

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	102.36	1987.00	51.19	N 52°05'47" E	102.35
C2	15.29	13.00	8.48	N 87°16'55" E	14.42
C3	90.84	100.00	48.82	S 85°03'26" E	87.75
C4	6.02	100.00	3.02	N 67°11'30" E	6.03
C5	58.73	100.00	28.81	N 49°22'57" E	55.01
C6	76.78	100.00	40.39	N 11°32'17" E	74.91
C7	15.03	13.00	8.48	N 22°40'18" E	14.21
C8	23.25	78.50	11.21	N 64°16'56" E	23.17
C9	35.89	121.50	18.13	N 64°16'56" E	35.86
C10	218.64	1373.16	109.55	S 43°58'32" E	218.41
C11	16.34	1358.16	8.17	S 48°32'54" E	16.34
C12	17.42	1448.16	8.71	S 48°32'54" E	17.42
C13	99.13	1428.16	49.58	S 41°26'40" E	99.11

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°50'37" W	52.21
L2	N 50°48'12" E	32.65
L3	N 50°48'12" E	29.00
L4	N 72°48'03" E	6.14
L5	N 50°47'50" E	50.58
L6	S 43°52'52" W	11.15
L7	N 41°27'46" E	15.00
L8	S 49°13'35" E	33.12
L9	S 40°46'25" W	10.00
L10	S 49°13'35" E	10.00
L11	S 49°13'35" E	33.12
L12	N 40°46'25" E	10.00

WETLAND AREA TABLE		
LOT 14B	UPLAND	1.703 Ac.
LOT 14B	WETLAND	0.676 Ac.
LOT 14B	TOTAL	2.379 Ac.
LOT 16	UPLAND	3.443 Ac.
LOT 16	WETLAND	0.201 Ac.
LOT 16	TOTAL	3.644 Ac.
TOTAL AREA SHOWN		6.023 Ac.

*WETLAND TOTALS TAKEN FROM REF. PLAT #8

- LEGEND:
- SPOT ELEVATION
 - CONTOUR
 - CONC. O. (FOUND)
 - IRON PIPE, OLD (FOUND)
 - ACRE
 - BOLLARD
 - BUILDING SETBACK LINE
 - CABLE TELEVISION JUNCTION BOX
 - CATV
 - CO
 - ELECTRIC OUTLET
 - ELP
 - ELECTRIC PANEL
 - EV
 - FIRE HYDRANT
 - FI
 - GRATE INLET
 - ICV
 - INVERT ELEVATION
 - NOT TO SCALE
 - N/F
 - PP
 - POLYVINYL CHLORIDE PIPE
 - PVC
 - REINFORCED CONCRETE PIPE
 - RCP
 - R/W
 - RIGHT OF WAY
 - STORM DRAIN MANHOLE
 - SN
 - SANITARY SEWER MANHOLE
 - T.B.M.
 - TEMPORARY BENCH MARK
 - TEL
 - TELEPHONE JUNCTION BOX
 - MH
 - TELEPHONE VAULT
 - TRNF
 - ELECTRIC TRANSFORMER
 - DHP
 - OVERHEAD POWER LINE
 - SD
 - STORM DRAIN LINE
 - SS
 - SANITARY SEWER LINE
 - UGP
 - UNDERGROUND POWER LINE
 - UTL
 - UNDERGROUND TELEPHONE LINE
 - W
 - UNDERGROUND WATER LINE
 - WL
 - WATER LINE (PER PLAN)

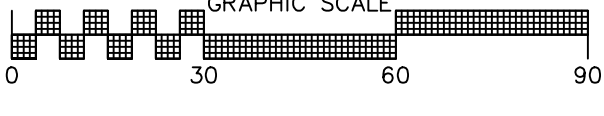
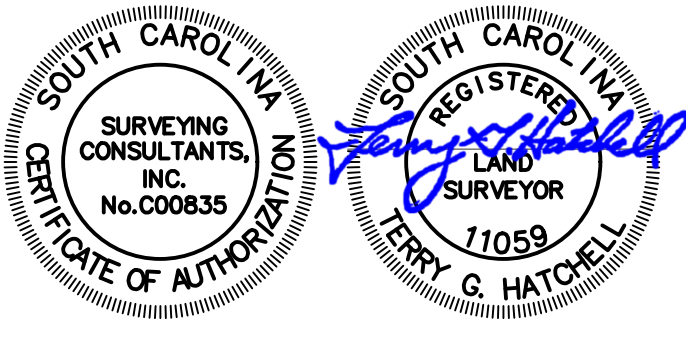
- REFERENCE PLATS:
- 1) A RECOMBINATION PLAT OF REVISED LOTS 13 & 14, WESTBURY PARK WAY, FORMERLY LOTS 13, 14 & 15, WESTBURY PARK COMMERCIAL, BLUFFTON TOWNSHIP, BLUFFTON COUNTY, SOUTH CAROLINA, DATED: 05/11/2002; REVISED: 09/10/2002, BY: DONALD R. COOK, JR., S.C.P.L.S. No. 19010, RECORDED: P.B. 89, PG. 75, 09/19/2002.
 - 2) LOTS 13, 14, 15 AND 16, WESTBURY PARK WAY, WESTBURY PARK COMMERCIAL, BLUFFTON TOWNSHIP, BLUFFTON COUNTY, SOUTH CAROLINA, DATED: 07/16/2001, BY: DONALD R. COOK, JR., S.C.P.L.S. No. 19010, RECORDED: P.B. 83, PG. 5, 10/12/2001.
 - 3) DIGITAL FILE OF ROADWAY IMPROVEMENTS PREPARED FOR BLUFFTON COUNTY COUNCIL PLANTATION BUSINESS PARK FRONTAGE ROADS FROM: WESTBURY PARK WAY TO: PLANTATION PARK DR. & FROM: PLANTATION PARK DR. TO: SIMMONSVILLE ROAD DATED: JANUARY 14, 2010, BY: DAVID E. BEATY, P.E. No. 18297.
 - 4) 15'x15' WELL EASEMENT & 6' ACCESS EASEMENT, A PORTION OF LOT 14, WESTBURY PARK WAY, WESTBURY PARK COMMERCIAL, DATED: 11/9/2009, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059.
 - 5) WESTBURY PLACE, PLANTATION PROPERTIES, LLC, SANITARY SEWER & WATER DISTRIBUTION PLAN, BLUFFTON COUNTY, SOUTH CAROLINA, DATED: OCTOBER, 1997, LAST REVISED: 10/09/1998, BY: JAMES L. COLLINS, JR., S.C.P.E. No. 18503.
 - 6) WESTBURY PLACE, PLANTATION PROPERTIES, LLC, PAVING, GRADING AND DRAINAGE PLAN, BLUFFTON COUNTY, SOUTH CAROLINA, DATED: OCTOBER, 1997, LAST REVISED: 10/27/1997, BY: JAMES L. COLLINS, JR., S.C.P.E. No. 18503.
 - 7) BOUNDARY SURVEY OF LOT 14A, LOT 14B, LOT 16 AND A PORTION OF PLANTATION PARK DRIVE, A SECTION OF WESTBURY PARK COMMERCIAL, DATED: 08/22/2013, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059, RECORDED: P.B. 137, PG. 128, 10/16/2013.
 - 8) WETLAND SURVEY OF LOT 14A, LOT 14B & LOT 16, #1, #2 & #13 WESTBURY PARK WAY, A SECTION OF WESTBURY PARK COMMERCIAL, TOWN OF BLUFFTON, BLUFFTON COUNTY, SOUTH CAROLINA, DATED: 08/12/2022, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059, SURVEYING CONSULTANTS, INC.
 - 9) ALTA/NSPS LAND TITLE SURVEY OF LOT 14B & LOT 16, A PORTION OF PLANTATION PARK DRIVE, A SECTION OF WESTBURY PARK COMMERCIAL, TOWN OF BLUFFTON, BLUFFTON COUNTY, SOUTH CAROLINA, DATED: 01/19/2017, LAST REVISED: 01/30/2017, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059, SURVEYING CONSULTANTS, INC.

- NOTES:
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASE ELEVATION N/A. THE MAP NUMBER FOR THIS AREA IS 4501302286, COMMUNITY NO. 450251, DATED 03/23/2021, FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) SETBACK AND BUFFERS SHOWN ON THIS SURVEY WERE TAKEN FROM REFERENCE PLAT #1. THESE SETBACKS ARE SUBJECT TO CHANGE ACCORDING TO THE MOST CURRENT STANDARDS IN THE TOWN OF BLUFFTON UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - 4) EASEMENTS SHOWN ON SURVEY WERE TAKEN FROM REF. PLATS #1, #2, #4 & #7. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF FIELD OBSERVATIONS, MARKINGS BY CAROLINA LOCATES, LLC, LOCATING SERVICE AND FROM REFERENCE PLATS #3, #5 & #6 AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - 5) WETLANDS WERE TAKEN FROM REFERENCE PLAT #1 AND UPDATED WITH REFERENCE PLAT #8. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, ASBLUT AND TOPOGRAPHIC INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - 7) SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
 - 8) GPS WGS NETWORK OBSERVATIONS WERE TAKEN TO DETERMINE THE VERTICAL AND HORIZONTAL DATUM. SURVEY IS ORIENTED TO THE S.C. STATE PLANE COORDINATE GRID NAD 83 AND ELEVATIONS SHOWN ARE ON THE NAVD 88 VERTICAL DATUM.

- SPECIAL NOTES:
- 1) STORM DRAIN MANHOLES "A", "B" AND THEIR TOP AND INVERT ELEVATIONS SHOWN ALONG WITH THE 42" RCP SHOWN INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE (REFERENCE PLAT #6) AND WERE NOT FOUND IN THE FIELD. IT IS SURVEYING CONSULTANTS OPINION THAT THESE MANHOLES ARE BURIED DEEP BELOW THE EXISTING GRADE. OTHER STORM DRAIN AND SANITARY SEWER STRUCTURES SHOWN ARE FROM FIELD OBSERVATIONS.
 - 2) THE WATERLINES & LATERAL AND SANITARY SEWER LATERAL LINES SHOWN WERE TAKEN FROM REFERENCE PLAT #5 AND NOT FIELD VERIFIED.
 - 3) PER REFERENCE PLAT #1 THERE IS A 10' UTILITY EASEMENT ALONG ALL PROPERTY LINES.

WETLANDS
PLANTATION BUSINESS PARK
P.B. 61 PG. 83
TAX PARCEL I.D. NO. R610 031 000 0202 0000
PLANTATION BUSINESS PARK PROPERTY OWNERS' ASSOCIATION, INC.
D.B. 999 PG. 2340

PREPARED FOR: WARD EDWARDS ENGINEERING
ADDRESS: #5 WESTBURY PARK WAY
TAX PARCEL I.D. NO. R610-031-000-0212-0000
&
ADDRESS: #13 WESTBURY PARK WAY
TAX PARCEL I.D. NO. R610-031-000-0173-0000



BOUNDARY, ASBLUT, TREE & TOPOGRAPHIC SURVEY
OF
LOT 14B & LOT 16
#5 & #13 WESTBURY PARK DRIVE
A SECTION OF
WESTBURY PARK COMMERCIAL
TOWN OF BLUFFTON, BLUFFTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 30' DATE: 04/18/2024 JOB NO: SC130024B.1
SC SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 886-2775
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PRELIMINARY DRC SITE IMAGERY

Pick-Up USA Fitness Club at Westbury Park



Photo 1: Zoomed-Out Aerial Imagery of Surrounding Properties Facing North

PRELIMINARY DRC SITE IMAGERY



Photo 2: Traffic Circle View, Facing South, of Site to be Developed

PRELIMINARY DRC SITE IMAGERY



Photo 3: Santee Cooper Powerline Easement Running NW to SE Through Site