

**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

- Board review \$200 per meeting
 - Staff review \$ 50
 - Special Meeting \$500
- *Post Facto applications shall be twice the normal fee

Please TYPE or PRINT legibly

Date of Submittal: October 13, 2016 **Design Review Board Meeting Date:** November 10, 2016

Project Name: ISLAND SHOPS

Project Address: Three outlots: 255, 263, 285 Sea Island Pkwy; one outlot on corner of Sea Island Pkwy. & Airport Circle; two others - 277 and 279 Sea Island Pkwy.

Property Zoning: Highway Commercial District

Tax Map/Parcel No. See Attached List of five (5) TMS numbers

Project Developer: Beaufort Retail Investment, LLC by WRS Inc., its Manager

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

Phone/Fax/Email: P: 843-654-7888 / F: 843-654-7889 / E: bmurphy@wrsrealty.com

Project Consultant: ADC Engineering, Inc. -- Larry K. Barthelemy, IV, P.E., LEED, AP

Phone/Fax/Email: P: 864-751-9121 / F: 843-566-0162 / E: LarryB@adcengineering.com

Address: 25 Woods Lake Road, Suite 210, Greenville, SC 29607

Property Owner: Beaufort Retail Investment, LLC by WRS Inc., its Manager

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


Owner's Signature

Arthur J. Kepes
Owner's Name (Please Print)

10-11-2016
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

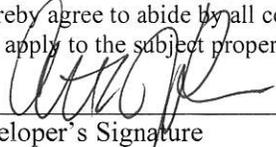
- CONCEPTUAL REVIEW
- PRELIMINARY REVIEW
- FINAL REVIEW

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.


Developer's Signature

Arthur J. Kepes
Developer's Name (Please Print)

10-11-2016
Date

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

Case Number:	16-09 DRB.1
Project:	Walmart Signage
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 – Signage Only

Request:

The applicant is constructing a 149,387SF Retail Building along with approx. 27,000 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 signage 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 is a conflict between the PUD and the requested signage – this will be explained below.

Applicable Guidelines:

- The Signage Standards set out in the PUD apply to the freestanding signage proposed for this project. The sign standards in Section 7.2 of the UDO apply to all other signage, including wall signage, associated with this project

Staff Comments & Suggestions:

PUD Requirements

- The PUD, attached prescribes the location, size and content of freestanding signs for this parcel. The signs are intended to be multi-tenant signage (a.k.a. marquee signage – definition is in the attached PUD) and placed as follows along Sea Island Parkway:
 - One small marquee sign can be located at the intersection of Airport Circle and Sea Island Parkway. The maximum size for this sign is 60 SF/side and 10 feet high. It must be at least 10 feet from the right of way.
 - One large marquee sign can be located at the western-most curb cut into the property on Sea Island Parkway. The maximum size for these sign is 80 SF/side and 10 feet high. It must be at least 10 feet from the right of way.
 - One small marquee sign can be located at the eastern-most curb cut into the property on Sea Island Parkway. The maximum size for these sign is 60 SF/side and 10 feet high. It must be at least 10 feet from the right of way.
- The issue the applicant is having with the PUD are two-fold:

- The parcel at the corner of Airport Circle and Sea Island Parkway is not in the PUD;
- The applicant only desires one multi-tenant (marquee) sign, at the western-most curb cut into the property. They would like to have single-tenant signs on the other two outlots.
- The proposal is to replace the Small Marquee signs, as allocated in the PUD, with Small Business signs, 24 SF, on Outlots 2 and 3 will only be used by the outlot tenant. The design of the support structure is presented for approval and will remain regardless of the tenant. The tenant will only modify the panel within the support structure. The other aspect of the proposal is to modify location stipulated in the PUD, and replace the sign at the corner of Airport Circle and Sea Island Parkway with the smaller one on Outlot 2.
- Outlot 1, which was recently acquired by the applicant but is NOT within the PUD, is permitted 24 SF signage per the UDO. The application proposes that the signage on Outlot 1 match the Small Business signage on Outlots 2 and 3.
- The development sign, at the intersection of Airport Circle and the new full access drive, is also permitted by the PUD – up to 2 Large Marquee signs, 1 small marquee sign and 1 small business sign is permitted along this road. Only one Large Marquee sign is proposed.
- The design of the signs is consistent with the proposed (not finalized) design of the Island Shops.
- Regarding the wall signage, this does not have to be reviewed by the DRB. However, since it is submitted, the following comments apply:
 - 1 SF of signage per linear frontage of the building is permitted. The building is approximately 460 feet long, so is permitted 460 square feet of signage on the parking lot side of the building. Half of that, 230 square feet, is permitted on the southern elevation since it fronts a primary vehicular access point.
 - The current plan shows 679.97 SF of signage on the parking lot side of the building, and 77.17 SF of signage on the south side. The signage on the parking lot side exceeds the maximum size permitted.
 - Staff can and will work with the applicant regarding the building signage and how to get that into compliance, along with how to measure it per the UDO.

Staff Recommendation

Staff recommends final approval to the freestanding, as submitted, on the condition that no additional freestanding signage will be permitted within the PUD, on the north side of Sea Island Parkway. The building signage does not require DRB approval and should be addressed separately.

The Island Shops



Beaufort Retail Investment, LLC
By WRS Inc., its Manager
550 Long Point Road
Mount Pleasant, SC 29464
843-654-7888

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Application



MEMO

TO: City of Beaufort

FROM: Hugh "Bo" Murphy – Beaufort Retail Investment, LLC

RE: Project Signage DRB Submittal – Island Shops, Beaufort, SC

Enclosed please find sign renderings for the out lot signage, the Wal-Mart building signs and the multi-paneled highway monument sign located at the shopping center main entrance on Sea Island Parkway.

Please also find enclosed a thorough description in the Common Sign Plan for all of the smaller buildings on site.

We have attached the City's site plan design review approval, dated August 31, 2015, previously received from Lauren Kelly. The plan approved by the City located the signage being referenced in this document.

The signage language in the UDO agreement was created and previously agreed to by Fred Trask and the City of Beaufort.

The Island Shop's development will consist of three out lots, the Shops tract, and the Wal-Mart tract. The out lots are separate tracts of land that are usually occupied by smaller, free-standing commercial businesses. We are requesting the installation of one free-standing road sign for each tract of land. We have been working with the City on the multi-tenant sign and the Wal-Mart building signs.

Out lot #1 was not part of the original UDO development, nor the original purchase. Beaufort Retail Investment, LLC recently purchased out lot #1. The original UDO allows for three signs along Sea Island Parkway for the original property that was purchased by Fred Trask. Beaufort Retail Investment, LLC purchased out lot #1 at a later date. Per the City's ordinance, we are requesting that it have one road sign.

We are requesting four signs on Sea Island Parkway, even though there are five tracts of land and twenty users in the development. The purpose of the Common Sign Plan is to provide effective, quality signage for our tenants, by using the minimum quantity of signs possible.

COMMON SIGNAGE PLAN

The Island Shops (“Shopping Center”)

Sea Island Parkway and Airport Circle

Beaufort, South Carolina

Beaufort Retail Investment, LLC (“Developer”)

This Common Signage Plan is being submitted using the requirements of the City of Beaufort’s Zoning Ordinance and the UDO document that was created by the city and others previously, as a guide. Some items suggested herein may deviate to facilitate the overall effectiveness of this development without an overall negative effect of appearance. This Common Sign Plan is being submitted for a shopping center known as the “Island Shops.” The Shopping Center Site Plan is comprised of the “Wal-Mart Tract,” the “Shops Tract,” and the “Outparcels,” each of which are attached hereto and incorporated herein. The Outparcels will be owned by further entities. Along with general advertising, the intent of this Common Sign Plan is to provide the general public with information about, and directions to the Shopping Center, as well as decision-making information to the motoring public in time for them to make safe traffic decisions with regard to ingress and egress to the Shopping Center.

This Common Sign Plan is intended to control the overall number and size of allowable signs that would normally be requested by users within the Shopping Center. It offers the City and its planning staff the opportunity to review in a comprehensive presentation, the proposed signage criteria for all parts of the Shopping Center, including the Shops Tract and the Outparcels. This plan establishes a quantity and sign area limit of the freestanding signs and wall signs for the overall development. Additionally, by applying this Common Sign Plan to the Shopping Center, there will be a sense of architectural continuity while creating an upscale look. To ensure such continuity, all signage permitted hereunder shall be consistent with the architectural character of the primary structure and signage shall remain consistent throughout the development.

Details are noted below:

- A. Principal Identification Signs. Developer is permitted to construct two principal identification signs on the Shopping Center, which will identify the Shopping Center and its tenants. Only one shopping center sign shall be installed. This principal identification sign will be the major identification of the Shopping Center and shall be a monument-style pylon sign located at the main driveway entrance into the Shopping Center. The sign on Highway 21 being referred to herein as the “DEVELOPMENT SIGN,” shall be constructed in compliance with the sign design attached hereto as **Exhibit C**. The general locations of the Shopping Center Monument Signs are depicted on the Site Plan attached hereto as **Exhibit A**.

- B. Outparcel Monument Signs. All signage shall be outside the public Right-of-Way and outside the required sight triangle. Each Outparcel shall be restricted to one “Outparcel Monument Sign.” The Outparcel Monument Signs shall be in conformance with **Exhibit D**. The architectural character of the Outparcel Monument Signs will be consistent with the Shopping Center’s principal identification sign. Each Outparcel user will be allowed to incorporate its own unique graphics for the sign panel. ALL sign heights are to be limited to six feet higher than the surface of the nearest public road or six feet above the finished grade of the out lot (whichever is higher).

- C. Building and Wall Signage.
 1. Wal-Mart. The Wal-Mart signage is enclosed. Refer to **Exhibit B**.
 2. Outparcel Users. Outparcel Users are to be allowed up to 1.5 square footage per one linear foot on each exterior wall of their structure. Prior to sign permit approval, Outparcel Users shall submit graphics to the Developer and the City showing the proposed location of the signage on the building face, consisting of individual channel letters, internally illuminated, and mounted directly to the face of the building, or on a raceway attached building façade. Each Outparcel User may choose to include the registered trademark logo in its choice of color with said logo being incorporated in the approved sign area. No sign shall be allowed above the roofline.
 3. Small Shop Users. “Small Shop Users,” being the in-line tenants of the buildings on the Shops Tract, shall be limited to 1.5 square feet of signage per one linear foot of the front, rear and/or side wall. Signs are allowed on all of these walls. No letters are to be over 36” tall. Prior to sign permit approval, Small Shop Users shall submit graphics to the Developer and the City showing

the proposed location on the building façade and shall consist of individual, internally illuminated and mounted on a raceway colored to match the façade. Each Small Shop User may choose to include the registered trademark logo in the tenant's choice of color or the colors hereby specified and shall conform to the Sign Criteria stated herein.

- D. Type Style and Color: Small Shop Users can have their own choice of colors: These colors shall be approved by the owner.
- E. Logos: Each Small Shop User may choose to include the registered trademark logo in its choice of color.
- F. Manner of Attachment: All signs shall be attached directly to the building face on a raceway. When the installation of wall signs includes the removal of existing signage, any wall openings, wall damage, and surface discoloration that occur behind the removed signs shall be repaired to a like-new condition.
- G. Illumination: Small Shop User Wall Signs shall be internally illuminated.
- H. Prohibited Signs. It is expressly understood that the following types of exterior signs are prohibited:
 - 1. Paper or cardboard signs, stickers or decals; provided, however, the foregoing shall not prohibit the placement at the entrance of each occupant's space a small sticker or decal, indicating hours of business, emergency telephone numbers, acceptance of credit cards, and other similar information displayed on the interior of the glass.
 - 2. Animated signs.
 - 3. Audible signs.
 - 4. Placed on canopy roofs extending above the building roof (unless placed on a parapet extending above the roof), placed on penthouse walls, or placed so as to project above the parapet, canopy or top of the wall upon which it is mounted.
 - 5. Exposed ballast boxes, or exposed transformers.
 - 6. Placed at any angle to the building; provided, however, the foregoing shall not apply to any sign located under a sidewalk canopy if such sign is at least eight (8) feet above the sidewalk.
 - 7. Rooftop signs or banners.
 - 8. Names of designer, manufacturer or installer.

9. Changes to the Common Signage Plan. No change or variation in the Sign Criteria from the approved Common Sign Plan shall be allowed without written approvals from the Developer and the City. Any proposed change shall require the applicant to obtain a statement from the Developer which assesses the extent to which the variation is in keeping with the intent and goals of the Plan, and the extent to which the change is acceptable to the Developer. Once the Developer has made a determination regarding the proposed changes(s), a copy shall be forwarded to the City Planning Department, whose Staff shall determine whether the proposed change(s) are “substantial” and will therefore require review and approval by the City or whether the proposed changes(s) are “insubstantial” and will therefore be reviewed and approved by the Staff administratively.

In summary, this Common Sign Plan as submitted provides the following:

- A reduction of the overall sign clutter.
- A reduction in the total area of signage.
- An upscale, uniform design and style, allowing the color, size and material of signs to conform throughout the Shopping Center.
- Provides the necessary information to the public.

This proposed Common Sign Plan has been developed to provide the traveling public with necessary information. Additionally, control of the design, size and number of signs on the property is of utmost concern. This agreement provides those controls and will help ensure a project that will be a valuable asset to the community.

Tenants shall have Developer approval of its proposed signage prior to submittal to the City for approval of their signs. For purposes of the Common Signage Plan, the Developer, so long as it or an affiliated entity retains ownership of any property in the Shopping Center and thereafter, Developer shall mean its successor-in-interest to the Shops Tract, and if ownership of the Shops Tract is divided, then the owner of the larger tract shall inherit the rights of Developer.

For notice purposes, Developer's contact information is:

Beaufort Retail Investment, LLC
by WRS Inc., its Manager
550 Long Point Road
Mount Pleasant, South Carolina 29464
Contact: Art Kepes or Bo Murphy
Telephone: 843-654-7888
Fax: 843-654-7889

Tax Parcel Numbers

Island Shops

Beaufort Retail Investment, LLC

DRB Application Tax Map / Parcel Nos:

Wal-Mart:	R123 018 000 0054 0000
Retail Shops:	R123 018 000 0777 0000
Out lot #1:	R120 018 000 054E 0000
Out lot #2:	R123 018 000 0775 0000;
Out lot #3:	R123 018 000 0776 0000

DRB Application Addresses

Island Shops

Beaufort Retail Investment, LLC

DRB Application Addresses

Lot 1 (Out lot #3):	255 Sea Island Parkway
Lot 2 (Out lot #1):	263 Sea Island Parkway
Wal-Mart Lot:	265 Sea Island Parkway
Lot 3 (Shops):	
19,800 sq. ft. building	277 Sea Island Parkway
12,950 sq. ft. building	279 Sea Island Parkway
Lot 4 (Out lot #2):	285 Sea Island Parkway

Correspondence Dated August 5, 2015

City of Beaufort

Department of Planning and Development Services

Correspondence Dated August 5, 2015

Re: Zoning Inquiry



WILLIAM A. PROKOP
City Manager

CITY OF BEAUFORT
DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX (843) 986-5606
www.cityofbeaufort.org

LIBBY ANDERSON
Director of Planning
and Development Services

August 5, 2015

Mr. Larry Barthelemy, IV, P.E., LEED AP BD& C
ADC Engineering, Incorporated
1226 Yeamans Hall Road
Hanahan, South Carolina 29410

RE: Zoning Inquiry

Dear Mr. Barthelemy:

I am writing in response to your inquiry regarding the zoning of two parcels of property on Lady's Island in the City of Beaufort. Property identified as R123 018 000 0054 0000 is zoned Airport Junction Planned Unit Development (PUD). Property identified as R123 (formerly R200) 018 000 054E 0000 is zoned Highway Commercial District. Both of these zoning designations permit large footprint retail buildings such as a Walmart.

Please call me at (843) 525-7012 or e-mail me at landerson@cityofbeaufort.org if you have any questions or need additional information.

Thank you.

Sincerely,


Libby Anderson
Planning Director

Correspondence Dated August 31, 2015

City of Beaufort

Department of Planning and Development Services

Correspondence Dated August 31, 2015

Re: Design Review Approval



WILLIAM A. PROKOP
City Manager

LIBBY ANDERSON
Director of Planning
and Development Services

CITY OF BEAUFORT
DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX (843) 986-5606
www.cityofbeaufort.org

August 31, 2015

Mr. Larry Barthelemy, IV, P.E., LEED AP BD& C
ADC Engineering, Incorporated
1226 Yeamans Hall Road
Hanahan, South Carolina 29410

RE: Design Review Approval

Dear Mr. Barthelemy:

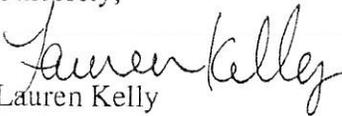
Staff has reviewed the site, grading, and landscaping plans dated 7-24-15 submitted for design review approval. These plans are approved as submitted with three conditions:

- Staff and the applicant are to work together to agree on the design for the retaining wall to be located in front of the retail shops outparcel. Staff and the applicant will have until Friday, September 11 to agree on the design. If a design cannot be agreed upon by that date, the default plan (attached) is approved.
- Tree Replacement:
 - a. Any newly planted tree, which dies within 2 years of planting, shall be replaced at 1 inch to 1 caliper inch.
 - b. Any existing tree designated as "Grand or Specimen" tree on the approved plat, which dies within 2 years of the issuance of a certificate of occupancy, shall be replaced at 1 inch for every 1 caliper inch. Replacement plantings may take the form of multiple trees measuring 2 caliper inches, or more per tree.
 - c. Any other existing tree not covered in "a" and "b" above, which dies within 2 years of the issuance of a certificate of occupancy, at Owner's discretion may:
 - be left un-planted and a credit taken against the site's existing tree caliper surplus, or
 - be replaced at 1/3 caliper inch to retain the site's existing tree caliper surplus.
- The trellis detail shown on the sides of the Retail Shops will be addressed by the time the building permit plans are submitted.

Please contact me with any questions. I can be reached at (843) 525-7014 or lkelly@cityofbeaufort.org.

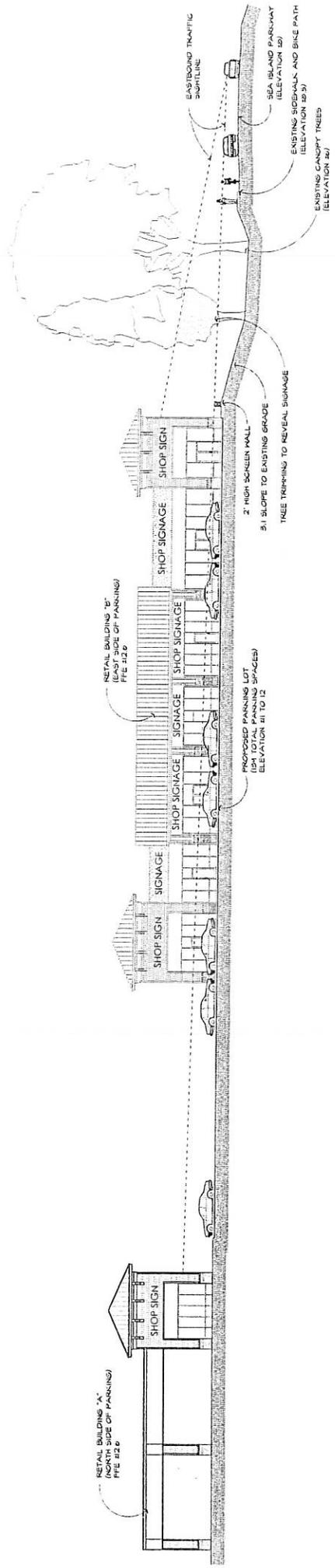
Thank you for your patience and cooperation during the review process.

Sincerely,


Lauren Kelly
Project Development Planner


William Prokop
City Manager

attachment



RETAIL BUILDING "A"
(NORTH SIDE OF PARKING)
FFE #26

SHOP SIGN

RETAIL BUILDING "B"
(NORTH SIDE OF PARKING)
FFE #12

SHOP SIGN

SIGNAGE

SHOP SIGNAGE

SHOP SIGNAGE

SHOP SIGNAGE

SHOP SIGN

PROPOSED PARKING LOT
(SEE TOTAL PARKING SPACES)
ELEVATION 12 TO 12

2' HIGH SCREEN MALL
3:1 SLOPE TO EXISTING GRADE
TREE TRIMMING TO REVEAL SIGNAGE

EXISTING TRAFFIC
FUTURELINE

SEA ISLAND PARKWAY
(ELEVATION 12.5)

EXISTING SIDEWALK AND BIKE PATH
(ELEVATION 12.5)

EXISTING CANOPY TREES
(ELEVATION 12.5)

EXHIBIT A

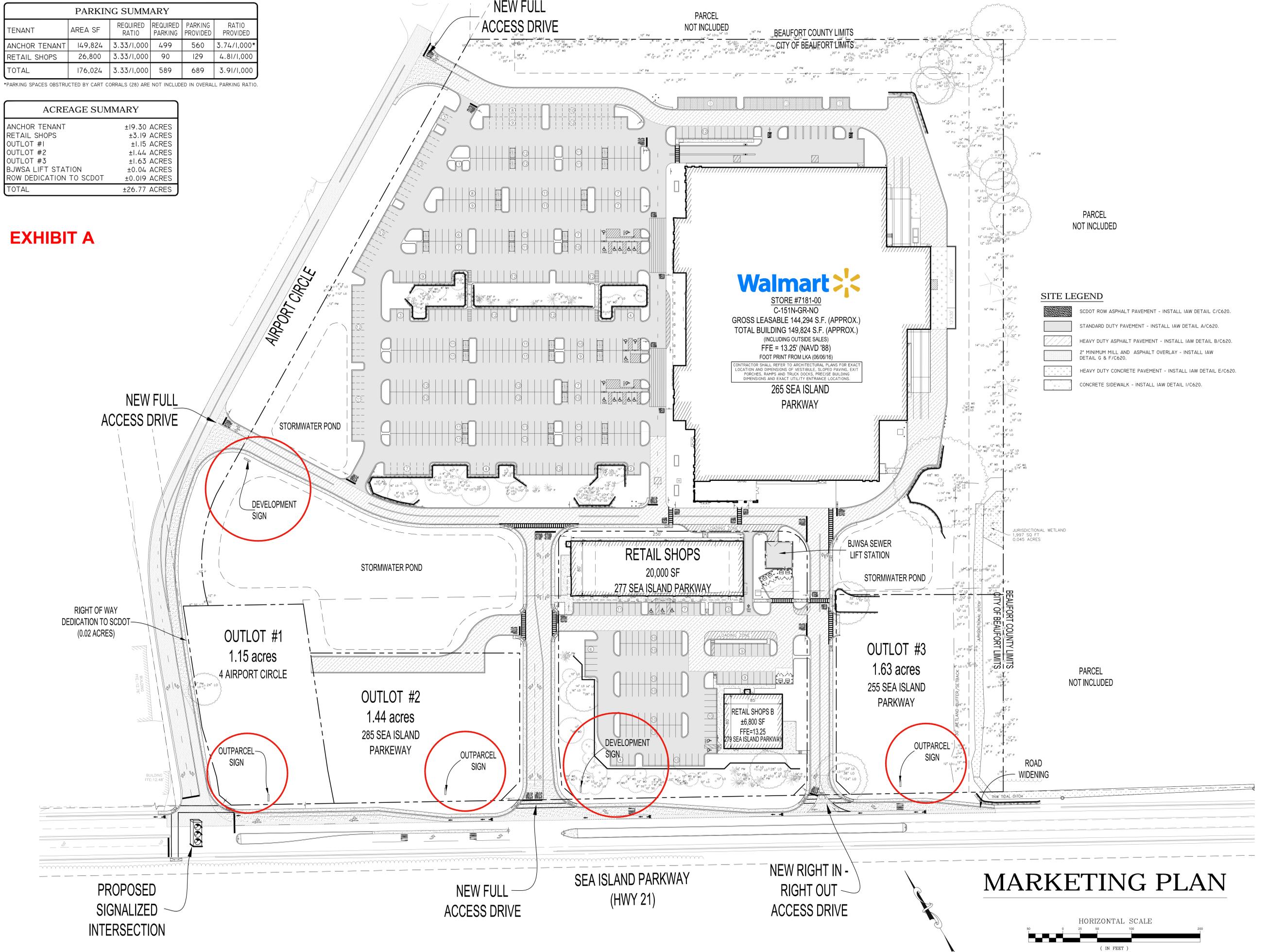


PARKING SUMMARY					
TENANT	AREA SF	REQUIRED RATIO	REQUIRED PARKING	PARKING PROVIDED	RATIO PROVIDED
ANCHOR TENANT	149,824	3.33/1,000	499	560	3.74/1,000*
RETAIL SHOPS	26,800	3.33/1,000	90	129	4.81/1,000
TOTAL	176,024	3.33/1,000	589	689	3.91/1,000

*PARKING SPACES OBSTRUCTED BY CART CORRALS (28) ARE NOT INCLUDED IN OVERALL PARKING RATIO.

ACREAGE SUMMARY	
ANCHOR TENANT	±19.30 ACRES
RETAIL SHOPS	±3.19 ACRES
OUTLOT #1	±1.15 ACRES
OUTLOT #2	±1.44 ACRES
OUTLOT #3	±1.63 ACRES
BJWSA LIFT STATION	±0.04 ACRES
ROW DEDICATION TO SCDOT	±0.019 ACRES
TOTAL	±26.77 ACRES

EXHIBIT A



SITE LEGEND

[Pattern]	SCDOT ROW ASPHALT PAVEMENT - INSTALL IAW DETAIL C/C620.
[Pattern]	STANDARD DUTY PAVEMENT - INSTALL IAW DETAIL A/C620.
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT - INSTALL IAW DETAIL B/C620.
[Pattern]	2" MINIMUM MILL AND ASPHALT OVERLAY - INSTALL IAW DETAIL G & F/C620.
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL E/C620.
[Pattern]	CONCRETE SIDEWALK - INSTALL IAW DETAIL I/C620.

MARKETING PLAN



REVISIONS	BY

ADC
ENGINEERING SPECIALISTS
SITE SERVICES & BUILDING ENVELOPE & STRUCTURAL

1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
Fax 843-566-0162
ADCENGINEERING.COM

**PRELIMINARY
NOT FOR CONSTRUCTION**

ISLAND SHOPS
(WALMART SUPERCENTER #7181-00)
BEAUFORT, SOUTH CAROLINA
BEAUFORT RETAIL INVESTMENT, LLC
550 LONG POINT ROAD
MOUNT PLEASANT, SC 29466

Walmart

DRAWN	WCH
CHECKED	LKB
DATE	05/29/2015
SCALE	1" = 50'
JOB No.	12281
SHEET	C290

EXHIBIT B



EXHIBIT B



Preliminary Signage Package Beaufort (Lady's Island), SC



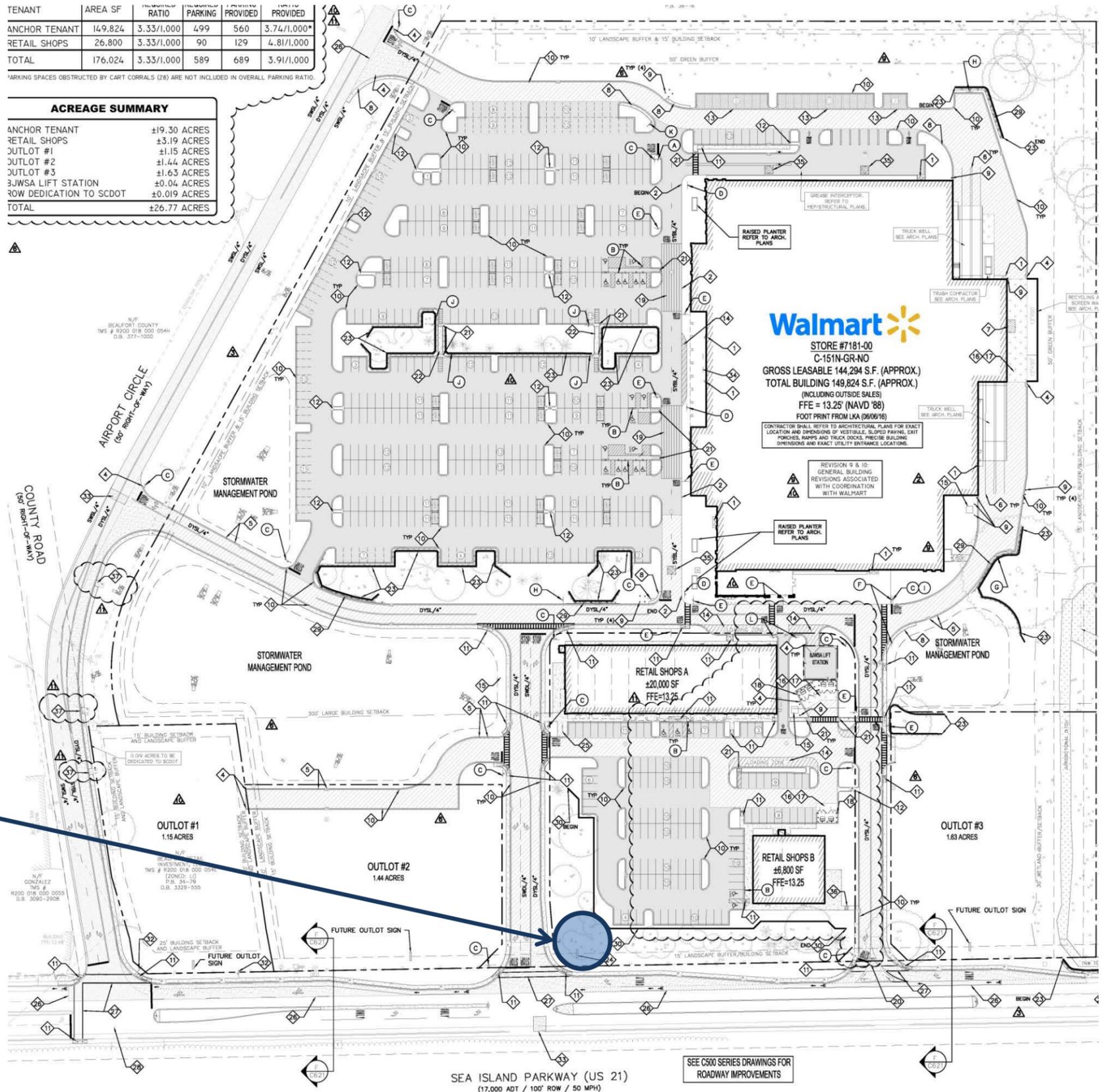
New 151N Supercenter

Issued: September 29, 2016

TENANT	AREA SF	RATIO	PARKING PROVIDED	FFFE PROVIDED
ANCHOR TENANT	149,824	3.33/1,000	499	560
RETAIL SHOPS	26,800	3.33/1,000	90	129
TOTAL	176,624	3.33/1,000	589	689

ACREAGE SUMMARY

ANCHOR TENANT	±19.30 ACRES
RETAIL SHOPS	±3.19 ACRES
OUTLOT #1	±1.15 ACRES
OUTLOT #2	±1.44 ACRES
OUTLOT #3	±1.63 ACRES
3JWSA LIFT STATION	±0.04 ACRES
ROW DEDICATION TO SCDOT	±0.019 ACRES
TOTAL	±26.77 ACRES

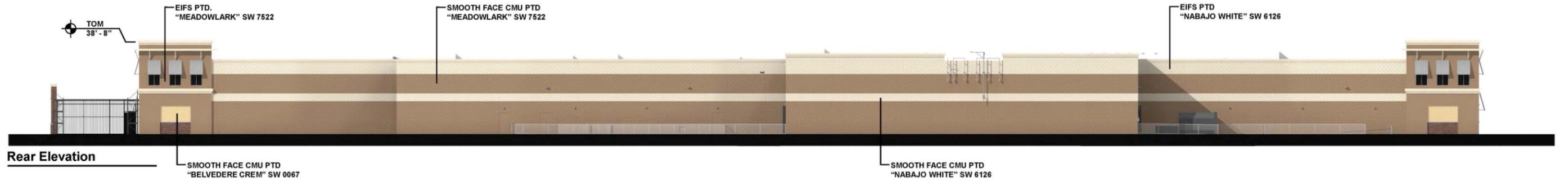


**Multi-Tenant Sign
by Developer (N.I.C.)**
[See Page 5]

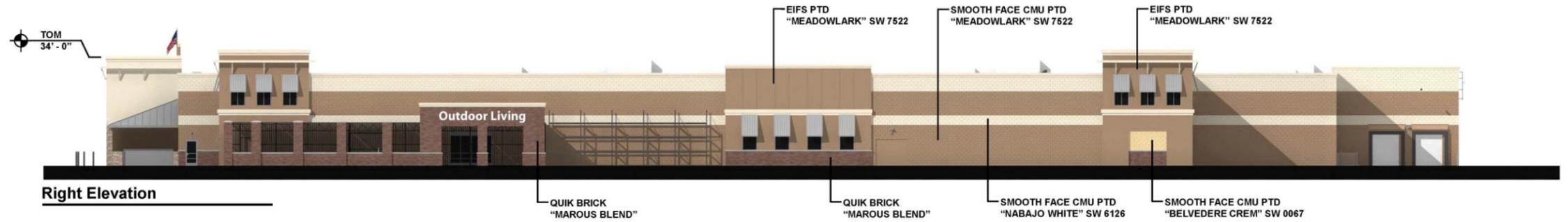




Front Elevation



Rear Elevation



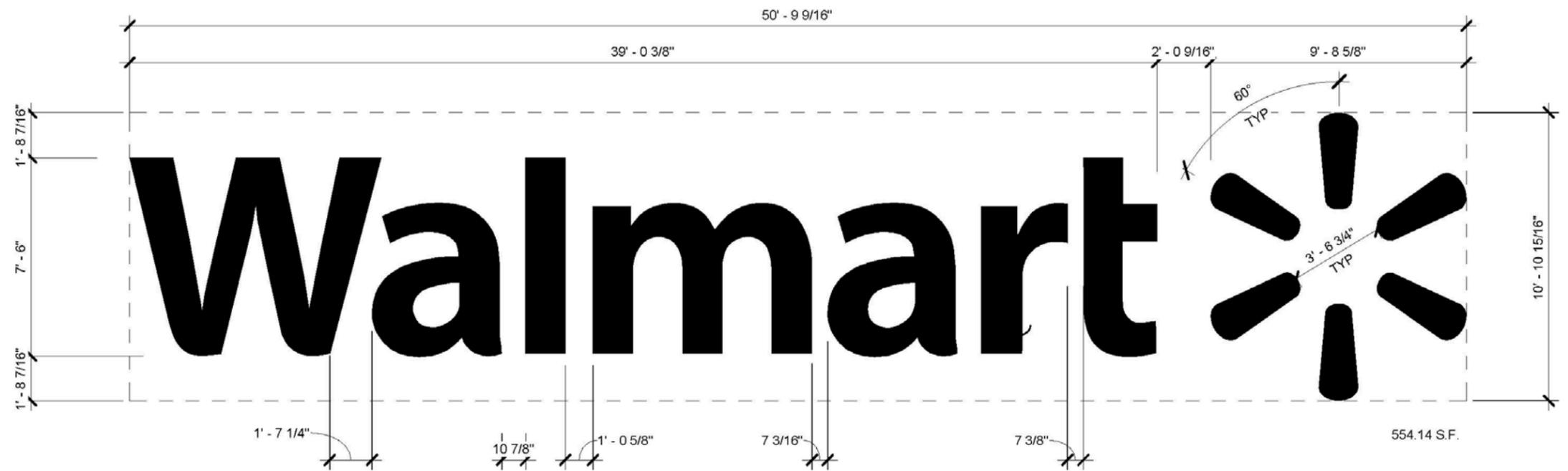
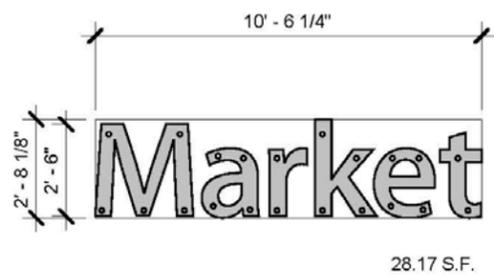
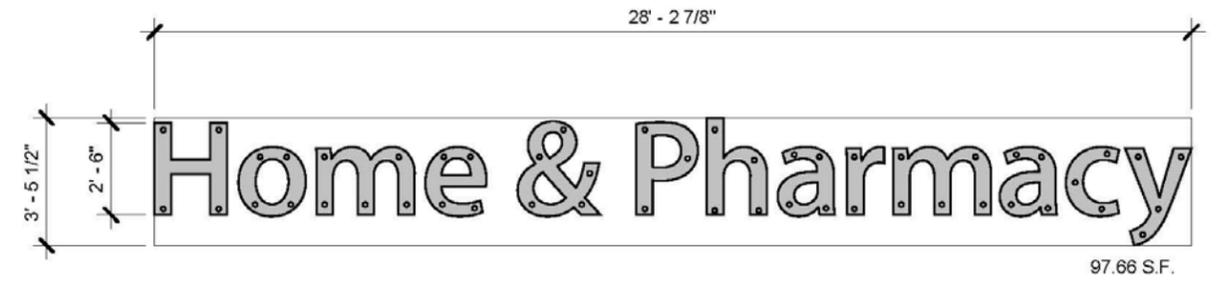
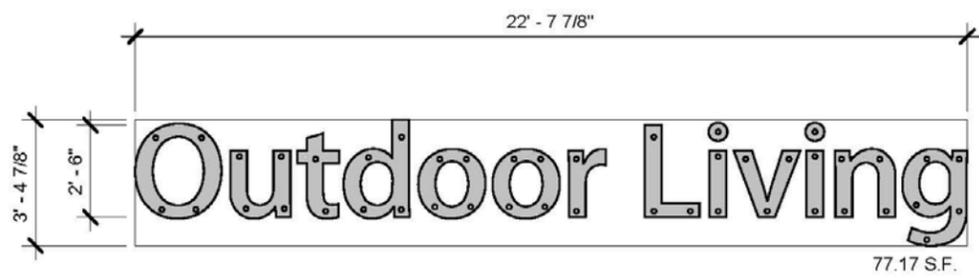
Right Elevation



Left Elevation

Sign	Qty.	Height	Area SF	Total SF
Walmart	1	7'-6"/10'-11"	554.14	554.14
Market	1	2'-6"	28.17	28.17
Home & Pharmacy	1	2'-6"	97.66	97.66
Outdoor Living	1	2'-6"	77.17	77.17
Total Building Signage			757.14	







NARRAMORE ASSOCIATES, INC.
Architects & Planners
AMERICAN INSTITUTE OF ARCHITECTS

P.O. Box 8438 Greenville, SC 29604
310 Mills Ave. Greenville, SC 29605

Phone: 864.242.9881
Fax: 864.232.5202

plans@narramore-architects.com

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PRELIMINARY USE ONLY.
NOT FOR CONSTRUCTION PURPOSES

EXTERIOR FINISH SCHEDULE

BRICK SCHEME
FIELD BRICK - PALMETTO BRICK - "RED SMOOTH"

STOREFRONT SYSTEM:
ALL GLASS SHALL BE 1" LOW-E INSULATED
GLASS W/ CLEAR ANODIZED
ALUMINUM FRAMES

MORTAR SCHEME:
ALL MORTAR SHALL BE "DESERT BUFF"
BY HOLCIM OR EQUAL

E.F.S:
"DRYVIT" COLORS - SAND BLAST FINISH:
EFS 1: SW #7566 "WESTHIGHLAND WHITE"

TRIM
SW #7566 "WESTHIGHLAND WHITE"

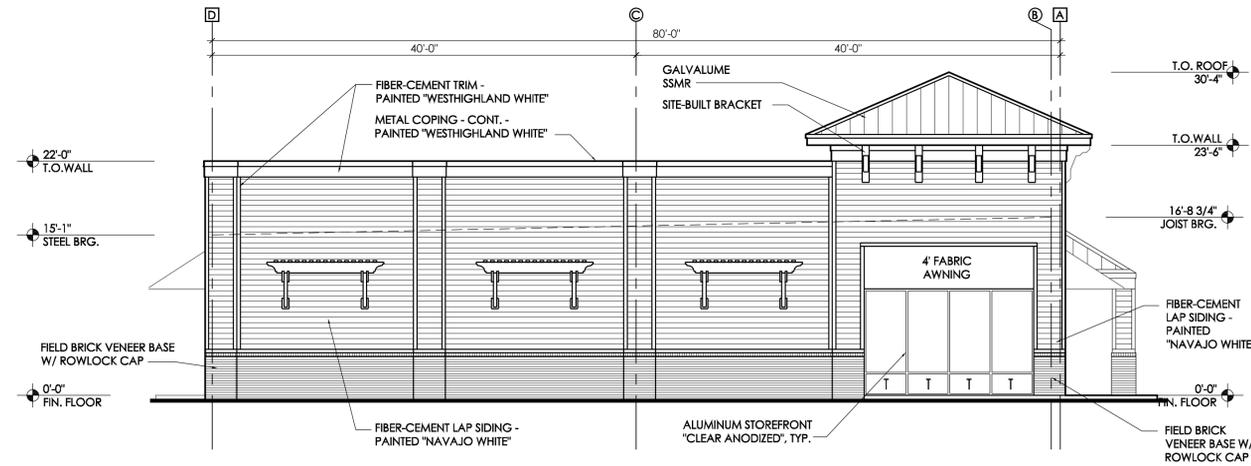
SIDING
FIBER CEMENT MACHINE CUT LAP SIDING
SW #6126 "NAVAJO WHITE" AND SW #7566 "WESTHIGHLAND
WHITE"

METAL ROOFING AND COPING:
ALL COPING TO BE PAINTED TO MATCH CORNICE, U.N.O.

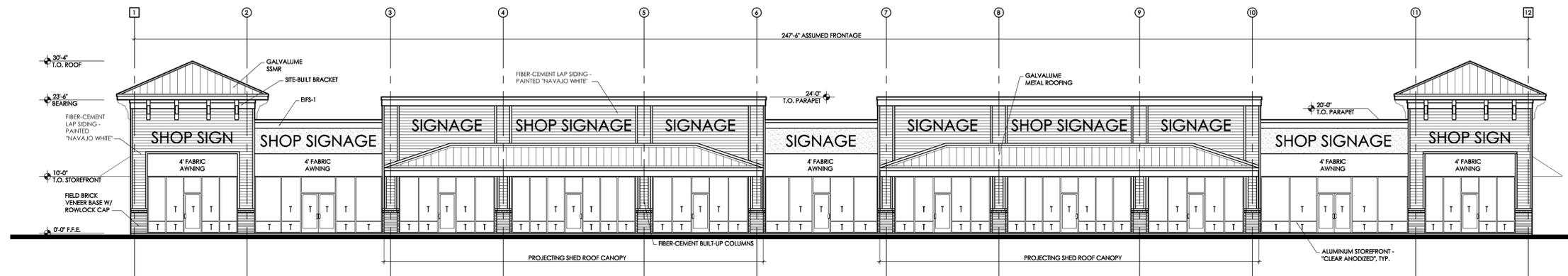
STANDING SEAM AWNING: - "GALVALUME" BY BERRIDGE
UNDERSIDE OF SS ROOF AND FASCIA TO BE PAINTED -
SW#7566 "WESTHIGHLAND WHITE"

AWNING FABRIC:
AWNING FABRICS ARE BASED ON SUNBRELLA "FIRE RESIST"
SELECTION: "BLACK"

NOTES:
ALL ELECTRICAL EQUIPMENT, DOORS, AND DOWNSPOUTS ARE TO BE
PAINTED TO MATCH ADJACENT WALLS.
GALVANIZED METAL PAINTING PREPARATION:
CLEAN ALL GALVANIZED SURFACES WITH A WATER-BASED ALKALINE
CLEANSER TO REMOVE ANY OIL OR PASSIVATOR AND APPLY 1 COAT
GALVITE HS PRIMER PRIOR TO APPLYING 2 COATS OF FINISH PAINT.
TYPICAL AT ALL EXTERIOR GALVANIZED METAL SURFACES, INCLUDING
ELECTRICAL EQUIPMENT.



2 LEFT SIDE/WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 OVERALL BUILDING A FRONT/SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Island Shops - preliminary elevation

SEAL

WRS
550 Longpoint Road
Mt. Pleasant, South Carolina 29464

SEA ISLAND AIRPORT SHOPPES
SEA ISLAND PARKWAY
BEAUFORT, SC

REVISIONS

DOCUMENT DATA
PROJECT NUMBER
15015
ISSUE DATE
05-26-15

RETAIL SHOPPES
BEAUFORT, SC
A2.0
EXTERIOR ELEVATIONS
BUILDING A



EXHIBIT C



EXHIBIT C



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JOB NUMBER:
CLIENT: The Island Shops
LOCATION: Beaufort, SC
DRAWING: R1
SALESPERSON: KENT
DRAWN BY: IGL
DATE: 07/06/2016
FILE: The Island Shops 17

REVISIONS DESCRIPTION

NO.	DESCRIPTION

COLORS

	WHITE ACRYLIC
	PMS 1235 C YELLOW
	PMS 285 C BLUE

COLORS PRINTED ON THIS SHEET ARE FOR REFERENCE ONLY

CLIENT APPROVAL:

DATE:

SALESPERSON APPROVAL:

DATE:
 THIS SIGN WILL BE CONSTRUCTED AS SHOWN. BY SIGNING THIS ARTWORK, THE SALESPERSON IS VERIFYING THEY HAVE REVIEWED ALL OF THE INFORMATION AND FOUND IT TO BE CORRECT. THE SALESPERSON IS AUTHORIZING THIS INFORMATION FOR MANUFACTURE.

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1
B

1
B

EXHIBIT D



EXHIBIT D



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JOB NUMBER:
CLIENT: The Island Shops
LOCATION: Beaufort, SC
DRAWING: R1
SALESPERSON: KENT
DRAWN BY: IGL
DATE: 01-04-2016
FILE: The Island Shops 06

REVISIONS DESCRIPTION

COLORS

COLORS PRINTED ON THIS SHEET ARE FOR REFERENCE ONLY

CLIENT APPROVAL:

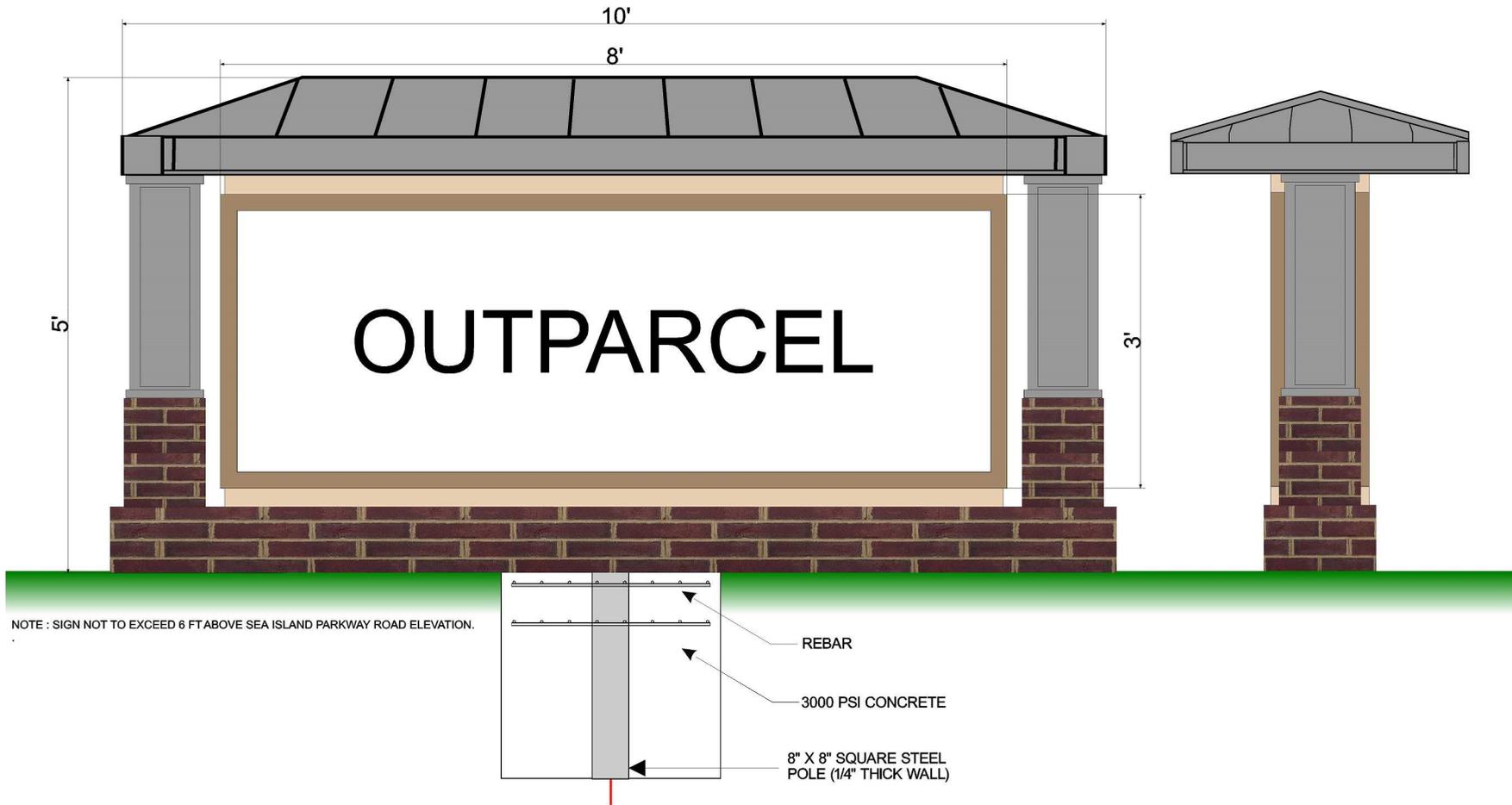
DATE:

SALESPERSON APPROVAL:

DATE:

THIS SIGN WILL BE CONSTRUCTED AS SHOWN. BY SIGNING THIS ARTWORK, THE SALESPERSON IS VERIFYING THEY HAVE REVIEWED ALL OF THE INFORMATION AND FOUND IT TO BE CORRECT. THE SALESPERSON IS AUTHORIZING THIS INFORMATION FOR MANUFACTURE.

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NOTE : SIGN NOT TO EXCEED 6 FT ABOVE SEA ISLAND PARKWAY ROAD ELEVATION.

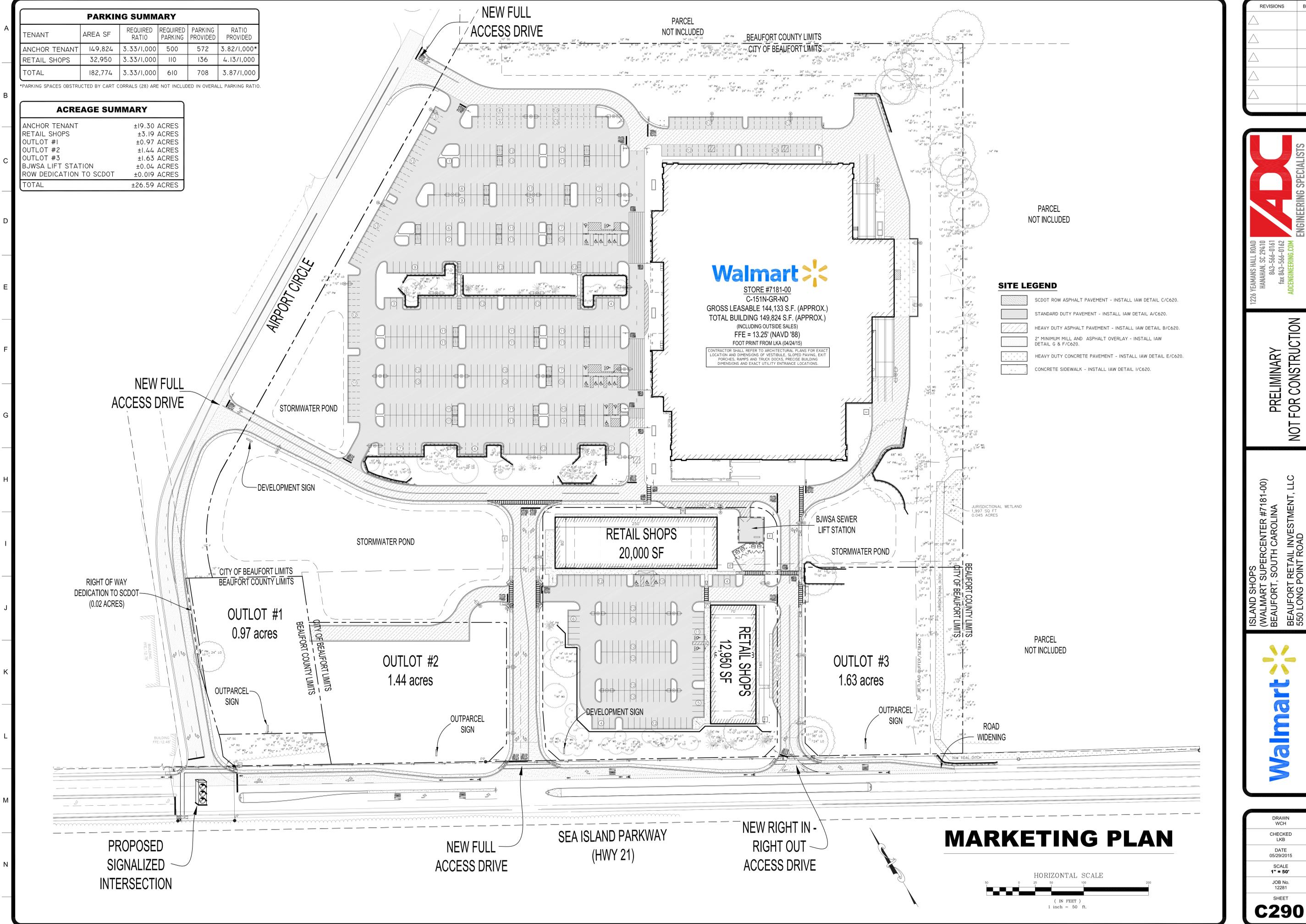
1
B

FRONT VIEW - DETAIL
 SCALE: NONE

PARKING SUMMARY					
TENANT	AREA SF	REQUIRED RATIO	REQUIRED PARKING	PARKING PROVIDED	RATIO PROVIDED
ANCHOR TENANT	149,824	3.33/1,000	500	572	3.82/1,000*
RETAIL SHOPS	32,950	3.33/1,000	110	136	4.13/1,000
TOTAL	182,774	3.33/1,000	610	708	3.87/1,000

*PARKING SPACES OBSTRUCTED BY CART CORRALS (28) ARE NOT INCLUDED IN OVERALL PARKING RATIO.

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



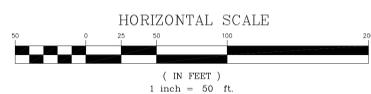
STORE #7181-00
 C-151N-GR-NO
 GROSS LEASABLE 144,133 S.F. (APPROX.)
 TOTAL BUILDING 149,824 S.F. (APPROX.)
 (INCLUDING OUTSIDE SALES)
 FFE = 13.25' (NAVD '88)
 FOOT PRINT FROM LKA (04/24/15)

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT BORDERS, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

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.
- 2" MINIMUM MILL AND ASPHALT OVERLAY - INSTALL IAW DETAIL G & F/C620.
- HEAVY DUTY CONCRETE PAVEMENT - INSTALL IAW DETAIL E/C620.
- CONCRETE SIDEWALK - INSTALL IAW DETAIL I/C620.

MARKETING PLAN



REVISIONS	BY

ADC
 ENGINEERING SPECIALISTS
 SITE SERVICES & BUILDING ENVELOPE & STRUCTURAL
 1226 YEMANS HALL ROAD
 HANAHAN, SC 29410
 843-566-0161
 Fax 843-566-0162
 ADCENGINEERING.COM

**PRELIMINARY
 NOT FOR CONSTRUCTION**

ISLAND SHOPS
 (WALMART SUPERCENTER #7181-00)
 BEAUFORT, SOUTH CAROLINA
 BEAUFORT RETAIL INVESTMENT, LLC
 550 LONG POINT ROAD
 MOUNT PLEASANT, SC 29466



DRAWN
 WCH
 CHECKED
 LKB
 DATE
 05/29/2015
 SCALE
 1" = 50'
 JOB No.
 12281
 SHEET
C290
 BID SET

The maximum allowable number of residential Dwelling Units for the total Tract is 16.

The types of residential units envisioned are single family town house units, multi-family condominium units, and/or “loft” or “live-work” units (residences located above office, shop, warehouse, or retail space). Residential Dwelling units shall be restricted to Parcel A.

Limited industrial square footage is restricted to Parcel C.

12. Site Lighting

Site Lighting will be subject to review by the Beaufort County Aviation Board and the City of Beaufort Design Review Board. Lighting will be shielded so as not to pose a hazard to aviation. Lighting restrictions will be expressed as a covenant in the deeds conveying portions of the subject property. Parking lots and vehicular use areas shall be lighted. Lighting fixtures shall be part of the overall project design and will require ACC approval and are subject to review by the Beaufort County Aviation Board and City of Beaufort Design Review Board.

13. Signage

All signs on the Project shall be governed by the Covenants, the ACC, and the Corridor Development Board.

Free Standing Signs

1- One Small Marquee Sign may be located on the northern parcel at the intersection of Airport Circle and Sea Island Parkway and one Small Marquee Sign may be located along Sea Island Parkway for the southern parcel at the Curb Cut location described in Curb Cuts, note 2 of Exhibit EE-7.

2- One Large Marquee Sign for the northern parcel and one Large Marquee Sign for the southern parcel may be placed along Sea Island Parkway at the two Curb Cut locations described in Curb Cuts, note 3 of Exhibit EE-7.

3- One Small Marquee Sign may be located on the northern parcel at Curb Cut #4 on Sea Island Parkway, and one Small Marquee Sign may be located at Curb Cut #5 along Sea Island Parkway for the southern parcel at the Curb Cut locations described in Curb Cuts, note 4 of Exhibit EE-7.

4- A total of one Large Marquee Sign, one Small Marquee Sign, and one Small Business Sign may be placed at up to three of the Curb Cuts described in Curb Cuts, note 5 of Exhibit EE-7.

5- A total of one Small Marquee Sign and one exit/service entrance sign may be placed along Lost Island Road.

Marquee Sign is defined as a multi tenant sign listing the businesses within a development. Such signs must share the same color palette and material selection of the buildings within the development.

A “Large Marquee Sign” is defined as the largest sign allowed under Section 7.2.G.1 for properties having over 500 feet of Frontage under the “SC 170, US 21, SC 280” Design District as shown in the Table (7.2.G.1.c).

A “Small Marquee Sign” is defined as the largest sign allowed under Section 7.2.G.1 for properties having between 150 - 500 feet of Frontage under the “SC 170, US 21, SC 280” Design District as shown in the Table (7.2.G.1.c).

A “Small Business Sign” is defined as the largest sign allowed under Section 7.2.G.1 for properties having less than 150 feet of Frontage under the “SC 170, US 21, SC 280” Design District as shown in the Table (7.2.G.1.c).

14. Architectural Design

In accordance with Article K, Section 5-6201, the architecture at Airport Junction shall be “harmonious with the natural and man-made assets of the Lowcountry.” Materials such as metal, stucco, and wood may be employed to blend with existing neighboring agriculture and industrial structures.

15. Amenities

The types of amenities considered appropriate and which may be developed on the Tract include, but are not limited to, the following: civic buildings and structures, pedestrian paths, recreational support facilities such as maintenance sheds and shade structures, areas for outdoor recreation and scenic and nature preservation, and all other active and passive recreation compatible with uses in the Development.

Amenities to serve the Development may be developed as the growth of the project dictates. The Developer makes no commitment to provide any amenity. The Developer,

AIRPORT JUNCTION P.U.D. MASTER PLAN/REGULATING PLAN

NOTE: THIS MASTER PLAN HAS BEEN PREPARED FOR AIRPORT JUNCTION L.L.C. AND IS SUBJECT TO CHANGE. ANY PROPERTY LINES, TRACT DIMENSIONS, ACREAGES, LOCATIONS, OR NARRATIVE DESCRIPTIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENTS FOR FINAL RECORDABLE PLANS. FOR SPECIFIC COMMITMENTS, PLEASE REFER TO RECORDING PLANS, COMMENTS, AND RESTRICTIONS IN THE OFFICE OF BEAUFORT REC.

NOTE: THIS PLAN IS THE PROPERTY OF AIRPORT JUNCTION L.L.C. AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT PERMISSION OF AIRPORT JUNCTION L.L.C.

EXHIBIT EE-6

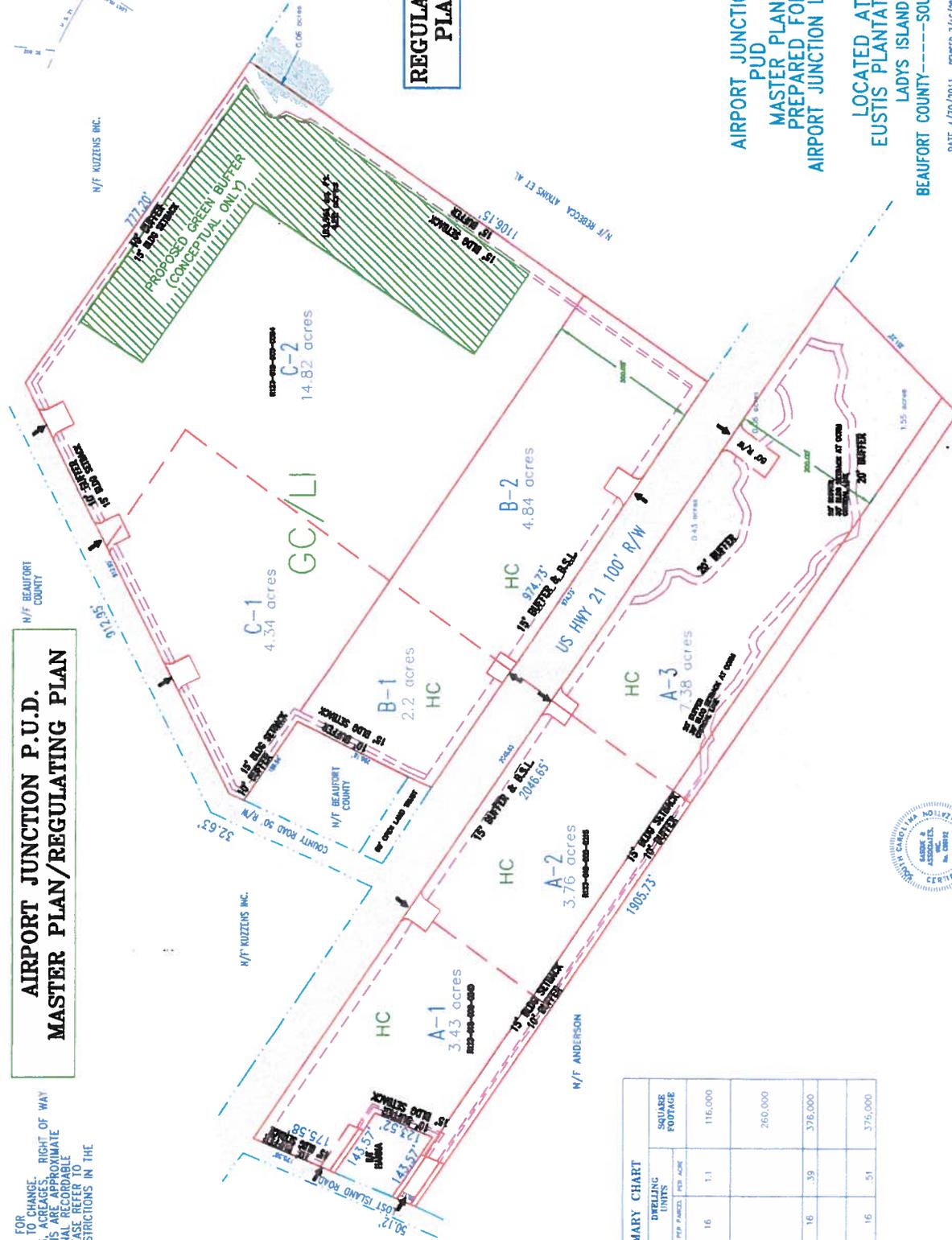
REGULATING
PLAN

AIRPORT JUNCTION
PUD
MASTER PLAN
PREPARED FOR
AIRPORT JUNCTION L.L.C.

LOCATED AT
EUSTIS PLANTATION
LADYS ISLAND
BEAUFORT COUNTY-----SOUTH CAROLINA

DATE 4/20/2011 REVISED 7/16/2011
SCALE 1" = 100'

SEE P. 074-SHEET 014 DRAWN BY GCS



LAND USE SUMMARY CHART

PARCEL	ACREAGE	USE	DWELLING UNITS		SQUARE FOOTAGE
			PER PARCEL	PER ACRE	
A-1	3.43	HIGHWAY COMMERCIAL	16	1.1	116,000
A-2	3.76		14.57		
A-3	7.38				
B-1	2.2	HIGHWAY COMMERCIAL			
B-2	4.84				
C-1	4.34	CENTRAL COMMERCIAL/LIMITED INDUSTRIAL			260,000
C-2	14.82				
GROSS	40.77		16	.39	376,000
OPEN SPACE	8.15				
TOT	50.91		16	.51	376,000

GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
28 PROFESSIONAL WALLACE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1788



Street Sections

The street sections may include, subject to approval by the City, the following types:

- a) curb and gutter (rolled over type or header type)
- b) roadside swales
- c) inverted crowns
- d) cross slopes
- e) pervious paving (all weather surface)

The actual design will be based on use and site specific conditions.

Curb Cuts

Curb Cuts are shown on EXHIBIT EE-6.

Curb Cut is defined as access to an existing thoroughfare via roads and driveways internal to the development.

1- Maximum number of Curb Cuts along Sea Island Parkway shall be five , i.e., two for the northern 26.20 acre parcel and three for the southern 14.57 acre parcel. They shall be located as described in notes 2, 3 and 4 below, and as shown on the Master Plan.

2- Curb Cut #1 shall align across Sea Island Parkway with Airport Circle. The Parties agree that this new four-way intersection shall be signalized.

3- Curb Cuts #2 and #3 shall align across Sea Island Parkway from one another and be at least 500 feet to the east from the existing intersection of Airport Circle and Sea Island Parkway. Signalization of this intersection shall be supported by the Parties when DOT approves.

4- Curb Cuts #4 and #5 shall be located approximately in their current locations.

5- Maximum number of Curb Cuts along Airport Circle shall be five.

6- Maximum number of Curb Cuts along Lost Island Road shall be two.

Curb cuts shown on the Master Plan (EXHIBIT EE-6) are hereby approved by the City.

EE-8

ROADWAY PLAN

Access and Streets

Roadways will be commonly owned and maintained by a Community Association, unless dedicated to the City of Beaufort.

The PUD Master Plan has been reviewed by the South Carolina Department of Transportation (SCDOT).

1. The project is accessed from U. S. Highway 21; Airport Circle; and Lost Island Road.
2. The project encompasses approximately 975' of frontage on the north side and approximately 1698' of frontage on the south side of U. S. Highway 21.
3. The project will have approximately 1.0 miles of roads.

Proposed roads displayed on the PUD Master Plan are schematic and conceptual only.

EE-9

PARKING AND LOADING REQUIREMENTS

Parking Amounts

<u>Land Use</u>	<u>Spaces Required</u>
Residential	1 per unit
Institutional	1 per 400 square feet
Office+Retail	1 per 300 square feet
Motel/Inn	1 per room
Industrial	1 per 10,000 square feet (warehouse space) 1 per 300 square feet (office space)

Shared Parking

Spaces required can be on and off street. Two or more uses may utilize a joint or combined area in order to comply with parking requirements, provided that the total