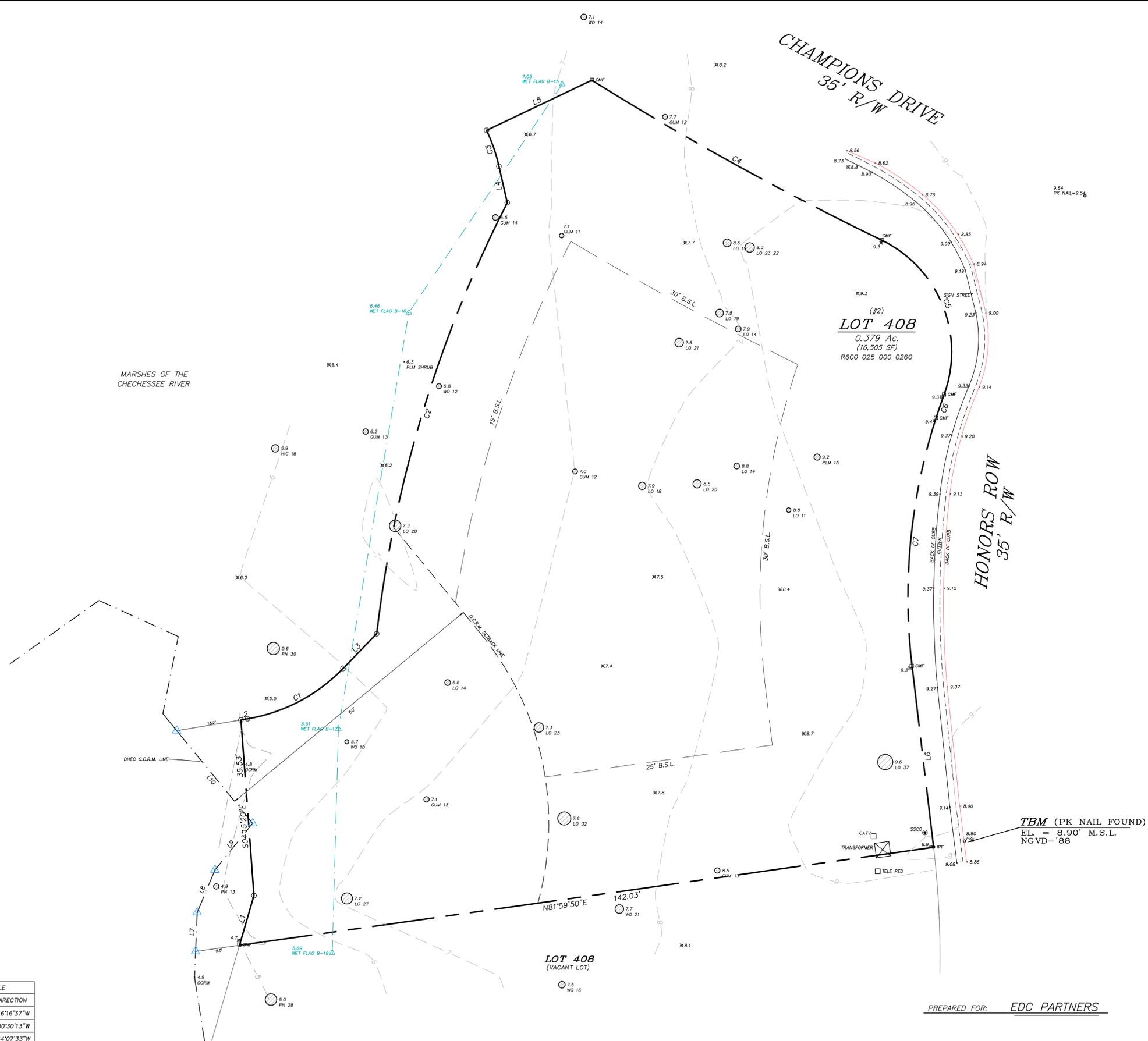
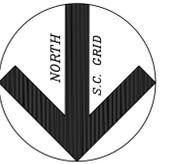


VICINITY MAP - N.T.S.



CURVE TABLE				
C#	ARC	RADIUS	DELTA	CHORD
C1	22.22'	35.00'	36°22'37"	21.85'
C2	91.37'	254.60'	20°33'43"	90.88'
C3	7.72'	35.00'	12°37'50"	7.70'
C4	67.10'	625.00'	06°09'05"	67.07'
C5	36.91'	25.00'	84°35'53"	33.65'
C6	4.99'	117.50'	02°26'00"	4.99'
C7	50.63'	117.50'	24°41'20"	50.24'

LINE TABLE		
L#	LENGTH	DIRECTION
L1	10.46'	S16°16'37"W
L2	1.36'	S80°30'13"W
L3	9.79'	S44°07'33"W
L4	7.54'	S12°48'48"E
L5	23.59'	S64°36'18"W
L6	36.83'	N06°48'27"W
L7	7.88'	S02°22'02"W
L8	9.29'	S22°47'11"W
L9	12.12'	S39°01'23"W
L10	24.21'	S39°26'47"E

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

NOTES:

- THIS LOT LIES IN ZONE "AET", B.F.E. = 10.0' PER F.I.R.M. PANEL 45013C 0291 G, 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.

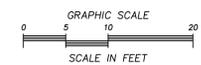
THE AREA SHOWN ON THIS PLAT HEREON IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. ORIGINAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY SIGNING THIS PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT VIOLATION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

SIGNATURE
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: 2/28/02 FILE: J-12618 RECORDED: P.B. 86 PAGE 33

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



ONE FOOT CONTOUR INTERVAL

TBM (PK NAIL FOUND)
EL. = 8.90' M.S.L.
NGVD - '88

PREPARED FOR: EDC PARTNERS

A TREE AND TOPOGRAPHIC LAND SURVEY OF

LOT 408 HONORS ROW

A PORTION OF
COLLETON RIVER PLANTATION
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA

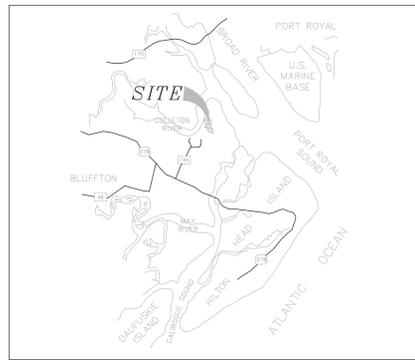
SCALE: 1" = 10'
DATE: 11/10/21
JOB No.: 71,349T

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. 11,905





VICINITY MAP - N.T.S.

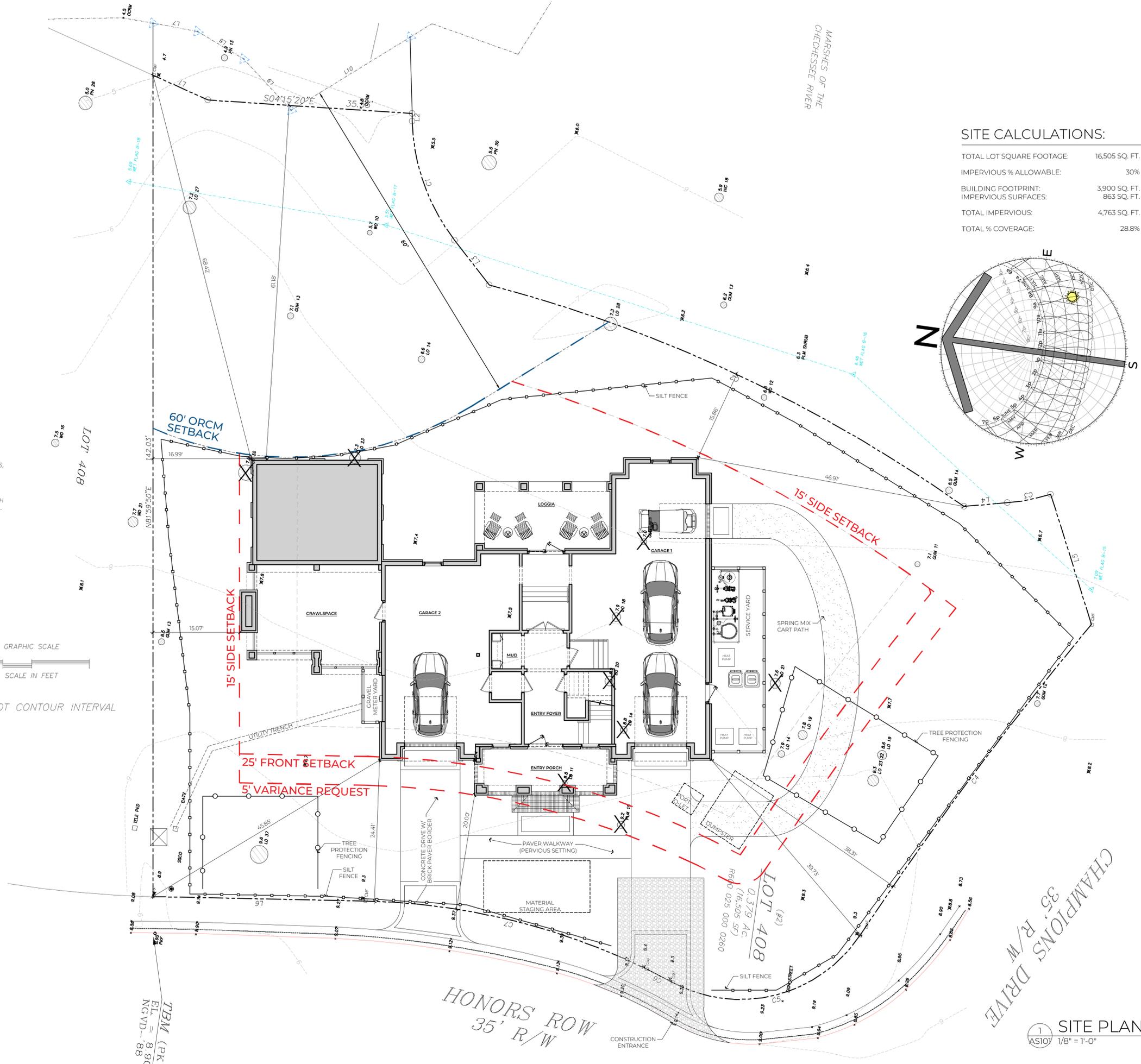
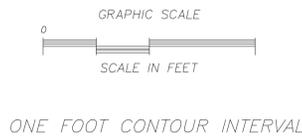
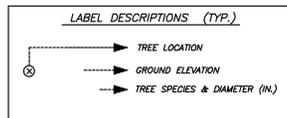
LEGEND

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

- NOTES :**
- THIS LOT LIES IN ZONE "AE", B.F.E.= 10.0' PER F.I.R.M. PANEL 45013C 0291 G, 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.
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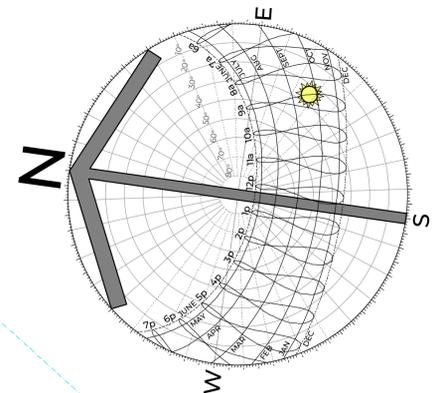
REFERENCE PLAT:

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: 2/28/02 FILE: J-12618 RECORDED: P.B. 86 PAGE 33

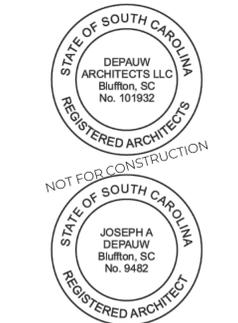


SITE CALCULATIONS:

TOTAL LOT SQUARE FOOTAGE:	16,505 SQ. FT.
IMPERVIOUS % ALLOWABLE:	30%
BUILDING FOOTPRINT:	3,900 SQ. FT.
IMPERVIOUS SURFACES:	863 SQ. FT.
TOTAL IMPERVIOUS:	4,763 SQ. FT.
TOTAL % COVERAGE:	28.8%



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EDC LOT 408
LOT 408, #2 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2503
CONTACT LRD
DATE 1.19.2026
SHEET

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

AS101
SITE PLAN



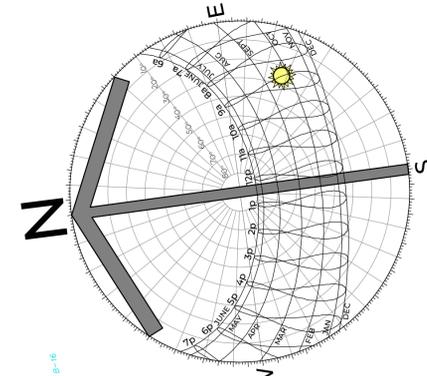
LOT 405

LOT 406

LOT 407

LOT 408

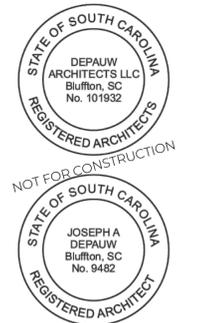
1 STREETScape ELEVATION
AS102 1/16" = 1'-0"



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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



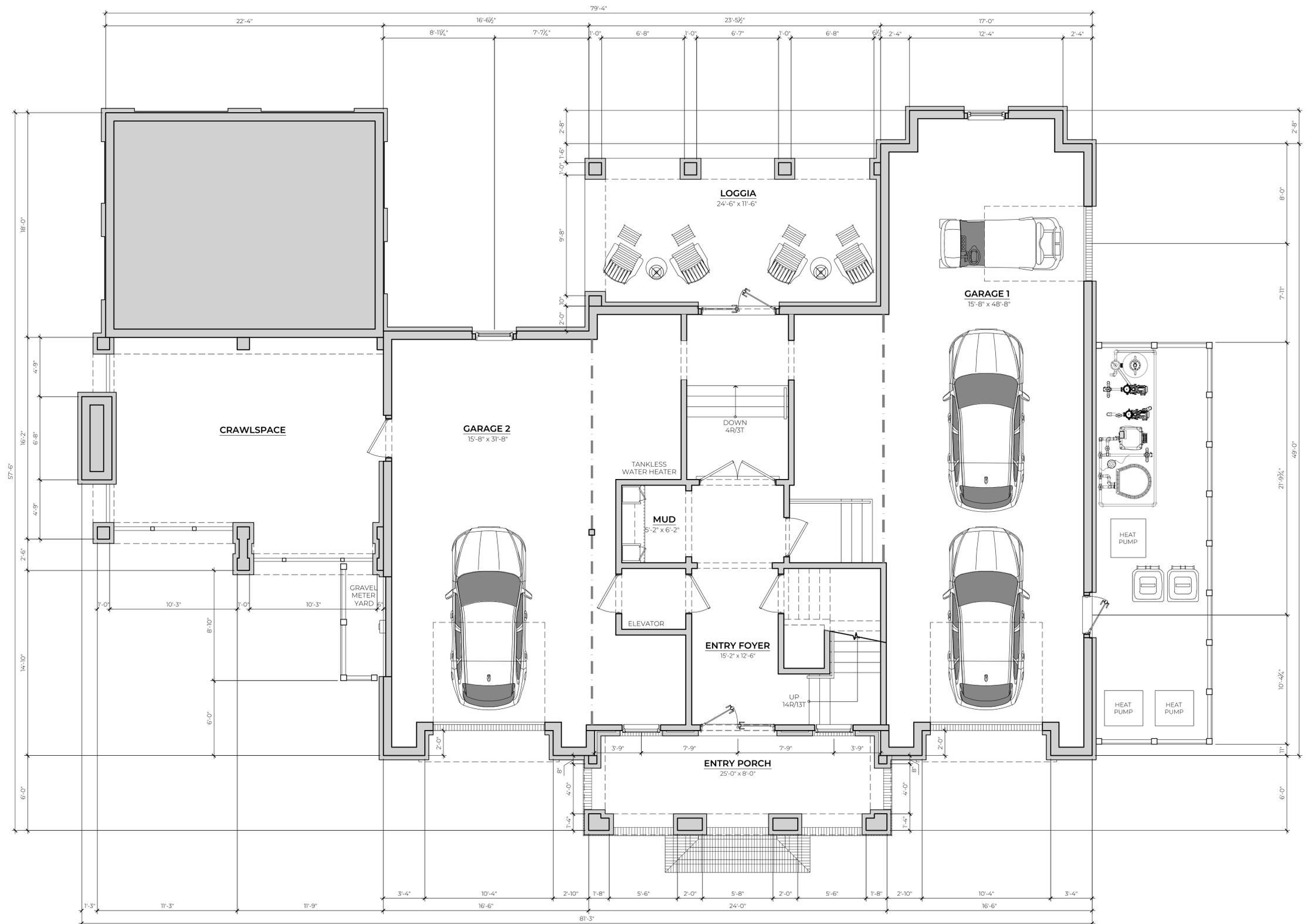
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1 GROUND FLOOR PLAN
A102 1/4" = 1'-0"

EDC LOT 408
LOT 408, #2 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2503
CONTACT LRD
DATE 1.19.2026

SHEET

A102

GROUND FLOOR PLAN



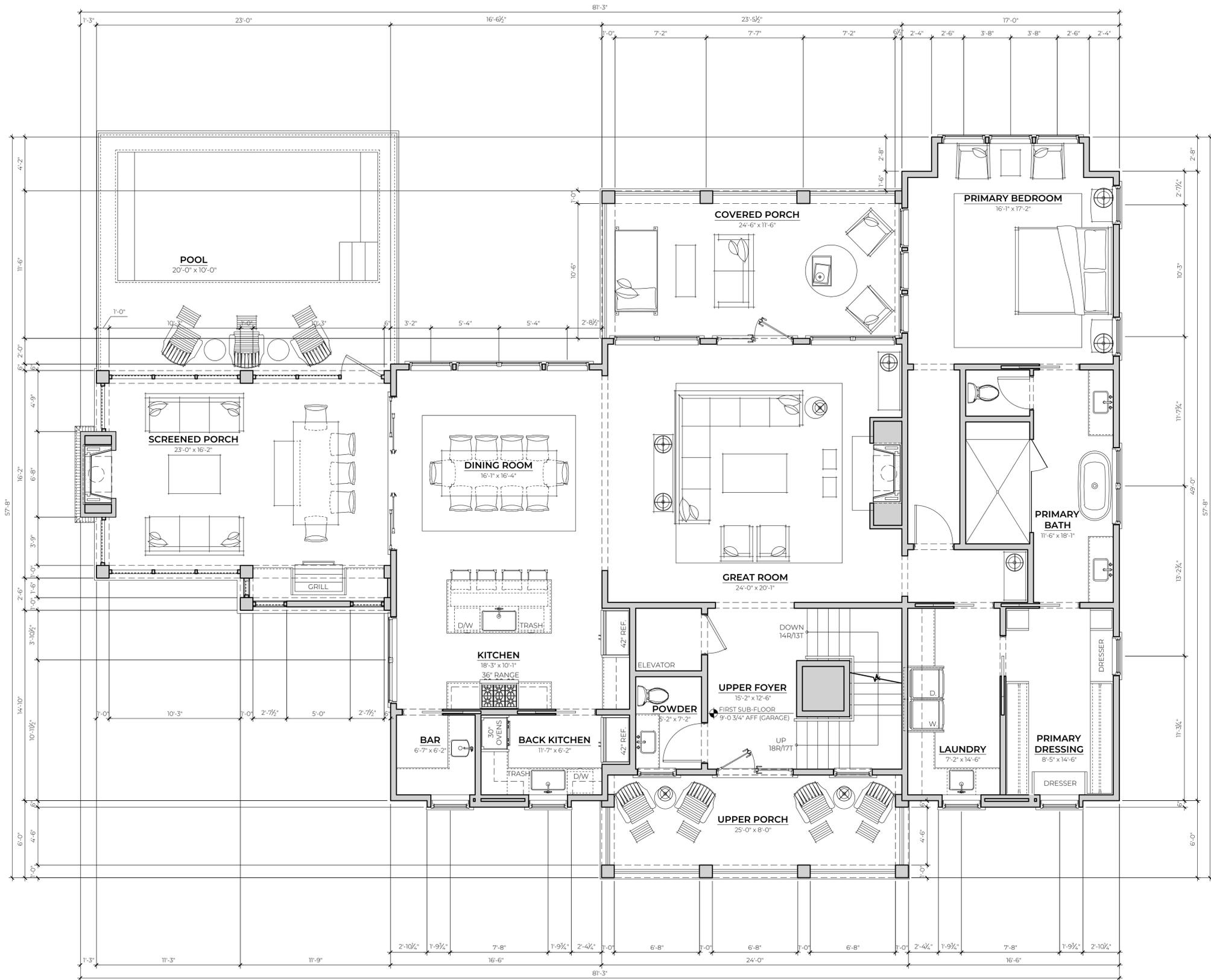
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1 FIRST FLOOR PLAN
A103 1/4" = 1'-0"

EDC LOT 408
LOT 408, #2 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2503
CONTACT LRD
DATE 1.19.2026

SHEET

A103

FIRST FLOOR PLAN



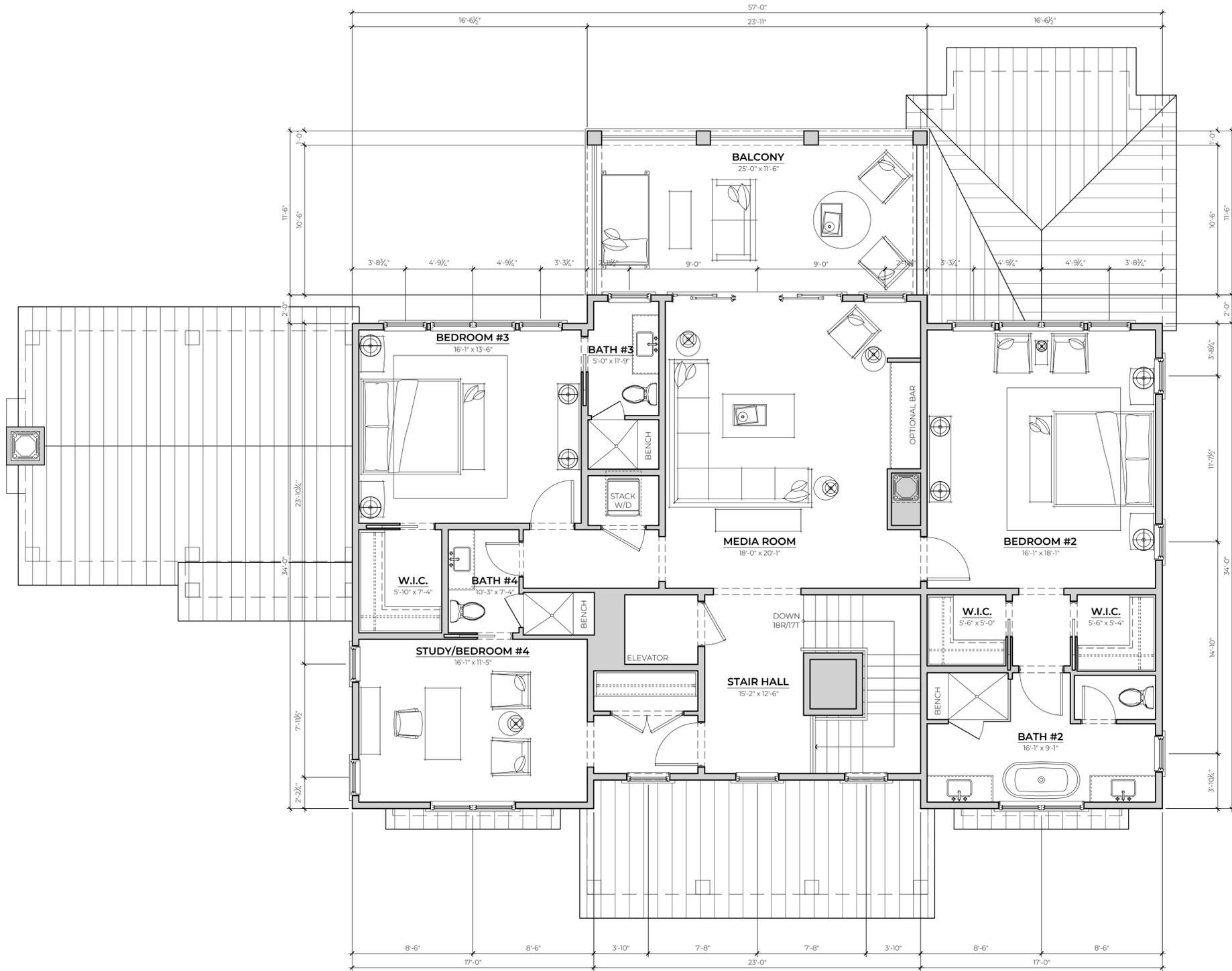
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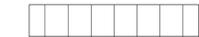
1 SECOND FLOOR PLAN
A104 1/4" = 1'-0"

EDC LOT 408
LOT 408, #2 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO.	2503
CONTACT	LRD
DATE	1.19.2026
SHEET	

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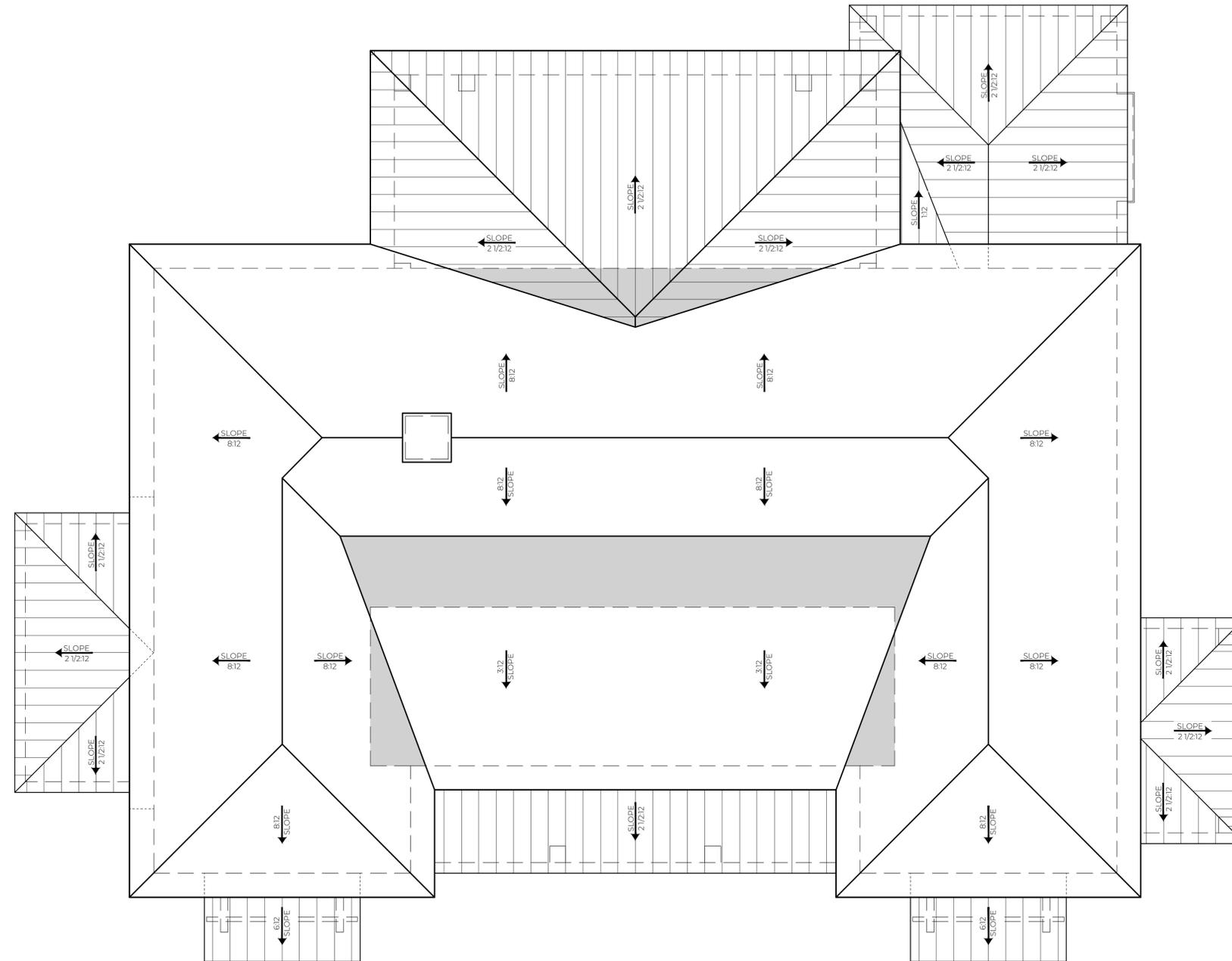
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1 ROOF PLAN
A105 1/4" = 1'-0"

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

A105

ROOF PLAN



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EDC LOT 408
LOT 408, #2 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS	

PROJECT NO. 2503
CONTACT LRD
DATE 1.19.2026

SHEET

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

A201

EXTERIOR ELEVATIONS



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- BRICK CHIMNEY W/ BRICK CAP
- GRAND MANOR ASPHALT SHINGLE ROOF
- STANDING SEAM METAL ROOFING
- T.O. WINDOW FRAME ±8'-2" ASF (SECOND)
- ALUMINUM CLAD WOOD WINDOWS, TYP. SEE SCHEDULE
- SECOND SUB-FLOOR ±11'-6 1/4" ASF (FIRST)
- T.O. WINDOW FRAME ±9'-2" ASF (FIRST)
- 12" SQUARE PERMACAST COLUMNS
- S.S. CABLE RAIL SYSTEM
- HARDIETRIM CASINGS & TRIM
- NUCEDAR PVC SHINGLE SIDING
- FIRST SUB-FLOOR ±11'-0 1/4" AFF (GARAGE)
- T.O. DOOR FRAME ±8'-0" AFF (GARAGE)
- BRICK VENEER @ FOUNDATION
- KDAT WOOD SERVICE YARD
- GARAGE SLAB ±9'-0" AMSL

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

EDC LOT 408
LOT 408, #2 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2503
CONTACT LRD
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SHEET

A203

EXTERIOR ELEVATIONS



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BRICK CHIMNEY W/ BRICK CAP
GRAND MANOR ASPHALT SHINGLE ROOF

ALUMINUM CLAD WOOD WINDOWS,
TYP. SEE SCHEDULE
OPERABLE NEW HORIZON CLASSIC
LOUVERED SHUTTERS W/ HARDWARE

12" SQUARE PERMACAST COLUMNS
HARDIETRIM CASINGS & TRIM
NUCEDAR PVC SHINGLE SIDING

BRICK VENEER @ FOUNDATION
KDAT WOOD SERVICE YARD

T.O. WINDOW FRAME
±8'-2" ASF (SECOND)

SECOND SUB-FLOOR
11'-6 1/4" ASF (FIRST)

T.O. WINDOW FRAME
±9'-2" ASF (FIRST)

FIRST SUB-FLOOR
11'-0 1/4" AFF (GARAGE)

GROUND SUB-FLOOR
11'-0" AMSL

GARAGE SLAB
9'-0" AMSL

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

EDC LOT 408
LOT 408, #2 HONORS ROW
COLLETON RIVER
BLUFFTON, SC 29910

REVISIONS

PROJECT NO. 2503
CONTACT LRD
DATE 1.19.2026

SHEET

A204

EXTERIOR ELEVATIONS