

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
 100 RIBAUT ROAD
 POST OFFICE DRAWER 1228
 BEAUFORT, SOUTH CAROLINA 29901-1228
 TELEPHONE: (843) 255-1000
 FAX: (843) 255-9401
 www.bcgov.net

D. PAUL SOMMERVILLE
 CHAIRMAN

STEWART H. RODMAN
 VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH
 RICK CAPORALE
 GERALD DAWSON
 BRIAN E. FLEWELLING
 STEVEN G. FOBES
 WILLIAM L. MCBRIDE
 GERALD W. STEWART
 ROBERTS "TABOR" VAUX, JR
 LAURA L. VON HARTEN

Committee Members:

Brian Flewelling, Chairman
 Cynthia Bensch, Vice Chairman
 Gerald Dawson
 William McBride
 Jerry Stewart
 Tabor Vaux
 Laura Von Harten

GARY KUBIC
 COUNTY ADMINISTRATOR

BRYAN J. HILL
 DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
 COUNTY ATTORNEY

SUZANNE M. RAINEY
 CLERK TO COUNCIL

AGENDA**NATURAL RESOURCES COMMITTEE**

Monday, April 7, 2014

2:00 p.m.

Executive Conference Room
 Administration Building

Staff Liaison:

Tony Cristiciello, Division-Director

1. CALL TO ORDER – 2:00 p.m.
2. TEXT AMENDMENT TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, TABLE 106-1098 - TO ALLOW CONTRACTOR'S OFFICE WITH EXTERIOR STORAGE IN COMMERCIAL SUBURBAN DISTRICTS; APPLICANT: DARRELL SNYDER / AGENT: LILLIAN THOMAS
 (backup) (map north) (map south)
3. PRESENTATION / BELFAIR LANDSCAPE PLANS FOR US HIGHWAY 278
4. FY 2015 BUDGET PROPOSAL PRESENTATION / SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICATION BOARD
5. DISCUSSION OF WATER AND SEWER LOCATIONS IN BEAUFORT COUNTY
 Mr. Ed Saxon, Manager, Beaufort-Jasper Water and Sewer Authority
6. PRESENTATION / COMMUNITY DEVELOPMENT CODE
7. DISCUSSION REAPPOINTMENTS AND APPOINTMENTS
 - A. Northern Corridor Review Board
 - B. Planning Commission
 - C. Southern Corridor Review Board
 - D. Stormwater Management Utility Board
8. EXECUTIVE SESSION
 - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
9. ADJOURNMENT





MEMORANDUM

To: Natural Resources Committee of Beaufort County Council
From: Anthony J. Criscitiello, Planning & Development Director
Date: March 28, 2014
Subject: Proposed Amendment to the Zoning and Development Standards Ordinance (ZDSO)

Excerpt of PLANNING COMMISSION RECOMMENDATION from its March 3, 2013, draft meeting minutes:

Mr. Anthony Criscitiello, County Planning Director, briefed the Commissioners. The applicant is asking for outdoor storage for contractor's offices in Commercial Suburban districts. The effect is county-wide, versus property related. There are 14 uses allowed. The existing standards do not allow exterior storage. The purpose of the standards is to allow gentle transition in the area from suburban to commercial suburban to commercial regional. Light Industrial and Industrial Park Districts are best for exterior storage of contractor's offices. Staff recommended denial of the request.

Applicant's Comments:

1. Mr. Darryl Snyder, the applicant and owner of the property, noted that he had served on the Northern Corridor Review Board (NCRB) for several years. He noted that he has the zoning permit for his property was zoned neighborhood commercial with Charles Gatch's signature. He noted that he stored outdoor mechanical equipment on the property when he was using the property. There are five other commercial contractors on Parris Island Gateway who store their goods outdoors. He moved in on 1998. He said he had plans to expand and store field equipment. He said he had rights of equity at the time of the adoption of the ZDSO in 1999. Why am I being subjected to an entirely new zoning standard? He stated he had vested rights on the property and his tenant is being harassed. It violated equitable estoppel or estoppels by silence. He said the County knew that he had a landscape business with outdoor storage for 17 years. The County waived its rights to pursue any zoning issues with us. He noted his statement to an applicant of the NCRB, "A zoning ordinance is not a contract between a town and its citizens. A zoning ordinance, including a zoning classification, is subject to change and repeal at will by the governing body, subject only to the vested rights of the citizens in our community. In good faith the investment to compete, the investment on behalf of the citizens, the few changes in zoning lies with the governing body. Zoning use to control and direct not only present use and potential use is for all of us. It is the conservation of property values by which we all benefit." Mr. Snyder asked that Mr. Lather, his tenant, comment on his investment on the property. Mr. Snyder has invested an additional \$15,000.00 on the property.
2. Mr. Shawn Lather, owner of Lather Construction who is the occupant of the property, employs 15 employees. He was operating out of his house, but the business has since grown so he felt he needed a commercial property for his business. He cleared everything off the property, brought in fill dirt, etc. He's put a lot of money into the property.

3. Mrs. Shirley Snyder, wife to Darryl Synder, noted that she had worked with husband. She said they had storage, a greenhouse, etc. She does not see any difference between theirs and Mr. Lather's businesses. There are several other businesses along Parris Island that when business is sold, what will happen to those businesses?

Discussion between Commission and the applicant included the type of storage, the CRB landscaping and screening requirements, the applicant being caught in a zoning change, the applicant stating he had officially closed his business doors in October 2013, the applicant noted that he had co-operated with Lather Construction at the site until his closing, the text amendment is an issue based on a complaint to the Code Enforcement office, another issue is the continued use from the property owner's point of view, the possibility of a Zoning Board of Appeals (ZBOA) consideration, being sympathetic to the situation, acknowledging that a business license had not been issued due to the zoning issue, inquiring the grounds for grandfathering the business, noting that the property was in the Town of Port Royal growth zone, and wondering why the matter could not discussed at the Metropolitan Planning Commission before County Planning Commission makes decision.

Commission discussion included approving a County-wide text amendment that may affect other properties negatively; desiring another method of helping this property owner; acknowledging that there are only three methods of resolution—text amendment, map amendment, or ZBOA; the text amendment being advised by Mr. Criscitiello as the process of least resistance; inquiring about the grandfathering process if proper screening occurred; desiring the opinion from the Town Port Royal; reiterating that the Commission focus on the text amendment and the impact of its adoption and not the complaint that began this text amendment process; clarifying non-conformities being brought into conformity through text amendment; clarifying the grandfathering process; and not wanting to open the County to this text amendment.

Main Motion: Ms. Diane Chmelik made a motion, and Mr. John Thomas seconded the motion, **to recommend denial** to County Council **of the Text Amendment to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, to allow contractor's offices with exterior storage in Commercial Suburban Districts.** Further discussion included the Commissioners' frustration regarding correcting the applicant's situation, requesting the background on determination of the grandfathering status, the ramifications should the applicant withdraw his application, and modifying the motion to request the grandfathering status for this property. The motion was modified by Ms. Chmelik and seconded by Mr. Thomas to include recommending that the application be considered to be grandfathered in the existing use.

Amended Motion: Ms. Diane Chmelik amended the main motion, and Mr. John Thomas seconded the amended motion, therefore the main motion is removed from vote, **to recommend denial** to County Council **of the Text Amendment to the Beaufort County Zoning and Development Standards Ordinance/ZDSO, to allow contractor's offices with exterior storage in Commercial Suburban Districts, and to request that grandfathering status be considered for the property involved.** The amended motion was carried unanimously (FOR: Bihl, Brown, Chmelik, Petit, Riley, Semmler, Stewart, and Thomas).

STAFF REPORT:

A. BACKGROUND:

Case No. ZTA 2014-01
Applicant: Darrell Snyder
Proposed Text Change: Text Amendment to Permit a Contractor’s Office with Exterior Storage in the Commercial Suburban (CS) Zoning District

B. SUMMARY OF REQUEST:

The applicant is proposing to amend Table 106-1098 (General Use Table) so that contractors’ offices with exterior storage are permitted in the Commercial Suburban (CS) District as shown below (deletions are shown as ~~strike through~~ and additions are shown underlined). This amendment was initiated because the applicant has rented property that is zoned CS to a general construction company that is using the property as an office and to store equipment, trucks, construction vehicles and materials on the site. In the ZDSO, this type of business, with exterior storage, is listed under “building, development and general contracting,” which is only permitted in the Light Industrial (LI), Industrial Park (IP), and Rural Business (RB) districts.

ARTICLE V. USE REGULATIONS

Table 106-1098. GENERAL USE TABLE [Excerpt]

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
COMMERCIAL USES													
Office	L	L	Y	Y	L	Y	L	N	N	L	N	106-1289	Building or buildings wherein operations are predominantly administrative, professional or clerical, and includes the following: <ol style="list-style-type: none"> 1. Finance, banks, trusts, savings and lending 2. Security, commodity brokers and investment services 3. Insurance carriers, agents, brokers, and services 4. Real estate services 5. Professional and technical services 6. Business services 7. Health services 8. Social services (except care facilities)

															<p>9. Educational services, such as business schools, technological, and trade schools (excluding public and private schools defined as institutional)</p> <p>10. Civic and social organizations</p> <p>11. Agricultural support and services (offices only)</p> <p>12. Governmental offices</p> <p>13. Parking lots</p> <p>14. Contractor's office <u>without including those with exterior storage</u></p>
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	---

C. ANALYSIS:

Section 106-493 of the ZDSO lists 7 standards (below), any of which is cause for a Zoning Text Amendment. Analysis will address all those applicable to the text change request.

Sec. 106-493. Standards for zoning text amendment.

A zoning ordinance text amendment may be approved if:

1. **It would implement a new portion of the comprehensive plan or amendment.**
(Not Applicable)
2. **It would implement and better achieve the comprehensive plan's goals and objectives that have proved difficult to achieve under the ordinance's existing provisions.**
(Not Applicable)
3. **The ordinance's provisions were inconsistent or unreasonable in light of standards for similar uses.**
(Not Applicable)
4. **It is necessary to respond to state and/or federal legislation.**
(Not Applicable)
5. **It provides additional flexibility in meeting the ordinance's objectives without lowering the ordinance's general standards.**

The County's Commercial Suburban (CS) district was established for the purpose of providing for a limited number of retail, office and service uses intended to serve and blend in with surrounding neighborhoods. The attached zoning maps show the locations of CS

districts in the County. Section 106-961(b) of the ZDSO states that the standards established for the CS district are intended to “ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area.”

The proposed amendment would open the CS district to uses with exterior storage needs that are light industrial rather than neighborhood commercial in character. This would be in conflict with the purpose of the CS district as established by the ZDSO.

6. It addresses a new use, changing conditions, and/or clarifies existing language.

(Not Applicable)

7. It clarifies the ordinance or makes adjustments to account for interpretation.

(Not Applicable)

D. STAFF RECOMMENDATION:

After review of the guidelines set forth in Section 106-493 of the ZDSO, staff recommends denial of the requested text amendment.

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate): PUD Master Plan Change
 Zoning Map Designation/Rezoning Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:
 Tax District Number: 100, Tax Map Number: 0021, Parcel Number(s): 014
 Size of subject property: 1.91 acres Square Feet / Acres (circle one)
 Location: 390 Parris Island Gateway

3. How is this property presently zoned? (Check as appropriate)
- | | | |
|---|--|---|
| <input type="checkbox"/> Urban/U | <input type="checkbox"/> Community Preservation/CP | <input type="checkbox"/> Light Industrial/LI |
| <input type="checkbox"/> Suburban/S | <input type="checkbox"/> Commercial Regional/CR | <input type="checkbox"/> Industrial Park/IP |
| <input type="checkbox"/> Rural/R | <input checked="" type="checkbox"/> Commercial Suburban/CS | |
| <input type="checkbox"/> Rural Residential/RR | | |
| <input type="checkbox"/> Rural Business/RB | <input type="checkbox"/> Research & Development/RD | <input type="checkbox"/> Resource Conservation/RC |
| <input type="checkbox"/> Planned Unit Development/PUD | | |

4. What new zoning do you propose for this property? text ammendment change to the ordinance
 (Under Item 10 explain the reason(s) for your rezoning request.)

5. Do you own all of the property proposed for this zoning change? Yes No
 Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: _____
 (Under Item 9 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply:
- | | |
|--|--|
| <input type="checkbox"/> AOD - Airport Overlay District | <input type="checkbox"/> MD - Military Overlay District |
| <input type="checkbox"/> COD - Corridor Overlay District | <input type="checkbox"/> RQ - River Quality Overlay District |
| <input type="checkbox"/> CPOD - Cultural Protection Overlay District | |

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
- Section 106-492, Standards for zoning map amendments.
 - Section 106-493, Standards for zoning text amendments.
 - Sections 106-2441 and 106-2442, General and Special Considerations for Planned Unit Developments (PUDs)
 - Section 106-2450, Traffic Impact Analysis (for PUDs)

Rev. 4/11 ZTA 2011-01
 FILE NO: _____ // Initiated by: STAFF / OWNER
(Circle One)

9. Explanation (continue on separate sheet if needed): To continue operations as we have done so over the past several months; to allow exterior storage of equipment and vehicles.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

Darrell Snyder
Signature of Owner

1-27-2014
Date

Printed Name: Darrell Snyder

Telephone Number: 843.322.1978

Address: 390 Parris Island Gateway Beaufort SC 29906

Email: ds390pi@yahoo.com

Agent (Name/Address/Phone/email): Lillian Thomas 390 Parris Island Gateway 843.441.2187 ~~843~~ lillian@latherconstruction.com

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) OR THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

N/A
\$250.00
218082



ZTA 2014/01

Rev. 4/1

PLANNING DIVISION

FILE NO: _____ // Initiated by: STAFF / OWNER
(Circle One)



Northern Beaufort County Zoning Map

Generated By Beaufort County GIS
August 9, 2012

Zone District Legend

- Community Preservation
- Industrial Park
- Medium Density
- Light Industry
- PLD
- Regional Commercial
- Historical Conservation
- Rural
- Rural Business
- Rural Residential
- Suburban
- Suburban Commercial
- Transitional Rural
- Transitional Rural Residential
- Urban

Community Preservation Districts [CP]

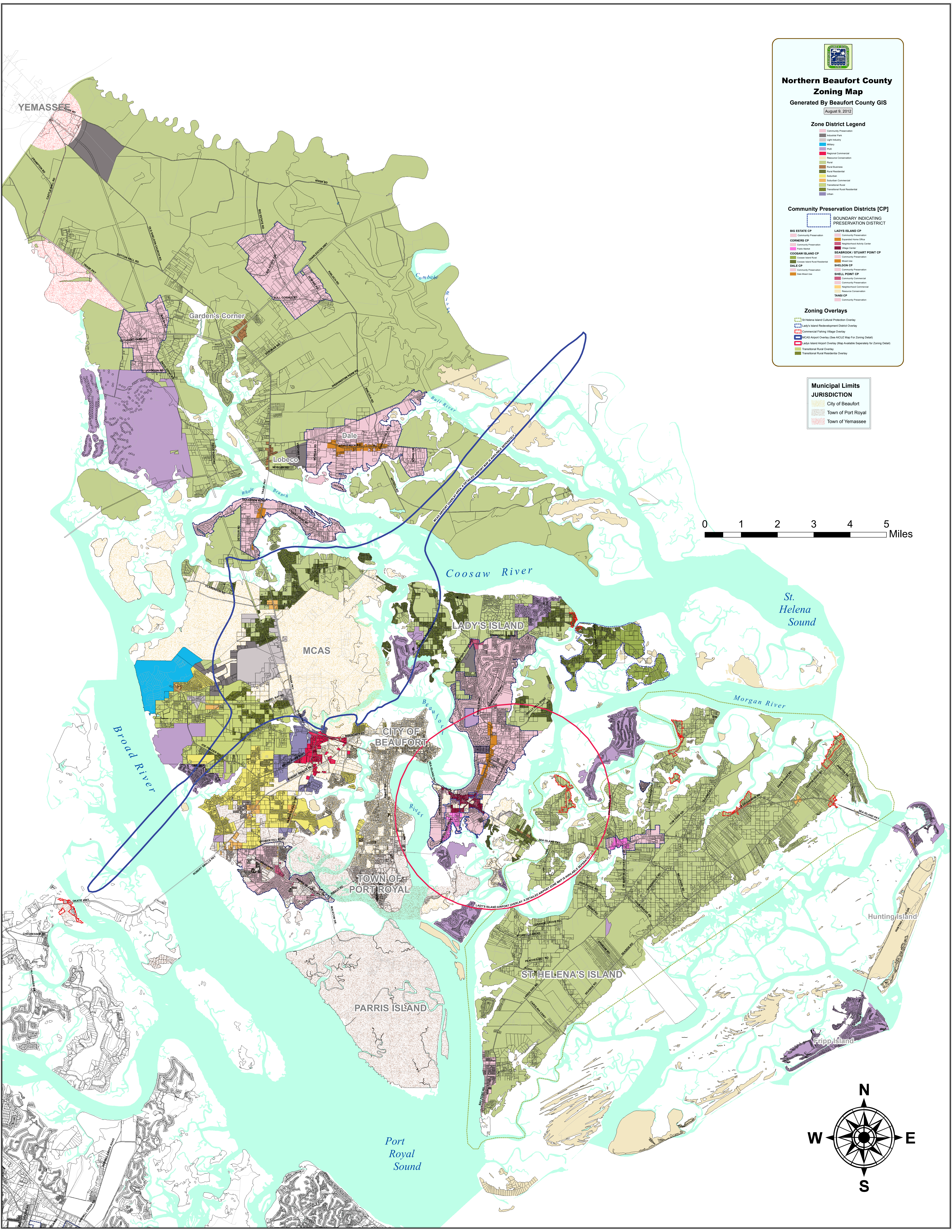
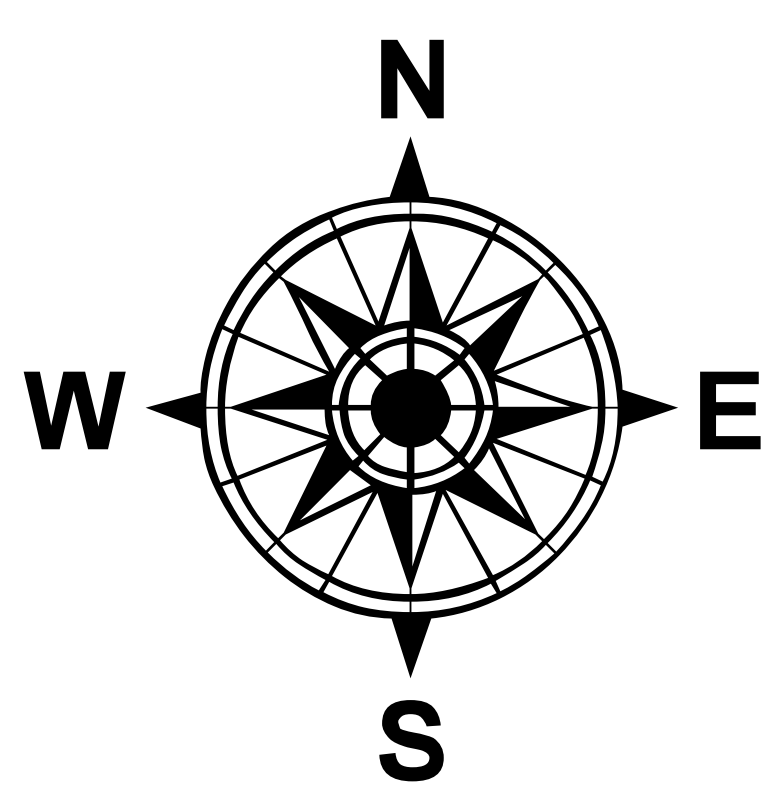
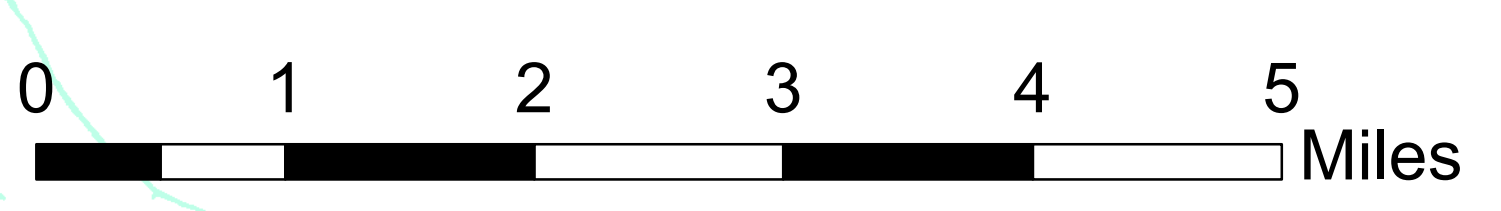
- BOUNDARY INDICATING PRESERVATION DISTRICT**
- BIG ESTATE CP**
 - Community Preservation
 - CORNERS CP**
 - Community Preservation
 - Single Center
 - CODSWALL CP**
 - Coastal Residential
 - Community Preservation
 - Open Space
 - DALE CP**
 - Community Preservation
 - Open Space
 - LADYS ISLAND CP**
 - Community Preservation
 - Expanded Home Office
 - Neighborhood Activity Center
 - Single Center
 - SEABROOK / STUART POINT CP**
 - Community Preservation
 - Neighborhood
 - SHELL POINT CP**
 - Community Preservation
 - Community Commercial
 - Community Preservation
 - Neighborhood Commercial
 - Historic Conservation
 - TANSI CP**
 - Community Preservation

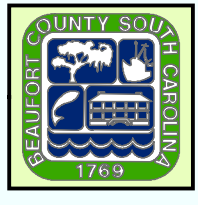
Zoning Overlays

- St. Helena Island Cultural Protection Overlay
- Lady's Island Redevelopment District Overlay
- Commercial Fishing Village Overlay
- MCAS Airport Overlay (See ACUZ Map For Zoning Details)
- Lady's Island Airport Overlay (Map Available Separately for Zoning Details)
- Transitional Rural Overlay
- Transitional Rural Residential Overlay

Municipal Limits JURISDICTION

- City of Beaufort
- Town of Port Royal
- Town of Yemassee





**Southern Beaufort County
Zoning Map**
Generated By Beaufort County GIS

August 9, 2012

Zone District Legend

- | | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

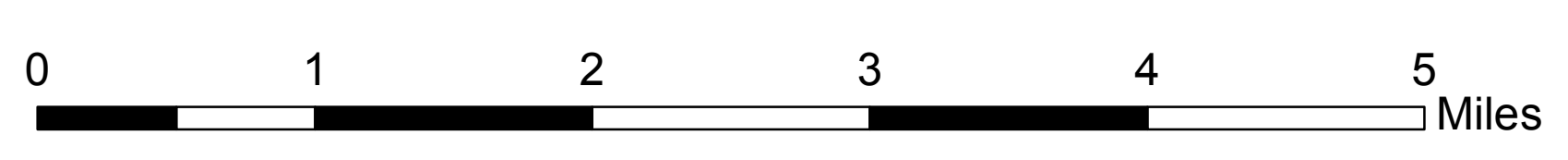
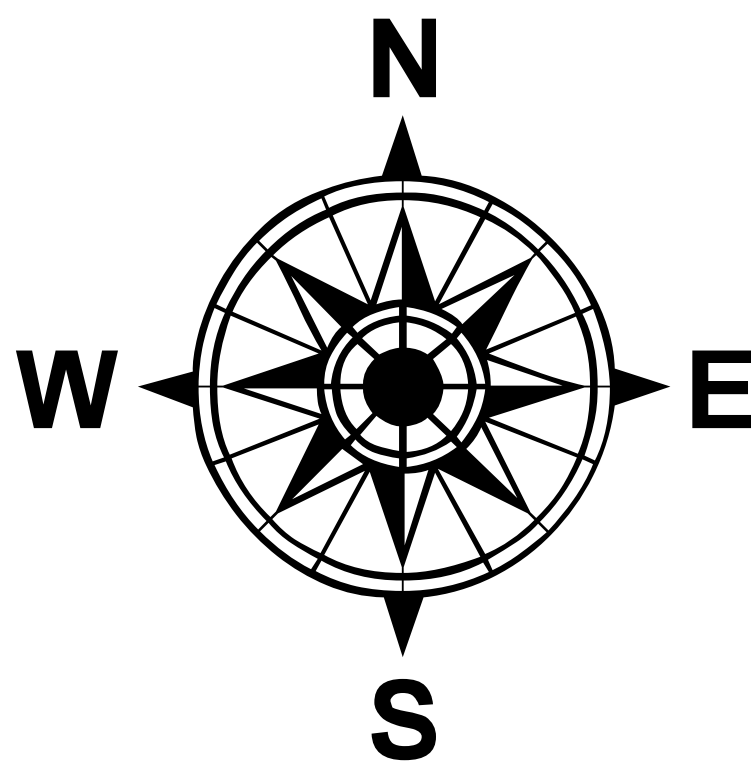
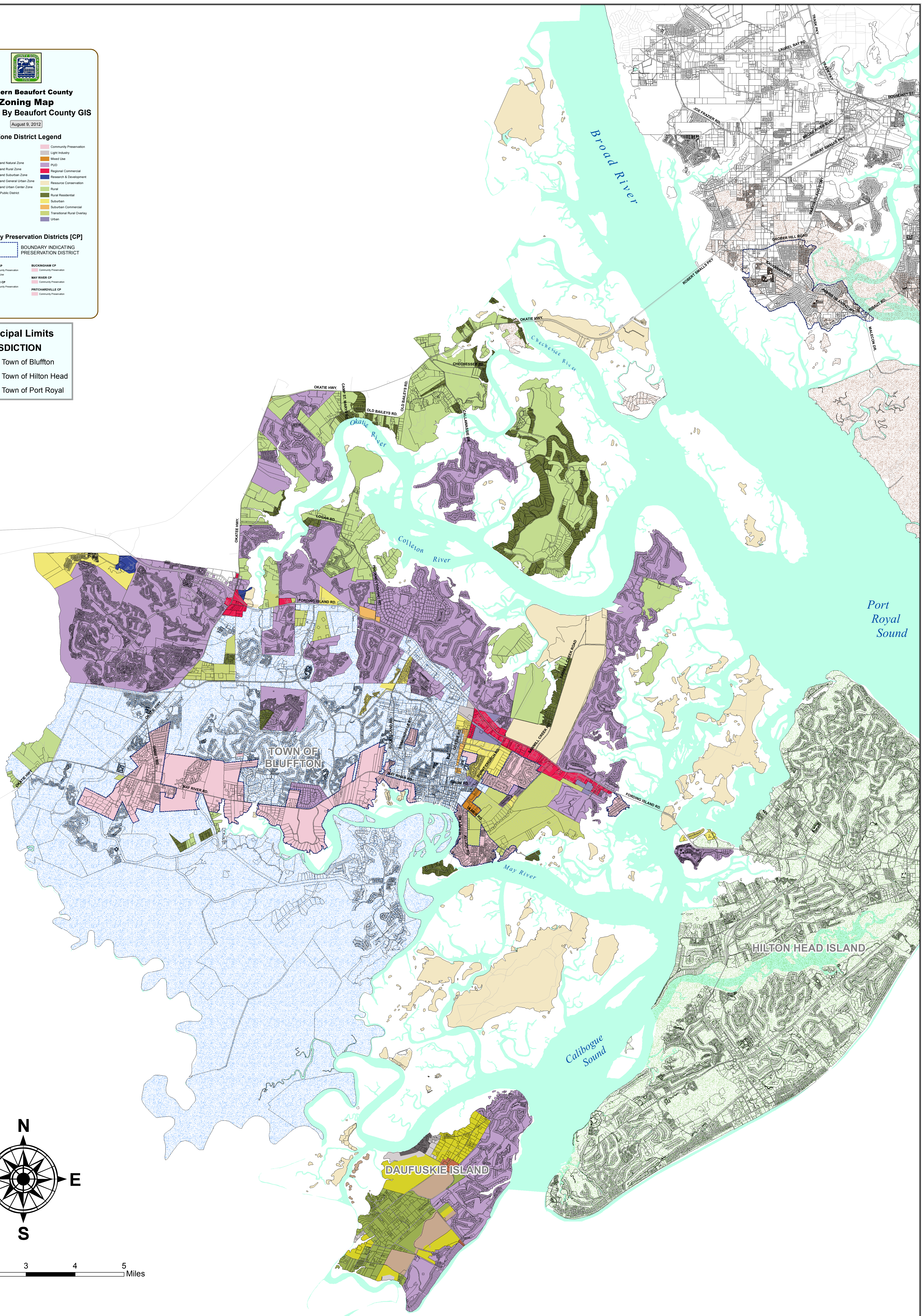
Community Preservation Districts (CP)

BOUNDARY INDICATING PRESERVATION DISTRICT

- | | |
|--|--|
| | |
| | |
| | |

**Municipal Limits
JURISDICTION**

- | | |
|--|---------------------|
| | Town of Bluffton |
| | Town of Hilton Head |
| | Town of Port Royal |



ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: Project Cost Estimates
Date Submitted: April 7, 2014
Submitted By: Glenn Standford
Venue: Natural Resources Committee

SOUTHERN BEAUFORT COUNTY
CORRIDOR BEAUTIFICATION BOARD

MEMO

TO: THE BOARD
FR: Glenn Stanford-Finance Committee
RE: Project Cost Estimates
April 3, 2014

The Board requested our consultant, JK Tiller & Assoc (Tiller) to provide us with cost estimates for our first projects: Belfair & Tanger. This was based on the County budget timelines and our general need to understand true estimated costs. We also requested cost estimates for Colleton River segment, Bluffton Gateway and the Rose Hill segment. (Actually there is no Colleton River segment since that frontage falls between the two Tanger sites.) This request was made because we realized that the next budget year does not end until June 30, 2015 and we want to have something in the pipeline. On March 31, I met with Jim & Josh Tiller to discuss these requests for budget numbers. (Jim has to be out of town on business at the time of our April 3 meeting)

Based on the Irrigation Memo we have discussed, the project cost estimates do not include irrigation, but the additional construction cost is noted. We do not have details of the number of plants and materials needed: we only have the gross numbers. This gives us something to work from for budget purposes. In Tillers' terms each project is a "phase" and we will refer to them accordingly.

1. BELFAIR PHASE: This project will be paid for entirely from Tree Mitigation Funds due from Belfair. We are told that Belfair intends to do it's own irrigation utilizing water systems in the Belfair Plantation. It remains to be seen if they will proceed with irrigation once they fully understand the regulatory obstacles. There will be an inspection fee due Tiller of approximately \$2500 for supervision of the installation to assure compliance with the plan design and specifications.

Glenn Stanford
Natural Resources Committee
April 7, 2014

2. TANGER PHASE: This project will also be paid for entirely outside of our budget. The Development Agreement for redevelopment of Tanger-1 requires Tanger to pay for landscaping between the two outlets. Negotiations have begun regarding costs and Tanger has posted as surety bond or other security assuring that the estimated \$320,000 cost of the project is paid. It is unclear whether or not Tanger will use it's own forces and contractors to complete the project. It is also unclear how the irrigation issue will be resolved since it appears their obligation includes irrigation, while we have learned that irrigation is not feasible. Keep in mind that irrigation of the Tanger phase with effluent will require construction of a \$120,000 water main, cost of which is to be shared by BJWSA and the County (an unlikely event). There will be a supervisory fee to Tiller of approximately \$6,500 for this project.

3. ROSE HILL PHASE: The following are estimated costs for this phase from Baylor Dr. to Eagle's Point:

Site Prep & earth work	\$46,180
Plant Material	\$68,692
Mulch	<u>\$ 5,900</u>
Total	\$120,772
	(plus 20% contingency)
Supervision	\$2500
(Note: This estimate excludes irrigation and sod cost of approx. \$200,000)	

4. BLUFFTON GATEWAY PHASE: This phase is in connection with the proposed development at 278 & Hwy 46. It is approximately 0.4 mile running along 278 to Sheridan Park. The following are estimated costs for this phase:

Site Prep & earth work	\$20,363
Plant Material	\$21,946
Mulch	<u>\$ 3,000</u>
Total	\$45,309
	(plus 20% contingency)
Supervision	\$1000
(Note: This estimate excludes irrigation and sod cost of approx.. \$95,000)	

5. MAINTENANCE: It appears clear that part of our budget should include cost of maintenance of the landscaping projects as they come on line. As requested Tiller has also give estimates of those expenses:

Preparation of Maintenance	
Schedule & Guide:	\$5,000
Estimated annual maintenance:	\$17,000 per mile

(plus watering expense for one year after installation)

Topic: Belfair Landscape Plan / US Highway 278

Dated Submitted: April 7, 2014

Submitted: Jim Tiller

Venue: Natural Resources Committee

BELFAIR LANDSCAPE PLAN

HIGHWAY 278 ROW EAST/WEST ENTRANCE

FROM WESTBURY PARK (STA. 648+00) TO BAYLOR DRIVE (STA. 628+00)

BEAUFORT COUNTY, SOUTH CAROLINA

GENERAL NOTES:

- ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE SPECIFICATIONS DRAWINGS GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH WORK OF OTHER CONTRACTORS AND TRADES.
- THE CONTRACTOR SHALL CONTACT THE UTILITY PROTECTION CENTER PRIOR TO BEGINNING WORK FOR ALL UNDERGROUND UTILITY, TELEPHONE, CABLE, TV, SURVEILLANCE, TRAFFIC CONTROL AND THE LIKE AND OTHER UNDERGROUND CONSTRUCTION IN THE AREA.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL WORKMANSHIP AND INSTALLATION FOR ALL TRADES SHALL MEET OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND/OR ALL NATIONAL, STATE, AND LOCAL CODES.
- ALL KNOWN UTILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN LOCATION OR ELEVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES OR OBSTRUCTIONS.
- ALL TREES REMOVED FROM THE PROJECT WHICH ARE NOT TO BE REUSED SHALL BE MOVED TO A LOCATION APPROVED BY THE BEAUFORT COUNTY ENGINEER TO ASSURE NO UNWANTEDLY DEBRIS IS STORED ALONG THE PROJECT DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN SITE FREE OF ALL DEBRIS AND LITTER EACH DAY THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING TRAFFIC CONTROL IN ACCORDANCE WITH THE 2004 SCDOT CONSTRUCTION MANUAL - DIVISION 600. TRAFFIC CONTROL. THE CONTRACTOR SHALL CREATE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE LOCAL SCDOT ENGINEER PRIOR TO PERFORMING CONSTRUCTION.
- AT THE END OF THE WORKING DAY AND EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PICK UP OF ALL DEBRIS AND LITTER WITHIN AND AROUND THE CONSTRUCTION SITE.
- ANY SOIL, STONE OR OTHER MATERIALS SHALL BE BAFFLE CLEAN FROM ALL PAVEMENT AREAS EACH DAY.
- THE CONTRACTOR SHALL LOCATE PLANTS IN ACCORDANCE WITH THE DRAWINGS AND NOTIFY THE BEAUFORT COUNTY ENGINEER AND/OR THE LANDSCAPE ARCHITECT IF CONDITIONS DEVIATE FROM THE PLANS OR MAY REQUIRE ADJUSTMENTS.
- THE POSTED SPEED LIMIT FOR THE BELFAIR PROJECT SITE IS 45 MPH WITH A TRAFFIC VOLUME GREATER THAN 1500 ADT.
- THE CUT/SLOPE IS 3:1 OR FLATTER YIELDING A 25' (OR GREATER) OFFSET FROM THE ROADWAY FOR TREES OR SHRUBS THAT WILL ATTAIN A 4" OR GREATER DIAMETER AT MATURITY. IN SOME AREAS THE HILL SLOPE IS 3:1 YIELDING A 26' (OR GREATER) OFFSET FROM THE ROADWAY FOR TREES OR SHRUBS THAT WILL ATTAIN A 4" OR GREATER DIAMETER AT MATURITY. ACCORDING TO THE SCDOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS, 2008 EDITION, CRAPS, MYRTLES AND BURNING ARE CONSIDERED TO HAVE A SMALLER THAN 4" DIAMETER AT MATURITY AND THEREFORE SHALL NOT BE SUBJECT TO THE OFFSETS AS STATED IN TABLE 9-1. MINIMUM OFFSET OF TREES AND SHRUBS AT MATURITY.
- THE CONTRACTOR SHALL REFER TO THESE GENERAL NOTES AND OTHER ASSOCIATED NOTES.
- VEGETATION IN SIGHT AREAS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 36" FROM THE ADJACENT ROADWAY SURFACE.
- ALL VEGETATION MUST BE PERPETUALLY TRAINED TO ALLOW 16' VERTICAL CLEARANCE MEASURED FROM THE ROADWAY SURFACE AT THE EDGE OF THE TRAVELWAY.
- CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM US 278 FILE 125/128A PRIOR CONTRACT TO PERFORM WORK IN THE CONSTRUCTION WORK ZONE.

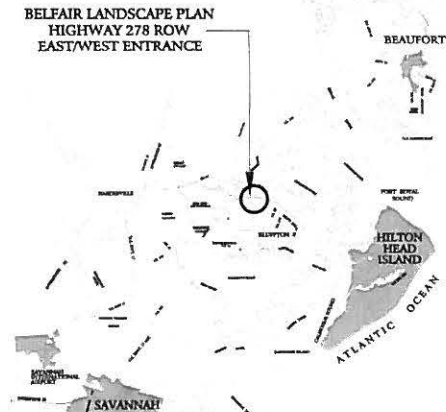
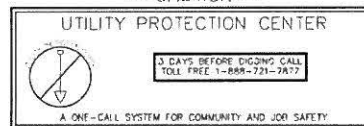
May 28, 2013
 Revised November 21, 2013

LANDSCAPE PLANS

SHEET INDEX

Sheet	Description
CS	Coversheet
L1	Key Sheet
L2	Planting Plan
L3	Plant Schedule, Details and Notes
IR1	Irrigation Layout
IR2	Irrigation Details and Notes

CAUTION



JKT JOB NUMBER: 201304-01

J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 TEN FINKNEY COLONY ROAD SUITE 101
 BLUFFTON, SC 29909
 Voice 843.815.4800
 Fax 843.815.4802
 jkt@jktiller.com

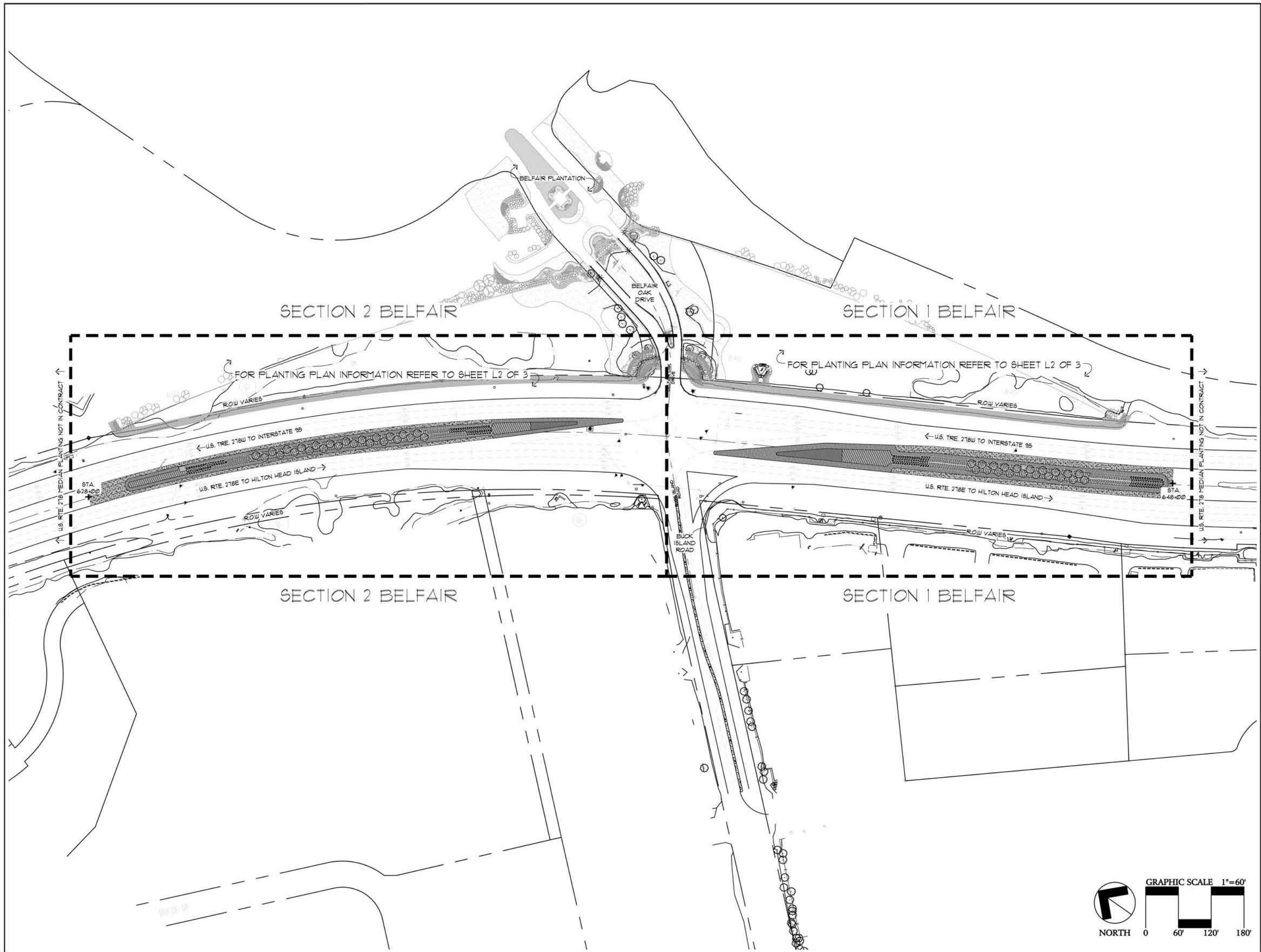


BELFAIR LANDSCAPE PLAN
 HIGHWAY 278 ROW EAST/WEST ENTRANCE
 FROM WESTBURY PARK (STA. 648+00)
 TO BAYLOR DRIVE (STA. 628+00)
 Beaufort County, South Carolina

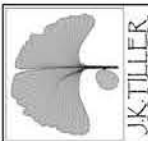
Sheet Title:
 COVER SHEET

Job Number:
 201304-01
 Date:
 May 28, 2013
 Drawn:
 JKT
 Approved:
 JKT
 Revisions:

Sheet
CS
 of 6



J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 TEN PINEKNEEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Voice: 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802



BELFAIR LANDSCAPE PLAN
 HIGHWAY 278 ROW EAST/WEST ENTRANCE
 FROM WESTBURY PARK (STA. 648+00)
 TO BAYLOR DRIVE (STA. 628+00)
 Beaufort County, South Carolina

Sheet Title:
 KEY SHEET

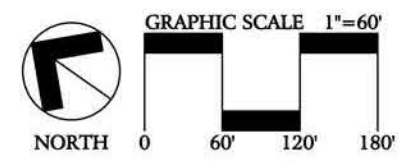
Job Number:
 201304-01

Date:
 MARCH 11, 2013

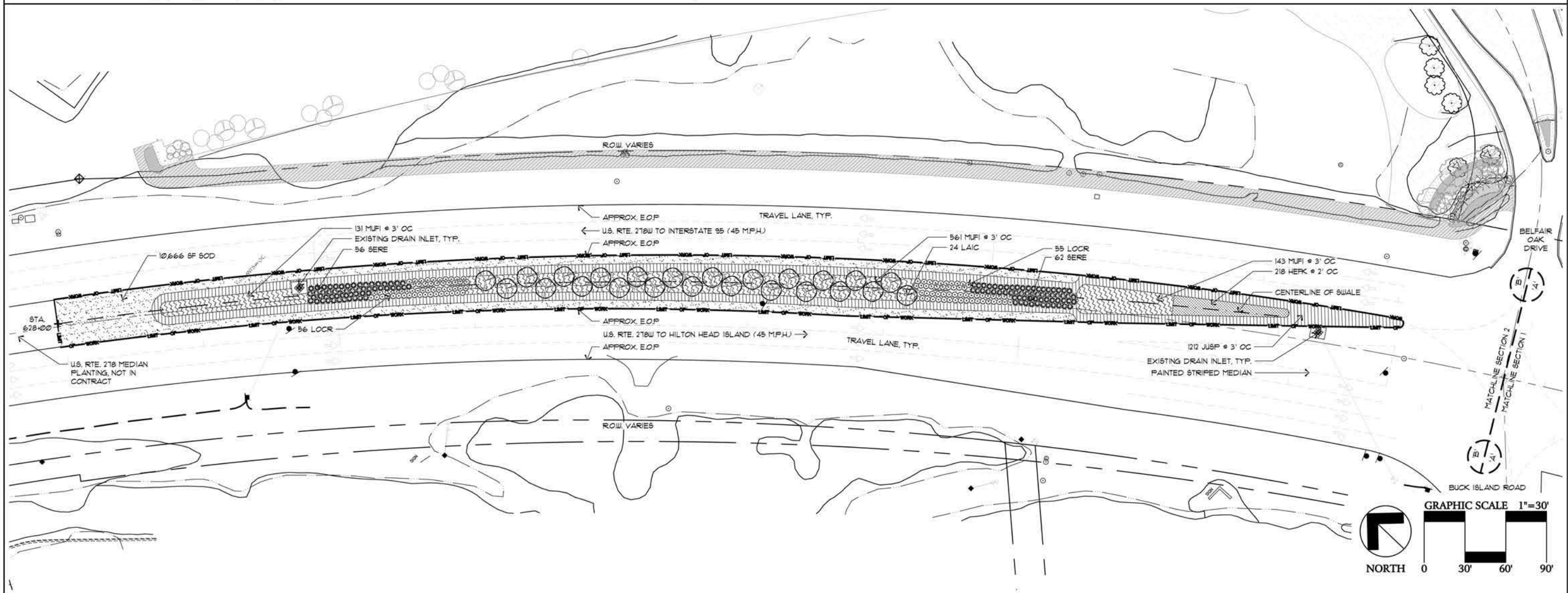
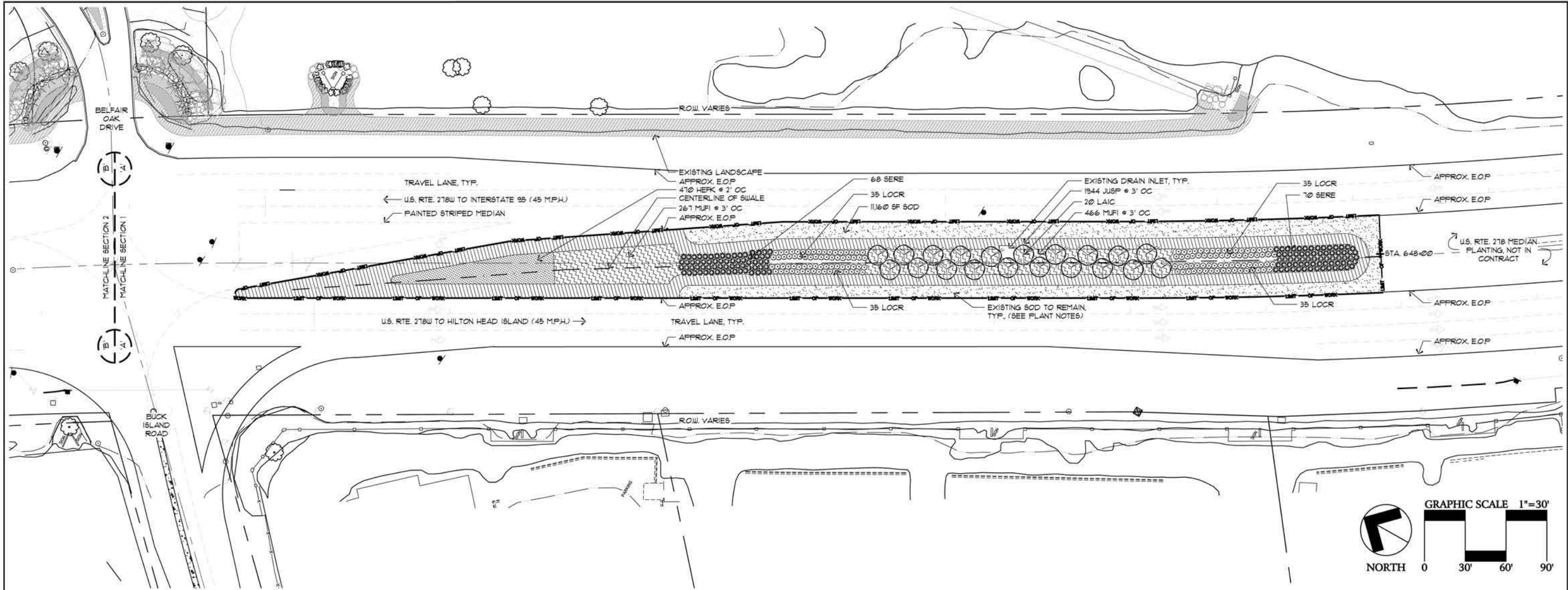
Drawn:
 MY

Approved:
 JT

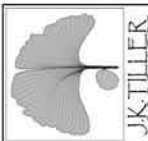
Revisions:



Sheet
L1
 Of 6



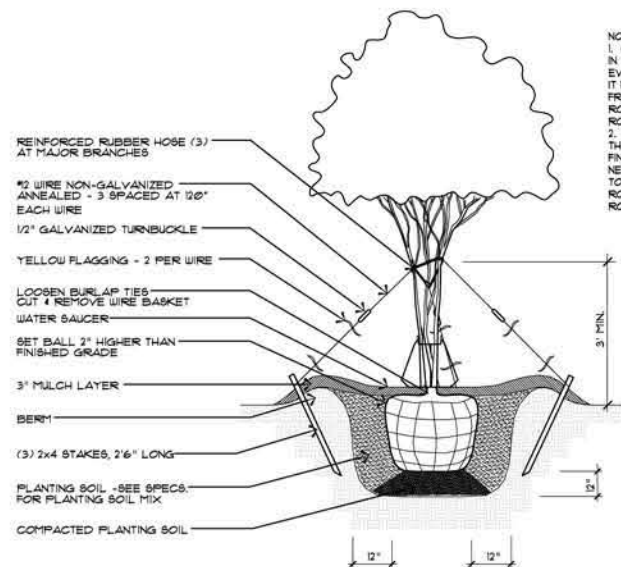
J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 TEN PINKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Voice 843.815.4800
 jtiller@jtkiller.com



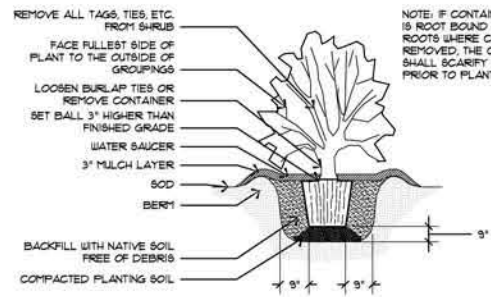
BELFAIR LANDSCAPE PLAN
 HIGHWAY 278 ROW EAST/WEST ENTRANCE
 FROM WESTBURY PARK (STA. 648+00)
 TO BAYLOR DRIVE (STA. 628+00)
 Beaufort County, South Carolina

Sheet Title:
 PLANTING PLAN
Job Number:
 201304-01
Date:
 MARCH 11, 2013
Drawn:
 MY
Approved:
 JT
Revisions:
 11/21/2013

Sheet
L2
 Of 6



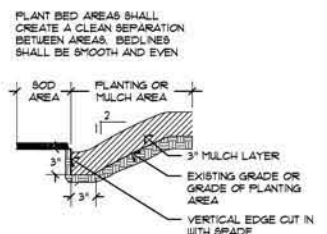
NOTE:
1. CONTRACTOR SHALL PLACE THE TREE IN THE PIT SO THAT THE ROOT FLARE IS EVEN WITH THE FINISHED GRADE LEVEL. IT MAY BE NECESSARY TO REMOVE SOIL FROM THE TOP OF THE NURSERY-GROWN ROOTBALL IN ORDER TO EXPOSE THE ROOT FLARE. (TYP)
2. PLACE THE TREE IN THE PIT SO THAT THE ROOT FLARE IS EVEN WITH THE FINISHED GRADE LEVEL. IT MAY BE NECESSARY TO REMOVE SOIL FROM THE TOP OF THE NURSERY-GROWN ROOTBALL IN ORDER TO EXPOSE THE ROOT FLARE.



NOTE: IF CONTAINER STOCK IS ROOT BOUND OR SHOWS ROOTS WHERE CONTAINER IS REMOVED, THE CONTRACTOR SHALL SCARIFY ROOTS PRIOR TO PLANTING.

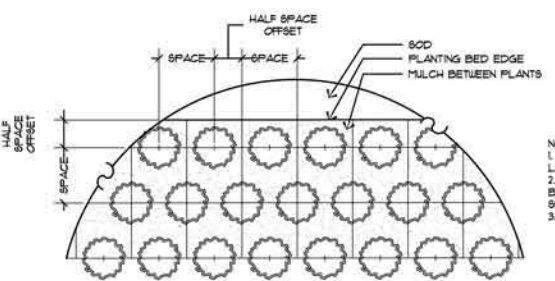
1 Multi-Trunk Tree Planting Detail
L3 Not to Scale

2 Shrub Planting
L3 Not to Scale



PLANT BED AREAS SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS. BEDLINES SHALL BE SMOOTH AND EVEN.

3 Sod / Plant Bed Edge Detail
L3 Not to Scale



NOTES:
1. PREPARE PLANTING BED WITH 1\"/>

4 Ground Covers, Annuals & Perennials
L3 Not to Scale

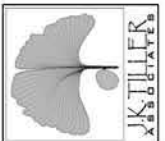
PLANT SCHEDULE BELFAIR

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOTS	NOTES
TREES								
LAIC	44	Lagerstroemia indica 'Carnival Spirit'	Carnival Spirit Crape Myrtle	-	10'-12'	5'-6'	Cont.	Full, Multi-stemmed, 3 cane min.
*THE PLANTS LISTED ABOVE ARE CONSIDERED TO REACH A DIAMETER EQUIVALENT TO LESS THAN A 4-INCH DIAMETER TREE.								
SHRUBS								
LOCR	751	Loropetalum chinense 'Chang Nian Hong'	Ever Red Loropetalum	-	3'-4'	3'-4'	1 Gal. Cont.	Full, 4'-5' O.C.
SERE	256	Serenara repens	Sau Palmetto	-	18'-24'	12'-18'	3 Gal. Cont.	4'-6' O.C.
ORNAMENTAL GRASSES + FERNS								
MFI	568	Muhlenbergia filipes	Gulf Muhly Grass	-	-	-	1 Gal. Cont.	Full, # 3' O.C.
GROUND COVERS, VINES + PERENNIALS								
HEPK	688	Hemerocallis fulva 'Kusanjo'	Kusanjo Orange Daylily	-	12'-18'	-	1 Gal. Cont.	# 18' O.C.
JUSP	355	Juniperus squamata expansa 'Parsonii'	Parson's Juniper	-	8'-12'	18'-24'	1 Gal. Cont.	Full, # 3' O.C.
SOD, MULCH + IRRIGATION								
SOD	21826 SF		Celebration Bermuda					
MULCH	50431 SF		3\"/>					
IRR	12263 SF		100% COVERAGE ALL PLANT BED AND SOD AREAS					

PLANTING NOTES:

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING PRIOR TO BID. SEE SPECIFICATIONS FOR DATES.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB AND GROUND COVER BEDS TO RECEIVE 3\"/>

J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
LAND PLANNING
TEN PINECKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4802
jtiller@jtkiller.com



BELFAIR LANDSCAPE PLAN
HIGHWAY 278 ROW EAST/WEST ENTRANCE
FROM WESTBURY PARK (STA. 648+00)
TO BAYLOR DRIVE (STA. 628+00)
Beaufort County, South Carolina

Sheet Title:
PLANT SCHEDULE, DETAILS AND NOTES

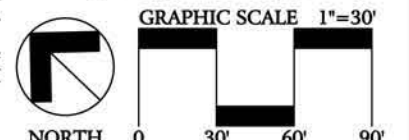
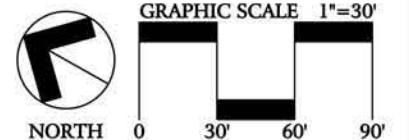
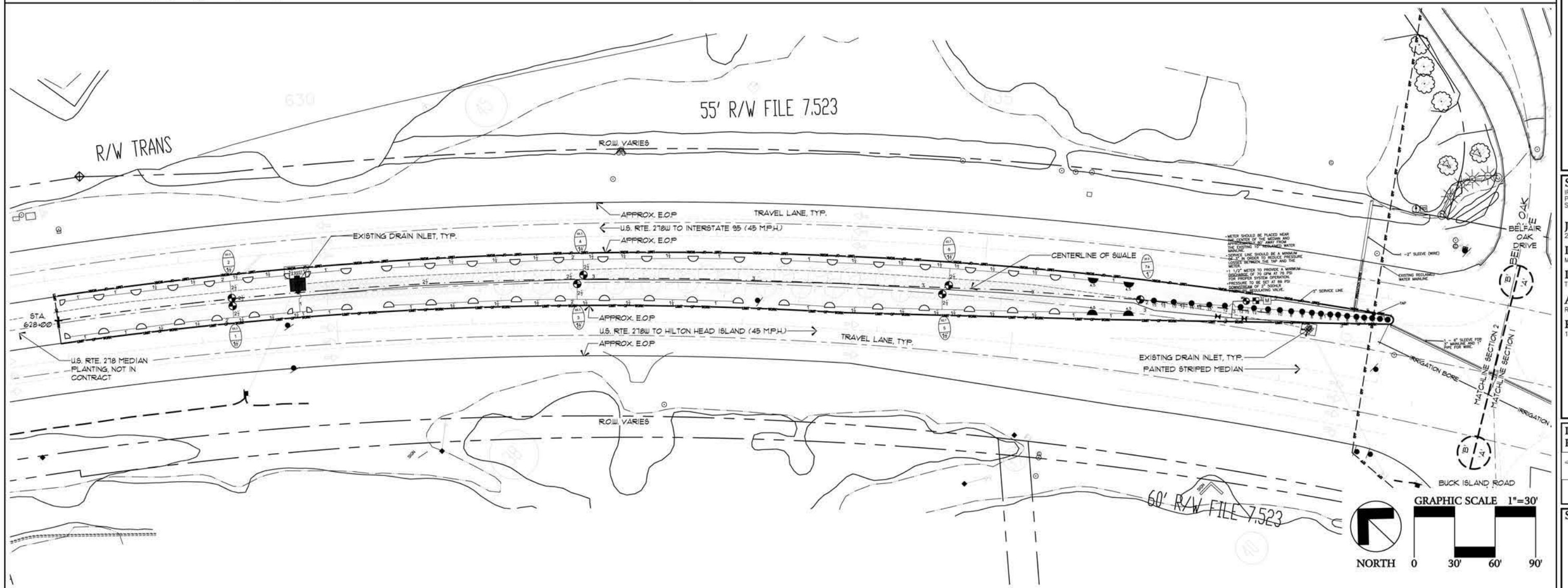
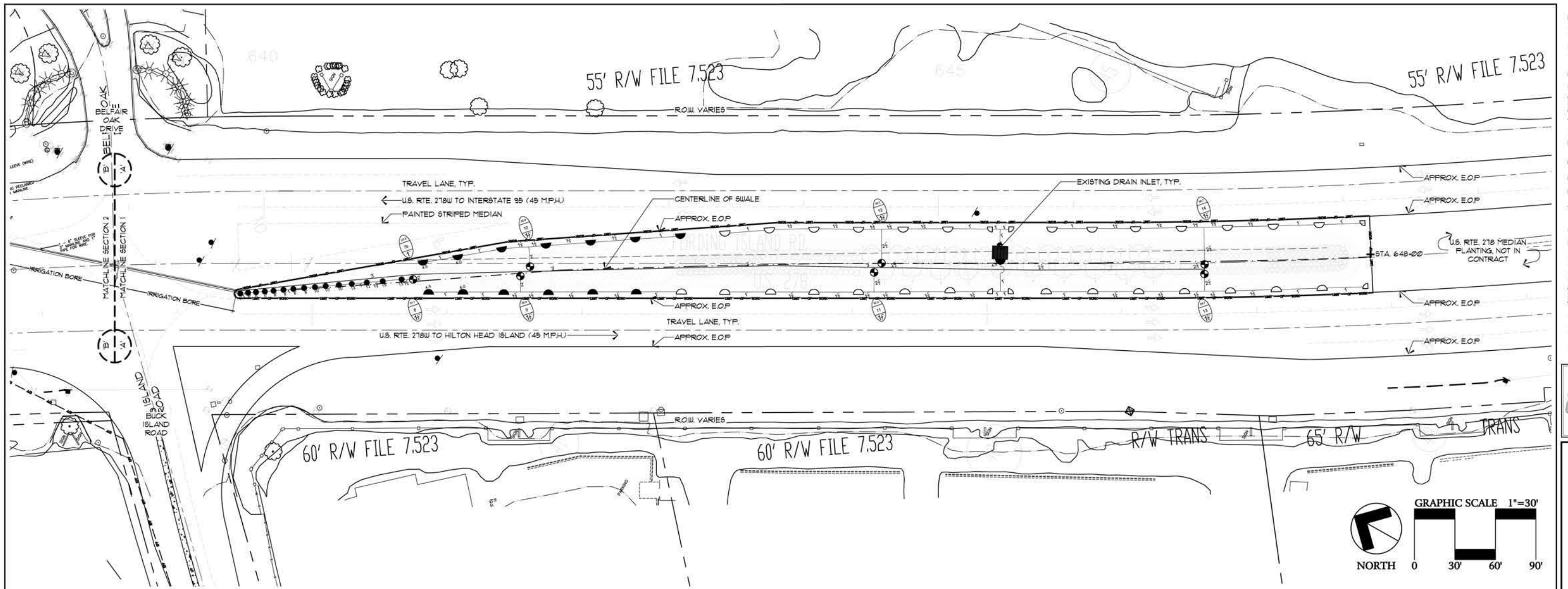
Job Number:
201304-01

Date:
MARCH 11, 2013

Drawn:
MY

Approved:
JT

Revisions:
11/21/2013



J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Voice 843.815.4800
 jtiller@jktiller.com



BELFAIR LANDSCAPE PLAN
 HIGHWAY 278 ROW EAST/WEST ENTRANCE
 FROM WESTBURY PARK (STA. 648+00)
 TO BAYLOR DRIVE (STA. 628+00)
 Beaufort County, South Carolina

Sheet Title:
 IRRIGATION PLAN
 Prepared By
 Simmons Irrigation

Job Number:
 201304-01

Date:
 MARCH 11, 2013

Drawn:
 TMM/CMN Simmons Irr

Approved:
 R McLin

Revisions:
 11/21/2013

Irrigation Plan
 Prepared By:
 Simmons Irrigation Supply

Sheet
IR1
 Of 6

Topic: Tanger Landscape Plan / US Highway 278
Date Submitted: April 7, 2014
Submitted By: Jim Tiller
Venue: Natural Resources Committee

TANGER LANDSCAPE PLAN

HIGHWAY 278 MEDIAN

FROM TANGER 2 ENTRANCE (STA. 1193+00) TO TANGER 1 ENTRANCE (STA. 1131+00)

BEAUFORT COUNTY, SOUTH CAROLINA

March 11, 2013

Revised February 20, 2014
 Revised March 2, 2014
 Revised March 10, 2014

GENERAL NOTES:

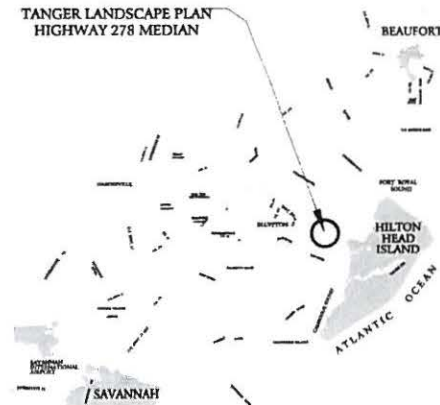
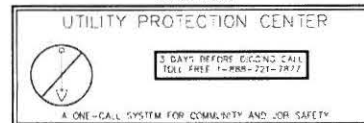
1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH WORK OF OTHER CONTRACTORS AND TRADES.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY PROTECTION CENTER PRIOR TO BEGINNING WORK FOR ALL AEROGROUND UTILITY, TELEPHONE, CABLE, TV, SURVEILLANCE, TRAFFIC CONTROL, AND THE LIKE AND OTHER UNDERGROUND OBSTRUCTIONS IN THE AREA.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL WORKSHOPS AND INSTALLATION FOR ALL TRADES SHALL MEET OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND/OR ALL NATIONAL, STATE, AND LOCAL CODES.
5. ALL KIDON UTILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN LOCATION OR ELEVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL AEROGROUND UTILITIES OR OBSTRUCTIONS.
6. ALL TREES REMOVED FROM THE PROJECT WHICH ARE NOT TO BE REUSED SHALL BE MOVED TO A LOCATION APPROVED BY THE BEAUFORT COUNTY ENGINEER TO ASSURE NO UNDESIRABLE DAMAGE IS STORED ALONG THE PROJECT DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN SITE FREE OF ALL DEBRIS AND LITTER EACH DAY THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING TRAFFIC CONTROL IN ACCORDANCE WITH THE 2004 SCOTT CONTROL MANUAL, DIVISION 800, TRAFFIC CONTROL. THE CONTRACTOR SHALL CREATE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE LOCAL SCOTT ENGINEER PRIOR TO PERFORMING CONSTRUCTION.
8. AT THE END OF THE WORKING DAY AND EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PICK UP OF ALL DEBRIS AND LITTER FROM AND AROUND THE CONSTRUCTION SITE.
9. ANY SOIL, STONE OR OTHER MATERIALS SHALL BE SWEPT CLEAN FROM ALL PAVEMENT AREAS EACH DAY.
10. THE CONTRACTOR SHALL LOCATE PLANTS IN ACCORDANCE WITH THE DRAWINGS AND NOTIFY THE BEAUFORT COUNTY ENGINEER AND/OR THE LANDSCAPE ARCHITECT IN WRITING OF ANY DEVIATIONS FROM THE PLANS OR ANY ADJUSTMENTS.
11. THE POSTED SPEED LIMIT FOR THE BEAUFORT PROJECT SITE IS 55 MPH WITH A TRAFFIC VOLUME GREATER THAN 1000 ADT.
12. THE CITY SLOPE IS 3% OR FLATTER YIELDING A 22' (OR GREATER) OFFSET FROM THE ROADWAY FOR TREES OR SHRUBS THAT WILL ATTAIN A 4" OR GREATER DIAMETER AT MATURITY. IN SOME AREAS THE FULL SLOPE IS 3.5% YIELDING A 24' (OR GREATER) OFFSET FROM THE ROADWAY FOR TREES OR SHRUBS THAT WILL ATTAIN A 4" OR GREATER DIAMETER AT MATURITY. ACCORDING TO THE SCOTT ACCESS AND ROADSIDE MANAGEMENT STANDARDS, TREE REDUCTION, GRAPE MYRTLES AND SHRUBS ARE CONSIDERED TO HAVE A SMALLER THAN 4" DIAMETER AT MATURITY AND THEREFORE SHALL NOT BE SUBJECT TO THE OFFSETS AS STATED IN TABLE 5.1. MINIMUM OFFSET OF TREES AND SHRUBS AT MATURITY.
13. THE CONTRACTOR SHALL REFER TO THESE GENERAL NOTES AND OTHER ASSOCIATED NOTES.

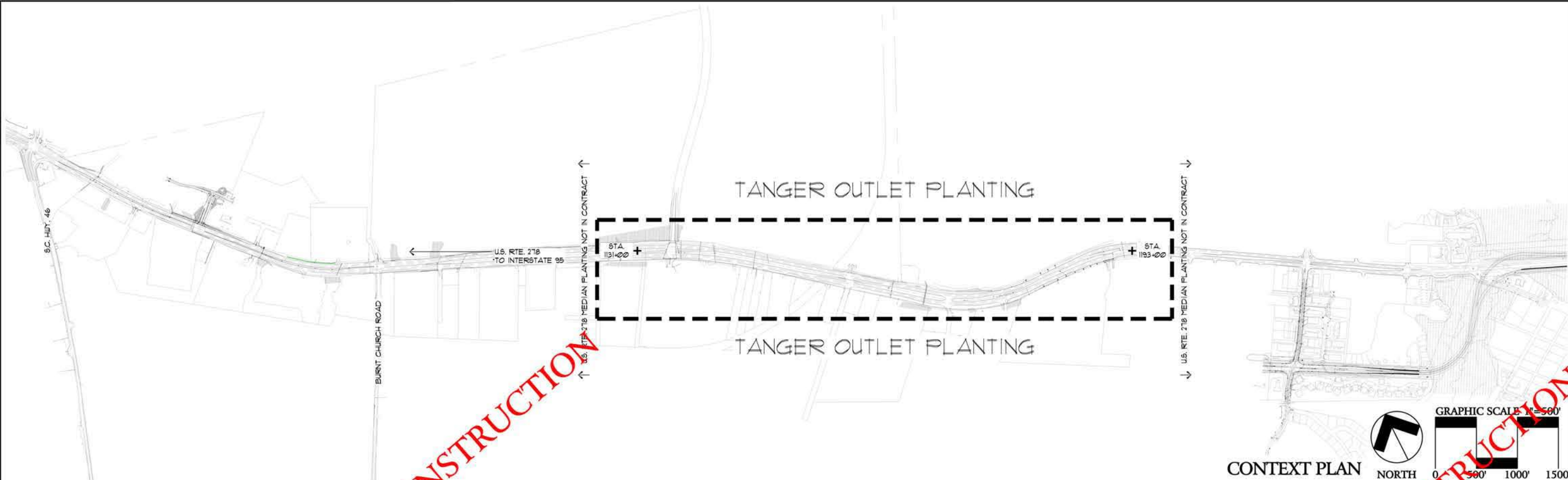
LANDSCAPE PLANS

SHEET INDEX

Sheet	Description
CS	Coversheet
L1	Key Sheet
L2	Planting Plan
L3	Planting Plan
L4	Plant Schedule, Details and Notes

CAUTION

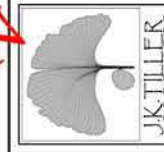




PROGRESS PRINT/NOT FOR CONSTRUCTION

PROGRESS PRINT/NOT FOR CONSTRUCTION

J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 TEN PINKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Voice: 843.815.4600
 jtiller@jtkiller.com



TANGER LANDSCAPE PLAN
 HIGHWAY 278 MEDIAN
 FROM TANGER 2 ENTRANCE (STA. 1193+00)
 TO TANGER 1 ENTRANCE (STA. 1131+00)
 Beaufort County, South Carolina

Sheet Title:
KEY SHEET

Job Number:
201304-02

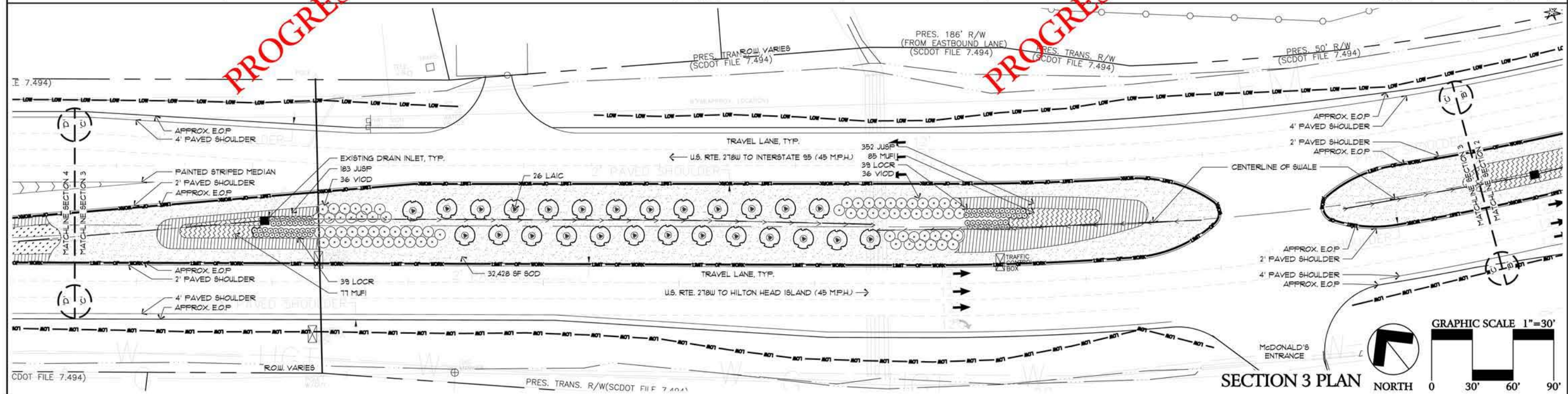
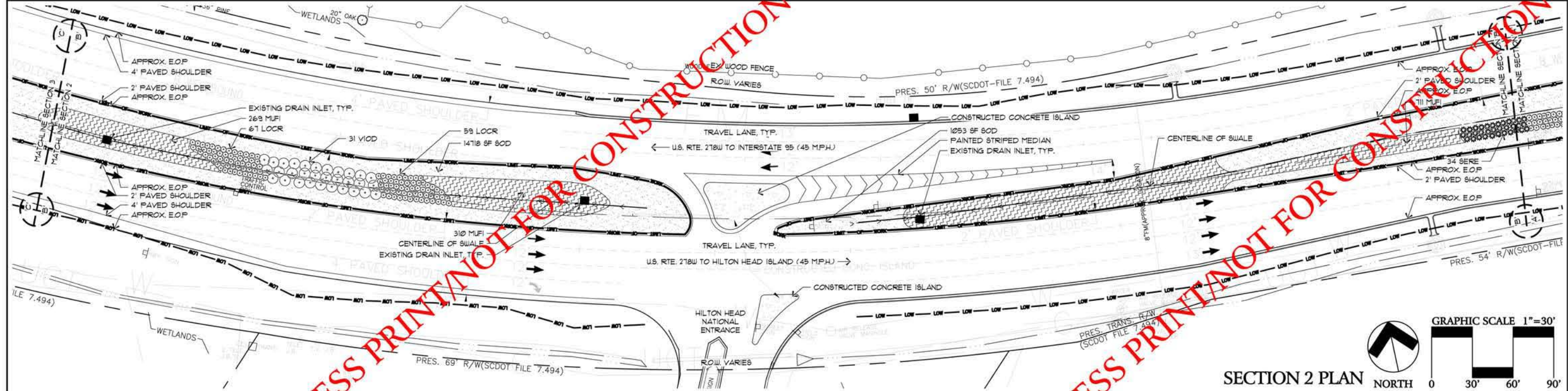
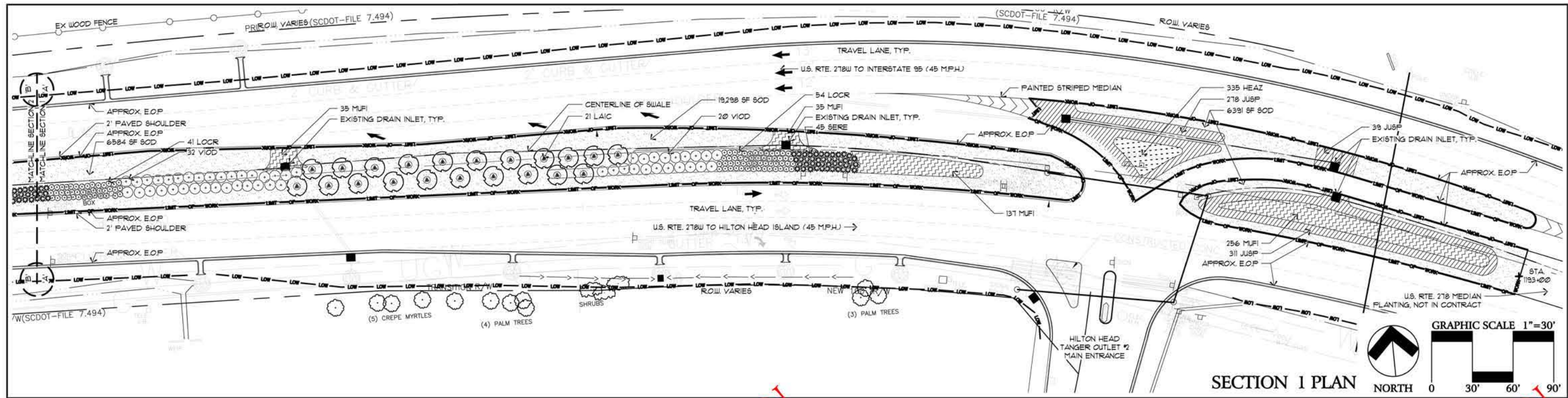
Date:
MARCH 11, 2013

Drawn:
JT

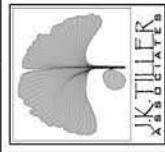
Approved:
JT

Revisions:
02/20/14
03/03/14

Sheet
LI
 Of 4



PROGRESS PRINT NOT FOR CONSTRUCTION



Sheet Title:
PLANTING PLAN

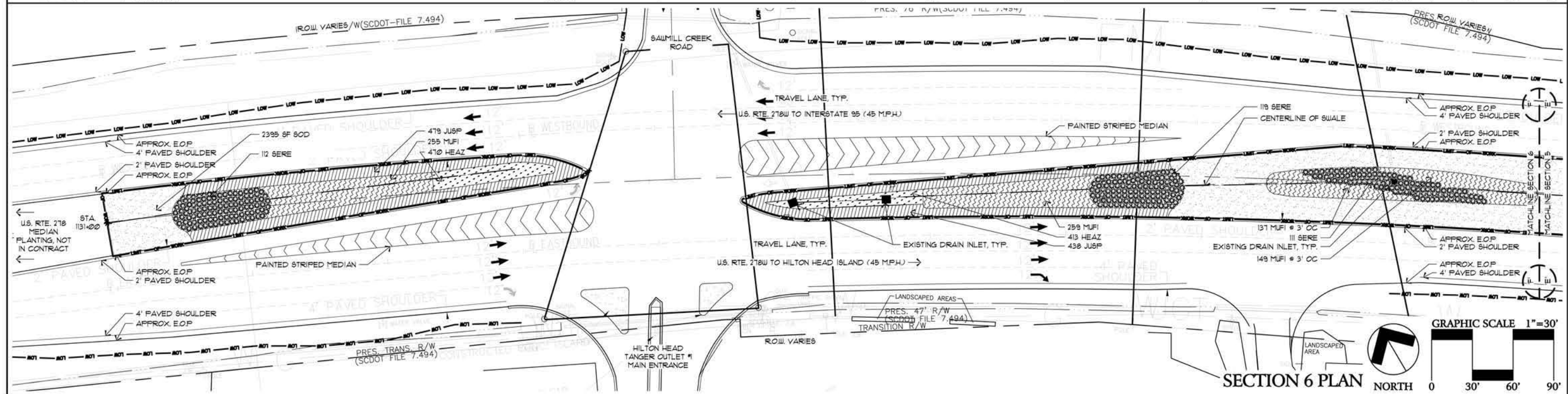
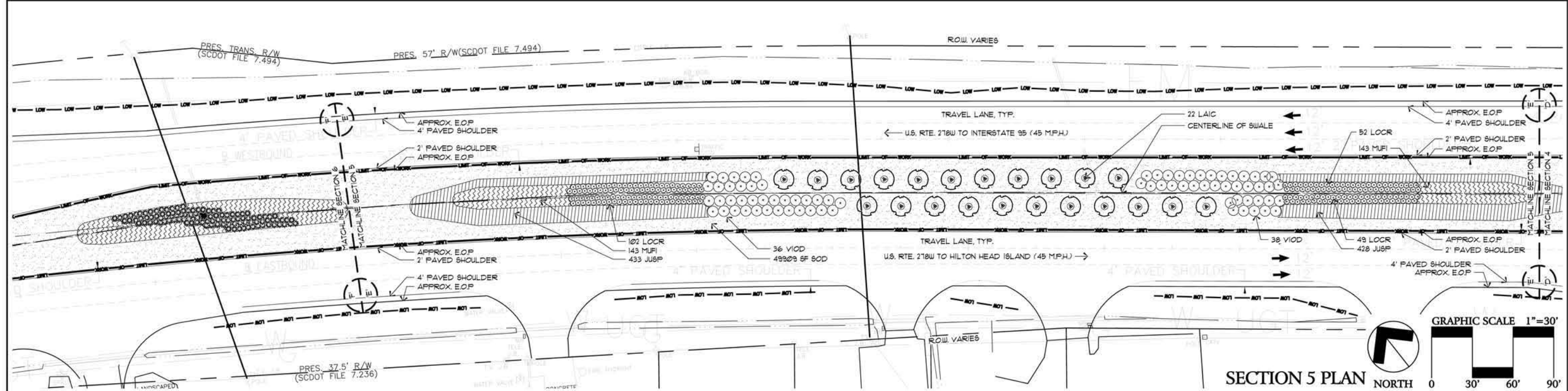
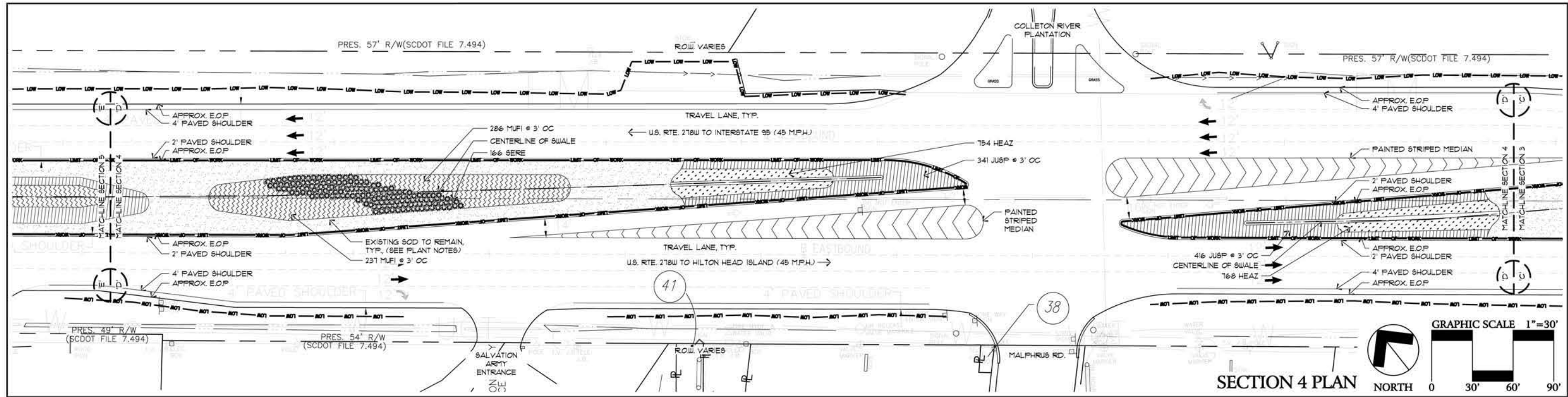
Job Number:
201304-02

Date:
MARCH 11, 2013

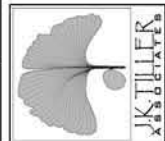
Drawn:
JT

Approved:
JT

Revisions:
02/20/14
03/03/14
03/10/14



J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 TEN PINKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Voice: 843.815.4800
 jtiller@tiller.com



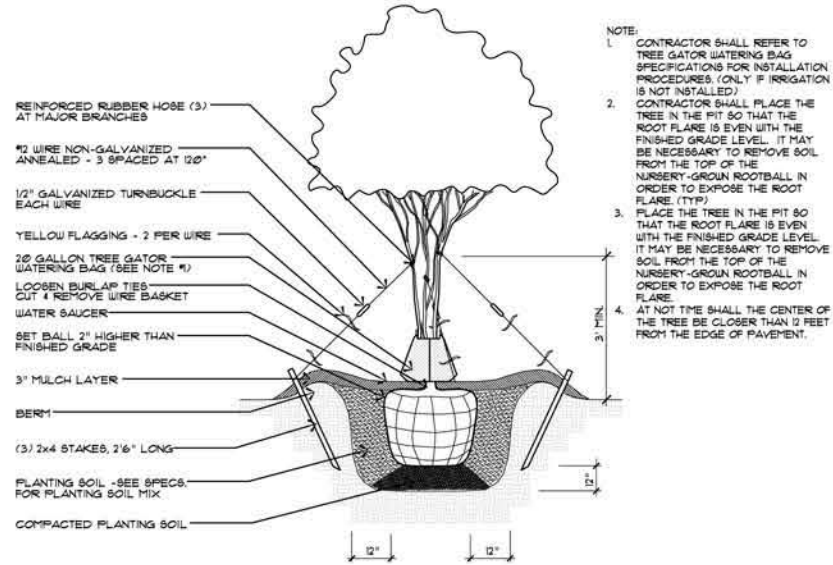
TANGER LANDSCAPE PLAN
 HIGHWAY 278 MEDIAN
 FROM TANGER 2 ENTRANCE (STA. 1193+00)
 TO TANGER 1 ENTRANCE (STA. 1131+00)
 Beaufort County, South Carolina

Sheet Title:
 PLANTING PLAN

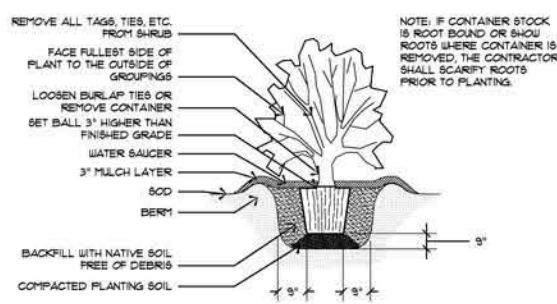
Job Number:
 201304-02
 Date:
 MARCH 11, 2013
 Drawn:
 JT
 Approved:
 JT

Revisions:
 02/20/14
 03/03/14
 03/10/14

Sheet
L3
 Of 4



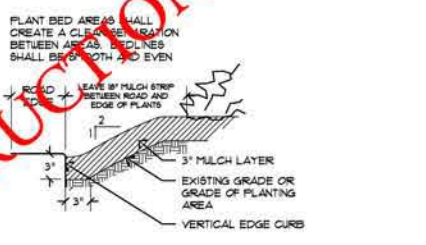
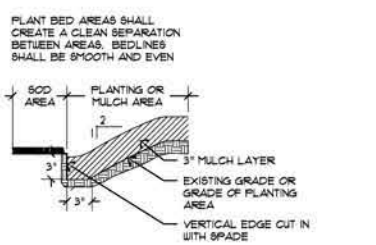
NOTE:
 1. CONTRACTOR SHALL REFER TO TREE GATOR WATERING BAG SPECIFICATIONS FOR INSTALLATION PROCEDURES (ONLY IF IRRIGATION IS NOT INSTALLED).
 2. CONTRACTOR SHALL PLACE THE TREE IN THE PIT SO THAT THE ROOT FLARE IS EVEN WITH THE FINISHED GRADE LEVEL. IT MAY BE NECESSARY TO REMOVE SOIL FROM THE TOP OF THE NURSERY-GROWN ROOTBALL IN ORDER TO EXPOSE THE ROOT FLARE (TYP).
 3. PLACE THE TREE IN THE PIT SO THAT THE ROOT FLARE IS EVEN WITH THE FINISHED GRADE LEVEL. IT MAY BE NECESSARY TO REMOVE SOIL FROM THE TOP OF THE NURSERY-GROWN ROOTBALL IN ORDER TO EXPOSE THE ROOT FLARE.
 4. AT NOT TIME SHALL THE CENTER OF THE TREE BE CLOSER THAN 12 FEET FROM THE EDGE OF PAVEMENT.



NOTE: IF CONTAINER STOCK IS ROOT BOUND OR SHOW ROOTS WHERE CONTAINER IS REMOVED, THE CONTRACTOR SHALL SCARIFY ROOTS PRIOR TO PLANTING.

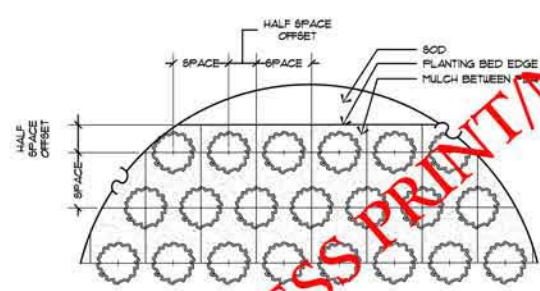
1 Multi-Trunk Tree Planting Detail
 L4 Not to Scale

2 Shrub Planting Detail
 L4 Not to Scale

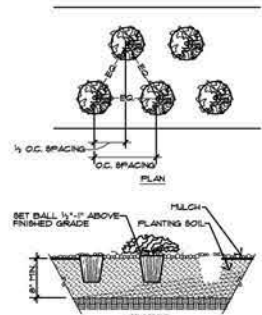


3 Plant Bed Edge Detail Against Sod
 L4 Not to Scale

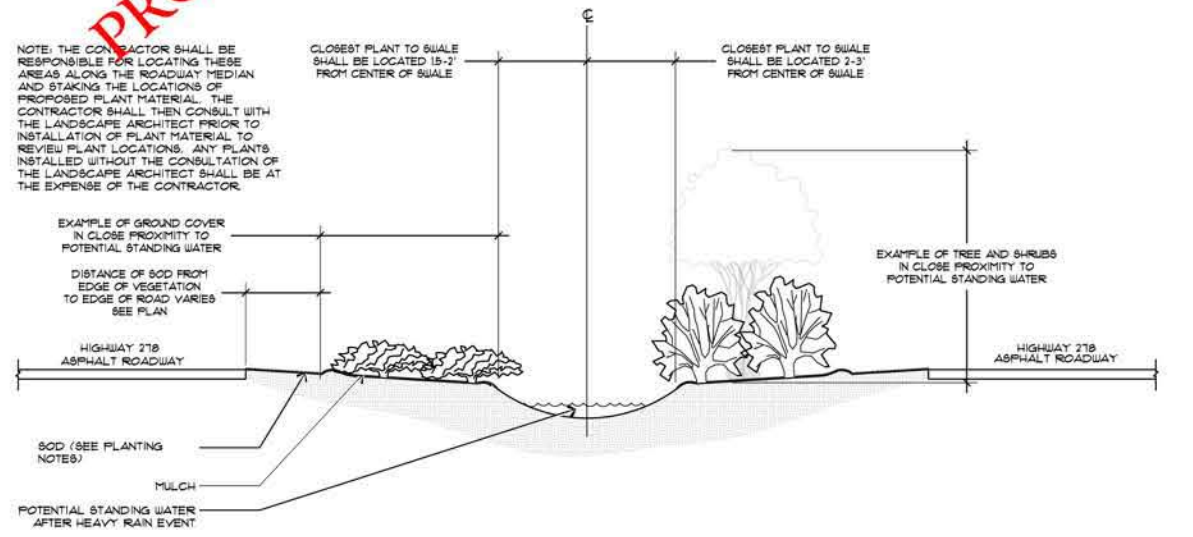
4 Plant Bed Edge Detail Against Road
 L4 Not to Scale



NOTES:
 1. PREPARE PLANTING BED WITH 2" LAYER OF PLANT SOIL MIXTURE.
 2. PLACE PLANTS IN PREPARED BEDS AS SHOWN OR SPACING AS SPECIFIED.
 3. SPACE AND MULCH AS SPECIFIED.



5 Ground Covers and Ornamental Grass Planting/Spacing
 L4 Not to Scale



6 Planting in Areas of Potential Standing Water
 L4 Not to Scale

PLANT SCHEDULE TANGER

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOTS	NOTES
TREES								
LAC	68	Lagerstroemia indica 'Carterian Spirit'	Carterian Spirit Crepe Myrtle	-	10'-12'	5'-6'	Cont.	Full, Multi-stemmed, 3 cane min.
*THE PLANTS LISTED ABOVE ARE CONSIDERED TO REACH A DIAMETER EQUIVALENT TO LESS THAN A 4-INCH DIAMETER.								
SHRUBS								
LOCR	493	Loropetalum chinense 'Ruby'	Ruby Chinese Fringe Flower	-	3'-4'	3'-4'	1 Gal. Cont.	Full, 4'-8' O.C.
SERE	581	Sesuvia portulacastrum	Sau Palmello	-	18"-24"	12"-18"	3 Gal. Cont.	4'-6" O.C.
VIOD	275	Viburnum odoratissimum	Sweet Viburnum	-	4'-6'	3'-4'	5 Gal. Cont.	6'-10" O.C.
ORNAMENTAL GRASSES + FERNS								
MFI	3954	Muhlenbergia filipes	Gulf Muhly Grass	-	-	-	1 Gal. Cont.	Full, # 3' O.C.
GROUND COVERS, VINES + PERENNIALS								
HEAZ	2740	Hemerocallis 'Gerrude Condon'	Daylily 'Gerrude Condon'	-	18"-22"	-	1 Gal. Cont.	# 18" O.C. (Evergreen)
JUPP	3638	Juniperus squamata expansa 'Parsonii'	Parson's Juniper	-	-	12"-18"	1 Gal. Cont.	Full, # 3' O.C.
SOD, MULCH + IRRIGATION								
SOD	134741 SF		Bermuda 'Celebration'					
MULCH	105534 SF		3" DEEP LONGLEAF PINE STRAW MULCH					
IRR	240275 SF		100% COVERAGE OF ALL PLANT BED AND SOD AREAS					

PLANTING NOTES:

- MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING PRIOR TO BID. SEE SPECIFICATIONS FOR DATES.
- ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
- CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
- SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- ALL SHRUB AND GROUND COVER BEDS TO RECEIVE 3" DEEP LONGLEAF PINE STRAW MULCH. (SEE PLANS FOR LIMIT OF MULCH AROUND SHRUB BEDS).
- CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN ALL AREAS THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE. REFER TO SPECIFICATIONS FOR MAINTENANCE DURATION AND REQUIREMENTS.
- ALL NEW PLANT BEDS AND EXISTING SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
- HERBICIDE MAY BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION ACCORDING TO SCDOT HERBICIDE OPERATIONS MANUAL (CURRENT EDITION) IN ROW.
- PLANT BED SHALL BE TESTED FOR PH AND SOILS IN PLANT ROOT REGION SHALL BE AMENDED PRIOR TO INSTALLATION FOR ASSURANCE OF PROPER PLANT GROWTH WITHIN EACH PLANT RANGE.
- PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT. PRICE ADJUSTMENT SHALL BE FACILITATED VIA A CHANGE ORDER AS OUTLINED IN THE SPECIFICATIONS.
- ALL EXISTING SOD SHALL REMAIN IN PLACE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY SOD AREAS DAMAGED.

SUBSURFACE DRAINAGE INVESTIGATION:

- REQUIRED TESTS: SUBSURFACE DRAINS HAVE NOT BEEN INCLUDED AS PART OF THE PROJECT. THEREFORE, THE CONTRACTOR SHALL CONDUCT REASONABLE PERCOLATION TESTS, APPROVED BY LANDSCAPE ARCHITECT, AS MAY BE NECESSARY TO DETERMINE IF SUBSURFACE DRAINAGE CONDITIONS IN LANDSCAPE AREAS ARE SO POOR AS TO SUPPORT MOISTURE CONDITIONS POTENTIALLY FATAL TO PLANTINGS. THE FOLLOWING PROCEDURE IS RECOMMENDED:
 - WAIT AT LEAST 24 HOURS AFTER RAIN AND DIG TEST PIT (2 INCHES SQUARE OR 12 INCHES IN DIAMETER TO DEPTH OF BOTTOM OF PLANT BED, TRENCH OR PIT. REMOVE ALL LOOSE SOIL (IF STANDING WATER IS VISIBLE, NOTIFY LANDSCAPE ARCHITECT).
 - QUICKLY FILL PIT BOTTOM WITH 4 INCHES (APPROXIMATELY 3 1/2 GALLONS) OF WATER.
 - RECORD LENGTH OF THE FOR FILLING UNTIL DISAPPEARANCE OF WATER AND DIVIDE THE NUMBER OF MINUTES BY 4 TO OBTAIN AVERAGE TIME OF ONE INCH FALL.
 - COMPARE ONE INCH FALL TIME WITH THE FOLLOWING TABLE:
 - 1 INCH IN 0-3 MINUTES INDICATES RAPID ABSORPTION.
 - 1 INCH IN 3-5 MINUTES INDICATES MEDIUM ABSORPTION.
 - 1 INCH IN 5-30 MINUTES INDICATES SLOW ABSORPTION.
 - 1 INCH IN 30-60 MINUTES INDICATES SEMI-PERMEABLE SOIL.
 - 1 INCH IN 60 MINUTES INDICATES IMPERVIOUS SOIL.
 - IF SOIL IS INDICATED TO BE SEMI-PERMEABLE OR IMPERVIOUS, OR IF WATER IS INITIALLY FOUND IN TEST PIT, NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING FURTHER.
 - IF CONTRACTOR DOES NOT MAKE TEST AT REPRESENTATIVE LOCATIONS AND FILE RECORDS OF RESULTS WITH OWNER AND LANDSCAPE ARCHITECT, OR IF HE PLANTS IN AREAS SHOWN TO HAVE POOR DRAINAGE WITHOUT WRITTEN RELEASE FROM OWNER, HE SHALL BE LIABLE FOR ANY FUTURE GUARANTEED REPLACEMENTS DUE TO SUBSURFACE WATER DAMAGE.
 - IF CONTRACTOR MAKES PROPER TESTS AND FILES COMPLETE RECORDS INDICATING SEMI-PERMEABLE OR WORSE CONDITIONS, HE WILL NOT BE HELD RESPONSIBLE FOR FUTURE SUBSURFACE WATER DAMAGE TO WORK OF CONTRACT WITHIN WARRANTY PERIOD. OWNER OR LANDSCAPE ARCHITECT MAY SUPERVISE TESTING AT ANY TIME.
- RELOCATION OR OMISSION OF PLANTS:
 - WHERE SUBSURFACE CONDITIONS PROVIDE INADEQUATE DRAINAGE AND SUBSURFACE DRAINAGE SYSTEM IS NOT TO BE USED AS REMEDY, MAKE REASONABLE RELOCATION OF PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.
- AUTHORIZATION OF DRAIN AS EXTRA WORK: OWNER MAY AUTHORIZE INSTALLATION OF SUBSURFACE DRAINS TO ALLEVIATE MOISTURE PROBLEMS AT LOCATIONS DETERMINED BY LANDSCAPE ARCHITECT. PERFORM WORK AT NEGOTIATED EXTRA COST. BEGIN WORK ONLY UPON RECEIPT OF CHANGE ORDER. LOCATIONS, APPROPRIATE MATERIALS AND CONSTRUCTION TECHNIQUES SHALL BE AS DIRECTED BY LANDSCAPE ARCHITECT.

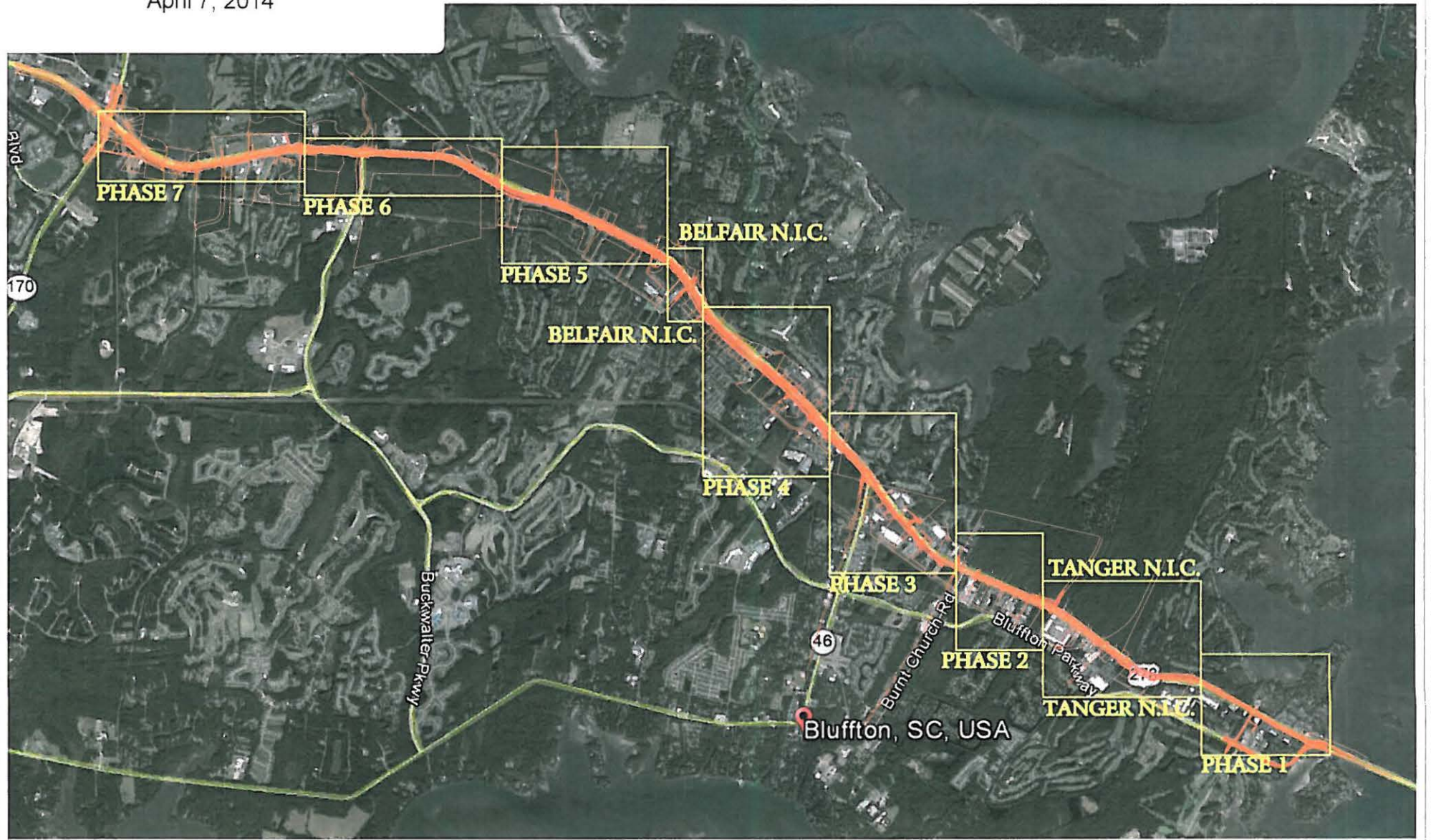
J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 TEN PINKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
 Voice 843.815.4600
 jtiller@jtkiller.com

TANGER LANDSCAPE PLAN
 HIGHWAY 278 MEDIAN
 FROM TANGER 2 ENTRANCE (STA. 1193+00)
 TO TANGER 1 ENTRANCE (STA. 1131+00)
 Beaufort County, South Carolina

Sheet Title:
 PLANT SCHEDULE, DETAILS AND NOTES
 Job Number:
 201304-02
 Date:
 MARCH 11, 2013
 Drawn:
 JT
 Approved:
 JT
 Revisions:
 02/20/14
 03/03/14
 03/10/14

Sheet
L4
 Of 4

Topic: Phasing Plan / US 278 Median Beautification
Date Submitted: April 7, 2014
Submitted By: Jim Tiller
Venue: Natural Resources Committee

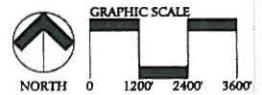


PREPARED FOR:
BEAUFORT COUNTY

HIGHWAY 278 MEDIAN BEAUTIFICATION PHASING PLAN

SOUTHERN BEAUFORT COUNTY, SOUTH CAROLINA

FEBRUARY 4, 2014



PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
NO. 10017
SOUTH CAROLINA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 10017

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. PICTURES TAKEN FROM VARIOUS WEBSITES. JKT Job Number: 201304-01

Topic: Mission Statement
Southern Beaufort County Corridor
Beautification Board

Date Submitted: April 7, 2014

Submitted By: Steve Wilson

Venue: Natural Resources Committee

MISSION STATEMENT

SOUTHERN BEAUFORT COUNTY

CORRIDOR BEAUTIFICATION BOARD

The Creation of this Board and its mission is necessitated by the fact that Southeastern South Carolina is a unique area in many ways. This area is on the border of a continental Tropic and Temperate zone that provides for some of the most stunning plant life, birds, other animals and flowers on the east coast. It is also located where the majority of the Atlantic Ocean's marshland and estuarial incubators spawn and nurture the Ocean's flora and fauna including shrimp, crabs and fish.

The purpose of this Board is to assure that the entrance ways and arterial roads from those entrances accentuate, enhance and protect the natural beauty of this area for the pleasure and benefit of our visitors, residents and businesses.

It shall be the mission of the Corridor Beautification Board for Southern Beaufort County and/or other jurisdictions to which it may be assigned by County or Inter-County ordinance(s), to initiate, review and recommend for approval as appropriate, the beautification and maintenance of medians and rights-of-way. The review, approval and recommendation process will encompass broad roadway median and rights-of-way plans as well as small site specific plans. The review and approval process will include layout, planting material, irrigation, run-off and storm water management as well as short and long-term maintenance.