

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	

App # 14049

Please TYPE or PRINT legibly

Date of Submittal: 11/02/2016 **Design Review Board Meeting Date:** 11/10/2016

Project Name: Harris Teeter at Lady's Island

Project Address: Intersection of Sams Pt Road and Sea Island Parkway

Property Zoning: General Commercial - Lady's Island Village Center

Tax Map/Parcel No.: R123 015 000 0587 000 (City) and R200 015 000 0592& 0606(County)

Project Developer: Barnes Development (Ted Barnes)

Address: 5037 Montibello Dr, Charlotte, NC 28226

Phone/Fax/Email: 704-376-9848 x223 / ted@argusdevelopmentgroup.com

Project Consultant: Andrews Engineering c/o Ryan Lyle

Phone/Fax/Email: 843-379-2222 / 843-379-2223 / ryan@andrews-sc.com

Address: 2712 Bull Street, Suite A, Beaufort, SC 29902

Property Owner: PINES-HIGHLAND SQ ASSOC LTD PINES GR

Address: 3301 Ponce De Leon Blvd, Penthouse Ste, Coral Gables, FL 33134

Owner's Signature: *Ricardo Pines* **Owner's Name (Please Print):** Ricardo Pines **Date:** 1-21-16

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.

<p>DESIGN REVIEW BOARD PROJECT REVIEW</p> <p><input checked="" type="checkbox"/> CONCEPTUAL REVIEW</p> <p><input type="checkbox"/> PRELIMINARY REVIEW</p> <p><input checked="" type="checkbox"/> FINAL REVIEW</p>	<p><i>1601 DRB.6</i></p>	<p>STAFF PROJECT REVIEW</p> <p><input type="checkbox"/> CONCEPTUAL</p> <p><input type="checkbox"/> PRELIMINARY</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> Non-Corridor (See Page #6)</p>
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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: *Ted Barnes* **Developer's Name (Please Print):** Ted Barnes **Date:** 1/21/16

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: Harris Teeter at Ladys Island

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

Please see attached narrative.

Property Size in Acres: 5.71 (City) and 2.03 (County) and 0.49 (County) =8.19 acres total

Proposed Building Use: Grocery and C-store (and Future commercial)

Building Square Feet: 56,000sf (Grocery) and 2,100sf (C-store) = 58,100sf Total (Future Commercial=13,550sf)

Number of Parking Spaces Required: 239 Number of Parking Spaces Provided 279

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

Are there existing buildings on site? Yes Will existing buildings remain or be removed? removed

APPLICATION SUBMITTAL REQUIREMENTS:

5

→ 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

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of November 10, 2016**

Case Number: 16-01 DRB.6
Project: Harris Teeter on Lady’s Island
Property Address: 163 & 169 Sea Island Parkway – NE Corner of Hwy 21 & Hwy 802
Parcel #: R123 015 000 0587 0000; R200 015 000 0592 0000
Zoning: General Commercial
Design District: Lady’s Island Village Center Design District
Type of Review: **Landscape Plan and Gas Station Canopy Review**

Request:

The applicant is requesting to construct a new 56,000 SF Harris Teeter grocery store. The project is located on 7.7 total acres comprised of two parcels. The project also includes a Convenience Store and Gas Station on the corner of Sam’s Point Way and Sea Island Parkway, along with a series of future liner buildings fronting Sea Island Parkway. This submission is to review the remaining outstanding items for this project to include:

- Landscape Plan
- Gas Station Canopy

Background:

This project came to the DRB in August 2016. At that time, the board granted final approval with conditions to all buildings. Final site approval was granted in April 2016.

Zoning Issues:

This property is zoned General Commercial (GC) and is in the Lady’s Island Village Center Design District.

Setbacks:

Front Setback 6’-12’ Front Build-to Line – *the proposed liner buildings are currently shown at 0’ setback with the addition of the turn lane. Per the UDO, the DRB may adjust this requirement if there is a physical hardship. This should be addressed in the final motion.*

Side: 10’

Rear: 10’

Percent Impervious: 75% because it is a redevelopment project

Building Height: The maximum height of any wall built at the front build-to line is 35’.
The building can go up to 50’ as it steps back from the build-to line.

Applicable Guidelines:

- The Design District Standards in Section 6.6 of the UDO apply to this project.
- The 2014 Civic Master Plan, p. 176-179 (attached) discusses this site. It recommends “creating a more connected and coherent pattern of circulation and reinforcing the

streetscape with walkable development that defines a consistent street edge.”

Staff Comments & Suggestions:

Site and Landscaping Plan

- The site plan has been modified, per the Traffic Impact Analysis, to incorporate right turn lane onto Sea Island Parkway, eastbound, as well as right turn lanes at the southern-most entrance into the site on Sea Island Parkway. As a result, some sidewalks will be torn up and re-poured.
 - In conjunction with the landscape review, staff recommends that these sidewalks, where possible given the amount of available ROW, be placed behind a 5-6’ minimum planting strip to provide protection from the street for pedestrians. Appropriate plantings could be planted in those planting strips and count towards on-site planting/mitigation.
 - This has been shown in most instances, where possible. Will the corner radius be rebuilt due to the turn lane? If so, consider cutting that radius with the sidewalk at the back of the property line, and connecting to the existing sidewalk on Sam’s Point Road. Please confirm that in the other locations, where the sidewalk is shown adjacent to the curb, that is because the sidewalk is either not being replaced or there is no available ROW to move the sidewalk further back.
- Palm spacing should average no greater than 24’ on center. It appears that the palms along Sam’s Point Way, north of the side entrance, are about 30’ o.c. Is it possible to add one additional palm there to match the rhythm further south?
- The general comment is that the mitigation requirements (1/3 the caliper inches of grand trees) appear to have been met to the maximum extent practicable. It may not be possible to fully meet them due to some site constraints (over-head power lines, underground retention) but there are opportunities to replace sabal palms with broad leafed overstory trees in a number of locations. Where site constraints preclude this replacement, the city arborist has agreed to count the Sabal Palms as 3” caliper over-story trees. Staff will confirm with the applicant that this landscaping plan satisfies the ordinance requirements for mitigation.

Gas Canopy: the canopy is consistent with the Gas Station Design Guidelines, which recommend a pitched roof and requires the support columns to match the building materials. Signage is not permitted on gas canopies. All signage is approved under a separate sign application and permit.

Staff Recommendations:

Landscaping Plan: Staff recommends Final Approval with the following conditions to be discussed by the DRB:

- Consider shifting the sidewalk back at the corner, if possible.
- On the Sam’s Point Road streetscape, additional Sabal Palms should be planted to achieve a spacing of 18’-24’.

Gas Station Canopy: Staff recommends Final Approval, as submitted, except for the signage which is not permitted by the UDO.

SITE DEVELOPMENT PLANS
 FOR
HARRIS TEETER
 SAM'S POINT ROAD, LADY'S ISLAND
 BEAUFORT, SOUTH CAROLINA

DATE: 11-07-16
 PROJECT NO.: 15104.01
 DRAWN BY: MY/JB
 CHECKED BY: DK

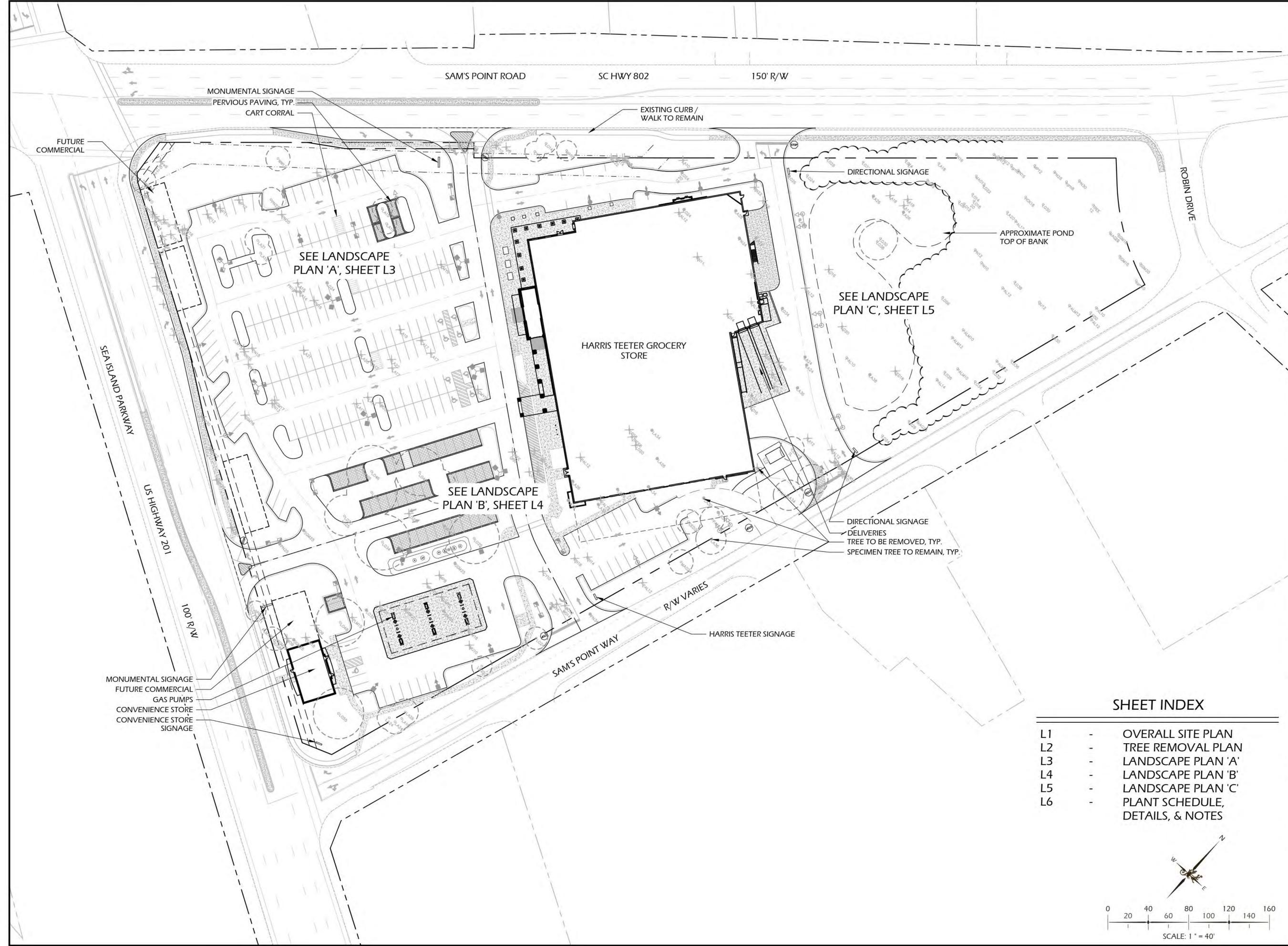
**DRB SUBMITTAL
 PLAN, NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
 OVERALL SITE PLAN

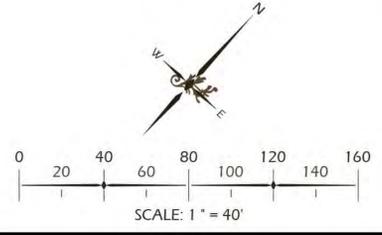
DRAWING NUMBER

L1



SHEET INDEX

L1	-	OVERALL SITE PLAN
L2	-	TREE REMOVAL PLAN
L3	-	LANDSCAPE PLAN 'A'
L4	-	LANDSCAPE PLAN 'B'
L5	-	LANDSCAPE PLAN 'C'
L6	-	PLANT SCHEDULE, DETAILS, & NOTES



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 THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
 FOR
HARRIS TEETER
 SAM'S POINT ROAD, LADY'S ISLAND
 BEAUFORT, SOUTH CAROLINA



SYMB.	DESCRIPTION
● (Yellow)	SIGNIFICANT TREE TO BE REMOVED (24" CAL. AND ABOVE) - LIVE OAK
● (Red)	SIGNIFICANT TREE TO BE REMOVED (24" CAL. AND ABOVE) - OTHER
✕ (Red)	TREE TO BE REMOVED
✕ (Blue)	TREE TO BE REMOVED BY D.O.T.
● (Green)	TREE TO REMAIN, TYP.
● (Green Circle)	SIGNIFICANT TREE TO REMAIN ADJACENT TO CONSTRUCTION LIMITS

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 DRAWN BY: MY/JB
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**DRB SUBMITTAL
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REVISIONS:

DRAWING TITLE
 TREE REMOVAL PLAN

DRAWING NUMBER

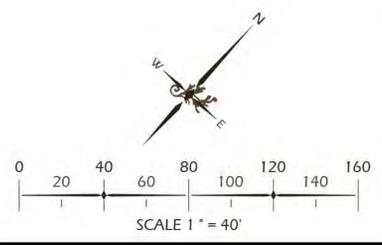
L2

TREES 24" & GREATER

	24"	25"	26"	27"	28"	29"	30"	31"	32"	33"	34"	35"	36"	37"	38"
LA - Laurel Oak	3	6	1	2							2		2		1
LO - Live Oak	4	2						1			1				
PN - Pine	1	1									1				
SGM - Sweetgum		4													
WO - Water Oak		1	1												

TREES LESS THAN 24"

	8"	9"	10"	11"	12"	13"	14"	15"	16"	17"	18"	19"	20"	21"	22"	23"
CED - Cedar					1					1						
CMY - Crape Myrtle		1		1												
CY - Bald Cypress	2		4		1											
HAW - Hawthorn			1													
LA - Laurel Oak	1		1		1		4		2	5	3	1	2	1	1	
LO - Live Oak			1		1		2		6		1		5		3	
MP - Ashleaf Maple	4		3	1	3											
MU - Mulberry			1													
PAL - Palmetto Palm	1				6											
PLM - Sabal Palmetto									1		1					
PN - Pine			1		1	1	5	2	4		1		1		2	
SGM - Sweetgum	1		1						1	1	1	2		1		
SU - Sugar Berry	1															
WHO - White Oak		1			1											
WO - Water Oak	1				1		1								1	
WW - Weeping Willow	1		4		4											



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 BEAUFORT, SOUTH CAROLINA

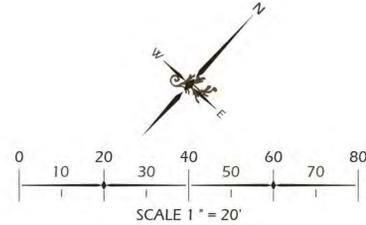
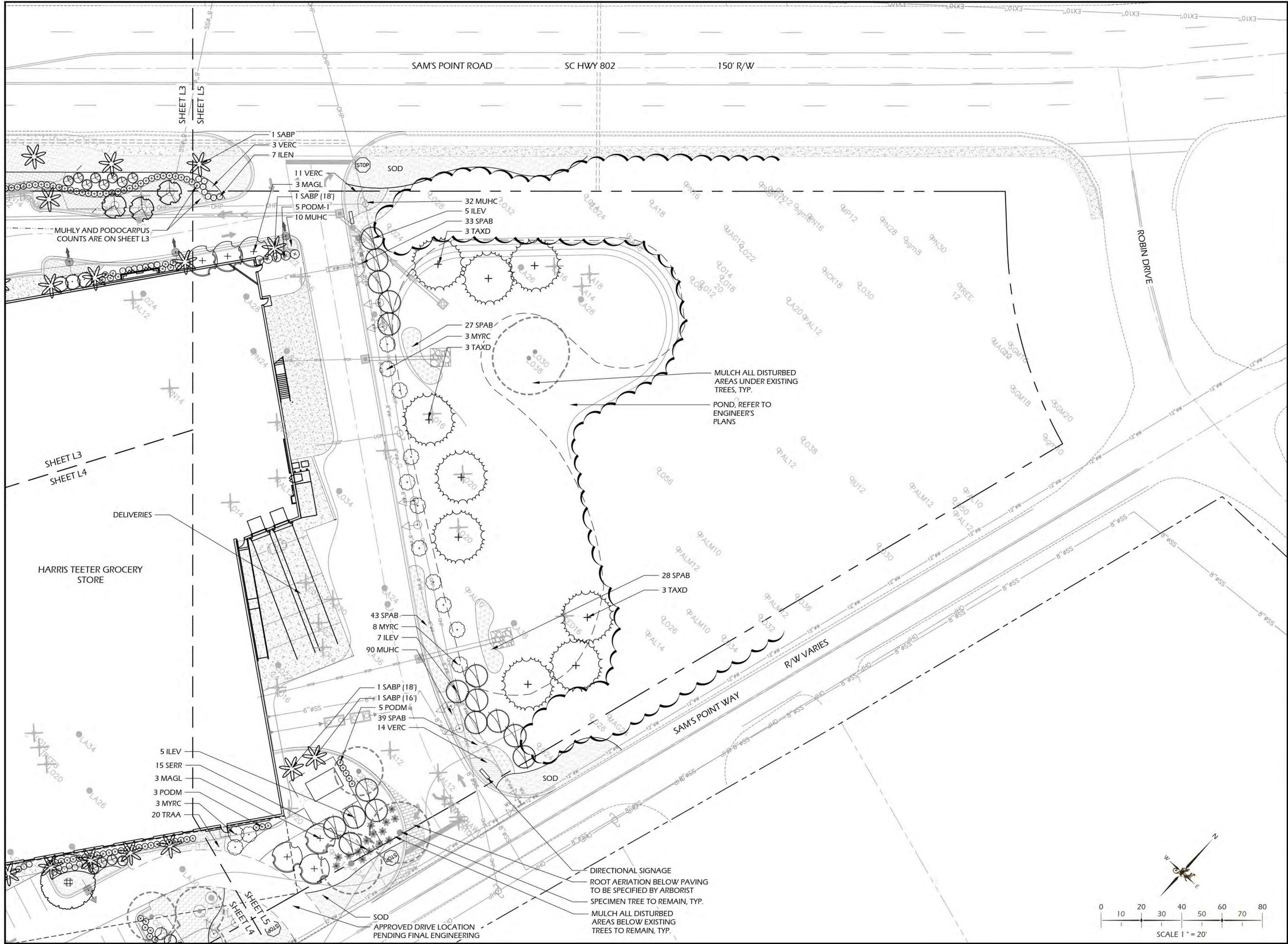
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**DRB SUBMITTAL
 PLAN, NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
 LANDSCAPE PLAN 'C'

DRAWING NUMBER
L5



DIRECTIONAL SIGNAGE
 ROOT AERATION BELOW PAVING
 TO BE SPECIFIED BY ARBORIST
 SPECIMEN TREE TO REMAIN, TYP.
 MULCH ALL DISTURBED
 AREAS BELOW EXISTING
 TREES TO REMAIN, TYP.

SOD
 APPROVED DRIVE LOCATION
 PENDING FINAL ENGINEERING

HARRIS TEETER GROCERY
 STORE

DELIVERIES

SHEET L3
 SHEET L4

5 ILEV
 15 SERR
 3 MAGL
 3 PODM
 3 MYRC
 20 TRAA

1 SABP (18')
 1 SABP (16')
 5 PODM
 39 SPAB
 14 VERC

43 SPAB
 8 MYRC
 7 ILEV
 90 MUHC

27 SPAB
 3 MYRC
 3 TAXD

32 MUHC
 5 ILEV
 33 SPAB
 3 TAXD

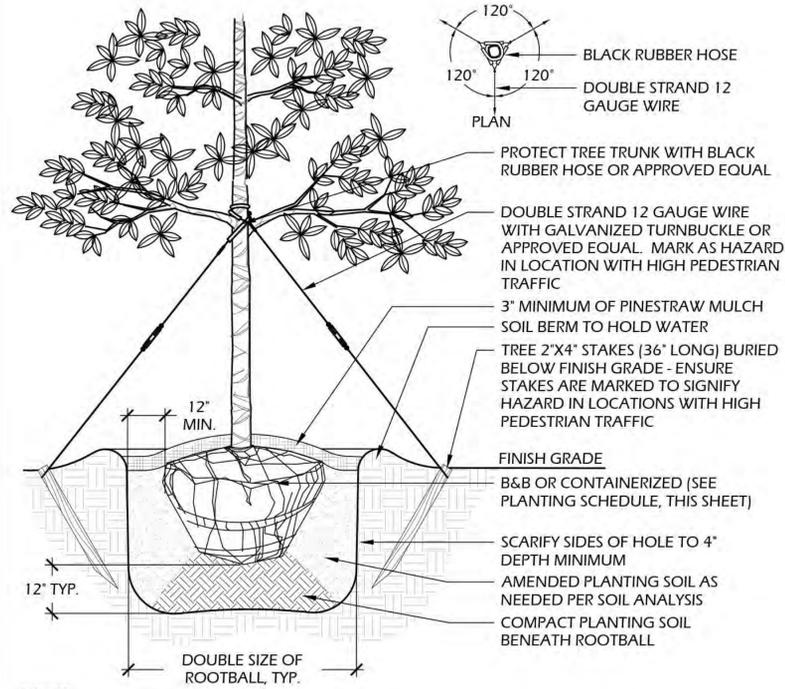
11 VERC
 3 MAGL
 1 SABP (18')
 5 PODM-T
 10 MUHC

1 SABP
 3 VERC
 7 ILEN

MUHLI AND PODOCARPUS
 COUNTS ARE ON SHEET L3

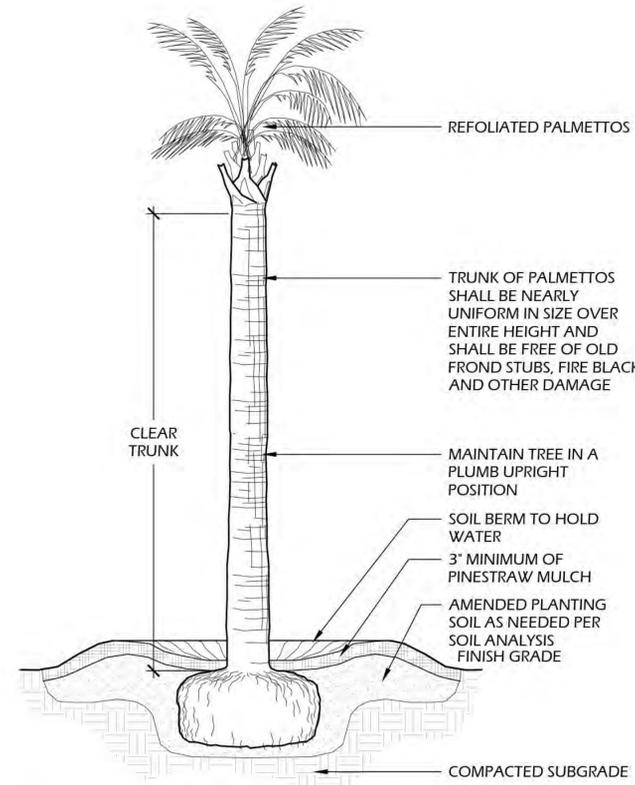
MULCH ALL DISTURBED
 AREAS UNDER EXISTING
 TREES, TYP.
 POND, REFER TO
 ENGINEER'S
 PLANS

SHEET L4
 SHEET L5



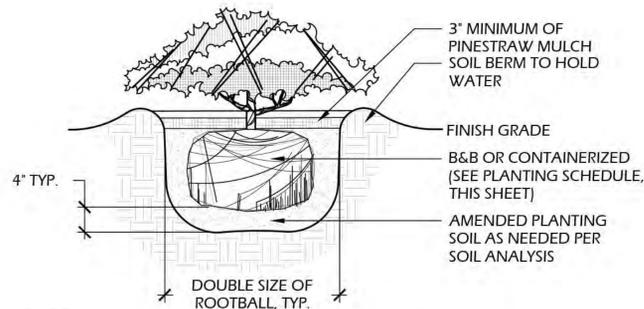
- NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED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

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



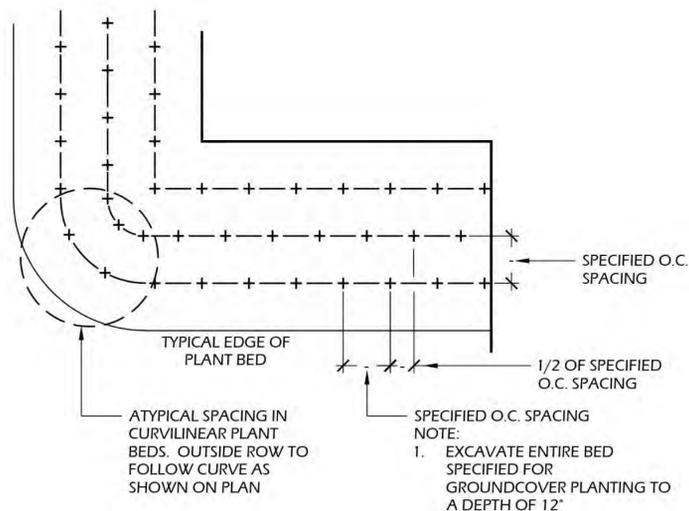
- NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

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



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

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



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

PLANT SCHEDULE

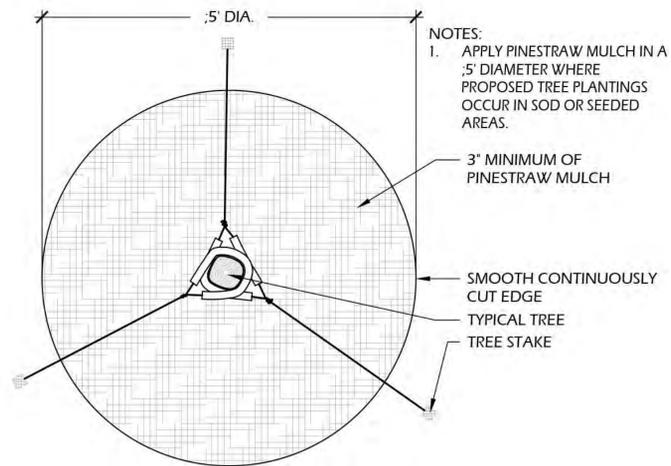
Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Call/Spacing	Notes
TREES								
22	QUJH	Quercus virginiana 'Highrise'	Highrise Live Oak	14-16'	10-12'	-	3' cal	Full
12	QUJFV	Quercus virginiana	Live Oak	14-16'	10-12'	-	3' cal	Full
50	SABP	Sabal palmetto	Sabal Palm	12-16'	-	-	-	Refoliated
9	TAXD	Taxodium distichum	Bald Cypress	10-12'	6-8'	-	3' cal	Full
6	ULMA	Ulmus parvifolia 'Emer II'	Allee Chinese Elm	14-16'	10-12'	-	3' cal	Full
UNDERSTORY TREES								
1	CERC	Cercis canadensis 'Oklahoma'	Oklahoma Eastern Redbud	8-10'	6-8'	-	2.5' cal	Full
6	CHV	Chionodoxa reticulata	Chinese Fringetree	5-5'	3-4'	-	-	Full
21	LEV	Ilex vomitoria 'Shadows Female'	Yucca Holly	3-4'	3-4'	15 gal.	-	Tree form, Multi-stem
12	LAGN	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	10-12'	5-6'	-	2' cal	Multi-stem
6	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	7-8'	3-4'	30 gal.	-	Full
14	MYIC	Myrica cerifera	Wax Myrtle	4-5'	4-5'	15 gal.	-	Full
SHRUBS								
40	AZAF	Azalea indica 'Formosa'	Formosa Azalea	36"	24"	7 gal.	-	Full
41	BLUM	Buxus microphylla	Dwarf Boxwood	18"	12"	container	-	Full
10	CAMS	Camelia sasanqua	Sasanqua Camelia	4-5'	2-3'	container	-	Full
1	CHAH	Chamaecyparis humilis	European Fan Palm	12'-18"	18'-24"	container	-	Full 2-3' O.C
11	ILEM	Ilex x 'Mary Nell'	Mary Nell Holly	6-7'	3-4'	15 gal.	-	Full to base
423	ILEN	Ilex vomitoria 'Nana'	Dwarf Yucca Holly	12'-18"	12'-18"	3 gal.	-	Full
13	ILF	Illicium floridanum	Florida Anise	47-48"	36-42"	container	-	Full
76	LORC	Loropetalum chinense	Fringe Flower	15-18"	15-18"	7 gal.	-	Full
50	LORP	Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Fringe Flower	30'-38"	36'-48"	7 gal.	-	Full
5	OSMF	Osmanthus fragrans	Fragrant Tea Olive	5'	5'	container	-	Full
457	PODM	Podocarpus macrophyllus	Podocarpus	36"	18'-24"	container	-	Full
5	PODM-I	Podocarpus macrophyllus	Podocarpus	8'	3'	7 gal.	-	Full
13	POCP	Podocarpus macrophyllus 'Pringle'	Dwarf Podocarpus	18-24"	18"	3 gal.	-	Full
7	SABM	Sabal minor	Dwarf Palmetto	18-24"	12'-18"	cont.	-	Full
15	SERR	Serenia repens	Saw Palmetto	30"	18-24"	container	-	Full
28	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36"	24'-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
894	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	12'-18"	8'-12"	1 gal.	36' O.C.	Full
411	SPAB	Spartina bakeri	Cord Grass	12'-18"	12'-18"	1 gal.	36' O.C.	Pond planting
25	VERC	Verbena canadensis	Verbena	12'-18"	12'-18"	1 gal.	36' O.C.	Full
GROUNDCOVERS, VINES & PERENNIALS								
868 SF	ANHL	Seasonal Color	Seasonal Color	4'-6"	4'-6"	1 gal.	6' O.C.	Full
2445	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12' runners	1 gal.	18' O.C.	Full
SOD & MULCH								
-	LAWN SF	Seed	Empire Zoysia Sod	-	-	-	-	-
-	LAWN SF	Seed	Empire Zoysia Sod	-	-	-	-	-
-	MULCH SF	Pinestraw Mulch	All landscape areas	-	-	-	-	-

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS WITH PINESTRAW MULCH TO A 3" DEPTH.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

IRRIGATION NOTES:

1. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, BACK FLOW CONTROLLER, AND IRRIGATION METER AND TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTINGS. DRIP IRRIGATION TO BE USED FOR ALL PLANTINGS, EXCEPT LAWNS.
2. NO IRRIGATION COMPONENTS SHALL BE CLOSER THAN 12" TO ANY EDGE OF PAVEMENT OR CURB AND GUTTER. IRRIGATION SHALL NOT SPRAY BEYOND LANDSCAPED AREAS, OR INTO ANY UNDISTURBED BUFFERS. NO OVER SPRAY SHALL BE PERMITTED ONTO ADJACENT PROPERTIES OR PEDESTRIAN SIDEWALK AREAS.
3. LANDSCAPE CONTRACTOR TO FIELD VERIFY ALL COMPONENT LOCATIONS TO ENSURE APPROPRIATE COVERAGE.
4. LANDSCAPE CONTRACTOR SHALL LOCATE WATER SOURCE AND PROVIDE POWER TO CONTROLLER.
5. CONTROLLER LOCATION TO BE SPECIFIED BY OWNERS REPRESENTATIVE IN FIELD PRIOR TO CONSTRUCTION.
6. ALL DRIP TUBING SHALL BE COVERED WITH MIN. 3" OF MULCH.
7. ALL DRIP AND SPRAY ZONES SHALL BE SEPARATE.
8. CONTRACTOR SHALL SUBMIT FINAL IRRIGATION PLANS TO OWNER'S REPRESENTATIVE AND ALL REVIEWING BODIES / AGENCIES FOR FINAL APPROVAL PRIOR TO INSTALLATION.



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



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DRAWN BY: MY/JB
CHECKED BY: DK

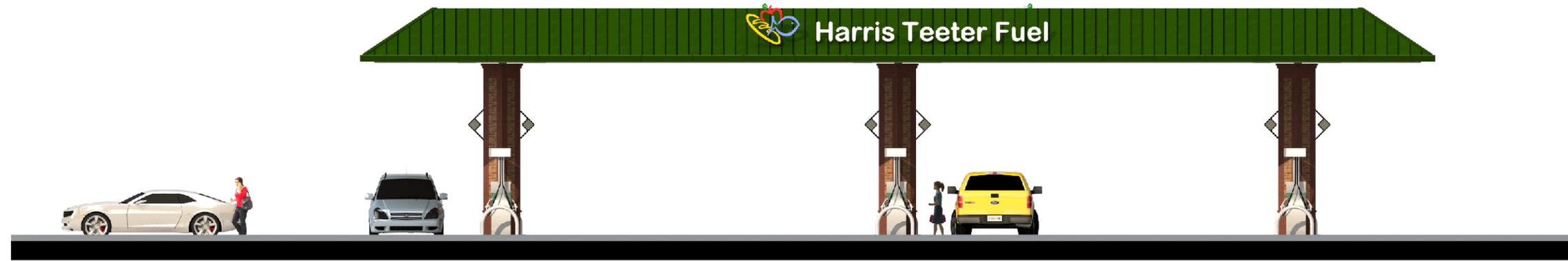
DRB SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE, DETAILS, & NOTES

DRAWING NUMBER

L6



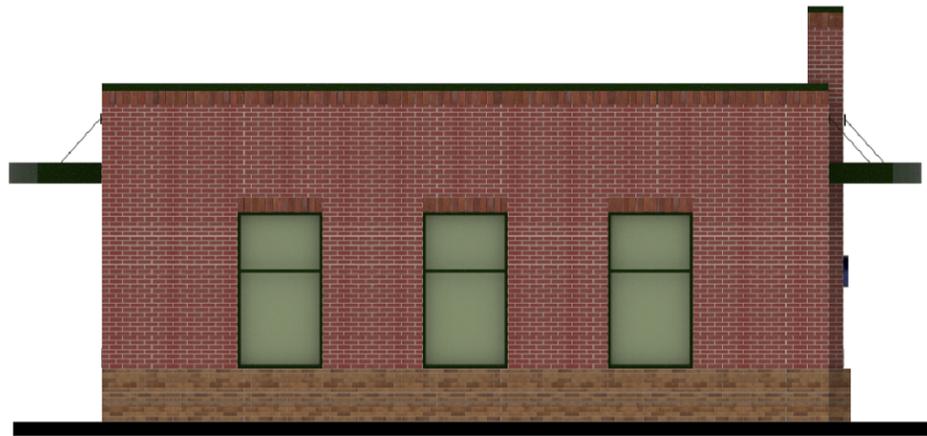
FRONT VIEW



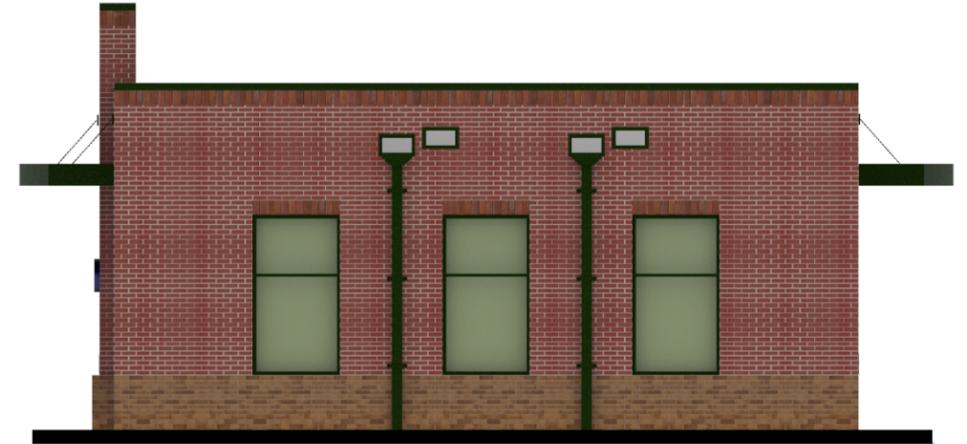
RIGHT SIDE



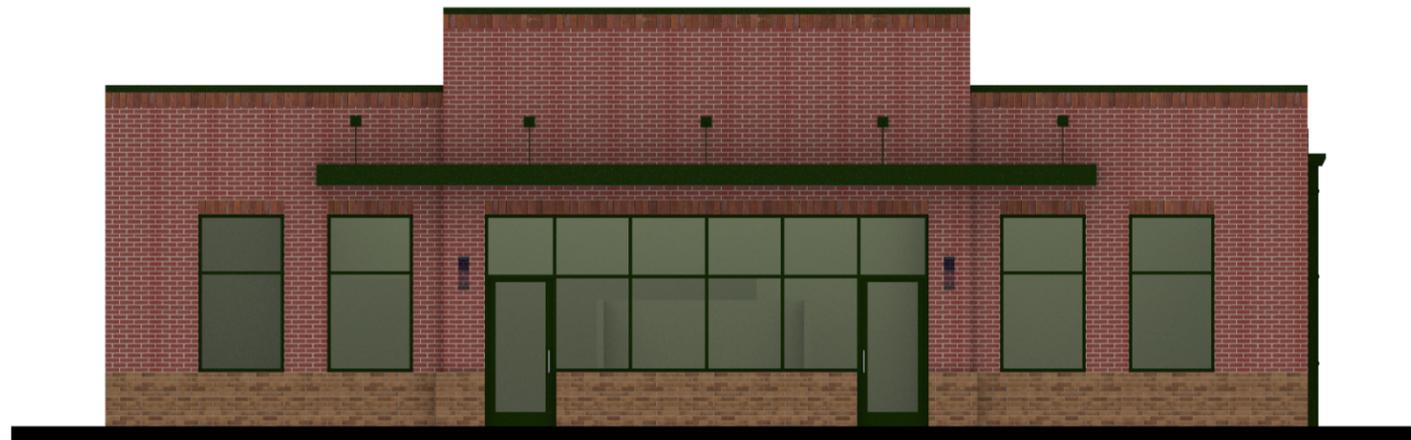
REAR VIEW



LEFT SIDE



RIGHT SIDE



FRONT VIEW

Convenience Store
Lady's Island, SC



LEFT SIDE

Fuel Island
Lady's Island, SC