

RESERVED FOR STAMPS



NOTES:

- ELEVATIONS ARE TIED TO NGS BENCHMARK '3085 B'. ELEVATION DATUM NAVD 83.
- AREA DETERMINED BY COORDINATE METHOD.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- ANYTHING OUTSIDE THE DERMED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY DOES NOT INTEND TO SHOW THE EXISTENCE OR NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEERS' JURISDICTIONAL FRESHWATER WETLANDS.
- THIS PLAT OR SURVEY SHOWS ALL UTILITIES EXISTENT AT THE TIME OF THE SURVEY, AND INVESTIGATION TO UNDERGROUND UTILITIES WAS PERFORMED.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT OR SURVEY ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY FOR THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- THIS PROPERTY IS LOCATED IN ZONES 14E, 10' AND IS LOCATED ON THE 2021 COMMUNITY DEVELOPMENT MAP NUMBER 4824 18.
- THIS PROPERTY IS ZONED: R-8.

BOUNDARY AND AS-BUILT SURVEY WITH TREES AND TOPOGRAPHY

TMS 529-06-00-090

SULLIVAN'S ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA

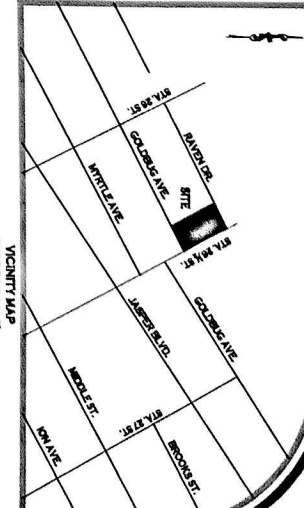
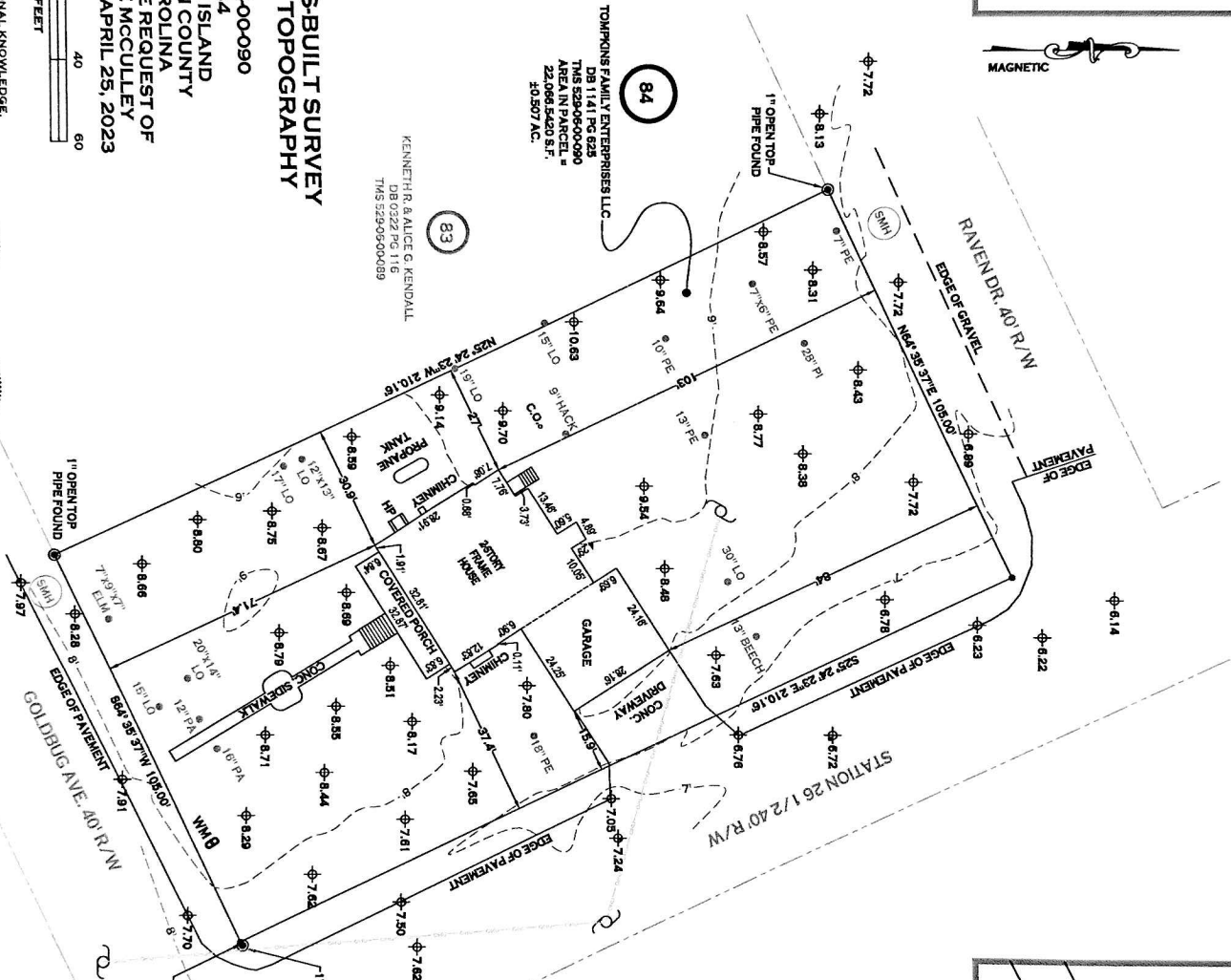
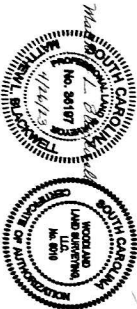
SURVEYED AT THE REQUEST OF
BRYANT & KATE MCCULLEY
DATE OF SURVEY: APRIL 25, 2023



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 AS SPECIFIED THEREIN.

Matthew L. Blackwell

MATTHEW L. BLACKWELL, S.C.P.L.S. #36197
THIS PLAT IS INVALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE STATED SURVEYOR



REFERENCES:

- PLAT BY RICHARD C. RHETT RECORDED IN THE CHARLESTON COUNTY ROD OFFICE ON JANUARY 8, 1927 IN PLAT BOOK E PAGE 42.

SITE DATA:	22,066.5420 S.F.
LOT SIZE:	22,066.5420 S.F.
IMPERVIOUS AREAS:	
ROOF WITH COVERED PORCH:	2,381.7588 S.F. - 10.79 %
DRIVEWAY/SIDEWALKS:	711.5794 S.F. - 3.22 %
TOTAL:	3,093.3382 S.F. - 14.01 %

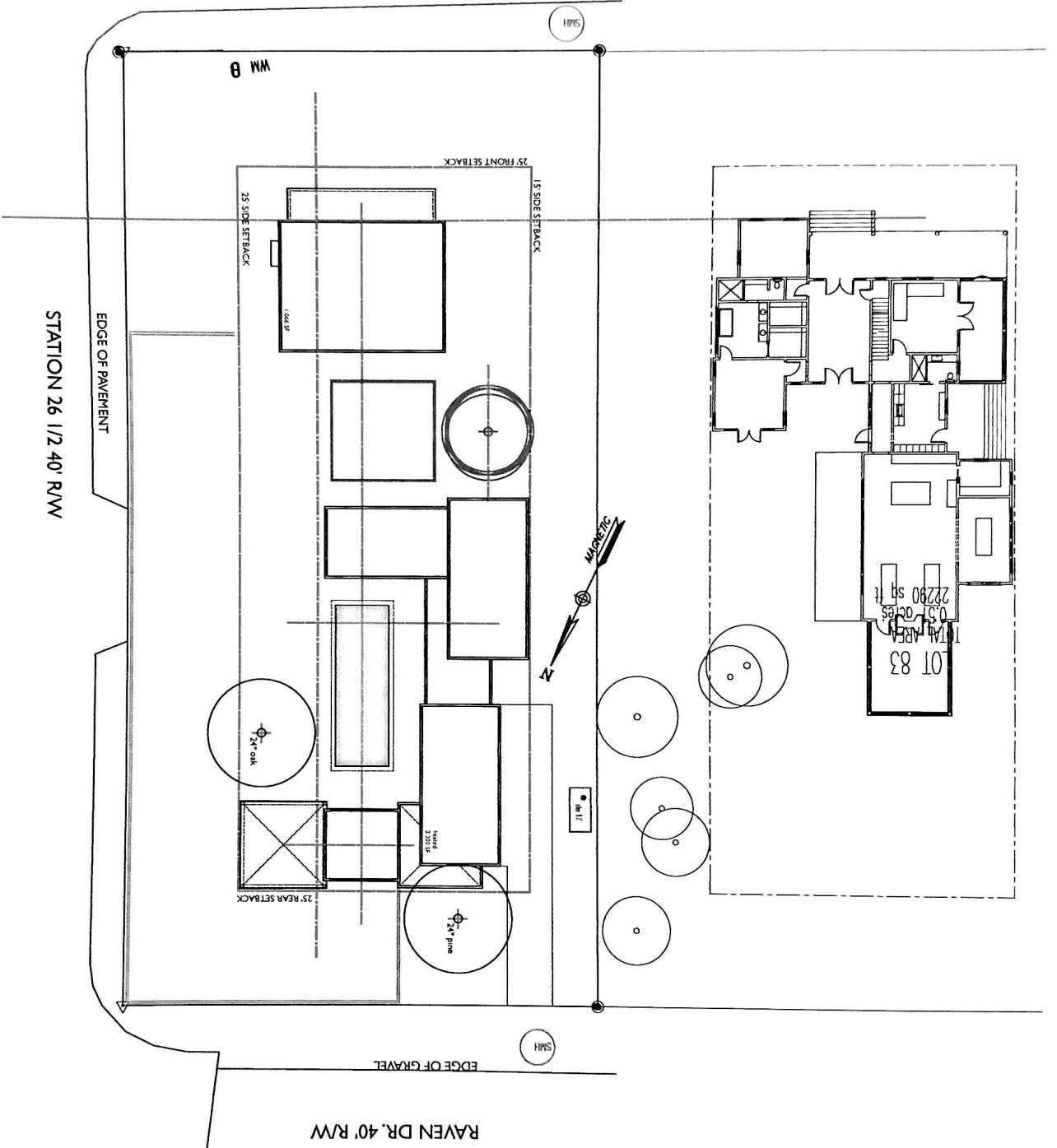
LEGEND

- CORNER FOUND AS NOTED
- 1/2" IRON ROD SET THIS SURVEY
- ADJOINER PARCEL/RIGHT-OF-WAY LINE
- EXISTING CONTOUR

TREE LEGEND

- PE PECAN
- FR PINE
- FL FERN
- LO LINDLEAK
- BE BEECH
- ELM
- HACK HACKBERRY

WOODLAND LAND SURVEYING, LLC
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www.woodlandlandsurveying.com • (803) 843-7514-8977
Licensed in South Carolina, Virginia and Tennessee



2630 GOLDBUG AVE
 TMS # 579-06-00-090
 FLOOD ZONE AE-10

LOT SIZE: 22,066 SF
 PRINCIPAL BLDG AREA: 4,066 SF
 HEATED FIRST FLOOR: 1,066 SF
 HEATED SECOND FLOOR: 800 SF
 PRINCIPAL BLDG. COVERAGE: 3,266 SF
 PORCHES: 800 SF
 STAIRS: 200 SF
 POOL: 600 SF

INTERVIOUS COVERAGE: 4,866 (22%)

Principal building coverage permitted = (22,066 x .15) = 3,310
 Impervious coverage area permitted = (22,066 x .30) = 6,620
 Principal building area permitted = (71,266 - 6,000) / 10 = 2,460
 Principal building area permitted = 4,076

Front and rear setbacks: 25'
 Side setbacks: 47' combined