

# ATTACHMENT 2 - RESUBMITTAL

## COMMENT RESPONSE LETTER

### 1. Architecture

- a. Per Section 5.15.9.(C)(3), elevations showing the proposed propane enclosure and ice/outdoor coolers must be provided to ensure the design meets the requirements of the design standards. Or they must be relocated away from the front elevation (side and rear okay)

Response: Ice and propane have been relocated to side of building.

- b. Per Section 5.15.9.(D)(2), the 2 and 12 pitched roof must be revised to a minimum of 4 and 12.

Response: Car wash roof has been modified to comply with 4:12 minimum.

- c. Per Section 5.15.9.(D)(2), a determination on the appropriateness of the curved gas canopies must be made, as they are not a typical roof type to the Lowcountry. The sloped roof is not very Lowcountry Vernacular -provide alternate roof – ensure 4:12 pitch

Response: Canopy has been changed to be a full gable canopy.

- d. Per Section 5.15.12(A), additional information must be provided regarding the location of proposed service yards and utilities, and if proposed on the roof, a roof plan provided as not enough information has been provided to ensure they will be screened from view. A roof plan must be provided to show mechanical locations as well as to provide a better understanding of the rooflines and how they will interact.

Response: Roof plan showing mechanical equipment locations has been added to submittal.

- e. Consider revisiting the overall height of the building to reduce the amount of blank wall space.

Response: Revised submittal has taken a combination of adjusting the height of the ceiling and adjusting the pitch of the roofs to reduce the amount of blank wall space. Enhanced landscaping has also been proposed along the east end of the building to help fill in some of the “blank” wall space.

- f. Aim for more vertical/square window lites as horizontal lite patterns do not reflect Lowcountry vernacular as well.

# ATTACHMENT 2 - RESUBMITTAL

Response: Elevations have been revised to reflect a more vertical window design.

- g. Consider breaking the plane of the roof where the parapet intersects the gabled portion of the roof. The elevations where this happens, and on the one in Beaufort, are more successful.

Response: Plane of roof has been adjusted to reflect a more consistent roof line.

## **Landscaping Comments:**

**Comment 1**      *Per Section 5.15.8.D.(2) of the BZDSO, the Landscape Plan must be updated to include additional plantings to create an eight (8) foundation buffer along the east side. Take a look at the parking requirements as losing some of this or relocating it may provide the ability to have the require buffering and allow space for the ice/coolers.*

Response 1: Comment Acknowledged. The landscaped buffer along the west side of the building has been widened to provide a minimum 8-foot wide planting area around the entire building.

**Comment 2**      *Per Section 5.15.8.D.(5) of the BZDSO, the 1 ½" caliper dbh Washington Hawthorns used as Landscaped Peninsula trees must be increased to a minimum of 2" calipers.*

Response 2: Comment Acknowledged. The caliper of the hawthorns has been revised as requested.

**Comment 3**      *Revisit the landscaping to add additional evergreen species as many of the ones on site are not.*

Response 3: Comment Acknowledged. Evergreen species have been added to the landscape plans.

**Comment 4**      *Revisit the species in the foundation plantings to add some height (remain low under windows though)*

Response 4: Comment Acknowledged. Species of the foundation plantings have been revised to add some height.

# ATTACHMENT 2 - RESUBMITTAL



August 3, 2023

Planning Commission  
Town of Bluffton, SC

On behalf of the ownership of New Riverside Village Development, we have reviewed and approved the plans for Refuel as submitted to the Town of Bluffton.

Regards,

A handwritten signature in black ink, appearing to read 'R. Small Jr.', with a stylized flourish at the end.

Robert S. Small, Jr.  
Development Manager  
New Riverside Village  
864-979-9740  
tex@avtexcommercial.com

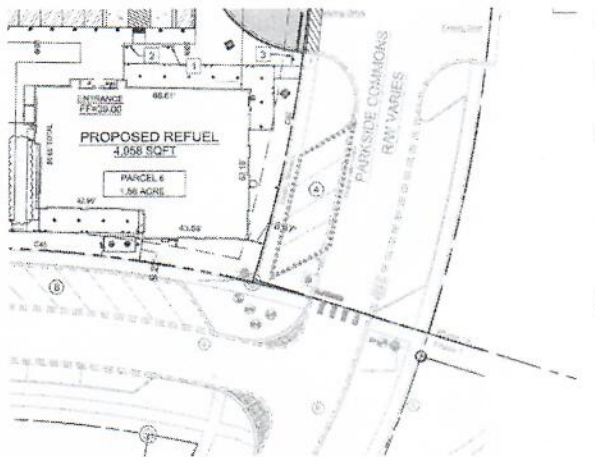
# ATTACHMENT 2 - RESUBMITTAL



August 3, 2023

Planning Commission  
Town of Bluffton, SC

On behalf of the ownership of New Riverside Village Development, we have reviewed the parking needs for Refuel and those of New Riverside Village Development's overall street parking. We approve the below parking spaces off Parkside Commons to be used by Refuel towards their required parking count.



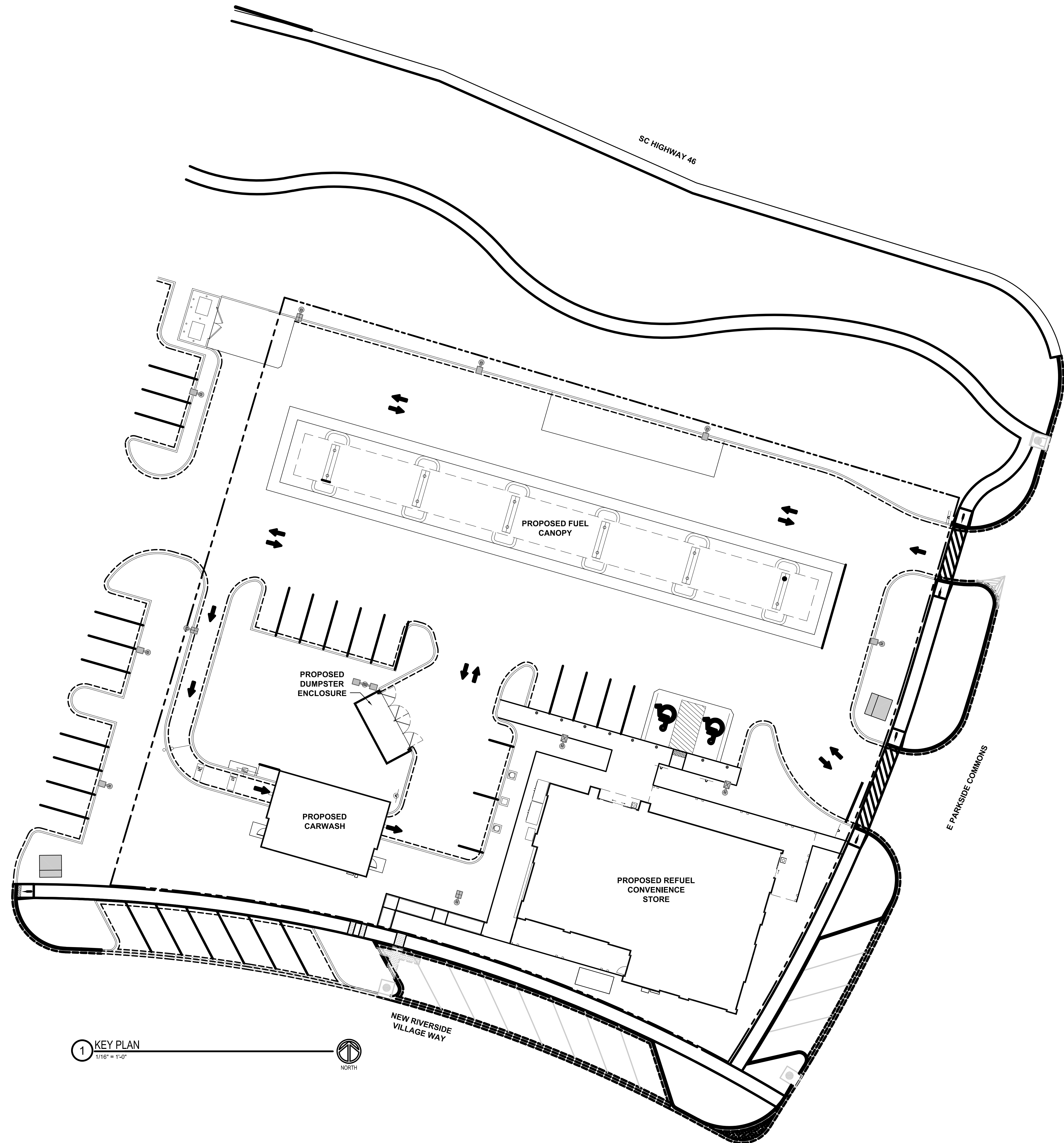
Should there be any comments, questions, or concerns please do not hesitate to reach out to us.

Regards,

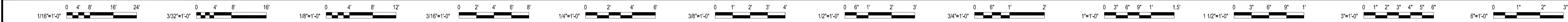
A handwritten signature in black ink, appearing to read 'R. Small, Jr.'.

Robert S. Small, Jr.  
Development Manager  
New Riverside Village  
864-979-9740





1 KEY PLAN  
1/16" = 1'-0"



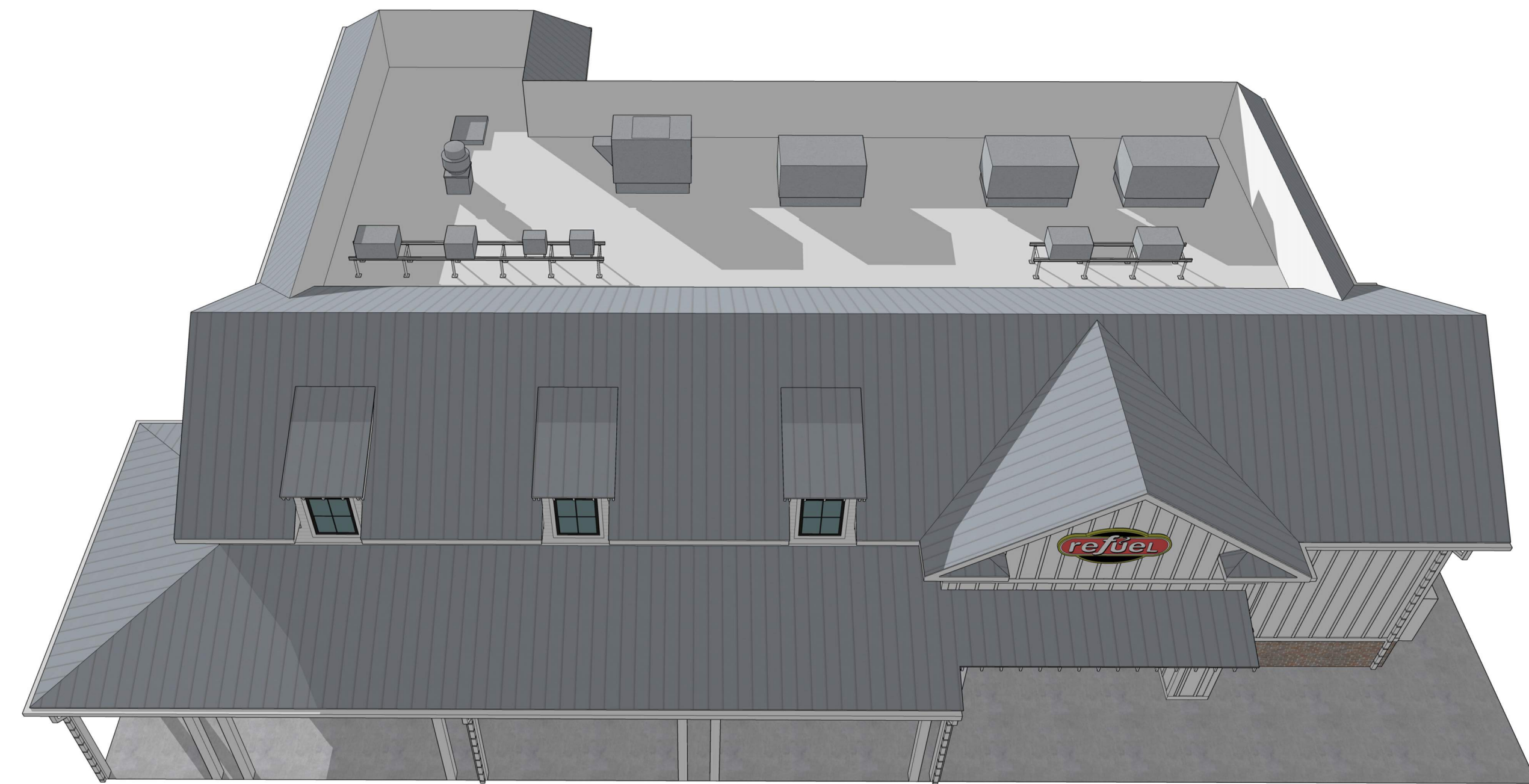
KEY PLAN

NEW RIVERSIDE - STORE # 1062  
SC HIGHWAY 46 & E PARKSIDE COMMONS  
BLUFFTON, SOUTH CAROLINA

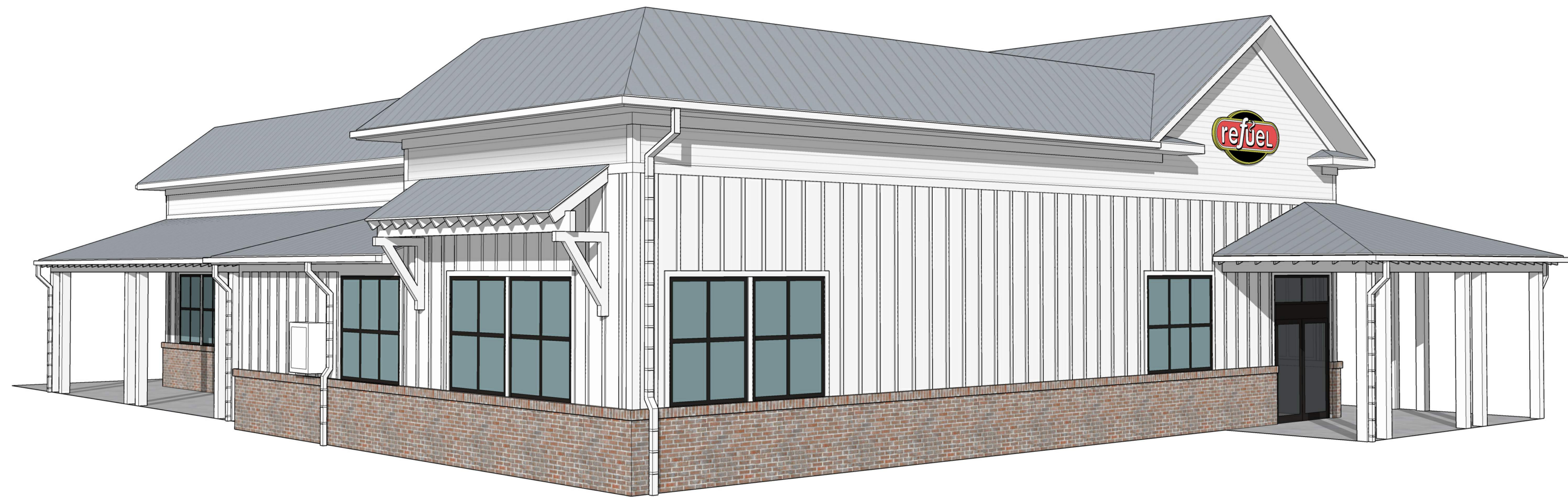
sheet  
1

03/24/2023	21105-06	SMB	SMB	DAE
date	project	designed	drawn	checked
18/01/2023	07/19/2023	SMB	SMB	SMB
4	3	mark	date	revisions
TOWN COMMENTS		TOWN COMMENTS		
SMB		SMB		
by		description		





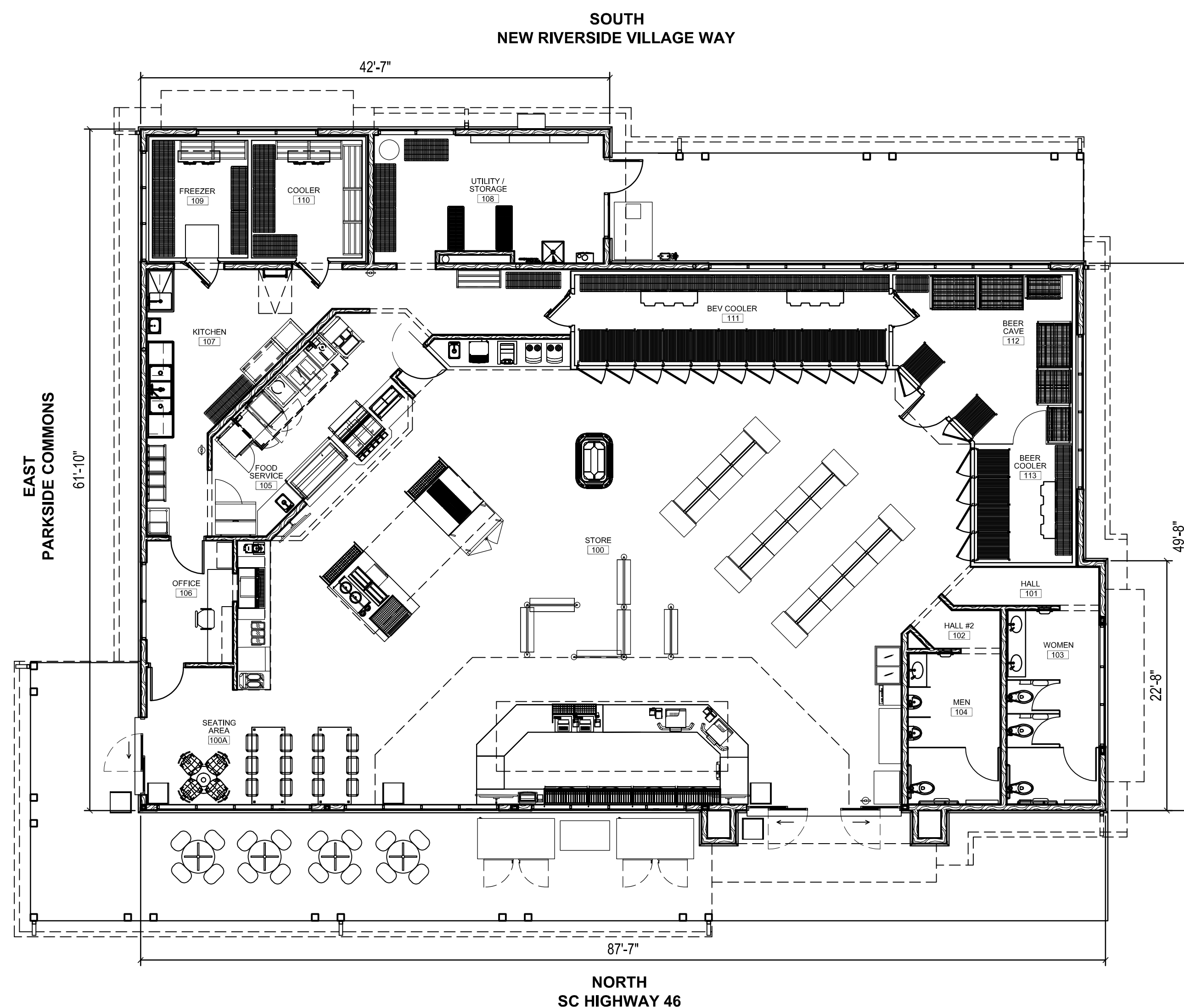
5 ROOF PERSPECTIVE



6 PERSPECTIVE FROM SOUTHEAST



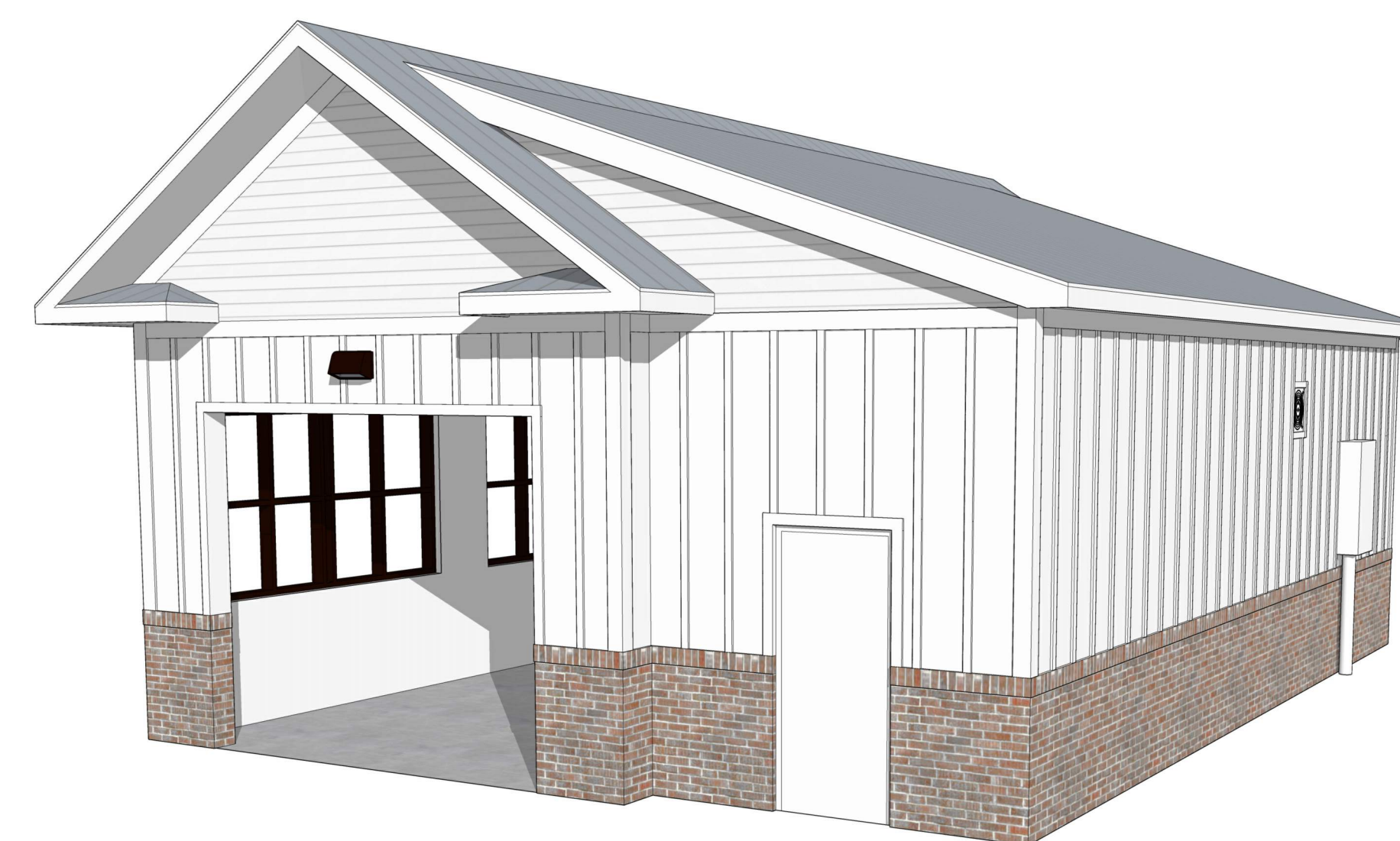
4 PERSPECTIVE FROM NORTHWEST



3 FLOOR PLAN

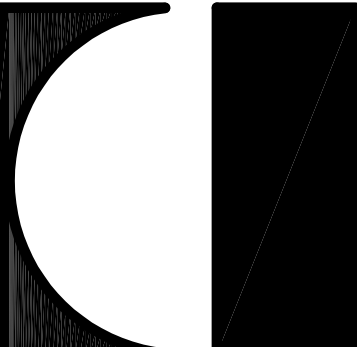


2 CAR WASH PERSPECTIVE FROM NORTHEAST




1 CAR WASH PERSPECTIVE FROM SOUTHWEST

TOWN COMMENTS				
SMB	by			
08/01/2023	07/19/2023			
4	3			
mark	revisions			
03/24/2023	2110-06	SMB	SMB	DAE
date	project	designed	drawn	checked



**RRMM**  
ARCHITECTS, PC  
1317 Executive Blvd, Suite 200  
Chesapeake, VA 23320  
(757) 622-2828 / Fax (757) 622-6883

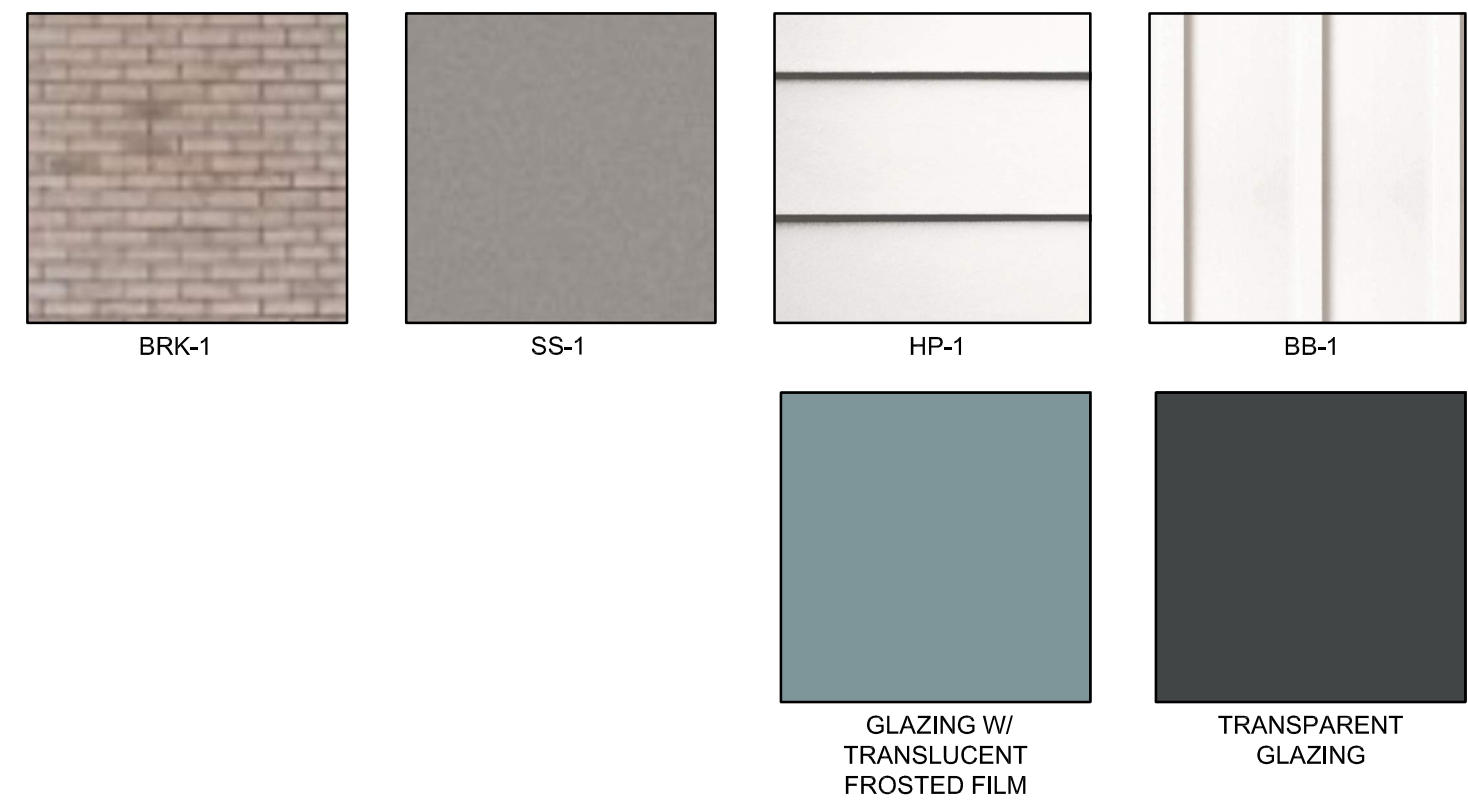
STORE FLOOR PLAN, ROOF PLAN,  
AND PERSPECTIVE VIEWS  
NEW RIVERSIDE - STORE # 1062  
SC HIGHWAY 46 & E PARKSIDE COMMONS  
BLUFFTON, SOUTH CAROLINA



sheet  
2



EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
BRK-1	THIN BRICK	TBD	TO MATCH MAY RIVER CROSSING
BB-1	BOARD & BATTEN SIDING	JAMES HARDIE	WHITE
HP-1	HARDIE PLANK SIDING	JAMES HARDIE	WHITE
SS-1	STANDING SEAM METAL ROOF	METAL ROOFING SYSTEMS	MRS SYSTEM 2000 PRE-WEATHERED GALVALUME #29 BLACK FINISH
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	



4 ELEVATION - REAR (SOUTH FACE - NEW RIVERSIDE VILLAGE WAY)  
3/16" = 1'-0"



3 ELEVATION - RIGHT (WEST FACE)  
3/16" = 1'-0"



2 ELEVATION - LEFT (EAST FACE - PARKSIDE COMMONS)  
3/16" = 1'-0"



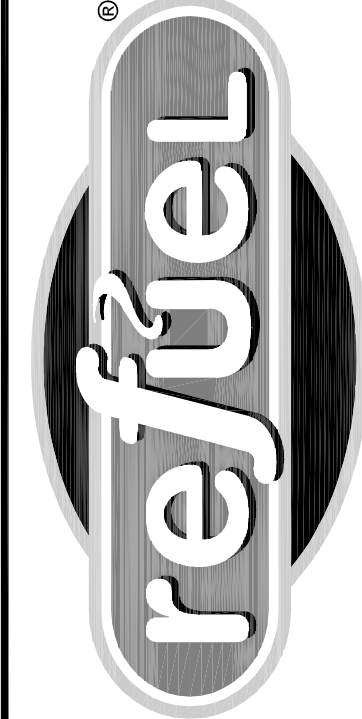
1 ELEVATION - FRONT (NORTH FACE - SC HIGHWAY 46)  
3/16" = 1'-0"

TOWN COMMENTS		TOWN COMMENTS	
SMB	by	SMB	by
08/01/2023	07/19/2023	08/01/2023	07/19/2023
4	3	4	3
mark	mark	mark	mark
revisions	revisions	revisions	revisions

date	project	designed	drawn	checked
03/24/2023	2105-06	SMB	SMB	DAE




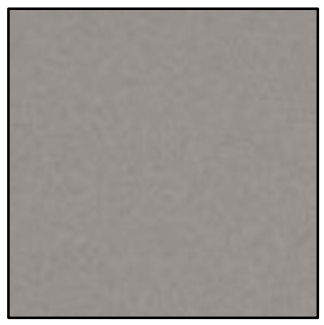
CONVENIENCE STORE ELEVATIONS  
NEW RIVERSIDE - STORE # 1062  
SC HIGHWAY 46 & E PARKSIDE COMMONS  
BLUFFTON, SOUTH CAROLINA

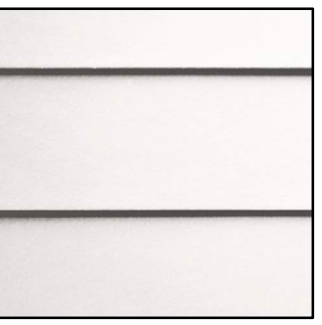


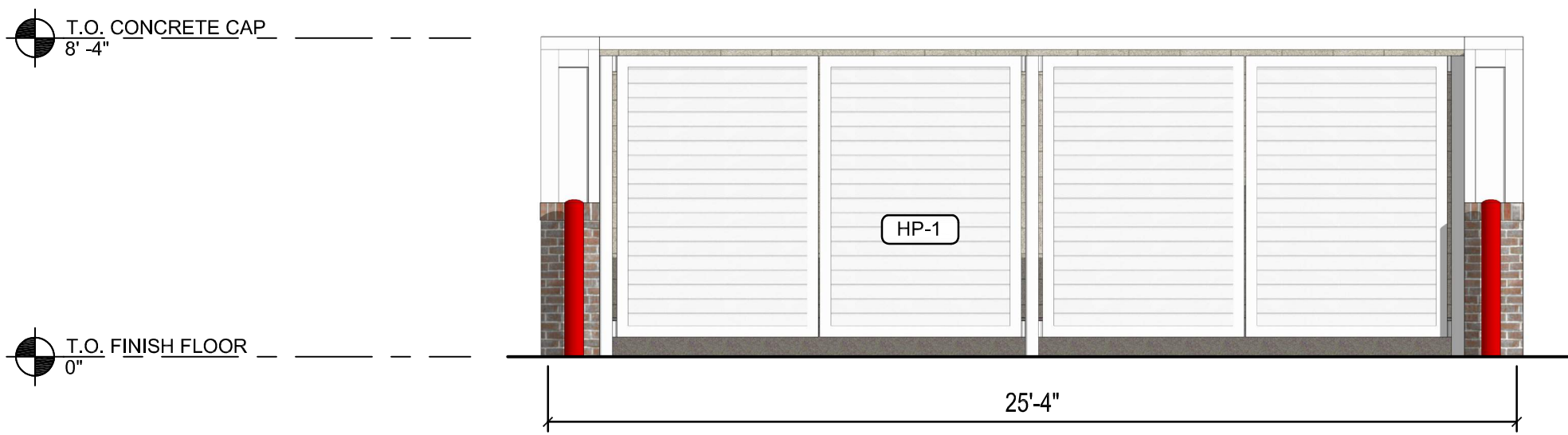


EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	
BRK-1	THIN BRICK	TBD	TO MATCH MAY RIVER CROSSING
BB-1	BOARD & BATTEN SIDING	JAMES HARDIE	WHITE
HP-1	HARDIE PLANK SIDING	JAMES HARDIE	WHITE
SS-1	STANDING SEAM METAL ROOF	METAL ROOFING SYSTEMS	MRS SYSTEM 2000 PRE-WEATHERED GALVALUME
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	#29 BLACK FINISH

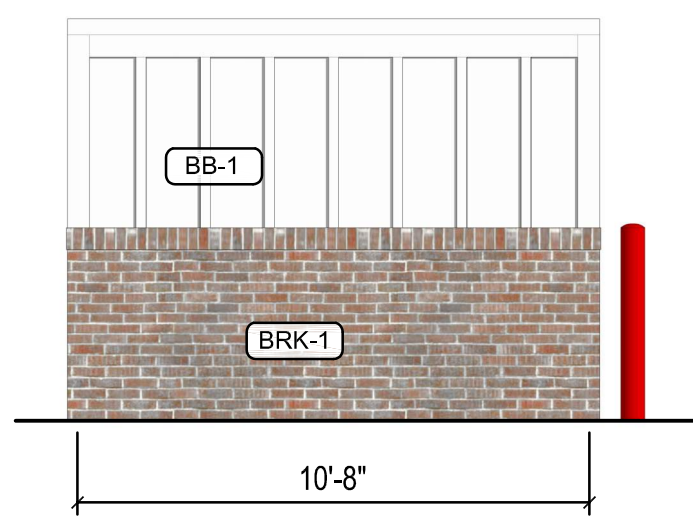
  
BRK-1

  
SS-1

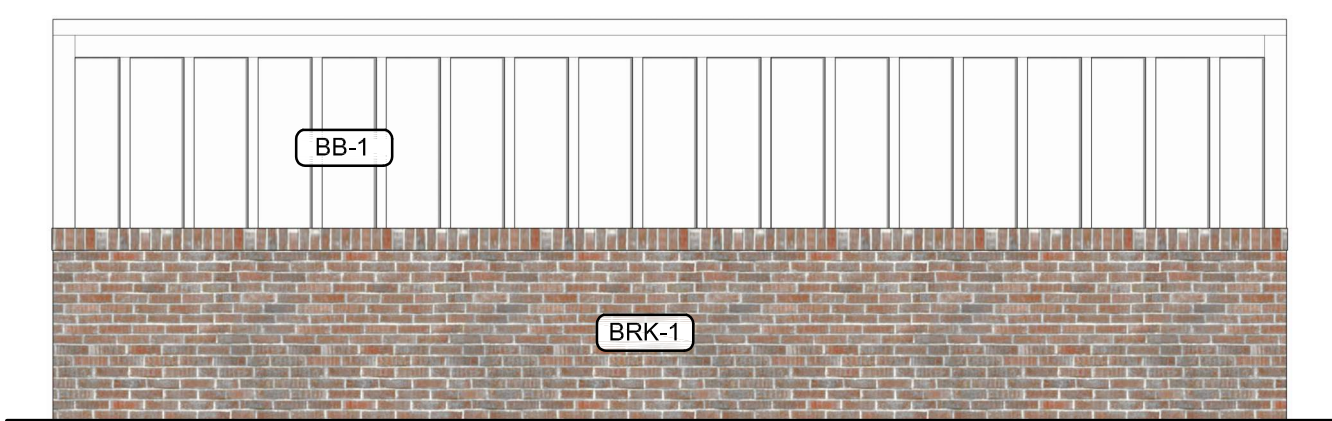
  
HP-1



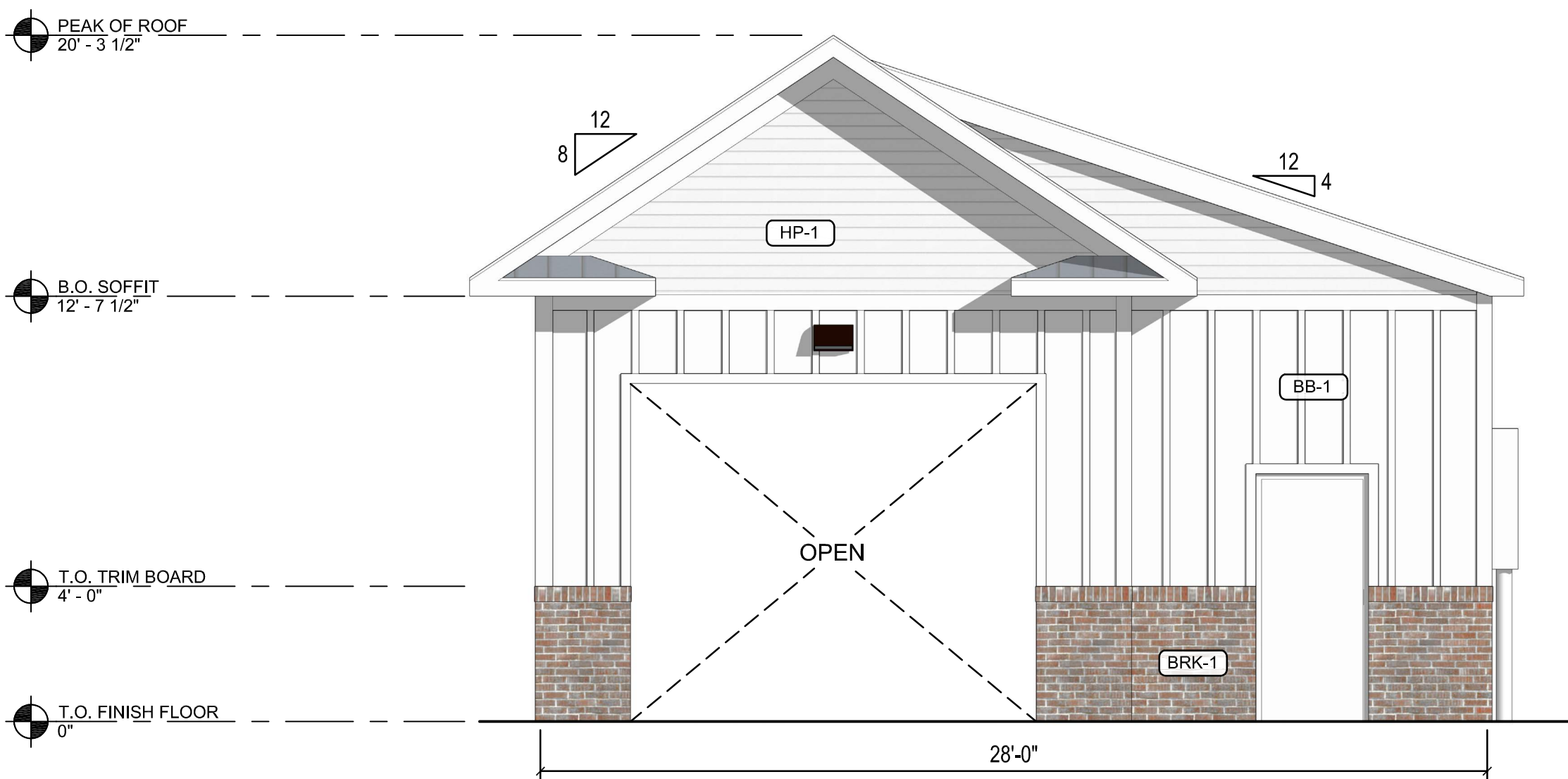
1 DUMPSTER ENCLOSURE ELEVATION - FRONT  
1/4" = 1'-0"



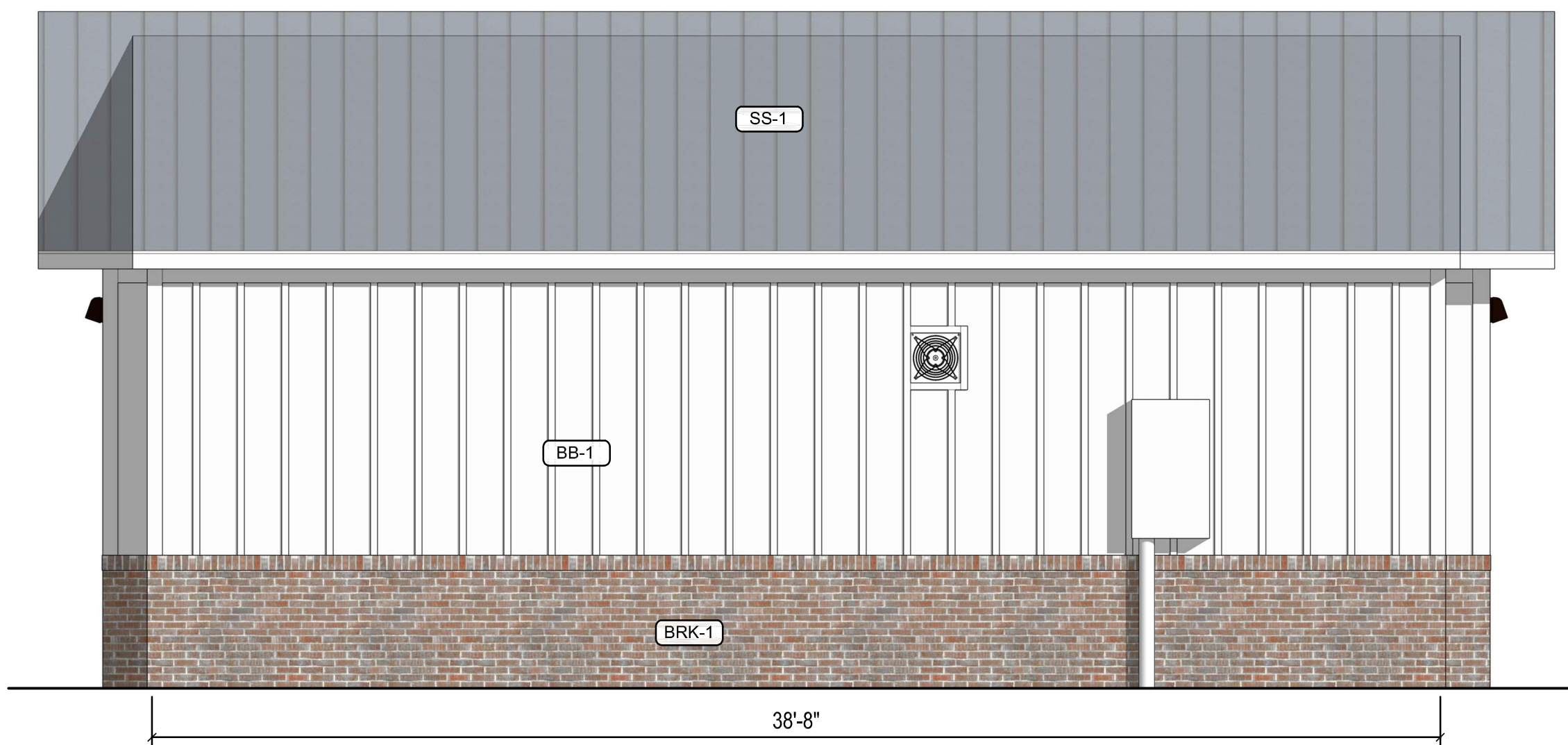
2 DUMPSTER ENCLOSURE ELEVATION - LEFT  
1/4" = 1'-0"



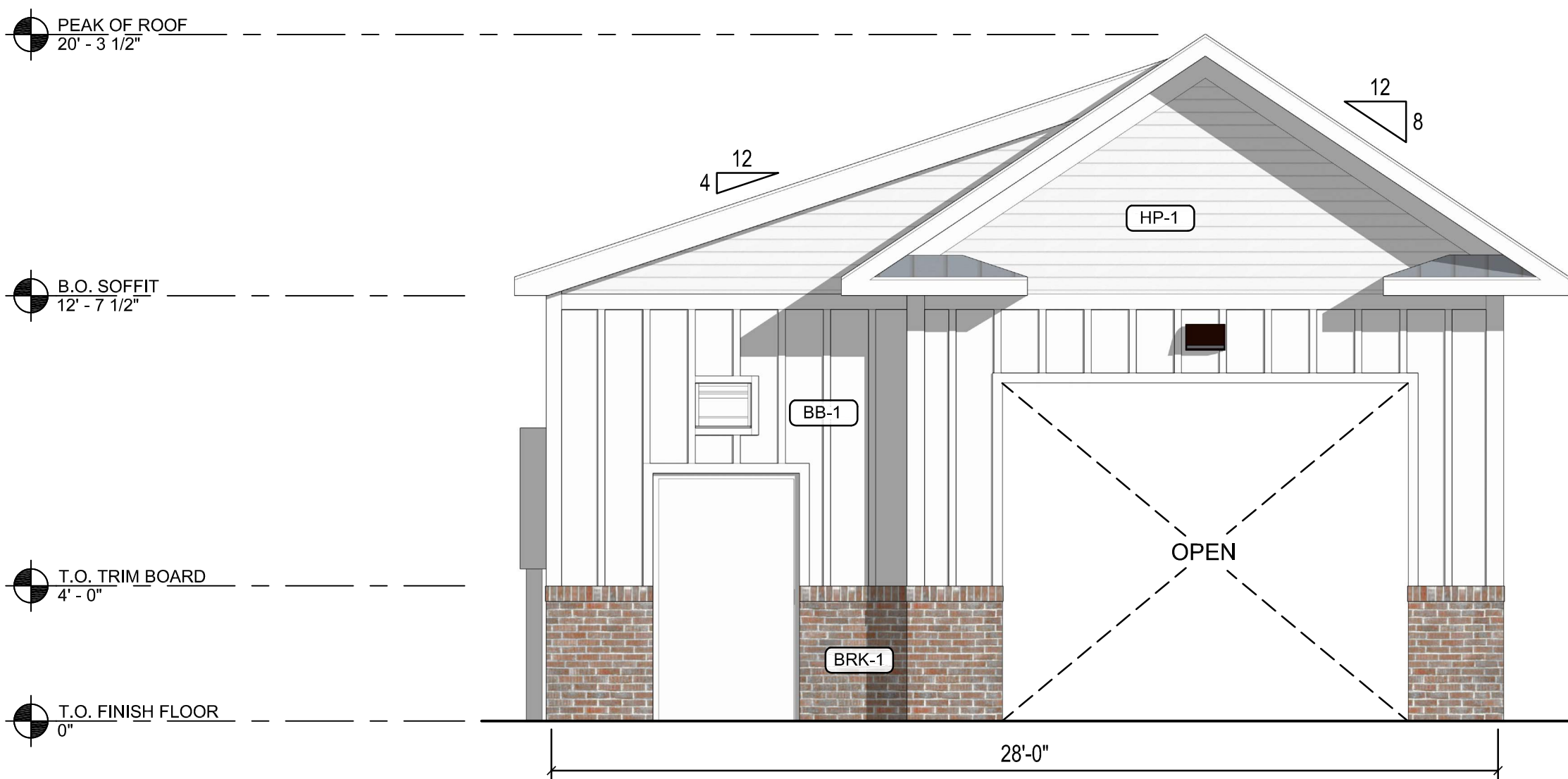
3 DUMPSTER ENCLOSURE ELEVATION - REAR  
1/4" = 1'-0"



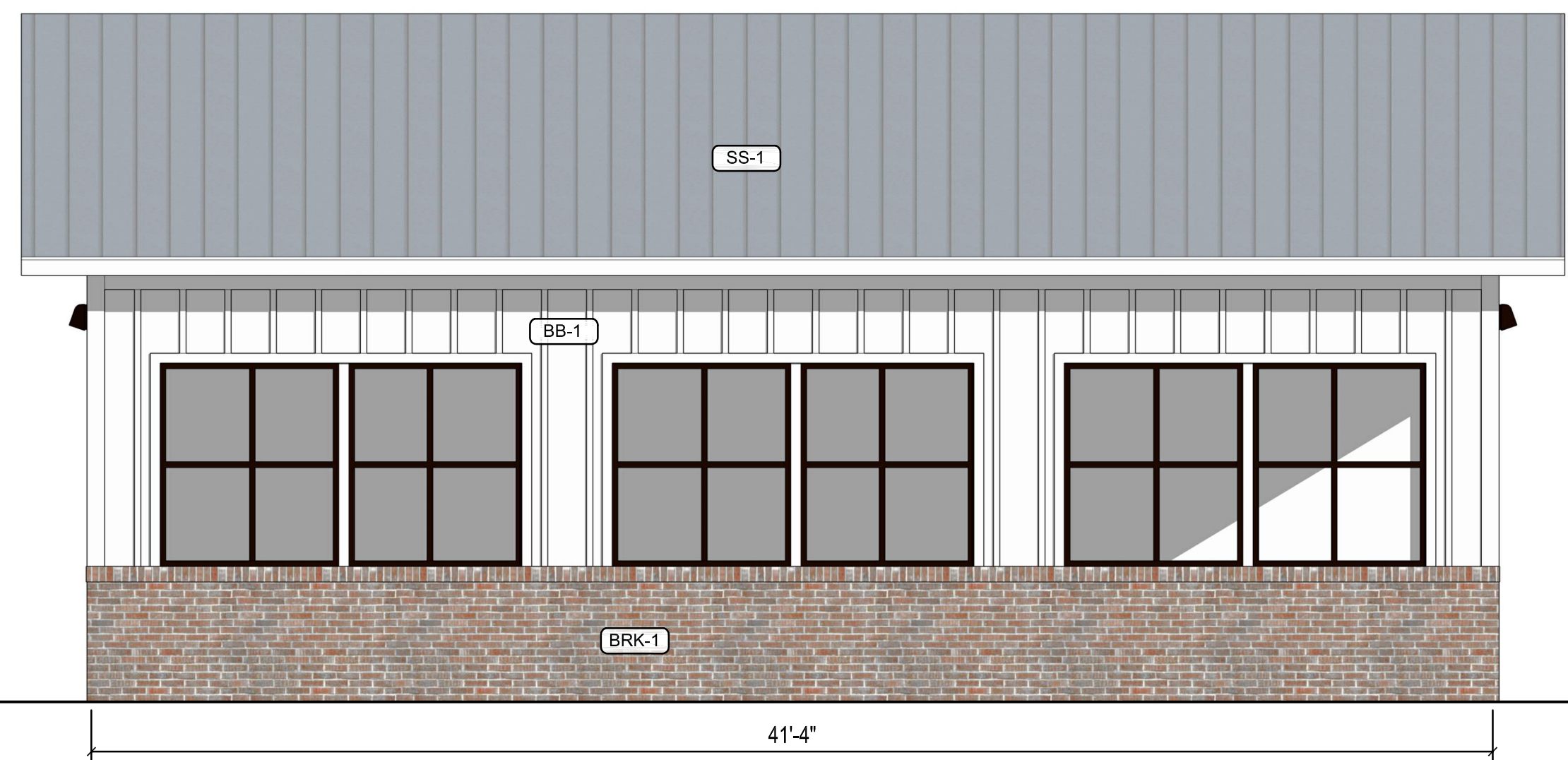
4 CAR WASH ELEVATION - FRONT  
1/4" = 1'-0"



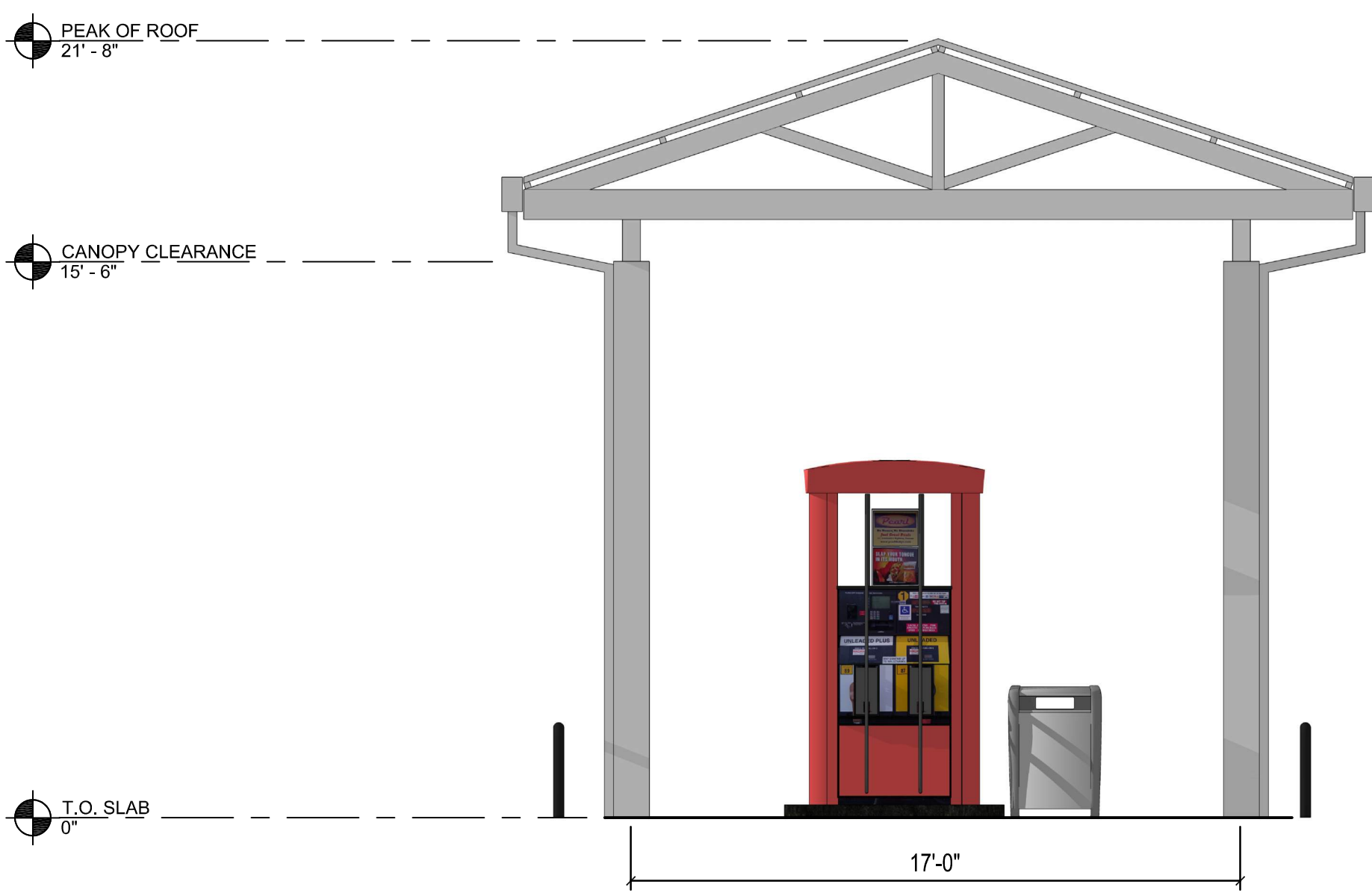
5 CAR WASH ELEVATION - RIGHT  
1/4" = 1'-0"



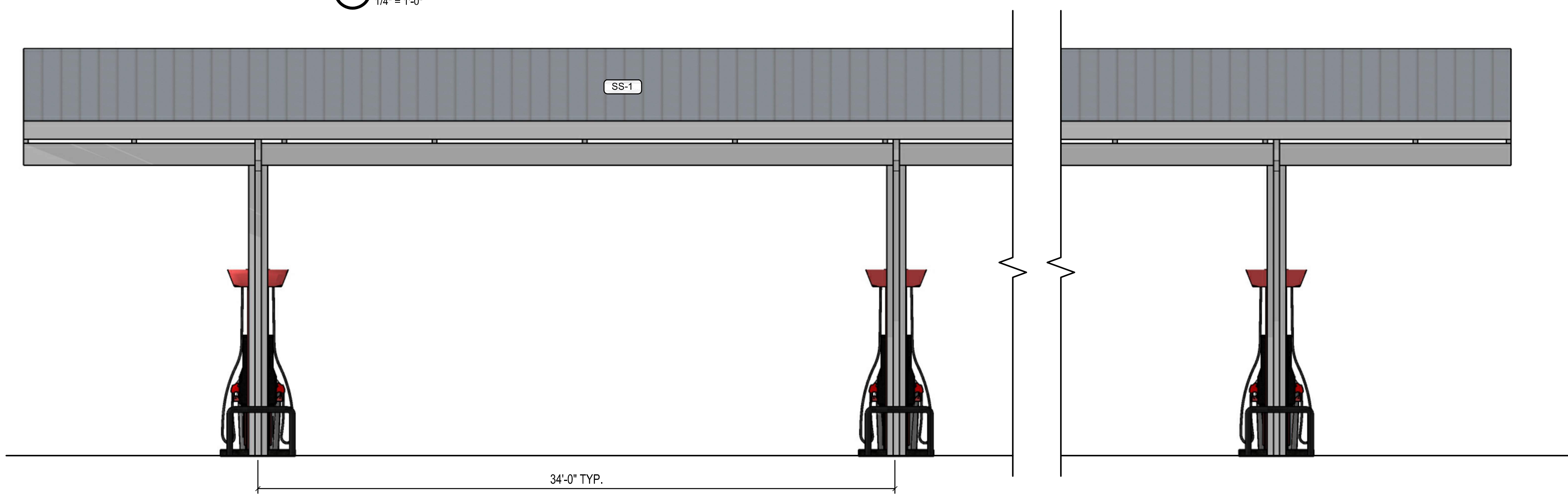
6 CAR WASH ELEVATION - REAR  
1/4" = 1'-0"



7 CAR WASH ELEVATION - LEFT  
1/4" = 1'-0"



8 FUELING CANOPY ELEVATION - SHORT  
1/4" = 1'-0"



9 FUELING CANOPY ELEVATION - LONG  
1/4" = 1'-0"



TOWN COMMENTS

TOWN COMMENTS

SNB

SNB

by

08/01/2023

07/19/2023

date

4

3

mark

revisions

03/24/2023

210606

SNB

SNB

DAE

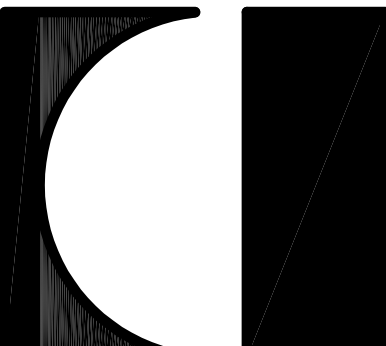
date

project

designed


drawn

checked

  
**RRMM**  
ARCHITECTS, P.C.  
1317 Executive Blvd, Suite 200  
Chesapeake, VA 23320  
(757) 622-2828 / fax (757) 622-6883

CAR WASH AND DUMPSTER ENCLOSURE ELEVATIONS

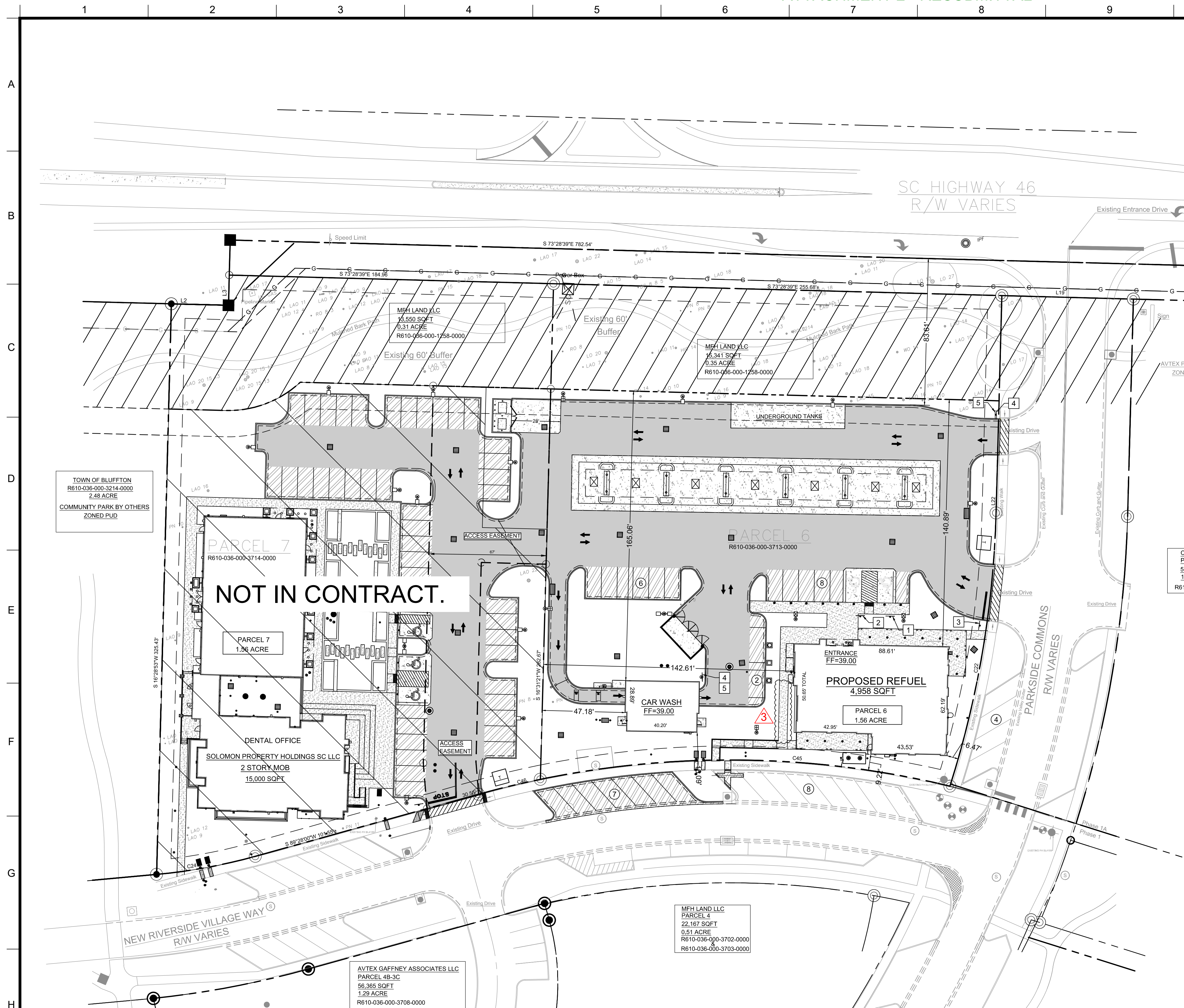
NEW RIVERSIDE - STORE # 1062  
SC HIGHWAY 46 & E PARKSIDE COMMONS  
BLUFFTON, SOUTH CAROLINA



sheet

4

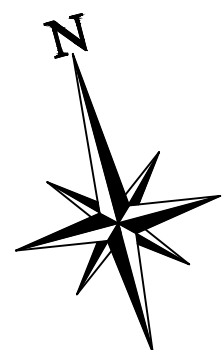
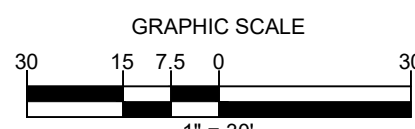


**ALERT TO CONTRACTOR:**

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

**EXISTING UTILITY NOTE:**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**OVERALL SITE PLAN**

1"=30'

**GENERAL NOTES:**

THIS DRAWING REFERENCES:

BOUNDARY & TOPOGRAPHIC SURVEY  
NEW RIVERSIDE VILLAGE  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA  
OUTPARCEL K AND J  
PARCEL 6 AND A PORTION OF PARCEL 4B-2  
PREPARED BY: THOMAS AND HUTTON  
DATED: 10/15/21

APPLICANT:

REFUEL OPERATING COMPANY, LLC.  
547 LONG POINT ROAD  
SUITE 102-103  
MT. PLEASANT, SC 29464

1) ZONING DATA:

NEW RIVERSIDE PUD  
ZONED: GENERAL COMMERCIAL DISTRICT - GCD  
OUTPARCEL K AND J  
PARCEL 6 AND A PORTION OF PARCEL 4B-2  
PROPOSED USE: REFUEL SERVICE STATION FACILITY (PERMITTED)  
CONVENIENCE STORE WITH FUELING STATIONS AND CAR WASH

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	N/A	53,452 S.F.	53,452 S.F.
MIN. LOT FRONTAGE:	N/A	235.4' (S); 222.4' (E)	235.4' (S); 222.4' (E)
MIN. LOT WIDTH:	N/A	255.68'	255.68'
MIN. FRONT YARD:	10'	N/A	9.22' (S); 6.47' (SE)
MIN. SIDE YARD:	10'	N/A	140.89' (N)
MIN. REAR YARD:	10'	N/A	142.61' (W)
MAX. IMPERVIOUS SURFACE:	80%	0.00% (53,452 S.F.)	74.53% (39,839 S.F.)
MAX. HEIGHT:	N/A	N/A	28'-3"
MIN. FLOOR AREA:	N/A	N/A	4,958 S.F.

2) PARKING REQUIREMENTS:

4,958 SQ. FT. = 4 SPACES/1,000 FT	= 20 SPACES
TOTAL REQUIRED	= 20 SPACES
TOTAL PROVIDED	= 16 ON SITE SPACES (INCLUDES TWO ADA SPACES) & 4 SPACES TO BE DEDICATED FORM THE RIGHT-OF-WAY

PARKING STALL DIMENSIONS:	N/A
EXISTING:	9'X18'
REQUIRED:	9'X18'
PROPOSED:	9'X18'

4) ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5) ALL PAVEMENT MARKINGS SHALL BE LONG LIFE EPOXY.  
6) PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

7) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

8) ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

9) SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

10) ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

11) CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

12) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

13) REFER TO PARKING SUMMARY FOR STALL SIZES AND COUNT.

14) THE SITE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

15) ACCORDING TO FIRM MAP 450130405G DATED MARCH 23, 2021 (INDEX DATE MARCH 23, 2021) THE PROPERTY IS LOCATED IN ZONE X.)

16) REFER TO SURVEY FOR ALL PROPERTY LINE DISTANCES AND BEARINGS.

17) ALL PARKING LOT STRIPING SHOWN SHALL BE PERFORMED BY THE CONTRACTOR USING WHITE TRAFFIC MARKING PAINT UNLESS NOTED OTHERWISE BELOW. PAINT SHALL BE SHERWIN-WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT OR GLIDDEN TRAFFIC PAINT AND SHALL BE APPLIED IN TWO COATS AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

18) ITEMS TO BE PAINTED WHITE INCLUDE: PARKING STALLS, DIRECTIONAL ARROWS OF SIZE AND LOCATIONS INDICATED, STOP BARS, AND STRIPED ISLANDS.

19) ITEMS REQUIRING YELLOW PAINT INCLUDE RAISED DIVIDERS AND/OR MEDIANS, ALL SITE WORK PROTECTIVE GUARD POSTS BEYOND (5) FIVE FEET OF THE BUILDING, STEEL PIPE BASE OF HANDICAP PARKING STALLS AND SYMBOLS; ALL STRIPED ISLANDS ADJACENT TO HANDICAP PARKING SPACES.

20) ITEMS REQUIRING BLUE PAINT INCLUDE HANDICAP PARKING STALLS AND SYMBOLS; ALL STRIPED ISLANDS ADJACENT TO HANDICAP PARKING SPACES.

21) SEE ARCHITECTURAL PLANS FOR ADDITIONAL STRIPING REQUIREMENTS.

22) THE CONTRACTOR SHALL FURNISH AND INSTALL "HANDICAPPED PARKING" SIGNS WITH IDENTIFYING HANDICAPPED SYMBOL AT ALL HANDICAPPED PARKING SPACES. SIGNS SHALL BE 12'X18", 0.080 ALUMINUM WITH BAKED ENAMEL FINISH. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SCDHPT SPECIFICATIONS. INCLUDE "VAN ACCESSIBLE" SIGNAGE WHERE APPLICABLE.

23) A RIGHT-OF-WAY PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING CONSTRUCTION ACTIVITY IN THE TOWN OF BLUFFTON RIGHT-OF-WAY.

24) CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

25) NO LESS THAN 3 WORKING DAYS AND NO MORE THAN 10 WORKING DAYS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY THE SOUTH CAROLINA ONE CALL CENTER OF INTENT TO DIG. THE PERIOD OF TIME FOR WHICH THE FACILITY MARKS (PAINT, FLAGS, STAKES, ETC.) ARE VALID IS 15 WORKING DAYS.

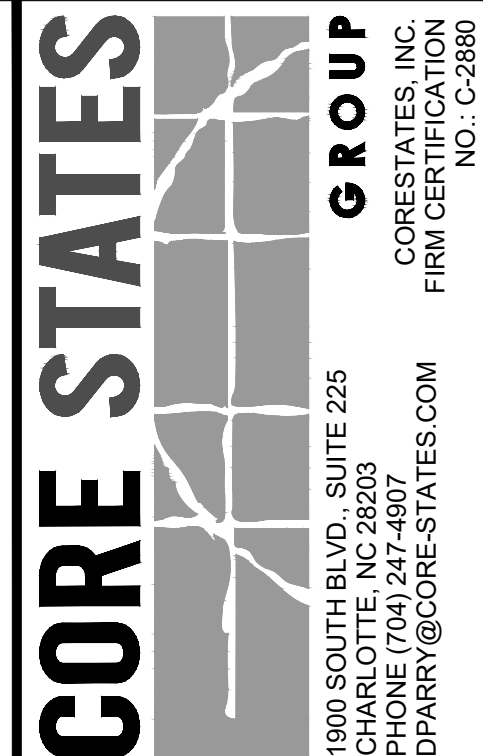
**SIGNAGE KEYNOTES:**

- 1 PROPOSED VAN ACCESSIBLE ADA PARKING SIGN.
- 2 PROPOSED STANDARD ADA PARKING SIGN.
- 3 PROPOSED "STOP" SIGN.
- 4 PROPOSED "ONE WAY" SIGN.
- 5 PROPOSED "DO NOT ENTER" SIGN.

REFER TO CONSTRUCTION DETAIL SHEETS FOR SIGNAGE SPECIFICATIONS.

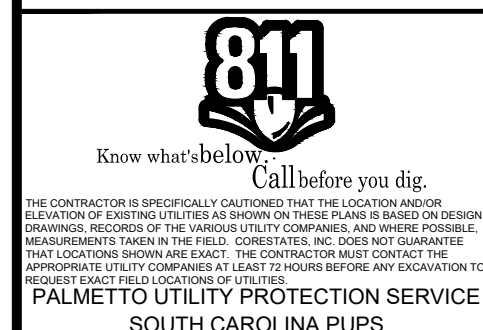
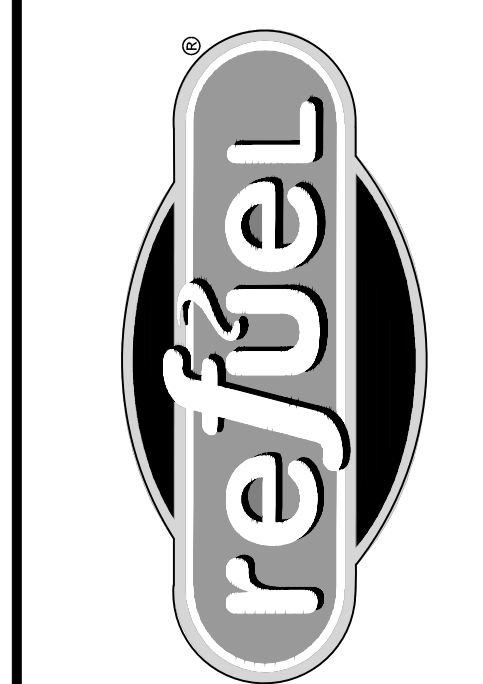
**SITE LEGEND**

	EXISTING PROPERTY BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING UTILITY EASEMENT
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB AND GUTTER
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED ASPHALT
	PROPOSED WATER STRUCTURES
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY STRUCTURES
	PROPOSED SITE LIGHTING FIXTURES
	EXISTING STORMWATER STRUCTURES
	EXISTING SANITARY STRUCTURES
	EXISTING WATER STRUCTURE
	EXISTING ELECTRIC STRUCTURE
	PROPOSED PARKING COUNT



DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT

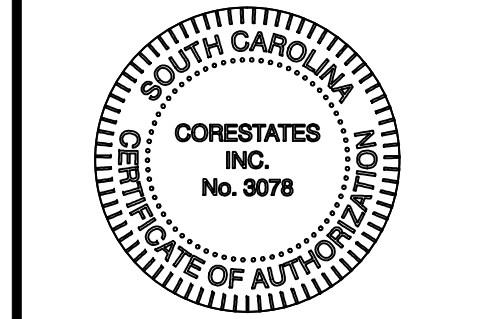


REVISIONS				
REV	DATE	COMMENT	BY	
1	7/8/23	BWSA COMMENTS	KB	
2	7/18/23	COFA COMMENTS	KB	
3	8/2/23	SIDEWALK EXTENSION	BS	

DOCUMENT  
PRELIMINARY  
DEVELOPMENT PLAN

SITE LOCATION  
NEW RIVERSIDE VILLAGE,  
BLUFFTON, SC 29910

CERTIFICATE OF AUTHORIZATION



ENGINEER SEAL

BRIAN SEARCY, PE  
PROFESSIONAL ENGINEER  
SC LICENSE #60407

SHEET TITLE

OVERALL SITE PLAN

JOB #:	RFL 35149
DATE:	07/18/2023
SCALE:	1"=30'
DRAWN BY:	KB
CHECKED BY:	BS

SHEET NO.

C4.1



1. ALL LIGHTING WAS DESIGNED WITH A LIGHT LOSS FACTOR OF 0.85. LIGHTING ANALYSIS WAS MEASURED AT GROUND ELEVATION.
2. ALL PROPOSED FIXTURES ON TIMER TO OPERATE DURING NIGHT TIME HOURS, 30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE.
3. CONTRACTOR TO INSTALL FIXTURE ON COPPER LIGHTING POLE SSS-6-7-24-CW-BS-XXXX-C-BK. MOUNT HEIGHTS ARE BASED ON HEIGHT ABOVE FINISHED ASPHALT GRADE.

1. THE SITE IS IDENTIFIED AS OUTPARCEL 'K' AND 'J' IN THE NEW RIVERSIDE VILLAGE.
2. BOUNDARY SURVEY AND SURVEYING BY THOMAS AND HUTTON, INC.
3. THE SITE IS ZONED PUD (PARCEL A PARTITION) OF PARCEL 4B-2. THE SITE IS
4. PORTION OF PARCEL 4B-2 (R#010336 000 1258 000).
5. THE SITE IS LOCATED IN BEAUFORT COUNTY, SOUTH CAROLINA.
6. THE PROPOSED DEVELOPMENT IS A REFUEL SERVICE STATION FACILITY (PARCEL 6).
7. THE SITE IS PRESENTLY UNDEVELOPED.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. REFER TO PARCEL SURVEY FOR ALL SIZES AND COUNT.
10. THE SITE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
11. ACCORDING TO FIRM MAP 45013C040505 DATED MARCH 23, 2021 (INDEX DATE MARCH 23, 2021 THE PROPERTY IS LOCATED IN ZONE X.)

\_\_\_\_\_

---


CALCULATION SUMMARY  
(LANDSCAPE AND DECORATIVE)




## CALCULATION SUMMARY (WALKWAYS AND STREETS)

### CALCULATION SUMMARY (AREAS FOR DISPLAY OF OUTDOOR

\*AREAS BEING ILLUMINATED BY SITE AND BUILDING LIGHTING FOR PUBLIC USE WHICH IMPACT THE CALCULATIVE AVERAGES OF THE SPECIFIC CALCULATIVE AREAS PROVIDED IN THE TABLES ABOVE HAVE BEEN OMITTED FROM THE CALCULATION SUMMARY TABLES TO

\*AREAS BEING ILLUMINATED BY SITE AND BUILDING LIGHTING FOR PUBLIC USE WHICH IMPACT THE CALCULATIVE AVERAGES OF THE SPECIFIC CALCULATIVE AREAS PROVIDED IN THE TABLES ABOVE HAVE BEEN OMITTED FROM THE CALCULATION SUMMARY TABLES TO PREVENT OBSCURING PHOTOMETRIC VALUES.

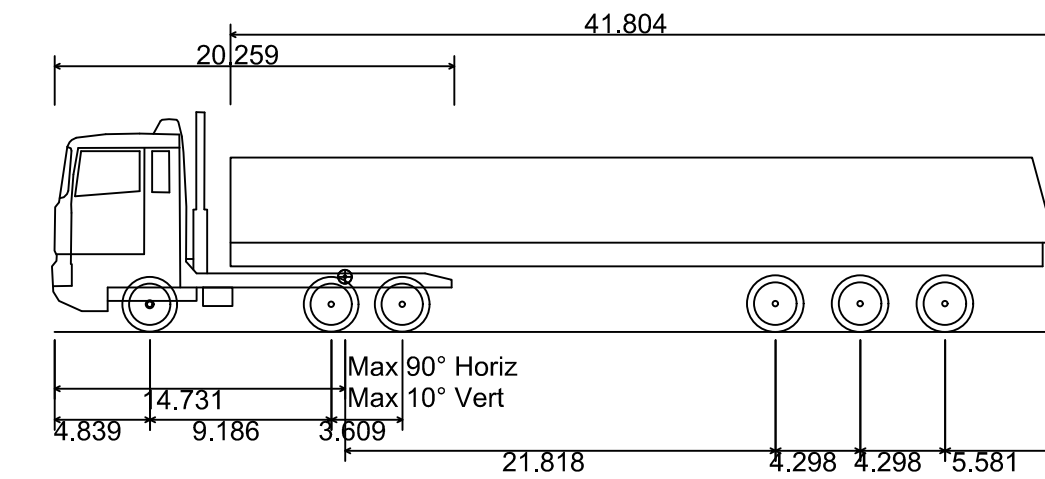
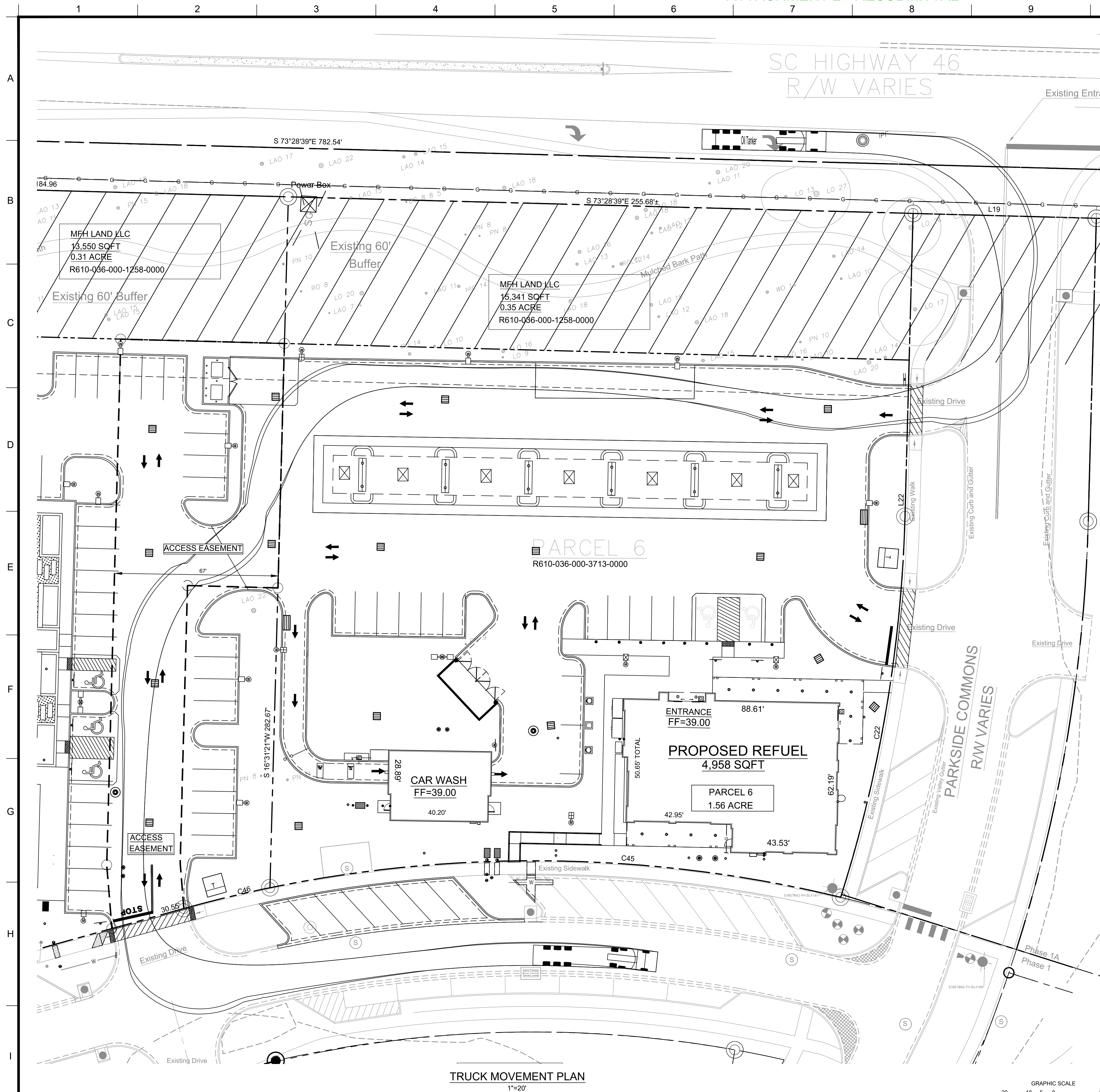

 EXISTING PROPERTY BOUNDARY LINE  
 EXISTING ADJOINING PROPERTY LINE  
 EXISTING ROAD CENTERLINE  
 PROPOSED ROAD CENTERLINE  
 EXISTING CURB  
 PROPOSED CURB  
 PROPOSED BUILDING

\*1.9 FOOTCANDLE CALCULATION POINT  
 PROPOSED SITE LIGHT FIXTURE

<h1>CORE STATES</h1>  <b>G R O U P</b>  1900 SOUTH BLVD., SUITE 225 CHARLOTTE, NC 28203 PHONE (704) 247-4907 <a href="mailto:DHARRY@CORE-STATES.COM">DHARRY@CORE-STATES.COM</a>  CORESTATES, INC. FIRM CERTIFICATION NO.: C-2880			
<p>DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.</p>			
<div style="background-color: black; color: white; padding: 5px; font-weight: bold; letter-spacing: 0.5em;">CLIENT</div> 			
<div style="text-align: center;">               Call before you dig.           </div> <p style="font-size: small;"><small>THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING MAJOR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS PROVIDED BY THE VARIOUS UTILITY COMPANIES AND SHOULD NOT BE TAKEN AS GUARANTEE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND KIND OF ALL UTILITIES BEFORE ANY WORK BEGINS TO PALMETTO TOWNSHIP PROTECTION SERVICE SOUTH CAROLINA PUUPS</small></p>			
REVISIONS			
REV	DATE	COMMENT	BY
1	7/6/23	BJWSA COMMENTS	KB
2	7/18/23	COFA COMMENTS	KB
3	8/2/23	SIDEWALK EXTENSION	BS
<div style="margin-bottom: 5px;">DOCUMENT</div> <div>PRELIMINARY DEVELOPMENT PLAN</div>			
<div style="margin-bottom: 5px;">SITE LOCATION</div> <div>NEW RIDERSVILLE VILLAGE, BLUFFTON, SC 29910</div>			
<div style="margin-bottom: 5px;">CERTIFICATE OF AUTHORIZATION</div> <div>   <small>SOUTH CAROLINA STATE SEAL STATE OF AUTHORIZATION NO. 3078 CORESTATES, INC.</small> </div>			
<div style="margin-bottom: 5px;">ENGINEER SEAL</div> <div> <b>BRIAN SEARCY, PE</b>  <small>PROFESSIONAL ENGINEER SC LICENSE #6607</small> </div>			
<div style="margin-bottom: 5px;">SHEET TITLE</div> <div>LIGHTING PLAN</div>			
JOB #:	RFL35149		
DATE:	07/18/2023		
SCALE:	1"=20'		
DRAWN BY:	KB		
CHECKED BY:	BS		
<div style="margin-bottom: 5px;">SHEET NO.</div> <div style="font-size: large; font-weight: bold;">C9</div>			





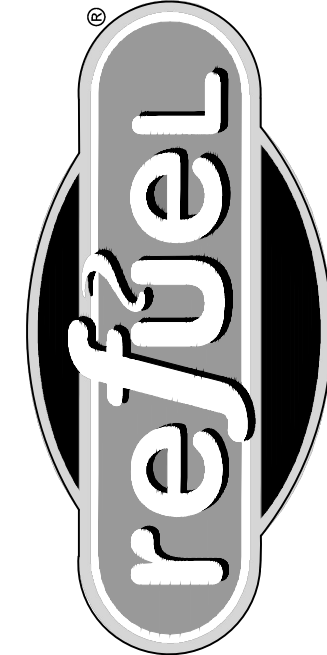
Oil Tanker  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Max Track Width  
Lock-to-lock time  
Curb to Curb Turning Radius

50.725ft  
8.202ft  
11.141ft  
1.049ft  
8.202ft  
4.00s  
21.325ft

**CORE STATES**  
GROUP  
CORE STATES, INC.  
1900 SOUTH BLVD., SUITE 225  
CHARLOTTE, NC 28203  
PHONE (704) 247-4907  
DPARRY@CORE-STATES.COM  
FIRM CERTIFICATION NO.: C-8880

DOCUMENTS PREPARED BY CORE STATES, INC., INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS THE POLICY OF CORE STATES, INC. TO HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT



Know what's below. Call before you dig.  
The CONTRACTOR is specifically cautioned that the LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, RECORDS OF THE PROJECTS OWNERS AND ARE NOT GUARANTEED. CORE STATES, INC. DOES NOT GUARANTEE THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO OBTAIN THE LOCATION AND DEPTH OF EXISTING UTILITIES. CORE STATES, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR FOR ANY INJURY TO PERSONS OR PROPERTY.

REVISIONS			
REV	DATE	COMMENT	BY
1	7/6/23	BJWSA COMMENTS	KB
2	7/18/23	COFA COMMENTS	KB
3	8/2/23	SIDEWALK EXTENSION	BS

DOCUMENT  
PRELIMINARY  
DEVELOPMENT PLAN

SITE LOCATION  
NEW RIVERSIDE VILLAGE,  
BLUFFTON, SC 29910

CERTIFICATE OF AUTHORIZATION



ENGINEER SEAL

BRIAN SEARCY, PE  
PROFESSIONAL ENGINEER  
SC LICENSE #60407

SHEET TITLE  
TRUCK MOVEMENT  
PLAN

JOB #: RFL 35149  
DATE: 07/18/2023  
SCALE: 1"=20'  
DRAWN BY: KB  
CHECKED BY: BS

SHEET NO.

C10



**Legacy Duo**

**Features**

- 3/4 HP Oilless Air Compressor
- 25' x 1/4" Coiled Hose
- Standard Air Gauge
- Air for Charity Program
- 24/7 Wireless Monitoring
- Large High Security Vault

**Legacy Vacuum**

**Features**

- 1/2 Horsepower Motor
- Air Filtration Bags
- 15' Hose
- Air for Charity Program
- 24/7 Wireless Monitoring
- Large High Security Vault

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



REVISIONS			
REV	DATE	COMMENT	BY
1	7/6/23	BJWSA COMMENTS	KB
2	7/18/23	COFA COMMENTS	KB
3	8/2/23	SIDEWALK EXTENSION	BS

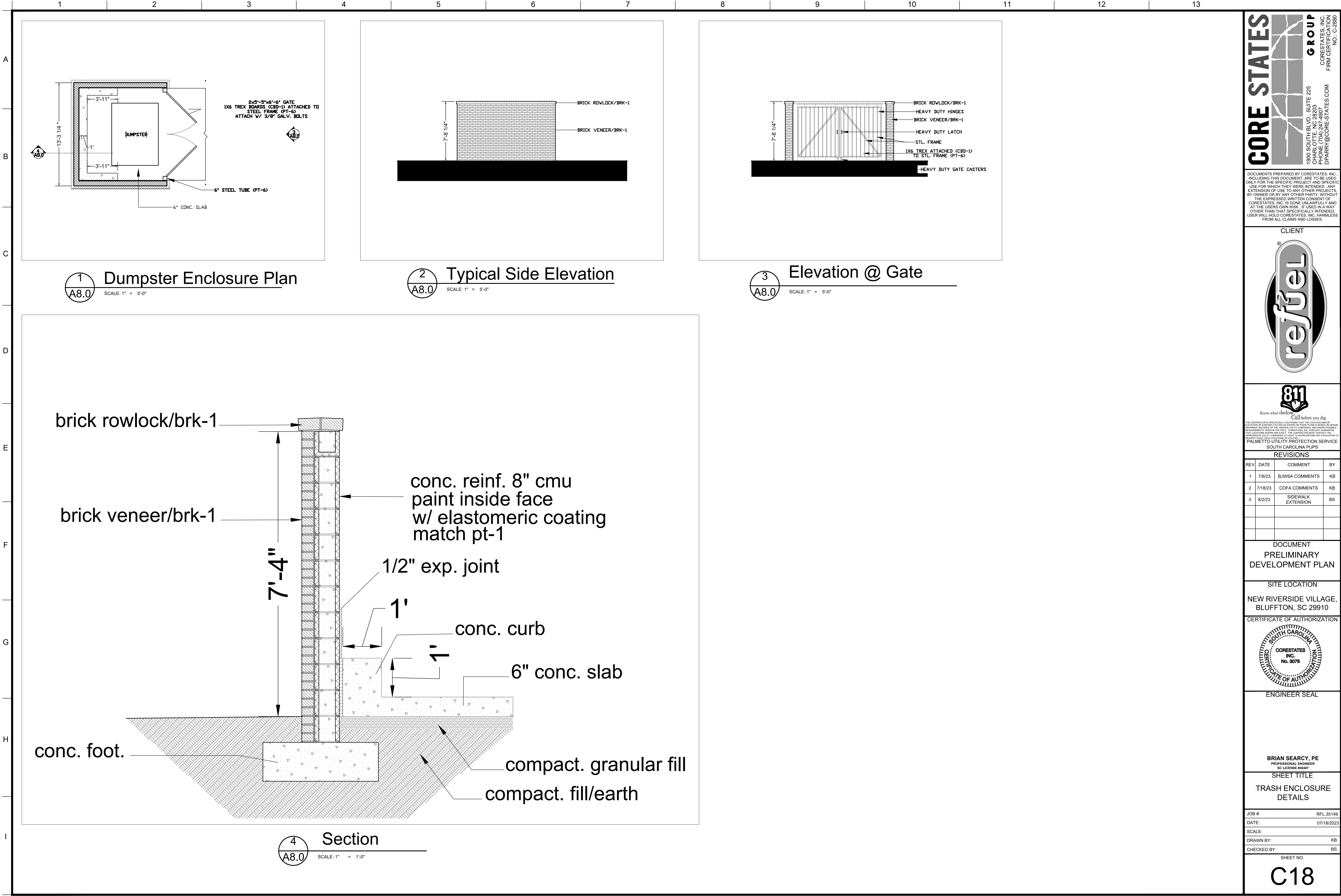
SITE LOCATION

NEW RIVERSIDE VILLAGE,  
BLUFFTON, SC 29910

**BRIAN SEARCY, P.E.**  
PROFESSIONAL ENGINEER  
SC LICENSE #46067

C13





CORE STATES

GROUP

1900 SOUTH BLVD., SUITE 225  
CHARLOTTE, NC 28203  
PHONE (704) 247-4907  
DPARRY@CORE-STATES.COM

DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT

Know what's below. Call before you dig.

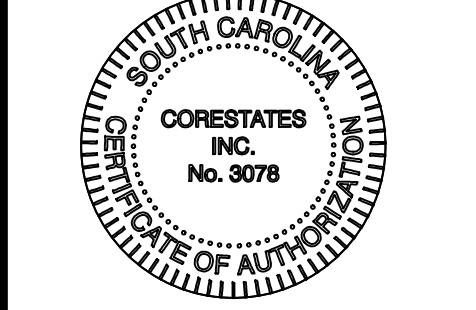
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, RECORDS OF THE UTILITY COMPANY, AND OTHER AVAILABLE INFORMATION. RECORDS OF THE UTILITY COMPANY ARE NOT GUARANTEED. DISCREPANCIES TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO OBTAIN UTILITY PROTECTION SERVICE. PALMETTO UTILITY PROTECTION SERVICE SOUTH CAROLINA PLUMPS

REVISIONS			
REV	DATE	COMMENT	BY
1	7/6/23	BUWSA COMMENTS	KB
2	7/18/23	COFA COMMENTS	KB
3	8/2/23	SIDEWALK EXTENSION	BS

DOCUMENT  
PRELIMINARY  
DEVELOPMENT PLAN

SITE LOCATION  
NEW RIVERSIDE VILLAGE,  
BLUFFTON, SC 29910

CERTIFICATE OF AUTHORIZATION



ENGINEER SEAL

BRIAN SEARCY, PE  
PROFESSIONAL ENGINEER  
SC LICENSE #3078

SHEET TITLE  
TRASH ENCLOSURE  
DETAILS

JOB #:	RFL 35149
DATE:	07/18/2023
SCALE:	
DRAWN BY:	KB
CHECKED BY:	BS

SHEET NO.  
**C18**









LEGEND

---

EDGE	METAL EDGE: SEE LANDSCAPE SPECIFICATIONS
------	--

## LANDSCAPE REQUIREMENTS

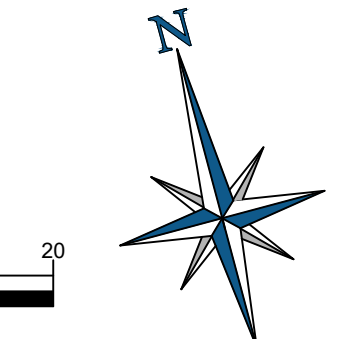
- ## LANDSCAPE PLAN NOTES

- ## ROOT BARRIERS

GRAPHIC SCALE

20 10 5 0 20

1" = 20'



DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

**PALMETTO UTILITY PROTECTION SERVICE**

DOCUMENT  
PRELIMINARY  
DEVELOPMENT PLAN

## SITE LOCATION

NEW RIVERSIDE VILLAGE,  
BLUFFTON, SC 29910

# CERTIFICATE OF AUTHORIZATION

ENGINEER SEAL

PRELIMINARY  
LANDSCAPING PLAN

JOB #:	RFL 35149
DATE:	12/13/2022
SCALE:	AS SHOWN
DRAWN BY:	KB
CHECKED BY:	BS

SHEET NO.

LP-1







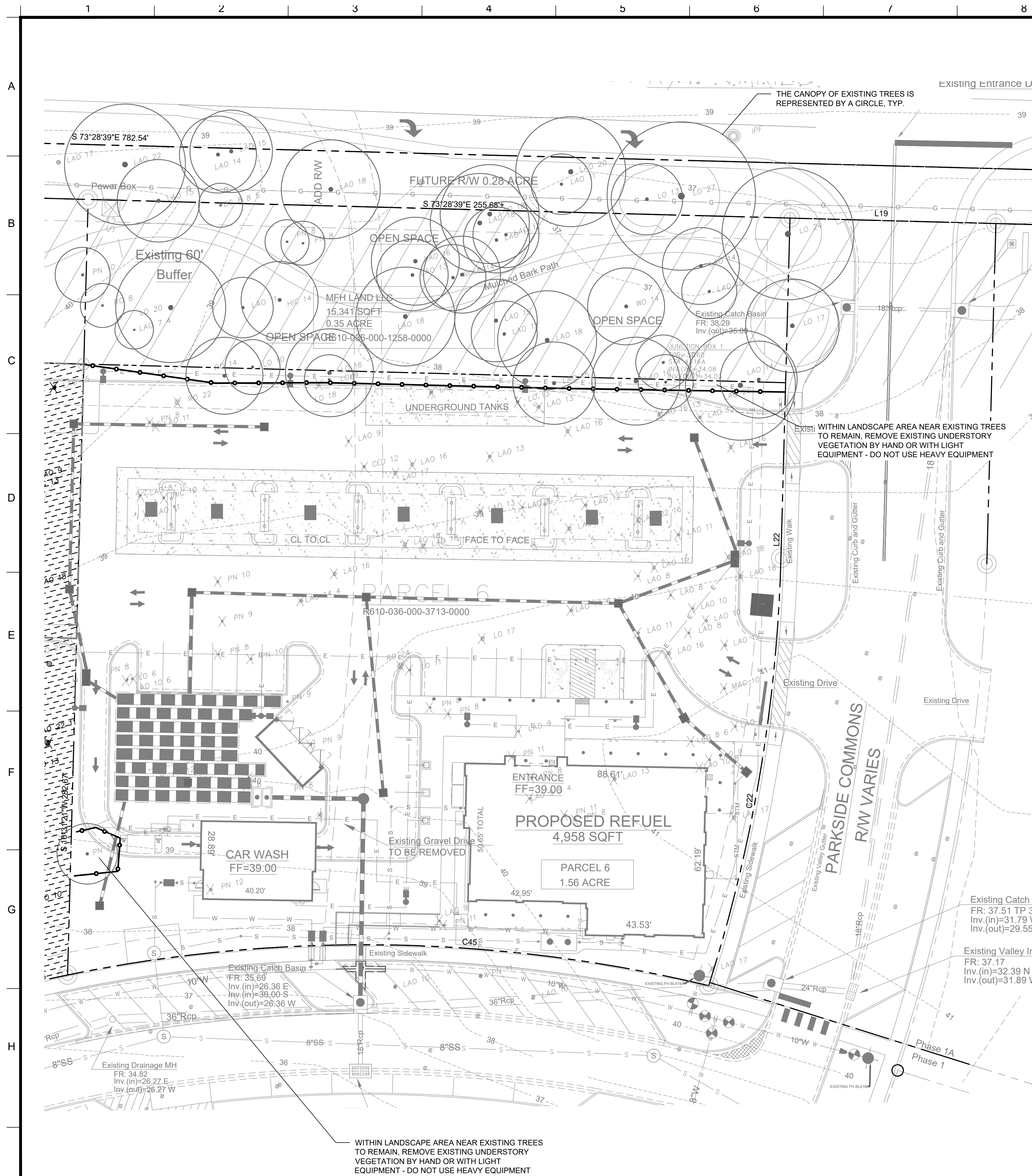


Table 5.3.3.G Number of Replacement Trees Required	
Protected Tree DBH Removed	Number of Replacement Trees
Significant Trees ≥24 inches; any tree listed on the America's Historic Tree Register maintained by American Forests; all trees, regardless of size, located within regulated wetland buffers	5 trees 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
≥4 inches for the following trees: American holly, dogwood, redbud, southern magnolia, and red buckeye	1 tree

TREE DISPOSITION SCHEDULE					
TREES TO BE REMOVED	MITIGATION REQUIRED		TREES TO BE RETAINED	CANOPY TREES TO BE PLANTED	UNDERSTORY TREES TO BE PLANTED
PROTECTED TREE (18"-24")	6	18	1		
PROTECTED TREE (12"-18")	25	50	4		
PROTECTED TREE (8"-12")	38	38	5		
SIGNIFICANT TREE (18"-24")	1	3 @6" CALIPER			
NOT PROTECTED OR SIGNIFICANT	2	0			
TOTAL	72	109	19	6 (X3)	3
					32

## LEGEND

- LAO 9 TREE TO BE REMOVED  
 LO 9 TREE TO BE RETAINED  
 TREE PROTECTION FENCE

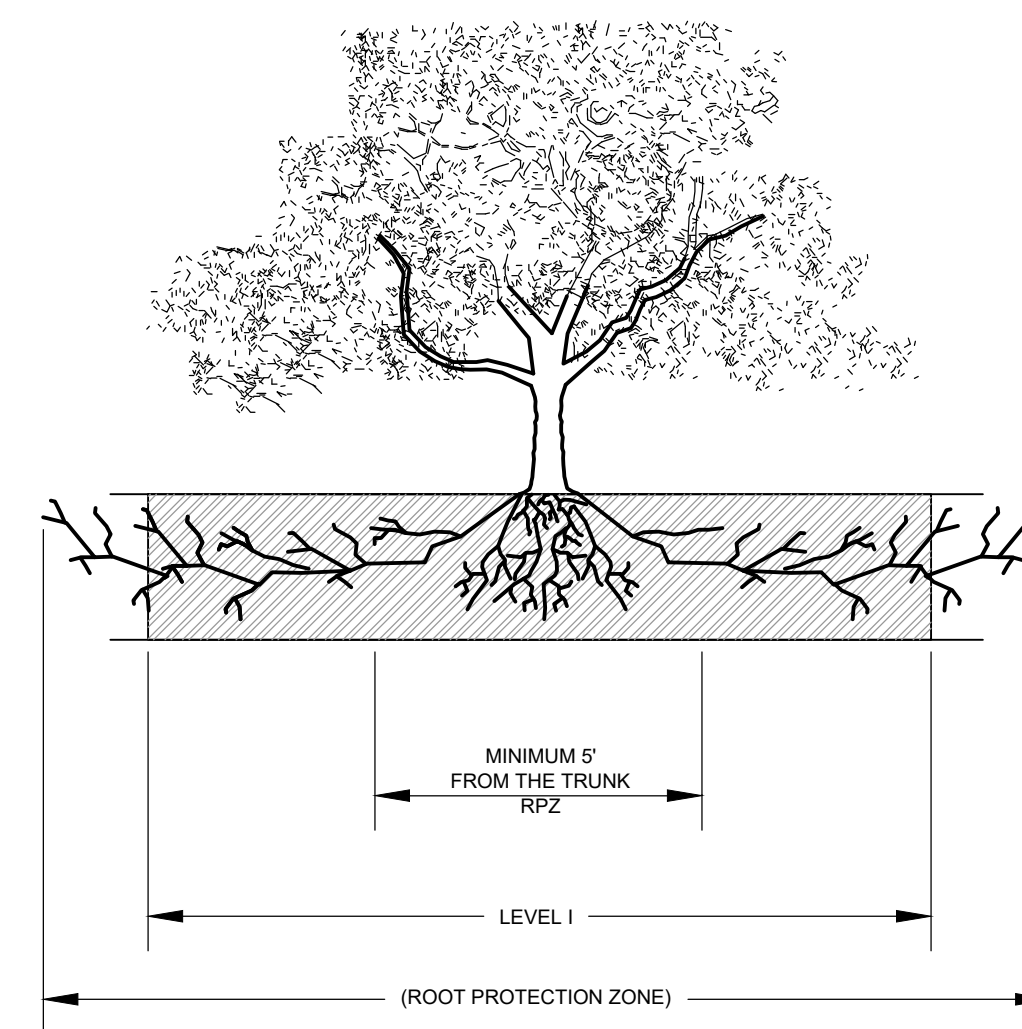
## TREE PROTECTION SPECIFICATIONS

## MATERIALS

- FENCING: 6 FOOT HIGH CHAIN LINK FENCING.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL.

## CONSTRUCTION METHODS

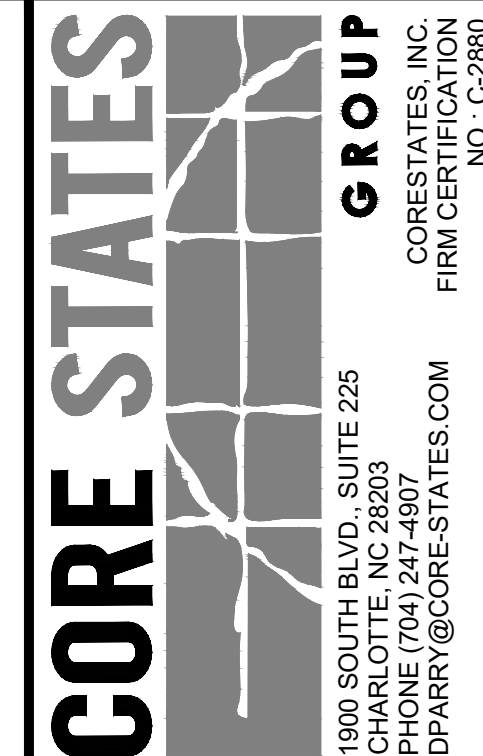
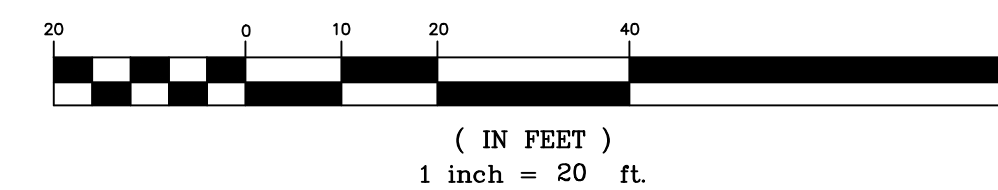
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTIONS SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. CHAIN LINK SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE CHAIN LINK TO THE POSTS TO HOLD THE CHAIN LINK IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
  - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND TREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTIONS SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



**A TREE PROTECTION FENCE - ELEVATION**  
SCALE: NOT TO SCALE



## GRAPHIC SCALE



DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

## CLIENT



Know what's below. Call before you dig. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, RECORDS OF THE UTILITY OWNERS, AND THE RECORD DEVELOPMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT WARRANT THE LOCATION OR DEPTH OF ANY UTILITIES. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS PRIOR TO ANY EXCAVATION TO AVOID ANY DAMAGE TO UTILITIES OR PERSONAL INJURY. SOUTH CAROLINA PUPS

## REVISIONS

REV	DATE	COMMENT	BY

## DOCUMENT

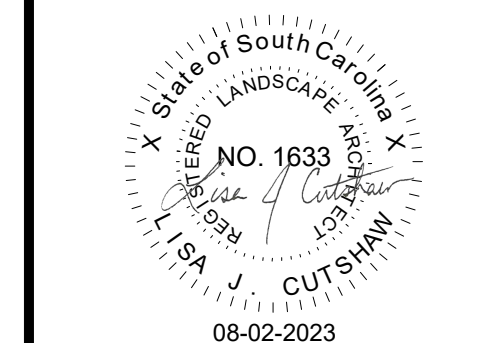
## PRELIMINARY DEVELOPMENT PLAN

## SITE LOCATION

NEW RIVERSIDE VILLAGE,  
BLUFFTON, SC 29910

## CERTIFICATE OF AUTHORIZATION

## ENGINEER SEAL

SHEET TITLE  
TREE DISPOSITION PLAN

JOB #:	RFL 35149
DATE:	12/13/2022
SCALE:	AS SHOWN
DRAWN BY:	KB
CHECKED BY:	BS

SHEET NO.

TD-1