

CITYOF CHARLESTON DEPARTMENT OF TRAFFIC AND TRANSPORTATION NOTES

CITY OF CHARLESTON TRAFFIC AND STREET NAME SIGN STANDARDS & NOTES

1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S, ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL (2009), AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE STATE OF SOUTH CAROLINA (2010), AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL DEVICES.
2. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF TRAFFIC SIGNS AND MARKINGS MUST BE MAINTAINED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
3. IF A STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
4. CONSTRUCTION PATTERNS SHALL NOT BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS REQUIRED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
6. ALL TRUCKS AND TRAILERS SHALL BE PROHIBITED FROM TRAVELING ON ALL CITY STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CONTACT TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.

1. ALL REGULATORY, WARNING, AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL (FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS) TYPE III HIGH DENSITY POLYESTER OR GREATER MATERIAL. SIGNS SHALL BE APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION PARKING SIGNS AND NON-TRAFFIC RELATED SIGNS MAY BE FABRICATED FROM ASTM TYPE I (ENGINEER GRADE) OR GREATER MATERIAL. ALL SIGNS ARE TO CONFORM TO THE LATEST REVISION OF THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD).
2. ALL STREET NAME SIGNS SHALL BE FABRICATED USING EXTRUDED ALUMINUM BLADES 9" IN HEIGHT. THE MINIMUM LENGTH IS 24" WITH 48" AS THE MAXIMUM. THE ACTUAL LENGTH OF THE BLADE WILL BE DICTATED BY THE NUMBER OF LETTERS IN THE NAME.
3. THE STREET NAME OF THE BLADE SHALL BE A BACKGROUND OF BRIGHT GREEN WITH WHITE ASTM TYPE III LETTERING.
4. THE STREET NAME LETTER FONT (OR TYPE) SHALL BE HIGHWAY GOTHIC "C".
5. ALL STREET NAMES ARE TO CONSIST OF 6" UPPER-CASE LETTERS WITH 4.5" LOWER-CASE LETTERS. THE STREET DESIGNATIONS, E.G., ST, RD, OR, CR, PKWY, AVE, BLVD ARE TO BE 50% SUPERSCRIPT
6. THE STREET NAME INCLUDING THE DESIGNATION SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE BLADE.
7. THE SPACING FROM THE BLADE EDGE TO THE BEGINNING AND END OF THE STREET NAME INCLUDING THE SUPERSCRIPT DESIGNATION SHALL BE A MINIMUM OF 2".
8. STREET NAME SIGNS SHALL BE MOUNTED AT LEAST 8' FROM THE PAVEMENT EDGE TO THE BOTTOM OF THE SIGN. ALL OTHER SIGNS SHALL BE MOUNTED AT LEAST 7' FROM THE PAVEMENT EDGE TO THE BOTTOM OF THE SIGN, UNLESS A SUPPLEMENTARY OR SECONDARY SIGN IS MOUNTED BELOW.
9. THE SUPPLEMENTARY OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN IF THE MAJOR, MOST IMPORTANT, SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTARY OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE PAVEMENT EDGE TO THE BOTTOM OF THE SUPPLEMENTARY OR SECONDARY SIGN SHALL BE 7'.
10. THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHALL BE 2' FROM THE PAVEMENT EDGE (OR THE FACE OF CURB) TO THE NEAREST SIGN EDGE. A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURBS MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
11. ALL STREET SIGN POSTS SHALL BE SECURELY INSTALLED AT LEAST 7' IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE GREEN, 3 LB/SF STEEL U-CHANNEL POSTS AND 12" IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS.
12. ALL STREET NAME POSTS SHALL BE ROUND, ALUMINUM OR STEEL, 2 3/8" OD, AND AT LEAST 10' IN LENGTH.
13. ALL STREET SIGNS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST REVISION OF THE 2009 MUTCD AND/OR APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION.
14. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SIGHTS ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL. THERE SHALL BE NO ON-STREET PARKING ALLOWED ON ALLEYS.
15. ALL PAVEMENT MARKINGS (INCLUDING PARKING) SHALL BE THERMOPLASTIC.
16. ALL ROADS DESIGNED FOR 25 MPH.

PROJECT SITE PARKING SUMMARY

TOTAL PARKING REQUIRED: (1 SPACE / UNIT) X 320 UNITS = 320 SPACES

PARKING SPACES PROVIDED: 331 SPACES (1.03 SPACES/UNIT)

SURFACE (HEAD-IN): 247 SPACES
(INCLUDES 13 ADA VAN ACCESSIBLE SPACES)
SURFACE (ANGLED): 45 SPACES (INC. 8 ADA VAN ACCESSIBLE SPACES)
SURFACE (PARALLEL): 39 SPACES (INC. 1 ADA VAN ACCESSIBLE SPACE)
GARAGE: 22 SPACES (INC. 1 ADA VAN ACCESSIBLE SPACE)

ZONING DISTRICT

THE PARCEL TO BE DEVELOPED IS WITHIN DANIEL ISLAND
GENERAL OFFICE (DI-GO)

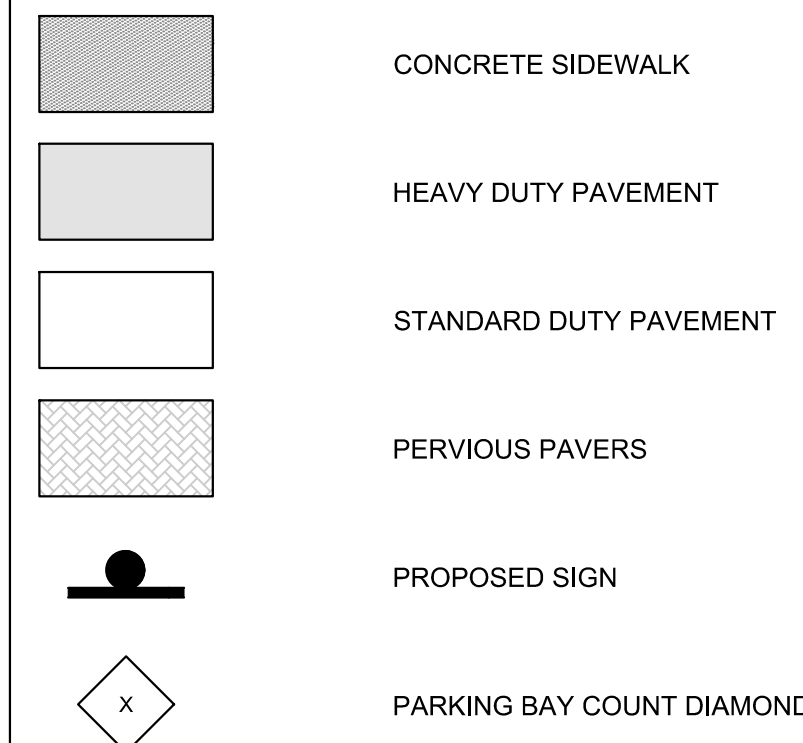
ZONING REQUIREMENTS

ZONING DISTRICT: DI-GO
HEIGHT LIMIT = 4 STORIES / 50' (DI-GO)
TOTAL SITE ACREAGE: 8.98 ACRES
IMPERVIOUS AREA: 6.78 AC (75.5%)
NON-BUILDING IMPERVIOUS AREA: 3.91 AC
% OF SITE OCCUPIED BY BUILDINGS: 32.0% (2.87 AC)
MAX ALLOWABLE COVERAGE BY BUILDINGS: 50%

NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL HVAC UNITS TO BE LOCATED ON BUILDING ROOFTOPS
3. ELECTRICAL TRANSFORMERS, ELECTRICAL PANELS, WATER METERS AND OTHER ABOVE GRADE UTILITY LOCATIONS TO BE FINALIZED DURING THE PERMITTING PROCESS
4. PROJECT CANNOT RECEIVE A FINAL CCC UNTIL THE ADJACENT PROPOSED PUBLIC ROADS ARE ACCEPTED BY THE CITY

LEGEND

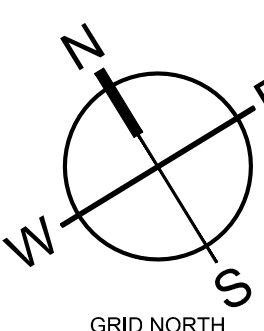


EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

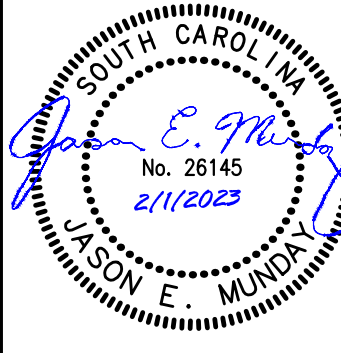


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NOWELL CREEK MULTIFAMILY
MIDDLE STREET RESIDENTIAL
CITY OF CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 8621
DATE: 5/10/21
DRAWN BY: RAJ
CHECKED BY: WYD

REVISION HISTORY

1	8/5/22	
2	10/28/22	

SITE PLAN

NOWELL CREEK MULTI-FAMILY

CHARLESTON, SC 29492
A DEVELOPMENT FOR
MIDDLE STREET PARTNERS

An architectural rendering of a three-story multi-family residential building. The building is constructed of light gray brick with dark brown window frames and balcony railings. It features a symmetrical design with a central entrance on each side, flanked by windows. The roof has a decorative pediment. In the center, a paved walkway leads to a small, single-story building labeled "LEASING OFFICE". Two tall palm trees stand on either side of the walkway. The foreground shows a grassy area and a paved road. The sky is blue with scattered white clouds.

A DEVELOPMENT FOR

MIDDLE STREET PARTNERS

02/01/2023

** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY;
THE ACTUAL BUILDING IN THE SCOPE OF THIS PERMIT SET MAY BE DIFFERENT.

TEAM MEMBERS



THE PROJECT INCLUDES 320 "FOR RENT" MULTI-FAMILY RESIDENTIAL APARTMENT UNITS ON A SITE WHICH IS SERVED BY DANIEL ISLAND DRIVE IN CHARLESTON, SC. THERE ARE TWO (2) MULTI-FAMILY TYPE VA RESIDENTIAL BUILDINGS WHICH ARE 3-STORIES AND THERE ARE SIX (6) MULTI-FAMILY TYPE VA RESIDENTIAL BUILDINGS WHICH ARE 4-STORIES.

THERE WILL BE TWO STAND-ALONE 1-STORY AMENITY BUILDINGS CONSISTING OF A LEASING CENTER, CLUBROOM, FITNESS, OFFICES, AND MAIL THAT WILL FRONT A COMMON AREA POOL COURTYARD. ACCESSORY BUILDINGS AND STRUCTURES ON SITE ALSO INCLUDE A MAINTENANCE BUILDING, GARAGES, AND TRASH ENCLOSURE.

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF DYNAMIK DESIGN. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. DYNAMIK DESIGN ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS.

THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES (INCLUDING LOCAL AMENDMENTS):

- 2018 INTERNATIONAL BUILDING CODE WITH SC AMENDMENTS
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2017 IFC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
- 2018 INTERNATIONAL PLUMBING CODE WITH SC AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH SC AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE WITH SC AMENDMENTS
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH SC AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE WITH SC AMENDMENTS
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2015 NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS
- 2016 NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE
- 2014 ACI 318 WITH SOUTH CAROLINA AMENDMENTS

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SEAL:



CHARLESTON, SC 29492

PROJECT NUMBER: MSP2020-07

NOWELL CREEK

CLIENT:



HOLE STREET
PARTNERS

	DRAWING RELEASE	DATE
	PERMIT SET	4/14/2022
1	GMP SET - REV 1	8/5/2022
2	PERMIT COMMENTS - REV 2	10/28/2022

ISSUED FOR CONSTRUCTION

TITLE:

COVER SHEET

SHEET NUMBER

CS-01

*INDICATES CONSULTANT IS NOT UNDER A CONTRACT WITH DYNAMIK DESIGN

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NOISE KILL

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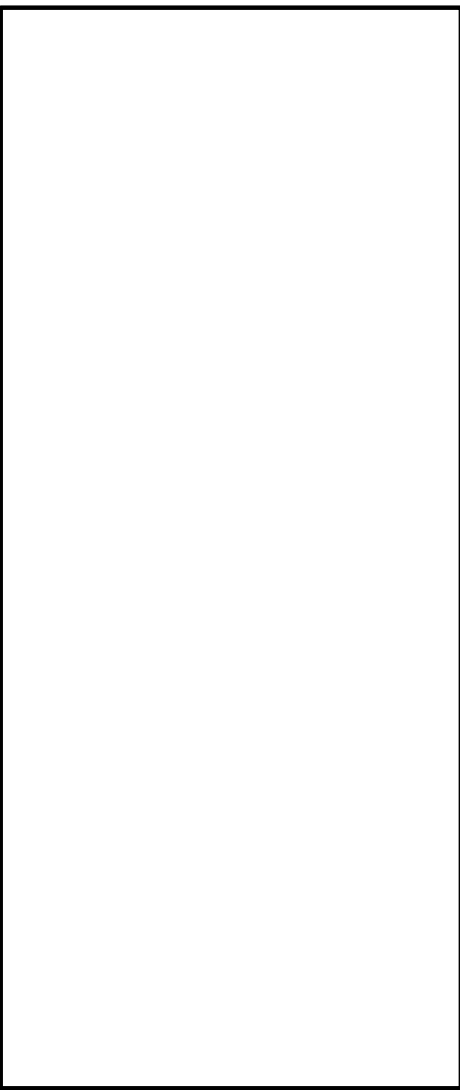
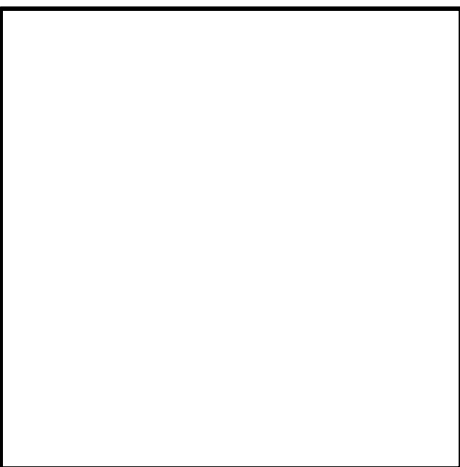
Nowell Creek
Multi-Family

Details

CHARLESTON, SC

Design Architect:
Sottile & Sottile
Civic Architecture

Architect of Record:
Dynamik Design



Date of Publication:

January 2023

Nowell Creek Multi-family

CHARLESTON, SOUTH CAROLINA

Sheet:

R413