



PARCEL 746
N/F
OLD VILLAGE SQUARE LLC



LOCATION MAP NOT TO SCALE

LEGEND

- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- ⊙ - TELEPHONE PEDESTAL/COMMUNICATOR
- ⊙ - SEWER LATERAL
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - ELECTRIC BOX
- ⊙ - SPOT ELEVATION SHOTS
- - - - - CONTOUR LINES
- ⊙ - XFMR - TRANSFORMER
- WL - WATER LATERAL
- WM - WATER METER
- ICV - IRRIGATION CONTROL VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - GRATE INLET
- ⊙ - POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- ⊙ - GUY LINE
- ⊙ - LIGHT POLE
- ⊙ - STORM DRAIN MANHOLE
- ⊙ - FIBEROPTICS MANHOLE
- ⊙ - AIR VACUUM
- ⊙ - GAS VALVE
- ⊙ - GAS MANHOLE
- ⊙ - MONITORING WELL

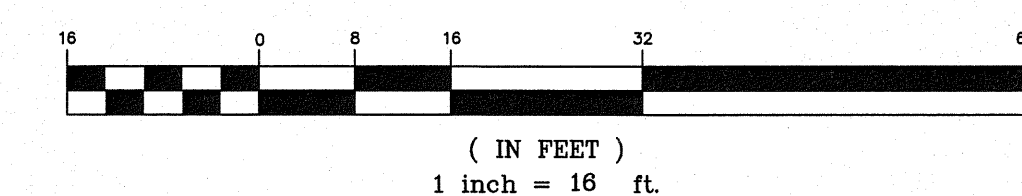
PARCEL 161
N/F
SADIE BRUIN PATRICK

TREE LEGEND

- WHIOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- PLM - PALMETTO
- CHY - CHERRY
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM
- B - BAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	121.81'	2288.21	121.80	S86°09'31"W	3°03'01"

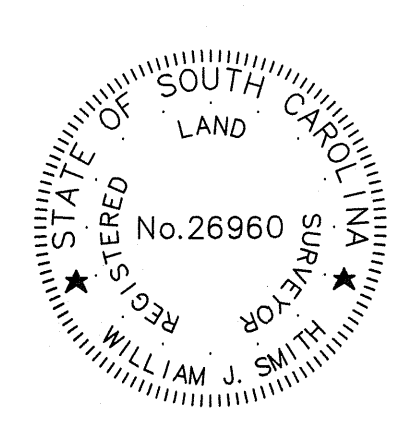
GRAPHIC SCALE



T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS

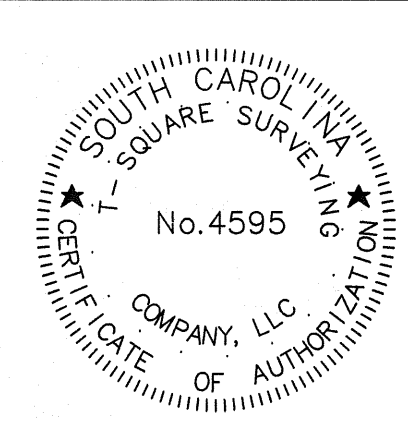
P.O. Drawer 330
139 Burnt Church Road
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tsquare@charleston.com
Phone 843-757-2650 Fax 843-757-5758

JOB No. 24-395AT



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & 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.

William J. Smith
WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

DEVSU, LLC

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF PARCELS 164B & 557
MAY RIVER ROAD, DISTRICT 610, TAX MAP 39,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39, PARCEL 164B & 557

Notes:

- According To FEMA Flood Insurance Rate Map # 45013C0426G This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation 1/4 Ft. NAVD83.
- This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
- This Survey Was Performed Without The Benefit Of A Wetland Delineation.
- All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s)
PLAT BOOK 88 AT PAGE 142

DRAWN BY: B.M.S.

APPROVED BY: W.J.S.

PARTY CHIEF: W.J.S.

DATE: SEPTEMBER 11, 2024



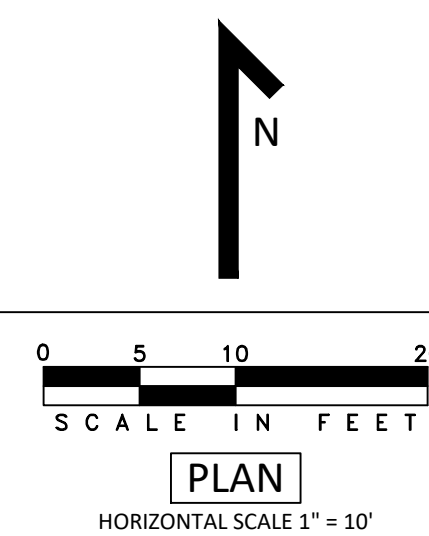
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DEVSU, LLC

1271 MAY RIVER ROAD
R610-039-000-557-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



REV #	DATE	DESCRIPTION
	DATE	7/29/20

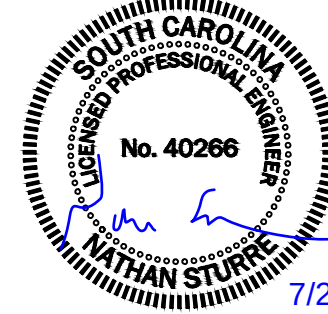
SHEET NAME

DEMOLITION & SWPP PLAN

SHEET NO.

C-2





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C-2

1.25 LB./LINEAR FT. STEEL POSTS

FILL FABRIC

MAXIMUM SPACING = 6 FT.

BACKFILL TRENCH WITH COMPACTED EARTH

RUNOFF

USE EITHER FLAT-BOTTOM OR V-BOTTOM TRENCH SEE DETAILS

HEAVY DUTY PLATE FOR STEEL (RESTRICT 8-INCHES OF)

BURY FABRIC

PLAN SYMBOL

—SF—SF—

1. **SILT FENCE** **GENERAL NOTES**
Do not place silts fences in stream channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
 - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
 - Overlap silt fence by installing 3-foot passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
 - Overlap entire width of the silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

The diagram illustrates a trench cross-section for a stormwater pipe. The trench is 6 feet wide at the top and 6 feet wide at the bottom. The depth is 24 inches (minimum). The trench is lined with filter fabric and filled with compacted earth. Heavy duty plastic ties are used to secure the filter fabric. The trench is designed to handle runoff. The diagram also shows a 15-inch to 24-inch dimension for the trench depth.

A cross-sectional diagram of a trench for filter fabric installation. The diagram shows a trench with a sloped side and a vertical wall. A filter fabric is shown being installed over the sloped side, secured by heavy-duty plastic ties. The filter fabric is labeled 'FILTER FABRIC' and 'BURY FILTER FABRIC AT LEAST 12-INCHES'. The vertical wall is labeled 'HEAVY DUTY PLASTIC TIES' and '18-IN. TO 24-IN.'. The sloped side is labeled 'COMPACTED EARTH' and 'RUNOFF'. The trench is labeled '6-IN.' and '24-IN. (MINIMUM)'.

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE

FEBRUARY 2014

DATE

SIL FENCE - POST REQUIREMENTS

1. Posts must be made of long steel posts that meet, at a minimum, the following physical characteristics:

- Composed of a high strength steel with a minimum yield strength of 50,000.
- Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
- Weigh 1.20 pounds per foot (4.89).

2. Posts shall be equipped with projections to aid in fastening of filter fabric.

3. Steel posts may need to have a metal soil stabilization plate welded near the bottom where the stabilization plate is installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 1/8 gauge steel, at a minimum. The metal soil stabilization plate should be composed of mild steel.

4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-feet above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.

5. Post spacing shall be at a maximum of 6-feet on center.

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
 - The process of manufacturing of long chain synthetic polymers of at least 85% by weight of polypropylenes, polyesters, or polyamides that are formed by extruding the material so that the filaments or yarns retain dimensional stability relative to each other;
 - Free of any treatment or coating which might adversely affect its physical properties after installation;
 - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and
 - Have a minimum width of 36-inches.
2. Use any fabric appearing on SC DOT's Qualified Products Listing (QPL) Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and tied into the trench in a baffle fashion.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 OF 2

GENERAL NOTES FEBRUARY 2014
DATE _____

1. **Regular Inspections of Slope Erosion and Maintenance**

The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. **Regular inspections of silt fence** shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. **Attention to sediment accumulations** along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. **Remove accumulated sediment** when it reaches 1/3 the height of the silt fence.
5. **Removed sediment** shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. **Check for areas where stormwater runoff** has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tee-backs and/or reinstall silt fence, as necessary.
7. **Check for tears** within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Remove damaged silt fence and reinstall new silt fence immediately.
8. **Silt fence** should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area should be permanently stabilized.

The diagram illustrates the construction of a straw bale wall. The cross-section (right) shows a wall with a core of straw bales, bound with wire, and an outer layer of native material or metal stakes. The plan view (left) shows a square wall layout with dimensions: 10' MIN. for the top and side lengths, and 'VARIES' for the height. The plan view also shows the placement of stakes and straw bales.

PLAN
 TYPE "ABOVE GRADE"
 WITH STRAW BALES

CROSS SECTION

NOTES
 1. ACTUAL LAYOUT DETERMINED IN FIELD

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"x24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
SOUTH CAROLINA DEPARTMENT OF PUBLIC HEALTH
STANDARD DRAWING NO. RC-07 [PAGE 1]
N.T.S.

Diagram illustrating a stockpile area. The area is defined by a trapezoidal shape with 3:1 slopes. The top width is 10" (TYP.). The area is labeled "SOIL/SEDIMENT STOCKPILE AREA". A "SILT FENCE (SEE DETAIL)" is shown on the right side. The "ORIGINAL GROUND SURFACE" is indicated by a line at the base of the stockpile.

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

TEMPORARY STOCKPILE
STANDARD DRAWING NO. SC-15 PAGE 1 of 1
NOT TO SCALE FEBRUARY 2014
DATE

TREE 1.
W P
2.
N
T
D

TREE PROTECTION ZONE
DO NOT ENTER

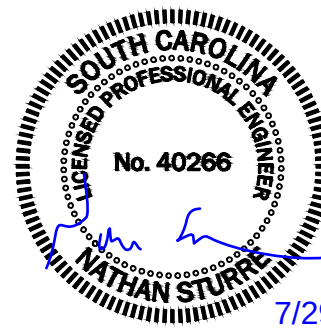
FENCE MATERIAL

4'-0"

10'-0"

1. INSTALL TREE PROTECTION FENCE AROUND ALL TREES TO REMAIN WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION, OR TREE REMOVALS.
2. TREE PROTECTION ZONE WARNING SIGNAGE SHALL BE INSTALLED ALONG ALL REQUIRED TREE PROTECTION FENCING., SPACING SHALL BE NO MORE THAN 150 FEET APART. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET WITH THE MESSAGE "TREE PROTECTION ZONE: DO NOT ENTER."

N.T.S.



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DEVSU, LLC

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

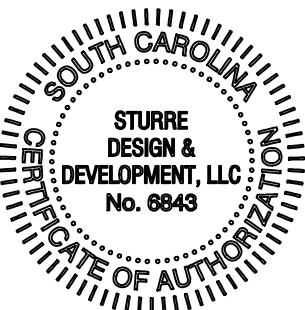


DATE	7/29/2025
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SWPPP DETAILS

C-3

July 31, 2005	South Carolina DHEC Storm Water Management BMP Handbook	26
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ENGINEER OF RECORD

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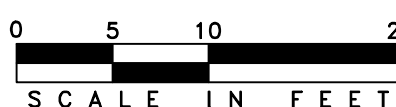
PREPARED FOR:

DEVSU, LLC

PROJECT:

1271 MAY RIVER ROAD
R610-039-000-557-0000

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1"=10'



REV #	DATE	DESCRIPTION

SHEET NAME

STORMWATER
COMPLIANCE PLAN

SHEET NO.

C-5

DEVELOPMENT AREA CALCULATION	PRE			POST			CHANGE
	SF	AC	%	SF	AC	%	
TOTAL AREA	14,812	0.340	100%	14,812	0.340	100%	-
BUILDING & STAIRS	-	-	0%	4,676	0.107	32%	4,469
ASPHALT	4,115	0.094	28%	1,704	0.039	12%	-2411
CONCRETE	-	-	0%	1,232	0.028	8%	1232
TOTAL IMPERVIOUS	4,115	0.094	28%	7,612	0.175	51%	3,497
PERVIOUS PARKING	-	-	0%	1,657	0.038	11%	1,657
RAIN GARDEN	-	-	0%	669	0.015	5%	669
TOTAL BMP	-	-	0%	2,326	0.053	16%	2,326
REMAINING OPEN SPACE	10,698	0.246	72%	4,875	0.112	33%	-5,823

- IMPERVIOUS AREA
- BMP AREA
- PERVIOUS OPEN SPACE
- STORMWATER RUNOFF DIRECTIONAL FLOW ARROW

NOTE: GEOTECHNICAL INVESTIGATIONS ARE UNDERWAY TO APPROPRIATELY DESIGN SYSTEM. DETAILED DESIGN TO BE PROVIDED AT TIME OF WATERSHED SUBMITTAL.

PARCEL 746
N/F
OLD VILLAGE SQUARE LLC

RAINGARDEN BMP
DEPTH: 2'
WG ELEV. @ 1.5' DEPTH
WG VOLUME = 500 CF
TOTAL VOLUME = 797 CF

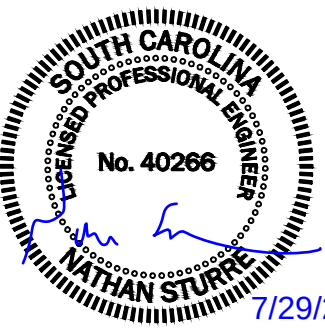
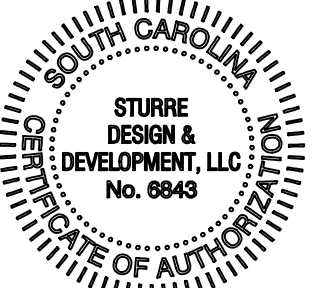
RG OUTFALL
STRUCTURE (TYP)

45 LF 12" HDPE
@ 0.5%

63 LF 12" HDPE
@ 0.5%

PERVIOUS PARKING BMP
APPROX. 185 SY
WG VOLUME (40% VOID SPACE) = 988 CF
18" RESERVOIR DEPTH
ASSUMED SHOW 2.0' BELOW GRADE

(SC HWY 46) MAY RIVER ROAD*66' R/W

**ENGINEER OF RECORD**

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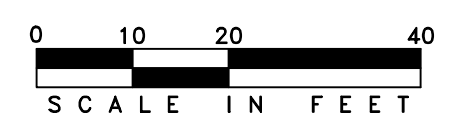
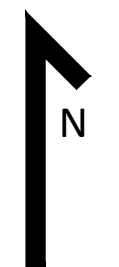
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PLAN

HORIZONTAL SCALE 1" = 20'



REV #	DATE	DESCRIPTION

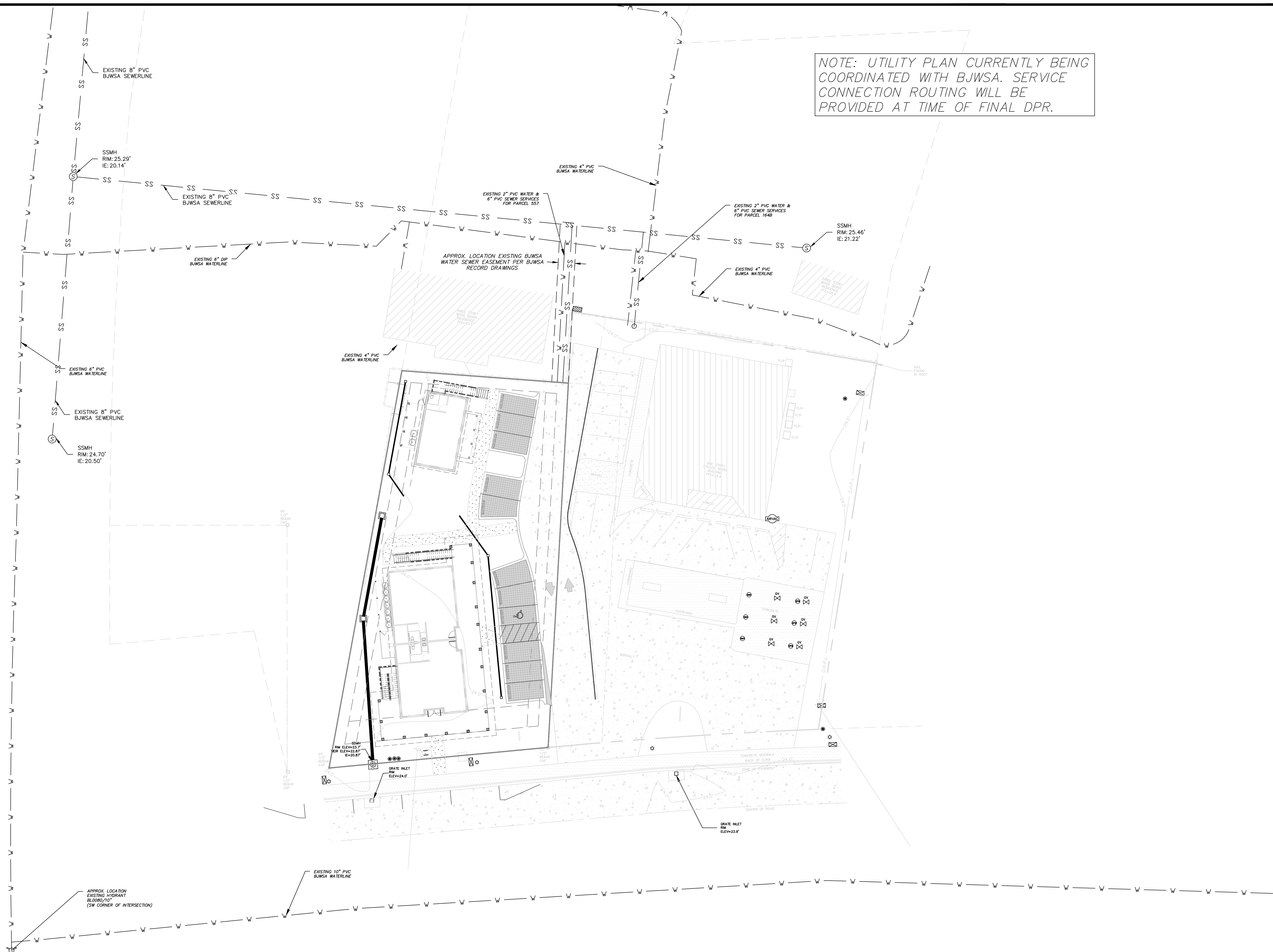
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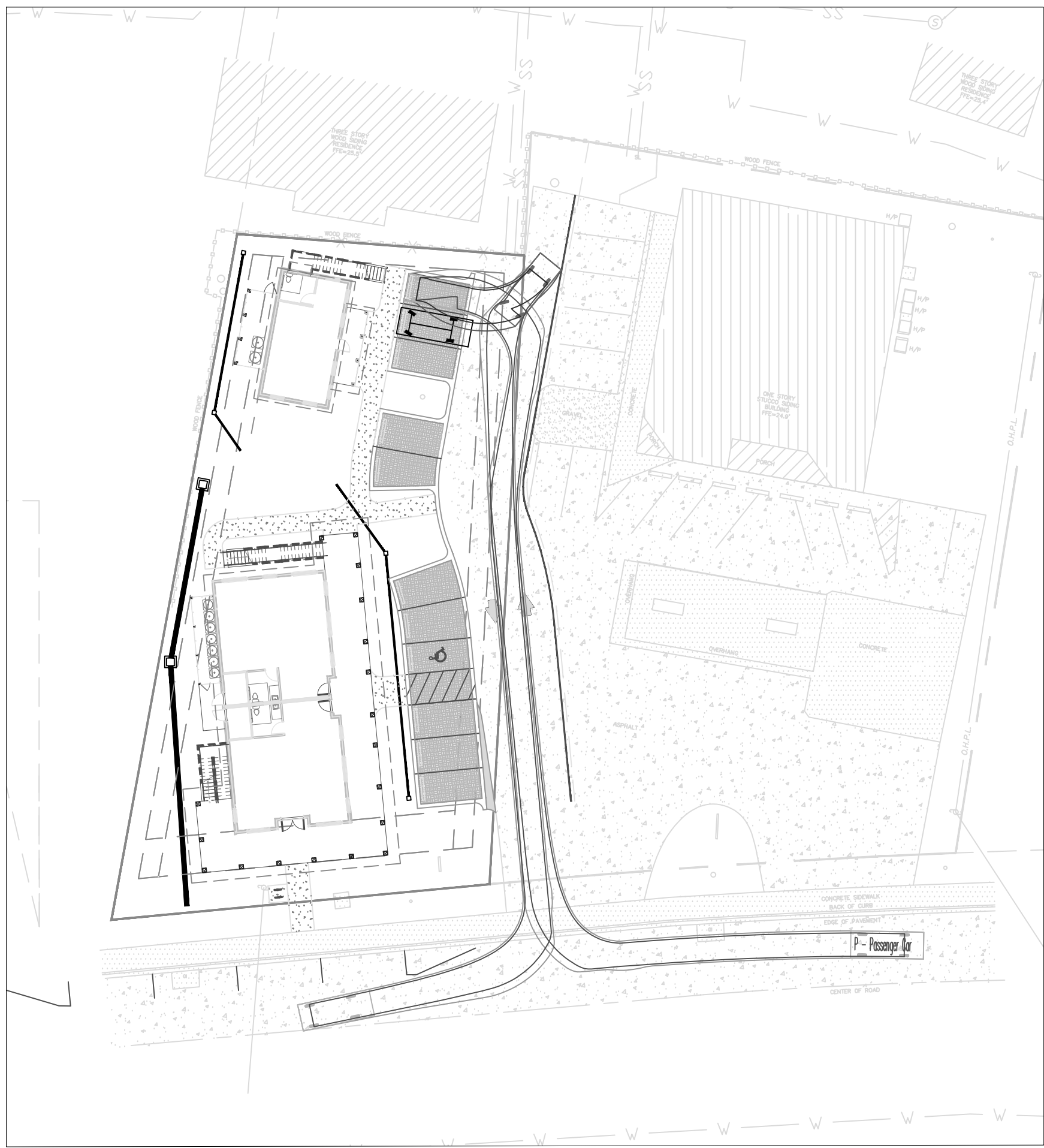
UTILITY PLAN

SHEET NO.

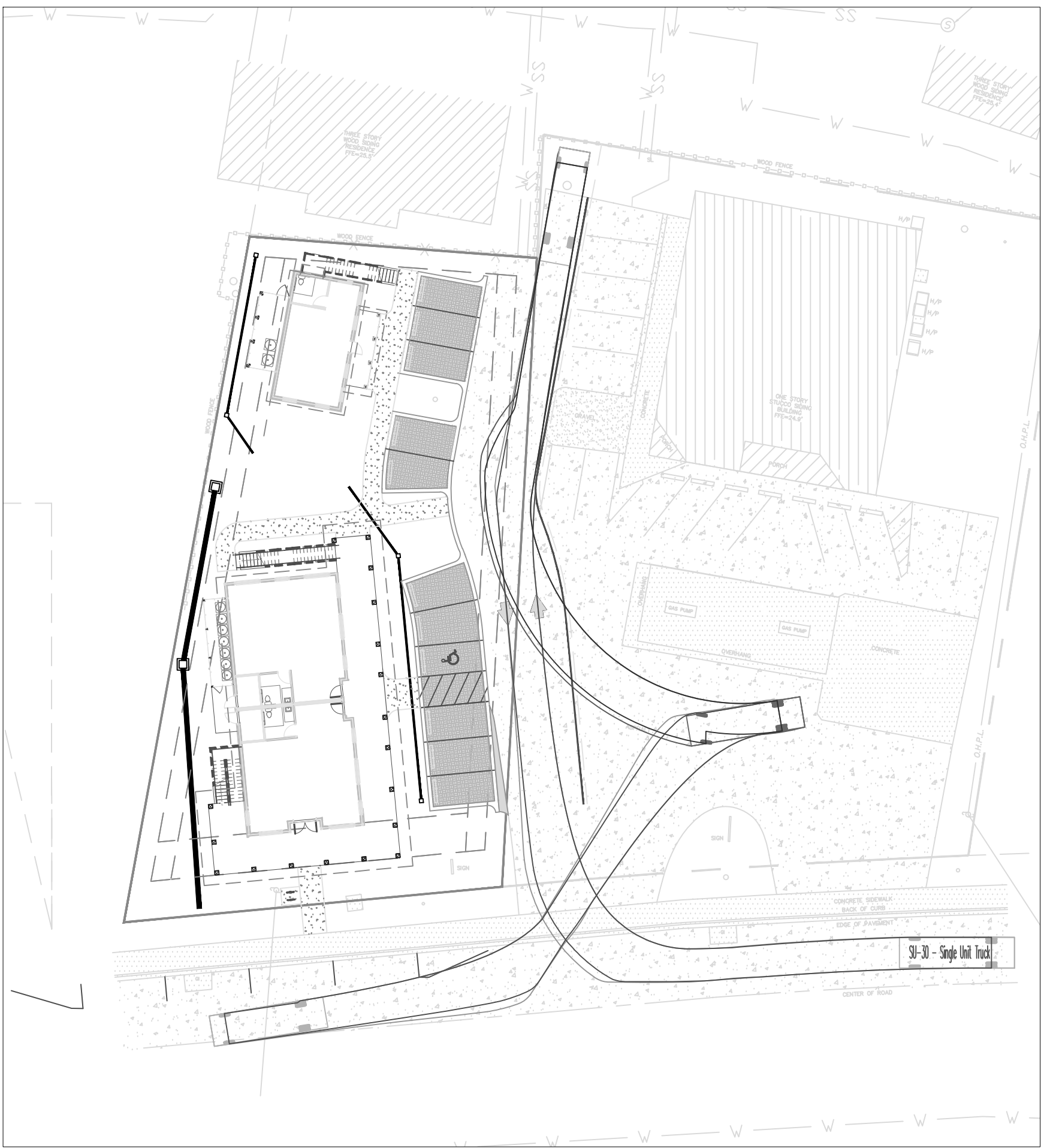
C-6

NOTE: UTILITY PLAN CURRENTLY BEING
COORDINATED WITH BJWSA. SERVICE
CONNECTION ROUTING WILL BE
PROVIDED AT TIME OF FINAL DPR.

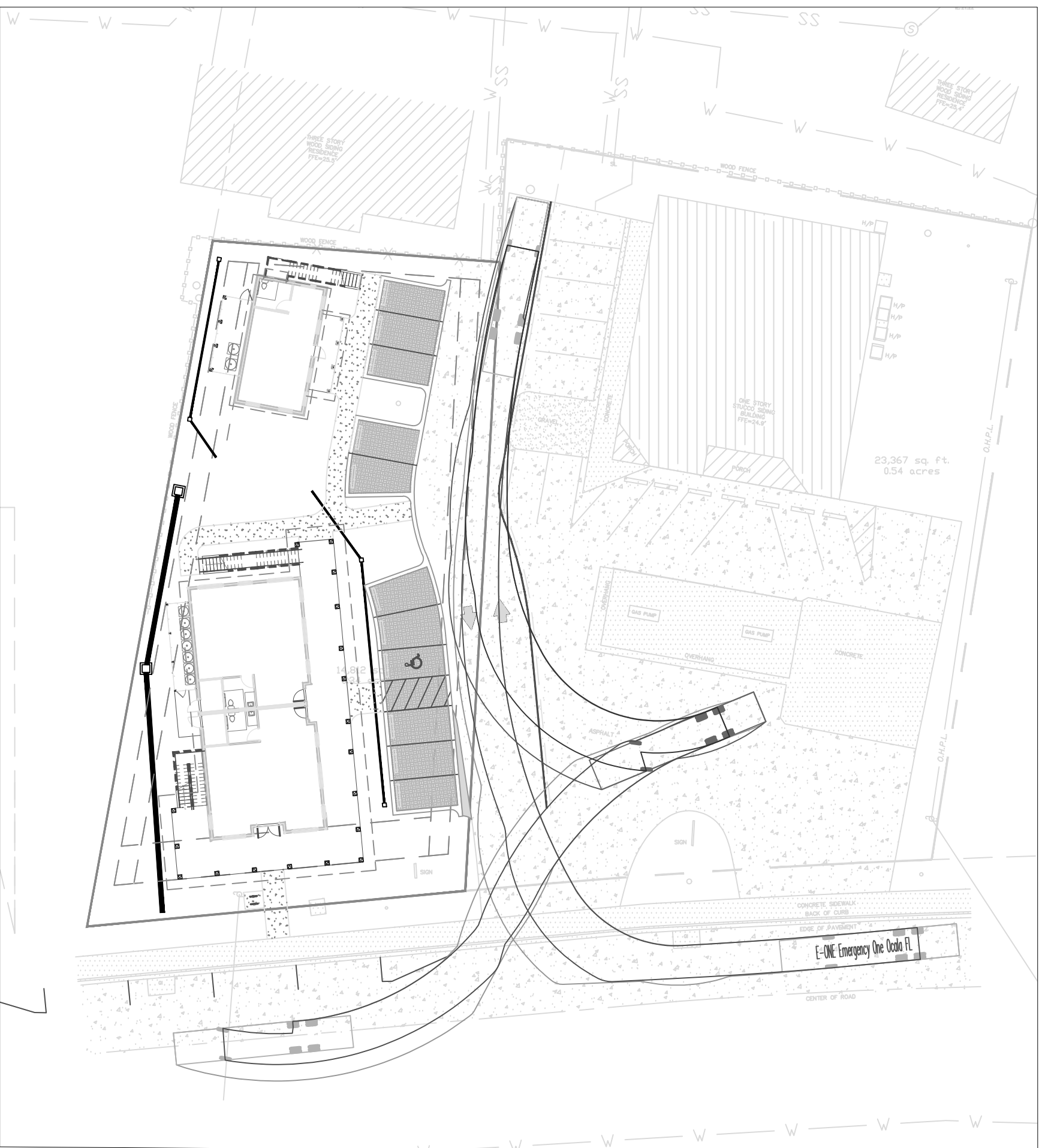




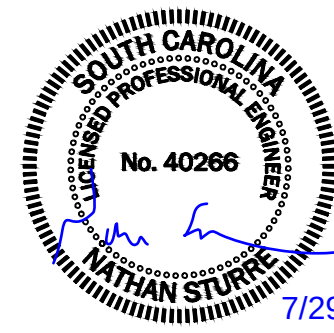
DESIGN VEHICLE
PASSENGER CAR
WIDTH = 7.000
LENGTH = 19.000
W/W RADIUS = 25.556



DESIGN VEHICLE
DUMP TRUCK - SU 30 SINGLE UNIT TRUCK
WIDTH = 8.000
LENGTH = 30.000
W/W RADIUS = 43.480



DESIGN VEHICLE
FIRE TRUCK - E1 EMERGENCY OCALA, FL
WIDTH = 8.333
LENGTH = 46.333
W/W RADIUS = 44.272



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PLAN

HORIZONTAL SCALE 1" = 30'



REV #	DATE	DESCRIPTION

SHEET NAME

AUTO-TURN EXHIBIT

SHEET NO.

PLANNING COMMISSION REVIEW

1271 MAY RIVER ROAD
PROFESSIONAL BUILDING
AND CARRIAGE HOUSE

BLUFFTON, SOUTH CAROLINA

06/03/2025
07/30/2025

GENERAL NOTES:

1.

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2.

THIS IS A DESIGN DEVELOPMENT SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNER OR OWNERS REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO ALL NATIONAL, STATE AND LOCAL CODES. J.K. TILLER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY WRONGFUL CONSTRUCTION PRACTICES.
3.

ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS, REPORT ANY DISCREPANCIES TO THE OWNER OR OWNERS REPRESENTATIVE.
4.

ALL SURVEY AND SITE INFORMATION HAS BEEN OBTAINED FROM T-SQUARE SURVEYING, DATED 9/11/2024, JOB# 24-395AT.
5.

IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
6.

THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
7.

EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
8.

THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY LOCAL PLANNING, ZONING AND BUILDING CODE AUTHORITIES.
9.

J.K. TILLER ASSOCIATES, INC., THE OWNERS AND / OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNERS REPRESENTATIVE SHALL, IF NECESSARY, MAKE 'INFIELD MODIFICATIONS'.
10.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.
11.

THE CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT IS NOT SCHEDULED TO BE REMOVED.
12.

THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
13.

ALL WORKMANSHIP AND INSTALLATION FOR ALL TRADES SHALL MEET OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS AND/OR ALL NATIONAL, STATE, AND LOCAL CODES.
14.

ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY J.K. TILLER ASSOCIATES, INC. AND THE OWNER OR OWNERS REPRESENTATIVE.

SHEET INDEX

- CS

COVER SHEET
- L1

EXISTING CONDITIONS
- L2

DEMOLITION
- L3

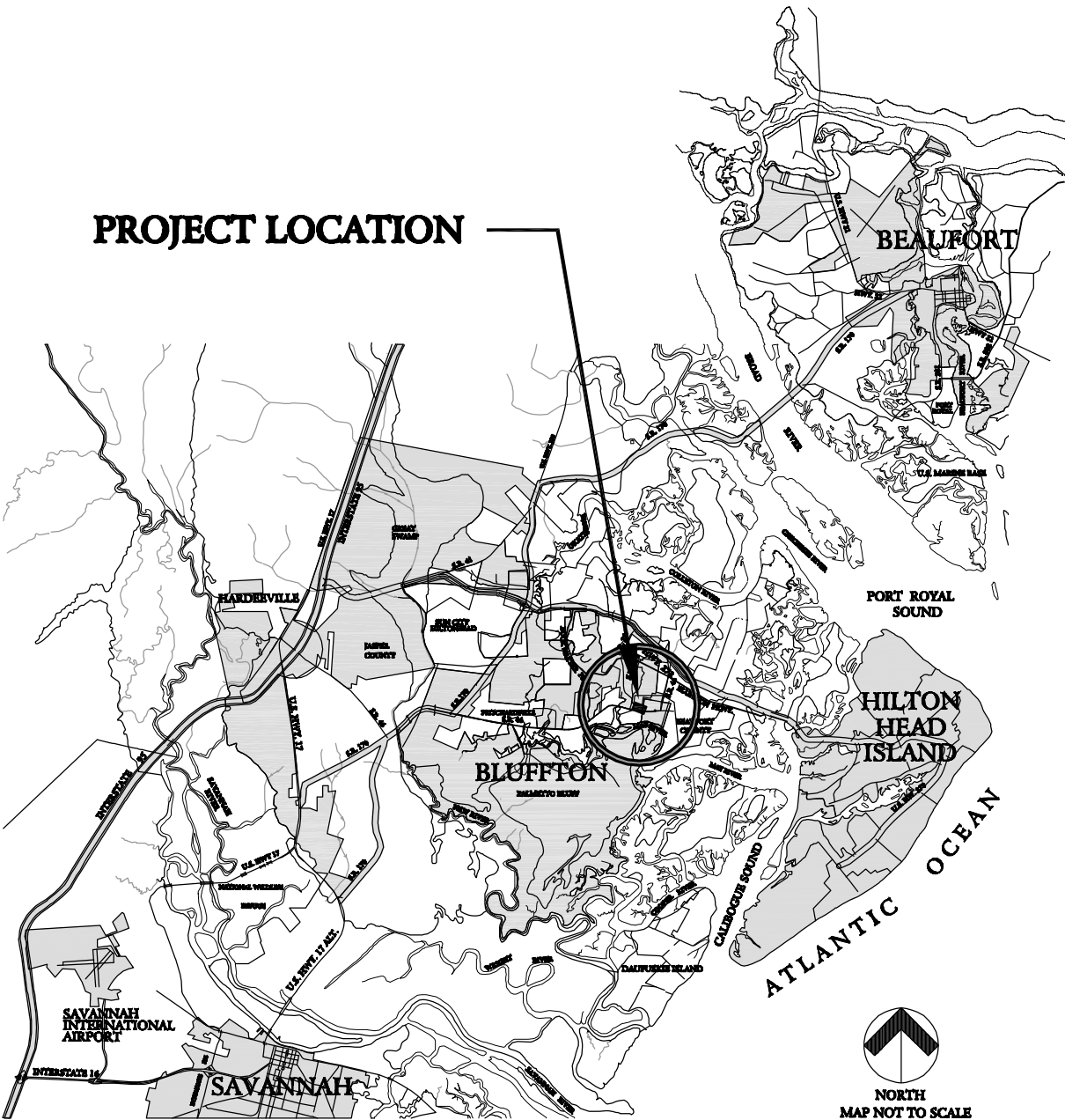
SITE PLAN
- L4

SITE DATA
- L5

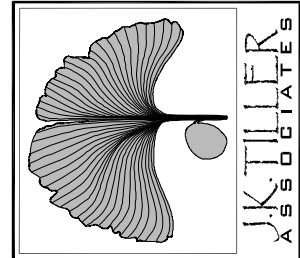
PLANTING PLAN
- L6

PLANTING SCHEDULE

CAUTION



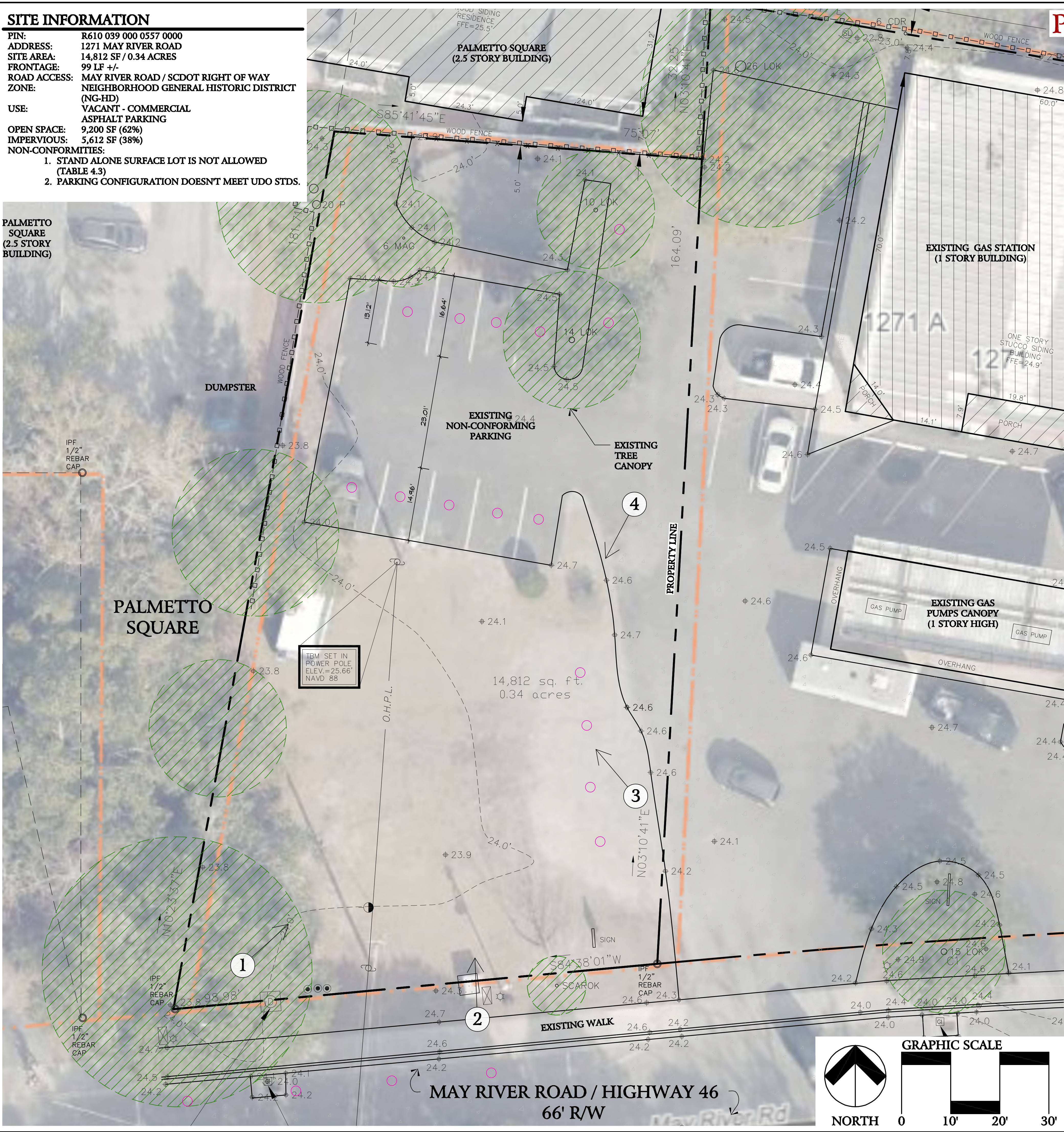
JKT JOB NUMBER: 202501-02



SITE INFORMATION

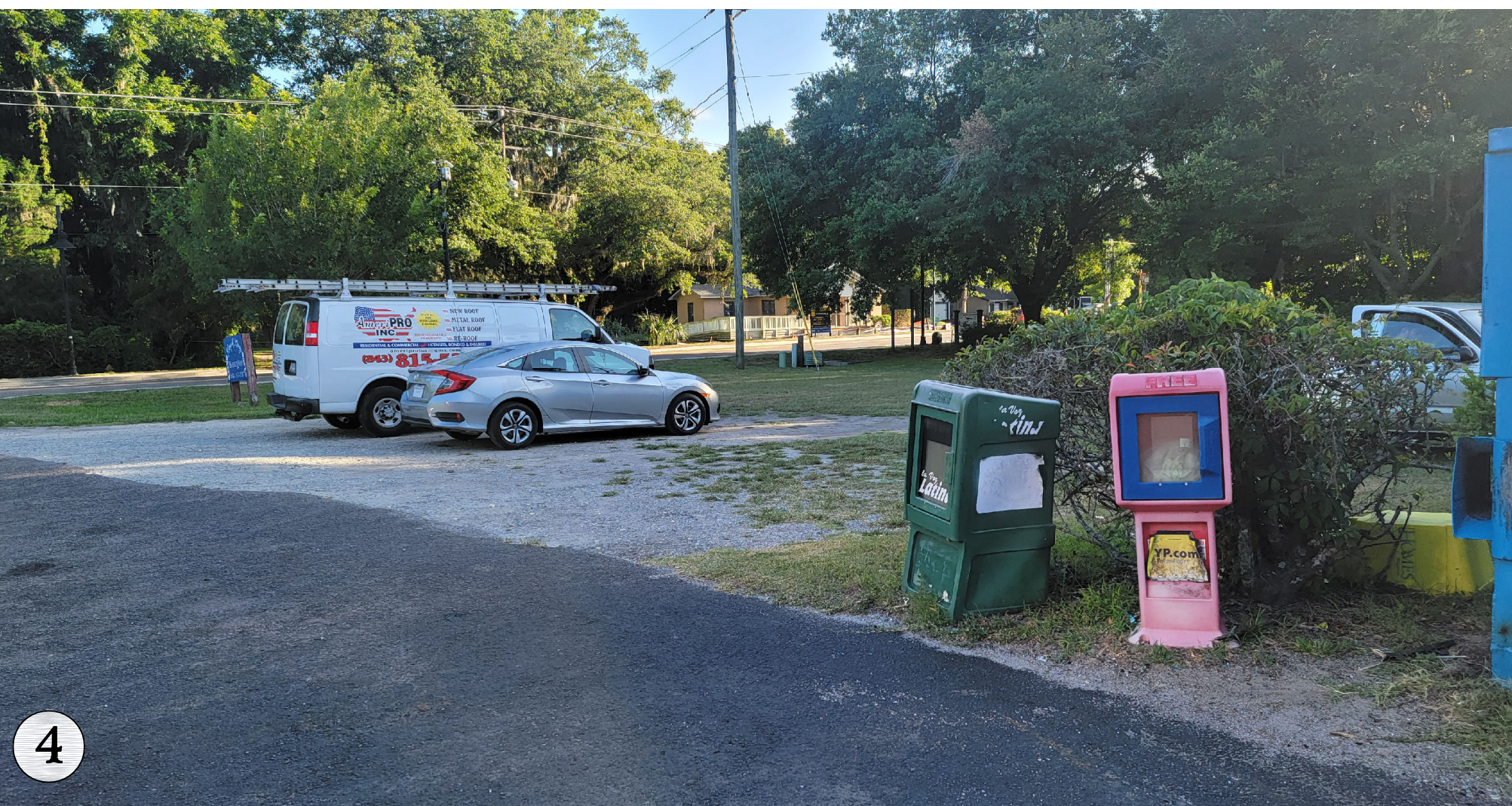
PIN: R610 039 000 0557 0000
ADDRESS: 1271 MAY RIVER ROAD
SITE AREA: 14,812 SF / 0.34 ACRES
FRONTAGE: 99 LF +/-
ROAD ACCESS: MAY RIVER ROAD / SCDOT RIGHT OF WAY
ZONE: NEIGHBORHOOD GENERAL HISTORIC DISTRICT (NG-HD)
USE: VACANT - COMMERCIAL
ASPHALT PARKING
OPEN SPACE: 9,200 SF (62%)
IMPERVIOUS: 5,612 SF (38%)
NON-CONFORMITIES:
1. STAND ALONE SURFACE LOT IS NOT ALLOWED (TABLE 4.3)
2. PARKING CONFIGURATION DOESN'T MEET UDO STDS.

PALMETTO SQUARE
(2.5 STORY BUILDING)

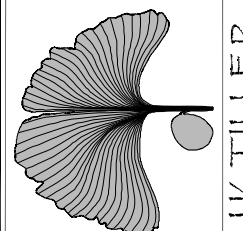


PRELIMINARY NOT FOR CONSTRUCTION

SITE PHOTOS



J. K. TILLER ASSOCIATES, INC.
LAND PLANNING
181 BLUFFTON ROAD, SUITE B104
BLUFFTON, SC 29910
Voice 843.815.4800
jtiller@jktiller.com

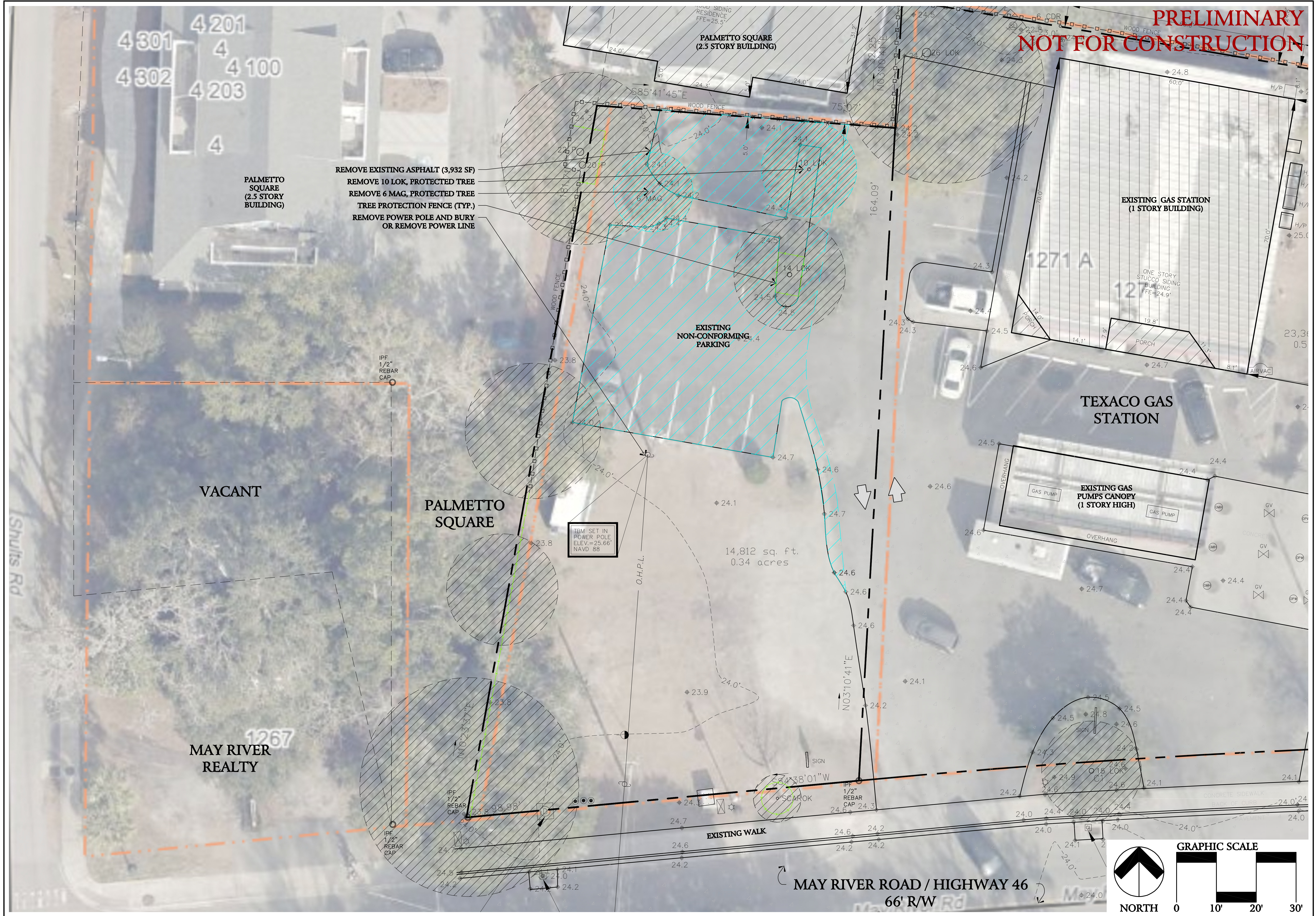


1271 May River Road
Professional Building
Town of Bluffton, South Carolina

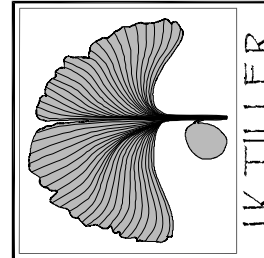
Sheet Title:
Existing Conditions
Job Number:
202501-02
Date:
06/03/2025
Drawn:
KJD
Approved:

Revisions:
07/30/2025

Sheet
L1
Of 7



J. K. TILLER ASSOCIATES, INC.
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BLUFFTON, SC 29910
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jtiller@jktiller.com



1271 May River Road
Professional Building
Town of Bluffton, South Carolina

Sheet Title:
Demolition Plan

Job Number:
202501-02

Date:
06/03/2025

Drawn:
KJD

Approved:

Revisions:
07/30/2025

Sheet
L2
Of 7

SITE INFORMATION

COMMERCIAL LOT
PIN: R610 039 000 0557 0000
ADDRESS: 1271 MAY RIVER ROAD
ACRES: 0.34 ACRES
FRONTAGE: 99 LF +/-
ROAD ACCESS: MAY RIVER ROAD / SCDOT RIGHT OF WAY
ZONING: NEIGHBORHOOD GENERAL HISTORIC DISTRICT (NG-HD)

DEVELOPMENT SUMMARY

EXISTING SITE AREA: 14,812 SF
PROPOSED USES: MIXED USE
PROFESSIONAL SERVICE AND RESIDENTIAL

BUILDING AREAS (COLONNADES ARE NOT INCLUDED):
PROF. BLDG. 1ST: 1,944 SF
PROF. BLDG. 2ND: 1,980 SF / 2 DU
PROF. BLDG. 3RD: 1,335 SF / 2 DU
CARRIAGE HOUSE 1ST: 600 SF
CARRIAGE HOUSE 2ND: 600 SF / 1 DU

PARKING REQUIRED: 15 TOTAL
TABLE 5.15.7.C.1.a 12 PROFESSIONAL BLDG
4 OFFICE/RETAIL
8 RESIDENTIAL
3 CARRIAGE HOUSE
2 OFFICE/RETAIL
1 RESIDENTIAL

PARKING: PROPOSED: 11 SPACES (INCL. 1 HC)
4 SPACES ON-STREET

BIKE PARKING: 1 BIKE RACK REQUIRED
5.11.6 2 BIKE RACKS PROVIDED

FOUNDATION PLANTING: 8' AROUND ALL STRUCTURES
5.3.7.E

WASTE SERVICE: ROLL OUT BINS

SIGNAGE: PERMITTED SEPARATELY

DETENTION AREA: 609 SF

NOTE: SEE UDO REFERENCES ON SITE DATA SHEET

ALLOWED & CONDITIONAL* USES IN NG -HD (TABLE 4.3)

RESIDENTIAL: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, ACCESSORY DWELLING UNIT*

AGRICULTURAL: AGRICULTURAL USE AND STRUCTURES

COMMERCIAL: OUTDOOR SALES*, RETAIL BUSINESSES*, PERSONAL SERVICE ESTABLISHMENTS, RESTAURANT*, FUELING/ SERVICE STATION INCLUDING FUEL PUMPS/ CONVENIENCE STORE*, CAR WASH*

LODGING: SHORT-TERM RENTAL*, HOMESTAY RENTAL, BED AND BREAKFAST, INNS

OFFICE: HOME OCCUPATION, PROFESSIONAL SERVICES

HUMAN CARE: FAMILY DAY CARE HOME, GROUP DAY CARE HOME, CHILD CARE CENTER, MEDICAL OFFICES AND CLINICS, NURSING HOMES

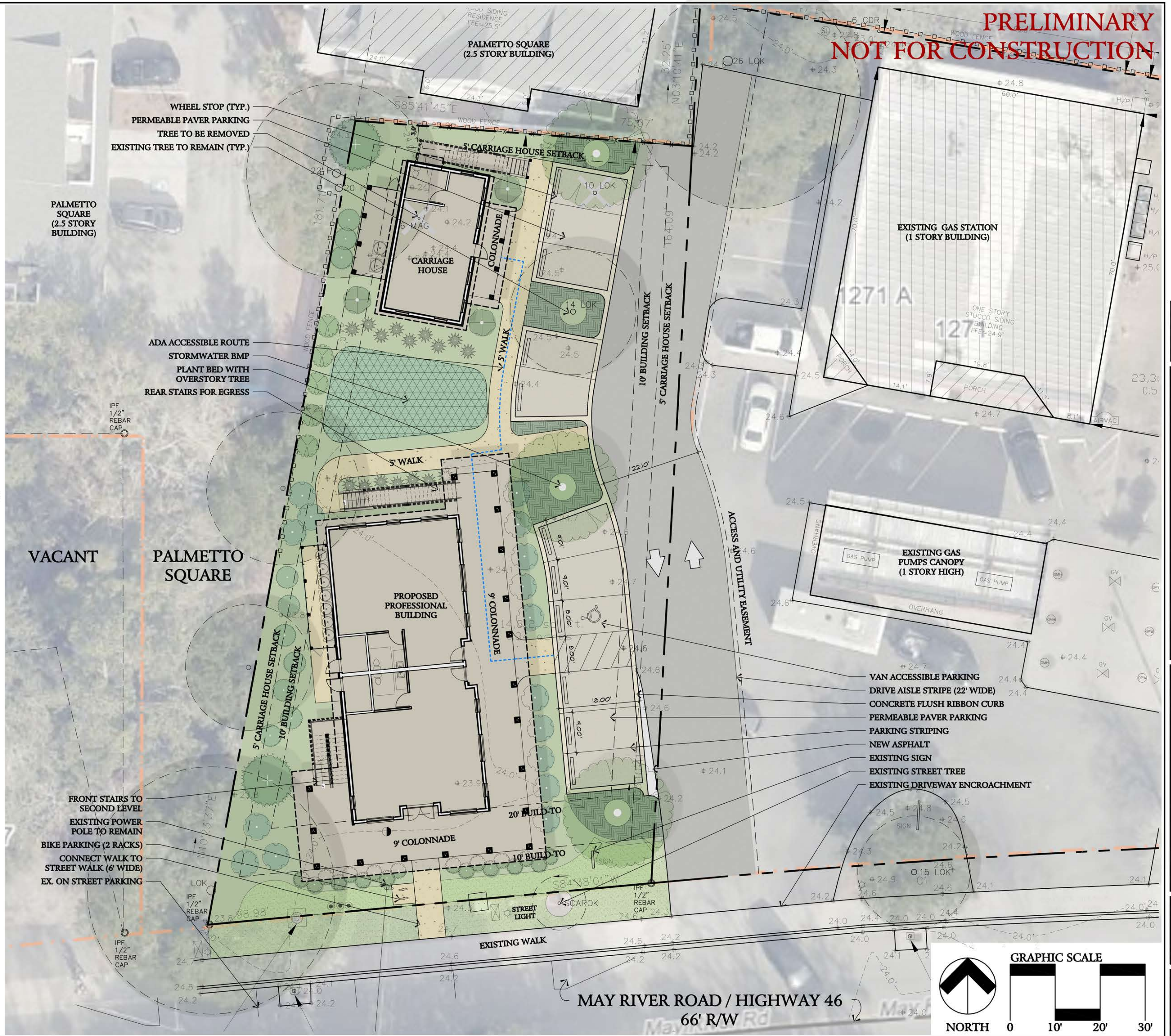
CIVIC: CEMETERY, SOCIAL CENTER, GOVERNMENT BUILDING, PARKS, MUSEUM, RELIGIOUS ASSEMBLY, SCHOOL, UTILITIES

INDUSTRIAL: ARTISAN WORKSHOP, CONTRACTOR'S OFFICE*, MANUFACTURING STOREFRONT*

LOT STANDARDS (SEC. 5.15.5.C)

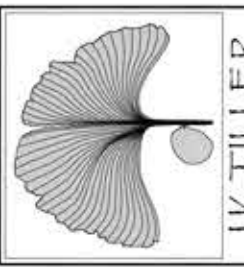
BUILDING TYPE: MAIN STREET/ ADDITIONAL BUILDING TYPE
LOT WIDTH: 70'-100'
SETBACKS: 10'-20' FRONT
25' REAR
10' SIDE
HEIGHT: 2-2.5 STORIES
MAX. FOOTPRINT: 2,000 SF (NOT INCLUDING COLONNADES)
SIZE RANGE: 2,000 - 5,500 SF (NOT INCLUDING COLONNADES)
TYP BLDG. WIDTH: 10'-55'

BUILDING TYPE: CARRIAGE HOUSE
SETBACKS: 5' REAR
5' SIDE
HEIGHT: 1-2 STORIES
MAX. FOOTPRINT: 800 SF (NOT INCLUDING COLONNADES)
SIZE RANGE: 121 - 1,200 SF (NOT INCLUDING COLONNADES)



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NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECTURE
BLUFFTON, SC 29910
Voice 843.815.4800
Fax 843.815.4802
jktiller@jktiller.com



1271 May River Road
Professional Building
Town of Bluffton, South Carolina

Sheet Title:
Site Plan

Job Number:
202501-02

Date:
06/03/2025

Drawn:
KD

Approved:

Revisions:
07/30/2025

Sheet

L3
Of 7

TREE COVERAGE

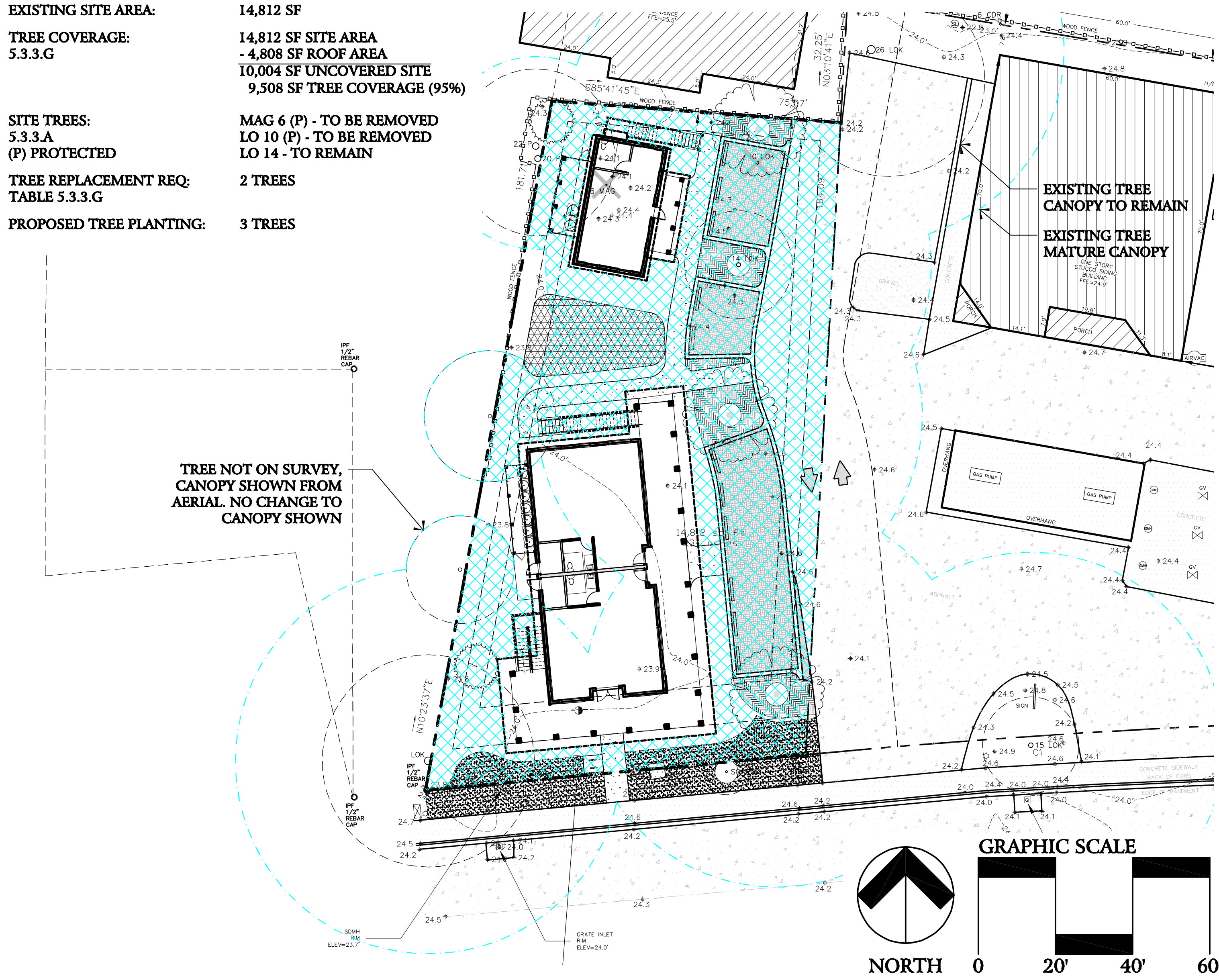
EXISTING SITE AREA: 14,812 SF

TREE COVERAGE: 14,812 SF SITE AREA
5.3.3.G - 4,808 SF ROOF AREA
10,004 SF UNCOVERED SITE
9,508 SF TREE COVERAGE (95%)

SITE TREES: MAG 6 (P) - TO BE REMOVED
5.3.3.A LO 10 (P) - TO BE REMOVED
(P) PROTECTED LO 14 - TO REMAIN

TREE REPLACEMENT REQ: 2 TREES
TABLE 5.3.3.G

PROPOSED TREE PLANTING: 3 TREES



DEVELOPMENT SUMMARY

EXISTING SITE AREA: 14,812 SF

PROPOSED USES: MIXED-USE PROFESSIONAL SERVICE OR RETAIL AND RESIDENTIAL

BUILDING AREAS (DOES NOT INCLUDE PORCHES):

- PROF. BLDG. 1ST: 1,944 SF
- PROF. BLDG. 2ND: 1,980 SF / 2 DU
- PROF. BLDG. 3RD: 1,335 SF / 2 DU
- CARRIAGE HOUSE 1ST: 600 SF
- CARRIAGE HOUSE 2ND: 600 SF / 1 DU

BUILDING TYPE: PROFESSIONAL BUILDING: MAIN STREET/ADDITIONAL CARRIAGE HOUSE:

PARKING REQUIRED: 15 TOTAL
TABLE 5.15.7.C.1.a 12 PROFESSIONAL BLDG 4 OFFICE/RETAIL 8 RESIDENTIAL 3 CARRIAGE HOUSE 2 OFFICE/RETAIL 1 RESIDENTIAL

PARKING: PROPOSED: 15 TOTAL
11 SPACES (INCL. 1 HC) 4 SPACES ON-STREET

BIKE PARKING: 1 BIKE RACK REQUIRED
5.11.6 2 BIKE RACKS PROVIDED

FOUNDATION PLANTING: 8' AROUND ALL STRUCTURES
5.3.7.E

WASTE SERVICE: ROLL OUT BINS

SIGNAGE: TO BE PERMITTED SEPARATELY

DETENTION AREA: 609 SF

NEIGHBORHOOD GENERAL - HD: APPLICABLE UDO CODES

Table 5.3.3.G Number of Replacement Trees Required		
Protected Tree DBH Removed	Number of Replacement Trees	Number of Replacement Trees
Significant Trees ≥24 inches; any tree listed on the America's Historic Tree Register maintained by American Forests; all trees, regardless of size, located within regulated wetland buffers	5 trees or 3 trees with a 6-inch caliper at time of planting	
18 inches < 24 inches	3 trees	
12 inches < 18 inches	2 trees	
8 inches < 12 inches	1 tree	
24 inches for the following trees: American holly, dogwood, redbud, southern magnolia, and red buckeye	1 tree	

5.3.7 Specific Landscaping Standards

E. Foundation Plantings

- Except when a build-to line or minimum setback identified in this Ordinance makes the provision of foundation plantings impractical, a foundation planting area at least 8 feet wide shall be maintained around all structures. The foundation planting shall incorporate a mixture of trees, shrubs, and ground covers in order to soften the building facade. Foundation plantings shall not be required along any building elevation or portion thereof that contains only service and/or delivery area that are not visible from any roadway.
- Foundation planting(s), as described above, shall only be provided along the front yard elevation(s) for single-family detached residential uses.

5.9.4 Access Management Standards

A. Intent

- The intent of this section is to improve traffic operations; reduce potential for crashes; improve pedestrian and transit environments; and preserve the vehicular carrying capacity of roads through regulations on the number, spacing, placement and design of access points (driveways and intersections).
- This section is also intended to help ensure coordination between the Town of Bluffton and Beaufort County and the South Carolina Department of Transportation (SCDOT) for access to roads under their jurisdiction.

B. Applicability

- Regulations, Regulations adopted by the applicable jurisdictions shall apply for sites along state or county roads. Where conflicts occur, the more restrictive regulations and standards shall apply.
- Development Regulated. The standards of this section shall apply to development with frontage along arterial and collector roadways as noted below.

C. Standards

- Compliance with Corridor Plan. Access shall generally be consistent with Access Management Plans and Corridor Plans adopted by the Town of Bluffton and the recommendations of any related plan.
- Number of Driveways. The number of driveways shall be the fewest necessary to provide reasonable access to the site.
- Intersection and Driveway Spacing. Spacing shall be governed by the SCDOT Access and Roadside Management Standards (ARMS).
- Consideration of Adjacent Sites. Where the subject site adjoins land that may be developed or redeveloped in the future, the access shall be located to ensure the adjacent site(s) can also meet the access location standards in the future and a connection shall be provided between adjacent sites.
- Access Design. Where practical given right-of-way constraints, driveways shall be designed with radii, taper and other geometrics as determined by the UDO Administrator in consideration to the disruption of through traffic and to provide a safe crossing environment.
- Sight Distance. Driveways shall be located so as not to interfere with safe intersection sight distance as determined by American Association of State Highway and Transportation Officials (AASHTO) Green Book as amended.
- Shared Driveways. Where possible access shall be provided via a shared driveway or service drive.
- Restricted Turning Movement. Where driveways are proposed along a road segment defined as a high crash rate area, one that experiences significant traffic congestion/delays, or where left-turn access is available through other means, driveway design may be required to include channelization or signage that prohibits certain turning movements.

Table 5.11.4.A.1 Parking Space Design Standards			
Parking Angle (degrees)	Curb Length (feet)	Stall Depth (feet)	Side Width (feet)
90°	12	12	12
45°	12	12	12
30°	12	12	12

5.11.4 Standards: Design Standards for Parking Areas and Parking Lots

A. The following dimensional requirements for parking spaces shall be applicable to all parking areas and parking lots other than single-family detached residential parking on the lot:

- Diagonal/angled and perpendicular parking spaces and parking space sizes shall conform to the following table of minimum values.

Parking Dimensional Standards

- For any non-residential use that requires at least 25 parking spaces, up to 10% of the parking spaces may be designated for compact car parking. Compact parking spaces shall be grouped, where possible, and designated by signage or pavement marking. Compact parking space dimensions shall be no less than nine (9) feet wide and 15 feet in length. Golf cart parking spaces shall not count towards required parking spaces. If golf cart parking spaces are provided, parking space dimension shall not be less than six (6) feet wide by 12 feet in length.
- Parallel parking spaces shall be a minimum of nine (9) feet in width and 22 feet in length.
- Wheel stops shall be provided in all parking facilities without curbing. The vehicle side of the wheel stop shall be no more than 18 inches from the end of the parking space.
- Each parking bay shall be separated from other parking bays by a median. All medians shall be at least 12 feet wide.
- Not more than eight (8) continuous parking spaces shall be allowed in a row of parking without separation by a landscape island. Each landscape island shall be at least 10 feet in width.
- A landscape island of at least 12 feet in width shall be provided at the ends of each parking bay.

Table 5.11.6 Standards: Bicycle Parking					
Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property line)	Height (in stories)
Carriage House	See Sec. 5.15.8.F, for placement and other requirements.	5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'
Bungalow Court	See Sec. 5.15.8.F, for placement and other requirements.	5'	5'	1-2	
Cottage	10'-20'	50'-100'	N/A	25'	10'
Medium House	10'-20'	50'-100'	N/A	25'	10'
Village House	10'-20'	50'-100'	N/A	30'	15'
Sideyard House	10'-15'	50'-65'	N/A	30'	15'
Vernacular House	10'-20'	60'-100'	N/A	30'	15'
Center Hall House	15'-25'	70'-100'	N/A	30'	15'
Civic Building	10'-35'	N/A	N/A	30'	10'

As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance, additional building types may be allowed in the Neighborhood General-HD zoning district. Building types not specifically listed shall be regulated by the following general

OPEN SPACE

EXISTING SITE AREA: 14,812 SF

REQUIRED OPEN SPACE (5.6.3): 2,963 SF (20%)

PROPOSED OPEN SPACE: 5,887 SF (40%)

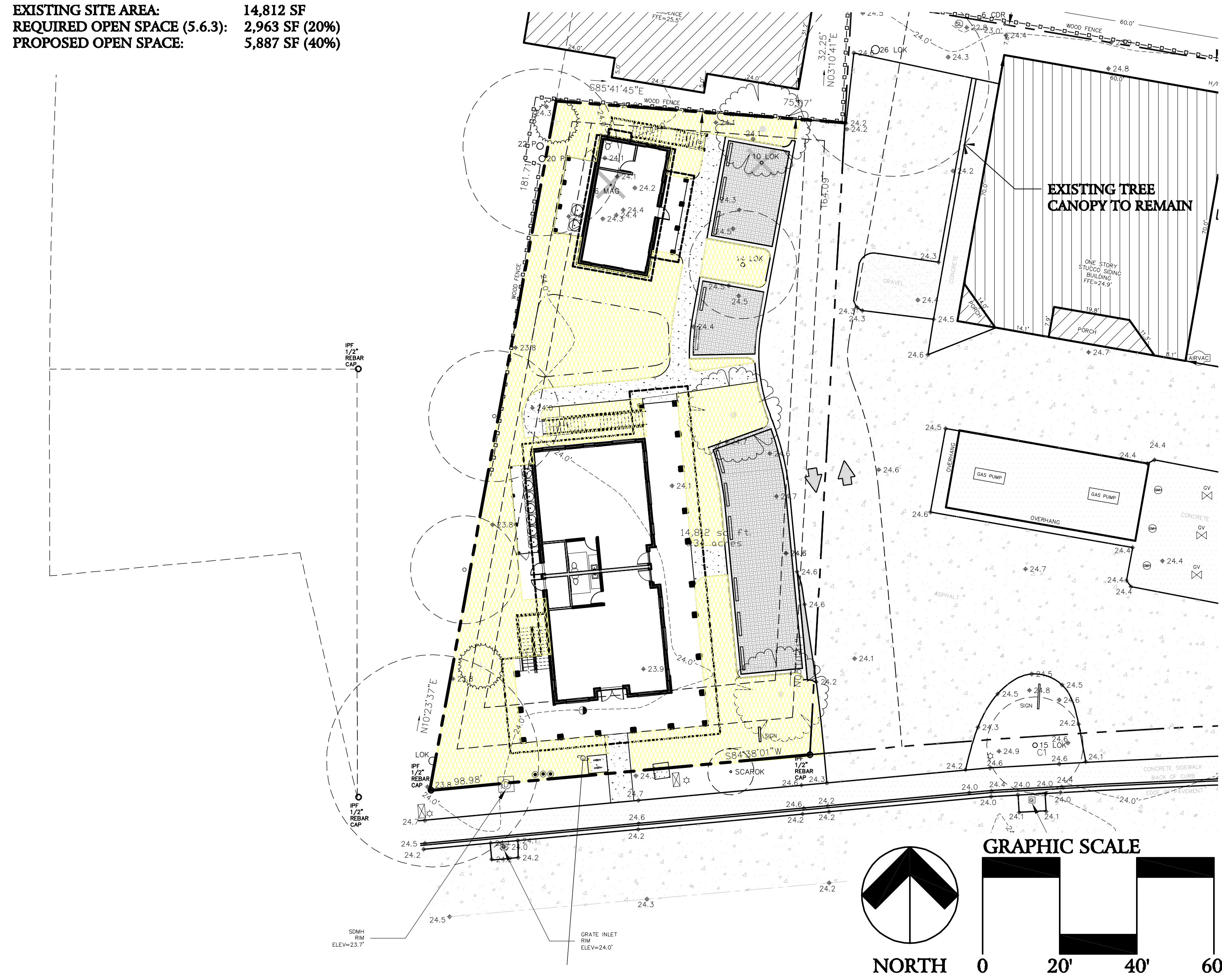


Table 5.15.5 GENERAL STANDARDS					
C. Neighborhood General Historic District (NG-HD)					
Within the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character component of this district. The UDO Administrator may waive the mandatory residential component for properties with frontage on SC Highway 46 and Brun Road; buildings on these properties may be constructed with retail storefronts, awnings, marquees, colonnades, or arcades in accordance with this UDO but must be residential in form and scale.					
NG-HD Precedent Imagery					
NG-HD Regulating Plan					
Neighborhood General Building Type Requirements:					
Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property line)	Height (in stories)
Carriage House	See Sec. 5.15.8.F, for placement and other requirements.	5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'
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Civic Building	10'-35'	N/A	N/A	30'	10'

Additional Building Types

As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance, additional building types may be allowed in the Neighborhood General-HD zoning district. Building types not specifically listed shall be regulated by the following general

PRELIMINARY NOT FOR CONSTRUCTION

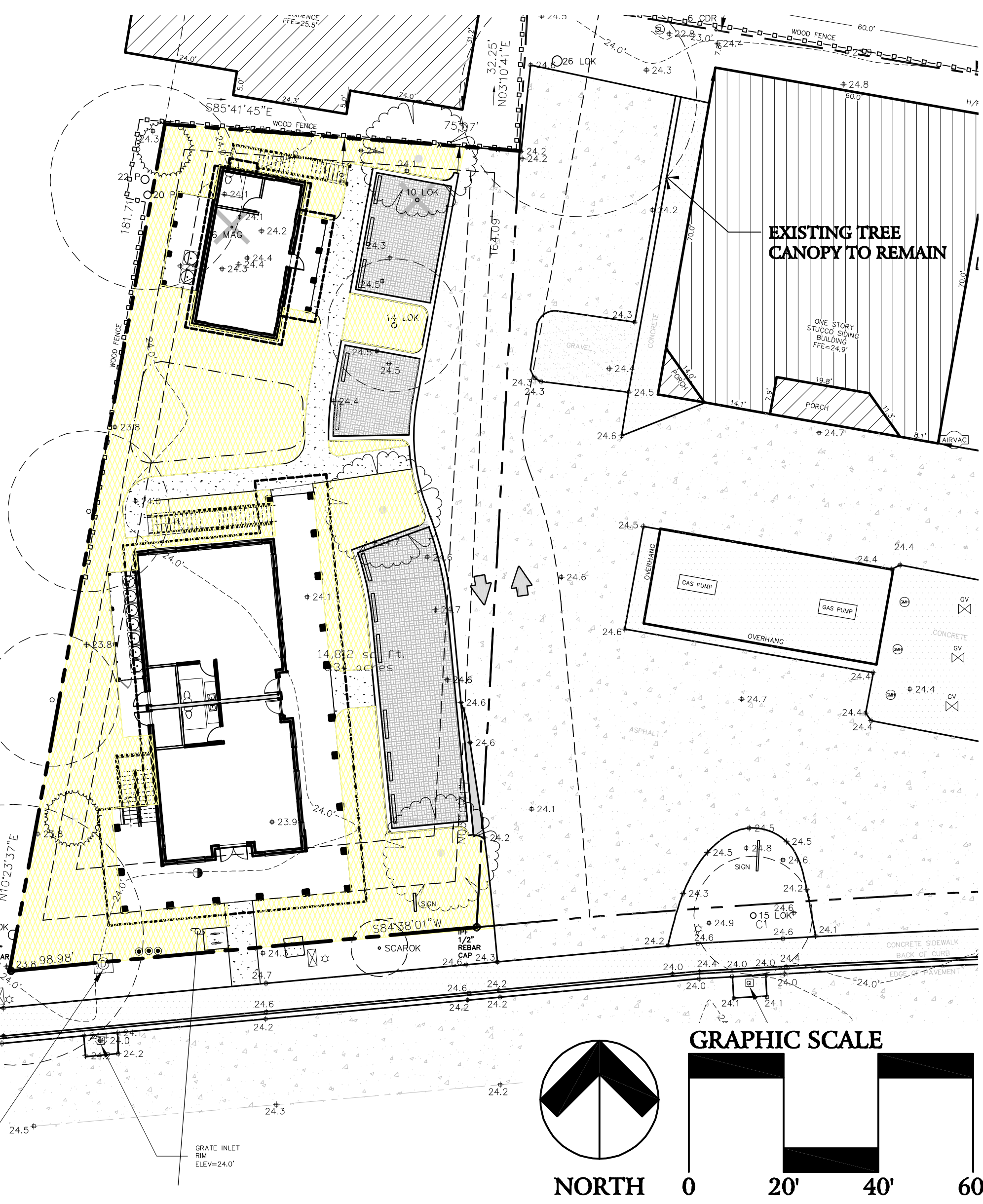


Table 5.15.7.C.1.a Parking Spaces	
Use	Parking Standard
Residential	2 spaces per dwelling unit 1 space per accessory dwelling unit
Lodging	1 space per room for rent plus 2 spaces per 1000 sf of ancillary office use
Office	2 spaces per 1000 sf
Health/Human Care	2 spaces per 1000 sf
Commercial Services	2 spaces per 1000 sf
Restaurants	6 spaces per 1000 sf
Restaurant - Carry Out Only	2 spaces per 1000 sf
Civic/Institutional	2 spaces per 1000 sf
Religious Assembly	1 space per 6 seats
School	1 space per instructor
Recreation/Entertainment	Number of spaces shown to be necessary and reasonable by data submitted by the Applicant and as approved by the UDO Administrator

5.15.7 Parking

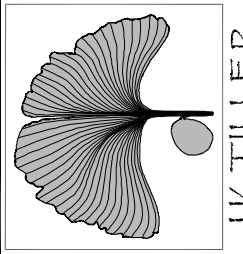
A. Intent. The intent of these parking regulations is to encourage a balance between compact pedestrian oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed. The parking requirements and regulations are subject to review and adjustment by the UDO Administrator.

B. Applicability. In addition to the parking requirements found in Section 5.15.7 Parking within the Old Town Bluffton Historic District, the provisions found in Section 5.11.4 Standards: Design Standards for Parking Areas and Parking Lots and in Section 5.11.6 Standards: Bicycle Parking shall apply to all development in the Old Town Bluffton Historic District.

C. Parking Requirements

- The minimum parking count requirement shall be in accordance with the following parking standard in Table 5.15.7.C.1.a:
- Credit shall be given for on-street parking spaces located within the public or private right-of-way that are directly in front of or adjacent to a property (except for restaurant uses).
- When an on-street parking space is shared between two properties, the following methods shall determine how that parking space will be allocated.
 - If the on-street parking space is demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge of parking pavement. From this point measure the distance along the pavement edge to each parking space marking. The use or parcel having the majority of this distance may count the parking space towards the required parking.
 - If the on-street parking space is not demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge of parking pavement. From this point measure the total distance along the pavement edge between each property line or adjacent building or use. For parallel parking divide the total distance by twenty-two (22) feet and for angled parking divide the total distance by nine (9) feet. Round the resulting value down to the nearest whole number.

Table 5.15.8 Building Types	
A. Main Street Building	
General: Detached Mixed Use Building.	CORE
Size Range: NC-HD: 2,000 – 8,000 sq. ft. NCE-HD: 2,000 – 5,000 sq. ft.	CENTER
Maximum Footprint (not including porches): NC-HD: 3,500 sq. ft. NCE-HD: 2,500 sq. ft.	GENERAL
Height: NC-HD: 2 – 3 stories. NCE-HD: 2 – 2.5 stories.	CONSERVE
Characteristics: A storefront building. Retail/office space on ground floor. Office/living space on upper levels. Must have an arcade, colonnade, marquee or awning along the front facade (arcades/ colonnades are preferred).	RIVER EDGE
F. Carriage House	
General: Accessory Structure.	CORE
Size Range: 121 – 1,200 sq. ft. (per unit).	CENTER
Maximum Footprint (not including porches): 800 sq. ft.	GENERAL
Height: 1 – 2 stories.	CONSERVE
Characteristics: A detached or an attached accessory structure. An attached structure must be clearly incidental to, smaller than, and distinguished from the principal building form. Only one permitted per lot, except within the RV-HD district where two may be allowed for lots of at least one acre. May be used as a garage, carport, dwelling unit, shop, studio, workshop (or combination thereof) as permitted by Sec. 4.5. Garages are limited to 2 cars, with maximum garage door widths of 12' each. Must be of same general character as primary structure. Must be placed behind the primary structure and towards the back of the lot. For lots with a Contributing Resource, the UDO Administrator may consider an alternate location.	RIVER EDGE
M. Center Hall House	
General: Detached Single Family Residence.	CORE
Size Range: 2,000 – 5,500 sq. ft.	CENTER
Maximum Footprint (not including porches): 2,000 sq. ft.	GENERAL
Height: 2 – 2.5 stories.	CONSERVE
Characteristics: Similar to Seven Oaks and Guerrards Bluff. May have a single or double height front porch. May have side or rear wings, which are secondary to the main mass of the building. Typically 40' - 55' wide.	RIVER EDGE



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

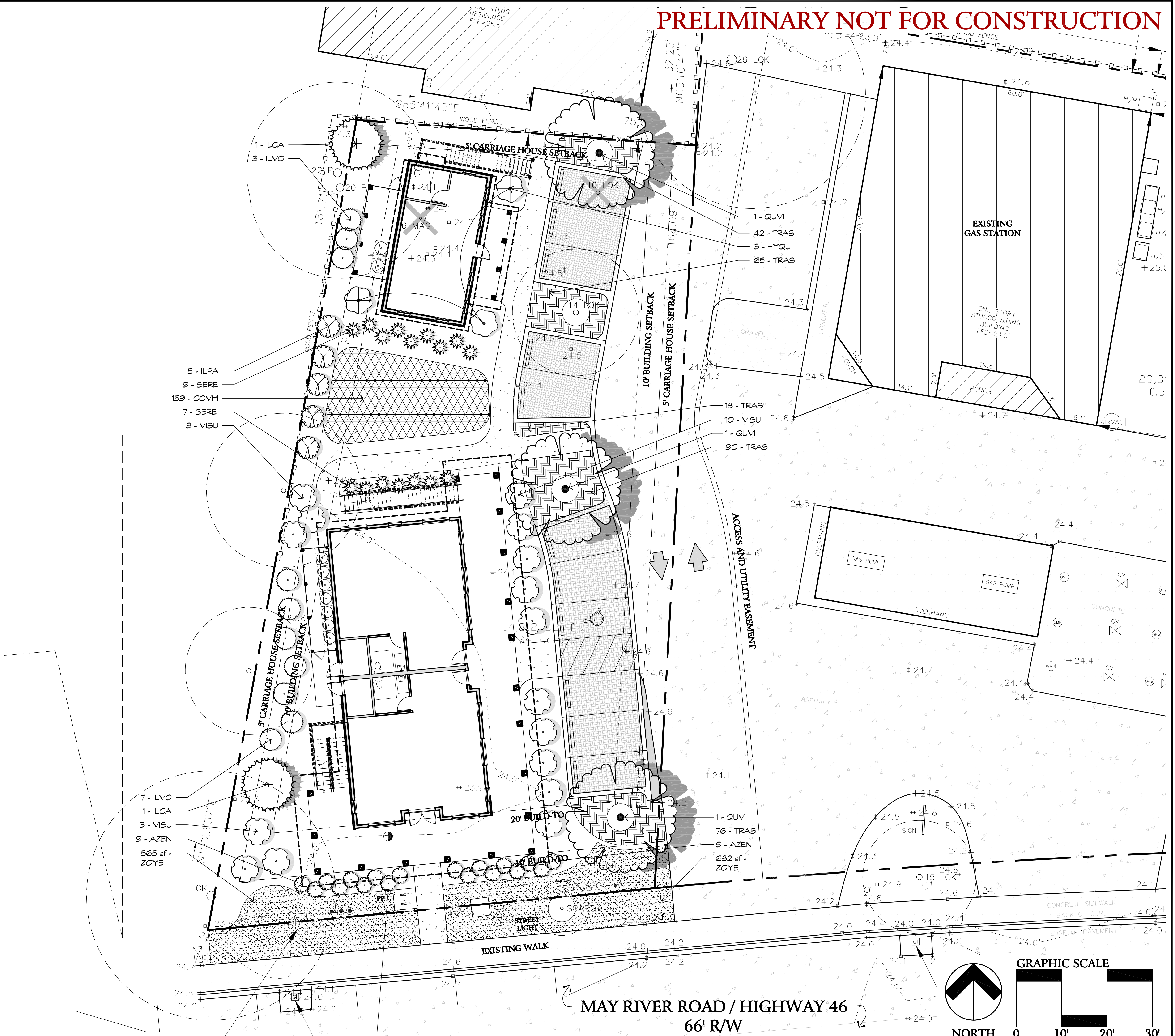
- ILCA Ilex cassine / Dahoon Holly
QUVI Quercus virginiana / Southern Live Oak

SHRUBS

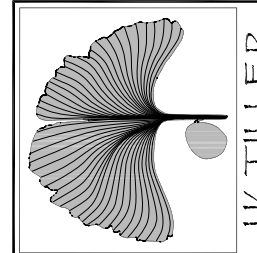
- AZEN Azalea Encore TM / Encore Azalea
HYQU Hydrangea quercifolia / Oakleaf Hydrangea
ILVO Ilex vomitoria / Yaupon Holly
ILPA Illium parviflorum / Anise Tree
SERE Serenoa repens / Saw Palmetto
VISU Viburnum suspensum / Sandbar Viburnum

GROUND COVERS

- COVM Coreopsis verticillata 'Moonbeam' / Moonbeam Tickseed
TRAS Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine
ZOYE Zoysia japonica 'Empire' / Korean Grass



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07/30/2025

Sheet

L5
Of 7

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PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CAL.</u>	<u>HEIGHT</u>	<u>SPREAD</u>	<u>CONT.</u>
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TREES

	ILCA	2	Ilex cassine / Dahoon Holly	1.5' min.	6'-8'	3'-4'	Cont.
	QUVI	3	Quercus virginiana / Southern Live Oak	2.5'	12' min	6'-8'	Cont.

SYMB C

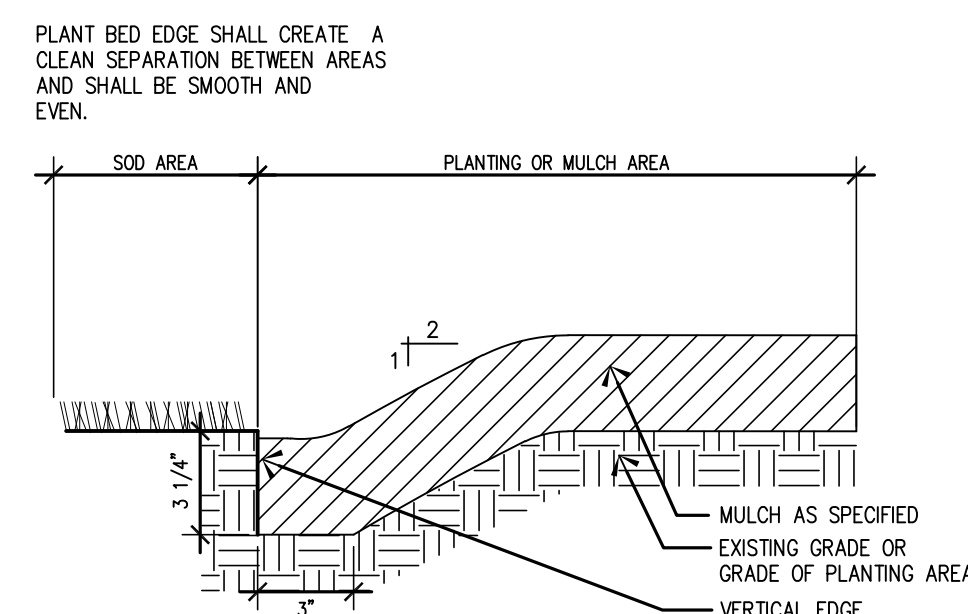
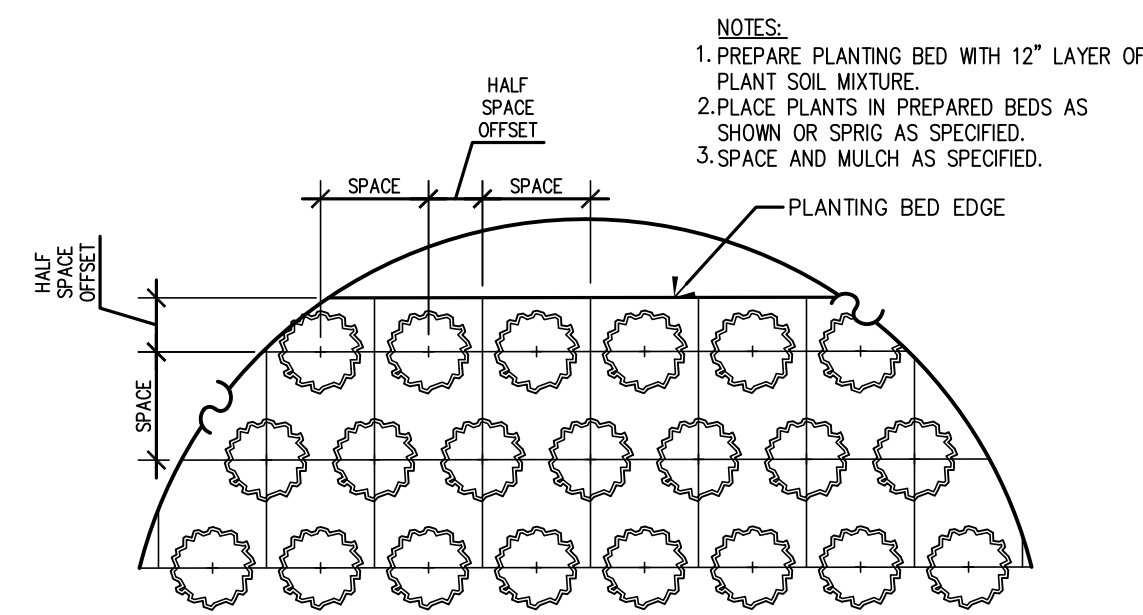
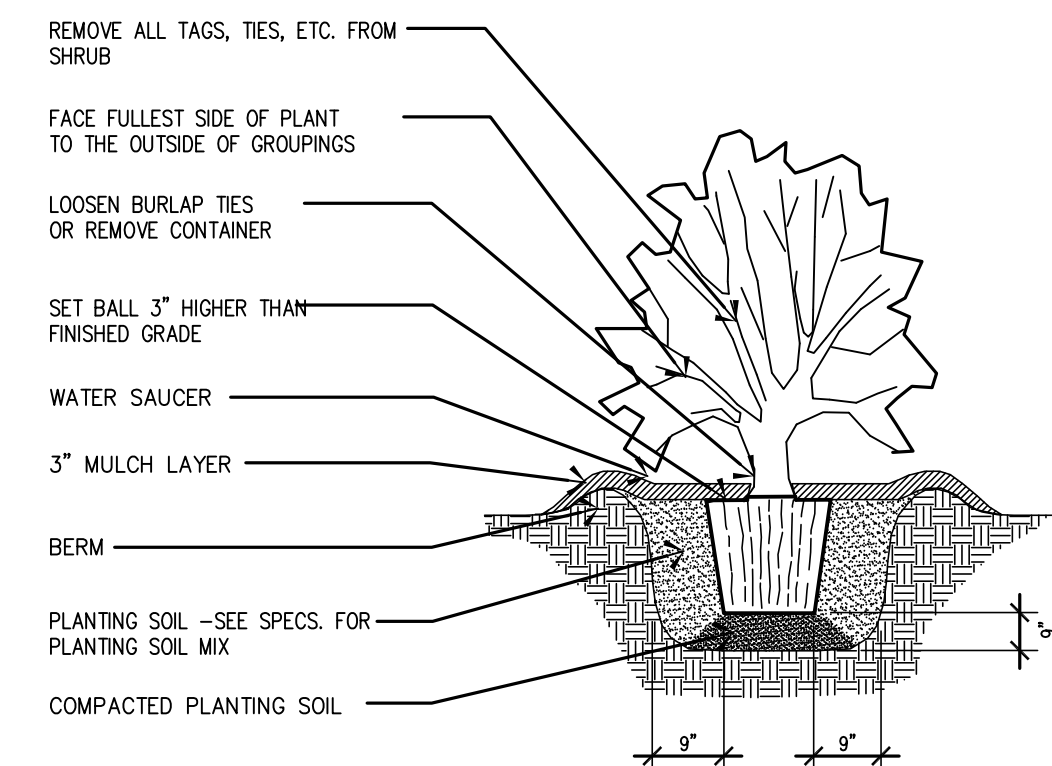
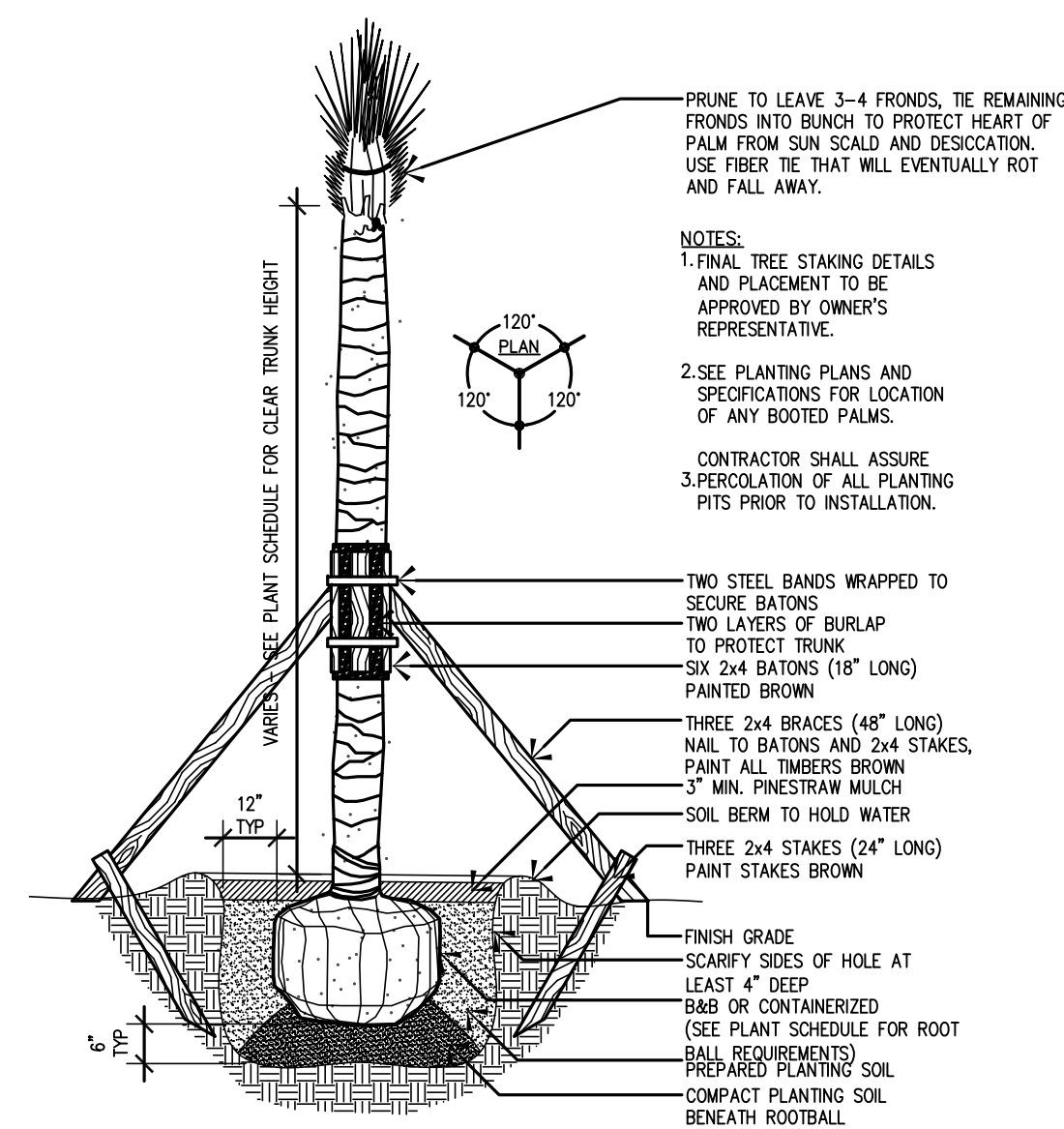
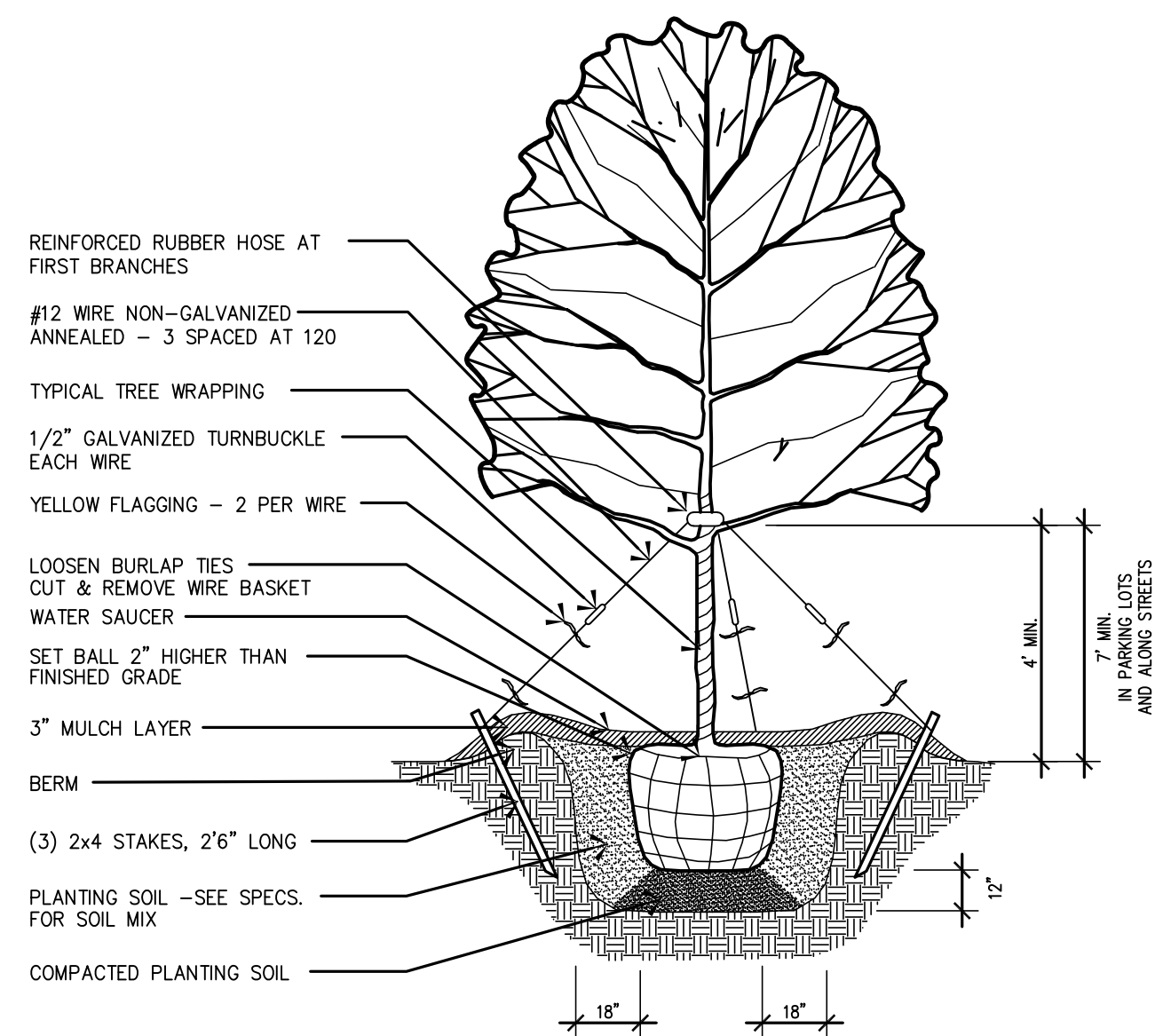
SHRUBS						
	AZEN	18	Azalea Encore TM / Encore Azalea	3 Gal.	18" Min	15"-18"
	HYQU	3	Hydrangea quercifolia / Oakleaf Hydrangea	3 Gal.	18"-24"	18"-24"
	ILVO	10	Ilex vomitoria / Yaupon Holly	7 Gal.	24"-36"	24"-36"
	ILPA	5	Illicium parviflorum / Anise Tree	7 Gal.	24"-36"	24"-36"
	SERE	16	Serenoa repens / Saw Palmetto	3 Gal.	12"-18"	12"-18"
	VISU	16	Viburnum suspensum / Sandankwa Viburnum	7 Gal.	24"-36"	24"-36"

GROUND COVERS

	COVM	159	<i>Coreopsis verticillata</i> 'Moonbeam' / Moonbeam Tickseed	1 Gal.	6'-12"	6'-12"	24" o.c.
	TRAS	291	<i>Trachelospermum asiaticum</i> 'Asiatic' / Asiatic Jasmine	1 Gal.		6'-8"	18" o.c.
	ZOYE	1,247 sf	<i>Zoyala japonica</i> 'Empire' / Korean Grass		SOD		

PLANTING NOTES:

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES, CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION, 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 UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. CONTRACTOR SHALL TEST SOIL PH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BEGINNING PLANTING OPERATIONS. IF PLANTING OCCURS WITHOUT APPROVAL, RELOCATION OF PLANTINGS REQUESTED BY THE LANDSCAPE ARCHITECT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
7. ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF PINESTRAW MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN", SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
11. HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
12. PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. PLANT SIZES AND SPECIES MAY VARY DUE TO AVAILABILITY. CHANGES TO PLANT SIZES AND SPECIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTED PLANT SPECIES SHALL HAVE SIMILAR CHARACTER AS ORIGINAL PLANT.
14. THE PLANT BED AREAS LABELED AS "AN" SHALL BE PLANTED WITH ANNUALS AND PERENNIALS SELECTED BY THE LANDSCAPE ARCHITECT. SELECTIONS AND FINAL PLACEMENT OF ALL ANNUAL AND PERENNIAL BEDS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.



5 Sod / Plant Bed Edge Detail