EXISTING CONDITIONS

SITE PHOTOS
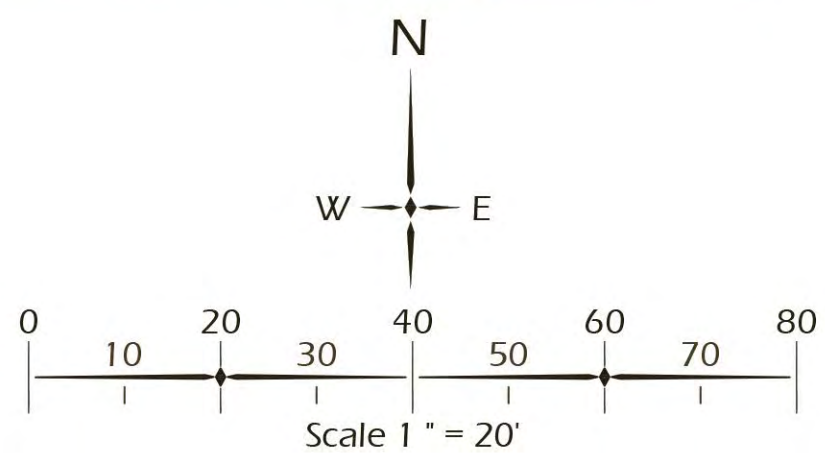
BRUIN ROAD

**32 BRUIN ROAD
NEIGHBORHOOD GENERAL- HD
1.22 AC.**

EXISTING OFFICE

EXISTING TREE CANOPY, TYP.

PRITCHARD STREET

A

B

C

SITE DEVELOPMENT PLANS
FOR
ABPAL, LLC.
BRUIN ROAD
BLUFFTON, SC

DATE: JAN 31, 2025
PROJECT NO.: 24-147-01
DRAWN BY: KJ
CHECKED BY: DK
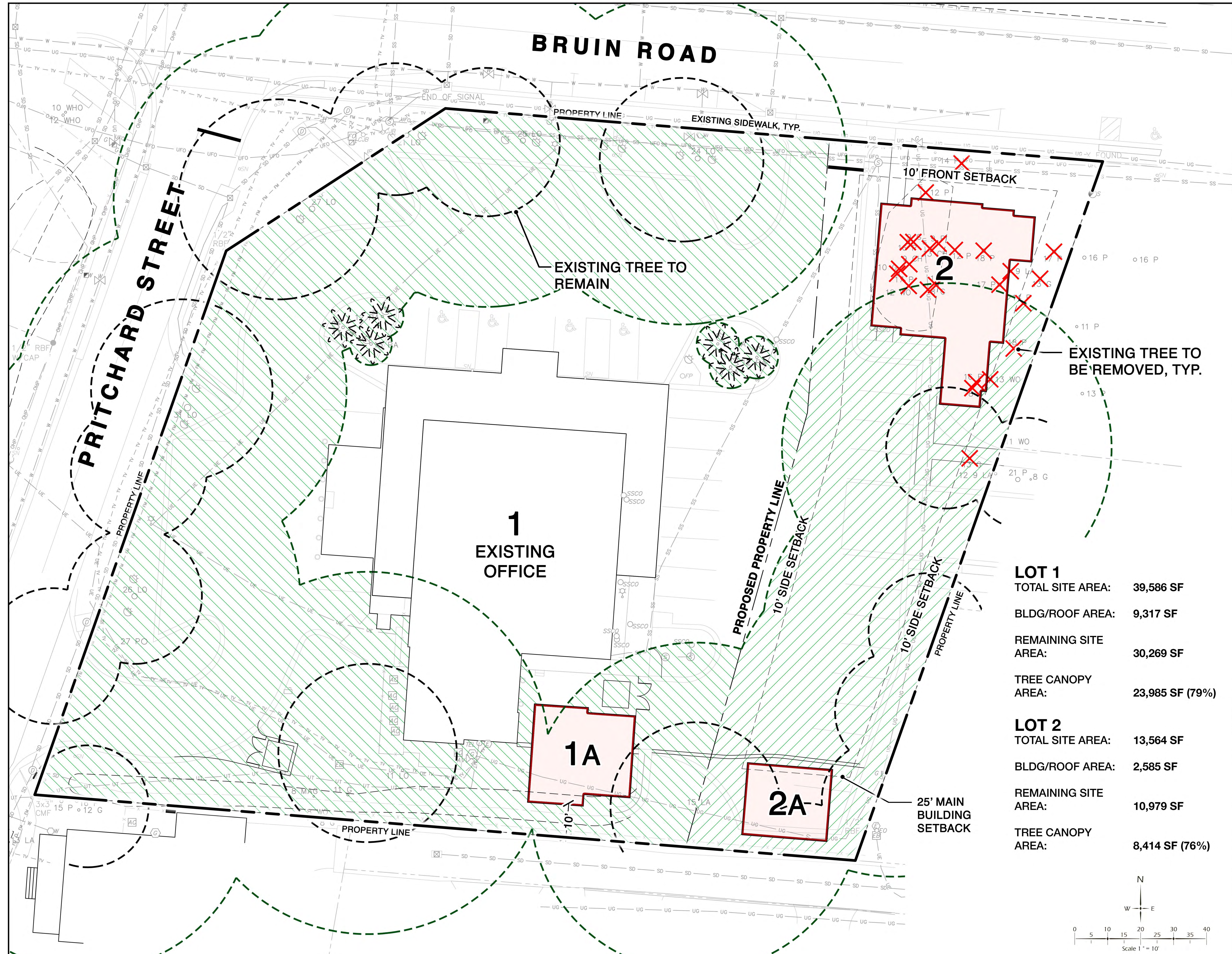
PRELIMINARY SUBMITTAL NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
CONTEXT MAP & SITE PHOTOS

DRAWING NUMBER

A

N
W E
S

0 10 20 30 40 50 60 70 80
Scale 1" = 20'

BRUIN ROAD

PRITCHARD STREET

PROPERTY LINE

EXISTING SIDEWALK, TYP.

10' FRONT SETBACK

EXISTING TREE TO REMAIN

2

EXISTING TREE TO BE REMOVED, TYP.

PROPOSED PROPERTY LINE

10' SIDE SETBACK

10' SIDE SETBACK

PROPERTY LINE

1
EXISTING OFFICE

1A

2A

25' MAIN BUILDING SETBACK

PROPERTY LINE

LOT 1

TOTAL SITE AREA:	39,586 SF
BLDG/ROOF AREA:	9,317 SF
REMAINING SITE AREA:	30,269 SF
TREE CANOPY AREA:	23,985 SF (79%)

LOT 2

TOTAL SITE AREA:	13,564 SF
BLDG/ROOF AREA:	2,585 SF
REMAINING SITE AREA:	10,979 SF
TREE CANOPY AREA:	8,414 SF (76%)

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land planning
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20 Promenade Street, Suite 201 | Bluffton, South Carolina | 29910 | ph 843.757.7411

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FOR
ABPAL, LLC.
BRUIN ROAD
BLUFFTON, SC

DATE:	JAN 31, 2025
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CHECKED BY:	DK

PRELIMINARY
SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
TREE REMOVAL & TREE CANOPY EXHIBIT

DRAWING NUMBER
D

N
W — E
S

0 5 10 15 20 25 30 35 40
Scale 1" = 10'