

**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 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: 8/19/2016 **Design Review Board Meeting Date:** 9/8/16

Project Name: Taco Bell, Lady's Island

Project Address: 226 Sea Island Parkway, Lady's Island

Property Zoning: Highway Commercial

Tax Map/Parcel No. R120 018 000 054A 0000

Project Developer: Cason Development Group, LLC

Address: 1612 Marion St, Ste 327/Columbia, SC 29201

Phone/Fax/Email: (803)767-7781/no fax/frank@casondevelopmentgroup.com

Project Consultant: David Karlyk/Carolina Engineering

Phone/Fax/Email: 843-322-0553/no fax/davidk@carolinaengineering.com

Address: PO Box 294, Beaufort, SC 29901

Property Owner: Same as Project Developer

Address: _____

Gary Feathers Gary Feathers 8-18-16

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

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

DESIGN REVIEW BOARD PROJECT REVIEW

- CONCEPTUAL REVIEW
- PRELIMINARY REVIEW
- FINAL REVIEW

STAFF PROJECT REVIEW

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

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ___ Yes x 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 Developer's Name (Please Print) Date

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: Taco Bell, Lady's Island

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

See Attached Narrative

Property Size in Acres: 1.52

Proposed Building Use: Restaurant with a drive thru

Building Square Feet: 2,400

Number of Parking Spaces Required: 17 Number of Parking Spaces Provided 24

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:

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

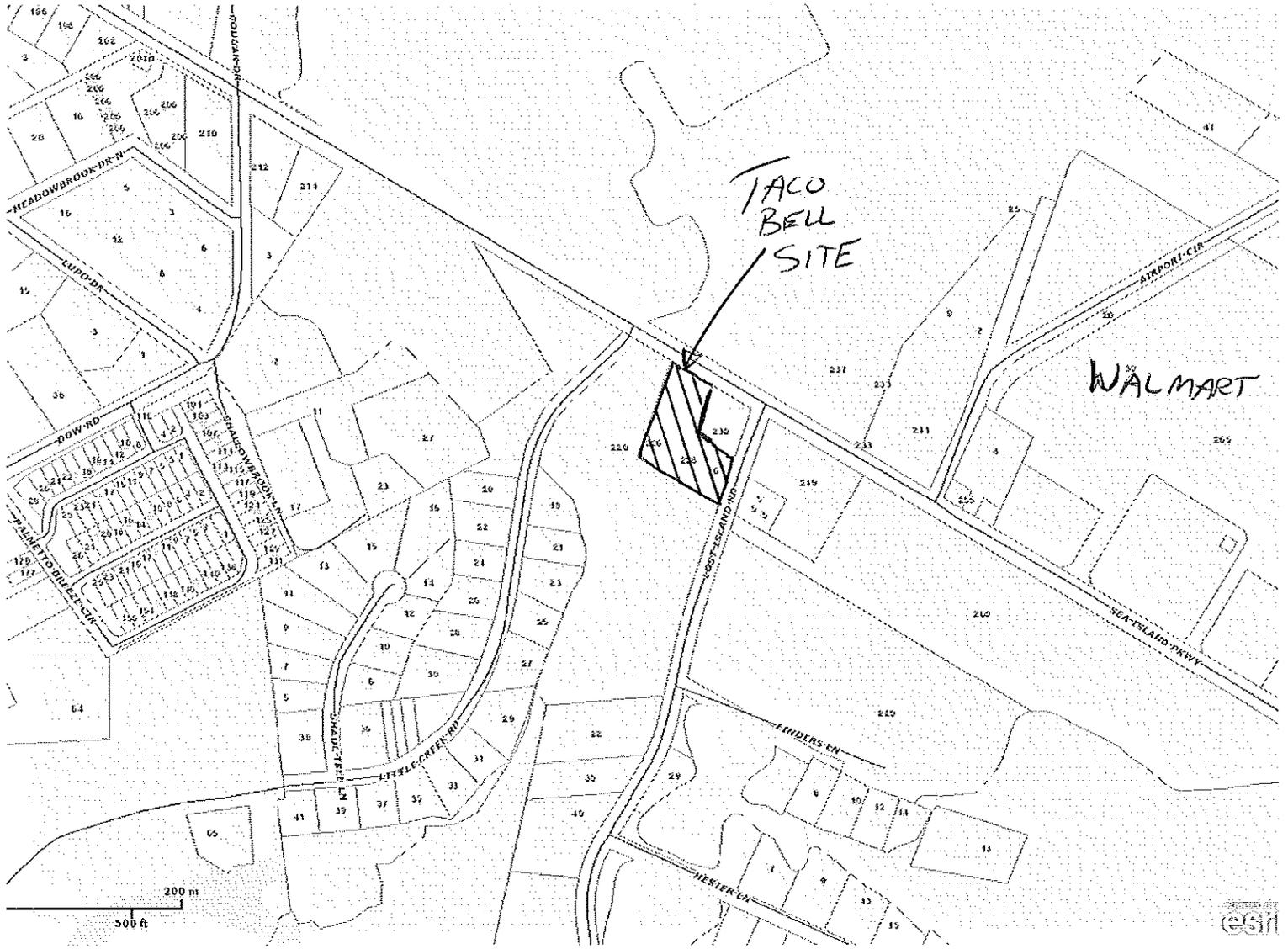
**PROJECT NARRATIVE
FOR TACO BELL, LADY'S ISLAND
CITY OF BEAUFORT
JOB NO. 1946**

The Cason Development Group, LLC is proposing to construct a 2,500 SF Taco Bell restaurant on an existing 1.52 acre parcel at the Intersection of Lost Island Road and Sea Island Parkway (Hwy 21) in the City of Beaufort. The actual parcel address is 226 Sea Island Parkway.

The property is zoned Highway Commercial and is located in the SC Hwy 21 Design District. The site has a 15' front building setback, 10' side setbacks and a 15' rear setback. It also has 50' buffers on the western side property line and the rear property line. The total impervious area will be less than the City's 65% maximum.

The restaurant will seat 36 people and have 15 employees on a shift at any given time. The City's minimum parking requirements are 1 space per 4 seats plus 1 space per 2 employees. The City's maximum number of parking spaces allowed is 140 percent of the minimum number and any spaces over the minimum number shall be pervious. There are a total of twenty four (24) parking spaces shown for this development; nine (9) will need to be pervious.

Electrical and Telephone services are provided by SCE&G and Embarq, respectively. Water and sewer service will be provided by the BJWSA. Fire protection and emergency services are provided by the City of Beaufort. Storm water runoff and drainage will be handled by an on-site storm water detention system and solid waste disposal will be provided by an on-site dumpster.





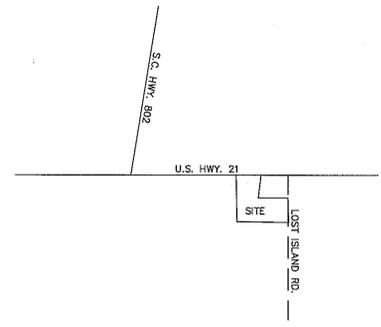
LEGEND OF SYMBOLS & ABBREVIATIONS

LEGEND		MVM		MAIN VALVE MONUMENT	
	FIRE HYDRANT		MH	MANHOLE	
	CLEAN OUT		GW	GUY WIRE	
	POWER POLE		CB	CABLE BOX	
	TELEPHONE PEDESTAL		OP	OVERHEAD POWERLINE	
	FIBER OPTIC STUB		EP	EDGE OF PAVEMENT	
	WATER VALVE		BC	BACK OF CURB	
	GAS VALVE		LP	LIGHTPOLE	
	WATER METER		GL	GAS LINE	
	1/2" ROD SET		CL	CENTER LINE	
	TREE SIZE & TYPE		CON	CONTOUR LINE	
	ELEVATION				

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Megastilla grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
H	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
W	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CV	BALD-CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GUM	GUM	Quercus nigra
WD	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
LNK	LINDEN	Tilia spp.

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOULDS TO THE GROUND SURFACE AT THE BASE OF THE TREE. HORIZONTAL TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.



LOCATION MAP (N.T.S.)

- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY LIES IN FLOOD ZONE A-9, ELEV. 13.00 AS DETERMINED BY FEMA, FIRM COMM.-PANEL #450025-0100 D. DATED: 09/29/86.
 - 11.) CONTOUR INTERVAL IS 1'.
 - 12.) VERTICAL DATUM IS 1929 NGVD.

LINE	BEARING	DISTANCE
L1	N85°09'13"W	24.71'
L2	N70°13'39"W	25.15'
L3	N65°06'21"W	29.83'
L4	N48°48'03"W	31.60'
L5	N49°54'24"W	26.10'
L6	N55°51'39"W	30.76'
L7	N30°09'12"W	26.87'
L8	N48°26'59"W	29.82'
L9	S82°40'43"W	19.64'
L10	N80°13'13"W	13.74'
L11	N72°06'07"W	26.04'
L12	N16°50'35"W	19.36'
L13	N78°32'24"W	14.42'

- REFERENCES:**
- 1.) BEAUFORT COUNTY TAX MAP R200-018-000-054A-0000
 - 2.) PLAT BY: ROD C. SPANN DATED: 06/19/78 DEED BOOK 414, PAGE 658. BEAUFORT COUNTY R.M.C.

DHEC-OCRM CRITICAL LINE

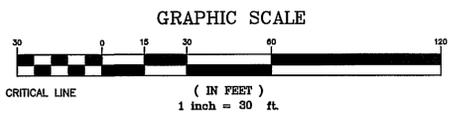
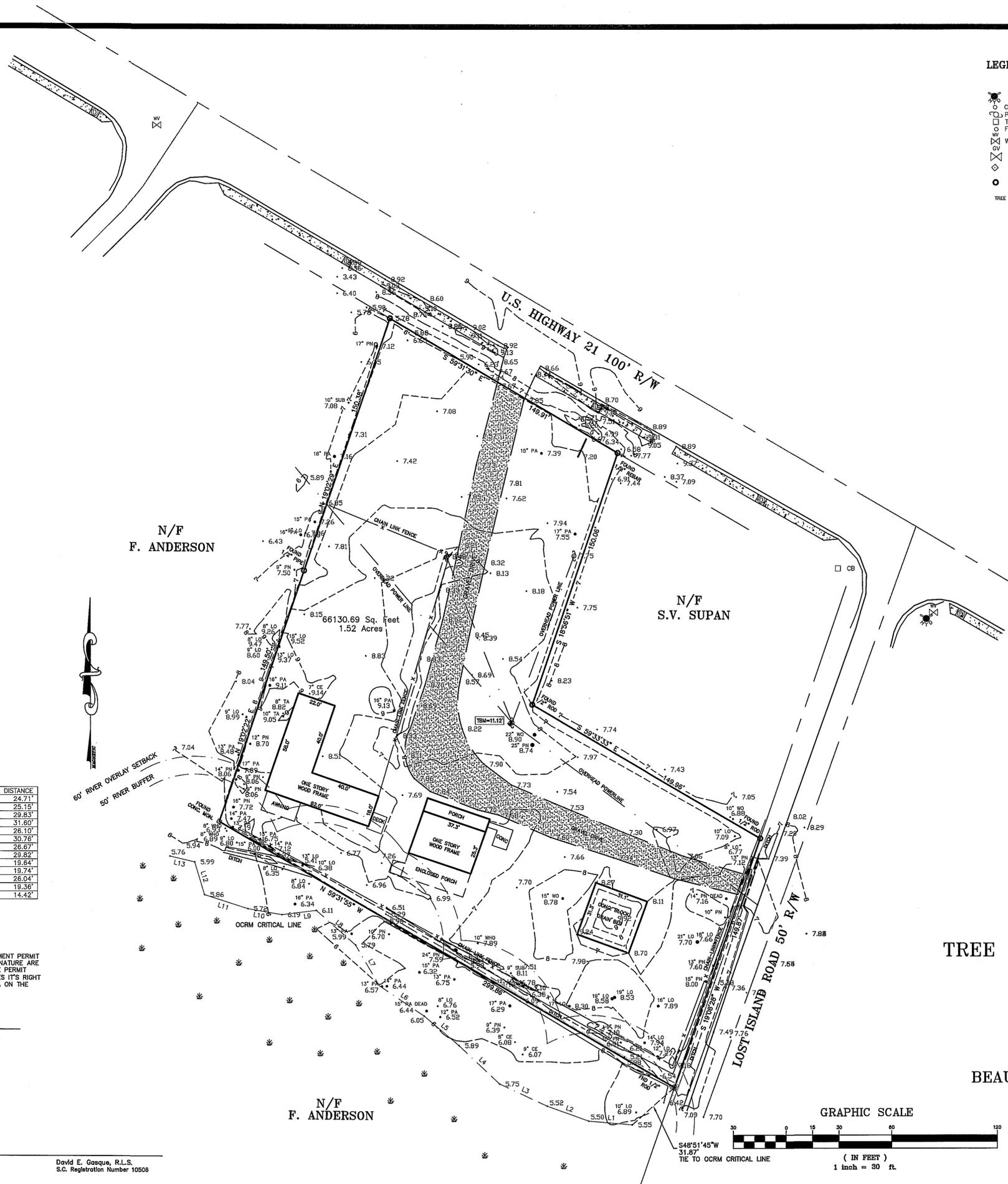
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

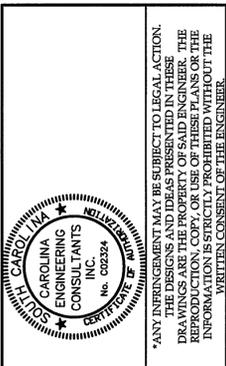
David E. Gasque, R.L.S.
 S.C. Registration Number 10508

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.



TREE AND TOPOGRAPHICAL SURVEY
R200-018-054A-0000
 BEING A PORTION
 OF EUSTIS PLANTATION
CASON DEVELOPMENT
 LADY'S ISLAND
 BEAUFORT COUNTY-SOUTH CAROLINA

DATE: 6/10/16 SCALE: 1"=30'



*ANY INFREEMENT MAY BE SUBJECT TO LEGAL ACTION. THE DESIGN AND IDEAS PRESENTED IN THESE PLANS ARE THE PROPERTY OF CAROLINA ENGINEERING CONSULTANTS, INC. NO PART OF THIS INFORMATION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PLAN REVISIONS	
NO.	DESCRIPTION
1	
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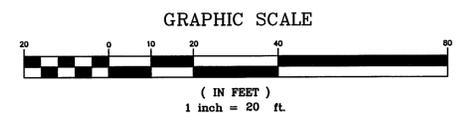
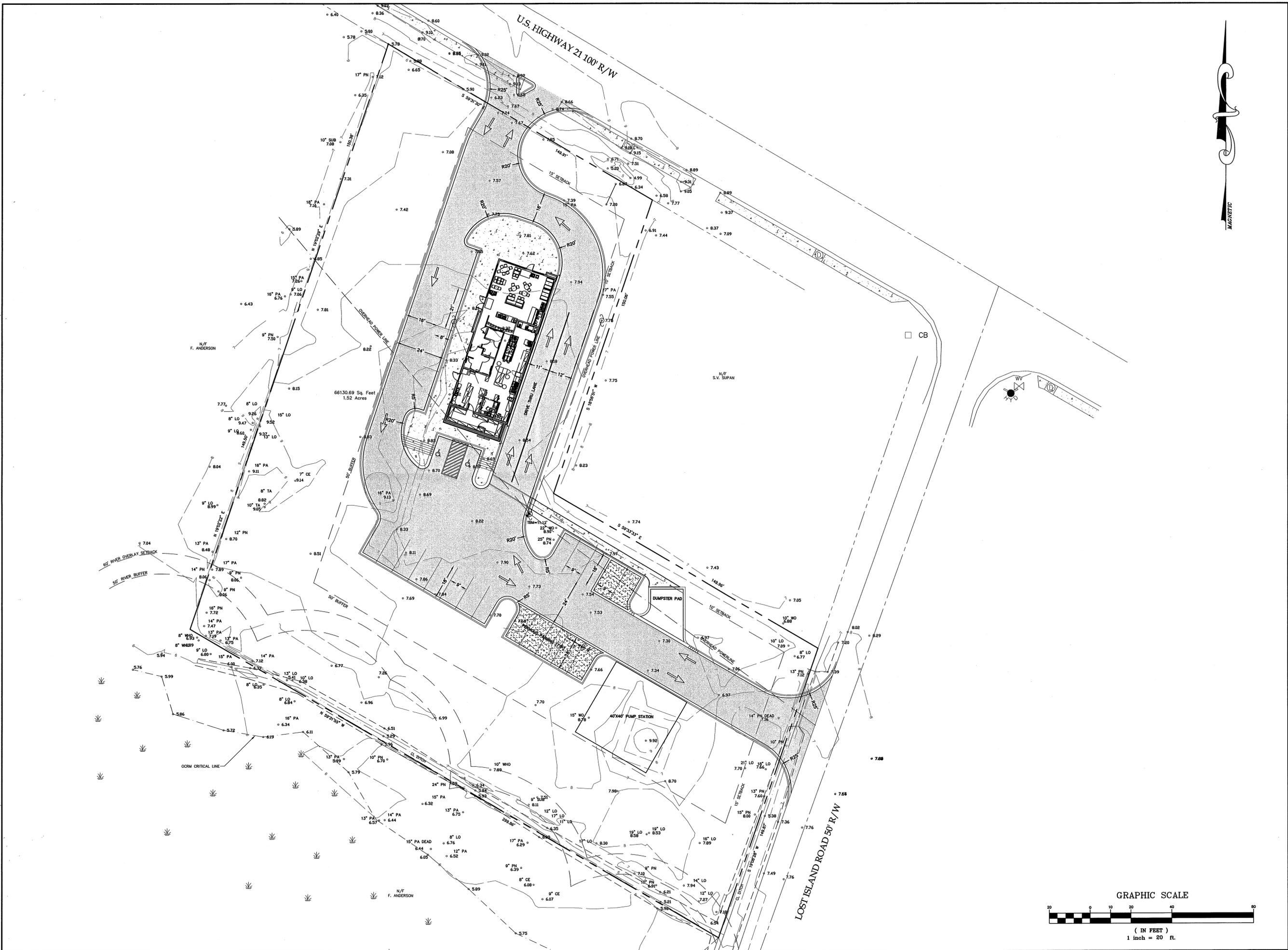
TACO BELL
CITY OF BEAUFORT ON LADIES ISLAND
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 843/922-0553
 843/922-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM
 PO BOX 294
 BEAUFORT, SC 29901

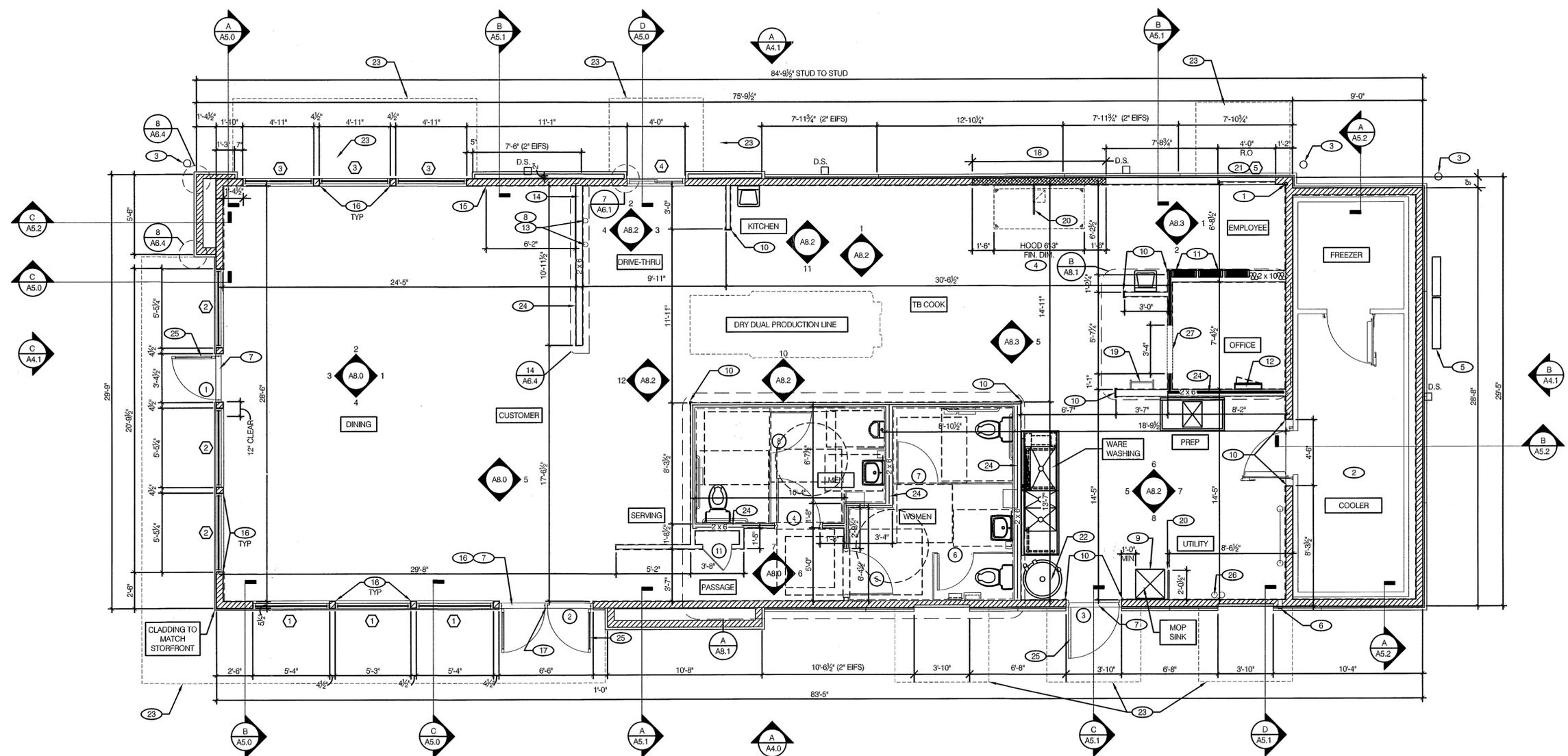
PROJECT: 1946
 DATE: 08/04/16
 REVISED: 08/16/16
 DRAWN BY: FLB
 ENGINEER: JPA
 SCALE: 1"=20'

SITE PLAN

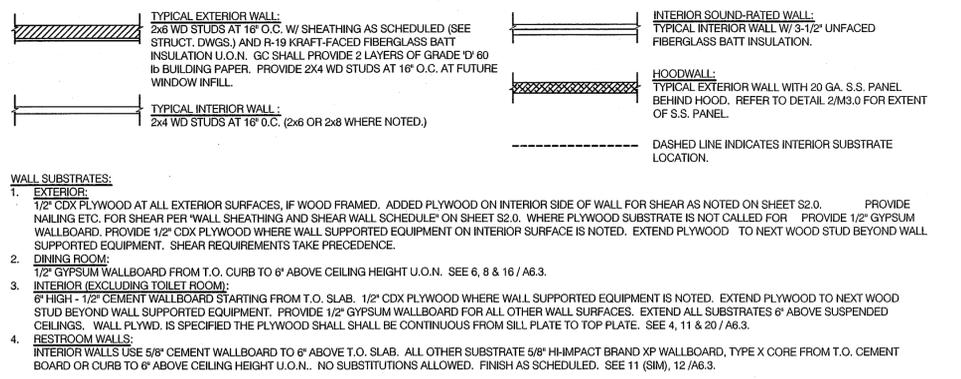
1
 OF 1



CONSULTANT'S SEAL



FLOOR PLAN 1/4"=1'-0" **A**



WALL LEGEND **E**

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS 'CLEAR' OR 'HOLD' ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES. U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH 'NSF INTERNATIONAL' APPROVED SEALANTS.
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE. U.O.N.

DECOR:
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
B. SEE A7.0 FOR FLOOR FINISHES.
C. SEE A8.0 - A8.3 FOR WALL FINISHES.
D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
C. ALL ATTACHMENTS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH. PER 9/A6.2.
D. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING MFRS. APPROVED METHOD.

FLOOR PLAN NOTES **D**

- 1 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).
- 2 NO FRP BEHIND ~~W/COB~~ WALK-IN COOLER/FREEZER.
- 3 PIPE BOLLARD. SEE DETAIL 8/C1.0.
- 4 HOOD WALL. SEE WALL LEGEND.
- 5 ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
- 6 CO2 FILL BOX LOCATION. SEE SHEET A4.0 ELEVATION 'A'.
- 7 TILE TO CONCRETE METAL THRESHOLD.
- 8 KEEP CLEAR FOR UTILITIES & SYRUP LINES. SEE DETAIL 14 & 19/A6.4 FOR STUD LAYOUT REQUIREMENTS.
- 9 MOP SINK. REFER TO SHEET A2.0 & A2.1.
- 10 S.S. CORNER GUARD / WALL CAP. TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.3.
- 11 ELECT. PANELS RECESSED IN 2x10 WALL.
- 12 LIGHTING CONTROL PANEL SURFACE MOUNTED. REFER TO ELECT. DWGS.
- 13 SYRUP LINE CHASE (ABOVE). SEE DETAIL 19/A6.4.
- 14 HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 15/A6.4.
- 15 START OF CHAIR RAIL.
- 16 INTERIOR FINISHES AT STOREFRONT TO MATCH EXTERIOR.
- 17 REMOVABLE ASTRAGAL FROM INSIDE ONLY.
- 18 METAL STUDS REQUIRED PER LOCAL CODES.
- 19 ROOF LADDER. SEE DETAIL D/A8.3.
- 20 SPLASHGUARD. SEE DETAIL 9/A6.3. INSTALLATION SHALL BE COORDINATED WITH INSTALLATION OF MOP SINK.
- 21 ROUGH-IN FRAMING FOR FUTURE WINDOW. SEE 5 ON A1.1.
- 22 INDICATES WATER HEATER LOCATION. COMES WITH METAL STAND.
- 23 CANOPY & VALANCE ABOVE.
- 24 6" STUD INTERIOR WALL, FINISHED PER WALL LEGEND E / THIS SHEET.
- 25 PROVIDE HORIZONTAL DOOR SWEEPS AT ALL EXTERIOR DOORS. SEE SHEET A1.1.
- 26 6" PVC STUB THRU CEILING FOR SYRUP BUNDLE. SEE DETAIL 18/A6.4.
- 27 CASSED OPENING. REFER TO DETAIL 18/A6.1. DOOR OPTIONAL, REFER TO DOOR SCHEDULE ON A1.1 (DOOR #10).

KEY NOTES **B**

CONTRACT DATE: XXXXXX
BUILDING TYPE: LIVE MAS LARGE40
PLAN VERSION: SEPT 2014
SITE NUMBER: XXX-XXX
STORE NUMBER: XXXXX

TACO BELL



LIVE MAS
LARGE40

FLOOR PLAN

A1.0

PLOT DATE:



TACO BELL





East Side of the Property



View from Lost Island Road



Existing Building



Existing Building



Existing Buildings