

ROBERT FRANK SURVEYING
1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
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SIMON AND RACHEL BLACK
TMS #151-00-00-272

LOT 5-C
TOTAL AREA
4.352 Acres
189570 Sq Feet

LOT 5-C
HIGHLAND
3.100 Acres
135027 Sq Feet

LOT 5-B
TOTAL AREA
5.746 Acres
250287 Sq Feet

AREA EXCLUDING
EASEMENT
5.010 Acres
218240 Sq Feet

LOT 5-A
1.766 Acres
76912 Sq Feet

INGRESS-EGRESS/UTILITY EASEMENT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 40°48'42" W | 71.13' |
| L2 | N 60°23'07" W | 161.44' |
| L3 | N 26°04'42" W | 123.07' |
| L4 | N 22°04'02" W | 511.42' |
| L5 | N 22°04'02" W | 436.74' |

RANSOM CADSDEN III
TMS #151-00-00-034

A BOUNDARY SURVEY
AND SUBDIVISION OF LOT 5
LOCATED ON WADMALAW ISLAND
CHARLESTON COUNT, SOUTH CAROLINA

NOTES:

1. TMS #151-00-00-033
2. PLAT REFERENCE: BOOK CJ PAGE 056, BOOK DA PAGE 044.
3. IRON PIPES FOUND AT ALL CORNERS.
4. LOCATED IN FLOOD ZONE "X" AND ZONE SHADED "X" PER FIRM COMMUNITY-PANEL #455413 0785-K, PANEL INDEX DATED 01/29/21, MAP REVISED 01/29/21. (MAP #45019C0785K)
5. THERE ARE NO GRAND TREES 24" DBH OR GREATER LOCATED WITHIN THE NEW INGRESS-EGRESS/UTILITY EASEMENT UNLESS SHOWN HEREON.
5. OWNED BY: SIMON BLACK

SEWER/WATER NOTES:

THESE LOTS DO MEET CURRENT MINIMUM REQUIREMENTS OF SC DHEC REGULATION AND APPLICABLE STANDARDS FOR INSTALLATION OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS TO SERVE A 4 BEDROOM SINGLE FAMILY RESIDENCE (480 GALLONS/DAY)

WATER SUPPLY FOR THESE LOTS SHALL BE BY INDIVIDUAL WELLS.



GENERAL PROPERTY SURVEY

NOTE:
THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS., SC REG. NO. 4177. COPYRIGHT © 2022, ROBERT L. FRANK

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL 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 FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DATE: OCTOBER 27, 2022
REVISED: JANUARY 9, 2023
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- IRON PIPE FOUND
- IPS (IRON PIN SET 1/2" REBAR)
- △ COMPUTED POINT
- PROPERTY LINE
- ADJOINER LINE
- - - DRAINAGE/SEWER EASEMENT LINE
- - - INGRESS-EGRESS EASEMENT
- - - FLOOD ZONE CHANGE AS SCALED FROM FLOOD MAP
- - - OVERHEAD POWERLINE

LOCATION SKETCH (N.T.S.)

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

| | |
|------------------------|--------------------------|
| MAXIMUM DENSITY | 1 DWELLING UNIT PER ACRE |
| MINIMUM LOT AREA | 30,000 SQUARE FEET |
| MINIMUM LOT WIDTH | 100 FEET |
| MINIMUM SETBACKS | |
| FRONT/STREET SIDE | 50 FEET |
| INTERIOR SIDE | 15 FEET |
| REAR | 30 FEET |
| OCRM CRITICAL LINE | 50 FEET |
| MAXIMUM BUILDING COVER | 30% OF LOT |
| MAXIMUM HEIGHT | 35 FEET |

WETLANDS NOTE:

WETLANDS AS SHOWN HEREON ARE PER THE CHARLESTON COUNTY GIS AT <https://gisweb.charlestoncounty.org> AND THE NATIONAL WETLANDS INVENTORY WEBSITE AT <https://www.fws.gov/wetlands/Data/Mapper.html>. THIS PROPERTY HAS NOT BEEN INSPECTED BY THE US ARMY CORPS OF ENGINEERS FOR A WETLANDS JURISDICTIONAL DETERMINATION AT THE TIME OF THIS SURVEY. THE CHARLESTON COUNTY STORMWATER DEPT. MAY REQUIRE A CORPS JD UPON APPLICATION FOR BUILDING PERMITS.

I/WE HEREBY DEDICATE THE NEW INGRESS-EGRESS EASEMENT AND GENERAL UTILITY EASEMENT SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS. THE OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE.

1. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND SUBDIVISION REGULATIONS. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON ROAD STANDARDS.
2. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO: GARBAGE DISPOSAL, PUBLIC WATER, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
3. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
4. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
5. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
6. EXISTING AND PROPOSED INGRESS/EGRESS EASEMENTS AND/OR PRIVATE RIGHTS-OF-WAY THAT PROVIDE ACCESS TO THE LOTS CREATED BY THIS PLAT MUST BE CONSTRUCTED, INSPECTED, AND APPROVED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE IN THE LOCATION SHOWN ON THIS PLAT AND SHALL BE CONSTRUCTED FROM THEIR POINT OF CONNECTION TO AN EXISTING PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY TO THE LOT(S) PROPOSED FOR DEVELOPMENT PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR NEW CONSTRUCTION OF STRUCTURES, WITH THE EXCEPTION OF ADDITIONS/RENOVATIONS TO EXISTING STRUCTURES THAT ARE LEGALLY PERMITTED AND NEW CONSTRUCTION OF ACCESSORY STRUCTURES. IN ADDITION, STREET SIGNS ON NAMED INGRESS/EGRESS EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHALL BE INSTALLED AND INSPECTED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

APPROVAL AND RECORDING STAMPS

APPROVED PLAT
Karen Hollings
Director of Planning
Charleston County Planning Commission
SBM102236 03-02-2023
App# Date

| RECORDED | |
|--|----------------------------|
| DATE: 3/3/2023 | TIME: 10:26:03 AM |
| Book-Page S23 0045 | DocType Small Plat |
| Karen Hollings, Register of Deeds, Charleston County, SC | |
| Record Fee \$25.00 | CHARLESTON COUNTY PLANNING |
| Postage \$0.00 | 0 |
| TOTAL \$25.00 | 0 |
| Drawer 0 | 0 |
| Clerk SLW | |
| Location: ETIENNE AVE | |