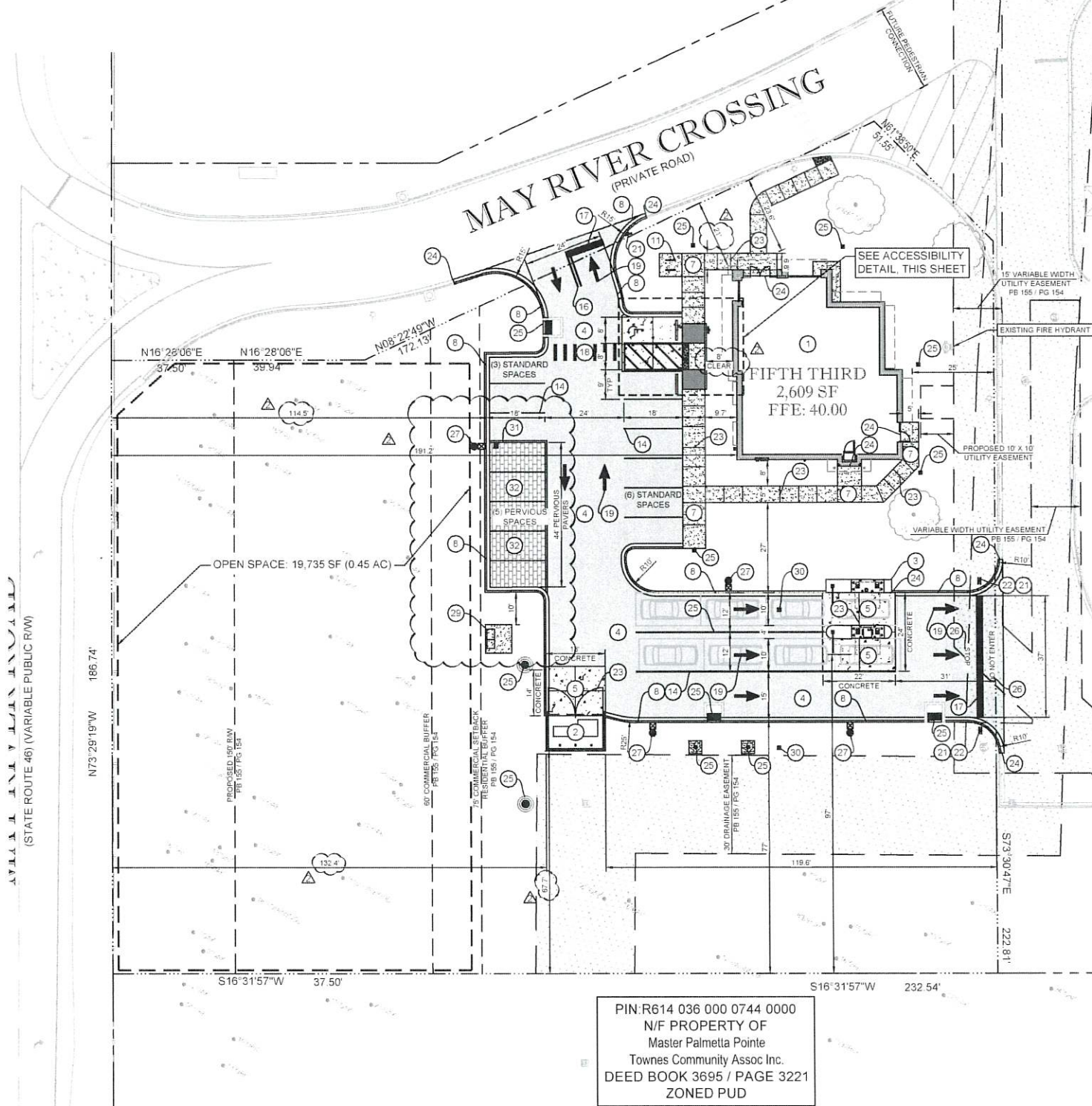


PIN:R610 036 000 3213 0000
N/F PROPERTY OF
BEAUFORT COUNTY MEMORIAL HOSPITAL
DEED BOOK 4358 / PAGE 1448
PLAT BOOK 155 / PAGE 154
ZONED PUD



PIN:R614 036 000 0744 0000
N/F PROPERTY OF
Master Palmetta Pointe
Townes Community Assoc Inc.
DEED BOOK 3695 / PAGE 3221
ZONED PUD

PRE VS POST SITE AREAS			
	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
OSS SITE	58,061	1.33	100%
ILDING	2,609	0.06	4.49%
TAL IMPERVIOUS (INCLUDES BUILDING)	14,978	0.34	25.8%
TAL PERVIOUS (LS + DRY POND AREA)	43,083	0.99	74.2%

PLAN VIEW

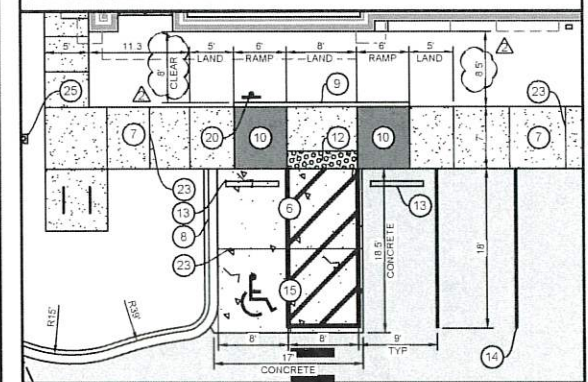


SCALE
AS NOTED

KEYED NOTES

- 1 NEW BUILDING (SEE ARCHITECTURAL DRAWINGS)
- 2 NEW ROLL CART TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWING)
- 3 NEW FREE STANDING ATM, VAT ISLANDS, AND CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 4 NEW ASPHALT PAVEMENT (SEE DETAILS, SHEET C05 01)
- 5 NEW 6" CONCRETE PAVEMENT (SEE DETAILS, SHEET C05 01)
- 6 NEW 6" BLACK TINTED CONCRETE PAVEMENT (SEE DETAILS, SHEET C05 01)
- 7 NEW 4" CONCRETE SIDEWALK (SEE PLAN FOR WIDTH, SEE DETAILS, SHEET C05 01)
- 8 NEW 18" CURB AND GUTTER (SEE DETAILS, SHEET C05 01)
- 9 NEW 6" X 18" VERTICAL CURB 3-FOOT CURB TRANSITION AT PATHWAYS (SEE DETAILS, SHEET C05 01)
- 10 NEW ADA RAMP (SEE DETAILS, SHEET C05 01)
- 11 NEW BICYCLE RACK (SEE DETAILS, SHEET C05 01)
- 12 NEW DETECTABLE WARNING (SEE DETAILS, SHEET C05 01)
- 13 NEW WHEEL STOP (TYPICAL OF 2) (SEE DETAILS, SHEET C05 01)
- 14 NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT)
- 15 NEW ACCESSIBLE PARKING SPACES AND ACCESS AISLE (SEE DETAILS, SHEET C05 01)
- 16 NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT)
- 17 NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT)
- 18 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT)
- 19 NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT)
- 20 NEW ACCESSIBLE PARKING SIGN(S) (SEE DETAILS, SHEET C05 02)
- 21 NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 3) (SEE DETAILS, SHEET C05 02)
- 22 NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2) (SEE DETAILS, SHEET C05 02)
- 23 NEW CONTROL JOINT (SEE DETAILS, SHEET C05 01)
- 24 NEW EXPANSION JOINT (SEE DETAILS, SHEET C05 01)
- 25 NEW STORMWATER STRUCTURE (SEE STORM PIPING PLAN, SHEET C03 02)
- 26 NEW "STOP" AND "DO NOT ENTER" 18" WHITE PAINTED LETTERS
- 27 NEW AREA LIGHT POLE
- 28 NOT USED
- 29 NEW TRANSFORMER PAD (SEE UTILITY PLAN, SHEET C04 01)
- 30 NEW SANITARY CLEANOUT (SEE UTILITY PLAN, SHEET C04 01)
- 31 NEW 6" X 12" RIBBON CURB (SEE DETAILS, SHEET C05 02)
- 32 NEW FIVE PERVIOUS PAVERS PARKING SPACES (SEE DETAILS, SHEET C05 02)

ACCESSIBILITY DETAIL



LEGEND

- PROPERTY LINE
- EXISTING TO REMAIN
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE LESS THAN 6"
- PROPOSED CONCRETE 6" OR GREATER
- NEW ASPHALT PAVEMENT
- SETBACK/BUFFER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED OPEN SPACE

SITE DATA

SITE ADDRESS: 2500 MAY RIVER CROSSING, BLUFFTON, SOUTH CAROLINA 29910
PIN: R610 036 000 3213 0000
BUILDING AREA: 2,609 SF BUILDING
ZONING: PLANNED UNIT DEVELOPMENT (PUD)
SITE AREA: 58,061 SF / 1.33 AC
EXISTING USE: VACANT
FUTURE USE: BANK WITH DRIVE THRU

PARKING DATA

BANK PARKING REQUIRED: 4.5 SPACE PER 1,000 SF OF G.F.A. 2,609 SF x (4.5 / 1,000 SF) = 12 SPACES
TOTAL PARKING PROVIDED: STANDARD PARKING = 9 SPACES, PERVIOUS PARKING = 5 SPACES, ACCESSIBLE PARKING = 1 SPACE, TOTAL PARKING PROVIDED = 15 SPACES
PARKING SPACE SIZE: 9' x 18' MINIMUM
DRIVE THROUGH QUEUE: 4 SPACES PER ATM LANE, 4 SPACES PER TELLER LANE, 10' x 20' QUEUE SIZE
LOADING ZONE: *NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES. DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER - SC HIGHWAY 46 = 75'
LANDSCAPE BUFFER - MAY RIVER CROSSING = 0'
LANDSCAPE BUFFER - SIDE (EAST/RESIDENTIAL) = 0'
LANDSCAPE BUFFER - REAR (NORTH) = 50'

BUILDING REQUIREMENTS

BUILDING SETBACK - SC HIGHWAY 46 = 60'
BUILDING SETBACK - MAY RIVER CROSSING = 0'
BUILDING SETBACK - SIDE (EAST/RESIDENTIAL) = 0'
BUILDING SETBACK - REAR (NORTH) = 50'

OPEN SPACE

REQUIRED: 20% MINIMUM OF GROSS ACREAGE
TOTAL GROSS ACREAGE: 58,061 SF (1.33 AC) X 0.20 = 11,612 SF (0.26 AC)
PROVIDED: 19,735 SF (0.45 AC)

FLOOD ZONE

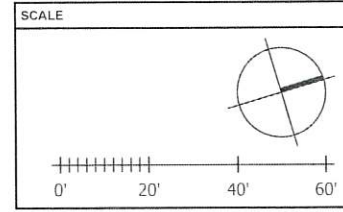
ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0050D08000D, REVISED SEPTEMBER 29, 1996, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE C

SITE PLAN GENERAL NOTES

- 1 ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- 2 EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
- 3 BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- 4 ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
- 5 ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.

LANDSCAPE NOTE

- 1 CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
- 2 CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
- 3 CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.



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SEAL NISIT SAPPARKHAO, P.E.
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Date: 2025.06.21 13:35:21 -0400
Adobe Acrobat
version: 2015.0
06/27/25

ISSUE	BY	DATE	DESCRIPTION
Δ	SJ	03/21/25	ISSUE FOR PER
Δ	DR	05/28/25	DRC ROUND 1
Δ	FV	06/27/25	REVIEW COM.

PROJECT INFORMATION BLOCK
JOB #
DATE: 02/12/25
DRAWN BY:
CHECKED BY:
SHEET TITLE: SITE PLAN
SHEET NUMBER: C02.01