

Planning Commission



Minutes of the Thursday, February 18, 2021 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 meeting was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Chairman Briton Williams, Commissioners Timothy Key, JoAnn McKie, Larry Watts, Dr. Christine Crawford, Bob Clark, and Leonard Carter.
3. **Approval of Minutes** – January 21, 2021 Study Session and Regular Meeting were approved, as written.
4. **Confirmation of Agenda**- There were no changes to the agenda.
5. **West Martintown Road Corridor Study**- summary of study results and recommendations.

Mrs. Hodges reviewed the West Martintown Road Corridor Study with commissioners. She provided clarification on the study recommendations with three time frames: Near term-2020-2025, Intermediate term-2025-2035, and Long term-2035+. Mrs. Hodges explained that improvement timing may change if conditions change. Mrs. Hodges explained that the near term projects are the traffic signals at Bergen Road and the I-20 off ramp. The rest of the near term projects are related to Hamrick Farms, which is a proposed development off Exit 1, going towards Knobcone.

For the intermediate term projects, Gregory Lake Road proposes to have installed a single lane roundabout.

The Long term projects are from 2035+ and will be centered around the locations near Knobcone Avenue, Old Plantation Road, and Frontage Road to Old Plantation Road. Staff reviewed a brief about funding options related to transportation projects and reviewed the prioritizations provided by Commissioners. Mrs. Hodges read the submitted public comments.

The Commission recommended approval of the study, with cases prioritized as indicated on attached list. The commission also asked that Council consider funding these projects as needed from the Augusta Regional Metropolitan Planning Study organization (ARTS), Capital Funds, and potentially, Impact Fees.

6. **Staff Reports:** Mrs. Hodges stated that she will start setting up appointments for the Planning Commission to get Surface Go Pro tablets for future Planning Commission meetings. Mrs. Hodges also stated that the Comprehensive Plan will be updated this year by the end of the year. There are several transportation projects and studies on the agenda, with pending approval from SCDOT with local agreement. Mrs. Hodges presented a video of large trucks and other vehicles using roundabouts.
7. **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

Department of Planning and Development



Project Staff Report

MW21-001 Sweetwater FED Landscaping

Prepared by: Kuleigh Baker

Meeting Date: March 18, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Sweetwater Freestanding Emergency Department Landscaping
Applicant	Universal Health Services, Inc. (Aiken Regional Hospital)
Address/Location	Off Austin Graybill Road and Town Center Drive
Agent	Ty Cole, GA Studio/BLOX
Parcel Number	010-18-10-003
Total Development Size	± 4.55 acres
Existing Zoning	GC, General Commercial
Proposed Use	Freestanding Emergency Department
Overlay	N/A
Waivers Requested	NADC Section 10.7, Table 10-10, Street trees

SECTION 2: PLANNING COMMISSION CONSIDERATION

This application has been forwarded to the Planning Commission to consider the following:

§ 5.9.1 Planning Commission Waivers

The Planning Commission may approve waivers to the development standards contained in this Chapter except where the authority to grant waivers, variances and adjustments is vested in the Board of Zoning Appeals. Such waivers shall be approved as part of the underlying application for development approval upon a written finding, supported by substantial competent evidence. The Planning Commission may waive such standards where:

5.9.1.1 After obtaining the recommendation of the Director, the Planning Commission determines that the proposed waiver does not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard; and

5.9.1.2 The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard; and

5.9.1.3 The applicant consents to an alternative standard, and the Planning Commission finds that such standard is consistent with the Comprehensive Plan, will protect the public health, safety and general welfare, and is consistent with the purposes underlying the standard; and

5.9.1.4 The economic burden imposed on the applicant to comply with the generally applicable standard outweighs the public purpose for such standard; and

5.9.1.5 Compliance with the generally applicable standard is impracticable due to unique topographical or other site conditions.

Planning Commission Action: The Planning Commission may recommend approval, approval with conditions or denial of this request according to NADC § 5.1.3. Each waiver should be considered individually per the standards.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 14. Planning Commission Waiver of Development Standard does not require additional public notice. The Planning Commission agenda was published online March 11, 2021.

SECTION 4: SITE HISTORY

This property was annexed into the City in 1986, part of a ±563 acre annexation that included developments such as Arbor Place, Walnut Grove, Andrew's Branch, Butler's Mill, Bentley Place and SRP Federal Credit Union Headquarters. The subject property was zoned PD, Planned Development at the time of annexation. The property was specified at the time of the annexation for PD – G, which was a Planned Development with Thoroughfare Commercial-TC, uses permitted.

The Planning Department recommended to rezone ±52.96 acres located off Walnut Lane west of Edgefield Road, Tax Parcel Numbers 010-14-04-007 and 010-18-02-001 from PD, Planned Development to GC, General Commercial at the regular meeting held July 18, 2013. City Council adopted Ordinance No. 2013-11 to amend the zoning map of the City of North Augusta by rezoning the parcels to GC, General Commercial on October 7, 2013.

This site is part of a larger tract that the Planning Commission reviewed Application CONPL17-001, a concept plan for the Walnut Village development on August 17, 2017. The proposed concept was for a mixed use development with the first phase of the project to include townhomes, a retail commercial center, and a self-storage site. The overall property was permitted for grading and improvement under Preliminary Plat PP20-003, Walnut Village. The overall property was subdivided by Final Plat FP20-002.

This site is listed as “Site 3” on that plat. Several other parcels have received site plan approvals and The Retreat at Walnut Village has received preliminary plat and final plat approvals with modifications in-process for traffic improvements.

At their regular meeting of February 4, 2021, the Board of Zoning Appeals granted a variance pursuant to Article 3, Section 3.8.5.3, Table 3-3, Dimensional Standards, Item J, Maximum Front Setback (ft) for the GC, General Commercial Zoning District. The applicant requested a variance to allow a setback of ±113 feet which was approved unanimously 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 and Development Director. In no case will a less conforming layout be allowed.

- 2) Curb cuts onto Austin Graybill Road must be approved by SCDOT.

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
North	Residential/ Commercial	Mixed Use	PD, Planned Development/Outside City Limits
South	Transportation	Transportation, Communication, and Utilities	P, Public Use
East	Commercial	Mixed Use/Commercial	PD, Planned Development
West	Single-Family Residential	Low Density Residential	R-7, Small Lot Single- Family Residential

Access – The site currently accessible from Austin Graybill Road and Northridge Drive via Town Center Drive, a private drive providing inter-parcel access to the Walnut Village development.

Topography – The highest site elevations fall within the center of the site and it slopes gently towards the South, West, and East.

Utilities – An existing water and sanitary sewer line run through the parcel.

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

Drainage Basin – The project is located in the Pole Branch drainage basin. The Stormwater Management department has conducted a baseline assessment of the basin streams and has rated the Pole Branch basin as poor. Several water quality impairments were found in samples. Special reviews are required in this basin. Stormwater management plans must address water quality to prevent further impacts in the stream corridor. Additionally, the final plan must address the discharge of retained stormwater and deal with the high volume of existing stormwater runoff that occurs during significant rain events. The stormwater management design standards will be enforced to ensure that the stormwater from the site is adequately accounted for in the existing system and that the system further downstream is not negatively impacted by the additional flow.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Waiver Request: Table 10-10, Street Tree Landscaping Requirements for Land Use Class 3.

The applicant has requested a waiver for street trees along Town Center Drive to replace them elsewhere on site to allow for curb cuts. Based on Table 10-3, Land Use Class for Determining Buffer Requirements, the Type of Land Use is Class 3: Commercial, Office, Institutional, Public and Civic Uses.

The total road frontage length for Town Center Drive is 1828 ft. which requires 92 large trees (46 on each side). The developer installed the required large trees in the approved Major Subdivision Preliminary Plat. The applicant is requesting relocation of 3 street trees from Town Center Drive to allow for curb cut locations.

The total road frontage length along Austin Graybill Road is 1828 ft. which requires 92 large trees (46 on each side). The developer installed the required large trees in the approved Major Subdivision Preliminary Plat. The applicant is requesting relocation of 3 street trees from Austin Graybill Road to allow for site visibility.

- 1) Per NADC §5.9.2, this request is not a “Minor Waiver,” as the request does not apply to a change in the mix of uses, number and relationship of buildings, parking spaces, or landscaping in excess of the amount allowed in Article 10.

- 2) NADC §18.4.5.4 allows the Board of Zoning Appeals to decide on Appeals of Administrative Decisions, grant variances from Article 3 and Article 13, or to review Special Exceptions.

This application does not appear to fall under those standards and is, therefore, forwarded to the Planning Commission for their review.

The requirements of the North Augusta Development Code are as follows:

TABLE 10-10 STREET TREE LANDSCAPING REQUIREMENTS
(Rev. 12-1-08; Ord. 2008-18)

A	B	C	D
Land Use Class (Table 10-3)	Minimum Width of Planting Area	Large Trees Required per length of Frontage in feet	Small Trees Required per length of Frontage in feet
1	See Table 14-2	1 plus 1 per 40	1 plus 1 per 30
2	See Table 14-2	1 plus 1 per 50	1 plus 1 per 35
3	See Table 14-2	1 plus 1 per 40	1 plus 1 per 30
4	See Table 14-2	1 plus 1 per 60	1 plus 1 per 30
Corridor Overlay Districts	See Table 14-2	1 plus 1 per 40	--

The Planning Commission shall consider the following standards required by the Development Code. Applicant and staff commentary is provided in *italics*.

- 1) The proposed waivers do not appear to conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard.

The applicant states that the city’s comprehensive development plan promotes a safe and orderly community. The Sweetwater Freestanding Emergency Department

will provide Emergency Room services and must be clearly seen and accessed by car, particularly when first time visitors may be under duress while seeking medical care. Providing clear sightlines from the main roads would require two sets of existing trees to be relocated, one set from the main road and the other set from the entry drive. Certain trees would be replanted on the west side of the site. This proposal recommends a one to one relocation, with no trees omitted. Relocating the specific sets of trees would enable the building, signs, emergency entry, and parking to be more visible. Visitors and patients would be able to see, approach and drive onto the property safely.

The Comprehensive Plan does not specifically address landscaping standards, however, Stewardship of Cultural and Natural Resources is a Core Principle. This principle states a goal to preserve, uncover and elevate these resources. Staff notes that trees are a natural resource and should be planted in a way that ensures they may grow properly.

- 2) The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard.

The applicant states that, the Sweetwater Freestanding Emergency Department offers Emergency care to the public. The current tree locations pose a threat to public safety because one set of three trees obscures the driving sight lines from the main road. While another set of three trees blocks access to the property entry and the ambulance drives. Therefore, this waiver should be granted to allow safe drive access and clear views.

Staff notes that sight triangles and easements are to be taken into consideration in the placement of landscaping.

- 3) The applicant consents to alternative standards, and the Planning Commission finds that such standard is consistent with the Comprehensive plan will protect the public health, safety, and general welfare and is consistent with the purposes underlying the standards.

The applicant states the proposed Landscaping Plan meets the standards of the North Augusta Development Code. Specific trees originally approved for the Walnut Village development along Austin Graybill Road and along Town Center Drive are identified on the proposed Landscape plans. These trees should be relocated to form a safe, orderly and comprehensive plan. These trees would be relocated one for one to the

west part of the site on the knoll facing the intersection of North Ridge Drive indicated on page L200 of the Landscape Planting Plans.

Staff recognizes that the proposed layout retains the required number of trees and the relocation assists in site visibility for drivers.

- 4) The economic burden imposed on the applicant to comply with the generally applicable standards outweighs the public purpose for such standard.

The applicant states the tree relocation expenses will be borne by the owner and included in the overall landscape improvement budget. The owner bears the expense of the proposed change.

Staff acknowledges that economic burden is not the primary reason for the request.

- 5) Compliance with the generally applicable standards is impracticable due to unique topographical or other site conditions.

The applicant states that the existing tree relocations are necessary and reinforce the variance recently granted by order of the city for safety purpose. The variance was granted to comply with SCDOT regulations. Those regulations maintain a safe distance from the entry drive to the main road. This distance is for a clear sightline allowing for reaction time to see and turn safely into and out of the main parking lot. The tree relocation is required for safety. It will comply with SCDOT regulation as a safe turning distance from the only entrance from Austin Graybill Road.

Staff acknowledges that there are site conditions that complicate development and that SCDOT's recommendations resulted in the need for a variance to the setbacks to accommodate curb cuts.

SECTION 7: STAFF RECOMMENDATION

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

Staff recommends approval of the waivers with conditions. The conditions are as follows:

- 1) Final approval of the Major Site Plan 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.

SECTION 8: ATTACHMENTS

- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Site Photos
- 6) Application Materials

cc. James O'Loughlin, UHS, Inc., via email
Ty Cole, GA Studio/BLOX, via email



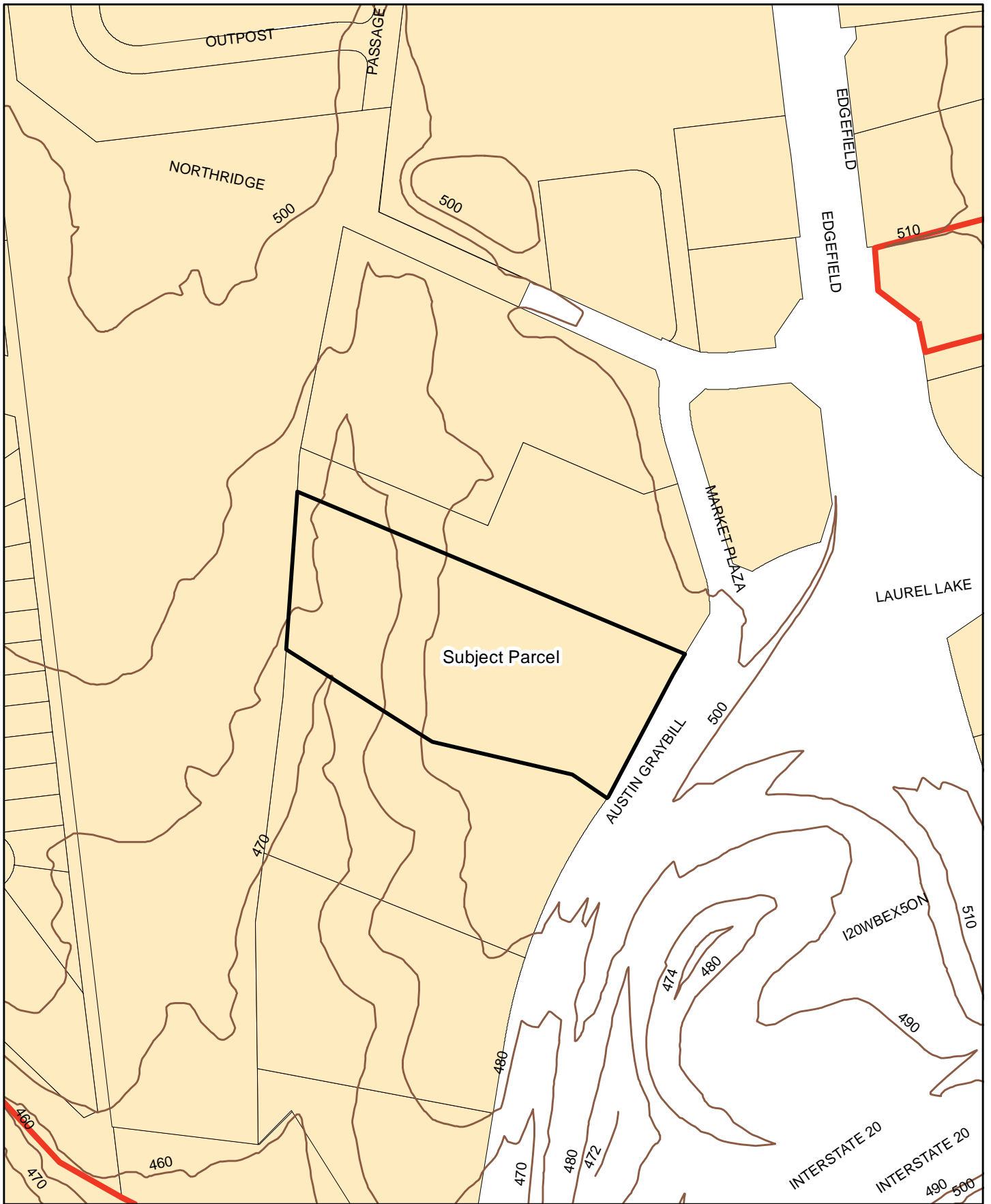
410 205 0 410 Feet



Aerial Map
Application MW21-001
UHS Inc.
TPN 010-18-10-003
Approx 4.55 ac

Date: 3/4/2021





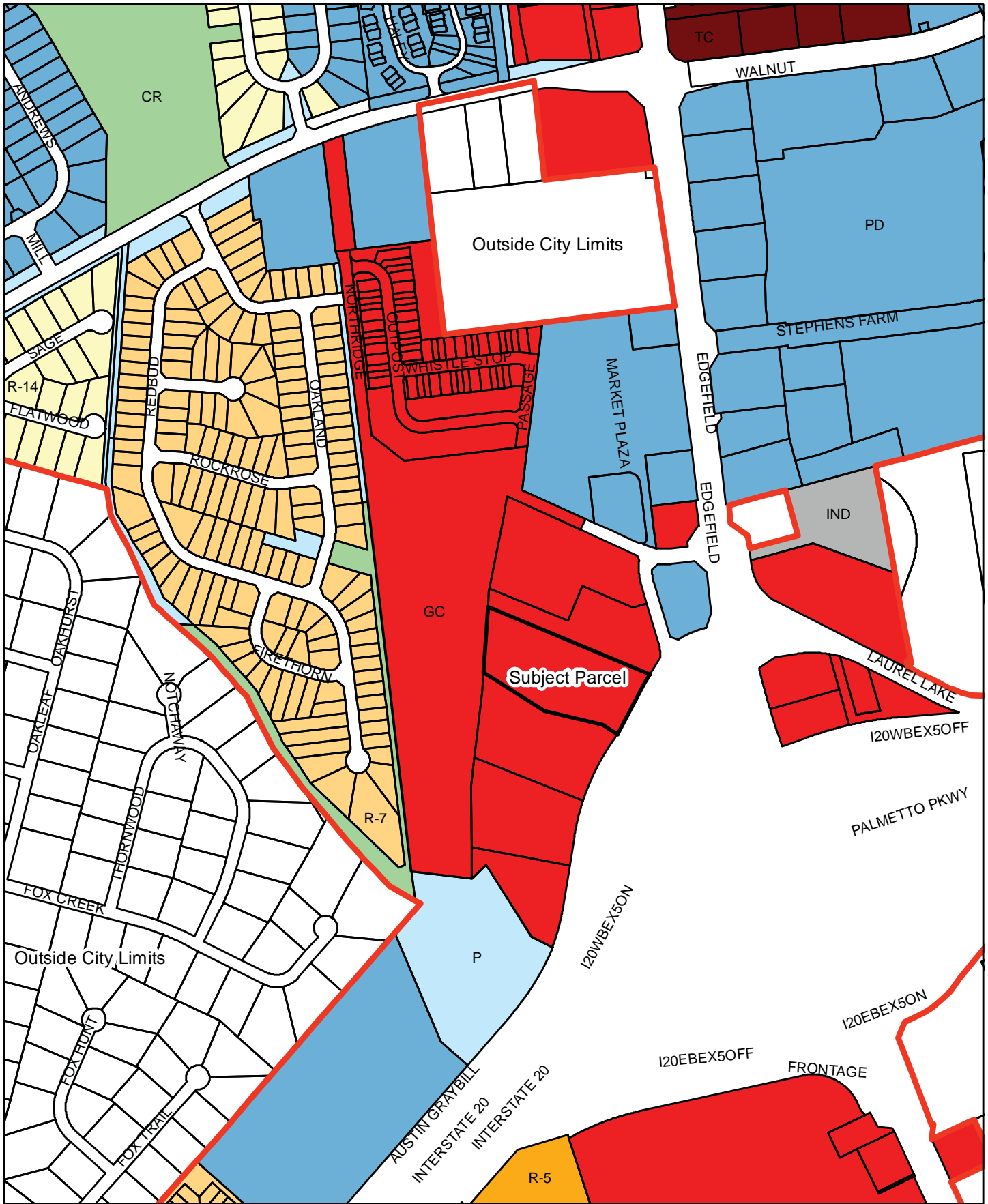
Topography Map
Application MW21-001
UHS Inc.
TPN 010-18-10-003

260 130 0 260 Feet

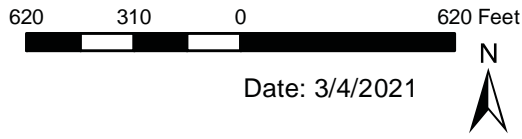


Date: 3/4/2021

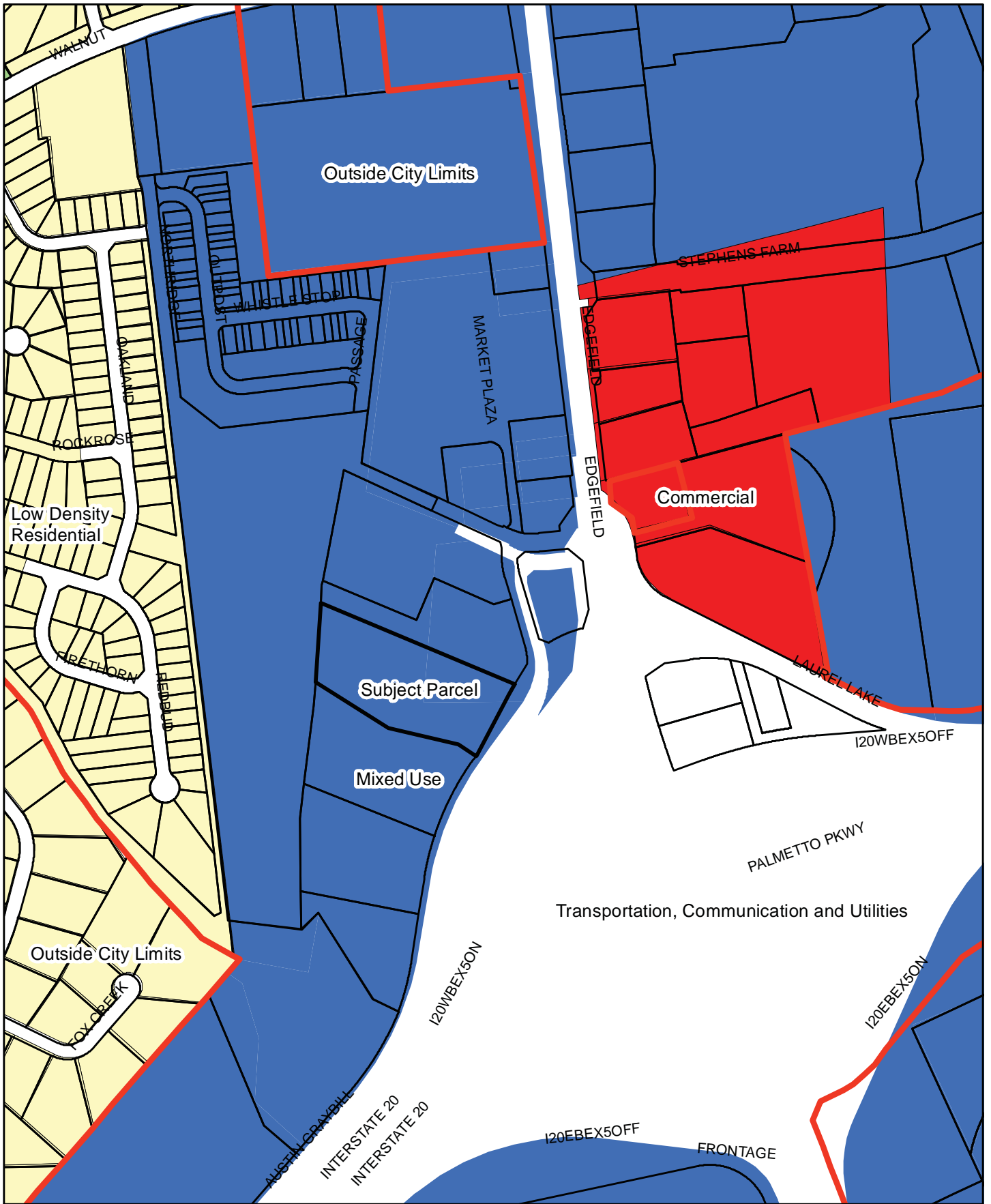




Zoning Map
 Application MW21-001
 UHS Inc.
 TPN 010-18-10-003
 GC, General Commercial



Date: 3/4/2021



Future Land Use Map
Application MW21-001
UHS Inc.
TPN 010-18-10-003
Mixed Use

520 260 0 520 Feet



Date: 3/4/2021



Application for Development Approval

Please type or print all information



Staff Use

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name UHS Sweetwater - Freestanding Emergency Department (FED)
- An Extension of Aiken Regional Medical Center

Project Address/Location 474 (Lot 3, 160) Austin Graybill Road, North Augusta, SC,

Total Project Acreage 4.55 Current Zoning General Commercial

Tax Parcel Number(s) 0101810003

2. Applicant/Owner Name James O'Loughlin Applicant Phone [REDACTED]

Mailing Address 302 University Parkway

City Aiken ST SC Zip 29801 Email [REDACTED]

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

4. Engineer/Architect/Surveyor Ty Cole License No. 10535 AR LIC. SC

Firm Name GA Studio / BLOX Firm Phone [REDACTED]

Firm Mailing Address 2625 5th Ave North, Building C,

City Bessemer, ST AL Zip 35020 Email [REDACTED]

Signature [Signature] Date 02.19.2021

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] 02.19.2021
Applicant or Designated Agent Signature Date

Ty Cole
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 _____

Date Received _____

1. Project Name UHS SWEETWATER FREESTANDING EMERGENCY DEPARTMENT (FED)
-AN EXTENSION OF AIKEN REGIONAL MEDICAL CENTER
Project Address/Location 474 AUSTIN GRABILL ROAD
Project Parcel Number(s) 0101309001

2. Property Owner Name Aiken Regional Medical Centers Owner Phone [REDACTED]
Mailing Address 302 University Parkway
City Aiken ST SC Zip 29801 Email [REDACTED]

3. Designated Agent TY COLE
Relationship to Owner ARCHITECT
Firm Name GIATTINA ATCOCK ARCHITECTURE STUDIO Phone [REDACTED]
Agent's Mailing Address 2025 5TH AVENUE NORTH, BUILDING C
City BESSEMER ST AL Zip 35020 Email [REDACTED]
Agent's Signature [Signature] Date JAN 11, 2021

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

[Signature]
Owner Signature _____ Date 1.11.21

5. Sworn and subscribed to before me on this 11 day of JANUARY, 20 21.

Gregory B. Black
Notary Public

DEC. 04, 2022
Commission Expiration Date





February 19, 2021

Aiken Regional Medical Centers, located in Aiken, South Carolina,
A subsidiary of Universal Health Services, Inc. (UHS), Subject Property:

Sweetwater Freestanding Emergency Department, (FED)

474 Austin Graybill Rd Austin Graybill Road
(160, Site #3 Austin Graybill Road) TBD on Market Place Private Drive
North Augusta, SC 29860

Site #3, Tax Parcel Number: 010-18-10-003

GC ZONING & USE VERIFICATION: Walnut Village, Tax PID 010-18-09-001

City of N. Augusta Planning Department,

Please consider this request for the above referenced project. Specific consideration for review of a LANDSCAPE waiver from the Development Standards of Section 10.7 of the Development Code:

5.9.1.1 After obtaining the recommendation of the Director, the Planning Commission determines that the proposed waiver does not conflict with the goals and policies of the Comprehensive Plan or the purposes underlying the standard; **The city's comprehensive development plan promotes a safe and orderly community. The Sweetwater Freestanding Emergency Department will provide Emergency Room services and must be clearly seen and accessed by car, particularly when first time visitors may be under duress while seeking medical care.**

Providing clear sightlines from the main roads would require two sets of existing trees to be relocated, one set from the main road and the other set from the entry drive. Certain trees would be replanted on the west side of the site. This proposal recommends a one to one relocation, with no trees omitted.

Relocating the specific sets of trees would enable the building, signs, emergency entry, and parking to be more visible. Visitors and patients would be able to see, approach and drive onto the property safely.

5.9.1.2 The applicant demonstrates, through documentation and/or studies, based on generally accepted engineering principles, that adherence to the standard provided by this Chapter would pose a threat to health and safety or would undermine a policy set forth in the Comprehensive Plan or the purposes underlying the standard; **The Sweetwater Freestanding Emergency Department offers Emergency care to the public. The current tree locations pose a threat to**

public safety because one set of three trees obscures the driving sight lines from the main road. While another set of three trees blocks access to the property entry and the ambulance drives.

Therefore this waiver should be granted to allow safe drive access. And clear views.

5.9.1.3 The applicant consents to an alternative standard, and the Planning Commission finds that such standard is consistent with the Comprehensive Plan, will protect the public health, safety and general welfare, and is consistent with the purposes underlying the standard; **The proposed Landscaping Plan meets the N. Augusta Development Code. Although The plan proposes some trees be relocated. Specific trees originally approved for the Walnut Village development along Austin Graybill Road and along Town Center Drive are identified on the Landscape plans. These trees should be relocated to form a safe, orderly and comprehensive plan. These trees would be relocated one for one to the west part of the site on the knoll facing the intersection of N. Ridge Drive. Please see the L200 Landscape Planting Plans.**

5.9.1.4 The economic burden imposed on the applicant to comply with the generally applicable standard outweighs the public purpose for such standard; **The tree relocation expenses will be borne by the owner and included in the overall landscape improvement budget. The owner bears the expense of the proposed change.**

5.9.1.5 Compliance with the generally applicable standard is impracticable due to unique topographical or other site conditions. **The existing tree relocations are necessary and reinforce the variance recently granted by order of the city for safety purpose.**

The variance was granted to comply with SCDOT regulations. Those regulations maintain a safe distance from the entry drive to the main road. This distance is is for a clear sightline allowing for reaction time to see and turn safely into and out of the main parking lot. The tree relocation is required for safety. It will comply with SCDOT regulation as a safe turning distance from the only entrance from Austin Graybill Road.

- 1) Please refer to Landscape Plan, L200, note [1] RELOCATED TREES DUE TO DRIVEWAY / BUILDING VISIBILITY

- 2) Please to refer to Exhibit 2, View of the Freestanding Emergency Department care facility from main roads.

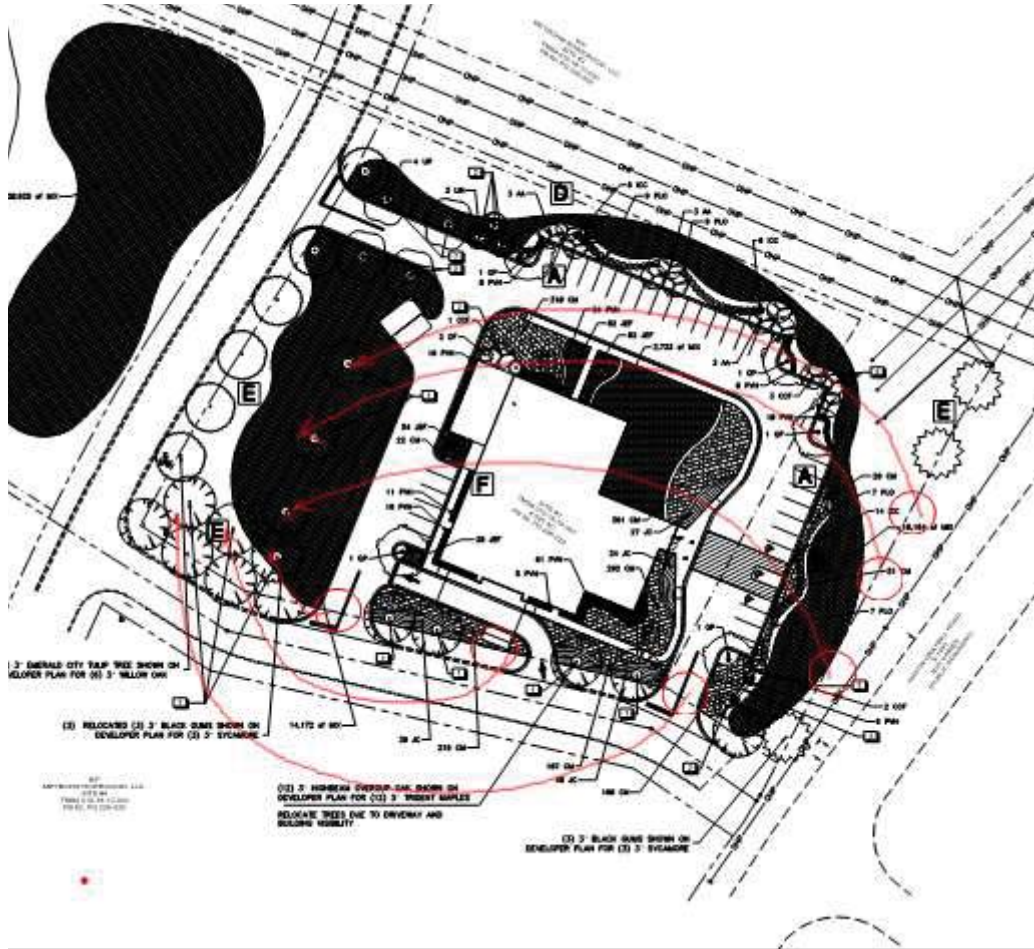


Exhibit 1) RELOCATED TREES DUE TO DRIVEWAY / BUILDING VISIBILITY



Exhibit 2) View from Austin Graybill Road with trees relocated to west knoll – view left beyond



TM# 010-18-10-004
 SITE #4
 N/F
 MEYBOHM RIVERWOOD, LLC
 PB 62, PG 226-229

1 PLAN - SITE
 1" = 30'-0"

**UHS - AIKEN
 REGIONAL
 MEDICAL
 CENTER - FED**
 UNIVERSAL HEALTH
 SERVICES, Inc.
 387 South Gulph Road
 P.O. Box 61558
 King of Prussia, PA 19406

GA PROJECT No: UHS14 - SWEETWATER



NOTES & LEGEND

LEGEND	
Light Pole	LP
Fire Hydrant	FH
Bollard	B
Sidewalk	S
Road Direction	→
Transformer	T

ISSUE SCHEDULE:

-	///
-	///
-	///

REVISION SCHEDULE:

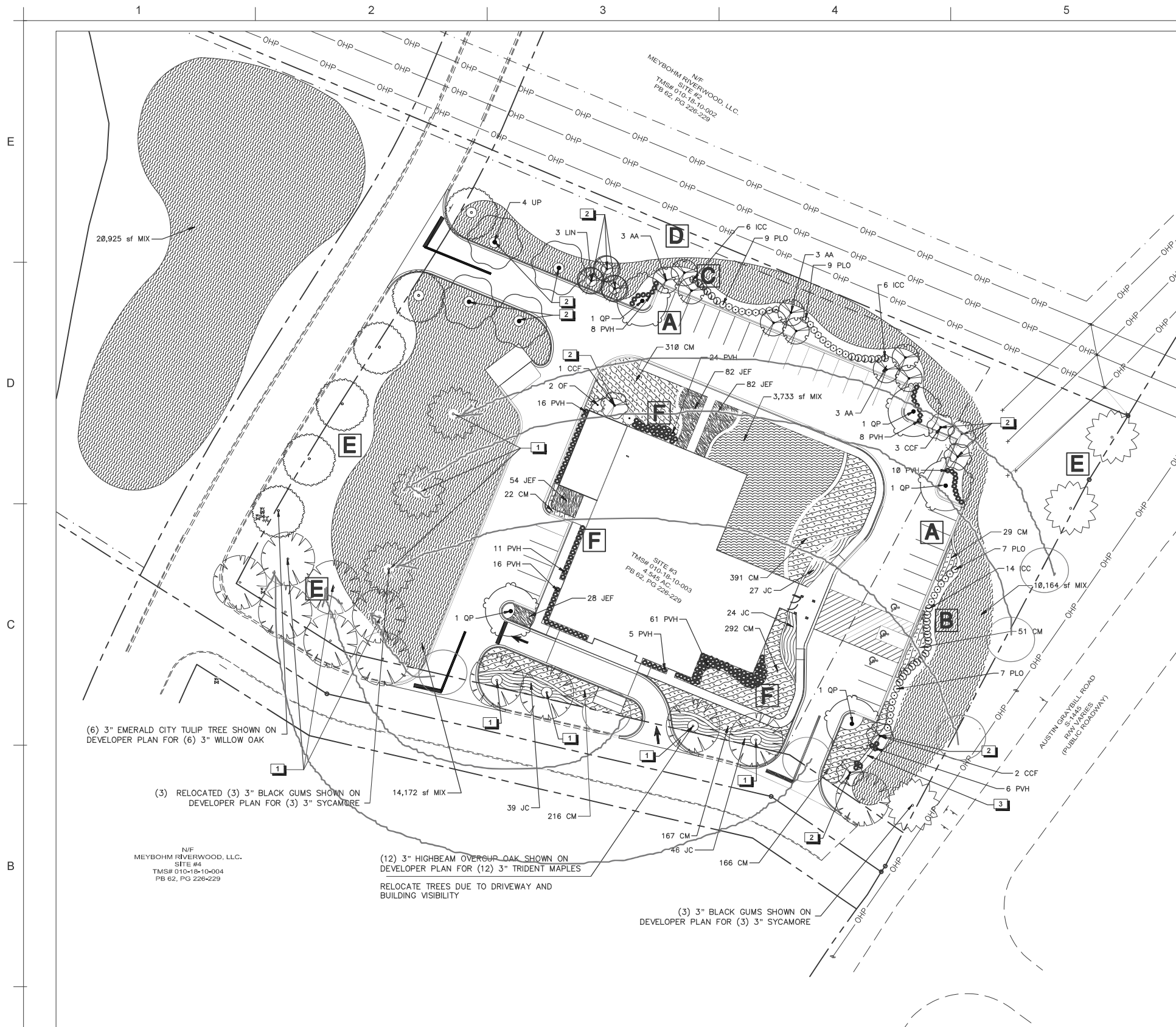
NUM.	DESCRIPTION	DATE
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CURRENT DRAWING SET:
CONSTRUCTION SET

ISSUE DATE: 10/01/2020

SHEET:
SITE PLAN

A100



CITY OF NORTH AUGUSTA LANDSCAPING REQUIREMENTS:

A	INTERIOR PARKING LOT LANDSCAPING	REQUIRED	PROPOSED
		1 LARGE TREE / EVERY 10 PARKING SPACES	4 LARGE TREES
		2 SMALL TREES / EVERY 10 PARKING SPACES	8 SMALL TREES
		8 SHRUBS / EVERY 10 PARKING SPACES	32 SHRUBS

B	PERIMETER LANDSCAPING FOR PARKING AREA (ADJACENT TO STREET)	REQUIRED	PROPOSED
		15 FEET WIDE	4 LARGE TREES
		1 PLUS 1 LARGE TREE FOR EVERY 60 FEET	5 SMALL TREES
		1 PLUS 1 SMALL TREE FOR EVERY 40 FEET	28 SHRUBS
		1 PLUS 1 SHRUB FOR EVERY 5 FEET	
		LENGTH: 135 LF	

C	PERIMETER LANDSCAPING FOR PARKING AREA (ADJACENT TO SIDE AND REAR PROPERTY LINE)	REQUIRED	PROPOSED
		5 FEET WIDE	5 SMALL TREES
		1 PLUS 1 SMALL TREE FOR EVERY 40 FEET	32 SHRUBS
		1 PLUS 1 SHRUB FOR EVERY 5 FEET	
		LENGTH: 154 LF	

D	BUFFER TYPE (A) NORTH PROPERTY LINE	REQUIRED	PROPOSED
		* EXEMPT FROM REQUIREMENTS DUE TO POWER LINE EASEMENTS - SECTION 10.5.2.2. OF ARTICLE 10 - LANDSCAPING REQUIREMENTS	

E	STREET TREE LANDSCAPING FOR LAND USE CLASS (3)	REQUIRED	PROPOSED
		1 PLUS 1 LARGE TREE / EVERY 40 FEET	ALREADY PROVIDED BY DEVELOPER

F	PERIMETER OF THE BUILDING FOOTPRINT LANDSCAPING	REQUIRED	PROPOSED
		1 SHRUB OR SMALL TREE PER EVERY 5' OF THE PERIMETER OF PRINCIPAL STRUCTURE	99 SHRUBS
		494' / 5 = 99 SHRUBS	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RELOCATED TREES DUE TO DRIVEWAY / BUILDING VISIBILITY
2	REQUIRED PARKING LOT PLANTING - LOCATED DUE TO BUILDING VISIBILITY
3	APPROXIMATE LOCATION OF MONUMENT SIGN

GENERAL NOTES

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.
3. THE CONTRACTOR SHALL LOCATE ALL PROPOSED & EXISTING UTILITIES PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.
4. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.

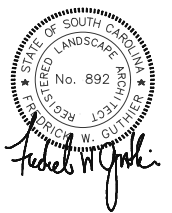
UHS - AIKEN REGIONAL MEDICAL CENTER - FED UNIVERSAL HEALTH SERVICES, Inc.

367 South Golph Road
P.O. Box 61558
King of Prussia, PA 19406

GA PROJECT No: UHS14- SWEETWATER



NOTES & LEGEND



ISSUE SCHEDULE:

ISSUE	DESCRIPTION	DATE
-		11
-		11
-		11

REVISION SCHEDULE:

NUM.	DESCRIPTION	DATE

CURRENT DRAWING SET:

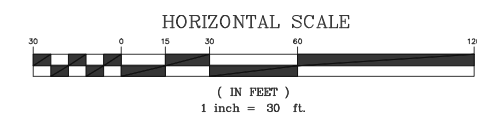
CONSTRUCTION SET

ISSUE DATE: 02/17/2021

SHEET:

LANDSCAPE PLANTING PLAN

L200



Project Staff Report

SP21-001 Sweetwater FED

Prepared by: Kuleigh Baker

Meeting Date: March 18, 2021

SECTION 1: PROJECT SUMMARY

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Existing Zoning	GC, General Commercial
Overlay	NA
Traffic Impact Tier	3
Proposed Use	Freestanding Emergency Department
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 March 11, 2021.

SECTION 4: SITE HISTORY

This property was annexed into the City in 1986, part of a ±563 acre annexation that included developments such as Arbor Place, Walnut Grove, Andrew's Branch, Butler's Mill, Bentley Place and SRP Federal Credit Union Headquarters. The subject property was zoned PD, Planned Development at the time of annexation. The property was specified at the time of the annexation for PD – G, which was a Planned Development with Thoroughfare Commercial-TC, uses permitted.

The Planning Department recommended to rezone ±52.96 acres located off Walnut Lane west of Edgefield Road, Tax Parcel Numbers 010-14-04-007 and 010-18-02-001 from PD, Planned Development to GC, General Commercial at the regular meeting held July 18, 2013. City Council adopted Ordinance No. 2013-11 to amend the zoning map of the City of North Augusta by rezoning the parcels to GC, General Commercial on October 7, 2013.

This site is part of a larger tract that the Planning Commission reviewed Application CONPL17-001, a concept plan for the Walnut Village development on August 17, 2017. The proposed concept was for a mixed use development with the first phase of the project to include townhomes, a retail commercial center, and a self-storage site. The overall property was permitted for grading and improvement under Preliminary Plat PP20-003, Walnut Village. The overall property was subdivided by Final Plat FP20-002.

This site is listed as "Site 3" on that plat. Several other parcels have received site plan approvals and The Retreat at Walnut Village has received preliminary plat and final plat approvals.

At their regular meeting of February 4, 2021, the Board of Zoning Appeals granted a variance pursuant to Article 3, Section 3.8.5.3, Table 3-3, Dimensional Standards, Item J, Maximum Front

Setback (ft) for the GC, General Commercial Zoning District. The applicant requested a variance to allow a setback of ±113 feet which was approved unanimously 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 and Development Director. In no case will a less conforming layout be allowed.
- 2) Curb cuts onto Austin Graybill Road must be approved by SCDOT.

The applicant has requested a waiver to the street tree standards to relocate several trees on site and allow for curb cuts as approved by SCDOT.

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
North	Residential/ Commercial	Mixed Use	PD, Planned Development/Outside City Limits
South	Transportation	Transportation, Communication, and Utilities	P, Public Use
East	Commercial	Mixed Use/Commercial	PD, Planned Development
West	Single-Family Residential	Low Density Residential	R-7, Small Lot Single- Family Residential

Access – The site currently accessible from Austin Graybill Road and Northridge Drive via Town Center Drive, a private drive providing inter-parcel access to the Walnut Village development.

Topography – The highest site elevations fall within the center of the site and it slopes gently towards the South, West, and East.

Utilities – An existing water and sanitary sewer line run through the parcel.

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

Drainage Basin – The project is located in the Pole Branch drainage basin. The Stormwater Management department has conducted a baseline assessment of the basin streams and has rated the Pole Branch basin as poor. Several water quality impairments were found in samples.

Special reviews are required in this basin. Stormwater management plans must address water quality to prevent further impacts in the stream corridor. Additionally, the final plan must address the discharge of retained stormwater and deal with the high volume of existing stormwater runoff that occurs during significant rain events. The stormwater management design standards will be enforced to ensure that the stormwater from the site is adequately accounted for in the existing system and that the system further downstream is not negatively impacted by the

SECTION 6: STAFF EVALUATION AND ANALYSIS

1. The future land use classification for the site is Mixed Use. The proposed uses in the overall development are appropriate for the future land use classification as a mix of commercial and residential development within the overall development.
2. The Stormwater Management Department has issued comments regarding water quality. Site plans that deviate significantly from the current stormwater plans will require additional review.
3. Conditions for the Variance case, ZV21-001 will be applied to the case (hearing on February 4, 2021).
4. Final approval of the Major Site Plan 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 #MW21-001 for landscaping improvements.

SECTION 7: ATTACHMENTS

Aerial/Site Map

Topography

Current Zoning

Future Land Use

Application Materials

cc James O'Loughlin, UHS, Inc., via email

Ty Cole, GA Studio/BLOX, via email



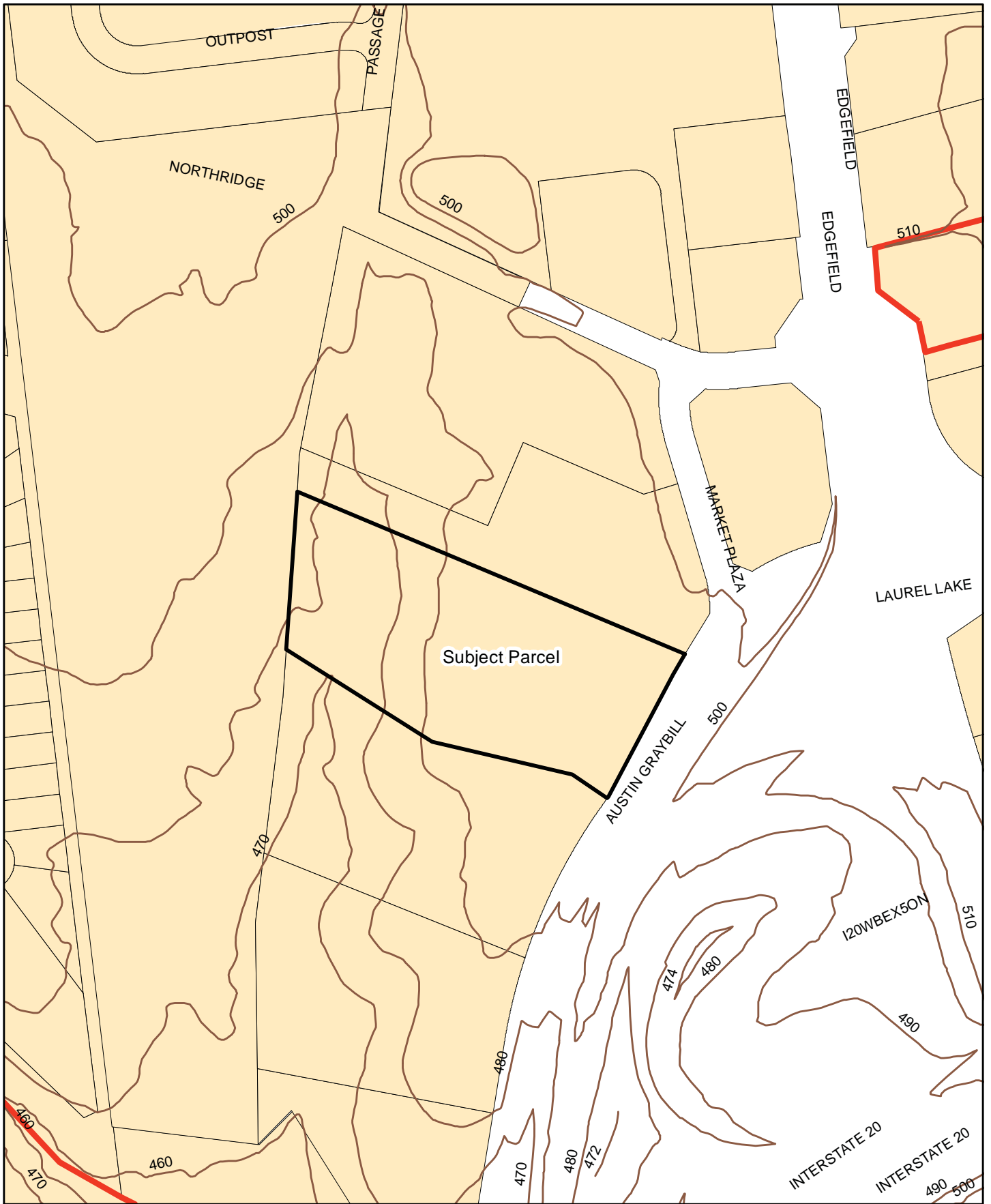
410 205 0 410 Feet



Aerial Map
Application SP21-001
UHS Inc.
TPN 010-18-10-003
Approx 4.55 ac

Date: 3/4/2021





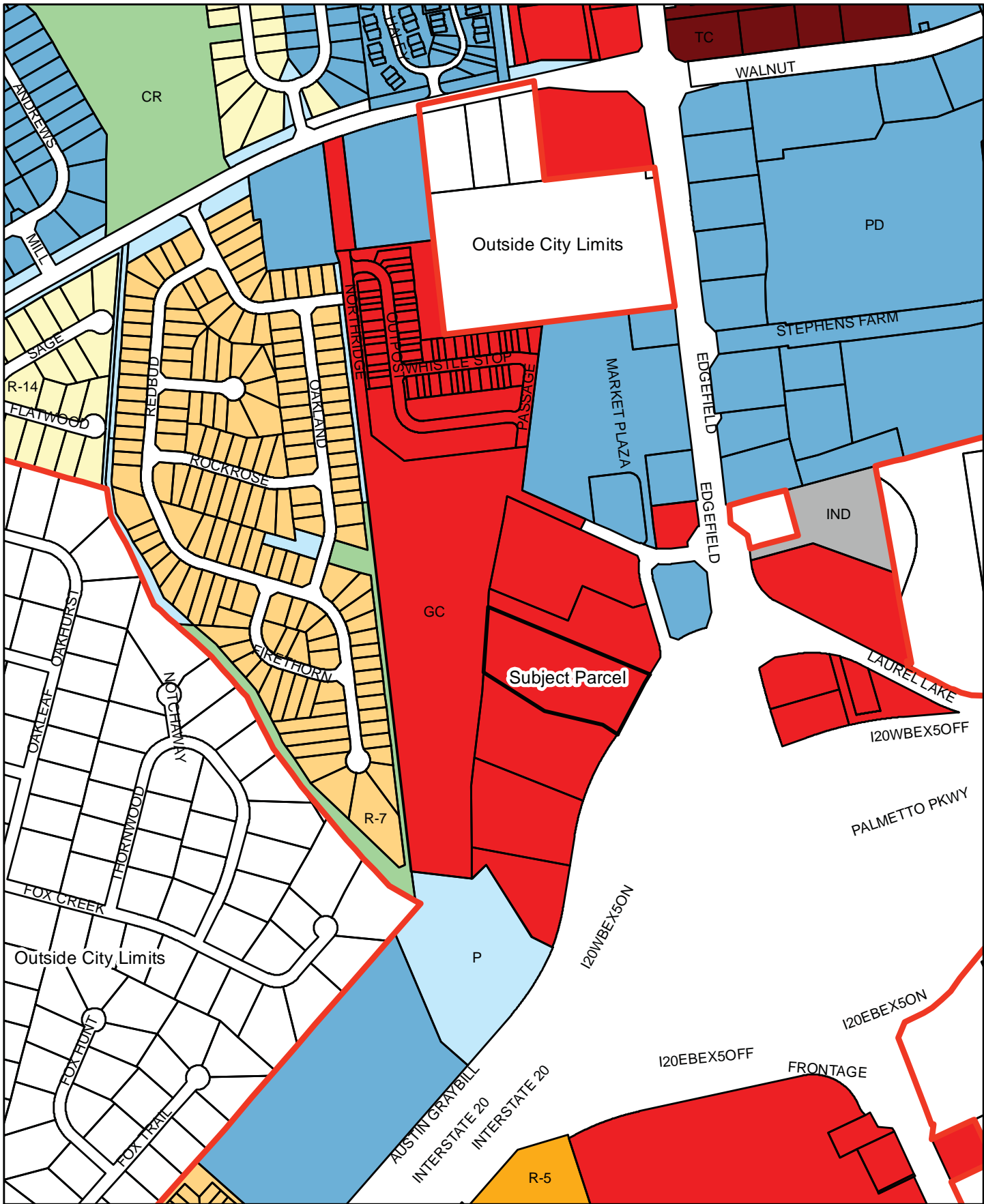
Topography Map
Application SP21-001
UHS Inc.
TPN 010-18-10-003

260 130 0 260 Feet



Date: 3/4/2021





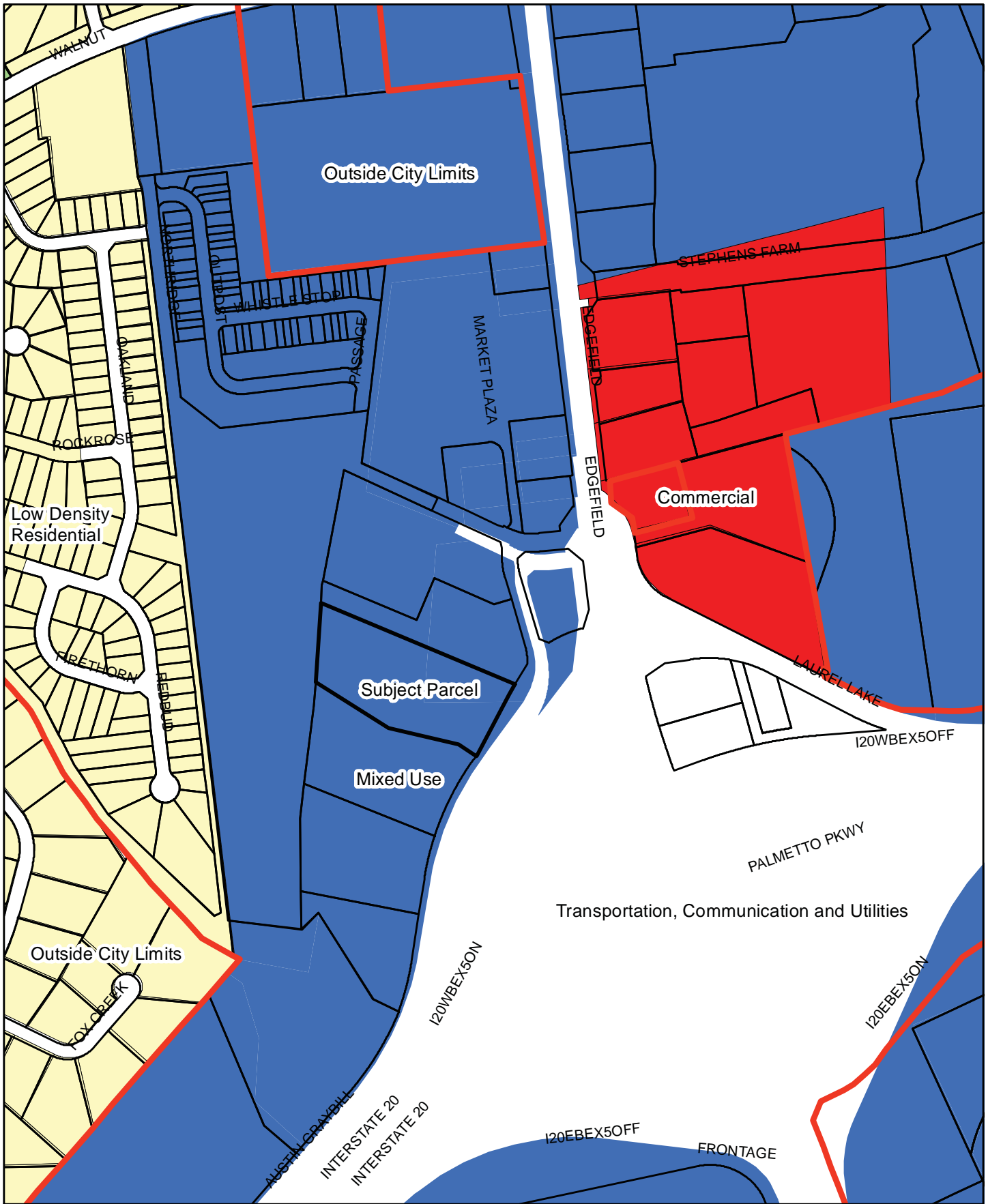
620 310 0 620 Feet



Zoning Map
Application SP21-001
UHS Inc.
TPN 010-18-10-003
GC, General Commercial

Date: 3/4/2021





Future Land Use Map
Application SP21-001
UHS Inc.
TPN 010-18-10-003
Mixed Use

520 260 0 520 Feet



Date: 3/4/2021



Application for Development Approval

Please type or print all information



Staff Use	
Application Number _____	Date Received _____
Review Fee _____	Date Paid _____

UHS Sweetwater Freestanding Emergency Department (FED)

1. Project Name -An extension of Aiken Regional Medical Center

Project Address/Location 474 Austin Graybill Road

Total Project Acreage 4.5 Current Zoning General Commercial

Tax Parcel Number(s) 0101809001

2. Applicant/Owner Name Aiken Regional Medical Centers Applicant Phone [REDACTED]

Mailing Address 302 University Parkway

City Aiken ST SC Zip 29801 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 Ty Cole License No. 10535

Firm Name Giattina Aycock Architecture Studio Firm Phone [REDACTED]

Firm Mailing Address 2625 5th Ave N, Building C

City Bessemer ST AL Zip 35020 Email [REDACTED]

Signature [Signature] Date 1.18.2021

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] 1.18.2021
Applicant or Designated Agent Signature Date

Ty Cole
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 _____

Date Received _____

1. Project Name UHS SWEETWATER FREESTANDING EMERGENCY DEPARTMENT (FED)
-AN EXTENSION OF AIKEN REGIONAL MEDICAL CENTER
Project Address/Location 474 AUSTIN GRAYBILL ROAD
Project Parcel Number(s) 0101309001

2. Property Owner Name Aiken Regional Medical Centers Owner Phone [REDACTED]
Mailing Address 302 University Parkway
City Aiken ST SC Zip 29801 Email [REDACTED]

3. Designated Agent Ty Cole
Relationship to Owner ARCHITECT
Firm Name GIATTINA ATCOCK ARCHITECTURE STUDIO Phone [REDACTED]
Agent's Mailing Address 2025 5TH AVENUE NORTH, BUILDING C
City BESSEMER ST AL Zip 35020 Email [REDACTED]
Agent's Signature [Signature] Date JAN 11, 2021

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

[Signature]
Owner Signature _____ Date 1.11.21

5. Sworn and subscribed to before me on this 11 day of JANUARY, 20 21.

Gregory B. Black
Notary Public

DEC. 04, 2022
Commission Expiration Date



- LEGEND:**
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET (5/8" ROD)
 - CMO = CONCRETE MONUMENT OLD
 - CP = CALCULATED POINT
 - N/F = NOW OR FORMERLY
 - (P/O) = PORTION OF
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - OTP = OPEN TOP PIPE
 - CTP = CLOSE TOP PIPE
 - I.E. = INVERT ELEVATION
 - E- = OVERHEAD UTILITIES
 - SS- = SANITARY SEWER LINE
 - X-X-X-X- = FENCE
 - G- = GAS LINE
 - SD- = STORM DRAINAGE LINE
 - DC = DOWN GUY
 - CPP = CORRUGATED PLASTIC PIPE
 - MP = METAL PIPE
 - W.L. = WATER LINE
 - U.P. = UTILITY POLE
 - TP = TELEPHONE PEDESTAL
 - W.V. = WATER VALVE
 - I.W.V. = IRRIGATION WATER VALVE
 - T = TREE
 - ET = ELECTRIC TRANSFORMER
 - WM = WATER METER
 - FH = FIRE HYDRANT

TM# 010-18-09-001
SITE # 7
N/F
MEYBOHM RIVERWOOD, LLC.
PB 62, PG 226-229

- NOTE:**
- 1.) ALL HORIZONTAL DATUM IS ON NAD83
 - 2.) ALL ELEVATIONS ARE ON NAVD88 DATUM.
 - 3.) UNDERGROUND UTILITIES SHOWN WERE PAINTED AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES UNKNOWN. PALMETTO UTILITIES PROTECTION SERVICE CALL BEFORE YOU DIG 1-888-721-7877
 - 4.) CERTIFICATION IS MADE ONLY TO THOSE PERSONS OR IDENTITIES FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 - 5.) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED EMBOSSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF THE FEDERAL COPYRIGHT LAW.

Schedule B, Part II Exceptions
Commitment Number: NCS-960028-ORL
Commitment Date: September 25, 2020 at 8:00 am

10. Order Before the City of North Augusta Board of Zoning Appeals recorded November 18, 2018 in the Aiken County RMC Office where it appears in Book 4751, at Page 1388. Not plottable zoning.
11. Grant of Easement in favor of Augusta Industrial Park, LLC, dated January 25, 2018 and recorded March 27, 2018 in the Office of the Aiken County RMC Office, where it appears in Book 4712, at Page 367. Does not affect.
12. Easement in favor of The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1608, at Page 251. Does not affect.
13. Easement in favor of South Carolina Electric & Gas Company recorded in the Aiken County RMC Office, where it appears in Book 123, at Page 271. Cannot determine without drawing referred to in document.
14. Easement in favor of South Carolina Electric & Gas Company recorded in the Aiken County RMC Office, where it appears in Book 286, at Page 287. Cannot determine.
15. Drainage Easement recorded in the Aiken County RMC Office, where it appears in Book 1735, at Page 253. Does not affect per the description.
16. Street or Roadway Easement recorded in the Aiken County RMC Office, where it appears in Book 1735, at Page 256. Does not affect.
17. Easement in favor of the South Carolina Department of Transportation recorded in the Aiken County RMC Office, where it appears in Book 222, at Page 27. Does not affect.
18. Easement in favor of South Carolina Electric & Gas Company recorded in the Aiken County RMC Office, where it appears in Book 856, at Page 95. Does not affect.
19. Deed of Easement in favor of City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 4281, at Page 1359. As shown does affect.
20. Quit Claim Deed to the South Carolina Department of Transportation recorded in the Aiken County RMC Office, where it appears in Book 1598, at Page 172. Does not affect.
21. Right-of-Way in favor of Edgefield County Water and Sewer Authority recorded in the Aiken County RMC Office, where it appears in Book 1441, at Page 36. Does not affect.

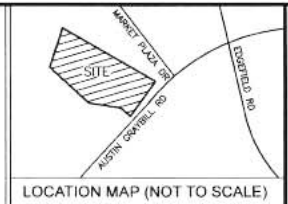
22. Right-of-Way in favor of Edgefield County Water and Sewer Authority recorded in the Aiken County RMC Office, where it appears in Book 1441, at Page 38. Does not affect.
23. Right-of-Way in favor of Edgefield County Water and Sewer Authority recorded in the Aiken County RMC Office, where it appears in Book 1441, at Page 40. Does not affect.
24. Transmission Line Easement recorded in the Aiken County RMC Office, where it appears in Book 26, at Page 212. Document is illegible.
25. Deed of Dedication to The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1200, at Page 286. Does not affect.
26. Deed of Easement to The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1456, at Page 41. As shown does affect.
27. Easement for Utilities in favor of The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1179, at Page 49. Does not affect.
28. The following matters as are shown on that certain Final Plat of Walnut Village; Prepared for Meybohm Riverwood, LLC, by H&C Surveying, Inc., dated June 15, 2020 and recorded in the Office of the Register of Deeds for Aiken County on July 13, 2020, where it appears in Book PL 62, at Pages 226, 227, 228, and 229: 80' Setback; 20' Rear Setback Line; 5' Side Setback Lines; 15' Wide Water Line Easement; 100' SCE&G Easement. As shown does affect.
29. Deed of Dedication For Northridge Drive Related to the Development of Phase I The Retreat At Walnut Village dated January 14, 2020 and recorded March 6, 2020 in the Office of the Aiken County RMC, where it appears in Book 4832, at Page 655. Does not affect.
30. Ingress Egress Easement Agreement between Walnut Lane Commercial Association, Inc.; Meybohm Riverwood, LLC and GION, LLC dated August 6, 2020 and recorded August 7, 2020 in the Office of the RMC for Aiken County, where it appears in Book 4863, at Page 127. Does not affect.

TM# 010-18-10-004
SITE # 4
N/F
MEYBOHM RIVERWOOD, LLC.
PB 62, PG 226-229

TM# 010-18-10-002
SITE # 2
N/F
MEYBOHM RIVERWOOD, LLC.
PB 62, PG 226-229

SITE # 3
TM# 010-18-10-003
4.545 Acres
197978 Sq. Feet
PB 62, PG 226-229
(SITE UNDER CONSTRUCTION)

- NOTE:**
- A.) ADDRESS NOT PROVIDED
 - B.) AREAS OF SITE UNDER CONSTRUCTION UNFINISHED STORM DRAINS, ROAD, AND SEWER.
 - C.) SITE #3 IS LOCATED IN A FLOOD ZONE "X" PER FIRM 45003C0305E, DATED 6/19/2012
- ENCROACHMENTS**
- E-1. OVERHEAD ELECTRIC GUY WIRES
 - E-2. PRIVATE DRIVE AND ASSOCIATED UTILITIES
 - E-3. SANITARY SEWER SERVICE LINE
 - E-4. RIP-RAP DRAINAGE SWALE
 - E-5. PERVIOUS FENCE
 - E-6. WATER VALVE



STATE OF SOUTH CAROLINA
COUNTY OF AIKEN
TAX MAP NO 010-18-10-003
SCHULTZ TOWNSHIP
CITY OF NORTH AUGUSTA



MARK	DATE	DESCRIPTION
1	N/A	N/A

SURVEYED	DATE	FILE NUMBER
DRAWN BY	DATE	FILE NAME
CHECKED BY	DATE	FILE NAME

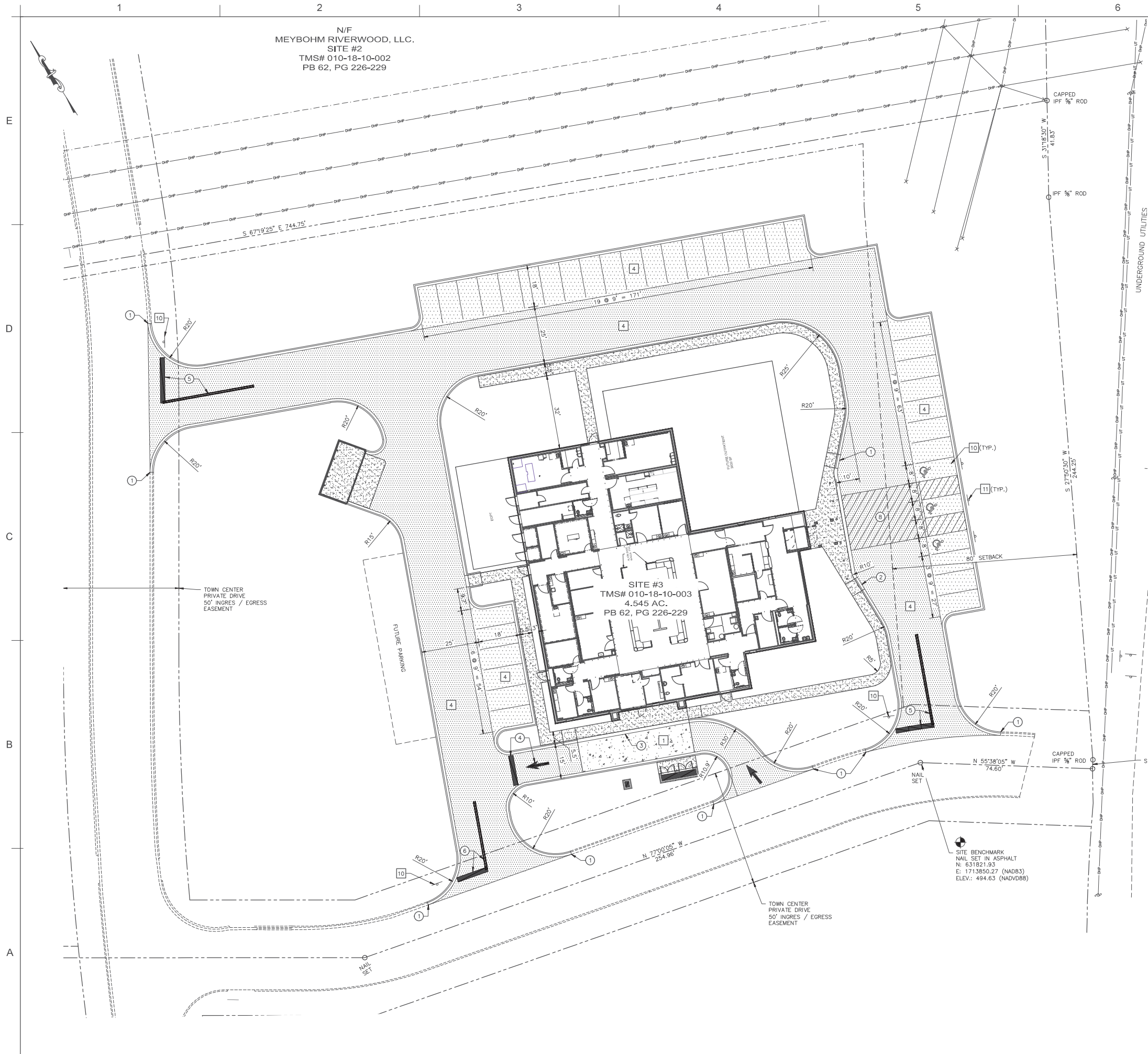
ALTA/NSPS
PLAT PREPARED FOR
FIRST AMERICAN TITLE INSURANCE COMPANY
&
AIKEN REGIONAL MEDICAL CENTERS, LLC
A SOUTH CAROLINA LIMITED LIABILITY COMPANY

SHEET IDENTIFICATION
V-01
SHEET 1 OF 1

To First American Title Insurance Company, Aiken Regional Medical Center, LLC, a South Carolina Limited liability company: This is to certify that this map or plat and the survey on which it is based, were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 5, 8, 13, 14, 16, 17, 19, 20, and 21 of Table A thereof. The fieldwork was completed on October 6, 2020.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.





7436 BROAD RIVER ROAD
SUITE 212
IRMO, SC 29063
803-781-3141
ADCENGINEERING.COM
ADC PROJECT # 20301

UHS - AIKEN REGIONAL MEDICAL CENTER - FED UNIVERSAL HEALTH SERVICES, Inc.
367 South Gulph Road
P.O. Box 61558
King of Prussia, PA 19406

GA PROJECT No: UHS14 - SWEETWATER

GIATTINA AYCOCK ARCHITECTURE STUDIO INC.
1827 First Avenue North, Suite 100
Birmingham, AL 35203
PO BOX 55488 AL 35255
P. 205.933.8060
GASTUDIO.COM

LEGEND		
NEW	EXISTING	DESCRIPTION
N/A	+	BENCHMARK/CONTROL POINT
N/A	⊗	BUILDING
N/A	⊗	CURB AND GUTTER
[Pattern]	[Pattern]	LIGHT DUTY CONCRETE PAVEMENT
[Pattern]	[Pattern]	LIGHT DUTY ASPHALT PAVEMENT
[Pattern]	[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	[Pattern]	ASPHALT PAVEMENT SCDOT ROW
[Pattern]	[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	N/A	GRAVEL SURFACE
①	N/A	KEY NOTE REFERENCE
○	N/A	CHAIN LINK FENCE
- - -	N/A	BUILDING SETBACK/BUFFER

GENERAL NOTES
1. SEE SHEET C1.1 FOR ADDITIONAL GENERAL NOTES.

- KEY NOTES**
- CONNECT NEW CURB AND GUTTER TO EXISTING. MATCH EXISTING SECTION.
 - TAPER CURB VERTICALLY FROM 6" TO 0" FROM CURVE TANGENT TO CONCRETE PAD. COORDINATE WITH SHEET C3.1.
 - CONTINUE FALSE CURB AND GUTTER ON NORTH SIDE AND SOUTH SIDE OF PAD IN LOCATIONS INDICATED.
 - INSTALL STOP BARS AND DIRECTIONAL ARROWS AS INDICATED. SEE DETAILS.
 - INSTALL STOP BAR AND 40' OF DOUBLE YELLOW CENTERLINE PAINT STRIPES AS INDICATED. SEE DETAIL X/XY.
 - INSTALL STOP BAR AND 30' OF DOUBLE YELLOW CENTERLINE PAINT STRIPES AS INDICATED. SEE DETAIL X/XY.
 - COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATION OF BOLLARDS AND COLUMNS.
 - STRIPED CROSSWALK AREA 4" WIDE STRIPES AT A 45° ANGLE, 2' O.C (WHITE).

DETAIL REFERENCES

I.D.	DETAIL NO.	DESCRIPTION
1	3/C5.1	HEAVY DUTY CONCRETE PAVEMENT
2	4/C5.1	LIGHT DUTY CONCRETE PAVEMENT
3	2/C5.1	HEAVY DUTY ASPHALT PAVEMENT
4	1/C5.1	LIGHT DUTY ASPHALT PAVEMENT
5	7/C5.1	CURB AND GUTTER
6	8/C5.1	TAPER CURB AND GUTTER
7	9/C5.1	STOPBAR
8	14/C5.1	HANDICAP SPACE
9	15/C5.1	HANDICAP SIGN
10	12/C5.1	STOP SIGN

PARKING INFORMATION
CITY REQUIREMENTS: 3 PER PHYSICIAN + 2 PER TREATMENT ROOM
PARKING SPACES PROVIDED: 38 (3 HC ACCESSIBLE SPACES)

IMPERVIOUS AREA INFORMATION
INCREASE OF IMPERVIOUS AREA = 1.17 ACRES. (INCLUDES FUTURE BUILDING EXPANSION AND PARKING)

ISSUE SCHEDULE:

-	///
-	///
-	///

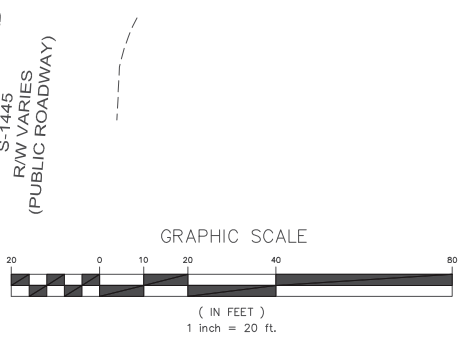
REVISION SCHEDULE:

NUM.	DESCRIPTION	DATE

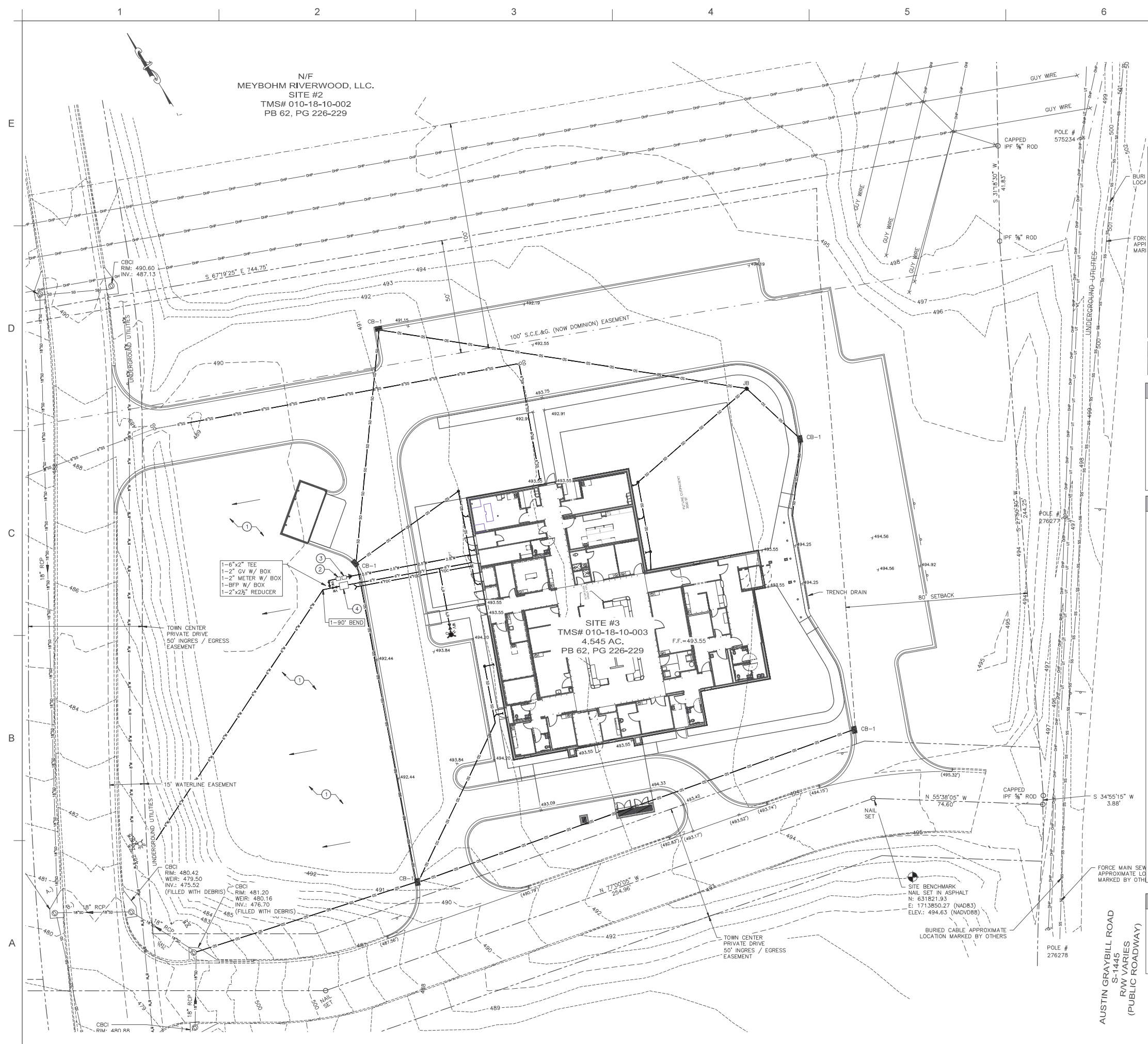
CURRENT DRAWING SET:
CONSTRUCTION SET

ISSUE DATE: 2/19/2021

SHEET:
STAKING PLAN



C2.1



N/F
MEYBOHM RIVERWOOD, LLC.
SITE #2
TMS# 010-18-10-002
PB 62, PG 226-229

SITE #3
TMS# 010-18-10-003
4.545 AC.
PB 62, PG 226-229

1-6"x2" TEE
1-2" GV W/ BOX
1-2" METER W/ BOX
1-BFP W/ BOX
1-2"x2" REDUCER

7436 BROAD RIVER ROAD
SUITE 212
IRMO, SC 29063
803-781-3141
ADCENGINEERING.COM
ADC PROJECT # 20301

UHS - AIKEN REGIONAL MEDICAL CENTER - FED UNIVERSAL HEALTH SERVICES, Inc.
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1327 First Avenue North, Suite 100
Birmingham, AL 35203
PO BOX 55488 AL 35255
P. 205.933.9060
GASTUDIO.COM

NEW	EXISTING	DESCRIPTION
N/A	⊙	BENCHMARK/CONTROL POINT
N/A	---	PROPERTY LINE
N/A	▭	BUILDING
N/A	○	TREE
360	○	CONTOUR
x 360.50'	x (360.50')	SPOT ELEVATION
⊙	⊙	FIRE HYDRANT
⊙	⊙	LIGHT POLE
⊙	⊙	WATER VALVE
⊙	⊙	WATER METER
---	---	WATER MAIN/SERVICE
---	---	STORM DRAIN LINE w/STRUCTURE
---	---	SANITARY SEWER LINE w/MANHOLE
---	---	SANITARY SEWER CLEANOUT
①	N/A	KEY NOTE REFERENCE

GENERAL NOTES

- SEE SHEET C1.1 FOR ADDITIONAL GENERAL NOTES.

KEY NOTES

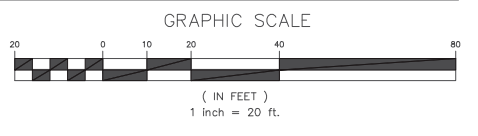
- GRADE AREA INDICATED FOR POSITIVE DRAINAGE TOWARDS THE WEST.
- CONTRACTOR TO INSTALL 2" METER PROVIDED BY THE CITY OF EDGEFIELD COUNTY WATER AND SEWER. INSTALL METER IN JUMBO METER BOX PROVIDED AND INSTALLED BY CONTRACTOR. METER TO BE RELEASED TO CONTRACTOR AFTER FEES ARE PAID BY THE OWNER.
- CONTRACTOR TO PROVIDE AND INSTALL SCHEC APPROVED TESTABLE BACKFLOW PREVENTION DEVICE IN JUMBO METER BOX. CONTRACTOR TO TEST BACKFLOW PREVENTER AND SUBMIT RESULTS TO THE TOWN UTILITY DEPARTMENT AND ENGINEER.
- CONTRACTOR TO INSTALL CHECK VALVE. SEE DETAIL.

GRADING NOTES

- DURING CONSTRUCTION AND UNTIL TURF IS ESTABLISHED, USE THE SILT FENCE STORM INLET SEDIMENT TRAP SHOWN ON DETAIL SHEET AROUND ALL INLETS AND PLACE AND MAINTAIN SILT FENCES AS REQUIRED TO PREVENT EROSION AND SEDIMENTATION RUNOFF.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION AND AVAILABILITY OF ALL UTILITIES AFFECTING THE PROJECT ON AND OFF THE SITE.
- THE CONSTRUCTION OF ALL STREETS & DRAINAGE FACILITIES SHALL BE GOVERNED BY RICHLAND COUNTY STANDARD SPECIFICATIONS & SCDOT STANDARD SPECIFICATIONS LATEST EDITION.
- CONTRACTOR SHALL USE THE INLET SEDIMENT PROTECTION ON ALL INLETS UNTIL THE AREA DRAINING TO THE INLET HAS BEEN STABILIZED.
- ALL FILL AREAS TO BE COMPACTED AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND/OR SPECS.
- CONTRACTOR TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY RICHLAND COUNTY OR SCDEEC.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY CONSTRUCTION.
- CONTRACTOR TO REPAIR ANY DAMAGE DONE TO EXISTING PAVEMENT, FENCING, ETC. DUE TO CONSTRUCTION ENTIRELY AT HIS EXPENSE.
- CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM CONSTRUCTION AREAS. CONTRACTOR TO DAILY REMOVE MUD/SOIL FROM PAVEMENT AS REQUIRED.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- ALL UNDERGROUND LOCATIONS ARE APPROXIMATE PER DRAWINGS AND LOCATIONS SUPPLIED BY VARIOUS UTILITY COMPANIES.
- SEE SOILS REPORT FOR RECOMMENDATIONS AND CONDITIONS OF EXISTING SOILS.
- ALL DEMOLISHED ITEMS TO BE REMOVED FROM SITE AND DISPOSED OF IN LEGAL MANNER.
- ALL STORM WATER PONDS, OUTLET STRUCTURES, AND PIPING TO BE SURVEYED BY A REGISTERED LAND SURVEYOR AND SENT TO ENGINEER TO VERIFY DESIGN CONFORMANCE AND PREPARATION FOR FINAL PROJECT CLOSEOUT WITH RICHLAND COUNTY AND SCDEEC.
- ALL STORM WATER PIPING TO BE CAMERA INSPECTED A MIN. 30 DAYS AFTER INSTALLATION TO INSURE PROPER INSTALLATION. PROVIDE COPY OF DVD TO ENGINEER AND OWNER FOR REVIEW. REPAIR ANY PIPE NOT PROPERLY INSTALLED AT NO ADDITIONAL COST TO OWNER.

PIPING NOTES - STORM

- ALL STORM DRAIN LINES 12" AND LARGER SHALL BE HP STORM DUAL WALL POLYPROPYLENE PIPE BY ADS (OR APPROVED EQUAL), OR RCP CLASS III UNLESS OTHERWISE INDICATED.
- ALL ROOF DRAIN LINES SHALL BE HDPE N12 WITH WATERTIGHT JOINTS.
- THE CONTRACTOR HAS THE OPTION OF USING RCP OR HDPE PIPE FOR ALL STORM DRAINAGE LINES.



ISSUE SCHEDULE:

NO.	DESCRIPTION	DATE
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4		

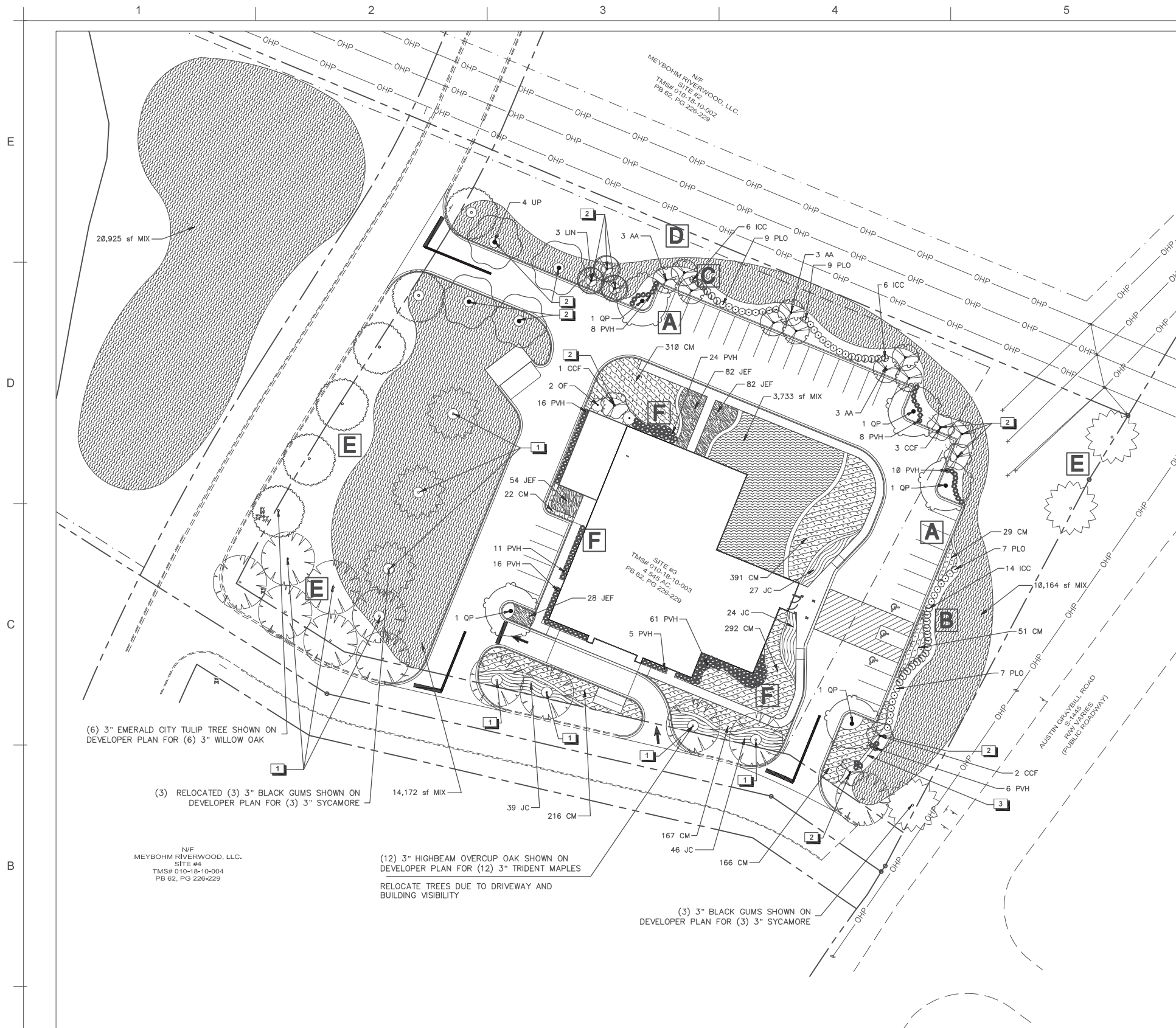
REVISION SCHEDULE:

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CURRENT DRAWING SET:
CONSTRUCTION SET

ISSUE DATE: 2/19/2021
SHEET:
GRADING, DRAINAGE, AND UTILITY PLAN

C3.1



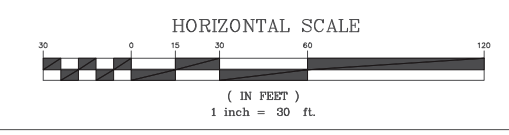
CITY OF NORTH AUGUSTA LANDSCAPING REQUIREMENTS:

A	INTERIOR PARKING LOT LANDSCAPING	
	REQUIRED:	PROPOSED:
	1 LARGE TREE / EVERY 10 PARKING SPACES 2 SMALL TREES / EVERY 10 PARKING SPACES 8 SHRUBS / EVERY 10 PARKING SPACES	4 LARGE TREES 8 SMALL TREES 32 SHRUBS
B	PERIMETER LANDSCAPING FOR PARKING AREA (ADJACENT TO STREET)	
	REQUIRED:	PROPOSED:
	15 FEET WIDE 1 PLUS 1 LARGE TREE FOR EVERY 60 FEET 1 PLUS 1 SMALL TREE FOR EVERY 40 FEET 1 PLUS 1 SHRUB FOR EVERY 5 FEET LENGTH: 135 LF	4 LARGE TREES 5 SMALL TREES 28 SHRUBS
C	PERIMETER LANDSCAPING FOR PARKING AREA (ADJACENT TO SIDE AND REAR PROPERTY LINE)	
	REQUIRED:	PROPOSED:
	5 FEET WIDE 1 PLUS 1 SMALL TREE FOR EVERY 40 FEET 1 PLUS 1 SHRUB FOR EVERY 5 FEET LENGTH: 154 LF	5 SMALL TREES 32 SHRUBS
D	BUFFER TYPE (A) NORTH PROPERTY LINE	
	REQUIRED:	
	* EXEMPT FROM REQUIREMENTS DUE TO POWER LINE EASEMENTS - SECTION 10.5.2.2. OF ARTICLE 10 - LANDSCAPING REQUIREMENTS	
E	STREET TREE LANDSCAPING FOR LAND USE CLASS (3)	
	REQUIRED:	ALREADY PROVIDED BY DEVELOPER
	1 PLUS 1 LARGE TREE / EVERY 40 FEET	
F	PERIMETER OF THE BUILDING FOOTPRINT LANDSCAPING	
	REQUIRED:	PROPOSED:
	1 SHRUB OR SMALL TREE PER EVERY 5' OF THE PERIMETER OF PRINCIPAL STRUCTURE 494' / 5 = 99 SHRUBS	99 SHRUBS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	RELOCATED TREES DUE TO DRIVEWAY / BUILDING VISIBILITY
2	REQUIRED PARKING LOT PLANTING - LOCATED DUE TO BUILDING VISIBILITY
3	APPROXIMATE LOCATION OF MONUMENT SIGN

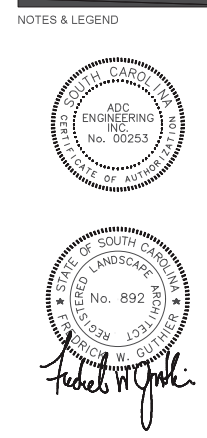
- GENERAL NOTES**
1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.
 3. THE CONTRACTOR SHALL LOCATE ALL PROPOSED & EXISTING UTILITIES PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.
 4. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.



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GA PROJECT No: UHS14- SWEETWATER

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ISSUE SCHEDULE:

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REVISION SCHEDULE:

NUM.	DESCRIPTION	DATE

CURRENT DRAWING SET:
CONSTRUCTION SET

ISSUE DATE: 02/17/2021

SHEET:
LANDSCAPE PLANTING PLAN

L200

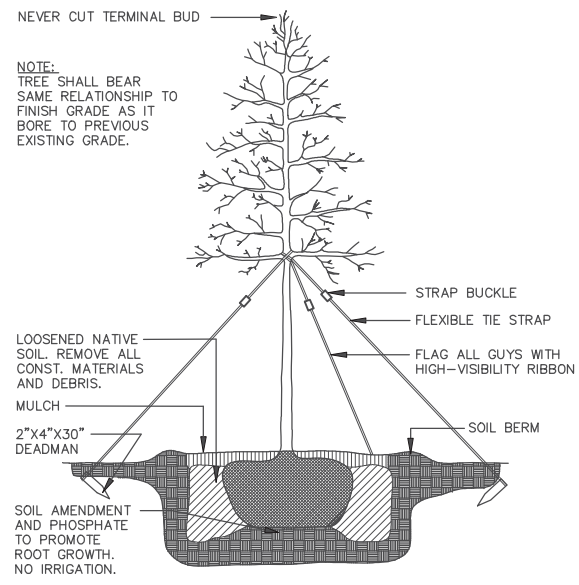
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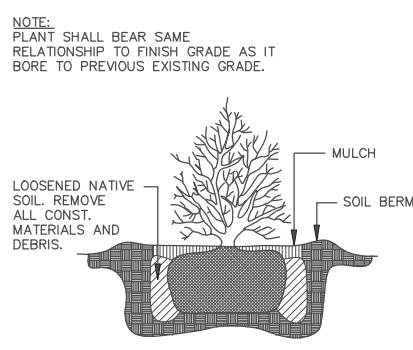
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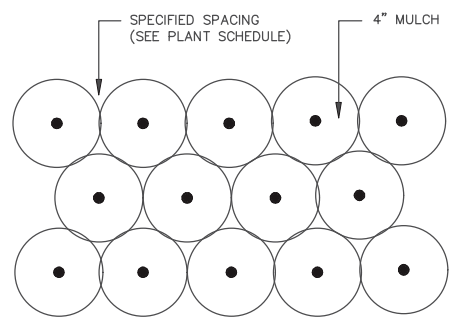
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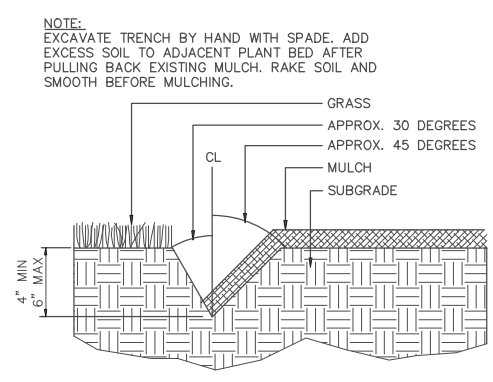
DETAIL - TREE PLANTING
NO SCALE



DETAIL - SHRUB PLANTING
NO SCALE



DETAIL - GROUND COVER PLANTING
NO SCALE



DETAIL - TRENCH EDGING
NO SCALE

TREE PROTECTION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAUL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR WILL PROVIDE NECESSARY BARRICADES AND FENCING SO AS TO DIVERT AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM TREES. THE BARRICADES AND FENCING TYPE SHALL BE AS SHOWN ON THE CIVIL CONSTRUCTION DOCUMENTS.
3. MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREES UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.
4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.
5. ALL TREES INTENDED TO BE SAVED WHICH HAVE BEEN DAMAGED DUE TO CONSTRUCTION PRACTICES, SHALL BE INSPECTED AND TREATED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.
6. NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING, OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER.
7. NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES. CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

GENERAL PLANTING NOTES

1. INSTALL TRENCH EDGING IN ALL AREAS WHERE PLANT BEDS ARE ADJACENT TO LAWN AREAS AS WELL AS ALL TREES LOCATED IN LAWN AREAS.
2. ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" PINESTRAW MULCH. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS AND NEW CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE & THROUGHOUT THE MAINTENANCE CONTRACT PERIOD IF APPLICABLE.
4. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE REPAIRED, GRADED, & GRASSED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL RE-SPREAD EXISTING TOPSOIL STOCKPILED ON SITE, AND SHALL PROVIDE SUPPLEMENTAL TOPSOIL AS NEEDED. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.
6. ALL PLANT BEDS SHALL RECEIVE A WEED INHIBITOR ("PREEN" OR EQUAL).
7. QUANTITIES LISTED ARE AN ESTIMATE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR MUST VERIFY COUNT FROM PLAN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. COMPENSATION BY OWNER SHALL NOT BE IN ORDER FOR MISCALCULATIONS. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT AND OWNER.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER.
9. PLANTING SHALL BE DONE ACCORDING TO SPECIFICATIONS DEVELOPED FROM THE MOST RECENT EDITION OF THE 'BEST MANAGEMENT PRACTICES FOR TREE PLANTING', PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (WWW.ISA-ARBOR.COM). (ORD. 055-12HR; 10-16-12).
10. THE HEIGHT-TO-TRUNK CALIPER RATIO, ROOT BALL SIZES, OR SPREAD RELATIONSHIP FOR ANY TREE TO BE PLANTED SHALL MEET THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

TREE MAINTENANCE

- FERTILIZATION**
FERTILIZE THE DRIP-LINE OF ALL TREES WITH A BALANCED FERTILIZER AT THE RATE OF 2 POUNDS OF NITROGEN PER 1000 SQUARE FEET. FERTILIZATION SHALL BE BY THE "DEEP ROOT FEEDING" METHOD AND SHALL BE APPLIED DURING SPRING AND FALL BY A CERTIFIED ARBORIST.
- INSECT AND DISEASE CONTROL**
ALL TREES SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS FOR INSECT AND DISEASE INFESTATION. ANY NOTED INFESTATIONS SHALL BE TREATED WITH AN APPROVED PESTICIDE AS PER MANUFACTURER RECOMMENDATIONS.
- PRUNING**
TREES SHALL BE INSPECTED YEARLY BY A CERTIFIED ARBORIST AND PROPERLY PRUNED AS REQUIRED. ALL WEAK GROWTH SHALL BE REMOVED. ALL BRANCHES OVER 1" DIAMETER SHALL BE REMOVED BY THE DOUBLE CUT METHOD AND TREATED AS NECESSARY TO PREVENT INFECTION. NEVER TOP OR SHEAR EXISTING TREES.
- SOIL**
THE EXISTING SOIL SHALL BE TESTED AT REGULAR INTERVALS BY A QUALIFIED SOILS LABORATORY. SOIL AMENDMENTS SHALL BE ADDED AS DIRECTED BY THE LABORATORY TO ENSURE THE PROPER SOIL PH.

IRRIGATION NOTES

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.
3. ALL NEW PLANTED AND DISTURBED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED BY IRRIGATION CONTRACTOR. SHOP DRAWINGS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. NEW LANDSCAPE IRRIGATION SYSTEM SHALL BE CONNECTED TO THE EXISTING SYSTEM. IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE GENERAL CONTRACTOR.
5. PIPE SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR AS NECESSARY. COORDINATE WITH GENERAL CONTRACTOR.
6. IRRIGATION TIME CLOCK LOCATION SHALL BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. ALL CATEGORIES OF EQUIPMENT (E.G. - VALVES, HEADS, ETC.) SHALL BE OF A SINGLE MANUFACTURER.
8. PROVIDE MINI-CLICK (OR APPROVED EQUAL) RAIN SENSOR AND INTEGRATE WITH CONTROLLER.
9. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.
10. IRRIGATION SYSTEM SHALL BE MAINTAINED AND GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER.
11. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES IS THE RESPONSIBILITY OF IRRIGATION CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.
12. CONTRACTOR SHALL PROVIDE 3 COPIES OF SYSTEM AS BUILTS TO OWNER UPON COMPLETION.

PLANT SCHEDULE

UNDERSTORY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CALIPER	HEIGHT	QTY
	AA	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY SINGLE-TRUNK	CONTAINER	1" CAL.	6' HT. MIN.	9
	CCF	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD SINGLE STEM	CONTAINER	1.5" CAL.	6' HT. MIN.	6
	LIN	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE SINGLE-TRUNK	CONTAINER	1.5" CAL.	6' HT. MIN.	3
CANOPY TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CALIPER	HEIGHT	QTY
	QP	QUERCUS PHELLOS 'WYNSTAR' / WILLOW OAK	CONTAINER	2" CAL. MIN.	8' HT. MIN.	5
	UP	ULMUS PARVIFOLIA 'ALLEE' / LACEBARK ELM	CONTAINER	2" CAL. MIN.	8' HT. MIN.	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY
	PVH	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	CONTAINER	1 GAL.	@ 3' O.C.	165
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY
	ICC	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY	CONTAINER	24" MIN. HT.	@ 4' O.C.	26
	OF	OSMANTHUS FRAGRANS / SWEET OLIVE	CONTAINER	24" MIN. HT.	@ 9' O.C.	2
	PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	CONTAINER	24" MIN. HT.	@ 4' O.C.	32
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	FIELD3	QTY
	CM	CAREX MORROWII 'VARIEGATA' / VARIEGATED JAPANESE SEDGE	CONTAINER	4" POT	@ 24" O.C.	1,644
	JEF	JUNCUS EFFUSUS / SOFT RUSH	CONTAINER	1 GAL.	@ 36" O.C.	111
	JC	JUNIPERUS CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC SHORE JUNPER	CONTAINER	1 GAL.	@ 36" O.C.	136
	MX	WILDFLOWER / SEED MIX MIX 137 - SOUTHERN WILDFLOWER GARDEN MIX - PLANTS RATE AND INSTALLATION PER 'ROUNDSTONE NATIVE SEED.LLC' SPECIFICATIONS	SEED			48,385 SF

LANDSCAPE PLANT MATERIAL SHALL BE #1 QUALITY, AND MEET OR EXCEED ANLA STANDARDS. LANDSCAPE ARCHITECT SHALL REVIEW ALL PLANT MATERIAL PRIOR TO INSTALLATION, CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY TO SCHEDULE PLANT REVIEW ON SITE. LANDSCAPE ARCHITECT / OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT AND DOES NOT MEET THE HIGHEST STANDARDS.

UHS - AIKEN REGIONAL MEDICAL CENTER - FED UNIVERSAL HEALTH SERVICES, Inc.
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GA PROJECT No: UHS14 - SWEETWATER

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NOTES & LEGEND



ISSUE SCHEDULE:

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REVISION SCHEDULE:

NUM.	DESCRIPTION	DATE
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CURRENT DRAWING SET: CONSTRUCTION SET

ISSUE DATE: 02/17/2021

SHEET: LANDSCAPE PLANTING DETAILS & SCHEDULE

L300

**UHS - AIKEN
REGIONAL
MEDICAL
CENTER - FED**
UNIVERSAL HEALTH
SERVICES, Inc.

357 South Gulph Road
King of Prussia, PA 19406

GA PROJECT No: 1862-VALLEY VISTA



NOTES & LEGEND

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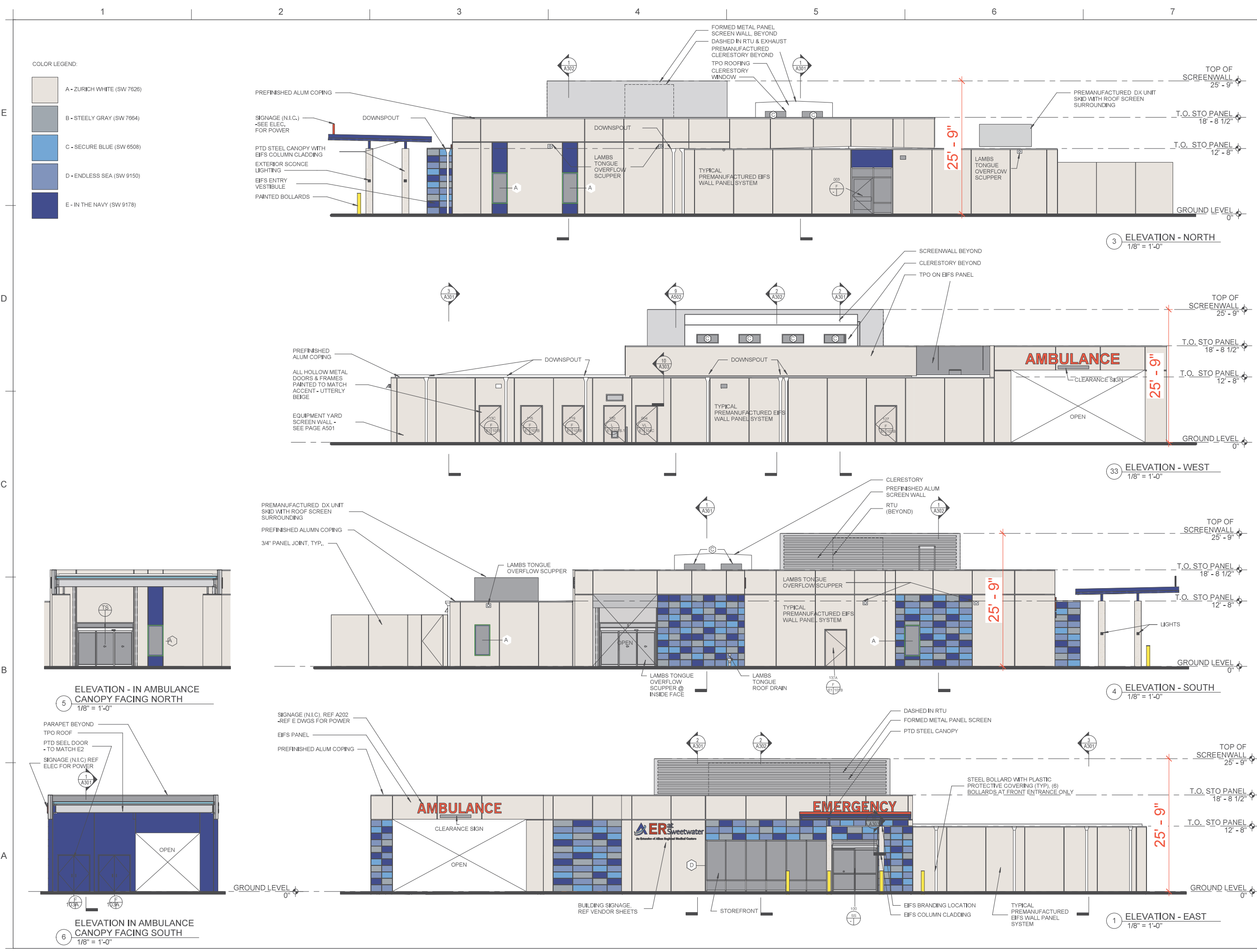
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CURRENT DRAWING SET:
CONSTRUCTION SET

ISSUE DATE: 10/01/2020

SHEET:
**BUILDING
ELEVATIONS**

A201



AUDIT IMPLEMENTATION

HOW TO USE THE AUDIT

The purpose of the audit is to identify recommendations for improving the North Augusta Development Code. The results summarized in this section of the report should be used as a guide for directing the code rewrite and organization, not as a series of strict mandates. For each key recommendation, there may be many ways to respond either in regulation or organization. To provide further guidance, best practices have been identified that provide one or more examples of alternative methods or approach.

Additional issues and recommendations will invariably come up during the rewrite process itself. There must be enough flexibility in design and mindset to allow that to happen organically. Some recommendations may need to be addressed in increments. Still others may require amendment or realignment of other adopted policies or sections of the City Code of Ordinances as part of full implementation.

A Summary of Key Findings

Following four months of research, review and analysis, the audit team developed a list of key issues as a foundation for their ultimate recommendations. These are listed below with a brief explanation. The summary matrix contains:

- a. A list of all recommendations for the North Augusta Development Code,
- b. A forecast of the degree of difficulty in implementing the recommendation visually indicated on scale ranging from easy to difficult formatted as: ○○○○○,
- c. The relative priority of the recommendation indicated numerically where 1=urgent, 2=important, 3=desirable, and 4=should be considered but could be part of a future update.



CORE FINDINGS AND RECOMMENDATIONS - PART I - CODE CHARACTERISTICS

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
Code Structure and Format		
1) Organization		
a. Ensure that articles and the sections within them flow together and that the arrangement of the code is as intuitive as possible.	●○○○○	
b. Consolidate definitions and other material such as waivers as much as possible. The only exception should be the definition for a word or term that is only used in that one place within the code.	●○○○○	
c. Eliminate unnecessary redundancy; use cross-references where needed.	○●○○○	
2) Language		
a. Use the simplest words and sentence structures possible to convey information.	○●○○○	
b. Strive for clarity in word choice and presentation.	○●○○○	
c. Include text on how to use and interpret comments and the provisions contained within them if they are kept.	○●○○○	
d. Do not mix regulation with definitions, purpose statements, or other explanatory text.	○○●○○	
e. Develop a methodology for writing that includes capitalization and numbering conventions, and how position titles are to be referenced to provide consistency throughout the document.	●○○○○	
3) Tables and Graphics		
a. Improve the quality of tables and graphics so that material is legible and easy to follow.	○●○○○	
b. Consolidate some tables to provide a single place to look for information and to reduce the complexity of interpretation.	○○●○○	
c. Include more graphics to illustration concepts and regulations.	○○●○○	
d. Ensure the Official Zoning Map contains all zoning districts currently applied within the city's zoning jurisdiction including floodplain overlay districts.	●○○○○	
4) Navigation		
a. Create a fully functional online version of the code.	○○●○○	

CORE FINDINGS AND RECOMMENDATIONS - PART I - CODE CHARACTERISTICS

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
b. Insert hyperlinks and other tools to allow for ease of moving around the code.	○○●○○	

Process and Administration

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
1) Reorganize, clarify, and streamline requirements.	○○●○○	
2) Use checklists when possible to organize application and site plan requirements.	○●○○○	
3) Make sure the city's website contains application forms as fillable PDFs that can be downloaded and delivered to the city or sent electronically.	●○○○○	
4) Add planning capacity. Conduct a survey or benchmark the city against cities of similar size and planning and building activity to determine an appropriate level of staffing.	○○○●○	
5) Reorganize code content to group waiver processes.	○●○○○	
6) Add a new code section on roles and responsibilities that outlines all the "players" involved in code administration and enforcement and lists their various duties and authorities.	○●○○○	
7) Overhaul the planned development district process to require detailed site plans, to clarify that it is not intended for speculative development proposals, to include a clear process for rezoning if development does not occur within the time frames given, and to place new emphasis on impacts to neighborhoods and public infrastructure.	○○○●○	
8) Reorganize and streamline the waiver process.	○●○○○	
9) Reduce the opportunity for internal consistency by reducing code complexity and cross-referencing relevant sections to the highest effective level (i.e., Section 10.6.5 rather than 10.6.5.1).	○○●○○	

CORE FINDINGS AND RECOMMENDATIONS - PART II - REGULATORY CONTENT

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
Use Pattern System		
1) Reorganize the use pattern section to eliminate redundant statements	○○○●○	
2) Eliminate or minimize cross references throughout the use pattern section	○●○○○	
3) Reorganize the use pattern section to eliminate redundant statements	○○●○○	
Overlay District System		
1) Eliminate purpose statement redundancies and other narrative redundancies	○●○○○	
2) Standardize organization of overlay presentation	○●○○○	
3) Eliminate conflicts and vagaries in overlays through streamlined and simplified statement of requirements	○●○○○	
4) Consider conversion of selected overlay districts to independent base districts	○○○○●	
5) Assess design parameters for impact on redevelopment feasibility, adjusting as needed	○○○●○	
District Precision		
1) Rename the districts to better reflect their intent and character. Rather than relying on complicated naming conventions that referencing acreage or having unclear clear relation intent, rename to clearly describe what districts meant to accomplish with terminology readily understood and accessible the public;	○○●○○	
2) Restructure district format so that each has a clear purpose statement, illustrates the bulk and dimensional requirements, provides cross-reference to applicable design standards found in other sections of the code, and includes any district-specific standards in one place to allow for quickly understanding what is permitted, where to look for additional information related to development standards, and grasp a general sense the district;	○○○●○	

CORE FINDINGS AND RECOMMENDATIONS - PART II - REGULATORY CONTENT

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
<p>3) Expansion of uses in both residential and mixed districts. Revise the purpose and intent of districts for meaningful mixed use, reflecting the unique character of neighborhoods while allowing for a range of housing types and scalable retail and service delivery. Look to zoning best practice to inform housing types appropriate for both low and high intensity districts, and evaluate existing mixed-use districts for additional needs or to cull those uses that may not be best suited for the character and feel of a particular area.</p>	<p>○○○●○</p>	

Planned Developments

<p>1) Develop a complete digital inventory of all Planned Developments, particularly those approved before the adoption of the current code in 2010 including adoption date, uses within the development, existence general development plan, current status of, and other relevant information. This will uncover inadequacies of PDs, assist in anticipating adjustments needed, and inform the code rewrite process.</p>	<p>○○○●○</p>	
<p>2) Review and address options with regard to the issue of missing general development plans for some older Planned Developments.</p>	<p>○○○●○</p>	
<p>3) Review and update as needed Planned Development regulations to reflect the requirement of a true mix of uses per South Carolina case law while allowing reasonable subsequent phasing of developments.</p>	<p>○○○●○</p>	
<p>4) Review and update Planned Development regulations to enable and require consistent requirements for current and future phases.</p>	<p>○○○●○</p>	
<p>5) Review and update Planned Development regulations to accommodate reasonable major changes to Planned Developments that have been approved but not yet developed.</p>	<p>○○○●○</p>	

Land Development Methods

<p>1) Streamline the development submission and review process:</p>		
<p>a. Develop an online development permitting and review process that will enable staff and developers to monitor progress, deadlines, and provide necessary information as needed.</p>	<p>○○○●○</p>	
<p>b. Enable the submission of required materials in digital format in concert with online permitting.</p>	<p>○○●○○</p>	

CORE FINDINGS AND RECOMMENDATIONS - PART II - REGULATORY CONTENT

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
b. Clarify and make explicit required review meetings, deadlines, processes, expectations, and options for all stages of review.	○●○○○	
3) Develop a user's guide that provides a step-by-step summary of code requirements for review and approval. This should include a flow chart that provides timeframes and deadlines for submittal and approval. The guide could be provided as a supplement to the Code rather than as a part of the Code itself.	○●○○○	
4) Consolidate relevant land development regulations and requirements in the Code to make it easier for developers to find the information needed for submission.	○●○○○	
5) Provide indexing and hyperlinks to improve usability and reduce time needed on the part of developers and staff to find important information and requirements.	○○●○○	
6) Incorporate flexibility into the subdivision review process to reduce time needed to resolve issues.	○○●○○	
7) Seek solutions to issues related to staff capacity.	○○○●○	
8) Incorporate best practices in terms of administration, review, and enforcement.	○○●○○	

Nonconformities

1) Article 19 or its predecessor should be renamed Nonconformities.	●○○○○	
2) The North Augusta Development Code addresses nonconforming lots, uses, structures, site improvements, and billboards. However, it does so under the umbrella title of Nonconforming Uses which is a misnomer.	●○○○○	
3) Included with Article 19 are definitions as well as some waiver provisions. It is the opinion of the auditors that these elements should be moved to their respective parts: definitions and administrative provisions.	●○○○○	
4) The determination clauses included in this title appear to serve little purpose and should be removed.	●○○○○	

CORE FINDINGS AND RECOMMENDATIONS - PART II - REGULATORY CONTENT

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
5) Section 19.3.2 Subsequent Nonconforming Lot implies that it is possible to legally subdivide a lot that does not meet the requirements of the North Augusta Development Code. That shouldn't be the case. Instances where lots may be legally created that do not meet the code are typically exempt and therefore would not be nonconforming. Such lots include cemetery plots, court-ordered subdivisions, and those specifically meeting the exemptions outlined in S.C. § 6-29-1110(4).	●○○○○○	
6) A separate section for nonconforming features and including site improvements is recommended.	●○○○○○	
Conditional Uses		
1) Place all conditional use standards in one location.	○○●○○○	
2) Ensure that there are clear and enforceable standards for each conditional use.	○○○●○○	

Steering Committee Review Draft
2.26.21

CODE CONSIDERATIONS FOR EMERGING TRENDS

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
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Housing Choice and Affordability

1) Remove triplexes and quadruplexes from the definition of multifamily housing and directly address this housing type wherever needed in the code.	○○●○○	
2) Consider creating new development types to specifically address bungalow courts and tiny home developments.	○○●○○	
3) Expand the range of single-family districts that permit triplexes and quadruplexes.	○○●○○	
4) Clarify design standards that address the appearance of triplexes, quadruplexes, and accessory dwelling units in mixed-residential areas.	○○●○○	
5) Consider eliminating the mixed-residential district in favor of greater integration of housing choice into single-family residential districts.	○○○○●	

Transportation Choice

1) Reevaluate bicycle, sidewalk, and trail standards to make sure they are still relevant and adequate.	○○●○○	
2) Require designated loading areas for large multifamily structures containing a minimum number of units (e.g., 20+).	○●○○○	
3) Require pedestrian and bike connectivity between uses/lots/neighborhoods where currently not addressed, especially where such connections significantly reduce on-street and conventional sidewalk connectivity distances.	○○●○○	
4) Require new neighborhoods and other developments to plan for future transit stops. Require installation where transit connectivity can be provided now or in the near future.	○○●○○	
5) Require sites to show rideshare (automotive and nonautomotive) and automated vehicle storage when proposed.	○○●○○	
6) Allow electric vehicle charging stations in parking lots throughout the city.	○○●○○	
7) Ensure that any setbacks in place for gasoline pumps at fueling stations, if any, do not apply to electric vehicle charging stations.	○●○○○	

Communications and Communications Infrastructure

CODE CONSIDERATIONS FOR EMERGING TRENDS

RECOMMENDATION	DEGREE OF DIFFICULTY	PRIORITY
1) Integrate model 5G wireless code standards; allow as conditional uses. Use the NACO and MASC model codes as guides	○○●○○	
2) Ensure utility infrastructure definitions and installation standards within the code and appendices include broadband and 5G service.	○●○○○	
3) Consider incentives for broadband-ready construction. Remove barriers, if any, to widespread installation.	○○○●○	

Energy Revolution

1) Develop standards for alternative energy systems such as solar and wind.	○○●○○	
2) Allow some form of energy generation in all zoning districts.	○○●○○	
3) Consider back-up and peak-shaving generators when developing conditions for approval.	○○●○○	

Urban Agriculture

1) Permit indoor plant-based agriculture and aquaculture in any district that permits non-residential uses.	○○●○○	
2) Encourage plant-based community gardens and pocket gardens in all residential and commercial zones.	○○●○○	
3) Consider suitable locations for fish ponds and whether or not hen-based coops are appropriate in residential areas.	○○●○○	
4) Encourage edible landscapes in all districts and consider making them a feature of future city park plans.	○○●○○	

***DEPARTMENT OF
PLANNING AND DEVELOPMENT***

***LIBBY HODGES
DIRECTOR***

***MONTHLY REPORT
FOR
FEBRUARY 2021***

February 2021 Staff Approvals

Residential Site Plans

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Structure
B21-0040	005-09-20-001	BEAZLEY DEVELOPMENT CO., INC.	258 PRESTON CT	PD	2/1/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0055	006-13-10-006	HAVENS SEAN M	924 CAMPBELLTON DR	R-14	2/2/2021	PRE-FAB STORAGE BUILDING 12' X 24'
B21-0058	106-00-10-005	METRO HOMESITES, LLC	1219 GREGORY LANDING DR	R-10	2/5/2021	NEW RESID CONST
B21-0059	106-00-07-022	METRO HOMESITES, LLC	1226 GREGORY LANDING DR	R-10	2/5/2021	NEW RESID CONST
B21-0060	106-00-07-032	METRO HOMESITES, LLC	1292 GREGORY LANDING DR	R-10	2/5/2021	NEW RESID CONST
B21-0061	106-00-07-043	METRO HOMESITES, LLC	6023 MOTTLED DUCK DR	R-10	2/5/2021	NEW RESID CONST
B21-0063	106-00-07-017	METRO HOMESITES, LLC	1202 GREGORY LANDING DR	R-10	2/8/2021	NEW RESID SFD
B21-0064	106-00-10-002	METRO HOMESITES, LLC	1203 GREGORY LANDING DR	R-10	2/8/2021	NEW RESID SFD
B21-0065	106-00-07-018	METRO HOMESITES, LLC	1206 GREGORY LANDING DR	R-10	2/8/2021	NEW RESID SFD
B21-0066	106-00-10-003	METRO HOMESITES, LLC	1209 GREGORY LANDING DR	R-10	2/8/2021	NEW RESID SFD
B21-0067	106-00-07-019	METRO HOMESITES, LLC	1212 GREGORY LANDING DR	R-10	2/5/2021	NEW RESID = SFD
B21-0068	006-16-01-008	PRICE PATRICK & MARIANNE B	1810 MARION AVE	R-5	2/8/2021	PRE-FAB STORAGE BUILDING 12' X 25'/HANDICAP RAMP
B21-0070	007-09-02-014	GREYSTONE CONSTRUCTION SERVICES, LLC	602 MOKATEEN AVE	R-5	2/11/2021	NEW RESID CONST SFD

City of North Augusta
Department of Planning and Development

B21-0075	006-18-07-014	FUNSTON JONATHAN G	1210 WEST AVE	R-10	2/16/2021	POOL HOUSE
B21-0085	002-12-05-012	NED MANOR	229 SETON CIR	R-14	2/18/2021	1445 SQ FT POOL HOUSE
B21-0086	010-14-16-005	RETREAT AT WALNUT VILLAGE LLC	514 WHISTLE STOP DR	GC	2/18/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0087	010-14-16-004	RETREAT AT WALNUT VILLAGE LLC	512 WHISTLE STOP DR	GC	2/18/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0088	010-14-16-003	RETREAT AT WALNUT VILLAGE LLC	508 WHISTLE STOP DR	GC	2/18/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0089	010-14-16-002	RETREAT AT WALNUT VILLAGE LLC	504 WHISTLE STOP DR	GC	2/18/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0104	003-16-14-003	GRAYBEAL LLC - RES BLDG	695 RAILROAD AVE	PD	2/19/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0105	002-11-05-011	WELSH CUSTOM HOMES	196 SETON CIR	R-14	2/22/2021	NEW RESID CONST SFD
B21-0107	002-16-05-002	CHACEY KENNETH A TRUSTEE	206 POST OAK LN	PD	2/23/2021	DETACHED SCREENED PORCH 700 SF
B21-0108	001-12-10-009	WANDO PARTNERS, LP	753 OTTO RUN	PD	2/23/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0109	001-12-10-008	WANDO PARTNERS, LP	759 OTTO RUN	PD	2/23/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0110	001-12-10-007	WANDO PARTNERS, LP	767 OTTO RUN	PD	2/23/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0111	001-12-10-006	WANDO PARTNERS, LP	773 OTTO RUN	PD	2/23/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0112	001-12-10-005	WANDO PARTNERS, LP	779 OTTO RUN	PD	2/23/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0113	001-12-10-004	WANDO PARTNERS, LP	787 OTTO RUN	PD	2/23/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0114	001-12-10-003	WANDO PARTNERS, LP	793 OTTO RUN	PD	2/23/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0116	001-12-11-011	WANDO PARTNERS, LP	754 OTTO RUN	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0117	001-12-11-010	WANDO PARTNERS, LP	760 OTTO RUN	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION

City of North Augusta
Department of Planning and Development

B21-0118	001-12-11-009	WANDO PARTNERS, LP	768 OTTO RUN	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0119	001-12-11-008	WANDO PARTNERS, LP	774 OTTO RUN	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0120	001-12-11-007	WANDO PARTNERS, LP	782 OTTO RUN	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0121	001-12-11-006	WANDO PARTNERS, LP	790 OTTO RUN	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0122	001-12-11-005	WANDO PARTNERS, LP	794 OTTO RUN	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0124	014-00-02-174	RIVERSIDE PARTNERS L P	580 RIVERNORTH DR	PD	2/24/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0126	106-00-07-020	KEYSTONE HOMES	1218 GREGORY LANDING DR	R-10	2/25/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0127	106-00-10-016	KEYSTONE HOMES	1271 GREGORY LANDING DR	R-10	2/25/2021	NEW RESID CONST
B21-0128	106-00-07-030	KEYSTONE HOMES	1284 GREGORY LANDING DR	R-10	2/25/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0129	106-00-07-031	KEYSTONE HOMES	1288 GREGORY LANDING DR	R-10	2/25/2021	NEW RESIDENTIAL CONSTRUCTION
B21-0130	106-00-07-041	KEYSTONE HOMES	1327 GREGORY LANDING DR	R-10	2/25/2021	NEW RESID CONST
B21-0135	006-18-07-014	FUNSTON JONATHAN G	1210 WEST AVE	R-10	2/26/2021	REPLACE DECK
SP21-0002	005-05-10-005	O'BRIEN	163 BLAIR DR	PD	2/23/2021	SWIMMING POOL
SP21-0003	005-09-13-032	KELLY, TAYLOR	394 BRIDLE PATH RD	PD	2/23/2021	SWIMMING POOL

Minor Subdivision Plats

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Acres/Net Lots
MP21-004	007-16-01-001	MARTIN S JEFFREY	1132 FRANCES ST	GC	2/5/2021	.44 ac/0 net lots

Sign Zoning Review Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use

City of North Augusta
Department of Planning and Development

SN21-004	007-16-02-005	SRP FCU DRIVE-THRU	605 E MARTINTOWN RD	TC	2/2/2021	BANK
SN21-005	007-11-05-049	REPUBLIC FINANCE	404 E MARTINTOWN RD	PD	2/2/2021	FINANCIAL SERVICES
SN21-006	013-15-01-001	BOB RICHARDS TOYOTA	5512 JEFFERSON DAVIS HWY	TC	2/22/2021	AUTO SALES

Certificate of Zoning Compliance Approvals

Application Number	Tax Parcel Number	Applicant	Legal Description	Zone	Approval Date	Use
CZC21-010	010-14-04-012	LILI MASSAGE LLC	129 MARKET PLAZA DR	PD	2/2/2021	MASSAGE THERAPY
CZC21-011	006-12-05-001	OTB BINS AND BARGAINS	111 EDGEWOOD DR	GC	2/5/2021	RETAIL
CZC21-013	007-11-05-051	MICHELLE SCRUMPTIOUS LIPS AND ESSENTIAL OILS	474 CROSSROADS DR	R-5	2/12/2021	HOME OCCUPATION
CZC21-014	006-18-14-004	SOUTHEASTERN GOODS & SERVICES LLC	401 W MARTINTOWN RD	GC	2/12/2021	RETAIL
CZC21-015	007-10-09-001	MARKETPLACE PAINTS	715 WEST AVE	D	2/16/2021	RETAIL
CZC21-016	007-08-04-020	THE WOMEN'S EMPOWERMENT GROUP	802 OLD EDGEFIELD RD	R-10	2/17/2021	HOME OCCUPATION
CZC21-018	007-10-19-020	COLLECTIVE A SHARED STUDIO SPACE	523 GEORGIA AVE	D	2/19/2021	PHOTOGRAPHY STUDIO
CZC21-019	014-00-03-001	HALOCARBON, LLC	1100 DITTMAN RD	IND	2/22/2021	INDUSTRIAL