LEGEND

ACCESSIBLE PARKING SPACES	STANDARD DUTY ASPHALT PAVING
NUMBER OF PARKING SPACES	HEAVY DUTY ASPHALT PAVING
TRANSFORMER BOX ON PAD	BEAUFORT COUNTY SPECIFICATION PAVING
EXISTING TREE	CONCRETE PAVING SPECIFICATION

SITE DATA

TOTAL SITE AREA	1.91	ACRES
PROPOSED PROJECT AREA	1.91	ACRES
PERVIOUS AREA/OPEN SPACE	0.84	ACRES
IMPERVIOUS AREA	1.07	ACRES (56%)
BUILDING AREA	11,286	SF
BUILDING DENSITY	11,286	SF (BLDG) = 13.55%
	83,264	SF (LOT)
PARKING REQUIRED	46 SPACES (1 SPACE/250 SF MAX.) (20% REDUCTION ALLOWED W/ PARKING ANALYSIS)	
PARKING PROVIDED	38 SPACES (1 SPACE/297 SF)	

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	236.34	1525.00	N42°59'39"E	236.10
C2(R)	236.26	1525.00	N43°03'17"E	236.02

LINE TABLE

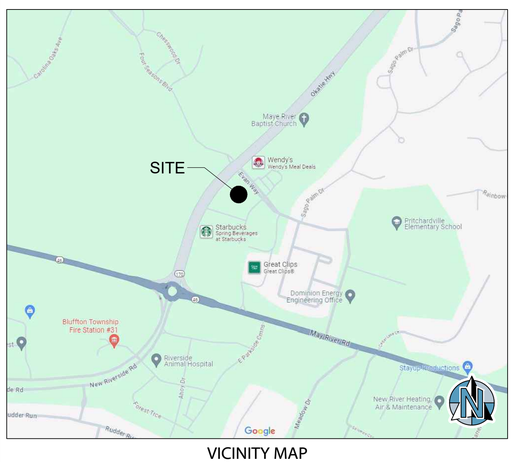
LINE #	BEARING	LENGTH
L1 (M)	N41°39'00"W	26.80
L2 (M)	S85°09'16"W	31.83
L3 (M)	N41°40'09"W	142.77

LINE TABLE

LINE #	BEARING	LENGTH
L4 (R)	N41°35'41"W	27.07
L5 (R)	S85°02'13"W	31.79
L6 (R)	N41°38'20"W	142.90

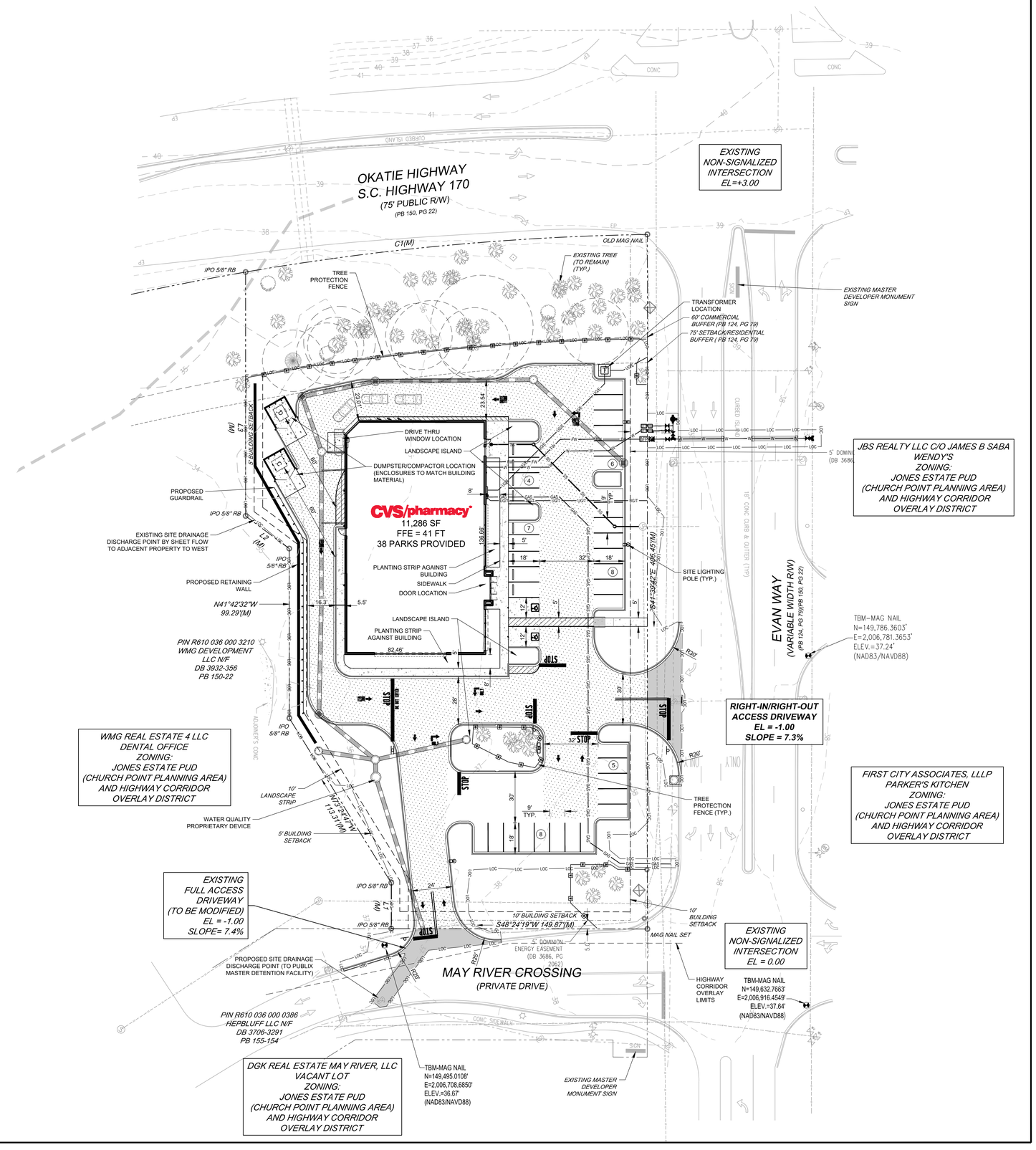
NOTES

1. PROPERTY OWNER (APPLICANT):
   CVS 75651 SC, LLC
   1 CVS DR, WOONSOCKET, RI 02895
2. PAST DEVELOPMENT PERMIT APPROVAL NUMBERS: N/A
3. SITE IS LOCATED AT 9220 EVAN WAY WITHIN BEAUFORT COUNTY (TOWN OF BLUFFTON)
4. PARCEL IDENTIFICATION # R610 036 000 0979 0000
5. THE SITE IS NOT LOCATED WITHIN THE ONE-HUNDRED (100) YEAR FLOOD ZONE PER FEMA MAP 45013C0405G DATED 3/23/2021 AND NO WETLANDS OR PROTECTED LANDS ARE LOCATED ON SITE.
6. THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE SHALL BE COMPLIANT WITH THE BLUFFTON STORMWATER DESIGN MANUAL. STORMWATER DETENTION IS UNDERSTOOD TO BE PROVIDED FOR THE SITE BY THE MASTER DETENTION POND FOR THE PUBLIX SHOPPING CENTER
7. WATER QUALITY WILL BE PROVIDED BY PROPRIETARY DEVICE PRIOR TO CONNECTION TO THE PUBLIX MASTER STORMWATER SYSTEM.
8. SOILS ON SITE:
   WD - WANDO FINE SAND
   SK - SEABROOK FINE SAND
9. THE SITE IS UNDERSTOOD TO BE SUPPLIED WITH ADEQUATE UTILITIES TO SERVICE THE DEVELOPMENT BASED ON THE UTILITIES IDENTIFIED FROM THE SURVEY BY SITE DESIGN, INC. DATED 10/17/2023.
10. PROPOSED OFFSITE IMPROVEMENTS INCLUDE A WATER LINE EXTENSION AND A STORM DRAINAGE EXTENSION.
11. REFER TO LANDSCAPE PLAN FOR SUMMARY OF EXISTING TREE CANOPY COVERAGE AND TREE INVENTORY.



VICINITY MAP
NOT TO SCALE

1" = 30'
30 15 0 30 60
SCALE IN FEET



CVS pharmacy™

NON-PROTO 11,286-RIGHT BUMPOUT-DRIVE THRU

STORE NUMBER: 2745

9220 EVAN WAY
BLUFFTON, SC 29910

PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: TURN-KEY

CS PROJECT NUMBER: 46506

ENGINEER:

SOUTH CAROLINA
FORESITE GROUP, LLC
No. 3254
CERTIFICATE OF AUTHORIZATION

CONSULTANT:

FORESITE group

960 MORRISON DR.
SUITE 200
CHARLESTON, SC 29403
803.727.8777

DEVELOPER:

BOOS DEVELOPMENT GROUP

BOOS DEVELOPMENT GROUP, INC.
410 PARK PLACE BLVD, SUITE 100
CLEARWATER, FL 33759
TEL (727) 669-2900
CONTACT: MS. SHELBI D'AVIGNON

SEAL:

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 35977
SARAH M. HAMBLIN
10/17/2024

REVISIONS:

CITY COMMENTS	2024-7-17

DRAWING BY:	SC
DATE:	2024-4-26
JOB NUMBER:	163.573

TITLE:

PRELIMINARY PLAN

SHEET NUMBER:

1 OF 1

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

Y:\SHARED\PROJECTS\163-BOOS DEVELOPMENT\163.573 SEC OF OKATIE HIGHWAY AND EVAN WAY (BLUFFTON, SOUTH CAROLINA)_CIVIL_GIS\CAD\DWG\163.573 (SP-1) OKATIE HIGHWAY AND EVAN WAY.DWG