



**TOWN OF BLYTHEWOOD  
BOARD OF ARCHITECTURAL REVIEW AGENDA  
MARCH 16, 2020 – 5:30 PM  
TOWN HALL  
171 LANGFORD ROAD  
BLYTHEWOOD, SOUTH CAROLINA**

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PAM DUKES • JIM MCLEAN • ALISHA COLEMAN • ALAN GEORGE • JOHN MILES •  
DR. GALE COSTON • SANDRA YORK

- I. **CALL TO ORDER AND DECLARATION OF A QUORUM**
  - A. **NOTIFICATION AND POSTING OF THE AGENDA**
  - B. **ADOPTION OF THE AGENDA**
  - C. **PLEDGE OF ALLEGIANCE**
- II. **REGULAR AGENDA**
  - A. **APPROVAL OF MINUTES** - (December 16, 2019)
  - B. **2020-01-COA** – Creech Road (TMS# 15100-05-06) Certificate of Appropriateness to permit the construction of a senior living complex (Devin Blankenship) (TC) (AO)
  - C. **CITIZEN COMMENTS**
- III. **ADJOURNMENT**

# BOARD OF ARCHITECTURAL REVIEW

THE MANOR  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SC 29016  
MONDAY, DECEMBER 16, 2019  
6:00PM

## MINUTES

### Members Present

Pam Dukes, Chair  
Jim McLean, Co Chair  
John Miles  
Alan George

### Staff Present

Brian Cook, Town Administrator  
Kirk Wilson, Building & Zoning Analyst  
Melissa Cowan, Town Clerk

### Members Absent

Alisha Coleman

### Staff Absent

Saralyn Yarborough, Asst. Admin

## I. CALL TO ORDER & DECLARATION OF A QUORUM

Chairperson Dukes called the meeting to order at 6:23 PM and declared a quorum was present.

### A. NOTICE AND POSTING OF AGENDA

Administrator Cook confirmed the agenda was properly posted and the media notified.

### B. APPROVAL OF AGENDA

Jim McLean made a Motion to approve the agenda. The Motion was seconded by Alan George. **All in favor; 4-0**

### C. PLEDGE OF ALLEGIANCE

## II. REGULAR AGENDA

### A. APPROVAL OF MINUTES – (October 21, 2019)

Alan George made a Motion to approve the minutes of August 19, 2019. The Motion was seconded by Jim McLean. **All in favor; 4-0**

### B. 2019-09-COA – 100 Creech Road (TMS# 15100-05-35) Certificate of Appropriateness to permit exterior alterations to Hardee's restaurant (David Glover) (TC) (AO)

Jim McLean made a Motion to approve the Certificate of Appropriateness as presented (Only approving the dark grey addition to the building). The Motion was seconded by Alan George. **All in favor; 4-0**

- C. **2019-10-COA – 209 Blythewood Road (TMS# 15112-03-01)** Certificate of Appropriateness to permit the construction of a car wash (Patrick Noh) (TC) (AO) **\*Deferred by applicant until 1/21/2020 meeting**

D. **CITIZENS COMMENTS**

No Citizens signed in to speak.

III. **ADJOURNMENT**

John Miles made a Motion to adjourn the meeting at 6:35 PM. The Motion was seconded by Jim McLean. **All in favor; 4-0**

Respectfully submitted,

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Melissa Cowan, Town Clerk



To: Board of Architectural Review  
From: Staff  
Date: March 16, 2020  
Applicant: Devin Blankenship (The Park at Blythewood)  
Subject: Certificate of Appropriateness  
Location: Creech Road (TMS# 15100-05-06)  
Proposed Use: Multi-family Residential  
Zoning: Town Center (TC) Architectural Overlay District (AO)  
Total Area: +/- 2.86 acres

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The applicant, Prestwick Companies, has submitted an application requesting Certificate of Appropriateness (COA) approval for a new multi-family residential development located along Creech Road. The proposed project includes a three-story senior living complex (+/- 54,651 square feet). The development will consist of 48 units, with 24 one-bedroom apartments and 24 two-bedroom apartments.

The proposed project must comply with the standards of §155.182 TC Zoning District Design Standards as set forth in the Blythewood Zoning Ordinance. Incorporation of traditional architectural elements is encouraged while recognizing that a multiplicity of architectural styles may be considered with regards to adjacent structures and proposed usage. The Town Center (TC) District is intended to provide a public realm and streetscape with aesthetically pleasing architecture, landscaping, signage, lighting, utilities, and other features especially inviting to pedestrians.

The design and configuration of the structure and its materials and colors shall be visually harmonious with the overall appearance of the Town Center Zoning District. The proposed primary building colors include a variation of light and dark beige and will consist of a combination of brick and stone. The remaining colors consist of light grey, dark grey, and cream and will be used for the siding of the complex.

Proper irrigation and maintenance of landscaping shall be required. A buffer 10 feet in width shall serve as a continuous perimeter around the entirety of the lot, creating a transition between adjoining commercially zoned lots.



A continuous plant bed of an average width of 4 feet and a minimum width of 2 feet shall be provided along the perimeter of a commercial structure and installed with plant material accordingly.

A street protective yard (area next to right of way) shall be 15 feet in width and have a minimum width of 10 feet.

The preserved plus planted tree density shall meet the minimum of 30 units per acre. To determine compliance, a tree inventory will have to be established.

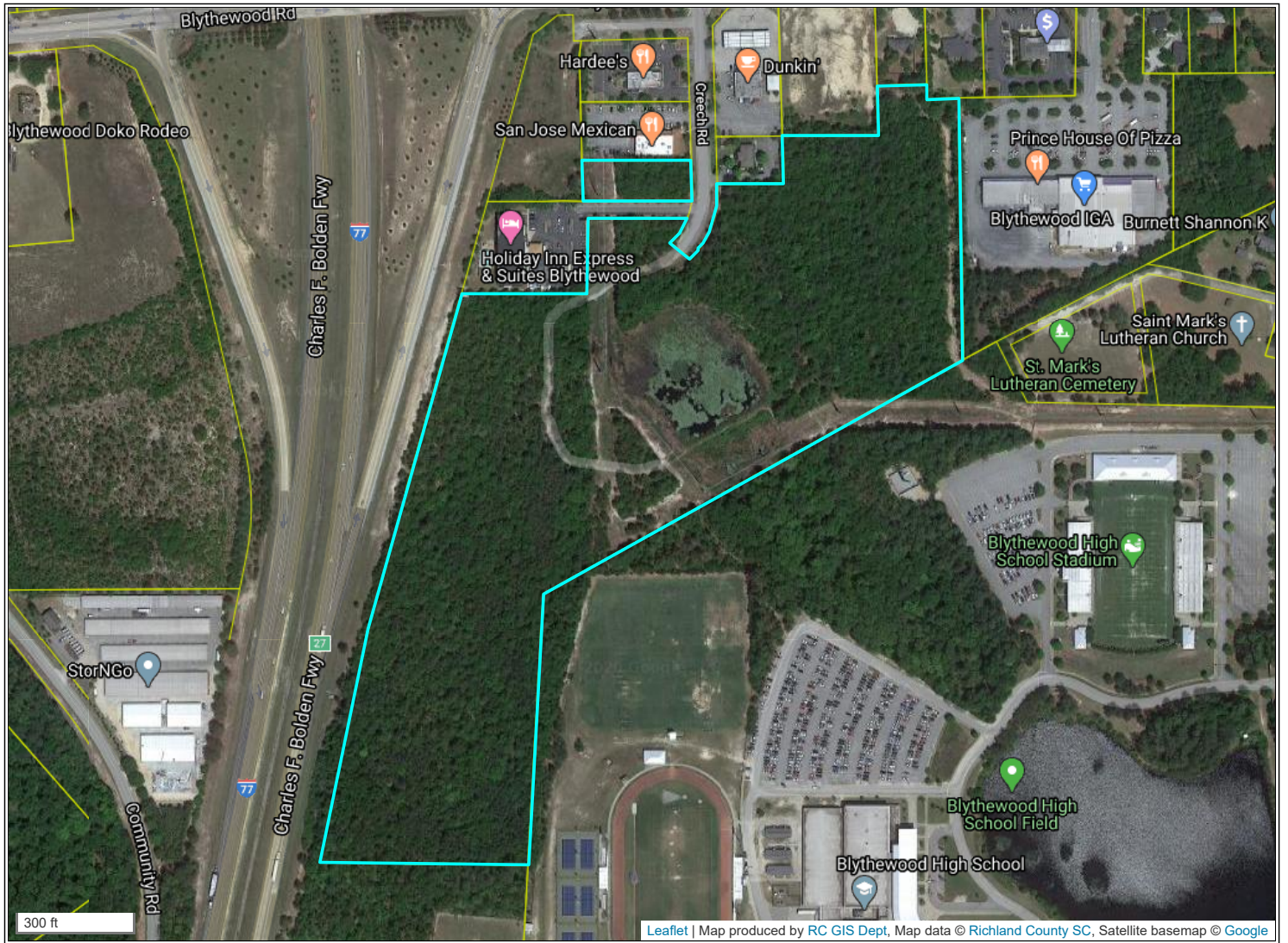
The applicant shall be required to provide permanent screening adjacent to the parking areas consisting of a planted earth berm, shrubs, trees, or a combination of both.

Trash containers, trash compactors, HVAC equipment, utility fixtures, generators, and the like shall be screened from pedestrian views by fences, walls, or landscaping.

Signage shall be designed in coordination with landscape plans, planting materials, and storm water retention requirements so as not create problems with sign visibility or prompt the removal of required landscape materials.

A site development plan shall be considered to include all improvements, including but not limited to, plantings, buffer yards, landscaping, signs, lighting, parking lots, garbage enclosures, curb cuts, and pedestrian and vehicular circulation paths. Construction shall be in substantial compliance with approved plan.

Curb cuts and associated stormwater will be reviewed by and designed to the satisfaction of Richland County, SCDHEC, and SCDOT as applicable. All other federal, state, and local design regulations will be applicable.



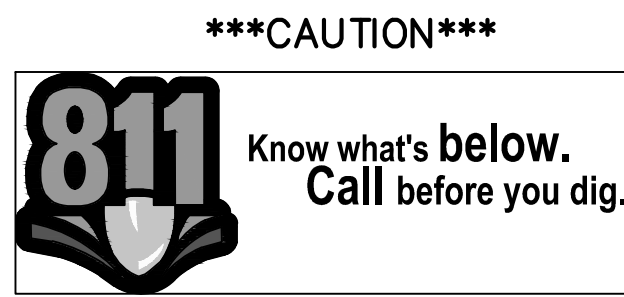


**SITE NOTES:**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

SITE PLAN KEYED NOTES	
1	18" CONCRETE CURB AND GUTTER
2	ASPHALT PAVING (SEE LEGEND FOR TYPE)
3	CONCRETE PAVING
4	DUMPSTER ENCLOSURE
5	STOP SIGN & 24" STOP BAR
6	PAVEMENT FLUSH WITH SIDEWALK
7	WHEEL STOP
8	ADA PARKING SPACE & ACCESS AISLES 1-1/2% (2% MAX) SLOPE IN ALL DIRECTIONS
9	HANDICAP SIGN
10	DETECTABLE WARNING SURFACE
11	4" PAINTED STRIPE
12	CONCRETE SIDEWALK
13	ADA RAMP
14	CURB TRANSITION
15	STRIPED PATH (4" PAINTED STRIPE)
16	GAZEBO (SEE ARCH PLANS)
17	TRAFFIC DIRECTIONAL ARROWS
18	1' WIDE CURB OPENING
19	CURB FLUME WITH SIDEWALK CROSS DRAIN
20	4' HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH 4' WIDE DOUBLE SWING GATE

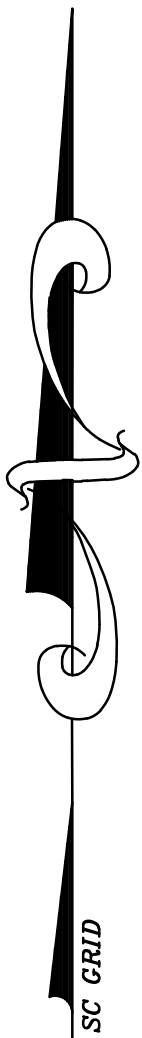
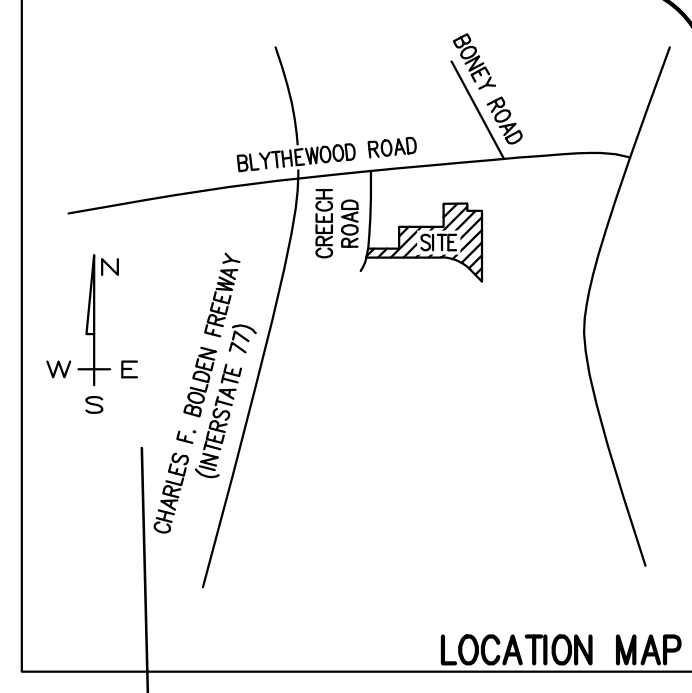
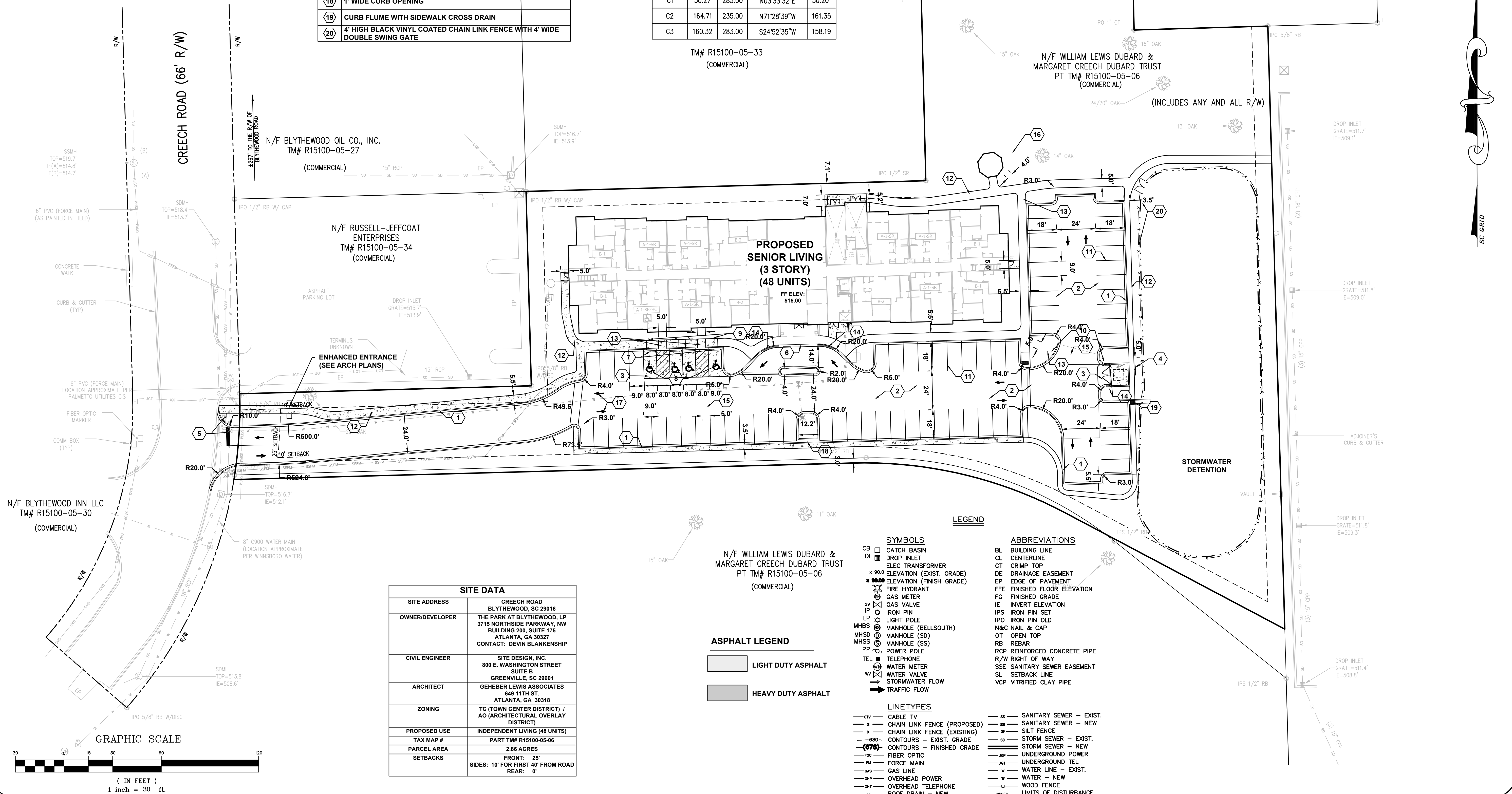
PARKING CALCULATIONS					
USE TYPE	USE CALCULATIONS	MINIMUM SPACES REQUIRED	MINIMUM CALCULATED SPACES	MAXIMUM SPACES ALLOWED	MINIMUM CALCULATED SPACES
PROPOSED BUILDING					
Retirement Housing Services	48 units	1.0 spaces per 3 unit	16	1.5 spaces per unit	72
		<b>TOTAL SPACES REQUIRED</b>	<b>16</b>		
		<b>TOTAL REGULAR SPACES PROVIDED</b>	<b>67</b>		
		<b>TOTAL ADA SPACES PROVIDED</b>	<b>4</b>		
		<b>TOTAL PARKING SPACES PROVIDED</b>	<b>71</b>		
Minimum Bicycle Spaces		n/a			



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	50.27	283.00	N03°33'32"E	50.20
C2	164.71	235.00	N71°28'39"W	161.35
C3	160.32	283.00	S24°52'35"W	158.19

TM# R15100-05-33  
(COMMERCIAL)



SITE DATA	
SITE ADDRESS	CREECH ROAD BLYTHEWOOD, SC 29016
OWNER/DEVELOPER	THE PARK AT BLYTHEWOOD, LP 3715 NORTHSIDE PARKWAY, NW BUILDING 200, SUITE 175 ATLANTA, GA 30327 CONTACT: DEVIN BLANKENSHIP
CIVIL ENGINEER	SITE DESIGN, INC. 800 E. WASHINGTON STREET SUITE B GREENVILLE, SC 29601
ARCHITECT	GEHEBER LEWIS ASSOCIATES 649 11TH ST. ATLANTA, GA 30318
ZONING	TC (TOWN CENTER DISTRICT) / AO (ARCHITECTURAL OVERLAY DISTRICT)
PROPOSED USE	INDEPENDENT LIVING (48 UNITS)
TAX MAP #	PART TM# R15100-05-06
PARCEL AREA	2.86 ACRES
SETBACKS	FRONT: 25' SIDES: 10' FOR FIRST 40' FROM ROAD REAR: 0'

N/F WILLIAM LEWIS DUBARD & MARGARET CREECH DUBARD TRUST  
PT TM# R15100-05-06  
(COMMERCIAL)

ASPHALT LEGEND	
[Symbol]	LIGHT DUTY ASPHALT
[Symbol]	HEAVY DUTY ASPHALT

SYMBOLS		ABBREVIATIONS	
CB	CATCH BASIN	BL	BUILDING LINE
DI	DROP INLET	CL	CENTERLINE
ET	ELEC TRANSFORMER	CT	CRIMP TOP
x 90.0	ELEVATION (EXIST. GRADE)	DE	DRAINAGE EASEMENT
x 511.7	ELEVATION (FINISH GRADE)	EP	EDGE OF PAVEMENT
⊗	FIRE HYDRANT	FFE	FINISHED FLOOR ELEVATION
⊗	GAS METER	FG	FINISHED GRADE
⊗	GAS VALVE	IE	INVERT ELEVATION
IP	IRON PIN	IPS	IRON PIN SET
LP	LIGHT POLE	IPO	IRON PIN OLD
MHS	MANHOLE (BELLSOUTH)	N&C	NAIL & CAP
MHS	MANHOLE (SD)	OT	OPEN TOP
MHS	MANHOLE (SS)	RB	REBAR
PP	POWER POLE	RCR	REINFORCED CONCRETE PIPE
TEL	TELEPHONE	R/W	RIGHT OF WAY
WM	WATER METER	SSE	SANITARY SEWER EASEMENT
WV	WATER VALVE	SL	SETBACK LINE
→	STORMWATER FLOW	VCP	VITRIFIED CLAY PIPE
→	TRAFFIC FLOW		

LINETYPES			
---	CABLE TV	---	SANITARY SEWER - EXIST.
-x-	CHAIN LINK FENCE (PROPOSED)	---	SANITARY SEWER - NEW
-x-	CHAIN LINK FENCE (EXISTING)	---	SILT FENCE
-680-	CONTOURS - EXIST. GRADE	---	STORM SEWER - EXIST.
-(678)-	CONTOURS - FINISHED GRADE	---	STORM SEWER - NEW
---	FIBER OPTIC	---	UNDERGROUND POWER
---	FORCE MAIN	---	UNDERGROUND TEL
---	GAS LINE	---	WATER LINE - EXIST.
---	OVERHEAD POWER	---	WATER - NEW
---	OVERHEAD TELEPHONE	---	WOOD FENCE
---	ROOF DRAIN - NEW	---	LIMITS OF DISTURBANCE

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com  
100 E. WASHINGTON ST. STE B  
GREENVILLE, SC 29601  
TEL: (864) 271-0900  
FAX: (864) 271-0902

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. FOR ANY OTHER PROJECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. FOR ANY OTHER PROJECT.

DATE: \_\_\_\_\_

NO. \_\_\_\_\_

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10. \_\_\_\_\_

**THE PARK AT BLYTHEWOOD SENIOR LIVING**

TOWN OF BLYTHEWOOD  
RICHLAND COUNTY  
SOUTH CAROLINA

THE PARK AT BLYTHEWOOD, LP  
3715 NORTHSIDE PWY, NW  
BLDG 200, STE 175  
ATLANTA, GA 30327

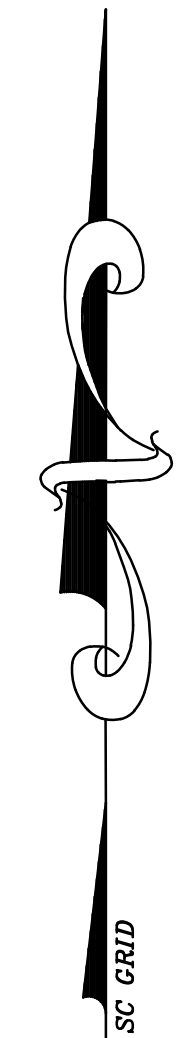
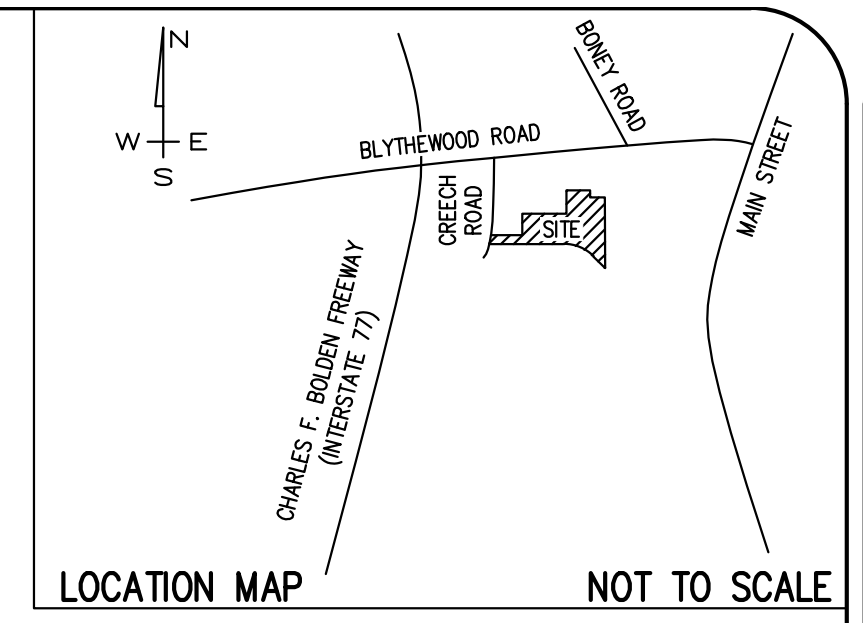
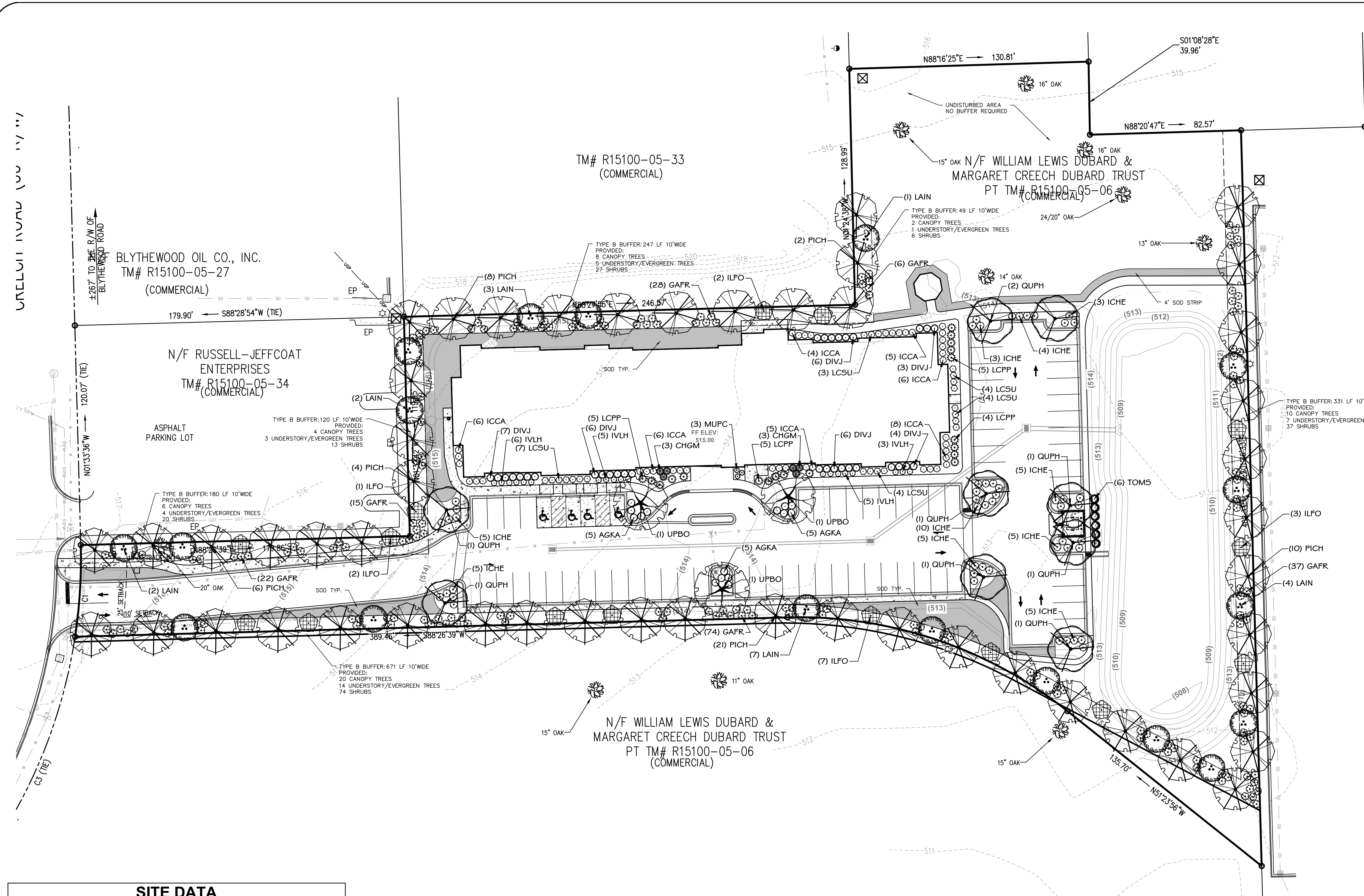
HORIZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
DESIGNED BY:	WTB
DRAWN BY:	WTB
CHECKED BY:	CSW
DATE:	2/19/2020

s191265-base.dwg

**SITE PLAN**

SHEET 3 OF XX

**C200**



N/F KJ II  
COMP#  
TM# R151  
(COM)

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com  
100 E. WASHINGTON ST., STE B  
GREENVILLE, SC 29601  
TEL: (864) 271-0400  
FAX: (864) 271-0402

NO.	DATE
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**THE PARK AT BLYTHEWOOD SENIOR LIVING**

CITY OF BLYTHEWOOD  
RICHLAND COUNTY  
SOUTH CAROLINA

**THE PARK AT BLYTHEWOOD**  
275 NORTHSIDE PWY, NW  
BLDG 200, STE 175  
ATLANTA, GA 30327

<b>HORIZ. SCALE:</b>	1" = 30'
<b>VERT. SCALE:</b>	N/A
<b>DESIGNED BY:</b>	JAW
<b>DRAWN BY:</b>	JAW
<b>CHECKED BY:</b>	AGB
<b>DATE:</b>	2/19/2020
S191285-LANDSCAPE.dwg	

**LANDSCAPE PLAN**

SHEET 170F 18

**L100**

SITE DATA	
<b>SITE ADDRESS</b>	CREECH ROAD BLYTHEWOOD, SC 29016
<b>OWNER/DEVELOPER</b>	THE PARK AT BLYTHEWOOD, LP 3715 NORTHSIDE PARKWAY, NW BUILDING 200, SUITE 175 ATLANTA, GA 30327 CONTACT: DEVIN BLANKENSHIP
<b>CIVIL ENGINEER</b>	SITE DESIGN, INC. 800 E. WASHINGTON STREET SUITE B GREENVILLE, SC 29601
<b>ARCHITECT</b>	GEHEBER VILLE ASSOCIATES 649 11TH ST. ATLANTA, GA 30318
<b>ZONING</b>	TC (TOWN CENTER DISTRICT) / AO (ARCHITECTURAL OVERLAY DISTRICT)
<b>PROPOSED USE</b>	INDEPENDENT LIVING (48 UNITS)
<b>TAX MAP #</b>	PART TM# R15100-05-06
<b>PARCEL AREA</b>	2.86 ACRES
<b>SETBACKS</b>	FRONT: 25' SIDES: 10' FOR FIRST 40' FROM ROAD REAR: 0'

SYMBOLS		ABBREVIATIONS	
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⊕	GAS VALVE	IE	INVERT ELEVATION
⊕	IRON PIN	IPS	IRON PIN SET
⊕	IRON PIN OLD	IPO	IRON PIN SET
⊕	LIGHT POLE	N&C	NAIL & CAP
MHSD	MANHOLE (BELLSOUTH)	OT	OPEN TOP
MHSD	MANHOLE (SD)	RB	REBAR
MHSS	MANHOLE (SS)	ROP	REINFORCED CONCRETE PIPE
PP	POWER POLE	R/W	RIGHT OF WAY
TEL	TELEPHONE	SSE	SANITARY SEWER EASEMENT
⊕	WATER METER	SL	SETBACK LINE
⊕	WATER VALVE	VCP	VITRIFIED CLAY PIPE
⊕	STORMWATER FLOW		
→	TRAFFIC FLOW		

**LANDSCAPING REQUIREMENTS:**

TYPE B BUFFER (AS NOTED ON THIS PLAN)

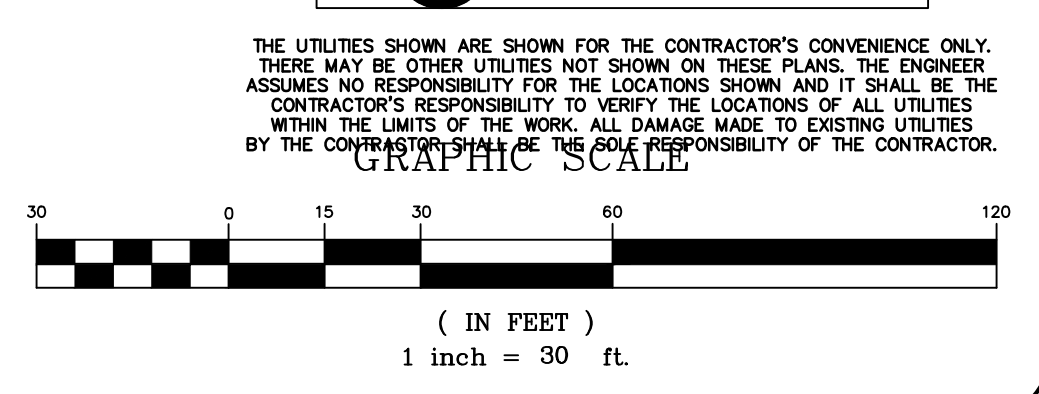
TYPE C (2) INTERIOR PLANTING

- EACH ROW SHALL TERMINATE IN AN ISLAND OR PLANTER CONTAINING AT LEAST ONE CANOPY SHADE TREE AND A MINIMUM OF 5 FIVE SHRUBS PER TREE. (AS SHOWN ON L100)

TYPE D SERVICE AREAS

- AT LEAST A 75% PERCENT OPAQUE SCREEN FROM THE GROUND TO AT LEAST 1 FOOT HIGHER THAN THE ITEM BEING SCREENED. (AS SHOWN ON L100)
- COMPLETE PLANT SCHEDULE, DETAILS, AND GENERAL NOTES ON L101
- ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED. SEE CIVIL SET FOR GRASSING SCHEDULE.

**811** Know what's below.  
Call before you dig.





**GENERAL NOTES & SPECIFICATIONS**

**LAWN INSTALLATION:** Lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Agricultural limestone shall be incorporated into the soil at a rate of 50 pounds per 1000 square feet. Apply specified seed at recommended rate. Straw mulch or hydromulch shall be used as deemed necessary by the Landscape Contractor and Landscape Architect. The Landscape Contractor shall be responsible to establish a full stand of grass and will repair any bare spots 1'- 0" square due to uneven seed distribution, drought, or erosion.

**SOD INSTALLATION:** Sodded lawn areas shall be fine graded to a smooth, positively draining slope, removing all stones over 3/4". Sod shall be healthy, thick sod placed so that joints are butt tight. Staple as necessary. Sod shall be trimmed to match bed lines shown on plan. Startup fertilizer shall be incorporated into the soil at the manufacturer's recommended rate. Any area of sod that fails to root, settles or dies will be replaced by the Landscape Contractor.

**UTILITY LOCATION:** The Landscape Contractor is responsible for contacting the utility locator service and is responsible for any damage done to utilities.

**QUANTITIES:** Plant quantities are shown for the contractor's convenience only. PLANTS SHALL BE INSTALLED AS SHOWN. Contractor is responsible for confirming all quantities prior to bidding and installation.

**BIDS:** In order to keep all bids standard, all bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.

**PLANT QUALITY:** All plants shall be nursery grown, have a full habit of growth as is characteristic of that species, and shall be free of disease or insects. General plant quality shall be as specified in the "USA Standard for Nursery Stock" (published by the American Association of Nurserymen). Please contact the Landscape Architect if there is difficulty in locating a particular plant. If necessary, a substitute plant will be recommended by the Landscape Architect.

**PLANTING AREA PREPARATION:** Entire planting area shall be scarified and contain amended on-site soil or a soil mix to a depth of no less than 18". (see planting detail for more information.)

**SETTING OF PLANTS:** The root ball of container grown plants shall be scarified in several places prior to planting. Plant shrubs and trees so that after initial settlement, the top root balls will be even with or slightly above the adjacent soil line. Around root balls, 1/2 of the original soil shall be removed from the planting hole and thoroughly mixed with the same quantity peat moss or well rotted, fine textured bark. (Only in areas where the existing soil is 100% fertile, loose topsoil (brown or black in color) can plants be placed directly in the soil with no amendments). PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**PREPARATION OF GROUND COVER AND SEASONAL COLOR BEDS:** The existing soil in ground cover and seasonal color beds shall be thoroughly cultivated 6 inches deep, to a fine texture (no clods over 1/2") with a mechanical tiller. A plant mix of 60% screened shredded topsoil, 20% sand, and 20% well rotted sawdust or peat shall then be thoroughly incorporated into the existing soil with the tiller so that the soil mix (6" deep) is 1/2 original soil and 1/2 plant mix. All groundcover and seasonal color beds shall receive a 2" layer of fine textured, screened, pine bark mulch, or equal. PLANTINGS NOT DONE IN THIS MANNER SHALL BE REMOVED AND PROPERLY REPLANTED.

**FERTILIZING:** Upon completion of plantings, all shrubs shall receive 1/6 cup of 16-4-8 fertilizer (50% of nitrogen slow release) evenly broadcast at the base of the plants. Trees shall receive 1/4 cup of 16-4-8 fertilizer (50% of nitrogen slow release) per inch of caliper. Ground cover beds shall be fertilized at the rate of 20 pounds of 16-4-8 (50% of nitrogen slow release) per 1000 square feet.

**STAKING OF TREES:** Deciduous trees, 1 1/2" in caliper and over, and evergreen trees, 8' and taller shall be staked. Rubberhose to be used to cover the wire at the point of its contact with the tree. The Landscape Contractor is responsible for all wind damage to trees, (provided winds are less than 60mph) during the guarantee period, and may stake other trees (for his own protection) at his option. TRANSPLANTS All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

**MULCHING:** As specified on planting list. Hardwood mulch: All beds to receive a 3" layer of aged hardwood bark mulch (free of wood chips or large chunks of bark). Fresh hardwood bark mulch is not recommended to be used, as water run-off may cause staining on adjacent concrete surfaces. All damages incurred by the use of fresh hardwood mulch shall be the responsibility of the landscape contractor. Pinestraw: All beds to receive a 4" layer (prior to compaction) of pinestraw. After natural compaction, pinestraw should have a depth of 2". All trees located in lawn areas shall receive a 3" diameter ring of mulch. Mulch in these areas is to follow the above listed guidelines. A weed barrier shall be provided in all bed areas under mulch layer.

**GRADING:** All final grading shall be the responsibility of the landscape contractor. The responsibility for any additional grading (if needed) shall be determined prior to bidding.

**BACKFILL:** Landscape contractor to verify any additional backfill/topsoil needed prior to beginning work. A unit price for topsoil shall be included in all bid documents to allow for circumstances that might arise during installation.

**STABILIZATION:** Landscape contractor shall ensure that all plantings are stabilized with ground covers, mulches or other approved materials to prevent soil erosion and allow rainwater infiltration.

**CLEAN UP:** Final clean up of any disturbances occurring as a result of landscape operations shall be the responsibility of the landscape contractor.

**INSPECTION:** It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to installation. All plant material will be inspected. Plants not conforming precisely to the plant list will not be accepted and shall be replaced at the contractor's own expense.

**LICENSES:** The contractor will be responsible for obtaining all licenses necessary to complete the work.

**INSURANCE:** With the submital of bid documents, the landscape contractor shall also submit a certificate of insurance for workman's compensation and a contractor's general liability. Contractors not providing evidence of such insurance will be ineligible to receive the contract for the job.

**GUARANTEE:** All plant material and workmanship to be guaranteed for one year from the date of acceptance by the Owner. Plant replacement to occur only once. The contractor will not be responsible for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents beyond the landscape contractor's control which result from natural causes such as floods, lightning, storms, freezing rains, or winds over 60 miles per hour, fire, vandalism or theft.

**IRRIGATION:** Unless otherwise specified, if an automatic irrigation system is desired or required, it will be the responsibility of the contractor to have the system designed and installed.

**LANDSCAPING REQUIREMENTS:**

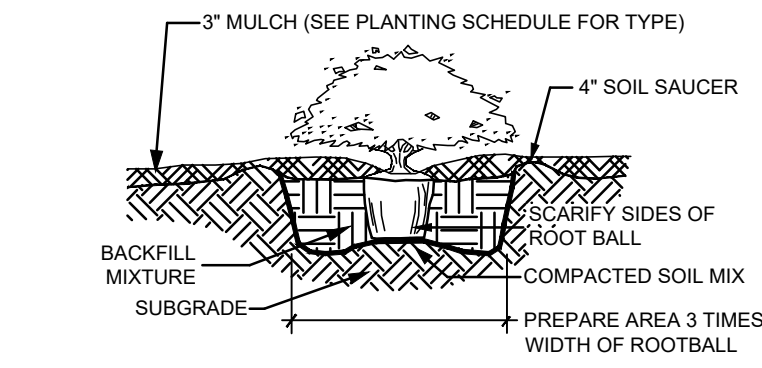
**TYPE B BUFFER (AS NOTED ON THIS PLAN)**

**TYPE C (2) INTERIOR PLANTING**  
 - EACH ROW SHALL TERMINATE IN AN ISLAND OR PLANTER CONTAINING AT LEAST ONE CANOPY SHADE TREE AND A MINIMUM OF 5 FIVE SHRUBS PER TREE. (AS SHOWN ON L100)

**TYPE D SERVICE AREAS**  
 - AT LEAST A 75% PERCENT OPAQUE SCREEN FROM THE GROUND TO AT LEAST 1 FOOT HIGHER THAN THE ITEM BEING SCREENED. (AS SHOWN ON L100)

\* COMPLETE PLANT SCHEDULE, DETAILS, AND GENERAL NOTES ON L101  
 \* ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED. SEE CIVIL SET FOR GRASSING SCHEDULE.

SITE DATA	
<b>SITE ADDRESS</b>	<b>CREECH ROAD BLYTHEWOOD, SC 29016</b>
<b>OWNER/DEVELOPER</b>	<b>THE PARK AT BLYTHEWOOD, LP 3715 NORTHSIDE PARKWAY, NW BUILDING 200, SUITE 175 ATLANTA, GA 30327 CONTACT: DEVIN BLANKENSHIP</b>
<b>CIVIL ENGINEER</b>	<b>SITE DESIGN, INC. 800 E. WASHINGTON STREET SUITE B GREENVILLE, SC 29601</b>
<b>ARCHITECT</b>	<b>GEHEBER LEWIS ASSOCIATES 649 11TH ST. ATLANTA, GA 30318</b>
<b>ZONING</b>	<b>TC (TOWN CENTER DISTRICT) / AO (ARCHITECTURAL OVERLAY DISTRICT)</b>
<b>PROPOSED USE</b>	<b>INDEPENDENT LIVING (48 UNITS)</b>
<b>TAX MAP #</b>	<b>PART TM# R15100-05-06</b>
<b>PARCEL AREA</b>	<b>2.86 ACRES</b>
<b>SETBACKS</b>	<b>FRONT: 25' SIDES: 10' FOR FIRST 40' FROM ROAD REAR: 0'</b>

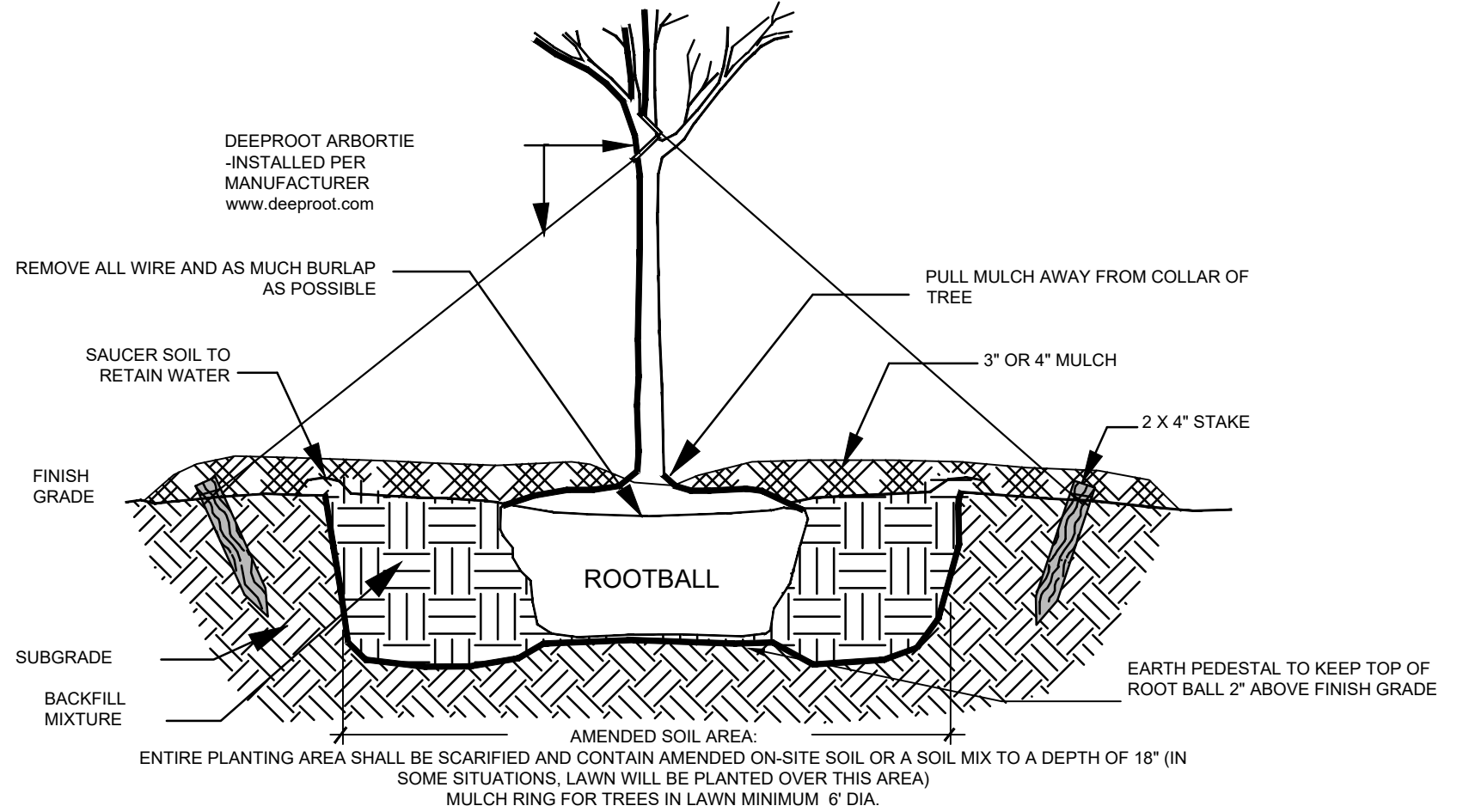


- NOTES:**
1. REMOVE WIRE, NYLON TWINE OR CONTAINER FROM ROOT BALL.
  2. SCARIFY SIDES AND BOTTOM OF HOLE AS WELL AS THE ROOT BALL.
  3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
  4. ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.
  5. ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.
  6. BACKFILL PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMP TO REMOVE VOIDS.
  7. WHEN BACKFILLED, FILL WITH WATER.
  8. AFTER BACKFILLING AND TAMPING FINAL LAYER, WATER AGAIN UNTIL NO MORE IS ABSORBED.
  9. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

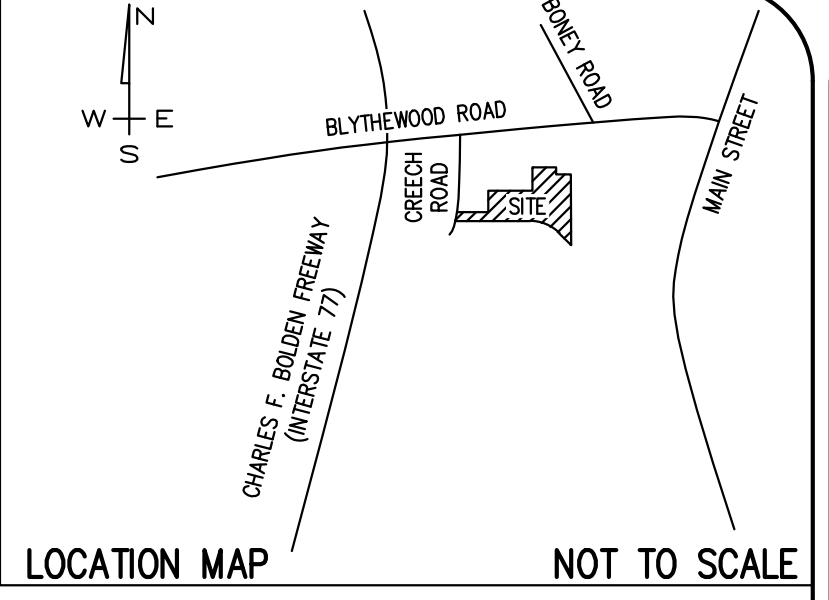
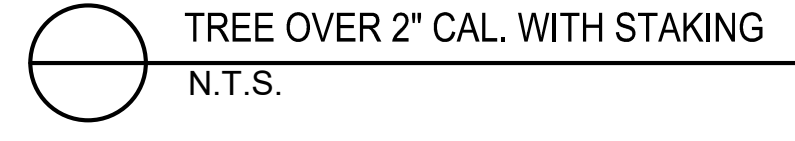


**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	PICH	Pistacia chinensis	Chinese Pistache	2" Cal.	50	8' - 10' Min. Ht.
	QUPH	Quercus phellos 'Hightower'	Hightower Willow Oak	2" Cal.	9	8' - 10' Min. Ht.
	UPBO	Ulmus parvifolia 'Bosque'	Bosque Lacebark Elm	2" Cal.	3	8' - 10' Min. Ht.
1"-4" EVERGREEN SHRUB	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	AGKA	Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	3 gal	15	18" Ht. Min.
	CHGM	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	3 gal	6	18" Ht. Min.
	DIVJ	Distylium x 'Blue Cascade'	Blue Cascade Distylium	3 gal	32	18" Ht. Min.
	ICCA	Ilex cornuta 'Carissa'	Carissa Holly	3 gal	40	18" Ht. Min.
	ICHE	Ilex crenata 'Helleri'	Helleri Japanese Holly	3 gal	50	18" Ht. Min.
	LCSU	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	3 gal	22	18" Ht. Min.
	LOPP	Loropetalum chinense Purple Pixie	Purple Pixie Loropetalum	3 gal	19	18" Ht. Min.
6" + EVERGREEN SHRUB	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	TOMS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6" Ht	6	
DECIDUOUS SHRUB	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	IVLH	Itea virginica 'Little Henry' TM	Virginia Sweetspire	3 gal	19	
EVERGREEN	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	GAFR	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 gal	177	18" Ht. Min.
NATIVE GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	MUPC	Muhlenbergia capillaris 'Pink Cloud'	Pink Muhly	3 gal	3	18" Ht. Min.
ORNAMENTAL TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	LAIN	Lagerstroemia indica	Crape Myrtle	2" Cal.	18	MULTI TRUNK
SMALL EVERGREEN TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	ILFO	Ilex x attenuata 'Fosteri'	Foster's Holly	6" Ht	15	



- NOTES:**
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL.
  2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
  3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
  4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.



**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 www.sitedesign-inc.com  
 800 E. WASHINGTON ST., STE B  
 GREENVILLE, SC 29601  
 TEL: (864) 271-1000  
 FAX: (864) 271-0402

NO.	DATE
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**SITE DESIGN, INC.**  
 No. 000122  
 STATE OF SOUTH CAROLINA  
 CIVIL ENGINEER  
 No. 520

**SC. REG. NO. 522**

**THE PARK AT BLYTHEWOOD SENIOR LIVING**

**CITY OF BLYTHEWOOD RICHLAND COUNTY SOUTH CAROLINA**

**THE PARK AT BLYTHEWOOD**  
 275 NORTHSIDE PWY, NW  
 BLDG 200, STE 175  
 ATLANTA, GA 30327

<b>HORIZ. SCALE:</b>	N/A
<b>VERT. SCALE:</b>	N/A
<b>DESIGNED BY:</b>	JAW
<b>DRAWN BY:</b>	JAW
<b>CHECKED BY:</b>	AGB
<b>DATE:</b>	2/19/2020

S191285-LANDSCAPE.dwg

**LANDSCAPE DETAILS**

SHEET 18 OF 18  
**L101**

**811 Know what's below. Call before you dig.**

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



GLA - ATL, LLC

649 11TH STREET  
ATLANTA, GA 30319  
VOICE: 404.228.1958  
FAX: 404.228.8350

WWW.GLAATL.COM

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RELEASE DATES:

REV	#	DATE	DESCRIPTION



STAMP:

CLIENT:  
PRESTWICK COMPANIES  
3175 NORTHSIDE  
PARKWAY NW  
BLDG 200, SUITE 175  
ATLANTA, GA 30327

PROJECT:  
THE PARK AT  
BLYTHEWOOD  
SENIOR LIVING  
  
CITY OF BLYTHEWOOD  
RICHLAND COUNTY  
SOUTH CAROLINA

DRAWING TITLE:  
RENDERED ELEVATIONS

DRAWN BY:	MF	CHECKED BY:	
SCALE:	3/32"=1'-0"	DATE:	2/14/2020
PROJECT NUMBER:			1907
DRAWING NUMBER:			

NOT RELEASED FOR CONSTRUCTION







**From:** [Devin Blankenship](#)  
**To:** [Kirk Wilson](#)  
**Cc:** [Saralyn Yarborough](#)  
**Subject:** RE: PC/BAR - The Park in Blythewood  
**Date:** Tuesday, February 25, 2020 12:44:13 PM  
**Attachments:** [image002.png](#)

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Hey Kirk

Sorry for the delay on this. Please see below for our exterior materials list and a picture of them. Let me know if you need anything else!



**Shingle:** Certaineed, Landmark, Weathered Wood

**Brick:** Meridian Mosswood, Queen.

**Grout:** Argos: Putty (Please verify this is cost effective lighter color)

**Stone:** Meridian: Echo Ridge Southern LedgeStone

**Siding colors:**

SW 7064 Passive

SW7004 Snowbound

SW7076 Cyberspace

**Trim, soffit, fascia:**

SW7004 Snowbound

**Gutters:** Dark Bronze

Respectfully,

Devin Blankenship | Senior Development Manager | Prestwick Companies  
3715 Northside Parkway, NW | Building 200, Suite 175 | Atlanta, GA 30327  
404-949-3875 (o) | 678-592-8103 (c)

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**From:** Kirk Wilson <[wilsonk@townofblythewoodsc.gov](mailto:wilsonk@townofblythewoodsc.gov)>

**Sent:** Thursday, February 20, 2020 1:18 PM