

TOWN OF BLUFFTON



STAFF REPORT Department of Growth Management

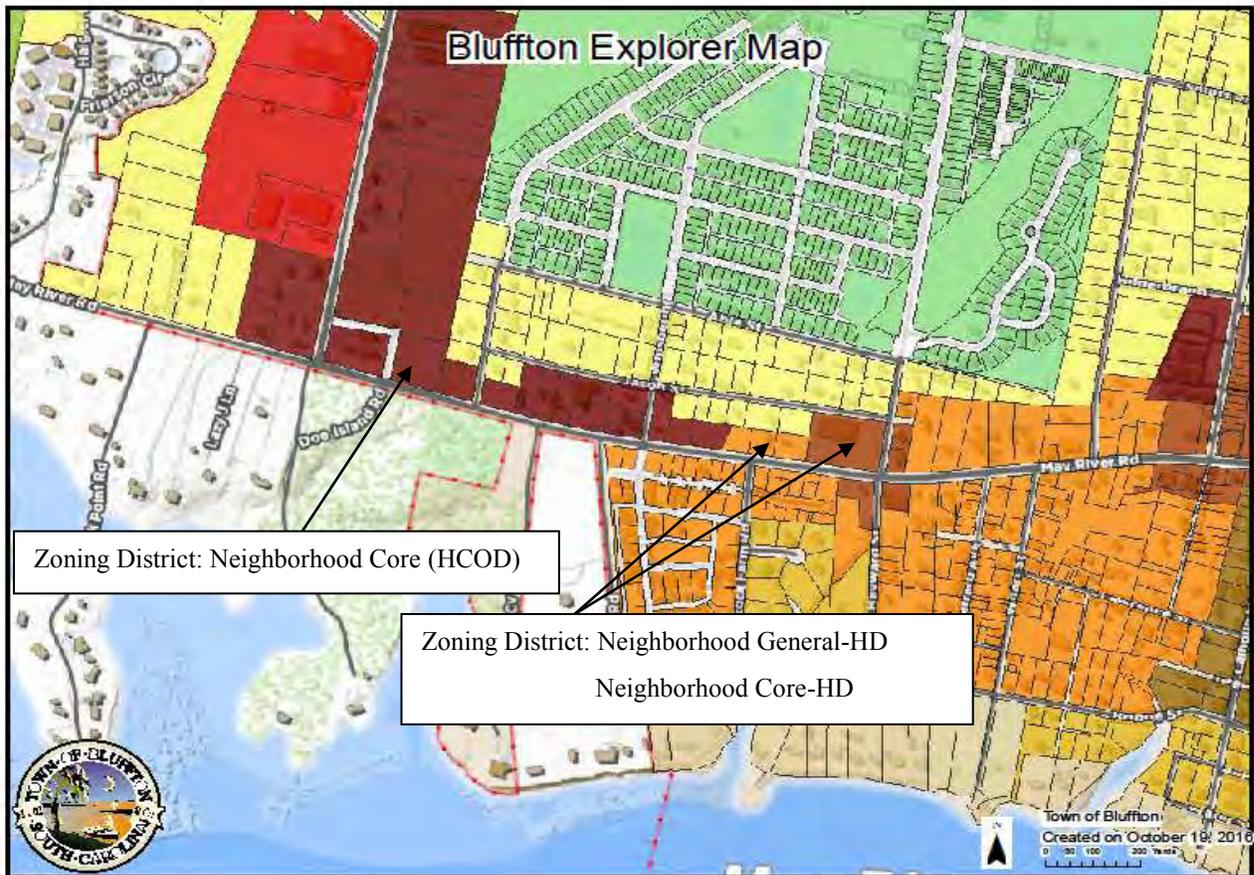
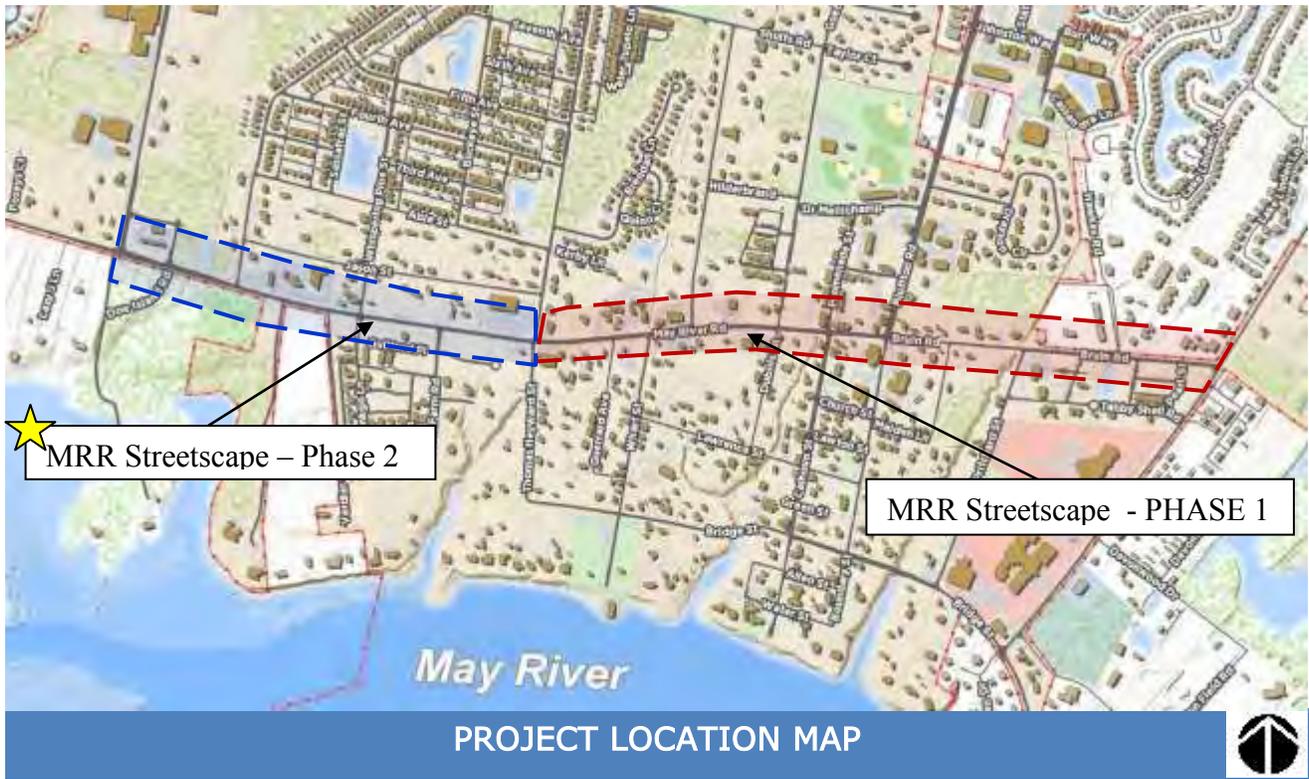
MEETING DATE:	October 26, 2016
PROJECT:	May River Road Streetscape, Phase 2 – Highway Corridor Overlay
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, John Hutchison, on behalf of the Town of Bluffton, requests that the Planning Commission approve the following application:

COFA-09-16-10165. A Certificate of Appropriateness for the approval of phase 2 of the streetscape improvements to May River Road from Pin Oak Street west to Jennifer Court with parcels zoned Neighborhood Core-HD, Neighborhood Genera-HD, and Neighborhood Core.

INTRODUCTION: The May River Road Streetscape Project, Phase 1 began in 2008 and the site furniture was approved by the Historic Preservation Commission (HPC) at the June 4, 2008 meeting (See Attachment 3 & 4). The project was proposed as a multi-phase public project to include improvements to the road bed, installation of curb/gutter, on-street parking, lighting, sidewalks, and landscaping. Phase 1 spanned from Burnt Church Road to Pin Oak and was completed in 2012. The work proposed in Phase 2 will extend the improvement west to Jennifer Court on the north side of the road and to the Cemetery and JCs Cove on the south side of the road.

The Applicant is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay application which is subject to review by the Planning Commission providing authority over the architectural, landscaping, and lighting design only.



PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness- HCO. These criteria are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.17.3.A. The proposed development must be in conformance with applicable landscaping, lighting, and architectural provisions provided in Article 5, Design Standards.
 - a) *Finding.* The project is partially located in the Old Town Bluffton Historic District and partially located in the Highway Corridor Overlay District (HCOD). There are specific design standards established in Article 5 of the Unified Development Ordinance (UDO) for properties located within the Old Town Bluffton Historic District and the HCOD. The May River Road Streetscape site furniture was reviewed and approved by the HPC on June 4, 2008 with the caveat that the projects approval would not expire due to the fact that this would be an ongoing phased project. As such, the approval of the site furniture in Phase 2 is approved. The portion of this project under review in this application is that portion in the HCOD zoning district noted in the map above.

A. Architecture

- 1) *Finding – Architecture.* Section 5.14.3. of the UDO states that all structures including habitable structures, walls, fences, light fixtures, and accessory and appurtenant structures shall be unobtrusive and of a design, material, and color that blend harmoniously with the natural surroundings, and the scale of the neighboring architecture. As the site furniture was previously approved by the HPC, it is determined to be appropriate for the corridor. There are some additions to the portion proposed in the HCOD district. These include a backless bench and some living fence options. The proposed bench and living fence options are similar in style and design as those previously approved and as such are appropriate within the corridor.

B. Lighting

- 1) *Finding – Lighting.* Section 5.12.3.D of the UDO provides illumination levels for streets and walkways. A lighting plan with a photometric grid is a requirement of the HCOD application. One was not submitted with the application materials so the illumination levels were not reviewed for conformance. A lighting plan with the photometric grid must be submitted for review to ensure compliance is achieved for the required illumination levels.

C. Landscaping

- 1) *Finding – Landscaping.* Section 5.3 of the UDO provides standards for tree conservation, planting and landscaping. Staff finds that the landscaping plan proposed meets the requirements set forth in the UDO.
2. Section 3.17.3.B. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

The property is located within the boundary of the Old Town Master Plan. As a result, the proposal must be in conformance with the principles set forth in the plan. The project also includes property which lies along a State of South Carolina designated Scenic Byway (Highway 46). A Corridor Management Plan for Highway 46 was developed in 2005 and provides goals and objectives for the management of the corridor. As a result, the proposal must be in conformance with those established goals.

A. OLD TOWN MASTER PLAN

The property is noted in the Old Town Master Plan, at the western edge of the Old Town boundary. The intent for development is to serve as an important gateway into the Town of Bluffton that can become a mixed-use center serving local and regional needs. The Old Town Master Plan specifically calls for the restoration and transformation of May River Road/Bruin Road to include on-street parking improvements, providing pedestrian amenities, and investing in the tree canopy. Staff finds that this proposal is in accordance to the recommendations provided in the Old Town Master Plan and that the completion of this project will be the next step in the implementation of the overall plan.

B. HIGHWAY 46 CORRIDOR MANAGEMENT PLAN

The property is included as part of the overall Corridor Management Plan for SC 46. The plan lays out five goals for the management of the corridor to include: conserving and enhancing the natural and scenic resources; preserving and protecting the archaeological, cultural, and historic qualities of the region; maintaining and improving services and facilities for residents and visitors; improving safety; and continuing to build partnerships and foster cooperation among agency and organizations to ensure that the goals of the Scenic Byway are in harmony with existing programs. Staff finds that this proposal is in accordance to the goals provided in the Corridor Management Plan and

that the completion of this project will further the implementation of the overall plan.

C. DEVELOPMENT PLAN

The Development Plan – Public Project was reviewed and approved by the Development Review Committee (DRC) on July 5, 2016 and provided comments (See Attachment 5).

- 1) *Finding. Development Plan – Public Project.* This project requires development plan approval from the Town of Bluffton. The Applicant has submitted the project for review and it was presented before the Development Review Committee on July 5, 2016 where comments were provided. As such, these comments must be addressed prior to this COA-HCOD approval.

D. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

- 1) *Finding.* There are no specific covenants, conditions and restrictions that are associated with the property associated with this project. Temporary easements have been granted to the Town for the initial construction of the project and permanent easements are in place for the future maintenance of any portion of the project on private property.
3. Section 3.17.3.C. The application must comply with applicable requirements in the Application Manual.
 - a. *Finding.* The application has been reviewed by Town Staff and has been determined to be incomplete and that it meets all requirements of the Applications Manual. A lighting plan with the photometric grid was not submitted so the proposed lighting levels could not be reviewed for conformance with the standards in Article 5. A lighting plan with the photometric grid must be submitted for review.

TOWN STAFF RECOMMENDATION: Town Staff finds that with the conditions noted below, the requirements of Section 3.17.3 of the Unified Development Ordinance will be met and recommends that the Planning Commission approve the application with the following conditions:

1. Lighting
 - a. Per Section 5.12.3.D. of the UDO, provide a lighting plan with the photometric grid and illumination levels to show that they comply with the foot-candle requirements of UDO.
2. Additional Requirements
 - a. All comments provided by the DRC for the Development Plans – Public Project must be addressed to be compliant with this COA-HCOD approval.

ATTACHMENTS:

1. Narrative
2. Landscape, Lighting, and Architecture Plan Package
3. June 4, 2008 HPC Staff Report with Attachments
4. June 4, 2008 Certificate of Appropriateness Approval
5. DRC Report



MEMORANDUM

TO: TOWN OF BLUFFTON, COORIDOR REVIEDW BOARD

FROM: John R. Hutchinson, Project Manager

RE: PROJECT NARRATIVE, MAY RIVER ROAD STREETScape PHASE 2

DATE: 9/28/16

CC:

The final phase of the May River Road Streetscape project includes the reconstruction of the roadway and installation of curb/gutter & sidewalks from Pin Oak to Whispering Pine streets. In addition, sidewalks will be installed on the north side of the roadway from Whispering Pine to Red Cedar as well as the continuation of curb & gutter to this point. The sidewalk will continue on the north side of the roadway to Jennifer Ct. Finally, street lights and landscaping will be installed between Pin Oak and Jennifer Ct. Improvement of the May River Road Corridor is an implementation step of the Old Town Master Plan supported by the Comprehensive Plan and the SC 46 Corridor Management Plan. Improving sidewalks and pedestrian connections within Bluffton will help draw regional trails and bike paths through the Town, which can increase commerce and tourism. The contract to complete the work has been awarded to Preferred Materials. Staff is continuing to work with SCDOT to gain final approval of our Encroachment Permit and Design Exception request.

The site furniture and lighting will be a continuation of the first phase. The landscaping will be will be more robust than in the first phase, yet reflect what we feel is the true Bluffton character.

FOR REVIEW PURPOSES ONLY

HCOD SET FOR MAY RIVER RD PHASE II STREETScape LANDSCAPE PLANS

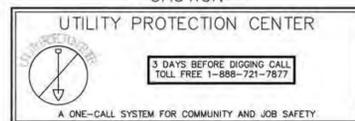
TOWN OF BLUFFTON, SOUTH CAROLINA

JUNE 22, 2016
REVISION JUNE 27, 2016
REVISION SEPTEMBER 28, 2016

SHEET INDEX

CS	COVER SHEET
SL	SHEET LAYOUT
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L9	LANDSCAPE PLAN
L10	LANDSCAPE PLAN
PS	PLANT SCHEDULE

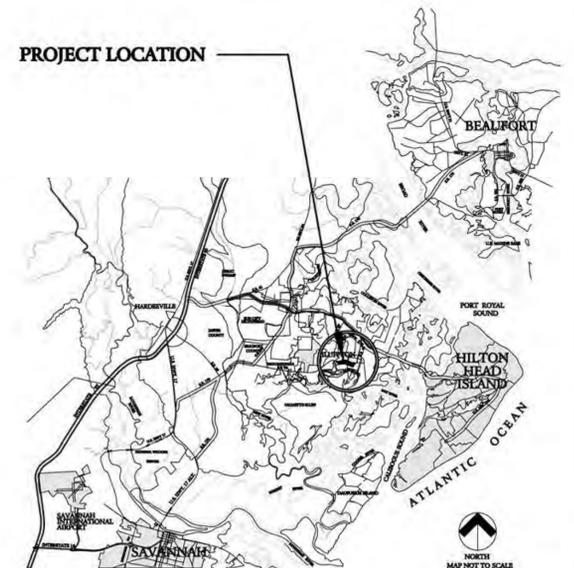
CAUTION



GENERAL NOTES:

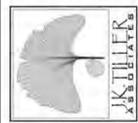
1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. THIS IS A DESIGN DEVELOPMENT SET USED TO DESCRIBE THE DESIGN INTENT ONLY. ALL CONSTRUCTION DETAILS, LAYOUT, GRADING, UTILITIES, PROPERTY LINES, ETC. MUST BE FIELD VERIFIED WITH ANY DISCREPANCIES REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE. ALL CONSTRUCTION MUST ADHERE TO ALL NATIONAL, STATE AND LOCAL CODES. JK 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 OWNER'S REPRESENTATIVE.
4. ALL SURVEY AND SITE INFORMATION HAS BEEN OBTAINED FROM THOMAS & HUTTON ENGINEERING ON SEPTEMBER 19, 2016.
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. JK TILLER ASSOCIATES, INC. THE OWNER'S AND / OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S 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 JK TILLER ASSOCIATES, INC. AND THE OWNER OR OWNER'S REPRESENTATIVE.

PROJECT LOCATION



JKT JOB NUMBER: 201613-01

J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice 843.815.4800
 Fax 843.815.4802
 jtiller@jtiller.com



May River Road Phase II Streetscape
 LANDSCAPE PLANS
 Beaufort County, South Carolina

Sheet Title: Cover Sheet

Job Number:

Date:

Drawn:

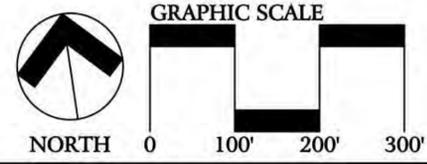
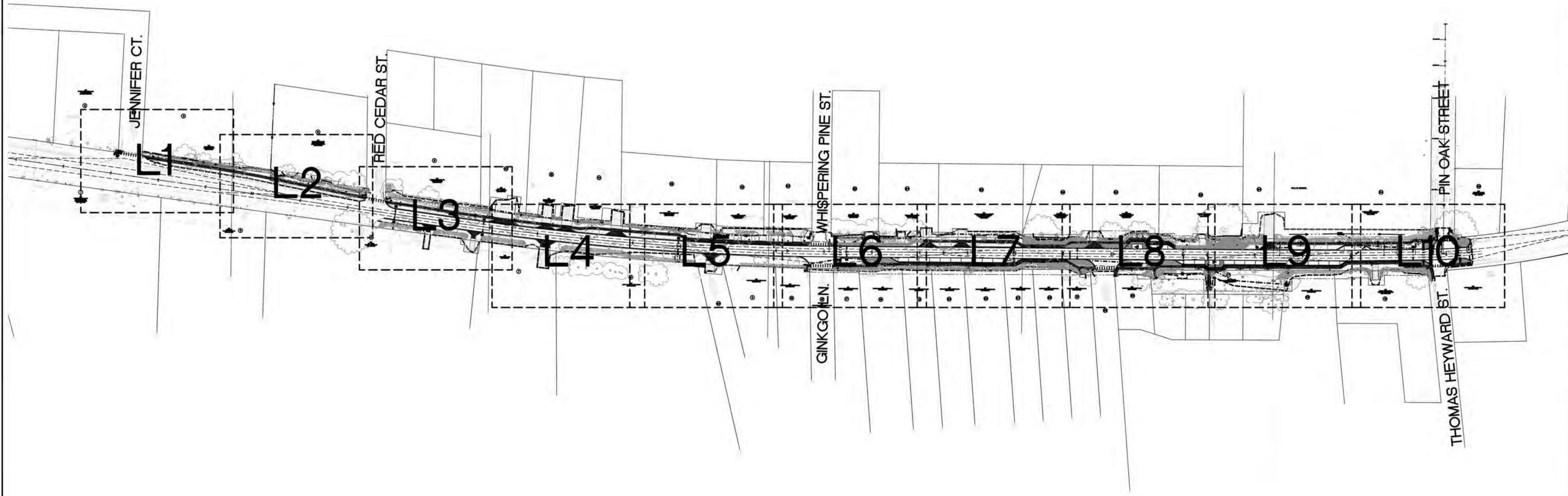
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Revisions:

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FOR REVIEW PURPOSES ONLY



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May River Road Phase II Streetscape
 LANDSCAPE PLANS
 Town of Bluffton, South Carolina

Sheet Title:
 Sheet Layout

Job Number:
 201613-01

Date:
 June 22, 2016

Drawn:
 JT

Approved:

Revisions:
 June 27, 2016
 September 28, 2016

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2A

4

JENNIFER COURT

- 318 sf - SOD_C
- 2,160 sf - SOD_C
- AZIF - 21
- 9 - AZIF
- QUVI - 1
- SERE - 6

N/F
 ELDON M. BRIGHT
 2 JENNIFER COURT
 R610-039-021

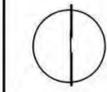
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- AZIF - 11
- QUVI - 1
- SERE - 6

4+00

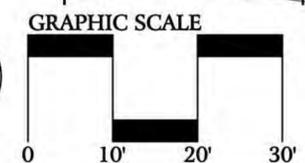
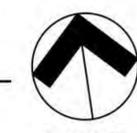
5+00

MAY RIVER ROAD

6+00



N/F
 R D. HANCOCK, II &
 FIEL HANCOCK
 DE ISLAND ROAD
 10-039-024B



J. K. TILLER ASSOCIATES, INC.
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 jtiller@jtiller.com
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May River Road Phase II Streetscape
 LANDSCAPE PLANS
 Town of Bluffton, South Carolina

Sheet Title:
 Planting Plan

Job Number:
 201613-01

Date:
 June 22, 2016

Drawn:
 JT

Approved:

Revisions:
 June 27, 2016
 August 11, 2016
 September 28, 2016

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FOR REVIEW PURPOSES ONLY

N/F
MARSH RENTALS, LLC
5 RED CEDAR STREET
LOTS 18-19B PINECREST
R610-039-108C

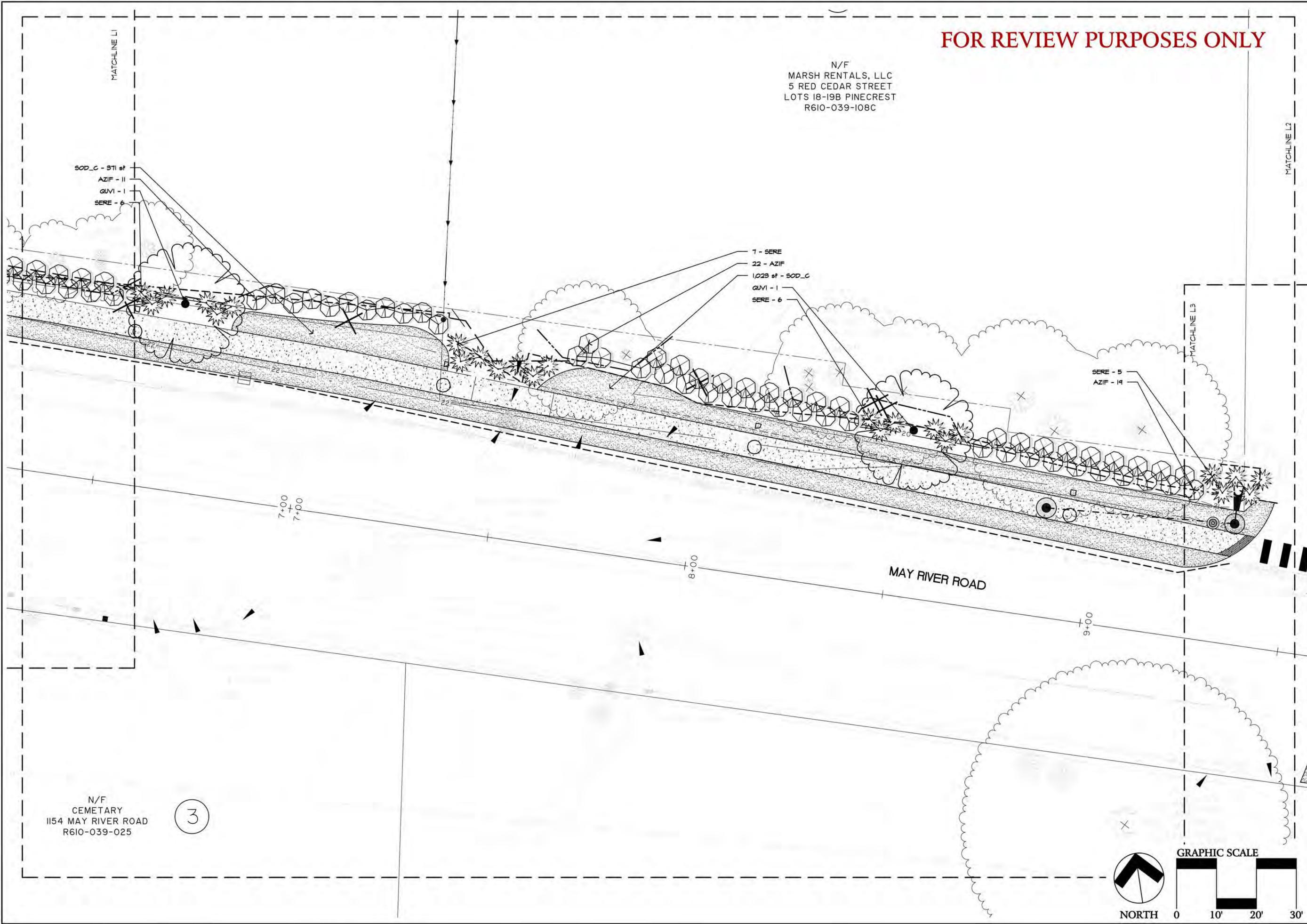
J. K. TILLER ASSOCIATES, INC.
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BLUFFTON, SC 29910
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jtiller@jtiller.com
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May River Road Phase II Streetscape
LANDSCAPE PLANS
Town of Bluffton, South Carolina

Sheet Title:
Planting Plan
Job Number:
201613-01
Date:
June 22, 2016
Drawn:
JT
Approved:
Revisions:
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September 28, 2016

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MATCHLINE L1

MATCHLINE L2

MATCHLINE L3

SOD_G - 371 sf
AZIF - 11
GUVI - 1
SERE - 6

1 - SERE
22 - AZIF
1,029 sf - SOD_G
GUVI - 1
SERE - 6

SERE - 5
AZIF - 14

7+00
7+00

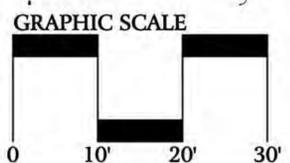
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MAY RIVER ROAD

9+00

N/F
CEMETARY
1154 MAY RIVER ROAD
R610-039-025

3



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10

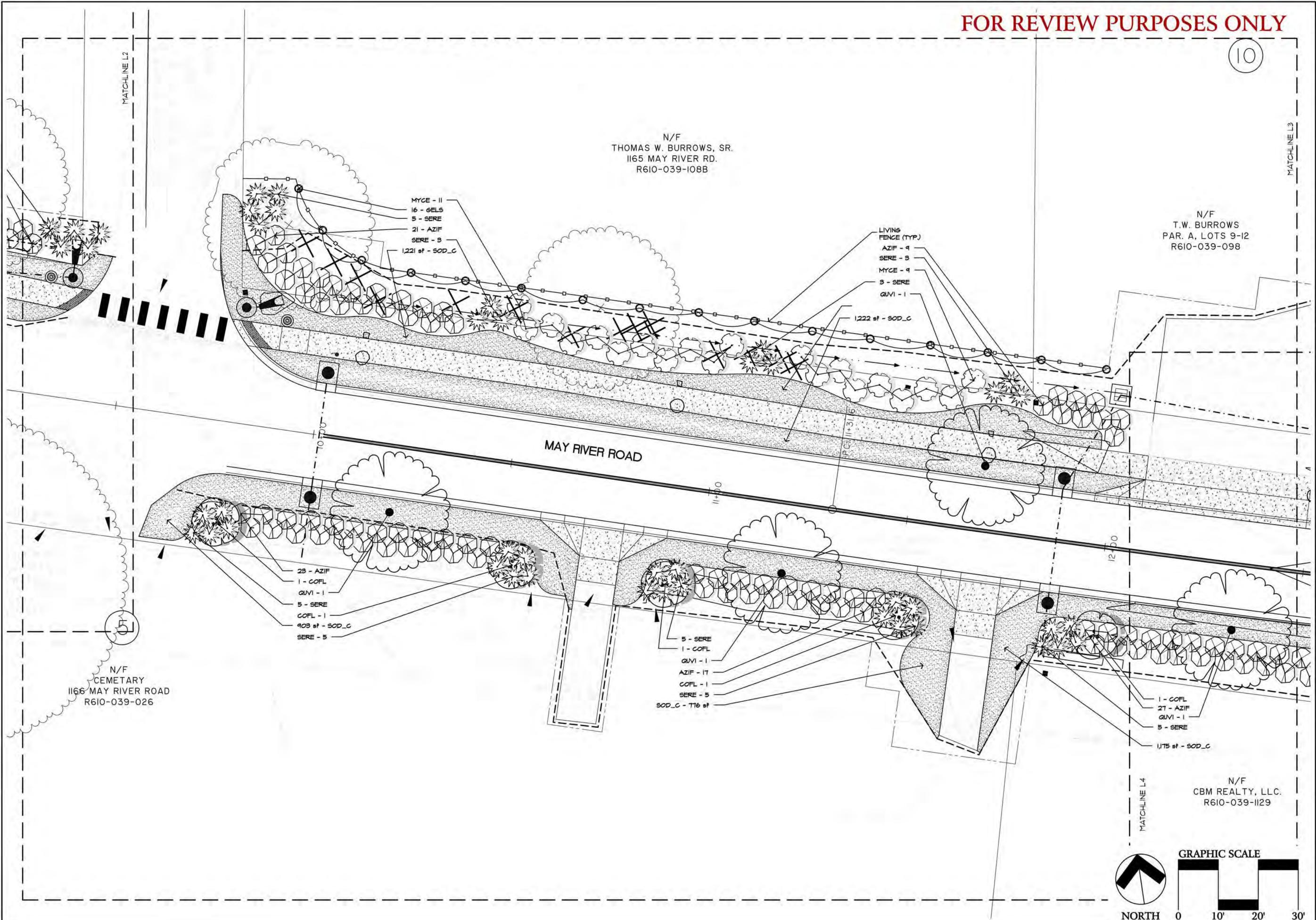
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THOMAS W. BURROWS, SR.
1165 MAY RIVER RD.
R610-039-108B

N/F
T.W. BURROWS
PAR. A, LOTS 9-12
R610-039-098

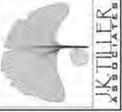
MAY RIVER ROAD

N/F
CEMETARY
1166 MAY RIVER ROAD
R610-039-026

N/F
CBM REALTY, LLC.
R610-039-1129



J. K. TILLER ASSOCIATES, INC.
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 Fax: 843.815.4802



May River Road Phase II Streetscape
 LANDSCAPE PLANS
 Town of Bluffton, South Carolina

Sheet Title:
Planting Plan

Job Number:
201613-01

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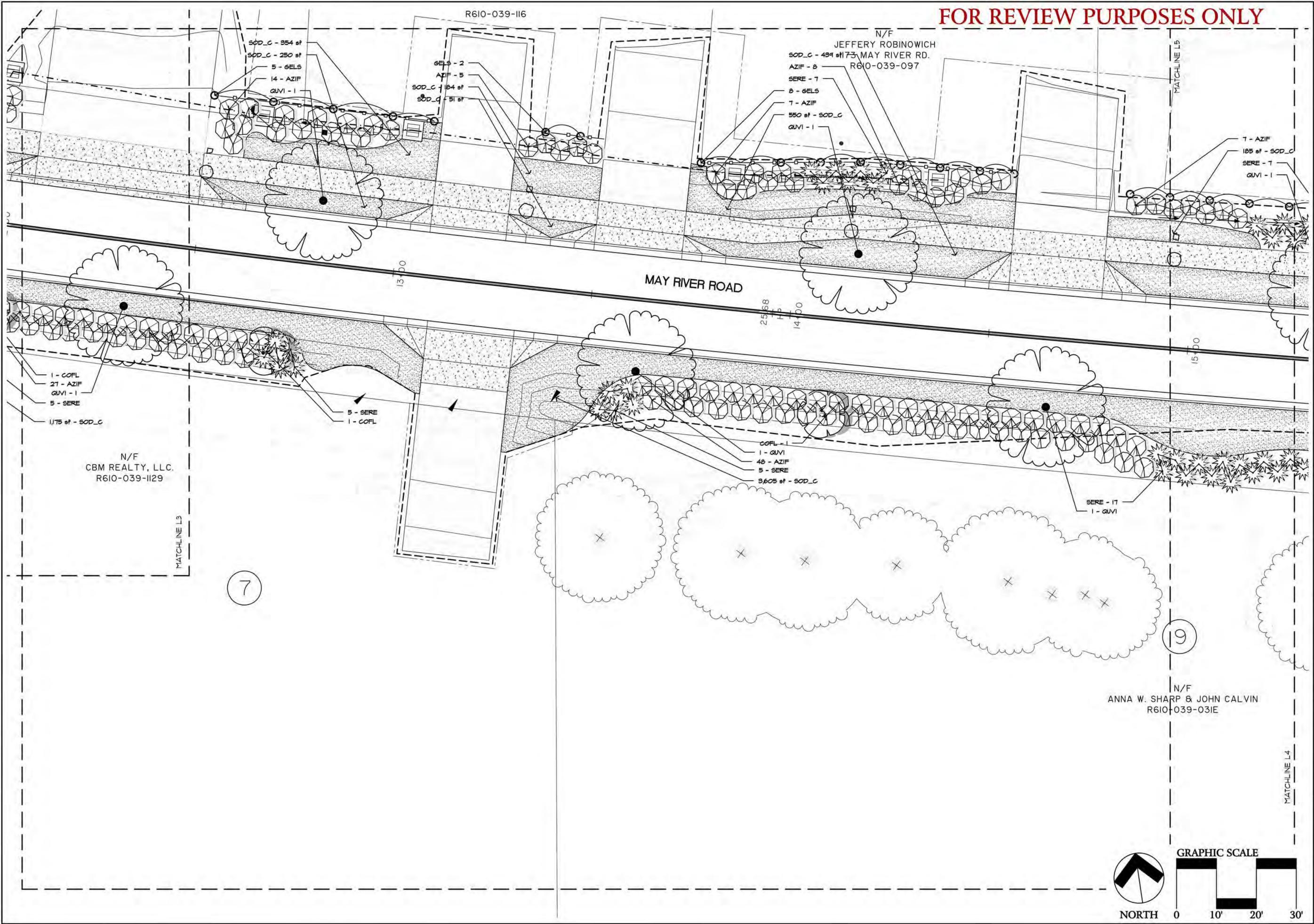
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May River Road Phase II Streetscape
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 Town of Bluffton, South Carolina

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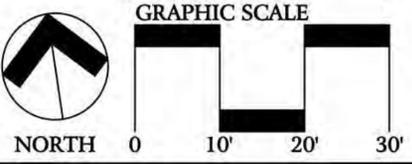
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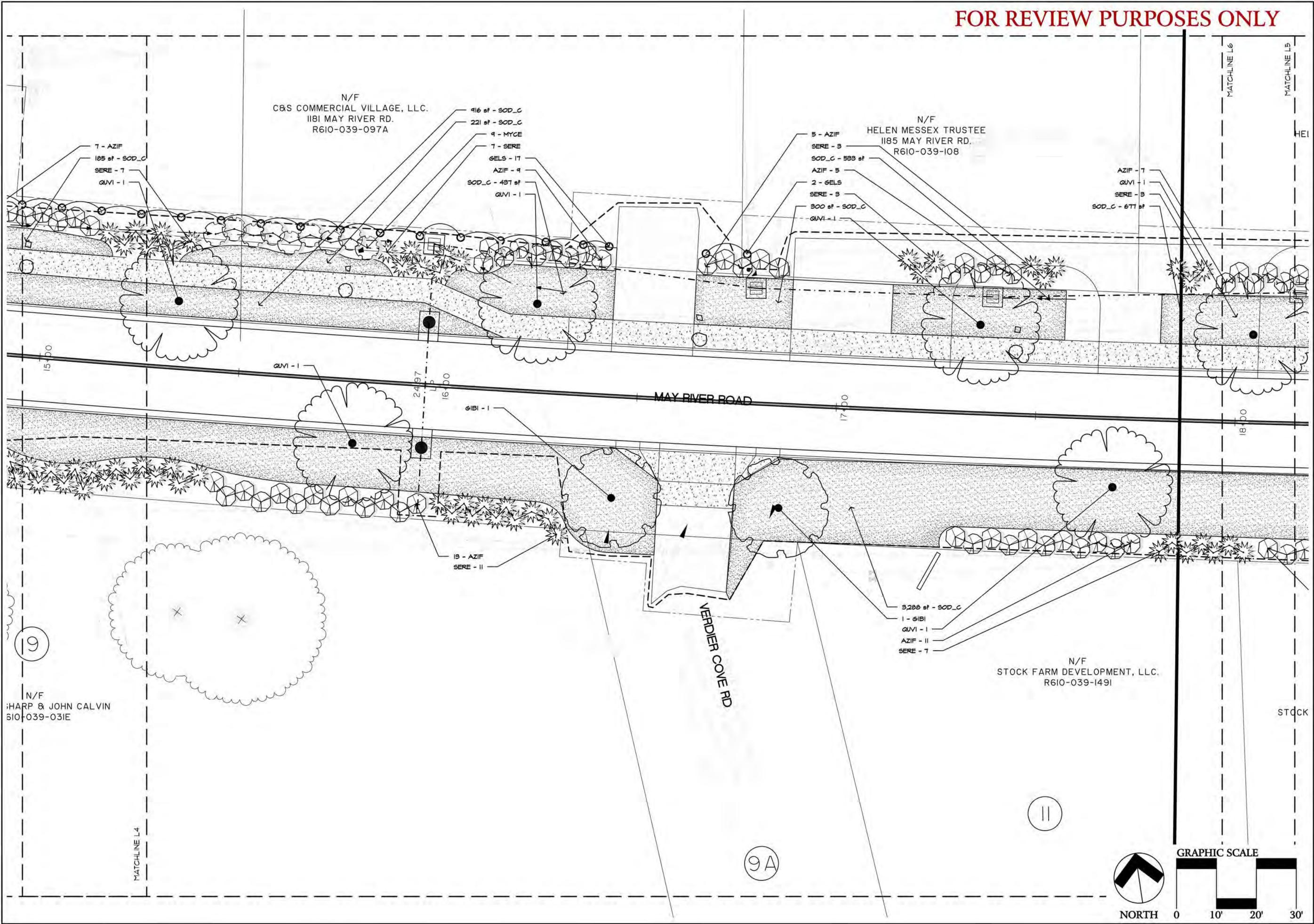
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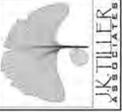
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May River Road Phase II Streetscape
 LANDSCAPE PLANS
 Town of Bluffton, South Carolina

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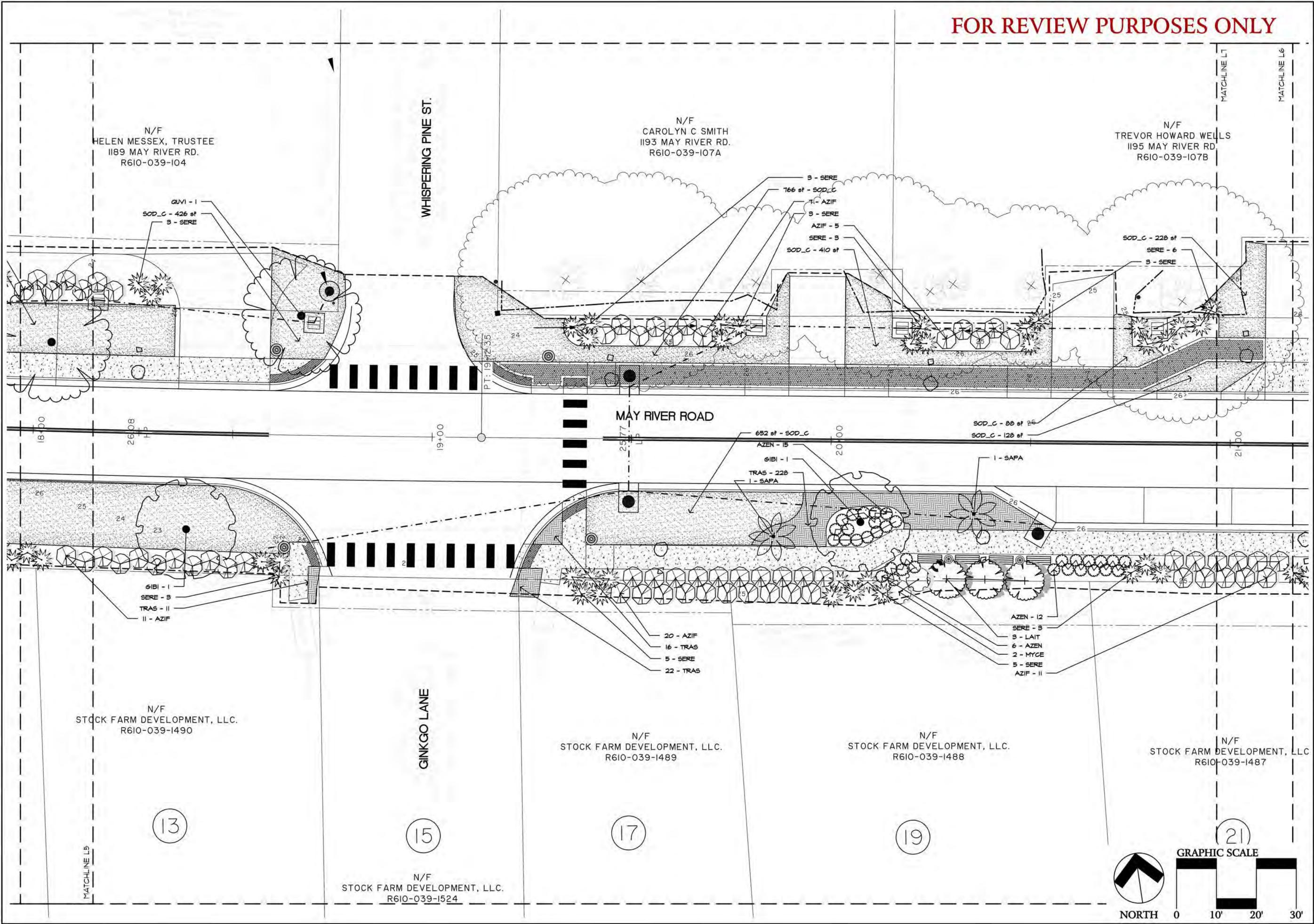
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June 27, 2016
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September 28, 2016

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 jtiller@jktiller.com
 Fax 843.815.4802



May River Road Phase II Streetscape
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June 27, 2016
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N/F STOCK FARM DEVELOPMENT, LLC
R610-039-1490

N/F STOCK FARM DEVELOPMENT, LLC
R610-039-1489

N/F STOCK FARM DEVELOPMENT, LLC
R610-039-1488

N/F STOCK FARM DEVELOPMENT, LLC
R610-039-1487

N/F STOCK FARM DEVELOPMENT, LLC
R610-039-1524

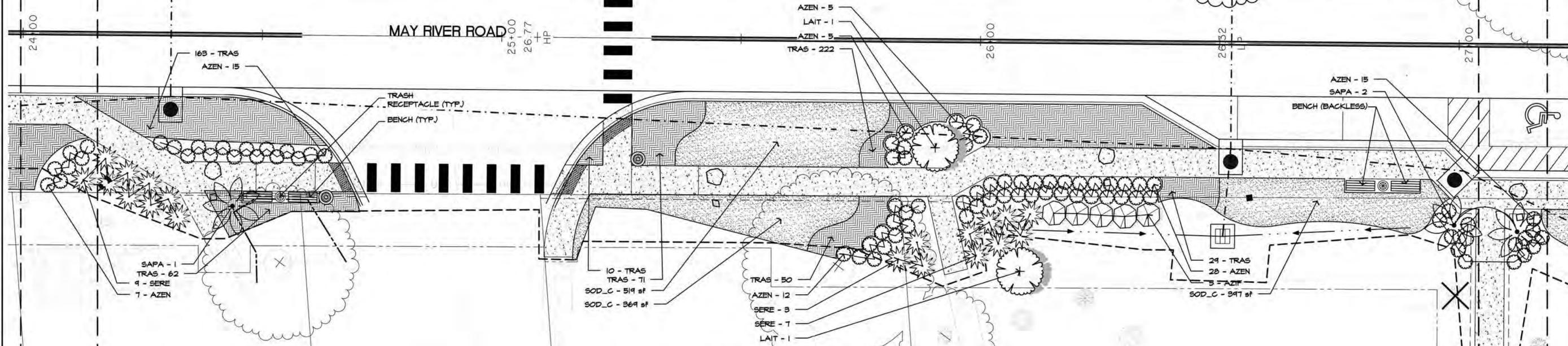
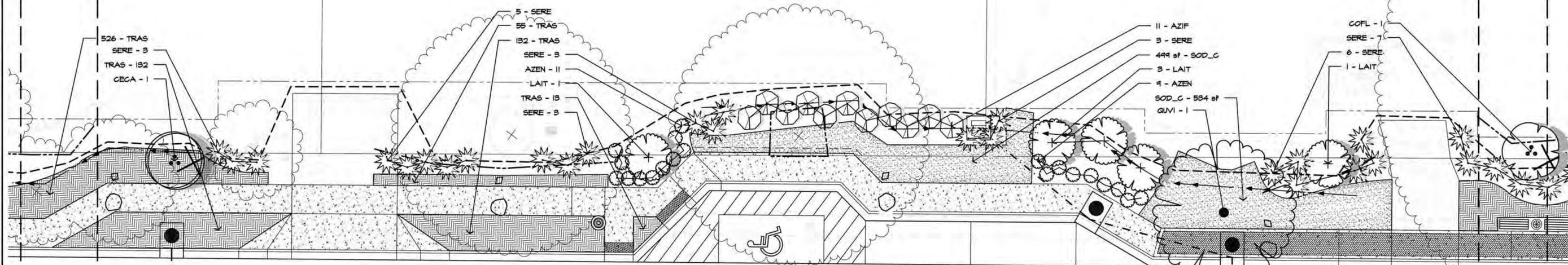
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FOR REVIEW PURPOSES ONLY

N/F
S VAUX
ENTERPRISES
RIVER RD.
39-096

N/F
ROBERTS VAUX
DBA VAUX ENTERPRISES
1215 MAY RIVER RD.
R610-039-095

N/F
BLUFFTON OFFICE, LLC.
1213 MAY RIVER RD.
R610-039-093

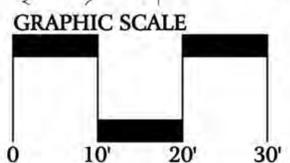


N/F
STOCK FARM DEVELOPMENT, LLC.
R610-039-1482

N/F
STOCK FARM DEVELOPMENT, LLC.
R610-039-1530

31

35



J. K. TILLER ASSOCIATES, INC.
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May River Road Phase II Streetscape
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Town of Bluffton, South Carolina

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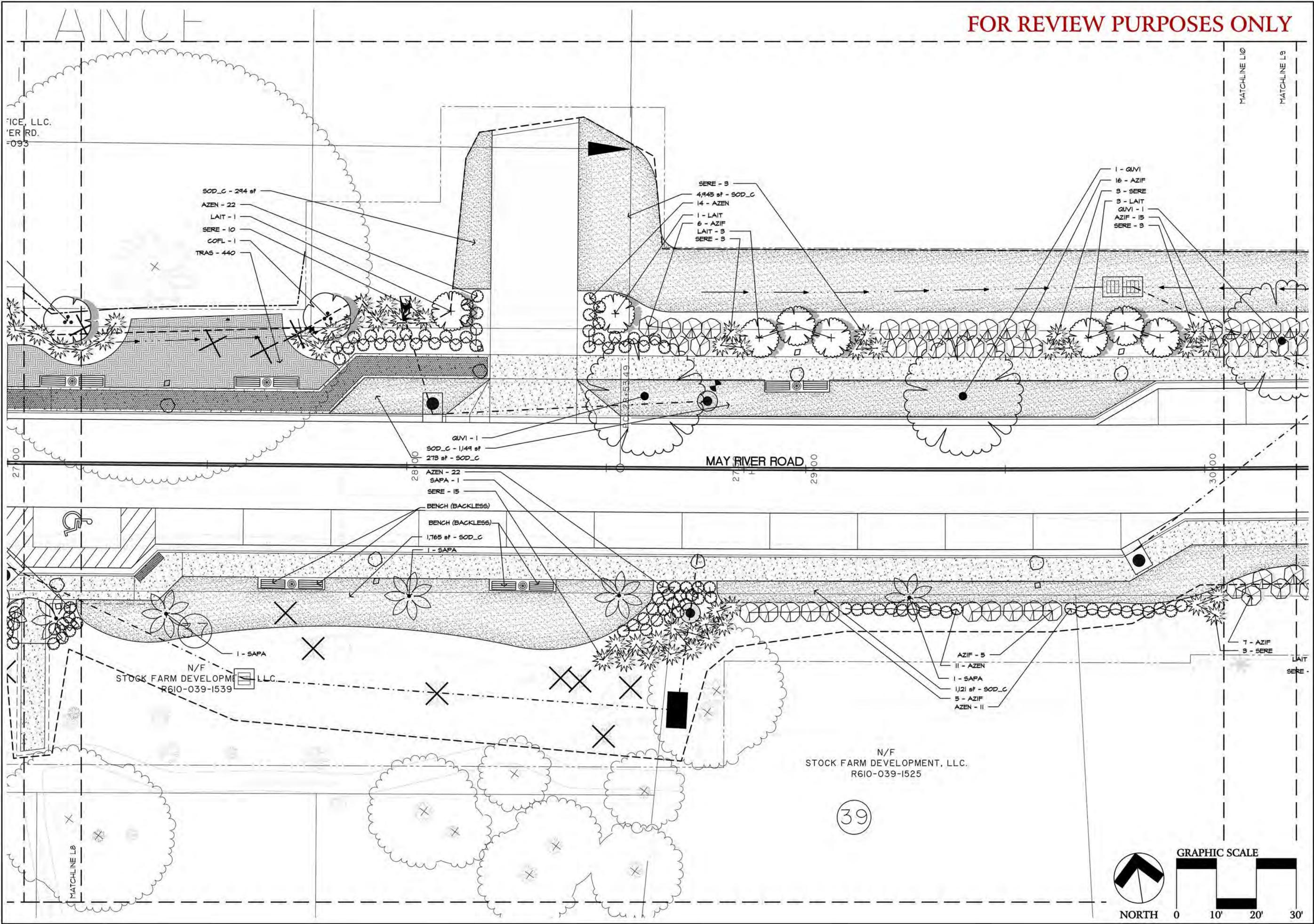
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ICE, LLC.
ER RD.
095

SOD_C - 294 sf
 AZEN - 22
 LAIT - 1
 SERE - 10
 COFL - 1
 TRAS - 440

SERE - 3
 4945 sf - SOD_C
 14 - AZEN
 1 - LAIT
 6 - AZIF
 LAIT - 3
 SERE - 3

1 - QUVI
 16 - AZIF
 3 - SERE
 3 - LAIT
 QUVI - 1
 AZIF - 15
 SERE - 3

QUVI - 1
 SOD_C - 1,491 sf
 273 sf - SOD_C
 AZEN - 22
 SAPA - 1
 SERE - 15
 BENCH (BACKLESS)
 BENCH (BACKLESS)
 1,765 sf - SOD_C
 1 - SAPA

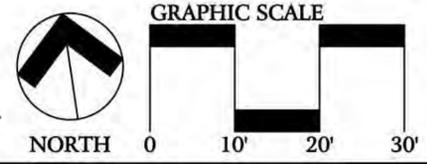
AZIF - 5
 11 - AZEN
 1 - SAPA
 1,121 sf - SOD_C
 5 - AZIF
 AZEN - 11

1 - AZIF
 3 - SERE
 LAIT
 SERE -

N/F
 STOCK FARM DEVELOPMENT, LLC.
 R610-039-1539

N/F
 STOCK FARM DEVELOPMENT, LLC.
 R610-039-1525

39



J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice 843.815.4800
 jtiller@jtiller.com

May River Road Phase II Streetscape
 LANDSCAPE PLANS
 Town of Bluffton, South Carolina

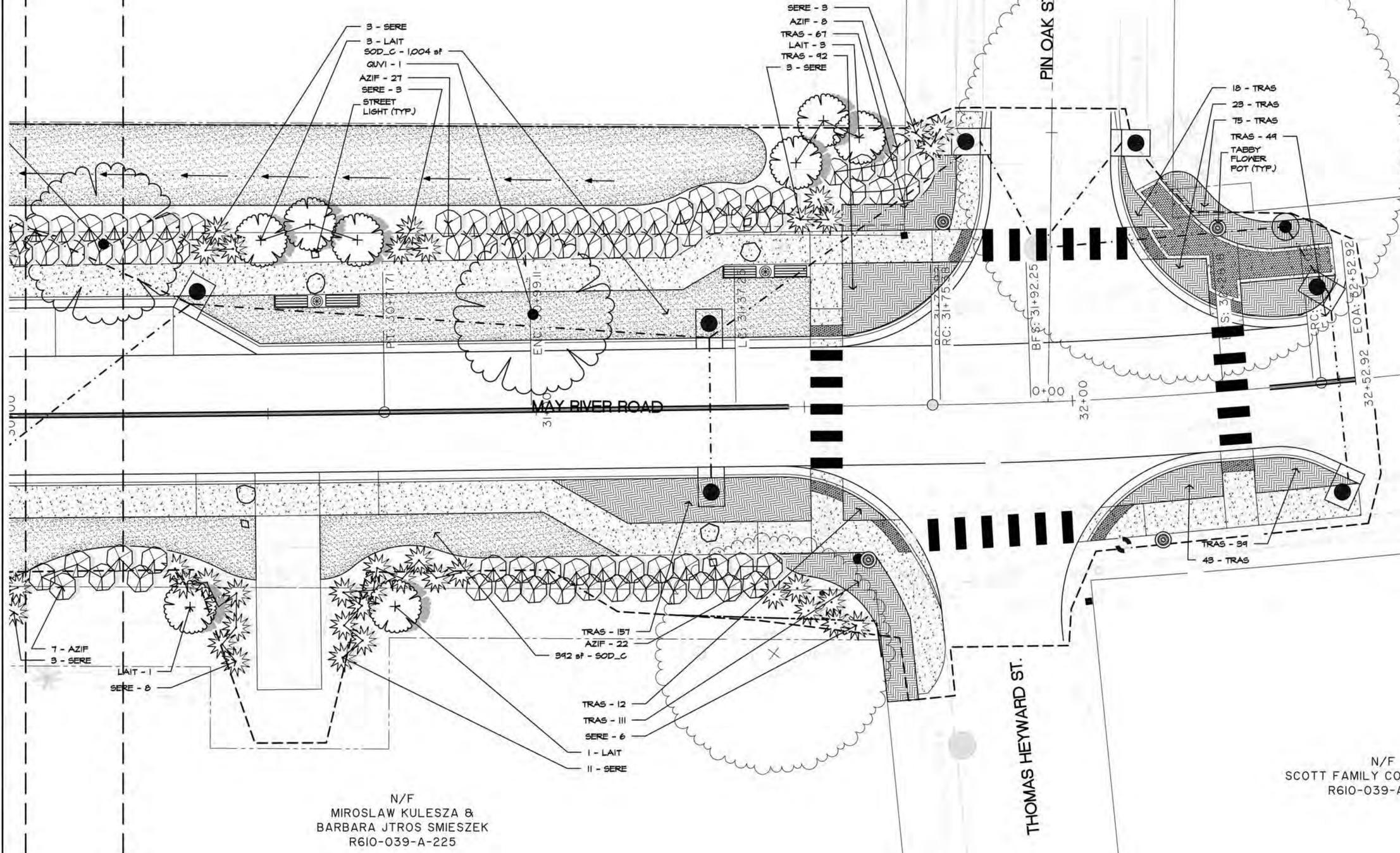
Sheet Title:
 Planting Plan
 Job Number:
 201613-01
 Date:
 June 22, 2016
 Drawn:
 JT
 Approved:
 Revisions:
 June 27, 2016
 August 11, 2016
 September 28, 2016

Sheet
L9
 Of 13

FOR REVIEW PURPOSES ONLY

N/F
GEORGE H SCOTT MEATS INC
1223 MAY RIVER ROAD
R610-039-121

MATCHLINE L10

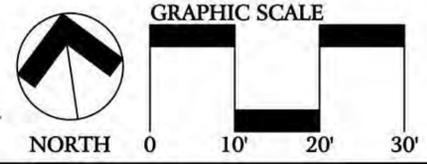


N/F
MIROSLAW KULESZA &
BARBARA JTROS SMIESZEK
R610-039-A-225

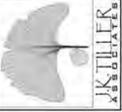
N/F
SCOTT FAMILY COMPANY, LLC.
R610-039-A-215B

41

MATCHLINE L9



J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice: 843.815.4800
 jktiller@jktiller.com
 Fax: 843.815.4802



May River Road Phase II Streetscape
 LANDSCAPE PLANS
 Town of Bluffton, South Carolina

Sheet Title:
Planting Plan

Job Number:
201613-01

Date:
June 22, 2016

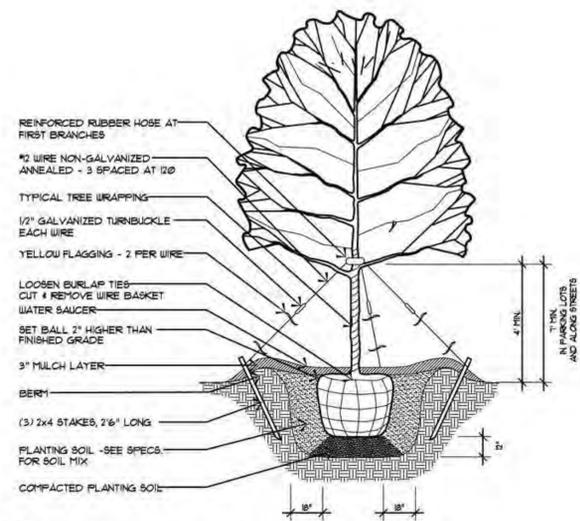
Drawn:
JT

Approved:

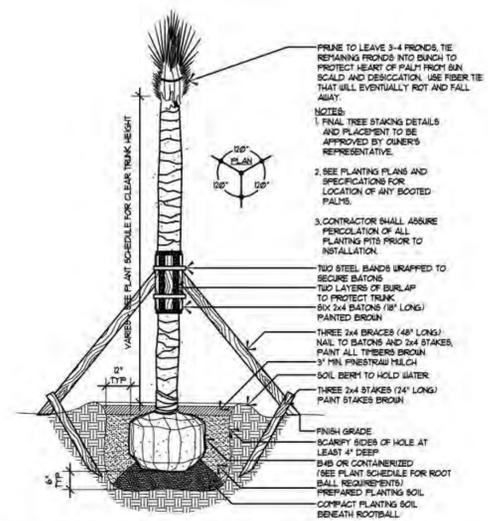
Revisions:
June 27, 2016
August 11, 2016
September 28, 2016

Sheet
L10
Of 13

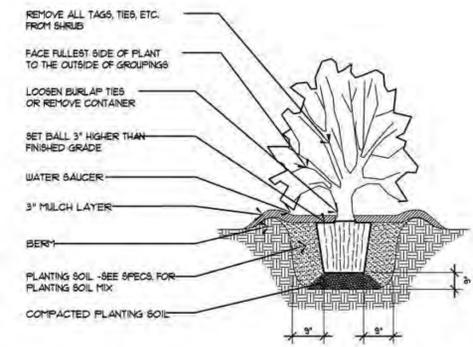
FOR REVIEW PURPOSES ONLY



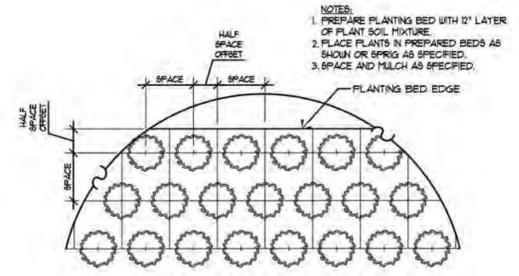
1 Tree Planting
L# Not to Scale



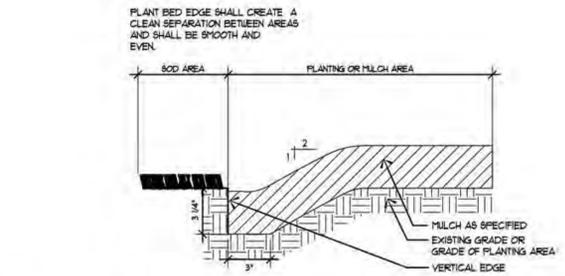
2 Palmetto Tree Planting
L# Not to Scale



3 Shrub Planting
L# Not to Scale



4 Ground Covers, Annuals & Perennials
L# Not to Scale

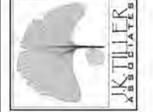


5 Sod / Plant Bed Edge Detail
L# Not to Scale

TREES	QTY	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	CONT.
CECA	2	<i>Cercis canadensis</i> / Eastern Redbud	1.5"-2"	8'-10'	4'-6'	Cont.
COFL	9	<i>Cornus florida</i> / Eastern Dogwood	2"			
GIBI	8	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Maidenhair Tree	3"	8'-10'	4'-6'	Cont.
LAIT	35	<i>Lagerstroemia indica</i> 'Tuscarora' / Crape Myrtle Multi-Trunk	1.5"-2"	10'-12'	4'-6'	
QUVI	23	<i>Quercus virginiana</i> / Southern Live Oak	3"	10'-12'	6'-8'	Cont.
SAPA	14	<i>Sabal palmetto</i> / Cabbage Palmetto	-	15'-16'		B&B
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	
AZEN	271	<i>Azalea Encore</i> TM / Encore Azalea	3 Gal.	18"-24"	18"-24"	
AZIF	523	<i>Azalea indica</i> 'Formosa' / Formosa Azalea	7 Gal.	4' min.	4' min.	
MYCE	31	<i>Myrica cerifera</i> / Wax Myrtle	7 Gal.	36"-42"	24"-36"	
SERE	335	<i>Serenoa repens</i> / Saw Palmetto	7 Gal.	3'-4'	3' min.	
VINE/ESPALIER	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	
GELS	50	<i>Gelsemium sempervirens</i> 'Carolina' / Yellow Jessamine	1 Gal.	3'-4'	2'-3'	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
TRAS	3,102	<i>Trachelospermum asiaticum</i> 'Asiatic' / Asiatic Jasmine	1 Gal.	6"-12"	6"-12"	18" o.c.
SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	SPACING
SOD_C	39,871 sf	<i>Cynodon dactylon</i> 'Celebration' / Celebration Bermuda Grass	SOD			

- PLANTING NOTES:**
- 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.
 - ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
 - CONTRACTOR TO VERIFY THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
 - SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
 - 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.
 - 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.
 - ALL SHRUB BEDS TO RECEIVE 3" DEEP LONGLEAF FINESTRAW MULCH.
 - CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
 - ALL PLANT BED AND SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE EXCEPT WHERE NOTED ON THE PLAN.
 - 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.
 - HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
 - PLANT BED SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
 - 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.
 - 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.

J. K. TILLER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
BLUFFTON, SC 29910
LAND PLANNING
181 BLUFFTON ROAD, SUITE F203
Bluffton, SC 29910
Voice 843.815.4800
jtiller@jktiller.com
Fax 843.815.4802



May River Road Phase II Streetscape
LANDSCAPE PLANS
Town of Bluffton, South Carolina

Sheet Title:
Plant Schedule
Notes and Details

Job Number:
201613-01

Date:
June 22, 2016

Drawn:
JT

Approved:

Revisions:
June 27, 2016
August 11, 2016
September 28, 2016

CORRIDOR REVIEW BOARD SUBMITTAL- May River Streetscape Phase II

Furniture, lighting and Living Fence

Bench 1



Bench 2

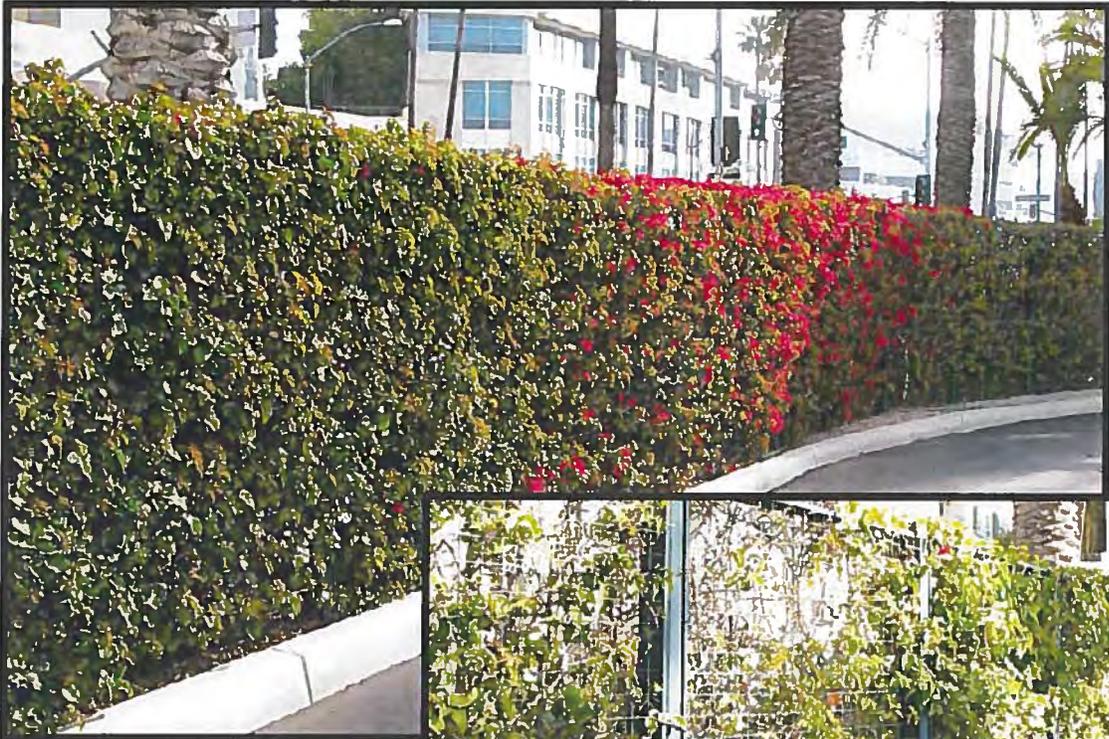


Waste Receptacle- (approved by HPC)



TYPICAL LIGHTS





Red Bougainvillea



Hardiness Zone 10b



Rolex Building Parking Area - Beverly Hills, CA
Freestanding greenscreen panels mounted to matching steel fence posts with a custom thru-bolt detail is one of many solutions for fencing and screening.



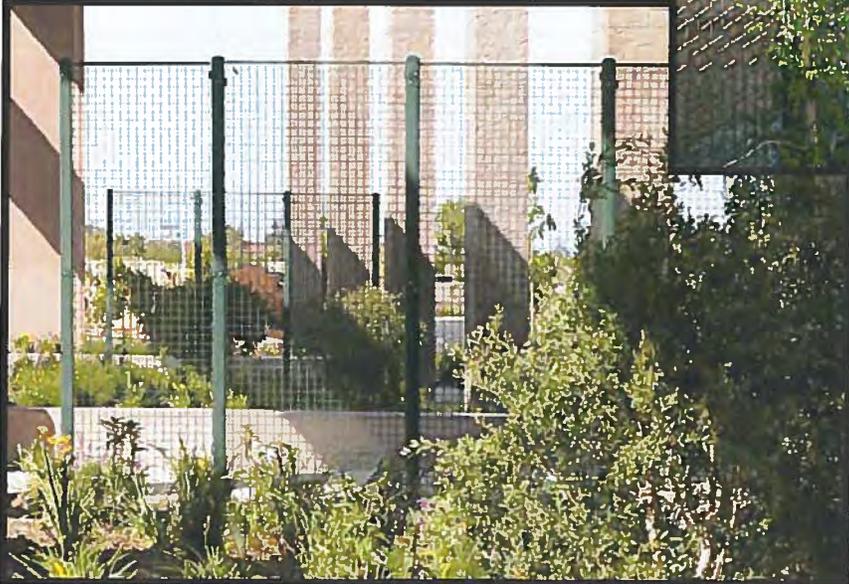
greenscreen®

Kaiser Permanente Medical Offices - San Mateo, CA

Freestanding greenscreen® panels are used throughout this new medical facility to enhance entries and transportation waiting areas and provide protection in a notoriously windy area.



Hardiness Zone 10a



greenscreen®

MAY RIVER ROAD STREETSCAPE - Properties

Date: 9/28/2016

Tract	Parcel # (TMS #)	Address
2	R610 039 000 0758 0000	6200 Jennifer Ct
2A	R610 039 000 0759 0000	Jennifer Ct ROW
4	R610 039 000 0021 0000	2 Jennifer Ct
5	R600 039 000 0026 0000	1166 May River Rd
6	R610 039 000 108C 0000	5 Red Cedar St
7	R600 039 000 1129 0000	2 JC's Cove
8	R610 039 000 108B 0000	1165 May River Rd
9	R600 039 000 031E 0000	64 Verdier Cove Rd
9A	VERDIER COVE ROAD	Verdier Cove Rd ROW
10	R610 039 000 0098 0000	1167 May River Rd
12	R610 039 000 0116 0000	1169 May River Rd
13	R610 039 000 1490 0000	5838 Guilford Pl
14	R610 039 000 0097 0000	1173 May River Rd
15	R610 039 000 1524 0000	Gingko Ln Entrance
16	R610 039 000 097A 0000	1181 May River Rd
17	R610 039 000 1489 0000	5824 Guilford Pl
18	R610 039 000 0108 0000	1185 May River Rd
19	R610 039 000 1488 0000	5818 Guilford Pl
20	R610 039 000 0104 0000	1189 May River Rd
21	R610 039 000 1487 0000	5812 Guilford Pl
22	R610 039 000 107A 0000	1193 May River Rd
23	R610 039 000 1486 0000	5806 Guilford Pl
24	R610 039 000 107B 0000	1195 May River Rd
25	R610 039 000 1485 0000	5796 Guilford Pl
26	R610 039 000 0114 0000	1203 May River Rd
27	R610 039 000 1484 0000	5790 Guilford Pl
28	R610 039 000 0096 0000	1207 May River Rd
29	R610 039 000 1483 0000	5784 Guilford Pl
30	R610 039 000 0095 0000	1215 May River Rd
31	R610 039 000 1482 0000	5778 Guilford Pl
32	R610 039 000 0093 0000	1217 May River Rd
33	STOCK FARM ROAD	Stock Farm Rd
34	R610 039 000 0121 0000	1223 May River Rd
35	R610 039 000 1530 0000	5766 Guilford Pl
36	R610 039 000 0123 0000	1231 May River Rd
37	R610 039 000 1539 0000	May River Rd (Open Space)
39	R610 039 000 1525 0000	5728 Guilford Pl
41	R610 039 00A 0225 0000	1224 May River Rd



HISTORIC PRESERVATION COMMISSION

Staff Report

Town of Bluffton
Planning & Growth Management Department

MEETING DATE: June 4, 2008

SUBJECT: Furniture for Oyster Factory Park and the Streetscape Project

PROJECT PLANNER: Maggie O'Brien, Community Preservation Planner

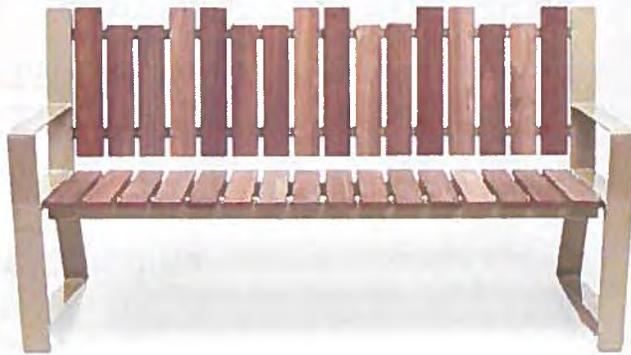
INTRODUCTION: The Town of Bluffton is currently in the conceptual planning phase for Oyster Factory Park. A small amount of money has been set aside for immediate minor improvements to the property and a portion of this money will be used for benches and waste receptacles. The furniture that will be used at the park will be the same furniture used along May River and Bruin Roads once the streetscape project is completed.

The HPC approved a bench and waste receptacle for the streetscape project at the June 7, 2006 meeting (bench 1 and waste receptacle). Because of the unique design of the bench, Town Staff is concerned with its cost and availability. Staff is asking the HPC to review alternative bench designs (benches 2 and 3) that will be more easily available and more affordable. HPC also needs to review the proposed bike rack and picnic table.

FINDINGS:

- a. Applicant:** Town of Bluffton
- b. Property:** Oyster Factory Park, May River Road and Bruin Road
- c. Materials:** Proposed materials: bench 1- wood and metal; bench 2- wood and metal; bench 3- all wood; waste receptacle- wood and metal; bike rack- metal; picnic bench- wood and metal

Historic Preservation Commission Staff Report
Bench 1- (approved by HPC)



Bench 2-



Bench 3-



Historic Preservation Commission Staff Report
Waste Receptacle- (approved by HPC)



Bike rack-



Picnic Table-



Minutes from the June 7, 2006 meeting:

Burke presented. She showed proposed benches and waste receptacles for the Streetscape project. She explained that we can ask for grants for funding. She also explained that they are trying to obtain a cohesive look. The picket bench proposed emulates the Bluffton bench like the one found at May River Montessori.

Ward asked about the bench's material. Burke replied that it is teak. Ward then asked about upkeep. Burke stated that Seamon Whiteside said that it is very durable with low upkeep. Camp stated that she would like to see a rounded back and the uneven picket back looks like we are trying too hard. Burke noted that Seamon Whiteside and Dover Kohl suggested the bench. She also noted that the trash can has a rain lid and that the look will create a more urban Bluffton.

Caldwell asked about landscaping. Ward stated that she would like to see something other than paint for the crosswalks such as brick. Burke noted that different materials can be used. Josh Martin, Town Manager, stated that Bluffton is trying to be understated and we don't want formal crosswalks like Williamsburg, VA.

Corkern motioned to approve. Ward seconded and the vote was unanimous.



HENRY "HANK" JOHNSTON
Mayor

LISA SULKA
Mayor Pro Tempore

W.D. WORKMAN III
Town Manager

Council Members
CHARLES WETMORE
OLIVER BROWN
FRED HAMILTON JR.
SANDRA LUNCEFORD
Town Clerk

June 9, 2008

Town of Bluffton
20 Bridge Street
Bluffton, SC 29910

Re: Certificate of Appropriateness for site furniture for Oyster Factory Park and the Streetscape project

Dear Sir:

Enclosed, please find a Certificate of Appropriateness granted June 4, 2008 by the Historic Preservation Commission for the site furniture for Old Town. The certificate is granted for Bench #2, and the waste receptacle, bike rack and picnic table shown on the attached sheet. A Certificate of Appropriateness (COA) usually remains valid for six (6) months, however; this project's approval will not expire. Please be sure to have all necessary permits and licenses prior to construction. If you have any questions or comments, please feel free to contact me at 706.4510 ext. 41.

Respectfully,

Maggie O'Brien
Community Preservation Planner
Town of Bluffton

Enclosure:

Bench 2-



Waste Receptacle-



Bike rack-



Picnic Table-





PLAN REVIEW COMMENTS FOR DP-06-16-009827

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 OLD TOWN

Plan Type: Public Project **Apply Date:** 06/23/2016
Plan Status: Active **Plan Address:**
Case Manager: Pat Rooney **Plan PIN #:**
Plan Description: The applicant is requesting approval of a public project which consists of overlay and widening of existing May River Road (SC Highway 46), installation of curb, gutters, storm water systems and sidewalks associated with development. The property is in Highway Corridor Overlay and historic district.
Status: Awaiting Final Application Submittal responding to comments from 07/05/16 DRC hearing.

Technical Review

Submission #: 1 Received: 06/23/2016 Completed: 07/08/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	07/08/2016	Sam Connor	Revisions Required
Comments: Provide clarification on drainage plan and stormwater report.			
Beaufort Jasper Water and Sewer Review	07/08/2016	Dick Deuel	Approved
Comments: No comment by reviewer			
Building Safety Review	07/08/2016	George Owens	Approved
Comments: No comment by reviewer			
Fire Department Review	07/08/2016	Dan Wiltse	Approved
Comments: No comment by reviewer			
Planning Commission Review	07/07/2016	Pat Rooney	Approved
Planning Review - SR	07/08/2016	Ryan Coleman	Approved
Comments: Recommendations - Rick Gammon: 1. Staff recommends providing sleeves for disturbed driveways to accommodate future irrigation and lighting. 2. Staff recommends incorporating pavers along sections of sidewalk that are in close proximity to large trees. 3. Staff recommends saving (2)-13" Pines and (1)-16" Pine at the Southeast corner of Red Cedar Street 3. Any additional landscape and lighting will have to be approved by the Highway Corridor Overlay District			
Transportation Department Review	07/07/2016	Pat Rooney	Approved
Comments: No comment by reviewer			
Police Department Review	06/28/2016	Jonathan Garcia	Approved

Plan Review Case Notes: