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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE SCENARIOS AND SOLUTIONS SET FORTH THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE AE, EL. 11' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539K, MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE GRID NORTH NAD83 (2011).
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN, AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

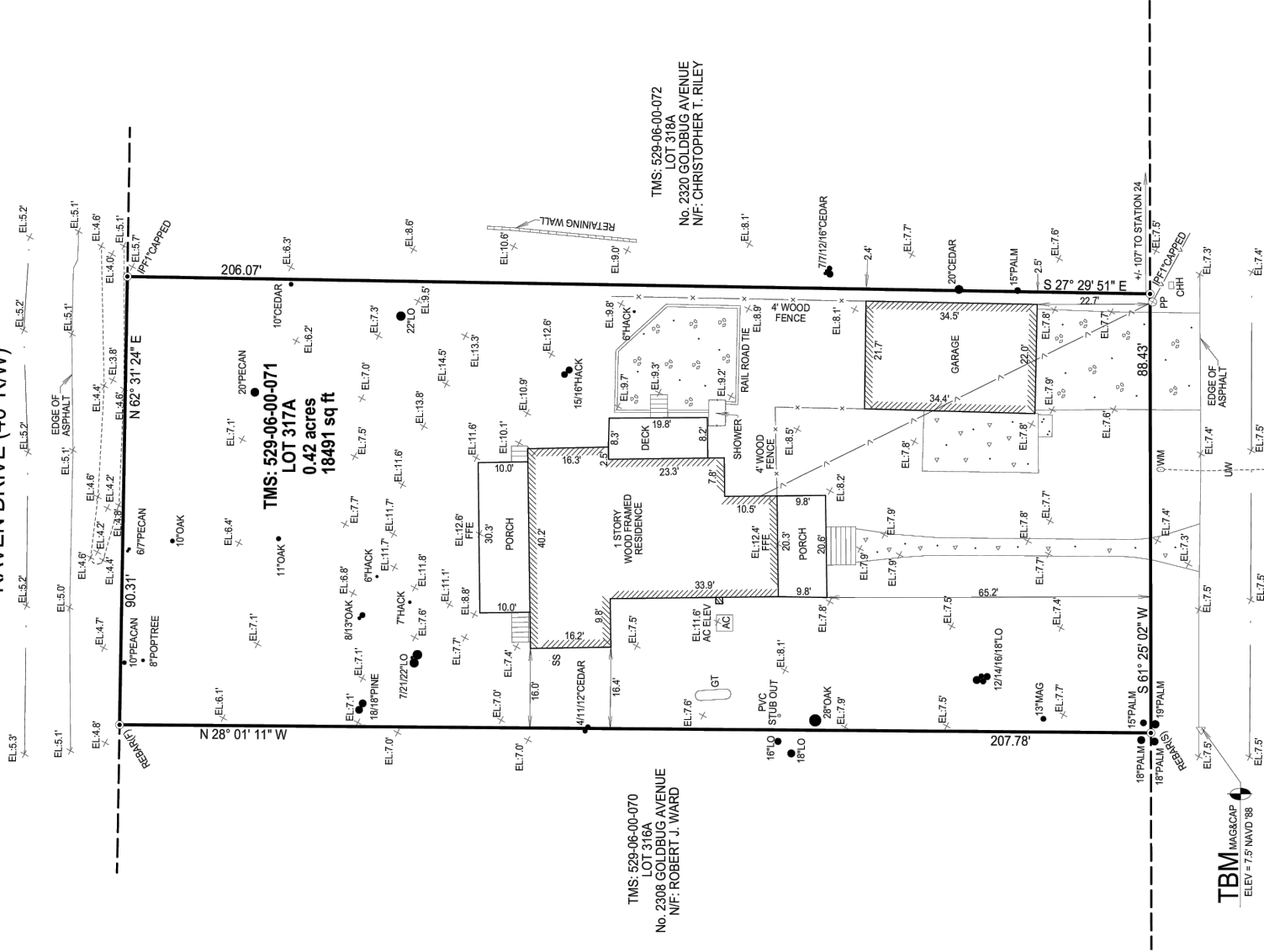
- REBAR(F)
REBAR(S)
PP
CHH
GT
WM
SS
FFE
EL 7.0'
15'PALM
10'PECAN
10'OAK
8"CHINABERRY
8"POPTREE
7"HACK
16"LO
20'CEDAR
18/18'PINE
7/7/12/16'CEDAR
N/F
R/W
- 5/8" REBAR FOUND, OLD.
- 5/8" REBAR SET NEW.
- 1" CAPPED PIPE FOUND, OLD.
- POWER POLE.
- COMMUNICATION HAND HOLE.
- GAS TANK.
- WATER METER.
- SEWER SERVICE.
- UNDERGROUND WATER UTILITY.
- FIRST FLOOR ELEVATION.
- SPOT ELEVATION 7.0' M.S.L. NAVD'88.
- 15" PALM DIAMETER AT BREAST HEIGHT.
- 10" PECAN DIAMETER AT BREAST HEIGHT.
- 10" OAK DIAMETER AT BREAST HEIGHT.
- 8" CHINABERRY DIAMETER AT BREAST HEIGHT.
- 8" POPCORN DIAMETER AT BREAST HEIGHT.
- 7" HACKBERRY DIAMETER AT BREAST HEIGHT.
- 16" LIVE OAK DIAMETER AT BREAST HEIGHT.
- 20" CEDAR DIAMETER AT BREAST HEIGHT.
- DOUBLE 18"/18" PINE DIAMETERS AT BREAST HEIGHT.
- CEDAR CLUSTER DIAMETERS AT BREAST HEIGHT.
- NOW OR FORMERLY OWNED BY.
- RIGHT-OF-WAY.

- GRAVEL
CONCRETE
PAVERS
WALL LINE
PROPERTY LINE
ADJACENT PROPERTY LINE
FENCE LINE
OVERHEAD POWER LINE
BUILDING LINE
UNDERGROUND WATER UTILITY

TMS: 529-06-00-070
LOT 316A
No. 2308 GOLDBUG AVENUE
N/F: ROBERT J. WARD

TMS: 529-06-00-072
LOT 318A
No. 2320 GOLDBUG AVENUE
N/F: CHRISTOPHER T. RILEY

RAVEN DRIVE (40' R/W)



ADDRESS IS No. 2314
GOLDBUG AVENUE (40' R/W)

PLAT OF LOT 317A (0.42 ACRES), ATLANTICVILLE,
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.
PRESENTLY OWNED BY CKR HOLDINGS, LLC.



SCALE: 1" = 20'

DATE: APRIL 4, 2024
REV. MARCH 26, 2025

REF: PLAT BK. "DA", PG. 7

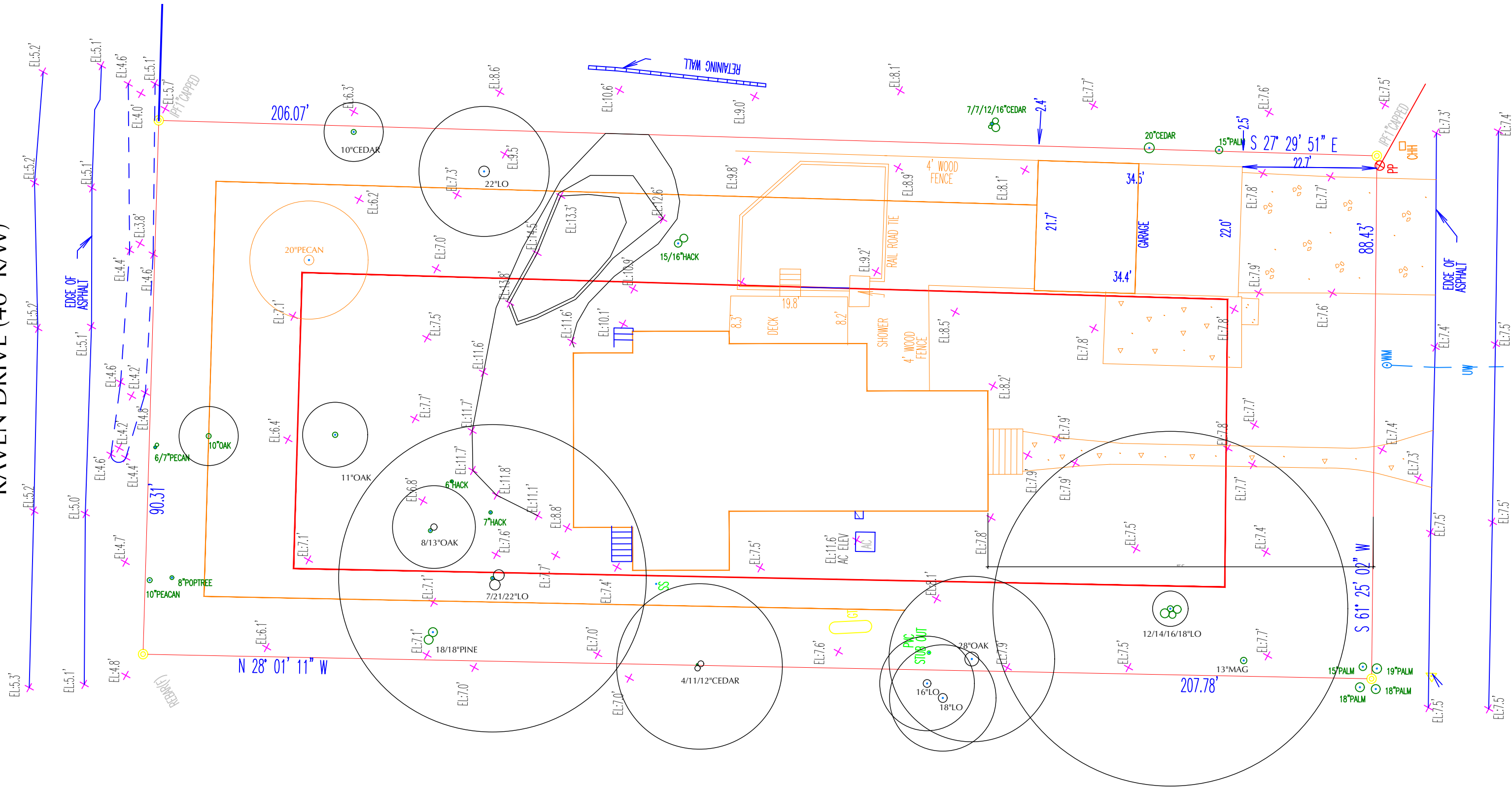
TMS: 529-06-00-071

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847

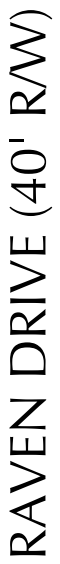


CHARLESTON COUNTY
SOUTH CAROLINA

RAVEN DRIVE (40' RW)



GOLDBUG AVENUE (40' RW)



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S3

PROPOSED SITE PLAN

PRIVATE RESIDENCE . 2314 GOLDBUG AVENUE . SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street . charleston, south carolina 29401 843.814.2031



2314 GOLDBUG AVENUE

TMS # 529-06-00-071

FLOOD ZONE: AE-11

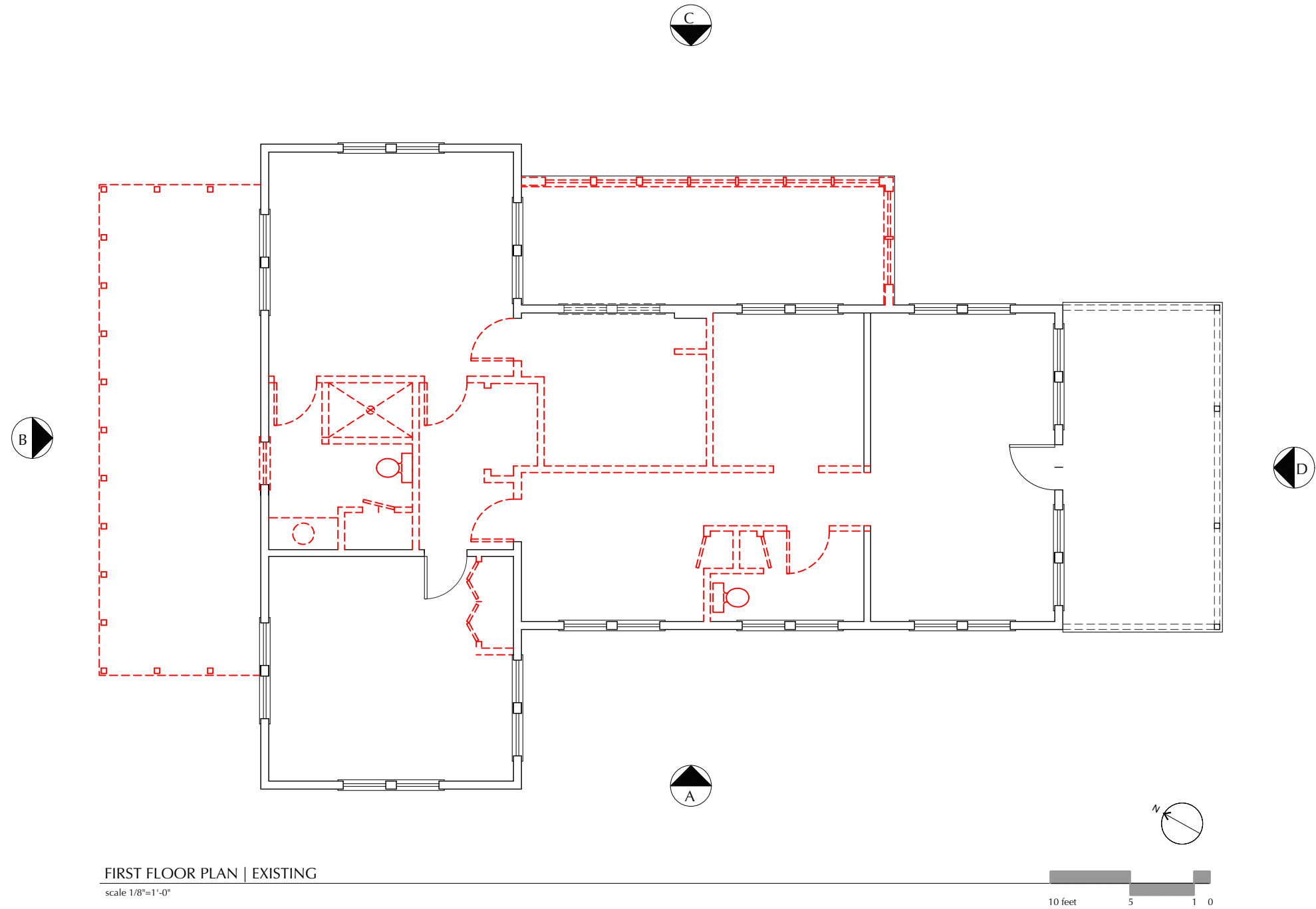
LOT SIZE : 18,491 SF

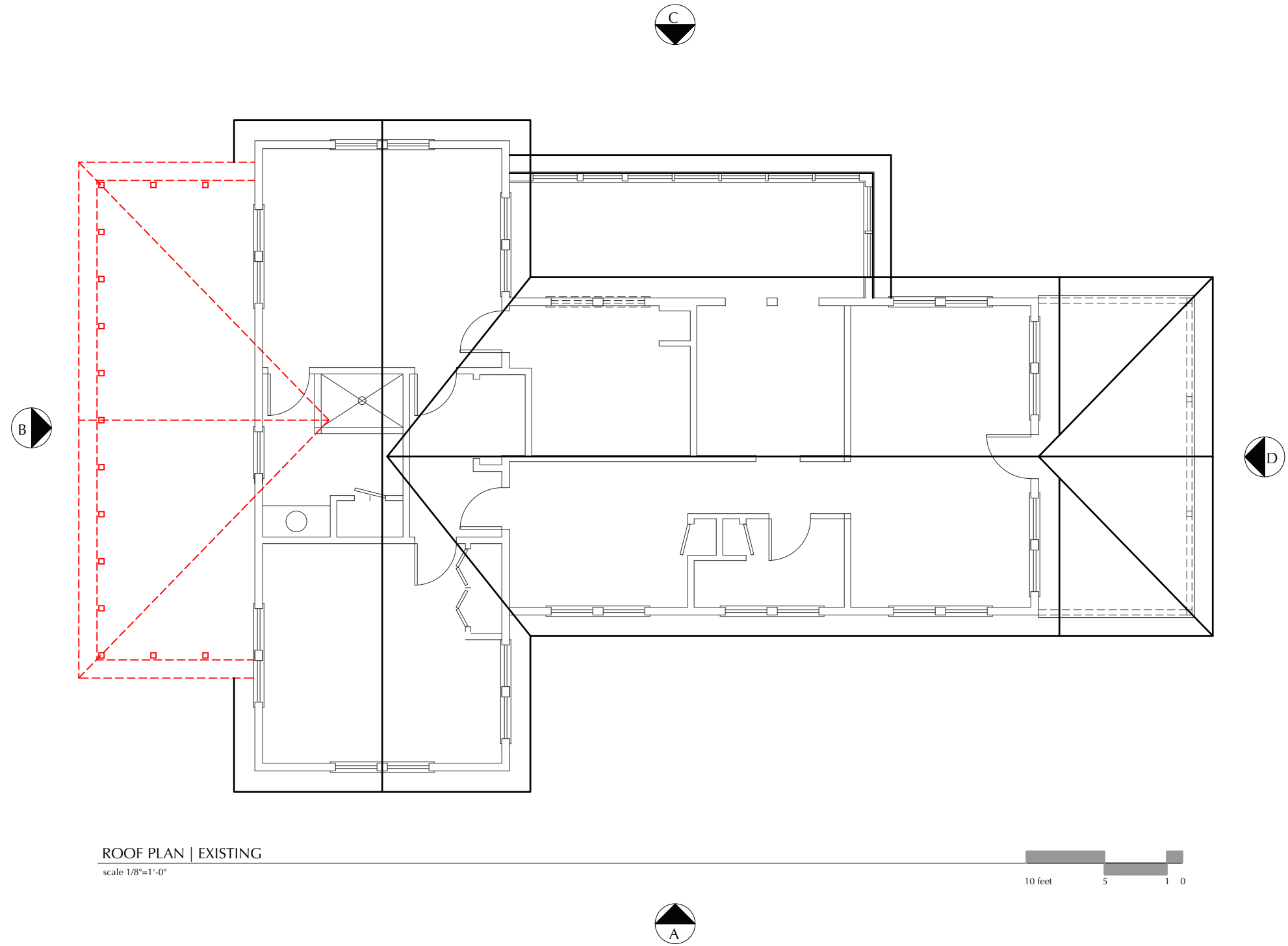
	EXISITNG	PROPOSED
PRINCIPAL BLDG. AREA	1,536 SF	3,740 SF
HEATED FIRST FLOOR	1,536 SF	2,934 SF
HEATED SECOND FLOOR	0 SF	805 SF
ACCESSORY STRUCTURE	759 SF	360 SF
PRINCIPAL BLDG. COVERAGE	1,536 SF	2,934 SF
PORCHES	200 SF	658 SF
STAIRS	48 SF	92 SF
TERRACE DECK	658 SF	406 SF
POOL	0 SF	240 SF
	0 SF	200 SF
IMPERVIOUS PAVING	940 SF	0 SF
IMPERVIOUS COVERAGE	3,382 SF (18%)	4,890 SF (26%)

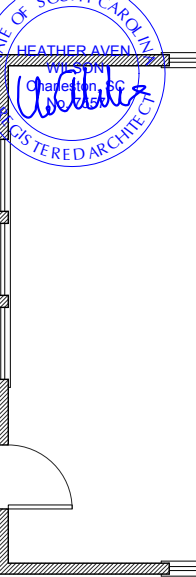
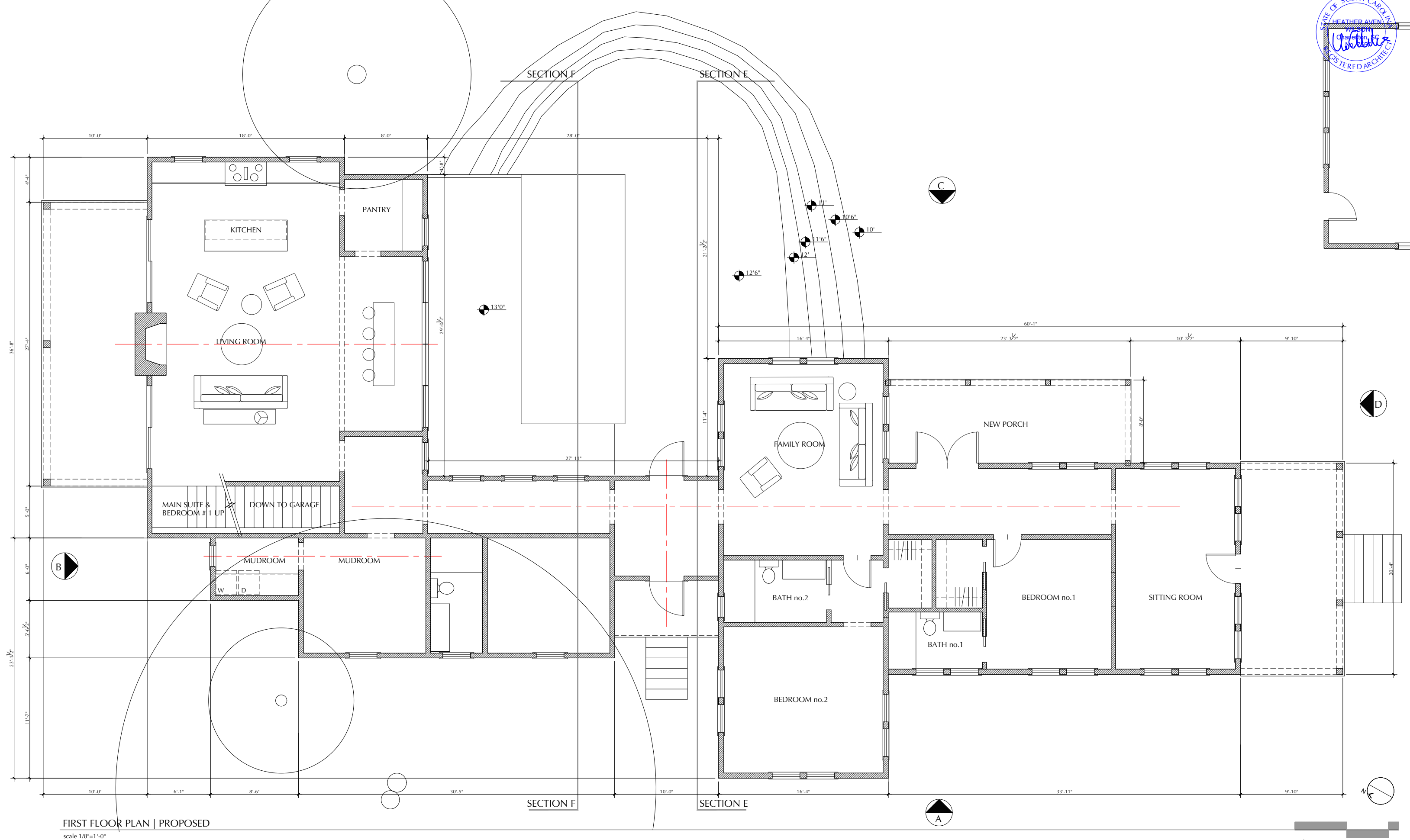
principal building coverage permitted = (18,491 x .15) = 2,774 sf

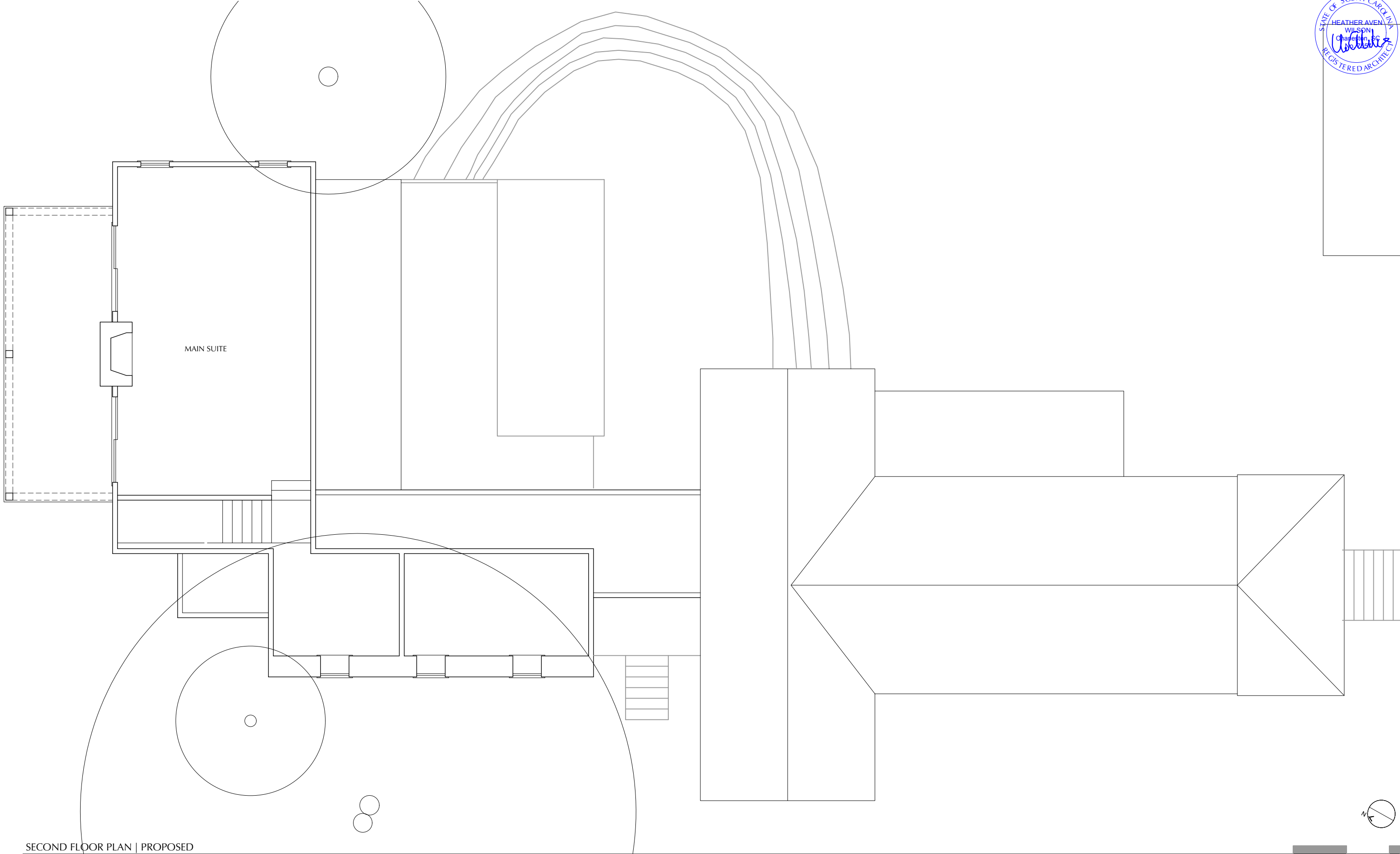
impervious coverage area permitted = (18,491 x .30) = 5,548 sf

principal building area permitted = (18,491-5000sf)/10 +2400 sf = 3,749 sf







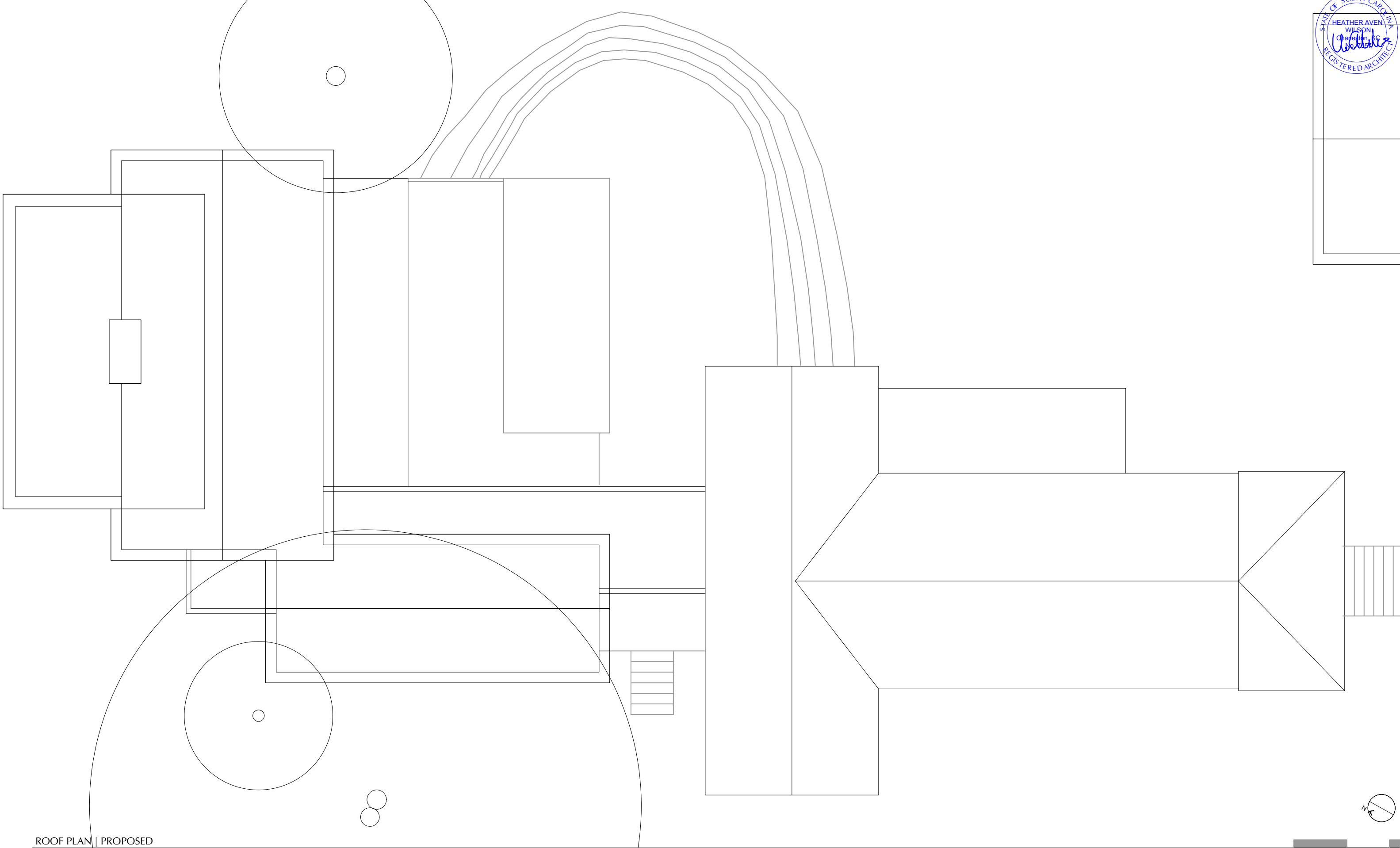


SECOND FLOOR PLAN | PROPOSED

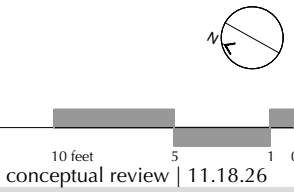
scale 1/8"=1'-0"

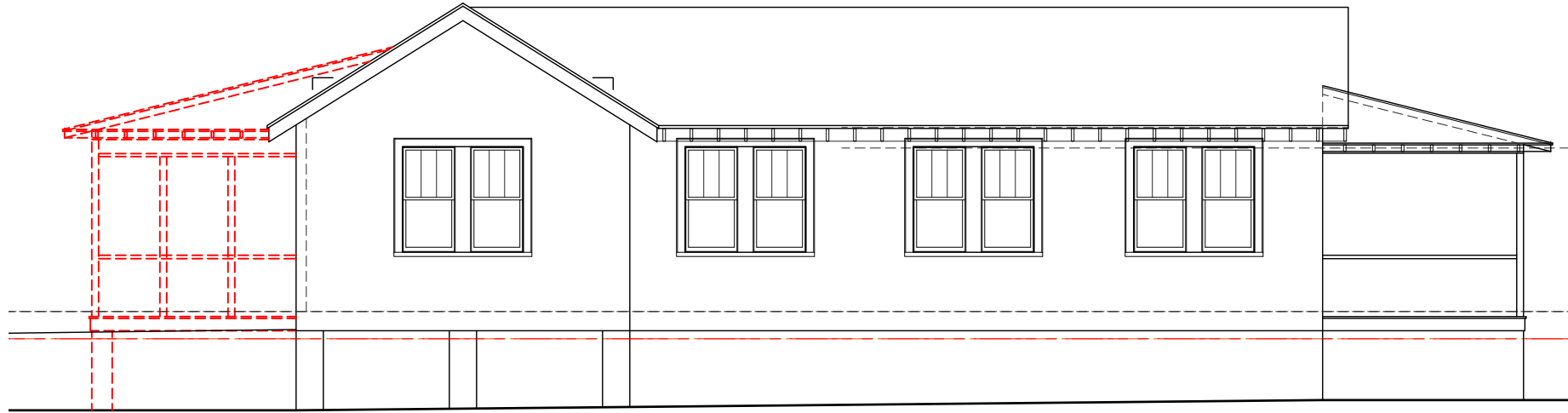


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ROOF PLAN | PROPOSED
scale 1/8"=1'-0"





A. WEST ELEVATION | EXISTING

scale 1/8"=1'-0"

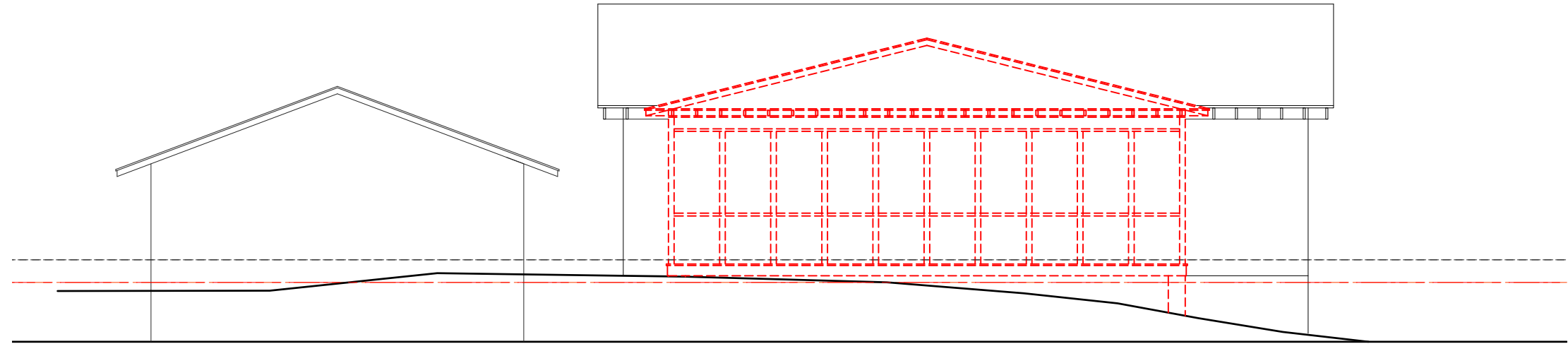


A. WEST ELEVATION | PROPOSED

scale 1/8"=1'-0"

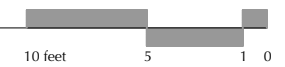


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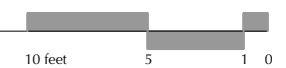
B. NORTH ELEVATION | EXISTING

scale 1/8"=1'-0"

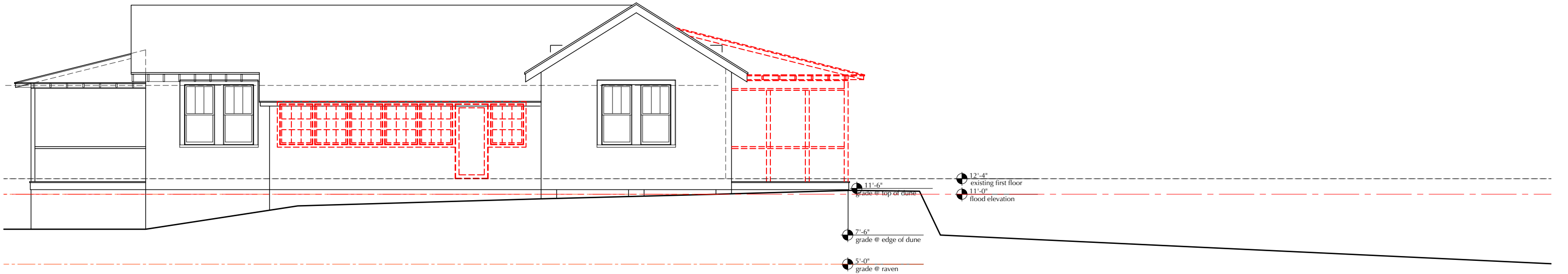


B. NORTH ELEVATION | PROPOSED

scale 1/8"=1'-0"



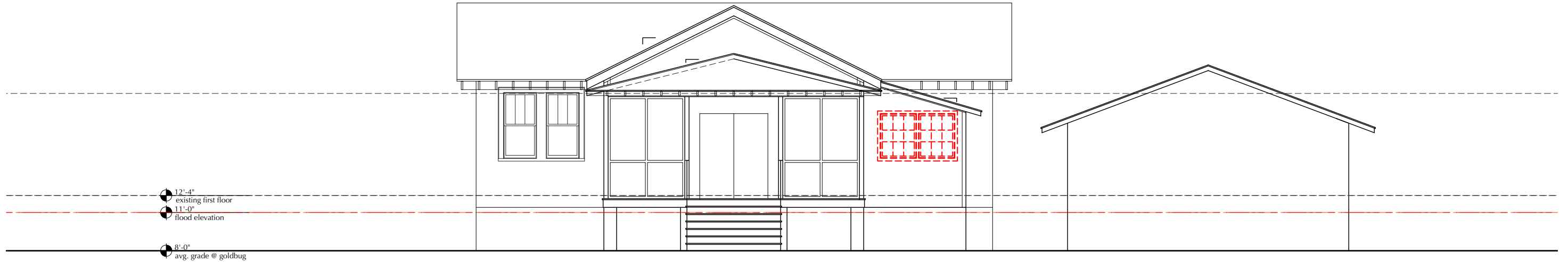
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C. EAST ELEVATION | EXISTING
scale 1/8"=1'-0"



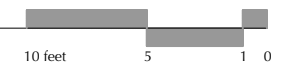
C. EAST ELEVATION | PROPOSED
scale 1/8"=1'-0"



C. SOUTH ELEVATION | EXISTING
scale 1/8"=1'-0"



C. SOUTH ELEVATION | PROPOSED
scale 1/8"=1'-0"



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