MEETING AGENDA
The City of Beaufort
DESIGN REVIEW BOARD
Thursday, August 10, 2023, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:
https://us02web.zoom.us/j/82986252858?pwd=QWNuRHdhLysxb1lrTElNTEE4Uk1Udz09
Passcode: 905970 Meeting ID: 829 8625 2858 Call in Phone#: 1+929-205-6099

STATEMENT OF MEDIA NOTIFICATION:
"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.

I. Call to Order

II. Review of Minutes:

A. Minutes of April 13, 2023 Meeting

III. Applications:

A. Battery Creek Apartments, PIN R120 028 00A 0409/0410/0411/0412/0413 0000, 25 Old Jericho Road.

Applicant: Ryan Lyle, Andrews Engineering (23-01 DRB.4)

The applicant is requesting site plan approval for approval of an 83-unit four-story apartment building with a pool and pool cabana and on-site parking.

B. Beaufort Senior Apartments, PIN R122 029 000 0625 0000, 1556 Salem Road.
Applicant: Michael Riley, Architect (23-02 DRB.5)

The applicant is requesting site plan approval for a 154-unit senior apartment building including (88) 1-bedroom units, (66) 2-bedroom units with on-site parking.

C. ALDI – Beaufort, PIN R120 028 000 0138 0000, 361 Robert Smalls Parkway
Applicant: Vanessa Banks, APD Engineering & Architecture, PLLC (23-09 DRB.1)

The applicant is requesting Conceptual approval for a new Aldi Grocery store on an outparcel facing Robert Smalls' Parkway in the Beaufort Station shopping center.

IV. Discussion

V. Adjournment

DRAFT

Design Review Board
Meeting Minutes – April 13, 2023

CALL TO ORDER 00:00:31

A regular meeting of the Design Review Board was held in-person on Thursday, April 13, 2023 at 2:00 PM.

ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), Erik Petersen, Clinton Hallman, and Bill Suter.

Staff in attendance: Curt Freese (Community and Economic Development Director); Jeremy Tate and Maria Short (Meadors Architecture) attended virtually.

APPROVAL OF MINUTES 00:00:50

Motion (0:01:01): Mr. Hallman made a motion to approve the February 9, 2023 minutes as submitted; seconded by Mr. Suter. The motion passed (5-0).

All Design Review Board Meeting minutes are recorded and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

APPLICATIONS

A. Battery Creek Apartments, PIN R120 029 00A 0409/0410/0411/0412/0413 0000, 25 Old Jericho Road

Applicant: Ryan C. Lyle, Andrews Engineering (23-01 DRB.3) **00:01:29**

The applicant is requesting preliminary approval for an 83-unit four-story building with a pool and pool cabana.

Motion 1 (1:45:02): Ms. McFann made a motion to defer the application, ask city staff to seek an opinion from the city attorney regarding the application of Beaufort Code sections 9.8.2 and 4.3.2.B as they apply to the project presented with special consideration to its location next to property that is not in the city of Beaufort and also to request that before it comes back here, staff amend the recommendations, specifically staff comments 3b, 4a, and 6a to clarify what staff's position is as to these matters. The Board requests that they get back to us and at least

DRAFT

obtain the city attorney's opinion within 60 days and get back to us as soon as possible thereafter; seconded by Mr. Hallman. Motion passed (5-0).

5 Discussion

Curt Freese, the Community and Economic Development Director, discussed the format of the staff reports. Mr. Freese and the Board discussed rescheduling the DRB work session that was cancelled as well as completion of the required 6-hour Board training. Mr. Morillo noted that the Board should discuss any master plan that the city might have regarding future plans and development as well as the code change meetings held by City Council.

6 Adjournment 01:54:40

Motion 1 (1:54:40): Ms. McFann made a motion to adjourn; seconded by Mr. Hallman. Motion passed unanimously (5-0). Meeting adjourned at 2:19 PM.

BATTERY CREEK APARTMENTS FINAL

STAFF REPORT: 25 JERICHO ROAD, SITE PLAN

DATE: August 10, 2023

GENERAL INFORMATION	
Applicant:	**Ryan Lyle, Agent for Battery Creek Apartments**
Site Location/Address:	**25 Old Jericho Road; R120 028 00A 0409/0410/0411/0412/0413**
Applicant's Request:	**The Applicant is requesting site plan approval for an 83-unit four-story apartment building with pool and pool cabana and on-site parking in the T-5 UC/RMX district.**
Current Zoning:	**T-5 UC/RMX**

ZONING DISTRICT INFORMATION	
	RMX
Max Density	**30 DU per acre**
Min. Lot Size	**6,000 sq. ft.**
Min. Frontage Build Out	**60'**
Front Setback	**10' min/60' max**
Side Setback	**10'**
Rear Setback	**15'**
Building Height:	**4 stories**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-5 UC/RMX	**Mobile Homes/Single Family**	**N/A**
South: T-5-UC RMS	**Construction Equipment**	**N/A**
East: County-C5RCMU	**Single family homes**	**N/A**
West: County-C5RCMU]	**Vacant, Law office, Single Family home**	**N/A**

Background: This application received conceptual design approval at the November 2021 DRB meeting. The applicant significantly altered the design, resubmitted, and received conceptual approval at the January 2023 DRB Meeting. The applicant met with city staff at the 2/28/2023 TRC meeting, and was scheduled for the April 13, 2023, DRB meeting. At the April 13, 2023, DRB meeting, the project was tabled by the DRB with a request for legal counsel to weigh in on the two issues below:

1) Concern the project was establishing uses and densities in a relatively undeveloped area as per Section 4.3.2.C.1, and surrounded by County zoning. Questions as to whether the uses and districts in the County could be considered in making a decision for a property in the City.
2) Questions as to whether a project could be approved if adequate infrastructure did not exist as per the required findings of Section 9.8.3.

Shortly after the meeting, the long-time City Attorney resigned, and the City has still not hired a firm or attorney to fill this position. However, the law firm Pope Flynn, out of Columbia is now filling the interim City Attorney services. Staff discussed the project with one of their attorneys who is also a certified planner. The Applicant also provided the County zoning information, showing that the surrounding and adjacent parcels all have urban transects named C5RCMU, similar to the City's T-5 UC/RMX zoning district.

The legal opinion in regards to #1, is that they have entitled rights, and with the zoning being similar and no similar uses exist, subjective decisions based on Section 4.3.2.C.1, should be made with great caution. In regard to the second point, it was felt that if it is known that infrastructure does not exist, the project should not be brought forward to hearing. Due to the length of time this has been review, Staff and the Attorney felt it was reasonable to instead condition any approval upon the infrastructure. This means final approval will not be valid until the necessary infrastructure exists.

Streets:

Old Jericho Road is a two-lane road, with no drainage ditch and no sidewalks. The applicant is proposing to build a sidewalk along their portion of the road and has agreed to a wider tree lawn with trees to provide a more pedestrian friendly area and soften the urban nature of the apartments. In addition, at the Conceptual hearing the DRB directed the Applicant to design the northern access road to be able to eventually connect to a potential road connection to the East and Horton Trail.

Access:

Applicant is proposing to build one entrance point at the southwest end of the property. A possible second entrance point is proposed on the north side of the property to connect to Horton Trail.

Lots and Blocks:

While the property is zoned T-5 UC/RMX, a typical urban lot and block street pattern does not currently exist in this area.

Height:

All adjoining properties are residential and one story. T5-UC/RMX allows up to four stories in height per code.

Future Land Use:

The Area is planned for Urban uses and development. The County has similar land use planned for the area.

Zoning:

The zoning of the property T5-UC/RMX does not have a density limit, but does regulate a four-story maximum height, and 60% road frontage for buildings along Old Jericho. The use of multi-family housing is a permitted use in the T-5/RMX UC district. The applicant has chosen the RMX district.

Amenities: A pool and cabana with parking is proposed to the Northeast.

Staff Comments

Section 9.8.3 Decisions/Findings of Fact: Following the public meeting, the Design Review Board may approve, deny, or approve with conditions the application for a Major Development. No Major Development shall be approved unless the following findings of fact can be made:

9.8.3 Finding of Fact	**Rationale Present (yes/no)**	**Staff Analysis of Rationale**
1. The plan is consistent with the adopted plans and policies of the City.	**Yes**	✓ **The density and uses are consistent with the Comprehensive Plan and the Development Code.**
2. The plan complies with all applicable requirements of this Code.	**Yes**	✓ **Since the conceptual application, applicant has selected the RMX zoning classification. Staff has reviewed this project based on RMX zoning**

		classifications for both building architecture and site. ✓ **Since conceptual approval, applicant has provided the minimum required 32 on-site parking spaces.** ✓ **Applicant is in compliance with the frontage buildout requirements for the RMX zoning classification, as the building has an approximate frontage buildout percentage at 74% and transparency**
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed.	**No**	✓ **The current project cannot be served by the current water and sewer services of BJWSA without major improvements and upgrades which are not being proposed by the developer. Due to the time this has been in review, Staff is recommending a conditioned approval with a three year time limit, and then if the upgrades have not been made, the project would need to reapply for Site Plan approval.**
4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site	**No**	✓ **There are no buildings, uses, or heights and scale nearby this project.**
5. The proposed plan conforms to the Building Design Standards in Article 4.	**Yes**	✓ **Applicant has complied with the conceptual comments of the DRB with the site layout, road and architecture, and added additional fenestration on the side walls of the forecourt as well as on either side of the double entry doors.**
6.The application will not substantially lessen the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.	**Yes**	**The surrounding properties all have been entitled with a dense urban transect and possess the same development rights as this application.**

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends conditioning approval of the application at 25 Old Jericho Road, in that is satisfies the findings and requirements of Section 9.8.3 the Beaufort Code found in pages 2-4 of this Staff Report with the following conditions:

1. **Approval is conditioned upon the upgrade of the nearby sewer pump station, conditioned to expire three years from the date of the hearing.**
2. **Staff recommends the applicant create a wider protruding bays at the corner entries of both buildings (leasing office at ground floor and associated units above) which will simplify the corners, eliminate one of the changes in plane, and better differentiate the corner to announce the building entry.**
3. **Staff recommends the applicant restudy the fenestration spacing along all elevations within the more recessed portions (especially along the Salem Road Elevation). Staff recommendation is to gang windows within each unit to provide a better rhythm to the fenestration.**
4. **Applicant to provide drawings of the picnic pavilion.**
5. **At the protruding bays (for example living rooms of units 232, 321, 319, 317, 315, 313 and around the building), staff recommends the applicant align the outside face of the parapet wall with the outside face of the main building wall rather than stepping this plane out above the lower horizontal cornice line. Staff believes the proposed stepping out of this plane gives a visual heavy appearance.**
6. **Applicant to show the location of HVAC units in future submission.**
7. **Applicant to submit all cutsheets for final review.**
8. **Applicant to provide building sections and details for final review.**

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
■ Board Review

Application Fee:

OFFICE USE ONLY: Date Filed: _____ **Application #:** _____ **Zoning District:** _____

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be. A complete schedule can be found at: https://www.cityofbeaufort.org/379/Design-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ■ Final

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ **Yes** ☐ **No**

Applicant, Property, and Project Information

Applicant Name: Ryan Lyle, PE

Applicant Address: Andrews Engineering, Inc., 2712 Bull St. Suite A, Beaufort SC 29902

Applicant E-mail: ryan@andrews-sc.com Applicant Phone Number: 843-379-2222 x226

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☒ Engineer ☐ Developer

Owner (if other than the Applicant): Battery Creek SC LLC (c/o Jay Bernstein)

Owner Address: 1515 Mockingbird Lane, Suite 1010, Charlotte, NC 28209

Project Name: Battery Creek Apartments

Property Address: 25 Old Jericho Road

Property Identification Number *(Tax Map & Parcel Number)*: 5 Parcels: R120/028/00A/0409 , 0410, 0411, 0412, 0413

Date Submitted: 05/18/2023

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: Battery Creek Apartments

Property Size in Acres: 5.16 ac Proposed Building Use: Apartments

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 83 MF units in a single 4 story apartment building; 1 pool and cabana

# of Parking Spaces Required: 132 # of Parking Spaces Provided: 132

Is this project a redevelopment project: (Y) N

Are there existing buildings on the site? (Y) N if yes, will they remain? Y (N)

Provide a brief Project Narrative and outline any specific questions you would like addressed.

This 83 unit apartment project will provide a mix of 1, 2, and 3 bedroom units, a pool, cabana, and playground. The site will be accessed by Old Jericho Road.

Applicant's Signature: **Date:** 05/18/2023

Owner's Signature: **Date:** 05/18/2023

(The owner's signature is required if the applicant is not the owner.)

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

BATTERY CREEK APARTMENTS – 25 OLD JERICH ROAD
CITY OF BEAUFORT – DRB FINAL
PROJECT NARRATIVE
Submittal Date: May 18, 2023
Meeting Date: June 8, 2023

PROJECT SITE

Location: Old Jericho Road

TMPs: R120 028 00A 0409 0000
R120 028 00A 0410 0000
R120 028 00A 0411 0000
R120 028 00A 0412 0000
R120 028 00A 0413 0000

Zoning: Split Zoned property. The building and the site will adhere to RMX.

PROPOSED DEVELOPMENT

The proposed 5.25 ac ± site is located at 25 Old Jericho Road in the City of Beaufort. The project consists of demolishing two single-family homes and constructing 1 four story multi-family apartment building as well as a cabana and pool. The development proposes 83 units with a unit mix of 23-1 Bedroom units, 44-2 Bedroom units, and 16-3 Bedroom units. The project will be completed in a single phase. The building setbacks for the RMX zoning are 10-60' along the front,10' along the sides, and 15' along the rear. The apartment building was designed according to the Beaufort Code by raising the finished floor 18", entering from Old Jericho Road through a forecourt / courtyard. Transparency on the ground floor is 30% and, on all floors above, is 29% of the total wall area for the elevation fronting Old Jericho Road. The exterior materials consist of brick veneer at the base and a combination of fiber cement lap siding, fiber cement board and batten siding, and fiber cement panels. The roof is pitched with a 6:12 slope. The HVAC condensing units will be screened from view by landscaping along the building perimeter.

STORM DRAINAGE, INFRASTRUCTURE, AND UTILITIES

The site generally drains north to south and west to east. Drainage and grading plans will be prepared after the conceptual site layout is generally acceptable by the City. Pervious parking will be provided as needed and if required. The site is 43% impervious (less than 65% maximum). Water and sewer service will be provided by extending main lines from Malvern Center. Dominion Power will provide electric service as well as provide leased site lighting. Hargray will provide tele-communications.

ACCESS

One full turn access is planned along Old Jericho Road which is maintained by Beaufort County.

PARKING NEEDS

Parking has been provided at the ratios shown below:

1.00 spaces / 1 Bedroom Unit
1.75 spaces / 2 Bedroom Unit
2.00 spaces / 3 Bedroom Unit

The total number of spaces required is 132 which are provided onsite.

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winston-salem, nc 27101
steelegrouparchitects.com

May 11, 2023

RE: Design Review Board Meeting Staff Report
Battery Creek Apartments – 25 Old Jericho Road

Please find below our responses to your design review board comments architectural comments for Battery Creek Apartments in Beaufort, SC:

2. The plan complies with all applicable requirements of this Code.

✓ **D.** Staff believes the applicant has met RMX fenestration requirements with 40% fenestration on the ground floor and 15% on the upper floors per Section 4.6.4.C.1. In future submissions, applicant to submit an elevation sheet with shaded fenestration areas/wall areas and their square footages to confirm the 15% and 40% requirements. The administrator can grant a 10% adjustment on these percentages.

> ***Response:*** *The elevation sheet with shaded fenestration areas and information was added to the drawings. Please see architectural sheet A-203 Transparency Calculations.*

× **E.** Applicant to note in future submissions that the building is designed to meet requirements of the RMX district, rather than T5-UC. Current drawings state that the building is designed to meet T5-UC requirements.

> ***Response:*** *The drawings were updated to note the RMX district. Please see Architectural sheets A-201 Exterior Elevations and A-202 Exterior Elevations.*

4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.

× **A.** There could be concern as per Section 4.3.2.C.1 about establishing very urban densities and 4-story heights adjacent to traditional suburban residential development.

> ***Response:*** *The building roof form has been designed to break up the larger building mass, with smaller scale residential elements used to define the unit exteriors.*

5. The proposed plan conforms to the Building Design Standards in Article 4.

× **C.** Staff believes that the façades lack a clear pattern, and the corners are not well-defined. Staff does not support the small projecting front gables above some of the porches and believes that these additional front gables overcomplicate the massing of

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the building and create too many variations in the roof plan. Staff offers the following recommendations to help remediate these issues and simplify the overall massing of the building. See staff diagrams attached at the end of the agenda packet.

i. Flipping the A(b) and B(b) units (south and north of the forecourt) so the porches are directly adjacent to the forecourt. This will allow A(b) units to be symmetrical about the larger hip roof.

Response: *The units were flipped, and the forecourt entrance redesigned to help better define the space, while also simplifying the roof massing.*

ii. Removing the additional hip roof over the bedroom in the B(c) units, west façade at the northwest corner. This one-bay accent hip roof is not present anywhere else on the building.

Response: *The additional hip roof was removed.*

iii. In the B(c) corner units (northwest corner) extend the kitchen/living room walls beyond the bedrooms to better define the corner and cross-gable roof.

Response: *The walls were extended, per staff recommendations, and the roof over the B(c) unit revised to better define the building corner.*

iv. Replacing the walls enclosing the northwest corner balconies with the same railing and column condition as seen on the ground floor.

Response: *The B(c) unit was revised, per staff recommendations, including replacing the balcony walls with columns to create better definition at the corner condition.*

v. Extend the porch in the 3-bedroom (C(b)) units (southwest corner of the building) to the outside corner of the bedroom to the north and eliminate the single-bay projecting gable over balcony. This comment applies to all balconies with a single-bay projecting gable.

Response: *The C(b) unit plan was revised to eliminate the extra massing at the roof. The stair was also relocated to simplify the roof massing, per staff plan mark-ups.*

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× **D.** Some of the balconies appear to be missing the railings; staff believes this is a graphic error. Applicant to revise for final submission.

> ***Response:*** *The balconies and railings were updated to show the missing sections. Please see Architectural sheets A-201 Exterior Elevations and A-202 Exterior Elevations.*

× **E.** Applicant to enlarge and refine the building forecourt section to be at least ½": 1'-0" scale for future submissions.

> ***Response:*** *The forecourt section was updated to a ½" = 1'-0" scale. Please see Architectural sheet A-301 Apartment Building Forecourt Section/Elevation.*

× **F.** Applicant to enlarge and refine the typical window section details to at least ½": 1'-0" scale for future submissions.

> ***Response:*** *The window details were updated to a ½" = 1'-0" scale. Please see Architectural sheet A-305 Window Details.*

× **G.** Applicant to submit a section drawing through a typical balcony/hip roof area at ½":1'-0 scale or larger.

> ***Response:*** *Two typical apartment building wall sections were added. Please see Architectural sheets A-302 and A-303 Typical Apartment Building Wall Sections.*

× **H.** Applicant to note that all fiber cement trim and siding must be smooth per Section 4.6.3.A.1.a.

> ***Response:*** *A note was added to call for all fiber cement trim and siding to be smooth. Please see Architectural sheets A-201 Exterior Elevations and A-202 Exterior Elevations.*

× **I.** Applicant to submit cutsheets for the brick, asphalt shingle, windows, exterior doors, lighting, vinyl louvers, and railings as well as specific paint colors for all wall elements.

> ***Response:*** *Specific exterior finish/wall element information was added to the drawings. Please see Architectural sheets A-201 Exterior Elevations*

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and A-202 Exterior Elevations. Please also see attached cut sheets for the exterior doors and vinyl railings.

× **J.** Staff supports the pool cabana as designed; applicant to submit section and detail drawings for this building in future submissions.

Response: *Pool cabana details were added. Please see Architectural sheet A-304 Typical Cabana Wall Sections.*

× **K.** Applicant to provide a roof plan for the pool cabana.

Response: *The pool cabana roof plan was added. Please see Architectural sheet A-105 Roof Plan.*

× **L.** Applicant to follow comment 5.I above for the pool cabana regarding paint colors and cutsheets.

Response: *The exterior finish information shown on Architectural sheets A-201 and A-202 applies to the entire project, including the pool cabana exterior elements.*

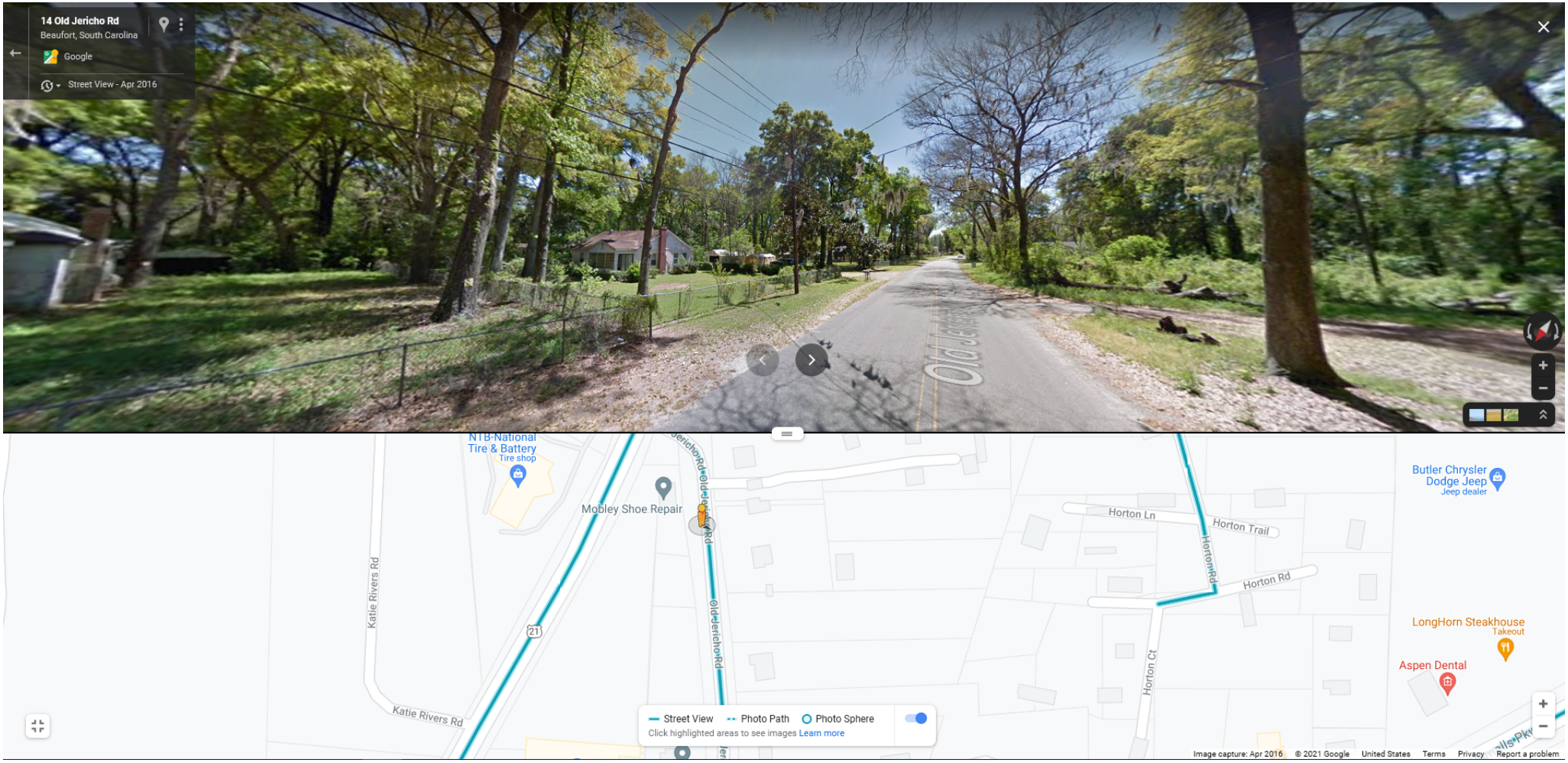
6. The application will not substantially lessen the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
× **A**. There could be concern as per Section 4.3.2.C.1 about establishing very urban densities and 4-story heights adjacent to traditional suburban residential development.

Response: *The building roof form has been designed to break up the larger building mass, with smaller scale residential elements used to define the unit exteriors.*

Thank you for your commitment to this project. Please advise if there is any additional information required.

Sincerely,

Michael Osman, AIA, LEED AP
Principal


14 Old Jericho Rd
Beaufort, South Carolina
Google
Street View - Apr 2016
NTB-National Tire & Battery
Tire shop
Mobley Shoe Repair
Old Jericho Rd
Katie Rivers Rd
21
Horton Ln
Horton Trail
Horton Rd
Horton Ct
Butler Chrysler Dodge Jeep
Jeep dealer
LongHorn Steakhouse
Takeout
Aspen Dental
Street View
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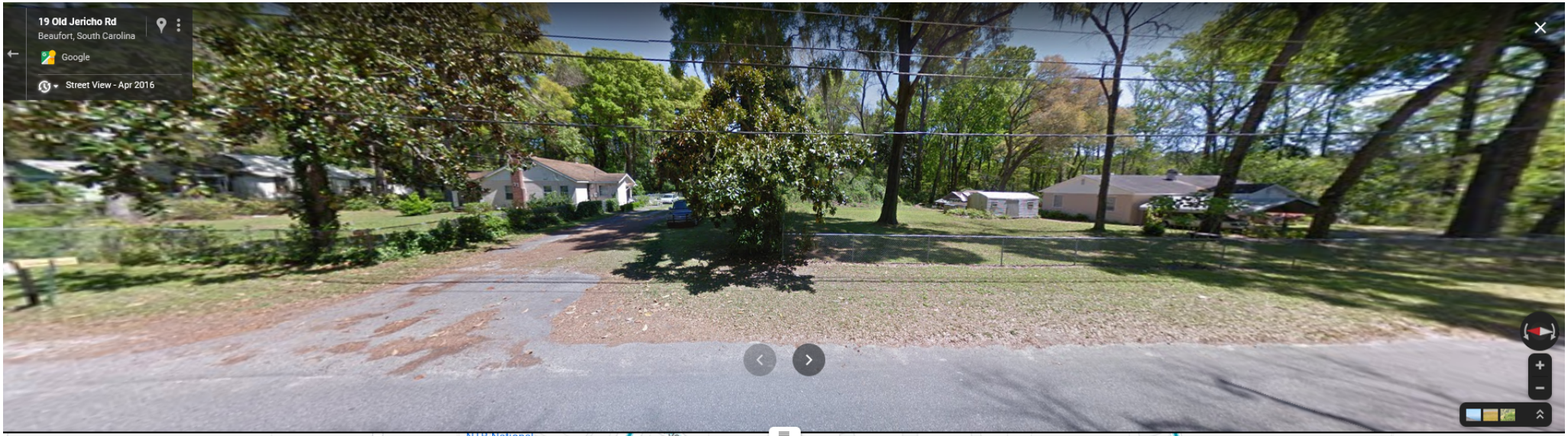
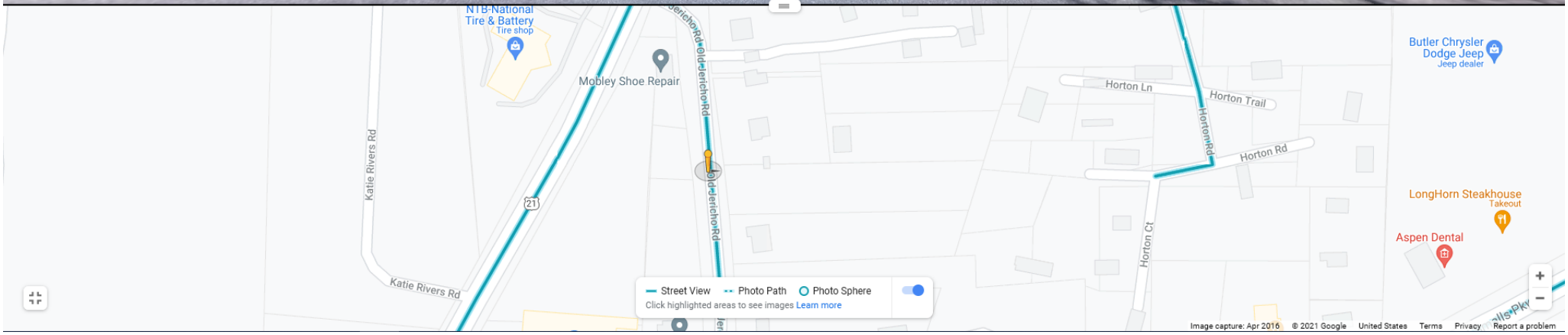

19 Old Jericho Rd
Beaufort, South Carolina
Google
Street View - Apr 2016


NTB-National Tire & Battery
Tire shop
Mobley Shoe Repair
Old Jericho Rd
Katie Rivers Rd
21
Horton Ln
Horton Trail
Horton Rd
Horton Rd
Horton Ct
Butler Chrysler Dodge Jeep
Jeep dealer
LongHorn Steakhouse
Takeout
Aspen Dental
Street View
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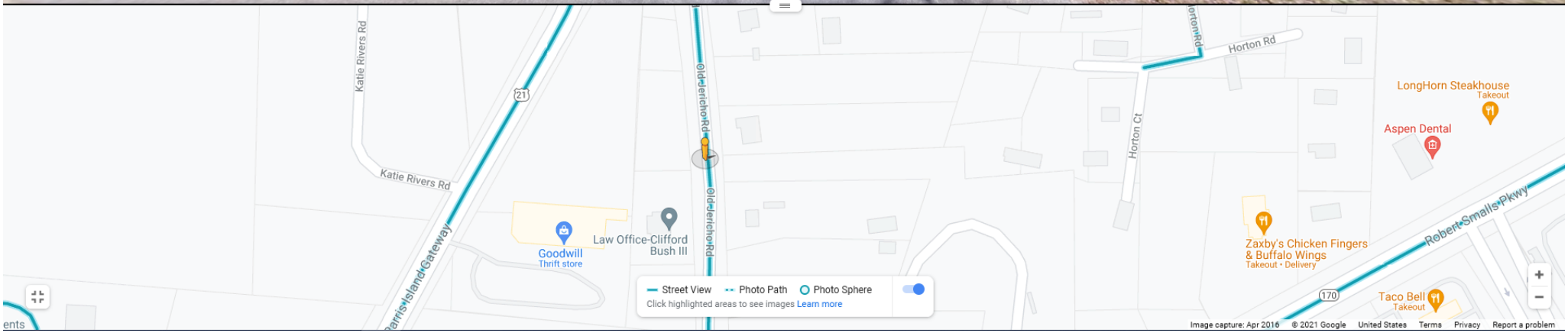
Katie Rivers Rd
Katie Rivers Rd
21
Parris Island Gateway
Goodwill
Thrift store
Law Office-Clifford Bush III
Old Jericho Rd
Old Jericho Rd
Horton Rd
Horton Rd
Horton Ct
LongHorn Steakhouse
Takeout
Aspen Dental
Zaxby's Chicken Fingers & Buffalo Wings
Takeout • Delivery
Robert Smalls Pkwy
170
Taco Bell
Takeout
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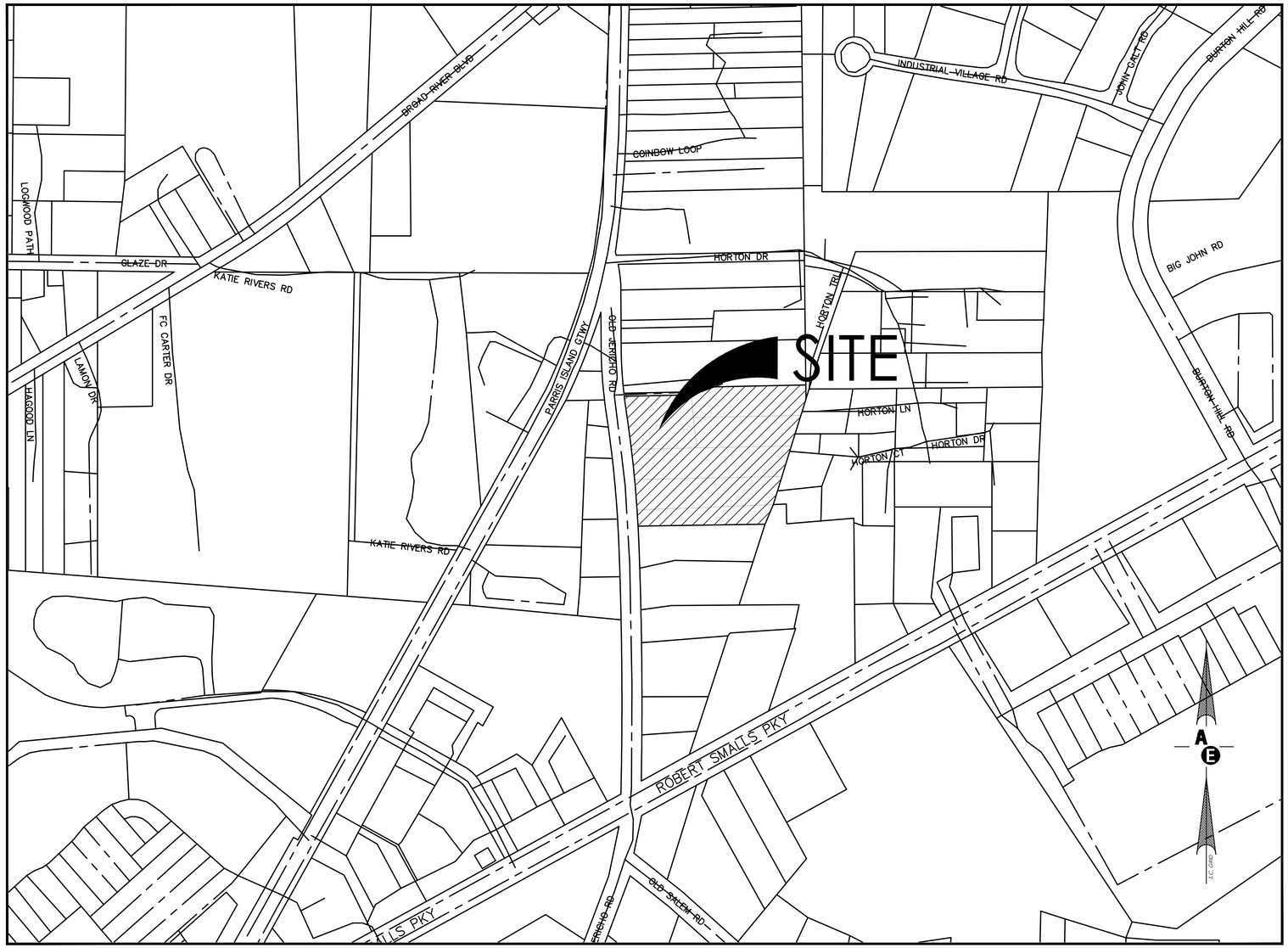
SITE DEVELOPMENT PLAN

FOR

BATTERY CREEK APARTMENTS
OLD JERICHO ROAD
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA



VICINITY MAP

SCALE: 1"=200'

DATUM: NGVD29 VERTICAL / NAD83 HORZ.

N.P.D.E.S. DISTURBED AREA = 3.33 ACRES

South Carolina 811 Call 811 Before you Dig

APPROXIMATE LOCATION OF SITE:

LONGITUDE: 80°–51'–29"
LATITUDE: 32°–14'–44"

DEVELOPER NAME:

MR. JAY BERNSTEIN
BATTERY CREEK SC, LLC
1515 MOCKINGBIRD LANE, SUITE 1010
CHARLOTTE, NC 28209
JAYMB189@GMAIL.COM
843–696–1541

PROJECT DATA INFORMATION:

BATTERY CREEK APARTMENTS
DISTRICT #: 120
MAP #: 28 00A
PARCEL #'s: 409–413
PROJECT ZONING: T5–UC / RMX

FEMA FLOOD ZONE: "X"

PHONE #:		PERMIT#:
B.J.W.S.A.	843.987.9250	----------
D.H.E.C.	843.522.3345	----------
O.C.R.M.	843.744.5898	----------
S.C.D.O.T.	843.524.7255	----------
S.C.E.&G.	843.525.7712	----------
PAL. ELEC.	843.208.5512	----------

APPROVED FOR CONSTRUCTION

BY: _____ ___/___/___ DATE

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
	TITLE
A	LEGEND & NOTES SHEET
1	OVERALL SITE PLAN
2	EXISTING SITE & DEMOLITION PLAN
3	TREE PROTECTION AND REMOVAL PLAN
4	HORIZONTAL CONTROL PLAN
5	SANITARY SEWER PLAN
6	WATERLINE PLAN
7	STORM DRAINAGE PLAN
14	GRADING PLAN

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

DRAWING RELEASED FOR:

- ☐ PLAN REVIEW ____/____/____
- ☑ PERMIT DRAWINGS 05 / 18 / 2023
- ☐ CONSTRUCTION DRAWINGS ____/____/____
- ☐ BID SET ____/____/____
- ☐ RECORD DRAWINGS ____/____/____
- ☐ OTHER: _____ ____/____/____

SOUTH CAROLINA ANDREWS ENGINEERING CO. NO. C00008 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 12860 STEVEN WADE ANDREWS

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PLAN REVISIONS

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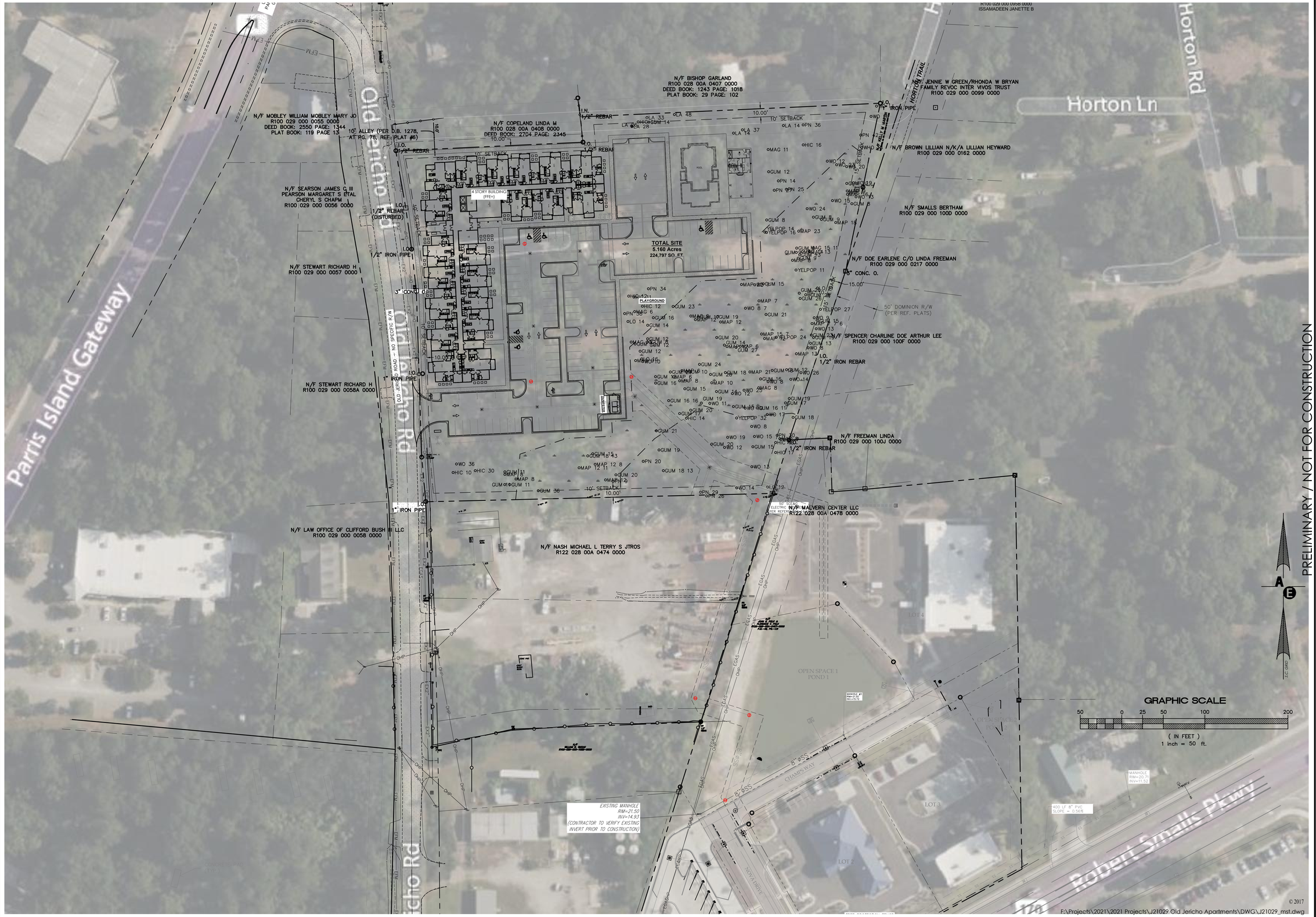
5/18/2023 City Final DRB submittal

BATTERY CREEK APARTMENTS
BJWSA JOB#:



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

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2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

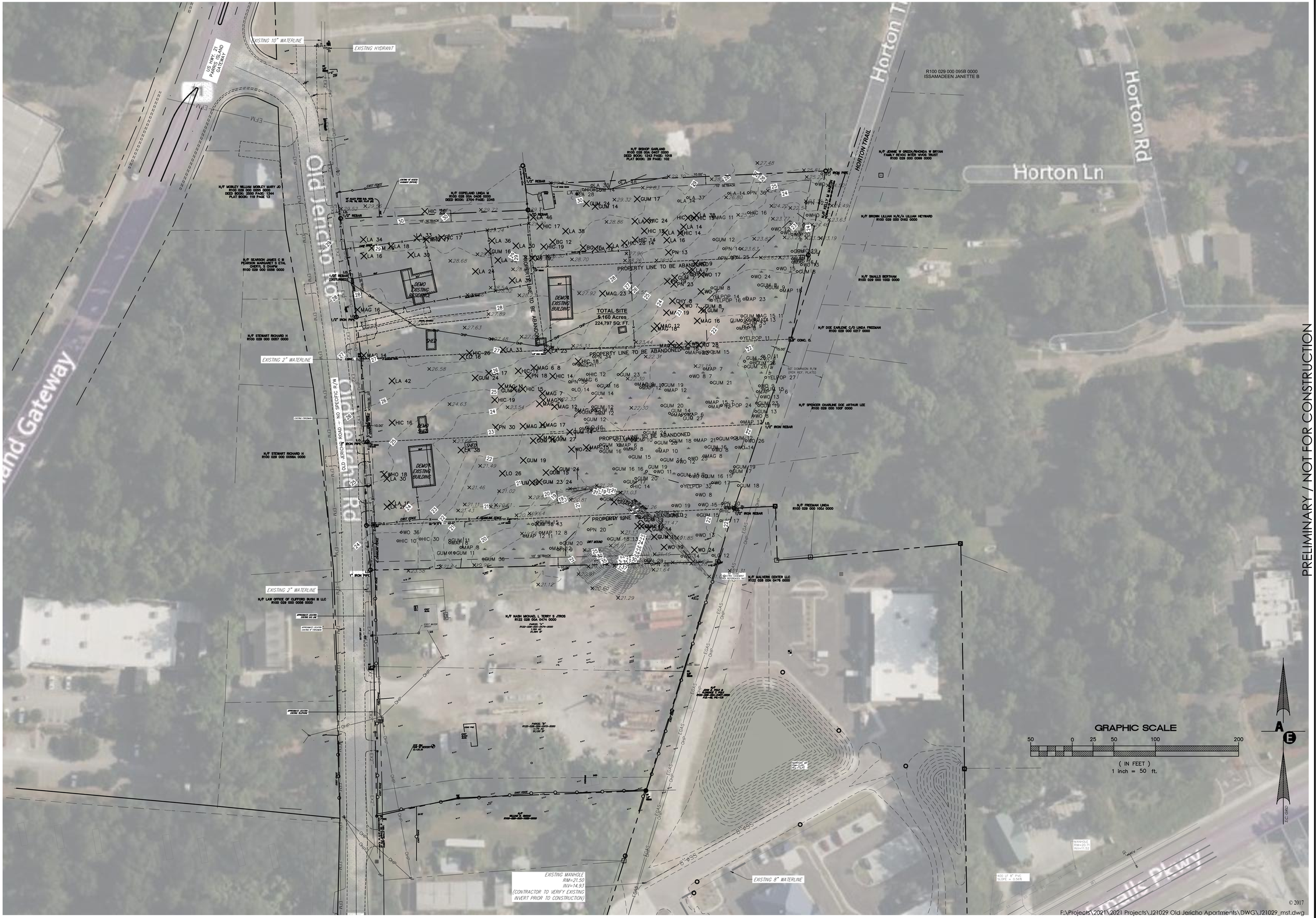
Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Overall Site
Plan

Date Drawn:	05/25/21
Last Revised:	02/09/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
1

JOB: J21029



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

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SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Existing Site Plan

Date Drawn:	05/25/21
Last Revised:	02/09/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
2

JOB: J21029

PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS		
NO.	DESCRIPTION:	DATE: BY:
1	-	- -
2	-	- -
3	-	- -
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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 12860 STEVEN WAYNE ANDREWS

SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

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2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Tree Protection
and
Removal Plan

Date Drawn:	05/25/21
Last Revised:	02/09/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
3

JOB: J21029

TABLE OF DEVELOPMENT AREAS

BUILDING	31,707 SQ. FT.	0.727 AC.	(14.1%)
ASPHALT, SIDEWALK AND POOL AREA	65,450 SQ. FT.	1.440 AC.	(29.1%)
SUBTOTAL IMPERVIOUS AREA	97,157 SQ. FT.	2.092 AC.	(43.2%)
LANDSCAPE/PERVIOUS AREA	127,640 SQ. FT.	3.068 AC.	(56.8%)
TOTAL	224,797 SQ. FT.	5.160 AC.	(100%)

PAVEMENT LEGEND

MEDIUM DUTY ASPHALT PAVING

CONCRETE SIDEWALK

Parking Summary:

Bldg Type	# Type Bldgs	Units/Bldg	Total Units	# 1 BR	#2BR	#3BR	BR Code 5.7.4 (based on BR count) Bedroom Count per Unit / Stalls Required per Unit	Ratio
				1	1.75	2		
1	1	83	83	23	44	16	132.0	
							0.0	
							0.0	
							0.0	
							0.0	
Total	1	83	83	23	44	16	132.0	1.59

Provided onsite		132	1.59
Percent provided		100%	

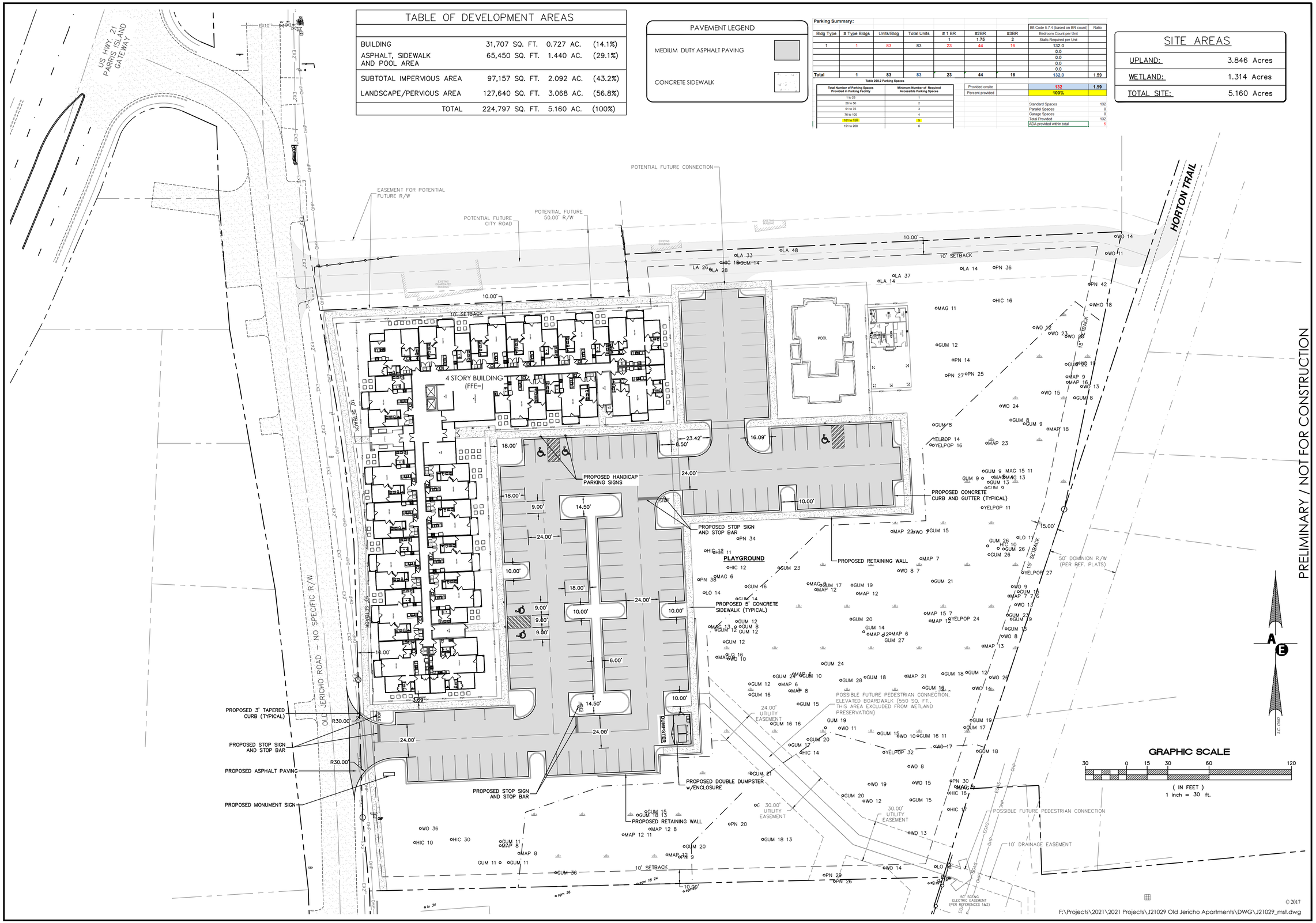
Standard Spaces	132
Parallel Spaces	0
Garage Spaces	0
Total Provided	132
ADA provided within total	5

Table 208.2 Parking Spaces

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6

SITE AREAS

UPLAND:	3.846 Acres
WETLAND:	1.314 Acres
TOTAL SITE:	5.160 Acres



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

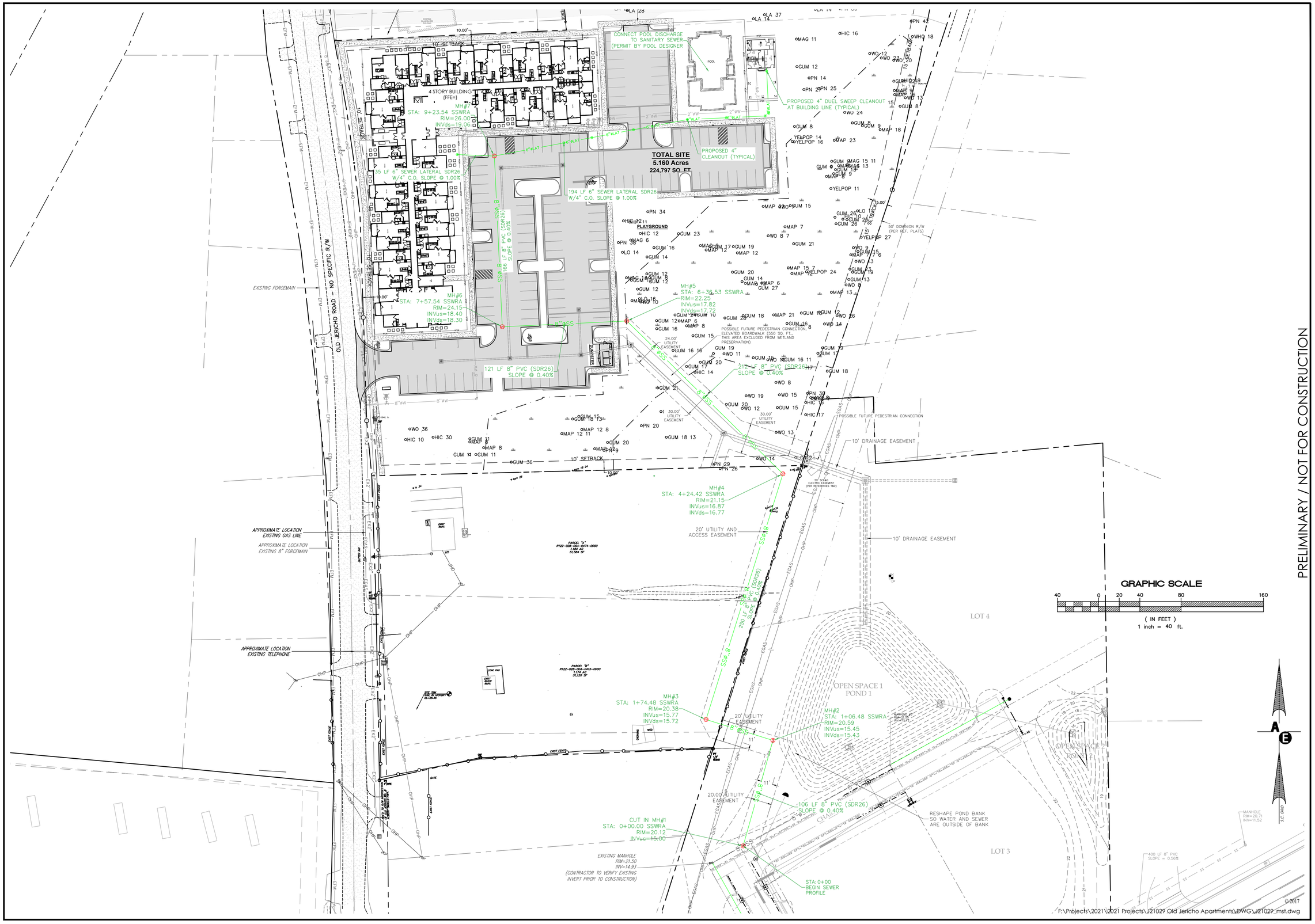
Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Horizontal Control Plan

Date Drawn:	05/25/21
Last Revised:	02/09/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 4

JOB: J21029



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

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Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
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Fax 843.379.2223

Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Sanitary Sewer Plan

Date Drawn:	05/25/21
Last Revised:	02/09/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
5

JOB: J21029

NOTE:
1. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING WET/DRY UTILITIES BEFORE CONSTRUCTION AND TO COORDINATE SHUTDOWN OF WATERLINE WITH BJWSA 72 HOURS IN ADVANCE OF BEGINNING WATERLINE CONNECTIONS AND/OR CONSTRUCTION.

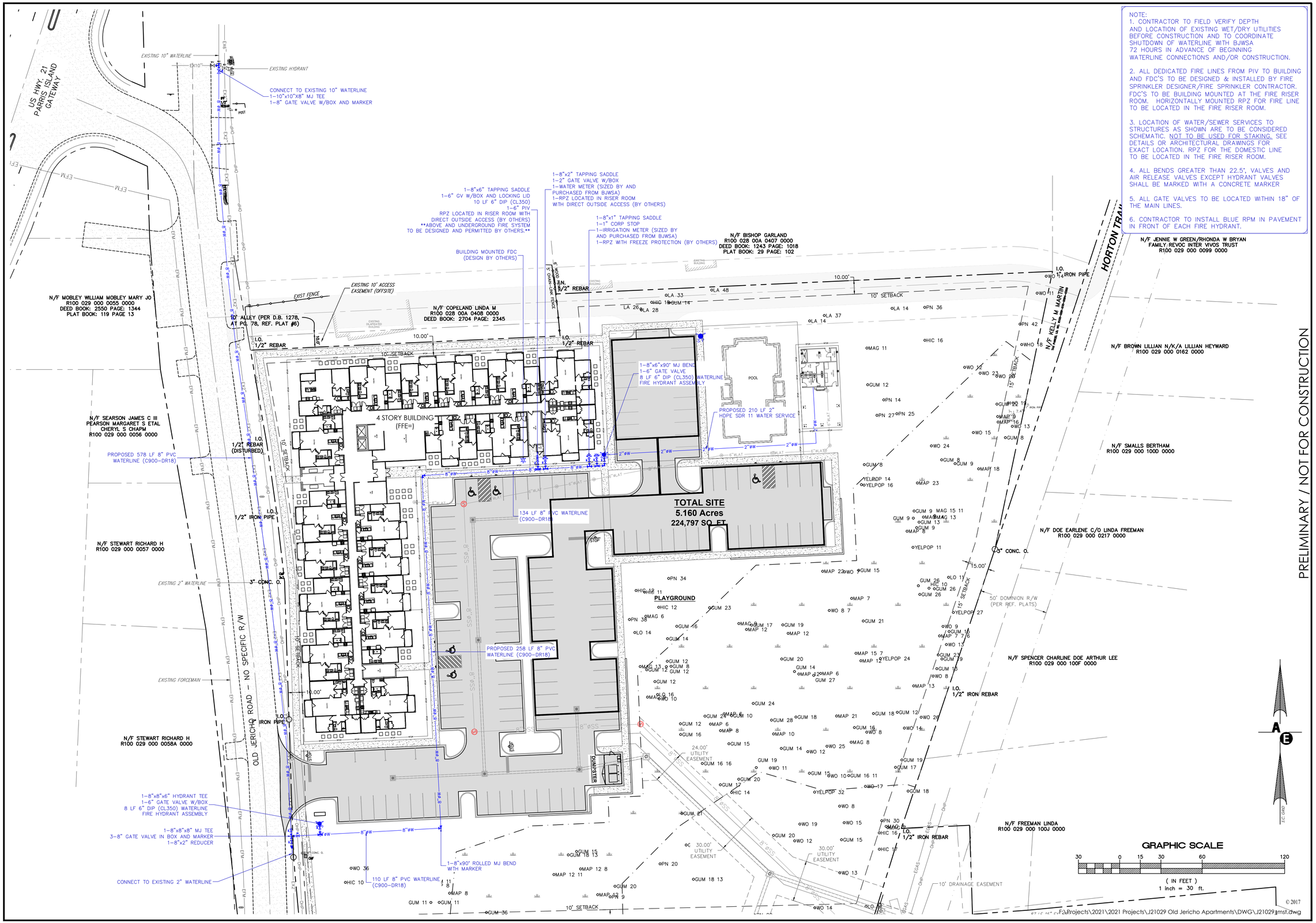
2. ALL DEDICATED FIRE LINES FROM PIV TO BUILDING AND FDC'S TO BE DESIGNED & INSTALLED BY FIRE SPRINKLER DESIGNER/FIRE SPRINKLER CONTRACTOR. FDC'S TO BE BUILDING MOUNTED AT THE FIRE RISER ROOM. HORIZONTALLY MOUNTED RPZ FOR FIRE LINE TO BE LOCATED IN THE FIRE RISER ROOM.

3. LOCATION OF WATER/SEWER SERVICES TO STRUCTURES AS SHOWN ARE TO BE CONSIDERED SCHEMATIC. NOT TO BE USED FOR STAKING. SEE DETAILS OR ARCHITECTURAL DRAWINGS FOR EXACT LOCATION. RPZ FOR THE DOMESTIC LINE TO BE LOCATED IN THE FIRE RISER ROOM.

4. ALL BENDS GREATER THAN 22.5°, VALVES AND AIR RELEASE VALVES EXCEPT HYDRANT VALVES SHALL BE MARKED WITH A CONCRETE MARKER

5. ALL GATE VALVES TO BE LOCATED WITHIN 18" OF THE MAIN LINES.

6. CONTRACTOR TO INSTALL BLUE RPM IN PAVEMENT IN FRONT OF EACH FIRE HYDRANT.



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

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SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

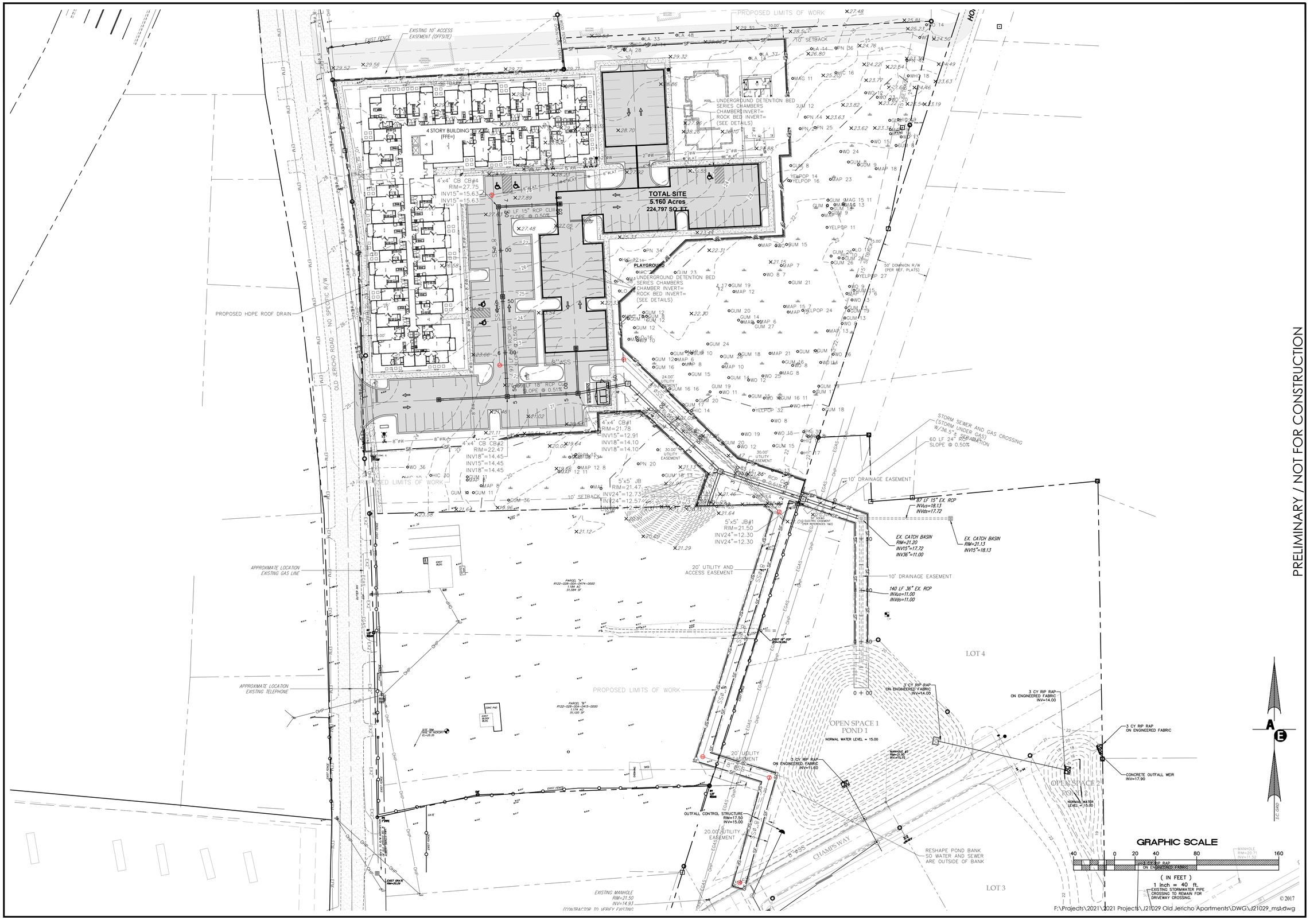
Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Waterline Plan
Sheet 2

Date Drawn:	05/25/21
Last Revised:	02/09/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
6

JOB: J21029



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

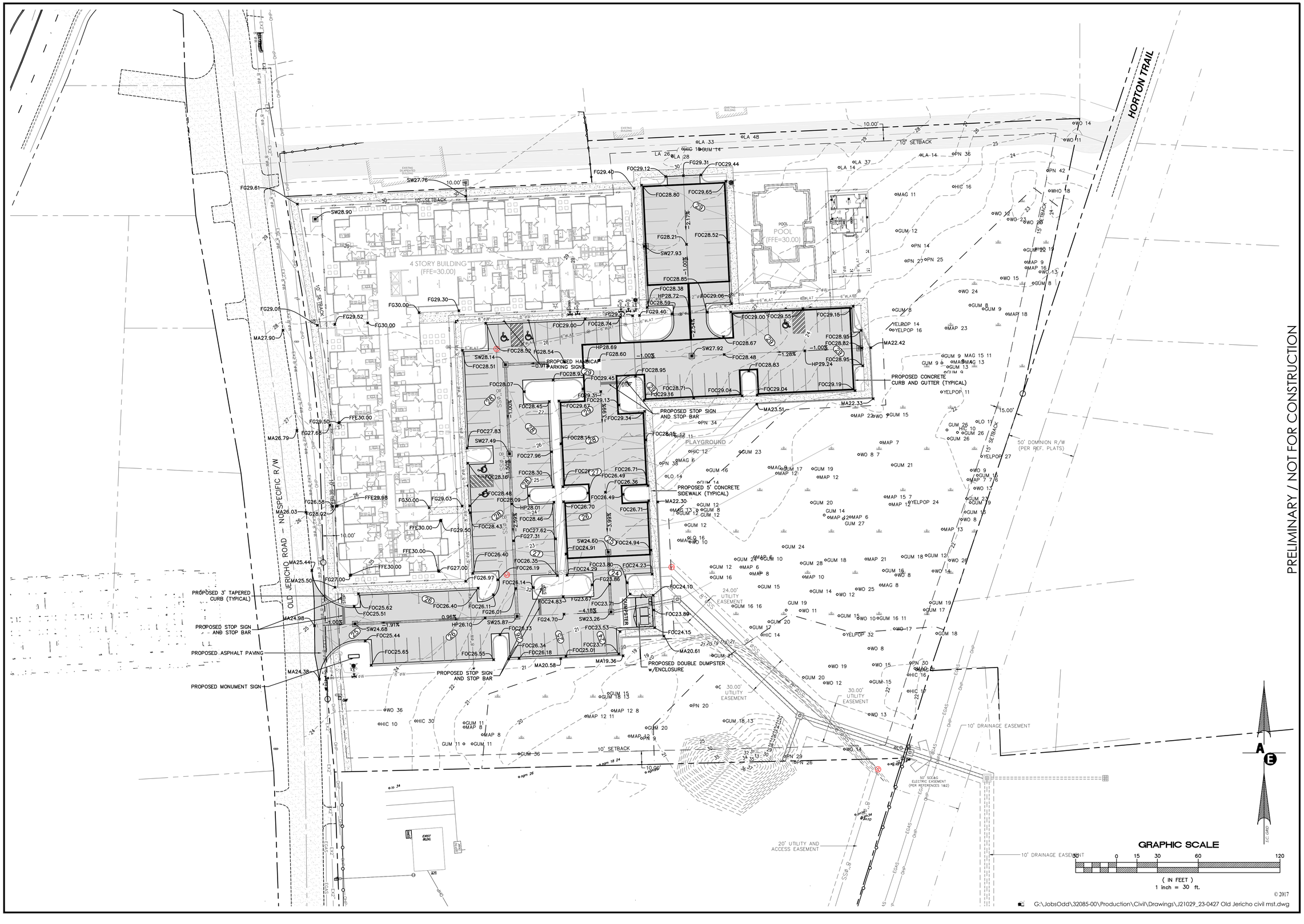
Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Storm Drainage Plan

Date Drawn:	05/25/21
Last Revised:	02/09/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
7

JOB: J21029



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

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2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

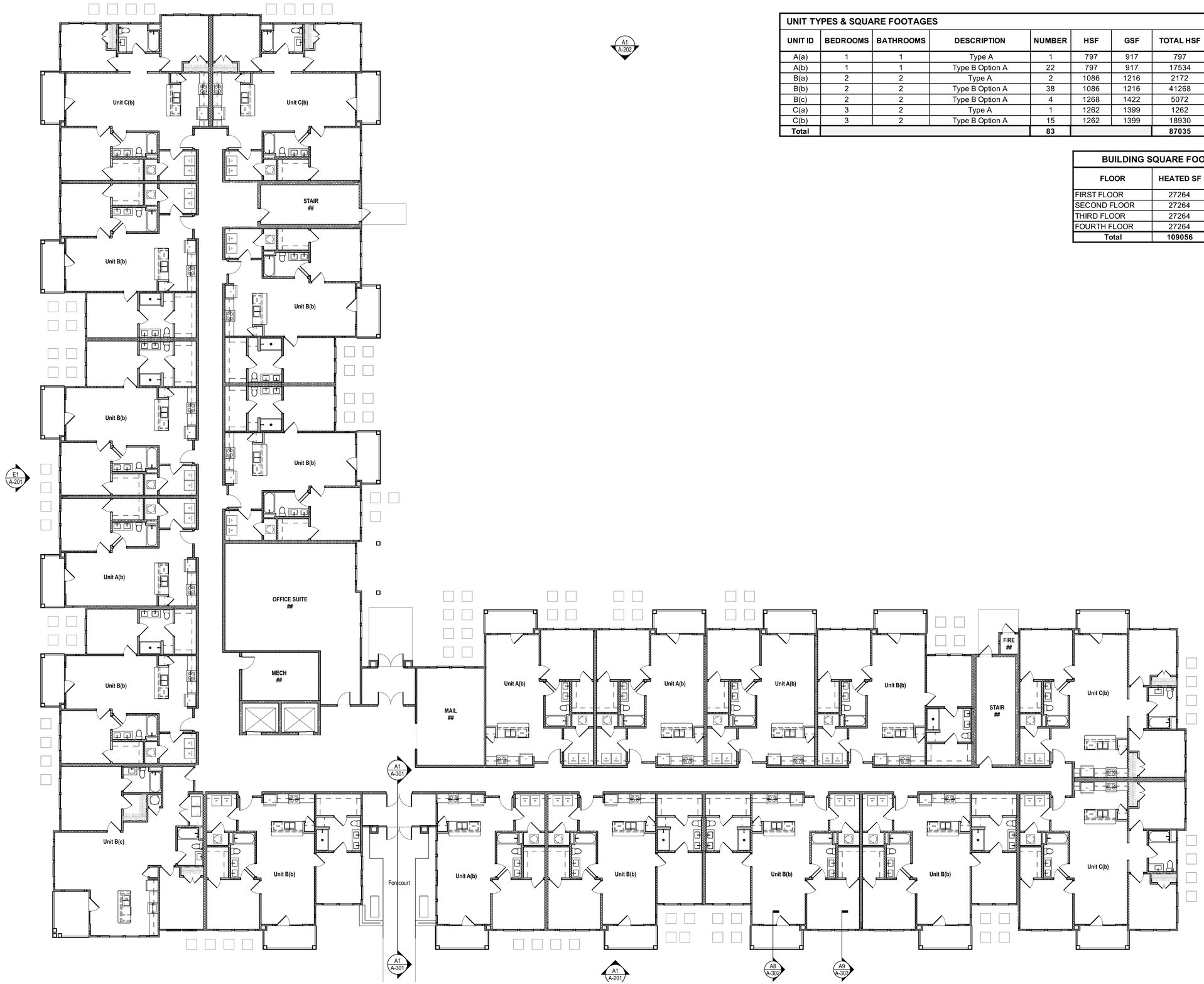
Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Grading Plan

Date Drawn:	05/25/21
Last Revised:	05/18/23
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 14

JOB: J21029



A1 GROUND FLOOR

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

UNIT TYPES & SQUARE FOOTAGES								
UNIT ID	BEDROOMS	BATHROOMS	DESCRIPTION	NUMBER	HSF	GSF	TOTAL HSF	TOTAL GSF
A(a)	1	1	Type A	1	797	917	797	917
A(b)	1	1	Type B Option A	22	797	917	17534	20174
B(a)	2	2	Type A	2	1086	1216	2172	2432
B(b)	2	2	Type B Option A	38	1086	1216	41268	46208
B(c)	2	2	Type B Option A	4	1268	1422	5072	5688
C(a)	3	2	Type A	1	1262	1399	1262	1399
C(b)	3	2	Type B Option A	15	1262	1399	18930	20985
Total				**83**			**87035**	**97803**

BUILDING SQUARE FOOTAGES		
FLOOR	HEATED SF	GROSS SF
FIRST FLOOR	27264	29140
SECOND FLOOR	27264	29140
THIRD FLOOR	27264	29140
FOURTH FLOOR	27264	29140
Total	**109056**	**116560**

STEELE GROUP ARCHITECTS
217 W. Sixth Street | Winston-Salem, NC 27101
p. 336.734.2003 | www.steelegrouparchitects.com

STATUS:
Conceptual Submittal

Battery Creek
Old Jericho Road
Beaufort, SC 29906

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Version	Transmittal Set Name	Date

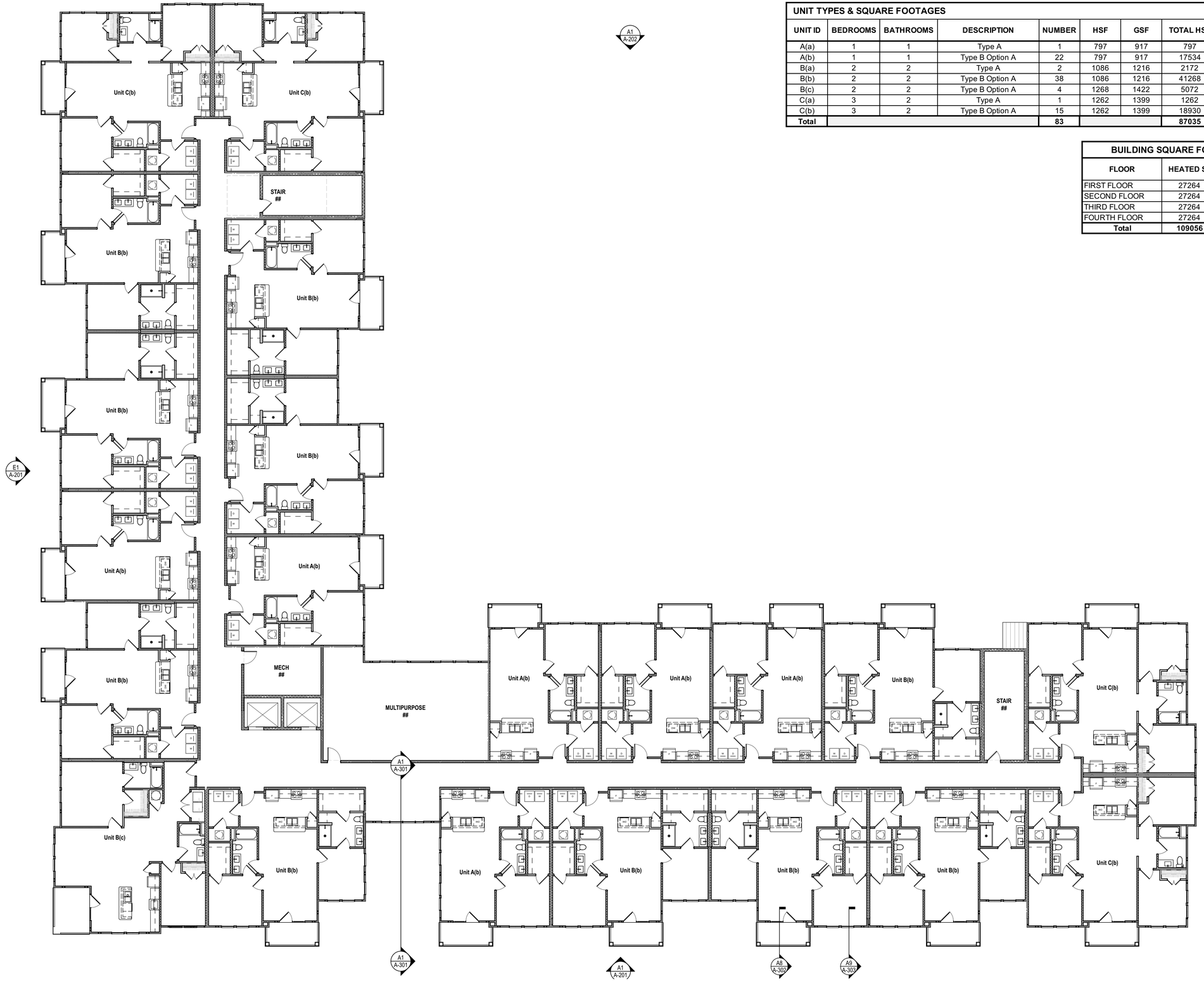
DATE:
2023-05-11

PROJECT NUMBER:
22 0250

SHEET TITLE:
GROUND FLOOR PLAN

SHEET:
A-101

2023-05-11 8:37 AM BWood_SGA\CB_BWood Basic for Archicad 26\22 0250 Battery Creek



UNIT TYPES & SQUARE FOOTAGES								
UNIT ID	BEDROOMS	BATHROOMS	DESCRIPTION	NUMBER	HSF	GSF	TOTAL HSF	TOTAL GSF
A(a)	1	1	Type A	1	797	917	797	917
A(b)	1	1	Type B Option A	22	797	917	17534	20174
B(a)	2	2	Type A	2	1086	1216	2172	2432
B(b)	2	2	Type B Option A	38	1086	1216	41268	46208
B(c)	2	2	Type B Option A	4	1268	1422	5072	5688
C(a)	3	2	Type A	1	1262	1399	1262	1399
C(b)	3	2	Type B Option A	15	1262	1399	18930	20985
Total				**83**			**87035**	**97803**

BUILDING SQUARE FOOTAGES		
FLOOR	HEATED SF	GROSS SF
FIRST FLOOR	27264	29140
SECOND FLOOR	27264	29140
THIRD FLOOR	27264	29140
FOURTH FLOOR	27264	29140
Total	**109056**	**116560**

A1 SECOND FLOOR

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

STEELE GROUP ARCHITECTS

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STATUS:
Conceptual Submittal

Battery Creek
Old Jericho Road
Beaufort, SC 29906

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Version	Transmittal Set Name	Date

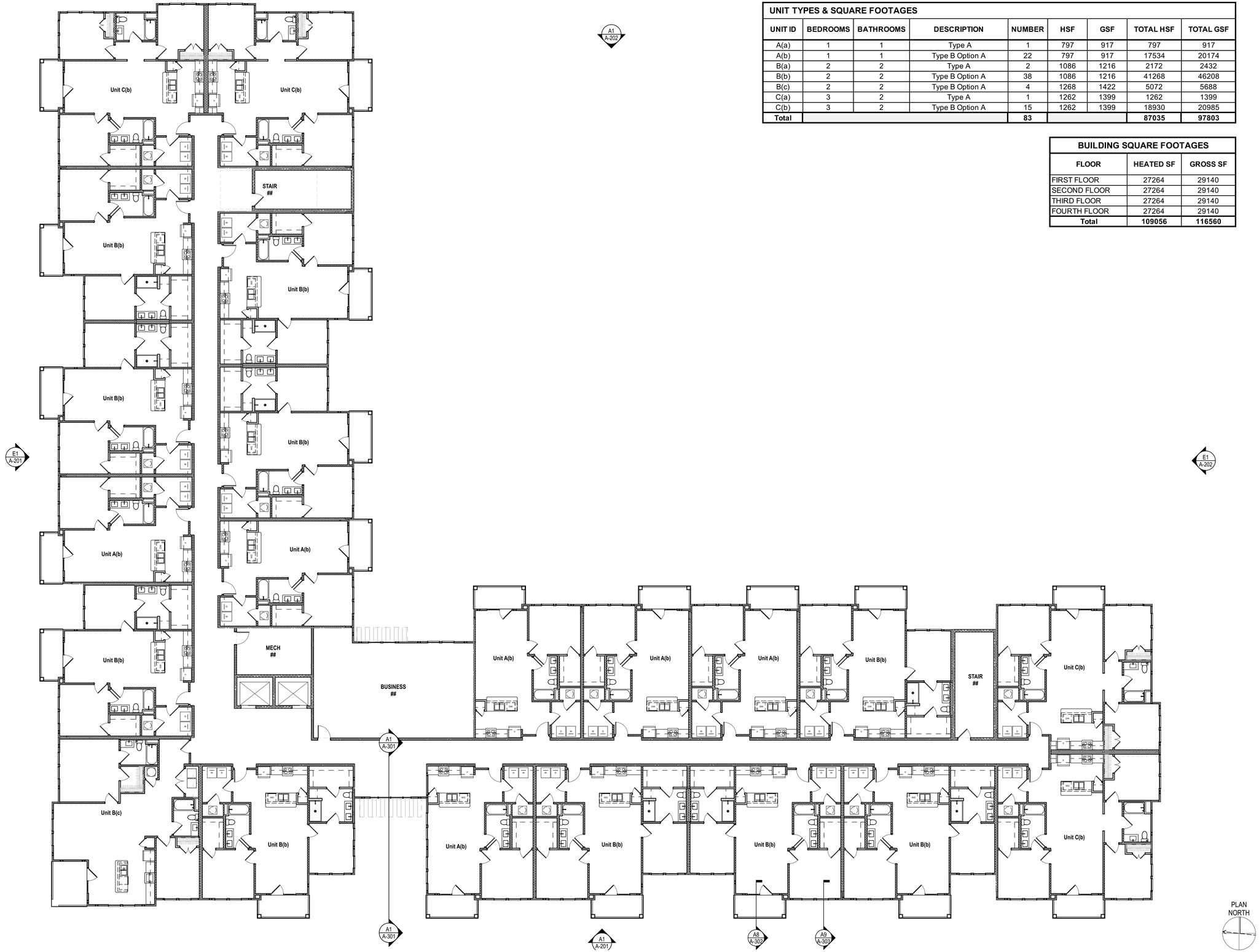
DATE:
2023-05-11

PROJECT NUMBER:
22 0250

SHEET TITLE:
SECOND FLOOR PLAN

SHEET:
A-102

2023-05-11 8:37 AM BWood_SGAACB_BWood Basic for Archicad 26\22250 Battery Creek



UNIT TYPES & SQUARE FOOTAGES								
UNIT ID	BEDROOMS	BATHROOMS	DESCRIPTION	NUMBER	HSF	GSF	TOTAL HSF	TOTAL GSF
A(a)	1	1	Type A	1	797	917	797	917
A(b)	1	1	Type B Option A	22	797	917	17534	20174
B(a)	2	2	Type A	2	1086	1216	2172	2432
B(b)	2	2	Type B Option A	38	1086	1216	41268	46208
B(c)	2	2	Type B Option A	4	1268	1422	5072	5688
C(a)	3	2	Type A	1	1262	1399	1262	1399
C(b)	3	2	Type B Option A	15	1262	1399	18930	20985
Total				**83**			**87035**	**97803**

BUILDING SQUARE FOOTAGES		
FLOOR	HEATED SF	GROSS SF
FIRST FLOOR	27264	29140
SECOND FLOOR	27264	29140
THIRD FLOOR	27264	29140
FOURTH FLOOR	27264	29140
Total	**109056**	**116560**

A1 THIRD FLOOR
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

STEELE GROUP ARCHITECTS
217 W. Sixth Street | Winston-Salem, NC 27101
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STATUS:
Conceptual Submittal

Battery Creek
Old Jericho Road
Beaufort, SC 29906

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Version	Transmittal Set Name	Date

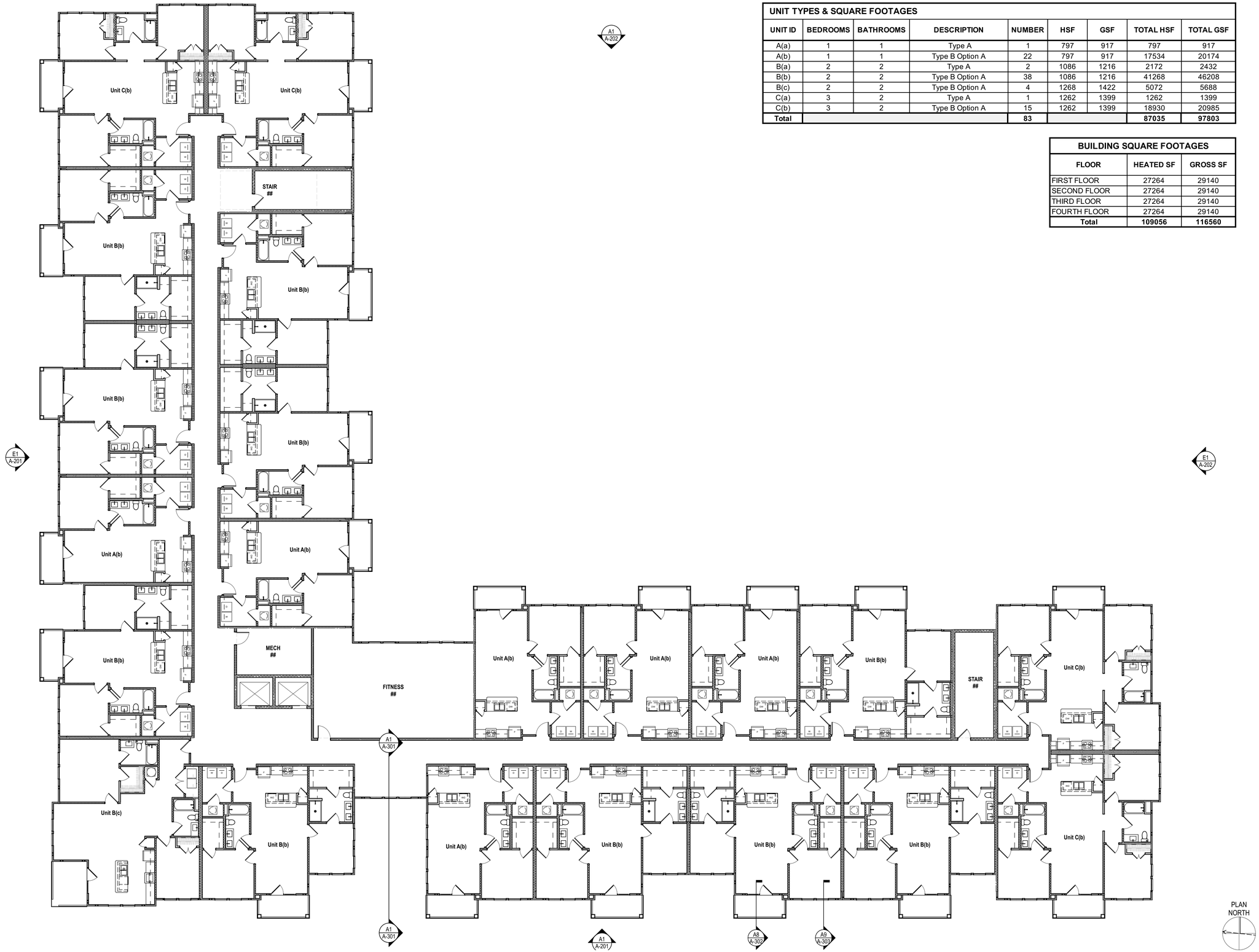
DATE:
2023-05-11

PROJECT NUMBER:
22 0250

SHEET TITLE:
THIRD FLOOR PLAN

SHEET:
A-103

2023-05-11 8:37 AM BWood_SGAACB_BWood Basic for Archicad 26\22 0250 Battery Creek



UNIT TYPES & SQUARE FOOTAGES

UNIT ID	BEDROOMS	BATHROOMS	DESCRIPTION	NUMBER	HSF	GSF	TOTAL HSF	TOTAL GSF
A(a)	1	1	Type A	1	797	917	797	917
A(b)	1	1	Type B Option A	22	797	917	17534	20174
B(a)	2	2	Type A	2	1086	1216	2172	2432
B(b)	2	2	Type B Option A	38	1086	1216	41268	46208
B(c)	2	2	Type B Option A	4	1268	1422	5072	5688
C(a)	3	2	Type A	1	1262	1399	1262	1399
C(b)	3	2	Type B Option A	15	1262	1399	18930	20985
Total				**83**			**87035**	**97803**

BUILDING SQUARE FOOTAGES

FLOOR	HEATED SF	GROSS SF
FIRST FLOOR	27264	29140
SECOND FLOOR	27264	29140
THIRD FLOOR	27264	29140
FOURTH FLOOR	27264	29140
Total	**109056**	**116560**

A1 FOURTH FLOOR
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

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Battery Creek
Old Jericho Road
Beaufort, SC 29906

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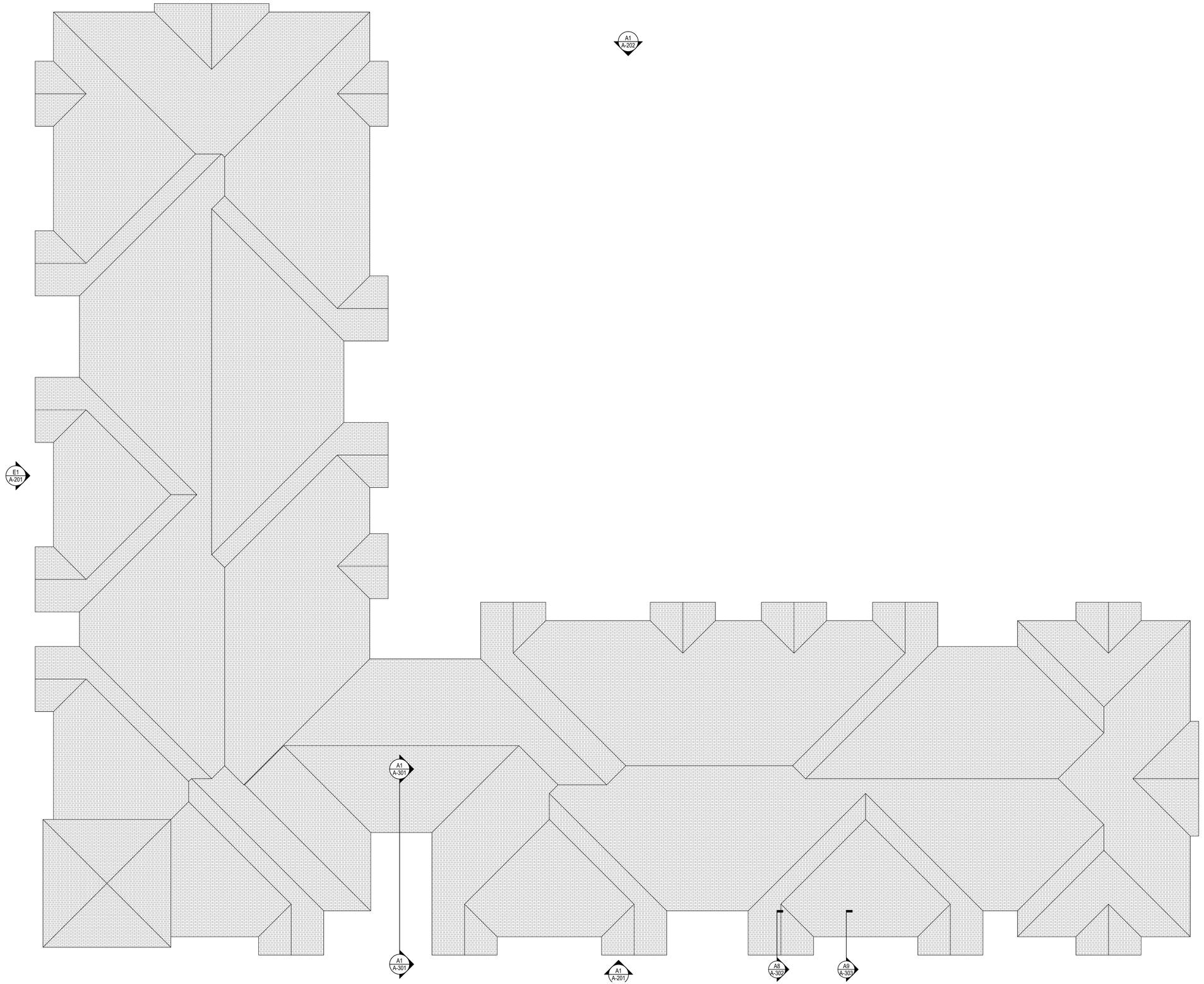
DATE:
2023-05-11

PROJECT NUMBER:
22 0250

SHEET TITLE:
FOURTH FLOOR PLAN

SHEET:
A-104

2023-05-11 8:37 AM BWood_SGA\CB_BWood Basic for Archicad 26\200-Battery Creek



A1 ROOF
SCALE: 3/32" = 1'-0"

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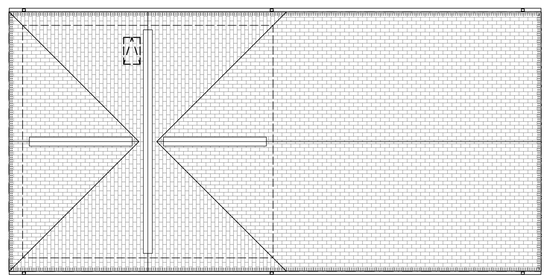
DATE:
2023-05-11

PROJECT NUMBER:
22 0250

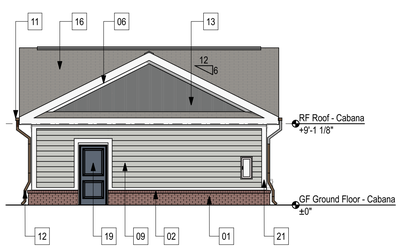
SHEET TITLE:
ROOF PLAN

SHEET:
A-105



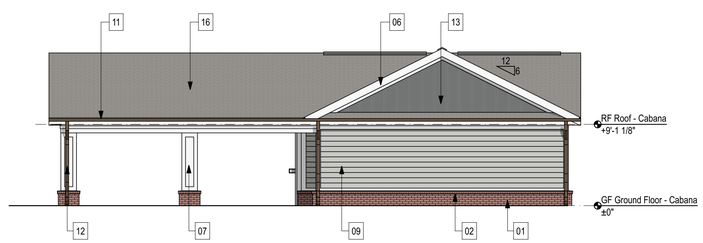
E4 RF Roof - Cabana

SCALE: 1/8" = 1'-0"



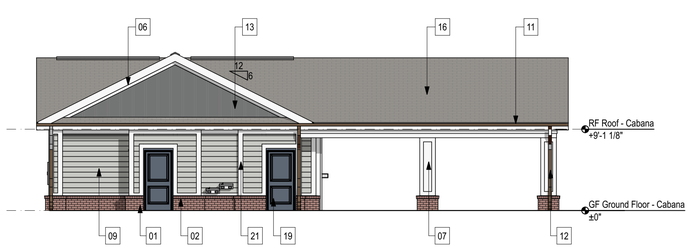
C1 CABANA - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



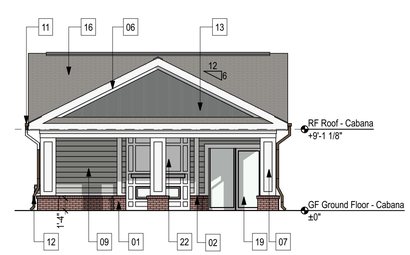
C3 CABANA - REAR ELEVATION

SCALE: 1/8" = 1'-0"



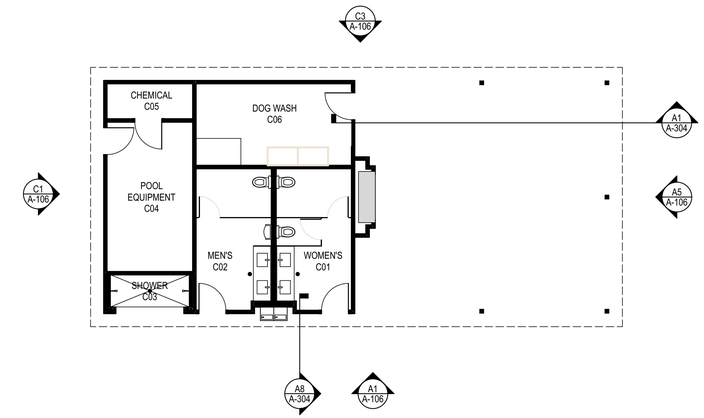
A1 CABANA - FRONT ELEVATION

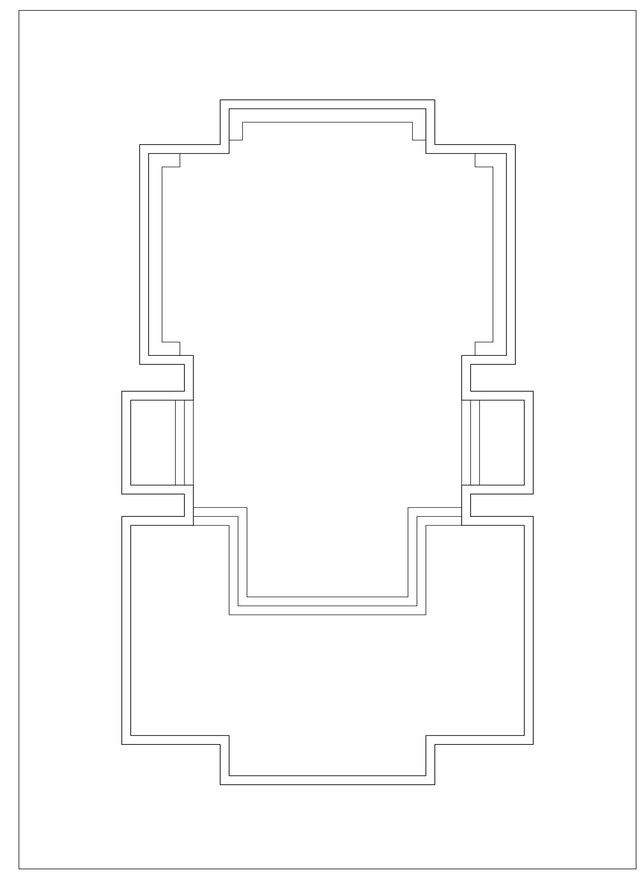
SCALE: 1/8" = 1'-0"



A5 CABANA - LEFT ELEVATION

SCALE: 1/8" = 1'-0"





PLAN NORTH

A7 GF Ground Floor - Cabana

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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DATE:
2023-05-11

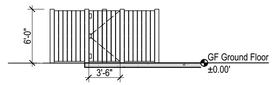
PROJECT NUMBER:
22 0250

SHEET TITLE:
CABANA FLOOR PLAN, ROOF PLAN, AND ELEVATIONS

SHEET:

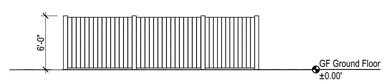
A-106

2023-05-11, 8:37 AM BIMcloud, SGA4226 - BIMcloud Basic for Archicad 26/23 [200] Battery Creek



D5 LEFT ELEV. - DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"

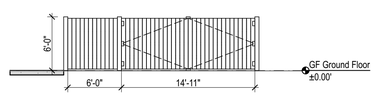


C5 REAR ELEV. - DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"

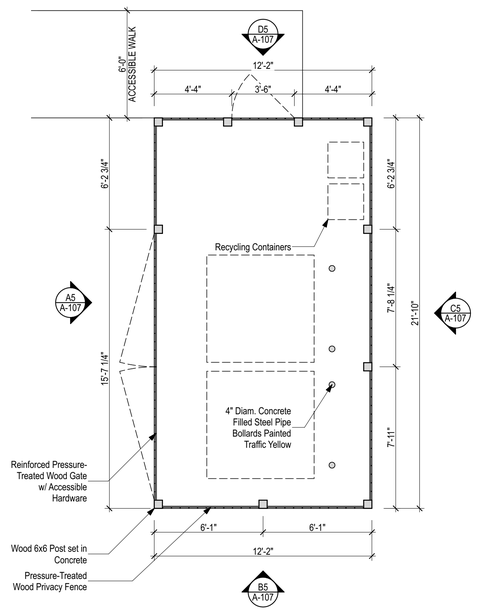
B5 RIGHT ELEV. - DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"



A5 FRONT ELEV. - DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"



A8 GF Ground Floor - DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0"

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DATE:
2023-05-11

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22 0250

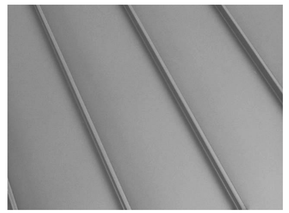
SHEET TITLE:
DUMPSTER PLAN AND ELEVATIONS

SHEET:
A-107

2023-05-11, 8:37 AM BWilcox, SGAACSB, - BWilcox:Desktop:Revit for Archicad 2023:2023 Battery Creek

Circa Lighting
Chapman & Myers
Linear Large
Wall Lantern

Meridian Brick
Magnolia Bay

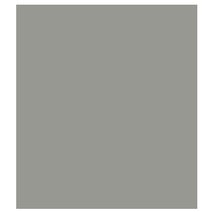


Standing Seam Metal Roof
Light Gray

CertainTeed Shingles
Georgetown Gray

Plygem White
Double Hung Vinyl Window

Fiber Cement Lap Siding and Trim
Sherwin Williams Pure White SW 7005



Fiber Cement Board and Batten & Trim
Sherwin Williams Gray Matters SW 7066

E1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTES - APARTMENT BUILDINGS & CLUBHOUSE	
KEY	NOTE
01	Face Brick
02	Brick Rowlock Sill
03	Brick Soldier Course
04	Brick Rowlock and Soldier Course
05	6" Fiber Cement - Lap Siding
06	Fiber Cement Trim - Roof Fascia
07	Column Cover - Fiber Cement Trim
07	Fiber Cement Trim - Column Cover
08	Fiber Cement Trim
09	8" Fiber Cement - Lap Siding
10	Fiber Cement Trim - Balcony Edge
11	Pre-Finished Seamless Aluminum Gutter - 6" Minimum with Leaf Guard System
12	Pre-Finished Seamless Aluminum Downspout - 6" Minimum with Leaf Guard System
13	Fiber Cement Siding - Board and Batten
14	Vinyl Double-Hung Window
15	Standing Seam Metal Roof
16	30-Year Antifungal Architectural Shingle
17	Continuous Ridge Vent
18	PVC Decorative Bracket B.O.D. "Fypon" BKT18X24X4
19	Metal Clad Exterior Door
20	PVC Guardrail
21	Fiber Cement Trim - Outside Corner
22	Fiber Cement Panel Siding

NOTES:
1. BUILDING IS DESIGNED TO MEET REQUIREMENTS OF THE RMX DISTRICT.
2. ALL FIBER CEMENT TRIM AND SIDING TO BE SMOOTH.

A1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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DATE:
2023-05-11

PROJECT NUMBER:
22 0250

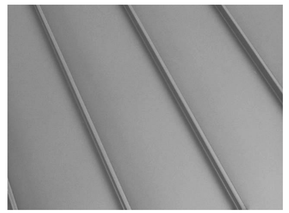
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A-201

2023-05-11, 8:37 AM BIMTools: SGA-CSR - BIMTools Basic for Archicad 26/23 [200] Battery Creek

Circa Lighting
Chapman & Myers
Linear Large
Wall Lantern

Meridian Brick
Magnolia Bay

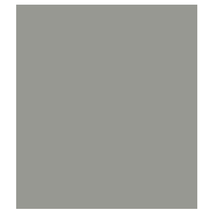


Standing Seam Metal Roof
Light Gray

CertainTeed Shingles
Georgetown Gray

Plygem White
Double Hung Vinyl Window

Fiber Cement Lap Siding and Trim
Sherwin Williams Pure White SW 7005



Fiber Cement Board and Batten & Trim
Sherwin Williams Gray Matters SW 7066

E1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTES - APARTMENT BUILDINGS & CLUBHOUSE	
KEY	**NOTE**
01	Face Brick
02	Brick Rowlock Sill
03	Brick Soldier Course
04	Brick Rowlock and Soldier Course
05	6" Fiber Cement - Lap Siding
06	Fiber Cement Trim - Roof Fascia
07	Column Cover - Fiber Cement Trim
07	Fiber Cement Trim - Column Cover
08	Fiber Cement Trim
09	8" Fiber Cement - Lap Siding
10	Fiber Cement Trim - Balcony Edge
11	Pre-Finished Seamless Aluminum Gutter - 6" Minimum with Leaf Guard System
12	Pre-Finished Seamless Aluminum Downspout - 6" Minimum with Leaf Guard System
13	Fiber Cement Siding - Board and Batten
14	Vinyl Double-Hung Window
15	Standing Seam Metal Roof
16	30-Year Antifungal Architectural Shingle
17	Continuous Ridge Vent
18	PVC Decorative Bracket B.O.D. "Fypon" BKT18X24X4
19	Metal Clad Exterior Door
20	PVC Guardrail
21	Fiber Cement Trim - Outside Corner

NOTES:
1. BUILDING IS DESIGNED TO MEET REQUIREMENTS OF THE RMX DISTRICT.
2. ALL FIBER CEMENT TRIM AND SIDING TO BE SMOOTH.

A1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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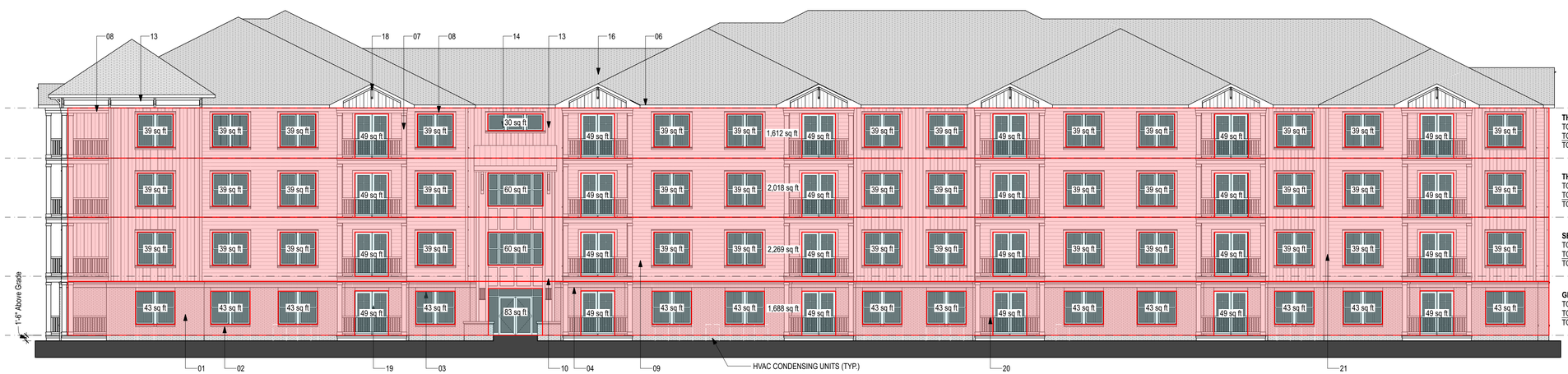
22 0250

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A-202

2023-05-11, 8:57 AM BIMcloud, SGA4C26 - BIMcloud Basic for Archicad 26/23 [200] Battery Creek



THIRD FLOOR TRANSPARENCY:
TOTAL SIDING AREA = 1,612 SF (66%)
TOTAL TRANSPARENCY = 831 SF (34%)
TOTAL WALL AREA = 2,443 SF (100%)

THIRD FLOOR TRANSPARENCY:
TOTAL SIDING AREA = 2,018 SF (70%)
TOTAL TRANSPARENCY = 861 SF (30%)
TOTAL WALL AREA = 2,879 SF (100%)

SECOND FLOOR TRANSPARENCY:
TOTAL SIDING AREA = 2,269 SF (72%)
TOTAL TRANSPARENCY = 861 SF (28%)
TOTAL WALL AREA = 3,130 SF (100%)

GROUND FLOOR TRANSPARENCY:
TOTAL BRICK AREA = 1,688 SF (64%)
TOTAL TRANSPARENCY = 936 SF (36%)
TOTAL WALL AREA = 2,624 SF (100%)

A1 TRANSPARENCY CALCULATIONS
SCALE: 3/32" = 1'-0"

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22 0250

SHEET TITLE:
TRANSPARENCY CALCULATIONS

SHEET:
A-203

BUILDING FORECOURT SECTION / ELEVATION

A1

SCALE: 1/2" = 1'-0"

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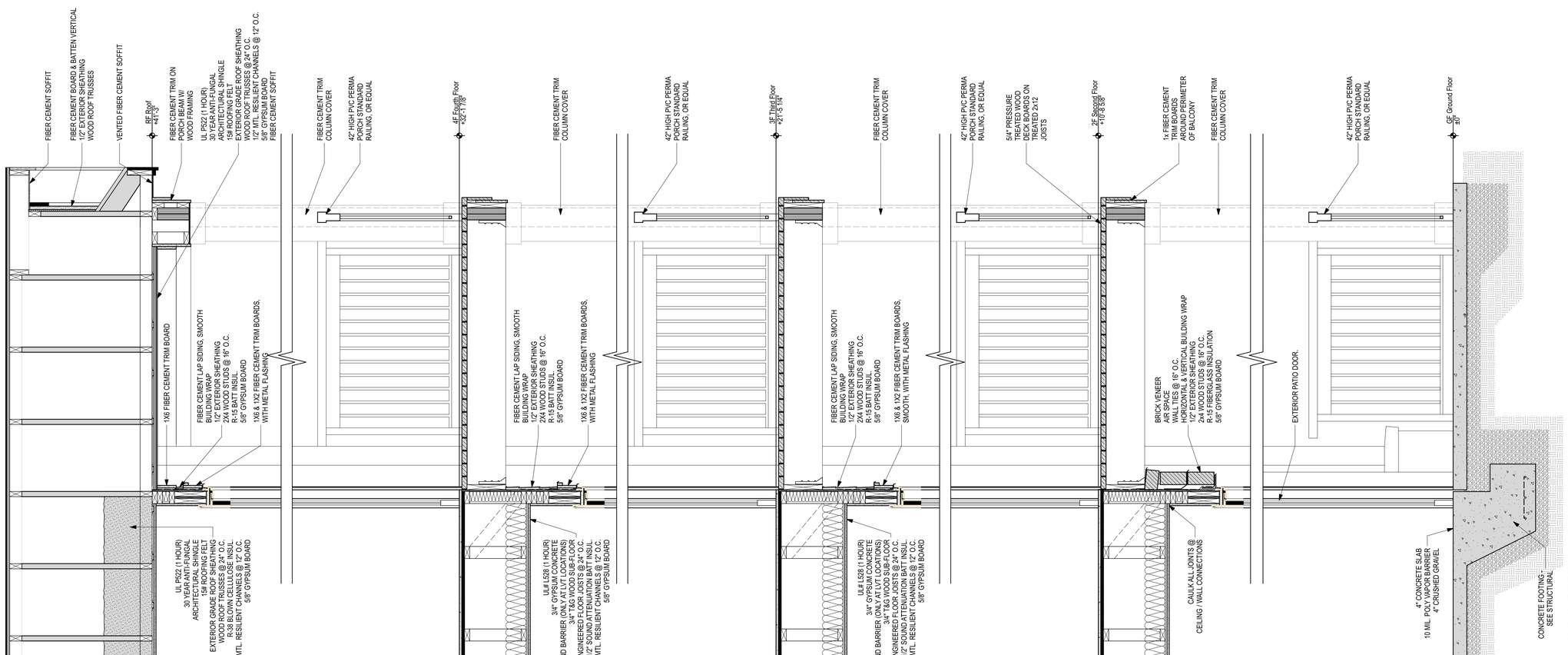
22 0250

SHEET TITLE:
APARTMENT BUILDING FORECOURT SECTION / ELEVATION

SHEET:
A-301



A8 TYPICAL WALL SECTION @ BALCONY

SCALE: 3/4" = 1'-0"

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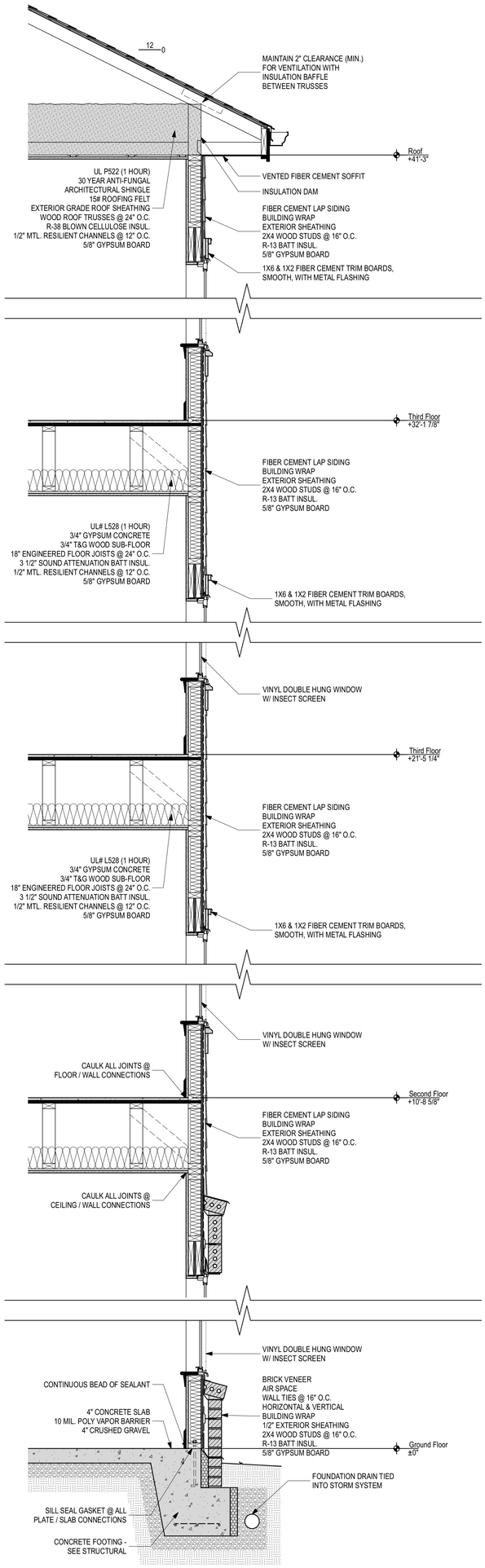
DATE:
2023-05-11

PROJECT NUMBER:
22 0250

SHEET TITLE:
TYPICAL APARTMENT BUILDING WALL SECTIONS

SHEET:
A-302

2023-05-11 8:38 AM Bilbrey, Edgar.dwg, Bilbrey-Basic for Architect 2019.pc3, 22-0250 Battery Creek



A9 TYPICAL WALL SECTION @ WINDOWS

SCALE: 3/4" = 1'-0"

SHEET: A-303

SHEET TITLE: TYPICAL APARTMENT BUILDING WALL SECTIONS

PROJECT NUMBER: 22 0250

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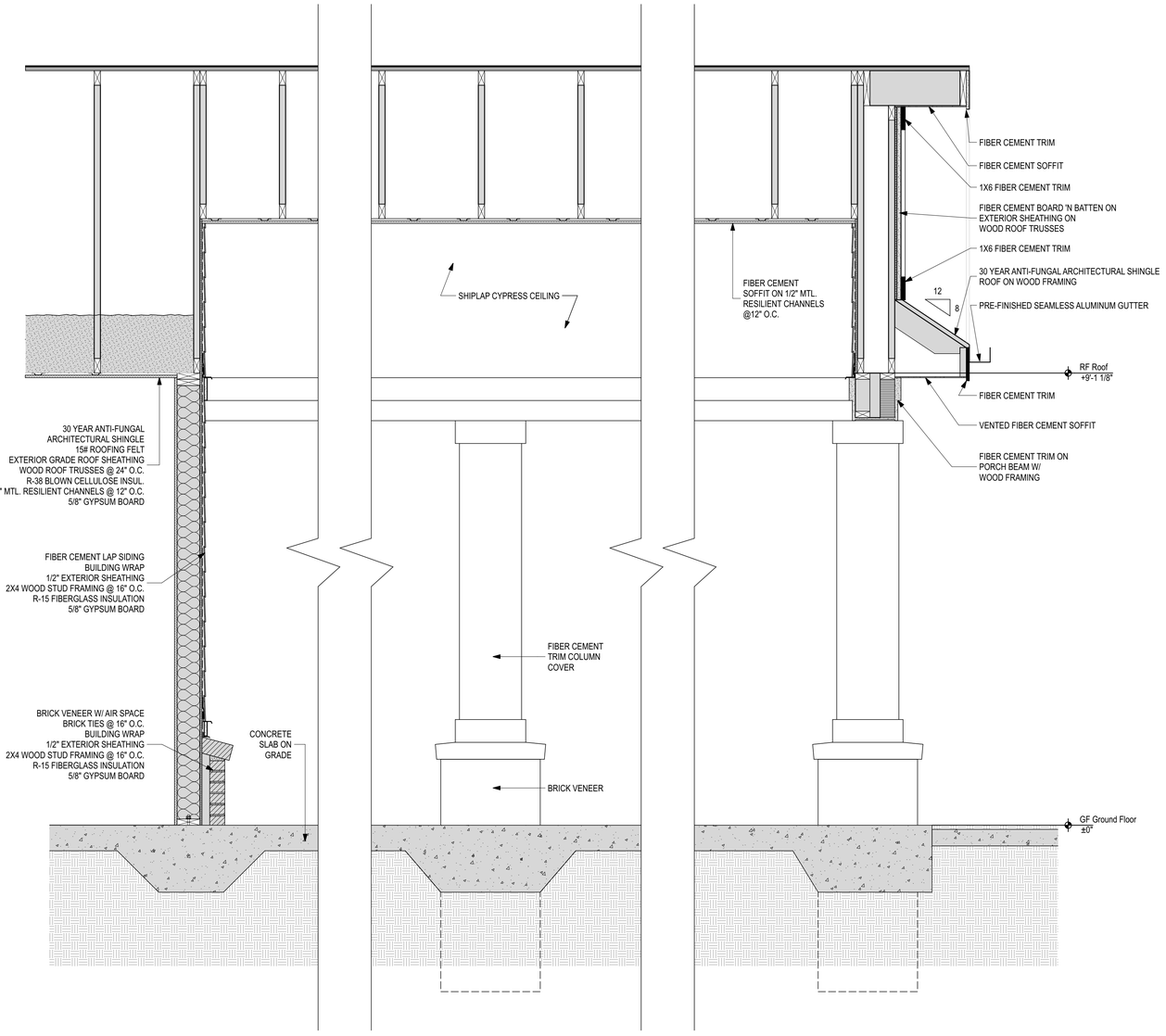
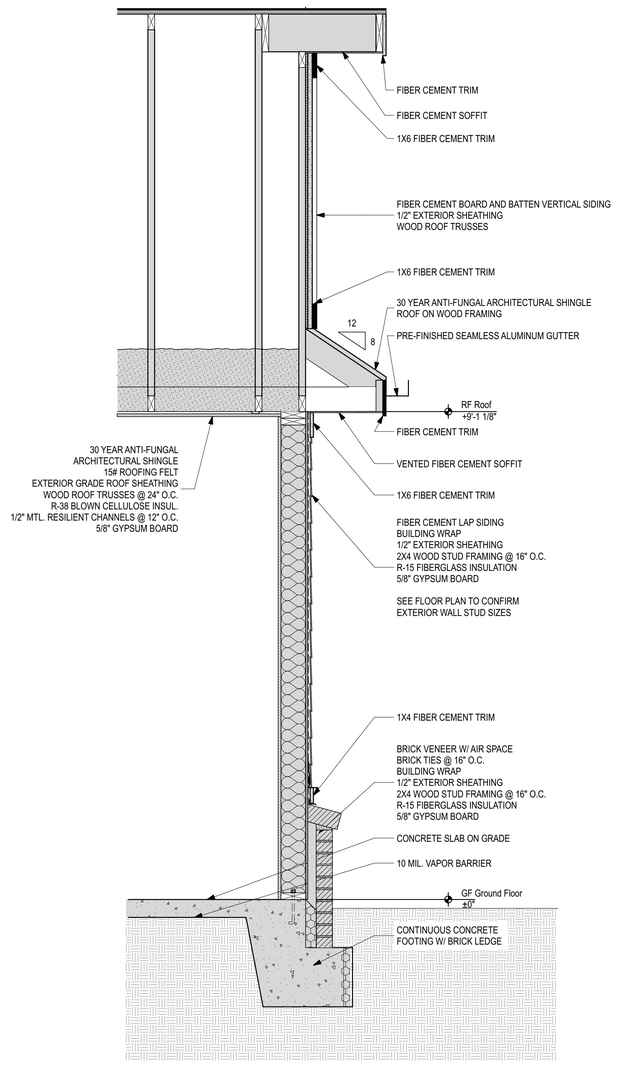


A1 PORCH WALL SECTION - CABANA

SCALE: 3/4" = 1'-0"



A8 TYPICAL WALL SECTION - CABANA

SCALE: 3/4" = 1'-0"

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DATE:
2023-05-11

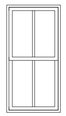
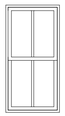
PROJECT NUMBER:
22 0250

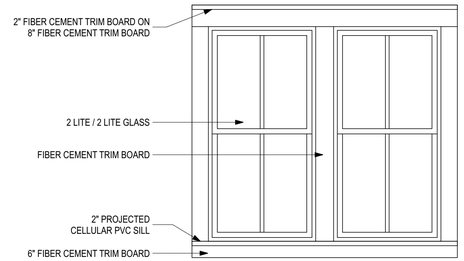
SHEET TITLE:
TYPICAL CABANA WALL SECTIONS

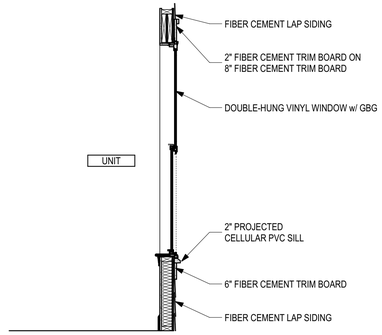
SHEET:
A-304

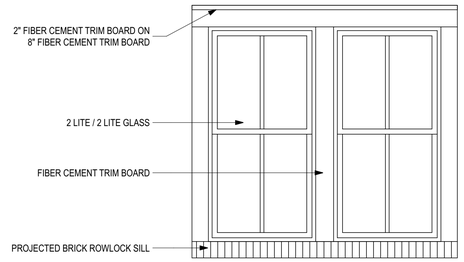
2023-05-11 8:39 AM R:\Revit_SGA\ACR_Revit\Revit Files for Archived 2022\2250 Battery Creek

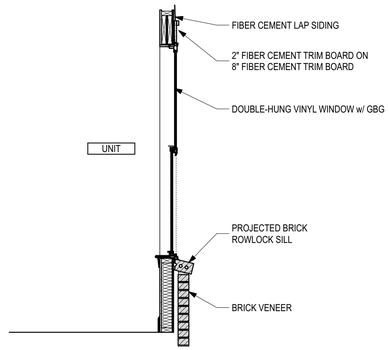
WINDOW ELEVATIONS

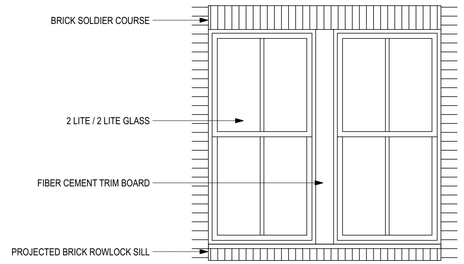
View from Exterior Side			
Window ID	W-01	W-03	WXXX
Description	Vinyl Double-Hung Single Window	Vinyl Double-Hung Single Window	Vinyl Double-Hung Single Window

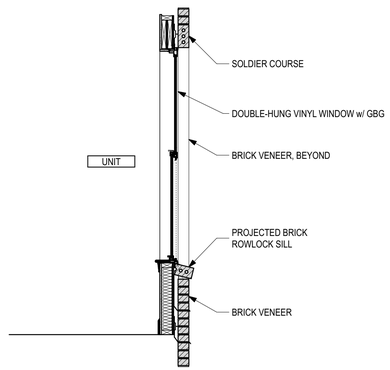












A6 TYPICAL WINDOW SECTION DETAILS

SCALE: 1/2" = 1'-0"

STEELE GROUP ARCHITECTS

217 W. Sixth Street I Winston-Salem, NC 27101
p. 336.734.2003 I www.steelegrouparchitects.com

STATUS:
Conceptual Submittal

Battery Creek

Old Jericho Road
Beaufort, SC 29906

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Version	Transmittal Set Name	Date

DATE:
2023-05-11

PROJECT NUMBER:
22 0250

SHEET TITLE:
WINDOW DETAILS

SHEET:
A-305

2023-05-11, 8:38 AM P:\Revit_SGA\CSB_BldgModel\Basic for Approval 2023\22 0250 Battery Creek

E1 3D VIEW @ CORNER
SCALE: 1/4" = 1'-0"

E6 3D VIEW @ FORECOURT
SCALE: 1:53.05

A3 3D VIEW @ ENTRANCE
SCALE: 1:42.24

STEELE GROUP ARCHITECTS
217 W. Sixth Street | Winston-Salem, NC 27101
p. 336.734.2003 | www.steelegrouparchitects.com

STATUS:
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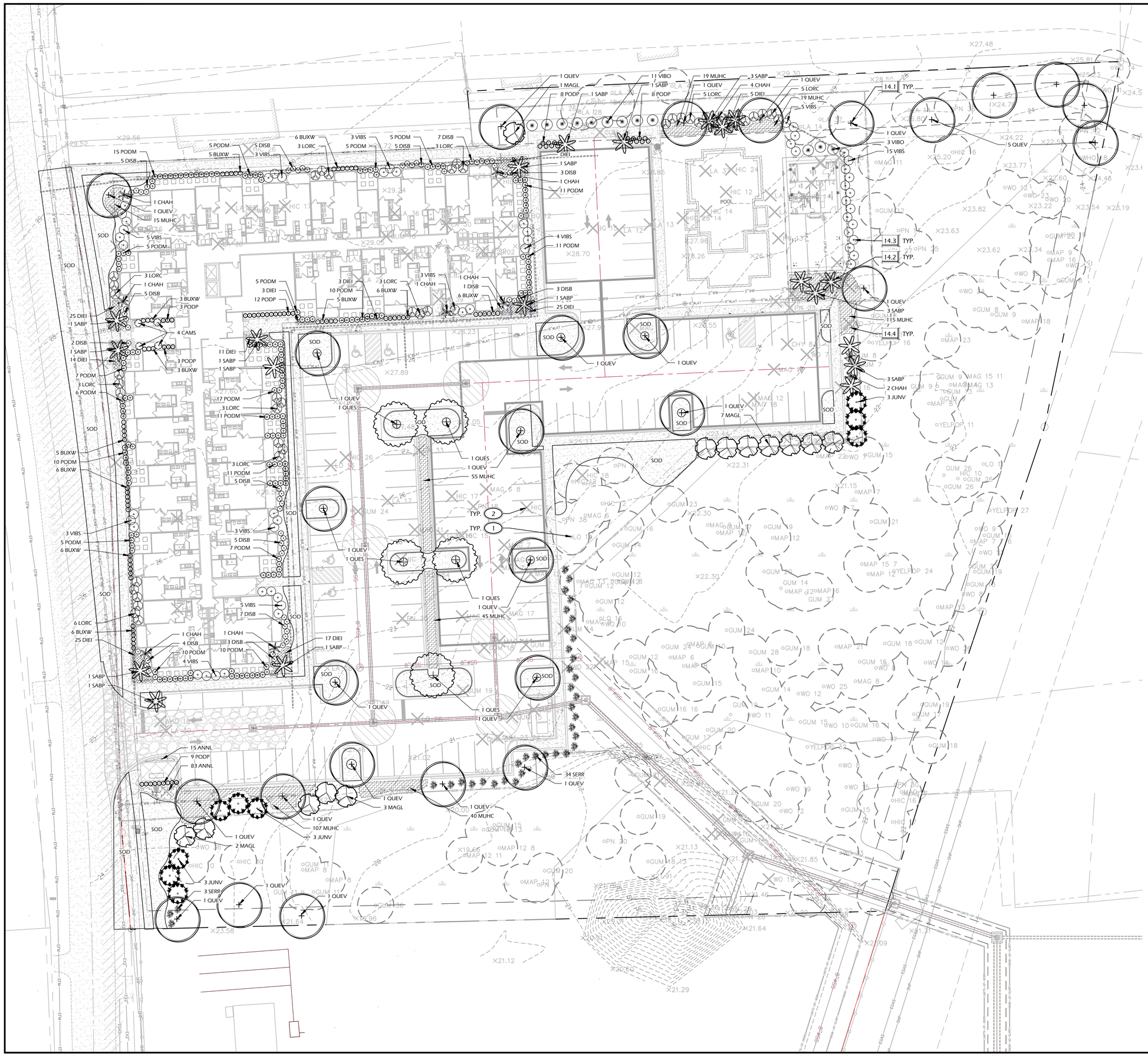
Version	Transmittal Set Name	Date

DATE:
2023-05-11

PROJECT NUMBER:
22 0250

SHEET TITLE:
3D VIEWS

SHEET:
A-301



PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501

PLANT KEY LEGEND

TREES		
JUNV	Juniperus virginiana	Eastern Red Cedar
QUES	Quercus shumardii	Shumard Oak
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
SHRUBS		
BUXW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood
CHAH	Chamaerops humilis	European Fan Palm
DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
SERR	Serenoa repens	Saw Palmetto
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
ANNL	Annuals	-
DIEI	Dietes iridioides	White African Iris

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. EXISTING TREES TO BE REMOVED.

N
W E

0 10 20 30 40 50 60 70 80
Scale 1" = 20'

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
BATTERY CREEK APARTMENTS
JERICHO ROAD
BEAUFORT, SOUTH CAROLINA

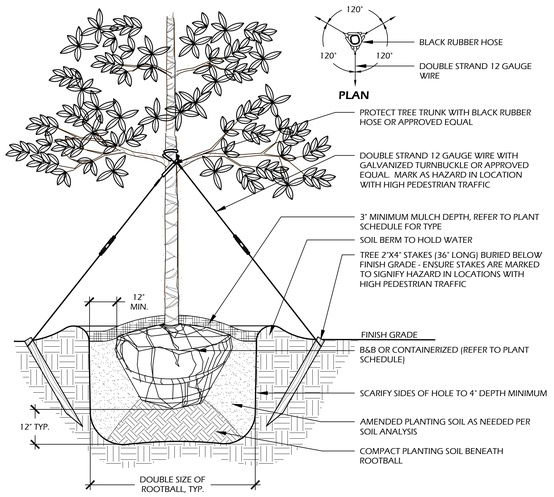
DATE:	FEB. 21, 2023
PROJECT NO.:	XXXXX.XX
DRAWN BY:	MC
CHECKED BY:	DK

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

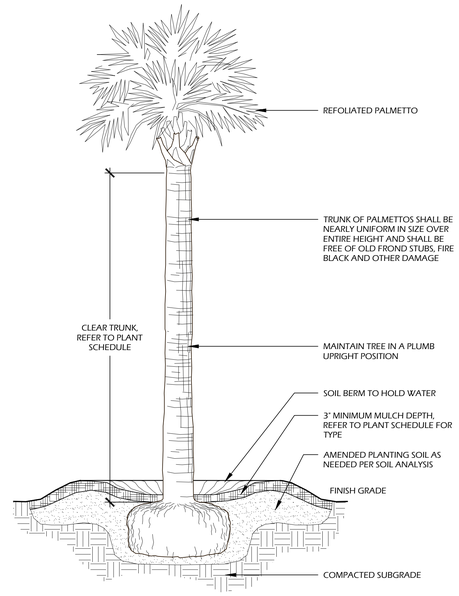
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.

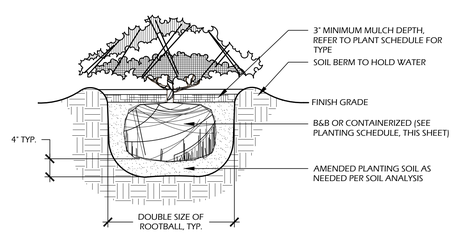


NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

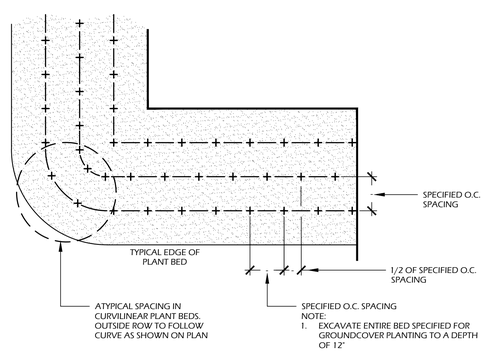
PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
9	JUNV	Juniperus virginiana	Eastern Red Cedar	6'-8'	2'-3'	Cont.	-	Full to ground
5	QUES	Quercus shumardii	Shumard Oak	14'-16'	6'-8'	Cont.	4"	Full
28	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
20	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
UNDERSTORY TREES								
13	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
57	BUXW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	12"-18"	12"-18"	7 gal.	-	Full
13	CHAH	Chamaerops humilis	European Fan Palm	4'-5'	2'-3'	15 gal.	-	Full
60	DISB	Distylium 'Blue Cascade' (PIIDIST-II PP24409)	Blue Cascade Distylium	24"-30"	24"-30"	7 gal.	-	Full
39	LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	30"-36"	24"-30"	7 gal.	-	Full
167	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-	Full
43	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
37	SERR	Serenoa repens	Saw Palmetto	24"-30"	24"-30"	15 gal.	-	Full
12	VIBO	Viburnum odoratissimum	Sweet Viburnum	30"-36"	24"-30"	7 gal.	-	Full
54	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
415	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
98	ANNL	Annuals	-	8"-12"	8"-12"	1 gal.	12" O.C.	Full
158	DIEI	Dietes iridioides	White African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full

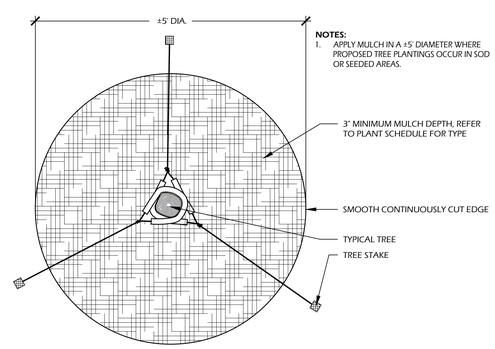


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



NOTES:
1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
BATTERY CREEK APARTMENTS
JERICHO ROAD
BEAUFORT, SOUTH CAROLINA

DATE:	FEB. 21, 2023
PROJECT NO.:	XXXXX.XX
DRAWN BY:	MC
CHECKED BY:	DK

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

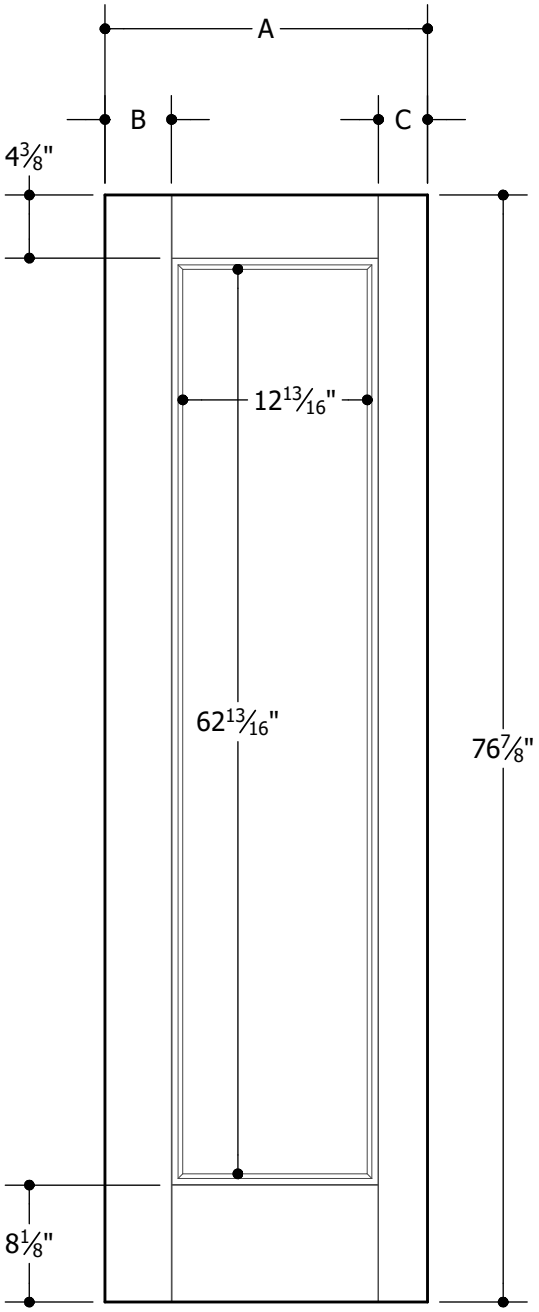
DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501

MASONITE

VISTAGRANDE® 14 x 64 FLUSH GLAZED 6'8"

PATIO™ SPEC*

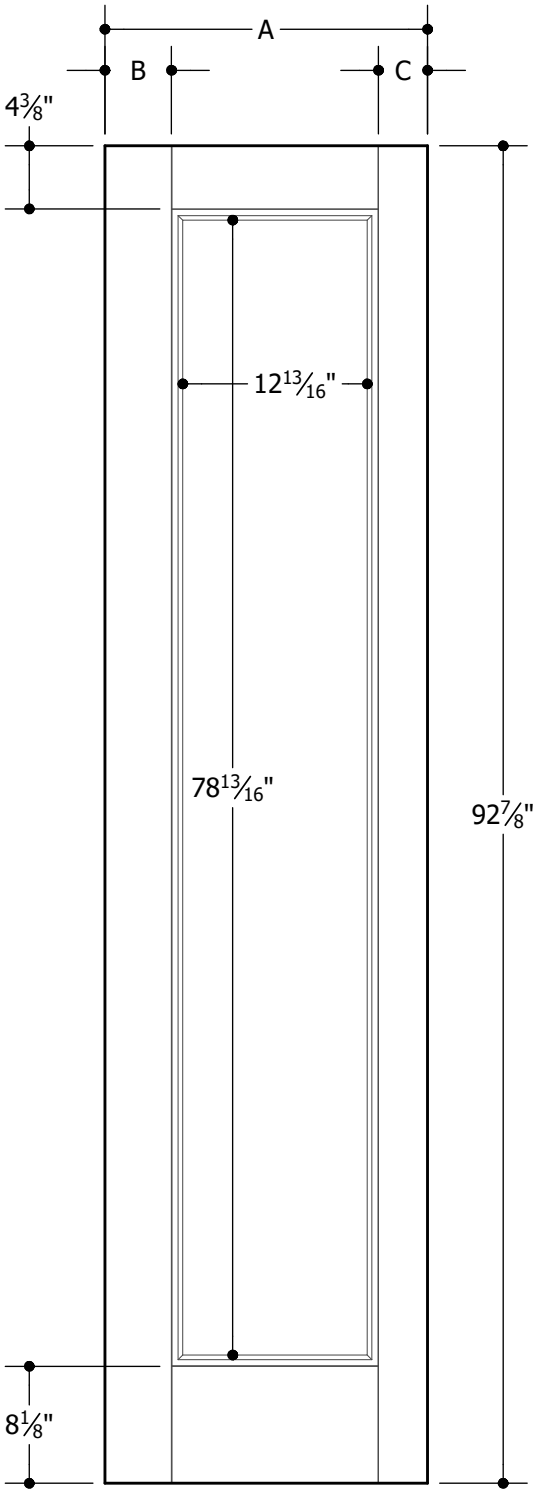


6'8"	A	22-13/32"	2'0"
	B	4-5/8"	
	C	3-13/32"	

MASONITE

VISTAGRANDE® 14 x 80 FLUSH GLAZED 8'0"

PATIO™ SPEC*

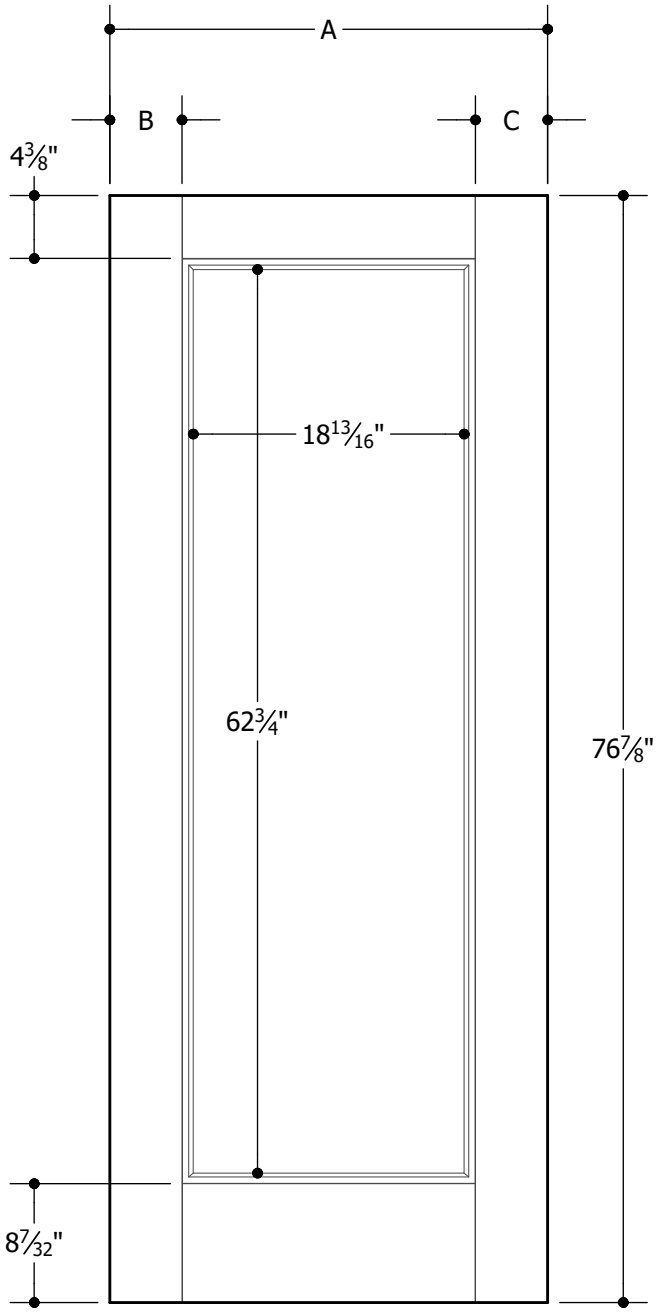


8'0"	A	22-13/32"	2'0"
	B	4-5/8"	
	C	3-13/32"	

MASONITE

VISTAGRANDE® 20 x 64 FLUSH GLAZED 6'8"

PATIO™ SPEC*

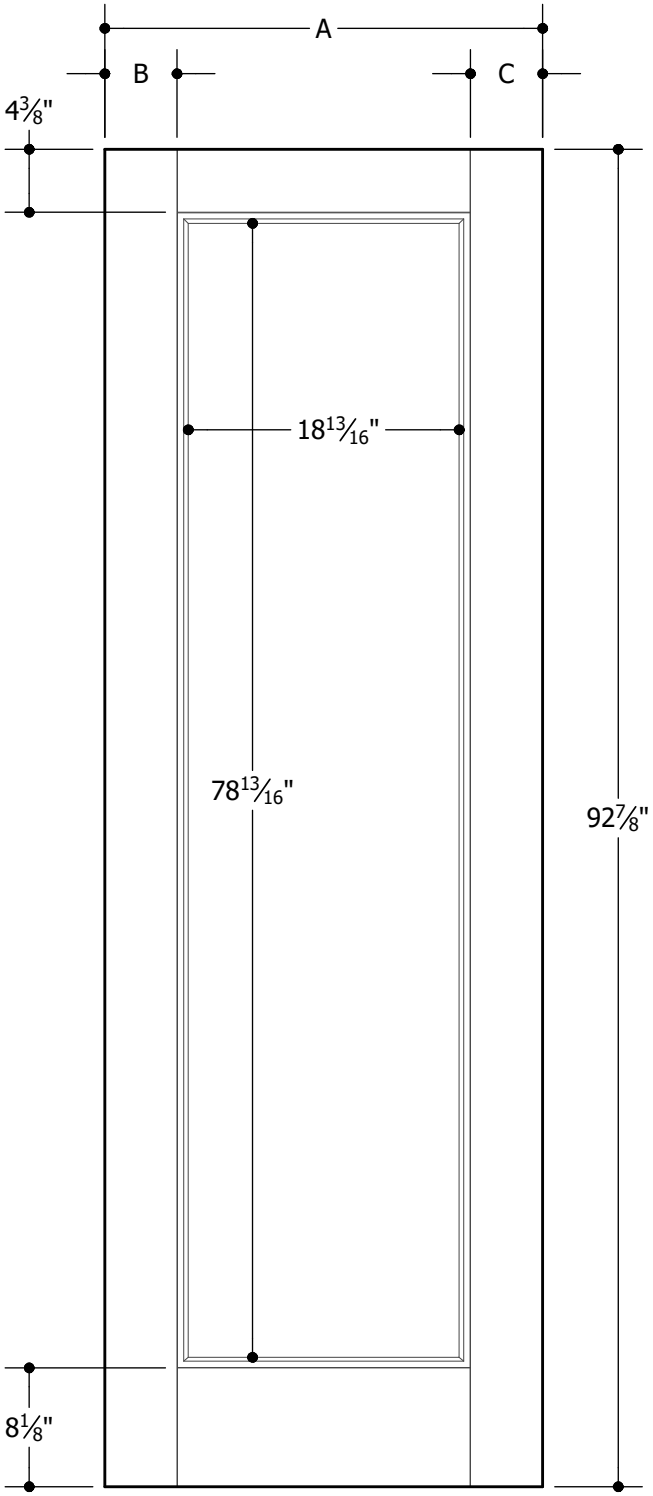


6'8"	A	28-13/32"	2'6"
	B	4-5/8"	
	C	3-13/32"	
6'8"	A	30-13/32"	2'8"
	B	5"	
	C	5"	

MASONITE

VISTAGRANDE® 20 x 80 FLUSH GLAZED 8'0"

PATIO™ SPEC*

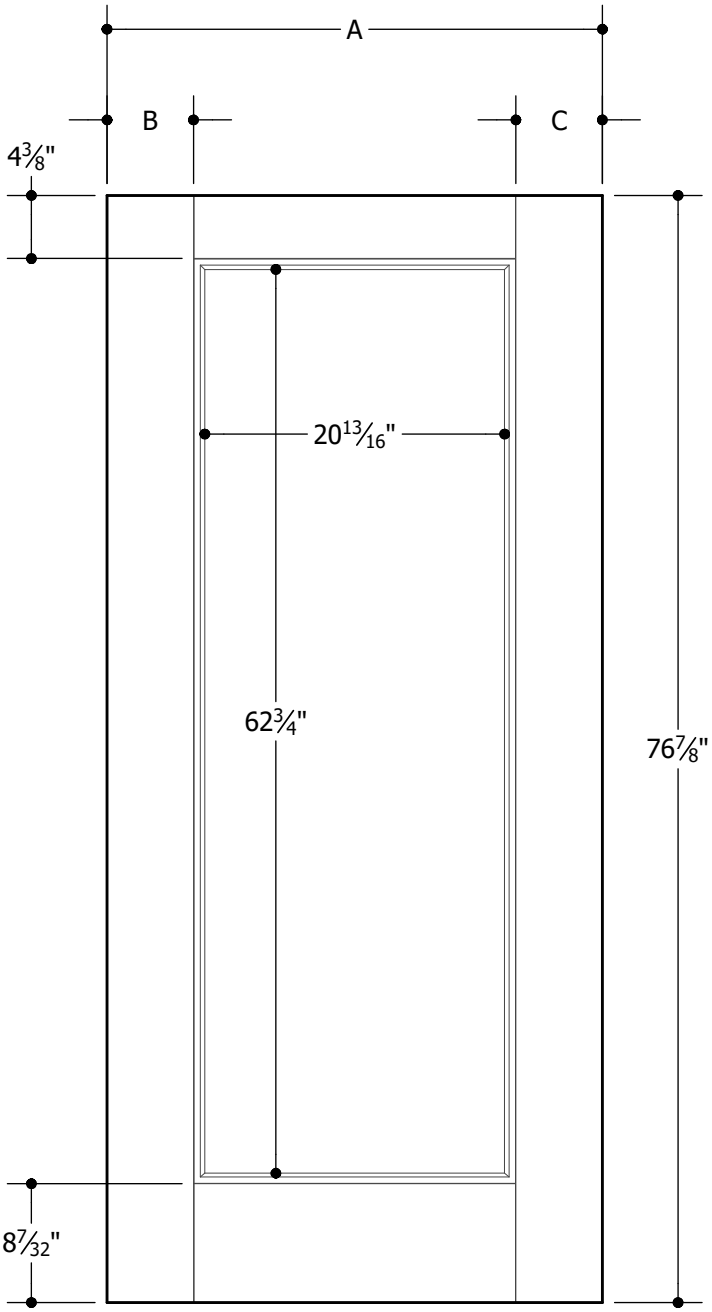


8'0"	A	28-13/32"	2'6"
	B	4-5/8"	
	C	3-13/32"	
8'0"	A	30-13/32"	2'8"
	B	5"	
	C	5"	

MASONITE

VISTAGRANDE® 22 x 64 FLUSH GLAZED 6'8"

PATIO™ SPEC*



6'8"	A	30-13/32"	2'8"
	B	4-5/8"	
	C	3-13/32"	
6'8"	A	32-13/32"	2'10"
	B	5"	
	C	5"	
6'8"	A	34-13/32"	3'0"
	B	6"	
	C	6"	

Note:

1. Overall Length and Width Dimensions are +/- 1/16 inch

*Available as Prem Spec

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Filename: TM-VG-2664 GL-65 012
Revision: A
Date: 01-23-2017
Section XX XX.X.X

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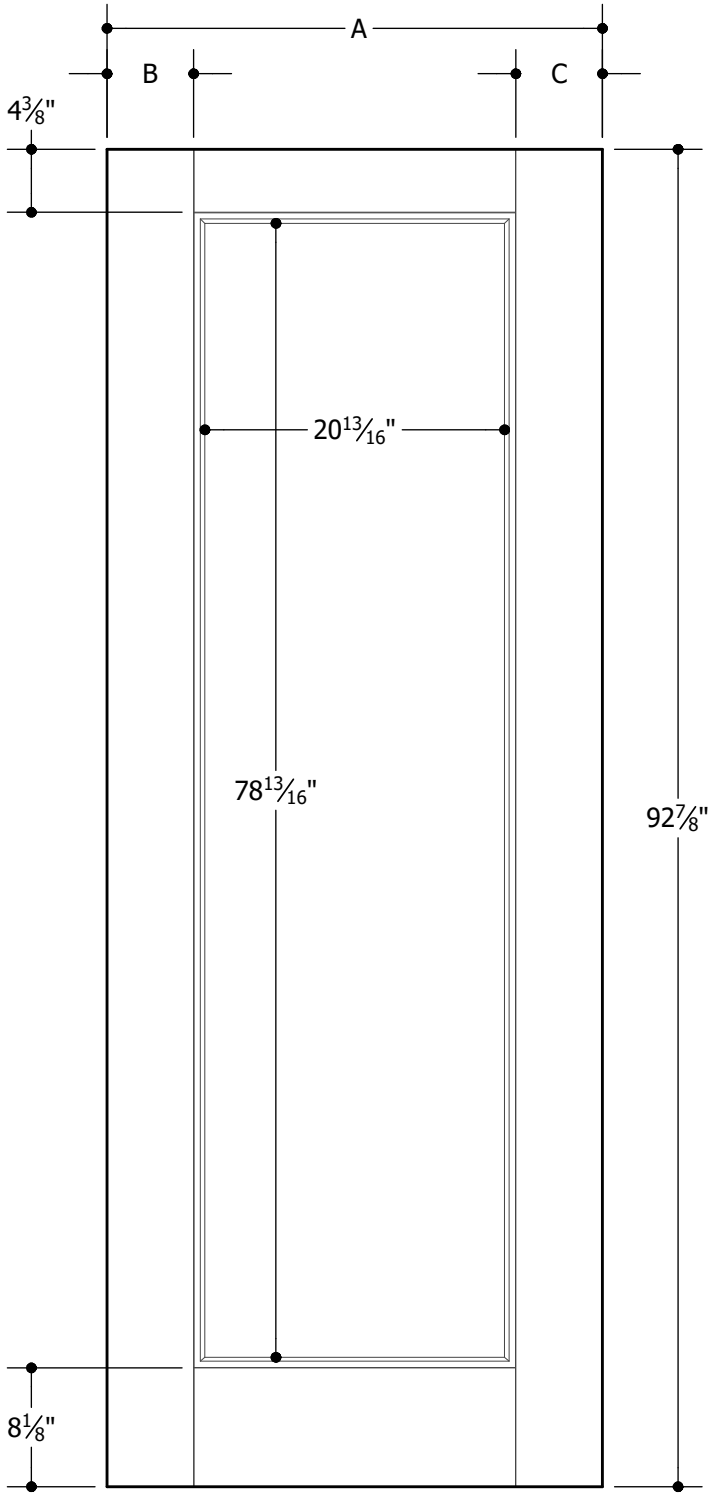
VISTAGRANDE® 22 x 80 FLUSH GLAZED 8'0"

PATIO™ SPEC*



8'0"	A	30-13/32"	2'8"
	B	4-5/8"	
	C	3-13/32"	
8'0"	A	32-13/32"	2'10"
	B	5"	
	C	5"	
8'0"	A	34-13/32"	3'0"
	B	6"	
	C	6"	

Note:

1. Overall Length and Width Dimensions are +/- 1/16 inch

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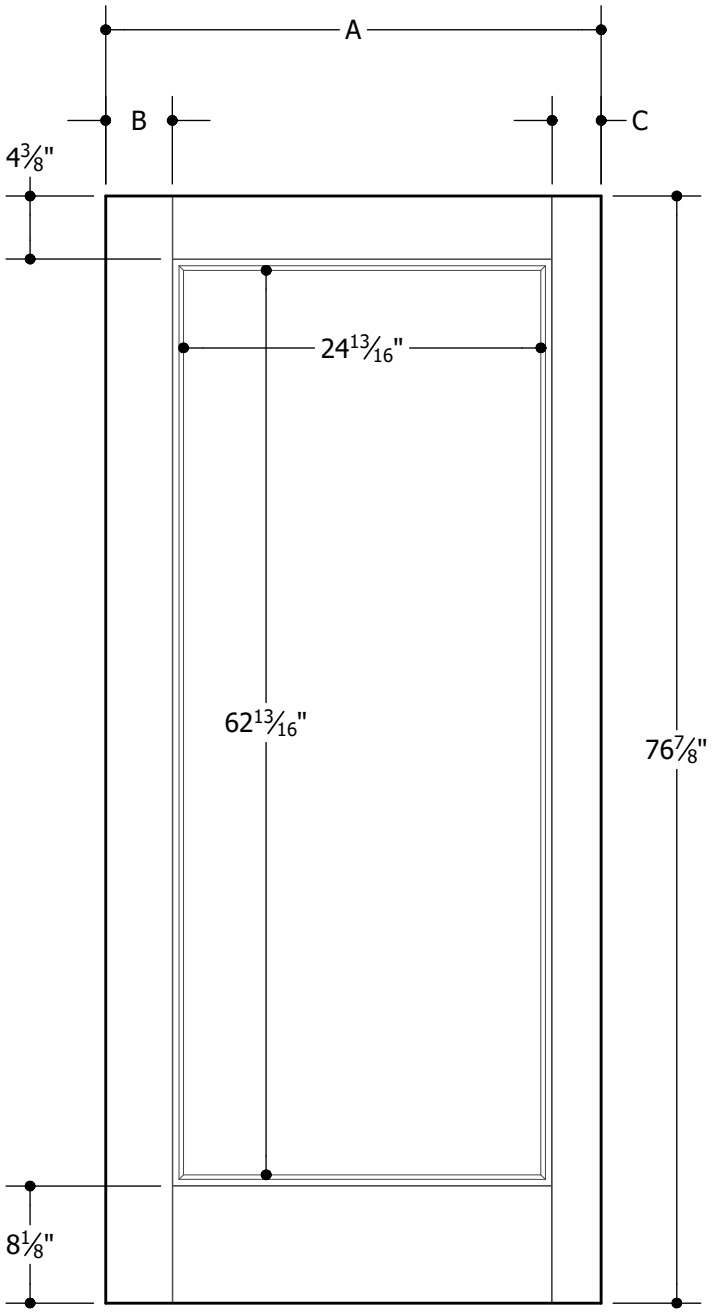
Revision: A
Date: 01-23-2017
Section XX XX.X.X

MASONITE

VISTAGRANDE® 26 x 64 FLUSH GLAZED 6'8"

PATIO™ SPEC*

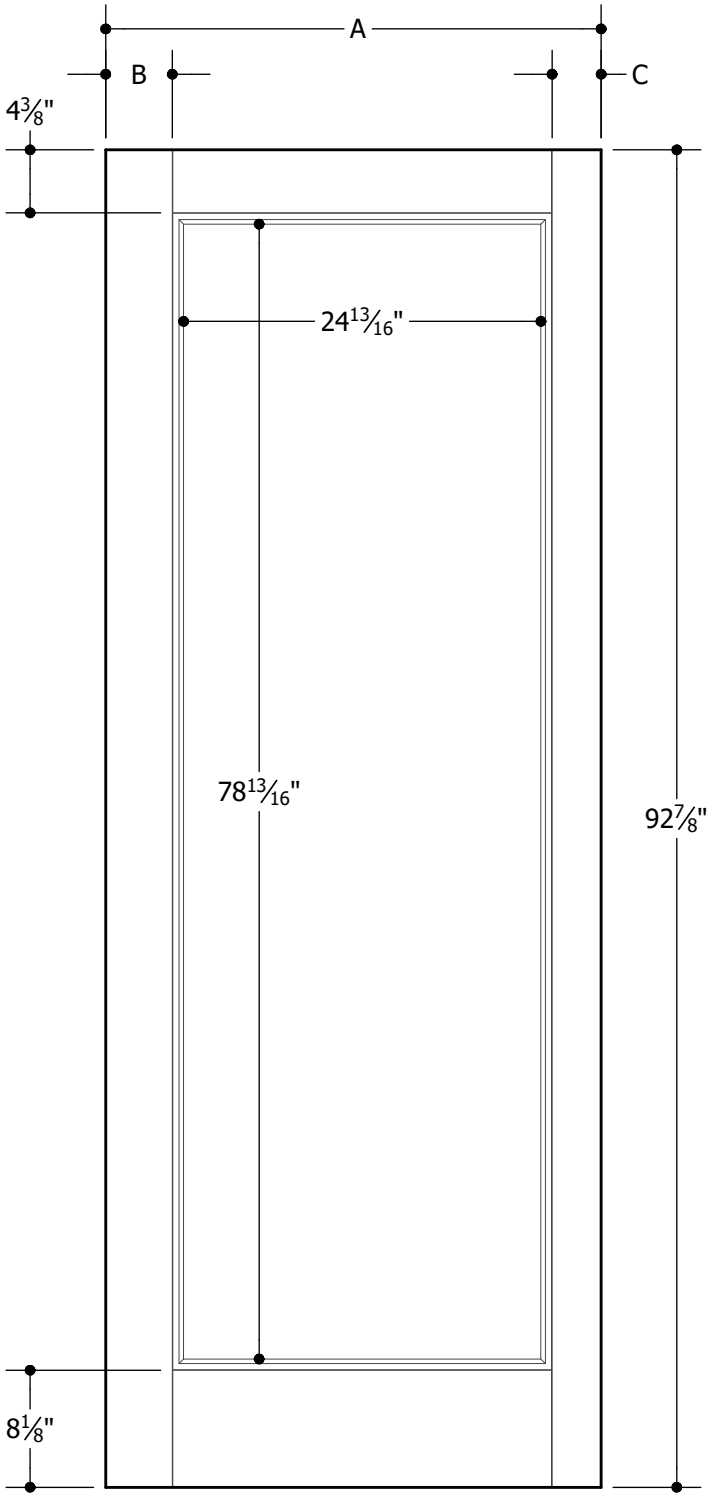


6'8"	A	34-13/32"	3'0"
	B	4-5/8"	
	C	3-13/32"	

MASONITE

VISTAGRANDE® 26 x 80 FLUSH GLAZED 8'0"

PATIO™ SPEC*

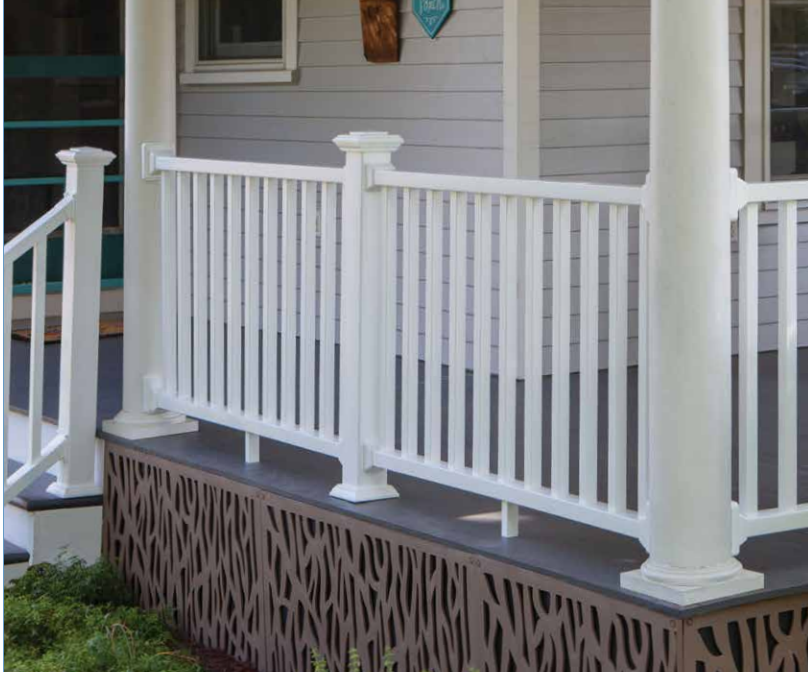


8'0"	A	34-13/32"	3'0"
	B	4-5/8"	
	C	3-13/32"	

Barrette OUTDOOR LIVING®

SELECT SERIES™ VINYL RAILING

PRODUCT INFORMATION



Select Series Vinyl Railing is a high-quality, low-maintenance solution that works with the most stringent budgets. Engineered with many of the features found in more expensive professional rail products, Select Series Railing also offers attractive options like hidden bracket hardware and LED lighting. Select Series Railing is easy to install and provides long-lasting value, performance, and aesthetics without breaking the bank.

FEATURES & BENEFITS

- Aluminum stiffeners reinforce rails for added strength and support
- Bracket design hides unsightly fasteners to provide a clean, finished look
- Does not warp, splinter or rot
- Transferrable Limited Lifetime Warranty

1⅜" Square Balusters

White

SCAN ME

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SALEM SENIOR HOUSING FINAL

STAFF REPORT: 1556 Salem Road Site Plan/Senior Housing

DATE: August 10, 2023

GENERAL INFORMATION	
Applicant:	**Mike Riley, Agent for Beaufort Senior Apartments**
Site Location/Address:	**1556 Salem Road/R 122 029 0625 0000**
Applicant's Request:	**The Applicant is requesting site plan approval for a 154-unit senior apartment building including (88) 1-bedroom units, (66) 2-bedroom units with on-site parking in the T4-N district.**
Current Zoning:	**T-4 N**

ZONING DISTRICT INFORMATION	
	T-4 N
Max Density	**N/A**
Min. Lot Size	**N/A**
Min. Frontage Build Out	**60%- 85 % min**
Front Setback	**0' min/15' max**
Side Setback	**0-15 max**
Rear Setback	**10'**
Building Height:	**4 stories**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-4 N	**Vacant/Commercial**	**N/A**
South: T-4 N	**Townhouses**	**N/A**
East: T-3S	**Single family homes/U-haul**	**N/A**
West: T-4N	**Car dealership/Used Car dealer**	**N/A**

Background: The project has been in review for some time, and across three different Community Development Administrations. The applicant first participated in a pre-design meeting on 12/8/2020 and a revision meeting on 3/2/2022. The applicant met with the city on 4/26/2022 and then attended a pre-app meeting with the city on 11/2/2022. This application was deferred at the January 2023 DRB meeting. The applicant met with city staff at the 2/28/2023 TRC meeting and had further informal meetings in April. The current Staff has raised issues that heretofore were unaddressed through the last 2 plus years. The Applicant has made significant changes to the layout based on Staff comments discussed in April, May, and June.

Streets:

Salem road is a two-lane road, with a drainage ditch and no sidewalks. The applicant would build a sidewalk along their portion of the road, which would link to the County's funded Salem Road sidewalk project. Thomas and Hutton Engineers verified that the project would not generate more than 50 or more trips per hour, and thus the TIA is not required as per the Development Code.

Access:

The Applicant is proposing to build two entrance points at the center and North end of the property. They have moved the proposed Southern entrance due to Staff concerns about visibility and safety on the sharp curve. The Northern Entrance would be a shared access drive with the adjoining Northern property.

Lots and Blocks:

While the property is zoned T4-N, a typical urban lot and block street pattern does not currently exist. Moreover, due to the sharp curve, creek, and natural features to the South, an urban grid pattern cannot continue Southward. There is a car dealership on the adjoining non-Salem side of this lot. An urban grid could be built to the North of this property. In addition, the new layout creates a more urban pattern.

Heights:

A four-story bank building exists two lots away along HWY 170. However, the adjoining properties all are either one story commercial buildings, with two story houses across the street, and several of two-story fourplexes to the South. T4-N requires a 2-story height minimum per code. Upon Staff suggestion, the applicant has stepped back the four-story height from the street, so the wings of each building are 4 stories, and the buildings along Salem are only three stories.

Future Land Use:

The Area is planned for Urban uses and development.

Zoning:

The zoning of the property T4-N does not have a density limit, but does regulate a four-story maximum height, and basic setbacks to the road. The use of multi-family senior housing is a permitted use in the T-4 N district.

Amenities: A community garden is planned in the center open space as per Staff's suggestion. There is also a small gazebo in the center of the lot.

Staff Comments

Section 9.8.3 Decisions/Findings of Fact: Following the public meeting, the Design Review Board may approve, deny, or approve with conditions the application for a Major Development. No Major Development shall be approved unless the following findings of fact can be made:

9.8.3 Finding of Fact	Rationale Present (yes/no)	Staff Analysis of Rationale
1. The plan is consistent with the adopted plans and policies of the City.	**Yes**	✓ **The plan is consistent with density, use and setbacks of the T4-N district, and the future land use plan.** ✓ **The applicant has taken Section of 9.8.3 into consideration, and has altered the height, scale and mass accordingly to respect the surrounding built form.**
2. The plan complies with all applicable requirements of this Code.	**Yes**	✓ **Staff believes the project complies with the major requirements of the code, and minor architectural revisions would be appropriate at the Final approval.**
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed.	**Yes**	✓ **The applicant is providing curb and gutter, sidewalks and urban amenities and scale as required by the T-4 N district.** ✓ **While there is not urban infrastructure around the project, it is entitled with urban district standards, and the project should make for a more urban block sympathetic to transect based development in the future.**
4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site	**Yes**	✓ **The properties to the North and West are commercial in nature and should develop in an urban fashion as per their urban transect zones. The Senior homes will establish an urban form in an otherwise non-urban area as required by the Beaufort Code.**

		✓ **Staff acknowledges the lack of mass, scale, and type of buildings in the general vicinity. This has been relayed to the applicant who has revised their plans accordingly by limiting the fourth story, breaking up the mass, stepping the buildings back, adding curb and gutter, and more open space/landscaping.**
5. The proposed plan conforms to the Building Design Standards in Article 4.	**Yes**	✓ **Applicant has demonstrated compliance with Section 4.6.3.C.1 and many of the architectural standards of the Beaufort Code.** ✓ **The applicant has made many changes There are a number of architectural details and changes Staff recommended that have been followed by the Applicant. Staff has made final recommendations for the Final approval that Staff believes will resolve any other issues regarding this finding.**
6.The application will not substantially lessen the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.	**Yes**	✓ **The surrounding properties have T-4N and T-5 UC zoning classifications, and expectations of density.** ✓ **Affordable senior housing is a pressing need for the Beaufort community, and this request will serve to satisfy a portion of this need.**

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the application at 1556 Salem Road, in that is satisfies the findings and requirements of Section 9.8.3 the Beaufort Code found in pages 2-4 of this Staff Report with the following conditions:

1. **Staff recommends the applicant create a wider protruding bays at the corner entries of both buildings (leasing office at ground floor and associated units above) which will simplify the corners, eliminate one of the changes in plane, and better differentiate the corner to announce the building entry.**
2. **Staff recommends the applicant restudy the fenestration spacing along all elevations within the more recessed portions (especially along the Salem Road Elevation). Staff recommendation is to gang windows within each unit to provide a better rhythm to the fenestration.**
3. **Applicant to provide drawings of the picnic pavilion.**
4. **At the protruding bays (for example living rooms of units 232, 321, 319, 317, 315, 313 and around the building), staff recommends the applicant align the outside face of the parapet wall with the outside face of the main building wall rather than stepping this plane out above the lower horizontal cornice line. Staff believes the proposed stepping out of this plane gives a visual heavy appearance.**
5. **Applicant to show the location of HVAC units in future submission.**
6. **Applicant to submit all cutsheets for final review.**
7. **Applicant to provide building sections and details for final review.**

23-02DRB.6

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☑ Board Review

Application Fee:

OFFICE USE ONLY: Date Filed: 7/28 **Application #:** 25620 **Zoning District:** T4N

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be. A complete schedule can be found at: https://www.cityofbeaufort.org/379/Design-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ■ Preliminary ☐ Final

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ **Yes** ☐ **No**

Applicant, Property, and Project Information

Applicant Name: Michael Riley

Applicant Address: 215 Church Street Suite 200, Decatur, GA 30030

Applicant E-mail: mriley@martinriley.com Applicant Phone Number: 404-373-2800

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Beaufort Salem Road Development LLC

Owner Address: 22 Mulberry Bluff Drive, Savannah, GA 31406

Project Name: Beaufort Senior Apartments

Property Address: 1556 Salem Road, Beaufort, SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R122 029 000 0625 0000

Date Submitted: 4/27/2023

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: Beaufort Senior Apartments

Property Size in Acres: 4.203 Proposed Building Use: Multi-family Residential

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 2 buildings with each separate floor measured at: 1st floor-23,688 sq.ft.; 2nd floor-22,969 sq.ft.; 3rd floor-22,122sq.ft.; 4th floor- 8,258sq.ft.

# of Parking Spaces Required: 154 # of Parking Spaces Provided: 154

Is this project a redevelopment project: Y (N)

Are there existing buildings on the site? Y (N) if yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed.

The project is a pair of two 3/4-story senior apartment building with 104 one-bedroom units and 50 two-bedroom units. It includes common spaces such as a community room, office, kitchen, fitness center, media room, community laundry room, and mail center. On-site surface parking and bicycle racks are also provided.

Applicant's Signature: Date: 7.28.23

Owner's Signature: Date: 7-28-2023

(The owner's signature is required if the applicant is not the owner.)

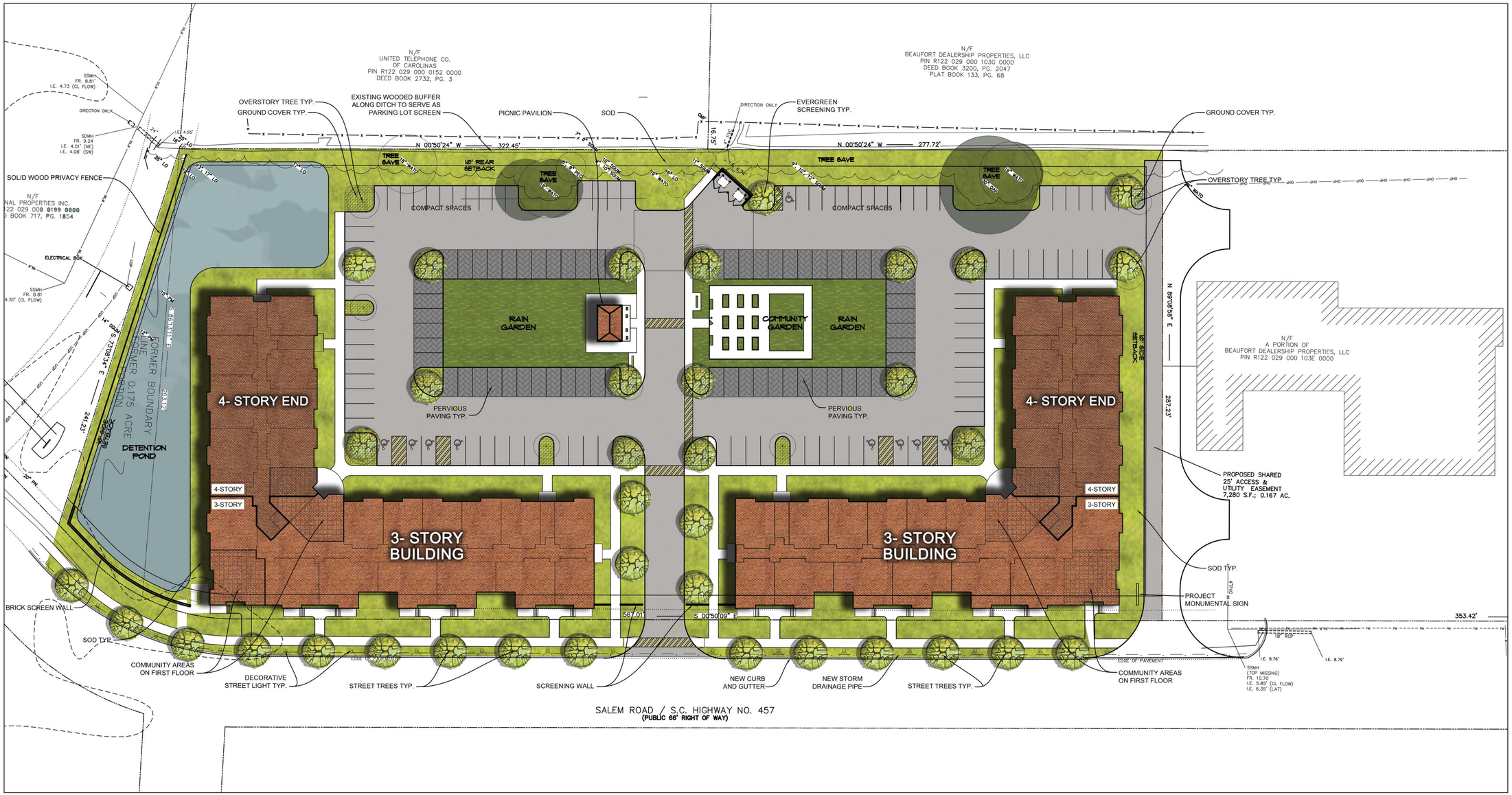
CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



SITE INFORMATION:

SITE:	4.203 +/- ACRES
DENSITY:	36.64 UNITS/ACRE
BUILDINGS:	(2) 3/4-STORY APARTMENT BUILDINGS

UNIT INFORMATION:

UNIT MIX	UNITS
1-BR (A UNITS)	= 104
2-BR (B UNITS)	= 50
TOTAL	= 154

SITE INFORMATION:

PARKING REQUIRED	SPCS
96 1BR @ 1 SP/U	= 96
58 2BR @ 1 SP/U	= 58
TOTAL	= 154

SITE INFORMATION:

PARKING PROVIDED	SPCS
STANDARD PARKING SPACES	= 115
COMPACT PARKING SPACES (20%)	= 30
HANDICAP PARKING SPACES	= 9
TOTAL	= 154

0 15' 30' 60'
SCALE: 1:30

REVISIONS
7-24-2023

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
DRAWN BY	VJT
CHECKED BY	MTR

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

CONCEPTUAL SITE PLAN

CSP.1

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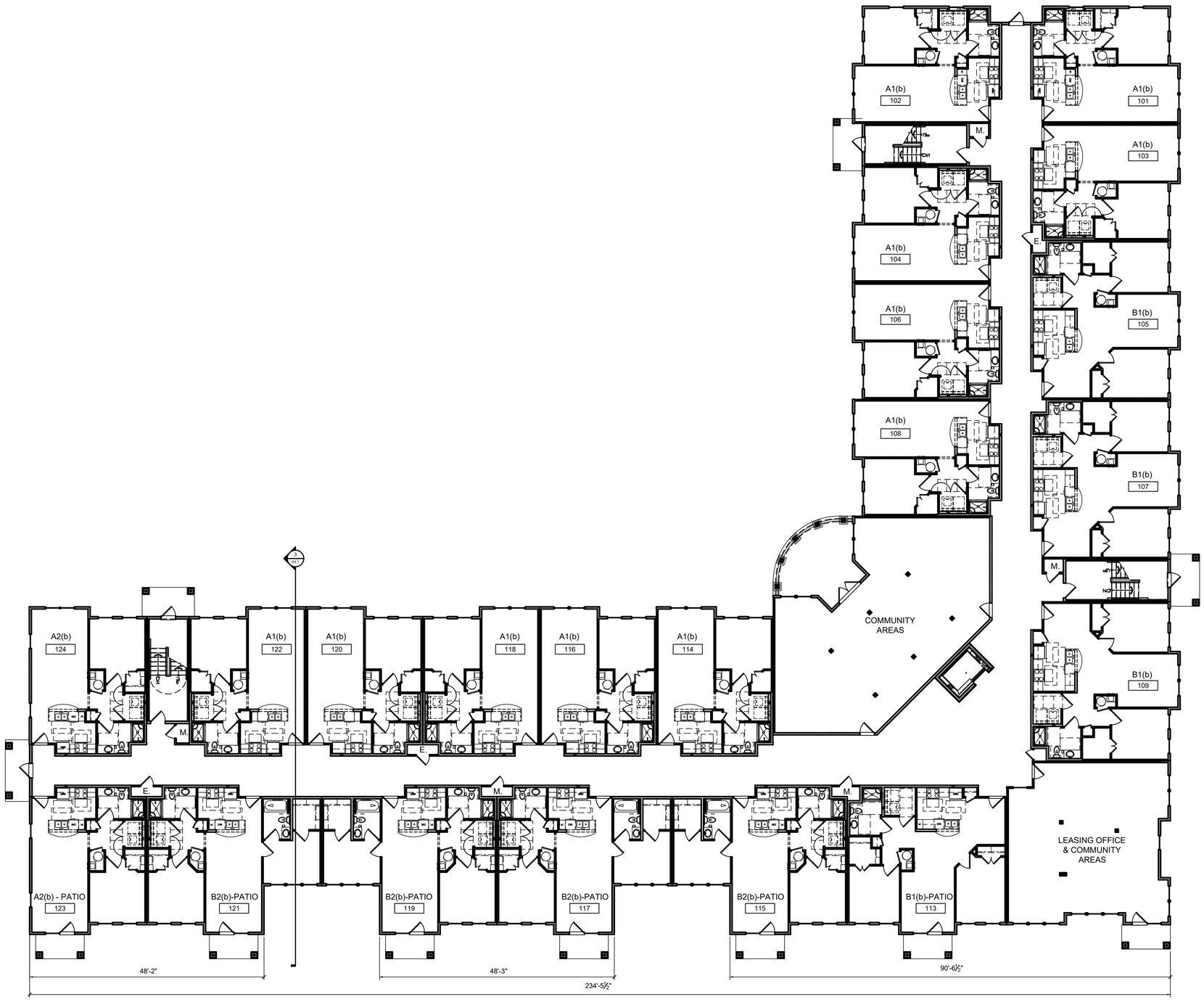

1 BUILDING 100 - FIRST FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2018-078
DATE ISSUED: 6-6-2023
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - FIRST FLOOR PLAN

A1.1

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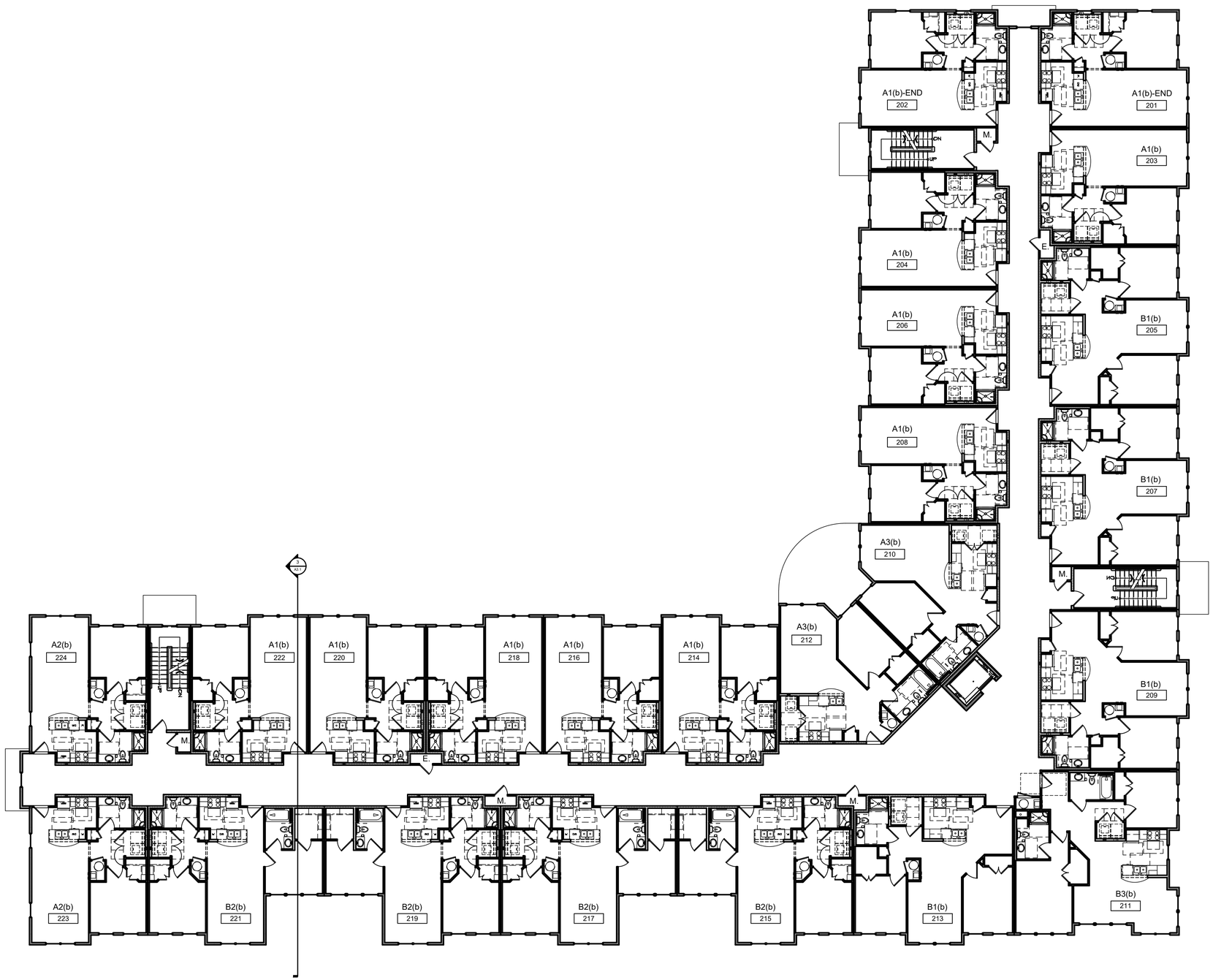

1 BUILDING 100 - SECOND FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER	REVISIONS
2018-078	
DATE ISSUED	
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - SECOND FLOOR PLAN

A1.2

2023 PRELIMINARY DRAWING SET

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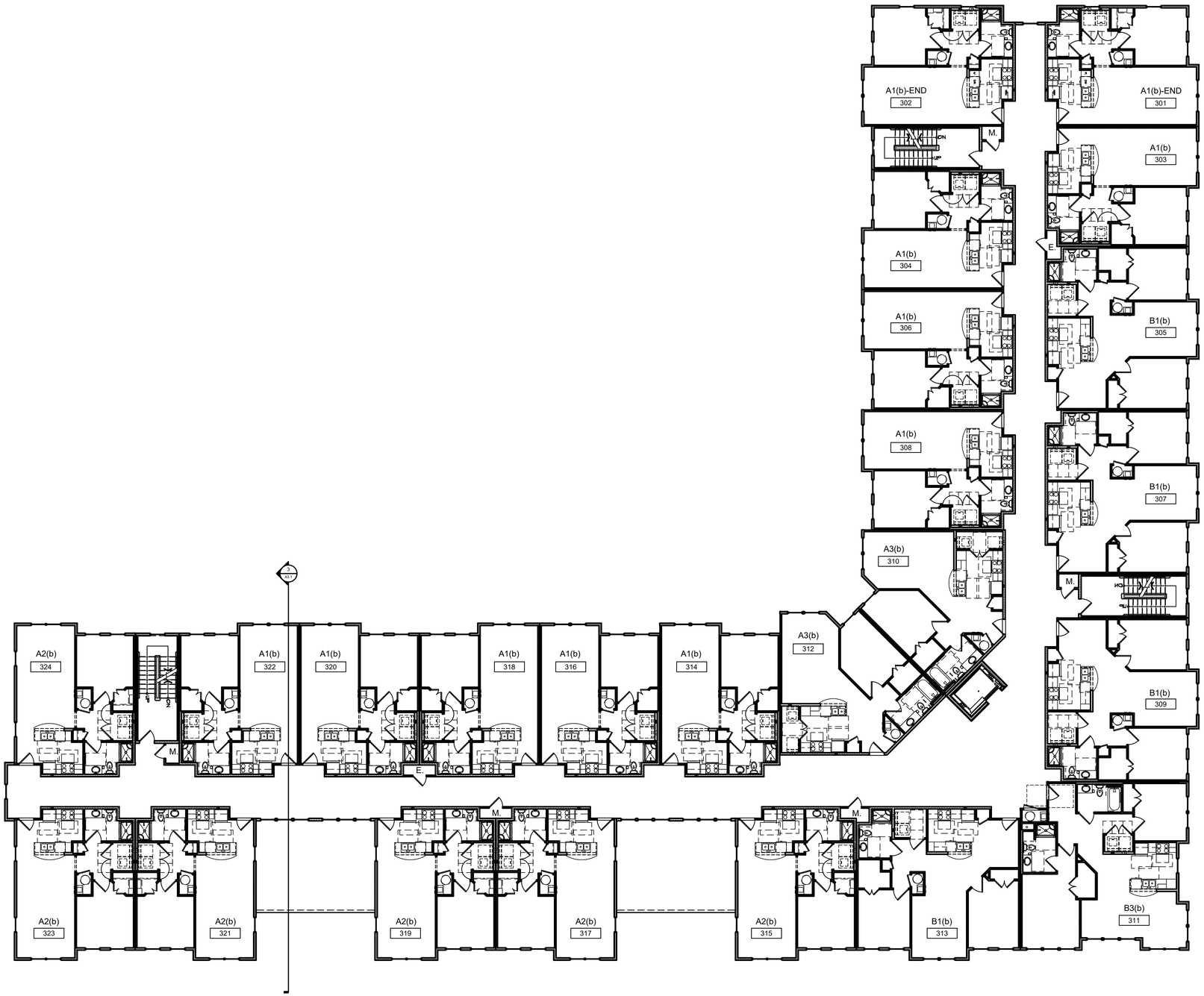

1 BUILDING 100 - THIRD FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - THIRD FLOOR PLAN

A1.3

2023 PRELIMINARY DRAWING SET

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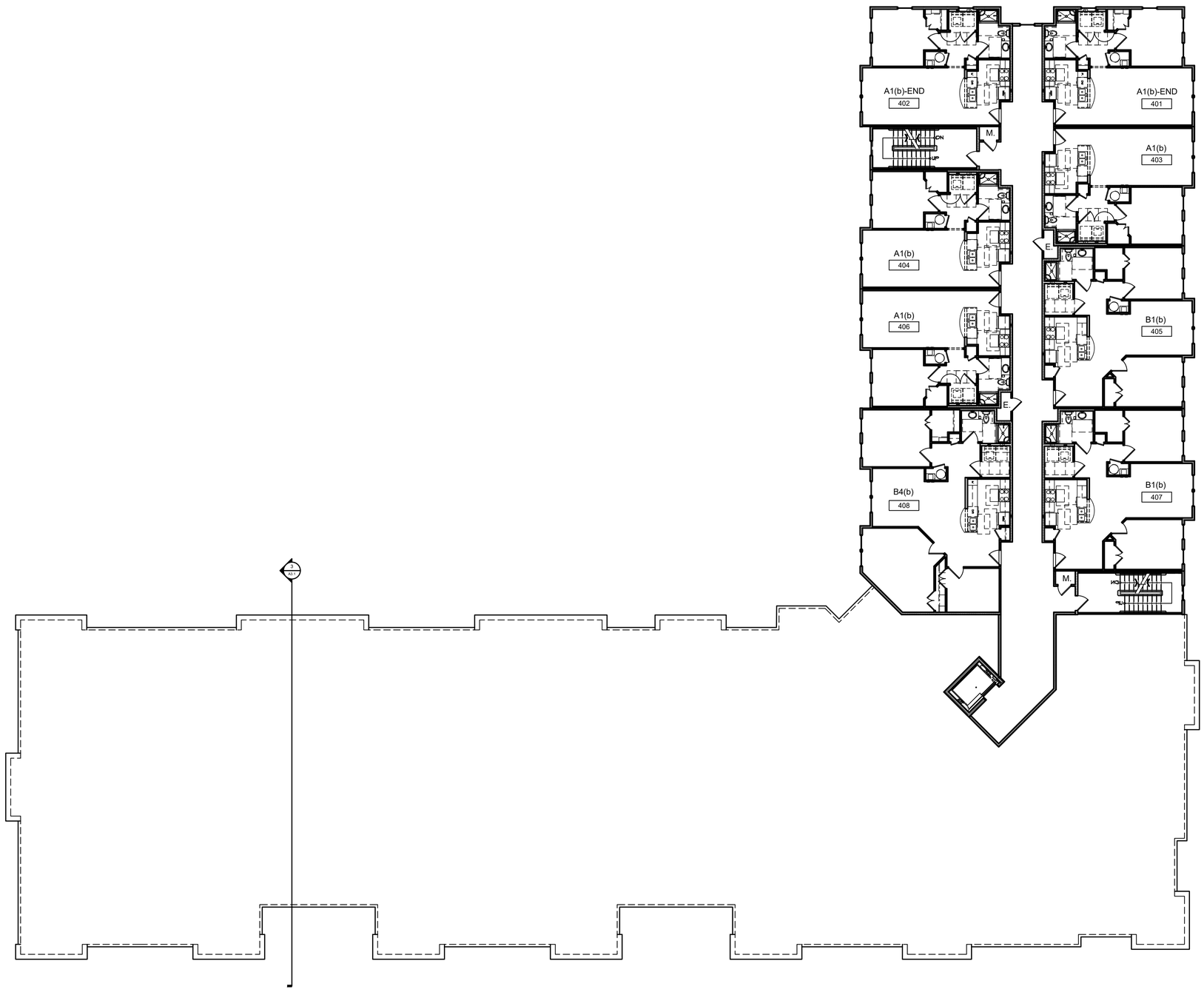

1 BUILDING 100 - FOURTH FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2018-078
DATE ISSUED: 6-6-2023
DRAWN BY: VJT
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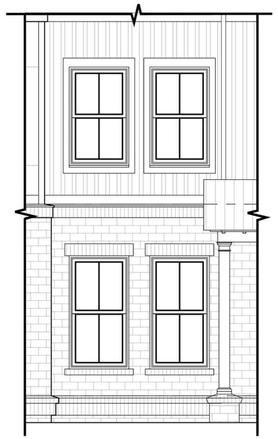
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

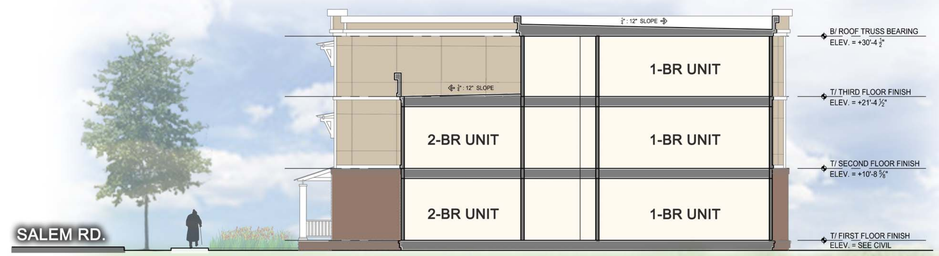
BUILDING 100 - FOURTH FLOOR PLAN

A1.4

2023 PRELIMINARY DRAWING SET



4 BUILDING 100 - ENLARGED ELEVATION @ WINDOWS
1/4" = 1'-0"



3 BUILDING 100 - SALEM RD. STREET SECTION
3/32" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ " PEWTER GRAY"
- (B) HARDIE FIBER CEMENT PANEL VERTICAL SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7566 "WESTLANDHIGH WHITE" - FLAT FINISH
- (C) HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
- (D) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "LATTE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (E) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "HONEY BLUSH" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (F) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "KILIM BEIGE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (G) BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'

2 BUILDING 100 - NORTH ELEVATION
3/32" = 1'-0"

1 BUILDING 100 - EAST ELEVATION (SALEM ROAD)
3/32" = 1'-0"
BLDG. 200 MIRROR IMAGE

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

REVISIONS 7-24-2023

PROJECT NUMBER 2018-078
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - ELEVATIONS & SECTION

A3.1

2023 PRELIMINARY DRAWING SET

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BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ " PEWTER GRAY"
- (B) HARDIE FIBER CEMENT PANEL VERTICAL SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7566 "WESTLANDHIGH WHITE" - FLAT FINISH
- (C) HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
- (D) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "LATTE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (E) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "HONEY BLUSH" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (F) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "KILIM BEIGE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (G) BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'

2 BUILDING 100 - WEST ELEVATION
3/32" = 1'-0" BLDG. 200 MIRROR IMAGE

1 BUILDING 100 - SOUTH ELEVATION
3/32" = 1'-0" BLDG. 200 MIRROR IMAGE

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

REVISIONS
7-24-2023

PROJECT NUMBER 2018-078
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - ELEVATIONS

A3.2

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SOUTH-EAST SIDE

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

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215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ SOUTH-EAST SIDE

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
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REVISIONS	7-24-2023

A3.3

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ EAST SIDE (MAIN- ENTRANCE)

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

REVISIONS
7-24-2023

PROJECT NUMBER
2018-078
DATE ISSUED
6-6-2023
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VJT
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ SOUTH-EAST SIDE (MAIN ENTRANCE)

A3.4

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ EAST SIDE (SALEM ROAD)

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
DRAWN BY	VJT
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REVISIONS	7-24-2023

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ EAST SIDE (SALEM ROAD)

A3.5

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ NORTH-EAST SIDE

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
DRAWN BY	VJT
CHECKED BY	
REVISIONS	7-24-2023

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ NORTH-EAST SIDE

A3.6

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SOUTH-EAST SIDE

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ SOUTH-EAST SIDE

PROJECT NUMBER	2018-078
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CHECKED BY	
REVISIONS	7-24-2023

A3.7

2023 PRELIMINARY DRAWING SET

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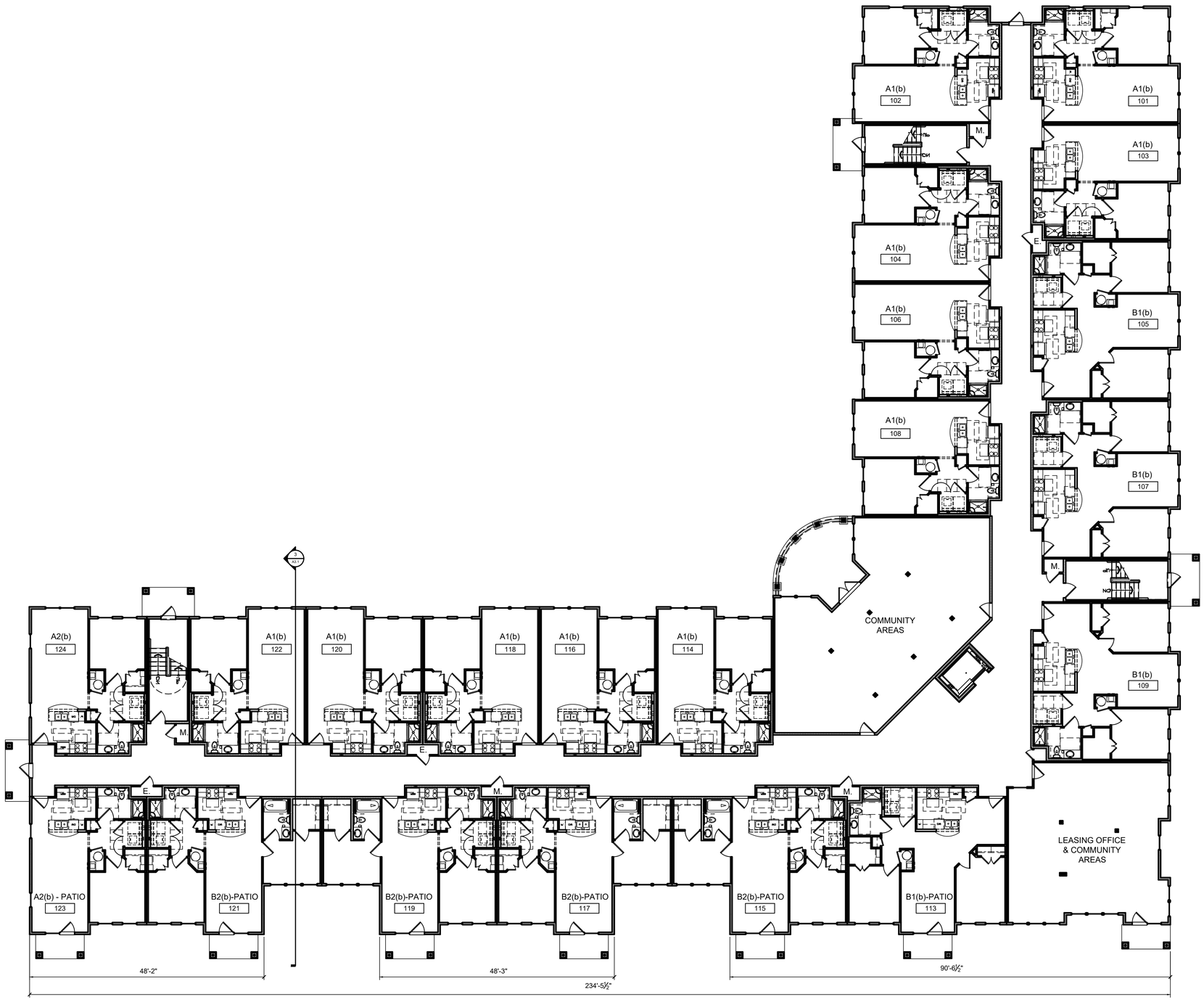

1 BUILDING 100 - FIRST FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2018-078
DATE ISSUED: 6-6-2023
DRAWN BY: VJT
CHECKED BY:
REVISIONS

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - FIRST FLOOR PLAN

A1.1

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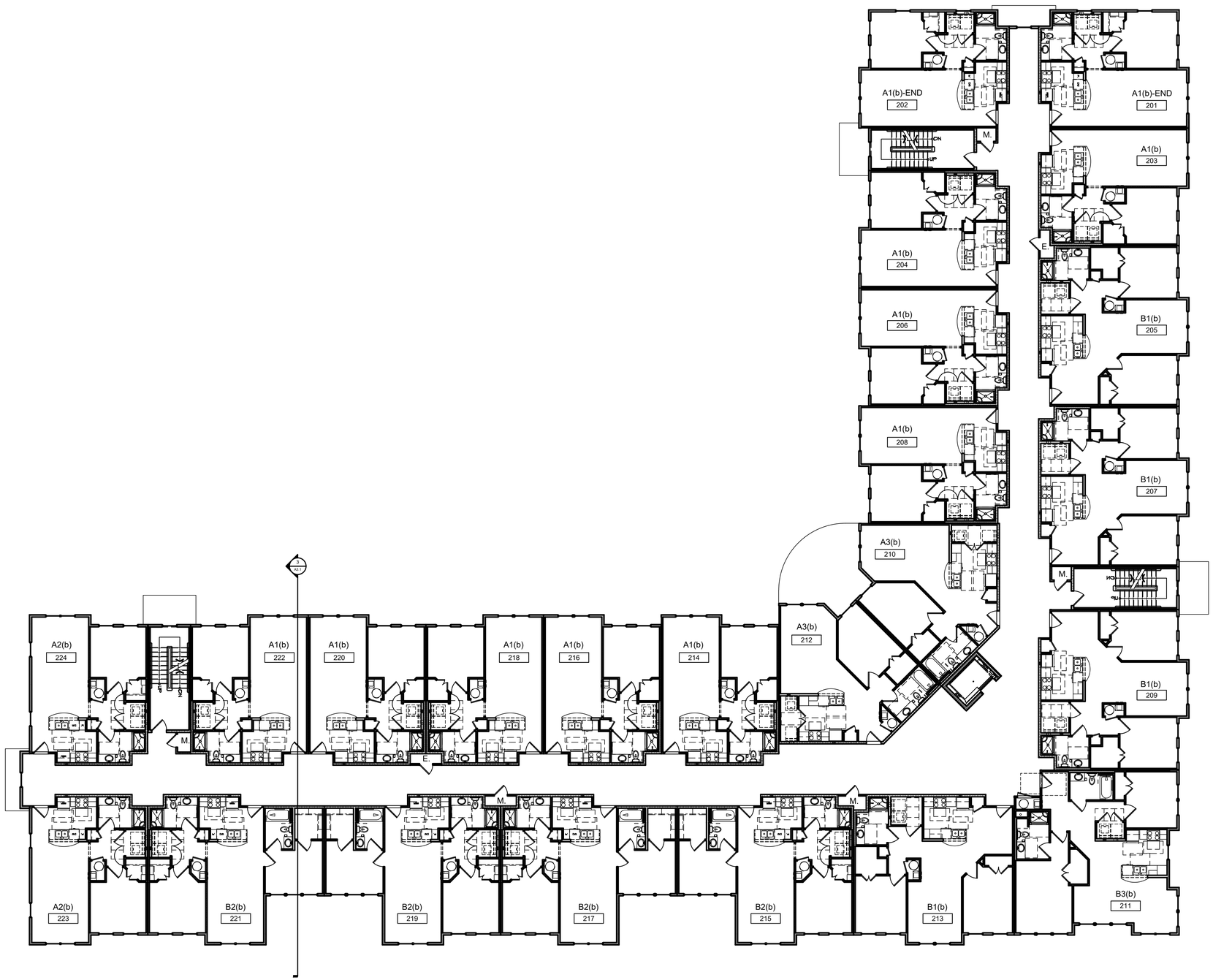

1 BUILDING 100 - SECOND FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER	REVISIONS
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DATE ISSUED	
6-6-2023	
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VJT	
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215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - SECOND FLOOR PLAN

A1.2

2023 PRELIMINARY DRAWING SET

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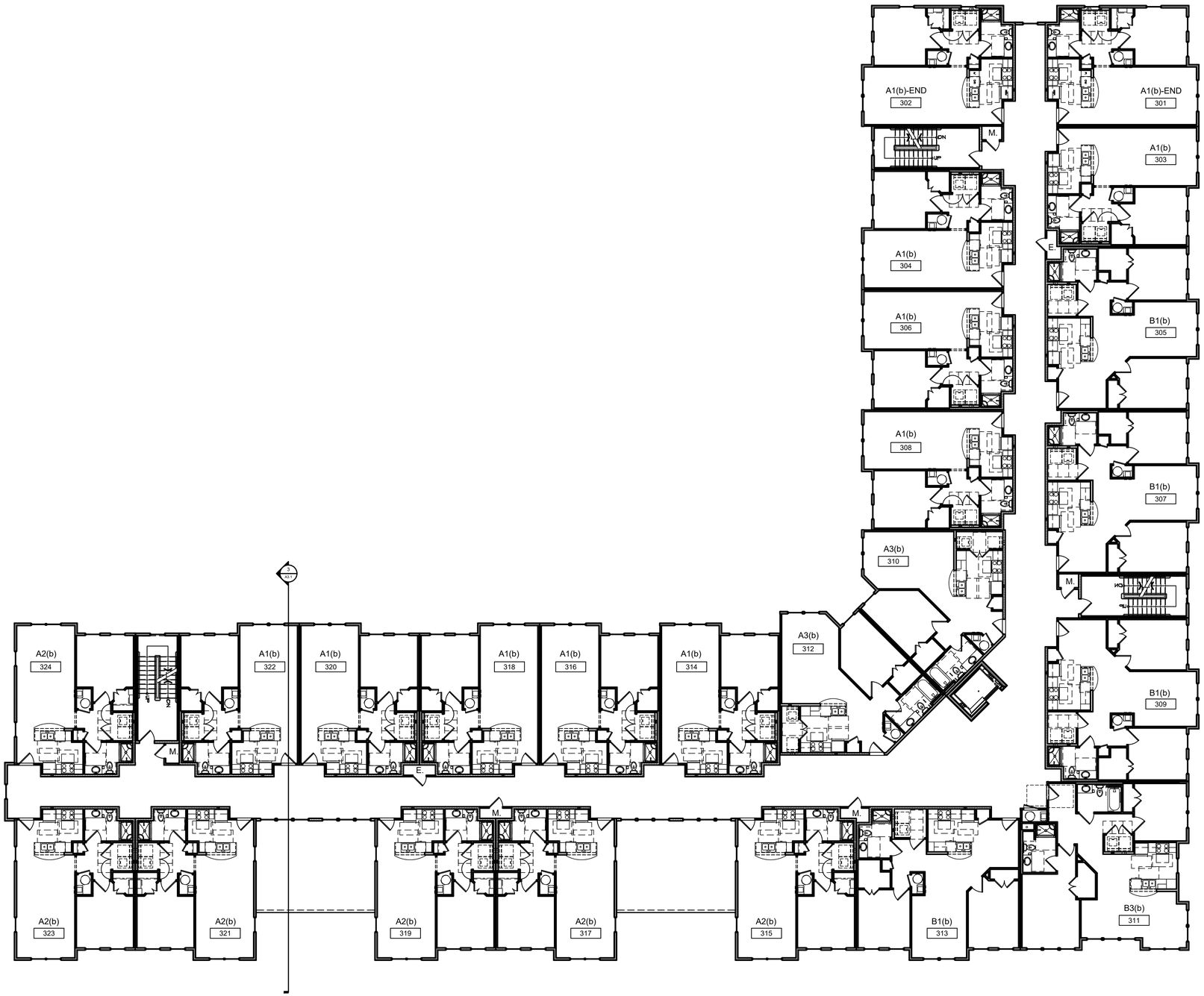

1 BUILDING 100 - THIRD FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - THIRD FLOOR PLAN

A1.3

2023 PRELIMINARY DRAWING SET

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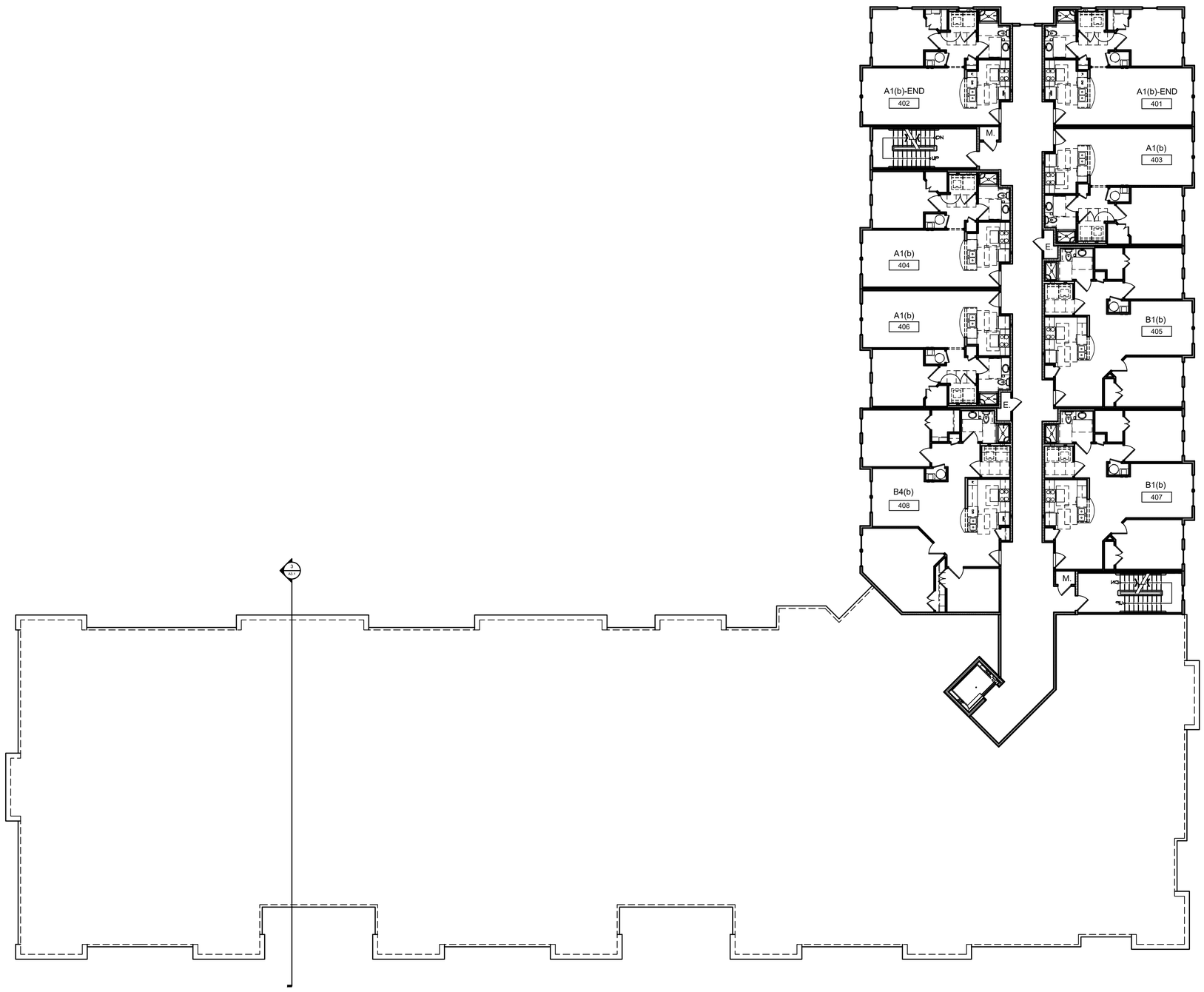

1 BUILDING 100 - FOURTH FLOOR PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 2018-078
DATE ISSUED: 6-6-2023
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REVISIONS

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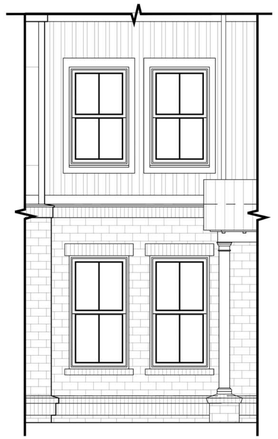
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

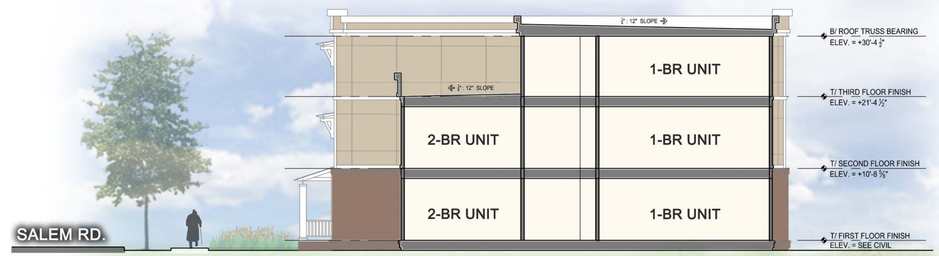
BUILDING 100 - FOURTH FLOOR PLAN

A1.4

2023 PRELIMINARY DRAWING SET



4 BUILDING 100 - ENLARGED ELEVATION @ WINDOWS
1/4" = 1'-0"



3 BUILDING 100 - SALEM RD. STREET SECTION
3/32" = 1'-0"

BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ " PEWTER GRAY"
- (B) HARDIE FIBER CEMENT PANEL VERTICAL SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7566 "WESTLANDHIGH WHITE" - FLAT FINISH
- (C) HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
- (D) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "LATTE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (E) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "HONEY BLUSH" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (F) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "KILIM BEIGE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (G) BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'

2 BUILDING 100 - NORTH ELEVATION
3/32" = 1'-0"

1 BUILDING 100 - EAST ELEVATION (SALEM ROAD)
3/32" = 1'-0"
BLDG. 200 MIRROR IMAGE

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

REVISIONS 7-24-2023

PROJECT NUMBER 2018-078
DATE ISSUED 6-6-2023
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - ELEVATIONS & SECTION

A3.1

2023 PRELIMINARY DRAWING SET

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BUILDING ELEVATION KEY NOTES:

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ " PEWTER GRAY"
- (B) HARDIE FIBER CEMENT PANEL VERTICAL SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7566 "WESTLANDHIGH WHITE" - FLAT FINISH
- (C) HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
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- (F) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "KILIM BEIGE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (G) BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'

2 BUILDING 100 - WEST ELEVATION
3/32" = 1'-0" BLDG. 200 MIRROR IMAGE

1 BUILDING 100 - SOUTH ELEVATION
3/32" = 1'-0" BLDG. 200 MIRROR IMAGE

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

REVISIONS
7-24-2023

PROJECT NUMBER 2018-078
DATE ISSUED 6-6-2023
DRAWN BY VJT
CHECKED BY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING 100 - ELEVATIONS

A3.2

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SOUTH-EAST SIDE

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ SOUTH-EAST SIDE

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
DRAWN BY	VJT
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REVISIONS	7-24-2023

A3.3

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ EAST SIDE (MAIN- ENTRANCE)

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

REVISIONS
7-24-2023

PROJECT NUMBER
2018-078
DATE ISSUED
6-6-2023
DRAWN BY
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ SOUTH-EAST SIDE (MAIN ENTRANCE)

A3.4

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ EAST SIDE (SALEM ROAD)

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
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REVISIONS	7-24-2023

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ EAST SIDE (SALEM ROAD)

A3.5

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ NORTH-EAST SIDE

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
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REVISIONS	7-24-2023

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ NORTH-EAST SIDE

A3.6

2023 PRELIMINARY DRAWING SET

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SOUTH-EAST SIDE

BEAUFORT, SC.

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING RENDER @ SOUTH-EAST SIDE

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
DRAWN BY	VJT
CHECKED BY	
REVISIONS	7-24-2023

A3.7

2023 PRELIMINARY DRAWING SET

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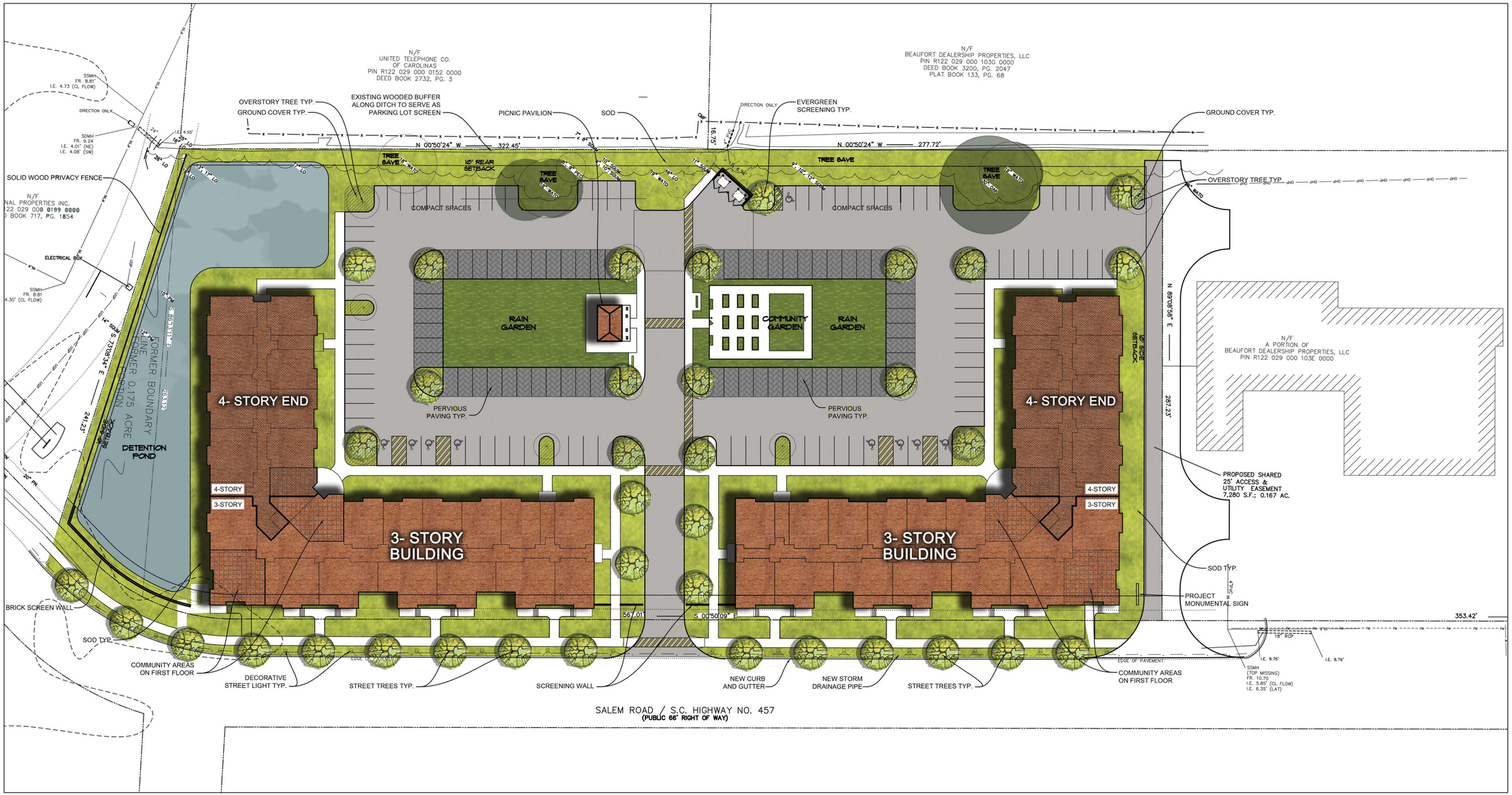

SITE INFORMATION:

SITE:	4.203 +/- ACRES
DENSITY:	36.64 UNITS/ACRE
BUILDINGS:	(2) 3/4-STORY APARTMENT BUILDINGS

UNIT INFORMATION:

UNIT MIX	UNITS
1-BR (A UNITS)	= 104
2-BR (B UNITS)	= 50
TOTAL	= 154

SITE INFORMATION:

PARKING REQUIRED	SPCS
96 1BR @ 1 SP/U	= 96
58 2BR @ 1 SP/U	= 58
TOTAL	= 154

SITE INFORMATION:

PARKING PROVIDED	SPCS
STANDARD PARKING SPACES	= 115
COMPACT PARKING SPACES (20%)	= 30
HANDICAP PARKING SPACES	= 9
TOTAL	= 154

0 15' 30' 60'
SCALE: 1:30

REVISIONS
7-24-2023

PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
DRAWN BY	VJT
CHECKED BY	MTR

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

CONCEPTUAL SITE PLAN

CSP.1

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ALDI CONCEPT

STAFF REPORT: ALDI

DATE: August 10, 2023

GENERAL INFORMATION	
Applicant:	**ALDI Grocery Stores/Agent for the Morgan Company**
Site Location/Address:	**361 Robert Smalls Parkway; R 120-028-000-0138-000**
Applicant's Request:	**The Applicant is requesting Conceptual approval for a new Aldi Grocery store on an outparcel facing Robert Smalls Parkway in the Beaufort Station shopping center.**
Current Zoning:	**T5-UC/RMX**

ZONING DISTRICT INFORMATION	
	RMX
Max Density	**30 DU per acre**
Min. Lot Size	**6,000 sq. ft.**
Min. Frontage Build Out	**60'**
Front Setback	**10' min/60' max**
Side Setback	**10'**
Rear Setback	**15'**
Building Height:	**4 stories**
Building Frontage Required:	**60% of 380' (228' required)**
Parking Required/Provided:	**Min Req. 69; Max allowed 97; 94 provided with 40 pervious pavers**

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	**Adjacent Land Uses**	**Setbacks for Adjacent Zoning /Buffer required if rezoned**
North: T-5 UC/RMX	**Commercial**	**N/A**
South: T-5 UC/RMX	**Commercial (Beaufort Station)**	**N/A**
East: T-5 UC/RMX	**Commercial (Beaufort Station)**	**N/A**
West: IC	**Undeveloped**	**N/A**

Background: The applicant is proposing a standalone grocery store on a 2.35 acre outparcel at Beaufort Station. While the main Beaufort Station shopping center was approved by the DRB, the outparcels , which were marked for future development, are required to obtain DRB approval under Section 9.8.2 of the Development Code. The proposed grocery store is ~21,000 sq. ft, with a building frontage along Hwy 170 of 128', 94 parking spaces, of which 40 will be provided on pervious pavers. The grocery store is oriented with the main entrance facing the Eastern parking lot, and another Northern entrance, facing HWY 170. The applicant is proposing roughly ~80' of a wall along the HWY 170 frontage, instead of building frontage.

A TRC/Pre-Design meeting was held on January 25, 2022, and then a formal submittal was made in July of 2022. An application to the DRB was made in September 2022, but the application was pulled from the agenda due to lack of compliance with sections of the Beaufort Development Code. Another application was made in April 2023, and Staff pulled it from the agenda due to issues with compliance with the development code. The Applicant has requested to be placed on this agenda, and to respect the Applicant's due process rights, Staff has done so.

As part of the previous reviews made in 2022, former City Staff expressed some flexibility in allowing a gathering/pedestrian space in lieu of building frontage or adding a liner type store or building. In May-June of this year, a plan which included a covered pedestrian colonnade was submitted, which Staff felt could be considered by the DRB, as it had mass and functioned as part of the building. The Applicant has since gone back to an earlier submittal, where only a blank wall with columns matching the columns on the building extend to the East, to provide what would amount to 54% frontage, should the wall be counted. Staff has been clear a landscape wall is not considered part of the building or frontage requirement, and any exception or variance to such cannot be legally granted by the DRB and would require a variance before the ZOBA.

Site Plan Requirements:

As aforementioned, Staff had identified deficiencies in the Site Plan as per the Code requirements. These code issues regarding the Site Plan include the following:

Primary frontage requirements Section 2.5.1.B.1,

"Facades shall be built parallel to the principal frontage line, and along a minimum percentage of the frontage width at the setback., as specified in Section 2.4.1.A.4 and Section 4.4 (Private

Frontage Type)." Staff notes, the reference to Section 2.4.1.A.4 requires the applicant comply with the 60% min. frontage build-out in T5-UC.

Corner Lots Section 2.5.1.C.1

Section 2.5.1.C.1, "Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger developments.

Primary Entrance:

Per Section 2.5.1.D.3, "In the case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address." ALDI has an address along Robert Smalls Parkway. While an entrance has been provided along Robert Smalls, the primary entrance design is located towards the parking lot.

Transparency:

Per Section 4.6.4.C.1, "Building elevations that face the street shall have at least 40% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors." The north (front at Robert Smalls) and west (street side at access road) elevations face streets and must comply with these requirements.

Blank Walls/Four-Sided Architecture:

Per Section 4.6.4.D.2, "facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas:

a. "shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater"

b. "shall be divided into architecturally distinct sections (or bays) with similar proportions. The bays should average no greater than 35 linear feet wide through the use of different architectural divisions or elements such as pilasters, columns, and/or changes in wall depths or floor and roof levels"

Loading Dock Screening:

Applicant to ensure that the loading dock is screened from view of Robert Smalls Parkway. Per Section 4.6.1.F.1, "loading areas may be oriented towards adjoining developed properties that are zoned for nonresidential uses if such loading areas are screened from view."

Future Land Use:

The Area is planned for Urban uses and development; a commercial grocery store would be consistent with the future land use. .

Zoning:

The zoning of the property T5-UC/RMX allows grocery stores.

Staff Comments

Section 9.8.3 Decisions/Findings of Fact: Following the public meeting, the Design Review Board may approve, deny, or approve with conditions the application for a Major Development. No Major Development shall be approved unless the following findings of fact can be made:

9.8.3 Finding of Fact	Rationale Present (yes/no)	Staff Analysis of Rationale
1. The plan is consistent with the adopted plans and policies of the City.	**No**	• **The Plan is not consistent with Primary frontage requirements Section 2.5.1.B.1. The building either must be rotated, a variance granted, or a liner building/building addition be added for compliance.** • **The Plan is not consistent with the Primary Entrance Section 2.5.1.C.1."In the case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address." ALDI has an address along Robert Smalls Parkway.** • **Per Section 4.6.4.C.1, "Building elevations that face the street shall have at least 40% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors." The north (front at Robert Smalls) and west (street side at access road) elevations face streets and must comply with these requirements. All sides of the structure face a street, and only two sides have fenestration. In addition, some of the fenestration provided is not transparent or lit, and only blank fake windows.** • **Per Section 4.6.4.D.2 a-b two sides of the building have blank walls and do not possess the architectural diversity or characteristics required of the code sections.** • **Per Section 4.6.1.F.1, the loading dock is not screened from the street.**

2. The plan complies with all applicable requirements of this Code.	**No**	**Please see the deficiencies in the previous finding #1.**
3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed.	**Yes**	✓ **The overall project was approved for traffic, infrastructure, and utilities.**
4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site	**Yes**	✓ **Similar commercial outparcels and shopping centers exist in the vicinity.**
5. The proposed plan conforms to the Building Design Standards in Article 4.	**No**	**See Finding #1, Specifically deficiencies in:** • **Section 2.5.1.B.1;** • **Section 2.5.1.C.1** • **Section 4.6.4.D.2 a-b** • **Section 4.6.4.C.1**
6.The application will not substantially lessen the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.	**No**	• **Building Frontage requirements are within the dimensional standards of the code, and not within the DRB's discretion to waive or grant variances/exceptions. Any variance from these standards cannot be granted by the DRB.**

FINDINGS AND RECOMMENDATIONS
<u>Staff Recommendation:</u> **Staff recommends denial of the Conceptual approval request, as it does not meet the Findings found on pages 2-5 of this staff report, specifically Section 2.5.1.B.1;Section 2.5.1.C.1; Section 4.6.4.D.2 a-b; Section 4.6.4.C.1; Section4.6.1.F.1.**

23-09
DRB-1

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☑ ~~Board~~ Review Pel.

Application Fee:

OFFICE USE ONLY: Date Filed: ~~4/13~~ 7/12 **Application #:** 25599 **Zoning District:** T5-UC RMX

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be. A complete schedule can be found at: https://www.cityofbeaufort.org/379/Design-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ■ Preliminary ☐ Final

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ **Yes** ■ **No**

Applicant, Property, and Project Information

Applicant Name: Vanessa Banks - APD Engineering & Architecture, PLLC

Applicant Address: 615 Fishers Run Victor, NY 14564

Applicant E-mail: vbanks@apd.com Applicant Phone Number: (585) 735-7567

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Al Keeler - ALDI Inc.

Owner Address: 1597 Dry Pond Road Jefferson, GA 30606

Project Name: ALDI - Beaufort, SC

Property Address: 361 Robert Smalls Pkwy (Outparcel 1)

Property Identification Number *(Tax Map & Parcel Number)*: R120 028 000 0138 000 (Outparcel 1)

Date Submitted: ~~4/12/23~~ 7/11/23

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: ALDI - Beaufort SC

Property Size in Acres: 2.35 Proposed Building Use: Mercantile (Grocery)

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 19,677 SF

# of Parking Spaces Required: 69 # of Parking Spaces Provided: 94

Is this project a redevelopment project: Y ~~N~~

Are there existing buildings on the site? Y ~~N~~ if yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed.

This proposed project is part of the new Beaufort Station Shopping Center development along Robert Smalls Parkway & Parris Island Gateway.

Applicant's Signature: **Date:** 7/11/23

Owner's Signature: **Date:** 7/11/2023

(The owner's signature is required if the applicant is not the owner.)

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

APD ENGINEERING | ARCHITECTURE

APD Project No. 21-0463

July 12th, 2023

Julie A. Bachety
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

RE: ALDI Beaufort SC – Design Review Board Submittal (Preliminary Review)

Dear Julie,

We are working with a client on a proposal for a new ALDI grocery store located in Beaufort, SC. After discussions back in October '22 regarding the DRB requirements for the exterior of the building, we have modified the exterior per the noted code sections we received after our initial submittal. Regarding the frontage requirement, we received written confirmation of our colonnade feature meeting the requirements back in November '22 under the previous city administration; however, the new city representatives have deemed the design insufficient to their interpretation of the code. After correspondence with the city representatives in June '23, we feel that our interpretation of the code meets the definitions listed in the code and we would like a chance to review with the DRB. I have compiled the following materials and have included them with this letter:

- Previous Submission from September '22
  - DRB Response Letter
  - Elevations, Floor Plan, Renderings & Site Drawings
- Current DRB Submission
  - Application
  - DRB Submission Checklist
  - DRB Response Letter with our Solutions Included
  - Required Plans, Elevations, & Renderings

We're excited about this project and looking forward to working with the City of Beaufort to bring this project to life. Please don't hesitate to reach out if you have any questions/concerns.

Sincerely,

Vanessa Banks
Project Lead, Architecture
Email: vbanks@apd.com
Phone: (585) 735-7567

ALDI - Beaufort, SC
Previous DRB Submission - September '22

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 September 2022

1 SUMMARY OF REQUEST

361 Robert Smalls Parkway, ALDI
Applicant: APD Engineering|Architecture

The applicant is requesting preliminary approval for a new 20,000 SF ALDI grocery store in an outparcel of the Beaufort Station Development.

Background: This is the first submission to be reviewed by the Design Review Board.

2 FACTS

Property Address:	361 Robert Smalls Parkway
Parcel ID:	R120 028 000 1230 0000
Case Number:	22-15 DRB.1
Applicant:	**APD Engineering|Architecture** Preliminary
Type of Request:	New Construction
Zoning:	T5-UC/RMX
Current Use:	Vacant
Proposed Use:	Commercial

District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./15 ft. max.*
  - *Rear setback – 5' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 60% Min
- **Conditional Uses:** Retail with Drive-Thru Facilities are conditional in T5-UC

District Development Standards for RMX:

- **Setback requirements – Primary Structure:**
  - *Front – 10' min./60' max., when corridor buffer requirements-Section 5.5.1.B-are required, the maximum front setback may be increased to no greater than 50' behind the buffer.*
  - *Rear setback – 15' min.*
  - *Side Corner – 10' min.*
  - *Side Interior – 10' min./15' min. when abutting any Transect-based district*

- **Minimum Lot Width:** 60' min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- **Lot Size:** 6,000 sf min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- **Impervious Surface Coverage***:* 65% max.
- **Maximum Building Height:** 4 stories max.
- **Residential Density:** 30 units/acre max.; measured as gross density

References:

- The Beaufort Code
- Civic Master Plan

3 STAFF COMMENTS

Staff Acknowledgements:

- Staff has reviewed this project under the RMX zoning classification as the rest of the site development was also reviewed as RMX.

Staff Conditions:

1. Applicant to restudy the site based on primary frontage requirements. Per Section 2.5.1.B.1, "facades shall be built parallel to the principal frontage line, and along a minimum percentage of the frontage width at the setback., as specified in Section 2.4.1.A.4 and Section 4.4 (Private Frontage Type)." Applicant to note that the reference to Section 2.4.1.A.4 requires the applicant comply with the 60% min. frontage build-out in T5-UC even if reviewing under RMX because RMX is not listed in the exceptions for this section. The applicant must reorient the building with its length parallel to Robert Smalls Parkway to achieve 60% min. frontage buildout. Applicant to also note items exempt from the frontage buildout requirement within Section 2.5.1.B.4.a-c.

2. Per Section 2.5.1.B.2, "Front facades shall front public streets or rights-of-way. In the case where buildings front multiple streets, or desire to have their entrances facing the parking lot, multiple facades may be designed." The applicant must front to Robert Smalls and provide an entrance from that street. The applicant can also have an entrance from the parking lot. The applicant must create a "front façade" along the access right-of-way (described in subsequent comments) but that elevation does not need an entrance and staff would support a pedestrian pathway from this façade.

3. Per Section 2.5.1.C.1, "Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger developments." During the applicant's site plan redesign, applicant to demonstrate compliance with this section.

4. Per Section 2.5.1.D.3, "In the case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address." Since ALDI has an address along Robert

Smalls Parkway, this is to be considered its primary frontage instead of the ROW to the west or east of the parcel.

5. Applicant to relabel all elevations according to primary frontage requirements outlined above. Front elevation will be along Robert Smalls Parkway, Street Side elevation along the new access road, interior side elevation facing the parking lot, and rear elevation facing south.

6. Per Section 2.4.2.E.1, "Parking areas and drive aisles shall not be located within the front setback but may be placed in front of the building. However, head in rows of parking shall not be permitted to front Primary Streets…Where ten or more parking spaces are required, the majority of the parking shall be located in the side or rear of the building." The 18 parking spaces facing Robert Smalls Parkway are not compliant with this section of the Code as they are partially within the 60' max. setback and are head-in parking spaces. Applicant to restudy site parking in this area to comply with the Code.

7. Per Section 4.4, the primary frontage type of the ALDI is the shopfront/awning. The applicant has utilized an awning on the north corner of the building. Awnings must also be a minimum of 5' deep and 8' above the sidewalk. Applicant appears to have met the dimensional requirements for the awning.

8. Applicant to ensure that the loading dock is screened from view of Robert Smalls Parkway. Per Section 4.6.1.F.1, "loading areas may be oriented towards adjoining developed properties that are zoned for nonresidential uses if such loading areas are screened from view." Staff recommends the applicant introduce a gate to screen the loading dock.

9. Applicant to note that "shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage" in RMX zones per Section 4.6.4.B.3. Applicant to restudy the mono-pitch roof design at the entry and signage element.

10. Per Section 4.6.4.C.1, "Building elevations that face the street shall have at least 40% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors." The north (front at Robert Smalls) and west (street side at access road) elevations face streets and must comply with these requirements. Applicant to demonstrate compliance with these requirements in future submissions. Applicant appears to be compliant on north elevation (front) but will need to add fenestration to the west (access street) elevation.

11. Per Section 4.6.4.D.2, "facades that are visible from <u>streets</u>, parks, squares, waterways, <u>significant pedestrian spaces</u>, or <u>primary vehicular access points</u> or <u>parking areas</u>"

    a. "shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater" Applicant to demonstrate compliance with this requirement on east and west elevations.

    b. "shall be divided into architecturally distinct sections (or bays) with similar proportions. The bays should average no greater than 35 linear feet wide through the use of different architectural divisions or elements such as pilasters, columns, and/or changes in wall depths or floor and roof levels" Applicant to demonstrate compliance with this requirement.

12. Per Section 4.6.4.D.3, “on corner lots, distinct roof or building elements shall be utilized, such as porches, canopies, arcades, or towers. Buildings may be aligned to create public gathering spaces, while conforming to the building placement and orientation requirements set out in Section 2.5.1.C.” The west elevation (which faces a primary vehicular access point/right-of-way) could benefit from the extension of a canopy along its length in addition to fenestration as previously mentioned in this staff report.

13. Staff believes that the applicant has met the buffer requirements along Robert Smalls Parkway per Section 5.5.1.B. The applicant must demonstrate compliance with this section and note the number of overstory and understory trees per every 100 feet of frontage.

14. Applicant to include overstory trees on all landscaped peninsulas per Section 5.7.8.B.3.b.

15. Applicant to demonstrate compliance with Section 5.7.8.B.3.d.i-v. Please note that iii. and iv. govern median widths whether wheel stops are provided (6’ width) or not provided (9’ width). It appears that the applicant is not providing wheel stops which will require 9’ width of medians between head-to-head parking rows.

16. ASHTO safety yellow is not a permitted color for the bollards per Section 4.6.1.G.

17. Applicant to replace the Nichiha Fiber Cement Vintagewood ‘Cedar’ Cladding to a fiber cement siding that has a smooth finish per Section 4.6.4.A.1.b.

18. Per Section 4.6.1.F.1, staff recommends the cart storage area be better screened as staff views it as part of the “utility and service equipment area.” Staff supports the knee wall and columns but recommends adding additional screening. Given that the north elevation is the front elevation that faces Robert Smalls Parkway, the cart storage may be better situated on the east elevation facing the parking lot. Staff recommends the applicant make this change and extend the canopy south to cover this area. This will help to add definition to the east façade which is otherwise blank at the pedestrian level outside of the entry at north corner.

19. Per Section 4.6.4.E.1, “All buildings shall have a clearly discernible base, body, and cap, with masonry soldier courses or other horizontal expression lines separating each element.” Applicant to restudy all facades to include a base for future submissions. In brick areas, the base could simply be a soldier course, corbel, or sloped sill course and not a different material. The areas proposed as fiber-cement cladding could benefit visually from a more substantial base material.

20. Per Section 4.6.4.E.2, “Cornices are recommended to delineate the tops of facades. Expression lines are recommended to delineate the divisions between the first floor and upper floors.” Applicant to consider a more pronounced “cornice” or “cap” at the top of parapet walls.

T5-UC Architecture Recommendations (Section 4.6.3)

Since this property is both a T5-UC and a RMX zone, staff has outlined several recommendations below for the building’s architecture following T5-UC guidelines found in Section 4.6.3 of the Beaufort Code. These recommendations attempt to bring about an architecture more consistent with Beaufort.

1. Staff supports the use of the brick concrete masonry veneer but believes the size and color of each individual unit too closely resembles CMU, which is a prohibited material in T5-UC districts.

Applicant should select a size and color that more closely aligns with a more traditional brick veneer product. Note that in Section 4.6.4.A.1, there are numerous building materials allowed and concrete masonry units with stucco (CBS) is one along with brick. While 4.6.4 does not address prohibited materials link 4.6.3.7 does, it implies that the applicant will select material listed and complying with 4.6.4.A.1.

2. Per Section 4.6.3.C.2.a, "Windows shall not be flush with exterior wall treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill." Staff recommends the applicant include these details in future submissions.

3. Staff recommends the applicant replace the aluminum composite panel in the bright silver color as metal panels are a prohibited material in transect-based districts per Section 4.6.3.A.7.e. Staff recommends the applicant replace this with a fiber cement panel or stucco.

STAFF RECOMMENDATION:

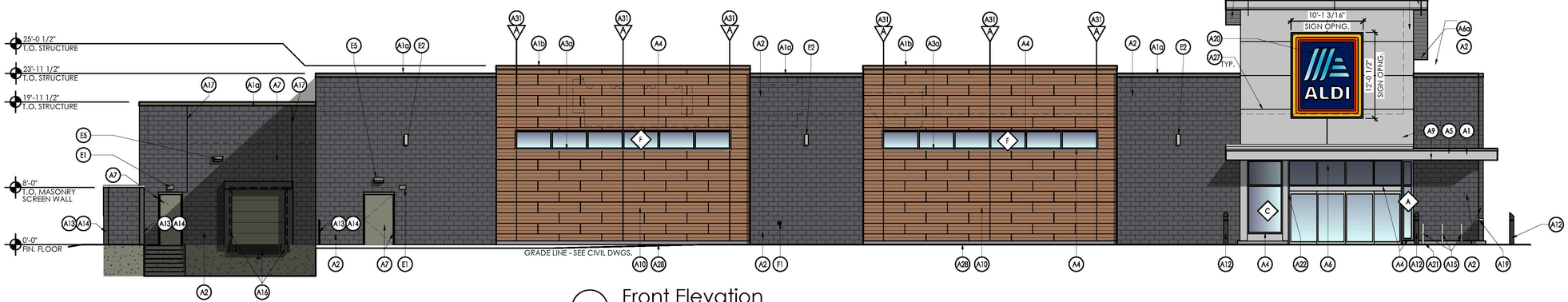
Deferral with conditions noted.

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #"CEDAR 397C0290 SPRAY CODE" - AT NICHIHA TOWERS A1c - GRANITE - AT RIBBED NICHIHA	SEE SPECIFICATIONS APPENDIX 'B'
A2	SPEC-BRICK CONCRETE MASONRY VENEER	4Wx8Hx16L (12W @ CART WALL ONLY) CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "85X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL FLASHING	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - SILVER METALLIC A6a - 1/2 VENTED PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS

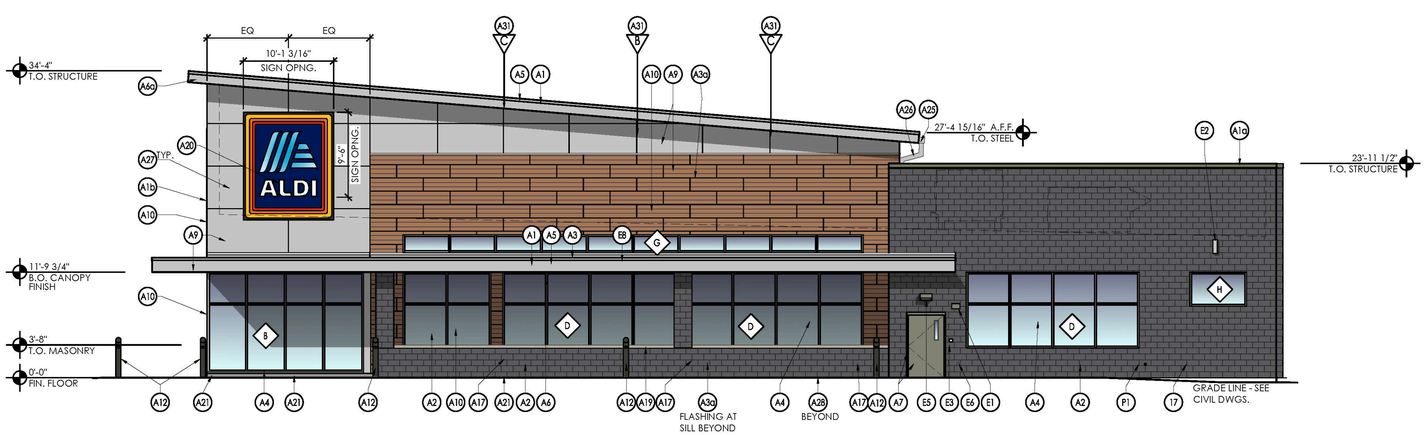
EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #"CEDAR 397C0290 SPRAY CODE"	
A30	DUMPSTER ENCLOSURE	WINCHESTER GREY	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F., BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



2 Front Elevation

SCALE: 1/8" = 1'-0"



1 Side Elevation

SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	120.7	241.4
TOTAL SIGNAGE			241.4
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

PLOTTED: 7/18/2022 2:33 PM

Issued:		Date:
A	Issued for DRB Submittal	07/14/22
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C		
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Revisions:		Date:
1		
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THESE DRAWINGS ARE PROTOTYPICAL AND SHALL NOT BE USED FOR ANY CONSTRUCTION OR RENOVATION ACTIVITIES. They are only for use by ALDI and their designated design professionals on ALDI projects. When applying the required professional standard of care and permitted by law, the design professional may integrate these drawings into his/her own technical submission. The design professional is responsible for preparing a submittal in accordance with all applicable laws, building codes and local site conditions. Deviations from this prototypical design are to be coordinated with the ALDI Director of Real Estate. To save cost, non-aesthetic revisions to the shell design should be made after approval from the ALDI Director of Real Estate

Seal | Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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APD Engineering & Architecture, PLLC
Craig Alan Ryan
VA Lic No 011-4836
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ALDI Inc. Store #: XX
Beaufort Station Center
301 Roberts Smalls Parkway
Beaufort, SC 29906
Beaufort County

Project Name & Location:

Exterior Elevations

Drawing Name:

Date: 03/24/22

Project No. 21-0463

Type: RHSDV7ER

Drawn By: NGS

Scale: As Noted

Drawing No. A-201

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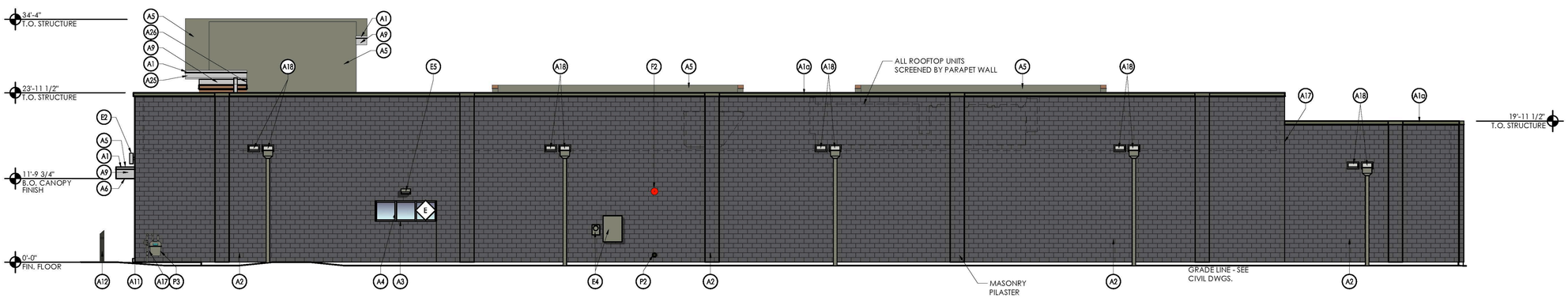
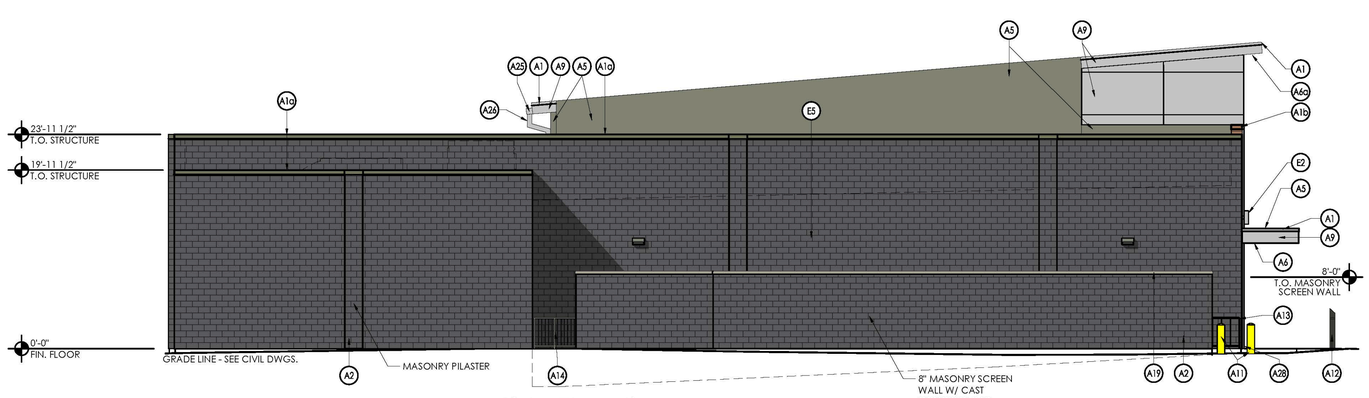


2 Rear Elevation

SCALE: 1/8" = 1'-0"



1 Side Elevation

SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	120.7	241.4
TOTAL SIGNAGE			241.4
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

PLOTTED: 7/18/2022 2:35 PM

Issued:		Date:
A	Issued for DRB Submittal	07/14/22
B		
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Revisions:	Date:
1	
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Seal | Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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615 Fishers Run
Victor, NY 14564
(585) 742-2222

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ALDI Inc. Store #: XX
Beaufort Station Center
301 Roberts Smalls Parkway
Beaufort, SC 29906
Beaufort County

Project Name & Location:

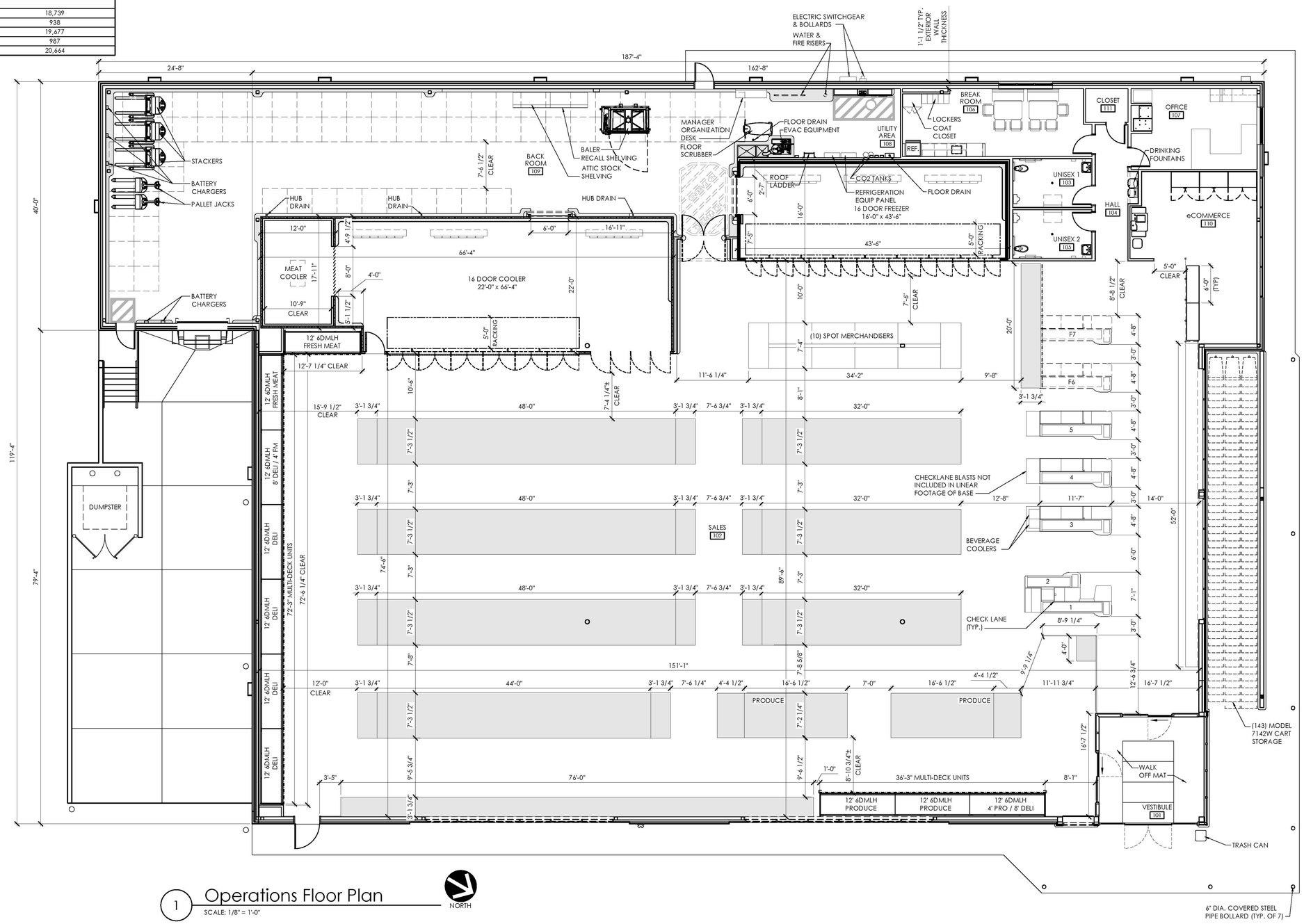
Exterior Elevations

Drawing Name:

Date: 03/24/22	Project No. 21-0463
Type: RHSDV7ER	
Drawn By: NGS	A-202
Scale: As Noted	Drawing No.

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,562
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,874
BUSINESS (B)	OFFICE	258
	BREAK ROOM	315
	ECOMMERCE	434
	CLOSET	36
SUBTOTAL (BUSINESS)		1043
STORAGE / STOCK (S-2)	BACKROOM	2,833
	COOLER	1,342
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		4,822
SUBTOTAL (OCCUPANCIES)		18,739
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		938
BUILDING SQUARE FOOTAGE		19,677
EXTERIOR CANOPY		987
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,664

SIDE DOCK OPERATIONS DATA	
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	827'-2"
ASSUMED PALLET STORAGE	74
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	129



1 Operations Floor Plan

SCALE: 1/8" = 1'-0"

NOTES:
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2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

PLOTTED: 7/18/2022 3:57 PM

Issued:		Date:
A	Issued for DRB Submittal	07/14/22
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Revisions:	Date:
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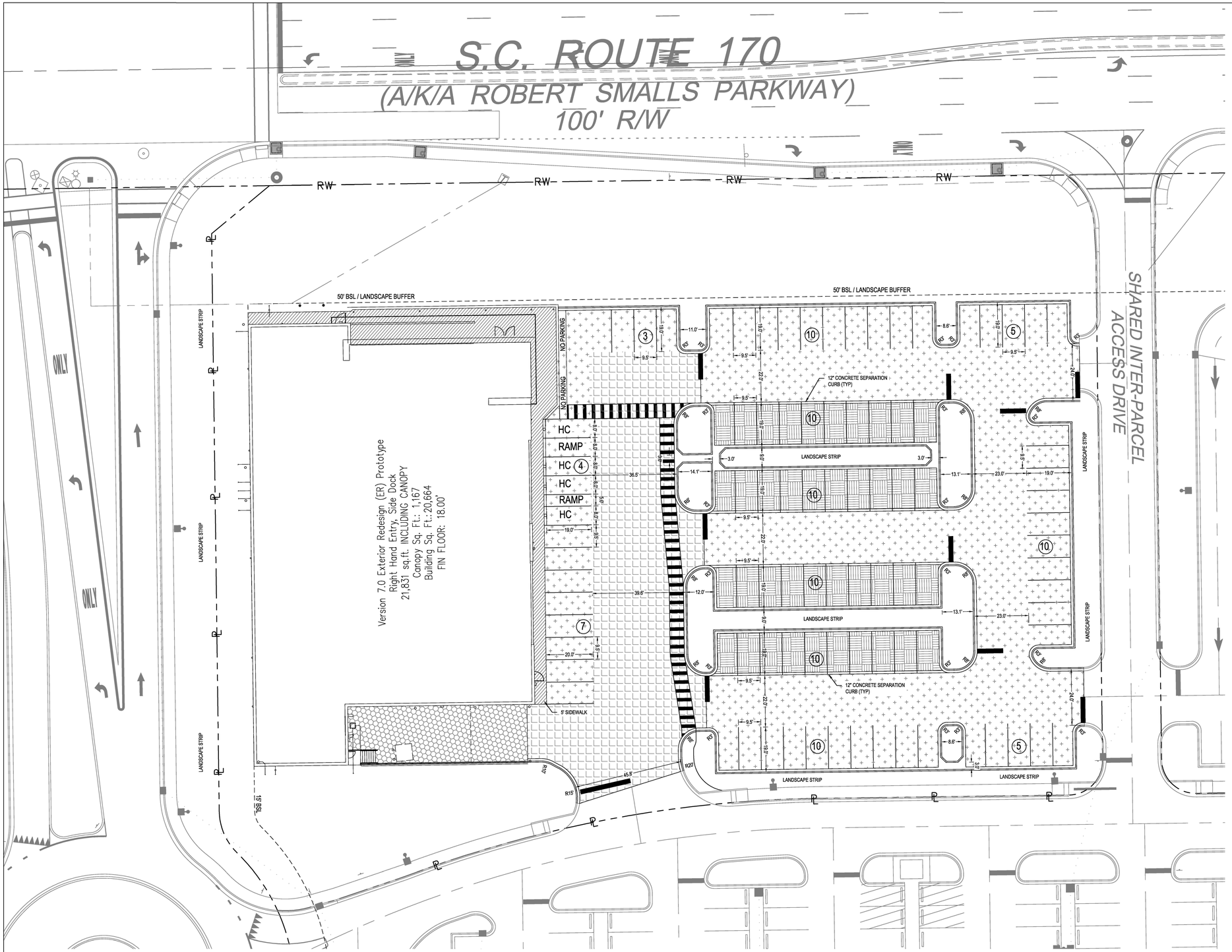
ALDI Inc. Store #: XX
Beaufort Station Center
301 Roberts Smalls Parkway
Beaufort, SC 29906
Beaufort County

Project Name & Location:

Operations Floor Plan

Drawing Name:

Date: 03/24/22	Project No. 21-0463
Type: RHSDV7ER	
Drawn By: NGS	A-131
Scale: As Noted	Drawing No.



PAVING LEGEND:

HD = HEAVY DUTY SD = STANDARD DUTY

- HD CONCRETE PAVING 0 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.
- HD ASPHALT PAVING 8373 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.
- SD ASPHALT PAVING 22062 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.
- HD CONCRETE PAVING (DOCK) 1708 SF REFER TO STRUCTURAL DRAWINGS FOR PAVING DTLS.
- SD CONCRETE PAVING (BLDG) 2479 SF REFER TO STRUCTURAL DRAWINGS FOR PAVING DTLS.
- PERVIOUS PAVERS 6401 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.

QUANTITIES SHOWN ARE FOR OWNER'S REFERENCE ONLY. CONTRACTOR IS FULLY RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKEOFFS. CONTRACTOR SHALL NOT HOLD THE SITE DESIGN PROFESSIONAL, OWNER, ARCHITECT OR ANY OF THEIR AGENTS LIABLE FOR QUANTITY TAKEOFFS PROVIDED.

NOTES:

1. ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

PARKING SUMMARY:

MIN REQUIRED: 69
MAX REQUIRED: 97
PROVIDED: 95
PERVIOUS PAVERS: 40

PAVEMENT INSTALLATION:

ALL PAVEMENT AREA INSTALLATION, SUB BASE, BASE , AND TOPPING SHALL BE WITNESSED AND INSPECTED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUT CAROLINA. THIS ENGINEER SHALL BE THE GEOTECHNICAL ENGINEER HIRED TO PERFORM THE SITE TESTING FOR THIS PROJECT.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
SCALE: 1" = 20'

GRID-SOUTH CAROLINA

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. PE030437 STEPHENS P. OGLESBY

LEVEL II CERTIFIED DESIGN PROFESSIONAL
STEPHENS P. OGLESBY
#31913 - EXP. 01/27/2022

O.C.E.

OGLESBY CIVIL ENGINEERING, LLC
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DRAWN BY: CHECKED BY: SPO
DATE: 1.21.2022

REVISIONS

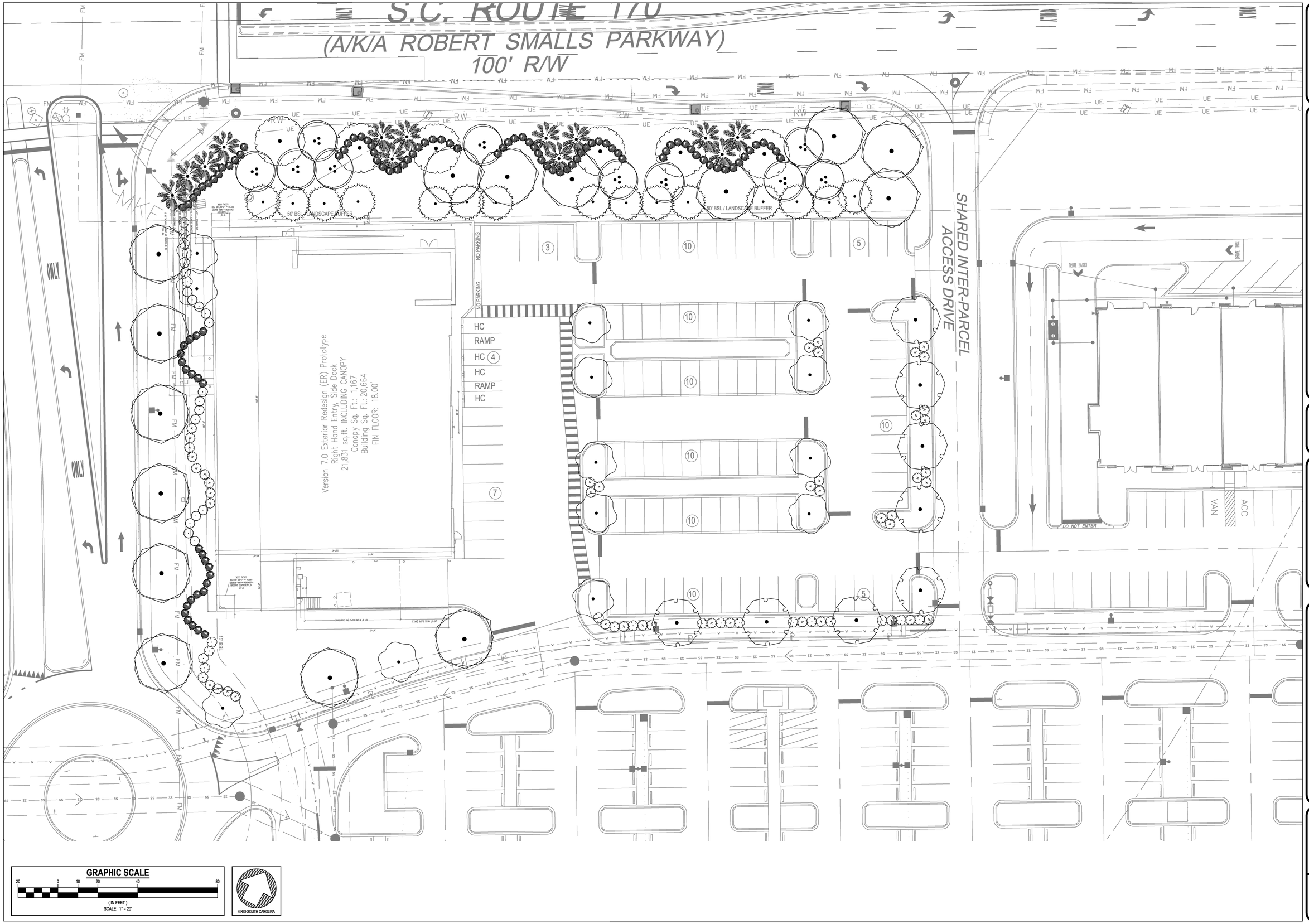
DATE:	DESCRIPTION:

ALDI AT BEAUFORT STATION

TMP:
361 ROBERT SMALLS PKWY (OUTPARCEL 1)
BEAUFORT, SOUTH CAROLINA
ZONING: T5-UC / RMX

DRB LAYOUT PLAN
Sheet Title

C-1.0
Sheet Number



GEORGIA REGISTERED PROFESSIONAL ENGINEER STEPHENS P. OGLESBY

LEVEL II CERTIFIED DESIGN PROFESSIONAL
STEPHENS P. OGLESBY
#31913 - EXP. 01/27/2022

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DATE: 1.21.2022

REVISIONS

DATE:	DESCRIPTION:

ALDI AT BEAUFORT STATION

TMP:
361 ROBERT SMALLS PKWY (OUTPARCEL 1)
BEAUFORT, SOUTH CAROLINA
ZONING: T5-UC / RMX

LANDSCAPE PLAN

Sheet Title

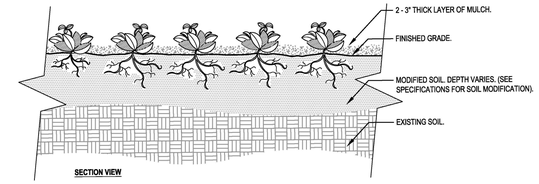
C-8.0

Sheet Number

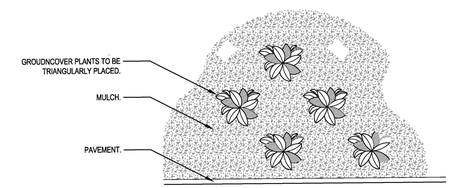
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT	REMARKS
	AO	6	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5" MIN	12' MIN	B&B	TREE AT FULL MATURITY: 40-50'HT. AND 25-35' WIDTH. 4 YR SIZE: 20' HT, 5" CAL
	IO	15	EAST PALATKA AMERICAN HOLLY	ILEX OPACA 'EAST PALATKA'	2" MIN	10' MIN	B&B	TREE AT FULL MATURITY: 30-45' HT. AND 10-15' WIDTH. 4 YR SIZE: 18' HT, 4.5" CAL
	LC	10	CHEROKEE CRAPE MYRTLE	LAGERSTROEMIA INDICA 'CHEROKEE'	1.5" PER STEM	8' MIN	B&B	MULTI-STEM (3 MAIN STEM). TREE AT FULL MATURITY: 10-15' HT. AND 6-10' WIDTH. 4 YR SIZE: 18' HT, 4" CAL
	QH	15	HIGHRISE LIVE OAK	QUERCUS VIRGINIANA 'QVTIA'	2.5" MIN	12' MIN	B&B	TREE AT FULL MATURITY: 30-40' HT. AND 16-25' WIDTH. 4 YR SIZE: 20' HT, 5" CAL
	SS	12	CABBAGE PALMETTO	SABAL PALMETTO	_	9	B&B	FULLY BOOTED. TREE AT FULL MATURITY: 40-50' HT. AND 10-15' WIDTH. 4 YR SIZE: 17-18' HT
	UA	8	ALLEE LACEBARK ELM	ULMUS PARVIFOLIA 'ALLEE' TM	2.5" MIN	12' MIN	B&B	TREE AT FULL MATURITY: 40-50' HT. AND 35-45' WIDTH. 4 YR SIZE: 20' HT, 5" CAL
	MG	13	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2" MIN	12' MIN	B&B	

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	REMARKS
	CB	102	BRONZE BEAUTY CLEYERA	CLEYERA JAPONICA 'BRONZE BEAUTY'	15 GAL	36" MIN	24" MIN	PLANT AT FULL MATURITY: 8-10' HT. AND 5-6' WIDTH. 4 YR SIZE: 6' HT
	LJ	44	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	25 GAL	48" MIN	30" MIN	PLANT AT FULL MATURITY: 6-12' HT. AND 5-6' WIDTH. 4 YR SIZE: 4' HT
	OF	14	FORTUNE OSMANTHUS	OSMANTHUS X FORTUNEI	15 GAL	36" MIN	24" MIN	PLANT AT FULL MATURITY: 20-25' HT. AND 15-20' WIDTH. 4 YR SIZE: 13' HT.
	PT	25	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA	15 GAL	36" MIN	24" MIN	PLANT AT FULL MATURITY: 8-13' HT. AND 4-8' WIDTH. 4 YR SIZE: 6' HT.



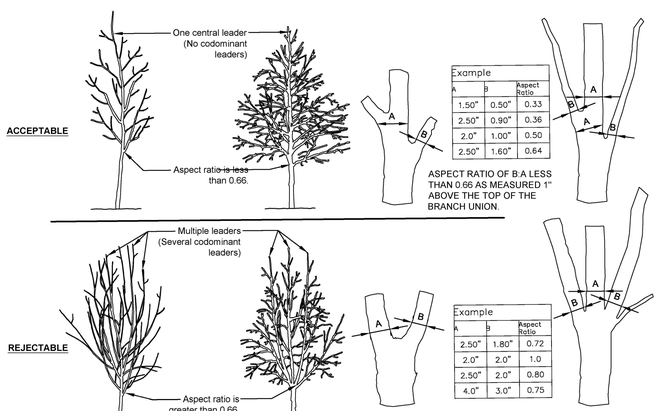
SECTION VIEW



PLAN

Notes:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES , SIZE AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER
SCALE: NTS



Example		
A	B	Aspect Ratio
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

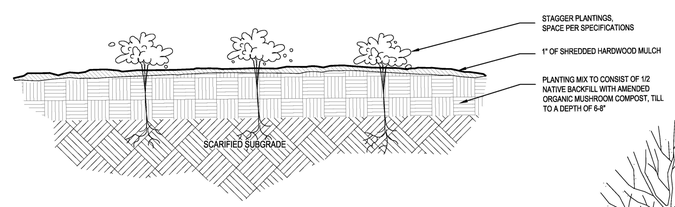
ASPECT RATIO OF B:A LESS THAN 0.66 AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

Example		
A	B	Aspect Ratio
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

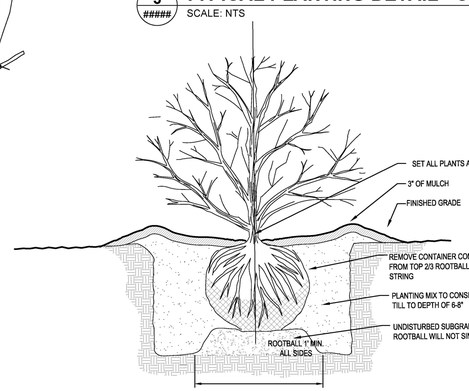
ASPECT RATIO OF B:A GREATER THAN OR EQUAL TO 0.66 AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

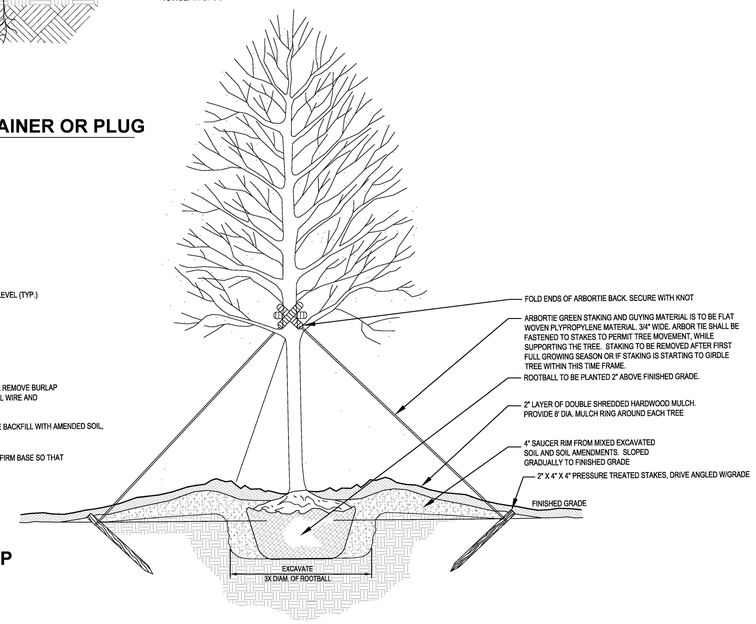
2 CROWN OBSERVATIONS - HIGH BRANCHED
SCALE: NTS



3 TYPICAL PLANTING DETAIL - CONTAINER OR PLUG
SCALE: NTS



4 TYPICAL SHRUB PLANTING DETAIL - BALL AND BURLAP
SCALE: NTS



5 TYPICAL TREE PLANTING DETAIL - BALL AND BURLAP
SCALE: NTS

GENERAL PLANTING NOTES

1. SELECTION:
   A. ALL PLANT MATERIALS TO BE (GEORGIA *1) OR BETTER (GEORGIA FANCY) DEFINED AND SPECIFIED ACCORDING TO GRADES AND STANDARDS FOR NURSERY STOCK PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY UTILIZING THE LATEST UPDATED EDITION.
   B. ALL PLANT MATERIAL SHALL MEET THE MINIMAL SIZE REQUIREMENT AS STATED ON THE PLANT LIST.
   C. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY LOCATION. LANDSCAPE ARCHITECT WILL DECIDE FINAL APPROVAL OF ALL PLANT MATERIAL DELIVERED TO THE PROJECT SITE.
   D. THE LANDSCAPE ARCHITECT MAY MAKE SELECTION OF PLANT MATERIAL PROCURED UNDER THIS PROJECT AT THE PLACE OF CULTIVATION BEFORE THE CONTRACTOR PURCHASES AND PREPARES FOR DELIVERY TO PROJECT SITE. THE CONTRACTOR IS TO RETAIN AND SUBMIT CERTIFICATION TAGS VERIFYING TYPE AND PURITY OF LANDSCAPE MATERIAL.
   E. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY. UNLESS OTHERWISE NOTED, PLANTS SHALL BE EXCEPTIONALLY DENSE WITH A NATURALISTIC BRANCHING CHARACTER AS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
   F. LANDSCAPE CONTRACTOR SHALL REFER TO PLANTING PLAN AND PLANT LIST FOR MATERIAL PROCUREMENT. QUANTITY ESTIMATES ON THE PLANTING PLAN AND PLANT LIST ARE FOR REFERENCE ONLY.
   G. CONTRACTOR SHALL FURNISH ALL QUANTITIES NECESSARY TO COMPLETE THE PLANTING AREAS AS SHOWN ON THE DRAWING TO ACCEPTANCE AND SATISFACTION AT THE LANDSCAPE ARCHITECT.
   H. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT SHOULD THERE BE CHANGES IN THE PLANTING AREAS ON SITE RESULTING IN SUBSTANTIAL DIFFERENCE IN QUANTITIES AND SPECIES REQUIRED.
   I. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN VIGOROUSLY THRIVING CONDITION FOR PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.

2. EXECUTION:
   A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS AND INSTRUCTIONS PROVIDED BY LANDSCAPE ARCHITECT.
   B. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AS NECESSARY TO EXECUTE AND COMPLETE PROPOSED LANDSCAPE / IRRIGATION INSTALLATION IN A TIMELY MANNER COMPLYING WITH THE SCHEDULED COMPLETION DATE.
   C. WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE INTENTIONS OF THE SPECIFIED DRAWINGS. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE OF BEST QUALITY AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
   D. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATION ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO LANDSCAPE ARCHITECT APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER.
   E. LANDSCAPE CONTRACTOR SHALL STAKE AND/OR MARK ALL TREE AND PLANT LOCATIONS AT SITE AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION.
   F. UTILITIES: THE LANDSCAPE CONTRACTOR SHALL DETERMINE LOCATION OF ALL ABOVE GRADE AND UNDERGROUND UTILITIES PERFORM WORK THAT WILL AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL MAKE GOOD ALL DAMAGED UTILITIES AT NO COST TO OWNER.
   G. DRAINAGE: CONTRACTOR SHALL CONDUCT PERCOLATION TEST IN AREAS TO BE PLANTED. NOTIFY LANDSCAPE ARCHITECT OF ANY POOR DRAINAGE PROVIDE SUPPLEMENTAL PIT DRAINAGE AS REQUIRED TO ENSURE HEALTHY PLANT MATERIALS (SEE SPECIFICATIONS FOR DETAILS)
   IF DRAINAGE IS NOT SUFFICIENT NOTIFY LANDSCAPE ARCHITECT BEFORE INSTALLING THE PLANTS. OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

3. GENERAL PLANTING:
   A. THE CONTRACTOR'S FIELD SUPERVISOR SHALL ACCOMPANY LANDSCAPE ARCHITECT ON ALL PLANT TAGGING AND SITE VISITS.
   B. CONTRACTOR SHALL PLACE 2" DEPTH OF AGED MUSHROOM COMPOST IN ALL PLANTING BEDS THAT ARE WELL DRAINED. MUSHROOM COMPOST SHALL THEN BE THOROUGHLY TILLED INTO EXISTING SOIL TO A DEPTH OF 10"-12" PRIOR TO PLANTING
   C. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE VIEWED.
   D. PROVIDE 1" THICK MULCH (MEASURED AFTER WATERING IN) AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE DOUBLE SHREDDED OR FINE HARDWOOD UNLESS OTHERWISE NOTED ON THE PLANS OR DETAILS.
   E. PROVIDE A CLEAN SHARP EDGING OF LANDSCAPE BEDS ADJACENT TO LAWN AREAS UNLESS OTHERWISE NOTED.
   F. CONTRACTOR SHALL BE RESPONSIBLE FOR "ROLLING" ALL SOD THAT IS INSTALLED (ON THE DAY THE SOD IS INSTALLED). HOWEVER, NO SOD SHALL BE LAID WHERE THE GRADE IS NOT CORRECT.

4. TREE PLANTING:
   A. REMOVE FIRST 8-10" OF WIRE BASKET FROM ROOTBALLS. IF REMOVAL WILL RESULT IN ROOTBALL INJURY, CUT AND REMOVE WIRES ONCE IN HOLE TO ALLOW FOR ROOT EXPANSION.
   B. MULCH SAUCERS TO BE 8' (MIN.) DIAMETER FOR ALL TREES NOT INCLUDED W/I A MULCH BED.
   C. STAKING AND GUYING DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ADAPT STAKING AND GUYING METHOD ACCORDING TO SITE CONDITIONS.
   D. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE STAKING AND GUYING PERIODICALLY AS NECESSARY OR AS INSTRUCTED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL IN AN UPRIGHT POSITION AT ALL TIMES DURING THE CONTRACT PERIOD.
   E. STAKING AND GUYING OF TREES SHALL BE FOR THE PURPOSE OF ESTABLISHMENT ONLY. STAKING AND GUYING DETAILS ARE NOT DESIGNED OR ENGINEERED TO WITHSTAND STRONG WIND OR WINDSTORM CONDITIONS.
   F. IF CONTRACTOR SEES ANY SITUATION ON THE SITE WHERE A TREE IS TO BE STAKED WITH ARBORTIES, BUT IT APPEARS TO PRESENT A SAFETY HAZARD TO RESIDENCE OF THE PROPERTY, THEIR CHILDREN OR THEIR GUEST, THE TREE SHALL NOT BE STAKED AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED.
   G. SPECIMEN TRANSPLANTED TREE PROTECTION IS THE OWNER'S RESPONSIBILITY.
   H. PROPER DRAINAGE FROM ROOTBALL IS THE RESPONSIBILITY OF THE CONTRACTOR
   I. USE ARBORGUARD WEBBING TO SECURE PLANT. SPACE STAKES EQUALLY AT 120° ANGLES AROUND TREE
   J. NYLON WEBBING SHOULD BE SECURED IN SUCH A WAY AS TO ALLOW SOME MOVEMENT OF TREE
   K. PLANT TREE 2" ABOVE FINISHED GRADE IF MIXING SOIL TYPES, OTHERWISE PLANT AT FINISHED GRADE

5. PRUNING AND MAINTENANCE:
   A. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS AS A RESULT OF TRANSPLANTING OPERATION AND TO MAINTAIN SAFETY IN VEHICULAR AREAS.
   B. PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. ALL CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS ACCORDING TO A.N.A STANDARDS.
   C. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE PARTY TO APPROVE ALL APPROPRIATE PRUNING.
   D. MAINTENANCE WORK AS DESCRIBED IN THE SPECIFICATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND UNTIL DATE OF THE FINAL ACCEPTANCE BY OWNER AND LANDSCAPE ARCHITECT.

MEADOW AND STORMWATER PLANTING SEED MIXES

1. SITE PREPARATION:
   A. PRIOR TO PLANTING, SITE SHALL BE INSPECTED FOR PROPER ELEVATION AND SUITABILITY OF SOILS.
   B. UNCULTIVATED AND CULTIVATED SITES WITH FEW OR NO NATIVES REQUIRE THE USE OF BROAD-SPECTRUM SYSTEMIC HERBICIDE GLYPHOSATE. THIS SHOULD BE APPLIED AS SOON AS THE SITE IS ACCESSIBLE. THE MOST COMMON GRASS-SPECIFIC HERBICIDES USED IN RESTORATION WORK ARE FLUAZIFOP (FUSILADE), SETHOXYDIM (POAST), AND CLETHODIM (ENVOY, SELECT 2EC, AND SECTION).
   C. SUGGESTED APPLICATION RATES ARE 2 QUARTS/ACRE IN COOL WEATHER AND I QUART/ACRE IN WARM WEATHER (1-2% GLYPHOSATE SOLUTION). TIMING OF THE APPLICATION IS CRUCIAL. IT IS DESIRABLE TO ELIMINATE WEEDS BEFORE THEY FLOWER.
   D. HARD TO KILL PERENNIAL FORBS CAN BE TREATED WITH A BROADLEAF HERBICIDE SUCH AS TRICLOPYR (GARLON).
   E. DISC OR DRAG HARROW THE TOP 1-2" OF SOIL ONLY (DO NOT TILL DEEPLY AS THIS WILL BRING ADDITIONAL WEED SEEDS IN THE SOIL TO THE SURFACE).
   F. DO NOT ADD LIME. LIME CAN BURN SEEDLINGS OR IMPACT GERMINATION RATES.
   G. AMENDMENTS ARE GENERALLY NOT NECESSARY, BUT MAY BE USED IF YOUNG PLANTS

2. PLANTING:
   A. PLANT MATERIAL SHOULD BE LIFTED AS CLOSE TO THE PLANTING DATE AS POSSIBLE. FURTHERMORE, PLANT MATERIALS SHALL NOT BE STORED BEYOND THE TIME LIMITS SPECIFIED BY THE SUPPLIER. PLANTS SHALL BE STORED PER THE SUPPLIER'S SPECIFICATIONS AND IN SUCH A MANNER AS TO PROTECT THEIR INTEGRITY AND VIABILITY. PLANTS LOST DURING STORAGE SHALL BE REPLACED WITH FRESH STOCK UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
   B. IT IS RECOMMENDED THAT PLANTING COMMENCE IN THE FALL SEASON CONCURRENT WITH OR AFTER PROJECT CONSTRUCTION HAS TAKEN PLACE. FALL PLANTINGS ARE "DORMANT SEEDINGS" IN WHICH THE SEED OVER-WINTERS IN THE SOIL AND GERMINATES THE FOLLOWING SPRING.
   C. FALL (SEPT. TIL SOIL FREEZE UP)- IN GENERAL, WILDFLOWER SEEDS HAVE INCREASED GERMINATION RATES DURING THE SPRING AFTER A FALL PLANTING THAN WHEN PLANTED IN THE SPRING. FALL PLANTINGS TAKES ADVANTAGE OF COLD, MOIST WINTER CONDITIONS, BREAKING SEED DORMANCIES AND PROMOTING EARLIER GERMINATION AND FASTER SEEDLING ESTABLISHMENT THE FOLLOWING SPRING.
   D. SPRING (MARCH-MAY) - IN GENERAL, WARM SEASON GRASSES (GRASSES SUCH AS LITTLE BLUESTEM, BIG BLUESTEM, AND INDIANGRASS WHICH DO MOST OF THEIR GROWING DURING THE WARM SUMMER MONTHS) SHOW HIGHER GERMINATION RATES WHEN PLANTED IN LATE SPRING/EARLY SUMMER, COMPARED TO FALL SEEDINGS. SPRING PLANTING IS ALSO GENERALLY RECOMMENDED FOR PRAIRIE WILDFLOWER AND GRASS TRANSPLANTS TO AVOID "FROST HEAVING." TRANSPLANTING IN SPRING ALSO ALLOWS SUBSTANTIAL TIME FOR ROOT ESTABLISHMENT BEFORE THE COLD WINTER MONTHS.
   E. WHERE BARE SOIL IS A CONCERN AND WHERE THE SITE WILL REMAIN DISTURBED FOR AN EXTENDED PERIOD OF TIME, A SEASONAL COVER CROP IS RECOMMENDED.
   F. OPTIMAL TIME TO SOW NATIVE GRASS SPECIES IS IN THE FALL (SEPT. - NOV.). THIS WILL ALLOW STRATIFICATION (MOISTURE AND COLD SO SEED WILL IMBIBE WATER AND GERMINATE) REQUIREMENTS TO BE MET. MAY SPECIES OF ANNUALS AND SOME PERENNIALS DO NOT NEED LONG STRATIFICATION.
   G. BEST TO SEED BEFORE RAIN EVENT OR ENSURE SITE IS WELL IRRIGATED AFTER SEEDING (IRRIGATION GENERALLY NOT NEEDED A/F GERMINATION UNLESS RAIN EVENT HAS NOT OCCURRED W/I 2-3 WKS). WATCH SEEDLINGS TO DETERMINE IF IRRIGATION IS NEEDED. SEED SHOULD HAVE GERMINATED AFTER TWO WEEKS.
   H. BROADCAST THE SEED AT A RATE OF 1LB.1.0005 F. OR 20LBS./ACRE, CRISS-CROSSING THE AREA IN A NORTH-SOUTH DIRECTION FOLLOWED BY AN EAST-WEST DIRECTION TO DETERMINE EXTENT OF AREA TO BE SEEDED.
   I. USE ONLY REPUTABLE SEED SOURCES WITH PURE LIVE SEED, WHICH ACCOUNT FOR THE WILDFLOWERS SPECIFIED ARE TO BE NATIVE TO THE UPPER PIEDMONT REGION OF GEORGIA.
   J. LAY DOWN STRAW AFTER SEEDING. USE WHEAT STRAW ONLY SO AS TO MINIMIZE INTRODUCTION OF FOREIGN OR UNDESIRABLE SPECIES. DO NOT USE HAY AS IT CONTAINS A VARIETY OF PLANT MATTER AND SEEDS THAT CAN POTENTIALLY COMPOUND EFFORTS AT ERADICATING FOREIGN AND UNDESIRABLE SPECIES.

3. SITE MAINTENANCE:
   A. BEST TO NOT DISTURB SEEDLINGS DURING FIRST GROWING SEASON. IF MOWING IS DESIRED TO MAINTAIN "TIDY" APPEARANCE, MOW AT HEIGHT NO LOWER THAN 6-8" NOTE: HEAVY MACHINERY MAY DISTURB OR DAMAGE YOUNG SEEDLINGS. NATIVE MEADOW SEEDLINGS MAY ONLY GROW 1-2" IN THE FIRST GROWING SEASON AS MOST OF THE ENGERY IS BEING PUT INTO THE ROOT SYSTEM.

GEORGIA REGISTERED NO. 22030 PROFESSIONAL ENGINEER STEPHENS P. OGLESBY

LEVEL II CERTIFIED DESIGN PROFESSIONAL
STEPHENS P. OGLESBY
#31913 – EXP. 01/27/2022

O.C.E.
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DRAWN BY: CHECKED BY: SPO
DATE: 1.21.2022

REVISIONS

DATE:	DESCRIPTION:

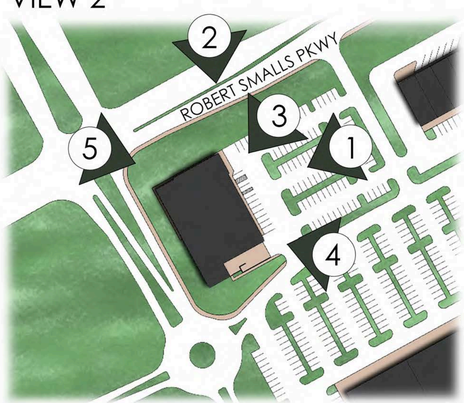
ALDI AT BEAUFORT STATION
TMP:
361 ROBERT SMALLS PKWY (OUTPARCEL 1)
BEAUFORT, SOUTH CAROLINA
ZONING: T5-UC / RMX

LANDSCAPE DETAILS
Sheet Title

C-8.1
Sheet Number

VIEW 1

VIEW 2



KEY PLAN

BEAUFORT, SC
361 ROBERT SMALLS PKWY
BEAUFORT, SC 29906

VIEW 3

VIEW 4

VIEW 5

ALDI - Beaufort, SC
Current DRB Submission - July '23

ALDI

APD ENGINEERING ARCHITECTURE

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:

OFFICE USE ONLY: Date Filed:_____ Application #:_____ Zoning District:_____

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be. A complete schedule can be found at: https://www.cityofbeaufort.org/379/Design-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ■ Preliminary ☐ Final

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ **Yes** ■ **No**

Applicant, Property, and Project Information

Applicant Name: Vanessa Banks - APD Engineering & Architecture, PLLC

Applicant Address: 615 Fishers Run Victor, NY 14564

Applicant E-mail: vbanks@apd.com Applicant Phone Number: (585) 735-7567

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Al Keeler - ALDI Inc.

Owner Address: 1597 Dry Pond Road Jefferson, GA 30606

Project Name: ALDI - Beaufort, SC

Property Address: 361 Robert Smalls Pkwy (Outparcel 1)

Property Identification Number *(Tax Map & Parcel Number)*: R120 028 000 0138 000 (Outparcel 1)

Date Submitted: 4/12/23

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION
Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: ALDI - Beaufort SC

Property Size in Acres: 2.35 Proposed Building Use: Mercantile (Grocery)

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 19,677 SF

# of Parking Spaces Required: 69 # of Parking Spaces Provided: 94

Is this project a redevelopment project: Y ~~N~~

Are there existing buildings on the site? Y ~~N~~ if yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed.

This proposed project is part of the new Beaufort Station Shopping Center development along Robert Smalls Parkway & Parris Island Gateway.

Applicant's Signature: **Date:** 7/11/23

Owner's Signature: **Date:** 7/11/2023

(The owner's signature is required if the applicant is not the owner.)

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

Submission Requirements for Design Review Board or Staff Level Design Review
New Construction / Additions where Design Review is Required

Conceptual Review

- **Existing Context:** Color photographs of the existing structure, if applicable, and adjacent structures.
  Proposed project is an outparcel to the Beaufort Station master development project.
  Existing site just consists of trees and vegetation.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8" caliper DBH and greater, and fences. (Provided)
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:
  - Proposed Buildings (Provided)
  - Connections to the public right-of-way and adjacent sites (Provided)
  - Vehicular and Pedestrian Circulation (Provided)
  - Parking Requirement Calculation (Provided)
  - Parking Areas (Provided)
  - Impervious Surface Calculation (Provided)
  - Planting Areas, including existing trees (Provided)
  - Delivery and Service Areas (Provided)
- **Floor Plans:** Floor Plans, showing the general interior layout of al (Provided)
- **Building Elevations:** Conceptual Elevations of the front and sides. They should display massing and scale of new construction and how it relates to the surrounding context and existing structure (if applicable). For infill construction, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings. (Provided)

Preliminary Review: All of the documents required for Conceptual Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan, including the following *additional* information: turning radii (Provided), all trees and trees to be removed marked with an "X" (Applicant's scope of work does not include clearing site of existing trees nor trees within and beyond the vegetation buffer – part of master development plans, permitted/approvals by others.), pavement materials (Provided), existing grading and conceptual proposed grading (Provided)
- **Floor Plans:** Floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition (Provided)
- **Building Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). Mechanical equipment should be dashed-in on elevations. (Provided – rooftop mechanical equipment dashed in elevation)
- **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors. (Included as part of Building Elevations document)
- **3-D Rendering:** A 3-D rendering showing the height, mass and scale of the proposed building in its context may be required for structures in infill contexts (Provided)
- A Certified Arborist report is required for all grand trees (24" DBH and greater) which are affected by the project (No existing trees to be affected by applicant – part of master development plans. All clearing of all existing trees to be permitted/approved by others.)

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 September 2022

1 Summary of Request

361 Robert Smalls Parkway, ALDI
Applicant: APD Engineering|Architecture

The applicant is requesting preliminary approval for a new 20,000 SF ALDI grocery store in an outparcel of the Beaufort Station Development.

Background: This is the first submission to be reviewed by the Design Review Board.

2 Facts

Property Address:	361 Robert Smalls Parkway
Parcel ID:	R120 028 000 1230 0000
Case Number:	22-15 DRB.1
Applicant:	**APD Engineering|Architecture**
Type of Request:	Preliminary New Construction
Zoning:	T5-UC/RMX
Current Use:	Vacant
Proposed Use:	Commercial

District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./15 ft. max.*
  - *Rear setback – 5' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 60% Min
- **Conditional Uses:** Retail with Drive-Thru Facilities are conditional in T5-UC

District Development Standards for RMX:

- **Setback requirements – Primary Structure:**
  - *Front – 10' min./60' max., when corridor buffer requirements-Section 5.5.1.B-are required, the maximum front setback may be increased to no greater than 50' behind the buffer.*
  - *Rear setback – 15' min.*
  - *Side Corner – 10' min.*
  - *Side Interior – 10' min./15' min. when abutting any Transect-based district*

- **Minimum Lot Width:** 60' min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- **Lot Size:** 6,000 sf min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- **Impervious Surface Coverage***:* 65% max.
- **Maximum Building Height:** 4 stories max.
- **Residential Density:** 30 units/acre max.; measured as gross density

References:

- The Beaufort Code
- Civic Master Plan

3 Staff Comments

Staff Acknowledgements:

- Staff has reviewed this project under the RMX zoning classification as the rest of the site development was also reviewed as RMX.

Staff Conditions:

1. Applicant to restudy the site based on primary frontage requirements. Per Section 2.5.1.B.1, "facades shall be built parallel to the principal frontage line, and along a minimum percentage of the frontage width at the setback., as specified in Section 2.4.1.A.4 and Section 4.4 (Private Frontage Type)." Applicant to note that the reference to Section 2.4.1.A.4 requires the applicant comply with the 60% min. frontage build-out in T5-UC even if reviewing under RMX because RMX is not listed in the exceptions for this section. The applicant must reorient the building with its length parallel to Robert Smalls Parkway to achieve 60% min. frontage buildout. Applicant to also note items exempt from the frontage buildout requirement within Section 2.5.1.B.4.a-c.
    a. Per email correspondence in October/November '22, the following solution was approved by Jeremy Tate on 11/11/22:

Per section 2.5.1.B.4, pedestrian-use areas are exempt from the frontage build-out when all referenced conditions are met. Those conditions are as follows:

- *The existing sidewalk is less than 8' wide*
    - *The sidewalk shown on the site plan is 5' wide*
- *The primary façade is within 10' of the build-to line*
    - *We were under the assumption that the build-to line is the 50' landscape buffer line, which the exterior wall of our building is right up against.*
- *One of the appropriate frontage types (section 4.4) is utilized*

Per section 4.4, the following frontage types allowed in our zone district:

- *Forecourt*
- *Stoop*
- *Balcony*
- *Shopfront/Awning*
- *Gallery/Colonnade*
- *Arcade*

Our solution utilizes the Gallery/Colonnade frontage type, which consists of the façade close to the frontage line with a covering or colonnade overlapping the sidewalk. Our colonnade feature extends from the corner of the building to approx.. 202'-0", which satisfies the 54% frontage allowed per the 10% adjustment we were granted. A little over half of the colonnade is covered by the canopy, where the other half houses an open-aired pedestrian gathering space with benches, bike racks, etc. The gallery width complies with section 4.4, as we interpret it – the gallery width is 10'-0" (code minimum) from the face of the building to the outside face of the columns. The minimum 2'-0" distance from the edge of the sidewalk is also achieved.

2. Per Section 2.5.1.B.2, “Front facades shall front public streets or rights-of-way. In the case where buildings front multiple streets, or desire to have their entrances facing the parking lot, multiple facades may be designed.” The applicant must front to Robert Smalls and provide an entrance from that street. The applicant can also have an entrance from the parking lot. The applicant must create a “front façade” along the access right-of-way (described in subsequent comments) but that elevation does not need an entrance and staff would support a pedestrian pathway from this façade.

    a. We have provided entry doors in our vestibule for both facades – facing Robert Smalls, and facing the parking lot. See subsequent comments for access right-of-way solution.

3. Per Section 2.5.1.C.1, “Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger developments.” During the applicant’s site plan redesign, applicant to demonstrate compliance with this section.

    a. The building is already placed at the corner of the site at the intersection. Locating any further toward the corner of the site would impede the vegetation buffer.

4. Per Section 2.5.1.D.3, “In the case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address.” Since ALDI has an address along Robert Smalls Parkway, this is to be considered its primary frontage instead of the ROW to the west or east of the parcel.

    a. See response for comment #2

5. Applicant to relabel all elevations according to primary frontage requirements outlined above. Front elevation will be along Robert Smalls Parkway, Street Side elevation along the new access road, interior side elevation facing the parking lot, and rear elevation facing south.

    a. Acknowledged

6. Per Section 2.4.2.E.1, “Parking areas and drive aisles shall not be located within the front setback but may be placed in front of the building. However, head in rows of parking shall not be permitted to front Primary Streets…Where ten or more parking spaces are required, the majority of the parking shall be located in the side or rear of the building.” The 18 parking spaces facing Robert Smalls Parkway are not compliant with this section of the Code as they are partially within the 60’ max. setback and are head-in parking spaces. Applicant to restudy site parking in this area to comply with the Code.

    a. We need these parking spaces to meet our count. We’ve looked at alternative layouts and no other layout is efficient enough to obtain the required number of parking spaces. Also, we have pushed the colonnade portion of the building assembly forward of these parking spaces.

7. Per Section 4.4, the primary frontage type of the ALDI is the shopfront/awning. The applicant has utilized an awning on the north corner of the building. Awnings must also be a minimum of 5’ deep and 8’ above the sidewalk. Applicant appears to have met the dimensional requirements for the awning.

    a. Acknowledged

8. Applicant to ensure that the loading dock is screened from view of Robert Smalls Parkway. Per Section 4.6.1.F.1, “loading areas may be oriented towards adjoining developed properties that are zoned for nonresidential uses if such loading areas are screened from view.” Staff recommends the applicant introduce a gate to screen the loading dock.

    a. At the orientation we have our truck dock, it’s to be fully screened from Robert Smalls via the main building, colonnade screening, and vegetation buffer.

9. Applicant to note that “shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage” in RMX zones per Section 4.6.4.B.3. Applicant to restudy the mono-pitch roof design at the entry and signage element.

a. The solution to conceal the entry tower from Robert Smalls was to relocate the mono-pitched tower element to face the parking lot instead of Robert Smalls. In doing so, the top of the mono-pitched tower conceals the rest of the tower, removing the mono-pitched from view from Robert Smalls.

10. Per Section 4.6.4.C.1, "Building elevations that face the street shall have at least 40% of the first- floor wall area consist of windows and/or doors, and 15% of upper floors." The north (front at Robert Smalls) and west (street side at access road) elevations face streets and must comply with these requirements. Applicant to demonstrate compliance with these requirements in future submissions. Applicant appears to be compliant on north elevation (front) but will need to add fenestration to the west (access street) elevation.

    a. See exterior elevations for compliance with this requirement.

11. Per Section 4.6.4.D.2, "facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas"

    a. "shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater" Applicant to demonstrate compliance with this requirement on east and west elevations.
        - The East and West elevations do not include more than 20'-0" without a window or door. See exterior elevations for compliance.

    b. "shall be divided into architecturally distinct sections (or bays) with similar proportions. The bays should average no greater than 35 linear feet wide through the use of different architectural divisions or elements such as pilasters, columns, and/or changes in wall depths or floor and roof levels" Applicant to demonstrate compliance with this requirement.
        - Below are the walls that face streets or ALDI's parking lot. See elevations for compliance:
            - East (Side):
                - We utilized differing wall planes and parapet height changes to comply.
                - At our tower element, there is a continuous change of roof level.
            - North (Front):
                - There are 3 different parapet heights along this wall.
                - The colonnade feature provides equidistant columns that provide differing sections/bays.
            - West (Side):
                - We utilized differing wall planes and parapet height changes to comply.
                - All sections are equidistant.

12. Per Section 4.6.4.D.3, "on corner lots, distinct roof or building elements shall be utilized, such as porches, canopies, arcades, or towers. Buildings may be aligned to create public gathering spaces, while conforming to the building placement and orientation requirements set out in Section 2.5.1.C." The west elevation (which faces a primary vehicular access point/right-of-way) could benefit from the extension of a canopy along its length in addition to fenestration as previously mentioned in this staff report.

    a. Canvas awnings have been added to the rear elevation at every wall fenestration.

13. Staff believes that the applicant has met the buffer requirements along Robert Smalls Parkway per Section 5.5.1.B. The applicant must demonstrate compliance with this section and note the number of overstory and understory trees per every 100 feet of frontage.

a. Please refer to the attached PDF provided by McAdams (the master developer's landscape architect)

14. Applicant to include overstory trees on all landscaped peninsulas per Section 5.7.8.B.3.b.

    a. Noted – overstory trees have been added to all landscaped peninsulas

15. Applicant to demonstrate compliance with Section 5.7.8.B.3.d.i-v. Please note that iii. and iv. govern median widths whether wheel stops are provided (6' width) or not provided (9' width). It appears that the applicant is not providing wheel stops which will require 9' width of medians between head-to-head parking rows.

    a. Noted – wheelstops have been added to all spaces that abut landscaping less than 9'-0" wide. Please refer to attached layout plan.

16. ASHTO safety yellow is not a permitted color for the bollards per Section 4.6.1.G.

    a. Noted – bollards to be changed to galvanized steel

17. Applicant to replace the Nichiha Fiber Cement Vintagewood 'Cedar' Cladding to a fiber cement siding that has a smooth finish per Section 4.6.4.A.1.b.

    a. Nichiha Vintagewood 'Cedar' cladding has been replaced with Nichiha Illumination smooth faced cladding – color to match the original 'Cedar" cladding.

18. Per Section 4.6.1.F.1, staff recommends the cart storage area be better screened as staff views it as part of the "utility and service equipment area." Staff supports the knee wall and columns but recommends adding additional screening. Given that the north elevation is the front elevation that faces Robert Smalls Parkway, the cart storage may be better situated on the east elevation facing the parking lot. Staff recommends the applicant make this change and extend the canopy south to cover this area. This will help to add definition to the east façade which is otherwise blank at the pedestrian level outside of the entry at north corner.

    a. Exterior elevations graphically show the shopping carts dashed behind the knee wall. The knee wall was raised up a masonry course, so the carts are fully screened via the knee wall, colonnade feature, and vegetation buffer.

19. Per Section 4.6.4.E.1, "All buildings shall have a clearly discernible base, body, and cap, with masonry soldier courses or other horizontal expression lines separating each element." Applicant to restudy all facades to include a base for future submissions. In brick areas, the base could simply be a soldier course, corbel, or sloped sill course and not a different material. The areas proposed as fiber-cement cladding could benefit visually from a more substantial base material.

    a. A light colored watertable with cast stone sill has been added to all facades.

20. Per Section 4.6.4.E.2, "Cornices are recommended to delineate the tops of facades. Expression lines are recommended to delineate the divisions between the first floor and upper floors." Applicant to consider a more pronounced "cornice" or "cap" at the top of parapet walls.

    a. Cornices have been added to all façades.

T5-UC Architecture Recommendations (Section 4.6.3)

Since this property is both a T5-UC and a RMX zone, staff has outlined several recommendations below for the building's architecture following T5-UC guidelines found in Section 4.6.3 of the Beaufort Code. These recommendations attempt to bring about an architecture more consistent with Beaufort.

1. Staff supports the use of the brick concrete masonry veneer but believes the size and color of each individual unit too closely resembles CMU, which is a prohibited material in T5-UC districts.

Applicant should select a size and color that more closely aligns with a more traditional brick veneer product. Note that in Section 4.6.4.A.1, there are numerous building materials allowed and concrete masonry units with stucco (CBS) is one along with brick. While 4.6.4 does not address prohibited materials link 4.6.3.7 does, it implies that the applicant will select material listed and complying with 4.6.4.A.1.

- Masonry veneer has been updated from 4Dx8Hx16W to 4Dx4Hx16W, to provide a closer resemblance to traditional brick veneer. The specified code section does not note down any limitations to veneer color.

2. Per Section 4.6.3.C.2.a, "Windows shall not be flush with exterior wall treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill." Staff recommends the applicant include these details in future submissions.

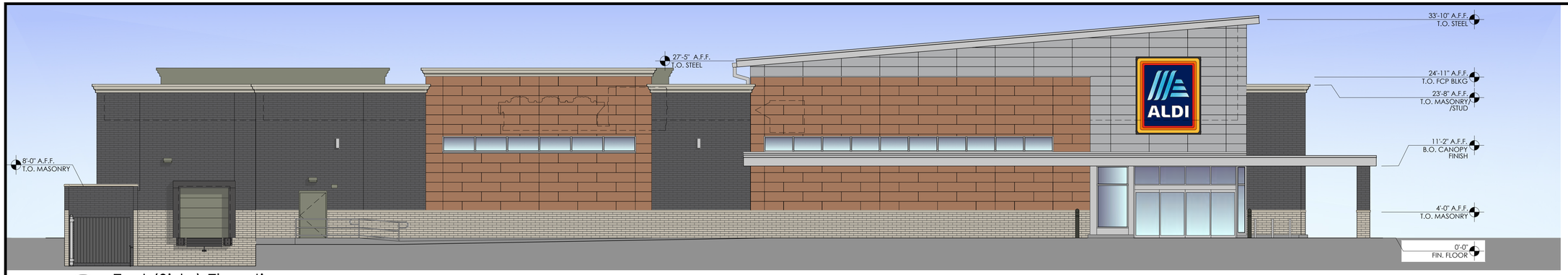
    - Noted - windows will not be flush with exterior treatment

3. Staff recommends the applicant replace the aluminum composite panel in the bright silver color as metal panels are a prohibited material in transect-based districts per Section 4.6.3.A.7.e. Staff recommends the applicant replace this with a fiber cement panel or stucco.

    - Aluminum Composite Panels have been replaced with Nichiha Illumination Stock "Fog" smooth faced fiber cement cladding.

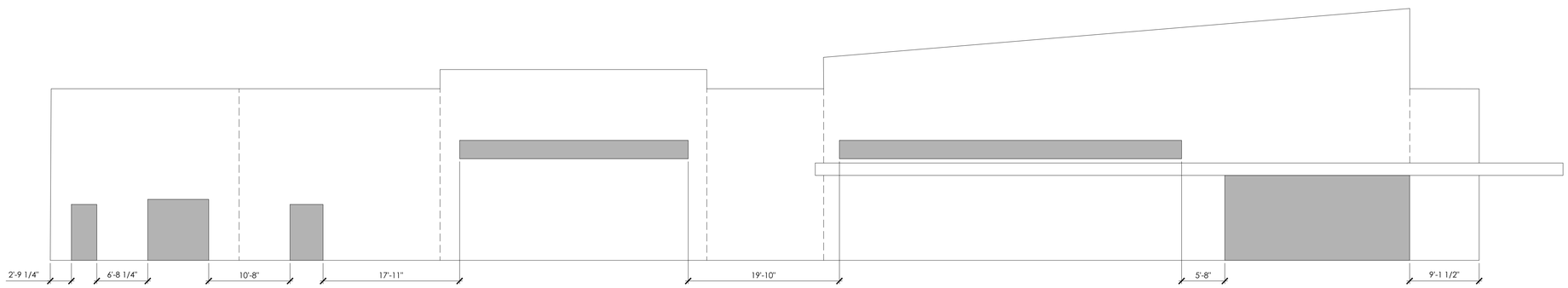
STAFF RECOMMENDATION:

Deferral with conditions noted.



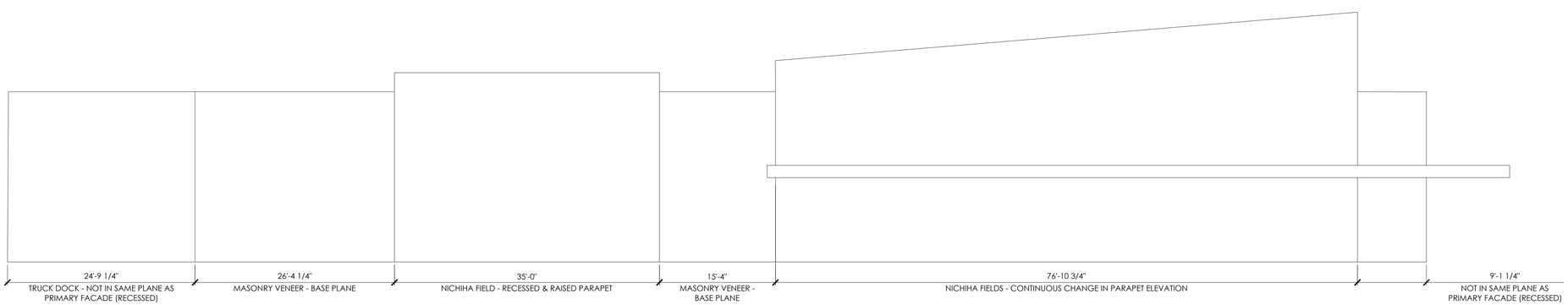
1 East (Side) Elevation

SCALE: 1/8" = 1'-0"



2 Section 4.6.4.D.2.a - 20 LF Between Windows & Doors

SCALE: 1/8" = 1'-0"



3 Section 4.6.4.D.2.b - 35 LF Max Wall Divisions (Differing Wall Depths & Parapet Heights)

SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	120.7	241.4
TOTAL SIGNAGE			241.4
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Issued:		Date:
A	Issued for DRB Submittal	07/14/22
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PROJECT LEAD DATE

PROJECT DESIGNER DATE

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(706) 387-7701 fax

ALDI Inc. Store #: XX
Beaufort Station Center
301 Roberts Smalls Parkway
Beaufort, SC 29906
Beaufort County

Project Name & Location:

Exterior Elevation - East Wall

Drawing Name:

Date: 03/24/22

Project No. 21-0463

Type: RHSDV7ER

Drawn By: VMB

CEE-6a

Scale: As Noted

Drawing No.

PLOTTED: 4/7/2023 12:05 PM

1 North (Front) Elevation

SCALE: 1/8" = 1'-0"

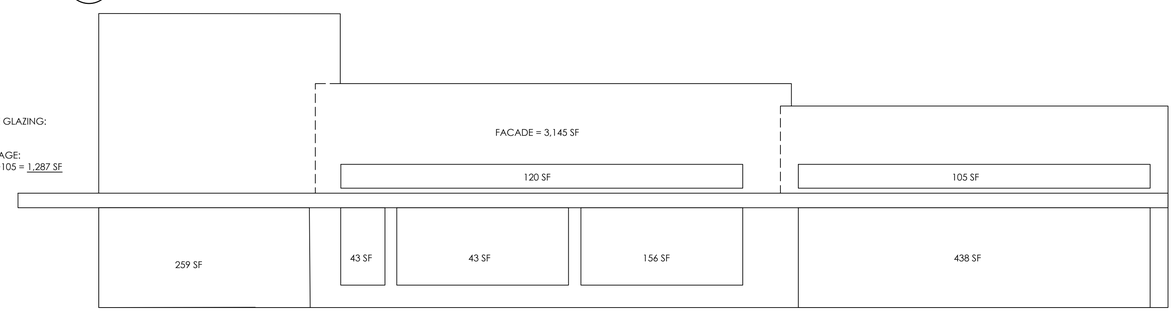
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	120.7	241.4
TOTAL SIGNAGE			241.4
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

FACADE = 3,098 SF

40% OF FACADE REQUIRED TO BE GLAZING:
3,145 * 0.4 = 1,258 SF

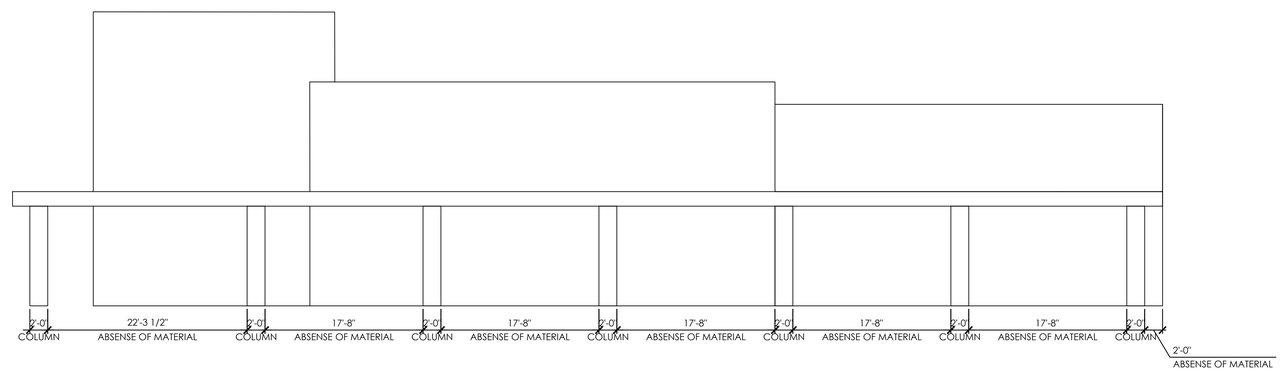
ACTUAL GLAZING SQUARE FOOTAGE:
259+43+120+166+156+438+105 = 1,287 SF

1,287 SF > 1,258 SF



2 Section 4.6.4.C.1 - 40% Min. Glazing on Ground Level

SCALE: 1/8" = 1'-0"



3 Section 4.6.4.D.2.b - 35 LF Max Wall Divisions (Columns at Equidistant Locations @ Colonnade)

SCALE: 1/8" = 1'-0"

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ALDI Inc. Store #: XX
Beaufort Station Center
301 Roberts Smalls Parkway
Beaufort, SC 29906
Beaufort County
Project Name & Location:

Exterior Elevation - North Wall
Drawing Name:

Date: 03/24/22
Type: RHSDV7ER
Drawn By: VMB
Scale: As Noted

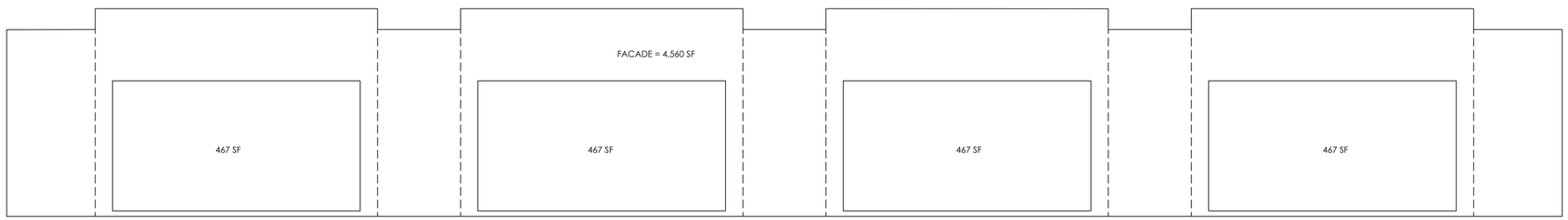
Project No. 21-0463

CEE-6b
Drawing No.

PLOTTED: 2/9/2023 1:44 PM

1 West (Side) Elevation

SCALE: 1/8" = 1'-0"



FACADE = 4,560 SF

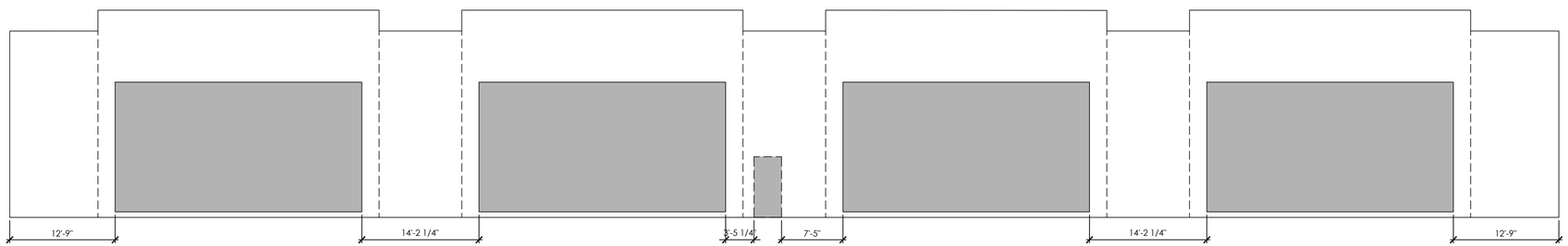
40% OF FACADE REQUIRED TO BE GLAZING:
4,560 * 0.4 = 1,824 SF

ACTUAL GLAZING SQUARE FOOTAGE:
467+467+467+467 = 1,868 SF

1,868 SF > 1,824 SF

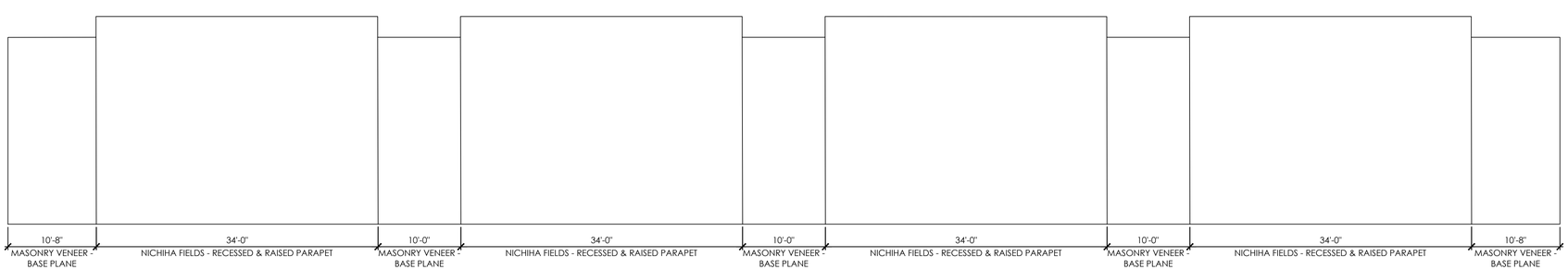
2 Section 4.6.4.C.1 - 40% Min. Glazing on Ground Level

SCALE: 1/8" = 1'-0"



3 Section 4.6.4.D.2.a - 20 LF Between Windows & Doors

SCALE: 1/8" = 1'-0"



4 Section 4.6.4.D.2.b - 35 LF Max Wall Divisions (Differing Wall Depths & Parapet Heights)

SCALE: 1/8" = 1'-0"

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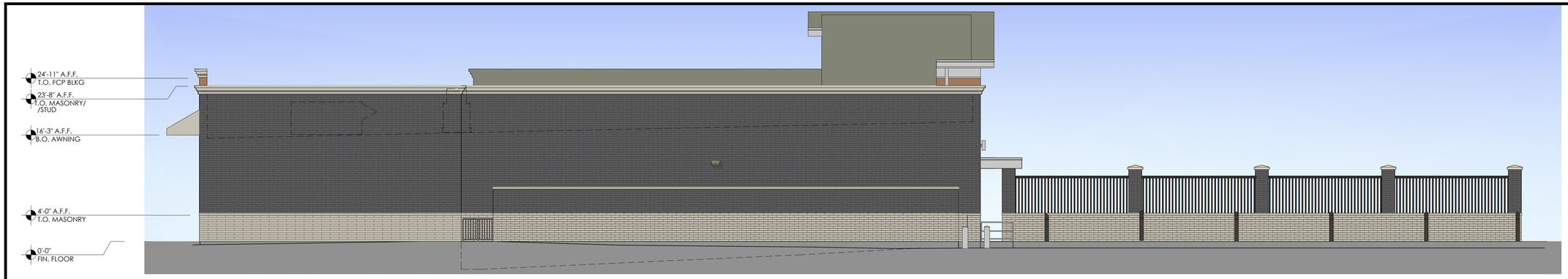
Beaufort, SC 29906
Beaufort County
Project Name & Location:

Exterior Elevation - West Elevation
Drawing Name:

Date: 03/24/22
Type: RHSDV7ER
Project No. 21-0463
Drawn By: VMB
Scale: As Noted
Drawing No. CEE-6c



1 South (Rear) Elevation

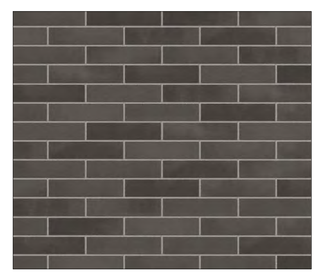
SCALE: 1/8" = 1'-0"

Material List:

At Logo Field - Nichiha Fiber Cement Panels - Illumination Stock Series - "Fog"

Accent Fields - Nichiha Fiber Cement Panels - Illumination Custom Series - Color to match Nichiha Vintagewood "Cedar"

Watertable Veneer - 4"x4"x16" Masonry Veneer - Interstate Brick - "Ash"



Field Veneer - 4"x4"x16" Masonry Veneer - Spec Brik - "Chesapeake Blend"

Cornice - EIFS - Dryvit - "Dover Sky"

Awining - Fixed Canvas Awning w/ Metal Framing - Canvas color to match EIFS Cornice

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Beaufort, SC 29906
Beaufort County

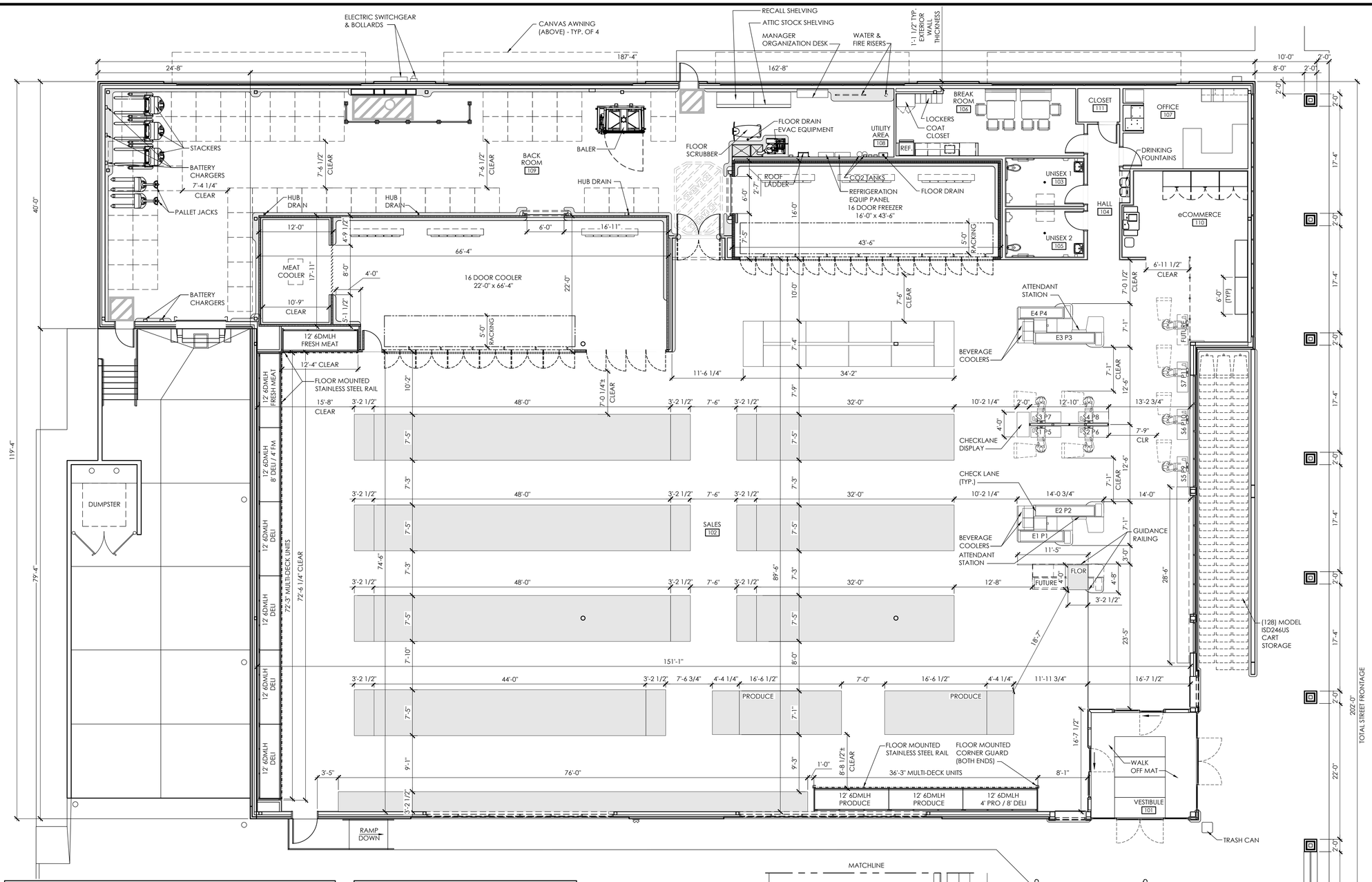
Project Name & Location:

Materials & Exterior Elevation - South Wal

Drawing Name:

Date: 03/24/22	Project No. 21-0463
Type: RHSDV7ER	
Drawn By: VMB	CEE-6d
Scale: As Noted	Drawing No.

PLOTTED: 4/7/2023 12:04 PM



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3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

BEAUFORT SC - AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,562
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,874
BUSINESS (B)	OFFICE	258
	BREAK ROOM	315
	ECOMMERCE	434
	CLOSET	36
SUBTOTAL (BUSINESS)		1043
STORAGE / STOCK (S-2)	BACKROOM	2,833
	COOLER	1,342
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		4,822
SUBTOTAL (OCCUPANCIES)		18,739
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		938
BUILDING SQUARE FOOTAGE		19,677
EXTERIOR CANOPY		2,436
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		22,113

BEAUFORT SC - OPERATIONS DATA	
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	807'-2"
ASSUMED PALLET STORAGE	60
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	128

1 Operations Floor Plan
SCALE: 1/8" = 1'-0"

NORTH

PLOTTED: 4/7/2023 12:01 PM

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Beaufort, SC 29906
Beaufort County

Project Name & Location:

Operations Floor Plan
Drawing Name:

Date: 03/24/22
Type: RHSDV7ER
Drawn By: VMB
Scale: As Noted

Project No. 21-0463

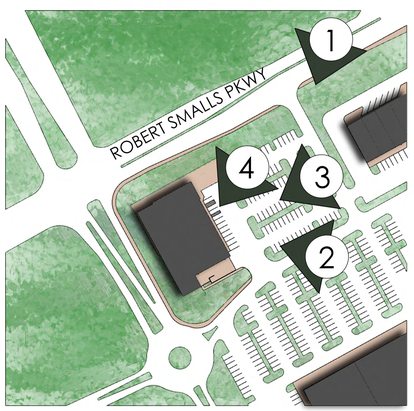
Drawing No. A-131

VIEW 1

VIEW 3

VIEW 2

VIEW 4

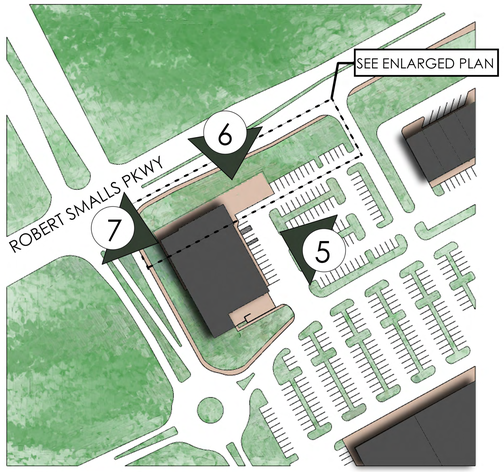


KEY PLAN

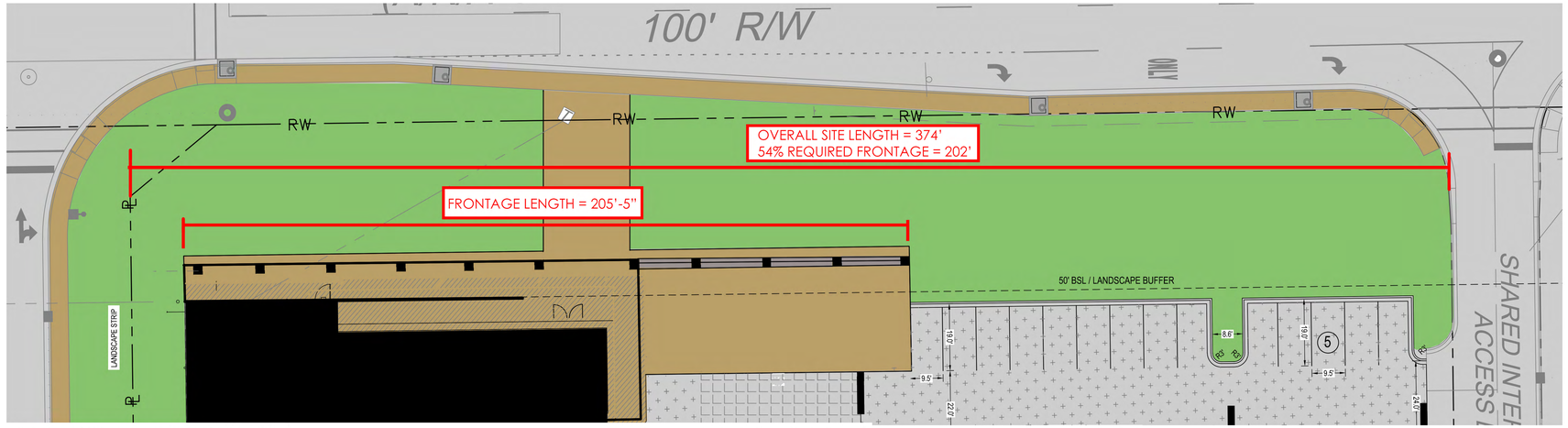
ALDI

APD ENGINEERING ARCHITECTURE

BEAUFORT, SC
361 ROBERT SMALLS PKWY
BEAUFORT, SC 29906



KEY PLAN



ENLARGED SITE PLAN

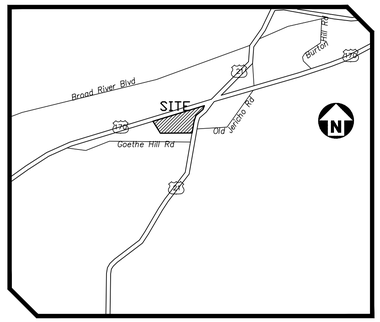
VIEW 5

VIEW 6

VIEW 7

BEAUFORT, SC
361 ROBERT SMALLS PKWY
BEAUFORT, SC 29906

APD ENGINEERING ARCHITECTURE



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- CENTERLINE
- CURB AND GUTTER
- LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- HEAVY DUTY PAVEMENT
- SCDOT FULL DEPTH PAVEMENT SECTION
- ACCESSIBLE RAMPS — TYPE Ⓐ, TYPE Ⓑ, TYPE Ⓒ

EXISTING LEGEND

- DRAINAGE EASEMENT
- COMPORIUM UTILITY EASEMENT
- PIPELINE EASEMENT
- STREAM BUFFER
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- CURB AND GUTTER

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	8" WHITE SOLID CROSSWALK LINE
T2	24" WHITE SOLID STOPBAR
T3	4" WHITE SOLID PARKING LINE
T4	24"X36" YIELD LINE SYMBOLS
T5	8" WHITE MINI-SKIP ENTRANCE LINE
T6	8" WHITE GORE LINE
T7	4" YELLOW EDGE LINE

NOTE:
ALL PAVEMENT MARKINGS WITHIN THE MAIN DRIVE AISLES SHALL BE THERMOPLASTIC.

ON-SITE SIGNAGE LEGEND

R1-1	STOP SIGN	30"
W2-6	ROUNDABOUT SIGN	30"
W16-12P	TRAFFIC CIRCLE	24"X12"
R1-2	YIELD SIGN	30"
R6-4	DIRECTIONAL SIGN	30"X24"
W16-8P	STREET NAME SIGN	VAR"X8"

SITE DATA

OWNER: THE MORGAN COMPANIES, 13024 BALLANTYNE CORPORATE PLACE, SUITE 500, CHARLOTTE, NC 28277:	
PARCEL NO. R120 028 000 0138 0000	
OUTPARCEL 1 ACREAGE: ±2.35	
OUTPARCEL 2 ACREAGE: ±1.56	
OUTPARCEL 3 ACREAGE: ±1.06	
SCM 'A' TRACT ACREAGE: 3.51±	
SCM 'B' TRACT ACREAGE: 1.98±	
PROPOSED SITE ACREAGE: 21.48±	
TOTAL ACREAGE = 31.94±	
ROW TRACT (ROUNDABOUT) ACREAGE: ±1.15	
ZONING:	T5-UC/RMX
CURRENT USE:	UNDEVELOPED PROPERTY
PROPOSED USE:	RETAIL & RESTAURANT
FRONT SETBACK:	NA
SIDE YARD:	NA
REAR YARD:	NA
STREET YARD: SC ROUTE 170	50' MIN
SC ROUTE 21	20' MIN
IMPERVIOUS AREA (INCLUDING BUILDING 1,2,& 3, & SCMs)	
BUILDINGS	206,373 SF
PARKING LOT/ROADWAY/SIDEWALK	425,914 SF
HEAVY DUTY CONCRETE	16,733 SF
HEAVY DUTY PAVEMENT	143,833 SF
TOTAL	792,853 SF
PERVIOUS PARKING AREA	21,200 SF

PARKING SUMMARY

VEHICULAR PARKING	
PARKING REQUIRED (RETAIL):	633 (SEE BELOW)
PARKING REQUIRED (D-T & RESTAURANT)	126 (SEE BELOW)
TOTAL PARKING REQUIRED:	759 (MAX 1062)
PARKING PROVIDED:	901 (142 PERVIOUS PAV. SPACES)
BUILDING 1 PARKING REQUIRED:	59
DRIVE-THROUGH:	22 (1 PER 4 SEATS + 1 PER 2 EMP.)
RESTAURANT:	21 (1 PER 4 SEATS + 1 PER 2 EMP.)
RETAIL:	16 (1 PER 300 SF)
BUILDING 2 PARKING REQUIRED:	59
DRIVE-THROUGH:	31 (1 PER 4 SEATS + 1 PER 2 EMP.)
RESTAURANT:	0 (1 PER 4 SEATS + 1 PER 2 EMP.)
RETAIL:	28 (1 PER 300 SF)
BUILDING 3 PARKING REQUIRED:	65
DRIVE-THROUGH:	21 (1 PER 4 SEATS + 1 PER 2 EMP.)
RESTAURANT:	31 (1 PER 4 SEATS + 1 PER 2 EMP.)
RETAIL:	13 (1 PER 300 SF)
BUILDING A-H PARKING REQUIRED:	576
RETAIL (UNDER 25K):	393 (1 PER 300 SF)
RETAIL (OVER 25K):	183 (1 PER 300 SF)
ADA PARKING REQUIRED*:	18 (2% OF TOTAL PROVIDED)
*MINIMUM VAN ACCESSIBLE PARKING:	4 (1 IN EVERY 6 ADA SPACES)
VAN ACCESSIBLE SPACES PROVIDED:	9
ACCESSIBLE SPACES PROVIDED:	12
TOTAL ADA SPACES	21
BICYCLE PARKING REQUIRED:	38 (5% OF REQUIRED PARKING)
BICYCLE PARKING PROVIDED:	38

GENERAL NOTE:

1. BUFFER ZONES LOCATED WITHIN 30' AND 50' BUILDING SETBACK AREAS ALONG ROUTE S.C. ROUTE 21 AND S.C. ROUTE 170.

CONTRACTOR SHALL NOTIFY "SC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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phone 704. 527. 0800
fax 919. 361. 2269
license number: C-00552
www.mcadamsco.com

CLIENT

THE MORGAN COMPANIES
13024 BALLANTYNE CORPORATE PLACE,
SUITE 500
CHARLOTTE, NORTH CAROLINA 28277
PHONE: 704. 909. 4502

MORGAN — THE MORGAN COMPANIES — DEVELOPMENT ◆ CAPITAL ◆ PROPERTY

BEAUFORT STATION SHOPPING CENTER

CONSTRUCTION DRAWING
SC HIGHWAY 170 AND US HIGHWAY 21
BEAUFORT, SC, 29906

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 37969 MICHAEL D. DUVAL — PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210005
FILENAME	2020210005-OAS1
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=100'
DATE	09.10.2021

SHEET

OVERALL SITE PLAN

C2.00

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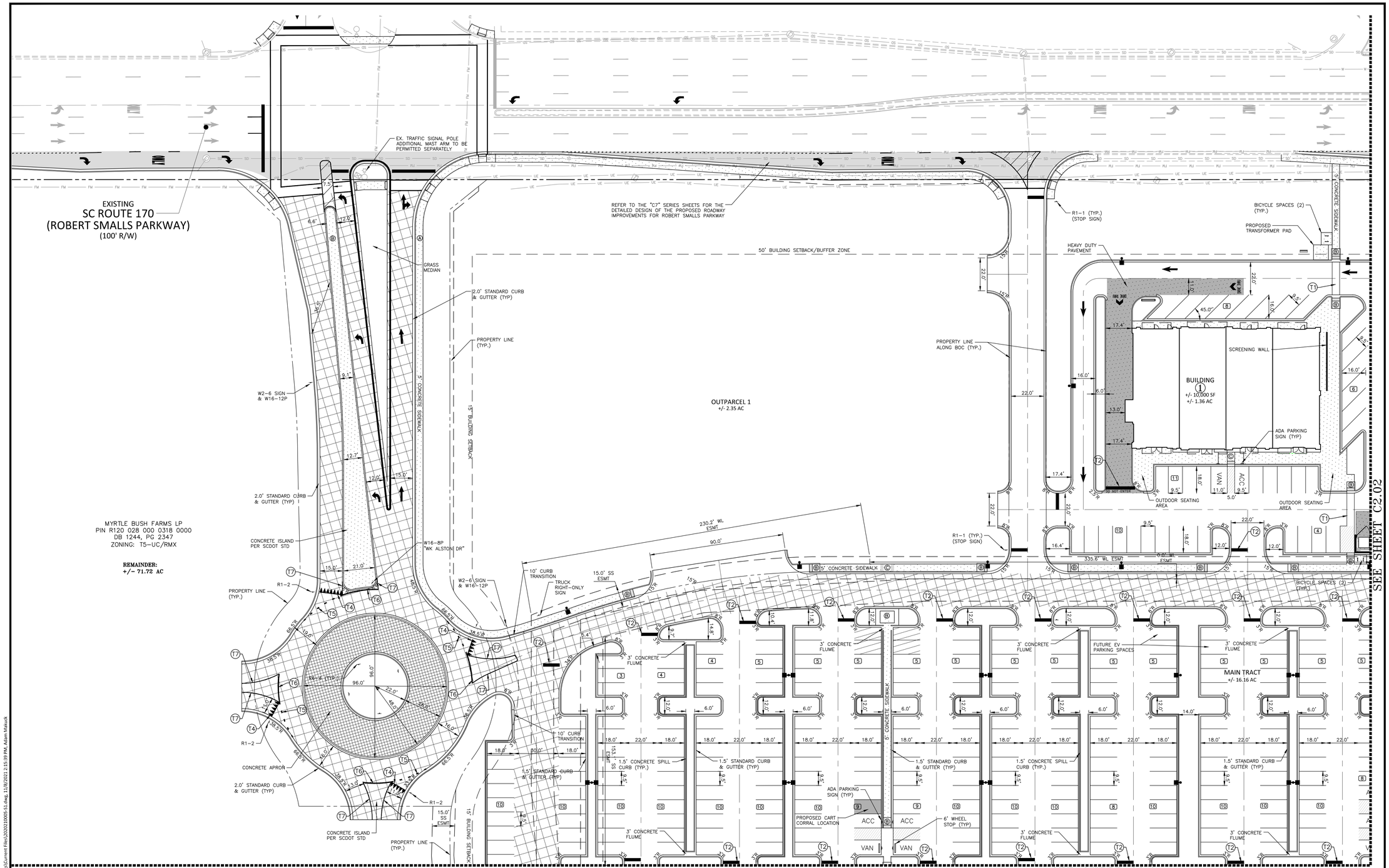

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811 Know what's below. Call before you dig.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- CENTERLINE
- CURB AND GUTTER
- LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- ACCESSIBLE RAMPS — TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERVIOUS PAVEMENT
- HEAVY DUTY PAVEMENT
- SCDOT FULL DEPTH PAVEMENT SECTION

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T1	8" WHITE SOLID CROSSWALK LINE
T2	24" WHITE SOLID STOPBAR
T3	4" WHITE SOLID PARKING LINE
T4	24"X36" YIELD LINE SYMBOLS
T5	8" WHITE MINI-SKIP ENTRANCE LINE
T6	8" WHITE GORE LINE
T7	4" YELLOW EDGE LINE

NOTE:
ALL PAVEMENT MARKINGS WITHIN THE MAIN DRIVE AISLES SHALL BE THERMOPLASTIC.

ON-SITE SIGNAGE LEGEND

R1-1	STOP SIGN	30"
W2-6	ROUNDABOUT SIGN	30"
W16-12P	TRAFFIC CIRCLE SIGN	24"X12"
R1-2	YIELD SIGN	30"
R6-4	DIRECTIONAL SIGN	30"X24"
W16-8P	STREET NAME SIGN	VAR"X8"

EXISTING LEGEND

- DRAINAGE EASEMENT
- COMPORIUM UTILITY EASEMENT
- PIPELINE EASEMENT
- STREAM BUFFER
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- CURB AND GUTTER

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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BEAUFORT STATION SHOPPING CENTER

CONSTRUCTION DRAWING
SC HIGHWAY 170 AND US HIGHWAY 21
BEAUFORT, SC, 29906

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 37969 MICHAEL D. DUVAL
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210005
FILENAME	2020210005-S1
CHECKED BY	MDD
DRAWN BY	CEG
SCALE	1"=30'
DATE	09.10.2021

SHEET

SITE PLAN - WEST

C2.01

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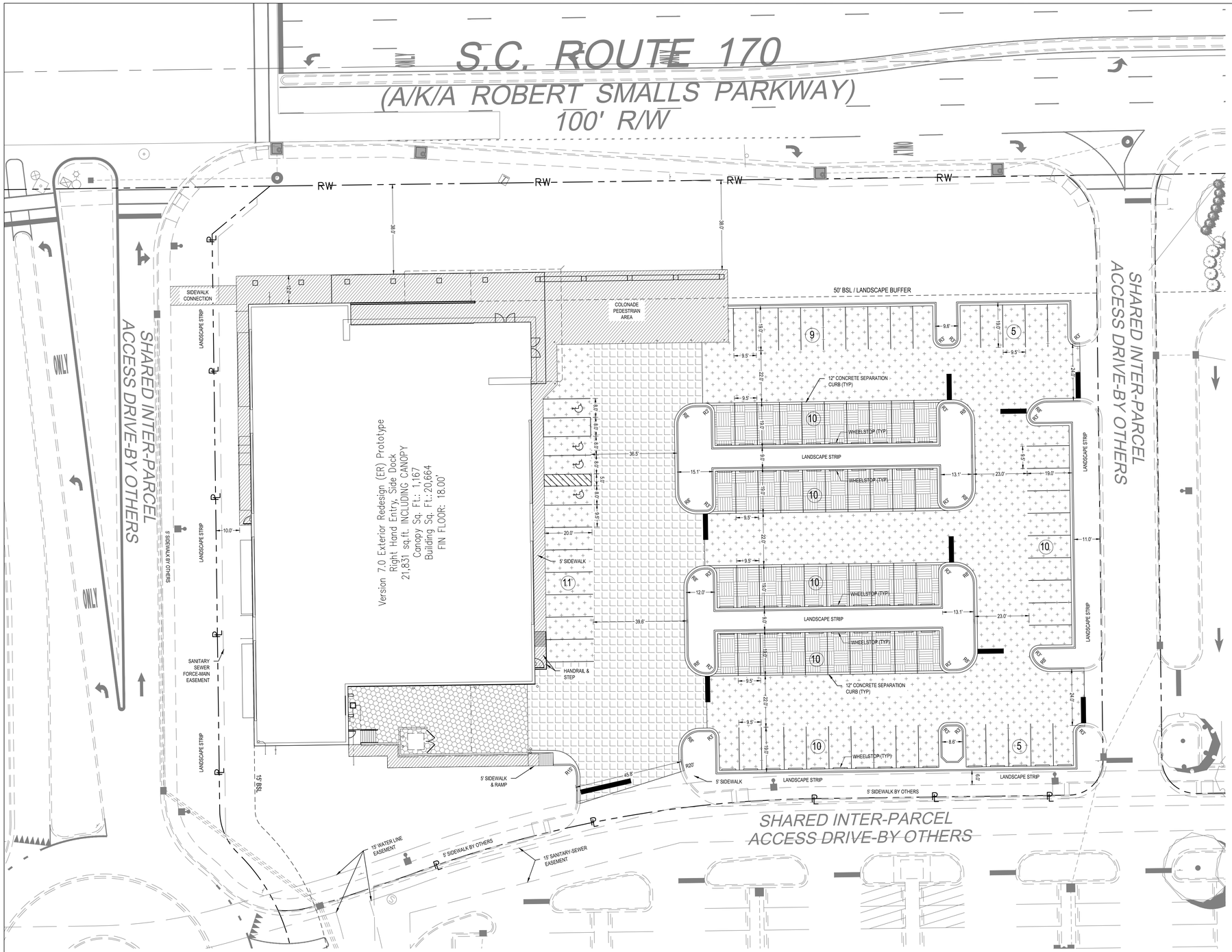

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
SCALE: 1" = 20'

GRID-SOUTH CAROLINA

PAVING LEGEND:

HD = HEAVY DUTY SD = STANDARD DUTY

- HD CONCRETE PAVING — REFER TO DETAILS FOR SECTION REQUIREMENTS.
- HD ASPHALT PAVING — REFER TO DETAILS FOR SECTION REQUIREMENTS.
- SD ASPHALT PAVING — REFER TO DETAILS FOR SECTION REQUIREMENTS.
- HD CONCRETE PAVING (DOCK) — REFER TO STRUCTURAL DRAWINGS FOR PAVING DTLS.
- SD CONCRETE PAVING (BLDG) — REFER TO STRUCTURAL DRAWINGS FOR PAVING DTLS.
- PERVIOUS PAVERS — REFER TO DETAILS FOR SECTION REQUIREMENTS.

QUANTITIES SHOWN ARE FOR OWNER'S REFERENCE ONLY. CONTRACTOR IS FULLY RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKEOFFS. CONTRACTOR SHALL NOT HOLD THE SITE DESIGN PROFESSIONAL, OWNER, ARCHITECT OR ANY OF THEIR AGENTS LIABLE FOR QUANTITY TAKEOFFS PROVIDED.

NOTES:

1. ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

PARKING SUMMARY:

MIN REQUIRED: 69
MAX ALLOWED: 97
PROVIDED: 94
PERVIOUS PAVERS: 40

PAVEMENT INSTALLATION:

ALL PAVEMENT AREA INSTALLATION, SUB BASE, BASE , AND TOPPING SHALL BE WITNESSED AND INSPECTED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF SOUTH CAROLINA. THIS ENGINEER SHALL BE THE GEOTECHNICAL ENGINEER HIRED TO PERFORM THE SITE TESTING FOR THIS PROJECT.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER STEPHENS P. OGLESBY

LEVEL II CERTIFIED DESIGN PROFESSIONAL
STEPHENS P. OGLESBY
#31913 - EXP. 01/27/2022

O.C.E.

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DRAWN BY: CHECKED BY: SPO
DATE: 4.4.2023

REVISIONS

DATE:	DESCRIPTION:

ALDI AT BEAUFORT STATION

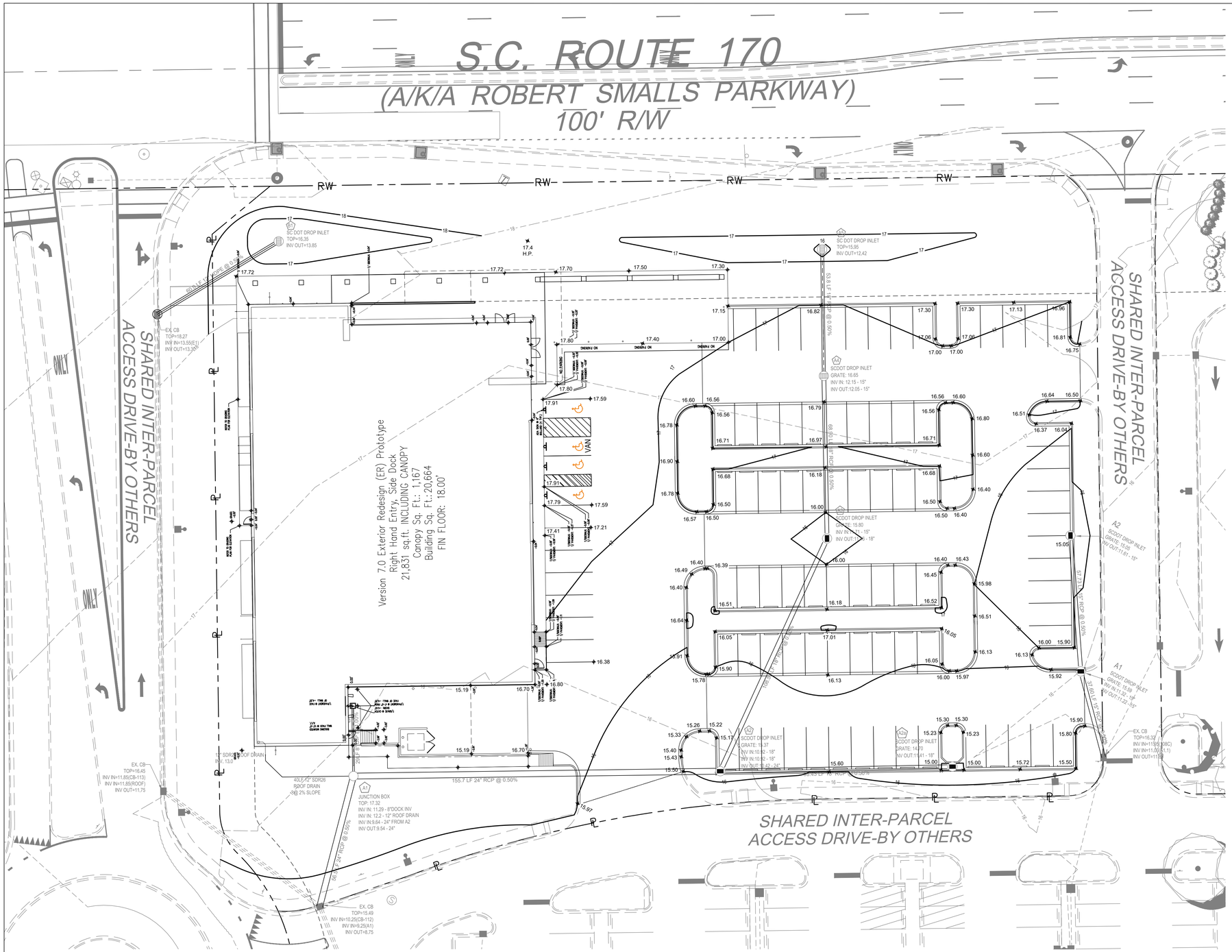
TMP:
361 ROBERT SMALLS PKWY (OUTPARCEL 1)
BEAUFORT, SOUTH CAROLINA
ZONING: T5-UC / RMX

LAYOUT PLAN

Sheet Title

C-2.1

Sheet Number



PAVING LEGEND:

HD = HEAVY DUTY SD = STANDARD DUTY

- HD CONCRETE PAVING 0 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.
- HD ASPHALT PAVING 8373 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.
- SD ASPHALT PAVING 22062 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.
- HD CONCRETE PAVING (DOCK) 1708 SF REFER TO STRUCTURAL DRAWINGS FOR PAVING DTLS.
- SD CONCRETE PAVING (BLDG) 2927 SF REFER TO STRUCTURAL DRAWINGS FOR PAVING DTLS.
- PERVIOUS PAVERS 6401 SF REFER TO DETAILS FOR SECTION REQUIREMENTS.

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
SCALE: 1" = 20'

GRID-SOUTH CAROLINA

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER STEPHENS P. OGLESBY
NO. 31913

LEVEL II CERTIFIED
DESIGN PROFESSIONAL
STEPHENS P. OGLESBY
#31913 - EXP. 01/27/2022

O.C.E.
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DRAWN BY: CHECKED BY: SPO
DATE: 4.4.2023

REVISIONS

DATE:	DESCRIPTION:

ALDI AT BEAUFORT STATION
TMP:
361 ROBERT SMALLS PKWY (OUTPARCEL 1)
BEAUFORT, SOUTH CAROLINA
ZONING: T5-UC / RMX

GRADING AND DRAINAGE PLAN
Sheet Title

C-3.1
Sheet Number

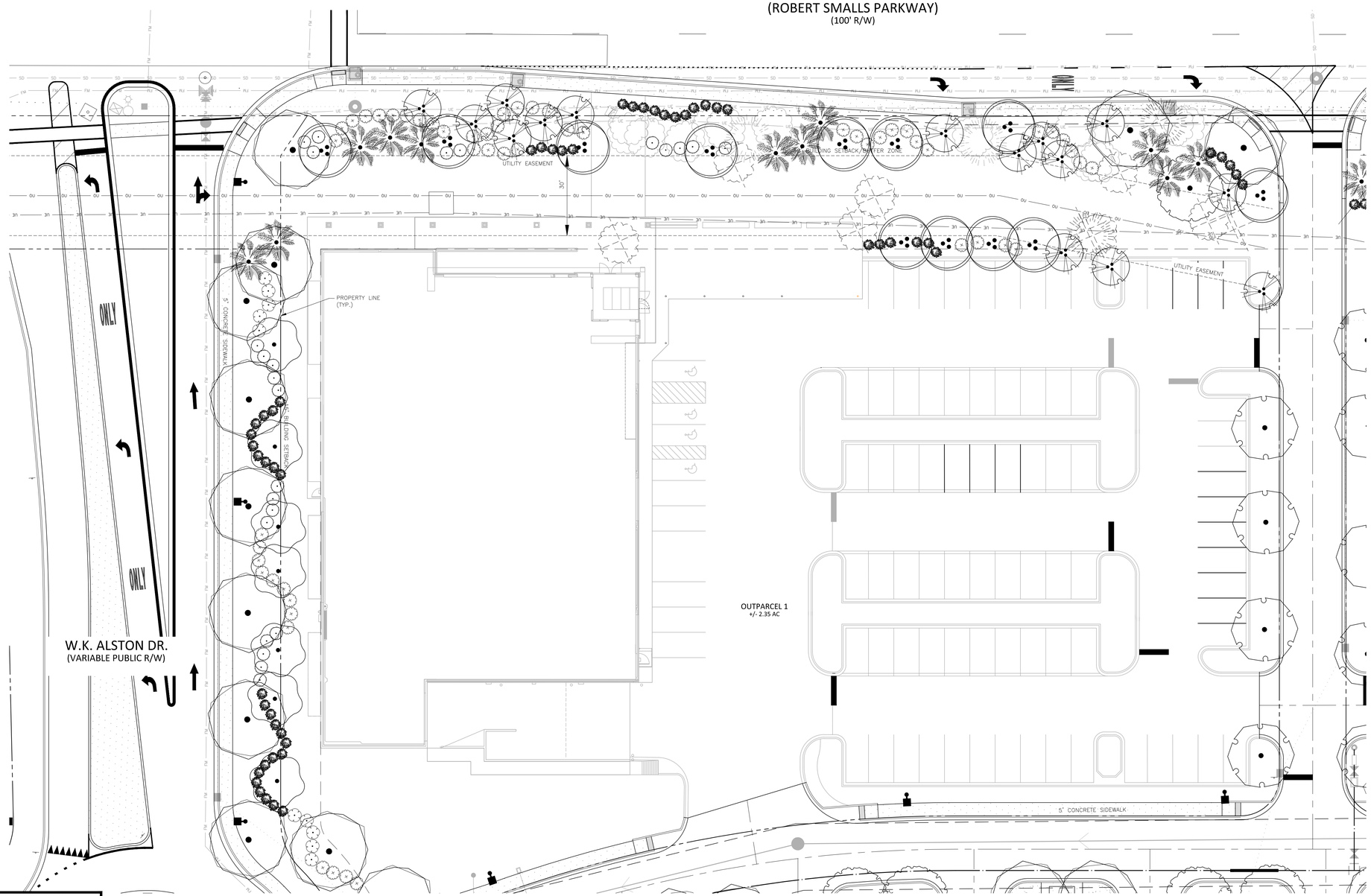
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- CENTERLINE
- CURB AND GUTTER
- LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE

PLANT SCHEDULE ALDI– BUFFER PLANTING

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT
	AO	1	October Glory Red Maple	Acer rubrum 'October Glory'	2.5" Min.	12' Min.	B&B
	CI	15	Imperial White Dogwood	Cornus florida 'Imperial White'	1.5" Min.	8' Min.	B&B
	LC	12	Cherokee Crape Myrtle	Lagerstroemia indica 'Cherokee'	1.5" per Stem	8' Min.	B&B
	QH	3	Highrise Live Oak	Quercus virginiana 'QVTIA'	2.5" Min.	12' Min.	B&B
	SS	9	Cabbage Palmetto	Sabal palmetto	–	9'–10'	B&B

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD
	CB	27	Bronze Beauty Cleyera	Cleyera japonica 'Bronze Beauty'	15 gal	36" min	24" min
	LJ	41	Japanese Privet	Ligustrum japonicum	25 gal	48" min	30" min
	OF	10	Fortune Osmanthus	Osmanthus x fortunei	15 gal	36" min	24" min



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GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

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SUITE 500
CHARLOTTE, NORTH CAROLINA 28277
PHONE: 704. 909. 4502

BEAUFORT STATION SHOPPING CENTER

CONSTRUCTION DRAWING
SC HIGHWAY 170 AND US HIGHWAY 21
BEAUFORT, SC, 29906

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210005
FILENAME	2020210005-LS1
CHECKED BY	DLL
DRAWN BY	ASB
SCALE	1"=20'
DATE	05.17.2021

SHEET

ALDI SITE OVERALL

EX. 1

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SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- TRAFFIC DIRECTIONAL ARROW
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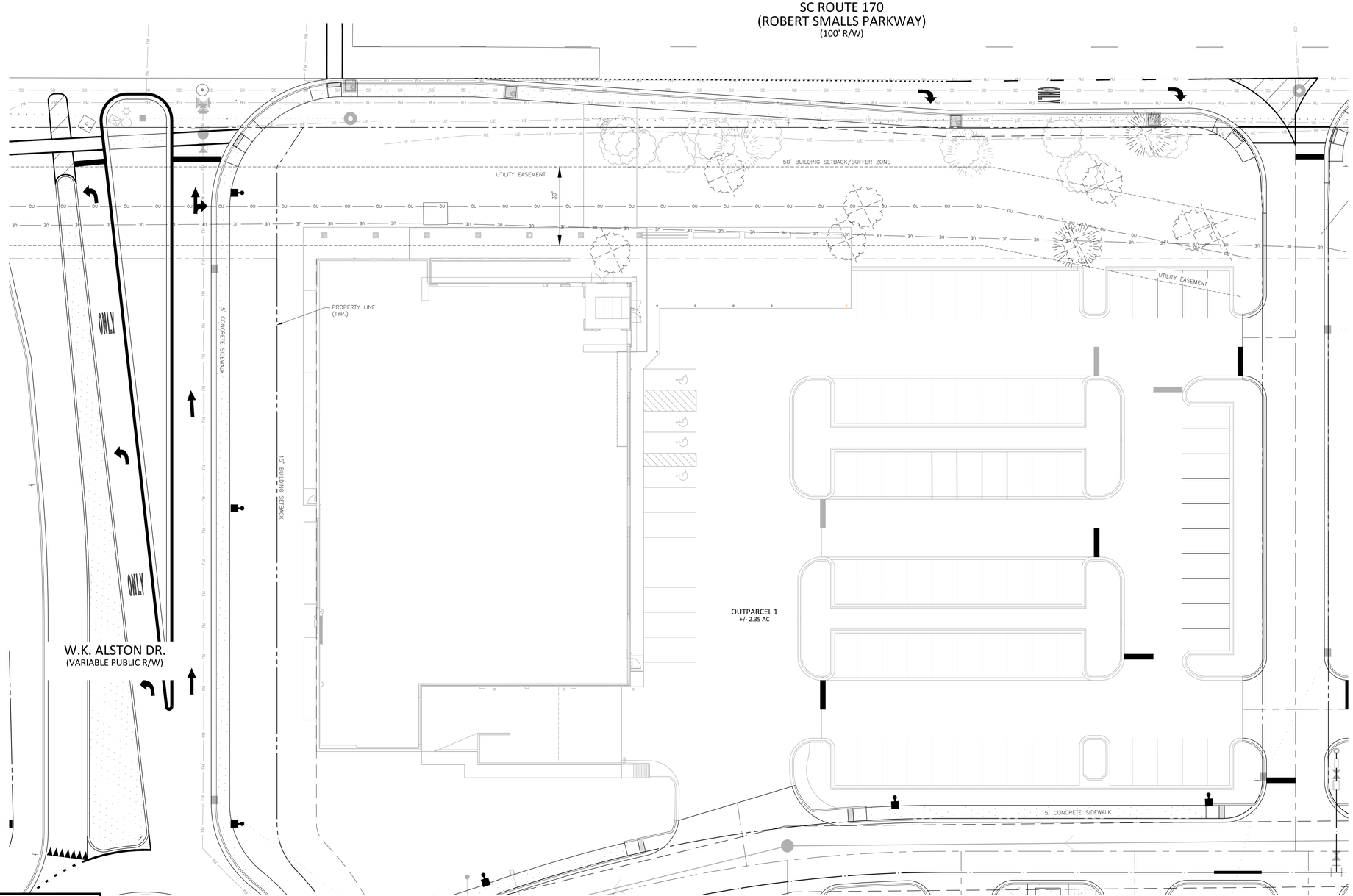
- CONCRETE SIDEWALK
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE



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BEAUFORT STATION SHOPPING CENTER

CONSTRUCTION DRAWING
SC HIGHWAY 170 AND US HIGHWAY 21
BEAUFORT, SC, 29906

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2020210005
FILENAME	2020210005-LS1
CHECKED BY	DLL
DRAWN BY	ASB
SCALE	1"= 20'
DATE	05.17.2021

SHEET

ALDI SITE- TREE REMOVAL

EX. 2

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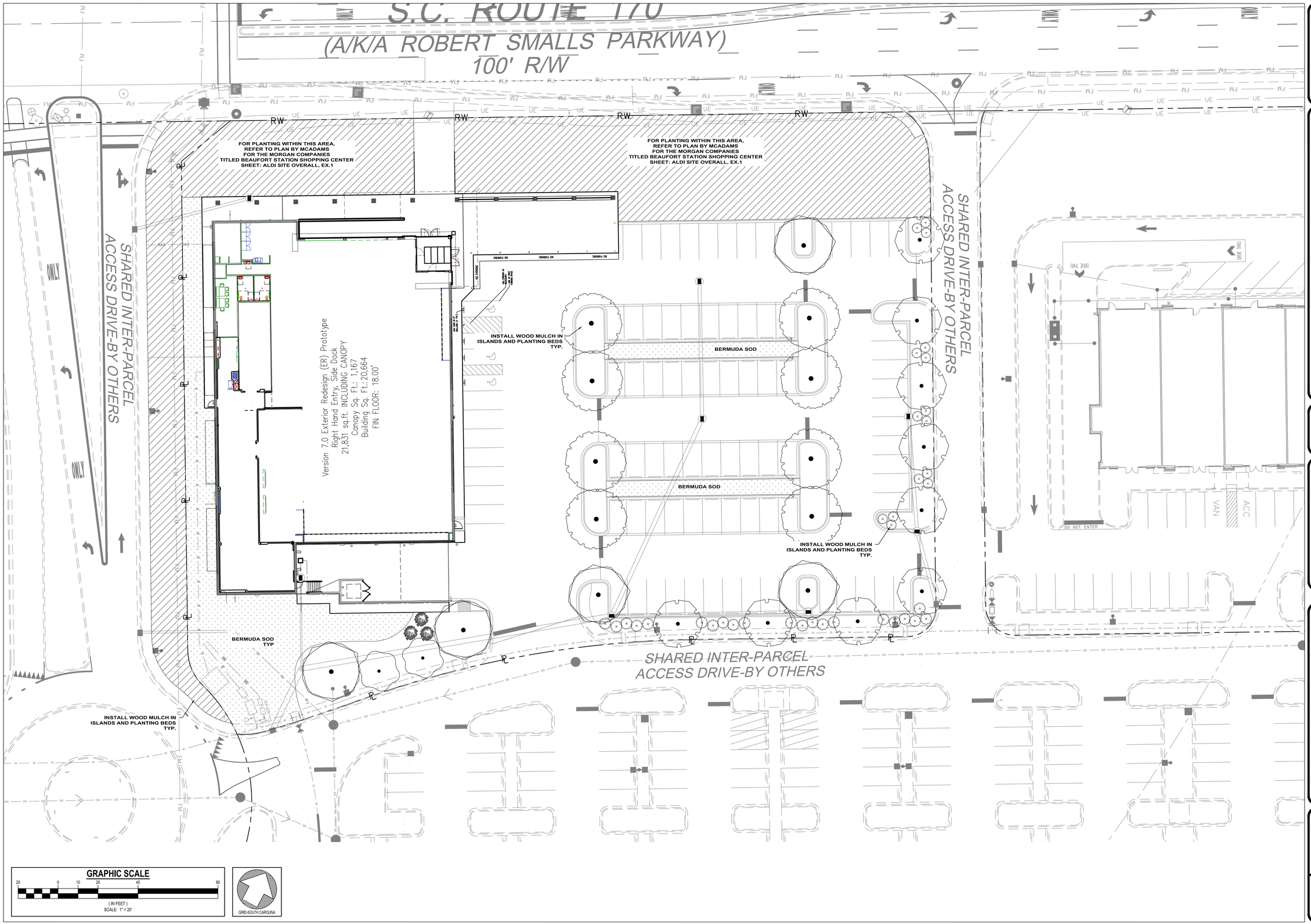

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER STEPHENS P. OGLESBY NO. 31913

LEVEL II CERTIFIED DESIGN PROFESSIONAL
STEPHENS P. OGLESBY
#31913 - EXP. 01/27/2022

O.C.E.

OGLESBY CIVIL ENGINEERING, LLC
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DRAWN BY: CHECKED BY: SPO
DATE: 4.4.2023

REVISIONS

DATE:	DESCRIPTION:

ALDI AT BEAUFORT STATION

TMP:
361 ROBERT SMALLS PKWY (OUTPARCEL 1)
BEAUFORT, SOUTH CAROLINA
ZONING: T5-UC / RMX

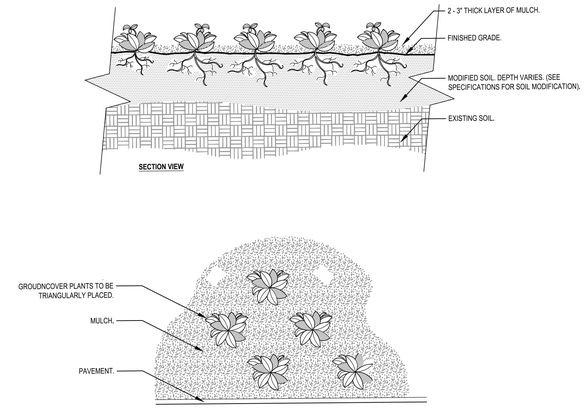
LANDSCAPE PLAN
Sheet Title

C-8.0
Sheet Number

PLANT SCHEDULE

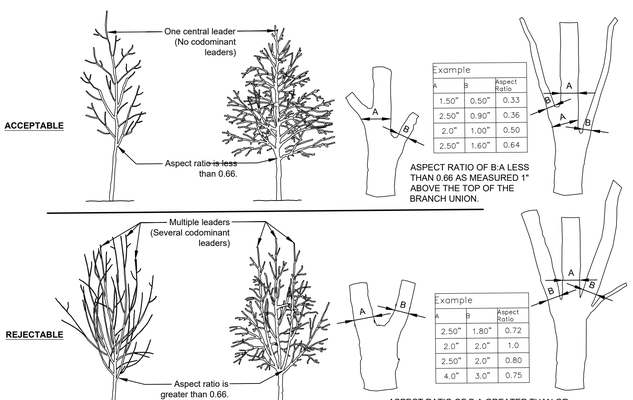
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT	REMARKS
	AO	6	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5" MIN	12' MIN	B&B	TREE AT FULL MATURITY: 40-50'HT. AND 25-35' WIDTH. 4 YR SIZE: 20' HT, 5" CAL
	QH	5	HIGHRISE LIVE OAK	QUERCUS VIRGINIANA 'QVTIA'	2.5" MIN	12' MIN	B&B	TREE AT FULL MATURITY: 30-40' HT. AND 16-25' WIDTH. 4 YR SIZE: 20' HT, 5" CAL
	UA	9	ALLEE LACEBARK ELM	ULMUS PARVIFOLIA 'ALLEE' TM	2.5" MIN	12' MIN	B&B	TREE AT FULL MATURITY: 40-50' HT. AND 35-45' WIDTH. 4 YR SIZE: 20' HT, 5" CAL
	MG	2	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2" MIN	12' MIN	B&B	TREE AT FULL MATURITY: 40-50' HT. AND 35-45' WIDTH. 4 YR SIZE: 20' HT, 5" CAL

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD	REMARKS
	CB	3	BRONZE BEAUTY CLEYERA	CLEYERA JAPONICA 'BRONZE BEAUTY'	15 GAL	36" MIN	24" MIN	PLANT AT FULL MATURITY: 8-10' HT. AND 5-6' WIDTH. 4 YR SIZE: 6' HT
	LJ	33	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	25 GAL	48" MIN	30" MIN	PLANT AT FULL MATURITY: 6-12' HT. AND 5-6' WIDTH. 4 YR SIZE: 4' HT



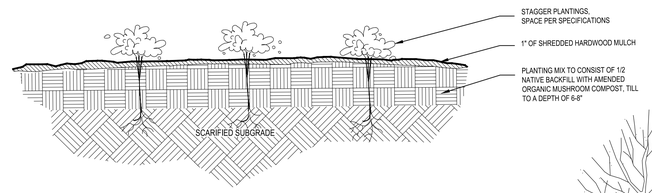
Notes:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES , SIZE AND SPACING DIMENSION.
2- SMALL ROOTS (1/ OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPERHY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 ##### **GROUNDCOVER**
SCALE: NTS

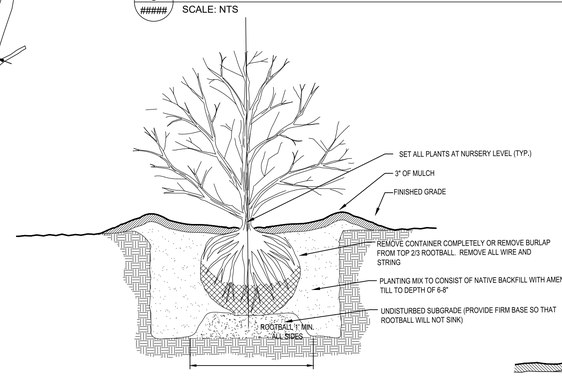


NOTES:
1- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2- ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

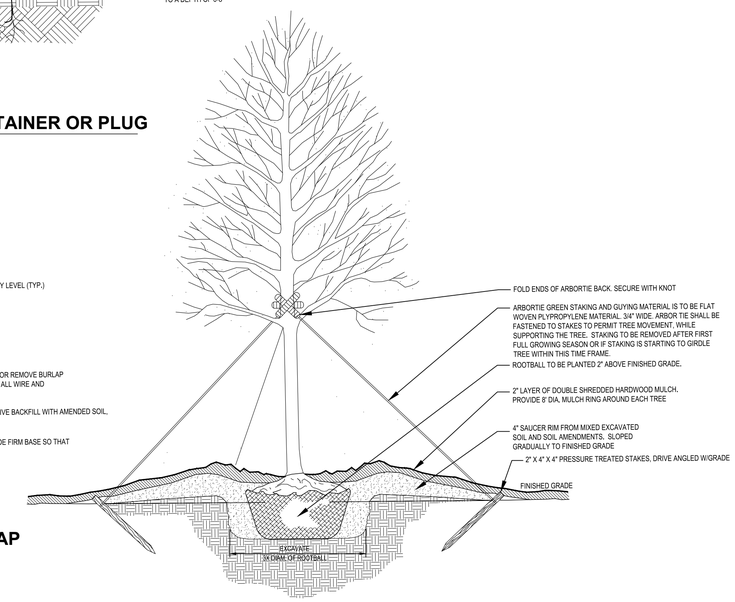
2 ##### **CROWN OBSERVATIONS - HIGH BRANCHED**
SCALE: NTS



3 ##### **TYPICAL PLANTING DETAIL - CONTAINER OR PLUG**
SCALE: NTS



4 ##### **TYPICAL SHRUB PLANTING DETAIL - BALL AND BURLAP**
SCALE: NTS



5 ##### **TYPICAL TREE PLANTING DETAIL - BALL AND BURLAP**
SCALE: NTS

GENERAL PLANTING NOTES

1. SELECTION:
   A. ALL PLANT MATERIALS TO BE (GEORGIA #1) OR BETTER (GEORGIA FANCY) DEFINED AND SPECIFIED ACCORDING TO GRADES AND STANDARDS FOR NURSERY STOCK PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY UTILIZING THE LATEST UPDATED EDITION.
   B. ALL PLANT MATERIAL SHALL MEET THE MINIMAL SIZE REQUIREMENT AS STATED ON THE PLANT LIST.
   C. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY LOCATION. LANDSCAPE ARCHITECT WILL DECIDE FINAL APPROVAL OF ALL PLANT MATERIAL DELIVERED TO THE PROJECT SITE.
   D. THE LANDSCAPE ARCHITECT MAY MAKE SELECTION OF PLANT MATERIAL PROCURED UNDER THIS PROJECT AT THE PLACE OF CULTIVATION BEFORE THE CONTRACTOR PURCHASES AND PREPARES FOR DELIVERY TO PROJECT SITE. THE CONTRACTOR IS TO RETAIN AND SUBMIT CERTIFICATION TAGS VERIFYING TYPE AND PURITY OF LANDSCAPE MATERIAL.
   E. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, UNLESS OTHERWISE NOTED, PLANTS SHALL BE EXCEPTIONALLY DENSE WITH A NATURALISTIC BRANCHING CHARACTER AS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
   F. LANDSCAPE CONTRACTOR SHALL REFER TO PLANTING PLAN AND PLANT LIST FOR MATERIAL PROCUREMENT. QUANTITY ESTIMATES ON THE PLANTING PLAN AND PLANT LIST ARE FOR REFERENCE ONLY.
   G. CONTRACTOR SHALL FURNISH ALL QUANTITIES NECESSARY TO COMPLETE THE PLANTING AREAS AS SHOWN ON THE DRAWING TO ACCEPTANCE AND SATISFACTION AT THE LANDSCAPE ARCHITECT.
   H. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT SHOULD THERE BE CHANGES IN THE PLANTING AREAS ON SITE RESULTING IN SUBSTANTIAL DIFFERENCE IN QUANTITIES AND SPECIES REQUIRED.
   I. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN VIGOROUSLY THRIVING CONDITION FOR PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.

2. EXECUTION:
   A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS AND INSTRUCTIONS PROVIDED BY LANDSCAPE ARCHITECT.
   B. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AS NECESSARY TO EXECUTE AND COMPLETE PROPOSED LANDSCAPE / IRRIGATION INSTALLATION IN A TIMELY MANNER COMPLYING WITH THE SCHEDULED COMPLETION DATE.
   C. WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE INTENTIONS OF THE SPECIFIED DRAWINGS. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE OF BEST QUALITY AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
   D. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATION ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO LANDSCAPE ARCHITECT APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER.
   E. LANDSCAPE CONTRACTOR SHALL STAKE AND/OR MARK ALL TREE AND PLANT LOCATIONS AT SITE AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION.
   F. UTILITIES: THE LANDSCAPE CONTRACTOR SHALL DETERMINE LOCATION OF ALL ABOVE GRADE AND UNDERGROUND UTILITIES PERFORM WORK THAT WILL AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL MAKE GOOD ALL DAMAGED UTILITIES AT NO COST TO OWNER.
   G. DRAINAGE: CONTRACTOR SHALL CONDUCT PERCOLATION TEST IN AREAS TO BE PLANTED: NOTIFY LANDSCAPE ARCHITECT OF ANY POOR DRAINAGE PROVIDE SUPPLEMENTAL PIT DRAINAGE AS REQUIRED TO ENSURE HEALTHY PLANT MATERIALS (SEE SPECIFICATIONS FOR DETAILS).
   IF DRAINAGE IS NOT SUFFICIENT NOTIFY LANDSCAPE ARCHITECT BEFORE INSTALLING THE PLANTS. OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

3. GENERAL PLANTING:
   A. THE CONTRACTOR'S FIELD SUPERVISOR SHALL ACCOMPANY LANDSCAPE ARCHITECT ON ALL PLANT TAGGING AND SITE VISITS.
   B. CONTRACTOR SHALL PLACE 2" DEPTH OF AGED MUSHROOM COMPOST IN ALL PLANTING BEDS THAT ARE WELL DRAINED. MUSHROOM COMPOST SHALL THEN BE THOROUGHLY TILLED INTO EXISTING SOIL TO A DEPTH OF 10"-12" PRIOR TO PLANTING.
   C. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE VIEWED.
   D. PROVIDE 1" THICK MULCH (MEASURED AFTER WATERING IN) AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE DOUBLE SHREDDED OR FINE HARDWOOD UNLESS OTHERWISE NOTED ON THE PLANS OR DETAILS.
   E. PROVIDE A CLEAN SHARP EDGING OF LANDSCAPE BEDS ADJACENT TO LAWN AREAS UNLESS OTHERWISE NOTED.
   F. CONTRACTOR SHALL BE RESPONSIBLE FOR "ROLLING" ALL SOD THAT IS INSTALLED (ON THE DAY THE SOD IS INSTALLED). HOWEVER, NO SOD SHALL BE LAID WHERE THE GRADE IS NOT CORRECT.

4. TREE PLANTING:
   A. REMOVE FIRST 8-10" OF WIRE BASKET FROM ROOTBALLS. IF REMOVAL WILL RESULT IN ROOTBALL INJURY, CUT AND REMOVE WIRES ONCE IN HOLE TO ALLOW FOR ROOT EXPANSION.
   B. MULCH SAUCERS TO BE 8' (MIN.) DIAMETER FOR ALL TREES NOT INCLUDED W/I A MULCH BED.
   C. STAKING AND GUYING DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ADAPT STAKING AND GUYING METHOD ACCORDING TO SITE CONDITIONS.
   D. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE STAKING AND GUYING PERIODICALLY AS NECESSARY OR AS INSTRUCTED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL IN AN UPRIGHT POSITION AT ALL TIMES DURING THE CONTRACT PERIOD.
   E. STAKING AND GUYING OF TREES SHALL BE FOR THE PURPOSE OF ESTABLISHMENT ONLY. STAKING AND GUYING DETAILS ARE NOT DESIGNED OR ENGINEERED TO WITHSTAND STRONG WIND OR WINDSTORM CONDITIONS.
   F. IF CONTRACTOR SEES ANY SITUATION ON THE SITE WHERE A TREE IS TO BE STAKED WITH ARBORTIES, BUT IT APPEARS TO PRESENT A SAFETY HAZARD TO RESIDENCE OF THE PROPERTY, THEIR CHILDREN OR THEIR GUEST, THE TREE SHALL NOT BE STAKED AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED.
   G. SPECIMEN TRANSPLANTED TREE PROTECTION IS THE OWNER'S RESPONSIBILITY.
   H. PROPER DRAINAGE FROM ROOTBALL IS THE RESPONSIBILITY OF THE CONTRACTOR
   I. USE ARBORGUARD WEBBING TO SECURE PLANT. SPACE STAKES EQUALLY AT 120° ANGLES AROUND TREE
   J. NYLON WEBBING SHOULD BE SECURED IN SUCH A WAY AS TO ALLOW SOME MOVEMENT OF TREE
   K. PLANT TREE 2" ABOVE FINISHED GRADE IF MIXING SOIL TYPES, OTHERWISE PLANT AT FINISHED GRADE

5. PRUNING AND MAINTENANCE:
   A. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS AS A RESULT OF TRANSPLANTING OPERATION AND TO MAINTAIN SAFETY IN VEHICULAR AREAS.
   B. PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. ALL CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS ACCORDING TO A.N.A STANDARDS.
   C. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE PARTY TO APPROVE ALL APPROPRIATE PRUNING.
   D. MAINTENANCE WORK AS DESCRIBED IN THE SPECIFICATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND UNTIL DATE OF THE FINAL ACCEPTANCE BY OWNER AND LANDSCAPE ARCHITECT.

MEADOW AND STORMWATER PLANTING SEED MIXES

1. SITE PREPARATION:
   A. PRIOR TO PLANTING, SITE SHALL BE INSPECTED FOR PROPER ELEVATION AND SUITABILITY OF SOILS.
   B. UNCULTIVATED AND CULTIVATED SITES WITH FEW OR NO NATIVES REQUIRE THE USE OF BROAD-SPECTRUM SYSTEMIC HERBICIDE GLYPHOSATE. THIS SHOULD BE APPLIED AS SOON AS THE SITE IS ACCESSIBLE. THE MOST COMMON GRASS-SPECIFIC HERBICIDES USED IN RESTORATION WORK ARE FLUAZIFOP (FUSILADE), SETHOXYDIM (POAST), AND CLETHODIM (ENVOY, SELECT 2EC, AND SECTION).
   C. SUGGESTED APPLICATION RATES ARE 2 QUARTS/ACRE IN COOL WEATHER AND 1 QUARTACRE IN WARM WEATHER (1-2% GLYPHOSATE SOLUTION). TIMING OF THE APPLICATION IS CRUCIAL. IT IS DESIRABLE TO ELIMINATE WEEDS BEFORE THEY FLOWER.
   D. HARD TO KILL PERENNIAL FORBS CAN BE TREATED WITH A BROADLEAF HERBICIDE SUCH AS TRICLOPYR (GARLON).
   E. DISC OR DRAG HARROW THE TOP 1-2" OF SOIL ONLY (DO NOT TILL DEEPLY AS THIS WILL BRING ADDITIONAL WEED SEEDS IN THE SOIL TO THE SURFACE).
   F. DO NOT ADD LIME. LIME CAN BURN SEEDLINGS OR IMPACT GERMINATION RATES.
   G. AMENDMENTS ARE GENERALLY NOT NECESSARY, BUT MAY BE USED IF YOUNG PLANTS

2. PLANTING:
   A. PLANT MATERIAL SHOULD BE LIFTED AS CLOSE TO THE PLANTING DATE AS POSSIBLE. FURTHERMORE, PLANT MATERIALS SHALL NOT BE STORED BEYOND THE TIME LIMITS SPECIFIED BY THE SUPPLIER. PLANTS SHALL BE STORED PER THE SUPPLIER'S SPECIFICATIONS AND IN SUCH A MANNER AS TO PROTECT THEIR INTEGRITY AND VIABILITY. PLANTS LOST DURING STORAGE SHALL BE REPLACED WITH FRESH STOCK UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
   B. IT IS RECOMMENDED THAT PLANTING COMMENCE IN THE FALL SEASON CONCURRENT WITH OR AFTER PROJECT CONSTRUCTION HAS TAKEN PLACE. FALL PLANTINGS ARE "DORMANT SEEDINGS" IN WHICH THE SEED OVER-WINTERS IN THE SOIL AND GERMINATES THE FOLLOWING SPRING.
   C. FALL (SEPT. TIL SOIL FREEZE UP)- IN GENERAL, WILDFLOWER SEEDS HAVE INCREASED GERMINATION RATES DURING THE SPRING AFTER A FALL PLANTING THAN WHEN PLANTED IN THE SPRING. FALL PLANTINGS TAKES ADVANTAGE OF COLD, MOIST WINTER CONDITIONS, BREAKING SEED DORMANCIES AND PROMOTING EARLIER GERMINATION AND FASTER SEEDLING ESTABLISHMENT THE FOLLOWING SPRING.
   D. SPRING (MARCH-MAY) - IN GENERAL, WARM SEASON GRASSES (GRASSES SUCH AS LITTLE BLUESTEM, BIG BLUESTEM, AND INDIANGRASS WHICH DO MOST OF THEIR GROWING DURING THE WARM SUMMER MONTHS) SHOW HIGHER GERMINATION RATES WHEN PLANTED IN LATE SPRING/EARLY SUMMER, COMPARED TO FALL SEEDINGS. SPRING PLANTING IS ALSO GENERALLY RECOMMENDED FOR PRAIRIE WILDFLOWER AND GRASS TRANSPLANTS TO AVOID "FROST HEAVING." TRANSPLANTING IN SPRING ALSO ALLOWS SUBSTANTIAL TIME FOR ROOT ESTABLISHMENT BEFORE THE COLD WINTER MONTHS.
   E. WHERE BARE SOIL IS A CONCERN AND WHERE THE SITE WILL REMAIN DISTURBED FOR AN EXTENDED PERIOD OF TIME, A SEASONAL COVER CROP IS RECOMMENDED.
   F. OPTIMAL TIME TO SOW NATIVE GRASS SPECIES IS IN THE FALL (SEPT. - NOV.). THIS WILL ALLOW STRATIFICATION (MOISTURE AND COLD SO SEED WILL IMBIBE WATER AND GERMINATE) REQUIREMENTS TO BE MET. MAY SPECIES OF ANNUALS AND SOME PERENNIALS DO NOT NEED LONG STRATIFICATION.
   G. BEST TO SEED BEFORE RAIN EVENT OR ENSURE SITE IS WELL IRRIGATED AFTER SEEDING (IRRIGATION GENERALLY NOT NEEDED A/F GERMINATION UNLESS RAIN EVENT HAS NOT OCCURRED W/I 2-3 WKS). WATCH SEEDLINGS TO DETERMINE IF IRRIGATION IS NEEDED. SEED SHOULD HAVE GERMINATED AFTER TWO WEEKS.
   H. BROADCAST THE SEED AT A RATE OF 1LB./1,000S.F. OR 20LBS./ACRE, CRISS-CROSSING THE AREA IN A NORTH-SOUTH DIRECTION FOLLOWED BY AN EAST-WEST DIRECTION TO DETERMINE EXTENT OF AREA TO BE SEEDED.
   I. USE ONLY REPUTABLE SEED SOURCES WITH PURE LIVE SEED, WHICH ACCOUNT FOR THE WILDFLOWERS SPECIFIED ARE TO BE NATIVE TO THE UPPER PIEDMONT REGION OF GEORGIA.
   J. LAY DOWN STRAW AFTER SEEDING. USE WHEAT STRAW ONLY SO AS TO MINIMIZE INTRODUCTION OF FOREIGN OR UNDESIRABLE SPECIES. DO NOT USE HAY AS IT CONTAINS A VARIETY OF PLANT MATTER AND SEEDS THAT CAN POTENTIALLY COMPOUND EFFORTS AT ERADICATING FOREIGN AND UNDESIRABLE SPECIES.

3. SITE MAINTENANCE:
   A. BEST TO NOT DISTURB SEEDLINGS DURING FIRST GROWING SEASON. IF MOWING IS DESIRED TO MAINTAIN "TIDY" APPEARANCE, MOW AT HEIGHT NO LOWER THAN 6-8" NOTE: HEAVY MACHINERY MAY DISTURB OR DAMAGE YOUNG SEEDLINGS. NATIVE MEADOW SEEDLINGS MAY ONLY GROW 1-2" IN THE FIRST GROWING SEASON AS MOST OF THE ENGERY IS BEING PUT INTO THE ROOT SYSTEM.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER STEPHENS P. OGLESBY
NO. 31913
LEVEL II CERTIFIED DESIGN PROFESSIONAL
STEPHENS P. OGLESBY
#31913 - EXP. 01/27/2022

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DATE: 4.4.2023

REVISIONS

DATE:	DESCRIPTION:

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361 ROBERT SMALLS PKWY (OUTPARCEL 1)
BEAUFORT, SOUTH CAROLINA
ZONING: T5-UC / RMX

LANDSCAPE DETAILS
Sheet Title

C-8.1
Sheet Number