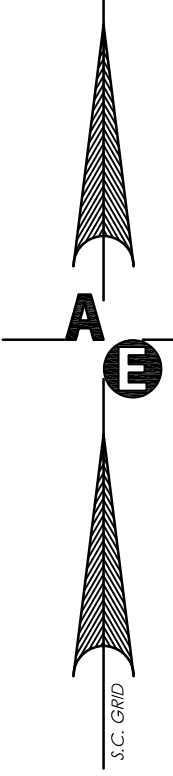


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

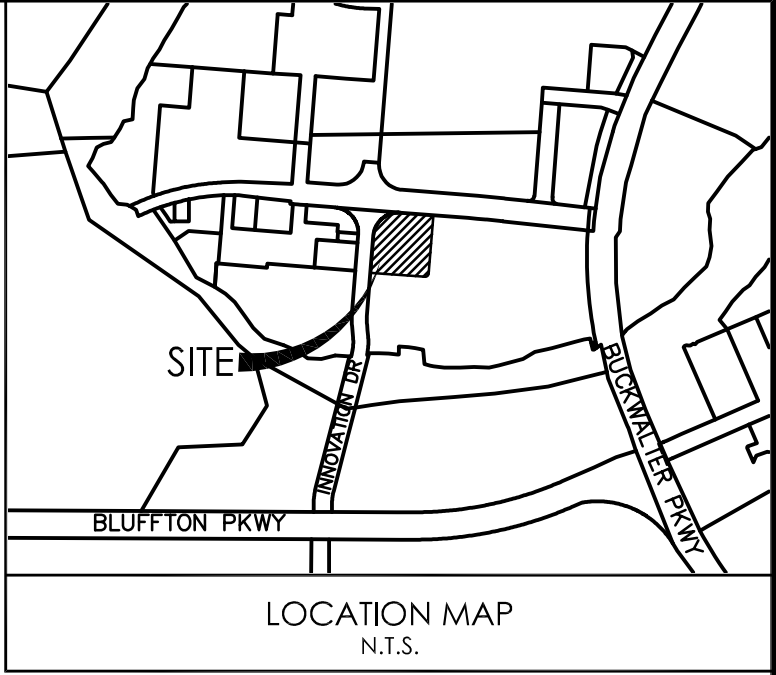
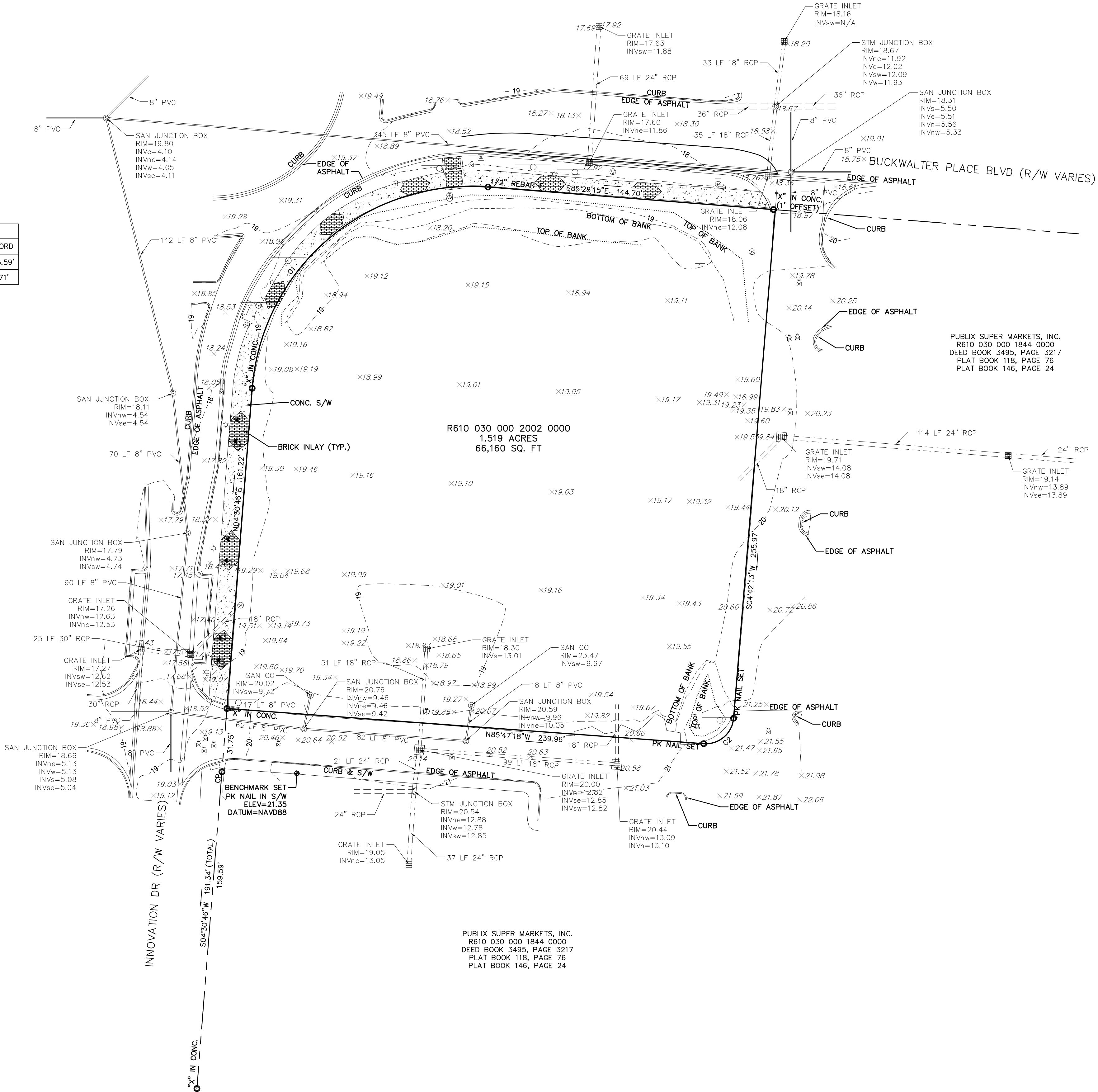
NOTES:
1. BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM NAD 83.
2. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED USING VRS.
3. FIELD WORK COMPLETED 04/28/2022.
4. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS) AS SHOWN ON PANEL NO. 45013C0270G EFFECTIVE DATE MARCH 23, 2021 - FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
5. OWNER OF RECORD: ROLLING DOUGH PROPERTIES, LLC.
6. TOTAL ACREAGE IS 1.519 ACRES (66,160 SQ. FT.).
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
8. REFERENCES: DEED BOOK 2738, PAGE 1631; DEED BOOK 3495, PAGE 3237 PLAT BOOK 146, PAGE 24



CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	110.04'	89°58'45"	172.81'	N49°31'15"E	155.59'
C2	14.00'	89°29'10"	21.87'	S49°27'10"W	19.71'

LEGEND:

- AIR CONDITIONER
- BENCH MARK
- BOTTOM OF BANK
- CALCULATED POINT
- CMF
- CONCRETE MONUMENT FOUND
- CABLE TELEVISION BOX
- CENTERLINE OF DITCH
- CONTROL PANEL
- ELECTRIC BOX
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC METER
- CHAIN FENCE
- WOOD FENCE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GRATE INLET
- GROUND LIGHT
- EGAS
- GAS LINE
- GAS LINE MARKER
- GAS TANK
- GAS VALVE
- GAS VALVE MARKER
- GUY WIRE
- HANDHOLE
- HOSE BIB
- IRON PIN FOUND
- IRON PIN SET
- IRRIGATION VALVE
- LIGHT POLE / LAMP POST
- MAILBOX
- MONITORING WELL
- OVERHEAD POWER LINE
- POST
- POST INDICATOR VALVE
- POWER POLE
- RIGHT-OF-WAY
- SANITARY SEWER CLEANOUT
- SANITARY SEWER FORCEMAIN
- EFM
- 6"SS
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SEWER LINE MARKER
- SEWER VALVE
- SEWER VALVE MARKER
- SIGN
- SPRINKLER HEAD
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- STUBOUT
- TEL
- TELEPHONE LINE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TOP OF BANK
- TRANSFORMER
- WELL
- EWTR
- WATER FOUNTAIN
- WATER LINE
- WATER LINE MARKER
- WATER METER
- WATER TANK
- WATER VALVE
- WATER VALVE MARKER



DATUM=NAVD88

PLAN REVISIONS		BY:	DATE:
NO.	DESCRIPTION:		
1			
2			
3			
4			
5			
6			
7			
8			

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PROFESSIONAL LAND SURVEYOR
NO. 26954
H. CAROLINA

ANDREWS ENGINEERING CO.
NO. 00008
H. CAROLINA

2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

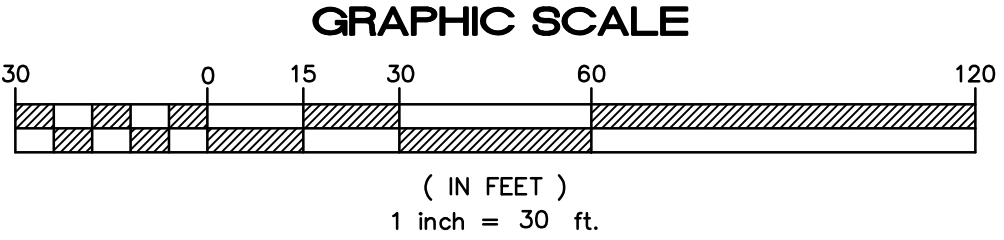
Andrews Engineering
& Surveying

AS-BUILT & TOPOGRAPHIC SURVEY
PREPARED FOR
DAVID OLIVER

R610 030 000 2002 0000
110 BUCKWALTER PL BLVD
TOWN OF BLUFFTON
BEAUFORT COUNTY
SOUTH CAROLINA

Date Drawn: 05/02/2022
Last Revised: 05/19/2022
Drawn By: J. Taffer
Surveyor: J. Gray

SHEET #:
1
JOB: J22020





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THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
FOR
BUCKWALTER PLACE
BUCKWALTER PLACE BOULEVARD / LOT 100
BLUFFTON, SOUTH CAROLINA

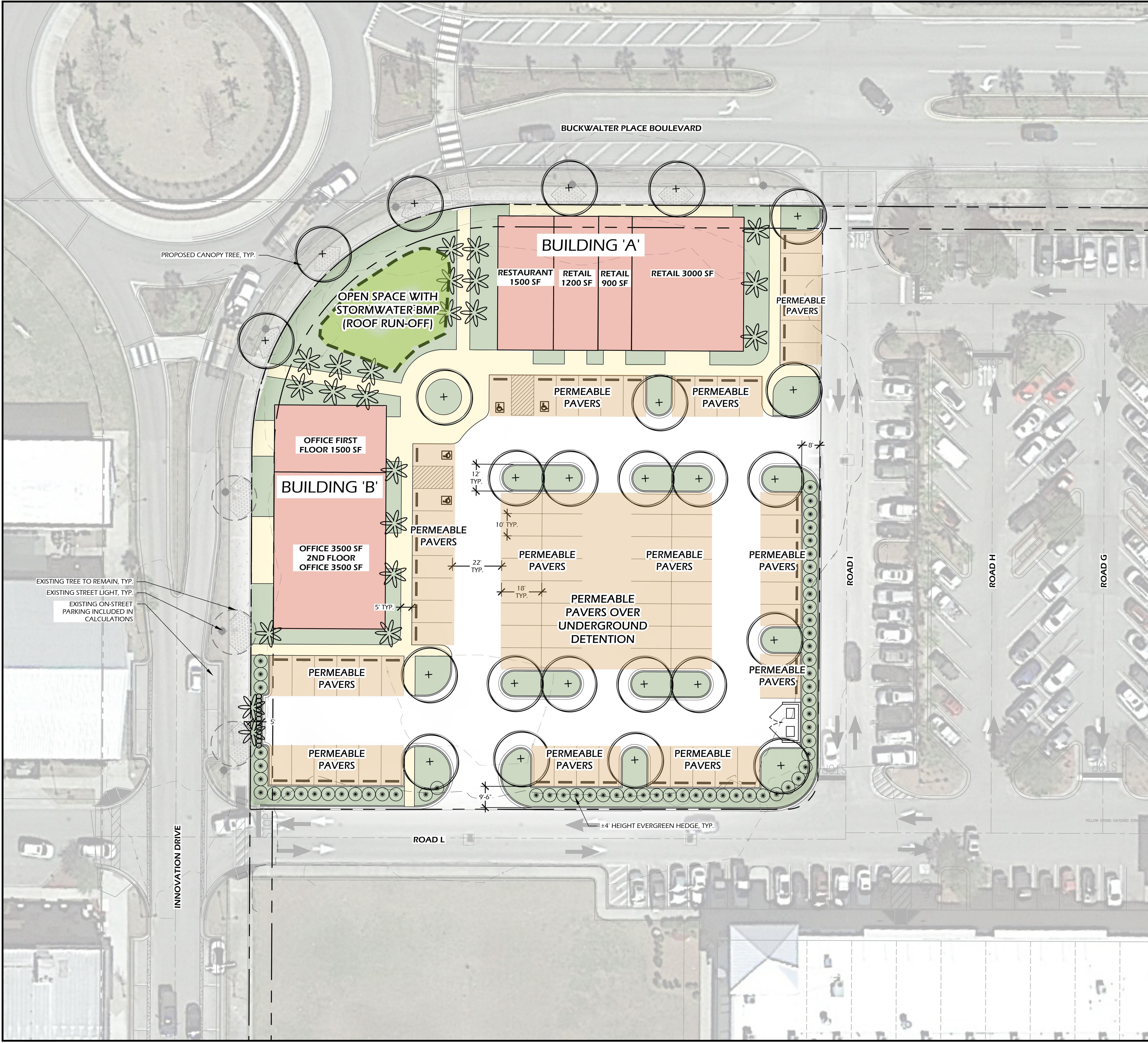
DATE: JAN 25, 2023
PROJECT NO.: 22XXXX.XX
DRAWN BY: AK
CHECKED BY: DK

D.R.C. SUBMITTAL
PLAN, NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
**REFERENCE PLAN
PROPOSED CONDITIONS
STORM WATER BMP OVERLAY**

DRAWING NUMBER
L11



SITE DESCRIPTION	
EXISTING ZONING	BUCKWALTER PUD
TOTAL SITE AREA (ACRES)	1.5 A.C.

OPEN SPACE SUMMARY			
DESCRIPTION	S.F.	ACTUAL %	REQUIRED %
TOTAL SITE AREA	66,160		
OPEN SPACE	±7,000	11%	
TOTAL OPEN SPACE %		11%	10%

REQUIRED PARKING			
DESCRIPTION	S.F.	REQUIREMENTS	PARKING SPACES
RESTAURANT	1,500	12 SPACES/1,000 S.F.	18
RETAIL	6,600	5 SPACES/1,000 S.F.	33
OFFICE	7,000	5 SPACES/1,000 S.F.	35
TOTAL REQUIRED SPACES			86

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	83
ACCESSIBLE CAR / VAN	4
TOTAL PROPOSED SPACES	85
TOTAL EXISTING SPACES	2
TOTAL PARKING SPACES	87