

Planning Commission



Minutes of the Thursday, December 17, 2020 Study Session

Members of the Planning Commission

Briton Williams

Chair

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Dr. Christine Crawford

1. **Call to Order**– The study session of December 17, 2020, having been duly publicized, was called to order at 6:00 p.m. The meeting was conducted virtually via GoToMeeting.
2. **Roll Call**– Members present were Chairman Briton Williams, Commissioners JoAnn McKie, Bob Clark, and Timothy Key, Dr. Christine Crawford, Leonard Carter, and Larry Watts. Also in attendance were Libby Hodges, Director of Planning. Applicants Philip Green, Mark Gilliam, and another individual were shown on the screen but did not participate.
3. **Update on NADC Audit and Rewrite**: Mrs. Hodges gave a brief report on the ongoing Development Code Rewrite including initial feedback on the code audit and preliminary results from the Focus Groups. Mrs. Hodges encouraged the Board to share the survey for the general public coming up.
4. **Electronic Readerboard Signs** – Mrs. Hodges presented options outlined in the handout provided to the Commission. The commission discussed the options at length. The Commission agreed that they did not wish to take further action at this time. While they respect and understand how this may impact the church, the Commission was not comfortable allowing electronic readerboards in residential districts regardless of the non-residential use. A memo outlining the results will be issued by staff.
5. **Agenda Review**– There were no further questions about agenda items.

With no objection, Chairman Williams adjourned the meeting at approximately 6:49 p.m.

Respectfully Submitted,



Libby Hodges, AICP, Director
Department of Planning and Development
Secretary to the Planning Commission

Planning Commission



Minutes of the Thursday, December 17, 2020 Regular Meeting

Members of the Planning Commission

Briton Williams

Chair

Leonard Carter, Jr.

Timothy V. Key

Larry Watts

Bob Clark

JoAnn McKie

Dr. Christine Crawford

1. **Call to Order**– The regular meeting of December 17, 2020, having been duly publicized, was called to order at 7:05 p.m.
2. **Roll Call**– Members present were Chairman Briton Williams, Timothy Key, JoAnn McKie, Christine Crawford, Bob Clark, Len Carter, and Larry Watts. Also in attendance were Libby Hodges, Director of Planning and applicants Philip Green, Mark Gilliam and Ethan Gaskins.
3. **Approval of Minutes** – The minutes from the Regular Meeting of November 19, 2020 were approved as written.
4. **Confirmation of Agenda** –There were no changes to the agenda.
5. **Application MW20-008 Walnut Grove Section 13, Block Length** – A request by Metro Homesites, LLC for waivers to the block length requirements of Table 14-2 and the connectivity ratio required in Section 14.17.1 of the North Augusta Development Code. The application affects ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001, zoned PD, Planned Development.

The Commission discussed environmental challenges and existing pond on the site and discussed how this affects the layout.

Based on the five criteria discussed, Chairman Williams made a motion to approve application MW20-008 with the conditions stated in the staff report:

- 1) Final approval of the Major Subdivision Preliminary Plat application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver applications.
- 2) The path connecting the three phases should be developed to the standard and width of the Greenway. A connection to W. Five Notch Road should be provided either along the roadways or along an alternate path. Access should be provided to the existing path in Walnut Grove.
- 3) Screening planting should be provided along the Walker property behind Phase 4) Planting should be evergreen and/or provide year-round screening within five years of planting. The Planning Director will provide a final approval of materials.
- 4) The waivers granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 5) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

Commissioners Key and Crawford offered seconds. The motion passed unanimously.

6. **Application MW20-010 Walnut Grove Section 13, Connectivity Ratio**— A request by Metro Homesites, LLC for waivers to the block length requirements of Table 14-2 and the connectivity ratio required in Section 14.17.1 of the North Augusta Development Code. The application affects ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001, zoned PD, Planned Development.

Philip Green and had additional questions about the previous waiver conditions. After some discussion, the applicant, staff and the Commission agreed that the connection between the phases did not include access around the existing pond, but the condition would remain. Staff and the Commission agreed that the plantings would be preferred to be similar to a Type A buffer, but that the condition as stated would remain.

After reviewing and approving the five required criteria, Chairman Williams made a motion to approve application MW20-008 with the conditions stated in the staff report:

- 1) Previous conditions of MW20-008 should be adhered to for the entirety of the project.
- 2) The waiver granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 3) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

Commissioner Carter offered a second and the motion passed unanimously.

7. **Application PP20-008 Walnut Grove Section 13** – A request by Metro Homesites, LLC for Major Subdivision Preliminary Plat approval for Walnut Grove Section 13 and Townhomes. The project proposes 94 single-family homes and 50 townhomes. The application affects ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001, zoned PD, Planned Development.

The Planning Commission approved the road names Beautiful Pond Park and Lovebird Lane for Walnut Grove Section 13.

There was some discussion regarding lot widths for the single-family detached portion of the development. Ms. Hodges stated that a variance would be required to deviate from the requirements of the Planned Development since the Planning Commission was not granted that authority by a General Development Plan.

Commissioner Key made a motion to approve application PP20-008 with the condition that it meets all other requirements of the development code as affirmed by staff, and Commissioner Crawford offered a second. The motion passed unanimously.

8. **Application MW20-009 Insulation by Cohen's Landscaping**– A request by Insulation by Cohen's for a waiver to the tree requirements of Article 10, Landscaping of the North Augusta Development Code. The request affects ±6.06 acres located at 154 Bergen Road West, TPN 001-19-01-001, zoned TC, Thoroughfare Commercial. Mr. Ethan Gaskins was present to represent the applicant. Mr. Gaskins discussed the site issues on the site related to bedrock found on site.

After reviewing the five criteria for the waiver, Chairman Williams made a motion to approve application MW20-009 with the conditions as listed in the staff report:

- 1) Final approval of the Site Plan Modification application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver application.
- 2) The waivers granted apply only to this project and will not apply to any future development on the site should this plan not be developed or future portions of the lot be developed.
- 3) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission approval as determined by the Planning Director.
- 4) Minor alterations to the site plan, as determined by the Planning Director, will adhere as closely as possible to the requirements of the Development Code and this waiver.

Commissioner Crawford offered a second. The motion passed unanimously.

9. **Application SPM20-003 Insulation by Cohen's**– A request by Insulation by Cohen's for approval of a Major Site Plan Modification. The request affects ±6.06 acres located at 154 Bergen Road West, TPN 001-19-01-001, zoned TC, Thoroughfare Commercial.

Commissioner Key made a motion to approve application SMP20-003. Commissioner Crawford offered a second and the motion was approved unanimously.

10. **2021 PC Calendar Correction**

Commissioner Crawford made a motion to correct the January meeting date from January 14 to January 21, 2021. Commissioner Clark offered a second and the motion was approved unanimously.

11. **Staff Report**

- a. November Performance Report

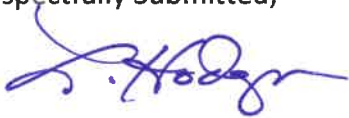
Mrs. Hodges gave a brief update on end of the year closeout plans. She reminded the Commissioners of their training requirements and the Development Code rewrite survey. She is in the process of reviewing the Martintown Road Study and will provide updates to City Council and the Planning Commission.

- b. Staff provided a brief update on the Development Code Rewrite and the survey.

12. **Adjourn**

With no objection, Chairman Williams adjourned the meeting at approximately 8:30 p.m.

Respectfully Submitted,



Libby Hodges, AICP, Director
Department of Planning and Development
Secretary to the Planning Commission

Project Staff Report

Major Subdivision (Preliminary Plat)

PP20-009 Rushing Waters Phase III

Prepared by: Kuleigh Baker

Meeting Date: January 21, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Rushing Waters Phase III
Applicant	Rushing Waters, LLC
Engineer	Southern Partners, Inc.
Address/Location	North of Clearmont Drive, extension of Whitewater Drive
Parcel Numbers	011-09-01-049
Total Project Acreage	±37.5 ac
Zoning	R-5, Mixed Residential
Overlay	NA
Traffic Impact Tier	3
Proposed Use	178 Townhouses
Density	4.75 DU/acre
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

The North Augusta Development Code (NADC) § 5.8.3 specifies the procedures for Planning Commission approval of major subdivisions (preliminary plats) that exceed the minor plat threshold requirements of §5.8.3.1.

NADC 5.8.3.1 Applicability

An application is considered a major subdivision (preliminary plat) if:

- a. The application does not meet the tests for a minor subdivision as set forth in §5.8.2.1;
- b. The application is for property located in a PD District;
- c. The application would otherwise require minor subdivision approval, but a waiver is requested pursuant to §5.9; or
- d. The application proposes development in two (2) or more phases.

In addition, the code states:

5.8.3.4.4 At the conclusion of the staff review stage, the Department shall report its findings to the Planning Commission as to:

- a. Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;
- b. Relation to major roads, utilities and other facilities and services;
- c. Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and
- d. Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.

5.8.3.4.5 Based on such findings, the report to the Planning Commission on the application shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the major subdivision application as submitted, if any, with reasons therefore.

5.8.3.4.6 A majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a major subdivision application. The decision of the Planning Commission provides the final approval of the application.

5.8.3.5 Scope of Major Subdivision Approval – Preliminary approval of a major subdivision development application shall confer upon the applicant the following rights:

- a. The approval of the major subdivision application constitutes approval of the subdivision or land development as to its character, intensity of development, general layout, and the approximate dimensions of streets, lots, and other planned features. Such approval binds the developer to the general scheme of the subdivision or land development and permits the developer to proceed with the installation of site improvements, subject to obtaining other necessary permits.
- b. The approval of the major subdivision application does not constitute approval of a final subdivision plat, and accordingly, does not authorize the sale of lots or the occupancy or use of a parcel of land.
- c. The applicant may request final approval for the whole, or a section, or sections of the major subdivision application upon completion of the subdivision and approval of the development by the city and state agencies with jurisdiction.

d. A major subdivision application, a site specific development plan for the purposes of this section, approval or conditional approval shall expire two (2) years from said approval unless a grading permit has been issued and construction has commenced. The applicant may apply for and the Planning Commission may grant extensions on such preliminary 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 major subdivision development approval that would preclude the initial approval, a request for an extension may not be granted. (Rev. 12-1-08; Ord. 2008-18) (Rev. 8-16-10; Ord. 2010-12)

Planning Commission Action:

Per 5.8.3.4.6, a majority vote is required for the Planning Commission to approve, approve with conditions, if applicable, or deny a major subdivision application.

SECTION 3: PUBLIC NOTICE

A notice of the major subdivision application and scheduled date of the Planning Commission meeting was posted on www.northaugusta.net on January 14, 2021.

SECTION 4: SITE HISTORY

The subject property was part of 175 acres annexed by Ordinance No. 83-1 on January 17, 1983.

The Planning Commission approved the Rushing Waters, Phase I Major Subdivision Preliminary Plat on January 18, 2018 for 61 single family detached houses. The Final Plat was recorded on October 4, 2019 and the Deed of Dedication was accepted by City Council through Resolution No. 2020-04 on January 6, 2020. Construction of houses in Phase I is currently ongoing.

The Planning Commission approved Phase II of the subdivision at their regular meeting of February 20, 2020. Phases II and III were reviewed at that time.

However, the applicant has now divided Phase II and Phase III, with an additional 36 units in Phase III.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	R-5, Mixed Residential
North	I-20	Transportation, Communication, and Utilities	NA
South	Residential/Vacant	Low Density Residential	RD, Residential Multifamily Development (Aiken County)
East	Residential	Low Density Residential	RD, Residential Multifamily Development (Aiken County)
West	Residential	Mixed Use	R-5, Mixed Residential

Access – The site currently has access from Rushing Waters Boulevard off West Five Notch Road. Phase III proposes a second access location from Clearmont Drive.

Topography – The site has higher elevations at the North side of the property and slopes towards the center of the parcel and from Northeast to Southwest. A wetland bisects the property between the proposed Phase II and Phase III.

Utilities – Existing water and sanitary sewer lines will be extended from Phase II of the project.

Floodplain – A portion of the property falls within the 100 Year FEMA Floodplain.

Drainage Basin – This site is located within the Pole Branch Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The baseline assessment for the basin rates the overall quality as poor with water impairments found in the samples.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Section §5.8.3.4.4 asks that the Department shall report its findings to the Planning Commission as to:

- a. Type of subdivision proposed, physical characteristics of the land, relation of the proposed development to surrounding areas and existing and probable future development;*

Single family detached dwellings and townhouses are permitted in the R-5, Mixed Residential Zoning District. Phase III is expected to connect to an existing residential area within the Aiken County Jurisdiction through a connection on Clearmont Drive. The site slopes towards the delineated wetlands, with a portion falling within the 100 Year FEMA Floodplain. The developable lots within the two phases do not fall within federally designated floodplain or wetlands. Detention areas are located around the delineated wetlands.

- b. Relation to major roads, utilities and other facilities and services;*

As part of the initial Rushing Waters subdivision application, the developer submitted a Traffic Analysis. Recommended improvements include:

Phase I

1. Construct an exclusive northbound right-turn lane on West Five Notch Road with 100 ft of storage.
2. Construct a southbound left-turn lane on West Five Notch Road with 150 ft of storage.
3. Provide two existing lanes at site driveway with one lane and an exclusive westbound right-turn lane with 100 ft of storage under stop control.

The improvements listed above are complete.

Phase II

1. Construct an eastbound single lane approach to connect the site driveway with Clearmont Drive (creating a 4-legged intersection)
2. Install a new stop sign on the southbound approach of Clearmont Drive and northbound Wooden Drive.

Proposed plans for Phase III show the required improvements for Phase II but do not indicate how the previous improvements will be implemented prior to construction.

The proposed utility and infrastructure improvements have been reviewed by the Director of Engineering and Public Works. There are minor outstanding comments that must be addressed prior to final Staff approval.

The applicant must receive approval for a Stormwater Management Permit and satisfactorily address review comments and modify plans in response to any outstanding Stormwater, Engineering, and Planning comments.

- c. *Any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed; and;*

As part of the Final Plat process required for the issuance of individual building permits and Certificates of Occupancy for residential lots, the developer shall submit a Deed of Dedication, Maintenance Guarantee and required guarantees for the acceptance of infrastructure. If needed, the Planning Department will also require a Performance Guarantee with a Letter of Credit for sidewalks and street trees and any other incomplete infrastructure to allow the applicant to construct homes prior to completion of all site improvements. The applicant has indicated on the plans that the roads and detention ponds will be dedicated to the City in Phase III.

- d. *Compliance of the subdivision application with the provisions of this Chapter, the suitability of plans proposed, and the desirability of conditions on the approval, waivers, or amendments, if any.*

The lots are proposed to clear cut and have no, or limited, remaining tree canopy coverage. Installation of required street trees will be confirmed prior to release of any final plats. Individual lot landscaping will be verified at the time of the individual home construction and part of the Certificate of Occupancy inspection procedures.

The applicant has outstanding Stormwater comments related to erosion control.

SECTION 7: STAFF RECOMMENDATION

Based on the analysis and evaluation of each review criteria outlined above, the Department has determined the application is complete.

A recommendation by the Planning Commission for the approval of the major subdivision preliminary plat as requested by Rushing Waters, LLC is appropriate subject to the following conditions:

- 1) This approval includes certification of the use of the road names Prospector, Montana, Whitewater, and Bonanza.
- 2) Any outstanding comments will be addressed to the satisfaction of City staff. There are outstanding comments related to open space, townhome elevations, stormwater, parking, sidewalks, etc.

SECTION 8: ATTACHMENTS

1. Site/Aerial Map
2. Topography Map
3. Current Zoning Map
4. Future Land Use Map
5. Application Documents
6. Site Plan

cc. Todd Bailey, Rushing Waters, LLC, via email

Philip Green, Southern Partners, Inc., via email

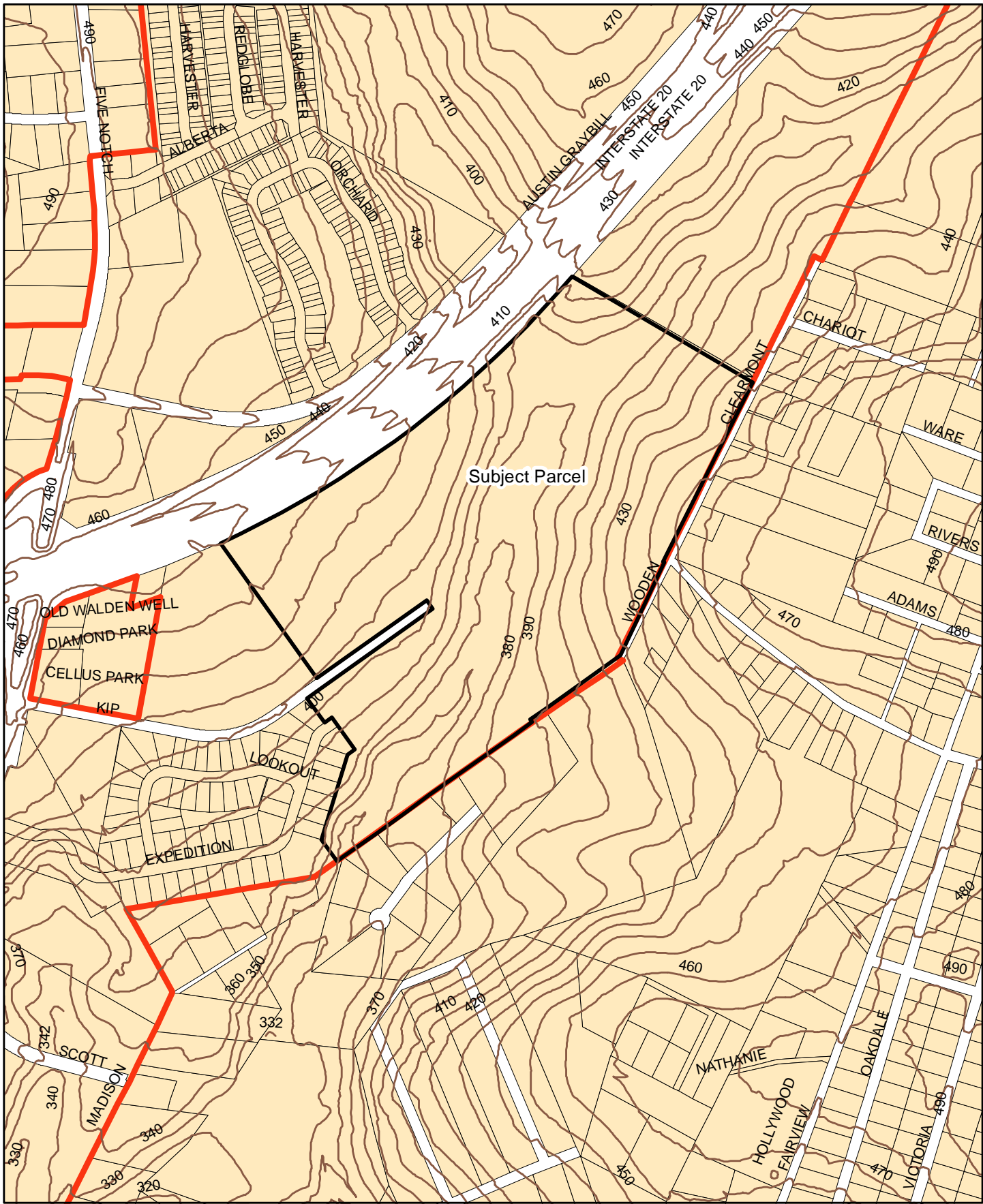


1,300 650 0 1,300 Feet



Aerial Map
 Application PP20-009
 Rushing Waters Phase III
 TPN 011-09-01-049
 Approx. 37.5 ac

Date: 1/11/2021



Subject Parcel

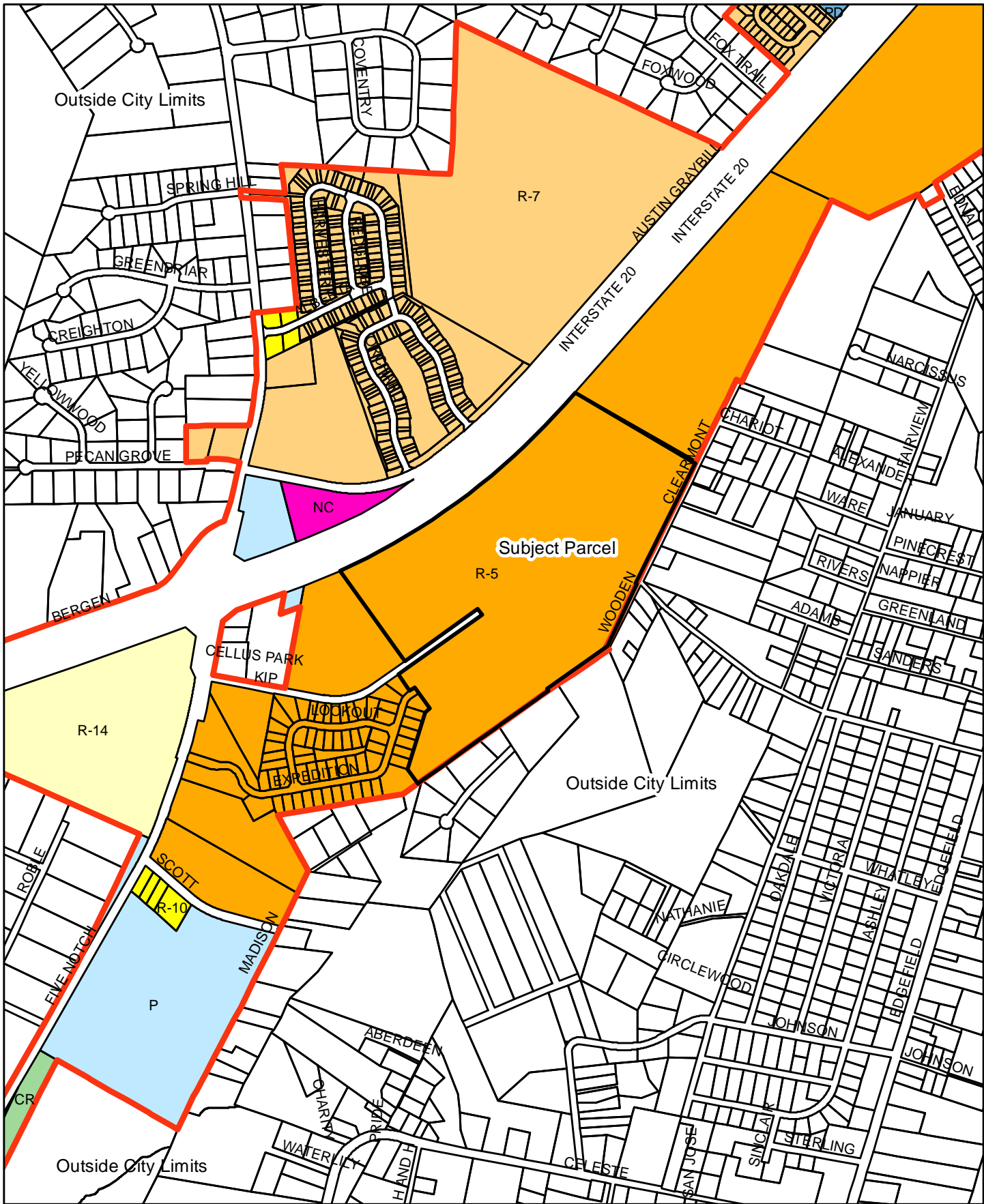
690 345 0 690 Feet



Date: 1/11/2021



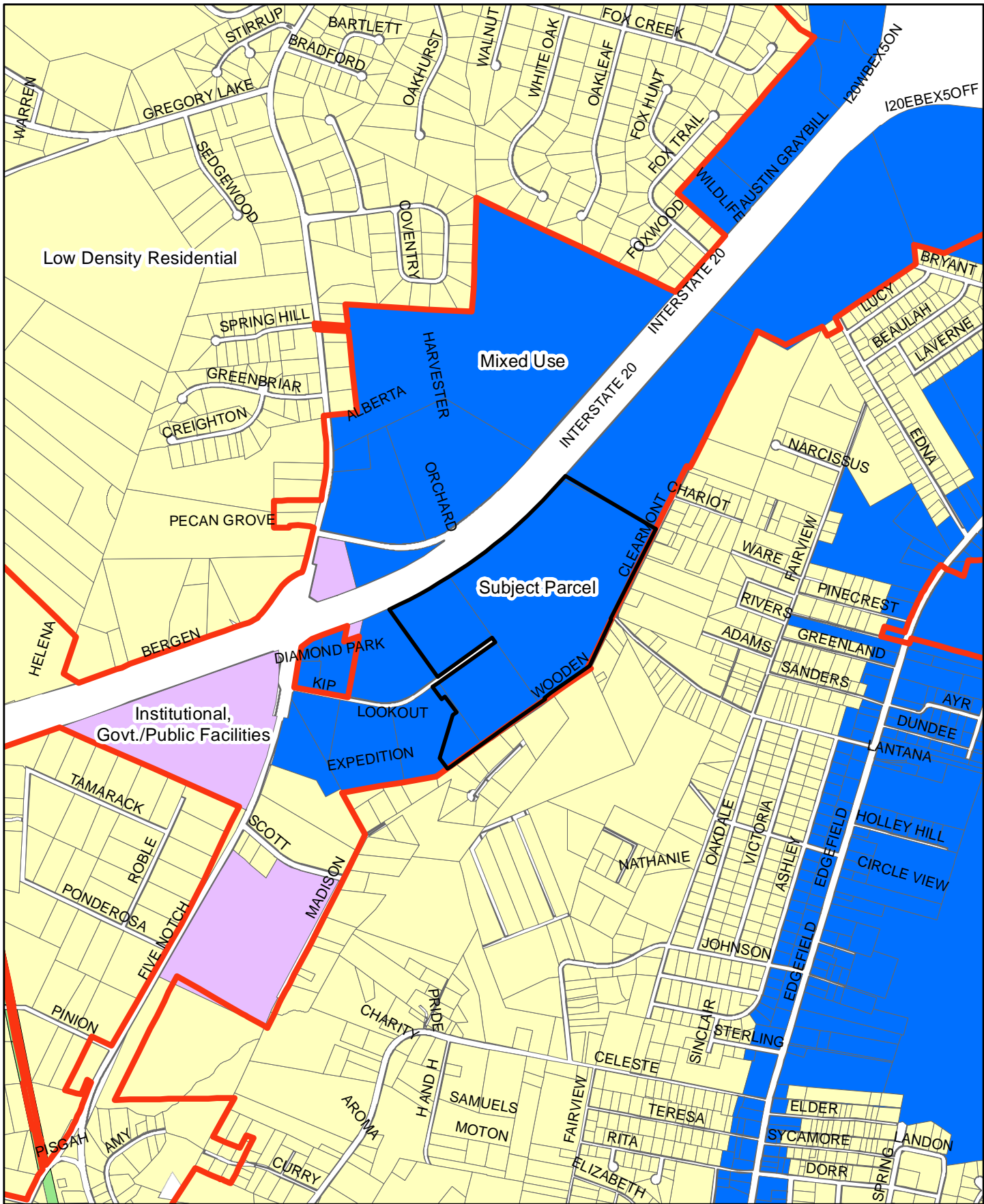
Topography Map
 Application PP20-009
 Rushing Waters Ph III
 TPN 011-09-01-049



Zoning Map
 Application PP20-009
 Rushing Waters Ph III
 TPN 011-09-01-049
 R-5, Mixed Residential

Date: 1/11/2021





1,300 650 0 1,300 Feet



Future Land Use Map
 Application PP20-009
 Rushing Waters Phase III
 TPN 011-09-01-049
 Mixed Use

Date: 1/11/2021



Application for Development Approval

Please type or print all information



Staff Use

Application Number PP20-009

Date Received 11/16/2020

Review Fee \$2000

Date Paid 11/16/2020

1. Project Name Rushing Waters PH III

Project Address/Location Clearmont Drive

Total Project Acreage 37.5 Current Zoning R-5

Tax Parcel Number(s) 011-09-01-049

2. Applicant/Owner Name Rushing Waters, LLC Applicant Phone [REDACTED]

Mailing Address 2569 Trade Center Drive

City Evans ST GA Zip 30809 Email [REDACTED]

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 Philip Green, P.E. License No. 20074

Firm Name Southern Partners, Inc. Firm Phone [REDACTED]

Firm Mailing Address 1233 Augusta West Parkway

City Augusta ST GA Zip 30909 Email [REDACTED]

Signature [Signature] Date November 16, 2020

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. [Signature] 11-16-2020
Applicant or Designated Agent Signature Date

R.T. Bailey
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number PP20-009 Date Received 11/16/2020

1. Project Name Rushing Waters PH III

Project Address/Location Clearmont Drive

Project Parcel Number(s) 011-09-01-049

2. Property Owner Name Rushing Waters, LLC Owner Phone [REDACTED]

Mailing Address 2569 Trade Center Drive

City Evans ST GA Zip 30809 Email [REDACTED]

3. Designated Agent Philip Green, P.E.

Relationship to Owner Engineer

Firm Name Southern Partners, Inc. Phone [REDACTED]

Agent's Mailing Address 1233 Augusta West Parkway

City Augusta ST GA Zip 30909 Email [REDACTED]

Agent's Signature *Philip Green* Date November 16, 2020

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

As B
Owner Signature

November 16, 2020
Date

5. Sworn and subscribed to before me on this 16th day of November, 2020.

Cate
Notary Public

Commission Expiration Date



Baker, Kuleigh

From: Webber, Kevin L [REDACTED]
Sent: Thursday, December 17, 2020 11:19 AM
To: Baker, Kuleigh
Cc: Zeaser, Tom; Hodges, Libby; Brandyburg, David A; Cartier, Robert
Subject: RE: Rushing Waters Phase III Traffic Improvements

We are aware of only 2 phases:

Phase I – 141 single family homes – (main entrance allowed to be built during the initial construction but turn lanes and widening was required within that same build year under the original encroachment permit) I believe this has been completed, but I don't believe it has been accepted by SCDOT Maintenance yet.

Phase II - 142 Townhomes – (Construct access with Clearmont Drive creating a 4-legged intersection) An additional Permit is required for this construction phase.

The change to 178 townhomes is not alarming and most likely not require any additional mitigation improvements since full turn lanes have already been provided. We're not requiring any additional studies or updates. Only requirement for phase II is the access drive/road connection onto Clearmont.

Thanks,
Kevin

Kevin Webber P.E.

District Permit Engineer
SCDOT – District 7 Engineering
Main Office: 803-531-6850
[REDACTED]
[REDACTED]

From: Baker, Kuleigh [REDACTED]
Sent: Wednesday, December 16, 2020 3:15 PM
To: Webber, Kevin L [REDACTED]
Cc: Zeaser, Tom [REDACTED]; Hodges, Libby [REDACTED]
Subject: Rushing Waters Phase III Traffic Improvements

***** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. *****

Kevin,

The City of North Augusta is currently reviewing plans for Rushing Waters Phase III. Traffic improvements along Five Notch Road were recently completed as required by the TIA prior to the completion of Phase II of the subdivision. The submittal for Phase III proposes 178 units. The attached TIA was based on 142 units. Does this increase warrant a change to SCDOT's recommended traffic mitigations?

I have attached the preliminary major subdivision plans for Phase III and the TIA for reference.

Please summarize any potential affects the increase may have on this project.

Kuleigh Baker

Planner

Planning and Development

City of North Augusta

100 Georgia Avenue

P.O. Box 6400

North Augusta, SC 29841

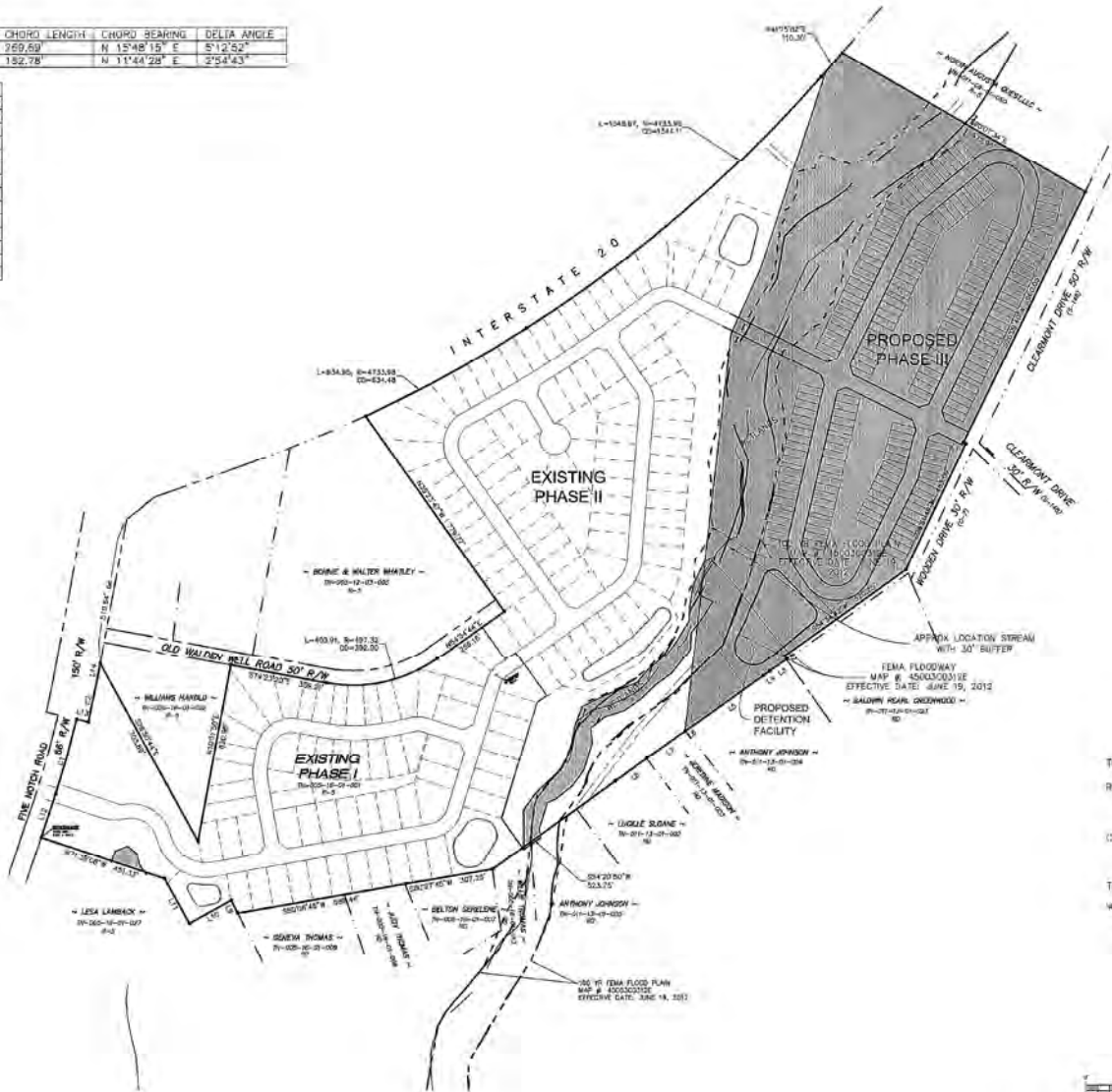
Phone: (803) 441-4221



The information contained in this transmission may contain privileged and confidential information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Email transmissions to and from this address are the property of the City of North Augusta, SC and subject to public release pursuant to the South Carolina Freedom of Information Act.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2664.36'	269.78'	269.69'	N 15°48'15" E	5°12'52"
C2	3006.56'	152.80'	152.78'	N 11°44'28" E	2°54'43"

LINE	BEARING	DISTANCE
L1	S 63°50'20" E	9.02'
L2	S 38°25'18" E	15.00'
L3	S 64°21'23" W	70.57'
L4	S 54°53'05" W	27.83'
L5	S 54°34'27" W	300.46'
L6	S 55°07'31" W	30.91'
L7	S 54°33'41" W	164.69'
L8	S 54°08'41" W	135.43'
L9	N 27°15'29" W	50.67'
L10	S 61°08'56" W	164.92'
L11	N 28°59'24" W	178.33'
L12	N 18°24'41" E	158.82'
L13	S 76°48'10" E	42.00'
L14	N 10°15'11" E	53.88'



LAND USE TABLE

TOTAL LAND USE:	37.5 AC. (24.0 DIST)
RESIDENTIAL DEVELOPMENT:	30.0 AC. (16.9 DIST)
COMMON AREA:	21.2 AC. (8.1 DIST)
RESIDENTIAL LOTS:	8.8 AC. (8.8 DIST)
CITY OF NORTH AUSTIN:	7.5 AC. (7.1 DIST)
DEFENTION PONDS:	2.4 AC. (2.0 DIST)
ROAD R/W:	5.3 AC. (5.1 DIST)
TOTAL DISTURBED =	24.0 AC

NOTE: ROAD R/W WILL BE REDDED TO THE CITY OF NORTH AUSTIN.

DEV. SPACE/COMMON AREA INCLUDES NATURAL/RETAIN AREAS AND GRASSED AREAS NOT PART OF LOTS.



RUSHING WATERS PHASE III

RESIDENTIAL SUBDIVISION
PROJECT LOCATED WITHIN CITY OF NORTH AUSTIN, NORTH CENTRAL SUBDIVISION, TEXAS

DEVELOPER / CONTRACTOR
RUSHING WATERS LLC
120 CHANDLER DRIVE
NORTH AUSTIN, TX 78762
(781) 841-0541 / (781) 388-1841

PROJECT DATA

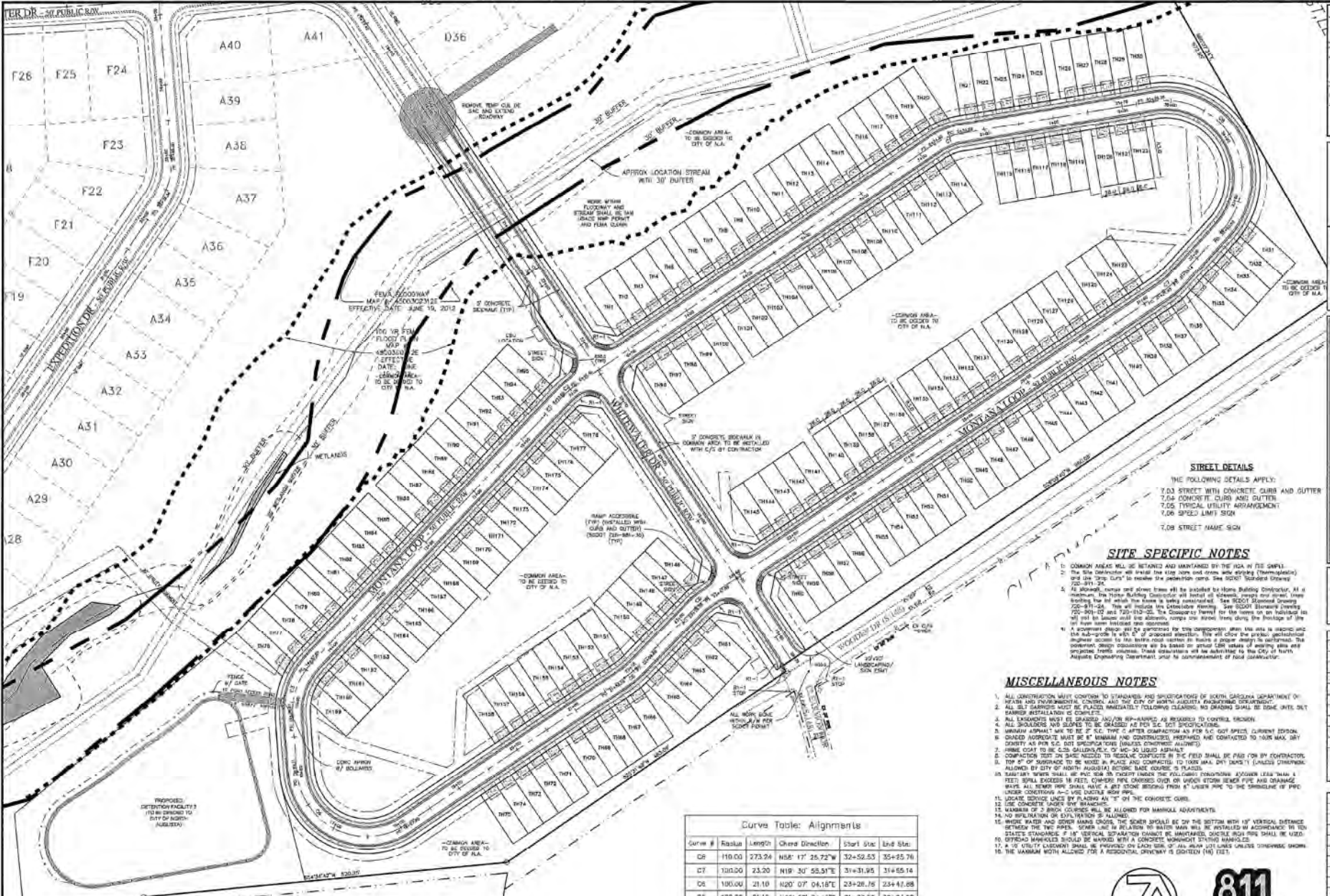
TOTAL ACRES	48.4
PHASE III ACRES	27.5
PHASE III TOWNLOTS	178
LOTS/STY	4.73
PHASE III IMPROVED AC.	15.4
MIN. LOT SIZE	1/8 AC. 98'
MAX. LOT SIZE	2.58 AC
SETBACK REQUIREMENT 15 FT / 10'	
TRV AND/F PAVED: # LOT 15 26 24 2	
CURRENT ZONING	R-3

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STAND BENCH PLAN	4
SHADY BENCH PLAN	5
WATER PLAN	6
SEIC PLAN	7-9
PROFILES	10-13
ASPH/DETALS	14
DETENTION POND DETAILS	15
NOTES	16-17
LANDSCAPE PLAN	18
DATE: 01-10-2018	
DRAWN BY: JEFFREY, JR.	
CHECKED BY: JEFFREY, JR.	



DATE	ISSUED	BY
01-10-2018	DESIGNED FOR GOVERNMENT REVIEW	JM
01-10-2018	REVISION	JM



STREET DETAILS
 THE FOLLOWING DETAILS APPLY:
 7.03 STREET WITH CONCRETE CURB AND GUTTER
 7.04 CONCRETE CURB AND GUTTER
 7.05 TYPICAL UTILITY ARRANGEMENT
 7.06 SPEED LIMIT SIGN
 7.08 STREET NAME SIGN

- SITE SPECIFIC NOTES**
- COMMON AREAS WILL BE OBTAINED AND MAINTAINED BY THE OWNER OF THE GOLF COURSE.
 - The Site Owner will install the fire alarm and alarm system (Thermo-Optic) and the fire alarm system (Thermo-Optic) and the fire alarm system (Thermo-Optic) and the fire alarm system (Thermo-Optic).
 - All electrical, plumbing and other trades will be subject to plans Building Director. All work must be done in accordance with the City of North Augusta Engineering Department.
 - All electrical, plumbing and other trades will be subject to plans Building Director. All work must be done in accordance with the City of North Augusta Engineering Department.
 - A sidewalk shall be provided for the development when the area is graded and the sidewalk is 4' wide of proposed structure. The sidewalk shall be constructed in accordance with the City of North Augusta Engineering Department and shall be constructed of concrete.

- MISCELLANEOUS NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY AND THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - ALL SLOTTED DRAINAGE SHALL BE INSTALLED IMMEDIATELY FOLLOWING CLEARING. NO DRAGGING SHALL BE DONE UNTIL DRAINAGE INSTALLATION IS COMPLETE.
 - ALL LANDINGS MUST BE GRADED AND/OR REPAIRED AS REQUIRED TO CONTROL EROSION.
 - ALL SLOTTED DRAINAGE SHALL BE INSTALLED IMMEDIATELY FOLLOWING CLEARING. NO DRAGGING SHALL BE DONE UNTIL DRAINAGE INSTALLATION IS COMPLETE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - TOP OF CURB SHALL BE 2' ABOVE FINISHED GRADE AT ALL CURB LOCATIONS UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - TOP OF CURB SHALL BE 2' ABOVE FINISHED GRADE AT ALL CURB LOCATIONS UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - TOP OF CURB SHALL BE 2' ABOVE FINISHED GRADE AT ALL CURB LOCATIONS UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - TOP OF CURB SHALL BE 2' ABOVE FINISHED GRADE AT ALL CURB LOCATIONS UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - TOP OF CURB SHALL BE 2' ABOVE FINISHED GRADE AT ALL CURB LOCATIONS UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NORTH AUGUSTA ENGINEERING DEPARTMENT.
 - TOP OF CURB SHALL BE 2' ABOVE FINISHED GRADE AT ALL CURB LOCATIONS UNLESS OTHERWISE SPECIFIED.

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Sta.	End Sta.
C6	110.00	273.24	N85° 17' 25.72"W	32+52.43	35+25.76
C7	100.00	23.20	N19° 30' 55.51"E	31+31.95	31+55.14
C8	100.00	21.10	N20° 07' 04.18"E	25+28.76	25+47.88
C9	100.00	21.10	N20° 07' 04.18"E	21+83.59	22+04.69
C4	100.00	206.80	N85° 58' 35.37"E	15+99.11	17+07.90
C3	100.00	32.87	S10° 28' 02.85"E	14+37.20	15+00.07
C2	100.00	22.49	S18° 43' 01.84"W	8+31.40	9+13.89
C1	100.00	42.57	S35° 21' 18.85"W	2+32.28	2+74.85

SOUTHERN PARTNERS INC.
 LAND PLANNING AND DESIGN
 1000 W. BROADWAY
 SUITE 200
 CHARLOTTE, NC 28202
 TEL: 704.375.1111
 FAX: 704.375.1112
 WWW.SOUTHERNPARTNERS.COM

SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 20074
 STATE OF SOUTH CAROLINA

SOUTH CAROLINA
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 No. 20074
 STATE OF SOUTH CAROLINA

RUSHING WATERS PHASE III

PROJECT LOCATED AT THE INTERSECTION OF MOUNTAIN TOP DRIVE AND RUSHING WATERS DRIVE, SOUTH CAROLINA

DESIGNED BY SOUTHERN PARTNERS LLC
 100 BROADWAY, SUITE 200, CHARLOTTE, NC 28202
 TEL: 704.375.1111 FAX: 704.375.1112

PROJECT DATA

TOTAL ACRES	88.4
PHASE 3 ACRES	27.5
PHASE 3 TOWNSHIP	173
ZONING	A-31
PHASE 3 PERMITS AC	338
MAX LOT SIZE	5,825 SF
MAX LOT DENSITY	2.08 SF
MINIMUM WALKWAY WIDTH (AS APPL)	5 FT
MIN WALKWAY WIDTH (AS APPL)	5 FT
CURRENT ZONING	R-3

SHEET INDEX

SHED PLAN	1
SITE PLAN	1
REARING PLAN	1
STREET NAME PLAN	1
UTILITY PLAN	1
WATER PLAN	3
SEED PLAN	3-8
PROPOSED	10-12
WATER/SEWER	13
STREETION PLAN DETAILS	14
DETAILS	15-17
LANDSCAPING PLAN	18

DATE: 10/14/2010
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 SCALE: 1" = 20'

C:\Users\ACQ2008\Documents\Building\Waters\Phase3\24781.DWG (10/14/2010 10:50:00 AM) (1/1)

Project Staff Report

SP20-006 QuikTrip #1197

Prepared by: Kuleigh Baker

Meeting Date: January 21, 2021

SECTION 1: PROJECT SUMMARY

Project Name	QuikTrip #1197
Applicant	QuikTrip Corporation
Engineer	Freeland & Kauffman, Inc.
Address/Location	Off Edgefield Rd near Ascauga Lake Rd
Parcel Number	011-07-01-003
Total Development Size	±14.284 acres
Existing Zoning	UD, Urban Development (Aiken County)
Proposed Zoning	GC, General Commercial (subject to annexation)
Overlay	HC, Highway Corridor
Traffic Impact Tier	3
Proposed Use	Gas station and convenience store
Future Land Use	Mixed Use

SECTION 2: PLANNING COMMISSION CONSIDERATION

Section 5.6 of the North Augusta Development Code (NADC) provides uniform approval procedures for site plans.

5.6.1 Purpose

The site plan review provisions and regulations of this section are intended to promote the safe, functional and aesthetic development of property and to ensure that new structures, utilities, streets, parking, circulation systems, yards and open spaces are developed in conformance with the standards of this Chapter. The site plan review considers the siting of structures and related site improvements to promote harmonious relationships with adjacent development.

5.6.2 Major and Minor Site Plans

The approval of a site plan is hereby required as a condition for the issuance of a building permit. No building permit shall be approved unless a site plan has been approved in accordance with the procedures prescribed in this section.

5.6.6 Major Site Plan Approval Procedure

5.6.6.1 Generally – Approval of a major site plan is a two (2) step process. A pre-application conference is recommended. The first step is the submission of a preliminary site plan application and required information for review by the Department and the Planning Commission. The second step is the submission of a final site plan for review by the Department for compliance with the approval of the Planning Commission and other provisions of this Chapter.

5.6.6.2 Preliminary Site Plan –

a. An application for approval of a site plan and required information shall be submitted to the Department. The Director shall determine whether the application for a preliminary site plan is complete as prescribed in Appendix B, Application Documents.

b. If the site plan application is complete and conforms to this Chapter, the Director shall forward the application, along with conditional use permit application if applicable, to the Planning Commission within thirty (30) days of the determination of completeness. The Director's report to the Planning Commission on the application shall address compliance of the site development plan with the provisions of this Chapter, the suitability of plans proposed, and shall include a recommendation for approval or denial and any recommended waivers, conditions of approval or modifications to the site plan as submitted, if any, with reasons therefore.

c. (omitted for brevity)

d. A majority vote is required for the Planning Commission to approve, approve with conditions or waivers or both, if applicable, or deny a preliminary site plan application.

e. A preliminary site plan approval by the Planning Commission must be processed and approved as a final site plan by the Director and City Engineer prior to the issuance of any building permit and before the vesting period provided for in §5.6.7.5 shall commence. (Adopt. 12-1-08; Ord. 2008-18)

5.6.6.3 Final Site Plan

After a final decision by the Planning Commission to approve a preliminary site plan and all required conditions of a conditional use permit, if applicable, the application may be processed for final site plan approval. The final site plan shall be prepared and submitted to the Director in the same manner as set forth in §5.6.6.2. If the final site plan conforms to the approval of the Planning Commission, the provisions of this Chapter and all

required conditions or waivers or both, if applicable, the Director shall approve the site plan. If the final site plan is complete, but does not conform to the approval of the Planning Commission, the provisions of this Chapter and any conditions or waivers or both, if applicable, the Director shall deny the site plan and return to applicant for revision and resubmission. If the applicant disagrees with the decision of the Director, an appeal may be filed in accordance with the procedures set forth in §18.4. (Rev. 12-1-08; Ord. 2008-18)

Final approval will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, no public notice is required for a major site plan. A notice for the Planning Commission meeting was placed on the City website, www.northaugusta.net, on January 14, 2021.

SECTION 4: SITE HISTORY

The subject property is currently vacant. At one time there was a single-family detached dwelling on the property. The parcel is currently under Aiken County's jurisdiction. The Planning Department has forwarded a petition for annexation to the North Augusta City Council. The zoning proposed is GC, General Commercial subject to annexation approval. The property falls within the limits of the HC, Highway Corridor Overlay District.

On October 8, 2020, the North Augusta Board of Zoning Appeals considered a variance request from the requirements of Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District for a front setback that exceeds the maximum in the HC Overlay, specifically the maximum front setback of 90ft. QuikTrip requested a variance of ± 68 ft for a maximum front setback of ± 158 ft.

The Board of Zoning Appeals voted unanimously to approve the application with the following conditions:

1. The property will be developed in general conformance with the layout provided. Minor changes to the layout may be allowed as determined by the Planning & Development Director. In no case will a less conforming layout be allowed.

2. Curb cuts onto Edgefield Road/Hwy 25 must be approved by SCDOT.
3. All other requirements of the HC Overlay will be met as verified by staff at development review.
4. This order will be null and void if the annexation including the GC, General Commercial zoning, is not approved by the City Council within 1 year of this hearing.
5. The total amount of landscaping will be as shown on this application with final locations being flexible as approved by the Planning Director.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	GC, General Commercial subject to annexation (Current zoning is UD, Urban Development, Aiken County)
North	Vacant	Mixed Use	GC, General Commercial
South	Vacant/Single-Family Residential	Mixed Use/Low Density Residential	UD, Urban Development (Aiken County)
East	Vacant	Mixed Use	UD, Urban Development (Aiken County)
West	Single-Family Residential	Low Density Residential	RC, Residential Single-Family Conservation (Aiken County)

Access – The site currently has access from Edgefield Road.

Topography – The subject parcel is relatively flat in the portion to the West proposed to be developed. Higher elevations can be found towards the Southwest portion of the parcel.

Utilities – Water and wastewater service are available. The property is served by the City of North Augusta water and sewer.

Floodplain – The subject property is not located within a federally designated floodway.

Drainage Basin – The property is located within the Pole Branch Basin. The basin has an overall poor water quality rating. Pole Branch basin is one of the city’s largest basins. The basin borders along Highway 25 at I-20 to Arbor Place off of Walnut Lane and then encompasses Bergen Road

and its communities. The Pole Branch watershed includes high density residential, high density commercial, and some industrial areas. Major traffic corridors including Highway 25, I-20, Five Notch Road, and all the neighboring communities impact this watershed. The preliminary physical stream assessments at Pole Branch indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. Due to the high nutrient concentrations identified after the first sample event, Pole Branch has been a focus of the city monitoring program and attempts to identify sources of pollution will continue in the basin. As problems are identified, solutions will be implemented in conjunction with increased public education and outreach about the problems in this basin. Stream segment assessments throughout the basin are needed.

SECTION 6: STAFF EVALUATION AND ANALYSIS

1. The future land use classification for the site is Mixed Use. The proposed use is appropriate for the future land use classification as a commercial use.
2. The Stormwater Management Department, in conjunction with SCDHEC, must issue a grading permit. Site plans that deviate significantly from the approved stormwater plans will require additional review. The stormwater submittal is incomplete at this time.
3. Conditions for the Variance ZV20-007 will be applied to the case (hearing on October 8, 2020).
4. There are outstanding staff comments regarding notes on open space, impervious area, and canopy lighting. Final approvals will be issued when all comments from staff reviews are addressed and the annexation and adoption of the GC, General Commercial zoning designation by City Council is complete.
5. Staff recommends approval assuming all other development code standards and annexation is complete.

SECTION 7: ATTACHMENTS

1. Aerial/Site Map
2. Topography
3. Current Zoning
4. Future Land Use
5. Application Materials

cc Paulette Morin, QuikTrip Corporation, via email
Duane Ensor, Freeland & Kauffman, Inc., via email



Aerial Map

Application SP20-006

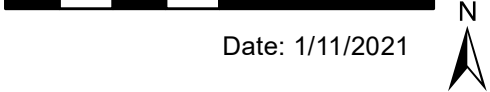
QuikTrip #1197

TPN 011-07-01-003

Approximately 14.3 ac

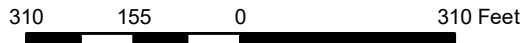
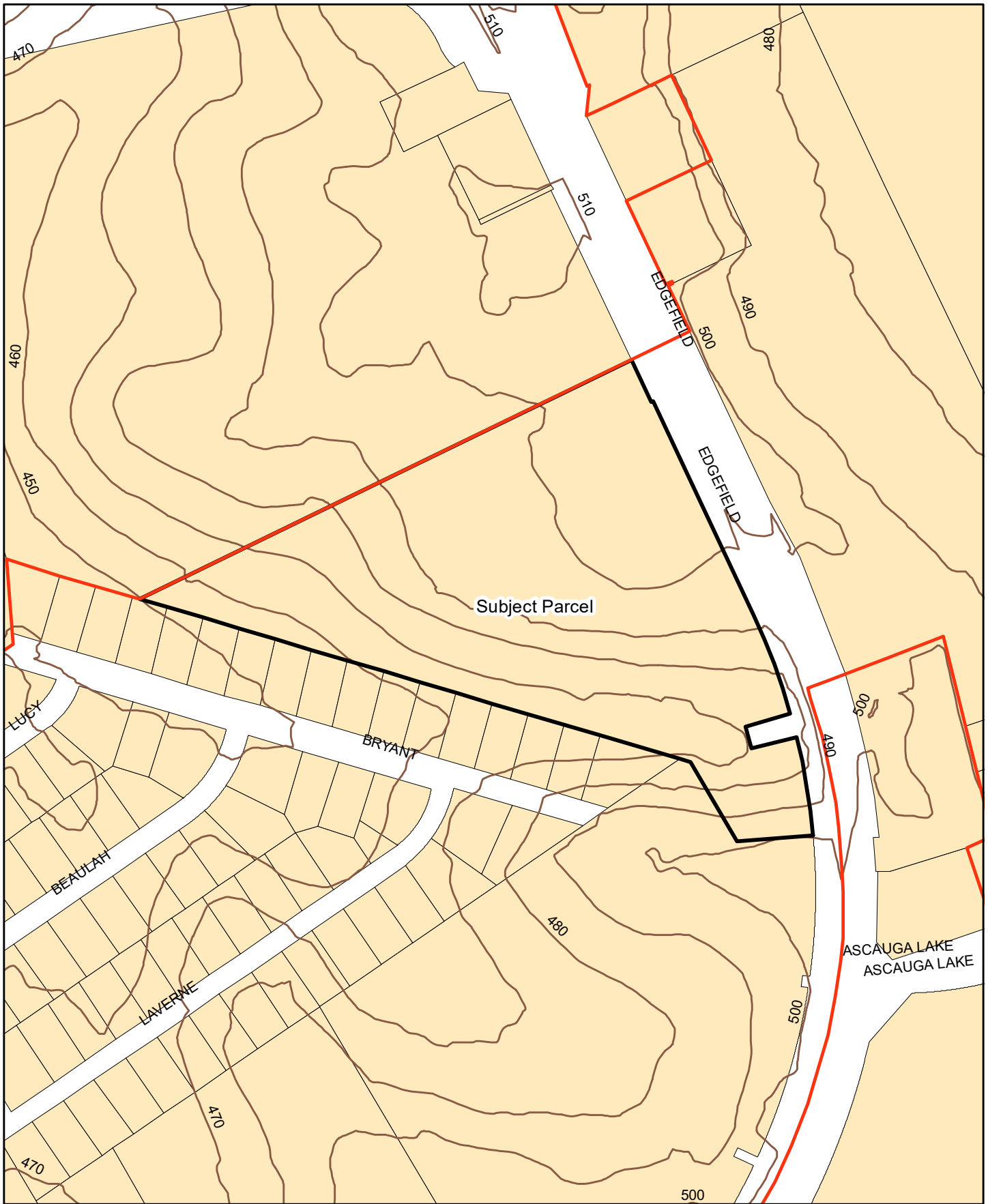
Aiken County

620 310 0 620 Feet



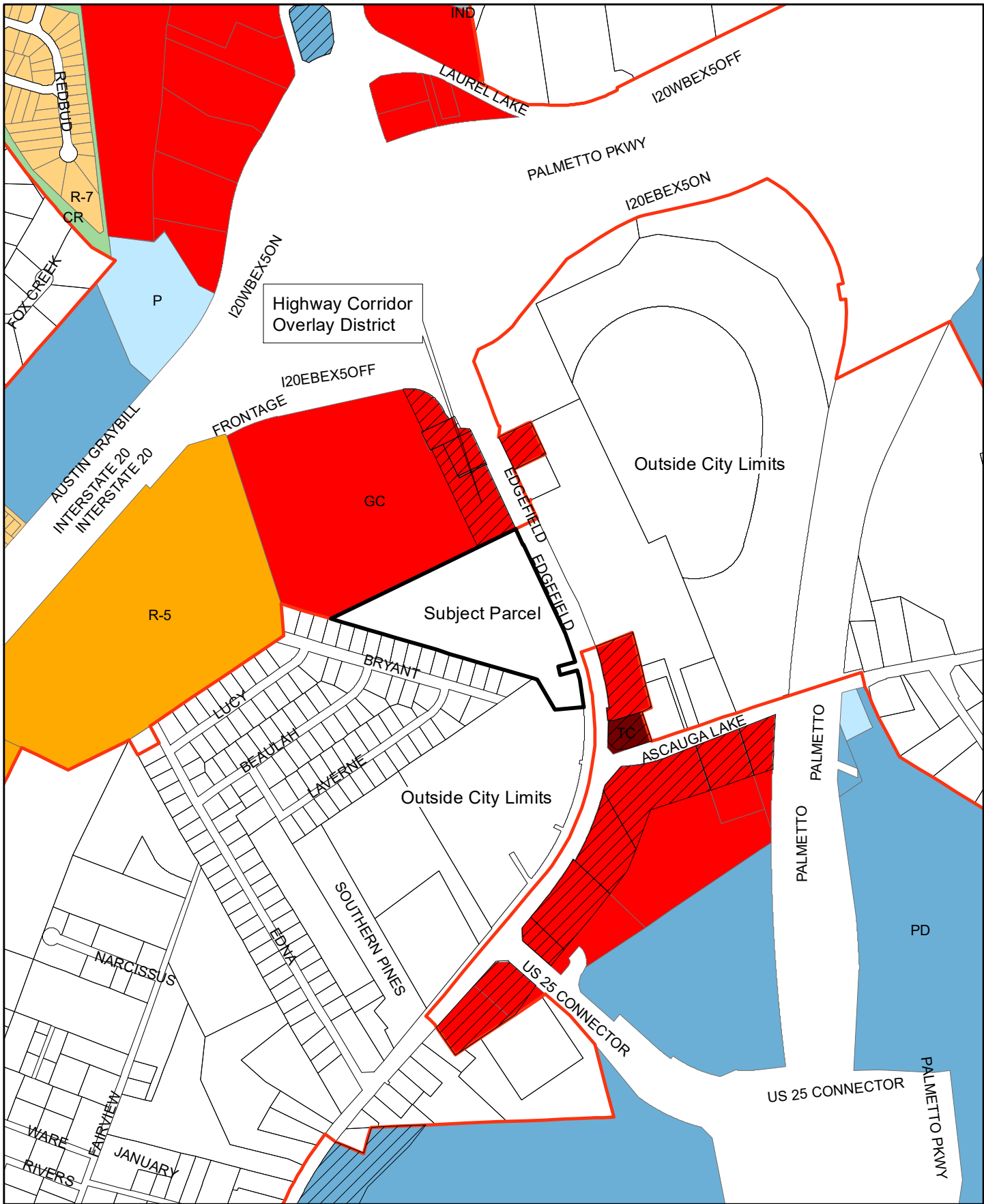
Date: 1/11/2021



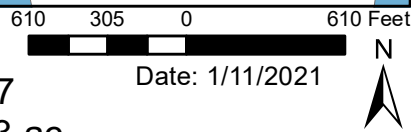


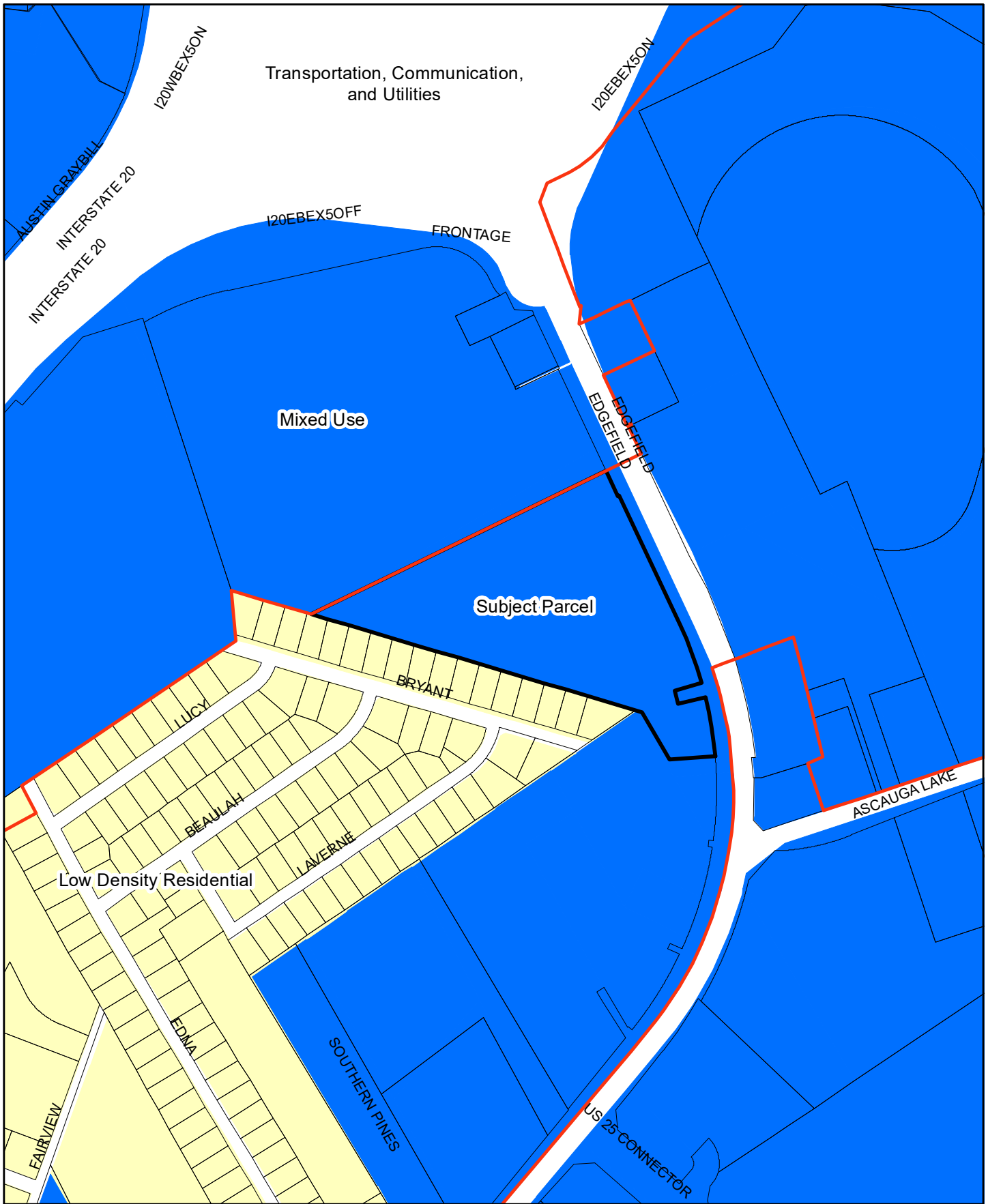
Topography Map
Application SP20-006
QuikTrip #1197
TPN 011-07-01-003
Approximately 14.3 ac

Date: 1/11/2021



Zoning Map
 Application SP20-006 QuikTrip #1197
 TPN 011-07-01-003, Approximately 14.3 ac
 to be zoned GC, General Commercial
 HC, Highway Corridor Overlay District
 subject to annexation





Future Land Use Map
 Application SP20-006
 QuikTrip #1197
 TPN 011-07-01-003
 Approximately 14.3 ac
 Mixed Use



Date: 1/11/2021



Application for Development Approval

Please type or print all information



Staff Use

Application Number SP20-006

Date Received 12-11-2020

Review Fee \$2,000⁰⁰

Date Paid 12-11-2020

1. Project Name QuikTrip #1197

Project Address/Location TBD - Edgefield Road

Total Project Acreage +/- 14.284 Current Zoning UD

Tax Parcel Number(s) 011-07-01-003

2. Applicant/Owner Name QuikTrip Corporation Applicant Phone [REDACTED]

Mailing Address 3701 Arco Corporate Drive, Suite 150, Charlotte, NC 28273

City Charlotte ST NC Zip 28273 Email [REDACTED]

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 Duane Ensor, PE License No. 34441

Firm Name Freeland & Kauffman, Inc. Firm Phone [REDACTED]

Firm Mailing Address 209 West Stone Ave

City Greenville ST SC Zip 29609 Email [REDACTED]

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. [Signature] 11/6/2020
Applicant or Designated Agent Signature Date

Paulette Morin - QuikTrip Corporation
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number SP20-006

Date Received 12-11-2020

1. Project Name QuikTrip #1197

Project Address/Location TBD - Edgefield Road, North Augusta

Project Parcel Number(s) 0110701003

2. Property Owner Name JOSEPH H PATE Owner Phone [REDACTED]

Mailing Address 310 FAIRWAY VIEW

City CHERRY VALLEY ST IL Zip 61016 Email [REDACTED]

3. Designated Agent QuikTrip Corporation - Paulette Morin

Relationship to Owner Under Contract to Purchase

Firm Name _____ Phone [REDACTED]

Agent's Mailing Address 3701 Arco Corporate Drive, Suite 150

City Charlotte ST NC Zip 28273 Email [REDACTED]

Agent's Signature [Signature] Date 8/6/2020

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Joseph H. Pate
Owner Signature

8-12-2020
Date

5. Sworn and subscribed to before me on this 12th day of August, 2020.

Carol J. Roberts
Notary Public

02/03/2021
Commission Expiration Date



Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number SP20-006

Date Received 12-11-2020

1. Project Name QuikTrip #1197

Project Address/Location TBD - Edgefield Road, North Augusta

Project Parcel Number(s) 0110701003

2. Property Owner Name Norman M. Pate Owner Phone [REDACTED]

Mailing Address P.O. Box 885

City West Point ST VA Zip 23181 Email [REDACTED]

3. Designated Agent QuikTrip Corporation - Paulette Morin

Relationship to Owner Under Contract to Purchase

Firm Name _____ Phone [REDACTED]

Agent's Mailing Address 3701 Arco Corporate Drive, Suite 150

City Charlotte ST NC Zip 28273 Email [REDACTED]

Agent's Signature [Signature] Date 8/6/2020

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature [Signature] Date 8/12/2020

5. Sworn and subscribed to before me on this 12 day of August, 2020.

Notary Public [Signature]

Commission Expiration Date 02/28/2023

KARISSA ANN ELLIS
NOTARY PUBLIC
REGISTRATION # 7555811
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2023

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number SP20-006

Date Received 12-11-2020

1. Project Name QuikTrip #1197

Project Address/Location TBD - Edgefield Road, North Augusta

Project Parcel Number(s) 0110701003

2. Property Owner Name Jo M. Pinner Owner Phone

Mailing Address 202 Dogwood Lane

City Black Mt ST NC Zip 28711 Email _____

3. Designated Agent QuikTrip Corporation - Paulette Morin

Relationship to Owner Under Contract to Purchase

Firm Name _____ Phone

Agent's Mailing Address 3701 Arco Corporate Drive, Suite 150

City Charlotte ST NC Zip 28273 Email

Agent's Signature Paulette Morin Date 8/6/2020

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

X Low J. Alson aif
Owner Signature

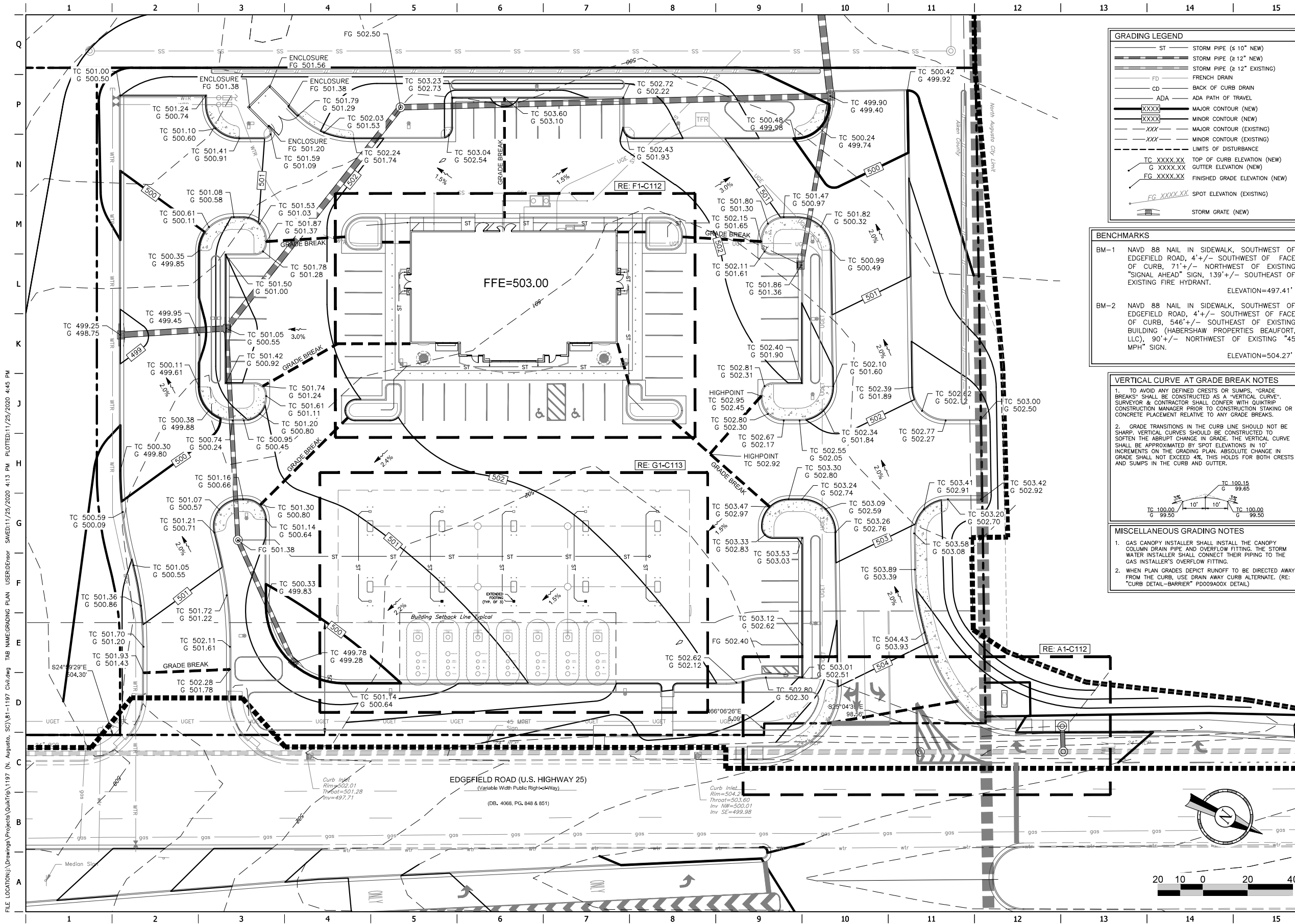
8/12/2020
Date

5. Sworn and subscribed to before me on this 12th day of August, 2020.

Savannah M Godfrey
Notary Public

Feb. 26, 2024
Commission Expiration Date





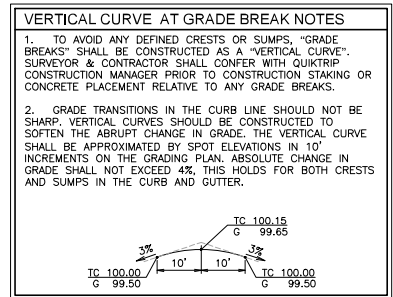
GRADING LEGEND

ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

BENCHMARKS

BM-1 NAVD 88 NAIL IN SIDEWALK, SOUTHWEST OF EDGEFIELD ROAD, 4' +/- SOUTHWEST OF FACE OF CURB, 71' +/- NORTHWEST OF EXISTING "SIGNAL AHEAD" SIGN, 139' +/- SOUTHEAST OF EXISTING FIRE HYDRANT. ELEVATION=497.41'

BM-2 NAVD 88 NAIL IN SIDEWALK, SOUTHWEST OF EDGEFIELD ROAD, 4' +/- SOUTHWEST OF FACE OF CURB, 546' +/- SOUTHEAST OF EXISTING BUILDING (HABERSHAW PROPERTIES BEAUFORT, LLC), 90' +/- NORTHWEST OF EXISTING "45 MPH" SIGN. ELEVATION=504.27'



MISCELLANEOUS GRADING NOTES

- GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
- WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL-BARRIER" P0009A00X DETAIL.)



SIGNATURE DATE: 11/25/2020
 FREELAND & KAUFFMAN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS
 1000 W. UNIVERSITY AVENUE
 COLUMBIA, SC 29207
 803-799-5887

QuikTrip No. 1197
 EDGEFIELD ROAD
 NORTH AUGUSTA, SC



© COPYRIGHT QUIKTRIP CORPORATION 2011
 ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

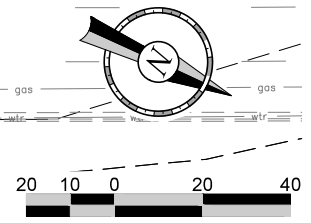
PROTOTYPE: P-104 (11/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY: DE
 DRAWN BY: T.W.JS
 REVIEWED BY: DE

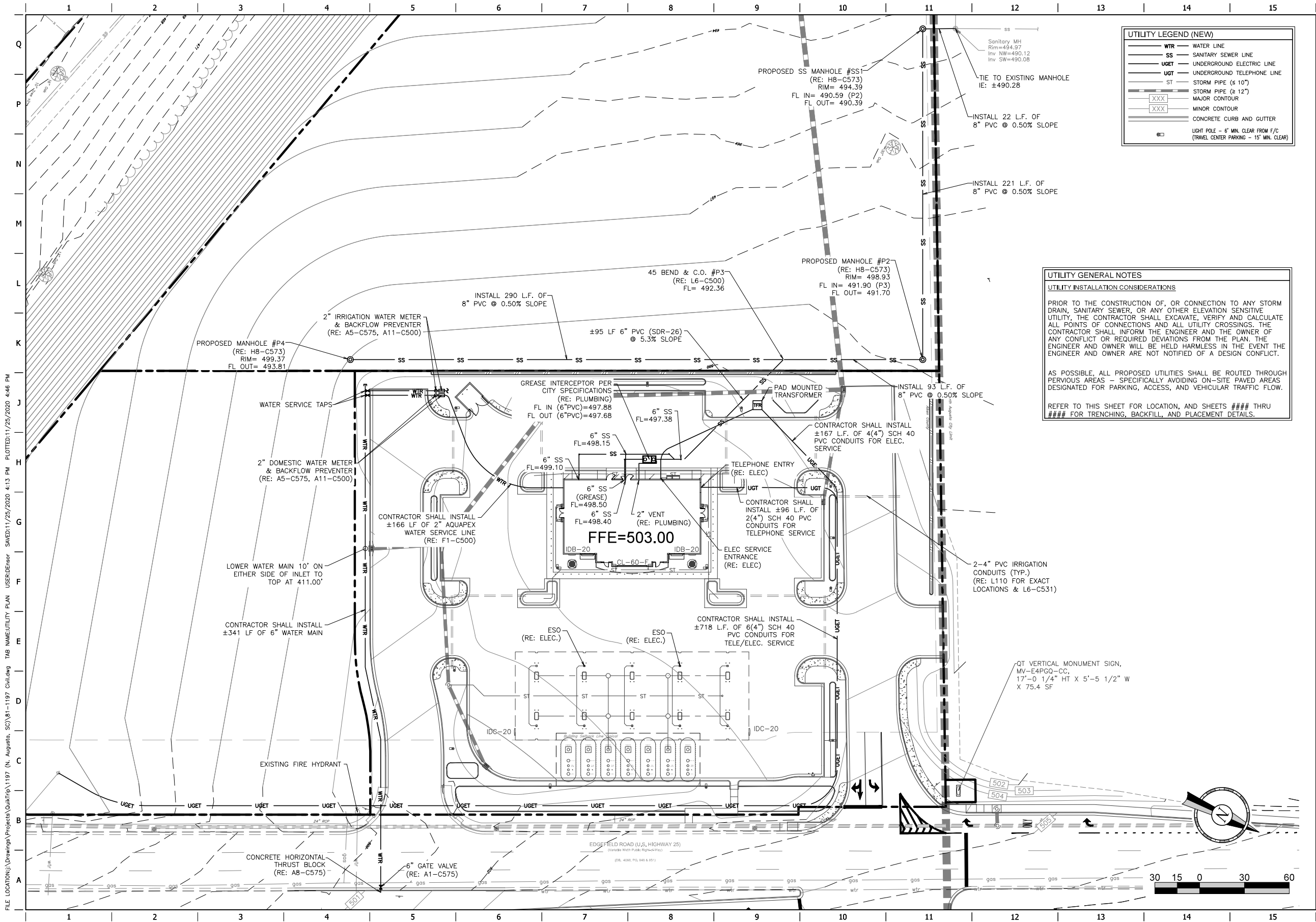
REV.	DATE	DESCRIPTION

SHEET TITLE:
 GRADING PLAN

SHEET NUMBER:
 C111

FILE LOCATION: \\Drawings\Projects\QuikTrip\1197 (N. Augusta, SC)\81-1197 Civil.dwg TAB NAME: GRADING PLAN USER: DEEditor SAVETIME: 11/25/2020 4:13 PM PLOTTED: 11/25/2020 4:45 PM





UTILITY LEGEND (NEW)

WTR	WATER LINE
SS	SANITARY SEWER LINE
UGET	UNDERGROUND ELECTRICAL LINE
UGT	UNDERGROUND TELEPHONE LINE
ST	STORM PIPE (8" 10")
---	STORM PIPE (2" 12")
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
---	CONCRETE CURB AND GUTTER
□	LIGHT POLE - 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING - 15' MIN. CLEAR)

UTILITY GENERAL NOTES
UTILITY INSTALLATION CONSIDERATIONS

PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.

AS POSSIBLE, ALL PROPOSED UTILITIES SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.

REFER TO THIS SHEET FOR LOCATION, AND SHEETS #### THRU #### FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
 No. 34441
 WILLIAM DUNE ESKER
 SIGNATURE DATE: 11/25/2020
 FREELAND AND KALFFMAN, INC.
 1000 S. LINDSEY AVENUE
 GREENVILLE, SC 29607
 803-255-5000

QuikTrip No. 1197
 EDGEFIELD ROAD
 NORTH AUGUSTA, SC

QT

© COPYRIGHT QUIKTRIP CORPORATION 2011
 ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-104 (11/01/20)
 DIVISION:
 VERSION: 001
 DESIGNED BY: DE
 DRAWN BY: T.W.JS
 REVIEWED BY: DE

REV	DATE	DESCRIPTION

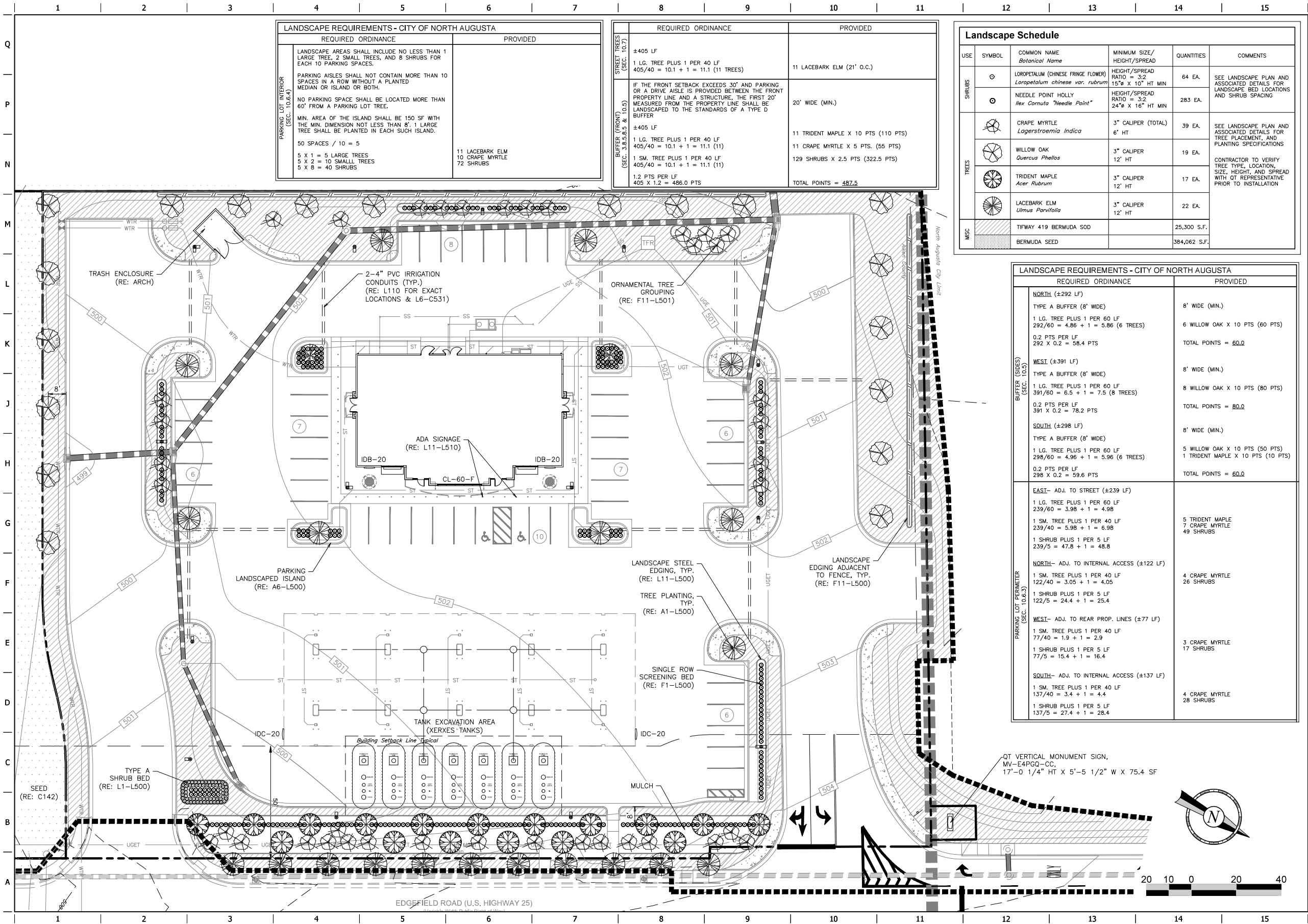
ORIGINAL ISSUE DATE: 11/25/2020

SHEET TITLE:
 UTILITY PLAN

SHEET NUMBER:
 C150

FILE LOCATION: \\Drawings\Projects\QuikTrip\1197 (N. Augusta, SC)\81-1197 Civil.dwg TAB NAME: UTILITY PLAN USER: DE:dear SAVED: 11/25/2020 4:13 PM PLOTTED: 11/25/2020 4:46 PM

FILE LOCATION: \\Drawings\Projects\QuikTrip\1197 (n. augusta, sc)\81-1197 Civil.dwg TAB NAME: LANDSCAPE PLAN USER: DEWEE SAVED: 11/25/2020 4:13 PM PLOTTED: 11/25/2020 4:51 PM



LANDSCAPE REQUIREMENTS - CITY OF NORTH AUGUSTA	
REQUIRED ORDINANCE	PROVIDED
<p>LANDSCAPE AREAS SHALL INCLUDE NO LESS THAN 1 LARGE TREE, 2 SMALL TREES, AND 8 SHRUBS FOR EACH 10 PARKING SPACES.</p> <p>PARKING AISLES SHALL NOT CONTAIN MORE THAN 10 SPACES IN A ROW WITHOUT A PLANTED MEDIAN OR ISLAND OR BOTH.</p> <p>NO PARKING SPACE SHALL BE LOCATED MORE THAN 60' FROM A PARKING LOT TREE.</p> <p>MIN. AREA OF THE ISLAND SHALL BE 150 SF WITH THE MIN. DIMENSION NOT LESS THAN 8'. 1 LARGE TREE SHALL BE PLANTED IN EACH SUCH ISLAND.</p> <p>50 SPACES / 10 = 5</p> <p>5 X 1 = 5 LARGE TREES 5 X 2 = 10 SMALL TREES 5 X 8 = 40 SHRUBS</p>	<p>11 LACEBARK ELM 10 CRAPE MYRTLE 72 SHRUBS</p>

REQUIRED ORDINANCE		PROVIDED
<p>STREET TREES (SEC. 10.7)</p> <p>±405 LF 1 LG. TREE PLUS 1 PER 40 LF 405/40 = 10.1 + 1 = 11.1 (11 TREES)</p> <p>IF THE FRONT SETBACK EXCEEDS 30' AND PARKING OR A DRIVE AISLE IS PROVIDED BETWEEN THE FRONT PROPERTY LINE AND A STRUCTURE, THE FIRST 20' MEASURED FROM THE PROPERTY LINE SHALL BE LANDSCAPED TO THE STANDARDS OF A TYPE D BUFFER</p> <p>BUFFER (FRONT) (SEC. 10.6.3)</p> <p>±405 LF 1 LG. TREE PLUS 1 PER 40 LF 405/40 = 10.1 + 1 = 11.1 (11) 1 SM. TREE PLUS 1 PER 40 LF 405/40 = 10.1 + 1 = 11.1 (11) 1.2 PTS PER LF 405 X 1.2 = 486.0 PTS</p>	<p>11 LACEBARK ELM (21' O.C.)</p> <p>20' WIDE (MIN.)</p> <p>11 TRIDENT MAPLE X 10 PTS (110 PTS) 11 CRAPE MYRTLE X 5 PTS. (55 PTS) 129 SHRUBS X 2.5 PTS (322.5 PTS)</p> <p>TOTAL POINTS = 487.5</p>	

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15" X 10" HT MIN	64 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
SHRUBS	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta 'Needle Point'</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 16" HT MIN	283 EA.	
TREES	⊙	CRAPE MYRTLE <i>Lagerstroemia indica</i>	3" CALIPER (TOTAL) 6' HT	39 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
TREES	⊙	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	19 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
TREES	⊙	TRIDENT MAPLE <i>Acer Rubrum</i>	3" CALIPER 12' HT	17 EA.	
TREES	⊙	LACEBARK ELM <i>Ulmus Parvifolia</i>	3" CALIPER 12' HT	22 EA.	
MISC		TIFWAY 419 BERMUDA SOD		25,300 S.F.	
MISC		BERMUDA SEED		384,062 S.F.	

LANDSCAPE REQUIREMENTS - CITY OF NORTH AUGUSTA	
REQUIRED ORDINANCE	PROVIDED
<p>NORTH (±292 LF)</p> <p>TYPE A BUFFER (8' WDE)</p> <p>1 LG. TREE PLUS 1 PER 60 LF 292/60 = 4.86 + 1 = 5.86 (6 TREES)</p> <p>0.2 PTS PER LF 292 X 0.2 = 58.4 PTS</p> <p>WEST (±391 LF)</p> <p>TYPE A BUFFER (8' WDE)</p> <p>1 LG. TREE PLUS 1 PER 60 LF 391/60 = 6.5 + 1 = 7.5 (8 TREES)</p> <p>0.2 PTS PER LF 391 X 0.2 = 78.2 PTS</p> <p>SOUTH (±298 LF)</p> <p>TYPE A BUFFER (8' WDE)</p> <p>1 LG. TREE PLUS 1 PER 60 LF 298/60 = 4.96 + 1 = 5.96 (6 TREES)</p> <p>0.2 PTS PER LF 298 X 0.2 = 59.6 PTS</p> <p>EAST- ADJ. TO STREET (±239 LF)</p> <p>1 LG. TREE PLUS 1 PER 60 LF 239/60 = 3.98 + 1 = 4.98</p> <p>1 SM. TREE PLUS 1 PER 40 LF 239/40 = 5.98 + 1 = 6.98</p> <p>1 SHRUB PLUS 1 PER 5 LF 239/5 = 47.8 + 1 = 48.8</p> <p>NORTH- ADJ. TO INTERNAL ACCESS (±122 LF)</p> <p>1 SM. TREE PLUS 1 PER 40 LF 122/40 = 3.05 + 1 = 4.05</p> <p>1 SHRUB PLUS 1 PER 5 LF 122/5 = 24.4 + 1 = 25.4</p> <p>WEST- ADJ. TO REAR PROP. LINES (±77 LF)</p> <p>1 SM. TREE PLUS 1 PER 40 LF 77/40 = 1.9 + 1 = 2.9</p> <p>1 SHRUB PLUS 1 PER 5 LF 77/5 = 15.4 + 1 = 16.4</p> <p>SOUTH- ADJ. TO INTERNAL ACCESS (±137 LF)</p> <p>1 SM. TREE PLUS 1 PER 40 LF 137/40 = 3.4 + 1 = 4.4</p> <p>1 SHRUB PLUS 1 PER 5 LF 137/5 = 27.4 + 1 = 28.4</p>	<p>8' WIDE (MIN.)</p> <p>6 WILLOW OAK X 10 PTS (60 PTS)</p> <p>TOTAL POINTS = 60.0</p> <p>8' WIDE (MIN.)</p> <p>8 WILLOW OAK X 10 PTS (80 PTS)</p> <p>TOTAL POINTS = 80.0</p> <p>8' WIDE (MIN.)</p> <p>5 WILLOW OAK X 10 PTS (50 PTS) 1 TRIDENT MAPLE X 10 PTS (10 PTS)</p> <p>TOTAL POINTS = 60.0</p> <p>5 TRIDENT MAPLE 7 CRAPE MYRTLE 49 SHRUBS</p> <p>4 CRAPE MYRTLE 26 SHRUBS</p> <p>3 CRAPE MYRTLE 17 SHRUBS</p> <p>4 CRAPE MYRTLE 28 SHRUBS</p>



SIGNATURE DATE: 11/25/2020

FREE-LAND CITY KALFFMAN, INC.
Landscape Architecture
1000 North Augusta Road
North Augusta, SC 29850
803-259-2587

QuikTrip No. 1197
EDGEFIELD ROAD
NORTH AUGUSTA, SC

QT

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

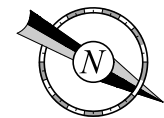
PROTOTYPE: P-104 (11/01/20)
DIVISION:
VERSION: 001
DESIGNED BY: WP
DRAWN BY: WP
REVIEWED BY: KK

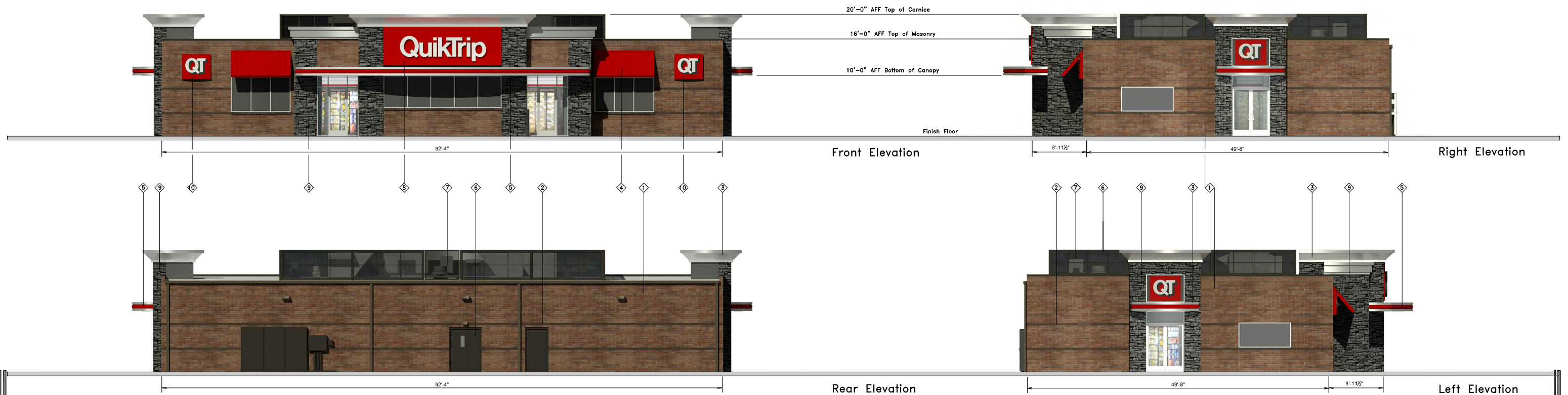
REV.	DATE	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

ORIGINAL ISSUE DATE: 11/25/2020





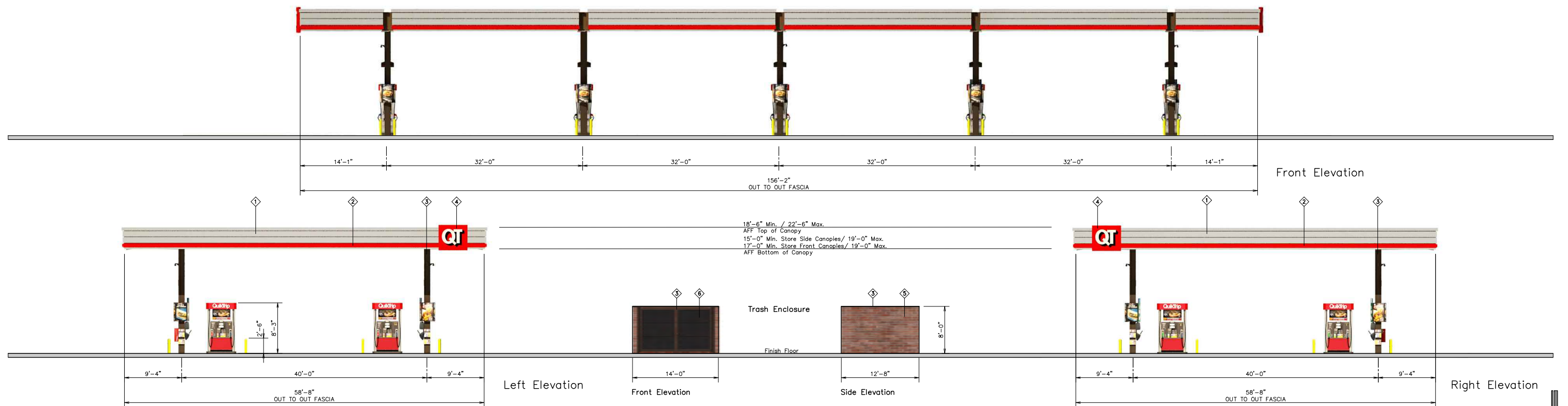
QuikTrip.
 4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store # 1197 Non-Standard G3S Black Stone
 Serial # 81-1197-G3S
 Scale: 1/16"=1'-0"
 Issue Date: 08.05.20

Address: TBD-Edgefield Rd
 City, State: North Augusta, SC
 Drawn By: JK
 Rev/Notes:

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS
 QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,
 OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND
 INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,
 PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-80R	ALLEN INDUSTRIES	SIGNAGE
9	BLACK	GLEN GERY	STACKED STONE
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 1197 Double Stack 10 Canopy Elevations

Address: TBD-Edgefield Rd

City, State: North Augusta, SC

Serial # 81-1197-GD10

Scale: 1/16"=1'-0"

Issue Date: 08.04.20

Drawn By: JK

Rev/Notes:

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,
OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND
INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



Posted Public Hearing Notice on-site.



Looking SE on Edgefield Road at existing driveway stub-out.



Debris located in existing driveway access.



View of site from North looking South.



View of site from South looking North towards existing gas station at 937 Edgefield Rd.