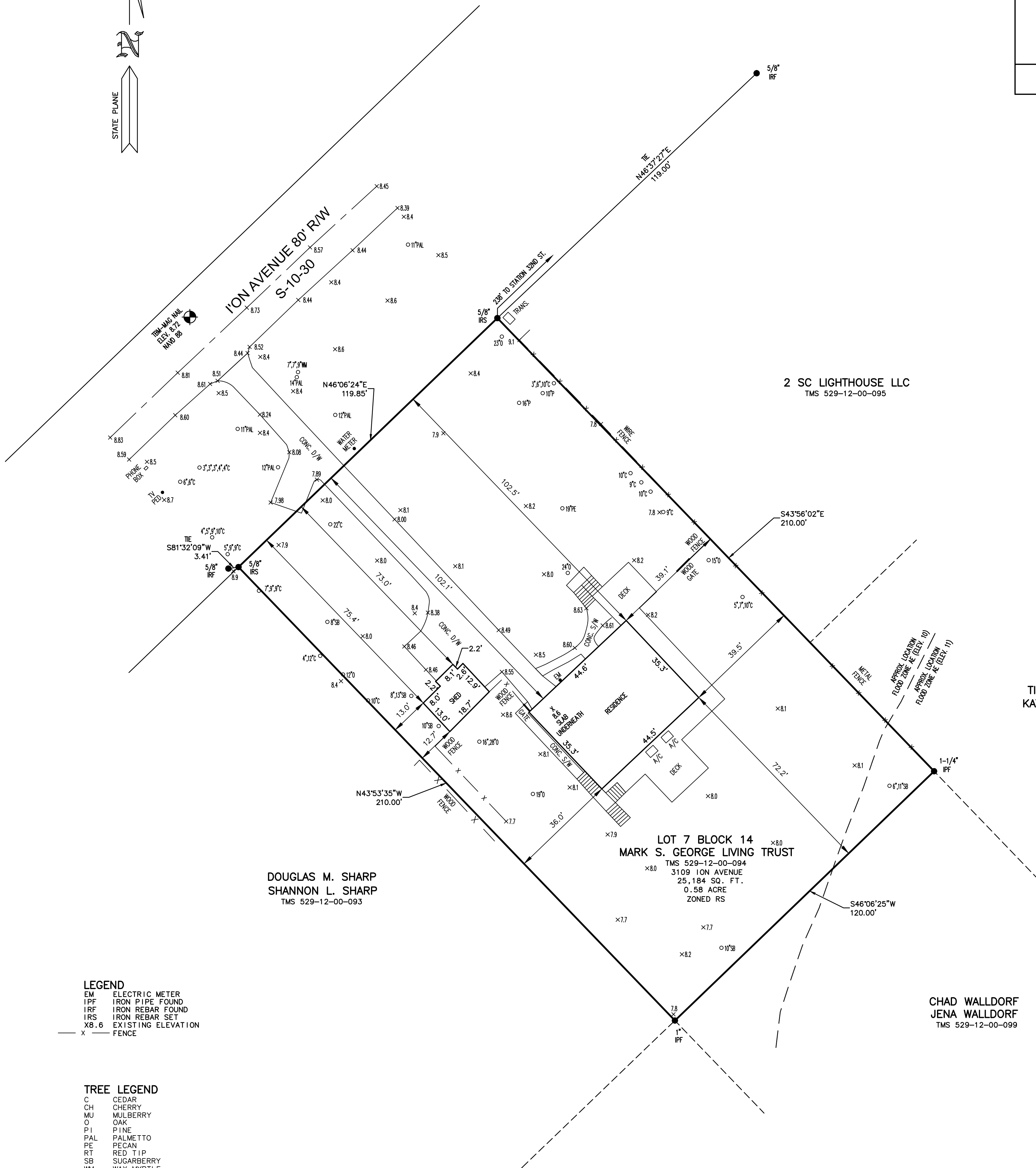
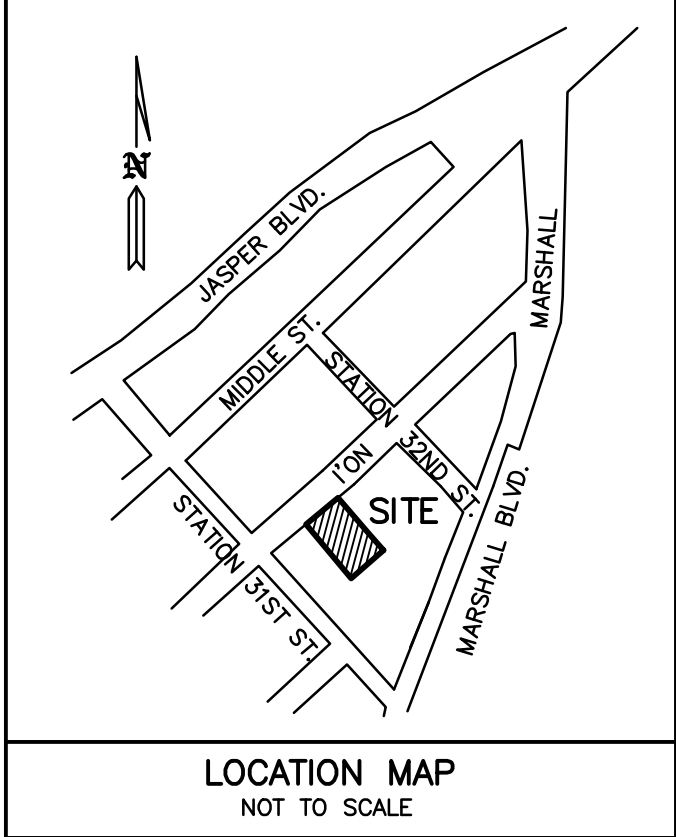


A NEW RESIDENCE FOR THE MESSINA FAMILY



3109 L'ON AVE.

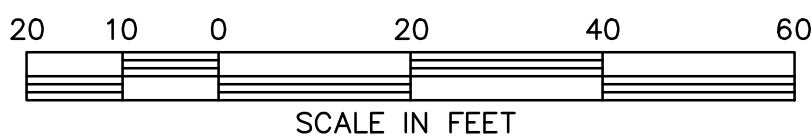
SULLIVAN'S ISLAND, SC



MARSHALL RESERVATION
TOWN OF
SULLIVANS ISLAND
CHARLESTON COUNTY, S. C.

- REFERENCES:
- PLAT BY J. O'HEAR SANDERS, JR., DATED JUNE 1951, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK 14 PAGE 90
 - PLAT BY E. M. SEABROOK, JR., INC. DATED SEPT. 19, 2012, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK S12 PAGE 0200

SURVEY OF LOT 7 BLOCK 14 (TMS 529-12-00-094)
CONTAINING 0.58 ACRE
OWNED BY MARK S. GEORGE LIVING TRUST

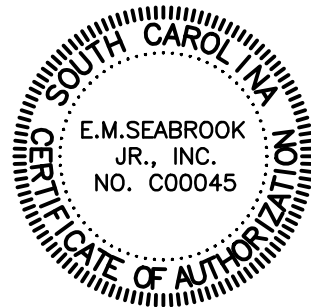


SCALE: 1" = 20'

JUNE 17, 2025

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 AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 96
MOUNT PLEASANT, S. C. 29465
(843) 884-4496



E.M. SEABROOK
Engineers | Surveyors
1037 Chuck Dawley Blvd.
Building F • Suite 200
Post Office Box 96
Mount Pleasant, SC 29465
Phone (843) 884-4496
www.emseabrook.com

- NOTES:
- AREA DETERMINED BY COORDINATES
 - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0539 K DATED JANUARY 29, 2021. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES AE (ELEV. 10) AND AE (ELEV. 11).
 - THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE CONDITIONS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.

NAVD 88

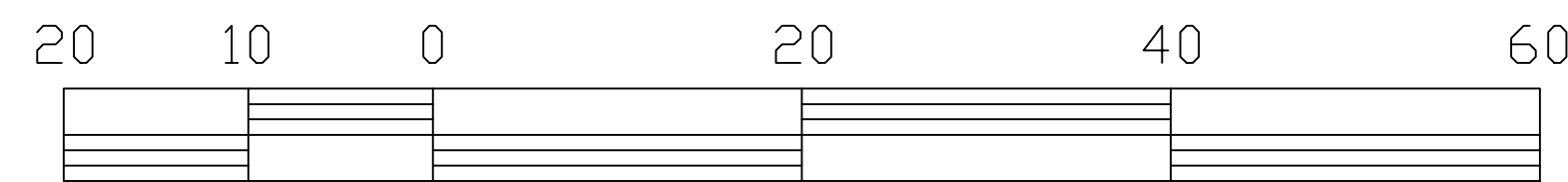


I'ON AVENUE 80' R/W

S-10-30



PLOT PLAN



SCALE IN FEET

PROPOSED FLOOR AREA BREAKDOWN:

PRINCIPAL BUILDING SQ. FOOTAGE:
1ST FLOOR - 2,943 S.F.
GUEST ROOM - 264 S.F.
2ND FLOOR - 1,709 S.F.
TOTAL PRINCIPAL BLD'G S.F. - 4,916 S.F.

IMPERVIOUS COVERAGE AREAS:
PRINCIPAL BUILDING - 3,412 S.F.
CAR PORT - 365 S.F.
POOL CABANA - 500 S.F.
POOL & SURROUNDING - 747 S.F.
DECKS & STEPS - 2,134 S.F.
TOTAL IMPERVIOUS S.F. - 7,158 S.F.

ZONING INFORMATION

ADDRESS: XX I'ON AVENUE, WILD DUNES
FLOOD ZONE AE-10
BASE FLOOD ELEVATION ... ELEV. 10.0
MAP & PANEL #
SUFFIX
TMS # 529-12-00-094
COUNTY NAME CHARLSTON
SETBACKS:
FRONT 25.0'
REAR 25.0'
SIDES 16' + 25' = 40.0'
LOT AREA 25,183.70 S.F.

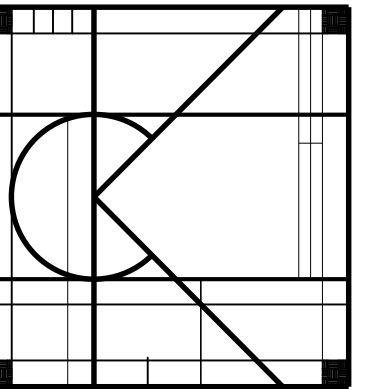
PERMITTED FLOOR AREA = AREA OF LOT - 5,000 / 10 + 2,400 (PLUS 500)
LOT AREA = 25,183.79 S.F. - 5,000 / 10 + 2,400 + 500 = 4,918.4 S.F.
PROPOSED PRINCIPAL BUILDING AREA = 4,916.0 S.F.

PERMITTED PRINCIPAL BUILDING COVERAGE = 15% OF LOT AREA
LOT AREA = 25,183.79 S.F. X 0.15 (15%) = 3,777.5 S.F.
PROPOSED PRINCIPAL BUILDING AREA = 3,207.0 S.F. (12.73%)

PERMITTED IMPERVIOUS COVERAGE AREA = 30% OF LOT AREA
LOT AREA = 25,183.79 S.F. X 0.30 (30%) = 7,554.9 S.F.
PROPOSED IMPERVIOUS COVERAGE AREA = 7,198.0 S.F. (28.58%)

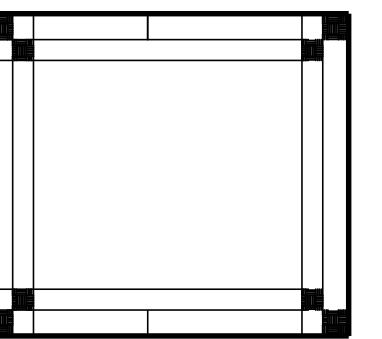
MARSHALL RESERVATION
TOWN OF
SULLIVANS ISLAND
CHARLESTON COUNTY, S. C.

SURVEY OF LOT 7 BLOCK 14 (TMS 529-12-00-094)
CONTAINING 0.58 ACRE
OWNED BY MARK S. GEORGE LIVING TRUST



CHARLES W. KUEHN
ARCHITECT

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NORTHPORT, NEW YORK 11768
(631) 262 - 8540 FAX (631) 262 - 8541



revision # date note

NEW SINGLE FAMILY DWELLING
FOR
MESSINA HOMES
I'ON AVENUE, WILD DUNES
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, S.C.

date: AUGUST 2025
scale: 1/4" = 1'-0"
drawn by: C.W.Kuehn
checked by:
project no: 25054

sheet #
ST-1
drawing title
PLOT PLAN

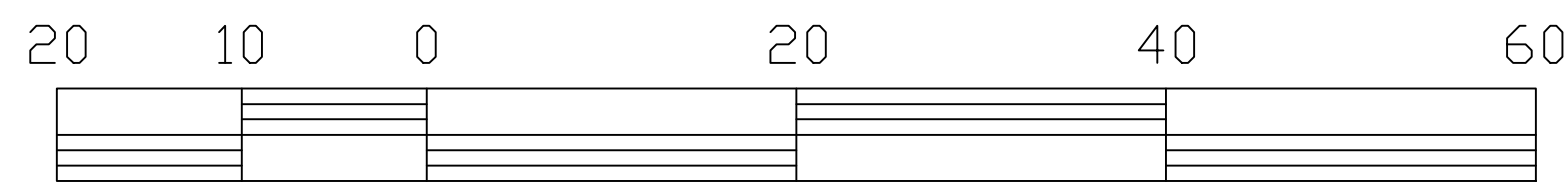


ION AVENUE 80' R/W

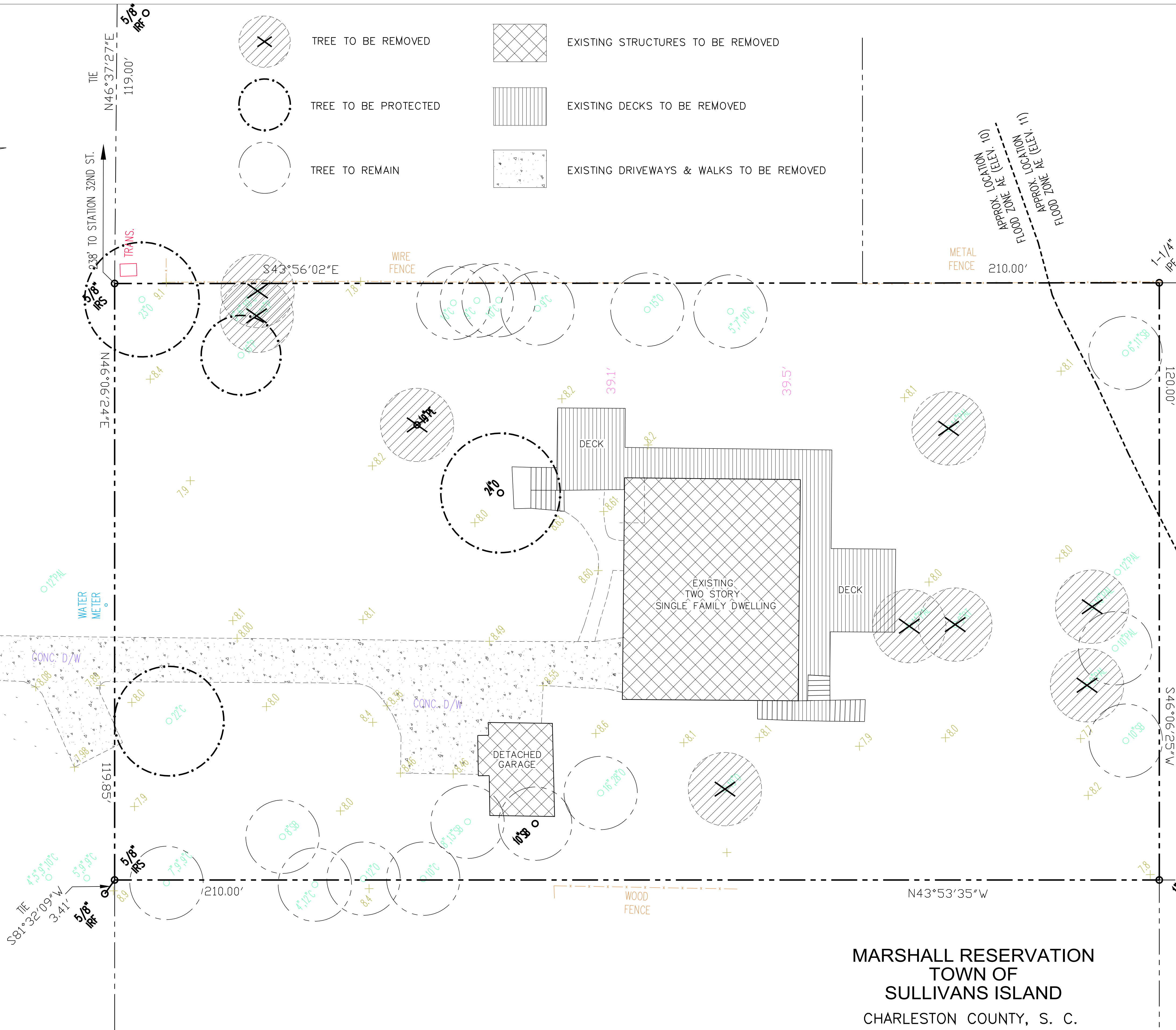
S-10-30

TBM-MAG NAIL
ELEV. 872
NAVD 88

PLOT PLAN

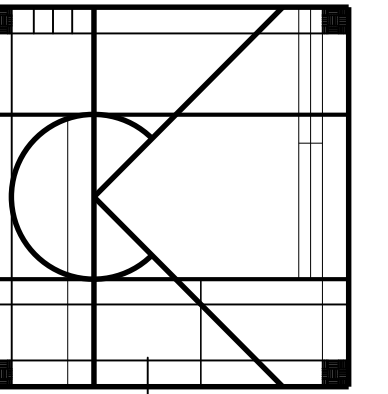


SCALE IN FEET



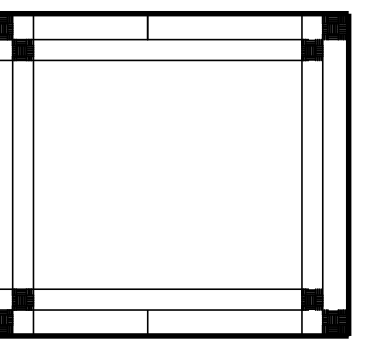
MARSHALL RESERVATION
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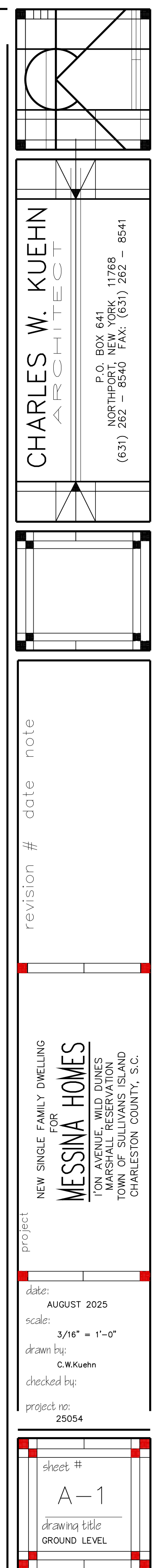
revision # date note

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ION AVENUE, WILD DUNES
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, S.C.

date:
AUGUST 2025
scale:
1/4" = 1'-0"
drawn by:
C.W.Kuehn
checked by:
project no:
25054

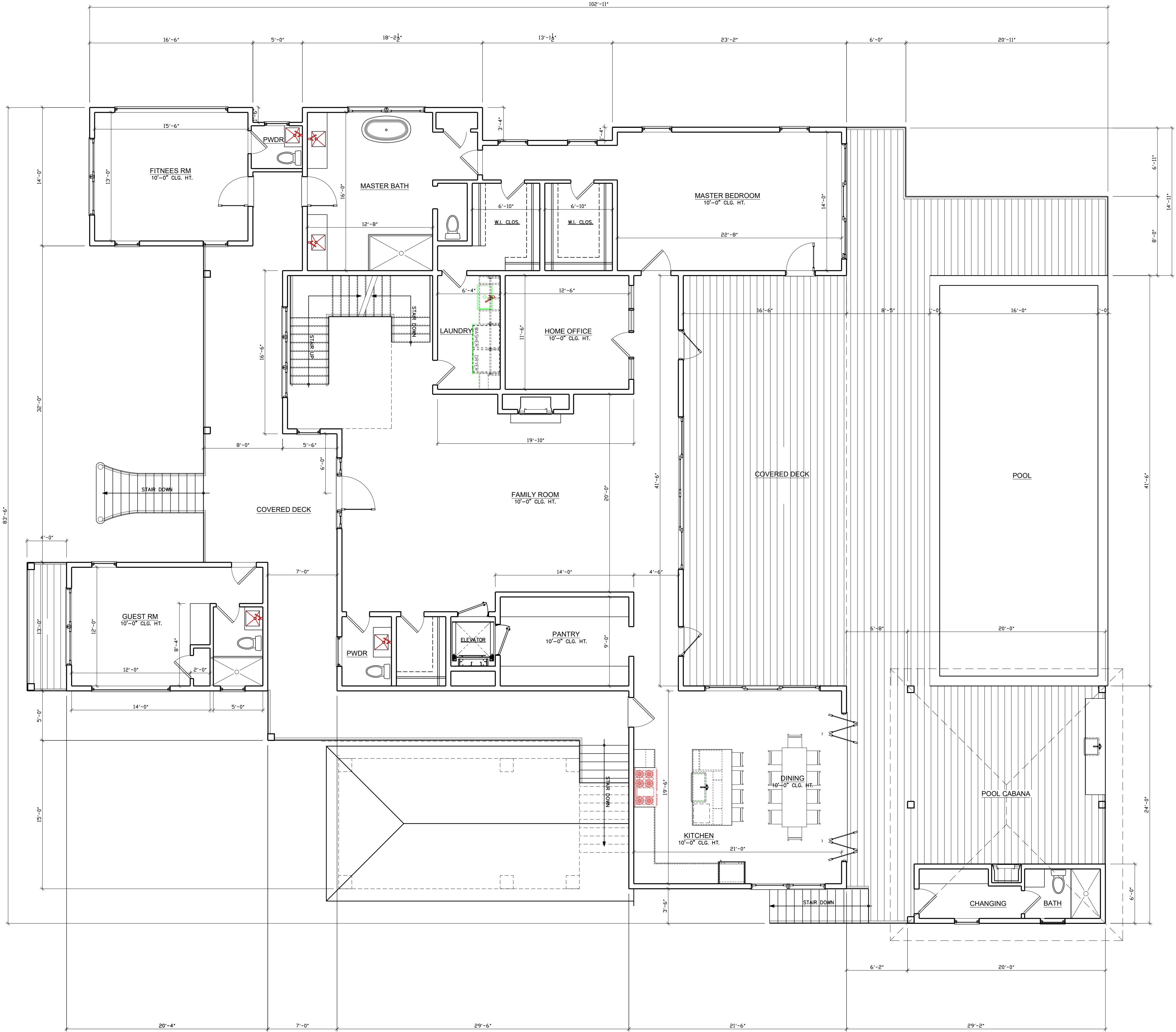
sheet #
ST-2
drawing title
PLOT PLAN

		3/16" = 1'-0"
CAR PORT	-	365 S.F.
GROUND LEVEL FOYER	-	200 S.F.
ELEVATOR	-	33 S.F.



1ST FLOOR PLAN

- 1ST FLOOR — 2,943 S.F.
GUEST ROOM — 264 S.F.
POOL CABANA — 500 S.F.
FRONT DECK — 572 S.F.
REAR DECK — 1,427 S.F.
POOL — 474 S.F.



revision # date note

project
NEW SINGLE FAMILY DWELLING
FOR
MESSINA HOMES
TON AVENUE, WILD DUNES
CHARLESTON, S.C.
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, S.C.

date:
AUGUST 2025
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3/16" = 1'-0"
drawn by:
C.W.Kuehn
checked by:
project no:
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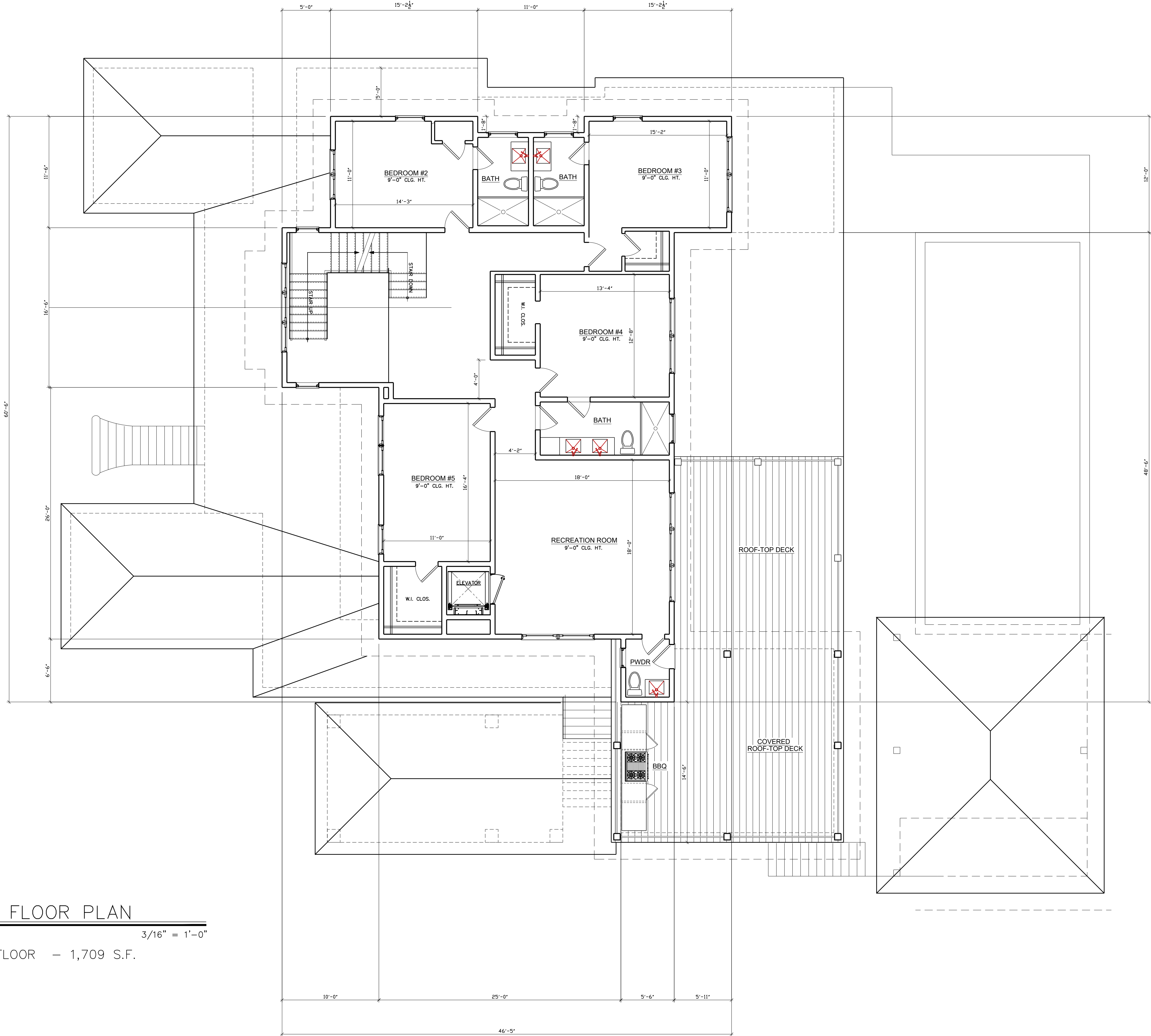
sheet #
A-2
drawing title
FIRST FLOOR PLAN

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2ND FLOOR PLAN

3/16" = 1'-0"

2ND FLOOR - 1,709 S.F.



project
NEW SINGLE FAMILY DWELLING
FOR
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TOWN OF SULLYVA'S ISLAND
CHARLESTON COUNTY, S.C.

date:
AUGUST 2025
scale:
3/16" = 1'-0"
drawn by:
C.W.Kuehn
checked by:
project no:
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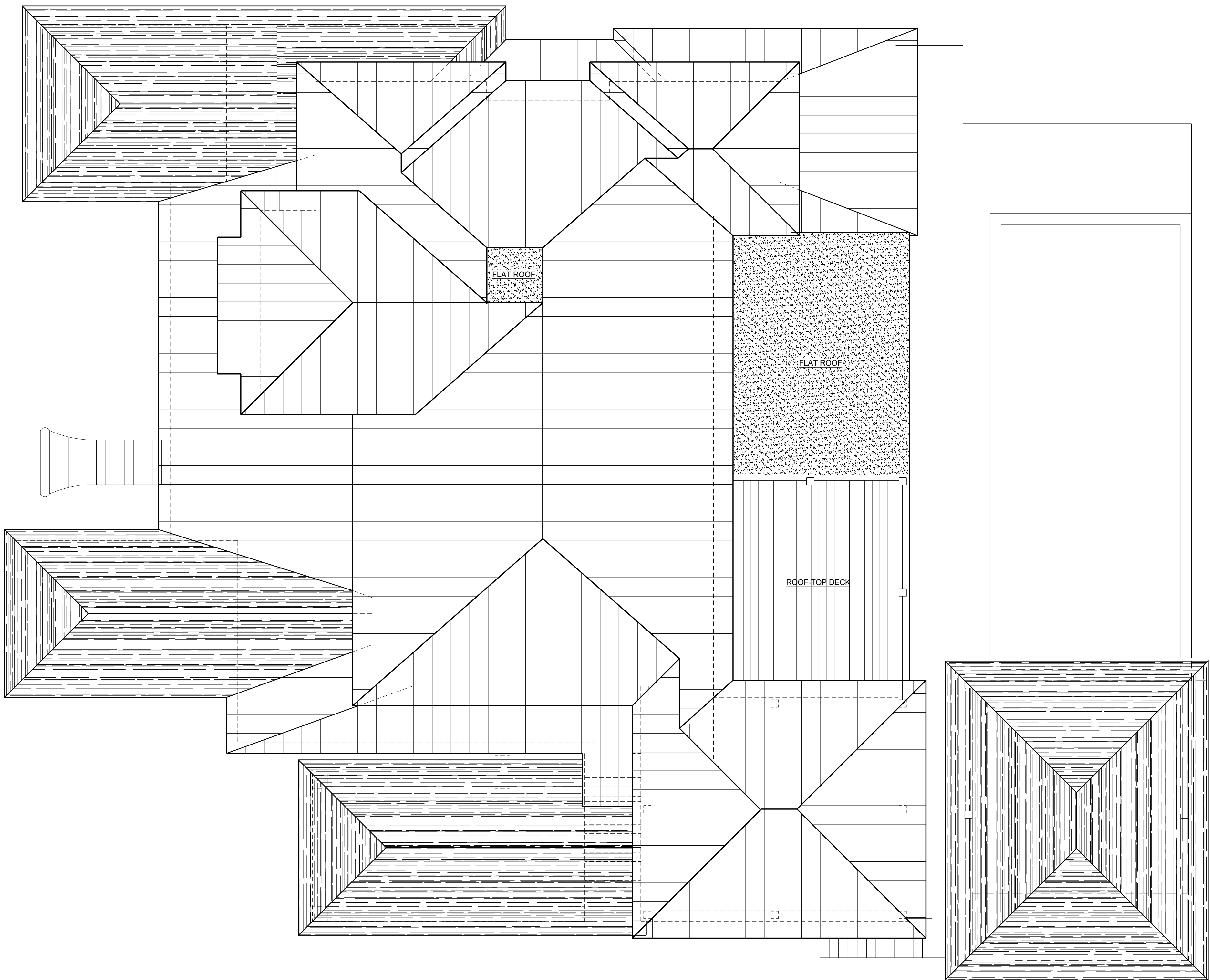
sheet #
A-3
drawing title
SECOND FLOOR PLAN

revision # date note

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ROOF PLAN

3/16" = 1'-0"



sheet #

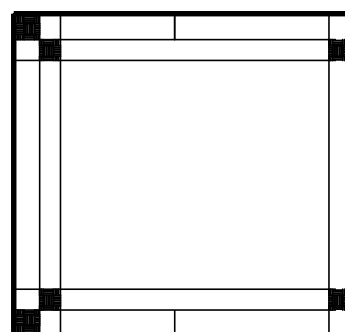
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drawing title
ROOF PLAN

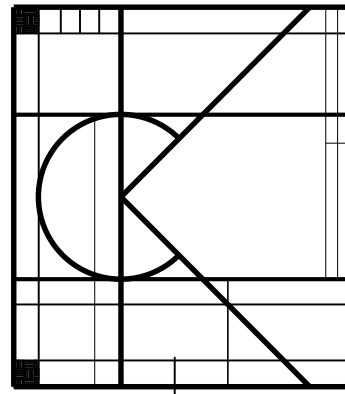
date: AUGUST 2025
scale: 3/16" = 1'-0"
drawn by: C.W.Kuehn
checked by:
project no: 25054

project
NEW SINGLE FAMILY DWELLING
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TON AVENUE, WILD DUNES
CHARLESTON, SOUTH CAROLINA
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revision # date note



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sheet #

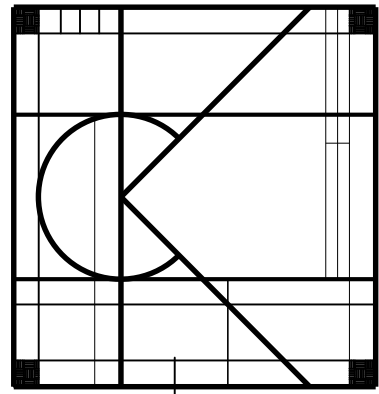
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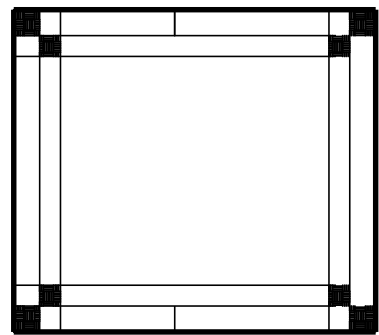
FRONT ELEVATION



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



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revision #	date	note

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NEW SINGLE FAMILY DWELLING
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CHARLESTON, SOUTH CAROLINA
TOWN OF SULLY'S ISLAND
CHARLESTON COUNTY, S.C.

date:
AUGUST 2025

scale:
1/4" = 1'-0"

drawn by:
C.W.Kuehn

checked by:

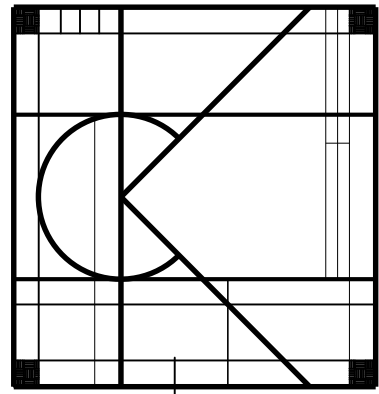
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sheet #
A-6
drawing title
LEFT ELEVATION



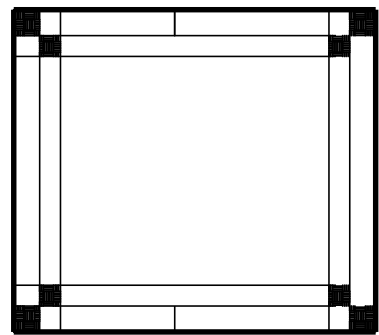
REAR ELEVATION

1/4" = 1'-0"



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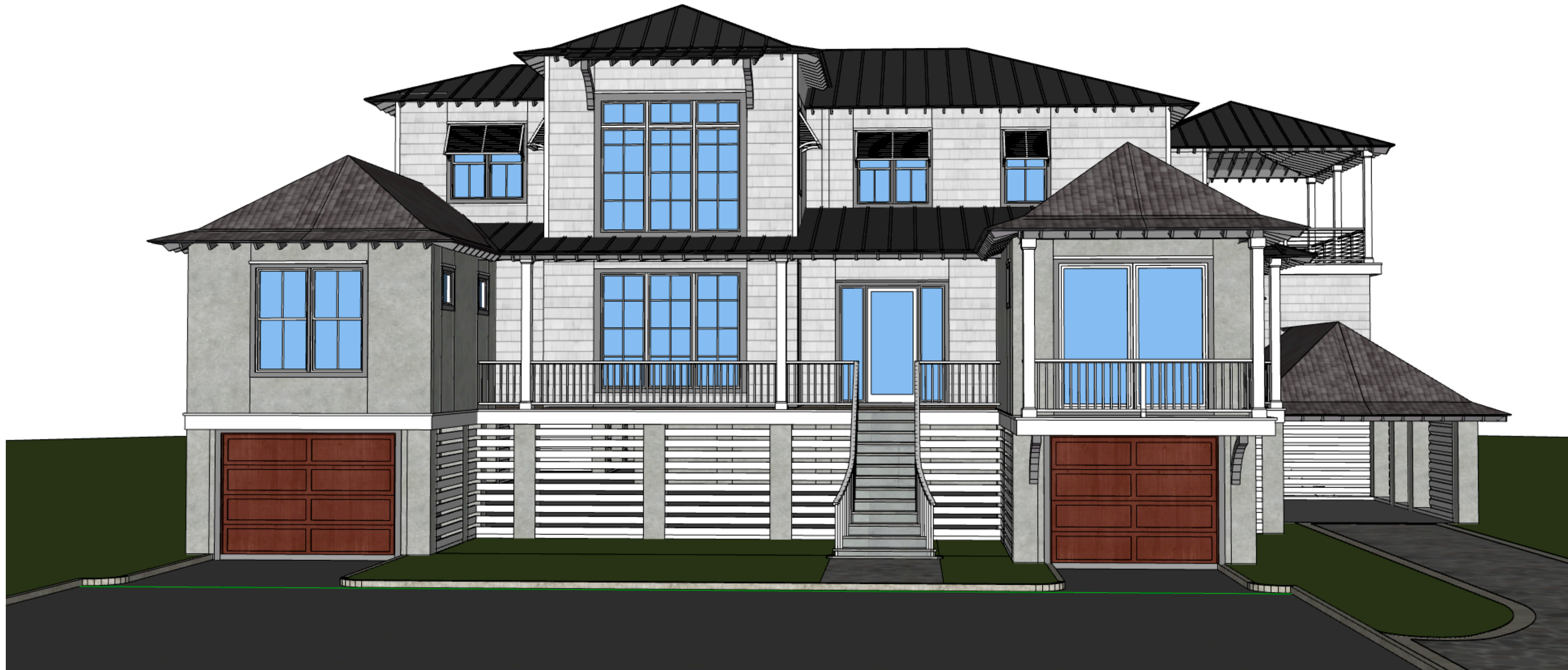


revision # date note

project
NEW SINGLE FAMILY DWELLING
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MESSINA HOMES
TON AVENUE, WILD DUNES
NORTHPORT, NEW YORK
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, S.C.

date:
AUGUST 2025
scale:
1/4" = 1'-0"
drawn by:
C.W.Kuehn
checked by:
project no:
25054

sheet #
A-7
drawing title
REAR ELEVATION



Front

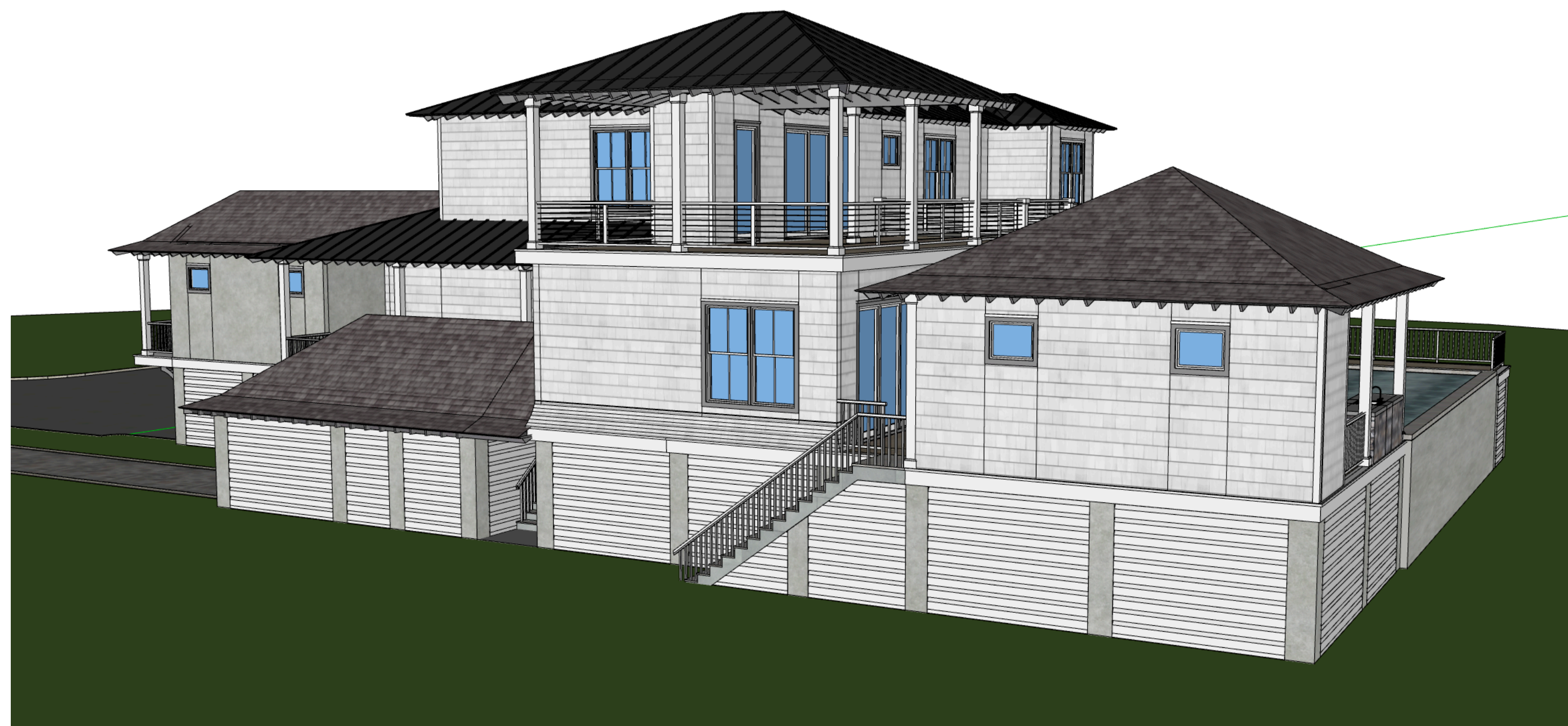




Front Left



Front Right



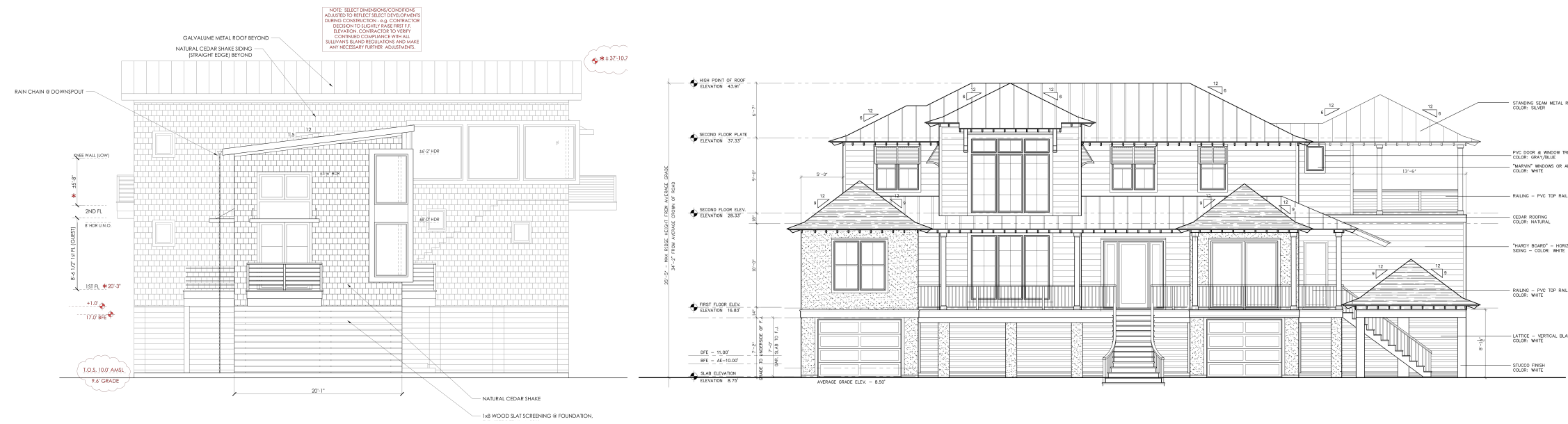
Back Right



Back Left



3121 I'on Ave.



3115 I'on Ave.

3109 I'on Ave.

Streetscape @ 3109 I'on Ave.



3103 I'on Ave.



Street View of 3109 I'on Ave.



3121 I'on Ave.

3115 I'on Ave.

3109 I'on Ave.

3103 I'on Ave.

Photographs of Streetscape

MAX

