

HCOD SET FOR MAY RIVER RD PHASE II STREETScape LANDSCAPE PLANS

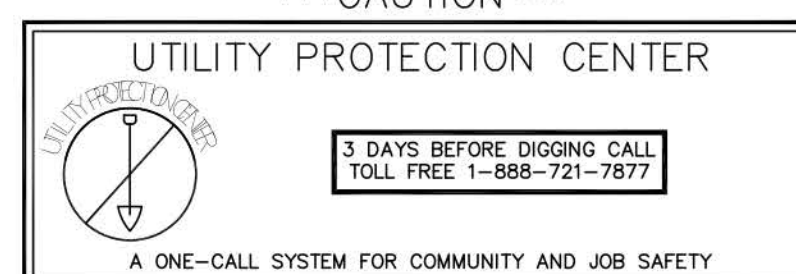
TOWN OF BLUFFTON, SOUTH CAROLINA®

JUNE 22, 2016
REVISION JUNE 27, 2016
REVISION SEPTEMBER 28, 2016
REVISION OCTOBER 17, 2016
REVISION November 14, 2016
REVISION November 23, 2016

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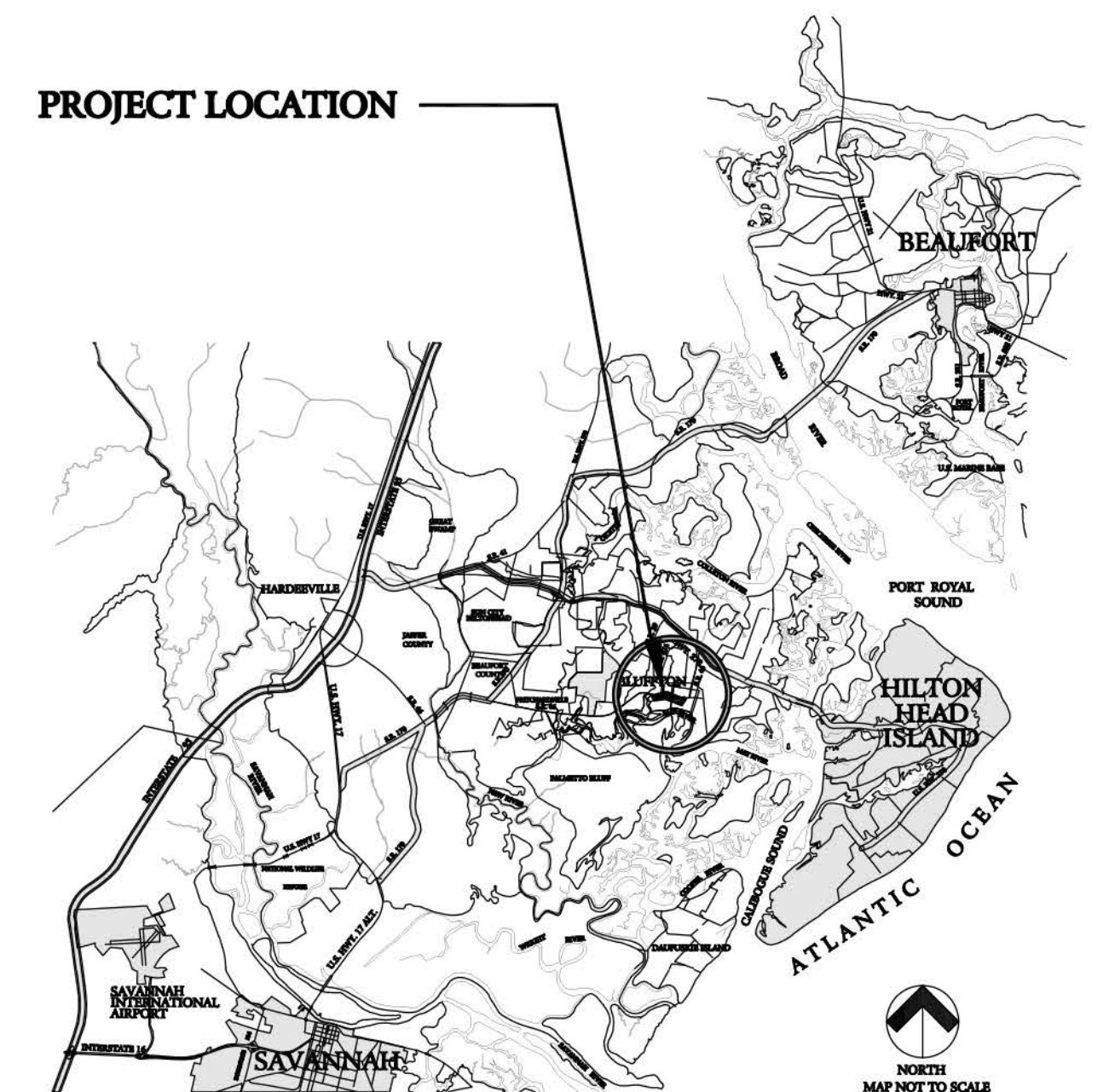
CAUTION



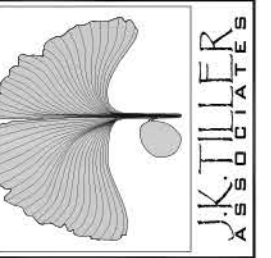
GENERAL NOTES:

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



Sheet Title:
Cover Sheet

Job Number:
201613-01

Date:

Drawn:
ST

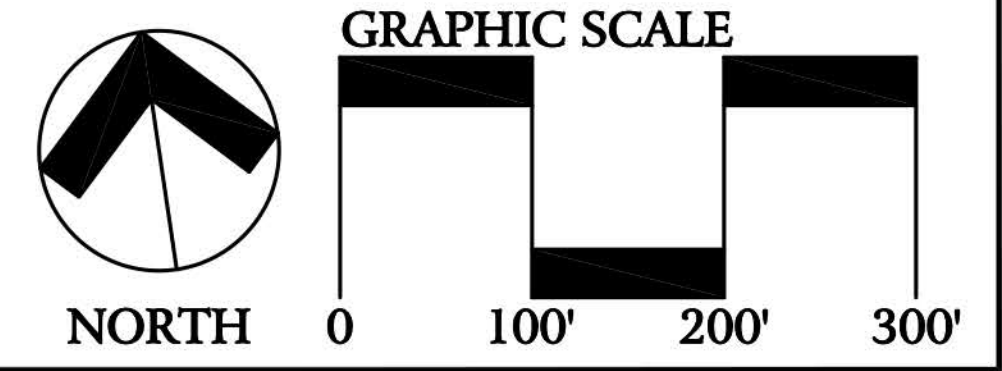
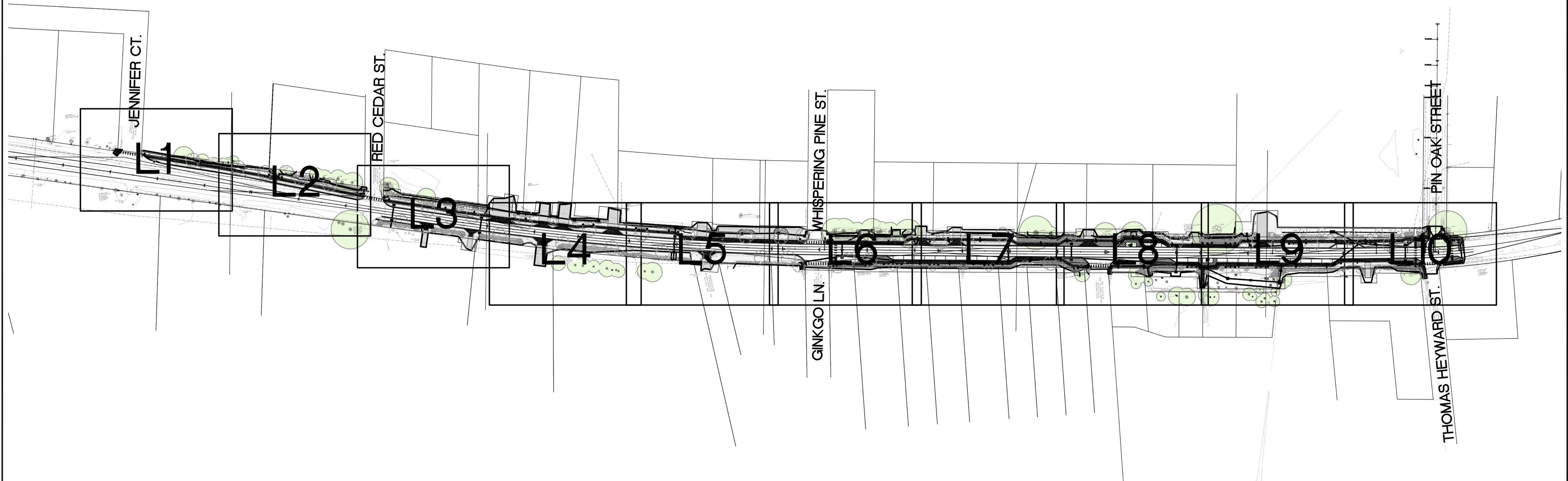
Approved:

Revisions:

Sheet

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Of 14

FOR REVIEW PURPOSES ONLY



J. K. TILLER ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 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
 Town of Bluffton, South Carolina

Sheet Title:
 Sheet Layout

Job Number:
 201613-01

Date:
 June 22, 2016

Drawn:
 JT

Approved:

Revisions:
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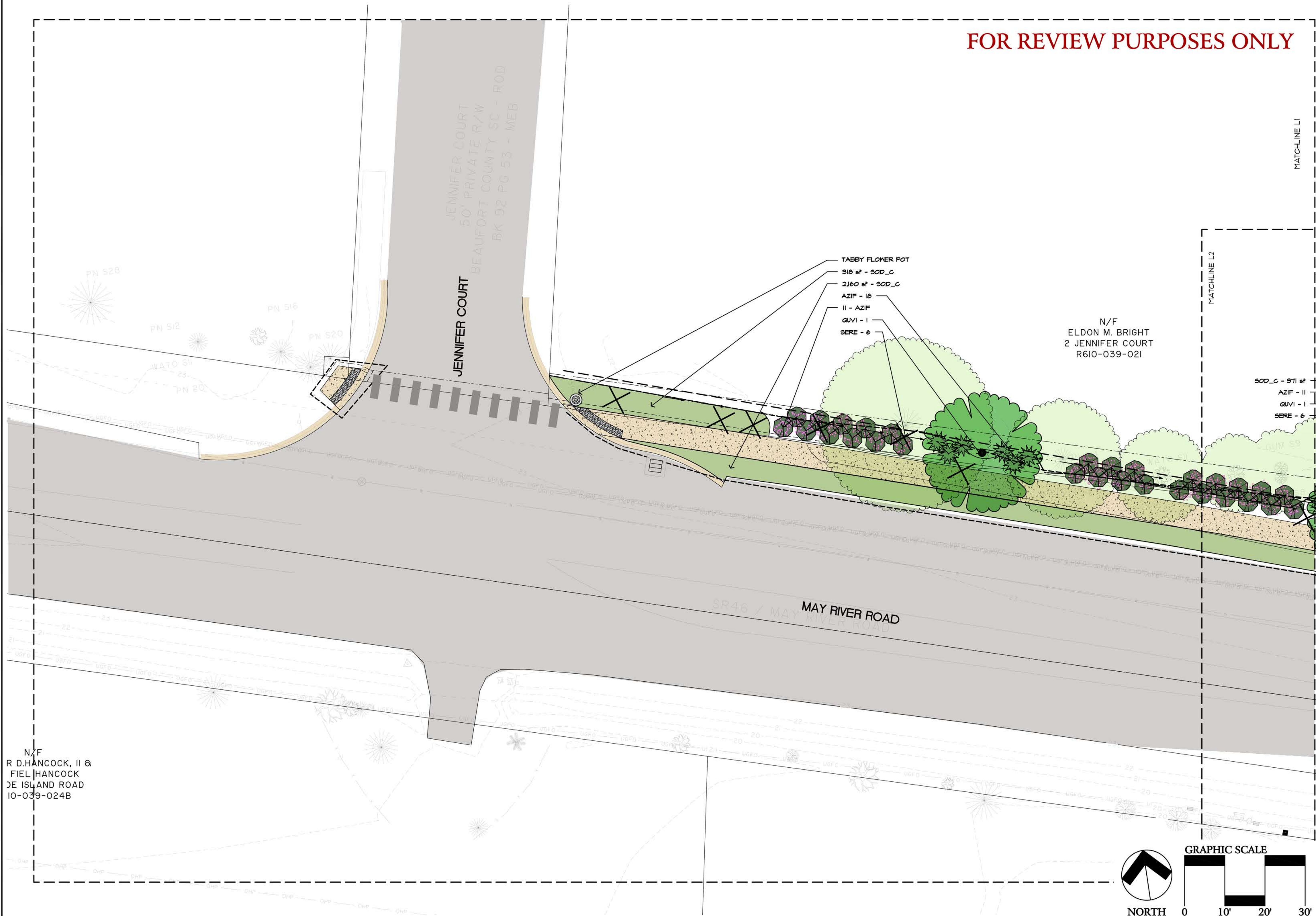
FOR REVIEW PURPOSES ONLY

JENNIFER COURT
50' PRIVATE R/W
BEAUFORT COUNTY SC - ROD
BK 92 PG 53 - MEB

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

- TABBY FLOWER POT
- 318 of - SOD_C
- 2,160 of - SOD_C
- AZIF - 18
- 11 - AZIF
- QUVI - 1
- SERE - 6

- SOD_C - 371 of
- AZIF - 11
- QUVI - 1
- SERE - 6



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

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

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

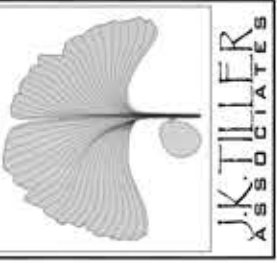
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N/F
MARSH RENTALS, LLC
5 RED CEDAR STREET
LOTS 18-19B PINECREST
R610-039-108C

J. K. TILLER ASSOCIATES, INC.
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SOD_C - 371 sf
AZIF - 11
GUVI - 1
SERE - 6

1 - GUVI
TABBY FLOWER POT
7 - SERE
AZIF - 5

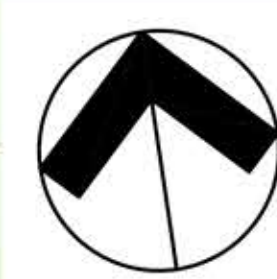
1 - GUVI
6 - SERE
11 - AZIF

GUVI - 1
SERE - 6

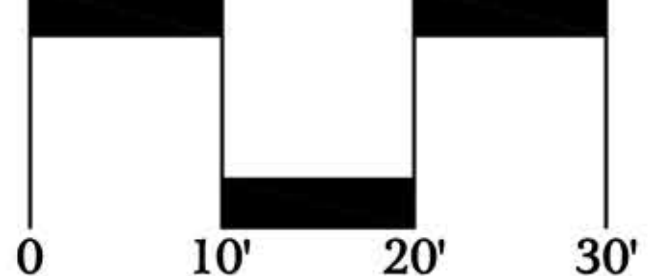
SERE - 5
AZIF - 16
SOD_C - 1028 sf

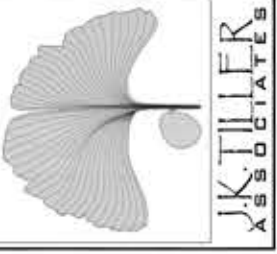
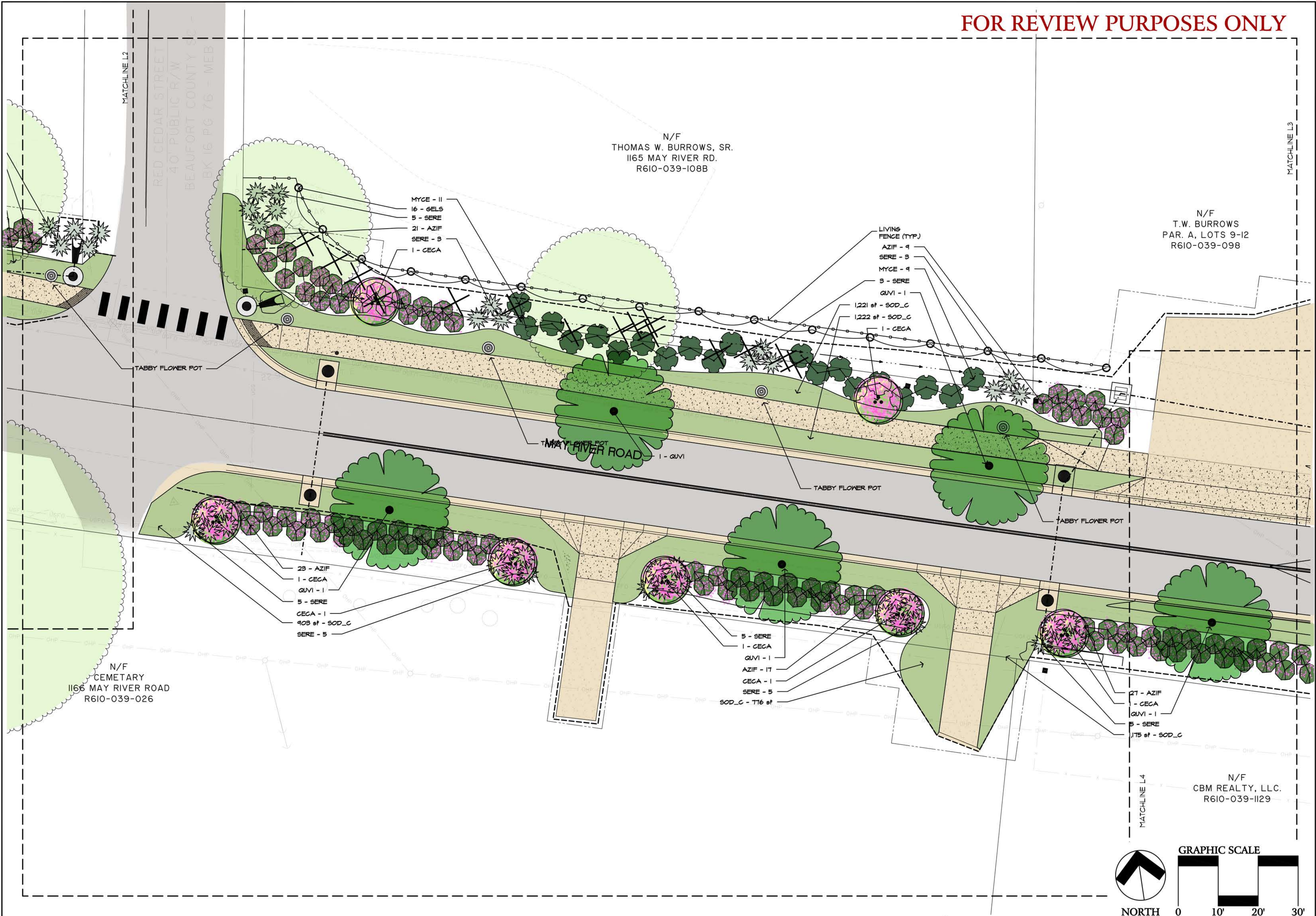
MAY RIVER ROAD

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



GRAPHIC SCALE





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

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Planting Plan

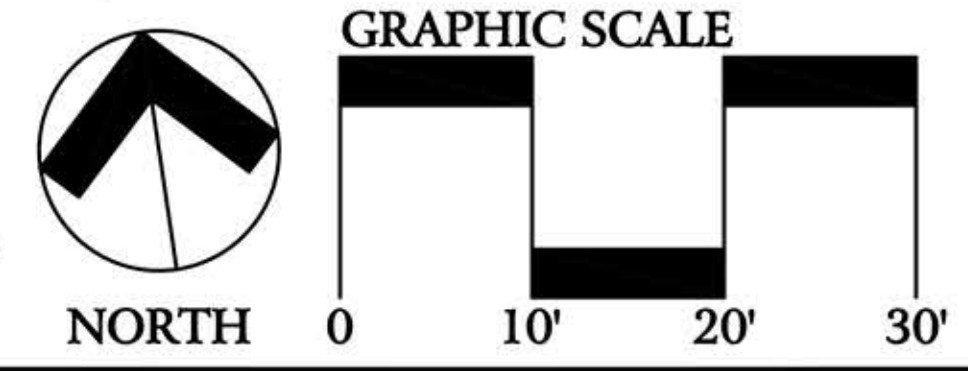
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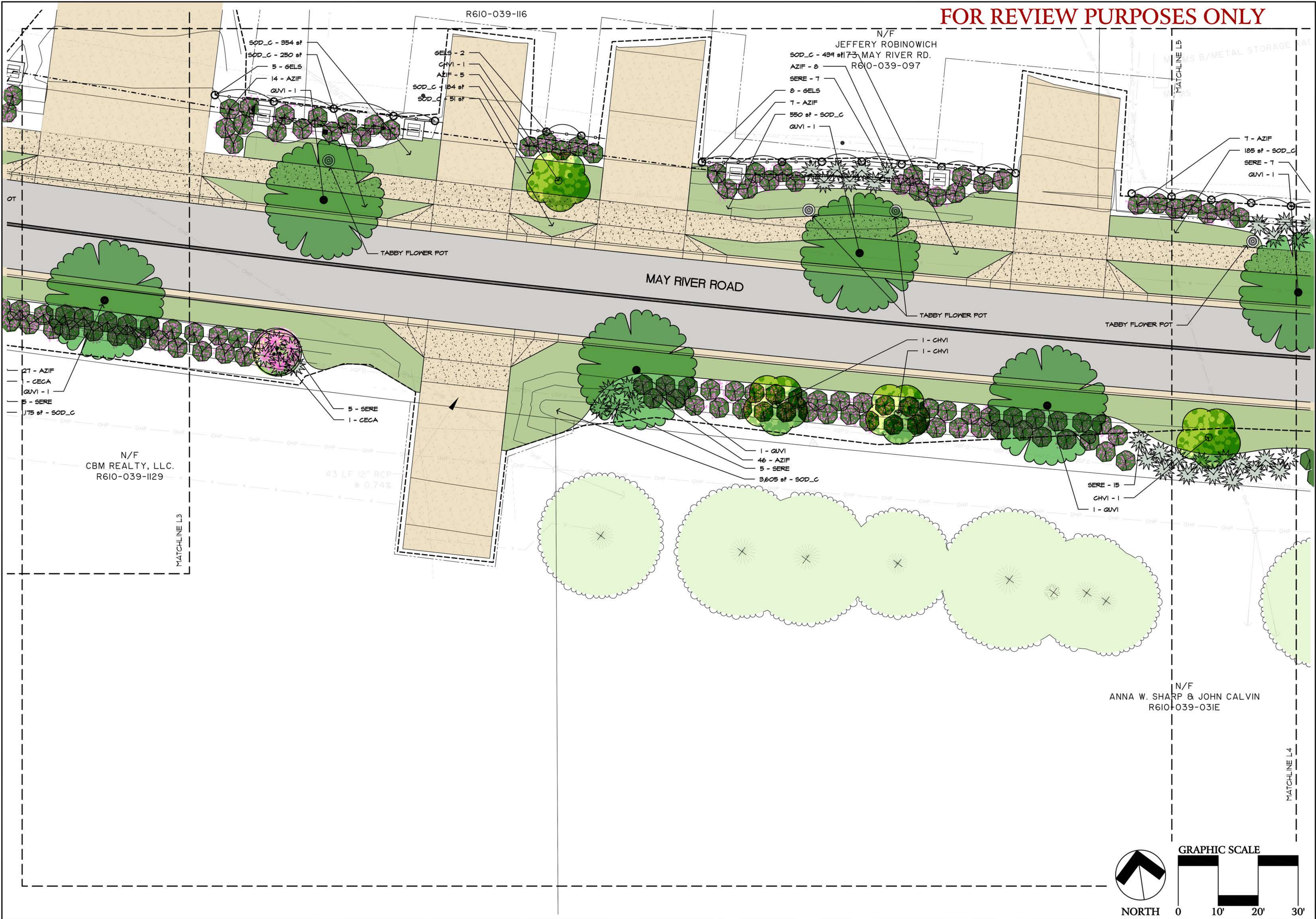
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Approved:

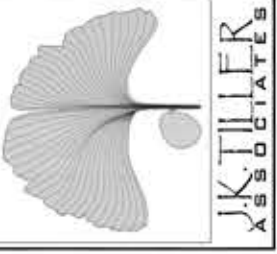
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 LANDSCAPE ARCHITECTURE
 181 BLUFFTON ROAD, SUITE F203
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 jtiller@jktiller.com
 Fax 843.815.4802



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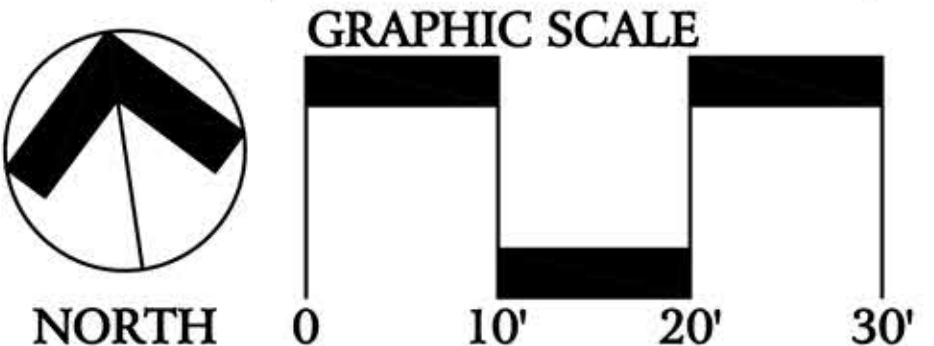
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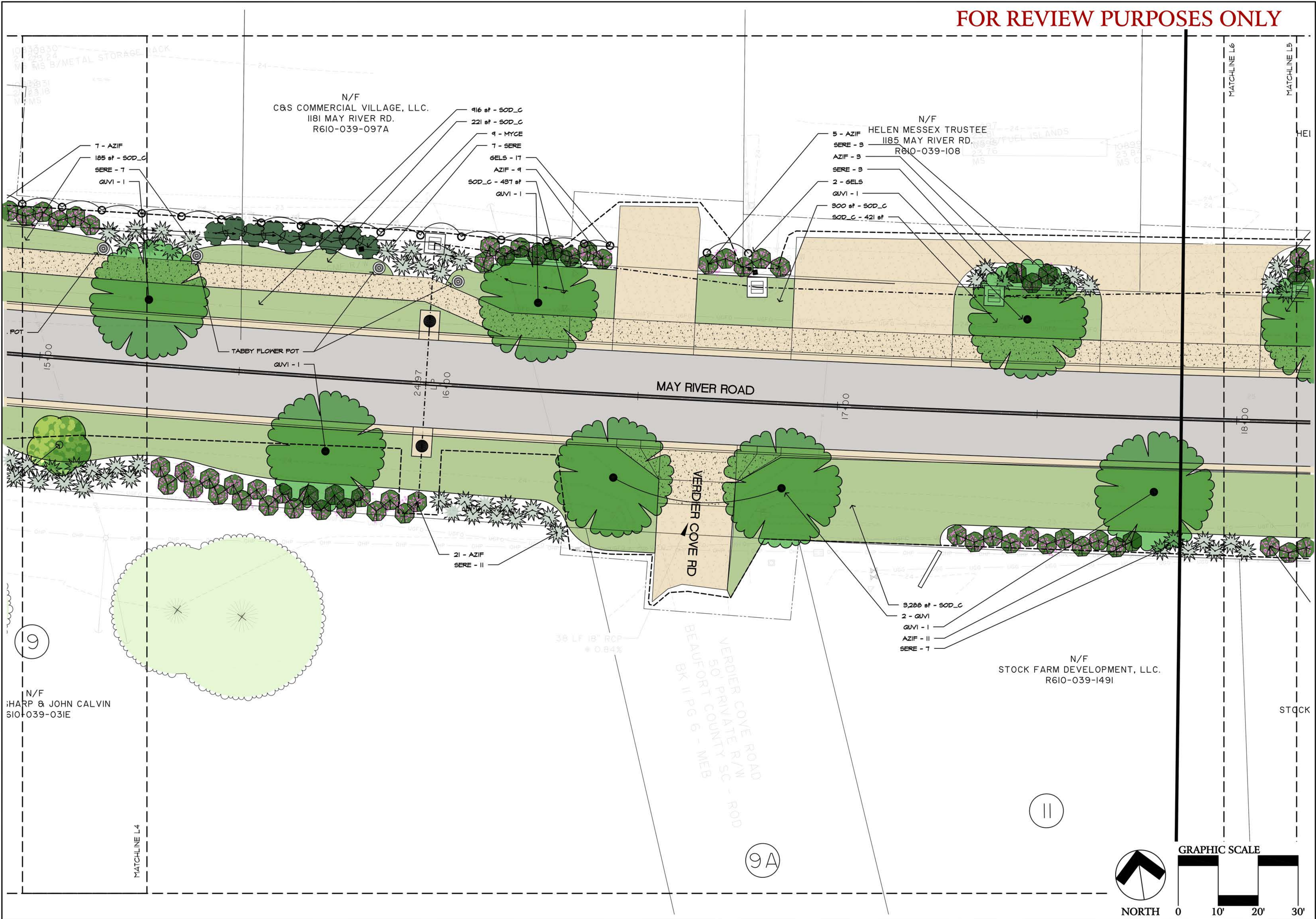
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N/F
 CBM REALTY, LLC.
 R610-039-1129

N/F
 JEFFERY ROBINOWICH
 173 MAY RIVER RD.
 R610-039-097

N/F
 ANNA W. SHARP & JOHN CALVIN
 R610-039-031E





J. K. TILLER ASSOCIATES, INC.
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 181 BLUFFTON ROAD, SUITE F203
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 jtiller@jktiller.com

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

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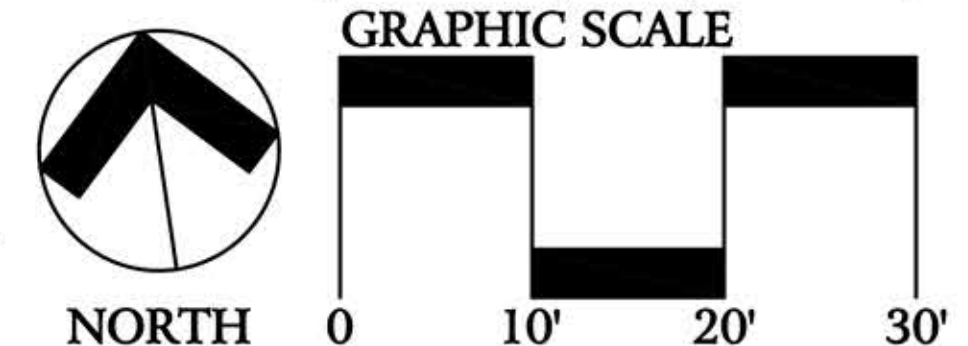
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19

9A

11

N/F
 HARP & JOHN CALVIN
 610-039-031E

N/F
 C&S COMMERCIAL VILLAGE, LLC.
 1181 MAY RIVER RD.
 R610-039-097A

N/F
 HELEN MESSEX TRUSTEE
 1185 MAY RIVER RD.
 R610-039-108

N/F
 STOCK FARM DEVELOPMENT, LLC.
 R610-039-1491

MAY RIVER ROAD

VERDIER COVE RD

STOCK

MATCHLINE L4

MATCHLINE L6

MATCHLINE L5

VERDIER COVE ROAD
 50' PRIVATE R/W
 BEAUFORT COUNTY SC - ROD
 BK 11 PG 6 - MEB

38 LF 18" RCP
 # 0.84%

21 - AZIF
 SERE - 11

3,288 sf - SOD_C
 2 - GUVI
 GUVI - 1
 AZIF - 11
 SERE - 7

416 sf - SOD_C
 221 sf - SOD_C
 1 - MYCE
 7 - SERE
 6 GELS - 17
 AZIF - 9
 SOD_C - 487 sf
 GUVI - 1

5 - AZIF
 SERE - 3
 AZIF - 3
 SERE - 3
 GUVI - 1
 300 sf - SOD_C
 SOD_C - 421 sf

7 - AZIF
 185 sf - SOD_C
 SERE - 7
 GUVI - 1

TABBY FLOWER POT
 GUVI - 1

POT

15'-00"

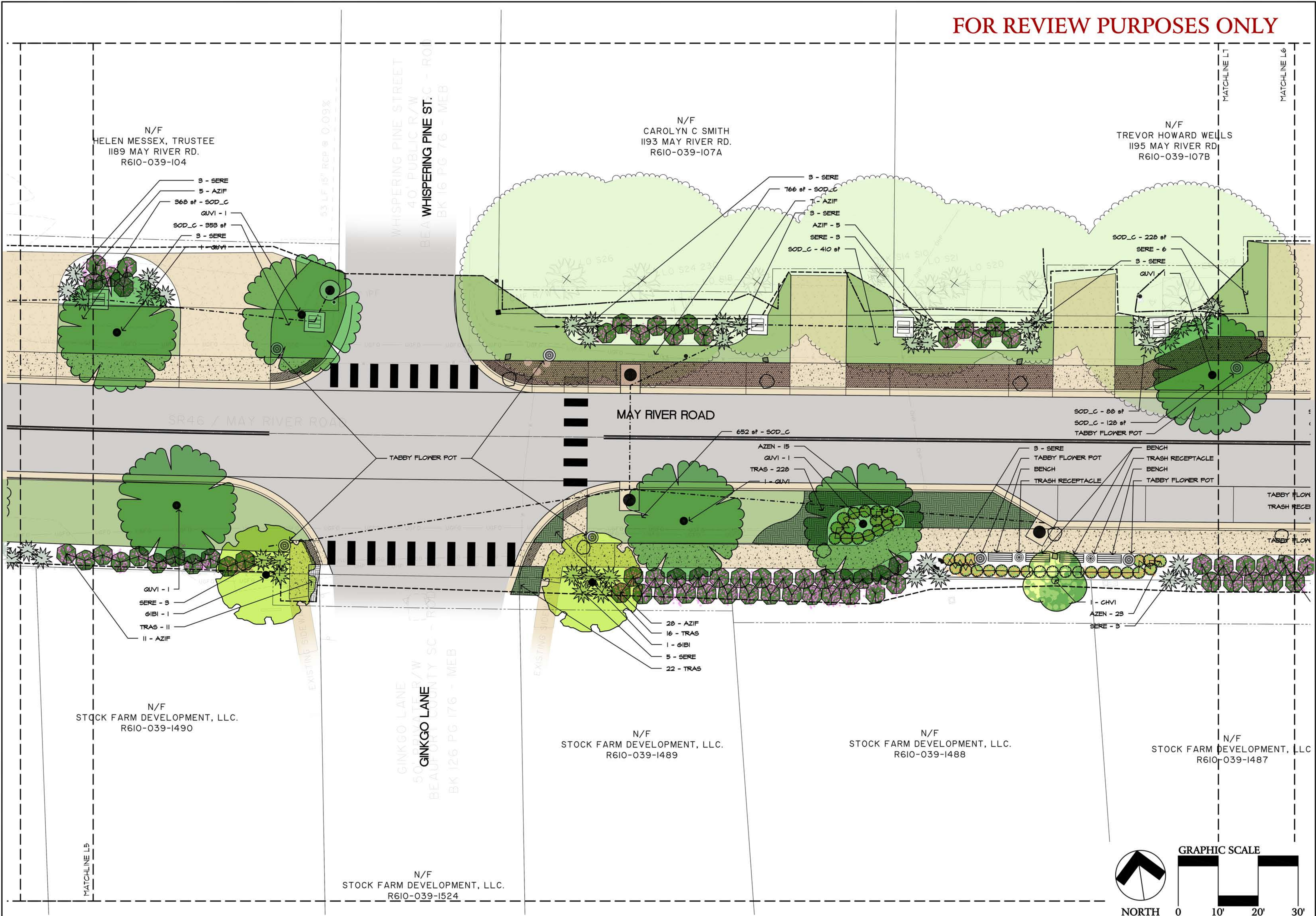
24'-97"

16'-00"

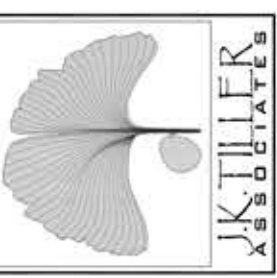
17'-00"

18'-00"

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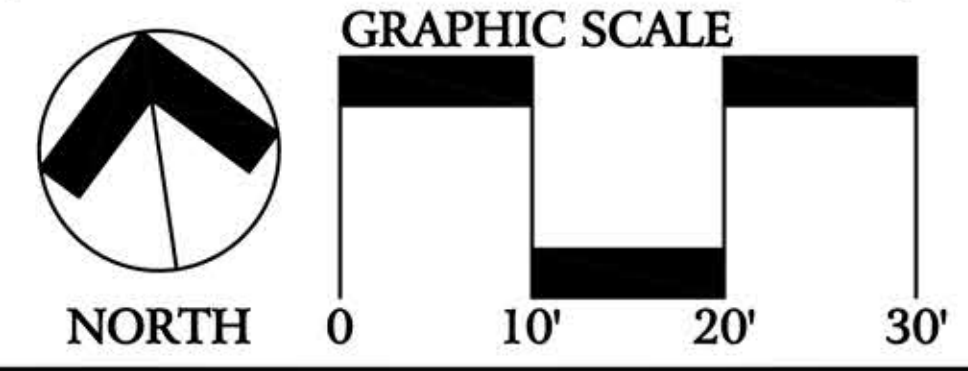
J. K. TILLER ASSOCIATES, INC.
 LAND PLANNING
 181 BLUFFTON ROAD, SUITE F203
 BLUFFTON, SC 29910
 Voice 843.815.4800
 jtiller@jtiller.com
 Fax 843.815.4802



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

Sheet Title:
 Planting Plan
 Job Number:
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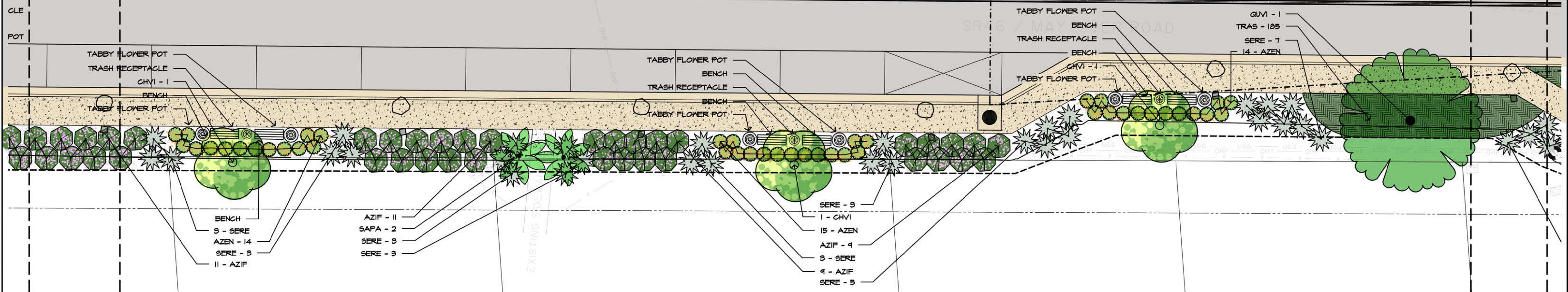
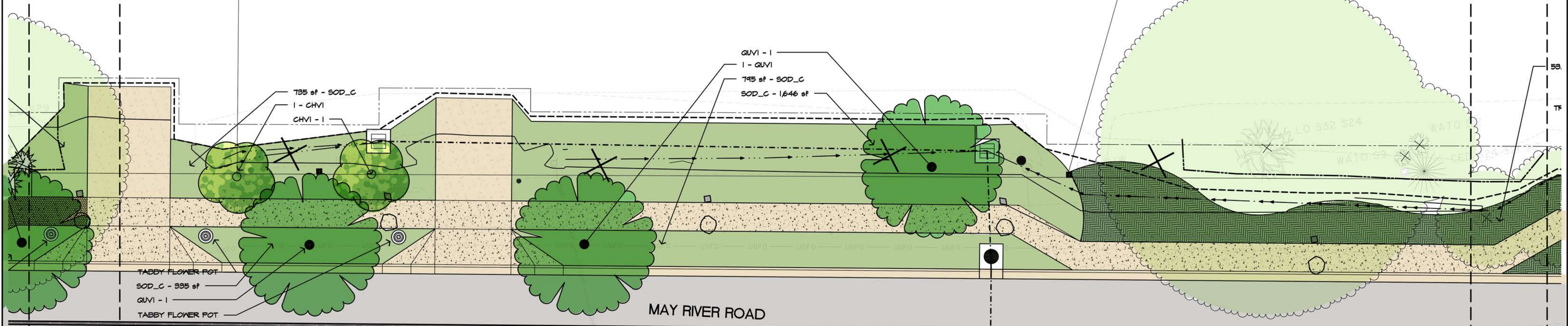


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WELLS RD 7B

N/F
RUPERT AND BERTIE P. JOHNSON
C/O CLIFFORD I. JOHNSON
1203 MAY RIVER RD.
R610-039-114

N/F
ROBERTS VAUX
DBA VAUX ENTERPRISES
1207 MAY RIVER RD.
R610-039-096



N/F
RM DEVELOPMENT, LLC.
R610-039-1487

N/F
STOCK FARM DEVELOPMENT, LLC.
R610-039-1486

N/F
STOCK FARM DEVELOPMENT, LLC.
R610-039-1485

N/F
STOCK FARM DEVELOPMENT, LLC.
R610-039-1484

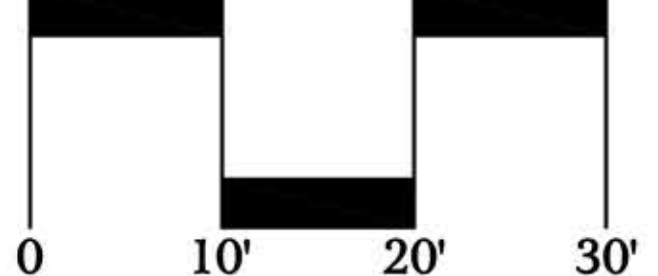
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STOCK FARM DEVELOPMENT, LLC.
R610-039-1483

STOCK

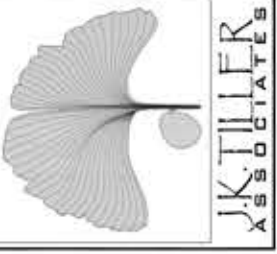
MATCHLINE L6



GRAPHIC SCALE



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



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

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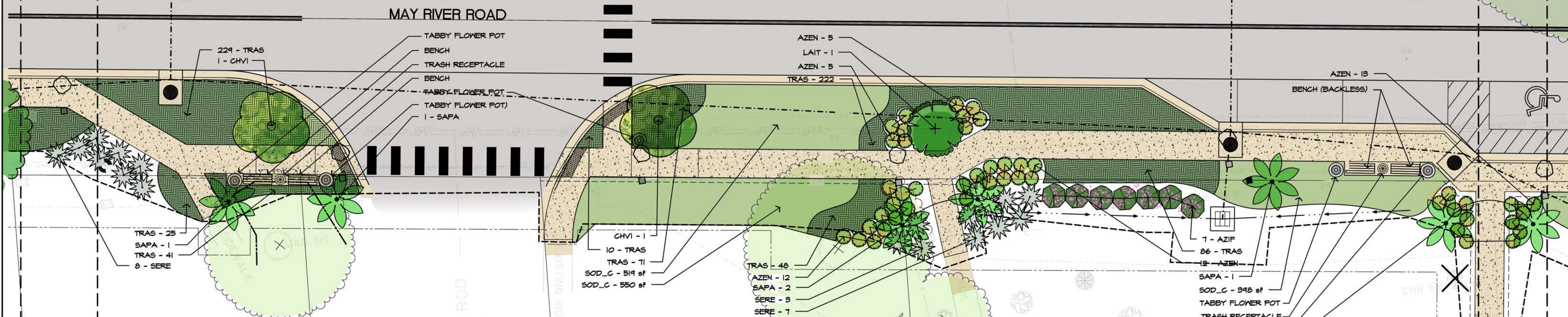
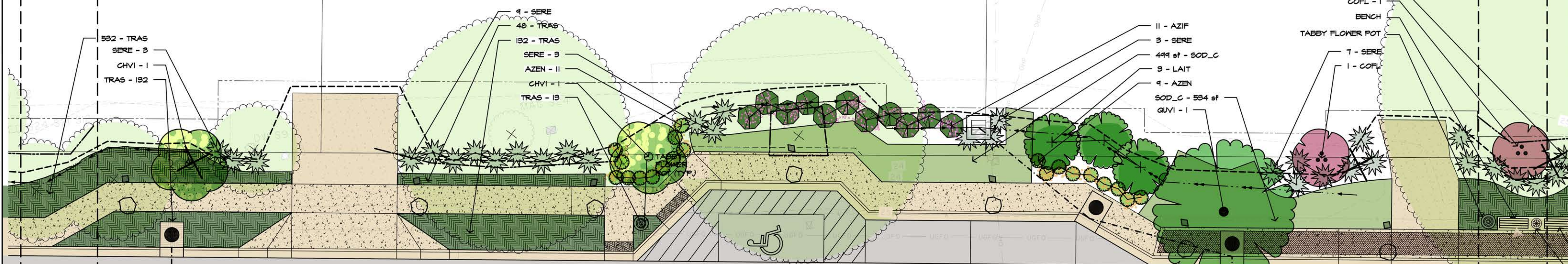
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FOR REVIEW PURPOSES ONLY

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



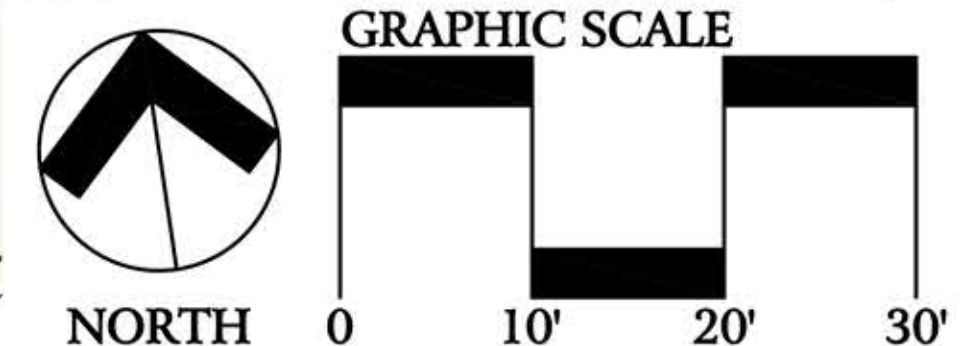
N/F
STOCK FARM DEVELOPMENT, LLC.
R610-039-1482

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

STOCK FARM ROAD
50' PRIVATE R/W
BEAUFORT COUNTY SC - ROD
BK 125 PG-176 - MEB

MATCHLINE L1

MATCHLINE L9
MATCHLINE L8

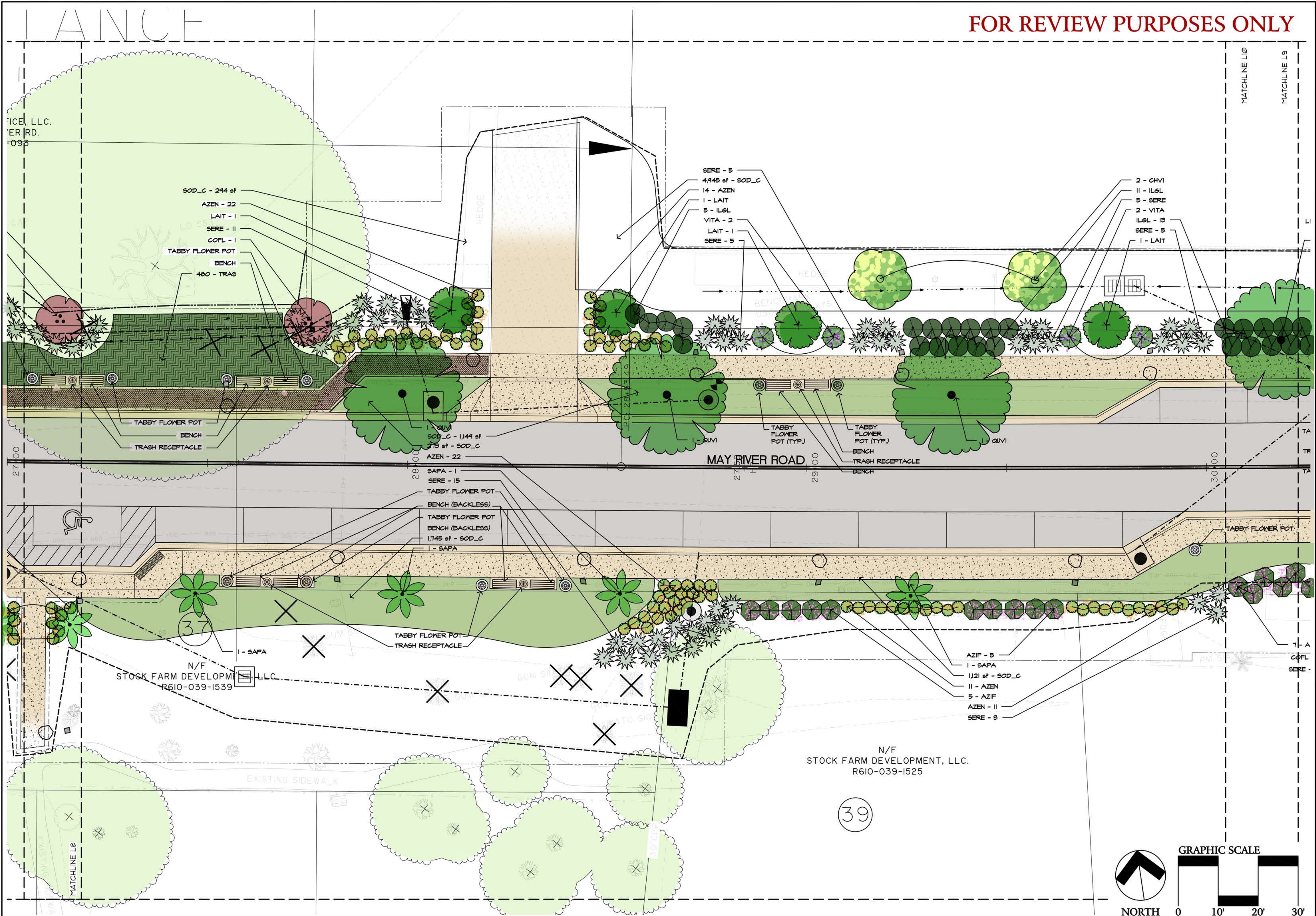


J. K. TILLER ASSOCIATES, INC.
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BLUFFTON, SC 29910
181 BLUFFTON ROAD, SUITE F203
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ICE, LLC.
ER RD.
093

- SOD_C - 244 sf
- AZEN - 22
- LAIT - 1
- SERE - 11
- COFL - 1
- TABBY FLOWER POT
- BENCH
- 480 - TRAS

- SERE - 5
- 4,945 sf - SOD_C
- 14 - AZEN
- 1 - LAIT
- 5 - ILGL
- VITA - 2
- LAIT - 1
- SERE - 5

- 2 - CHVI
- 11 - ILGL
- 5 - SERE
- 2 - VITA
- ILGL - 13
- SERE - 5
- 1 - LAIT

- SAPA - 1
- SERE - 15
- TABBY FLOWER POT
- BENCH (BACKLESS)
- TABBY FLOWER POT
- BENCH (BACKLESS)
- 1,745 sf - SOD_C
- 1 - SAPA

- AZIF - 5
- 1 - SAPA
- 1,121 sf - SOD_C
- 11 - AZEN
- 5 - AZIF
- AZEN - 11
- SERE - 3

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

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

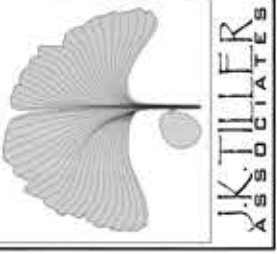
EXISTING SIDEWALK

MAY RIVER ROAD

MATCHLINE L10

MATCHLINE L9

LANCH



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

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Planting Plan

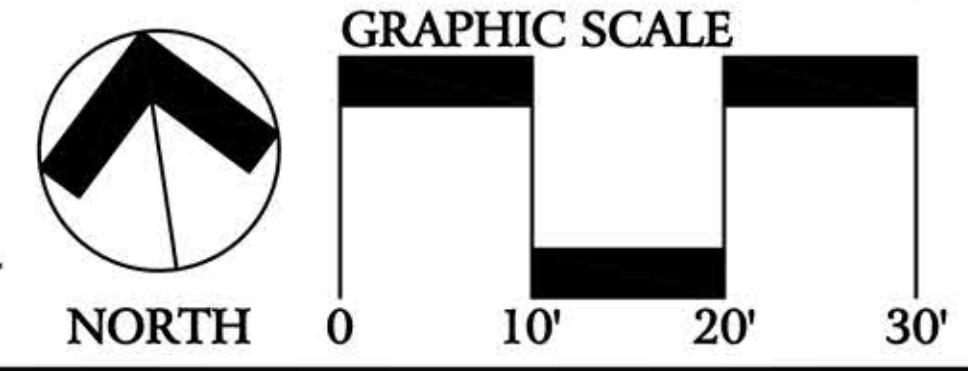
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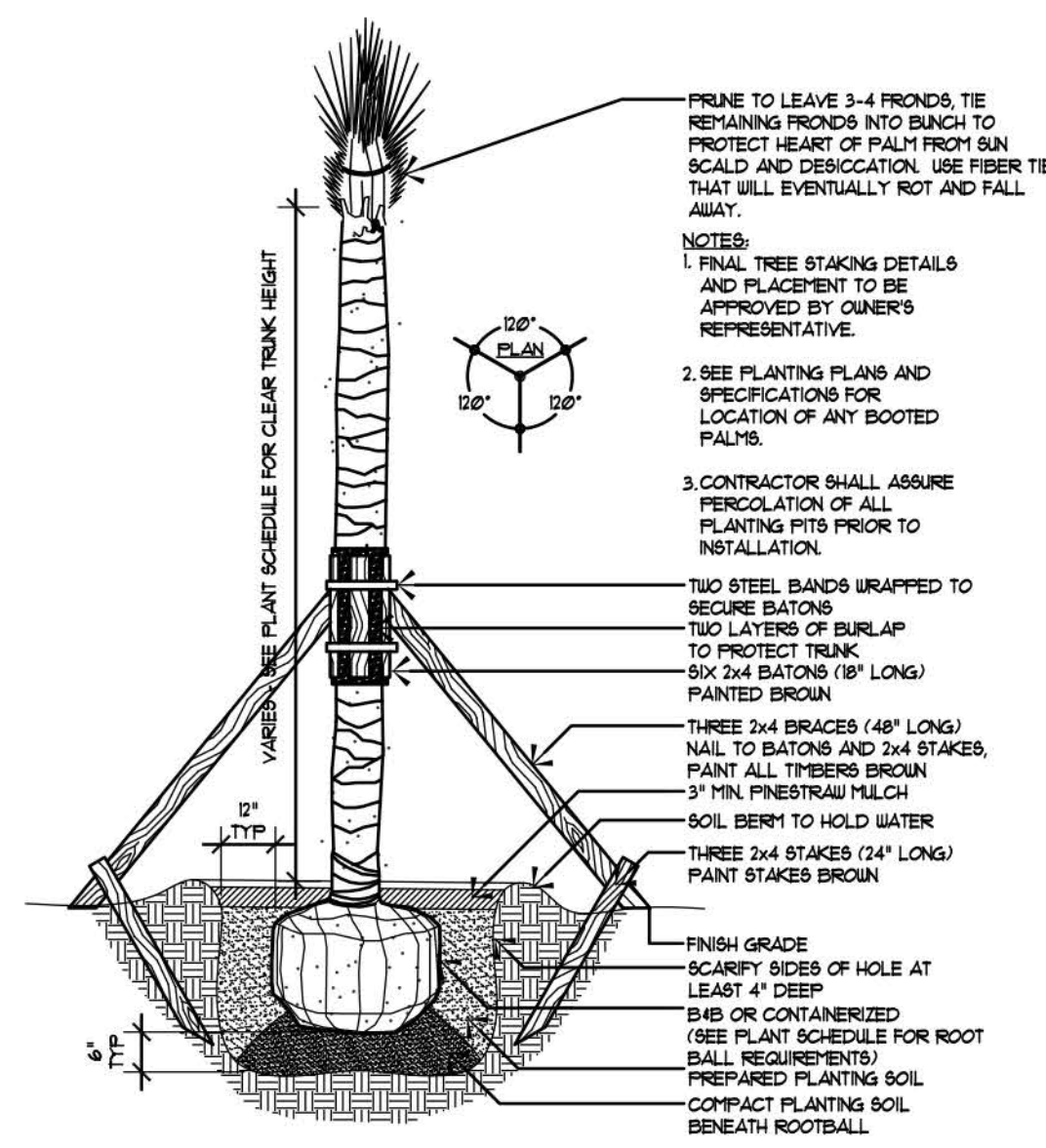
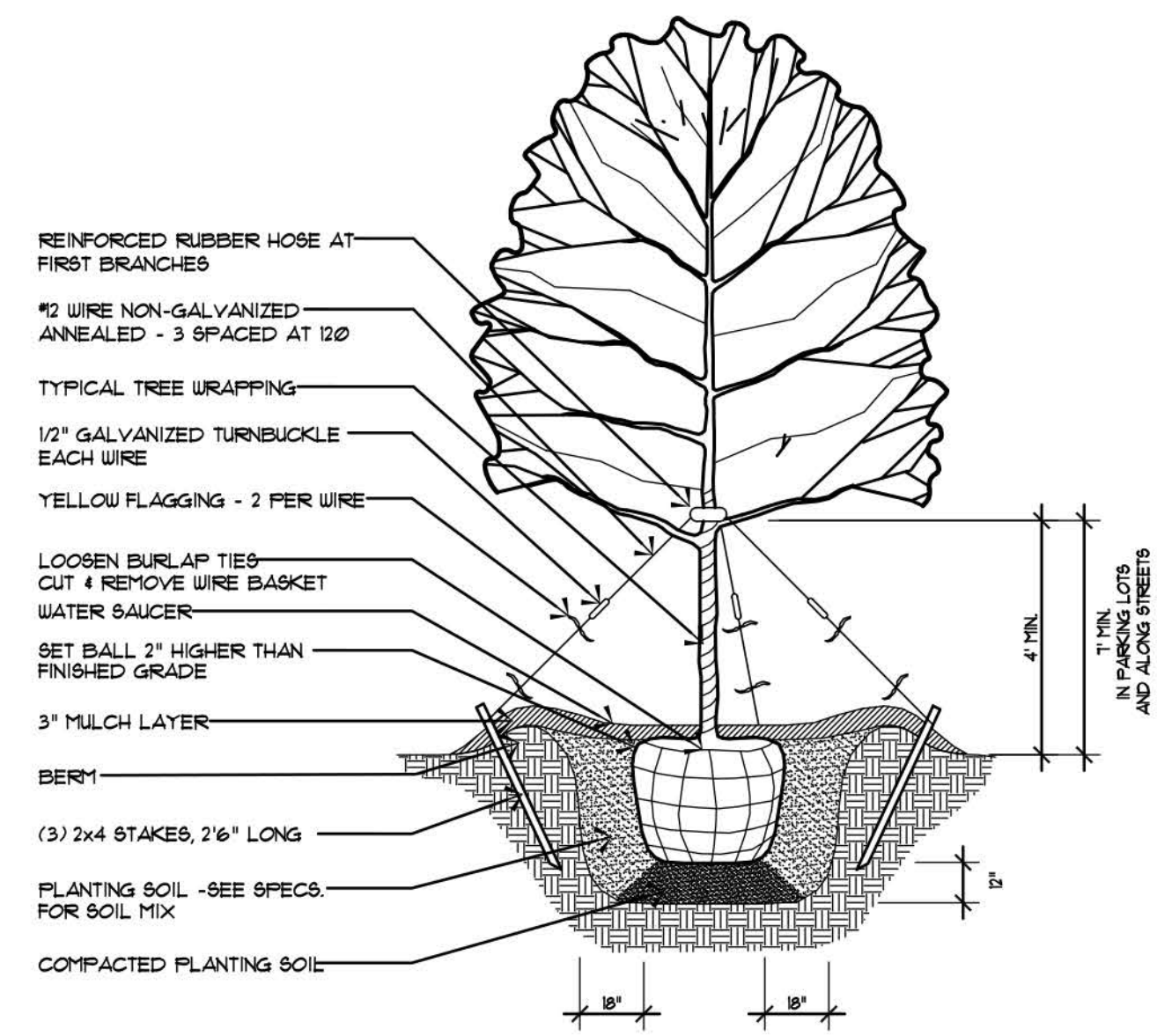
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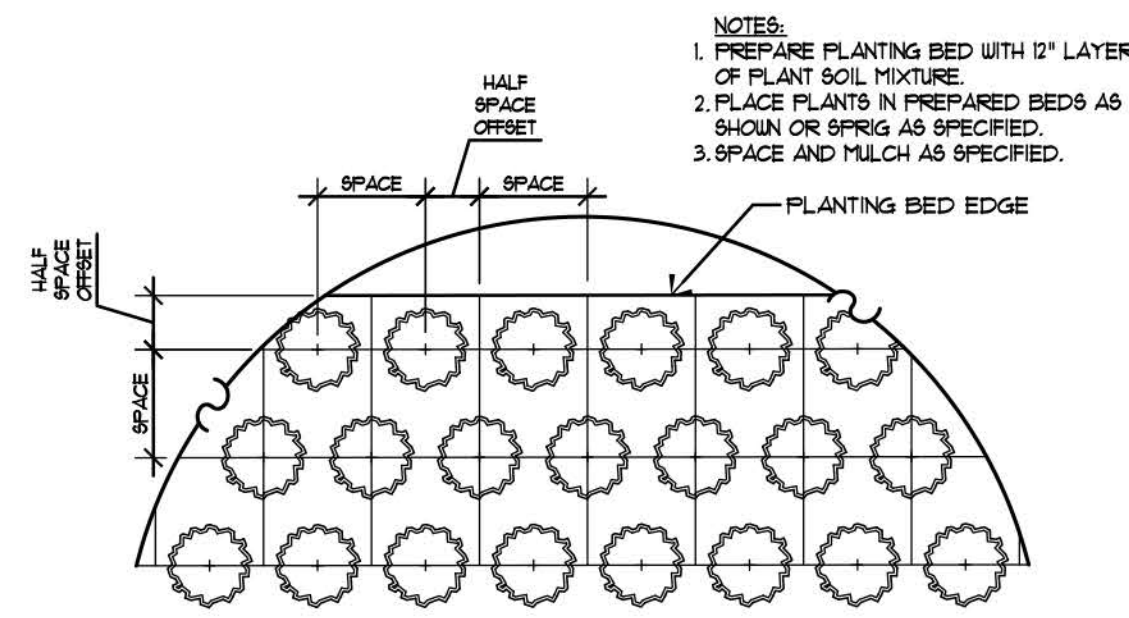
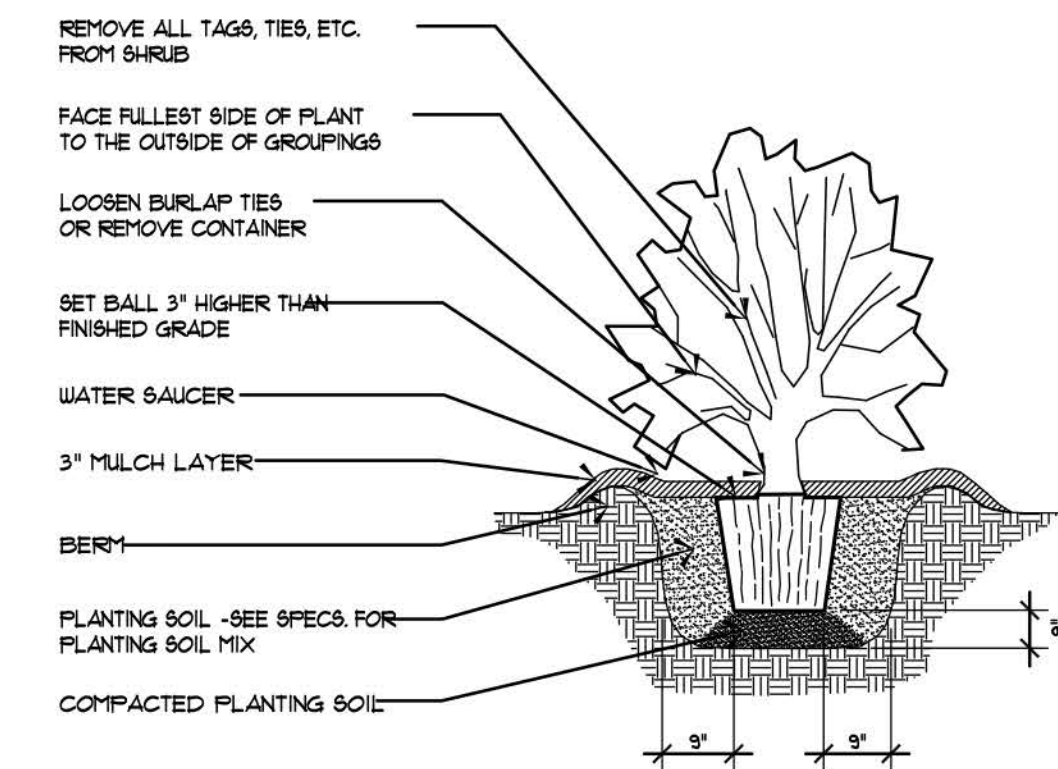
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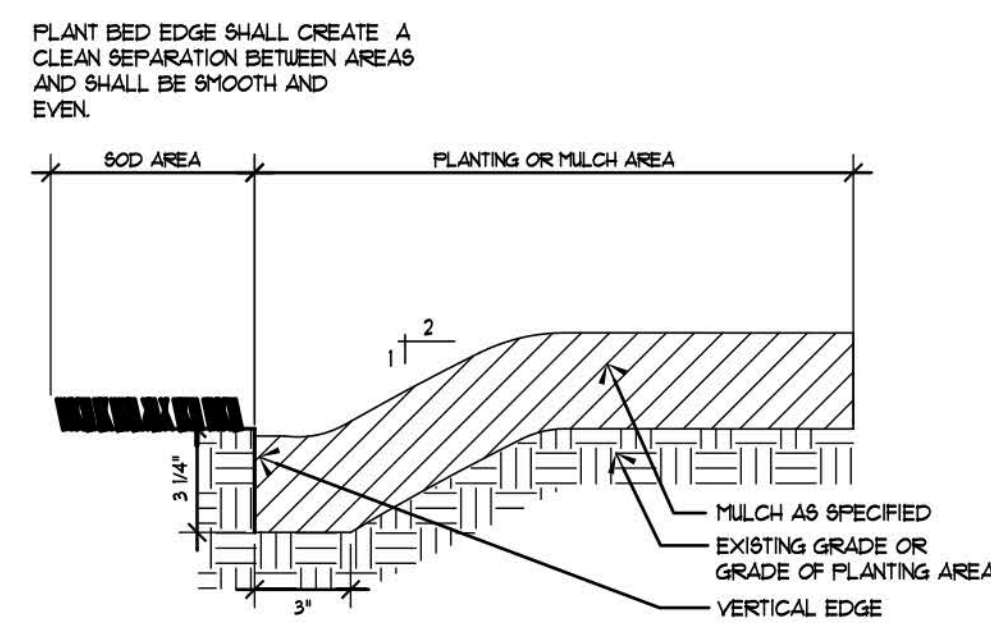
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2 Palmetto Tree Planting
PS Not to Scale



3 Shrub Planting
PS Not to Scale

4 Ground Covers, Annuals & Perennials
PS Not to Scale



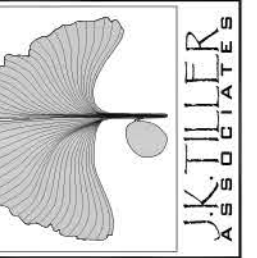
5 Sod / Plant Bed Edge Detail
PS Not to Scale

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	GAL.	HEIGHT	SPREAD	CONT.
CECA	8	<i>Cercis canadensis</i> / Eastern Redbud	1.5"-2"	8'-10'	4'-6'	Cont.
CHVI	18	<i>Chionanthus virginicus</i> / White Fringetree	2"	6'-8'	4'-6'	
COFL	5	<i>Cornus florida</i> / Eastern Dogwood	2"			
GIBI	2	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Maidenhair Tree	3"	8'-10'	4'-6'	Cont.
LAIT	11	<i>Lagerstroemia indica</i> 'Tuscarora' / Crape Myrtle Multi-Trunk	1.5"-2"	10'-12'	4'-6'	
QUVI	37	<i>Quercus virginiana</i> / Southern Live Oak	3"	10'-12'	6'-8'	Cont.
SAPA	13	<i>Sabal palmetto</i> / Cabbage Palmetto	-	15'-16'		B&B
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT.	HEIGHT	SPREAD	
AZEN	244	<i>Azalea Encore</i> TM / Encore Azalea	3 Gal.	18"-24"	18"-24"	
AZIF	458	<i>Azalea indica</i> 'Formosa' / Formosa Azalea	7 Gal.	4' min.	4' min.	
ILGL	40	<i>Ilex glabra</i> / Inkberry Holly	7 Gal.			
MYCE	29	<i>Myrica cerifera</i> / Wax Myrtle	7 Gal.	36"-42"	24"-36"	
SERE	355	<i>Serenoa repens</i> / Saw Palmetto	7 Gal.	3'-4'	3' min.	
VITA	6	<i>Vitex agnus-castus</i> / Chaste Tree	7 Gal.	4'-6'	3'-4'	
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	3,265	<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	40,606 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 PINESTRAW 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.



Sheet Title:
Plant Schedule
Notes and Details

Job Number:
201613-01

Date:
June 22, 2016

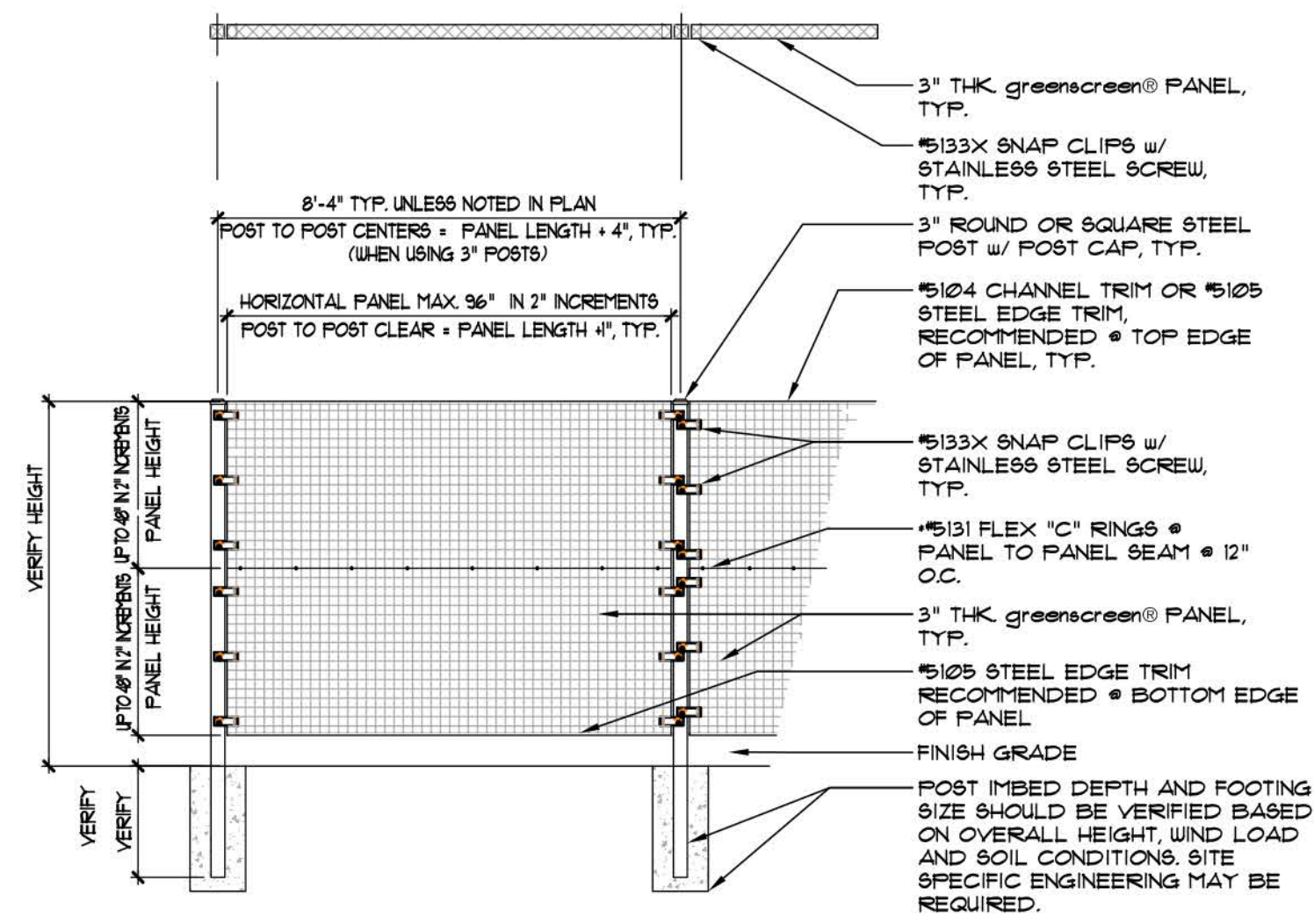
Drawn:
JT

Approved:

Revisions:
June 27, 2016
August 11, 2016
September 28, 2016
November 14, 2016
November 23, 2016

Sheet

PS
Of 14



1 Greenscreen Modular Trellis System
 SF Not to Scale

2 Tabby Flower Pot
 SF Not to Scale

SITE FURNISHING SCHEDULE

ITEM	QTY.	MANUFACTURER	MODEL #
Greenscreen	375 LF	Greenscreen	Freestanding Horizontal
Tabby Flower Pot	54		
Bench	24	Du Mor	Bench 165
Backless Bench	4	Du Mor	Bench 166
Trash Receptacle	14	Landscapeforms	Plainwell
Street Light Standard*		Match Phase I	Match Phase I

* See SCE&G Lighting Plans

SITE FURNISHING NOTES:

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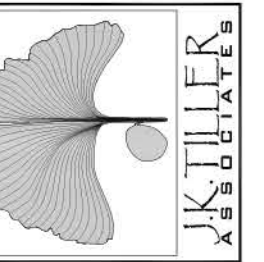
3 DuMor Bench 165 (Match Phase II)
 SF Not to Scale

4 DuMor Bench 166 (Match Phase II)
 SF Not to Scale



5 Street Light Standard (Match Phase II)
 SF Not to Scale

6 DuMor Receptacle 70 (Match Phase II)
 SF Notes: Not To Scale, Add Dome Lid



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