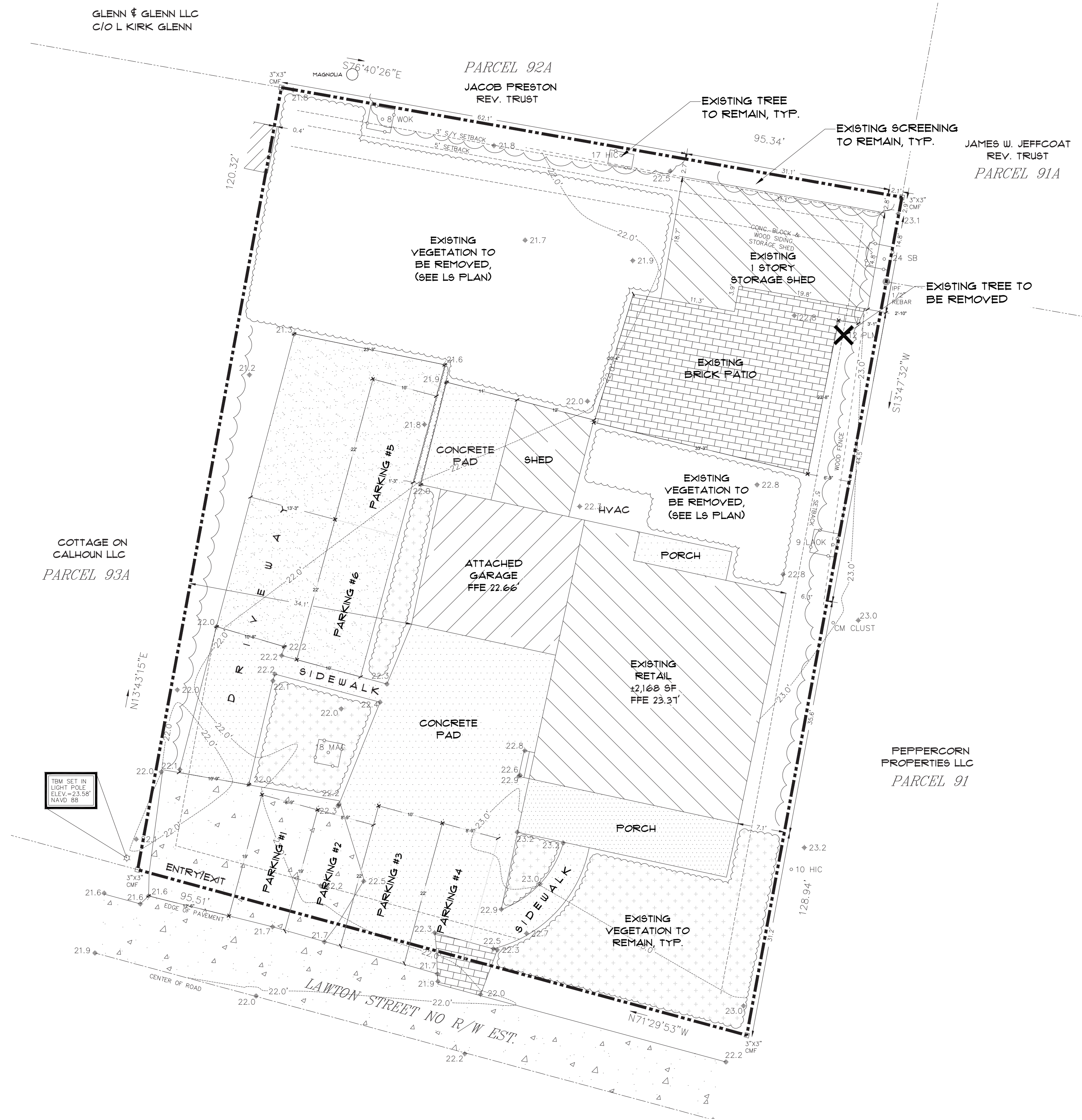
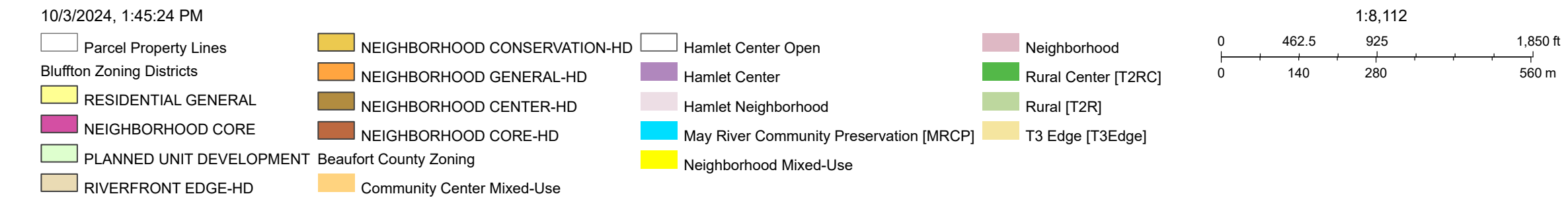
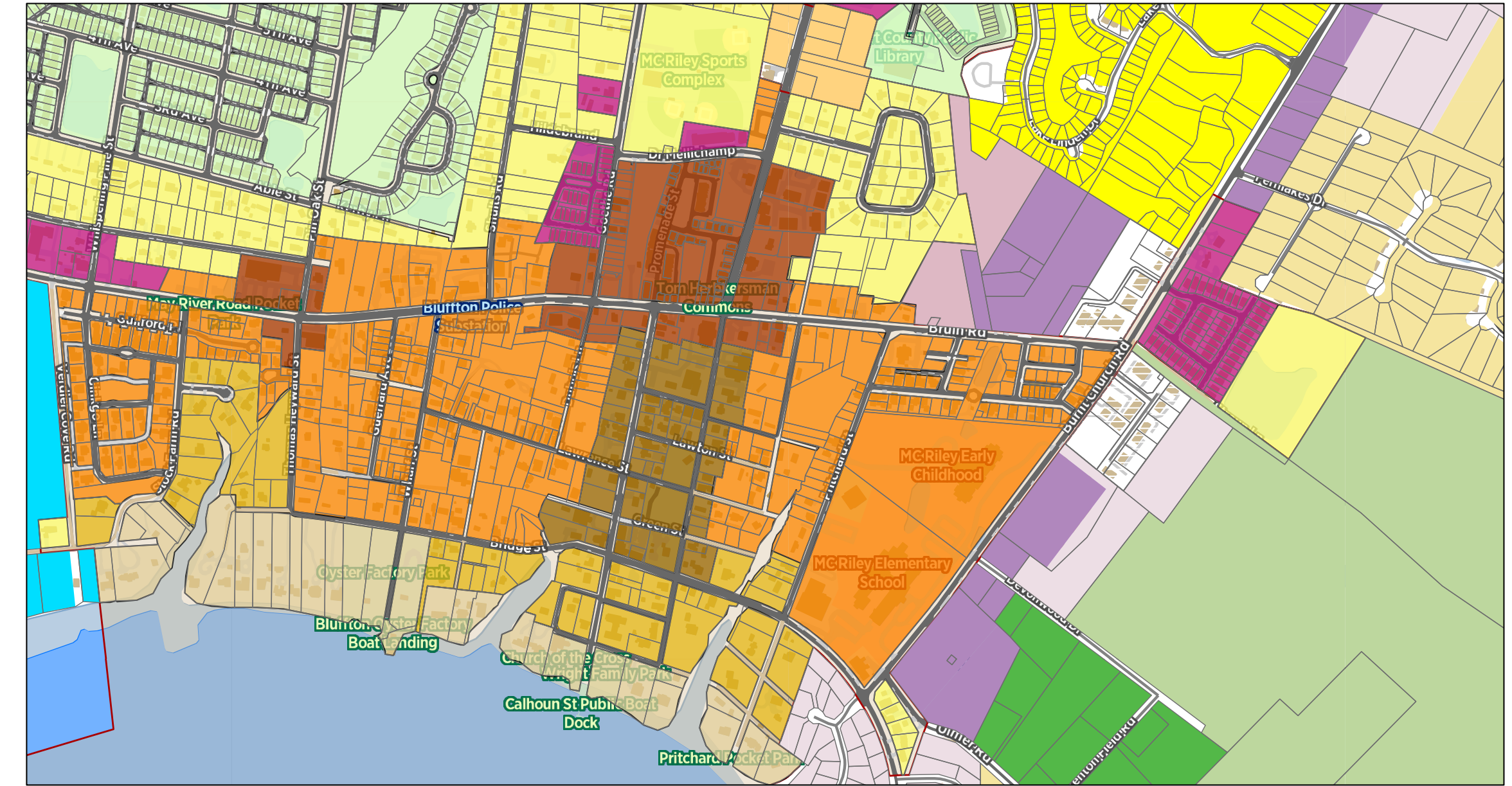




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5 Lawton Street Zoning Overlay



SITE IMAGERY



5 LAWTON ST.
FACING REAR PROP.
LINE - WEST SIDE



5 LAWTON ST.
FACING NORTH EAST
REAR PROPERTY



5 LAWTON ST.
FACING NORTH EAST
CORNER



5 LAWTON ST.
FACING EAST
PROPERTY LINE

EXISTING CONDITIONS
PLAN
For
James & Michele Jeffcoat Rev. Trust

5 Lawton Street
Bluffton, SC

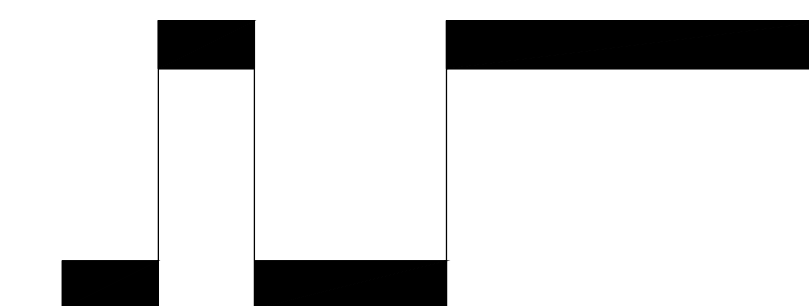
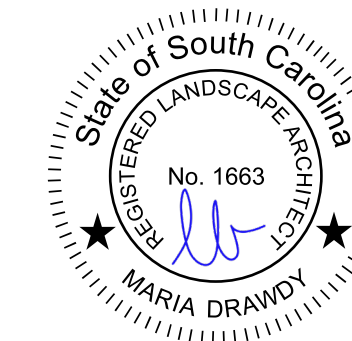
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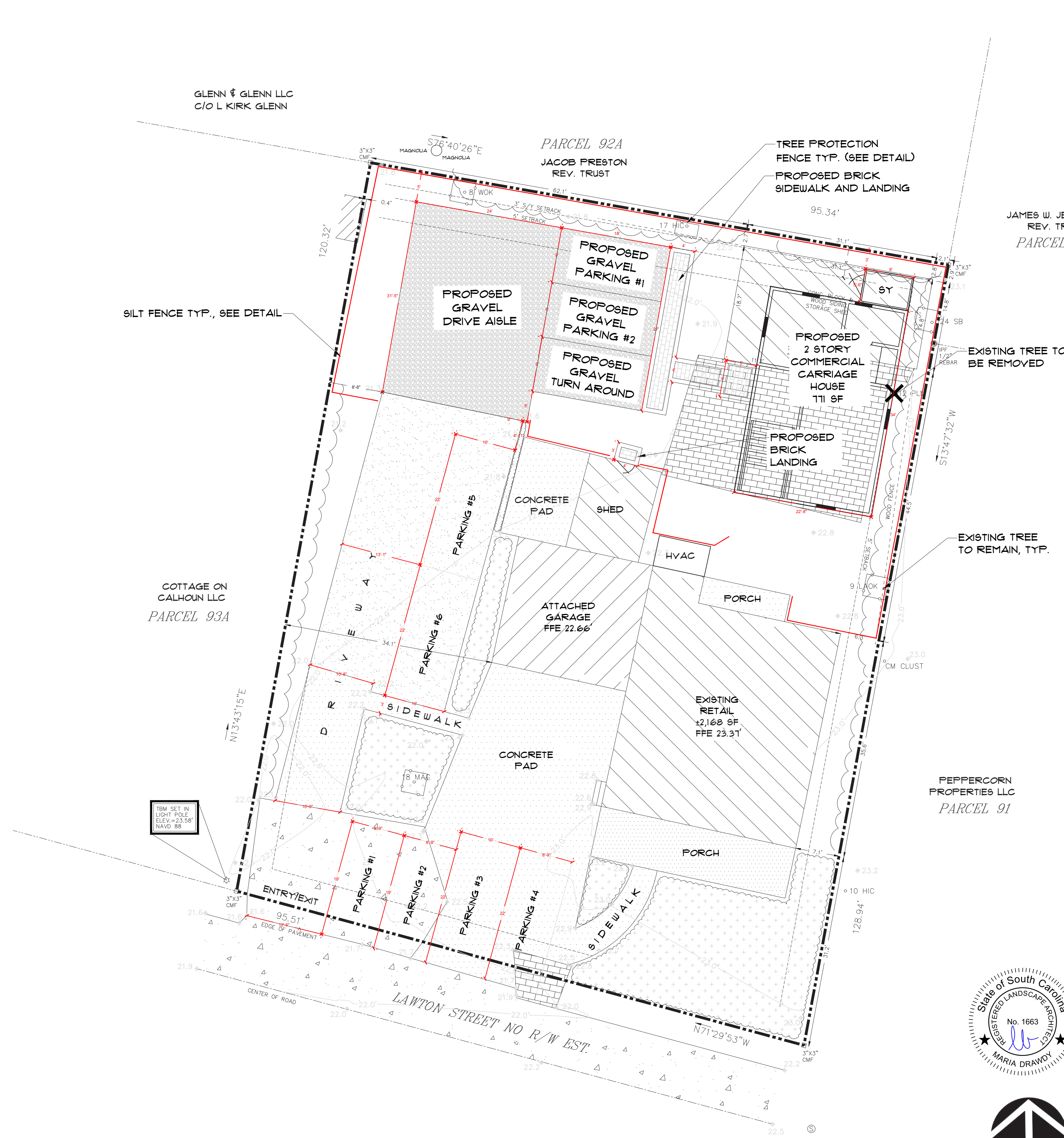
Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC

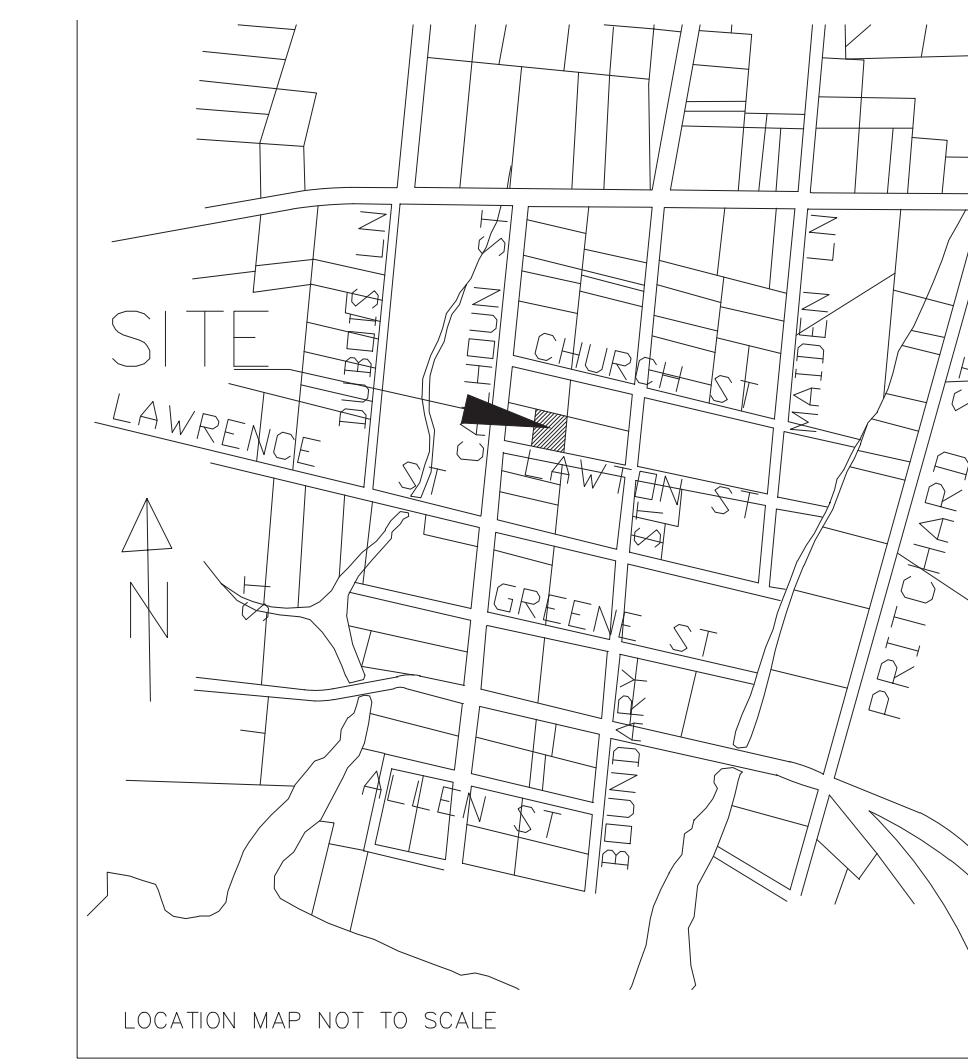
P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com
(843) 816-2565



Scale: 1" = 10'



- LEGEND**
- CMS - CONCRETE MONUMENT SET
 - CMF - CONCRETE MONUMENT FOUND
 - IFS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - ⊙ - TELEPHONE PEDESTAL/COMMUNICATOR
 - ⊕ - SEWER LATERAL
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 - ⊞ - ELECTRIC BOX
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 - ⊞ - XFER - TRANSFORMER
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**PROPOSED
SITE PLAN**
For
James & Michele Jeffcoat Rev. Trust

5 Lawton Street
Bluffton, SC

Revised Aug. 26, 2025
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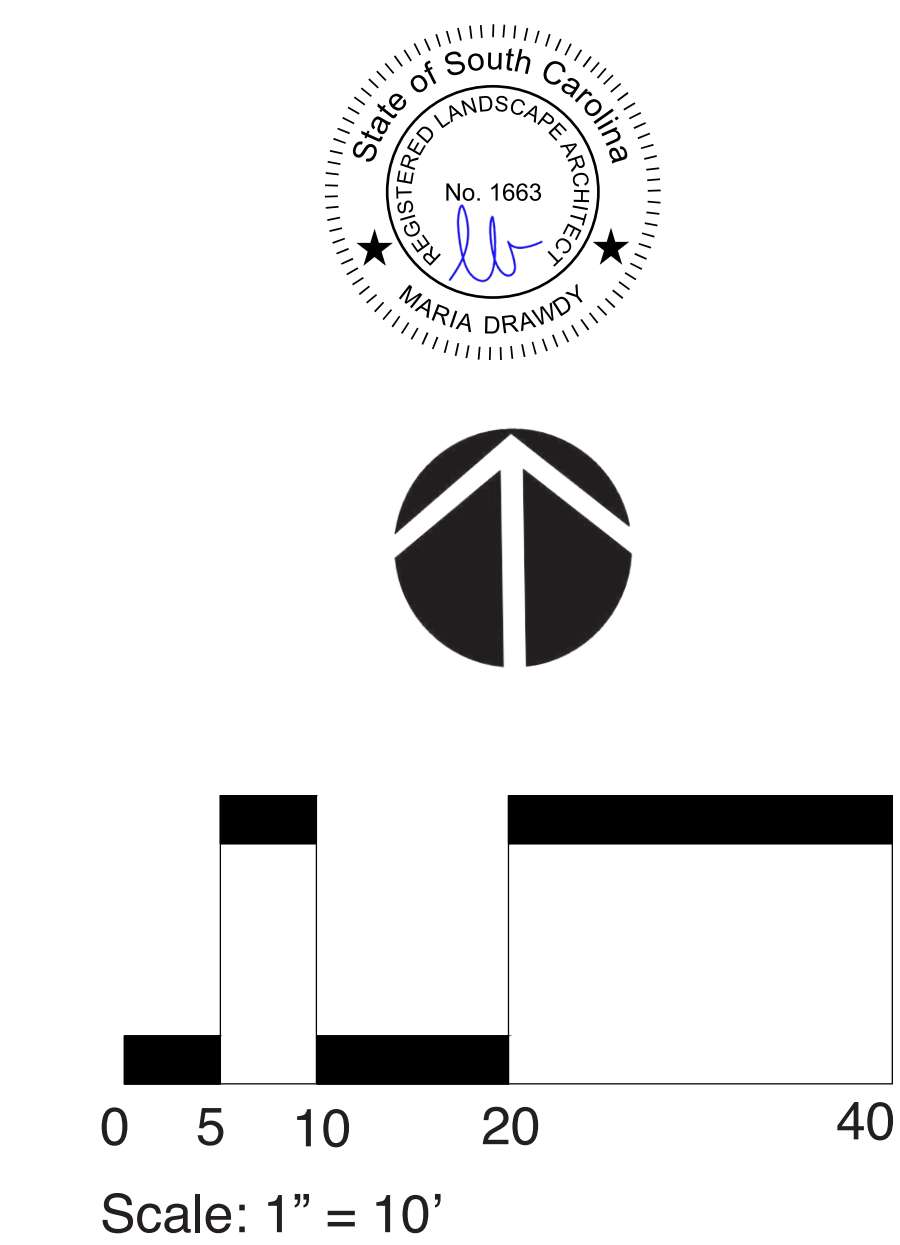


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SITE DATA TABLE:

PARCEL 93 - 5 LAWTON STREET
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA
DISTRICT: 618
TAX MAP: 39A
TOTAL ACREAGE: .27 ACRE (11,873 SF)

ZONING DISTRICT: NEIGHBORHOOD CENTER HD
PRIMARY STRUCTURE: EXISTING RETAIL: 1 STORY
EXISTING COMMERCIAL FOOTPRINT: 2,168 SF
EXISTING FIRST FLOOR RETAIL - CONDITIONED: 1,831 SF
EXISTING FIRST FLOOR RETAIL - UNCONDITIONED: 331 SF

PROPOSED BUILDING TYPE: ACCESSORY DWELLING UNIT - CARRIAGE HOUSE
BUILDING FOOTPRINT: 171 SF
OVERALL ENCLOSED: 1,542 SF
FIRST FLOOR COMMERCIAL - CONDITIONED: 589 SF
FIRST FLOOR COMMERCIAL - UNCONDITIONED: 182 SF
2ND FLOOR COMMERCIAL - CONDITIONED: 589 SF
2ND FLOOR COMMERCIAL - UNCONDITIONED: 182 SF

EXISTING IMPERVIOUS FOOTPRINT RETAIL: 2,168 SF
EXISTING IMPERVIOUS FOOTPRINT WOOD SHED: 505 SF
EXISTING IMPERVIOUS FOOTPRINT TOTAL: 2,673 SF
DEDUCT DEMOLISHED WOOD SHED FOOTPRINT: 2,673-505= 2,168 SF

EXISTING IMPERVIOUS DRIVEWAY COMMON: 1,090 SF
EXISTING IMPERVIOUS PARKING: 1,012 SF
EXISTING IMPERVIOUS S/Y, LANDINGS: 1,185 SF
EXISTING IMPERVIOUS PATIO (TO BE REMOVED): 155 SF
EXISTING IMPERVIOUS NOT INCLUDING FOOTPRINT TOTAL: 4,102 SF
DEDUCT DEMOLISHED PATIO FOOTPRINT 4,102-155= 3,947 SF

PROPOSED IMPERVIOUS FOOTPRINT ACCESSORY DWELLING UNIT: 171 SF
PROPOSED IMPERVIOUS SERVICE YARD, BRICK LANDINGS & SIDEWALK: 221 SF
PROPOSED IMPERVIOUS DRIVE AISLE & PARKING: 1,241 SF
PROPOSED IMPERVIOUS NOT INCLUDING FOOTPRINT TOTAL: 1,414 SF

EXISTING & PROPOSED IMPERVIOUS FOOTPRINT: 2,939 SF
EXISTING & PROPOSED IMPERVIOUS NOT INCLUDING FOOTPRINT: 4,821 SF
EXISTING & PROPOSED IMPERVIOUS INCLUDING FOOTPRINT TOTAL: 7,760 SF (65%)
REQUIRED MIN. OPEN SPACE FOR ALL DEVELOPMENT: 20% (2,375 SF)
EXISTING & PROPOSED PERVIOUS/OPEN SPACE TOTAL: 35% (4,112 SF)

PARKING ANALYSIS:
EXISTING RETAIL: 5 STANDARD SPACES 1 ADA SPACE (EXISTING)
REQUIRED PARKING: 2 SPACES PER 1,000 SF
PROPOSED PARKING: 2 SPACES (1 PER 1,000 SF = 1.542)
+ 1 SPACE FOR VEHICLE TURN AROUND

GLENN & GLENN LLC
C/O L. KIRK GLENN

COTTAGE ON
CALHOUN LLC
PARCEL 93A

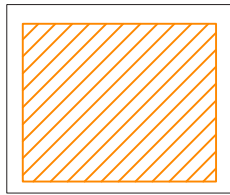
PARCEL 92A
JACOB PRESTON
REV. TRUST

JAMES W. JEFFCOAT
REV. TRUST
PARCEL 91A

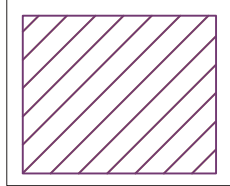
PEPPERCORN
PROPERTIES LLC
PARCEL 91

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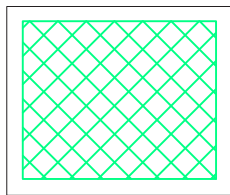
LEGEND



IMPERVIOUS DRIVE AISLE,
PARKING, SIDEWALKS



IMPERVIOUS
FOOTPRINT



OPEN SPACE

OPEN SPACE
PLAN
For

James & Michele Jeffcoat Rev. Trust

5 Lawton Street
Bluffton, SC

Revised Aug. 26, 2025
(Per COFA comments received Aug. 18, 2025)
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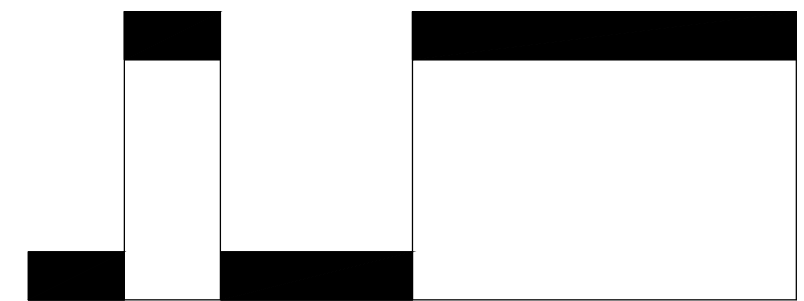
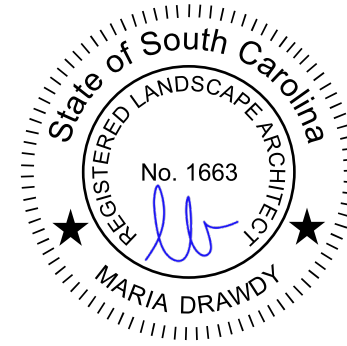
Prepared By:
Maria Drawdy, PLA

MARIA GHYS DESIGNS LLC

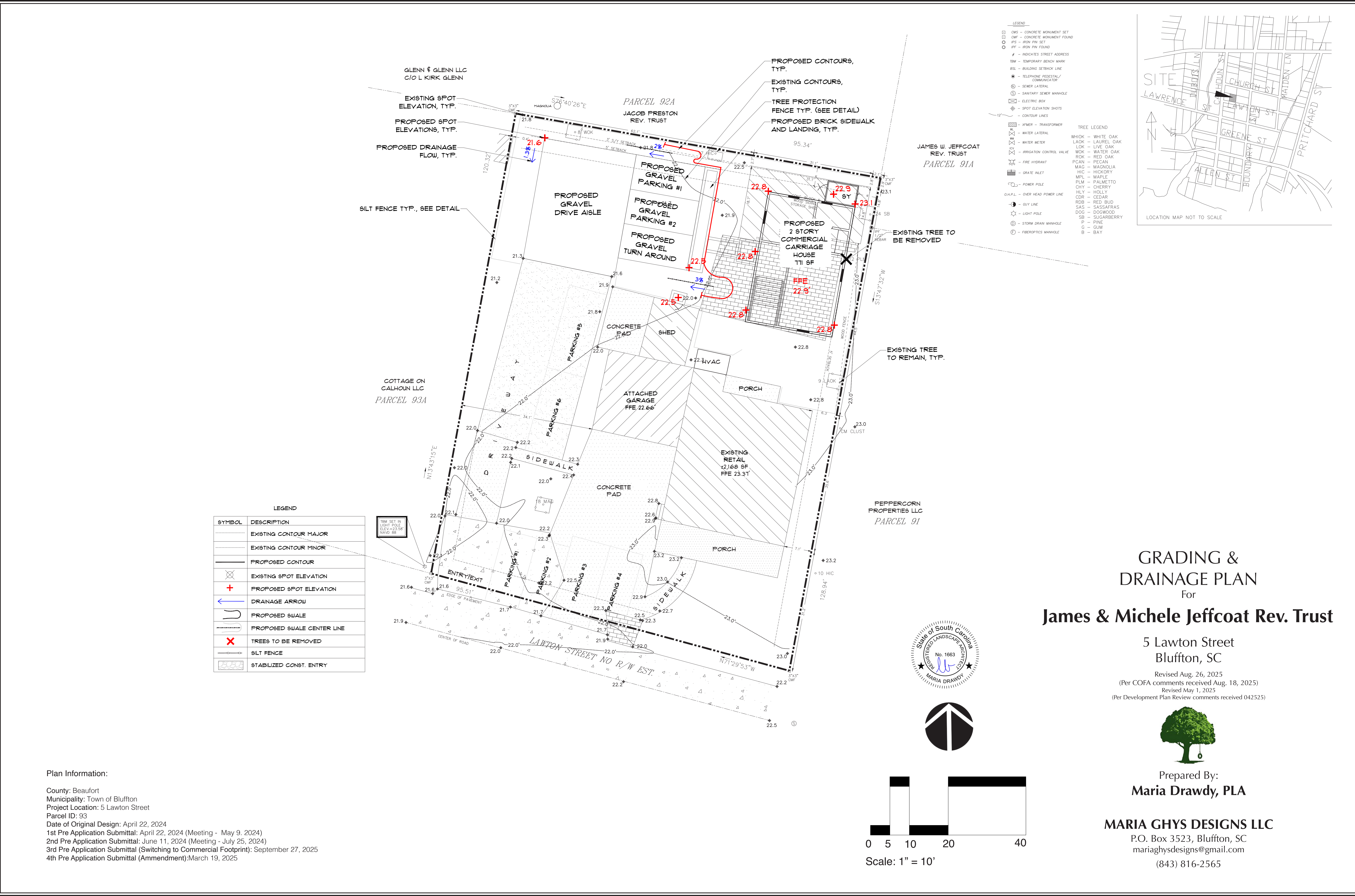
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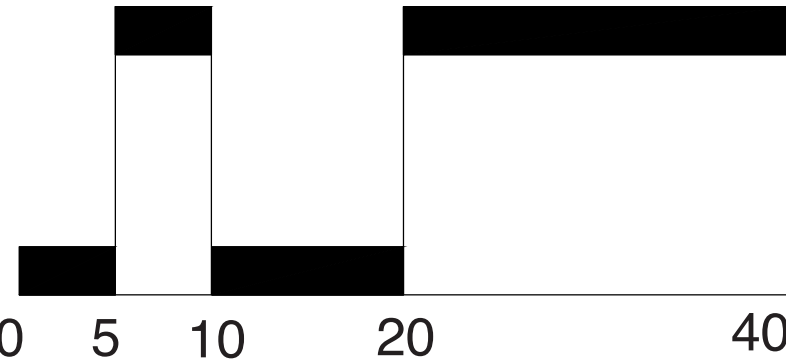
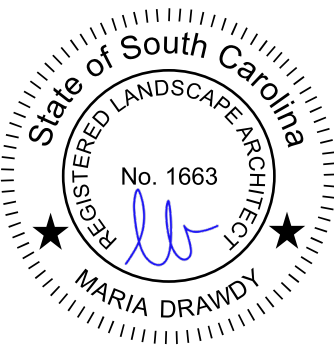


Scale: 1" = 10'



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GRADING &
DRAINAGE PLAN

For

James & Michele Jeffcoat Rev. Trust

5 Lawton Street
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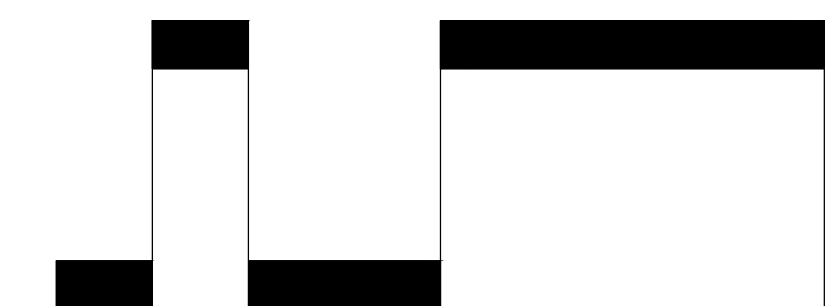
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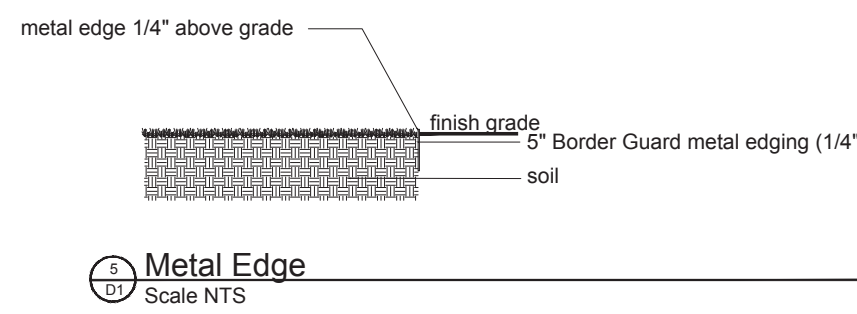
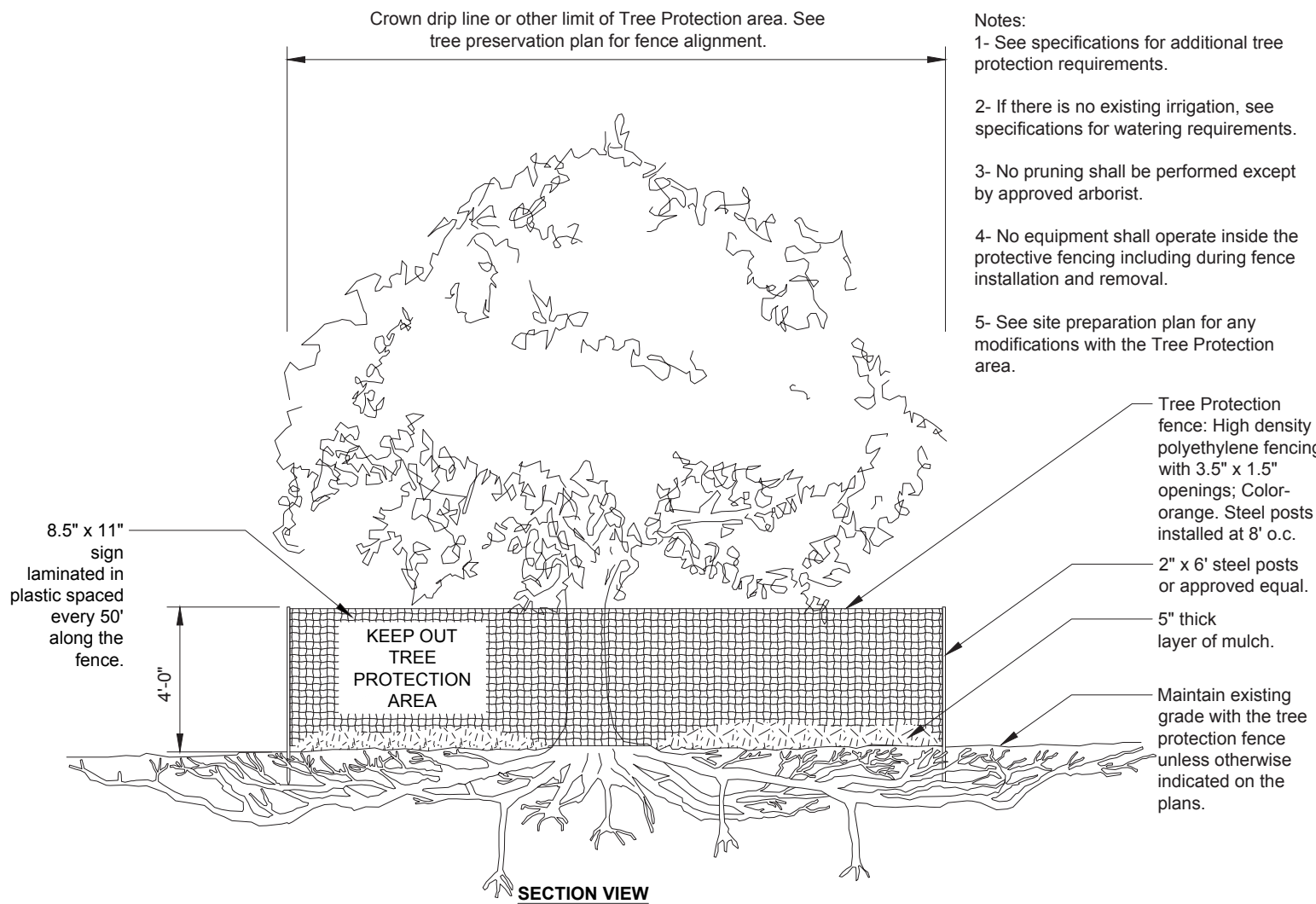
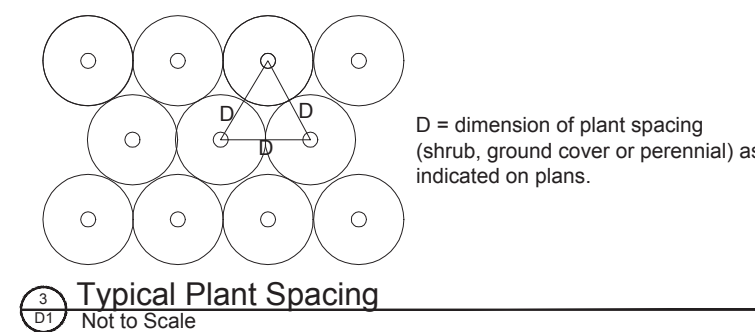
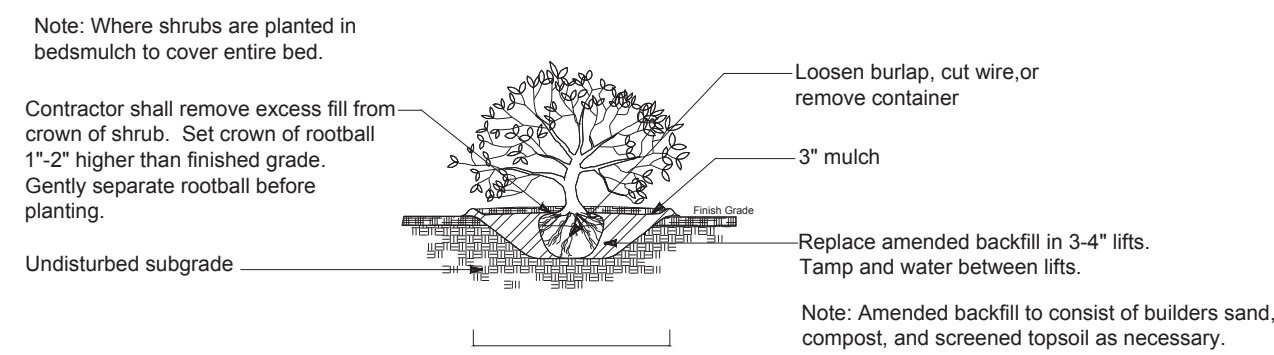
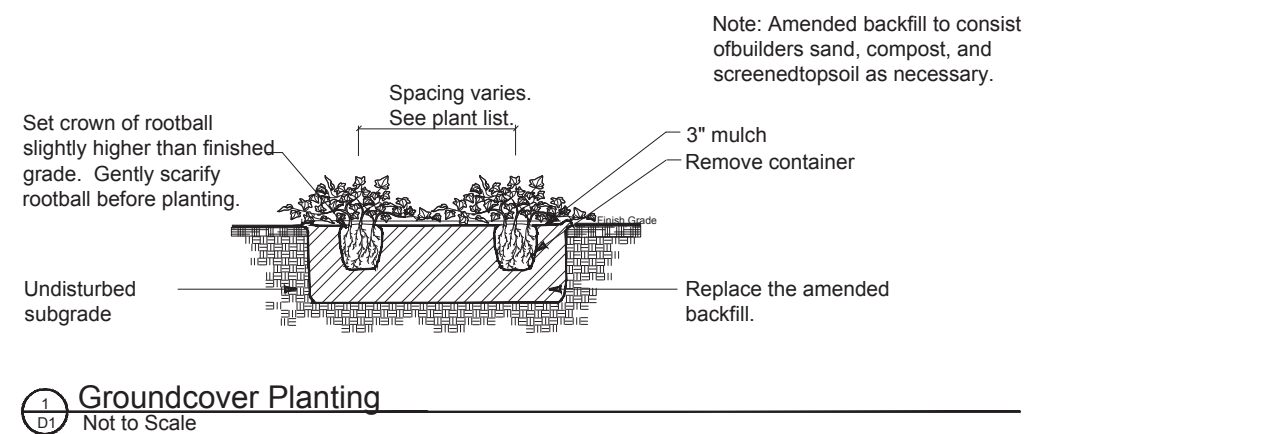
Quantity Shrub	Common Name	Botanical Name	Container	Height	Spread	Caliper	Spacing	Notes
15	Dwarf Encore Azalea	Rhododendron Encore	3 gal.	1.5'	1'			White Flowering
6	Dwarf Sasanqua Camellia	Dwarf Sasanqua Camellia	3 gal.	1.5'	1.25'			Red Flowering
6	Japanese yew	Podocarpus macrophyllus	3 gal.	2'-3'	22.5" x 15"			
4	Sasanqua camellia	Camellia sasanqua	3 gal.	2'	1.5'			Red Flowering
10	Sweet Viburnum	Viburnum odoratissimum	3 gal.	1.5'	1.25'			
Vines/Groundcover								
720 SF +/-	Palmetto St. Augustine	Palmetto St. Augustine						
450 SF +/-	Pinestraw Mulch	Mulch in Disturbed Areas						

[illegible]

-
- The seal is circular with a double-lined border. The outer ring contains the text "State of South Carolina" at the top and "REGISTERED LANDSCAPE ARCHITECT" at the bottom, separated by two stars. Inside the ring, the number "No. 1663" is printed above a blue ink signature. Below the signature, the name "MARIA DRAWDY" is printed in all caps.

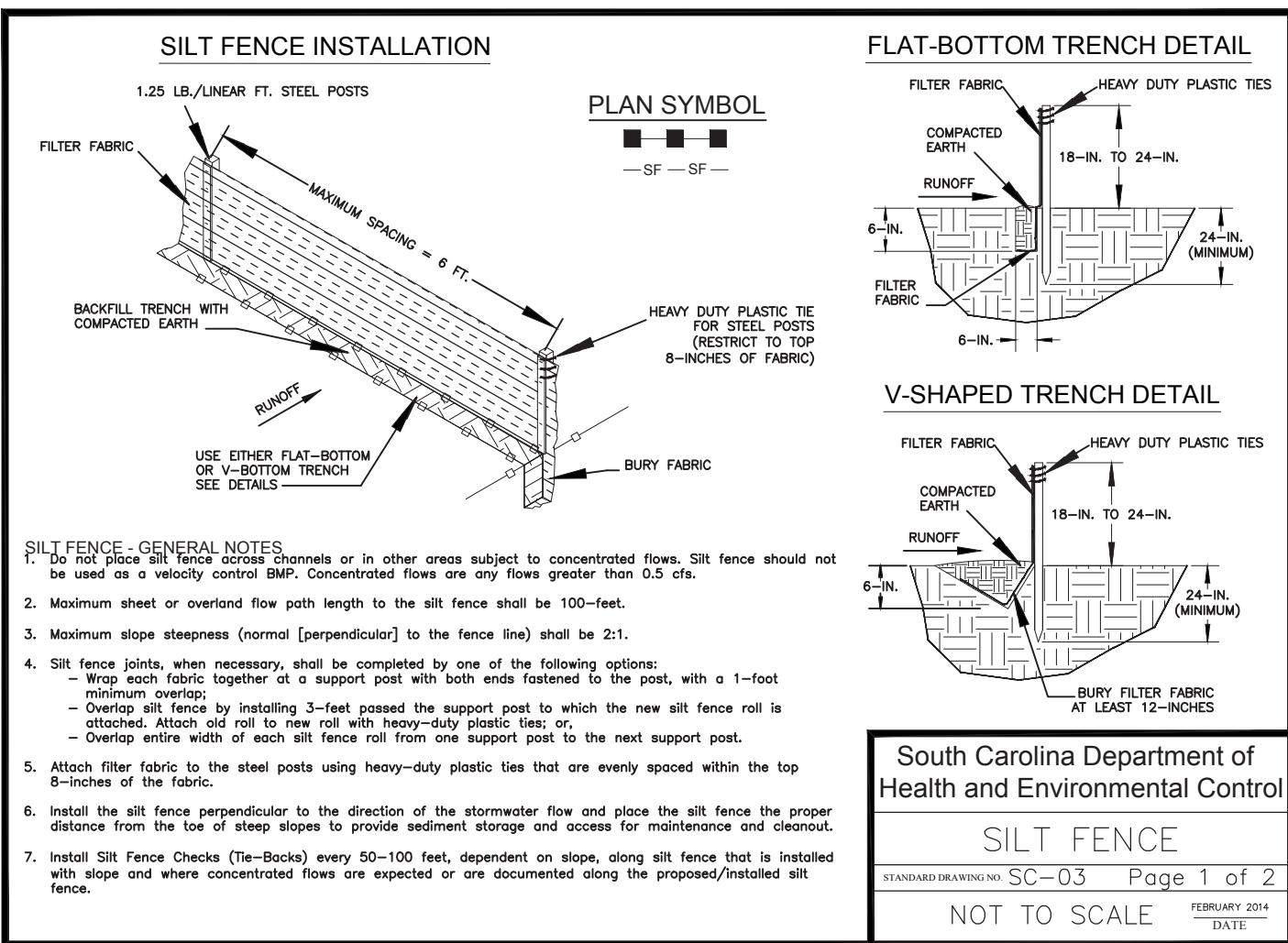
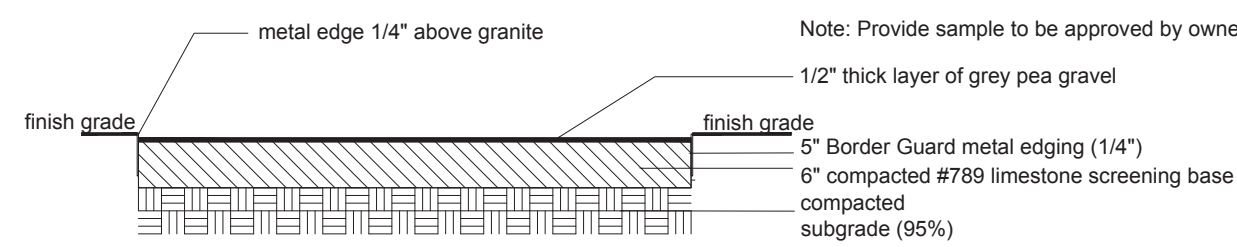
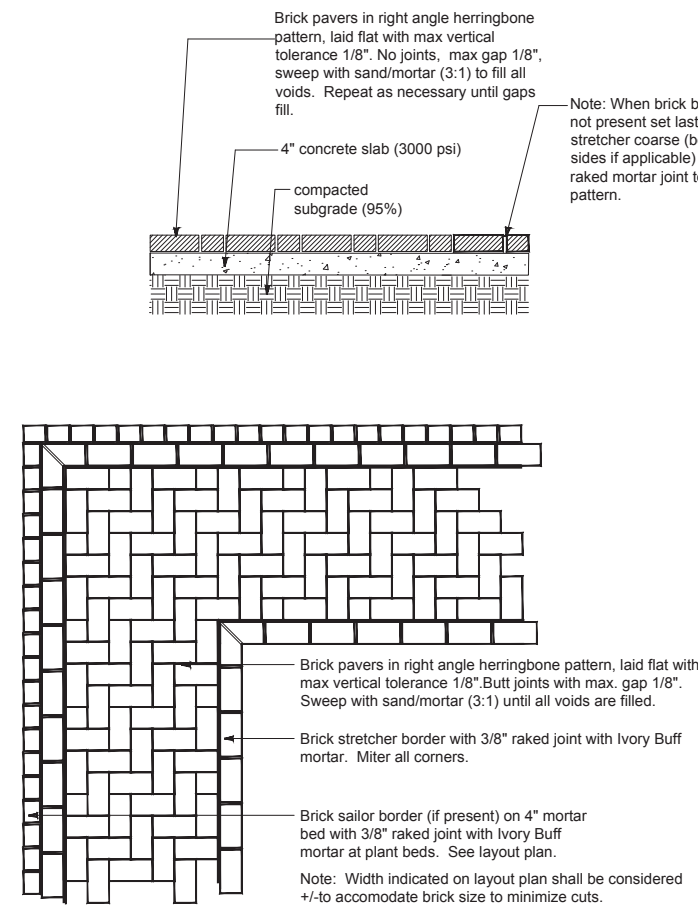
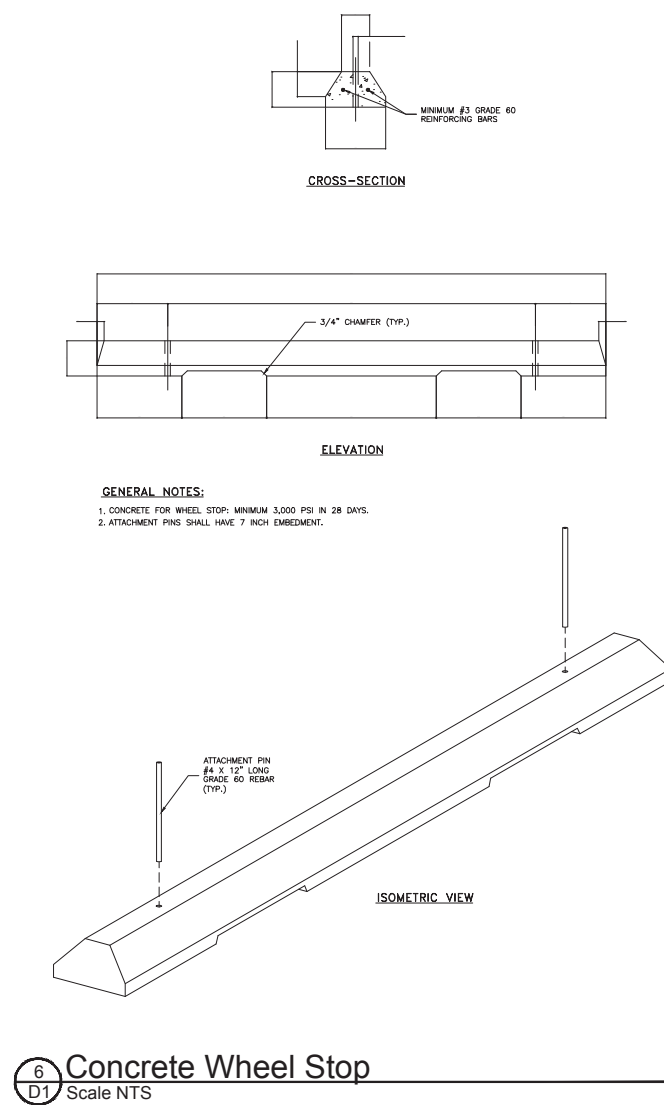


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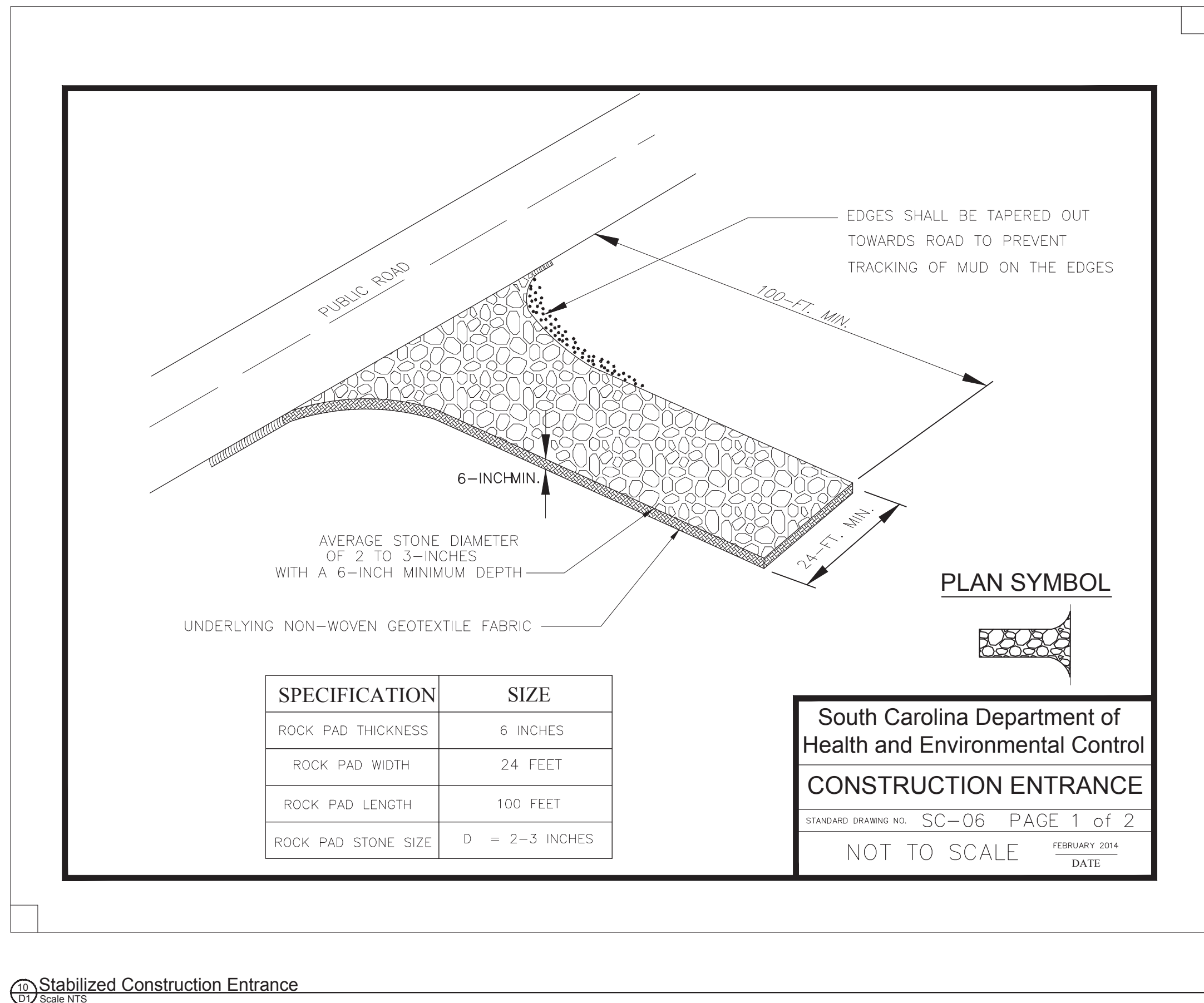
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Silt Fence

Scale NTS



Stabilized Construction Entrance

Scale NTS

PLANTING, HARDSCAPE & SITE PROTECTION DETAILS

For

James & Michele Jeffcoat Rev. Trust

5 Lawton Street
Bluffton, SC

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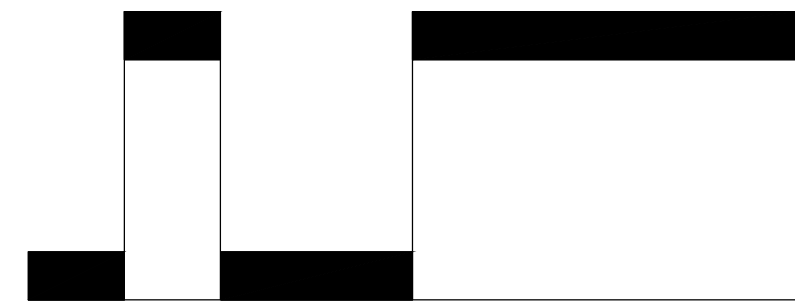
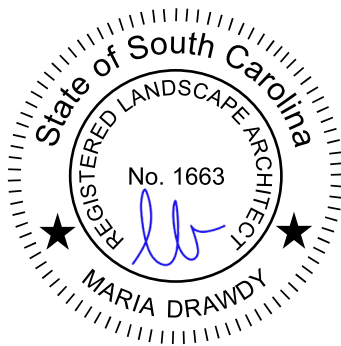


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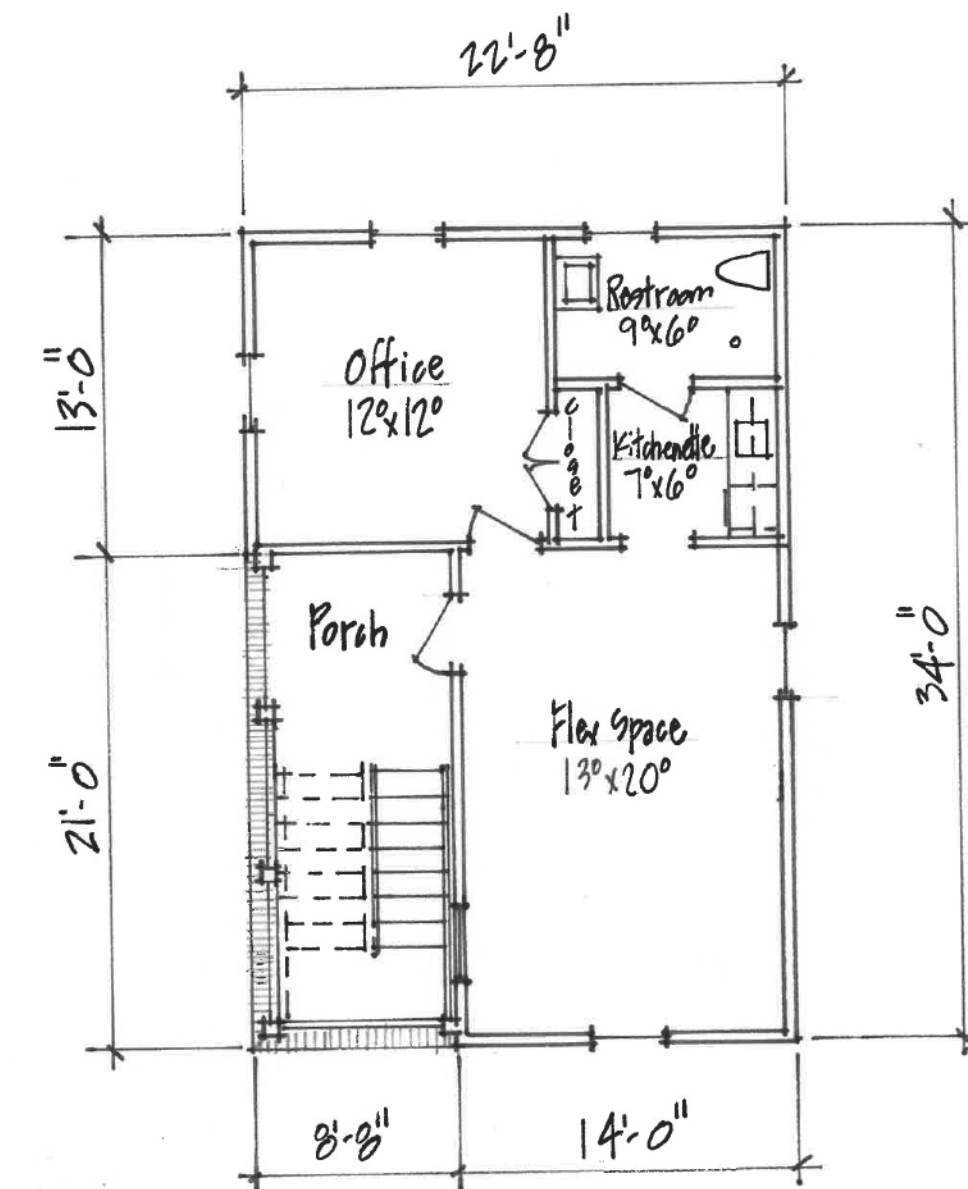
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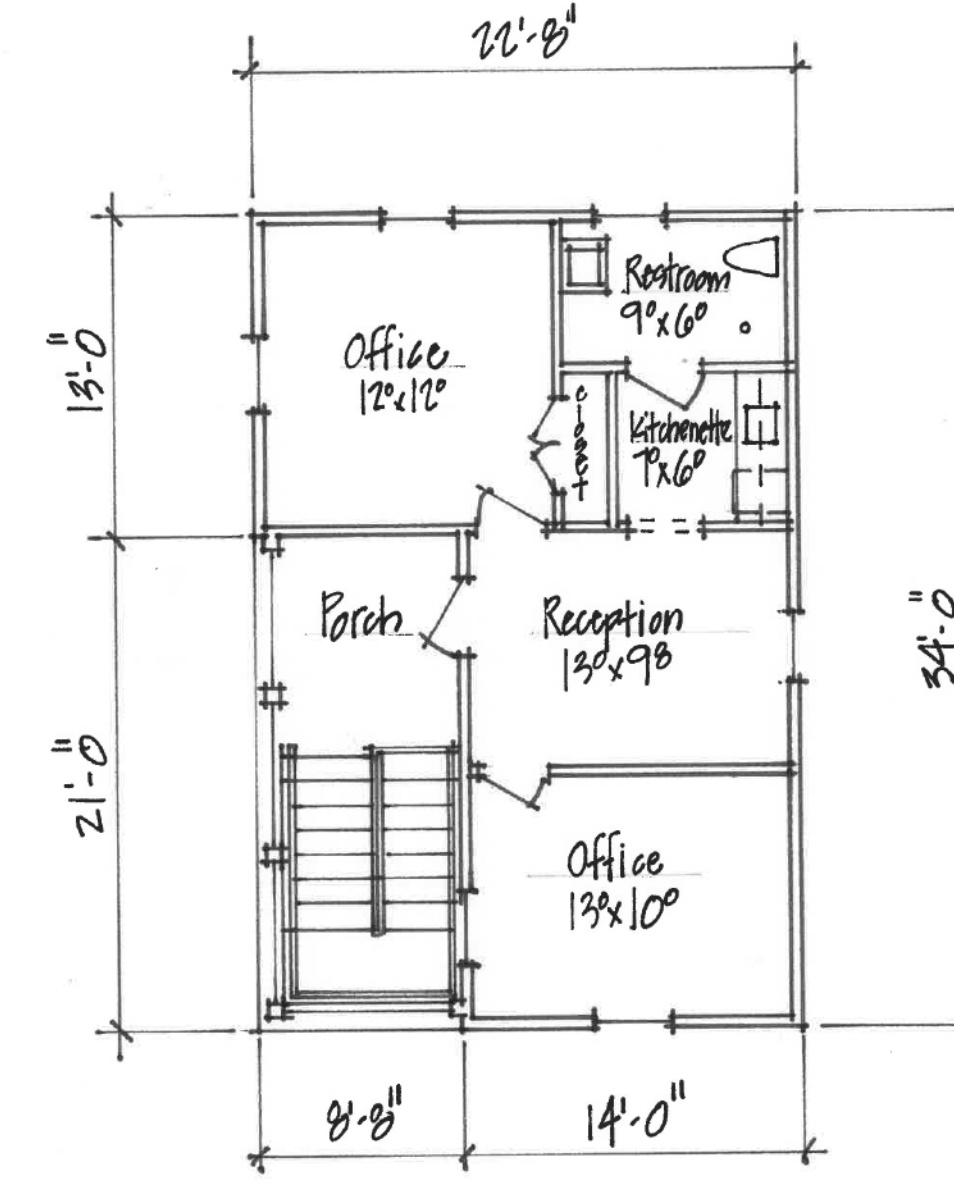


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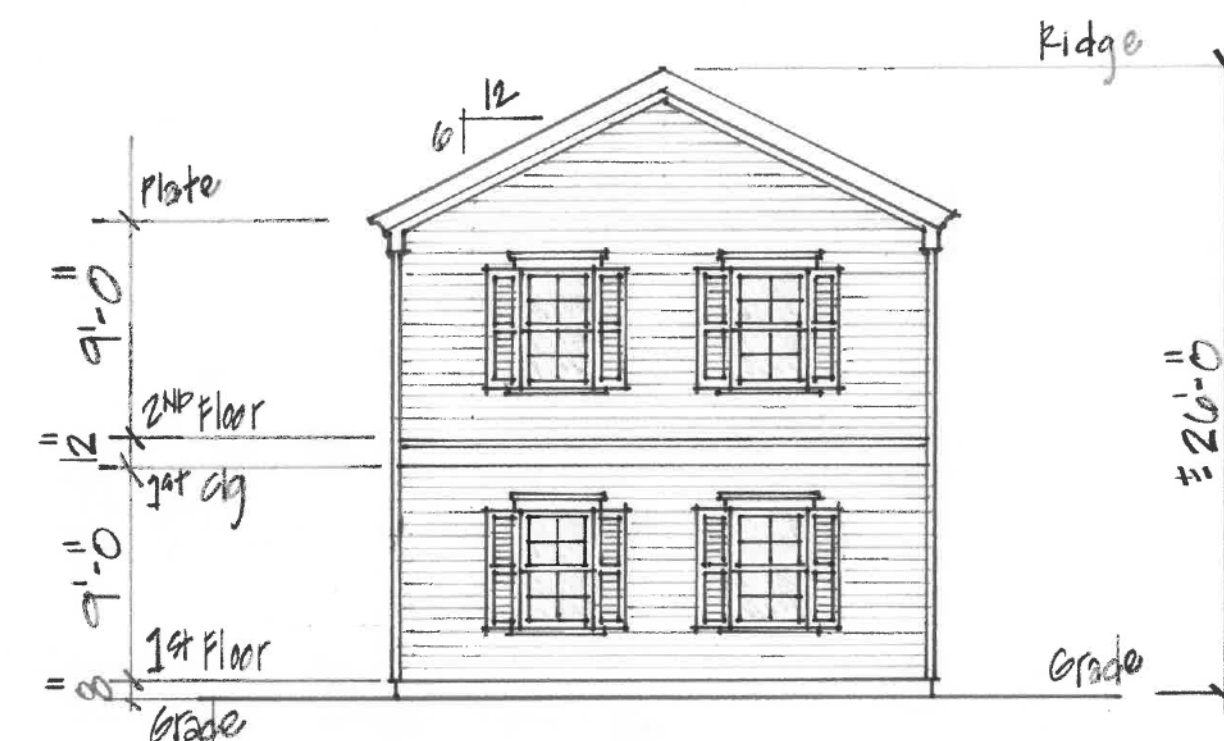
First Floor Plan $\frac{1}{8}" = 1'-0"$

1/20/2025
Accessory Building for 5 Lawton Street Bluffton, S.C. 2



Second Floor Plan $\frac{1}{8}" = 1'-0"$

1/20/2025
Accessory Building for 5 Lawton Street Bluffton, S.C. 3



North Elevation $\frac{1}{8}" = 1'-0"$

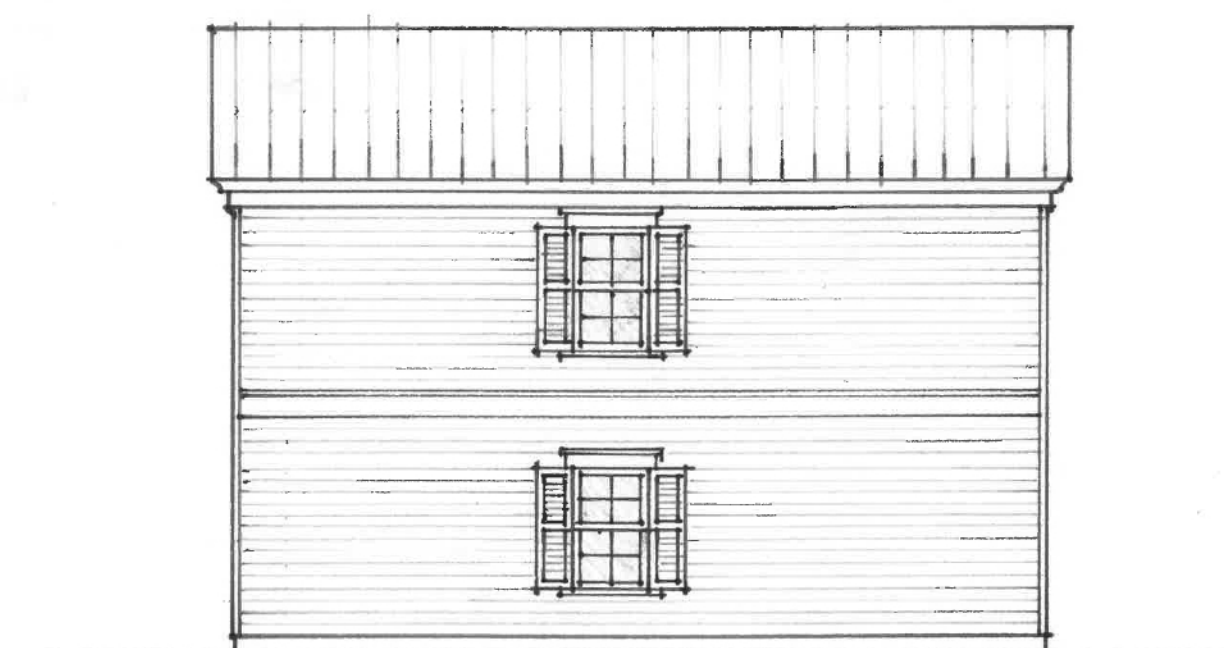


West Elevation $\frac{1}{8}" = 1'-0"$

1/20/2025
Accessory Building for 5 Lawton Street Bluffton, S.C. 4



South Elevation $\frac{1}{8}" = 1'-0"$



East Elevation $\frac{1}{8}" = 1'-0"$

1/20/2025
Accessory Building for 5 Lawton Street Bluffton, S.C. 5

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Proposed Floor Plans and Elevations
for 2 Story Commercial Accessory Unit
For

James & Michele Jeffcoat Rev. Trust

5 Lawton Street
Bluffton, SC

Revised Aug. 26, 2025
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Architect: Ansley Manuel



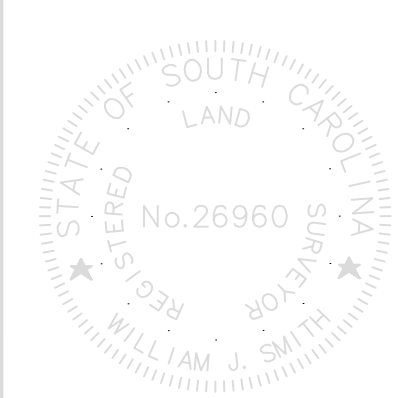
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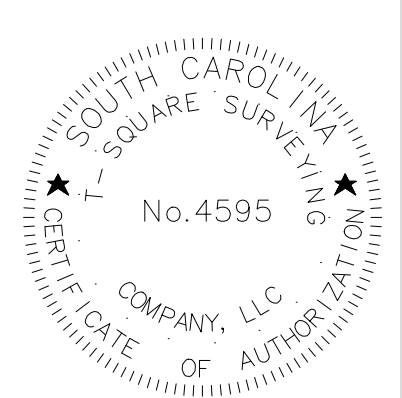
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T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@barronco.com
Phone 843-757-2650 Fax 843-757-5758



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & 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.

WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
JAMES JEFFCOAT
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCEL 93 LAWTON STREET
MAP 39-A, DIST. 610, TOWN OF BLUFFTON,
BEAUFORT COUNTY, SOUTH CAROLINA.
DIST. 610, MAP 39A, PARCEL 93

Notes:
1. According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD83.
2. This Property May Be Subject To Easements, Protective Covenants, And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.
Reference: Bluffton PLAT BOOK 81 AT PAGE 187

DRAWN BY: B.M.S
APPROVED BY: W.J.S
PARTY CHIEF: W.J.S
DATE: AUGUST 28, 2024

JOB No. 01-073AT