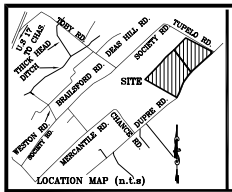


LOCATION MAP (n.t.s)

RMC

CHARLESTON COUNTY PLANNING

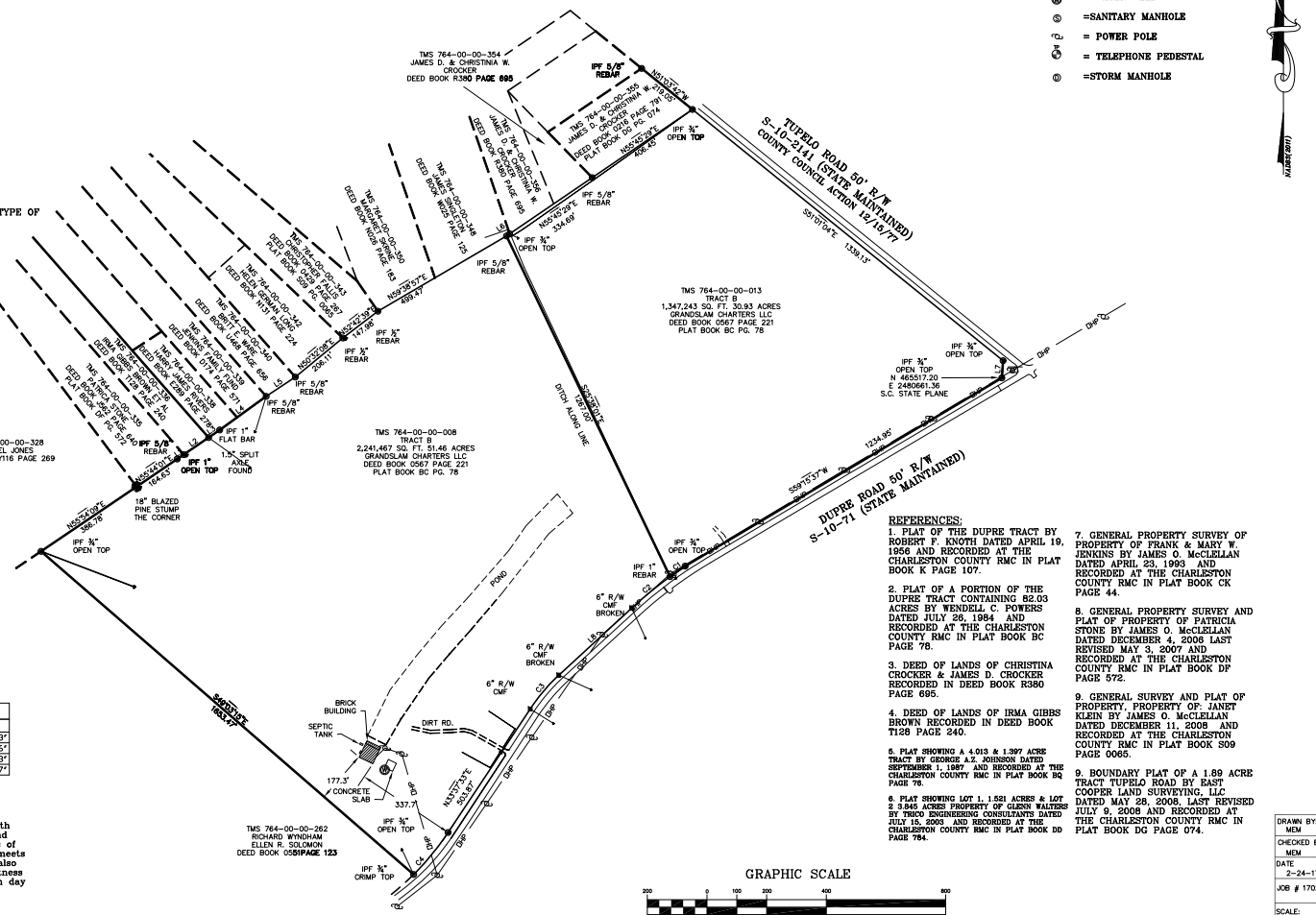
ZONING PERMITS REQUIRED:
1. CLEARING AND GRUBBING, INCLUDING AND GRADING, DRAINAGE, OR CONSTRUCTION OF ROADS OR UTILITIES IN A SUBDIVISION.
2. PRIOR TO ISSUANCE OF A ZONING PERMIT, A PRE-CONSTRUCTION PLANNING CONFERENCE FOR TREE PRESERVATION, AS SPECIFIED IN ARTICLE 9.4 OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS, SHALL BE HELD WITH THE PLANNING DIRECTOR'S REPRESENTATIVE, THE APPLICANTS, AND ANY OTHER PARTIES DEEMED APPROPRIATE FOR THE PURPOSE OF DETERMINING IF THERE IS A NEED FOR ADDITIONAL TREE PROTECTION TECHNIQUES AND FOR DESIGNATING PLACEMENT OF THE TREE BARRICADES, CONSTRUCTION EMPLOYEE PARKING, TEMPORARY CONSTRUCTION OFFICES, AND DUMPSTERS.

LEGEND:

- IPS = IRON SET (5/8" REBAR UNLESS OTHERWISE NOTED)
- IPF = IRON FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
- CMF= CONCRETE MONUMENT FOUND
- = SIGN
- =LIGHT POLE
- =FIRE HYDRANT
- =WATER VALVE
- = WATER METER
- = WATER WELL
- =SANITARY MANHOLE
- = POWER POLE
- = TELEPHONE PEDESTAL
- =STORM MANHOLE

NOTES:

1. AREA DETERMINED BY COORDINATES.
2. THIS PROPERTY LIES IN FLOOD ZONE ' AE' ELEVATION 15 AS SHOWN ON FEMA MAP 45019C0205J DATED 11-17-04.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCED PLATS AND DEEDS MAY NOT BE SHOWN ON THIS SURVEY.
4) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
5) DISTANCE SHOWN ON MAP ARE HORIZONTAL GROUND DISTANCES.
6) DATE OF FIELD SURVEY FEBRUARY 2017.
7) THERE IS NO HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION IN PLACE OR RULES THAT WILL PREVENT OR VIOLATE THE PLAT PUT FORTH.
8) THE PURPOSE OF THIS SURVEY IS A SITE PLAN OF TMS 764-00-00-008 & 764-00-00-013.
9) ZONING IS AGR SETBACKS ARE 50' FRONT, 15 SIDES, 30' REAR, DENSITY IS 1 DWELLING PER ACRE.
10) THIS PLAT IN NO WAY IMPLIES THAT PARCEL TMS 764-00-00-008 OR 764-00-00-013 MEETS MINIMUM SC DHEC STANDARDS FOR ANY TYPE OF SUBSURFACE SEPTIC DISPOSAL SYSTEM.
11) THIS PROPERTY IS TO BE SERVED BY PRIVATE WELL AND SEPTIC TANK, NEAREST PUBLIC WATER AND SEWER IS 14 MILES AWAY.
12) HORIZONTAL DATUM IS NAD83(2011) S.C. STATE PLANE COORDINATES VERTICAL DATUM IS NGVD 29, AND IS BASED ON SCGS BM DUPRE.


TMS 764-00-00-354
JAMES D. & CHRISTINNA W. CROCKER
DEED BOOK R390 PAGE 695
IPF 5/8" REBAR
N55°32'22"W
TMS 764-00-00-355
JAMES D. & CHRISTINA W. CROCKER
DEED BOOK 0358 PAGE 791
PLAT BOOK DS PG. 074
S55°32'22"E
208.45'
IPF ¾" OPEN TOP
TUPELO ROAD 50' R/W
S-10-241 (STATE MAINTAINED)
COUNTY COUNCIL ACTION 12/14/77
S51°01'04"E 1338.13'
N55°32'22"W
IPF 5/8" REBAR
N05°50'28"E
434.69'
IPF ¾" OPEN TOP
IPF 5/8" REBAR
TMS 764-00-00-013
TRACT B
1,347,243 SQ. FT. 30.93 ACRES
GRANDSLAM CHARTERS LLC
DEED BOOK 0567 PAGE 221
PLAT BOOK BC PG. 78
IPF ¾" OPEN TOP
N 465517.20
E 2480661.36
S.C. STATE PLANE
DITCH ALONG LINE
S55°32'22"E
128.00'
TMS 764-00-00-008
TRACT B
2,241,467 SQ. FT. 51.46 ACRES
GRANDSLAM CHARTERS LLC
DEED BOOK 0567 PAGE 221
PLAT BOOK BC PG. 78
TMS 764-00-00-328
NATANIEL JONES
DEED BOOK Y116 PAGE 269
IPF 5/8" REBAR
IPF 1" OPEN TOP
N55°32'22"W
184.63'
18" BLAZED PINE STUMP THE CORNER
N55°32'22"W
388.78'
IPF ¾" OPEN TOP
IPF 5/8" REBAR
IPF 1" FLAT BAR
1.5" SPLIT AXLE FOUND
N55°32'22"W
206.17'
IPF ¾" REBAR
N55°32'22"W
147.96'
IPF ¾" REBAR
N59°28'57"E
498.97'
IPF 5/8" REBAR
TMS 764-00-00-350
WYNDHAM GRANT
DEED BOOK R028 PAGE 165
TMS 764-00-00-349
JAMES D. & CROCKER
DEED BOOK R390 PAGE 125
TMS 764-00-00-343
DEED BOOK 0358 PAGE 791
PLAT BOOK DS PG. 074
TMS 764-00-00-342
DEED BOOK N131 PAGE 224
TMS 764-00-00-340
DEED BOOK 0174 PAGE 571
TMS 764-00-00-339
DEED BOOK E265 PAGE 279
TMS 764-00-00-338
DEED BOOK 0174 PAGE 571
TMS 764-00-00-337
DEED BOOK E265 PAGE 279
TMS 764-00-00-336
DEED BOOK 0174 PAGE 571
TMS 764-00-00-335
DEED BOOK 0129 PAGE 240
TMS 764-00-00-334
DEED BOOK 0129 PAGE 240
TMS 764-00-00-333
DEED BOOK 0129 PAGE 240
TMS 764-00-00-332
DEED BOOK 0129 PAGE 240
TMS 764-00-00-331
DEED BOOK 0129 PAGE 240
TMS