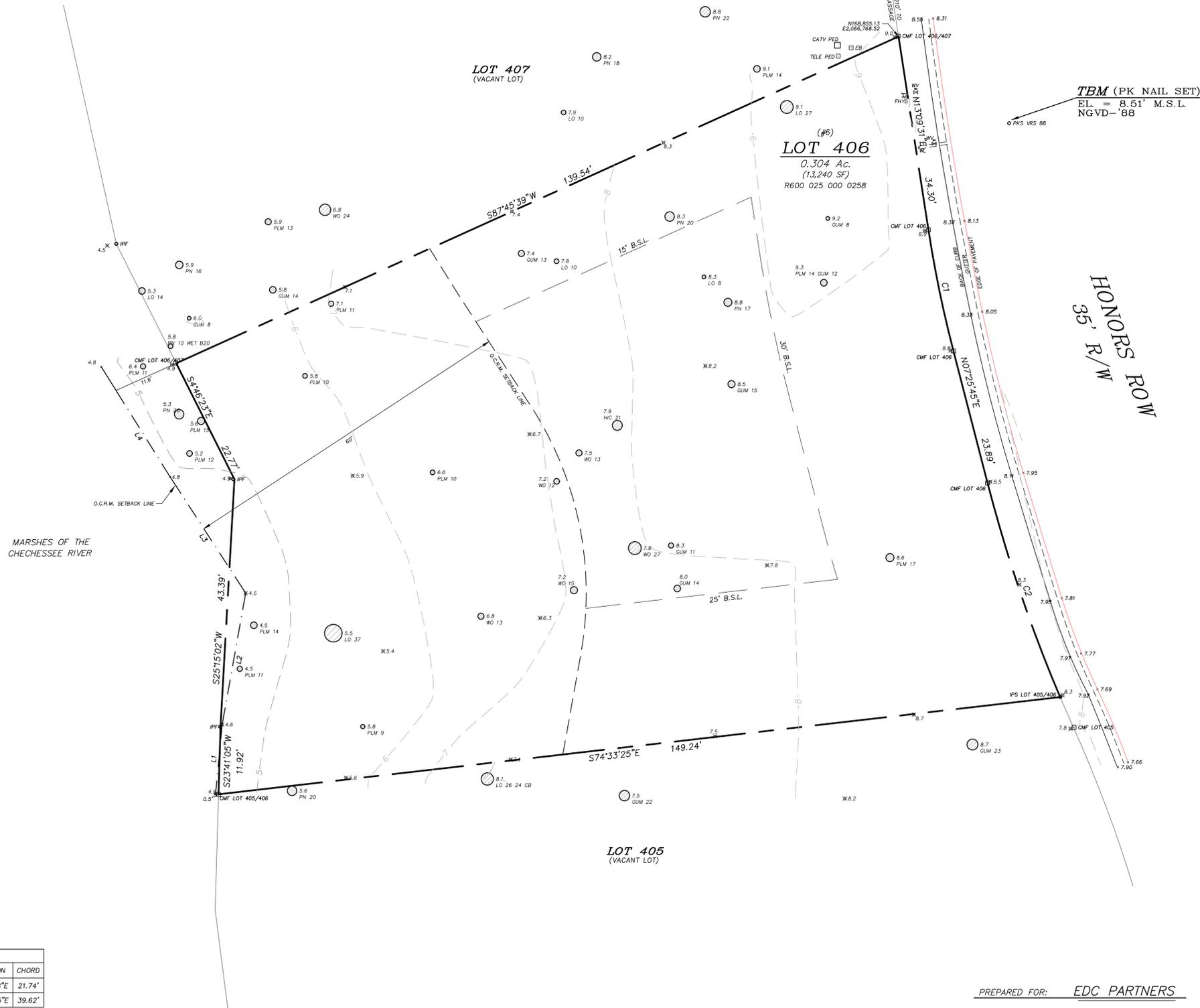


VICINITY MAP - N.T.S.



TBM (PK NAIL SET)
EL = 8.51' M.S.L.
NGVD-'88

HONORS ROW
35' R/W

CURVE TABLE					
C#	ARC	RADIUS	DELTA	DIRECTION	CHORD
C1	21.75'	217.50'	05°43'46"	N101°7'38"E	21.74'
C2	39.66'	267.50'	08°29'38"	N03°10'55"E	39.62'

- NOTES:**
- THIS LOT LIES IN ZONE "AE", B.F.E. = 10.0' PER F.I.R.M. PANEL 45013C0291G, COMMUNITY NO. 450025, EFFECTIVE: 03/23/21.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR; NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
 - CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LINE TABLE	
L#	LENGTH DIRECTION
L1	12.35' S27°26'19"W
L2	23.40' S32°11'12"W
L3	24.33' S11°08'28"E
L4	17.90' S10°08'26"E

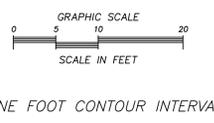
THE AREA SHOWN ON THIS PLAN HEREON IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____

The critical line shown on this plot is valid for five years from the date of this signature, subject to the cautionary language above.

REFERENCE PLAT:
A SUBDIVISION PLAT OF LOTS 404-408 BEING A PORTION OF COLLETON RIVER PLANTATION SINGLE FAMILY HOMESITES AND COTTAGE SITES BY: THOMAS & HUTTON ENG. CO. DATED: 02/28/02 FILE: J-12618 RECORDED: P.B.86 PAGE 33

LABEL DESCRIPTIONS (TYP.)	
---	TREE LOCATION
⊙ 18.4	GROUND ELEVATION
PN 18	TREE SPECIES & DIAMETER (IN.)



PREPARED FOR: EDC PARTNERS

A TREE AND TOPOGRAPHIC LAND SURVEY OF
LOT 406 HONORS ROW
A PORTION OF
COLLETON RIVER PLANTATION
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10'
DATE: 11/10/21
JOB No.: 71,347T

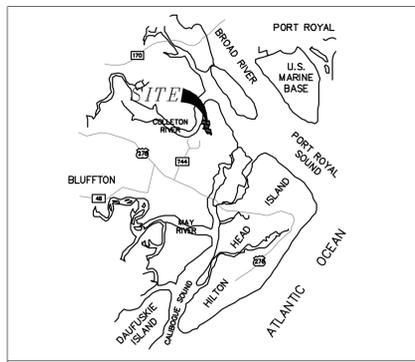
SURVEYED BY: LD
DRAWN BY: JTG
CHECKED BY: MRD

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

MICHAEL R. DUNIGAN
S.C.R.L.S. NO. 11905



- LEGEND**
- BG BLACK GUM
 - B.S.L. BUILDING SETBACK LINE
 - CATV CABLE TELEVISION
 - CMF CONCRETE MONUMENT FOUND
 - CYP CYPRESS
 - GUM GUM
 - IPF IRON PIN (OLD) FOUND
 - IPF BRKN IPF FOUND BROKEN
 - IPF DISTRB IPF FOUND DISTURBED
 - LO LIVE OAK
 - MAG MAGNOLIA
 - PLM PALMETTO
 - PN PINE
 - SL SEWER LATERAL
 - SSMH SANITARY SEWER MANHOLE
 - TELE PED TELEPHONE PEDESTAL
 - WO WATER OAK



VICINITY MAP - N.T.S.

C#	ARC	RADIUS	DELTA	DIRECTION	CHORD
C1	21.75'	217.50'	05°43'46"	N10°17'38"E	21.74'
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NOTES:

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LEGEND

- BG BLACK GUM
- B.S.L. BUILDING SETBACK LINE
- CATV CABLE TELEVISION
- CMF CONCRETE MONUMENT FOUND
- CYP CYPRESS
- GUM GUM
- IPF IRON PIN (OLD) FOUND
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- SL SEWER LATERAL
- SSMH SANITARY SEWER MANHOLE
- TELE PED TELEPHONE PEDESTAL
- WO WATER OAK



ONE FOOT CONTOUR INTERVAL

LABEL DESCRIPTIONS (TYP.)

- TREE LOCATION
- GROUND ELEVATION
- TREE SPECIES & DIAMETER (IN)

A TREE AND TOPOGRAPHIC LAND SURVEY OF
LOT 406 HONORS ROW

A PORTION OF
COLLETON RIVER PLANTATION

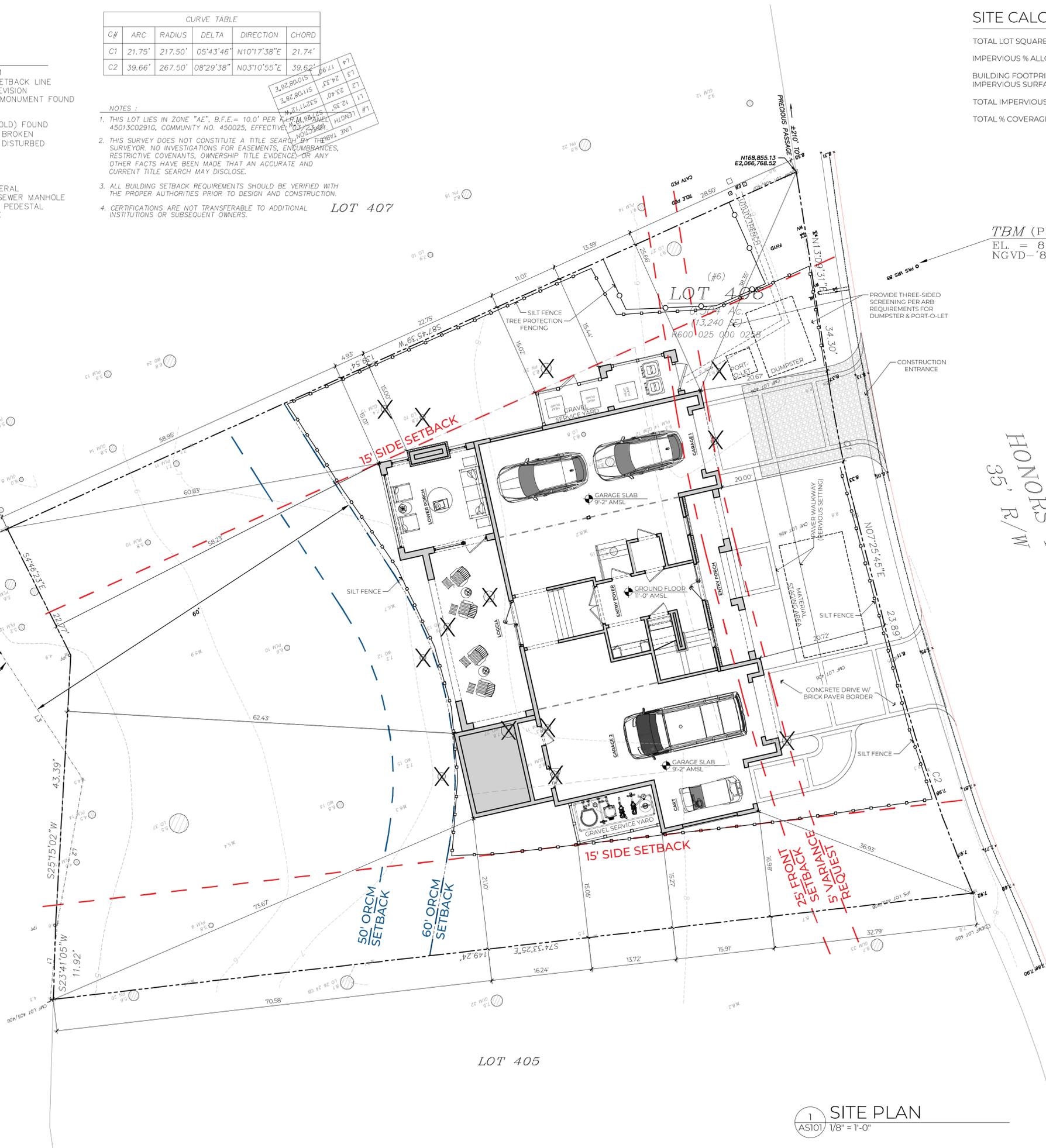
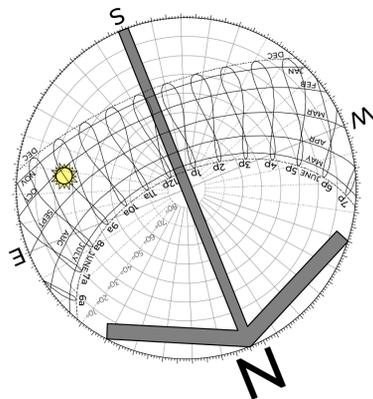
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10'
DATE: 11/10/21
JOB No.: 71,347T

SURVEYED BY: LD
DRAWN BY: JTG
CHECKED BY: MRD

COASTAL SURVEYING CO., INC.
49 RIVERWALK BLVD.
BUILDING B
RIDGELAND, SC 29936
(843) 645-4446

MARSHES OF THE
CHECHESSEE RIVER



SITE CALCULATIONS:

TOTAL LOT SQUARE FOOTAGE:	13,240 SF
IMPERVIOUS % ALLOWABLE:	30%
BUILDING FOOTPRINT:	3,243 SF
IMPERVIOUS SURFACES:	602 SF
TOTAL IMPERVIOUS:	3,845 SF
TOTAL % COVERAGE:	29.0%

TBM (PK NAIL SET)
EL. = 8.51' M.S.L.
NGVD - '88

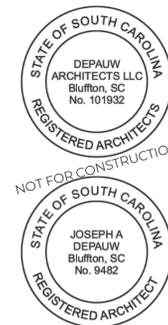
HONORS ROW
35' R/W



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NOT FOR CONSTRUCTION

EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2501
CONTACT LRD
DATE 11.19.2026

SHEET

AS101

SITE PLAN

1 SITE PLAN
AS101 1/8" = 1'-0"



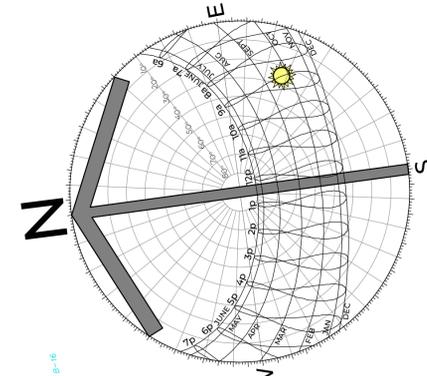
LOT 405

LOT 406

LOT 407

LOT 408

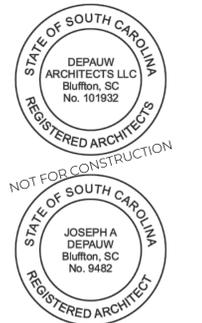
1 STREETScape ELEVATION
AS102 1/16" = 1'-0"



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2 STREETScape PLAN
AS102 1/16" = 1'-0"

EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2501
CONTACT LRD
DATE 1.19.2026

SHEET

AS102

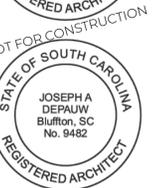
STREETScape ELEVATION



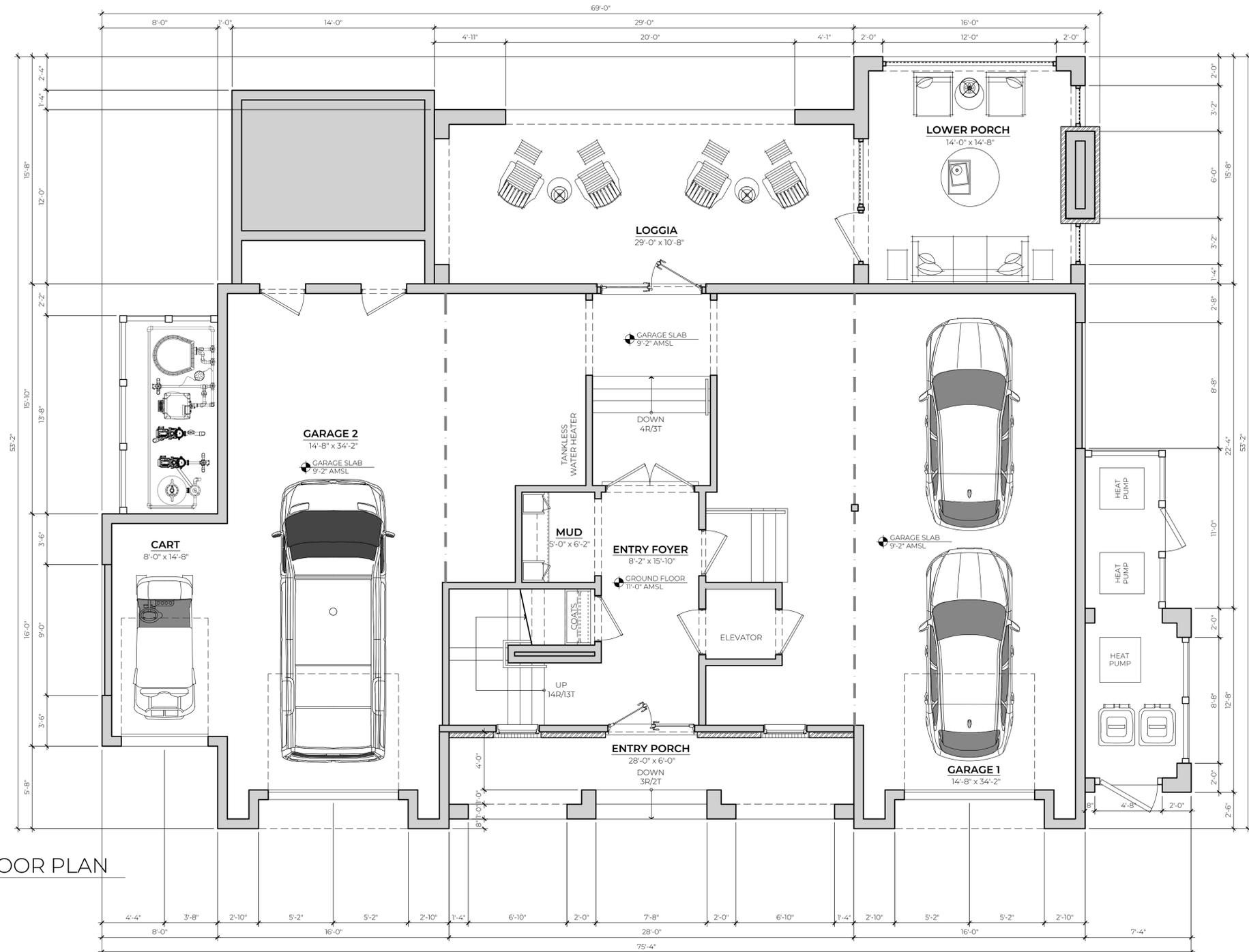
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1 GROUND FLOOR PLAN
A102 1/4" = 1'-0"

EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO.	2501
CONTACT	LRD
DATE	1.19.2026

SHEET

A102

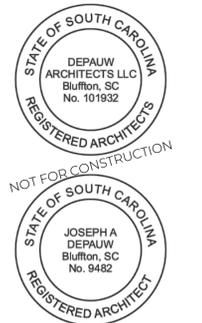
GROUND FLOOR PLAN



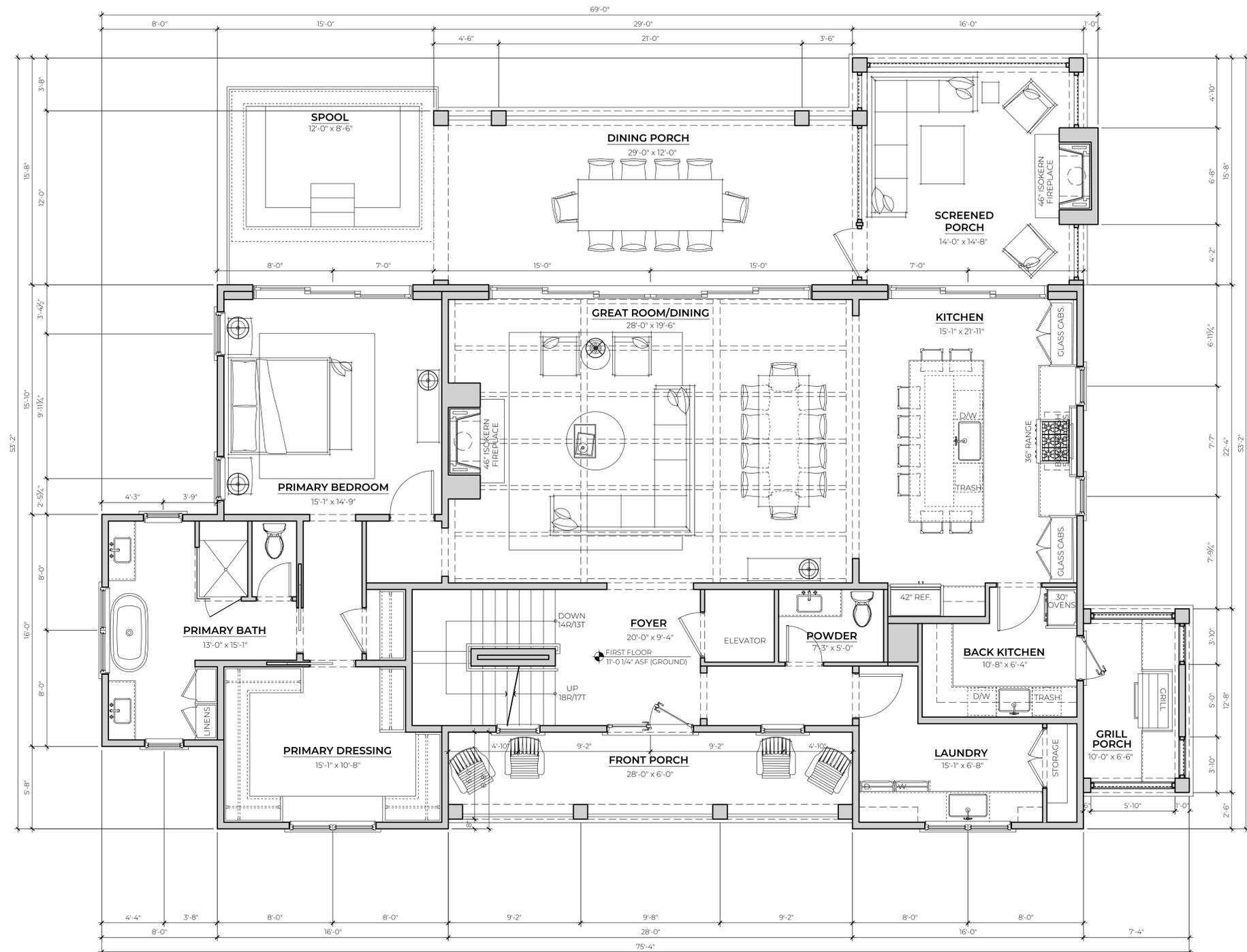
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1 FIRST FLOOR PLAN
A103 1/4" = 1'-0"

EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO.	2501
CONTACT	LRD
DATE	1.19.2026
SHEET	

A103
FIRST FLOOR PLAN



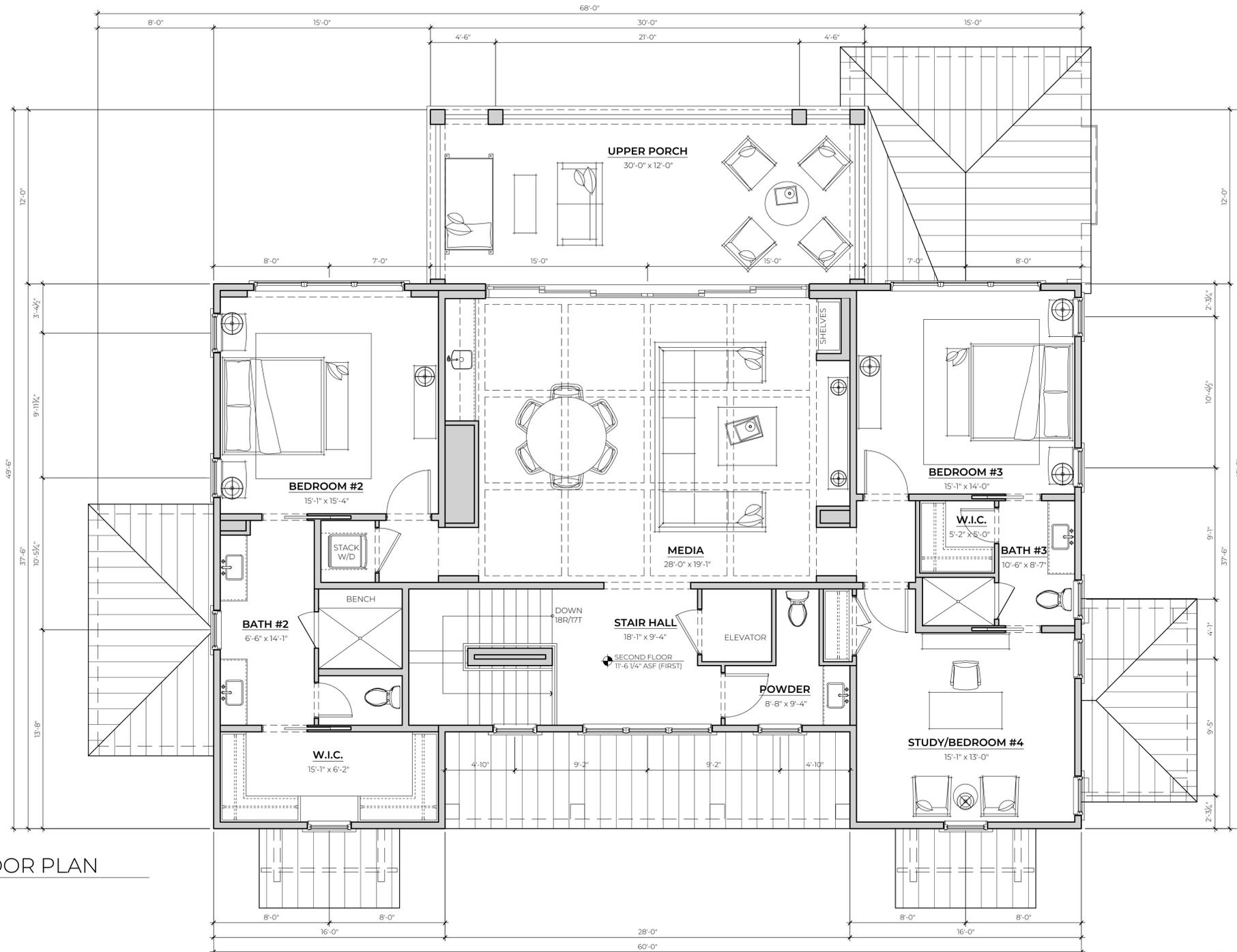
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1 SECOND FLOOR PLAN
A104 1/4" = 1'-0"

1 SECOND FLOOR PLAN
A104 1/4" = 1'-0"

EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2501
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DATE 1.19.2026

SHEET

A104

SECOND FLOOR PLAN

KEY

-  STANDING SEAM METAL ROOFING
(SEE A501 FOR SPECIFICATIONS)
-  AREA OF OVER FRAMED ROOF
(SEE STRUCTURAL ROOF PLANS S103 & S105)

NOTES & SPECIFICATIONS

REFER TO THE BOTTOM RIGHT OF SHEET A501 FOR STANDING SEAM METAL ROOFING & UNDERLAYMENT SPECIFICATIONS

G.C. TO VERIFY CRICKET SLOPE, FLASHING, COUNTER FLASHING & AS-BUILT ROOF CONDITIONS FOR PROPER WATER SHED & DRAINAGE

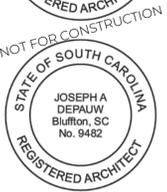
SEE A501-A502 FOR ALL EAVE & RAKE OVERHANGS U.O.N.



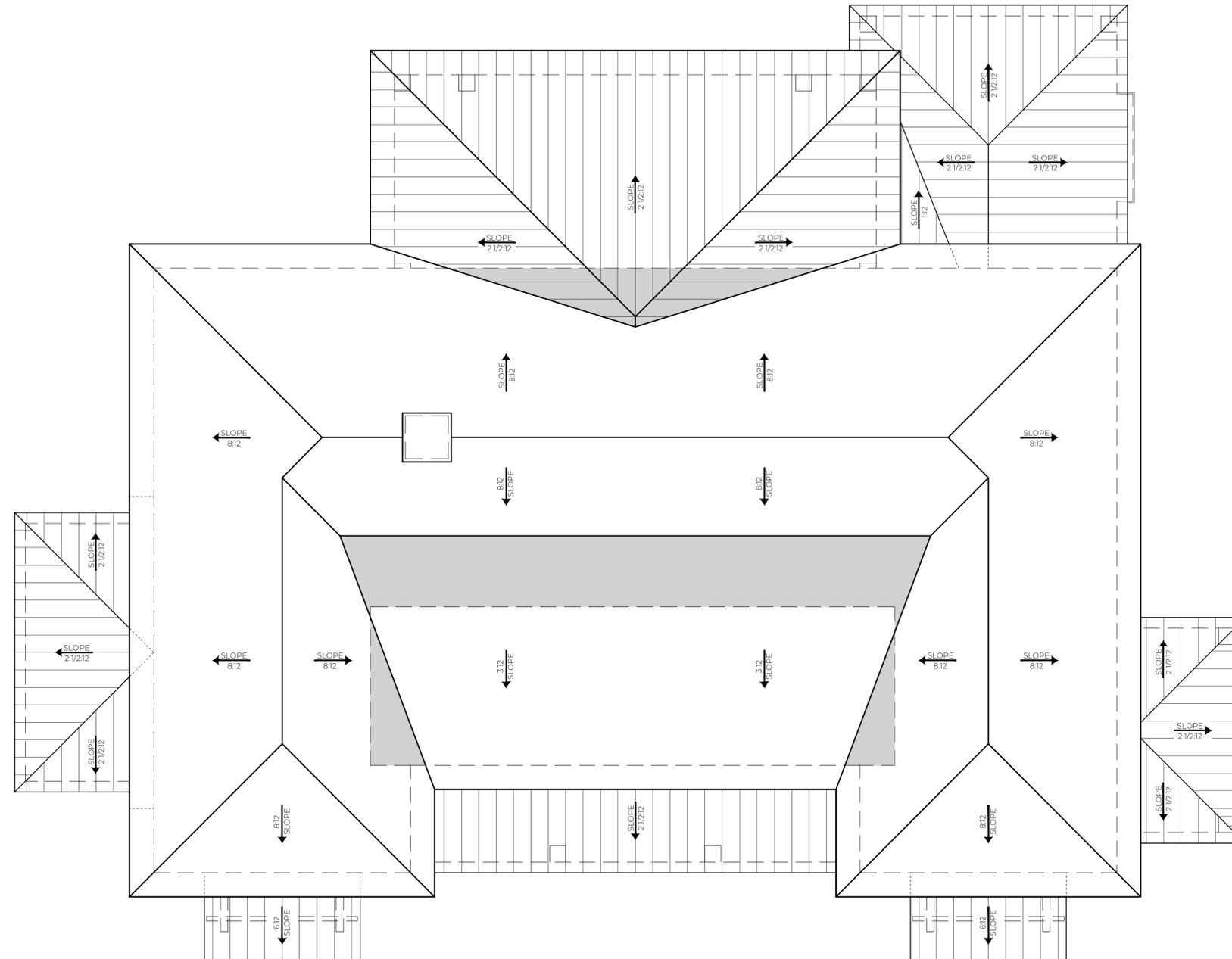
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1 ROOF PLAN
A105 1/4" = 1'-0"

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LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

NO.	DESCRIPTION

PROJECT NO. 2501
CONTACT LRD
DATE 1.19.2026

SHEET

A105

ROOF PLAN



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1 FRONT ELEVATION
A201 1/4" = 1'-0"

EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

NO.	DESCRIPTION

PROJECT NO. 2501
CONTACT LRD
DATE 1.19.2026

SHEET

A201

EXTERIOR ELEVATIONS



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EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2501
CONTACT LRD
DATE 1.19.2026

SHEET

1 RIGHT ELEVATION
A202 1/4" = 1'-0"

A202

EXTERIOR ELEVATIONS



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1 REAR ELEVATION
A203 1/4" = 1'-0"

EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2501
CONTACT LRD
DATE 1.19.2026

SHEET

A203

EXTERIOR ELEVATIONS



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EDC LOT 406
LOT 406, #6 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

NO.	DESCRIPTION

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DATE 1.19.2026

SHEET

1 LEFT ELEVATION
A204 1/4" = 1'-0"

A204

EXTERIOR ELEVATIONS