

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Special Meeting of June 18, 2015**

Case Number: 15-08 DRB.1
Project: Island Shops
Property Address: Sea Island Parkway & Airport Circle
Parcel #: R123-010-000-0054-0000
Zoning: PUD
Design District: Area Wide / PUD
Type of Review: **Final Review – New Construction – Lighting Only**

Request:

The applicant is constructing a 149,387SF Retail Building along with approx. 33,000 SF of additional Retail Shops in two different buildings. The project is located in a PUD, which requires that the Design Review Board review the lighting plan. The rest of the design is not under the purview of the DRB.

Background:

This project has not appeared before the board.

Zoning Issues:

There are no zoning issues with this project.

Applicable Guidelines:

- The Lighting Standards in Section 6.6.E of the UDO apply to this project

Staff Comments & Suggestions:

Site:

- Lights are required to be a maximum of 25' high, and can increase in height to 30' where they are greater than 100' from a property line. This plan meets these guidelines. Staff would like to recommend that any lights located adjacent to a sidewalk be reduced to a more pedestrian-friendly scale of 12-16' tall. However this is not a requirement, just a suggestion to create a more balanced and harmonious street section consistent with other areas in the city.
- Similarly, staff recommends that the lights be placed in a grass strip adjacent to the street, and that the sidewalk be moved to the back of the ROW line.
- All other requirements have been met.
- The materials specified are: black aluminum for the poles, and concrete bases painted yellow. The bases will need to be an earth-tone color, so consider black or dark gray rather than yellow.

Staff Recommendation

Staff recommends final approval, with DRB consideration given to the above comments.

transmittal

May 21, 2015

to: Julie A. Bachety from: Larry Barthelemy, P.E.
company: City of Beaufort title: Senior Civil Project Manager
Dept. of Planning & Dev. Services tel: (843) 566-0161
address: 1911 Boundary Street eml: larryb@adcengineering.com
Beaufort, SC 29902

subject: **Design Review Board (DRB) Submittal**
Island Shops – Site Lighting
Beaufort, SC – Beaufort County
ADC Project No. 12281

The following items are attached:

ITEM #	DATE	DESCRIPTION
1.	20 May 2015	DRB Application Form (1 Original / 2 Copies)
2.	19 May 2015	DRB Application Fee – Board Review (\$200.00)
3.	08 Apr 2015	Lighting Drawings Sheets T001, C001, C200, C800 (8 Full Size Sets (30x42); bound & folded)
4.	--	Lighting Fixture Cut Sheets - GE Lighting (8 Sets)
5.	--	Digital Copy of all Items Enclosed (1 Disk)

The enclosed is presented for review and approval by the Design Review Board on June 11, 2015.

If you have any questions or comments, please do not hesitate to contact me.

1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
fax 843-566-0162

ADCENGINEERING.COM



delivered by: UPS & Email

12281_L0.TRN.2015 0522.Beaufort.DRB Lighting App Pkg doc

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

ap # 11591
PAID
\$ 5/22/15
ck

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: 5/22/2015 Design Review Board Meeting Date: 6/11/2015

Project Name: Island Shops - Site Lighting

Project Address: Intersection of US Hwy 21 (Sea Island Parkway) & Airport Circle

Property Zoning: HC / GC / LI (Airport Junction PUD)

Tax Map/Parcel No. R123 018 000 0054

Project Developer: Beaufort Retail Investment, LLC - Bo Murphy

Address: 550 Long Point Road, Mt. Pleasant, SC 29464

Phone/Fax/Email: (843) 654-7879 / bmurphy@wrsrealty.com

Project Consultant: ADC Engineering, Inc. - Larry Barthelemy

Phone/Fax/Email: (843) 566-0161 / larryb@adcengineering.com

Address: 1226 Yeamans Hall Road, Hanahan, SC 29410

Property Owner: Airport Junction, LLC

Address: PO Box 1256, Beaufort, SC 29907

Owner's Signature: *Frederick G. Trask* Owner's Name (Please Print) Frederick G. Trask Date 5-20-15

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)

15-08
DRB 1

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.

Developer's Signature: *Bo Murphy* Developer's Name (Please Print) Bo Murphy Date 5/19/15

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: Island Shops

Provide a **Project Narrative**. (Please attach additional sheets if needed)

SITE LIGHTING

The proposed development includes a new +/- 149,387 sf retail building, two retail shop building (totaling 32,750 sf) and three out lots. A site lighting plan has been prepared utilizing LED light fixtures.

Property Size in Acres: 25.60 acres (within the City of Beaufort)

Proposed Building Use: Retail Development

Building Square Feet: 149,387 sf retail bldg with 2 retail shops (totaling 32,750 sf) & 2 outlots

Number of Parking Spaces Required: 586 Number of Parking Spaces Provided 707

Is the project a redevelopment project? No If yes, has 25% parking reduction been taken? N/A

Are there existing buildings on site? No Will existing buildings remain or be removed? N/A

APPLICATION SUBMITTAL REQUIREMENTS:

Board Review: 8 hardcopies of all documents + a digital copy must be filed by 12:00 noon on the deadline date.
Staff Review: 3 hardcopies of all documents are required to be submitted.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant I
City of Beaufort Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone: (843) 525-7011 / Fax: (843) 986-5606
E-Mail: jbachety@cityofbeaufort.org
Website: www.cityofbeaufort.org

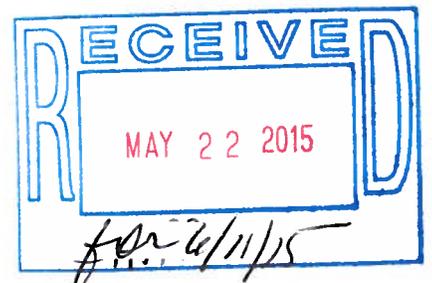
GE
Lighting

Evolve™ LED Area Light

Scalable Area Light (EASB)



15-08 DRB-1



imagination at work

Product Features

The next evolution of the GE Evolve™ LED Area Light continues to deliver outstanding features, while adding greater flexibility, style and scalability. This latest design offers higher lumen outputs and provides photometric combinations with high efficacy, providing the ability to meet even a wider range of area lighting needs. Additionally, the new EASB Evolve Luminaire comes with a specially designed auto dealership optic for superior illuminance on the dealership's front row.

Applications

- Site, area, and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for small to large retailers, commercial to medical properties, and big box retailers.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 2G vibration standards per ANSI C136.31-2010. For 3G rating contact manufacturer.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- System rating is L85 at 50,000 hours. Contact manufacturer for Lxx rating (Lumen Depreciation) beyond 50,000 hours.

Ratings

- /c/ listed, suitable for wet locations.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 50°C (-40° to 35°C for 412W fixtures). Delayed start may be experienced below -35° C.
- Upward Light Output Ratio (ULOR) = 0.
- Compliant with the material restriction requirements of RoHS.

Mounting

Option A

- 10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.

Option B

- 10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.

Option C

- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.*
- Class "A" sound rating.
- Photo electric sensors (PE) available for all voltages.
- GE dimmable PE socket is available making the unit "adaptive controls ready." Contact manufacturer for details.
- Integral surge protection:
For 120-277VAC and 347-480VAC per IEEE/ANSI C62.41.2-2002:
 - 6kV/3kA Category C-Low, (120 Events).
- 10kV surge protection device available with "T" option.

* System power factor and THD is tested and specified at 120V input and maximum load conditions.

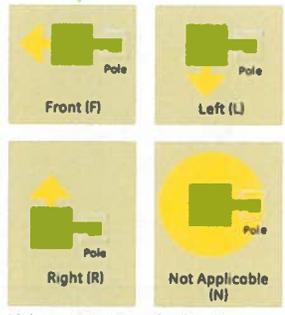
Ordering Number Logic

Evolve™ LED Scalable Area Light (EASB)



EAS B

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	B = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480		F = Front L = Left R = Right N = Not Applicable	5 = 525mA (<412W only) 7 = 700mA (412W only)	40 = 4000K 50 = 5000K	1 = None 2 = PE Rec. 4 = PE Rec. with Shorting Cap 5 = PE Rec. with Control # 7 = GE Dimming PE Receptacle *† 9 = GE Dimming PE Receptacle with Shorting Cap *†	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads	BLCK = Black DKBZ = Dark Bronze Contact manufacturer for other colors	C = IEC D = Dimming* (0-10 Volt Input)† (For 120-277V) D2 = Dimming* (0-10 Volt Input)† (For 347-380V) F = Fusing T = Extra Surge Protection XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with 7 or 9 PE Function *When ordering Dimming PE Receptacle 7, 9 or A, Dimming driver must be selected under "OPTIONS" column NOTE: If no dimming receptacle under PE Function is selected and Dimming is selected under OPTIONS, 0-10v dimming leads will be provided with access through slipfitter opening in unit
A = Area							# PE control not available for 347-480V. Must be a discrete voltage (347V or 480V). † When ordering PE function socket 7 or 9, a dimming driver must also be ordered under the "OPTIONS" column * Order dimming control PE as a separate item NOTE: A=ANSIC136.41 7-Pin dimming receptacle, contact manufacturer:			
S = Scalable										



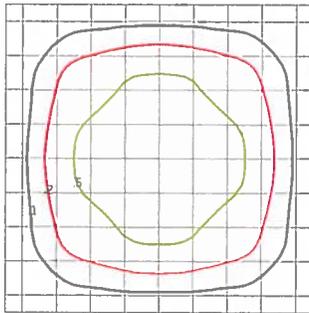
Light pattern thrown in direction specified in relation to Pole and Fixture.

	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		DISTRIBUTION ORIENTATION AVAILABLE	BUG RATINGS*						IES FILE NUMBER	
			4000K	5000K	120-277V	347-480V		4000K			5000K			4000K	5000K
								B	U	G	B	U	G		
TYPE V	D5	Symmetric Medium	10,600	10,900	126	126	N	4	0	2	4	0	2	456840	456884
	E5	Symmetric Medium	12,300	12,700	145	145	N	4	0	2	4	0	2	456841	456885
	F5	Symmetric Medium	14,000	14,400	171	171	N	4	0	2	4	0	2	456842	456886
	G5	Symmetric Medium	17,400	18,000	211	211	N	4	0	2	4	0	2	456843	456887
	H5	Symmetric Medium	20,800	21,400	249	249	N	4	0	2	5	0	3	456844	456888
	J5	Symmetric Medium	24,900	26,000	301	301	N	5	0	3	5	0	3	456845	456889
	K5	Symmetric Medium	30,600	32,000	412	412	N	5	0	3	5	0	3	456846	456890
	N5	Symmetric Short	11,600	11,900	126	126	N	3	0	1	3	0	1	456847	456891
	P5	Symmetric Short	13,400	13,800	145	145	N	3	0	2	3	0	2	456848	456892
	Q5	Symmetric Short	15,300	15,800	171	171	N	3	0	2	3	0	2	456849	456893
TYPE IV	R5	Symmetric Short	19,000	19,600	211	211	N	4	0	2	4	0	2	456850	456894
	S5	Symmetric Short	22,700	23,400	249	249	N	4	0	2	4	0	2	456851	456895
	T5	Symmetric Short	27,400	28,400	301	301	N	4	0	2	5	0	2	456852	456896
	U5	Symmetric Short	34,600	35,600	412	412	N	5	0	3	5	0	3	456853	456897
	A4	Asymmetric Forward	5,500	5,600	67	74	F, L, R	1	0	2	1	0	2	456854	456898
	B4	Asymmetric Forward	7,100	7,300	86	86	F, L, R	1	0	2	1	0	2	456855	456899
	C4	Asymmetric Forward	8,800	9,100	106	106	F, L, R	1	0	2	1	0	2	456856	456900
	D4	Asymmetric Forward	10,600	10,900	126	126	F, L, R	2	0	2	2	0	2	456857	456901
	E4	Asymmetric Forward	12,900	13,300	152	152	F, L, R	2	0	3	2	0	3	456858	456902
	F4	Asymmetric Forward	14,000	14,400	171	171	F, L, R	2	0	3	2	0	3	456859	456903
TYPE III	G4	Asymmetric Forward	17,400	18,000	211	211	F, L, R	2	0	3	2	0	4	456860	456904
	H4	Asymmetric Forward	20,800	21,400	249	249	F, L, R	3	0	4	3	0	4	456861	456905
	J4	Asymmetric Forward	25,200	26,000	301	301	F, L, R	3	0	4	3	0	4	456862	456906
	K4	Asymmetric Forward	31,700	33,000	412	412	F, L, R	3	0	5	3	0	5	456863	456907
	A3	Asymmetric Wide	6,000	6,100	67	74	F, L, R	1	0	1	1	0	1	456864	456908
	B3	Asymmetric Wide	7,700	7,900	86	86	F, L, R	1	0	2	1	0	2	456865	456909
	C3	Asymmetric Wide	9,700	9,900	106	106	F, L, R	2	0	2	2	0	2	456866	456910
	D3	Asymmetric Wide	11,600	11,900	126	126	F, L, R	2	0	2	2	0	2	456867	456911
	E3	Asymmetric Wide	14,100	14,500	152	152	F, L, R	2	0	2	2	0	2	456868	456912
	F3	Asymmetric Wide	15,300	15,800	171	171	F, L, R	2	0	2	2	0	2	456869	456913
TYPE II	G3	Asymmetric Wide	19,000	19,600	211	211	F, L, R	2	0	2	2	0	2	456870	456914
	H3	Asymmetric Wide	22,700	23,400	249	249	F, L, R	2	0	3	2	0	3	456871	456915
	J3	Asymmetric Wide	27,400	28,400	301	301	F, L, R	3	0	3	3	0	3	456872	456916
	K3	Asymmetric Wide	34,600	36,000	412	412	F, L, R	3	0	4	3	0	4	456873	456917
	A2	Asymmetric Narrow	5,800	5,900	67	74	F, L, R	1	0	1	1	0	1	456874	456918
	B2	Asymmetric Narrow	7,500	7,700	86	86	F, L, R	2	0	2	2	0	2	456875	456919
	C2	Asymmetric Narrow	9,300	9,600	106	106	F, L, R	2	0	2	2	0	2	456876	456920
	D2	Asymmetric Narrow	11,100	11,400	126	126	F, L, R	2	0	2	2	0	2	456877	456921
	E2	Asymmetric Narrow	13,600	13,900	152	152	F, L, R	2	0	2	3	0	3	456878	456922
	F2	Asymmetric Narrow	14,800	15,200	171	171	F, L, R	3	0	3	3	0	3	456879	456923
TYPE I	G2	Asymmetric Narrow	18,300	18,900	211	211	F, L, R	3	0	3	3	0	3	456880	456924
	H2	Asymmetric Narrow	21,900	22,600	249	249	F, L, R	3	0	3	3	0	3	456881	456925
	J2	Asymmetric Narrow	26,500	27,400	301	301	F, L, R	3	0	3	3	0	3	456882	456926
	K2	Asymmetric Narrow	33,300	34,700	412	412	F, L, R	3	0	4	4	0	4	456883	456927
	KA	Asymmetric 100" Wide Auto	37,200	38,800	412	412	F, L, R	4	0	3	4	0	3	456938	456928

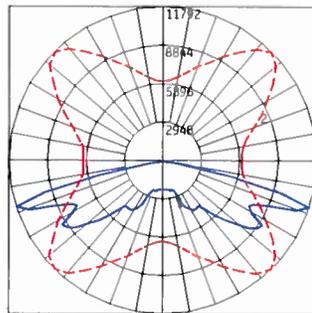
*Rating values for B and G are based on rated lumens and may vary due to flux tolerances.

Photometrics

EASB Type V - Symmetric Medium (K5)
32,000 Lumens, 5000K (GE456890.ies)

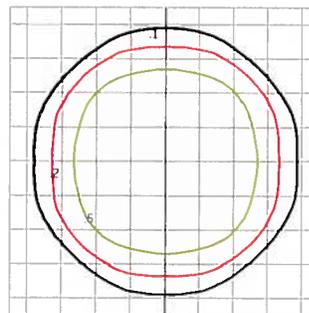


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

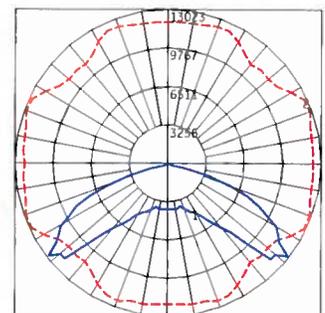


— Vertical plane through horizontal angle of maximum candlepower at 45°
- - Vertical plane through horizontal angle of 72.5°

EASB Type V - Symmetric Short (U5)
36,000 Lumens, 5700K (GE456897.ies)

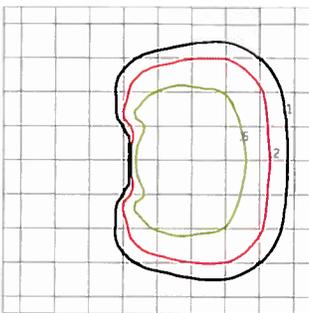


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

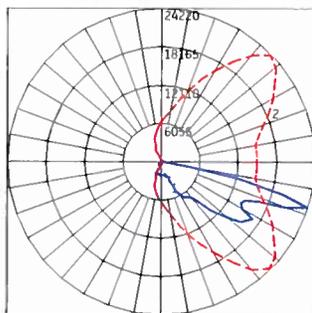


— Vertical plane through horizontal angle of maximum candlepower at 20°
- - Vertical plane through horizontal angle of 52.5°

EASB Type IV - Asymmetric Forward (K4)
33,000 Lumens, 5000K (GE456907.ies)

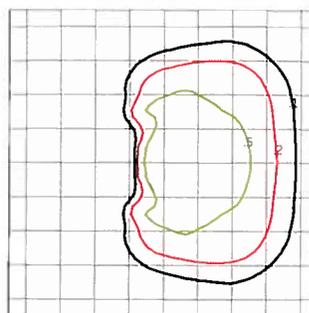


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

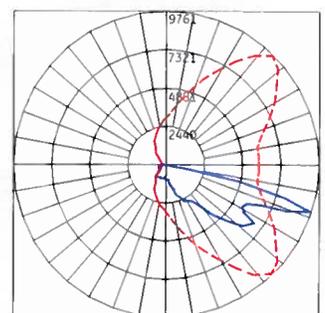


— Vertical plane through horizontal angle of maximum candlepower at 45°
- - Vertical plane through horizontal angle of 72.5°

EASB Type IV - Asymmetric Forward (E4)
13,300 Lumens, 5000K (GE456902.ies)

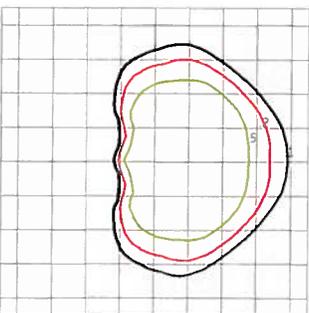


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

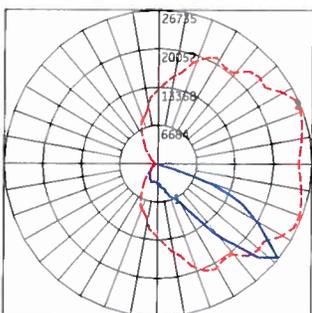


— Vertical plane through horizontal angle of maximum candlepower at 45°
- - Vertical plane through horizontal angle of 72.5°

EASB Type III - Asymmetric Wide (K3)
36,000 Lumens, 5000K (GE456917.ies)

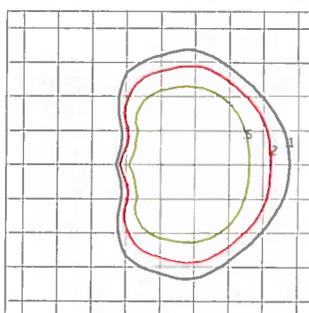


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

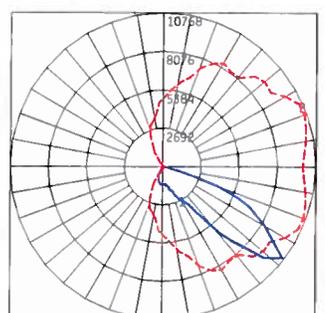


— Vertical plane through horizontal angle of maximum candlepower at 20°
- - Vertical plane through horizontal angle of 52.5°

EASB Type III - Asymmetric Wide (E3)
14,500 Lumens, 5000K (GE456912.ies)

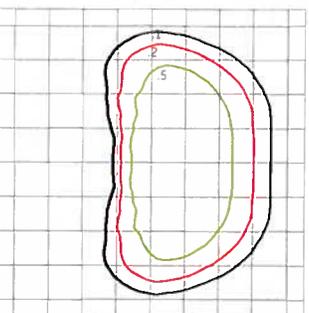


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

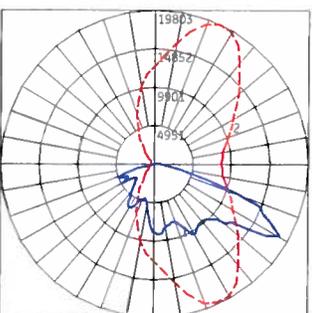


— Vertical plane through horizontal angle of maximum candlepower at 20°
- - Vertical plane through horizontal angle of 52.5°

EASB Type II - Asymmetric Narrow (K2)
34,700 Lumens, 5000K (GE456927.ies)

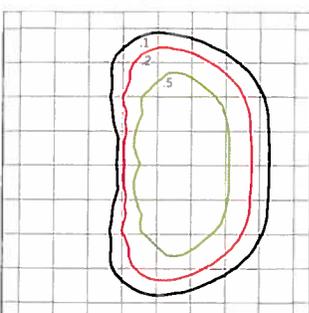


Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade

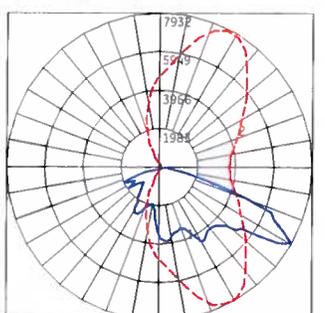


— Vertical plane through horizontal angle of maximum candlepower at 65°
- - Vertical plane through horizontal angle of 60°

EASB Type II - Asymmetric Narrow (E2)
13,900 Lumens, 5000K (GE456922.ies)



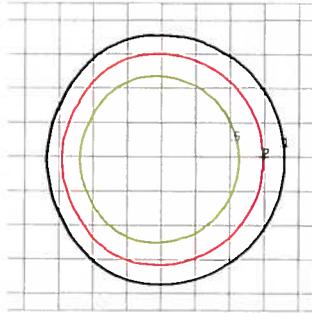
Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade



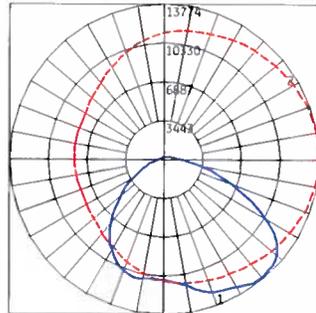
— Vertical plane through horizontal angle of maximum candlepower at 65°
- - Vertical plane through horizontal angle of 60°

Photometrics

EASB Type II - Assymmetric Auto (KA)
 38,800 Lumens, 5000K (GE456928.ies)



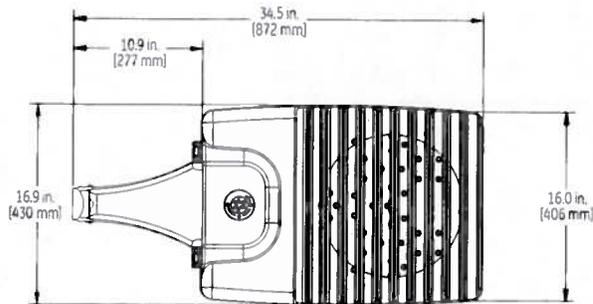
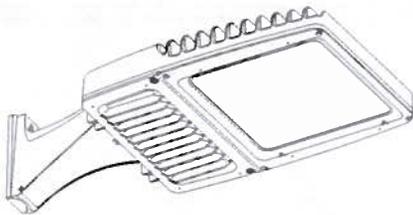
Grid Distance in Units of Mounting Height at 40' Initial Footcandle Values at Grade



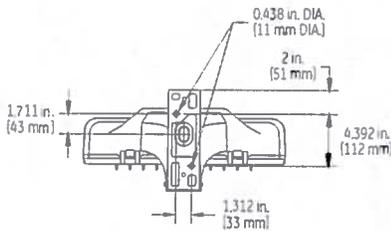
— Vertical plane through horizontal angle of maximum candlepower at 0°
 - - - Vertical plane through horizontal angle of 180°

Product Dimensions

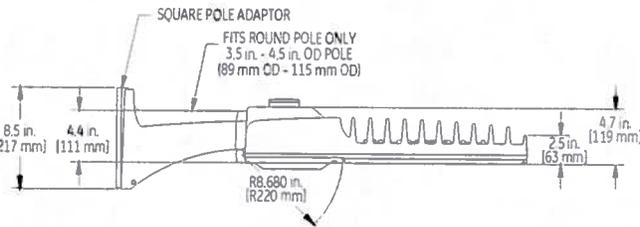
10" Arm For Square Pole Mount (Option A)



TOP VIEW



BACK VIEW



SIDE VIEW



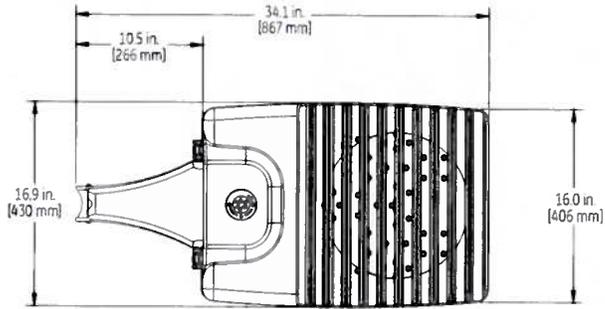
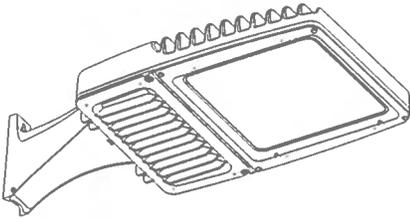
FRONT VIEW

DATA

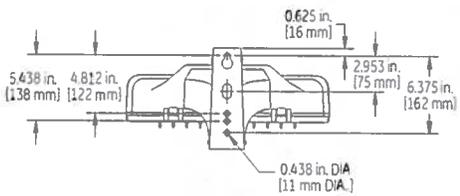
- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
 Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

Product Dimensions

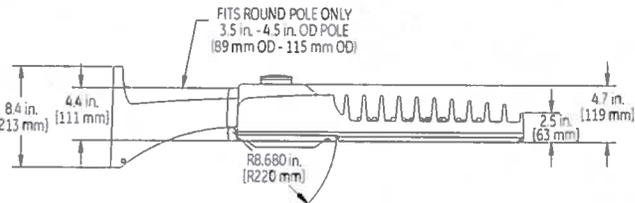
10" Arm For Round Pole Mount (Option B)



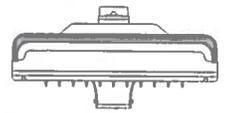
TOP VIEW



BACK VIEW



SIDE VIEW

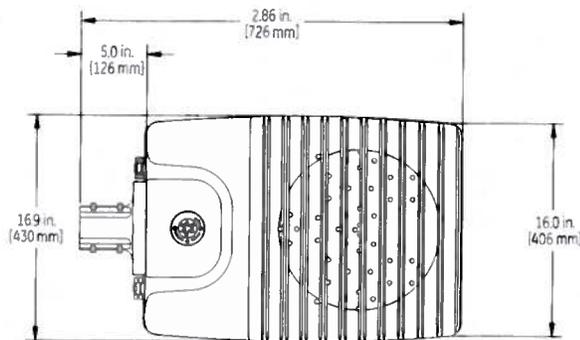
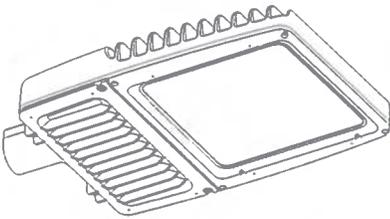


FRONT VIEW

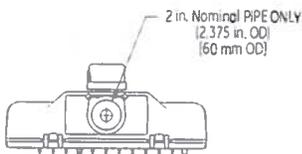
DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

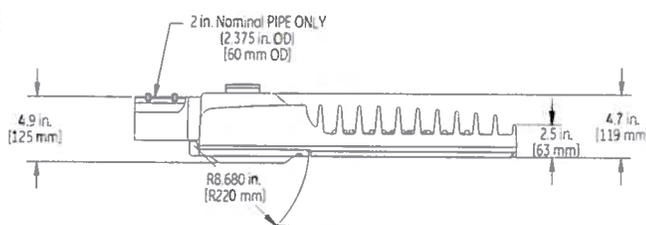
Slipfitter Arm Mount (Option C)



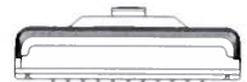
TOP VIEW



BACK VIEW



SIDE VIEW



FRONT VIEW

DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

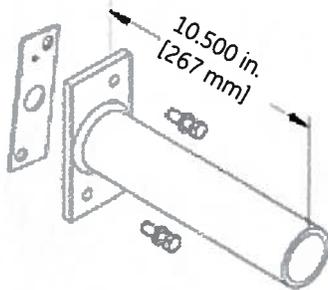
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

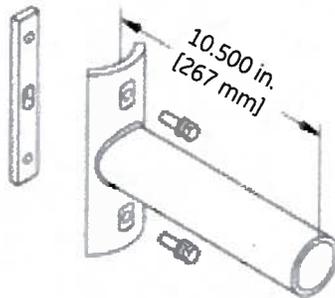
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

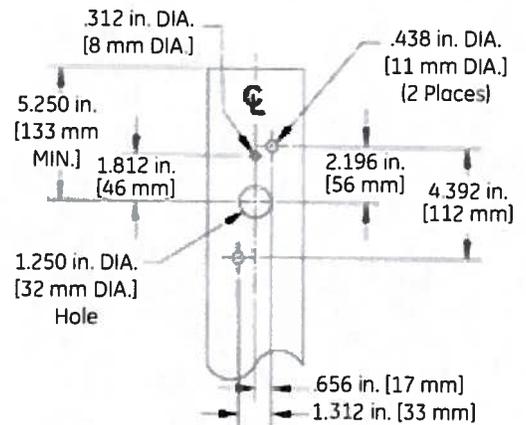
Wall Mounting Bracket Adapter Plate

ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

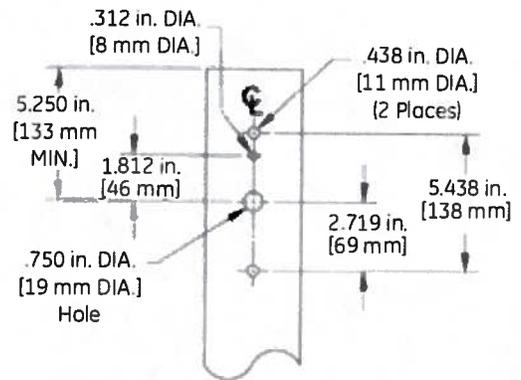
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm





GE Lighting • 1-888-MY-GE-LED (1-888-69-43-533) • www.gelighting.com

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© 2014 GE Lighting. Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.

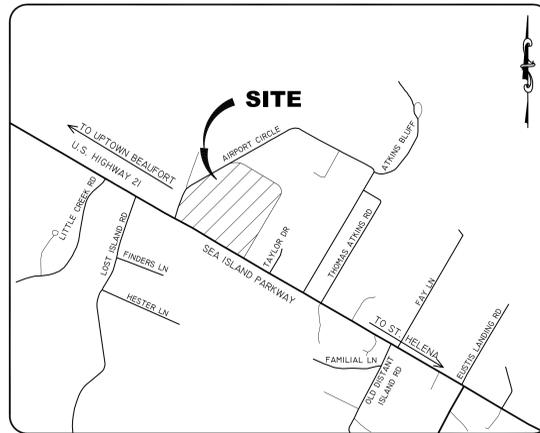
PROPOSED ISLAND SHOPS

SEA ISLAND PARKWAY (U.S. HIGHWAY 21) CITY OF BEAUFORT (LADY'S ISLAND) BEAUFORT COUNTY, SOUTH CAROLINA

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

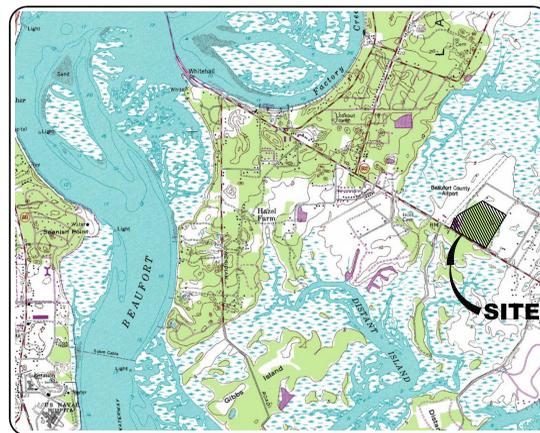
	UTILITY/ GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY-	OTHERS RESPONSIBILITY-
TELEPHONE & CABLE	HARGRAY 5 BUCK ISLAND ROAD BLUFFTON, SC 29910 CONTACT: MARY BUSBEE PHONE: 843-815-1680	-COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -PROVIDE AND INSTALL ALL CONDUITS, PULL BOXES, ETC. INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE RISER POLE UP TO THE BUILDING, PER TELEPHONE COMPANY REQUIREMENTS.	-TELEPHONE COMPANY WILL PROVIDE AND INSTALL ALL TELEPHONE CABLES FROM THE RISER POLE UP TO THE BUILDING. -ANY RELOCATION OF EXISTING WILL BE DONE BY THE TELEPHONE COMPANY.
ELECTRIC	SCE&G P.O. DRAWER 1168 BEAUFORT, SC 29901-1168 CONTACT: PARKS MOSS PHONE: 843-815-8808	-COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -PROVIDE AND INSTALL ALL PRIMARY CONDUITS -CONSTRUCT TRANSFORMER PAD PER THE ELECTRIC COMPANY'S SPECIFICATIONS -PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS	-ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL PRIMARY CONDUITS. -ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY CABLE FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER. -ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY THE ELECTRIC COMPANY.
SANITARY SEWER	BEAUFORT JASPER WATER & SEWER AUTHORITY GSNA 16 ROAD OKATIE, SC 29909 CONTACT: DICK DEUEL PHONE: 843-987-9265 EMAIL: DICKD@JWSA.ORG	-PROVIDE AND INSTALL ALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND CITY/COUNTY. SEE UTILITY PLAN FOR REQUIREMENTS.	-CITY/COUNTY WILL INSPECT CONNECTION TO THE PUBLIC MANHOLE.
WATER	BEAUFORT JASPER WATER & SEWER AUTHORITY 6 SNAKE ROAD OKATIE, SC 29909 CONTACT: DICK DEUEL PHONE: 843-987-9265 EMAIL: DICKD@JWSA.ORG	-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR -ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND CITY/COUNTY. SEE UTILITY PLAN FOR REQUIREMENTS.	-CITY/COUNTY WILL PROVIDE AND INSTALL ALL METERS IN CONTRACTOR PROVIDED AND INSTALLED BOXES. -CITY/COUNTY WILL INSPECT WATER INSTALLATIONS AND CONNECTIONS TO THE PUBLIC MAIN.
STORM SEWER	CITY OF BEAUFORT PUBLIC WORKS DEPARTMENT 16 BURTON HILL ROAD BEAUFORT, SC 29906 CONTACT: ISIAH SMALLS PHONE: 843-525-7054 EMAIL: ISMALLS@CITYOFBEAUFORT.ORG	-PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS.	

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.



SITE LOCATION MAP

SCALE: 1" = 1000'



QUADRANGLE MAP

SCALE: 1" = 2000'

LIST OF DRAWINGS

WM DWG #	SHEET	TITLE	ISSUED	REVISED	WM DWG #	SHEET	TITLE	ISSUED	REVISED
6001	T001	TITLE PAGE	4/8/2015		6620	C620	CIVIL DETAILS - PAVEMENT	4/8/2015	
6002	C001	CIVIL NOTES & ABBREVIATIONS	4/8/2015		6621	C621	CIVIL DETAILS - SITE	4/8/2015	
6003		TOPOGRAPHIC SURVEY SHEET 1	4/8/2015		6622	C622	CIVIL DETAILS - STRIPING & SIGNAGE	4/8/2015	
6004		TOPOGRAPHIC SURVEY SHEET 2	4/8/2015		6623	C623	CIVIL DETAILS - STRIPING & SIGNAGE	4/8/2015	
6005		TOPOGRAPHIC SURVEY SHEET 3	4/8/2015		6624	C624	CIVIL DETAILS - MISCELLANEOUS	4/8/2015	
6006		TREE SURVEY SHEET 1	4/8/2015		6625	C625	CIVIL DETAILS - MISCELLANEOUS	4/8/2015	
6007		TREE SURVEY SHEET 2	4/8/2015		6630	C630	CIVIL DETAILS - STORM DRAINAGE	4/8/2015	
6008		TREE SURVEY SHEET 3	4/8/2015		6631	C631	CIVIL DETAILS - STORM DRAINAGE	4/8/2015	
6009		TREE SURVEY SHEET 4	4/8/2015		6632	C632	CIVIL DETAILS - STORM DRAINAGE	4/8/2015	
6010		TREE SURVEY SHEET 5	4/8/2015		6633	C633	CIVIL DETAILS - STORM DRAINAGE	4/8/2015	
6011		TREE SURVEY SHEET 6	4/8/2015		6640	C640	CIVIL DETAILS - UTILITIES	4/8/2015	
6012		TREE SURVEY SHEET 7	4/8/2015		6641	C641	CIVIL DETAILS - UTILITIES	4/8/2015	
6100	C100	DEMOLITION PLAN	4/8/2015		6642	C642	CIVIL DETAILS - UTILITIES	4/8/2015	
6200	C200	SITE PLAN	4/8/2015		6643	C643	CIVIL DETAILS - UTILITIES	4/8/2015	
6210	C210	DIMENSION PLAN	4/8/2015		6710	C710	INITIAL EROSION AND SEDIMENTATION CONTROL PLAN	4/8/2015	
6220	C220	AUTOTURN PLAN	4/8/2015		6720	C720	INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN	4/8/2015	
6300	C300	GRADING & DRAINAGE PLAN	4/8/2015		6730	C730	FINAL EROSION AND SEDIMENTATION CONTROL PLAN	4/8/2015	
6320	C320	STORM DRAINAGE PROFILES	4/8/2015		6740	C740	CIVIL DETAILS - EROSION CONTROL	4/8/2015	
6321	C321	STORM DRAINAGE PROFILES	4/8/2015		6741	C741	CIVIL DETAILS - EROSION CONTROL	4/8/2015	
6322	C322	STORM DRAINAGE PROFILES	4/8/2015		6742	C742	CIVIL DETAILS - EROSION CONTROL	4/8/2015	
6330	C330	DRAINAGE AREA PLAN	4/8/2015		6800	C800	PHOTOMETRICS PLAN	4/8/2015	
6400	C400	UTILITY PLAN	4/8/2015		6900	L100	TREE PRESERVATION PLAN	4/8/2015	
6401	C401	UTILITY PLAN	4/8/2015		6910	L200	OVERALL PLANTING PLAN	4/8/2015	
6402	C402	UTILITY ALIGNMENT PLAN	4/8/2015		6911	L201	AREA 1 LANDSCAPE PLAN	4/8/2015	
6410	C410	UTILITY PROFILES	4/8/2015		6912	L202	AREA 2 LANDSCAPE PLAN	4/8/2015	
6500	C500	HIGHWAY IMPROVEMENTS OVERALL DEMOLITION PLAN	4/8/2015		6913	L203	AREA 3 LANDSCAPE PLAN	4/8/2015	
6511	C511	HIGHWAY IMPROVEMENTS DEMOLITION PLAN AREAS 1-2	4/8/2015		6920	L301	LANDSCAPE DETAILS AND SCHEDULE	4/8/2015	
6512	C512	HIGHWAY IMPROVEMENTS DEMOLITION PLAN AREA 3	4/8/2015		6921	L302	LANDSCAPE SITE DETAILS	4/8/2015	
6521	C521	HIGHWAY IMPROVEMENTS SITE PLAN AREAS 1-2	4/8/2015		6922	L303	LANDSCAPE SITE DETAILS	4/8/2015	
6522	C522	HIGHWAY IMPROVEMENTS SITE PLAN AREA 3	4/8/2015		6923	L304	LANDSCAPE SITE DETAILS	4/8/2015	
6523	C523	HIGHWAY IMPROVEMENTS GEOMETRIC PLAN	4/8/2015						

ALERTS TO CONTRACTOR:

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- STORM DRAINAGE AS-BUILT DRAWINGS: AS-BUILT DRAWINGS PREPARED, SIGNED AND SEALED BY A SC LICENSED PLS ARE REQUIRED TO BE SUBMITTED TO THE CITY FOR ALL STORM DRAINAGE. REFER TO THE COUNTY'S AS-BUILT CHECKLIST. AS-BUILT DRAWINGS MUST BE PROVIDED TO THE CITY PRIOR TO SCHEDULING THE FINAL INSPECTION AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE DEVELOPER'S SITEWORK CONTRACTOR IS RESPONSIBLE TO PROVIDE THESE AS-BUILTS TO THE ENGINEER FOR REVIEW, COORDINATION AND SUBMITTAL TO THE CITY.
- UTILITY AS-BUILT DRAWINGS: AS-BUILT DRAWINGS PREPARED, SIGNED AND SEALED BY A SC LICENSED PLS ARE REQUIRED TO BE SUBMITTED TO BJWSA FOR ALL WATER AND SEWER. REFER TO BJWSA'S AS-BUILT CHECKLISTS. THE DEVELOPER'S SITEWORK CONTRACTOR IS RESPONSIBLE TO PROVIDE THESE AS-BUILTS AS WELL AS REQUIRED EASEMENT PLATS TO THE ENGINEER FOR REVIEW, COORDINATION AND SUBMITTAL TO BJWSA.

ENGINEER-

ADC ENGINEERING, INC.

1226 YEAMANS HALL ROAD
HANAHAN, SOUTH CAROLINA 29410
(843) 566-0161 TELEPHONE
(843) 566-0162 FAX



ADDITIONAL GOVERNING AGENCIES CONTACTS:

PLANNING, ZONING, BLDG. OFFICIAL
CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT, SC 29902
CONTACT: LIBBY ANDERSON
PHONE: 843-525-7011
EMAIL: LANDERSON@CITYOFBEAUFORT.ORG

ENGINEERING
CITY OF BEAUFORT
PUBLIC WORKS DEPARTMENT
16 BURTON HILL ROAD
BEAUFORT, SC 29906
CONTACT: ISIAH SMALLS
PHONE: 843-525-7054
EMAIL: ISMALLS@CITYOFBEAUFORT.ORG

STORMWATER
CITY OF BEAUFORT
PUBLIC WORKS DEPARTMENT
16 BURTON HILL ROAD
BEAUFORT, SC 29906
CONTACT: ISIAH SMALLS
PHONE: 843-525-7054
EMAIL: ISMALLS@CITYOFBEAUFORT.ORG

S.C. DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL - WATER CONSTRUCTION PERMIT
SCDHEC - BUREAU OF WATER
2600 BULL STREET
COLUMBIA, SC 29201
CONTACT: WAYNE STOKES
PHONE: 803-898-4159
EMAIL: STOKESDW@DHEC.SC.GOV

S.C. DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL - SANITARY SEWER CONSTRUCTION PERMIT
SCDHEC - BUREAU OF WATER
2600 BULL STREET
COLUMBIA, SC 29201
CONTACT: WAYNE STOKES
PHONE: 803-898-4159
EMAIL: STOKESDW@DHEC.SC.GOV

S.C. DEPARTMENT OF TRANSPORTATION
SCDOT - ENGINEERING DISTRICT 6
15 MUNCH DRIVE
BEAUFORT, SC 29902
CONTACT: RON ODDO
PHONE: 843-524-7255

OWNER

BEAUFORT RETAIL INVESTMENT, LLC
550 LONG POINT ROAD
MOUNT PLEASANT, SC
(843) 654-7850 PHONE
(843) 654-7889 FAX

TITLE PAGE

REVISIONS	BY



ISLAND SHOPS
BEAUFORT, SOUTH CAROLINA
BEAUFORT RETAIL INVESTMENT, LLC
550 LONG POINT ROAD
MOUNT PLEASANT, SC 29466

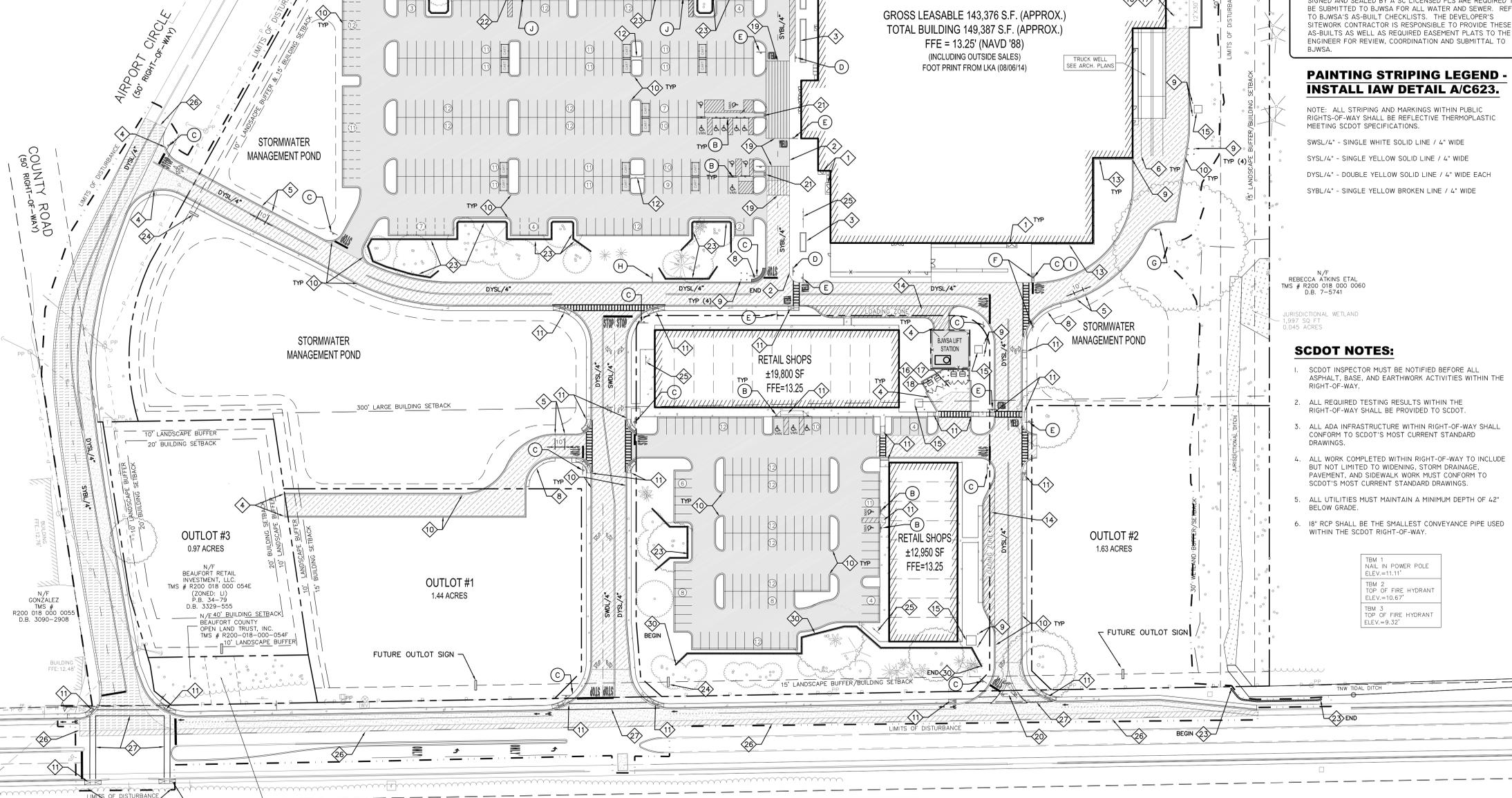
DRAWN	SID/WCH
CHECKED	LKB
DATE	04/08/2015
SCALE	NO SCALE
JOB No.	12281
SHEET	
T001	

PARKING SUMMARY					
TENANT	AREA SF	REQUIRED RATIO	REQUIRED PARKING	PARKING PROVIDED	RATIO PROVIDED
ANCHOR TENANT	149,387**	3.33/1,000	555	572	3.83/1,000*
RETAIL SHOPS	32,750	3.33/1,000	130	135	4.12/1,000
TOTAL	176,088	3.33/1,000	685	707	4.02/1,000

**PARKING SPACES OBSTRUCTED BY CART CORRALS (28) ARE NOT INCLUDED IN OVERALL PARKING RATIO.
*PARKING RATIO BASED ON GROSS LEASABLE SQUARE FOOTAGE.

ACREAGE SUMMARY	
ANCHOR TENANT	±19.30 ACRES
RETAIL SHOPS	±3.19 ACRES
OUTLOT #1	±1.44 ACRES
OUTLOT #2	±1.63 ACRES
OUTLOT #3	±0.97 ACRES
BJWSA LIFT STATION	±0.04 ACRES
ROW DEDICATION TO SCDOT	±0.019 ACRES
TOTAL	±26.59 ACRES

N/F
BEAUFORT COUNTY
TMS # R200 018 000 054H
D.B. 377-1000



GROSS LEASABLE 143,376 S.F. (APPROX.)
TOTAL BUILDING 149,387 S.F. (APPROX.)
FFE = 13.25' (NAVD '88)
(INCLUDING OUTSIDE SALES)
FOOT PRINT FROM LKA (08/06/14)

N/F
CONZALEZ
TMS # R200 018 000 0055
D.B. 3090-2908

N/F
BEAUFORT RETAIL INVESTMENT, LLC
TMS # R200 018 000 054E
(ZONE: L)
P.B. 34-79
D.B. 3329-955

N/E 40' BUILDING SETBACK
BEAUFORT COUNTY OPEN LAND TRUST, INC.
TMS # R200-018-000-054F
10' LANDSCAPE BUFFER

30' ACCESS EASEMENT
D.B. 235-178
D.B. 422-1773
D.B. 465-1075
D.B. 468-429

SEA ISLAND PARKWAY (US 21)
(17,000 ADT / 100' ROW / 50 MPH)

SEE C500 SERIES DRAWINGS FOR ROADWAY IMPROVEMENTS

SIGN LEGEND - INSTALL IAW DETAILS A, B, & C/C622.

- (A) NO TRUCKS SIGN
- (B) ACCESSIBLE PARKING SIGN - PLUS "VAN" WHERE INDICATED
- (C) STOP SIGN
- (D) NO PARKING - FIRE LANE (SPACED IAW LOCAL REQUIREMENTS)
- (E) PEDESTRIAN CROSSING SIGN
- (F) DELIVERY TRAFFIC ONLY
- (G) TRUCK EXIT W/ ARROW - RIGHT
- (H) TRUCK EXIT W/ ARROW - LEFT
- (I) TRUCK EXIT W/ ARROW - STRAIGHT
- (J) CART CROSSOVER SIGN
- (K) TRUCK ENTRANCE WITH ARROW (LEFT)

ALERTS TO CONTRACTOR:

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6. UTILITY AS-BUILT DRAWINGS: AS-BUILT DRAWINGS PREPARED, SIGNED AND SEALED BY A SC LICENSED PLS ARE REQUIRED TO BE SUBMITTED TO BJWSA FOR ALL WATER AND SEWER. REFER TO BJWSA'S AS-BUILT CHECKLISTS. THE DEVELOPER'S SITEWORK CONTRACTOR IS RESPONSIBLE TO PROVIDE THESE AS-BUILTS AS WELL AS REQUIRED EASEMENT PLATS TO THE ENGINEER FOR REVIEW, COORDINATION AND SUBMITTAL TO BJWSA.

PAINTING STRIPING LEGEND - INSTALL IAW DETAIL A/C623.

- NOTE: ALL STRIPING AND MARKINGS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE REFLECTIVE THERMOPLASTIC MEETING SCDOT SPECIFICATIONS.
- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
 - YSYL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
 - DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
 - SYBL/4" - SINGLE YELLOW BROKEN LINE / 4" WIDE

SCDOT NOTES:

1. SCDOT INSPECTOR MUST BE NOTIFIED BEFORE ALL ASPHALT, BASE, AND EARTHWORK ACTIVITIES WITHIN THE RIGHT-OF-WAY.
2. ALL REQUIRED TESTING RESULTS WITHIN THE RIGHT-OF-WAY SHALL BE PROVIDED TO SCDOT.
3. ALL ADA INFRASTRUCTURE WITHIN RIGHT-OF-WAY SHALL CONFORM TO SCDOT'S MOST CURRENT STANDARD DRAWINGS.
4. ALL WORK COMPLETED WITHIN RIGHT-OF-WAY TO INCLUDE BUT NOT LIMITED TO WIDENING, STORM DRAINAGE PAVEMENT, AND SIDEWALK WORK MUST CONFORM TO SCDOT'S MOST CURRENT STANDARD DRAWINGS.
5. ALL UTILITIES MUST MAINTAIN A MINIMUM DEPTH OF 42" BELOW GRADE.
6. 18" RCP SHALL BE THE SMALLEST CONVEYANCE PIPE USED WITHIN THE SCDOT RIGHT-OF-WAY.

TBM 1	NAIL IN POWER POLE ELEV.=11.11
TBM 2	TOP OF FIRE HYDRANT ELEV.=10.67
TBM 3	TOP OF FIRE HYDRANT ELEV.=9.32

SITE NOTES

1. SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF BEAUFORT REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
5. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PROVIDED BY FRELAND AND ASSOCIATES, INC.
10. TOTAL LAND AREA FOR THE PROJECT IS ±26.59 ACRES.
11. WETLANDS EXIST ON THE PARCEL AND WITHIN THE LIMITS OF DISTURBANCE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATED 6/19/14. 0.14 ACRES OF WETLANDS WILL BE IMPACTED AS PART OF THIS PROJECT AS INDICATED IN THE USACE NATIONWIDE PERMIT 'SAC 2013-0185-W' ISSUED ON 10/21/14.
12. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFICATIONS".
13. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

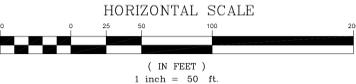
KEYNOTES:

1. INSTALL EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR STOODS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOD.
2. INSTALL FIRE LANE STRIPING IAW DETAIL B/C624.
3. INSTALL RAISED PLANTER IAW ARCHITECTURAL DRAWINGS.
4. TERMINATE CURB AND GUTTER OVER 3".
5. INSTALL MOUNTABLE CURB AND GUTTER IAW DETAIL D/C620.
6. INSTALL 4" WIDE X 150" LONG TRUCK ALIGNMENT STRIPES PAINTED WITH SYSL/4" AT 45° @ 24" O.C. SEE ARCHITECTURAL PLANS.
7. INSTALL 10' X 15' STRIPED AREA AT JIB CRANE LOCATION PAINTED WITH SYSL/4" AT 45° @ 24" O.C. SEE ARCHITECTURAL PLANS.
8. INSTALL HEAVY DUTY CONCRETE BUFFER AT HIGH TRAFFIC AREAS IAW DETAIL D/C624.
9. INSTALL BOLLARD IAW DETAIL F/C620.
10. INSTALL 18" TYPE A CONCRETE CURB AND GUTTER IAW DETAIL G/C620.
11. INSTALL ADA RAMP IAW DETAIL A/C621.
12. INSTALL CONCRETE FLOWLINE IAW DETAIL E/C624.
13. INSTALL 18" CONCRETE STRIP FOR VEGETATION FREE ZONE IAW DETAIL B/C621.
14. INSTALL SYSL/4" AT 45° @ 24" O.C.
15. INSTALL CONCRETE TRANSFORMER PAD WITH BOLLARDS SHOWN. COORDINATE LOCATION AND DETAILS WITH LOCAL POWER COMPANY.
16. INSTALL ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES, AND BOLLARDS) IAW DETAIL H/C620.
17. INSTALL CONCRETE JOINTING AND FILLERS IAW DETAIL J/C620 (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
18. INSTALL DUMPSTER ENCLOSURE IAW LANDSCAPE PLANS SHEET L302.
19. INSTALL 6" WIDE PAINTED WHITE STRIPING AT 2'-0" O.C. AND (1'-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS).
20. INSTALL RIGHT IN/RIGHT OUT RAISED ISLAND, SIGNAGE, AND STRIPING IAW DETAIL D/C621.
21. INSTALL TRUNCATED DOMED WALKING STRIPS IAW DETAIL A/C621.
22. INSTALL 5" WIDE CART CROSSOVER WITH SYSL/4" STRIPING SPACED 2'-0" O.C. IAW DETAIL F/C624.
23. INSTALL NEW SEGMENTAL BLOCK RETAINING WALL IAW DETAIL .../C624.
24. INSTALL NEW MONUMENT SIGN IAW SIGN DRAWINGS.
25. INSTALL NEW BIKE RACK IAW LANDSCAPE DRAWINGS.
26. TIE INTO EXISTING PAVEMENT IAW DETAIL C & F/C621.
27. INSTALL SCDOT TYPE CROSSWALK IAW DETAIL B/C625.
28. INSTALL NEW TRAFFIC SIGNAL WITH PEDESTRIAN CROSSING SIGNALS IAW WITH TRAFFIC SIGNAL PLANS.
29. INSTALL GUARD RAIL IAW DETAIL G/C624.
30. INSTALL CMU RETAINING WALL WITH BRICK FACADE IAW WITH LANDSCAPE ARCHITECTURE DETAIL ON SHEET L304.

SITE LEGEND

- SCDOT ROW ASPHALT PAVEMENT - INSTALL IAW DETAIL C/C620.
- STANDARD DUTY PAVEMENT - INSTALL IAW DETAIL A/C620.
- HEAVY DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL B/C620.
- 1.5" ASPHALT PAVEMENT OVERLAY - INSTALL IAW DETAIL G & F/C620.
- MILL A MINIMUM OF 2" THEN OVERLAY WITH TACK COAT AND SURFACE COURSE IAW DETAIL C/C620
- HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL E/C620.
- CONCRETE SIDEWALK - INSTALL IAW DETAIL I/C620.
- SCDOT TRAFFIC ARROWS - INSTALL IAW DETAIL D/C623.
- DEVELOPMENT TRAFFIC ARROWS - INSTALL IAW DETAIL C/C623.
- TRAFFIC SIGN - INSTALL IAW DETAIL A/C622.
- LIGHT POLE - INSTALL IAW DETAIL G/C641. REFER TO SHEET C800 FOR SIZES AND LOCATIONS.
- CART CORRAL - INSTALL IAW DETAIL C/C624.
- ACCESSIBLE PARKING SPACE AND AISLE - INSTALL IAW DETAIL B/C622.
- 2x" STOP BAR (THERMOPLASTIC) - INSTALL IAW DETAIL D/C622.
- "STOP" PAVEMENT MARKING (THERMOPLASTIC) - INSTALL IAW DETAIL D/C622.
- "YIELD" PAVEMENT MARKING (THERMOPLASTIC) - INSTALL IAW DETAIL E/C622.
- CUSTOMER PARKING SPACES - 4" SINGLE YELLOW SOLID LINE
- ASSOCIATE PARKING SPACES - 4" SINGLE WHITE SOLID LINE
- INSTALL PEDESTRIAN CROSSWALK IAW DETAIL C/C625.
- 6" HIGH VINYL COATED CHAIN LINK FENCE - INSTALL IAW ARCHITECTURAL DRAWINGS.
- NEW PROPERTY LINE
- LIMITS OF DISTURBANCE

SITE PLAN



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ISLAND SHOPS
BEAUFORT, SOUTH CAROLINA
BEAUFORT RETAIL INVESTMENT, LLC
550 LONG POINT ROAD
MOUNT PLEASANT, SC 29466

DRAWN	SD/WCH
CHECKED	LKB
DATE	04/08/2015
SCALE	1" = 50'
JOB No.	12281
SHEET	C200

SITE LIGHTING LEGEND

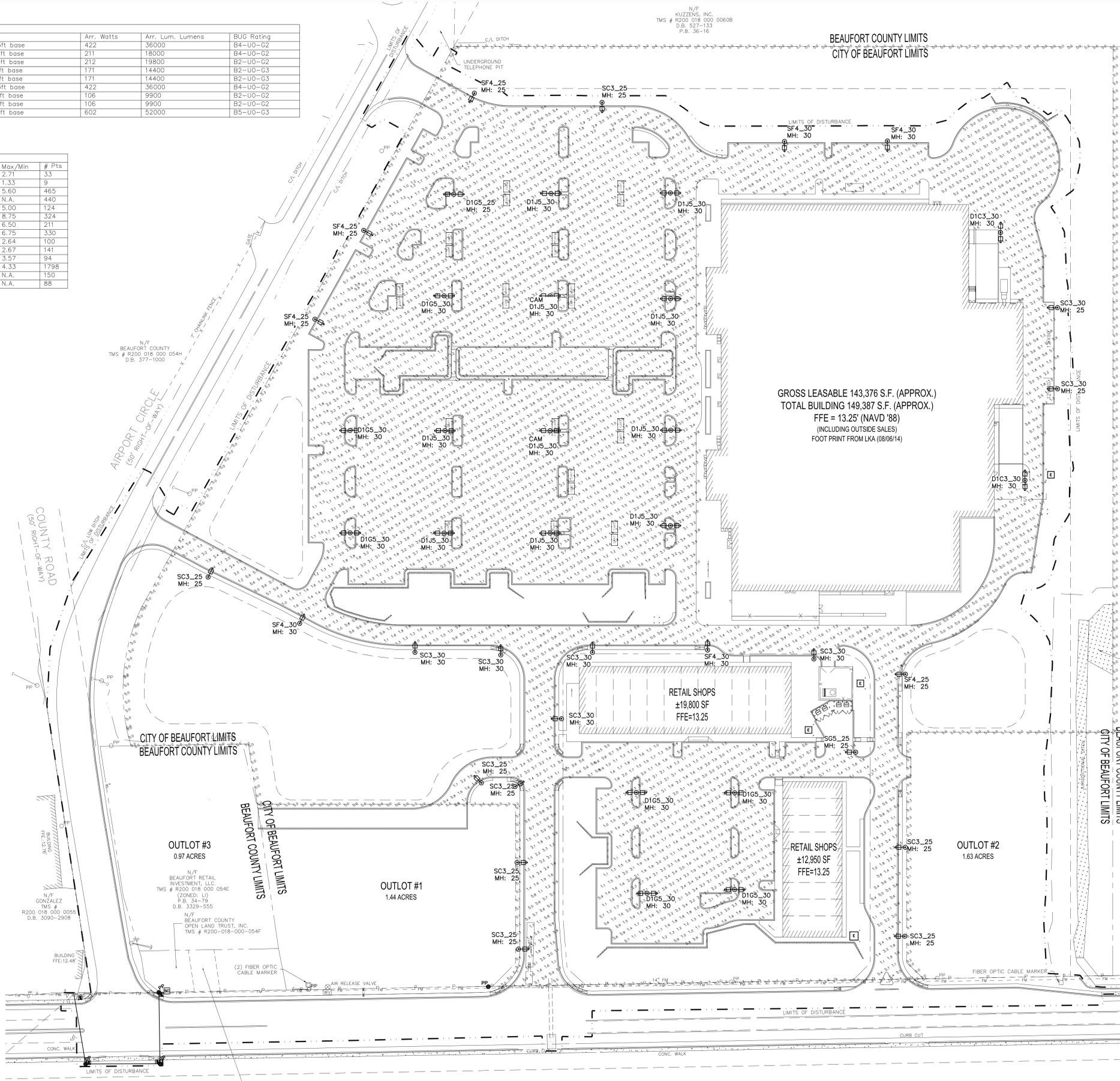
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
[Symbol]	1	D1G5_25	BACK-BACK	0.765	2-EAS_5G5N5509BBLCKD2F 22ft pole on 3ft base	422	36000	B4-U0-G2
[Symbol]	1	SG5_25	SINGLE	0.765	1-EAS_5G5N5509BBLCKD2F 22ft pole on 3ft base	211	18000	B4-U0-G2
[Symbol]	2	D1C3_30	BACK-BACK	0.765	2-EAS_5C3F5509BBLCKD2F 27ft pole on 3ft base	212	19800	B2-U0-G2
[Symbol]	4	SF4_25	SINGLE	0.765	1-EAS_5F4F5509BBLCKD2F 27ft pole on 3ft base	171	14400	B2-U0-G3
[Symbol]	4	SF4_30	SINGLE	0.765	1-EAS_5F4F5509BBLCKD2F 27ft pole on 3ft base	171	14400	B2-U0-G3
[Symbol]	6	D1G5_30	BACK-BACK	0.765	2-EAS_5G5N5509BBLCKD2F 27ft pole on 3ft base	422	36000	B4-U0-G2
[Symbol]	7	SC3_30	SINGLE	0.765	1-EAS_5C3F5509BBLCKD2F 27ft pole on 3ft base	106	9900	B2-U0-G2
[Symbol]	8	SC3_25	SINGLE	0.765	1-EAS_5C3F5509BBLCKD2F 27ft pole on 3ft base	106	9900	B2-U0-G2
[Symbol]	11	D1J5_30	BACK-BACK	0.765	2-EAS_5J5N5509BBLCKD2F 27ft pole on 3ft base	602	52000	B5-U0-G3

SITE LIGHTING CALCULATIONS

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Retail Entry E	Illuminance	Fc	1.20	1.9	0.7	1.71	2.71	33
Retail Entry W	Illuminance	Fc	0.66	0.8	0.6	1.10	1.33	9
Retail Parking	Illuminance	Fc	1.75	2.8	0.5	3.50	5.60	465
Vertical Spill	Illuminance	Fc	0.12	0.8	0.0	N.A.	N.A.	440
WM Bate & Pallet	Illuminance	Fc	1.35	2.5	0.5	2.70	5.00	124
WM Entry Drive N	Illuminance	Fc	1.71	3.5	0.4	4.28	8.75	324
WM Entry Drive SE	Illuminance	Fc	1.20	2.6	0.4	3.00	6.50	211
WM Entry Drive SW	Illuminance	Fc	1.27	2.7	0.4	3.18	6.75	330
WM Front Aisle	Illuminance	Fc	2.66	3.7	1.4	1.90	2.64	100
WM Limited Parking NE	Illuminance	Fc	1.02	1.6	0.6	1.70	2.67	141
WM Limited Parking W	Illuminance	Fc	1.36	2.5	0.7	1.94	3.57	94
WM Main Parking	Illuminance	Fc	2.12	3.9	0.9	2.36	4.33	1798
WM Rear Drive N	Illuminance	Fc	0.33	1.8	0.0	N.A.	N.A.	150
WM Rear Drive S	Illuminance	Fc	0.40	1.7	0.0	N.A.	N.A.	88

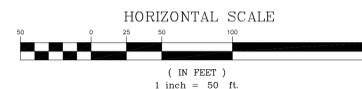
SITE LIGHTING NOTES:

1. REFER TO DETAIL A/C624 FOR LIGHT POLE BASE DETAILS.



SEA ISLAND PARKWAY (US 21)
(17,000 ADT / 100' ROW / 50 MPH)

PHOTOMETRICS PLAN



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DRAWN
SID/WCH

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DATE
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SCALE
1" = 50'

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12281

SHEET
C800