



ATTACHMENT 7
PLAN REVIEW COMMENTS FOR COFA-02-26-020148

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

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

Planning Commission Committee Review

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

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

Comments:

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

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

Comments may be provided at time of DRC.

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

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

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

03/27/2026

ATTACHMENT 7
Bill Bonhag

Approved

Transportation Department
Review

03/27/2026

Megan James

Approved

Plan Review Case Notes:

BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE

2800 MAY RIVER XING
BLUFFTON, SC 29910

PROJECT TEAM

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

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



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

SEALS:

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

JSA PROJECT NO.: 2507
DRAWN BY: JSA
DATE: 02/24/2026
REVISIONS:

SHEET TITLE:
COVER
SHEET INDEX

SHEET NUMBER:
G001

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

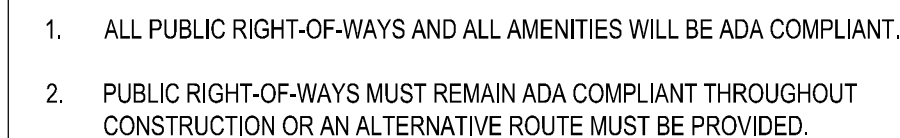
The seal is circular with a double-lined border. The outer ring contains the text "SOUTH CAROLINA" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The center of the seal contains the text "DAVIS & FLOYD, INC." and "No. C00538". Below the seal, the text "FOR AGENCY REVIEW" and "NOT FOR CONSTRUCTION" is printed. At the bottom of the page, there is a signature block with the text "R. V. C. Lyle" and "Professional Engineer".

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

<u>LOCAL PROJECT NAME:</u> BEAUFORT MEMORIAL - MAY RIVER PRIMARY CARE	
<u>PROJECT ADDRESS:</u> 2800 MAY RIVER XING, BLUFFTON, SC	
<u>PROJECT DESCRIPTION:</u> MEDICAL OFFICE BUILDING	
<u>TAX MAP PARCEL INFORMATION:</u> TMS# R610-036-000-3212-0000	
<u>SITE ACREAGE:</u>	
SITE ACRES:	1.378 AC.
SCDOT:	0.000 AC.
HIGHLAND ACRES:	1.378 AC.
WETLANDS:	0.000 AC
DISTURBED ACRES:	0.820 AC.
<u>SITE ZONING:</u>	
ZONING:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
OVERLAY:	HOOD (HIGHWAY CORRIDOR OVERLAY DISTRICT)
<u>ADJACENT ZONING:</u>	
NORTH:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
SOUTH:	MAY RIVER ROAD (SC HWY 46)
EAST:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
WEST:	JONES ESTATE PUD (PLANNED URBAN DEVELOPMENT)
<u>BUFFERS:</u>	
FRONT (MAY RIVER ROAD):	60' (COMMERCIAL) LANDSCAPE BUFFER
SIDE (MAY RIVER XING):	N/A
SIDE (PUBLX):	N/A
REAR: (PUBLX):	N/A
<u>BUILDING SETBACKS:</u>	
FRONT (MAY RIVER ROAD):	75'
SIDE (MAY RIVER XING):	N/A
<u>PARKING SUMMARY:</u>	
TOTAL REQUIRED:	25 (51,000 SF)
TOTAL PROVIDED:	40 (81,000 SF)
NORMAL SPACES:	38
ADA SPACES:	2
<u>PERMIT SUMMARY:</u>	
	<u>PERMIT #/FILE #:</u>
LOCAL PROJECT ID	TBD
USACE JD	N/A
NPDES	PN# NPDES SCR10 ____ FILE#
LCP	PN# NPDES SCR10 ____ FILE #
CZC	TBD
SCDOT ENCROACHMENT - ROAD	N/A
SCDOT ENCROACHMENT - UTILITY	N/A
CSX R/R ENCROACHMENT	N/A
N-S R/R ENCROACHMENT	N/A
SCDHEC - WATER	N/A
SCDHEC - SEWER	N/A



INITY MAP

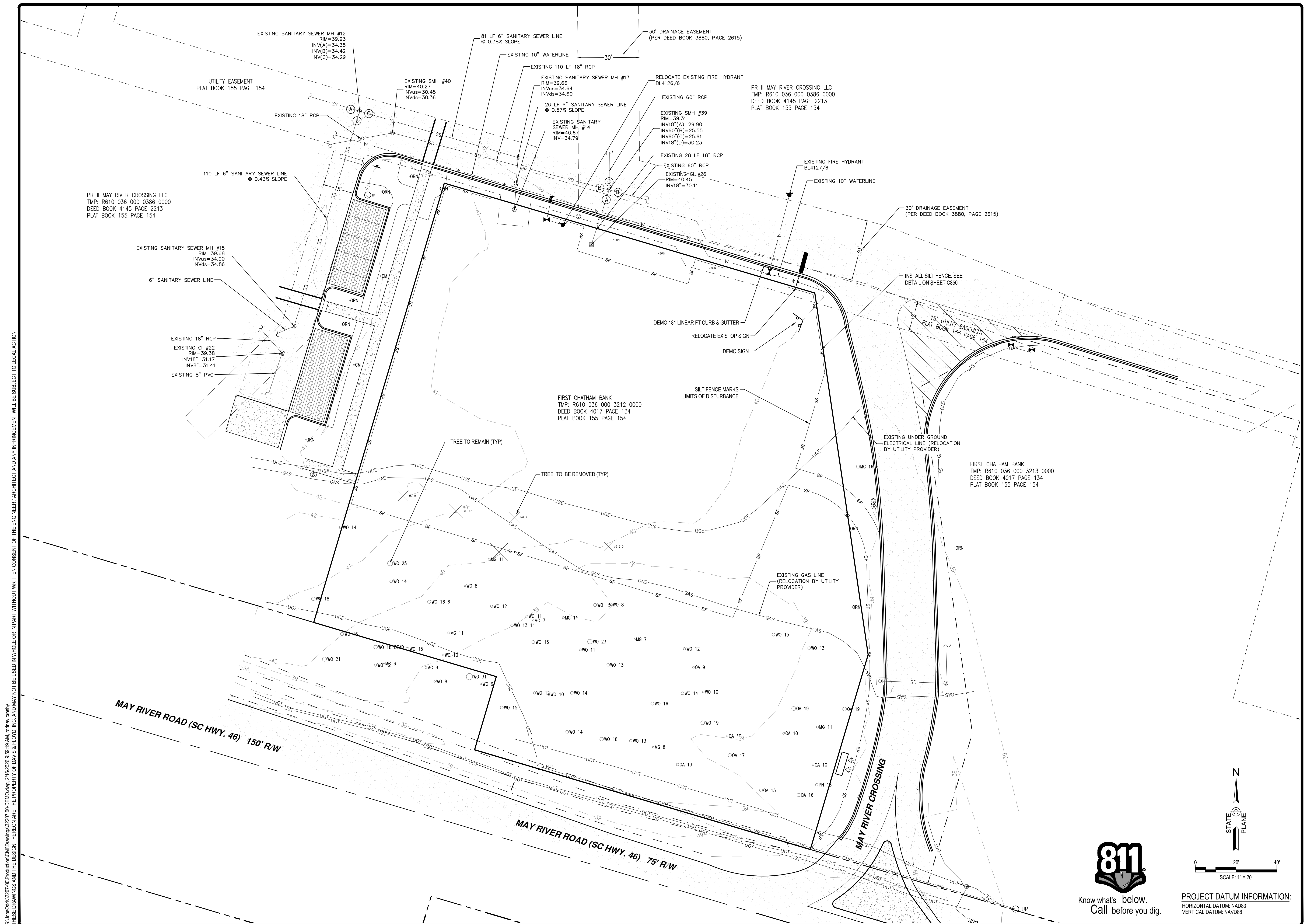


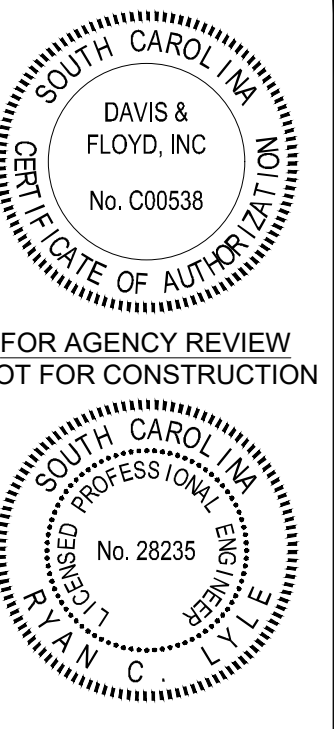
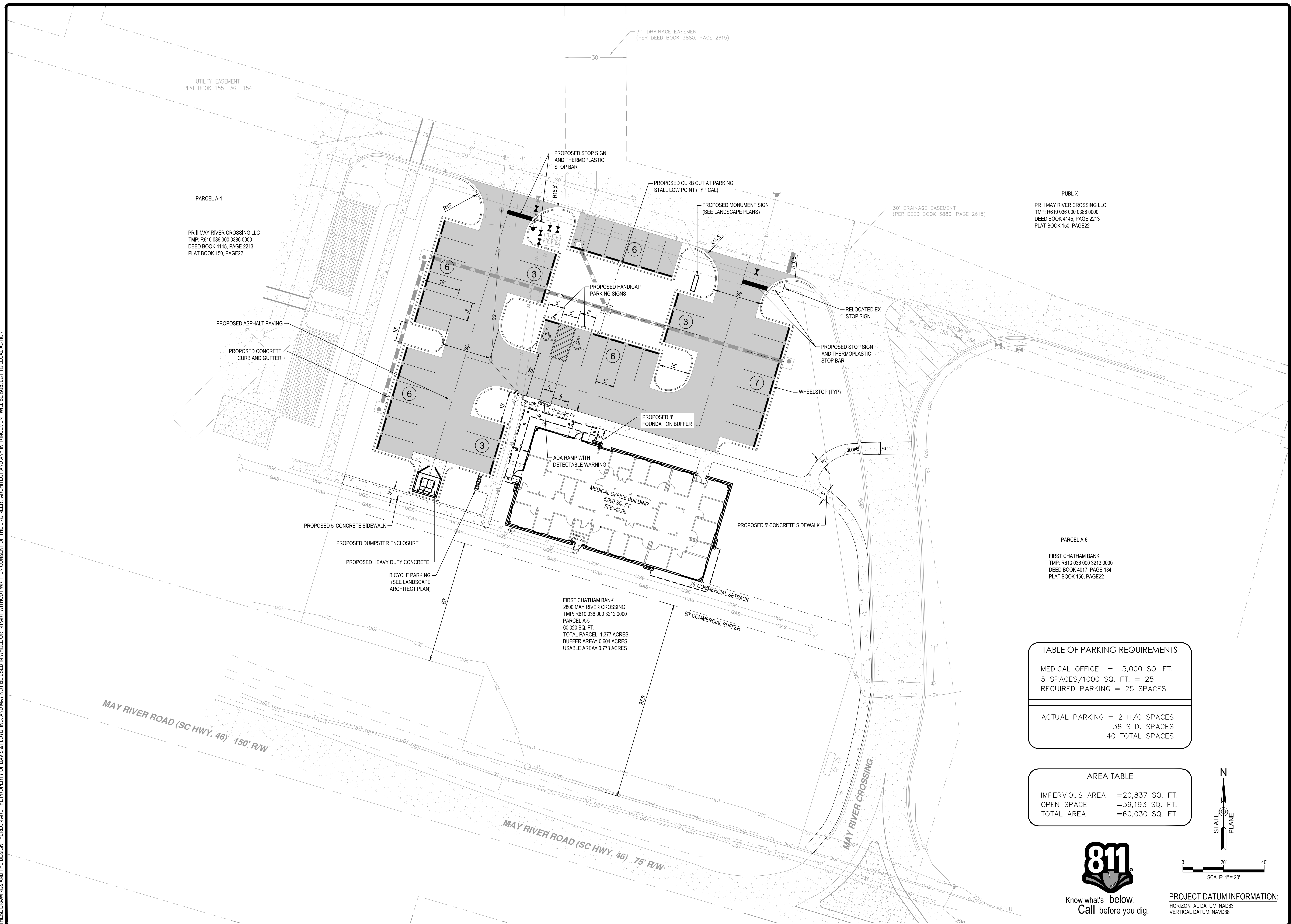
OWNER	BEAUFORT MEMORIAL HOSPITAL
PROJECT TITLE	BEAUFORT MEMORIAL MAY RIVER PRIMARY CARE
	TOWN OF BLUFFTON, SOUTH CAROLINA

COVER SHEET

811
Now what's below
Call before you dig

C000





DAVIS & FLOYD
SINCE 1954

WWW.DAVISFLOYD.COM

2712 BULL STREET, SUITE A
BEAUFORT, SOUTH CAROLINA, 29902
(843) 379-2222

BEAUFORT MEMORIAL HOSPITAL

TOWN OF BLUFFTON, SOUTH CAROLINA

PROJECT TITLE

BEAUFORT MEMORIAL MAY RIVER
PRIMARY CARE

SITE PLAN

[illegible]

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GENERAL LEGEND

PROPERTY LINE
RIGHT OF WAY
EASEMENT
BUFFER
SETBACK

EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE
TREE PROTECTION
SILT FENCE
CONCRETE WASHOUT
PORTABLE TOILET
INLET PROTECTION - TYPE A (FILTER FABRIC)
INLET PROTECTION - TYPE F (CURB INLET SEDIMENT TUBE)
PERMANENT SEEDING

SWPPP NOTES

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

SWPPP SEQUENCE OF CONSTRUCTION

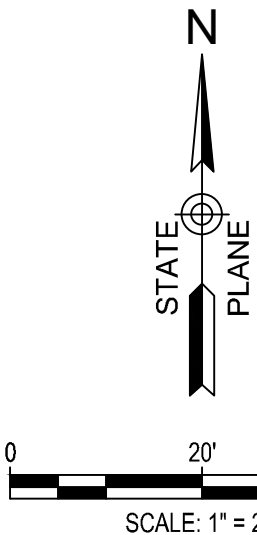
- RECEIVE NPDES COVERAGE FROM SCDHEC.
- CONDUCT PRE-CONSTRUCTION MEETING ON-SITE. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE, OWNER, AND TOWN OF BLUFFTON AT LEAST 48 HOURS PRIOR TO PRE-CONSTRUCTION MEETING.
- NOTIFY SCDHEC EOC OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.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

SWPPP SEQUENCE OF CONSTRUCTION - NOTES

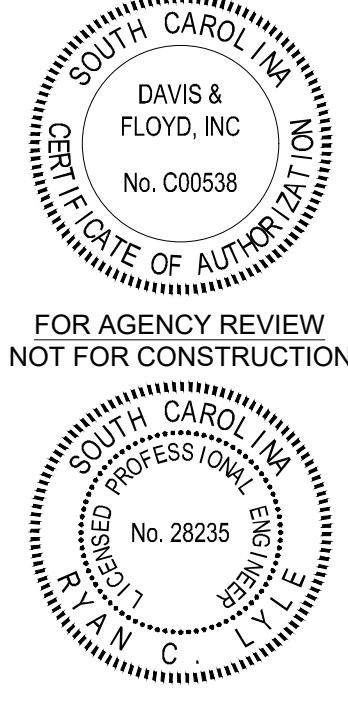
- THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INITIAL LAND DISTURBANCE.
 - THE CONSTRUCTION ENTRANCE(S) SHALL BE PLACED AS SHOWN ON THE PLANS.
 - IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION ENTRANCE(S), ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES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

TOWN OF BLUFFTON 10-YEAR EXHIBIT SEQUENCE OF CONSTRUCTION

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



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

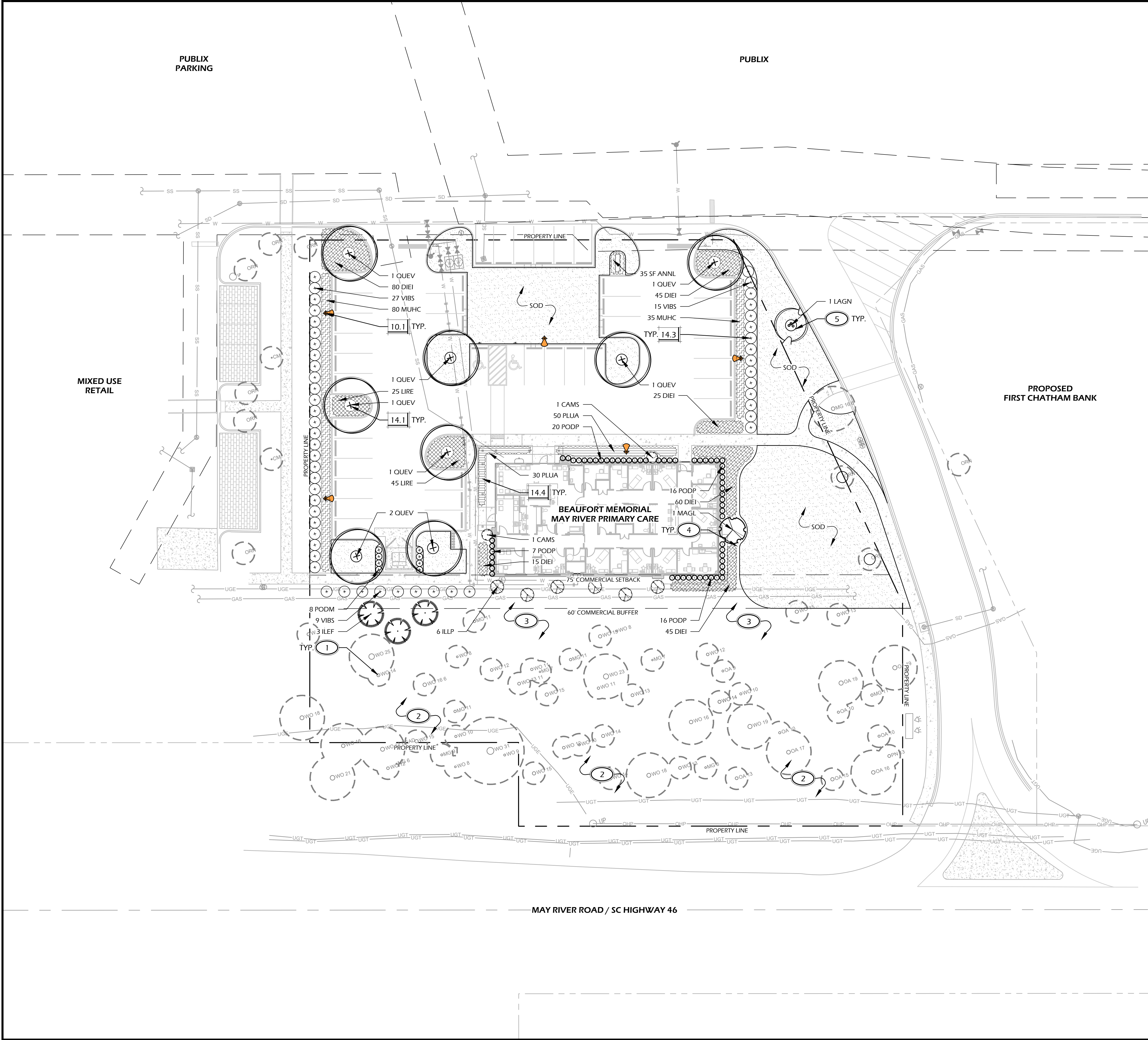


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BEAUFORT, SOUTH CAROLINA 29902
(843) 379-2222

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

TOWN OF BLUFFTON 10-YEAR EXHIBIT

NO.	DATE	REVISION	BY	CHECKED	DATE
1	02/16/2026	RL	RL	RL	RL
2		RL	RL	RL	RL
3		RL	RL	RL	RL
4		RL	RL	RL	RL
5		RL	RL	RL	RL
6		RL	RL	RL	RL
7		RL	RL	RL	RL
8		RL	RL	RL	RL
9		RL	RL	RL	RL
10		RL	RL	RL	RL
11		RL	RL	RL	RL
12		RL	RL	RL	RL
13		RL	RL	RL	RL
14		RL	RL	RL	RL
15		RL	RL	RL	RL
16		RL	RL	RL	RL
17		RL	RL	RL	RL
18		RL	RL	RL	RL



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

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

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

PLANT KEY LEGEND

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

PLANTING REFERENCE NOTES:

- EXISTING TREES TO REMAIN.
- UNDISTURBED BUFFER.
- SELECTIVELY THIN AND UNDERBRUSH, REMOVE DEAD LIMBS AND PINE STRAW DISTURBED AREAS ± 15' SETBACK LINE.
- MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
- MULCH RING, TYP.
- PROTECT AREA DRAIN FROM CLOGGING DURING INSTALLATION OF PLANTS AND MULCH. MAINTAIN FUNCTIONALITY AND POSITIVE PITCH TO DRAIN.

WJK

Jones & Keefe

Ltd.

landscape architecture
land planning

www.wjkltd.com

88 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.297.7411

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

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

DATE:	FEB 13, 2026
PROJECT NO.:	XXXXXX
DRAWN BY:	MW
CHECKED BY:	JM, DK

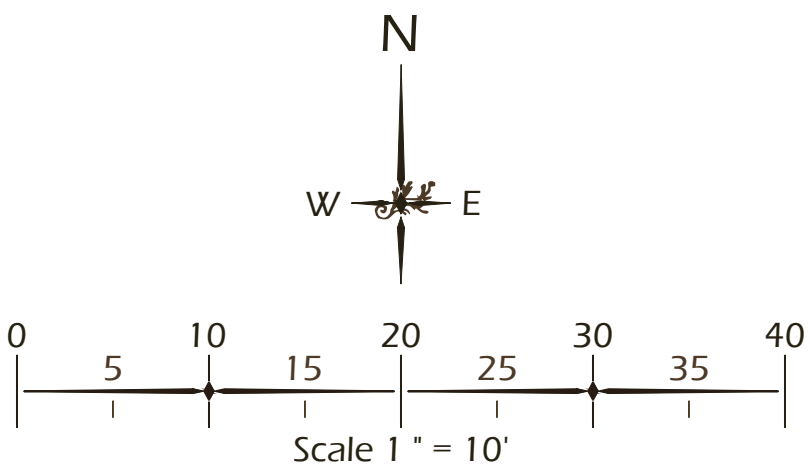
PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

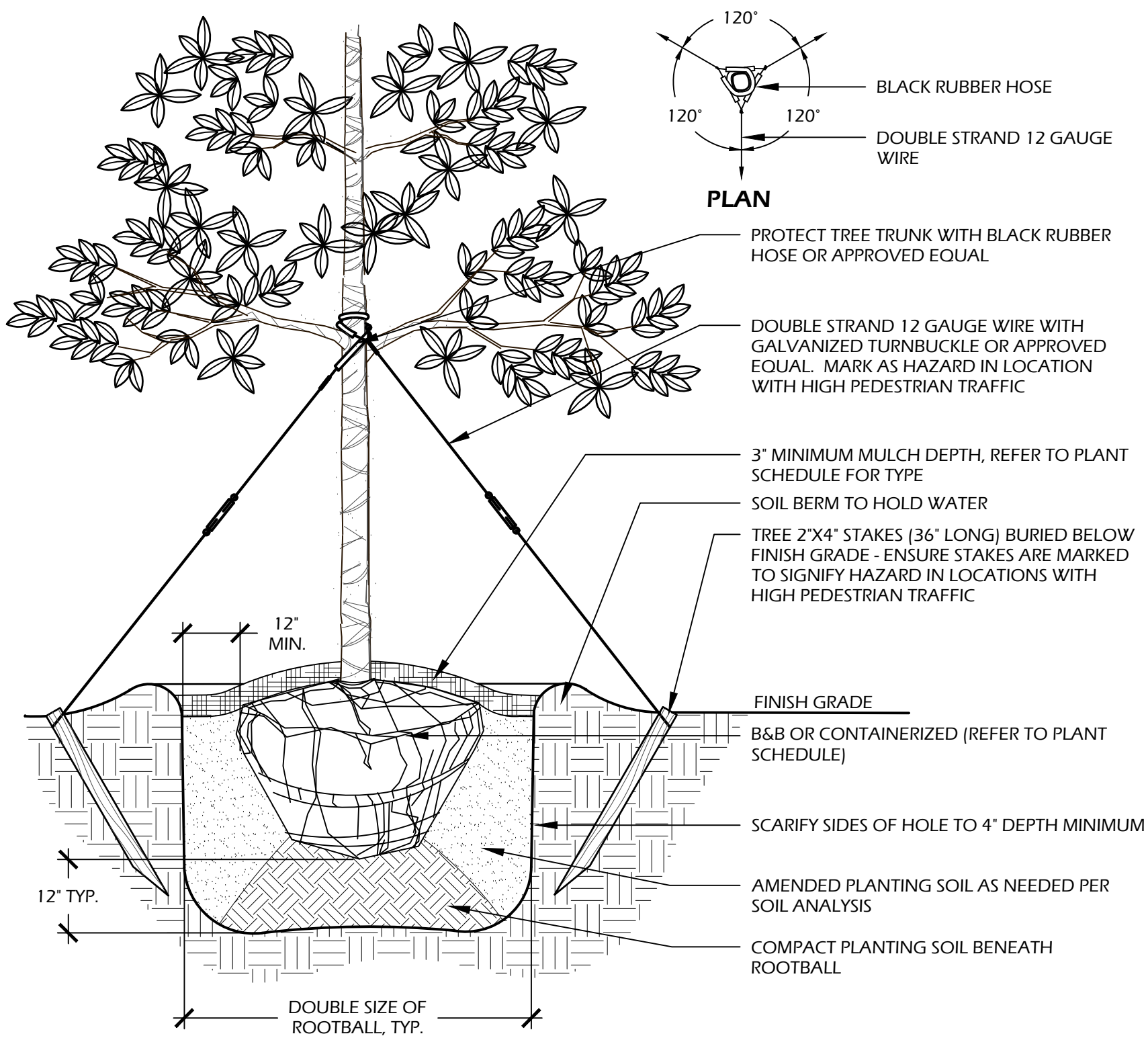
REVISIONS:

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER

L500



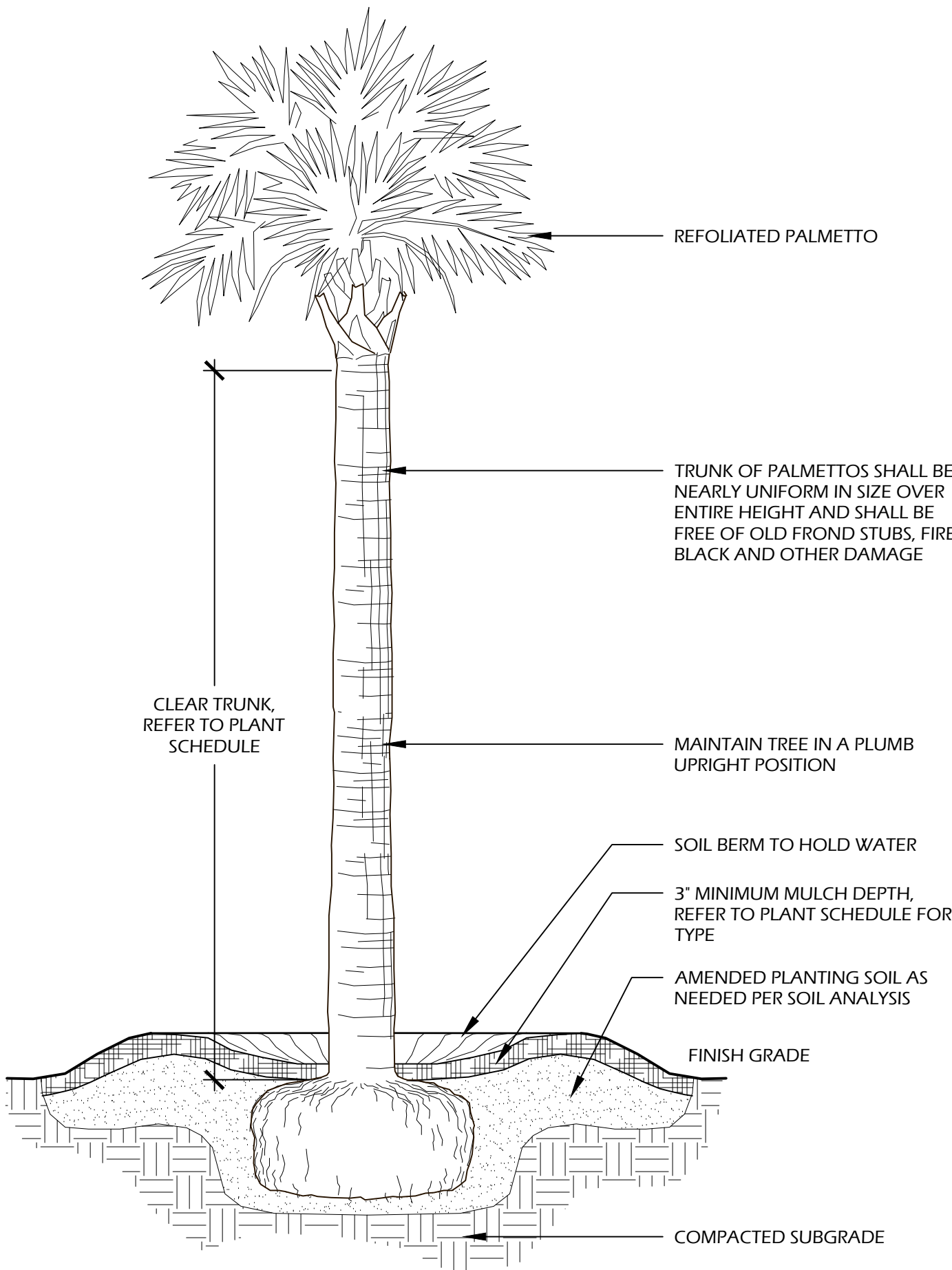


NOTES:

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

1 // L501 TREE PLANTING

SCALE: N.T.S.



NOTES:

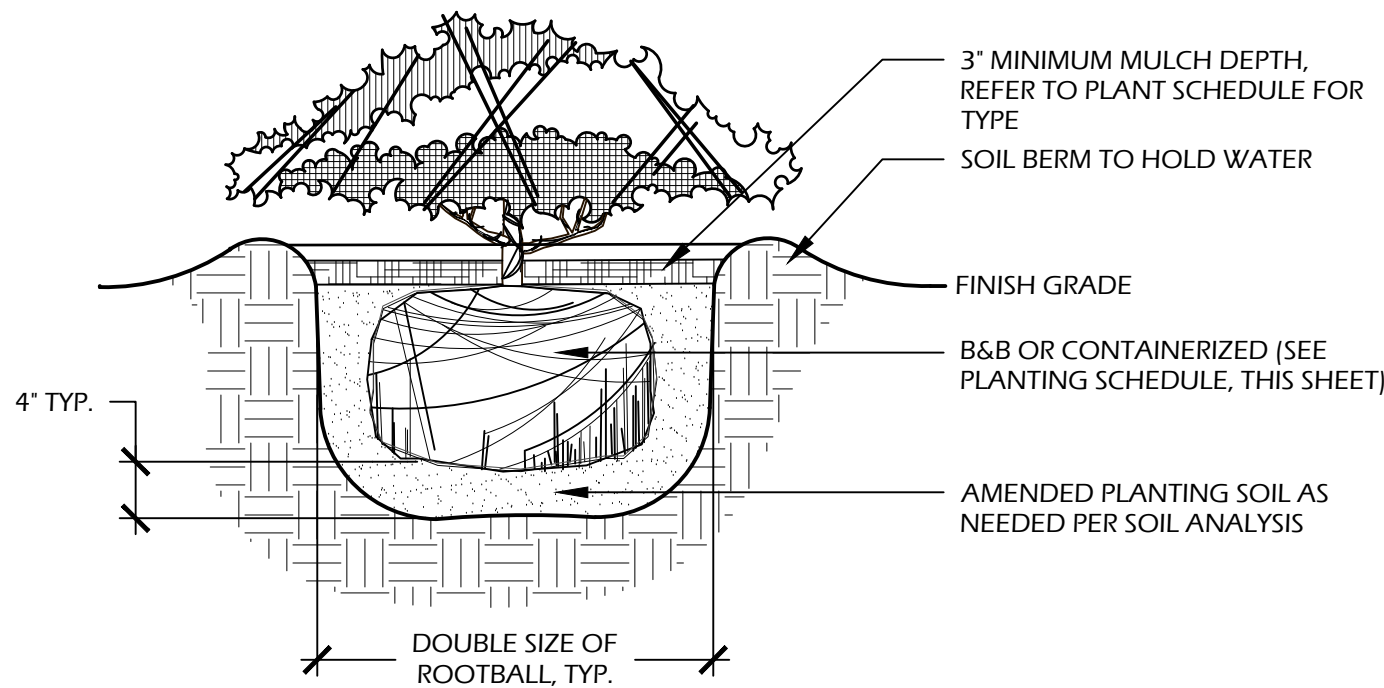
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING

SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
8	OUEV	Quercus virginiana	Live Oak	14'-16'	6'-8'	Cont.	4"	Full
UNDERSTORY TREES								
3	ILEF	Ilex x attenuata 'Fosteri'	Fosters Holly	6'-7'	3'-4'	15 gal.	-	Full
1	LAGN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	10'-12'	5'-6'	45 gal.	-	Full
1	MAGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
2	CAMS	Camellia sasanqua	Sasanqua Camellia	3'-4'	2'-3'	15 gal.	-	Full
6	ILLP	Illicium parviflorum	Yellow Anise	30'-36'	24'-30'	7 gal.	-	Full
8	PODM	Podocarpus macrophyllus	Podocarpus	36'-42'	24'-30'	15 gal.	-	Full
59	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24'	16'-20'	7 gal.	-	Full
51	VIBS	Viburnum suspensum	Sandankwa Viburnum	30'-36'	24'-30'	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
115	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16'	10'-16'	1 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
35	ANNL-SF	-	Annuals	-	-	-	-	-
270	DIEI	Dietes iridioides	White African Iris	12'-18"	8'-12"	1 gal.	24" O.C.	Full
70	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12'-16"	8'-12"	1 gal.	24" O.C.	Full
80	PLUA	Plumbago auriculata	Plumbago	12'-18"	12'-18"	1 gal.	24" O.C.	Blue Flowers, Full
SOD & MULCH								
10,600	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
8,100	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

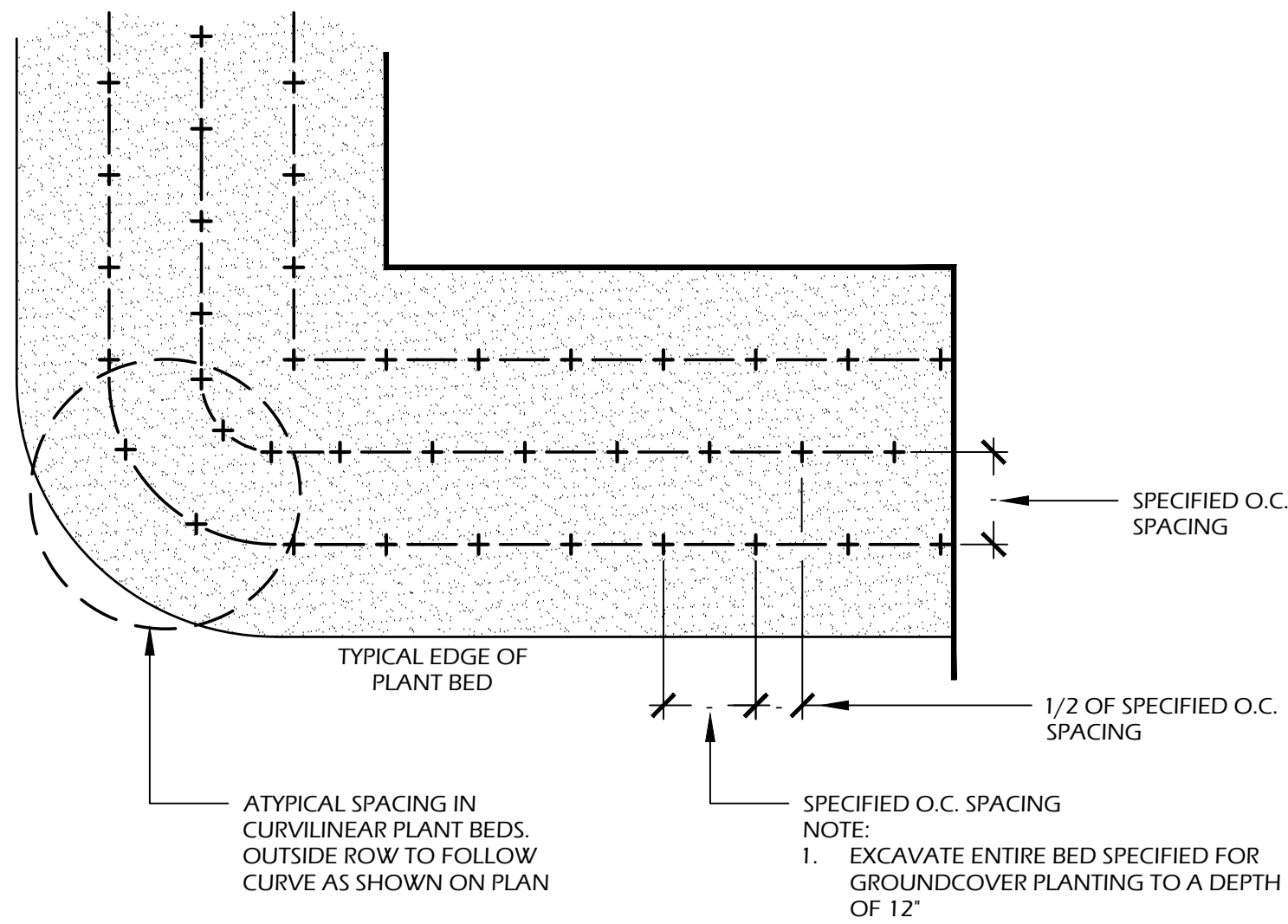


NOTES:

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

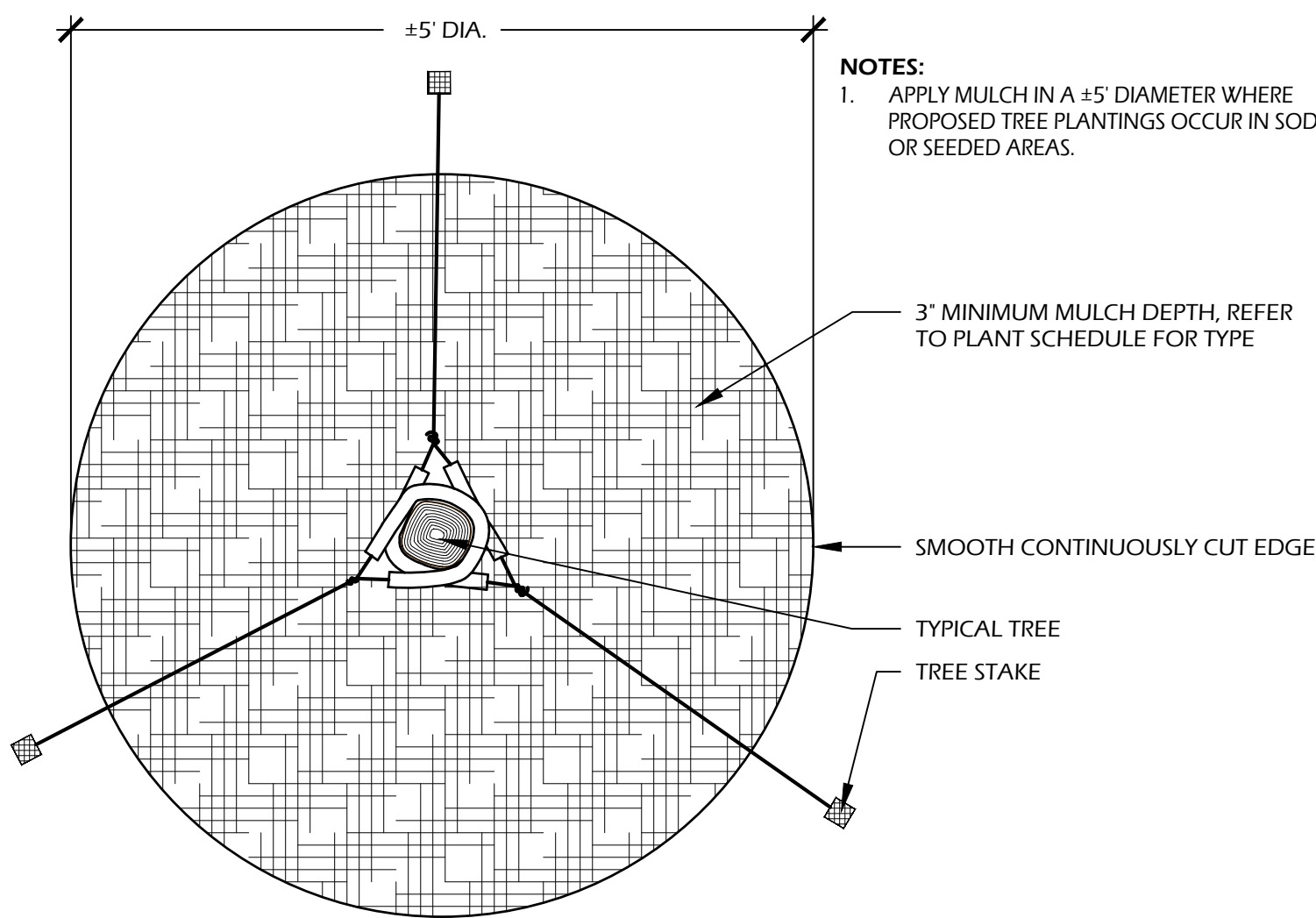
3 // L501 SHRUB PLANTING

SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING

SCALE: N.T.S.



5 // L501 TREE STAKING

SCALE: N.T.S.

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

DATE: FEB 13, 2026
PROJECT NO.: XXXXXX
DRAWN BY: MW
CHECKED BY: JM, DK

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

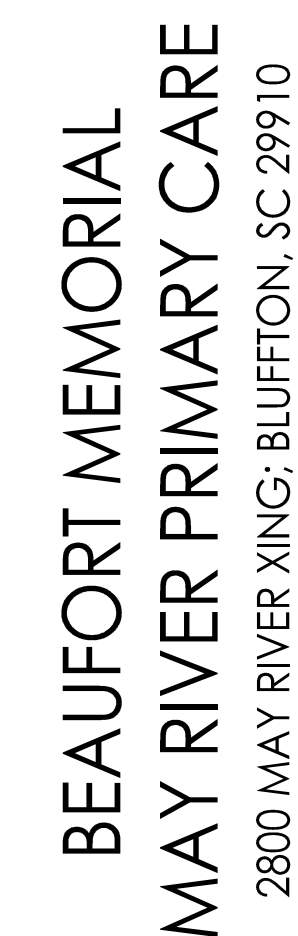
DRAWING TITLE
PLANT SCHEDULE AND
DETAILS

DRAWING NUMBER

L501

Wimmer Jones-Keefe
Ltd.
landscape architecture
land planning
www.wjkltd.com
88 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

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THIS SHEET TO SCALE AT: 24"x36"



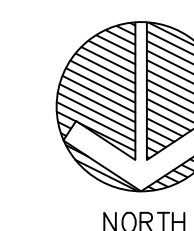
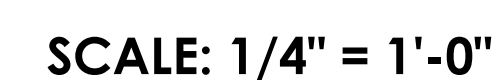
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JSA PROJECT NO.:	2507
DRAWN BY:	JSA
DATE:	02/24/2026
REVISIONS:	

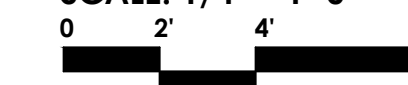
FLOOR PLAN

A101

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



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





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Charleston, SC 29412
ph. 843.762.5822
josie@jsaarch.com



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

SEALS:

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DRAWN BY: JSA
DATE: 02/24/2026
REVISIONS:

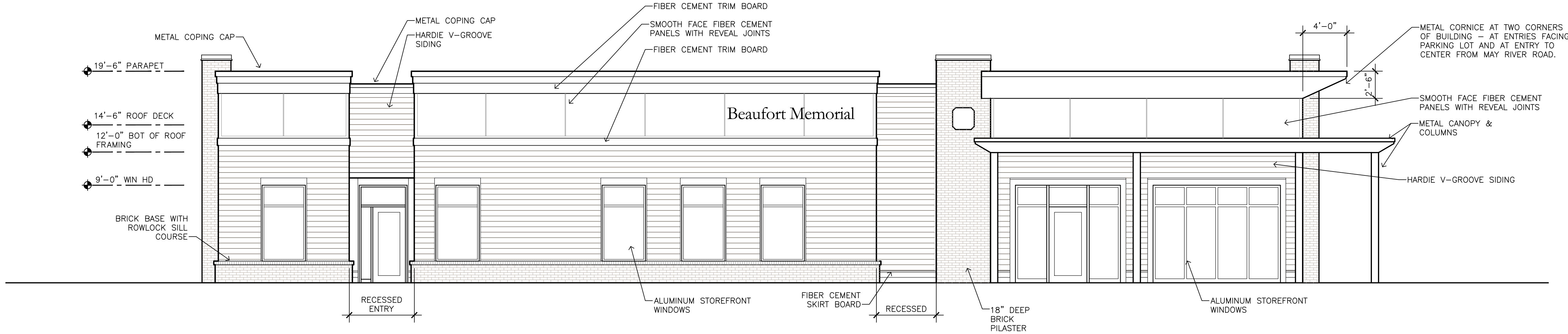
SHEET TITLE:

BUILDING ELEVATIONS

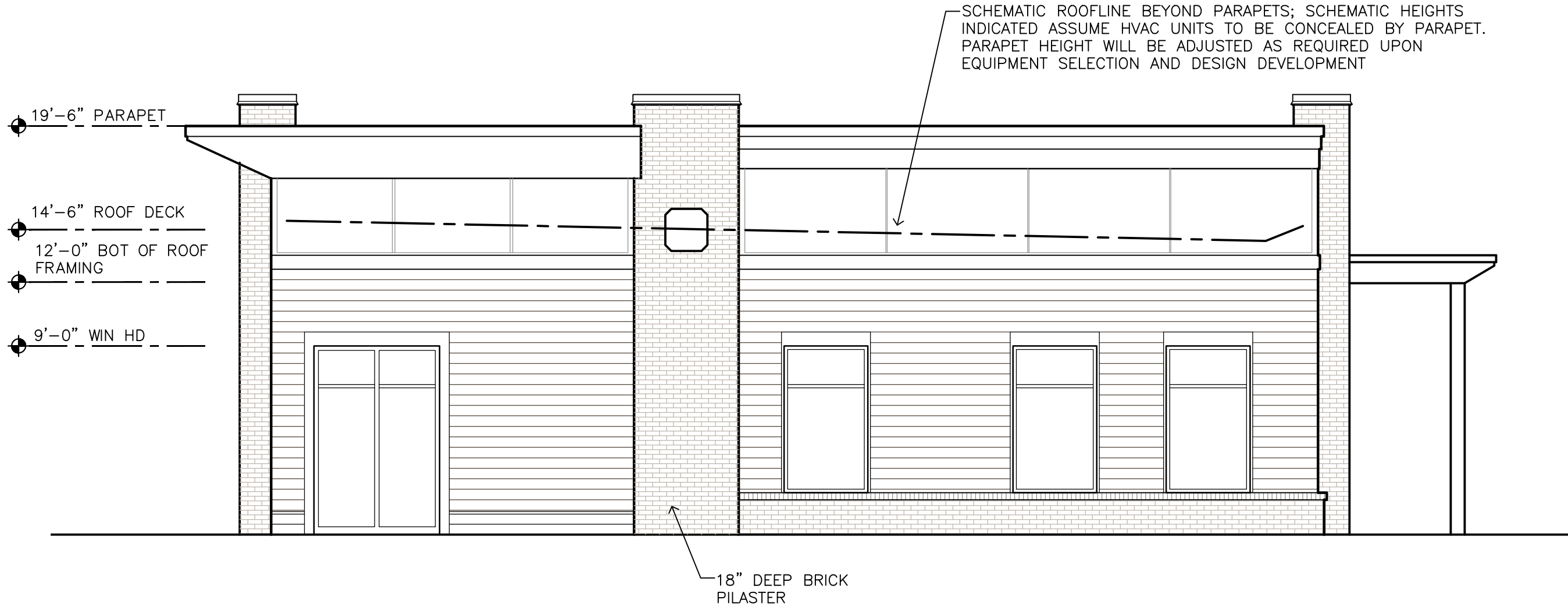
SHEET NUMBER:

A201

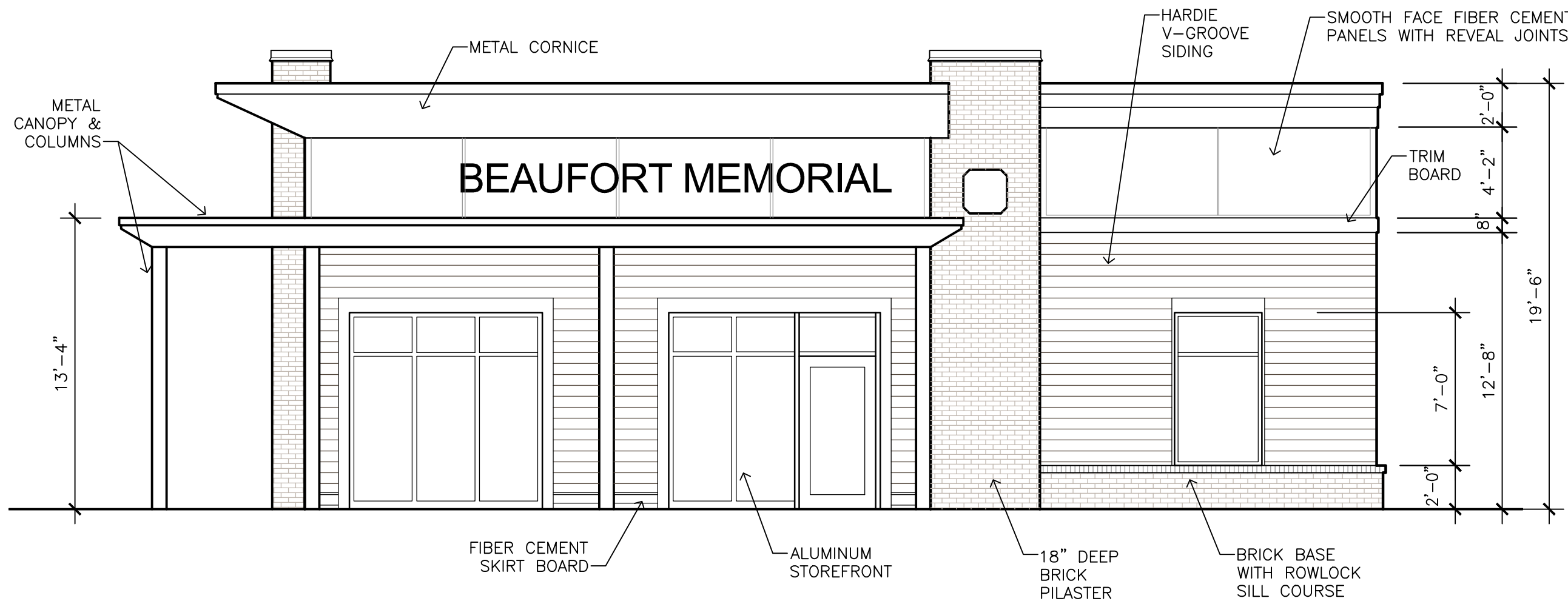
SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



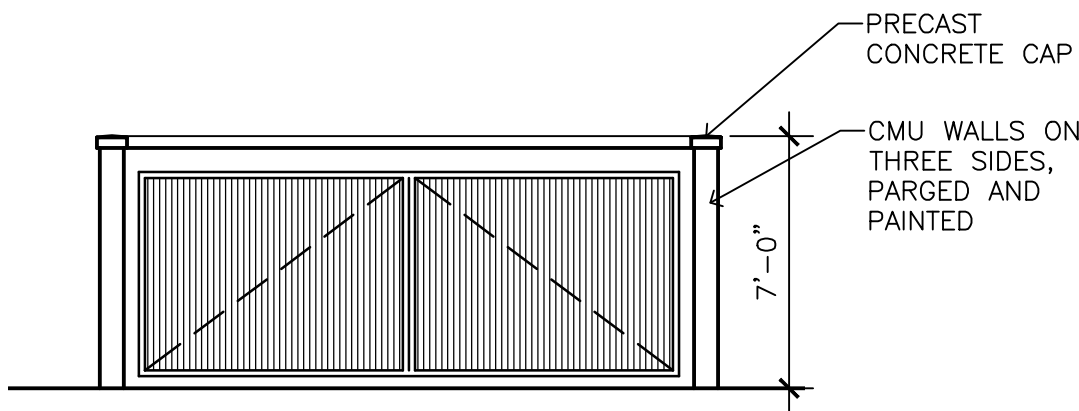
ELEVATION 'A' (PARKING LOT / PRIMARY CARE ENTRY)
SCALE: 3/16" = 1'-0"



ELEVATION 'B' (FACING SHOPPING CENTER ENTRY)
SCALE: 3/16" = 1'-0"



ELEVATION 'C' (PARKING LOT / CONCIERGE ENTRY)
SCALE: 3/16" = 1'-0"



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



ELEVATION 'D' (FACING MAY RIVER ROAD)
SCALE: 3/16" = 1'-0"

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



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BEAUFORT MEMORIAL
at MAY RIVER CROSSING
2800 MAY RIVER KING; BLUFFTON, SC 29910

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JSA PROJECT NO.: 2507

DRAWN BY: JSA

DATE:
REVISIONS:

SHEET TITLE:

BUILDING PERSPECTIVE

SHEET NUMBER:

A210

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

A.3 TRIM
DRIFT OF MIST

B.2 UPPER SMOOTH FACE PANELS
SPARE WHITE



A.2 SIDING
COLONNADE GRAY
(Taupe / french gray)



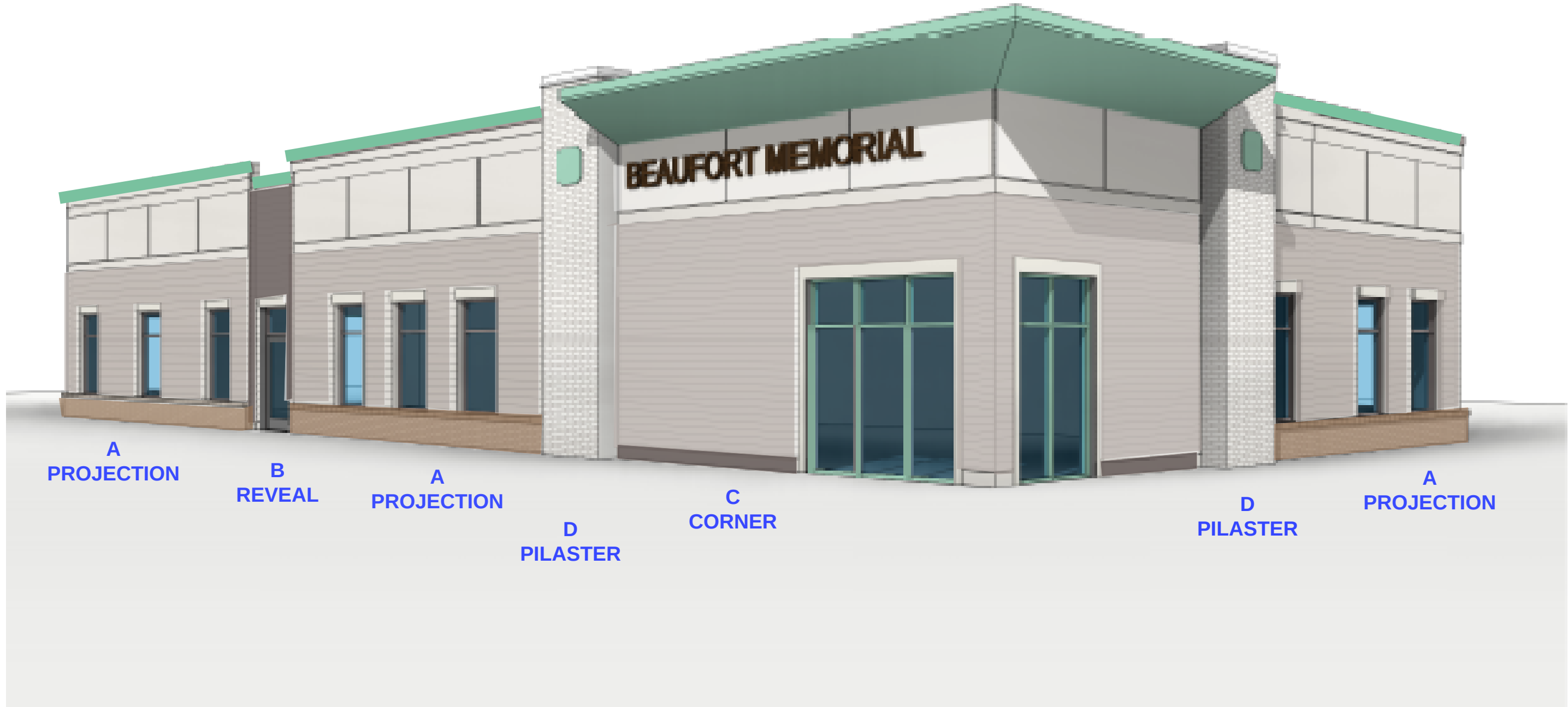
B.1 SIDING AT REVEAL
ANONYMOUS OR PORPOISE
(Bronze or dark french gray)



A.1 BRICK BASE
SAVANNAH BRICK
(Earthy brown blend, smooth face)



METAL COPING CAP &
STOREFRONT WINDOWS
AGED COPPER



2 SOUTH-EAST VIEW
SCALE



D.1 PILASTER
ALPINE BRICK
(white & gray blend, textured face)



C.1 CORNICE & STOREFRONT WINDOWS
AGED COPPER



C.2 ENTRY CANOPY
PORPOISE or
MEDIUM BRONZE ANODIZED



B.2 UPPER SMOOTH FACE PANELS
SPARE WHITE



1 NORTH-WEST CANOPY VIEW
SCALE



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

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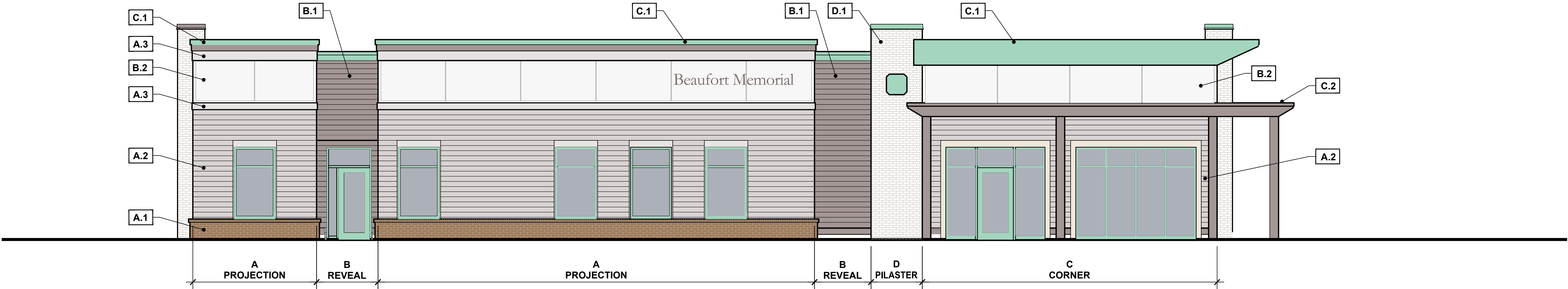
JSA PROJECT NO.: 2507
DRAWN BY: JSA
DATE: 02/24/2026
REVISIONS:

SHEET TITLE:
BUILDING ELEVATIONS

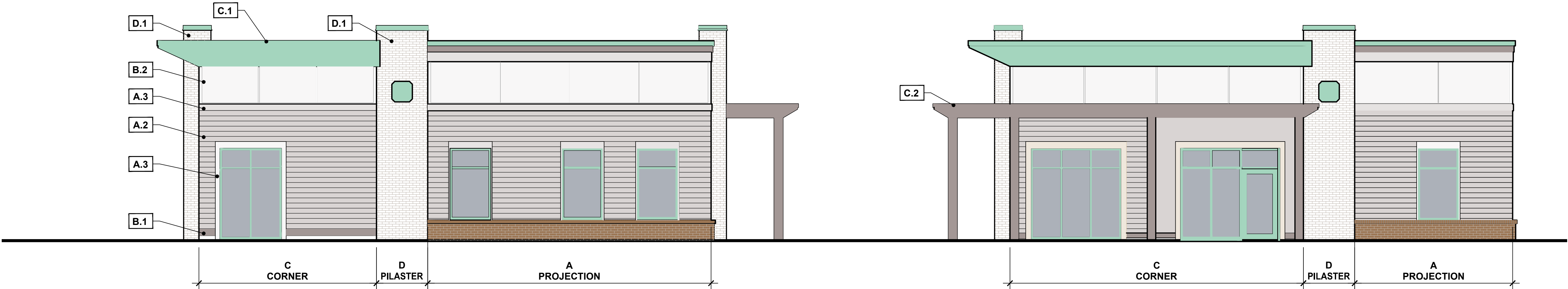
SHEET NUMBER:

A211

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

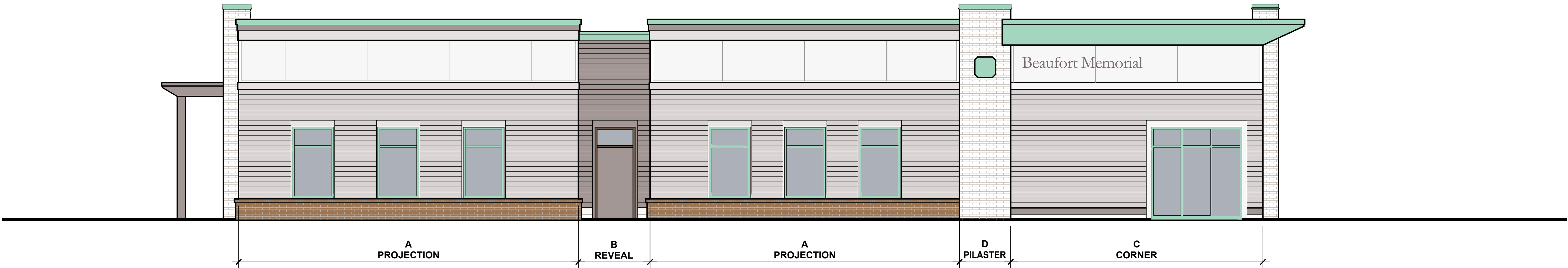


ELEVATION 'A' (PARKING LOT / PRIMARY CARE ENTRY)
SCALE: 3/16" = 1'-0"

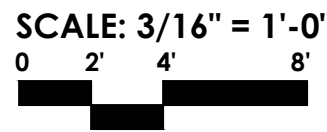


ELEVATION 'B' (FACING SHOPPING CENTER ENTRY)
SCALE: 3/16" = 1'-0"

ELEVATION 'C' (PARKING LOT / CONCIERGE ENTRY)
SCALE: 3/16" = 1'-0"



ELEVATION 'D' (FACING MAY RIVER ROAD)
SCALE: 3/16" = 1'-0"



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DATE: 01/14/2024
DRAWN BY: JSA
REVISION: 2007

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

ATTACHMENT 7
ELEVATIONS

A217
CONSTRUCTION

TAYLOR CLAY PRODUCTS INC.
P.O. BOX 2128 SALISBURY, NC 28145 (704)656-2411
COLOR: ALPINE/BOERUM 50/50 BL
SIZE: NORMAN
TEXTURE: BLADECUT
WHEN QUALITY IS FIRST

TAYLOR CLAY PRODUCTS INC.
P.O. BOX 2128 SALISBURY, NC 28145 (704)656-2411
COLOR: #170/#171 60/40 BLEND
SIZE: MODULAR
TEXTURE: SMOOTH
WHEN QUALITY IS FIRST

AVERAGE SHADE SUBJECT TO
NORMAL SHADE VARIATIONS



CHECK IN / CHECK OUT CEILING - ALT

SW 6203 Spare White	258-C1
SW 9166 Drift of Mist	238-C2
SW 7641 Colonnade Gray	283-C2
SW 9171 Felted Wool	245-C4
SW 9171 Felted Wool	245-C4



TUBELITE 1000 COUNTY ROAD
MONEY, MO 65708
800.221.4169

Medium Bronze Anodized
ANODCLIMB | MB
AA-M10C23A44

This sample is within the color tolerance range of Medium Bronze anodized finish and is for color viewing purposes only. In a production environment, the color may vary slightly from this sample, but will not exceed the established limits set forth by AAMA 611 for this finish.