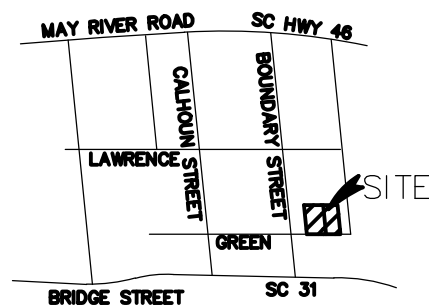


VICINITY MAP
N.T.S.

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4

LOT 1

LOT 3

LOT 2A
0.334 Acres
ADDRESS: 8024 GREEN STREET
TAX PARCEL ID. NO. R810-038-001-0347-0000

LOT 2
0.245 Acres
ADDRESS: 8024 GREEN STREET
TAX PARCEL ID. NO. R810-038-001-0081-0000

NOTES

- 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.
- AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0001A, COMMUNITY NO. 450251, MAP DATED 9/29/86, BASE ELEVATION 12.5, FLOOD HAZARD ZONE, AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- UNDERGROUND UTILITIES, IF ANY, NOT LOCATED.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT 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.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER	
SPOT ELEVATION	CONC. O.
CONC. O.	T.B.M.
I.O.	I.O.
R/W	H
H	LA
LA	LO
LO	MAG
MAG	PLM
PLM	

REFERENCE PLAT:

- SUBDIVISION PLAT OF LOTS 2, GREEN STREET, A PORTION OF THE FORMER SARA SULLIVAN ARMSTRONG PROPERTY, BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 10/18/2010, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: P.B. 131, PG. 120, 11/02/2010.
- A BOUNDARY DIVISION AND TREE & TOPOGRAPHIC SURVEY OF A 1.17 ACRE PARCEL, AT THE INTERSECTION OF GREEN STREET & BOUNDARY STREET, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: OCTOBER 22, 1998; REVISED: 4/15/99, BY: FORREST F. BAUGHMAN, S.C.R.L.S. NO. 4922, RECORDED: P.B. 71, PG. 193, 10/19/1999.

Site Calculations

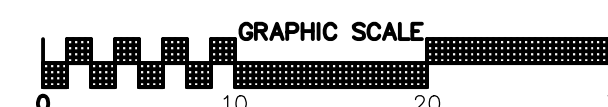
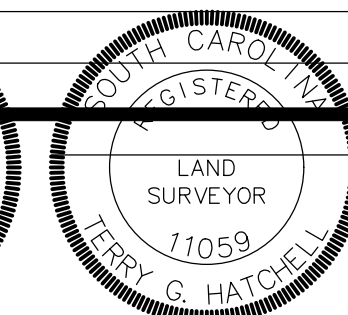
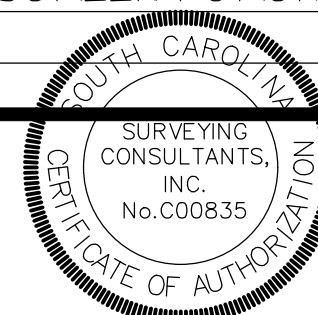
TOTAL LOT AREA	14549.04 S.F.
TOTAL IMPERVIOUS AREA ON LOT	5351 S.F.
TOTAL IMPERVIOUS AS A % LOT AREA	36.7%
TOTAL BUILDABLE AREA WITHIN SETBACKS	9109.57 S.F.
TOTAL IMPERVIOUS AREA IN BUILDABLE AREA	5351 S.F.
TOTAL IMPERVIOUS AREA IN BUILDABLE AREA AS % OF BUILDABLE AREA	58.7%

DRIVEWAY GRAVEL EXISTING- 501 SF
PROPOSED DRIVEWAY GRAVEL LANDING AND POOL 1788 SF

PREPARED FOR: GLENDA MIKULAK

Building Calculations

FIRST FLOOR HEATED	1912 S.F.
BONUS ROOM HEATED	34 S.F.
TOTAL CONDITIONED SPACE	1946 S.F.
ATTIC FLOOR	516 S.F.
GARAGE existing	720 S.F.
Guest cottage existing	517.8 S.F.
Guest cottage covered porch existing	58 S.F.
COVERED AREA, SCREEN PORCH	430 S.F.
SERVICE YARDS	51 S.F.

BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

LOTS 2 & 2A, GREEN STREET

A PORTION OF

THE FORMER

SARA SULLIVAN ARMSTRONG PROPERTY

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10'

DATE: 10/18/2012

JOB NO: SC940199H.3



SURVEYING CONSULTANTS

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REVISIONS-
10.15.2024
12.04.2025
05.06.2026