on the existing plans will not be constructed to meet the set-back requirements required by the Development Code.

We will replace, as per the attached Site Plan that was approved on 11/30/04, the Seven (7) Quercus Coccinea (Scarlett Oak) 2" caliper trees of which was removed by the previous Owner. If we fine out from our qualified Landscape Contractor or Horticulturist that the trees would not be appropriate under the existing power line, we will look at substitutes with you.

We will use a trailer dumpster that will be located on the concrete apron located in the top right corner as shown on the approved sited plan dated 11/30/04.

We have just purchased this property at the price of Three Hundred Fifty Thousand and no/100 Dollars (\$350,00.00). The renovation cost will be One Hundred Fifteen Thousand Nine Hundred Fifty-Nine and 94/100 Dollars (\$115,959.94).

Sincerely,



Don Adams
Adams Brothers Properties

CC: Rodney Smoak, Smoak & Associates

THIS SECTION FOR OFFICE USE ONLY

Parcel Number

006-14-08-010

Case Number

GC20-135

Use Matrix Reference

NAICS Reference

Additional Reviews Required:

- Site Plan Approval
- Building Permit
- Certificate of Occupancy
- Business License
- Other sign

Zoning

GC/HC

Approved By:

Date:

Other notes or conditions:

Certificate of Zoning Compliance

1. This form is required for any new business, home occupation, business relocation, or business owner change.
2. Some projects may require additional approvals before a business license can be issued. This may include Site Plan Approval, Conditional Use Permit, Building Permit and/or Certificate of Occupancy.
3. A Certificate of Zoning Compliance is not an approval for occupancy. Building modifications, including electrical, mechanical, plumbing, new walls, demolition, etc., will require a separate building permit. Please contact [Building Standards](#) for additional information.
4. Home Occupations applications must comply with the City's [Home Occupation Regulations](#).
5. Food Truck applications must provide additional information to comply with the City's [Food Truck Regulations](#).
6. All signage is permitted separately. Please contact [Planning and Development](#) for additional information.
7. After approval, this document must be presented to the [Finance Department](#) in order to be issued a [City of North Augusta Business License](#).
8. Additional resources are available in the [City of North Augusta New Business Guide](#).

PLEASE CHECK WITH THE APPROPRIATE DEPARTMENT BEFORE BEGINNING ANY SITE, BUILDING OR SIGN WORK.

Check all of the following that apply:

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Business | <input type="checkbox"/> Existing Business Name Change |
| <input checked="" type="checkbox"/> Existing Business Relocations | <input type="checkbox"/> Existing Business Ownership Change |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Food Truck |

Business Name

Adams Installed Products

Date

11-3-20

Business Address old

2024 Commercial Drive

New 1803 Knox Ave.

Applicant Name:

Don Adams

Applicant Address:

P.O. Box 6278 NA S.C 29861

Phone:

803-507-8383

E-mail

adamsbrothersproperties@gmail.com

Business Owner Information (if different than applicant):

Describe the business, including products or services provided:

We provide Custom Shower Doors, Bath Accessories, Wire Shelving & Mirrors.

Number of Employees (including yourself):

6

Number of off-street parking spaces on site:

13

Applicant Certifications -- Please Read

1. I hereby certify that all information provided is true and correct to the best of my knowledge.
2. I certify that I am the person listed below and am authorized to make this application.
3. I understand that providing false or fraudulent information may result in penalties, business license revocation and/or prosecution to the fullest extent possible.
4. I am aware of and understand the jurisdiction's requirements and codes, and the issuance of a business license is contingent upon strict and consistent compliance with all of the jurisdiction's requirements.
5. I understand that failure to comply with these requirements may result in business license revocation as well as other compliance or legal efforts.
6. I hereby certify that there are no restrictive covenant or other private agreement that is contrary to, conflicts with, or prohibits the use or activity on the property that is the subject of this application.
7. I also understand and authorize the jurisdiction and its agents to utilize all information on this application to ensure compliance with all other federal, state and local laws.

I agree

Applicant Signature (type name or print and sign to indicate acceptance):

Don Adams DON ADAMS

Owner Signature (if different than applicant):

The complete application with all required documentation may be submitted:

- Via email to planning@northaugusta.net
- Via mail:
Planning and Development Department, City of North Augusta, PO Box 6400, North Augusta, SC 29861
- In person:
Planning and Development Department, 2nd Floor, 100 Georgia Avenue, North Augusta, SC 29841

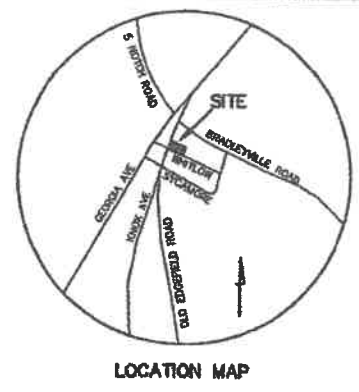
Submit Form Via Email

City of North Augusta, South Carolina
PUBLIC NOTICE
Conditional Use Administrative Hearing

In accordance with §5.5 of the North Augusta Development Code, the Director of Planning and Development will hold an administrative hearing for a Conditional Use Permit at **2:00 p.m. on Wednesday, December 9, 2020** via teleconference to consider the following application:

CU20-007 – A request by Adams Installed Products for a Conditional Use Permit to allow for a retail outlet for products manufactured on premises entirely within a closed building on ±0.5 acres at 1803 Knox Avenue, Tax Parcel Number 006-16-08-010, zoned GC, General Commercial in the Highway Corridor Overlay District.

Residents and Property Owners interested in expressing a view on the request are encouraged to submit comments. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until 5 p.m. on Tuesday, December 8, 2020. Documents related to the application will be available after December 2, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development>.



24 HOUR CONTACT: FRANK WILSON 706-825-0057

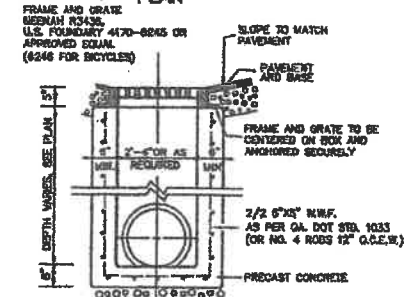
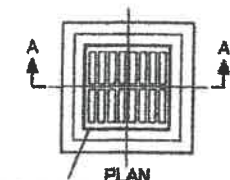
NO PART OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN. THIS PROPERTY CONTAINS NO WETLANDS.

PARCEL REQUIREMENTS
17 PAVED SPACES AVAILABLE + 1 HANDICAPPED
TAX PARCEL 10 046 0 07 004
ZONING C-3

ALL STRIPS WITH TREES TO BE GRASSED OR MULCHED. FINAL PLACEMENT OF TREES TO BE FIELD DETERMINED AT THE DISCRETION OF THE LANDSCAPER.
ALL PLANTED TREES MUST BE AT LEAST 2" IN CALIPER.
ALL PROPOSED PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. NO PART OF THE IRRIGATION SYSTEM TO BE IN ROW.

SYMBOL	SCIENTIFIC NAME	COMMON NAME	NUMBER
	QUERCUS COCINEA (NEW)	SOARLETT OAK	7
	LAGERSTRÖMIA INDICA (NEW)	CHERRY NYCTILE	8
	ILEX VOMITORIA (NEW)	YAUPOH HOLLY	8

SELECTIONS ARE ONLY EXAMPLES OF NATIVE SPECIES. LINE KIND MAY BE SUBSTITUTED FOR ABOVE CHOICES.



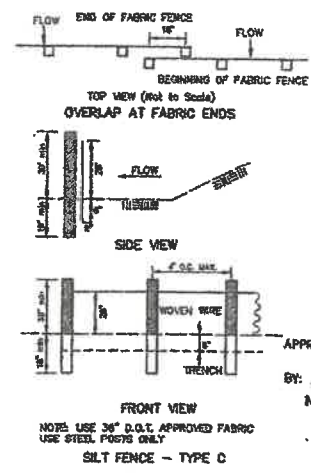
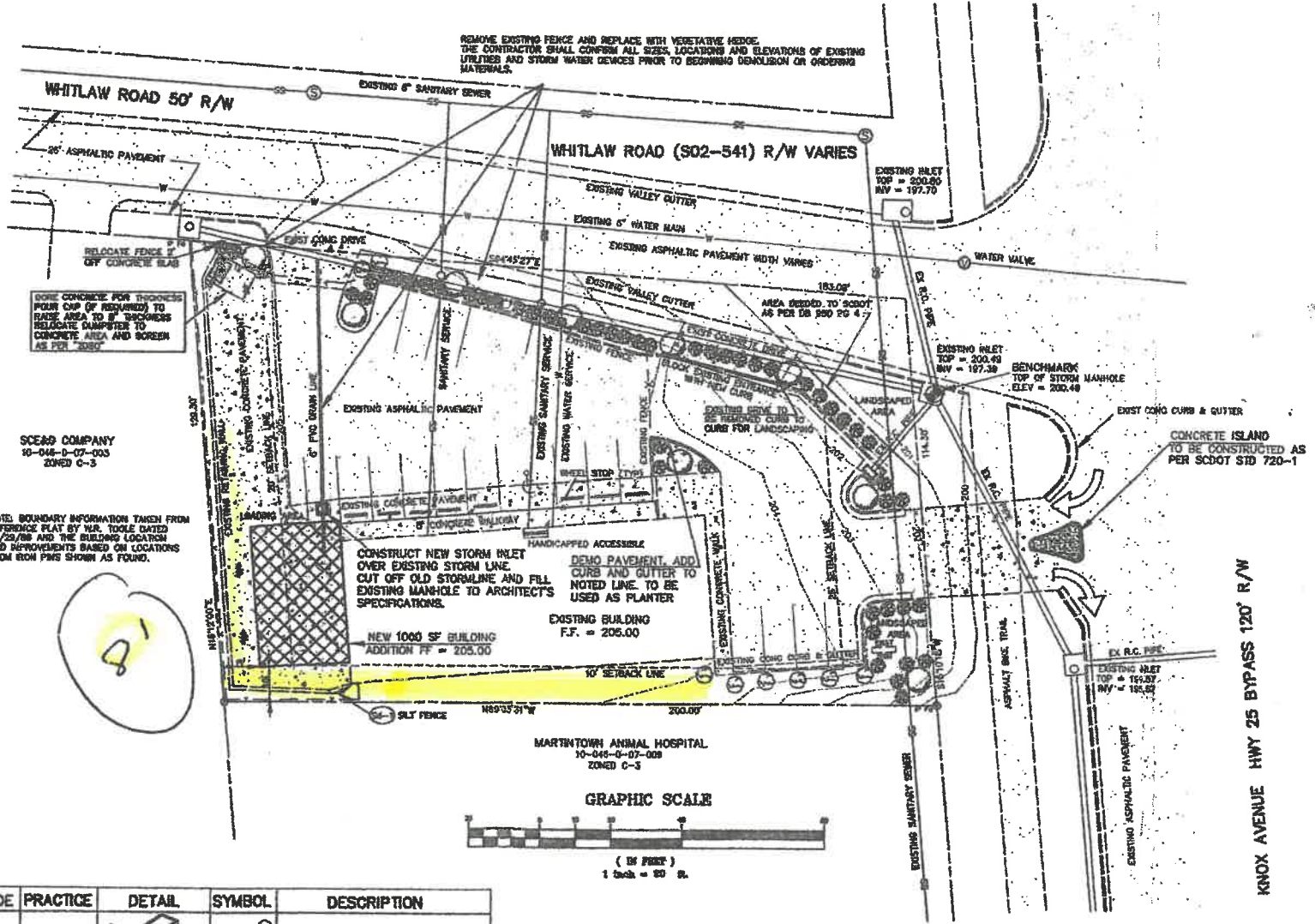
SECTION A-A GRATE INLET NOT TO SCALE

GENERAL INFORMATION

PROJECT NAME: SALVATION ARMY BUILDING ADDITION
OWNER: FRANK WILSON 5181 HEREFORD FARM ROAD EVANS, GA 30809
CONTACT PERSON: FRANK WILSON
TELEPHONE: 706-825-0057
PROPERTY ID. NO: 10 046 0 07 004
AREA OF PROPERTY: 0.60 AC.
ZONING: C-3
DISTURBED AREA (AREA OF CONSTRUCTION): 0.03 ACS.
NEW BUILDING AREA: 100D SF
ADDITIONAL IMPERVIOUS AREA: NO NEW IMPERVIOUS

GENERAL NOTES

- THIS PLAN IS NOT TO BE RECORDED.
- ALL MATERIALS AND CONSTRUCTION TO CONFORM TO APPLICABLE REQUIREMENTS OF NORTH AUGUSTA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST REVISIONS.
- ALL ELEVATIONS BASED ON U.S.G.S. DATUM FROM ELEVATIONS DONE BY W.R. TOOLE ENGINEERS, INC. SEE PLAN FOR ON-SITE BENCHMARK.
- SILT BARRIERS TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE. CONTRACTOR MUST CALL FOR AN INSPECTION OF THE SOIL EROSION CONTROL PRIOR TO BEGINNING GRADING ACTIVITY.
- AREA OF TRACT IS 0.60 ACRES. CURRENT ZONING IS C-3. PROPERTY SURVEYED BY W.R. TOOLE 10/29/88 AND OFFICIAL F.L.A. MAPS DO NOT SHOW IT IN THE 100 YEAR FLOOD DISTURBED AREA 0.03 ACRES.
- THERE ARE NO CORP. OF ENGINEERS DEFINED WETLAND AREAS.
- NO WORK SHALL BE DONE IN THE ROAD RIGHT OF WAY WITHOUT A VALID ENCROACHMENT PERMIT ISSUED BY THE SOUTH CAROLINA TRANSPORTATION DEPARTMENT.



SILT FENCE TYPES

TYPE C (10')	WHERE FULL SLOPES EXCEED A VERTICAL HEIGHT OF 20 FEET AND THE SLOPE GRADIENT IS STEEPER THAN 2:1
POST SIZE	TABLE 6-112
MINIMUM LENGTH	TYPE OF POST
TYPE C	SIZE OF POST
	1.30x/ft min.

FASTENERS FOR WOOD POSTS TABLE 6-114

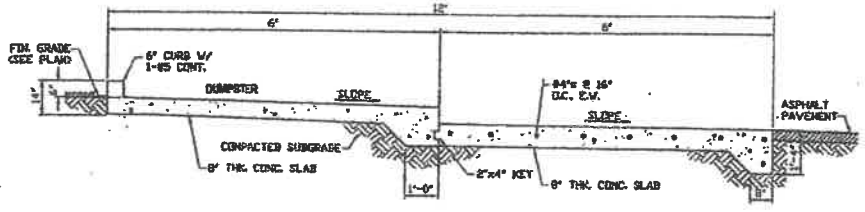
WIRE STAPLES	GAUGE	CROWN	LEGS	STAPLES/POST
17 min.	3/4"	width	1/2" long	6 min.
NAILS	GAUGE <td>LENGTH <td>BUTTON HEADS <td>NAIL/POST</td> </td></td>	LENGTH <td>BUTTON HEADS <td>NAIL/POST</td> </td>	BUTTON HEADS <td>NAIL/POST</td>	NAIL/POST
14 min.	4"	3/4"		4 min.

NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, COUD AND POSTS.

FINAL ENGINEERING APPROVAL
APPROVED: [Signature]
DATE: 11/20/04
North Augusta Engineering Department

APPROVED SITE PLAN
NORTH AUGUSTA, SOUTH CAROLINA
PLANNING COMMISSION
[Signature]
DATE: 11/20/04
TITLE: Director of Economic and Community Development

APPROVED 11/20/04



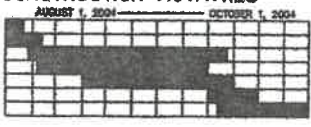
SECTION THRU DUMPSTER PAD NO SCALE TO BE MODIFIED FOR EXISTING CONDITIONS

REVIEW SET 2

RECEIVED SEP - 8 2004 BY: SP 01-07

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
Fr	FILTER RING			A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND INLETS.
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, STRAW OR HAY BALES, LOGS, BRUSH, LOGS AND POLES, GRAVEL OR A SEDIMENT FENCE. BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
De2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST SEEDLINGS ON DISTURBED AREAS.
De3	DISTURBED AREA STABILIZATION (PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS SHRUBS, WOODS, GRASSES, SOO, OR LEGUMES ON DISTURBED AREAS.

SCHEDULE OF CONSTRUCTION ACTIVITIES



GRASSING MINIMUMS

- OCTOBER 1 - MARCH 1, TOLERATED COMMON BERBERIS TO 100 LBS/ACRE.
- SEPTEMBER 15 - FEBRUARY 15, A MIXTURE OF UNPLANTED COMMON BERBERIS 9 LBS/ACRE AND RED PERSIC 20 LBS/ACRE APPLIED SIMULTANEOUSLY.
- APRIL 1 - JUNE 1, UNPLANTED COMMON BERBERIS 10 LBS/ACRE.
- PERennial GRASS SEEDS IN A COMMERCIAL 8-12-12 INCORPORATED INTO THE SOIL AT 1000 LBS/ACRE. ALSO 1-2 TONS/ACRE COMPOSTED MANURE.
- NOT LESS THAN 30 DAYS AFTER SEEDING, APPLY AMMONIUM NITRATE (20-0-0) AT 100 LBS/ACRE AT A RATE EQUAL TO 60 LBS OF AVAILABLE NITROGEN/ACRE. APPLICATION BETWEEN JUNE 15TH AND AUGUST 15TH.
- ALL SEEDING AREAS WILL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2.5 TONS/ACRE.
- FOR ALL DATES NOT COVERED UNDER THE GRASSING SCHEDULE THE DISTURBED SOIL SHALL BE TEMPORARILY STABILIZED USING POLYACRYLAMIDE.

- THE TIME AND PERIODS ABOVE ARE NOT EXACT OR READILY DETERMINABLE BUT IN ALL CASES SOIL EROSION AND SEDIMENT CONTROL STRUCTURES WILL BE INCORPORATED INTO THE CONSTRUCTION IN THE SEQUENCE AS SHOWN ABOVE AND/OR AS DIRECTED BY AUGUSTA COUNTY.
- GRASSING WILL BE ACCEPTED WHEN A SOIL COVER BY PERMANENT GRASSES IS OBTAINED AND WEEDS ARE NOT DOMINANT.
- GRASSING OF CONSTRUCTION AREAS WILL COMMENCE AT COMPLETION OF EACH PHASE OF CONSTRUCTION OR IN THE SEQUENCE AS SHOWN ABOVE. IN ANY CASE GRASSING OF ANY CONSTRUCTION AREA WILL BEGIN AT THE EARLIEST POSSIBLE DATE.

SHEET NO. 1 OF 1

PROJECT NO. 24012
SCALE AS NOTED
DATE JUL. 2004
CHECKED BY: M. E. N.
DATE JUL. 2004
AS PER REDUCED PLAN 7/29/04

SITE PLAN
SALVATION ARMY BUILDING ADDITION
1803 KNOX AVENUE
OWNER: FRANK WILSON 5181 HEREFORD FARM ROAD EVANS, GA 30809 706-825-0057
AIKEN COUNTY SOUTH CAROLINA

L. D. NANCE, P.E.
CONSULTING CIVIL ENGINEER
P.O. BOX 204388 MARTINEZ, GEORGIA 30017 706-863-9209

RECEIVED SEP - 8 2004 BY: SP 01-07