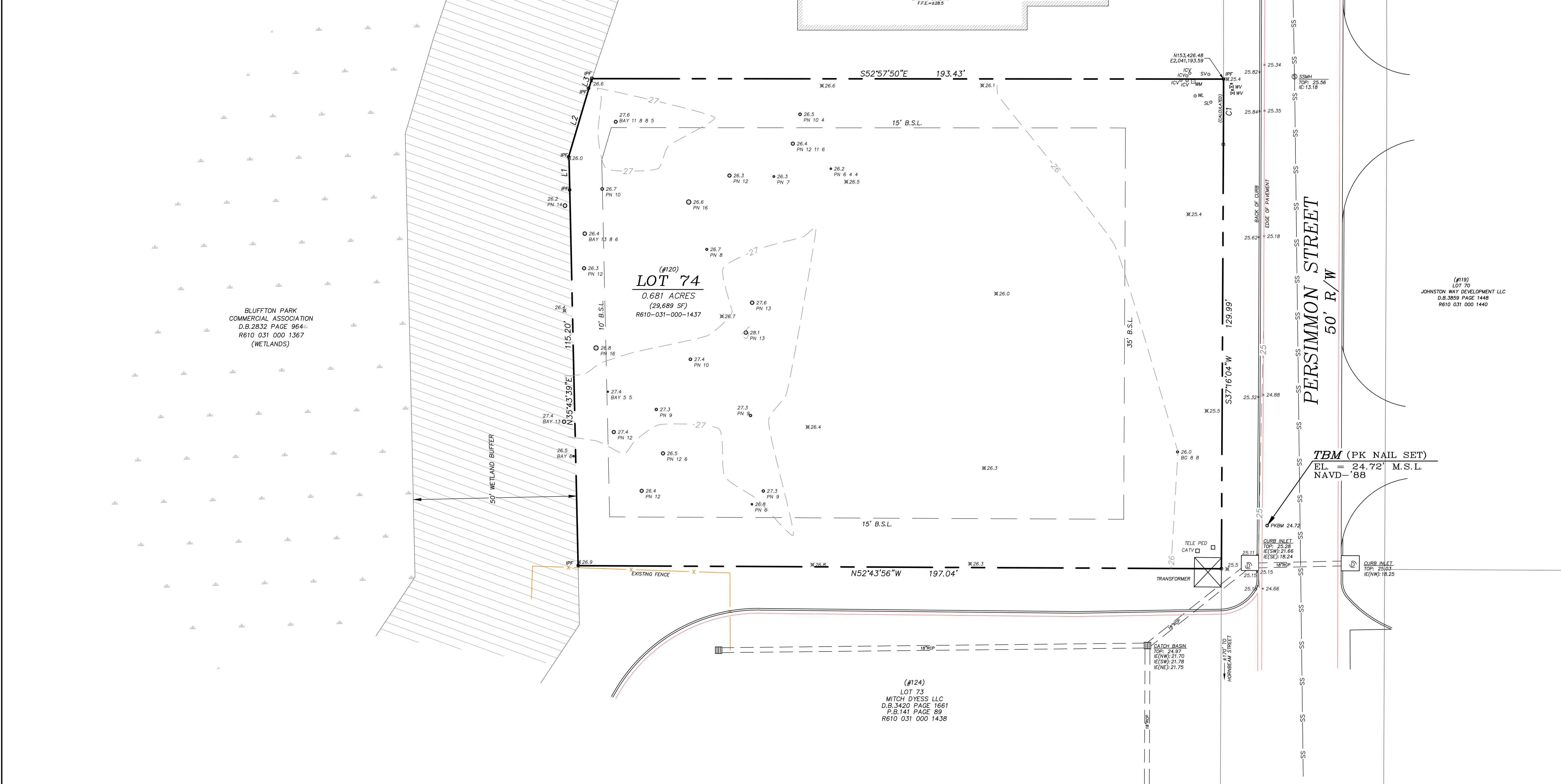


VICINITY MAP - N.T.S.



BLUFFTON PARK COMMERCIAL ASSOCIATION  
D.B. 2632 PAGE 964  
R610 031 000 1367  
(WETLANDS)

(#116)  
LOT 75  
A&R HOLDINGS LLC  
D.B. 3685 PAGE 325  
P.B. 119 PAGE 34  
R610 031 000 1436

(#120)  
**LOT 74**  
0.681 ACRES  
(29,689 SF)  
R610-031-000-1437

(#119)  
LOT 70  
JOHNSTON WAY DEVELOPMENT LLC  
D.B. 3859 PAGE 1448  
R610 031 000 1440

(#124)  
LOT 73  
MITCH DYESS LLC  
D.B. 3420 PAGE 1661  
P.B. 141 PAGE 89  
R610 031 000 1438

TBM (PK NAIL SET)  
E.L. = 24.72' M.S.L.  
NAVD = 88

- NOTES:**
- THIS LOT LIES IN ZONE "X", NO B.F.E. PER F.I.R.M. PANEL 45013C 0288 G, COMMUNITY No. 450251, EFFECTIVE: 03/23/21.
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
  - CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - PORTIONS OF ADJOINING LOT LOCATIONS ARE TAKEN FROM AERIAL PHOTOGRAPH AND ARE NOT FIELD VERIFIED.

**LEGEND**

BAY	BAY LAUREL
BG	BLACK GUM
B.S.L.	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
ICV	IRRIGATION CONTROL VALVE
IF	INVERT
IPF	IRON PIN FOUND
PKBM	PK NAIL BENCHMARK
PN	PINE
SL	SEWER LATERAL
SV	SEWER VALVE
TELE PED	TELEPHONE PEDESTAL
WL	WATER LATERAL
WM	WATER METER
WV	WATER VALVE

**REFERENCE PLAT:**  
A SUBDIVISION OF PHASE 2, TRACT D1 & D3, BLUFFTON PARKWAY, A SECTION OF PHASE D, BLUFFTON PARK  
PREPARED BY: T-SQUARE GROUP, INC.  
DATED: 07/12/06; LAST REVISED: 03/08/07  
JOB NO.: BP-D1&D2&D3SD-PHASE 2  
RECORDED IN: P.B. 119 PAGE 34

**LABEL DESCRIPTIONS (TYP.)**

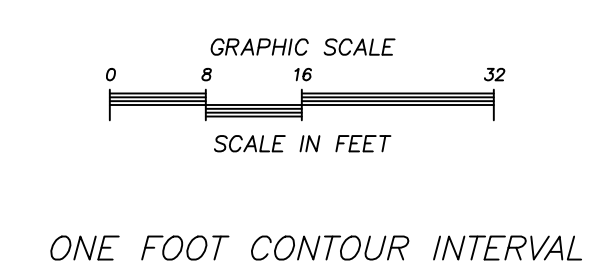
18.4	TREE LOCATION
PN 18	GROUND ELEVATION
	TREE SPECIES & DIAMETER (IN)

**LINE TABLE**

L#	LENGTH	DIRECTION
L1	10.43'	N35°43'39"E
L2	21.76'	N53°25'21"E
L3	2.88'	N55°29'50"E

**CURVE TABLE**

C#	ARC	RADIUS	DELTA	DIRECTION	CHORD
C1	20.01'	4950.00'	000°13'54"	S37°09'07"W	20.01'



PREPARED FOR: **JIM JEFFCOAT**

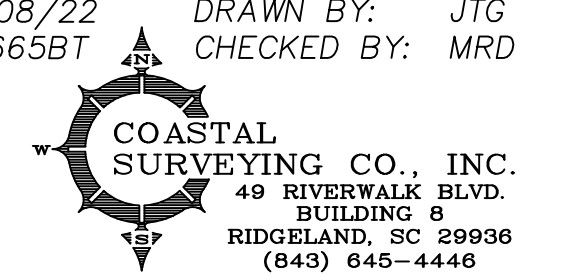
A TREE AND TOPOGRAPHIC LAND SURVEY  
OF  
**LOT 74 PERSIMMON STREET**  
A PORTION OF  
**PHASE 2, TRACTS: D1 & D3  
BLUFFTON PARK TRACT**  
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

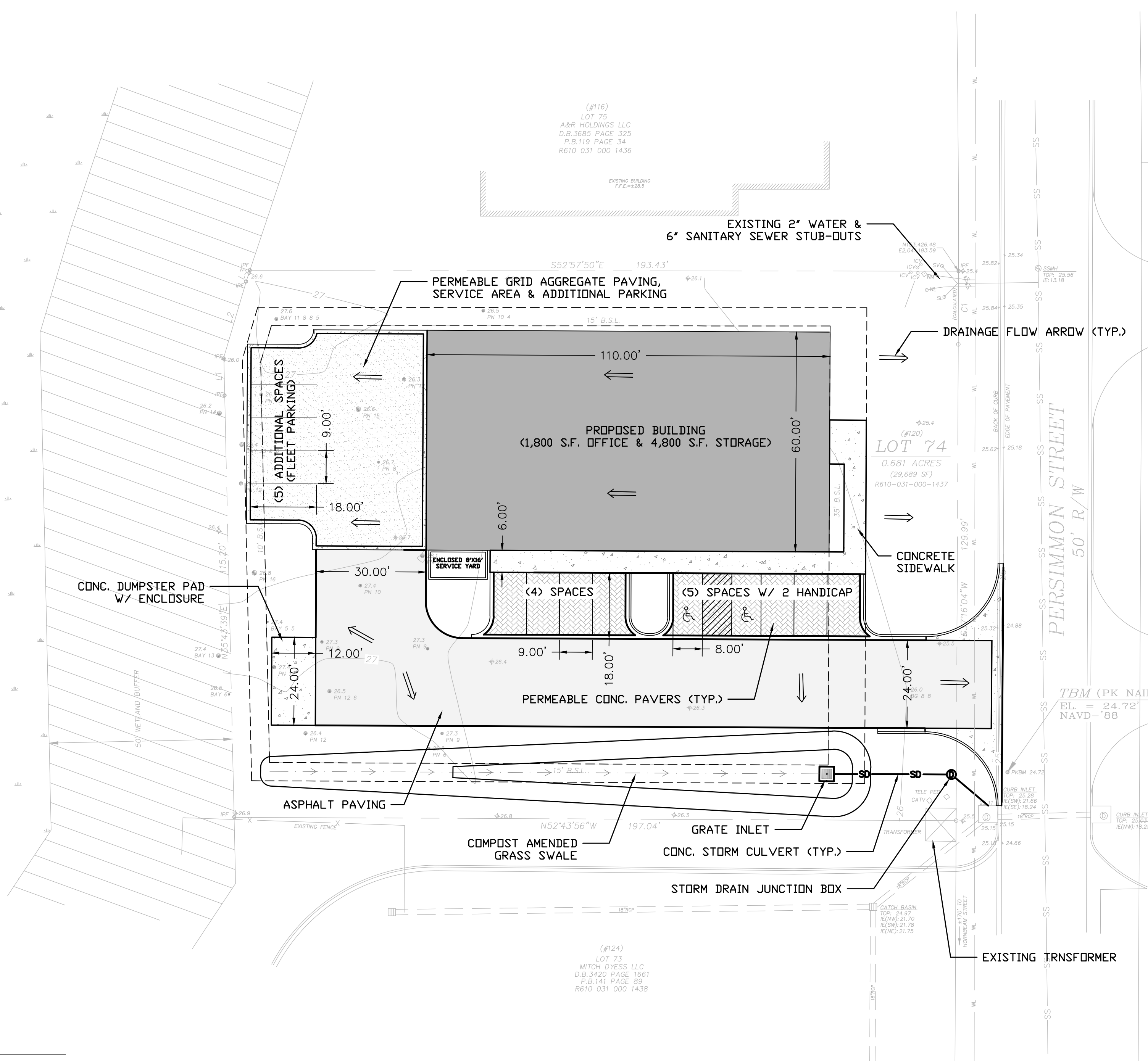
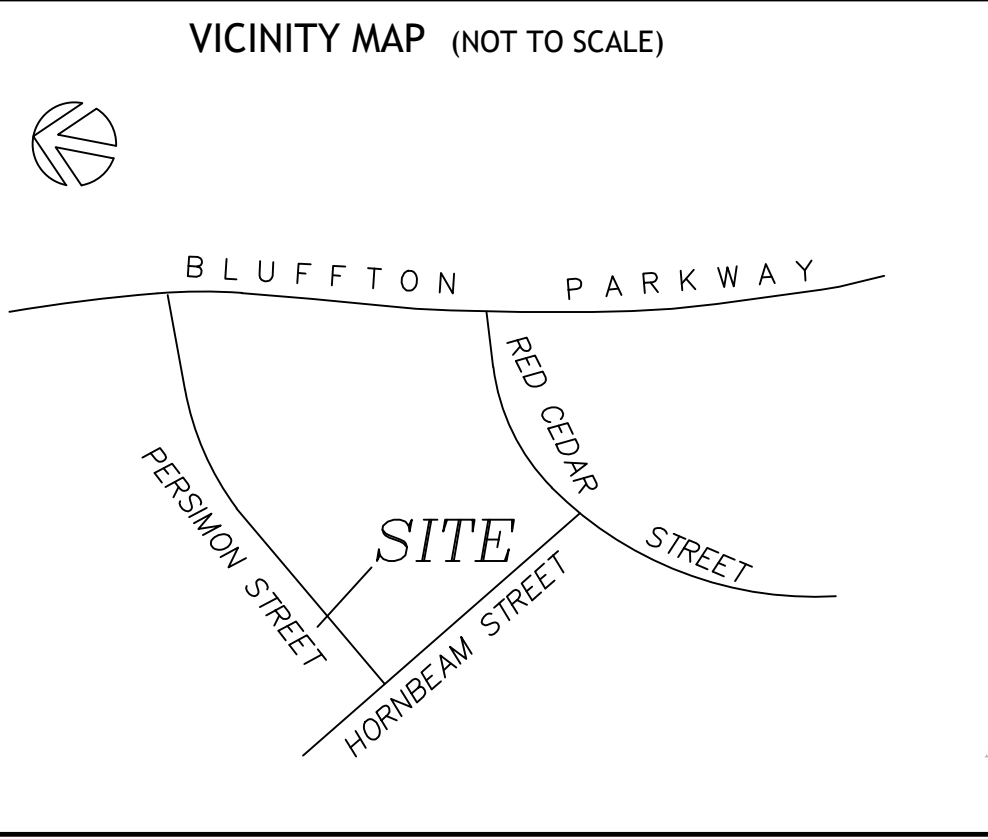
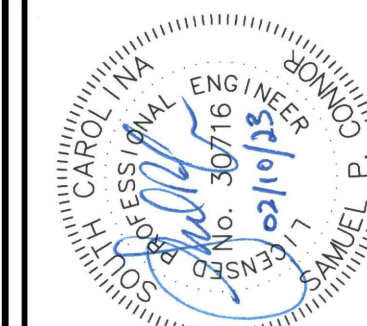
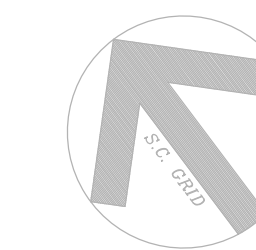
SCALE: 1" = 16'  
DATE: 12/08/22  
JOB No.: 73,665BT

SURVEYED BY: MS  
DRAWN BY: JTG  
CHECKED BY: MRD

" I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

MICHAEL R. DUNIGAN  
S.C.R.L.S. NO. 11905  
REVISED: 01/05/22: TO ADD ADDITIONAL SEWER & DRAINAGE ADJUST ELEVATIONS TO 88 DATUM





ZONING DISTRICT: PUD - SHULTZ TRACT  
 SITE AREA SUMMARY:  
 TOTAL SITE AREA 29,689 SQ. FT. 0.681 AC

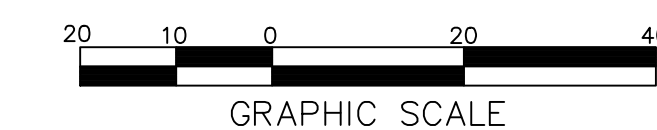
PROPOSED IMPERVIOUS COVERAGE		
PROPOSED BUILDING (1,800 FT <sup>2</sup> OFFICE & 4,800 FT <sup>2</sup> WAREHOUSE)	6,600 SQ. FT.	
PROPOSED CONCRETE	1,493 SQ. FT.	
PROPOSED CONC. CURBING	463 SQ. FT.	
PROPOSED ASPHALT PAVING	5,169 SQ. FT.	
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>13,725 SQ. FT.</b>	<b>46%</b>

PROPOSED PERVIOUS COVERAGE		
PROPOSED PERVIOUS PAVING	4,034 SQ. FT.	
LANDSCAPE/UNDISTURBED	11,930 SQ. FT.	
<b>TOTAL PERVIOUS COVERAGE</b>	<b>15,964 SQ. FT.</b>	<b>54%</b>

OPEN SPACE		
COMMON OPEN SPACE	3,455 SQ. FT.	12%
MISC. OPEN SPACE	9,354 SQ. FT.	31%
<b>TOTAL OPEN SPACE</b>	<b>12,809 SQ. FT.</b>	<b>43%</b>

**PARKING SUMMARY:**  
 REQUIRED PARKING:  
 OFFICE (1 PER 200 FT<sup>2</sup> GROSS FLOOR SPACE)\* 9 SPACES  
 PARKING PROVIDED (W/ 2 HANDICAP) 9 SPACES  
 ADDITIONAL PARKING: 5 ADD. SPACES PROVIDED BEHIND BUILDING FOR FLEET PARKING

\*MOST APPLICABLE PARKING REQUIREMENT UNDER SHULTZ TRACT PUD DEV. STANDARDS



NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

PREPARED BY:  
 SAM CONNOR, PE  
 P.O. BOX 3671  
 BLUFFTON, SC 29910  
 843-368-5051  
 connorconsulting@gmail.com

**LOT 74 BLUFFTON PARK TRACT D1 & D3**  
 120 PERSIMMON STREET, TOWN OF BLUFFTON, SOUTH CAROLINA  
**JIM JEFFCOAT**  
 Severna Park, Maryland  
**PRELIMINARY DEVELOPMENT PLAN**

NOT FOR CONSTRUCTION  
 RELEASED FOR CONSTRUCTION

PROJECT #: 221113  
 DATE: 02/10/23  
 DESIGNED BY: SPC  
 CHECKED BY: SPC  
 SCALE: 1"=20'