



AGENDA

City of Beaufort

DESIGN REVIEW BOARD MEETING

Thursday, September 8, 2022, 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/83992458336?pwd=MmZQeHJQVU9JbFB0QVJuc1VsNTZlQT09>

Passcode: 645312

Meeting ID: ID: 839 9245 8336

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 August 11, 2022 Meeting

III. Applications:

**A. Pointe Grand Beaufort, PIN R122 029 000 0223 0000, 135 Burton Hill Road.
Applicant: Judson Hall (22-02 DRB.3)**

The applicant is requesting conceptual approval for a 328-unit apartment complex composed of (14) 3-story and 4-story apartment buildings, a clubhouse, fitness center, mail kiosk, and (9) 7-car garages.

IV. Discussion

V. Adjournment



Design Review Board

Meeting Minutes – August 11, 2022

CALL TO ORDER

0:00:44

A regular meeting of the Design Review Board was held in-person on Thursday, August 11, 2022 at 2:00 PM.

ATTENDEES

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

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture).

APPROVAL OF MINUTES

0:01:06

Motion: Ms. McFann made a motion to approve the July 14, 2022 minutes; seconded by Mr. Suter. The motion passed unanimously (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

0:02:58

- A. **Coastal States Bank, PIN R120 004 000 0012 0000**, 1203 Boundary Street
Applicant: Dana McClure, Warner Summers Architecture (22-06 DRB.4)

The applicant is proposing a new single-story branch bank approximately 2,800 SF with attached 2-lane drive-thru.

Motion 1 (1:40:00): Mr. Hallman made a motion to provide preliminary approval [site] to site plan option one subject to moving the rain garden north to the north end of the property, moving the parking area south so as to at least in part reduce the ADA travel distance from the handicap parking to the building. The motion would also include providing a rendering that shows the extent to which the drive-thru could be screened showing the plantings at their mature age, and removing the 18-inch live oak, and include additional staff conditions 4 and 5; seconded by Ms. McFann. Motion passed unanimously (5-0).

Motion 2 (1:48:52): Ms. McFann made a motion for final approval [architecture] subject to staff conditions with the exception of number 8 and add an additional condition that the applicant provide information and a rendering of a diverter system satisfactory to city staff and [use] Leisure Blue and smooth [fiber cement siding, trim, etc.]; seconded by Mr. Hallman. Motion passed unanimously (5-0).

5 DISCUSSION

There was no discussion.

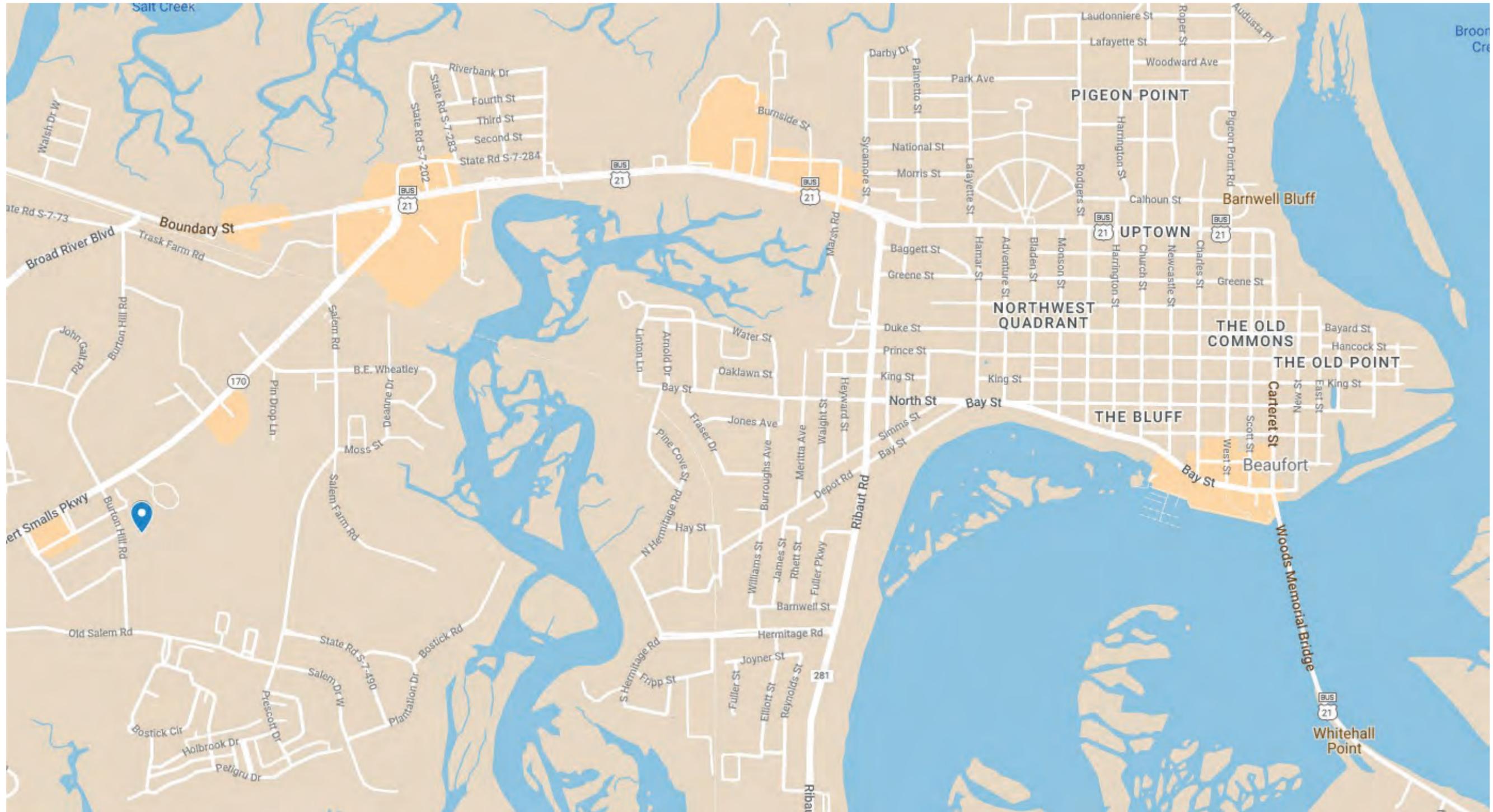
6 ADJOURNMENT

1:50:17

Ms. McFann made a motion to adjourn. Motion passed unanimously (5-0). Meeting adjourned at 3:54 PM.

CITY STAFF INTRODUCTION

Robert Smalls Parkway/
Burton Hill Road
Pointe Grand Apartments





Burton Hill Road 3 of 59





Burton Hill Road 5 of 59



Burton Hill Road 6 of 59

APPLICANT PRESENTATION

Robert Smalls Parkway
Burton Hill Road
Pointe Grand Apartments



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community and Economic 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: [X] 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: Pointe Grand Beaufort, LLC (R. Judson Hall, Agent for Owner/ Applicant)

Applicant Address: 101 S New York Ave, Suite 211, Winter Park, FL 32789

Applicant E-mail: jhall@hillpointe Applicant Phone Number: (770) 231-0220

Applicant Title: [] Homeowner [] Tenant [] Architect [] Engineer [] Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Pointe Grand Beaufort

Property Address: Vacant property east of Burton Hill Road, between Roberts Smalls Parkway & Old Salem Road.

Property Identification Number (Tax Map & Parcel Number): R122 029 000 0233 0000

Date Submitted: August 11, 2022



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community and Economic 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: Pointe Grand Beaufort
Property Size in Acres: 23.98 Proposed Building Use: Multi-family and commercial/ retail out parcels.
Building Square Footage (if multiple buildings, please list each one and their square footage by floor): **See attached narrative**
of Parking Spaces Required: 531 # of Parking Spaces Provided: 478 (via MPC variance)
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.
See attached narrative

Applicant's Signature: [Signature] (Agent for Owner) Date: Aug. 11, 2022

Owner's Signature: [Signature] Date: August 11, 2022
(Steven Campisi - Managing Partner)
(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 Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



August 11, 2022

VIA: Electronic mail in PDF Format

Design Review Board
City of Beaufort South Carolina
1911 Boundary Street
Beaufort, SC 29902

Re: Project Narrative for the Pointe Grand Beaufort Proposed Development

Dear Commission,

Hillpointe, LLC, based in Winter Park, Florida and Athens, Georgia, proposes to develop a mixed-use project on a 23.98-Acre tract zoned T5-UC, RMX. The property is located on the east side of Burton Hill Road, between Roberts Smalls Parkway and Old Salem Road. The mixture of uses proposed for the project include 328 multi-family apartment units on 17.45-Acres, a 1.40-Acre commercial outparcel, two additional commercial out-parcels on 1.00-Acres that are envisioned as “Street Side Retail” type business uses and 4.13-Acres of future public rights-of-way. For this project, the apartment units will be constructed and managed by Hillpointe, while all three commercial out-parcel uses would be developed “*by others*”. As the project progresses, Hillpointe proposes to establish specific requirements for the “*future development*” based upon the purview of those structures by this Board.

The objective of all Pointe Grand apartment projects is to create a “*best-in-class*” multifamily rental community that provides high-end design features in our competitive, price-point driven market. This is primarily accomplished due to Hillpointe’s fully integrated platform that includes performing construction, material sourcing, asset management and capital investment recruitment as in-house functions. This vertically integrated nature is the result of the evolution of the business experiences of Hillpointe’s principals, Kelly Mahoney and Steven Campisi, who over the last two decades have developed and/ or constructed more than 4,000 housing units in the multi-family housing sector.

The Pointe Grand apartment product for this specific property is proposed as a mixture of 3 and 4-story apartment buildings. The 3-story buildings will contain either 12 or 24, 2-bedroom units per building while 4-story buildings will contain either 16 or 32, 2-bedroom units per building. Each unit All units include private patios or decks and design features that include an open layout concept, dual master bedrooms, large closets, kitchen island bars, quartz countertops, stainless steel fixtures and appliances, washer and dryer hookups, digital locks, and high-quality synthetic wood flooring. The community will include a clubhouse and management office, a fitness center, a swimming pool, garages, high speed wi-fi connectivity and parking facilities that meet the requirements of the Beaufort Code.

Hillpointe will not construct any of the commercial properties shown on the concept plan and will only construct the multi-family buildings and associated clubhouse, fitness center, mail kiosk and garages. A building area summary is provided for the multi-family portion of the development as *Attachment ‘A’* to this narrative.

The site can be described as typical of other coastal properties in the Beaufort area with existing vegetation also typical of coastal Carolina. The intensity of the development will require large portions of the property to be cleared for development but wherever existing vegetation can be saved, efforts to do so will be implemented into the final engineering design of the property.

The overall design vision for the project is to create an urbanistic feel in the development by placing proposed architecture in close proximity to both the existing roadways and proposed rights-of-way required by the Code. As can be seen on the site plan, the multiple access points into the development from Burton Hill Road are proposed as a “Avenue” styled public roadways with parallel parking along those streets. The parking is anticipated to be for both resident parking and direct access to the future street side retail envisioned for the. Road ‘A’ has been designed for a future connection to a project known as Hanover Park from a terminal roundabout so that the future development has the most flexible connection options possible. This feature will also act as a traffic calming device to help slow traffic on the roadway. Road ‘A’ is proposed as 14-foot travel lanes due to the proposed shared bicycle use capacity for this roadway in the development. Road’s “B” and ‘C’ are proposed as narrower road sections being that they will primarily function as parking access for the future multi-family tenants. All roads propose to be constructed with the landscape and sidewalk configuration of an “Avenue” roadway as found in Appendix C of the Beaufort Code. The street network has been developed to resemble as closely as possible the Sector 4 Street Network Diagram found in Appendix C of the Code. No parking is proposed along these access drives as required by 2.5.1.A.

Finally, understanding that the future street-side retail will be developed later, Hillpointe proposes to utilize privacy fencing and landscaping to screen the internal parking areas from the town-center boulevard main entrance road. All parking will be developed so that only the future street retail buildings would require construction with some anticipation that the sidewalks developed with this plan may need to be altered for the future retail uses.

We hope that this correspondence succinctly describes the vision Hillpointe, LLC has for this property and hope that the Commission finds this proposal to be the type of vision that will assist to positively enhance this area of Beaufort. If, during your review, you find you have any questions that we may not have answered in this presentation, please feel free to reach me at any time via email at jhall@hillpointe.com or on my mobile phone, (770) 231-0220. We look forward to working with the Commission on our proposed project.

Sincerely,



R. Judson Hall, PE, RLA
Engineering and Development Coordinator
Hillpointe, LLC.



Multi-family Building Area Summary

Building	Elevation Type	Unit counts	Story	Square Footage per floor				
				1st	2nd	3rd	4th	Total
1000	4A	32	4	9247	9247	9247	9247	36,988
2000	4B	16	4	4595	4595	4595	4595	18,380
3000	3B	24	3	9247	9247	9247		27,741
4000	3A	24	3	9247	9247	9247	-	27,741
5000	4A	32	4	9247	9247	9247	9247	36,988
6000	3B	24	3	9247	9247	9247	-	27,741
7000	3A	12	3	4595	4595	4595	-	13,785
8000	3B	24	3	9247	9247	9247		27,741
9000	4B	32	4	9247	9247	9247	9247	36,988
10000	3A	21	3	9247	9247	9247		27,741
11000	4B	32	4	9247	9247	9247	9247	36,988
12000	4A	16	4	4595	4595	4595	4595	18,380
13000	3B	24	3	9247	9247	9247	-	27,741
14000	3A	24	3	9247	9247	9247	-	27,741
Fitness	-	-	1	1824	-	-	-	1,824
Clubhouse/ Office	-	-	1	3036	-	-	-	3,036
Garages (Each)	-	-	1	700	-	-	-	700

Total: 398,244





CITY OF BEAUFORT
Community Development Department

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

WILLIAM PROKOP
City Manager

RICCARDO GIANI
Interim Community
Development Director

August 3, 2022

Burton Properties
P.O. Box 1063
Beaufort, SC 29901

RE: Application to Metropolitan Planning Commission – Sketch Plan Approval for Pointe Grand, identified by Parcel Number R122 029 000 0233 0000.

To whom it may concern,

This letter is regarding the application for sketch plan approval for the proposed 328-unit apartment complex for the subject property. This application was approved by the Metropolitan Planning Commission at their regular meeting on July 18, 2022. The next step in the development review process is the submittal to the Design Review Board for approval. This application was approved by the MPC with the following conditions:

- The approved sketch plan be overlaid on top of the submitted tree survey prior to the review by the Design Review Board.
- Inclusion of a traffic markings designating a bicycle shared R.O.W on Road "A"
- Textured pedestrian crossings of a different pavement material at the intersections

Please retain a copy of this letter for your records. A copy of this determination will be kept within the Community Development Department records pertaining this application. If you have any questions regarding the contents of this letter, please feel free to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Riccardo Giani".

Riccardo Giani
Interim Community Development Director



CITY OF BEAUFORT
Community Development Department

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

WILLIAM PROKOP
City Manager

RICCARDO GIANI
Interim Community
Development Director

August 3, 2022

Burton Properties
P.O. Box 1063
Beaufort, SC 29901

RE: Administrative Adjustment for on-site parking requirements for Pointe Grand, identified by Parcel Number R122 029 000 0233 0000.

To whom it may concern,

This letter is regarding an administrative adjustment regarding the required on-site parking requirements for the subject property. The original parking requirements for this type of development would require 531 parking spaces. This accounts for the 328-unit multi-family element, 25,200 sq. ft of retail spaces proposed, with a slight reduction to account for shared parking, as regulated by Section 5.7 of the Beaufort Code.

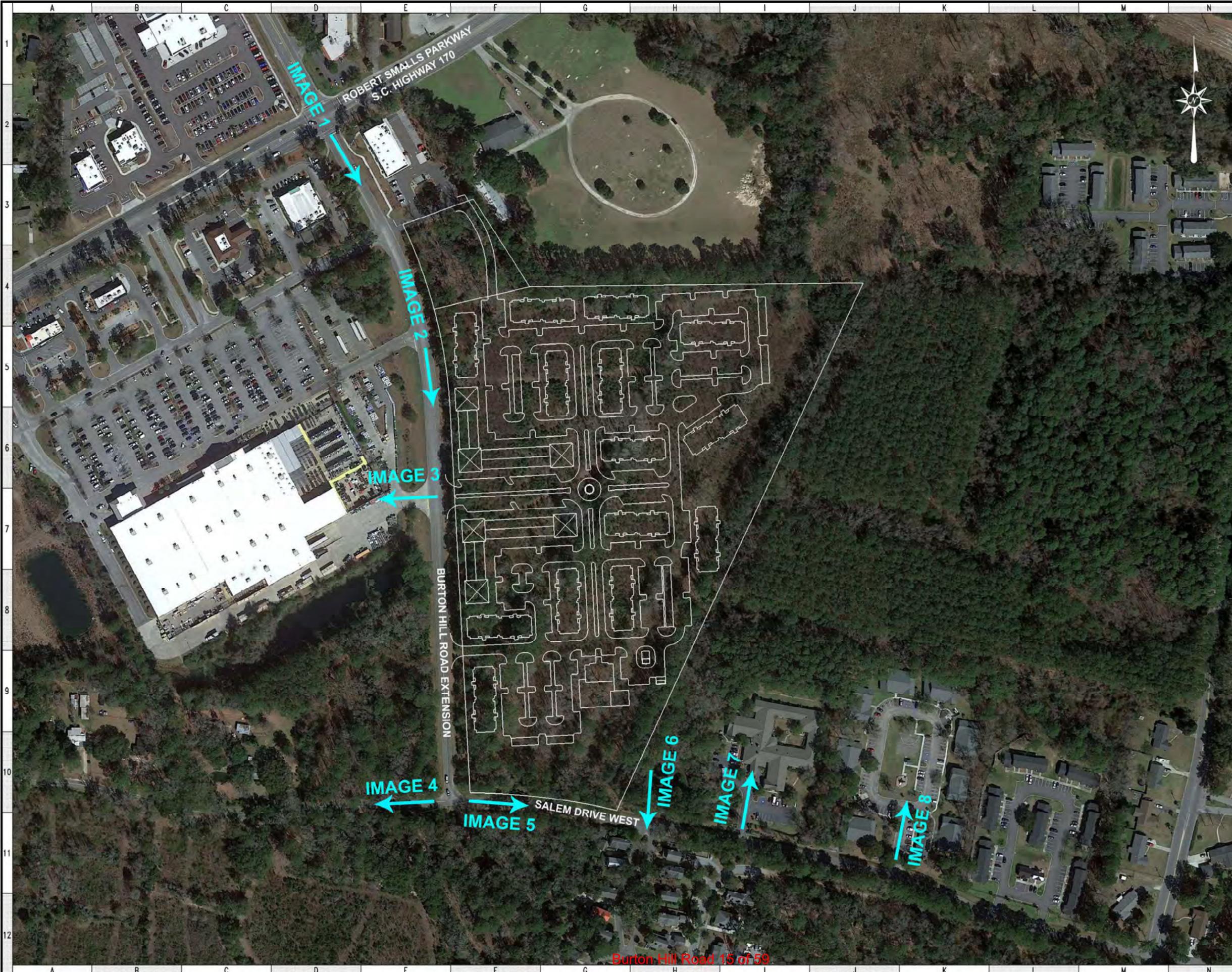
An administrative adjustment of 10% is hereby granted to the applicant to reduce the parking requirements to 478 on-site parking spaces. The rationale for this adjustment is to provide more green space, a 2.08 acre tree protection zone, shorter block lengths, and establish a more coherent grid within the development.

Please retain a copy of this letter for your records. A copy of this determination will be kept within the Community Development Department records pertaining this application. If you have any questions regarding the contents of this letter, please feel free to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "Riccardo Giani".

Riccardo Giani
Interim Community Development Director



TERRITORY
 Development Consultants
 340 Dalloway Street, Suite 104, Cumming, Georgia 30040
 Phone: (770) 934-8804 - Fax: (770) 884-8039
 Email: jhall@territory.com

OWNER/DEVELOPER:
HILLPOINTE
 Corporate Office:
 1031 W. Morse Boulevard, Suite 240
 Winter Park, FL 32789
 PH: (407) 752-9004
 Operations Office:
 8830 Macon Highway
 Building 300
 Athens, GA 30606
 PH: (678) 466-9730
 Information: www.hillpointe.com

24-HOUR CONTACT:
JUD HALL
 P: (770) 231-0220
 Email: jhall@hillpointe.com

PROJECT:
**POINTE GRAND
 BEAUFORT**

SHEET TITLE:
**AERIAL OVERLAY
 &
 PHOTO INDEX**

DRAWING DATE: 2/8/2022

DRAWING SCALES:
 HORIZONTAL: N/A

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET

TERRATORY

Development Consultants

340 Dalloway Street, Suite 106, Cumming, Georgia 30040
 Phone: (770) 934-8804 - Fax: (770) 884-8039
 Email: jhall@territory.com

OWNER/DEVELOPER:



Corporate Office:

1031 W. Morse Boulevard, Suite 240
 Winter Park, FL 32789
 PH: (407) 752-9004

Operations Office:

8830 Macon Highway
 Building 300
 Athens, GA 30606
 PH: (678) 466-9730

Information: www.hillpointe.com

24-HOUR CONTACT:

JUD HALL
 P: (770) 231-0220
 Email: jhall@hillpointe.com

PROJECT:

**POINTE GRAND
 BEAUFORT**

SHEET TITLE:

SITE PHOTOS

DRAWING DATE: 2/8/2022

DRAWING SCALES:

HORIZONTAL: N/A



SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET



IMAGE 1



IMAGE 2

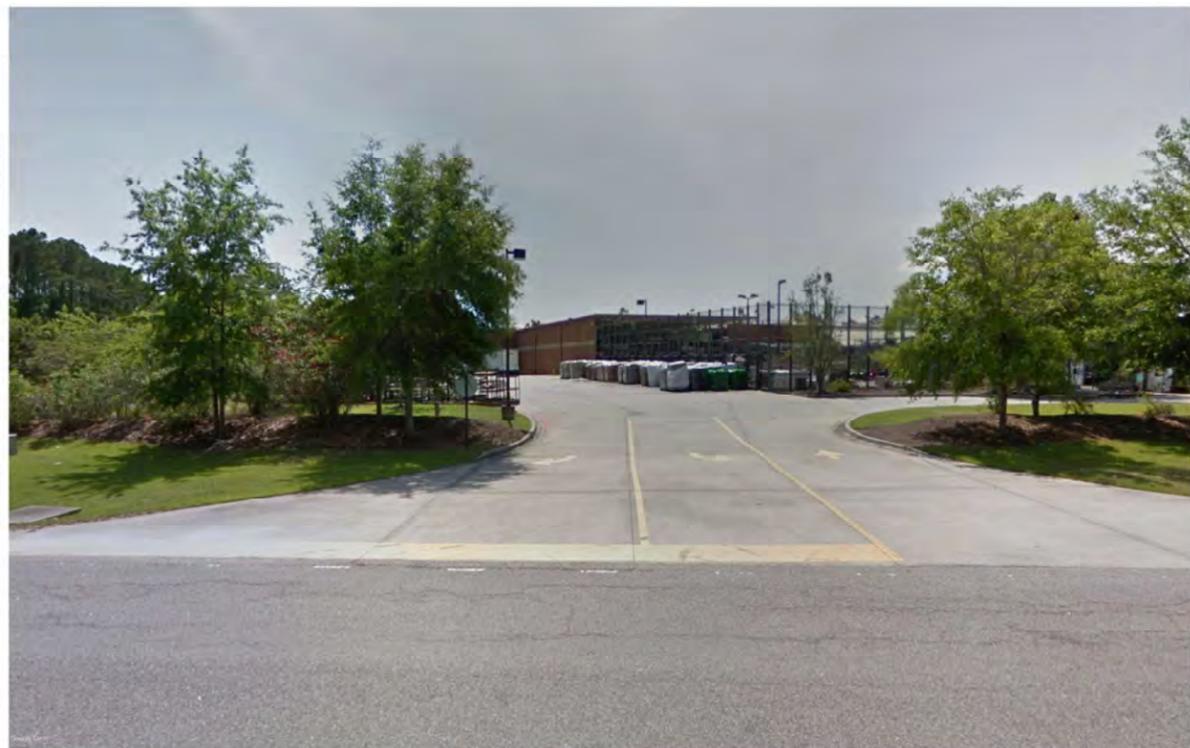


IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8

TERRATORY
 Development Consultants
 320 Dullinger Street, Suite 105, Cumming, Georgia 30040
 Phone: (770) 934-8804 - Fax: (770) 884-8039
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PROJECT:
**POINTE GRAND
 BEAUFORT**

SHEET TITLE:
SITE PHOTOS

DRAWING DATE: 2/8/2022

DRAWING SCALES:
 HORIZONTAL: N/A



SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET

DATUMS
 HORIZONTAL: GRID NORTH, NAD 83, SOUTH CAROLINA
 (NORTH AMERICAN DATUM OF 1983) (2011)
 GEOD: INTERNATIONAL FOOT, BEAUFORT COUNTY, SOUTH CAROLINA
 GEOD12B CONUS

ZONING

THE SUBJECT PROPERTY IS ZONED B2 PER CITY OF CLEARWATER INTERACTIVE GIS.

THE SETBACKS FOR ZONE "B2" BUSINESS COMMUNITY ARE:

FRONT: 0 FEET
 SIDE: 0 FEET
 REAR: 0 FEET
 HEIGHT: 0 FEET

ABBREVIATIONS

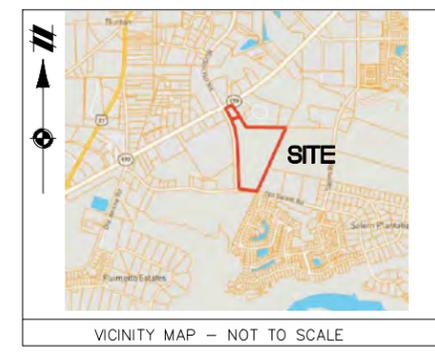
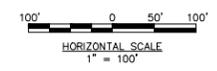
- A.K.A. ALSO KNOWN AS
- BC BACK OF CURB
- CB CATCH BASIN
- CMF CONCRETE MONUMENT FOUND
- DI DRAINAGE INLET
- ELEC ELECTRICAL
- EP EDGE OF PAVEMENT
- EX EXISTING
- FFE FINISHED FLOOR ELEVATION
- INV. INVERT
- IPS IRON PIN SET
- JB JUNCTION BOX
- N/F NOW OR FORMERLY
- MH MANHOLE
- RBF REBAR FOUND
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SAN SANITARY

LEGEND

	FOUND IRON ROD
	FOUND IRON PIPE
	BENCHMARK
	SIGN
	MAILBOX
	BOLLARD
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING FENCE
	GRAVEL ROAD EDGE
	ASPHALT AND CONCRETE EDGE
	EXISTING SPOT ELEV.
	EXISTING GROUND CONTOUR
	EDGE OF WATER
	WETLAND DELINEATION
	LIMITS OF VEGETATION
	EXISTING TREE-DECIDUOUS
	EXISTING TREE-CONIFEROUS
	BUILDING STRUCTURE
	LIGHT POLE
	UTILITY POLE
	GUY ANCHOR WITH WIRE
	ELEC. OVERHEAD
	ELECTRIC METER
	TELEPHONE PEDESTAL
	UNDERGROUND ELECTRIC
	UNDERGROUND TELECOM
	GAS METER
	GAS VALVE
	UNDERGROUND GAS
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SANITARY CLEAN OUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	STORM SEWER LINE
	EXISTING CULVERT
	STORM WATER MANHOLE
	TITLE EXCEPTION MARKER

SURVEY REFERENCES:

- "PLAT SHOWING PARCELS "A" & "B", R122 029 000 0233 0000, PREPARED FOR FLORA TRASK PROPERTY, CITY OF BEAUFORT", PREPARED BY GASQUE & ASSOCIATES INC., RECORDED IN PLAT BOOK 147, PAGE 4, BEAUFORT COUNTY RECORDS.
- "SUBDIVISION/COMBINATION SURVEY PREPARED FOR SALEM FARMS OF BEAUFORT, LLC" 26.575 ACRES. DATED: 10-07-19, LAST REVISED 01/17/20. RECORDED IN PLAT BOOK 153, PAGE 101, AFORESAID RECORDS.
- BEAUFORT COUNTY TAX RECORDS.
- ALL OTHER REFERENCES ARE AS SHOWN HEREON.



811
 Know what's below.
 Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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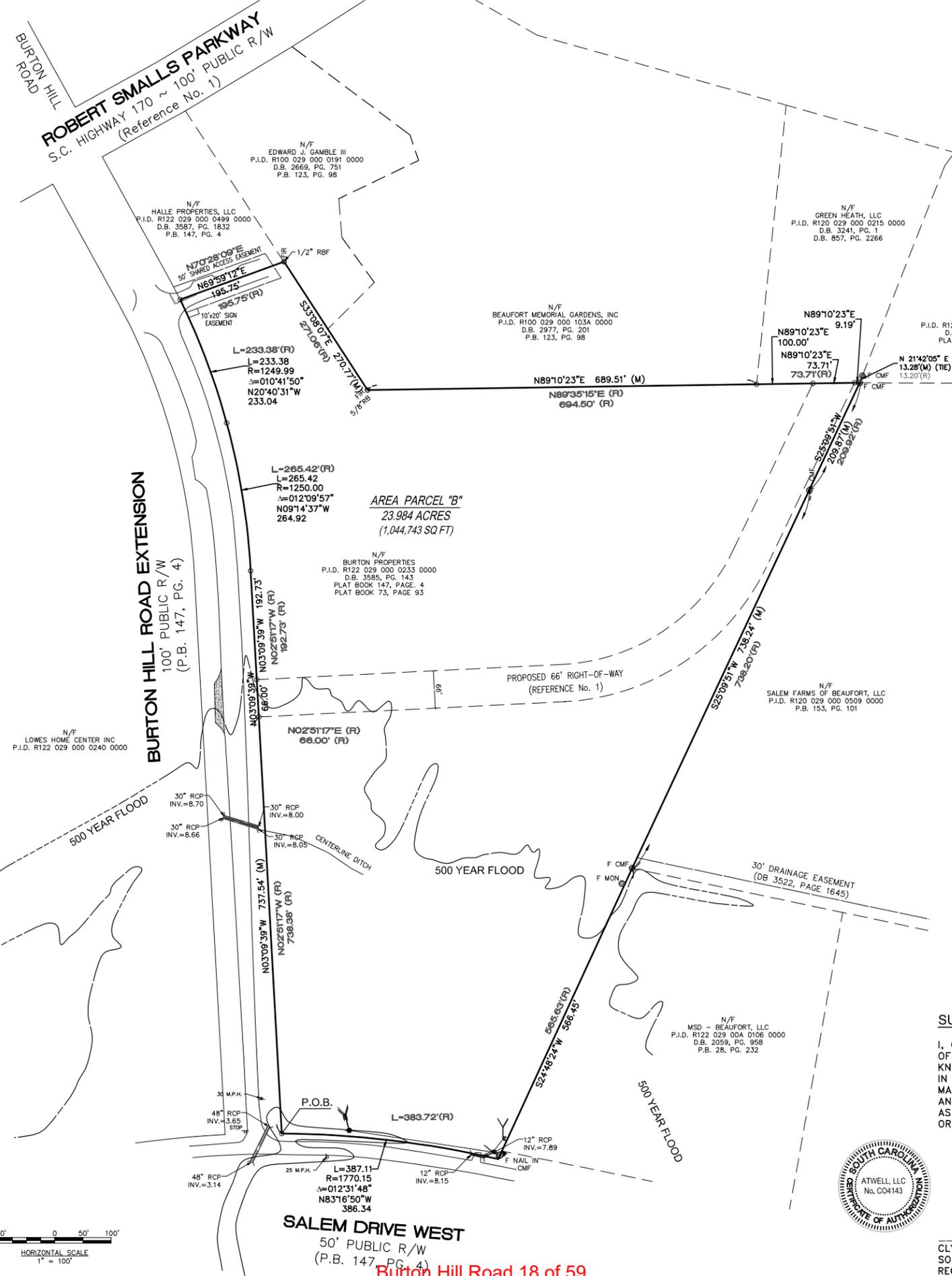
ATWELL
 844.440.4500 www.atwell-pro.com
 1800 PARKWAY PLACE, SUITE 700
 MARIETTA, GA 30067-4307

LOCATED IN
 CITY OF BEAUFORT
 BEAUFORT COUNTY
 SOUTH CAROLINA

CLIENT
 HILLPOINTE, LLC
 BOUNDARY AND TREE SURVEY
 BURTON HILL ROAD SITE
 BEAUFORT
 SOUTH CAROLINA

DATE FEBRUARY 08, 2022

DR.	DLB	CH.	CRE
P.M. K. KOZLOWICZ			
BOOK --			
JOB 21002122			
SHEET NO.			
1 OF 4			



FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR BEAUFORT COUNTY, SOUTH CAROLINA, (COMMUNITY-PANEL NUMBER 450130162G, DATED MARCH 22, 2021), PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN ZONE X, DEFINED AS OTHER FLOOD AREAS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEY NOTES:

- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON SOUTH CAROLINA - NAD 83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON MAY 20, 2021 USING THE SOUTH CAROLINA VRS RTK NETWORK. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN INTERNATIONAL FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 9,176 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 595,996 FEET.
- EQUIPMENT USED FOR MEASUREMENT:
 ANGLAR: TRIMBLE S8 ROBOTIC TOTAL STATION
 LINEAR: TRIMBLE S8 ROBOTIC TOTAL STATION
 GPS: TRIMBLE R10 GPS RECEIVER
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MAPS AND/OR FIELD LOCATED MARKINGS PROVIDED BY THE UTILITY COMPANIES SERVICING THAT UTILITY AND ARE APPROXIMATE ONLY. THE PROPERTY SHOWN HEREON MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.
- ATWELL, LLC. DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
- AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, CHANGES OF RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION AND OR REPAIRS.

SURVEYOR'S CERTIFICATION

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



February 8, 2022

CLYDE R. ELDRIDGE, PLS DATE
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 27734

Burton Hill Road 18 of 59

SEE SHEET 2 OF 4



Know what's below.

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

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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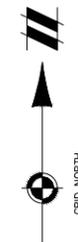
N/F
SALEM FARMS OF BEAUFORT, L
P.I.D. R120 029 000 0509 001
P.B. 153, PG. 101

ATWELL
800.440.4400 www.atwell-pro.com
1800 PARKWAY PLACE, SUITE 700
MABLETTA, GA
770.463.0867

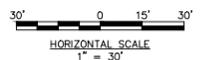
LOCATED IN
CITY OF BEAUFORT
BEAUFORT COUNTY
SOUTH CAROLINA

CLIENT
HILLPOINTE, LLC
BOUNDARY AND TREE SURVEY
BURTON HILL ROAD SITE
BEAUFORT
SOUTH CAROLINA

DATE	FEBRUARY 08, 2022		
REVISIONS			
DWG.	DLB	CH.	CRE
CODE			
JOB	21002122		
SHEET NO.	3 OF 4		

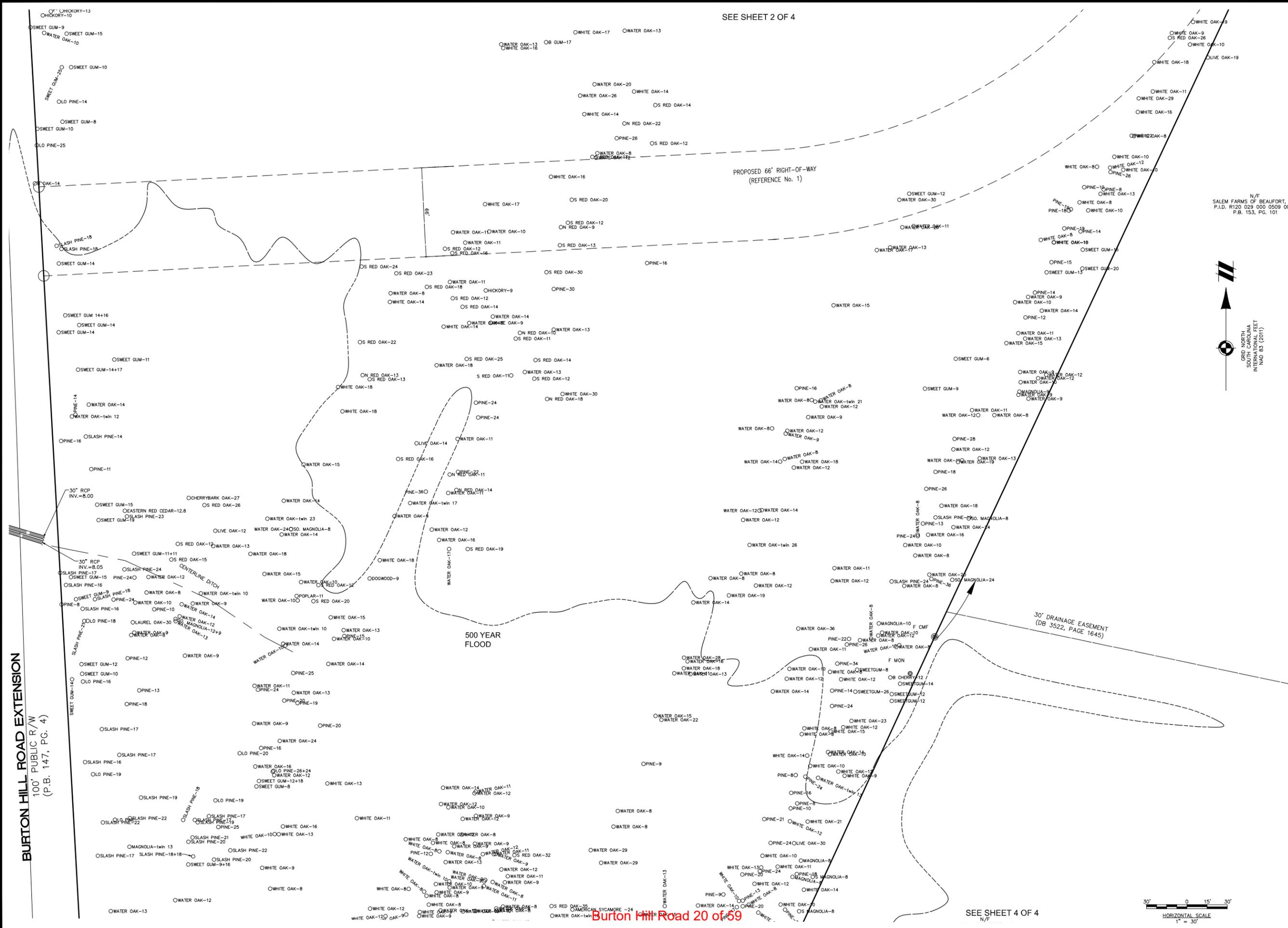


GRID NORTH
SOUTH CAROLINA
INTERNATIONAL FEET
NAD 83 (2011)



SEE SHEET 4 OF 4

Burton Hill Road 20 of 59



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

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ATWELL
866.890.4800
www.atwell-pro.com
1800 PARKWAY PLACE, SUITE 700
MARETTA, GA 30057
770.423.6607

LOCATED IN
CITY OF BEAUFORT
BEAUFORT COUNTY
SOUTH CAROLINA

CLIENT
HILLPOINTE, LLC
BOUNDARY AND TREE SURVEY
BURTON HILL ROAD SITE
BEAUFORT
SOUTH CAROLINA

DATE
FEBRUARY 08, 2022

REVISIONS

DWG. DLB	CH. CRE
P.M. K. KOZLOWICZ	
CODE	--
JOB	21002122
SHEET NO.	4 OF 4

GRID NORTH
FLORIDA WEST ZONE
(NAD 1983)

SEE SHEET 3 OF 4

BURTON HILL ROAD EXTENSION
100' PUBLIC R/W
(P.B. 147, PG. 4)

N03°09'39"W 737.54' (M)
SWEET GUM-140

N02°56'17"W (R)
OAK-388 (R)

30 M.P.H.

48" RCP
INV.=3.65

G-901

L=387.11
R=1770.15
Δ=012°31'48"
N83°16'50"W
386.34

SALEM DRIVE WEST
50' PUBLIC R/W
(P.B. 147, PG. 4)

12" RCP
INV.=8.15

30' 0 15' 30'
HORIZONTAL SCALE

Burton Hill Road 2' of 59

ABBREVIATIONS

- | | |
|--------|--------------------------|
| A.K.A. | ALSO KNOWN AS |
| BC | BACK OF CURB |
| CB | CATCH BASIN |
| CMF | CONCRETE MONUMENT FOUND |
| DI | DRAINAGE INLET |
| ELEC | ELECTRICAL |
| EP | EDGE OF PAVEMENT |
| EX | EXISTING |
| FFE | FINISHED FLOOR ELEVATION |
| INV. | INVERT |
| IPS | IRON PIN SET |
| JB | JUNCTION BOX |
| N/F | NOW OR FORMERLY |
| MH | MANHOLE |
| RBF | REBAR FOUND |
| R/W | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| SAN | SANITARY |

LEGEND

- | | | |
|-----------|-----|---------------------------|
| ● | FIR | FOUND IRON ROD |
| ○ | FIP | FOUND IRON PIPE |
| ⊕ | | BENCHMARK |
| ⊙ | | SIGN |
| Ⓜ | | MAILBOX |
| Ⓢ | | BOLLARD |
| --- | | BOUNDARY LINE |
| - - - - | | ADJACENT BOUNDARY LINE |
| - X - X - | | EXISTING FENCE |
| - - - - | | GRAVEL ROAD EDGE |
| - - - - | | ASPHALT AND CONCRETE EDGE |
| x11.20 | | EXISTING SPOT ELEV. |
| - - - - | | EXISTING GROUND CONTOUR |
| - - - - | | EDGE OF WATER |
| - - - - | | WETLAND DELINEATION |
| - - - - | | LIMITS OF VEGETATION |
| ⊙ | | EXISTING TREE--DECIDUOUS |
| ⊙ | | EXISTING TREE--CONIFEROUS |
| ⊙ | | BUILDING STRUCTURE |
| ⊙ | | LIGHT POLE |
| ⊙ | | UTILITY POLE |
| ⊙ | | GUY ANCHOR WITH WIRE |
| ⊙ | | ELEC. OVERHEAD |
| ⊙ | | ELECTRIC METER |
| ⊙ | | TELEPHONE PEDESTAL |
| ⊙ | | UNDERGROUND ELECTRIC |
| ⊙ | | UNDERGROUND TELECOM |
| ⊙ | | GAS METER |
| ⊙ | | GAS VALVE |
| ⊙ | | UNDERGROUND GAS |
| ⊙ | | WATER METER |
| ⊙ | | WATER VALVE |
| ⊙ | | FIRE HYDRANT |
| ⊙ | | SANITARY CLEAN OUT |
| ⊙ | | SANITARY SEWER MANHOLE |
| ⊙ | | SANITARY SEWER LINE |
| ⊙ | | STORM SEWER LINE |
| ⊙ | | EXISTING CULVERT |
| ⊙ | | STORM WATER MANHOLE |
| ⊙ | | TITLE EXCEPTION MARKER |

ZONING

THE SUBJECT PROPERTY IS ZONED B2 PER CITY OF CLEARWATER INTERACTIVE GIS.

THE SETBACKS FOR ZONE "B2" BUSINESS COMMUNITY ARE:

FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET
HEIGHT: 0 FEET

TREE SURVEY

TREE LEGEND

ABBREVIATION	TYPE
AS	AMERICAN SYCAMORE
B CHERRY	BLACK CHERRY
B GUM	BLACK GUM
B OAK	BLACK OAK
CEDAR	CEDAR PINE
LO PINE	LOBLOLLY PINE
M HICKORY	MOCKERNUT HICKORY
N RED OAK	NORTHERN RED OAK
SO MAG	SOUTHERN MAGNOLIA
S MAGNOLIA	SOUTHERN MAGNOLIA
S RED OAK	SOUTHERN RED OAK

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OWNER/DEVELOPER:



Corporate Office:
 1031 W. Morse Boulevard, Suite 240
 Winter Park, FL 32789
 PH: (407) 752-9004

Operations Office:
 8930 Macon Highway
 Building 300
 Athens, GA 30606
 PH: (678) 466-9730

Information: www.hillpointe.com

24-HOUR CONTACT:
Marcus Wiedower
 P: (706) 254-3251
 Email: mwiedower@hillpointe.com

PROJECT:
**POINTE GRAND
 BEAUFORT**

SHEET TITLE:
**328-UNIT
 CONCEPT
 PLAN**

DRAWING DATE: MARCH 7, 2022

DRAWING SCALES:
 HORIZONTAL: 1" = 60'

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE PER STAFF DRG COMMENTS	3.2.22
2	REVISE TO MAKE BLDG'S 1000, 2000, 3000, 9000, 10000 & 11000 4-STORIES	3.2.22
3	ADD BLDG. LABELS (TYPES PER CITY REQUEST); UPDATE BLDG COVERAGE AND IMP. SUMMARY TO REMOVE STREET SIDE RETAIL FROM INCLUSION	4.21.22
4	CHANGE BLDG. 7000 TO 4-STORY; 'TYPE A' UNIT	5.5.21
5	REV. FOLLOWING CONVERSATION WITH BEAUFORT DIRECTOR OF DEVELOPMENT ON 5.14.22	5.19.22
6	PLAN DETAILING PER REVISION #5 ABOVE.	6.30.22
7	PLAN DETAILING PER STAFF DRG COMMENTS.	8.10.22

SHEET

SITE NOTES:

TRACT AREA:	23.98-ACRES (1,044,743.30-SF)
OUTPARCEL:	1.40-ACRES (61,173.00-SF)
STREET SIDE RETAIL:	1.00-ACRES (43,924.00-SF)
FUTURE R/W:	0.08-ACRES (3,766.74-SF)
PROPOSED R/W:	4.05-ACRES (176,969.12-SF)
NET AREA:	17.45-ACRES (760,220.44-SF)

EXISTING ZONING: T5-UC, RMX
 PROPOSED MULTI-FAMILY UNITS: 328-UNITS (ALL 2-BEDROOM, 3 & 4-STORIES)
 PROPOSED DENSITY: 18.79-UPA
 MAXIMUM BUILDING HEIGHT (PROPOSED): 60'
 PROPOSED BUILDING COVERAGE:

APARTMENTS:	114,781-SF
GARAGES:	13,200-SF
CLUBHOUSE/LEASING OFFICE:	4,075-SF
FITNESS CENTER:	1,825-SF
MAIL KIOSK:	540-SF
DUMPSTER AREA:	500-SF
TOTAL:	135,021.0-SF (3.1-ACRES, 17.7% OF DEVELOPED AREA)

PARKING REQUIREMENTS

MULTI-FAMILY REQUIREMENT:
 - 1.75 SPACES/UNIT
 - 328 UNITS x 1.75 = 574-SPACES

STREET SIDE RETAIL REQUIREMENT:
 1 SPACE / 400-SF
 - 25,200-SF / 400-SF = 63-SPACES

SHARED PARKING ALLOWANCE (SECTION 5.7.6):
 - (574 + 63) / 1.2 = 531 SPACES REQUIRED

10% ADMINISTRATIVE VARIANCE FOR REDUCED PARKING:
 - 531 SPACES REQUIRED x .90 = 478 SPACES REQUIRED

APARTMENT PARKING SUMMARY

PARKING PROPOSED:	338 SPACES
STANDARD SPACES:	243 SPACES
ACCESSIBLE SPACES:	32 SPACES
GARAGES:	63 SPACES

CLUBHOUSE, FITNESS CENTER & POOL PARKING SUMMARY

PARKING PROPOSED:	29 SPACES
STANDARD SPACES:	27 SPACES
ACCESSIBLE SPACES:	2 SPACES

STREET SIDE PARALLEL PARKING SUMMARY

PARKING PROPOSED:	119 SPACES
-------------------	------------

TOTAL PARKING SUMMARY

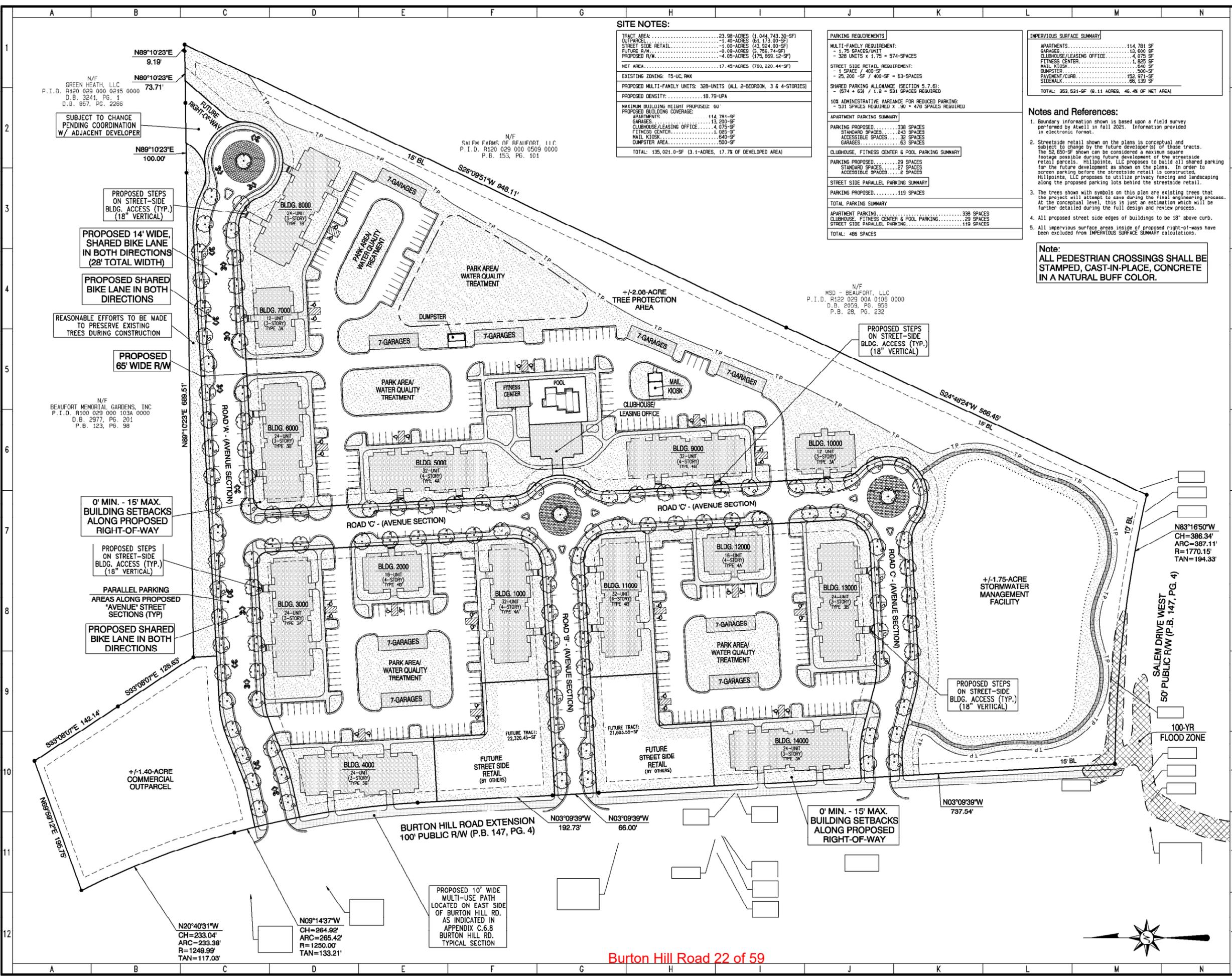
APARTMENT PARKING:	338 SPACES
CLUBHOUSE, FITNESS CENTER & POOL PARKING:	29 SPACES
STREET SIDE PARALLEL PARKING:	119 SPACES
TOTAL:	486 SPACES

IMPERVIOUS SURFACE SUMMARY

APARTMENTS:	114,781 SF
GARAGES:	13,200 SF
CLUBHOUSE/LEASING OFFICE:	4,075 SF
FITNESS CENTER:	1,825 SF
MAIL KIOSK:	540 SF
DUMPSTER:	500 SF
PAVEMENT/CURB:	152,971 SF
SIDEWALK:	86,139 SF
TOTAL:	363,531-SF (8.11 ACRES, 46.4% OF NET AREA)

- Notes and References:**
- Boundary information shown is based upon a field survey performed by Atwell in fall 2021. Information provided in electronic format.
 - Streetside retail shown on the plans is conceptual and subject to change by the future developer(s) of those tracts. The 52,650-SF shown can be considered a maximum square footage possible during future development of the streetside retail parcels. Hillpointe, LLC proposes to build all shared parking for the future development as shown on the plans. In order to screen parking before the streetside retail is constructed, Hillpointe, LLC proposes to utilize privacy fencing and landscaping along the proposed parking lots behind the streetside retail.
 - The trees shown with symbols on this plan are existing trees that the project will attempt to save during the final engineering process. At the conceptual level, this is just an estimation which will be further detailed during the full design and review process.
 - All proposed street side edges of buildings to be 18" above curb.
 - All impervious surface areas inside of proposed right-of-ways have been excluded from IMPERVIOUS SURFACE SUMMARY calculations.

Note:
 ALL PEDESTRIAN CROSSINGS SHALL BE STAMPED, CAST-IN-PLACE, CONCRETE IN A NATURAL BUFF COLOR.



N89°10'23"E
 9.19'
 N89°10'23"E
 73.71'
 N89°10'23"E
 100.00'

SUBJECT TO CHANGE PENDING COORDINATION W/ ADJACENT DEVELOPER

PROPOSED STEPS ON STREET-SIDE BLDG. ACCESS (TYP.) (18" VERTICAL)

PROPOSED 14' WIDE SHARED BIKE LANE IN BOTH DIRECTIONS (28' TOTAL WIDTH)

PROPOSED SHARED BIKE LANE IN BOTH DIRECTIONS

REASONABLE EFFORTS TO BE MADE TO PRESERVE EXISTING TREES DURING CONSTRUCTION

PROPOSED 65' WIDE R/W

N/F
 BEAUFORT MEMORIAL GARDENS, INC
 P.I.D. R100 029 000 103A 0000
 D.B. 2977, PG. 201
 P.B. 123, PG. 98

0' MIN. - 15' MAX. BUILDING SETBACKS ALONG PROPOSED RIGHT-OF-WAY

PROPOSED STEPS ON STREET-SIDE BLDG. ACCESS (TYP.) (18" VERTICAL)

PARALLEL PARKING AREAS ALONG PROPOSED 'AVENUE' STREET SECTIONS (TYP)

PROPOSED SHARED BIKE LANE IN BOTH DIRECTIONS

N89°10'23"E 689.51'
 ROAD A - (AVENUE SECTION)

N83°08'07"E 142.14'
 S83°08'07"E 128.83'

+/-1.40-ACRE COMMERCIAL OUTPARCEL

N20°40'31"W
 CH=233.04'
 ARC=233.38'
 R=1249.99'
 TAN=117.03'

N09°14'37"W
 CH=284.92'
 ARC=265.42'
 R=1250.00'
 TAN=133.21'

PROPOSED 10' WIDE MULTI-USE PATH LOCATED ON EAST SIDE OF BURTON HILL RD. AS INDICATED IN APPENDIX C.6.8 BURTON HILL RD. TYPICAL SECTION

N03°09'39"W 192.73'
 N03°09'39"W 66.00'

N/F
 SAI FM FARMS OF BEAUFORT, LLC
 P.I.D. R120 029 000 0509 0000
 P.B. 153, PG. 101

N/F
 MSD - BEAUFORT, LLC
 P.I.D. R122 029 00A 0106 0000
 D.B. 2828, PG. 97.9
 P.B. 28, PG. 232

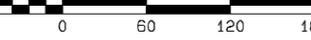
ROAD C' - (AVENUE SECTION)

ROAD B' - (AVENUE SECTION)

ROAD C' - (AVENUE SECTION)

Burton Hill Road 22 of 59





SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE PER STAFF DRG COMMENTS	3.2.22
2	REVISE TO MAKE BLDG'S 1000, 2000, 3000, 5000, 10000 & 11000 4-STORIES	3.2.22
3	ADD BLDG. LABELS TYPES PER CITY REQUEST; UPDATE BLDG COVERAGE AND IMP. SUMMARY TO REMOVE STREET SIDE RETAIL FROM INCLUSION	4.21.22
4	CHANGE BLDG. 7000 TO 4-STORY, 'TYPE A' UNIT	5.5.21
5	REV. FOLLOWING CONVERSATION WITH BEAUFORT DIRECTOR OF DEVELOPMENT ON 5.14.22	5.19.22
6	PLAN DETAILING PER REVISION #5 ABOVE.	6.30.22
7	PLAN DETAILING PER STAFF DRG COMMENTS.	8.10.22

NOTE: LANDMARK TREES SHOWN IN RED.



N/F GREEN HEATH, LLC
 P.I.D. R120 029 000 0215 0000
 D.B. 5241, PG. 1
 D.B. 857, PG. 2260

N/F SALCM FARMS OF DECAUFORT, LLC
 P.I.D. R120 029 000 0509 0000
 P.B. 153, PG. 101

N/F MSD - BEAUFORT, LLC
 P.I.D. R122 029 00A 0106 0000
 D.B. 2059, PG. 358
 P.B. 28, PG. 232

N/F BEAUFORT MEMORIAL GARHENS, INC
 P.I.D. R100 029 000 103A 0000
 D.B. 2477, PG. 201
 P.B. 123, PG. 38

N83°16'50"W
 CH=386.34'
 ARC=387.11'
 R=1770.15'
 TAN=194.33'

N20°40'31"W
 CH=233.04'
 ARC=233.38'
 R=1249.99'
 TAN=117.03'

N09°14'37"W
 CH=264.92'
 ARC=265.42'
 R=1250.00'
 TAN=133.21'

PROPOSED 10' WIDE
 MULTI-USE PATH
 LOCATED ON EAST SIDE
 OF BURTON HILL RD.
 AS INDICATED IN
 APPENDIX C.6.8
 BURTON HILL RD.
 TYPICAL SECTION

Burton Hill Road 23 of 59



REV:

HILLPOINTE

BUILDING RENDERINGS

Architectural Resources, LLC
 Frederick W. Mahoney
 321 Woodland Pass Suite 100
 East Lansing, Michigan 48823
 Phone: 517-374-0882 Fax: 517-351-9487

DATE:
 4-24-2020

PAGE:
 A4

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REV:

HILLPOINTE

BUILDING RENDERINGS

Architectural Resources, LLC
 Frederick W. Mahoney
 321 Woodland Pass Suite 100
 East Lansing, Michigan 48823
 Phone: 517-374-0882 Fax: 517-351-9487

DATE:
 4-24-2020

PAGE:
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REV:

HILLPOINTE

CLUBHOUSE RENDERINGS

Architectural Resources, LLC
 Frederick W. Mahoney
 321 Woodland Pass Suite 100
 East Lansing, Michigan 48823
 Phone: 517-374-0882 Fax: 517-351-9487
 ARCHITECT:

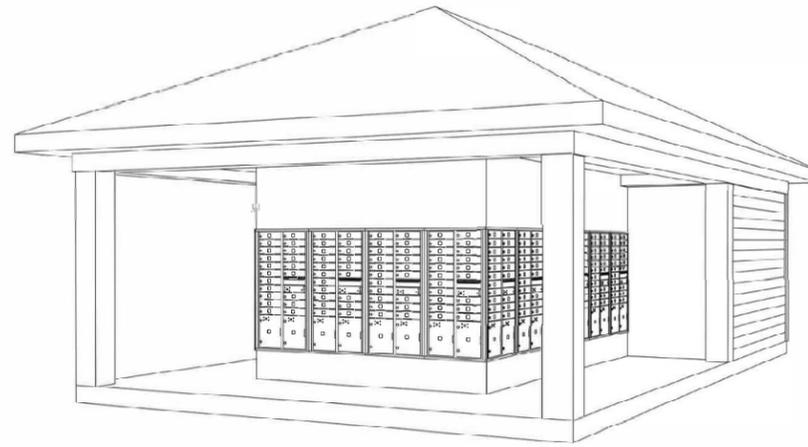
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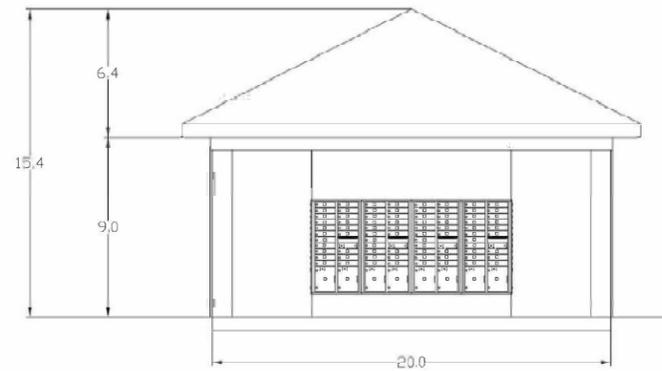
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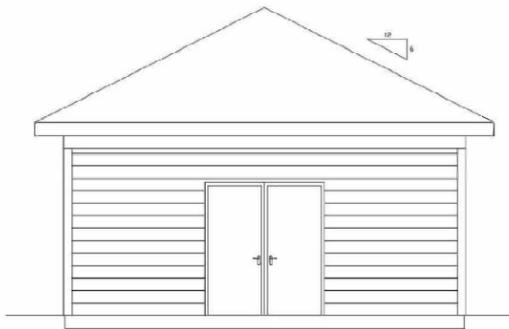
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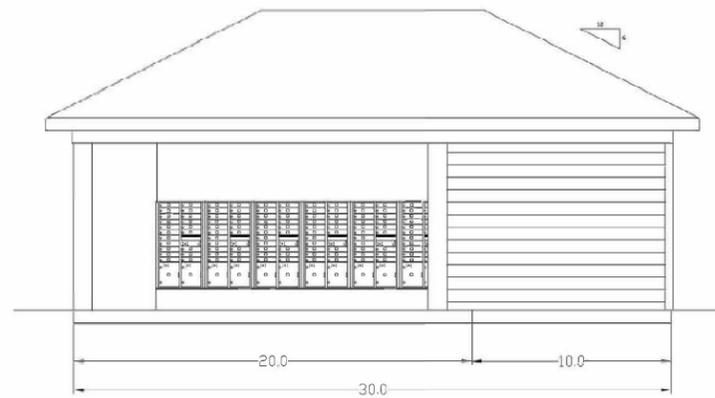
3D ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Burton Hill Road 37 of 59

REV:



MAIL KIOSK

Architectural Resources, LLC
 321 Woodland Pass Suite 100
 East Lansing, Michigan 48823
 Phone: 517-374-0882 Fax: 517-351-9487

DATE:
4-24-2020

PAGE:
A14

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Flag No.	Tree & Size	CAA Size (DBH)	CAA Species	CAA Condition	Notes
1	PINE-22				
3	TRAV-PT				
5	TRAV-PT				
6	TRAV-PT				
7	PINE-				
8	PINE-				
9	WHITE OAK-12				
10	WATER OAK-17				
11	PINE-18				
12	WATER OAK-15				
13	WATER OAK-12				
14	WATER OAK-10				
15	WATER OAK-18				
16	MAGNOLIA-10				
17	PINE-19				
18	CEDAR-11				
19	PINE-26				
20	S RED OAK-15				
21	S RED OAK-16				
22	PINE-34				
23	WHITE OAK-12				
24	WATER OAK-14				
25	WATER OAK-27				
26	WATER OAK-10				
27	N RED OAK-36				
28	WATER OAK-36				
29	WATER OAK-24				
30	WATER OAK-14				
31	WATER OAK-20				
32	WATER OAK-16				
33	WHITE OAK-19				
34	WATER OAK-10				
35	PINE-22				
36	WATER OAK-30				
37	WATER OAK-11				
38	WATER OAK-18				
39	MAGNOLIA-10				
40	MAGNOLIA-8				
41	WATER OAK-10				
42	WATER OAK-8				
43	PINE-10				
44	PINE-14				
45	PINE-10				
46	PINE-15				
47	PINE-19				
48	PINE-14				
49	PINE-24				
50	MAGNOLIA-10				
51	PINE-30				
52	WATER OAK-10				
53	PINE-16				
54	WATER OAK-9				
55	N RED OAK-10				
56	WATER OAK-26				
57	WATER OAK-8				
58	PINE-19				
59	S RED OAK-9				
60	WATER OAK 30				
61	PINE 28				
62	PINE 15				
63	PINE-30				
64	WATER OAK-36				
65	WHITE OAK-11				
66	WATER OAK-24				
67	N RED OAK-10				
68	WATER OAK-11				
69	WATER OAK-18				
70	WATER OAK-18				
71	WATER OAK-18				
72	PINE-18				
73	PINE-14				
74	MAGNOLIA-10				
75	HICKORY-20				
76	MAGNOLIA-9				
77	WATER OAK-17				
78	WATER OAK-14				
79	WATER OAK-17				
80	MAGNOLIA-9				

81	WATER OAK-16				
82	HICKORY-16				
83	PINE-27				
84	PINE-36				
85	PINE-28				
86	WATER OAK-22				
87	MAGNOLIA-10				
88	MAGNOLIA-11				
89	WATER OAK-11				
90	PINE-11				
91	WATER OAK-33				
92	WATER OAK-13				
93	MAGNOLIA-9				
94	MAGNOLIA-9				
95	WATER OAK-16				
96	WATER OAK-24				
97	WATER OAK-15				
98	WHITE OAK-10				
99	MAGNOLIA-9				
100	MAGNOLIA-9				
101	WHITE OAK-24				
102	WHITE OAK-24				
103	MAGNOLIA-8				
104	WHITE OAK-12				
105	WHITE OAK-10				
106	PINE-42				
107	OAK-36				
108	HICKORY-17				
109	HICKORY-16				
110	MAGNOLIA-9				
111	WHITE OAK-18				
112	WATER OAK-17				
113	WHITE OAK-19				
114	WATER OAK-12				
115	HICKORY-17				
116	WHITE OAK-15				
117	WHITE OAK-24				
118	HICKORY-26				
119	HICKORY-12				
120	MAGNOLIA-11				
121	WHITE OAK-12				
122	WATER OAK-12				
123	MAGNOLIA-10				
124	WHITE OAK-12				
125	MAGNOLIA-10				
126	WHITE OAK-21				
127	WHITE OAK-16				
128	WHITE OAK-Twin14				
129	PINE				
130	PINE-36				
131	WATER OAK-24				
132	WATER OAK				
133	WHITE OAK-11				
134	WHITE OAK-21				
135	WHITE OAK-12				
136	MAGNOLIA-15				
137	HICKORY-16				
138	WATER OAK-18				
139	WHITE OAK-19				
140	PINE-24				
141	PINE-32				
142	PINE-12				
143	WHITE OAK-16				
144	WHITE OAK-16				
145	WHITE OAK-16				
146	WHITE OAK-15				
147	WHITE OAK-14				
148	WHITE OAK-18				
149	RED MAPLE-14	14	RED MAPLE-14		
150	LOBLOLLY-28	28	LOBLOLLY-28		
151	HICKORY-24				
152	RED MAPLE-19	19	RED MAPLE-19	Specimen- Fair	
153	RED MAPLE-12	12	RED MAPLE-12		
153A	SO. MAG-5.7	5.7	SOUTHERN MAGNOLIA-5.7	Specimen- Good	
153B	SO. MAG-8	8	SOUTHERN MAGNOLIA-8	Specimen- Good	
154	WATER OAK -22	22	WATER OAK -22		
155	MOCKERNUT HICKORY-12	12	MOCKERNUT HICKORY-12		
156	WHITE OAK-11				
157	WHITE OAK-16	16	WHITE OAK-16	Specimen- Fair	Photo 10/25

158	SWEET GUM-10	10	SWEET GUM-10		
159	WILLOW OAK-19	19	WILLOW OAK-19		
160	LOBLOLLY PINE-24	24	LOBLOLLY PINE-24		
161	WHITE OAK-12				
162	PINE-18				
163	PINE-28				
164	PINE-14				
165	WATER OAK -16	16	WATER OAK -16		
166	WATER OAK -16	15	WATER OAK -16		
167	WATER OAK -15	15	WATER OAK -15		
168	WATER OAK TWIN (2x14)	2 x 14	WATER OAK TWIN (2x14)	Specimen- Good	Assumes specimen status as combined 28 inch DBH
169	RED MAPLE-20	20	RED MAPLE-20	Specimen- Fair	
170	WATER OAK -14	14	WATER OAK -14		
171	SWEET GUM-21	21	SWEET GUM-21		
172	PINE-20				
173	SWAMP TUPELO-24	24	SWAMP TUPELO-24	Landmark- Fair	
174	WHITE OAK-13				
175	WATER OAK-16	16	WATER OAK-16		
175A	SWEET GUM-17	17	SWEET GUM-17		
176	WATER OAK-22	22	WATER OAK-22		
177	WATER OAK-18	18	WATER OAK-18		
178	SWEET GUM-8	8	SWEET GUM-8		
179	SWEET GUM-10	10	SWEET GUM-10		
179A	SOUTHERN MAGNOLIA -5	5	SOUTHERN MAGNOLIA -5	Specimen- Good	
180	SWEET GUM-11	11	SWEET GUM-11		
181	RED MAPLE-13	13	RED MAPLE-13		
182	WATER OAK -35	35	WATER OAK -35	Poor	Not a Specimen- hollow bole with holes (Photo 10/26)
183	SWEET GUM-12	12	SWEET GUM-12		
184	SWEET GUM-12	12	SWEET GUM-12		
185	LOBLOLLY PINE-18	18	LOBLOLLY PINE-18		
186	LOBLOLLY PINE-25	25	LOBLOLLY PINE-25		
187	PINE-27				
188	WATER OAK-16	16	WATER OAK-16		
189	SWEET GUM-8	8	SWEET GUM-8		
190	WHITE OAK-9				
191	LOBLOLLY PINE-20	22	LOBLOLLY PINE		
192	LOBLOLLY PINE-25	25	LOBLOLLY PINE		
193	SWEET GUM-17	17	SWEET GUM		
194	LOBLOLLY PINE-20	20	LOBLOLLY PINE		
195	PINE-22				
196	LOBLOLLY PINE-20	20	LOBLOLLY PINE-20		
197	LOBLOLLY PINE-21	21	LOBLOLLY PINE-21		
198	WATER OAK-13	13	WATER OAK-13		
199	WATER OAK-12	12	WATER OAK-12		
200	WATER OAK-10	10	WATER OAK-10		
201	LOBLOLLY PINE-11	11	LOBLOLLY PINE-11		
202	SWEET GUM		SWEET GUM		
203	LOBLOLLY PINE		LOBLOLLY PINE		
203A	FLOWERING DOGWOOD-5.7	5.7	FLOWERING DOGWOOD-5.7	Specimen- Fair	
204	SWEET GUM-15	15	SWEET GUM-15		
205	SWEET GUM-14	14	SWEET GUM-14		
206	SWEET GUM-8	8	SWEET GUM-8		
207	MOCKERNUT HICKORY-21	21	MOCKERNUT HICKORY-21		
208	MOCKERNUT HICKORY-16	16	MOCKERNUT HICKORY-16		
209	LOBLOLLY PINE-21	21	LOBLOLLY PINE-21		
210	BLACK CHERRY-15	15	BLACK CHERRY-15		
211	LOBLOLLY PINE-27	27	LOBLOLLY PINE-27		
212	SWEET GUM-9	9	SWEET GUM-9		Matching tree number, size, and description
213	SWEET GUM-20	20	SWEET GUM-20		
214	MOCKERNUT HICKORY-9	9	MOCKERNUT HICKORY-9		
215	BLACK CHERRY-8	8	BLACK CHERRY-8		
216	SWEET GUM		SWEET GUM		
217	LOBLOLLY PINE		LOBLOLLY PINE		
218	WHITE OAK-14				
219	WHITE OAK-13				
220	WHITE OAK-11				
221	WHITE OAK-23				
222	WHITE OAK-17				
223	WHITE OAK-6				
224	HICKORY		HICKORY		
225	WATER OAK		WATER OAK		
226	WHITE OAK-16				
227	RED MAPLE		RED MAPLE		
228	LOBLOLLY PINE		LOBLOLLY PINE		
229	WATER OAK-27	27	WATER OAK-27	Poor	Not a Specimen- Hole in side (see Photo). 10/26
230	SWEET GUM		SWEET GUM		
231	WHITE OAK-16				
232	SWEET GUM		SWEET GUM		
233	LOBLOLLY PINE		LOBLOLLY PINE		

234	SOUTHERN MAGNOLIA-9	9	SOUTHERN MAGNOLIA-9	Specimen- Good	
235	SOUTHERN MAGNOLIA-16	16	SOUTHERN MAGNOLIA-16	Specimen- Good	
236	SWEET GUM		SWEET GUM		
237	HICKORY-35	35	HICKORY-35	Poor	Not a Specimen- Large Cavity with Rot
238	LOBLOLLY PINE-18	18	LOBLOLLY PINE-18		
239	SWEET GUM-9	9	SWEET GUM-9		
240	RED MAPLE-14	14	RED MAPLE-14		
241	SWEET GUM (2x13)	2 x 13	SWEET GUM (2x13)		
242	RED MAPLE-14	14	RED MAPLE-14		
243	SWEET GUM-12	12	SWEET GUM-12		
244	SWEET GUM-11	11	SWEET GUM-11		
245	SWEET GUM-32	32	SWEET GUM-32		
246	SWEET GUM-17	17	SWEET GUM-17		Photo 10/26
247	SWEET GUM-8	8	SWEET GUM-8		
248	SWEET GUM-12	12	SWEET GUM-12		
249	RED MAPLE-14	14	RED MAPLE-14		
250	SWEET GUM-16	16	SWEET GUM-16		
251	SWEET GUM-15	15	SWEET GUM-15		
252	SWEET GUM-25	25	SWEET GUM-25		
253	LOBLOLLY PINE-27	27	LOBLOLLY PINE-27		
254	SWEET GUM-14	14	SWEET GUM-14		
255	SOURWOOD-15	15	SOURWOOD-15		
256	SWEET GUM-8	8	SWEET GUM-8		
257	BLACK CHERRY-8	8	BLACK CHERRY-8		
258	SWEET GUM-9	9	SWEET GUM-9		
259	SWEET GUM-16	16	SWEET GUM-16		
260	SWEET GUM-8	8	SWEET GUM-8		
261	BLACK CHERRY-13	13	BLACK CHERRY-13		
262	SWEET GUM-16	16	SWEET GUM-16		
263	SWEET GUM-15	15	SWEET GUM-15		
264	SWEET GUM-8	8	SWEET GUM-8		
265	RED MAPLE-8	8	RED MAPLE-8		
266	BLACK CHERRY-10	10	BLACK CHERRY-10		
267	LOBLOLLY PINE-30	30	LOBLOLLY PINE-30		
268	LOBLOLLY PINE-21	21	LOBLOLLY PINE-21		
269	LOBLOLLY PINE-29	29	LOBLOLLY PINE-29		
270	SWEET GUM-18	18	SWEET GUM-18		
271	LOBLOLLY PINE-24	24	LOBLOLLY PINE-24		
272	LOBLOLLY PINE-28	28	LOBLOLLY PINE-28		
273	LIVE OAK-28	28	LIVE OAK-28	Landmark- Good	
274	BLACK CHERRY-14	14	BLACK CHERRY-14		
275	RED MAPLE-9	9	RED MAPLE-9		
276	LOBLOLLY-22	22	LOBLOLLY-22		
277	BLACK CHERRY-9	9	BLACK CHERRY-9		
278	LOBLOLLY PINE-20	20	LOBLOLLY PINE-20		
279	WATER OAK-19	19	WATER OAK-19		
280	NOT FOUND		NOT FOUND		NOT FOUND
281	WATER OAK-17	17	WATER OAK-17		
282	LIVE OAK-35	35	LIVE OAK-35	Poor	Not a Specimen- Major Trunk Decay
283	LOBLOLLY PINE-29	29	LOBLOLLY PINE-29		
284	PINE-26				
285	PINE-twin 24				
286	WATER OAK-10				
287	WATER OAK-10				
288	LOBLOLLY PINE-18	18	LOBLOLLY PINE-18		
289	WATER OAK-19	19	WATER OAK-19		
290	PINE-13				
291	PINE-8				
292	WATER OAK-11				
293	WHITE OAK-twin 10				
294	WHITE OAK-9				
295	PINE-26				
296	WATER OAK-14				
297	PINE-24				
298	WHITE OAK-16				
299	WHITE OAK-8				
300	PINE-26				
301	WATER OAK-8				
302	PINE-21				
303	PINE-33				
304	WATER OAK-10				
305	WATER OAK-8				
306	WATER OAK-9				
307	PINE-27				
308	WATER OAK-9				
309	PINE-25				
310	WATER OAK-twin 12				Potential Specimen based on twinning total DBH 24
311	WATER OAK-9				
312	PINE-34				

313	WATER OAK-8				
314	WATER OAK-11				
315	PINE-24				
316	WATER OAK-11				
317	WATER OAK-9				
318	WATER OAK-8				
319	WATER OAK-9				
320	PINE-46				
321	WATER OAK-12				
322	WATER OAK-8				
323	PINE-15				
324	PINE-33				
325	PINE-26				
326	WHITE OAK-8				
327	WHITE OAK-8				
328	WHITE OAK-twin 10				
329	WHITE OAK-10				
330	PINE-34				
331	PINE-24				
332	PINE-16				
333	WHITE OAK-18				
334	PINE-13				
335	PINE-9				
336	PINE-20				
337	PINE-15				
338	PINE-14				
339	WHITE OAK-12				
340	PINE-15				
341	PINE-23				
342	WHITE OAK-18				
343	PINE-18				
344	WHITE OAK-17				
345	PINE-19				
346	PINE-20				
347	PINE-15				
348	WHITE OAK-9				
349	PINE-20				
350	WHITE OAK-8				
351	WHITE OAK-18				
352	PINE-16				
353	PINE-14				
354	PINE-14				
355	PINE-16				
356	PINE-10				
357	PINE-10				
358	PINE-11				
359	PINE-17				
360	PINE-20				
361	WHITE OAK-17				
362	WHITE OAK-18				
363	WHITE OAK-12				
364	WHITE OAK-12				
365	WHITE OAK-17				
366	WHITE OAK-10				
367	WHITE OAK-8				
368	PINE-39				
369	WHITE OAK-23				
370	WHITE OAK-8				
371	WHITE OAK-19				
372	WHITE OAK-25				
373	WHITE OAK-8				
374	WHITE OAK-20				
375	WHITE OAK-9				
376	WHITE OAK-10				
377	PINE-24				
378	PINE-28				
379	WHITE OAK-8				
380	WHITE OAK-9				
381	WHITE OAK-twin 12				Potential Specimen based on twinning total DBH 24
382	WHITE OAK-9				
383	WHITE OAK-10				
384	WHITE OAK-26				
385	WHITE OAK-16				
386	WHITE OAK-12				
387	WHITE OAK-24				
388	WHITE OAK-13				
389	WHITE OAK-14				
390	WHITE OAK-12				
391	WHITE OAK-10				

392	WHITE OAK-23				
393	WHITE OAK-20				
394	WHITE OAK-10				
395	WHITE OAK-11				
396	WHITE OAK-9				
397	WHITE OAK-17				
398	WHITE OAK-8				
399	WHITE OAK-32				
400	WHITE OAK-16				
401	LIVE OAK-51 (447)	51	LIVE OAK-51	Landmark- Good	
402	LIVE OAK-40 (448)	40	LIVE OAK-40	Landmark- Good	
403	PINE-26				
404	WHITE OAK-17				
405	WHITE OAK-10				
406	WHITE OAK-15				
407	WHITE OAK-17				
408	WHITE OAK-24				
409	LIVE OAK-19	19	LIVE OAK-19	Specimen- Good	
410	SWEET GUM-10	10	SWEET GUM-10		
411	SWEET GUM-12	12	SWEET GUM-12		
412	LIVE OAK-12	12	LIVE OAK-12	Specimen- Good	
413	SWEET GUM-10	10	SWEET GUM-10		
414	WHITE OAK-13				
415	WHITE OAK-12				
416	WHITE OAK-15				
417	LIVE OAK-23	23	LIVE OAK-23	Specimen- Good	
418	WHITE OAK-14				
419	WATER OAK-21	21	WATER OAK-21		
420	WHITE OAK-18				
421	WHITE OAK-39				
422	LIVE OAK-20	20	LIVE OAK-20	Specimen- Good	
423	WHITE OAK-13				
424	WHITE OAK-9				
425	WHITE OAK-9				
426	WHITE OAK-13				
427	MAGNOLIA-12				
428	WHITE OAK-9				
429	WHITE OAK-19				
430	WHITE OAK-10				
431	SOUTHERN RED OAK-26	26	SOUTHERN RED OAK-26	Landmark- Good	
432	WHITE OAK-18				
433	WHITE OAK-11				
434	WHITE OAK-29				
435	WHITE OAK-16				
436	WHITE OAK-8				
437	PINE-22				
440	WHITE OAK-12				
441	PINE-26				
442	WHITE OAK-10				
443	WHITE OAK-10				
444	WHITE OAK-8				
445	PINE-10				
446	PINE-8				
447	WHITE OAK-13		See 401		See 401. Also See Photo
448	WHITE OAK-10		See 402		See 402
449	WHITE OAK-8	26	LOBLOLLY PINE		
450	PINE-18	17	SWEET GUM		
451	PINE-19	10	HICKORY		
452	PINE-19	13	SWEET GUM		
453	PINE-14	12	HICKORY		
454	WHITE OAK-10	23	HICKORY		
455	LIVE OAK-17	17	LIVE OAK-17	Specimen- Good	
456	WHITE OAK-16				
457	WHITE OAK-8				
458	SOUTHERN MAGNOLIA-16	16	SOUTHERN MAGNOLIA-16	Specimen- Good	
459	SWEET GUM-16	16	SWEET GUM-16		
460	SOUTHERN MAGNOLIA-11	11	SOUTHERN MAGNOLIA-11	Specimen- Good	
461	LIVE OAK-14	14	LIVE OAK-14	Specimen- Good	See Photo
462	SWEET GUM-20	20	SWEET GUM-20		
463	PINE-15				
464	SWEET GUM-13	13	SWEET GUM-13		
465	BLACK CHERRY-12	12	BLACK CHERRY-12		
466	LIVE OAK-18	18	LIVE OAK-18	Specimen- Good	See Photo
467	BLACK GUM-39	39	BLACK GUM-39	Landmark- Good	
468	WATER OAK-39	39	WATER OAK-39	Poor	Not Specimen- Hollow
469	SWEET GUM-13	13	SWEET GUM-13		
470	SWEET GUM-9	9	SWEET GUM-9		
471	SWEET GUM-9	9	SWEET GUM-9		
472	SWEET GUM-13	13	SWEET GUM-13		

473	SOUTHERN MAGNOLIA-13	13	SOUTHERN MAGNOLIA-13	Specimen- Good	
474	SWEET GUM-9		9 SWEET GUM-9		
475	LIVE OAK-19	19	LIVE OAK-19	Specimen- Good	
476	SWEET GUM-10	10	SWEET GUM-10		
477	SWEET GUM-18	18	SWEET GUM-18		
478	BLACK GUM-18	18	BLACK GUM-18		
479	SWEET GUM-11	11	SWEET GUM-11		
480	LOBLOLLY PINE-29	29	LOBLOLLY PINE-29		
481	BLACKJACK OAK-15	15	BLACKJACK OAK-15		
482	SWEET GUM-9	9	SWEET GUM-9		
483	LOBLOLLY PINE-22	22	LOBLOLLY PINE-22		
484	POST OAK-11	11	POST OAK-11		
485	LOBLOLLY PINE-12	12	LOBLOLLY PINE-12		
486	SWEET GUM-13	13	SWEET GUM-13		
487	LOBLOLLY PINE-26	26	LOBLOLLY PINE-26		
488	HICKORY-10	10	HICKORY-10		
489	SWEET GUM-9	9	SWEET GUM-9		
490	BLACK GUM-9	9	BLACK GUM-9		
491	LOBLOLLY PINE-19	19	LOBLOLLY PINE-19		
492	SLASH PINE-8	8	SLASH PINE-8		
493	SLASH PINE-18	18	SLASH PINE-18		
494	SWEET GUM-10	10	SWEET GUM-10		
495	SWEET GUM-8	8	SWEET GUM-8		
496	LOBLOLLY PINE-18	18	LOBLOLLY PINE-18		
497	LOBLOLLY PINE-19	19	LOBLOLLY PINE-19		
498	LOBLOLLY PINE-22	22	LOBLOLLY PINE-22		
499	LOBLOLLY PINE-13	13	LOBLOLLY PINE-13		
500	SWEET GUM-10	10	SWEET GUM-10		
501	SLASH PINE-10	10	SLASH PINE-10		
502	SOUTHERN MAGNOLIA-9	9	SOUTHERN MAGNOLIA-9		
503	WHITE OAK-15				
504	WHITE OAK-8				
505	SWEET GUM-15	15	SWEET GUM-15		
506	SWEET GUM-16	16	SWEET GUM-16		
507	HICKORY-11	11	HICKORY-11		
508	HICKORY-16	16	HICKORY-16		
509	LOBLOLLY PINE-16	16	LOBLOLLY PINE-16		
510	SLASH PINE-16	16	SLASH PINE-16		
511	LIVE OAK-19	19	LIVE OAK-19	Specimen- Good	
512	LIVE OAK-20	20	LIVE OAK-20	Specimen- Good	
513	PINE-20				
514	PINE-8				
515	PINE-17				
516	WHITE OAK-10				
517	PINE-9				
518	PINE-20				
519	WHITE OAK-12				
520	WHITE OAK-8				
521	PINE-13				
522	WHITE OAK-12				
523	PINE-21				
524	WHITE OAK-10				
525	PINE-24				
526	WHITE OAK-13				
527	WHITE OAK-10				
528	WHITE OAK-11				
529	WHITE OAK-14				
530	PINE-18				
531	MAGNOLIA-8				
532	MAGNOLIA-8				
533	LIVE OAK-30	30	LIVE OAK-30	Poor	Not Specimen- Hollow
534	PINE-24				
535	PINE-21				
536	WHITE OAK-12				
537	WHITE OAK-21				
538	PINE-10				
539	PINE-16				
540	PINE-8				
541	PINE-24				
542	PINE-8				
543	WHITE OAK-10				
544	WATER OAK-twin 13				Potential Specimen based on twinning total DBH 26
545	WHITE OAK-12				
546	WHITE OAK-9				
547	WATER OAK-14				
548	WHITE OAK-14				
549	WATER OAK-10				
550	WHITE OAK-8				
551	WHITE OAK-8				

552	WHITE OAK-15				
553	WHITE OAK-12				
554	WHITE OAK-23				
555	PINE-24				
556	WHITE OAK-12				
557	PINE-14				
558	WHITE OAK-8				
559	PINE-34				
560	SWEETGUM-26				
561	SWEETGUM-8				
562	SWEETGUM-12				
563	SWEETGUM-12				
564	SWEETGUM-14				
565	WATER OAK-8				
566	WATER OAK-8				
567	WATER OAK-8				
568	PINE-26				
569	PINE-22				
570	MAGNOLIA-10				
571	WATER OAK-12				
572	WATER OAK-10				
573	WATER OAK-10				
574	PINE-36				
575	WATER OAK-8				
576	SLASH PINE-24	24	SLASH PINE-24		
577	SOUTHERN MAGNOLIA-9	9	SOUTHERN MAGNOLIA-9	Specimen- Good	See Photo
578	SOUTHERN MAGNOLIA-8	8	SOUTHERN MAGNOLIA-8	Specimen- Good	
579	SOUTHERN MAGNOLIA-8	8	SOUTHERN MAGNOLIA-8	Specimen- Good	
580	WATER OAK-10				
581	WATER OAK-8				
582	WATER OAK-8				
583	PINE-24				
584	PINE-13				
585	WATER OAK-16				
586	WATER OAK-20				
587	WATER OAK-24				
588	WATER OAK-18				
589	SLASH PINE-19	19	SLASH PINE-19		
590	LIVE OAK-28	23	LIVE OAK-28	Specimen- Good	
591	PINE-26				
592	PINE-18				
593	WATER OAK-19				
594	WATER OAK-11				
595	WATER OAK-12				
596	PINE-28				
597	WATER OAK-13				
598	WATER OAK-12				
599	WATER OAK-8				
600	WATER OAK-11				
601	MAGNOLIA-9				
602	WATER OAK-9				
603	WATER OAK-9				
604	WATER OAK-10				
605	WATER OAK-9				
606	WATER OAK-12				
607	WATER OAK-12				
608	WATER OAK-13				
609	WATER OAK-15				
610	WATER OAK-11				
611	PINE-12				
612	WATER OAK-10				
613	WATER OAK-9				
614	PINE-14				
615	WATER OAK-14				
616	trp 5-				
617	trp 4-				
618	PINE-14-14				
619	PINE-14-14				
620	WATER OAK-14-14				
621	WATER OAK-twin 16				Potential Specimen based on twin total DBH- 32
622	WATER OAK-12				
623	WATER OAK-12				
624	WATER OAK-twin 12				Potential Specimen based on twin total DBH- 24
625	WATER OAK-8				
626	WATER OAK-10				
627	SO. MAGNOLIA-25	25	SO. MAGNOLIA-25	Landmark- Good	
628	WATER OAK-twin 14				Potential Specimen based on twin total DBH- 28
629	PINE-12				
630	PINE-8				

631	PINE-12				
632	WATER OAK-11				
633	WHITE OAK-14				
634	HICKORY-11				
635	PINE-18	10	HICKORY		
635B	SO. MAGNOLIA-6	6	SO. MAGNOLIA-6	Specimen- Good	
636	WATER OAK-12	12	WATER OAK-12		
637	SO. MAGNOLIA-24	24	SO. MAGNOLIA-24	Landmark- Good	See Photo
638A	SO. MAGNOLIA-8	8	SO. MAGNOLIA-8	Specimen-Good	
638	SWEET GUM-12	12	SWEET GUM-12		
639	SWEET GUM-9	9	SWEET GUM-9		
639A	SLASH PINE-30	30	SLASH PINE-30		
640	SWEET GUM-17	17	SWEET GUM-17		
641	WATER OAK-12	12	WATER OAK-12		
642	SO. MAGNOLIA-9	9	SO. MAGNOLIA-9	Specimen- Good	See Photo
643	HICKORY-9	9	HICKORY-9		
644	PINE-16				
645	HICKORY-13	13	HICKORY-13		
646	HICKORY-10	10	HICKORY-10		
647	SWEET GUM-9	9	SWEET GUM-9		
648	WATER OAK-10				
649	SWEET GUM-15	15	SWEET GUM-15		
650	SWEET GUM-25	23	SWEET GUM-25		
651	SWEET GUM-10	10	SWEET GUM-10		
652	LOBLOLLY PINE-14	14	LOBLOLLY PINE-14		
653	SWEET GUM-8	8	SWEET GUM-8		
654	SWEET GUM-10	10	SWEET GUM-10		
655	LOBLOLLY PINE-25	25	LOBLOLLY PINE-25		
656	BLACK OAK-14	14	BLACK OAK-14		
657	SLASH PINE-18	18	SLASH PINE-18		
658	SLASH PINE-18	18	SLASH PINE-18		
659	SWEET GUM-14	14	SWEET GUM-14		
660	SWEET GUM 14+16	14 + 16	SWEET GUM 14+16		
661	SWEET GUM-14	14	SWEET GUM-14		
662	SWEET GUM-14	14	SWEET GUM-14		
663	SWEET GUM-14+17	14 + 17	SWEET GUM-14+17		
664	SWEET GUM-11	11	SWEET GUM-11		
665	WATER OAK-14	14	WATER OAK-14		
666	PINE-14				
667	WATER OAK-twin 12				Potential Specimen based on twin total DBH- 24
668	SLASH PINE-14	14	SLASH PINE-14		
668C	SLASH PINE-20	20	SLASH PINE-20		
669	PINE-16				
670	PINE-11				
671	SWEET GUM-15	15	SWEET GUM-15		
672	SWEET GUM-19	19	SWEET GUM-19		
673	EASTERN RED CEDAR-12.8	12.8	EASTERN RED CEDAR-12.8	Specimen-Fair	Potential Specimen based on twin total DBH- 26
674	SLASH PINE-23	23	SLASH PINE-23		
674A	SWEET GUM-9	9	SWEET GUM-9		
675	SWEET GUM-11+11	11 + 11	SWEET GUM-11+11		
676	SLASH PINE-24	24	SLASH PINE-24		
677	SWEET GUM-15	15	SWEET GUM-15		
678	SLASH PINE-17	17	SLASH PINE-17		
679	SLASH PINE-16	16	SLASH PINE-16		
680	SWEET GUM-9	9	SWEET GUM-9		
681	SLASH PINE-16	16	SLASH PINE-16		
682	SLASH PINE-18	18	SLASH PINE-18		
683A	SWEET GUM-7	7	SWEET GUM-7		
683B	SWEET GUM-11	11	SWEET GUM-11		
683	SLASH PINE-21	21	SLASH PINE-21		
684	LOBLOLLY PINE-18	18	LOBLOLLY PINE-18		
685	PINE-8				
686	SWEET GUM-12	12	SWEET GUM-12		
687	SWEET GUM-10	10	SWEET GUM-10		
688	SWEET GUM-14	14	SWEET GUM-14		
688A	SWEET GUM-10	10	SWEET GUM-10		
688B	SLASH PINE-20	20	SLASH PINE-20		
688C	SLASH PINE-20	20	SLASH PINE-20		
689	LOBLOLLY PINE-16	16	LOBLOLLY PINE-16		
690	SLASH PINE-17	19	SLASH PINE-17		
691	SLASH PINE-17	17	SLASH PINE-17		
692	LOBLOLLY PINE-19	16	LOBLOLLY PINE-19		
693	SLASH PINE-16	16	SLASH PINE-16		
694	SLASH PINE-19	19	SLASH PINE-19		
695	SLASH PINE-22	22	SLASH PINE-22		
696	LOBLOLLY PINE	19	LOBLOLLY PINE		
697	SLASH PINE-22	22	SLASH PINE-22		
698	SLASH PINE-17	17	SLASH PINE-17		
699	MAGNOLIA-twin 13				

700	SLASH PINE-20	20	SLASH PINE-20		
701	SLASH PINE-19	19	SLASH PINE-19		
702	SLASH PINE-21	21	SLASH PINE-21		Potential Specimen based on twin total DBH-32 (Oak)
703	SLASH PINE-18	18	SLASH PINE-18		
704	SLASH PINE-17	17	SLASH PINE-17		
705	PINE-25				
706	SLASH PINE-18+18	18 + 18	SLASH PINE-18+18		
707	SWEET GUM-9+16	9 + 16	SWEET GUM-9+16		
708	SLASH PINE-20	20	SLASH PINE-20		
709	SLASH PINE-22	22	SLASH PINE-22		
710	SLASH PINE-17	17	SLASH PINE-17		
711	LOBLOLLY PINE-19	19	LOBLOLLY PINE-19		
712	LOBLOLLY PINE-20	20	LOBLOLLY PINE-20		
713	SWEET GUM-12+18	12 + 18	SWEET GUM-12+18		
714	SWEET GUM-8	8	SWEET GUM-8		
715					
716	LOBLOLLY PINE-26+24	26 + 24	LOBLOLLY PINE-26+24		Potential Specimen based on twin total DBH-26
717	WATER OAK-12				
718	WATER OAK-16				
719	PINE-16				
720	WATER OAK-9				
721	WATER OAK-11				
722	PINE-24				
723	PINE-20				
724	PINE-20				
725	WATER OAK-24				
726	PINE-19				
727	WATER OAK-13				
728	PINE-25				
729	WATER OAK-14				
730	PINE-15				
731	WATER OAK-13				
732	WATER OAK-10				
733	WATER OAK-10				
734	WATER OAK-14				
735	WATER OAK-twin 10				
736	WATER OAK-twin 10				
737	WATER OAK-9				
738	WATER OAK-14				
739	SO. MAGNOLIA-12+9	12 + 9	SO. MAGNOLIA-12+9	Specimen- Fair	
740	WATER OAK-12				
741	WATER OAK-13				
742	WATER OAK-9				
743	PINE-10				
744	WATER OAK-8				
745	WATER OAK-9				
746	LAUREL OAK-30	30	LAUREL OAK-30		
747	WATER OAK-10				
748	WATER OAK-8				
749	WATER OAK-12				
750	PINE-24				
751	PINE-24				
752	PINE-12				
753	PINE-13				
754	PINE-18				
755	WATER OAK-12				
756	WATER OAK-14				
757	WATER OAK-24				
758	WATER OAK-13				
759	WATER OAK-8				
760	WATER OAK-16				
761	WATER OAK-13				
762	WATER OAK-9				
763	WATER OAK-11				
764	PINE-28				
765	PINE-19				
766	PINE-19				
767	WATER OAK-9				
768	PINE-15				
769	WATER OAK-9				
770	WATER OAK-8				
771	SO. MAGNOLIA-10	10	SO. MAGNOLIA-10	Specimen- Good	
772	PINE-33				
773	WATER OAK-13				
774	WATER OAK-13				
775	WATER OAK-9				
776	WATER OAK-12				
777	PINE-10				
778	PINE-10				

779	LIVE OAK-12	12	LIVE OAK-12	Specimen- Good	
780	PINE-9				
781	PINE-30				
782	WATER OAK-8				
783	WATER OAK-10				
785	PINE-10				
786	PINE-8				
787	WATER OAK-13				
788	WATER OAK-10				
789	WATER OAK-13				
790	PINE-12				
791	PINE-9				
792	WATER OAK-8				
793	PINE-9				
794	PINE-10				
795	PINE-9				
796	PINE-9				
797	PINE-30				
798	PINE-12				
799	PINE-15				
800	PINE-18				
801	WATER OAK-11				
802	WHITE OAK-8				
803	WHITE OAK-10				
804	PINE-15				
805	WHITE OAK-9				
806	WHITE OAK-9				
807	WHITE OAK-9				
808	PINE-13				
809	WHITE OAK-10				
810	LIVE OAK-13	13	LIVE OAK-13	Specimen- Good	
811	WHITE OAK-8				
812	PINE-27				
813	WHITE OAK-13				
814	WHITE OAK-15				
815	WHITE OAK-10				
816	WHITE OAK-10				
817	WHITE OAK-24				
818	WHITE OAK-8				
819	PINE-27				
820	WHITE OAK-13				
821	WHITE OAK-10				
822	PINE-28				
823	WHITE OAK-24				
824	WHITE OAK-11				
824-A	LIVE OAK-25	25	LIVE OAK-25	Landmark- Good	Recorded and flagged as Point F (See Photo)
827	WHITE OAK-9				
828	WHITE OAK-8				
831	WHITE OAK-10				
832	WHITE OAK-16				
833	WHITE OAK-13				
834	WHITE OAK-13				
835	WHITE OAK-11				
836	WHITE OAK-8				
837	WHITE OAK-8				
838	PINE-12				
839	WHITE OAK-8				
840	WHITE OAK-9				
841	WHITE OAK-8				
842	WHITE OAK-8				
843	WHITE OAK-8				
844	WHITE OAK-8				
845	WHITE OAK-9				
846	WHITE OAK-9				
847	WHITE OAK-9				
848	WHITE OAK-12				
849	WHITE OAK-12				
850	WHITE OAK-10				
851	WHITE OAK-12				
852	WHITE OAK-12				
853	WHITE OAK-12				
854	WHITE OAK-9				
855	WHITE OAK-8				
856	WHITE OAK-10				
857	WHITE OAK-13				
858	WHITE OAK-12				
859	WHITE OAK-13				
860	WHITE OAK-13				
861	WHITE OAK-13				

862	WHITE OAK-8				
863	WHITE OAK-9				
864	WHITE OAK-10				
865	WHITE OAK-13				
866	WHITE OAK-8				
867	WHITE OAK-12				
868	WHITE OAK-11				
869	WHITE OAK-12				
870	WHITE OAK-14				
871	WHITE OAK-9				
872	WHITE OAK-9				
873	WHITE OAK-8				
874	PINE-16				
875	PINE-24				
876	PINE-12				
877	PINE-10				
880	WHITE OAK-8				
881	PINE-13				
882	WHITE OAK-9				
883	WHITE OAK-12				
884	PINE-24				
885	WHITE OAK-9				
886	WHITE OAK-9				
887	WHITE OAK-11				
888	PINE-10				
889	WHITE OAK-8				
890	WHITE OAK-8				
891	WHITE OAK-9				
892	WHITE OAK-15				
893	WHITE OAK-8				
894	WHITE OAK-10				
895	WHITE OAK-twin 16				Potential Specimen based on twinning DBH of 32
896	WHITE OAK-11				
897	WHITE OAK-8				
898	PINE-18				
899	PINE-14				
900	PINE-16				
901	PINE-14				
902	WATER OAK-14				
903	WATER OAK-11				
904	WATER OAK-9				
905	WATER OAK-9				
906	WATER OAK-11				
907	WATER OAK-8				
908	PINE-16				
909	WATER OAK-11				
910	PINE-18				
911	PINE-16				
912	PINE-8				
913	PINE-9				
914	PINE-9				
915	PINE-14				
916	PINE-10				
917	PINE-18				
918	WATER OAK-12				
919	WATER OAK-14				
920	PINE-13				
921	WATER OAK-9				
922	WATER OAK-10				
923	WATER OAK-14				
924	WATER OAK-9				
925	WATER OAK-14				
926	WATER OAK-8				
927	WATER OAK-8				
928	WATER OAK-10				
929	WATER OAK-18				
930	WATER OAK-10				
931	WATER OAK-10				
932	WATER OAK-twin 24				Potential Landmark based on Twinning DBH of 48
933	WATER OAK-14				
934	WATER OAK-22				
935	WATER OAK-12				
936	WATER OAK-9				
937	WATER OAK-29				
938	WATER OAK-14				
939	WATER OAK-12				
940	WATER OAK-12				
941	WATER OAK-14				
942	WATER OAK-9				

943	WATER OAK-15				
944	WATER OAK-30				
945	WATER OAK-11				
946	WATER OAK-14				
947	WATER OAK-11				
948	WATER OAK-11				
949	WATER OAK-8				
950	WATER OAK-19				
951	WATER OAK-9				
952	WATER OAK-12				
953	WATER OAK-10				
954	WATER OAK-10				
955	WATER OAK-8				
956	WATER OAK-9				
957	WATER OAK-10				
958	WATER OAK-10				
959	WATER OAK-11				
960	WATER OAK-12				
961	WATER OAK-9				
962	WATER OAK-twin 10				
963	WATER OAK-10				
964	WATER OAK-10				
965	WATER OAK-10				
966	WATER OAK-10				
967	WATER OAK-8				
968	WATER OAK-10				
969	WATER OAK-8				
970	WATER OAK-8				
971	WATER OAK-8				
972	WATER OAK-twin 18				Potential Landmark based on Twinning DBH of 36
973	WATER OAK-24				
974	WATER OAK-12				
975	AMERICAN SYCAMORE -24	24	AMERICAN SYCAMORE -24	Specimen- Good	
976	WATER OAK-29				
977	WATER OAK-15				
978	WATER OAK-22				
979	PINE-9				
980	WATER OAK-8				
981	WATER OAK-8				
982	PINE-12				
983	WATER OAK-14				
984	POPLAR-12				
985	WATER OAK-8				
986	WATER OAK-8				
987	WATER OAK-10				
988	WATER OAK-9				
989	WATER OAK-8				
990	WATER OAK-10				
991	WATER OAK-16				
992	WATER OAK-15				
993	WATER OAK-13				
994	WATER OAK-29				
995	SOUTHERN RED OAK-35	35	SOUTHERN RED OAK-35	Specimen- Good	
996	SOUTHERN RED OAK-32	32	SOUTHERN RED OAK-32	Specimen- Good	
997	WATER OAK-14				
998	WATER OAK-14				
999	WATER OAK-12				
1000	WATER OAK-10				
1001	WATER OAK-11				
1002	WATER OAK-36	36	WATER OAK-36	Poor	Not a Landmark- Hollow
1003	WATER OAK-12				
1004	WATER OAK-11				
1005	SWEET GUM-9	9	SWEET GUM-9		
1006	SWEET GUM-6	6	SWEET GUM-6		
1007	SWEET GUM-12	12	SWEET GUM-12		
1008	WATER OAK-30				
1009	WATER OAK-26				
1010	WATER OAK-11				
1011	WATER OAK-13				
1012	WATER OAK-17				
1013	WATER OAK-15				
1014	WATER OAK-12				
1015	PINE-16				
1016	WATER OAK-8				
1017	WATER OAK-8				
1018	WATER OAK-12				
1019	WATER OAK-twin 21				Potential Landmark based on Twinning DBH of 36
1020	WATER OAK-9				
1021	WATER OAK-18				

1022	WATER OAK-12				
1023	WATER OAK-8				
1024	WATER OAK-14				
1025	WATER OAK-9				
1026	WATER OAK-8				
1027	WATER OAK-12				
1028	WATER OAK-12				
1029	WATER OAK-14				
1030	WATER OAK-twin 26				Potential Landmark based on Twinning DBH of 52
1031	WATER OAK-12				
1032	WATER OAK-8				
1033	WATER OAK-19				
1034	WATER OAK-8				
1035	WATER OAK-14				
1036	WATER OAK-16				
1037	WATER OAK-28	28	WATER OAK	Poor	Not a Specimen- included bark- split hazard shortens life
1038	WATER OAK-13				
1039	WATER OAK-18				
1040	WATER OAK-11				
1041	WATER OAK-9				
1042	WATER OAK-11				
1043	WATER OAK-8				
1044	WATER OAK-12				
1045	WATER OAK-11				
1046	WATER OAK-9				
1047	WATER OAK-12				
1048	WATER OAK-9				
1049	WATER OAK-8				
1050	WATER OAK-12				
1051	WATER OAK-9				
1052	WATER OAK-11				
1053	WATER OAK-12				
1054	WATER OAK-10				
1055	WATER OAK-12				
1056	WATER OAK-14				
1057	WATER OAK-12				
1058	WATER OAK-9				
1059	WATER OAK-8				
1060	WATER OAK-13				
1061	WATER OAK-11				
1062	WATER OAK-9				
1063	WATER OAK-9				
1064	WATER OAK-8				
1065	SOUTHERN RED OAK-35	35	SOUTHERN RED OAK-35	Landmark- Good	
1066	WATER OAK-8				
1067	WATER OAK-10				
1068	WATER OAK-9				
1069	WATER OAK-11				
1070	WATER OAK-11				
1071	WATER OAK-9				
1072	WATER OAK-11				
1073	WATER OAK-11				
1074	WATER OAK-10				
1075	WATER OAK-18				
1076	WATER OAK-18				
1077	WATER OAK-8				
1078	WATER OAK-12				
1079	WATER OAK-11				
1080	WATER OAK-10				
1081	PINE-twin 19				
1082	WATER OAK-20				
1083	WATER OAK-12				
1084	WATER OAK-11				
1085	WATER OAK-9				
1086	WATER OAK-10				
1087	WATER OAK-16				
1088	WATER OAK-13				
1089	WATER OAK-8				
1090	WATER OAK-12				
1091	WATER OAK-13				
1092	WATER OAK-9				
1093	WATER OAK-twin 12				Potential Specimen based on combined DBH of 24
1094	WATER OAK-20				
1095	WATER OAK-13				
1096	WATER OAK-15				
1097	WATER OAK-10				
1098	WATER OAK-twin 12				Potential Specimen based on combined DBH of 24
1099	WATER OAK-11				
1100	WATER OAK-8				

1101	WATER OAK-11				
1102	WATER OAK-15				
1103	WATER OAK-14				
1104	WATER OAK-16				
1105	WATER OAK-11				
1106	WATER OAK-16				
1107	WATER OAK-12				
1108	WATER OAK-10				
1109	LAUREL OAK-25	25	LAUREL OAK-25	Poor	Not a Specimen- Holes
1110	WATER OAK-12				
1111	WATER OAK-11				
1112	WATER OAK-12				
1113	WATER OAK-12				
1114	WATER OAK-12				
1115	WATER OAK-24				
1116	WATER OAK-twin 11				
1117	WATER OAK-12				
1118	WATER OAK-13				
1119	WATER OAK-11				
1120	WATER OAK-17				
1121	WATER OAK-22				
1122	WATER OAK-21				
1123	RED MAPLE-25	25	RED MAPLE-25	Landmark- Good	
1124	WATER OAK-12				
1125	WATER OAK-13				
1126	WATER OAK-24				
1127	WATER OAK-13				
1128	WATER OAK-11				
1129	WATER OAK-13				
1130	WHITE OAK-16				
1131	BLACK GUM-17	17	BLACK GUM-17	Specimen- Good	
1132	WHITE OAK-17				
1133	WATER OAK-20				
1134	WATER OAK-26				
1135	WHITE OAK-14				
1136	WHITE OAK-16				
1137	WHITE OAK-17				
1138	WATER OAK-10				
1139	WATER OAK-11				
1140	WATER OAK-11				
1141	S RED OAK-16				
1142	S RED OAK-12				
1143	S RED OAK-24				
1144	S RED OAK-23				
1145	S RED OAK-18				
1146	WATER OAK-11				
1147	HICKORY-9				
1148	WHITE OAK-9				
1149	WATER OAK-14				
1150	WATER OAK-8				
1151	WHITE OAK-14				
1152	WATER OAK-18				
1153	WATER OAK-8				
1154	WHITE OAK-14				
1155	S RED OAK-22				
1156	S RED OAK-13				
1157	N RED OAK-13				
1158	WHITE OAK-18				
1159	WHITE OAK-18				
1160	S RED OAK-14				
1161	S RED OAK-12				
1162	SOUTHERN RED OAK-25	25	SOUTHERN RED OAK-25	Landmark- Fair	Bulge at 3"- Old Injury - Possibly Not a Landmark
1163	WATER OAK-15				
1164	WATER OAK-14				
1165	WATER OAK-twin 23				Potential Landmark based on Twinning DBH of 46
1166	WATER OAK-14				
1167	WATER OAK-18				
1168	WATER OAK-15				
1169	WATER OAK-13				
1170	S RED OAK-26				
1171	S RED OAK-12				
1172	S RED OAK-15				
1173	WATER OAK-10				
1174	POPLAR-11				
1175	WATER OAK-10				
1176	S RED OAK-20				
1177	S RED OAK-12				
1178	WHITE OAK-15				
1179	DOGWOOD-9				

1180	WHITE OAK-18				
1181	WATER OAK-twin 17				Potential Landmark based on Twinning DBH of 34
1182	WATER OAK-9				
1183	S RED OAK-16				
1184	S RED OAK-19				
1185	WATER OAK-17				
1186	WATER OAK-16				
1187	WATER OAK-12				
1188	PINE-36				
1189	WATER OAK-11				
1190	N RED OAK-14				
1191	N RED OAK-11				
1192	PINE-22				
1193	PINE-24				
1194	LIVE OAK-12	12	LIVE OAK-12	Specimen- Good	
1195	WATER OAK-11				
1196	PINE-24				
1197	CHERRYBARK OAK-27	27	CHERRYBARK OAK-27	Specimen- Good	Potential Landmark- subspecies of Southern Red Oak
1198	N RED OAK-18				
1199	WHITE OAK-30				
1200	S RED OAK-12				
1201	S RED OAK-14				
1202	S RED OAK-11				
1203	WATER OAK-24	24	WATER OAK-24	specimen- Good	
1203A	SO. MAGNOLIA-8	8	SO. MAGNOLIA-8	specimen- Good	Point E (may be flagged 1203A as well)
1204	S RED OAK-11				
1205	WATER OAK-13				
1206	N RED OAK-10				
1207	WATER OAK-13				
1208	PINE-30				
1209	LIVE OAK-14	14	LIVE OAK-14	Specimen- Good	
1210	S RED OAK-30				
1211	S RED OAK-13				
1212	N RED OAK-9				
1213	S RED OAK-12				
1214	S RED OAK-20				
1215	PINE-16				
1216	WHITE OAK-12				
1217	S RED OAK-17				
1218	WATER OAK-8				
1219	PINE-26				
1220	N RED OAK-22				
1221	S RED OAK-12				
1222	S RED OAK-14				
1223	WHITE OAK-14				
1225	LIVE OAK-30	30	LIVE OAK	Landmark-Good	
1236	Laurel Oak-28	28	LAUREL OAK	Poor	Not a Specimen- Holes
1240	Water Oak -26	26	WATER OAK	Poor	Not a Specimen- Hole in Base
1250	Water Oak -17	17	WATER OAK	Poor	Not a Specimen- Holes
1251	Water Oak -18	18	WATER OAK	Poor	Not a Specimen- Holes



Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 September 2022

1 SUMMARY OF REQUEST

Robert Smalls Parkway/Burton Hill Road, Pointe Grand Apartments
Applicant: R. Judson Hall, Pointe Grand Beaufort LLC

The applicant is requesting conceptual approval for a 328-unit apartment complex composed of (14) 3-story and 4-story apartment buildings, a clubhouse, fitness center, mail kiosk, and (9) 7-car garages. The commercial properties shown in the site plan are not part of this application and will not be built by the applicant. This is proposed new construction on a currently vacant lot.

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

2 FACTS

Property Address:	Robert Smalls Parkway/Burton Hill Road
Parcel ID:	R122 029 000 0233 0000
Case Number:	22-02 DRB.3
Applicant:	R. Judson Hall, Pointe Grand Apartments
Type of Request:	Conceptual New Construction
Zoning:	T5-UC/RMX
Current Use:	Vacant
Proposed Use:	Residential

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:

- The commercial retail development has not been reviewed by staff regarding its compliance with the code and is not part of this application.
- Pointe Grand received sketch plan approval as well as 10% administrative adjustment to reduce parking requirements at the July 18, 2022, MPC meeting.
- Although the applicant shows T5-UC required setbacks on their site plan, the project has been reviewed under the RMX zoning classification.

Staff Conditions:

General:

1. The site plan overlaid on the Aerial Overlay & Photo Index shall be updated to reflect the current proposed site plan.
2. The building elevation drawings are difficult to read and appear to utilize the same line weight. Applicant to adjust line weights for elements in foreground, middle ground, and background. Hatch patterns should also be adjusted accordingly.
3. Applicant to provide separate drawing sheets for the clubhouse and fitness center. This sheet is confusing as all eight elevations are placed together without proper delineation of which elevations belong to which building.

Site:

1. Applicant to label the primary frontages for each building on the site plan. Section 13.1 defines a primary façade as “the elevation(s) of a structure fronting a street. When located on a corner, this may be the elevation fronting only the primary street, if applicable.

2. In future submissions, Applicant to show RMX setbacks on site plan and ensure and demonstrate compliance with Section 2.4.2.C of the Beaufort Code regarding principal building placement. The site plan appears to be compliant with these setbacks (front 10' min.), but future submissions need to specifically show this with accurately labeled setbacks.
3. On the west portion of the site, the applicant has designed two park areas/water quality treatment zones surrounded by parking and 7-car garage structures. These do not look like inviting spaces for residents. Staff recommends the applicant relocate the 7-car garage structures to other areas of the site and redesign the park areas to be a peninsula and not an island. Staff recommends the peninsula attach to building 2000 and 12000.
4. The park area/water quality treatment behind building 8000 is also designed as an island surrounded by parking. Staff recommends the applicant relocate this park area south to engage with the larger park area and move 15 parking spaces to north to double load the parking behind building 8000. This will also reduce impervious surface coverage.
5. Staff also recommends that the park area/water quality treatment island east of building 5000 also be redesigned and converted into a peninsula that connects to building 5000. Parking to be redesigned to accommodate this change.
6. Applicant to provide crosswalks as all road crossings within the development to interconnect the pedestrian areas.

Type 3A/4A – 12 Unit 3-Story, 16 Unit 4 Story, 24 Unit 3 Story, and 32 Unit 4 Story Buildings

1. Staff supports the height and scale of both the three- and four-story building types 3A and 4A.
2. Applicant to provide front, rear, left-side, and right-side elevations for all building types.
3. Applicant to demonstrate compliance with 4.5.7 apartment house regarding frontage types and building entries for future submissions. Currently the structures comply with frontage type using balcony. However, per section 4.5.7.B.2 the applicant must demonstrate compliance with, “buildings with more than 6 residential units, all ground floor units facing a frontage line shall have individual entrances from that frontage line. Buildings with formal entry courtyards or lobbies are exempt from this requirement.”
4. Applicant to provide fenestration percentages for all elevations that face a street and for all building types. Those calculations shall not include the closed shutters. Please note that 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.
5. Staff does not support the combination of both board and batten and lap siding on the front flat roof elements at bedrooms. Staff recommends the applicant use one material type above the brick at ground floor all the way to roof in these elements. Staff recommends either board and batten or panelized design for these areas.
6. Staff recommends the applicant change the double windows to triple windows in the second and third floors to match the ground floor bedroom windows at front and side elevations.

7. Staff recommends the applicant change the ground floor balcony fenestration to have one door and one window. Applicant to make this change to the one-door balconies throughout the buildings.
8. Staff does not support the solid balcony wall and recommends the applicant utilize open railings that are more consistent with residential Beaufort architecture.
9. Staff believes the applicant should use one size taller windows on the second and third floors to align more closely with the ground floor window proportions on all facades.
10. At the entry tower elements, applicant to fully extend the brick on the sides back to body of structure and within the balconies.
11. Applicant to remove closed shutters on the side elevations. The applicant should consider flipping the bathroom layout by placing vanities on interior walls to allow windows on this area of the facade.
12. Staff does not support the hipped roof on top of the stair towers and believes the size and scale of this roof creates a visually awkward element. Staff supports the use of the stair tower as an accent piece but recommends that the applicant restudy this area for future submissions.
13. Applicant to remove the pan shift in the center of the structure and align the walls in the 24- and 32-unit buildings.
14. Staff does not support the flat roofs of these buildings and recommends the applicant utilize cross gables along the front and rear elevations instead. Gables are more indicative of Beaufort architecture.
15. Staff recommends the applicant remove shutters from the project entirely.
16. The applicant should consider a change in plane and material on the wide expanses of the side elevations.
17. Applicant to ensure that all windows have a projecting windowsill and proper casing at jambs and head per section 4.6.3.C.2. Windows cannot be picture framed.

Type 3B/4B – Gable Roof Buildings

1. Staff supports the front gable roofs.
2. Applicant provided fenestration percentages for Building 3B, 12 Unit only. Applicant to recalculate the side elevation fenestration percentages without the closed shutters. Please note that 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.
3. Applicant to refer to all Type 3A/4A comments above as this type is nearly identical except for the gable roof replacing the flat roof.

Clubhouse:

1. Staff recommends the applicant add a “base” to this building per Section 4.6.4.E.1 Staff also recommends the applicant choose either lap siding or board-and-batten siding on the primary façade.
2. Applicant to demonstrate compliance with Section 4.6.4.C.1 fenestration percentage requirements. Currently, the rear façade facing the pool has no windows and the side elevations have minimal fenestration. Staff believes that the rooms could be reconfigured to allow more windows on these facades.
3. Staff does not support the flat roof elements left and right of entry nor the hipped roof tower element. Staff recommends the applicant consider a front crossing gable at the entry to be more consistent with Beaufort architecture vernacular.

Fitness Center:

1. Staff recommends the applicant add a “base” to this building per Section 4.6.4.E.1
2. Applicant to demonstrate compliance with Section 4.6.4.C.1 fenestration percentage requirements. Staff believes this building may meet fenestration percentage requirements but requests that the calculations be done to ensure this is met.

Garages/Mail Kiosk:

1. Staff recommends the applicant add a “base” to these structures per Section 4.6.4.E.1.
2. Applicant to provide a plan drawing of the mail kiosk.
3. Applicant to consider lowering the dormers within the roof plane of the garages so that the shed roof does not engage the ridge of the garage.
4. If the applicant utilizes fixed closed shutters on the rear of the garage structure, the shutters should have operable hardware and should be set within window trim and sill.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

Recommendations to Guide Applicant Beyond Conceptual:

1. *Applicant to demonstrate compliance with Section 5.7.8. Parking Lot Screening and Lighting. Applicant to note Section 5.7.8.3.b, “At least one broad-leaved overstory tree shall be provided within each landscaped peninsula and medians shall be landscaped with mulch, sod, shrubs, or ground cover vegetation. See Appendix A for recommended plantings list.” Applicant should screen parking areas from Road ‘A,’ Road ‘B’, and Road ‘C’.*
2. *Applicant to demonstrate compliance with Section C.6.8 Burton Hill Road Street Section.*
3. *Applicant to review Article 4 of the Beaufort Code regarding Building Design; materials, windows, and architectural details.*
4. *Applicant to demonstrate compliance with Section 5.8 Lighting.*
5. *Applicant to provide bicycle parking per Section 5.7.3.*

6. *Provide roof plans for all structures (all apartment types, clubhouse, fitness center).*
7. *Please note additional requirements for preliminary review including locations of mechanical areas, color renderings of at least one elevation for each structure.*