

**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

PAID
4/20/15 *OK*

Fees - Office Use Only	
<input type="checkbox"/> Board review	\$200 per meeting
<input checked="" type="checkbox"/> Staff review	\$ 50
<input type="checkbox"/> Special Meeting	\$500
*Post Facto applications shall be twice the normal fee	

App # 11448

Please TYPE or PRINT legibly

Date of Submittal: 4/10/2015 **Design Review Board Meeting Date:** Staff Review

Project Name: Island Shops

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 _____ 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.

<p>DESIGN REVIEW BOARD PROJECT REVIEW</p> <p><input type="checkbox"/> CONCEPTUAL REVIEW</p> <p><input type="checkbox"/> PRELIMINARY REVIEW</p> <p><input type="checkbox"/> FINAL REVIEW</p>	<p><i>15-07 ST# 1</i></p>	<p>STAFF PROJECT REVIEW</p> <p><input type="checkbox"/> CONCEPTUAL</p> <p><input checked="" 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.

Bo Murphy
Developer's Signature _____ **Bo Murphy** Developer's Name (Please Print) _____ 4-13-15 Date _____

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: Island Shops

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

The proposed development includes a new +/- 149,387 sf retail building, two retail shop building (totaling 32,750 sf) and two out lots. The proposed construction will include new parking, storm drainage, utilities and wet stormwater management ponds. A new sewer lift station will be required as gravity sewer is not available to the site.

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

PART I - PROJECT OVERVIEW

15-07 5161
RECEIVED
CITY OF BEAUFORT
PLANNING
Date 4/20/15

1.1 GENERAL

Project / Site Name:.....Island Shops

Location:.....Beaufort, SC - Beaufort County

The proposed commercial site is located along US Highway 21 approximately 4,800 feet east of SC 802 and at the intersection of Airport Circle and US Highway 21. The approximate 25.6 acre site is better defined by commercial land to the north, residential and wetland area to the east, US Highway 21 to the south, and Airport Circle to the west. The property is moderately wooded with mature trees, thick underbrush, and ground cover consisting of leaf litter and pine straw. There are large ditches that extend from Sea Island Parkway to Airport Circle through the central portion of the site, and along the majority of Sea Island Parkway and a portion of Airport Circle. The site is relatively flat with elevations ranging from 6 to 8 feet over the majority of the site.

T.M.S. #:.....R123 018 000 0054

Latitude / Longitude:.....32°24'26" N / 80°38'02" W

This project is located in the USGS Quadrangle Map - Beaufort, SC.

1.2 PROPOSED SITE IMPROVEMENTS

Construction will consist of a new anchor retail store, retail shops, and subdivided out parcels. US Highway 21 and Airport Circle Road will be improved and a new signal will be added to the intersection of the two roadways to insure safe vehicular access to the site after construction. The anchor store and associated retail shops will contain well landscaped parking and loading areas as well as designated screened areas for solid waste and recycling collections. Four new driveways will be constructed to service the new development. Water and wastewater infrastructure including a new sewer lift station will be constructed as part of the development.

1.3 EXISTING SITE/PARCEL INFORMATION

Zoning and Land Use

The site is part of the Airport Junction Planned Use Development (PUD). The seller also has a Development Agreement with the City of Beaufort establishing development and land use criteria for the property. The PUD and Development Agreement allow for all uses within the City's Highway Commercial (HC), General Commercial (GC) or Limited Industrial (LI) districts. The PUD limits the maximum building size to 150,000 square feet, including enclosures and canopies. The anchor store prototypical building was modified to meet this requirement.

Outlot #3 is located within the County of Beaufort and will be subject to the County's Zoning and Land Use development standards.

Setbacks / Buffers

Setback requirements are set forth in the PUD. All buildings shall be setback a minimum of 15 feet from the Airport Junction perimeter. Buildings larger than 55,000 square feet must be a minimum of 300 feet from Sea Island Parkway. The PUD also establishes setbacks from existing wetlands. Freshwater wetlands shall have 20 foot setbacks and saltwater wetlands shall have 30 foot setbacks. There are no internal building setbacks.

Buffer requirements are set forth in the PUD. All buffers are 15 feet, with the exception of along Airport Circle, which is 10 feet. The PUD requires a large "Green Buffer" be provided. The proposed site plan incorporates a 50 foot buffer along the northern and eastern property lines.

The current City of Beaufort Landscape Ordinance shall apply to the PUD. The minimum open space shall be 20%. All buildings shall be provided with foundation plantings along 67% of the front and 50% of the sides. Within the parking lot, every parking space must be within 55 feet of a tree. The City's Landscape Ordinance also requires a 4 foot wide landscape median between each parking bay. The proposed site plan incorporates 10 foot wide landscape median islands every other bay.

The county portion of the parcel, Outlot #3 will have a 10' landscape buffer along Airport Circle and Highway 21.

Platting

A subdivision plat will need to be prepared to subdivide the four separate development parcels.

Wetlands

A wetland determination has been conducted and coverage under a Nationwide Permit granted. Refer to the Section "Environmental" for further information.

Flood / FEMA Information

From scaling the FEMA Flood Insurance Rate Map (Panel 450025, Community Number 0100D, dated September 29, 1986), the site lies in Flood Zone 'A9' with a Base Flood Elevation 13 feet.

Earthwork / Soils

Based on the USDA Natural Resources Conservation Service (NRCS) Soils Survey, the existing site is primarily comprised of fine loamy sand. A draft Geotechnical Investigation report was completed for the site on August 11, 2014. Topsoil depths ranged from 0 to 9 inches. The topsoil was typically underlain by relatively clean sands with varying amounts of silt and clay. Subsurface water was encountered at depths from 4 to 8 feet below the existing ground surface. The Geotechnical Investigation revealed that the site is subject to liquefaction in the event of an earthquake; therefore ground improvement may be necessary to support the proposed structure.

Refer to 'Appendix A – Site Maps' and "Appendix C1 – Geotechnical Report" for additional information.



Photograph 1: Airport & Highway 21 Looking North



Photograph 2: Airport & Highway 21 Looking South



Photograph 3: Buildings Located on North of Site



Photograph 4: House on South side across Critical Area



Photograph 5: Buildings Located on North side across Airport Circle



Photograph 6: Buildings Located on North side across Airport Circle

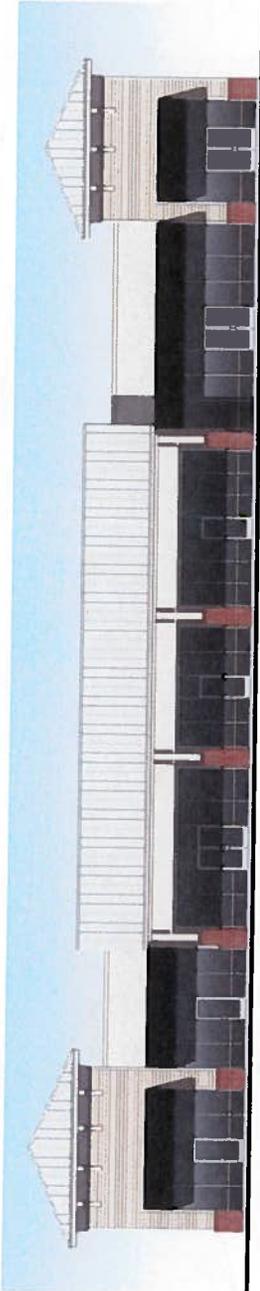


Photograph 7: Looking at Site from Road

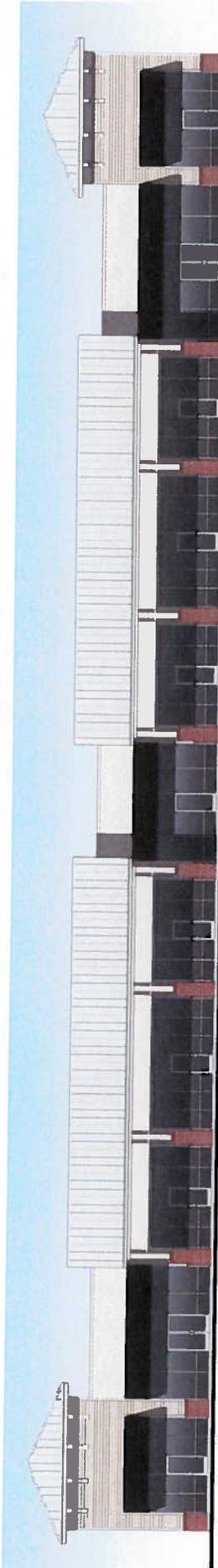
RECEIVED 15007 SH.1
 CITY OF BEAUFORT
 PLANNING
 Date 4/20/15

EXTERIOR FINISH SCHEDULE

1. EXTERIOR WALLS	2. EXTERIOR ROOFING	3. EXTERIOR FLOORING	4. EXTERIOR PAINT
5. EXTERIOR CEILING	6. EXTERIOR LIGHTING	7. EXTERIOR SIGNAGE	8. EXTERIOR FURNITURE
9. EXTERIOR LANDSCAPE	10. EXTERIOR SECURITY	11. EXTERIOR ACCESSIBILITY	12. EXTERIOR SUSTAINABILITY
13. EXTERIOR VENTILATION	14. EXTERIOR SOUND	15. EXTERIOR ENERGY	16. EXTERIOR WATER
17. EXTERIOR AIR QUALITY	18. EXTERIOR CLIMATE	19. EXTERIOR BIODEGRADABLE	20. EXTERIOR RECYCLABLE
21. EXTERIOR TOXIC	22. EXTERIOR GREEN	23. EXTERIOR LEAD	24. EXTERIOR ASBESTOS
25. EXTERIOR RADIATION	26. EXTERIOR EMISSIONS	27. EXTERIOR OZONE	28. EXTERIOR ACID RAIN
29. EXTERIOR AIR POLLUTION	30. EXTERIOR SOIL POLLUTION	31. EXTERIOR WATER POLLUTION	32. EXTERIOR AIR QUALITY
33. EXTERIOR SOUND POLLUTION	34. EXTERIOR VIBRATION	35. EXTERIOR CLIMATE	36. EXTERIOR BIODEGRADABLE
37. EXTERIOR RECYCLABLE	38. EXTERIOR TOXIC	39. EXTERIOR GREEN	40. EXTERIOR LEAD
41. EXTERIOR ASBESTOS	42. EXTERIOR RADIATION	43. EXTERIOR EMISSIONS	44. EXTERIOR OZONE
45. EXTERIOR ACID RAIN	46. EXTERIOR AIR POLLUTION	47. EXTERIOR SOIL POLLUTION	48. EXTERIOR WATER POLLUTION
49. EXTERIOR AIR QUALITY	50. EXTERIOR SOUND POLLUTION	51. EXTERIOR VIBRATION	52. EXTERIOR CLIMATE
53. EXTERIOR BIODEGRADABLE	54. EXTERIOR RECYCLABLE	55. EXTERIOR TOXIC	56. EXTERIOR GREEN
57. EXTERIOR LEAD	58. EXTERIOR ASBESTOS	59. EXTERIOR RADIATION	60. EXTERIOR EMISSIONS
61. EXTERIOR OZONE	62. EXTERIOR ACID RAIN	63. EXTERIOR AIR POLLUTION	64. EXTERIOR SOIL POLLUTION
65. EXTERIOR WATER POLLUTION	66. EXTERIOR AIR QUALITY	67. EXTERIOR SOUND POLLUTION	68. EXTERIOR VIBRATION
69. EXTERIOR CLIMATE	70. EXTERIOR BIODEGRADABLE	71. EXTERIOR RECYCLABLE	72. EXTERIOR TOXIC
73. EXTERIOR GREEN	74. EXTERIOR LEAD	75. EXTERIOR ASBESTOS	76. EXTERIOR RADIATION
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81. EXTERIOR SOIL POLLUTION	82. EXTERIOR WATER POLLUTION	83. EXTERIOR AIR QUALITY	84. EXTERIOR SOUND POLLUTION
85. EXTERIOR VIBRATION	86. EXTERIOR CLIMATE	87. EXTERIOR BIODEGRADABLE	88. EXTERIOR RECYCLABLE
89. EXTERIOR TOXIC	90. EXTERIOR GREEN	91. EXTERIOR LEAD	92. EXTERIOR ASBESTOS
93. EXTERIOR RADIATION	94. EXTERIOR EMISSIONS	95. EXTERIOR OZONE	96. EXTERIOR ACID RAIN
97. EXTERIOR AIR POLLUTION	98. EXTERIOR SOIL POLLUTION	99. EXTERIOR WATER POLLUTION	100. EXTERIOR AIR QUALITY



BUILDING B



BUILDING A

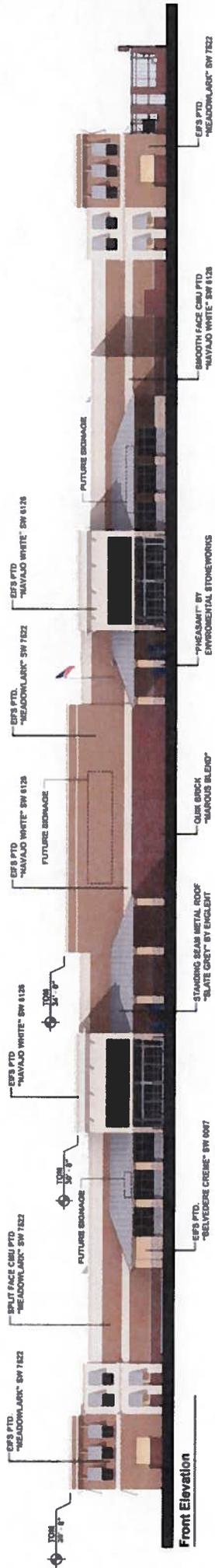
SEA ISLAND AIRPORT SHOPPES

BEAUFORT, SOUTH CAROLINA

W R S, INC

1000 Pine Bluff Road
 Mt. Pleasant, South Carolina 29568

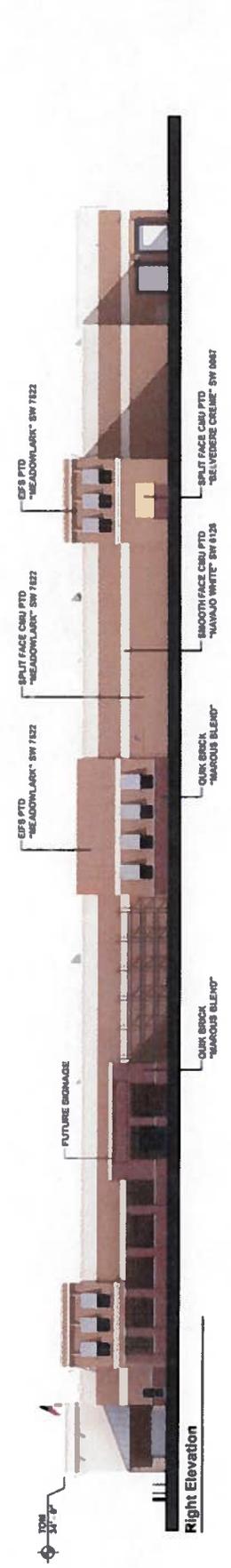
NARRAMORE ASSOCIATES, INC.
 Architects & Planners
 1000 Pine Bluff Road
 Mt. Pleasant, South Carolina 29568
 Phone: 803.339.8800
 Fax: 803.339.8801
 www.narramore.com



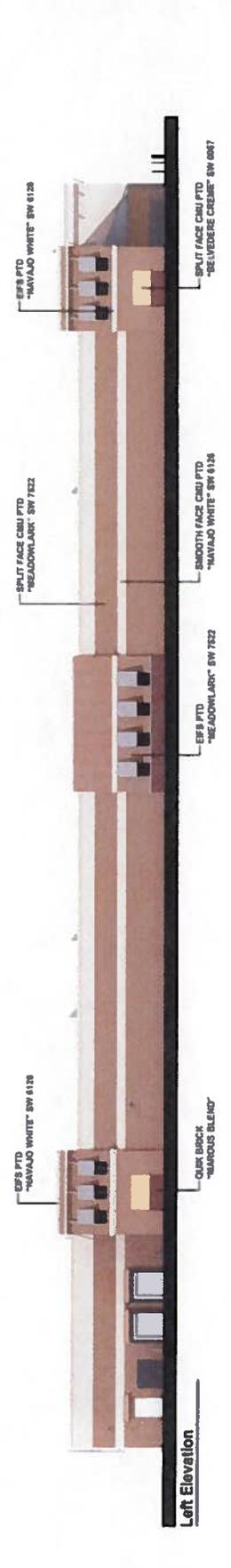
Front Elevation



Rear Elevation



Right Elevation



Left Elevation



March 27, 2015

Beaufort (Lady's Island), SC

Perspective

3



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.F.S:
 "DIRTY" COLORS - SAND BLAST FINISH;
 EIFS 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"

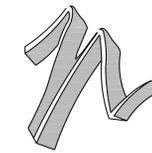
NOTES:
 ALL ELECTRICAL EQUIPMENT, DOORS, AND DOWNSPOUTS ARE TO BE
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 GALVANIZED METAL PAINTING PREPARATION:
 CLEAN ALL GALVANIZED SURFACES WITH A WATER-BASED ALKALINE
 CLEANSER TO REMOVE ANY OIL OR PASSIVATOR AND APPLY 1 COAT
 GALVITE HS PRIMER PRIOR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



BUILDING B



BUILDING A



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
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plans@narramore-architects.com

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EXTERIOR FINISH SCHEDULE

BRICK SCHEME

FIELD BRICK - PALMETTO BRICK - "RED SMOOTH"

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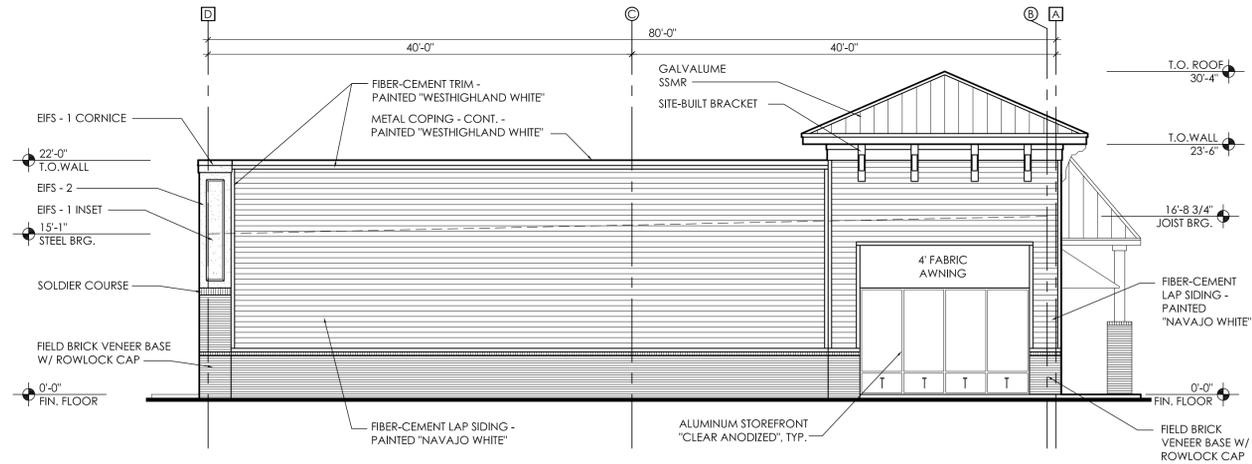
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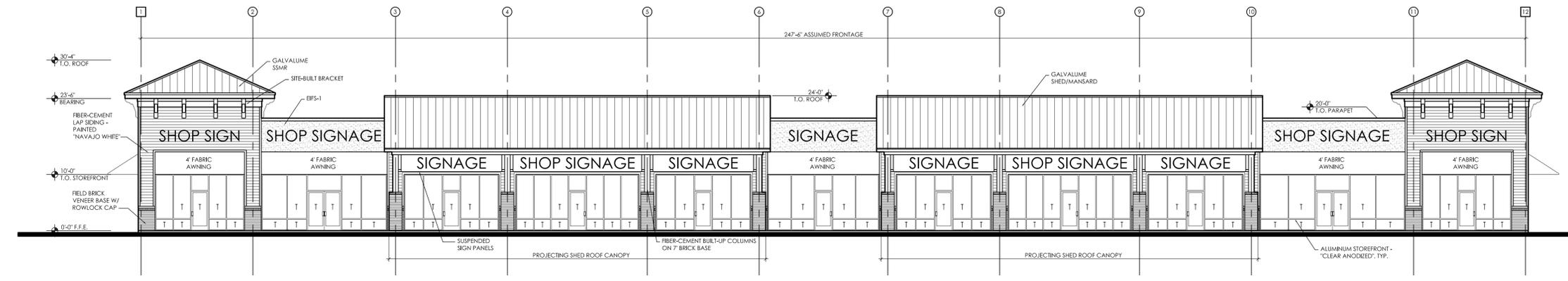
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2 LEFT SIDE/WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

SEAL

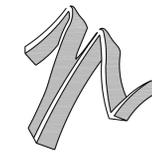
WRS
550 Longpoint Road
Mt. Pleasant, South Carolina 29464

SEA ISLAND AIRPORT SHOPPES
SEA ISLAND PARKWAY
BEAUFORT, SC

REVISIONS

DOCUMENT DATA
PROJECT NUMBER
15015
ISSUE DATE
03-27-15

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



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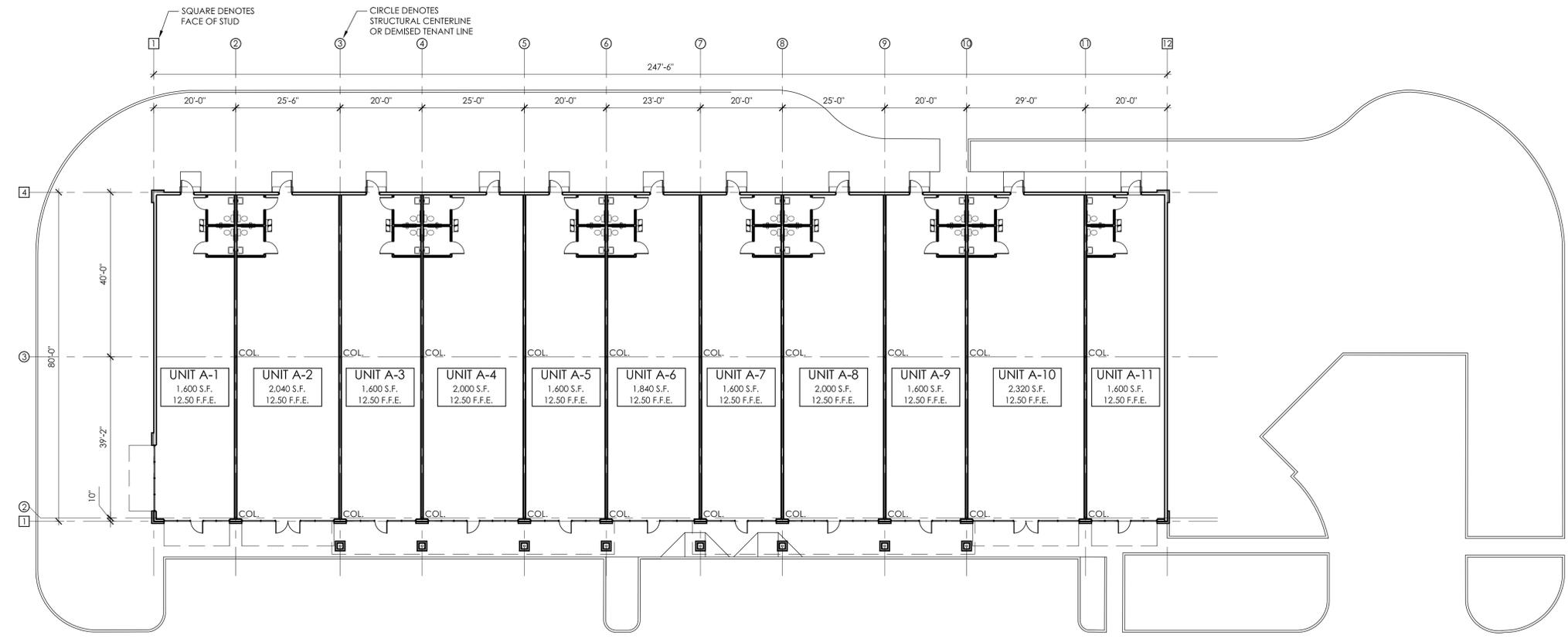
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- STOREFRONT NOTES:**
1. ALL CLEAR GLAZING IS 1" CLEAR, LOW "E". ALL GLAZING NEEDS TO BE LISTED TO MEET LOCAL WIND LEVELS AND CORRESPONDING DP RATINGS.
 2. ALL FRAMES EQUAL TO KAWNEER 451T SERIES STOREFRONT SYSTEM.
 3. "T" DENOTES TEMPERED GLAZING WHERE REQUIRED BY CODE.
 4. COLOR : CLEAR ANODIZED ALUMINUM.
 5. SEE SHEET A1.8 FOR STOREFRONT FLASHING DETAILS.



1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

SEAL

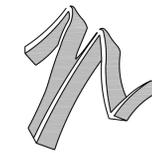
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SEA ISLAND AIRPORT SHOPPES
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RETAIL SHOPPES
BEAUFORT, SC
A0
REFERENCE PLAN
BLDG A



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BEAUFORT, SC
A2.1
EXTERIOR ELEVATIONS
BUILDING B

EXTERIOR FINISH SCHEDULE

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

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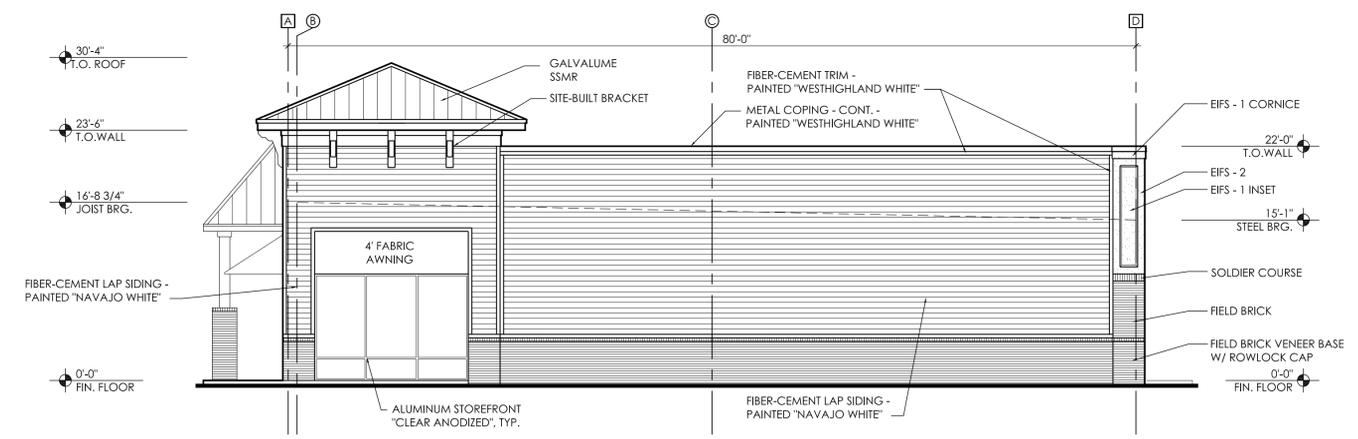
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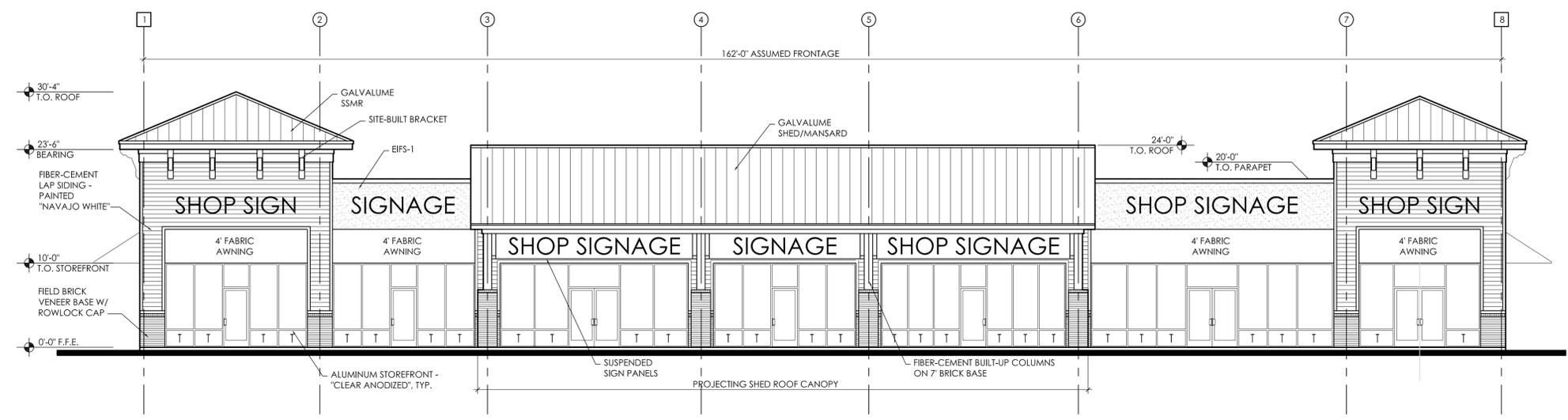
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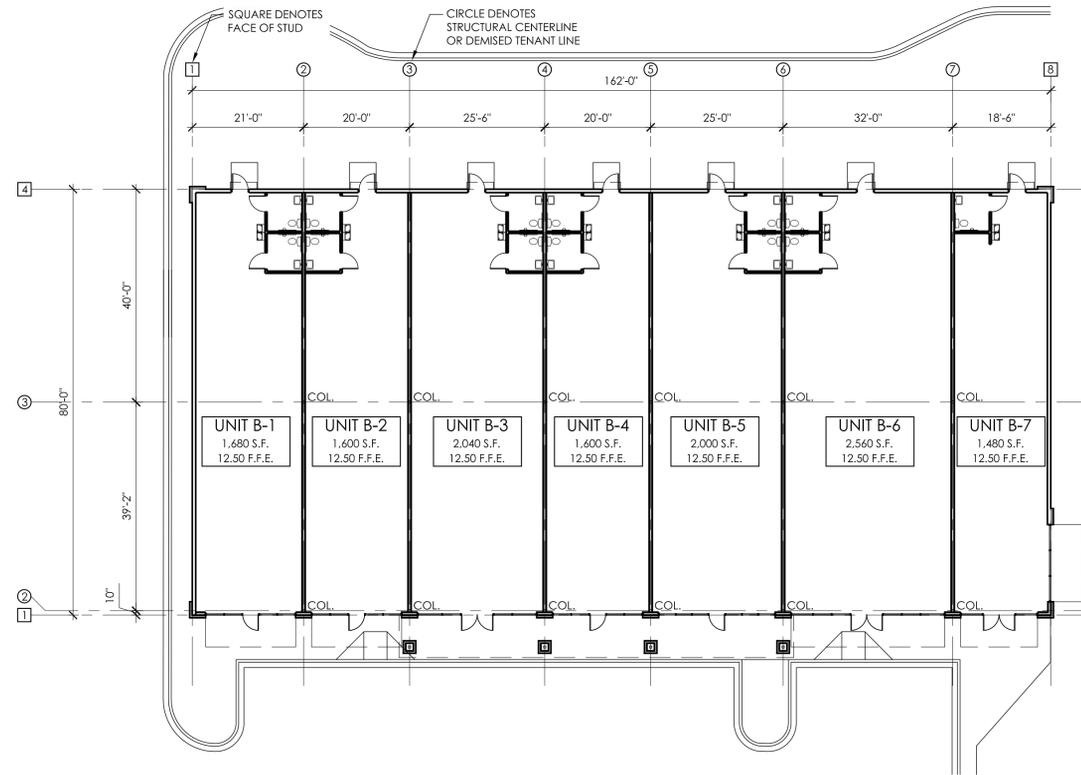
2 RIGHT SIDE/NORTH ELEVATION
SCALE: 1/8" = 1'-0"



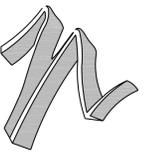
1 BUILDING B FRONT/WEST ELEVATION
SCALE: 1/8" = 1'-0"

STOREFRONT NOTES:

1. ALL CLEAR GLAZING IS 1" CLEAR, LOW "E". ALL GLAZING NEEDS TO BE LISTED TO MEET LOCAL WIND LEVELS AND CORRESPONDING DP RATINGS.
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1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



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SEAL

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