Attachment 7

WETLANDS

N/F PARCEL 7A LLC
PROPERTY ID (PIN): R610 030 000 1704 0000
COMMERCIAL PARCEL

N/F TOWNES AT BUCKWALTER
PROPERTY ID (PIN): R610 030 000 1107 0000

PORTION OF TRACT "C7" (PB:102 PG:97)

(N46°07'18"E 3.29' – RECORD) (FS)
(N54°40'36"E 17.96' – RECORD) (FS)
(S88°32'38"E 21.43' – RECORD) (FS)
(N67°00'03"E 142.80' – RECORD) (FS)
(N66°59'34"E 80.97' – RECORD) (FS)
(N69°41'34"E–249.60' – RECORD) (FS)
(N66°59'52"E–137.01' – RECORD) (FS)

EDGE OF WATER

WETLANDS PER DB:1707 PG:528–566

PEDESTRIAN EASEMENT (EXCEPTION 16)

PERVIOUS PAVERS

BIO SWALE

LOADING ZONE

LIDL US OPERATIONS LLC
PROPERTY ID (PIN): R610 030 000 1854 0000
700 BUCKWALTER TOWN BOULEVARD
AREA: 5.43 AC (236,483 SF)
COMMERCIAL PARCEL

INFILTRATION BASIN

N/F BEAUFORT–JASPER WATER AND SEWER AUTHO
PROPERTY ID (PIN): R610 030 000 1857 0000

(S23°37'45"E–340.52' – RECORD) (FS)

BUCKWALTER PARKWAY (PUBLIC – 120' R/W)

50' BUCKWALTER PARKWAY BUFFER

24" CURB & GUTTER (EXCEPTION 14.4)

ASPHALT SIDEWALK

RIGHT–OF–WAY LINE

(N23°35'49"W–140.32' – RECORD) (FS)

TRAFFIC LIGHT POLE

15" OAK

BENCHMARK–1

POB
MAG NAIL FOUND

20' PAVEMENT SETBACK

25' BUILDING SETBACK

(S66°23'01"W–263.28' – RECORD) (FS)
(S66°25'55"W–204.97' – RECORD) (FS)
(S66°23'57"W–136.96' – RECORD) (FS)
(S66°25'36"W 81.24' – RECORD) (FS)

BUCKWALTER TOWNE BOULEVARD
(PRIVATE – 80' EASEMENT)
ACCESS ROAD TRACT RECORDED IN PB:102 PG:97
(EXCEPTIONS 15 AND 21)

12" WATER MAIN
12" PVC
8" PVC
4" PVC FORCE MAIN
EXISTING FIRE HYDRANT BL1368 WITH 6" WATER VALVE

PLAN
HORIZONTAL SCALE 1"=30'

30 15 0 30 60
SCALE IN FEET

SCALE: 1" = 30' GRID

PRELIMINARY
NOT FOR CONSTRUCTION

REV #	DATE	DESCRIPTION

BLUFFTON MOB

BMP EXHIBIT

DRAWN BY:	CLA
CHECKED BY:	MER
APPROVED BY:	####
DATE:	5/9/2023
SCALE:	1" = 30'
JOB No.	2023–0102
DRAWING No.	1 OF 1

South Carolina 811 Call 811 Before You Dig

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