Planning Commission Meeting

Wednesday, May 27, 2026 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on BCTV, on Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

1. April 22, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Unified Development Ordinance Amendments (Public Hearing):** Consideration of Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 Stormwater; and Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms. (Staff – Andrea Moreno)

2. **Beaufort Memorial Primary Care at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Josie Abrams of Josie S. Abrams Architecture, on behalf of property owner Beaufort Memorial Hospital for approval of a Certificate of Appropriateness - HCOD application. The project consists of the 5,000 SF single story medical office building with associated infrastructure. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of approximately 1.38 acres identified by tax map number R610 036 000 3212 0000 located within the May River Crossing Master Plan. (COFA-02-26-020148) (Staff - Angie Castrillon)

3. **Chipotle at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Joshua Bookhout of Wilkus Architects, on behalf of property owner PBC Partners, LLC, for approval of a Certificate of Appropriateness - HCOD application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.51 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan. (COFA-02-26-020127) (Staff - Angie Castrillon)

4. **New Riverside Village Parcel 4B-3C (Development Plan):** A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for approval of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons. (DP-03-26-020155) (Staff - Dan Frazier)

5. **Maiden Lane Development (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Hinton Vacation Properties for approval of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street. (DP-03-26-020162) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, June 24, 2026

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60*
Public comment is limited to 3 minutes per speaker.

Planning Commission Meeting

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20 Bridge Street, Bluffton, SC

April 22, 2026

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Chairman Charlie Wetmore
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Lydia DePauw
Commissioner Will Howard

ABSENT
Vice Chairman Jim Flynn
Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. March 25, 2026 Minutes

   Commissioner Howard made a motion to approve the minutes as written.

   Seconded by Commissioner Brock.
   Voting Yea: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Howard

   All were in favor and the motion passed.

IV. PUBLIC COMMENT

Andrew Kiehle, 22 Trail Ridge Retreat, Bluffton - Mr. Kiehle shared concerns he had for the new development being proposed for New Riverside Parcel 8A.

V. WORKSHOP

1. Unified Development Ordinance Amendments (Planning Commission Workshop – No Action) – Discussion of Proposed Ordinance to Amend Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance (UDO) Relating to Wetlands, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms). (Staff - Andrea Moreno)

   Staff presented. The commissioners questioned if the buffer requirements would impact property rights. Commissioners shared concerns over the current waiver process in place and expressed a desire for more specific qualifications from those providing delineations.

   This was a workshop. No action was taken.

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Livewell Terrace (Street Naming):** A request by Allyson Amstutz of Woda Cooper Companies Inc., on behalf of Livewell Terrace LP for approval of a Street Naming application. The project consists of the construction of a 120-unit apartment complex, future medical office building and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.0 acres identified by tax map number R610 030 000 0712 0000 located east of Buckwalter Parkway within the Buckwalter Commons Planning Tract and Buckwalter Commons Phase 1 Initial Master Plan. (STR-04-26-020211) (Staff - Dan Frazier)

   Staff presented. The applicant was present. The commissioners had questions regarding the unused street names.

   Commissioner Delcore made a motion to approve the application as submitted.

   Seconded by Commissioner Brock.
   Voting Yea: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Howard

   All were in favor and motion passed.

2. **New Riverside - Parcel 8A (Initial Master Plan):** A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road. (MP-01-26-020100) (Staff - Dan Frazier)

   Commissioner Howard recused himself from this item. Staff presented. The applicant was present. The commissioners shared their concerns about tree preservation and traffic access. There was discussion regarding the secondary access point and the traffic of the construction entrance for the adjacent neighborhood.

   Commissioner DePauw made a motion to forward Town Council a recommendation of approval with the following condition:

   1. Provide additional information detailing the process that will ensure the longevity of the proposed treescapes.

   Seconded by Commissioner Brock.
   Voting Yea: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw

   All were in favor and the motion passed.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Brock made a motion to adjourn.

DRAFT

Seconded by Commissioner Delcore.
Voting Yea: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw

All were in favor and the motion passed. The meeting adjourned at 7:25pm.

DRAFT

PLANNING COMMISSION

STAFF REPORT
Department of Projects & Watershed Resilience

MEETING DATE:	May 27, 2026
PROJECT:	Consideration of a Proposed Ordinance to Amend the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms)
PROJECT MANAGER:	Andrea Moreno, Watershed Division Manager

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), "an application for a UDO Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action." These amendments were initiated by the UDO Administrator.

REQUEST: The UDO Administrator requests that the Planning Commission recommend approval to Town Council of certain text amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms).

BACKGROUND: In January of 2025, Town Council approved a Master Service Agreement (MSA) task authorization to McCormick Taylor Inc. and Center for Watershed Protection ("Consultants") to develop Town Wetland and Resilience Ordinances to protect the health, life, and safety of our citizens and natural resources.

As part of this ongoing work and specific to wetland protections, the Consultants have been tasked with reviewing current Town policies, identifying and inventorying wetlands within the Town's jurisdiction, developing a map of wetlands to be protected, and developing a Wetland Ordinance for the Town.

Concurrent, yet independent from the MSA work, Town Council adopted a wetland protection ordinance in June of 2025, requiring a 50ft. undisturbed buffer around the perimeter of all wetlands and empowering staff for enforcement, filling gaps left by loosened federal rules after the U.S. Supreme Court's *Sackett v. Environmental Protection Agency* decision. This initiative made Bluffton the first municipality in South Carolina to enact such laws in response to federal changes.

This ordinance was adopted under the premise that it would act as an interim wetland ordinance and would be superseded by a comprehensive wetland ordinance that would incorporate the Consultant's recommendations and reliance upon a new, Town-owned, wetland mapping tool. Thus, staff are proposing amendments to the wetland protection ordinance to help ensure its defensibility and alignment with the Town's watershed and resilience goals. (Attachment #1). Associated definitions are also proposed.

Furthermore, information about wetlands must stay current to ensure the Town develops effective tools to manage land use pressures and respond to changes in federal wetland protections. Accurate wetlands data allows the Town to define its objectives, apply the latest technology and tools for wetland mapping, focus its protection efforts, and inform future projects, policies, programs, and partnerships.

The Town currently relies on the National Wetland Inventory (NWI), which the primary source of mapped wetlands used across the country. However, within the Town, the NWI was last updated based on 2006 and 2011 imagery and does not often indicate the existence of small, isolated wetlands. While field delineation of wetland boundaries by a professional will be the ultimate determinant of where wetland and wetland buffers boundaries are located, the Town's wetland mapping tool, which is planned to go "live" with the adoption of these proposed amendments, allows for both the Town and the applicant to know in advance which areas of the site are likely to have wetlands present and plan accordingly.

KEY CHANGES TO WETLAND ORDINANCE: The following are a list of proposed key changes to the wetland ordinance:

- Scrivener's errors;
- Addition of reference to Southern Lowcountry Stormwater Design Manual for any terms not explicitly defined in Section 9.2;
- Inclusion of watershed resilience-related language;
    - **MEANING** – as the Town moves forward with its creation of a Resilience Ordinance and Resilience Plan, inclusion of resilience-related language within the Stormwater Ordinance helps to tee up implementation of this forthcoming effort.
- Reference to a Town wetland map to aid applicants in wetland and wetland buffer identification;
- Addition of clarifying language regarding authority of UDO Administrator;
    - **MEANING** – discretion of UDO Administrator to exempt activities from the Wetland Ordinance or require additional measures prior to allowing an exception must utilize Town policies and guidelines and be documented in writing.
- Revisions to exemptions and exceptions;
    - US Army Corps of Engineers (USACE) exception.
      MEANING – USACE permits to impact jurisdictional wetlands require an accompanying jurisdictional determination. Once the impacts to a jurisdictional wetland have been made, any remaining wetland on the property is subject to the Town's Wetland Ordinance, including, but not limited to, the requirement of a 50 ft. undisturbed wetland buffer.
    - Prohibition of motorized vehicles along multi-purpose pathways in wetlands and wetland buffers, with the exception of ADA-compliant motorized wheelchairs, or vehicles used for a public purpose, including but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure.
    - Inclusion of a stipulation that although stormwater management facilities and utility lines may be located within the wetland buffer, land disturbance must be minimized to the Maximum Extent Practicable (MEP).
    - Inclusion of allowed activities within a wetland, itself, including, but not limited to, construction and maintenance of public boardwalks, multi-use pathways, and water-dependent development such as docks, boat ramps, etc.
      NOTE – Following feedback from Planning Commission during the Workshop held on April 22, 2026, specific language about the multi-use pathways being pervious to the maximum extent practicable has been added.
- Assurances of protection to guarantee future wetland protections; and
- Revisions and Additions to Definitions.
    - Heavy Machinery (new)

MEANING – clarifies what constitutes heavy machinery and, therefore, which activities may be exempt from Sec. 5.10 (Stormwater).

- Wetland Buffer (new)
- Wetland Delineation (revision)

  NOTE – Following feedback from Planning Commission during the Workshop held on April 22, 2026, additional language specifying who can provide a wetland delineation has been added.

REVIEW CRITERIA & ANALYSIS: When assessing an application for UDO Text Amendments, Town Council is required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by a Finding.

1. **Section 3.5.3.A.** Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, consistency with the overall intent of the Plan, recent development trends and the general character of the area.

   Finding. The proposed amendments are consistent with Comprehensive Plan policies for stormwater management.

2. **Section 3.5.3.B.** Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

   Finding. The proposed amendments support best-planning practices for stormwater management.

3. **Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton.

   Finding. The proposed amendments support the general welfare of the Town and its residents.

4. **Section 3.5.3.D.** Impact of the proposed amendment on the provision of public services.

   Finding. The proposed amendments have no relationship to this criterion.

5. **Section 3.5.3.E.** The application must comply with applicable requirements in the Applications Manual.

   Finding. The application complies with all applicable requirements of the Applications Manual.

NEXT STEPS:

UDO Text Amendment Procedure	Tentative Dates	Complete
Step 1. Town Council - Workshop	January 27, 2026	✓
Step 2. Public Comment Period	February 2 – March 2, 2026	✓
Step 3. Consultant Review Period	March 9 – March 23, 2026	✓
Step 4. Planning Commission Workshop	April 22, 2026	✓
Step 5. Watershed Action Plan Advisory Committee Meeting	April 23, 2026	✓

Step 6. Planning Commission Public Hearing and Recommendation	May 27, 2026	✓
Step 7. Town Council – First Reading	June 9, 2026	✖
Step 8. Town Council Meeting – Final Reading and Public Hearing	July 14, 2026	✖

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Sec. 2.2.6.C.4 of the UDO, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approval of the application as submitted;
2. Approval of the application with amendments; or
3. Denial of the application as submitted by the Applicant.

STAFF RECOMMENDATION: Watershed Management Division staff recommends the Planning Commission recommend approval of the proposed Text Amendments to Town Council as submitted.

ATTACHMENTS:

1. Proposed Ordinance (Amendments)

ORDINANCE NO. 2026 – _____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE AMENDING THE TOWN OF BLUFFTON'S MUNICIPAL CODE OF ORDINANCES, CHAPTER 23, UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 5 – DESIGN STANDARDS, SEC. 5.10 (STORMWATER); AND ARTICLE 9 – DEFINITIONS AND INTERPRETATION, SEC. 9.2 (DEFINED TERMS)

WHEREAS, the Town of Bluffton desires to improve the general safety, welfare, health and properties of the citizens of the Town of Bluffton; and,

WHEREAS, to establish the necessary provisions to accomplish the above, the Town of Bluffton has authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

WHEREAS, the Town of Bluffton's Town Code and Ordinances provide guidance and requirements for development within the Town of Bluffton through regulations set forth to protect and promote the health, safety, and welfare of the Town's citizens, as espoused through the provisions of the Town of Bluffton Comprehensive Plan and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, Chapter 29 of the Code of Laws for South Carolina; and

WHEREAS, the Town of Bluffton Town Council adopted the aforementioned standards, which are known as the Unified Development Ordinance, Chapter 23 of the Code of Ordinances for the Town of Bluffton, South Carolina on October 11, 2011 through Ordinance 2011-15; and

WHEREAS, the Unified Development Ordinance unifies the subdivision, land use, development/design regulations, as well as the Old Town Bluffton Historic District Code into a single set of integrated, updated, and streamlined standards; and

WHEREAS, the Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest changes as deemed appropriate; and,

WHEREAS, the Strategic Plan for Fiscal Years 2025-26 ("Strategic Plan") serves as a road map for activities and initiatives to implement the Town's Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals, which includes amendments to the Unified Development Ordinance to support these goals; and

WHEREAS, the Town of Bluffton Town Council desires to amend the Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) to enhance protections of wetlands and wetland buffers for stormwater management.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the

Town hereby amends the Code of Ordinances for the Town of Bluffton, Chapter 23, Unified Development Ordinance as follows:

SECTION 1. AMENDMENT. The Town of Bluffton hereby amends the Code Ordinances for the Town Of Bluffton, South Carolina by adopting and incorporating certain amendments to Chapter 23 – Unified Development Ordinance, including amendments to the following sections: Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) as shown on Exhibit A attached hereto and fully incorporated herein by reference.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2026.

This Ordinance was read and passed on First Reading & Public Hearing on _____**, 2026**.

_____
Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____**, 2026.**

_____
Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marica Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on _____**, 2026**.

_____
Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

_____
Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

EXHIBIT A

Sec. 5.10 Stormwater

Proposed Changes: 1) Revise 5.10, "Stormwater" to include resilience-related language; and 2) Revise 5.10.7, "Wetlands" language to provide clarity to exemptions and exceptions to wetland ordinance, to include a list of allowed activities within wetlands themselves and provide assurances for the protection of wetlands and wetland buffers.

Sec. 5.10.1. General Provisions

Any and all terms used in this Section that are not otherwise specifically defined in Section 9.2 shall be defined pursuant to the *Southern Lowcountry Stormwater Design Manual.* Any undefined terms shall have their ordinary and customary meanings based on the purposes, intent, design objective or other guidance associated with its use in this Section.

A. Intent

1.-3. *(No Changes)*

4. Grading can create problems with storm drainage and water quality by generating non-point source pollution. Grading plans for compliance with overall development shall be to maximize groundwater recharge, minimize runoff, ensure positive drainage within and from the site with no impact on adjacent property, ensure offsite drainage is received to an existing, adequate conveyance system, and prevent M~~m~~ass G~~g~~rading and C~~c~~lear~~ing~~ cutting of a site.
5. These deleterious effects can be managed and minimized by applying proper design and well-planned controls to manage stormwater runoff from development sites, manage to protect existing natural features, such as trees and contours, that maintain hydrology and provide water quality control, and to eliminate potential sources of pollution to receiving waters. Public education regarding the cause and effect of these types of pollutions and the implementation of the controls and management policies is key to fundamentally changing public behavior.
6. ~~The Town of Bluffton is required to comply with State and Federal regulations that require the adverse impacts of stormwater runoff rates, volumes and pollutant loads to be controlled and minimized.~~
6. The Town ~~of Bluffton~~ has determined that it is in the public interest to control and minimize the adverse impacts of certain development activities and has established this set of stormwater management provisions to regulate post-construction stormwater runoff rates, volumes and pollutant loads on development sites~~.~~ as detailed in the *Southern Lowcountry Stormwater Design Manual.*
7. Further, the protection of wetlands and wetland buffer areas from encroachment, pollution, degradation, alteration or elimination is a crucial element of the Town's stormwater and water quality management plans and supports resilience efforts in anticipation of increased flooding, more frequent and severe weather events, future disasters, and changing environmental conditions ~~as well as documented and projected sea level rise~~. Procedures to protect, conserve, enhance and maintain wetlands and wetland buffers are in the public interest and support the general welfare of the Town.
8. This Article is essential to the public health, safety or welfare and shall apply to any Development that is subject to a development agreement.

9. Laws of general application throughout the Town necessary to protect health, safety and welfare are anticipated and are provided for in development agreements.

~~11. Substantial changes including, but not limited to, flooding, extreme weather events, sea level rise, and wetland protections have occurred, which changes, if not addressed in this Article would pose a threat to public health, safety or welfare of the Town of Bluffton~~.

B. Purpose

1. It is the purpose of this Section~~Article~~ to protect, maintain, and enhance the environment of the Town and the short and long-term public health, safety, and general welfare of the citizens of the Town by establishing requirements and procedures to control the potential adverse effects of increased stormwater runoff associated with both future Development and existing developed land. Proper management of existing natural features, including wetlands and wetland buffers, and stormwater runoff will minimize damage to public and private property, ~~ensure~~ promote a functional drainage system, reduce the effects of Development on land and stream channel erosion, attain and maintain water quality standards, enhance the local environment associated with the drainage system, reduce local flooding, reduce pollutant loading to the maximum extent practicable and maintain to the extent practicable the pre- developed hydrologic characteristics of the area, ~~and~~ facilitate economic development while minimizing associated pollutant, flooding, and drainage impacts, and improve the Town's resilience to changing environmental conditions.
2. This Article specifically authorizes and enables the Town to, at a minimum, ~~to~~ require any or all of the following:
    a. Prohibit Illicit Discharges to the Stormwater System and receiving waters~~.~~;
    b. Define procedures for site plan review, inspection, and enforcement relative to stormwater management~~.~~;
    c. Establish decision-making processes surrounding Development activities that protect the integrity of local aquatic resources;
    d. Control the discharge of spills, dumping or disposal of materials other than stormwater to the Stormwater System and receiving waters~~.~~;
    e. Address specific categories of non-stormwater discharges and similar other incidental non-stormwater discharges~~.~~;
    f. Require temporary erosion and sediment controls to protect water quality to the maximum extent practicable during construction activities, in accordance with current state regulations~~.~~;
    g. Define procedures for receipt and consideration of information submitted by the public~~.~~;
    h. Address runoff, particularly volume, rate, and quality through the control and treatment of stormwater with structural stormwater management practices ~~facilities and/ or~~ Best Management Practices (BMPs) to provide volume control and at least an eighty (80) percent reduction in total suspended solids loads, thirty (30) percent reduction of total nitrogen load, and sixty (60) percent reduction in bacteria load~~.~~;
    i. Develop post-construction stormwater quality performance standards, through enforcement of minimum design standards for BMPs~~.~~;
    j. Ensure effective long-term operation and maintenance of BMPs~~.~~;
    k. Carry out all inspection, surveillance, monitoring, and enforcement procedures necessary to determine compliance and noncompliance with this Article and stormwater permit (permit) conditions including the prohibition of Illicit Discharges to the Town's Stormwater System and

the protection of water quality of the receiving waters and wetlands~~.~~;

l. Establish minimum post-development stormwater management standards and design criteria set forth by the *Southern Lowcountry Stormwater Design Manual* ("Design Manual") with the intent of reducing flooding, channel erosion, and pollutant transport and deposition in local aquatic resources;

m. Establish minimum post-development stormwater management standards and design criteria in the *Design Manual* with the intent of preserving existing hydrologic conditions on Development sites;

n. Establish design criteria in the *Design Manual* for structural and nonstructural stormwater management practices that can be used to meet the minimum post-development stormwater management standards and design criteria;

o. Based on current Natural Resources Inventory, establish that Better Site Design (BSD), natural vegetative buffers, tree conservation, and site planning have been incorporated, documented, and presented in the Development design process to the maximum extent practicable~~.~~;

p. Maintain structural and nonstructural stormwater management practices to ensure that they continue to function as designed and pose no threat to public safety; ~~and,~~

q. In the event these requirements cannot be met, a fee-in-lieu shall be required as outlined in *Section 5.10.3.K.*; and,

r. Define procedures for protection, conservation, enhancement, and proper maintenance of all existing wetlands and wetland buffer areas for stormwater management ~~water quality management~~.

C. Applicability

1. This Section shall apply to any or all of the following activities unless otherwise exempted by Sec. 5.10.1.C.2:

   a.-b. *(No Changes)*

   c. Any Land Disturbance, regardless of size, within a Larger Common Plan of Development where multiple, separate and distinct land disturbing activities may occur at different times and on different schedules; ~~and,~~

   d. Any Land Disturbance within a wetland or wetland buffer area; ~~and~~

   e. A Major Substantial Improvement of an existing lot~~.~~; or

   f. Any illicit discharges

2. The following activities are exempt from ~~this~~ Section 5.10:

   a. Any maintenance, alteration, renewal, or improvement as approved by the Town which does not alter existing drainage patterns, does not result in change or adverse impact on adjacent property, or create adverse environmental or water quality impacts, and does not increase the temperature, rate, quality, or volume or location of stormwater runoff discharge;

   b. Projects that are exclusively for agricultural or silvicultural activities, not involving relocation of drainage canals or Land Disturbance within a Wetland, within areas zoned for these uses;

   c.-d. *(No Changes)*

   ~~e. Installation of nature trails or pervious pedestrian access paths no greater than five (5) feet in width;~~

   e. Pruning or trimming of grasses, shrubs, and other smaller vegetation, provided these activities are accomplished without the use of Heavy Machinery;

f. Planting native species of plants;

g. Non-pesticide rRemoval of invasive species of plants;

~~i. Any outdoor recreation activities not otherwise proscribed by the property owner or another applicable law or regulation, to include hiking, swimming, kayaking, canoeing, boating, horseback riding, hunting, fishing, shell fishing, and camping;~~

h. Research of soil, vegetation, water, fish, or wildlife for educational, scientific, or conservation purposes provided that these activities are accomplished without the use of Heavy Machinery;

i. Maintenance or repair of existing water-control devices or structures, provided the maintenance or repair does not involve enlarging, expanding, constructing, or relocating such water-control structures or devices; or

j. Maintenance and repair of existing utilities and roadways, provided the activity does not involve enlarging, expanding, constructing, or relocating such utilities and roadways.

~~3. Any illicit discharges.~~

4. The provisions of this Section shall apply throughout the incorporated areas of the Town.

Sec. 5.10.2. Stormwater Management Program

A. **Coordination with Other Agencies.** The UDO Administrator will coordinate the Town's activities with other federal, state, and local agencies, which manage and perform functions relating to the protection of receiving waters.

B. **Cooperation with Other Governments and Private Entities.** The Town may enter into agreements with other governmental and private entities to carry out the purposes of this Article. These agreements may include, but are not limited to enforcement, resolution of disputes, cooperative monitoring, and cooperative management of stormwater systems and cooperative implementation of stormwater management programs.

Nothing in this Article or in this Section shall be construed as limitation or repeal of any ordinances of these local governments or of the powers granted to these local governments by the South Carolina Constitution or statutes, including, without limitation, the power to require additional or more stringent stormwater management requirements within their jurisdictional boundaries.

C. **Southern Lowcountry Stormwater Design Manual**

1. The UDO Administrator shall utilize the standards, criteria, and information presented in the *Design Manual* or applicable addendums, appendices, technical memorandums, and/or applicable revisions that may be applied for the proper implementation of this Article. This Manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring, local experience, and state or federal water quality and quantity requirements.

   The *Design Manual* identifies Special Watershed Protection Areas that have standards and criteria specific to land Development in these areas.

D. **Compatibility with Other Regulations.** This Section~~Article~~ is not intended to interfere with, modify or repeal any other ordinance, rule, regulation, or other provision of law. The procedures and standards set forth in this Ordinance, and the policies, procedures, and design data specified in the *Design Manual* provide the minimum standards to be adhered to by Development activities under the jurisdiction of the Town ~~of Bluffton~~. If any regulation or requirement of this Section~~Article~~ is in conflict with any other local, state or federal law, the most restrictive, or whichever imposes the highest

protective standards for ~~human health~~public health, safety, and welfare or the environment, shall apply.

Sec. 5.10.3. Standards

A. **General Requirements**

1. All Development in the Town, including single family lots not part of a Larger Common Plan of Development, meeting applicability requirements in *Section 5.10.1.C.1*, shall meet the General Requirements to the Maximum Extent Practicable.
2. All Development activities shall utilize Structural and Nonstructural Stormwater Management Practices to control and minimize the increased stormwater runoff rates, volumes, and pollutant loads caused by Development in accordance with the criteria presented in the Design Manual.
3. For Structural and Nonstructural Stormwater Management Practices not included in the *Design Manual*, or for which pollutant removal and runoff reduction rates have not been provided, the effectiveness of the Structural and Nonstructural Stormwater Management Practices must be documented through prior studies, literature reviews, or other means and receive approval from the Town before being included in the design of a stormwater management system. In addition, if the site is located in a Watershed Protection Area or a Special Watershed Protection Area, the Town may impose additional requirements, which are located in the *Design Manual*, as deemed necessary.

~~3. All Development in the Town, including single family lots not part of a Larger Common Plan of Development, meeting applicability requirements in *Section 5.10.1.C.1*, shall meet the General Requirements to the Maximum Extent Practicable.~~

4. All Development shall disconnect Impervious Surfaces with vegetative surfaces to the M~~m~~aximum E~~e~~xtent P~~p~~racticable.
5. Stormwater runoff shall be controlled in a manner that:
   a. Promotes positive drainage within the site and from structures and Impervious Surfaces resulting from Development.
   b. Ensures no negative impact on adjacent and downstream properties~~/~~ or structures, as detailed in the *Design Manual*.
   c. Includes the use of vegetated conveyances, such as swales and existing natural channels to promote infiltration.
   d. Promotes runoff velocities that maintain sheet flow condition to prevent erosion and promote infiltration.
   e. Limits its interaction with potential pollutant sources that may become water-borne and create non-point source pollution.
6. **Better Site Design, ~~Natural Vegetative Buffers, Wetland Conservation~~Wetland and Wetland Buffer Protection, and Tree Conservation.** Better Site Design, ~~natural vegetative buffers, wetland conservation~~ protection of Wetlands and Wetland Buffers, and tree conservation play an integral part in minimizing the volume of stormwater runoff by promoting infiltration and acting as a first line of treatment of ~~water quality~~stormwater runoff ~~pollution~~. As such all Development subject to this Section~~Article~~ shall comply with the following:
   a. Better Site Design practices set forth in the Design Manual to the Maximum Extent Practicable;

b. Any and all Wetland B~~b~~uffer and other natural vegetative buffer requirements of this Article; other applicable Sections of the UDO, and if applicable, any approved concept plan, and/or approved master plan~~.~~;
c. Wetland and Wetland Buffer protection ~~conservation~~ requirements of this Article, and if applicable, any approved concept plan, and/or approved master plan~~.~~; and
d. Tree conservation as required by this UDO.

B. **Permit Application Requirements**

No property owner or Developer shall perform any Development activity without first meeting the requirements of this *Section 5.10* and the *Design Manual* and having been issued a stormwater permit from the Town. Unless specifically exempted by this *Section 5.10*, any property owner or Developer proposing Development activity shall submit to the Town a Stormwater Permit application and accompanying items as required in the *Design Manual*.

The UDO Administrator shall use the criteria and information, including technical specifications and standards, in the *Design Manual* as the basis for decisions about stormwater plans and about the design, implementation and performance of Structural and Non-structural Stormwater Management Practices as defined the *Design Manual*. Specifically, permit applications shall contain standards as outlines in t~~T~~he *Design Manual* ~~standards shall describe in detail how post-development stormwater runoff will be controlled and managed, the design of all stormwater facilities and practices, the components of a project plan necessary to meet the requirements of this Article and post-construction maintenance and inspection requirements~~.

The stormwater permit shall be valid for five (5) years from date of approval unless an extension is applied for and approved by the UDO Administrator.

C. **Maximum Extent Practicable Process**

The Maximum Extent Practicable ("MEP") process defined by the *Design Manual* shall be the basis of submittals for plan approval under this Article. The consideration for a waiver of this Article's requirements will rely on the MEP submittal and UDO Administrator review.

D. **Stormwater Surety**

Financial sureties for the cost of stormwater facilities approved for the proposed Development ~~and/~~or Redevelopment shall be provided in accordance with the Town stormwater surety process as established in Section 3.13 and stormwater permit issuance process in the *Design Manual* ~~Section 3.13~~.

E. *(No Changes)*

F. **Stormwater Conveyance System**

Site development plans must include s~~S~~tormwater conveyance systems, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutters, swales, channels, ditches, and energy dissipaters, shall be provided when necessary for the protection of public right-of-way and properties adjoining Development sites. Stormwater conveyance systems that are designed to convey stormwater runoff from more than one parcel shall meet the following requirements:

1. Methods used to calculate stormwater runoff rates and volumes shall be in accordance with the ~~latest edition of the~~ *Design Manual*;

2. All culverts, pipe systems, and open channel flow systems shall be sized in accordance with the stormwater management design plan using the methods included in ~~the latest edition of~~ the *Design Manual*; ~~and,~~
3. Planning and design of stormwater conveyance systems shall be in accordance with the criteria and specifications found in ~~the latest edition of~~ the *Design Manual*~~.~~; and
4. Off-site discharge points in the final approved stormwater plan submission and~~/or~~ grading plan must be identified on the site plan. The receiving conveyance system must be determined to safely convey the 100~~25~~-year storm, as certified by a licensed South Carolina Professional Engineer, and to not adversely impact downstream properties.

G. **Overbank Flood Protection**

All stormwater management systems shall be designed to control the post-development peak discharge generated by the Overbank Flood Protection storm event, as defined in ~~the latest edition of~~ the *Design Manual*, to prevent an increase in the frequency and magnitude of damaging overbank flooding and safely convey the design storms. A stormwater management system complies with this requirement if:

1. It provides Overbank Flood Protection in accordance with the criteria and information provided in ~~the latest edition of~~ the *Design Manual*; ~~and,~~
2. Appropriate Structural and Nonstructural Stormwater Management Practices have been selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in ~~the latest edition of~~ the *Design Manual*~~.~~; and
3. Off-site discharge points in the final approved stormwater plan submission must be identified on the plan. The receiving conveyance system must be determined to safely convey the 2- to 25-year, 24-hour storm, as certified by a licensed South Carolina Professional Engineer, and to not adversely impact downstream properties.

H. **Extreme Flood Protection**

All stormwater management systems shall be designed to control and~~/or~~ safely convey the post-development peak discharge generated by the Extreme Flood Protection storm event, as defined in ~~the latest edition of~~ the *Design Manual*, to protect downstream properties from flood damage, maintain the boundaries of existing floodplains, and protect the physical integrity of downstream stormwater conveyance features and flood control facilities. A stormwater management system complies with this requirement if:

1. It provides Extreme Flood Protection in accordance with the criteria and information provided in ~~the latest edition of~~ the *Design Manual*;
2. Appropriate Structural and Nonstructural Stormwater Management Practices have been selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in ~~the latest edition of~~ the Design Manual; and

Adequate 100-year flow overflow path (as documented in the 10% analysis submission) from the site to adjacent properties is identified and determined to not have a negative impact on existing downstream receiving conveyance system(s), adjacent properties, and~~/or~~ structures. This overflow path must be certified by a licensed South Carolina Professional Engineer.

I. **Structural Stormwater Management Practices**

All Structural Stormwater Management Practices shall be selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in ~~the latest edition of~~ the *Design Manual* ~~and any relevant addenda~~. Applicants shall consult the ~~latest edition of the~~ *Design Manual* for guidance on selecting Structural Stormwater Management Practices that can be used to satisfy the post-construction stormwater management criteria.

J. **Grading**

Mass Grading and Clear~~ing~~ cutting shall not be permitted. ~~No land within the Town shall be cleared, disturbed, graded, excavated, except as follows:~~It shall be unlawful to perform any Land Disturbance, or land disturbing activity~~,~~ of 5,000 or more square feet or accruing a total exceedance of 5,000 square feet of impervious surface without a Grading Plan approved by the Town.

~~1. It shall be unlawful to perform any Land Disturbance, or land disturbing activity, of 5,000 or more square feet or accruing a total exceedance of 5,000 square feet of impervious surface without a Grading Plan approved by the Town of Bluffton.~~

1. Grading Plans shall be filed with and become part of any Application that equals or exceeds the threshold limits provided above. Such plans shall be prepared in accordance with Article 3 and shall follow the requirements set forth in Article 5 Design Standards.
2. Amendments ~~to Grading Plans. Amendments~~, changes, or modifications of a minor nature to a plan required as a result of field conditions arising during construction may be required~~ordered~~ or approved by the UDO Administrator.
3. Soil erosion and sediment control measures shall, at a minimum, conform to the Standards for Soil Erosion and Sediment Control per the *Design Manual*.

K. *(No Changes)*

L. **Detention Waiver.** Individuals seeking a detention waiver from the requirements of this Section may submit to the UDO Administrator a request for a waiver in accordance with the *Design Manual*.

Sec. 5.10.4. Maintenance

A. **General Requirements**

1.-2. *(No Changes)*

3. ~~**Annual**~~ **Maintenance Inspection and Report.** The person responsible for maintenance of any structural BMP installed pursuant to this Article shall submit to the UDO Administrator an inspection report from a certified post- construction BMP inspector, a registered South Carolina Professional Engineer or Landscape Architect. The inspection report, at a minimum, shall contain all of the following:
   a. The name and address of the land owner;
   b. The recorded book and page number of the lot of each structural BMP or a digital representation of the geographic location of each structural BMP;
   c. A statement that an inspection was made of all structural BMPs, and must include date of inspection;
   ~~d. The date the inspection was made;~~
   d. A statement that all inspected structural BMPs are performing as originally designed~~/~~ and intended, and comply with the terms and conditions of the approved maintenance agreement required by this Article;
   e. The inspector's original signature and/or seal of the engineer inspecting the structural BMPs;

and

f. Digital photographs of the structural BMPs and pertinent components integral to its operation, including but not limited to inlet~~/~~ and outlet control structures, downstream receiving channel~~/~~ or area, embankments and spillways, safety features, and vegetation.

All inspection reports shall be on Town forms provided to the UDO Administrator. An original inspection report shall be provided to the UDO Administrator one year from the date of As-Built certification and thereafter, every three (3) years on or before the date of the As-Built certification.

B. **Operation and Maintenance Agreement**

1. Prior to the issuance of stormwater permit requiring a structural BMP pursuant to this Article, the applicant or owner of the site must execute an operation and maintenance agreement~~/covenant~~ for each structural BMP identified on the approved Stormwater Management Plan for recordation in Beaufort County Register of Deeds. The operations and maintenance agreement must be approved by the UDO Administrator or ~~his~~ their designee, and shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the structural BMP.

2. The operation and maintenance agreement shall:

   a. Require the owner or owners to maintain, repair and, if necessary, reconstruct the structural BMP to ensure the BMP functions as designed and intended in perpetuity~~.~~;
   b. For each BMP identified on the approved Stormwater Management Plan, state the terms, conditions, and schedule of maintenance for each structural BMP~~.~~;
   c. Grant to the Town a right of entry to inspect, monitor, maintain, repair, or reconstruct the structural BMP; however, in no case shall the right of entry, of itself, confer an obligation on the Town to assume responsibility for the structural BMP~~.~~;
   d. Allow the Town to recover from the property or ~~home owner's~~homeowner's association and its members any and all costs the Town expends to maintain or repair the structural BMPs or to correct any operational deficiencies. Failure to pay the Town all of its expended costs, after 45 days written notice, shall constitute a breach of the agreement. The Town shall thereafter be entitled to bring an action against the association and its members to pay, or foreclose upon the lien hereby authorized by the agreement against the property, or both, in case of a deficiency. Interest, collection costs, and attorney fees shall be added to the recovery~~.~~;
   e. Provide a statement that this agreement shall not obligate the Town to maintain or repair any structural BMPs, and the Town shall not be liable to any person for the condition or operation of structural BMPs~~.~~;
   f. Provide a statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town to enforce any of its ordinances as authorized by law~~.~~;
   g. Contain a provision indemnifying and holding harmless the Town for any costs and injuries arising from or related to the structural BMP, unless the Town has agreed in writing to assume the maintenance responsibility for the structural BMPs accepted dedication of all rights necessary to carry out that maintenance~~.~~; and
   h. Contain an attachment with the locations, dimensions, elevations, and characteristics of all structural BMPs detailed in the Stormwater Management Plan. The attachment shall include a north arrow, scale, boundary lines of the site, lot lines, existing and proposed roads and other information necessary to locate the structural BMPs.

3. Operation and Maintenance Agreement Recordation
   Upon approval by the UDO Administrator or ~~his~~their designee, the operations and maintenance agreement shall be recorded with the Beaufort C~~c~~ounty Register of Deeds to appear in the chain of title of all subsequent purchasers under generally accepted searching principles. A copy of the recorded operation and maintenance agreement shall be given to the UDO Administrator prior to issuance of the development permit.

C. **Records of Installation and Maintenance Activities.** The owner of each structural BMP shall keep records of installation, inspections, maintenance, and repairs for at least five (5) years from the date of the record and shall submit the same upon reasonable request to the UDO Administrator.

D. **Nuisance.** The owner of each stormwater BMP shall maintain it so as not to create or result in a nuisance condition, such as but not limited to, flooding, erosion, excessive algal growth, overgrown vegetation, mosquito breeding habitat, existence of unsightly debris, or impairments to public safety and health.

Sec. 5.10.5. Illicit Discharges and Connections

A.- B. *(No Changes)*

C. **Illicit Connections.** Connections to a receiving water and/or stormwater conveyance system that allow the discharge of non-stormwater, other than the exclusions described in this section are unlawful. Prohibited connections include, but are not limited to floor drains, ~~waste water~~wastewater from washing machines or sanitary sewers, wash water from commercial vehicle washing or steam cleaning, and ~~waste water~~wastewater from septic systems. Where such connections exist in violation of this section and said connections were made prior to the adoption of this Article or any other ordinance prohibiting such connections, the property owner or the person using said connection shall remove or correct the connection.

D. **Spills.** Spills or leaks of polluting substances released, discharged to, or having the potential to be released or discharged to a receiving water or the stormwater conveyance system, shall be contained, controlled, collected, and properly disposed. All affected areas shall be restored to their preexisting condition. Persons in control of the polluting substances shall immediately report the release or discharge to persons owning the property on which the substances were released or discharged, shall within two (2) hours of such an event shall notify the Bluffton Township Fire Department and Town of Bluffton Police Department (who will also notify the UDO Administrator, and all required federal and state agencies of the release or discharge). Notification shall not relieve any person of any expenses related to the restoration, loss, damage, or any other liability which may be incurred as a result of said spill or leak, nor shall such notification relieve any person from other liability which may be imposed by State or other law.

E. **Nuisance.** *(No Changes)*

Sec. 5.10.6. Inspections

A.-C. *(No Changes)*

D. **Wetland and Wetland Buffer Inspections.** The Town is authorized under this Section to inspect a project's impact to wetlands and wetland buffer areas to determine compliance with conditions and

provisions of this Article or to perform any duty imposed upon the owner or developer by this Ordinance.

Sec. 5.10.7. Wetlands

A. General Requirements

1. This Section shall apply to all ~~building, development, redevelopment, and site alteration~~Land Development within a wetland or wetland buffer area, except as otherwise set forth herein.
2. Any person proposing to carry out a wetland or wetland buffer disturbance under this Ordinance must, prior to the commencement of the activity, submit a Stormwater Permit application to the UDO Administrator and obtain permit approval.
3. The UDO Administrator shall review all materials submitted by an applicant and shall have the authority to require additional information about the project from the applicant, schedule a site visit, or require a preliminary meeting with the applicant. The UDO Administrator may also request a review of the project by the Development Review Committee (DRC).
4. The UDO Administrator has the authority to issue, deny, or conditionally approve stormwater permits for activities that impact~~s to~~ W~~w~~etland~~s~~ and/or W~~w~~etland B~~b~~uffers, as documented in writing, consistent with the standards, goals, and criteria set forth in this Ordinance, ~~and~~ subject to the procedures established herein.
5. Under the UDO Administrator's discretion other development activities may be excepted from the provisions of this Section, in accordance with Town policies and guidelines and as documented in writing, after consideration of design constraints, existing reports, permits, covenants, and mitigation bank credits that adequately protect the wetland's water quality services, flood retention functions, and mitigate any loss of or damage to wildlife habitat or native plant communities.
6. The UDO Administrator may, in its discretion and in accordance with Town policies and guidelines, deem additional measures necessary prior to allowing the excepted activities in Sections 5.10.7.C4 and 5.10.7.C5, ~~subsections (a) through (j) to proceed~~ including, but not limited to, reports and permits, ~~and covenants, and mitigation bank credits~~ to adequately protect the wetland's water quality services, flood retention functions, and mitigate any loss of or damage to wildlife habitat or native plant communities. Such measures shall be documented in writing.
7. The regulation of land uses both within and adjacent to Wetlands, having been determined to be in the best interest of the Town, shall be done in a manner consistent with the review procedures and performance standards identified herein which reflect the relative importance, values, and functions of these areas.
8. No provisions of this Ordinance shall be construed to relieve the Applicant from the requirement to obtain permits issued by local, state, or federal agencies, prior to the commencement of any land disturbance activity within the boundaries of a wetland or wetland buffer.
9. This Section shall not apply to activities in wetlands that are within the jurisdiction of the federal government ("jurisdictional wetlands") as determined by the U.S. Army Corps of Engineers ("Corps"), provided that such impacts are permitted or approved under a valid permit, exemption, or other authorization (collectively, a "Corps Permit") issued by the ~~United States Army~~ Corps ~~of Engineers~~ under the rules of the appropriate district and provided that:

a. the Corps Permit has not expired;

b. the Corps Permit was issued on or prior to September 8, 2023; and,

c. the terms and conditions of the issued Corps Permit for such project continue to be met in full. A copy of said Corps Permit shall be provided to the Town along with any statement of conditions.

For the purposes of this subsection (9), the jurisdictional nature of the wetlands shall be based on the federal law in effect at the time the Corps issues the Corps Permit.

10. For any Corps Permit issued after September 8, 2023, such Corps Permit shall govern any activities within wetlands that are within the jurisdiction of the federal government and subject to federal protection (i.e., jurisdictional wetlands) as determined by the United States Army Corps of Engineers, provided that the Corps Permit has not expired and the terms and conditions of the issued Corps Permit for such project continue to be met in full. A copy of said Corps Permit shall be provided to the Town along with any statement of conditions. The jurisdictional determination by the Corps for the Wetland(s) shall also be provided to the Town.

    a. **Exceptions.** Following completion of Corps Permit activities, all other requirements established in this Section shall be applicable including, but not limited to, the requirement of a fifty (50) ft. Wetland Buffer.

    For the purposes of this subsection (10), the jurisdictional nature of the wetlands shall be based on the federal law in effect at the time the Corps issues the Corps Permit.

B. **Wetland Delineation**

1. **Wetland Delineation Required.** Except as otherwise set forth in this Section, any person proposing to carry out a L~~l~~and D~~d~~isturbance or perform any applicable activity, as set forth in *Section 5.10.1.C* of this Ordinance, shall, prior to commencing the activity or the L~~l~~and D~~d~~isturbance, provide the Town with a Wetland Delineation completed within the last five (5) years.

2. **Exceptions.** A Wetland Delineation shall not be required if either of the ~~site is less than five (5) acres and the~~ following conditions are met:
    a. The owner of the site certifies, via notarized affidavit, to the Town that to the best of their knowledge and belief, there are no Wetlands or Wetland Buffers on the site; and~~,No~~ no Wetlands are identified on the site by any prior Wetland Delineations, or any existing watershed plans or Advanced Identification of Disposal Areas (ADID) studies, interim watershed plans, National Resources Conservation Service (NRCS) wetland inventory maps, ~~or~~ United States Fish and Wildlife Service National Wetlands Inventory Maps; or Town wetland maps; and,

    b. The site is less than five (5) acres and the ~~The~~ L~~l~~and D~~d~~isturbance or activity proposed is accessory to the existing use and does not increase the density of the site.

C. **Wetland**s and Wetland **Buffers ~~and Setbacks~~**

1. **Wetland Buffer Calculations ~~Areas~~.** Wetland buffers are to be calculated by measuring horizontally outward from and perpendicular to the edge of the W~~w~~etland, as defined herein and

as delineated in accordance with 5.10.7.B. They must extend the entire length of the W~~w~~etland D~~d~~elineation within the property.

2. **Applicability.** A minimum buffer of fifty (50) feet shall be provided along the perimeter of all Wetlands.

3. **Prohibited Activities within Wetlands and Wetland Buffers.** The following activities are specifically prohibited within a Wetland or Wetland Buffer unless expressly authorized herein or elsewhere within the UDO.

   a. ~~Removal, excavation, or disturbance of the soil~~Land Disturbance, except for minimal disturbance associated with the installation of trees and plants as approved by the UDO Administrator, where a Wetland Buffer is re-established;
   b. Dumping or filling with any materials;
   c. Placement of any sod or garden of any type;
   d. Placement of structures or other pervious or impervious surfaces; and,
   e. Removal or destruction of trees, plants, grasses, or vines.

4. **Exceptions within Wetland Buffers.** The following activities ~~may occur~~are permitted in a ~~required~~ Wetland Buffer, subject to specified limitations, ~~and~~ the requirements below, any other applicable UDO regulations, and as approved by the UDO Administrator.

   a. Maintenance of existing buffer ~~landscaping in a manicured fashion~~ vegetation~~, as approved by the UDO Administrator~~;
   b. Construction and maintenance of public multi-purpose pathways, including minor associated structures such as footbridges, benches, and signage, provided:
      (1) the multi-purpose pathway is not more than ten (10) feet wide;
      (2) the multi-purpose pathway is pervious to the maximum extent practicable; and,
      (3) Motorized vehicles are prohibited with the exception of American Disabilities Act-compliant motorized wheel chairs, or vehicles used for a public purpose including, but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure.
   c. Construction and maintenance of pedestrian walkways, including minor associated structures such as benches and signage, that provide public access to adjacent wetlands for wildlife management and viewing, fishing, and recreational purposes, or that provide access to approved water-dependent development activities – provided the walkway is not more than five feet wide and is pervious;
   d. Construction and maintenance of pervious bulkheads or revetments, including associated backfill in tidal W~~w~~etland B~~b~~uffers – provided:
      (1) A Wetland Buffer in accordance with the standards in this section is re-established; and
      (2) The UDO Administrator approves the replanting plan and any tree removal;
   e. Construction and maintenance of impervious bulkheads or revetments;
   f. Essential development activities such as stormwater management facilities and water, sanitary sewer, telephone, natural gas, cable TV, or other utility lines – provided:

(1) Stormwater management facilities and utility lines that must cross the buffer shall do so at approximately a right angle to minimize the area of Wetland B~~b~~uffer width disturbed; and,

(2) Stormwater management facilities and utility lines may be located within the W~~w~~etland B~~b~~uffer if the utility or drainage easement allows the vegetation necessary to provide for significant filtration of stormwater runoff before it reaches the W~~w~~etland, ~~and~~ if the applicant can demonstrate that the facility or utility line will not degrade or harm the W~~w~~etland protected by the impacted buffer, and if land disturbance is minimized to the MEP; otherwise the UDO Administrator shall require an additional buffer width to provide the space for such filtration between the facilities or utility lines and the W~~w~~etland.

g. Water-dependent development activities such as docks, boat ramps, shoreline stabilization, and stream and wetland restoration;

h. Limited removal of the following:

(1) Trees or other vegetation determined by the UDO Administrator to be dead, dying, or diseased, provided the root system is retained intact;

(2) Non-native trees or other vegetation determined by the UDO Administrator to constitute a threat to the growth or reintroduction of native species of vegetation;

(3) Fallen trees, tree limbs, brush, and similar debris that have accumulated in or along stream beds and are determined by the UDO Administrator to substantially impede stream flow;

(4) Fallen trees, tree limbs, and brush that are determined by the UDO Administrator to impede pedestrian or bicycle traffic along approved multi-purpose pathways and pedestrian walkways.

~~i. Any impervious surfaces shall either be sloped away from the wetland and stormwater runoff from them shall be routed over a greater distance for filtration purposes, or constructed or installed in accordance with an alternative filtration design approved by the Official as ensuring that the impervious surfaces do not adversely impact the natural functionality of the Wetland Buffer;~~

~~j. Under the UDO Administrator's discretion other development activities may be excepted from the provisions of this Section after consideration of design constraints, existing reports, permits, covenants, and mitigation bank credits that adequately protect the wetland's water quality and mitigate any loss of or damage to wildlife habitat or native plant communities.~~

~~k. The UDO Administrator may, in its discretion, deem additional measures necessary prior to allowing the excepted activities in subsections (a) through (j) to proceed including, but not limited to, reports, permits, covenants, and mitigation bank credits to adequately protect the wetland's water quality and mitigate any loss of or damage to wildlife habitat or native plant communities.~~

5. **Exceptions within Wetlands.** The following activities may occur in a Wetland, subject to specified limitations and the requirements below and as approved by the UDO Administrator.

a. Construction and maintenance of public boardwalks;

b. Construction and maintenance of multi-use pathways, including minor associated structures such as footbridges, benches, and signage, provided the pathway is not more than ten (10) feet wide, pervious to the maximum extent practicable, and not to be used by motorized

vehicles with the exception of American Disabilities Act-compliant motorized wheel chairs, or vehicles used for a public purpose including, but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure;

c. Water-dependent development such as docks, boat ramps, shoreline stabilization, and stream and wetland restoration; and

d. Routine maintenance and repair of existing structures such as piers.

D. **Other Requirements**

1. **Notification of Start of Project.** *(No Changes)*

2. **Temporary Survey Stakes.** Temporary survey stakes or flags delineating boundaries between W~~w~~etlands, Wetland B~~b~~uffer ~~area~~s, ~~setbacks,~~ and adjacent property must be placed at all project sites by an engineer or surveyor. The markers shall follow the contour of the W~~w~~etlands~~,~~ and Wetland B~~b~~uffer ~~area~~s, ~~and setbacks~~ and shall be placed not more than fifty (50) feet apart.

3. **Assurances of Protection**. Assurances for the protection of Wetlands will be provided by the applicant as part of the application/certification process established in Article 3. This may take the form of deed restrictions, conservation easements, permit restrictions or other assurances of protection as approved by the UDO Administrator.

   a. *Permit Restrictions.* An assurance of protection may be provided by the Applicant to the Town by executing a Permit Restriction Form that shall remain in the Town's records. In executing said form, Applicant or any successor in interest, may not for a period of five (5) years, submit an application for wetland impacts on the Wetlands shown on the recorded survey, as required in Subsection b herein. This permit restriction shall not apply to the Wetland Buffers and may be waived by the UDO Administrator solely for public purposes.

   b. *Recordation Required.* Wetland Buffer areas and their protected wetlands must be platted and recorded with the Beaufort County Register of Deeds, along with a description of the restrictions.

Sec. 5.10.8 – Violations, Enforcement, and Penalties *(No Changes)*

Sec. 9.2 Defined Terms

Proposed Changes: 1) Addition of definitions of "heavy machinery" and "wetland buffer"; and 2) Revise current definition of "wetland delineation."

Heavy Machinery: Large, powerful, heavy-duty vehicles and machines used for construction, earthmoving, demolition, mining, and farming; featuring powerful hydraulic systems and specialized attachments for tasks like digging (excavators), lifting (loaders, forklifts), grading (motor graders), and hauling (dump trucks).

Wetland Buffer: A transition zone between a Wetland and Upland areas, designed to protect the Wetland's water quality, wildlife habitat, and ecological functions by filtering pollutants, stabilizing soil,

and moderating runoff from Development. The wetland buffer shall be subject to the regulations for Wetlands as defined in this Ordinance and shall be determined to be the area extending horizontally away from and paralleling the outermost boundary of a Wetland.

Wetland Delineation: A wetland delineation report, identifying and evaluating the boundaries, location, limits, area, and quality of all on-site Wetlands, with such delineation to be conducted in accordance with the "Corps of Engineers Wetland Delineation Manual," technical report: Y-87-1, from 1987, as may be amended from time to time. When such a delineation and report is required as part of a land use application, such report and delineation ~~may~~shall be required to be updated and revised if the original report was prepared more than ~~three~~five (~~3~~5) years prior to the date of submission of the land use application. The wetland delineation report shall be completed by an individual with professional knowledge and experience in identifying the boundaries of wetlands; including, but not limited to, professionals in the fields of environmental science, wetland biology and ecology (e.g., wetland scientist).

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2026
PROJECT:	Beaufort Memorial Primary Care at May River Crossing Certificate of Appropriateness – Highway Corridor Overlay District
APPLICANT:	Josie Abrams, Josie S. Abrams Architecture
PROJECT NUMBER:	COFA-02-26-020148
PROJECT MANAGER:	Angie Castrillon, Planner Department of Growth Management

REQUEST: The Applicant, Josie Abrams of Josie S. Abrams Architecture, on behalf of property owner Beaufort Memorial Hospital requests approval of a Certificate of Appropriateness-Highway Corridor Overlay District (COFA-HCOD) application. The project consists of a 5,000 SF single-story medical office building with associated infrastructure (Attachment 1).

INTRODUCTION: The subject property is within the Jones Estate Planned Unit Development (PUD) and consists of approximately 1.38 acres identified by tax map number R610 036 000 3212 0000 located within the May River Crossing Master Plan along May River Road (Attachment 2).

BACKGROUND: The Preliminary Development Plan (PDP) (DP-03-24-019067) was approved with conditions by the Planning Commission at the June 26, 2024, meeting. This application is for a Certificate of Appropriateness-HCOD located within the Jones Estate PUD and the May River Crossing Master Plan and is subject to the Jones Estate PUD Development Agreement and Concept Plan, the May River Crossing Master Plan, and applicable Unified Development Ordinance Sections 5.3 and 5.10. The Beaufort County Zoning and Development Standards Ordinance 90/3 (ZDSO 90/3), as modified and incorporated into the PUD, establishes the applicable landscaping, lighting, and architectural standards (Attachment 3).

As reflected in the revised submittal, the proposed development includes a single-story 5,000 SF medical office building with associated landscaping, lighting, parking and infrastructure. The proposed architecture incorporates a three-part façade design, recessed and projecting wall planes, brick accents, parapet screening, and metal cornice features. These features are intended to be compatible with the existing architectural character of the May River Crossing development (Attachment 4).

The proposed landscaping plan includes foundation plantings, parking lot interior and perimeter landscaping, a 60-foot commercial buffer and 75-foot commercial setback

along SC Highway 46, and street trees consistent with the Jones Estate PUD and HCOD standards (Attachment 5). The lighting plan proposes five (5) pole-mounted LED full cut-off parking fixtures and wall-mounted full cut-off LED fixtures at exterior building doors. The photometric plan demonstrates illumination levels within the requirements (Attachment 6).

The Conceptual COFA-HCOD application was reviewed at the April 1, 2026, Development Review Committee (DRC) meeting (Attachment 7). The Applicant provided a response to comments and revised plans on April 28, 2026 (Attachment 8 and 4-6). The Applicant has also provided a letter of approval from the Publix Regional Property Manager that serves as the May River Crossing POA (Attachment 9).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance (UDO) in assessing a Certificate of Appropriateness-Highway Corridor Overlay District (COFA-HCOD) application. The applicable criteria are provided below, followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.17.3.A. The application must be in conformance with the applicable landscaping, lighting, and architectural provisions provided in *Article 5, Design Standards.***

   Finding. The property is located within the Jones Estate PUD and the May River Crossing Master Plan, therefore, the design standards of Article 5 of the UDO do not apply, except for applicable provisions of Sections 5.3 and 5.10.

2. **Section 3.17.3.B. The application must be in conformance with the approved Development Agreement, Concept Plan, Master Plan, Final Development Plan, Subdivision Plan, and any other agreements or plans applicable.**

   Finding. The proposed development is subject to the Jones Estate PUD Development Agreement and Concept Plan and the May River Crossing Master Plan. Accordingly, the property is subject to the Beaufort County 1990/3 Zoning and Development Standards Ordinance (ZDSO 90/3) and the Town of Bluffton Zoning and Development Standards Ordinance Highway Corridor Overlay District (HCOD), which governs architectural, landscaping, and lighting design standards. The application has been reviewed for conformance with the applicable design standards, as outlined below.

   1. Architecture

      Finding – Roof. The Applicant has provided justification for the proposed roofline. Staff's interpretation remains that the ordinance (ZDSO 90/3) intends to discourage unarticulated flat rooflines. Based on that interpretation, and the supporting architectural narrative, the proposed cornice is viewed by Staff as meeting the guideline requiring a pediment per Section 5.15.9.D.3 and 5.15.9.E.2.

Finding – Façade Articulation. In response to Staff comments regarding façade articulation, the Applicant has revised the south elevation to provide additional architectural detailing, including increased glazing, added wall plane changes, parapet variation, and additional projecting elements. Staff finds the revised design generally responsive to prior comments intended to improve façade articulation and reduce perceived massing per Section 5.15.9.E.3.

Finding – Colors. Staff noted that the proposed "Aged Copper" color for the cornice and storefront window frames is not among the colors expressly listed as compatible with the Lowcountry or coastal vernacular palette under ZDSO 90/3 Section 5.15.9.D.5.

> *"Any accent color (i.e. black, dark blue, grays, and other dark or strong colors) may be used on a limited basis as an architectural motif and will be allowed according to the discretion of the CRB and on the merits of its use in the overall design, and the use of corporate logos will be considered on a case-by-case basis."*

However, the Applicant has provided justification that Aged Copper is a familiar accent color in Bluffton and presented a physical copy at DRC. Staff finds this use may be considered on a case-by-case basis per Section 5.15.9.D.5. and defers to the Planning Commission for final determination.

Finding – Dumpster Enclosure. The design is reflective of and coordinates with the general style of architecture inherent in the primary structure, consistent with Section 5.15.9.F.

2. Landscaping

Finding – Perimeter Buffer. The Applicant has addressed prior agency comments related to landscaping over utility easements, including confirmation from Dominion Energy regarding the suitability of proposed plantings.

Finding – Perimeter Buffer. A landscaped buffer of at least ten (10') in width along the side and rear property boundaries, except for areas of vehicular and pedestrian passageways, is maintained per Section 5.15.8.D.1.

Finding – Foundation Buffer. A foundation buffer of at least eight (8') feet wide between any structure and any parking or driveway is maintained per Section 5.15.8.D.2.

3. Lighting

Finding – Lamp Type. ZDSO 90/3 Section 5.15.11(E)(2) lists permitted lamp types but does not include LED. The Applicant proposes LED fixtures

throughout. The Planning Commission must determine the appropriateness of LED lighting as a substitute for the lamp types listed in Section 5.15.11(E)(2).

Finding – Illumination Levels. Proposed illumination levels do not exceed the 10.0 fc maximum permitted under Section 5.15.11(E)(4)(b). All overhead fixtures are shielded. Staff finds the illumination levels compliant.

3. Section 3.17.3.C. The application must comply with the applicable requirements in the Application Manual.

   Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance (UDO), the Planning Commission has the authority to take the following actions with respect to the application:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.17.3 of the Unified Development Ordinance (UDO) are met and recommends that the Planning Commission approve the Certificate of Appropriateness – Highway Corridor Overlay District (COFA-HCOD) application as submitted.

Additionally, Town Staff finds that the Planning Commission should evaluate the following items for consistency with the applicable ZDSO 90/3 standards:

1. Whether the proposed use of "Aged Copper" as an accent color is appropriate under Section 5.15.9.
2. Whether the proposed LED lighting fixtures are an appropriate substitute for the lamp types permitted under Section 5.15.11.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. May River Crossing Master Plan
4. Revised Architectural Plans and Material Board 04 28 2026
5. Revised Landscape Plans 04 28 2026
6. Lighting Plans 04 28 2026
7. DRC Staff Comments and Original Plans 03 27 2026
8. Response to Comments 04 28 2026
9. Letter of Approval from May River Crossing POA

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- HIGHWAY CORRIDOR OVERLAY (HCO) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Josie Abrams	Name: Beaufort Memorial Hospital
Phone: 843-452-9579	Phone: 843-522-5366
Mailing Address: 980 Mooring Drive; Charleston, SC 29412	Mailing Address: 955 Ribaut Rd; Beaufort, SC 29902
E-mail: josie@jsaarch.com	E-mail: Russell.Baxley@bmhsc.org

Town Business License # (if applicable): 26-01-1879

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Beaufort Memorial May River Primary Care | Conceptual: ☐ | Final: ☑ | Amendment: ☐

Project Address: 2800 May River Xing; Bluffton, SC 29910

Zoning District: Jones Estate PUD / HCOD

Acreage: 1.38

Tax Map Number(s): R610-036-000-3212-0000

Application for:
- ☑ New Construction
- ☐ Renovation/Rehabilitation/Addition

Project Description: A new 5,000 square foot, one-story medical office building.

Minimum Requirements for Submittal

- ☑ 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
- ☑ 2. Digital files drawn to scale of the Site Plan(s) and Architectural Plan(s).
- ☑ 3. Recorded deed and plat showing proof of property ownership.
- ☑ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☑ 5. Material samples and color swatches for all proposed materials.
- ☑ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: [signature] Date: 4/27/26

Applicant Signature: Josie Abrams Date: 04/28/2026

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

Design Narrative for
Beaufort Memorial May River Primary Care

Site

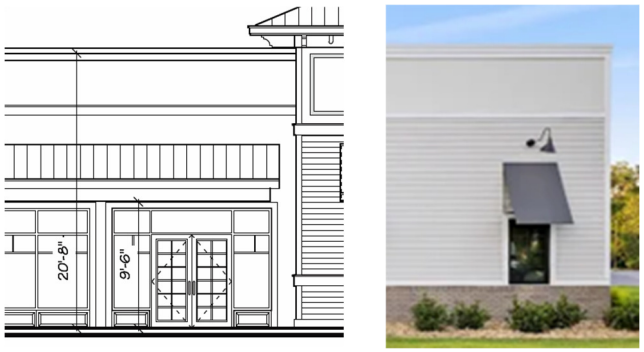
The proposed 5,000 square foot medical office building is sited with two important corners. The northwest corner faces the parking area and contains the primary building entrances. The southeast corner faces the shopping center entrance from May River Road. These two opposite corners of the building are important focal points for its design.

Façade

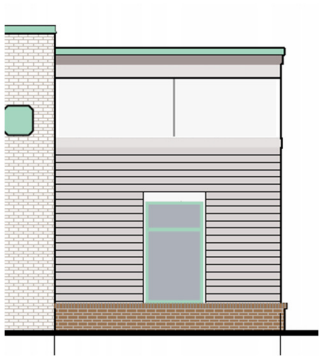
The facade of this rectangular building will use materials in a 3-part arrangement with similar proportions to the other buildings in the May River Crossing center.

- A brick base topped with a rowlock course which serves as the window sill
- A center section with painted fiber cement siding
- An upper, paneled smooth band (also location for signage)

Recessed and projecting portions of the façade will provide relief and cast shadows.

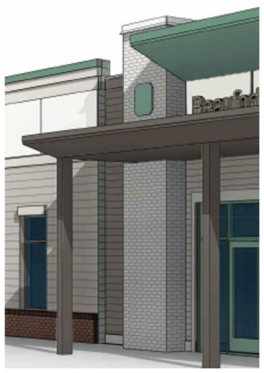


May River Crossing Existing Elevations: 3 Part Facade



Proposed Beaufort Memorial at May River Crossing Elevation

May River Crossing Existing: Recessed & Projecting



Proposed Beaufort Memorial at May River Crossing Elevation

With the overall familiar scheme established, the two opposite building corners noted in the introduction are differentiated in a few ways. Larger full-height windows are placed at the corners, and the brick base is eliminated. The absence of brick combined with the greater expanse of glass areas at the corner breaks up the building mass, making it look more transparent and lighter.

The two corners receive a pronounced angled cornice that extends 4' outward from the façade and provides a significant shadow line. The cornice runs in 22' to 33' lengths across the facades, becoming a defining feature on all four sides. The angled metal cornice creates an articulated roof profile, similar to the partial metal roofs found at other buildings in the shopping center.

May River Crossing Existing Building

Proposed Beaufort Memorial at May River Crossing

May River Crossing Existing Buildings

Proposed Beaufort Memorial at May River Crossing

Brick pilasters, approximately 18" deep by 5' wide are located in four locations. They serve as termination points for the wide cornice and are taller than the rest of the parapet walls.

The northwest corner will receive a wraparound canopy that provides cover for the building entrances. The canopy will have a profiled fascia similar to the cornice profile.

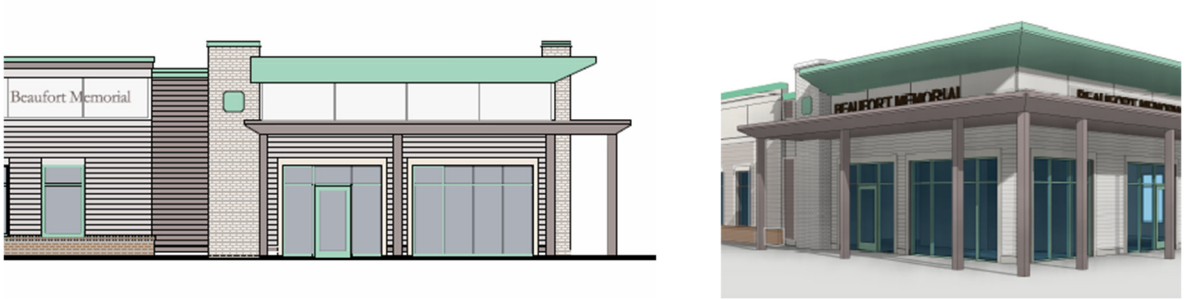
Comments on Roof Design

The proposed roof is a low-slope structure hidden behind an approximately 5' tall parapet on all sides of the building. Mechanical Units will be located on the roof. The parapet height has been established to ensure specified mechanical units placed on the roof will not be visible from surrounding streets.

The 4' deep metal cornice and projecting brick pilasters comprise 45% of the total perimeter of the building. They serve to address the HCOD's ordinance concern for long, unarticulated roofs or flat roofs without a pediment. A generally accepted architectural understanding of a pediment is a triangular gable element, typically located above a horizontal entablature or used as an emphasized architectural crown over an entry. A cornice is also understood as an architectural crown. The cornice is proposed in lieu of a pediment. It creates an angled element with its 5:12

pitch. It is set atop a horizontal entablature and does mark the entry as an architectural crown. It is likely the observer at street level will see more of the cornice's pitched metal surfaces than one can see of the partial hip or mansard roofs from the ground, at neighboring buildings in the center.

May River Crossing Existing Building – 45% of façade has partial metal roof features - a flat roof is behind the angled metal roof sections



Proposed Beaufort Memorial Building – 45% of façade has an angled metal feature

Comments on South Elevation facing May River Road

The South Elevation has been developed with equal detail to all other elevations to avoid having a "back" or "rear" wall. It is articulated in three separate pavilions separated by recessed and projecting wall sections creating a 5-part assembly. The greatest length of wall without a window or change in plane is 7'-8". Depth and shadow are enhanced by a 48" deep cornice (along 30% of the overall length), an 84" wide x 48" deep metal door awning, and a 60" wide x 18" deep full height brick pilaster.

The South Elevation will have three different parapet heights, three wall planes varying by 8"-18", many expansive windows, two brick types and three siding colors.

Materials & Colors

The proposed color for the cornice at the two corners and the storefront windows is "Aged Copper". It is a very familiar color in Bluffton (including the entry canopy at Bluffton Town Hall).

The proposed brick base is "Savannah Blend", with a smooth texture and earthy warm tones. The proposed brick for the pilasters is "Alpine Blend", a white/gray mix with texture. The upper band of the façade will be white, smooth face fiber cement panels. The siding will be a V-groove fiber cement and will primarily be a warm french gray color. The siding color at the reveals will be a warm dark brown, similar to the color of the wraparound canopy. The darker color at the reveals will enhance their purpose of providing shadow and relief to the facade.

Dumpster Enclosure

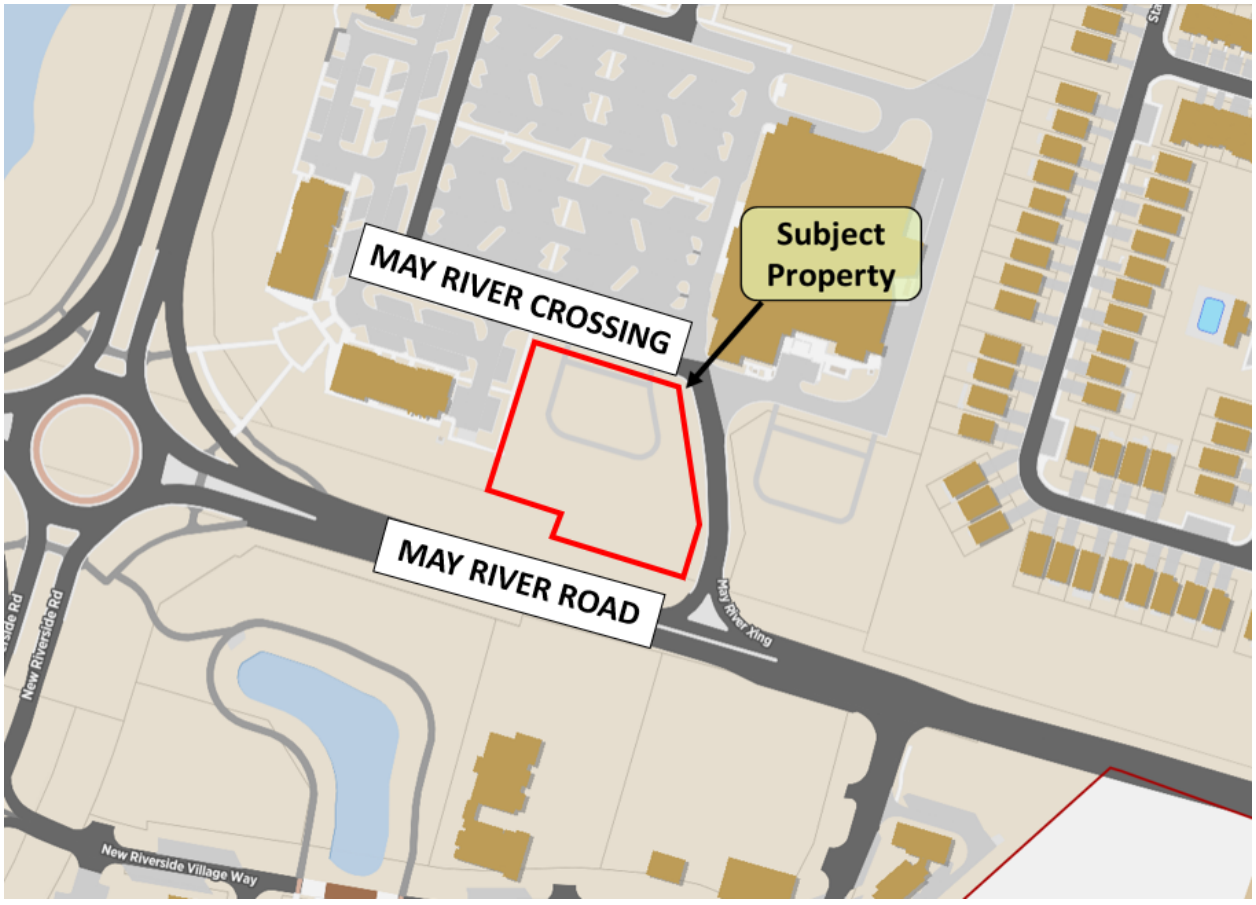
The dumpster will be fully screened with parged, painted masonry. Additional landscaping is also indicated near the dumpster, at the buffer along May River Road.

VICINITY MAP

BEAUFORT MEMORIAL PRIMARY CARE AT MAY RIVER CROSSING

CERTIFICATE OF APPROPRIATENESS

HIGHWAY CORRIDOR OVERLAY DISTRICT



LEGEND

Symbol	Use	Area	Sq. Ft.	Parking Ratio	Parking Provided	Parking Provided
A	Major Grocery Anchor		52,000		260	
A1	Retail/Restaurant		3,500		18	
A2	Retail/Restaurant		6,060		30	
A3	Retail/Restaurant		6,060		30	
A4	Retail/Restaurant		5,000		25	
A5	Retail/Restaurant		1,225		6	
SUBTOTAL		13.16	**73,845**	5/1,000 sq.ft.	**369**	**369**
B	Restaurant	1.33	2,500	12/1,000 sq.ft	30	30
C	Restaurant	1.34	2,500	12/1,000 sq.ft	30	30
E	Restaurant	1.44	7,250	12/1,000 sq.ft	87	87
G	Restaurant	1.52	4,500	12/1,000 sq.ft	54	54
F	Office	3.82	**44,000**	3.5/1,000 sq.ft	154	154
TOTAL		**22.61**	**134,595**		**724**	**724**

OUT PARCEL USES AND SQUARE FOOTAGE YIELDS AS SHOWN ARE AN ESTIMATE AT THIS TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.

REFER TO THE NARRATIVE FOR PARKING REQUIREMENTS

REFER TO THE MAY RIVER CROSSING GREENSPACE PLAN FOR SPECIFICS REGARDING OPEN SPACE AND PERVIOUS / IMPERVIOUS SUMMARIES.

SOUTH CAROLINA HIGHWAY 170

EVAN WAY

WENDY'S

PARKER'S

CVS

D3

E

G

F

A5

A4

A

A1

A3

A2

C

B

EXISTING TREES

60' COMMERCIAL BUFFER

75' COMMERCIAL SETBACK

PARK

FUNCTIONAL OPEN SPACE

75' COMMERCIAL SETBACK

60' COMMERCIAL BUFFER

50' BUFFER

SOUTH CAROLINA HIGHWAY 46

NOTES:
1) PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.

TOWN OF BLUFFTON APPROVED

Town of Bluffton
NOV 08 2018
Planning & Growth Mgmt

Halvorsen Development Corporation

THOMAS & HUTTON

J# 26430.0000

May River Crossing Master Plan

BLUFFTON, SOUTH CAROLINA

SEPTEMBER 6, 2018

BEAUFORT COUNTY

100 0 50 100 200 400

SCALE 1" = 100'

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING
BLUFFTON, SC 29910

PROJECT TEAM

ARCHITECT	JOSIE S. ABRAMS ARCHITECTURE, LLC 980 MOORING DRIVE CHARLESTON, SC 29412 (843) 452-9579
CIVIL ENGINEER	DAVIS & FLOYD 2712 BULL STREET, SUITE A BEAUFORT, SC 29902 (843) 329-2222
LANDSCAPE ARCHITECT	WITMER JONES KEEFER 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 (843) 757-7411
STRUCTURAL ENGINEER	ADC ENGINEERING SPECIALISTS 1226 YEAMANS HALL ROAD HANAHAN, SC 29410 (843) 566-0161
FIRE PROTECTION PLUMBING MECHANICAL ELECTRICAL ENGINEER	RMF ENGINEERING, INC. 194 SEVEN FARM DRIVE, SUITE G CHARLESTON, SC 29492 (843) 971-9639

INDEX OF DRAWINGS - DESIGN DEVELOPMENT SUBMITTAL

G001	COVER SHEET
G002	LIFESAFETY PLAN / CODE INFORMATION
C000	COVER SHEET
C001	GENERAL NOTES
C100	DEMOLITION PLAN
C200	SITE PLAN
C210	SITE LAYOUT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	DRAINAGE PLAN
C320	DRAINAGE PLAN-PROFILE
C410	SANITARY SEWER PLAN-PROFILE
C430	WATERLINE PLAN
C500	SWPPP NOTES
C510	SWPPP PLAN
C520	TOWN OF BLUFFTON 10-YEAR EXHIBIT
C820	SITE DETAILS
C830	GRADING AND DRAINAGE DETAILS
C840	SANITARY SEWER DETAILS
C841	WATER DETAILS
C850	SWPPP DETAILS
C851	SWPPP DETAILS
L500	PLANTING PLAN
L501	PLANT SCHEDULE AND DETAILS
A101	FLOOR PLAN
A110	CEILING PLAN
A130	ROOF PLAN
A200	BUILDING ELEVATIONS - NORTH & SOUTH
A201	BUILDING ELEVATIONS - EAST & WEST / DUMPSTER ENCLOSURE
A210	COLOR & MATERIALS BOARD
A301	BUILDING SECTIONS
A302	WALL SECTIONS
A303	WALL SECTIONS
A304	WALL SECTIONS
A310	PARAPET, SOFFIT & TRIM DETAILS
A311	FOUNDATION & EXTERIOR PLAN DETAILS
A320	STOREFRONT DETAILS
A611	STOREFRONT SCHEDULE
A700	EXTERIOR LIGHTING
	SITE LIGHTING PHOTOMETRICS PLAN

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

SHEET TITLE:

COVER
SHEET INDEX

SHEET NUMBER:

G001

COFA FINAL SUBMITTAL

PROJECT INFORMATION

NAME OF PROJECT:
BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE

LOCATION:
2800 MAY RIVER XING
PARCEL ID # R610 036 000 3212 0000

OWNER:
BEAUFORT MEMORIAL HOSPITAL

PROPOSED USE:
MEDICAL OFFICE (BUSINESS OCCUPANCY)

PROJECT DESCRIPTION:

NEW SINGLE-STORY 5,000 SF MEDICAL OFFICE BUILDING WITH ASSOCIATED INFRASTRUCTURE AND CIVIL SITE WORK.

AUTHORITIES HAVING JURISDICTION:
CITY OF BLUFFTON

RESPONDING FIRE DEPARTMENT:
CITY OF BLUFFTON FIRE DEPARTMENT

SITE INFORMATION:
FEMA FLOOD ZONE: 'X'
SEISMIC CATEGORY: 'D'

APPLICABLE DESIGN CODES AND STANDARDS - WITH ALL SOUTH CAROLINA MODIFICATIONS:

2021 Edition – International Building Code with SCBC modifications
2021 Edition – International Fire Code with SCBC modifications
2009 Edition – International Energy Conservation Code
2021 Edition – International Mechanical Code with SCBC modifications
2021 Edition – International Plumbing Code with SCBC modifications
2020 Edition – National Electrical Code with SCBC Modifications
2017 Edition – ICC ANSI-A117.1 Accessible & Usable Buildings & Facilities
State Fire Marshal rules, regulations and policies
Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities

GENERAL BUILDING INFORMATION:	
OCCUPANCY CLASSIFICATION:	BUSINESS GROUP B
BUILDING HEIGHT:	1-STORY
BUILDING AREA	5,000 SF / 34 OCCUPANTS
TYPE OF CONSTRUCTION:	TYPE IIB
SEPARATION REQUIREMENTS:	NONE REQUIRED
FIRE PROTECTION:	FULLY SPRINKLERED

OCCUPANT LOAD FOR PROJECT AREA — IBC TABLE 1004.1.2

Function of Space	Building Area	Building Area Calculated with Load Factor Table 1004.1.2	Occupant Load
Business Areas	5,000 SF (gross)	2,600 / 150 sf gross	34 Occupants
TOTAL DESIGN OCCUPANT LOAD FOR PROJECT AREA:			34 OCCUPANTS

IBC CHAPTER 10 MEANS OF EGRESS REQUIREMENTS	PROVIDED / AS DESIGNED:
SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS • Min Number of Exits per Story: 2	Project as designed is compliant: • Number of Exits Provided: 3
SECTION 1017 EXIT ACCESS TRAVEL DISTANCE 1017.2 Travel Distance Limitations • Group B with Sprinkler System: 300 feet	Project as designed is compliant: • Provided: 78'–0"
SECTION 1020 CORRIDORS • 1020.1 Corridor Fire Resistance Rating Required: 0 Hr for Group B Occupancy, sprinklered • 1020.2 Minimum Corridor Width: 44 inches • 1020.5 Maximum Dead End Corridor Length	Project as designed is compliant: • Group B, Fully Sprinklered • Corridor Width Designed: 72 inches • Dead End Corridor Designed: 0

ACTIVE LIFE SAFETY SYSTEMS

	Required	Provided
Sprinkler System:	X	X
Fire Alarm:	X	X
Smoke Detection:		
Exit Signs:	X	X
Emergency Lights:	X	X
Portable extinguishers:	X	X

PASSIVE LIFE SAFETY SYSTEMS

Corridor Ratings:	0 Hr for Business Occupancy with Sprinkler System (Table 1020.1)
Vertical Shaft Enclosures:	1 Hr (IBC 713.4) N/A
Stairwells:	1 Hr – N/A

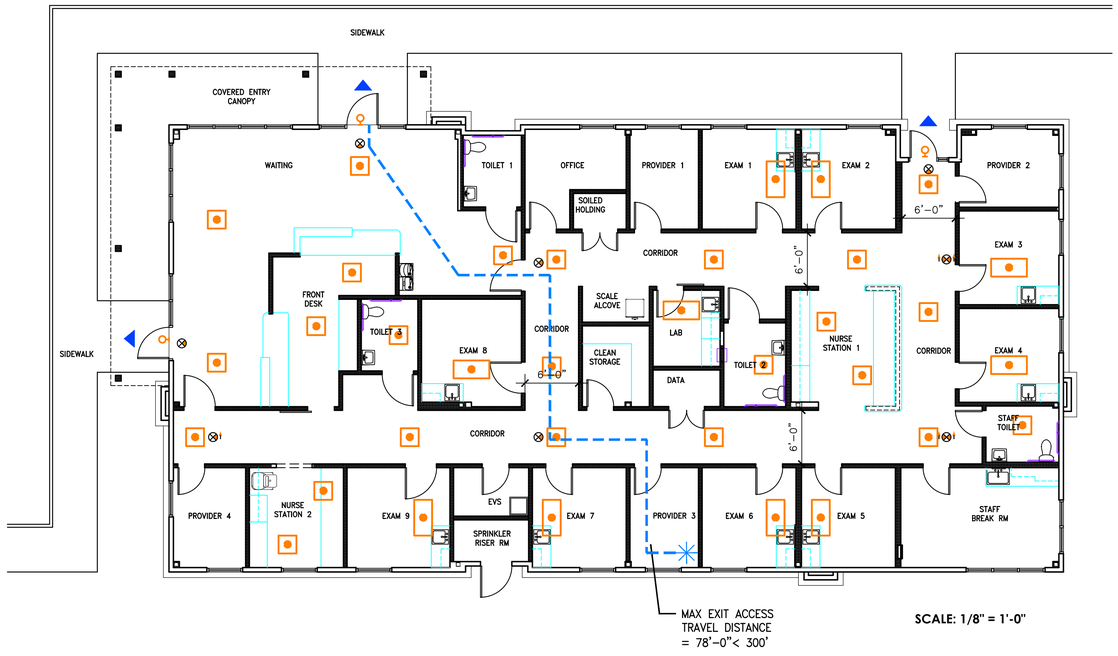
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES — IBC TABLE 2902.1

Occupant Load (Project Area): 34 Occupants

Fixture Type	Required Minimum Calculation	Required			Provided		
		Male	Female	Unisex	Male	Female	Unisex
Water Closets & Urinals	1 per 25 for the first 50 1 per 50 for remaining			2 WC			4 WC
Lavatories	1 per 40 for the first 80 1 per 80 for remaining			1 Lav			4 Lav
Service Sink		1			1		
Drinking Fountain		1 HIGH/LOW			1 HIGH/LOW		
Comments:							

MIN. INTERIOR REQUIREMENTS: IBC TABLE 803.13

GROUP B: Business Occupancy – Sprinklered	
Interior Exit Stairways (N/A)	Class B
Corridors & Exit Access Stairway Enclosures	Class C
Rooms and Enclosed Spaces	Class C



LIFESAFETY PLAN

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

POST EXTINGUISHERS WHERE INDICATED ON FLOOR PLAN – IN VISIBLE, CONSPICUOUS, UNOBSTRUCTED, AND UNOBSCURED LOCATIONS. ENSURE THAT TRAVEL DISTANCE TO REACH EXTINGUISHERS DOES NOT EXCEED 75 FEET. MOUNT EXTINGUISHERS WEIGHING LESS THAN 40 LBS WITH TOP NO MORE THAN 5 FT AFF. MOUNT EXTINGUISHERS WEIGHING MORE THAN 40 LBS WITH TOP NO MORE THAN 3.5 FT AFF. COMPLY WITH ICC A117.1 AND IFC 906.5, 906.6, AND 906.9
EXTINGUISHERS MUST BE TAGGED BY A LICENSED SOUTH CAROLINA FIRE EXTINGUISHING COMPANY.

CODE FOOTPRINT LEGEND

	EXIT – EXTERIOR
	EXIT – INTERIOR
	EXIT SIGN
	TRAVEL DISTANCE
F F S S	FIRE ALARM DEVICES
P	SMOKE DETECTOR
	EMERGENCY LIGHT
FEC	FIRE EXTINGUISHER CABINET

Josie S. Abrams Architecture
980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507
DRAWN BY: JSA
DATE: 04/28/2026
REVISIONS:

SHEET TITLE:
LIFESAFETY PLAN
CODE INFORMATION

SHEET NUMBER:
G002

COFA FINAL SUBMITTAL

BEAUFORT MEMORIAL - MAY RIVER PRIMARY CARE

2800 MAY RIVER XING
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT SUMMARY

LOCAL PROJECT NAME: BEAUFORT MEMORIAL - MAY RIVER PRIMARY CARE

PROJECT ADDRESS: 2800 MAY RIVER XING, BLUFFTON, SC

PROJECT DESCRIPTION:
MEDICAL OFFICE BUILDING

TAX MAP PARCEL INFORMATION:
TMS# R610-036-000-3212-0000

SITE ACREAGE:

SITE ACRES:	1.378 AC.
SCDOT:	0.000 AC.
HIGHLAND ACRES:	1.378 AC
WETLANDS:	0.000 AC
DISTURBED ACRES:	0.820 AC.

SITE ZONING:

ZONING:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
OVERLAY:	HCOD (HIGHWAY CORRIDOR OVERLAY DISTRICT)

ADJACENT ZONING:

NORTH:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
SOUTH:	MAY RIVER ROAD (SC HWY 46)
EAST:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
WEST:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)

BUFFERS:

FRONT (MAY RIVER ROAD):	60' (COMMERCIAL) LANDSCAPE BUFFER
SIDE (MAY RIVER XING):	N/A
SIDE (PUBLIX):	N/A
REAR: (PUBLIX):	N/A

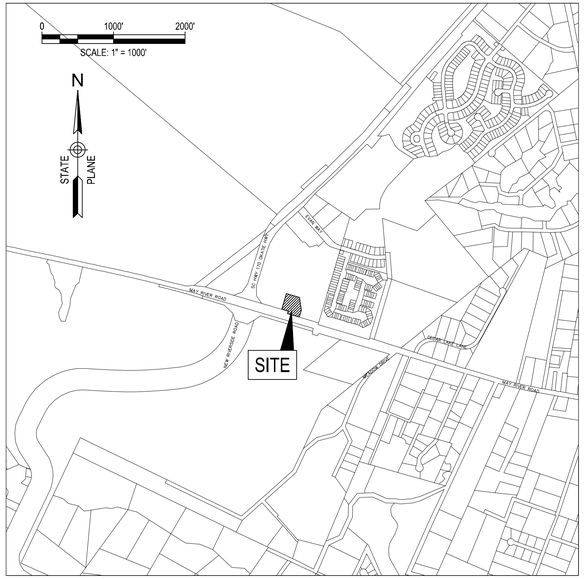
BUILDING SETBACKS:

FRONT (MAY RIVER ROAD):	75'
SIDE (MAY RIVER XING):	N/A

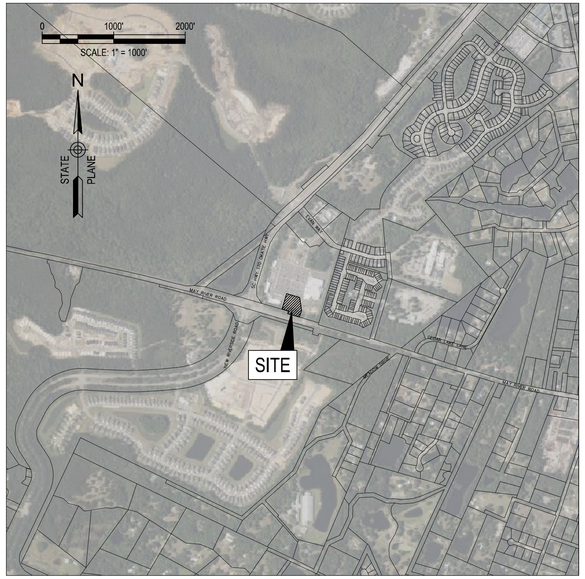
PARKING SUMMARY:

TOTAL REQUIRED:	25	(5/1,000 SF)
TOTAL PROVIDED:	40	(8/1,000 SF)
NORMAL SPACES:	38	
ADA SPACES:	2	

PERMIT SUMMARY:	PERMIT #/FILE #:
LOCAL PROJECT ID	TBD
USACE JD	N/A
NPDES	PN# NPDES SCR10___ FILE#
LCP	PN# NPDES SCR10___ FILE #
CZC	TBD
SCDOT ENCROACHMENT - ROAD	N/A
SCDOT ENCROACHMENT - UTILITY	N/A
CSX R/R ENCROACHMENT	N/A
N-S R/R ENCROACHMENT	N/A
SCDHEC - WATER	N/A
SCDHEC - SEWER	N/A



LOCATION MAP



VICINITY MAP

PROTECTED AND GRAND TREE SUMMARY

	NUMBER OF TREES	NUMBER OF INCHES
GRAND TREES TO BE REMOVED (24" & GREATER)	0	0
SIGNIFICANT TREES TO BE REMOVED (8" - 23")	6	58

*REFER TO SHEET L100 FOR TREE MITIGATION SUMMARY

EXISTING UTILITY NOTE

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

ADA NOTES

1. ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES WILL BE ADA COMPLIANT.
2. PUBLIC RIGHT-OF-WAYS MUST REMAIN ADA COMPLIANT THROUGHOUT CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING AND DRAINAGE PLAN
C301	ADA ACCESS ROUTE
C310	DRAINAGE PLAN
C320	DRAINAGE PLAN-PROFILE
C410	SANITARY SEWER PLAN-PROFILE
C430	WATERLINE PLAN
C500	SWPPP NOTES
C510	SWPPP PLAN
C520	TOWN OF BLUFFTON 10-YEAR EXHIBIT
C820	SITE DETAILS
C830	GRADING AND DRAINAGE DETAILS
C840	SANITARY SEWER DETAILS
C841	WATER DETAILS
C850	SWPPP DETAILS
C851	SWPPP DETAILS

DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR	ARCHITECT
BEAUFORT MEMORIAL HOSPITAL c/o RUSSELL BAXLEY 988 RIBAUT ROAD BEAUFORT, SC 29902 843-522-5140	DAVIS & FLOYD, INC. c/o RYAN LYLE 2712 BULL STREET SUITE A BEAUFORT, SC 29902 843-379-2222 rlyle@davisfloyd.com	WITMER JONES KEEFER, Ltd. c/o DANIEL KEEFER 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 843-757-7411 dan@wjkltd.com	DAVIS & FLOYD, INC. c/o JOHN GRAY (PLS#26954) 2712 BULL STREET SUITE A BEAUFORT, SC 29902 843-379-2222 jgray@davisfloyd.com	JOSIE S. ABRAMS ARCHITECTURE 980 MOORING DRIVE CHARLESTON, SC 29412 843-762-5822 josie@jsaarch.com

Know what's below. Call before you dig.

SOUTH CAROLINA
DAVIS & FLOYD, INC
CERTIFICATE OF AUTHORIZATION
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 28235
RYAN C LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE
TOWN OF BLUFFTON, SOUTH CAROLINA

DRAWING TITLE
COVER SHEET

NO.	RELEASED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C000

PAGE 1 OF 19

G:\Jobs\Job\32207-00\Production\Civil\Drawings\32207.00-GENERAL.dwg, 4/21/2026 5:40:53 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

GENERAL CONSTRUCTION NOTES

1. ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM: SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 BASED ON INTERNATIONAL FEET (SC83IF).
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, LOCAL AND OTHER APPLICABLE AGENCY REGULATIONS.
4. CONTRACTOR SHALL HOLD ALL PERMITS IN HAND PRIOR TO COMMENCEMENT OF WORK.
5. THE CONTRACTOR MUST ACQUIRE COPIES OF ALL REQUIRED PERMITS, STAMPED APPROVED AGENCY PLANS, OS-SWPPP, AND OTHER SUCH REQUIRED DOCUMENTS TO KEEP ONSITE THROUGHOUT CONSTRUCTION FOR AGENCY INSPECTORS, THE OWNER, AND OTHER AUTHORIZED OFFICIALS.
6. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, COMPLIANCE WITH OSHA REQUIREMENTS, SCOPE OF WORK, AND COMPLIANCE WITH ALL NECESSARY PERMITS.
8. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
9. THE CONTRACTOR SHALL PROVIDE "AS-BUILT" RECORD DRAWINGS AS SPECIFIED OR REQUIRED IN THE CONTRACT DOCUMENTS. FINAL PAYMENT FOR THE WORK WILL NOT BE MADE UNTIL THE "AS-BUILT" RECORD DRAWINGS HAVE BEEN COMPLETED AND DELIVERED AS INDICATED ABOVE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, GRADES AND CONSTRUCTION STAKING FOR THE PROJECT.
11. THE CONTRACTOR SHALL ADVISE THE ENGINEER IF EXISTING GRADES THAT ARE TO REMAIN ARE IN CONFLICT WITH PROPOSED WORK, CAUSING LIMITATIONS IN DRAINAGE PERFORMANCE OR SIGNIFICANT CHANGES IN CONSTRUCTION LIMITS DEFINED WITH CUT OR FILL LIMITS AND SPECIFICALLY THAT WORK WHICH MAY RESULT IN ANY CONSTRUCTION TAKING PLACE OUTSIDE OF PROPOSED CONSTRUCTION LIMITS.
12. THE CONTRACTOR SHALL NOTIFY AGENCIES HAVING JURISDICTION AS NECESSARY OF THE ANTICIPATED SCHEDULE FOR INSPECTIONS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN EXISTING 2-WAY TRAFFIC FLOW AT ALL TIMES, EXCEPT AS NOTED IN THE PLANS, AND SHALL PROVIDE FLAG MEN AND APPROPRIATE TRAFFIC CONTROLS AS NEEDED. FOR WORK REQUIRING A TRAFFIC CONTROL PLAN, THE CONTRACTOR SHALL PROVIDE THE LOCAL JURISDICTION AND/OR SCDOT AND OTHERS AS REQUIRED A COPY OF THE TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO COMMENCEMENT OF THE ASSOCIATED WORK. AND ANY CHANGES TO THIS PLAN SHALL BE APPROVED BY THE LOCAL JURISDICTION AND/OR SCDOT AND OTHERS AS REQUIRED PRIOR TO IMPLEMENTATION OF CHANGES.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THEIR OWN TEMPORARY RESTROOM FACILITIES ONSITE FOR WORK CREW USE.
15. ALL EXISTING ROADS SHOWN ON THE PLANS ARE PAVED UNLESS OTHERWISE NOTED.
16. THE CONTRACTOR SHALL PROTECT AND/OR RESTORE ANY CONTRACTOR RELATED IMPROVEMENTS OR DAMAGE ON THE OWNER'S PROPERTY, EASEMENTS, OR ANY ADJOINING PROPERTIES TO MEET OR EXCEED EXISTING CONDITIONS.
17. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE NPDES PERMIT AND GUIDELINES OF THE SCDHEC BMP HANDBOOK DURING THE ENTIRE CONSTRUCTION PERIOD. SEDIMENT AND EROSION CONTROL BEST MANAGEMENT PRACTICES (BPMs) SHALL INCLUDE, BUT NOT BE LIMITED TO, SILT FENCES, BERMS, INLET PROTECTION, ETC. AS NEEDED OR AS DIRECTED BY THE ENGINEER.
18. RUBBER SAFETY CAPS SHALL BE INSTALLED ON THE TOPS OF ALL STEEL POSTS USED FROM CONSTRUCTION OF BMPs
19. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE SIGNIFICANT TREES EXCEPT AS SHOWN ON THE DRAWINGS.
20. DISPOSAL OF EXCESS EXCAVATED MATERIALS OFF-SITE AND HAULING OF FILL MATERIALS REQUIRED FOR CONSTRUCTION SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
21. WHERE ROADWAY DITCHES AND DRAINAGE PIPES ARE DAMAGED OR DISTURBED, THE CONTRACTOR SHALL RELAY DRAINAGE PIPE TO ORIGINAL INVERT ELEVATIONS AND RE-GRADE DITCHES TO ESTABLISH POSITIVE DRAINAGE.
22. AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH GRASS, SOD, MULCH, ETC. PER PLANS AND DETAILS, OR AT THE DIRECTION OF THE ENGINEER AS MAY BE APPLICABLE.

EXISTING UTILITIES AND FACILITIES

1. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM A COMBINATION OF AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND/OR DEPTHS AS NEEDED OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING POWER, GAS, AND COMMUNICATIONS LINES.
2. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL CALL PALMETTO UTILITY PROTECTION SERVICE (PUPS) AND ANY LOCAL UTILITY COMPANY NOT REPRESENTED BY PUPS A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY PROPOSED WORK (811).
4. THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY AGENCY A MINIMUM 72 HOURS IN ADVANCE OF ANY EXCAVATION OR LAND DISTURBANCE NEAR EXISTING UTILITY LINES LOCATED ABOVE OR BELOW GROUND.
5. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL PROTECT AN MAINTAIN UTILITY SERVICE TO ALL EXISTING BUILDINGS AT ALL TIMES. IF THE CONTRACTOR REQUIRES AN INTERRUPTION TO ANY UTILITY SERVICE. THEY MUST NOTIFY THE EXISTING PROPERTY OWNER, THE APPLICABLE AGENCY. THE PROJECT OWNER, AND ENGINEER IN WRITING A MINIMUM OF 72 HOURS PRIOR TO THE DESIRED INTERRUPTION TO COORDINATE AND SCHEDULE TEMPORARY DISRUPTIONS AND RECONNECTION OF UTILITIES.
6. ALL UTILITY CROSSINGS SHALL BE POTHOLED PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATION WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER. THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE OWNER AND UTILITY COMPANY HAVING JURISDICTION.
7. RELOCATION, REMOVAL, OR ABANDONMENT OF EXISTING UTILITIES OWNED/MAINTAINED BY OTHER AGENCIES (WATER, SEWER, GAS, POWER, COMMUNICATIONS, ETC.) SHALL BE COORDINATED BY THE CONTRACTOR.
8. ANY MODIFICATION TO UTILITY LAYOUT, MATERIALS, ETC. SHALL BE COORDINATED WITH AND APPROVED BY THE DESIGN ENGINEER AND APPLICABLE AGENCY PRIOR TO ORDERING MATERIALS OR MAKING ANY SUCH CHANGES.
9. INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF DEMOLISHED SERVICES AND ABANDONED UTILITIES.
10. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE DEPICTED ON THE PLANS OR DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES NOT INDICATED TO BE REMOVED AT ALL TIMES DURING CONSTRUCTION. ALL EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO SIGNS AND DRIVES DISTURBED DURING CONSTRUCTION THAT ARE NOT SHOWN TO BE PERMANENTLY DEMOLISHED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.
11. THE CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING SURFACE FEATURES (UNLESS INDICATED TO BE PERMANENTLY DEMOLISHED) NECESSARY FOR INSTALLATION / REMOVAL OR ALL UNDERGROUND AND ABOVE GROUND WORK AS INDICATED ON THESE PLANS AND IN THE SCOPE OF WORK. THIS SHALL INCLUDE BUT NOT BE LIMITED TO FENCES, CURB & GUTTER, LANDSCAPING, SIDEWALKS, AND PAVEMENT.
12. ANY PAVEMENT DAMAGED DURING CONSTRUCTION THAT IS NOT INDICATED TO BE PERMANENTLY DEMOLISHED SHALL BE RESORTED TO ORIGINAL CONDITION OR BETTER. ANY BROKEN PAVEMENT EDGES SHALL BE SAW-CUT SMOOTH AND THE PAVEMENT REPLACED TO MATCH EXISTING GRADES.
13. DRAINAGE PIPES DESTROYED DURING CONSTRUCTION (WHICH ARE NOT INDICATED TO BE PERMANENTLY DEMOLISHED) ARE TO BE REPLACED AT A MINIMUM WITH NEW CLASS III - WALL B REINFORCED CONCRETE PIPE COMPLYING WITH ASTM C76, OR WITH OTHER OWNER APPROVED EQUIVALENT PIPE MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SUCH INSTANCES TO ENSURE MATERIAL COMPATIBILITY WITH THE EXISTING SOIL CONDITIONS FOR THIS SITE.
14. ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT BY A CERTIFIED COMPANY, THE TANK EXCAVATED, AND DISPOSED OF PER INDUSTRY STANDARDS.
15. ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER SCDHEC REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.
16. ANY OTHER TYPES OF WELLS, TANKS, PIPES, STRUCTURES ETC., ENCOUNTERED SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER. IN THE EVENT CONTAMINATED OR HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

GRADING, PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES AT ALL TIMES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST, OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
2. FOR GRADING, PAVING, AND DRAINAGE WORK LOCATED WITHIN SCDOT AND/OR PUBLIC RIGHTS-OF-WAY, ALL MATERIALS AND EQUIPMENT, UNLESS SPECIFICALLY STATED OTHERWISE HEREIN, SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
3. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CAN NOT BE COMPACTED INTO A STABLE MASS, ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. ANY TREES MARKED OR SUSPECTED OF BEING PROTECTED SHALL BE COORDINATED THROUGH THE OWNER, ENGINEER, AND THE LOCAL JURISDICTION PRIOR TO REMOVAL.
4. UNLESS SPECIFICALLY STATED OTHERWISE, ALL FILL SHALL BE APPROVED BY THE ENGINEER AND CONSTRUCTED IN 10" LIFTS MAXIMUM WITH HEAVY COMPACTION EQUIPMENT. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR) AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT.
5. ALL FILL MATERIALS SHALL BE COMPACTED IN LIFTS TO THE DESIRED COMPACTION RATES WITH FIELD DENSITY TEST REPORTS DOCUMENTING THAT THE REQUIREMENTS HAVE BEEN ACHIEVED. ALLOW INSPECTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TESTING RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED SCARIFY, MOISTEN AND AERATE OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
6. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3H:1V.
7. THE CONTRACTOR SHALL FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION OPEN-TRENCH SUPPORT AND PROTECTION SYSTEMS CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS. PREVENT SURFACE WATER FROM ENTERING EXCAVATIONS BY GRADING, DIKES, OR OTHER MEANS. INSTALL EXCAVATION SUPPORT AND PROTECTION SYSTEMS WITHOUT DAMAGING EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS ADJACENT TO EXCAVATION. MONITOR VIBRATIONS, SETTLEMENTS, AND MOVEMENTS. SHOW EXISTING CONDITIONS OF ADJACENT CONSTRUCTION AND SITE IMPROVEMENTS WITH PHOTOGRAPHS AND OR VIDEOS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY THE ABSENCE OF, THE INSTALLMENT OF, OR THE PERFORMANCE OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS AND SUBMIT BEFORE WORK BEGINS.
8. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO GRADES THAT RESULT IN POSITIVE DRAINAGE TO THE EXISTING AND/OR NEW STORM DRAINAGE INLETS, UNLESS OTHERWISE NOTED.

STORM WATER SYSTEM NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE OF EXISTING STORM SEWER LINES AND CHANNELS DURING CONSTRUCTION WORK.
2. NEW STORM WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL JURISDICTION AND/OR SCDOT SPECIFICATIONS AND REQUIREMENTS.
3. THE GRADE OF THE GRAVITY STORM PIPES SHALL BE MAINTAINED AT A CONSTANT SLOPE BETWEEN INVERT ELEVATIONS.
4. UNLESS SPECIFICALLY NOTED OTHERWISE, REINFORCED CONCRETE PIPE (RCP) SHALL BE ASTM C-76, CLASS III - WALL B WITH GASKETED JOINTS PER ASTM C443. THE EXTERIOR OF THE JOINTS FOR ALL RCP SHALL BE WRAPPED WITH FILTER FABRIC, MINIMUM 18" IN WIDTH.
5. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH AN APPROPRIATE STORMWATER AWARENESS MESSAGE SUCH AS "NO DUMPING - DRAINS TO WATERWAYS."
6. AT THE COMPLETION OF CONSTRUCTION WHEN THE SITE IS FULLY STABILIZED, THE CONTRACTOR SHALL CLEAN ALL STORMWATER DRAINAGE SYSTEMS WITHIN THE PROJECT LIMITS.

WATER SYSTEM NOTES

1. WATER INSTALLATION SHALL BE IN ACCORDANCE WITH THE "TEN STATES STANDARDS", SCDHEC REGULATIONS, AND BEAUFORT JASPER WATER AND SEWER AUTHORITY (BJWSA) APPROVED TECHNICAL SPECIFICATIONS, LATEST EDITION, FOUND AT HTTPS://WWW.BJWSA.ORG/172/TECHNICAL-SPECIFICATIONS.

WASTEWATER SYSTEM NOTES

1. WASTEWATER INSTALLATION SHALL BE IN ACCORDANCE WITH THE "TEN STATES STANDARDS", SCDHEC REGULATIONS, AND BEAUFORT JASPER WATER AND SEWER AUTHORITY (BJWSA) APPROVED TECHNICAL SPECIFICATIONS, LATEST EDITION, FOUND AT HTTPS://WWW.BJWSA.ORG/172/TECHNICAL-SPECIFICATIONS.

[LOCAL JURISDICTION] NOTES

1. ADD LOCAL JURISDICTION NOTES HERE.

PROJECT CLOSEOUT NOTES

1. ALL SUBMITTED RECORD DRAWINGS AND ASSUILT SURVEYS MUST INCLUDE AN D REFERENCE THE LATEST PERMITTED PLANS.
2. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED RECORD (AS-BUILT) DRAWINGS, PIPE VIDEOS, VALVE CARDS, AND TESTING FORMS TO CLOSE-OUT UTILITY PERMITS AS APPLICABLE.
3. A PERMANENT STORMWATER FACILITY MAINTENANCE AND RESPONSIBILITY AGREEMENT AND RECORD (AS-BUILT) DRAWINGS MUST BE COMPLETED IN ACCORDANCE WITH TOWN OF BLUFFTON SPECIFICATIONS BEFORE A CERTIFICATE OF OCCUPANCY AND A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.

CONTACTS			
FIRM/AGENCY/UTILITY		PHONE	CONTACT
OWNER/DEVELOPER	BEAUFORT MEMORIAL HOSPITAL	(843) 522-5140	RUSSELL BAXLEY
CIVIL ENGINEER	DAVIS & FLOYD, INC.	(843) 379-2222	RYAN LYLE
LANDSCAPE ARCHITECT	XXXX	(XXX) XXX-XXXX	XXXX
SURVEYOR	DAVIS & FLOYD, INC.	(843) 379-2222	JOHN GRAY
GEOTECHNICAL ENGINEER	XXXX	(XXX) XXX-XXXX	XXXX
WETLANDS CONSULTANT	XXXX	(XXX) XXX-XXXX	XXXX
PLANNING/ZONING	TOWN OF BLUFFTON	(843) 706-4529	KEVIN ICARD
ENGINEERING / PUBLIC WORKS	TOWN OF BLUFFTON	(843) 706-7835	DERRICK COAXUM
MS4 / STORMWATER	TOWN OF BLUFFTON	(843) 227-1294	SAM CROTTY
FIRE MARSHAL	TOWN OF BLUFFTON	(843) 548-4353	DANIEL WILTSE
NPDES PERMITTING	SCDHEC - STORMWATER	(XXX) XXX-XXXX	XXXX
COASTAL ZONE CONSISTENCY	SCDHEC - OCRM/CZC	(XXX) XXX-XXXX	XXXX
ROAD	SCDOT - ROAD ENCR.	(XXX) XXX-XXXX	XXXX
ROAD - UTILITIES	SCDOT - UTILITIES ENCR.	(XXX) XXX-XXXX	XXXX
WATER & SEWER	BEAUFORT JASPER WATER & SEWER AUTHORITY	(843) 987-9094	MATTHEW MICHAELS
ELECTRICAL	DOMINION ENERGY, SOUTH CAROLINA	(843) 815-8808	PARKS MOSS
NATURAL GAS	DOMINION ENERGY, SOUTH CAROLINA	(843) 815-8808	PARKS MOSS
TELEPHONE	HARGRAY COMMUNICATIONS GROUP, INC.	(843) 815-1697	RODNEY CANNON

G:\Jobs\Obd\32207-00\Production\Civil\Drawings\32207.00-GENERAL.dwg, 4/21/2026 5:40:55 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

DAVIS & FLOYD, INC
No. C00538
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
FOR AGENCY REVIEW
NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
No. 28235
RYAN C. LYLE
SOUTH CAROLINA

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

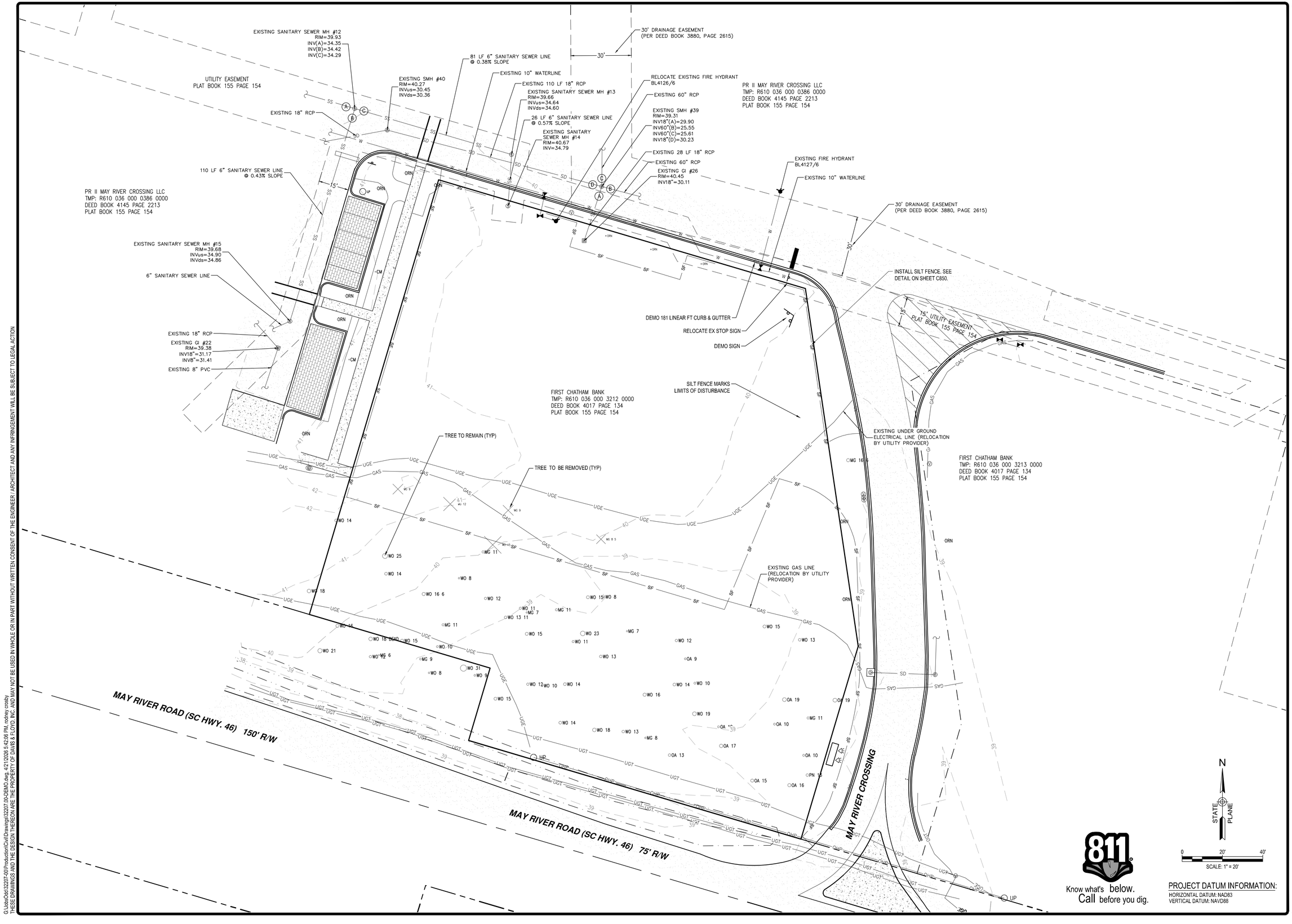
OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

DRAWING TITLE: GENERAL NOTES

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C001



G:\Jobs\Jobs\32207-00\Production\Civil\Drawings\32207.00-DEMO.dwg, 4/21/2026 5:42:06 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

SOUTH CAROLINA
DAVIS & FLOYD, INC
No. C00538
CERTIFICATE OF AUTHORIZATION

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 28235
RODNEY L. CROSBY

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
DEMOLITION PLAN

NO.	REVISED	DATE	CHECKED

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C100

PAGE 3 OF 19

Know what's below.
Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

N
STATE PLANE

0 20' 40'
SCALE: 1" = 20'

G:\Jobs\Jobs\32207-00\Production\Civil\Drawings\32207.00-SITE.dwg, 4/21/2026 5:42:30 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

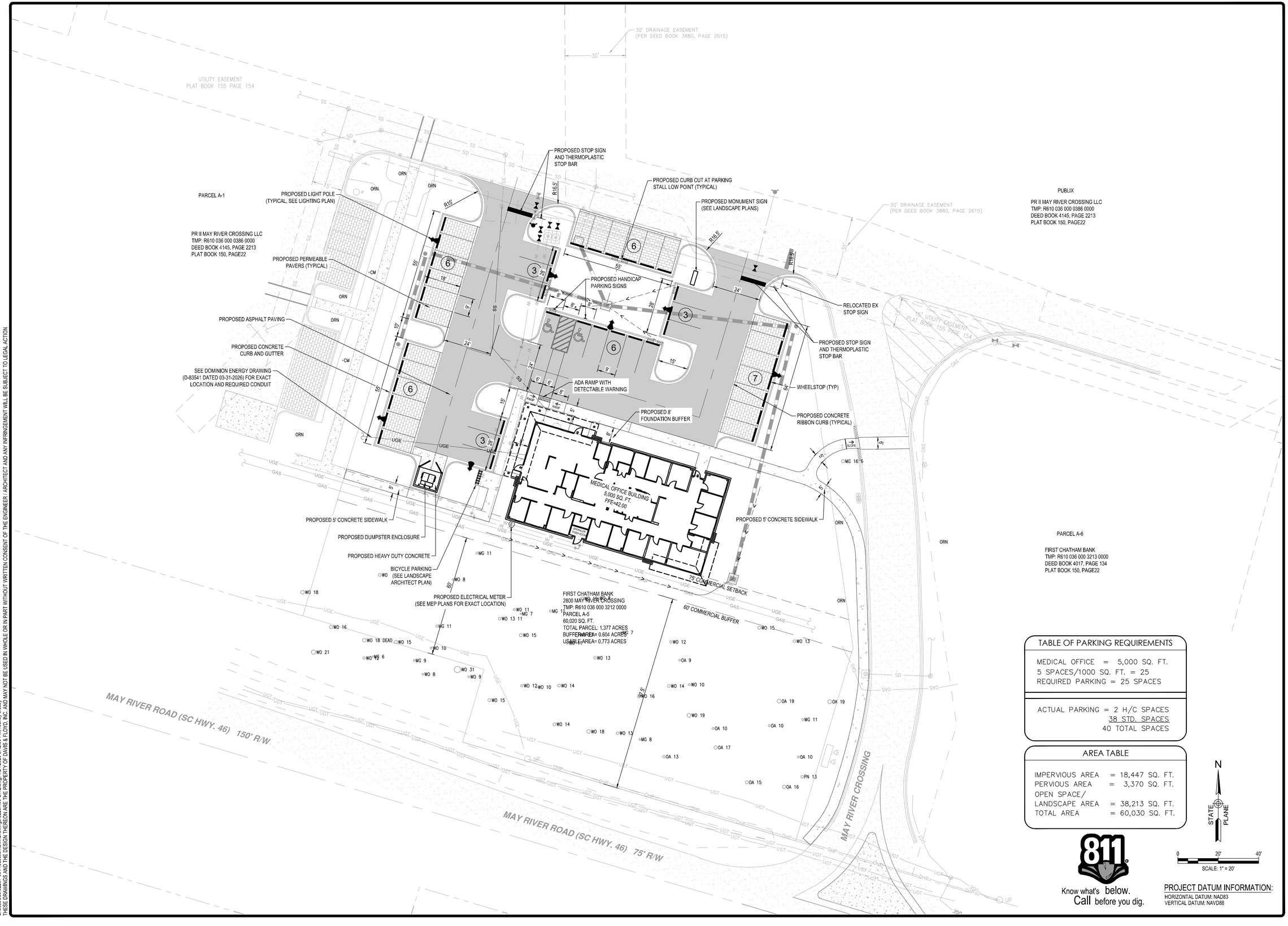


TABLE OF PARKING REQUIREMENTS
MEDICAL OFFICE = 5,000 SQ. FT.
5 SPACES/1000 SQ. FT. = 25
REQUIRED PARKING = 25 SPACES
ACTUAL PARKING = 2 H/C SPACES
38 STD. SPACES
40 TOTAL SPACES

AREA TABLE	
IMPERVIOUS AREA	= 18,447 SQ. FT.
PERVIOUS AREA	= 3,370 SQ. FT.
OPEN SPACE/ LANDSCAPE AREA	= 38,213 SQ. FT.
TOTAL AREA	= 60,030 SQ. FT.

N

STATE PLANE

0 20' 40'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

DAVIS & FLOYD, INC
No. C00538
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

LICENSED PROFESSIONAL ENGINEER
RANDY C. LYLE
No. 28235
SOUTH CAROLINA

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
SITE PLAN

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C200

PAGE 4 OF 19

GRADING AND DRAINAGE PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND SCOPE OF WORK.
2. ALL PERIMETER SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY FURTHER LAND IMPROVEMENTS. MAINTAIN SEDIMENT AND EROSION CONTROL AS INDICATED ON SHEETS C500 THROUGH C503 UNTIL FINAL STABILIZATION IS ACHIEVED.
3. REFER TO GEOTECHNICAL REPORT FOR INFORMATION ON THE SOIL CONDITIONS
4. ALL DRAINAGE PIPES SHALL BE EITHER ADS HP STORM OR REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, CLASS III - WALL B WITH GASKETED JOINTS PER ASTM C443.
5. ALL STORM PIPE INSTALLED IN PAVEMENT AREAS SHALL BE INSTALLED AND BACKFILLED AS REQUIRED TO MEET HS-20 TRAFFIC RATING.
6. CONTRACTOR SHALL GRADE ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO PROPOSED INLETS, SWALES, BMPS, OR EXISTING CONVEYANCE FEATURES TO REMAIN.

GRADING LEGEND

- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- SWALE
- GRADE ELEVATION - EXISTING ELEVATION
- GRADE ELEVATION - MATCH EXISTING ELEVATION
- GRADE ELEVATION - 6" CURB FACE OF CURB, BACK OF CURB
- GRADE ELEVATION - FINISH GRADE ELEVATION
- GRADE ELEVATION - INLET ELEVATION
- GRADE ELEVATION - HIGH POINT ELEVATION
- GRADE ELEVATION: FLUSH CURB ELEVATION
- SURFACE FLOW DIRECTIONAL ARROW

DRAINAGE LEGEND

- PROPOSED STORM PIPE
- CATCH BASIN - SCDOT TYPE 16
- DROP INLET
- STORM MANHOLE
- PIPE FLOW DIRECTIONAL ARROW

DAVIS & FLOYD, INC
SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. C00538
FOR AGENCY REVIEW
NOT FOR CONSTRUCTION
LICENSED PROFESSIONAL ENGINEER
SOUTH CAROLINA
No. 28235
RANDALL C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 329-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
GRADING AND DRAINAGE PLAN

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C300

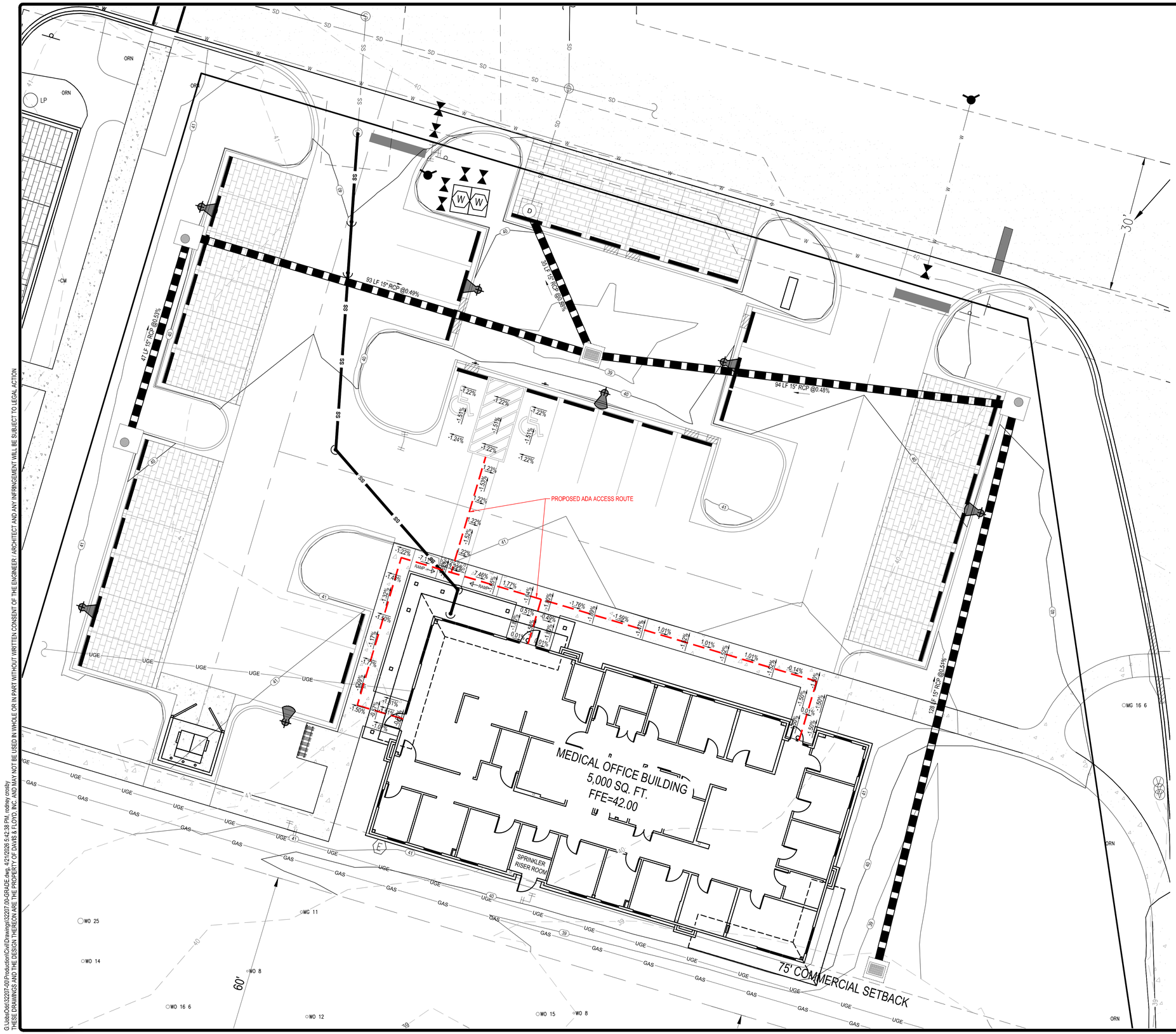
PAGE 5 OF 19

SCALE: 1" = 20'

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

Know what's below. Call before you dig.

G:\Jobs\Obd\32207-00\Production\Civil\Drawings\32207.00-GRADE.dwg, 4/21/2026 5:42:36 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC., AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



ADA PAVING REQUIREMENTS (PER ADA VERSION 2010)

THE PAVING TOLERANCES ON THE PLAN MAY BE LOWER THAN ADA MAXIMUMS.

Contractor shall constuct the project as engineered.

THE AMERICANS WITH DISABILITIES ACT HAS BEEN, A FEDERAL CIVIL RIGHTS LAW SINCE 1992. IT IS NOT A BUILDING CODE SO IT IS NOT REVIEWED BY THE LOCAL BUILDING DEPARTMENTS OR PERMITTING AGENCIES. BEING ISSUED A CERTIFICATE OF OCCUPANCY BY THE LOCAL BUILDING JURISDICTION DOES NOT ALLEVIATE THE BUILDING OWNER OR CONTRACTOR FROM RESPONSIBILITY FOR NON-COMPLIANCE.

CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE ARCHITECT OR DESIGN ENGINEER OF ANY FIELD DISCREPANCIES. DO NOT MAKE FIELD ADJUSTMENTS BASED ON PREVIOUS CONSTRUCTION EXPERIENCE. DOING SO WILL BE DONE AT THE SOLE RISK OF THE CONTRACTOR POSSIBLY HAVING TO MAKE REQUIRED REPAIRS AT HIS EXPENSE.

ALL STORES WILL BE CHECKED WITH A DIGITAL SLOPE METER FOR ADA COMPLIANCE.

CONTRACTOR SHALL REMEMBER THAT ALL ADA SLOPES ARE MAXIMUM NOT TO EXCEED. ANY AMOUNT OF SLOPE EXCEEDING THE PUBLISHED ADA SLOPE IS NOT ACCEPTABLE.

THE FOLLOWING ARE CURRENT ADA REQUIREMENTS:

A. HANDICAP PARKING SPACES
   1. SLOPE AND CROSS SLOPE OF ACCESSIBLE SPACES AND ACCESS AISLE AT 1.50% MAXIMUM OR LESS.

B. CURB RAMPS
   1. SLOPE SHALL NOT EXCEED 1:14 IN DIRECTION OF TRAVEL. CROSS SLOPE SHALL NOT EXCEED 1.50%. FLARED SIDES NOT MORE THAN 1:14.

C. LEVEL CHANGES
   1. LEVEL CHANGES ANYWHERE ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" WITH A BEVEL.

D. EXTERIOR ROUTE
   1. SLOPE SHALL NOT EXCEED 4.50% IN DIRECTION OF TRAVEL W/OUT A CURB RAMP (SEE B. CURB RAMPS) NOR 1.50% CROSS SLOPE.

ACCESSIBLE ROUTE:

1. IF ACCESSIBLE ROUTE IS BUILT EXCEEDING MAXIMUM SLOPE WITHOUT WRITTEN CONSENT OF ENGINEER CONSULTANT, EVEN IF CONSTRUCTED TO PLANS, THE CONTRACTOR WILL BE REQUIRED TO CORRECT THE GRADING AND PAVING AT THE CONTRACTORS EXPENSE.

   ADA ISSUES ARE NON-NEGOTIABLE DURING INSPECTION.

2. ALL SLOPES ALONG THE ACCESSIBLE ROUTE AND WITHIN THE HANDICAP SPACES MUST BE ADA COMPLIANT. CONTRACTOR SHALL BECOME FAMILIAR WITH AND MEET THOSE REQUIREMENTS. ADA PAVING SLOPES WILL BE CHECKED WITH A 24" DIGITAL SLOPE METER AT THE TIME OF FINAL BUILDING INSPECTION.

3. CONTRACTOR SHALL VERIFY THAT THE ACCESSIBLE ROUTE AS DESIGNED IS A 4.50% MAXIMUM GRADIENT WITH A 1.50% CROSS SLOPE UNLESS A CURB RAMP IS PROPOSED (SEE B. CURB RAMPS). HE SHOULD NOTIFY THE ARCHITECT AND DESIGN ENGINEER IMMEDIATELY IF HE FEELS THE ACCESSIBLE ROUTE EXCEEDS THE SLOPE REQUIREMENTS.

GRADING NOTES:

1. CONTRACTOR SHALL IDENTIFY THE BENCH MARK ON THE EXISTING SURVEY INFORMATION AND SHALL, ESTABLISH A TEMPORARY MONUMENT TO BE MAINTAINED FOR THE DURATION OF THE PROJECT. THIS SHALL BE UTILIZED FOR ELEVATION REFERENCES.
   CONTRACTOR SHALL IMPLEMENT SOIL EROSION AND SEDIMENT CONTROL MEASURES IN ORDER TO PROTECT THE SITE AND NEIGHBORING AREAS. THESE OPERATIONS SHALL CONFORM TO THE REGULATIONS OF THE LOCAL COUNTY, STATE OR FEDERAL REGULATORY AGENCIES. THESE OPERATIONS SHALL REMAIN IN EFFECT FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL UTILIZE EROSION CONTROL DEVICES SUCH AS HAY BALES, SILT FENCES ETC. RUNOFF FROM THE WORK AREA WILL NOT BE PERMITTED TO FLOW INTO EXISTING WETLANDS, DRAINAGE COURSES, PONDS

   THE EARTHWORK AND GRADING OPERATIONS ARE TO BE COMPLETED AS QUICKLY AS POSSIBLE TO MINIMIZE EROSION AND RUNOFF PROBLEMS.

   TOPSOIL SHALL BE STRIPPED AND STOCKPILED AT THE OWNER'S DIRECTION. UNLESS OTHERWISE DIRECTED, THE TOPSOIL SHALL BE RE-SPREAD AT THE CONCLUSION OF GRADING OPERATIONS AND SEEDED. SEED MIX, IF NOT SPECIFIED SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. UP TO A 20% MIX OF RYE GRASS MAY BE REQUIRED IN OUT-OF-SEASON

   EXCAVATED ON-SITE MATERIAL OR OFF-SITE BORROW MATERIAL SHALL BE FREE OF DEBRIS, VEGETATIVE MATERIAL, AND OTHER FOREIGN MATTER. ALL EARTH FOR USE IN THE PROJECT AREA SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT OR OWNER'S REPRESENTATIVE.

   ALL FILL OPERATIONS SHALL BE DONE IN 6" TO 8" LIFTS.

   UNLESS OTHERWISE DIRECTED ANY UNUSED EARTHEN MATERIAL SHALL BE RE-SPREAD ON THE SITE AT THE OWNER'S DIRECTION.

   AT THE CONCLUSION OF THE CONSTRUCTION PROJECT ALL DISTURBED AREAS WITHIN THE PROJECT AREA SHALL BE SODDED. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE AND PERFORM FINE GRADING OPERATIONS PRIOR TO TURNING DISTURBED AREA OVER TO LANDSCAPE CONTRACTOR FOR SEEDING.

Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

N
STATE PLANE

0 10' 20'
SCALE: 1" = 10'

SOUTH CAROLINA — DAVIS & FLOYD, INC — No. C00538 — CERTIFICATE OF AUTHORIZATION

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 28235 — RODNEY CROSBY LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

DRAWING TITLE: ADA ACCESS ROUTE

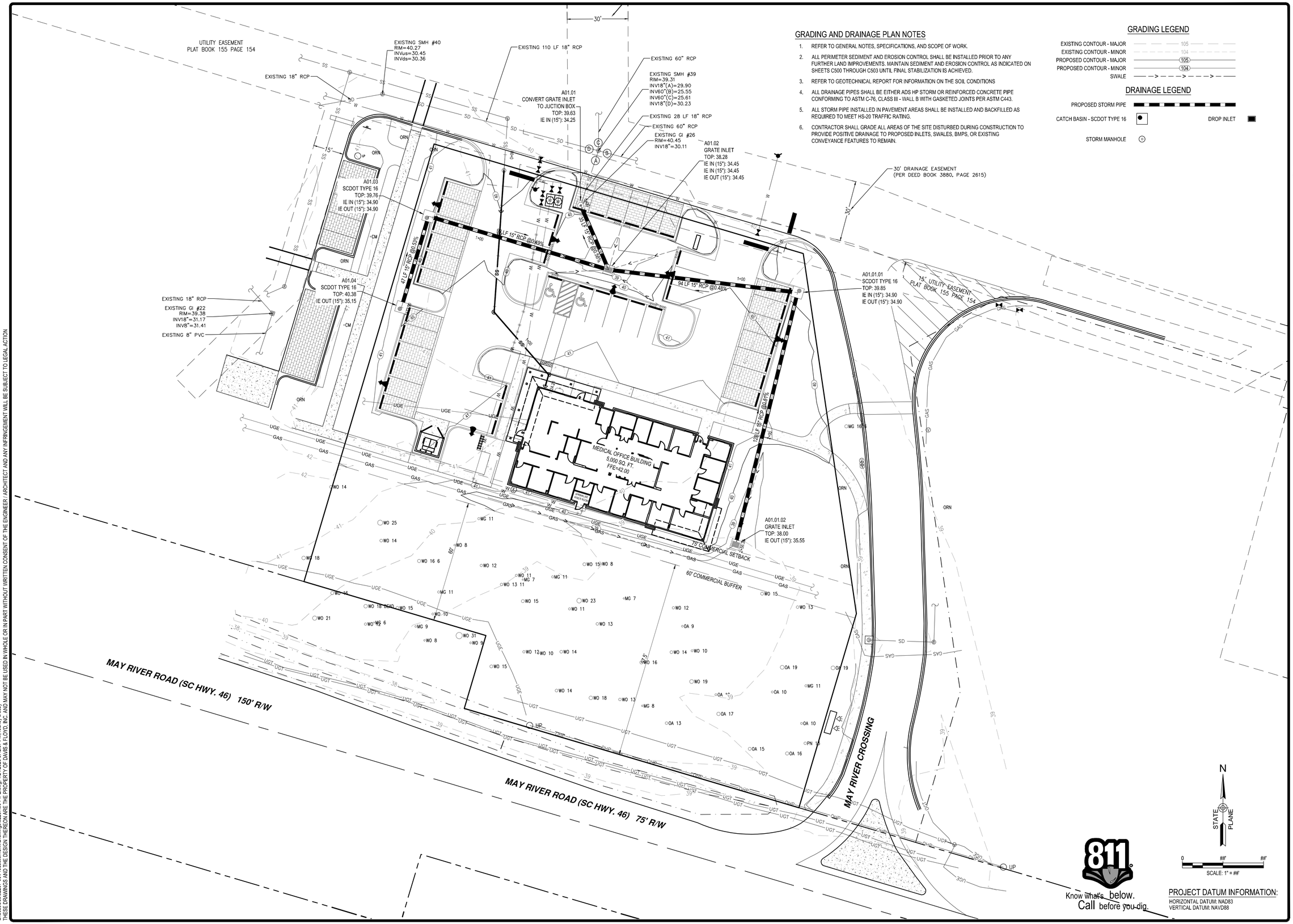
NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C301

PAGE 6 OF 19

G:\Jobs\Oct\32207-00\Production\Civil\Drawings\32207.00-GRADE.dwg, 4/21/2026 5:42:08 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



GRADING AND DRAINAGE PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND SCOPE OF WORK.
2. ALL PERIMETER SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY FURTHER LAND IMPROVEMENTS. MAINTAIN SEDIMENT AND EROSION CONTROL AS INDICATED ON SHEETS C500 THROUGH C503 UNTIL FINAL STABILIZATION IS ACHIEVED.
3. REFER TO GEOTECHNICAL REPORT FOR INFORMATION ON THE SOIL CONDITIONS
4. ALL DRAINAGE PIPES SHALL BE EITHER ADS HP STORM OR REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, CLASS III - WALL B WITH GASKETED JOINTS PER ASTM C443.
5. ALL STORM PIPE INSTALLED IN PAVEMENT AREAS SHALL BE INSTALLED AND BACKFILLED AS REQUIRED TO MEET HS-20 TRAFFIC RATING.
6. CONTRACTOR SHALL GRADE ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO PROPOSED INLETS, SWALES, BMPS, OR EXISTING CONVEYANCE FEATURES TO REMAIN.

GRADING LEGEND

- EXISTING CONTOUR - MAJOR — 105 —
- EXISTING CONTOUR - MINOR — 104 —
- PROPOSED CONTOUR - MAJOR — (105) —
- PROPOSED CONTOUR - MINOR — (104) —
- SWALE —>—>—>—

DRAINAGE LEGEND

- PROPOSED STORM PIPE
- CATCH BASIN - SCDOT TYPE 16
- DROP INLET
- STORM MANHOLE

Know what's below. Call before you dig.

N

STATE PLANE

0 ## ##

SCALE: 1" = ##

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DAVIS & FLOYD, INC
SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
SOUTH CAROLINA
No. 28235
RANDALL C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
DRAINAGE PLAN

NO.	REVISIONS	DATE	CHECKED

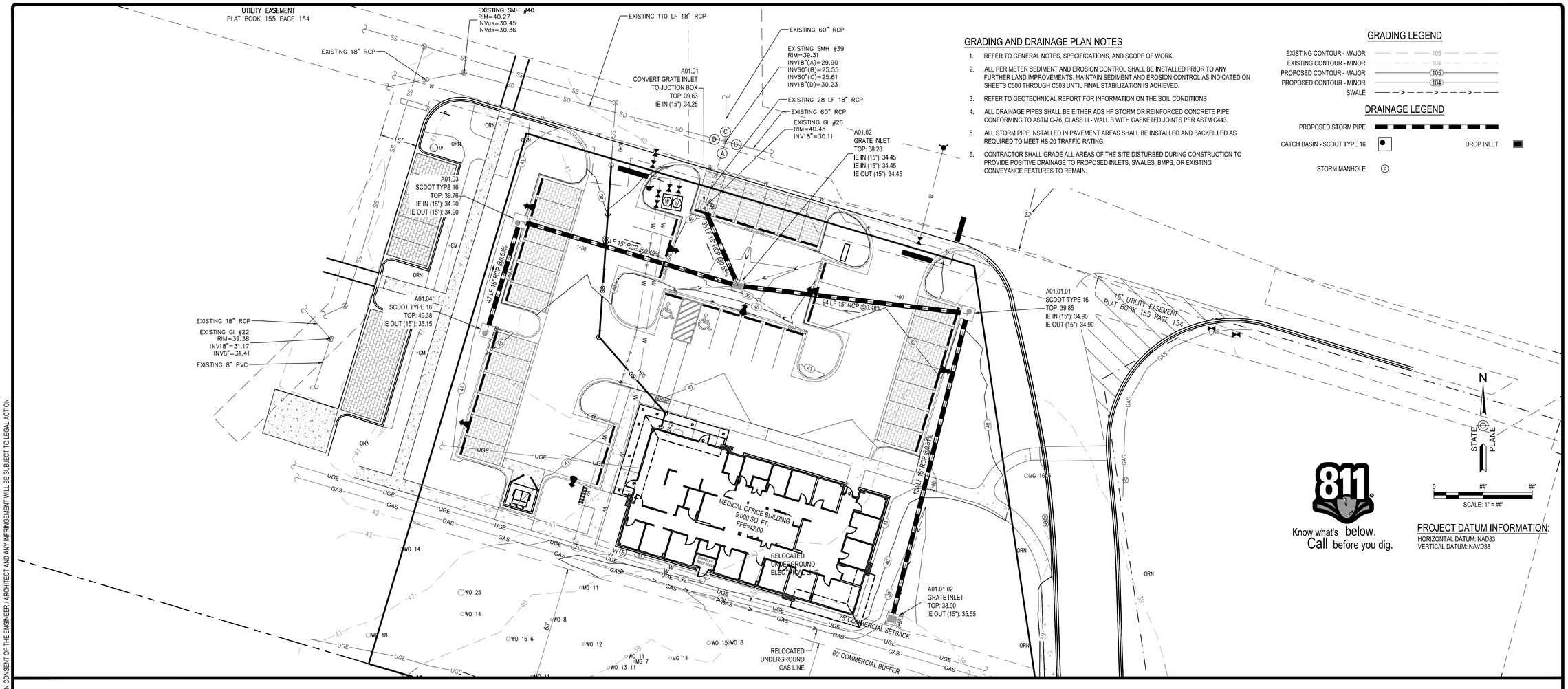
RELEASED

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C310

PAGE 6 OF 19

G:\Jobs\Job\32207-00\Production\Civil\Drawings\32207.00-PIPE.dwg, 4/21/2026 5:42:57 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



GRADING AND DRAINAGE PLAN NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND SCOPE OF WORK.
2. ALL PERIMETER SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY FURTHER LAND IMPROVEMENTS. MAINTAIN SEDIMENT AND EROSION CONTROL AS INDICATED ON SHEETS C500 THROUGH C503 UNTIL FINAL STABILIZATION IS ACHIEVED.
3. REFER TO GEOTECHNICAL REPORT FOR INFORMATION ON THE SOIL CONDITIONS
4. ALL DRAINAGE PIPES SHALL BE EITHER ADS HP STORM OR REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, CLASS III - WALL B WITH GASKETED JOINTS PER ASTM C443.
5. ALL STORM PIPE INSTALLED IN PAVEMENT AREAS SHALL BE INSTALLED AND BACKFILLED AS REQUIRED TO MEET HS-20 TRAFFIC RATING.
6. CONTRACTOR SHALL GRADE ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO PROPOSED INLETS, SWALES, BMPS, OR EXISTING CONVEYANCE FEATURES TO REMAIN.

GRADING LEGEND

EXISTING CONTOUR - MAJOR 105
EXISTING CONTOUR - MINOR 104
PROPOSED CONTOUR - MAJOR (105)
PROPOSED CONTOUR - MINOR (104)
SWALE

DRAINAGE LEGEND

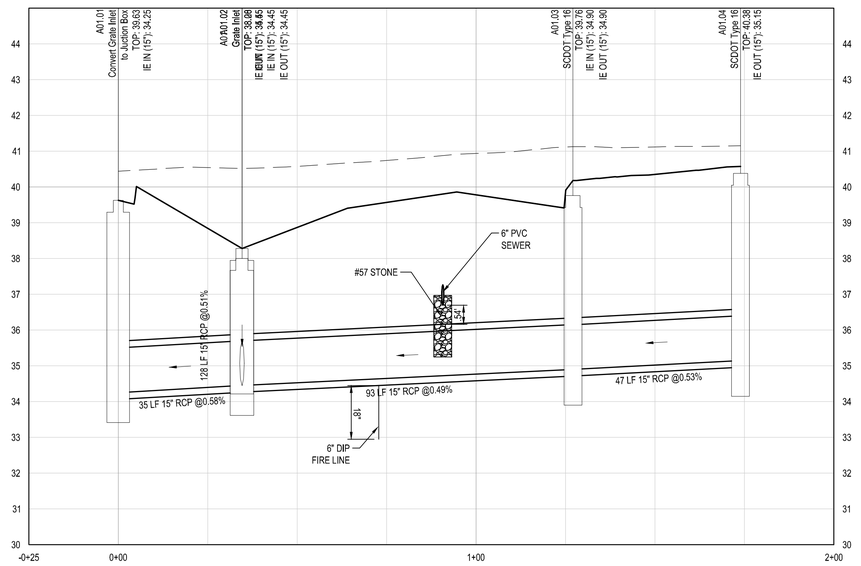
PROPOSED STORM PIPE
CATCH BASIN - SCDOT TYPE 16
DROP INLET
STORM MANHOLE

Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:

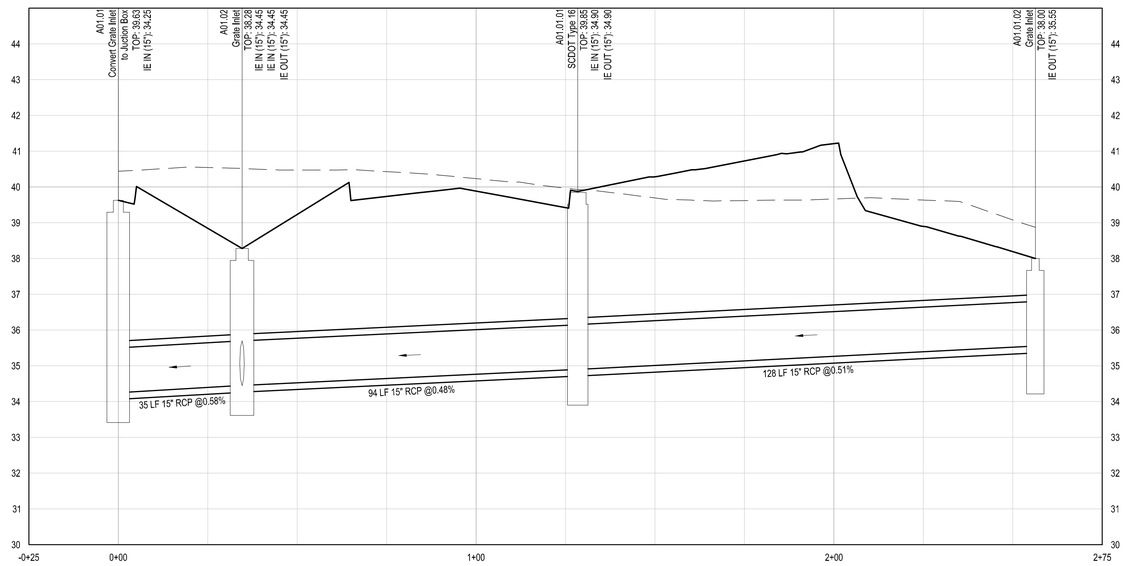
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

N
STATE PLANE
0 ## ##
SCALE: 1" = ##



STORM-A01.01 TO A01.04 PROFILE

SCALES: 1" = 20' HORIZONTAL, 1" = 2' VERTICAL



STORM-A01.01 TO A01.01.02 PROFILE

SCALES: 1" = 20' HORIZONTAL, 1" = 2' VERTICAL

DAVIS & FLOYD, INC
SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
SOUTH CAROLINA
No. 28235
RODNEY CRAIG LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 329-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

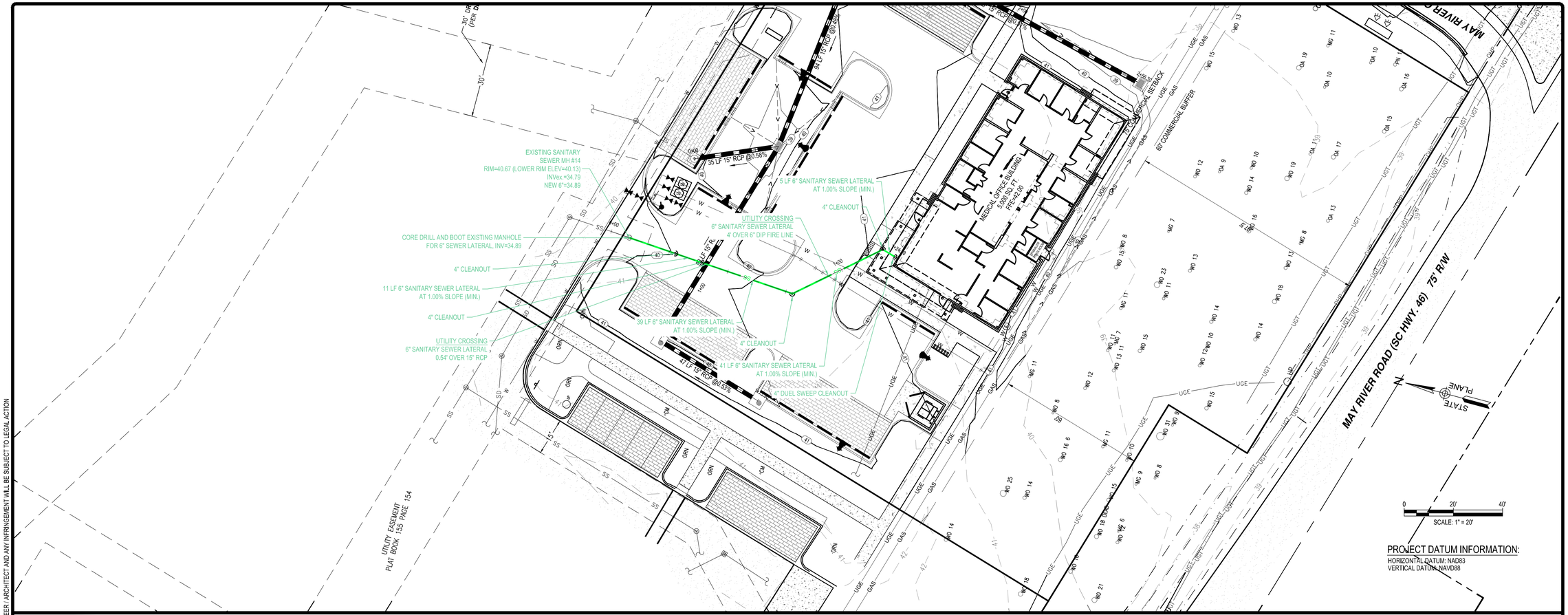
DRAWING TITLE
DRAINAGE PLAN-PROFILE

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

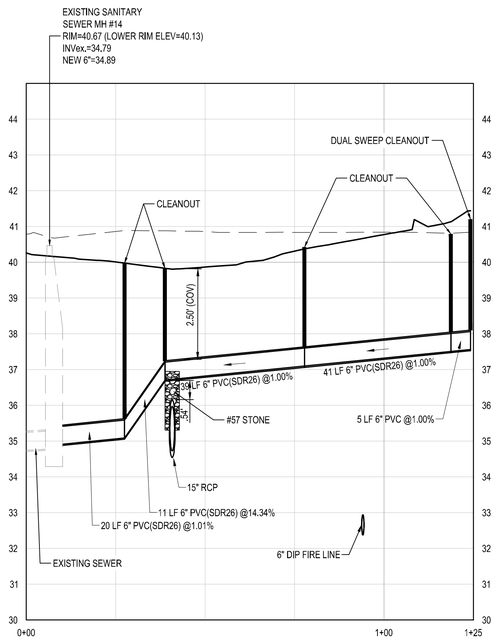
C320
PAGE 8 OF 19

G:\Jobs\Civil\32207.00\Production\Civil\Drawings\32207.00-PIPE.dwg, 4/21/2026 5:43:00 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC., AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88



SEWER LATERAL PROFILE

SCALES: 1" = 20' HORIZONTAL, 1" = 2' VERTICAL

UTILITY LEGEND

WATER	W — W
SANITARY SEWER - GRAVITY	SS — SS
SANITARY SEWER - FORCE MAIN	FM — FM
OVERHEAD ELECTRIC	OHP — OHP
UNDERGROUND ELECTRIC	UGE — UGE
NATURAL GAS	GAS — GAS
GATE VALVE	WATER METER
TEE	BEND
SANITARY SEWER MANHOLE	SANITARY SEWER CLEANOUT
UTILITY POLE	FIRE DEPARTMENT CONNECTION

PROFILE LEGEND

EXISTING SURFACE	
PROPOSED GRADE	
RIPRAP AT VERTICAL UTILITY CONFLICTS	

Know what's below. Call before you dig.

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
27 1/2 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843)-379-2222

DAVIS & FLOYD, INC
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
SOUTH CAROLINA
No. 28235
RYAN C. LYLE

OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

DRAWING TITLE: SANITARY SEWER PLAN-PROFILE

NO.	REVISIONS	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C410

PAGE 9 OF 19

G:\Jobs\Obd\32207-00\Production\Civil\Drawings\32207.00-UTILITY.dwg, 4/21/2026 5:43:15 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC., AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

G:\Jobs\Jobs\32207-00\Production\Civil\Drawings\32207.00-UTILITY.dwg, 4/21/2026 5:43:17 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

UTILITY LEGEND

WATER	W	W	
SANITARY SEWER - GRAVITY	SS	SS	
SANITARY SEWER - FORCE MAIN	FM	FM	
OVERHEAD ELECTRIC	OHP	OHP	
UNDERGROUND ELECTRIC	UGE	UGE	
NATURAL GAS	GAS	GAS	
GATE VALVE		WATER METER	
TEE		BEND	
SANITARY SEWER MANHOLE		SANITARY SEWER CLEANOUT	
UTILITY POLE	UP	FIRE DEPARTMENT CONNECTION	

UTILITY EASEMENT
PLAT BOOK 155 PAGE 154

PR II MAY RIVER CROSSING LLC
TMP: R610 036 000 0386 0000
DEED BOOK 4145 PAGE 2213
PLAT BOOK 155 PAGE 154

30' DRAINAGE EASEMENT
(PER DEED BOOK 3880, PAGE 2615)

RELOCATE EXISTING FIRE HYDRANT BL4126/6
AND VALVE IN TRAFFIC RATED BOX
10 LF OF 6" DIP (CL350) WATERLINE

EXISTING 10" WATERLINE

6" X 6" MJ TEE
(1) 6" GV W/LOCKING BOX
(1) 6" PIV

(1)6"x2" REDUCER
2" X 2" TEE
(1) 2" GV IN BOX
(1) WATER METER SIZED BY
AND PURCHASED FROM BJWSA

2" X 90° BEND
(1) 2" GV IN BOX
(1) IRRIGATION METER SIZED BY
AND PURCHASED FROM BJWSA

PR II MAY RIVER CROSSING LLC
TMP: R610 036 000 0386 0000
DEED BOOK 4145 PAGE 2213
PLAT BOOK 155 PAGE 154

EXISTING FIRE HYDRANT
BL4127/6

EXISTING 10" WATERLINE

30' DRAINAGE EASEMENT
(PER DEED BOOK 3880, PAGE 2615)

12 LF OF 6" DIP
(CL350) WATERLINE
6" X 6" TEE

94 LF 15" RCP @0.40%

41 LF 15" RCP @0.53%

94 LF 15" RCP @0.53%

2-6"x45° MJ BEND
WATER UNDER STORM

64 LF OF 6" DIP (CL350) FIRELINE

6"x11.25° MJ BEND

204 LF OF 2" HDPE WATER SERVICE LINE

FIRE DEPARTMENT CONNECTION

2-6"x45° MJ BEND
WATER UNDER SEWER

89 LF OF 6" DIP (CL350) FIRELINE

6"x90° MJ BEND

56 LF OF 6" DIP (CL350) FIRELINE

FIRE AND DOMESTIC BACKFLOW
PREVENTOR LOCATED IN RISER ROOM

5 LF OF 6" DIP (CL350) FIRELINE

6"x90° MJ BEND

MEDICAL OFFICE BUILDING
5,000 SQ. FT.
FFE=42.00

75' COMMERCIAL SETBACK

60' COMMERCIAL BUFFER

261 LF 15" RCP @0.51%

15' UTILITY EASEMENT
PLAT BOOK 155 PAGE 154

FIRST CHATHAM BANK
TMP: R610 036 000 3213 0000
DEED BOOK 4017 PAGE 134
PLAT BOOK 155 PAGE 154

MAY RIVER ROAD (SC HWY. 46) 150' R/W

N

STATE PLANE

0 20' 40'
SCALE: 1" = 20'

Know what's below.
Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
DAVIS & FLOYD, INC
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 28235
RYAN C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
WATERLINE PLAN

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C430

PAGE 10 OF 19

SCDHEC/OCRM STANDARD NOTES

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET, SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDRO-SEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
   A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK, IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY PLACED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE PER THE ENVIRONMENTAL PLANS.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
8. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
9. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
10. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
11. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF SEVEN (7) CALENDAR DAYS.
12. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
13. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
15. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
   - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
   - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
   - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
16. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
17. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
18. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE, THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

TOWN OF BLUFFTON MS4 STANDARD NOTES

1. INSERT HERE.

SWPPP SEQUENCE OF CONSTRUCTION

1. RECEIVE NPDES COVERAGE FROM SCDHEC.
2. CONDUCT PRE-CONSTRUCTION MEETING ON-SITE , CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, OWNER, AND TOWN OF BLUFFTON AT LEAST 48 HOURS PRIOR TO PRE-CONSTRUCTION MEETING.
3. NOTIFY SCDHEC EQC OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. INSTALL CONSTRUCTION ENTRANCE(S) AND BEGIN MAINTENANCE OF SEDIMENT CONTROLS AS NECESSARY. CONTINUE MAINTENANCE UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5. CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER CONTROLS AND TREE PROTECTION AS APPLICABLE.
7. SCHEDULE TOWN OF BLUFFTON INSPECTION OF PERIMETER SEDIMENT CONTROLS AND TREE BARRICADES, THEN OBTAIN A COPY OF TOWN OF BLUFFTON APPROVED AND STAMPED PLANS PRIOR TO STARTING ADDITIONAL SITE WORK.
8. DEMOLISH AND REMOVE EXISTING STRUCTURES, HARDSCAPES, AND DEBRIS AS APPLICABLE.
9. CLEAR AND GRUB THE REMAINDER OF THE DISTURBED AREA.
10. COMPLETE ROUGH GRADING.
11. INITIATE INSTALLATION OF UTILITIES AS APPLICABLE.
12. INITIATE INSTALLATION OF STORM DRAINAGE SYSTEM INCLUDING INLET PROTECTION AS EACH STRUCTURE IS INSTALLED.
13. COMPLETE SITE SURFACE IMPROVEMENTS INCLUDING CURBS, WALKS, PAVEMENT, ETC.
14. INSTALL LANDSCAPING AND ESTABLISH PERMANENT SOIL STABILIZATION.
15. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER THE ENTIRE AREA FLOWING TO EACH MEASURE IS PERMANENTLY STABILIZED AND APPROVED BY THE ENGINEER AND THE AUTHORITY HAVING JURISDICTION.
16. PERFORM AS-BUILT SURVEYS OF THE DRAINAGE SYSTEM, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, AND SUBMIT TO TOWN OF BLUFFTON FOR REVIEW AND APPROVAL.
17. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC.

SWPPP SEQUENCE OF CONSTRUCTION - NOTES

1. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INITIAL LAND DISTURBANCE.
   - THE CONSTRUCTION ENTRANCE(S) SHALL BE PLACED AS SHOWN ON THE PLANS.
   - IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION ENTRANCE(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL LAND DISTURBANCE PHASE CONSTRUCTION PLANS.
   - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - SILT FENCE, AS INDICATED, SHALL BE INSTALLED AT THE PERIMETER OF THE LAND DISTURBANCE. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR, OR OWNER'S REPRESENTATIVE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - INLET PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM DRAINAGE STRUCTURES AS INDICATED.
   - SEDIMENT TUBES SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS INDICATED.
   - CONTRACTOR SHALL PERFORM DEWATERING WITH APPROPRIATE BMP'S IN A MANNER THAT MEETS LOCAL AND STATE REGULATIONS WITH REGARD TO DISPOSAL PATH.
   - TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED TO DIRECT FLOW TO BASINS / TRAPS / PONDS UNTIL ROUGH GRADING RE-DIRECTS FLOWS TO FINAL DESIGN PATH.
   - NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE.
   - TEMPORARY SEEDING SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.
   - SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS.
   - INLET SEDIMENT PROTECTION SHALL BE INSTALLED ON ALL STORM DRAINAGE STRUCTURES AS THEY ARE INSTALLED. SEE PLAN AND DETAILS FOR TYPE AND INFORMATION.
   - VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DRAINAGE SWALES AND GRADED AREAS AS SOON AS FINAL GRADES ARE ACHIEVED.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED 1/2 HEIGHT OR THE CAPACITY OF THE DEVICE, AS APPLICABLE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PAVED AREAS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO PAVED AREAS OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES INDICATED DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE SITE INSPECTOR OR OWNER'S REPRESENTATIVE.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES.
6. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING TO LIMIT THE AMOUNT OF LAND STRIPPED OF ITS NATURAL COVER AND, THEREFORE, LIMIT DURATION OF EXPOSURE BEFORE STABILIZATION COVER IS ESTABLISHED.
7. SEDIMENT SHALL NOT BE WASHED INTO INLETS. ACCUMULATED SEDIMENT SHALL BE REMOVED AND RE-PLACED ON-SITE AND STABILIZED IN SUCH A MANNER THAT IT DOES NOT ACCUMULATE AGAIN.
8. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE REQUIRED FOR INSTALLATION HAS OCCURRED AND BEFORE ADJACENT CLEARING IS BEGUN. THE LOCATION OF SOME EROSION CONTROL DEVICES MAY NEED TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DEVIATE FROM THOSE PROPOSED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
9. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V IN ALL LOCATIONS UNLESS INFEASIBLE.
10. THE CONTRACTOR SHALL MAINTAIN ALL PONDS, SEDIMENT BASINS, AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE REMOVED FROM BASINS WHEN IT REACHES THE HALFWAY POINT ON THE RISER.
11. AFTER CURBING, AGGREGATE BASE AND PAVING HAS BEEN COMPLETED, ALL INLET PROTECTION INSTALLED ON CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB INLET PROTECTION.
12. ALL ROADWAY AND PARKING SHOULDERS SHALL HAVE VEGETATIVE COVER ESTABLISHED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.
13. UPON COMPLETION OF THE PROJECT AND AUTHORIZATION FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROPERLY DISPOSE OF THEM UNLESS OTHERWISE NOTED.

DRAINAGE FACILITIES MAINTENANCE PLAN

1. TEMPORARY SEDIMENT CONTROLS:

   THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:

   A. DURING CONSTRUCTION (UNTIL FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION):
      1) DAILY:
         a) OBSERVING PAVED AREAS THAT ARE UTILIZED FOR SITE ACCESS TO LOOK FOR SIGNS OF SOIL BEING TRACKED FROM THE SITE AND TAKING CORRECTIVE ACTION AS NECESSARY
         b) CORRECTING ANY DAMAGE TO TEMPORARY SEDIMENT CONTROLS AS SOON AS POSSIBLE WHEN IT OCCURS.
      2) WEEKLY:
         a) INSPECTING TEMPORARY SEDIMENT CONTROLS FOR DAMAGE AND ACCUMULATED SEDIMENT, REMOVING SEDIMENT AND REPAIRING OR REPLACING DAMAGED TEMPORARY SEDIMENT CONTROLS AS NECESSARY.
         b) EVALUATING PERFORMANCE AND AMENDING, MODIFYING, IMPROVING, OR RELOCATING TEMPORARY SEDIMENT CONTROLS AS NECESSARY.
         c) LOGGING INSPECTION OBSERVATIONS, RECOMMENDATIONS, REPAIRS, RELOCATIONS, AMENDMENTS, AND IMPROVEMENTS AS NECESSARY
      3) BI-WEEKLY:
         a) EVALUATING SITE AND INSTALLING PERMANENT LANDSCAPING OR TEMPORARY SEEDING AS NECESSARY.
   B. AT COMPLETION OF CONSTRUCTION (UPON FINAL ACCEPTANCE BY AUTHORITIES HAVING JURISDICTION)
      1) REMOVING OF ALL TEMPORARY SEDIMENT CONTROLS.
2. DRAINAGE CULVERTS AND STRUCTURES:
   A. DURING CONSTRUCTION (UNTIL FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION):

      THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:

      1) PROTECTING THE CULVERTS AND STRUCTURES FROM DAMAGE.
      2) PREVENTING SEDIMENT FROM ENTERING THE CULVERTS AND STRUCTURES.
      3) REPAIRING OF ANY DAMAGE AND REMOVAL OF SEDIMENT AS SOON AS POSSIBLE AFTER IT OCCURS.

TEMPORARY BUFFER ZONE MANAGEMENT AND SURFACE WATER PROTECTION PLAN:

1. TEMPORARY (CONSTRUCTION) BUFFERS ARE NOT TO BE CONFUSED WITH PERMANENT BUFFERS THAT MAY BE SHOWN ELSEWHERE IN THE CONSTRUCTION PLANS. EXERCISE CARE TO DIFFERENTIATE BETWEEN TEMPORARY AND PERMANENT BUFFERS AND THEIR ASSOCIATED REQUIREMENTS.
2. TEMPORARY BUFFER ZONES SHALL BE FLAGGED PRIOR TO THE INSTALLATION OF PERIMETER CONTROLS.
3. ALL PERIMETER AND SEDIMENT CONTROL BMPS, SHALL BE INSTALLED PRIOR TO THE DISCHARGE OF STORMWATER RUNOFF INTO THE ADJACENT SURFACE WATER'S AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
4. AREAS CONTRIBUTING DIRECT RUNOFF TO TEMPORARY BUFFER AREAS SHALL BE STABILIZED PRIOR TO COMMENCING WORK WITHIN THE TEMPORARY BUFFER AREA.
5. ONCE CONSTRUCTION WITHIN AND ADJACENT TO TEMPORARY BUFFER AREAS IS COMPLETED, THE AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL.
6. IN THE EVENT A BUFFER IS ACCIDENTALLY DISTURBED, THE CONTRACTOR SHALL STABILIZE THE AREA AS SOON AS POSSIBLE AND CONSULT THE OWNER'S REPRESENTATIVE REGARDING REMEDIAL MEASURES OR EROSION CONTROL MEASURES.
7. NO DISTURBANCE SHALL OCCUR WITHIN CRITICAL AREAS (IE: SALTWATER MARSH).

TEMPORARY SEEDING

(TO BE USED ONLY FOR TEMPORARY STABILIZATION DURING CONSTRUCTION)

1. ALL PREPARATION, INSTALLATION, AND MAINTENANCE OF TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF SECTION 810 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
2. IN PARTICULAR THE CONTRACTOR SHALL:
   A. ESTABLISH A STAND OF VEGETATION THAT IS CAPABLE OF EROSION CONTROL.
   B. PROVIDE MINIMUM DENSITY COVERAGE OF 70% THROUGHOUT THE SEEDED AREA.
   C. MAINTAIN THE STAND OF VEGETATION UNTIL REPLACED BY PERMANENT LANDSCAPING OR SUBSEQUENT CONSTRUCTION.
3. TEMPORARY SEED SHALL BE IN ACCORDANCE WITH SECTION 1.4 OF THE SCDOT SUPPLEMENTAL TECHNICAL SPECIFICATION FOR SEEDING (SDOT DESIGNATION: SC-M-810-4). SEED SPECIES AND APPLICATION RATE SHALL BE AS INDICATED FOR THE PROJECT LOCATION, SOIL TYPE, AND DATE OF INSTALLATION (SEE CHARTS).

PERMANENT SEEDING

(TO BE USED WHERE PERMANENT TURF BY SEEDING IS INDICATED ON PLANS OR DETAILS)

1. ALL PREPARATION, INSTALLATION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE LANDSCAPING SPECIFICATIONS FOR THE PROJECT OR, IN INSTANCES WHERE LANDSCAPING SPECIFICATIONS DO NOT EXIST, IN ACCORDANCE WITH APPLICABLE PORTIONS OF SECTION 810 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).
2. IN PARTICULAR THE CONTRACTOR SHALL, AT A MINIMUM UNLESS OTHERWISE SPECIFIED AS INDICATED ABOVE:
   A. ESTABLISH A UNIFORM PERENNIAL STAND OF VEGETATION WITH A ROOT SYSTEM THAT IS SUFFICIENTLY DEVELOPED TO SURVIVE DRY PERIODS AND WINTER WEATHER AND BE CAPABLE OF RE-ESTABLISHMENT IN THE SPRING.
   B. PROVIDE MINIMUM DENSITY COVERAGE OF 70% THROUGHOUT THE SEEDED AREA.
   C. MAINTAIN THE STAND OF VEGETATION INCLUDING MOWING; FERTILIZING; WEED, DISEASE AND INSECT CONTROL; AND WATERING AS NECESSARY, UNTIL FINAL ACCEPTANCE BY THE AUTHORITY HAVING JURISDICTION.
3. UNLESS OTHERWISE INDICATED, PERMANENT SEED SHALL BE IN ACCORDANCE WITH SECTION 1.4 OF THE SCDOT SUPPLEMENTAL TECHNICAL SPECIFICATION FOR SEEDING (SDOT DESIGNATION: SC-M-810-4). SEED SPECIES AND APPLICATION RATE SHALL BE AS INDICATED FOR THE PROJECT LOCATIONS, SOIL TYPE, AND DATE OF INSTALLATION (SEE CHARTS).

PERMITTING NOTES

1. THESE PLANS HAVE BEEN PREPARED TO MEET THE INITIAL REQUIREMENTS OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR COVERAGE UNDER THE SOUTH CAROLINA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (SCR100000). THE OWNER AND CONTRACTOR(S) ARE ADVISED THAT ADDITIONAL REQUIREMENTS, WHICH ARE BEYOND THE SCOPE OF THESE PLANS, MUST BE MET IN ORDER TO ASSURE CONTINUED COVERAGE UNDER THE NPDES GENERAL PERMIT.
2. COVERAGE UNDER THE NPDES IS INITIATED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (SCDHEC) APPROVAL OF THE PROJECT FOR CONSTRUCTION. THE OWNER'S SUBMITTAL OF A NOTICE OF INTENT (NOI) SERVES AS THE OWNER'S CERTIFICATION THAT HE HAS PREPARED, AND WILL IMPLEMENT AND MAINTAIN, A SWPPP THROUGHOUT THE CONSTRUCTION PERIOD. FURTHERMORE, IT CERTIFIES THAT HE WILL DOCUMENT AND WHERE REQUIRED, REPORT SITE CONDITIONS, REMEDIAL EFFORTS, SWPPP MODIFICATIONS, AND OTHER STORMWATER RELATED ACTIVITIES IN ACCORDANCE WITH NPDES REQUIREMENTS. COVERAGE UNDER THE NPDES IS TERMINATED UPON THE OWNER'S SUBMITTAL OF A NOTICE OF TERMINATION (NOT) WHEN SCDHEC APPROVAL OF THE COMPLETED PROJECT HAS BEEN RECEIVED.
3. THE OWNER IS ADVISED THAT DAVIS & FLOYD'S SCOPE OF SERVICES DOES NOT NECESSARILY INCLUDE EFFORTS TO DOCUMENT AND REPORT ACTIVITIES IN ACCORDANCE WITH NPDES REQUIREMENTS. WHILE DAVIS & FLOYD CAN PERFORM THESE SERVICES UPON REQUEST, THEY CAN ALSO BE PROVIDED BY THIRD PARTY FIRMS WHO SPECIALIZE IN DOCUMENTATION AND REPORTING OF NPDES RELATED ACTIVITIES. REGARDLESS, THESE ACTIVITIES MUST BE ACCOMPLISHED, DOCUMENTED, AND WHERE REQUIRED, REPORTED THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO AVOID AN NPDES VIOLATION.
4. ADDITIONAL PARTIES WHO ARE ASSOCIATED WITH LAND DISTURBING ACTIVITIES FOR A PROJECT THAT HAS RECEIVED NPDES COVERAGE MAY SHARE RESPONSIBILITY FOR COMPLIANCE UNDER THE NPDES CO-PERMITTEE REGULATIONS. IN ADDITION, PARTIES WHO ARE ASSOCIATED WITH LAND DISTURBANCES THAT ARE PART OF A "LARGER COMMON PLAN" (LCP) THAT HAS RECEIVED NPDES COVERAGE MAY ALSO SHARE RESPONSIBILITY FOR COMPLIANCE UNDER THE NPDES CO-PERMITTEE REGULATIONS. ALL PARTIES ASSOCIATED WITH ANY CONSTRUCTION ACTIVITIES ARE ADVISED TO CLARIFY THEIR RESPONSIBILITIES WITH REGARD TO COMPLIANCE WITH THE REQUIREMENTS OF THE NPDES.

SWPPP INSPECTIONS AND DOCUMENTATION

1. SWPPP INSPECTOR'S RESPONSIBILITIES:
   A. THE SWPPP INSPECTOR SHALL HAVE A CURRENT CEPSCI CERTIFICATION AND/OR BE A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.
   B. THE SWPPP INSPECTOR SHALL ACQUIRE AND MAINTAIN A COPY OF THE APPROVED C-SWPPP MANUAL, APPROVED PERMITS, AND APPROVED PLANS FROM THE SWPPP DESIGNER. THE C-SWPPP WILL THEN BECOME THE OS-SWPPP MANUAL.
   C. THE SWPPP INSPECTOR SHALL PERFORM SWPPP INSPECTIONS AT LEAST ONCE EACH CALENDAR WEEK AND WITHIN 24 HOURS AFTER STORM EVENTS OF 1.0 INCHES OR GREATER, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS.
   D. THE SWPPP INSPECTOR SHALL PROVIDE THE SWPPP INSPECTION REPORT, PHOTOS, AND OTHER DOCUMENTATION TO BE KEPT ONSITE. THE SITE CONTRACTOR SHALL PROVIDE A LOCATION TO STORE AND MAINTAIN THE SWPPP DOCUMENTS ONSITE (SEE CONTRACTOR'S RESPONSIBILITIES BELOW).
   E. IN THE EVENT THE SWPPP DOCUMENTATION CANNOT BE KEPT AND MAINTAINED AT THE PROJECT SITE, THE SWPPP INSPECTOR SHALL PROVIDE A LAMINATED PLACARD ONSITE DENOTING WHERE A COPY OF THE APPROVED PLANS AND SWPPP DOCUMENTS CAN BE ACQUIRED WITHIN 30 MINUTES NOTICE AT THE REQUEST OF THE AGENCY INSPECTOR. THE PLACARD SHALL PROVIDE THE SWPPP INSPECTOR'S PRINTED NAME, PHONE NUMBER, EMAIL ADDRESS, AND PHYSICAL ADDRESS OF THE LOCATION OF THE SWPPP DOCUMENTS. THE PLACARD SHALL ALSO PROVIDE AN ALTERNATE PHONE NUMBER AND CONTACT NAME IN THE EVENT THE SWPPP INSPECTOR IS UNAVAILABLE.
   F. THE SWPPP INSPECTOR SHALL EMAIL COPIES OF EACH INSPECTION TO THE OWNER'S REPRESENTATIVE, SWPPP DESIGNER (IF DIFFERENT THAN THE OWNER'S REPRESENTATIVE), AND THE SITE CONTRACTOR WITHIN THREE (3) DAYS AFTER THE INSPECTION. ONE COPY OF THE INSPECTION DOCUMENTS SHALL BE FILED BY THE SWPPP INSPECTOR IN OR WITH THE ONSITE SWPPP MANUAL IMMEDIATELY AFTER THE INSPECTION.
   G. THE SWPPP INSPECTOR SHALL PERFORM ALL SWPPP INSPECTION DUTIES AS DEFINED BY THE APPROVED PLANS, CEPSCI STANDARDS, NPDES PERMIT, SCDHEC-OCRM, AND/OR OTHER AGENCY REQUIREMENTS.
2. CONTRACTOR'S RESPONSIBILITIES:
   A. CONTRACTOR SHALL PROVIDE A WEATHERPROOF ENCLOSURE ONSITE TO STORE AND MAINTAIN THE SWPPP INSPECTOR'S REPORTS, OS-SWPPP MANUAL, AND APPROVED SET OF SITE CONSTRUCTION PLANS. IF A CONSTRUCTION TRAILER IS TO BE LOCATED ONSITE, THEN THE CONTRACTOR SHALL PROVIDE A FILE CABINET, OR OTHER MEANS, DESIGNATED ONLY FOR SWPPP DOCUMENTS & REPORTS.
   B. THE CONTRACTOR SHALL ENSURE THE SWPPP INSPECTOR HAS 24-HOUR ACCESS TO SWPPP DOCUMENTS AND PLANS.
   C. THE CONTRACTOR SHALL PROVIDE THEIR ONSITE PROJECT MANAGER'S AND/OR SUPERINTENDANT'S NAME, PHONE NUMBER, AND EMAIL ADDRESS TO THE SWPPP INSPECTOR.
   D. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT LEAST ONE RAIN GAUGE ONSITE IN AN OPEN AREA. THE RAIN GAGE SHALL BE AT LEAST 20 FEET CLEAR OF ANY TREE CANOPIES, BUILDINGS, OR OTHER VERTICAL STRUCTURES THAT COULD PREVENT RAINFALL FROM REACHING THE RAIN GAGE.

G:\Jobs\Obj\32207-00\Production\Civil\Drawings\32207.00-GENERAL.dwg, 4/21/2026 5:43:23 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC., AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
DAVIS & FLOYD, INC
No. C00538
FOR AGENCY REVIEW
NOT FOR CONSTRUCTION
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 28235
RODNEY LYLE CROSBY

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

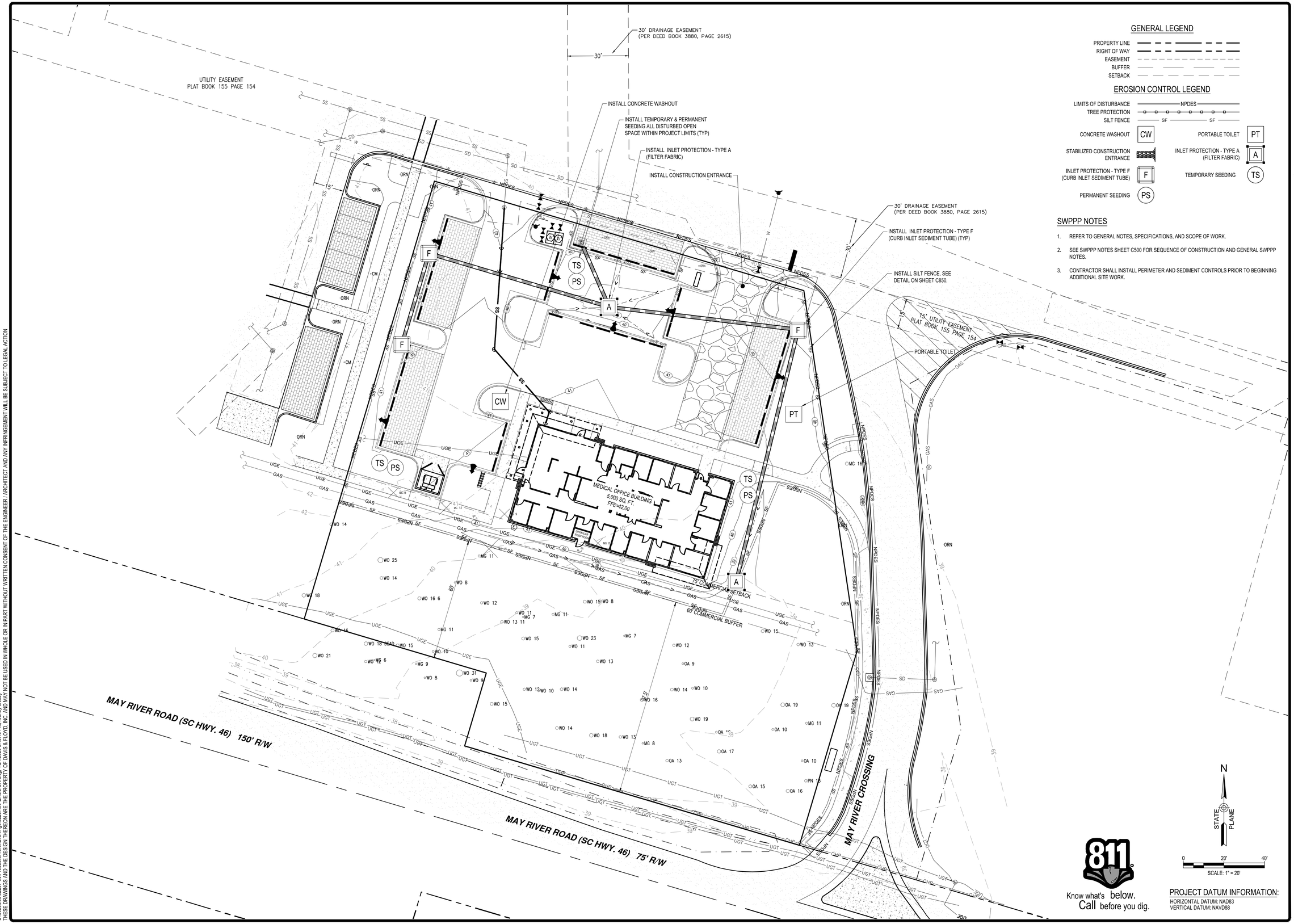
DRAWING TITLE: SWPPP NOTES

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C500

PAGE 11 OF 19



G:\Jobs\Jobs\32207-00\Production\Civil\Drawings\32207.00-EROSION.dwg, 4/21/2026 5:43:43 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 329-2222

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DAVIS & FLOYD, INC
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
SOUTH CAROLINA
No. 28235
RODNEY C. CROSBY

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE
DRAWING TITLE
SWPPP PLAN

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C510

PAGE 12 OF 19

GENERAL LEGEND

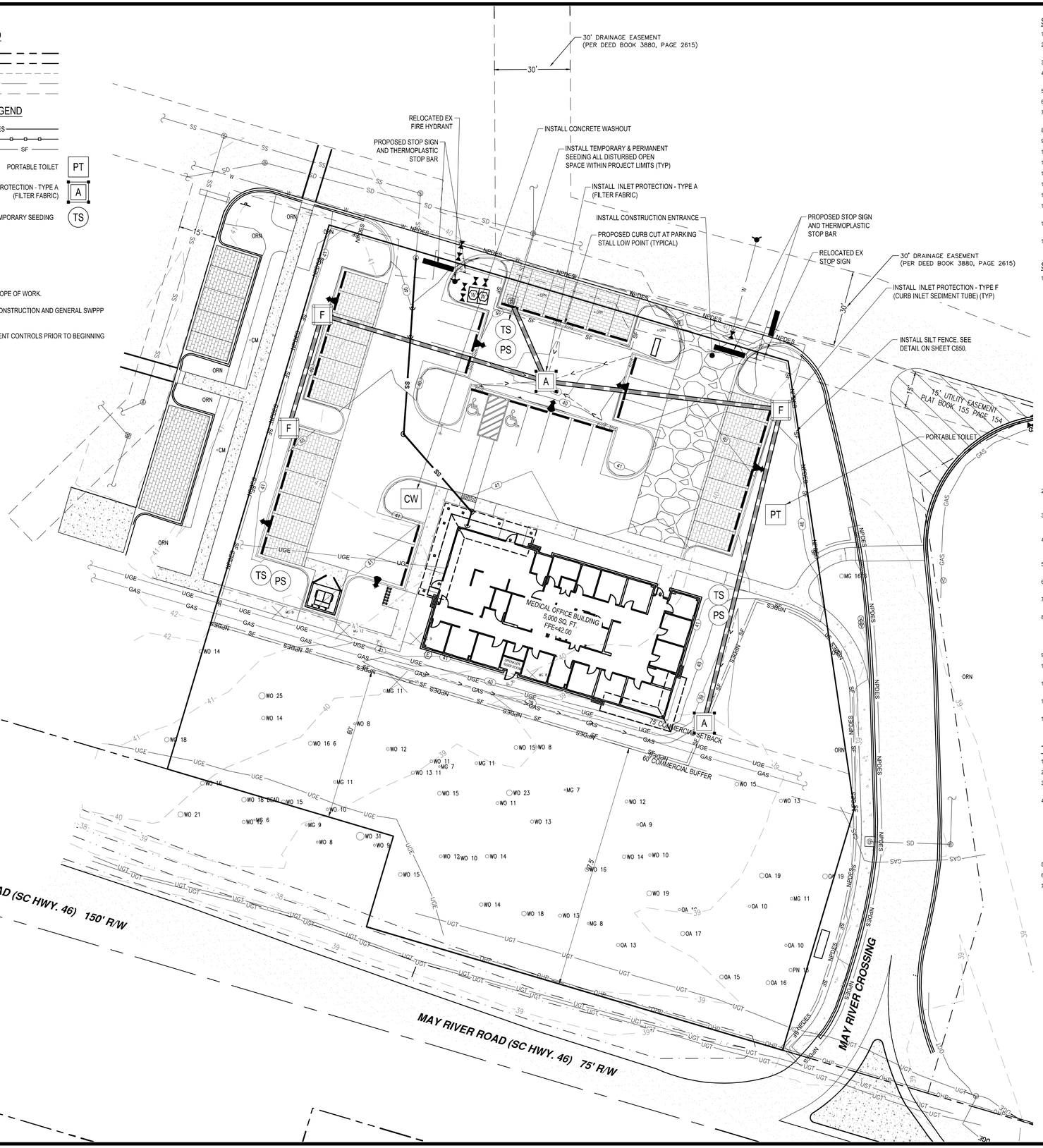
PROPERTY LINE
RIGHT OF WAY
EASEMENT
BUFFER
SETBACK

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE — NPDES —
TREE PROTECTION
SILT FENCE — SF — SF —
CONCRETE WASHOUT [CW]
PORTABLE TOILET [PT]
STABILIZED CONSTRUCTION ENTRANCE
INLET PROTECTION - TYPE A (FILTER FABRIC) [A]
INLET PROTECTION - TYPE F (CURB INLET SEDIMENT TUBE) [F]
TEMPORARY SEEDING [TS]
PERMANENT SEEDING [PS]

SWPPP NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND SCOPE OF WORK.
2. SEE SWPPP NOTES SHEET C500 FOR SEQUENCE OF CONSTRUCTION AND GENERAL SWPPP NOTES.
3. CONTRACTOR SHALL INSTALL PERIMETER AND SEDIMENT CONTROLS PRIOR TO BEGINNING ADDITIONAL SITE WORK.



SWPPP SEQUENCE OF CONSTRUCTION

1. RECEIVE NPDES COVERAGE FROM SCDHEC.
2. CONDUCT PRE-CONSTRUCTION MEETING ON-SITE . CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, OWNER, AND TOWN OF BLUFFTON AT LEAST 48 HOURS PRIOR TO PRE-CONSTRUCTION MEETING.
3. NOTIFY SCDHEC EQC OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. INSTALL CONSTRUCTION ENTRANCE(S) AND BEGIN MAINTENANCE OF SEDIMENT CONTROLS AS NECESSARY. CONTINUE MAINTENANCE UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5. CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER CONTROLS AND TREE PROTECTION AS APPLICABLE.
7. SCHEDULE TOWN OF BLUFFTON INSPECTION OF PERIMETER SEDIMENT CONTROLS AND TREE BARRICADES, THEN OBTAIN A COPY OF TOWN OF BLUFFTON APPROVED AND STAMPED PLANS PRIOR TO STARTING ADDITIONAL SITE WORK.
8. DEMOLISH AND REMOVE EXISTING STRUCTURES, HARDSCAPES, AND DEBRIS AS APPLICABLE.
9. CLEAR AND GRUB THE REMAINDER OF THE DISTURBED AREA.
10. COMPLETE ROUGH GRADING.
11. INITIATE INSTALLATION OF UTILITIES AS APPLICABLE.
12. INITIATE INSTALLATION OF STORM DRAINAGE SYSTEM INCLUDING INLET PROTECTION AS EACH STRUCTURE IS INSTALLED.
13. COMPLETE SITE SURFACE IMPROVEMENTS INCLUDING CURBS, WALKS, PAVEMENT, BUILDINGS, ETC.
14. INSTALL LANDSCAPING AND ESTABLISH PERMANENT SOIL STABILIZATION.
15. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER THE ENTIRE AREA FLOWING TO EACH MEASURE IS PERMANENTLY STABILIZED AND APPROVED BY THE ENGINEER AND THE AUTHORITY HAVING JURISDICTION.
16. PERFORM AS-BUILT SURVEYS OF THE DRAINAGE SYSTEM, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, AND SUBMIT TO TOWN OF BLUFFTON FOR REVIEW AND APPROVAL.
17. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC.

SWPPP SEQUENCE OF CONSTRUCTION - NOTES

1. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INITIAL LAND DISTURBANCE.
   - THE CONSTRUCTION ENTRANCE(S) SHALL BE PLACED AS SHOWN ON THE PLANS.
   - IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION ENTRANCE(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL LAND DISTURBANCE PHASE CONSTRUCTION PLANS.
   - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - SILT FENCE, AS INDICATED, SHALL BE INSTALLED AT THE PERIMETER OF THE LAND DISTURBANCE. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR, OR OWNER'S REPRESENTATIVE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - INLET PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM DRAINAGE STRUCTURES AS INDICATED.
   - SEDIMENT TUBES SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS INDICATED.
   - CONTRACTOR SHALL PERFORM DEWATERING WITH APPROPRIATE BMP'S IN A MANNER THAT MEETS LOCAL AND STATE REGULATIONS WITH REGARD TO DISPOSAL PATH.
   - TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED TO DIRECT FLOW TO BASINS / TRAPS / PONDS UNTIL ROUGH GRADING RE-DIRECTS FLOWS TO FINAL DESIGN PATH.
   - NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE.
   - TEMPORARY SEEDING SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.
   - SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS.
   - INLET SEDIMENT PROTECTION SHALL BE INSTALLED ON ALL STORM DRAINAGE STRUCTURES AS THEY ARE INSTALLED. SEE PLAN AND DETAILS FOR TYPE AND INFORMATION.
   - VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DRAINAGE SWALES AND GRADED AREAS AS SOON AS FINAL GRADES ARE ACHIEVED.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED 1/2 HEIGHT OR THE CAPACITY OF THE DEVICE, AS APPLICABLE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PAVED AREAS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO PAVED AREAS OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES INDICATED DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE SITE INSPECTOR OR OWNER'S REPRESENTATIVE.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES.
6. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING TO LIMIT THE AMOUNT OF LAND STRIPPED OF ITS NATURAL COVER AND, THEREFORE, LIMIT DURATION OF EXPOSURE BEFORE STABILIZATION COVER IS ESTABLISHED.
7. SEDIMENT SHALL NOT BE WASHED INTO INLETS. ACCUMULATED SEDIMENT SHALL BE REMOVED AND RE-PLACED ON-SITE AND STABILIZED IN SUCH A MANNER THAT IT DOES NOT ACCUMULATE AGAIN.
8. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE REQUIRED FOR INSTALLATION HAS OCCURRED AND BEFORE ADJACENT CLEARING IS BEGUN. THE LOCATION OF SOME EROSION CONTROL DEVICES MAY NEED TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DEVIATE FROM THOSE PROPOSED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
9. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V IN ALL LOCATIONS UNLESS INFEASIBLE.
10. THE CONTRACTOR SHALL MAINTAIN ALL PONDS, SEDIMENT BASINS, AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE REMOVED FROM BASINS WHEN IT REACHES THE HALFWAY POINT ON THE RISER.
11. AFTER CURBING, AGGREGATE BASE AND PAVING HAS BEEN COMPLETED, ALL INLET PROTECTION INSTALLED ON CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB INLET PROTECTION.
12. ALL ROADWAY AND PARKING SHOULDERS SHALL HAVE VEGETATIVE COVER ESTABLISHED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.
13. UPON COMPLETION OF THE PROJECT AND AUTHORIZATION FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROPERLY DISPOSE OF THEM UNLESS OTHERWISE NOTED.

TOWN OF BLUFFTON 10-YEAR EXHIBIT SEQUENCE OF CONSTRUCTION

1. THE TOWN OF BLUFFTON ISSUES A SITE DEVELOPMENT PERMIT.
2. THE SITE CONTRACTOR REQUESTS A PRE-CONSTRUCTION MEETING WITH THE TOWN OF BLUFFTON.
3. THE SITE CONTRACTOR SHALL INCLUDE A COPY OF THE 10-YEAR EXHIBIT WITHIN THE OS-SWPPP FOR REVIEW DURING THE PRE-CONSTRUCTION MEETING.
4. THE SITE CONTRACTOR SHALL INSTALL ALL SITE FEATURES AND IMPROVEMENTS IDENTIFIED ON THE 10-YEAR EXHIBIT PRIOR TO VERTICAL CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO:
   A. ALL LIFE SAFETY STRUCTURES (FIRE HYDRANTS, EMERGENCY ACCESS, STREET SIGNS, CONSTRUCTION FENCING, ETC.),
   B. ALL DRAINAGE STRUCTURES AND PIPES
   C. ALL STORMWATER CONTROLS FOR THE ON-SITE TREATMENT OF RUN-OFF CAUSED BY A 10-YEAR STORM EVENT DURING CONSTRUCTION (CONSTRUCTION ENTRANCE, SILT FENCING, TEMPORARY SEEDING, PERMANENT SEEDING, INLET PROTECTION, CONCRETE WASHOUT, PORTABLE TOILET, ETC.).
5. THE SITE CONTRACTOR OR ENGINEER REQUESTS STORMWATER INSPECTION FROM THE TOWN OF BLUFFTON.
6. THE TOWN OF BLUFFTON CONDUCTS THE STORMWATER INSPECTION.
7. THE TOWN OF BLUFFTON ISSUES BUILDING PERMIT.

Know what's below. Call before you dig.

N
STATE PLANE
0 20' 40'
SCALE: 1" = 20'

PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DAVIS & FLOYD, INC
No. C00538
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
No. 28235
RANDY C. LYLE
SOUTH CAROLINA

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

DRAWING TITLE: TOWN OF BLUFFTON 10-YEAR EXHIBIT

NO.	REVISION	BY	DATE
	RELOADED		
		CHECKED	
		DATE	

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C520

PAGE 13 OF 19

G:\Jobs\Civil\32207-00\Production\Civil\Drawings\32207.00-EROSION.dwg, 4/21/2026 5:43:44 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

DAVIS & FLOYD, INC
SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. C00538
FOR AGENCY REVIEW
NOT FOR CONSTRUCTION
SOUTH CAROLINA
LICENSED
PROFESSIONAL
ENGINEER
No. 28235
RANDALL C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
SITE DETAILS

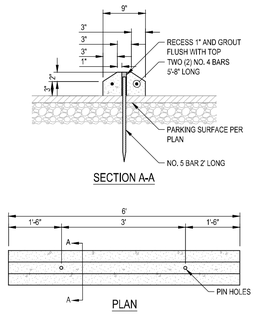
NO.	DATE
RELEASED	
CHECKED	

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C820

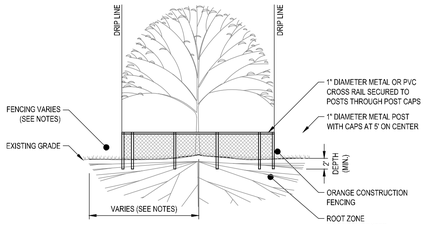
PAGE 14 OF 19

CONCRETE WHEEL STOP



N.T.S.

TREE PROTECTION BARRICADE

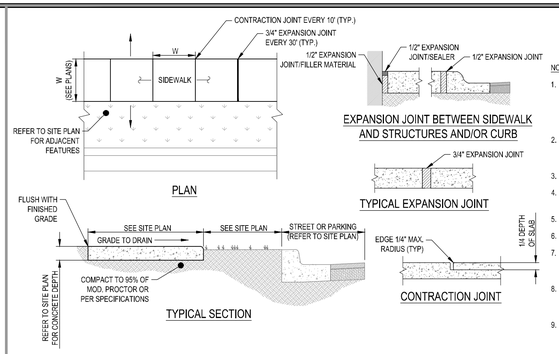


NOTES:

1. FOR PROTECTED TREES 23" OR LESS D.B.H. PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM THE BASE OF EACH PROTECTED TREE OR AS SHOWN ON PLAN AND ARE TO USE 4' HIGH (MIN.) FLORESCENT POLYETHYLENE CONSTRUCTION FENCE SECURED TO POST AND CROSS BAR WITH WIRE.
2. FOR PROTECTED TREES GREATER THAN 23" D.B.H. AND GRAND TREES, PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE DIAMETER BREAST HEIGHT OF THE TREE (I.E. A 24" DIAMETER TREE WOULD REQUIRE A 24-FOOT DIAMETER PROTECTIVE BARRIER) AND ARE TO USE 4' HIGH (MIN.) CHAIN LINK FENCE SECURED TO POST AND CROSS BAR WITH WIRE.
3. ALL WORK DONE WITHIN PROTECTIVE BARRICADES IS TO BE DONE BY HAND AND LIGHT EQUIPMENT
4. ALL ROOTS OUTSIDE PROTECTIVE BARRICADE TO BE REMOVED SHALL BE SEVERED CLEAN. A 2" LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING CONSTRUCTION.
5. ALL PROTECTED TREES 8" OR GREATER NEED TO BE TREATED AND CARED FOR BY A CERTIFIED ARBORIST DURING CONSTRUCTION.
6. PROTECTIVE BARRIER MUST CONSIST OF ORANGE SAFETY FENCING, NOT LESS THAN 4' HIGH AND SUPPORTED BY METAL POLES.
7. APPROVAL OF THE BARRICADES IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND FINAL APPROVAL OF THE SITE PLAN.

N.T.S.

CONCRETE SIDEWALK

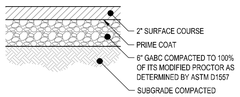


NOTES:

1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. SIDEWALKS DESIGNATED AS ACCESSIBLE ROUTES SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
3. MAXIMUM CROSS SLOPE SHALL BE 2% (50:1).
4. MAXIMUM SLOPE ALONG SIDEWALK ALIGNMENT SHALL BE 8.3% (12:1).
5. USE MINIMUM 2,500 PSI CONCRETE (28 DAY).
6. SIDEWALK SHALL HAVE A BROOMED FINISH.
7. SPACE CONTRACTION JOINTS ON 10' CENTERS OR AS REQUIRED TO ACHIEVE UNIFORM SPACING BETWEEN EXPANSION JOINTS.
8. EXPANSION JOINTS SHALL BE INSTALLED EVERY 30' AND AT ALL JOINTS BETWEEN SLABS OF VARYING THICKNESS.
9. PROVIDE 1/2" EXPANSION JOINT WHERE SIDEWALK ABUTS BUILDING OR CURB.

N.T.S.

STANDARD DUTY ASPHALT SECTION



NOTES:

1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. SUBGRADE AND BASE COURSE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER OR OWNER'S REPRESENTATIVE.
3. THE SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY, AS DETERMINED BY THE STANDARD PROCTOR TEST.
4. USE FOR PARKING SPACES AND OTHER LOW-WEIGHT VEHICLE AREAS.

N.T.S.

STRUCTURAL NOTES: DUMPSTER PAD

1. CAST CONCRETE USING AN APPROVED BATCH DESIGN WITH f'c = 4000PSI. MAX SLUMP = 4". UNLESS CONCRETE CONTAINS SUPERPLASTICIZER, CONCRETE SHALL BE AIR ENTRAINED WITH AMOUNT OF AIR 5% TO 7%.

   TOLERANCES: ACI 117 AND 347

   FINISH: LIGHT BROOM

   REINFORCING: ELECTRICALLY WELDED FABRIC OF COLD-DRAWN WIRE OF THE SPACING AND GAGE INDICATED, CONFORMING TO ASTM A185.

   FORMS: FORM EDGES USING WOOD OR METAL FORMS, BRACED TO PROVIDE STRAIGHT EDGES WITHOUT OFFSETS.

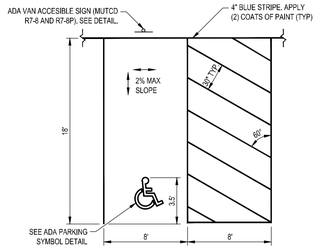
   CURING: MOIST CURE BY COVERING THE CONCRETE WITH TWO THICKNESSES OF WET BURLAP AND KEEP MOIST FOR TEN DAYS.

2. JOINTS: PROVIDE JOINTS THROUGH CENTER OF CONCRETE SLABS. STOP REINFORCING AT JOINTS. PROVIDE EITHER DOWELS CONSISTING OF ½" DIA. SMOOTH BARS 18" LONG WITH BOND PREVENTED ON ONE END, @ 12" O.C. OR APPROVED KEY JOINT.

DUMPSTER PAD

N.T.S.

VAN ACCESSIBLE STALL STRIPING

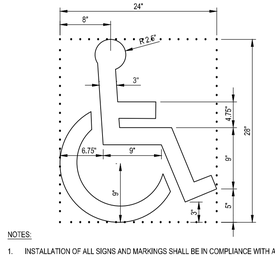


NOTES:

1. INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE IN COMPLIANCE WITH ADA REGULATIONS, LATEST EDITION.
2. SEE PLANS FOR LOCATION OF ADA STALLS AND ACCESS AISLES.
3. USE HANDICAP BLUE COLORED PAINT.

N.T.S.

ADA PARKING SYMBOL

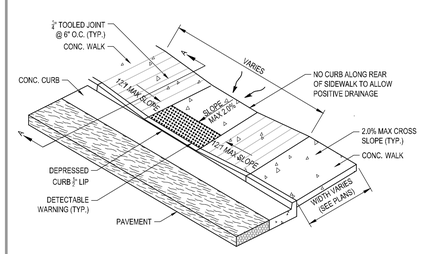


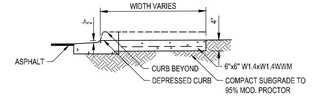
NOTES:

1. INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING (FIG. 3B-22, MUTCD, 2009.).
3. CENTER IN PARKING SPACE APPROX. 3.5' FROM THE ENTRANCE OF THE PARKING SPACE.
4. APPLY (2) COATS HANDICAP BLUE COLORED PAINT, 3" MINIMUM STROKE WIDTH.

N.T.S.

ADA RAMP



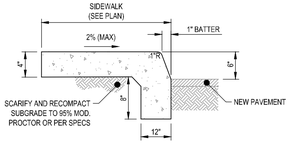


NOTES:

1. INSTALLATION OF ALL RAMPS SHALL BE IN COMPLIANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
2. USE MINIMUM 2,500 PSI CONCRETE (28 DAYS).
3. COMPACT SUBGRADE TO 95% OF MOD. PROCTOR.
4. SEE SITE PLANS FOR RAMP DIMENSIONS.
5. RAMP SURFACE SHALL HAVE A COARSE FINISH CONTRASTING TO SURROUNDING WALKWAY
6. 1/4" MAX. TRANSITION BETWEEN RAMP AND CURB.
7. WELDED WIRE MESH TO BE USED AS REINFORCEMENT
8. DETAIL SHOWN IS FOR SIDEWALK IMMEDIATELY ADJACENT TO CURB AND GUTTER.
9. CONCRETE CURB SHALL TRANSITION WITH RAMP FOR 6' MIN.

N.T.S.

TURN-DOWN SIDEWALK & CURB SECTION

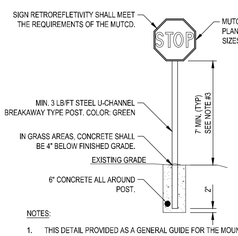


NOTES:

1. USE MINIMUM 2,500 PSI CONCRETE (28 DAYS).
2. CONCRETE CURB SHALL HAVE A BROOMED FINISH.
3. PROVIDE CONTRACTION JOINTS EVERY 10' AND 3/4" EXPANSION JOINTS EVERY 30'.
4. PROVIDE 1/4" TOOLED JOINT EVERY 5.5' FOR CONTRACTION.

N.T.S.

STOP SIGN INSTALLATION

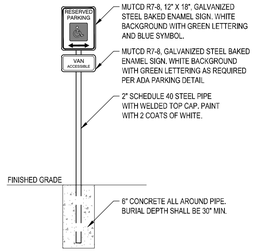


NOTES:

1. THIS DETAIL PROVIDED AS A GENERAL GUIDE FOR THE MOUNTING AND INSTALLATION OF ALL SIGNS. SEE PLANS FOR TYPES OF SIGNS USED AND THEIR LOCATIONS. SIGNS SHALL BE PLACED AS SHOWN ON THE PLANS. SEE TYPICAL STOP SIGN PLACEMENT DETAIL.
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. 7' MIN. TO PAVEMENT OR SIDEWALK FOR SINGLE SIGN MOUNTED ON A POST. REFER TO MUTCD AND SCDOT GUIDELINES FOR MULTIPLE SIGNS MOUNTED ON A SINGLE POST.
4. STOP SIGNS SHALL CONFORM TO SCDOT STANDARDS.

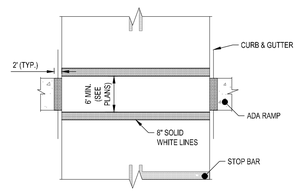
N.T.S.

VAN ACCESSIBLE PARKING SIGN



N.T.S.

PEDESTRIAN CROSSWALK

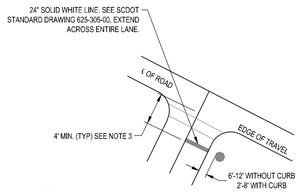


NOTES:

1. REFER TO SCDOT STANDARD DRAWING 625-305-00 "STANDARD MARKINGS FOR INTERSECTIONS"
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. EXTEND CROSSWALK LINES ALL THE WAY ACROSS THE TRAVEL WAY.

N.T.S.

STOP BAR AND STOP SIGN PLACEMENT

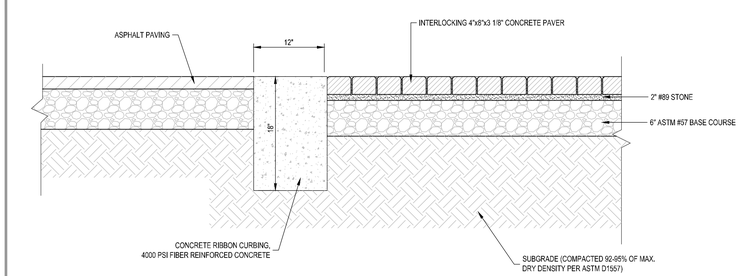


NOTES:

1. REFER TO SCDOT STANDARD DRAWING 625-305-00 "STANDARD MARKINGS FOR INTERSECTIONS"
2. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
3. PLACE STOP BAR MIN. 4' IN ADVANCE OF NEAREST MARKED CROSSWALK LINE. IN THE ABSENCE OF A MARKED CROSSWALK, THE STOPLINE SHOULD BE PLACES 4' MIN. AND 30' MAX. FROM THE EDGE OF TRAVEL OF THE INTERSECTING ROUTE.

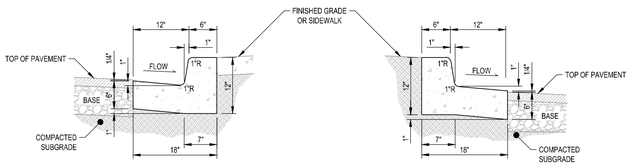
N.T.S.

TYPICAL SECTION
PERMEABLE BRICK PAVERS & RIBBON CURB



N.T.S.

STANDARD 18" CONCRETE CURB AND GUTTER

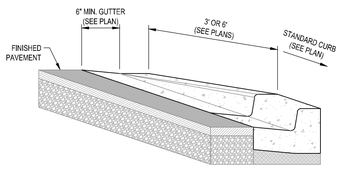


NOTES:

1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. USE MINIMUM 2,500 PSI CONCRETE (28 DAY).
3. CONCRETE CURB AND GUTTER SHALL HAVE A BROOMED FINISH.
4. HEIGHT OF CURB VARIES AT HANDICAP RAMPS.
5. PROVIDE CONTRACTION JOINTS EVERY 10' AND 3/4" EXPANSION JOINTS EVERY 30'.
6. DETAIL PROVIDED FOR WORK WITHIN LOCAL STREETS AND ON PRIVATE PROPERTY. WORK WITHIN SCDOT RIGHT-OF-WAY SHALL BE GOVERNED BY SCDOT STANDARD DRAWINGS AND SPECIFICATIONS.

N.T.S.

CURB TRANSITION

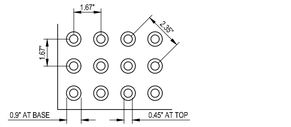


NOTE:

1. ALL WORK, MATERIALS, AND CONSTRUCTION SHOULD MEET THE MINIMUM REQUIREMENTS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION'S (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
2. USE TRANSITION CURBS AT END OF CURB AND GUTTER SECTIONS AND WHERE DROPPED CURBS ARE REQUIRED, SUCH AS AT ADA RAMPS.
3. USE MINIMUM 2,500 PSI CONCRETE (28 DAY).
4. CONCRETE CURB AND GUTTER SHALL HAVE A BROOMED FINISH.
5. HEIGHT OF CURB VARIES AT HANDICAP RAMPS.

N.T.S.

ADA DETECTABLE WARNING

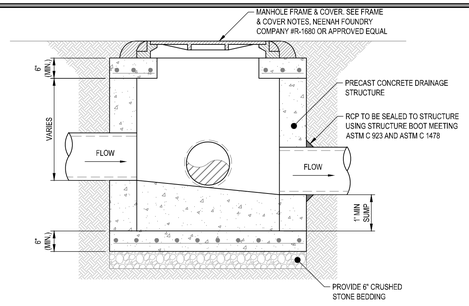


NOTES:

1. PROVIDE DETECTABLE WARNING SURFACES COMPLIANT WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION, AT LOCATIONS INDICATED ON PLANS.
2. FOR STANDARD INSTALLATIONS, USE AT LEAST A 2'-0" X 5' -0" DETECTABLE WARNING AT ALL INTERFACES BETWEEN PEDESTRIAN ACCESS ROUTE OR REFUGE ISLAND AND ADJACENT TRAFFIC. ALWAYS SUPPLY ENOUGH DETECTABLE WARNING MATERIAL TO COVER LANDING OR REFUGE BOUNDARY.
3. UNLESS SPECIFIED OTHERWISE, INSTALL SAFETY YELLOW FEDERAL NUMBER 33530 DETECTABLE WARNINGS.
4. FOLLOW DETECTABLE WARNING MANUFACTURER'S INSTALLATION PROCEDURES AND USE ONLY MATERIALS AND METHODS THAT ARE SPECIFIED BY THE DETECTABLE WARNING MANUFACTURER AS COMPATIBLE WITH THE SELECTED WARNING PRODUCT.
5. ALIGN TRUNCATED DOME PATTERN IN LINE WITH DIRECTION PEDESTRIAN TRAVEL ACROSS THE DETECTABLE WARNING.
6. PLACE ALL STYLE DETECTABLE WARNING MATERIALS FLUSH WITH TOP OF SIDEWALK (FLUSH +/- 1/8").
7. FOR RADIUS INSTALLATIONS, FIELD CUT DETECTABLE WARNING MATERIAL TO FIT BACK OF CURB RADIUS AS SHOWN OR ORDER CUSTOM FABRICATED PIECES TO MATCH CURB RADIUS. EDGE OF DETECTABLE WARNING MUST BE WITHIN 3" OF BACK OF CURB AT ANY MEASURED LOCATION FOR CURVED INSTALLATIONS. COVER ENTIRE BACK OF CURB RADIUS BOUNDARY TO WITHIN 2 INCHES OF BOTH SIDES OF THE LOWER LANDING, WHERE PRACTICAL, MINIMIZE THE NUMBER OF FIELD CUT PIECES IN RADIUS INSTALLATIONS.

N.T.S.

G:\Jobs\Job\32207-00\Production\Civil\Drawings\32207.00-DETAILS.dwg, 4/21/2026 5:43:53 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

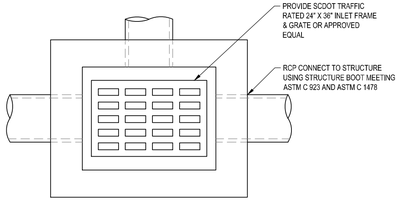


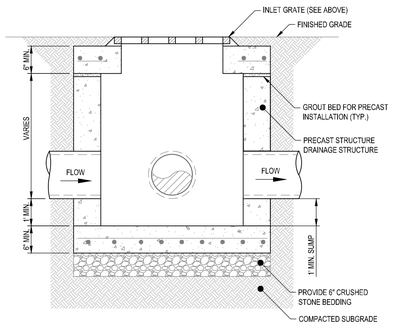
NOTES:

1. CONTRACTOR SHALL PROVIDE STRUCTURES SUITABLE TO ACCOMODATE DRAINAGE PIPE SIZES INDICATED ON THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
2. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH AN APPROPRIATE STORMWATER AWARENESS MESSAGE SUCH AS "NO DUMPING - DRAINS TO WATERWAYS"

JUNCTION BOX

N.T.S.



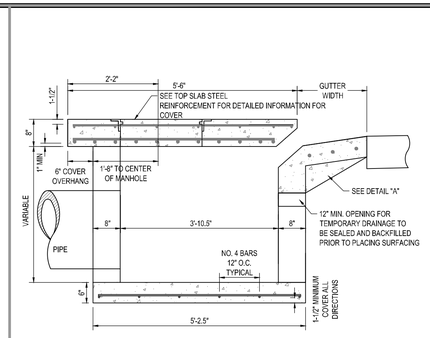


NOTES:

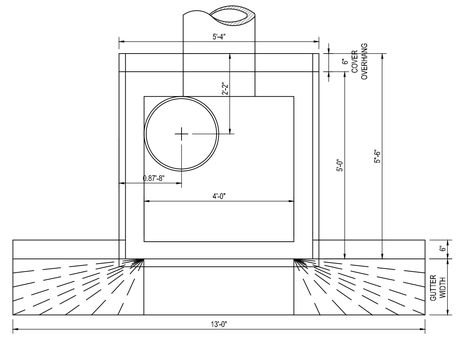
1. CONTRACTOR SHALL PROVIDE STRUCTURES SUITABLE TO ACCOMODATE DRAINAGE PIPE SIZES INDICATED ON THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
2. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH AN APPROPRIATE STORMWATER AWARENESS MESSAGE SUCH AS "NO DUMPING - DRAINS TO WATERWAYS"

DROP INLET FOR TRAFFIC AREAS

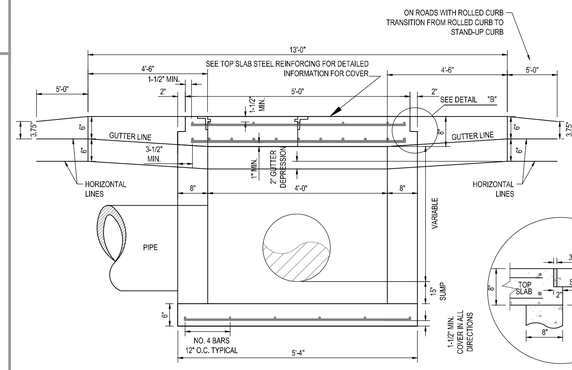
N.T.S.



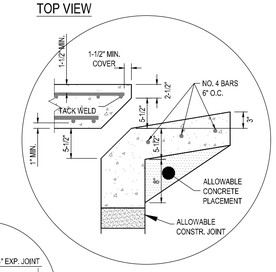
END VIEW



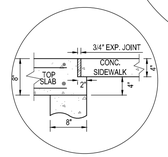
TOP VIEW



FRONT VIEW



DETAIL "A"

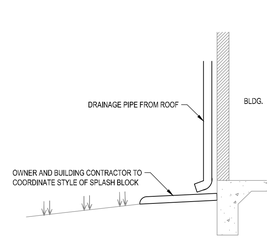


DETAIL "B"

NOTE: STEPS ARE REQUIRED FOR ALL DRAINAGE STRUCTURES DEEPER THAN 4.5 FEET IN ACCORDANCE WITH SCDOT STANDARD DRAWING 719-16.

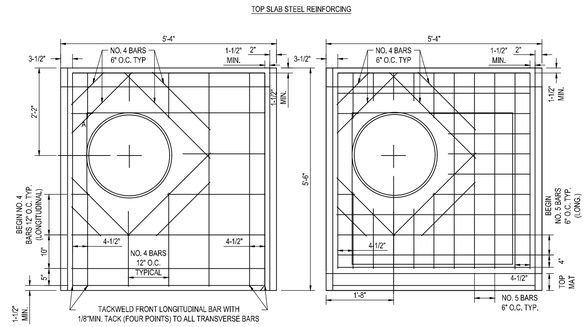
CURB INLET (SCDOT TYPE 16)

N.T.S.



ROOF DRAIN WITH SPLASH BLOCK

N.T.S.



FRONT
DETAIL OF TOP MAT

FRONT
DETAIL OF BOTTOM MAT

NOTES:

1. FOR CONSTRUCTION OF THE CATCH BASIN WALLS EITHER BRICK MASONRY OR CLASS 3000 CONCRETE MAY BE USED. FOR CONCRETE THE WALLS ARE TO BE 6 IN. THICK WITH A REINFORCING STEEL AREA OF 0.20 SQ. IN. PER FOOT. BRICK WALLS ARE TO BE 8" THICK. CONCRETE BRICK AND SIMILAR SOLID UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 55, GRADE S-II. THE INTERIOR DIMENSIONS ARE TO REMAIN
2. AS SHOWN FOR EITHER TYPE CONSTRUCTION.
3. THE BOTTOM SLAB OF THE BOX SHALL BE A MINIMUM OF 6 IN. THICK CLASS 3000 CONCRETE WITH A REINFORCING STEEL AREA OF 0.20 SQ. IN. PER FT. WIRE MESH MAY BE USED IN LIEU OF STEEL BARS PROVIDED A MINIMUM OF 0.20 SQ. IN. PER FT. IS MET.
4. FOR MANUFACTURING OF THE PRECAST CATCH BASIN LID CLASS 4000P OR BETTER CONCRETE SHALL BE USED WITH REINFORCING STEEL AS SHOWN. CAST IN PLACE CATCH BASIN LIDS SHALL BE CLASS 3000 OR BETTER.
5. MORTAR SHALL BE TYPE S OR M.
6. IF DESIRED THESE ITEMS MAY BE PRECAST PRIOR TO INSTALLATION IN LIEU OF BEING CAST IN PLACE. THE USE OF PRECAST UNITS WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SATISFACTORY INSTALLATIONS. SEE STANDARD DRAWINGS FOR PRECAST CONCRETE DRAINAGE BOX FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
7. REINFORCING STEEL SHALL MEET ASTM A-706, LOW ALLOY STEEL DEFORMED BARS FOR CONCRETE REINFORCEMENT, GRADE 60. WIRE MESH SHALL CONFORM TO AASHTO M 55 AND M 221.
8. IF STRUCTURE DEPTH EXCEEDS 4'-6", METAL STEPS ARE TO BE PLACED ON WALL CENTERED OVER COVER. SEE SCDOT STEP STANDARD DRAWING 719-16.
9. WHEN IT IS NECESSARY TO PLACE A CATCH BASIN IN A RADIUS, THE FACE OF THE CATCH BASIN TOP SHALL CONFORM TO THE HORIZONTAL CURVATURE OF THE ADJACENT CURB WHEN THE RADIUS IS 100 FEET OR LESS. OTHERWISE, THE TOP SHALL BE RECTANGULAR WITH SQUARE CORNERS, IN ALL CASES, THE BACK OF THE CATCH BASIN TOP SHOULD FOLLOW THE SAME ALIGNMENT AS ITS FACE.
10. SEE SCDOT STANDARD DRAWING 719-7 FOR DETAIL OF MANHOLE CASTING AND COVER. MANHOLE SHALL BE LINED UP WITH THE INTERIOR OF THE BOX AS SHOWN.
11. LIFT HOLES MAY BE PLACED AS NECESSARY. ALL LIFT HOLES IN THE LID SHALL BE GROUTED SHUT PRIOR TO COMPLETION OF THE INSTALLATION.
12. SPECIAL ATTENTION SHOULD BE GIVEN TO THE COMPACTION OF THE SOIL UNDER THE 6" OVERHANG ON THE BACK OF THE CATCH BASIN.
13. SLOPE TOP OF CATCH BASIN TO MATCH ADJACENT SIDEWALK OR 50:1 TOWARD ROADWAY WHERE NO SIDEWALK IS PRESENT.

G:\Jobs\Obd\32207-00\Production\Civil\Drawings\32207.00-DETAILS.dwg, 4/21/2026 5:43:56 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DAVIS & FLOYD, INC
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 28235
RODNEY L. CROSBY

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

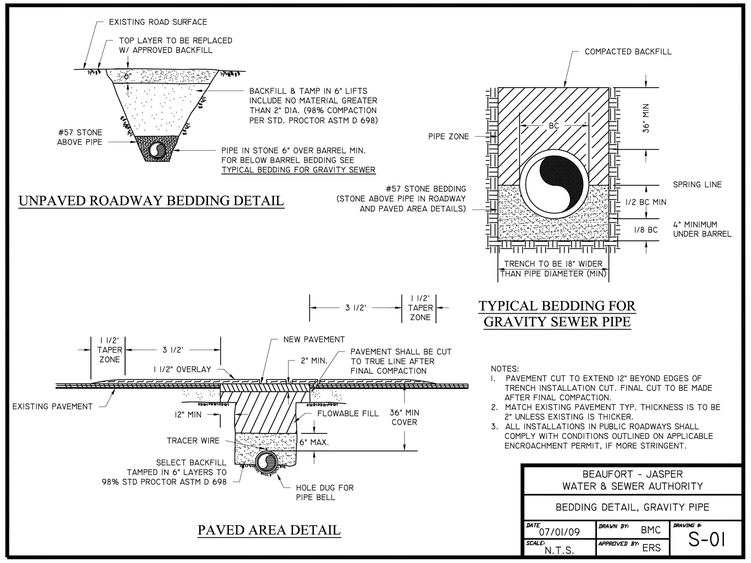
DRAWING TITLE
GRADING AND DRAINAGE DETAILS

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

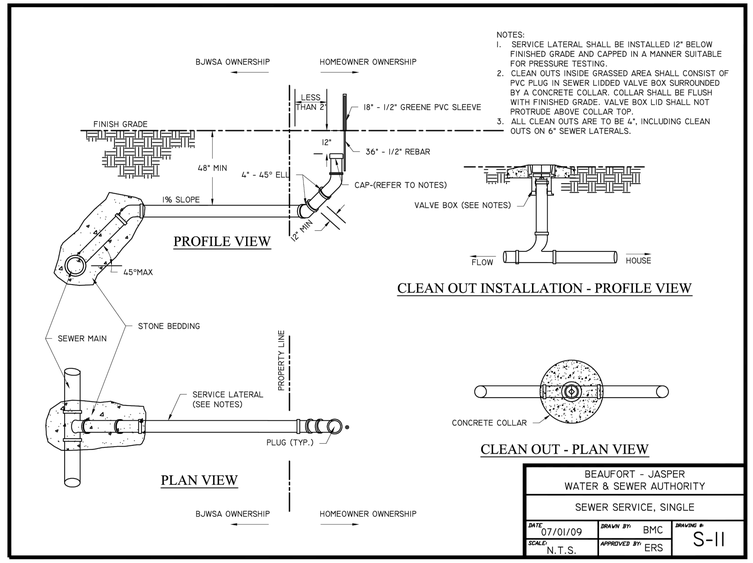
C830

PAGE 15 OF 19



NOTES:
1. PAVEMENT CUT TO EXTEND 12" BEYOND EDGES OF TRENCH INSTALLATION CUT. FINAL CUT TO BE MADE AFTER FINAL COMPACTION.
2. MATCH EXISTING PAVEMENT TYP. THICKNESS IS TO BE 2" UNLESS EXISTING IS THICKER.
3. ALL INSTALLATIONS IN PUBLIC ROADWAYS SHALL COMPLY WITH CONDITIONS OUTLINED ON APPLICABLE ENCROACHMENT PERMIT, IF MORE STRINGENT.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BEDDING DETAIL, GRAVITY PIPE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-01
SCALE: N.T.S.	APPROVED BY: ERS	

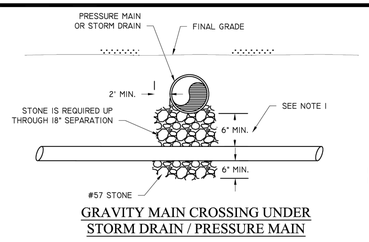


NOTES:
1. SERVICE LATERAL SHALL BE INSTALLED 12" BELOW FINISHED GRADE AND CAPPED IN A MANNER SUITABLE FOR PRESSURE TESTING.
2. CLEAN OUTS INSIDE GRASSED AREA SHALL CONSIST OF PVC PLUG IN SEWER LIDDED VALVE BOX SURROUNDED BY A CONCRETE COLLAR. COLLAR SHALL BE FLUSH WITH FINISHED GRADE. VALVE BOX LID SHALL NOT PROTRUDE ABOVE COLLAR TOP.
3. ALL CLEAN OUTS ARE TO BE 4", INCLUDING CLEAN OUTS ON 6" SEWER LATERALS.

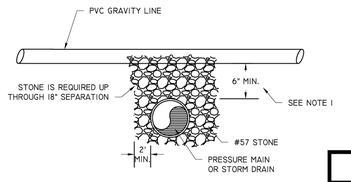
CLEAN OUT INSTALLATION - PROFILE VIEW

CLEAN OUT - PLAN VIEW

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
SEWER SERVICE, SINGLE		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-11
SCALE: N.T.S.	APPROVED BY: ERS	



NOTE:
1. SYSTEMS SHOULD NOT BE DESIGNED WITH LESS THAN 12" SEPARATION. IF LESS SEPARATION IS UNAVOIDABLE, WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED.



BEAUFORT - JASPER WATER & SEWER AUTHORITY		
GRAVITY MAIN CROSSING		
DATE: 07/01/09	DRAWN BY: BMC	DRAWING #: S-03
SCALE: N.T.S.	APPROVED BY: ERS	

G:\Jobs\Oak\32207-00\Production\Civil\Drawings\32207.00-DETAILS.dwg, 4/21/2026 5:43:59 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

SOUTH CAROLINA
DAVIS & FLOYD, INC
No. C00538
CERTIFICATE OF AUTHORIZATION

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 28235
RODNEY A. CROSBY LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

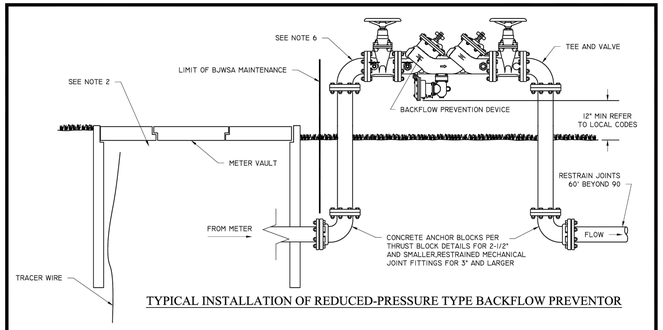
PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

DRAWING TITLE
SANITARY SEWER DETAILS

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

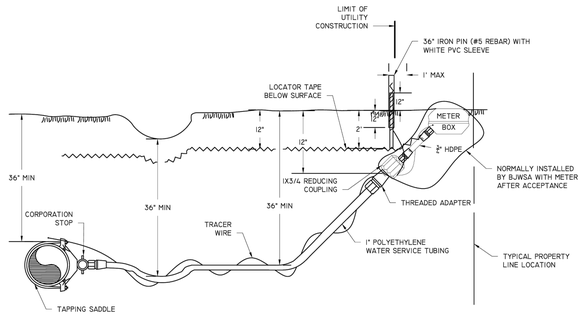
C840



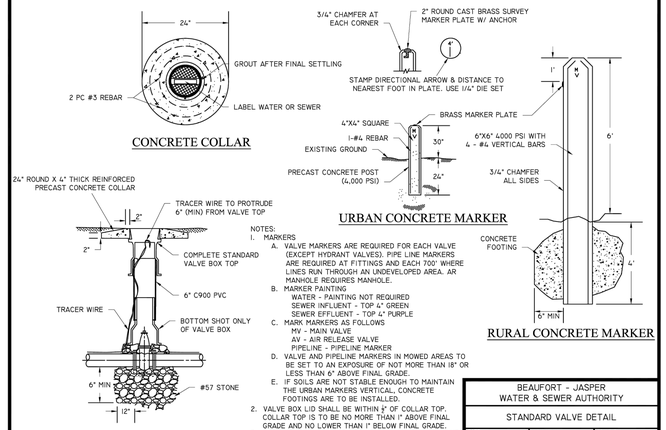
TYPICAL INSTALLATION OF REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR

NOTES:
1. REDUCED-PRESSURE BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY SERVICE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: HOSPITALS, MEDICAL & DENTAL LABS, MORTUARIES, INDUSTRIAL PLANTS, DRY CLEANERS, IRRIGATION SYSTEMS, OR AS DETERMINED BY BJWSA.
2. SEE SPECIFIC METER DETAIL FOR MORE INFORMAION.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ADJACENT TO AND ON PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. WHERE NO SIDEWALKS EXISTS, THE ASSEMBLY SHALL BE INSTALLED BEFORE ANY BRANCH AND AS CLOSE AS POSSIBLE TO THE WATER METER LOCATION. FINAL LOCATION TO BE APPROVED BY BJWSA PRIOR TO INSTALLATION.
4. SCREENING AND LANDSCAPING PLACES AROUND DEVICE SHALL ALLOW FOR ACCESS BY BJWSA PERSONNEL.
5. FREEZE PROTECTION IS THE OWNERS RESPOSIBILTY.
6. PIPING AND FITTINGS THROUGH 2 ½" SHALL BE SCHD 40 GALVANIZED STEEL. PIPING AND FITTINGS 3" AND LARGER SHALL BE FLANGED DUCTILE IRON.
7. REFER TO SCDHEC APPROVED LIST OF BACKFLOW PREVENTION DEVICES.
8. DUAL CHECK VALVES MAY BE INSTALLED IN UNDERGROUND VAULT (PRIOR APPROVAL BY BJWSA REQUIRED).

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
BACKFLOW PREVENTION DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-01
SCALE N.T.S.	APPROVED BY: ERS	

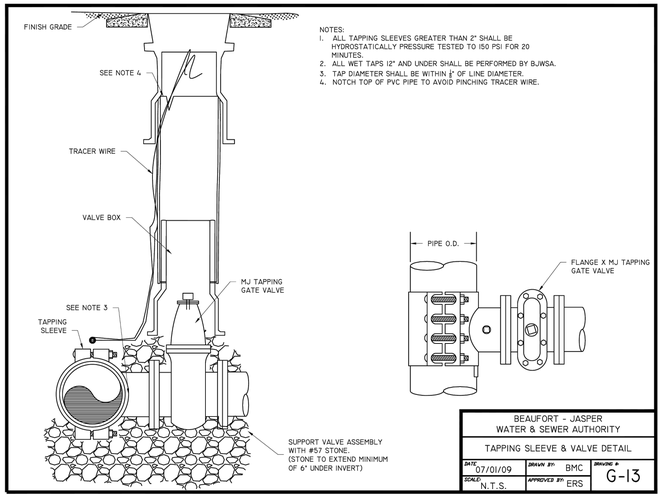


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WATER SERVICE PROFILE		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # W-09
SCALE N.T.S.	APPROVED BY: ERS	



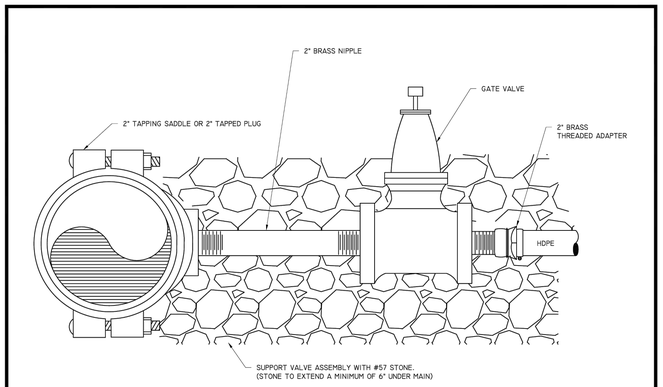
NOTES:
1. MARKERS
   A. VALVE MARKERS ARE REQUIRED FOR EACH VALVE (EXCEPT HYDRANT VALVES). PIPE LINE MARKERS ARE REQUIRED AT FITTINGS AND EACH 700' WHERE LINES RUN THROUGH AN UNDEVELOPED AREA. AR MANHOLE REQUIRES MANHOLE.
   B. MARKER PAINTING
      WATER - PAINTING NOT REQUIRED
      SEWER INFLUENT - TOP 4" GREEN
      SEWER EFFLUENT - TOP 4" PURPLE
   C. MARK MARKERS AS FOLLOWS
      MV - MAIN VALVE
      AV - AIR RELEASE VALVE
      PIPELINE - PIPELINE MARKER
   D. VALVE AND PIPELINE MARKERS IN MOWED AREAS TO BE SET TO AN EXPOSURE OF NOT MORE THAN 18" OR LESS THAN 6" ABOVE FINAL GRADE.
   E. IF SOILS ARE NOT STABLE ENOUGH TO MAINTAIN THE URBAN MARKERS VERTICAL, CONCRETE FOOTINGS ARE TO BE INSTALLED.
2. VALVE BOX LID SHALL BE WITHIN ½" OF COLLAR TOP. COLLAR TOP IS TO BE NO MORE THAN 1" ABOVE FINAL GRADE AND NO LOWER THAN 1" BELOW FINAL GRADE.
3. CONCRETE COLLAR NOT REQUIRED IN PAVEMENT. VALVE BOX TOP IS TO BE TRAFFIC RATED.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
STANDARD VALVE DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-12
SCALE N.T.S.	APPROVED BY: ERS	

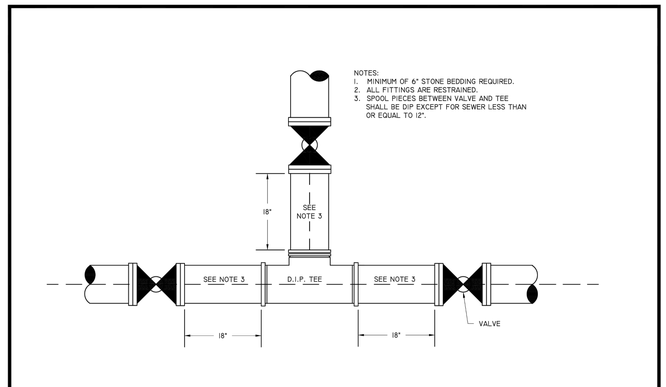


NOTES:
1. ALL TAPPING SLEEVES GREATER THAN 2" SHALL BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI FOR 20 MINUTES.
2. ALL WET TAPS 12" AND UNDER SHALL BE PERFORMED BY BJWSA.
3. TAP DIAMETER SHALL BE WITHIN ¼" OF LINE DIAMETER.
4. NOTCH TOP OF PVC PIPE TO AVOID PINCHING TRACER WIRE.

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TAPPING SLEEVE & VALVE DETAIL		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-13
SCALE N.T.S.	APPROVED BY: ERS	

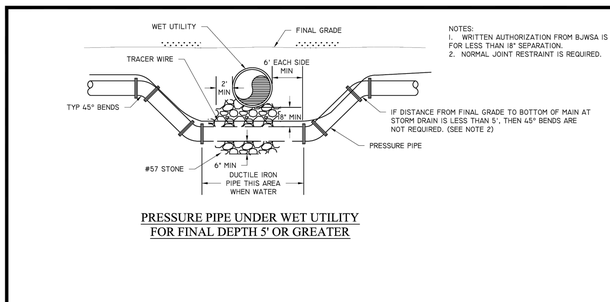


BEAUFORT - JASPER WATER & SEWER AUTHORITY		
2" CONNECTION		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-14
SCALE N.T.S.	APPROVED BY: ERS	



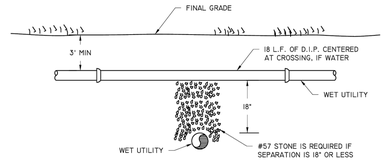
NOTES:
1. MINIMUM OF 6" STONE BEDDING REQUIRED.
2. ALL FITTINGS ARE RESTRAINED.
3. SPOOL PIECES BETWEEN VALVE AND TEE SHALL BE DIP EXCEPT FOR SEWER LESS THAN OR EQUAL TO 12".

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
TEE AND VALVES		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-15
SCALE N.T.S.	APPROVED BY: ERS	



NOTES:
1. WRITTEN AUTHORIZATION FROM BJWSA IS REQUIRED FOR LESS THAN 18" SEPARATION.
2. NORMAL JOINT RESTRAINT IS REQUIRED.

PRESSURE PIPE UNDER WET UTILITY FOR FINAL DEPTH 5' OR GREATER



WET UTILITY CROSSING

BEAUFORT - JASPER WATER & SEWER AUTHORITY		
WET UTILITY CROSSING		
DATE 07/01/09	DRAWN BY: BMC	DRAWING # G-16
SCALE N.T.S.	APPROVED BY: ERS	

Know what's below. Call before you dig.

N

STATE PLANE

0 ## ##

SCALE: 1" = ##

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DAVIS & FLOYD, INC
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
FRANK C. LYLE
No. 28235

OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

DRAWING TITLE: WATER DETAILS

NO.	REVISIONS	DATE	CHECKED
	RELEASED		

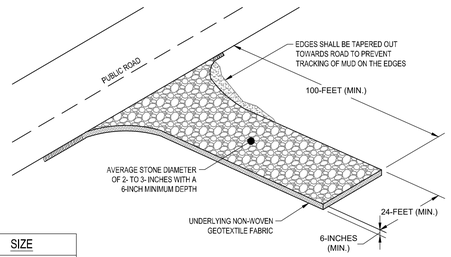
JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C841

PAGE 17 OF 19

G:\Jobs\Job\32207-00\Production\Civil\Drawings\32207.00-DETAILS.dwg, 4/21/2026 5:44:05 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

PLAN SYMBOL



SPECIFICATION	SIZE
ROCK PAD THICKNESS	6-INCHES
ROCK PAD WIDTH	24-FEET
ROCK PAD LENGTH	100-FEET
ROCK PAD STONE SIZE	D_{50} = 2- TO 3-INCHES

GENERAL NOTES

1. STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL EGRESS/INGRESS A CONSTRUCTION SITE ONTO A PUBLIC ROAD OR ANY IMPERVIOUS SURFACES, SUCH AS PARKING LOTS.
2. INSTALL A NON-WOVEN GEOTEXTILE FABRIC PRIOR TO PLACING ANY STONE.
3. INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.
4. THE ENTRANCE SHALL CONSIST OF 2- TO 3-INCH D_{50} STONE PLACED AT A MINIMUM DEPTH OF 6-INCHES.
5. MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24-FEET WIDE BY 100-FEET LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS.
6. THE EDGES OF THE ENTRANCE SHALL BE TAPERED OUT TOWARDS THE ROAD TO PREVENT TRACKING AT THE EDGE OF THE ENTRANCE.
7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.
8. LIMESTONE MAY NOT BE USED FOR THE STONE PAD.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-06 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

CONSTRUCTION ENTRANCE - INSPECTION & MAINTENANCE

1. THE KEY TO FUNCTIONAL CONSTRUCTION ENTRANCES IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF CONSTRUCTION ENTRANCES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. DURING REGULAR INSPECTIONS, CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. INSPECTION FREQUENCIES MAY NEED TO BE MORE FREQUENT DURING LONG PERIODS OF WET WEATHER.
4. RESHAPE THE STONE PAD AS NECESSARY FOR DRAINAGE AND RUNOFF CONTROL.
5. WASH OR REPLACE STONES AS NEEDED AND AS DIRECTED BY SITE INSPECTOR. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE THE AMOUNT OF MUD BEING CARRIED OFF-SITE BY VEHICLES. FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE PAD.
6. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO ADJACENT IMPERVIOUS SURFACES BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.
7. DURING MAINTENANCE ACTIVITIES, ANY BROKEN PAVEMENT SHOULD BE REPAIRED IMMEDIATELY.
8. CONSTRUCTION ENTRANCES SHOULD BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION. PERMANENT VEGETATION SHOULD REPLACE AREAS FROM WHICH CONSTRUCTION ENTRANCES HAVE BEEN REMOVED, UNLESS AREA WILL BE CONVERTED TO AN IMPERVIOUS SURFACE TO SERVE POST-CONSTRUCTION.

SC-06 STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

GENERAL NOTES

1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-FEET.
3. MAXIMUM SLOPE STEEPNESS (NORMAL [PERPENDICULAR] TO THE FENCE LINE) SHALL BE 2:1.
4. SILT FENCE JOINTS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
   - WRAP EACH FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1.4-FOOT MINIMUM OVERLAP;
   - OVERLAP SILT FENCE BY INSTALLING 3-FEET PASSED THE SUPPORT POST TO WHICH THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH OLD ROLL TO NEW ROLL WITH HEAVY-DUTY PLASTIC TIES; OR,
   - OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM ONE SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITHIN THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORM WATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOE OF STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEAN OUT.
7. INSTALL SILT FENCE CHECKS (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

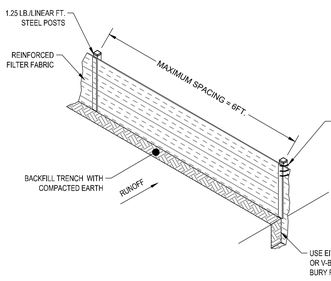
POST REQUIREMENTS

1. SILT FENCE POSTS MUST BE 48-INCH LONG STEEL POSTS THAT MEET, AT A MINIMUM, THE FOLLOWING PHYSICAL CHARACTERISTICS.
   - COMPOSED OF A HIGH STRENGTH STEEL WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
   - INCLUDE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND A NOMINAL "T" LENGTH OF 1.48-INCHES.
   - WEIGH 1.25 POUNDS PER FOOT (± 8%)
2. POSTS SHALL BE EQUIPPED WITH PROJECTIONS TO AID IN FASTENING OF FILTER FABRIC.
3. STEEL POSTS MAY NEED TO HAVE A METAL SOIL STABILIZATION PLATE WELDED NEAR THE BOTTOM WHEN INSTALLED ALONG STEEP SLOPES OR INSTALLED IN LOOSE SOILS. THE PLATE SHOULD HAVE A MINIMUM CROSS SECTION OF 17-SQUARE INCHES AND BE COMPOSED OF 15 GAUGE STEEL AT A MINIMUM. THE METAL SOIL STABILIZATION PLATE SHOULD BE COMPLETELY BURIED.
4. INSTALL POSTS TO A MINIMUM OF 24-INCHES. A MINIMUM HEIGHT OF 1- TO 2-INCHES ABOVE THE FABRIC SHALL BE MAINTAINED, AND A MAXIMUM HEIGHT OF 3 FEET SHALL BE MAINTAINED ABOVE THE GROUND.
5. POST SPACING SHALL BE AT A MAXIMUM OF 6-FEET ON CENTER.
6. INSTALL RUBBER SAFETY CAPS ON TOPS OF STEEL POSTS.

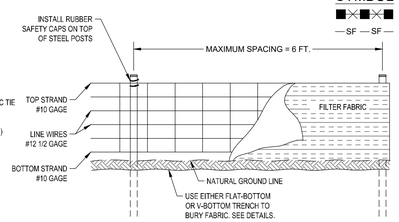
REINFORCED SILT FENCE NOTES

1. WOVEN WIRE FENCE SHALL BE REQUIRED WHERE SPECIFIED AND AS A BACKING FOR FILTER FABRIC WITH AN ELONGATION AS DETERMINED BY ASTM D 1682, OF 50% OR GREATER. THE WIRE FENCE SHALL BE A MINIMUM OF 32 INCHES IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12 INCH STAY SPACING.
2. WOVEN WIRE FENCE SHALL BE ATTACHED TO STEEL POST USING TIE WIRES. NUMBER AND LOCATION OF FASTENERS WILL BE AS DIRECTED BY THE ENGINEER BUT IN ALL CASES, AFFIXED TO THE POST IN NO LESS THAN FOUR PLACES. THE FILTER FABRIC WILL BE TIED TO THE WOVEN WIRE FENCE AS DIRECTED BY THE ENGINEER IN SUCH A MANNER TO PREVENT SAGGING OR TEARING OF THE FABRIC.
3. WHEN THE TEMPORARY SILT FENCE IS REQUIRED TO RUN NEXT TO AND PARALLEL WITH A CONSTRUCTION FENCE, THE FILTER FABRIC MAY BE ATTACHED TO THE CONSTRUCTION FENCE INSTEAD OF INSTALLING A SEPARATE WOVEN WIRE FENCE.

PLAN SYMBOL



SILT FENCE INSTALLATION



REINFORCED SILT FENCE DETAIL

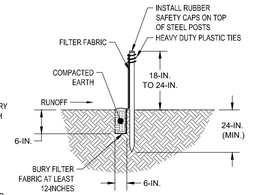
FABRIC REQUIREMENTS

1. SILT FENCE MUST BE COMPOSED OF WOVEN GEOTEXTILE FILTER FABRIC THAT CONSISTS OF THE FOLLOWING REQUIREMENTS:
   - COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES THAT ARE FORMED INTO A NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN DIMENSIONAL STABILITY RELATIVE TO EACH OTHER;
   - FREE OF ANY TREATMENT OR COATING WHICH MIGHT ADVERSELY ALTER ITS PHYSICAL PROPERTIES AFTER INSTALLATION;
   - FREE OF ANY DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES; AND,
   - HAVE A MINIMUM WIDTH OF 36-INCHES.
2. USE ONLY FABRIC APPEARING ON SCDOT'S QUALIFIED PRODUCTS LISTING (QPL). APPROVAL SHEET #34, MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. 12-INCHES OF THE FABRIC SHOULD BE PLACED WITHIN EXCAVATED TRENCH AND TOED IN WHEN THE TRENCH IS BACKFILLED.
4. FILTER FABRIC SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS.
5. FILTER FABRIC SHALL BE INSTALLED AT A MINIMUM OF 24-INCHES ABOVE THE GROUND.

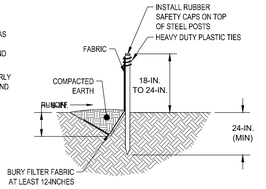
**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-03 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

INSPECTION & MAINTENANCE

1. THE KEY TO FUNCTIONAL SILT FENCE IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF SILT FENCE SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS ALONG THE SILT FENCE IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE SILT FENCE.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. CHECK FOR AREAS WHERE STORM WATER RUNOFF HAS ERODED A CHANNEL BENEATH THE SILT FENCE, OR WHERE THE FENCE HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE SILT FENCE, INSTALL CHECKS/TIE-BACKS AND/OR REINSTALL SILT FENCE, AS NECESSARY.
7. CHECK FOR TEARS WITHIN THE SILT FENCE, AREAS WHERE SILT FENCE HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY RENDER THE SILT FENCE INEFFECTIVE. REMOVE DAMAGED SILT FENCE AND REINSTALL NEW SILT FENCE IMMEDIATELY.
8. ALL SILT FENCE AND POST MATERIALS SHOULD BE REMOVED AND PROPERLY DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND ONCE IT IS REMOVED. THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.



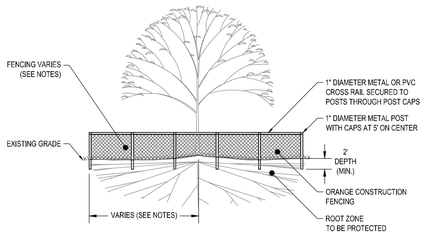
FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

SC-03 SILT FENCE (REINFORCED)

N.T.S.

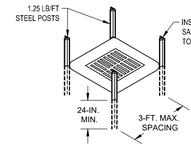


NOTES:

1. CONSPICUOUS, FOUR-FOOT-HIGH TREE PROTECTION FENCES ARE REQUIRED TO BE ERECTED AROUND ALL TREES OR GROUPS OF TREES TO BE PRESERVED PRIOR TO SITE WORK OR CONSTRUCTION COMMENCING AND REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLIANCE IS ISSUED.
2. PROTECTIVE BARRIER MUST CONSIST OF APPROVED ORANGE SAFETY FENCING, NOT LESS THAN 4' HIGH AND SUPPORTED BY WOODEN OR METAL POLES.
3. THE PROTECTION FENCES SHALL PREVENT ENCROACHMENT BY PEOPLE, EQUIPMENT AND VEHICLES. NO BUILDING MATERIALS, DIRT, DEBRIS, OILS, PAINTS, OR ANY OTHER MATERIALS SHALL BE PLACED OR STORED WITHIN THE TREE PROTECTION ZONE.
4. THE TREE PROTECTION ZONE FOR PROTECTED FOREST AREAS AND OTHER GROUPINGS OF TREES SHALL ENCOMPASS THE DRIP LINE OR BE INSTALLED AS SHOWN ON THE DRAWINGS.
5. FOR ALL OTHER TREES, THE TREE PROTECTION ZONE SHALL BE A RADIUS OF ONE FOOT FOR EVERY INCH OF TRUNK DIAMETER (DBH) UNLESS NOTED OTHERWISE.
6. ALL PROTECTED TREES 8" OR GREATER NEED TO BE TREATED AND CARED FOR BY A CERTIFIED ARBORIST DURING CONSTRUCTION.
7. ALL ROOTS OUTSIDE PROTECTIVE BARRICADE TO BE REMOVED SHALL BE SEVERED CLEAN. A 2" LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING CONSTRUCTION

TREE PROTECTION BARRICADE

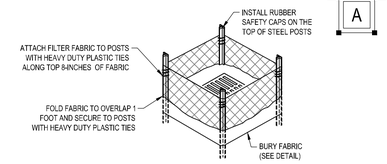
N.T.S.



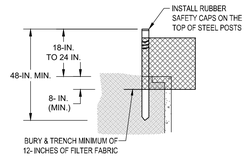
POST INSTALLATION DETAIL

PLAN SYMBOL

A



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

CITY OF CHARLESTON SPECIAL NOTE:
FILTER FABRIC USED FOR TYPE A INLET PROTECTION IS REQUIRED TO BE WIRE REINFORCED FILTER FABRIC.

FILTER FABRIC REQUIREMENTS

1. SILT FENCE MUST BE COMPOSED OF WOVEN GEOTEXTILE FILTER FABRIC THAT CONSISTS OF THE FOLLOWING REQUIREMENTS:
   - COMPOSED OF FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS OF AT LEAST 85% BY WEIGHT OF POLYOLEFINS, POLYESTERS, OR POLYAMIDES THAT ARE FORMED INTO A NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN DIMENSIONAL STABILITY RELATIVE TO EACH OTHER;
   - FREE OF ANY TREATMENT OR COATING WHICH MIGHT ADVERSELY ALTER ITS PHYSICAL PROPERTIES AFTER INSTALLATION;
   - FREE OF ANY DEFECTS OR FLAWS THAT SIGNIFICANTLY AFFECT ITS PHYSICAL AND/OR FILTERING PROPERTIES; AND,
   - HAVE A MINIMUM WIDTH OF 36-INCHES.
2. USE ONLY FABRIC APPEARING ON SC DOT'S QUALIFIED PRODUCTS LISTING (QPL). APPROVAL SHEET #34, MEETING THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. 12-INCHES OF THE FABRIC SHOULD BE PLACED WITHIN EXCAVATED TRENCH AND TOED IN WHEN THE TRENCH IS BACKFILLED.
4. FILTER FABRIC SHALL BE PURCHASED IN CONTINUOUS ROLLS AND CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS.
5. FILTER FABRIC SHALL BE INSTALLED AT A MINIMUM OF 24-INCHES ABOVE THE GROUND.

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-07 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

POST REQUIREMENTS

1. SILT FENCE POSTS MUST BE 48-INCH LONG STEEL POSTS THAT MEET, AT A MINIMUM, THE FOLLOWING PHYSICAL CHARACTERISTICS.
   - COMPOSED OF A HIGH STRENGTH STEEL WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
   - INCLUDE A STANDARD "T" SECTION WITH A NOMINAL FACE WIDTH OF 1.38-INCHES AND A NOMINAL "T" LENGTH OF 1.48-INCHES.
   - WEIGH 1.25 POUNDS PER FOOT (± 8%)
2. POSTS SHALL BE EQUIPPED WITH PROJECTIONS TO AID IN FASTENING OF FILTER FABRIC.
3. INSTALL POSTS TO A MINIMUM OF 24-INCHES. A MINIMUM HEIGHT OF 1- TO 2- INCHES ABOVE THE FABRIC SHALL BE MAINTAINED, AND A MAXIMUM HEIGHT OF 3 FEET SHALL BE MAINTAINED ABOVE THE GROUND.
4. POST SPACING SHALL BE AT A MAXIMUM OF 3-FEET ON CENTER.
5. INSTALL RUBBER SAFETY CAPS ON TOP OF STEEL POSTS.

INSPECTION & MAINTENANCE

1. THE KEY TO FUNCTIONAL INLET PROTECTION IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF INLET PROTECTION SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS ALONG THE FILTER FABRIC IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FILTER FABRIC. WHEN A SUMP IS INSTALLED IN FRONT OF THE FABRIC, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE SUMP.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. CHECK FOR AREAS WHERE STORM WATER RUNOFF HAS ERODED A CHANNEL BENEATH THE FILTER FABRIC, OR WHERE THE FABRIC HAS SAGGED OR COLLAPSED DUE TO RUNOFF OVERTOPPING THE INLET PROTECTION.
7. CHECK FOR TEARS WITHIN THE FILTER FABRIC, AREAS WHERE FABRIC HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCE THAT MAY RENDER THE INLET PROTECTION INEFFECTIVE. REMOVE DAMAGED FABRIC AND REINSTALL NEW FILTER FABRIC IMMEDIATELY.
8. INLET PROTECTION STRUCTURES SHOULD BE REMOVED AFTER ALL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED. REMOVE ALL CONSTRUCTION MATERIAL AND SEDIMENT, AND DISPOSE OF THEM PROPERLY. GRADE THE DISTURBED AREA TO THE ELEVATION OF THE DROP INLET STRUCTURE CREST. STABILIZE ALL BARE AREAS IMMEDIATELY.

SC-07 TYPE A INLET PROTECTION

N.T.S.

SOUTH CAROLINA — DAVIS & FLOYD, INC — No. C00538 — CERTIFICATE OF AUTHORIZATION

FOR AGENCY REVIEW NOT FOR CONSTRUCTION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 28235 — RANDALL C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

DRAWING TITLE: SWPPP DETAILS

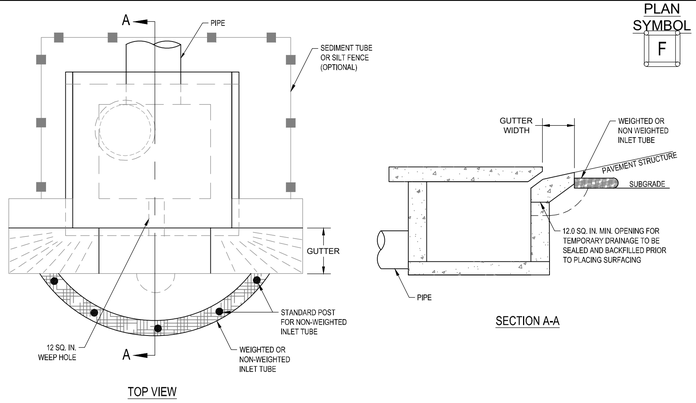
NO.	REVISIONS	CHECKED	DATE
	RELEASED		

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C850

PAGE 18 OF 19

G:\Jobs\Civil\32207-00\Production\Civil\Drawings\32207.00-DETAILS.dwg, 4/21/2026 5:44:09 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



TOP VIEW

PLAN SYMBOL

F

SECTION A-A

GENERAL NOTES

1. INLET TUBES SHOULD BE COMPOSED OF COMPACTED GEOTEXTILES, CURLED EXCELSIOR WOOD, NATURAL COCONUT FIBERS, A HARDWOOD MULCH, OR A MIX OF THESE MATERIALS ENCLOSED BY A FLEXIBLE NETTING MATERIAL.
2. INLET TUBES SHOULD UTILIZE AN OUTER NETTING THAT CONSISTS OF SEAMLESS, HIGH-DENSITY POLYETHYLENE PHOTODEGRADABLE MATERIALS TREATED WITH ULTRAVIOLET STABILIZERS OR A SEAMLESS, HIGH-DENSITY POLYETHYLENE NON-DEGRADABLE MATERIAL. CURLED WOOD EXCELSIOR FIBER, OR NATURAL COCONUT FIBER ROLLED EROSION CONTROL PRODUCTS ROLLED UP TO CREATE AN INLET TUBE DEVICE ARE NOT ALLOWED.
3. STRAW, STRAW FIBER, STRAW BALES, PINE NEEDLES AND LEAF MULCH ARE NOT PERMISSIBLE FILTER MATERIALS.
4. WEIGHTED INLET TUBES MUST BE CAPABLE OF STAYING IN PLACE WITHOUT EXTERNAL STABILIZATION MEASURES AND MAY HAVE A WEIGHTED INNER CORE OR OTHER WEIGHTED MECHANISM TO KEEP THEM IN PLACE.
5. INSTALL WEIGHTED TUBES LYING FLAT ON THE GROUND, WITH NO GAPS BETWEEN THE UNDERLYING SURFACE AND THE INLET TUBE. DO NOT STACK INLET TUBES. DO NOT COMPLETELY BLOCK INLET WITH TUBE.
6. NON-WEIGHTED INLET TUBES REQUIRE STAKING OR OTHER STABILIZATION METHODS TO KEEP THEM SAFELY IN PLACE.
7. OVERFLOW OR OVERTOPPING OF INLET TUBES MUST BE ALLOWED TO FLOW INTO INLET UNOBSTRUCTED.
8. TO AVOID POSSIBLE FLOODING, TWO OR THREE CONCRETE CINDER BLOCKS MAY BE PLACED BETWEEN THE TUBE AND THE INLET.

INSPECTION AND MAINTENANCE

1. THE KEY TO FUNCTIONAL INLET PROTECTION IS WEEKLY INSPECTION, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF ALL INLET PROTECTION SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS IN FRONT OF THE INLET PROTECTION IS EXTREMELY IMPORTANT, ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE INLET TUBE. IF A SUMP IS USED, SEDIMENT SHOULD BE REMOVED WHEN IT FILLS APPROXIMATELY 1/3 THE DEPTH OF THE SUMP.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. LARGE DEBRIS, TRASH, AND LEAVES SHOULD BE REMOVED FROM IN FRONT OF TUBES WHEN FOUND.
7. REPLACE INLET TUBE WHEN DAMAGED OR AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS.
8. TYPE F INLET PROTECTION STRUCTURES SHOULD BE REMOVED PRIOR TO PLACEMENT OF PAVEMENT SURFACE. REMOVE ALL CONSTRUCTION MATERIAL AND ACCUMULATED SEDIMENT AND DISPOSE OF THE PROPERLY. REPLACE TYPE F INLET TUBES WITH TUBES WITH TYPE E INLET PROTECTION AFTER PLACING PAVEMENT AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED

**THIS DETAIL IS BASED ON SCDHEC STANDARD DRAWING NO. SC-11 (FEBRUARY 2014) AND HAS BEEN FORMATTED TO D&F STANDARDS.

SC-11 TYPE F INLET TUBES

N.T.S.

PERMANENT SEEDING - COASTAL

SPECIES	RATE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	10 lbs/ac												
BAHIAGRASS	40 lbs/ac												
BROWNTOP MILLET	10 lbs/ac												
BAHIAGRASS	30 lbs/ac												
SERICEA LESPEDEZA	40 lbs/ac												
BROWNTOP MILLET	10 lbs/ac												
ATLANTIC COASTAL PANICGRASS	15 lbs PLS/ac												
BROWNTOP MILLET	10 lbs/ac												
SWITCHGRASS (ALAMO)	8 lbs PLS/ac												
LITTLE BLUESTEM	4 lbs/ac												
SERICEA LESPEDEZA	20 lbs/ac												
BROWTOP MILLET	10 lbs/ac												
WEEPING LOVEGRASS	8 lbs/ac												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET	10 lbs/ac												
BAHIAGRASS	40 lbs/ac												
RYE, GRAIN	10 lbs/ac												
BAHIAGRASS	40 lbs/ac												
CLOVER, CRIMSON (ANNUAL)	5 lbs/ac												
BROWTOP MILLET	10 lbs/ac												
BAHIAGRASS	30 lbs/ac												
SERICEA LESPEDEZA	40 lbs/ac												
BROWTOP MILLET	10 lbs/ac												
BERMUDA, COMMON	10 lbs/ac												
SERICEA LESPEDEZA	40 lbs/ac												
BROWNTOP MILLET	10 lbs/ac												
BERMUDA, COMMON	12 lbs/ac												
KOBE LESPEDEZA (ANNUAL)	10 lbs/ac												
BROWNTOP MILLET	10 lbs/ac												
BAHIAGRASS	20 lbs/ac												
BERMUDA, COMMON	6 lbs/ac												
SERICEA LESPEDEZA	40 lbs/ac												
BROWNTOP MILLET	10 lbs/ac												
SWITCHGRASS	8 lbs/ac												
LITTLE BLUESTEM	3 lbs PLS/ac												
INDIANGRASS	3 lbs PLS/ac												

TEMPORARY SEEDING - COASTAL

SPECIES	RATE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 lbs/ac												
RYE, GRAIN	56 lbs/ac												
RYEGRASS	50 lbs/ac												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR	40 lbs/ac												
JAPANESE MILLET	40 lbs/ac												
RYE, GRAIN OR	56 lbs/ac												
OATS	75 lbs/ac												
RYEGRASS	50 lbs/ac												

G:\Jobs\Obd\32207-00\Production\Civil\Drawings\32207.00-DETAILS.dwg, 4/21/2026 5:44:11 PM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC., AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA
DAVIS & FLOYD, INC
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
SOUTH CAROLINA
No. 28235
RODNEY C. LYLE

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

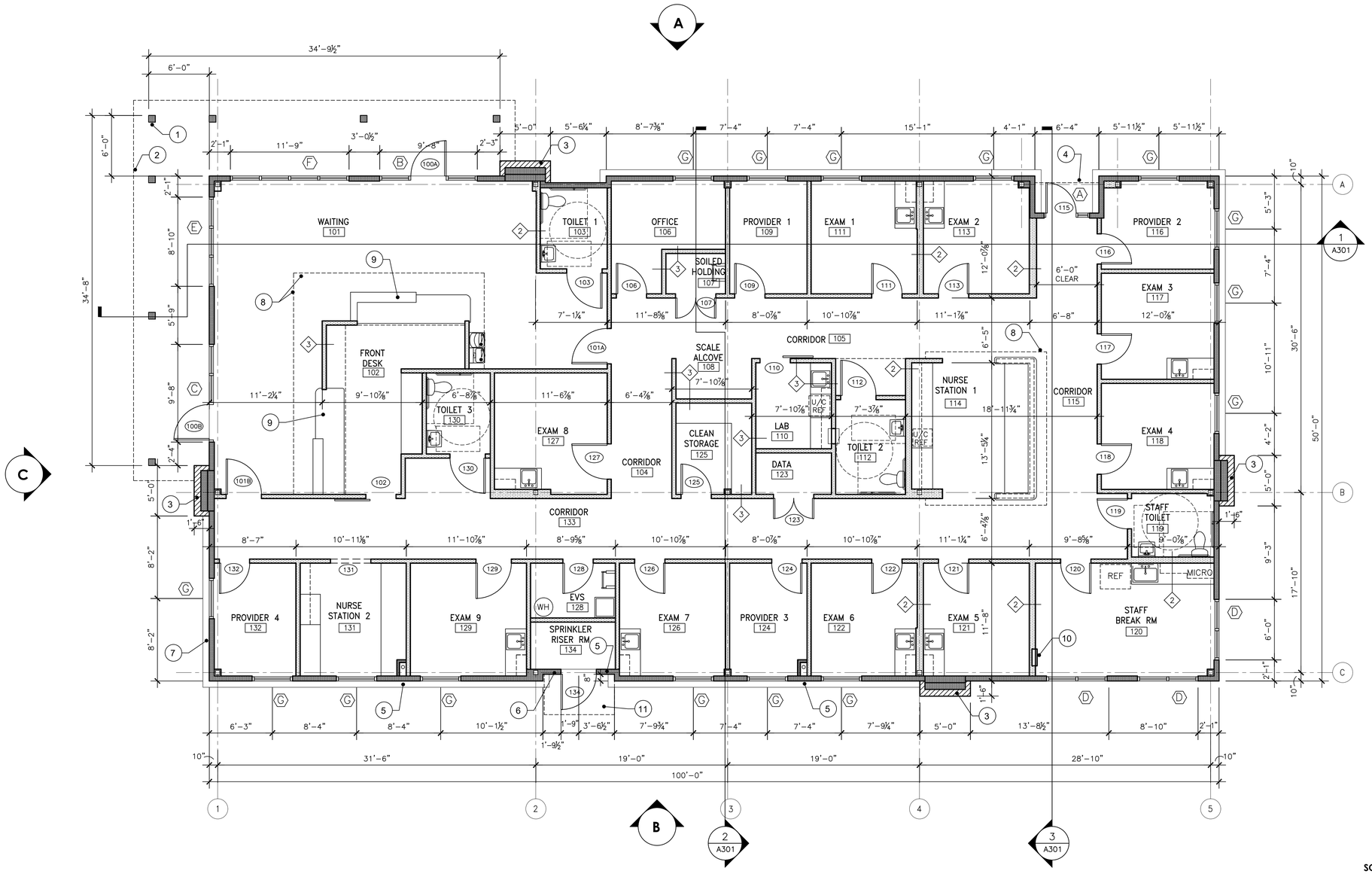
DRAWING TITLE
SWPPP DETAILS

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 04/21/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C851

PAGE 19 OF 19



FLOOR PLAN

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

NORTH

GENERAL NOTES

A. CONTRACTORS AND SUB-CONTRACTORS ARE TO REVIEW CONTRACT DRAWINGS AND COORDINATE EACH WITH THEIR SPECIFIC FIELD. REFER ANY QUESTIONS OR CONFLICTS TO ARCHITECT BEFORE BEGINNING CONSTRUCTION.

B. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN TO FACE OF STUD ON EXTERIOR WALLS AND FINISHED FACE OF INTERIOR WALLS.

C. PROVIDE IN-WALL BLOCKING / BRACING TO SUPPORT WALL MOUNTED EQUIPMENT AND ACCESSORIES. COORDINATE FINAL LOCATIONS PRIOR TO INSTALLATION.

D. SIGNAGE IS PROVIDED BY AND INSTALLED BY CONTRACTOR.

NUMBERED FLOOR PLAN NOTES (1)

1. CANOPY COLUMN. OPTIONS:
   1.1. 6"X6" ALUMINUM CANOPY AS PART OF PRE-ENGINEERED SYSTEM
   1.2. 5X5 HSS COLUMNS WITH ACM PANEL COLUMN ENCLOSURE.
2. LINE OF CANOPY, ABOVE.
3. PILASTER WITH BRICK VENEER.
4. LINE OF EXTERIOR SOFFIT AND WALL ABOVE.
5. PRIMARY ROOF DRAIN DISCHARGE, APPROX. 8" ABOVE GRADE, ONTO SPLASH BLOCK.
6. OVERFLOW ROOF DRAIN DISCHARGE, APPROX. 42" ABOVE GRADE, ONTO SPLASH BLOCK.
7. ROOF ACCESS LADDER, WALL MOUNTED.
8. LINE OF SOFFIT ABOVE.
9. INTERIOR SLIDING GLASS WINDOW SYSTEM. REFER TO A400 SERIES FOR ADDITIONAL INFORMATION.
10. ELECTRICAL PANEL.
11. 48" DEEP ALUMINUM AWNING ABOVE DOOR.

LEGEND

- INDICATES FACE OF BRICK VENEER SKIRT
- NEW EXTERIOR METAL STUD WALL
- METAL STUD WALL WITH FULL HT BRICK VENEER
- NEW INTERIOR METAL STUD WALL
- (1) INTERIOR PARTITION TYPE DESIGNATOR
  NOTE! UNLESS NOTED OTHERWISE ON THE FLOOR PLAN, PARTITION TYPE 1 IS THE TYPICAL/DEFAULT WALL TYPE
- (A) WINDOW/STOREFRONT TAG
- (01) DOOR TAG
- FEC FIRE EXTINGUISHER CABINET

Josie S. Abrams Architecture
980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.:	2507
DRAWN BY:	JSA
DATE:	04/28/2026
REVISIONS:	

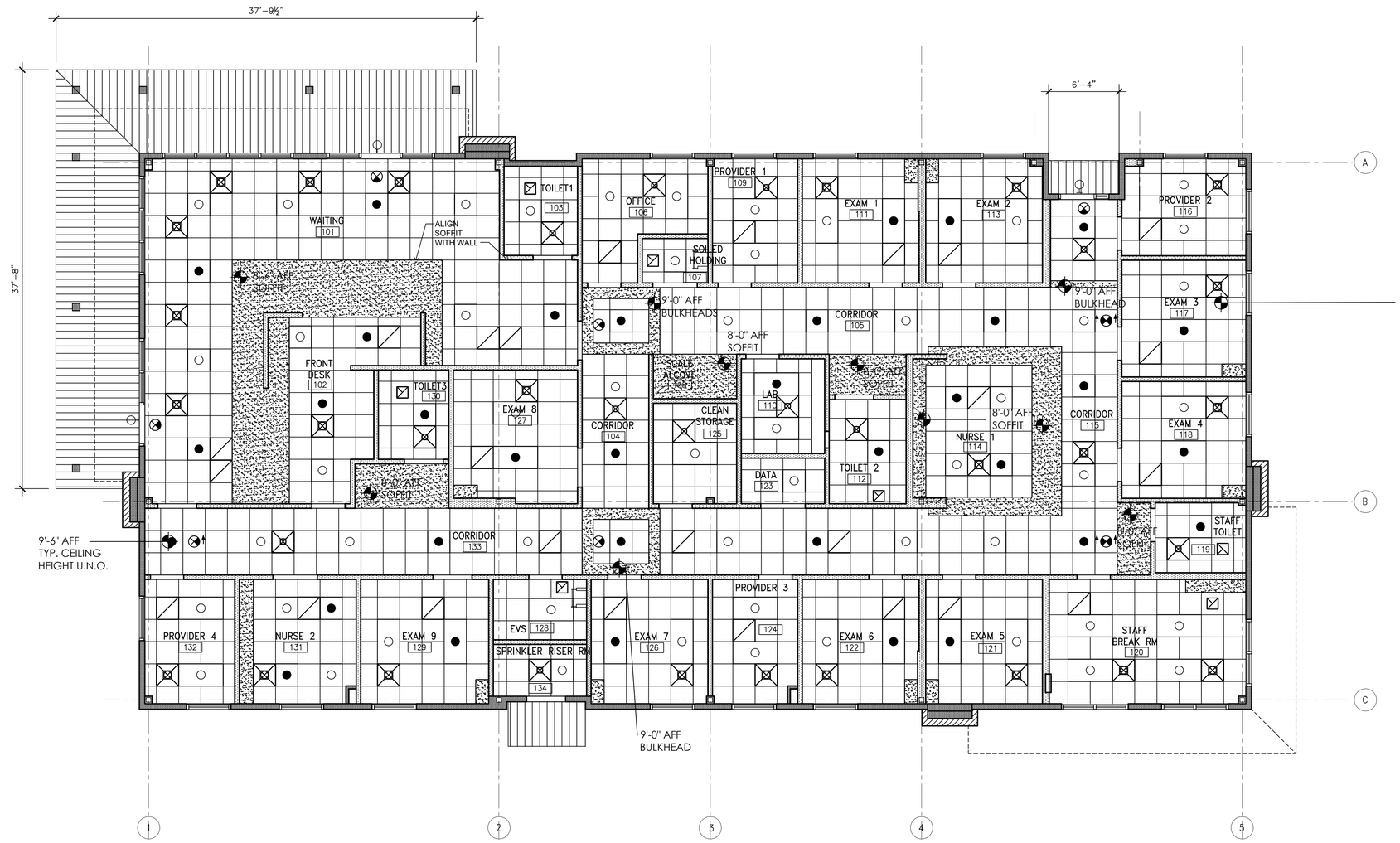
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A101

COFA FINAL SUBMITTAL



CEILING PLAN

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

NORTH

CEILING PLAN LEGEND

- PAINTED GYPSUM BOARD
- 24"X24" SUSPENDED ACOUSTICAL CEILING SYSTEM
- WOOD–LOOK EXTERIOR METAL CEILING
- SUPPLY AIR DIFFUSERS
- RETURN GRILLE
- EXHAUST GRILLE
- 24"X48" AND 24"X24" LIGHT FIXTURES
- HALF SHADING INDICATES LIGHTING CONNECTED TO LIFESAFETY BRANCH (EGRESS LIGHTING)
- RECESSED LIGHT FIXTURE
- EXIT SIGN
- OS — OCCUPANCY SENSOR
- S — FIRE ALARM DEVICE SPEAKER W/ STROBE
- F — FIRE ALARM DEVICE – STROBE
- F — FIRE ALARM PULL STATION
- P — SMOKE DETECTOR
- SP — SPEAKER
- WF — WIRELESS ACCESS POINT
- 18"X18" CEILING ACCESS HATCH – LOCATE HATCHES IN GWB CEILINGS IF REQUIRED FOR ACCESS TO JUNCTION BOXES, VALVES, ETC

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.:	2507
DRAWN BY:	JSA
DATE:	04/28/2026
REVISIONS:	

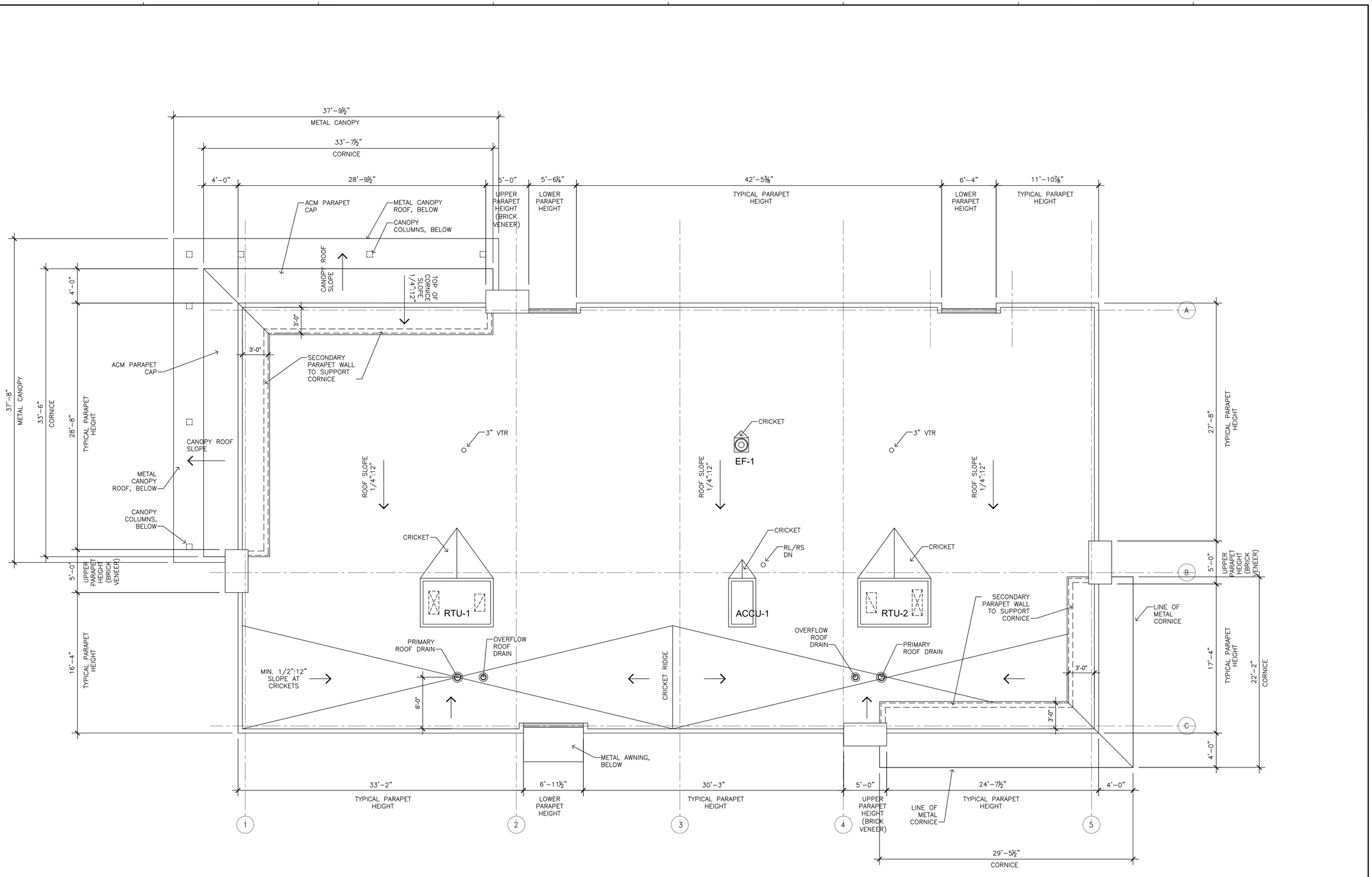
SHEET TITLE:

CEILING PLAN

SHEET NUMBER:

A110

COFA FINAL SUBMITTAL



ROOF PLAN

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

NORTH

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

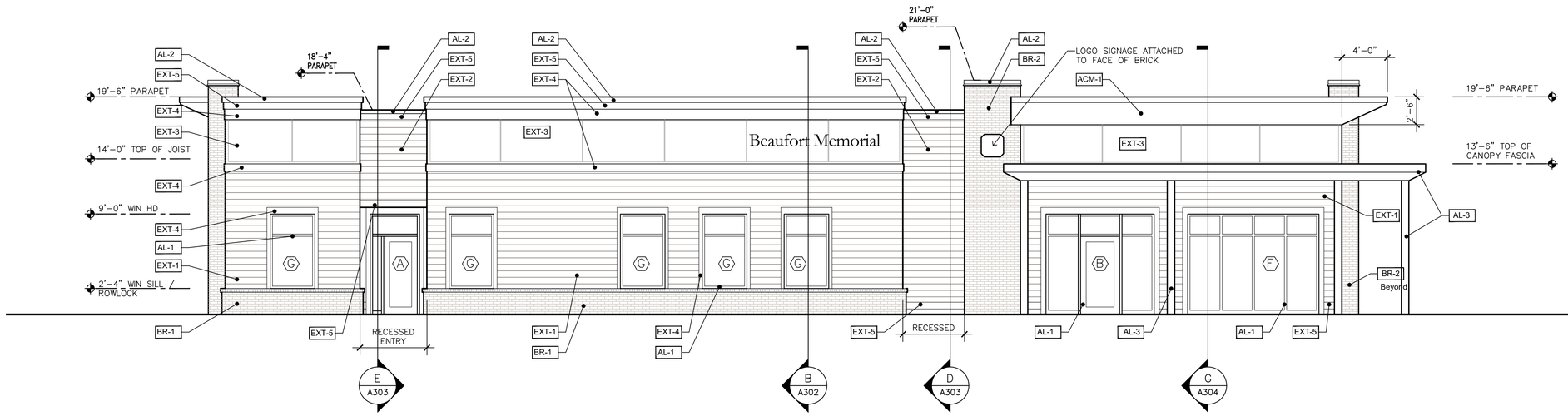
SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

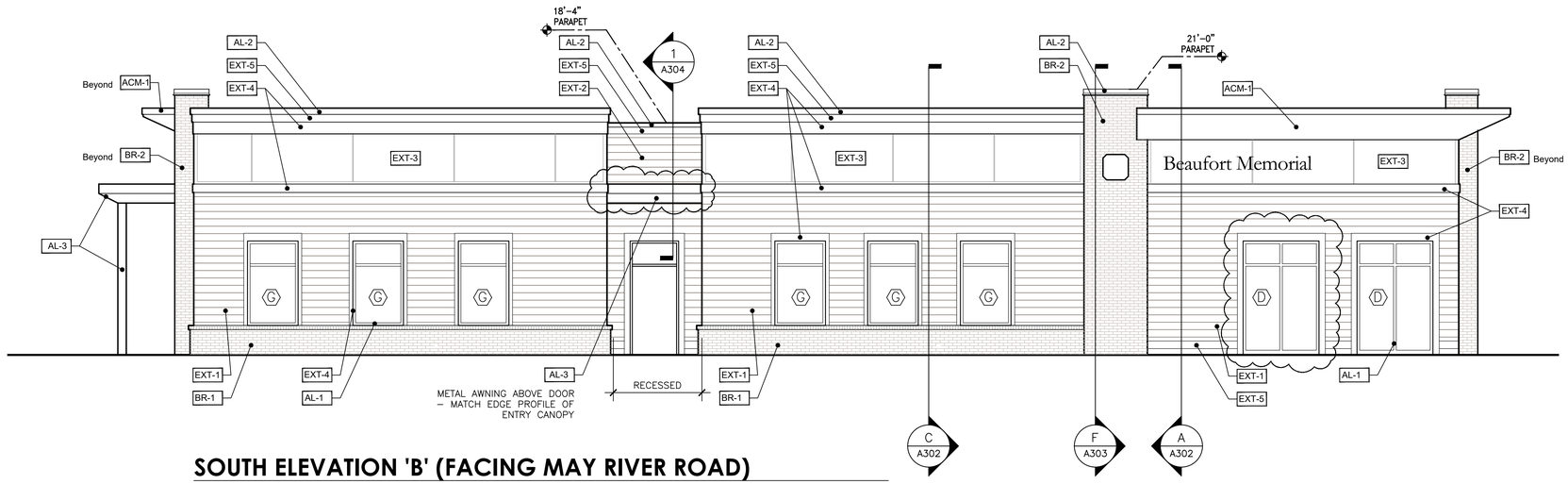
A130

COFA FINAL SUBMITTAL



NORTH ELEVATION 'A' (PARKING LOT/ MAIN ENTRY)

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION 'B' (FACING MAY RIVER ROAD)

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

CODE	MATERIAL	FINISH	COLOR/DESCRIPTION	COMMENT/APPLICATION
ACM–1	ALUMINUM COMPOSITE METAL PANEL	––	AGED COPPER	
AL–1	ALUMINUM STOREFRONT SYSTEM	––	AGED COPPER	
AL–2	COPING CAP	––	AGED COPPER	FABRICATED IN COLOR TO MATCH ALUM STOREFRONT COLOR
AL–3	ALUMINUM CANOPY SYSTEM	––	MEDIUM BRONZE	ENTRY CANOPY AND AWNING OVER SOUTH EXTERIOR DOOR
BR–1	BRICK VENEER	SMOOTH	#170/#171 BLEND "SAVANNAH"	FOUNDATION BRICK WITH ROWLOCK COURSE
BR–2	BRICK VENEER	BLADE CUT	ALPINE BLEND	BRICK PILASTERS
EXT–1	FIBER CEMENT ARTISAN V–GROOVE SIDING	SMOOTH	SW 7641 COLONNADE GRAY	5/8" THICK; 7" EXPOSURE; MITERED AT BUILDING CORNERS
EXT–2	FIBER CEMENT ARTISAN V–GROOVE SIDING	SMOOTH	SW 9171 FELTED WOOL	5/8" THICK; 7" EXPOSURE; MITERED AT BUILDING CORNERS
EXT–3	FIBER CEMENT SMOOTH FACE PANELS	SMOOTH	SW 6203 SPARE WHITE	REVEAL PANEL SYSTEM WITH ALUMINUM TRIM PIECES AT JOINTS
EXT–4	FIBER CEMENT TRIM	SMOOTH	SW 9166 DRIFT OF MIST	TRIM BOARDS, VARIOUS SIZES & THICKNESSES; SEE ELEVATIONS & DETAILS
EXT–5	FIBER CEMENT TRIM	SMOOTH	SW 9171 FELTED WOOL	TRIM BOARDS, VARIOUS SIZES & THICKNESSES; SEE ELEVATIONS & DETAILS
EXT–6	CMU, PARGED AND PAINTED	SMOOTH	SW 7641 COLONNADE GRAY	DUMPSTER ENCLOSURE

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

Josie S. Abrams Architecture
980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

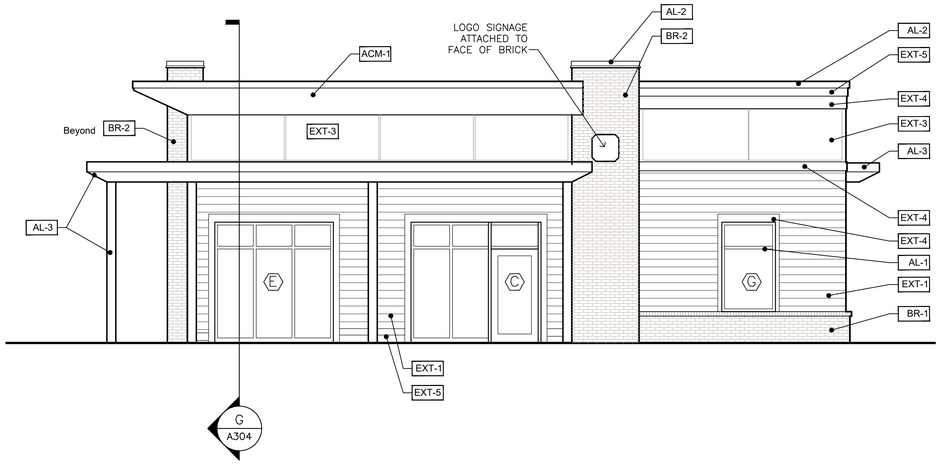
SHEET TITLE:

BUILDING ELEVATIONS
NORTH & SOUTH

SHEET NUMBER:

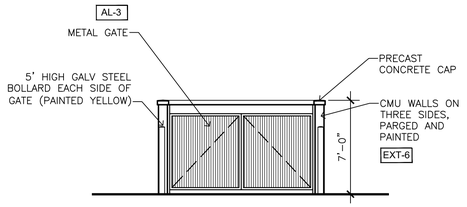
A200

COFA FINAL SUBMITTAL

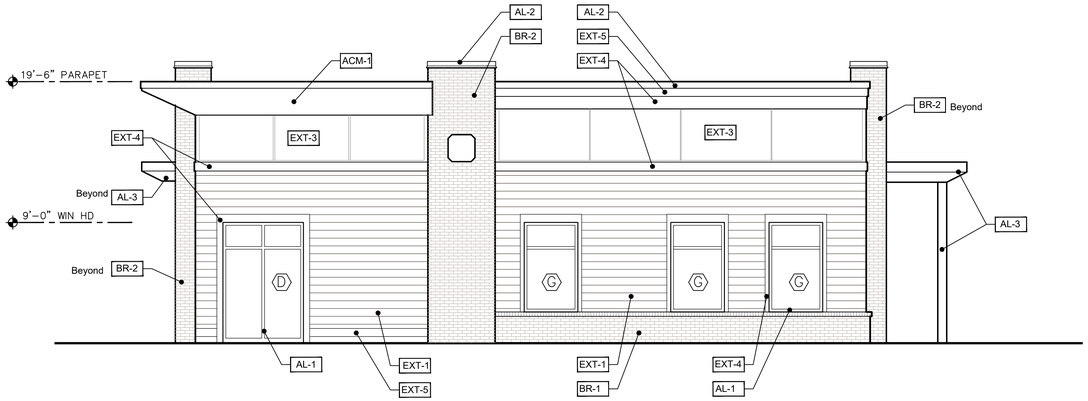


WEST ELEVATION 'C' (PARKING LOT / CONCIERGE ENTRY)

SCALE: 3/16" = 1'-0"

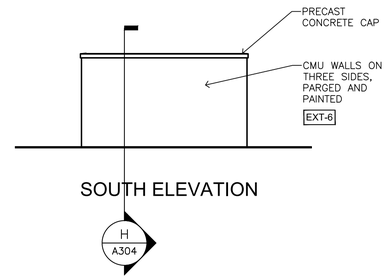


NORTH ELEVATION

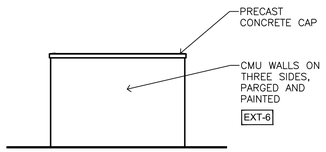


EAST ELEVATION 'D' (FACING SHOPPING CENTER ENTRY)

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION



EAST/WEST ELEVATIONS

DUMPSTER ENCLOSURE

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

CODE	MATERIAL	FINISH	COLOR/DESCRIPTION	COMMENT/APPLICATION
ACM-1	ALUMINUM COMPOSITE METAL PANEL	--	AGED COPPER	
AL-1	ALUMINUM STOREFRONT SYSTEM	--	AGED COPPER	
AL-2	COPING CAP	--	AGED COPPER	FABRICATED IN COLOR TO MATCH ALUM STOREFRONT COLOR
AL-3	ALUMINUM CANOPY SYSTEM	--	MEDIUM BRONZE	ENTRY CANOPY AND AWNING OVER SOUTH EXTERIOR DOOR
BR-1	BRICK VENEER	SMOOTH	#170/#171 BLEND "SAVANNAH"	FOUNDATION BRICK WITH ROWLOCK COURSE
BR-2	BRICK VENEER	BLADE CUT	ALPINE BLEND	BRICK PILASTERS
EXT-1	FIBER CEMENT ARTISAN V-GROOVE SIDING	SMOOTH	SW 7641 COLONNADE GRAY	5/8" THICK; 7" EXPOSURE; MITERED AT BUILDING CORNERS
EXT-2	FIBER CEMENT ARTISAN V-GROOVE SIDING	SMOOTH	SW 9171 FELTED WOOL	5/8" THICK; 7" EXPOSURE; MITERED AT BUILDING CORNERS
EXT-3	FIBER CEMENT SMOOTH FACE PANELS	SMOOTH	SW 6203 SPARE WHITE	REVEAL PANEL SYSTEM WITH ALUMINUM TRIM PIECES AT JOINTS
EXT-4	FIBER CEMENT TRIM	SMOOTH	SW 9166 DRIFT OF MIST	TRIM BOARDS, VARIOUS SIZES & THICKNESSES; SEE ELEVATIONS & DETAILS
EXT-5	FIBER CEMENT TRIM	SMOOTH	SW 9171 FELTED WOOL	TRIM BOARDS, VARIOUS SIZES & THICKNESSES; SEE ELEVATIONS & DETAILS
EXT-6	CMU, PARGED AND PAINTED	SMOOTH	SW 7641 COLONNADE GRAY	DUMPSTER ENCLOSURE

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

SHEET TITLE:

BUILDING ELEVATIONS
EAST & WEST
DUMPSTER ENCLOSURE

SHEET NUMBER:

A201

COFA FINAL SUBMITTAL

2 SOUTH-EAST VIEW
SCALE:

1 NORTH-WEST CANOPY VIEW
SCALE:

3 SOUTH-WEST VIEW
SCALE:

EXT-4

TRIM DRIFT OF MIST

EXT-3

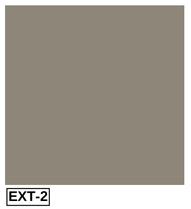
UPPER SMOOTH FACE PANELS SPARE WHITE

BR-2

PILASTER ALPINE BRICK (White & Gray Blend, Textured Face)

EXT-1

SIDING COLONNADE GRAY (Taupe/French Gray)



EXT-2

SIDING AT REVEAL FELTED WOOL (Bronze or Dark French Gray)

ACM-1

CORNICE AGED COPPER

BR-1

BRICK BASE SAVANNAH BRICK (Earthy Brown Blend, Smooth Face)

AL-1 / AL-2

METAL COPING CAP & STOREFRONT WINDOWS AGED COPPER

EL-3

ENTRY CANOPY MEDIUM BRONZE ANODIZED

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial
HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

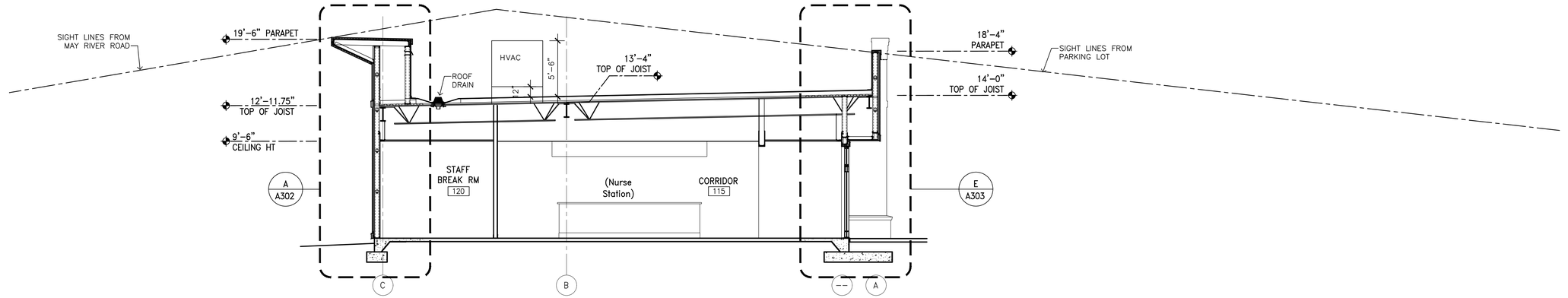
SHEET TITLE:

COLOR & MATERIALS BOARD

SHEET NUMBER:

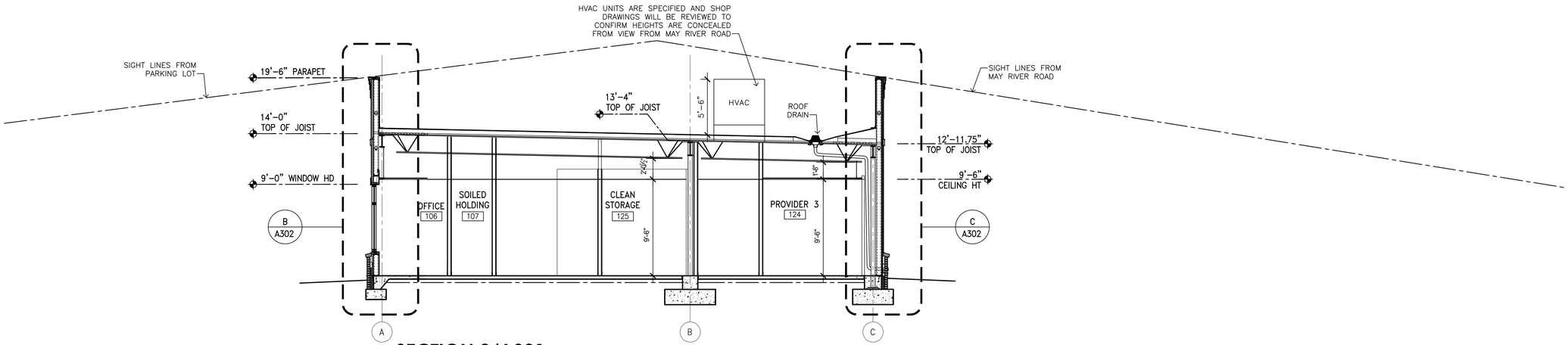
A210

COFA FINAL SUBMITTAL



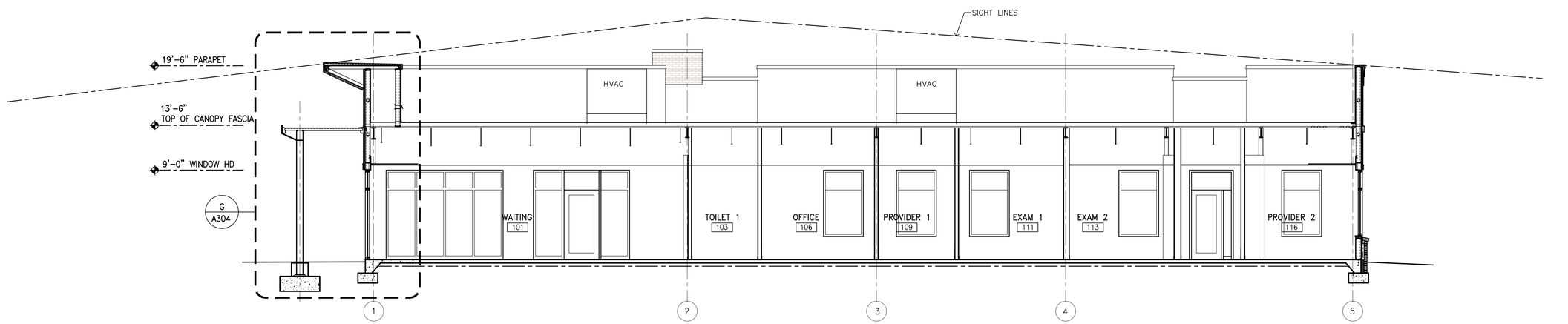
SECTION 3/A301

SCALE: 3/16" = 1'-0"



SECTION 2/A301

SCALE: 3/16" = 1'-0"



SECTION 1/A301

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

Josie S. Abrams Architecture
980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

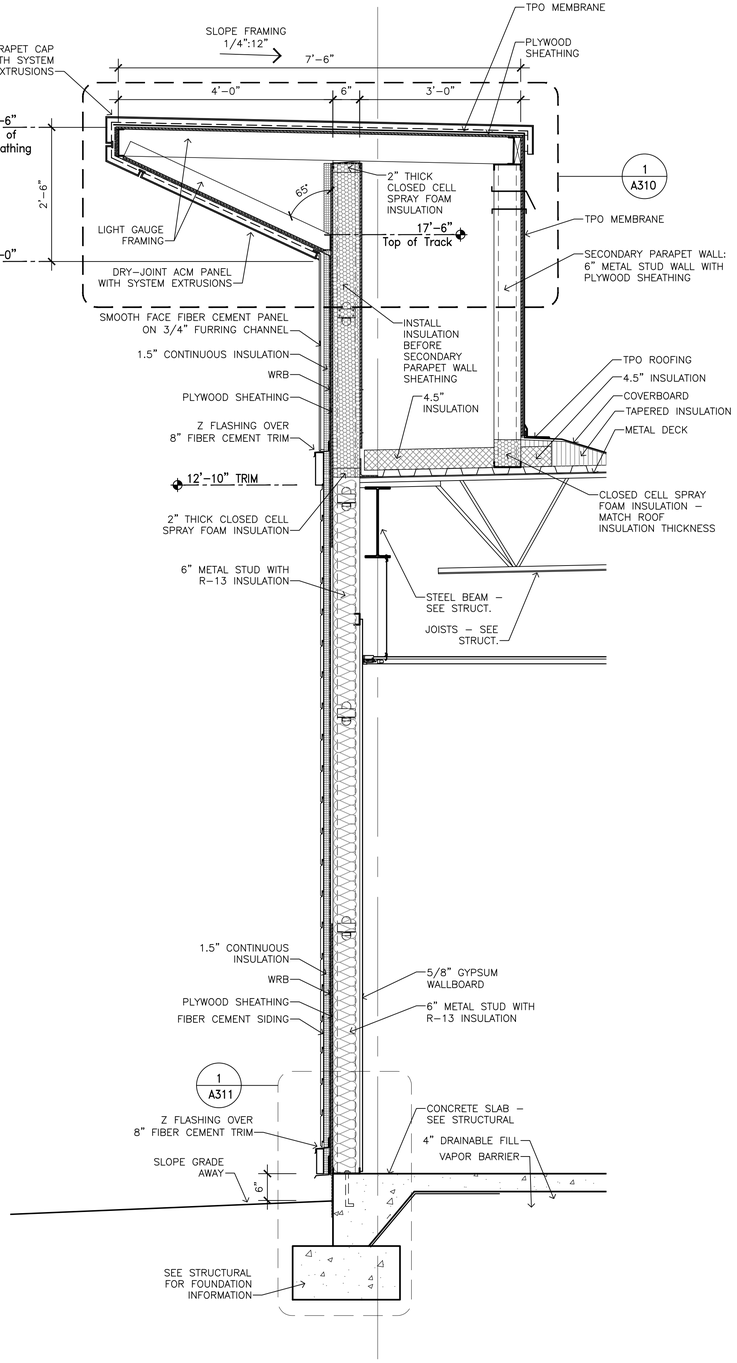
SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER:

A301

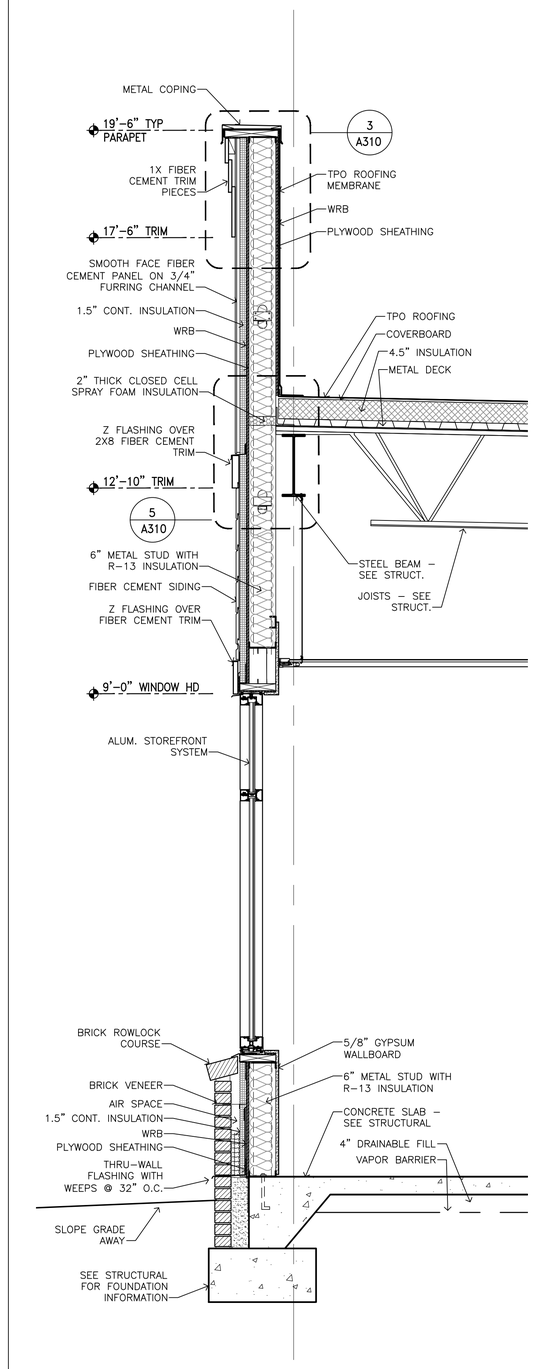
COFA FINAL SUBMITTAL



WALL SECTION 'A'

SCALE: 3/4" = 1'-0"

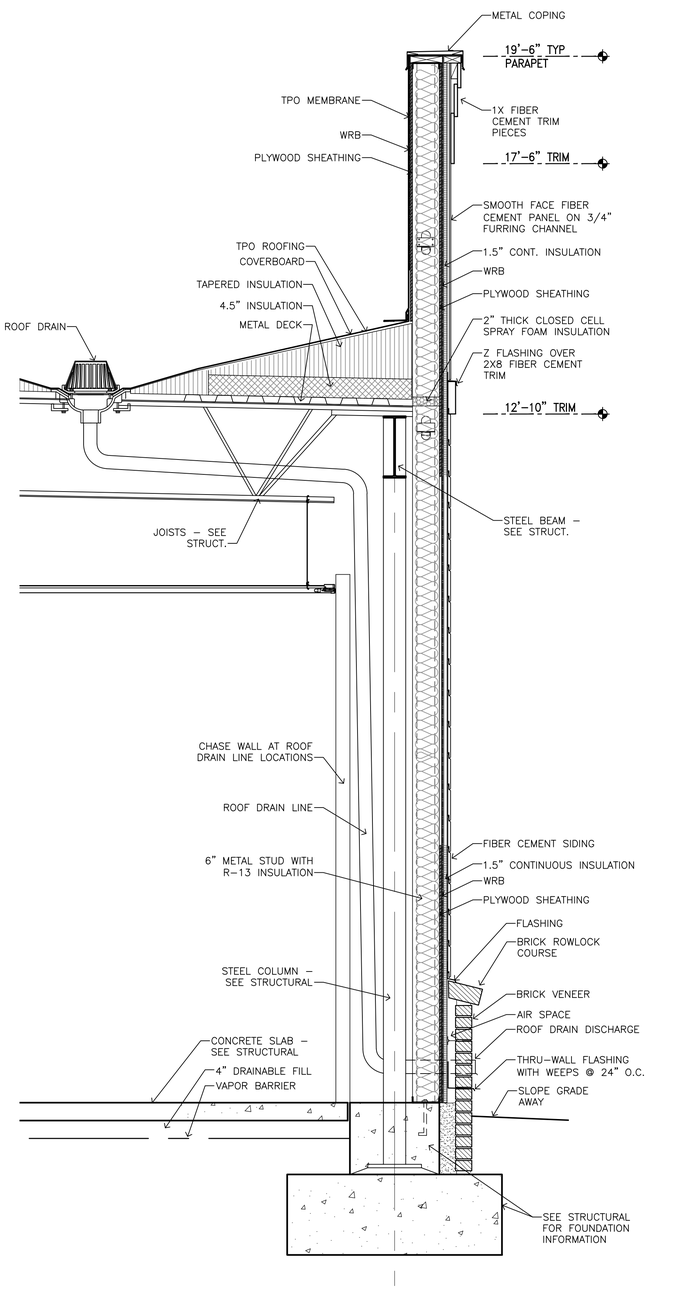
A / A302



WALL SECTION 'B'

SCALE: 3/4" = 1'-0"

B / A302



WALL SECTION 'C'

SCALE: 3/4" = 1'-0"

C / A302

SCALE: 3/4" = 1'-0"

0 1' 2' 3'

Josie S. Abrams Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

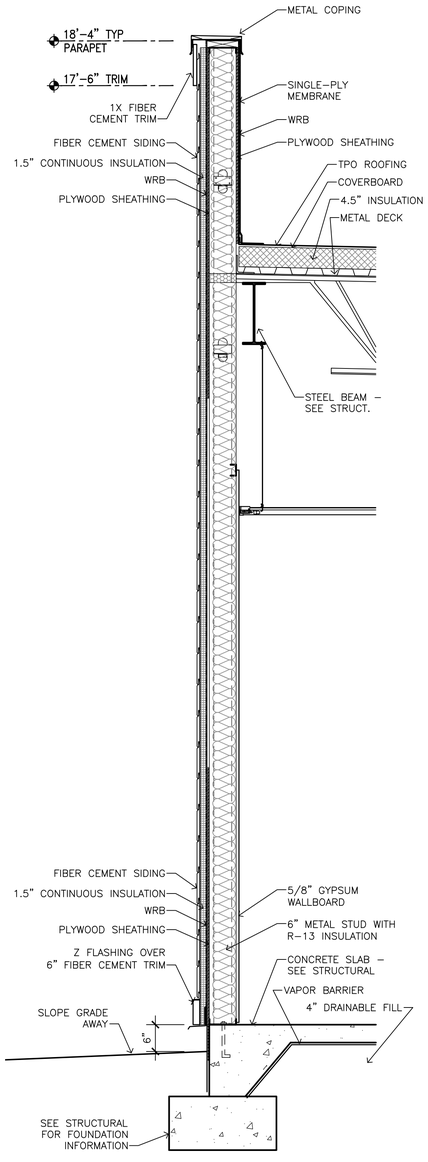
SHEET TITLE:

WALL SECTIONS

SHEET NUMBER:

A302

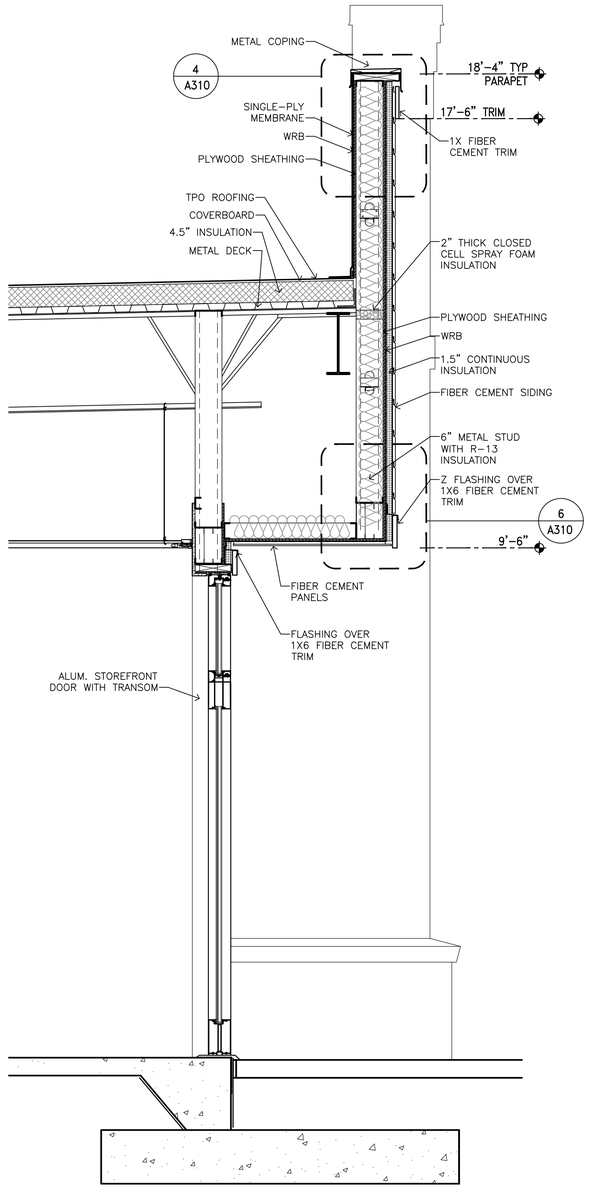
COFA FINAL SUBMITTAL



WALL SECTION 'D'

SCALE: 3/4" = 1'-0"

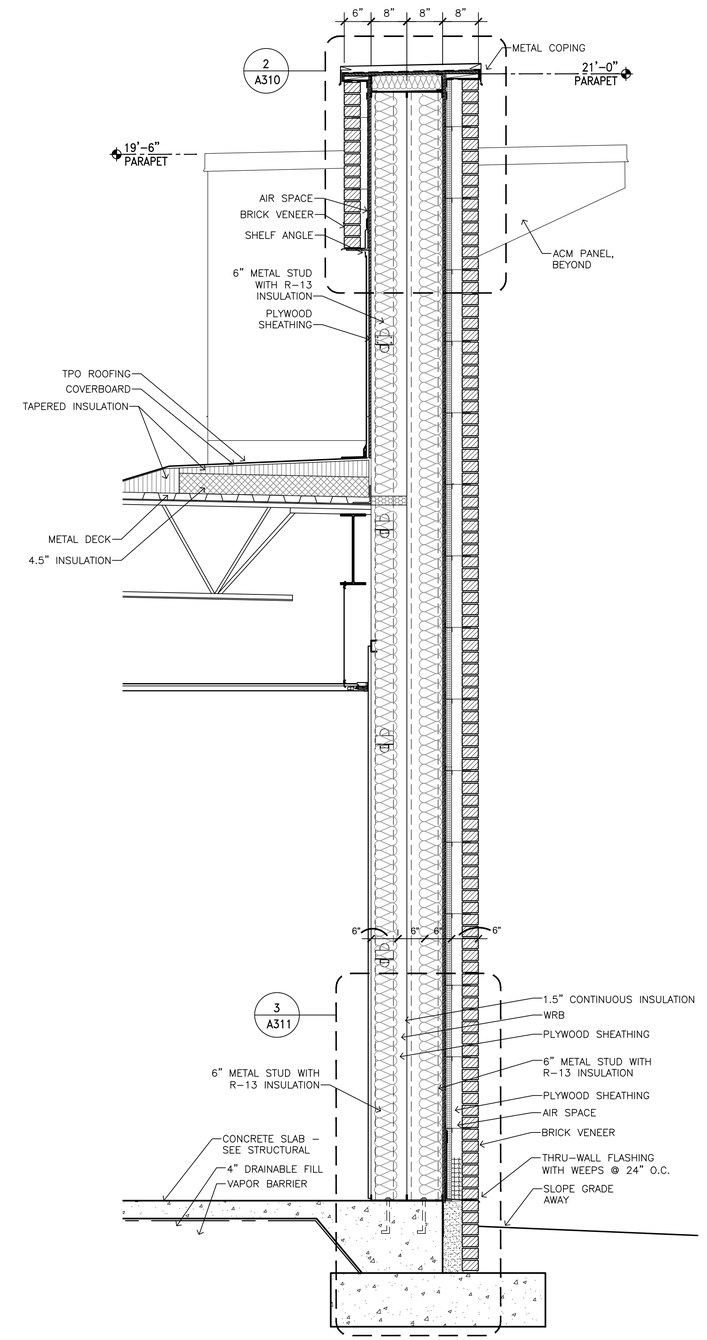
D
A303



WALL SECTION 'E'

SCALE: 3/4" = 1'-0"

E
A303



WALL SECTION 'F'

SCALE: 3/4" = 1'-0"

F
A303

SCALE: 3/4" = 1'-0"

0 1' 2' 3'

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

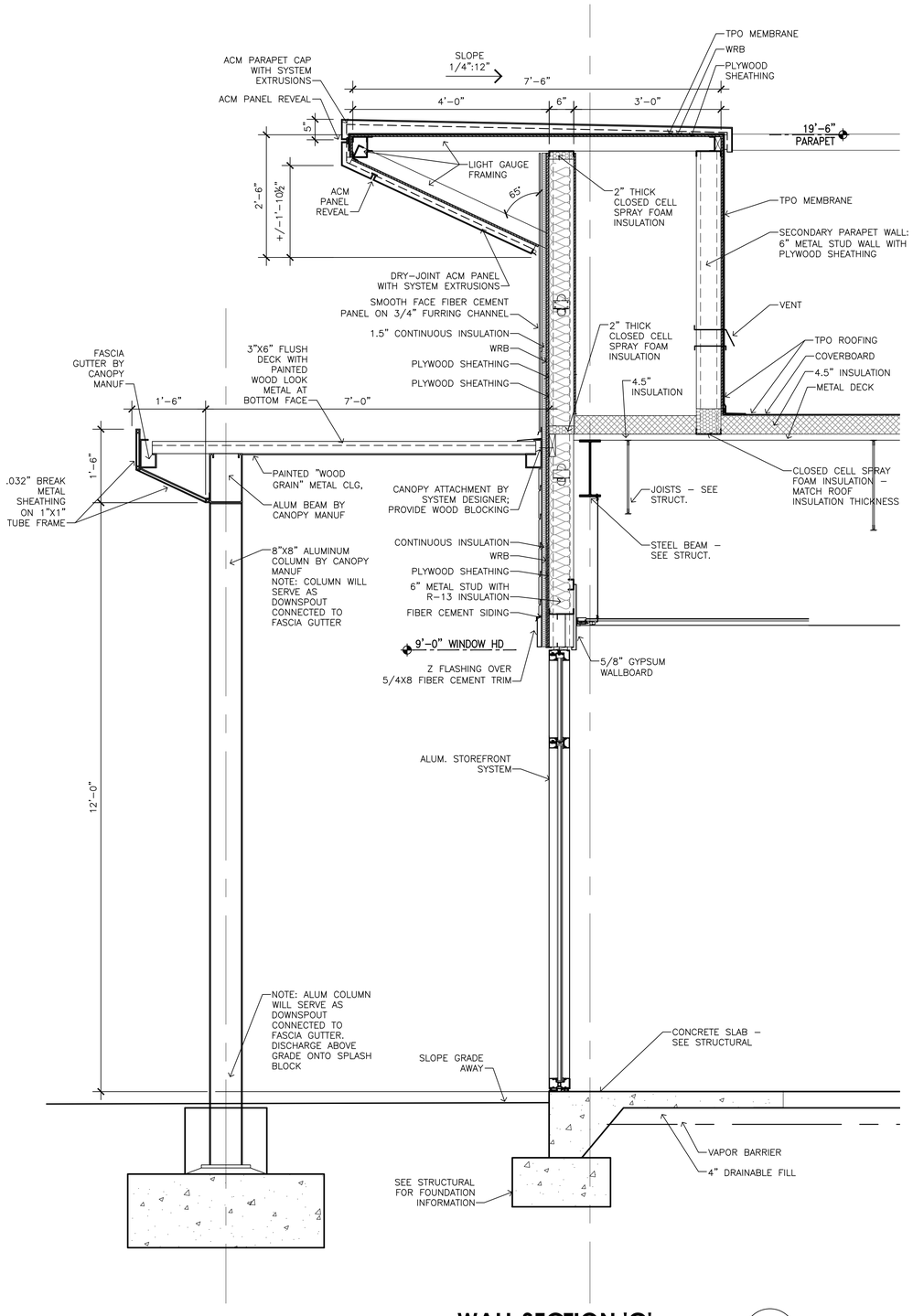
SHEET TITLE:

WALL SECTIONS

SHEET NUMBER:

A303

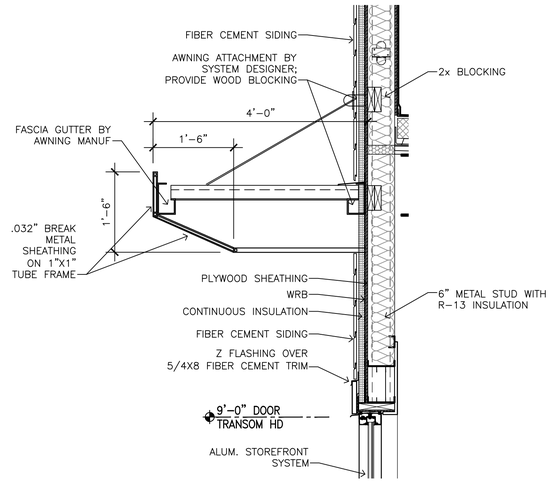
COFA FINAL SUBMITTAL



WALL SECTION 'G'

SCALE: 3/4" = 1'-0"

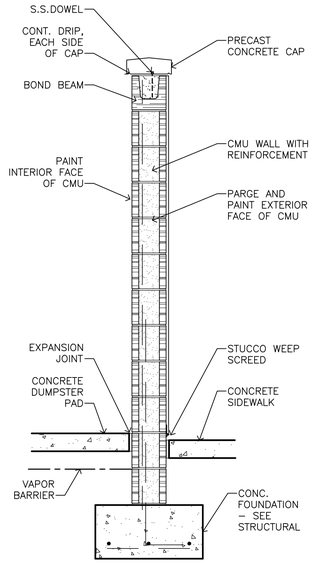
G / A304



DETAIL @ DOOR AWNING

SCALE: 3/4" = 1'-0"

1 / A304



WALL SECTION 'H' (DUMPSTER ENCLOSURE)

SCALE: 3/4" = 1'-0"

H / A304

SCALE: 3/4" = 1'-0"

0 1' 2' 3'

Josie S. Abrams Architecture
980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

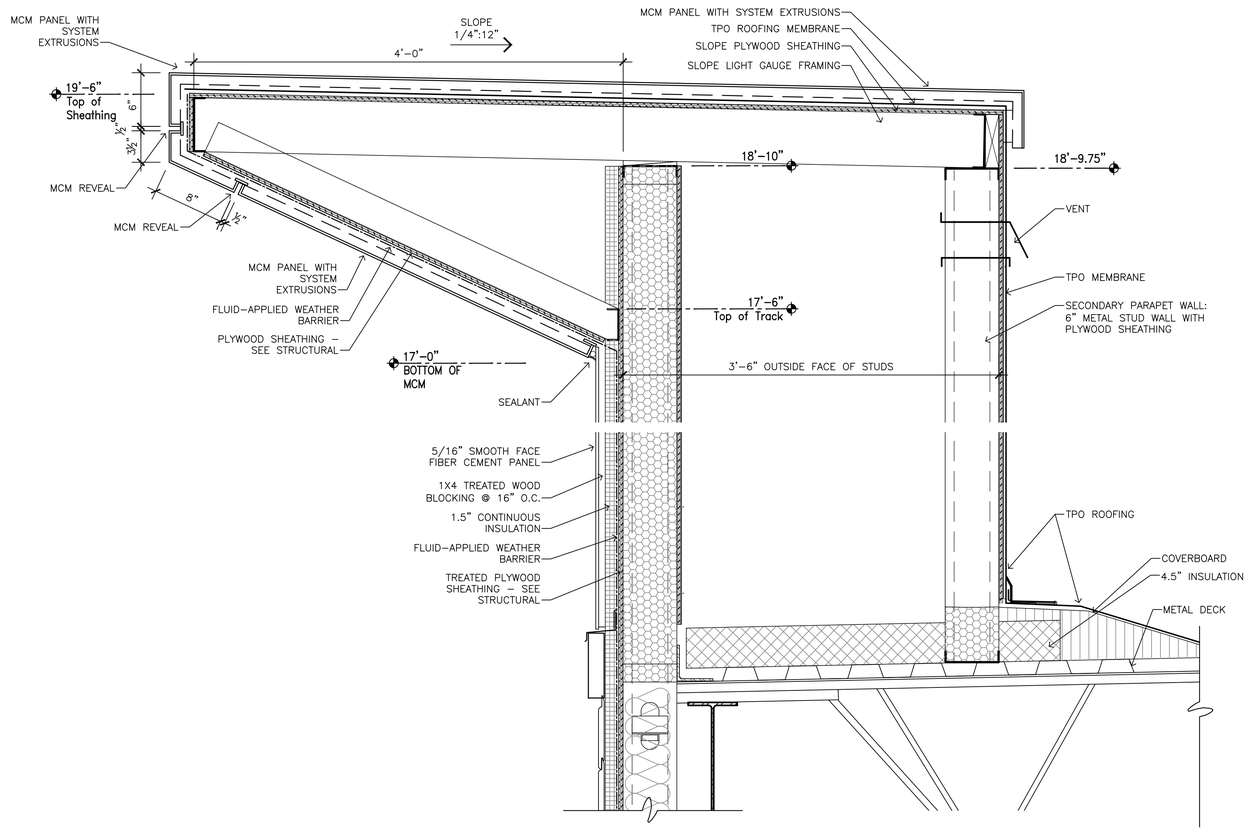
SHEET TITLE:

WALL SECTIONS

SHEET NUMBER:

A304

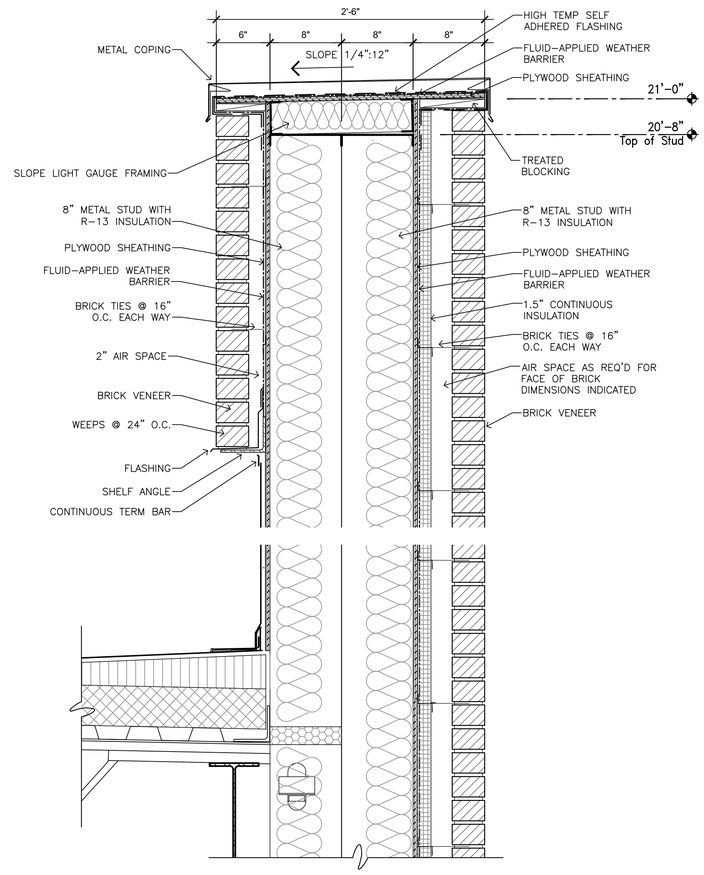
COFA FINAL SUBMITTAL



PARAPET DETAIL @ CORNICE

SCALE: 1-1/2" = 1'-0"

1 A310

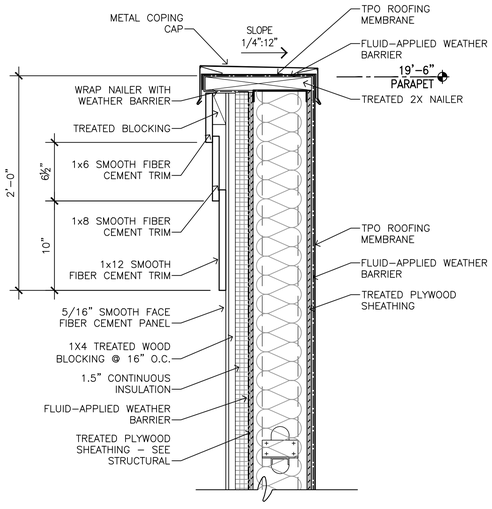


PARAPET DETAIL @ BRICK WALL

SCALE: 1-1/2" = 1'-0"

2 A310

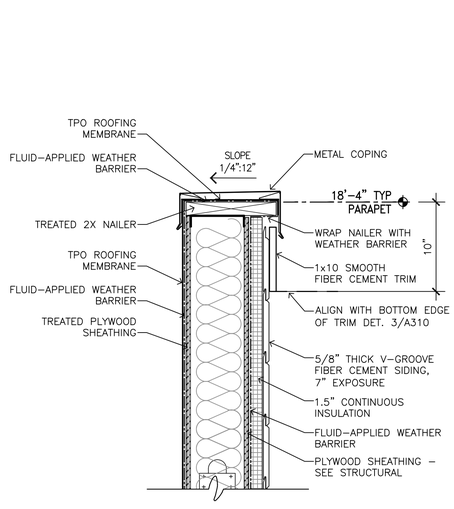
SCALE: 1-1/2" = 1'-0"
0 6" 1' 2'



PARAPET DETAIL @ F.C. PANELS

SCALE: 1-1/2" = 1'-0"

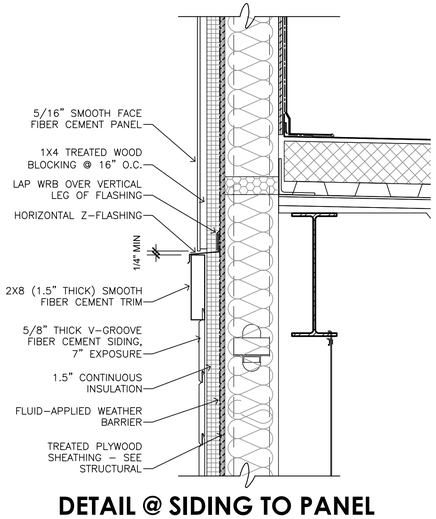
3 A310



PARAPET DETAIL @ SIDING

SCALE: 1-1/2" = 1'-0"

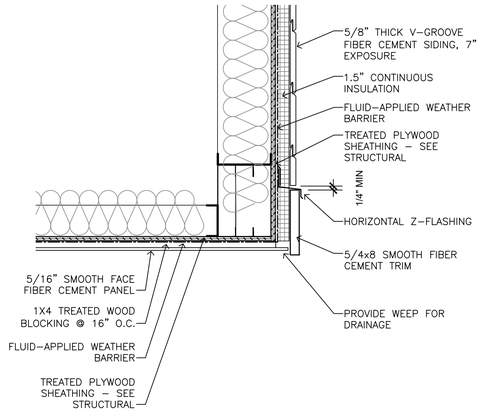
4 A310



DETAIL @ SIDING TO PANEL TRANSITION

SCALE: 1-1/2" = 1'-0"

5 A310



DETAIL @ EXTERIOR SOFFIT

SCALE: 1-1/2" = 1'-0"

6 A310

Josie S. Abrams Architecture
980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.:	2507
DRAWN BY:	JSA
DATE:	04/28/2026
REVISIONS:	

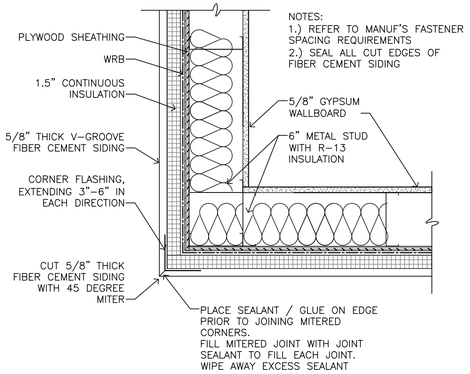
SHEET TITLE:

PARAPET, SOFFIT AND TRIM DETAILS

SHEET NUMBER:

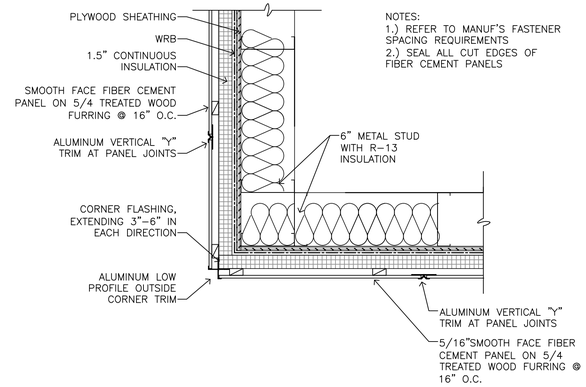
A310

COFA FINAL SUBMITTAL



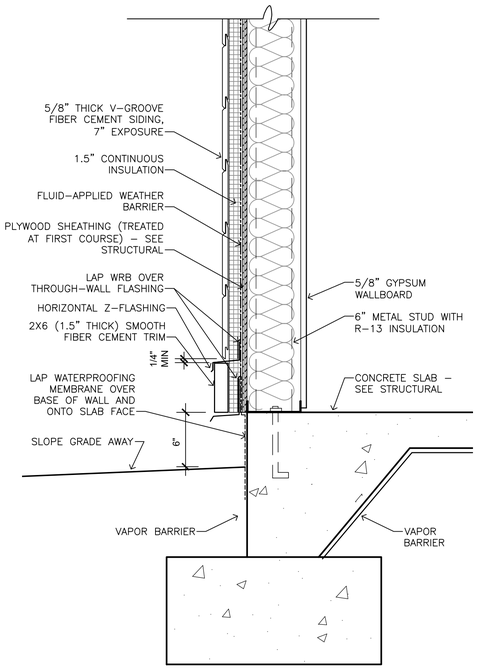
TYP DETAIL @ SIDING MITERED CORNERS

SCALE: 1-1/2" = 1'-0"



TYP DETAIL @ FIBER CEMENT PANEL JOINTS & CORNERS

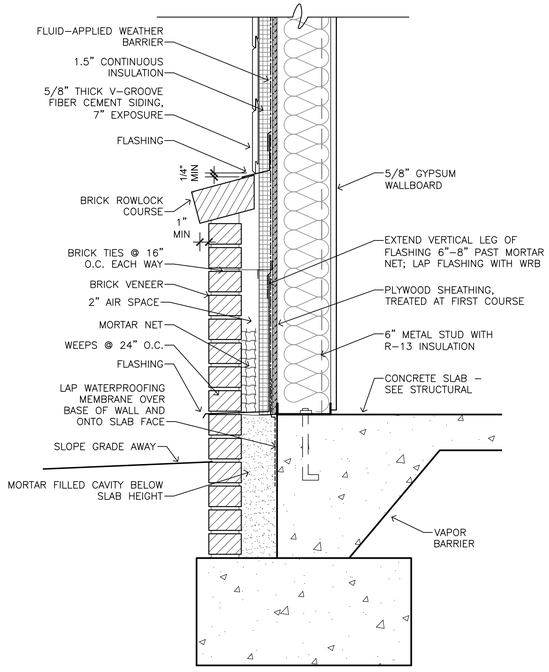
SCALE: 1-1/2" = 1'-0"



FOUNDATION DETAIL @ SIDING

SCALE: 1-1/2" = 1'-0"

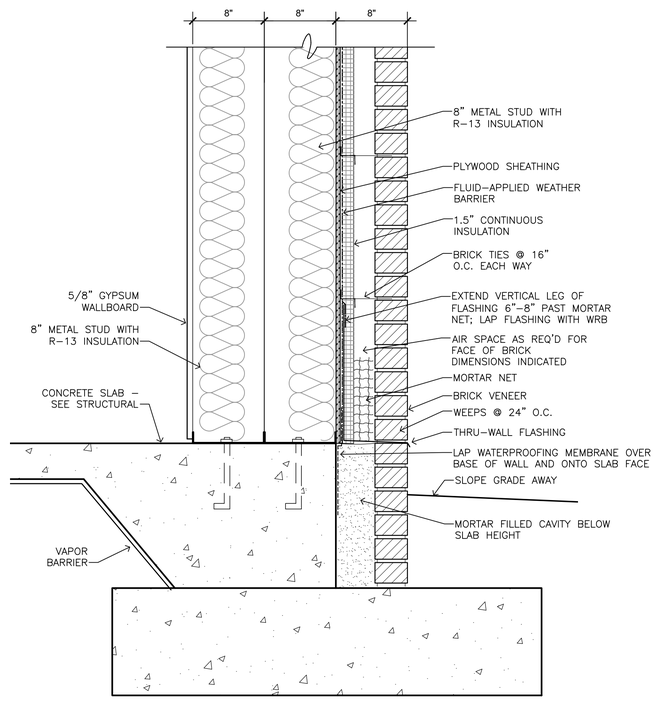
1 / A311



FOUNDATION DETAIL @ BRICK

SCALE: 1-1/2" = 1'-0"

2 / A311



FOUNDATION DETAIL @ PILASTER

SCALE: 1-1/2" = 1'-0"

3 / A311

SCALE: 1-1/2" = 1'-0"

0 6" 1' 2'

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

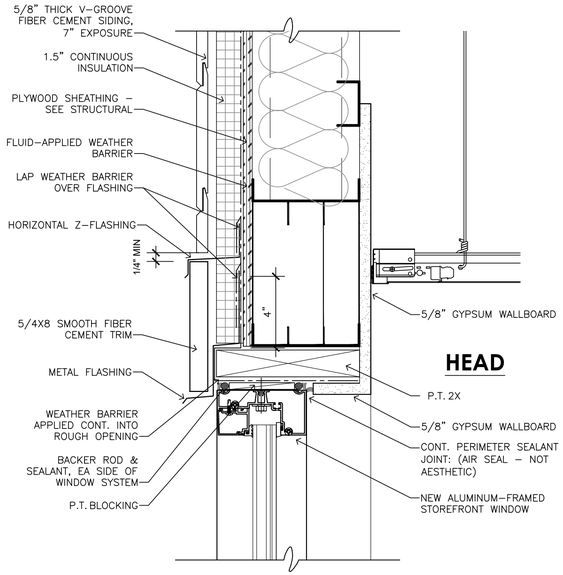
SHEET TITLE:

FOUNDATION DETAILS
EXTERIOR PLAN DETAILS

SHEET NUMBER:

A311

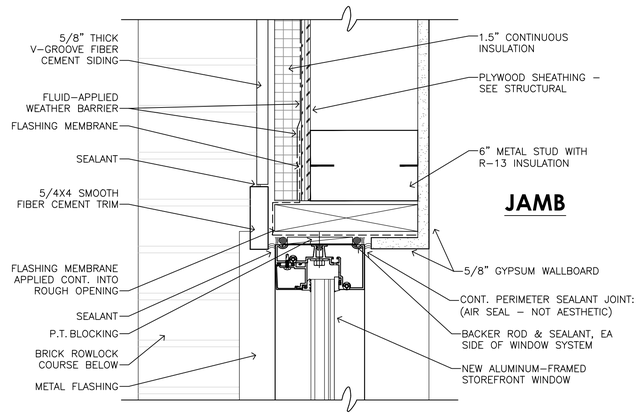
COFA FINAL SUBMITTAL



WINDOW HEAD DETAIL

SCALE: 1-1/2" = 1'-0"

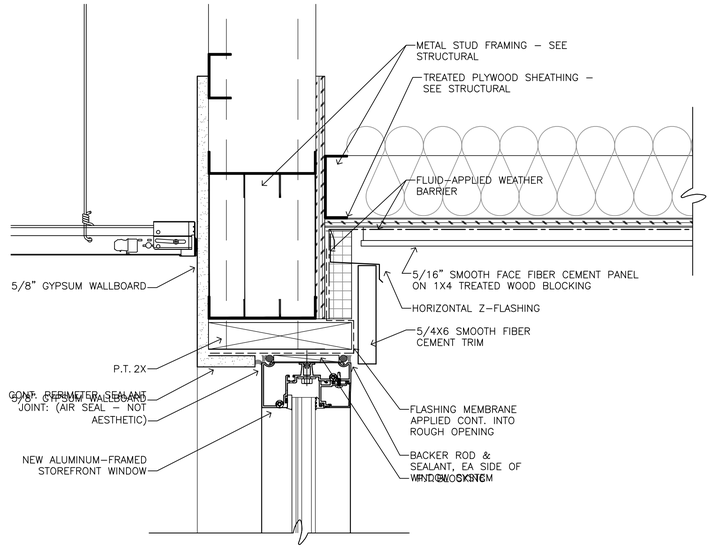
H1 / 320



WINDOW JAMB DETAIL

SCALE: 1-1/2" = 1'-0"

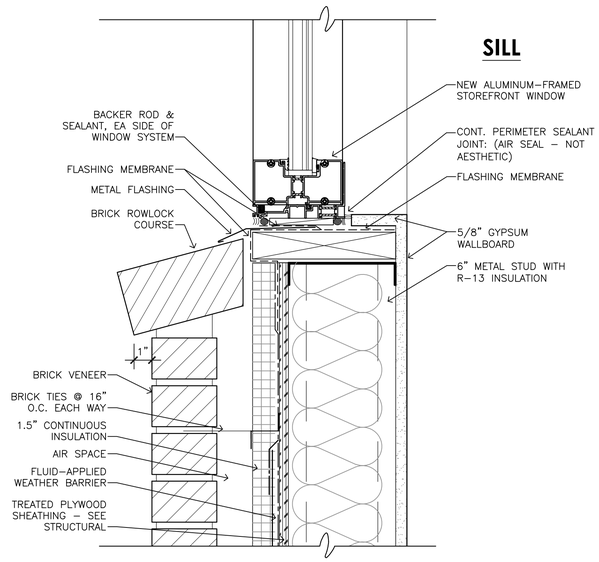
J1 / 320



DOOR HEAD DETAIL

SCALE: 1-1/2" = 1'-0"

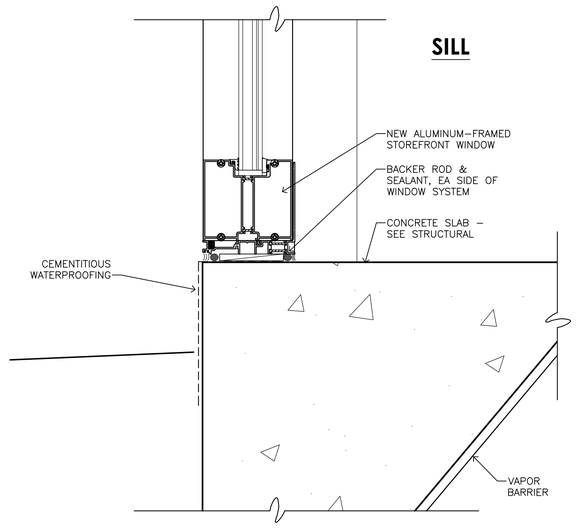
H2 / 320



WINDOW SILL DETAIL

SCALE: 1-1/2" = 1'-0"

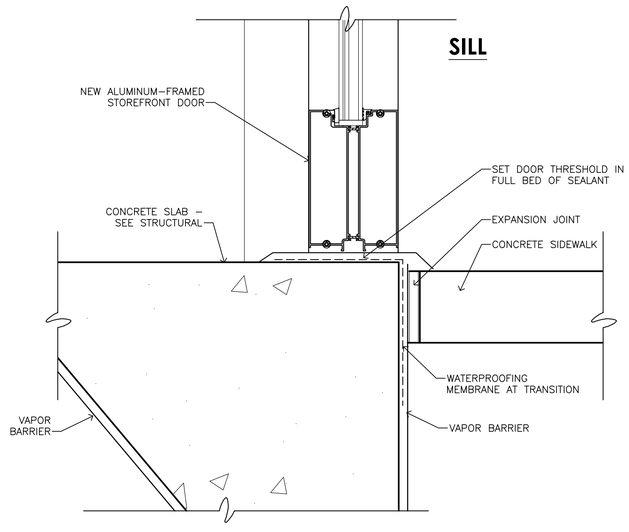
S1 / 320



WINDOW SILL DETAIL

SCALE: 1-1/2" = 1'-0"

S2 / 320



SCALE: 3" = 1'-0"

0 2" 4" 8"

DOOR SILL DETAIL

SCALE: 1-1/2" = 1'-0"

S3 / 320

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

SHEET TITLE:

STOREFRONT DETAILS

SHEET NUMBER:

A320

COFA FINAL SUBMITTAL

WINDOW SCHEDULE

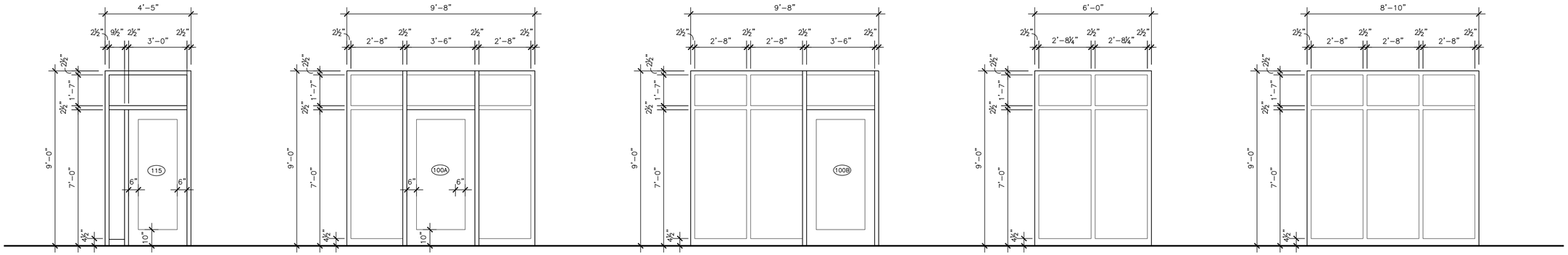
MARK	FRAME SIZE	TYPE	FRAME MAT'L	FRAME FINISH	ASSEMBLY LABEL	GLAZING	DETAILS - SHEET A320	REMARKS
A	SEE ELEVATIONS	ENTRANCE	ALUM.	PAINT		G1	H2 / S3	
B	SEE ELEVATIONS	ENTRANCE	ALUM.	PAINT		G1	H1 / J1/ S2	
C	SEE ELEVATIONS	ENTRANCE	ALUM.	PAINT	--	G1	H1 / J1/ S2	
D	SEE ELEVATIONS	FIXED	ALUM.	PAINT	--	G1	H1 / J1/ S2	
E	SEE ELEVATIONS	FIXED	ALUM.	PAINT	--	G1	H1 / J1/ S2	
F	SEE ELEVATIONS	FIXED	ALUM.	PAINT	--	G1	H1 / J1/ S2	
G	SEE ELEVATIONS	FIXED	ALUM.	PAINT	--	G1	H1 / J1/ S1	

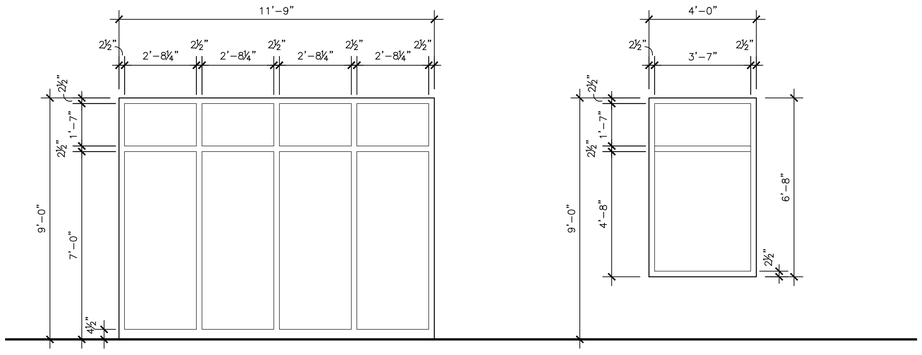
GLAZING SCHEDULE

G1	1 5/16" INSULATED GLAZING – IMPACT
G2	TEMPERED

ABBREVIATIONS:

ALUM	ALUMINUM
HM	HOLLOW METAL
PFST	PRE-FINISHED STAIN
PT	PAINT
WD	WOOD





WINDOW / STOREFRONT ELEVATIONS

SCALE: 3/8" = 1'-0"

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

SHEET TITLE:

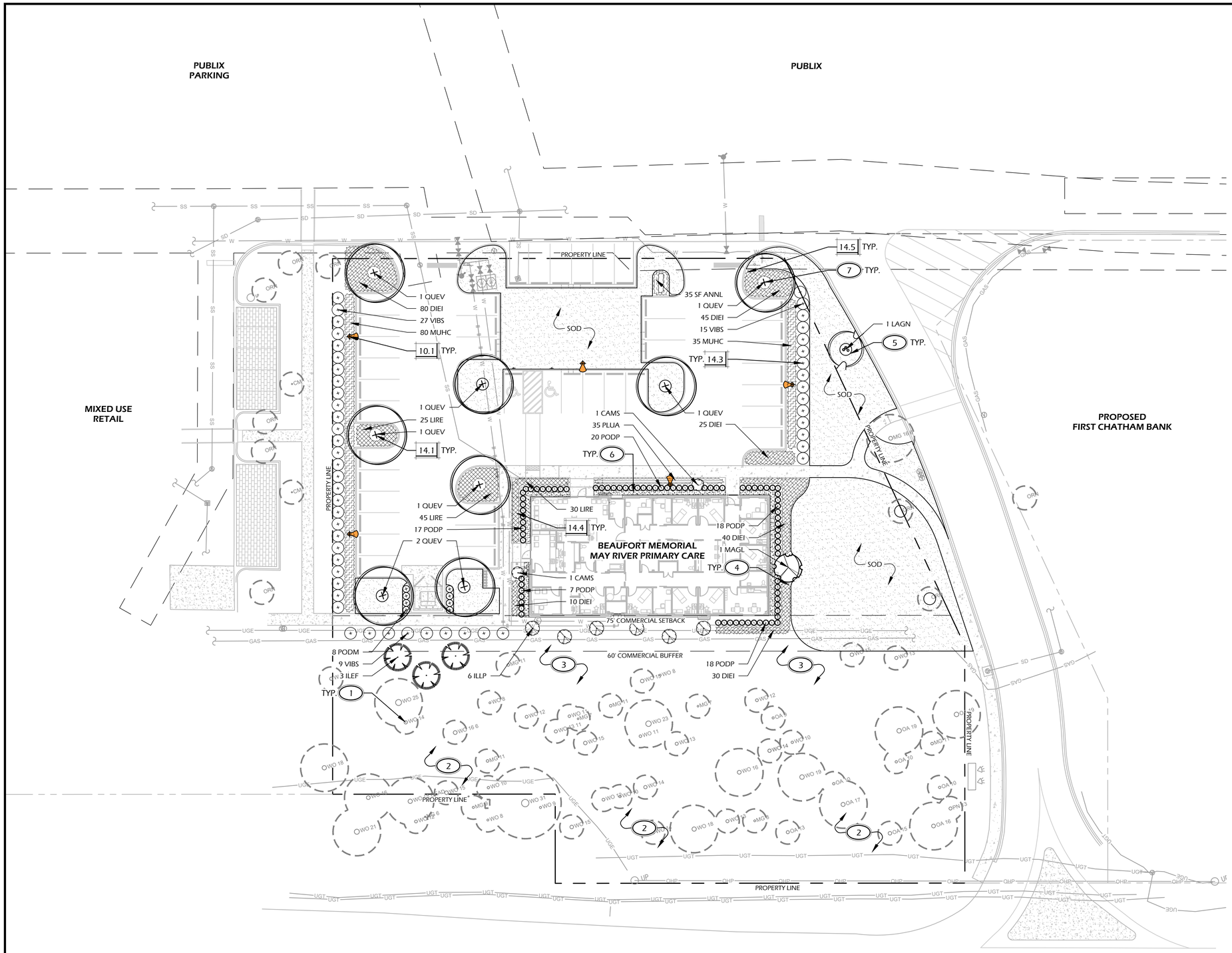
STOREFRONT WINDOW SCHEDULES

SHEET NUMBER:

A611

COFA FINAL SUBMITTAL

SW 6203 | Spare White
SW 7641 | Colonnade Grey
SW 9166 | Drift of Mist
SW 9171 | Felted Wool
TAYLOR
P.O. BOX 2128 SALISBURY, NC 28145 (704)
COLOR: #170/#171 BLEND
SIZE: MODULAR
TEXTURE: SMOOTH
WHERE QUALITY IS FIRST
CLAY PRODUCTS INC
AVERAGE SHADE SUBJECT TO NORMAL SHADE VARIATIONS
TAYLOR
CLAY PRODUCTS INC.
Thin Brick



PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501
14.5	ROOT BARRIER	5/L501

LIGHTING SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		5	STREET LIGHT	N.I.C.

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
UNDERSTORY TREES		
ILEF	Ilex x attenuata 'Fosteri'	Fosters Holly
LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
SHRUBS		
CAMS	Camellia sasanqua	Sasanqua Camellia
ILLP	Illicium parviflorum	Yellow Anise
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
ANNL-SF	-	Annuals
DIEI	Dietes iridioides	White African Iris
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
PLUA	Plumbago auriculata	Plumbago

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. UNDISTURBED BUFFER.
3. SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' SETBACK LINE.
4. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
5. MULCH RING, TYP.
6. 24" PEA GRAVEL BUFFER BETWEEN FOUNDATION AND FOUNDATION PLANTINGS IN SHOWN AREAS.
7. INSTALL ROOT BARRIER ON ALL PARKING ISLAND TREES TO PREVENT ROOT INTRUSION AND DAMAGE TO SURROUNDING HARDSCAPE.

N

W E

0 5 10 15 20 25 30 35 40

Scale 1 " = 10'

Wilmer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
328 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

© 2026 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

BEAUFORT MEMORIAL

MAY RIVER PRIMARY CARE

BLUFFTON, SOUTH CAROLINA

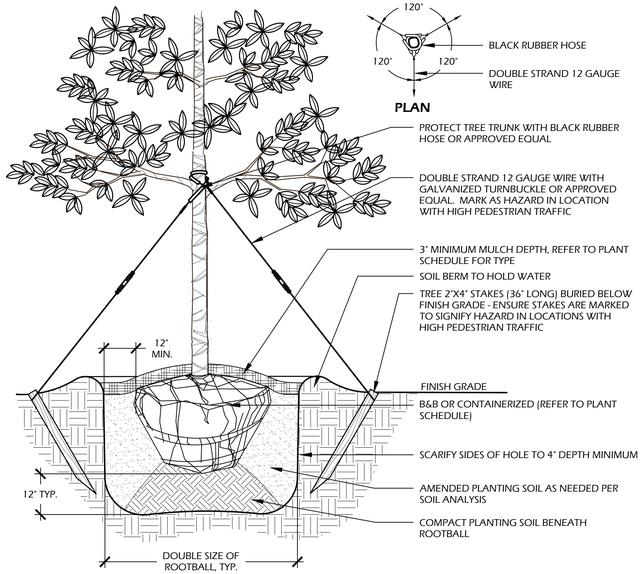
DATE:	APR 27, 2026
PROJECT NO.:	26032.01
DRAWN BY:	MW
CHECKED BY:	JM, DK

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

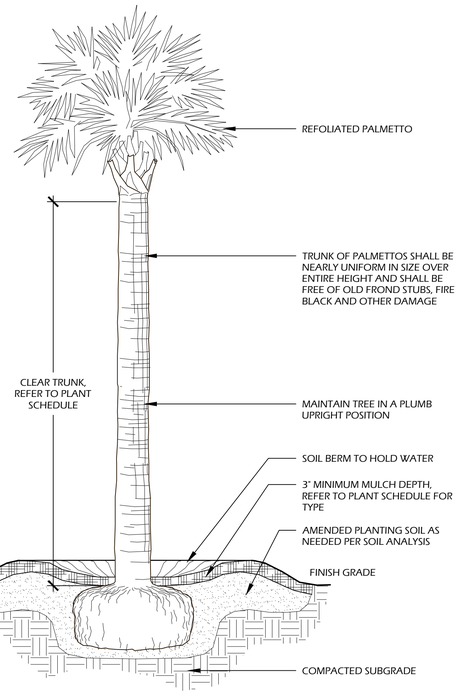
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500



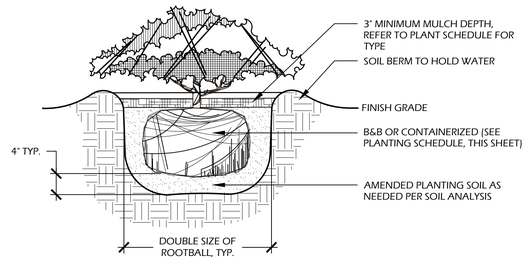
NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



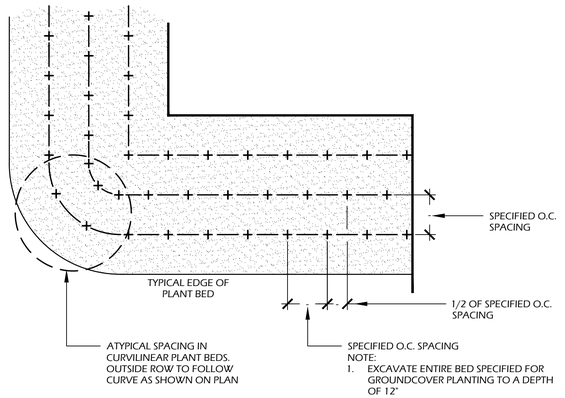
NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE,
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.



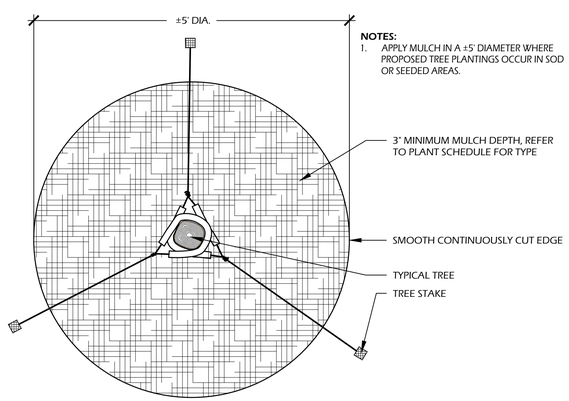
NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



NOTE:
1. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



NOTES:
1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

5 // L501 TREE STAKING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
8	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
UNDERSTORY TREES								
3	ILEF	Ilex x attenuata 'Fosteri'	Fosters Holly	6'-7'	3'-4'	15 gal.	-	Full
1	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
1	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
2	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
6	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
8	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-	Full
80	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
51	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
115	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
35	ANNL-SF	-	Annuals	-	-	-	-	-
230	DIEI	Dietes iridioides	White African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full
100	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
35	PLUA	Plumbago auriculata	Plumbago	12"-18"	12"-18"	1 gal.	24" O.C.	Blue Flowers, Full
SOD & MULCH								
10,200	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
8,100	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

NDS

Home ▸ Root Barrier Roll, 18" H

You added Root Barrier Roll, 18" H to your shopping cart.

Root Barrier Roll, 18" H

Add to Cart | Where to Buy

Description

Manufactured from durable HDPE, Root Barrier Sheet Material creates a water and root barrier to prevent costly damage to pavements, roads, and building foundations caused by water and roots. The 20 ft long sheets of material are ideal for linear style planting applications, and are equally suited for individual tree planting use. Root Barrier Sheet Material is available in 12 inch, 18 inch, and 24 inch depths to meet a variety of applications.

Product Details
Specifications & Support

6 // L501 ROOT BARRIER
SCALE: N.T.S.

Wimer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
328 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

© 2026 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
BLUFFTON, SOUTH CAROLINA

DATE:	APR 27, 2026
PROJECT NO.:	26032.01
DRAWN BY:	MW
CHECKED BY:	JM, DK

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501

WALL PACKS AT
EXTERIOR DOORS

T652LEDB

LED FULL CUT-OFF WALL PACK

JOB INFORMATION

Type:

Catalog No.:

Project Name:

Comments:

Prepared by:

T652LEDB

FEATURES

USE OF PRODUCT
The intended use of this product is for any outdoor commercial or industrial building accent, pedestrian walkways, public access areas, or recreation areas.

HOUSING
Rugged die cast aluminum housing with hinged frame. 1/2" Coin plugs with O-rings for conduit & photocell.

FINISH
Matt-finished, architectural bronze powdercoat over a precise chromate conversion coating. Available in standard dark polyester bronze or consult factory for made to order architectural finishes.

OPTICS
Tempered UV coated flat lens provide outstanding performance, uniformity, and glare control.

LED
LED engine available in 3000K, 4000K, 5000K. Color temperature may be modified in field or preset by factory. LED Mounted to aluminum heat sink for maximum life output and thermal management.

DRIVER
Durable and long lasting LED driver operates at 120-277V and boasts a 90% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Fixture available in two packages. LS1 (1300, 2600, 3900, 5200lm) & LS3 (3900, 7800, 11700, 15600lm). Watts may be modified in field or preset by factory available upon request -30°C Min Temp. 45°C Max Temp.

MOUNTING
Cast-in template for mounting directly over a 4" recessed outlet box or 1/2" surface conduit.

LISTINGS/COMPLIANCE
- DLC.
- UL - Listed for wet location.
- Dark Sky Compliant
- CEC compliant emergency driver.

PERFORMANCE DATA

Wattage	Delivered Lumens	Voltage	CRI
10W	1300lm	120-277V	70
20W	2600lm	120-277V	70
30W	3900lm	120-277V	70
40W	5200lm	120-277V	70

130 lm per watt

Wattage	Delivered Lumens	Voltage	CRI
30W	3900lm	120-277V	70
60W	7800lm	120-277V	70
90W	11700lm	120-277V	70
120W	15600lm	120-277V	70

130 lm per watt

B.U.G RATING

B	U	G
1	0	2

ORDERING INFO

SERIES	WATT/LUMENS	COLOR TEMPERATURE	VOLTAGE	OPTICS	FINISH	OPTIONS
T652LEDB	**WS40** - Wattage Selectable (10W, 20W, 30W, 40W) **S10W** - Set at 10W **S20W** - Set at 20W **S30W** - Set at 30W **S40W** - Set at 40W	**CTS** - Color Temperature Selectable (3000K, 4000K, 5000K) **S30K** - Color Temp. set at 3000K **S40K** - Color Temp. set at 4000K **S50K** - Color Temp. set at 5000K	**UNV** - 120V-277V	**T2** - Type 2 **T3**[1] - Type 3 **T4** - Type 4	**BZ** - Bronze **MTO** - Made to order **MGTO** - Marine grade made to order	**PC** - Photocell 120-277V **EM8W** - Emergency battery, 8W (WS40) **EM20W** - Emergency battery, 20W (WS120) **MW** - Microwave Motion sensor **MSR** - Standard PIR Motion Sensor Remote **MFR** - FSP311 PIR Motion Sensor Remote **MSI** - Standard PIR Motion Sensor Integral **SP10** - Surge protector 10KV **TRS** - Tamper Resistant Screw **CEM15W** - Cold Pack Integral Emergency Battery
	WS120 - Wattage Selectable (30W, 60W, 90W, 120W) **S30W** - Set at 30W **S60W** - Set at 60W **S90W** - Set at 90W **S120W** - Set at 120W					

Notes
1. Standard distribution type

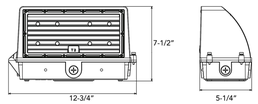
RAYON LIGHTING

RAYON LIGHTING GROUP INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.
1517 N. ALAMEDA ST. COMPTON CA 90222 | TEL 323.446.2626 | FAX 323.446.2606 | WWW.RAYONLIGHTING.COM

T652LEDB

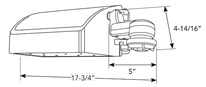
LED FULL CUT_OFF WALL PACK

DIMENSIONS



Weight: 6 lbs

MOTION SENSOR DIMENSIONS



MFR - FSP311 PIR remote motion sensor

RAYON LIGHTING

RAYON LIGHTING GROUP INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.
1517 N. ALAMEDA ST. COMPTON CA 90222 | TEL 323.446.2626 | FAX 323.446.2606 | WWW.RAYONLIGHTING.COM

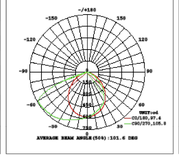
WS1 - Wattage Selectable (10W,20W,30W,40W)

10W

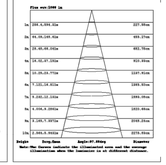
Test Date 7Apr23
Series T652LEDB

Characteristics	
Color Temperature	4000K
Nominal Power(W)	10
Rated Voltage	120
Nominal Flux (lm)	1858.4
Test Voltage (V)	120
Imax (cd)	743.2
LOR(%)	100
Total Flux (lm)	1858.4
CIE Class	Direct
Type:	Low

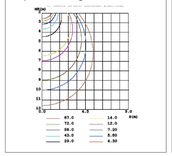
Luminous intensity distribution diagram



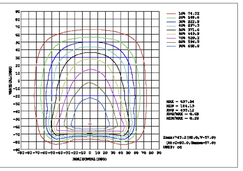
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram

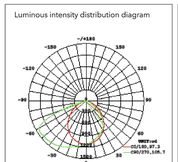


20W

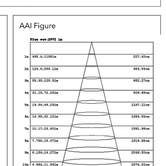
Test Date 7Apr23
Series T652LEDB

Characteristics	
Color Temperature	4000K
Nominal Power(W)	30
Rated Voltage	120
Nominal Flux (lm)	3612.48
Test Voltage (V)	120
Imax (cd)	1446
LOR(%)	100
Total Flux (lm)	3612.5
CIE Class	Direct
Type:	20W

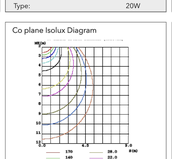
Luminous intensity distribution diagram



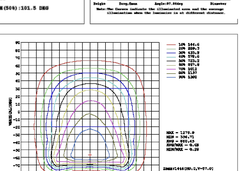
AAI Figure



Co plane Isolux Diagram



Isocandela Diagram



SITE LIGHTING
PROVIDED BY
DOMINION ENERGY

Decorative Fixtures

Acorn 50 Watt LED 7,114 Lumens

Available Poles:
Charleston Fluted 12'/14'
Charleston Smooth 12'/14'
Black Fiberglass 14'

Octagonal 70 Watt LED 7,476 Lumens

Available Poles:
Charleston Fluted 12'/14'
Charleston Smooth 12'/14'
Black Fiberglass 14'

Round 60 Watt LED 7,413 Lumens

Available Poles:
Charleston Fluted 12'/14'
Charleston Smooth 12'/14'
Black Fiberglass 14'

Shepherd's Crook 60 Watt LED 7,413 Lumens

Available Poles:
Shepherd's Crook 15'

Traditional 70 Watt LED 6,644 Lumens

Available Poles:
Charleston Fluted 12'/14'
Charleston Smooth 12'/14'
Black Fiberglass 14'

Open Traditional 60 Watt LED 6,747 Lumens

Available Poles:
Charleston Fluted 12'/14'
Charleston Smooth 12'/14'
Black Fiberglass 14'

Contemporary 70 Watt LED 6,069 Lumens

Available Poles:
Charleston Fluted 12'/14'
Charleston Smooth 12'/14'
Black Fiberglass 14'

DominionEnergySC.com/Lighting

Dominion Energy®

Poles

Charleston Fluted 12'/14'

Charleston Smooth 12'/14' and Shepherd's Crook 15'

Black Fiberglass 14'/25'

Aluminum Square 24'/30'/35'

Aluminum Round 24'/30'/35'

Wood 30'/35'

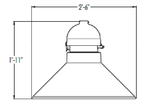
1320239f6140 04/23

PRODUCT OVERVIEW

LED Shepherds Crook (Non-DALI)

Stock Code: 42414516

Acuity Part Number: GELF3 P30 30K MVOLTASYPR7 RFD343444



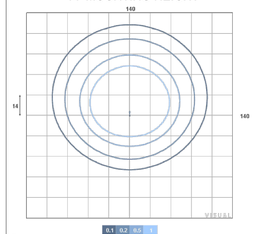
Maximum effective projected area - 1.2 ft²
Maximum weight - 51 lbs

Acuity Base Number:

GELF3P3040KMVOLTASYNPTBKPR 7L3

- 7,636 Lumens
- 62 Input Watts
- 60 watt NEMA Label
- Multi Volt - 120-277
- Not UL Listed
- P7 Photocontrol Receptacle
- Color Temperature - 3000ºK
- 70 CRI Minimum
- Type III Distribution
- 3" x 3" Tenon Mounting
- Color – Black
- 42 x 42 pallet not to exceed 60"
- Mark Carton w/Stock Code

LIGHT DISTRIBUTION IN FOOTCANDLES*
14' MOUNTING HEIGHT



*Footcandle is a unit of measure of the intensity of lighting.

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 04/28/2026

REVISIONS:

SHEET TITLE:

EXTERIOR LIGHTING

SHEET NUMBER:

A700

COFA FINAL SUBMITTAL

Schedule

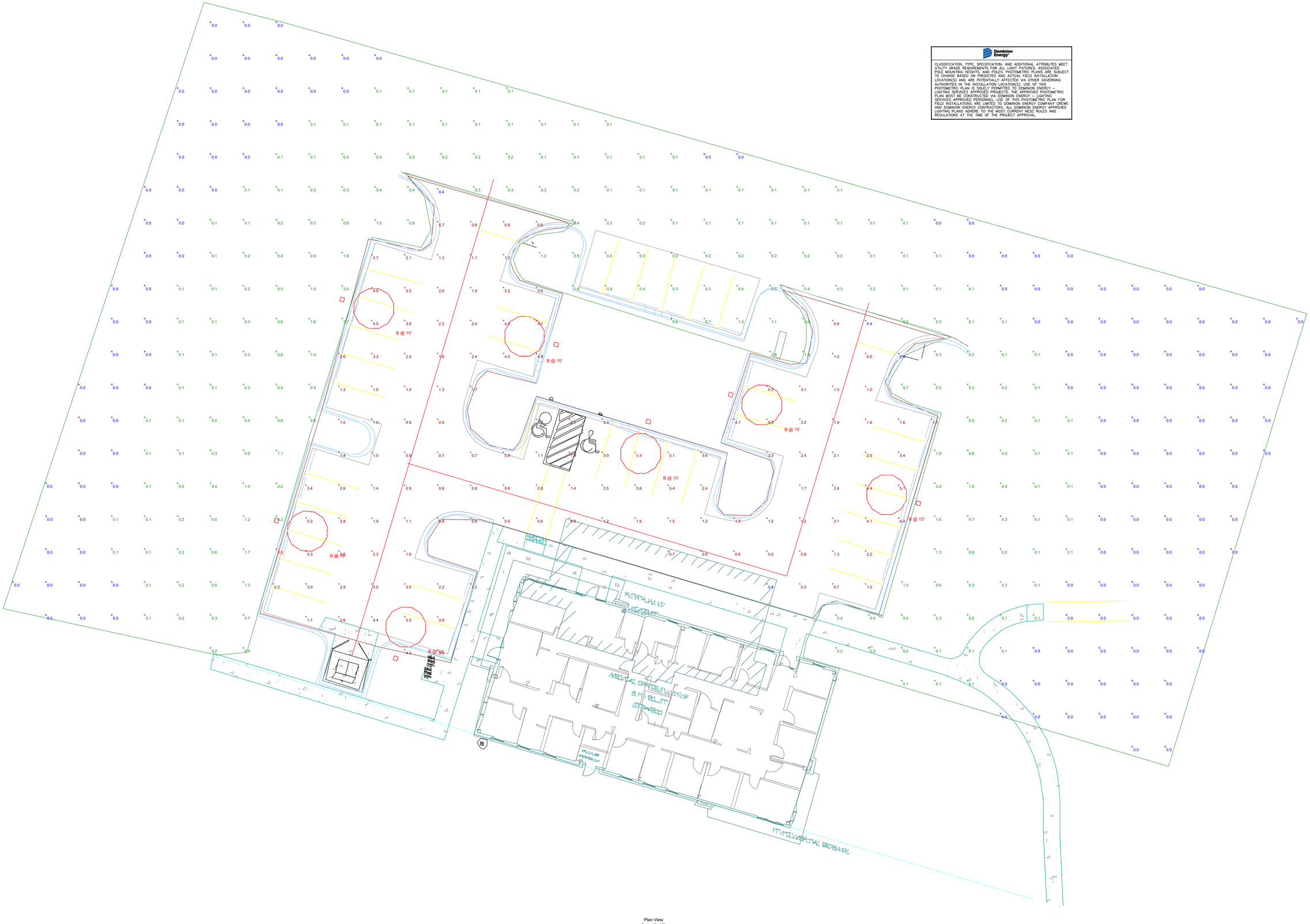
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	B		7	GELF3 P30 40K XXXXX ASY	GlasWerks Luminescent LED Hallbrook Extended, P30 Performance Package, 4000K CCT, Asymmetric distribution		1	8135	0.9	62	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Parking Lot		0.3 fc	3.8 fc	0.0 fc	N/A	N/A
Calc Zone #1		2.2 fc	5.8 fc	0.4 fc	14.5:1	5.5:1

Dominion Energy

CLASSIFICATION, TYPE, SPECIFICATION, AND ADDITIONAL ATTRIBUTES MEET UTILITY GRADE REQUIREMENTS FOR ALL LIGHT FIXTURES, ASSOCIATED POLE MOUNTING HEIGHTS, AND POLES. PHOTOMETRIC PLANS ARE SUBJECT TO CHANGE BASED ON PREDICTED AND ACTUAL FIELD INSTALLATION LOCATION(S) AND ARE POTENTIALLY AFFECTED VIA OTHER GOVERNING AUTHORITIES IN THE INSTALLATION LOCATION(S). USE OF THIS PHOTOMETRIC PLAN IS SOLELY PERMITTED TO DOMINION ENERGY – LIGHTING SERVICES APPROVED PROJECTS. THE APPROVED PHOTOMETRIC PLAN MUST BE CONSTRUCTED VIA DOMINION ENERGY – LIGHTING SERVICES APPROVED PERSONNEL. USE OF THIS PHOTOMETRIC PLAN FOR FIELD INSTALLATIONS ARE LIMITED TO DOMINION ENERGY COMPANY CREWS AND DOMINION ENERGY CONTRACTORS. ALL DOMINION ENERGY APPROVED LIGHTING PLANS ADHERE TO THE MOST CURRENT NESC RULES AND REGULATIONS AT THE TIME OF THE PROJECT APPROVAL.



Plan View
Scale - 1" = 10ft

Dominion Energy
Actions Speak Louder.

BMH - MAY RIVER CROSSING
LED SHEPHERDS

Designer
S OWENS
Date
04/23/2026
Scale
1" = 10'
Drawing No.

Summary

ATTACHMENY 7

PLAN REVIEW COMMENTS FOR COFA-02-26-020148

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
TOWNE CENTRE AT NEW RIVERSIDE

Plan Type: Highway Corridor Overlay District
Apply Date: 02/26/2026
Plan Status: Active
Plan Address: 2800 May River Xing Crossing BLUFFTON, SC 29910
Case Manager: Angie Castrillon
Plan PIN #: R610 036 000 3212 0000
Plan Description: A request by Josie Abrams of Josie S. Abrams Architecture, on behalf of property owner Beaufort Memorial Hospital for review of a Certificate of Appropriateness - HCOD application. The project consists of the 5,000 S single story medical office building with associated infrastructure. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of approximately 1.38 acres identified by tax map number R61 036 000 3212 0000 located within the May River Crossing Master Plan.
STATUS: This item will be heard at the April 1, 2026 Development Review Committee Meeting.

Planning Commission Committee Review

Submission #: 1 Recieved: 03/25/2026 Completed: 03/27/2026

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	03/27/2026	Angie Castrillon	Approved with Conditions

Comments:
1. The use of “Aged Copper” for the cornice at the two corners and the storefront windows is not considered compatible with the Lowcountry or coastal vernacular palette (ZDSO 90/3 Section 5.15.9.C.1 and 5.15.9.D.5) The use of the corporate color as an accent may be considered on a case-by-case basis.
2. The Applicant has provided justification for the proposed roofline. Staff’s interpretation remains that the ordinance (ZDSO 90/3) intends to discourage unarticulated flat rooflines. Based on that interpretation, and the supporting architectural narrative, the proposed cornice is viewed by Staff as meeting the guideline requiring a pediment.
3. Confirm the suitability of proposed shrubs located over underground utilities south of the building.
4. Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the Covenants, Conditions and Restrictions.
5. All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
6. Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval.

Planning Commission Review	03/27/2026	Caroline Luke	Approved with Conditions

Comments:
Comments may be provided at time of DRC.

Stormwater Review	03/26/2026	Samantha Crotty	Approved with Conditions

Comments:
The civil plans provided as part of this COFA submittal do not match the stormwater reviewed and approved civil plans.

Addressing Review	03/27/2026	Ryan Coleman	Approved
Beaufort Jasper Water and Sewer Review	03/27/2026	Matthew Michaels	Approved
Building Safety Review	03/27/2026	Sidney Holland	Approved

Police Department Review	03/27/2026	Bill Bonbag	Approved
Transportation Department Review	03/27/2026	Megan James	Approved

ATTACHMENT 7

Plan Review Case Notes:

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE

2800 MAY RIVER XING
BLUFFTON, SC 29910

PROJECT TEAM

ARCHITECT	JOSIE S. ABRAMS ARCHITECTURE, LLC 980 MOORING DRIVE CHARLESTON, SC 29412 (843) 452-9579
CIVIL ENGINEER	DAVIS & FLOYD 2712 BULL STREET, SUITE A BEAUFORT, SC 29902 (843) 329-2222
LANDSCAPE ARCHITECT	WITMER JONES KEEFER 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 (843) 757-7411

INDEX OF DRAWINGS

G001	COVER SHEET
C000	COVER SHEET
C001	GENERAL NOTES
C100	DEMOLITION PLAN
C200	SITE PLAN
C210	SITE LAYOUT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	DRAINAGE PLAN
C320	DRAINAGE PLAN-PROFILE
C410	SANITARY SEWER PLAN-PROFILE
C430	WATERLINE PLAN
C500	SWPPP NOTES
C510	SWPPP PLAN
C520	TOWN OF BLUFFTON 10-YEAR EXHIBIT
C820	SITE DETAILS
C830	GRADING AND DRAINAGE DETAILS
C840	SANITARY SEWER DETAILS
C841	WATER DETAILS
C850	SWPPP DETAILS
C851	SWPPP DETAILS
L500	PLANTING PLAN
L501	PLANT SCHEDULE AND DETAILS
A101	FLOOR PLAN
A201	BUILDING ELEVATIONS
A210	BUILDING PERSPECTIVE COLOR & MATERIAL SWATCHES
A211	BUILDING ELEVATIONS - WITH COLOR

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 02/24/2026
REVISIONS:

SHEET TITLE:

COVER
SHEET INDEX

SHEET NUMBER:

G001

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

BEAUFORT MEMORIAL - MAY RIVER PRIMARY CARE

2800 MAY RIVER XING
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT SUMMARY

LOCAL PROJECT NAME: BEAUFORT MEMORIAL - MAY RIVER PRIMARY CARE

PROJECT ADDRESS: 2800 MAY RIVER XING, BLUFFTON, SC

PROJECT DESCRIPTION:
MEDICAL OFFICE BUILDING

TAX MAP PARCEL INFORMATION:
TMS# R610-036-000-3212-0000

SITE ACREAGE:

SITE ACRES:	1.378 AC.
SCDOT:	0.000 AC.
HIGHLAND ACRES:	1.378 AC
WETLANDS:	0.000 AC
DISTURBED ACRES:	0.820 AC.

SITE ZONING:

ZONING:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
OVERLAY:	HCOD (HIGHWAY CORRIDOR OVERLAY DISTRICT)

ADJACENT ZONING:

NORTH:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
SOUTH:	MAY RIVER ROAD (SC HWY 46)
EAST:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
WEST:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)

BUFFERS:

FRONT (MAY RIVER ROAD):	60' (COMMERCIAL) LANDSCAPE BUFFER
SIDE (MAY RIVER XING):	N/A
SIDE (PUBLIX):	N/A
REAR: (PUBLIX):	N/A

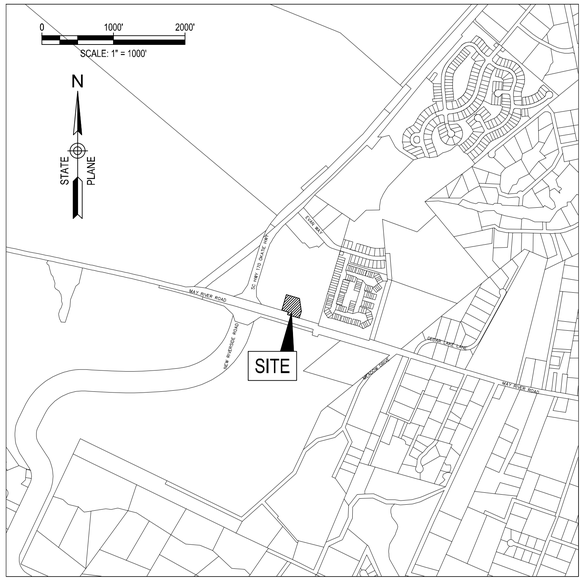
BUILDING SETBACKS:

FRONT (MAY RIVER ROAD):	75'
SIDE (MAY RIVER XING):	N/A

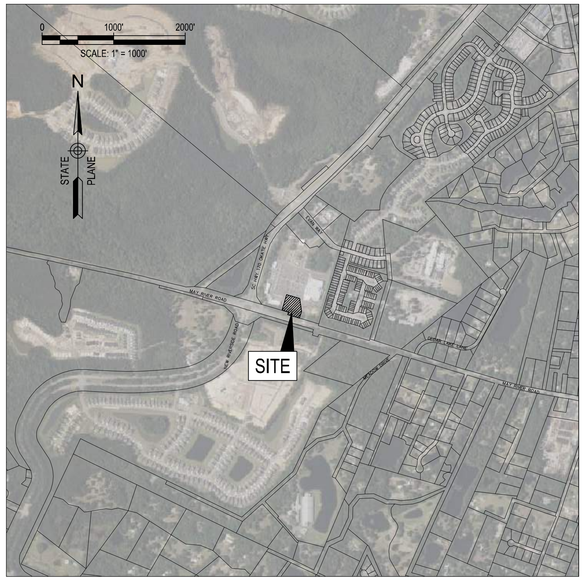
PARKING SUMMARY:

TOTAL REQUIRED:	25	(5/1,000 SF)
TOTAL PROVIDED:	40	(8/1,000 SF)
NORMAL SPACES:	38	
ADA SPACES:	2	

PERMIT SUMMARY:	PERMIT #/FILE #:
LOCAL PROJECT ID	TBD
USACE JD	N/A
NPDES	PN# NPDES SCR10___ FILE#
LCP	PN# NPDES SCR10___ FILE #
CZC	TBD
SCDOT ENCROACHMENT - ROAD	N/A
SCDOT ENCROACHMENT - UTILITY	N/A
CSX R/R ENCROACHMENT	N/A
N-S R/R ENCROACHMENT	N/A
SCDHEC - WATER	N/A
SCDHEC - SEWER	N/A



LOCATION MAP



VICINITY MAP

PROTECTED AND GRAND TREE SUMMARY

	NUMBER OF TREES	NUMBER OF INCHES
GRAND TREES TO BE REMOVED (24" & GREATER)	0	0
SIGNIFICANT TREES TO BE REMOVED (8" - 23")	6	58

*REFER TO SHEET L100 FOR TREE MITIGATION SUMMARY

EXISTING UTILITY NOTE

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

ADA NOTES

1. ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES WILL BE ADA COMPLIANT.
2. PUBLIC RIGHT-OF-WAYS MUST REMAIN ADA COMPLIANT THROUGHOUT CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	DEMOLITION PLAN
C200	SITE PLAN
C210	SITE LAYOUT PLAN
C300	GRADING AND DRAINAGE PLAN
C310	DRAINAGE PLAN
C320	DRAINAGE PLAN-PROFILE
C410	SANITARY SEWER PLAN-PROFILE
C430	WATERLINE PLAN
C500	SWPPP NOTES
C510	SWPPP PLAN
C520	TOWN OF BLUFFTON 10-YEAR EXHIBIT
C820	SITE DETAILS
C830	GRADING AND DRAINAGE DETAILS
C840	SANITARY SEWER DETAILS
C841	WATER DETAILS
C850	SWPPP DETAILS
C851	SWPPP DETAILS

DEVELOPER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR	ARCHITECT
BEAUFORT MEMORIAL HOSPITAL c/o RUSSELL BAXLEY 988 RIBAUT ROAD BEAUFORT, SC 29902 843-522-5140	DAVIS & FLOYD, INC. c/o RYAN LYLE 2712 BULL STREET SUITE A BEAUFORT, SC 29902 843-379-2222 rlyle@davisfloyd.com	WITMER JONES KEEFER, Ltd. c/o DANIEL KEEFER 23 PROMENADE STREET, SUITE 201 BLUFFTON, SC 29910 843-757-7411 dan@wjkltd.com	DAVIS & FLOYD, INC. c/o JOHN GRAY (PLS#26954) 2712 BULL STREET SUITE A BEAUFORT, SC 29902 843-379-2222 jgray@davisfloyd.com	JOSIE S. ABRAMS ARCHITECTURE 980 MOORING DRIVE CHARLESTON, SC 29412 843-762-5822 josie@jsaarch.com

Know what's below. Call before you dig.

SOUTH CAROLINA
DAVIS & FLOYD, INC
CERTIFICATE OF AUTHORIZATION
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 28235
RYAN C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE
TOWN OF BLUFFTON, SOUTH CAROLINA

DRAWING TITLE
COVER SHEET

NO.	RELEASED	CHECKED	DATE

JOB NO. 32207.01
DATE 02/16/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C000

PAGE 1 OF 18

G:\Jobs\Oob\32207-00\Production\Civil\Drawings\32207.00-GENERAL.dwg, 2/16/2026 9:59:05 AM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

EXISTING SANITARY SEWER MH #12
RIM=39.93
INV(A)=34.35
INV(B)=34.42
INV(C)=34.29

81 LF 6" SANITARY SEWER LINE
@ 0.38% SLOPE

30' DRAINAGE EASEMENT
(PER DEED BOOK 3880, PAGE 2615)

EXISTING 10" WATERLINE

EXISTING 110 LF 18" RCP

EXISTING SANITARY SEWER MH #13
RIM=39.66
INVus=34.64
INVds=34.60

RELOCATE EXISTING FIRE HYDRANT
BL4126/6

UTILITY EASEMENT
PLAT BOOK 155 PAGE 154

EXISTING SMH #40
RIM=40.27
INVus=30.45
INVds=30.36

26 LF 6" SANITARY SEWER LINE
@ 0.57% SLOPE

EXISTING 60" RCP

PR II MAY RIVER CROSSING LLC
TMP: R610 036 000 0386 0000
DEED BOOK 4145 PAGE 2213
PLAT BOOK 155 PAGE 154

EXISTING 18" RCP

EXISTING SANITARY
SEWER MH #14
RIM=40.67
INV=34.79

EXISTING SMH #39
RIM=39.31
INV18"(A)=29.90
INV60"(B)=25.55
INV60"(C)=25.61
INV18"(D)=30.23

EXISTING 28 LF 18" RCP

EXISTING 60" RCP

EXISTING GI #26
RIM=40.45
INV18"=30.11

110 LF 6" SANITARY SEWER LINE
@ 0.43% SLOPE

EXISTING FIRE HYDRANT
BL4127/6

EXISTING 10" WATERLINE

PR II MAY RIVER CROSSING LLC
TMP: R610 036 000 0386 0000
DEED BOOK 4145 PAGE 2213
PLAT BOOK 155 PAGE 154

30' DRAINAGE EASEMENT
(PER DEED BOOK 3880, PAGE 2615)

EXISTING SANITARY SEWER MH #15
RIM=39.68
INVus=34.90
INVds=34.86

INSTALL SILT FENCE. SEE
DETAIL ON SHEET C850.

6" SANITARY SEWER LINE

DEMO 181 LINEAR FT CURB & GUTTER

RELOCATE EX STOP SIGN

DEMO SIGN

15' UTILITY EASEMENT
PLAT BOOK 155 PAGE 154

EXISTING 18" RCP

EXISTING GI #22
RIM=39.38
INV18"=31.17
INV8"=31.41

EXISTING 8" PVC

SILT FENCE MARKS
LIMITS OF DISTURBANCE

FIRST CHATHAM BANK
TMP: R610 036 000 3212 0000
DEED BOOK 4017 PAGE 134
PLAT BOOK 155 PAGE 154

EXISTING UNDER GROUND
ELECTRICAL LINE (RELOCATION
BY UTILITY PROVIDER)

FIRST CHATHAM BANK
TMP: R610 036 000 3213 0000
DEED BOOK 4017 PAGE 134
PLAT BOOK 155 PAGE 154

TREE TO REMAIN (TYP)

TREE TO BE REMOVED (TYP)

EXISTING GAS LINE
(RELOCATION BY UTILITY
PROVIDER)

MAY RIVER ROAD (SC HWY. 46) 150' R/W

MAY RIVER ROAD (SC HWY. 46) 75' R/W

MAY RIVER CROSSING

Know what's below.
Call before you dig.

N
STATE PLANE

0 20' 40'
SCALE: 1" = 20'

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

G:\Jobs\Job\32207-00\Production\Civil\Drawings\32207.00-DEMO.dwg, 2/16/2026 9:59:19 AM, rodney crosby

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
DAVIS & FLOYD, INC
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 28235
RANDALL C. LYLE

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
DEMOLITION PLAN

NO.	REVISED	DRAWN	CHECKED	DATE

JOB NO. 32207.01
DATE 02/16/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C100

PAGE 3 OF 18

G:\Jobs\Jobs\32207-00\Production\Civil\Drawings\32207.00-SITE.dwg, 2/16/2026 8:59:24 AM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

30' DRAINAGE EASEMENT
(PER DEED BOOK 3880, PAGE 2615)

30'

UTILITY EASEMENT
PLAT BOOK 155 PAGE 154

PARCEL A-1

PR II MAY RIVER CROSSING LLC
TMP: R610 036 000 0386 0000
DEED BOOK 4145, PAGE 2213
PLAT BOOK 150, PAGE22

PROPOSED STOP SIGN AND THERMOPLASTIC STOP BAR

PROPOSED CURB CUT AT PARKING STALL LOW POINT (TYPICAL)

PROPOSED MONUMENT SIGN (SEE LANDSCAPE PLANS)

R16'

R16.5'

PROPOSED HANDICAP PARKING SIGNS

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE CURB AND GUTTER

RELOCATED EX STOP SIGN

PROPOSED STOP SIGN AND THERMOPLASTIC STOP BAR

WHEELSTOP (TYP)

PROPOSED 8' FOUNDATION BUFFER

ADA RAMP WITH DETECTABLE WARNING

MEDICAL OFFICE BUILDING
5,000 SQ. FT.
FFE=42.00

SPRINKLER RISER ROOM

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED DUMPSTER ENCLOSURE

PROPOSED HEAVY DUTY CONCRETE

BICYCLE PARKING (SEE LANDSCAPE ARCHITECT PLAN)

FIRST CHATHAM BANK
2800 MAY RIVER CROSSING
TMP: R610 036 000 3212 0000
PARCEL A-5
60,020 SQ. FT.
TOTAL PARCEL: 1.377 ACRES
BUFFER AREA= 0.604 ACRES
USABLE AREA= 0.773 ACRES

75' COMMERCIAL SETBACK

60' COMMERCIAL BUFFER

60'

97.5'

PUBLIX

PR II MAY RIVER CROSSING LLC
TMP: R610 036 000 0386 0000
DEED BOOK 4145, PAGE 2213
PLAT BOOK 150, PAGE22

30' DRAINAGE EASEMENT
(PER DEED BOOK 3880, PAGE 2615)

15' UTILITY EASEMENT
PLAT BOOK 155 PAGE 154

PARCEL A-6

FIRST CHATHAM BANK
TMP: R610 036 000 3213 0000
DEED BOOK 4017, PAGE 134
PLAT BOOK 150, PAGE22

MAY RIVER ROAD (SC HWY. 46) 150' R/W

MAY RIVER ROAD (SC HWY. 46) 75' R/W

MAY RIVER CROSSING

TABLE OF PARKING REQUIREMENTS
MEDICAL OFFICE = 5,000 SQ. FT. 5 SPACES/1000 SQ. FT. = 25 REQUIRED PARKING = 25 SPACES
ACTUAL PARKING = 2 H/C SPACES 38 STD. SPACES 40 TOTAL SPACES

AREA TABLE	
IMPERVIOUS AREA	=20,837 SQ. FT.
OPEN SPACE	=39,193 SQ. FT.
TOTAL AREA	=60,030 SQ. FT.

N

STATE PLANE

0 20' 40'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
DAVIS & FLOYD, INC
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 28235
RYAN C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2172 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER
BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE
BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

DRAWING TITLE
SITE PLAN

NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 02/16/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C200

PAGE 4 OF 18

GENERAL LEGEND

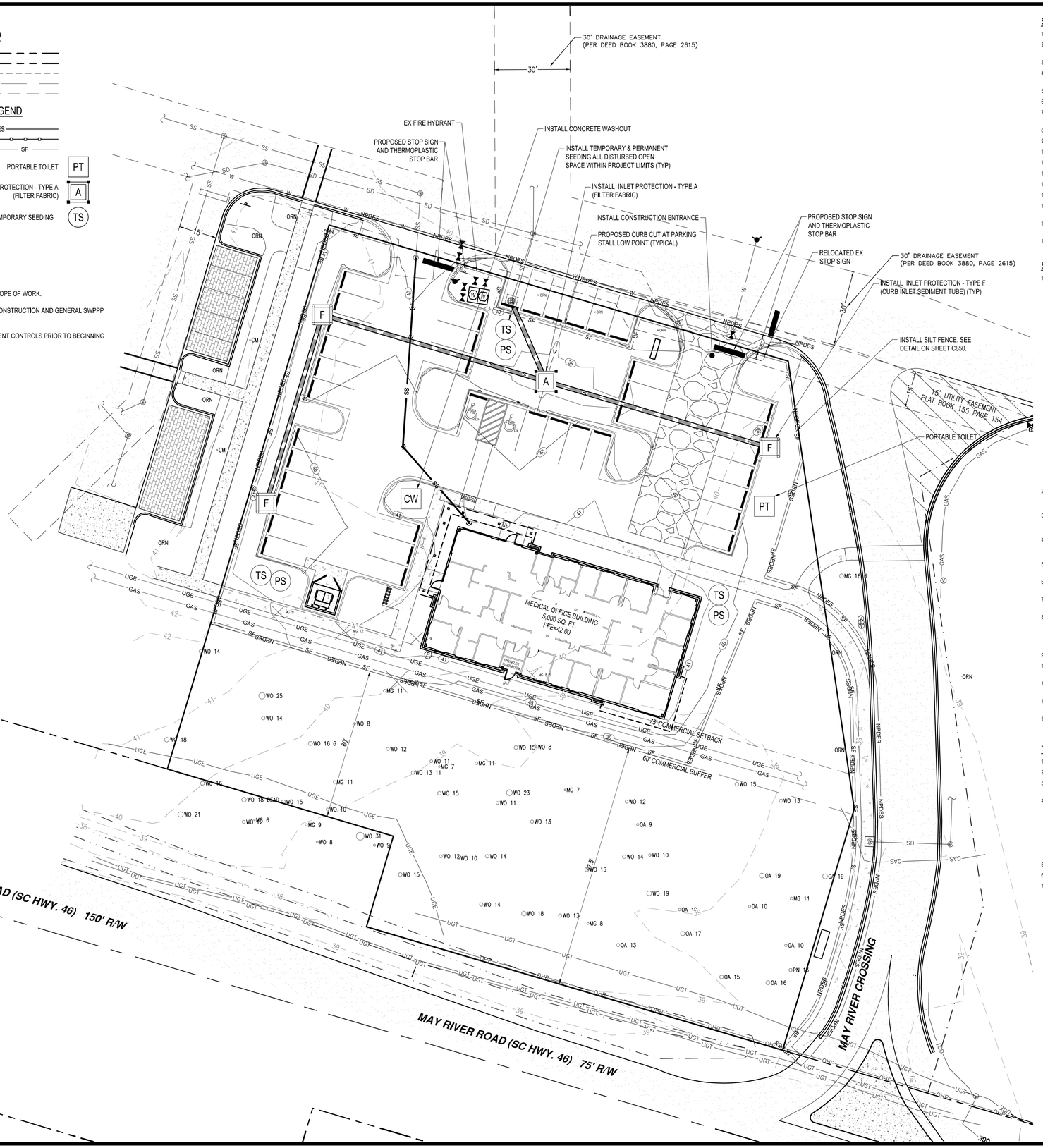
PROPERTY LINE
RIGHT OF WAY
EASEMENT
BUFFER
SETBACK

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE — NPDES —
TREE PROTECTION
SILT FENCE — SF — SF —
CONCRETE WASHOUT [CW]
PORTABLE TOILET [PT]
STABILIZED CONSTRUCTION ENTRANCE
INLET PROTECTION - TYPE A (FILTER FABRIC) [A]
INLET PROTECTION - TYPE F (CURB INLET SEDIMENT TUBE) [F]
TEMPORARY SEEDING [TS]
PERMANENT SEEDING [PS]

SWPPP NOTES

1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND SCOPE OF WORK.
2. SEE SWPPP NOTES SHEET C500 FOR SEQUENCE OF CONSTRUCTION AND GENERAL SWPPP NOTES.
3. CONTRACTOR SHALL INSTALL PERIMETER AND SEDIMENT CONTROLS PRIOR TO BEGINNING ADDITIONAL SITE WORK.



SWPPP SEQUENCE OF CONSTRUCTION

1. RECEIVE NPDES COVERAGE FROM SCDHEC.
2. CONDUCT PRE-CONSTRUCTION MEETING ON-SITE . CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, OWNER, AND TOWN OF BLUFFTON AT LEAST 48 HOURS PRIOR TO PRE-CONSTRUCTION MEETING.
3. NOTIFY SCDHEC EQC OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
4. INSTALL CONSTRUCTION ENTRANCE(S) AND BEGIN MAINTENANCE OF SEDIMENT CONTROLS AS NECESSARY. CONTINUE MAINTENANCE UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5. CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS.
6. INSTALL PERIMETER CONTROLS AND TREE PROTECTION AS APPLICABLE.
7. SCHEDULE TOWN OF BLUFFTON INSPECTION OF PERIMETER SEDIMENT CONTROLS AND TREE BARRICADES, THEN OBTAIN A COPY OF TOWN OF BLUFFTON APPROVED AND STAMPED PLANS PRIOR TO STARTING ADDITIONAL SITE WORK.
8. DEMOLISH AND REMOVE EXISTING STRUCTURES, HARDSCAPES, AND DEBRIS AS APPLICABLE.
9. CLEAR AND GRUB THE REMAINDER OF THE DISTURBED AREA.
10. COMPLETE ROUGH GRADING.
11. INITIATE INSTALLATION OF UTILITIES AS APPLICABLE.
12. INITIATE INSTALLATION OF STORM DRAINAGE SYSTEM INCLUDING INLET PROTECTION AS EACH STRUCTURE IS INSTALLED.
13. COMPLETE SITE SURFACE IMPROVEMENTS INCLUDING CURBS, WALKS, PAVEMENT, BUILDINGS, ETC.
14. INSTALL LANDSCAPING AND ESTABLISH PERMANENT SOIL STABILIZATION.
15. REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER THE ENTIRE AREA FLOWING TO EACH MEASURE IS PERMANENTLY STABILIZED AND APPROVED BY THE ENGINEER AND THE AUTHORITY HAVING JURISDICTION.
16. PERFORM AS-BUILT SURVEYS OF THE DRAINAGE SYSTEM, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, AND SUBMIT TO TOWN OF BLUFFTON FOR REVIEW AND APPROVAL.
17. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC.

SWPPP SEQUENCE OF CONSTRUCTION - NOTES

1. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INITIAL LAND DISTURBANCE.
   - THE CONSTRUCTION ENTRANCE(S) SHALL BE PLACED AS SHOWN ON THE PLANS.
   - IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION ENTRANCE(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE INITIAL LAND DISTURBANCE PHASE CONSTRUCTION PLANS.
   - TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - SILT FENCE, AS INDICATED, SHALL BE INSTALLED AT THE PERIMETER OF THE LAND DISTURBANCE. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR, OR OWNER'S REPRESENTATIVE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.
   - INLET PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM DRAINAGE STRUCTURES AS INDICATED.
   - SEDIMENT TUBES SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS INDICATED.
   - CONTRACTOR SHALL PERFORM DEWATERING WITH APPROPRIATE BMP'S IN A MANNER THAT MEETS LOCAL AND STATE REGULATIONS WITH REGARD TO DISPOSAL PATH.
   - TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED TO DIRECT FLOW TO BASINS / TRAPS / PONDS UNTIL ROUGH GRADING RE-DIRECTS FLOWS TO FINAL DESIGN PATH.
   - NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE.
   - TEMPORARY SEEDING SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE CEASING.
   - SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS.
   - INLET SEDIMENT PROTECTION SHALL BE INSTALLED ON ALL STORM DRAINAGE STRUCTURES AS THEY ARE INSTALLED. SEE PLAN AND DETAILS FOR TYPE AND INFORMATION.
   - VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DRAINAGE SWALES AND GRADED AREAS AS SOON AS FINAL GRADES ARE ACHIEVED.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT AND AT THE END OF EACH WORKING DAY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF THE SEDIMENT ACCUMULATION HAS REACHED 1/2 HEIGHT OR THE CAPACITY OF THE DEVICE, AS APPLICABLE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PAVED AREAS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO PAVED AREAS OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY REMOVED.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF EROSION CONTROL MEASURES INDICATED DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS DIRECTED BY THE SITE INSPECTOR OR OWNER'S REPRESENTATIVE.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES.
6. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING TO LIMIT THE AMOUNT OF LAND STRIPPED OF ITS NATURAL COVER AND, THEREFORE, LIMIT DURATION OF EXPOSURE BEFORE STABILIZATION COVER IS ESTABLISHED.
7. SEDIMENT SHALL NOT BE WASHED INTO INLETS. ACCUMULATED SEDIMENT SHALL BE REMOVED AND RE-PLACED ON-SITE AND STABILIZED IN SUCH A MANNER THAT IT DOES NOT ACCUMULATE AGAIN.
8. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE REQUIRED FOR INSTALLATION HAS OCCURRED AND BEFORE ADJACENT CLEARING IS BEGUN. THE LOCATION OF SOME EROSION CONTROL DEVICES MAY NEED TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DEVIATE FROM THOSE PROPOSED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
9. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V IN ALL LOCATIONS UNLESS INFEASIBLE.
10. THE CONTRACTOR SHALL MAINTAIN ALL PONDS, SEDIMENT BASINS, AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE REMOVED FROM BASINS WHEN IT REACHES THE HALFWAY POINT ON THE RISER.
11. AFTER CURBING, AGGREGATE BASE AND PAVING HAS BEEN COMPLETED, ALL INLET PROTECTION INSTALLED ON CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB INLET PROTECTION.
12. ALL ROADWAY AND PARKING SHOULDERS SHALL HAVE VEGETATIVE COVER ESTABLISHED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURSS.
13. UPON COMPLETION OF THE PROJECT AND AUTHORIZATION FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND PROPERLY DISPOSE OF THEM UNLESS OTHERWISE NOTED.

TOWN OF BLUFFTON 10-YEAR EXHIBIT SEQUENCE OF CONSTRUCTION

1. THE TOWN OF BLUFFTON ISSUES A SITE DEVELOPMENT PERMIT.
2. THE SITE CONTRACTOR REQUESTS A PRE-CONSTRUCTION MEETING WITH THE TOWN OF BLUFFTON.
3. THE SITE CONTRACTOR SHALL INCLUDE A COPY OF THE 10-YEAR EXHIBIT WITHIN THE OS-SWPPP FOR REVIEW DURING THE PRE-CONSTRUCTION MEETING.
4. THE SITE CONTRACTOR SHALL INSTALL ALL SITE FEATURES AND IMPROVEMENTS IDENTIFIED ON THE 10-YEAR EXHIBIT PRIOR TO VERTICAL CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO:
   A. ALL LIFE SAFETY STRUCTURES (FIRE HYDRANTS, EMERGENCY ACCESS, STREET SIGNS, CONSTRUCTION FENCING, ETC.).
   B. ALL DRAINAGE STRUCTURES AND PIPES
   C. ALL STORMWATER CONTROLS FOR THE ON-SITE TREATMENT OF RUN-OFF CAUSED BY A 10-YEAR STORM EVENT DURING CONSTRUCTION (CONSTRUCTION ENTRANCE, SILT FENCING, TEMPORARY SEEDING, PERMANENT SEEDING, INLET PROTECTION, CONCRETE WASHOUT, PORTABLE TOILET, ETC.).
5. THE SITE CONTRACTOR OR ENGINEER REQUESTS STORMWATER INSPECTION FROM THE TOWN OF BLUFFTON.
6. THE TOWN OF BLUFFTON CONDUCTS THE STORMWATER INSPECTION.
7. THE TOWN OF BLUFFTON ISSUES BUILDING PERMIT.

Know what's below. Call before you dig.

N
STATE PLANE
0 20' 40'
SCALE: 1" = 20'

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DAVIS & FLOYD, INC
SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
No. C00538

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
SOUTH CAROLINA
No. 28235
RANDALL C. LYLE

DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

OWNER: BEAUFORT MEMORIAL HOSPITAL
TOWN OF BLUFFTON, SOUTH CAROLINA
PROJECT TITLE: BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE
DRAWING TITLE: TOWN OF BLUFFTON 10-YEAR EXHIBIT

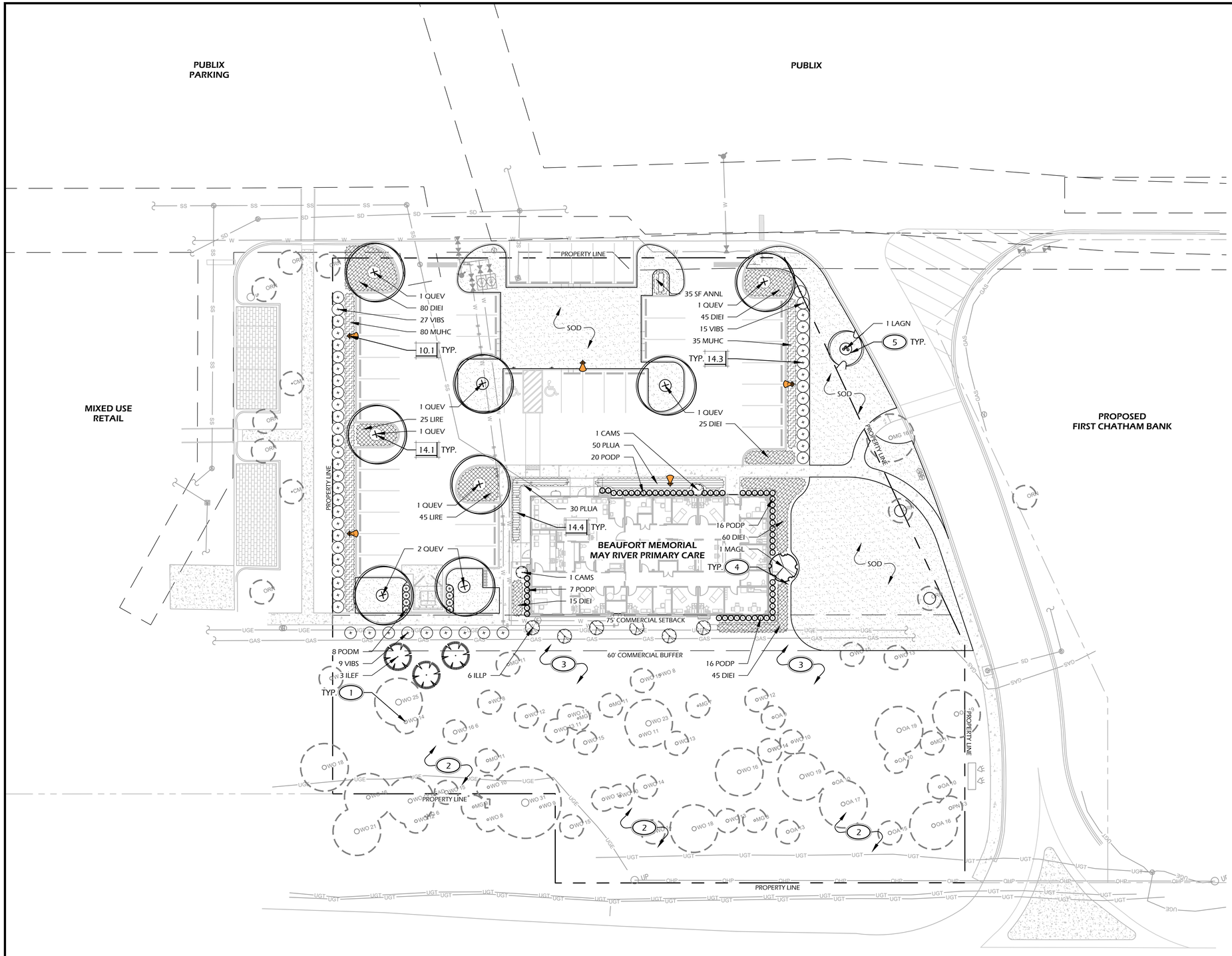
NO.	REVISED	CHECKED	DATE

JOB NO. 32207.01
DATE 02/16/2026
DESIGNED RL
DRAWN RC
CHECKED RL
APPROVED RL

C520

PAGE 12 OF 18

G:\Jobs\Docs\32207-00\Production\Civil\Drawings\32207.00-EROSION.dwg, 2/16/2026 10:00:39 AM, rodney crosby
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



PLANTING DETAILS

CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501

LIGHTING SCHEDULE

CALL-OUT	SYMB.	QTY.	DESCRIPTION	DETAIL
10.1		5	STREET LIGHT	N.I.C.

NOTE: LIGHTING SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
UNDERSTORY TREES		
ILEF	Ilex x attenuata 'Fosteri'	Fosters Holly
LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle
MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
SHRUBS		
CAMS	Camellia sasanqua	Sasanqua Camellia
ILLP	Illicium parviflorum	Yellow Anise
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
GROUND COVERS, VINES & PERENNIALS		
ANNL-SF	-	Annuals
DIEI	Dietes iridioides	White African Iris
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
PLUA	Plumbago auriculata	Plumbago

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. UNDISTURBED BUFFER.
3. SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' SETBACK LINE.
4. MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
5. MULCH RING, TYP.
6. PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.

Wilmer, Jones, Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
328 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

© 2026 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
BLUFFTON, SOUTH CAROLINA

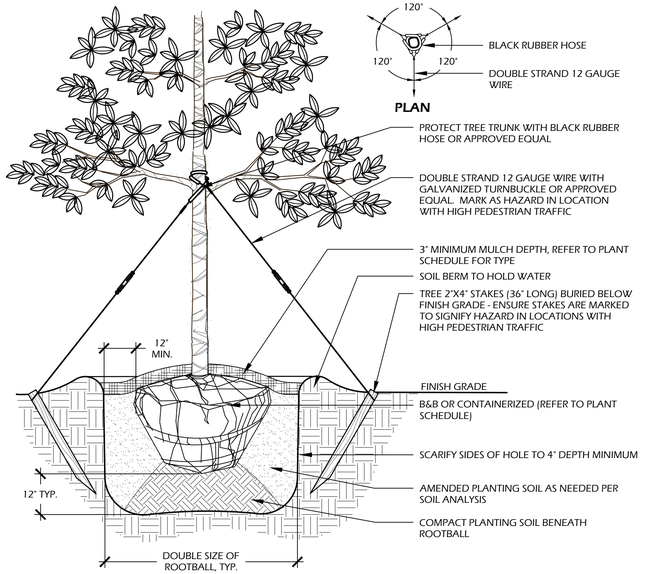
DATE:	FEB 13, 2026
PROJECT NO.:	XXXXX.XX
DRAWN BY:	MW
CHECKED BY:	JM, DK

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

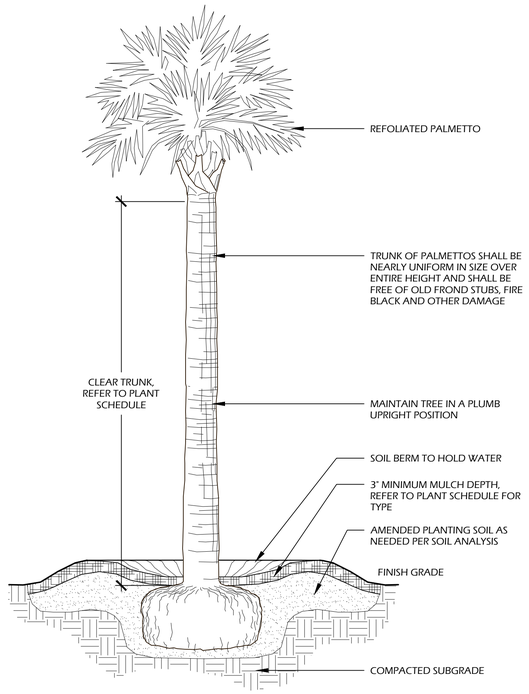
DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
L500



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.

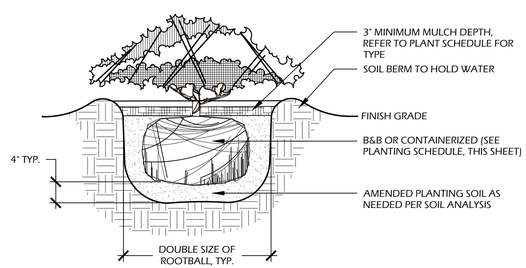


NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE,
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

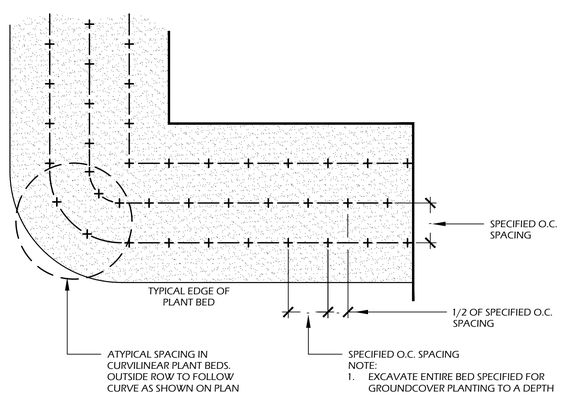
PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
8	QUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
UNDERSTORY TREES								
3	ILEF	Ilex x attenuata 'Fosteri'	Fosters Holly	6'-7'	3'-4'	15 gal.	-	Full
1	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
1	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
2	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
6	ILLP	Illicium parviflorum	Yellow Anise	30"-36"	24"-30"	7 gal.	-	Full
8	PODM	Podocarpus macrophyllus	Podocarpus	36"-42"	24"-30"	15 gal.	-	Full
59	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18"-24"	16"-20"	7 gal.	-	Full
51	VIBS	Viburnum suspensum	Sandankwa Viburnum	30"-36"	24"-30"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
115	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
35	ANNL-SF	-	Annuals	-	-	-	-	-
270	DIEI	Dietes iridioides	White African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full
70	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
80	PLUA	Plumbago auriculata	Plumbago	12"-18"	12"-18"	1 gal.	24" O.C.	Blue Flowers, Full
SOD & MULCH								
10,600	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
8,100	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

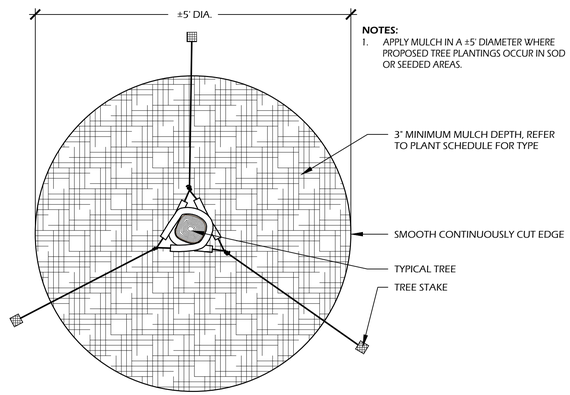


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



5 // L501 TREE STAKING
SCALE: N.T.S.

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
328 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

© 2026 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
BLUFFTON, SOUTH CAROLINA

DATE:	FEB 13, 2026
PROJECT NO.:	XXXXX.XX
DRAWN BY:	MW
CHECKED BY:	JM, DK

PRELIMINARY SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L501

SCHEMATIC DESIGN FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 02/24/2026

REVISIONS:

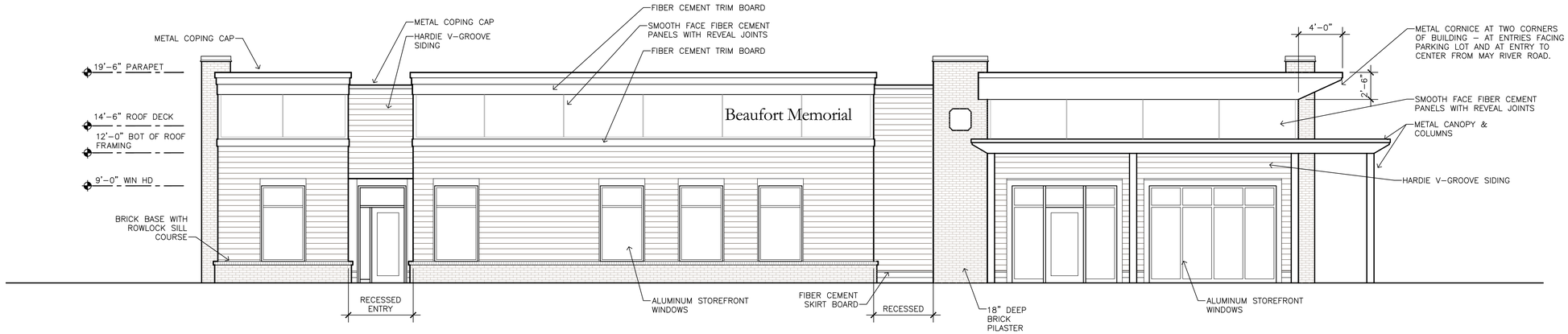
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

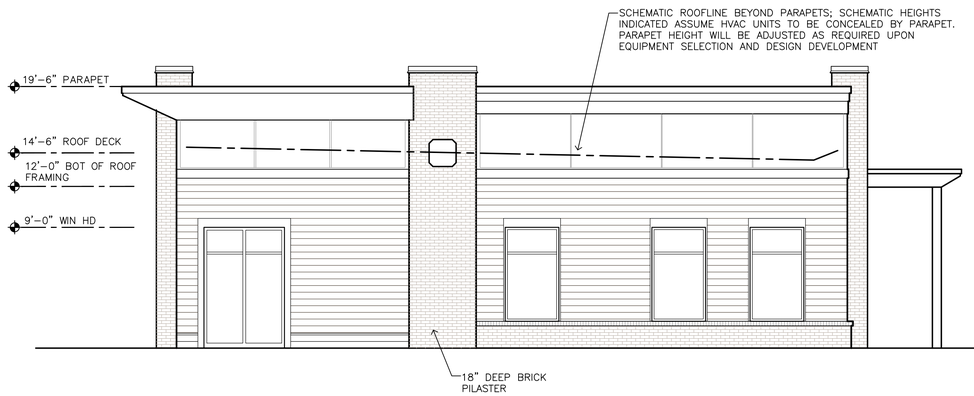
A101

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



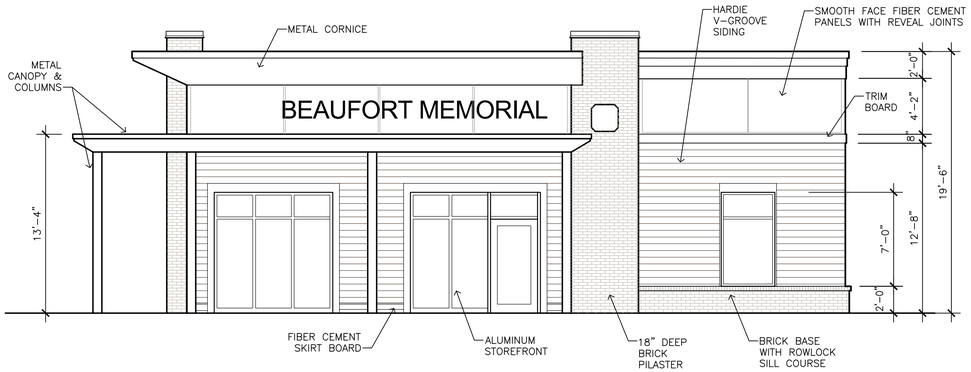
ELEVATION 'A' (PARKING LOT / PRIMARY CARE ENTRY)

SCALE: 3/16" = 1'-0"



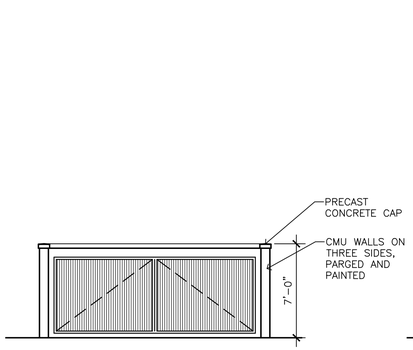
ELEVATION 'B' (FACING SHOPPING CENTER ENTRY)

SCALE: 3/16" = 1'-0"



ELEVATION 'C' (PARKING LOT / CONCIERGE ENTRY)

SCALE: 3/16" = 1'-0"



DUMPSTER ENCLOSURE

SCALE: 3/16" = 1'-0"

ELEVATION 'D' (FACING MAY RIVER ROAD)

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE: 02/24/2026

REVISIONS:

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A201

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

A.3 TRIM
DRIFT OF MIST

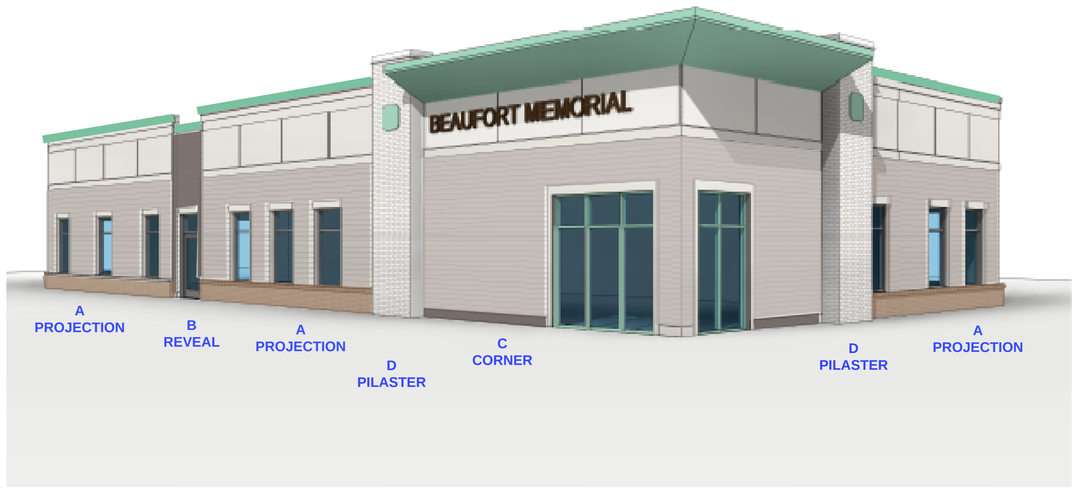
B.2 UPPER SMOOTH FACE PANELS
SPARE WHITE

A.2 SIDING
COLONNADE GRAY
(Taple / french gray)

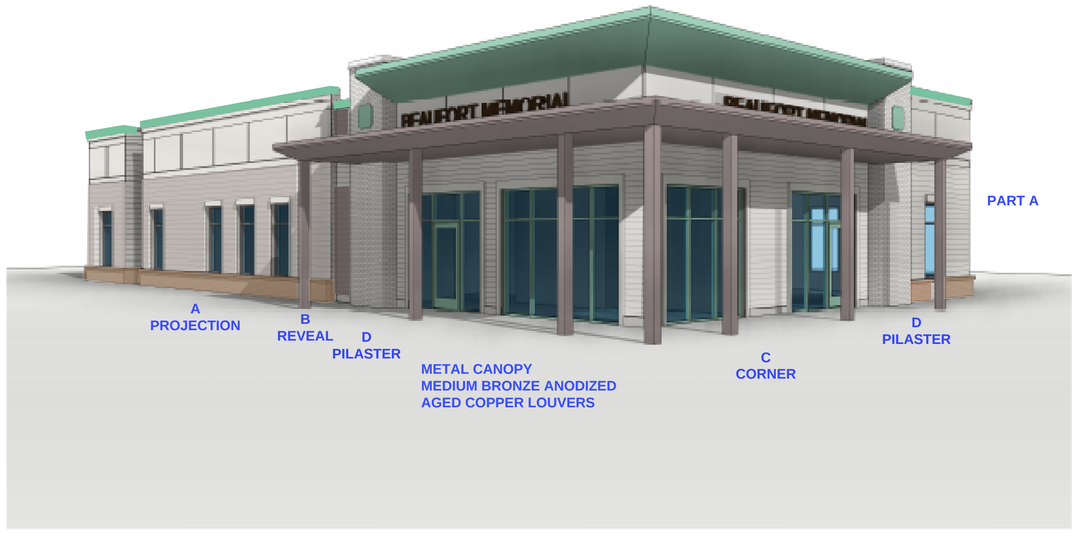
B.1 SIDING AT REVEAL
ANONYMOUS OR PORPOISE
(Bronze or dark french gray)

A.1 BRICK BASE
SAVANNAH BRICK
(Earthy brown blend, smooth face)

METAL COPING CAP &
STOREFRONT WINDOWS
AGED COPPER



2 SOUTH-EAST VIEW
SCALE



1 NORTH-WEST CANOPY VIEW
SCALE

D.1 PILASTER
ALPINE BRICK
(white & gray blend, textured face)

C.1 CORNICE & STOREFRONT WINDOWS
AGED COPPER

C.2 ENTRY CANOPY
PORPOISE or
MEDIUM BRONZE ANODIZED

B.2 UPPER SMOOTH FACE PANELS
SPARE WHITE

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial
HOSPITAL

BEAUFORT MEMORIAL
at MAY RIVER CROSSING
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE:
REVISIONS:

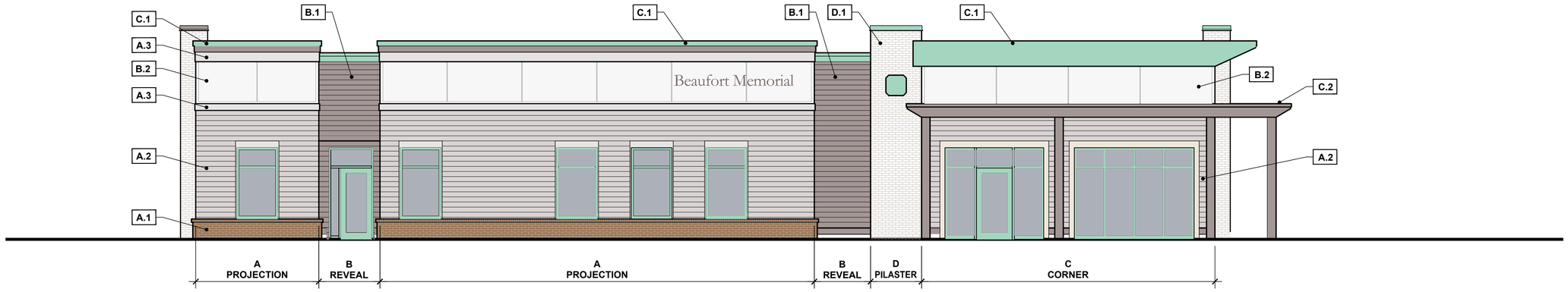
SHEET TITLE:

BUILDING PERSPECTIVE

SHEET NUMBER:

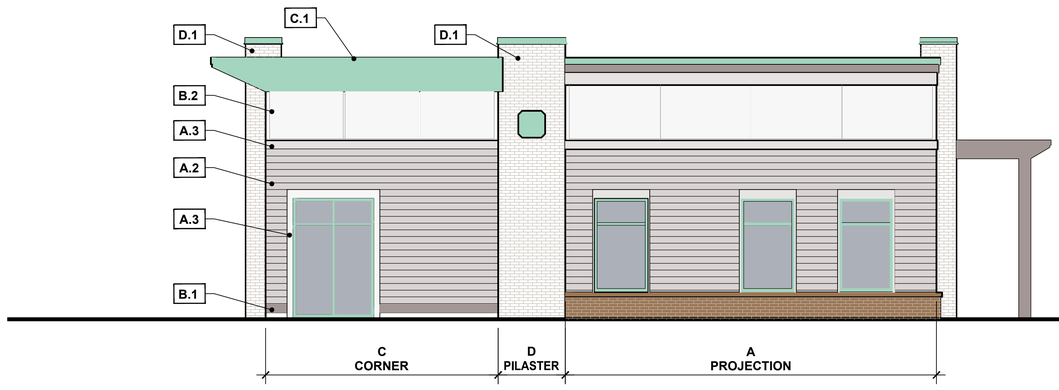
A210

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



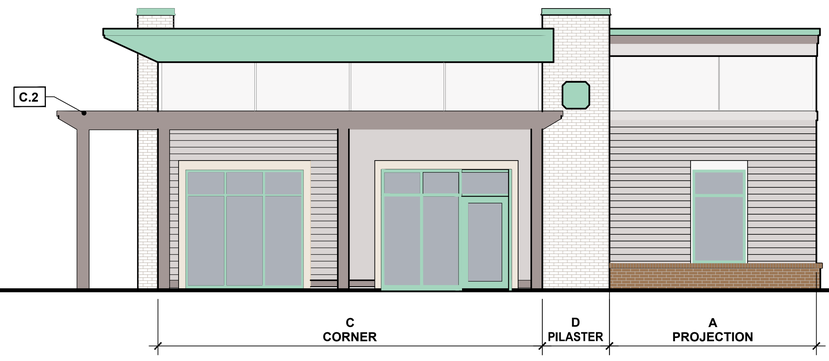
ELEVATION 'A' (PARKING LOT / PRIMARY CARE ENTRY)

SCALE: 3/16" = 1'-0"



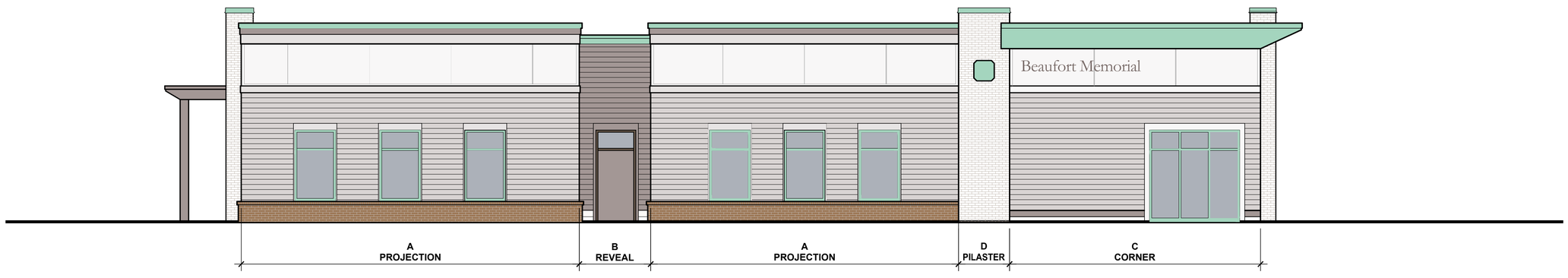
ELEVATION 'B' (FACING SHOPPING CENTER ENTRY)

SCALE: 3/16" = 1'-0"



ELEVATION 'C' (PARKING LOT / CONCIERGE ENTRY)

SCALE: 3/16" = 1'-0"



ELEVATION 'D' (FACING MAY RIVER ROAD)

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0 2' 4' 8'

Josie S. Abrams
Architecture

980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

Beaufort Memorial HOSPITAL

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING; BLUFFTON, SC 29910

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction , copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.:	2507
DRAWN BY:	JSA
DATE:	~~01/24/2026~~ 02/24/2026
REVISIONS:	

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A211

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

ATTACHMENT 7

Josie S. Abrams Architecture
980 Mooring Drive
Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com

BEAUFORT MEMORIAL
MAY RIVER PRIMARY CARE
2800 MAY RIVER XING, BLUFFTON, SC 29910

Beaufort Memorial HOSPITAL

SEALS:

This drawing and the design shown thereon are the property of Josie S. Abrams, Architect. The reproduction, copying, or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

JSA PROJECT NO.: 2507
DRAWN BY: JSA
DATE: 01/14/2026
REVISIONS:

ELEVATIONS

A217
CONSTRUCTION

TAYLOR CLAY PRODUCTS INC
P.O. BOX 2128 SALISBURY, NC 28145 (704)636-2411
COLOR: #170/#171 60/40 BLEND
SIZE: MODULAR
TEXTURE: SMOOTH
WHERE QUALITY IS FIRST

AVERAGE SHADE SUBJECT TO NORMAL SHADE VARIATIONS

TAYLOR CLAY PRODUCTS INC.

CHECK IN / CHECK OUT CEILING - ALT

SW 6203 | Spare White 258-C1

SW 9166 | Drift of Mist 238-C2

SW 7641 | Colonnade Gray 283-C2

SW 9171 | Felted Wool 245-C4

SW 9171
Felted Wool
245-C4

TUBELITE
1000 COUNTY ROAD
MONETT, MO 65708
800.221.4169

Medium Bronze Anodized
Class 1
ANDCL1LMB | MB
AA-M10C22A44

*This sample is within the color tolerance range of Medium Bronze anodized finish and is for **color viewing purposes only**. In a production environment, color deviations from this sample will exist, but will not exceed the established limits set forth by AAMA 611 for this finish.*

Josie S. Abrams
Architecture

WRITTEN RESPONSE TO PLAN REVIEW COMMENTS FOR COFA-02-26-020148

Date: April 27, 2026
Project: Beaufort Memorial May River Primary Care
Address: 2800 May River Xing; Bluffton, SC 29910
Plan Type: Highway Corridor Overlay District
Submittal: Conceptual Review – Submitted 03/25/2026 - DRC Meeting Date 04.01.2026

The following are written responses to the comments requiring resolution:

Growth Management Dept Review
Comment #3: Dominion Energy has confirmed the suitability of proposed shrubbery located atop underground utilities south of the building. Please see the attached email correspondence with Mr. Jacob Stanley with Dominion.

Comment #4: Please find the attached email from Publix Real Estate, the May River Crossing Master Plan Declarant. The email indicates the plans are "approved as noted". I have also included images of the Approval Stamps on the Architectural, Civil, and Landscape drawings. Only the Landscape drawings contained comments requiring a modification to the drawings. Those revisions have been made and are included in this Final Submittal.

Comment #5: Will comply by addressing all comments provided by the DRC.

Comment #6: A sign permit will be submitted for this project for review and approval.

Planning Commission Review
Verbal comment requesting articulation of the south wall:

- A 48" deep metal awning has been added above a door on the South Elevation. It will match the color and profile of the metal canopy on the opposite side of the building. Revision has been clouded on the elevation drawing.
- A 6'x9' large window has also been added to the South Elevation, at the right side to break up the expanse of siding. Revision has been clouded on the elevation drawing.
- The South Elevation has been developed with equal detail to all other elevations. The elevation is articulated with three separate masses separated by recessed and projecting sections creating a 5-part assembly across the 100' length.
- The greatest length of wall without a window or change in plane is now 7'-8".
- A 48" deep roofline feature is applied to 30% of the overall length of the façade providing color and shadow. The added 48" metal awning will also provide depth and shadow.
- A 60" wide, projecting full height brick pilaster in a contrasting brick color will provide texture, depth and shadow.
- The south elevation now has three different parapet heights that vary by 14"-18"; three wall planes varying by 8" and 18"; and it utilizes two brick types, three paint colors for the siding and many expansive windows.

Josie S. Abrams
Architecture

Stormwater Review
The Civil Plans have been revised to address prior stormwater comments. All proposed on-site parking more than the required parking spaces have been designed as pervious parking.

Thank you for your time to review our responses and attached documents.

Attachments:
Email from Dominion Energy
Email from Publix Real Estate and Plan Approval Stamps
Revised Drawing Set

Sincerely,

Josie S. Abrams

Josie S. Abrams Architecture, LLC
980 Mooring Drive
Charleston, SC 29412
email: josie@jsaarch.com
(843) 452-9579 cell

Josie Abrams

From: JACOB STANLEY <jacob.stanley@dominionenergy.com>
Sent: Wednesday, April 01, 2026 1:13 PM
To: Ryan Lyle, PE
Cc: HENRY MOSS; Jonathan Marsh; Josie Abrams
Subject: RE: BMH May River Crossing Parcel A-5 - Dominion power and gas impacts
Attachments: BMH MAY RIVER CROSSING CONDUIT DRAFT 4-1-26.pdf

Ryan,
I appreciate the phone call earlier. As we discussed I do not she and issue with shrubbery being planted over the conduit at the BMH Location. I have attached the proposed conduit re route this is just a rough drawing for you all to be able to reference with the town. This is not the final conduit plan with all our notes on it for conduit specifications. Please, feel free to reach out with any questions or concerns.

Thanks,
Jacob Stanley
Customer Projects Designer
Bluffton Operations
Cell: (843) 592-7518
81 May River Rd Bluffton, SC 29910
Dominion Energy
Actions Speak Louder™

From: Ryan Lyle, PE <rlyle@davisfloyd.com>
Sent: Tuesday, March 31, 2026 11:02 AM
To: Jacob Stanley (DESC Trans Distribution - 7) <jacob.stanley@dominionenergy.com>
Cc: Henry Moss (DESC Trans Distribution - 7) <henry.moss@dominionenergy.com>; Jonathan Marsh <jmarsh@wjkltd.com>; Josie Abrams <josie@jsaarch.com>
Subject: [EXTERNAL] Re: BMH May River Crossing Parcel A-5 - Dominion power and gas impacts

CAUTION! This message was NOT SENT from DOMINION ENERGY

Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.

Jacob
Good morning. Would you please forward a copy of the draft conduit plan this afternoon or tomorrow morning? We have a town of Bluffton meeting tomorrow afternoon and need to show the location of your relocated underground primary behind the building in that 15 foot space between buffer and building. The landscape architects are proposing some shrubbery within this space over top the conduits to meet the town foundation buffer planting requirements. I recall discussing landscape earlier on with Chad Duncan and he did not seem to have an issue with it but we'd like to report back affirmative to the town staff that minor planting is acceptable within your easement.

Josie Abrams

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Friday, April 24, 2026 3:18 PM
To: Josie Abrams
Cc: Matthew Carmack
Subject: RE: May River Crossing - #1714 REQ #1619674 - EMAIL 2 OF 2
Attachments: MGS_Beaufort Memorial May River Primary Care_Architectural Drawings_04.09.2026.pdf; JCC_Beaufort Memorial May River Primary Care_Civil Drawings_04.09.2026.pdf; JCC_Beaufort Memorial May River Primary Care_Landscape Drawings_04.09.2026.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I hope all is well!

I wanted to let you know that we have received confirmation from our internal team that the attached build out plans have been approved as noted. Please let us know if you have any other questions.

Thank you,
Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Josie Abrams <josie@jsaarch.com>
Sent: Tuesday, April 21, 2026 8:58 AM
To: Drew Gregory <Andrew.Gregory@publix.com>
Cc: Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: May River Crossing - #1714 REQ #1619674 - EMAIL 2 OF 2

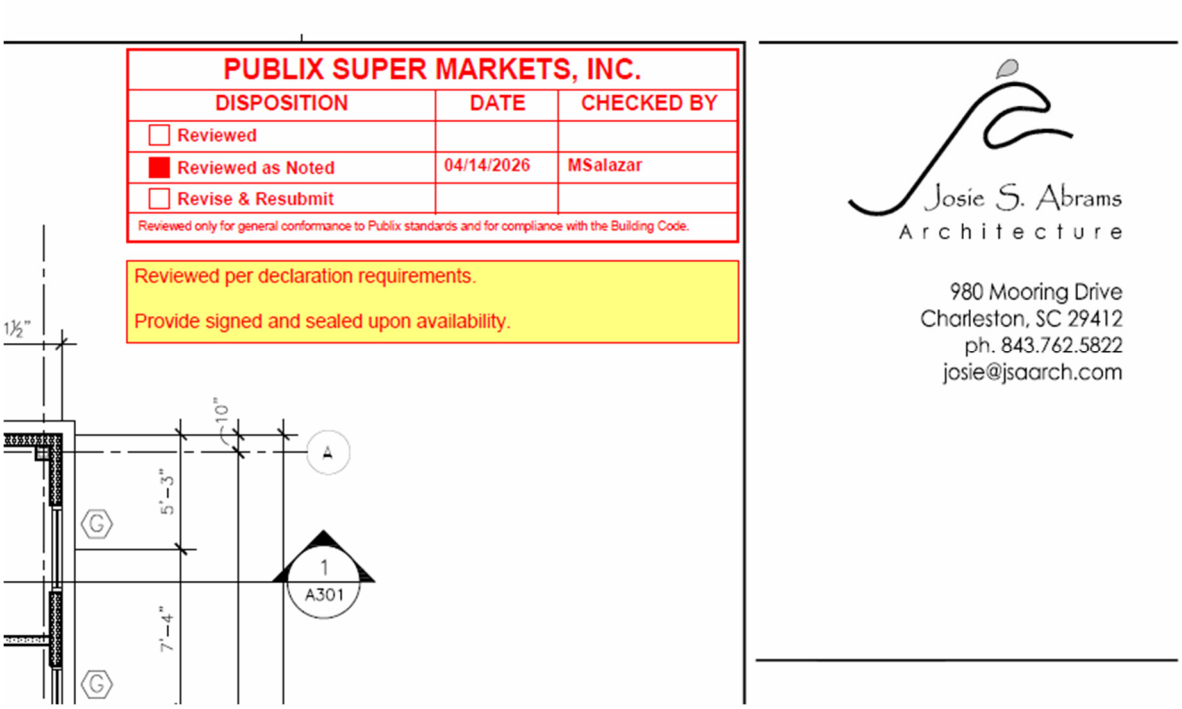
This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

That sounds great – thanks so much!

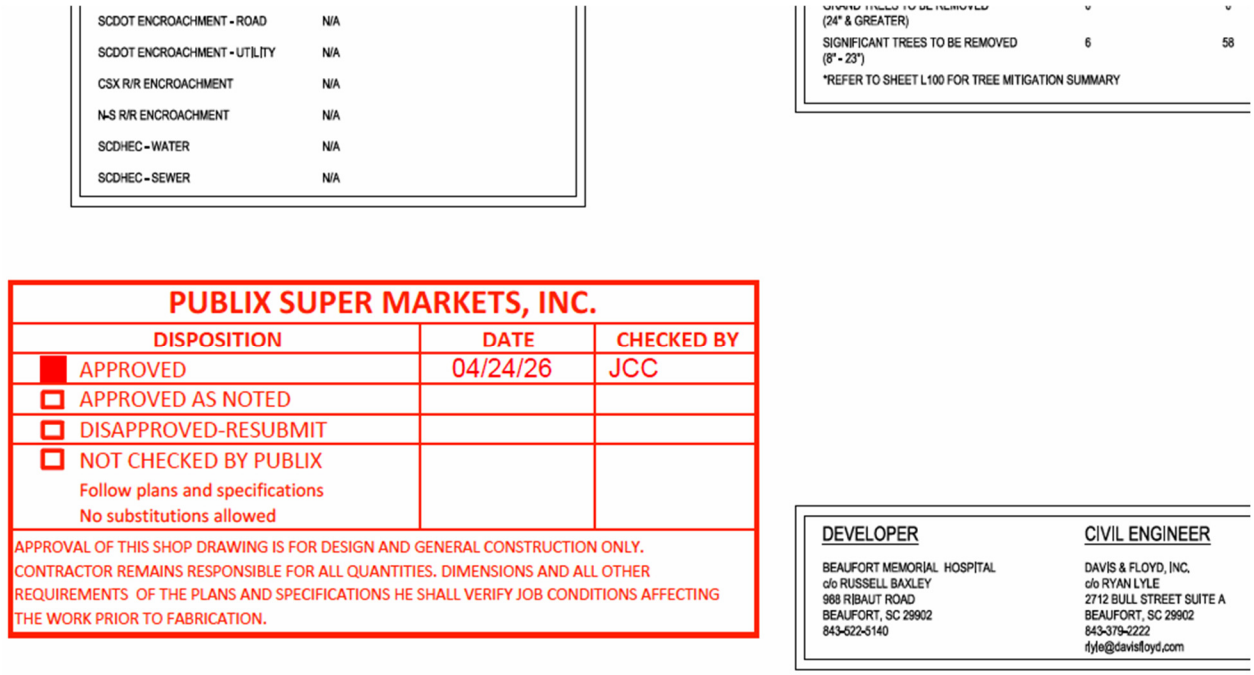
Josie

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Tuesday, April 21, 2026 8:52 AM
To: Josie Abrams <josie@jsaarch.com>
Cc: Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: May River Crossing - #1714 REQ #1619674 - EMAIL 2 OF 2

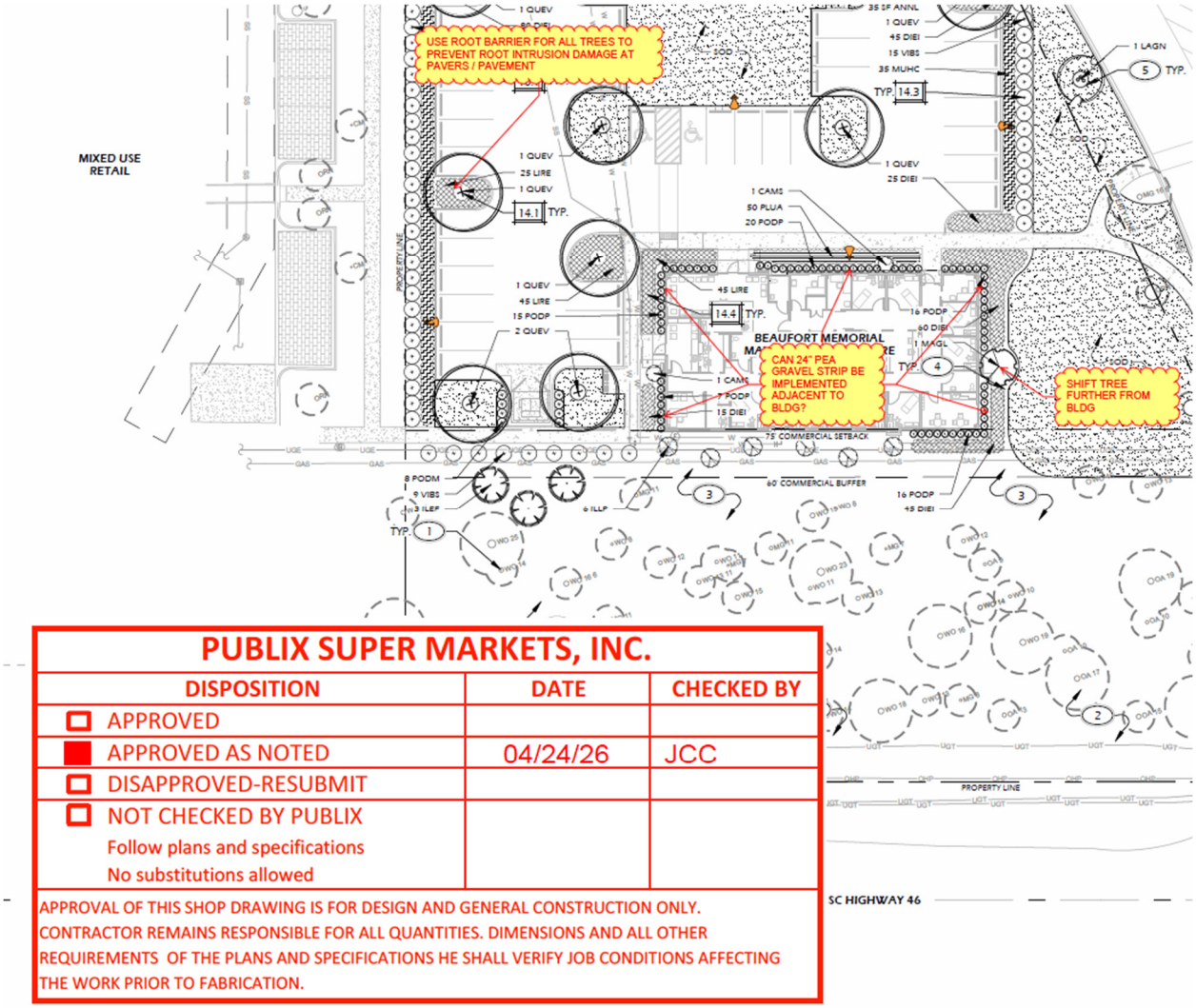
ARCHITECTURAL DRAWINGS:



CIVIL DRAWINGS:



LANDSCAPE DRAWINGS:



PUBLIX SUPER MARKETS, INC.		
DISPOSITION	DATE	CHECKED BY
☐ APPROVED		
■ APPROVED AS NOTED	04/24/26	JCC
☐ DISAPPROVED-RESUBMIT		
☐ NOT CHECKED BY PUBLIX Follow plans and specifications No substitutions allowed		

APPROVAL OF THIS SHOP DRAWING IS FOR DESIGN AND GENERAL CONSTRUCTION ONLY. CONTRACTOR REMAINS RESPONSIBLE FOR ALL QUANTITIES. DIMENSIONS AND ALL OTHER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS HE SHALL VERIFY JOB CONDITIONS AFFECTING THE WORK PRIOR TO FABRICATION.

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2026
PROJECT:	Chipotle at May River Crossing Certificate of Appropriateness – Highway Corridor Overlay District
APPLICANT:	Joshua Bookhout, Wilkus Architects
PROJECT NUMBER:	COFA-02-26-020127
PROJECT MANAGER:	Angie Castrillon, Planner Department of Growth Management

REQUEST: The Applicant, Joshua Bookhout of Wilkus Architects, on behalf of property owner PBC Partners LLC, requests approval of a Certificate of Appropriateness-Highway Corridor Overlay District (COFA-HCOD) application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure (Attachment 1).

INTRODUCTION: The subject property is within the Jones Estate Planned Unit Development (PUD) and consists of approximately 1.51 acres identified by tax map number R610 036 000 3211 0000 located within the May River Crossing Master Plan along SC Highway 170 (Attachment 2).

BACKGROUND: The Preliminary Development Plan (PDP) (DP-08-25-019908) was approved with conditions by the Planning Commission at the November 19, 2025, meeting. This application is for a Certificate of Appropriateness-HCOD located within the Jones Estate PUD and the May River Crossing Master Plan and is subject to the Jones Estate PUD Development Agreement and Concept Plan, the May River Crossing Master Plan, and applicable Unified Development Ordinance Sections 5.3 and 5.10. The Beaufort County Zoning and Development Standards Ordinance 90/3 (ZDSO 90/3), as modified and incorporated into the PUD, establishes the applicable landscaping, lighting, and architectural standards (Attachment 3).

As reflected in the revised submittal, the proposed development includes a single-story 2,385 SF freestanding restaurant with a pull-up window, an outdoor patio and associated landscaping, lighting, parking, and infrastructure. The proposed architecture incorporates a pitched standing-seam metal roof, fiber cementitious horizontal plank lap and board-and-batten siding, a brick base, Bahama shutters, decorative gooseneck lighting, and a prefinished metal canopy. These elements are intended to be compatible with the existing architectural character of the May River Crossing development and reflective of Lowcountry vernacular design (Attachment 4).

The proposed landscaping plan includes foundation plantings, parking lot interior and perimeter landscaping, and street trees consistent with the Jones Estate PUD and HCOD standards (Attachment 5). The lighting plan proposes seven (7) pole-mounted full cut-off LED parking fixtures and wall-mounted full cut-off LED fixtures at exterior building doors. The photometric plan demonstrates illumination levels are within the requirements (Attachment 6).

The Conceptual COFA-HCOD application was reviewed at the April 1, 2026, Development Review Committee (DRC) meeting (Attachment 7). The Applicant provided a response to comments and revised plans on April 28, 2026 (Attachment 8 and 4-6). The Applicant has also provided a letter of approval from the Publix Regional Property Manager that serves as the May River Crossing POA (Attachment 9).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance (UDO) in assessing a Certificate of Appropriateness-Highway Corridor Overlay District (COFA-HCOD) application. The applicable criteria are provided below, followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.17.3.A. The application must be in conformance with the applicable landscaping, lighting, and architectural provisions provided in *Article 5, Design Standards.*

   Finding. The property is located within the Jones Estate PUD and the May River Crossing Master Plan, therefore, the design standards of Article 5 of the UDO do not apply, except for applicable provisions of Sections 5.3 and 5.10.

2. Section 3.17.3.B. The application must be in conformance with the approved Development Agreement, Concept Plan, Master Plan, Final Development Plan, Subdivision Plan, and any other agreements or plans applicable.

   Finding. The proposed development is subject to the Jones Estate PUD Development Agreement and Concept Plan and the May River Crossing Master Plan. Accordingly, the property is subject to the Beaufort County 1990/3 Zoning and Development Standards Ordinance (ZDSO 90/3) and the Town of Bluffton Zoning and Development Standards Ordinance Highway Corridor Overlay District (HCOD), which governs architectural, landscaping, and lighting design standards. The application has been reviewed for conformance with the applicable design standards, as outlined below.

   a. Architecture

      Finding – Roof. The revised design incorporates a pitched standing-seam metal roof consistent with Sections 5.15.9.D.3 and 5.15.9.E.2. Staff finds the roof design compliant.

Finding – Façade Articulation. Revised elevations include varied wall planes, Bahama shutters, and accent siding panels consistent with Section 5.15.9.E.3. Staff finds the revised elevations compliant.

Finding – Materials. Proposed materials — fiber cement lap and board-and-batten siding, brick base, and standing-seam metal roof — are consistent with Section 5.15.9.D.1 and compatible with the established May River Crossing character and Lowcountry vernacular design.

Finding – Dumpster Enclosure. An extension of the building façade serves as the dumpster enclosure. Therefore, the design is reflective of and coordinates with the general style of architecture inherent in the primary structure, consistent with Section 5.15.9.F.

b. Landscaping

Finding - Highway Buffers. A minimum 25-foot landscaped buffer along HWY 170 is maintained per Section 5.15.8.B.1.

Finding – Perimeter Buffer. A landscaped buffer of at least ten (10') in width along the side and rear property boundaries, except for areas of vehicular and pedestrian passageways, is maintained per Section 5.15.8.D.1.

Finding – Foundation Buffer. A foundation buffer of at least eight (8') feet wide between any structure and any parking or driveway is required per Section 5.15.8.D.2. Staff has approved a foundation buffer of less than eight (8') feet along the eastern façade due to site constraints.

c. Lighting

Finding – Lamp Type. ZDSO 90/3 Section 5.15.11(E)(2) lists permitted lamp types but does not include LED. The Applicant proposes LED fixtures throughout. The Planning Commission must determine the appropriateness of LED lighting as a substitute for the lamp types listed in Section 5.15.11(E)(2).

Finding – Illumination Levels. Proposed illumination levels do not exceed the 10.0 fc maximum permitted under Section 5.15.11(E)(4)(b). All overhead fixtures are shielded. Staff finds the illumination levels compliant.

3. **Section 3.17.3.C. The application must comply with the applicable requirements in the Application Manual.**

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance (UDO), the Planning Commission has the authority to take the following actions with respect to the application:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.17.3 of the Unified Development Ordinance (UDO) are met and recommends that the Planning Commission approve the Certificate of Appropriateness – Highway Corridor Overlay District (COFA-HCOD) application as submitted.

Additionally, Town Staff finds that the Planning Commission should evaluate the following items for consistency with the applicable ZDSO 90/3 standards:

1. Whether the proposed LED lighting fixtures are an appropriate substitute for the lamp types permitted under Section 5.15.11.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. May River Crossing Master Plan
4. Revised Architectural Plans and Material Board 04 28 2026
5. Revised Landscape Plans 04 28 2026
6. Lighting Plans 04 28 2026
7. DRC Staff Comments and Original Plans 02 24 2026
8. Response to Comments 04 28 2026
9. Letter of Approval from May River Crossing POA

Docusign Envelope ID: FE0016A0-2711-41F9-A569-8826F485F536

ATTACHMENT 1

TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- HIGHWAY CORRIDOR OVERLAY (HCO) APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Joshua Bookhout	Name: Taylor Wolfe
Phone: 952.592.6872	Phone: 803.261.8776
Mailing Address: 15 9th ave N, Hopkins, MN 55343	Mailing Address: 1315 Whittaker Dr., Columbia, SC 29206
E-mail: jsb@wilkusarch.com	E-mail: Taylor@oppartnerscre.com
Town Business License # (if applicable):	

Project Information (tax map info available at http://www.townofbluffton.us/map/)

Project Name: Chipotle Palmetto Bluff	Conceptual: ☐	Final: ☒	Amendment: ☐
Project Address: R610 036 000 3211 0000	Application for:		
Zoning District: PUD	☒ New Construction		
Acreage: Ref Civil	☐ Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610 036 000 3211 0000			

Project Description: NEW FREESTANDING RESTURANT. WORK INCLUDES, BUT NOT LIMITED TO, BUILDING ENVELOPE, STRUCTURAL, INTERIOR FINISHES, AND TOILET ROOMS TO ACCOMMODATE A NEW RESTAURANT. OUTDOOR PATIO FURNITURE WILL BE INSTALLED. SIGNAGE IS UNDER A SEPARATE COVER.

Minimum Requirements for Submittal

☒ 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.
☒ 2. Digital files drawn to scale of the Site Plan(s) and Architectural Plan(s).
☒ 3. Recorded deed and plat showing proof of property ownership.
☒ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
☒ 5. Material samples and color swatches for all proposed materials.
☒ 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: DocuSigned by: Taylor Wolfe Date: 2/4/2026

Applicant Signature: Date: 02/04/26

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

Chipotle Palmetto Bluff 6118 Project Narrative

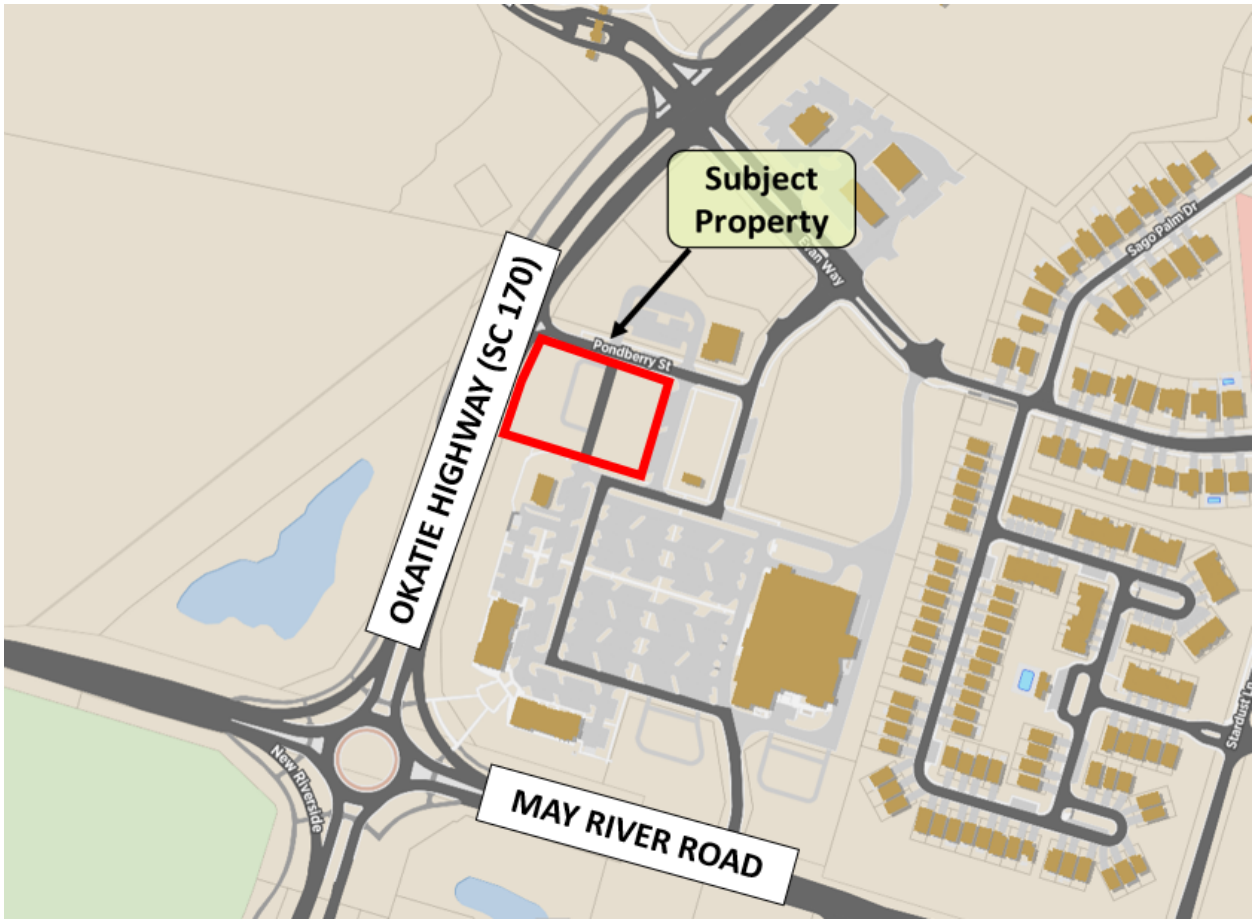
We are proposing a new freestanding restaurant located in May River Crossing at Okatie Hwy & Pondberry St Bluffton, SC 29910. Work includes, but is not limited to, building envelope, structural, interior finishes, and toilet rooms to accommodate a new restaurant. Outdoor patio furniture will be installed. Signage is under a separate cover.

VICINITY MAP

CHIPOTLE AT MAY RIVER CROSSING

CERTIFICATE OF APPROPRIATENESS

HIGHWAY CORRIDOR OVERLAY DISTRICT



LEGEND

Symbol	Use	Area	Sq. Ft.	Parking Ratio	Parking Provided	Parking Provided
A	Major Grocery Anchor		52,000		260	
A1	Retail/Restaurant		3,500		18	
A2	Retail/Restaurant		6,060		30	
A3	Retail/Restaurant		6,060		30	
A4	Retail/Restaurant		5,000		25	
A5	Retail/Restaurant		1,225		6	
SUBTOTAL		13.16	73,845	5/1,000 sq.ft.	369	369
B	Restaurant	1.33	2,500	12/1,000 sq.ft	30	30
C	Restaurant	1.34	2,500	12/1,000 sq.ft	30	30
E	Restaurant	1.44	7,250	12/1,000 sq.ft	87	87
G	Restaurant	1.52	4,500	12/1,000 sq.ft	54	54
F	Office	3.82	44,000	3.5/1,000 sq.ft	154	154
TOTAL		22.61	134,595		724	724

OUT PARCEL USES AND SQUARE FOOTAGE YIELDS AS SHOWN ARE AN ESTIMATE AT THIS TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.

REFER TO THE NARRATIVE FOR PARKING REQUIREMENTS

REFER TO THE MAY RIVER CROSSING GREENSPACE PLAN FOR SPECIFICS REGARDING OPEN SPACE AND PERVIOUS / IMPERVIOUS SUMMARIES.

SOUTH CAROLINA HIGHWAY 170

EVAN WAY

WENDY'S

PARKER'S

CVS

D3

E

G

F

A5

A4

A

A1

A3

A2

C

B

EXISTING TREES

60' COMMERCIAL BUFFER

75' COMMERCIAL SETBACK

PARK

FUNCTIONAL OPEN SPACE

75' COMMERCIAL SETBACK

60' COMMERCIAL BUFFER

50' BUFFER

SOUTH CAROLINA HIGHWAY 46

NOTES:
1) PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.

TOWN OF BLUFFTON APPROVED

Town of Bluffton
NOV 08 2018
Planning & Growth Mgmt

Halvorsen Development Corporation

THOMAS & HUTTON

J# 26430.0000

May River Crossing Master Plan

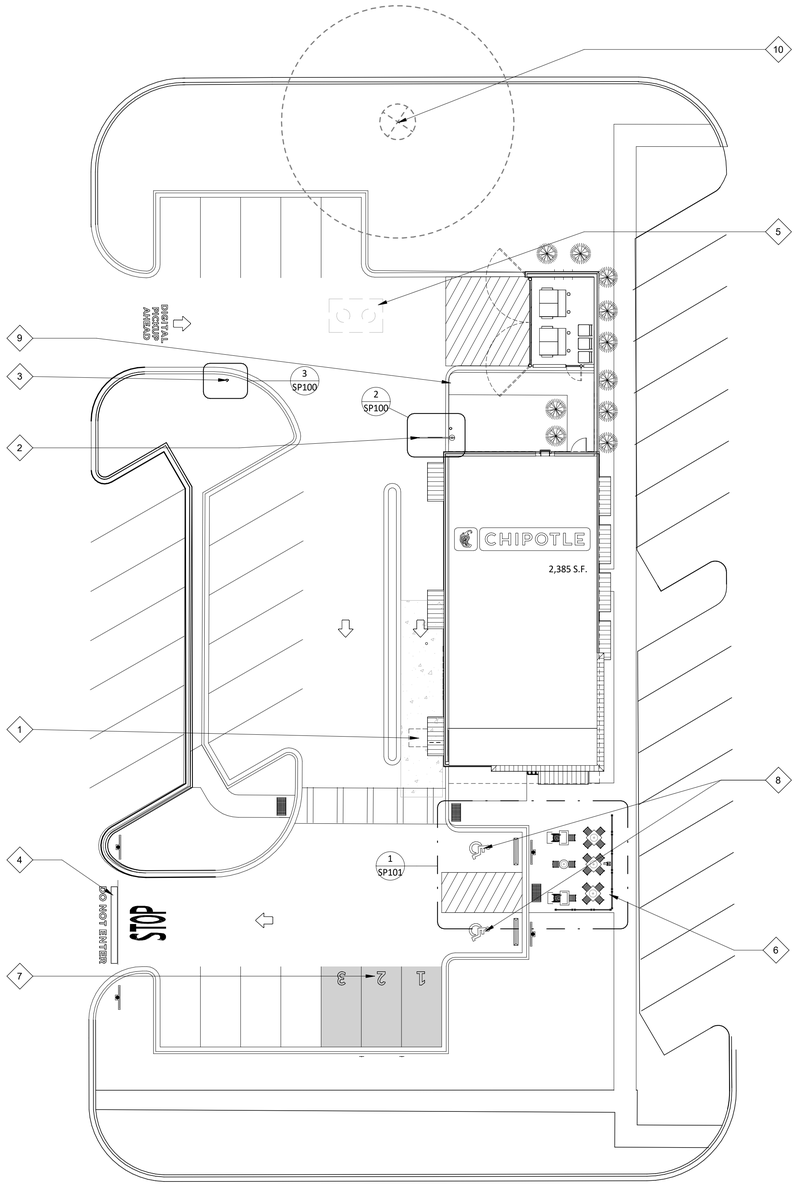
BLUFFTON, SOUTH CAROLINA

SEPTEMBER 6, 2018

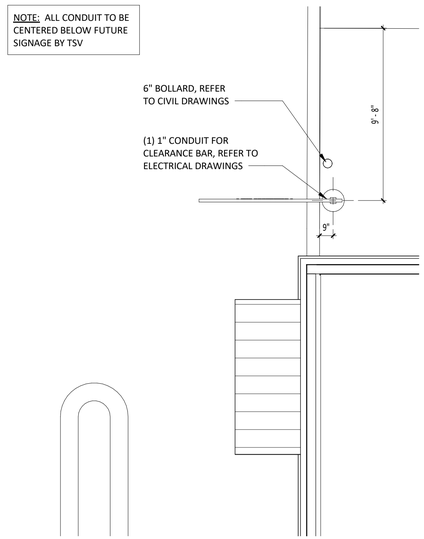
BEAUFORT COUNTY

100 0 50 100 200 400

SCALE 1" = 100'



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



2 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"

3 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"

4 TRASH ELEVATION
SCALE: 1/4" = 1'-0"

5 TRASH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES - SITE PLAN

1. ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING, BOLLARDS AND DUMPSTER ENCLOSURE ARE EXISTING UNLESS NOTED OTHERWISE.
2. FOR STENCIL INFORMATION, REFER TO DIVISION 2 - SITE CONSTRUCTION FOR ADDITIONAL INFORMATION.
3. PROVIDED ARCHITECTURAL SITE PLAN IS FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR TO VERIFY LANDLORD PROVIDED ITEMS MATCH THE INDICATED NOTING BELOW AS REQUIRED. IF GENERAL CONTRACTOR OCCURS ANY DISCREPANCIES, CONTACT THE ARCHITECT IMMEDIATELY.

KEYNOTE LEGEND

1	LOOP DETECTOR INSTALLED BY CHIPOTLE'S GENERAL CONTRACTOR - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION - EXISTING CONDUIT STUB-UP PROVIDED BY LANDLORD.
2	CLEARANCE BAR - FOUNDATION AND CLEARANCE BAR ASSEMBLY PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR
3	"DIGITAL PICK-UP SIGNAGE" - FOUNDATION AND SIGNAGE ASSEMBLY AND PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR.
4	"DO NOT ENTER" AND "DIGITAL PICKUP AHEAD" AND DIRECTIONAL ARROWS PROVIDED BY LANDLORD.
5	1,500 GALLON EXCLUSIVE GREASE INTERCEPTOR LOCATION - CHIPOTLE'S GENERAL CONTRACTOR TO REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6	PATIO RAILING PROVIDED BY CHIPOTLE.
7	THREE (3) PICK-UP PARKING SPACES MARKED WITH WHITE NUMBERS PARALLEL TO STRIPING AND CENTERED IN SPACE PROVIDED BY LANDLORD
8	TWO (2) ADA ACCESSIBLE PARKING SPACES MARKED WITH STRIPING AND SIGN POSTS, BY LANDLORD.
9	CURB RAMP FOR DELIVERIES, BY LANDLORD.
10	EXISTING TREE TO REMAIN.

CONSULTANT:
WILKUS ARCHITECTS

CLIENT:
CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:
ARCHITECTURAL SITE PLAN

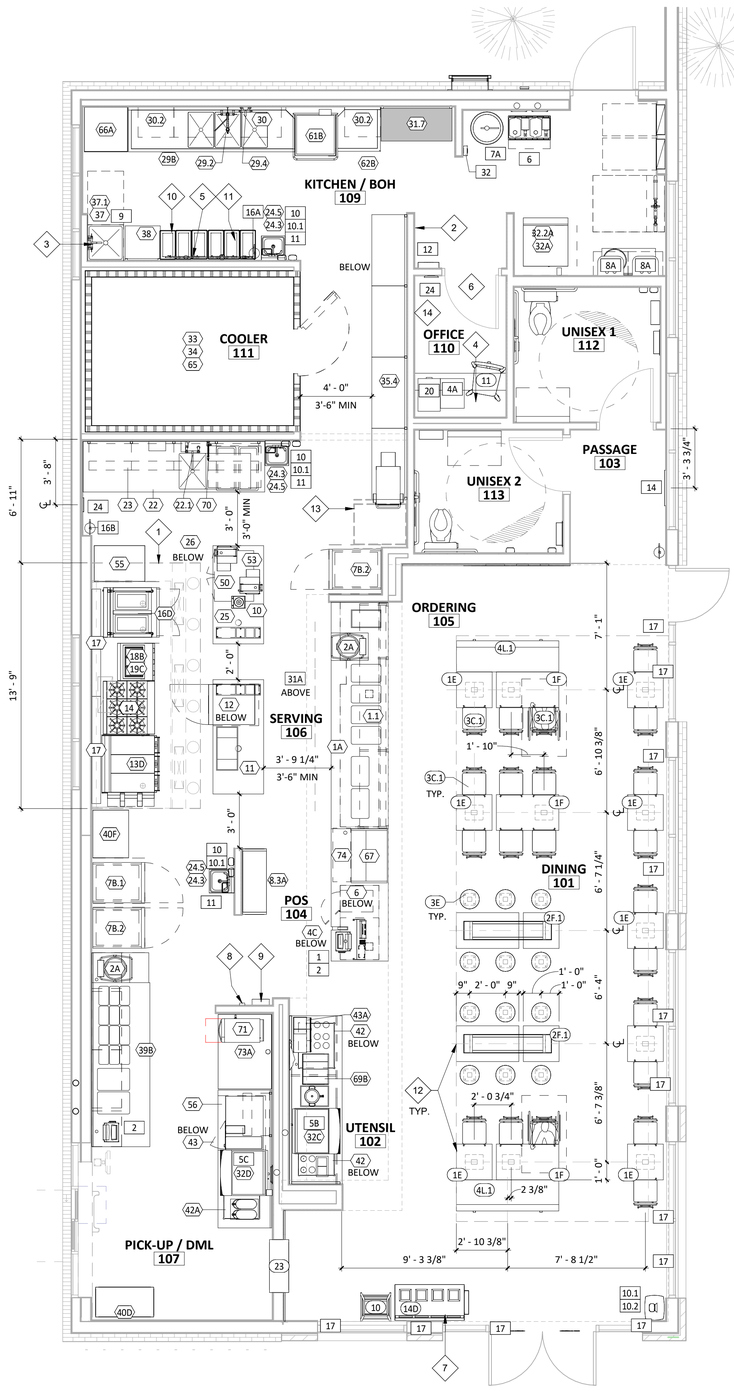
SHEET NUMBER:
SP100

GENERAL NOTES - FF& E

A.	REFER TO SHEET A131 FOR EQUIPMENT LIST AND FURNITURE SCHEDULE.
B.	ALL DIMENSIONS TO EXTERIOR OR EXISTING WALLS ARE TO THE FINISH FACE OF THE EXISTING GYP. BD.
C.	ALL DIMENSIONS ARE TO FACE OF FRAMING, EDGE OF EQUIPMENT, OR CENTERLINE OF EQUIPMENT UNLESS NOTED OTHERWISE.
D.	ALL FURNITURE TO BE SQUARE/PARALLEL TO TENANT SPACE/WALLS AS SHOWN ON PLANS.

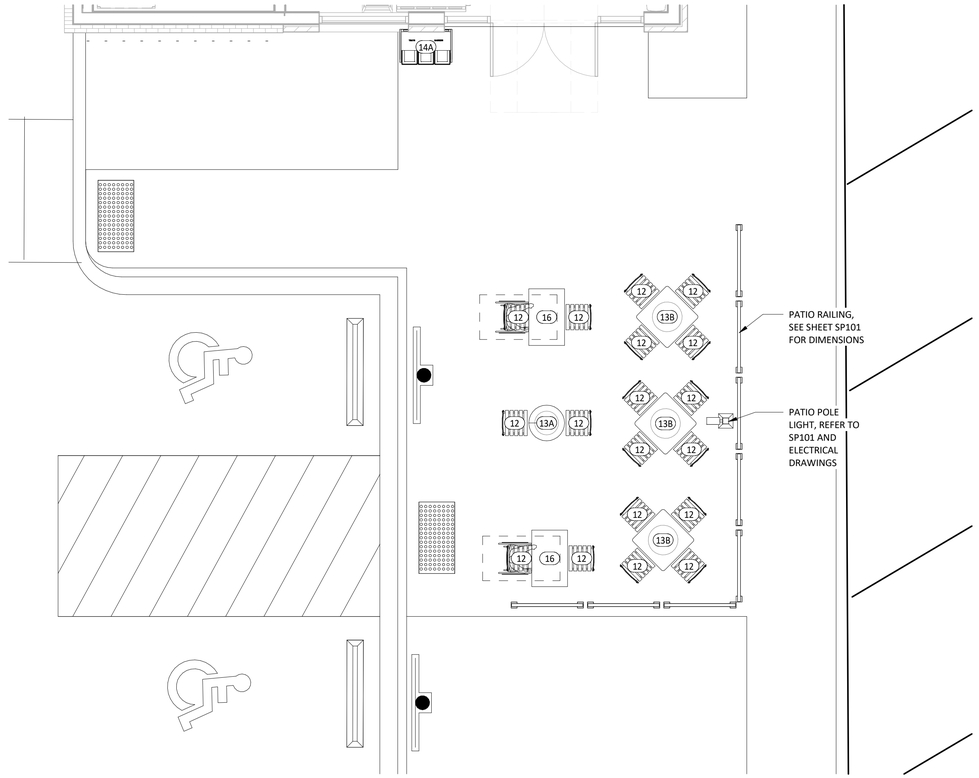
KEYNOTE LEGEND

1	DASHED LINE INDICATES LOCATION OF HOOD ABOVE.
2	6 LF OF WALL SPACE TO BE LEFT OPEN IN BOH.
3	MOP SINK WITH CHEMICAL CLEANING DISPENSING SYSTEM WITH INTEGRAL AIR GAP - REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
4	OFFICE DESK AND SHELVING - REFER TO SHEET A702 AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
5	WATER FILTER ABOVE - REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6	TELEPHONE BOARD ABOVE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7	HOLD TRASH SURROUND OFF 2" AROUND ADJACENT WALL SURFACES - TYPICAL.
8	ANSUL PULL TO BE LOCATED 48" A.F.F. TO THE TOP OF UNIT, REFER TO ELECTRICAL DRAWINGS
9	KRONOS TIMECLOCK WILL BE LOCATED 48" A.F.F. TO THE TOP OF UNIT, REFER TO ELECTRICAL DRAWINGS.
10	MOVEABLE LINEN BINS WITH LID - TYPICAL OF FOUR (4).
11	MOVEABLE BACK-UP TRASH BINS FOR DINING AREA TRASH SURROUNDS - TYPICAL OF TWO (2).
12	ALIGN THE TABLE EDGES.
13	KEEP AREA CLEAR FOR FUTURE REACH-IN COOLER, REFER TO ELECTRICAL DRAWINGS FOR POWER CONNECTION LOCATION.
14	BYPASS DISTRIBUTION PANEL ABOVE - SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.



1 FURNITURE, FIXTURE & EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



2 FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN

SCALE: 1/4" = 1'-0"

CONSULTANT:

WILKUS ARCHITECTS

CLIENT:

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:

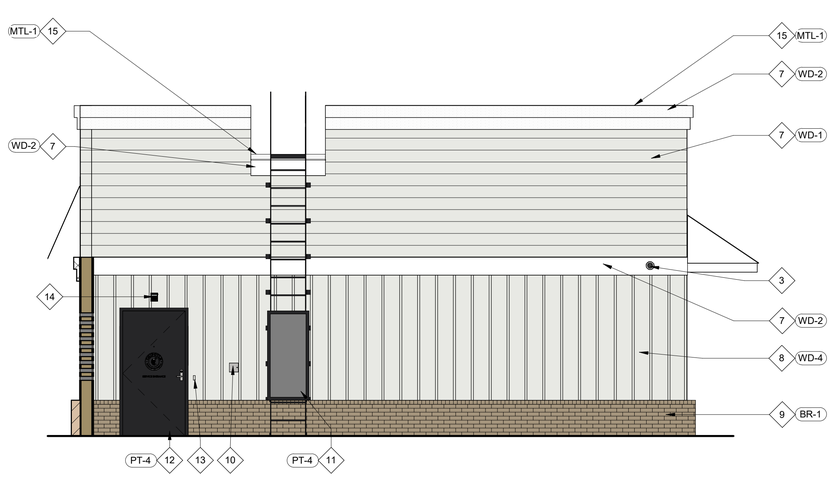
FF&E PLAN

SHEET NUMBER:

A130

1 EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

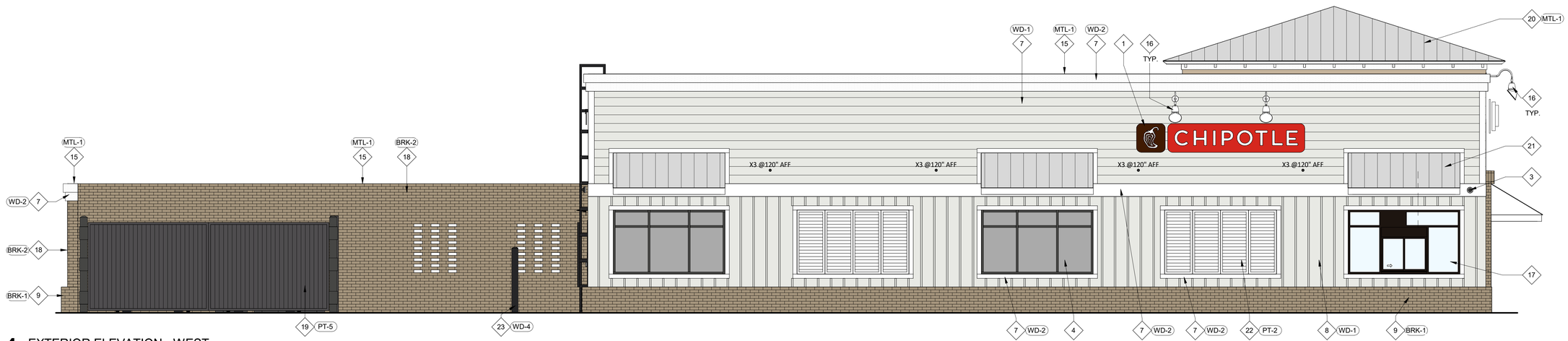


2 EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

3 EXTERIOR ELEVATION - EAST

SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"

GENERAL NOTES - EXT. ELEV.

A. SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS PERMIT SET.

B. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.

KEYNOTE LEGEND

1	LOCATION OF TENANTS A-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
2	LOCATION OF TENANTS AW-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
3	LOCATION OF SECURITY CAMERAS TO BE INSTALLED BY GENERAL CONTRACTOR.
4	THERMALLY BROKEN PREFINISHED BLACK ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
5	6" VINYL ADDRESS LETTERS - COORDINATE ADOPTED REQUIREMENTS ON SIZE AND LOCATION WITH LOCAL JURISDICTION.
6	VINYL GRAPHICS SUPPLIED BY TENANT'S SUPPLIER; INSTALLED BY GENERAL CONTRACTOR.
7	HARDIE BOARD PANELS HORIZONTAL PLANK LAP
8	HARDIE BOARD PANELS BOARD AND BATT
9	FACE BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10	KNOX BOX - COORDINATE FINAL LOCATION AND PREFERRED MODEL WITH LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
11	EXTERIOR SHIPS LADDER WITH LOCKING GATE.
12	INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING - PAINT DOOR AND FRAME BLACK.
13	LOCATION OF DOOR BELL - INSTALL BETWEEN 36" AND 48" ABOVE FINISHED GRADE.
14	EXTERIOR LIGHT FIXTURE
15	PREFINISHED METAL COPING.
16	GOOSE NECK LIGHT
17	PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
18	THIN BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
19	TRASH ENCLOSURE DOORS PREFINISHED BLACK
20	METAL ROOF
21	METAL AWNING
22	BAHAMA SHUTTERS
23	6" CONCRETE SAFETY BOLLARD, PROVIDED BY CHIPOTLE

EXTERIOR FINISH SCHEDULE

FINISH	MATERIAL	COLOR	REMARKS
BR-1	ENDICOTT FACE BRICK	SANDSTONE LIGHT	STACKED BOND, SEE SPECS FOR GROUT COLOR
BR-2	ENDICOTT THIN BRICK	SANDSTONE LIGHT	STACKED BOND, SEE SPECS FOR GROUT COLOR
MTL-1	PREFINISHED METAL COPING	MATCH PT-2	TO MATCH ADJACENT FINISH
PT-1	PAINT	PPG #1001-3 "THIN ICE"	
PT-2	PAINT	PPG #1010-1 "PEGASUS"	
PT-3	PAINT	PPG #1085-4 "BEST BEIGE"	
PT-4	PAINT	PPG #1001-7 "BLACK MAGIC"	
PT-5	PAINT	PPG #1001-6 "KNIGHT'S ARMOR"	
WD-1	HARDIE PLANK	PT-1	
WD-2	HARDIE PLANK	PT-2	
WD-3	HARDIE PLANK	PT-3	
WD-4	HARDIE TRIM BATTEN BOARDS	PT-1	

CONSULTANT:

WILKUS ARCHITECTS

CLIENT:

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A301

PPG Thin Ice
PPG1001-3

Hardie Plank
Select Cedarmill Texture
Painted PPG Thin Ice

PPG Pegasus
PPG1010-1

Hardie Plank
Smooth Texture
Painted PPG Pegasus

PPG Best Beige
PPG1085-4

Hardie Plank
Select Cedarmill Texture
Painted PPG Best Beige

PPG Thin Ice
PPG1001-3

Hardie Trim Batten Boards
Rustic Grain Texture
Painted PPG Thin Ice

Endicott Face/Thin Brick
Smooth Texture
Light Sandstone Color

MAY RIVER CROSSING ROAD

MAY RIVER CROSSING ROAD

STOP

2-14'/ 1-16'- Cabbage Palm
8- Pink Gulf Muhly Grass #1
5-Dwarf Oleander #7
Proposed Overhead Light (Shielded)
6- Pink Gulf Muhly Grass #1
6-Podocarpus #7
1- Live Oak 4" Cal.
6-Society Garlic #1
78 LF 18" RCP @ 0.35%
50 LF 18" RCP @ 0.35%
7-Dwarf Oleander #7
6-Inkberry Holly #7
2- Live Oak 4" Caliper
16-Flax Lily #1
5 LS102
7 LS102
4 LS102
6 LS102
2 LS102
3 LS102
114 LF 18" RCP @ 0.60%
69 LF 18" RCP @ 0.60%
42 LF 18" RCP @ 0.60%
24 LF 18" RCP @ 0.33%
GI #50
FR: 37.46
INV. IN: 30.10 (E)
INV. OUT: 30.10 (S)
15- Pink Gulf Muhly Grass #1
18- Pink Gulf Muhly Grass #1
5-Dwarf Oleander #7
2- Live Oak 4" Caliper
2-14'/ 1-16'- Cabbage Palm
Proposed Overhead Light (Shielded)
Proposed Overhead Light (Shielded)
5-Dwarf Oleander #7
5-Podocarpus #7
6- Pink Gulf Muhly Grass #1
5-Society Garlic #1
6-Podocarpus #7
FFE: 37.5
#7-Podocarpus
#7-Cordyline
#7-Dw. Podocarpus
10-Giant Leopard Plant
4-Oleander #7
LO S52
2-Oleander #7
2-Oleander #7
#30-American Holly
#7-Podocarpus
24" PEA GRAVEL AT PLANTING AREAS ADJACENT TO BUILDING
NO TREES ADJACENT TO BUILDING WALL
LOD
SS
TP 37.64
TC 37.97
TP 37.44
TC 37.34
TC 37.23
TP 37.01
TP 36.96
TP 36.33
TC 36.66
TW 37.35
TW 37.37
TW 37.19
TW 37.02
TW 36.85
TW 36.42
TW 36.67
TW 37.07
TW 37.81
TW 37.94

MBD LANDSCAPE SITE PLAN
1" = 10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

South Carolina 811 — Call Before You Dig

IF YOU DIG SOUTH CAROLINA CALL US FIRST 1-888-721-7877 IT'S THE LAW

PUBLIX SUPER MARKETS, INC.

DISPOSITION	DATE	CHECKED BY
☐ APPROVED		
■ APPROVED AS NOTED	03/09/26	JCC
☐ DISAPPROVED-RESUBMIT		
☐ NOT CHECKED BY PUBLIX Follow plans and specifications No substitutions allowed		

APPROVAL OF THIS SHOP DRAWING IS FOR DESIGN AND GENERAL CONSTRUCTION ONLY. CONTRACTOR REMAINS RESPONSIBLE FOR ALL QUANTITIES. DIMENSIONS AND ALL OTHER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS HE SHALL VERIFY JOB CONDITIONS AFFECTING THE WORK PRIOR TO FABRICATION.

State of South Carolina — Registered — No. 1076 — Landscape Architect — John Michael Brock

No.	Issue / Revision Description	Date

LANDSCAPE PLANS FOR
MAY RIVER CROSSING CHIPOTLE
111 BARNARD St.
BLUFFTON, SOUTH CAROLINA

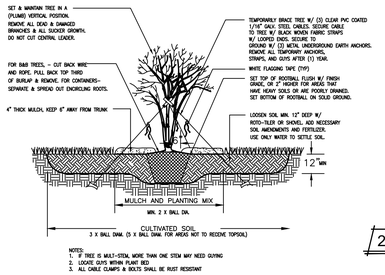
M.B.D. M. BROCK DESIGNS, LLC — LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	02.20.26
Chk'd By:	M. Brock
Project ID:	C-25030

Landscape Plan
Sheet No.
LS-101
SHEET 1 OF 2

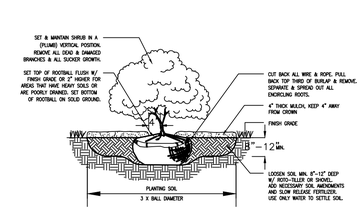
copyright © M. Brock, RLA all rights reserved



NOTES:
1. 8' TREE IS MULTI-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOOSE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

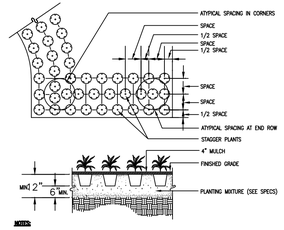
1 / LS102 MULTI-TRUNK TREE PLANTING DETAIL

N.T.S.



2 / LS102 SHRUB PLANTING DETAIL

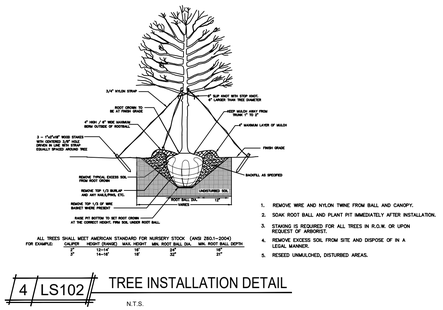
N.T.S.



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

3 / LS102 GROUNDCOVER PLANTING DETAIL

N.T.S.



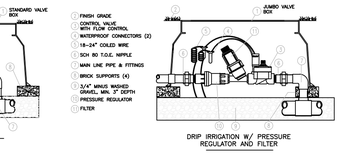
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MIN. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	10-12'	10'	24"	17"
	2"	12-14'	12'	24"	17"

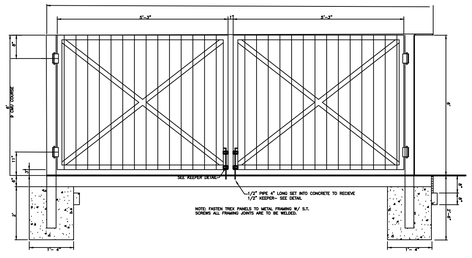
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

4 / LS102 TREE INSTALLATION DETAIL

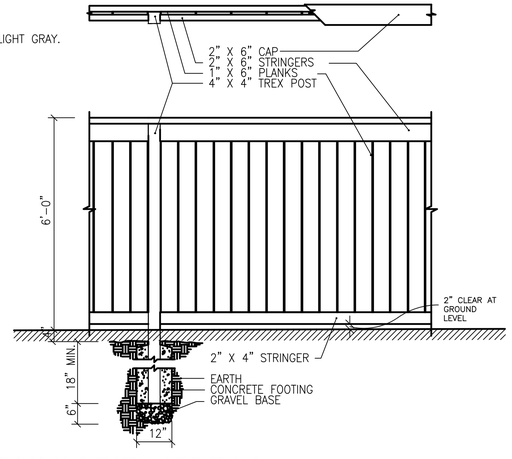
N.T.S.



5 / LS102 BACKFLOW PREVENTER DETAIL

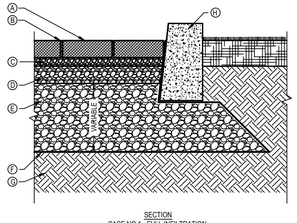


NOTES:
- TREX FENCING COLOR TO BE BASIC LIGHT GRAY.
- ALL SCREWS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- POSTS TO BE TREX COMPOSIT



6 / LS102 TRASH ENCLOSURE / GATE DETAIL - 6' TREX FENCING
TREX COMPOSIT - 6" PLANKS

BATTERY GRAY- PAVER
Tabby Finish/ King Street Cobble



LEGEND:
- (A) PERMEABLE PAVER FROM TECHO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
- (B) JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
- (C) BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
- (D) BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
- (E) SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
- (F) GEOTEXTILE
- (G) SUBGRADE
- (H) EDGE RESTRAINT TBD by Contractor/ Owner

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

7 / LS102 PERMEABLE PAVER DETAIL
nts LOWCOUNTRY PAVER

LANDSCAPE NOTES

PLANTING:
1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHAINED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BE SHALL BE TESTED FOR Ph AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING "NO CUTS" 72 HOURS BEFORE INSTALLATION.

IRRIGATION:
THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:
1. PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS ARES AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODESS.
2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BJWSA SPECIFICATIONS AND 1 ½" METER SERVICE FOR IRRIGATION SYSTEM.
4. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
5. AVOID SPRAYING ROADS, PARKING AND WALKS.
6.UTILIZE SWING-JOINTS AND/OR FLEX-RISERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
7. CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
8. CONTRACTOR TO COORDINATE WITH GC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

DRAINAGE:
SEE GRADE AND DRAINAGE PLAN FOR PROPOSED SITE DRAINAGE.

GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

PLANT SCHEDULE

Trees

QTY	Common/ Botanical Name	Caliper	Cont.	Height/Spread
1	American Holly/ Ilex opeca	Multi-Stem	30 gal.	10'–12'/ 6'
6	Cabbage Palm/ Sabal Palmetto		B&B	14'
5	Live Oak/ Quercus virginiana	4" Cal.	65 gal.	8–10'

Shrubs

QTY	Common/ Botanical Name	Cont.	Height/Spread
6	Inkberry Holly/ Ilex glabra	7 gal.	4'/4'
36	Yew Pine/ Podocarpus macrophylla	7 gal.	4/2'
4	Small–Leaf Arrowwood/ Viburnum ovovatum 'Miss Shilers Delight'	7 gal.	48" O.C.
6	Red Sensation Cabbage Palm/ Cordyline australis 'Red Sensation'	3 gal.	4'/3'
6	Oleander/ Nerium oleander	7 gal.	5'/4'
10	Pringles Dwarf Yew Pine/ Podocarpus macrophylla	3 gal.	2/2'
6	Dwarf Oleander/ Nerium oleander 'Dwarf'	7 gal.	2'/2'

Ground Covers/ Grasses

QTY	Common/ Botanical Name	Cont.	Height/Spread
45	Pink Muhly Grass/	1 gal.	15"–18"
6	Society Garlic/ Tulbaghia violacea	1 gal.	15"–18"
10	Giant Leopard Plant/ Farfugium japonicum 'Giganteum'	1 gal.	15"–18"
20	Flax Lilly/ Dianella tasminica 'Variegata'	1 gal.	15"–18"
	Emerald Zoysia 2,070 SF		

STATE OF SOUTH CAROLINA
REGISTERED
No. 1076
LANDSCAPE ARCHITECT
JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date

LANDSCAPE PLANS FOR
MAY RIVER CROSSING CHIPOTLE
111 BARNARD St.
BLUFFTON, SOUTH CAROLINA

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	02.20.26
Chk'd By:	M. Brock
Project ID:	C-25030

Details
Sheet No.
LS-102
SHEET 2 OF 2

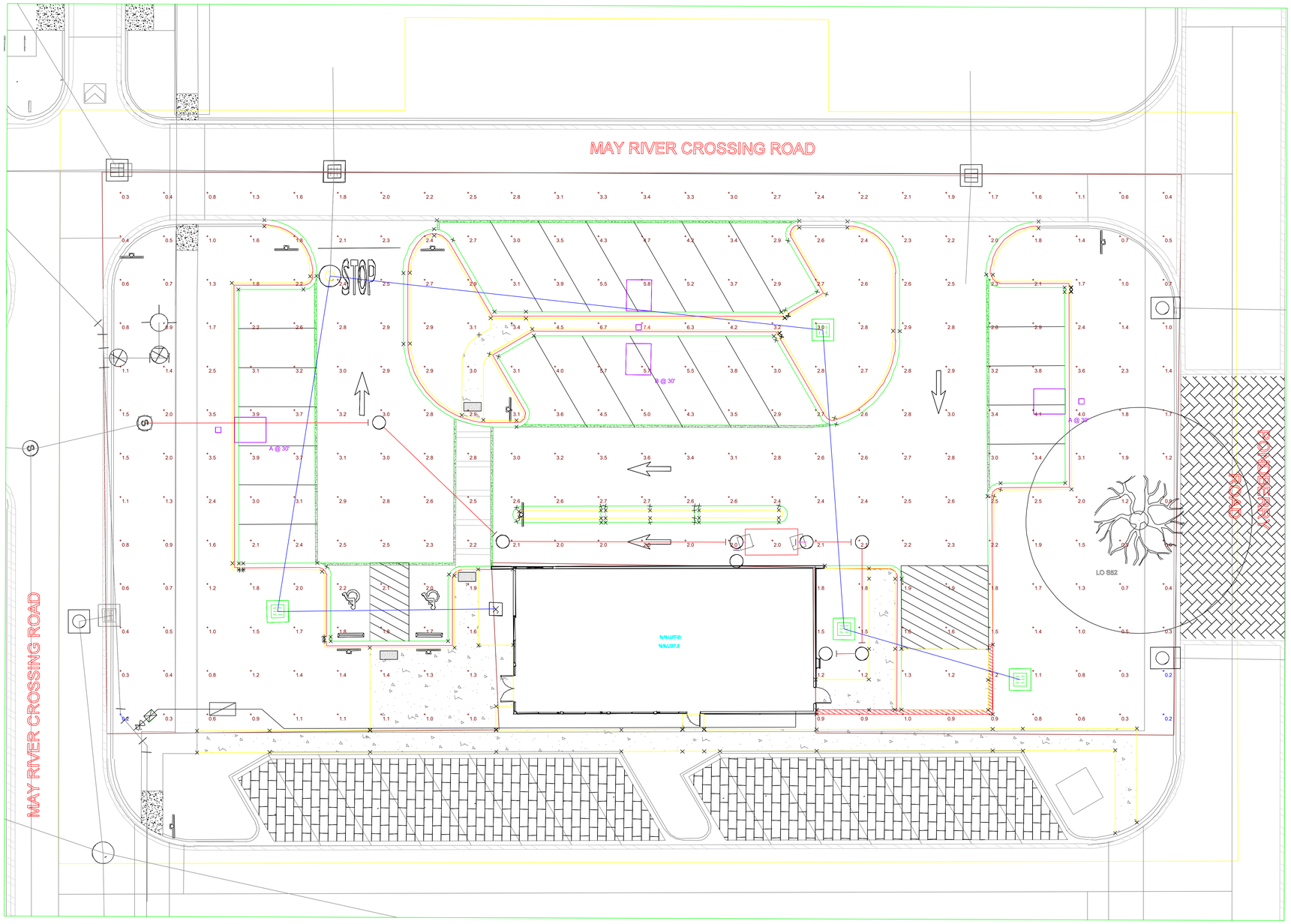
copyright © M. Brock, RLA all rights reserved

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		2	ATB2 P602 R4 4K	Autobahn Large P602 Package Roadway Type IV 4000K/5000K CCT		1	27229	0.9	196	
	B		1	ATB2 P602 R4 4K	Autobahn Large P602 Package Roadway Type IV 4000K/5000K CCT		1	27229	0.9	392	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	7.4 fc	0.2 fc	37.0:1	11.0:1



Plan View
Scale - 1" = 10ft

Dominion Energy

CLASSIFICATION, TYPE, SPECIFICATION, AND ADDITIONAL ATTRIBUTES MEET UTILITY GRADE REQUIREMENTS FOR ALL LIGHT FIXTURES, ASSOCIATED POLE MOUNTING HEIGHTS, AND POLES. PHOTOMETRIC PLANS ARE SUBJECT TO CHANGE BASED ON PREDICTED AND ACTUAL FIELD INSTALLATION LOCATION(S) AND ARE POTENTIALLY AFFECTED VIA OTHER GOVERNING AUTHORITIES IN THE INSTALLATION LOCATION(S). USE OF THIS PHOTOMETRIC PLAN IS SOLELY PERMITTED TO DOMINION ENERGY — LIGHTING SERVICES APPROVED PROJECTS. THE APPROVED PHOTOMETRIC PLAN MUST BE CONSTRUCTED VIA DOMINION ENERGY — LIGHTING SERVICES APPROVED PERSONNEL. USE OF THIS PHOTOMETRIC PLAN FOR FIELD INSTALLATIONS ARE LIMITED TO DOMINION ENERGY COMPANY CREWS AND DOMINION ENERGY CONTRACTORS. ALL DOMINION ENERGY APPROVED LIGHTING PLANS ADHERE TO THE MOST CURRENT NESC RULES AND REGULATIONS AT THE TIME OF THE PROJECT APPROVAL.

Dominion Energy
Actions Speak Louder

CHIPOTLE

Designer
S. OWENS
Date
02/19/2026
Scale
1" = 10'
Drawing No.

Summary

The choice is yours…

RAB®
LIGHTING

RABWEB.COM • 888 72

. . .in new Signature colors!

- 13 and 26 Watt high-performance LEDs
- Available in 11 high-durability powder coatings, formulated for long-lasting color
- Choose from 5 different arms and 6 shades
- Standard (12-14 weeks) delivery
- Reduces relamping time and costs
- 13W replaces 75W incandescent, 50W MH or 18W CFL
- 26W replaces 120W incandescent, 75W MH or 42W CFL
- 100,000-Hour LED lifespan
- 5-Year no-compromise warranty

Classic Colors

- Black (B)
- Architectural Bronze (A)
- White (W)

Signature Colors

- Red (R)
- Yellow (YL)
- Light Blue (LB)
- Royal Blue (BL)
- Brown (BWN)
- Ivory (I)
- Hunter Green (G)
- Metallic Silver (S)

Contact your local RAB rep to view actual sample color chips.

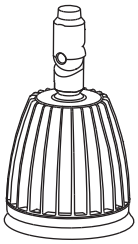
Individual components

LED Heads

GNLED13
13W LED Head

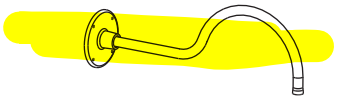
GNLED26
26W LED Head

(available in warm and neutral)

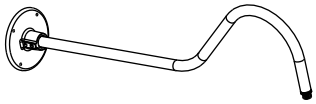


Gooseneck Arms

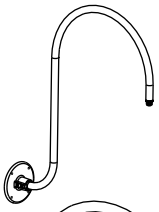
GOOSE1
Gooseneck 24" Arm



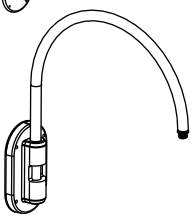
GOOSE2
Gooseneck 35" Arm



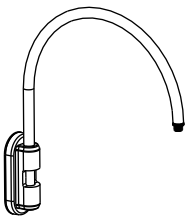
GOOSE3
Gooseneck 30" Arm



GOOSE4
Gooseneck 20" Arm



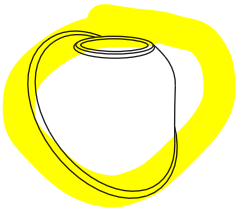
GOOSE5
Gooseneck 20" Arm
w/Pole Mount



Shades

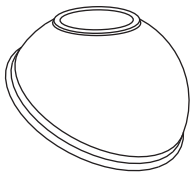
GSAC
15" Angled Cone Shade

GSAC11
11" Angled Cone Shade



GSAD
15" Angled Dome Shade

GSAD11
11" Angled Dome Shade

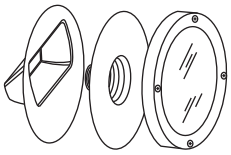


GSST
15" Straight Shade

GSST11
11" Straight Shade

Accessories

LRFGNLED
Clear Lens & Reflector Kit
w/Door Frame



LFGNLED
Frosted Lens & Door Frame
Replacement

Ordering information

Product Family	Arm		Wattage	Color Temp	Reflector	Shade	Color
GN		LED					

Arm
- **Blank** No arm
- **1** GOOSE1
- **2** GOOSE2
- **3** GOOSE3
- **4** GOOSE4
- **5** GOOSE5

Wattage
- **13** 13W
- **26** 26W

Color Temp
- **N** Neutral (4000K)
- **Y** Warm (3000K)

Reflector
- **Blank** Flood reflector + frosted lens
- **S** Spot reflector + clear lens
- **R** Rectangular reflector + clear lens

Shade
- **Blank** No shade
- **AC** 15" Angled cone
- **AC11** 11" Angled cone
- **AD** 15" Angled dome
- **AD11** 11" Angled dome
- **ST** 15" Straight shade
- **ST11** 11" Straight shade

Color
- **B** Black
- **W** White
- **A** Architectural Bronze
- **S** Metallic Silver
- **G** Hunter Green
- **YL** Yellow
- **R** Red
- **LB** Light Blue
- **BL** Royal Blue
- **BWN**
- **I**

Specifications

UL Listing
Suitable for wet locations. Suitable for mounting within 4' of the ground.

LED
Multi-chip, high-output, long-life LED

Drivers
13W: Constant Current, Class 2, 50/60 Hz, 100 - 240VAC: 0.3 - 0.15A, 277VAC: 0.15A, THD ≤20%, PF 97.5%
26W: Constant Current, Class 2, 50/60 Hz, 0.48 A., THD ≤20%, PF 97.9%

Angled Cone Shade, White Finish, Neutral Light

Nominal Watts	**13W**	**26W**
Input Watts @ 120V	15.4	28.9
Output Lumens*	705	1673
Lumens per Watt*	45.8	57.9
Color Accuracy (CRI)*	86	84
Correlated Color Temp. (Nominal CCT)*	4000K	4000K

Cold Weather Starting
Minimum starting temperature is -40°F / -40°C

Thermal Management
Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking

Housing
Precision die-cast aluminum housing, lens frame and mounting plate

Reflector
Optional rectangular or spot reflectors available

Gaskets
High-temperature silicone

Mounting
Heavy-duty mounting arm with "O" ring seal & stainless steel screw

Shades
Angled Cone, Angled Dome or Straight Shade offered in both 11" and 15'

Paint Finish
Chip and fade resistant polyester powder coat finish. Offers significantly improved gloss retention and resistance to color change.

Color Stability
RAB LEDs exceed industry standards for chromatic stability

Color Uniformity
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

IESNA LM-79 & LM-80 Testing
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

California Title 24
Goosenecks comply with 2013 California Title 24 building and electrical codes as commercial, outdoor, non-pole-mounted fixtures < 30 Watts when used with a photosensor control. Select catalog number PCS900 (120V) or PCS900/277 to order a photosensor.

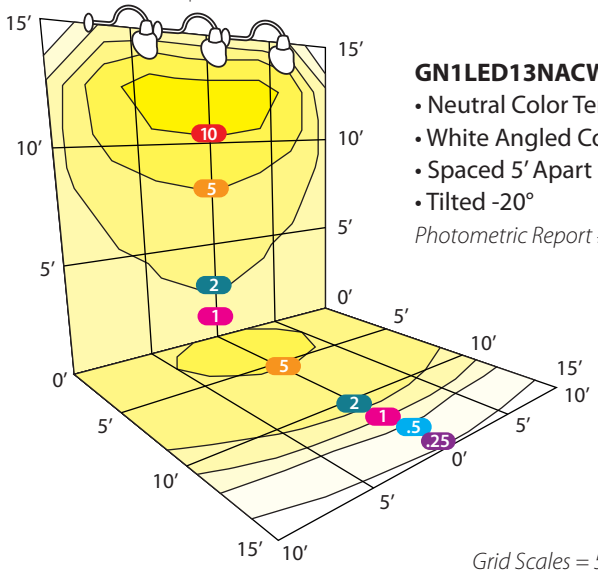
Green Technology
Mercury and UV free, and RoHS compliant. Powder coat finish formulated with an environmentally friendly, TGIC-free (Triglycidyl Isocyanurate) process.

Patents
The design of the GNLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

** Please visit rabweb.com for details on warm temperature performance.*

Photometrics

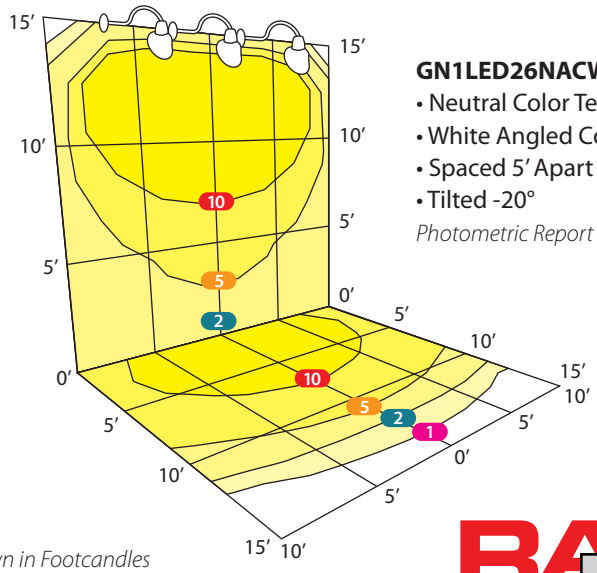
Three 13W LEDs at 15' Mounting Height



GN1LED13NACW
- Neutral Color Temp (4000K)
- White Angled Cone Shade
- Spaced 5' Apart
- Tilted -20°

Photometric Report #RAB00262

Three 26W LEDs at 15' Mounting Height



GN1LED26NACW
- Neutral Color Temp (4000K)
- White Angled Cone Shade
- Spaced 5' Apart
- Tilted -20°

Photometric Report #RAB00206

Grid Scales = 5'0" - Values shown in Footcandles

PERFORMANCE iN LIGHTING | powered by GEWISS

PRODUCT CODE 077305

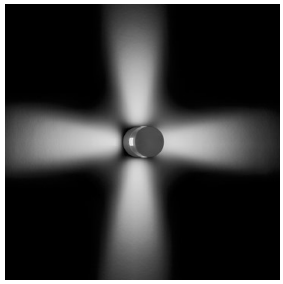
PROJECT

TYPE

ALU ROUND SIDE 4

IP 65 | ≤-40°C | ≥ +50° | WET | cULus LISTED | ADA COMPLIANT

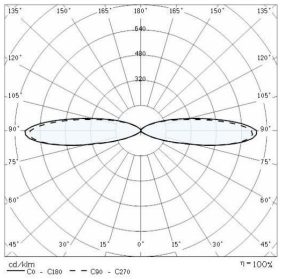
Part number	077305
Lampholder:	LED
Wattage:	2.1 W
Finishing:	BK-40 / Anodized Black / Matt
Degree of protection:	IP65
CRI:	80
Kelvin:	3000
Luminaire lumen output [lm]:	17 lm
Lifetime:	60000 h
cULus:	
Min. ambient temperature [°C]:	-40
Max. ambient temperature [°C]:	50



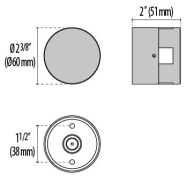
Description

Wall effect series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free (<1%) precision machined anodized aluminum housing and optical compartment.
- Satin UV-stabilized diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote long LED life.
- Surface effects light emission.
- To be used with a low-voltage, constant-current (700 mA) driver (ordered separately, consult factory for more information).
- Matching junction box plate optional accessory available (ordered separately).
- The luminaire may be configured with numerous options and multiple standard finishes. Not all options are available in all configurations. Consult factory for more information about specification sheet details to build your light.
- Contact factory for any Buy American Act (BAA) or Build America Buy America Act (BABAA) requirements.
- 5-year warranty.

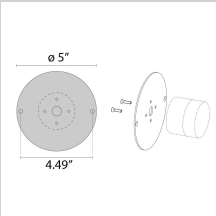
Photometric data



Technical drawings



ALU ROUND MINI



07940

Plate cover jbox Alu Round

Anodised black

17082

LED driver CC 6 W 700mA 120/277V

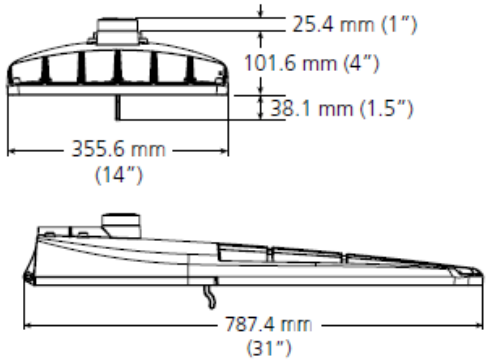
DOWNLOADS

Dominion Item # 42[illegible]

LED Area L - 200W - Gray

PRODUCT OVERVIEW

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ATB2 is 0.78 sq. ft.,
Approx. Wt. = 21 lbs. (9.53 kg)

DOMINION SC SPECIFICATION

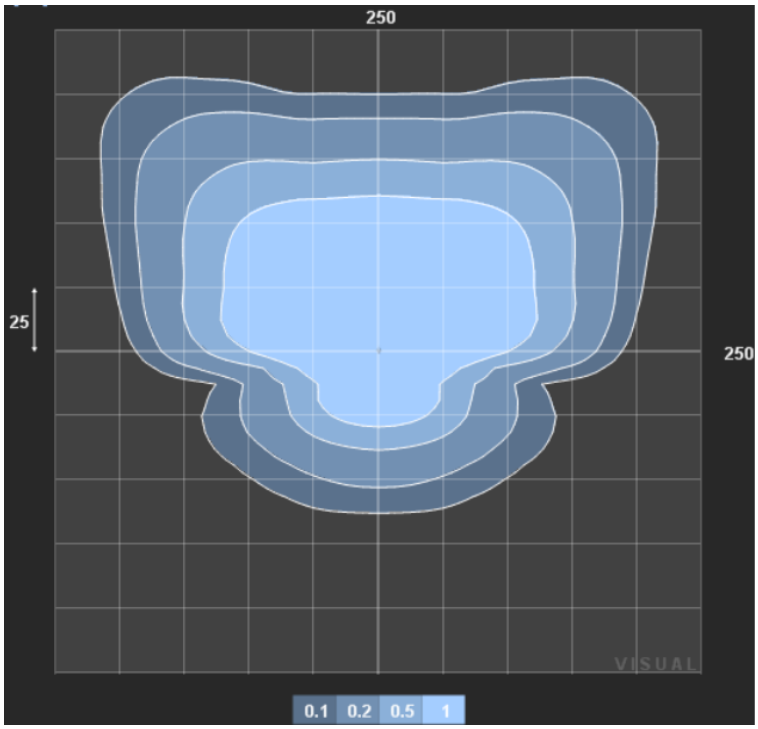
27,230 Lumens
196 Input Watts
BUG Rating - B3-U0-G4
200 Watt NEMA Label
0-10v Dimmable Driver.
White Light Correlated color temperature - 4000K
P7 Photocontrol receptacle
Multi-Volt Driver (120-277v)
Type IV Distribution
Gray in Color
2" X 3" label (black and white) with Dominion Energy to be placed on fixture housing
Bar code label to be located on housing away from Dominion label
Shipped on 42" x 42" Pallet not to exceed 60"

ACUITY PART NUMBER

ATB2 P602 R4 RFD322243

LIGHT DISTRIBUTION IN FOOTCANDLES @ 25' MOUNTING HEIGHT

Footcandle is a unit of measure of the intensity of lighting.



SHIELD PART NUMBER

ATB2 EGS BK J5 RFD340214 (42498773)

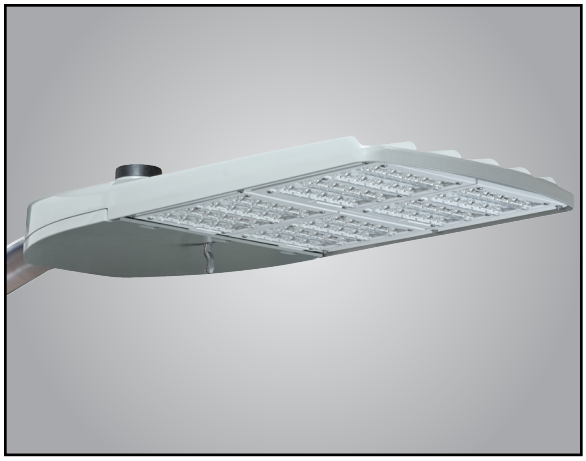
For DOMSC Internal Use Only

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Autobahn Se

LED Area L - 200W - Gray

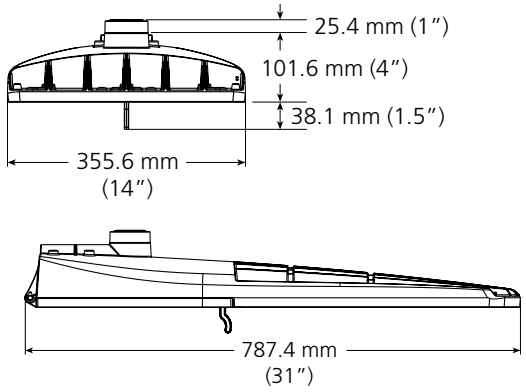
PRODUCT OVERVIEW



Applications:

Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ATB2 is 0.78 sq. ft.,
Approx. Wt. = 21 lbs. (9.53 kg)

STANDARDS

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient.
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

GOVERNMENT PROCUREMENT — BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

Note: Specifications subject to change without notice.

Features:

OPTICAL

The Autobahn's new molded silicone optics provide exceptional performance. Silicone optics are superior to other polymeric materials in the areas of; optical efficiency, thermal performance, and reduction in dirt accumulation, all of which can lead to long term lumen degradation and a shift in optical distribution. Also, because silicone allows for the molding of fine details as well as thick sections, it produces the most crisp, clean and well-defined lighting distributions available. Silicone optics paired with modern LED's allow the Autobahn to take full advantage of both technologies.

Same Light: Performance is comparable to 400-1000W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, or optional 2700K, 3000K or 5000K, all 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.

Available in Type II, III, IIIL, IV, & V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an average of 40-60% over comparable HPS platforms.

Robust Surge Protection: Two different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

Luminaire ships with a 0-10v dimmable driver. Luminaire is continuous and step dimming capable via AO option or controls installed on P7 photocontrol receptacle option.

MECHANICAL

Easy to Maintain: Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing is polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Four-bolt mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter and provides a 3G vibration rating per ANSI C136.31.

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 Pin photocontrol receptacle is standard, with the Acuity designed ANSI 7 Pin receptacle optionally available.

Premium solid state locking sale photocontrol - PCSS (10 year rated life). Extreme long life sold state locking style photocontrol - PCLL (20 year rated life).

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and can also allow a single fixture to be flexibly applied in many different applications.

ACUITY BASE NUMBER

ATB2 P602 MVOLT R4 MP NL XL HK P7

Autobahn Se… ATB2
Roadway Lighting

ORDERING INFORMATION

Series

ATB2	Autobahn LED Roadway

LED Performance Package

P601	26,192 lumens nominal	**P901**	30,398 lumens nominal
P602	29,188 lumens nominal	**P902**	36,273 lumens nominal
P603	33,062 lumens nominal	**P903**	41,215 lumens nominal
P604	36,305 lumens nominal	**P904**	45,247 lumens nominal
P605	39,786 lumens nominal	**P905**	50,476 lumens nominal

Voltage

MVOLT	Multi-volt, 120V - 277V
347	347V
480	480V
XVOLT	277V-480V[3]

Optics

R2	Roadway Type II
R3	Roadway Type III
R3L	Roadway Type III Long
R4	Roadway Type IV[2]
R5	Roadway Type V

Options

Color Temperature (CCT)

(Blank)	4000K CCT, 70 CRI Min.
27K	2700K CCT, 70 CRI Min.
3K	3000K CCT, 70 CRI Min.
5K	5000K CCT, 70 CRI Min.

Paint

(Blank)	Gray (Standard)
BK	Black
BZ	Bronze
DDB	Dark Bronze
GI	Graphite
WH	White
GN	Green

Surge Protection

(Blank)	Standard 20kV/10kA SPD
MP	MOV Pack 10kV/5kA

Terminal Block

(Blank)	Terminal Block (Standard)
T2	Wired to L1 & L2 Positions

Misc.

BL	External Bubble Level
HSS	House-Side Shield
NL	Nema Label
XL	Not CSA Certified
HK	Hingekeepers
BAA	Buy America(n) Act and/or Build America Buy America Qualified

Controls.

(Blank)	3 Pin NEMA Photocontrol Receptacle (Standard)
P7	7 Pin Photocontrol Receptacle (Dimmable Driver Included)
NR	No Photocontrol Receptacle
AO	Field Adjustable Output
PCSS	Solid State Lighting Photocontrol (120-277V)[1]
PCLL	Solid State Long Life Photocontrol
SH	Shorting Cap

Packaging

(Blank)	Single Unit (Standard)
JP	Job Pack (42/Pallet)

Accessories:

External House Side Shields

ATB2P60XR2R3LR5HSS	for use with P601 - P605, R2, R3L or R5 distribution
ATB2P60XR3HSS	for use with P601 - P605, R3 distribution
ATB2P60XR4HSS	for use with P601 - P605, R4 distribution
ATB2P90XR2R3LR5HSS	for use with P901 - P905, R2, R3L or R5 distribution
ATB2P90XR3HSS	for use with P901 - P905, R3 distribution

Light Trespass Shield

ATB2ULTS	ATB2 Universal Light Trespass Shield

ATB Decorative Arms (cast aluminum)

ATB2DECOS XX	ATB Decorative Arm for Square Pole Painted to match fixture
ATB2DECOR XX	ATB Decorative Arm for Round Pole Painted to match fixture

Universal Arms (steel)

UMR XX	8" Horizontal Arm for Round Pole, Painted to match Fixture (XX - Paint Color)
UMS XX	8" Horizontal Arm for Square Pole, Painted to match Fixture (XX - Paint Color)
UMR GALV	8" Horizontal Arm for Round Pole, Galvanized
UMS GALV	8" Horizontal Arm for Square Pole, Galvanized

Notes

1. Not available in 347 or 480V.
2. Not available with P901 - P905 performance packages
3. XVOLT option only available with P601 and P602 performance packages

American Electric Lighting

AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupport-Lighting@AcuityBrands.com
© 2014-2024 Acuity Brands Lighting, Inc. All Rights Reserved. ATB2 Rev. 08/19/24

Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment ar… All values are design or typical values, measured under laboratory conditions… Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

PERFORMANCE PACKAGE

ATB2	Distribution	Input Watts	2700K		3000K		4000/5000K	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P601	R2	175	22,828	131	24,280	139	27,200	156
	R3		22,689	130	25,200	144	27,080	155
	R3L		21,844	125	22,513	129	23,761	136
	R4		23,376	135	23,760	136	24,770	143
	R5		23,291	135	23,810	138	24,680	143
P602	R2	196	24,983	126	26,610	135	30,060	152
	R3		24,831	126	27,770	142	30,020	153
	R3L		24,270	124	24,770	126	26,400	135
	R4		25,697	135	26,280	137	27,230	143
	R5		25,489	135	26,270	138	27,010	144
P603	R2	233	28,442	121	30,430	131	34,020	145
	R3		28,269	121	32,760	141	33,990	145
	R3L		27,087	116	28,050	120	29,464	126
	R4		29,359	124	29,800	126	31,110	132
	R5		29,019	125	29,850	127	30,750	132
P604	R2	263	31,060	118	33,130	126	37,050	140
	R3		30,871	118	35,670	136	36,950	141
	R3L		29,369	112	30,541	116	31,946	121
	R4		32,001	125	32,450	126	33,910	132
	R5		31,690	126	32,790	127	33,580	133
P605	R2	295	33,992	115	36,960	125	39,750	135
	R3		33,785	115	38,670	131	39,910	136
	R3L		31,867	108	33,149	112	34,663	118
	R4		34,728	120	35,430	122	36,800	127
	R5		34,681	121	35,130	122	36,750	128
P901	R2	199	27,147	137	28,470	143	30,430	154
	R3		26,982	135	29,040	146	31,350	157
	R3L		26,100	131	26,603	134	28,390	143
	R5		27,698	141	29,020	146	29,350	149
P902	R2	245	32,512	133	35,070	144	38,090	156
	R3		32,314	132	35,600	145	38,970	159
	R3L		31,000	127	31,344	128	33,720	138
	R5		33,171	137	33,740	138	35,150	145
P903	R2	282	37,007	131	39,380	140	42,990	152
	R3		36,782	130	39,540	140	43,580	154
	R3L		35,238	125	35,154	125	38,330	136
	R5		37,758	134	37,860	134	40,010	142
P904	R2	319	40,420	127	43,410	137	47,220	148
	R3		40,175	126	43,600	137	48,170	151
	R3L		38,327	120	38,078	119	41,690	131
	R5		41,240	132	41,420	132	43,700	140
P905	R2	369	44,573	121	48,390	132	52,380	142
	R3		44,303	120	48,560	132	53,940	146
	R3L		42,886	116	42,455	115	46,649	126
	R5		45,477	128	45,390	127	48,190	136

Note: Individual fixture performance may vary. Specifications subject to change without notice.

ATB2	15C	20C	25C	30C	35C	40C
LLD Multiplier	1.02	1.01	1.00	0.99	0.98	0.97

To calculate the LLD for a temperature other than 25°C, multiply the LLD @ 25°C (shown in the performance package table) by the LLD multiplier for the selected temperature.

American Electric Lighting

AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupport-Lighting@AcuityBrands.com
© 2014-2024 Acuity Brands Lighting, Inc. All Rights Reserved. ATB2 Rev. 08/19/24

Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment ar
All values are design or typical values, measured under laboratory conditions
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

PERFORMANCE PACKAGE

LLD @ 25°C									
ATB2	R2, R3 Distributions 3000K & 4000K CCT			R2, R3 Distributions 2700K & 5000K CCT*			R3L, R4, & R5 Distributions Any CCT		
	50k Hours	75k Hours	100k Hours	50k Hours	75k Hours	100k Hours	50k Hours	75k Hours	100k Hours
P601	0.96	0.94	0.93	0.92	0.88	0.85	0.92	0.88	0.85
P602	0.96	0.94	0.93	0.92	0.88	0.85	0.92	0.88	0.85
P603	0.96	0.94	0.93	0.91	0.87	0.84	0.91	0.87	0.84
P604	0.96	0.94	0.93	0.91	0.87	0.83	0.91	0.87	0.83
P605	0.96	0.94	0.93	0.90	0.86	0.82	0.90	0.86	0.82
P901	0.96	0.94	0.93	0.91	0.88	0.84	0.91	0.88	0.84
P902	0.96	0.94	0.93	0.91	0.87	0.83	0.91	0.87	0.83
P903	0.96	0.94	0.93	0.90	0.86	0.82	0.90	0.86	0.82
P904	0.96	0.94	0.93	0.90	0.86	0.82	0.90	0.86	0.82
P905	0.96	0.94	0.93	0.89	0.84	0.79	0.89	0.84	0.79

* Also includes any custom (non-catalog) CCT

American Electric Lighting®
AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupport-Lighting@AcuityBrands.com
© 2014-2024 Acuity Brands Lighting, Inc. All Rights Reserved.

Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment ar
All values are design or typical values, measured under laboratory conditions
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

B.U.G. Ratings

ATB2	Distribution	2700K			3000K			4000/5000K		
		B	U	G	B	U	G	B	U	G
P601	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	3	3	0	3	3	0	4
	R3L	3	0	4	3	0	4	3	0	4
	R4	3	0	4	3	0	4	3	0	4
	R5	5	0	3	5	0	3	5	0	3
P602	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	3	3	0	4	3	0	4
	R3L	3	0	4	3	0	4	3	0	4
	R4	3	0	4	3	0	4	3	0	4
	R5	5	0	3	5	0	3	5	0	3
P603	R2	3	0	3	3	0	3	4	0	4
	R3	3	0	4	3	0	4	3	0	4
	R3L	3	0	4	3	0	4	3	0	4
	R4	3	0	5	3	0	5	3	0	5
	R5	5	0	4	5	0	4	5	0	4
P604	R2	3	0	3	4	0	4	4	0	4
	R3	3	0	4	3	0	4	3	0	4
	R3L	3	0	4	3	0	4	3	0	5
	R4	3	0	5	3	0	5	3	0	5
	R5	5	0	4	5	0	4	5	0	4
P605	R2	4	0	4	4	0	4	4	0	4
	R3	3	0	4	3	0	4	3	0	4
	R3L	3	0	5	3	0	5	3	0	5
	R4	3	0	5	3	0	5	4	0	5
	R5	5	0	4	5	0	4	5	0	4
P901	R2	3	0	3	3	0	3	3	0	3
	R3	3	0	4	3	0	4	3	0	4
	R3L	3	0	4	3	0	4	3	0	4
	R5	5	0	3	5	0	4	5	0	4
P902	R2	4	0	4	4	0	4	4	0	4
	R3	3	0	4	3	0	4	3	0	4
	R3L	3	0	5	3	0	5	3	0	5
	R5	5	0	4	5	0	4	5	0	4
P903	R2	4	0	4	4	0	4	4	0	4
	R3	3	0	4	3	0	4	4	0	5
	R3L	4	0	5	4	0	5	4	0	5
	R5	5	0	4	5	0	4	5	0	4
P904	R2	4	0	4	4	0	4	4	0	4
	R3	3	0	4	4	0	5	4	0	5
	R3L	4	0	5	4	0	5	4	0	5
	R5	5	0	4	5	0	4	5	0	4
P905	R2	4	0	4	4	0	4	4	0	5
	R3	4	0	5	4	0	5	4	0	5
	R3L	4	0	5	4	0	5	4	0	5
	R5	5	0	5	5	0	5	5	0	5

American Electric Lighting

AEL Headquarters, One Lithonia Way, Conyers Georgia 30012
www.americanelectriclighting.com Phone: 1-866-HOLOPHANE
Email: TechSupport-Lighting@AcuityBrands.com
© 2014-2024 Acuity Brands Lighting, Inc. All Rights Reserved.

Warranty Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment ar
All values are design or typical values, measured under laboratory conditions
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

ATTACHMENT 7

PLAN REVIEW COMMENTS FOR COFA-02-26-020127

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
TOWNE CENTRE AT NEW RIVERSIDE

Plan Type: Highway Corridor Overlay District
Apply Date: 02/09/2026
Plan Status: Active
Plan Address: 20 Pondberry St Street BLUFFTON, SC 29910
Case Manager: Angie Castrillon
Plan PIN #: R610 036 000 3211 0000
Plan Description: **A request by Joshua Bookhout of Wilkus Architects, on behalf of property owner PBC Partners, LLC, for review of a Certificate of Appropriateness - HCOD application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.51 acres identified by tax map number R610 036 000 3211 000(within the May River Crossing Master Plan.**
STATUS: This item will be heard at the April 1, 2026, Development Review Committee meeting.

Planning Commission Committee Review

Submission #: 1 Recieved: 02/24/2026 Completed: 03/27/2026

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	03/27/2026	Angie Castrillon	Approved with Conditions

Comments:
1. Provide additional articulation along Exterior Elevation – East (facing May River Crossing Park) for consistency with ZDSO 90/3 Section 5.15.9.E.3.
2. Provide articulation on Exterior Elevation – West (facing HWY 170) for consistency with ZDSO 90/3 Section 5.15.9.E.3. Consider the use of elements such as Bahama Shutters or Spandrel glass.
3. Ensure unobstructed ADA accessibility from parking lot through patio to building.
4. In accordance with ZDSO 90/3 Section 5.15.9.D.3. and 5.15.9.E.2., revise the roof to a more traditional configuration, preferably incorporating roof overhangs and pitched roofs.
5. In accordance with ZDSO 90/3 Section 5.15.8.B.1 the property must maintain a minimum twenty-five (25') foot wide landscaped buffer along HWY 170 right-of-way.
6. Ensure proper overhead clearance for dumpster pick up in relation to adjacent Live Oak.
7. Provide Lighting Plan in accordance with ZDSO 90/3 Section 5.15.11.
8. Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the Covenants, Conditions and Restrictions.
9. All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
10. Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval.
11. Note: Any future subdivision of the subject parcel would be inconsistent with the currently approved May River Crossing Master Plan and may require a Master Plan Amendment in accordance with Unified Development Ordinance.

Addressing Review	03/27/2026	Ryan Coleman	Approved
Beaufort Jasper Water and Sewer Review	03/27/2026	Matthew Michaels	Approved
Building Safety Review	03/27/2026	Sidney Holland	Approved
Planning Commission Review	03/27/2026	Caroline Luke	Approved

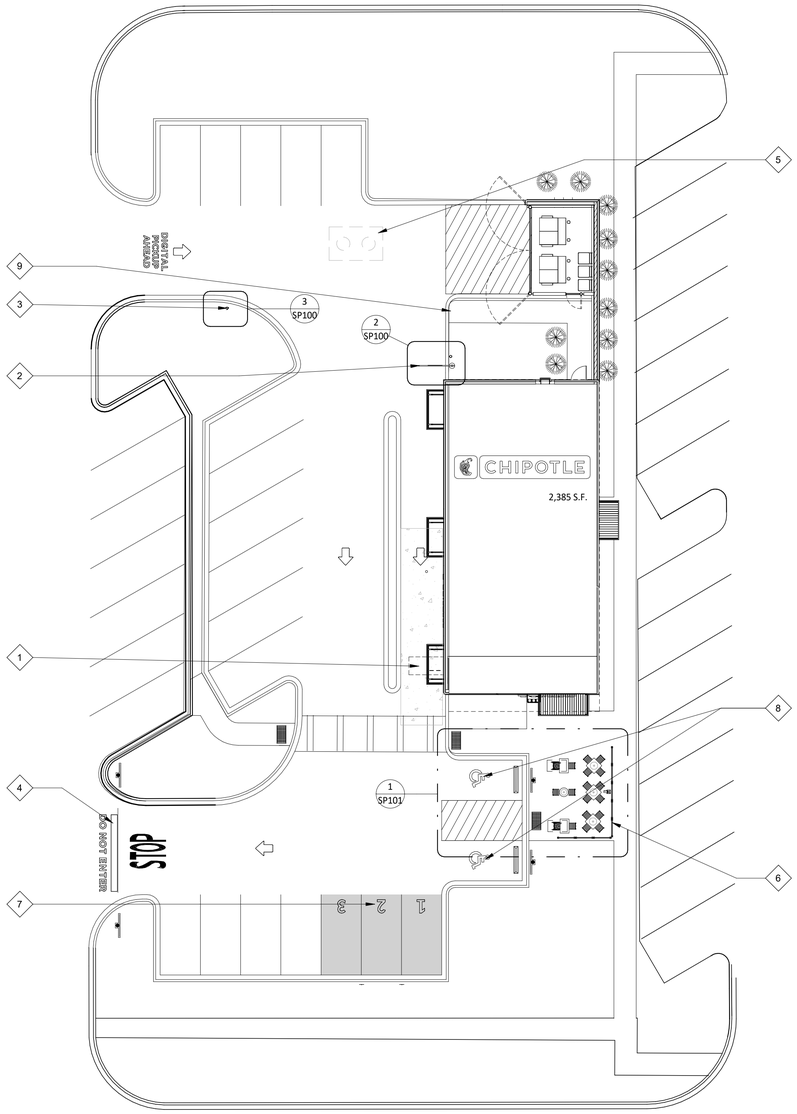
Comments:
Comments may be provided at time of DRC.

ATTACHMENT 7

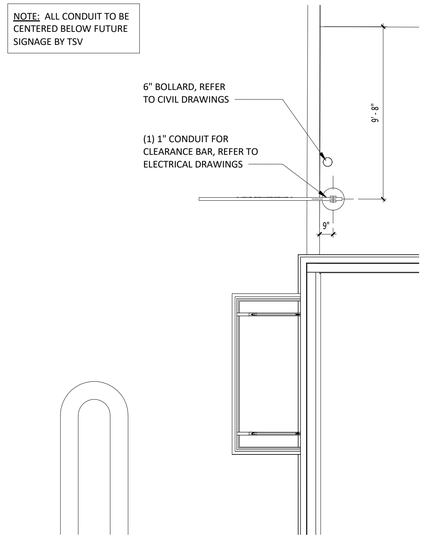
Police Department Review	03/27/2026	Bill Benbag	Approved
Stormwater Review	03/26/2026	Samantha Crotty	Approved
Transportation Department Review	02/24/2026	Mark Maxwell	Approved

Comments:
No comments

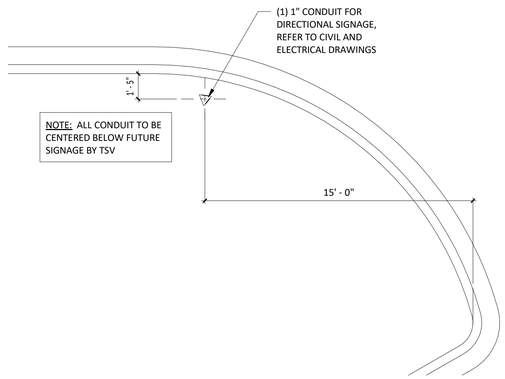
Plan Review Case Notes:



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



2 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"



3 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"

GENERAL NOTES - SITE PLAN

1. ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING, BOLLARDS AND DUMPSTER ENCLOSURE ARE EXISTING UNLESS NOTED OTHERWISE.
2. FOR STENCIL INFORMATION, REFER TO DIVISION 2 - SITE CONSTRUCTION FOR ADDITIONAL INFORMATION.
3. PROVIDED ARCHITECTURAL SITE PLAN IS FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR TO VERIFY LANDLORD PROVIDED ITEMS MATCH THE INDICATED NOTING BELOW AS REQUIRED. IF GENERAL CONTRACTOR OCCURS ANY DISCREPANCIES, CONTACT THE ARCHITECT IMMEDIATELY.

KEYNOTE LEGEND

1	LOOP DETECTOR INSTALLED BY CHIPOTLE'S GENERAL CONTRACTOR - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION - EXISTING CONDUIT STUB-UP PROVIDED BY LANDLORD.
2	CLEARANCE BAR - FOUNDATION AND CLEARANCE BAR ASSEMBLY PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR
3	"DIGITAL PICK-UP SIGNAGE" - FOUNDATION AND SIGNAGE ASSEMBLY AND PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR.
4	"DO NOT ENTER" AND "DIGITAL PICKUP AHEAD" AND DIRECTIONAL ARROWS PROVIDED BY LANDLORD.
5	1,500 GALLON EXCLUSIVE GREASE INTERCEPTOR LOCATION - CHIPOTLE'S GENERAL CONTRACTOR TO REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6	PATIO RAILING PROVIDED BY CHIPOTLE.
7	THREE (3) PICK-UP PARKING SPACES MARKED WITH WHITE NUMBERS PARALLEL TO STRIPING AND CENTERED IN SPACE PROVIDED BY LANDLORD
8	TWO (2) ADA ACCESSIBLE PARKING SPACES MARKED WITH STRIPING AND SIGN POSTS, BY LANDLORD.
9	CURB RAMP FOR DELIVERIES, BY LANDLORD.

CONSULTANT:
WILKUS ARCHITECTS

CLIENT:
CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:
ARCHITECTURAL SITE PLAN

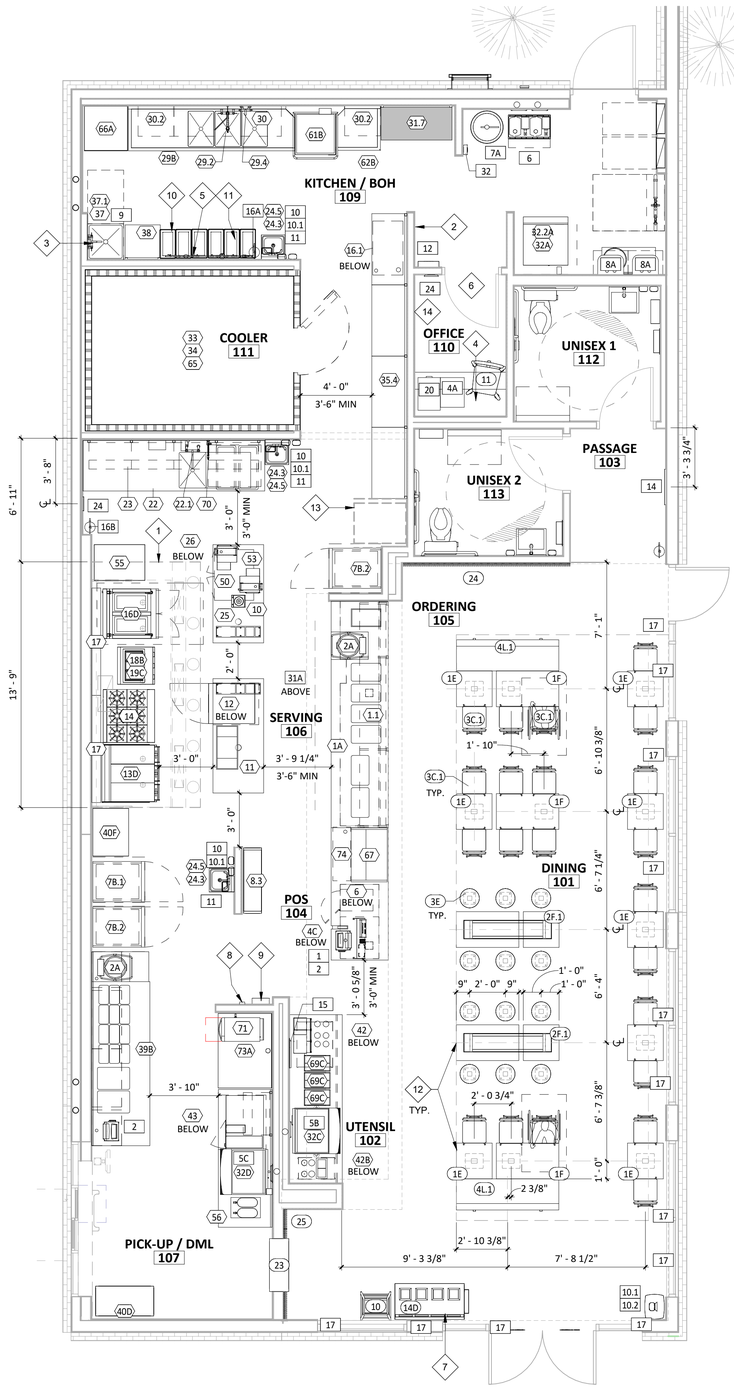
SHEET NUMBER:
SP100

GENERAL NOTES - FF& E

A.	REFER TO SHEET A131 FOR EQUIPMENT LIST AND FURNITURE SCHEDULE.
B.	ALL DIMENSIONS TO EXTERIOR OR EXISTING WALLS ARE TO THE FINISH FACE OF THE EXISTING GYP. BD.
C.	ALL DIMENSIONS ARE TO FACE OF FRAMING, EDGE OF EQUIPMENT, OR CENTERLINE OF EQUIPMENT UNLESS NOTED OTHERWISE.
D.	ALL FURNITURE TO BE SQUARE/PARALLEL TO TENANT SPACE/WALLS AS SHOWN ON PLANS.

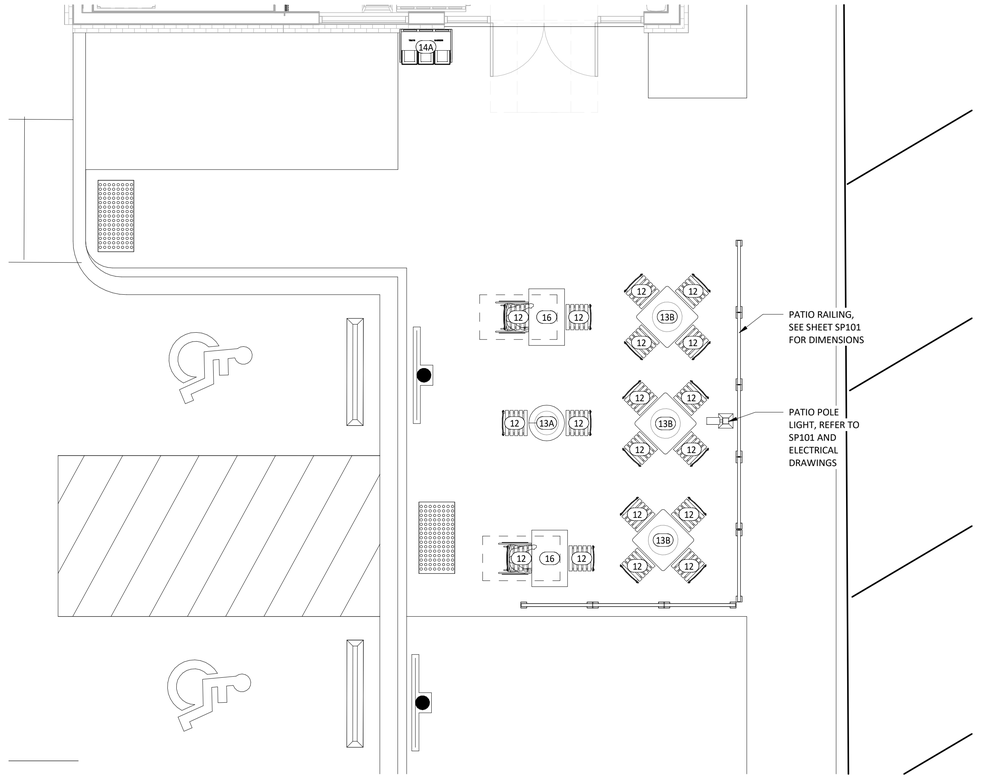
KEYNOTE LEGEND◇

1	DASHED LINE INDICATES LOCATION OF HOOD ABOVE.
2	6 LF OF WALL SPACE TO BE LEFT OPEN IN BOH.
3	MOP SINK WITH CHEMICAL CLEANING DISPENSING SYSTEM WITH INTEGRAL AIR GAP - REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
4	OFFICE DESK AND SHELVING - REFER TO SHEET A702 AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
5	WATER FILTER ABOVE - REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6	TELEPHONE BOARD ABOVE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7	HOLD TRASH SURROUND OFF 2" AROUND ADJACENT WALL SURFACES - TYPICAL.
8	ANSUL PULL TO BE LOCATED 48" A.F.F. TO THE TOP OF UNIT, REFER TO ELECTRICAL DRAWINGS
9	KRONOS TIMECLOCK WILL BE LOCATED 48" A.F.F. TO THE TOP OF UNIT, REFER TO ELECTRICAL DRAWINGS.
10	MOVEABLE LINEN BINS WITH LID - TYPICAL OF FOUR (4).
11	MOVEABLE BACK-UP TRASH BINS FOR DINING AREA TRASH SURROUNDS - TYPICAL OF TWO (2).
12	ALIGN THE TABLE EDGES.
13	KEEP AREA CLEAR FOR FUTURE REACH-IN COOLER, REFER TO ELECTRICAL DRAWINGS FOR POWER CONNECTION LOCATION.
14	BYPASS DISTRIBUTION PANEL ABOVE - SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.



1 FURNITURE, FIXTURE & EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



2 FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN

SCALE: 1/4" = 1'-0"

CONSULTANT:

WILKUS ARCHITECTS

CLIENT:

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:

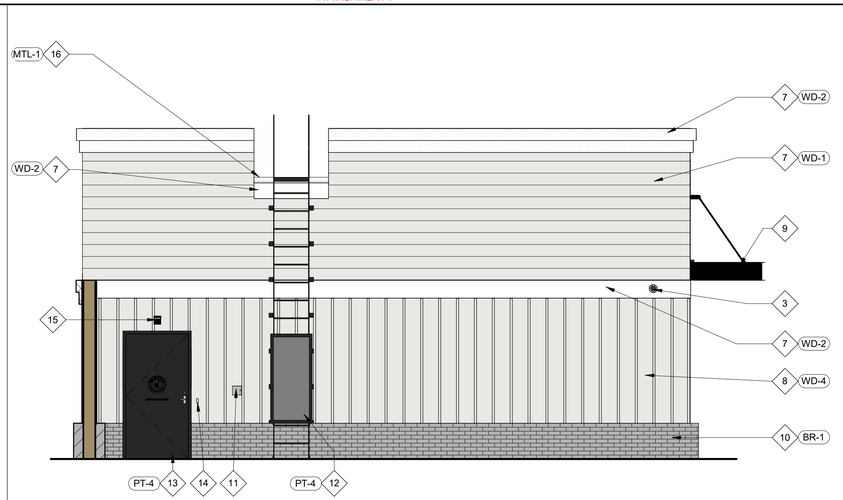
FF&E PLAN

SHEET NUMBER:

A130

1 EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

GENERAL NOTES - EXT. ELEV.

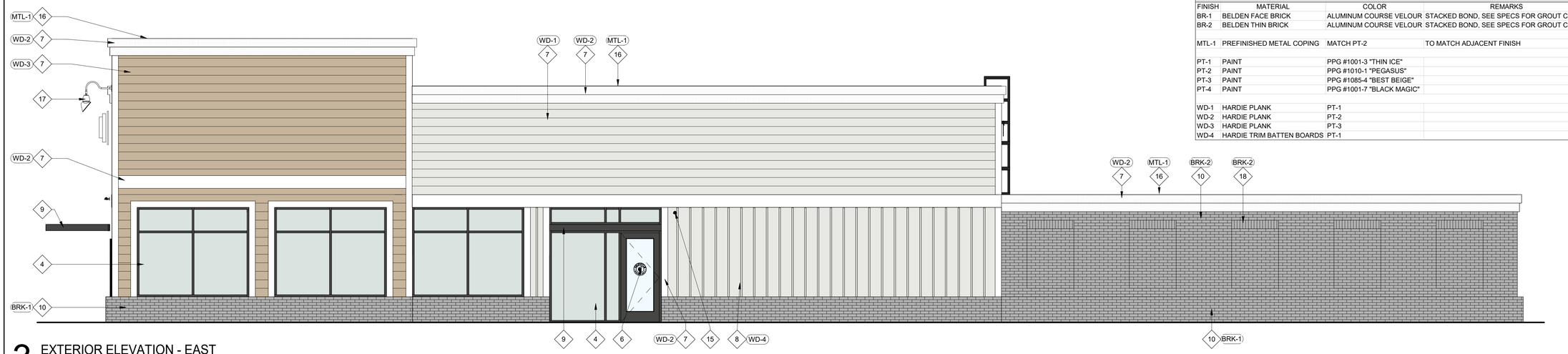
A.	SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS PERMIT SET.
B.	EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.

KEYNOTE LEGEND

1	LOCATION OF TENANTS A-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
2	LOCATION OF TENANTS AW-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
3	LOCATION OF SECURITY CAMERAS TO BE INSTALLED BY GENERAL CONTRACTOR.
4	THERMALLY BROKEN PREFINISHED BLACK ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
5	6" VINYL ADDRESS LETTERS - COORDINATE ADOPTED REQUIREMENTS ON SIZE AND LOCATION WITH LOCAL JURISDICTION.
6	VINYL GRAPHICS SUPPLIED BY TENANT'S SUPPLIER; INSTALLED BY GENERAL CONTRACTOR.
7	HARDIE BOARD PANELS HORIZONTAL PLANK LAP
8	HARDIE BOARD PANELS BOARD AND BATT
9	PREFINISHED METAL CANOPY W/ INTEGRAL LED LIGHTING CHANNEL - COLOR TO MATCH STOREFRONT - SEE SPECIFICATIONS FOR FURTHER INFORMATION.
10	FACE BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11	KNOX BOX - COORDINATE FINAL LOCATION AND PREFERRED MODEL WITH LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
12	EXTERIOR SHIPS LADDER WITH LOCKING GATE.
13	INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING - PAINT DOOR AND FRAME BLACK.
14	LOCATION OF DOOR BELL - INSTALL BETWEEN 36" AND 48" ABOVE FINISHED GRADE.
15	EXTERIOR LIGHT FIXTURE
16	PREFINISHED METAL COPING.
17	GOOSE NECK LIGHT
18	THIN BRICK VENEER SOLDIER COURSE
19	PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
20	DECORATIVE SHUTTERS
21	THIN BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
22	TRASH ENCLOSURE DOORS PREFINISHED BLACK

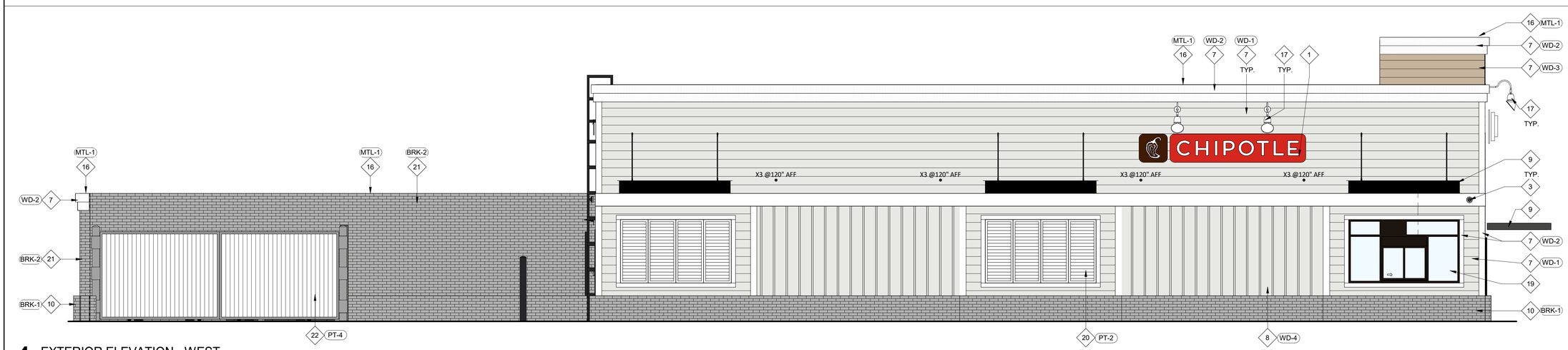
EXTERIOR FINISH SCHEDULE

FINISH	MATERIAL	COLOR	REMARKS
BR-1	BELDEN FACE BRICK	ALUMINUM COURSE VELOUR	STACKED BOND, SEE SPECS FOR GROUT COLOR
BR-2	BELDEN THIN BRICK	ALUMINUM COURSE VELOUR	STACKED BOND, SEE SPECS FOR GROUT COLOR
MTL-1	PREFINISHED METAL COPING	MATCH PT-2	TO MATCH ADJACENT FINISH
PT-1	PAINT	PPG #1001-3 "THIN ICE"	
PT-2	PAINT	PPG #1010-1 "PEGASUS"	
PT-3	PAINT	PPG #1085-4 "BEST BEIGE"	
PT-4	PAINT	PPG #1001-7 "BLACK MAGIC"	
WD-1	HARDIE PLANK	PT-1	
WD-2	HARDIE PLANK	PT-2	
WD-3	HARDIE PLANK	PT-3	
WD-4	HARDIE TRIM BATTEN BOARDS	PT-1	



3 EXTERIOR ELEVATION - EAST

SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"

CONSULTANT:

WILKUS ARCHITECTS

CLIENT:

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A301

PPG Thin Ice
PPG1001-3

Hardie Plank
Select Cedarmill Texture
Painted PPG Thin Ice

PPG Pegasus
PPG1010-1

Hardie Plank
Smooth Texture
Painted PPG Pegasus

PPG Thin Ice
PPG1001-3

Hardie Trim Batten Boards
Rustic Grain Texture
Painted PPG Thin Ice

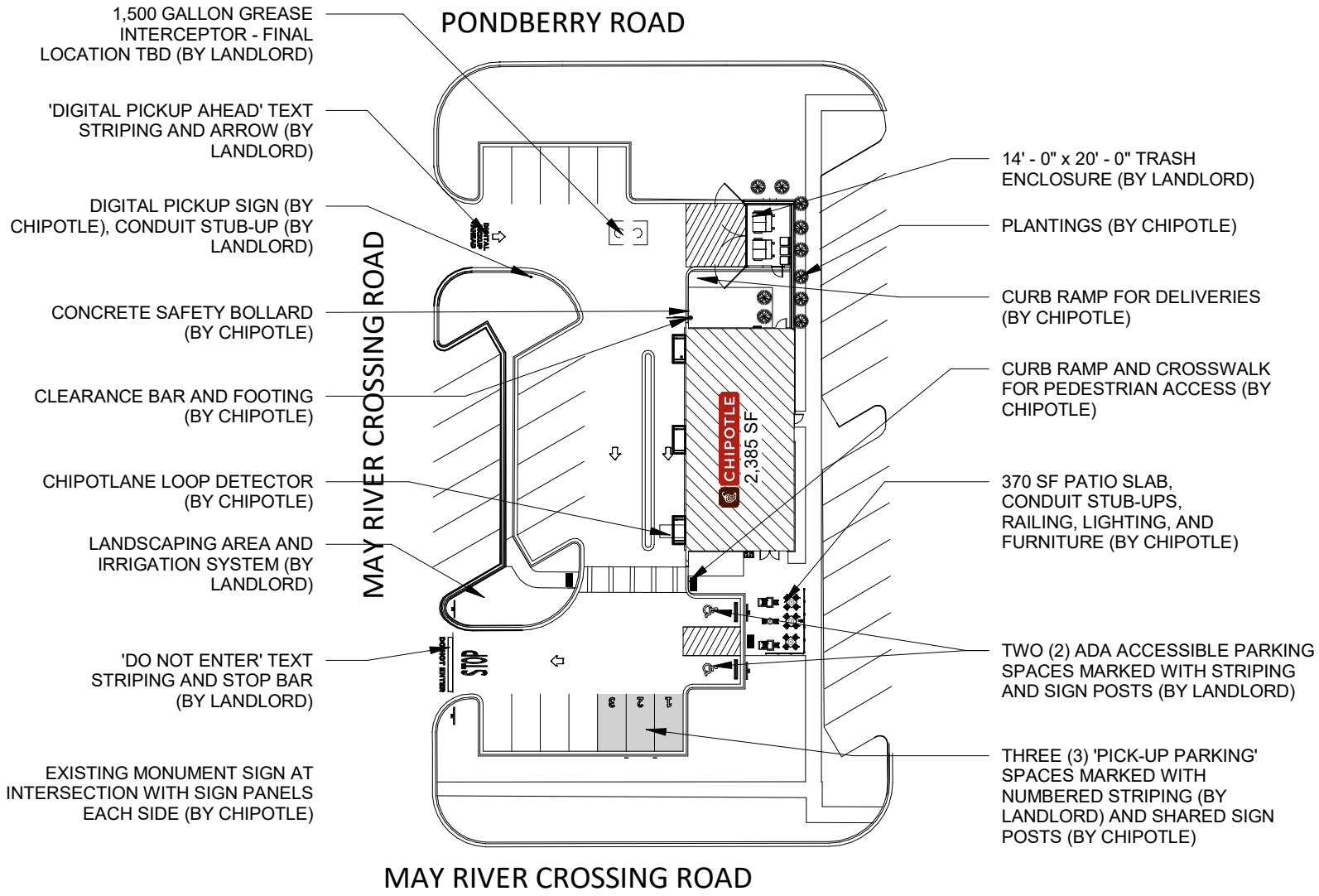
PPG Best Beige
PPG1085-4

Hardie Plank
Select Cedarmill Texture
Painted PPG Best Beige

Belden Brick Face/Thin Brick
Coarse Velour Texture
Aluminum Color

*NOTE: DRAWING IS NOT TO SCALE

ATTACHMENT 7



N

WILKUS ARCHITECTS

SAR SKETCH FOR: PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

SITE PLAN

12/19/2025

*NOTE: DRAWING IS NOT TO SCALE

ATTACHMENT 7

WALL MOUNTED AW-3
SIGN
AREA: 35 SF

DECORATIVE EIFS CORNICE
COLOR: PPG 'PEGASUS'

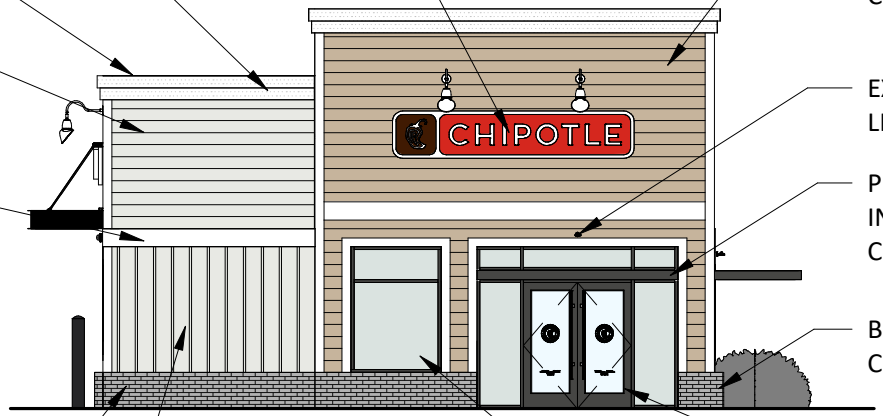
PREFINISHED METAL COPING
COLOR: WHITE

HORIZONTAL PLANK LAP HARDIE BOARD
PANELS
COLOR: PPG 'THIN ICE'

PLANK LAP
COLOR: PPG 'PEGASUS'

HOSE BIB

BOARD AND BATT HARDIE BOARD
PANELS
COLOR: PPG 'THIN ICE'



HORIZONTAL PLANK LAP HARDIE BOARD
PANELS
COLOR: PPG 'BEST BEIGE'

EXTERIOR EMERGENCY
LIGHT

PREFINISHED METAL CANOPY WITH
INTEGRAL LED STRIP LIGHT
COLOR: BLACK

BRICK BASE
COLOR: GRAY

PREFINISHED ALUMINUM 6'-0"
WIDE STILE MAIN ENTRY DOORS WITH
MILLWORK PULL HANDLES
COLOR: 'BLACK'

PREFINISHED ALUMINUM
STOREFRONT
COLOR: 'BLACK'

EXTERIOR FINISHES, FEATURES, AND
ALL EXTERIOR WORK IS BY CHIPOTLE

WILKUS ARCHITECTS

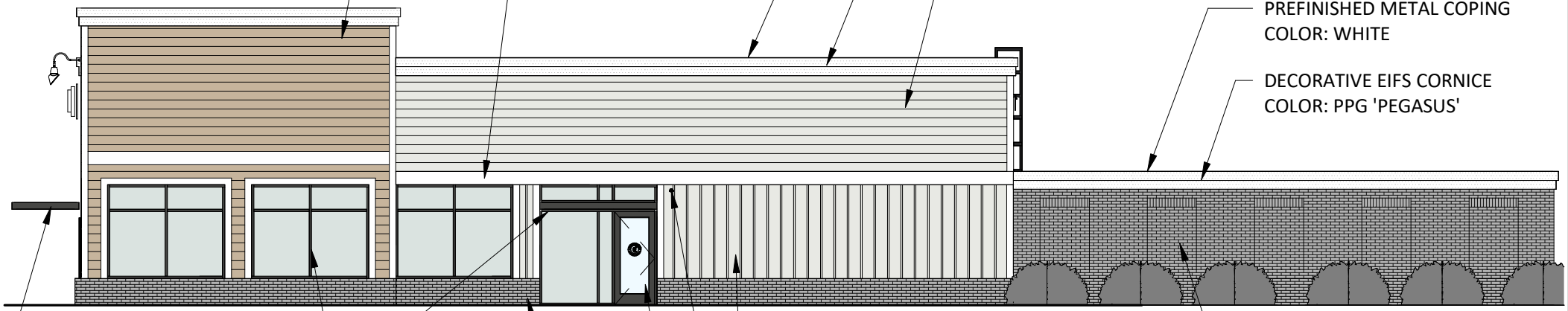
SAR SKETCH FOR: PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

12/19/2025

NORTH EXTERIOR ELEVATIONS

*NOTE: DRAWING IS NOT TO SCALE

ATTACHMENT 7



PREFINISHED METAL COPING
COLOR: WHITE

DECORATIVE EIFS CORNICE
COLOR: PPG 'PEGASUS'

HORIZONTAL PLANK LAP
HARDIE BOARD PANELS
COLOR: PPG 'BEST BEIGE'

HORIZONTAL PLANK LAP
HARDIE BOARD PANELS
COLOR: PPG 'THIN ICE'

PLANK LAP
COLOR: PPG 'PEGASUS'

PREFINISHED METAL COPING
COLOR: WHITE

DECORATIVE EIFS CORNICE
COLOR: PPG 'PEGASUS'

PREFINISHED METAL
CANOPY WITH INTEGRAL
LED STRIP LIGHT
COLOR: BLACK

BOARD AND BATT HARDIE BOARD
PANELS
COLOR: PPG 'THIN ICE'

THIN BRICK
COLOR: GRAY

EXTERIOR EMERGENCY
LIGHT

PREFINISHED ALUMINUM
STOREFRONT
COLOR: 'BLACK'

BRICK BASE
COLOR: GRAY

PREFINISHED ALUMINUM 3'-0" WIDE
STILE SECONDARY EGRESS DOOR
COLOR: 'BLACK'

EXTERIOR FINISHES, FEATURES, AND
ALL EXTERIOR WORK IS BY CHIPOTLE

WILKUS ARCHITECTS

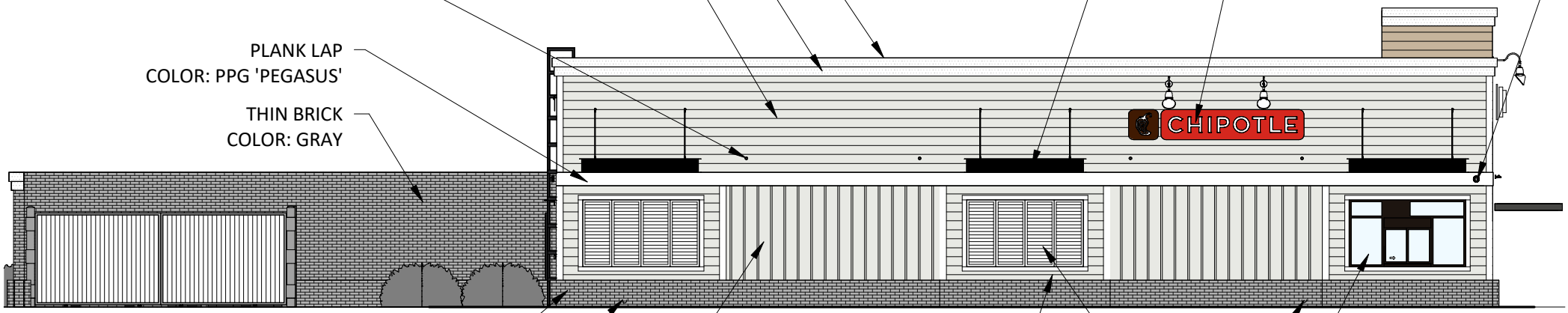
SAR SKETCH FOR: PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

12/19/2025

WEST EXTERIOR ELEVATIONS

*NOTE: DRAWING IS NOT TO SCALE

ATTACHMENT 7



PREFINISHED METAL COPING
COLOR: WHITE

DECORATIVE EIFS CORNICE
COLOR: PPG 'PEGASUS'

HORIZONTAL PLANK LAP
HARDIE BOARD PANELS
COLOR: PPG 'THIN ICE'

ROUND WALL LIGHT

PLANK LAP
COLOR: PPG 'PEGASUS'

THIN BRICK
COLOR: GRAY

PREF
CANOPY WITH HE OFFS
AND INTEGRAL LED STRIP
LIGHT
COLOR: 'BLACK'

WALL MOUNTED A-3 SIGN
AREA: 35 SF

SECURITY CAMERA

BRICK BASE
COLOR: GRAY

COWS TONGUE
OVERFLOW NOZZLE

BOARD AND BATT HARDIE
BOARD PANELS
COLOR: PPG 'THIN ICE'

HORIZONTAL PLANK LAP
HARDIE BOARD PANELS
COLOR: PPG 'THIN ICE'

DECORATIVE SHUTTERS
COLOR: WHITE

COWS TONGUE
OVERFLOW NOZZLE

'CHIPOTLANE' PICK-UP
WINDOW
COLOR: 'DARK BRONZE'

EXTERIOR FINISHES, FEATURES, AND
ALL EXTERIOR WORK IS BY CHIPOTLE

WILKUS ARCHITECTS

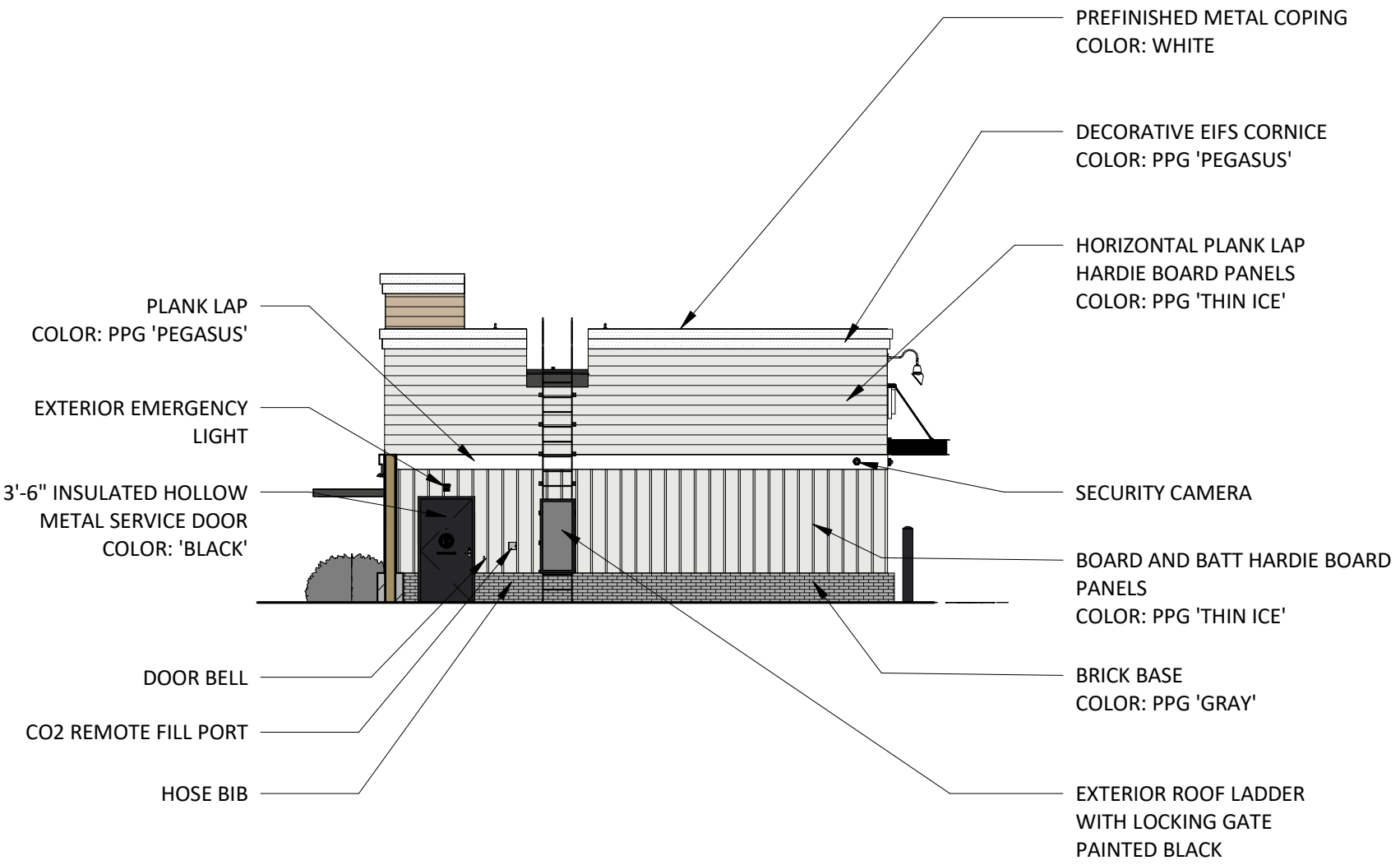
SAR SKETCH FOR: PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

12/19/2025

EAST EXTERIOR ELEVATIONS

*NOTE: DRAWING IS NOT TO SCALE

ATTACHMENT 7



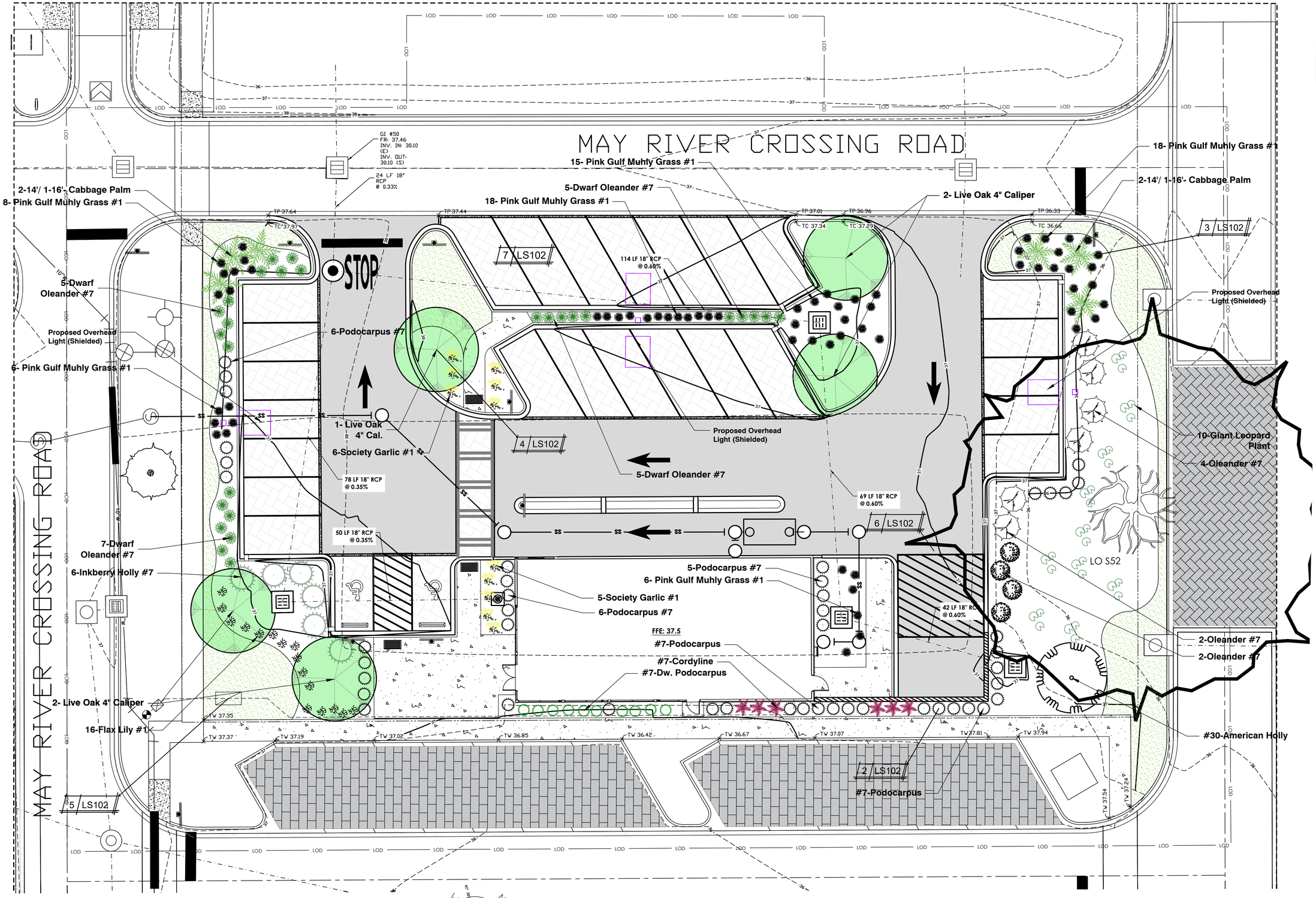
EXTERIOR FINISHES, FEATURES, AND
ALL EXTERIOR WORK IS BY CHIPOTLE

WILKUS ARCHITECTS

SAR SKETCH FOR: PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

12/19/2025

SOUTH EXTERIOR ELEVATIONS



MBD LANDSCAPE SITE PLAN
1" = 10'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

South Carolina 811

IF YOU DIG SOUTH CAROLINA CALL US FIRST! 1-888-721-7877 IT'S THE LAW

State of South Carolina REGISTERED No. 1076 LANDSCAPE ARCHITECT JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date

LANDSCAPE PLANS FOR
MAY RIVER CROSSING CHIPOTLE
111 BARNARD St.
BLUFFTON, SOUTH CAROLINA

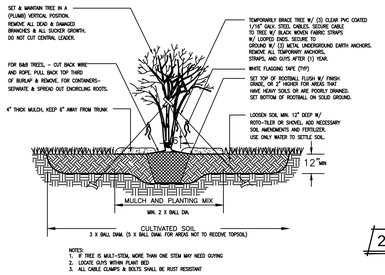
M.B.D.
M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	02.20.26
Chk'd By:	M. Brock
Project ID:	C-25030

Landscape Plan
Sheet No.
LS-101
SHEET 1 OF 2

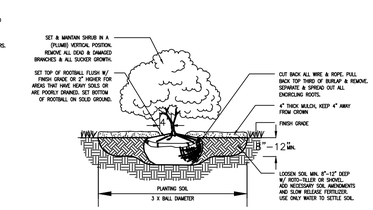
copyright © M. Brock, RLA all rights reserved



NOTES:
1. 8' TREE IS MULTI-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOOSE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

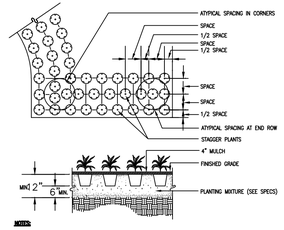
1 / LS102 MULTI-TRUNK TREE PLANTING DETAIL

N.T.S.



2 / LS102 SHRUB PLANTING DETAIL

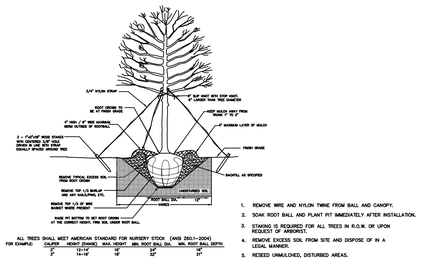
N.T.S.



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

3 / LS102 GROUNDCOVER PLANTING DETAIL

N.T.S.



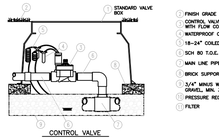
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004)

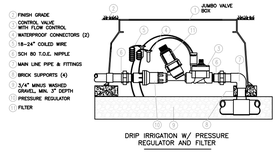
FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MIN. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	10-12'	10'	24"	17"
	2"	12-14'	12'	24"	17"

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

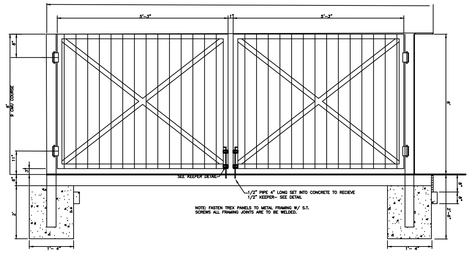
4 / LS102 TREE INSTALLATION DETAIL

N.T.S.

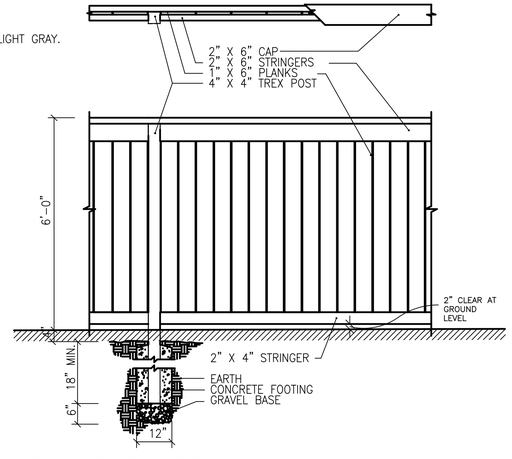




5 / LS102 BACKFLOW PREVENTER DETAIL

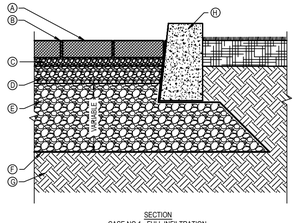


NOTES:
- TREX FENCING COLOR TO BE BASIC LIGHT GRAY.
- ALL SCREWS AND HARDWARE TO BE HOT DIPPED GALVANIZED
- POSTS TO BE TREX COMPOSIT



6 / LS102 TRASH ENCLOSURE / GATE DETAIL - 6' TREX FENCING
TREX COMPOSIT - 6" PLANKS

BATTERY GRAY- PAVER
Tabby Finish/ King Street Cobble



LEGEND:
- (A) PERMEABLE PAVER FROM TECHO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
- (B) JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
- (C) BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
- (D) BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
- (E) SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
- (F) GEOTEXTILE
- (G) SUBGRADE
- (H) EDGE RESTRAINT TBD by Contractor/ Owner

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

7 / LS102 PERMEABLE PAVER DETAIL
nts LOWCOUNTRY PAVER

LANDSCAPE NOTES

PLANTING:
1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHAINED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BE SHALL BE TESTED FOR Ph AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING "NO CUTS" 72 HOURS BEFORE INSTALLATION.

IRRIGATION:
THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:
1. PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS ARES AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODESS.
2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BJWSA SPECIFICATIONS AND 1 ½" METER SERVICE FOR IRRIGATION SYSTEM.
4. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
5. AVOID SPRAYING ROADS, PARKING AND WALKS.
6.UTILIZE SWING-JOINTS AND/OR FLEX-RISERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
7. CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
8. CONTRACTOR TO COORDINATE WITH GC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

DRAINAGE:
SEE GRADE AND DRAINAGE PLAN FOR PROPOSED SITE DRAINAGE.

GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

PLANT SCHEDULE

Trees

QTY	Common/ Botanical Name	Caliper	Cont.	Height/Spread
1	American Holly/ Ilex opeca	Multi-Stem	30 gal.	10'–12'/ 6'
6	Cabbage Palm/ Sabal Palmetto		B&B	14'
5	Live Oak/ Quercus virginiana	4" Cal.	65 gal.	8–10'

Shrubs

QTY	Common/ Botanical Name	Cont.	Height/Spread
6	Inkberry Holly/ Ilex glabra	7 gal.	4'/4'
36	Yew Pine/ Podocarpus macrophylla	7 gal.	4/2'
4	Small–Leaf Arrowwood/ Viburnum ovovatum 'Miss Shilers Delight'	7 gal.	48" O.C.
6	Red Sensation Cabbage Palm/ Cordyline australis 'Red Sensation'	3 gal.	4'/3'
6	Oleander/ Nerium oleander	7 gal.	5'/4'
10	Pringles Dwarf Yew Pine/ Podocarpus macrophylla	3 gal.	2/2'
6	Dwarf Oleander/ Nerium oleander 'Dwarf'	7 gal.	2'/2'

Ground Covers/ Grasses

QTY	Common/ Botanical Name	Cont.	Height/Spread
45	Pink Muhly Grass/	1 gal.	15"–18"
6	Society Garlic/ Tulbaghia violacea	1 gal.	15"–18"
10	Giant Leopard Plant/ Farfugium japonicum 'Giganteum'	1 gal.	15"–18"
20	Flax Lilly/ Dianella tasminica 'Variegata'	1 gal.	15"–18"
	Emerald Zoysia 2,070 SF		

STATE OF SOUTH CAROLINA
REGISTERED
No. 1076
LANDSCAPE ARCHITECT
JOHN M. BROCK

No.	Issue / Revision Description	Date

LANDSCAPE PLANS FOR
MAY RIVER CROSSING CHIPOTLE
111 BARNARD St.
BLUFFTON, SOUTH CAROLINA

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	02.20.26
Chk'd By:	M. Brock
Project ID:	C-25030

Details
Sheet No.
LS-102
SHEET 2 OF 2

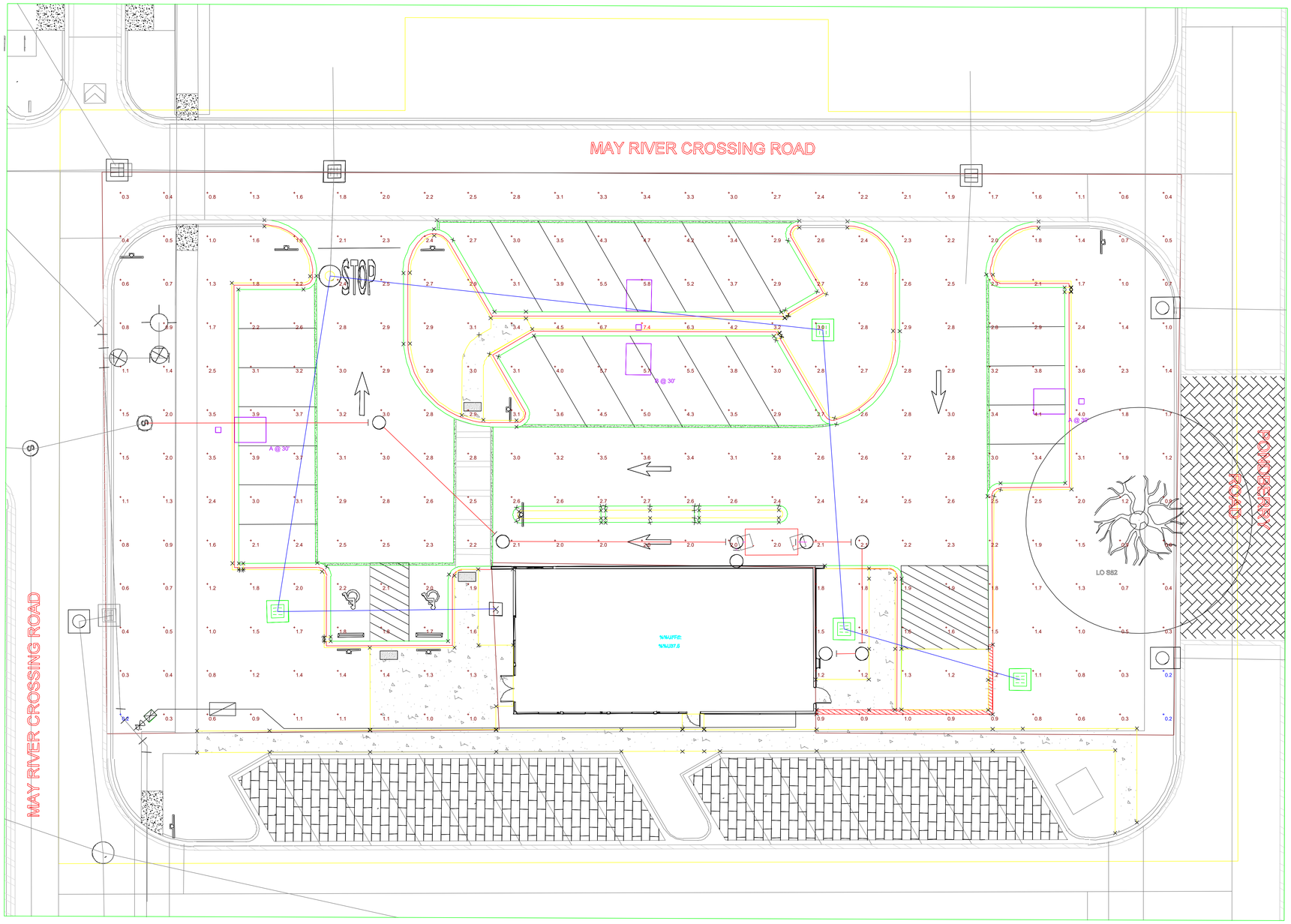
copyright © M. Brock, RLA all rights reserved

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		2	ATB2 P602 R4 4K	Autobahn Large P602 Package Roadway Type IV 4000K/5000K CCT		1	27229	0.9	196	
	B		1	ATB2 P602 R4 4K	Autobahn Large P602 Package Roadway Type IV 4000K/5000K CCT		1	27229	0.9	392	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	7.4 fc	0.2 fc	37.0:1	11.0:1



Plan View
Scale - 1" = 10ft

Dominion Energy

CLASSIFICATION, TYPE, SPECIFICATION, AND ADDITIONAL ATTRIBUTES MEET UTILITY GRADE REQUIREMENTS FOR ALL LIGHT FIXTURES, ASSOCIATED POLE MOUNTING HEIGHTS, AND POLES. PHOTOMETRIC PLANS ARE SUBJECT TO CHANGE BASED ON PREDICTED AND ACTUAL FIELD INSTALLATION LOCATION(S) AND ARE POTENTIALLY AFFECTED VIA OTHER GOVERNING AUTHORITIES IN THE INSTALLATION LOCATION(S). USE OF THIS PHOTOMETRIC PLAN IS SOLELY PERMITTED TO DOMINION ENERGY — LIGHTING SERVICES APPROVED PROJECTS. THE APPROVED PHOTOMETRIC PLAN MUST BE CONSTRUCTED VIA DOMINION ENERGY — LIGHTING SERVICES APPROVED PERSONNEL. USE OF THIS PHOTOMETRIC PLAN FOR FIELD INSTALLATIONS ARE LIMITED TO DOMINION ENERGY COMPANY CREWS AND DOMINION ENERGY CONTRACTORS. ALL DOMINION ENERGY APPROVED LIGHTING PLANS ADHERE TO THE MOST CURRENT NESC RULES AND REGULATIONS AT THE TIME OF THE PROJECT APPROVAL.

Dominion Energy
Actions Speak Louder

CHIPOTLE

Designer
S. OWENS
Date
02/19/2026
Scale
1" = 10'
Drawing No.

Summary

WILKUS ARCHITECTS

PLAN REVIEW COMMENT NARRATIVE

REVIEW: **4/1/26**

PROJECT: **Chipotle Palmetto Bluff**
Okatie Hwy and Pondberry St.
Bluffton, SC 29910

REVIEWING AGENCY: **Bluffton Development Review Committee**
20 Bridge Street
Bluffton, SC 29910

COMMENT #	COMMENTS / RESPONSE
1	Provide additional articulation along Exterior Elevation – East (facing May River Crossing Park) for consistency with ZDSO 90/3 Section 5.15.9.E.3.
Response	Additional articulation has been added.
2	Provide articulation on Exterior Elevation – West (facing HWY 170) for consistency with ZDSO 90/3 Section 5.15.9.E.3. Consider the use of elements such as Bahama Shutters or Spandrel glass.
Response	Additional articulation has been added.
3	Ensure unobstructed ADA accessibility from parking lot through patio to building.
Response	An accessible path is present and will be maintained.
4	In accordance with ZDSO 90/3 Section 5.15.9.D.3. and 5.15.9.E.2., revise the roof to a more traditional configuration, preferably incorporating roof overhangs and pitched roofs.
Response	A pitched roof and additional detailing has been added.
5	In accordance with ZDSO 90/3 Section 5.15.8.B.1 the property must maintain a minimum twenty-five (25') foot wide landscaped buffer along HWY 170 right-of-way.
Response	Noted.
6	Ensure proper overhead clearance for dumpster pick up in relation to adjacent Live Oak.
Response	There is adequate spacing for trash pick-up. Refer to site plan for location of existing tree relative to the trash enclosure.
7	Provide Lighting Plan in accordance with ZDSO 90/3 Section 5.15.11.
Response	Lighting plan has been included.
8	Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the Covenants, Conditions and Restrictions.
Response	Approval documentation has been included.
9	All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
Response	Noted.
10	Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval.
Response	Noted.
11	Note: Any future subdivision of the subject parcel would be inconsistent with the currently approved May River Crossing Master Plan and may require a Master Plan Amendment in accordance with Unified Development Ordinance.
Response	Noted.

Castrillon, Angie

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Thursday, April 30, 2026 1:41 PM
To: Joshua Bookhout
Cc: Dusty Austin; Matthew Carmack
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093
Attachments: Plan Review Comment Narrative_Chipotle Palmetto Bluff_042826.pdf; Conceptual Plans_Palmetto Bluff_6118_042826.pdf

Good afternoon,

I hope all is well!

I wanted to provide you with an update per the below. Our internal team has been able to review the attached and we have no issues with any of the design recommendations from the city. All we request is for the final drawings after they have been created for our records. Thank you!

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Thursday, April 30, 2026 11:10 AM
To: Drew Gregory <Andrew.Gregory@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

See attached drawings and comment narrative. The highest point is 23'-9"

Please let me know if this is acceptable for the city to review.

Thanks,

Joshua Bookhout

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Thursday, April 30, 2026 8:16 AM
To: Joshua Bookhout <jsb@wilkusarch.com>
Cc: Dusty Austin <dla@wilkusarch.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good morning,

I hope all is well!

You were originally approved per the attached, however, if what you have provided in the below is what the city is wanting to change then I can provide that to our internal team to see if they would like the review these changes, or any future changes from the upcoming meeting in a few weeks.

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Wednesday, April 29, 2026 10:03 AM
To: Drew Gregory <Andrew.Gregory@publix.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

Attached are the updated elevations based off a recent meeting with the city. We will be meeting with the planning commission again in the coming weeks and there may be additional detailing changes from that meeting as well.

Are we approved based off the original drawings (also attached)? Or do we need to continue to send updated elevations? The form will not be changing, but the finishes are still in flux.

Thanks,

Joshua Bookhout

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Wednesday, April 29, 2026 8:43 AM
To: Joshua Bookhout <jsb@wilkusarch.com>; Dusty Austin <dla@wilkusarch.com>

Cc: Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good morning,

I hope all is well!

If you could send us what they are requesting be changed, I can provide that to our team to review to see if they have any issues with the changes the city is requesting.

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Tuesday, April 28, 2026 1:00 PM
To: Drew Gregory <Andrew.Gregory@publix.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

We received approval on the attached plans; however the city requested me make some changes. We will need to go in for review again and there will likely be even more changes as we are still working out detailing with the city. The core of the design, however, will not change. The height will continue to be kept under 20 feet.

Do we need to get approval on this iteration? Or should we send plans over once the city has approved the design?

Thanks,

Joshua Bookhout

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Wednesday, February 4, 2026 12:19 PM
To: Joshua Bookhout <jsb@wilkusarch.com>; Taylor Wolfe <Taylor@oppartnerscre.com>
Cc: Duffy Beal <duffy@oppartnerscre.com>; Dusty Austin <dla@wilkusarch.com>; Savedge, Griffin <savedge.g@tandh.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good afternoon,

I hope all is well!

Please see the attached Architectural and Civil plans for Chipotle. The Architectural plans have been approved as noted, however the Civil plans have been indicated to be revised and resubmit. Please see the notes in the attached plans and make changes at your earliest convenience.

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Tuesday, February 3, 2026 1:39 PM
To: Matthew Carmack <Matthew.Carmack@publix.com>; Taylor Wolfe <Taylor@oppartnerscre.com>; Drew Gregory <Andrew.Gregory@publix.com>
Cc: Duffy Beal <duffy@oppartnerscre.com>; Dusty Austin <dla@wilkusarch.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

The building at its tallest point, the brick on the front entrance, is 20' tall.

Let me know if you need drawings with a scale included and I will get that to you.

Thanks,

Joshua Bookhout

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

From: Matthew Carmack <Matthew.Carmack@publix.com>
Sent: Tuesday, February 3, 2026 12:33 PM
To: Taylor Wolfe <Taylor@oppartnerscre.com>; Drew Gregory <Andrew.Gregory@publix.com>; Joshua Bookhout <jsb@wilkusarch.com>
Cc: Duffy Beal <duffy@oppartnerscre.com>; Dusty Austin <dla@wilkusarch.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good afternoon,

Our team is ready to provide their response, but before returning will need a clarification from the t team to indicate the height of the building. The elevations provided are not to scale which we are not able to measure the height. Once this is received, we will be able to return the submitted plans.

Thank you,

Matthew Carmack
Regional Property Manager | Publix Real Estate
2600 Delk Road SE
Marietta, GA. 30067
770-952-6601 ext. 31729

From: Taylor Wolfe <Taylor@oppartnerscre.com>
Sent: Tuesday, February 3, 2026 10:17 AM
To: Drew Gregory <Andrew.Gregory@publix.com>; Joshua Bookhout <jsb@wilkusarch.com>
Cc: Duffy Beal <duffy@oppartnerscre.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Dusty Austin <dla@wilkusarch.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

Hey Drew,

Following up on the email. Can you connect your team with ours today? We would really like to wrap this review up by end of the week, at the latest.

Taylor Wolfe
Partner
OnPoint Partners, LLC
803-261-8776

From: Taylor Wolfe
Sent: Friday, January 30, 2026 9:08 AM
To: 'Drew Gregory' <Andrew.Gregory@publix.com>; Joshua Bookhout <jsb@wilkusarch.com>
Cc: Duffy Beal <duffy@oppartnerscre.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Dusty Austin <dla@wilkusarch.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Drew,

Nice speaking with you a moment ago. Appreciate your help trying to turn comments from them today, Monday at the latest.

It's been 3+ weeks since these plans were shared. We understand everyone is busy and this is not submittal, but our hope is to not delay our permitting schedule any further.

As discussed, please feel free to share Griffin Savedge's (our engineer) and my information with your engineer.

Forgot to ask who reviews & approves the elevations? Please share Joshua Bookhout's info with them.

Some direct communication might be the most efficient way to move this along.

Thanks for the help and have a nice weekend!

-Taylor

Landlord / Chipotle Architect

Joshua Bookhout
WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

Landlord / Chipotle Engineer

GRIFFIN SAVEDGE, PE | Designer
THOMAS & HUTTON
p 912-721-4069 **m** 704-661-0051
e savedge.g@tandh.com
a 50 Park of Commerce Way | Savannah, GA 31405
vCard | **Website** | **LinkedIn** | **Facebook** | **Instagram** | **YouTube**

Taylor Wolfe
Partner
OnPoint Partners, LLC
803-261-8776

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Friday, January 30, 2026 8:50 AM
To: Joshua Bookhout <jsb@wilkusarch.com>
Cc: Duffy Beal <duffy@oppartnerscre.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Taylor Wolfe <Taylor@oppartnerscre.com>; Dusty Austin <dla@wilkusarch.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good morning,

I hope all is well!

Unfortunately, I have not received an update on these plans yet. I have reached out for an update on 1/28, and was told yesterday that the Engineer would be back today and I should hear a response from them soon.

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Wednesday, January 28, 2026 5:20 PM
To: Drew Gregory <Andrew.Gregory@publix.com>
Cc: Duffy Beal <duffy@oppartnerscre.com>; Taylor Wolfe <Taylor@oppartnerscre.com>; Dusty Austin <dla@wilkusarch.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

Good afternoon,

Any updates on the plan review?

Thanks,

Joshua Bookhout

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Wednesday, January 14, 2026 8:35 AM
To: Taylor Wolfe <Taylor@oppartnerscre.com>; Joshua Bookhout <jsb@wilkusarch.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Duffy Beal <duffy@oppartnerscre.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good morning,

I hope all is well!

Apologies for the late reply, however I wanted to let you all know that we have received the attached. We have submitted the plans for our team to review. I would expect the review to take about 2 weeks. However, if we get any response from our team sooner, I will let you know.

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Taylor Wolfe <Taylor@oppartnerscre.com>
Sent: Monday, January 12, 2026 10:18 AM
To: Joshua Bookhout <jsb@wilkusarch.com>; Drew Gregory <Andrew.Gregory@publix.com>

Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Duffy Beal <duffy@oppartnerscre.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report button. Thank you for your vigilance!

Drew,

Hope you had a nice weekend. We wanted to confirm you received the attached? Understand you guys are busy – so any feedback you can give on timing would be very helpful. We are trying to juggle the city's turnaround times and keep on our development schedule as best we can. Thanks.

-Taylor

Taylor Wolfe
Partner
OnPoint Partners, LLC
803-261-8776

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Thursday, January 8, 2026 3:01 PM
To: Taylor Wolfe <Taylor@oppartnerscre.com>; Drew Gregory <Andrew.Gregory@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Duffy Beal <duffy@oppartnerscre.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good afternoon Drew,

What is your typical review timeframe? As soon as we get the go ahead from you on the elevations we will resubmit to the city to continue to work through the design. The city will likely have comments so we will probably need to send you elevations a few times.

Thanks,

Joshua Bookhout

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

From: Taylor Wolfe <Taylor@oppartnerscre.com>
Sent: Tuesday, January 6, 2026 3:33 PM
To: Drew Gregory <Andrew.Gregory@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; Joshua Bookhout <jsb@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Duffy Beal

<duffy@oppartnerscre.com>; Savedge, Griffin <savedge.g@tandh.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Drew,

Thanks for following up. Attached is an updated set of elevations Wilkus Architecture has submitted to the Town of Bluffton's planning department for review.

Also attached is our progress civil set. These are pending a recommended pavement section from a Geotech report (expect it back this week) and/or minor comments from Town of Bluffton Stormwater or BJWSA.

Please let us know if you have any questions and/or would like to jump on a call with our team. Thanks, and look forward to working with you guys.

-Taylor

Taylor Wolfe
Partner
OnPoint Partners, LLC
803-261-8776

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Tuesday, January 6, 2026 3:34 PM
To: Taylor Wolfe <Taylor@oppartnerscre.com>
Cc: Dusty Austin <dla@wilkusarch.com>; Joshua Bookhout <jsb@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Duffy Beal <duffy@oppartnerscre.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good afternoon,

I hope all is well!

Could you please advise if you have any updates regarding the below?

Thank you,
Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Drew Gregory
Sent: Tuesday, December 30, 2025 9:56 AM
To: 'Taylor Wolfe' <Taylor@oppartnerscre.com>
Cc: Dusty Austin <dla@wilkusarch.com>; Joshua Bookhout <jsb@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Duffy Beal <duffy@oppartnerscre.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good morning,

I hope all is well!

Thank you for the update! Regarding the below, if you could please send us the completed version before you proceed with the city approval that would be greatly appreciated.

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Taylor Wolfe <Taylor@oppartnerscre.com>
Sent: Tuesday, December 23, 2025 12:29 PM
To: Drew Gregory <Andrew.Gregory@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; Joshua Bookhout <jsb@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>; Duffy Beal <duffy@oppartnerscre.com>
Subject: Re: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report Message button. Thank you for your vigilance!

Drew,

Thanks for following up. We are 80% complete with our civil set and awaiting a few items to finalize. We had a pre app meeting with the Town last week regarding chipotles elevation. We have since tweaked the plans a bit but haven't sent back to town for review. Do you guys want to lay eyes on each of these before we finalize and receive approvals from the Town? Or do you want to wait until everything is complete and approved by the town?

We would prefer you review sooner than later so we are working towards an acceptable design with you and the town simultaneously. Thoughts?

Get Outlook for iOS

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Tuesday, December 23, 2025 12:23 PM
To: Taylor Wolfe <Taylor@oppartnerscre.com>
Cc: Dusty Austin <dla@wilkusarch.com>; Joshua Bookhout <jsb@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good afternoon,

I hope all is well!

Could you please advise if you have any updates regarding the below?

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Drew Gregory
Sent: Tuesday, December 9, 2025 1:49 PM
To: Taylor Wolfe <taylor@oppartnerscre.com>
Cc: Dusty Austin <dla@wilkusarch.com>; 'Joshua Bookhout' <jsb@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good afternoon,

I hope all is well!

Could you please advise if you have any updates regarding the below?

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Tuesday, November 25, 2025 12:53 PM
To: Drew Gregory <Andrew.Gregory@publix.com>; Taylor Wolfe <taylor@oppartnerscre.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report Message button. Thank you for your vigilance!

It sounds like the landlord for this project, Taylor Wolfe, will be handling this submittal. I've added him to this chain.

Thanks,

Joshua Bookhout
Senior Designer

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com

From: Drew Gregory <Andrew.Gregory@publix.com>
Sent: Friday, November 21, 2025 2:22 PM
To: Joshua Bookhout <jsb@wilkusarch.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations REQ #1602093

Good afternoon,

I hope all is well!

Could you please advise if you have any updates regarding the below?

Thank you,

Andrew Gregory
Regional Property Manager Assistant to Matthew Carmack| Publix Real Estate
☎ (770) 952-6601 Ext. 31723 | ✉ Andrew.Gregory@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Friday, November 7, 2025 10:50 AM
To: Matthew Carmack <Matthew.Carmack@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Drew Gregory <Andrew.Gregory@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report Message button. Thank you for your vigilance!

Yes.

Civil plans are in review at the moment, but we will come back with a complete submittal once everything is ready.

Thanks,

Joshua Bookhout
Senior Designer

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com|Send Us Files

From: Matthew Carmack <Matthew.Carmack@publix.com>
Sent: Thursday, November 6, 2025 1:52 PM
To: Joshua Bookhout <jsb@wilkusarch.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Drew Gregory <Andrew.Gregory@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

Good afternoon,

Thank you Joshua. Typically our team would review a full set of signed and sealed plans. Would you be able to provide this?

Thank you,

Matthew Carmack
Regional Property Manager | Publix Real Estate
2600 Delk Road SE
Marietta, GA. 30067
770-952-6601 ext. 31729

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Wednesday, November 5, 2025 4:57 PM
To: Matthew Carmack <Matthew.Carmack@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Drew Gregory <Andrew.Gregory@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report Message button. Thank you for your vigilance!

Here is the same submittal, I've added a larger site plan to show the relation of Chipotle's site with the rest of the development.

Let me know if anything else will be needed for the review.

Thanks,

Joshua Bookhout
Senior Designer

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com|Send Us Files

From: Joshua Bookhout
Sent: Wednesday, November 5, 2025 1:44 PM
To: 'Matthew Carmack' <Matthew.Carmack@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Drew Gregory <Andrew.Gregory@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

Good afternoon,

The parcel number is R610 036 000 3211 0000.

Attached is the site plan along with the elevations. Is this enough information for a review?

Joshua Bookhout
Senior Designer

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com|Send Us Files

From: Matthew Carmack <Matthew.Carmack@publix.com>
Sent: Tuesday, November 4, 2025 9:24 AM
To: Joshua Bookhout <jsb@wilkusarch.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Drew Gregory <Andrew.Gregory@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

Good morning,

Thank you for reaching out. I am the Property Manager for the May River Crossing shopping center. Could you please confirm which outparcel Chipotle will be located?

Per the attached Declaration of Covenants, Operations & Reciprocal Easements (Article 4), the property owner is required to come to Publix to review/approve their plans.

It appears we would need more specific plans showing size and dimensions on the building/parking lot to be able to review.

(f) Outparcel Restrictions: Outparcels shall be restricted as follows:

i. no more than one building shall be constructed on any Outparcel and said building shall accommodate only one (1) business operation therein, provided that this restriction shall not prohibit typical co-branding operations of the kind typically found in the State where the Shopping Center is located;

ii. no building shall exceed one story in height;

iii. no building sign or structure shall exceed twenty-five (25) feet in height;

iv. the Leasable Floor Area of any building constructed on an Outparcel shall not exceed the Leasable Floor Area limitation set forth on the Site Plan, provided, in any event, such Leasable Floor Area shall be further limited to the extent that the number and size of on-grade automobile parking spaces required by all applicable rules, regulations, ordinances, and laws can be constructed and maintained within the boundaries of such Outparcel;

v. each building shall comply with all governmental rules, regulations, ordinances, and laws;

vi. any pylon or monument signs erected or constructed on the Outparcels shall not obstruct visibility of the Publix Premises or the pylon or monument sign identifying the Shopping Center or Publix;

vii. "reader board" type signs and billboards shall be prohibited on an Outparcel; and

viii. if any improvements located on any Outparcel shall be damaged or destroyed, and if the owner of any such Outparcel elects not to repair or restore such improvements, the Outparcel owner shall promptly raze and remove such damaged or destroyed improvements, and either landscape or pave and maintain any such Outparcel (including concealment of any exposed slab or foundation thereof) in a manner consistent with the Common Area.

The Leasable Floor Area of any building constructed on an Outparcel shall also be deemed to include outdoor balconies, patios, or other outdoor areas utilized for retail sales or food or beverage service (exclusive of areas utilized exclusively for drive through or walk-up take-out food or beverage service).

Thank you,

Matthew Carmack
Regional Property Manager | Publix Real Estate
2600 Delk Road SE
Marietta, GA. 30067
770-952-6601 ext. 31729

From: Christine McConnell <Christine.McConnell@publix.com>
Sent: Friday, October 31, 2025 9:43 AM
To: Joshua Bookhout <jsb@wilkusarch.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Natasha Glenn

<Natasha.Glenn@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

Matthew-

See attached. I failed to include it in my last email.

Sincerely,

Christine McConnell
Manager of Real Estate Operations
Publix Real Estate Department
(863) 688-1188 ext 54012
Fax (863) 616-5841
Christine.McConnell@Publix.com

From: Christine McConnell
Sent: Friday, October 31, 2025 9:42 AM
To: Joshua Bookhout <jsb@wilkusarch.com>; Matthew Carmack <Matthew.Carmack@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>; Natasha Glenn <Natasha.Glenn@publix.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

Thank you, this is helpful.

I am not the correct Publix contact person; however, I am looping in Matthew Carmack. He can assist you.

Have a wonderful weekend!

Sincerely,

Christine McConnell
Manager of Real Estate Operations
Publix Real Estate Department
(863) 688-1188 ext 54012
Fax (863) 616-5841
Christine.McConnell@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Thursday, October 30, 2025 2:43 PM
To: Christine McConnell <Christine.McConnell@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report Message button. Thank you for your vigilance!

I believe it's called May River Crossing.

The address for the Publix there is 2501 May River Xing, Bluffton, SC 29910.

Thanks,

Joshua Bookhout
Senior Designer

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com|Send Us Files

From: Christine McConnell <Christine.McConnell@publix.com>
Sent: Thursday, October 30, 2025 1:39 PM
To: Joshua Bookhout <jsb@wilkusarch.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>
Subject: RE: Chipotle Palmetto Bluff - Elevations

Joshua-

Thank you for reaching out.

Do you have a Shopping Center name?

Sincerely,
Christine McConnell
Manager of Real Estate Operations
Publix Real Estate Department
(863) 688-1188 ext 54012
Fax (863) 616-5841
Christine.McConnell@Publix.com

From: Joshua Bookhout <jsb@wilkusarch.com>
Sent: Thursday, October 30, 2025 10:26 AM
To: Christine McConnell <Christine.McConnell@publix.com>
Cc: Dusty Austin <dla@wilkusarch.com>; John Myers <john.myers@chipotle.com>
Subject: Chipotle Palmetto Bluff - Elevations

This email is from an external sender. Do not click links or open attachments from unknown sources. Report any suspicious, phishing, or malicious emails using Outlook's Report Message button. Thank you for your vigilance!

Good morning,

We are the architect for the Chipotle going in at Okatie Hwy & Pondberry St. I spoke with the planning department, and they informed me that Publix has say over the design of the neighboring buildings in the development.

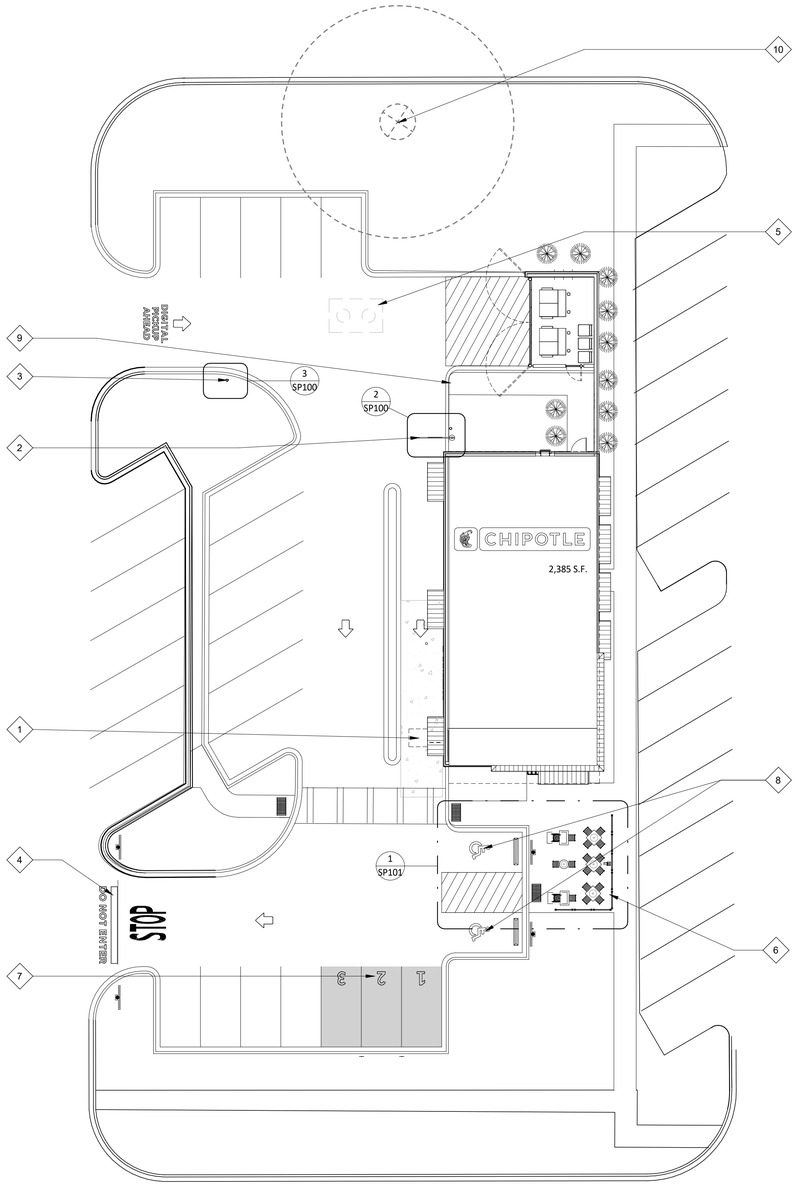
We have put together some preliminary elevations. The city has not yet approved them, but I'd like have any comments.

Are you the correct contact for this?

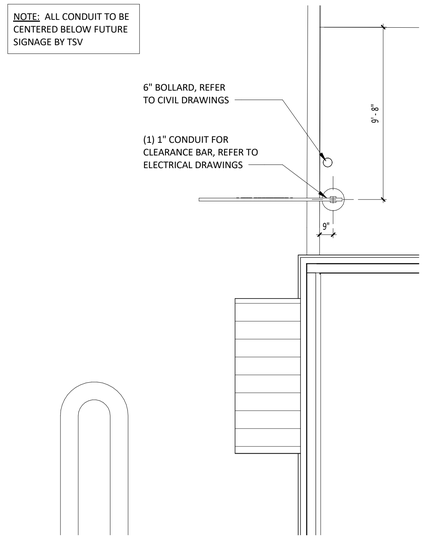
Thanks,

Joshua Bookhout
Senior Designer

WILKUS ARCHITECTS
15 Ninth Ave N, Hopkins, MN 55343
T: (952) 592-6872
E| jsb@wilkusarch.com
www.wilkusarch.com|Send Us Files



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



2 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"

3 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"

4 TRASH ELEVATION
SCALE: 1/4" = 1'-0"

5 TRASH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES - SITE PLAN

1. ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING, BOLLARDS AND DUMPSTER ENCLOSURE ARE EXISTING UNLESS NOTED OTHERWISE.
2. FOR STENCIL INFORMATION, REFER TO DIVISION 2 - SITE CONSTRUCTION FOR ADDITIONAL INFORMATION.
3. PROVIDED ARCHITECTURAL SITE PLAN IS FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR TO VERIFY LANDLORD PROVIDED ITEMS MATCH THE INDICATED NOTING BELOW AS REQUIRED. IF GENERAL CONTRACTOR OCCURS ANY DISCREPANCIES, CONTACT THE ARCHITECT IMMEDIATELY.

KEYNOTE LEGEND

1	LOOP DETECTOR INSTALLED BY CHIPOTLE'S GENERAL CONTRACTOR - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION - EXISTING CONDUIT STUB-UP PROVIDED BY LANDLORD.
2	CLEARANCE BAR - FOUNDATION AND CLEARANCE BAR ASSEMBLY PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR
3	"DIGITAL PICK-UP SIGNAGE" - FOUNDATION AND SIGNAGE ASSEMBLY AND PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR.
4	"DO NOT ENTER" AND "DIGITAL PICKUP AHEAD" AND DIRECTIONAL ARROWS PROVIDED BY LANDLORD.
5	1,500 GALLON EXCLUSIVE GREASE INTERCEPTOR LOCATION - CHIPOTLE'S GENERAL CONTRACTOR TO REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6	PATIO RAILING PROVIDED BY CHIPOTLE.
7	THREE (3) PICK-UP PARKING SPACES MARKED WITH WHITE NUMBERS PARALLEL TO STRIPING AND CENTERED IN SPACE PROVIDED BY LANDLORD
8	TWO (2) ADA ACCESSIBLE PARKING SPACES MARKED WITH STRIPING AND SIGN POSTS, BY LANDLORD.
9	CURB RAMP FOR DELIVERIES, BY LANDLORD.
10	EXISTING TREE TO REMAIN.

CONSULTANT:
WILKUS ARCHITECTS

CLIENT:
CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:
ARCHITECTURAL SITE PLAN

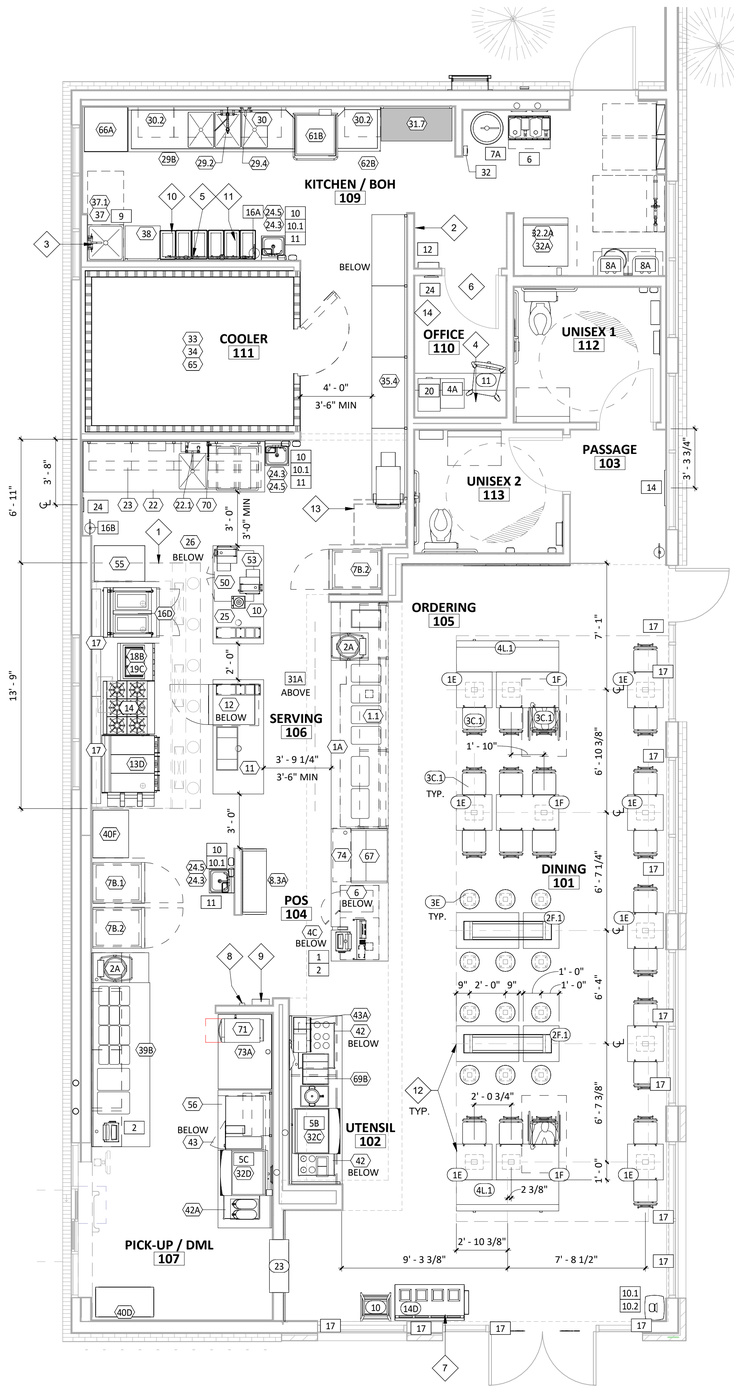
SHEET NUMBER:
SP100

GENERAL NOTES - FF& E

A.	REFER TO SHEET A131 FOR EQUIPMENT LIST AND FURNITURE SCHEDULE.
B.	ALL DIMENSIONS TO EXTERIOR OR EXISTING WALLS ARE TO THE FINISH FACE OF THE EXISTING GYP. BD.
C.	ALL DIMENSIONS ARE TO FACE OF FRAMING, EDGE OF EQUIPMENT, OR CENTERLINE OF EQUIPMENT UNLESS NOTED OTHERWISE.
D.	ALL FURNITURE TO BE SQUARE/PARALLEL TO TENANT SPACE/WALLS AS SHOWN ON PLANS.

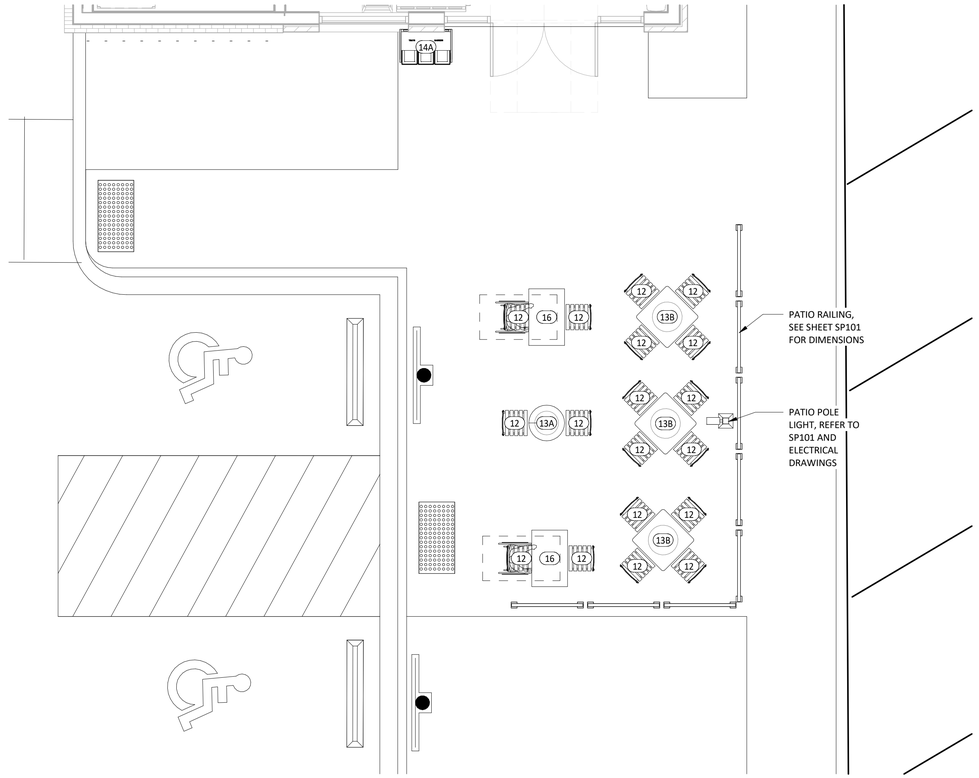
KEYNOTE LEGEND

1	DASHED LINE INDICATES LOCATION OF HOOD ABOVE.
2	6 LF OF WALL SPACE TO BE LEFT OPEN IN BOH.
3	MOP SINK WITH CHEMICAL CLEANING DISPENSING SYSTEM WITH INTEGRAL AIR GAP - REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
4	OFFICE DESK AND SHELVING - REFER TO SHEET A702 AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
5	WATER FILTER ABOVE - REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6	TELEPHONE BOARD ABOVE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7	HOLD TRASH SURROUND OFF 2" AROUND ADJACENT WALL SURFACES - TYPICAL.
8	ANSUL PULL TO BE LOCATED 48" A.F.F. TO THE TOP OF UNIT, REFER TO ELECTRICAL DRAWINGS
9	KRONOS TIMECLOCK WILL BE LOCATED 48" A.F.F. TO THE TOP OF UNIT, REFER TO ELECTRICAL DRAWINGS.
10	MOVEABLE LINEN BINS WITH LID - TYPICAL OF FOUR (4).
11	MOVEABLE BACK-UP TRASH BINS FOR DINING AREA TRASH SURROUNDS - TYPICAL OF TWO (2).
12	ALIGN THE TABLE EDGES.
13	KEEP AREA CLEAR FOR FUTURE REACH-IN COOLER, REFER TO ELECTRICAL DRAWINGS FOR POWER CONNECTION LOCATION.
14	BYPASS DISTRIBUTION PANEL ABOVE - SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.



1 FURNITURE, FIXTURE & EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"



2 FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN

SCALE: 1/4" = 1'-0"

CONSULTANT:

WILKUS ARCHITECTS

CLIENT:

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:

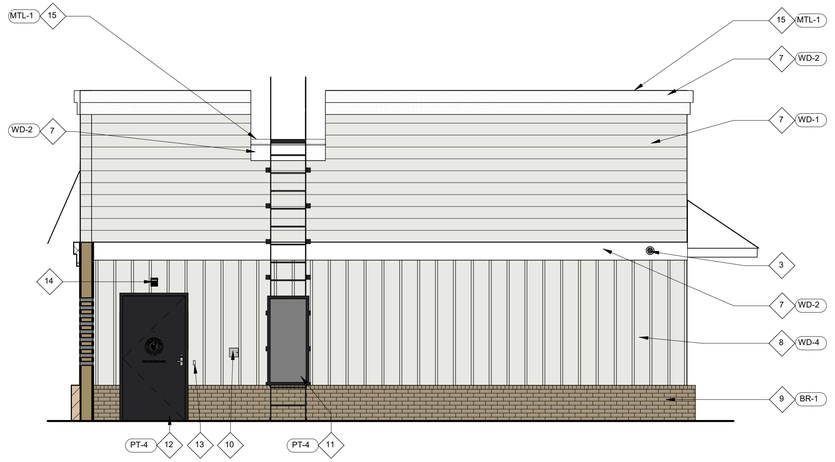
FF&E PLAN

SHEET NUMBER:

A130

1 EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

GENERAL NOTES - EXT. ELEV.

A. SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS PERMIT SET.

B. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.

KEYNOTE LEGEND

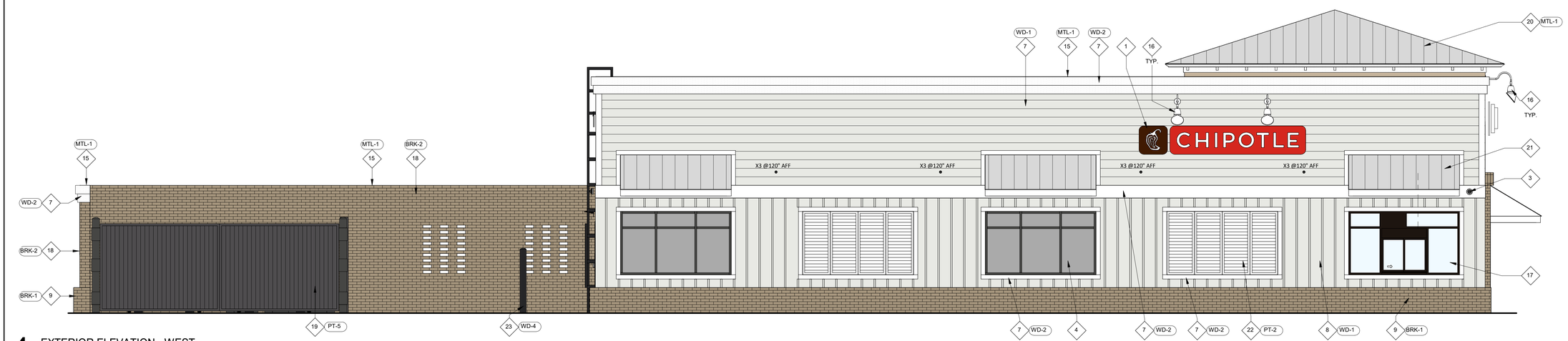
1	LOCATION OF TENANTS A-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
2	LOCATION OF TENANTS AW-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
3	LOCATION OF SECURITY CAMERAS TO BE INSTALLED BY GENERAL CONTRACTOR.
4	THERMALLY BROKEN PREFINISHED BLACK ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
5	6" VINYL ADDRESS LETTERS - COORDINATE ADOPTED REQUIREMENTS ON SIZE AND LOCATION WITH LOCAL JURISDICTION.
6	VINYL GRAPHICS SUPPLIED BY TENANT'S SUPPLIER; INSTALLED BY GENERAL CONTRACTOR.
7	HARDIE BOARD PANELS HORIZONTAL PLANK LAP
8	HARDIE BOARD PANELS BOARD AND BATT
9	FACE BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
10	KNOX BOX - COORDINATE FINAL LOCATION AND PREFERRED MODEL WITH LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
11	EXTERIOR SHIPS LADDER WITH LOCKING GATE.
12	INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING - PAINT DOOR AND FRAME BLACK.
13	LOCATION OF DOOR BELL - INSTALL BETWEEN 36" AND 48" ABOVE FINISHED GRADE.
14	EXTERIOR LIGHT FIXTURE
15	PREFINISHED METAL COPING.
16	GOOSE NECK LIGHT
17	PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
18	THIN BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
19	TRASH ENCLOSURE DOORS PREFINISHED BLACK
20	METAL ROOF
21	METAL AWNING
22	BAHAMA SHUTTERS
23	6" CONCRETE SAFETY BOLLARD, PROVIDED BY CHIPOTLE

EXTERIOR FINISH SCHEDULE

FINISH	MATERIAL	COLOR	REMARKS
BR-1	ENDICOTT FACE BRICK	SANDSTONE LIGHT	STACKED BOND, SEE SPECS FOR GROUT COLOR
BR-2	ENDICOTT THIN BRICK	SANDSTONE LIGHT	STACKED BOND, SEE SPECS FOR GROUT COLOR
MTL-1	PREFINISHED METAL COPING	MATCH PT-2	TO MATCH ADJACENT FINISH
PT-1	PAINT	PPG #1001-3 "THIN ICE"	
PT-2	PAINT	PPG #1010-1 "PEGASUS"	
PT-3	PAINT	PPG #1085-4 "BEST BEIGE"	
PT-4	PAINT	PPG #1001-7 "BLACK MAGIC"	
PT-5	PAINT	PPG #1001-6 "KNIGHT'S ARMOR"	
WD-1	HARDIE PLANK	PT-1	
WD-2	HARDIE PLANK	PT-2	
WD-3	HARDIE PLANK	PT-3	
WD-4	HARDIE TRIM BATTEN BOARDS	PT-1	

3 EXTERIOR ELEVATION - EAST

SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"

CONSULTANT:

WILKUS ARCHITECTS

CLIENT:

CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

COPYRIGHT 2025
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE PROPERTY OF CHIPOTLE MEXICAN GRILL, INC. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH CHIPOTLE MEXICAN GRILL, INC.

PROJECT INFORMATION:

STORE NO.: 6118

PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A301

WILKUS ARCHITECTS

PLAN REVIEW COMMENT NARRATIVE

REVIEW: **4/1/26**

PROJECT: **Chipotle Palmetto Bluff**
Okatie Hwy and Pondberry St.
Bluffton, SC 29910

REVIEWING AGENCY: **Bluffton Development Review Committee**
20 Bridge Street
Bluffton, SC 29910

COMMENT #	COMMENTS / RESPONSE
1	Provide additional articulation along Exterior Elevation – East (facing May River Crossing Park) for consistency with ZDSO 90/3 Section 5.15.9.E.3.
Response	Additional articulation has been added.
2	Provide articulation on Exterior Elevation – West (facing HWY 170) for consistency with ZDSO 90/3 Section 5.15.9.E.3. Consider the use of elements such as Bahama Shutters or Spandrel glass.
Response	Additional articulation has been added.
3	Ensure unobstructed ADA accessibility from parking lot through patio to building.
Response	An accessible path is present and will be maintained.
4	In accordance with ZDSO 90/3 Section 5.15.9.D.3. and 5.15.9.E.2., revise the roof to a more traditional configuration, preferably incorporating roof overhangs and pitched roofs.
Response	A pitched roof and additional detailing has been added.
5	In accordance with ZDSO 90/3 Section 5.15.8.B.1 the property must maintain a minimum twenty-five (25') foot wide landscaped buffer along HWY 170 right-of-way.
Response	Noted.
6	Ensure proper overhead clearance for dumpster pick up in relation to adjacent Live Oak.
Response	There is adequate spacing for trash pick-up. Refer to site plan for location of existing tree relative to the trash enclosure.
7	Provide Lighting Plan in accordance with ZDSO 90/3 Section 5.15.11.
Response	Lighting plan has been included.
8	Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the Covenants, Conditions and Restrictions.
Response	Approval documentation has been included.
9	All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
Response	Noted.
10	Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval.
Response	Noted.
11	Note: Any future subdivision of the subject parcel would be inconsistent with the currently approved May River Crossing Master Plan and may require a Master Plan Amendment in accordance with Unified Development Ordinance.
Response	Noted.

MAY RIVER CROSSING ROAD

MAY RIVER CROSSING ROAD

STOP

2-14'/ 1-16'- Cabbage Palm
8- Pink Gulf Muhly Grass #1
5-Dwarf Oleander #7
Proposed Overhead Light (Shielded)
6- Pink Gulf Muhly Grass #1
6-Podocarpus #7
1- Live Oak 4" Cal.
6-Society Garlic #1
78 LF 18" RCP @ 0.35%
50 LF 18" RCP @ 0.35%
7-Dwarf Oleander #7
6-Inkberry Holly #7
2- Live Oak 4" Caliper
16-Flax Lily #1
5 LS102
7 LS102
4 LS102
6 LS102
2 LS102
3 LS102
114 LF 18" RCP @ 0.60%
69 LF 18" RCP @ 0.60%
42 LF 18" RCP @ 0.60%
GI #50
FR: 37.46
INV. IN: 30.10 (E)
INV. OUT: 30.10 (S)
24 LF 18" RCP @ 0.33%
15- Pink Gulf Muhly Grass #1
18- Pink Gulf Muhly Grass #1
2- Live Oak 4" Caliper
2-14'/ 1-16'- Cabbage Palm
Proposed Overhead Light (Shielded)
10-Giant Leopard Plant
4-Oleander #7
5-Podocarpus #7
6- Pink Gulf Muhly Grass #1
5-Society Garlic #1
6-Podocarpus #7
FFE: 37.5
#7-Podocarpus
#7-Cordyline
#7-Dw. Podocarpus
LO S52
2-Oleander #7
2-Oleander #7
#30-American Holly
24" PEA GRAVEL AT PLANTING AREAS ADJACENT TO BUILDING
NO TREES ADJACENT TO BUILDING WALL
LOD
SS
TP 37.64
TC 37.97
TP 37.44
TP 37.01
TC 37.34
TP 36.96
TC 37.23
TP 36.33
TC 36.66
TW 37.35
TW 37.37
TW 37.19
TW 37.02
TW 36.85
TW 36.42
TW 36.67
TW 37.07
TW 37.81
TW 37.94

MBD LANDSCAPE SITE PLAN
1" = 10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

South Carolina 811 — Call Before You Dig

IF YOU DIG SOUTH CAROLINA CALL US FIRST! 1-888-721-7877 IT'S THE LAW

PUBLIX SUPER MARKETS, INC.

DISPOSITION	DATE	CHECKED BY
☐ APPROVED		
■ APPROVED AS NOTED	03/09/26	JCC
☐ DISAPPROVED-RESUBMIT		
☐ NOT CHECKED BY PUBLIX Follow plans and specifications No substitutions allowed		

APPROVAL OF THIS SHOP DRAWING IS FOR DESIGN AND GENERAL CONSTRUCTION ONLY. CONTRACTOR REMAINS RESPONSIBLE FOR ALL QUANTITIES. DIMENSIONS AND ALL OTHER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS HE SHALL VERIFY JOB CONDITIONS AFFECTING THE WORK PRIOR TO FABRICATION.

State of South Carolina — Registered — No. 1076 — Landscape Architect — John Michael Brock

No.	Issue / Revision Description	Date

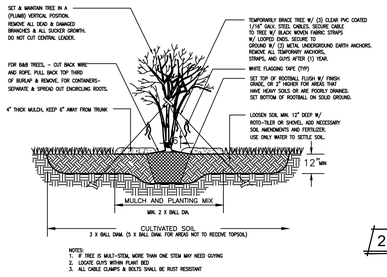
LANDSCAPE PLANS FOR
MAY RIVER CROSSING CHIPOTLE
111 BARNARD St.
BLUFFTON, SOUTH CAROLINA

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	02.20.26
Chk'd By:	M. Brock
Project ID:	C-25030

Landscape Plan
Sheet No.
LS-101
SHEET 1 OF 2

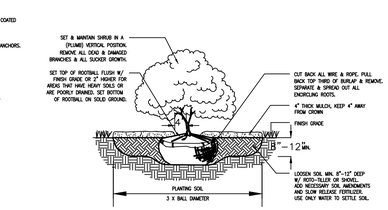
copyright © M. Brock, RLA all rights reserved



NOTES:
1. IF TREE IS MULTI-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOOSE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

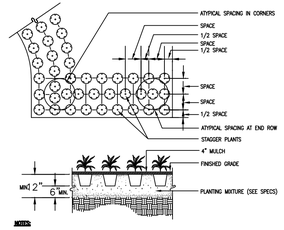
1 / LS102 MULTI-TRUNK TREE PLANTING DETAIL

N.T.S.



2 / LS102 SHRUB PLANTING DETAIL

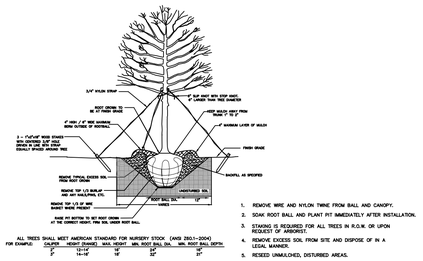
N.T.S.



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

3 / LS102 GROUNDCOVER PLANTING DETAIL

N.T.S.


3/4" NYLON STRAP
TOP OF ROOT BALL
ROOT CROWN TO BE 1" TO 2" ABOVE FINISH GRADE
3 - 2"x2"x8' WOOD STAKES WITH DEEPENED SLOT CUT 12" FROM TOP OF STAKE EQUALLY SPACED AROUND TREE
REMOVE TOPSOIL ENTIRE MIN. 3" DEPTH
REMOVE TOP 1/3 BURLAP OF BALL AND WIRE BASKET ETC.
MULCH TO 3" DEEP MIN. AT THE CORRECT WIDTH. TYP.
MULCH
ROOT BALL DEPTH
UNDISTURBED SOIL
MULCH
FINISH GRADE
BACKFILL AS SPECIFIED
MIN. 3" MULCH RING AT TRUNK
4" MINIMUM LAYER OF MULCH
MIN. 2" AT TRUNK
MULCH MIN. 3" DEEP AT OUTER EDGE
MULCH MIN. 3" DEEP AT OUTER EDGE
MULCH MIN. 3" DEEP AT OUTER EDGE

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2026
PROJECT:	New Riverside Village Parcel 4B-3C Preliminary Development Plan
APPLICANT:	Griffin Savedge of Thomas and Hutton
PROJECT NUMBER:	DP-03-26-020155
PROJECT MANAGER:	Dan Frazier, AICP, Planning Manager Department of Growth Management

REQUEST: The Applicant, Griffin Savedge of Thomas and Hutton, on behalf of property owner S70 Royce Group, LLC requests approval of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure (Attachment 1).

INTRODUCTION: The subject property is within the New Riverside Planned Unit Development (PUD) and consists of approximately 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan. It is located along New Riverside Village Way west of Parkside Commons (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the New Riverside PUD and is subject to the standards set forth in the New Riverside PUD Development Agreement and Concept Plan, the New Riverside Village Master Plan and Unified Development Ordinance Sections 5.3 and 5.10. The subject property is referenced as Parcel F in the New Riverside Village Master Plan, which is restricted to a maximum of 20,000 SF of commercial/planned shopping (Attachment 3).

As reflected in the revised submittal, the proposed development includes two (2) two-story commercial buildings with associated drives, parking, landscaping, and utilities. The Applicant proposes a 12,900 SF building with a 1,000 SF outdoor patio and a 7,100 SF building. The site will be accessed from drives along New Riverside Village Way and Parkside Commons (Attachment 4).

Per Section 5.2.1.1 of the Development Standards Ordinance Modifications dated April 19, 2000, in the New Riverside PUD Concept Plan a total of 84 parking spaces are required. The Applicant proposes 63 spaces on site, with 21 spaces within the New Riverside Village (NRV) right-of-way. The Applicant has provided a letter from the NRV Property Owner Association, Inc., allocating the off-site parking spaces to the proposed development (Attachment 5).

The Preliminary Development Plan was reviewed at the April 8, 2026, Development Review Committee (DRC) meeting (Attachment 6). The Applicant provided a response to comments and revised plans on April 28, 2026 (Attachment 7 and 4).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.**

   Finding. The property lies within the New Riverside PUD and therefore is subject to the standards set forth in the New Riverside PUD Development Agreement and Concept Plan, the New Riverside Village Master Plan, and Unified Development Ordinance Sections 5.3 and 5.10.

2. **Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.**

   Finding. The property lies within the New Riverside PUD and therefore is subject to, and in conformance with, the standards set forth in the New Riverside PUD Development Agreement and Concept Plan, the New Riverside Village Master Plan.

   Finding. At time of Final Development Plan submittal, the Applicant will be required to provide a letter of approval from the New Riverside Village POA Architectural Review Board, if applicable.

3. **Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.**

   Finding. A New Riverside Village Traffic Impact Analysis (TIA) (December 2020, updated May 2021) identified transportation improvements for the master plan build-out, all of which have been constructed (Attachment 8).

4. **Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be**

required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Finding. The subject property is an outparcel within the New Riverside Village Master Plan and utilities have been stubbed to serve this site. Water, sewer, and drainage utilities, and established access are available to the project site and will be used to service the proposed commercial use.

Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.**

   Finding. The project is proposed to be completed in a single phase.

6. **Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.**

   Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance (UDO) are met and recommends that the Planning Commission approve the development plan application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. New Riverside Village Master Plan 08 24 2022
4. Revised Site Development Plans 04 29 2026
5. Letter from NRV POA regarding Allocated Parking Spaces
6. DRC Staff Comments & Original Site Development Plans 03 03 2026
7. Response to Staff Comments 04 29 2026
8. New Riverside Village Traffic Impact Analysis (TIA) 05 2021

TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION

Growth Management Custom
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Griffin Savedge/Thomas & Hutton	Name: S70 Royce Group, LLC
Phone: 704-661-0051	Phone: 703-774-4154
Mailing Address: 50 Park of Commerce Way, Savannah, GA 31405	Mailing Address: 70 Flicker Street, Bluffton, SC 29910
E-mail: savedge.g@tandh.com	E-mail: davesterli@gmail.com
Town Business License # (if applicable):	

Project Information

Project Name: New Riverside Village - Parcel 4B-3C	☒ Preliminary	☐ Final
Project Location: New Riverside Village	☐ New	☐ Amendment
Zoning District: PUD	Acreage: 2.35	
Tax Map Number(s): R610-036-000-3702-0000		
Project Description: Site development of a commercial outparcel in New Riverside Village, including installation of water, sewer, drainage infrastructure, and paving of a parking lot for commercial uses.		

Minimum Requirements for Submittal

☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☒ 3. All information required on the attached Application Checklist.
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: David L Sterling Date: 2/16/2026

Applicant Signature: Griffin Savedge Date: 2/16/26

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

NEW RIVERSIDE VILLAGE – PARCEL 4B–3C
BLUFFTON, SOUTH CAROLINA

PROJECT NARRATIVE

J – 27796.3000
April 29, 2026

Project Introduction and Overview

This application is for Preliminary Development Plan approval of Outparcel 4B–3C, now or formerly owned by S70 Royce Group, LLC, of the previously approved New Riverside Village master plan, located within the Jones Estate PUD.

The Town of Bluffton approved the Concept Plan and a Development Agreement for the Jones Estate PUD in June 2004. The Concept Plan defines the allowed land uses in the various areas of the New Riverside Planning Area. The documents also define the development standards, which govern all development activity within the Concept Plan. These negotiated land uses and development standards are binding upon the Town and this Applicant. The Concept Plan and Development Agreement set the binding framework for this preliminary development plan application.

A master plan was approved for this project in April 2020 by the Town of Bluffton, and then a master plan amendment was approved in August 2022 converting Parcel 4B–3C from civic space to a commercial/planned shopping use.

Project Specific Description

New Riverside Village is continuing development with the development of Parcel 4B–3C. The project is located within the Jones Estate PUD, and is located near the intersection of New Riverside Village Way and Parkside Drive. The project area includes parcels R610–036–000–3702–0000. The total area submitted for permitting is approximately 2.35 acres. The project scope consists of water and sewer laterals, storm drainage infrastructure and an asphalt roadway to serve the proposed commercial development.

Two (2) commercial buildings are proposed with this development that will feature a total climate controlled square footage of 20,000 square feet. Per the architectural consultant, the attached commerical buildings will have a combined first–floor area of 10,100 square feet and a combined second–floor area of 9,900 square feet. A 1,000 square foot patio is also propsed with the buildings and overlooks the adjacent stormwater pond.

Wetland Verification

A wetland impact permit was issed for New Riverside, which includes Parcel 4B–3C. Per USACE, no wetlands exist on Parcel 4B–3C.

Existing Conditions

The property is predominantly cleared per site development plans for New Riverside Village Phase 1. Similarly, water, sewer, and drainage utilities, and established accesses are available to the project site and will be used to service the proposed commercial use. All paved areas have been laid out to minimize potential impacts to existing trees. The combined buildling footprint has been sited to have existing road and lagoon frontage, as is the intention of the previously amended and approved master plan.

Soil Conditions

Existing soil conditions information was compiled from the Soil Survey of Beaufort County, South Carolina, USDA Soil Conservation Service. The project area generally contains Seabrook (Sk) and Wando (Wd) fine sands. Hydrologic Soil Groups (HSG) within the project area are classified as A.

Topography

New Riverside Village is situated on a predominantly sandy site with elevations ranging from elevation 41 in the northeastern quadrant of the development to elevation 31 toward the western boundary adjacent to the Landings at New Riverside.

Parcel 4B–3C has elevations ranging from approximately 34 to 38 (NAVD88). The topography of Parcel 4B–3C, while being situated next to an existing stormwater pond, generally slopes away from the stormwater pond and toward and existing Park, owned and maintained by the New Riverside Village POA. T

Parking Standards

Parking shall comply with section 5.2.1.1 of the Development Standards Ordinance Modifications dated April 19, 2000, in the New Riverside Concept Plan. New Riverside Village promotes the concept of minimizing overall parking and requires shared parking among parcels and varied uses. No exclusive parking is permitted for any one use or parcel. The overall development has an established parking requirement of four (4) vehicular parking spaces for every 1,000 gross square feet within the planned retail/restaurant shopping area (including patios). To meet parking requirements, a portion of the existing spaces within the New Riverside Village right–of–way will need to be allocated to the project site. The New Riverside Village Property Owner's Association, as the governing entity of the right–of–way, is aware of the allocation request.

Total Building Area:	20,000 SF
Patio Area:	1,000 SF
Required Parking Spaces:	84
Required ADA Spaces:	4
Provided Parking Spaces On–Site:	63
Existing Unallocated Spaces within R/W:	17
Proposed Spaces within R/W:	4

Access and Construction Traffic

The property will be accessed from Parkside Drive and New Riverside Village Way, which can be accessed from May River Road (HWY 278).

Site Design and Development Standards

Architectural guidelines are currently governed by the Declaration of Covenants, Conditions and Restrictions for Towne Centre at New Riverside as found in Book 2782, Page 110, in the Register of Deeds for Beaufort County. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement.

Setbacks

All buildings are required to meet Fire & Building Code requirements prior to construction.

Utility Service

- Dominion Energy will provide power and gas.
- Telephone services will be provided by Spark Light.
- The Bluffton Township Fire District will provide Fire Protection.
- Water and Sewer will be owned and operated by BJWSA.

Proposed Roadway Section

The New Riverside Village – Parcel 4B–3C pavement section will consist of the following:

- Drive Aisle Width = 22'
- Section = Pitched
- Material = Standard Asphalt Pavement, Pervious Parking
- Right–of–way = N/A
- Drainage = Grate inlets, roof inlets, drainage piping

Stormwater Management System

New Riverside Village is situated within the New River watershed, a 303(d) impaired waterbody as classified by the state of South Carolina. The stormwater detention pond located on parcels R610–036–000–3702–0000 and R610–036–000–3214–0000 is the primary management device for the entire development to intercept and treat runoff prior to discharging offsite. Existing stormwater infrastructure including underground piping is available for use at the project site.

The project site, Parcel 4B–3C, is centrally located within new Riverside Village, with frontage along New Riverside Village Way and Parkside Commons, adjacent to a stormwater detention pond currently owned and maintained by the Town of Bluffton, and an Entry Park, which is currently owned and maintained by the New Riverside Village Property Owner's Association. The majority of the project site generally flows from east to west toward the Entry Park, where stormwater runoff naturally infiltrates.

As part of a recent development plan application, the original design concept of Parcel 4B–3C proposed to utilize a portion of the Entry Park to meet local stormwater retention

requirements due the natural grade of the property and the Park's expected infiltration rates. After further consideration, the Town of Bluffton determined that the proposed multi–faceted use of the Entry Park did not comply with the current Master Plan for New Riverside Village and would require a major amendment prior to proceeding with the submitted development plan. Given the timeline implications of a Master Plan amendment, a decision was made to revise the original design concept to keep all stormwater treatment, infiltration, collection, and conveyance on–site and out of the Entry Park.

The updated stormwater plan features various infiltration–forward management solutions that include pervious parking spaces and an on–site infiltration basin. While the majority of the post–development slope of the project site is proposed to maintain existing drainage patterns toward the Entry Park, runoff generated from Parcel 4B–3C is intended to be collected by the pervious parking spaces or the infiltration basin and either seep into the natural soils or be collected by drainage structures during larger storm events. Excess stormwater from the proposed paved areas closest to the Entry Park will be collected by a curb and gutter system after flowing over pervious parking spaces and routed to an infiltration basin and/or a drainage overflow structure. A pavement for the pervious parking spaces has yet to be decided at this time but will likely be either a paver or aggregate with a 12–inch concrete banding.

The stormwater management infiltration practices preliminarily calculate storage volumes that assume groundwater depths and infiltration rates based on previously measured results for surrounding properties, which were recorded to be 9–12 inches per hour. These calculations and assumptions may be provided upon request. A geotechnical report specific to the project site will be provided at the time of a stormwater submittal and the storage volumes will be updated to reflect the actual observed infiltration rates.

VICINITY MAP

NEW RIVERSIDE VILLAGE PARCEL 4B-3C

DEVELOPMENT PLAN

SITE DATA TABLE

- TOTAL SITE ACREAGE: 35.5AC.
- PERVIOUS AREA: 13.7 AC. 39%
- IMPERVIOUS AREA: 19.4 AC. 54%
- POND 2.4 AC. 7%

BUILDING SUMMARY:

ID	USE	AREA	SF	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
PHASE 1						
A	COMMERCIAL/ PLANNED SHOPPING		7,500	4/1,000 SQ. FT.		
B	COMMERCIAL/ PLANNED SHOPPING		12,000	4/1,000 SQ. FT.		
C	COMMERCIAL/ PLANNED SHOPPING		6,700	4/1,000 SQ. FT.		
D	COMMERCIAL/ PLANNED SHOPPING		14,300	4/1,000 SQ. FT.		
E	COMMERCIAL/ PLANNED SHOPPING		6,500	4/1,000 SQ. FT.		
F	COMMERCIAL/ PLANNED SHOPPING		20,000	4/1,000 SQ. FT.		
G	COMMERCIAL/ PLANNED SHOPPING		12,000	4/1,000 SQ. FT.		
H	COMMERCIAL/ PLANNED SHOPPING		15,000	4/1,000 SQ. FT.		
I	COMMERCIAL/ PLANNED SHOPPING		5,000	4/1,000 SQ. FT.		
J	COMMERCIAL/ PLANNED SHOPPING		4,000	4/1,000 SQ. FT.		
	COMMUNITY PARK	5.5 AC.				
	SUBTOTAL		103,000		412	412
SINGLE FAMILY				2 OFFSTREET	N/A	
PHASE 2 MULTI-FAMILY				2.25 PER UNIT	374	374
TOTAL COMMON PARKING					786	786

PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.

OUT PARCEL USES AND SQUARE FOOTAGE YIELDS AS SHOWN ARE AN ESTIMATE AT THIS TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.

REFER TO THE NARRATIVE FOR PARKING REQUIREMENTS

TREES SHOWN ON CONCEPTUAL MASTER PLAN ARE FOR GRAPHIC PURPOSES ONLY.

Approved
08/24/2022

PREPARED FOR:
AVTEX COMMERCIAL PROPERTIES, INC &
MFH LAND, LLC

CONCEPTUAL MASTER PLAN

AUGUST 2022

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA
R610-036-000-1258-0000

THOMAS HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2019 THOMAS & HUTTON

SCALE 1" = 60'
-60 0 30 60 120

PERMIT SET - FOR REVIEW PURPOSES ONLY

C:\USERS\JPATTERSON\DESKTOP\REVIT CENTRAL\J-27796.3000_NEW RIVERSIDE VILLAGE - PARCEL 4B-3C_JPATTERSON.RVT - 04-29-2026 7:19 AM

SITE DEVELOPMENT
OF
NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

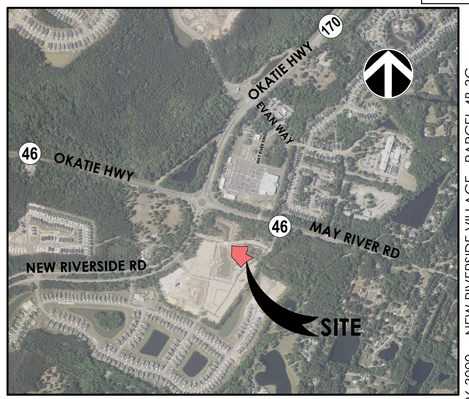
TM# R610-036-000-3702-0000

FEBRUARY 12, 2026

J-27796.3000

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 1000'

J-27796.3000 NEW RIVERSIDE VILLAGE - PARCEL 4B-3C
2/12/26

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
G0.1	GENERAL NOTES & INDEX
EX1.1	EXISTING CONDITIONS & DEMO PLAN
C1.1	SITE PLAN
C1.2	SITE DETAILS
C1.3	SITE DETAILS

OWNER CERTIFICATION STATEMENT:

I, S70 ROYCE GROUP, LLC, CERTIFY THAT THE LAND DISTURBING ACTIVITY WILL BE ACCOMPLISHED ACCORDING TO THE PLAN ACCEPTED BY THE OWN OF BLUFFTON AND SCDHEC. I, S70 ROYCE GROUP, LLC, ACKNOWLEDGE AS THE PROPERTY OWNER AND PERSON ULTIMATELY RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY AT THIS SITE AND THE RIGHT OF THE TOWN OF BLUFFTON OR SCDHEC TO CONDUCT ON-SITE INSPECTIONS.

ENGINEER CERTIFICATION STATEMENT:

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

SCDHEC OCRM STORMWATER
PERMIT #0000000000

SCDHEC # 00000-WW
SCDHEC # 00000-WS

TOWN OF BLUFFTON STORM WATER
PERMIT #SWP-XX-XX-XXXX

TOWN OF BLUFFTON
PERMIT #DP-03-26-020155

BJWSA #2026-XXX

SITE DATA TABLE

DATUM	
HORIZONTAL	NAD83
VERTICAL	NAVD88
LAND USE	
ZONING	PUD
FLOOD ZONE	ZONE X (UNSHADED)
PROPOSED SITE USE	COMMERCIAL
SITE AREA	2.35 AC
DISTURBED AREA	2.35 AC
WETLANDS	0.0 AC
WETLAND BUFFER	0.0 AC
STORMWATER POND	0.0 AC PROPOSED
LOCATION	
LATITUDE	32° 14' 23" N
LONGITUDE	-80° 58' 46" W

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE
TOWN OF BLUFFTON - PLANNING COMMISSION	4-29-26
TOWN OF BLUFFTON - PRELIMINARY	3-2-26

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 43771 04-29-26 GRIFFIN SAVEDGE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

Know what's below. Call before you dig.

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405
p.912.234.5300
www.thomasandhutton.com

PERMIT SET - FOR REVIEW PURPOSES ONLY

P:\27796\CIVIL\000\DRAWINGS_DRAWINGS\CIVIL\SHEETS\G0.1 NAVD88 27796.3000 GSS.DWG, 2/12/2026 7:11 AM, WNS

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL UTILITIES PRIOR TO BEGINNING WORK & NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE EXISTING TREES WHICH ARE TO REMAIN.
3. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
4. CONTRACTOR SHALL LIMIT CLEARING ACTIVITIES & TREE REMOVAL TO AREAS INDICATED ON PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AREA CLEARED OUTSIDE THE LIMITS AND ANY DAMAGE TO REMAINING TREES.
5. ALL VERTICAL ELEVATIONS REFER TO NAVD 88 DATUM.
6. ALL HORIZONTAL GEOMETRIES REFER TO NAD83 DATUM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
8. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
9. ALL EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
10. ALL PROPOSED ELEVATIONS SHOWN ARE TOP OF PAVEMENT OR FINAL DIRT GRADE (INCLUDING TOPSOIL) IN GRASSED AREAS UNLESS OTHERWISE INDICATED.
11. CALL BEFORE YOU DIG: 1-800-282-7411. FOR COUNTY WATER AND SANITARY SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
12. GRASSED AND LANDSCAPE AREAS SHALL BE GRADED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE. ALL PRECAUTIONS SHALL BE TAKEN TO PROTECT TREES RETAINED. PROVIDE 4" MIN. TOPSOIL IN ALL LANDSCAPE AREAS.
13. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE. A MINIMUM 18 INCHES VERTICAL SEPARATION MUST BE MAINTAINED.
14. WHEN CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, THE WATER MAIN MAY BE LAID CLOSER TO A SEWER (ON A CASE-BY-CASE BASIS) PROVIDED THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. IT IS ADVISED THE SEWER BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS PRIOR TO BACKFILLING.
15. THE MINIMUM DEPTH OF COVER OVER WATER LINES SHALL NOT BE LESS THAN 36" IN ANY CASE, WHERE IT IS IMPOSSIBLE TO MAINTAIN 36" COVER AND 18" MINIMUM SEPARATION, THE 36" COVER WILL BE MAINTAINED AND BOTH WATER AND SEWER LINES WILL BE CONSTRUCTED OF ONE SECTION EACH OF DUCTILE IRON PIPE. THE PIPES SHALL BE SUPPORTED AND CENTERED AT THE CROSSING WITH MECHANICAL JOINTS ON EACH LINE AT BOTH SIDES OF THE CROSSING.
16. THE REQUIRED MINIMUM 3 FT. OF COVER SHALL BE MAINTAINED ON THE EXISTING DOMESTIC AND FIRE SERVICE LINES. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING WATER VALVES AND HYDRANTS. AT NO TIME SHALL FLOW TO DOMESTIC WATER AND FIRE PROTECTION SUPPLY LINES BE DISRUPTED.
17. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
18. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
19. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
20. FLUSH THE NEW WATER, SEWER, AND NON-POTABLE PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE COMPLETED AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. A MINIMUM FLUSHING VELOCITY OF 2.5 ft/sec MUST BE ACHIEVED TO PURGE ALL FOREIGN MATERIAL FROM ALL PROPOSED MAINS.
21. ALL JURISDICTIONAL WETLANDS ARE SUBJECT TO FEDERAL PROSECUTION BY THE ARMY CORPS OF ENGINEERS FOR WETLAND VIOLATIONS.
22. THERE ARE NO PROPOSED JURISDICTIONAL WETLAND IMPACTS AS PART OF THIS PROJECT.
23. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BUILDING ROOF LEADS, WATER CONNECTIONS, AND SANITARY CONNECTIONS. ALL LOCATIONS AND ELEVATIONS TO BE VERIFIED WITH BUILDING ARCHITECTURAL, PLUMBING AND FIRE PROTECTION PLANS. CONTRACTOR REQUIRED TO COORDINATE ALL BUILDING LEAD LOCATIONS AND ELEVATIONS WITH BUILDING CONTRACTOR PRIOR TO INSTALLATION.
24. REFERENCE SURVEYS: SURVEYING CONSULTANTS, INC DATED 12/05/2025.
25. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN ACCEPTABLE BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM BEAUFORT JASPER WATER & SEWER AUTHORITY.
26. AN ACCEPTABLE WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
27. ALL MATERIALS USED AND COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
28. IN ALL WATER LINE PROJECTS, CARE WILL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE COUNTY SYSTEM. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO BEAUFORT COUNTY SPECIFICATIONS.
29. CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES WITH BJWSA.
30. CONTRACTOR RESPONSIBLE FOR PROVIDING ENGINEER AS-BUILT SURVEY IN AUTOCAD FORMAT. AS-BUILT SURVEY TO INCLUDE TWO COPIES OF SURVEY AND BE SIGNED BY REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA.
31. GROUNDWATER RECHARGE - PERMANENT STORMWATER INFILTRATION BASINS SHALL NOT BE CONSTRUCTED IN SIGNIFICANT RECHARGE AREAS HAVING HIGH POLLUTION AND SUSCEPTIBILITY.
32. A RIGHT-OF-WAY PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE TOWN OF BLUFFTON RIGHT-OF-WAY
33. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SITE

1. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES BEFORE ANY WORK COMMENCES. VERIFY UTILITIES WITHIN PROJECT AREA AND NOTIFY ENGINEER OF ANY VARIANCES PRIOR TO BEGINNING WORK OR PURCHASE OF MATERIALS.
2. THE EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS AND FIELD EXAMINATION. ALL POSITIONS ARE APPROXIMATE. THE CONTRACTOR SHALL INDEPENDENTLY DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK OR PURCHASE OF MATERIALS AND SHOULD NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR UNCHARTED UTILITIES. THE CONTRACTOR SHALL PROTECT ALL UTILITIES TO REMAIN AND SHALL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. IT IS THE OBLIGATION OF THE BIDDER TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA THAT IS AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED AND WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS IN NO WAY GUARANTEES THE AMOUNT OR NATURE OF THE MATERIAL TO BE ENCOUNTERED.
4. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED IN AN APPROVED WASTE DISPOSAL AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL CONSTRUCTION DEBRIS.
5. THE CONTRACTOR MUST PROVIDE AND MAINTAIN SOLID WASTE COLLECTION AND DISPOSAL FACILITIES THROUGHOUT THE PROJECT DURING ALL PHASES OF CONSTRUCTION. NO CONSTRUCTION DEBRIS OR STORED MATERIALS SHALL BE PLACED BEYOND THE PROJECT LIMITS OR OUTSIDE THE PROPERTY BOUNDARIES.
6. ALL SALVAGEABLE, NON-REUSED MATERIALS INCLUDING CASTINGS, FENCE FABRIC, UNDAMAGED PIPE, SIGNS, ETC., SHALL BE THE PROPERTY OF THE OWNER AND DEPOSITED OR STORED OFF-SITE AS MAY BE DIRECTED.

PAVING, GRADING AND DRAINAGE

1. THESE PLANS SHALL NOT BE RECORDED.
2. WHERE EXISTING PAVEMENT IS SHOWN TO BE MATCHED, EDGE OR CONTACT FACE WITH EXISTING PAVEMENT SHALL BE SAW CUT TO A NEAT VERTICAL LINE.
3. CONTRACTOR SHALL COORDINATE DEMOLITION AND IMPROVEMENTS TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF FACILITIES.
4. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT OBSTRUCTION OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RISING OF WATER LEVELS WHICH WOULD ENTER ADJACENT BUILDINGS OR STRUCTURES.
5. ELEVATION OF TOP OF EXISTING MANHOLES, INLETS, WATER VALVE BOXES, ETC., SHALL BE ADJUSTED TO MATCH NEW PAVING OR RESURFACING GRADES.
6. ALL CONSTRUCTION MUST CONFORM TO APPLICABLE STATE, BJWSA AND TOWN OF BLUFFTON STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND SOIL EROSION CONTROL AS MAY BE REQUIRED BY SC DHEC/OCRM. THE CONTRACTOR MUST INSTALL SILT BARRIERS AS SHOWN, OR DIRECTED, BY THE PROJECT ENGINEER AND/OR THE OCRM INSPECTOR.
8. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 72-HOUR NOTICE TO ALL RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION OF EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR WILL GRASS ALL DISTURBED AREAS NOT PAVED, AS PER SC DES/OCRM REQUIREMENTS.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY CONDUITS AND SLEEVES IN PAVED AREAS MUST BE IN PLACE PRIOR TO COMPLETION OF THE SUBGRADE COMPACTION.
11. ALL CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, COMPACTED SUBGRADE, GRADED-AGGREGATE BASE, ASPHALT BASE, BITUMINOUS TACK COATING, ASPHALTIC CONCRETE PAVEMENT AND GRASSING MUST CONFORM TO SC DOT SPECIFICATIONS AND STANDARDS FOR MATERIALS AND WORKMANSHIP.
12. TOPOGRAPHIC DATA BASED OFF SURVEY PERFORMED BY SURVEYING CONSULTANTS, INC., DATED 12/5/2025. CONTACT SURVEYING CONSULTANTS, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
13. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ADHERING TO WEIGHT LIMITS PRESCRIBED ON DOT OR COUNTY MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. DAMAGES TO EXISTING PAVEMENT DUE TO THIS CONSTRUCTION OR IMPROPER TRANSPORTATION OF MATERIALS AND/OR EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING TO INCLUDE THE PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. FINISH GRADING WILL INCLUDE THE PLACEMENT OF FILL AT BUILDINGS, BEHIND CURBS AND ALONG SIDEWALKS OR OTHER PAVED AREAS TO ENSURE ADEQUATE SURFACE DRAINAGE AROUND ALL STRUCTURES AND FEATURES. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND GRASSED, AS PER SC DHEC/OCRM REQUIREMENTS AND SPECIFICATIONS.
15. STOCKPILES OF INERT EXCAVATED MATERIAL ON-SITE SHALL BE APPROVED AND LOCATED AS DIRECTED BY OWNER. THE CONTRACTOR MUST PROVIDE TEMPORARY GRASSING AND SILT FENCE TO CONTROL EROSION OF STOCKPILE MATERIAL.

UTILITY

1. ALL CONSTRUCTION MUST CONFORM TO APPLICABLE STATE AND BEAUFORT JASPER WATER AND SEWER AUTHORITY REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
2. BJWSA SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF ALL WATER SYSTEM AND OR SEWER SYSTEM CONSTRUCTION FOR ACCEPTANCE FOR OPERATION AND MAINTENANCE.
3. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WRITTEN NOTIFICATION TO ALL RESPECTIVE UTILITY OWNERS FOR FIELD VERIFICATION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST FIELD VERIFY THE LOCATION AND EXISTING INVERT ELEVATIONS OF THE EXISTING UTILITIES PRIOR TO CONNECTION.
4. ANY CHANGES, ADDITIONS OR DELETIONS MUST HAVE WRITTEN APPROVAL FROM SC DHEC, BJWSA AND/OR THE ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS AND LICENSES, AS REQUIRED BY BEAUFORT COUNTY ORDINANCES.
6. THE CONTRACTOR MUST NOTIFY BJWSA FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION, INSPECTION AND/OR TESTING OF THE WATER DISTRIBUTION SYSTEMS.
7. THE CONTRACTOR MUST PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND GRASSED, AS PER SC DHEC/OCRM REQUIREMENTS AND SPECIFICATIONS.
8. ALL WATER MAINS MUST BE STERILIZED AND PRESSURE TESTED ACCORDING TO BJWSA REQUIREMENTS AND AWWA STANDARDS(C-600-82).
9. THE CONTRACTOR MUST PROVIDE PERMANENT LOCATION MARKING OF ALL WATER SERVICE LINES AND VALVES, AS MAY BE INDICATED ON THE PREPARED RECORD DRAWINGS.
10. CONSTRUCTION OF THE NEW WATER MAIN AND WATER SERVICES MUST COMPLY WITH THE SCDES WATER REGULATION 61-58 FOR THE HORIZONTAL (10 FEET) AND VERTICAL (18 INCHES) SEPARATION FROM ANY SANITARY SEWERAGE.
11. THE CONTRACTOR SHALL CUT AND PATCH PAVING AS REQUIRED FOR THE INSTALLATION OF UTILITY LINES.
12. SANITARY MANHOLE RIM GRADES SHOWN ARE APPROXIMATE. ADJUST RIM ELEVATIONS TO BE FLUSH WITH FINISHED GRADE.
13. THE SANITARY SEWER SERVICES WILL BE CONNECTED TO THE EXISTING SANITARY SEWAGE AND PROCESS SYSTEMS, AS OPERATED BY BJWSA. THE OWNER WILL BE RESPONSIBLE FOR ALL FEES AND/OR PERMITS WHICH MAY BE REQUIRED BY BJWSA. THE CONTRACTOR MUST NOTIFY BJWSA 48 HOURS PRIOR TO ANY WORK ON THE SEWAGE SYSTEM. THERE WILL BE NO CONNECTION TO THE EXISTING SANITARY SEWER LINE UNTIL THE PROPOSED SEWER IS INSPECTED BY BJWSA. BJWSA WILL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE SEWER CONNECTION.
14. THE WATER SYSTEM REQUIRED FOR THE SITE WILL BE CONNECTED TO THE EXISTING WATER SYSTEM AT THE SITE, WHICH IS OPERATED BY BJWSA. THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE SC DES REGULATIONS AND REQUIREMENTS FOR WATER SYSTEM IMPROVEMENTS. ALL WATER LINES SHALL BE CHLORINATED, PRESSURE TESTED AND CHECKED FOR BACTERIA.
15. ALL WATER MAINS SHALL BE INSTALLED WITH THIRTY-SIX INCHES (36') MINIMUM COVER (FROM FINISHED GRADE). MAXIMUM DEPTH SHALL BE FIVE FEET (5'). WHERE WATER MAINS MAY CONFLICT WITH OTHER UTILITIES, THE WATER MAIN CROSSING SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE, MECHANICAL JOINT 45° BENDS AND MECHANICAL RESTRAINTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARD TO THE INSTALLATION OF UTILITIES AND CONDUITS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SANITARY SEWER SYSTEM SHUTDOWNS, BYPASS PUMPING (IF REQUIRED), AND DEVELOPMENT AND APPROVAL OF A BYPASS PLAN (IF REQUIRED).
18. ALL VALVES SHALL BE INSTALLED WITHIN 18" FROM THE TEE OR FITTINGS
19. SERVICE LATERALS ARE TO BE INSTALLED 1 FOOT (1') BEYOND THE SIDEWALK
20. ALL INTERIOR DRAINS WITHIN THE BUILDING MUST DRAIN TO THE SANITARY SEWER SYSTEM.

GENERAL PROJECT/SITE INFORMATION

COUNTY: BEAUFORT COUNTY

MUNICIPALITY: TOWN OF BLUFFTON

ZONING: PUD

PROPERTY OWNER
COMPANY/DEPT.: 570 ROYCE GROUP, LLC
ADDRESS: 70 FLICKER STREET, BLUFFTON, SC 29910
TELEPHONE: (703) 774-4154

DEVELOPER
NAME/TITLE: DAVID STERLING
COMPANY/DEPT.: AZIMUTH LAND GROUP, LLC
ADDRESS: 70 FLICKER STREET, BLUFFTON, SC 29910
TELEPHONE: (703) 774-4154

BUILDING DEPARTMENT
NAME/TITLE: ROB CURRALL
COMPANY/DEPT.: TOWN OF BLUFFTON/BUILDING OFFICIAL
ADDRESS: 20 BRIDGE STREET, BLUFFTON, SC 29910
TELEPHONE: (843) 706-7810

FIRE DEPARTMENT:
NAME/TITLE: DAN WILTSE
COMPANY/DEPT.: BLUFFTON FIRE DISTRICT
ADDRESS: 357 FORDING ISLAND ROAD, BLUFFTON, SC 29910
TELEPHONE: (843) 757-2800

STORMWATER MANAGEMENT (TOWN):
NAME/TITLE: ANDREA MORENO
COMPANY/DEPT.: TOWN OF BLUFFTON
ADDRESS: 1261 MAY RIVER ROAD, BLUFFTON, SC 29910
TELEPHONE: (843) 706-4500

STORMWATER MANAGEMENT (STATE):
COMPANY/DEPT.: PAMELA WINKLER
COMPANY/DEPT.: SCDHEC-OCRM
ADDRESS: 13662 MCMILLIAN AVE. SUITE 400, CHARLESTON, SC 29405
TELEPHONE: (843) 953-5324

ENGINEER
NAME/TITLE: GRIFFIN SAVEDGE, P.E.
COMPANY/DEPT.: THOMAS & HUTTON
ADDRESS: 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405
TELEPHONE: (912) 234-5300

ARCHITECT
NAME/TITLE.: MICHAEL KRONIMUS
COMPANY/DEPT.: KRA ARCHITECTS
ADDRESS: 7 JOHNSTON WAY, BLUFFTON, SC 29910
TELEPHONE: (843) 815-2021

GEOTECHNICAL ENGINEER
NAME/TITLE: TBD
COMPANY/DEPT.: TBD
ADDRESS: TBD
TELEPHONE: TBD

TOPOGRAPHIC AND BOUNDARY SURVEYOR
NAME/TITLE: WAYNE C. COLBURN
COMPANY/DEPT.: SURVEYING CONSULTANTS, INC.
ADDRESS: 17 SHERINGTON DRIVE, STE. C, BLUFFTON, SC 29910
TELEPHONE: (843) 815-3304
SCRLS NO.: 37901

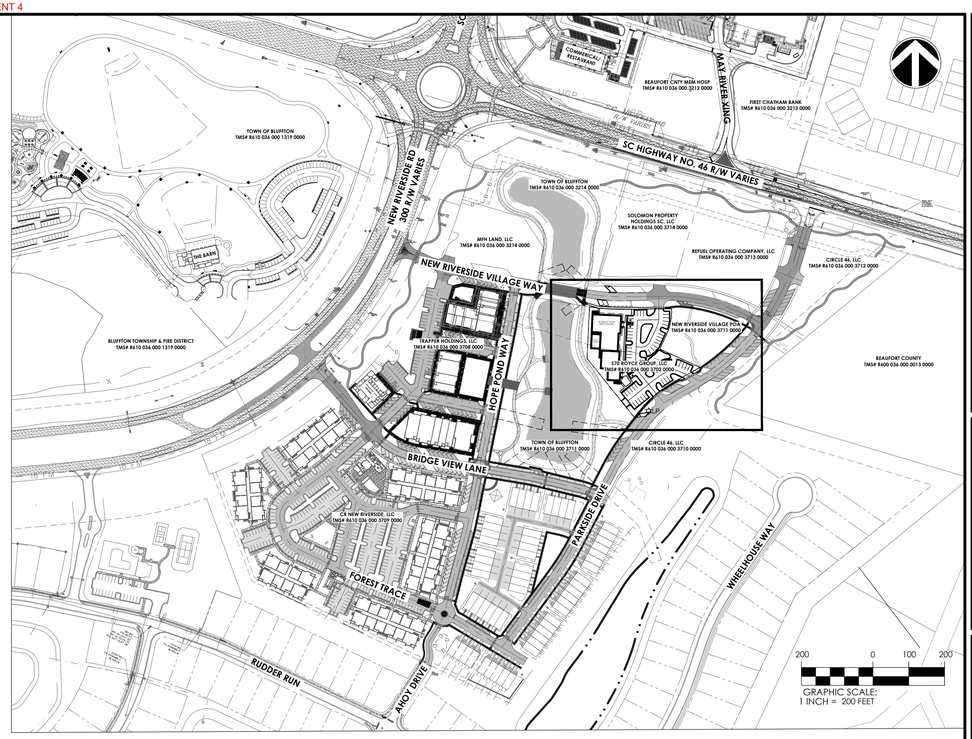
SANITARY & WATER SERVICE:
NAME/TITLE: KARI FOY
COMPANY/DEPT.: BEUFORT JASPER WATER & SEWER AUTHORITY
ADDRESS: 6 SNAKE ROAD, OKATIE, SC 29909
TELEPHONE: (843) 987-9250

COMMUNICATION SERVICE:
NAME/TITLE: TRACY TRIMMER
COMPANY/DEPT.: SPARKLIGHT
ADDRESS: 925 FORDING ISLAND RD, BLUFFTON, SC 29928
TELEPHONE: (912) 291-8341

ELECTRIC & NATURAL GAS SERVICE:
NAME/TITLE: DE KELLY PITTINGER
COMPANY/DEPT.: DOMINION ENERGY
ADDRESS: 81 MAY RIVER ROAD, BLUFFTON, SC 29910
TELEPHONE: (843) 816-2907

ABBREVIATIONS

DBL	DOUBLE		FM	FORCE MAIN (SANITARY SEWER)		OC	ON CENTER		SS	SANITARY SEWER
BOT	BOTTOM		FP	FINISH PAD		PC	POINT OF CURVE		TC	TOP OF CURB
CB	CATCH BASIN		FPW	FIRE PROTECTION		PH	POST HYDRANT		TH	THROAT ELEVATION
CI	CURB INLET		FR	FRAME		PT	POINT OF TANGENT		TG	TOP OF GUTTER
CO	CLEAN OUT		GI	GRATE INLET		PVC	POLYVINYL CHLORIDE		TP	TOP OF PAVEMENT
CPP	CORRUGATED PLASTIC PIPE		GV	GATE VALVE		RCP	REINFORCED CONCRETE PIPE		TW	TOP OF WALK
DBL	DOUBLE		HDPE	HIGH DENSITY POLYETHYLENE		RC	ROLL CURB INLET		TYP	TYPICAL
DI	DITCH INLET		HI	HOODED INLET		RCP	REINFORCED CONCRETE PIPE		VI	VALLEY INLET
DIP	DUCTILE IRON PIPE		INV	INVERT ELEVATION		RI	ROOF INLET		W	WATER
EL	ELEVATION		JB	JUNCTION BOX		RJP	RESTRAINED JOINT PIPE		W/	WITH
ES	END SECTION		LF	LINEAR FEET		R/W	RIGHT-OF-WAY		WV	WATER VALVE
FES	FLARED END SECTION		MAX	MAXIMUM		SD	STORM DRAINAGE		YI	YARD INLET
FG	FINISH GRADE		MIN	MINIMUM		SD MH	STORM DRAINAGE MANHOLE			
FH	FIRE HYDRANT		MH	MANHOLE		SF	SQUARE FEET			



INDEX

SCALE: 1" = 200'

GRAPHIC SCALE:
200 0 100 200
1 INCH = 200 FEET

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22½° BEND - HORIZONTAL		
11¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)	OR	OR
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CURB INLET - BOTH (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)	OR	OR
JUNCTION BOX (JB)		
MANHOLE (SDMH)		
ROLL CURB INLET (RC)		
ROOF INLET (RI)		
YARD INLET (YI)		
FLARED END SECTION (FES)		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG
TELEPHONE	OHT
UNDERGROUND TELEPHONE	UTL
ELECTRICITY	OHP
UNDERGROUND ELECTRICITY	UGP

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 43771 04-29-26 GRIFFIN SAVEDGE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. COA0285 CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

GENERAL NOTES & INDEX

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	

G0.1

PERMIT SET - FOR REVIEW PURPOSES ONLY

NOTES:

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER
GRIFFIN SAVEDGE
No. 43771
04-29-26

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

EXISTING CONDITIONS & DEMO PLAN

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

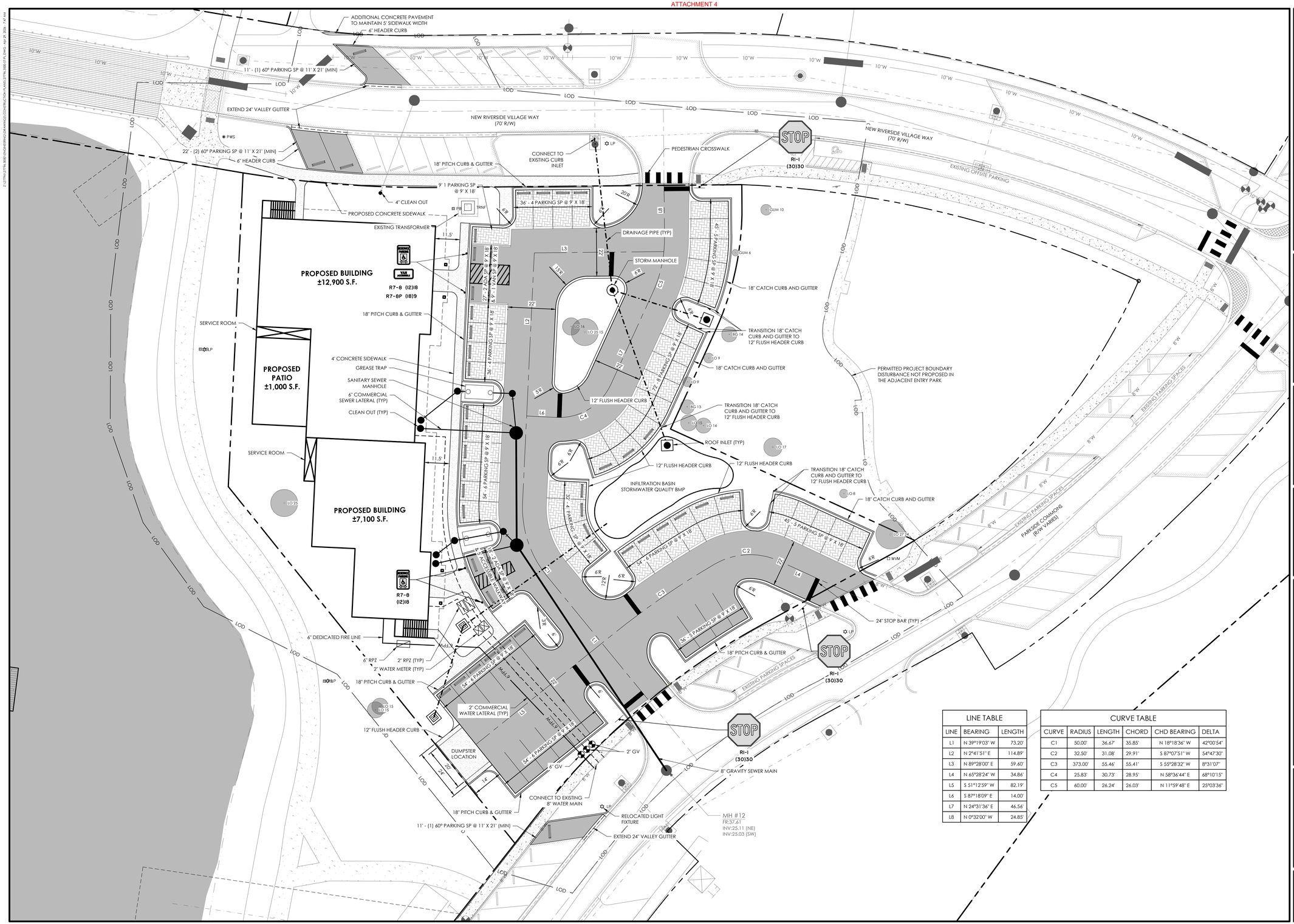
GRAPHIC SCALE:
1 INCH = 20 FEET

DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	1" = 20'

EX1.1

PERMIT SET - FOR REVIEW PURPOSES ONLY



PAVEMENT LEGEND

- LIGHT DUTY PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PERVIOUS PARKING
- CONCRETE SIDEWALK SECTION
- EXISTING CONCRETE PAVEMENT
- EXISTING IMPERVIOUS TRAIL

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 43771 04-29-26 GRIFFIN SAVEDGE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

SITE LAYOUT PLAN

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 39°19'03" W	73.20'
L2	N 2°41'51" E	114.89'
L3	N 89°28'00" E	59.60'
L4	N 65°28'24" W	34.86'
L5	S 51°12'59" W	82.19'
L6	S 87°18'09" E	14.00'
L7	N 24°31'36" E	46.56'
L8	N 0°32'00" W	24.85'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	50.00'	36.67'	35.85'	N 18°18'36" W	42°00'54"
C2	32.50'	31.08'	29.91'	S 87°07'51" W	54°47'30"
C3	373.00'	55.46'	55.41'	S 55°28'32" W	8°31'07"
C4	25.83'	30.73'	28.95'	N 58°36'44" E	68°10'15"
C5	60.00'	26.24'	26.03'	N 11°59'48" E	25°03'36"

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

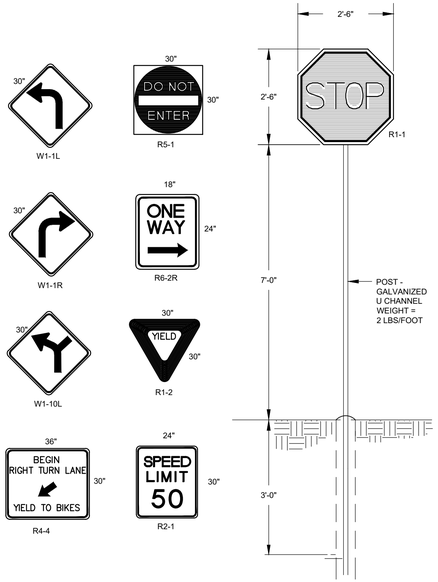
DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	1" = 20'

C1.1

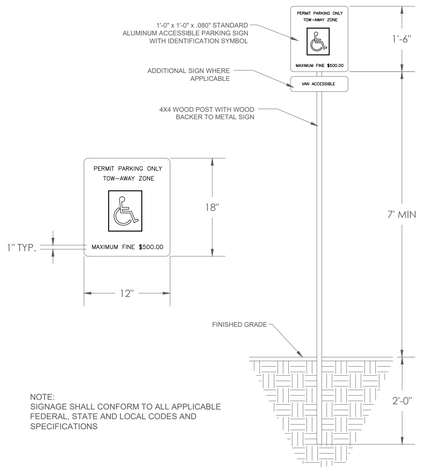
PERMIT SET - FOR REVIEW PURPOSES ONLY

Z:\27796\27796.3000\ENGINEERING\DRAWINGS\CONSTRUCTION\ARCH\27796.3000.01.01 DWG - AUG 28, 2025 - 7:17 AM



ROAD SIGN DETAILS

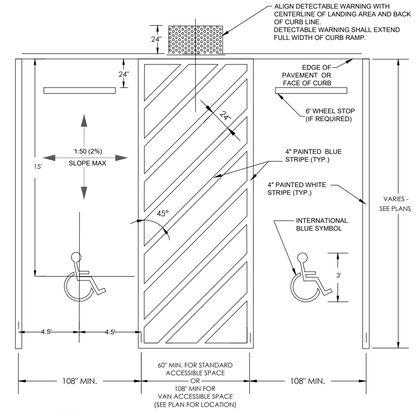
NOT TO SCALE



NOTE:
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

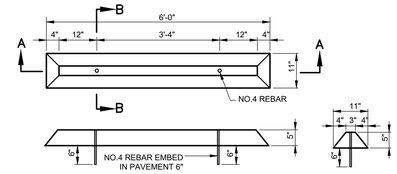


NOTES:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
3. ONE IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY AN 8' WIDE ACCESS AISLE AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

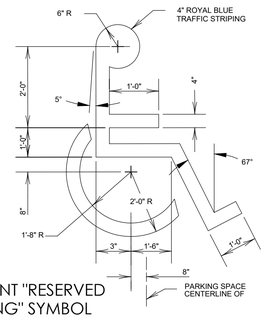
ACCESSIBLE PARKING SPACE STRIPING DETAIL

NOT TO SCALE



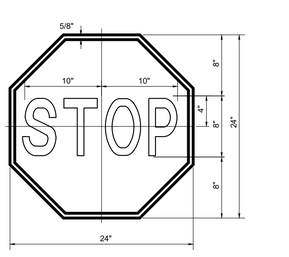
CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



PAVEMENT "RESERVED PARKING" SYMBOL

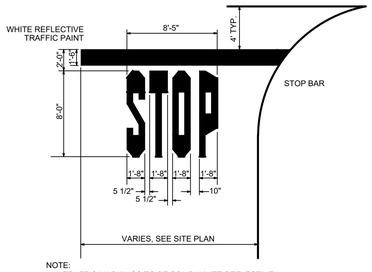
NOT TO SCALE



COLORS
LEGEND - WHITE REFLECTORIZED PAINT
BACKROUND - RED REFLECTORIZED PAINT

STOP SIGN

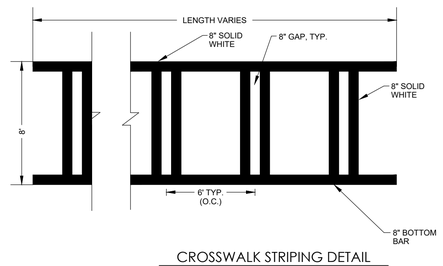
NOT TO SCALE



NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

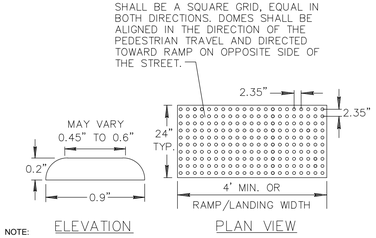
TYPICAL PAVEMENT MARKINGS

NOT TO SCALE



CROSSWALK STRIPING DETAIL

NOT TO SCALE



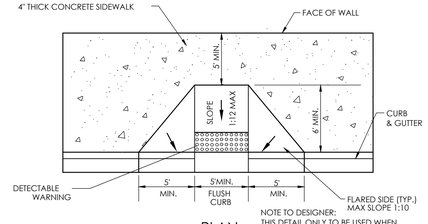
ELEVATION PLAN VIEW

NOTE:

1. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED ON A 4" MIN. THICK CONCRETE FOUNDATION.

DETECTABLE WARNING DETAIL

NOT TO SCALE



NOTE TO DESIGNER:
THIS DETAIL ONLY TO BE USED WHEN SIDEWALK IS MINIMUM 15' BEHIND CURB.

PLAN

NOTES:

1. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%)
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH OF CURB RAMP. SEE DETECTABLE WARNING DETAIL.

CURB RAMP "TYPE A"

NOT TO SCALE

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 43771
04-29-26
GRIFFIN SAVEDGE

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

SITE DETAILS

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

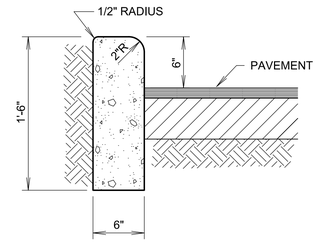
CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	NTS

C1.2

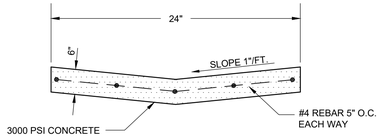
PERMIT SET - FOR REVIEW PURPOSES ONLY



NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

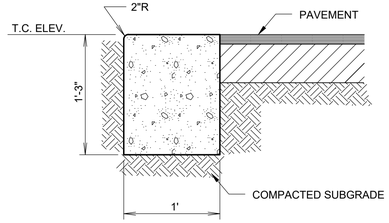
HEADER CURB

NOT TO SCALE



VALLEY GUTTER DETAIL

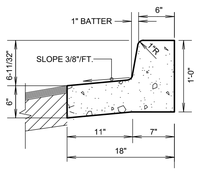
NOT TO SCALE



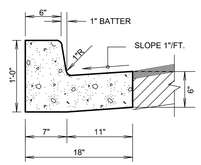
NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

FLUSH HEADER CURB

NOT TO SCALE



PITCH CURB



CATCH CURB

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

18" STANDARD CURB & GUTTER

NOT TO SCALE

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 43771 04-29-26 GRIFFIN SAVEDGE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. COO285 CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

SITE DETAILS

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

1 0 .5 1
GRAPHIC SCALE:
1 INCH = 1 FEET

DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	1" = 1'

C1.3

Docusign Envelope ID: 5D09D8D9-7222-8D71-8280-C2EB4DD9949B

May 4, 2026

Dan Frazier, AICP
Planning Manager
Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Re: New Riverside Village
Non-Exclusive Right of Way
Parking Assignment
Parcel 4B-3C

Dan:

New Riverside Village, a master planned, mixed use development promotes the concept of minimizing overall parking and requires shared parking among parcels and varying uses. No exclusive parking is permitted for any one use or parcel.

Further, the overall development has an established parking requirement of four (4) vehicular parking spaces for every 1,000 gross square feet within the planned shopping area, two (2) off-street parking spaces per single family residential dwelling unit and 2.25 parking spaces per multi-family residential dwelling unit. Each parcel is responsible for meeting the parking criteria within their site unless the master developer of New Riverside Village explicitly accounts for and assigns parking from the village right-of-way to the parcel.

Pursuant to the above, please accept this letter as record that the New Riverside Village Property Owner's Association, Inc. assigns twenty-one (21) on street parking spaces within the right-of-way of New Riverside Village to Parcel 4B-3C (R610 036 000 3702 0000).

Further, per the attached plan, four (4) additional future parking spaces will be constructed adjacent to Parcel 4B-3C and are included in the overall 21 space parking assignment. All costs associated with the construction of the new spaces in the right-of-way owned and maintained by New Riverside Village Property Owner's Association, Inc. shall be the responsibility of the developer/owner of Parcel 4B-3C.

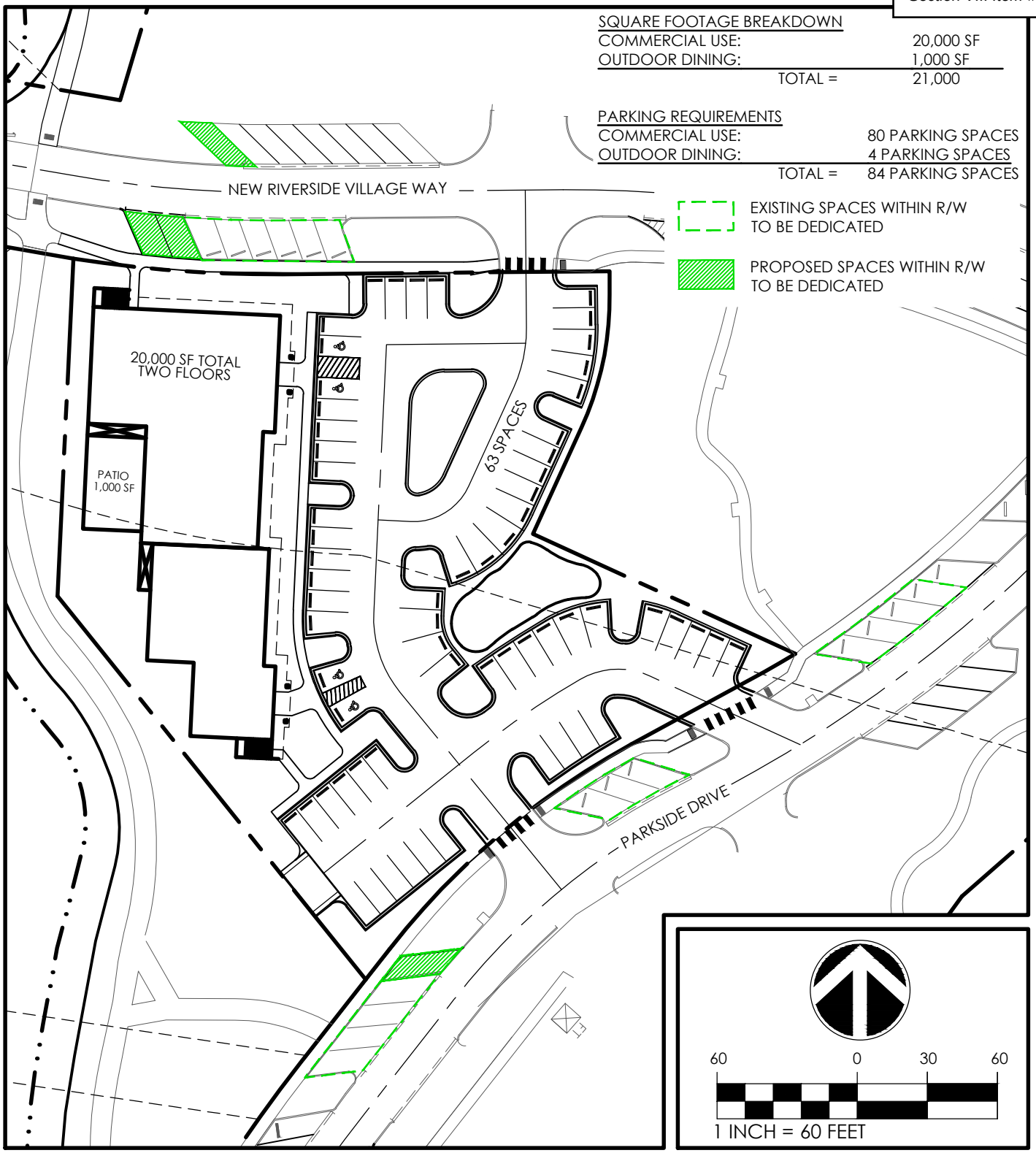
Please let us know if you have any questions.

Sincerely,

Signed by:
N. Larry Paragano
765FBD765BFE463...
New Riverside Village
Property Owner's Association, Inc.

Docusign Envelope ID: 5D09D8D9-7222-8D71-8280-C2EB4DD9949B

Z:\27796\27796.3000\ENGINEERING\DRAWINGS\EXHIBITS\27796.3000 - PARKING EXHIBIT.DWG - Apr 14, 2026 - 10:16 AM



PARCEL 4B-3C PARKING

NEW RIVERSIDE VILLAGE

CLIENT:
AZIMUTH LAND GROUP, LLC

LOCATION: BLUFFTON, SOUTH CAROLINA
DATE: 02-10-26 DRAWN BY: GSS SHEET: EX
JOB NUMBER: J-27796.3000 REVIEWED BY: GSS SCALE: 1" = 60'

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

PLAN REVIEW COMMENTS FOR DP-03-26-020155

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522

Plan Type: Development Plan
Apply Date: 03/03/2026
Plan Status: Active
Plan Address:
Case Manager: Dan Frazier
Plan PIN #: R610 036 000 3702 0000

Plan Description: **A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for review of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 03(000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons.**
STATUS: This item will be heard at the April 8, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 03/03/2026 Completed: 04/02/2026

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Planning Review - Principal	04/02/2026	Dan Frazier	Revisions Required

Comments:

1. The use of the adjacent Entry Park as a stormwater BMP for the proposed development would be inconsistent with the currently approved New Riverside Village Master Plan and would require a Master Plan Amendment.
2. Provide a letter of approval from New Riverside Village Declarant allocating 17 on-street parking spaces to the proposed development as well as the installation of two additional on-street parking spaces. The approval letter must include an exhibit illustrating the location of the allocated spaces.
3. Per Development Plan application checklist, provide a site data table on the proposed site plan.
4. Provide 22' wide drive lanes throughout parking lot.
5. Provide wheel stops where parking stalls are adjacent to sidewalks.

Planning Review - Senior	04/02/2026	Angie Castrillon	Revisions Required

Comments:

1. Provide a minimum 5-foot radius at face of curb where curb and gutter are proposed in parking lot.
2. Revise parking in areas where perpendicular spaces may cause conflict due to proximity.
3. A foundation planting area at least eight (8) feet wide shall be maintained around all structures.
4. Each landscape island shall be at least 9 feet in width. A landscape island of at least 12 feet in width shall be provided at the ends of each parking bay.
5. Identify service yard areas on site plan.

Watershed Management Review DRC	03/27/2026	Samantha Crotty	Revisions Required

Comments:

1. The compliance calculator indicates the proposed BMPs will not meet the minimum TSS removal requirement. Revise plan.
2. Clearly indicate the proposed BMP type and provide detail. Discuss in the narrative the details of the propose justification for the use of "proprietary practice" with 100% SWRv and 100% pollutant removal.
3. Revise narrative to include how Better Site Design principles have been incorporated into the plan. (SWDM Chapter 2)
4. At the time of stormwater submittal, provide an exhibit showing on-site treatment of the 10-yr storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), etc.). This exhibit is to be included in the OS-SWPPP book for review at the time of the pre-construction meeting.
Site features and improvements identified in this exhibit are to be installed prior to the issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.
5. A MEP Analysis with an associated Fee-in-Lieu will be required for any site that cannot meet SWRv requirements. (SWDM 3.13)

Beaufort Jasper Water and Sewer Review	04/02/2026	Matthew Michaels	Approved
Building Safety Review	04/02/2026	Marcus Noe	Approved
Fire Department Review	04/02/2026	Dan Wiltse	Approved
Planning Commission Review	03/30/2026	Caroline Luke	Approved

Comments:
Comments may be provided at time of DRC.

Planning Review - Address	04/02/2026	Ryan Coleman	Approved
Police Department Review	04/02/2026	Bill Bonhag	Approved
Transportation Department Review	03/03/2026	Mark Maxwell	Approved

Comments:
No comments

Plan Review Case Notes:

PERMIT SET - FOR REVIEW PURPOSES ONLY

C:\Projects\J-27796.3000 NEW RIVERSIDE VILLAGE - PARCEL 4B-3C\Drawings\Construction Plans\J-27796.3000 NEW RIVERSIDE VILLAGE - PARCEL 4B-3C.dwg, 2/12/2026 1:30:32 PM, jmartin

SITE DEVELOPMENT
OF
NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

PREPARED FOR:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

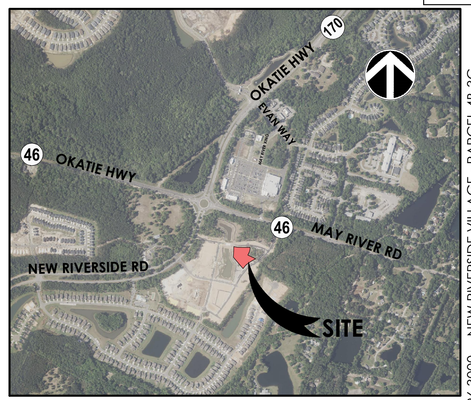
TM# R610-036-000-3702-0000

FEBRUARY 12, 2026

J-27796.3000

PREPARED BY:

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 1000'

J-27796.3000 NEW RIVERSIDE VILLAGE - PARCEL 4B-3C
2/12/26

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
G0.1	GENERAL NOTES & INDEX
EX1.1	EXISTING CONDITIONS & DEMO PLAN
C1.1	SITE PLAN
C1.2	SITE DETAILS
C1.3	SITE DETAILS

OWNER CERTIFICATION STATEMENT:

I, HEPBLUFF, LLC, CERTIFY THAT THE LAND DISTURBING ACTIVITY WILL BE ACCOMPLISHED ACCORDING TO THE PLAN ACCEPTED BY THE OWN OF BLUFFTON AND SCDHEC. I, HEPBLUFF, LLC, ACKNOWLEDGE AS THE PROPERTY OWNER AND PERSON ULTIMATELY RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY AT THIS SITE AND THE RIGHT OF THE TOWN OF BLUFFTON OR SCDHEC TO CONDUCT ON-SITE INSPECTIONS.

ENGINEER CERTIFICATION STATEMENT:

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

SCDHEC OCRM STORMWATER
PERMIT #0000000000

SCDHEC # 00000-WW
SCDHEC # 00000-WS

TOWN OF BLUFFTON STORM WATER
PERMIT #SWP-XX-XX-XXXX
TOWN OF BLUFFTON
PERMIT #DP-XX-XX-XXXX

BJWSA #2026-XXX

VERTICAL DATUM: NAVD 88

REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
TOWN OF BLUFFTON - PRELIMINARY	3-2-26
SUBMITTED TO	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 43771 03-02-26 GRIFFIN SAVIDGE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

811 Know what's below. Call before you dig.

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405
p.912.234.5300
www.thomasandhutton.com

Section VII. Item #4.

PERMIT SET - FOR REVIEW PURPOSES ONLY

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THOMAS & HUTTON AND SHALL NOT BE REPRODUCED, CHANGED, COPIED OR DISTRIBUTED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF THOMAS & HUTTON. ©2026 THOMAS & HUTTON

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL UTILITIES PRIOR TO BEGINNING WORK & NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL USE EXTREME CARE NOT TO DAMAGE EXISTING TREES WHICH ARE TO REMAIN.
3. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
4. CONTRACTOR SHALL LIMIT CLEARING ACTIVITIES & TREE REMOVAL TO AREAS INDICATED ON PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AREA CLEARED OUTSIDE THE LIMITS AND ANY DAMAGE TO REMAINING TREES.
5. ALL VERTICAL ELEVATIONS REFER TO NAVD 88 DATUM.
6. ALL HORIZONTAL GEOMETRIES REFER TO NAD83 DATUM.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
8. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
9. ALL EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
10. ALL PROPOSED ELEVATIONS SHOWN ARE TOP OF PAVEMENT OR FINAL DIRT GRADE (INCLUDING TOPSOIL) IN GRASSED AREAS UNLESS OTHERWISE INDICATED.
11. CALL BEFORE YOU DIG: 1-800-282-7411. FOR COUNTY WATER AND SANITARY SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
12. GRASSED AND LANDSCAPE AREAS SHALL BE GRADED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE. ALL PRECAUTIONS SHALL BE TAKEN TO PROTECT TREES RETAINED. PROVIDE 4" MIN. TOPSOIL IN ALL LANDSCAPE AREAS.
13. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE. A MINIMUM 18 INCHES VERTICAL SEPARATION MUST BE MAINTAINED.
14. WHEN CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, THE WATER MAIN MAY BE LAID CLOSER TO A SEWER (ON A CASE-BY-CASE BASIS) PROVIDED THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. IT IS ADVISED THE SEWER BE CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS PRIOR TO BACKFILLING.
15. THE MINIMUM DEPTH OF COVER OVER WATER LINES SHALL NOT BE LESS THAN 36" IN ANY CASE, WHERE IT IS IMPOSSIBLE TO MAINTAIN 36" COVER AND 18" MINIMUM SEPARATION, THE 36" COVER WILL BE MAINTAINED AND BOTH WATER AND SEWER LINES WILL BE CONSTRUCTED OF ONE SECTION EACH OF DUCTILE IRON PIPE. THE PIPES SHALL BE SUPPORTED AND CENTERED AT THE CROSSING WITH MECHANICAL JOINTS ON EACH LINE AT BOTH SIDES OF THE CROSSING.
16. THE REQUIRED MINIMUM 3 FT. OF COVER SHALL BE MAINTAINED ON THE EXISTING DOMESTIC AND FIRE SERVICE LINES. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING WATER VALVES AND HYDRANTS. AT NO TIME SHALL FLOW TO DOMESTIC WATER AND FIRE PROTECTION SUPPLY LINES BE DISRUPTED.
17. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
18. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
19. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
20. FLUSH THE NEW WATER, SEWER, AND NON-POTABLE PIPE LINES UNTIL THE WATER RUNS CLEAR AT THE END OF ALL MAINS AND LATERALS. THIS SHOULD BE COMPLETED AFTER THE PRESSURE TEST AND BEFORE DISINFECTION. A MINIMUM FLUSHING VELOCITY OF 2.5 ft/sec MUST BE ACHIEVED TO PURGE ALL FOREIGN MATERIAL FROM ALL PROPOSED MAINS.
21. ALL JURISDICTIONAL WETLANDS ARE SUBJECT TO FEDERAL PROSECUTION BY THE ARMY CORPS OF ENGINEERS FOR WETLAND VIOLATIONS.
22. THERE ARE NO PROPOSED JURISDICTIONAL WETLAND IMPACTS AS PART OF THIS PROJECT.
23. CONTRACTOR IS RESPONSIBLE FOR CONNECTING BUILDING ROOF LEADS, WATER CONNECTIONS, AND SANITARY CONNECTIONS. ALL LOCATIONS AND ELEVATIONS TO BE VERIFIED WITH BUILDING ARCHITECTURAL, PLUMBING AND FIRE PROTECTION PLANS. CONTRACTOR REQUIRED TO COORDINATE ALL BUILDING LEAD LOCATIONS AND ELEVATIONS WITH BUILDING CONTRACTOR PRIOR TO INSTALLATION.
24. REFERENCE SURVEYS: SURVEYING CONSULTANTS, INC DATED 12/05/2025.
25. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN ACCEPTABLE BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM BEAUFORT JASPER WATER & SEWER AUTHORITY.
26. AN ACCEPTABLE WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
27. ALL MATERIALS USED AND COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
28. IN ALL WATER LINE PROJECTS, CARE WILL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE COUNTY SYSTEM. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO BEAUFORT COUNTY SPECIFICATIONS.
29. CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES WITH BJWSA.
30. CONTRACTOR RESPONSIBLE FOR PROVIDING ENGINEER AS-BUILT SURVEY IN AUTOCAD FORMAT. AS-BUILT SURVEY TO INCLUDE TWO COPIES OF SURVEY AND BE SIGNED BY REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA.
31. GROUNDWATER RECHARGE - PERMANENT STORMWATER INFILTRATION BASINS SHALL NOT BE CONSTRUCTED IN SIGNIFICANT RECHARGE AREAS HAVING HIGH POLLUTION AND SUSCEPTIBILITY.
32. A RIGHT-OF-WAY PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE TOWN OF BLUFFTON RIGHT-OF-WAY
33. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SITE

1. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES BEFORE ANY WORK COMMENCES. VERIFY UTILITIES WITHIN PROJECT AREA AND NOTIFY ENGINEER OF ANY VARIANCES PRIOR TO BEGINNING WORK OR PURCHASE OF MATERIALS.
2. THE EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS AND FIELD EXAMINATION. ALL POSITIONS ARE APPROXIMATE. THE CONTRACTOR SHALL INDEPENDENTLY DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK OR PURCHASE OF MATERIALS AND SHOULD NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR UNCHARTED UTILITIES. THE CONTRACTOR SHALL PROTECT ALL UTILITIES TO REMAIN AND SHALL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. IT IS THE OBLIGATION OF THE BIDDER TO MAKE HIS OWN INTERPRETATION OF ALL SURFACE AND SUBSURFACE DATA THAT IS AVAILABLE AS TO THE NATURE AND EXTENT OF THE MATERIALS TO BE EXCAVATED AND WASTED, GRADED AND COMPACTED. THE INFORMATION SHOWN ON THESE PLANS IN NO WAY GUARANTEES THE AMOUNT OR NATURE OF THE MATERIAL TO BE ENCOUNTERED.
4. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED IN AN APPROVED WASTE DISPOSAL AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL CONSTRUCTION DEBRIS.
5. THE CONTRACTOR MUST PROVIDE AND MAINTAIN SOLID WASTE COLLECTION AND DISPOSAL FACILITIES THROUGHOUT THE PROJECT DURING ALL PHASES OF CONSTRUCTION. NO CONSTRUCTION DEBRIS OR STORED MATERIALS SHALL BE PLACED BEYOND THE PROJECT LIMITS OR OUTSIDE THE PROPERTY BOUNDARIES.
6. ALL SALVAGEABLE, NON-REUSED MATERIALS INCLUDING CASTINGS, FENCE FABRIC, UNDAMAGED PIPE, SIGNS, ETC., SHALL BE THE PROPERTY OF THE OWNER AND DEPOSITED OR STORED OFF-SITE AS MAY BE DIRECTED.

PAVING, GRADING AND DRAINAGE

1. THESE PLANS SHALL NOT BE RECORDED.
2. WHERE EXISTING PAVEMENT IS SHOWN TO BE MATCHED, EDGE OR CONTACT FACE WITH EXISTING PAVEMENT SHALL BE SAW CUT TO A NEAT VERTICAL LINE.
3. CONTRACTOR SHALL COORDINATE DEMOLITION AND IMPROVEMENTS TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF FACILITIES.
4. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT OBSTRUCTION OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RISING OF WATER LEVELS WHICH WOULD ENTER ADJACENT BUILDINGS OR STRUCTURES.
5. ELEVATION OF TOP OF EXISTING MANHOLES, INLETS, WATER VALVE BOXES, ETC., SHALL BE ADJUSTED TO MATCH NEW PAVING OR RESURFACING GRADES.
6. ALL CONSTRUCTION MUST CONFORM TO APPLICABLE STATE, BJWSA AND TOWN OF BLUFFTON STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND SOIL EROSION CONTROL AS MAY BE REQUIRED BY SC DHEC/OCRM. THE CONTRACTOR MUST INSTALL SILT BARRIERS AS SHOWN, OR DIRECTED, BY THE PROJECT ENGINEER AND/OR THE OCRM INSPECTOR.
8. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 72-HOUR NOTICE TO ALL RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION OF EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR WILL GRASS ALL DISTURBED AREAS NOT PAVED, AS PER SC DES/OCRM REQUIREMENTS.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY CONDUITS AND SLEEVES IN PAVED AREAS MUST BE IN PLACE PRIOR TO COMPLETION OF THE SUBGRADE COMPACTION.
11. ALL CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, COMPACTED SUBGRADE, GRADED-AGGREGATE BASE, ASPHALT BASE, BITUMINOUS TACK COATING, ASPHALTIC CONCRETE PAVEMENT AND GRASSING MUST CONFORM TO SC DOT SPECIFICATIONS AND STANDARDS FOR MATERIALS AND WORKMANSHIP.
12. TOPOGRAPHIC DATA BASED OFF SURVEY PERFORMED BY SURVEYING CONSULTANTS, INC. DATED 12/5/2025. CONTACT SURVEYING CONSULTANTS, INC. FOR HORIZONTAL AND VERTICAL CONTROL.
13. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ADHERING TO WEIGHT LIMITS PRESCRIBED ON DOT OR COUNTY MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. DAMAGES TO EXISTING PAVEMENT DUE TO THIS CONSTRUCTION OR IMPROPER TRANSPORTATION OF MATERIALS AND/OR EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING TO INCLUDE THE PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. FINISH GRADING WILL INCLUDE THE PLACEMENT OF FILL AT BUILDINGS, BEHIND CURBS AND ALONG SIDEWALKS OR OTHER PAVED AREAS TO ENSURE ADEQUATE SURFACE DRAINAGE AROUND ALL STRUCTURES AND FEATURES. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND GRASSED, AS PER SC DHEC/OCRM REQUIREMENTS AND SPECIFICATIONS.
15. STOCKPILES OF INERT EXCAVATED MATERIAL ON-SITE SHALL BE APPROVED AND LOCATED AS DIRECTED BY OWNER. THE CONTRACTOR MUST PROVIDE TEMPORARY GRASSING AND SILT FENCE TO CONTROL EROSION OF STOCKPILE MATERIAL.

UTILITY

1. ALL CONSTRUCTION MUST CONFORM TO APPLICABLE STATE AND BEAUFORT JASPER WATER AND SEWER AUTHORITY REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
2. BJWSA SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF ALL WATER SYSTEM AND OR SEWER SYSTEM CONSTRUCTION FOR ACCEPTANCE FOR OPERATION AND MAINTENANCE.
3. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WRITTEN NOTIFICATION TO ALL RESPECTIVE UTILITY OWNERS FOR FIELD VERIFICATION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR MUST FIELD VERIFY THE LOCATION AND EXISTING INVERT ELEVATIONS OF THE EXISTING UTILITIES PRIOR TO CONNECTION.
4. ANY CHANGES, ADDITIONS OR DELETIONS MUST HAVE WRITTEN APPROVAL FROM SC DHEC, BJWSA AND/OR THE ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS AND LICENSES, AS REQUIRED BY BEAUFORT COUNTY ORDINANCES.
6. THE CONTRACTOR MUST NOTIFY BJWSA FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION, INSPECTION AND/OR TESTING OF THE WATER DISTRIBUTION SYSTEMS.
7. THE CONTRACTOR MUST PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND GRASSED, AS PER SC DHEC/OCRM REQUIREMENTS AND SPECIFICATIONS.
8. ALL WATER MAINS MUST BE STERILIZED AND PRESSURE TESTED ACCORDING TO BJWSA REQUIREMENTS AND AWWA STANDARDS(C-600-82).
9. THE CONTRACTOR MUST PROVIDE PERMANENT LOCATION MARKING OF ALL WATER SERVICE LINES AND VALVES, AS MAY BE INDICATED ON THE PREPARED RECORD DRAWINGS.
10. CONSTRUCTION OF THE NEW WATER MAIN AND WATER SERVICES MUST COMPLY WITH THE SCDES WATER REGULATION 61-58 FOR THE HORIZONTAL (10 FEET) AND VERTICAL (18 INCHES) SEPARATION FROM ANY SANITARY SEWERAGE.
11. THE CONTRACTOR SHALL CUT AND PATCH PAVING AS REQUIRED FOR THE INSTALLATION OF UTILITY LINES.
12. SANITARY MANHOLE RIM GRADES SHOWN ARE APPROXIMATE. ADJUST RIM ELEVATIONS TO BE FLUSH WITH FINISHED GRADE.
13. THE SANITARY SEWER SERVICES WILL BE CONNECTED TO THE EXISTING SANITARY SEWAGE AND PROCESS SYSTEMS, AS OPERATED BY BJWSA. THE OWNER WILL BE RESPONSIBLE FOR ALL FEES AND/OR PERMITS WHICH MAY BE REQUIRED BY BJWSA. THE CONTRACTOR MUST NOTIFY BJWSA 48 HOURS PRIOR TO ANY WORK ON THE SEWAGE SYSTEM. THERE WILL BE NO CONNECTION TO THE EXISTING SANITARY SEWER LINE UNTIL THE PROPOSED SEWER IS INSPECTED BY BJWSA. BJWSA WILL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE SEWER CONNECTION.
14. THE WATER SYSTEM REQUIRED FOR THE SITE WILL BE CONNECTED TO THE EXISTING WATER SYSTEM AT THE SITE, WHICH IS OPERATED BY BJWSA. THE OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE SC DES REGULATIONS AND REQUIREMENTS FOR WATER SYSTEM IMPROVEMENTS. ALL WATER LINES SHALL BE CHLORINATED, PRESSURE TESTED AND CHECKED FOR BACTERIA.
15. ALL WATER MAINS SHALL BE INSTALLED WITH THIRTY-SIX INCHES (36") MINIMUM COVER (FROM FINISHED GRADE). MAXIMUM DEPTH SHALL BE FIVE FEET (5'). WHERE WATER MAINS MAY CONFLICT WITH OTHER UTILITIES, THE WATER MAIN CROSSING SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE, MECHANICAL JOINT 45° BENDS AND MECHANICAL RESTRAINTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARD TO THE INSTALLATION OF UTILITIES AND CONDUITS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SANITARY SEWER SYSTEM SHUTDOWNS, BYPASS PUMPING (IF REQUIRED), AND DEVELOPMENT AND APPROVAL OF A BYPASS PLAN (IF REQUIRED).
18. ALL VALVES SHALL BE INSTALLED WITHIN 18" FROM THE TEE OR FITTINGS
19. SERVICE LATERALS ARE TO BE INSTALLED 1 FOOT (1') BEYOND THE SIDEWALK
20. ALL INTERIOR DRAINS WITHIN THE BUILDING MUST DRAIN TO THE SANITARY SEWER SYSTEM.

GENERAL PROJECT/SITE INFORMATION

COUNTY: BEAUFORT COUNTY

MUNICIPALITY: TOWN OF BLUFFTON

ZONING: PUD

PROPERTY OWNER
COMPANY/DEPT.: 570 ROYCE GROUP, LLC
ADDRESS: 70 FLICKER STREET, BLUFFTON, SC 29910
TELEPHONE: (703) 774-4154

DEVELOPER
NAME/TITLE: DAVID STERLING
COMPANY/DEPT.: AZIMUTH LAND GROUP, LLC
ADDRESS: 70 FLICKER STREET, BLUFFTON, SC 29910
TELEPHONE: (703) 774-4154

BUILDING DEPARTMENT
NAME/TITLE: ROB CURRALL
COMPANY/DEPT.: TOWN OF BLUFFTON/BUILDING OFFICIAL
ADDRESS: 20 BRIDGE STREET, BLUFFTON, SC 29910
TELEPHONE: (843) 706-7810

FIRE DEPARTMENT:
NAME/TITLE: DAN WILTSE
COMPANY/DEPT.: BLUFFTON FIRE DISTRICT
ADDRESS: 357 FORDING ISLAND ROAD, BLUFFTON, SC 29910
TELEPHONE: (843) 757-2800

STORMWATER MANAGEMENT (TOWN):
NAME/TITLE: ANDREA MORENO
COMPANY/DEPT.: TOWN OF BLUFFTON
ADDRESS: 1261 MAY RIVER ROAD, BLUFFTON, SC 29910
TELEPHONE: (843) 706-4500

STORMWATER MANAGEMENT (STATE):
COMPANY/DEPT.: PAMELA WINKLER
COMPANY/DEPT.: SCDHEC-OCRM
ADDRESS: 13662 MCMILLIAN AVE. SUITE 400, CHARLESTON, SC 29405
TELEPHONE: (843) 953-5324

ENGINEER
NAME/TITLE: GRIFFIN SAVEDGE, P.E.
COMPANY/DEPT.: THOMAS & HUTTON
ADDRESS: 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405
TELEPHONE: (912) 234-5300

ARCHITECT
NAME/TITLE.: MICHAEL KRONIMUS
COMPANY/DEPT.: KRA ARCHITECTS
ADDRESS: 7 JOHNSTON WAY, BLUFFTON, SC 29910
TELEPHONE: (843) 815-2021

GEOTECHNICAL ENGINEER
NAME/TITLE: TBD
COMPANY/DEPT.: TBD
ADDRESS: TBD
TELEPHONE: TBD

TOPOGRAPHIC AND BOUNDARY SURVEYOR
NAME/TITLE: WAYNE C. COLBURN
COMPANY/DEPT.: SURVEYING CONSULTANTS, INC.
ADDRESS: 17 SHERINGTON DRIVE, STE. C, BLUFFTON, SC 29910
TELEPHONE: (843) 815-3304
SCRLS NO.: 37901

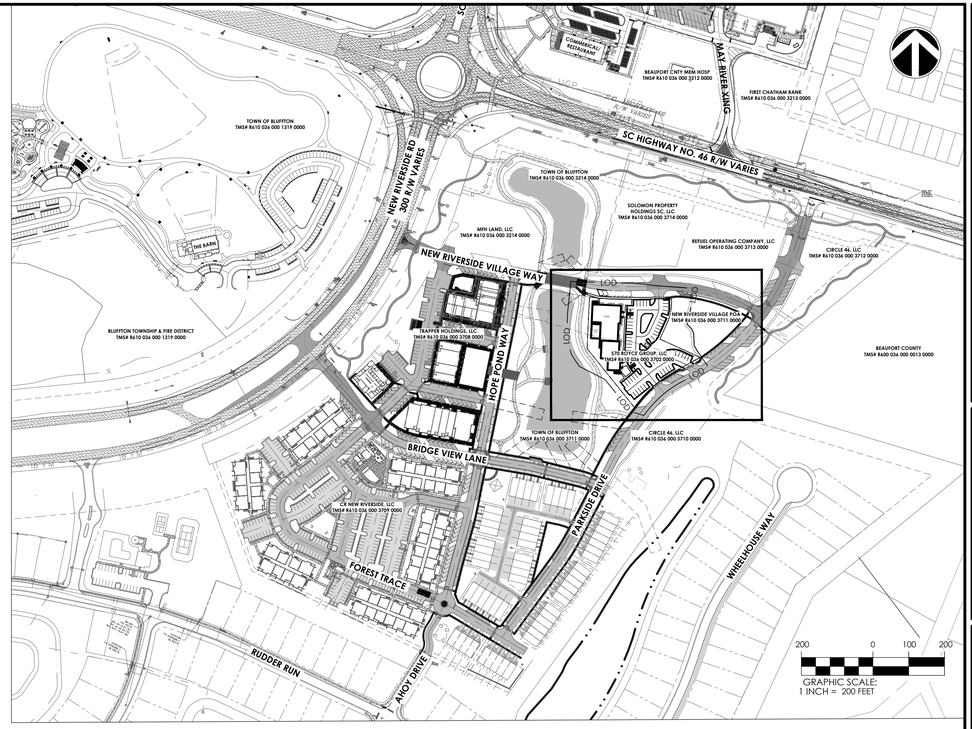
SANITARY & WATER SERVICE:
NAME/TITLE: KARI FOY
COMPANY/DEPT.: BEUFORT JASPER WATER & SEWER AUTHORITY
ADDRESS: 6 SNAKE ROAD, OKATIE, SC 29909
TELEPHONE: (843) 987-9250

COMMUNICATION SERVICE:
NAME/TITLE: TRACY TRIMMER
COMPANY/DEPT.: SPARKLIGHT
ADDRESS: 925 FORDING ISLAND RD, BLUFFTON, SC 29928
TELEPHONE: (912) 291-8341

ELECTRIC & NATURAL GAS SERVICE:
NAME/TITLE: DE KELLY PITTINGER
COMPANY/DEPT.: DOMINION ENERGY
ADDRESS: 81 MAY RIVER ROAD, BLUFFTON, SC 29910
TELEPHONE: (843) 816-2907

ABBREVIATIONS

DBL	DOUBLE		FM	FORCE MAIN (SANITARY SEWER)		OC	ON CENTER		SS	SANITARY SEWER
BOT	BOTTOM		FP	FINISH PAD		PC	POINT OF CURVE		TC	TOP OF CURB
CB	CATCH BASIN		FPW	FIRE PROTECTION		PH	POST HYDRANT		TH	THROAT ELEVATION
CI	CURB INLET		FR	FRAME		PT	POINT OF TANGENT		TG	TOP OF GUTTER
CO	CLEAN OUT		GI	GRATE INLET		PVC	POLYVINYL CHLORIDE		TP	TOP OF PAVEMENT
CPP	CORRUGATED PLASTIC PIPE		GV	GATE VALVE		RCP	REINFORCED CONCRETE PIPE		TW	TOP OF WALK
DBL	DOUBLE		HDPE	HIGH DENSITY POLYETHYLENE		RC	ROLL CURB INLET		TYP	TYPICAL
DI	DITCH INLET		HI	HOODED INLET		RCP	REINFORCED CONCRETE PIPE		VI	VALLEY INLET
DIP	DUCTILE IRON PIPE		INV	INVERT ELEVATION		RI	ROOF INLET		W	WATER
EL	ELEVATION		JB	JUNCTION BOX		RJP	RESTRAINED JOINT PIPE		W/	WITH
ES	END SECTION		LF	LINEAR FEET		R/W	RIGHT-OF-WAY		WV	WATER VALVE
FES	FLARED END SECTION		MAX	MAXIMUM		SD	STORM DRAINAGE		YI	YARD INLET
FG	FINISH GRADE		MIN	MINIMUM		SD MH	STORM DRAINAGE MANHOLE			
FH	FIRE HYDRANT		MH	MANHOLE		SF	SQUARE FEET			



INDEX

SCALE: 1" = 200'

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22½° BEND - HORIZONTAL		
11¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET - RIGHT (CI) OR CATCH BASIN - RIGHT (CB)	OR	OR
CURB INLET - LEFT (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CURB INLET - BOTH (CI) OR CATCH BASIN - LEFT (CB)	OR	OR
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)	OR	OR
JUNCTION BOX (JB)		
MANHOLE (SDMH)		
ROLL CURB INLET (RC)		
ROOF INLET (RI)		
YARD INLET (YI)		
FLARED END SECTION (FES)		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG
TELEPHONE	OHT
UNDERGROUND TELEPHONE	UTL
ELECTRICITY	OHP
UNDERGROUND ELECTRICITY	UGP

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 43771 03-02-26 GRIFFIN SAVEDGE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. COA0285 CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

GENERAL NOTES & INDEX

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	

G0.1

PERMIT SET - FOR REVIEW PURPOSES ONLY

NOTES:

1. EXISTING FRAME AND INVERT ELEVATIONS FOR SANITARY SEWER AND STORM DRAINAGE STRUCTURES SHOWN IN NGVD 29 DATUM.

2. EXISTING GRADE ELEVATIONS SHOWN IN NAVD88.

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 43771 03-02-26 GRIFFIN SAVERIDGE

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

EXISTING CONDITIONS & DEMO PLAN

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

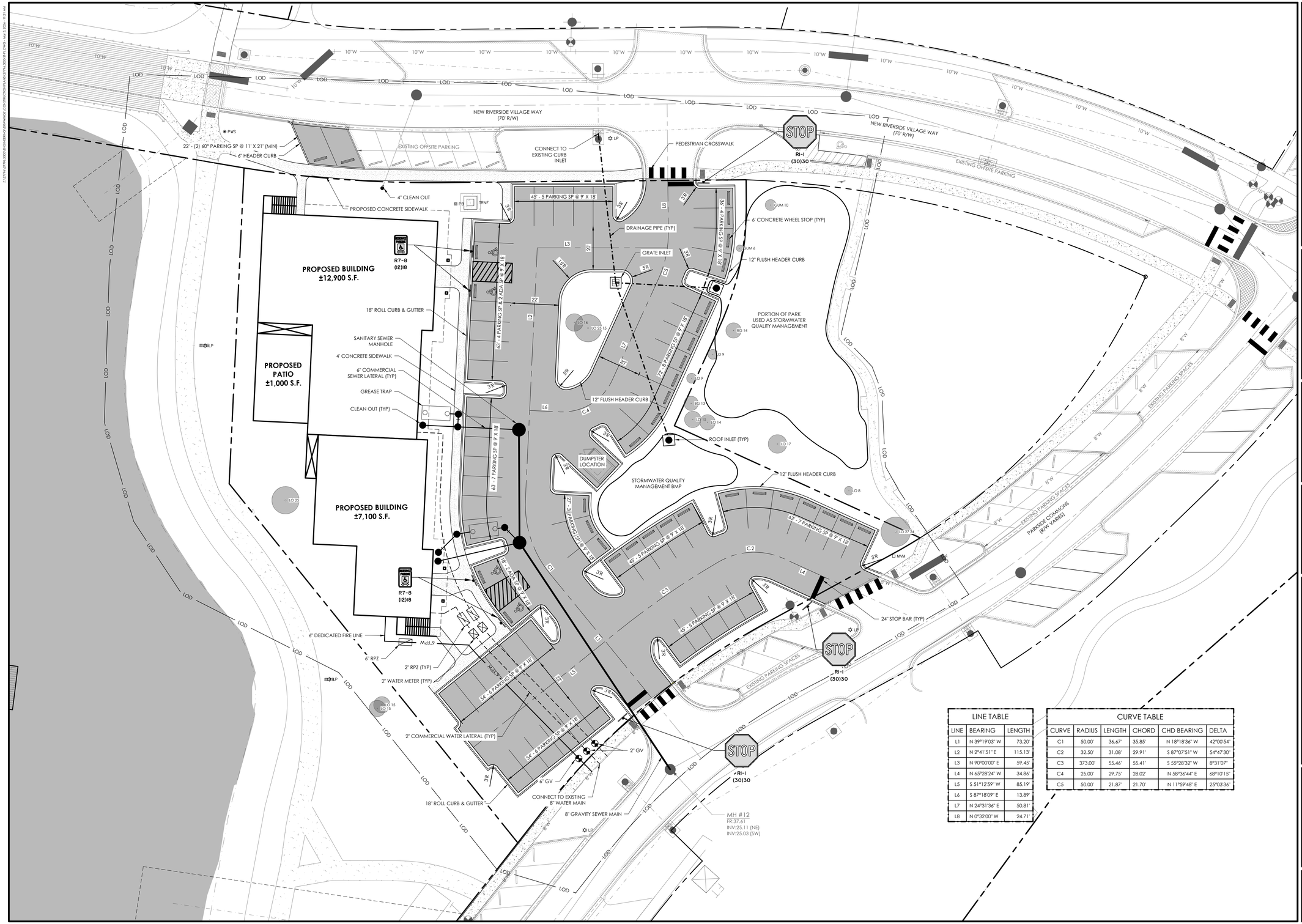
20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	1" = 20'

EX1.1

PERMIT SET - FOR REVIEW PURPOSES ONLY



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 39°19'03" W	73.20'
L2	N 2°41'51" E	115.13'
L3	N 90°00'00" E	59.45'
L4	N 65°28'24" W	34.86'
L5	S 51°12'59" W	85.19'
L6	S 87°18'09" E	13.89'
L7	N 24°31'36" E	50.81'
L8	N 0°32'00" W	24.71'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	50.00'	36.67'	35.85'	N 18°18'36" W	42°00'54"
C2	32.50'	31.08'	29.91'	S 87°07'51" W	54°47'30"
C3	373.00'	55.46'	55.41'	S 55°28'32" W	8°31'07"
C4	25.00'	29.75'	28.02'	N 58°36'44" E	68°10'15"
C5	50.00'	21.87'	21.70'	N 11°59'48" E	25°03'36"

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 43771
03-02-26
GRIFFIN SAVEDGE

SOUTH CAROLINA
THOMAS & HUTTON ENGINEERING CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

SITE PLAN

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

GRAPHIC SCALE:
1 INCH = 20 FEET

DATUM: HORIZ.: NAVD88 VERT.: NAD83

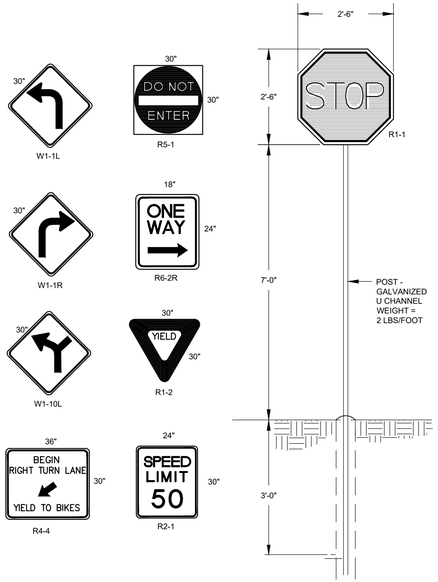
JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	1" = 20'

C1.1

Section VII. Item #4.

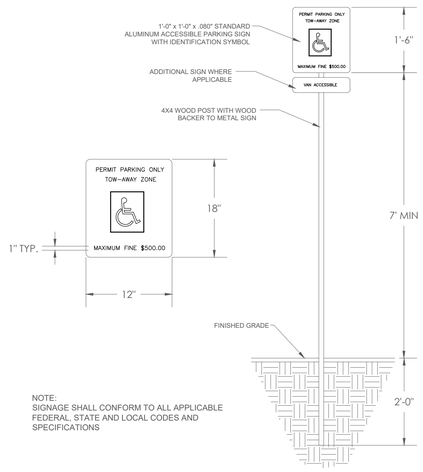
PERMIT SET - FOR REVIEW PURPOSES ONLY

Z:\2TNH\27796.3000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\27796.3000.DST CNC - MAX 3.3DSx - 12:59 AM



ROAD SIGN DETAILS

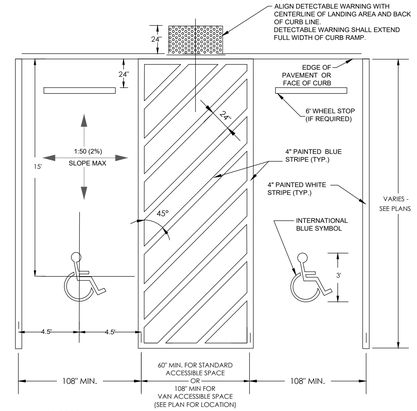
NOT TO SCALE



NOTE:
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS

ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

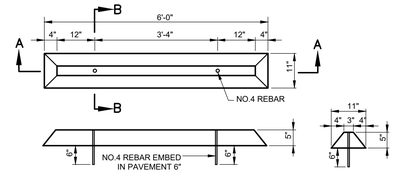


NOTES:

1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.
2. 2% MAXIMUM SLOPE IN ALL DIRECTIONS WITHIN ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
3. ONE IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY AN 8' WIDE ACCESS AISLE AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

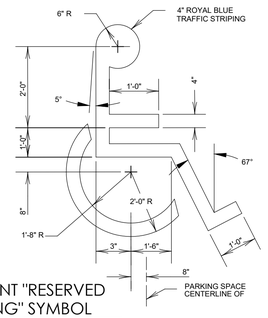
ACCESSIBLE PARKING SPACE STRIPING DETAIL

NOT TO SCALE



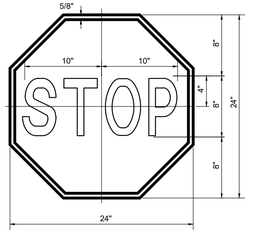
CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



PAVEMENT "RESERVED PARKING" SYMBOL

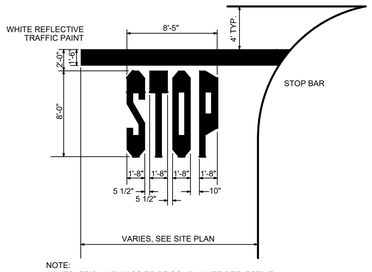
NOT TO SCALE



COLORS
LEGEND - WHITE REFLECTORIZED PAINT
BACKROUND - RED REFLECTORIZED PAINT

STOP SIGN

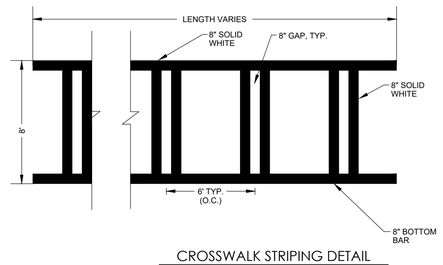
NOT TO SCALE



NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

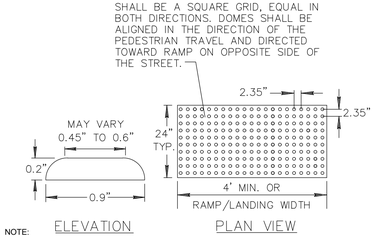
TYPICAL PAVEMENT MARKINGS

NOT TO SCALE



CROSSWALK STRIPING DETAIL

NOT TO SCALE



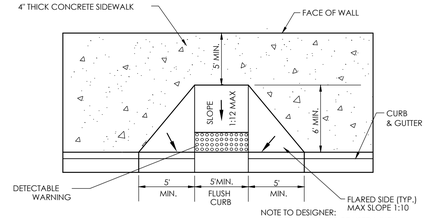
ELEVATION PLAN VIEW

NOTE:

1. DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF CONCRETE, THE WARNING AREA SHALL BE RED BRICK IN COLOR. IF THE SIDEWALK AND RAMP ARE CONSTRUCTED OF RED BRICK, THE WARNING AREA SHALL BE GRAY IN COLOR. THE COLOR USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
2. BRICK PAVERS SHALL BE SET IN A WET MORTAR BED ON A 4" MIN. THICK CONCRETE FOUNDATION.

DETECTABLE WARNING DETAIL

NOT TO SCALE



NOTE TO DESIGNER:
THIS DETAIL ONLY TO BE USED WHEN SIDEWALK IS MINIMUM 15' BEHIND CURB.

PLAN

NOTES:

1. CONSTRUCTION OF ACCESSIBLE CURB RAMP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%)
3. CURB RAMP SHALL HAVE A DETECTABLE WARNING THAT EXTENDS THE FULL WIDTH OF CURB RAMP. SEE DETECTABLE WARNING DETAIL.

CURB RAMP "TYPE A"

NOT TO SCALE

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA PROFESSIONAL ENGINEER GRIFFIN SAVEDGE No. 43771 03-02-26

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00285 CERTIFICATE OF AUTHORIZATION

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

SITE DETAILS

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

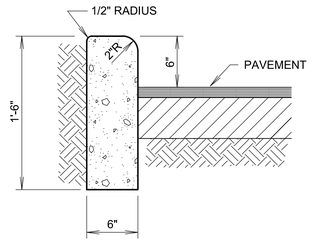
DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	NTS

C1.2

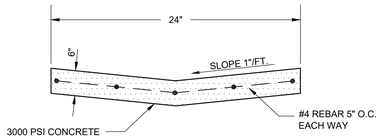
PERMIT SET - FOR REVIEW PURPOSES ONLY

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.



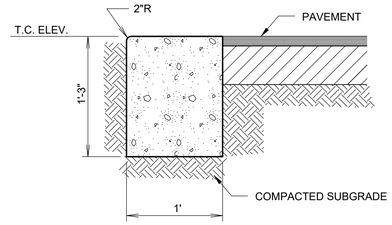
HEADER CURB

NOT TO SCALE



VALLEY GUTTER DETAIL

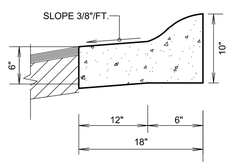
NOT TO SCALE



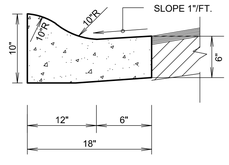
NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

FLUSH HEADER CURB

NOT TO SCALE



PITCH CURB



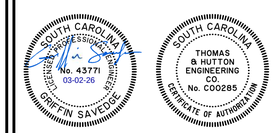
NORMAL CURB

NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI.
2. PROVIDE CONTROL JOINTS EVERY TEN FEET (10').
3. PROVIDE EXPANSION JOINTS EVERY FIFTY FEET (50).
4. PROVIDE EXPANSION JOINT WHERE CURB ABUTS SIDEWALKS, OR OTHER STRUCTURES.
5. PROVIDE LIGHT BROOM FINISH.

18" ROLL-OVER CURB & GUTTER

NOT TO SCALE

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

SITE DETAILS

NEW RIVERSIDE VILLAGE - PARCEL 4B-3C

PROJECT LOCATION:
NEW RIVERSIDE VILLAGE
BLUFFTON, SOUTH CAROLINA

CLIENT/OWNER:
AZIMUTH LAND GROUP, LLC
70 FLICKER STREET
BLUFFTON, SC 29910

DATUM: HORIZ.: NAVD88 VERT.: NAD83

JOB NO:	27796.3000
DATE:	2/12/26
DRAWN:	WNS
DESIGNED:	CEL
REVIEWED:	GSS
APPROVED:	GSS
SCALE:	1" = 1'

C1.3

THOMAS & HUTTON

April 29, 2026

Mr. Dan Frazier
Town of Bluffton
20 Bridge Street
Bluffton, SC 29909

Re: New Riverside Village – Parcel 4B-3C
J–27796.3000
DP-03-26-020155

Dear Mr. Frazier:

Please accept the following in response to comments received from your office on April 2, 2026. Following the DRC meeting on April 8, 2026, we offer the following responses (***in bold italics***):

- The use of the adjacent Entry Park as a stormwater BMP for the proposed development would be inconsistent with the currently approved New Riverside Village Master Plan and would require a Master Plan Amendment.
  Response: The site plan has been revised to address stormwater quality requirements without the use of the Entry Park. The alternative treatment strategy includes pervious parking spaces and an on-site infiltration basin. No disturbance is proposed in the adjacent Entry Park.

- Provide a letter of approval from New Riverside Village Declarant allocating 17 on-street parking spaces to the proposed development as well as the installation of two on-street parking spaces. The approval letter must include an exhibit illustrating the location of the allocated spaces.
  Response: A signed letter from the POA allocating existing and proposed spaces to Parcel 4B-3C to meet parking requirements will be provided with a final development permit application.

- Per Development Plan application checklist, provide a site data table on the proposed site plan.
  Response: Provided.

- Provide 22' wide drive lanes throughout parking lot.
  Response: Provided.

- Provide wheel stops where parking stalls are adjacent to sidewalks.
  Response: Wheel stops are provided in stalls adjacent to sidewalks, within ADA spaces, and on spaces that are bound by a 12" flush header curb.

- Provide a minimum 5-foot radius at face of curb where curb and gutter are proposed in parking lot.
  Response: Provided.

50 Park of Commerce Way | Savannah, Georgia 31405 | (912) 234-5300 | **thomasandhutton.com**

- Revise parking in areas where perpendicular spaces may cause conflict due to proximity.
  Response: Revised.

- A foundation planting area at least eight (8) feet wide shall be maintained around all structures.
  Response: Provided.

- Each landscape island shall be at least 9 feet in width. A landscape island of at least 12 feet in width shall be provided at the ends of each parking bay.
  Response: Provided.

- Identify service yard areas on site plan.
  Response: This plan does not propose a service "yard". There are roofed areas shown with an "X" that will house equipment for building functionality.

- The compliance calculator indicates the proposed BMPs will not meet the minimum TSS removal requirement. Revise plan.
  Response: Revised compliance calculator has been provided with this submittal to reflect the updated stormwater management plan and BMPs.

- Clearly indicate the proposed BMP type and provide detail. Discuss in the narrative the details of the proposed BMP and provide justification fo the use of "proprietary practice" with 100% SWRv and 100% pollutant removal.
  Response: A propriety practice BMP is no longer proposed. Please see the compliance calculator and plans for locations of pervious parking and infiltration basin.

- Revise narrative to include how Better Site Design principles have been incorporated into the plan.
  Response: Revised.

- At the time of stormwater submittal, provide an exhibit showing on-site treatment of the 10-year storm that ensures prevention of environmental impacts, to include those caused by drainage and sedimentation, on adjacent properties. Additionally, this exhibit shall provide the locations of all life safety structures (hydrants, emergency access, street signs (can be temporary), etc.). This exhibit is the be included in the OS-SWPPP book for review at the time of the pre-construction meeting. Site features and improvements identified in this exhibit are to be installed prior to issuance of a building permit. Town staff will conduct an inspection of this site prior to building permit issuance to ensure such features and improvements have been installed.
  Response: Acknowledged.

- A MEP Analysis with an associated Fee-in-Lieu will be required for any site that cannot meet SWRv requirements.
  Response: See provided compliance calculator which meets SWRv requirements.

We thank you for your attention to this project and look forward to receiving your approval. Please feel free to contact our office with any questions.

Sincerely,

THOMAS & HUTTON

Griffin Savedge, PE

THOMAS & HUTTON

TRAFFIC IMPACT ANALYSIS

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY, SOUTH CAROLINA

Prepared for:
AVTEX COMMERCIAL PROPERTIES, INC.

J – 27796.0002

DECEMBER 2020
UPDATED: MAY 2021

TABLE OF CONTENTS

1. Introduction ..... Page 1

2. Existing Conditions ..... Page 1

3. Historical Volumes ..... Page 3

4. Trip Generation ..... Page 4

5. Trip Distribution ..... Page 5

6. Future (No-Build / Build Out) Conditions ..... Page 5

7. Summary / Conclusions ..... Page 7

FIGURES

Project Location Map ..... Figure 1

Conceptual Master Plan ..... Figure 2

2020 Base Conditions Peak Hour Traffic Volumes ..... Figure 3

2023 No-Build Peak Hour Traffic Volumes ..... Figure 4

Site Trip Distribution ..... Figure 5

Site Trip Generation – Primary Trips ..... Figure 6

Site Trip Generation – Pass-By Trips ..... Figure 7

2023 Build Out Peak Hour Traffic Volumes ..... Figure 8

APPENDICES

Existing Traffic Counts ..... Appendix A

Synchro / HCS 7 Analysis, 2020 Peak Hour Volumes ..... Appendix B

Trip Generation, Internal Capture, and Pass-by Calculations &

Traffic Generated by May River Crossing ..... Appendix C

Synchro / HCS 7 Analysis, 2023 No-Build Peak Hour Volumes ..... Appendix D

Synchro / HCS 7 Analysis, 2023 Build Out Peak Hour Volumes ..... Appendix E

Turn Lane Analysis Figures ..... Appendix F

1. INTRODUCTION

New Riverside Village is a proposed development located southeast of the roundabout at SC 170/Okatie Highway and SC 46/May River Road and New Riverside Road in Beaufort County, South Carolina (**Figure 1**). The mixed-use development will include retail, restaurant, office, and institutional uses as well as townhouses (**Figure 2**). The project is anticipated to be built out by 2023.

The site has two proposed access points on New Riverside Road: a right in/right out access and a full access driveway. Another full access point is proposed on SC 46/May River Road. This study will examine the morning and afternoon peak hour traffic conditions at the following intersections:

- SC 170/Okatie Highway, SC 46/May River Road and New Riverside Road (Roundabout)
- SC 46/May River Road and Stardust Lane
- New Riverside Road and development full access
- New Riverside Road and development right-in/right-out access
- SC 46/May River Road and development full access

2. EXISTING CONDITIONS

Roadway Conditions

SC 46 is an east-west, two-lane roadway that has been widened to four lanes at its intersection with SC 170 and New Riverside Road. The posted speed limit is 35-mph through the study area. The Year 2020 annual average daily traffic (AADT) adjacent to the site is 18,900 according to SCDOT.

New Riverside Road is a four-lane divided roadway as it approaches SC170 and SC 46. Near the roundabout the posted speed limit is 15 mph, while south of the project site, the posted speed limit is 40 mph, and the road transitions to a two-lane roadway.

The intersection of SC 170 and SC 46 and New Riverside Road is a two-lane roundabout. There are slip lanes for southbound to westbound, eastbound to southbound, and westbound to northbound movements at the roundabout.

Traffic Conditions

Traffic operations at intersections are typically evaluated in terms of "Level of Service" or LOS. The LOS is a measurement of delay incurred at an intersection or for a particular movement. LOS is defined by the Transportation Research Board's Highway Capacity Manual (HCM) from which LOS A represents free flow conditions with minimal delays; LOS F represents congested conditions. Generally, a LOS D or better is considered acceptable.

Table 1 shows the HCM criteria for roundabouts, unsignalized, and signalized intersections.

Table 1. Level of Service definitions

LEVEL OF SERVICE	Control Delay per Vehicle (seconds)	
	Unsignalized Intersections and Roundabouts	Signalized Intersections
A	≤ 10	≤ 10
B	>10 and ≤ 15	>10 and ≤ 20
C	>15 and ≤ 25	>20 and ≤ 35
D	>25 and ≤ 35	>35 and ≤ 55
E	>35 and ≤ 50	>55 and ≤ 80
F	>50	>80

Traffic counts were taken at the study intersections in October 2020. Based on the Traffic Impact Analysis during COVID-19 Pandemic memo released by SCDOT District Six, the morning and afternoon peak hour volumes have seasonal factors applied to them: 1.19 for the AM peak hour and 1.13 for the PM peak hour. The 2020 existing traffic counts with the seasonal factors are shown in **Figure 3**. Capacity analyses were completed based on the adjusted volumes; results are shown in Table 2 and included in Appendix B.

Table 2. Current Levels of Service (2020)

Intersection	Control	2020 AM Peak Hour		2020 PM Peak Hour	
		LOS	DELAY (sec)	LOS	DELAY (sec)
SC 170 & SC 46 & New Riverside Rd	Round-about				
EB approach (SC 170)		A	8	B	11
WB approach (SC 46)		A	8	B	11
NB approach (New Riverside Rd)		B	15	C	16
SB approach (SC 170)		A	2	A	2
Overall Intersection		**A**	**8**	**A**	**8**
SC 46 & Stardust Ln	Stop				
SB approach (Stardust Ln)		C	20	D	26

All intersections currently operate at acceptable levels of service.

3. HISTORICAL VOLUMES

South Carolina Department of Transportation count station #155 is located on SC 46/May River Road, between SC 170/Okatie Highway and Buck Island Road. Recent count station data is shown in Table 3.

Table 3. SCDOT Count Station Data

Count Station	2009 ADT	2010 ADT	2011 ADT	2012 ADT	2013 ADT	2014 ADT	2015 ADT	2016 ADT	2017 ADT	2018 ADT	2019 ADT
#155 SC 46	10,900	8,800	5,900	8,300	8,500	8,500	10,900	12,400	13,700	14,400	13,100

The traffic volume on SC 46 has had a net increase over the last several years. The growth in traffic volumes on SC 46 over the last ten years is 1.9% at count station #155. For this study, background growth of 2% per year and site-specific traffic generated by May River Crossing will be added to the existing traffic counts to project no-build traffic volumes. Traffic generated by May River Crossing is included in Appendix C. The 2023 no-build volumes are shown in **Figure 4**.

4. TRIP GENERATION

Trips generated by the proposed development are estimated using the standard rates and equations from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. The development is a mixed-use site with various land uses, and the NCHRP 8-51 Internal Trip Capture Estimation Tool is utilized to remove the projected internal trips from the generated trips.

Some trips produced by the development are considered pass-by trips. Pass-by trips are defined by ITE as "intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street or roadway that offers direct access to the generator." Pass-by trips are removed from the generated trips but are included at driveways to the site.

Trip generation is shown in Table 4, and the calculations are included in Appendix C.

Table 4. Trip Generation

ITE Category	Land Use	Daily	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
820	Shopping Center 33,450 square feet	1,263	19	12	61	66
932	High-Turnover (Sit Down) Restaurant 7,500 square feet	841	41	34	45	28
640	Animal Hospital/Veterinary Clinic 6,500 square feet	140	13	11	11	12
590	Library 15,000 square feet	1,081	13	2	20	102
565	Day Care Center 8,500 square feet	405	50	44	45	50
710	Office 15,000 square feet	146	15	2	3	14
945	Gasoline/Service Station with Convenience Market 12 Vehicle Fueling Positions	2,464	77	74	86	82
881	Pharmacy with Drive-Through Window 2,500 square feet	273	5	5	17	9
220	Multi-Family Housing (Low-Rise) 58 dwelling units	425	6	21	20	12
221	Multi-Family Housing (Mid-Rise) 170 dwelling units	925	16	45	46	29
	TOTAL UNADJUSTED TRIPS	7,963	255	250	354	404
	INTERAL TRIPS	-242	-46	-44	-71	-81
	PASS-BY TRIPS	-222	-44	-39	-79	-60
	TOTAL PRIMARY TRIPS	**7,499**	**165**	**167**	**204**	**263**

5. TRIP DISTRIBUTION

The primary site trip distribution patterns are assumed to split in accordance with the directional patterns of traffic in the vicinity of the project and the site layout. For this study, the general distribution assumptions are as follows:

- 30% to/from the east on SC 46
- 15% to/from the west on SC 170
- 39% to/from the north on SC 170
- 1% to/from Stardust Lane
- 15% to/from the residential lots along New Riverside Road

The site-generated trips are assigned to the study intersections and access points based on the trip distribution assumptions and site layout. Site trip distributions are shown in **Figure 5.** Site generated primary trips are shown in **Figure 6**, and site generated pass-by trips are shown in **Figure 7**.

6. FUTURE (NO-BUILD/BUILD OUT) CONDITIONS

The site generated volumes (Figures 6 & 7) are added to the no build volumes (Figure 4) to determine the morning and afternoon build out peak hour volumes (**Figure 8**). Table 5 shows the intersection Levels of Service with and without the proposed development. Synchro reports for the no-build volumes are included in Appendix D. Synchro reports for the build out volumes are included in Appendix E.

Table 5. Future Levels of Service (2023)

Intersection	Control	2023 AM Peak Hour		2023 PM Peak Hour	
		No-Build (LOS/DELAY)	Build Out (LOS/DELAY)	No-Build (LOS/DELAY)	Build Out (LOS/DELAY)
SC 170 & SC 46 & New Riverside Rd	Round-about				
EB approach (SC 170)		A / 9	B / 11	B / 12	C / 15
WB approach (SC 46)		A / 9	A / 9	B / 13	B / 14
NB approach (New Riverside Rd)		C / 19	D / 25	C / 20	D / 32
SB approach (SC 170)		A / 2	A / 2	A / 3	A / 3
Overall Intersection		**A / 9**	**B / 10**	**A / 10**	**B / 13**
SC 46 & Stardust Ln	Stop				
SB approach (Stardust Ln)		C / 24	D / 29	D / 31	E / 41
New Riverside Road & full access	Stop				
NB approach (full access)		-	C / 15	-	C / 16
New Riverside Road & right-in/right-out access	Stop				
WB approach (RI/RO access)		-	B / 11	-	B / 11
SC 46 & full access	Stop				
NB approach (full access)		-	D / 30	-	F / 93

At build out, the intersections of SC 170/SC 46/New Riverside Road the two development accesses on New Riverside Road will operate at acceptable levels of service during both the AM and PM peak hours. The full access on SC 46 and the intersection of SC 46/Stardust Lane will operate at acceptable levels of service during the AM peak hour but are projected to fall to unacceptable during the PM peak hour which is mainly due to the higher volumes on SC 46.

Turn Lane Analysis

SCDOT Figure 9.5-A – Guidelines for Right-Turn Lanes at Unsignalized Intersections on Two-Lane Highways was consulted for all three accesses into the development. Based on the minimum volume thresholds for right turning and straight through traffic, only the proposed full access on SC 46 is recommended for a right turn lane. The right turn lane analysis is included in Appendix F.

The SCDOT Roadway Design Manual states that left turn lanes are required at all median crossovers, therefore, a left turn lane is recommended on New Riverside Road for the full access into the development. SCDOT Figure 9.5-G – Volume Guidelines for Left-Turn Lanes at Unsignalized Intersections on Two-Lane Highways (40 mph) was consulted for the proposed full access on SC 46. The left turn minimum requirements are met for this proposed access; therefore, a left turn lane is recommended on SC 46 for the full access. The left turn lane analysis is included in Appendix F.

7. SUMMARY / CONCLUSIONS

New Riverside Village is a proposed development located southeast of the roundabout at SC 170/Okatie Highway and SC 46/May River Road and New Riverside Road in Beaufort County, South Carolina. The mixed-use development will include retail, restaurant, office, and institutional uses as well as townhouses. The project is anticipated to be built out by 2023.

The site has two proposed access points on New Riverside Road: a right in/right out access and a full access driveway. Another full access point is proposed on SC 46/May River Road.

At build out, the intersections of SC 170/SC 46/New Riverside Road the two development accesses on New Riverside Road will operate at acceptable levels of service during both the AM and PM peak hours. The full access on SC 46 and the intersection of SC 46/Stardust Lane will operate at acceptable levels of service during the AM peak hour but are projected to fall to unacceptable during the PM peak hour which is mainly due to the higher volumes on SC 46.

Based on the minimum volume thresholds for right turning and straight through traffic, only the proposed full access on SC 46 is recommended for a right turn lane. The two accesses on New Riverside Road do not meet the minimum requires for a right turn lane.

Left turn lanes are recommended on New Riverside Road for the full access into the development and on SC 46 for the full access driveway.

FIGURE 1
PROJECT LOCATION MAP

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY, SOUTH CAROLINA

THOMAS & HUTTON

27796.0002

This map was created using geothinQ | www.geothinQ.com | Mapping Smart Land Decisions

SITE DATA TABLE

· TOTAL SITE ACREAGE:	35.5 AC.	
· PERVIOUS AREA:	13.7 AC.	39%
· IMPERVIOUS AREA:	19.4 AC.	54%
· POND	2.4 AC.	7%

BUILDING SUMMARY:

ID	USE	AREA	SF	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
PHASE 1						
A	RETAIL / RESTAURANT		8,000		32	
B	RETAIL / RESTAURANT		7,500		30	
C	RESTAURANT		7,500		30	
D	RETAIL / RESTAURANT		10,000		40	
E	RETAIL / RESTAURANT		10,000		40	
F	RETAIL / RESTAURANT		6,000		24	
G	RETAIL / RESTAURANT		6,500		26	
H	LIBRARY		15,000		68	
I	EARLY CHILDHOOD CENTER		8,500		34	
	COMMUNITY PARK	5.5 AC.				
	SUBTOTAL	**17.5 AC.**	79,000	4/1,000 SQ. FT.	324	326
OUTPARCELS						
J	OFFICE / RETAIL	1.8 AC.	15,000	4/1,000 SQ. FT.	60	60
K	GENERAL STORE	1.5 AC.	5,000	4/1,000 SQ. FT.	20	20
L	RESTAURANT	1.8 AC.	4,800	12/1,000 SQ. FT.	58	58
	SUBTOTAL	**5.1 AC.**			138	138
SINGLE FAMILY		**5.3 AC.**				
PHASE 2		**7.6 AC.**				
TOTAL		**35.5 AC.**				

PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.

OUT PARCEL USES AND SQUARE FOOTAGE YIELDS AS SHOWN ARE AN ESTIMATE AT THIS TIME AND SHALL NOT BE LIMITED TO THOSE SHOWN.

REFER TO THE NARRATIVE FOR PARKING REQUIREMENTS

TREES SHOWN ON CONCEPTUAL MASTER PLAN ARE FOR GRAPHIC PURPOSES ONLY.

PREPARED FOR:
AVTEX COMMERCIAL PROPERTIES, INC &
MFH LAND, LLC

FIGURE 2
CONCEPTUAL MASTER PLAN

OCTOBER 29, 2019
REVISED: MARCH 25, 2020

NEW RIVERSIDE VILLAGE

BEAUFORT COUNTY | BLUFFTON, SOUTH CAROLINA
R610-036-000-1258-0000

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2019 THOMAS + HUTTON

SCALE 1" = 60'

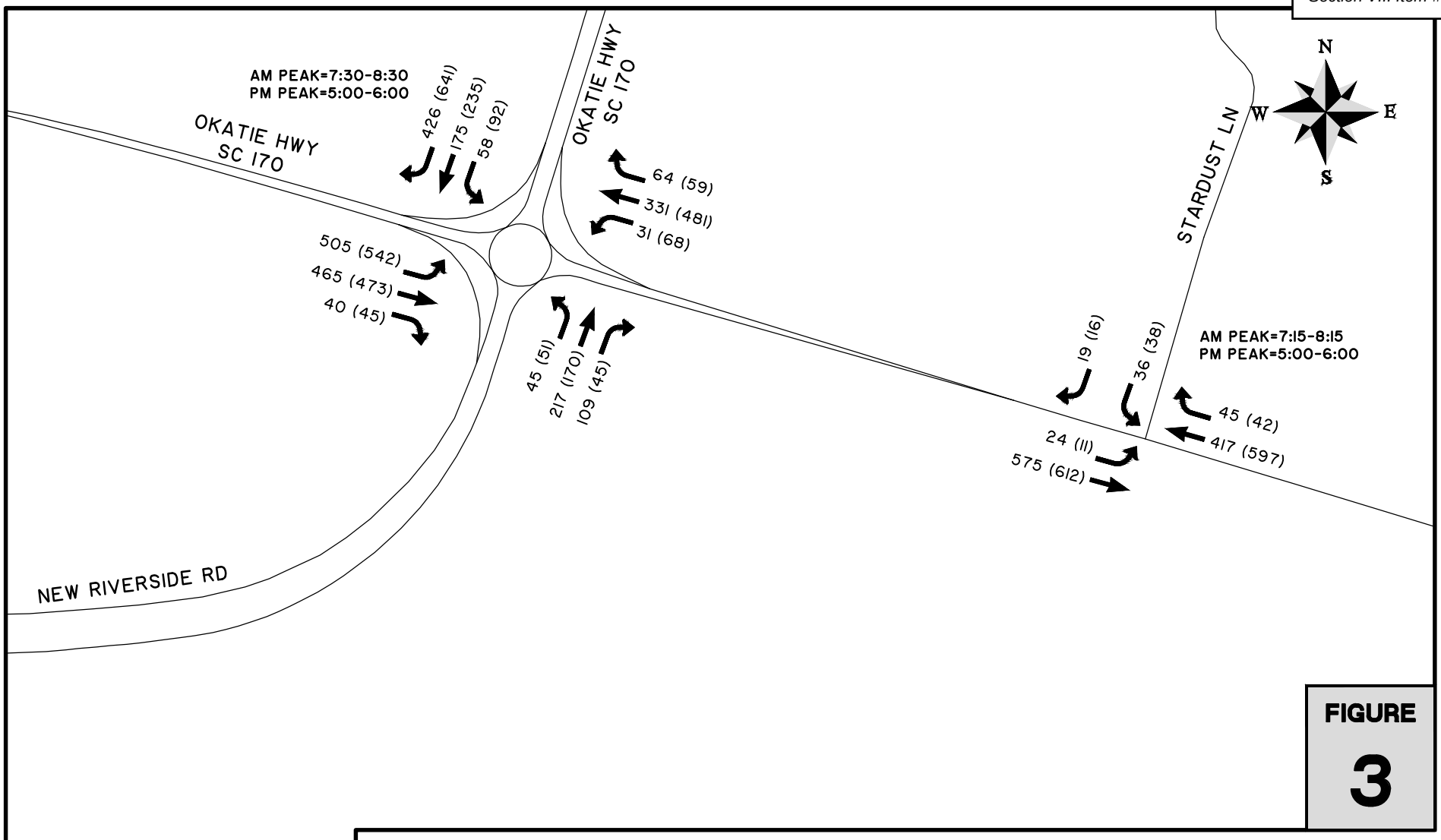


FIGURE 3

000 AM PK HR (000) PM PK HR →

I.19 ADJUSTMENT TO AM AND
I.13 ADJUSTMENT TO PM
OCTOBER 2020 COUNTS TO
ADJUST FOR COVID IMPACTS

NEW RIVERSIDE VILLAGE

2020 BASE CONDITIONS PEAK HOUR VOLUMES

CLIENT:
AVTEX COMMERCIAL PROPERTIES, INC.

LOCATION: BEAUFORT COUNTY, SOUTH CAROLINA
DATE: MAY 2021 DRAWN BY: DPE SHEET: FIGURE 3
JOB NUMBER: J-27796.0002 REVIEWED BY: MB SCALE: NTS

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

Z:\27796\27796.0002\Documents\Reports\Traffic\May 2021 Revision\Supporting Documents\27796-Traffic Figures.dwg - May 13, 202

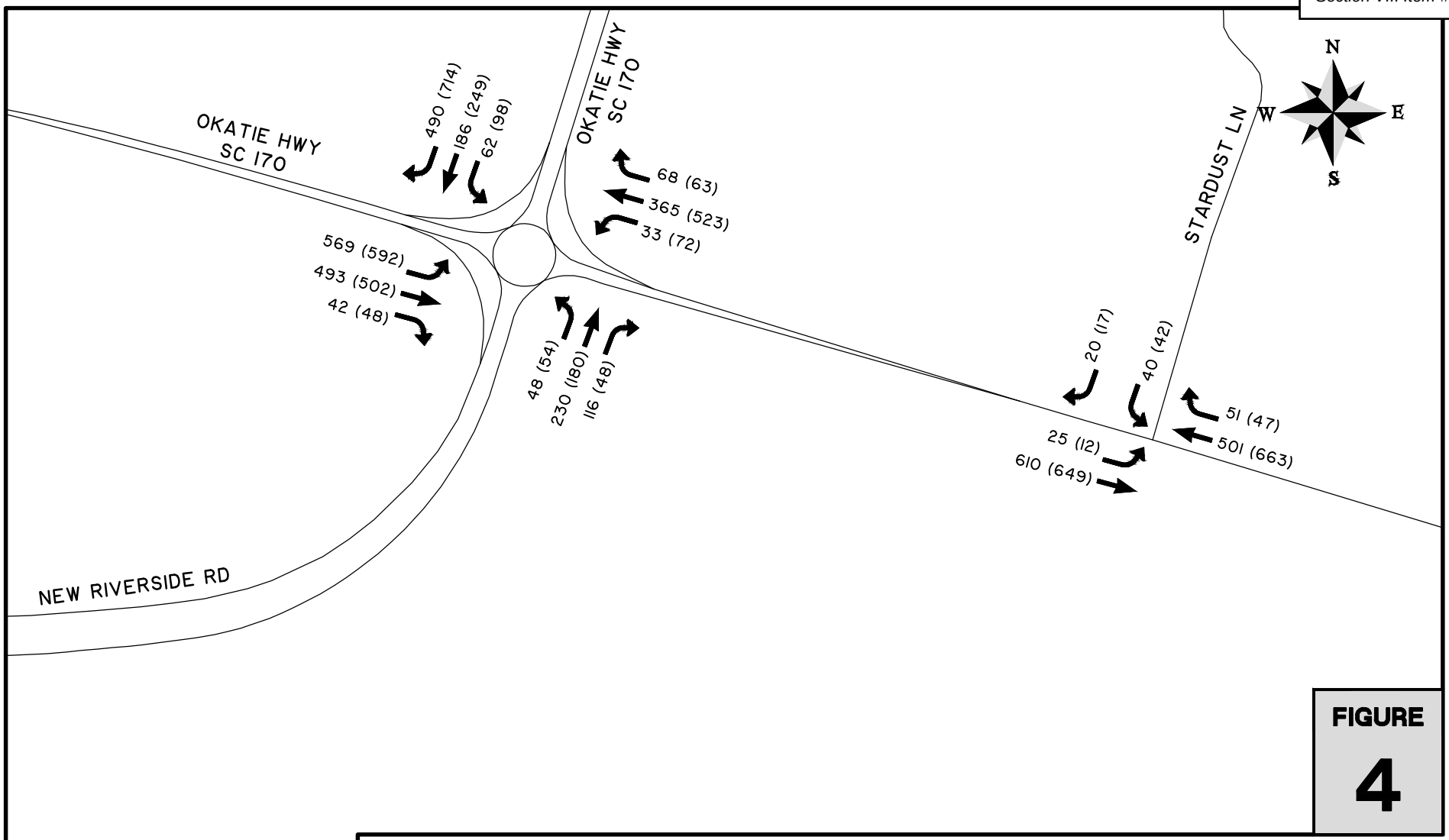


FIGURE 4

000 AM PK HR (000) PM PK HR →

3 YEARS OF BACKGROUND GROWTH AT 2.0% PER YEAR TO 2020 BASE CONDITION VOLUMES. TOTAL FACTOR = 1.061

NEW RIVERSIDE VILLAGE

2023 NO-BUILD PEAK HOUR VOLUMES

CLIENT:
AVTEX COMMERCIAL PROPERTIES, INC.

LOCATION: BEAUFORT COUNTY, SOUTH CAROLINA
DATE: MAY 2021 | DRAWN BY: DPE | SHEET: FIGURE 4
JOB NUMBER: J-27796.0002 | REVIEWED BY: MB | SCALE: NTS

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

Z:\27796\27796.0002\Documents\Reports\Traffic\May 2021 Revision\Supporting Documents\27796-Traffic Figures.dwg - May 17, 202

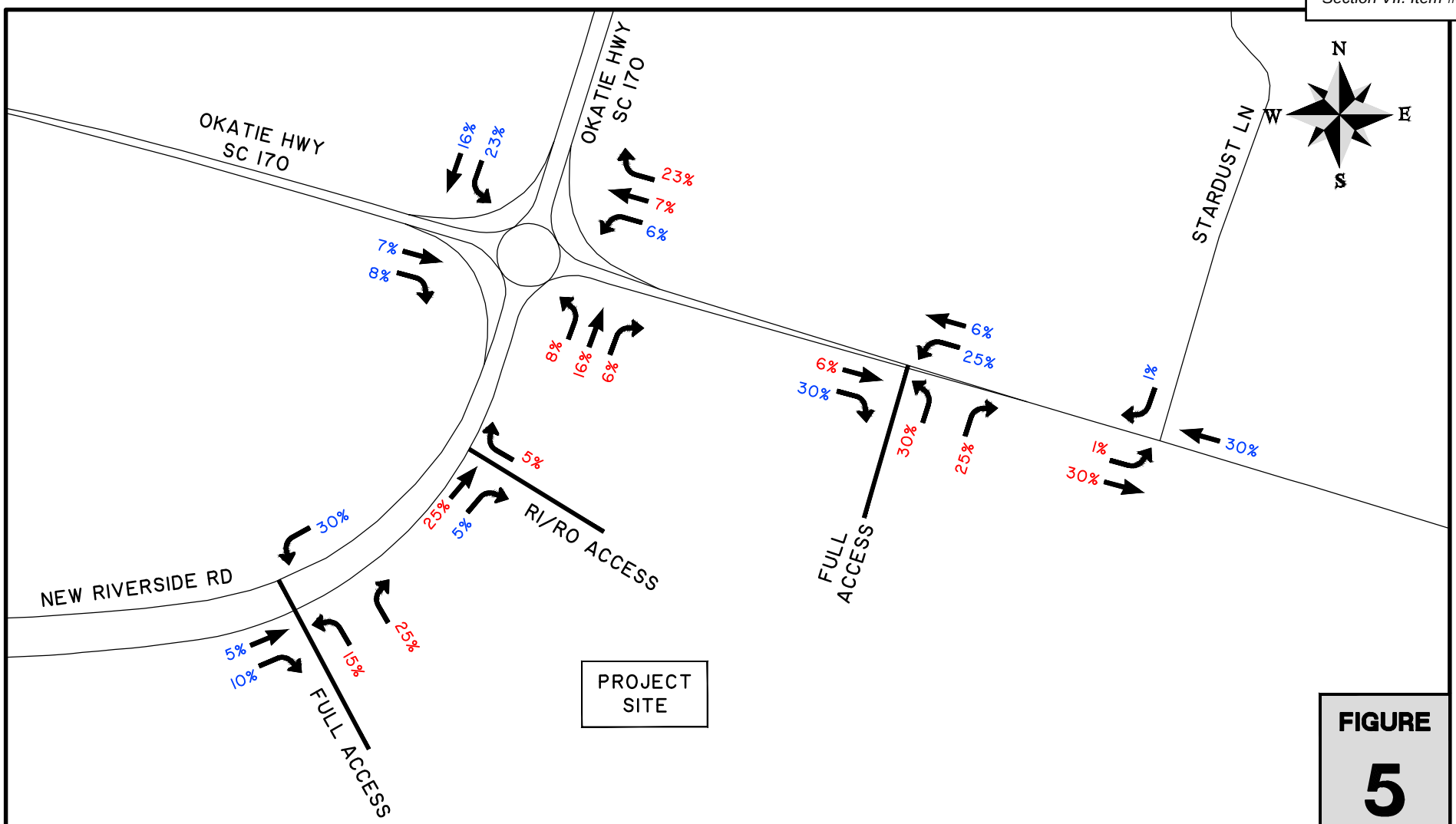


FIGURE 5

NEW RIVERSIDE VILLAGE

SITE TRIP DISTRIBUTION

CLIENT:
AVTEX COMMERCIAL PROPERTIES, INC.

LOCATION: BEAUFORT COUNTY, SOUTH CAROLINA
DATE: MAY 2021 DRAWN BY: DPE SHEET: FIGURE 5
JOB NUMBER: J-27796.0002 REVIEWED BY: MB SCALE: NTS

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

Z:\27796\27796.0002\Documents\Reports\Traffic\May 2021 Revision\Supporting Documents\27796-Traffic Figures.dwg - May 13, 202

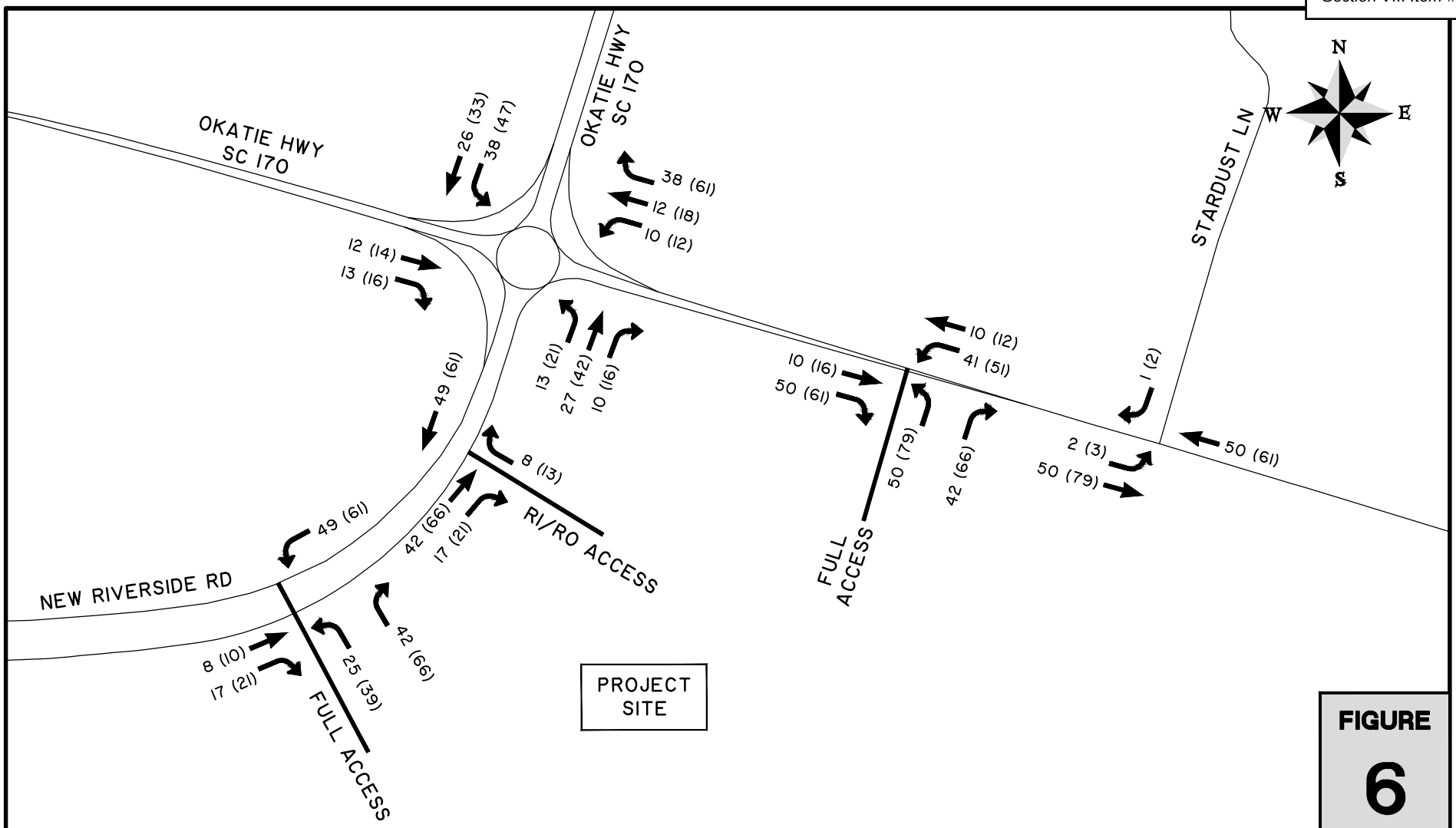


FIGURE 6

000 AM PK HR (000) PM PK HR →

AM PEAK HOUR
ENTER = 165
EXIT = 167
PM PEAK HOUR
ENTER = 204
EXIT = 263

NEW RIVERSIDE VILLAGE

SITE TRIP GENERATION - PRIMARY TRIPS

CLIENT:
AVTEX COMMERCIAL PROPERTIES, INC.

LOCATION: BEAUFORT COUNTY, SOUTH CAROLINA
DATE: MAY 2021 DRAWN BY: DPE SHEET: FIGURE 6
JOB NUMBER: J-27796.0002 REVIEWED BY: MB SCALE: NTS

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

Z:\27796\27796.0002\Documents\Reports\Traffic\May 2021 Revision\Supporting Documents\27796-Traffic Figures.dwg - May 13, 202

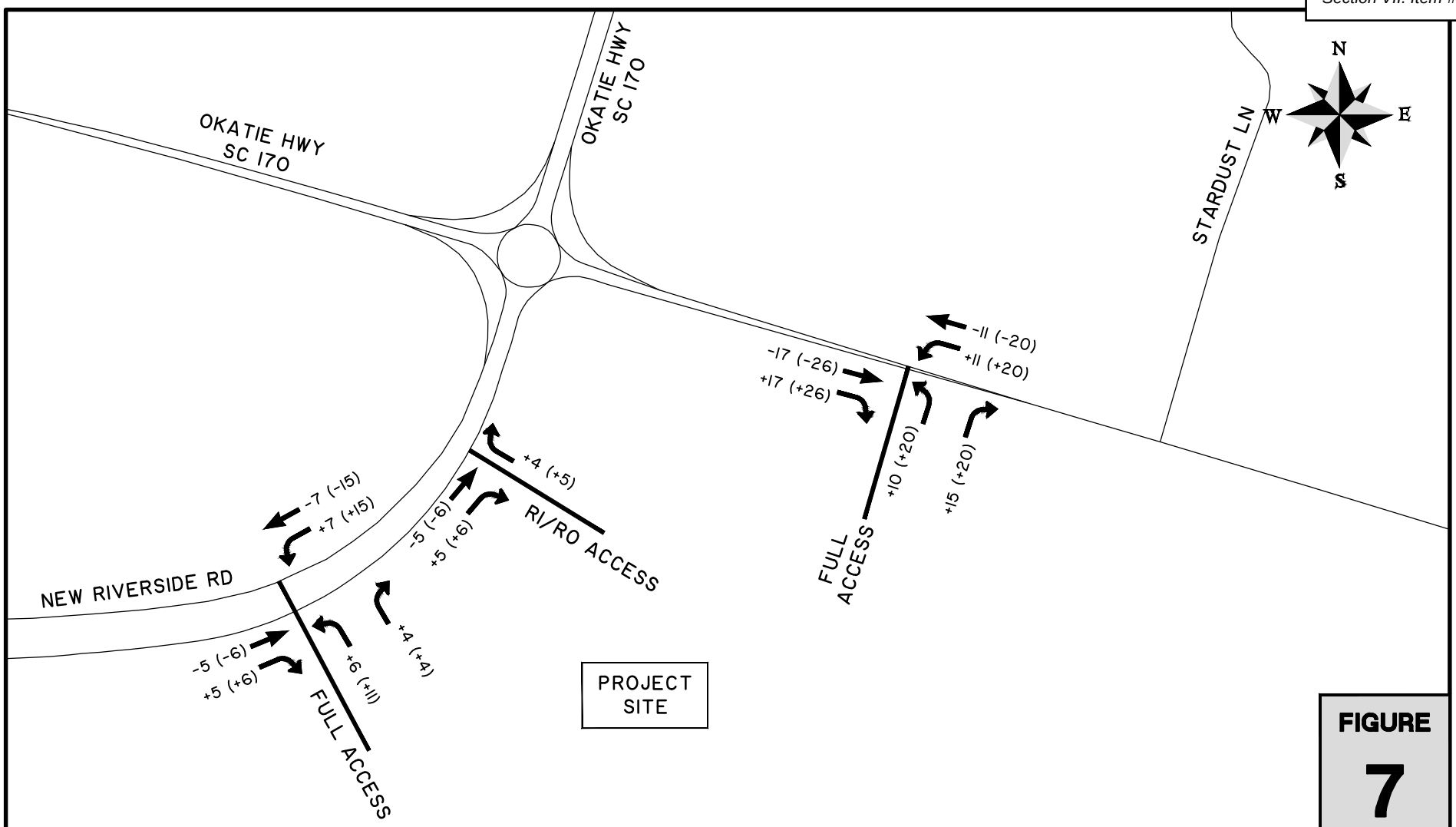


FIGURE 7

000 AM PK HR (000) PM PK HR →

AM PEAK HOUR
ENTER = 44
EXIT = 39
PM PEAK HOUR
ENTER = 79
EXIT = 60

NEW RIVERSIDE VILLAGE

SITE TRIP GENERATION - PASS-BY TRIPS

CLIENT:
AVTEX COMMERCIAL PROPERTIES, INC.

LOCATION: BEAUFORT COUNTY, SOUTH CAROLINA
DATE: MAY 2021 DRAWN BY: DPE SHEET: FIGURE 7
JOB NUMBER: J-27796.0002 REVIEWED BY: MB SCALE: NTS

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

Z:\27796\27796.0002\Documents\Reports\Traffic\May 2021 Revision\Supporting Documents\27796-Traffic Figures.dwg - May 17, 202

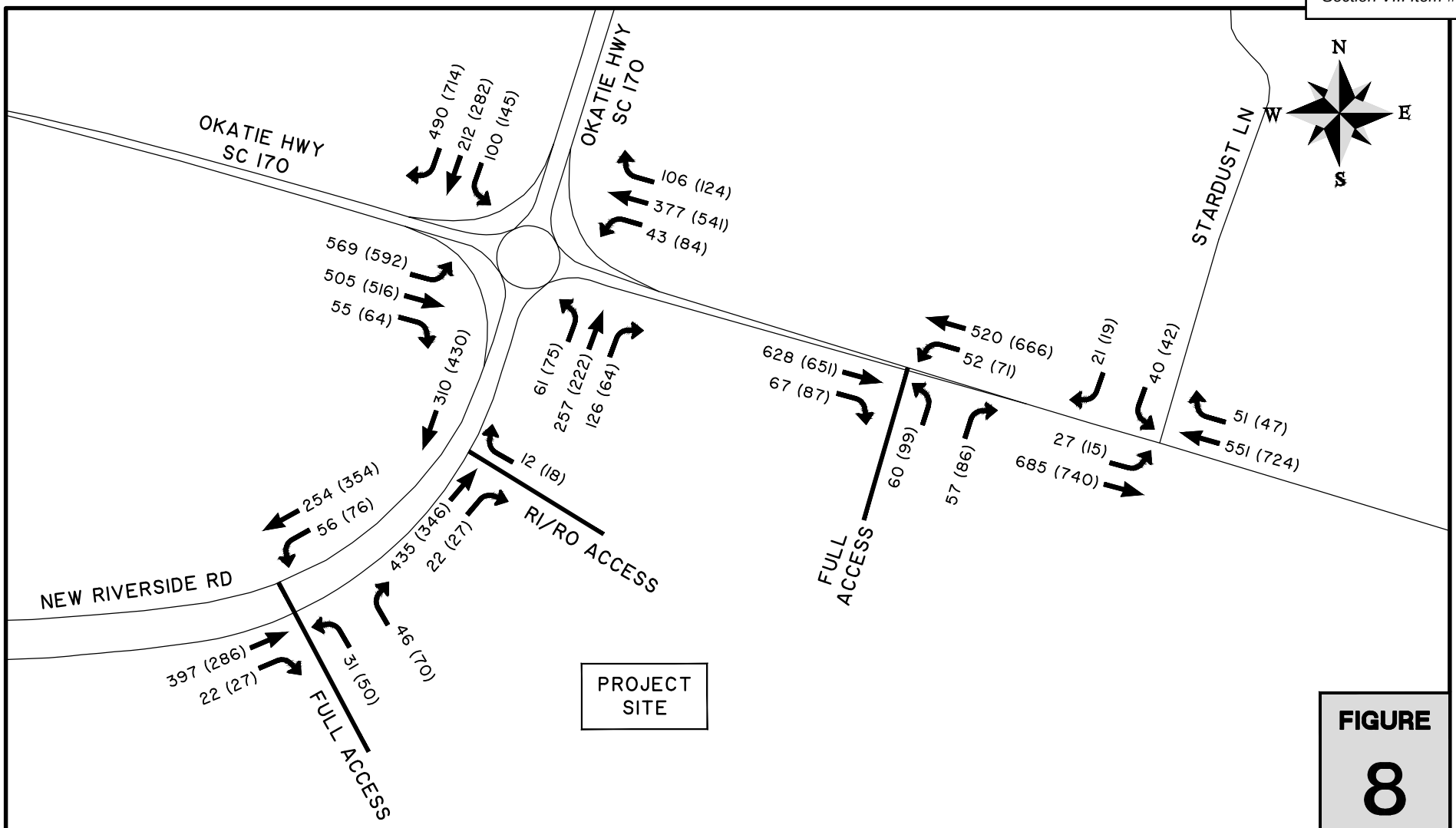


FIGURE 8

NEW RIVERSIDE VILLAGE

2023 BUILD-OUT PEAK HOUR VOLUMES

CLIENT:
AVTEX COMMERCIAL PROPERTIES, INC.

LOCATION: BEAUFORT COUNTY, SOUTH CAROLINA
DATE: MAY 2021 DRAWN BY: DPE SHEET: FIGURE 8
JOB NUMBER: J-27796.0002 REVIEWED BY: MB SCALE: NTS

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

Z:\27796\27796.0002\Documents\Reports\Traffic\May 2021 Revision\Supporting Documents\27796-Traffic Figures.dwg - May 17, 202

THOMAS & HUTTON

TRAFFIC IMPACT ANALYSIS

NEW RIVERSIDE VILLAGE

APPENDIX A

EXISTING TRAFFIC COUNTS

J – 27796.0002

May 2021

SHORT COUNTS, LLC

ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ New Riverside Rd
Site Code :
Start Date : 10/01/2020
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

	Okatie Hwy Southbound				May River Rd Westbound				New Riverside Rd Northbound				May River Rd Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00	8	31	82	0	2	65	9	0	5	27	24	0	85	80	4	0	422
07:15	11	26	98	0	3	75	12	0	4	29	26	0	102	96	11	0	493
07:30	10	32	98	0	6	68	14	0	9	30	28	0	115	101	6	0	517
07:45	11	51	86	0	10	68	10	0	6	35	22	0	108	100	13	0	520
Total	40	140	364	0	21	276	45	0	24	121	100	0	410	377	34	0	1952
08:00	9	31	82	0	4	78	20	0	8	56	17	0	106	100	9	0	520
08:15	19	33	92	0	6	64	10	0	15	61	25	0	95	90	6	0	516
08:30	22	30	89	0	8	46	13	0	10	46	21	0	91	70	9	0	455
08:45	10	46	60	0	7	69	14	0	6	32	16	0	89	69	6	0	424
Total	60	140	323	0	25	257	57	0	39	195	79	0	381	329	30	0	1915
16:00	10	67	90	0	10	88	20	0	12	45	19	0	99	91	4	0	555
16:15	14	48	118	0	17	118	13	0	14	34	11	0	104	97	8	0	596
16:30	20	58	120	0	10	99	12	0	11	39	11	0	115	100	4	0	599
16:45	22	37	136	0	12	120	13	0	19	37	14	0	93	91	7	0	601
Total	66	210	464	0	49	425	58	0	56	155	55	0	411	379	23	0	2351
17:00	20	40	158	0	12	98	10	0	11	33	15	0	122	107	5	0	631
17:15	21	48	176	0	19	92	19	0	14	58	4	0	111	97	13	0	672
17:30	19	60	118	0	13	116	12	0	8	21	12	0	137	112	7	0	635
17:45	21	60	115	0	16	120	11	0	12	38	9	0	110	103	15	0	630
Total	81	208	567	0	60	426	52	0	45	150	40	0	480	419	40	0	2568
Grand Total	247	698	1718	0	155	1384	212	0	164	621	274	0	1682	1504	127	0	8786
Apprch %	9.3	26.2	64.5	0	8.9	79	12.1	0	15.5	58.6	25.9	0	50.8	45.4	3.8	0	
Total %	2.8	7.9	19.6	0	1.8	15.8	2.4	0	1.9	7.1	3.1	0	19.1	17.1	1.4	0	
Passenger Vehicles	243	653	1658	0	148	1355	209	0	149	572	271	0	1623	1486	121	0	8488
% Passenger Vehicles	98.4	93.6	96.5	0	95.5	97.9	98.6	0	90.9	92.1	98.9	0	96.5	98.8	95.3	0	96.6
Heavy Vehicles	3	45	60	0	7	28	3	0	15	49	3	0	58	18	5	0	294
% Heavy Vehicles	1.2	6.4	3.5	0	4.5	2	1.4	0	9.1	7.9	1.1	0	3.4	1.2	3.9	0	3.3
Buses	1	0	0	0	0	1	0	0	0	0	0	0	1	0	1	0	4
% Buses	0.4	0	0	0	0	0.1	0	0	0	0	0	0	0.1	0	0.8	0	0

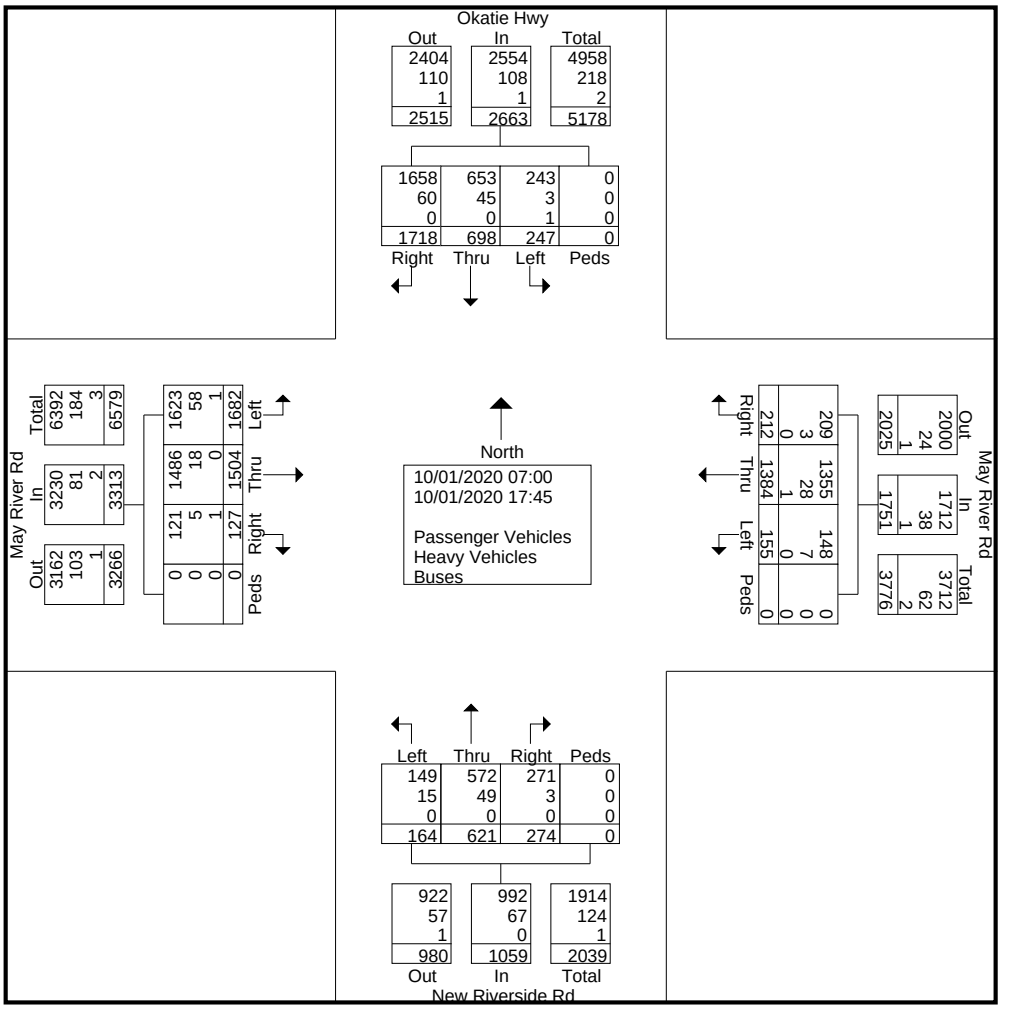
SHORT COUNTS, LLC

ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ New Riverside Rd
Site Code :
Start Date : 10/01/2020
Page No : 2



SHORT COUNTS, LLC

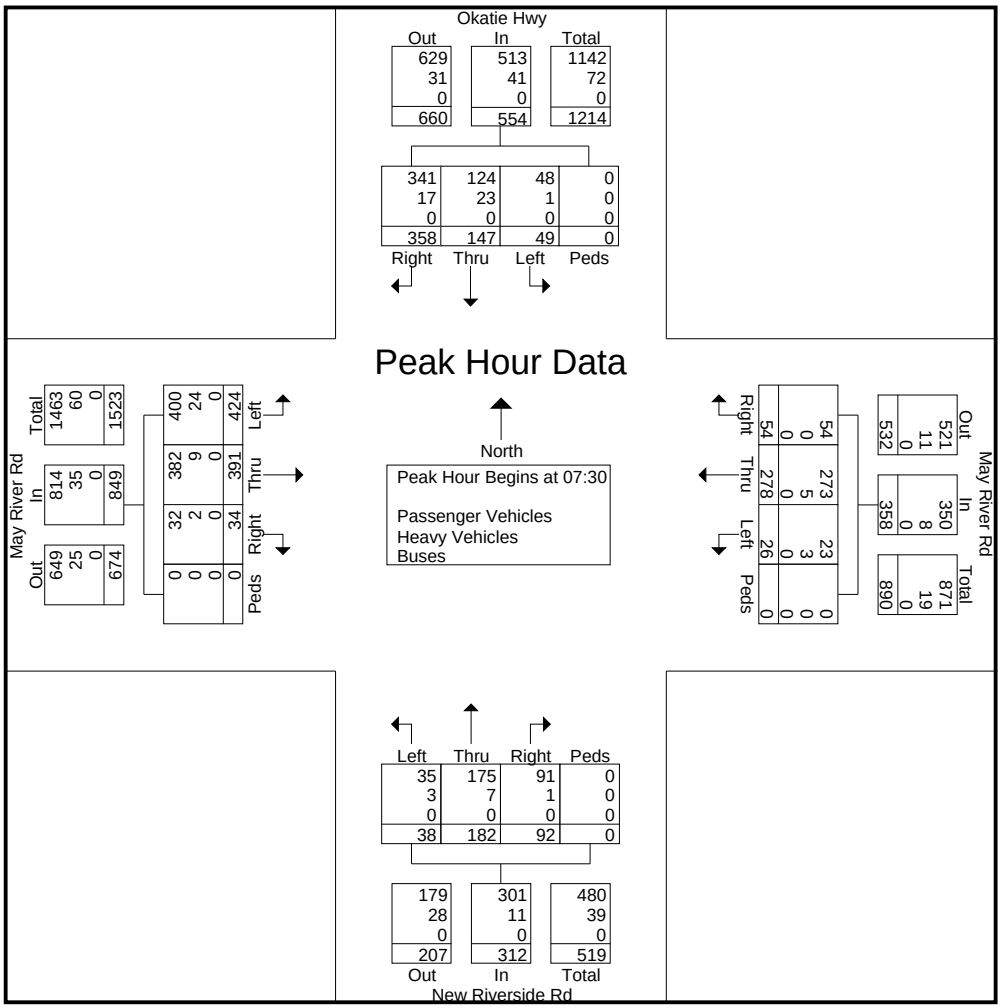
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ New Riverside Rd
Site Code :
Start Date : 10/01/2020
Page No : 3

	Okatie Hwy Southbound					May River Rd Westbound					New Riverside Rd Northbound					May River Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	10	32	**98**	0	140	6	68	14	0	88	9	30	**28**	0	67	**115**	**101**	6	0	**222**	517
07:45	11	**51**	86	0	**148**	**10**	68	10	0	88	6	35	22	0	63	108	100	**13**	0	221	**520**
08:00	9	31	82	0	122	4	**78**	**20**	0	**102**	8	56	17	0	81	106	100	9	0	215	520
08:15	**19**	33	92	0	144	6	64	10	0	80	**15**	**61**	25	0	**101**	95	90	6	0	191	516
Total Volume	49	147	358	0	554	26	278	54	0	358	38	182	92	0	312	424	391	34	0	849	2073
% App. Total	8.8	26.5	64.6	0		7.3	77.7	15.1	0		12.2	58.3	29.5	0		49.9	46.1	4	0		
PHF	.645	.721	.913	.000	.936	.650	.891	.675	.000	.877	.633	.746	.821	.000	.772	.922	.968	.654	.000	.956	.997
Passenger Vehicles	48	124	341	0	513	23	273	54	0	350	35	175	91	0	301	400	382	32	0	814	1978
% Passenger Vehicles																					
Heavy Vehicles	1	23	17	0	41	3	5	0	0	8	3	7	1	0	11	24	9	2	0	35	95
% Heavy Vehicles	2.0	15.6	4.7	0	7.4	11.5	1.8	0	0	2.2	7.9	3.8	1.1	0	3.5	5.7	2.3	5.9	0	4.1	4.6
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SHORT COUNTS, LLC

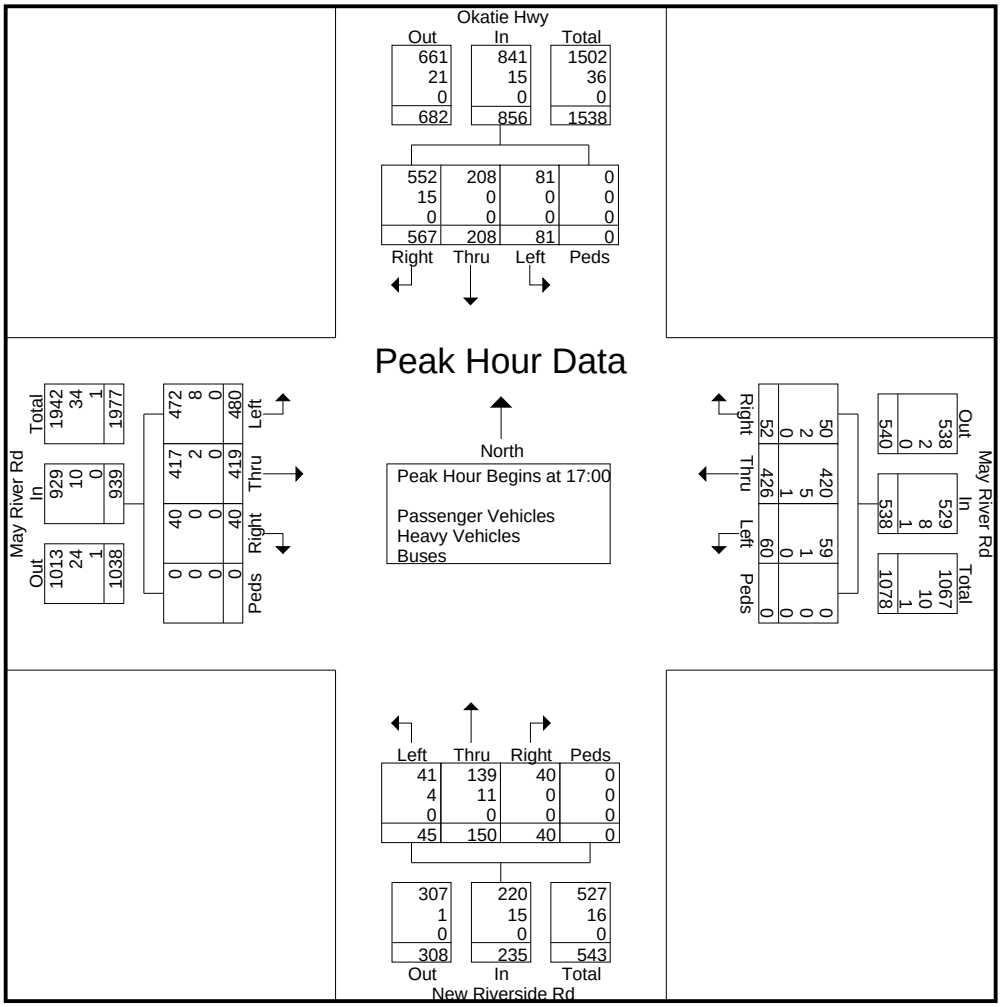
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ New Riverside Rd
Site Code :
Start Date : 10/01/2020
Page No : 4

	Okatie Hwy Southbound					May River Rd Westbound					New Riverside Rd Northbound					May River Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	20	40	158	0	218	12	98	10	0	120	11	33	**15**	0	59	122	107	5	0	234	631
17:15	**21**	48	**176**	0	**245**	**19**	92	**19**	0	130	**14**	**58**	4	0	**76**	111	97	13	0	221	**672**
17:30	19	**60**	118	0	197	13	116	12	0	141	8	21	12	0	41	**137**	**112**	7	0	**256**	635
17:45	21	60	115	0	196	16	**120**	11	0	**147**	12	38	9	0	59	110	103	**15**	0	228	630
Total Volume	81	208	567	0	856	60	426	52	0	538	45	150	40	0	235	480	419	40	0	939	2568
% App. Total	9.5	24.3	66.2	0		11.2	79.2	9.7	0		19.1	63.8	17	0		51.1	44.6	4.3	0		
PHF	.964	.867	.805	.000	.873	.789	.888	.684	.000	.915	.804	.647	.667	.000	.773	.876	.935	.667	.000	.917	.955
Passenger Vehicles	81	208	552	0	841	59	420	50	0	529	41	139	40	0	220	472	417	40	0	929	2519
% Passenger Vehicles																					
Heavy Vehicles	0	0	15	0	15	1	5	2	0	8	4	11	0	0	15	8	2	0	0	10	48
% Heavy Vehicles	0	0	2.6	0	1.8	1.7	1.2	3.8	0	1.5	8.9	7.3	0	0	6.4	1.7	0.5	0	0	1.1	1.9
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
% Buses	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0.0



SHORT COUNTS, LLC

ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

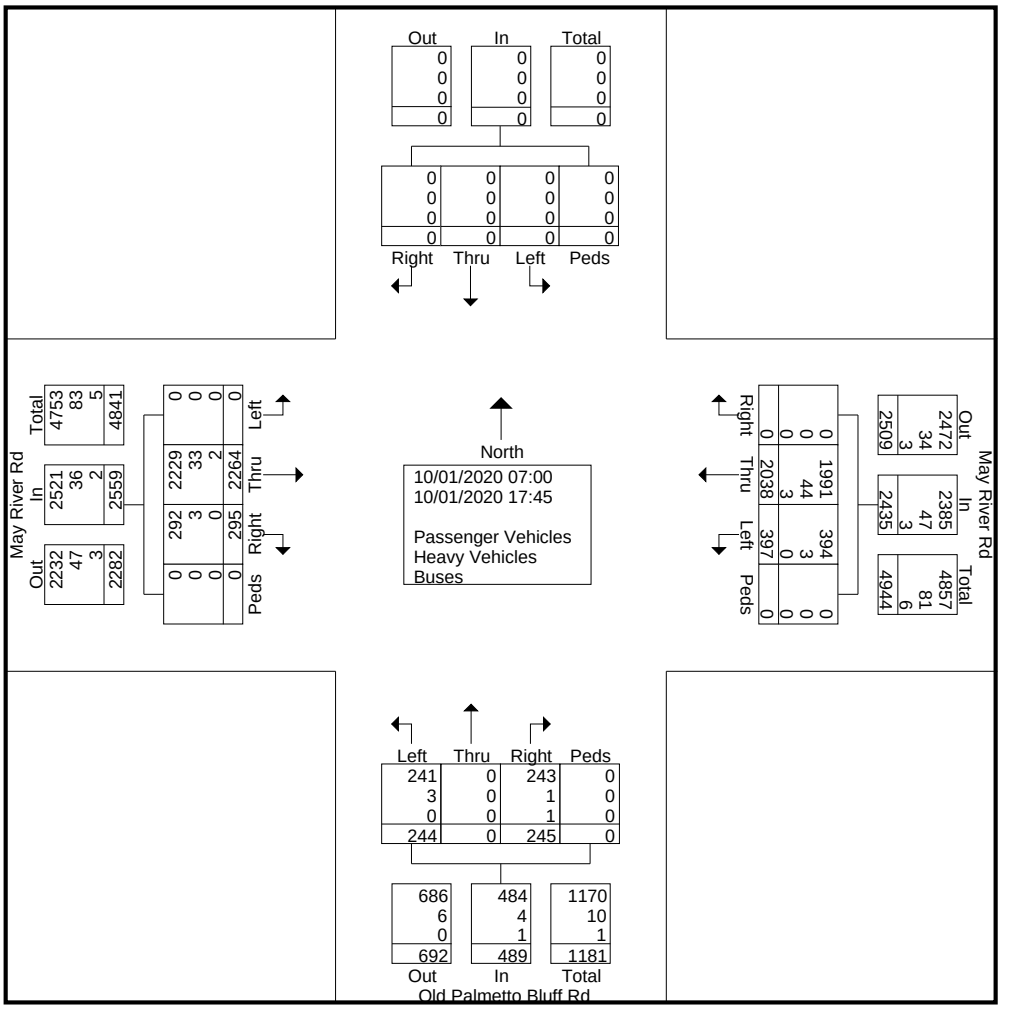
	Southbound				May River Rd Westbound				Old Palmetto Bluff Rd Northbound				May River Rd Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00	0	0	0	0	9	81	0	0	5	0	5	0	0	135	16	0	251
07:15	0	0	0	0	26	97	0	0	14	0	3	0	0	138	12	0	290
07:30	0	0	0	0	33	95	0	0	7	0	8	0	0	161	26	0	330
07:45	0	0	0	0	31	129	0	0	13	0	9	0	0	143	22	0	347
Total	0	0	0	0	99	402	0	0	39	0	25	0	0	577	76	0	1218
08:00	0	0	0	0	33	107	0	0	12	0	19	0	0	140	17	0	328
08:15	0	0	0	0	35	78	0	0	5	0	17	0	0	140	28	0	303
08:30	0	0	0	0	25	84	0	0	4	0	8	0	0	133	31	0	285
08:45	0	0	0	0	21	102	0	0	6	0	5	0	0	125	24	0	283
Total	0	0	0	0	114	371	0	0	27	0	49	0	0	538	100	0	1199
16:00	0	0	0	0	19	139	0	0	18	0	22	0	0	139	11	0	348
16:15	0	0	0	0	28	176	0	0	16	0	19	0	0	118	21	0	378
16:30	0	0	0	0	33	134	0	0	28	0	22	0	0	156	17	0	390
16:45	0	0	0	0	18	170	0	0	21	0	20	0	0	148	12	0	389
Total	0	0	0	0	98	619	0	0	83	0	83	0	0	561	61	0	1505
17:00	0	0	0	0	27	154	0	0	14	0	24	0	0	155	16	0	390
17:15	0	0	0	0	24	160	0	0	39	0	26	0	0	144	13	0	406
17:30	0	0	0	0	17	175	0	0	18	0	18	0	0	159	20	0	407
17:45	0	0	0	0	18	157	0	0	24	0	20	0	0	130	9	0	358
Total	0	0	0	0	86	646	0	0	95	0	88	0	0	588	58	0	1561
Grand Total	0	0	0	0	397	2038	0	0	244	0	245	0	0	2264	295	0	5483
Apprch %	0	0	0	0	16.3	83.7	0	0	49.9	0	50.1	0	0	88.5	11.5	0	
Total %	0	0	0	0	7.2	37.2	0	0	4.5	0	4.5	0	0	41.3	5.4	0	
Passenger Vehicles	0	0	0	0	394	1991	0	0	241	0	243	0	0	2229	292	0	5390
% Passenger Vehicles	0	0	0	0	99.2	97.7	0	0	98.8	0	99.2	0	0	98.5	99	0	98.3
Heavy Vehicles	0	0	0	0	3	44	0	0	3	0	1	0	0	33	3	0	87
% Heavy Vehicles	0	0	0	0	0.8	2.2	0	0	1.2	0	0.4	0	0	1.5	1	0	1.6
Buses	0	0	0	0	0	3	0	0	0	0	1	0	0	2	0	0	6
% Buses	0	0	0	0	0	0.1	0	0	0	0	0.4	0	0	0.1	0	0	0.1

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 2



SHORT COUNTS, LLC

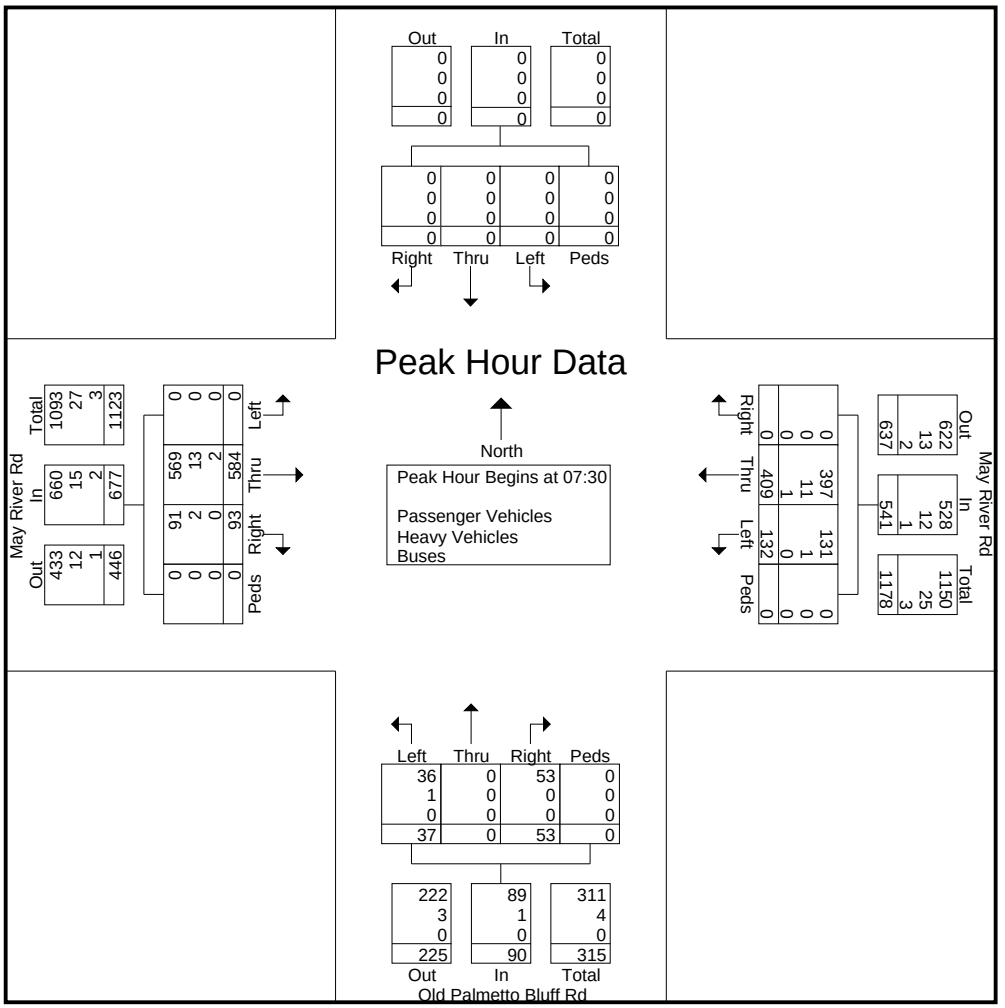
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 3

	Southbound					May River Rd Westbound					Old Palmetto Bluff Rd Northbound					May River Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	0	0	0	0	33	95	0	0	128	7	0	8	0	15	0	**161**	26	0	**187**	330
07:45	0	0	0	0	0	31	**129**	0	0	**160**	**13**	0	9	0	22	0	143	22	0	165	**347**
08:00	0	0	0	0	0	33	107	0	0	140	12	0	**19**	0	**31**	0	140	17	0	157	328
08:15	0	0	0	0	0	**35**	78	0	0	113	5	0	17	0	22	0	140	**28**	0	168	303
Total Volume	0	0	0	0	0	132	409	0	0	541	37	0	53	0	90	0	584	93	0	677	1308
% App. Total	0	0	0	0		24.4	75.6	0	0		41.1	0	58.9	0		0	86.3	13.7	0		
PHF	.000	.000	.000	.000	.000	.943	.793	.000	.000	.845	.712	.000	.697	.000	.726	.000	.907	.830	.000	.905	.942
Passenger Vehicles	0	0	0	0	0	131	397	0	0	528	36	0	53	0	89	0	569	91	0	660	1277
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	1	11	0	0	12	1	0	0	0	1	0	13	2	0	15	28
% Heavy Vehicles	0	0	0	0	0	0.8	2.7	0	0	2.2	2.7	0	0	0	1.1	0	2.2	2.2	0	2.2	2.1
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3
% Buses	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0	0.3	0	0	0.3	0.2



SHORT COUNTS, LLC

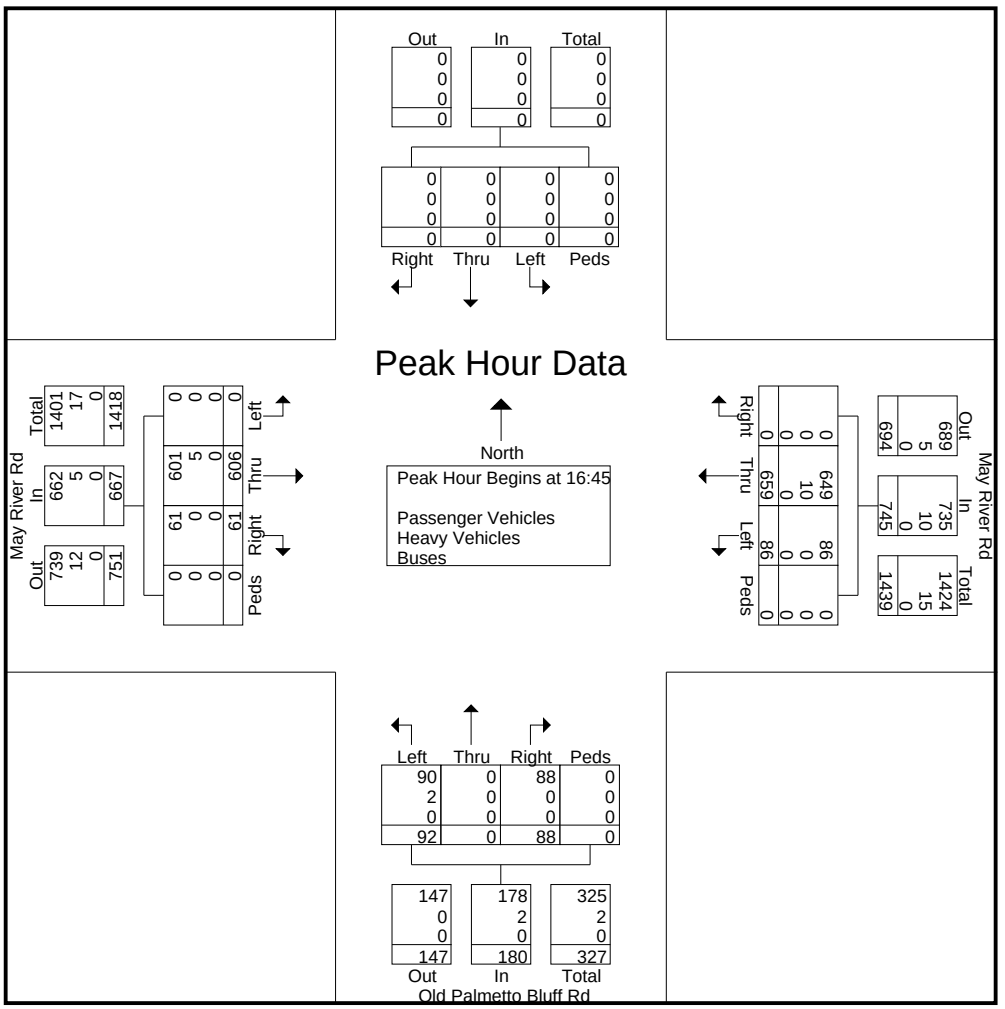
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 4

	Southbound					May River Rd Westbound					Old Palmetto Bluff Rd Northbound					May River Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	0	0	0	0	18	170	0	0	188	21	0	20	0	41	0	148	12	0	160	389
17:00	0	0	0	0	0	**27**	154	0	0	181	14	0	24	0	38	0	155	16	0	171	390
17:15	0	0	0	0	0	24	160	0	0	184	**39**	0	**26**	0	**65**	0	144	13	0	157	406
17:30	0	0	0	0	0	17	**175**	0	0	**192**	18	0	18	0	36	0	**159**	**20**	0	**179**	**407**
Total Volume	0	0	0	0	0	86	659	0	0	745	92	0	88	0	180	0	606	61	0	667	1592
% App. Total	0	0	0	0		11.5	88.5	0	0		51.1	0	48.9	0		0	90.9	9.1	0		
PHF	.000	.000	.000	.000	.000	.796	.941	.000	.000	.970	.590	.000	.846	.000	.692	.000	.953	.763	.000	.932	.978
Passenger Vehicles	0	0	0	0	0	86	649	0	0	735	90	0	88	0	178	0	601	61	0	662	1575
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	10	0	0	10	2	0	0	0	2	0	5	0	0	5	17
% Heavy Vehicles	0	0	0	0	0	0	1.5	0	0	1.3	2.2	0	0	0	1.1	0	0.8	0	0	0.7	1.1
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SHORT COUNTS, LLC

ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Stardust Ln
Site Code :
Start Date : 10/01/2020
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

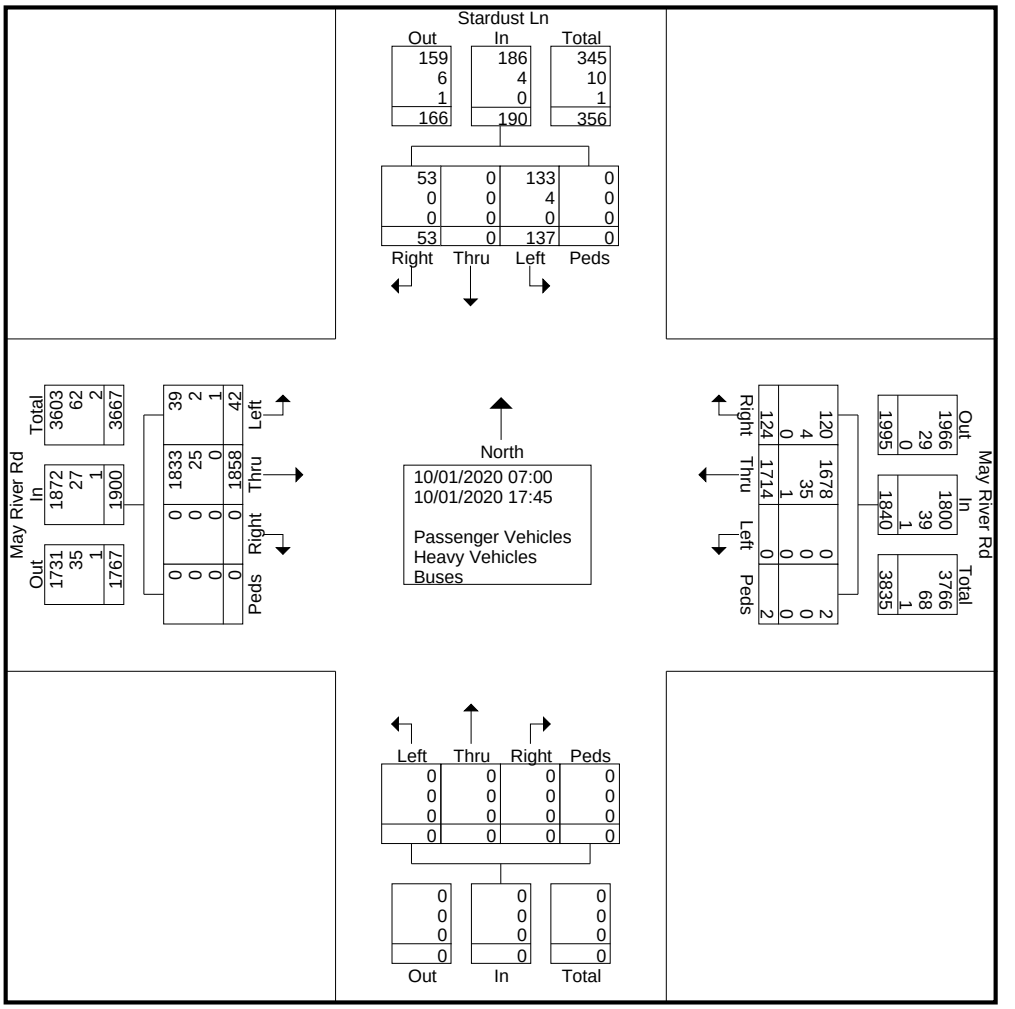
	Stardust Ln Southbound				May River Rd Westbound				Northbound				May River Rd Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00	10	0	3	0	0	72	4	0	0	0	0	0	4	108	0	0	201
07:15	8	0	2	0	0	84	10	0	0	0	0	0	3	127	0	0	234
07:30	7	0	5	0	0	84	8	0	0	0	0	0	6	136	0	0	246
07:45	9	0	8	0	0	94	9	0	0	0	0	0	8	110	0	0	238
Total	34	0	18	0	0	334	31	0	0	0	0	0	21	481	0	0	919
08:00	6	0	1	0	0	88	11	0	0	0	0	0	3	110	0	0	219
08:15	16	0	2	0	0	72	3	0	0	0	0	0	1	115	0	0	209
08:30	7	0	2	0	0	70	2	0	0	0	0	0	2	116	0	0	199
08:45	10	0	1	0	0	94	5	0	0	0	0	0	0	111	0	0	221
Total	39	0	6	0	0	324	21	0	0	0	0	0	6	452	0	0	848
16:00	8	0	5	0	0	115	10	0	0	0	0	0	0	92	0	0	230
16:15	5	0	5	0	0	143	7	2	0	0	0	0	3	66	0	0	231
16:30	9	0	2	0	0	135	7	0	0	0	0	0	2	101	0	0	256
16:45	8	0	3	0	0	135	11	0	0	0	0	0	0	124	0	0	281
Total	30	0	15	0	0	528	35	2	0	0	0	0	5	383	0	0	998
17:00	12	0	2	0	0	112	11	0	0	0	0	0	1	150	0	0	288
17:15	13	0	3	0	0	134	5	0	0	0	0	0	5	113	0	0	273
17:30	5	0	2	0	0	140	11	0	0	0	0	0	3	151	0	0	312
17:45	4	0	7	0	0	142	10	0	0	0	0	0	1	128	0	0	292
Total	34	0	14	0	0	528	37	0	0	0	0	0	10	542	0	0	1165
Grand Total	137	0	53	0	0	1714	124	2	0	0	0	0	42	1858	0	0	3930
Apprch %	72.1	0	27.9	0	0	93.2	6.7	0.1	0	0	0	0	2.2	97.8	0	0	
Total %	3.5	0	1.3	0	0	43.6	3.2	0.1	0	0	0	0	1.1	47.3	0	0	
Passenger Vehicles	133	0	53	0	0	1678	120	2	0	0	0	0	39	1833	0	0	3858
% Passenger Vehicles	97.1	0	100	0	0	97.9	96.8	100	0	0	0	0	92.9	98.7	0	0	98.2
Heavy Vehicles	4	0	0	0	0	35	4	0	0	0	0	0	2	25	0	0	70
% Heavy Vehicles	2.9	0	0	0	0	2	3.2	0	0	0	0	0	4.8	1.3	0	0	1.8
Buses	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	2
% Buses	0	0	0	0	0	0.1	0	0	0	0	0	0	2.4	0	0	0	0.1

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Stardust Ln
Site Code :
Start Date : 10/01/2020
Page No : 2



SHORT COUNTS, LLC

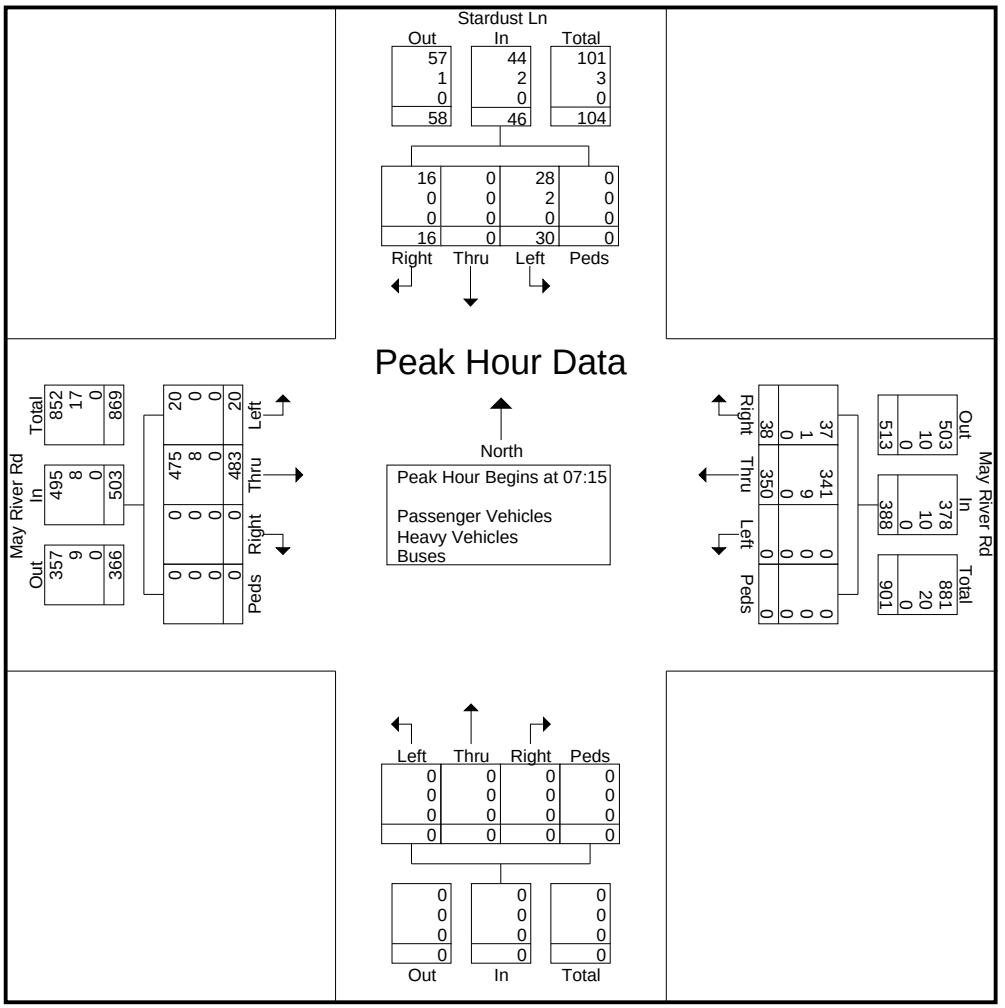
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Stardust Ln
Site Code :
Start Date : 10/01/2020
Page No : 3

	Stardust Ln Southbound					May River Rd Westbound					Northbound					May River Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	8	0	2	0	10	0	84	10	0	94	0	0	0	0	0	3	127	0	0	130	234
07:30	7	0	5	0	12	0	84	8	0	92	0	0	0	0	0	6	**136**	0	0	**142**	**246**
07:45	**9**	0	**8**	0	**17**	0	**94**	9	0	**103**	0	0	0	0	0	**8**	110	0	0	118	238
08:00	6	0	1	0	7	0	88	**11**	0	99	0	0	0	0	0	3	110	0	0	113	219
Total Volume	30	0	16	0	46	0	350	38	0	388	0	0	0	0	0	20	483	0	0	503	937
% App. Total	65.2	0	34.8	0		0	90.2	9.8	0		0	0	0	0		4	96	0	0		
PHF	.833	.000	.500	.000	.676	.000	.931	.864	.000	.942	.000	.000	.000	.000	.000	.625	.888	.000	.000	.886	.952
Passenger Vehicles	28	0	16	0	44	0	341	37	0	378	0	0	0	0	0	20	475	0	0	495	917
% Passenger Vehicles																					
Heavy Vehicles	2	0	0	0	2	0	9	1	0	10	0	0	0	0	0	0	8	0	0	8	20
% Heavy Vehicles	6.7	0	0	0	4.3	0	2.6	2.6	0	2.6	0	0	0	0	0	0	1.7	0	0	1.6	2.1
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SHORT COUNTS, LLC

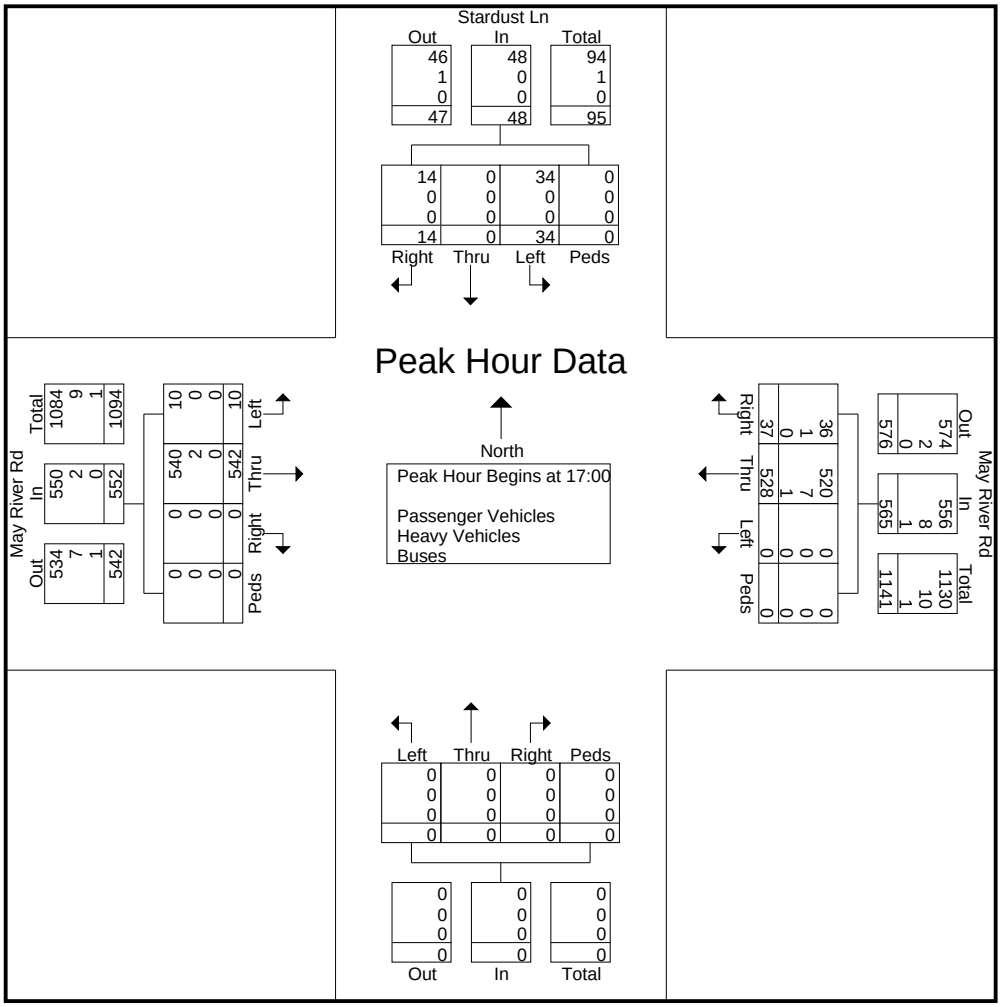
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : May River Rd @ Stardust Ln
Site Code :
Start Date : 10/01/2020
Page No : 4

	Stardust Ln Southbound					May River Rd Westbound					Northbound					May River Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	12	0	2	0	14	0	112	**11**	0	123	0	0	0	0	0	1	150	0	0	151	288
17:15	**13**	0	3	0	**16**	0	134	5	0	139	0	0	0	0	0	**5**	113	0	0	118	273
17:30	5	0	2	0	7	0	140	11	0	151	0	0	0	0	0	3	**151**	0	0	**154**	**312**
17:45	4	0	**7**	0	11	0	**142**	10	0	**152**	0	0	0	0	0	1	128	0	0	129	292
Total Volume	34	0	14	0	48	0	528	37	0	565	0	0	0	0	0	10	542	0	0	552	1165
% App. Total	70.8	0	29.2	0		0	93.5	6.5	0		0	0	0	0		1.8	98.2	0	0		
PHF	.654	.000	.500	.000	.750	.000	.930	.841	.000	.929	.000	.000	.000	.000	.000	.500	.897	.000	.000	.896	.933
Passenger Vehicles	34	0	14	0	48	0	520	36	0	556	0	0	0	0	0	10	540	0	0	550	1154
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	7	1	0	8	0	0	0	0	0	0	2	0	0	2	10
% Heavy Vehicles	0	0	0	0	0	0	1.3	2.7	0	1.4	0	0	0	0	0	0	0.4	0	0	0.4	0.9
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
% Buses	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0	0	0	0	0	0.1



SHORT COUNTS, LLC

ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : New Riverside Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

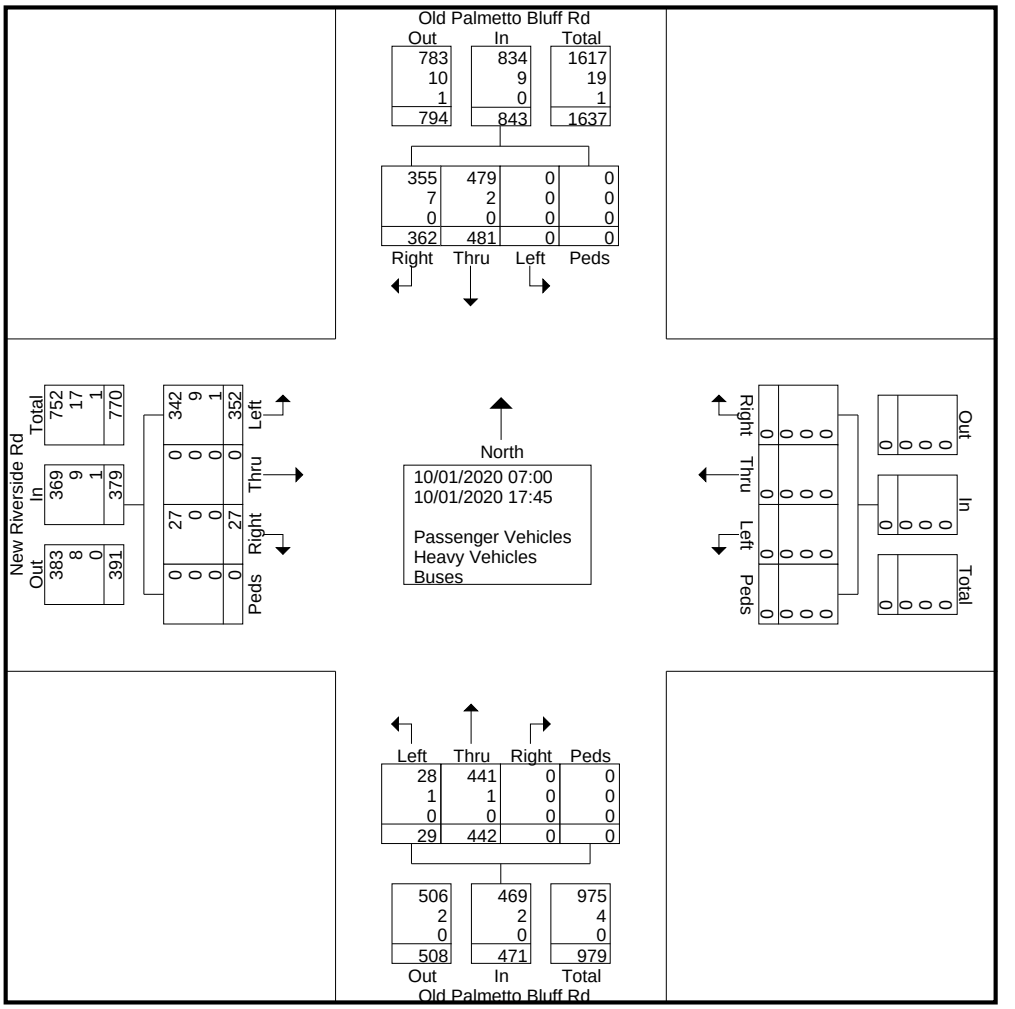
	Old Palmetto Bluff Rd Southbound				Westbound				Old Palmetto Bluff Rd Northbound				New Riverside Rd Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00	0	15	15	0	0	0	0	0	1	10	0	0	9	0	1	0	51
07:15	0	17	21	0	0	0	0	0	1	15	0	0	22	0	2	0	78
07:30	0	40	37	0	0	0	0	0	2	15	0	0	25	0	3	0	122
07:45	0	41	28	0	0	0	0	0	1	15	0	0	16	0	2	0	103
Total	0	113	101	0	0	0	0	0	5	55	0	0	72	0	8	0	354
08:00	0	25	23	0	0	0	0	0	1	13	0	0	28	0	1	0	91
08:15	0	51	24	0	0	0	0	0	0	11	0	0	23	0	4	0	113
08:30	0	38	22	0	0	0	0	0	4	16	0	0	19	0	3	0	102
08:45	0	45	24	0	0	0	0	0	0	10	0	0	17	0	2	0	98
Total	0	159	93	0	0	0	0	0	5	50	0	0	87	0	10	0	404
16:00	0	27	16	0	0	0	0	0	3	42	0	0	24	0	3	0	115
16:15	0	36	20	0	0	0	0	0	2	37	0	0	23	0	1	0	119
16:30	0	36	27	0	0	0	0	0	2	51	0	0	23	0	1	0	140
16:45	0	22	23	0	0	0	0	0	0	38	0	0	20	0	0	0	103
Total	0	121	86	0	0	0	0	0	7	168	0	0	90	0	5	0	477
17:00	0	37	15	0	0	0	0	0	2	36	0	0	29	0	1	0	120
17:15	0	17	28	0	0	0	0	0	5	56	0	0	30	0	0	0	136
17:30	0	21	20	0	0	0	0	0	1	35	0	0	22	0	3	0	102
17:45	0	13	19	0	0	0	0	0	4	42	0	0	22	0	0	0	100
Total	0	88	82	0	0	0	0	0	12	169	0	0	103	0	4	0	458
Grand Total	0	481	362	0	0	0	0	0	29	442	0	0	352	0	27	0	1693
Apprch %	0	57.1	42.9	0	0	0	0	0	6.2	93.8	0	0	92.9	0	7.1	0	
Total %	0	28.4	21.4	0	0	0	0	0	1.7	26.1	0	0	20.8	0	1.6	0	
Passenger Vehicles	0	479	355	0	0	0	0	0	28	441	0	0	342	0	27	0	1672
% Passenger Vehicles	0	99.6	98.1	0	0	0	0	0	96.6	99.8	0	0	97.2	0	100	0	98.8
Heavy Vehicles	0	2	7	0	0	0	0	0	1	1	0	0	9	0	0	0	20
% Heavy Vehicles	0	0.4	1.9	0	0	0	0	0	3.4	0.2	0	0	2.6	0	0	0	1.2
Buses	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0	0.1

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : New Riverside Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 2



SHORT COUNTS, LLC

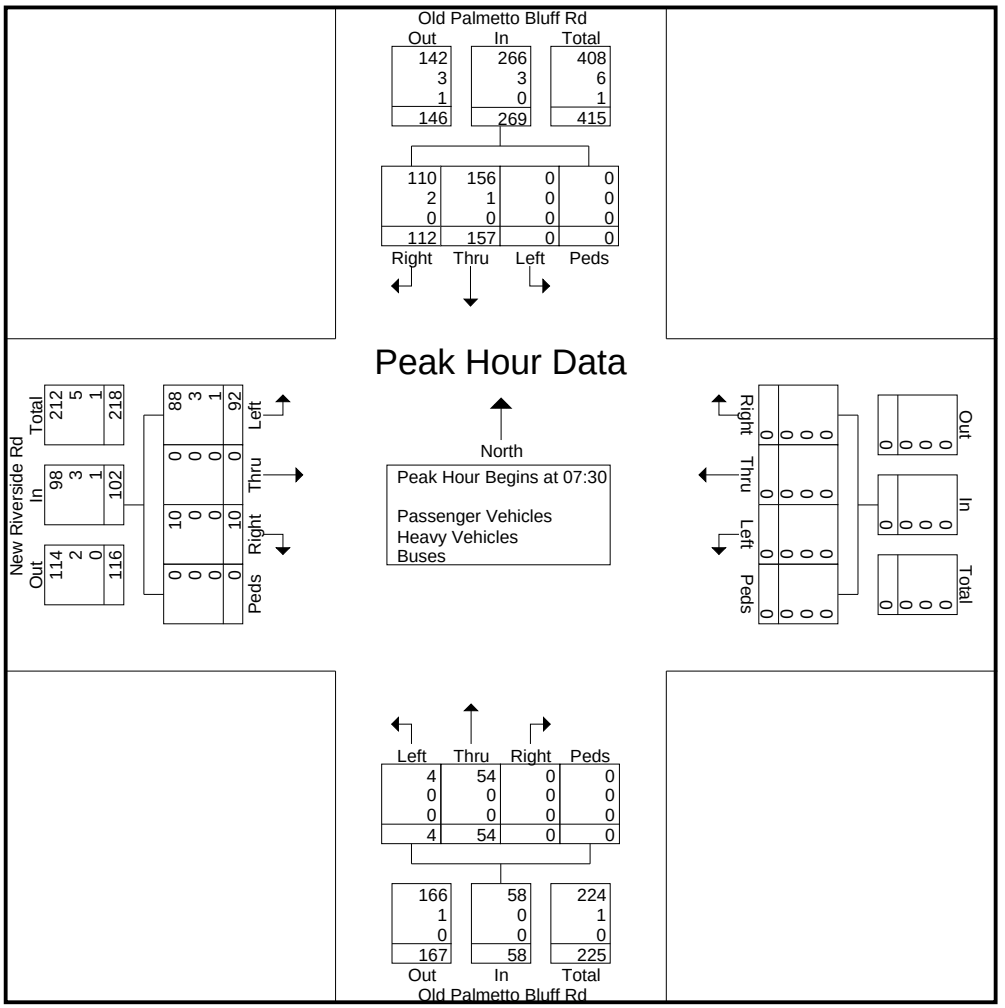
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : New Riverside Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 3

	Old Palmetto Bluff Rd Southbound					Westbound					Old Palmetto Bluff Rd Northbound					New Riverside Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	40	**37**	0	**77**	0	0	0	0	0	**2**	**15**	0	0	**17**	25	0	3	0	28	**122**
07:45	0	41	28	0	69	0	0	0	0	0	1	15	0	0	16	16	0	2	0	18	103
08:00	0	25	23	0	48	0	0	0	0	0	1	13	0	0	14	**28**	0	1	0	**29**	91
08:15	0	**51**	24	0	75	0	0	0	0	0	0	11	0	0	11	23	0	**4**	0	27	113
Total Volume	0	157	112	0	269	0	0	0	0	0	4	54	0	0	58	92	0	10	0	102	429
% App. Total	0	58.4	41.6	0		0	0	0	0		6.9	93.1	0	0		90.2	0	9.8	0		
PHF	.000	.770	.757	.000	.873	.000	.000	.000	.000	.000	.500	.900	.000	.000	.853	.821	.000	.625	.000	.879	.879
Passenger Vehicles	0	156	110	0	266	0	0	0	0	0	4	54	0	0	58	88	0	10	0	98	422
% Passenger Vehicles																					
Heavy Vehicles	0	1	2	0	3	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	6
% Heavy Vehicles	0	0.6	1.8	0	1.1	0	0	0	0	0	0	0	0	0	0	3.3	0	0	0	2.9	1.4
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.1	0	0	0	1.0	0.2



SHORT COUNTS, LLC

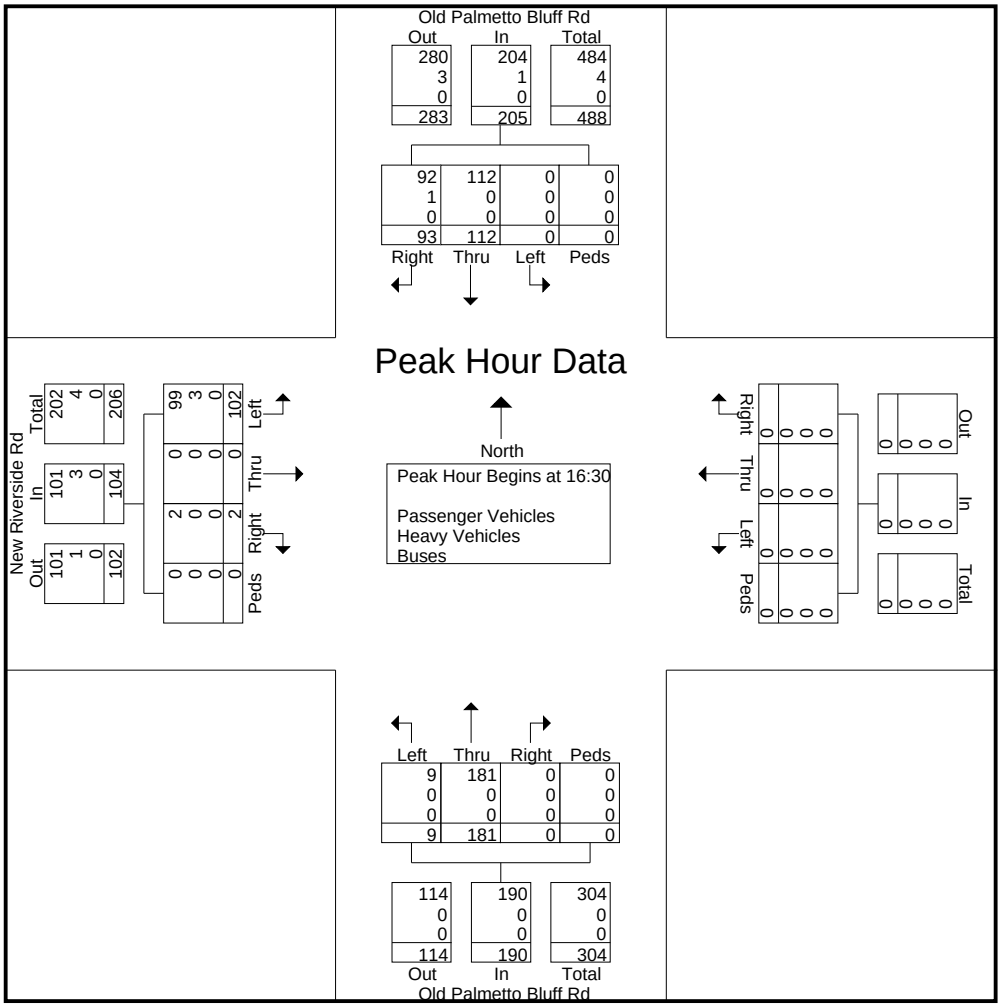
ATTACHMENT 8

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

File Name : New Riverside Rd @ Old Palmetto Bluff Rd
Site Code :
Start Date : 10/01/2020
Page No : 4

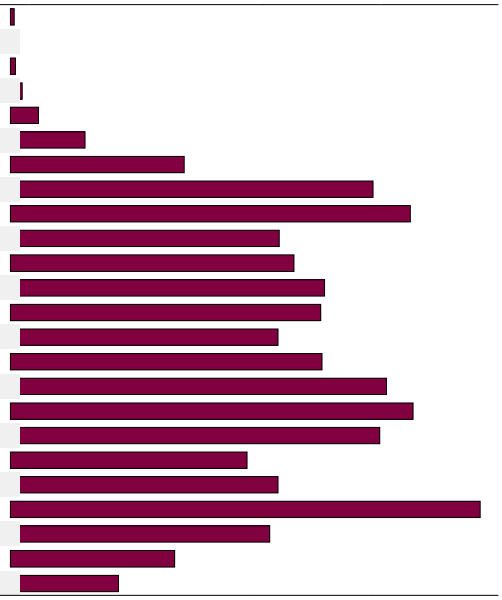
	Old Palmetto Bluff Rd Southbound					Westbound					Old Palmetto Bluff Rd Northbound					New Riverside Rd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	36	27	0	**63**	0	0	0	0	0	2	51	0	0	53	23	0	**1**	0	24	**140**
16:45	0	22	23	0	45	0	0	0	0	0	0	38	0	0	38	20	0	0	0	20	103
17:00	0	**37**	15	0	52	0	0	0	0	0	2	36	0	0	38	29	0	1	0	**30**	120
17:15	0	17	**28**	0	45	0	0	0	0	0	**5**	**56**	0	0	**61**	**30**	0	0	0	30	136
Total Volume	0	112	93	0	205	0	0	0	0	0	9	181	0	0	190	102	0	2	0	104	499
% App. Total	0	54.6	45.4	0		0	0	0	0		4.7	95.3	0	0		98.1	0	1.9	0		
PHF	.000	.757	.830	.000	.813	.000	.000	.000	.000	.000	.450	.808	.000	.000	.779	.850	.000	.500	.000	.867	.891
Passenger Vehicles	0	112	92	0	204	0	0	0	0	0	9	181	0	0	190	99	0	2	0	101	495
% Passenger Vehicles																					
Heavy Vehicles	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	4
% Heavy Vehicles	0	0	1.1	0	0.5	0	0	0	0	0	0	0	0	0	0	2.9	0	0	0	2.9	0.8
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Short Counts, LLC
735 Maryland St
Columbia, SC 29201

Site Code: New Riverside Rd
Station ID: NB Traffic
Just South of May River Rd
Beaufort County, SC
Latitude: 0' 0.0000 Undefined

Start Time	Thu 01-Oct-20	<----------Quarter 1st	2nd	Hour----------> 3rd	4th	Hour Total
12:00 AM		3	0	0	0	3
01:00		2	0	1	1	4
02:00		0	3	0	1	4
03:00		3	0	3	3	9
04:00		7	4	6	4	21
05:00		6	13	14	23	56
06:00		25	37	29	39	130
07:00		57	67	72	75	271
08:00		102	77	69	51	299
09:00		57	42	58	44	201
10:00		51	55	57	49	212
11:00		53	52	75	55	235
12:00 PM		70	51	64	47	232
01:00		48	55	43	54	200
02:00		41	45	78	69	233
03:00		57	77	67	80	281
04:00		75	67	76	83	301
05:00		72	78	60	66	276
06:00		64	40	32	41	177
07:00		39	41	32	88	200
08:00		120	97	78	56	351
09:00		52	68	38	36	194
10:00		39	25	33	26	123
11:00		18	26	14	23	81
Day Total						4094
Total						4094



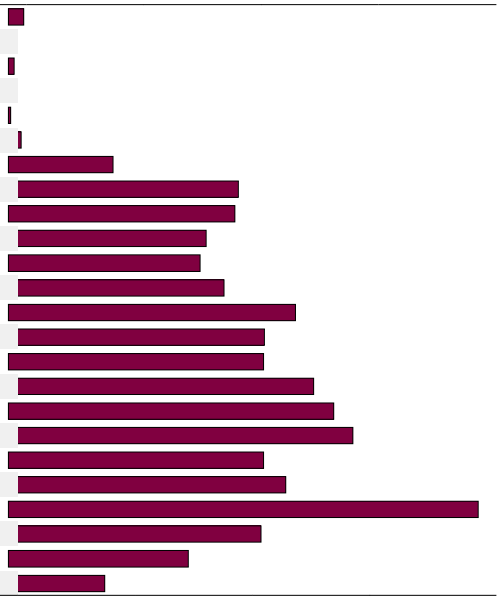
ADT ADT 4,094 AADT 4,094

Short Counts, LLC

735 Maryland St
Columbia, SC 29201

Site Code: New Riverside Rd
Station ID: SB Traffic
Just South of May River Rd
Beaufort County, SC
Latitude: 0' 0.0000 Undefined

Start Time	Thu 01-Oct-20	<----------Quarter Hour----------> 1st	2nd	3rd	4th	Hour Total
12:00 AM		6	2	1	4	13
01:00		0	2	4	1	7
02:00		2	0	1	2	5
03:00		2	1	3	0	6
04:00		0	0	0	2	2
05:00		2	1	3	5	11
06:00		4	21	31	32	88
07:00		43	39	41	70	193
08:00		45	48	46	51	190
09:00		46	38	33	49	166
10:00		35	35	40	51	161
11:00		40	46	44	51	181
12:00 PM		55	51	66	69	241
01:00		57	65	39	54	215
02:00		56	48	65	45	214
03:00		56	55	70	75	256
04:00		82	69	69	53	273
05:00		57	81	67	84	289
06:00		66	69	42	37	214
07:00		33	45	35	120	233
08:00		144	107	82	61	394
09:00		58	66	43	45	212
10:00		47	30	43	31	151
11:00		21	25	16	19	81
Day Total						3796
Total						3796



ADT	ADT 3,796	AADT 3,796	

South Carolina
Department of Transportation

Beaufo
Berkele
Charleston County
Colleton County
Dorchester County
Jasper County

FROM: Josh Johnson, PE, PTOE, District Six Traffic Engineer

DATE: September 28, 2020

RE: Traffic Impact Analyses during COVID-19 Pandemic (Update)

On April 23, 2020, I issued guidance regarding conducting a Traffic Impact Analysis (TIA) in SCDOT District Six during the COVID-19 pandemic. That guidance was extended through August 2020, at which time local school districts began to release plans for reopening. The return to in-person instruction for students was expected to increase traffic volumes closer to normal, but updated guidance is needed based on the varying traffic due to the combination of in-person and virtual student instruction. As such, the District Six traffic office has established updated options for conducting TIAs for SCDOT review in Beaufort, Berkeley, Charleston, Colleton, Dorchester, and Jasper counties, as outlined below.

1. Prepare the analysis using turning movement count data collected within the past five (5) years when school was in session with fully in-person instruction. The calculated historical growth rate will be applied to the traffic count to establish the current year traffic volumes.

2. Conduct traffic counts on a typical weekday and apply assigned seasonal factors to establish current year traffic volumes. The seasonal factors applied shall be 1.19 for the AM peak hour volumes and 1.13 for the PM peak hour volumes.

3. Prepare a trip generation memo for review and determination of possible mitigation required, and construct the mitigation determined by the District Traffic Engineer.

Admittedly, the seasonal factors to be applied in option two are higher than expected. Therefore, my office will conduct periodic data analysis throughout the fall semester as necessary to either validate or update the factors. The above values will apply until further notice.

File: D6/Traffic/Correspondence

District Six Engineering
6355 Fain Boulevard
North Charleston, South Carolina 29406-4989

Phone: (843) 740-1665
Fax: (843) 740-1663

AN EQUAL OPPOR
AFFIRMATIVE ACTION

THOMAS & HUTTON

TRAFFIC IMPACT ANALYSIS

NEW RIVERSIDE VILLAGE

APPENDIX B

SYNCHRO HCM 6th ANALYSIS
HCS 7TH ANALYSIS
2020 PEAK HOUR VOLUMES

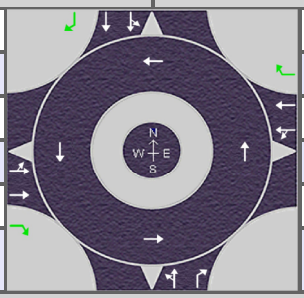
J – 27796.0002

May 2021

HCS7 Roundabouts Report

General Information

Analyst	mb
Agency or Co.	SCDOT
Date Performed	5/4/2021
Analysis Year	2020
Time Analyzed	am peak hr base
Project Description	New Riverside Village



Site Information

Intersection	SC 46, Okatie Hwy & N Rvr
E/W Street Name	SC 46
N/S Street Name	New Riverside Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.99
Jurisdiction	Beaufort Co.

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	0	1	1	0	0	2	0
Lane Assignment	LT		T		LT		T		LT		R		LT		T	
Volume (V), veh/h	0	505	465	40	0	31	331	64	0	45	217	109	0	58	175	426
Percent Heavy Vehicles, %	4	4	4	4	2	2	2	2	4	4	4	4	7	7	7	7
Flow Rate (v_{PCE}), pc/h	0	531	488	42	0	32	341	66	0	47	228	115	0	63	189	460
Right-Turn Bypass	Non-Yielding				Non-Yielding				None				Non-Yielding			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)	4.5436	4.5436		4.5436	4.5436		4.5436	4.5436		4.5436	4.5436	
Follow-Up Headway (s)	2.5352	2.5352		2.5352	2.5352		2.5352	2.5352		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	479	540	42	175	198	66	275	115		118	134	460
Entry Volume, veh/h	461	519	40	172	194	65	264	111		111	125	430
Circulating Flow (v_c), pc/h	284			806			1082			420		
Exiting Flow (v_{ex}), pc/h	666			388			759			221		
Capacity (c_{pce}), pc/h	1097	1097		682	682		530	530		969	969	
Capacity (c), veh/h	1054	1054		669	669		510	510		906	906	
v/c Ratio (x)	0.44	0.49		0.26	0.29		0.52	0.22		0.12	0.14	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	8.2	9.1		8.5	9.0		17.0	10.1		5.1	5.3	
Lane LOS	A	A	A	A	A	A	C	B		A	A	A
95% Queue, veh	2.3	2.8		1.0	1.2		2.9	0.8		0.4	0.5	
Approach Delay, s/veh	8.4			7.5			15.0			1.8		
Approach LOS	A			A			B			A		
Intersection Delay, s/veh | LOS	7.5						A					

Copyright © 2021 University of Florida. All Rights Reserved.

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	575	417	45	36	19
Future Vol, veh/h	24	575	417	45	36	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	0	85
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	2	3	3	7	1
Mvmt Flow	25	605	439	47	38	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	486	0	-	0	1094	439
Stage 1	-	-	-	-	439	-
Stage 2	-	-	-	-	655	-
Critical Hdwy	4.11	-	-	-	6.47	6.21
Critical Hdwy Stg 1	-	-	-	-	5.47	-
Critical Hdwy Stg 2	-	-	-	-	5.47	-
Follow-up Hdwy	2.209	-	-	-	3.563	3.309
Pot Cap-1 Maneuver	1082	-	-	-	232	620
Stage 1	-	-	-	-	639	-
Stage 2	-	-	-	-	508	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1082	-	-	-	224	620
Mov Cap-2 Maneuver	-	-	-	-	224	-
Stage 1	-	-	-	-	617	-
Stage 2	-	-	-	-	508	-

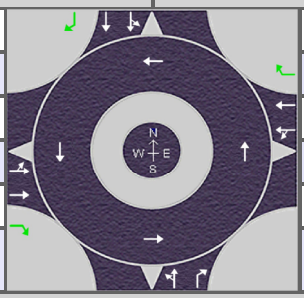
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	19.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1082	-	-	-	224	620
HCM Lane V/C Ratio	0.023	-	-	-	0.169	0.032
HCM Control Delay (s)	8.4	0	-	-	24.3	11
HCM Lane LOS	A	A	-	-	C	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6	0.1

HCS7 Roundabouts Report

General Information

Analyst	mb
Agency or Co.	SCDOT
Date Performed	5/4/2021
Analysis Year	2020
Time Analyzed	pm peak hr base
Project Description	New Riverside Village



Site Information

Intersection	SC 46, Okatie Hwy & N Rvr
E/W Street Name	SC 46
N/S Street Name	New Riverside Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.96
Jurisdiction	Beaufort Co.

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	0	1	1	0	0	2	0
Lane Assignment	LT		T		LT		T		LT		R		LT		T	
Volume (V), veh/h	0	542	473	45	0	68	481	59	0	51	170	45	0	92	235	641
Percent Heavy Vehicles, %	1	1	1	1	2	2	2	2	6	6	6	6	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	570	498	47	0	72	511	63	0	56	188	50	0	98	250	681
Right-Turn Bypass	Non-Yielding				Non-Yielding				None				Non-Yielding			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)	4.5436	4.5436		4.5436	4.5436		4.5436	4.5436		4.5436	4.5436	
Follow-Up Headway (s)	2.5352	2.5352		2.5352	2.5352		2.5352	2.5352		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	502	566	47	274	309	63	244	50		164	184	681
Entry Volume, veh/h	497	560	47	269	303	62	230	47		160	181	668
Circulating Flow (v_c), pc/h	420			814			1166			639		
Exiting Flow (v_{ex}), pc/h	646			567			758			322		
Capacity (c_{pce}), pc/h	969	969		677	677		491	491		794	794	
Capacity (c), veh/h	959	959		664	664		464	464		778	778	
v/c Ratio (x)	0.52	0.58		0.40	0.46		0.50	0.10		0.21	0.23	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	10.3	11.8		11.1	12.2		17.7	9.2		6.9	7.2	
Lane LOS	B	B	A	B	B	A	C	A		A	A	A
95% Queue, veh	3.1	3.9		2.0	2.4		2.7	0.3		0.8	0.9	
Approach Delay, s/veh	10.6			10.5			16.2			2.4		
Approach LOS	B			B			C			A		
Intersection Delay, s/veh | LOS	8.4						A					

Copyright © 2021 University of Florida. All Rights Reserved.

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	612	597	42	38	16
Future Vol, veh/h	11	612	597	42	38	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	0	85
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	2	3	1	1
Mvmt Flow	12	644	628	44	40	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	672	0	-	0	1296	628
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	668	-
Critical Hdwy	4.11	-	-	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	2.209	-	-	-	3.509	3.309
Pot Cap-1 Maneuver	923	-	-	-	180	485
Stage 1	-	-	-	-	534	-
Stage 2	-	-	-	-	512	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	923	-	-	-	176	485
Mov Cap-2 Maneuver	-	-	-	-	176	-
Stage 1	-	-	-	-	523	-
Stage 2	-	-	-	-	512	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	25.9
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	923	-	-	-	176	485
HCM Lane V/C Ratio	0.013	-	-	-	0.227	0.035
HCM Control Delay (s)	8.9	0	-	-	31.4	12.7
HCM Lane LOS	A	A	-	-	D	B
HCM 95th %tile Q(veh)	0	-	-	-	0.8	0.1

THOMAS & HUTTON

TRAFFIC IMPACT ANALYSIS

NEW RIVERSIDE VILLAGE

APPENDIX C

TRIP GENERATION, INTERNAL CAPTURE,
AND PASS-BY CALCULATIONS &
TRAFFIC GENERATED BY MAY RIVER CROSSING

J – 27796.0002

May 2021

thomasandhutton.com

NEW RIVERSIDE VILLAGE -TRIP GENERATION CALCULATIONS

J27796.0002

ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
820	Shopping Center	ksf	33.45 ksf	T = 37.75(X)		T = 0.94(X)		T = 3.81(X)	
				T = 37.75(33.45)		T = 0.94(33.45)		T = 3.81(33.45)	
				T = 1263		T = 31		T = 127	
	A,B,D,E,F			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	62%	38%	48%	52%
				632	631	19	12	61	66
932	High-Turnover (Sit-Down) Restaurant	ksf	7.5 ksf	T = 112.18(X)		T = 9.94(X)		T = 9.77(X)	
				T = 112.18(7.5)		T = 9.94(7.5)		T = 9.77(7.5)	
				T = 841		T = 75		T = 73	
	C			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	55%	45%	62%	38%
				420	421	41	34	45	28
640	Animal Hospital/ Veterinary Clinic	ksf	6.5 ksf	T = 21.50(X)		T = 3.64(X)		T = 3.53(X)	
				T = 21.50(6.5)		T = 3.64(6.5)		T = 3.53(6.5)	
				T = 140		T = 24		T = 23	
	G			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	53%	47%	47%	53%
				70	70	13	11	11	12
590	Library	ksf	15 ksf	T = 72.05(X)		T = 1.00(X)		T = 8.16(X)	
				T = 72.05(15)		T = 1.00(15)		T = 8.16(15)	
				T = 1081		T = 15		T = 122	
	H			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	86%	14%	16%	84%
				541	540	13	2	20	102
565	Day Care Center	ksf	8.5 ksf	T = 47.62(X)		T = 11.0(X)		T = 11.12(X)	
				T = 47.62(8.5)		T = 11.0(8.5)		T = 11.12(8.5)	
				T = 405		T = 94		T = 95	
	I			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	53%	47%	47%	53%
				202	203	50	44	45	50
710	Office	ksf	15 ksf	T = 9.74(X)		T = 1.16(X)		T = 1.15(X)	
				T = 9.74(15)		T = 1.16(15)		T = 1.15(15)	
				T = 146		T = 17		T = 17	
	J			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	86%	14%	16%	84%
				73	73	15	2	3	14
945	Gasoline/Service Station with Convenience Market	Veh Fueling Positions	12 vfp	T = 205.36(X)		T = 12.47(X)		T = 13.99(X)	
				T = 205.36(12)		T = 12.47(12)		T = 13.99(12)	
				T = 2464		T = 150		T = 168	
	K			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	51%	49%	51%	49%
				1232	1232	77	74	86	82

ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
881	Pharmacy with Drive-Thru Window	ksf	2.5 ksf	T = 109.16(X)		T = 3.84(X)		T = 10.29(X)	
				T = 109.16(2.5)		T = 3.84(2.5)		T = 10.29(2.5)	
				T = 273		T = 10		T = 26	
	L			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	51%	49%	67%	33%
				137	136	5	5	17	9
220	Multi Family Housing (Low-Rise)	Dwelling Units	58 Units	T = 7.32(X)		T = 0.46(X)		T = 0.56(X)	
				T = 7.32(58)		T = 0.46(58)		T = 0.56(58)	
				T = 425		T = 27		T = 32	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	23%	77%	63%	37%
				212	213	6	21	20	12
221	Multi Family Housing (Mid-Rise)	Dwelling Units	170 Units	T = 5.44(X)		T = 0.36(X)		T = 0.44(X)	
				T = 5.44(170)		T = 0.36(170)		T = 0.44(170)	
				T = 925		T = 61		T = 75	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	26%	74%	61%	39%
				463	462	16	45	46	29
Total Unadjusted Trip Generation Volumes				3982	3981	255	250	354	404
Internal Trips (note internal trips are capped at 20%)									
	Office			12	18	6	12	6	6
	Retail			29	49	8	13	21	36
	Restaurant			47	26	31	10	16	16
	Residential			29	32	1	9	28	23
			Total Internal Trips	117	125	46	44	71	81
Pass-By Trips									
820	Retail	AM = 0, PM = 34%		18	17	0	0	18	17
811	Retail	AM = 0, PM = 49%		7	3	0	0	7	3
932	Restaurant	AM = 0, PM = 43%		12	5	0	0	12	5
945	Retail	AM = 62%, PM = 56%		86	74	44	39	42	35
			Total Pass-By	123	99	44	39	79	60
Primary Trips				**3742**	**3757**	**165**	**167**	**204**	**263**

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	New Riverside Village	**Organization:**	Thomas & Hutton
Project Location:	Beaufort County, SC	**Performed By:**	DPE
Scenario Description:	Full Build Out	**Date:**	5/3/2021
Analysis Year:	2023	**Checked By:**	MB
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				41	28	13
Retail				192	101	91
Restaurant				75	41	34
Cinema/Entertainment				0		
Residential				88	22	66
Hotel				0		
All Other Land Uses[2]				0		
				396	192	204

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.00			1.00		
Retail	1.30			1.30		
Restaurant	1.00			1.00		
Cinema/Entertainment						
Residential	1.10			1.10		
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4	8	0	0	0
Retail	1		15	0	0	0
Restaurant	4	5		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	1	8	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	462	224	238
Internal Capture Percentage	21%	21%	20%
External Vehicle-Trips[5]	306	146	160
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	21%	92%
Retail	8%	14%
Restaurant	76%	29%
Cinema/Entertainment	N/A	N/A
Residential	4%	14%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	New Riverside Village
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	28	28	1.00	13	13
Retail	1.30	101	131	1.30	91	118
Restaurant	1.00	41	41	1.00	34	34
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.10	22	24	1.10	66	73
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4	8	0	0	0
Retail	34		15	0	17	0
Restaurant	11	5		0	1	1
Cinema/Entertainment	0	0	0		0	0
Residential	1	1	15	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		42	9	0	0	0
Retail	1		21	0	0	0
Restaurant	4	10		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	22	8	0		0
Hotel	1	5	2	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	6	22	28	22	0	0
Retail	10	121	131	93	0	0
Restaurant	31	10	41	10	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	23	24	21	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	12	1	13	1	0	0
Retail	16	102	118	78	0	0
Restaurant	10	24	34	24	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	10	63	73	57	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	New Riverside Village	**Organization:**	Thomas & Hutton
Project Location:	Beaufort County, SC	**Performed By:**	DPE
Scenario Description:	Full Build Out	**Date:**	5/3/2021
Analysis Year:	2023	**Checked By:**	MB
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				40	14	26
Retail				321	164	157
Restaurant				73	45	28
Cinema/Entertainment				0		
Residential				107	66	41
Hotel				0		
All Other Land Uses[2]				0		
				541	289	252

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.00			1.00		
Retail	1.40			1.40		
Restaurant	1.00			1.00		
Cinema/Entertainment						
Residential	1.20			1.20		
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		5	1	0	1	0
Retail	4		13	0	36	0
Restaurant	1	11		0	5	0
Cinema/Entertainment	0	0	0		0	0
Residential	2	21	6	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	691	368	323
Internal Capture Percentage	31%	29%	33%
External Vehicle-Trips[5]	367	201	166
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	50%	27%
Retail	16%	24%
Restaurant	44%	61%
Cinema/Entertainment	N/A	N/A
Residential	53%	59%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	New Riverside Village
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	14	14	1.00	26	26
Retail	1.40	164	230	1.40	157	220
Restaurant	1.00	45	45	1.00	28	28
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.20	66	79	1.20	41	49
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		5	1	0	1	0
Retail	4		64	9	57	11
Restaurant	1	11		2	5	2
Cinema/Entertainment	0	0	0		0	0
Residential	2	21	10	0		1
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		18	1	0	3	0
Retail	4		13	0	36	0
Restaurant	4	115		0	13	0
Cinema/Entertainment	1	9	1		3	0
Residential	8	23	6	0		0
Hotel	0	5	2	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	7	7	14	7	0	0
Retail	37	193	230	138	0	0
Restaurant	20	25	45	25	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	42	37	79	31	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	7	19	26	19	0	0
Retail	53	167	220	119	0	0
Restaurant	17	11	28	11	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	29	20	49	17	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development			
Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Office	0.0%	0.0%
	To Retail	28.0%	20.0%
	To Restaurant	63.0%	4.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
From RETAIL	To Office	29.0%	2.0%
	To Retail	0.0%	0.0%
	To Restaurant	13.0%	29.0%
	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	26.0%
	To Hotel	0.0%	5.0%
From RESTAURANT	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	18.0%
	To Hotel	3.0%	7.0%
From CINEMA/ENTERTAINMENT	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
From RESIDENTIAL	To Office	2.0%	4.0%
	To Retail	1.0%	42.0%
	To Restaurant	20.0%	21.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
From HOTEL	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
	To Restaurant	9.0%	68.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development			
Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Office	0.0%	0.0%
	From Retail	4.0%	31.0%
	From Restaurant	14.0%	30.0%
	From Cinema/Entertainment	0.0%	6.0%
	From Residential	3.0%	57.0%
	From Hotel	3.0%	0.0%
To RETAIL	From Office	32.0%	8.0%
	From Retail	0.0%	0.0%
	From Restaurant	8.0%	50.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	17.0%	10.0%
	From Hotel	4.0%	2.0%
To RESTAURANT	From Office	23.0%	2.0%
	From Retail	50.0%	29.0%
	From Restaurant	0.0%	0.0%
	From Cinema/Entertainment	0.0%	3.0%
	From Residential	20.0%	14.0%
	From Hotel	6.0%	5.0%
To CINEMA/ENTERTAINMENT	From Office	0.0%	1.0%
	From Retail	0.0%	26.0%
	From Restaurant	0.0%	32.0%
	From Cinema/Entertainment	0.0%	0.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To RESIDENTIAL	From Office	0.0%	4.0%
	From Retail	2.0%	46.0%
	From Restaurant	5.0%	16.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To HOTEL	From Office	0.0%	0.0%
	From Retail	0.0%	17.0%
	From Restaurant	4.0%	71.0%
	From Cinema/Entertainment	0.0%	1.0%
	From Residential	0.0%	12.0%
	From Hotel	0.0%	0.0%

MAY RIVER CROSSING - TRIP GENERATION CALCULATIONS

J26430.0001

ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
850	Supermarket	ksf	55.5 ksf	T = 106.78(X) T = 106.78(55.5)		T = 3.82(X) T = 3.82(55.5)		T = 9.24(X) T = 9.24(55.5)	
	Bldg's. A, A1			T = 5926		T = 212		T = 513	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	60%	40%	51%	49%
				2963	2963	127	85	262	251
	Build Out					127	85	262	251
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
814	Variety Store	ksf	6.06 ksf	T = 63.47(X) T = 63.47(6.06)		T = 3.18(X) T = 3.18(6.06)		T = 6.84(X) T = 6.84(6.06)	
	Bldg. A2			T = 385		T = 19		T = 41	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	57%	43%	52%	48%
				192	193	11	8	21	20
	Nail Salon		2.2 ksf			1	1	1	3
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
879	Arts and Crafts Store	ksf	6.06 ksf	T = 56.55(X) T = 56.55(6.06)		T = 4.65(X) T = 4.65(6.06)		T = 6.21(X) T = 6.21(6.06)	
	Bldg. A3			T = 343		T = 28		T = 38	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	49%	51%	46%	54%
				171	172	14	14	17	21
	Hair Salon		1.3 ksf			1	1	0	2
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
816	Hardware/ Paint Store	ksf	5 ksf	T = 9.14(X) T = 9.14(5)		T = 1.08(X) T = 1.08(5)		T = 2.68(X) T = 2.68(5)	
	Bldg. A4			T = 46		T = 5		T = 13	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	54%	46%	47%	53%
				23	23	3	2	6	7
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
911	ATM (Walk-In Bank)	ksf	1.224 ksf	T = 121.3(X) T = 121.3(1.224) *		T = 22.54(X) T = 22.54(1.224)		T = 12.13(X) T = 12.13(1.224)	
	Bldg A5			T = 148		T = 28		T = 15	
	* No Equation Given, Used 10 times pm peak			Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	52%	48%	44%	56%
				74	74	15	13	7	8
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
934	Fast Food Rest. w/ Drive-Through Window	ksf	5 ksf	T = 470.95(X) T = 470.95(5)		T = 40.19(X) T = 40.19(5)		T = 32.67(X) T = 32.67(5)	
	Bldg's. B,C			T = 2355		T = 201		T = 163	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	51%	49%	52%	48%
				1178	1177	103	98	85	78
B1/B2	ABC Store		2.3 ksf			5	5	19	19
C1/C2	Retail		1.8 ksf			3	2	6	6
C3	Physical Ther		1.8 ksf			4	1	2	4
						12	8	27	29

MAY RIVER COMMONS -TRIP GENERATION CALCULATIONS p.2

ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
931	Quality Restaurant Bldg. E	ksf	7.25 ksf	T = 83.84(X) T = 83.84(7.25) T = 608		T = 0.73(X) T = 0.73(7.25) T = 5		T = 7.8(X) T = 7.8(7.25) T = 57	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	51%	49%	67%	33%
				304	304	3	2	38	19
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
710	General Office Building Bldg. D3	ksf	15 ksf	T = 9.74(X) T = 9.74(15) T = 146		T = 1.16(X) T = 1.16(15) T = 17		T = 1.15(X) T = 1.15(15) T = 17	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	86%	14%	16%	84%
				73	73	15	2	3	14
D1	Coffee Shop		2.4 ksf			109	105	52	52
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
750	Office Park Bldg's. F	ksf	44 ksf	T = 11.07(X) T = 11.07(44) T = 487		T = 1.44(X) T = 1.44(44) T = 63		T = 1.07(X) T = 1.07(44) T = 47	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	89%	11%	7%	93%
				243	244	56	7	3	44
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
932	High-Turnover (Sit-Down) Restaurant Bldg. G	ksf	4.5 ksf	T = 112.18(X) T = 112.18(4.5) T = 505		T = 9.94(X) T = 9.94(4.5) T = 45		T = 9.77(X) T = 9.77(4.5) T = 44	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	55%	45%	62%	38%
				253	252	25	20	27	17
	Sit-Down Rest't		2.8 ksf			15	13	17	10
ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
881	Pharmacy/ Drugstore w/ Drive-Through Adjacent to E	ksf	12 ksf	T = 109.16(X) T = 109.16(12) T = 1310		T = 3.84(X) T = 3.84(12) T = 46		T = 10.29(X) T = 10.29(12) T = 123	
				Enter	Exit	Enter	Exit	Enter	Exit
				50%	50%	53%	47%	50%	50%
				655	655	24	22	61	62
						265	213	359	347
Total Unadjusted Trip Generation Volumes				6129	6130	396	273	530	541
Adjustment for Multi-Use Capture				0	0	21 35	21 34	45 76	45 93
Adjustment for Pass-By Trips				0	0	97 47	93 45	98 152	91 151
Total Primary Trips				**6129**	**6130**	**314**	**194**	**302**	**297**
Total Primary Trips - Currently Built						147	99	216	211
Trips to ADD to New Riverside Village No-Build						167	95	86	86

THOMAS & HUTTON

TRAFFIC IMPACT ANALYSIS

NEW RIVERSIDE VILLAGE

APPENDIX D

SYNCHRO HCM 6th ANALYSIS
HCS 7TH ANALYSIS
2023 NO-BUILD PEAK HOUR VOLUMES

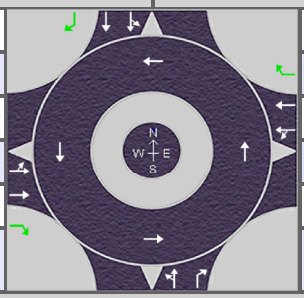
J – 27796.0002

May 2021

HCS7 Roundabouts Report

General Information

Analyst	mb
Agency or Co.	SCDOT
Date Performed	5/17/2021
Analysis Year	2023
Time Analyzed	am peak hr no bld
Project Description	New Riverside Village



Site Information

Intersection	SC 46, Okatie Hwy & N Rvr
E/W Street Name	SC 46
N/S Street Name	New Riverside Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.99
Jurisdiction	Beaufort Co.

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	0	1	1	0	0	2	0
Lane Assignment	LT		T		LT		T		LT		R		LT		T	
Volume (V), veh/h	0	569	493	42	0	33	365	68	0	48	230	116	0	62	186	490
Percent Heavy Vehicles, %	4	4	4	4	2	2	2	2	4	4	4	4	7	7	7	7
Flow Rate (v_{PCE}), pc/h	0	598	518	44	0	34	376	70	0	50	242	122	0	67	201	530
Right-Turn Bypass	Non-Yielding				Non-Yielding				None				Non-Yielding			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)	4.5436	4.5436		4.5436	4.5436		4.5436	4.5436		4.5436	4.5436	
Follow-Up Headway (s)	2.5352	2.5352		2.5352	2.5352		2.5352	2.5352		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	525	591	44	193	217	70	292	122		126	142	530
Entry Volume, veh/h	504	569	42	189	213	69	281	117		118	133	495
Circulating Flow (v_c), pc/h	302			890			1183			460		
Exiting Flow (v_{ex}), pc/h	707			426			840			235		
Capacity (c_{pce}), pc/h	1079	1079		632	632		484	484		934	934	
Capacity (c), veh/h	1037	1037		619	619		465	465		873	873	
v/c Ratio (x)	0.49	0.55		0.31	0.34		0.60	0.25		0.13	0.15	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	9.1	10.3		9.9	10.5		21.8	11.6		5.4	5.6	
Lane LOS	A	B	A	A	B	A	C	B		A	A	A
95% Queue, veh	2.7	3.4		1.3	1.5		3.9	1.0		0.5	0.5	
Approach Delay, s/veh	9.4			8.7			18.8			1.9		
Approach LOS	A			A			C			A		
Intersection Delay, s/veh | LOS	8.6						A					

Copyright © 2021 University of Florida. All Rights Reserved.

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	25	610	501	51	40	20
Future Vol, veh/h	25	610	501	51	40	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	0	85
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	2	3	3	7	1
Mvmt Flow	26	642	527	54	42	21

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	581	0	-	0	1221	527
Stage 1	-	-	-	-	527	-
Stage 2	-	-	-	-	694	-
Critical Hdwy	4.11	-	-	-	6.47	6.21
Critical Hdwy Stg 1	-	-	-	-	5.47	-
Critical Hdwy Stg 2	-	-	-	-	5.47	-
Follow-up Hdwy	2.209	-	-	-	3.563	3.309
Pot Cap-1 Maneuver	998	-	-	-	194	553
Stage 1	-	-	-	-	582	-
Stage 2	-	-	-	-	487	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	998	-	-	-	186	553
Mov Cap-2 Maneuver	-	-	-	-	186	-
Stage 1	-	-	-	-	559	-
Stage 2	-	-	-	-	487	-

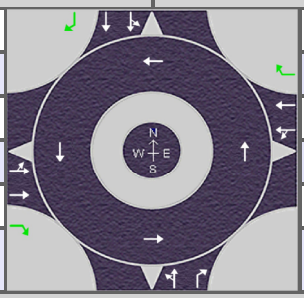
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	23.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	998	-	-	-	186	553
HCM Lane V/C Ratio	0.026	-	-	-	0.226	0.038
HCM Control Delay (s)	8.7	0	-	-	29.9	11.8
HCM Lane LOS	A	A	-	-	D	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8	0.1

HCS7 Roundabouts Report

General Information

Analyst	mb
Agency or Co.	SCDOT
Date Performed	5/17/2021
Analysis Year	2023
Time Analyzed	pm peak hr no build
Project Description	New Riverside Village



Site Information

Intersection	SC 46, Okatie Hwy & N Rvr
E/W Street Name	SC 46
N/S Street Name	New Riverside Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.96
Jurisdiction	Beaufort Co.

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	0	1	1	0	0	2	0
Lane Assignment	LT		T		LT		T		LT		R		LT		T	
Volume (V), veh/h	0	592	502	48	0	72	523	63	0	54	180	48	0	98	249	714
Percent Heavy Vehicles, %	1	1	1	1	2	2	2	2	6	6	6	6	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	623	528	50	0	76	556	67	0	60	199	53	0	104	265	759
Right-Turn Bypass	Non-Yielding				Non-Yielding				None				Non-Yielding			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)	4.5436	4.5436		4.5436	4.5436		4.5436	4.5436		4.5436	4.5436	
Follow-Up Headway (s)	2.5352	2.5352		2.5352	2.5352		2.5352	2.5352		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	541	610	50	297	335	67	259	53		173	196	759
Entry Volume, veh/h	536	604	50	291	328	66	244	50		170	192	744
Circulating Flow (v_c), pc/h	445			882			1255			692		
Exiting Flow (v_{ex}), pc/h	685			616			822			341		
Capacity (c_{pce}), pc/h	947	947		636	636		453	453		756	756	
Capacity (c), veh/h	938	938		624	624		428	428		742	742	
v/c Ratio (x)	0.57	0.64		0.47	0.53		0.57	0.12		0.23	0.26	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	11.7	13.7		13.1	14.6		21.9	10.1		7.4	7.8	
Lane LOS	B	B	A	B	B	A	C	B		A	A	A
95% Queue, veh	3.7	4.9		2.5	3.1		3.5	0.4		0.9	1.0	
Approach Delay, s/veh	12.2			12.6			19.9			2.5		
Approach LOS	B			B			C			A		
Intersection Delay, s/veh | LOS	9.7						A					

Copyright © 2021 University of Florida. All Rights Reserved.

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	649	663	47	42	17
Future Vol, veh/h	12	649	663	47	42	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	0	85
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	2	3	1	1
Mvmt Flow	13	683	698	49	44	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	747	0	-	0	1407	698
Stage 1	-	-	-	-	698	-
Stage 2	-	-	-	-	709	-
Critical Hdwy	4.11	-	-	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	2.209	-	-	-	3.509	3.309
Pot Cap-1 Maneuver	866	-	-	-	154	442
Stage 1	-	-	-	-	495	-
Stage 2	-	-	-	-	490	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	866	-	-	-	150	442
Mov Cap-2 Maneuver	-	-	-	-	150	-
Stage 1	-	-	-	-	483	-
Stage 2	-	-	-	-	490	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	31.4
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	866	-	-	-	150	442
HCM Lane V/C Ratio	0.015	-	-	-	0.295	0.04
HCM Control Delay (s)	9.2	0	-	-	38.7	13.5
HCM Lane LOS	A	A	-	-	E	B
HCM 95th %tile Q(veh)	0	-	-	-	1.2	0.1

THOMAS & HUTTON

TRAFFIC IMPACT ANALYSIS

NEW RIVERSIDE VILLAGE

APPENDIX E

SYNCHRO HCM 6th ANALYSIS

HCS 7TH ANALYSIS

2023 BUILD OUT PEAK HOUR VOLUMES

J – 27796.0002

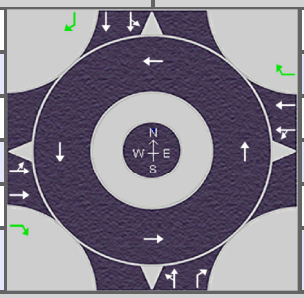
May 2021

thomasandhutton.com

HCS7 Roundabouts Report

General Information

Analyst	mb
Agency or Co.	SCDOT
Date Performed	5/17/2021
Analysis Year	2023
Time Analyzed	am peak hr bld
Project Description	New Riverside Village



Site Information

Intersection	SC 46, Okatie Hwy & N Rvr
E/W Street Name	SC 46
N/S Street Name	New Riverside Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.99
Jurisdiction	Beaufort Co.

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	0	1	1	0	0	2	0
Lane Assignment	LT		T		LT		T		LT		R		LT		T	
Volume (V), veh/h	0	569	505	55	0	43	377	106	0	61	257	126	0	100	212	490
Percent Heavy Vehicles, %	4	4	4	4	2	2	2	2	4	4	4	4	7	7	7	7
Flow Rate (v_{PCE}), pc/h	0	598	531	58	0	44	388	109	0	64	270	132	0	108	229	530
Right-Turn Bypass	Non-Yielding				Non-Yielding				None				Non-Yielding			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)	4.5436	4.5436		4.5436	4.5436		4.5436	4.5436		4.5436	4.5436	
Follow-Up Headway (s)	2.5352	2.5352		2.5352	2.5352		2.5352	2.5352		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	531	598	58	203	229	109	334	132		158	179	530
Entry Volume, veh/h	510	575	56	199	224	107	321	127		148	167	495
Circulating Flow (v_c), pc/h	381			932			1237			496		
Exiting Flow (v_{ex}), pc/h	771			452			868			273		
Capacity (c_{pce}), pc/h	1004	1004		608	608		461	461		904	904	
Capacity (c), veh/h	965	965		596	596		443	443		845	845	
v/c Ratio (x)	0.53	0.60		0.33	0.38		0.72	0.29		0.18	0.20	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	10.5	12.1		10.7	11.5		30.4	12.8		6.0	6.3	
Lane LOS	B	B	A	B	B	A	D	B		A	A	A
95% Queue, veh	3.2	4.1		1.5	1.7		5.7	1.2		0.6	0.7	
Approach Delay, s/veh	10.8			8.9			25.4			2.4		
Approach LOS	B			A			D			A		
Intersection Delay, s/veh | LOS	10.3						B					

Copyright © 2021 University of Florida. All Rights Reserved.

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	27	685	551	51	40	21
Future Vol, veh/h	27	685	551	51	40	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	0	85
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	2	3	3	7	1
Mvmt Flow	28	721	580	54	42	22

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	634	0	-	0	1357	580
Stage 1	-	-	-	-	580	-
Stage 2	-	-	-	-	777	-
Critical Hdwy	4.11	-	-	-	6.47	6.21
Critical Hdwy Stg 1	-	-	-	-	5.47	-
Critical Hdwy Stg 2	-	-	-	-	5.47	-
Follow-up Hdwy	2.209	-	-	-	3.563	3.309
Pot Cap-1 Maneuver	954	-	-	-	160	516
Stage 1	-	-	-	-	550	-
Stage 2	-	-	-	-	445	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	954	-	-	-	152	516
Mov Cap-2 Maneuver	-	-	-	-	152	-
Stage 1	-	-	-	-	523	-
Stage 2	-	-	-	-	445	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	28.8
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	954	-	-	-	152	516
HCM Lane V/C Ratio	0.03	-	-	-	0.277	0.043
HCM Control Delay (s)	8.9	0	-	-	37.5	12.3
HCM Lane LOS	A	A	-	-	E	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.1	0.1

Intersection	
Int Delay, s/veh	2

Movement	NBL	NBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	31	46	397	22	56	254
Future Vol, veh/h	31	46	397	22	56	254
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	14	2	2	14
Mvmt Flow	34	50	432	24	61	276

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	842	444	0	0	456	0
Stage 1	444	-	-	-	-	-
Stage 2	398	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	334	614	-	-	1105	-
Stage 1	646	-	-	-	-	-
Stage 2	678	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	316	614	-	-	1105	-
Mov Cap-2 Maneuver	316	-	-	-	-	-
Stage 1	646	-	-	-	-	-
Stage 2	641	-	-	-	-	-

Approach	NB	NE	SW
HCM Control Delay, s	15	0	1.5
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NBLn1	SWL	SWT
Capacity (veh/h)	-	-	445	1105	-
HCM Lane V/C Ratio	-	-	0.188	0.055	-
HCM Control Delay (s)	-	-	15	8.4	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0.2	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	12	435	22	0	310
Future Vol, veh/h	0	12	435	22	0	310
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	14	2	2	14
Mvmt Flow	0	13	473	24	0	337

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	485	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	582	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	582	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	582	-
HCM Lane V/C Ratio	-	-	0.022	-
HCM Control Delay (s)	-	-	11.3	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	628	67	52	520	60	57
Future Vol, veh/h	628	67	52	520	60	57
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	150	-	0	85
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	3	2	2
Mvmt Flow	683	73	57	565	65	62

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	756	0	1362	683
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	679	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	855	-	163	449
Stage 1	-	-	-	-	502	-
Stage 2	-	-	-	-	504	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	855	-	152	449
Mov Cap-2 Maneuver	-	-	-	-	152	-
Stage 1	-	-	-	-	502	-
Stage 2	-	-	-	-	470	-

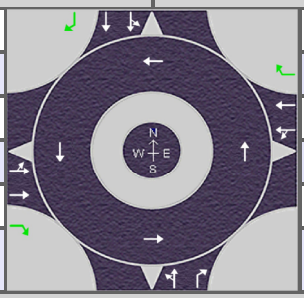
Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	30.2
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	152	449	-	-	855	-
HCM Lane V/C Ratio	0.429	0.138	-	-	0.066	-
HCM Control Delay (s)	45.4	14.3	-	-	9.5	-
HCM Lane LOS	E	B	-	-	A	-
HCM 95th %tile Q(veh)	1.9	0.5	-	-	0.2	-

HCS7 Roundabouts Report

General Information

Analyst	mb
Agency or Co.	SCDOT
Date Performed	5/17/2021
Analysis Year	2023
Time Analyzed	pm peak hr build
Project Description	New Riverside Village



Site Information

Intersection	SC 46, Okatie Hwy & N Rvr
E/W Street Name	SC 46
N/S Street Name	New Riverside Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.96
Jurisdiction	Beaufort Co.

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	2	0	0	0	2	0	0	0	1	1	0	0	2	0
Lane Assignment	LT		T		LT		T		LT		R		LT		T	
Volume (V), veh/h	0	592	516	64	0	84	541	124	0	75	222	64	0	145	282	714
Percent Heavy Vehicles, %	1	1	1	1	2	2	2	2	6	6	6	6	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	623	543	67	0	89	575	132	0	83	245	71	0	154	300	759
Right-Turn Bypass	Non-Yielding				Non-Yielding				None				Non-Yielding			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)	4.5436	4.5436		4.5436	4.5436		4.5436	4.5436		4.5436	4.5436	
Follow-Up Headway (s)	2.5352	2.5352		2.5352	2.5352		2.5352	2.5352		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h	548	618	67	312	352	132	328	71		213	241	759
Entry Volume, veh/h	543	612	66	306	345	129	309	67		209	236	744
Circulating Flow (v_c), pc/h	543			951			1320			747		
Exiting Flow (v_{ex}), pc/h	768			658			868			389		
Capacity (c_{pce}), pc/h	866	866		598	598		427	427		720	720	
Capacity (c), veh/h	858	858		586	586		403	403		705	705	
v/c Ratio (x)	0.63	0.71		0.52	0.59		0.77	0.17		0.30	0.33	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh	14.3	17.5		15.3	17.5		36.8	11.5		8.7	9.3	
Lane LOS	B	C	A	C	C	A	E	B		A	A	A
95% Queue, veh	4.6	6.2		3.0	3.8		6.4	0.6		1.2	1.5	
Approach Delay, s/veh	15.1			13.7			32.3			3.4		
Approach LOS	C			B			D			A		
Intersection Delay, s/veh | LOS	12.7						B					

Copyright © 2021 University of Florida. All Rights Reserved.

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	740	724	47	42	19
Future Vol, veh/h	15	740	724	47	42	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	125	0	85
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	1	1	2	3	1	1
Mvmt Flow	16	779	762	49	44	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	811	0	-	0	1573	762
Stage 1	-	-	-	-	762	-
Stage 2	-	-	-	-	811	-
Critical Hdwy	4.11	-	-	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	2.209	-	-	-	3.509	3.309
Pot Cap-1 Maneuver	820	-	-	-	122	406
Stage 1	-	-	-	-	463	-
Stage 2	-	-	-	-	439	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	820	-	-	-	118	406
Mov Cap-2 Maneuver	-	-	-	-	118	-
Stage 1	-	-	-	-	447	-
Stage 2	-	-	-	-	439	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	40.7
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	820	-	-	-	118	406
HCM Lane V/C Ratio	0.019	-	-	-	0.375	0.049
HCM Control Delay (s)	9.5	0	-	-	52.7	14.3
HCM Lane LOS	A	A	-	-	F	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.5	0.2

Intersection	
Int Delay, s/veh	3

Movement	NBL	NBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	50	70	286	27	76	354
Future Vol, veh/h	50	70	286	27	76	354
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	6	2	2	1
Mvmt Flow	54	76	311	29	83	385

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	877	326	0	0	340	0
Stage 1	326	-	-	-	-	-
Stage 2	551	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	319	715	-	-	1219	-
Stage 1	731	-	-	-	-	-
Stage 2	577	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	297	715	-	-	1219	-
Mov Cap-2 Maneuver	297	-	-	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	538	-	-	-	-	-

Approach	NB	NE	SW
HCM Control Delay, s	16.2	0	1.4
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NBLn1	SWL	SWT
Capacity (veh/h)	-	-	451	1219	-
HCM Lane V/C Ratio	-	-	0.289	0.068	-
HCM Control Delay (s)	-	-	16.2	8.2	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.2	0.2	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	18	346	27	0	430
Future Vol, veh/h	0	18	346	27	0	430
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	6	2	2	1
Mvmt Flow	0	20	376	29	0	467

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	391	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	658	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	658	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	658	-
HCM Lane V/C Ratio	-	-	0.03	-
HCM Control Delay (s)	-	-	10.6	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0.1	-

Intersection	
Int Delay, s/veh	10.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	651	87	71	666	99	86
Future Vol, veh/h	651	87	71	666	99	86
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	150	-	0	85
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	1	2	2	2	2	2
Mvmt Flow	708	95	77	724	108	93

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	803	0	1586	708
Stage 1	-	-	-	-	708	-
Stage 2	-	-	-	-	878	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	821	-	119	435
Stage 1	-	-	-	-	488	-
Stage 2	-	-	-	-	406	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	821	-	108	435
Mov Cap-2 Maneuver	-	-	-	-	108	-
Stage 1	-	-	-	-	488	-
Stage 2	-	-	-	-	368	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	92.7
HCM LOS			F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	108	435	-	-	821	-
HCM Lane V/C Ratio	0.996	0.215	-	-	0.094	-
HCM Control Delay (s)	159.8	15.5	-	-	9.8	-
HCM Lane LOS	F	C	-	-	A	-
HCM 95th %tile Q(veh)	6.3	0.8	-	-	0.3	-

THOMAS & HUTTON

TRAFFIC IMPACT ANALYSIS

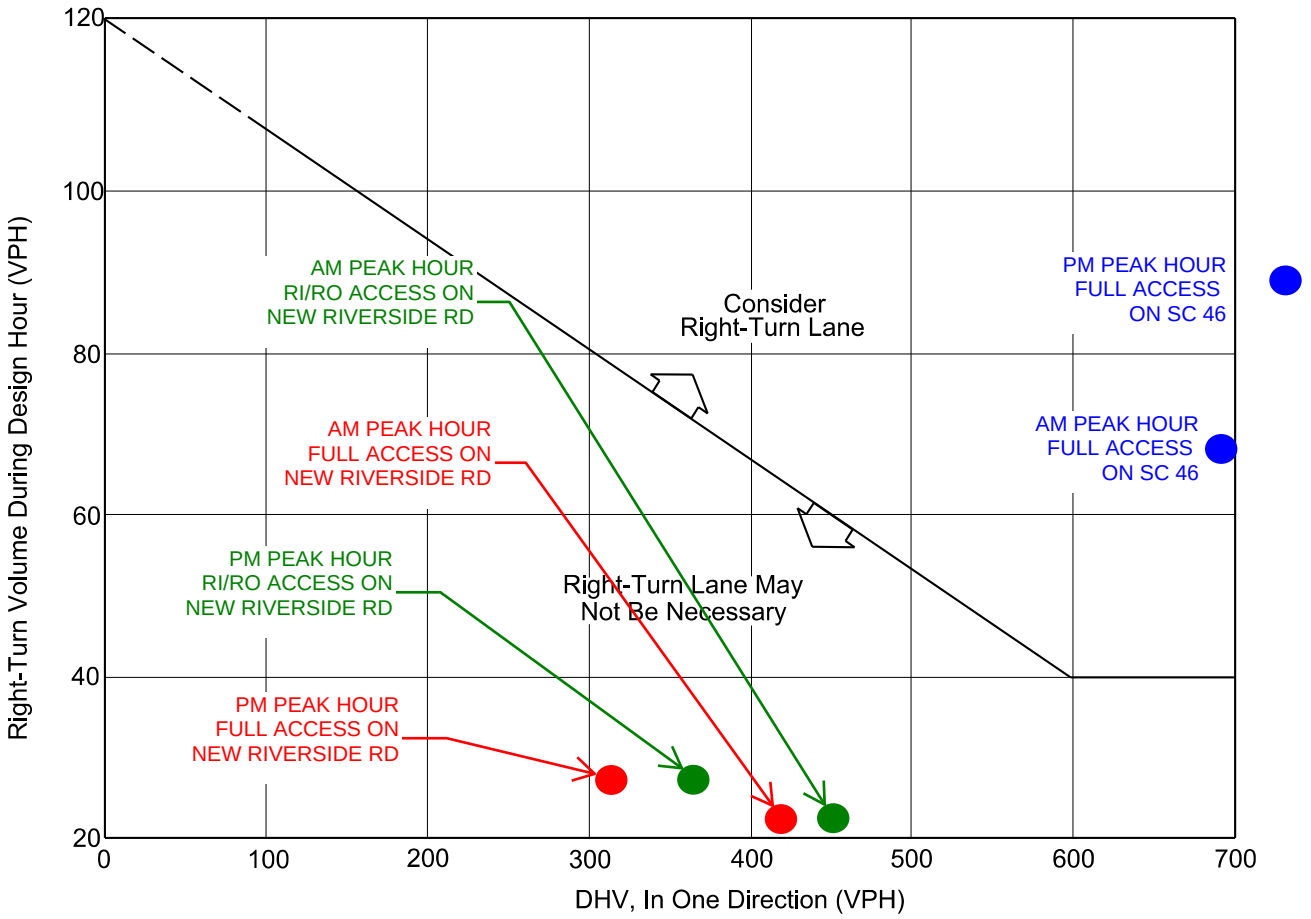
NEW RIVERSIDE VILLAGE

APPENDIX F

TURN LANE ANALYSIS FIGURES

J – 27796.0002

May 2021



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

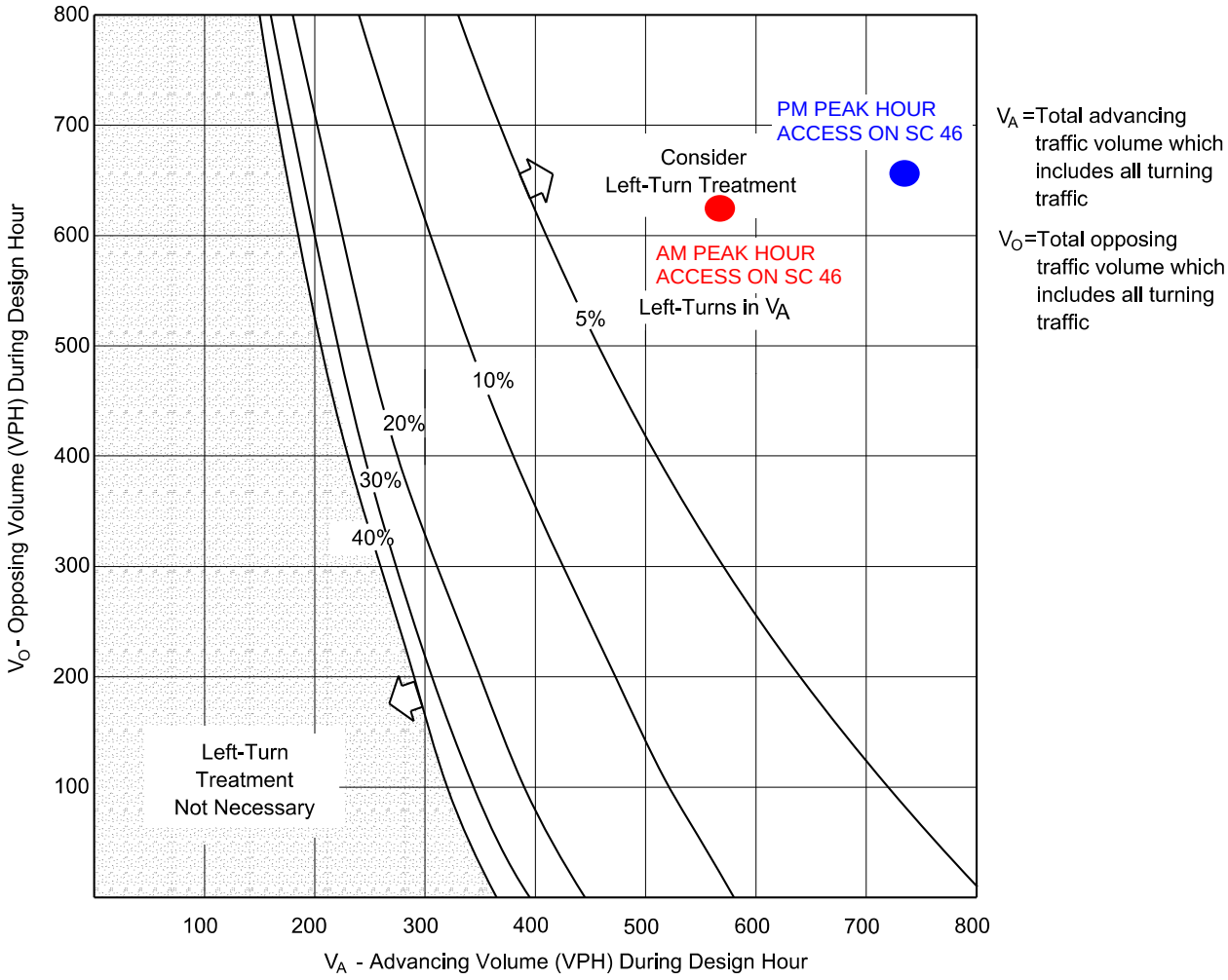
Example

Given:	Design Speed	=	35 miles per hour
	DHV	=	250 vehicles per hour
	Right Turns	=	100 vehicles per hour

Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use 100 – 20 = 80 vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
Figure 9.5-A



Instructions:

1. *The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.*

2. *Read V_A and V_O into the chart and locate the intersection of the two volumes.*

3. *Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.*

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)
Figure 9.5-G

PLANNING COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 27, 2026
PROJECT:	Maiden Lane Development Preliminary Development Plan
APPLICANT:	Nathan Sturre, Sturre Engineering
PROJECT NUMBER:	DP-03-26-020162
PROJECT MANAGER:	Dan Frazier, AICP, Planning Manager Department of Growth Management

REQUEST: The Applicant, Nathan Sturre of Sturre Engineering, on behalf of property owner Hinton Vacation Properties requests approval of a Preliminary Development Plan application. The project consists of the development of nine (9) single-family residential lots with common open space and associated infrastructure (Attachment 1).

INTRODUCTION: The subject property is within the Neighborhood General – Historic District (NG-HD) Zoning District and consists of approximately 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the NG-HD and is subject to the Unified Development Ordinance (UDO). The subject property is located within the Old Town Bluffton Historic District (HD) and will require a Certificate of Appropriateness – Historic District (COFA-HD) reviewing architecture, landscaping, and lighting at the time of Final Development Plan approval.

As reflected in the revised submittal, the proposed development includes nine (9) residential lots fronting on a newly constructed right-of-way with associated driveways, common amenities and infrastructure. A SCDOT Encroachment Permit will be required for access to Bruin Road and a Town of Bluffton Encroachment Permit will be required access to Maiden Lane (Attachment 3).

The Applicant proposes a phased approach, in which the right-of-way and all common amenities and infrastructure is constructed first. Following the approval and execution of a Subdivision Plan, the residential lots will be sold and developed by individual property owners. The proposed design will follow the existing drainage patterns to the maximum extent practicable, aiming to minimize impact to Heyward Cove. It is worth noting that an OCRM Critical Line Delineation Letter is included with this submittal stating OCRM has determined this portion of Heyward Cove is not within OCRM permitting authority and does not require a critical line (Attachment 4).

Additional submittal items include exhibits demonstrating the proposed building footprints, open space, tree canopy coverage, and required on-site parking. In accordance with Unified Development Ordinance (UDO) Section 5.3.3, future property owners will be required to maintain 75% tree canopy lot coverage. Staff has made the Applicant aware that the maximum 60% lot coverage requirement may impact the developability of individual lots (Attachment 5).

The Preliminary Development Plan was reviewed at the April 15, 2026, Development Review Committee (DRC) meeting (Attachment 6). The Applicant provided a response to comments and revised plans on April 29, 2026 (Attachment 7 and 3).

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.**

   Finding. The subject property is located within the NG-HD Zoning District and therefore is subject to, and in conformance with, the standards set forth in the Unified Development Ordinance.

2. **Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.**

   Finding. The proposed development is not within any PUD or Development Agreement. Future subdivision of the subject property will be required to be consistent with the applicable provisions provided in Article 5, Design Standards.

3. **Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.**

   Finding. The proposed development is not within any PUD or Development Agreement. Since the proposed development will have minimal impact on the road network, Staff is not requiring a Traffic Assessment at this time.

4. **Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be**

required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.**

   Finding. The Applicant proposes a phased approach, in which the right-of-way and all common amenities and infrastructure is constructed first. Following the approval and execution of a Subdivision Plan, the residential lots will be sold and developed by individual property owners.

6. **Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.**

   Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance (UDO) are met and recommends that the Planning Commission approve the development plan application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Revised Site Development Plans 04 29 2026
4. SCDHEC OCRM Jurisdiction Letter 08 24 2023
5. Additional Site Development Exhibits 04 29 2026
6. DRC Staff Comments & Original Site Development Plans 03 06 2026
7. Response to Staff Comments 04 29 2026

TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION

Growth Management Custon
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Sturre Engineering	Name: Hinton Vacation Properties
Phone: 843.705.4748	Phone: 865.388.2894
Mailing Address: PO Box 2227, Bluffton, SC 29910	Mailing Address: PO Box 31017, Knoxville, TN 37930
E-mail: nathan@sturreengineering.com	E-mail: randy@knoxtowing.com
Town Business License # (if applicable): 24-12-5121	

Project Information

Project Name: Maiden Lane Development	☒ Preliminary	☐ Final
Project Location: 21 Maiden Ln & 29 Bruin Rd	☐ New	☒ Amendment
Zoning District: NG-HD	Acreage: 3.58	
Tax Map Number(s): R610 039 00A 0042 0000 R610 039 00A 042A 0000		
Project Description: The proposed project includes the subdivision of 21 Maiden Lane and 24 Bruin Road into 9 single family residential properties. Stormwater and utilities for the development will be master planned.		

Minimum Requirements for Submittal

☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☒ 3. All information required on the attached Application Checklist.
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature:		Date: 3/6/2026
Applicant Signature:		Date: 3/6/2026

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

DPR Narrative

Project Name:

Parcel: Maiden Lane Development

Location: 24 Bruin Road & 21 Maiden Lane

Parcel: R610 039 00A 0042 0000 & R610 039 00A 042A 0000

Owner: Hinton Vacation Properties

Project Description:

Hinton Vacation Properties is proposing the development of a nine (9) Lot residential subdivision on 3.58 acres in Bluffton's Historic District. The plan proposes nine (9) Single Family Residential Lots.

The project will be phased to construct all common amenities and infrastructure during the first phase which will be done in compliance with UDO standards. Once the subdivision plan is approved and executed, remaining lots will be sold and developed by individual home owners.

Zoning District: Neighborhood General – Historic District (NG-HD)

Buffers/Setbacks:

All development will be done in compliance with current UDO buffer/ setback standards.

Wetlands:

There are no existing wetlands onsite. An OCRM Critical Line Delineation Letter is included with this submittal stating OCRM has determined this portion of Heyward Cove is not within OCRM permitting authority and does not require a critical line.

Vehicle Access:

A shared access drive is proposed routing traffic through the proposed subdivision. The shared drive will provide direct access for residents and visitors along Maiden Lane (Ghost Road) and Bruin Road (S-120). The proposed drive will be located in a new 45' common right-of-way.

Site Parking:

Single-family residential lots will provide on-lot parking for residents and guests.

Fire & Rescue Access:

The proposed development provides adequate access and maneuverability for Fire & Rescue vehicles.

Grading & Stormwater Management:

The site will follow the existing drainage patterns to the maximum extent practicable. All runoff from the site will discharge into Heyward Cove before ultimately reaching the May River. No portion of the proposed development will discharge runoff into the SCDOT or ghost road right-of-ways.

Stormwater quantity and quality control for the common areas will be captured and detained an underground storage system, releasing runoff through infiltration. A depth to seasonal high groundwater of 6'+ and infiltration rates around 40 inches per hour support the use of infiltration onsite.

Individual single family residential properties within the development must retain the 95th percentile storm event through on-lot volume controls.

The proposed development will provide storm attenuation for the 2-, 10-, 25-, 50-, and 100-year design storm events.

The proposed design of the neighborhood aims to minimize impact to Heyward Cove to the maximum extent practicable.

Underground Utilities:

New water and sewer will be routed thru the site to serve the improvements tying into existing BJWSA infrastructure in the Maiden Lane and Bruin Road right-of-ways.

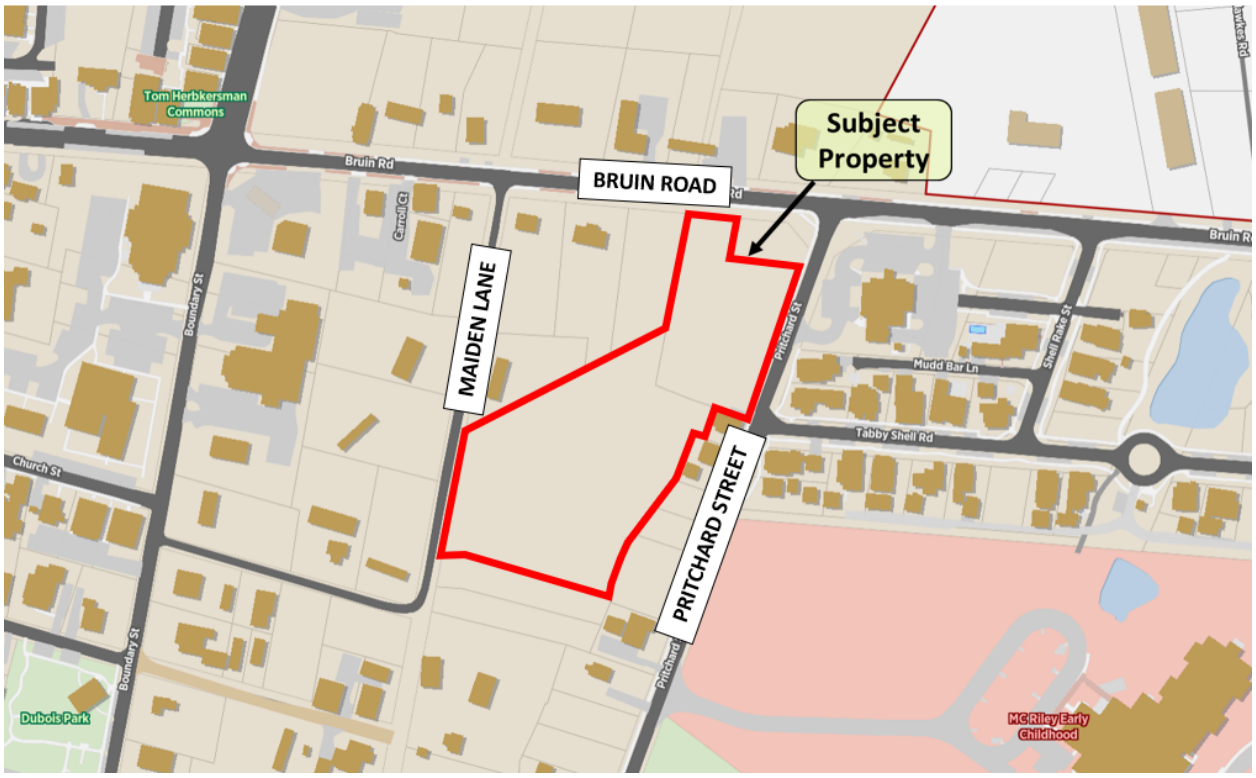
New electrical infrastructure will be serviced through Dominion Energy.

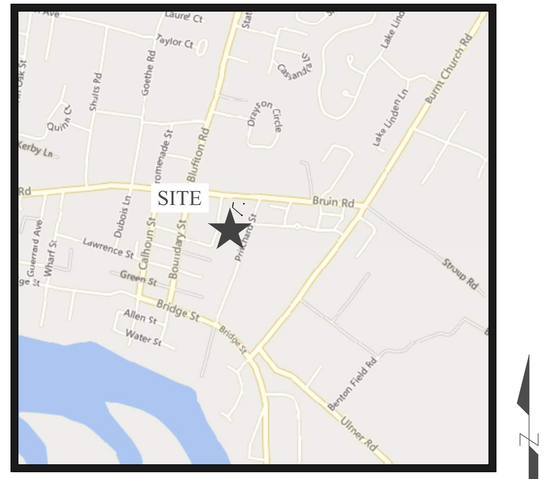
New telecommunications infrastructure will be serviced through Sparklight or Spectrum.

VICINITY MAP

MAIDEN LANE DEVELOPMENT

DEVELOPMENT PLAN





VICINITY MAP

0 500 1,000 2,000

SCALE IN FEET

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

PRELIMINARY DRC PLANS FOR

MAIDEN LANE DEVELOPMENT

TOWN OF BLUFFTON

PARCEL NO. R610 039 00A 0042 0000
R610 039 00A 042A 0000
EXISTING LAND USE: N/A
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

24 BRUIN RD, BLUFFTON, SC 29910
21 MAIDEN LN, BLUFFTON, SC 29910

HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

LATITUDE: 32°14'09"N
LONGITUDE: 80°51'32"W

Sheet List Table

Sheet No.	Sheet Title
C-1	TITLE SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS
C-4	INITIAL DEMOLITION & SWPP PLAN
C-5	INTERMEDIATE DEMOLITION & SWPP PLAN
C-6	FINAL DEMOLITION & SWPP PLAN
C-7	SWPPP DETAILS
C-8	SWPPP DETAILS
C-9	SITE PLAN
C-10	STORMWATER COMPLIANCE PLAN
C-11	GRADING PLAN & PROFILE - VOLUNTEER WAY
C-12	GRADING PLAN & PROFILE - STORM
C-13	UTILITY PLAN
C-14	SANITARY PROFILE
C-15	CIVIL DETAILS

OWNER & DEVELOPER

HINTON VACATION PROPERTIES,LLC
PO BOX 31017
KNOXVILLE TN, 37930

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LABOR, LICENSING AND REGULATION
PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SITE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
TITLE SHEET

SHEET NO.
C-1

TOWN OF BLUFFTON DP-03-26-020162

ABBREVIATIONS LIST

ABBREVIATIONS	DESCRIPTIONS
A	
ABBR	ABBREVIATION
ABV	ABOVE
AC	ACRE
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GAUGE
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	
BC	BEGIN CURVE
BIR	
BLDG	BUILDING
BFS	BEGIN FULL SLOPE
BG	BLACK GUM
BNC	BEGIN NORMAL CROWN
BNS	BEGIN NORMAL SHOULDER
BOS	BOTTOM OF STEEL
BOT	BOTTOM
B.S.L.	BUILDING SETBACK LINE
C	
C	CONDUIT
CATV	CABLE TELEVISION JUNCTION BOX
CED	CEDAR
CF	CUBIC FEET
CHY	CHERRY
CJ	CONSTRUCTION JOINT
CLR	CLEAR
CMF	CONSTRUCTION MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT OR CONDUIT ONLY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
COORD	COORDINATES
CREPE	CREPE MYRTLE
CTR	CENTER
D	
DEG	DEGREE
DGAB	DENSE GRADE AGGREGATE BASE
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DOG	DOGWOOD
DSTB	DISTURBED
DWG	DRAWING
E	
EA	EACH
EB	ELECTRICAL BOX
EC	EMPTY CONDUIT
EC	END CURVE
EF	EACH FACE
EFS	END FULL SLOPE
EJ	EXPANSION JOINT
EL OR ELEV	ELEVATION
ELEC	ELECTRICAL
ENC	END NORMAL CROWN
ENS	END NORMAL SHOULDER
EO	ELECTRICAL OUTLET
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY OR EXISTING WATER
EXIST	EXISTING
EXP	EXPANSION
F	
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FOM	FIBER OPTIC MARKER
FT	FOOT OR FEET
FR	FRAME
G	
GA	GAUGE
GABC	GRADED AGGREGATE BASE COURSE
GALV	GALVANIZED
GI	GRATE INLET
GUM	SWEET GUM
GW	GUY WIRE
I	
IE	INVERT ELEVATION
INV	INVERT
I.O.	IRON PIPE, OLD (FOUND)
J	
JB	JUNCTION BOX
JT	JOINT
K	
KSI	KIPS PER SQUARE INCH
kV	KILOVOLTS
kVA	KILOVOLT-AMPERES
kW	KILOWATTS
kWHM	KILOWATT HOUR METER
L	
LA	LAUREL OAK
LB	POUND
LF	LINEAR FEET

ABBREVIATIONS LIST

ABBREVIATIONS	DESCRIPTIONS
LO	LIVE OAK
M	
MB	MAILBOX
MAG	MAGNOLIA
MAP	MAPLE
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MHW	MEAN HIGH WATER
MHHW	MEAN HIGHER HIGH WATER
MIN	MINIMUM
MIM	MIMOSA
MLW	MEAN LOW WATER
MLLW	MEAN LOWER LOW WATER
MSL	MEAN SEA LEVEL
N	
N/F	NOW OR FORMERLY
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTER DIAMETER
OE	OVERHEAD ELECTRICAL
P	
PA	
PL	PLATE
PN	PINE
PNL	PANEL
PP	POWER POLE
P/S	PRESTRESSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
R	
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REQD	REQUIRED
R/W	RIGHT-OF-WAY
S	
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE OR STRUCTURAL
SGD	SUBGRADE DRAIN
T	
T&B	TOP & BOTTOM
TC	TOP OF CURB
TEL	TELEPHONE JUNCTION BOX
TEMP	TEMPORARY
TOS	TOP OF STEEL
TRNSFMR	TRANSFORMER
TYP	TYPICAL
T/P	TOP OF PAVEMENT
U	
UE	UNDERGROUND ELECTRICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
V	
V	VOLT
VERT	VERTICAL
W	
W/	WITH
WAX	WAX MYRTLE
WM	WATER METER
WO	WATER OAK
WP	WORKING POINT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC

SYMBOLS LIST

SYMBOLS	DESCRIPTION
&	AND
@	AT
*	ASTERISK
L	ANGLE
°	DEGREES
'	MINUTES OR FEET
#	NUMBER OR POUNDS
%	PERCENT
"	SECONDS OR INCH

EXISTING

S	EXISTING SANITARY MANHOLE
SD	EXISTING STORM MANHOLE
	EXISTING SIGN
	POWER POLE
E	EXISTING ELECTRICAL BOX/TRANSFORMER/VAULT
+17.99	EXISTING SPOT ELEVATION
16	EXISTING CONTOURS
	EXISTING DROP INLET
	EXISTING FIRE HYDRANT
W	EXISTING WATER VAULT
	EXISTING WATER/GAS/SEWER VALVE
	EXISTING CONTROL POINT/BENCHMARK
UE	EXISTING UNDERGROUND ELECTRICAL
OE	EXISTING OVERHEAD ELECTRICAL
W	EXISTING WATER LINE
SD	EXISTING STORM DRAINAGE PIPE
COMM	EXISTING UNDERGROUND COMMUNICATIONS
DB	EXISTING DUCT BANK
FM	EXISTING FORCE MAIN
SAN	EXISTING SANITARY SEWER
X	EXISTING FENCE
	EXISTING TREE LINE
ASPHALT	EXISTING PAVEMENT – ASPHALT
CONC	EXISTING PAVEMENT – CONCRETE
C	LIMITS OF CONSTRUCTION
F	GRADING CUT
	GRADING FILL
F	EXISTING – FIBER OPTIC
G	EXISTING – GAS
W	EXISTING – WATER

PROPOSED

S	PROPOSED SANITARY MANHOLE
SD	PROPOSED STORM MANHOLE
	PROPOSED SIGN
	PROPOSED POLE
E	PROPOSED ELECTRICAL BOX/TRANSFORMER/VAULT
x 17.99	PROPOSED SPOT ELEVATION
16	PROPOSED CONTOURS
	PROPOSED DROP INLET
	PROPOSED FIRE HYDRANT
W	PROPOSED WATER VAULT
	PROPOSED WATER/GAS/SEWER VALVE
TPXX	TEST PIT
HAXX	HAND AUGER
CXX	CPT SOUNDINGS
UE	PROPOSED UNDERGROUND ELECTRICAL
OE	PROPOSED OVERHEAD ELECTRICAL
W	PROPOSED WATER LINE
SD	PROPOSED STORM DRAINAGE PIPE
COMM	PROPOSED UNDERGROUND COMMUNICATIONS
DB	PROPOSED DUCT BANK
FM	PROPOSED FORCE MAIN
SAN	PROPOSED SANITARY SEWER
	PROPOSED FENCE
TREES	PROPOSED TREE LINE
	PROPOSED PAVEMENT – ASPHALT
CLEAR	PROPOSED PAVEMENT – CONCRETE
	PROPOSED PAVEMENT – GRAVEL

GENERAL NOTES:

1. ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN.
3. THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE, DURING REGULAR HOURS (8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS), BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT), TOWN OF BLUFFTON, AND THE PROJECT SPECIFICATIONS.
5. THE CONTRACTOR WILL BE REQUIRED TO HAVE ON SITE A COPY OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, LATEST EDITION.
6. ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED ON THE PLANS OR IN THE SPECIFICATIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION, NOTED ON THE CONTRACTOR'S PROPOSAL, AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS DESIGNED.
7. THE EXISTENCE, ABSENCE, LOCATION AND ELEVATION OF UNDERGROUND UTILITIES ON THE PLANS ARE NOT BASED ON FIELD MARKS, ARE NOT GUARANTEED, AND SHALL BE INVESTIGATED, UNEARTHED IF NECESSARY, AND VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND.
10. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE UTILITIES PRIOR TO AND/OR DURING CONSTRUCTION.
11. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER AND SANITARY SEWER LINES.
12. NO EXTRA PAYMENT WILL BE MADE FOR REPAIRS TO DAMAGE OF EXISTING UTILITIES.
13. THE CONTRACTOR WILL NOT BE PAID FOR DELAYS OR EXTRA EXPENSE CAUSED BY UTILITY FACILITIES, OBSTRUCTIONS, OR ANY OTHER ITEMS NOT REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THEIR WORK.
14. ALL STRUCTURES, TREES AND SHRUBS WHICH ARE WITHIN THE LIMITS OF THE PROPERTY BOUNDARY, BUT OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
15. UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE DISPOSED OF OFFSITE.
16. CONTRACTOR IS TO CLEAN ALL STORM WATER INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY SILT AND DEBRIS. THE CLEANING OF DROP INLETS, CULVERTS, AND PIPES (EXISTING AND PROPOSED) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.
17. ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDIENT MANNER AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR MAY SUBMIT BID ALTERNATIVES ON SITE WORK ELEMENTS FOR REVIEW AND APPROVAL BY ENGINEER AND ANY APPLICABLE OUTSIDE REGULATORY AGENCIES OR UTILITY COMPANIES.

SC DES STANDARD NOTES:

1. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE GRADED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER & TEMPORARY SEEDING AT THE END OF THE DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED
   A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
   B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, & EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
5. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS OR OBTAIN APPROVAL FOR AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 & SCR100000.
6. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
7. ALL SEDIMENT & EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
8. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
9. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
10. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT & VEHICLE WASHING, WHEEL WASH WATER, & OTHER WASH WATER. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
11. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES & EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP's (SEDIMENT BASIN, FILTER BAG, ETC.)
12. THE FOLLOWING DISCHARGES FROM THE SITE ARE PROHIBITED:
    - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
    - WASTEWATER FROM WASHOUT & CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS & OTHER CONSTRUCTION MATERIALS
    - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE
    - SOAPS OR SOLVENTS USED IN VEHICLE & EQUIPMENT WASHING
13. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK & MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
14. IF EXISTING BMP's NEED TO BE MODIFIED OR IF ADDITIONAL BMP's ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC's WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE NEXT STORM IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP & ALTERNATIVE BMP's MUST BE IMPLEMENTED AS SOON A REASONABLY POSSIBLE.
15. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
16. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
17. IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND INSTALLATION OUTSIDE OF THESE AREAS WILL REQUIRE A MODIFICATION TO THE PERMIT.
18. INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
19. CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME

GENERAL NOTES & LEGEND

SHEET NO.

C-2

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — STURRE DESIGN & DEVELOPMENT, LLC No. 6843 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
EXISTING CONDITIONS

SHEET NO.
C-3

MAIDEN LANE

BENCHMARK
ELEV. = 21.57
DATUM: NAVD 88

PARCEL 42A

PARCEL 42

PARCEL 416

TREE PROTECTION (TYP.)
APPROX. 275 LF

SILT FENCE (TYP.)
APPROX. 2,190 LF

CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

SEDIMENT TUBE (TYP)

LIMITS OF DISTURBANCE
FOR PRIVATE R/W

DOUBLE ROW OF REDLINE SILT FENCE ALONG HEYWARD COVE (TYP)

BRUIN ROAD 50' R/W

PRITCHARD STREET 40' R/W

N10°33'55"E 201.74'

N10°30'58"E 285.87' (TOTAL)

S19°28'25"W 286.60' (TOTAL)

N05°19'18"E 78.50'

S36°40'42"W 168.00' (TOTAL)

S35°34'52"W 116.21'

N61°38'41"E 38.46'

N61°40'42"W 122.17'

S30°W

S36°W

N/F
R610 039 00A 0404 0000
FORD RICHARD
PO BOX 432
BLUFFTON SC 29910

N/F
R610 039 00A 0415 0000
BAKER TIMOTHY M BAKER LAWRENCE ST
BLUFFTON SC 29910

N/F
R610 039 00A 0089 0000
JENKINS FORD RENA JENKINS
PO BOX 2982
BLUFFTON SC 29910

N/F
R610 039 00A 0403 0000
BANKS WOOTEN BERTHA LEE
PO BOX 232
BLUFFTON SC 29910

N/F
R610 039 00A 0047 0000
BRUN BRETT C BERLIN HAROLD
40 PRITCHARD ST
BLUFFTON SC 29910

N/F
R610 039 00A 0046 0000
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0045 0000
HUMBEKE ROBERT HUMBEKE MICHELLE
SHELL RAKE LANE
BLUFFTON SC 29910

N/F
R610 039 00A 0425 0000
PRITCHARD STREET LLC
2240 CHISOLM ROAD
JOHNS ISLAND SC 29455

N/F
R610 039 00A 0044 0000
BROWN GARETH WOODS DR
2678 MAGNOLIA
MOUNT PLEASANT SC 29464

N/F
R610 039 00A 0088 0000
DEBRAH L WOOD
PO BOX 2982
BLUFFTON SC 29910

N/F
R610 039 00A 0416 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0417 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0418 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0419 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0420 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0421 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0422 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0423 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

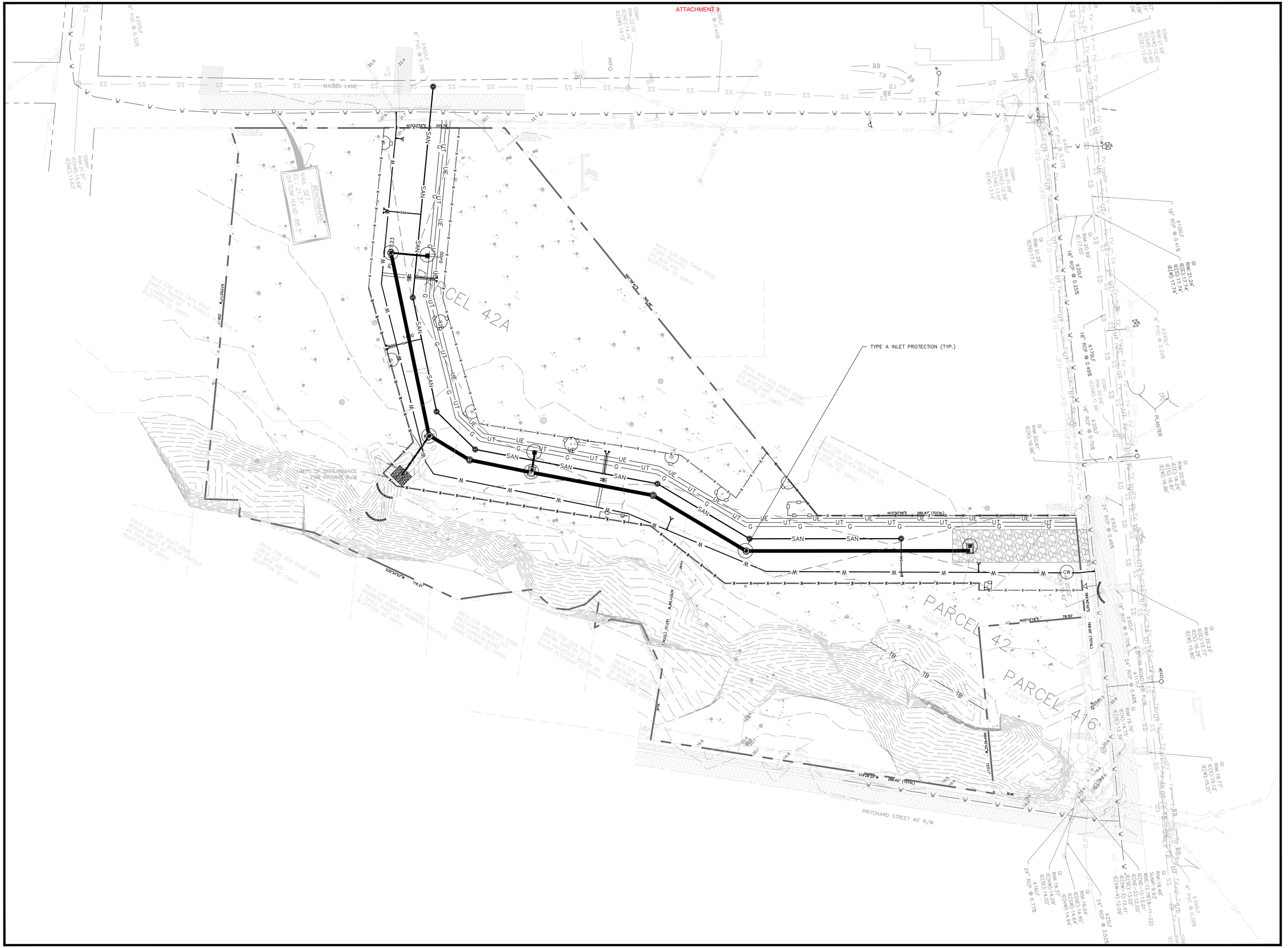
N/F
R610 039 00A 0424 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0426 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0427 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A 0428 0000
BRUIN ROAD LLC
PO BOX 1309
BLUFFTON SC 29910

N/F
R610 039 00A



STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA NOTICE OF CERTIFICATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

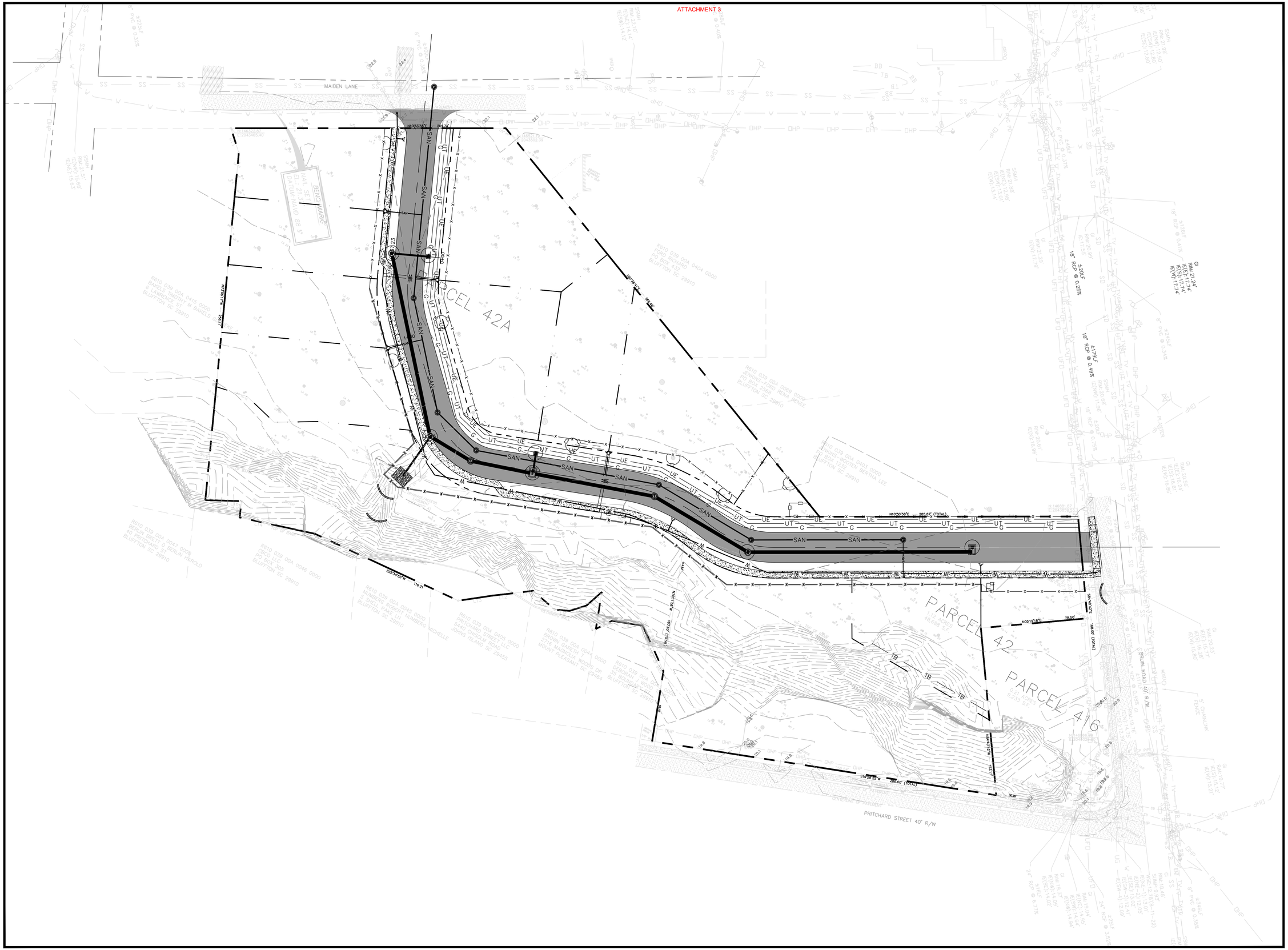
CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
INTERMEDIATE DEMOLITION & SWPPP PLAN

SHEET NO.
C-5



STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

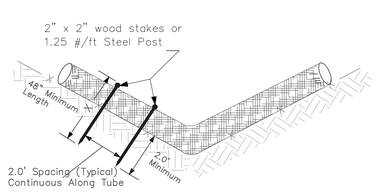
REV #	DATE	DESCRIPTION

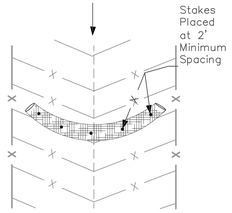
DATE 04/29/2026

SHEET NAME
FINAL DEMOLITION &
SWPPP PLAN

SHEET NO.
C-6

SEDIMENT TUBE INSTALLATION





SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

PLAN SYMBOL

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SEDIMENT TUBES – GENERAL NOTES

1. Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.

2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.

3. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.

4. Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.

5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.

6. Sediment tubes should be staked using wooden stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.

7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.

8. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.

9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.

10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.

11. Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.

12. Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES – INSPECTION & MAINTENANCE

1. The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.

2. Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.

3. Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.

4. Remove accumulated sediment when it reaches 1/3 the height of the sediment tube.

5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.

6. Large debris, trash, and leaves should be removed from in front of tubes when found.

7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.

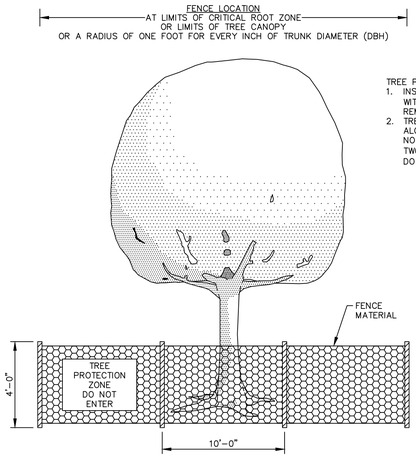
8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

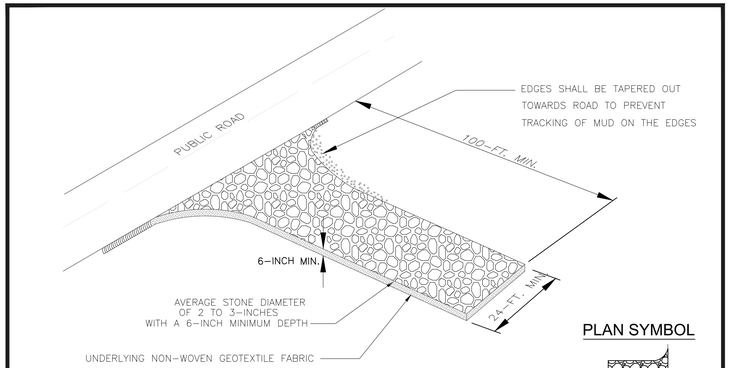
STANDARD DRAWING NO. SC-05 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE



TREE PROTECTION NOTES:
1. INSTALL TREE PROTECTION FENCE AROUND ALL TREES TO REMAIN WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION, OR TREE REMOVALS.
2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING,. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

TREE PROTECTION FENCE DETAIL
N.T.S.



PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.

2. Install a non-woven geotextile fabric prior to placing any stone.

3. Install a culvert pipe across the entrance when needed to provide positive drainage.

4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.

5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.

6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.

7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.

8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.

2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.

3.During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.

4. Reshape the stone pad as necessary for drainage and runoff control.

5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.

6.Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.

7. During maintenance activities, any broken pavement should be repaired immediately.

8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

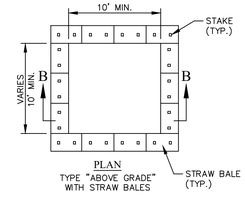
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

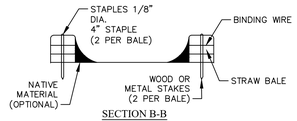
STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

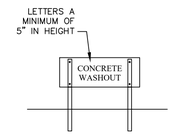
STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B



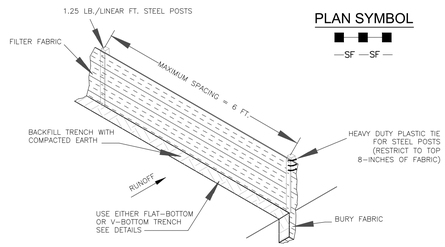
CONCRETE WASHOUT SIGN DETAIL

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.

SILT FENCE INSTALLATION



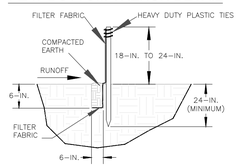
PLAN SYMBOL

—SF—SF—

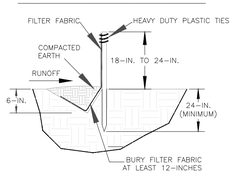
SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

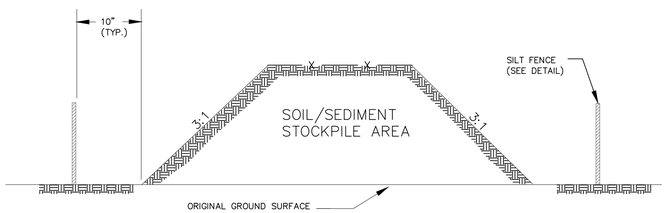
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Control

TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC-15 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
SWPPP DETAILS

SHEET NO.
C-7

Dust Control

Plan Symbol

DC

Description

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It

Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

Dust Control Design Criteria

There are many methods to control dust on construction sites. These methods include but are not limited to :

- Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce dust emissions.
- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control.
- Mulch. Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a fast, effective means of controlling dust.
- Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic.
- Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

Inspection and Maintenance

- Add additional dust control or re-spray area as necessary to keep dust to a minimum.
- Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.

Dust Control by Sprinkling Water

Dust Control by Sprinkling Water

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.
Sprayed areas are ineffective at limiting dust.	Re-spray areas and ensure that the application rate is proper. Try another product or method if current dust control is not effective.

Temporary Seeding

Plan Symbol

TS

Description

The purpose of temporary seeding is to reduce erosion and sedimentation by stabilizing disturbed areas that would otherwise lay bare for long periods of time before they are worked or stabilized. Temporary seeding is also used where permanent vegetation growth is not necessary or appropriate.

When and Where to Use It

Temporary seeding is used on exposed soil surfaces such as denuded areas, soil stockpiles, dikes, dams, banks of sediment basins, banks of sediment traps, and temporary road banks. Temporary seeding prevents and limits costly maintenance operations on other sediment control structures. Sediment clean-out requirements for sediment basins, sediment, traps, and silt fence is reduced if the drainage area is seeded when grading and construction operation are not taking place.

Temporary stabilization is required within 14 days after construction activity is complete **unless construction activity is going to resume within 21 days**. Cover seeded areas with an appropriate mulch to provide protection from the weather. When the temporary vegetation does not grow quickly or thick enough to prevent erosion, re-seed as soon as possible. Keep seeded areas adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Seed Selection

Seed selection is based on geographical location, soil type and the season of the year in which the planting is to be done. Use the tables in Appendix C as a guide for conventional tillage methods (plowing, seedbed preparation, hydroseeding, etc). If a fast growing crop to nurse the permanent specie or species is required, then use the mix rate. Failure to carefully follow agronomic recommendations results in an inadequate stand of temporary vegetation that provides little or no erosion control.

Installation

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be desirable to apply lime during the temporary seeding operation to benefit the long-term permanent seeding. Apply a minimum of 1.5 tons of Lime/acre (70 pounds per 1000 square feet) if it is to be used.

Fertilizer

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or equivalent during temporary seeding unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow.

Seeding

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method available for the type of seed used and the location of the temporary seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and then lightly firm the area with a roller or cultipacker.

Mulching

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base seed selection should on the requirements of local Specifications.

Inspection and Maintenance

- Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation.
- Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that conditions for growth are good.
- Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

- Base seed selection on local Specifications.
- Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to prevent erosion should be re-seeded.

Temporary Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Slope was improperly dressed before application.	Roughen slopes. Furrow along the contour of areas to be seeded.
Coverage is inadequate.	Follow recommended application rates. Count the number of seedbags to ensure the correct amount of material is being applied. Reapply to thin areas.
Seeds fail to germinate.	Apply straw mulch to keep seeds in place and to moderate soil moisture and temperature. In arid areas, temporary irrigation may be necessary.
Seeded slope fails.	Fill in rills and re-seed; fertilize, and mulch slopes.
Seeding is washed off slope.	Allow at least 24-hours for the materials to dry before a rain event. Follow manufacturer's recommendations. Reapply where necessary.
Excessive water flows across stabilized surface.	Use other BMPs to limit flow on stabilized area and to reduce slope lengths. Do not use to stabilize areas with swift moving concentrated flows.

Permanent Seeding

Plan Symbol

PS

Description

Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

When and Where to Use It

A major consideration in the selection of the type of permanent grass to establish is the intended use of the land. Land use is separated in to two categories, high-maintenance and low-maintenance.

High-maintenance

High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

Low-maintenance

Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited access.

Seed Selection

The use of native species is preferred when selecting vegetation. Base plant seed selection on geographical location, the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Failure to carefully follow agronomic recommendations results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Installation

Topsoil

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the area.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural limestone per acre (70 pounds per 1000 square feet).

Fertilizer

Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent seeding of grasses unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow. Do not mix the lime and the fertilizer prior to the field application.

Seeding

Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Mulching

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

Inspection and Maintenance

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a follow-up survey after one year and replace failed plants where necessary.
- If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
- If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant materials and quantities of lime and fertilizer.
- Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results.
- If the season prevents re-sowing, mulch is an effective temporary cover.
- Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30 percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage, in which 70 percent of that square yard is covered with vegetation.

Permanent Seeding

Permanent Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.

ATTACHMENT 3

Section VII. Item #5.

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — STURRE DESIGN & DEVELOPMENT, LLC No. 6843 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE — 4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
SWPPP DETAILS

SHEET NO.
C-8

Lot No.	AC
1	0.142
2	0.126
3	0.131
4	0.169
5	0.229
6	0.176
7	0.156
8	0.201
9	0.162
R/W	0.739
Common Space	1.353
Total	**3.584**

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LLC REGISTERED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
SITE PLAN

SHEET NO.
C-9

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — STURRE DESIGN & DEVELOPMENT, LLC No. 6843 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE

4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

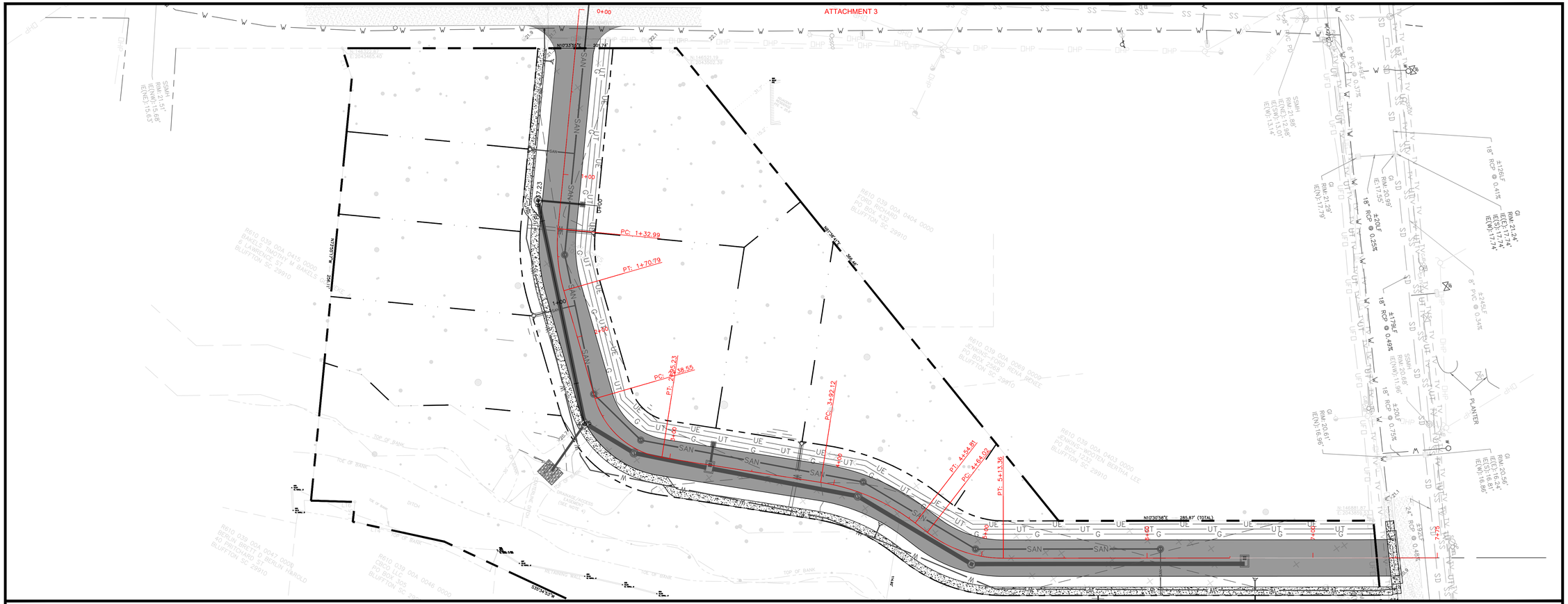
REV #	DATE	DESCRIPTION

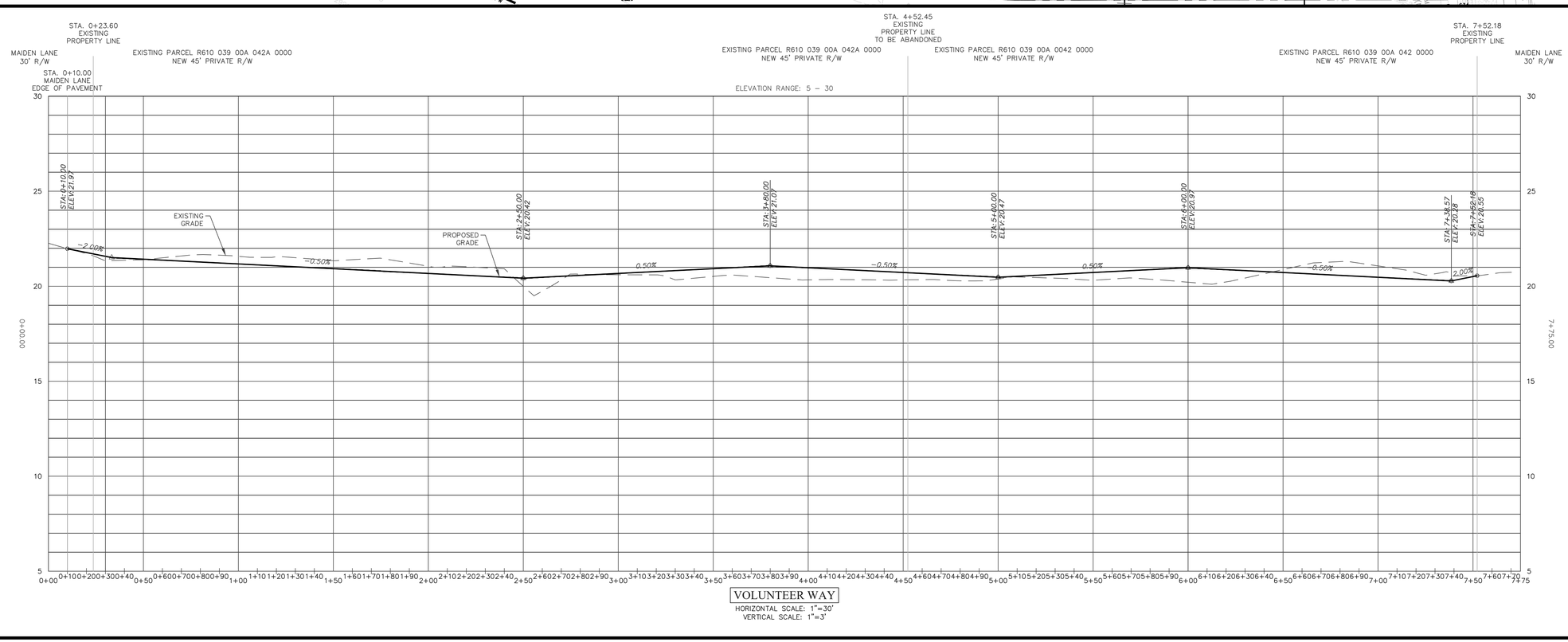
DATE 04/29/2026

SHEET NAME
STORMWATER COMPLIANCE PLAN

SHEET NO.
C-10

ATTACHMENT 3





VOLUNTEER WAY

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 1.5 3 6
SCALE IN FEET
VERTICAL SCALE 1" = 3'

0 15 30 60
SCALE IN FEET
PROFILE
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

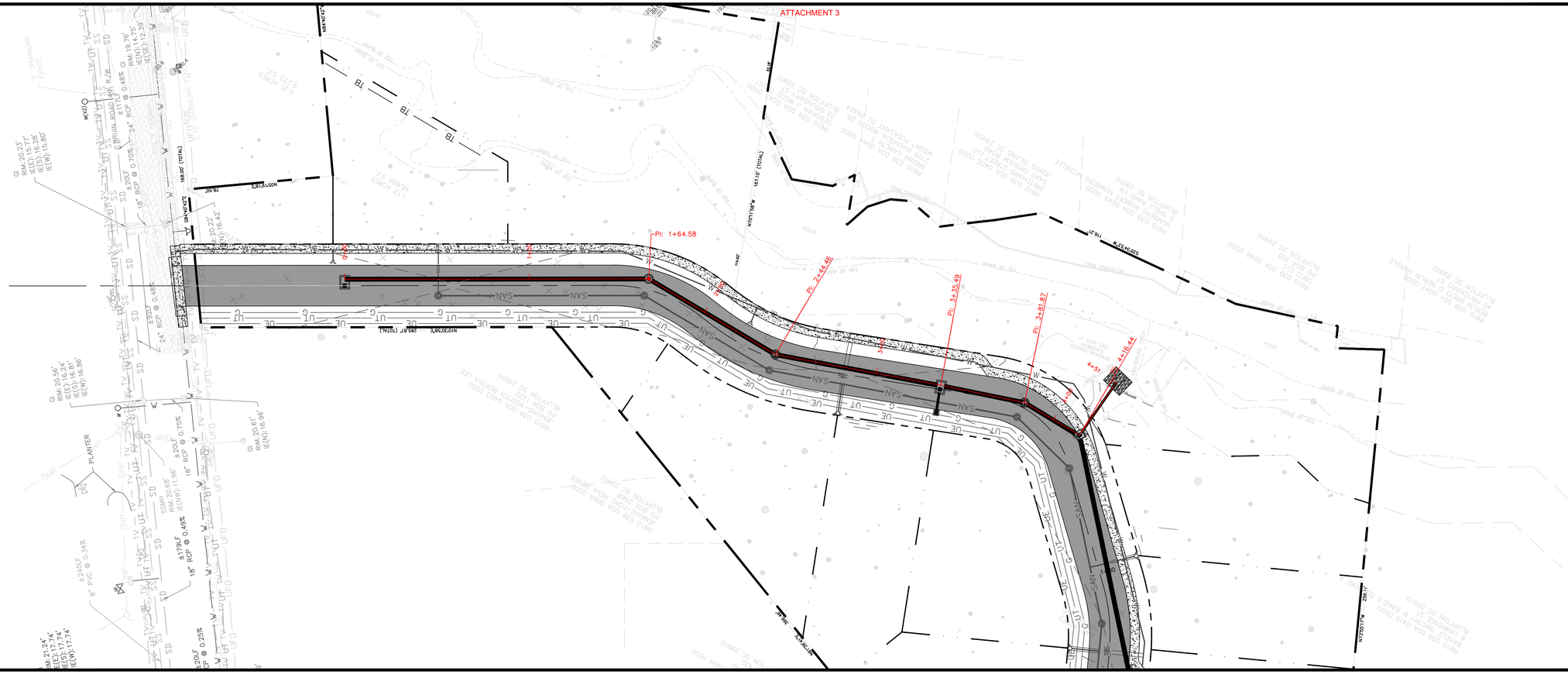
REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
GRADING PLAN & PROFILE - VOLUNTEER WAY

SHEET NO.
C-11

ATTACHMENT 3


PI: 1+64.58
PI: 2+44.46
PI: 3+35.49
PI: 3+81.87
4+15.44
4+51
3+00
2+00
1+00
0+00
SAN
G
UT
UE
SD
W
TB
BRUIN ROAD (50' R/W)
PLANTER
S 5° CHAINLINK FENCE
GI RIM: 20.23' IE(E): 15.77' IE(S): 16.28' IE(W): 15.80'
GI RIM: 20.22' IE(N): 16.42'
GI RIM: 20.56' IE(E): 16.36' IE(S): 16.81' IE(W): 16.86'
GI RIM: 20.61' IE(N): 16.96'
SSMH RIM: 20.68' IE(W): 11.96'
GI RIM: 19.76' IE(N): 14.75' IE(SE): 12.39'
±179LF 18" RCP @ 0.49%
±20LF 18" RCP @ 0.75%
±20LF 24" RCP @ 0.70%
±20LF 24" RCP @ 0.48%
±20LF 18" RCP @ 0.25%
±245LF 8" PVC @ 0.34%
N57°07'43"E 280.87' (TOTAL)
N57°07'43"E 207.68' (TOTAL)
S87°40'42"E 197.57' (TOTAL)
N87°40'42"W 197.57' (TOTAL)
N57°07'43"E 78.90'
S87°40'42"E 78.90'
N57°07'43"E 78.90'
S87°40'42"E 78.90'
N87°40'42"W 78.90'
N87°40'42"W 78.90'
S87°40'42

1" WATER SERVICES (LOTS 1 & 2)
2 – 4 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

6" FIRE HYDRANT ASSEMBLY
5 LF 6" DIP CL350

MH-1
4'ø SANITARY MANHOLE
RIM=22.30
IE (NEW 8" PVC IN)=14.72
IE (EX 8" PVC OUT)=14.62

218 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

SANITARY SEWER SERVICES (LOTS 1 & 2)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
26 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:15.18

SANITARY SEWER SERVICES (LOTS 5 & 6)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
14 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:15.48

1" WATER SERVICES (LOTS 5 & 6)
2 – 41 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

153 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

MH-2
4'ø SANITARY MANHOLE
RIM=21.00
IE (8" PVC IN)=15.43
IE (8" PVC OUT)=15.33

83 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

SANITARY SEWER SERVICES (LOTS 7 & 8)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
14 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:16.65

MH-3
4'ø SANITARY MANHOLE
RIM=20.50
IE (8" PVC IN)=15.85
IE (8" PVC OUT)=15.75

MH-4
4'ø SANITARY MANHOLE
RIM=21.67
IE (8" PVC IN)=16.10
IE (8" PVC OUT)=16.00

MH-5
4'ø SANITARY MANHOLE
RIM=21.02
IE (8" PVC IN)=16.73
IE (8" PVC OUT)=16.63

1" WATER SERVICES (LOTS 3 & 4)
2 – 7 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

SANITARY SEWER SERVICES (LOTS 3 & 4)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
27 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE,
IE @ MAIN:15.70

37 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

133 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

76 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

MH-6
4'ø SANITARY MANHOLE
RIM=20.60
IE (8" PVC IN)=17.13
IE (8" PVC OUT)=17.03

MH-7
4'ø SANITARY MANHOLE
RIM=21.00
IE (8" PVC OUT)=17.57

6" FIRE HYDRANT ASSEMBLY
6 LF 6" DIP CL350

1" WATER SERVICES (LOTS 7 & 8)
2 – 42 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

767 LF 6" C900 DR18 WATER MAIN

6" FIRE HYDRANT ASSEMBLY
4 LF 6" DIP CL350

109 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

SANITARY SEWER SERVICE (LOT 9)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
26 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –4" CLEANOUT
1 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:18.40

1" WATER SERVICES (LOT 9)
1 – 3 LF 1" SDR9 WATERLINE
1 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

MAIDEN LANE
PRITCHARD STREET 40' R/W
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

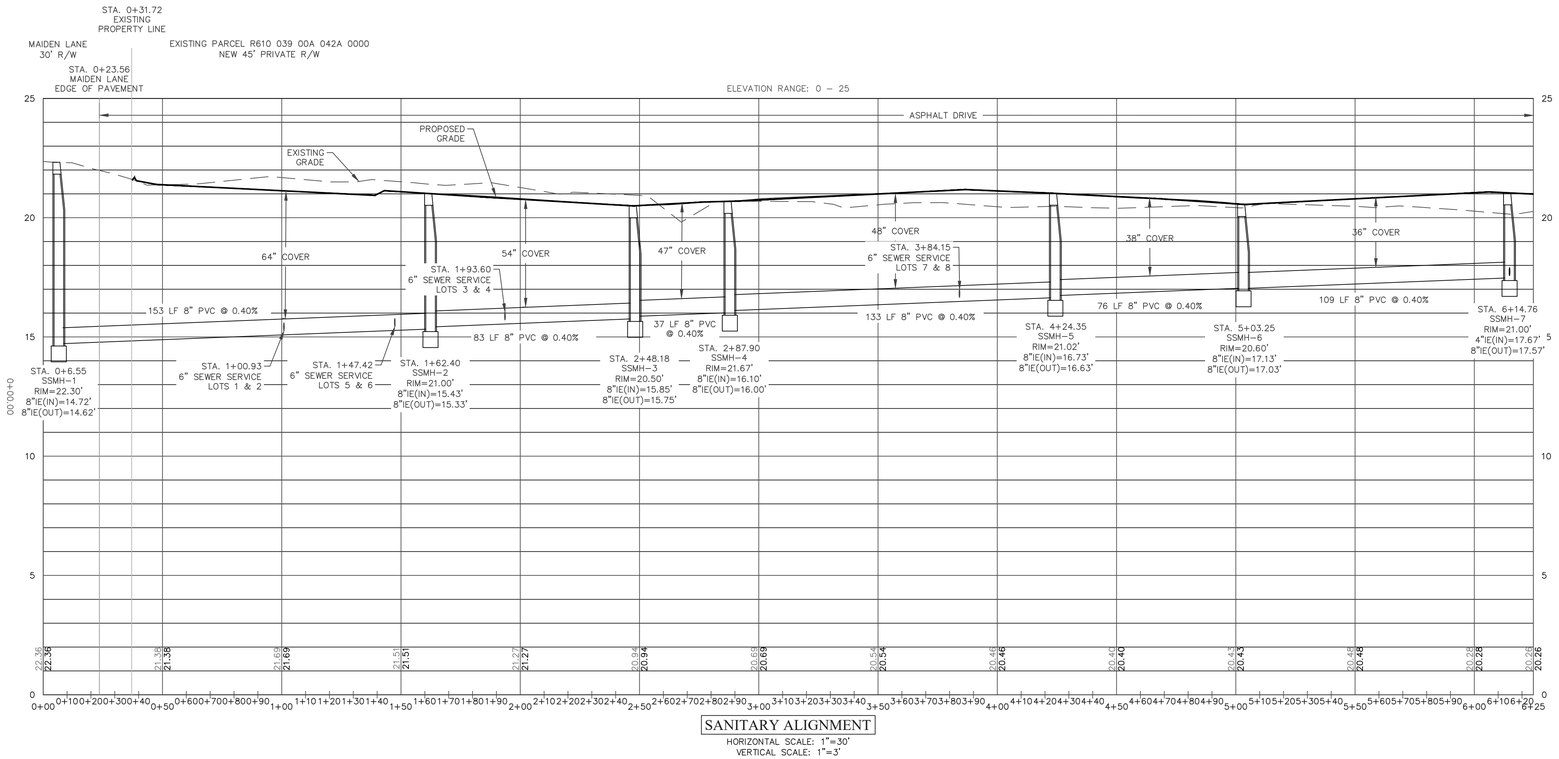
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
UTILITY PLAN

SHEET NO.
C-13



SANITARY ALIGNMENT

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 1.5 3 6
SCALE IN FEET
VERTICAL SCALE 1" = 3'

0 15 30 60
SCALE IN FEET
PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

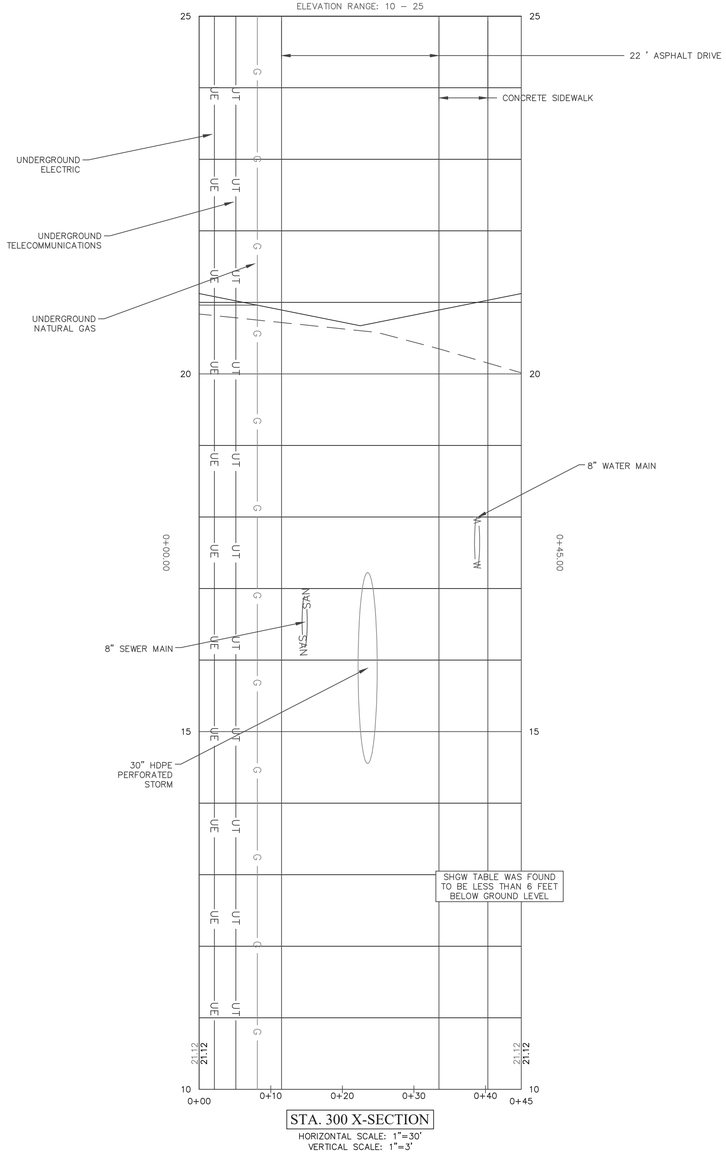
REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
SANITARY PROFILE

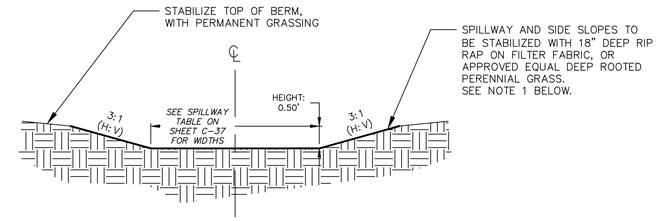
SHEET NO.
C-14

EXISTING VEGETATION TO REMAIN SHALL BE SELECTIVELY TRIMMED TO ENSURE APPROPRIATE VERTICAL CLEARANCES FOR EMERGENCY VEHICLES



STA. 300 X-SECTION

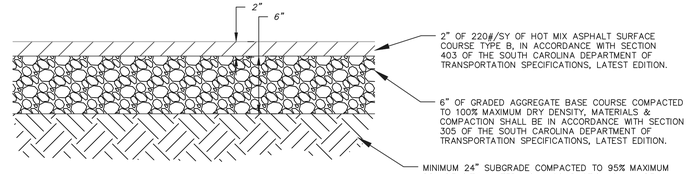
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



SPILLWAY/OUTFALL SWALE DETAIL

N.T.S.

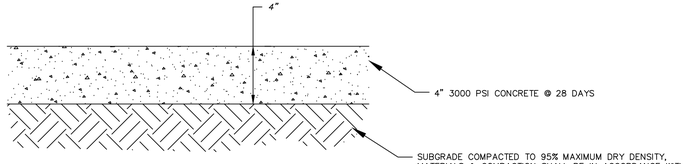
NOTES:
1. STABILIZE SPILLWAY WITH VEGETATIVE OR SYNTHETIC MATTING WHERE NECESSARY TO PREVENT THE FORMATION OF RILLS AND GULLIES.



LIGHT-DUTY ASPHALT PAVING DETAIL

N.T.S.

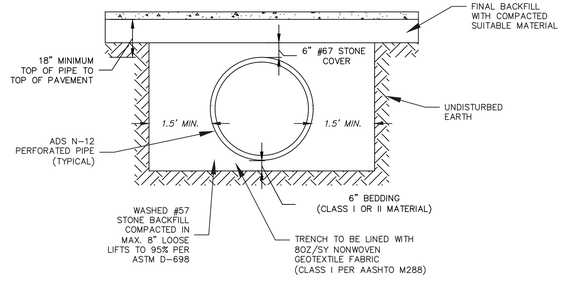
NOTE:
1. ALL STONE TO BE CLEAN, DOUBLE–WASHED FREE OF ALL FINES.
2. CONTRACTOR SHALL REFER TO TO PAVEMENT AND SUBGRADE PREP RECOMMENDATIONS PRESENTED IN THE WHITAKER LABORATORY, INC. GEOTECHNICAL INVESTIGATION REPORT.
3. A MINIMUM MAT TEMPERATURE OF 185°F MUST BE MAINTAINED THROUGH FINAL ROLLER PASS.



CONCRETE SIDEWALK DETAIL

N.T.S.

NOTES:
1. SIDEWALK WIDTH PER SITE IMPROVEMENTS PLAN.
2. USE ⅜" X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS.
4. BROOM FINISH PERPENDICULAR TO TRAVEL.
5. PROVIDE ¾" DEEP SAW CUT CONTRACTION JOINTS EVERY 5 FEET.



30' UNDERGROUND DETENTION CROSS SECTION

N.T.S.

NOTE:
1. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOR MORE DETAILED INFORMATION, SEE ADS TECHNICAL NOTE 2.120, "STORM WATER DETENTION/RETENTION SYSTEM DESIGN".

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
4/29/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 04/29/2026

SHEET NAME
CIVIL DETAILS

SHEET NO.
C-15

Healthy People. Healthy Communities.

August 24, 2023

Nathan Sturre

Re: Notification of OCRM Jurisdiction

Dear Nathan Sturree:

This is in response to your recent request to perform a Critical Area line Delineation at 21 maiden lane & 24 Bruin Lane, Bluffton. Upon the visit to the site OCRM has completed several salinity readings identifying how far the tidal flow of water is reaching up the creek as well as the amount of critical vegetation in the area. OCRM has determined this portion of the creek closer to Bruin Rd is not withing OCRM permitting authority and does not require a critical line to processed.

Sincerely,

Nathan S. Parry
Project Manager
Critical Area Permitting Section

ATTACHMENT 5

MAIDEN LANE

15 MAIDEN LANE

18B BRUIN ROAD

23 BRUIN ROAD

18 BRUIN ROAD

25 BRUIN ROAD

22 BRUIN ROAD

29 BRUIN ROAD

27 BRUIN ROAD

BRUIN ROAD

21 MAIDEN LANE
NEIGHBORHOOD
GENERAL - HD
± 2.46 ACRES

27 MAIDEN LANE

25 MAIDEN LANE

24 BRUIN ROAD
NEIGHBORHOOD
GENERAL - HD
± 1.12 ACRES

26 BRUIN ROAD

31 BRUIN ROAD

22 PRITCHARD STREET

18 PRITCHARD STREET

PRITCHARD STREET

23 PRITCHARD STREET

TABBY SHELL ROAD

21 PRITCHARD STREET

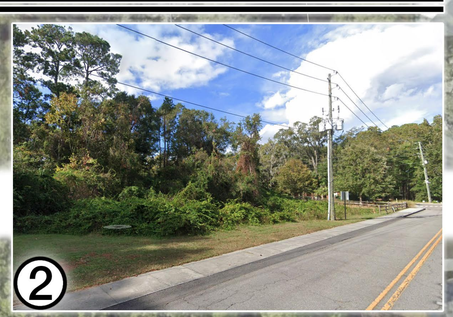
19 PRITCHARD STREET

32 BRUIN ROAD

0 15 30 45 60 75 90 105 120
Scale 1" = 30'

SITE PHOTOS

1


2

3

4

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.2

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

MAIDEN LANE

BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE:	APR. 29, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
CONTEXT MAP AND SITE PHOTOS

DRAWING NUMBER

A

MAIDEN LANE

DRIVEWAY, TYP.

CARRIAGE HOUSE, TYP.

VOLUNTEER WAY

BRUIN ROAD

STREET TREE, TYP.

EXISTING COVE TO REMAIN

PRITCHARD STREET

COMMON AREA

COMMON AREA

COMMON AREA

PORCH

1 2 3 4 5 6 7 8 9

PARKING SUMMARY

RESIDENTIAL LOTS 1 - 9

REQUIRED SPACES = 18
PROVIDED SPACES = 18

N W E

0 15 30 45 60 75 90 105 120

Scale 1" = 30'

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
39 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

MAIDEN LANE

BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

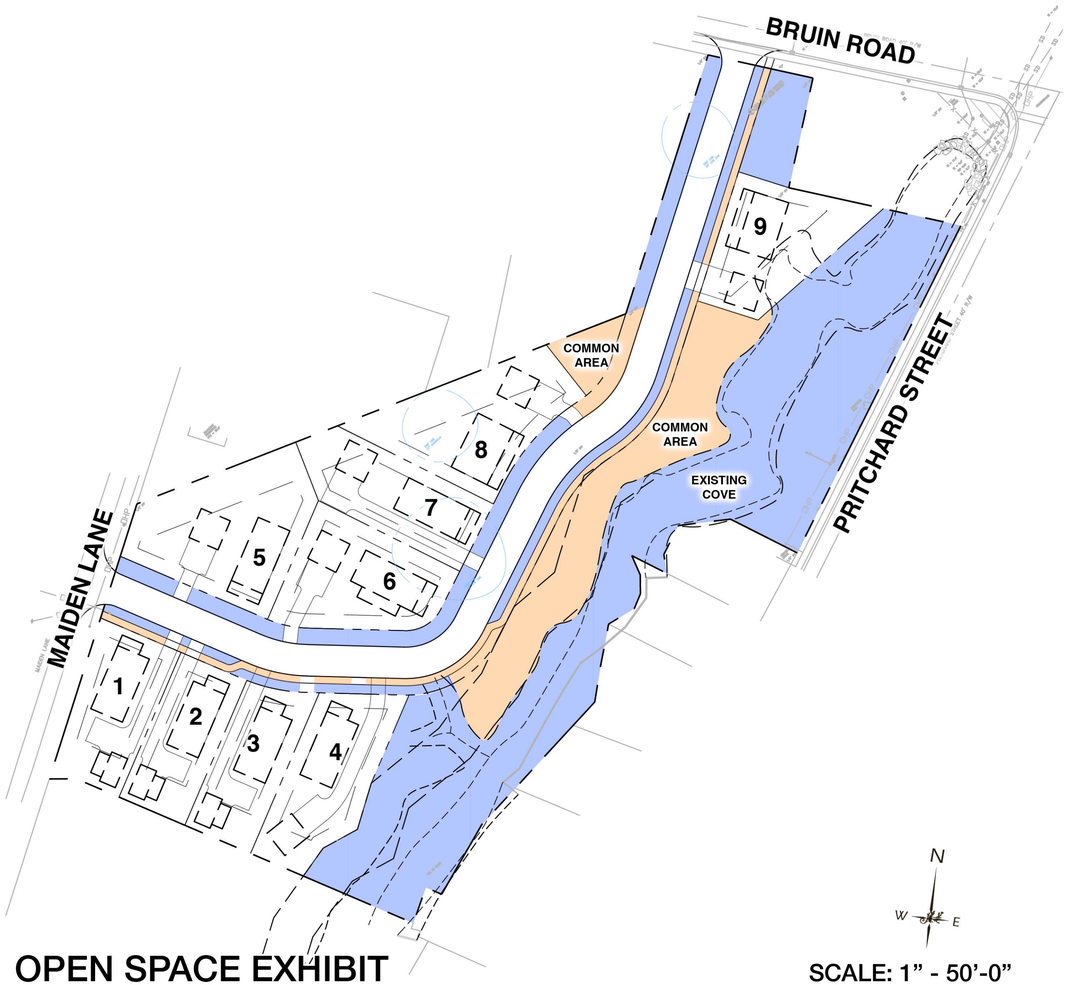
DATE:	APR. 29, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
SITE PLAN

DRAWING NUMBER

B



OPEN SPACE EXHIBIT

SCALE: 1” - 50’-0”

OVERALL SITE

TOTAL SITE AREA	156,133 SF		
GENERAL OPEN SPACE	±53,725 SF	COMMON OPEN SPACE	±20,415 SF
GEN. OPEN SPACE %	**34.0%**	**COM. OPEN SPACE %**	**13.0%**

TREE CANOPY EXHIBIT

SCALE: 1” - 50’-0”

RIGHT OF WAY (TO INCLUDE EXISTING AND PROPOSED TREE CANOPY)

TOTAL RIGHT OF WAY AREA	89,951 SF
TREE CANOPY AREA	±84,053 SF
TREE CANOPY %	**93.8%**

Winter Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
39 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757-7

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24”X36”

SITE DEVELOPMENT PLANS
FOR

MAIDEN LANE

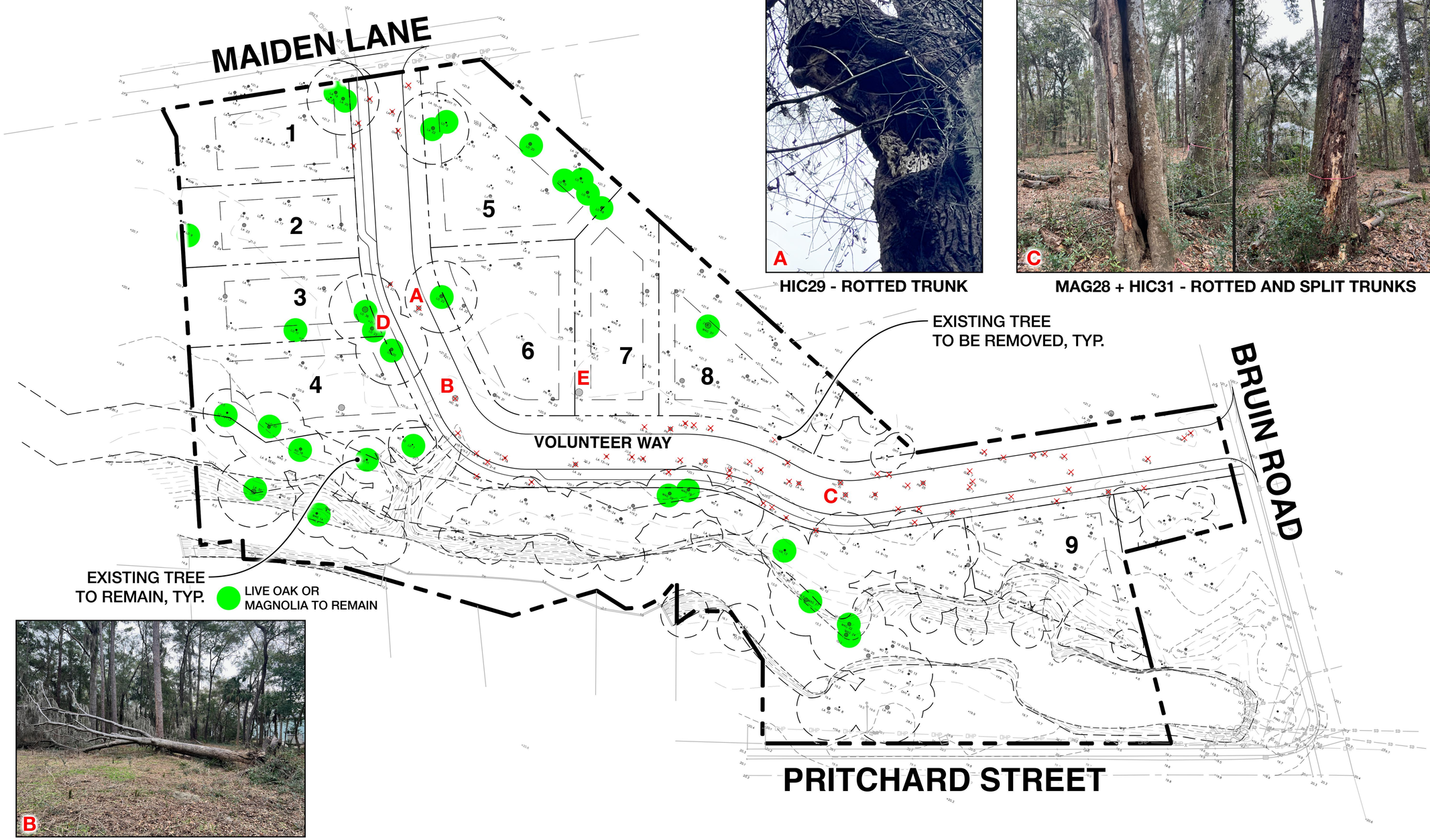
BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE:	APR. 29, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
SITE DATA, OPEN SPACE, & TREE CANOPY EXHIBIT

DRAWING NUMBER
C



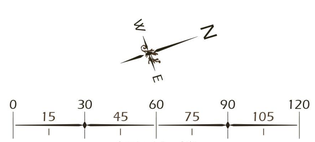
HIC29 - ROTTED TRUNK

MAG28 + HIC31 - ROTTED AND SPLIT TRUNKS

HIC36 - DEAD

EXISTING TREE + TREE REMOVAL REFERENCE NOTES

A - HIC29 - ROTTED TRUNK. REMOVAL TO PRESERVE OAKS ON EITHER SIDE OF VOLUNTEER WAY.
B - HIC36 - DEAD. UPROOTED BY PAST STORM AND FALLEN OVER.
C - MAG28 + HIC31 - DEAD. HOLLOW AND ROTTED TRUNKS.
D - LO23. INCORRECTLY SURVEYED - ACTUAL TREE IS A SWEET GUM.
E - LO46 - INCORRECTLY SURVEYED - ACTUAL TREE IS A LAUREL OAK.



Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
39 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
MAIDEN LANE
BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE:	APR. 29, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
TREE SAVE AND REMOVAL PLAN

DRAWING NUMBER
D

PLAN REVIEW COMMENTS FOR DP-03-26-020162

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type: Development Plan
Plan Status: Active
Case Manager: Dan Frazier
Apply Date: 03/06/2026
Plan Address: 21 Maiden Lane BLUFFTON, SC 29910
Plan PIN #: R610 039 00A 0042 0000

Plan Description: **A request by Sturre Engineering, on behalf of property owner Hinton Vacation Properties for review of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street**
STATUS: This item will be heard at the April 15, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Recieved: 03/06/2026 Completed:

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Planning Review - Principal	04/10/2026	Dan Frazier	Revisions Required

Comments:
1. Remove Development Summary Table from the Site Data Sheet.
2. Remove building setbacks from Site Plan Sheet. Setbacks are established based on building type.
3. A New Street Name Application will be required to name the proposed new right-of-way.
4. Carriage houses must be placed behind the primary structure and towards the back of the lot.
5. Provide a road cross section identifying the above and below grade road features.
6. Consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy (UDO 5.3.3.C). It appears that by adjusting the alignment of the drive and some lot lines additional significant trees can be retained.
7. Staff recommends changing the construction entrance to Bruin Road. If the construction entrance is to remain, the Town will conduct inspections to ensure Maiden Lane is adequately restored to pre-construction conditions.
8. Maximum lot coverage requirements may impact developability of individual lots.

Watershed Management Review DRC	04/01/2026	Samantha Crotty	Revisions Required

Comments:
1. Provide additional information on the proposed BMP so staff can verify compliance calculator feasibility. This can be done through the narrative and by providing a BMP detail in the civil set.
2. Revise narrative to state the proposed BMP type (underground storage, bioretention, pond, infiltration trench, infiltration basin, etc.) and remove reference to 30" perforated HDPE pipe.
3. Revise narrative to state that each lot within this development must retain the 95th percentile storm using on-lot volume controls and remove reference to raingardens (there are other options than a raingarden). This note must also be provided on the site plans at time of stormwater submittal.

Beaufort Jasper Water and Sewer Review	04/07/2026	Matthew Michaels	Approved with Conditions

Comments:
1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with the March 2025 BJWSA Development Policy and Procedure Manual.

Fire Department Review	04/09/2026	Dan Wiltse	Approved with Conditions

Comments:
1. Ensure emergency vehicle tree clearance along the proposed access drive.

Planning Commission Review	04/09/2026	Caroline Luke	Approved with Conditions

Comments:
1. Provide clarity regarding the reference to "Development Agreement" in the submittal's narrative.
2. Maiden Lane is an unimproved "Ghost Road" that will be negatively impacted by the additional trips generated by this proposed development. How is the Developer proposing to ensure adequate maintenance of Maiden Lane is provided?

Planning Review - Address	04/09/2026	Ryan Coleman	Approved with Conditions

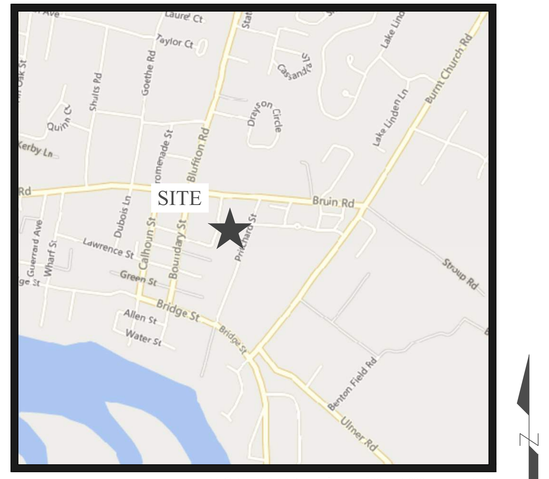
Comments:
1. Address assignments for individual residential lots will be required at time of subdivision.

Transportation Department Review	04/07/2026	Dan Frazier	Approved with Conditions

Comments:
1. An SCDOT Encroachment Permit will be required for the Bruin Road access.
2. A Town of Bluffton Encroachment Permit will be required for the Maiden Lane access.

Building Safety Review	04/07/2026	Sidney Holland	Approved
Police Department Review	04/07/2026	Bill Bonhag	Approved

Plan Review Case Notes:



VICINITY MAP

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

PRELIMINARY DRC PLANS FOR

MAIDEN LANE DEVELOPMENT

TOWN OF BLUFFTON

PARCEL NO. R610 039 00A 0042 0000
R610 039 00A 042A 0000
EXISTING LAND USE: N/A
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

24 BRUIN RD, BLUFFTON, SC 29910
21 MAIDEN LN, BLUFFTON, SC 29910

HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

LATITUDE: 32°14'09"N
LONGITUDE: 80°51'32"W

Sheet List Table

Sheet No.	Sheet Title
C-1	TITLE SHEET
C-2	INITIAL DEMOLITION & SWPP PLAN
C-3	INTERMEDIATE DEMOLITION & SWPP PLAN
C-4	FINAL DEMOLITION & SWPP PLAN
C-5	SWPPP DETAILS
C-6	SWPPP DETAILS
C-7	SITE PLAN
C-8	STORMWATER COMPLIANCE PLAN
C-9	GRADING PLAN & PROFILE - VOLUNTEER WAY
C-10	UTILITY PLAN
C-11	SANITARY PROFILE

OWNER & DEVELOPER

HINTON VACATION PROPERTIES,LLC
PO BOX 31017
KNOXVILLE TN, 37930

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC No. 6843

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SITE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
TITLE SHEET

SHEET NO.
C-1

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — STURRE DESIGN & DEVELOPMENT, LLC No. 6843 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE

02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
INITIAL DEMOLITION & SWPPP PLAN

SHEET NO.
C-2

MAIDEN LANE
PRITCHARD STREET 40' R/W
PARCEL 42A
PARCEL 42
PARCEL 41
LIMITS OF DISTURBANCE FOR PRIVATE R/W
BENCHMARK
ELEV. = 27.27'
DATUM: NAVD 88
SAN
UT
UE
G
W
SD
TV
OHP
DHP
SSMH RIM:21.22' IE(E):14.14' IE(SW):14.12'
SSMH RIM:21.88' IE(NW):12.90' IE(SW):12.80' IE(SE):12.80'
SSMH RIM:21.98' IE(NE):12.98' IE(SW):13.01' IE(W):13.14'
SSMH RIM:21.16' IE(NW):15.68' IE(NE):15.63'
SSMH RIM:19.76' IE(N):14.75' IE(SE):12.59'
SSMH RIM:20.68' IE(NW):11.96'
SSMH RIM:19.46' IE(NW):9.93' IE(SE):9.93' IE(NE-1):13.05' IE(NE-2):13.05' IE(SW-3):12.41' IE(SW-4):12.09'
Gi RIM:21.24' IE(E):17.74' IE(S):17.74' IE(W):17.74
Gi RIM:21.29' IE(E):17.35'
Gi RIM:21.22' IE(N):17.79'
Gi RIM:20.61' IE(N):16.96'
Gi RIM:20.56' IE(E):15.54' IE(S):16.81' IE(W):16.86'
Gi RIM:20.23' IE(E):15.77' IE(S):16.28' IE(W):15.80'
Gi RIM:19.77' IE(S):15.12' IE(W):15.24'
Gi RIM:19.04' IE(NE):14.64' IE(SW):14.94'
Gi RIM:19.37' IE(NW):14.09' IE(SE):14.02'
Gi RIM:20.42'
Gi RIM:20.9'
8" PVC @ ±225LF @ 0.32%
8" PVC @ ±402LF @ 0.35%
8" PVC @ ±228LF @ 0.40%
8" PVC @ ±224LF @ 0.34%
8" PVC @ ±346LF @ 0.38%
18" RCP @ ±126LF @ 0.41%
18" RCP @ ±22LF @ 0.25%
18" RCP @ ±179LF @ 0.93%
18" RCP @ ±20LF @ 0.75%
24" RCP @ ±92LF @ 0.48%
24" RCP @ ±20LF @ 0.70%
24" RCP @ ±16LF @ 6.77%
24" RCP @ ±25LF @ 3.62%
15" RCP @ ±20LF @ 0.48%
6" PVC @ ±44LF @ 0.37%
N10°33'55"E 203.2'
N10°20'58"E 285.87' (TOTAL)
S5°54'53"W 118.21'
S19°28'25"W 288.60' (TOTAL)
N05°16'18"E 78.50'
S84°44'42"E 148.00' (TOTAL)
N84°44'42"W 225.17'
S84°44'42"E 39.48'
N5°15'18"E 30.00'
W12"
W16"
W20"
W24"
W30"
W36"
W42"
W48"
W54"
W60"
W72"
W84"
W96"
W108"
W120"
W132"
W144"
W156"
W168"
W180"
W192"
W204"
W216"
W228"
W240"
W252"
W264"
W276"
W288"
W300"
W312"
W324"
W336"
W348"
W360"
W372"
W384"
W396"
W408"
W420"
W432"
W444"
W456"
W468"
W480"
W492"
W504"
W516"
W528"

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

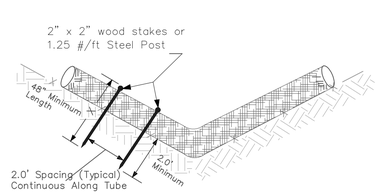
REV #	DATE	DESCRIPTION

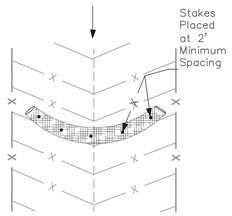
DATE 02/27/2026

SHEET NAME
FINAL DEMOLITION & SWPPP PLAN

SHEET NO.
C-4

SEDIMENT TUBE INSTALLATION





SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

PLAN SYMBOL

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SEDIMENT TUBES – GENERAL NOTES

1. Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.
2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.
3. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
4. Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
6. Sediment tubes should be staked using wooden stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
8. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
11. Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.
12. Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES – INSPECTION & MAINTENANCE

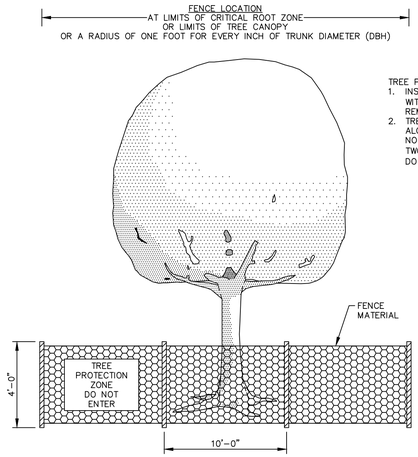
1. The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the sediment tube.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 2 of 2

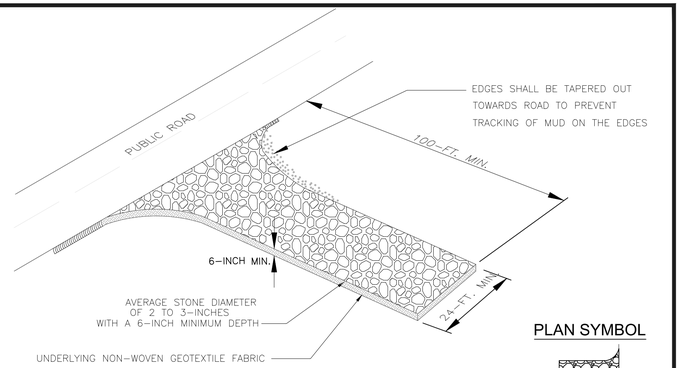
GENERAL NOTES FEBRUARY 2014 DATE



TREE PROTECTION FENCE DETAIL

N.T.S.

TREE PROTECTION NOTES:
1. INSTALL TREE PROTECTION FENCE AROUND ALL TREES TO REMAIN WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION, OR TREE REMOVALS.
2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING,. SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."



PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.

   3.During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.

   6.Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

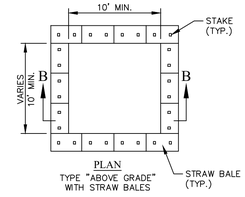
South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

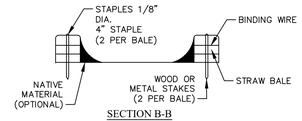
STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

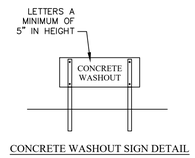
STRAW BALE BARRIER CONCRETE WASHOUT



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B-B



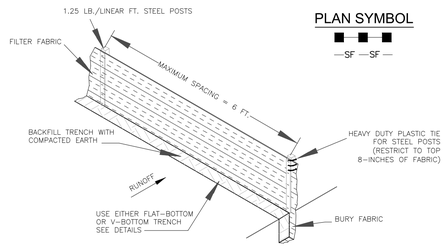
CONCRETE WASHOUT SIGN DETAIL

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.

SILT FENCE INSTALLATION



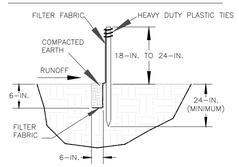
PLAN SYMBOL

—SF—SF—

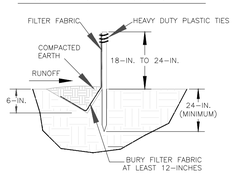
SILT FENCE – GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE – POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE – FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE – INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

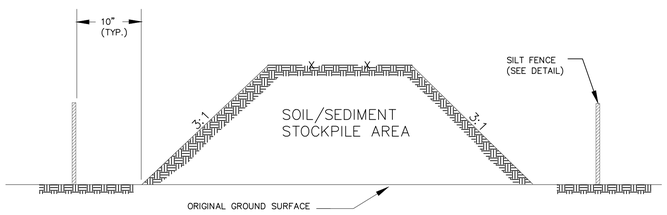
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Control

TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC-15 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
FINAL DEMOLITION & SWPPP PLAN

SHEET NO.
C-5

Dust Control

Plan Symbol

DC

Description

Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. Wind erodes soils and transports the sediment off site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.

When and Where to Use It

Utilize dust control methods whenever there are offsite impacts, especially during periods of drought. Implemented dust control until final stabilization is reached.

Dust Control Design Criteria

There are many methods to control dust on construction sites. These methods include but are not limited to :

- Phasing the Project. Phasing is done to decrease the area of disturbed soil that is exposed to erosion. The smaller the amount of soil that is exposed at one time, the smaller the potential for dust generation. Phasing a project and utilizing temporary stabilization practices can significantly reduce dust emissions.
- Vegetative Cover. A vegetative cover helps reduce wind erosion. Vegetative Cover is for disturbed areas not subject to traffic. Vegetation provides the most practical method of dust control.
- Mulch. Mulching offers a temporary way to stabilize the soil and prevent erosion. Mulching offers a fast, effective means of controlling dust.
- Sprinkling Water. Sprinkling helps control the suspension of dust particles and promotes dust to settle out of the air. Sprinkling water is effective for dust control on haul roads and other traffic routes.
- Spray-on-Adhesive. Adhesives prevent soil from blowing away. Latex emulsions, or resin in water is sprayed onto mineral soils to prevent their blowing away and reduce dust caused by traffic.
- Calcium Chloride. Calcium chloride keeps the soil surface moist and prevents erosion. Calcium chloride is applied by mechanical spreaders as loose, dry granules or flakes at a rate that keeps the surface moist but not so high as to cause water pollution or plant damage.
- Barriers. Barriers are fences that prevent erosion by obstructing the wind near the ground stopping the soil from blowing offsite. Broad, wind, or sediment fences can control air currents and blowing soil. Barriers are not a substitute for permanent stabilization. Perennial grass and strands of existing trees may also serve as wind barriers.

Inspection and Maintenance

- Add additional dust control or re-spray area as necessary to keep dust to a minimum.
- Spray exposed soil areas only with approved dust control agents as indicated by the SCDHEC Standard Specifications.

Dust Control by Sprinkling Water

Dust Control by Sprinkling Water

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Excessive dust leaves the site.	Increase frequency of dust control application. Consider using a palliative or binder on inactive areas.
Vehicles kick up dust.	Water more frequently. Limit vehicle speeds. Stabilize the roadway.
Watering for dust control causes erosion.	Reduce water pressure on the water truck. Check watering equipment to ensure that it has a positive shutoff. Water less frequently.
Sprayed areas are ineffective at limiting dust.	Re-spray areas and ensure that the application rate is proper. Try another product or method if current dust control is not effective.

Temporary Seeding

Plan Symbol

TS

Description

The purpose of temporary seeding is to reduce erosion and sedimentation by stabilizing disturbed areas that would otherwise lay bare for long periods of time before they are worked or stabilized. Temporary seeding is also used where permanent vegetation growth is not necessary or appropriate.

When and Where to Use It

Temporary seeding is used on exposed soil surfaces such as denuded areas, soil stockpiles, dikes, dams, banks of sediment basins, banks of sediment traps, and temporary road banks. Temporary seeding prevents and limits costly maintenance operations on other sediment control structures. Sediment clean-out requirements for sediment basins, sediment, traps, and silt fence is reduced if the drainage area is seeded when grading and construction operation are not taking place.

Temporary stabilization is required within 14 days after construction activity is complete **unless construction activity is going to resume within 21 days**. Cover seeded areas with an appropriate mulch to provide protection from the weather. When the temporary vegetation does not grow quickly or thick enough to prevent erosion, re-seed as soon as possible. Keep seeded areas adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Seed Selection

Seed selection is based on geographical location, soil type and the season of the year in which the planting is to be done. Use the tables in Appendix C as a guide for conventional tillage methods (plowing, seedbed preparation, hydroseeding, etc). If a fast growing crop to nurse the permanent specie or species is required, then use the mix rate. Failure to carefully follow agronomic recommendations results in an inadequate stand of temporary vegetation that provides little or no erosion control.

Installation

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Lime is not required for temporary seeding unless a soil test shows that the soil pH is below 5.0. It may be desirable to apply lime during the temporary seeding operation to benefit the long-term permanent seeding. Apply a minimum of 1.5 tons of Lime/acre (70 pounds per 1000 square feet) if it is to be used.

Fertilizer

Apply a minimum of 500 pounds per acre of 10-10-10 fertilizer (11.5 pounds per 1000 square feet) or equivalent during temporary seeding unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow.

Seeding

Loosen the soil surface before broadcasting the seed. Apply seed evenly by the most convenient method available for the type of seed used and the location of the temporary seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain, and then lightly firm the area with a roller or cultipacker.

Mulching

Use mulch with temporary seed applications to retain soil moisture and reduce erosion during the establishment of vegetation. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with temporary seeding is small grain straw. This straw should be dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or emulsions to prevent it from being blown or washed away. Apply the straw mulch by hand or machine at the rate 1.5-2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Seeded areas should be kept adequately moist. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Re-seed areas where seeding does not grow quickly, thick enough, or adequately to prevent erosion. Base seed selection should on the requirements of local Specifications.

Inspection and Maintenance

- Inspect every 7 calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation.
- Cover seeded with mulch to provide protection. Frequent inspections are necessary to check that conditions for growth are good.
- Supply temporary seeding with adequate moisture. Supply water as needed, especially in abnormally hot or dry weather or on adverse sites. Control water application rates to prevent runoff.

- Base seed selection on local Specifications.
- Re-seed areas where the plants do not grow quick enough, thick enough, or adequately enough to prevent erosion should be re-seeded.

Temporary Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Slope was improperly dressed before application.	Roughen slopes. Furrow along the contour of areas to be seeded.
Coverage is inadequate.	Follow recommended application rates. Count the number of seedbags to ensure the correct amount of material is being applied. Reapply to thin areas.
Seeds fail to germinate.	Apply straw mulch to keep seeds in place and to moderate soil moisture and temperature. In arid areas, temporary irrigation may be necessary.
Seeded slope fails.	Fill in rills and re-seed; fertilize, and mulch slopes.
Seeding is washed off slope.	Allow at least 24-hours for the materials to dry before a rain event. Follow manufacturer's recommendations. Reapply where necessary.
Excessive water flows across stabilized surface.	Use other BMPs to limit flow on stabilized area and to reduce slope lengths. Do not use to stabilize areas with swift moving concentrated flows.

Permanent Seeding

Plan Symbol

PS

Description

Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.

When and Where to Use It

A major consideration in the selection of the type of permanent grass to establish is the intended use of the land. Land use is separated in to two categories, high-maintenance and low-maintenance.

High-maintenance

High maintenance areas are mowed frequently, lime or fertilized on a regular basis, and require maintenance to an aesthetic standard. Land uses with high maintenance grasses include homes, industrial parks, schools, churches, and recreational areas such as parks, athletic fields, and golf courses.

Low-maintenance

Low maintenance areas are mowed infrequently, if at all, and lime and fertilizer may not be applied on a regular schedule. These areas are not subject to intense use and do not require a uniform appearance. The vegetation must be able to survive with little maintenance over long periods of time. Grass and legume mixtures are favored in these areas because legumes are capable of fixing nitrogen in the soil for their own use and the use of the grasses around them. Land uses requiring low-maintenance grasses include steep slopes, stream and channel banks, road banks, and commercial and industrial areas with limited access.

Seed Selection

The use of native species is preferred when selecting vegetation. Base plant seed selection on geographical location, the type of soil, the season of the year in which the planting is to be done, and the needs and desires of the permanent land user. Failure to carefully follow agronomic recommendations results in an inadequate stand of permanent vegetation that provides little or no erosion control.

Installation

Topsoil

Apply topsoil if the surface soil of the seedbed is not adequate for plant growth.

Tillage

If the area has been recently plowed, no tillage is required other than raking or surface roughening to break any crust that has formed leaving a textured surface. Disk the soil for optimal germination when the soil is compacted less than 6-inches. If the soil is compacted more than 6-inches, sub-soiled and disk the area.

Soil Testing

Soil testing is available through Clemson University Cooperative Extension Service.

Lime

Unless a specific soil test indicates otherwise, apply 1½ tons of ground course textured agricultural limestone per acre (70 pounds per 1000 square feet).

Fertilizer

Apply a minimum of 1000 pounds per acre of a complete 10-10-10 fertilizer (23 pounds per 1000 square feet) or equivalent during permanent seeding of grasses unless a soil test indicates a different requirement. Incorporate fertilizer and lime (if used) into the top 4-6 inches of the soil by disking or other means where conditions allow. Do not mix the lime and the fertilizer prior to the field application.

Seeding

Loosen the surface of the soil just before broadcasting the seed. Evenly apply seed by the most convenient method available for the type of seed applied and the location of the seeding. Typical application methods include but are not limited to cyclone seeders, rotary spreaders, drop spreaders, broadcast spreaders, hand spreaders, cultipacker seeder, and hydro-seeders. Cover applied seed by raking or dragging a chain or brush mat, and then lightly firm the area with a roller or cultipacker. Do not roll seed that is applied with a hydro-seeder and hydro-mulch.

Mulching

Cover all permanent seeded areas with mulch immediately upon completion of the seeding application to retain soil moisture and reduce erosion during establishment of vegetation. Apply the mulch evenly in such a manner that it provides a minimum of 75% coverage. Typical mulch applications include straw, wood fiber, hydromulches, BFM and FGM. Use hydromulches with a minimum blend of 70% wood fibers.

The most commonly accepted mulch used in conjunction with permanent seeding is small grain straw. Select straw that is dry and free from mold damage and noxious weeds. The straw may need to be anchored with netting or asphalt emulsions to prevent it from being blown or washed away. Apply straw mulch by hand or machine at the rate 2 tons per acre (90 pounds per 1000 square feet). Frequent inspections are necessary to check that conditions for growth are good.

Irrigation

Keep permanent seeded areas adequately moist, especially late in the specific growing season. Irrigate the seeded area if normal rainfall is not adequate for the germination and growth of seedlings. Water seeded areas at controlled rates that are less than the rate at which the soil can absorb water to prevent runoff. Runoff of irrigation water wastes water and can cause erosion.

Re-seeding

Inspect permanently seeded areas for failure, make necessary repairs and re-seed or overseed within the same growing season if possible. If the grass cover is sparse or patchy, re-evaluate the choice of grass and quantities of lime and fertilizer applied. Final stabilization by permanent seeding of the site requires that it be covered by a 70% coverage rate.

Inspection and Maintenance

- Inspect seeded areas for failure and make necessary repairs and re-seed immediately. Conduct a follow-up survey after one year and replace failed plants where necessary.
- If vegetative cover is inadequate to prevent rill erosion, overseed and fertilize in accordance with soil test results.
- If a stand of permanent vegetation has less than 40 percent cover, re-evaluate choice of plant materials and quantities of lime and fertilizer.
- Re-establish the stand following seed bed preparation and seeding recommendations, omitting lime and fertilizer in the absence of soil test results.
- If the season prevents re-sowing, mulch is an effective temporary cover.
- Final stabilization of the site requires a 70 percent overall coverage rate. This does not mean that 30 percent of the site can remain bare. The coverage is defined as looking at a square yard of coverage, in which 70 percent of that square yard is covered with vegetation.

Permanent Seeding

Permanent Seeding

Preventive Measures and Troubleshooting Guide

Field Condition	Common Solutions
Areas have eroded.	Re-seed or replace eroded areas.
Vegetation cover is inadequate and rill erosion is occurring.	Overseed and fertilize in accordance with soil test results.
Stand of permanent vegetation has less than 40% cover.	Re-evaluate choice of plant materials and quantities of lime and fertilizer.
Vegetation show signs of wilting before noon.	Water vegetation by wetting soil to a depth of 4-inches.

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
FINAL DEMOLITION & SWPPP PLAN

SHEET NO.
C-6

Lot No.	SF	AC	Structure Footprint (not incl. Porches)	Carriage Footprint
1	6,207	0.142	1152	392
2	5,500	0.126	1152	392
3	5,718	0.131	1152	392
4	7,379	0.169	1152	392
5	9,970	0.229	1152	484
6	7,645	0.176	1392	484
7	6,791	0.156	1152	484
8	8,767	0.201	1176	484
9	7,062	0.162	1050	484
R/W	32,174	0.739		
Common Space	58,920	1.353		
Total	**156,133**	**3.584**		

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
SITE PLAN

SHEET NO.
C-7

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA — STURRE DESIGN & DEVELOPMENT, LLC No. 6843 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — LICENSED PROFESSIONAL ENGINEER — No. 40266 — NATHAN STURRE
02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

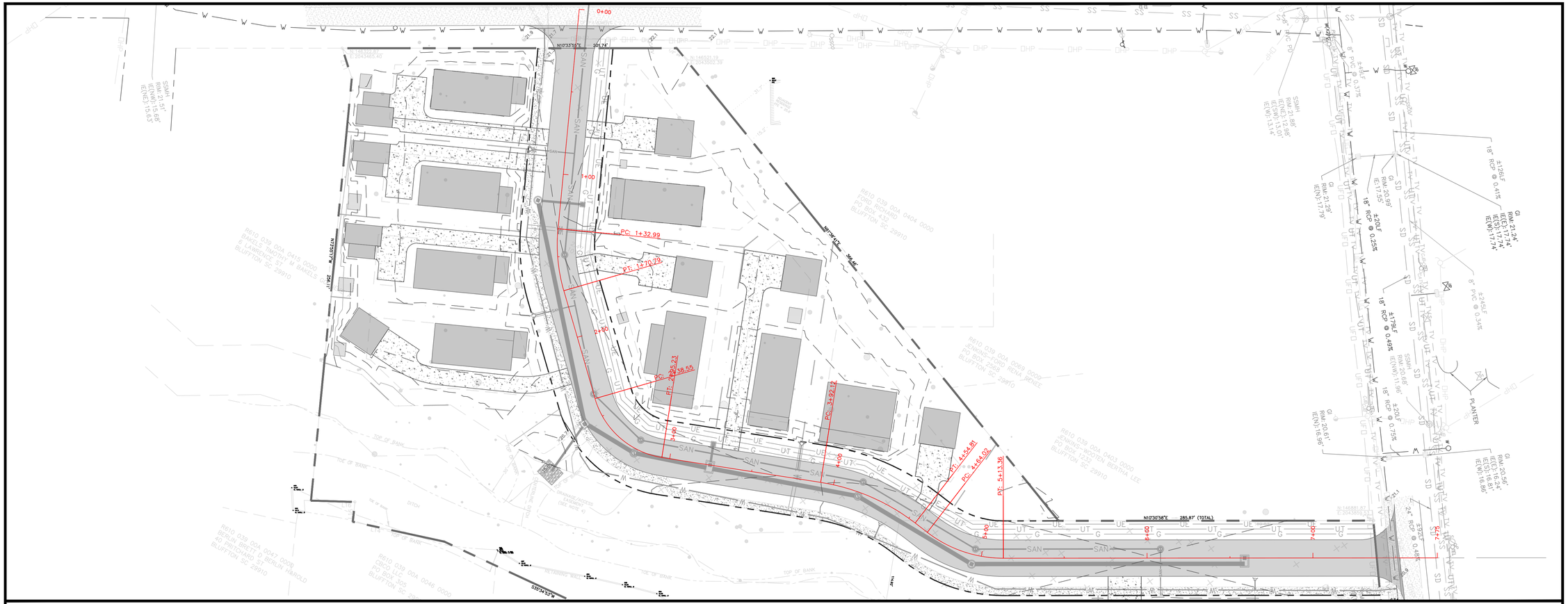
CALL 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
STORMWATER COMPLIANCE PLAN

SHEET NO.
C-8



STA. 0+23.60
EXISTING
PROPERTY LINE

STA. 4+52.45
EXISTING
PROPERTY LINE
TO BE ABANDONED

STA. 7+52.18
EXISTING
PROPERTY LINE

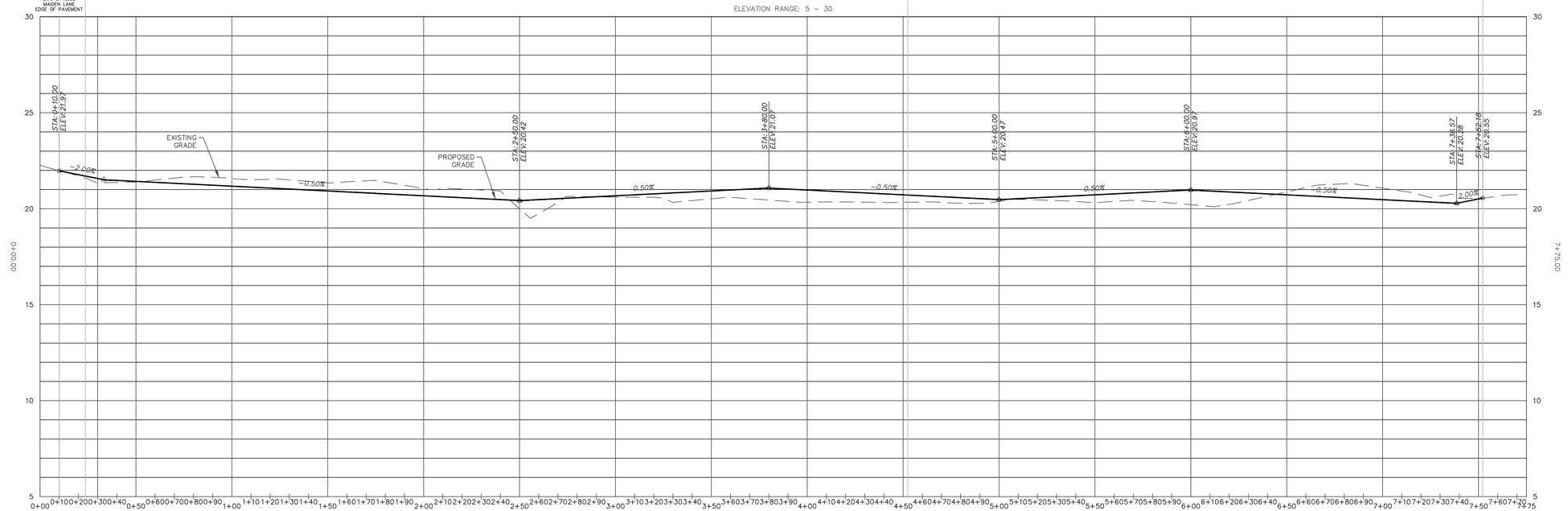
MAIDEN LANE
30' R/W

EXISTING PARCEL R610 039 00A 042A 0000
NEW 45' PRIVATE R/W

EXISTING PARCEL R610 039 00A 042 0000
NEW 45' PRIVATE R/W

STA. 0+10.00
MAIDEN LANE
EDGE OF PAVEMENT

ELEVATION RANGE: 5 – 30



VOLUNTEER WAY

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
PHONE: 843.681.3248
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 1.5 3 6
SCALE IN FEET
VERTICAL SCALE 1" = 3'

0 15 30 60
SCALE IN FEET
PROFILE
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
GRADING PLAN & PROFILE - VOLUNTEER WAY

SHEET NO.
C-9

1" WATER SERVICES (LOTS 1 & 2)
2 – 4 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

6" FIRE HYDRANT ASSEMBLY
5 LF 6" DIP CL350

MH-1
4'ø SANITARY MANHOLE
RIM=22.30
IE (NEW 8" PVC IN)=14.72
IE (EX 8" PVC OUT)=14.62

218 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

SANITARY SEWER SERVICES (LOTS 1 & 2)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
26 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:15.18

SANITARY SEWER SERVICES (LOTS 5 & 6)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
14 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:15.48

1" WATER SERVICES (LOTS 5 & 6)
2 – 41 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

153 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

MH-2
4'ø SANITARY MANHOLE
RIM=21.00
IE (8" PVC IN)=15.43
IE (8" PVC OUT)=15.33

83 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

1" WATER SERVICES (LOTS 3 & 4)
2 – 7 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

MH-3
4'ø SANITARY MANHOLE
RIM=20.50
IE (8" PVC IN)=15.85
IE (8" PVC OUT)=15.75

MH-4
4'ø SANITARY MANHOLE
RIM=21.67
IE (8" PVC IN)=16.10
IE (8" PVC OUT)=16.00

SANITARY SEWER SERVICES (LOTS 7 & 8)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
14 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:16.65

MH-5
4'ø SANITARY MANHOLE
RIM=21.02
IE (8" PVC IN)=16.73
IE (8" PVC OUT)=16.63

76 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

SANITARY SEWER SERVICES (LOTS 3 & 4)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
27 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –WYE BRANCH
1 – DOUBLE WYE
2 –4" CLEANOUT
2 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:15.70

37 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

133 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

1" WATER SERVICES (LOTS 7 & 8)
2 – 42 LF 1" SDR9 WATERLINE
2 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

767 LF 6" C900 DR18 WATER MAIN

6" FIRE HYDRANT ASSEMBLY
4 LF 6" DIP CL350

109 LF NEW 8" SDR26 PVC SEWER @ 0.4% SLOPE

MH-6
4'ø SANITARY MANHOLE
RIM=20.60
IE (8" PVC IN)=17.13
IE (8" PVC OUT)=17.03

MH-7
4'ø SANITARY MANHOLE
RIM=21.00
IE (8" PVC OUT)=17.57

6" FIRE HYDRANT ASSEMBLY
6 LF 6" DIP CL350

SANITARY SEWER SERVICE (LOT 9)
5 LF 4" SDR26 PVC @ 2.0% MIN. SLOPE
26 LF 6" SDR26 PVC @ 1.0% MIN. SLOPE
1 –4" CLEANOUT
1 –DUAL SWEEP CLEANOUT AT STRUCTURE
IE @ MAIN:18.40

1" WATER SERVICES (LOT 9)
1 – 3 LF 1" SDR9 WATERLINE
1 – TAPPING SADDLE W/ 1" CORP STOP
36" MIN. COVER
12" MIN. COVER AT METER
WATER METER TO BE SIZED BY AND PURCHASED FROM BJWSA

MAIDEN LANE

PRITCHARD STREET 40' R/W

BROAD ROAD (SC 46) R/W

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9

0.23 ACRES
9,813 SF

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE

02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

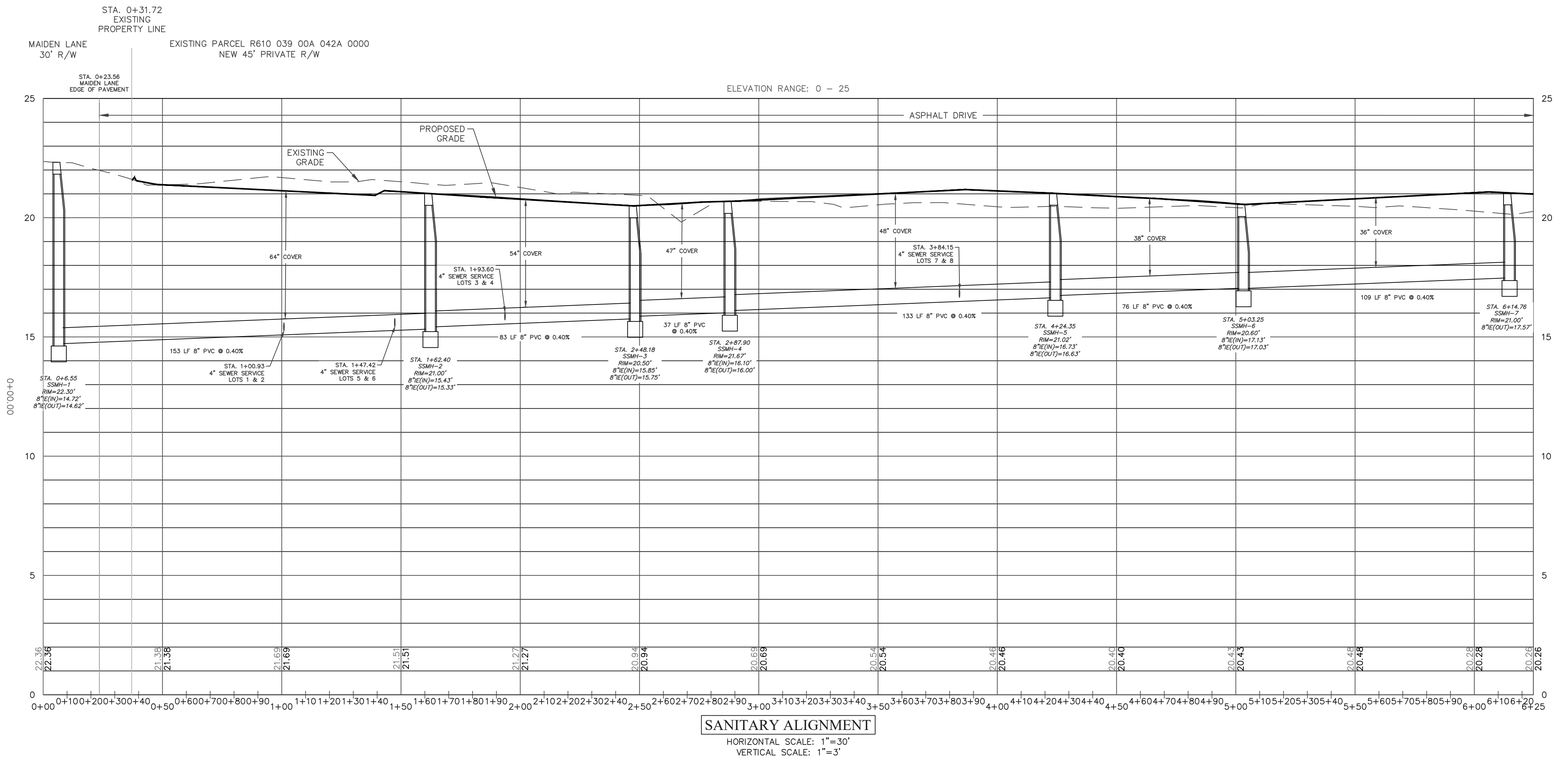
CALL 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

DATE 02/27/2026

SHEET NAME
UTILITY PLAN

SHEET NO.
C-10



SANITARY ALIGNMENT

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

STURRE ENGINEERING
Civil Design & Development

SOUTH CAROLINA LLC CERTIFICATE OF AUTHORIZATION
STURRE DESIGN & DEVELOPMENT, LLC
No. 6843

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 40266
NATHAN STURRE
02/27/2026

ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

NANDINA
10 OAK PARK DRIVE, UNIT C1,
HILTON HEAD ISLAND, SC
29926

PREPARED FOR:

HINTON VACATION
PROPERTIES, LLC

PROJECT:

MAIDEN LANE DEVELOPMENT

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

0 15 30 60
SCALE IN FEET

PLAN
HORIZONTAL SCALE 1" = 30'

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV #	DATE	DESCRIPTION

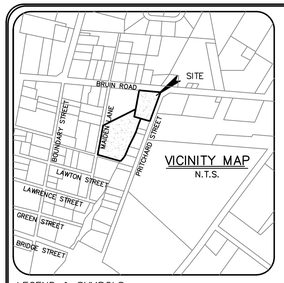
DATE 02/27/2026

SHEET NAME

SANITARY PROFILE

SHEET NO.

C-11



VICINITY MAP
N.T.S.

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

9.5		SPOT ELEVATION
-9-		CONTOUR
1/2" IPF	⊙	1/2" IRON PIN FOUND
TBM		TEMPORARY BENCH MARK
IE		INVERT ELEVATION
FFE		FINISHED FLOOR ELEVATION
RCP		REINFORCED CONCRETE PIPE
LO		LIVE OAK
LA		LAUREL OAK
MAG		MAGNOLIA
MAP		MAPLE
PN		PINE
PLM		PALM
WO		WATER OAK
PEC		PECAN
HB		HACKBERRY
PINO		PIN OAK
CHY		CHERRY
GUM		GUM
RO		RED OAK
HIB		HICKORY
SB		SUGARBERRY
	Ⓢ	STORM MANHOLE
		FIRE HYDRANT
	Ø	UTILITY POLE
		GUY
		SIGN
		CATCH BASIN
	Ⓣ	TRASH CAN/PET WASTE
	Ⓥ	VALVE BOX
	Ⓣ	TELEPHONE SERVICE
	■	TELEVISION SERVICE

REFERENCE PLAT

1) A SUBDIVISION SURVEY OF PARCEL 42A, MAIDEN LANE, TMS R610 039 00A 042A 0000, TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 10/22/21
RECORDED IN BOOK 158, PAGE 144
ROD. BEAUFORT COUNTY, SC
BY: DONALD R. COOK S.C.R.L.S. # 19010

2) TOPOGRAPHIC AND TREE SURVEY OF PARCEL 42A & 42, FORMERLY PARCEL 42, #26 BRUIN ROAD,
TOWN OF BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA
DRAWN: 10/22/21
RECORDED IN BOOK 158, PAGE 144
ROD. BEAUFORT COUNTY, SC
BY: DONALD R. COOK S.C.R.L.S. # 19010

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCELS 42, 42A, & 416,
BRUIN ROAD, MAIDEN LANE,BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
PATRICK MASON CUSTOM HOMES, LLC.

DATE : 7/28/2023 SCALE : 1" = 20'

GRAPHIC SCALE
0 20 40 60

NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1, Tel (843) 681-3248
Hilton Head Island, Fax (843) 689-3871
SC 29926 E-mail: admin@nandinainc.com

FILE No : 23157 DWG No. : 9-23157

COPYRIGHT © BY NANDINA, INC. CAD: CG, FLD, CM, TM

NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
5) VERTICAL DATUM IS NAVD88.
6) CONTOUR INTERVAL IS 1'
7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVEW BOARD.
9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

S.C. GRID

MAIDEN LANE

EDGE OF PAVEMENT

N:146322.87
E:2043465.40

N10°33'55"E — 201.74'

N:146521.19
E:2043502.39

1/2" IPF

ADJACENT RESIDENCE FFE = 25.6'

N61°38'41"E — 366.46'

PARCEL 42A
2.47 ACRES
107,444 S.F.

R610 039 00A 0404 0000
FORD RICHARD
PO BOX 432
BLUFFTON SC 29910

R610 039 00A 0069 0000
JENKINS-FORD RENA RENEE
PO BOX 2568
BLUFFTON SC 29910

R610 039 00A 0403 0000
JENKINS-WOOTEN BERTHA LEE
PO BOX 1232
BLUFFTON SC 29910

DRIP LINE 37" MAGNOLIA

DRIP LINE 46" LIVE OAK

N13°55'17"W — 256.11'

R610 039 00A 0415 0000
BAKELS TIMOTHY M BAKELS GONNEKE A
6 LAWRENCE ST
BLUFFTON SC 29910

S35°34'53"W — 116.21'

RETAINING WALL

DITCH

TOP OF BANK

TOE OF BANK

R610 039 00A 0046 0000
CBCO LLC
PO BOX 305
BLUFFTON SC 29910

R610 039 00A 0045 0000
NUMBERG ROBERT NUMBERG MICHELLE
5 SHELL RAKE LN
BLUFFTON SC 29910

R610 039 00A 0405 0000
PRITCHARD STREET LLC
5440 CHISOLM ROAD
JOHNS ISLAND SC 29455

R610 039 00A 0044 0000
BROWN GARETH T
2716 MAGNOLIA WOODS DR
MOUNT PLEASANT SC 29464

R610 039 00A 0043 0000
DEBORAH J WOOD TRUST
35 BOUNDARY ST
BLUFFTON SC 29910

R610 039 00A 0047 0000
BERLIN BRETT D BERLIN HAROLD
40 PRITCHARD ST
BLUFFTON SC 29910

GRAVEL DRIVE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA — NANDINA INC. — LAND SURVEY, No.C06703 — CERTIFICATE OF AUTHORIZATION

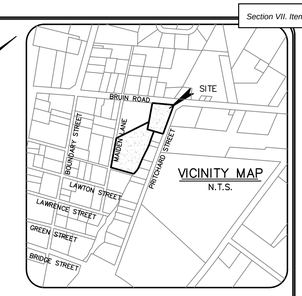
SOUTH CAROLINA — PROFESSIONAL — LAND SURVEYOR — 29901 — JUSTIN R. KESSELRING

NOT VALID UNLESS EMBOSSED.

SHEET 1 OF 2

ADDRESS: 21 MAIDEN LANE, 24 & 26 BRUIN ROAD
DISTRICT: 610, MAP: 39A, PARCELS: 42, 42A, & 416

THIS PROPERTY LIES IN F.E.M.A. ZONE X; AE
BASE FLOOD ELEVATION = N/A; 10.0'
COMMUNITY NO. 450251, PANEL 0426G, DATED: 3/23/2021



S.C. GRID

ADJACENT RESIDENCE FFE = 25.6'

R610 039 00A 0404 0000
FORD RICHARD
PO BOX 432
BLUFFTON SC 29910

N61°36'41"E — 366.46'

R610 039 00A 0069 0000
JENKINS-FORD RENA RENEE
PO BOX 2568
BLUFFTON SC 29910

R610 039 00A 0403 0000
JENKINS-WOOTEN BERTHA LEE
PO BOX 1232
BLUFFTON SC 29910

N:146861.87
E:2043859.33
1/2" IPF

N10°30'56"E — 285.87' (TOTAL)

T.B.M. TOP OF FIRE HYDRANT
ELEVATION = 23.00' NAVD88

DRIP LINE
35" LIVE OAK

DRIP LINE
37" MAGNOLIA

DRIP LINE
46" LIVE OAK

PARCEL 42
1.12 ACRES
48,688 S.F.

PARCEL 416
0.21 ACRES
9,233 S.F.

1/2" IPF

S64°40'42"E — 168.00' (TOTAL)

78.50'

N05°19'18"E

BRUIN ROAD 40' R/W

CENTERLINE OF PAVEMENT

EDGE OF PAVEMENT

CONCRETE SIDEWALK

BACK OF CURB

18" RCP PIPE
DIRECTION
IE = 16.5'

IE = 15.0'

IE = 12.9'

N:146866.29
E:2044026.80
1/2" IPF

BIKE RACK

FENCE

S64°40'42"W — 123.17'

IE = 13.4'

IE = 12.8'

IE = 19.6'

IE = 12.3'

IE = 11.6'

IE = 9.9'

RIP RAP

IE = 9.7'

GRAVEL WALK

CROSSWALKS

TOP OF BANK

TOE OF BANK

DITCH

N70°15'52"W — 167.10' (TOTAL)

R610 039 00A 0044 0000
BROWN GARETH T
2716 MAGNOLIA WOODS DR
MOUNT PLEASANT SC 29464

R610 039 00A 0043 0000
DEBORAH J WOOD TRUST
35 BOUNDARY ST
BLUFFTON SC 29910

S35°34'53"W — 116.21'

R610 039 00A 0405 0000
PRITCHARD STREET LLC
5440 CHISOLM ROAD
JOHNS ISLAND SC 29455

R610 039 00A 0045 0000
NUMBERG ROBERT NUMBERG MICHELLE
5 SHELL RAKE LN
BLUFFTON SC 29910

S19°28'25"W — 286.60' (TOTAL)

CONCRETE PAD

225.64'

GRAVEL DRIVE

1/2" IPF

PRITCHARD STREET 40' R/W

RETAINING WALL

LT1 LT2 LT3 LT4 LT5 LT6 LT7 LT8 LT9

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

9			SPOT ELEVATION
9			CONTOUR
1/2" IPF		⊙	1/2" IRON PIN FOUND
TBM			TEMPORARY BENCH MARK
IE			INVERT ELEVATION
FFE			FINISHED FLOOR ELEVATION
RCP			REINFORCED CONCRETE PIPE
LO			LIVE OAK
LA			LAUREL OAK
MAG			MAGNOLIA
MAP			MAPLE
PIN			PINE
PLM			PALM
WO			WATER OAK
PEC			PECAN
HB			HACKBERRY
PINO			PIN OAK
CHY			CHERRY
GUM			GUM
RO			RED OAK
HIB			HICKORY
SB			SUGARBERRY
		Ⓢ	STORM MANHOLE
			FIRE HYDRANT
			UTILITY POLE
			GUY
			SIGN
			CATCH BASIN
		Ⓣ	TRASH CAN/PET WASTE
		Ⓥ	VALVE BOX
		Ⓣ	TELEPHONE SERVICE
			TELEVISION SERVICE

NOTES:
1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
5) VERTICAL DATUM IS NAVD88.
6) CONTOUR INTERVAL IS 1'
7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

REFERENCE PLAT

1) A SUBDIVISION SURVEY OF PARCEL 42A, MAIDEN LANE, TMS R610 039 00A 042A 0000, TOWN OF BLUFFTON BEAUFORT COUNTY, SOUTH CAROLINA
DRAWN: 10/22/21
RECORDED IN BOOK 158, PAGE 144
ROD: BEAUFORT COUNTY, SC
BY: DONALD R. COOK S.C.R.L.S. # 19010

2) TOPOGRAPHIC AND TREE SURVEY OF PARCEL 42A & 42, FORMERLY PARCEL 42, #26 BRUIN ROAD, TOWN OF BLUFFTON, BEAFORT COUNTY, SOUTH CAROLINA
DRAWN: 10/22/21
RECORDED IN BOOK 158, PAGE 144
ROD: BEAUFORT COUNTY, SC
BY: DONALD R. COOK S.C.R.L.S. # 19010

ADDRESS: 21 MAIDEN LANE, 24 & 26 BRUIN ROAD
DISTRICT: 610, MAP: 39A, PARCELS: 42, 42A, & 416

THIS PROPERTY LIES IN F.E.M.A. ZONE X; AE
BASE FLOOD ELEVATION = N/A; 10.0'
COMMUNITY NO. 450251, PANEL 0426G, DATED: 3/23/2021

BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
TAX PARCELS 42, 42A, & 416,
BRUIN ROAD, MAIDEN LANE,BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
PATRICK MASON CUSTOM HOMES, LLC.

SHEET 2 OF 2

DATE : 7/28/2023 SCALE : 1" = 20'

GRAPHIC SCALE
0 20 40 60

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SOUTH CAROLINA NANDINA INC. SEA ISLAND LAND SURVEY, INC. No.C06703 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR 29901 JUSTIN R. KESSELRING

NOT VALID UNLESS EMBOSSED.

NANDINA

d.b.a. Sea Island Land Survey, Inc.
10 Oak Park Drive, Unit C1, Hilton Head Island, SC 29926
Tel (843) 681-3248
Fax (843) 689-3871
E-mail: admin@nandinainc.com

FILE No : 23157 DWG No. : 9-23157

COPYRIGHT © BY NANDINA, INC.

CAD: CG, FLD, CM, TM

MAIDEN LANE

15 MAIDEN LANE

18B BRUIN ROAD

23 BRUIN ROAD

18 BRUIN ROAD

25 BRUIN ROAD

22 BRUIN ROAD

29 BRUIN ROAD

27 BRUIN ROAD

26 BRUIN ROAD

31 BRUIN ROAD

BRUIN ROAD

27 MAIDEN LANE

25 MAIDEN LANE

21 MAIDEN LANE
NEIGHBORHOOD
GENERAL - HD
± 2.46 ACRES

24 BRUIN ROAD
NEIGHBORHOOD
GENERAL - HD
± 1.12 ACRES

22 PRITCHARD STREET

18 PRITCHARD STREET

PRITCHARD STREET

23 PRITCHARD STREET

TABBY SHELL ROAD

21 PRITCHARD STREET

19 PRITCHARD STREET

32 BRUIN ROAD

SITE PHOTOS

0 15 30 45 60 75 90 105 120
Scale 1" = 30'

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.2

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

MAIDEN LANE

BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE:	FEB. 25, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
CONTEXT MAP AND SITE PHOTOS

DRAWING NUMBER

A

MAIDEN LANE

VOLUNTEER WAY

BRUIN ROAD

PRITCHARD STREET

DRIVEWAY, TYP.

CARRIAGE HOUSE, TYP.

STREET TREE, TYP.

EXISTING COVE TO REMAIN

COMMON AREA

COMMON AREA

COMMON AREA

1 2 3 4 5 6 7 8 9

PORCH

10' FRONT SETBACK

10' SIDE SETBACK

30' REAR SETBACK

PARKING SUMMARY

RESIDENTIAL LOTS 1 - 9

REQUIRED SPACES = 18 **(SEE TABLE 1)**
PROVIDED SPACES = 18

0 15 30 45 60 75 90 105 120
Scale 1" = 30'

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkld.com
39 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757-7

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

MAIDEN LANE

BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

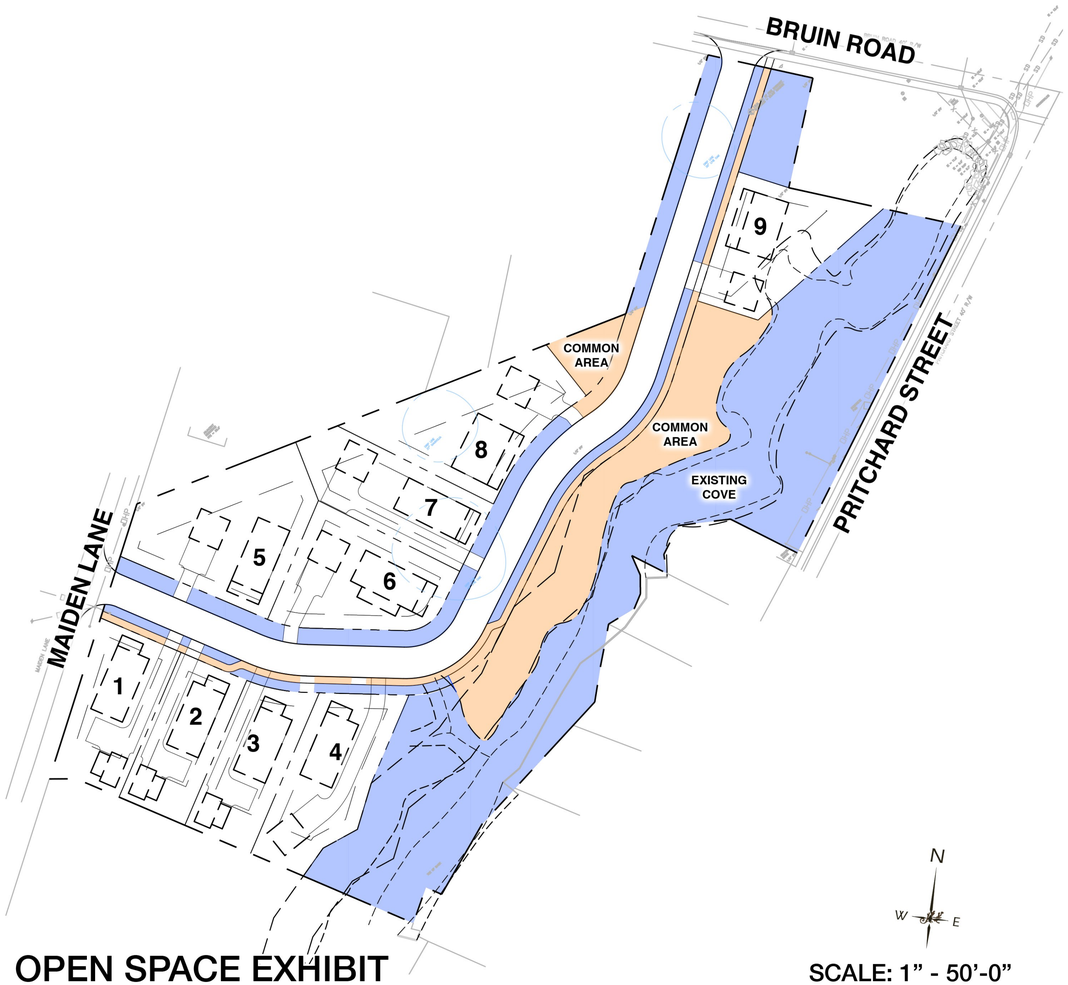
DATE:	FEB. 25, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
SITE PLAN

DRAWING NUMBER

B



OPEN SPACE EXHIBIT

SCALE: 1" - 50'-0"

OVERALL SITE

TOTAL SITE AREA	156,133 SF		
GENERAL OPEN SPACE	±53,725 SF	COMMON OPEN SPACE	±20,415 SF
GEN. OPEN SPACE %	**34.0%**	**COM. OPEN SPACE %**	**13.0%**

TREE CANOPY EXHIBIT

SCALE: 1" - 50'-0"

RIGHT OF WAY (TO INCLUDE EXISTING AND PROPOSED TREE CANOPY)

TOTAL RIGHT OF WAY AREA	89,951 SF
TREE CANOPY AREA	±84,053 SF
TREE CANOPY %	**93.8%**

DEVELOPMENT SUMMARY

MAIDEN LANE LOTS 1-9 BUILDING SQUARE FOOTAGE AND PARKING SUMMARY ZONE: NEIGHBORHOOD GENERAL- HD — TABLE 01

Lot Number	Building Type	Proposed Building Footprint*	Maximum Building Square Footage*	Actual Building Square Footage*	Assumed Building Uses	Required Parking	Notes
Lot 1-9	Cottage, Village house, Vernacular, additional building type. One Accessory Structure/ carriage house per lot	1200 SF (NOT INCLUDING PORCHES	Per UDO	TBD	**SINGLE FAMILY RESIDENTIAL**	2 spaces per dwelling unit 1 space per accessory dwelling unit	ACCESSORY STRUCTURE MAX 800 SF FOOTPRINT AND 1200 SF TOTAL (ONE PER LOT)

Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
39 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757-7

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

MAIDEN LANE

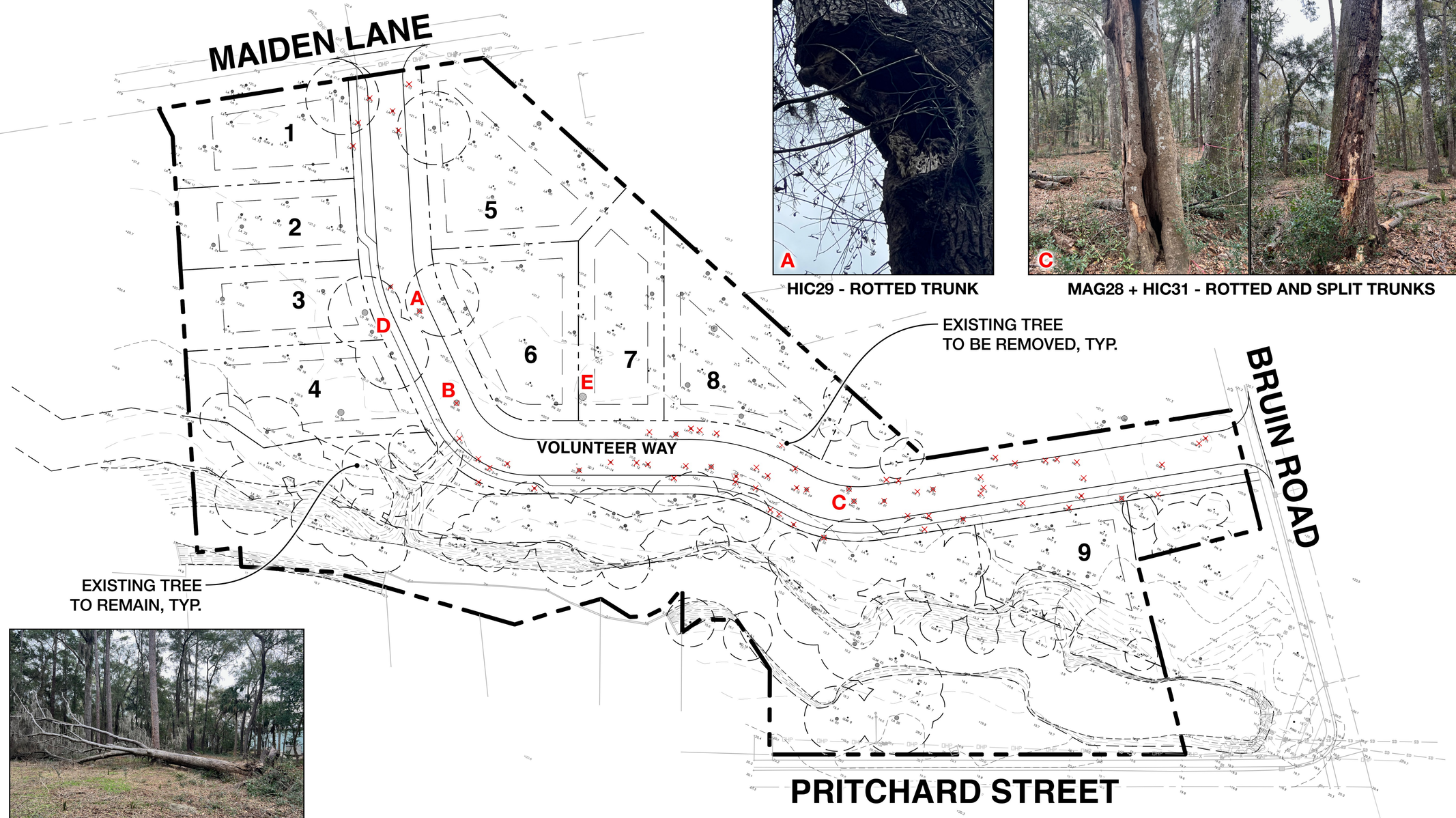
BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE:	FEB. 25, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
SITE DATA, OPEN SPACE, & TREE CANOPY EXHIBIT

DRAWING NUMBER
C



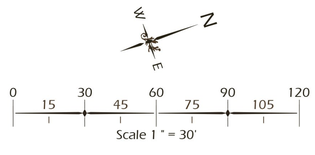
HIC29 - ROTTED TRUNK

MAG28 + HIC31 - ROTTED AND SPLIT TRUNKS

HIC36 - DEAD

EXISTING TREE + TREE REMOVAL REFERENCE NOTES

A - HIC29 - ROTTED TRUNK. REMOVAL TO PRESERVE OAKS ON EITHER SIDE OF VOLUNTEER WAY.
B - HIC36 - DEAD. UPROOTED BY PAST STORM AND FALLEN OVER.
C - MAG28 + HIC31 - DEAD. HOLLOW AND ROTTED TRUNKS.
D - LO23. INCORRECTLY SURVEYED - ACTUAL TREE IS A SWEET GUM.
E - LO46 - INCORRECTLY SURVEYED - ACTUAL TREE IS A LAUREL OAK.



Wilmer Jones Keefer Ltd.
landscape architecture
land planning
www.wjkltd.com
23 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7

©2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.

THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR

MAIDEN LANE

BRUIN ROAD / MAIDEN LANE
BLUFFTON, SOUTH CAROLINA

DATE:	FEB. 25, 2026
PROJECT NO.:	24-096-01
DRAWN BY:	JM / ED
CHECKED BY:	DK

REVISIONS:

DRAWING TITLE
TREE REMOVAL PLAN

DRAWING NUMBER
D

ATTACHMENT 7

PLAN REVIEW COMMENTS FOR DP-03-26-020162

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type: Development Plan
Plan Status: Active
Case Manager: Dan Frazier
Apply Date: 03/06/2026
Plan Address: 21 Maiden Lane BLUFFTON, SC 29910
Plan PIN #: R610 039 00A 0042 0000

Plan Description: **A request by Sturre Engineering, on behalf of property owner Hinton Vacation Properties for review of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street**
STATUS: This item will be heard at the April 15, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Recieved: 03/06/2026 Completed:

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Planning Review - Principal	04/10/2026	Dan Frazier	Revisions Required

Comments:

1. Remove Development Summary Table from the Site Data Sheet. **Removed. - WJK**
2. Remove building setbacks from Site Plan Sheet. Setbacks are established based on building type. **Removed. - WJK**
3. A New Street Name Application will be required to name the proposed new right-of-way. TO BE PROVIDED PRIOR TO FINAL DRC - SE
4. Carriage houses must be placed behind the primary structure and towards the back of the lot. **Placed behind front of primary**
5. Provide a road cross section identifying the above and below grade road features. INCLUDED ON CIVIL SHEET C-15 - SE
6. Consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy (UDO 5.3.3.C). It appears that by adjusting the alignment of the drive and some lot lines additional significant trees can be retained. **Refer to Tree Save and Removal Plan for clarification on tree save and clearing. (Exhibit D). - WJK**
7. Staff recommends changing the construction entrance to Bruin Road. If the construction entrance is to remain, the Town will conduct inspections to ensure Maiden Lane is adequately restored to pre-construction conditions. REVISED - SE
8. Maximum lot coverage requirements may impact developability of individual lots. UNDERSTOOD - SE

Watershed Management Review DRC	04/01/2026	Samantha Crotty	Revisions Required

Comments:

1. Provide additional information on the proposed BMP so staff can verify compliance calculator feasibility. This can be done through the narrative and by providing a BMP detail in the civil set. DETAIL ADDED TO CIVIL PLANS AND NARRATIVE REVISED - SE
2. Revise narrative to state the proposed BMP type (underground storage, bioretention, pond, infiltration trench, infiltration basin, etc.) and remove reference to 30" perforated HDPE pipe. REVISED - SE
3. Revise narrative to state that each lot within this development must retain the 95th percentile storm using on-lot volume controls and remove reference to raingardens (there are other options than a raingarden). This note must also be provided on the site plans at time of stormwater submittal. REVISED - SE

Beaufort Jasper Water and Sewer Review	04/07/2026	Matthew Michaels	Approved with Conditions

Comments:

1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with the March 2025 BJWSA Development Policy and Procedure Manual. UNDERSTOOD - SE

Fire Department Review	04/09/2026	Dan Wiltse	Approved with Conditions

Comments: ATTACHMENT 7 NOTE REGARDING THIS ADDED CROSS SECTION ON CIVIL SHE
1. Ensure emergency vehicle tree clearance along the proposed access drive.

Planning Commission Review	04/09/2026	Caroline Luke	Approved with Conditions

Comments: NARRATIVE REVISED, INPROPER USE OF DEVELOPMENT AGREEMENT BY SE. - SE
1. Provide clarity regarding the reference to "Development Agreement" in the submittal's narrative.
2. Maiden Lane is an unimproved "Ghost Road" that will be negatively impacted by the additional trips generated by this proposed development. How is the Developer proposing to ensure adequate maintenance of Maiden Lane is provided? CONSTRUCTION TRAFFIC WILL UTILIZE BRUIN ROAD ENTRANCE, LIMITING POTENTIAL DAMAGE FROM CONSTRUCTION ON MAIDEN LANE. - SE

Planning Review - Address	04/09/2026	Ryan Coleman	Approved with Conditions

Comments:
1. Address assignments for individual residential lots will be required at time of subdivision. UNDERSTOOD - SE

Transportation Department Review	04/07/2026	Dan Frazier	Approved with Conditions

Comments:
1. An SCDOT Encroachment Permit will be required for the Bruin Road access. UNDERSTOOD - SE
2. A Town of Bluffton Encroachment Permit will be required for the Maiden Lane access. UNDERSTOOD - SE

Building Safety Review	04/07/2026	Sidney Holland	Approved
Police Department Review	04/07/2026	Bill Bonhag	Approved

Plan Review Case Notes: