

Development Narrative for 129 Burnt Church Road

The intent of this development is to build a Community Commercial property. We are proposing a building of approximately 4464 square feet with a possibility of a small restaurant of 1000 square feet if the opportunity presents itself. This development is within the requirements of the NC zoning proposed on all three parcels owned by our client. The traffic assessment has been completed and added to the package.

Storm Water Management for this site will be provided by surface BMP's as show on the BMP exhibit. All runoff from impervious surfaces shall sheet flow to the underground trenches and the True Grid surface to the extent possible. Any BMP treatment not captured by surface runoff shall be treated in the proposed pond. The proposed pond will capture all of the impervious areas and be routed for the 2, 10, 25, 50 and 100 year storms. A soils report will determine if an outfall is required sense we are in type A soils. Any reduced runoff will be through a control structure and flow southward as they currently do to date.

Zoning Notes

Current Lot- PIN R610 040 000 162 0000_____0.83 acres
This Property is located in Beaufort County and under the Jurisdiction of the TOWN OF BLUFFTON
Proposed Lot resubdivision_____1.085 acres
(Part of lot PIN R610 040 000 0164 0000)
Address_____129 Burnt Church Road
Current Zone_____NC (moderate intensity mix use)
Minimum Height_____16 feet
Height Proposed_____20 feet
Front Yard Setback_____10 feet maximum 24 feet
Side Yard Setback_____5 feet
Rear Yard Setback_____20 feet
Maximum Lot Coverage_____80 %
Proposed Lot Coverage_____43%
Open Space Required_____20 %
Open Space Provider_____40%
Proposed Building Floor Area_____4464 square feet
Parking Required (4 spaces/1000 sf)_____18 spaces
Parking provided_____18 spaces

Misc Notes

Soils per SCS and visual argue show the soils are moderate to loose sandy soil. Confirmation of this will be provided by a Certified Soils Engineer at first submission of the Final Site Plan.

Stormwater Management Narrative:
The preliminary concept for storm water management is to provide a dry pond at the rear of the site. BMP's for water quality will be provide in this pond as well as a TRUE GRID surface in the lower parking spaces away from the building. It is anticipated that the depth of the ground water surface will allow for the storage of the impervious runoff and allow runoff to infiltrate back into the ground.

Sanitary Sewer
In order to develop the Future additional lot owned by our client the total development will require a pump system to tap into the adjoining subdivision. This will require obtaining off site easements from other property owners.

All other utilities are provided along the frontage of our site. Existing underground locations will be provided with the Final Site Plan.

Development Narrative for 129 Burnt Church Road
The intent of this development is to build a Community Commercial property. We are proposing a building of approximately 4464- square feet with a possibility of a small restaurant of 1000 square feet if the opportunity presents itself. This development is within the requirements of the NC zoning proposed on all three parcels owned by our client.

Proposed New Community Commercial for:
My Nash Realty Corp
114 Neptune Pl
Massapequa, NY 11758

CONTRACTOR
RGH Construction
Angelina Corper
90 Capital Dr STE 103
Hilton Head Island, SC 29926
Phone: (843) 802-0743
E-mail: info@rghconstruction.com

OWNER
My Nash Realty Corp
Cynthia Nakashon
114 Neptune Pl
Massapequa, NY 11758
Phone: (516) 635-2221
E-mail: cynthiam1962@gmail.com
CIVIL ENGINEER
Macad One Consulting Services, LLC
Anthony Morse
21 Chastaine St.
Bluffton, SC 29910
Phone: (703) 915-0561
E-mail: tony.morsepe@gmail.com

Materials

- Earth/Compact Fill
- Gravel
- Rigid Insulation
- Concrete
- Concrete Block
- Solid Masonry Fill
- Steel
- Brick/Stone Veneer - Plan
- Brick Veneer - Elevation
- Stone Veneer - Elevation
- Insulation
- Lumber
- Horizontal Siding
- Scallop Siding
- Cedr Shakes
- Shingles
- Standing Metal Seam Roof
- Spanish Tile
- Floor Tile
- Carpet
- Stucco
- Pavers
- Pavers
- Pavers

Drawing List

A-100	Cover Sheet
A-101	Survey Boundary & Existing Conditions
A-102	Preliminary Development Plan
A-103	Preliminary BMP, SWM & Landscape Plan
A-104	BMP Detail

Building Notes

INTERPRETATION OF 2021 INTERNATIONAL BUILDING CODE



Aerial of Site

Common Abbreviations

Adj.	Adjacent	G.W.B./Gyp. Bd.	Gypsum Wall Board	Ps	Pounds Per Square Inch
A.F.F.	Above Finished Floor	H.B.	Hose Bib	Ps	Parallel Strand Lumber
A.S.F.	Above Sub-Floor	H.C.	Hollow Core	Pt	Point
Blk.	Block	Hdr	Header	Pwdr	Powder
B.O.	Bottom Of	Ht	Height	Ref	Refrigerator
Btwn.	Between	Hvac	Heating-Ventilating-Air Conditioning	Req'd	Required
C.F.	Cubic Feet	In	Inch	Rfg	Roofing
Clo	Closet	Insul.	Insulation	Rm	Room
Clg.	Ceiling	Joist	Joist	S.C.	Solid Core
Cmu	Concrete Masonry Unit	Jts.	Joints	Sofd	Solid Core Fire Door
Col.	Column	Lal.	Lally	Sec.	Second
Comp.	Compacted	Lyr.	Layer	Sq.Ft. / S.F.	Square Feet
Conc.	Concrete	Manuf/Mfr.	Manufacturer	Sht.Rk	Sheet Rock
Cont.	Continuous	Matl	Material	S/H/W	Standard Heavy Weight
Cont'd	Continued	Max	Maximum	Spec'd	Specified
Dbl.	Double	Mech.	Mechanical	Sq.	Square
Deg	Degree	Mep	Mechanical-Electrical-Plumbing	Std	Standard
Dia	Diameter	Min.	Minimum	T & G	Tongue & Groove
Diag	Diagonal	Mod.	Modification	Th	Thick
Dn	Down	Nt	Note	TJ	Truss Joist
D.O.	Ditto	N.I.C.	Not In Contract	T.O.	Trimmed Opening/ Top Of
Dtl	Detail	O.C.	On Center	Tred	Tread
Dw	Dish Washer	Occ.	Occupancy	Tred	Treated
Dwg	Drawing	Oh Dr	Overhead Door	Tripl	Triple
Elev	Elevation	Opp.	Opening	Typ.	Typical
Fin.	Finished	Opt.	Optional	V.B.	Vapor Barrier
Flr	Floor	Perf.	Perforated	W/	With
Ft	Feet	Pl	Plate	Wd	Wood
Fig.	Figure	Plumb.	Plumbing	W.I.C.	Walk In Closet
Gdr	Girder	Plywd	Plywood	W/O	Without
Gl.	Glass/Glazed	Pef	Pounds Per Square Foot	Wo	Wall Oven

Issue Date: 05.26.2025
Review

Drawn By: KJM
Checked By: LVM

Date: 05.28.2025
Revised Based On Town Comments

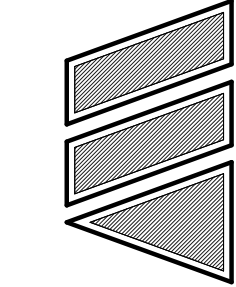
Proposed New Community Commercial for:

My Nash Realty Corp

114 Neptune Pl

Massapequa, NY 11758

MARTELLI ARCHITECTS, LLC

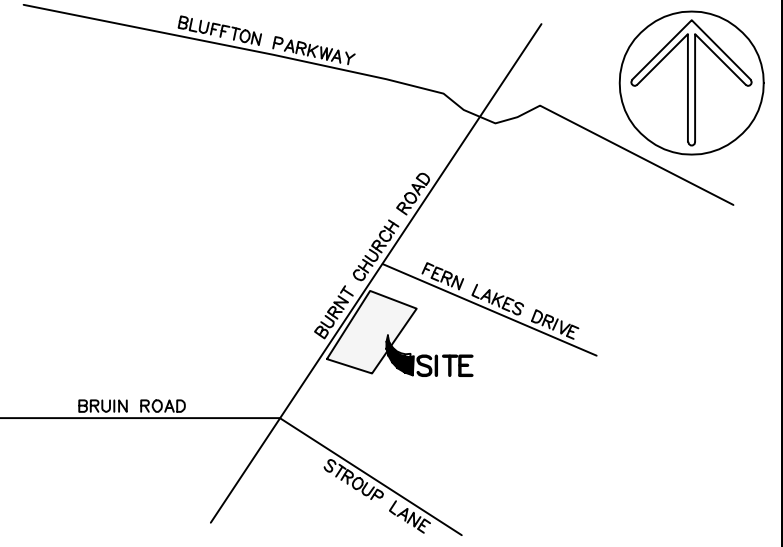
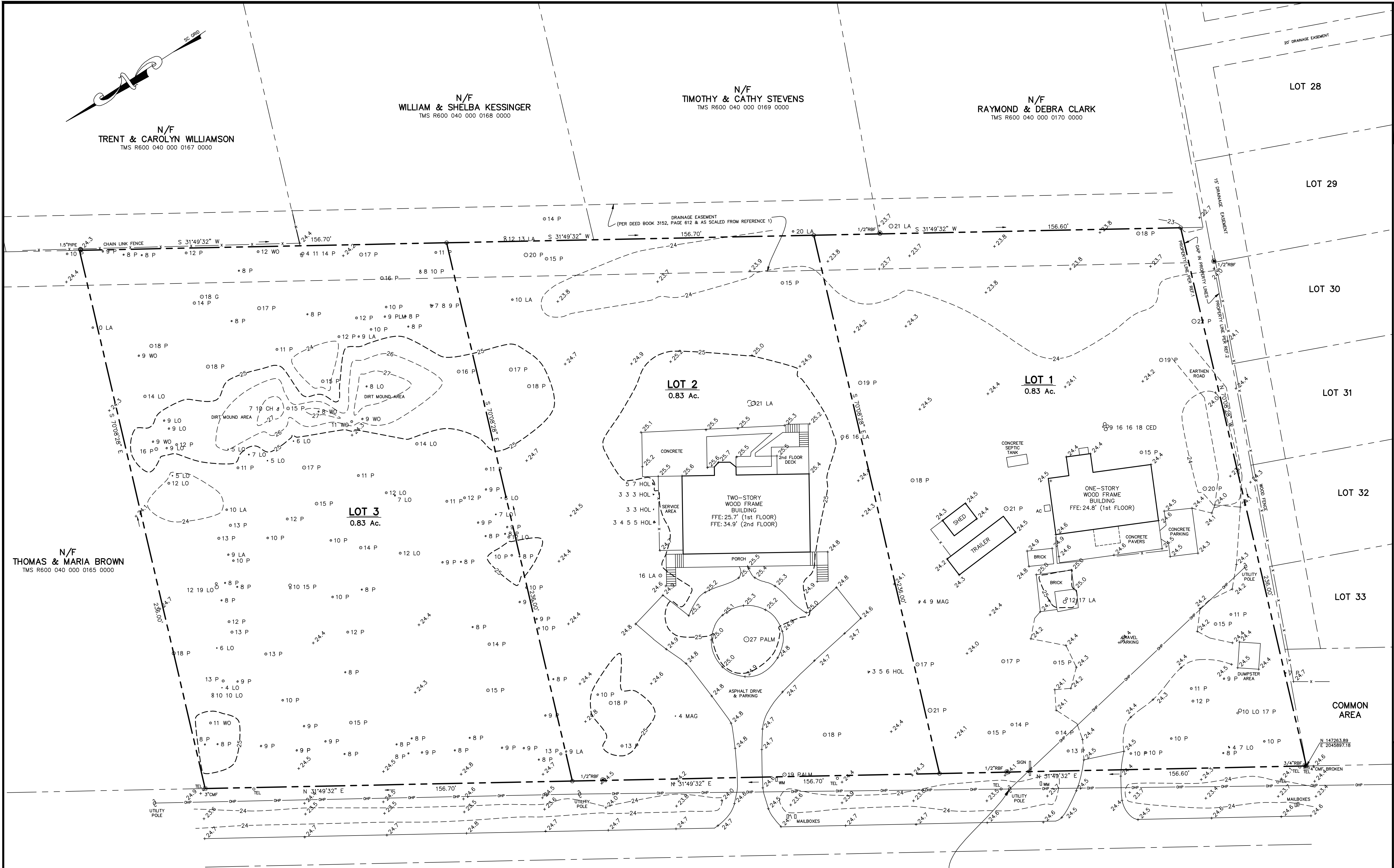


COMM: 24.18

A-100

DWG 1 OF 5

DRAWINGS NOT FOR MULTIPLE OR PROTOTYPE DEVELOPMENTS



VICINITY MAP NOT TO SCALE

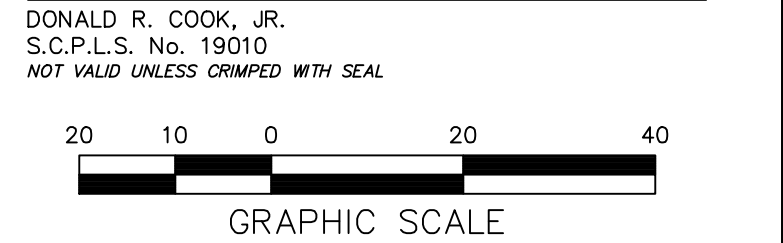
- NOTES:
1. THIS LOT APPEARS TO LIE IN FLOOD ZONE X AS SHOWN ON FIRM MAP 45013C0426G, COMMUNITY No. 450251, DATED 03/23/21.
 2. TREE SIZES SHOWN IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
 3. SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83, FROM SCVRS NETWORK.
 4. PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- REFERENCE(S):
1. PLAT BOOK 27, PAGE 33
 2. PLAT BOOK 156, PAGE 46

LEGEND:

CMF	CONCRETE MONUMENT FOUND
RBF	REBAR IRON FOUND
TEL	TELEPHONE UTILITY
WM	WATER METER
-X-	FENCE LINE
-CHP-	OVERHEAD UTILITY LINE
P	PINE
PLM	PALMETTO
CH	GUM
C	CEDAR
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
WO	WATER OAK
+10.0	SPOT ELEVATION
-10-	CONTOUR

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.

AN ASBUILT, TREE & TOPOGRAPHIC SURVEY OF
LOTS 1-3
BURNT CHURCH ROAD
BLOCK B, BLUFFTON HEIGHTS SUBDIVISION

TOWN OF BLUFFTON, BEAUFORT COUNTY,
SOUTH CAROLINA
PREPARED FOR:

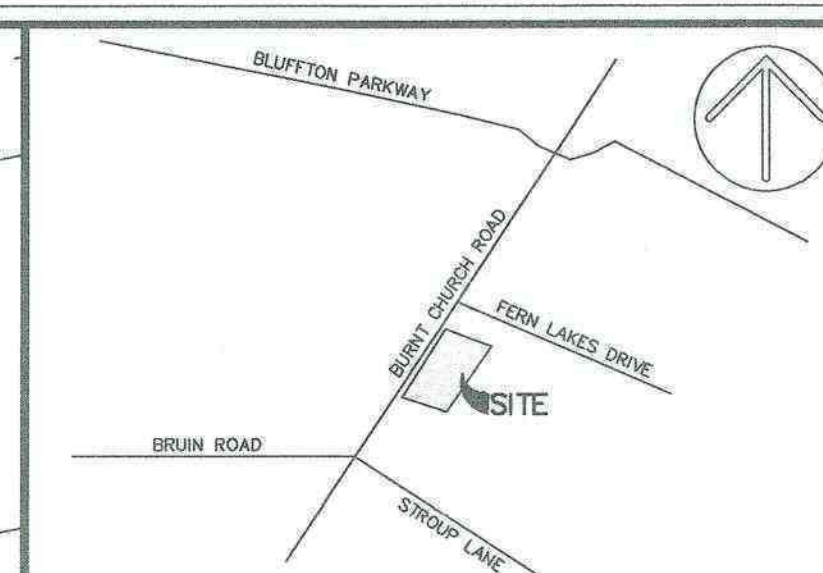
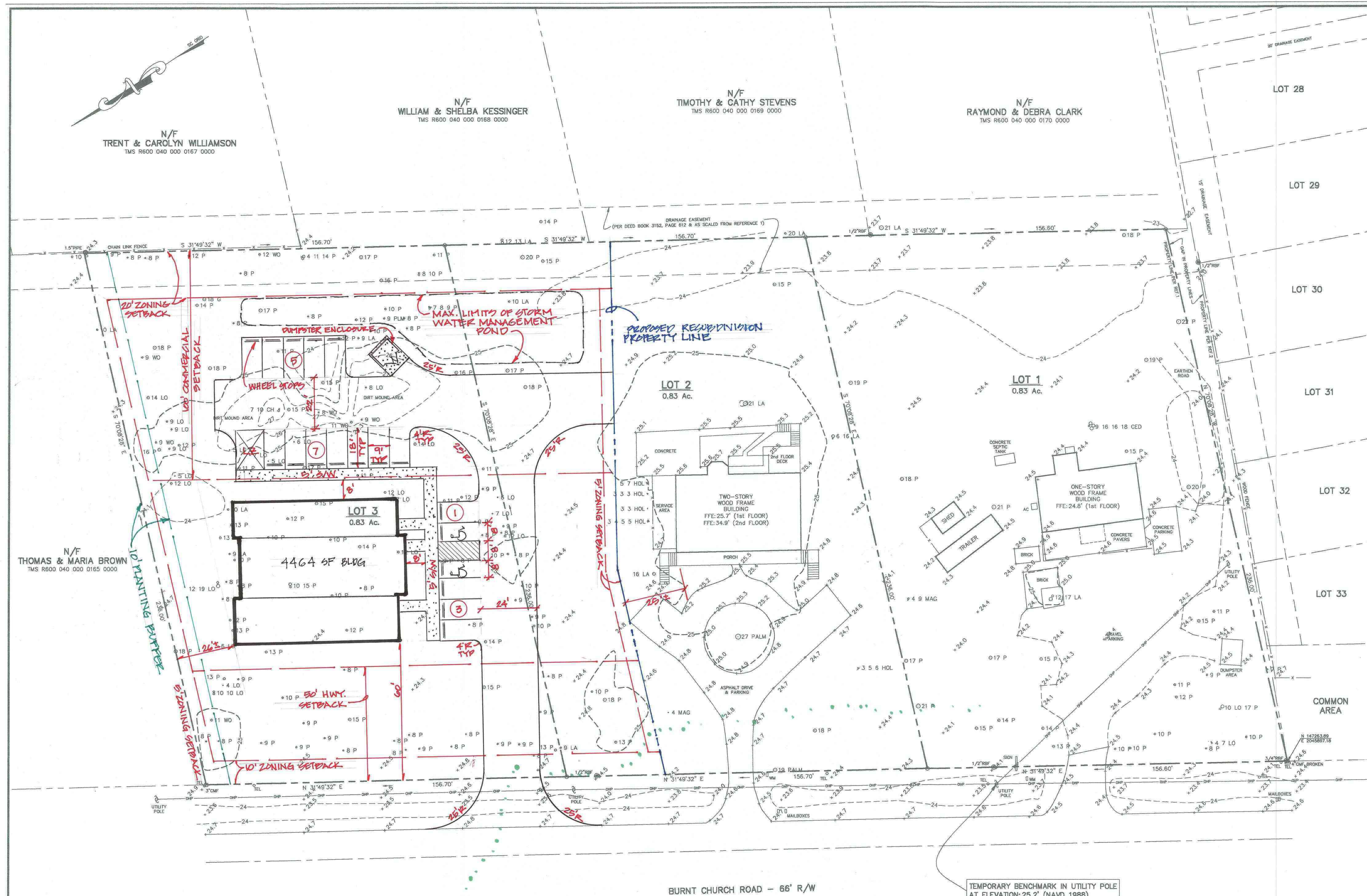
CYNTHIA NAKASHIAN



PROJECT No.: **22120002**

DRAWN BY: **DRC** PROJECT NAME: **22120002**
DATE: **01.04.23** FILE: **22120002AT_010423.dwg**
SCALE: **1"= 20'**

SHEET **2** OF **5**



VICINITY MAP NOT TO SCALE

NOTES:

1. THIS LOT APPEARS TO LIE IN FLOOD ZONE X AS SHOWN ON FIRM MAP 45013C0426G, COMMUNITY No. 450251, DATED 03/23/21.
2. TREE SIZES SHOWN IN INCHES OF DIAMETER. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
3. SOUTH CAROLINA STATE PLANE COORDINATES ARE BASED ON NAD 83, FROM SCVRS NETWORK.
4. PROPERTY MAY OR MAY NOT BE AFFECTED BY SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS AND/OR OTHER MATTERS OF TITLE NOT SHOWN HEREON AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

REFERENCE(S):

1. PLAT BOOK 27, PAGE 33
2. PLAT BOOK 156, PAGE 46

LEGEND:

CMF	CONCRETE MONUMENT FOUND
RF	REBAR IRON FOUND
TEL	TELEPHONE UTILITY
WM	WATER METER
-X-	FENCE LINE
-CHP-	OVERHEAD UTILITY LINE
P	PINE
PLM	PALMETTO
CH	CHERRY
CUM	CUM
CED	CEDAR
HOL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
WO	WATER OAK
x10.0	SPOT ELEVATION
-10-	CONTOUR

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DONALD R. COOK, JR.
S.C.P.L.S. No. 19010
NOT VALID UNLESS CRIMPED WITH SEAL



GRAPHIC SCALE

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF COOK LAND SURVEYING. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE PERMISSION OF COOK LAND SURVEYING IS PROHIBITED. ANY ALTERATIONS TO THIS DOCUMENT ARE PROHIBITED.

AN ASBUILT, TREE & TOPOGRAPHIC SURVEY OF

LOTS 1-3 BURNT CHURCH ROAD

BLOCK B, BLUFFTON HEIGHTS SUBDIVISION

TOWN OF BLUFFTON, BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:

CYNTHIA NAKASHIAN



PROJECT No: 22120002

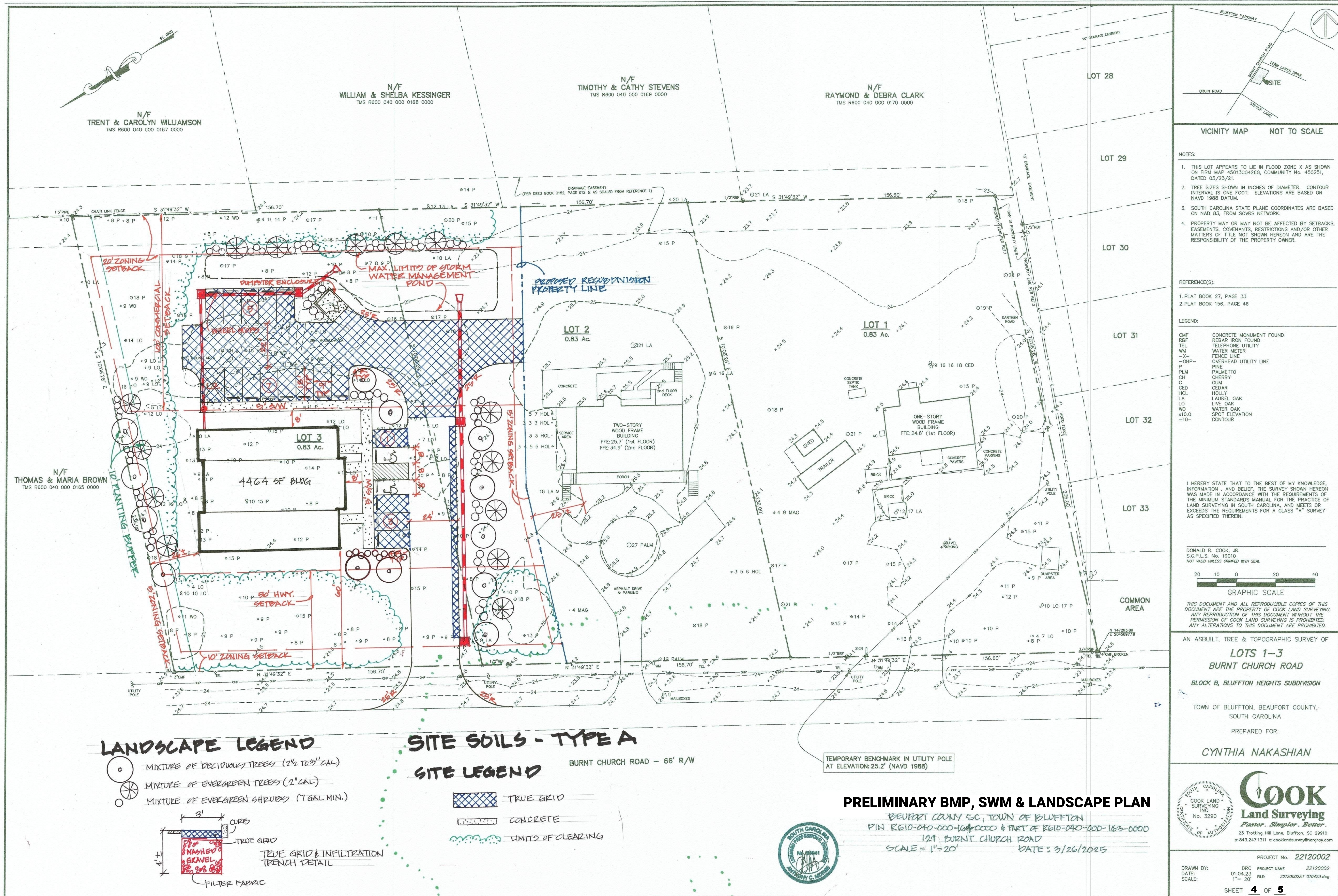
DRAWN BY: DRC PROJECT NAME: 22120002
DATE: 01.04.23 FILE: 22120002AT 010423.dwg
SCALE: 1"= 20'

SHEET 3 OF 5

PRELIMINARY DEVELOPMENT PLAN

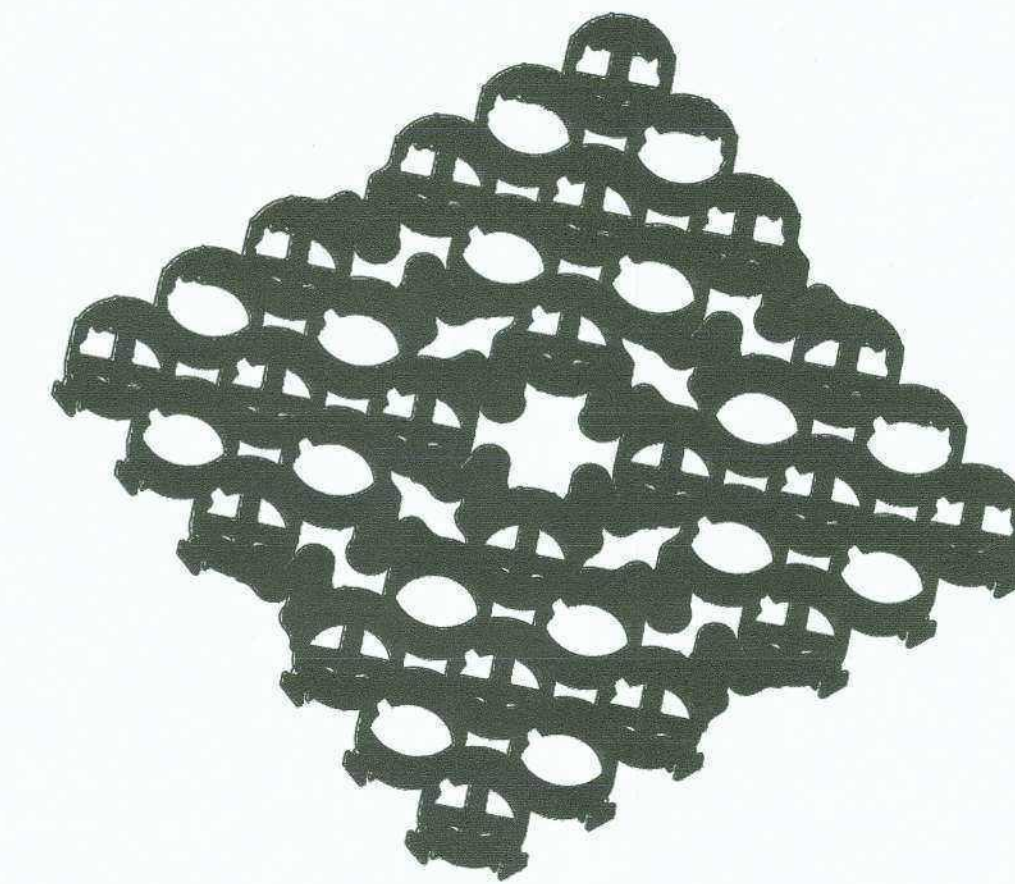
BEAUFORT COUNTY SC, TOWN OF BLUFFTON
PIN R610-040-000-164-0000 & PART OF R610-040-000-163-0000
121. BURNT CHURCH ROAD
SCALE = 1"=20' DATE: 3/26/2025



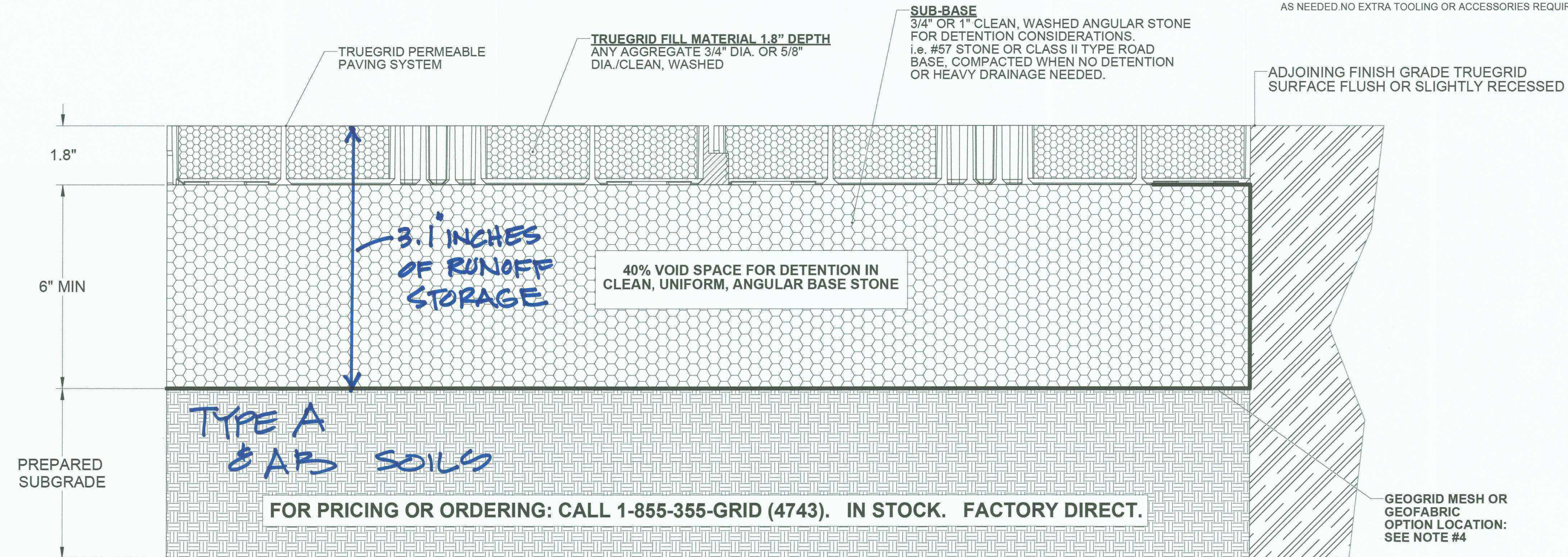


NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
3. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
4. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUB-GRADE & SUB-BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
5. INCREASE SUB-BASE DEPTH FOR INCREASED STORM WATER DETENTION.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 10 DEGREES. ASSESS PROJECT, AS NEEDED.
7. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
8. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED. NO EXTRA TOOLING OR ACCESSORIES REQUIRED



APPLICATION:

PARKING LOT, RV PARKING,
PARKING PADS, DRIVEWAYS

GRAVEL FILL MEDIUM LOAD TRUEGRID PRO PLUS

1-855-355-GRID (4743)



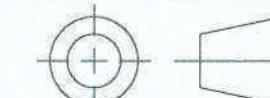
TRUEGRIDPAVER.com

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES

PROPRIETARY DESIGN RIGHTS NOTICE:
THIS DESIGN WAS ORIGINATED BY AND IS
THE EXCLUSIVE PROPERTY OF TRUEGRID.
IT IS DISCLOSED IN CONFIDENCE
WITH THE UNDERSTANDING THAT NO
REPRODUCTION OR OTHER USE OF THE
INFORMATION IS AUTHORIZED WITHOUT
SPECIFIC AGREEMENT IN WRITING BY
TRUEGRID.

DO NOT SCALE
DRAWING



APPROVAL
INFORMATION

DRAWN BY: J. Thehly DATE: 11/8/2016

CHECKED BY: J. Thehly DATE: 11/9/2016

APPROVED BY: C. White DATE: 11/9/2016

WEIGHT:



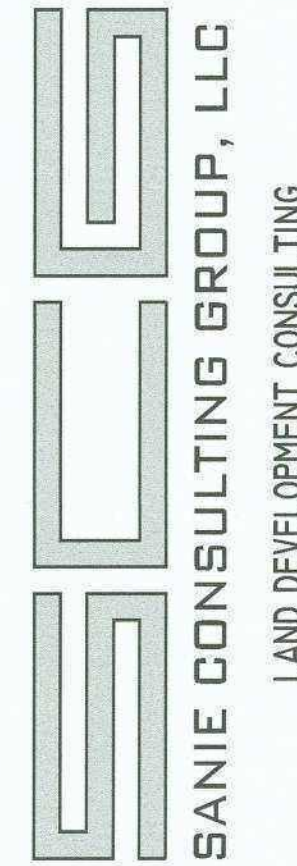
TRUEGRID GRAVEL
FILL INSTALLATION
MEDIUM LOAD

SIZE D DRAWING NUMBER: TG-GRV-ML

SCALE 1:1.5

REV 03

SHEET 1 OF 1



13055 HARVEST PLACE
CLIFTON, VIRGINIA 20124
PH: (703) 865-7830
tony.morse@sanie.com
WWW.SANIECG.COM

TRUE GRID DETAIL

SUBMITTAL HISTORY	
DATE	DESCRIPTION
2/ / 2022	1ST SUBMISSION



DATE : FEBRUARY 2021
PROJECT COORDINATOR:
TONY C. MORSE

DESIGN FF DRAWN FF CHKD TM

SCALE H: N/A
V: N/A

JOB No. SC-21-100

FILE No.

SHEET 5 OF 5