

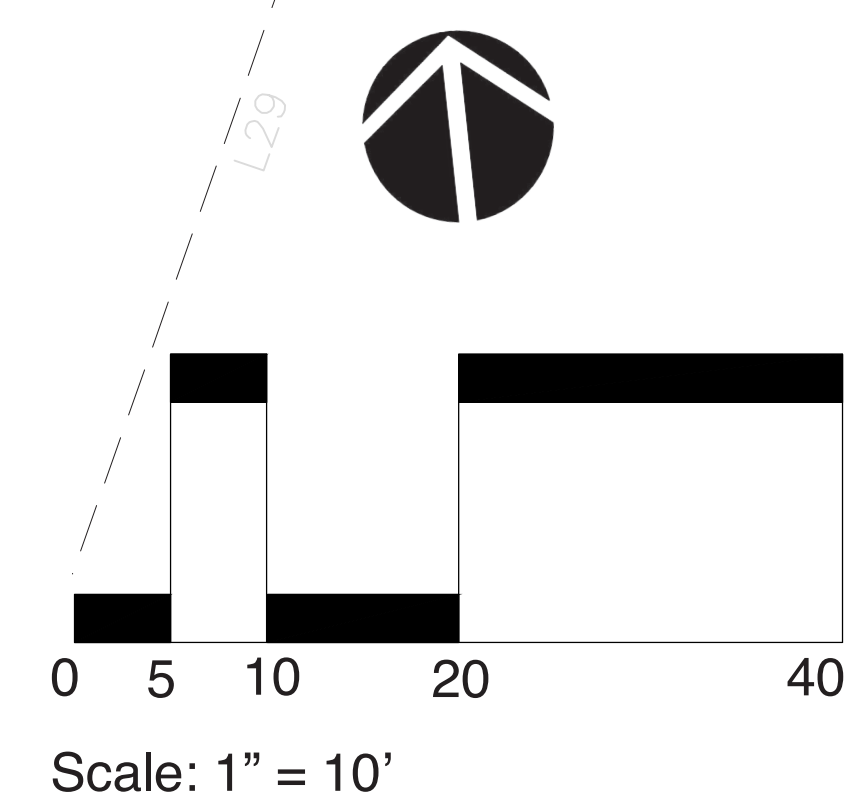
**PLAN INFO:**  
COUNTY: BEAUFORT COUNTY, SC  
MUNICIPALITY: TOWN OF BLUFFTON  
PROJECT LOCATION: 26 BRUIN ROAD  
PARCEL ID: 42-A  
DATE OF ORIGINAL DESIGN: SEPTEMBER 20, 2023

**PRELIMINARY  
SITE PLAN**  
For  
**ALLJOY DONUT COMPANY**  
26 Bruin Road - Parcel 42-A  
Bluffton, SC  
Revised November 21, 2023  
(Revisions: Addressing 10-20-23 DRC meeting comments)



Prepared By:  
**Maria Drawdy**  
Landscape Architect

**MARIA GHYS DESIGNS LLC**  
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SITE DATA TABLE:

PARCEL 42A - 24 BRUIN ROAD  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA  
DISTRICT: OLD TOWN  
TAX MAP: 39A  
TOTAL ACREAGE: .21 ACRE (9,233.45 SF)

ZONING DISTRICT: NEIGHBORHOOD GENERAL HD  
BUILDING TYPE: LIVE-WORK SIDEYARD  
PRIMARY STRUCTURE: 2 STORY  
COMMERCIAL FIRST FLOOR - CONDITIONED: 169 SF  
COMMERCIAL FIRST FLOOR - UNCONDITIONED: 425 SF  
COMMERCIAL FIRST FLOOR - FOOTPRINT NIC PORCHES: 169 SF  
RESIDENTIAL 2ND FLOOR - CONDITIONED: 1,845 SF

PERVIOUS DRIVEWAY COMMON: 1,845 SF  
PERVIOUS PARKING: 1,182 SF  
PERVIOUS WALKWAYS: 340 SF  
PERVIOUS PATIO & LANDINGS: 282 SF  
OPEN SPACE: 4,391 SF  
TOTAL PERVIOUS: 3,649 SF  
TOTAL PERVIOUS: 40%  
TOTAL PERVIOUS NIC DRIVEWAY: 20%

OPEN SPACE: 4,391 SF  
TOTAL OPEN SPACE: 48%

PARKING ANALYSIS:  
COMMERCIAL FIRST FLOOR REQUIRED SPACES - 6 SPACES PER 1,000 SF  
COMMERCIAL FIRST FLOOR PROPOSED SPACES - 6 SPACES  
(3 STANDARD, 1 ADA, 2 GOLF CART)  
RESIDENTIAL SECOND FLOOR REQUIRED SPACES:  
2 SPACES PER ACCESSORY DWELLING UNIT  
RESIDENTIAL SECOND FLOOR PROPOSED SPACES: 2 SPACES  
TOTAL PARKING REQUIRED: 8 SPACES  
TOTAL PARKING PROVIDED: 8 SPACES

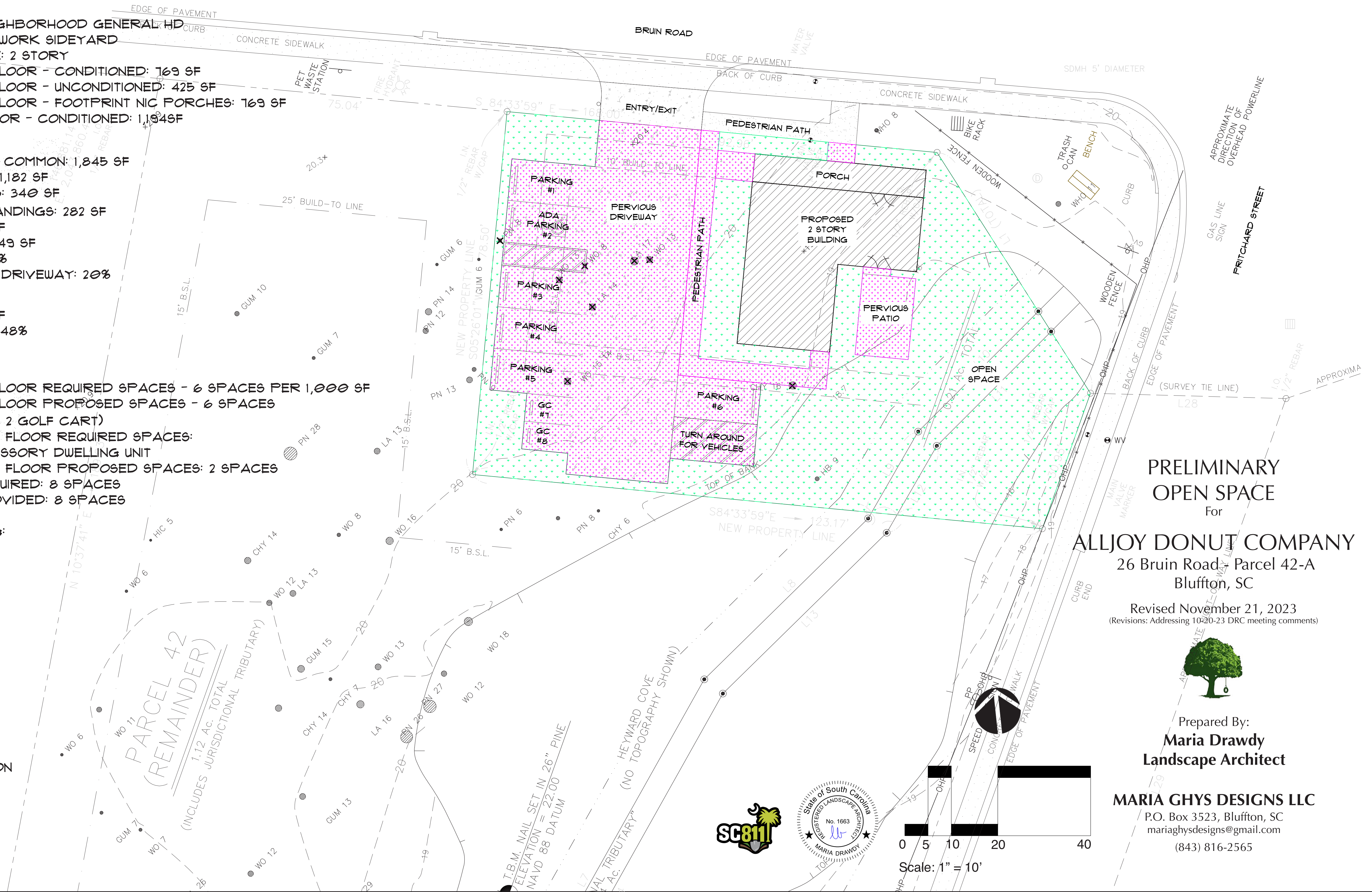
PROPOSED PARKING:  
STANDARD CAR: 5  
ADA: 1  
GOLF CART: 2

LEGEND

- PERVIOUS
- VEGETATION

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PRELIMINARY  
OPEN SPACE

For

ALLJOY DONUT COMPANY

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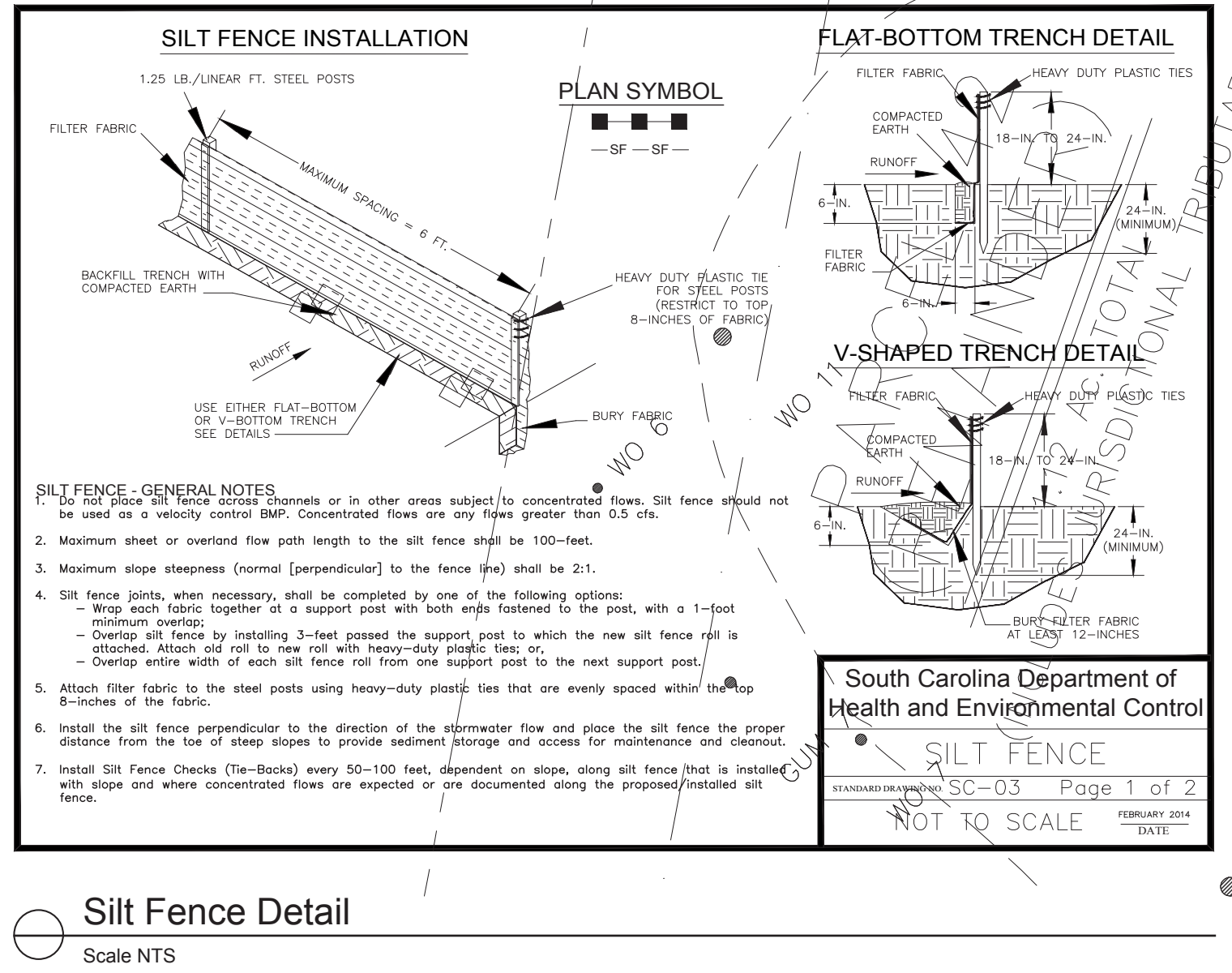
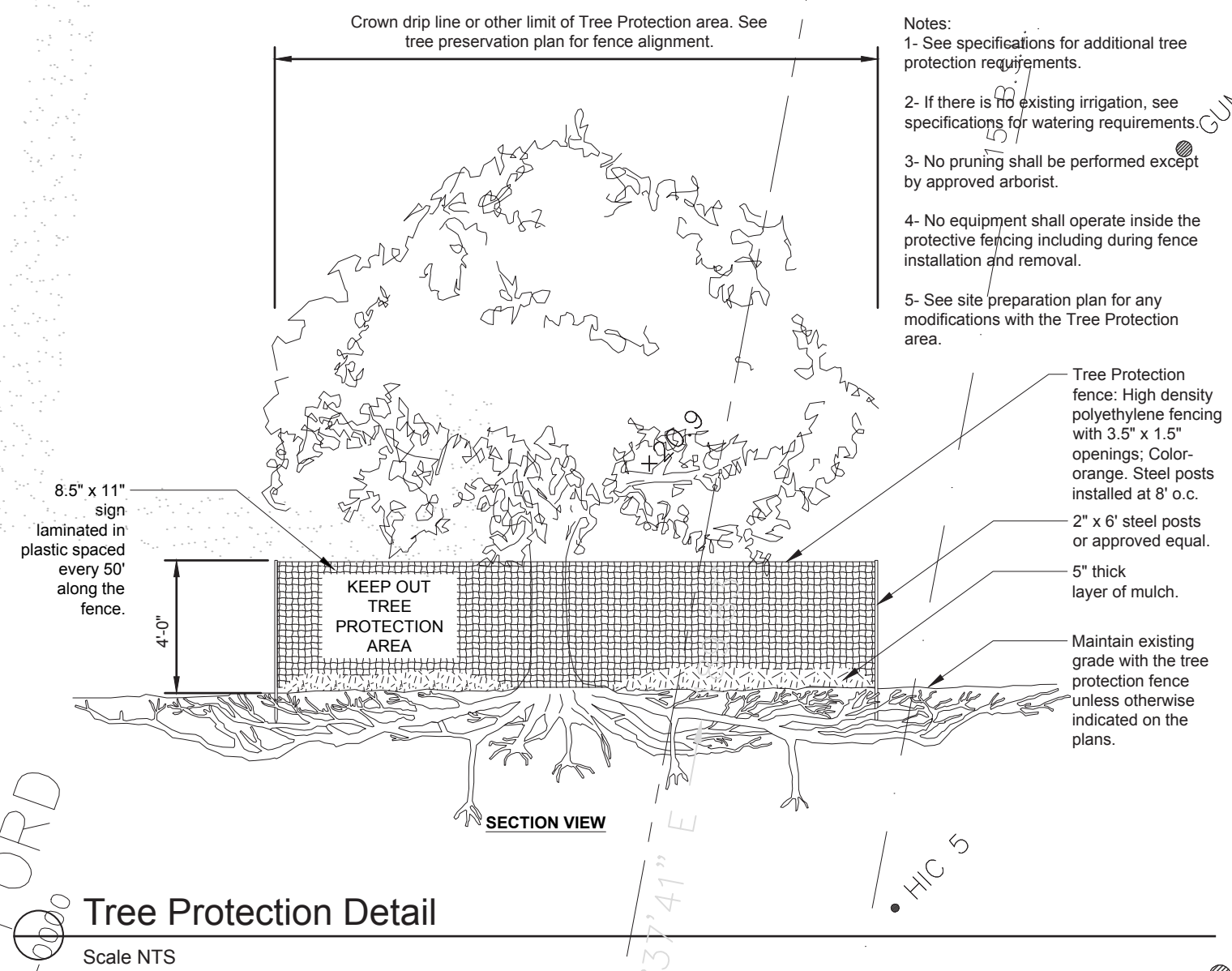
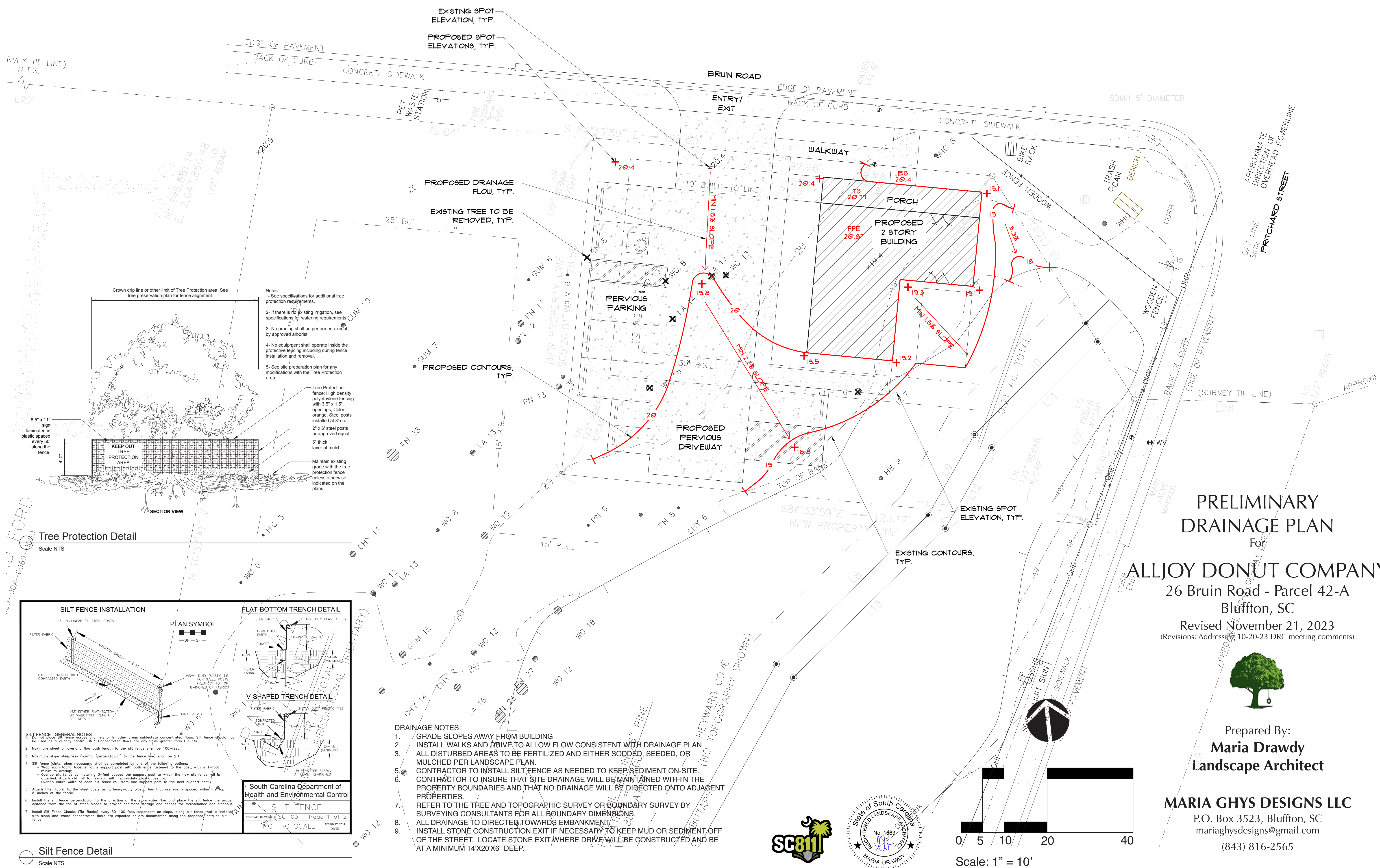
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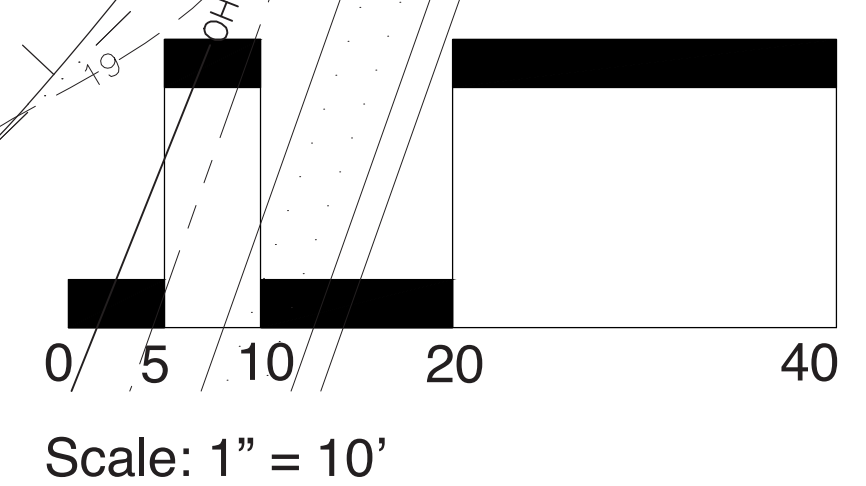
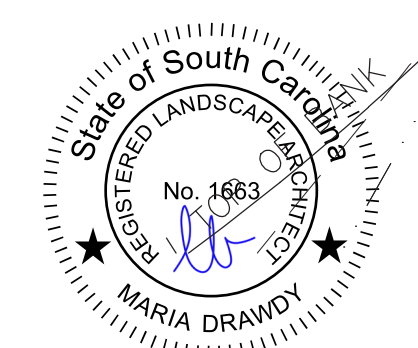


- DRAINAGE NOTES:**
1. GRADE SLOPES AWAY FROM BUILDING
  2. INSTALL WALKS AND DRIVE TO ALLOW FLOW CONSISTENT WITH DRAINAGE PLAN
  3. ALL DISTURBED AREAS TO BE FERTILIZED AND EITHER SODDED, SEEDDED, OR MULCHED PER LANDSCAPE PLAN.
  4. CONTRACTOR TO INSTALL SILT FENCE AS NEEDED TO KEEP SEDIMENT ON-SITE.
  5. CONTRACTOR TO INSURE THAT SITE DRAINAGE WILL BE MAINTAINED WITHIN THE PROPERTY BOUNDARIES AND THAT NO DRAINAGE WILL BE DIRECTED ONTO ADJACENT PROPERTIES.
  6. REFER TO THE TREE AND TOPOGRAPHIC SURVEY OR BOUNDARY SURVEY BY SURVEYING CONSULTANTS FOR ALL BOUNDARY DIMENSIONS.
  7. ALL DRAINAGE TO DIRECTED TOWARDS EMBANKMENT.
  8. INSTALL STONE CONSTRUCTION EXIT IF NECESSARY TO KEEP MUD OR SEDIMENT OFF OF THE STREET. LOCATE STONE EXIT WHERE DRIVE WILL BE CONSTRUCTED AND BE AT A MINIMUM 14'X20'X6" DEEP.
  - 9.

**PRELIMINARY DRAINAGE PLAN**  
For  
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AERIAL IMAGE OF SITE: 9,233.45 SF



SCALE: 1" = 50'

SITE ANALYSIS:  
EXISTING TREE CANOPIES: +/- 4,203 SF



SCALE: 1" = 50'

SITE ANALYSIS:  
PROPOSED TREE CANOPIES: +/- 2,609 SF



SCALE: 1" = 50'

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 9,233.45 SF  
TOTAL ROOF SF: 1,194 SF (+/-)  
9,233.45 - 1,194 = 8,039.45 SF  
8,039.45 SF x 15% = 1,205.92 SF  
TOTAL REQUIRED TREE CANOPY COVERAGE @ 15% = 1,205.92 SF (+/-)  
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: 4,203 SF (+/-)  
TOTAL PROPOSED TREE CANOPY: 2,609 SF (+/-)  
TOTAL EXISTING & PROPOSED TREE CANOPY: 6,812 SF (+/-)  
REQUIREMENT EXCEEDED BY: 182 SF (+/-)



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PRELIMINARY LANDSCAPE  
DEVELOPMENT PLANS  
For

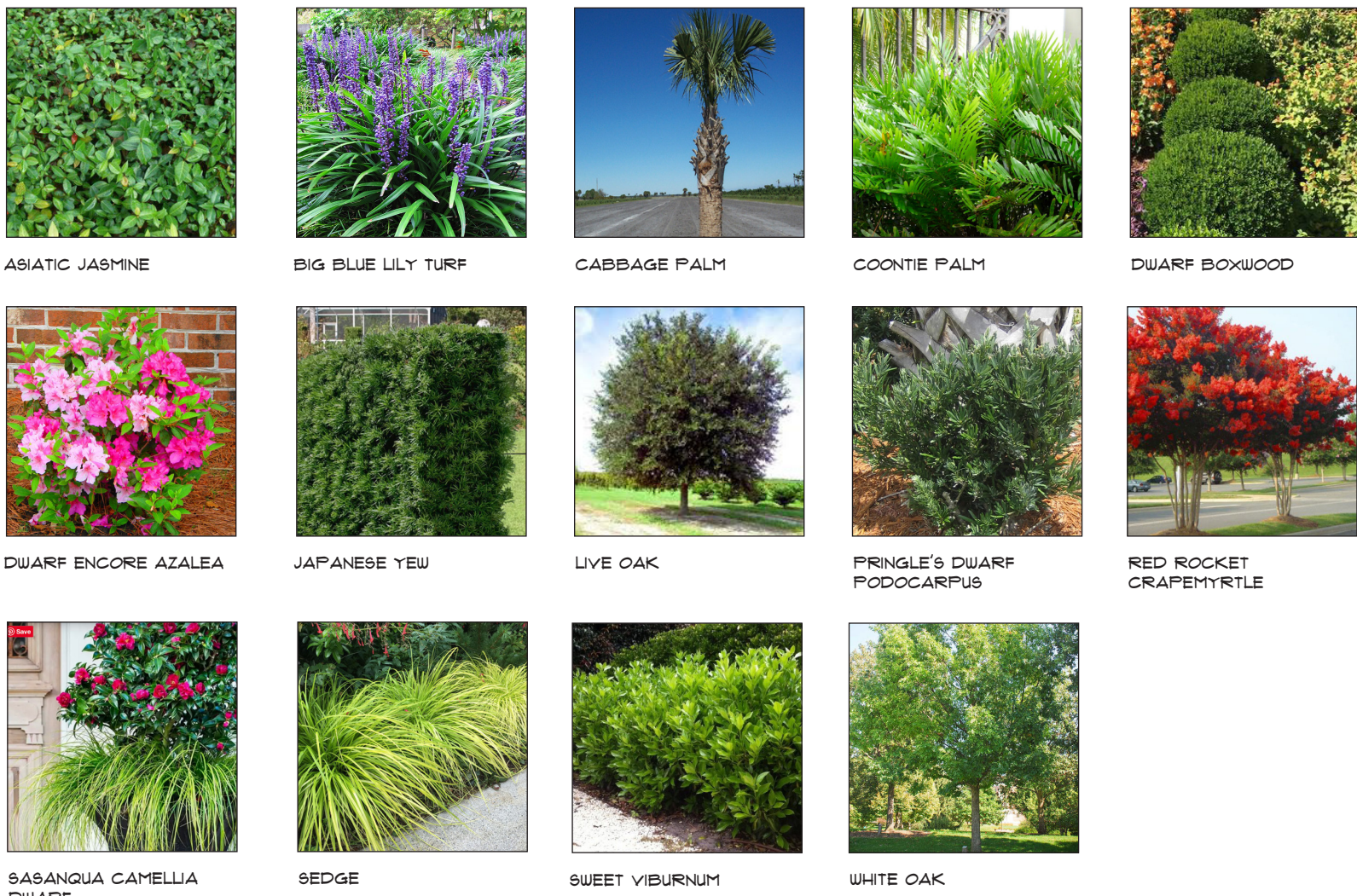
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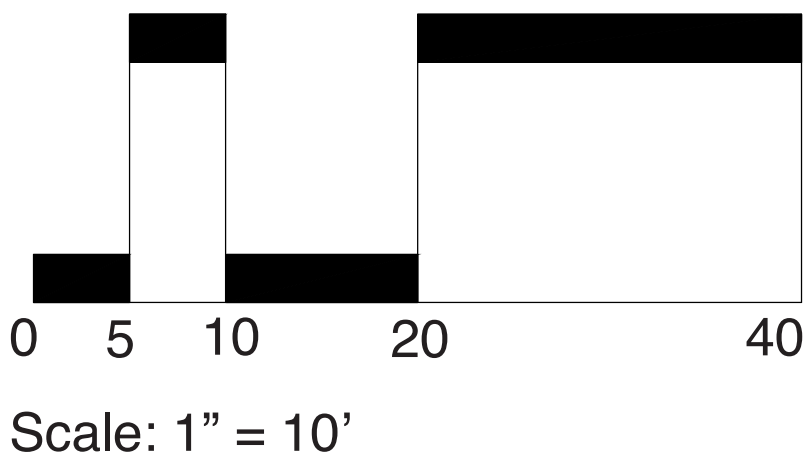
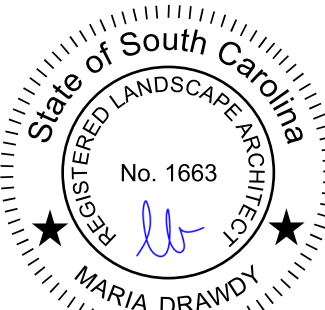
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PLANT IMAGERY



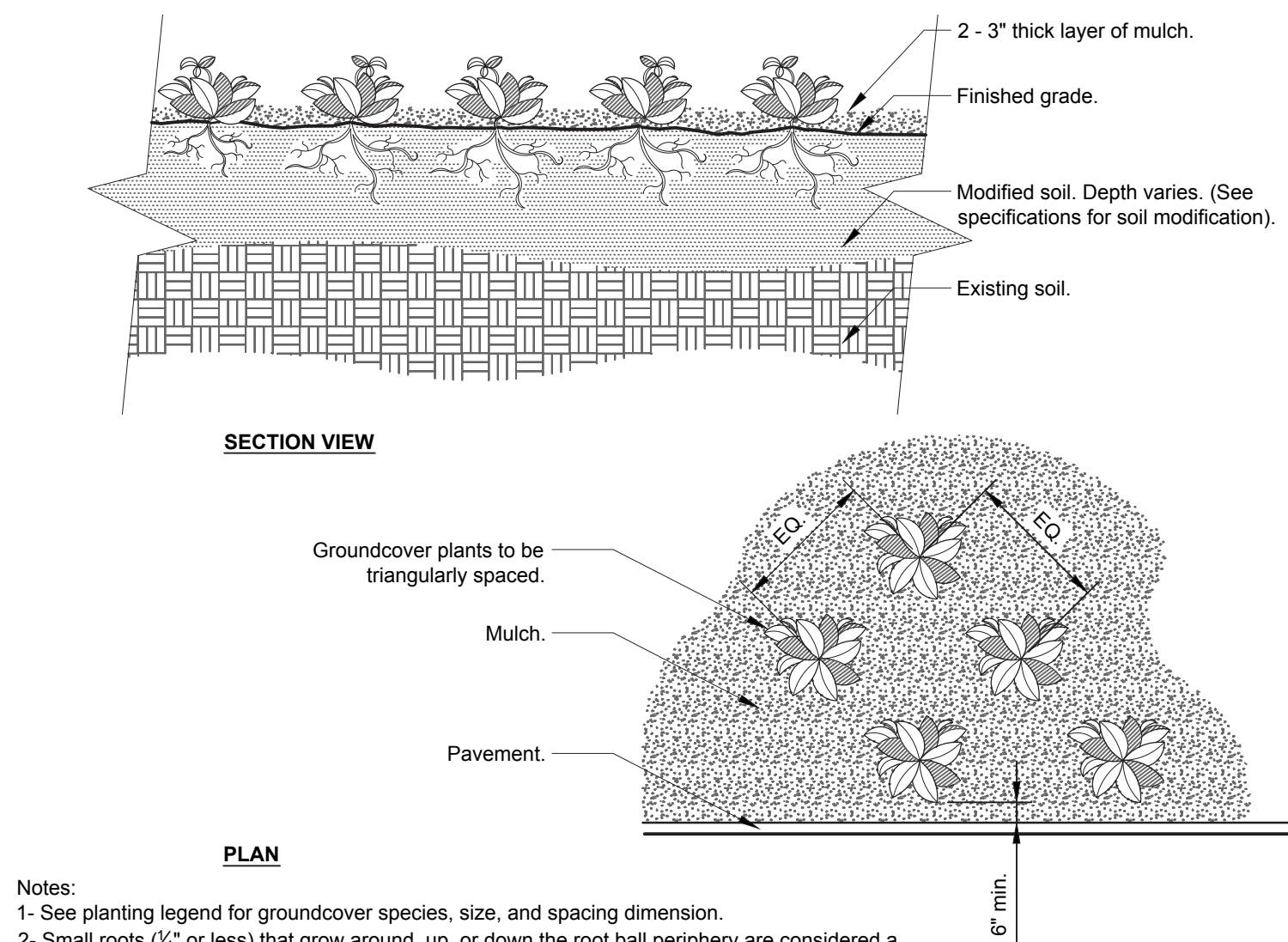
PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
Tree	Cabbage Palm	Sabal palmetto					
	Live Oak	Quercus virginiana					
	Red Rocket Crape Myrtle	Lagerstroemia indica 'Whit IV' pp# 11342					
	White Oak	Quercus alba					
Shrub	Coontie Palm	Zamia pumila					
	Dwarf Boxwood	Buxus microphylla 'Compacta'					
	Dwarf Encore Azalea	Rhododendron Encore					
	Japanese yew	Podocarpus macrophyllus					
	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'					
	Sasanqua camellia - Dwarf	Camellia sasanqua					
	Southern Wax Myrtle	Myrica cerifera					
	Sweet Viburnum	Viburnum odoratissimum					
Vines/Groundcover	Asiatic jasmine	Trachelospermum asiaticum					
	Big blue lily turf	Liriodendron 'Ingwersen'					
	Sedge	Carex oshimensis 'Everillo'					
SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					



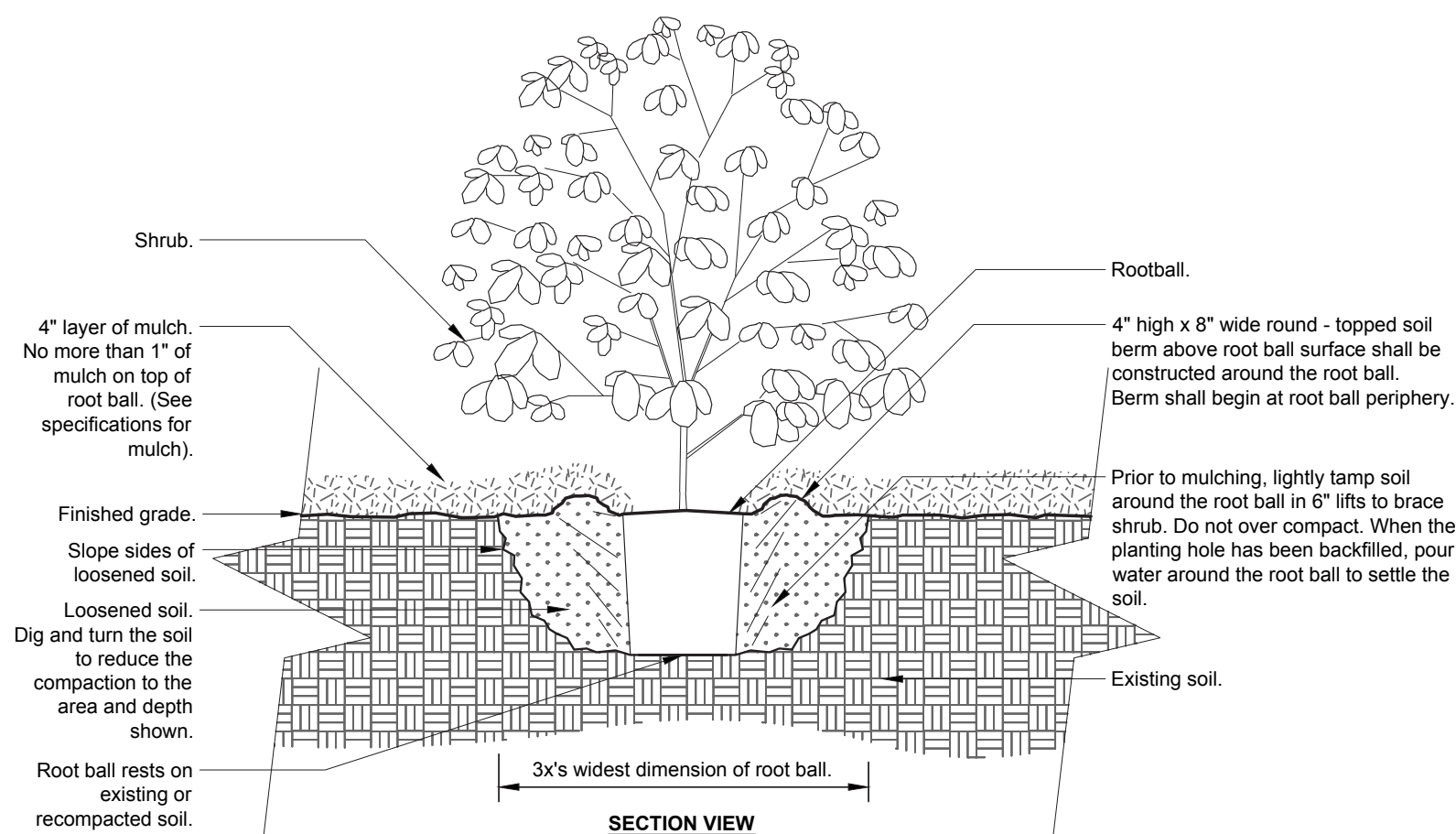


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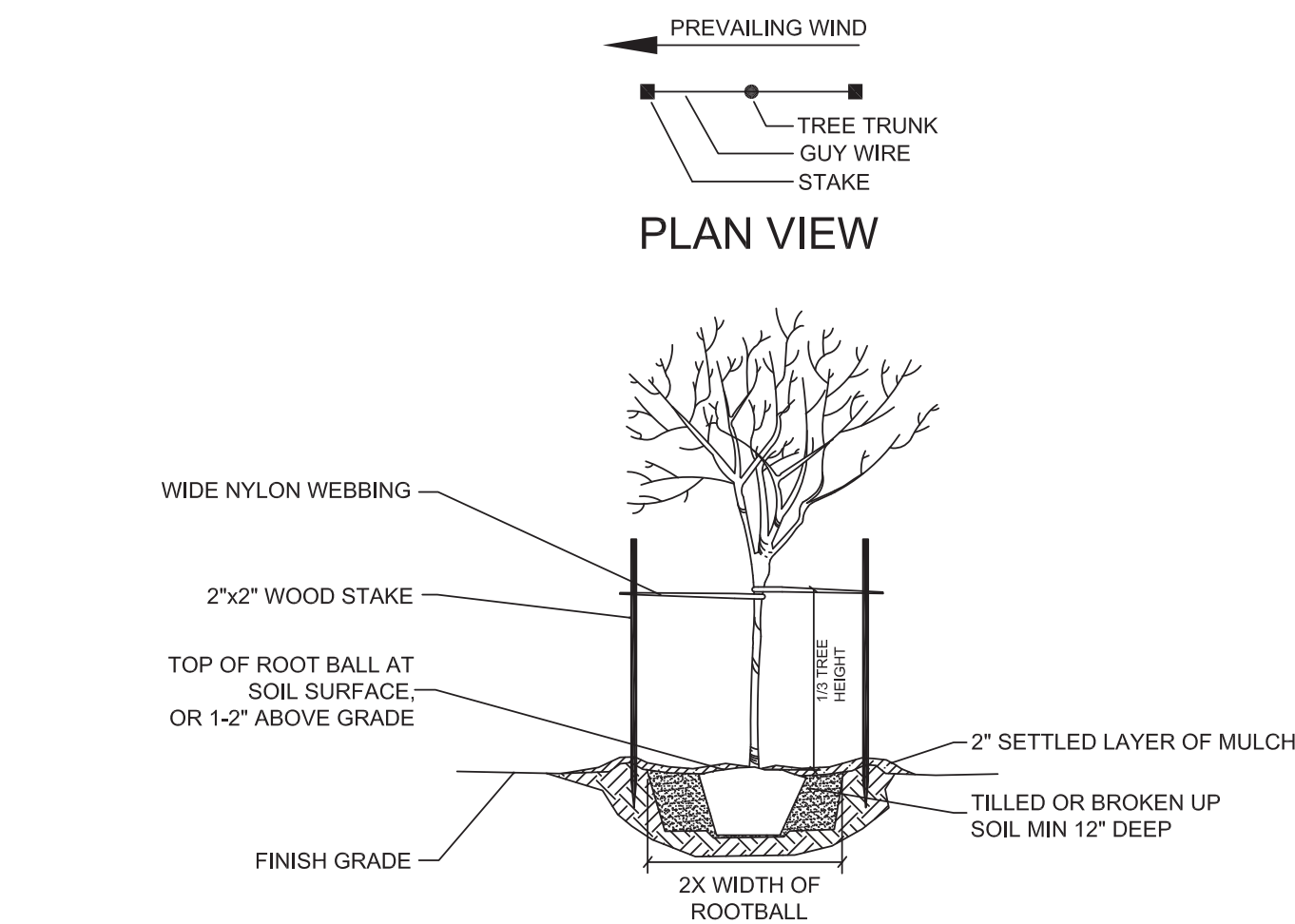
- Notes:
- 1- See planting legend for groundcover species, size, and spacing dimension.
  - 2- Small roots ( $\frac{1}{4}$ " or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
  - 3- Settle soil around root ball of each groundcover prior to mulching.

Groundcover Detail  
Scale NTS



- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
  - 2- See specifications for further requirements related to this detail.

Shrub - Unmodified Soil Detail  
Scale NTS



Small Tree Planting (<2" Cal.) Detail  
Scale NTS

### PLANTING NOTES

1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE OFF USING DRAWING AND SPECIFICATION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
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 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 MANUFACTURE'S INSTRUCTIONS.
12. SOIL SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING NO CUTS 12 HOURS BEFORE INSTALLATION.

## PRELIMINARY LANDSCAPE NOTES & DETAILS

For

### ALLJOY DONUT COMPANY

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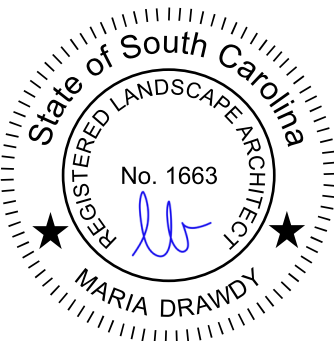
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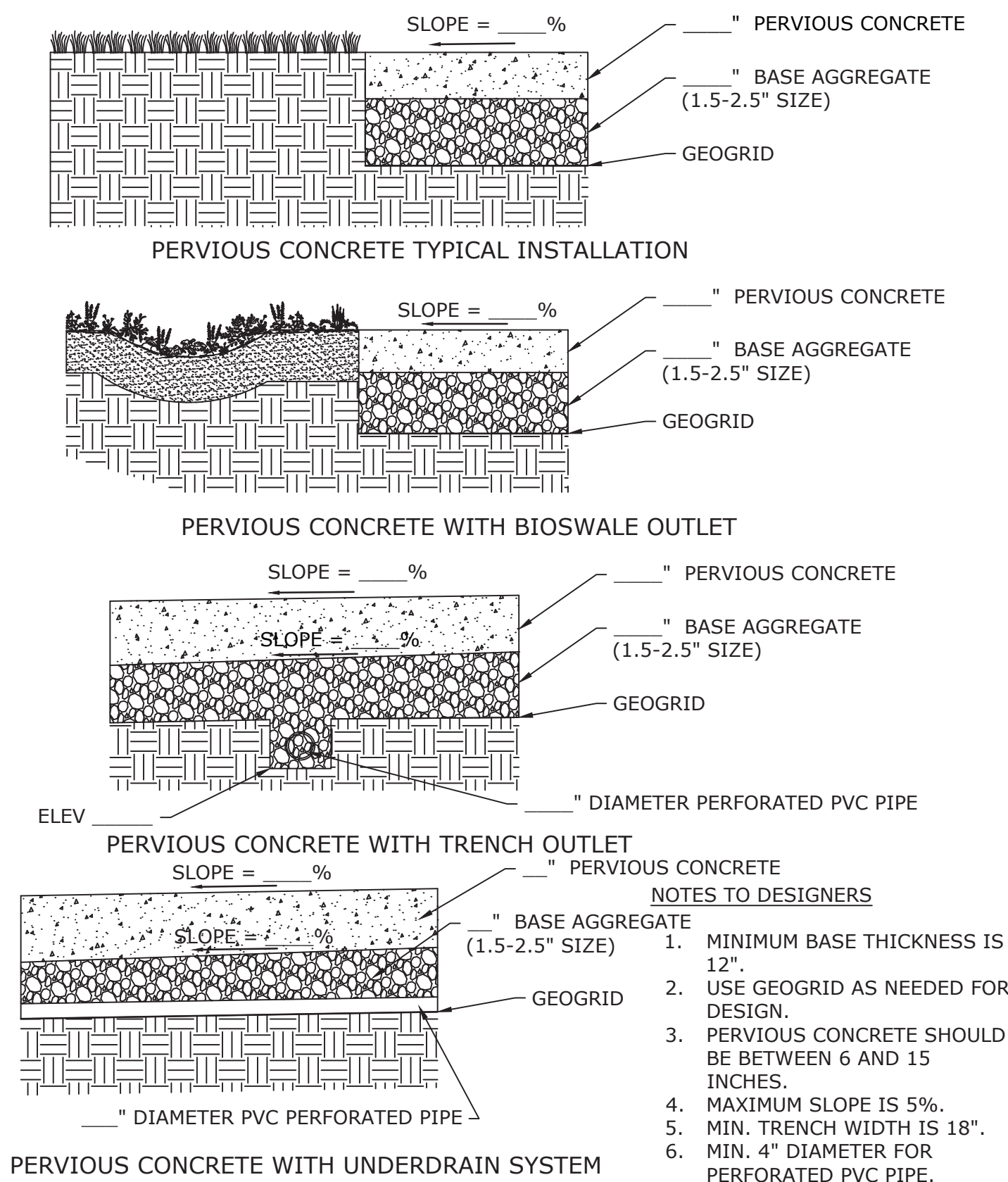
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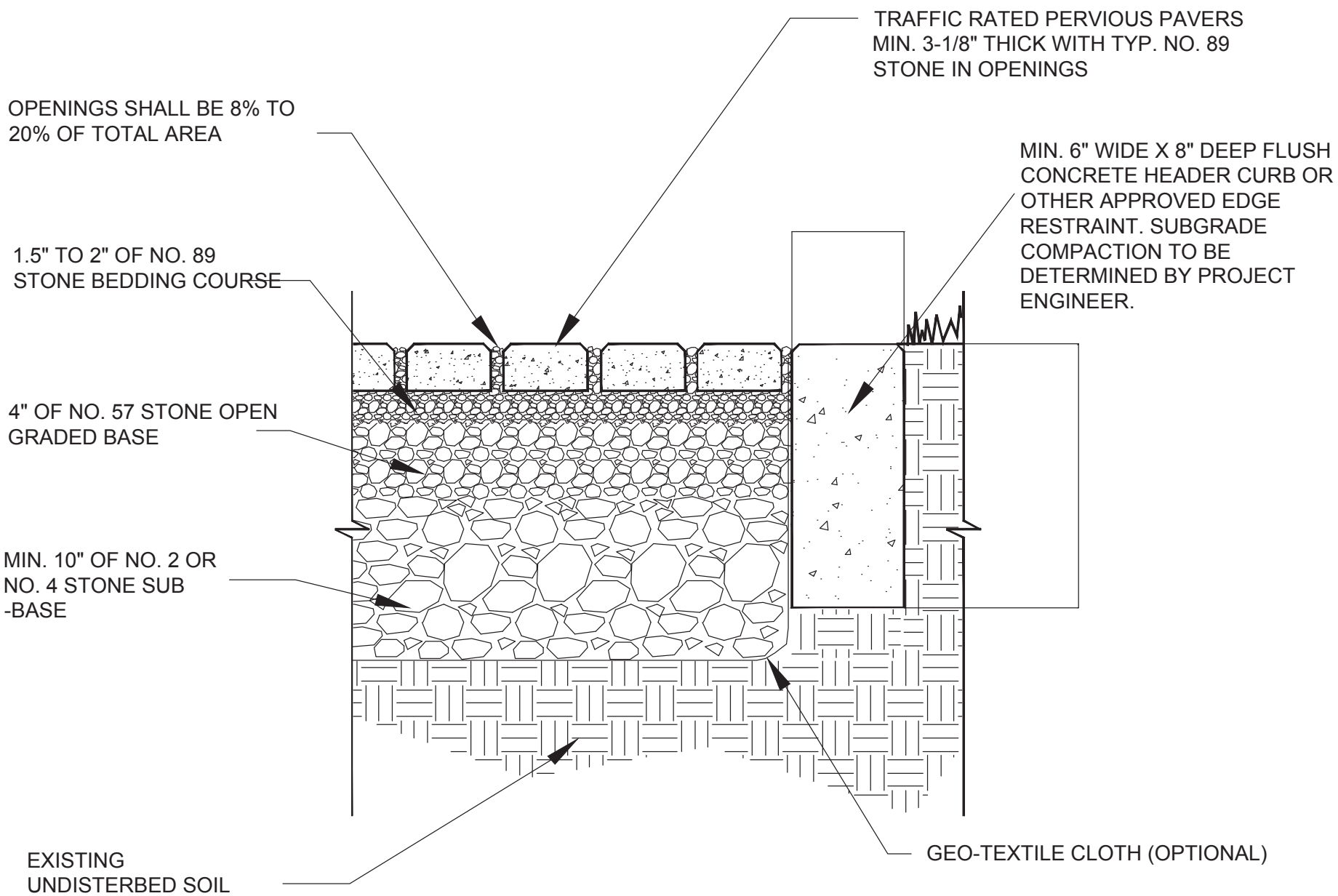


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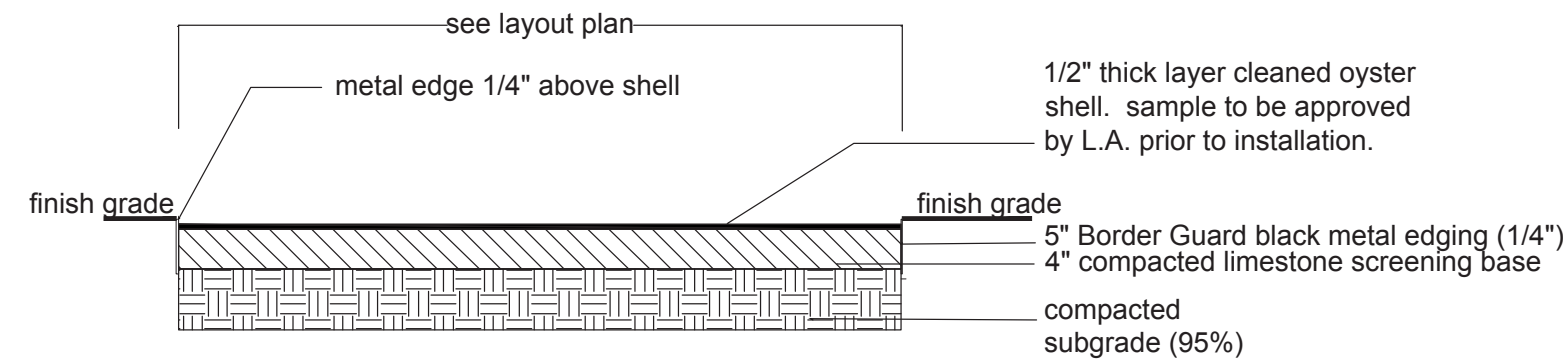
- NOTES TO DESIGNERS
1. MINIMUM BASE THICKNESS IS 12".
  2. USE GEOGRID AS NEEDED FOR DESIGN.
  3. PERVIOUS CONCRETE SHOULD BE BETWEEN 6 AND 15 INCHES.
  4. MAXIMUM SLOPE IS 5%.
  5. MIN. TRENCH WIDTH IS 18".
  6. MIN. 4" DIAMETER FOR PERFORATED PVC PIPE.

Pervious Concrete Detail  
Scale NTS



- NOTES:
1. CROSS-SECTION FOR USE OUTSIDE THE ROW ON PRIVATE PROPERTY.
  2. ALL WORK IN TREE PROTECTION ZONES SHALL BE DONE BY HAND OR WITH LIGHT EQUIPMENT.
  3. THIS CROSS-SECTION SHALL NOT BE USED IN ANY CITY RIGHT OF WAY.
  4. PAVER INSPECTION DURING INSTALLATION CAN BE COMPLETED UPON SCHEDULING. IF THE CONTRACTOR CHOOSES NOT TO REQUEST THE INSPECTION, A SURFACE INFILTRATION TEST ASTM 1781 SHALL BE REQUIRED.

Pervious Paver Detail  
Scale NTS



Oyster Shell Pathway Detail  
Scale NTS

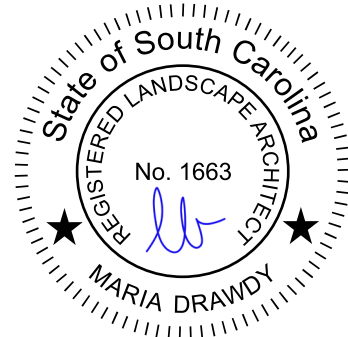
PRELIMINARY HARDSCAPE  
NOTES & DETAILS  
For

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SITE IMAGERY



BRUIN & PRITCHARD  
INTERSECTION WEST VIEW



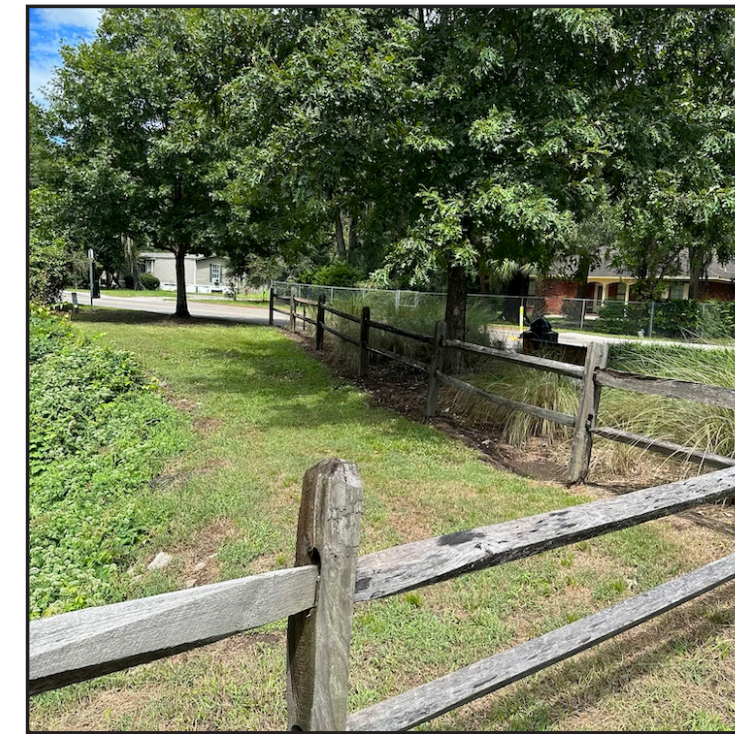
PRITCHARD STREET



PRITCHARD STREET  
NORTH VIEW



SITE VEGETATION AT  
PRITCHARD STREET



FENCE AT PRITCHARD  
& BRUIN



PRITCHARD STREET  
SOUTH VIEW



GAS PIPELINE SIGNAGE



BRUIN RD. SIDEWALK  
WEST VIEW



BRUIN RD. SIDEWALK  
EAST VIEW



BRUIN & PRITCHARD  
INTERSECTION SOUTH  
WEST VIEW



INTERIOR SITE NORTH  
EAST VIEW



INTERIOR SITE EAST VIEW



INTERIOR SITE SOUTH  
EAST VIEW



INTERIOR NORTH VIEW

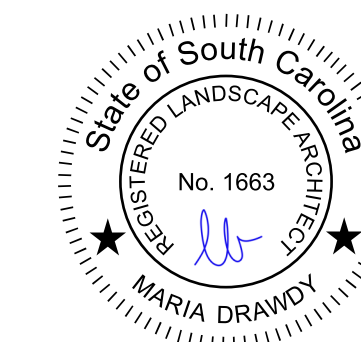


INTERIOR SITE SOUTH  
VIEW

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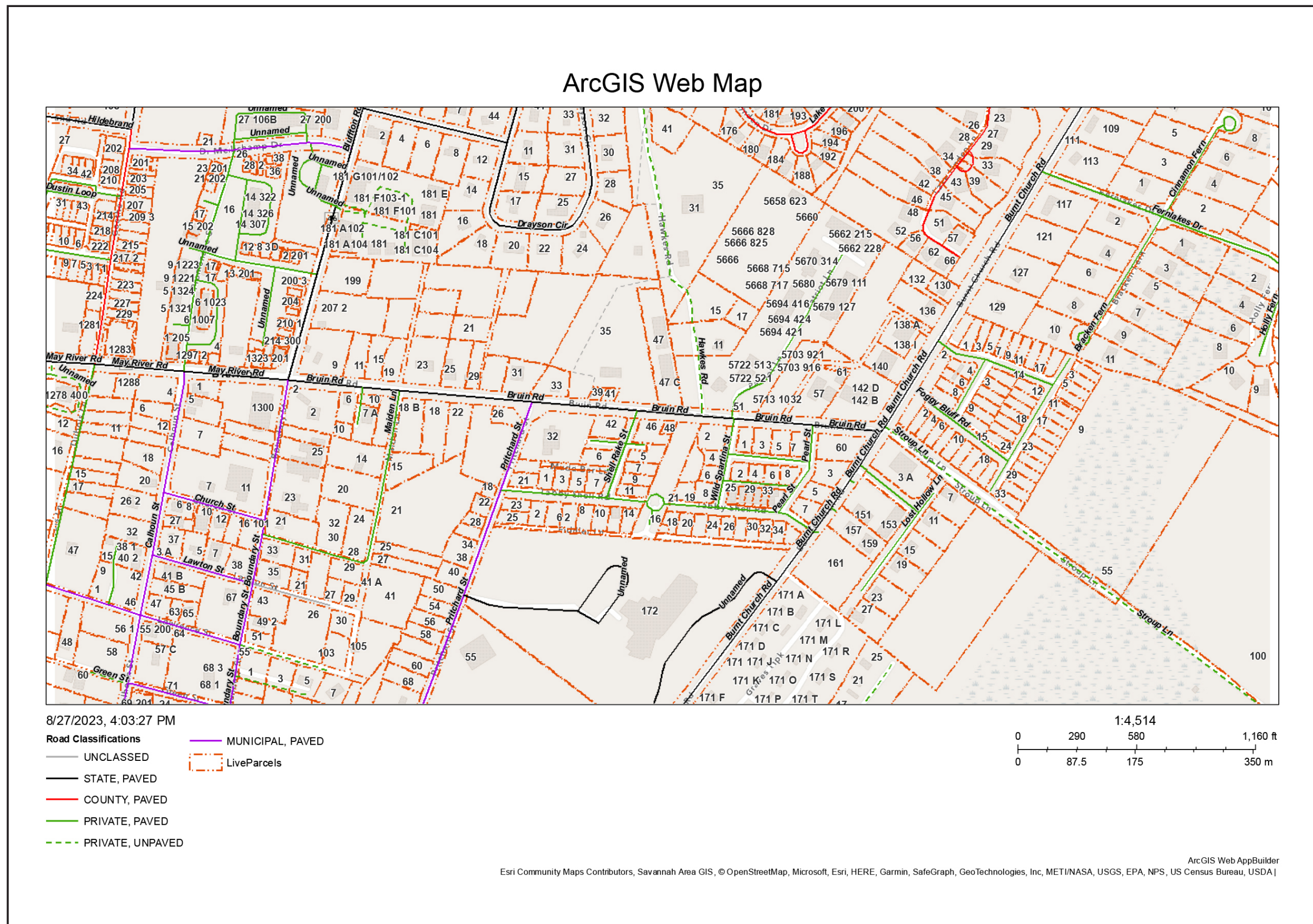
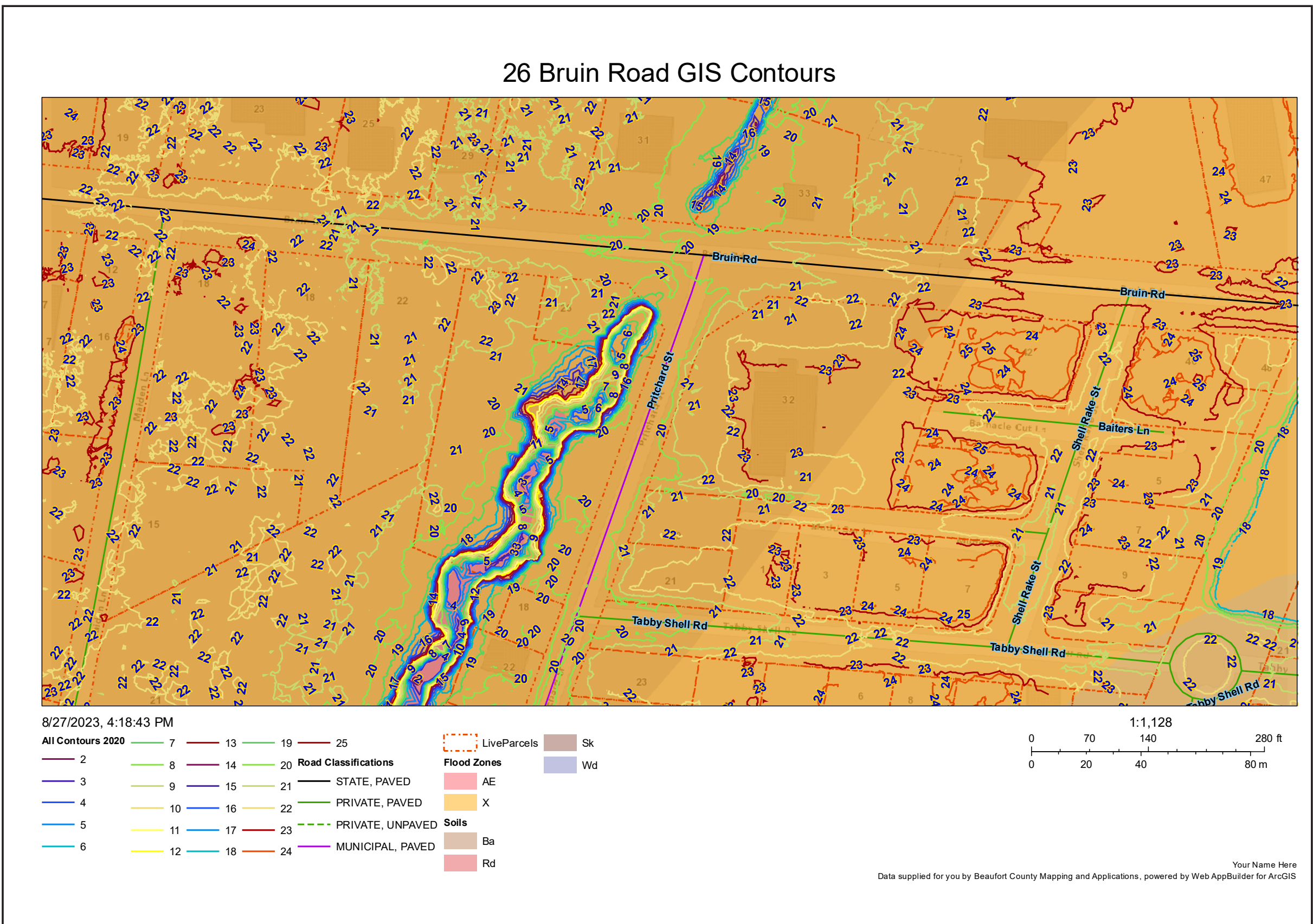
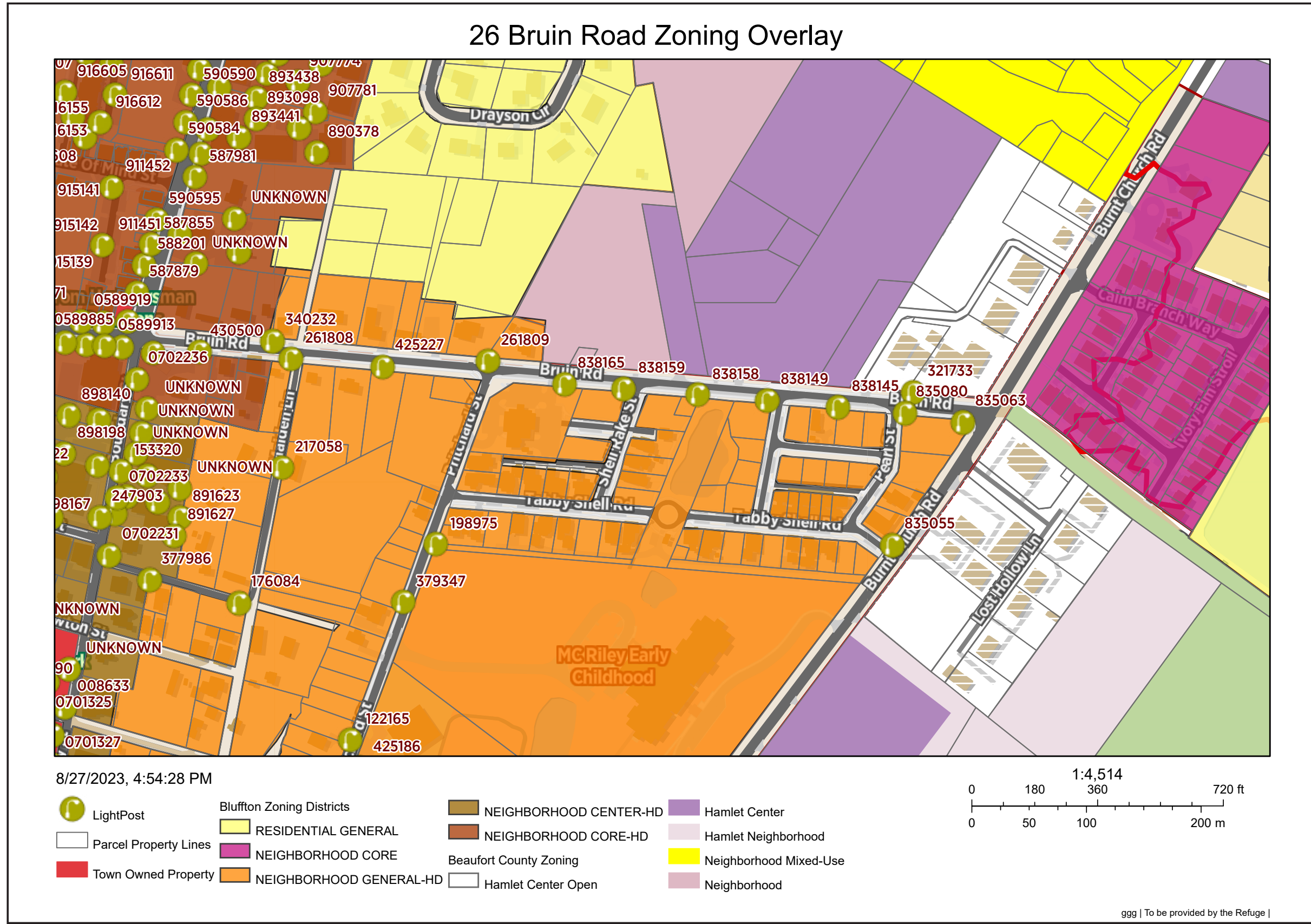
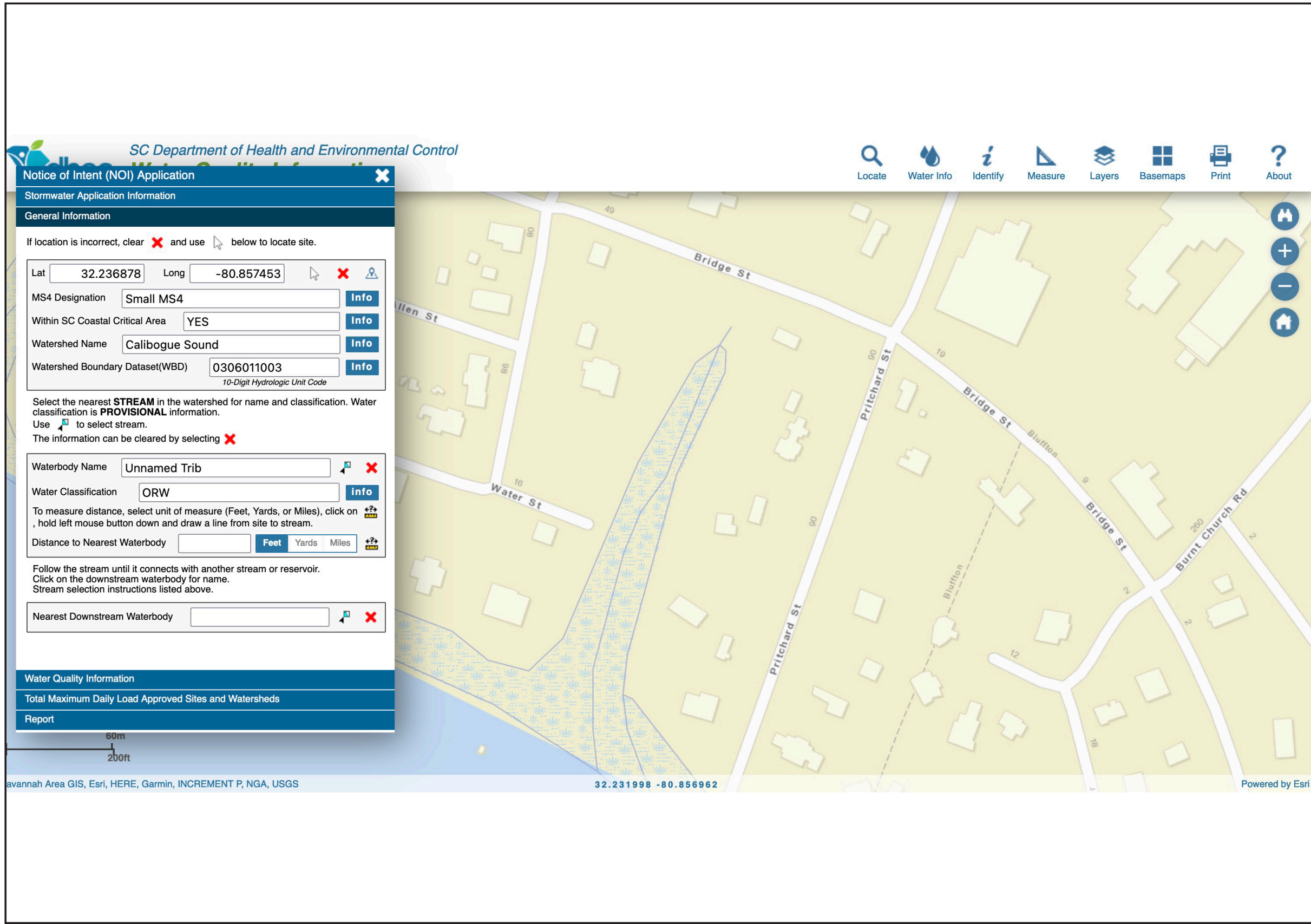
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GIS IMAGERY  
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