



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 0000 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.

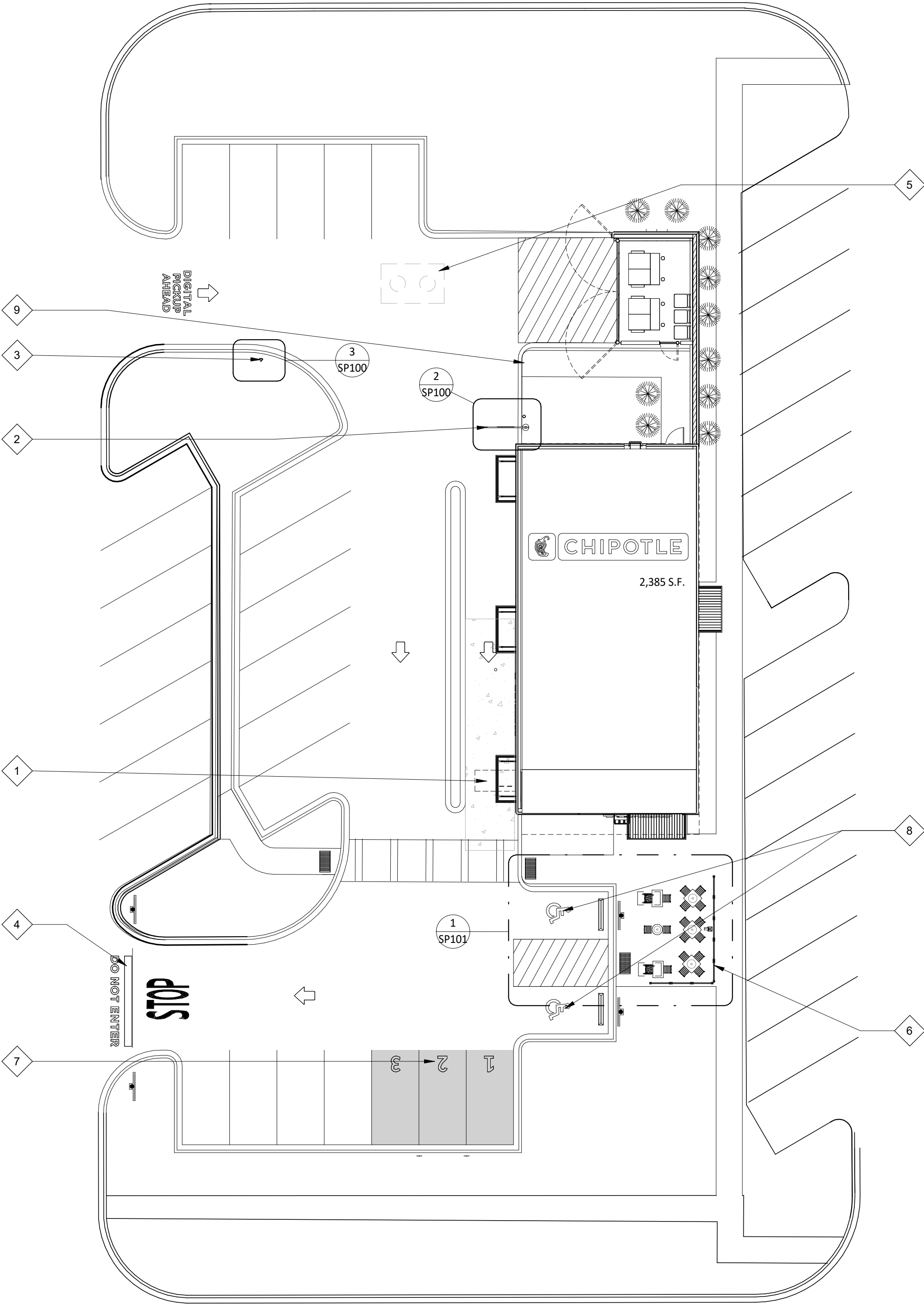
Addressing Review	03/27/2026	Ryan Coleman	Approved
Beaufort Jasper Water and Sewer Review	03/27/2026	Matthew Michaels	Approved
Building Safety Review	03/27/2026	Sidney Holland	Approved
Planning Commission Review	03/27/2026	Caroline Luke	Approved

Comments:

Comments may be provided at time of DRC.

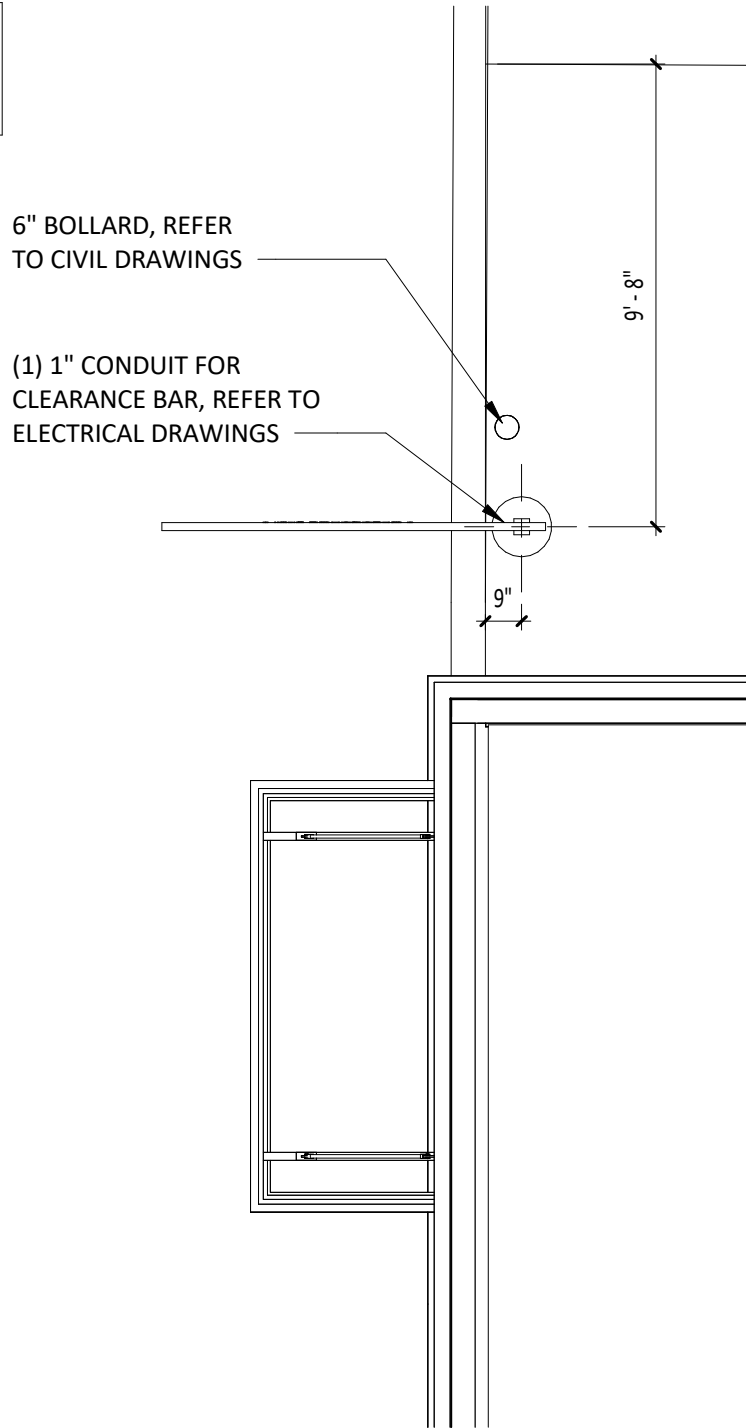
Police Department Review	03/27/2026	ATTACHMENT 7 Bill Benhag	Approved
Stormwater Review	03/26/2026	Samantha Crotty	Approved
Transportation Department Review	02/24/2026	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes:

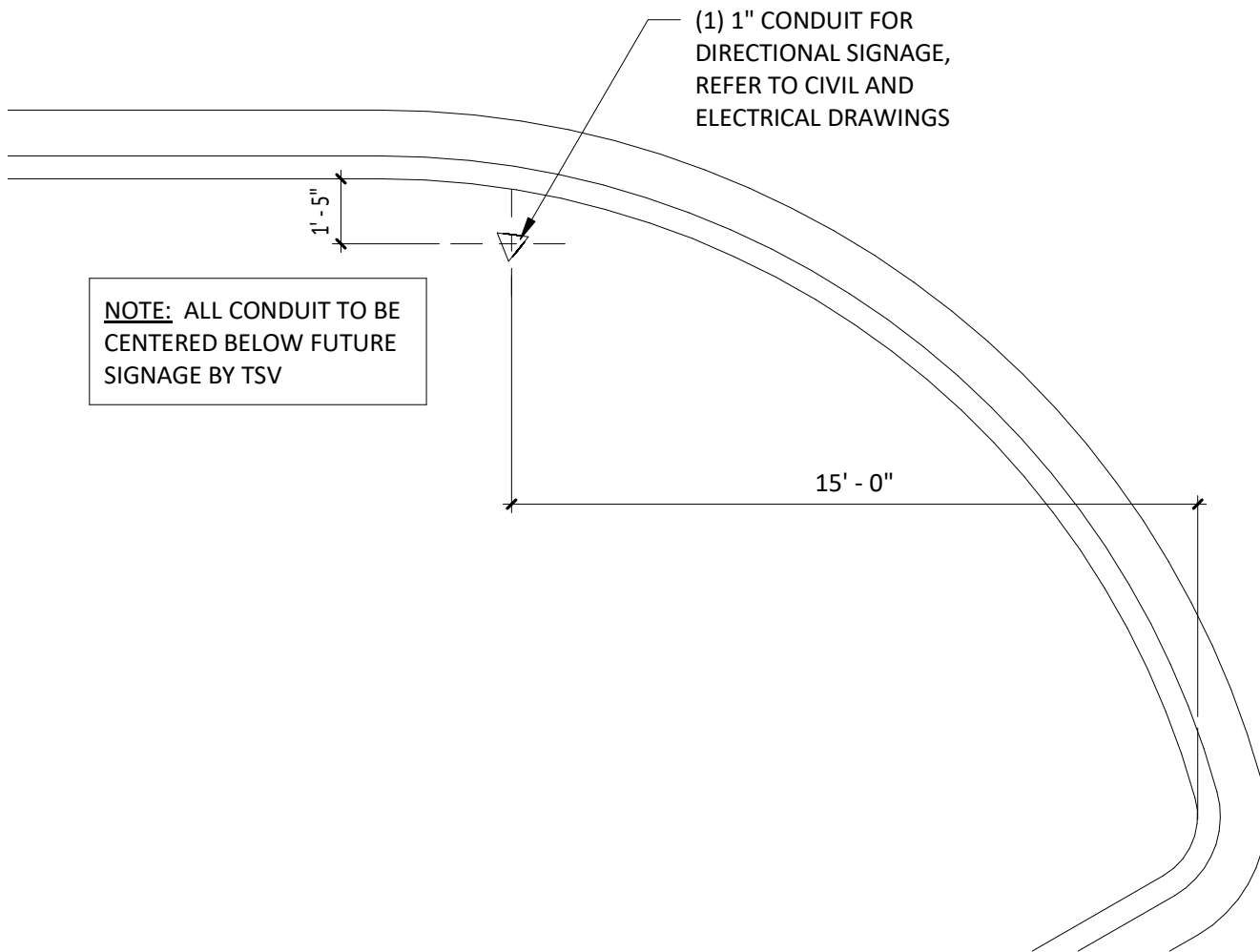


1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: ALL CONDUIT TO BE
CENTERED BELOW FUTURE
SIGNAGE BY TSV



2 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"



3 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"

GENERAL NOTES - SITE PLAN

- ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING, BOLLARDS AND DUMPSTER ENCLOSURE ARE EXISTING UNLESS NOTED OTHERWISE.
- FOR STENCIL INFORMATION, REFER TO DIVISION 2 - SITE CONSTRUCTION FOR ADDITIONAL INFORMATION.
- 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:



CLIENT:



CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182966
COLUMBUS, OH 43218-2966
TELEPHONE: (614) 318-2492
INTERNET: WWW.CHIPOTLE.COM

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PROJECT INFORMATION:

STORE NO.: 6118
PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910

SEAL:

NOT FOR
CONSTRUCTION

PROJECT NO. 2025-0318
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ISSUE RECORD:

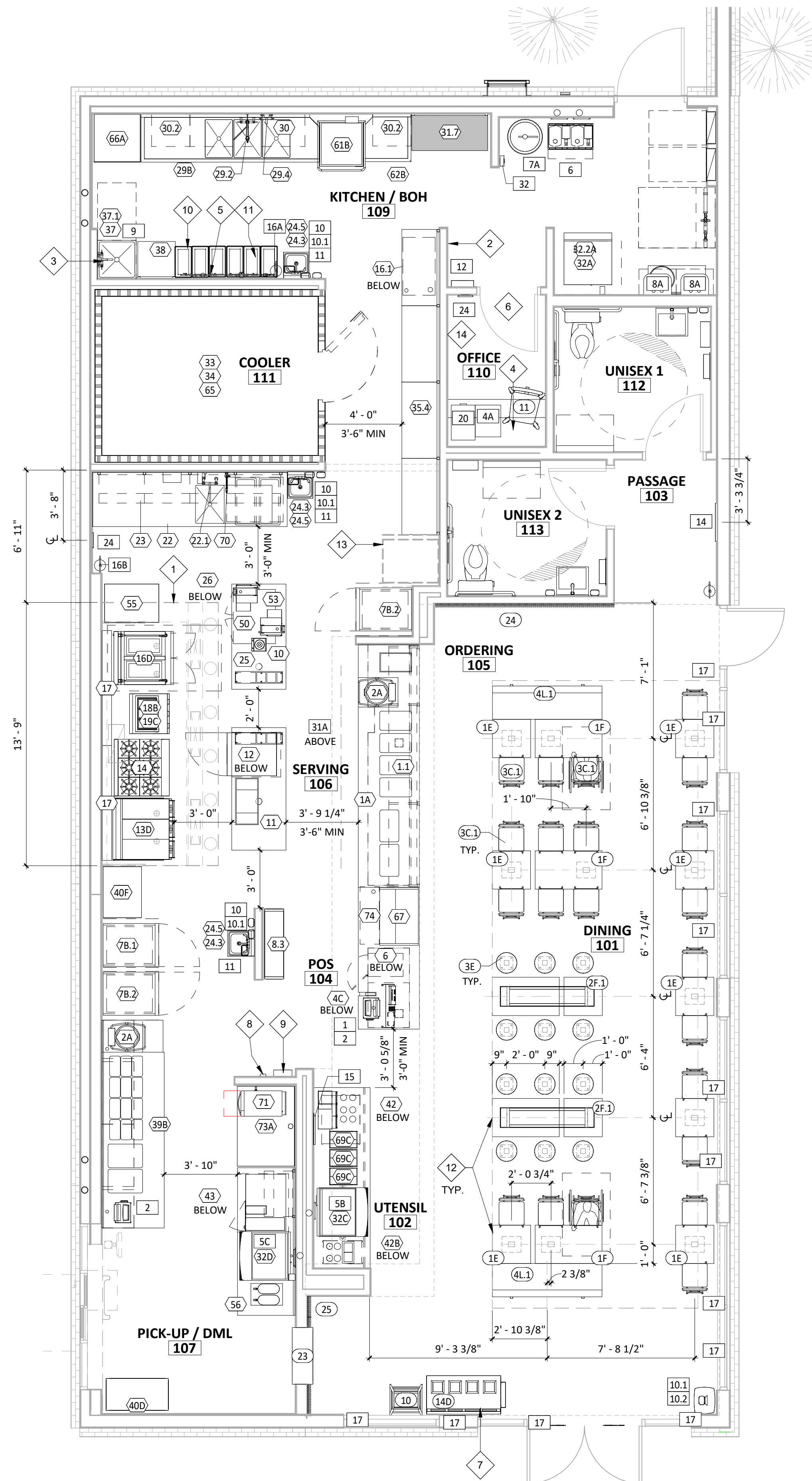
REVISIONS:

TITLE:

ARCHITECTURAL
SITE PLAN

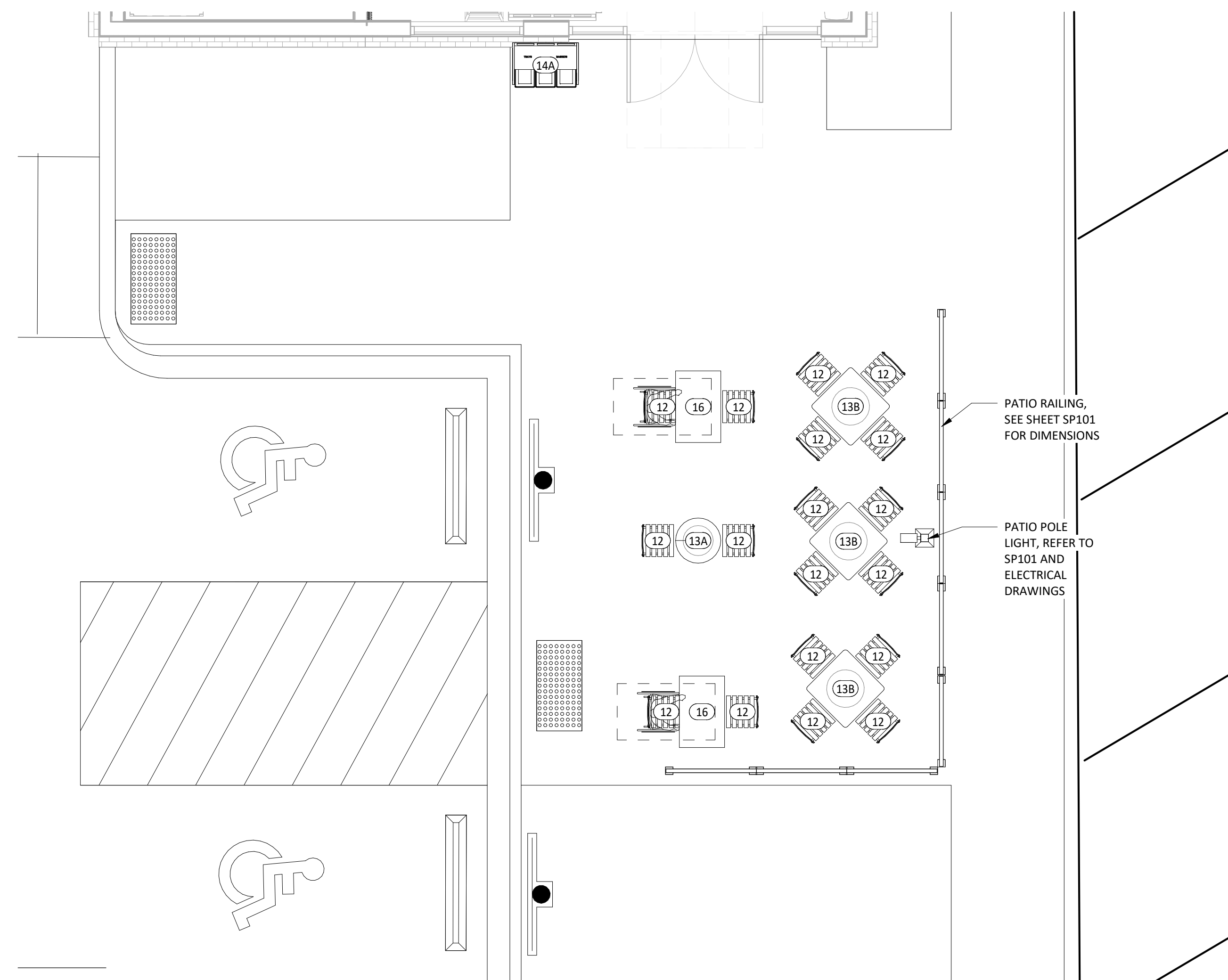
SHEET NUMBER:

SP100



1 FURNITURE, FIXTURE & EQUIPMENT PLAN

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



2 FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN

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 | M 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. |

CONSULTANT: _____



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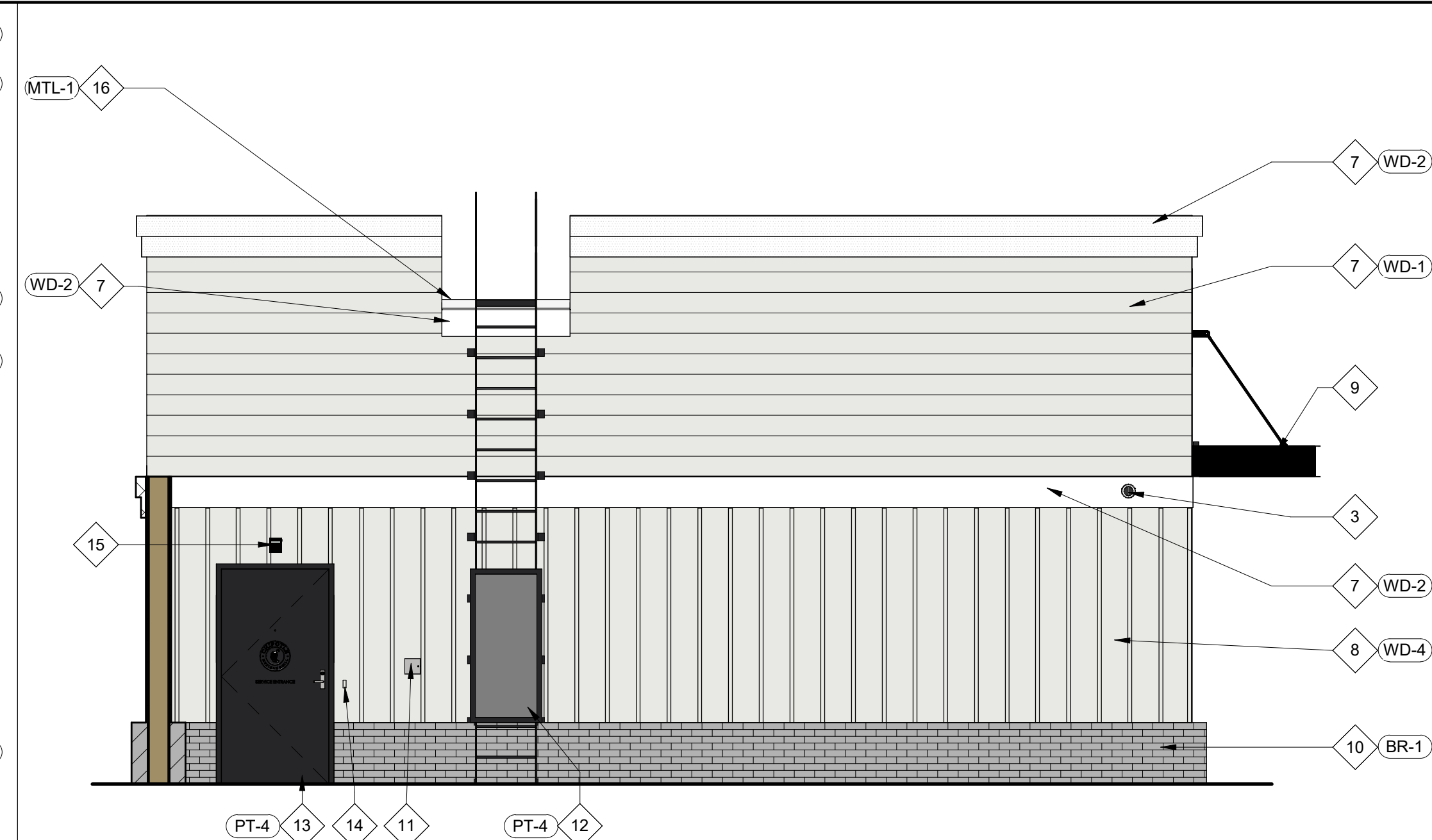
FF&E PLAN

SHEET NUMBER:

A130



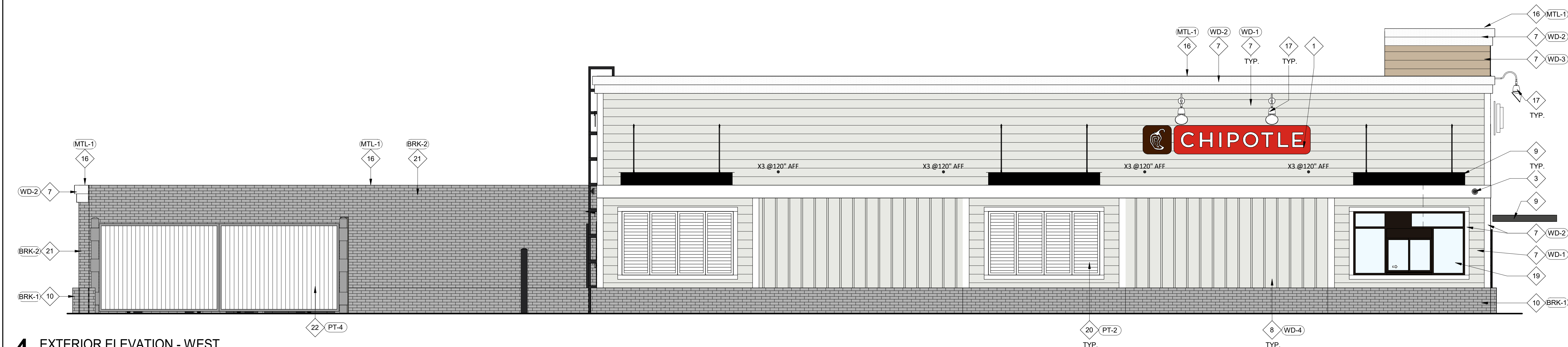
1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



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

- LOCATION OF TENANTS A-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
- LOCATION OF TENANTS AW-3 SIGNAGE - GENERAL CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS WITH SIGNAGE VENDOR.
- LOCATION OF SECURITY CAMERAS TO BE INSTALLED BY GENERAL CONTRACTOR.
- THERMALLY BROKEN PREFINISHED BLACK ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
- 6" VINYL ADDRESS LETTERS - COORDINATE ADOPTED REQUIREMENTS ON SIZE AND LOCATION WITH LOCAL JURISDICTION.
- VINYL GRAPHICS SUPPLIED BY TENANT'S SUPPLIER; INSTALLED BY GENERAL CONTRACTOR.
- HARDIE BOARD PANELS HORIZONTAL PLANK LAP
- HARDIE BOARD PANELS BOARD AND BATT
- PREFINISHED METAL CANOPY W/ INTEGRAL LED LIGHTING CHANNEL - COLOR TO MATCH STOREFRONT - SEE SPECIFICATIONS FOR FURTHER INFORMATION.
- FACE BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- KNOX BOX - COORDINATE FINAL LOCATION AND PREFERRED MODEL WITH LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
- EXTERIOR SHIPS LADDER WITH LOCKING GATE.
- INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING - PAINT DOOR AND FRAME BLACK.
- LOCATION OF DOOR BELL - INSTALL BETWEEN 36" AND 48" ABOVE FINISHED GRADE.
- EXTERIOR LIGHT FIXTURE
- PREFINISHED METAL COPING.
- GOOSE NECK LIGHT
- THIN BRICK VENEER SOLDIER COURSE
- PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
- DECORATIVE SHUTTERS
- THIN BRICK VENEER - STACKED BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 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	

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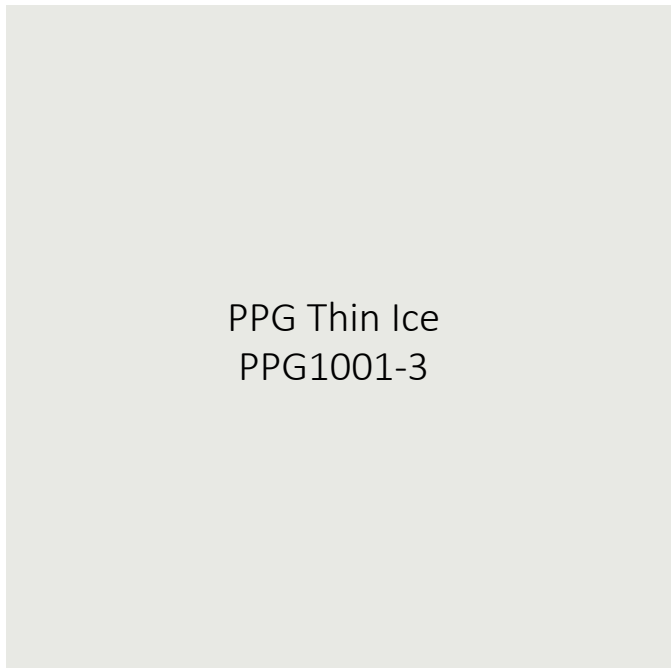
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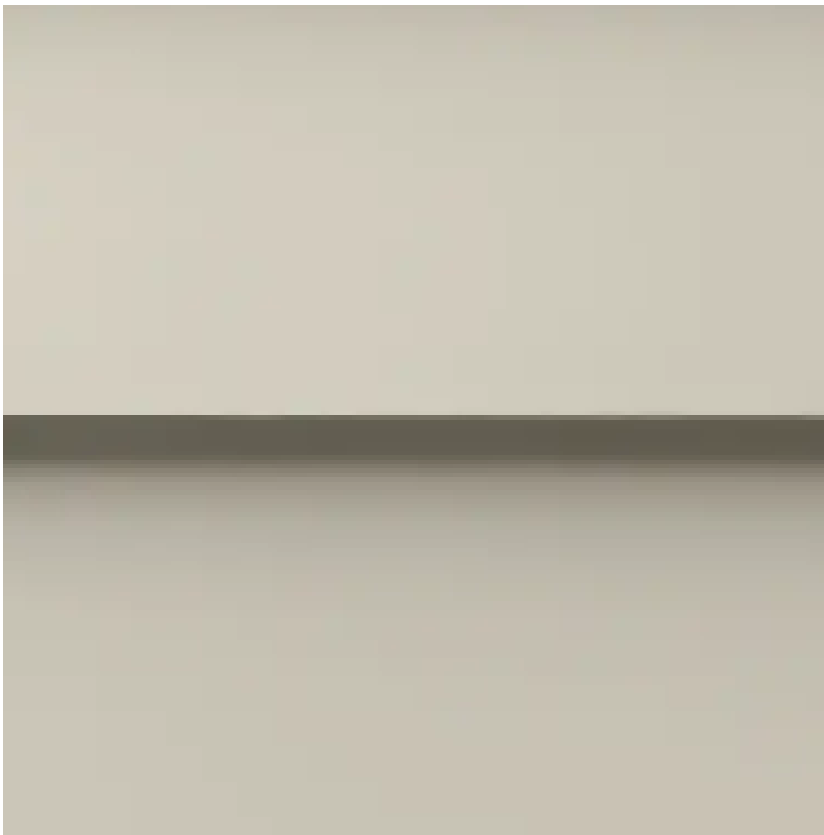
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A301



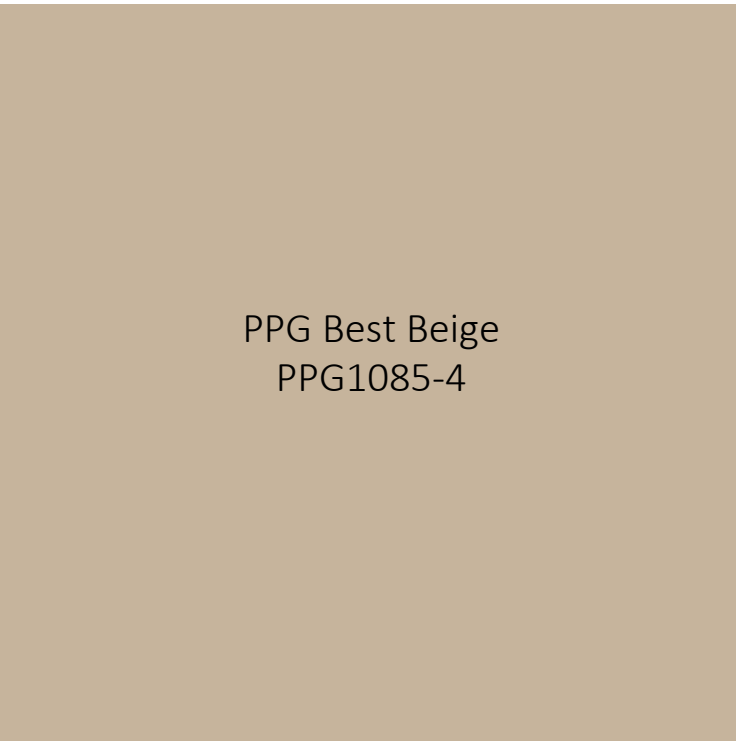
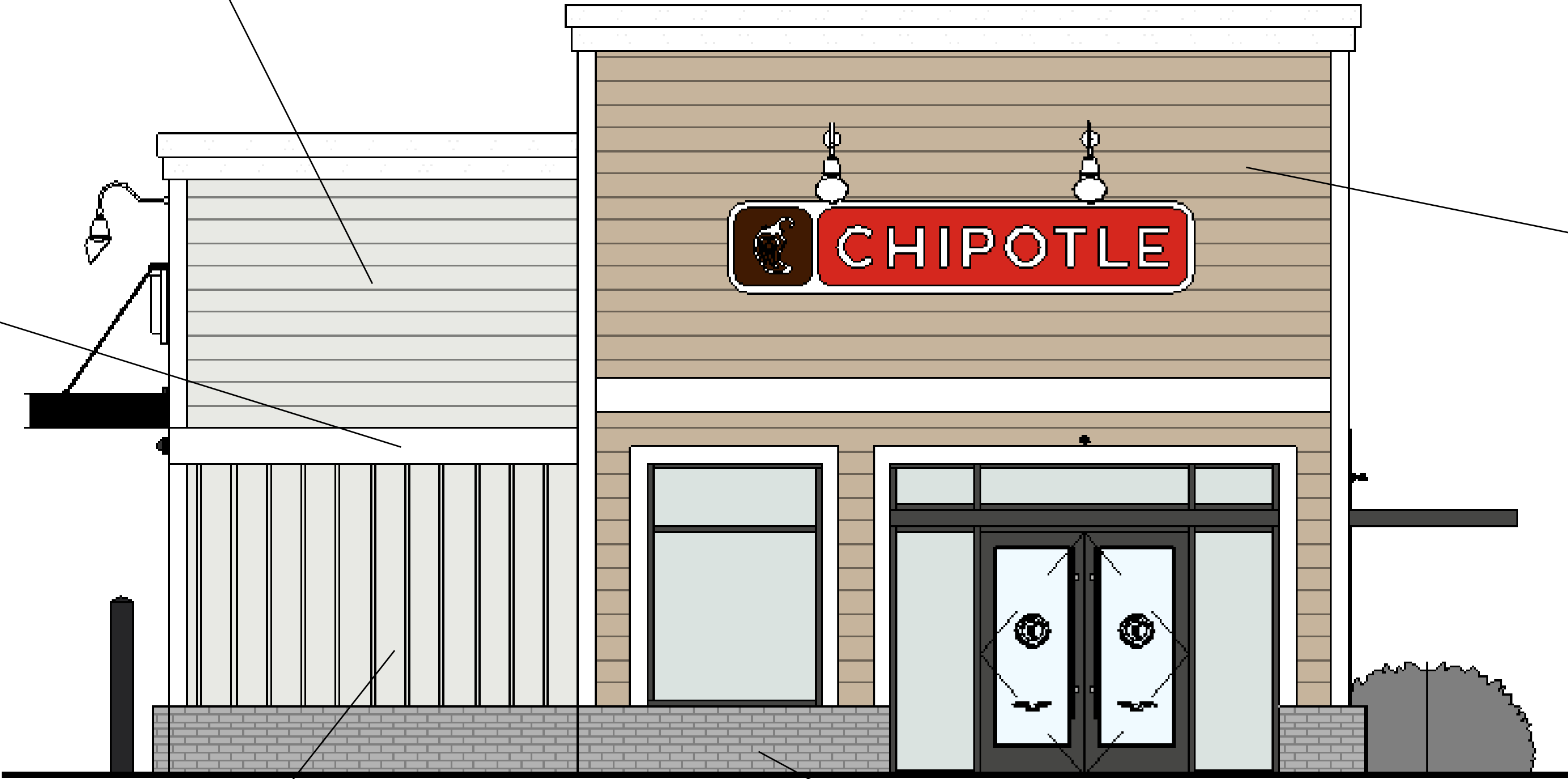
Hardie Plank
Select Cedarmill Texture
Painted PPG Thin Ice



Hardie Plank
Smooth Texture
Painted PPG Pegasus



Hardie Trim Batten Boards
Rustic Grain Texture
Painted PPG Thin Ice

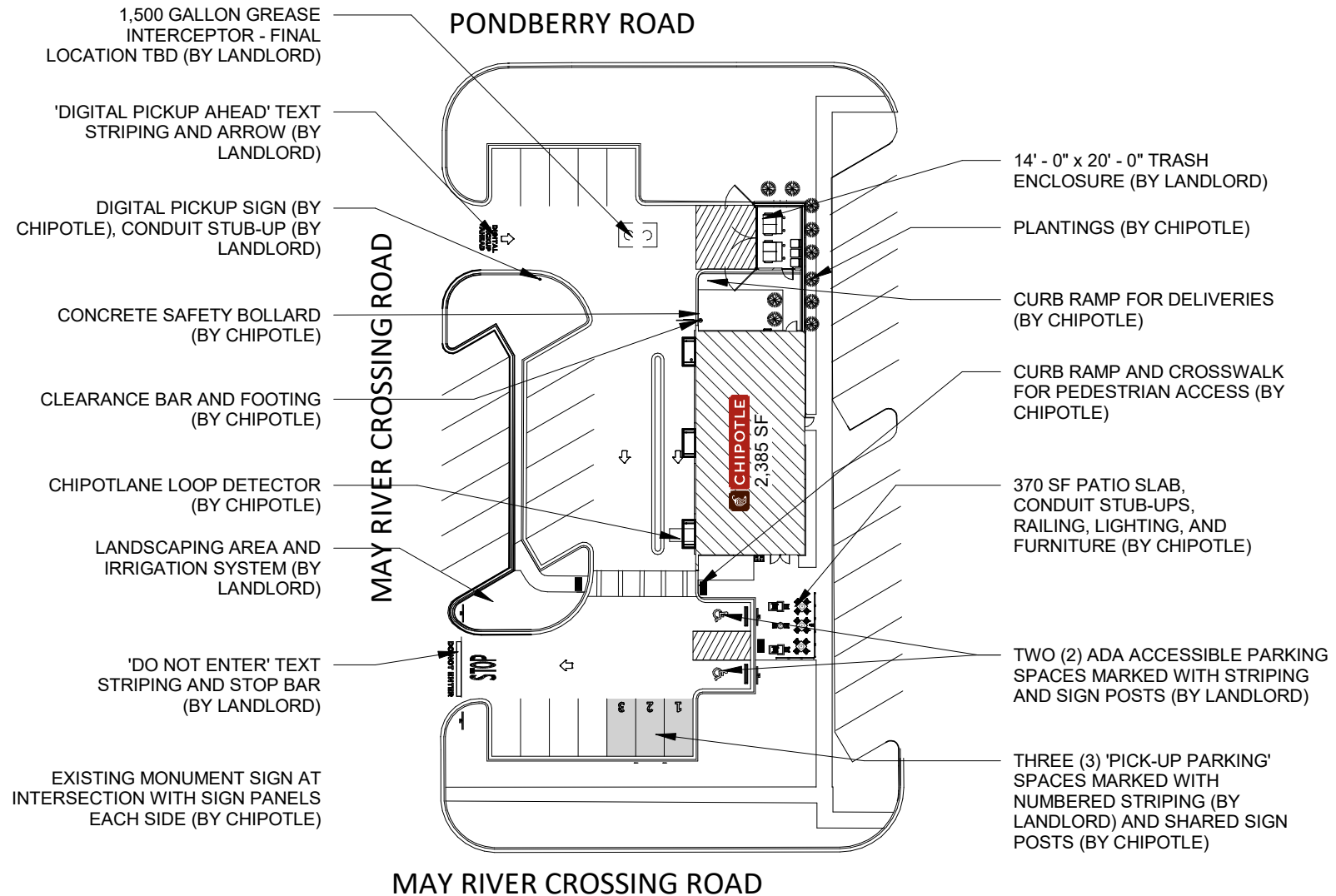


Hardie Plank
Select Cedarmill Texture
Painted PPG Best Beige



Belden Brick Face/Thin Brick
Coarse Velour Texture
Aluminum Color

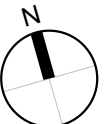
ATTACHMENT 7



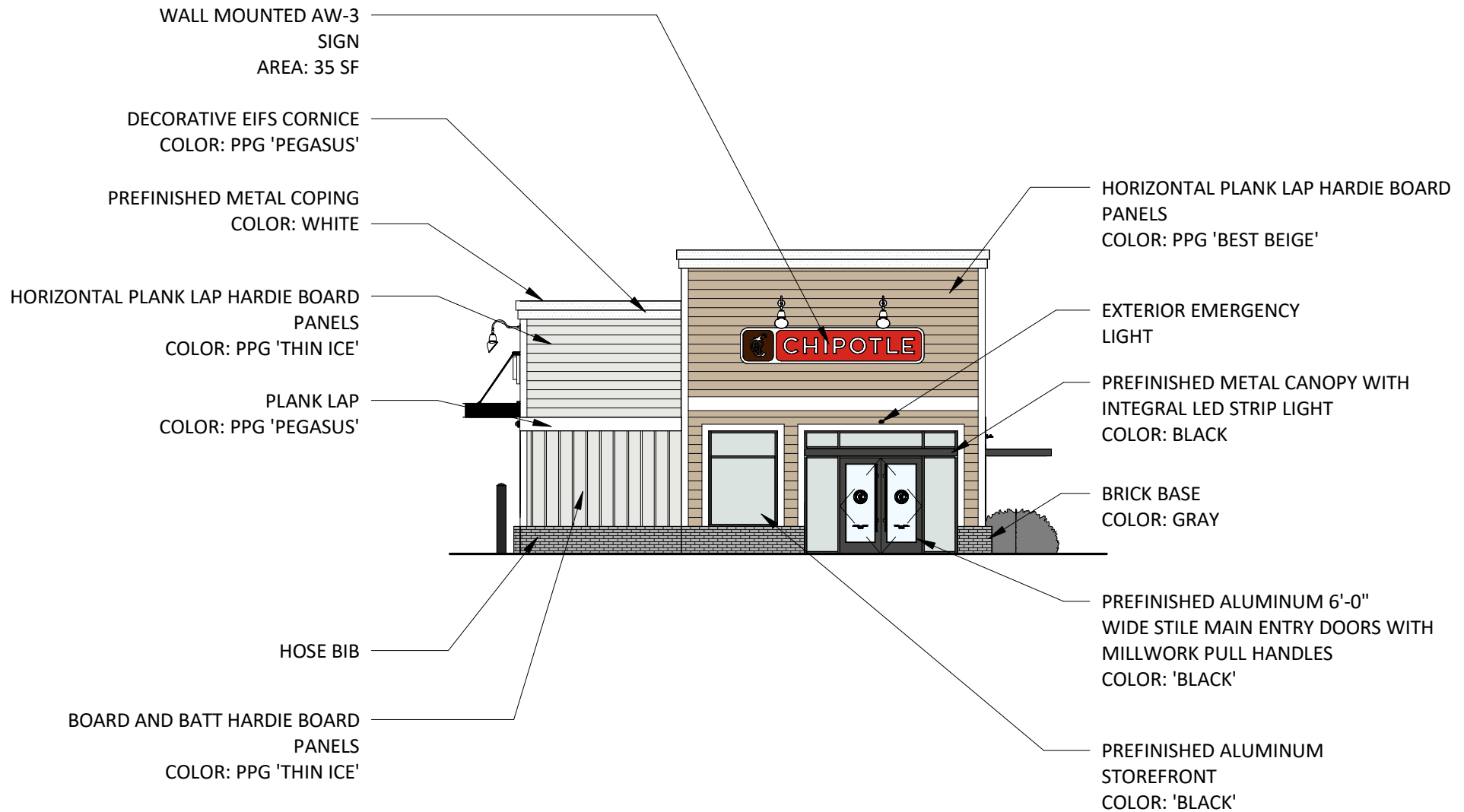
SAR SKETCH FOR: PALMETTO BLUFF 6118
OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

12/19/2025

SITE PLAN



ATTACHMENT 7



EXTERIOR FINISHES, FEATURES, AND
ALL EXTERIOR WORK IS BY CHIPOTLE

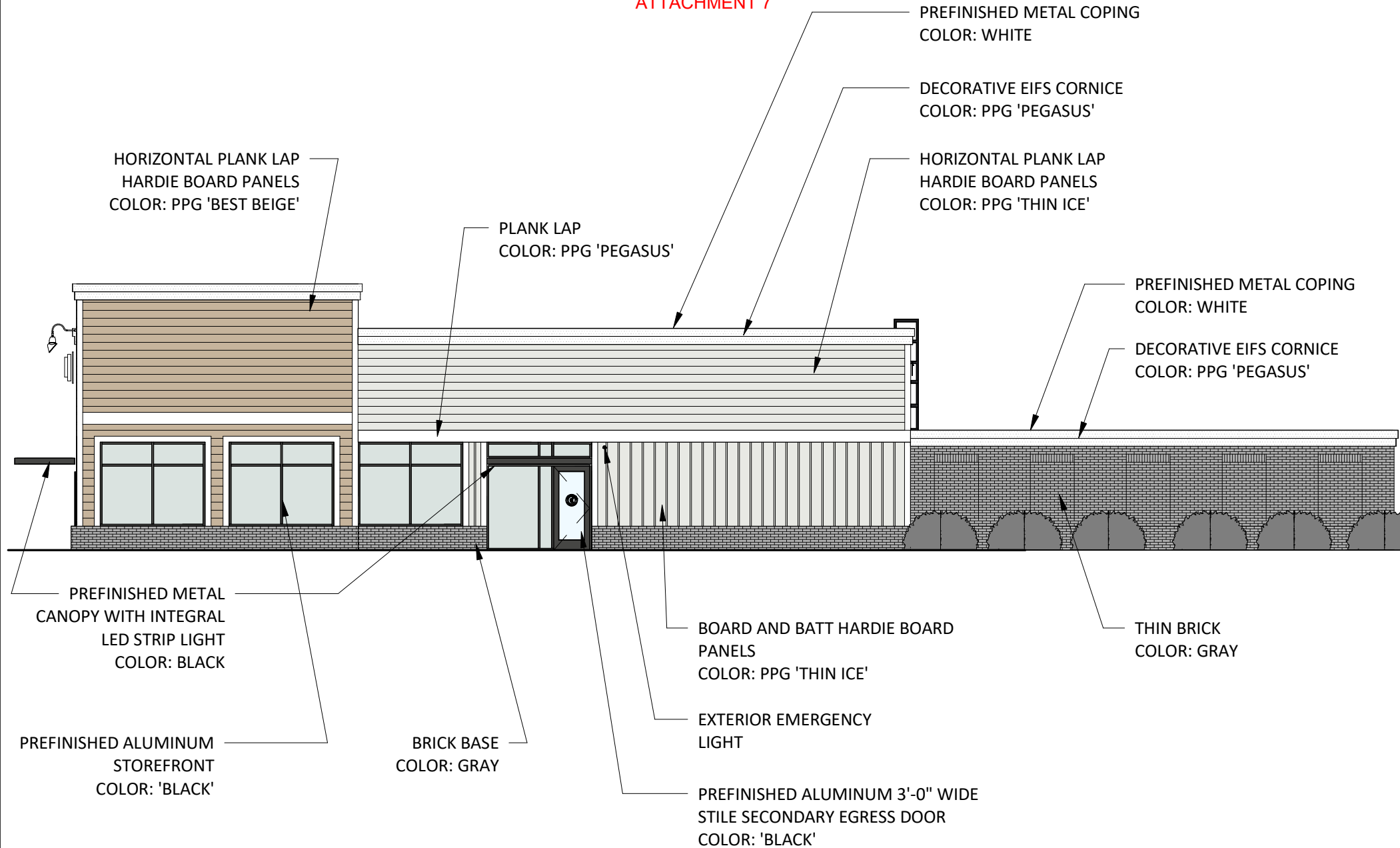
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STORE NO.: 6118

12/19/2025

NORTH EXTERIOR ELEVATIONS

*NOTE: DRAWING IS NOT TO SCALE

ATTACHMENT 7



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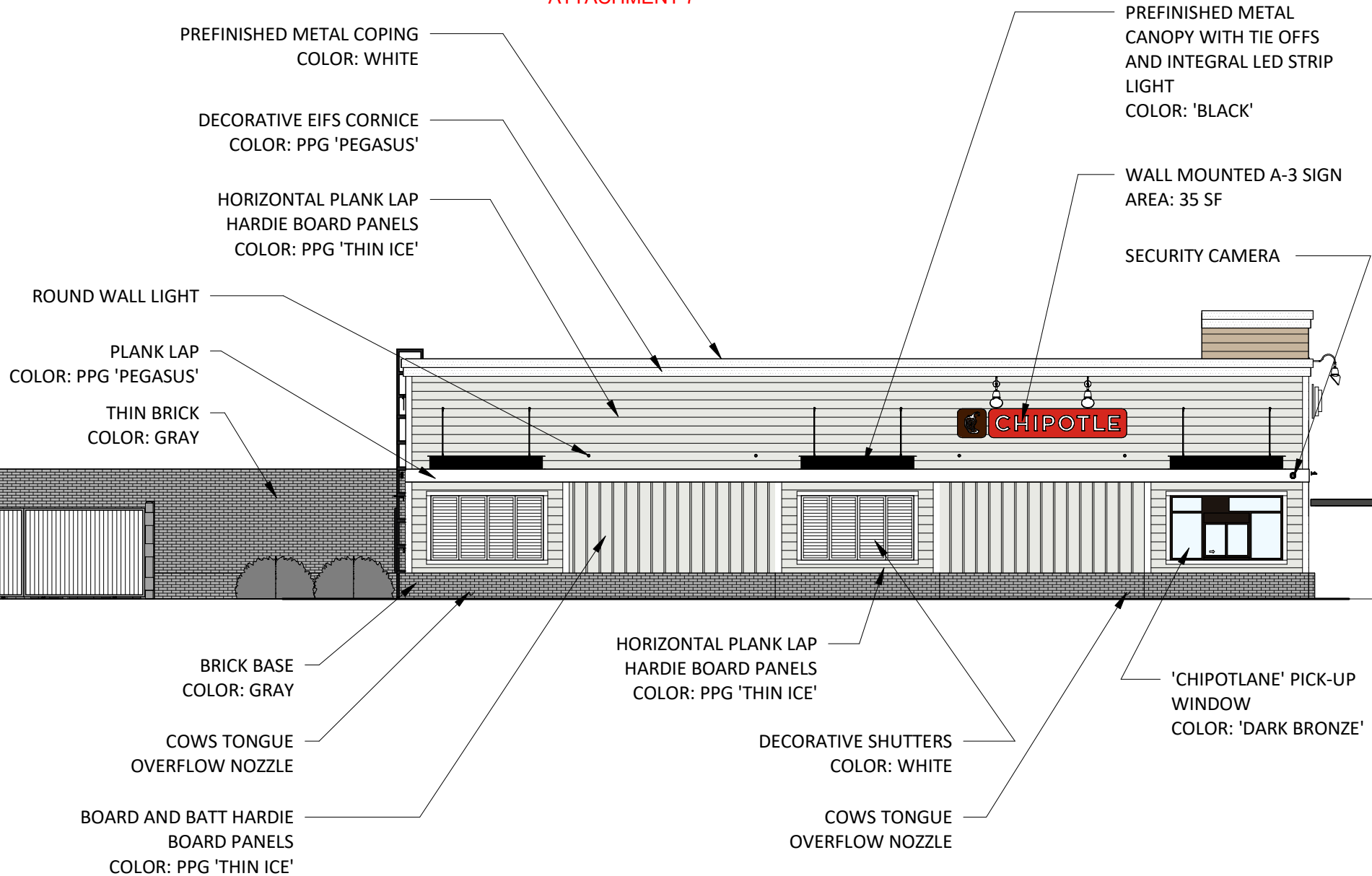
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STORE NO.: 6118

12/19/2025

WEST EXTERIOR ELEVATIONS

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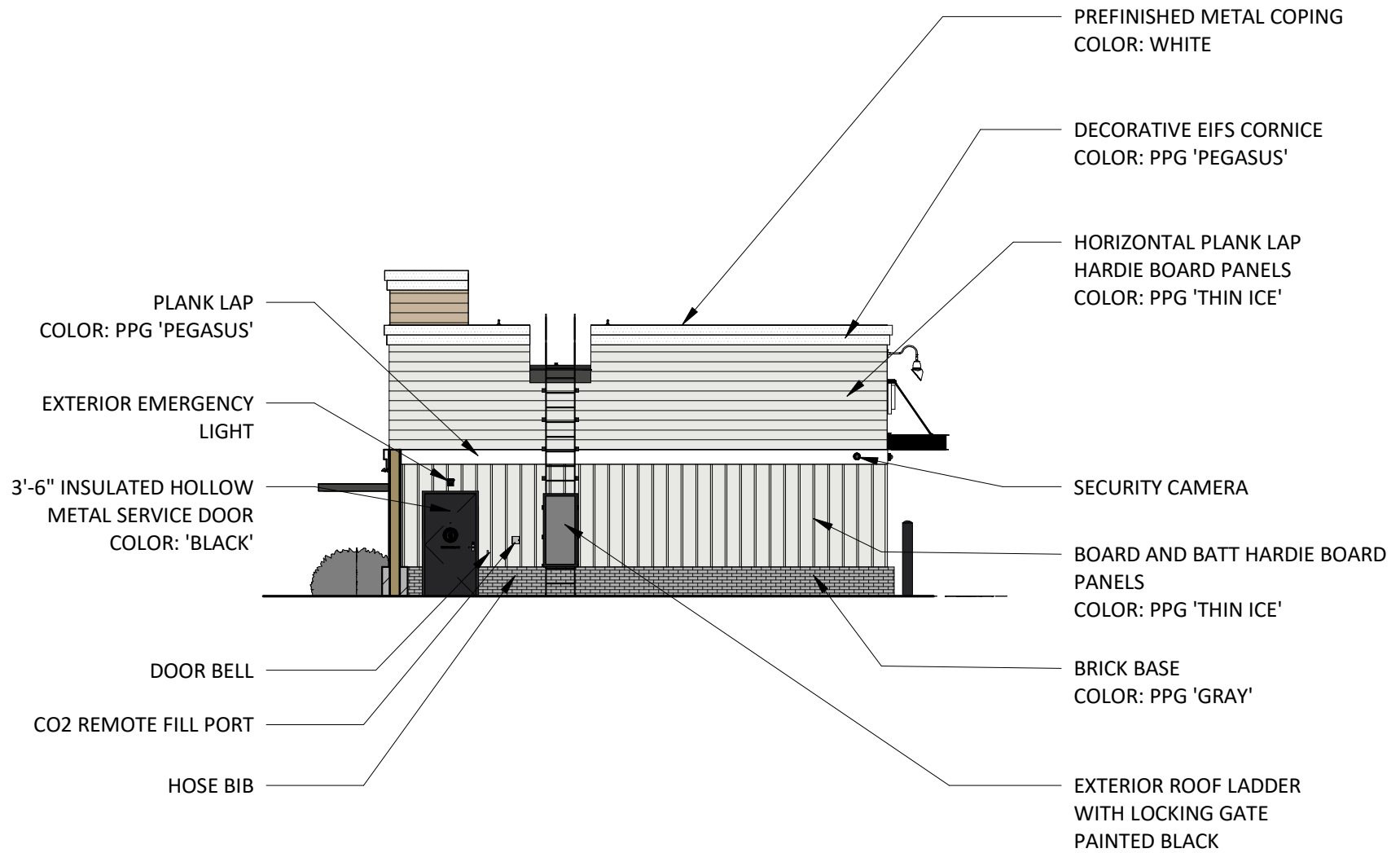
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OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

12/19/2025

EAST EXTERIOR ELEVATIONS

*NOTE: DRAWING IS NOT TO SCALE

ATTACHMENT 7

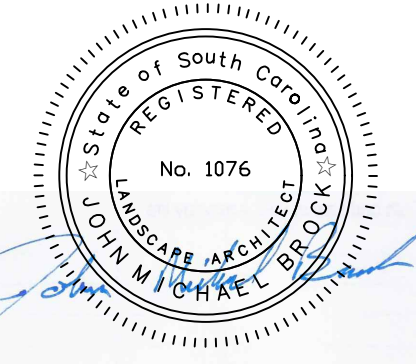
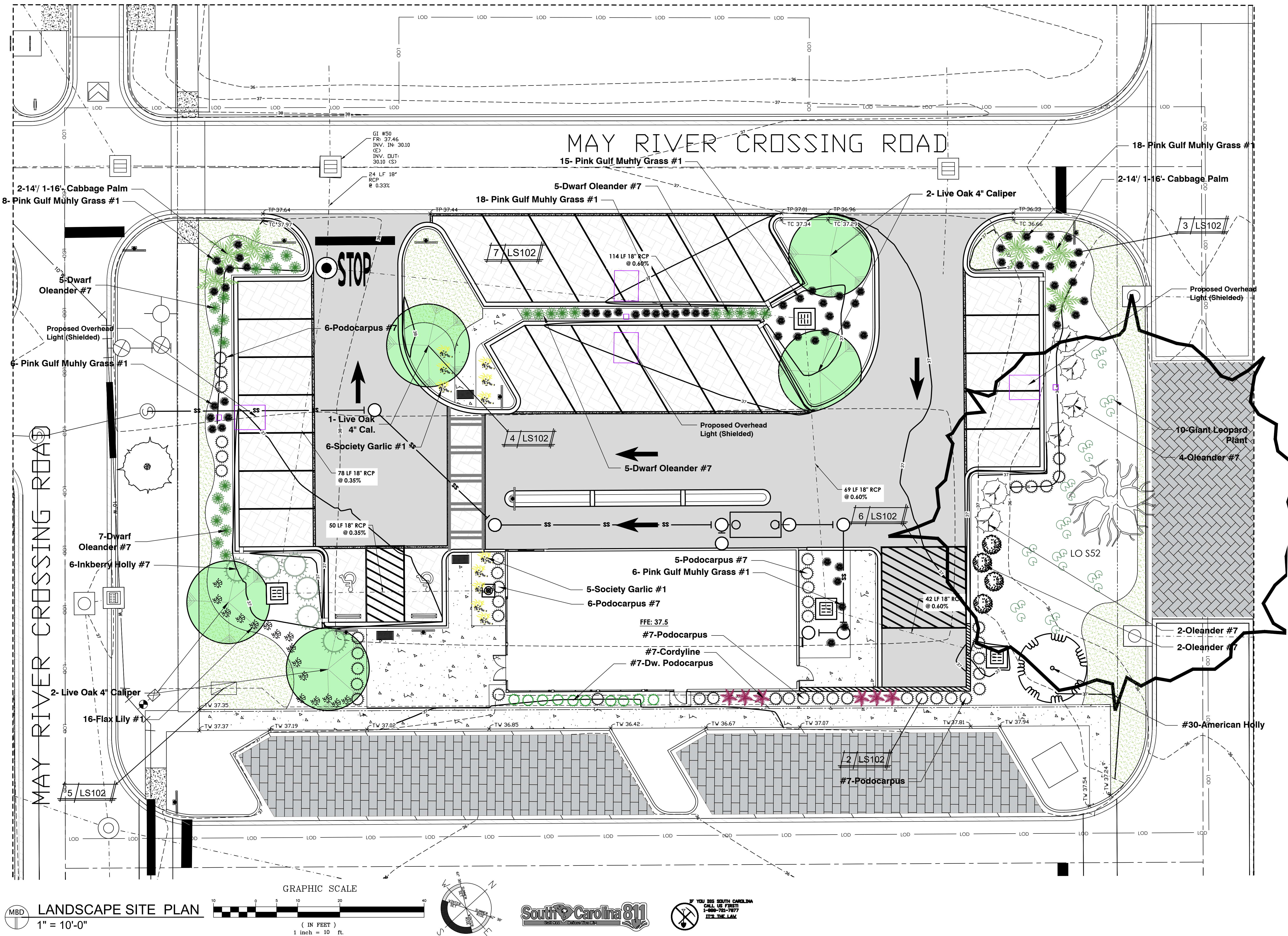


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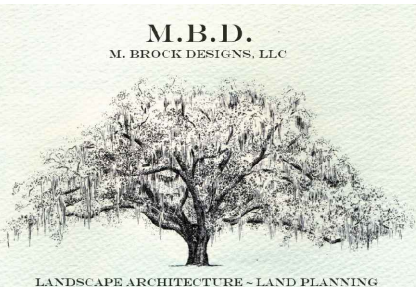
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OKATIE HWY & PONDBERRY ST
BLUFFTON, SC 29910
STORE NO.: 6118

12/19/2025

SOUTH EXTERIOR ELEVATIONS



LANDSCAPE PLANS FOR
MAY RIVER CROSSING CHIPOTLE
111 BARNARD ST.
BLUFFTON, SOUTH CAROLINA



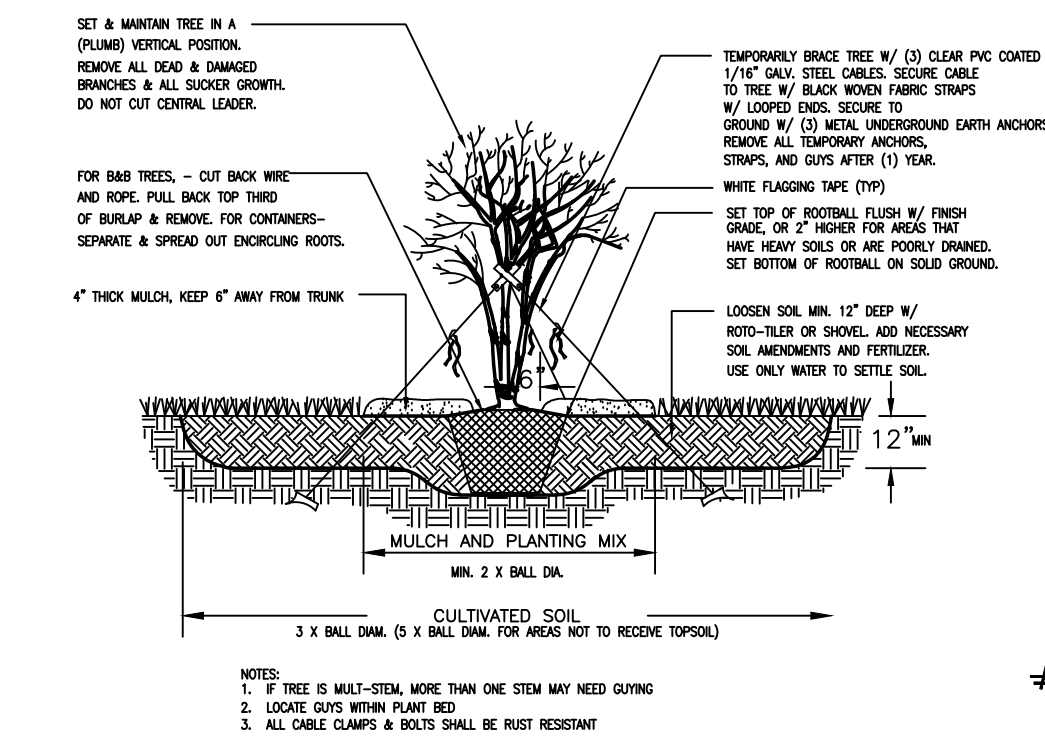
J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By: M. Brock
Drawn Date: 02.20.26
Chk'd By: M. Brock
Project ID: C-25030

Landscape Plan
Sheet No.

LS-101

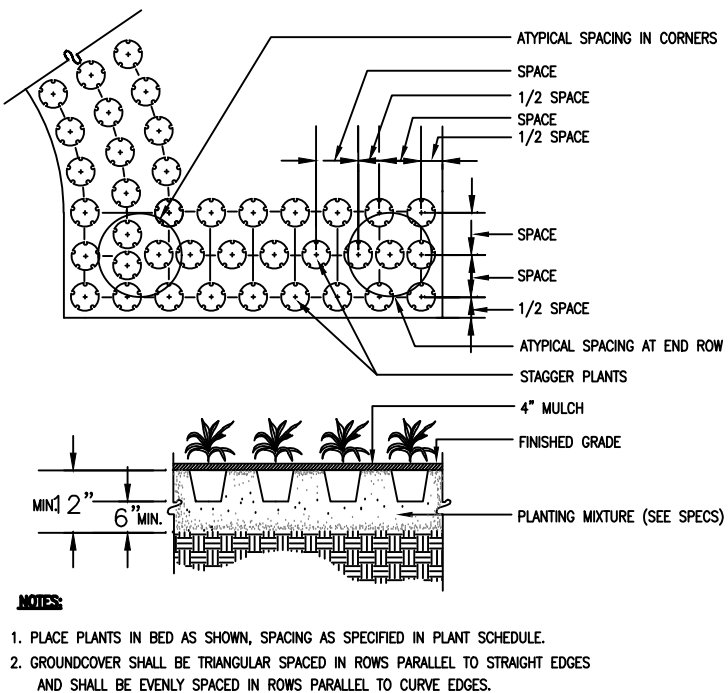
SHEET 1 OF 2
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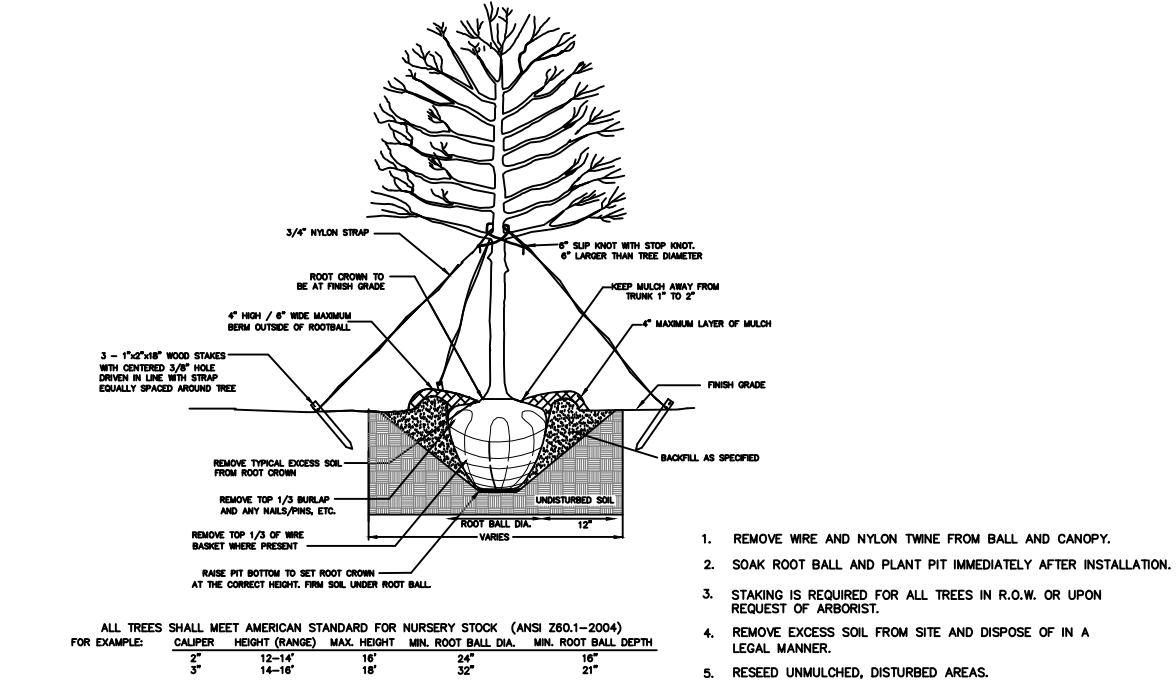
1/LS102 MULTI-TRUNK TREE PLANTING DETAIL
N.T.S.



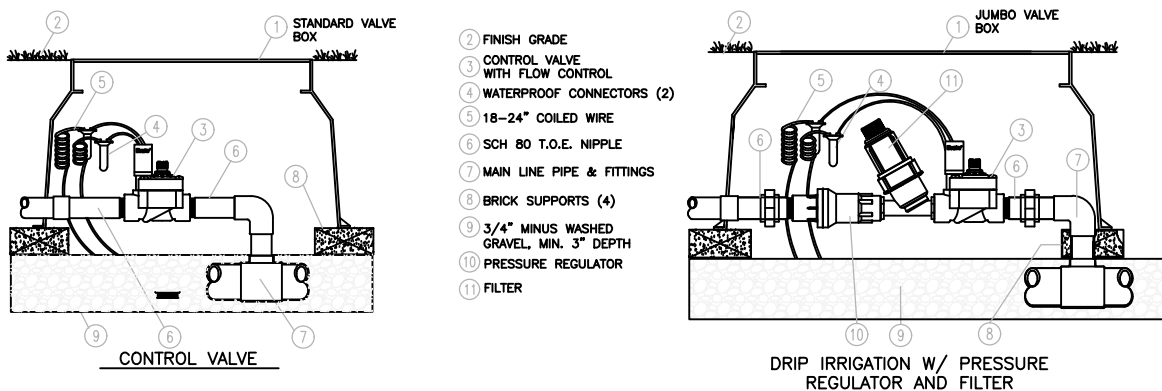
2/LS102 SHRUB PLANTING DETAIL
N.T.S.



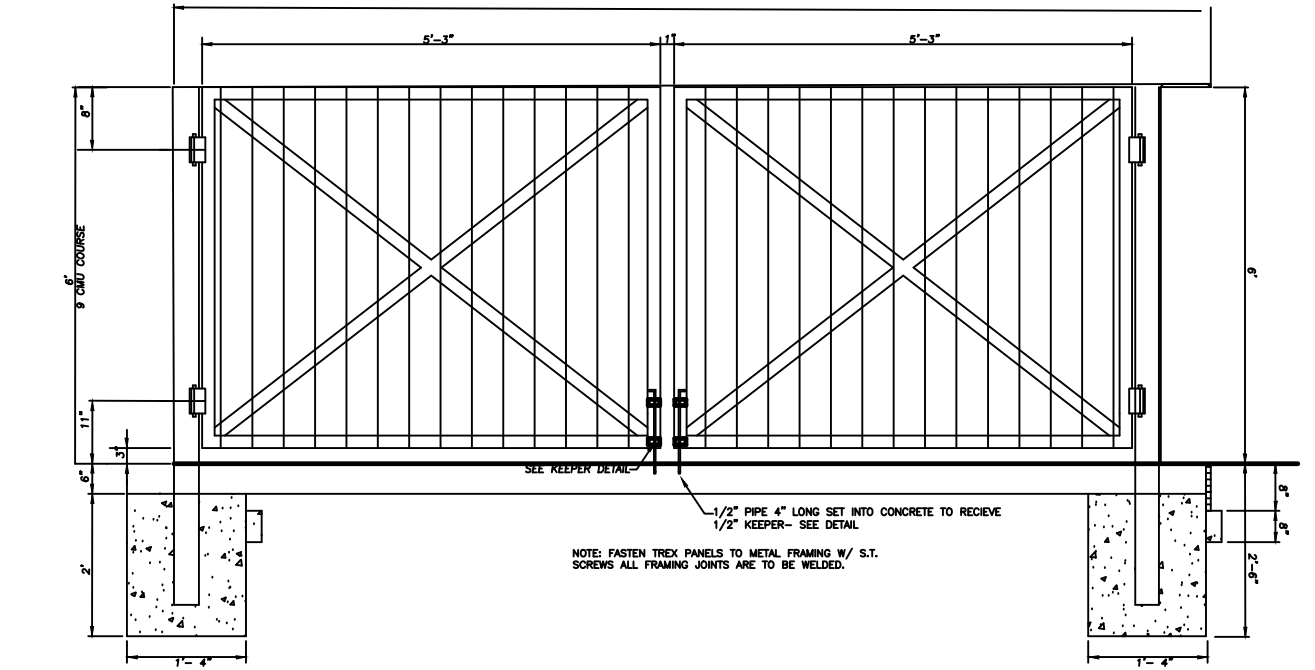
3/LS102 GROUNDCOVER PLANTING DETAIL
N.T.S.



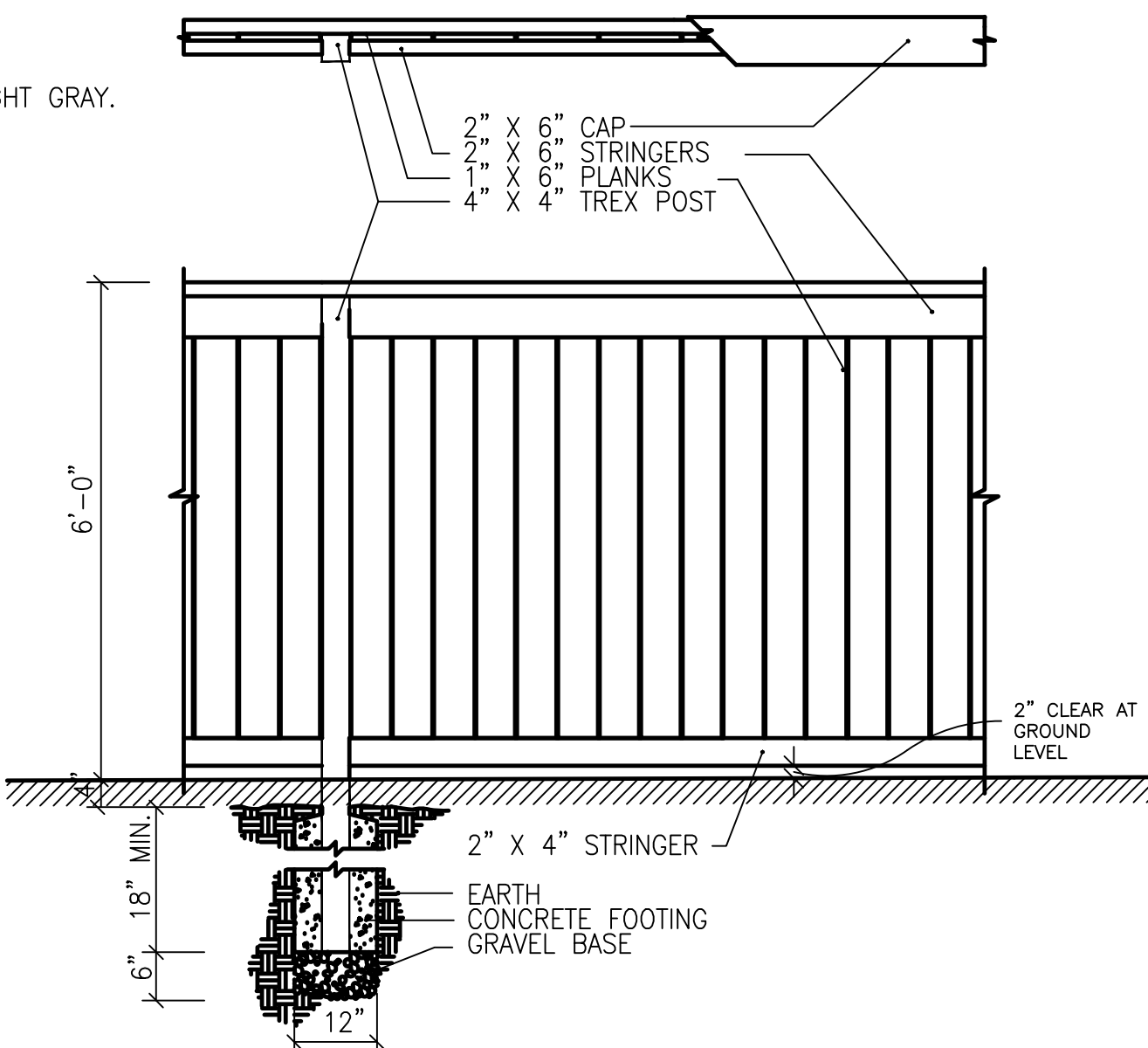
4/LS102 TREE INSTALLATION DETAIL
N.T.S.



5/LS102 BACKFLOW PREVENTER DETAIL



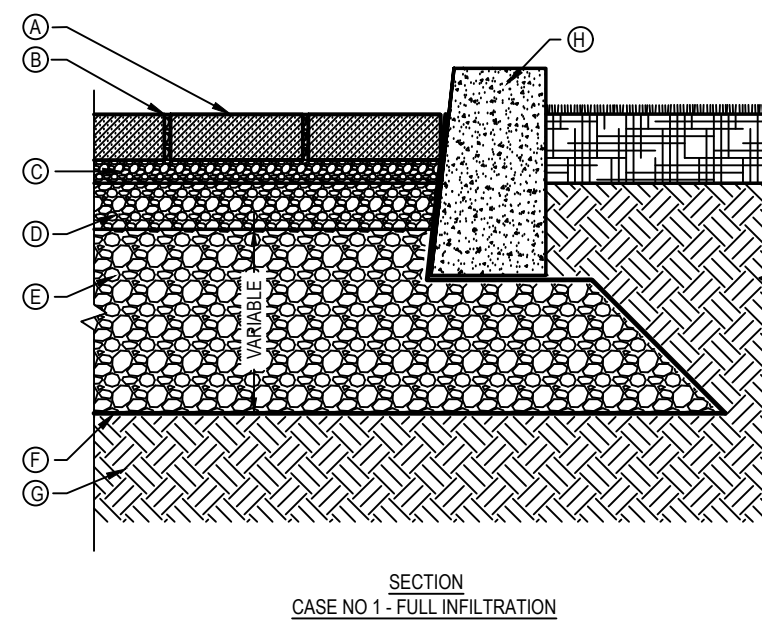
- NOTES:
- TREX FENCING COLOR TO BE BASIC LIGHT GRAY.
 - ALL SCREWS AND HARDWARE TO BE HOT DIPPED GALVANIZED
 - POSTS TO BE TREX COMPOSIT



6/LS102 TRASH ENCLOSURE / GATE DETAIL - 6\"/>



BATTERY GRAY- PAVER
Tabby Finish/ King Street Cobble



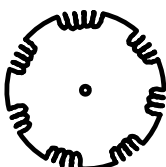
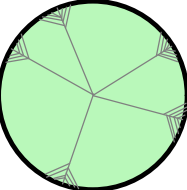
- LEGEND:
- ① PERMEABLE PAVER FROM TECO-BLOC, 2 3/8" TO 3 15/16" (80 TO 100 MM) THICK INFO. MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 508
 - ② JOINT FILLING MATERIAL, NO. 8 (FOR INFO. PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
 - ③ BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - ④ BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - ⑤ SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
 - ⑥ GEOTEXTILE
 - ⑦ SUBGRADE
 - ⑧ EDGE RESTRAINT TBD by Contractor/ Owner
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS
 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.

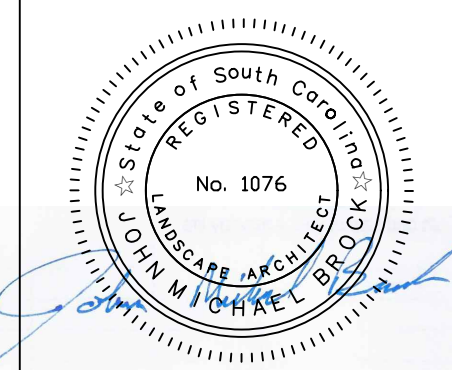
7/LS102 PERMEABLE PAVER DETAIL
nts LOWCOUNTRY PAVER

LANDSCAPE NOTES

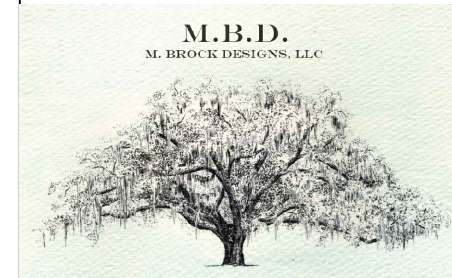
- PLANTING:**
1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
 2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, 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 AREAS AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
 2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
 3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BWSA SPECIFICATIONS AND 1 1/2' 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 opaca	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			



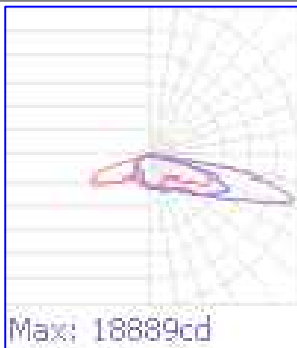
LANDSCAPE PLANS FOR
MAY RIVER CROSSING CHIPOTLE
111 BARNARD ST.
BLUFFTON, SOUTH CAROLINA



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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
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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	 Max: 18889cd
	B		1	ATB2 P602 R4 4K	Autobahn Large P602 Package Roadway Type IV 4000K/5000K CCT		1	27229	0.9	392	 Max: 18889cd

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

