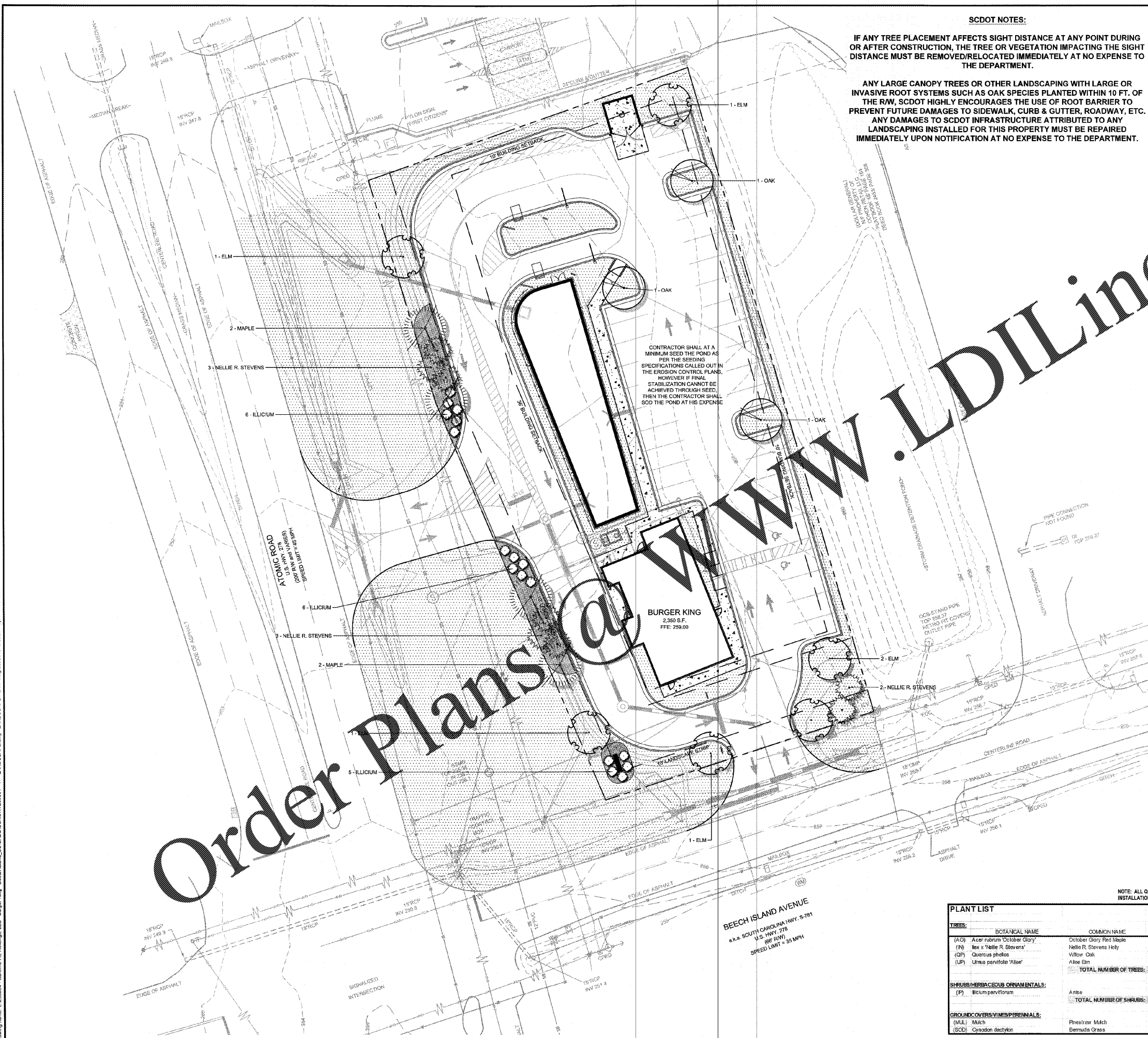
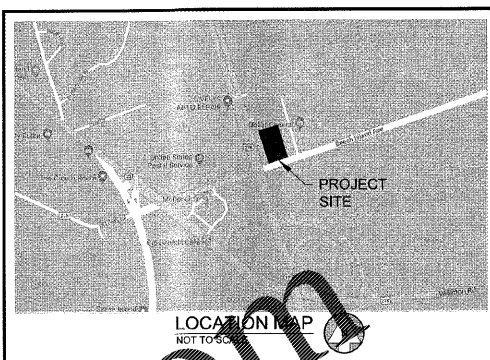


Drawing name: L29004 - Carolina RE Holdings, LLC - Burger King - Beech Island\_SCDOTCONSTR29004 - 11 - LANDSCAPE.dwg LANDSCAPE PLAN Aug 28, 2019 8:59am by: michael.topham



# Order Plans @ WWW.LDILine.com

**SCDOT NOTES:**  
 IF ANY TREE PLACEMENT AFFECTS SIGHT DISTANCE AT ANY POINT DURING OR AFTER CONSTRUCTION, THE TREE OR VEGETATION IMPACTING THE SIGHT DISTANCE MUST BE REMOVED/RELOCATED IMMEDIATELY AT NO EXPENSE TO THE DEPARTMENT.  
 ANY LARGE CANOPY TREES OR OTHER LANDSCAPING WITH LARGE OR INVASIVE ROOT SYSTEMS SUCH AS OAK SPECIES PLANTED WITHIN 10 FT. OF THE R/W, SCDOT HIGHLY ENCOURAGES THE USE OF ROOT BARRIER TO PREVENT FUTURE DAMAGES TO SIDEWALK, CURB & GUTTER, ROADWAY, ETC. ANY DAMAGES TO SCDOT INFRASTRUCTURE ATTRIBUTED TO ANY LANDSCAPING INSTALLED FOR THIS PROPERTY MUST BE REPAIRED IMMEDIATELY UPON NOTIFICATION AT NO EXPENSE TO THE DEPARTMENT.



**SITE SUMMARY**

<b>SITE AREA</b>	
SITE AREA:	0.956 ACRES (41,823 S.F.)
PERVIOUS AREA:	29,212 SF (70.2%)
PERVIOUS AREA:	12,411 SF (29.8%)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	AIKEN COUNTY
ZONING:	RUD
ADJACENT ZONING:	RUD
<b>BUILDING SETBACKS</b>	
FRONT:	50' (38' PER VARIANCE), 40'
SIDE:	10'
REAR:	10'
<b>BUILDING SUMMARY</b>	
BUILDING AREA:	2,350 S.F.
BUILDING COVERAGE:	5.6%
<b>PARKING SUMMARY</b>	
PARKING REQ.:	1 SPACE/3 SEATS
	12 SPACES
PARKING PROV.:	1 SPACE/3 SEATS
	31 SPACES
STANDARD STALL DIMENSIONS:	10' x 19'
MIN. DRIVE WIDTH:	24'

**ORDINANCE REQUIREMENTS**

<b>LANDSCAPE STRIP REQUIREMENTS:</b>	
BEECH ISLAND AVE (125' OF FRONTAGE)	
10' LANDSCAPE STRIP (TYPE 1)	
2 CANOPY TREE / 100' =	2 TREES
2 EVERGREEN / 100' =	2 TREES
4 SHRUBS / 100' =	5 SHRUBS
ATOMIC ROAD (295' OF FRONTAGE)	
10' LANDSCAPE STRIP (TYPE 1)	
2 CANOPY TREE / 100' =	8 TREES
2 EVERGREEN / 100' =	8 TREES
4 SHRUBS / 100' =	12 SHRUBS
<b>PARKING LOT REQUIREMENTS:</b>	
1 ISLAND / 10 PARKING SPACES	
1 CANOPY TREE / ISLAND	
MIN. ISLAND SIZE = 300 SF (8' MIN. WIDTH)	

**HATCH LEGEND**

	SOD / GRASS
	MULCH

**PLANT LIST**

TREES:	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	SPACING	TREETY PE	COMMENTS
(AO)	Acer rubrum 'October Glory'	October Glory Red Maple	4	2" CAL.	30' O.C.	DECIDUOUS CANOPY	6' CLEAR BELOW CANOPY
(N)	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8	2" CAL.	10' O.C.	EVERGREEN UNDERSTORY	UPRIGHT HABIT
(QP)	Quercus phellos	Willow Oak	3	3" CAL.	30' O.C.	DECIDUOUS CANOPY	6' CLEAR BELOW CANOPY
(UP)	Ulmus parviflorus 'Allee'	Allee Elm	6	3" CAL.	30' O.C.	DECIDUOUS CANOPY	6' CLEAR BELOW CANOPY
		<b>TOTAL NUMBER OF TREES:</b>	<b>21</b>				
<b>SHRUBS/HERBACEOUS ORNAMENTALS:</b>							
(P)	Illicium parviflorum	Anise	17	3 GAL.	5' O.C.		
		<b>TOTAL NUMBER OF SHRUBS:</b>	<b>17</b>				
<b>GROUNDCOVERS/VINES/PERENNIALS:</b>							
(M.L.)	Mulch	Phenolax Mulch	1,500 S.F.				
(SCD)	Cynodon dactylon	Bermuda Grass	30,000 S.F.				

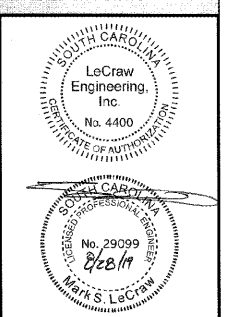
NOTE: ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. LECRAW ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

**LECRAW ENGINEERING, INC.**  
 3475 CORPORATE WAY  
 SUITE A  
 BULL HORN, GA 30106  
 PHONE: 770-441-8100  
 FAX: 770-441-0298  
 WWW.LECRAWENGINEERING.COM  
 COA 4400

**REVISIONS**

NO.	DATE	DESCRIPTION
1		

**CLIENT:** CAROLINA RE HOLDINGS, LLC  
 300 GALLERIA PARKWAY - ATLANTA, GA 30339  
**PROJECT:** BURGER KING - BEECH ISLAND, SC  
 BEECH ISLAND AVENUE & ATOMIC DRIVE  
 AIKEN COUNTY, SOUTH CAROLINA



**DESIGN TEAM:**  
 DRAWN BY: MAT  
 DESIGNED BY: MAT  
 REVIEWED BY: MSL



**SCALE & NORTH ARROW:**  
  
 SCALE: 1"=20'  
 JOB #: 290004  
 DATE: JULY 18, 2019  
**LANDSCAPE PLAN**  
**L-1.0**