

**City of Beaufort Department of Planning & Development Services  
DESIGN REVIEW BOARD (DRB) APPLICATION FORM**

**\*Important: Building Permit Applications must include a copy of the stamped plans\***

**Fees – Office Use Only**

- |  |                   |
|--|-------------------|
| <input checked="" type="checkbox"/> Board review | \$200 per meeting |
| <input type="checkbox"/> Staff review            | \$ 50             |
| <input type="checkbox"/> Special Meeting         | \$500             |

\*Post Facto applications shall be twice the normal fee

Please TYPE or PRINT legibly

**Date of Submittal:** 3/20/2015      **Design Review Board Meeting Date:** \_\_\_\_\_

**Project Name:** Parker's Convenience Store

**Project Address:** SW quadrant of the intersection of Roseida Road and US Highway 21

**Property Zoning:** Highway Commercial

**Tax Map/Parcel No.:** R120 025 000 0012 0000; R100 025 000 012C 0000

**Project Developer:** Gregory M. Parker, Inc.

**Address:** 17 West McDonough Street, Savannah, GA 31401

**Phone/Fax/Email:** (912) 721-2897/(912) 231-0030/bbishop@parkersav.com

**Project Consultant:** Nathan B. Long - Thomas & Hutton

**Phone/Fax/Email:** (912)721-4181/(912)234-8424

**Address:** 50 Park of Commerce Way, Savannah, GA 31405

**Property Owner:** James H. Trask

**Address:** 84 Rough River Road, Beaufort, SC 29906

See attached permission letter

Owner's Signature \_\_\_\_\_ Owner's Name (Please Print) \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** If the developer is not the property owner, the owner must sign the application or provide a letter stating approval of the plan being submitted. Owner's signature required prior to final approval.

**DESIGN REVIEW BOARD PROJECT REVIEW**

- CONCEPTUAL REVIEW
- PRELIMINARY REVIEW
- FINAL REVIEW

**STAFF PROJECT REVIEW**

- CONCEPTUAL
- PRELIMINARY
- FINAL
- Non-Corridor (See Page #6)

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Beaufort. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

Bill Bishop      BILL BISHOP      3/20/2015  
Developer's Signature      Developer's Name (Please Print)      Date



**PARKER'S CONVENIENCE  
CITY OF BEAUFORT, SOUTH CAROLINA**

**Project Narrative  
J – 24234.0010  
December 30, 2014**

Gregory M. Parker, Inc. (Applicant) proposes the development of a Parker's Convenience Store in the southwest quadrant of the intersection of U.S. Highway 21 and Roseida Road newly annexed into the City of Beaufort, South Carolina. The proposed convenience store will include a drive thru and food service component and is approximately 4,225 square feet in size. Site components include 8 fuel dispensers with a covered canopy, underground fuel tanks, a dumpster enclosure, stormwater BMPs, a sewer pump station, associated parking, and an outdoor patio seating area with a walkway connection to serve the Spanish Moss Trail. A total of two full access points are proposed along U.S. Highway 21 and Roseida Road.

The subject site consists of two parcels. Parcel 1 is approximately 0.20 acres, located within the municipal limits of Beaufort County, with a tax map number of R100-025-000-012C-0000. Parcel 1 is presently zoned Light Industrial and is in the process of being annexed into the City of Beaufort and rezoned to the Highway Commercial zoning designation. Parcel 2 is approximately 3.54 acres, is zoned Highway Commercial, with a tax map number of R120-025-000-0012-0000 and is located within the City of Beaufort. Both properties are under contract for purchase by the applicant.

The property is bounded to the north by Roseida Road, to the east by U.S. Highway 21, to the south by Six L's Packing Company and to the west by the Spanish Moss Trail right-of-way. Existing conditions on this site consist of a partially wooded lot with a mixture of hardwoods and underbrush. A portion of the site contains existing pavement, previous building foundation remains with existing concrete to be removed prior to construction. The existing elevations on the subject site range from elevation 25 to 30 (NAVD 88).

The stormwater system is anticipated to include BMPs, including an infiltration basin, to treat and attenuate runoff for the Parker's site as well as the future development parcel. Existing soil conditions on the site are predominately hydrologic soil group C with a small area of soil group A in the southeast corner. The subject site is located within Zone C based upon the FEMA Flood Area designation (areas with minimal flooding). Water and sewer service shall be installed by the applicant and will be owned and maintained by Beaufort Jasper Water and Sewer Authority (BJWSA).

Article 5 of the City of Beaufort Unified Development Ordinance (UDO) does not allow for the pumps to be located between the building and the adjacent street, but instead to be placed behind or in line with the building.

The applicant has applied for a variance from the Board of Zoning Appeals to allow for the pumps to be located between the building and U.S. Highway 21 and received support of the Design Review Board, during our Conceptual DRB meeting, toward that effort.

The applicant has made substantial efforts to improve the store façade, incorporate additional site features and address conceptual DRB comments to enhance the site plan. A few examples are listed below:

- Outdoor seating area and patio was relocated north of the drive thru entrance as an added amenity for all customers, and is being designed so that can easily be expanded if it is widely accepted by patrons
- Connecting pathway and bicycle racks for patrons of the Spanish Moss Trail to promote connectivity
- Enhanced site landscaping and side trellis on building to soften the appearance of the structure
- Addition of sidewalks along Highway 21 to connect to the current SCDOT project
- Fencing and landscaping around the perimeter of the property to frame each entrance and meet the intent of the Ordinance
- Concessions on building materials away from current prototypes which will feature Hardi-siding and wood brackets with metal roofing over doorways to promote lowcountry feel. Mechanical components will be screened from view.
- Decorative dumpster enclosure
- Storm design for multiple commercial sites in one location to decrease future impact
- Shared access onto each street for future commercial development to decrease future impact and enhance vehicular circulation. We have addressed the comments for the traffic impact study and added additional lanes for site egress.
- Ability to save large live oaks, located adjacent to U.S. Highway 21 and Roseida Road

### **Buffer/Setback Requirements**

From our review of City of Beaufort UDO, we understand the following setbacks/buffers apply to the site:

Side setback to the south – 10'

Side setback to the north – 15'

Front setback/buffer – 20'

Rear setback – 15'

### **Parking Requirements**

Pursuant to our review of the UDO, parking required appears to be a minimum of 3 parking space/300 SF which is equivalent to 14 spaces. The proposed plan provides 24 spaces, one of which will be ADA van accessible. The parking proposed is consistent with historical demands of Parker's Convenience stores in the area and meets the UDO

parking requirements. Previous parking was added for all spaces above the minimum requirement.

January 12, 2015

Ms. Libby Anderson  
City of Beaufort  
1911 Boundary Street  
Beaufort, SC 29902

RE: Parker's Convenience Store  
SW Corner of US Hwy. 21 and Roseida Rd.  
Authority to submit

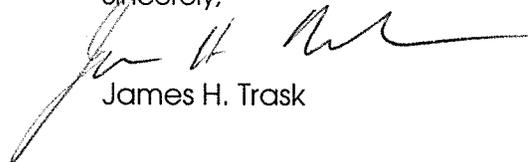
Dear Ms. Anderson,

Please allow this letter to provide Thomas and Hutton and/or Gregory M. Parker, Inc. to submit for permitting approval in relation to the above referenced project. This letter pertains to the proposed Parker's Convenience Store located at the southwest corner of the intersection of US. Highway 21 and Roseida Road in Beaufort, South Carolina. The project shall be located on two parcels having tax map numbers R120-025-000-0012-000; R120-025-000-012C-0000.

The development plans are anticipated to include site work associated with the convenience store, associated utilities, paving and erosion control measures. This letter is for tax map parcel numbers R120-025-000012-0000; R120-025-00-012C-0000. James H. Trask grants permission to Gregory M. Parker, Inc. and it's contractors to perform the work as shown on the site development plans, upon approval by the City of Beaufort.

Please do not hesitate to contact me directly if you have any questions.

Sincerely,



James H. Trask

cc: Greg Parker - Gregory M. Parker, Inc.  
Bill Bishop - Gregory M. Parker, Inc.  
Nathan Long - Thomas and Hutton



- Hazard Tree Evaluation
- Lightning Protection
- Cabling & Bracing
- Tree Appraisals
- Landscape Services
- Tree Maintenance Programs
- Licensed/Fully Insured



**SOUTHERN  
TREE SERVICES**  
of Beaufort, Inc.  
P.O. Box 2293  
Beaufort, SC 29901  
(843) 522-9553  
Fax: (843) 522-2925



- Tree & Stump Removal
- Pruning of Trees & Shrubs
- Tree Planting
- Insect & Disease Analyst
- Liquid Injection Fertilization
- Pre-Construction Tree Protection

March 3, 2015

**Job Name:** Parkers, Inc. 150303KRY

**Work Site:** Parker's Hwy 21/ Roseida Rd.  
Beaufort, SC 29906

**Proposed By:** Ronnie Reiselt

**Work** 912-721-2897

Mr. Bill Bishop  
Parkers, Inc.  
222 Drayton St.  
Savannah, GA 31401

Item #	Plant	Service Description
1	Laurel Oak	<p>Tree Evaluation and Recommendation East side of property, one 38 inch Laurel Oak Tree.</p> <p>Comments: This tree is in the early stages of decline, there is evidence of die back in the upper canopy as well as evidence of active decay.</p> <p>Recommendation: This tree should be removed.</p>
2	Laurel Oak	<p>Tree Evaluation and Recommendation West side of property, one 33 inch Laurel Oak Tree.</p> <p>Comments: This tree is in severe decline the upper canopy is full of die back and many of the scaffolding branches have active decay as well as the lower trunk.</p> <p>Recommendation: This tree is a safety hazard and should be removed.</p>
3	Live Oak	<p>Tree Evaluation and Recommendation West of entrance off of Roseida Road, one 45 inch Live Oak Tree.</p> <p>Comments: This tree is in fair condition there is an area of old decay near the base of the tree, this is not active decay and should not cause any further damage. There is a heavy concentration of vines in a portion of the canopy that has stopped the growth of foliage on the east side of the tree, once these are removed the tree will begin to put on new foliage. The tree is slightly unbalanced due to the high voltage lines that are running through the center of the canopy, if the lines are to be moved, crown restoration can begin new growth will fill in the void in approximately 5 years.</p> <p>Recommendation: This tree should be put on a 2 year fertilization program to fertilize spring and fall.</p>
4	Live Oak	<p>Tree Evaluation and Recommendation Northeast side of entrance off of Roseida Road, four Live Oak Tree's 44"inch, 50"inch, 45"inch, and a 46"inch.</p> <p>Comments, all four of these trees are in good condition, there is an average amount of normal deadwood that will need to be removed as well as vines.</p> <p>Recommendation: The trees should be put on a 2 year fertilization program, to be fertilized spring and fall.</p>

Respectfully,

Ronnie Reiselt, Jr.  
Certified Arborist SO-1382A



- Hazard Tree Evaluation
- Lightning Protection
- Cabling & Bracing
- Tree Appraisals
- Landscape Services
- Tree Maintenance Programs
- Licensed/Fully Insured



*of Beaufort, Inc.*

P.O. Box 2293  
Beaufort, SC 29901  
**(843) 522-9553**

**Fax: (843) 522-2925**



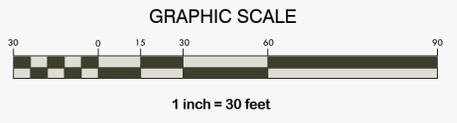
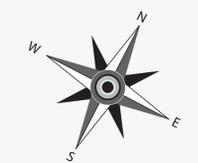
- Tree & Stump Removal
- Pruning of Trees & Shrubs
- Tree Planting
- Insect & Disease Analyst
- Liquid Injection Fertilization
- Pre-Construction Tree Protection

# Parker's

fast, fresh & friendly.

- PROPOSED FENCE (HEDGE BETWEEN FENCE SECTIONS)
- ALL WEATHER ACCESS DRIVE
- OUTDOOR SEATING PATIO (BRICK PAVERS)
- PROPOSED SEWER PUMP STATION
- BIKE RACKS
- PROPOSED 6' CONCRETE PATH
- PROPOSED CONNECTION FOR ACCESS FROM RAILS - TO - TRAILS PATH
- PROPOSED DUMPSTER ENCLOSURE
- PROPANE STORAGE
- DRIVE - THRU ORDERING SYSTEM
- BRICK PAVERS, (TYP.)
- 8' WIDE FOUNDATION PLANTING BED
- PERVIOUS PARKING

- PROPOSED SIGN
- PROPOSED FENCE (HEDGE BETWEEN FENCE SECTIONS)
- UNDERGROUND STORAGE TANKS
- PROPOSED SIDEWALK
- PROPOSED CANOPY
- PROPOSED DECELERATION LANE



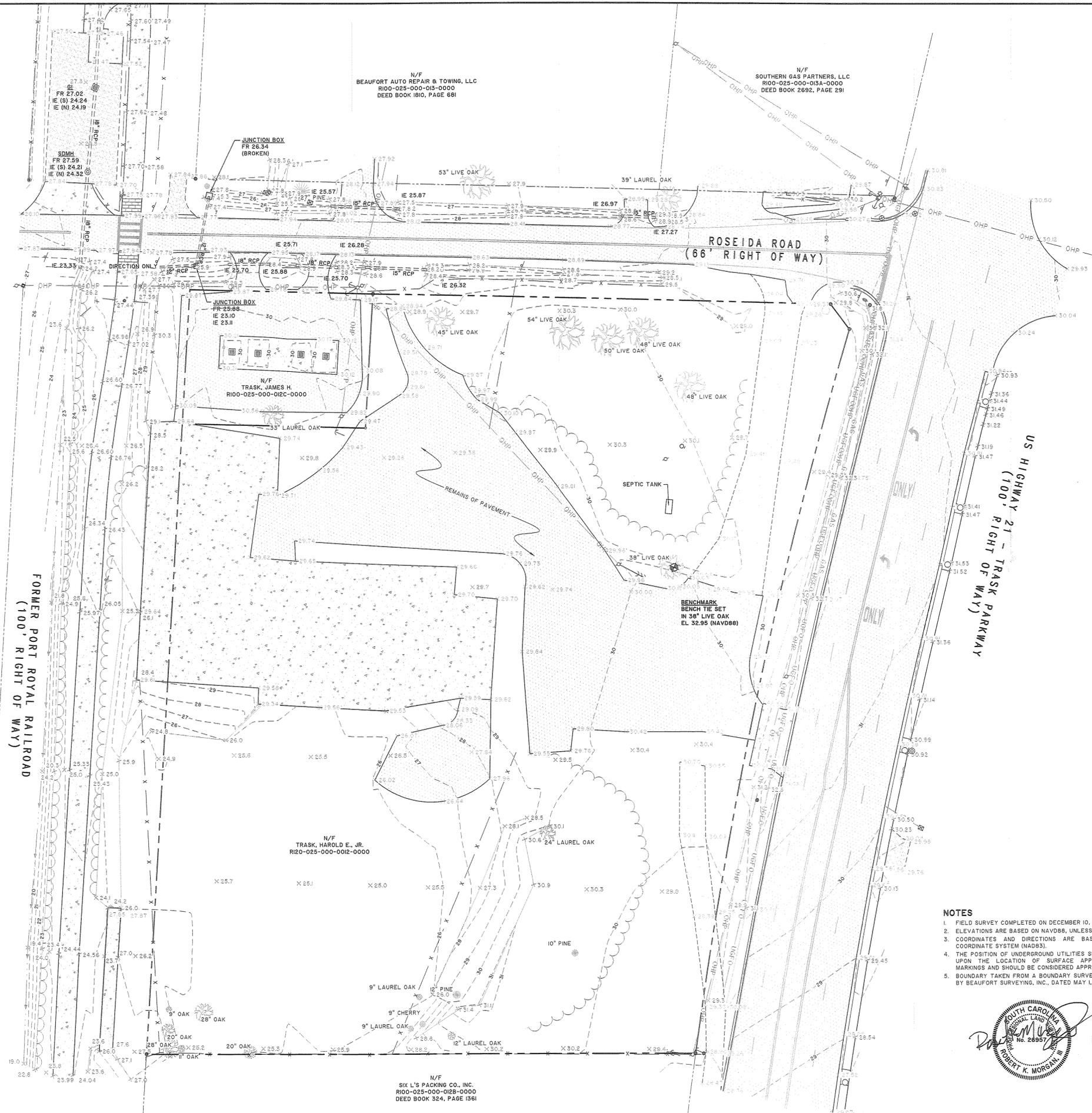
**THOMAS & HUTTON**  
 50 PARK OF COMMERCE WAY • PO BOX 2727  
 SAVANNAH, GA 31402-2727 • 912.234.5300  
 WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

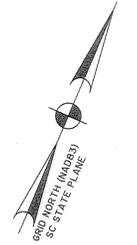
COPYRIGHT © 2014 THOMAS & HUTTON

**LEGEND**

- ⊕ BORE HOLE
- ⊕ BENCHMARK
- CLEAN OUT
- CONC. MONUMENT FOUND
- CURB INLET MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ EVERGREEN TREE
- ⊕ ELECTRIC METER
- ⊕ FIRE HYDRANT
- ⊕ GRATE INLET
- ⊕ GUY WIRE
- IRON PIPE FOUND
- IRON REBAR FOUND
- ⊕ UNDERGROUND UTILITY LINE MARKER
- ☆ LIGHT POLE
- ⊕ MAIL BOX
- BOUNDARY POINT (NO MONUMENT)
- ⊕ OAK TREE
- ⊕ POWER POLE
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ SIGN
- ⊕ SANITARY MANHOLE
- ⊕ TELEPHONE BOX
- ⊕ WATER METER
- ⊕ WATER VALVE



- NOTES**
1. FIELD SURVEY COMPLETED ON DECEMBER 10, 2014.
  2. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
  3. COORDINATES AND DIRECTIONS ARE BASED ON SOUTH STATE PLANE COORDINATE SYSTEM (NAD83).
  4. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
  5. BOUNDARY TAKEN FROM A BOUNDARY SURVEY PREPARED FOR WILLIAM TRASK BY BEAUFORT SURVEYING, INC., DATED MAY 1, 2000.



**TOPOGRAPHIC SURVEY**  
PARKER'S  
CONVENIENCE STORE  
CITY OF BEAUFORT

PREPARED FOR:  
**GREGORY M. PARKER, INC.**

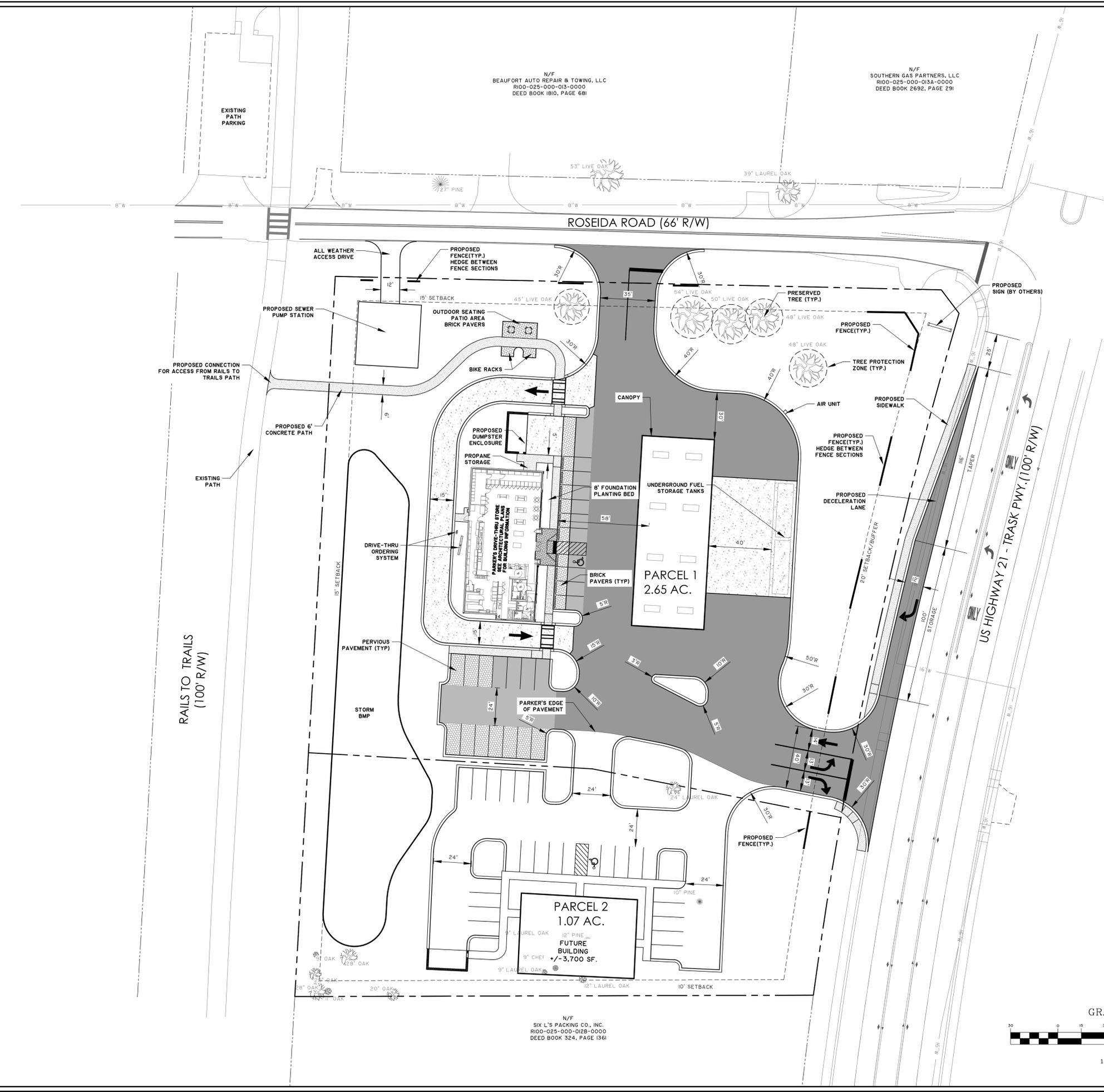
PREPARED BY:  
**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)

JOB NO: J-24234.0010	DATE: December 17, 2014
DRAWN: CGC	SCALE: 1" = 30'
REVIEWED: RKM	SHEET: EX1

2:24234.0010.dwg (Project: Georgia) - 12/15/2015 10:58:34 AM - 12/15/2015 10:58:34 AM



**LEGEND**

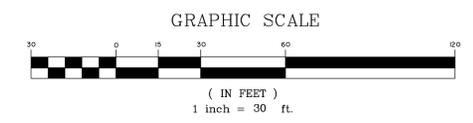
	HEAVY DUTY PAVEMENT
	REGULAR DUTY PAVEMENT
	VEHICULAR CONCRETE
	SIDEWALK
	BRICK PAVERS
	PERVIOUS PAVEMENT

**SITE DATA TABLE**

PARCEL 1	2.65 AC.
PARKING SPACES REQUIRED	14
1/ 300 SF.(4,225 SF. BUILDING)	
PARKING SPACES PROVIDED	24
( INCLUDING 1 ACCESSIBLE SPACE)	
PERVIOUS PARKING PROVIDED	10
MAX IMPERVIOUS AREA ALLOWED	65%
IMPERVIOUS AREA PROPOSED	49%

**NOTES:**

- SITE DATA TABLE CALCULATIONS ARE FOR PARCEL 1 ONLY. STORM SYSTEM IS ANTICIPATED TO BE DESIGNED TO ACCOMMODATE BOTH PARCELS. ONLY PARCEL 1 IS PROPOSED FOR DEVELOPMENT AT THIS TIME.
- PARCEL 2 LAYOUT IS CONCEPTUAL. FINAL PLAN SHALL BE PROVIDED PRIOR TO DEVELOPMENT.



**SITE LAYOUT EXHIBIT**  
 PARKER'S  
 CONVENIENCE STORE  
 CITY OF BEAUFORT

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PREPARED FOR:  
**GREGORY M. PARKER, INC.**

---

PREPARED BY:  
**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300

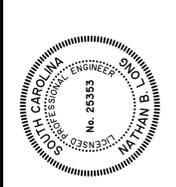
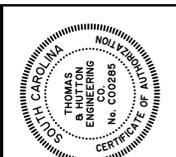
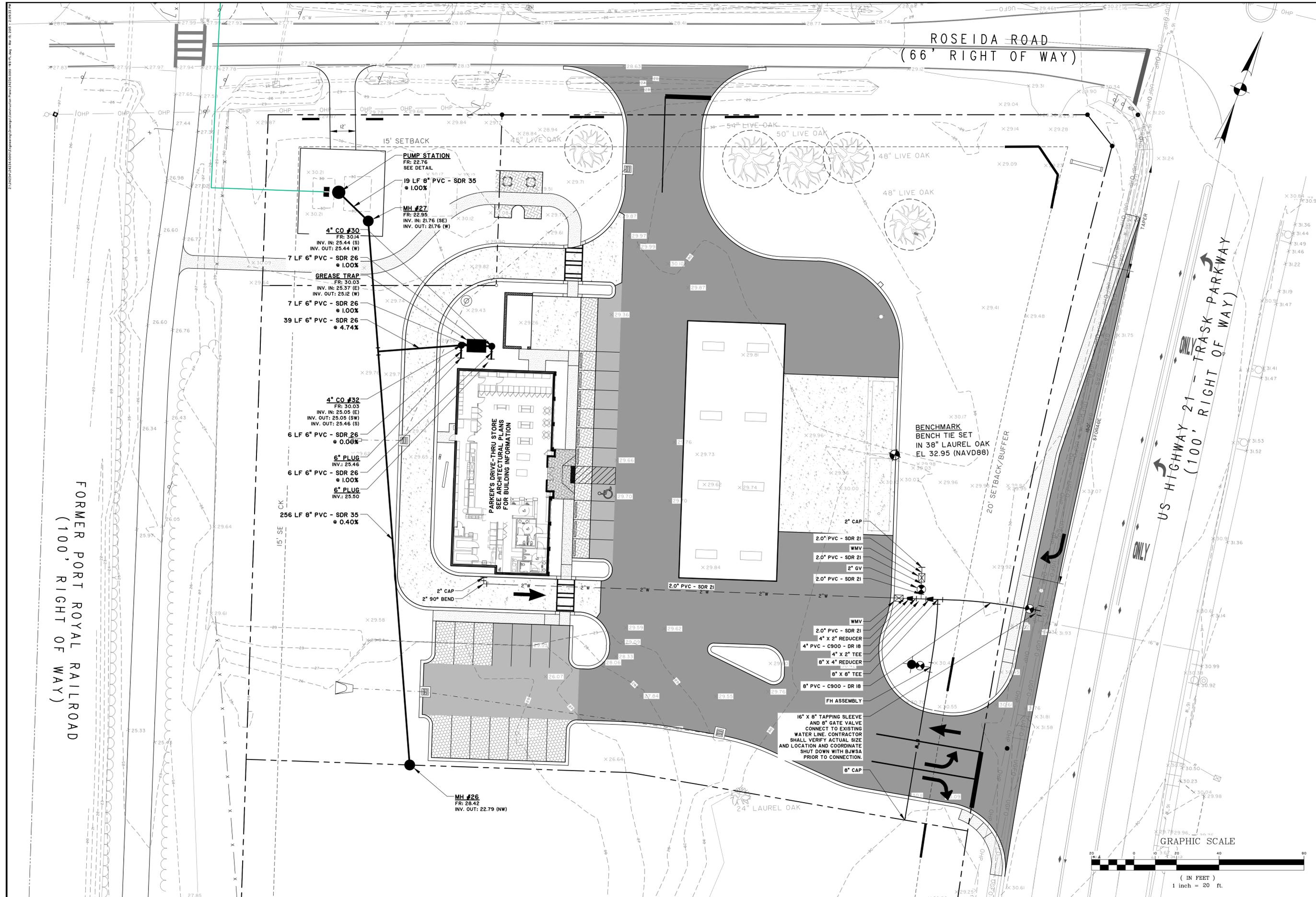
www.thomasandhutton.com

JOB NO: J-24234.0010	DATE: March 12, 2015
DRAWN: CGC	SCALE: 1" = 30'
REVIEWED: NBL	SHEET: EX1

N/F  
 BEAUFORT AUTO REPAIR & TOWING, LLC  
 R100-025-000-013-0000  
 DEED BOOK 1810, PAGE 681

N/F  
 SOUTHERN GAS PARTNERS, LLC  
 R100-025-000-013A-0000  
 DEED BOOK 2692, PAGE 291

N/F  
 SIX L'S PACKING CO., INC.  
 R100-025-000-012B-0000  
 DEED BOOK 324, PAGE 1361



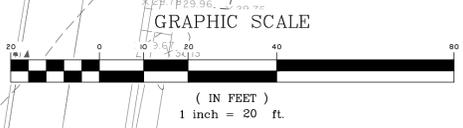
NO.	REVISIONS	BY	DATE

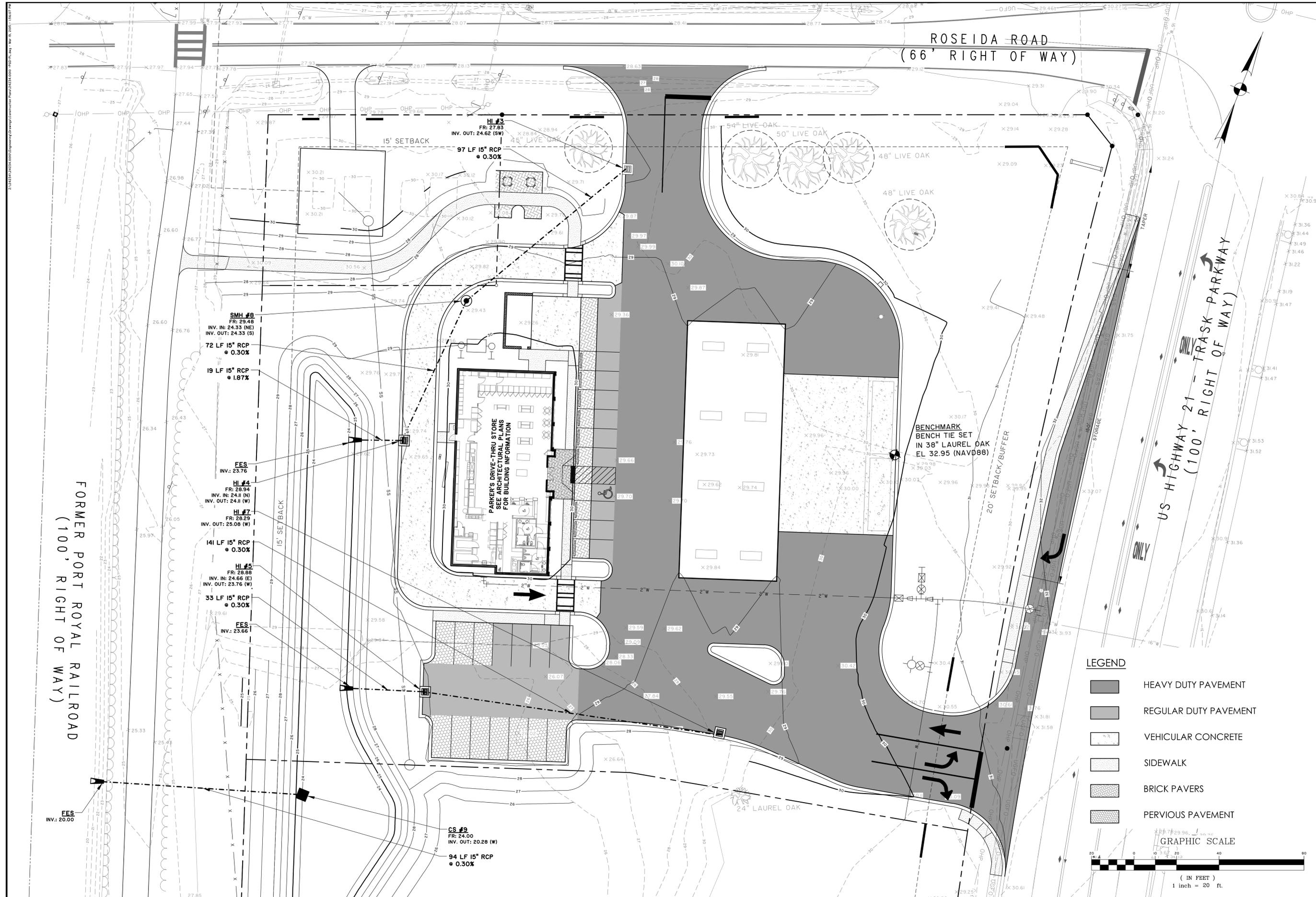
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**GREGORY M. PARKER, INC.**  
 BEAUFORT, SOUTH CAROLINA  
 PARKER'S CONVENIENCE STORE  
 WATER AND SEWER PLAN

JOB NO: J-24234.0010  
 DATE: 03/XX/15  
 DRAWN: CCG  
 DESIGNED: JRW  
 REVIEWED: NBL  
 APPROVED: NBL  
 SCALE: 1" = 20'

**C2.1**





2:10:31.51 (2/23/2020) C:\pwworkspace\Gm\Projects\Construction Plans\24234.000.dwg - Plot 1 - 11/16/21 PM

ROSEIDA ROAD  
(66' RIGHT OF WAY)

FORMER PORT ROYAL RAILROAD  
(100' RIGHT OF WAY)

US HIGHWAY 21  
(100' RIGHT OF WAY)  
TRASK PARKWAY

PARKER'S DRIVE-THRU STORE  
SEE ARCHITECTURAL PLANS  
FOR BUILDING INFORMATION

BENCHMARK  
BENCH TIE SET  
IN 38" LAUREL OAK  
EL. 32.95 (NAVD88)

SMH #8  
FR: 29.48  
INV. IN: 24.33 (NE)  
INV. OUT: 24.33 (S)  
72 LF 15" RCP  
@ 0.30%

19 LF 15" RCP  
@ 1.87%

FES  
INV.: 23.76

HI #4  
FR: 29.54  
INV. IN: 24.11 (N)  
INV. OUT: 24.11 (W)

HI #7  
FR: 28.29  
INV. OUT: 25.09 (W)

141 LF 15" RCP  
@ 0.30%

HI #5  
FR: 28.88  
INV. IN: 24.66 (E)  
INV. OUT: 23.76 (W)

33 LF 15" RCP  
@ 0.30%

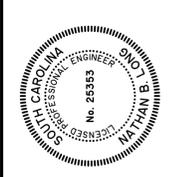
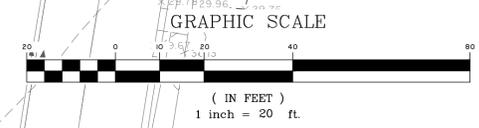
FES  
INV.: 23.66

CS #9  
FR: 24.00  
INV. OUT: 20.28 (W)

94 LF 15" RCP  
@ 0.30%

**LEGEND**

- HEAVY DUTY PAVEMENT
- REGULAR DUTY PAVEMENT
- VEHICULAR CONCRETE
- SIDEWALK
- BRICK PAVERS
- PERVIOUS PAVEMENT



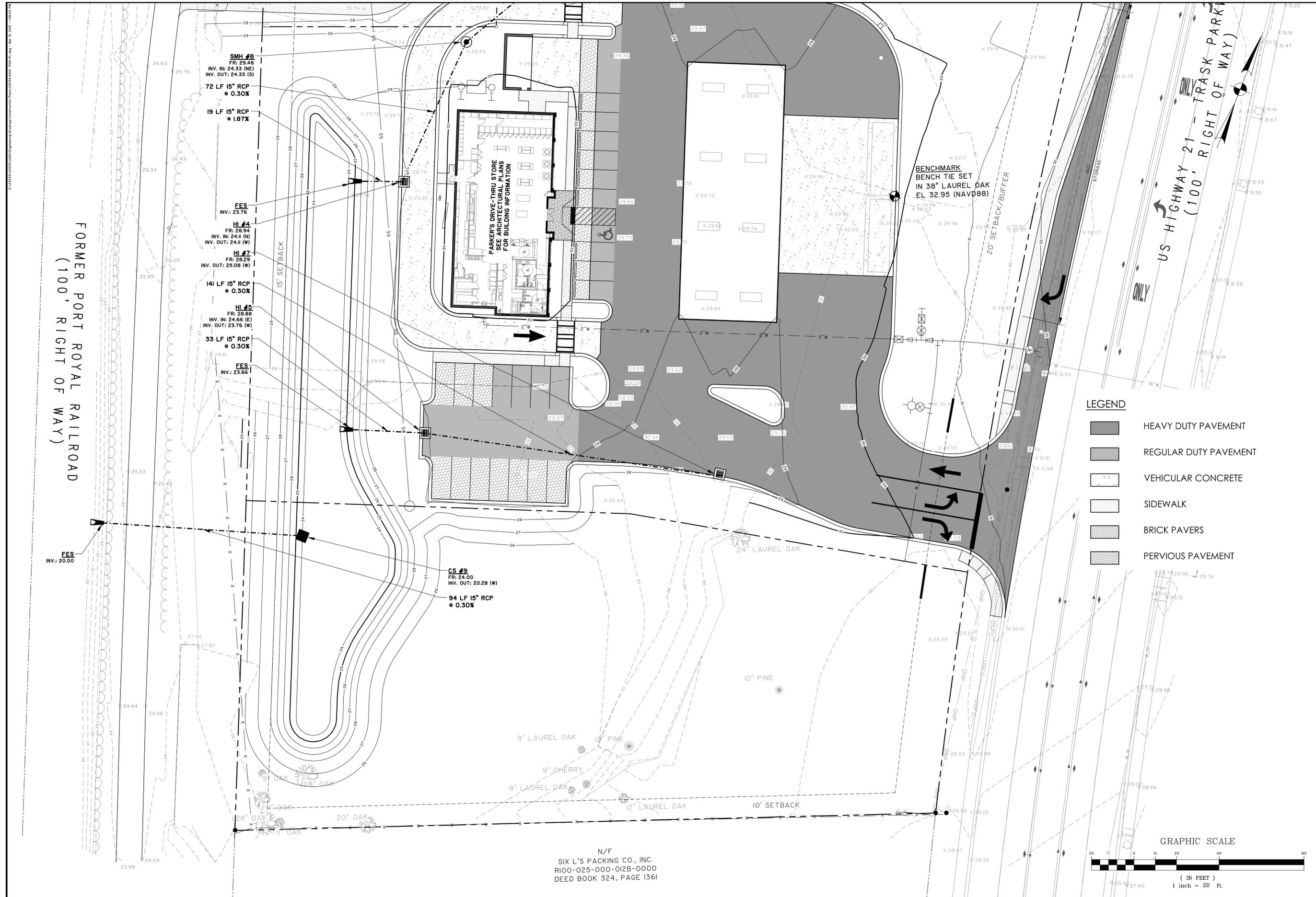
NO.	REVISIONS	BY	DATE

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**GREGORY M. PARKER, INC.**  
 BEAUFORT, SOUTH CAROLINA  
 PARKER'S CONVENIENCE STORE  
 PAVING, GRADING AND DRAINAGE PLAN

JOB NO: J-24234.0010  
 DATE: 03/XX/15  
 DRAWN: CGC  
 DESIGNED: JRW  
 REVIEWED: NBL  
 APPROVED: NBL  
 SCALE: 1" = 20'

**C3.1**



SMH #8  
FR: 29.48  
INV. IN: 24.33 (NE)  
INV. OUT: 24.33 (S)  
72 LF 15" RCP  
@ 0.30%

19 LF 15" RCP  
@ 1.87%

FES  
INV.: 23.76

HI #4  
FR: 28.94  
INV. IN: 24.11 (W)  
INV. OUT: 24.11 (W)

HI #7  
FR: 28.29  
INV. OUT: 26.08 (W)

141 LF 15" RCP  
@ 0.30%

HI #5  
FR: 28.88  
INV. IN: 24.66 (E)  
INV. OUT: 23.76 (W)

33 LF 15" RCP  
@ 0.30%

FES  
INV.: 23.66

CS #9  
FR: 24.00  
INV. OUT: 20.28 (W)

94 LF 15" RCP  
@ 0.30%

FORMER PORT ROYAL RAILROAD  
(100' RIGHT OF WAY)

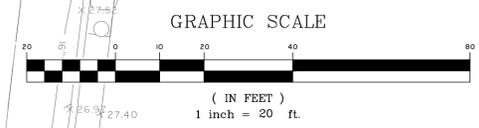
US HIGHWAY 21 TRASK PARK  
(100' RIGHT OF WAY)

PARKER'S DRIVE-THRU STORE  
SEE ARCHITECTURAL PLANS  
FOR BUILDING INFORMATION

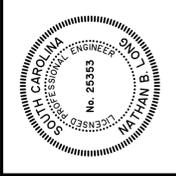
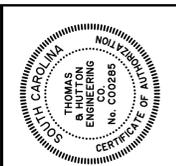
BENCHMARK  
BENCH TIE SET  
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EL. 32.95 (NAVD88)

LEGEND

- HEAVY DUTY PAVEMENT
- REGULAR DUTY PAVEMENT
- VEHICULAR CONCRETE
- SIDEWALK
- BRICK PAVERS
- PERVIOUS PAVEMENT



N/F  
SIX L'S PACKING CO., INC.  
R100-025-000-012B-0000  
DEED BOOK 324, PAGE 1361



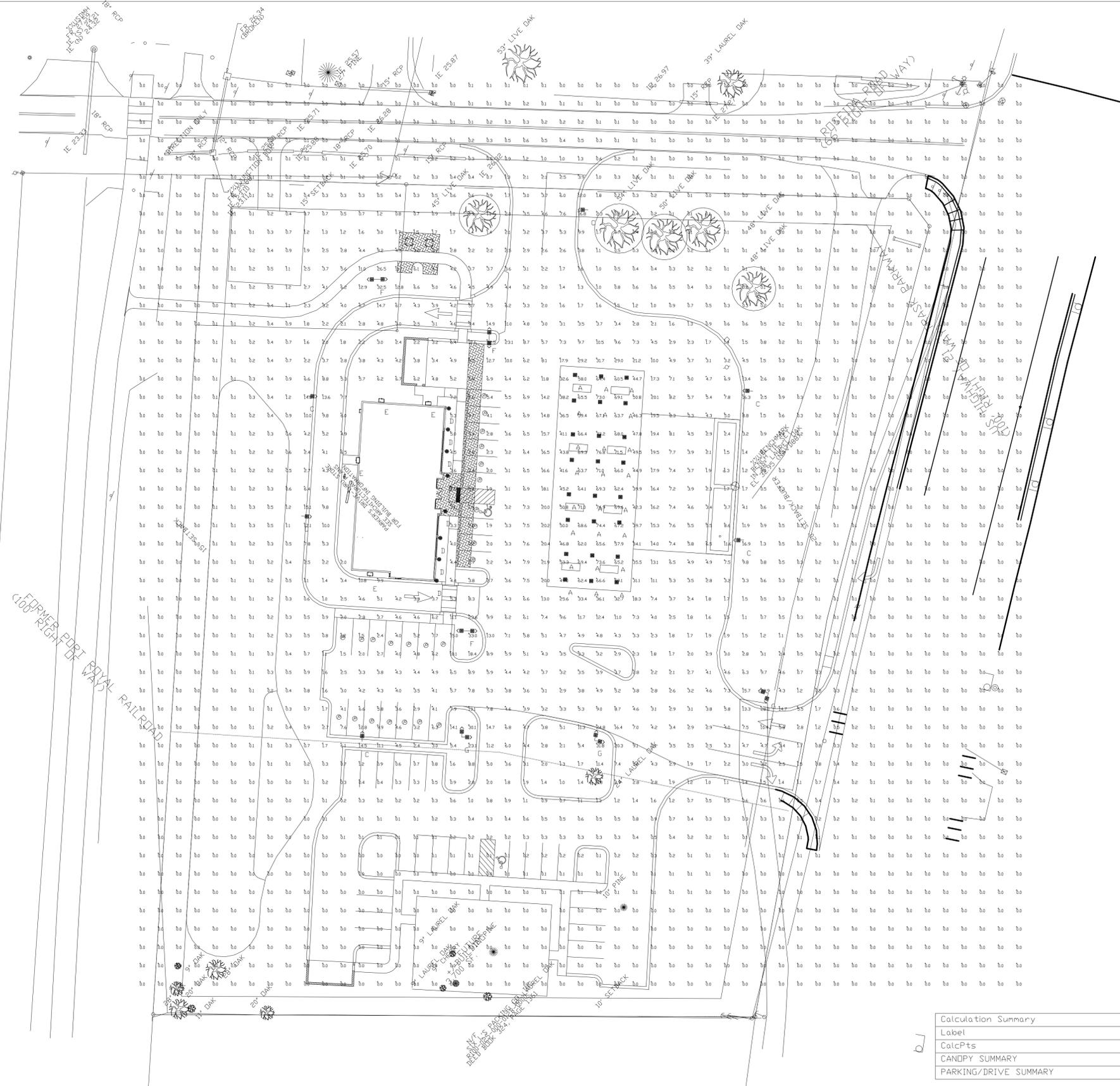
NO.	REVISIONS	BY	DATE

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PAVING, GRADING AND DRAINAGE PLAN

JOB NO: J-24234.0010  
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DRAWN: CGC  
DESIGNED: JRW  
REVIEWED: NBL  
APPROVED: NBL  
SCALE: 1" = 20'

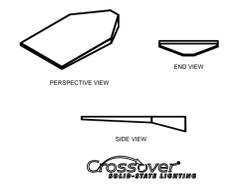
**C3.2**



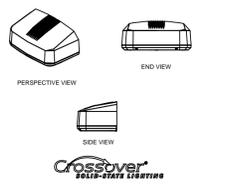
**CRU-SC-LED**  
LED CANOPY LIGHT - LEGACY



**XLCS**  
LED Crossover Area Light



**XPWS3**  
LED Crossover Wall Mount Light



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	3.13	76.9	0.0	N.A.	N.A.
CANOPY SUMMARY	Illuminance	Fc	57.46	76.9	31.1	1.85	2.47
PARKING/DRIVE SUMMARY	Illuminance	Fc	6.36	36.1	1.0	6.36	36.10

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
■	24	A	SINGLE	CRU-SC-LED-HO-CW	1.000	N.A.	19630	150
▶	6	C	SINGLE	XLCS-FT-LED-HO-CW SINGLE ON 16' POLE + 2' BASE	1.000	N.A.	15535	138.6
●	8	D	SINGLE	AD150-10-CW-LED-UE-DD	1.000	N.A.	970	11.4
□	4	E	SINGLE	XPWS3-FT-LED-48-350-CW-UE	1.000	N.A.	5094	55
◀▶	3	F	D180	XLCS-FT-LED-HO-CW D180 ON 16' POLE + 2' BASE	1.000	N.A.	31070	277.2
●	3	G	2 @ 90 DEGREES	XLCS-FT-LED-HO-CW D90 ON 16' POLE + 2' BASE	1.000	N.A.	31070	277.2

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts  
Total Watts = 6406.001

**Industries**  
American Innovation Through Technology  
1000 W. LAMAR ST. BEAUFORT, NC 28516  
TEL: 754-360-7777 FAX: 754-360-7778

LIGHTING PROPOSAL LO-125847-2  
PARKERS TRASK PKWY & ROSEIDA RD. BEAUFORT, SC

BY/LS	DATE: 3/18/15	REV: 3/20/15	SHEET 1 OF 1
-------	---------------	--------------	--------------

SCALE: 1"=30'



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FLOOR PLAN

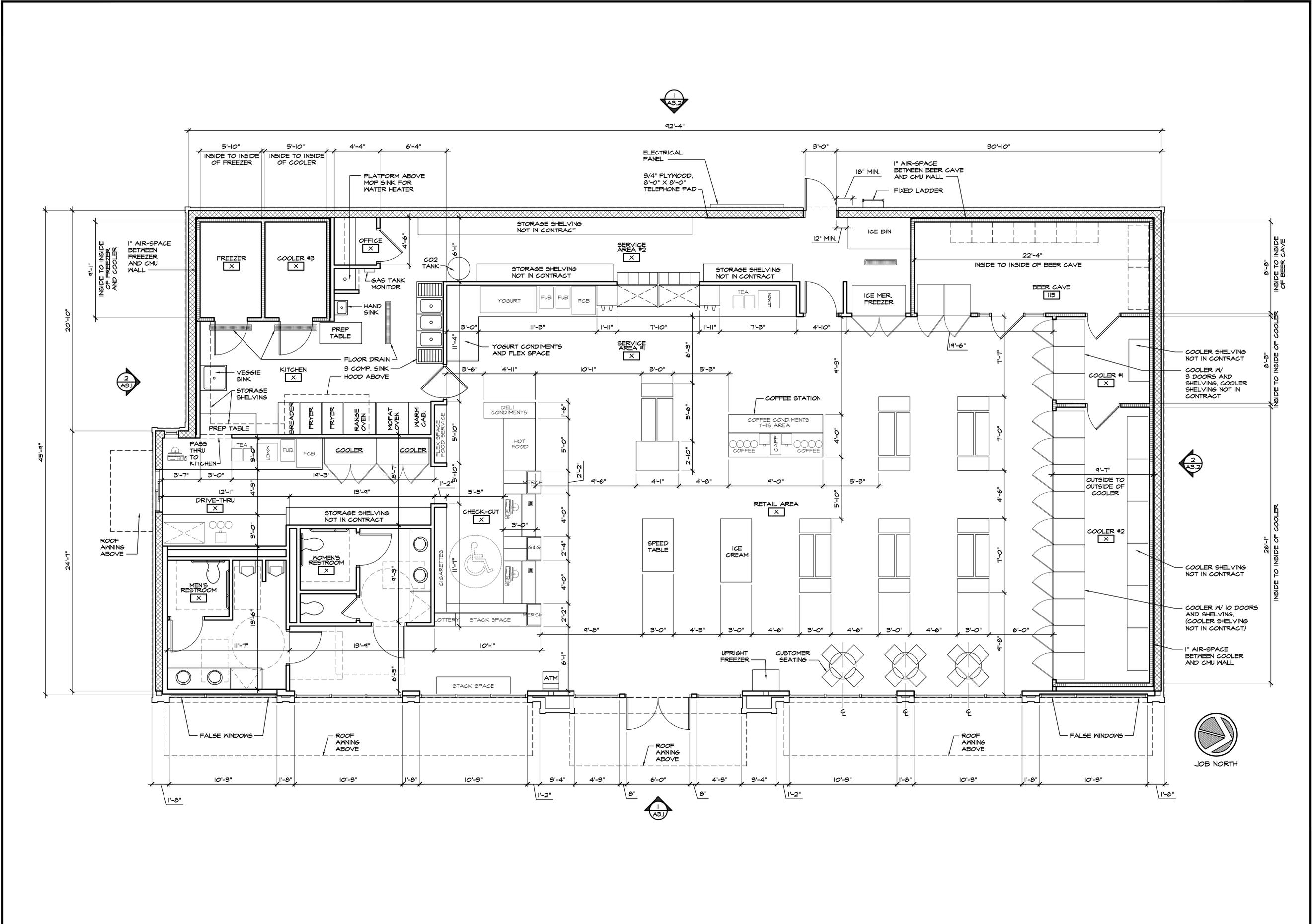
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ISSUE DATE: 03/20/2015  
DRAWN: JLE

A1.1



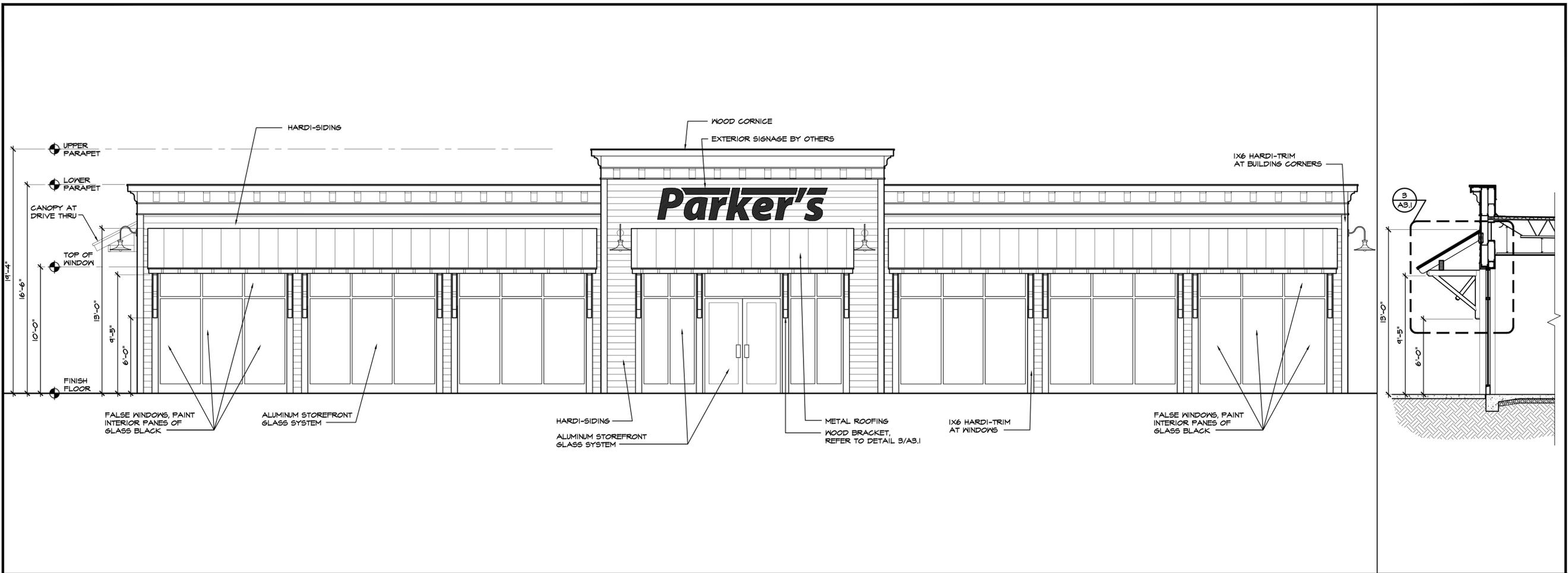
**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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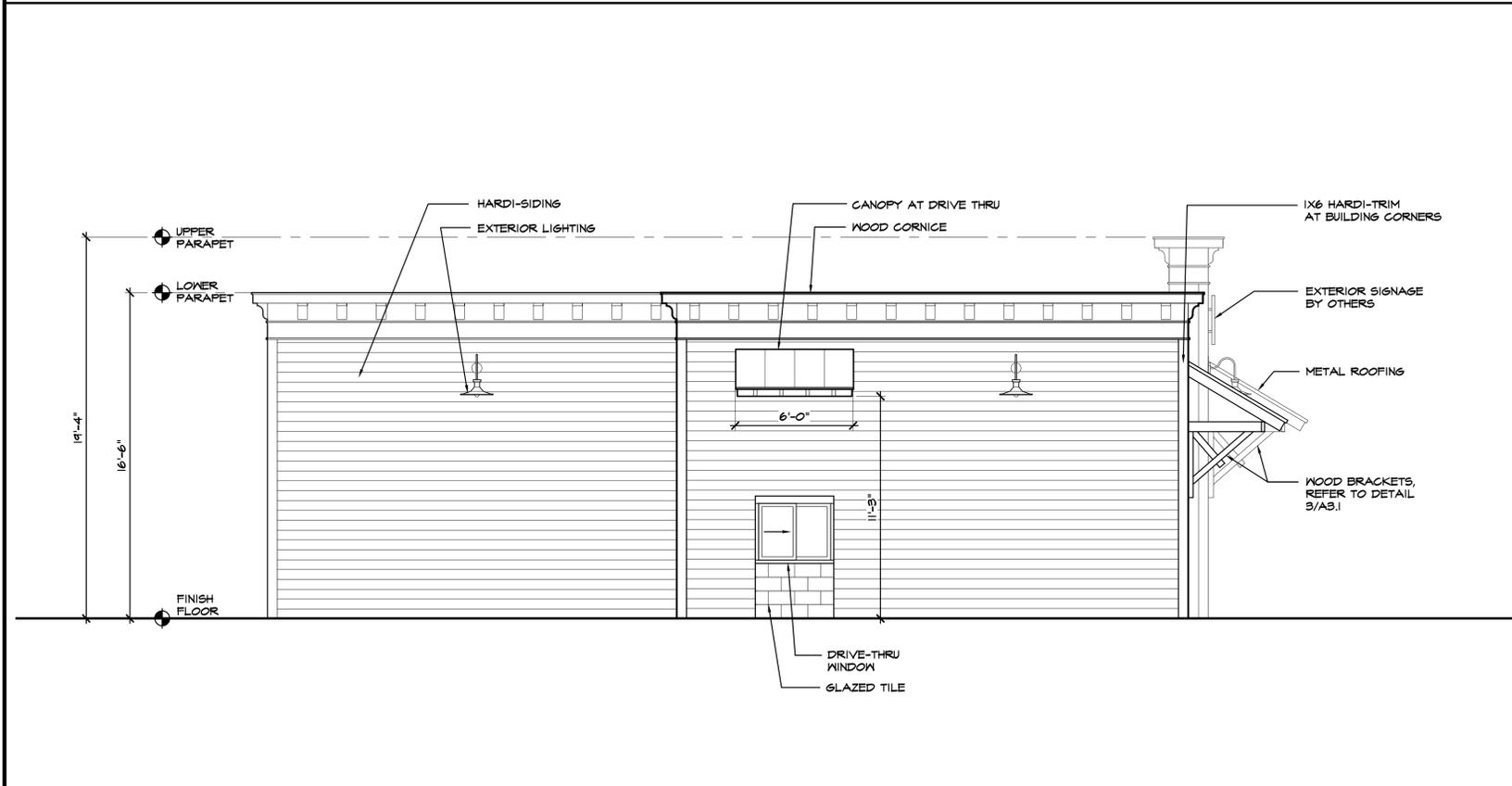
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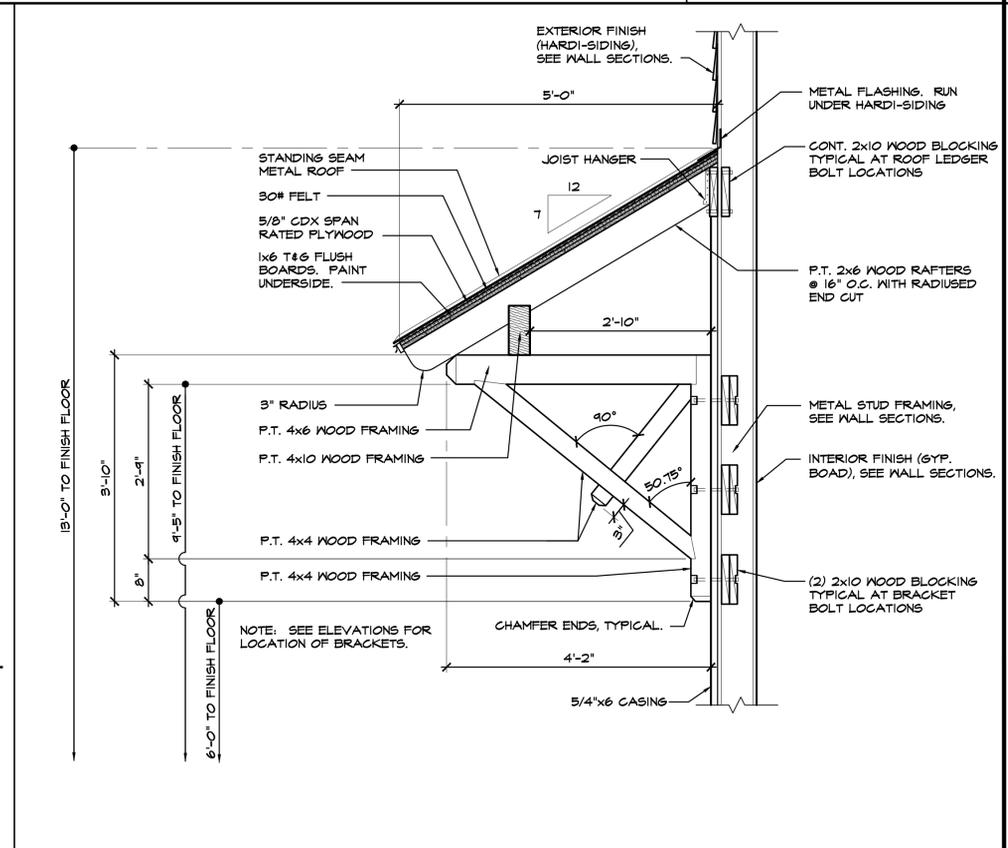


1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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



2 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



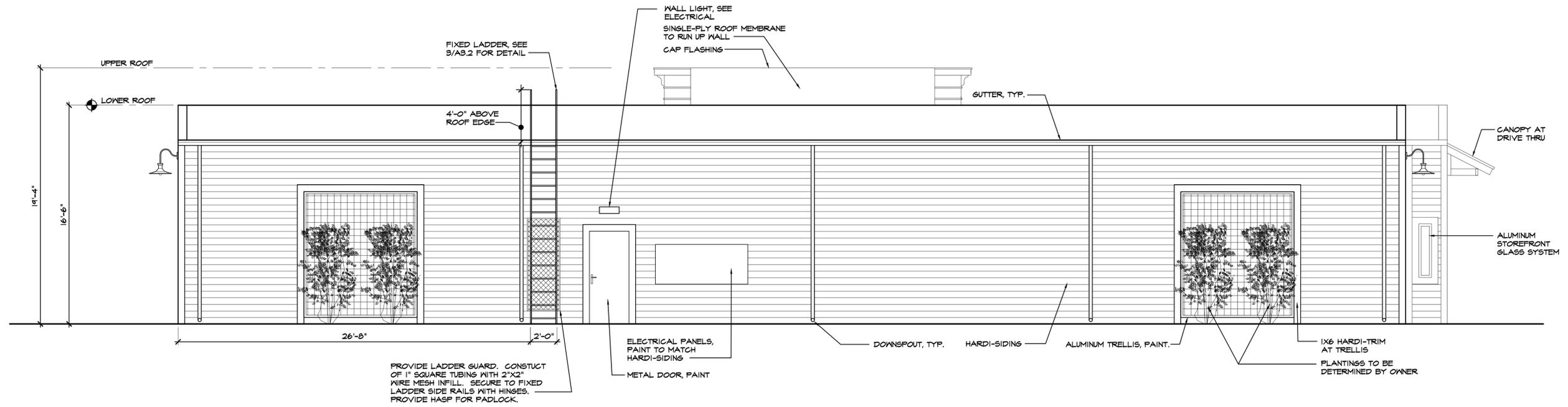
3 ROOF BRACKET DETAIL  
SCALE: 3/4" = 1'-0"

REVISIONS

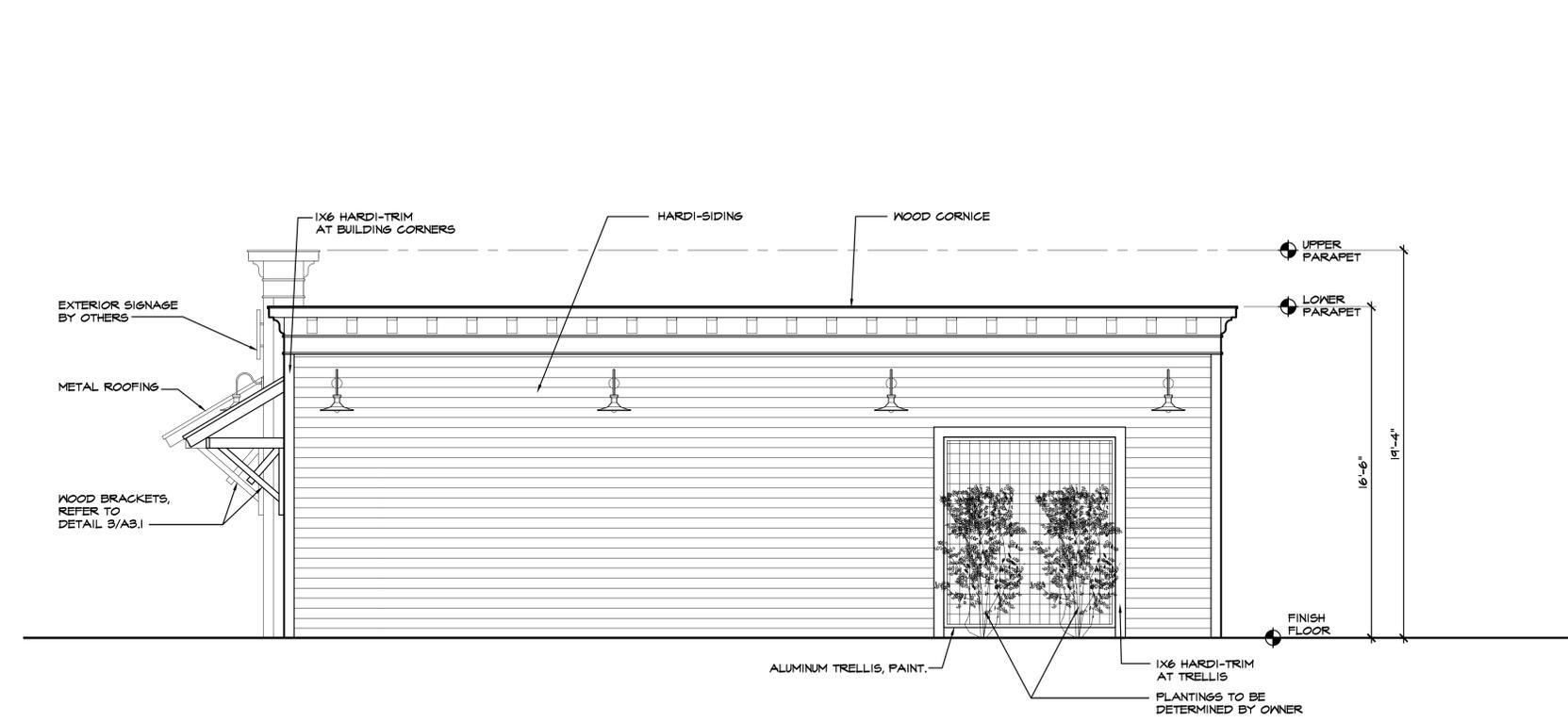
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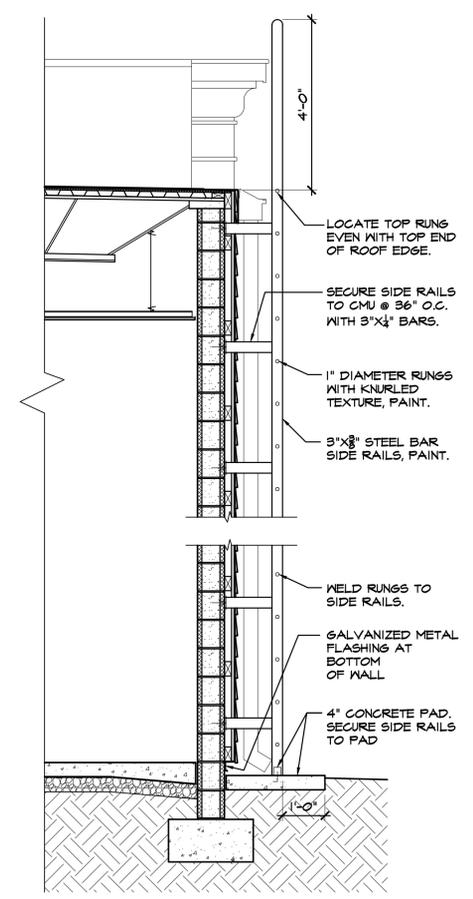
JOB NO: 14.058  
ISSUE DATE: 03/20/2015  
DRAWN: JLE



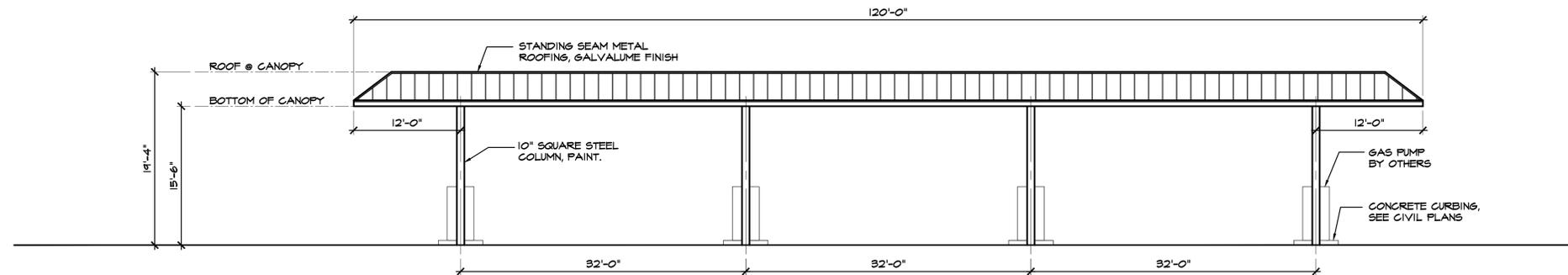
**1**  
A3.2  
REAR ELEVATION  
SCALE: 1/4"=1'-0"



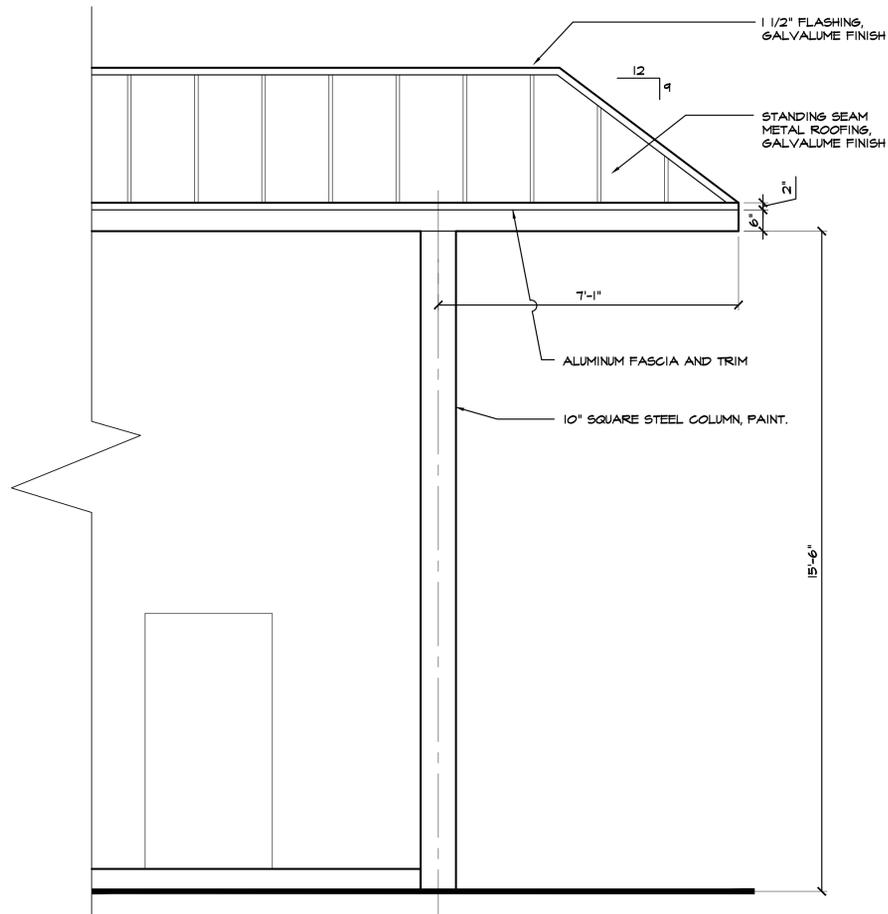
**2**  
A3.2  
SIDE ELEVATION  
SCALE: 1/4"=1'-0"



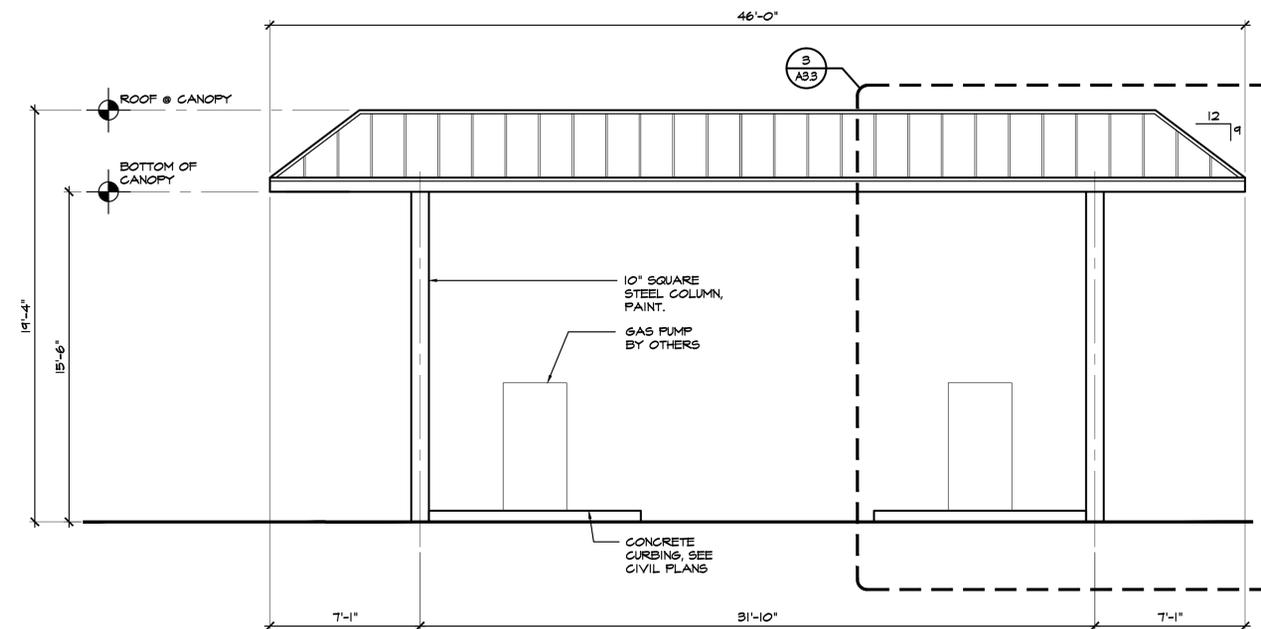
**3**  
A3.2  
FIXED LADDER DETAIL  
SCALE: 1/4"=1'-0"



1  
A3.3 OVERALL FRONT ELEVATION - GAS CANOPY (SHOWN FOR PRESENTATION ONLY)  
SCALE: 1/8" = 1'-0"



3  
A3.3 PARTIAL ELEVATION - GAS CANOPY  
SCALE: 1/2" = 1'-0"



2  
A3.3 SIDE ELEVATION - GAS CANOPY  
SCALE: 1/4" = 1'-0"

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GAS CANOPY  
ELEVATIONS

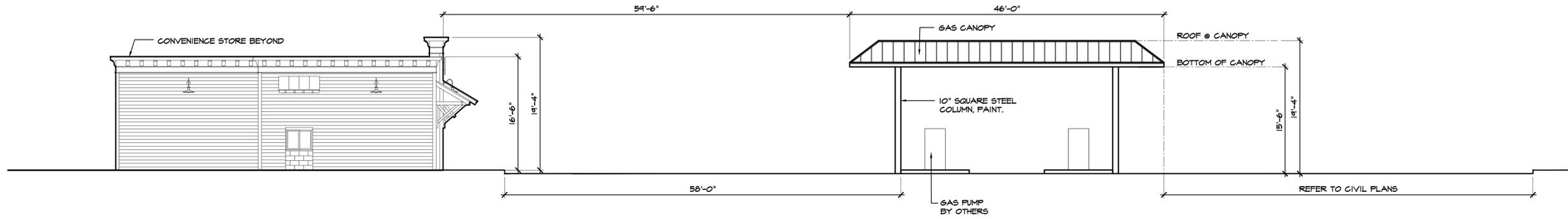
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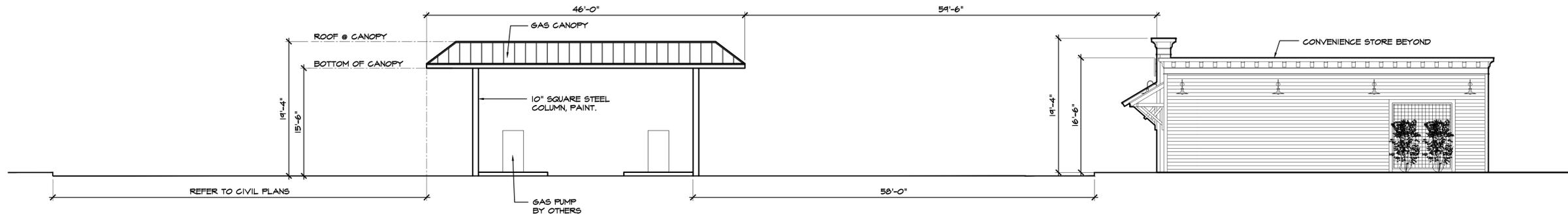
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DRAWN: JLE

**A3.3**



3  
A3.4 OVERALL SOUTH ELEVATION - GAS CANOPY/ CONVENIENCE STORE (SHOWN FOR PRESENTATION ONLY)  
SCALE: 1/8"=1'-0"



2  
A3.4 OVERALL NORTH ELEVATION - GAS CANOPY/ CONVENIENCE STORE (SHOWN FOR PRESENTATION ONLY)  
SCALE: 1/8"=1'-0"



1  
A3.4 OVERALL EAST ELEVATION - GAS CANOPY/ CONVENIENCE STORE (SHOWN FOR PRESENTATION ONLY)  
SCALE: 1/8"=1'-0"

REVISIONS

COMPOSITE  
EXTERIOR  
ELEVATIONS

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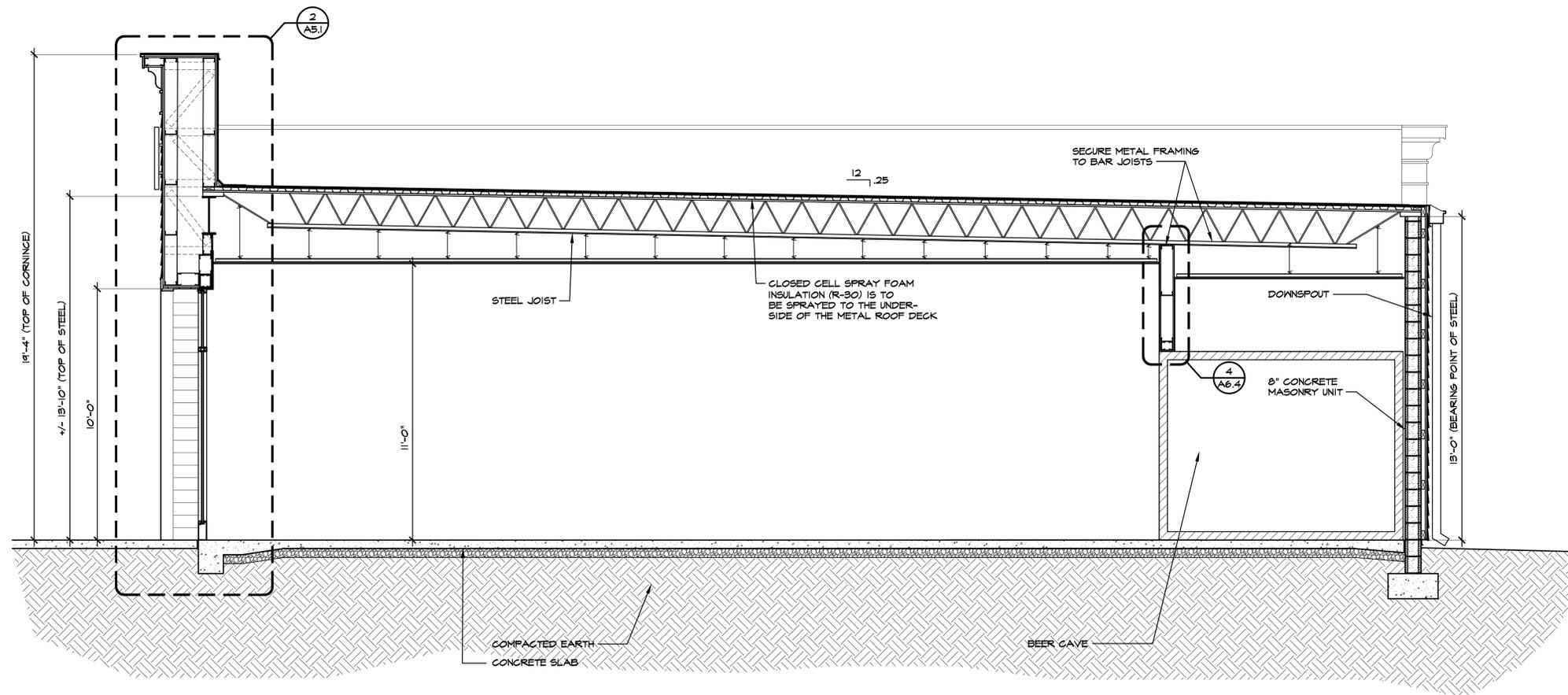
**A3.4**



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**BUILDING SECTION**



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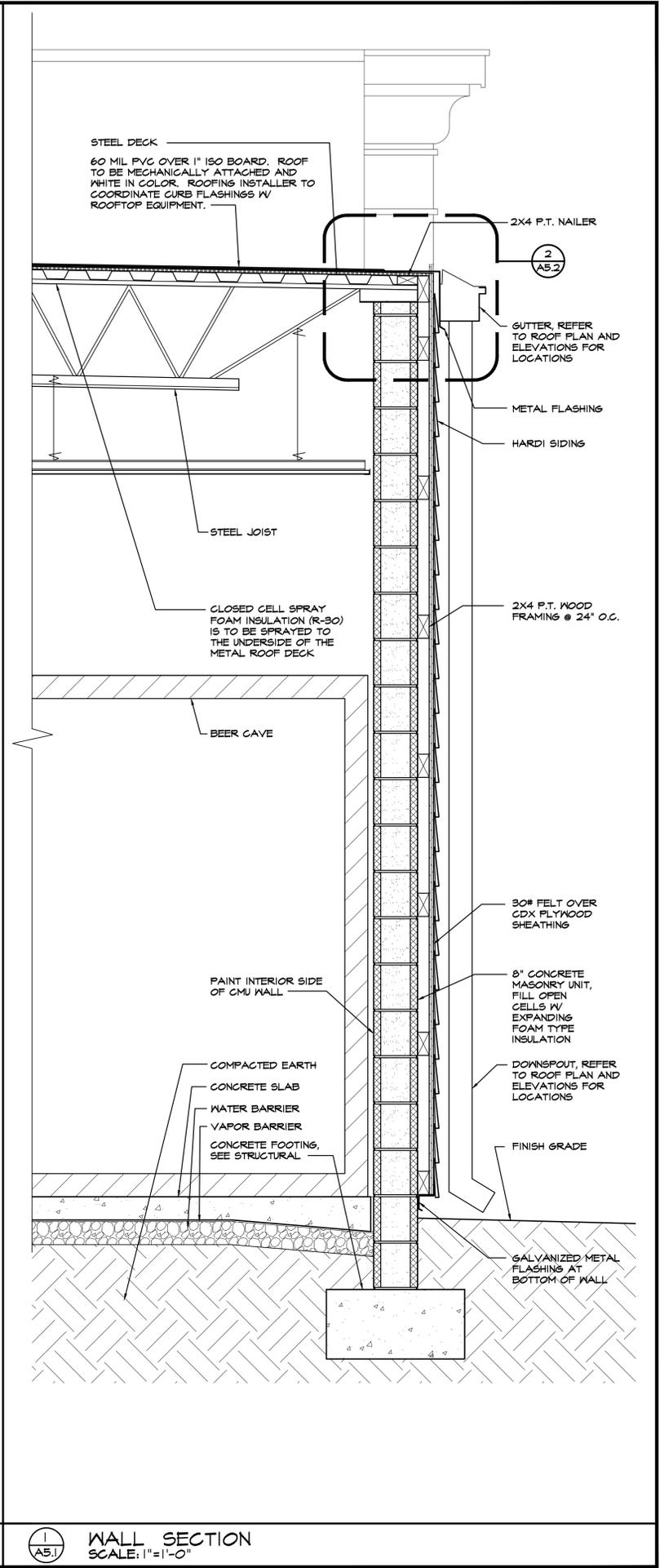
**A4.1**

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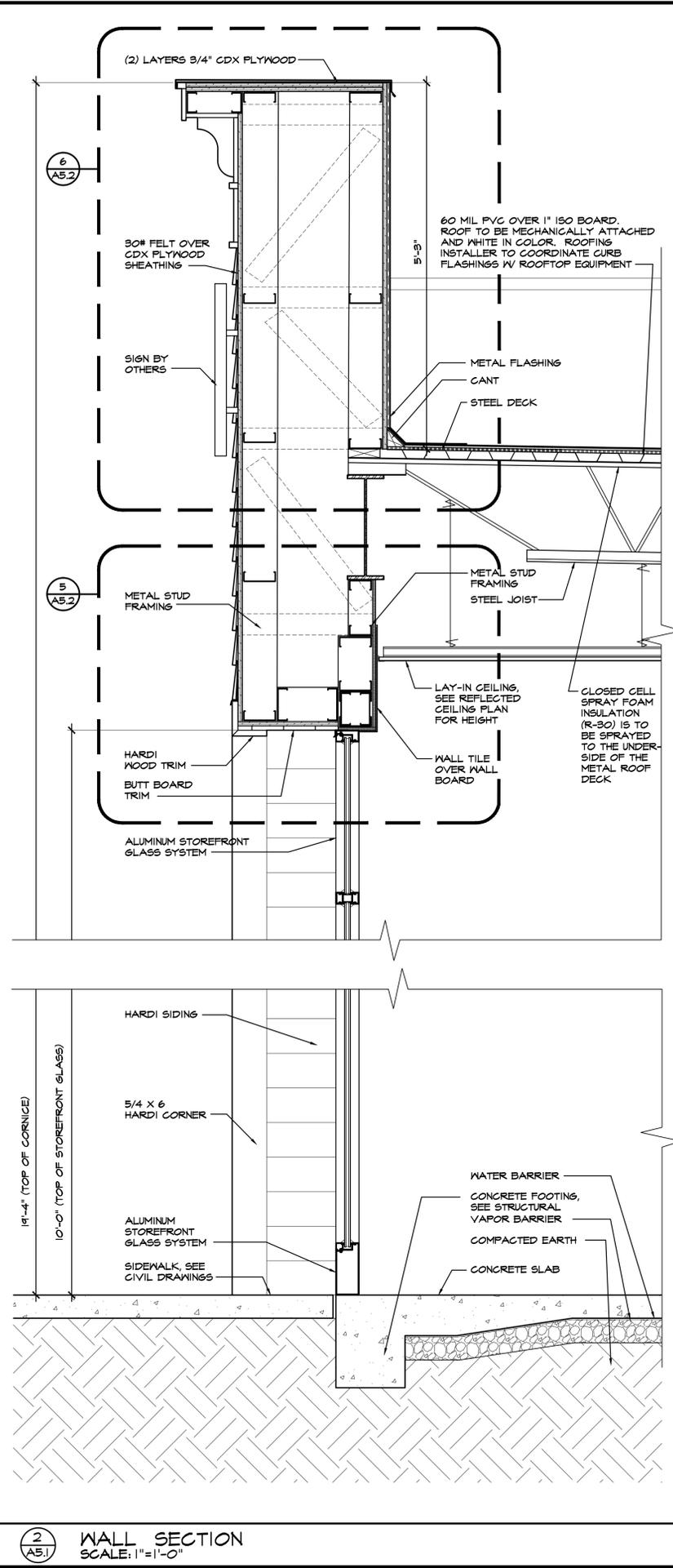
REVISIONS  
WALL SECTION

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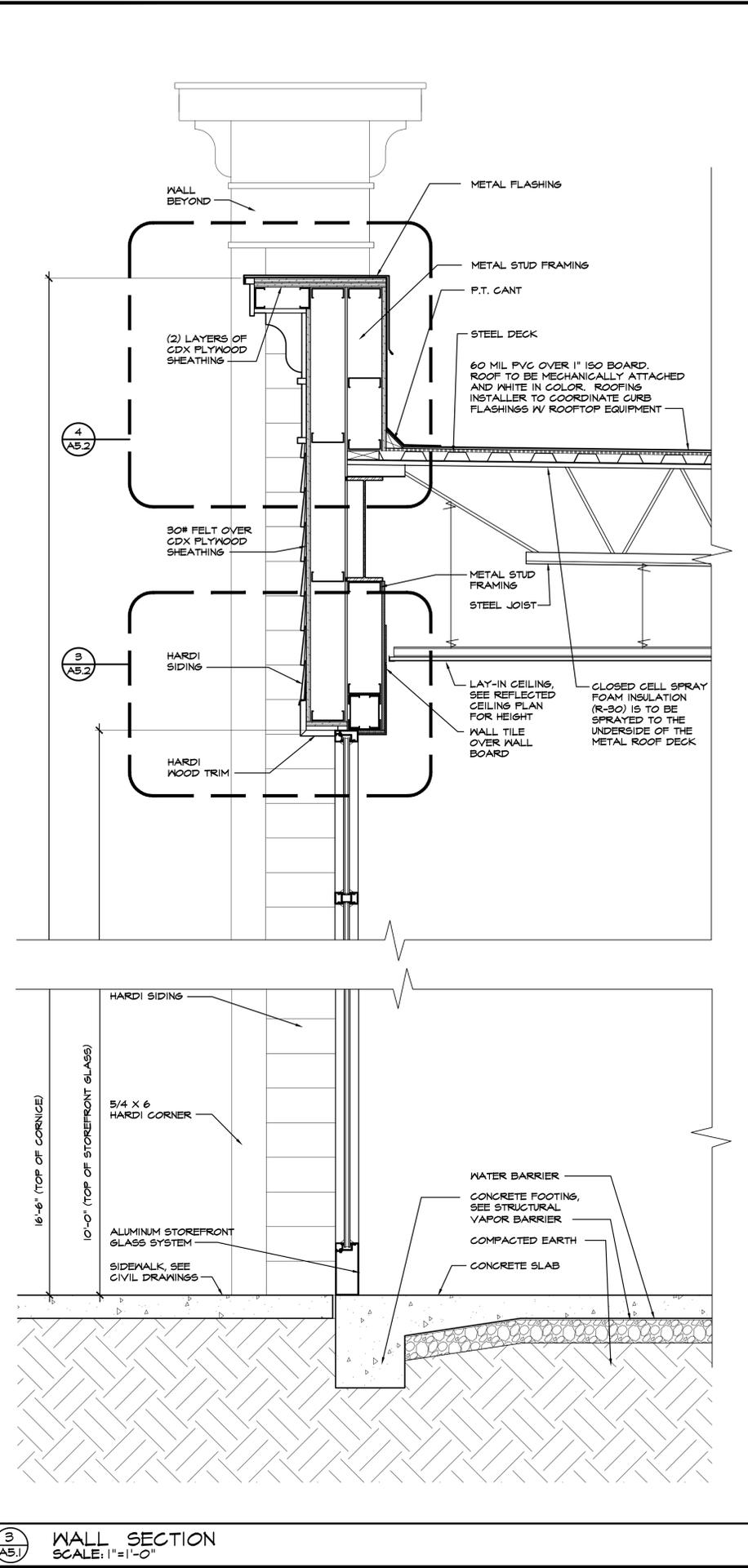
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DRAWN: JLE



1 WALL SECTION  
SCALE: 1"=1'-0"



2 WALL SECTION  
SCALE: 1"=1'-0"



3 WALL SECTION  
SCALE: 1"=1'-0"

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SECTION DETAILS

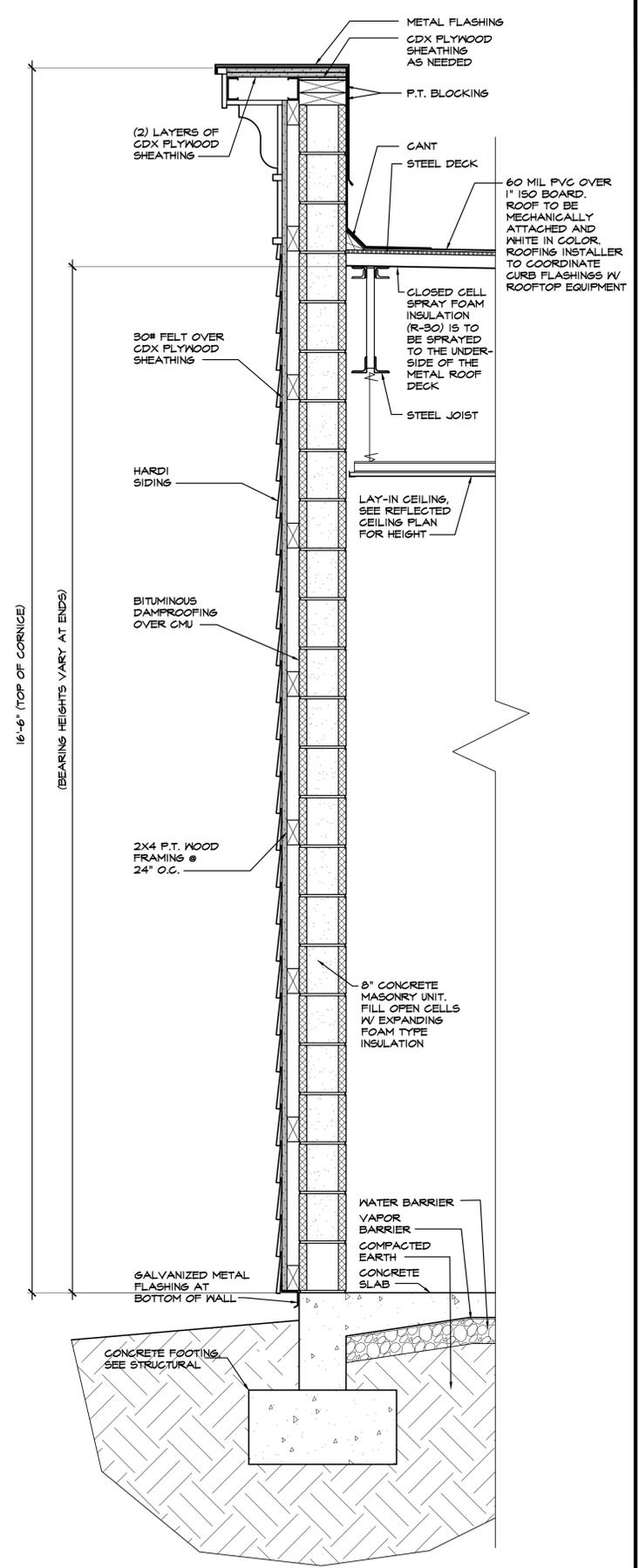
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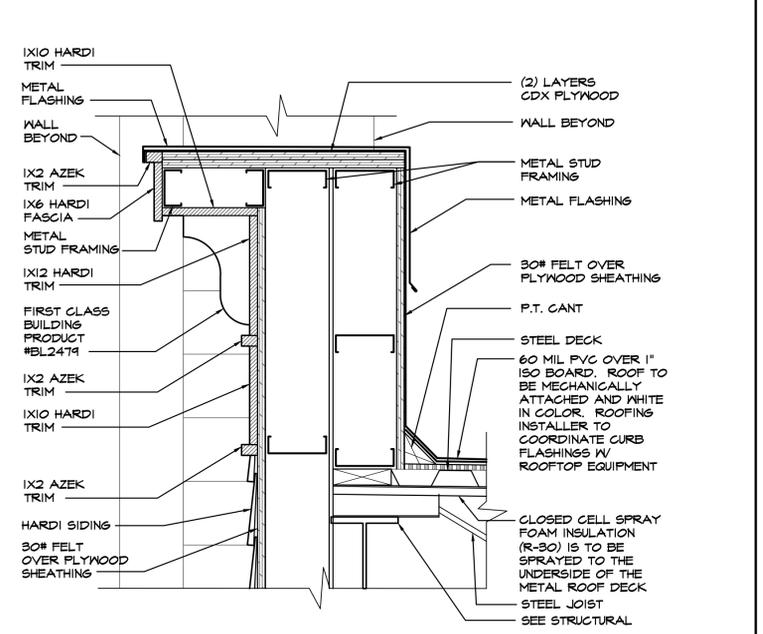
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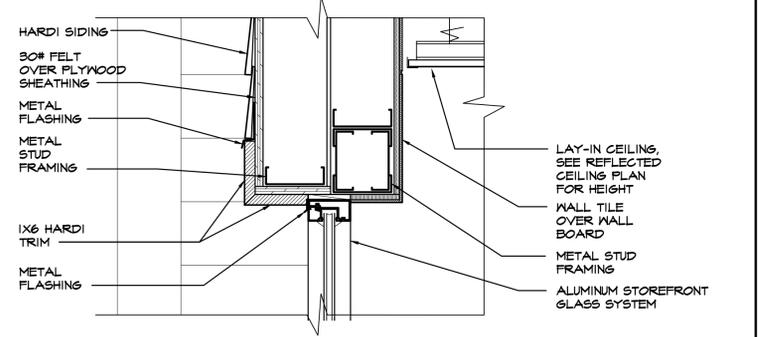
**A5.2**



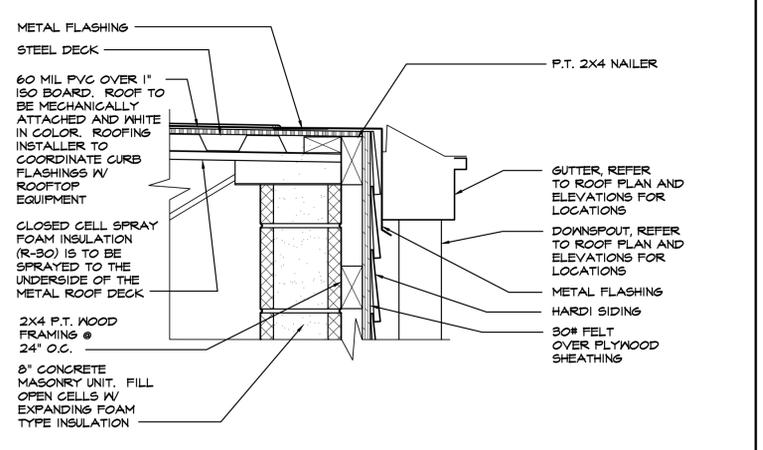
16'-6" (TOP OF CORNICE)  
(BEARING HEIGHTS VARY AT ENDS)



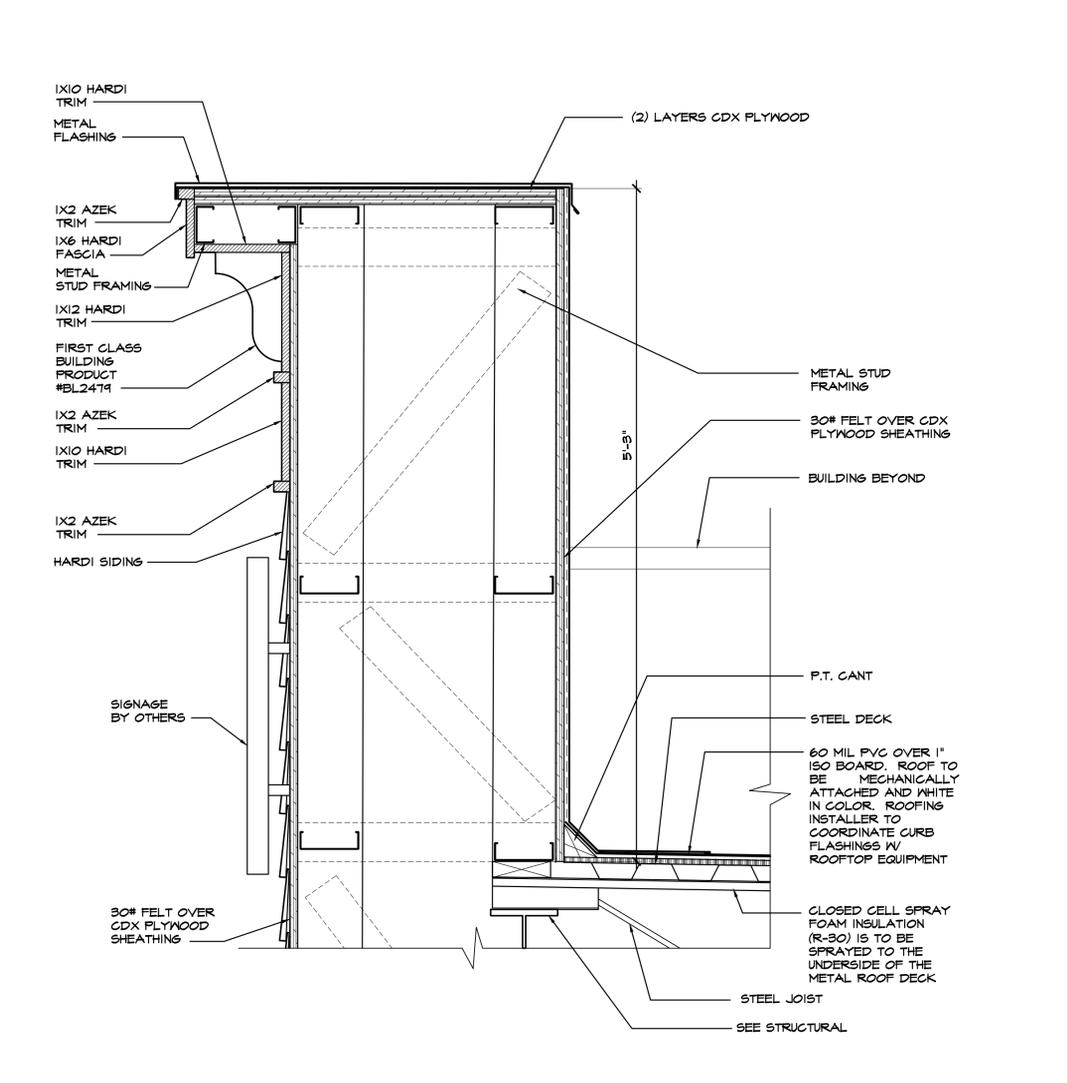
**4**  
A5.2 ENLARGED SECTION DETAIL  
SCALE: 1/2"=1'-0"



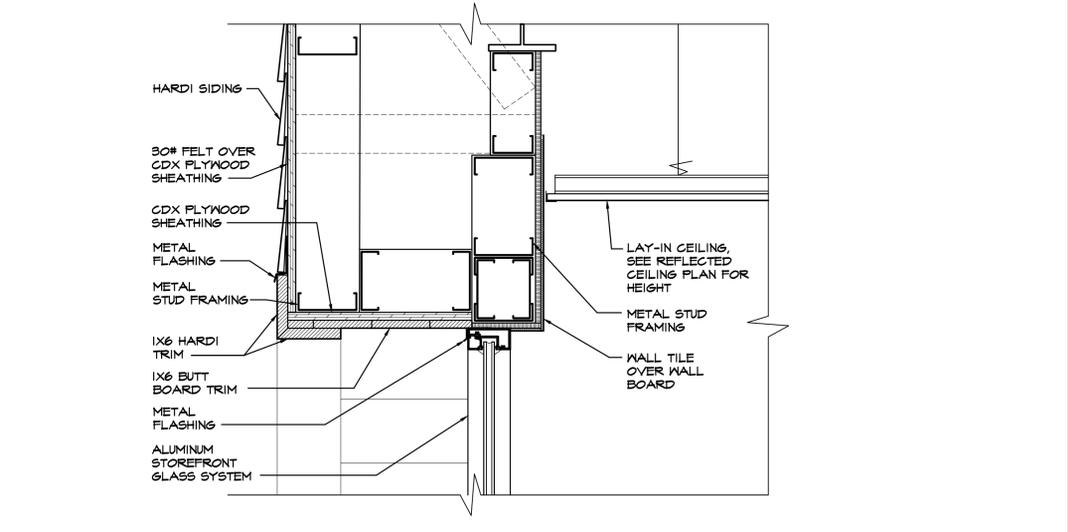
**3**  
A5.2 ENLARGED SECTION DETAIL  
SCALE: 1/2"=1'-0"



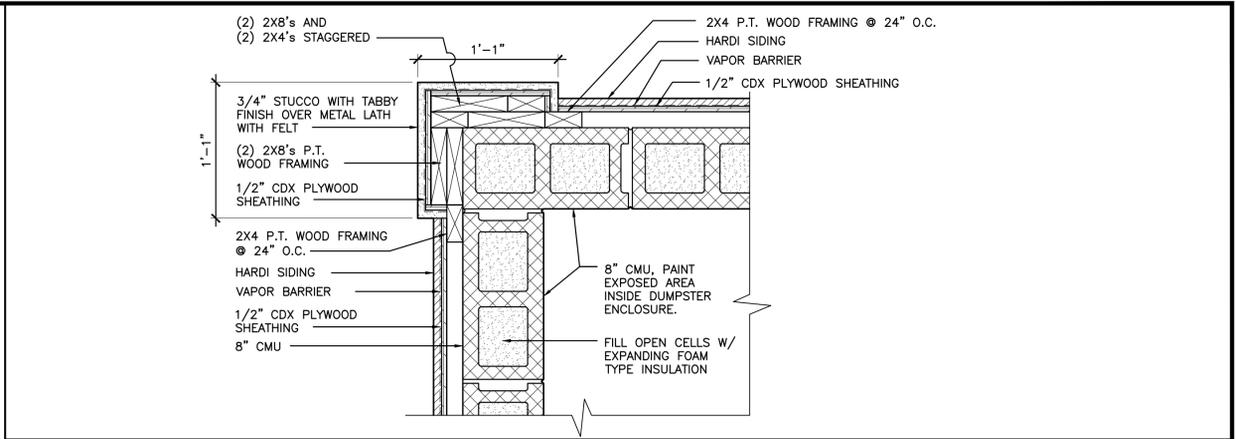
**2**  
A5.2 ENLARGED SECTION DETAIL  
SCALE: 1/2"=1'-0"



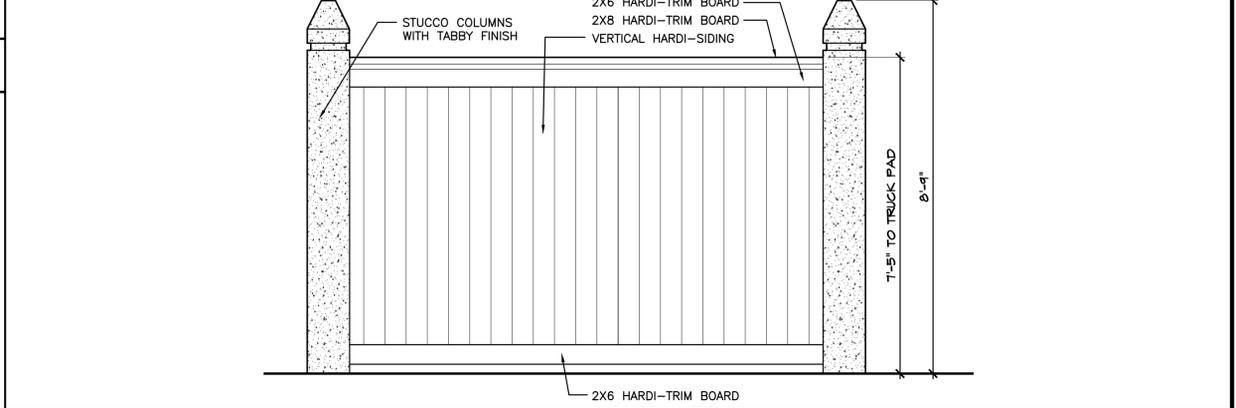
**6**  
A5.2 ENLARGED SECTION DETAIL  
SCALE: 1/2"=1'-0"



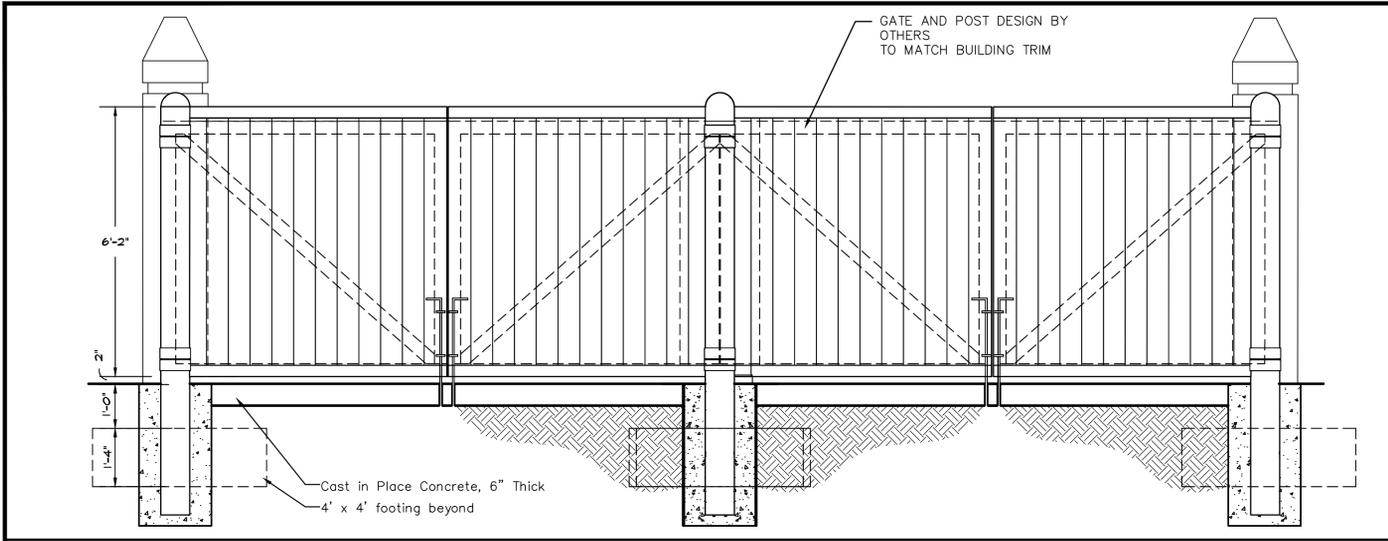
**5**  
A5.2 ENLARGED SECTION DETAIL  
SCALE: 1/2"=1'-0"



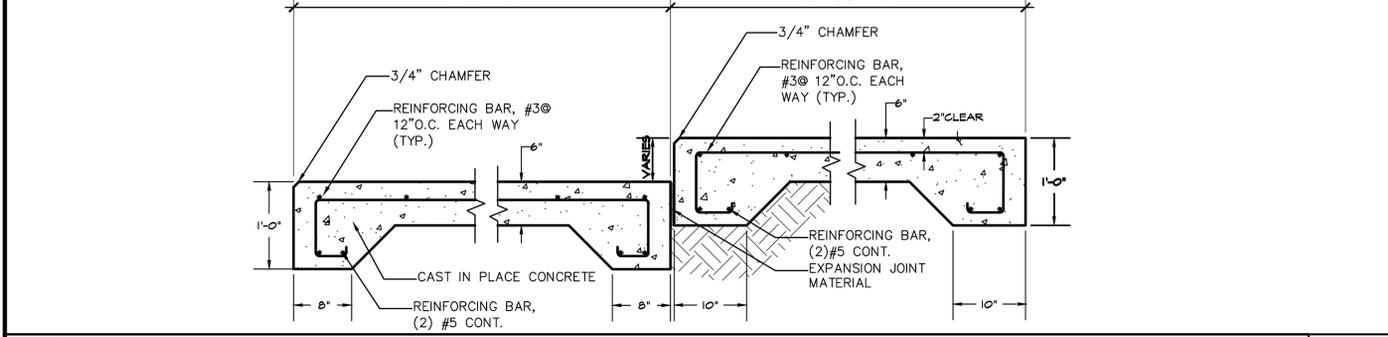
**7**  
**A5.3** ENLARGED SECTION DETAIL  
SCALE: 1/2" = 1'-0"



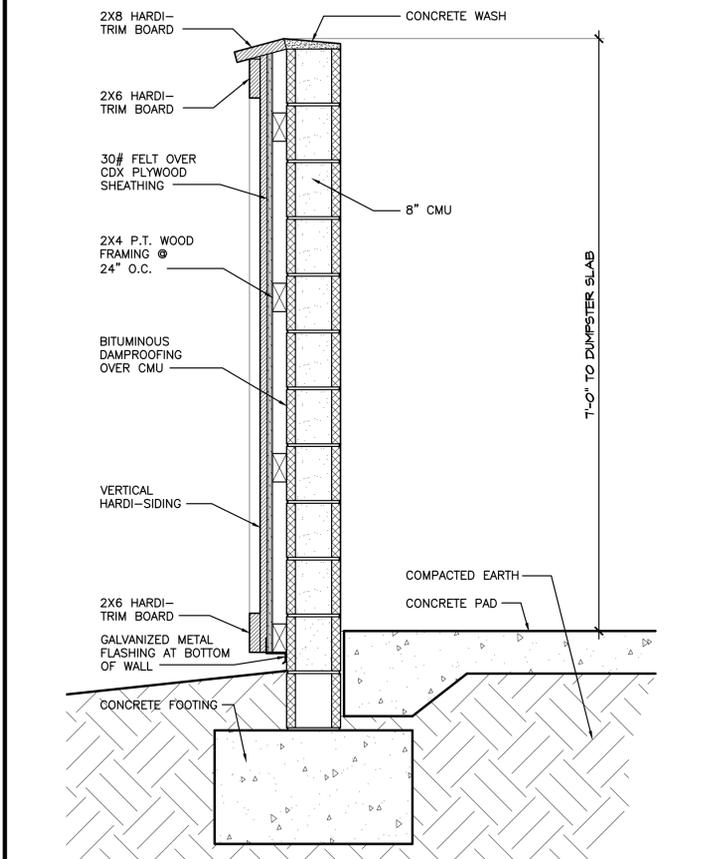
**4**  
**A5.3** GATE ELEVATION - SIDE  
SCALE: N.T.S.



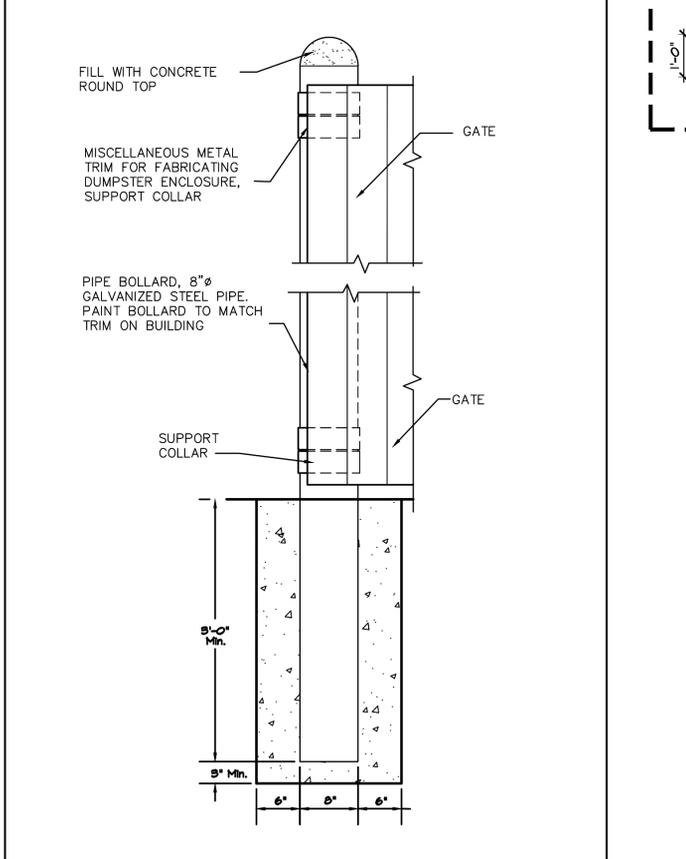
**6**  
**A5.3** GATE ELEVATION - FRONT  
SCALE: N.T.S.



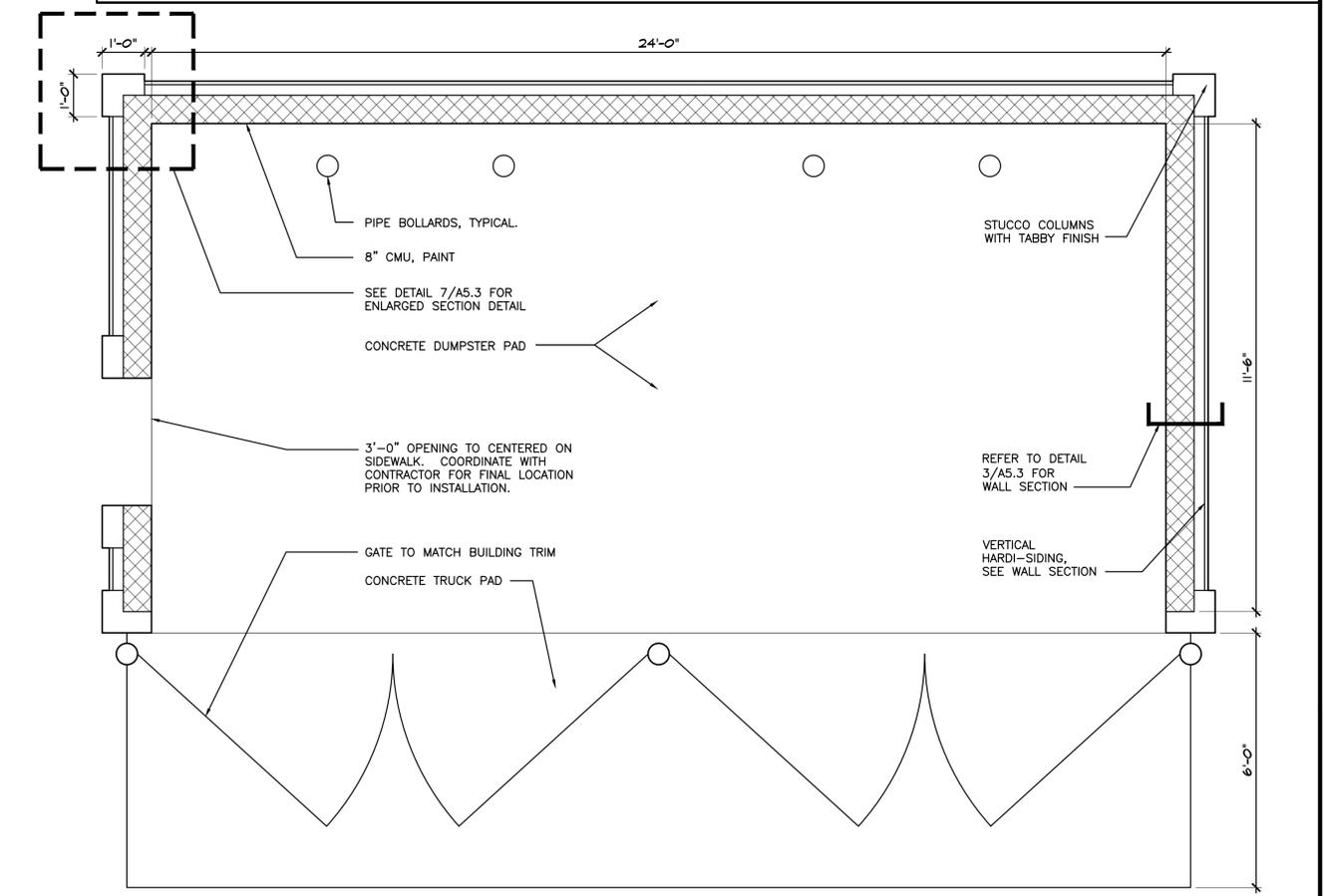
**5**  
**A5.3** DUMPSTER SLAB SECTION  
SCALE: N.T.S.



**3**  
**A5.3** DUMPSTER WALL SECTION  
SCALE: 1" = 1'-0"



**2**  
**A5.3** POST SECTION  
SCALE: N.T.S.



**1**  
**A5.3** DUMPSTER ENCLOSURE PLAN  
SCALE: 1/2" = 1'-0"



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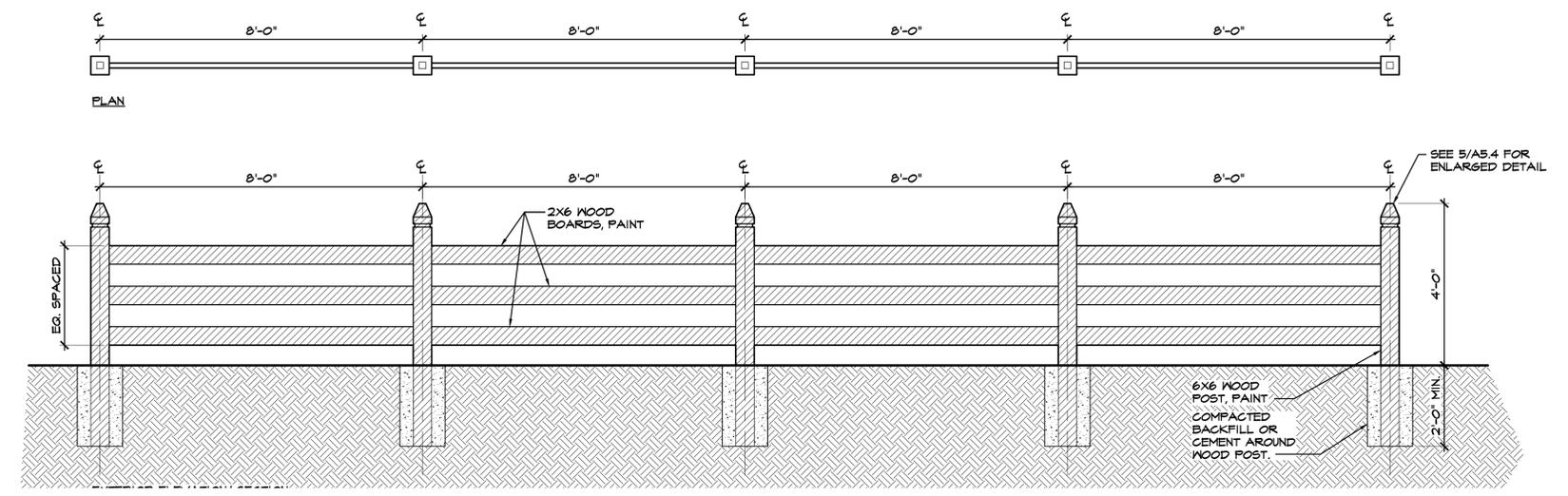
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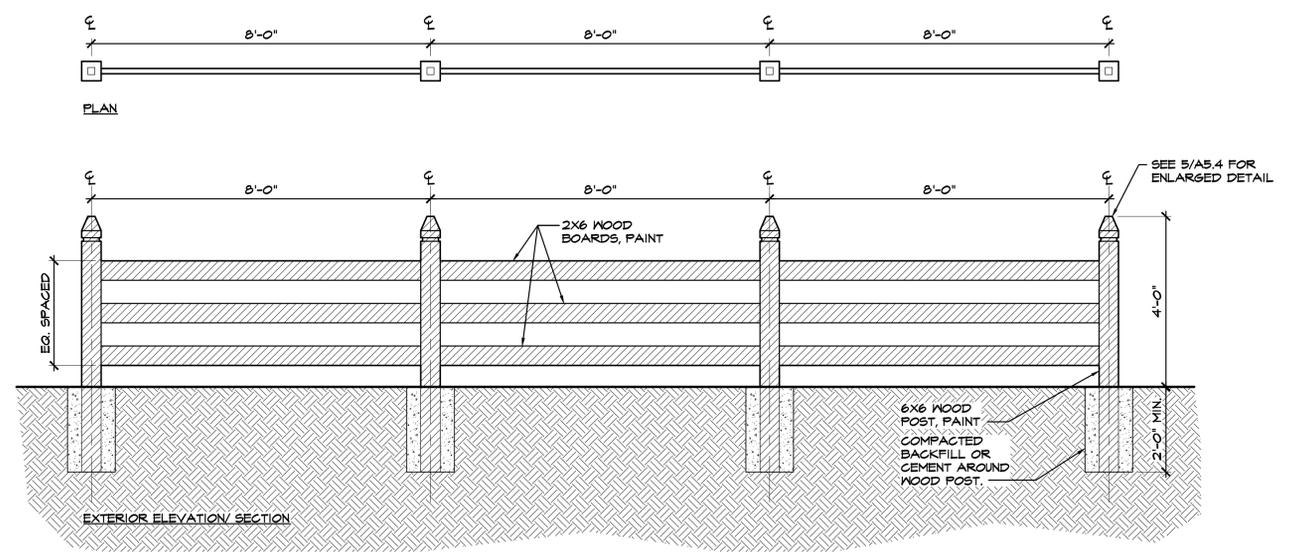
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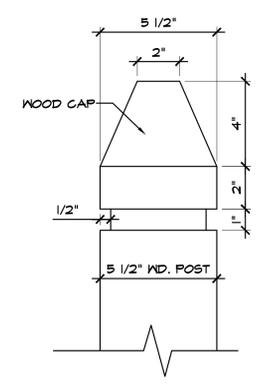
**A5.4**



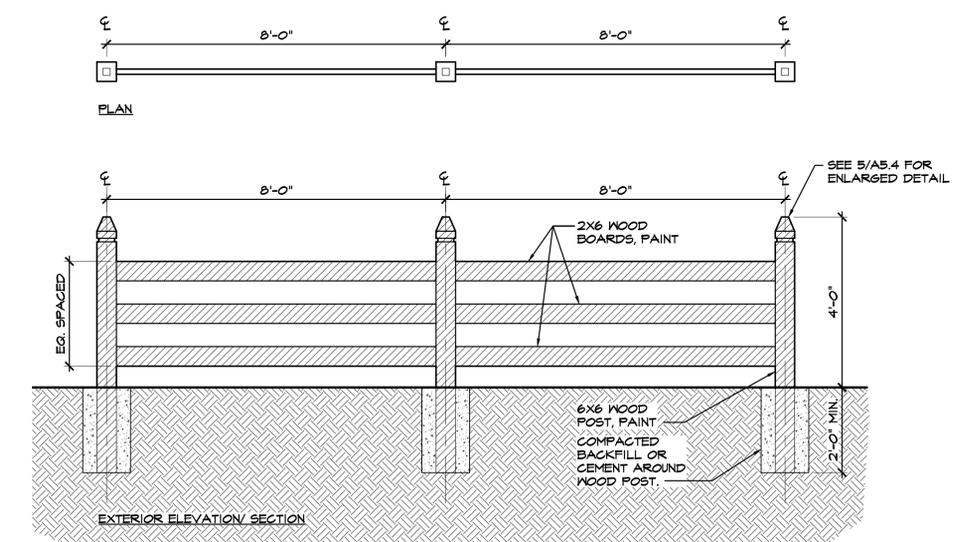
4 ENLARGED FENCE PLAN (32'-0" LENGTH)  
SCALE: 1/2" = 1'-0"



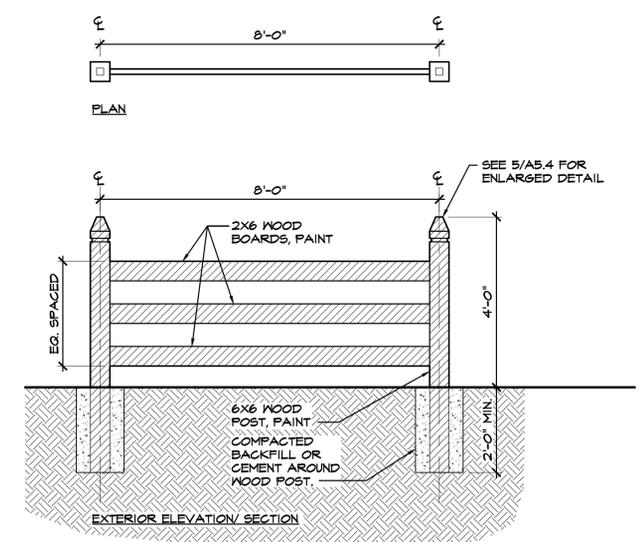
3 ENLARGED FENCE PLAN (24'-0" LENGTH)  
SCALE: 1/2" = 1'-0"



5 ENLARGED FENCE CAP DETAIL  
SCALE: 1/2" = 1'-0"

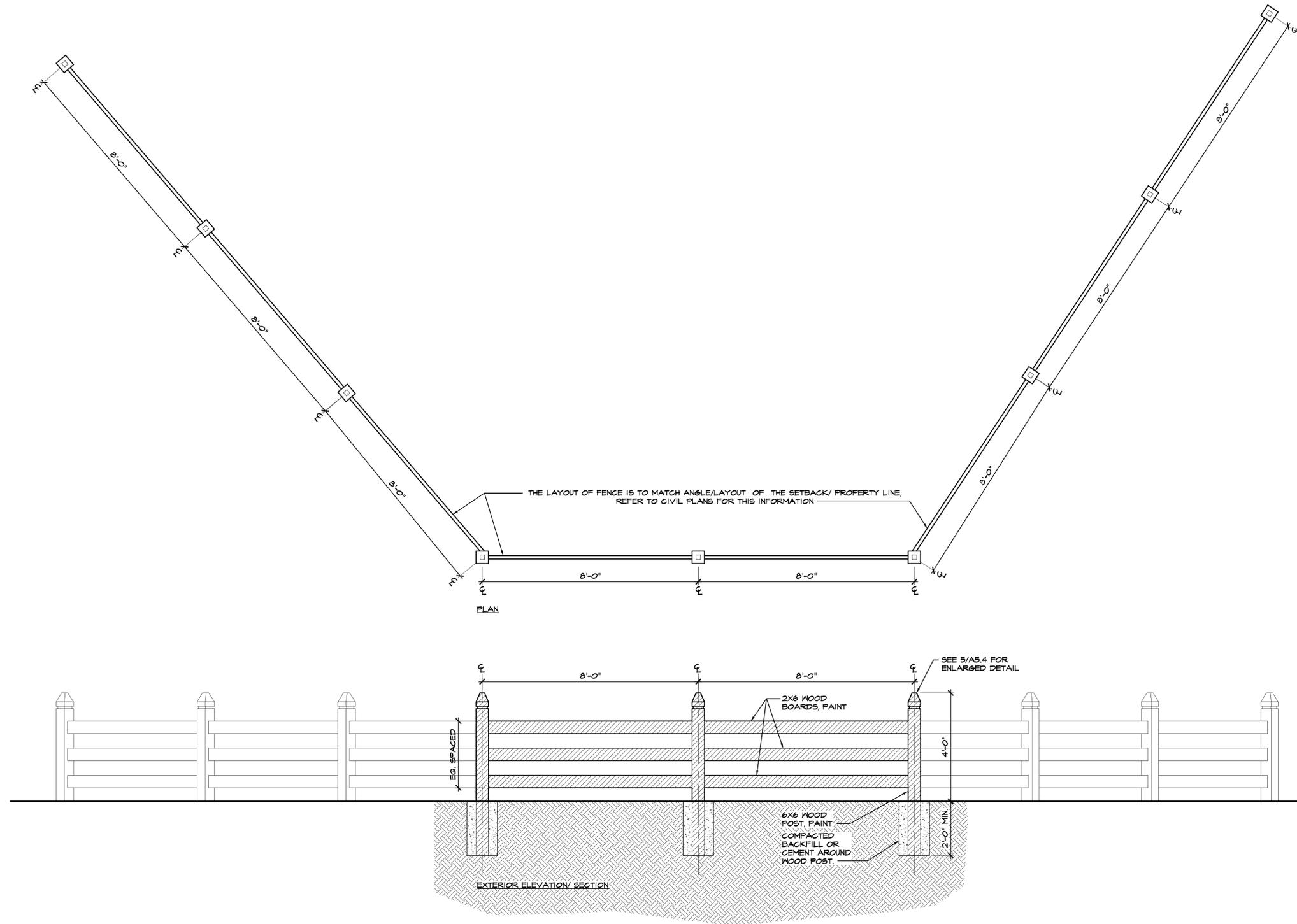


2 ENLARGED FENCE PLAN (16'-0" LENGTH)  
SCALE: 1/2" = 1'-0"



1 ENLARGED FENCE PLAN (8'-0" LENGTH)  
SCALE: 1/2" = 1'-0"

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**A5.5**



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SEWER PUMP  
STATION FENCE

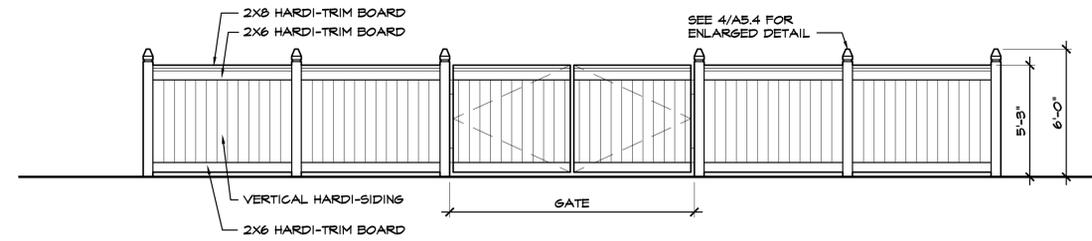
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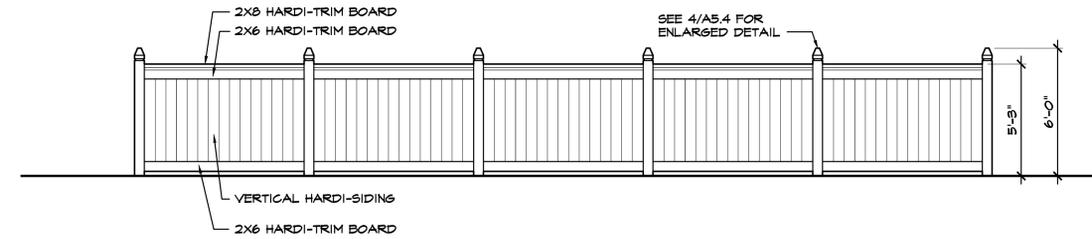
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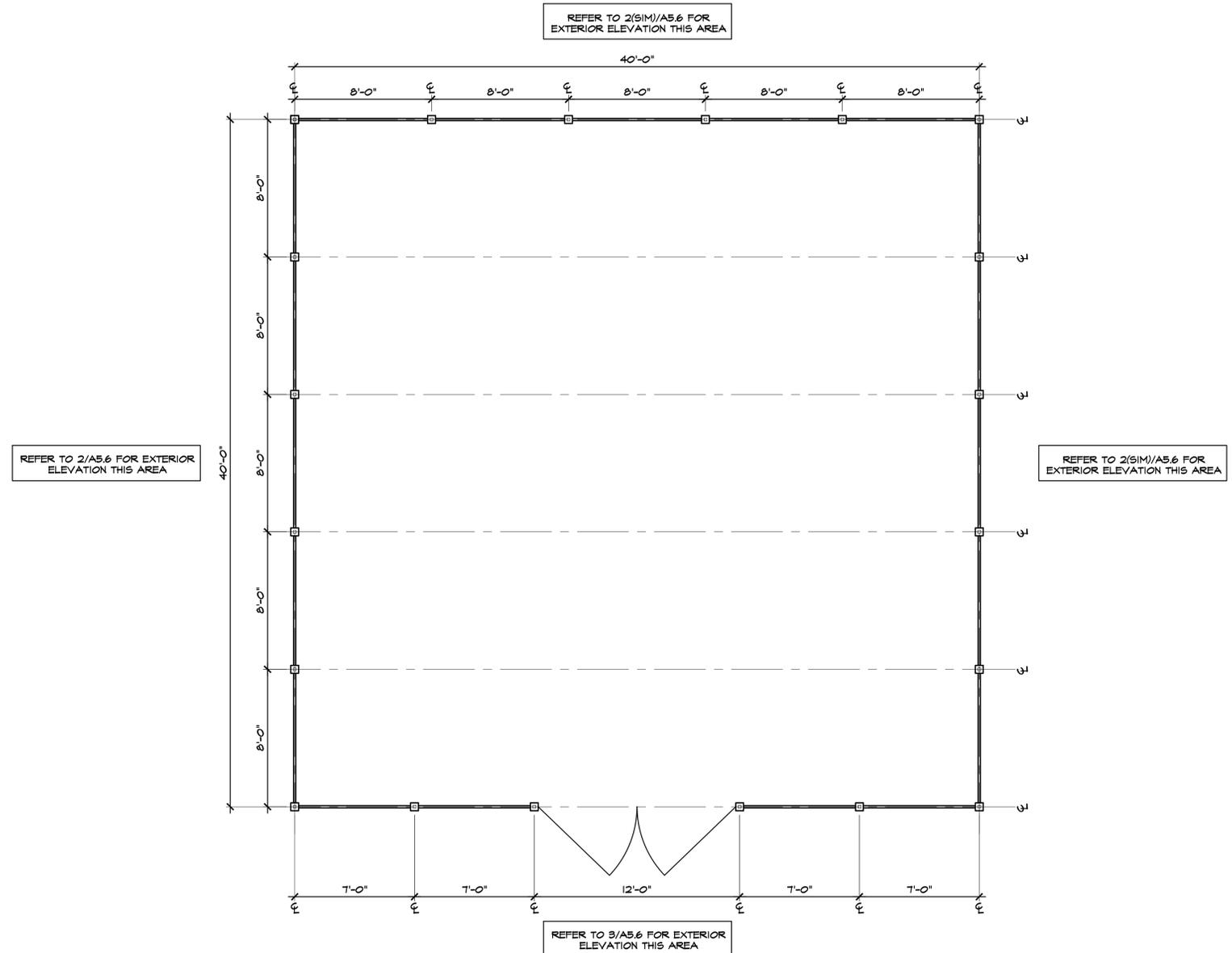
**A5.6**



**3**  
**A5.6** ENLARGED FENCE ELEVATION (SEWER PUMP STATION)  
SCALE: 1/4"=1'-0"



**2**  
**A5.6** ENLARGED FENCE ELEVATION (SEWER PUMP STATION)  
SCALE: 1/4"=1'-0"



**1**  
**A5.6** ENLARGED FENCE PLAN (SEWER PUMP STATION)  
SCALE: 1/4"=1'-0"



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SCALE ELEVATIONS

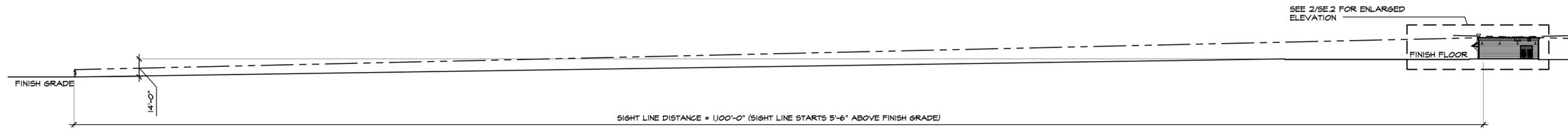
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2. Scales as stated hereon are valid on the original drawing only and are hereby changed in proportion to the difference in size between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or consult the Architect for further clarification.

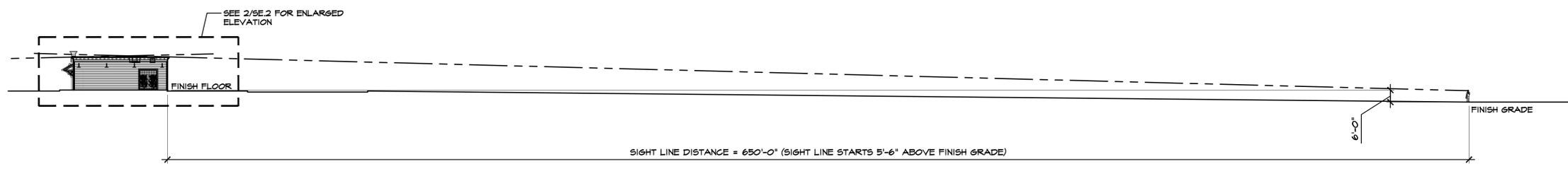
FOR DRB REVIEW ONLY

JOB NO: 14.058  
ISSUE DATE: 03/20/2015  
DRAWN: JLE

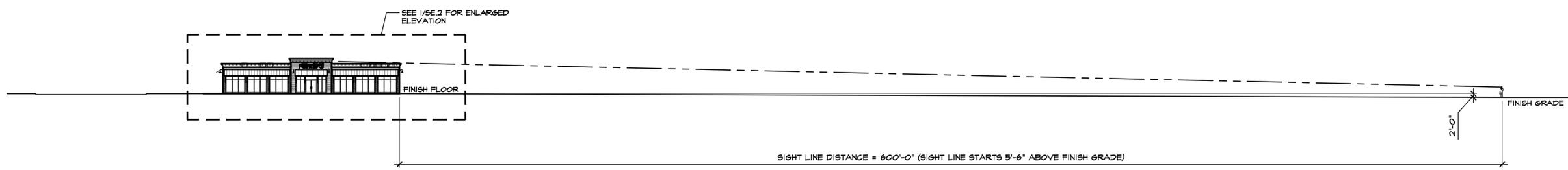
SE.1



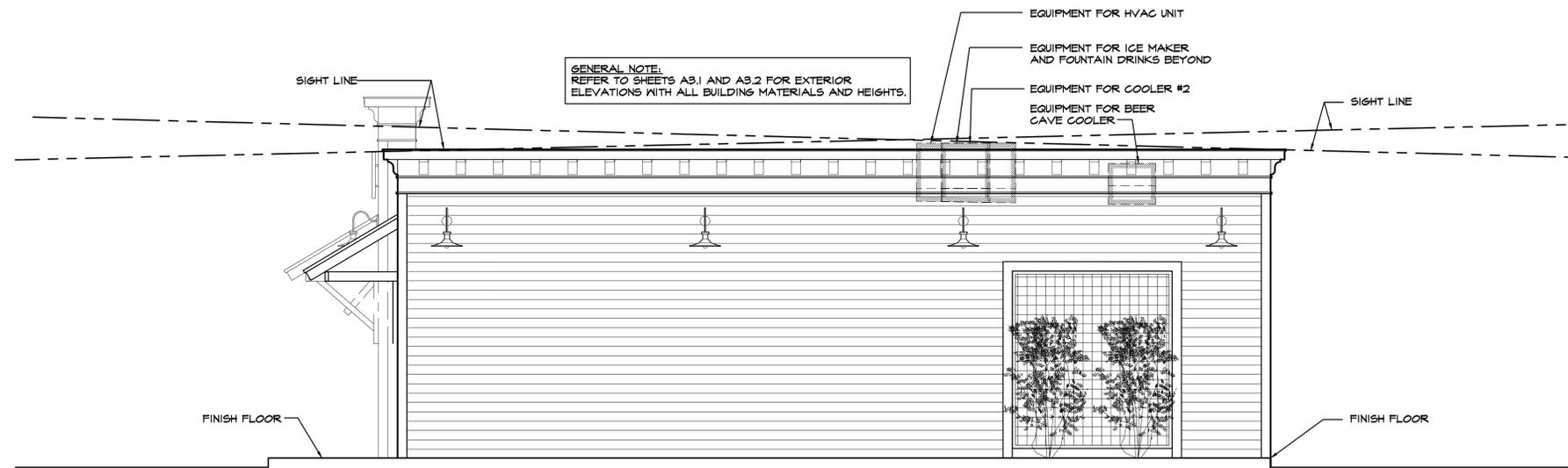
3  
SE.1  
EXTERIOR ELEVATION LOOKING NORTH  
SCALE: 1" = 40'-0"



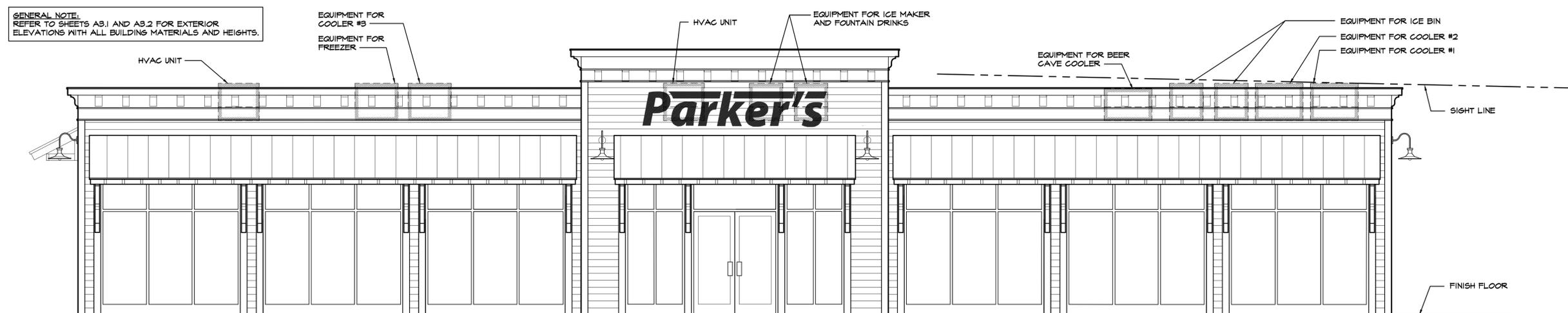
2  
SE.1  
EXTERIOR ELEVATION LOOKING NORTH  
SCALE: 1" = 30'-0"



1  
SE.1  
EXTERIOR ELEVATION LOOKING EAST  
SCALE: 1" = 30'-0"



**2**  
SE.2  
ENLARGED EXTERIOR ELEVATION LOOKING NORTH  
SCALE: 1/4"=1'-0"



**1**  
SE.2  
ENLARGED EXTERIOR ELEVATION LOOKING EAST  
SCALE: 1/4"=1'-0"

# Parker's Convenience Store

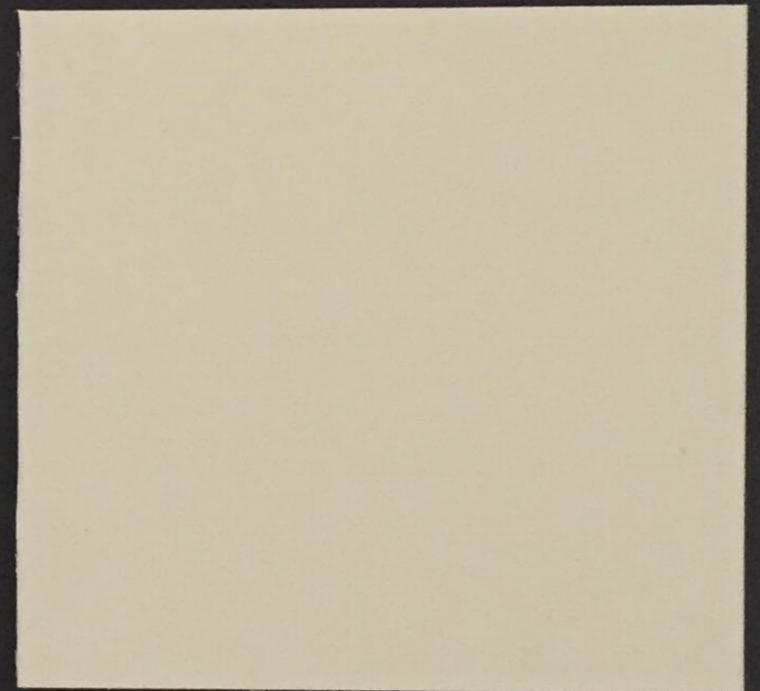
US Hwy 21 & Roseida Road

## Materials List

- Cement Horizontal Siding - painted
- Wood trim – painted
- Wood trellises - painted
- Galvalume metal roofed canopies
- Mill finish aluminum storefront windows
- Clear glass in storefront system



Galvalume Roofing



Exterior Paint Color



Aluminum Storefront

**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Meeting of April 9, 2015**

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<b>Case Number:</b>	15-01 DRB.3
<b>Project:</b>	Parker's Convenience Store & Gas Station
<b>Property Address:</b>	3462 Trask Parkway
<b>Parcel #:</b>	R120-025-000-0012-0000 & R120-025-000-012C-0000
<b>Zoning:</b>	Highway Commercial
<b>Design District:</b>	U.S. Highway 21 District
<b>Type of Review:</b>	<b>Final Review – New Construction</b>

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### **BACKGROUND**

The Design Review Board (DRB) reviewed this project at the March 12, 2015 meeting and granted conceptual approval with the following conditions:

- Revise the fencing along the perimeter of the site. Fencing just at the driveway entrances is not sufficient; consider a low wall such as it is used in Port Royal;
- Restudy the open vehicular use area at the Trask Parkway entrance. This area should be better defined to be more sensitive to traffic flow;
- Rethink the location and screening of the outdoor seating area; and
- Delete the tree in the circular island from the connection to the rail trail and re-work access from the trail to the site. Currently there is no separation of the path from the drive-thru.

The applicant appeared before the Zoning Board of Appeals (ZBOA) on March 30<sup>th</sup> to request a variance in order to construct a gas station with the pumps in front of the building. The Board approved the variance on the condition that adequate landscaping as determined by the Design Review Board is installed between the pump islands and US 21, and that no merchandise such as ice, motor oil, and anti-freeze is displayed in the pump islands.

### **REQUEST**

The applicant has made modifications to meet the conditions of the DRB and is requesting final approval.

### **APPLICABLE GUIDELINES**

- Unified Development Ordinance (UDO) Section 5.3.D.10 addresses specific conditions of Fuel Sales.
- The Design District Standards in Section 6.6 of the UDO apply to this project.

- The Gas Station Design Guidelines in the Appendix of the UDO apply to this project:
  - With regards to pump islands, these standards state that “the primary building should be at least 50% as long as the distance along the longest line of pumps parallel to the street”.
- This property is on the periphery of city limits. The 2009 Comprehensive Plan depicts this area as O-2 Rural Conservation Land and states that: “this sector consists of lands that should be off-limits to development except occasional...urban service factors, and proximity to the MCAS operations.
- This area is not addressed in the 2014 Civic Master Plan.

## **SITE PLAN**

- The following items have been modified since the March DRB Meeting to address the DRB comments:
  - Additional sections of fencing have been added along Highway 21/Trask Parkway. No additional fencing has been added along Roseida Road.
  - A raised island has been added at the entry into the property from Trask Parkway.
  - The outdoor seating area has been moved to the area north of the drive-thru.
  - The path from the Spanish Moss trail to the building has been moved away from the drive-thru and the tree/circle has been eliminated
- The dumpster enclosure has now also been moved to the north side of the building. This does not seem ideal, as it is right next to the outdoor seating area, and actually creates a barrier between the trail and the building. It also blocks visibility from the store to the seating area, which could be a security and maintenance issue.
- The raised island helps the internal circulation, but it appears that it could be larger. Consider enlarging it enough to reduce the travel lane to 24’ wide, and adding landscaping inside. This may allow the dumpster to return to its original location as it now would be screened by this planting area.
- The rail trail connection is shown at 6’. It should be 10’. A multi-purpose path is required to have a minimum width of 10’.
- A sidewalk should be installed on Roseida Road. Section 6.6.C.7 of the UDO requires the installation of a 4’ sidewalk (5’ is preferred) within the ROW of existing streets on which the lot has frontage that do not have sidewalk. The ordinance allows the DRB to waive this requirement, “based on the unique characteristics of the site and surrounding area, if it determines that sidewalk construction will not provide public benefit.” While the rail trail will provide access to the site for some pedestrians and bicyclists, not all pedestrians will be approaching the site from the rail trail. Staff recommends that the Board not waive the requirement for a sidewalk on Roseida Road.
- The Board should consider connectivity to the adjoining property. Section 6.6.C.1.i of the UDO reads: “Parking lots should connect with adjoining development or provide for future connection if access is not currently available.” An access easement should be placed to ensure legal connection in the future if/when the adjoining property redevelops.

## **CANOPY**

- Lighting: are the canopy lights flush-mounted? The Gas Station Design Guidelines adopted in October 2010 stipulate that, “Light fixture mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy..”

## **BUILDING**

- The Rendering is showing a different configuration on the north side of the store, with head-in parking and no drive-thru or seating area. It is also showing a seating area with building entry on the south side of the building. Please clarify.
- Is it possible to incorporate a side entry to better connect to the seating area/trail access? This was shown in the original plan.
- The north and west elevations face public rights-of-way in Roseida Road and the rail trail. The Board should consider whether the amount of landscaping is enough articulation or if there should be additional elements added to enliven these facades.
- The south elevation is the only one that does not face any public access area aside from the excess parking. Consider moving mechanical equipment, electrical panels, ladder, etc., to that side of the building.
- A roof plan showing exact location of mechanical equipment should be provided.

## **LANDSCAPE PLAN**

- Buffer width on Trask Parkway is required to be 15’; buffer width shown on landscape plan measures 13’.
- Request provision of site plan showing trees to be retained/removed with accompanying schedule of trees to be preserved/removed.
- Per arborist report, 45” Live oak west of Roseida entrance is in fair condition; agree tree should be retained; however, it should be noted that the installation of curb and gutter for the entry will result in the cutting of roots approximately 6’+ from the leading edge of the root flare (ISA recommended minimum distance would be 11.25’; 18.75’ is preferred ISA minimum distance). Root pruning should be performed by certified arborist prior to site work. Further, if this information was not provided to arborist prior to assessment report, possible reevaluation may be necessary.
- Existing and proposed grading with finish floor elevation of building to be shown on landscape plan.
- Landscape plan should be overlaid on utility plan to show storm drainage lines, water, sewer, etc.

### Trask Parkway Buffer

Length: 295 LF

Front buffer requirement: 2 overstory and 4 understory trees per 100 LF; 25% shrub coverage

- Overstory tree requirement: 6. Overstory requirement met
- Understory tree requirement: 12. Understory requirement met

- Shrub coverage: 4,425 SF front buffer (15' buffer x 295 LF); 25% of this area is 1,106 SF; there appears to be 93 evergreen shrubs specified for buffer; at standard 4' o.c. spacing, shrub coverage requirement has been met. Shrubs to be 2.5' ht. at time of installation; therefore, recommend increase in container size for Inkberry and Loropetalum Purple Pixie to 7 gal. size.

Note: All overstory and understory trees shown in front buffer, with the exception of 3 American Holly, are deciduous. A minimum of two-thirds of the front buffer area should be planted in evergreen overstory and understory trees with emphasis on the area in front of the fuel pumps. Plantings of evergreen trees and shrubs in combination with contiguous 3 rail fence along both Highway 21 and Roseida Road is strongly recommended. Recommended change for overstory requirement: substitute 3 Live oaks for 3 of the 5 American Elms. Recommended change for understory requirement: substitute American Hollies as specified for Crape Myrtles.

Other comments:

- Crape Myrtles not listed on plant schedule
- Recommend specifying 'Allee' as Elm variety
- Extend front plant bed located on south side of Trask Parkway entry further to the south to better screen future parking
- Plant material specified around signage not specified (in general recommend review of plant symbol and quantity specified on plan versus quantity specified in plant schedule; there are a number of discrepancies)
- Recommend deletion of 3 proposed Live oaks shown in the area of the 4 existing Live oaks along Roseida Road; too crowded; retain 4<sup>th</sup> proposed Live oak shown in front buffer area furthest to the south

#### Roseida Road Buffer

Length: 234 LF

Buffer requirement: 2 overstory and 4 understory trees per 100 LF; 25% shrub coverage

- Overstory tree requirement: 5. Overstory tree requirement met; however, recommend addition of one Live oak in area of BJWSA facility to screen drive through area.
- Understory tree requirement: 10. Addition of 4 understory trees required.
- Shrub coverage: 3,510 SF (secondary frontage buffer) (15' buffer x 234 LF); 25% of this area is 878 SF; there appears to be 68 evergreen shrubs specified for buffer; at standard 4' o.c. spacing, shrub coverage requirement has been met. However, shrubs to be 2.5' height at time of installation; therefore, recommend increase in container size for Muhly Grass to 7 gal. size.

Other comments:

- Crape Myrtles not listed on plant schedule
- Recommend specifying 'Allee' as Elm variety
- Extend front plant bed located on south side of Trask Parkway entry further to the south to better screen future parking

- Plant material specified around signage not specified (in general recommend review of plant symbol and quantity specified on plan versus quantity specified in plant schedule; there are a number of discrepancies)
- Recommend deletion of 3 proposed Live oaks shown in the area of the 4 existing Live oaks along Roseida Road; too crowded; retain 4<sup>th</sup> proposed Live oak shown in front buffer area furthest to the south
- Recommend specifying variety of Ligularia as ‘Gigantea’

### **STAFF RECOMMENDATION**

Staff recommends the Board consider the following as per the comments above:

- The resolution of the relocated seating area, dumpster relocation and entrance to the building;
- The blank north and west facades;
- The raised median at the site entry from Trask Parkway.
- Require the connection to the rail trail to be 10’ wide.
- Require a sidewalk on Roseida Road.
- Establish a legal connection to the adjoining property to provide for future connectivity when that property redevelops.
- Revise landscape plan to meet ordinance requirements.

