

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

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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

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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

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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

Ej 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

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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

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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,

ATTACHMENT 9

Our team is ready to provide their response, but before returning will need a clarification from the tenants design 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

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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.

ATTACHMENT 9

It's been 3+ weeks since these plans were shared. We understand everyone is busy and this is not a formal 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
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Landlord / Chipotle Engineer

GRIFFIN SAVEDGE, PE | Designer
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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

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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>

ATTACHMENT 9

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

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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

ATTACHMENT 9

<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

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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?

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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

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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

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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

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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

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15 Ninth Ave N, Hopkins, MN 55343
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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

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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

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15 Ninth Ave N, Hopkins, MN 55343

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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
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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

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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

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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.

ATTACHMENT 9

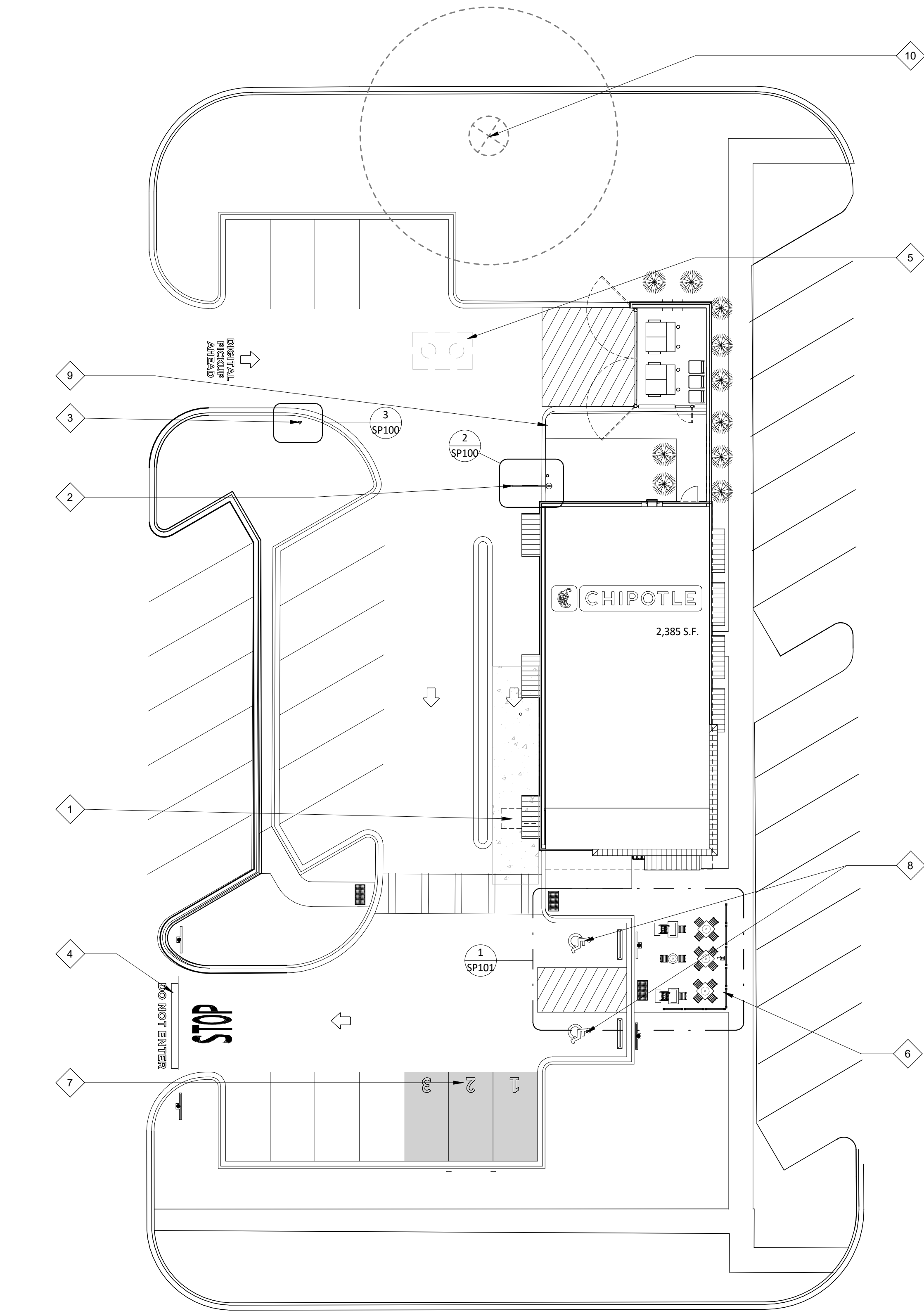
We have put together some preliminary elevations. The city has not yet approved them, but I'd like to hear if you have any comments.

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](#)

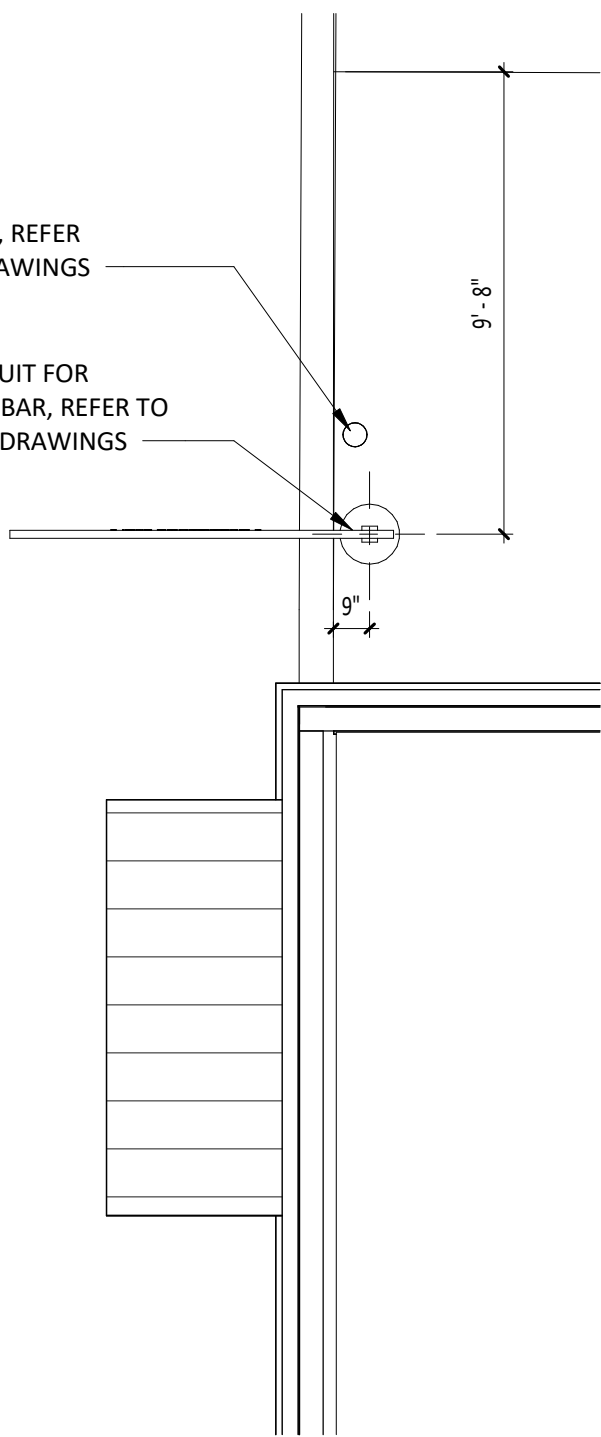


1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

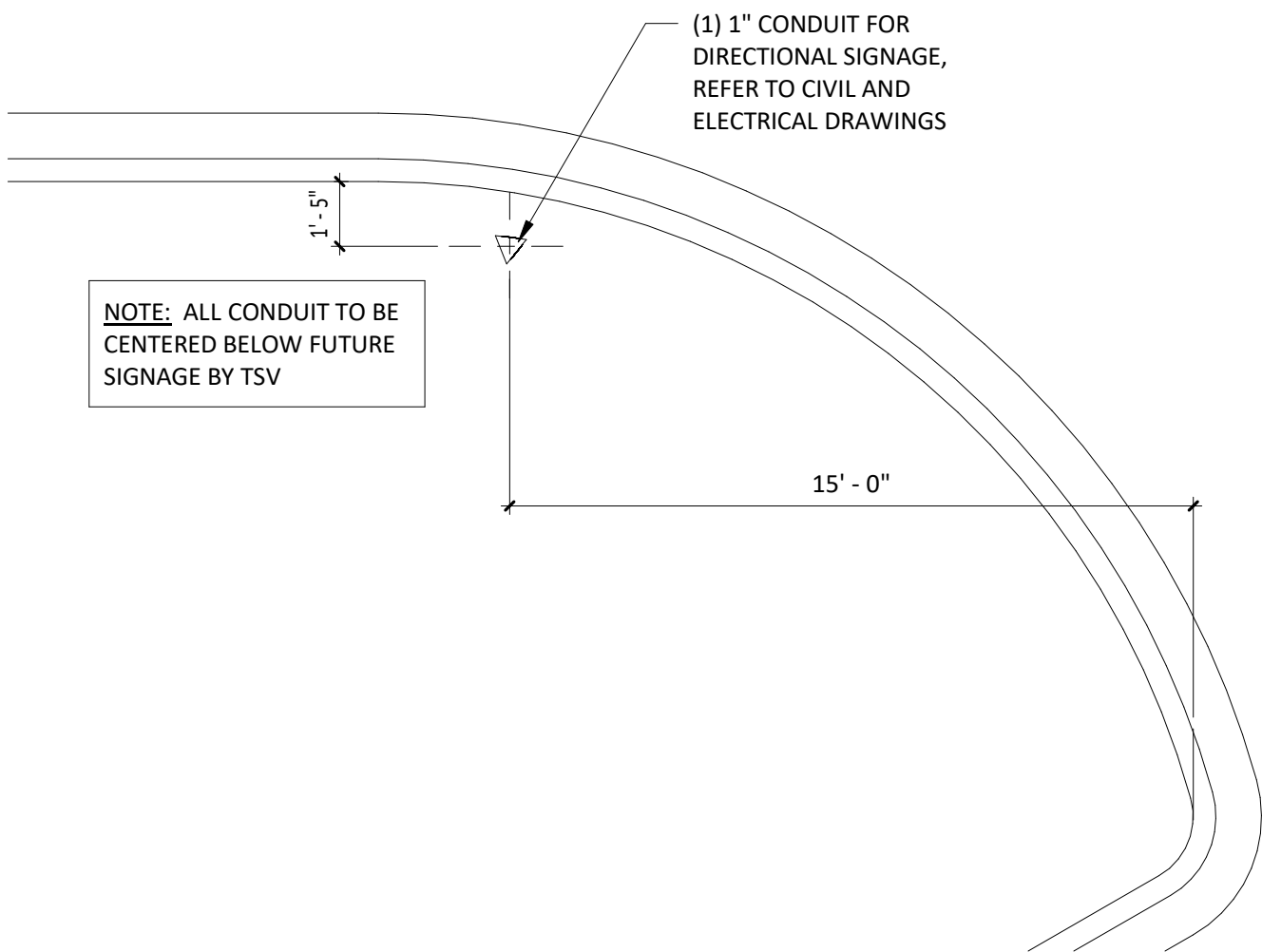
NOTE: ALL CONDUIT TO BE
CENTERED BELOW FUTURE
SIGNAGE BY TSV

6" BOLLARD, REFER
TO CIVIL DRAWINGS

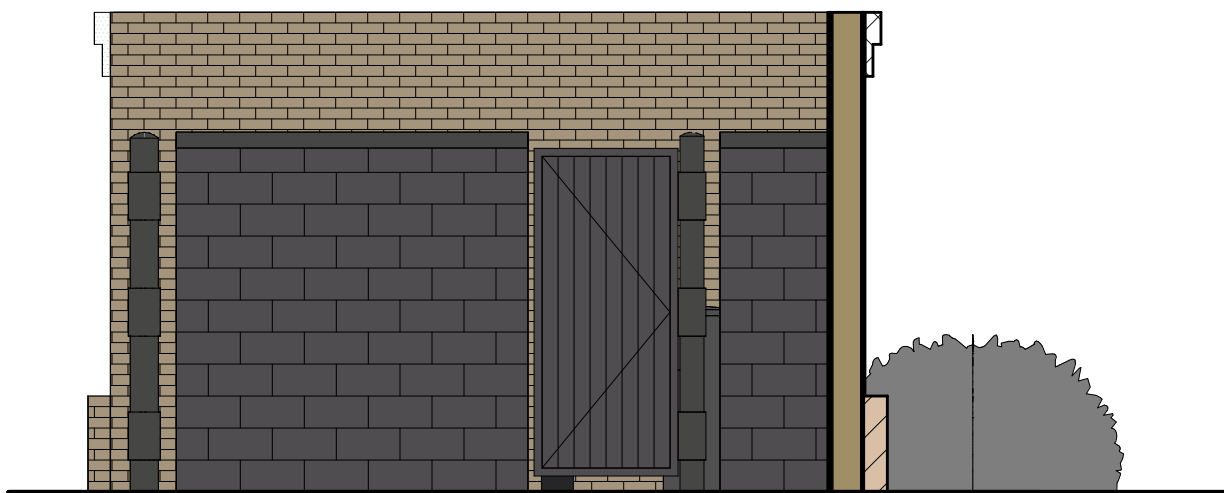
(1) 1" CONDUIT FOR
CLEARANCE BAR, REFER TO
ELECTRICAL DRAWINGS



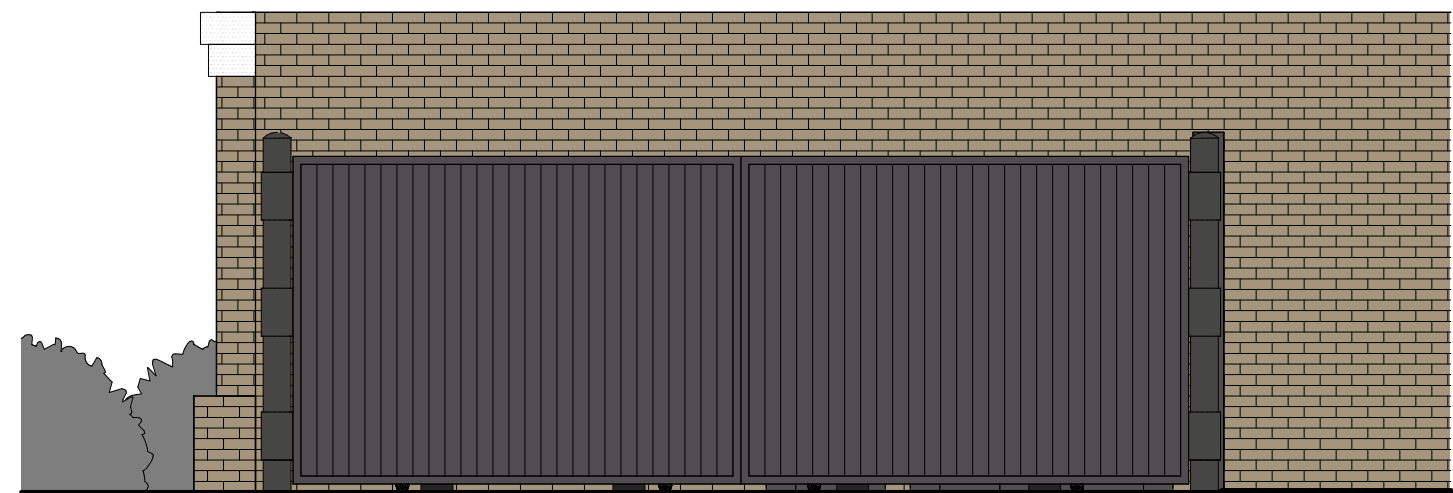
2 ARCHITECTURAL SITE PLAN DIMENSIONED
SCALE: 1/4" = 1'-0"



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

- 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. |
| 10 | EXISTING TREE TO REMAIN. |

CONSULTANT:



CLIENT:



CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182966
COLUMBUS, OH 43218-2966
TELEPHONE: (614) 318-2682
INTERNET: WWW.CHIPOTLE.COM

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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.



CLIENT:



CHIPOTLE MEXICAN GRILL, INC.
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COLUMBUS, OH 43218-2966
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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:

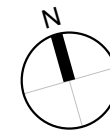
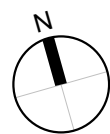
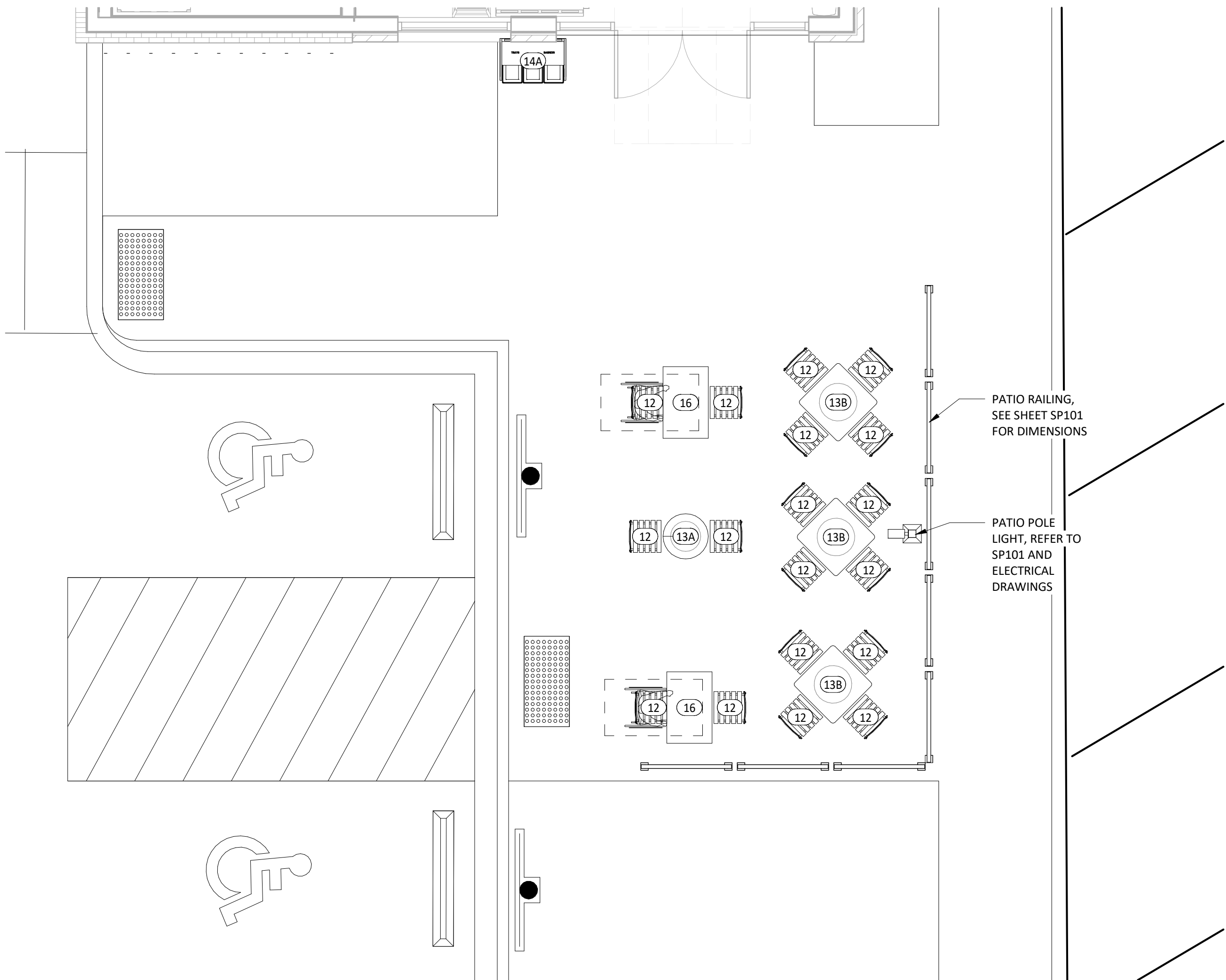
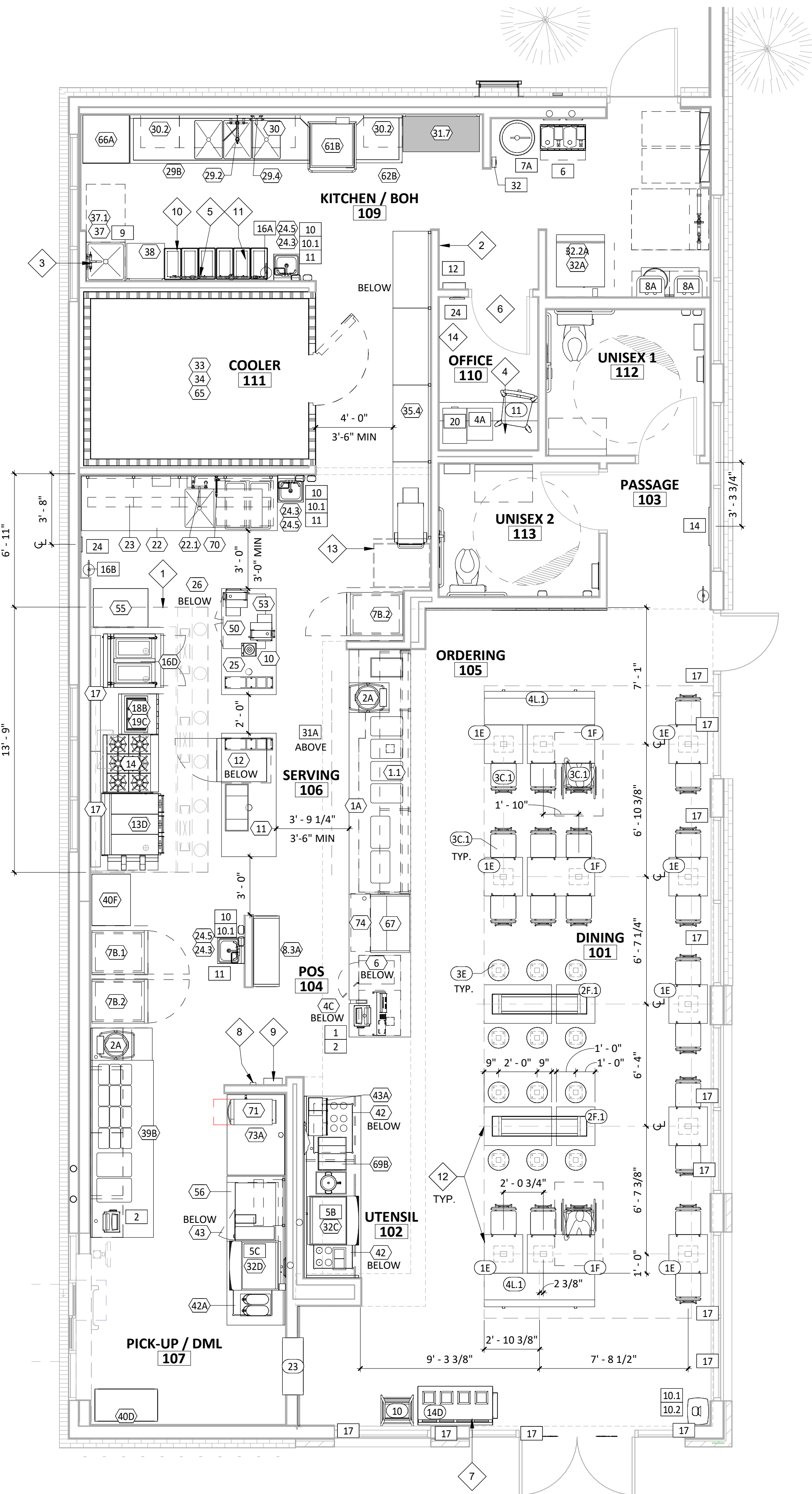
REVISIONS:

TITLE:

FF&E PLAN

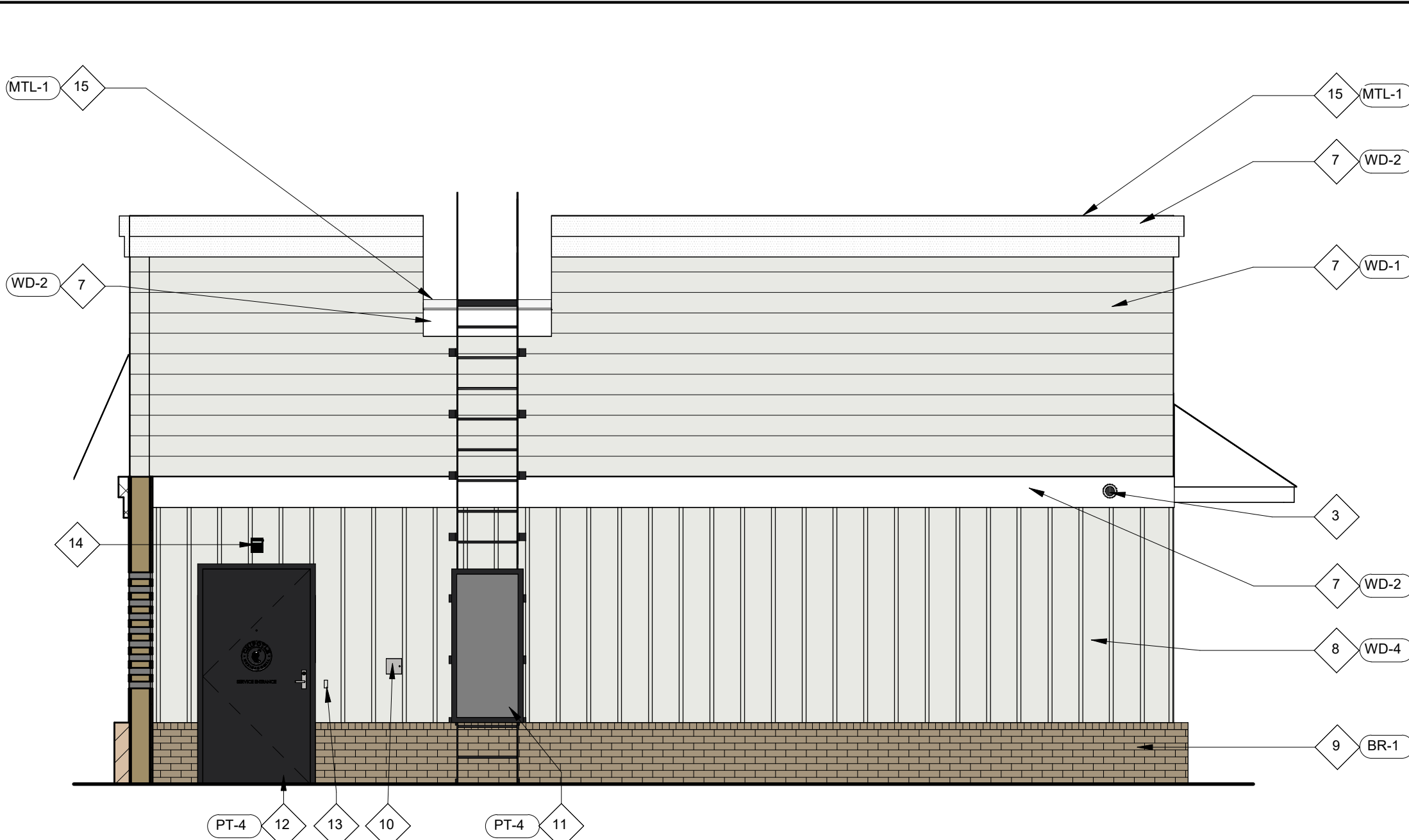
SHEET NUMBER:

A130





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



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

GENERAL NOTES - EXT. ELEV.

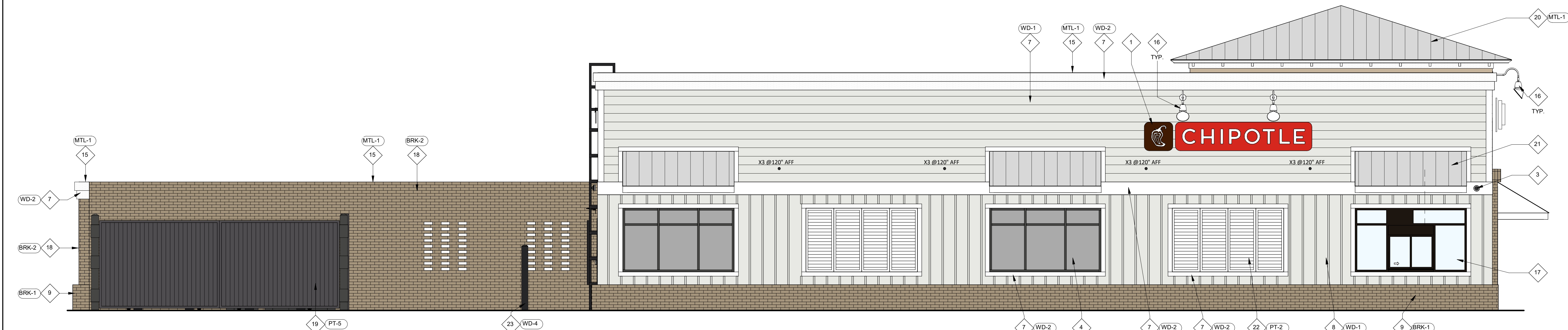
- A. SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT, NOT PART OF THIS PERMIT SET.
- B. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
- ### KEYNOTE LEGEND
- | | |
|----|---|
| 1 | LOCATION OF TENANTS A-3 SIGNAGE - GENERAL 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:



CLIENT:



CHIPOTLE MEXICAN GRILL, INC.
PO BOX 18256
COLUMBUS, OH 43218-2566
TEL: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

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PROJECT INFORMATION:

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

SCALE:

NOT FOR
CONSTRUCTION

PROJECT NO. 2025-0318
DRAWN BY
CHECKED BY

ISSUE RECORD:

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A301



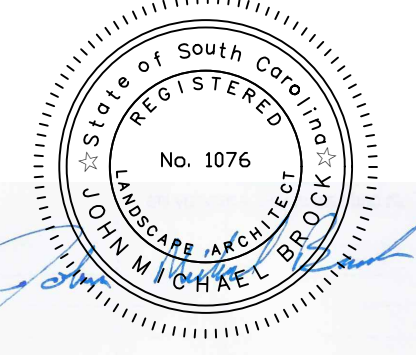
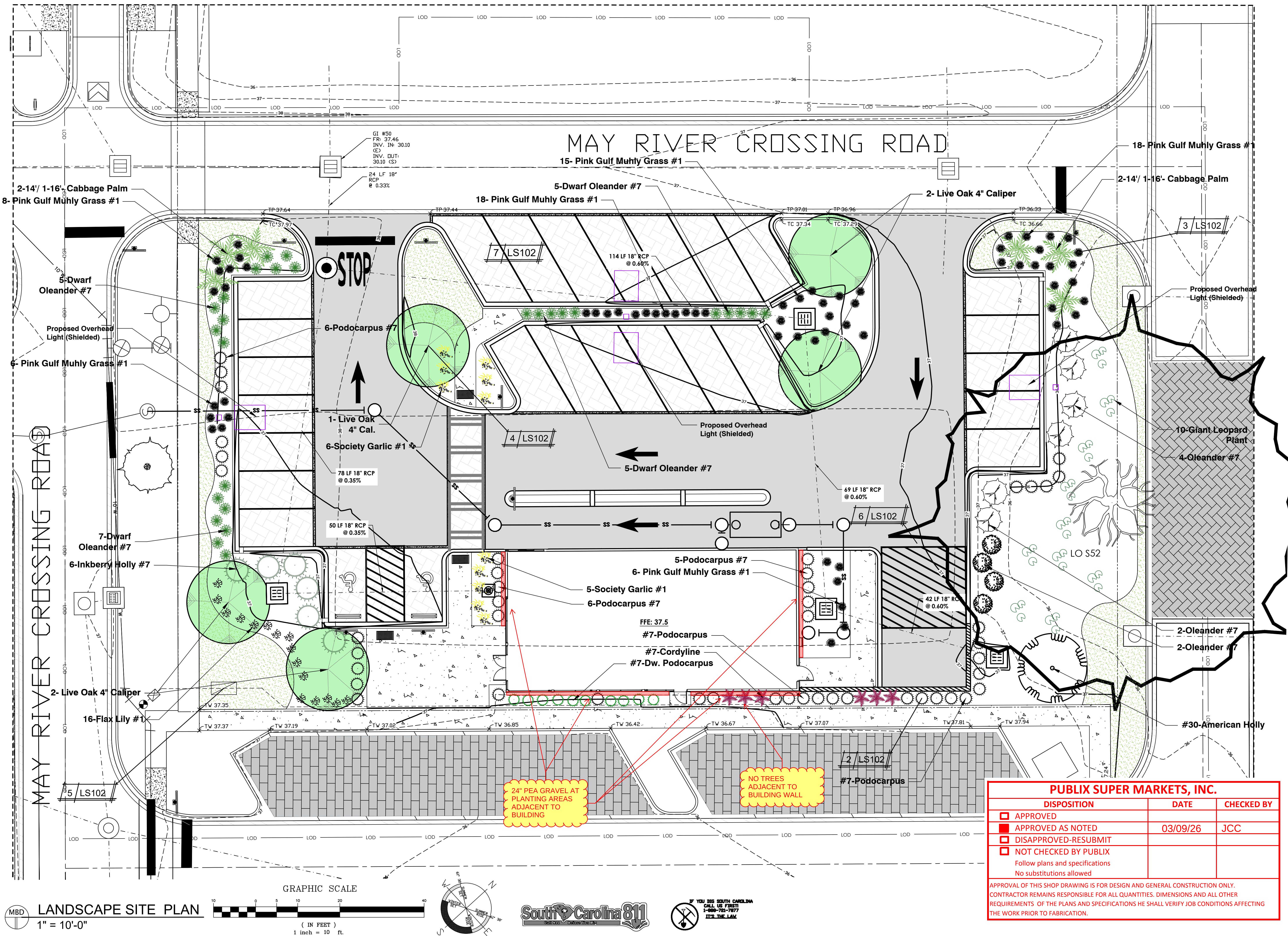
PLAN REVIEW COMMENT NARRATIVE

REVIEW: 4/1/26

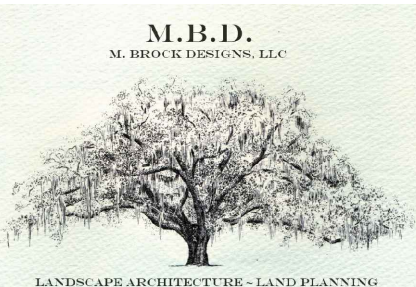
PROJECT: **Chipotle Palmetto Bluff**
Okatie Hwy and Pondberry St.
Bluffton, SC 29910

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.



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



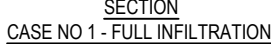
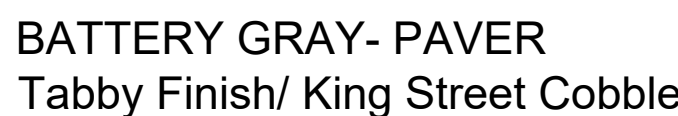
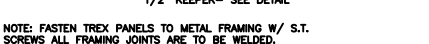
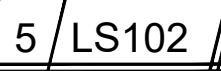
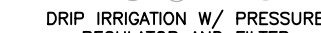
J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

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

Landscape Plan
Sheet No.

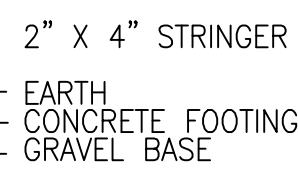
LS-101

SHEET 1 OF 2
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NOTES

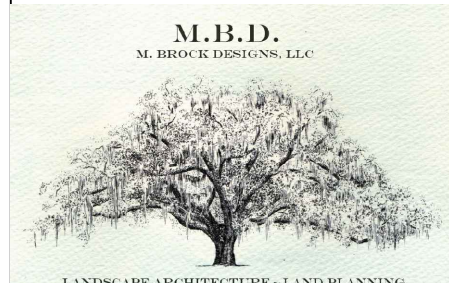
- 7/LS102 PERMEABLE PAVER DETAIL
nts LOWCOUNTRY PAVER



TREX COMPOSIT - 6" PLANKS

[illegible]

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