



Wimmer Jones-Keefe
Ltd.
landscape architecture
land planning
www.wjkltd.com
88 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411

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THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
FOR
CROWNE AT BUCK ISLAND
APARTMENTS
BLUFFTON, SOUTH CAROLINA

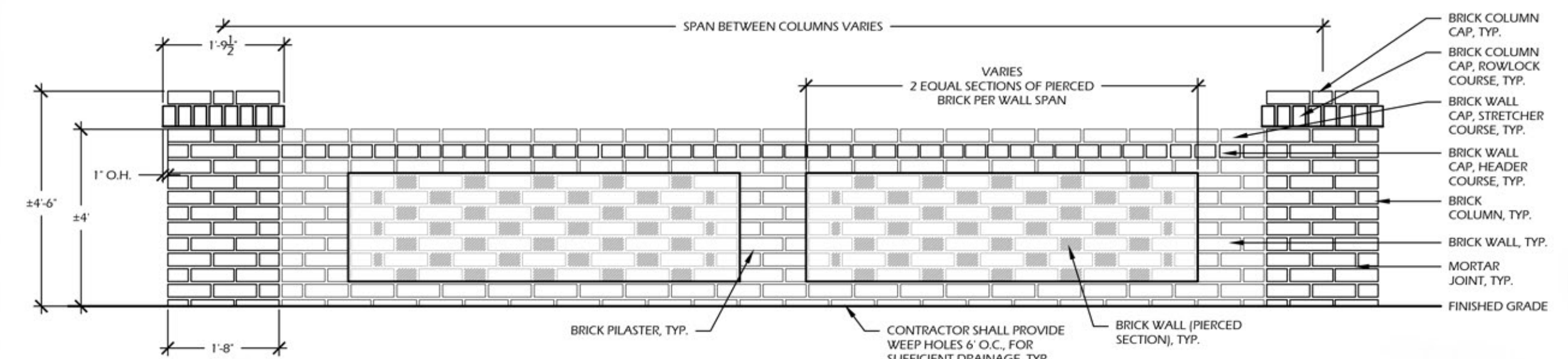
DATE:	NOV. 30, 2022
PROJECT NO.:	22048.01
DRAWN BY:	CK
CHECKED BY:	DK

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
**REFERENCE PLAN
EXISTING CONDITIONS**

DRAWING NUMBER
L10



1 // L11 PIERCED BRICK SCREEN WALL
SCALE: N.T.S.



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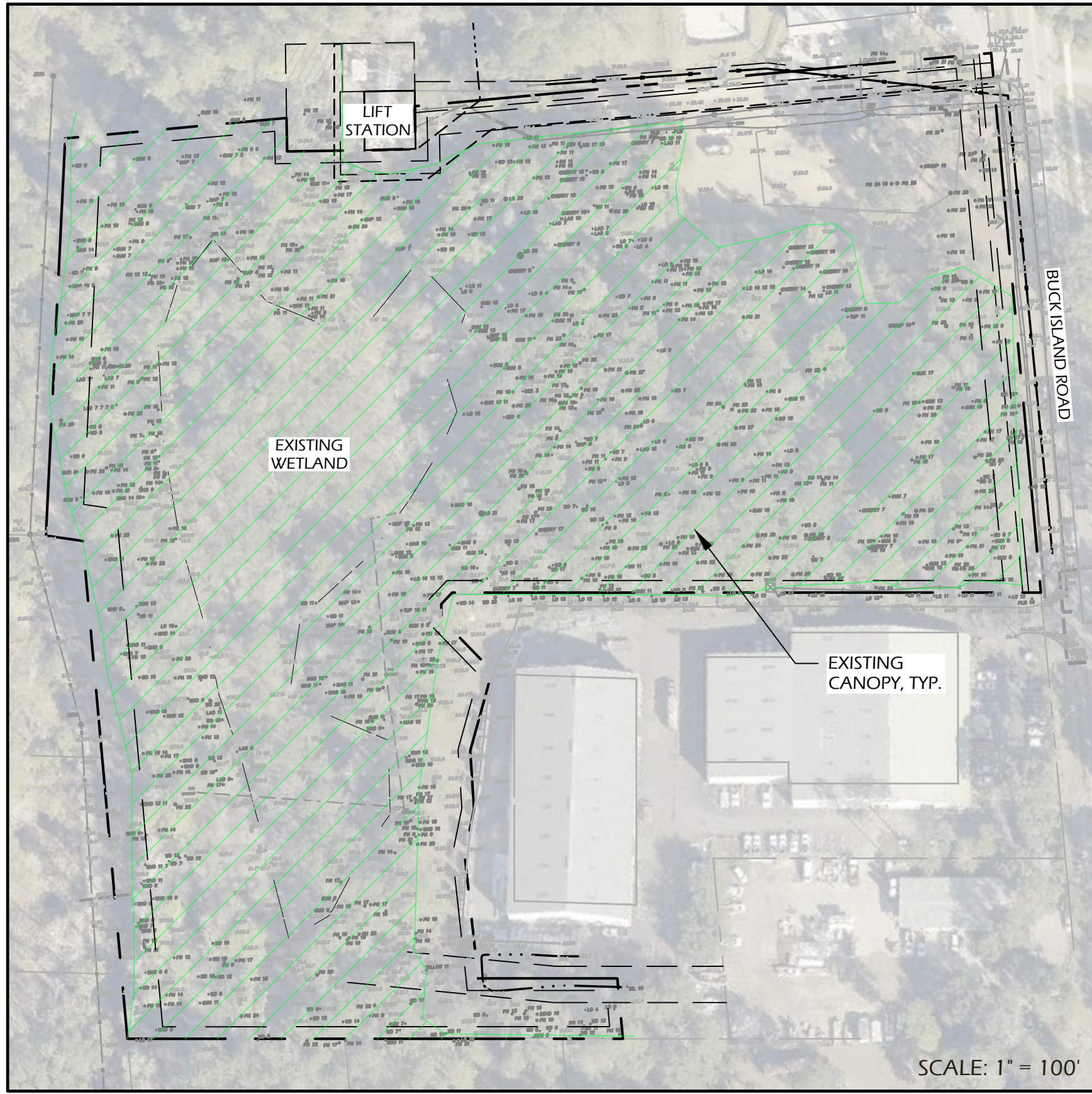
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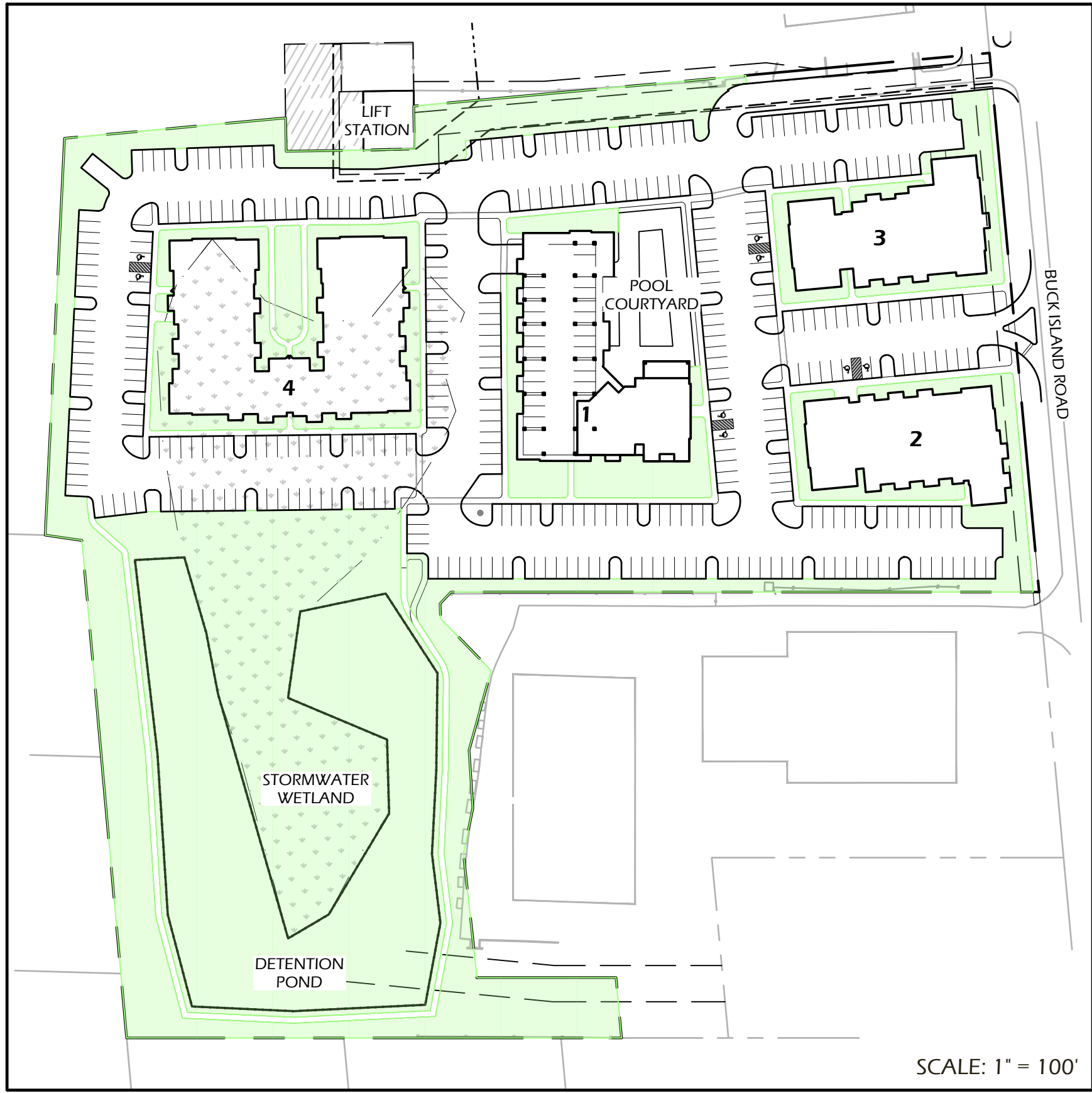
REVISIONS:

DRAWING TITLE
**SITE INFORMATION
& DIAGRAMS**

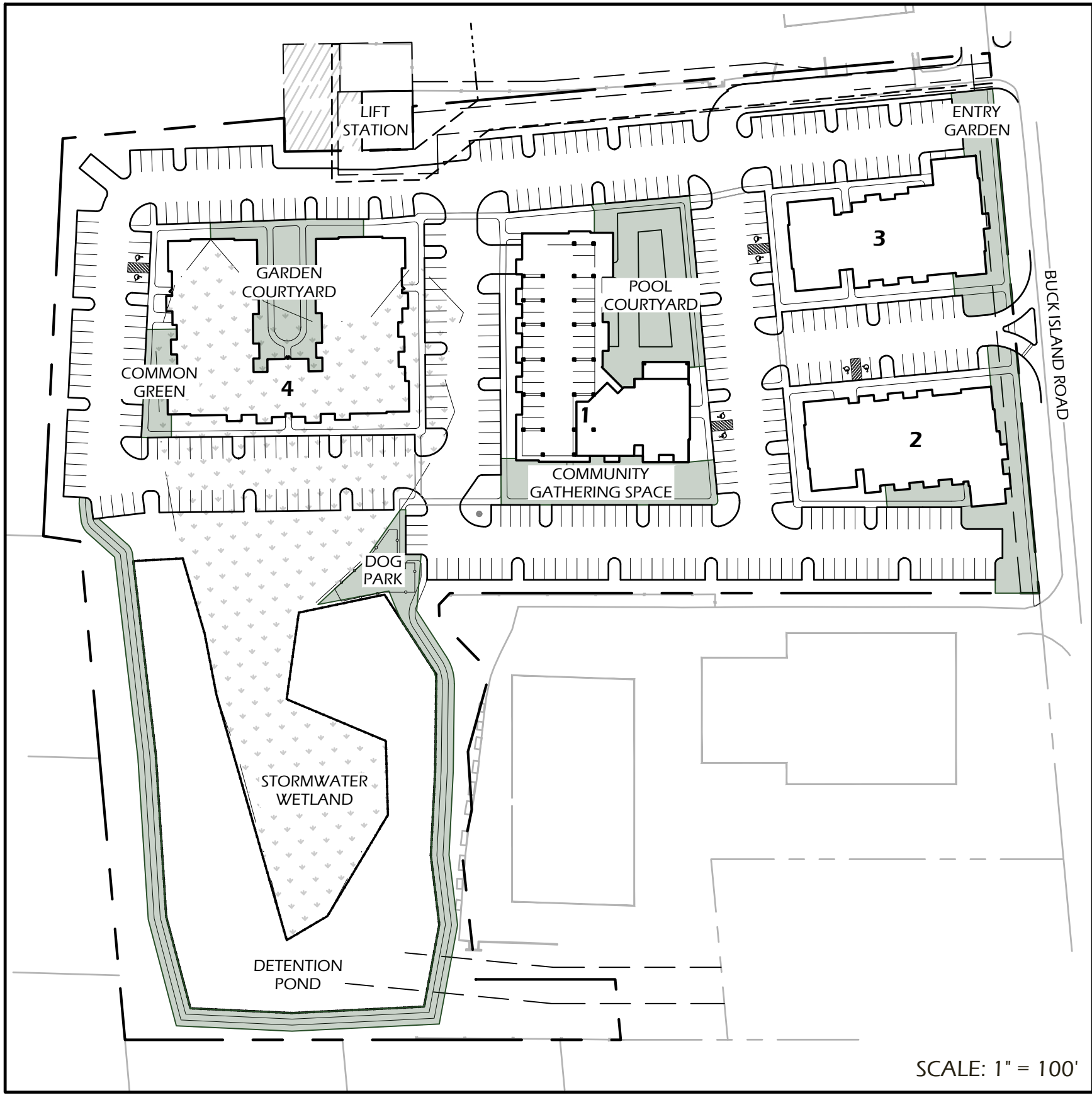
DRAWING NUMBER
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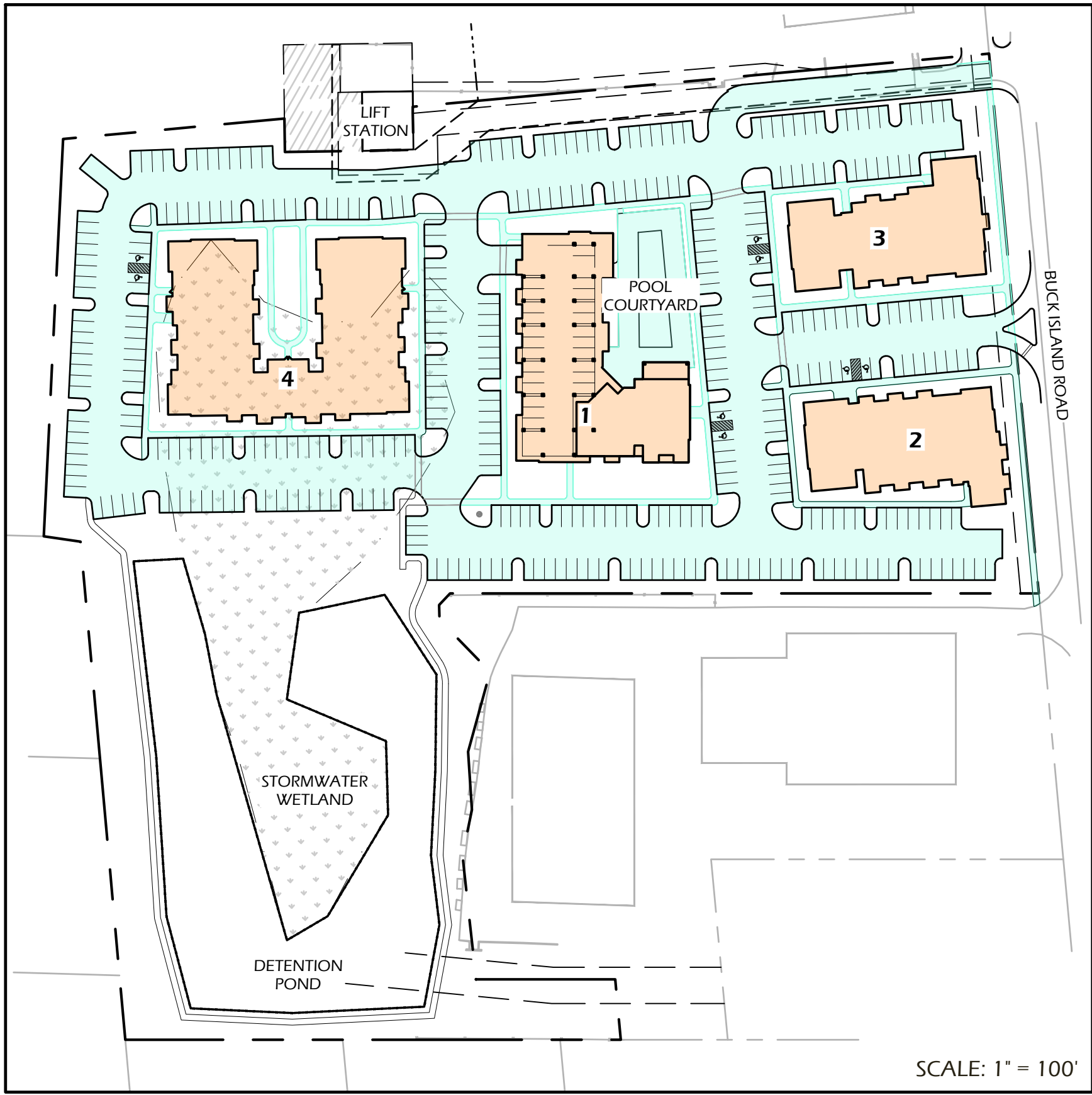
SITE INFORMATION	
EXISTING ZONING	LIGHT INDUSTRIAL
TOTAL SITE AREA	10.11 A.C.
TOTAL WETLAND AREA	1.74 A.C.
WETLAND TO BE MITIGATED	1.0 A.C.
EXISTING CANOPY COVERAGE	± 81.5%



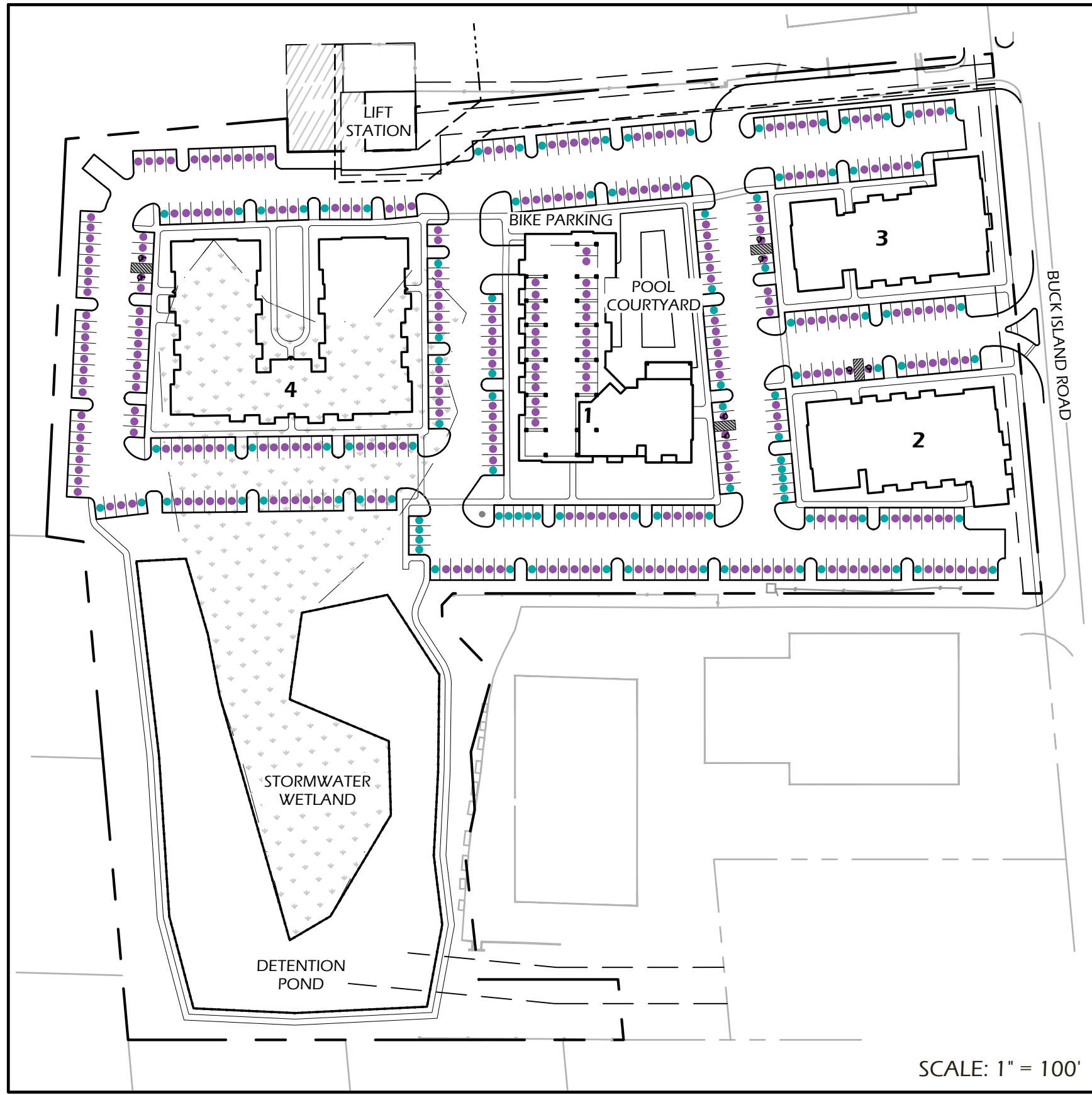
GENERAL OPEN SPACE CALCULATION			
DESCRIPTION	AREA	REQUIRED %	%
TOTAL SITE AREA	10.11 AC.		
TOTAL OPEN SPACE %	± 4.4 AC.	20%	± 44%



COMMON OPEN SPACE CALCULATION			
DESCRIPTION	AREA	REQUIRED %	%
TOTAL SITE AREA	10.11 AC.		
TOTAL OPEN SPACE %	± 1.30 AC.	10%	± 13%



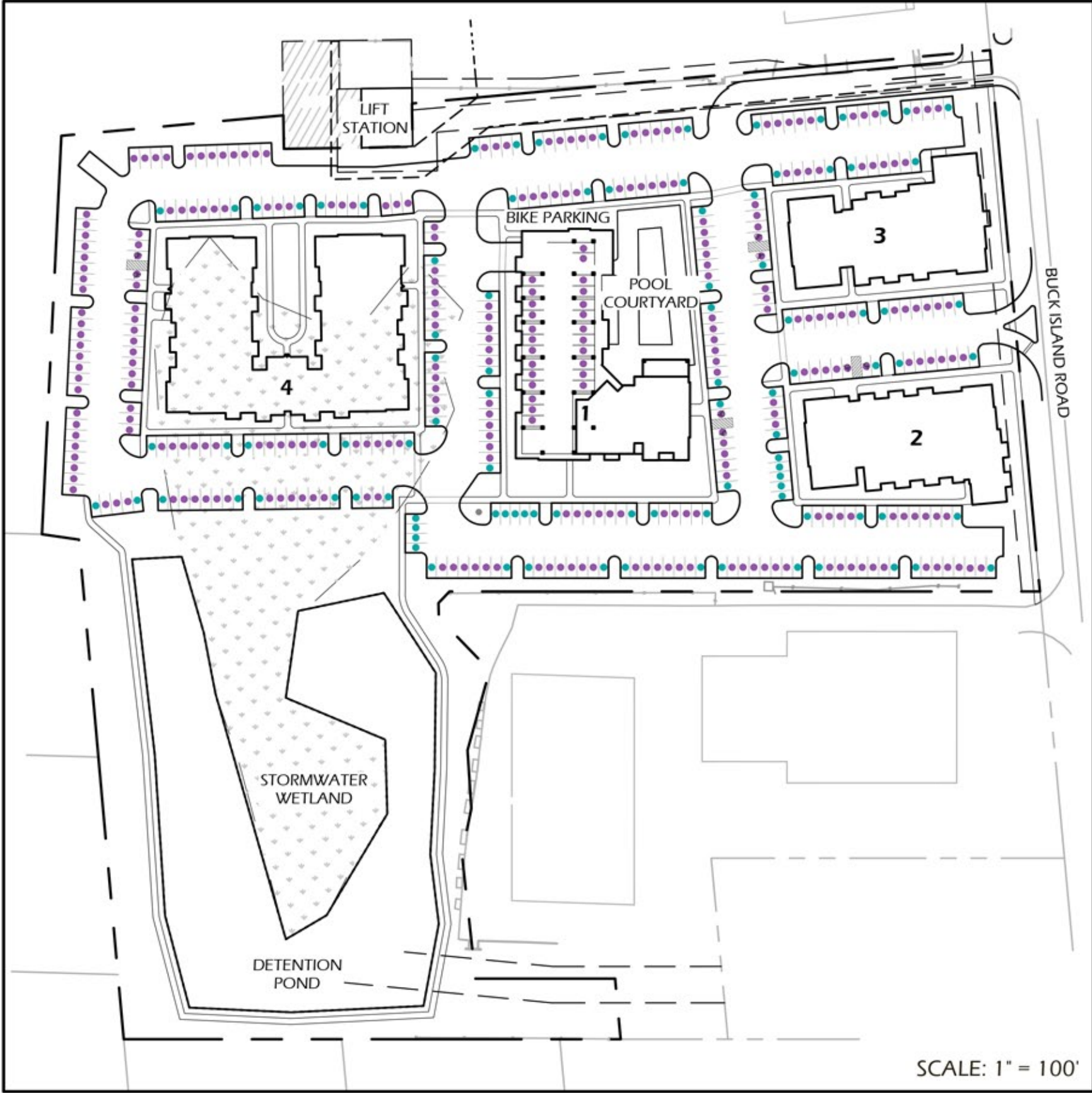
PROPOSED SITE COVERAGE TABLE	
DESCRIPTION	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINTS	66,607 SF
IMPERVIOUS SURFACES	158,913 SF
TOTAL IMPERVIOUS	225,520 SF
TOTAL SITE AREA	440,493 SF
% SITE COVERAGE	51%



REQUIRED PARKING			
DESCRIPTION	UNITS	REQUIREMENTS	PARKING SPACES
RESIDENTIAL	200	2 SPACES/UNIT	400
LEASING OFFICE			5
TOTAL REQUIRED SPACES			405

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
STANDARD (9'x18')	297
ACCESSIBLE CAR / VAN	8
COMPACT (8' x18')	100
TOTAL PARKING SPACES	405

NOTE:
1. 25% OF PARKING AREA MAY BE DESIGNATED AS COMPACT SPACES (5.11.4 TOWN OF BLUFFTON U.D.O.).
2. ONE BICYCLE SPACE REQUIRED PER 15 CARS (REDUCE BY 50% FOR SHARED USE).



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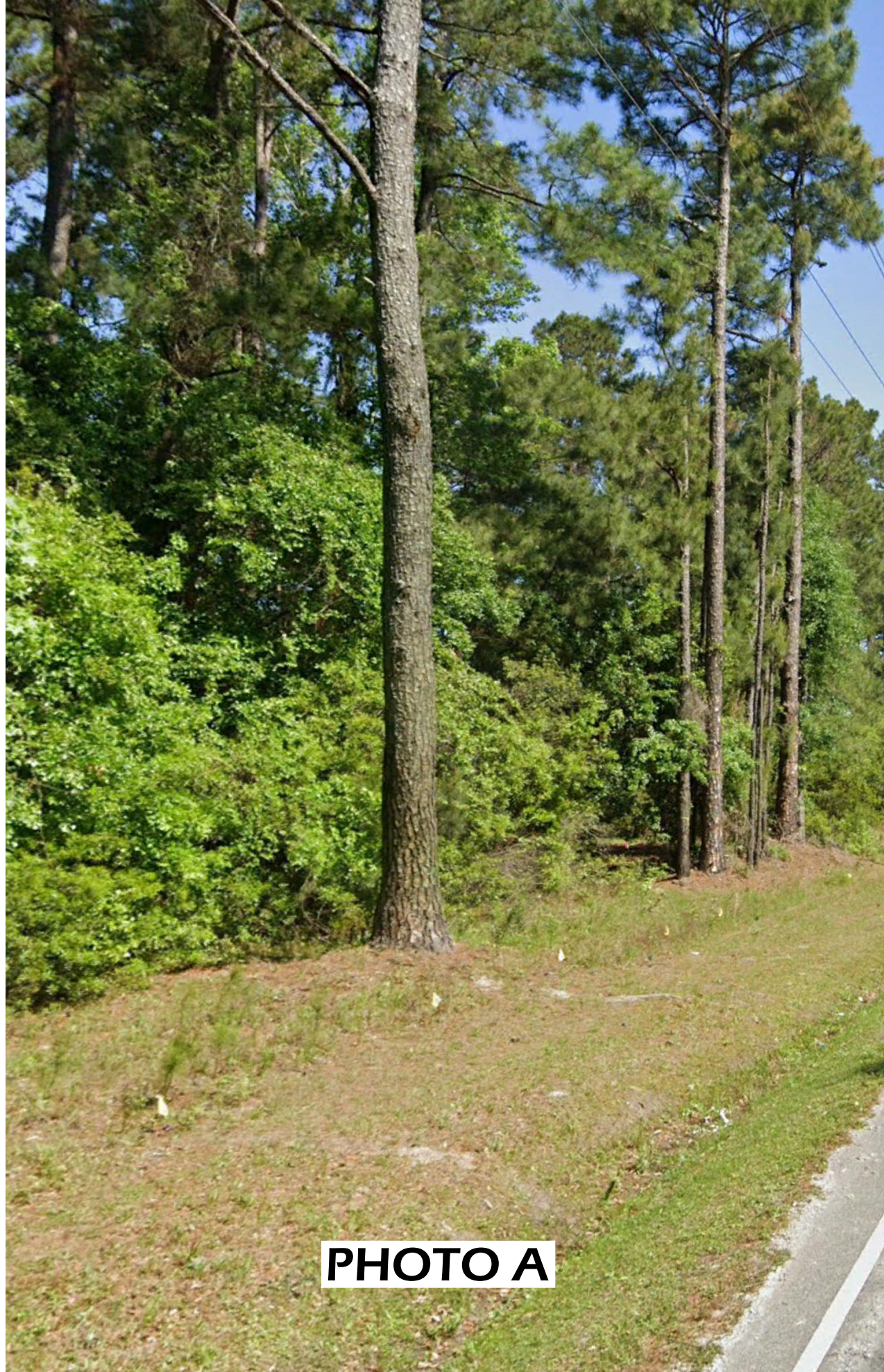


PHOTO A



PHOTO B



PHOTO C



PHOTO D

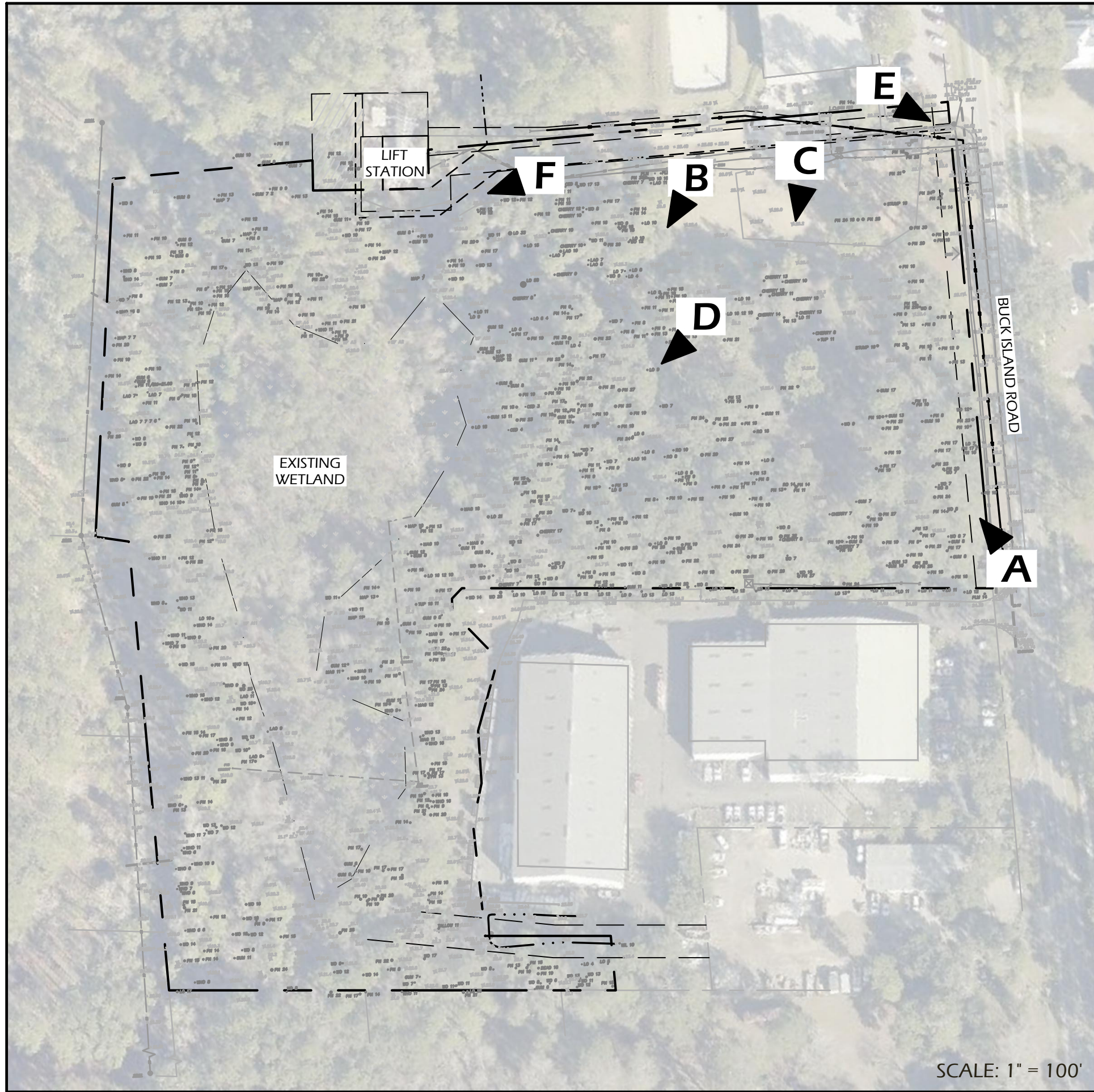


PHOTO E



PHOTO F

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**PRELIMINARY
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REVISIONS:

DRAWING TITLE
**SITE PHOTOS
EXISTING CONDITIONS**

DRAWING NUMBER
L13

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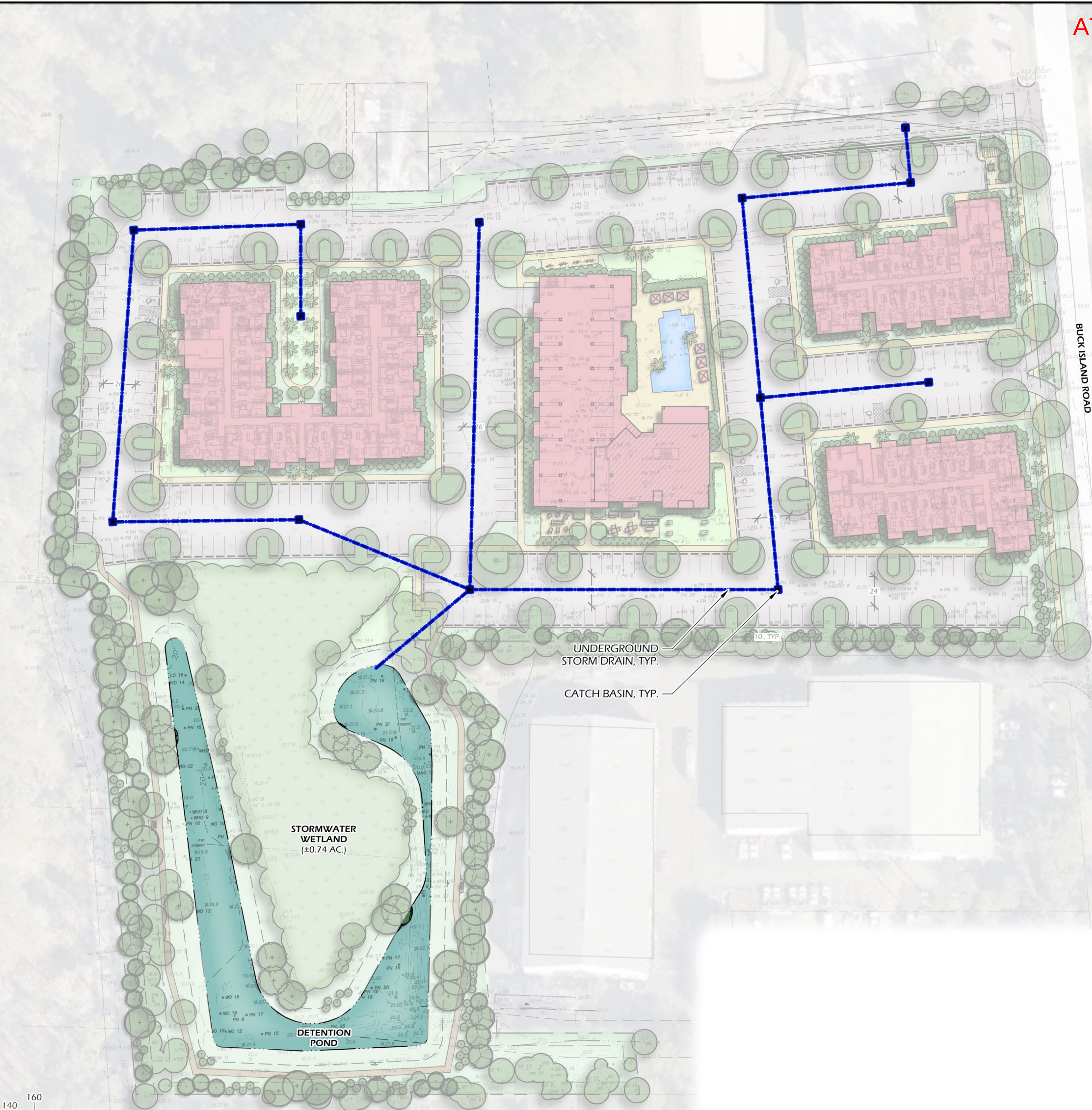
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REVISIONS:

DRAWING TITLE
UTILITIES PLAN
STORMWATER

DRAWING NUMBER
L40



SITE DEVELOPMENT PLANS
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APARTMENTS
BLUFFTON, SOUTH CAROLINA

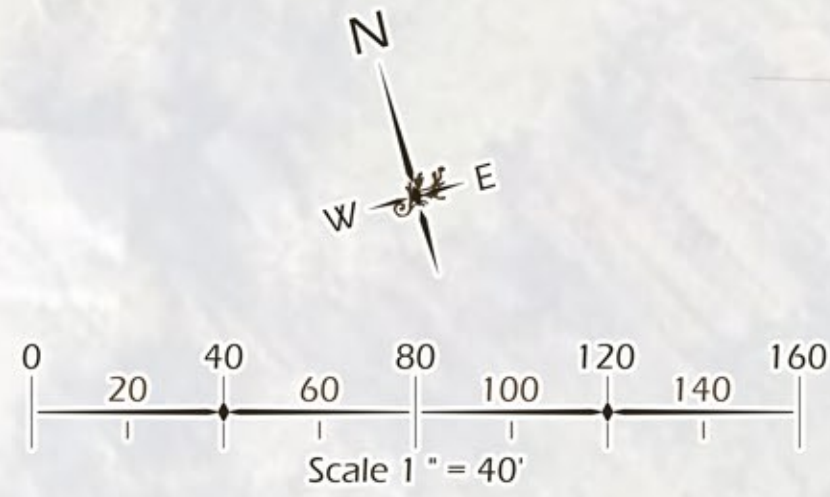
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REVISIONS:

DRAWING TITLE
UTILITIES PLAN
SANITARY SEWER

DRAWING NUMBER
L41



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REVISIONS:

DRAWING TITLE
UTILITIES PLAN
WATER

DRAWING NUMBER
L42



