

DHEC-OCRM CRITICAL LINE STATEMENT
 THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF DEPARTMENT (SCDHEC-OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC-OCRM, SCDHEC-OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

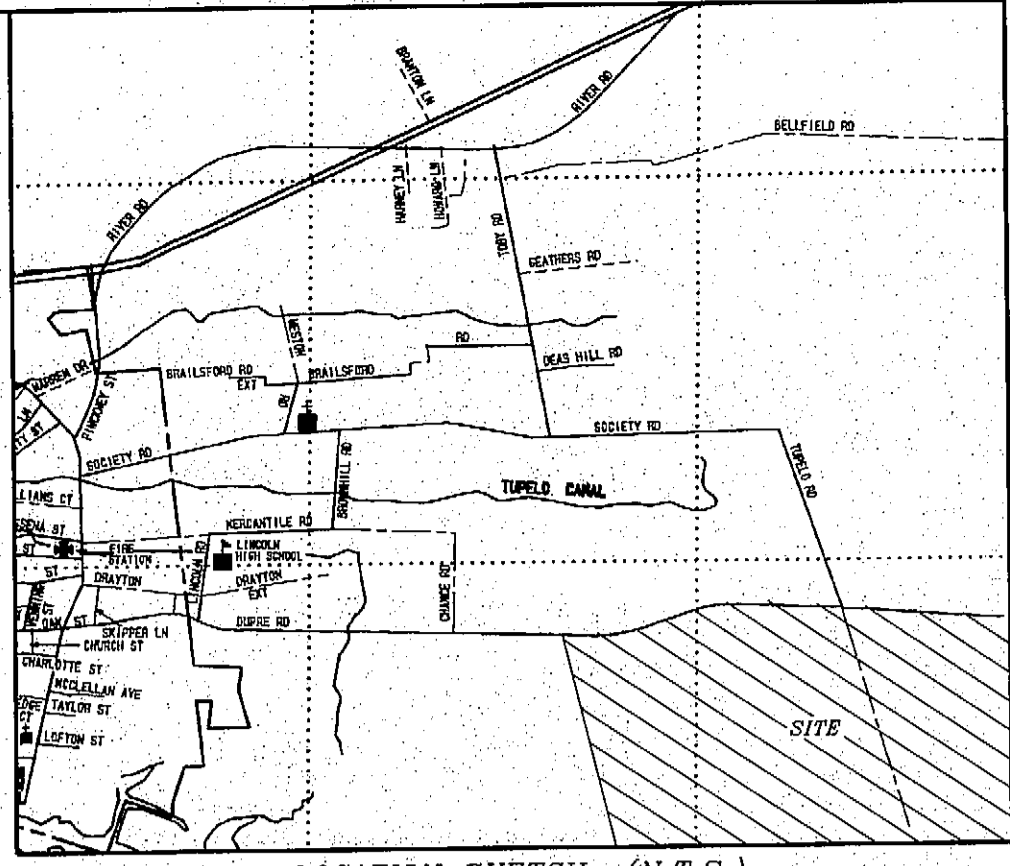
Robert Frank
 SIGNATURE DATE
 THE CRITICAL LINE SHOWN ON THIS PLAN IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

RESIDUAL AREA
 (INCLUDING CEMETARY)
 586.8 Acres

TRACT 1 - TOTAL AREA
 199.0744 Acres
 AREA ABOVE CRITICAL LINE "A"
 143.9559 Acres

R/W - WATERFRONT DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

MAXIMUM DENSITY	1 DWELLING UNIT PER 25 ACRES
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	250 FEET
MINIMUM LOT WIDTH AVG.	250 FEET
MINIMUM SETBACKS	
FRONT/STREET SIDE	50 FEET
INTERIOR SIDE	15 FEET
REAR	30 FEET
OCRM CRITICAL LINE	50 FEET
CRITICAL LINE BUFFER	35 FEET
MAXIMUM BUILDING COVER	30% OF LOT
MAXIMUM HEIGHT	35 FEET

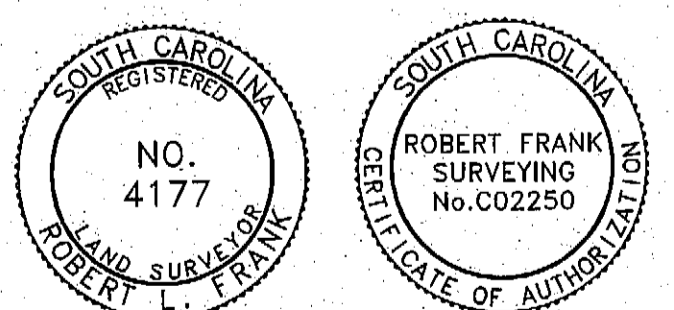
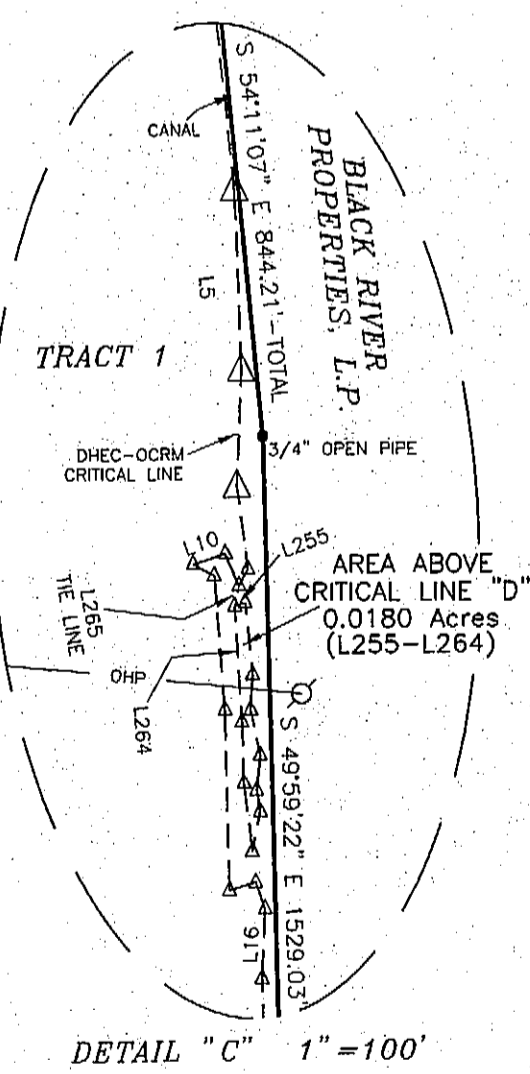
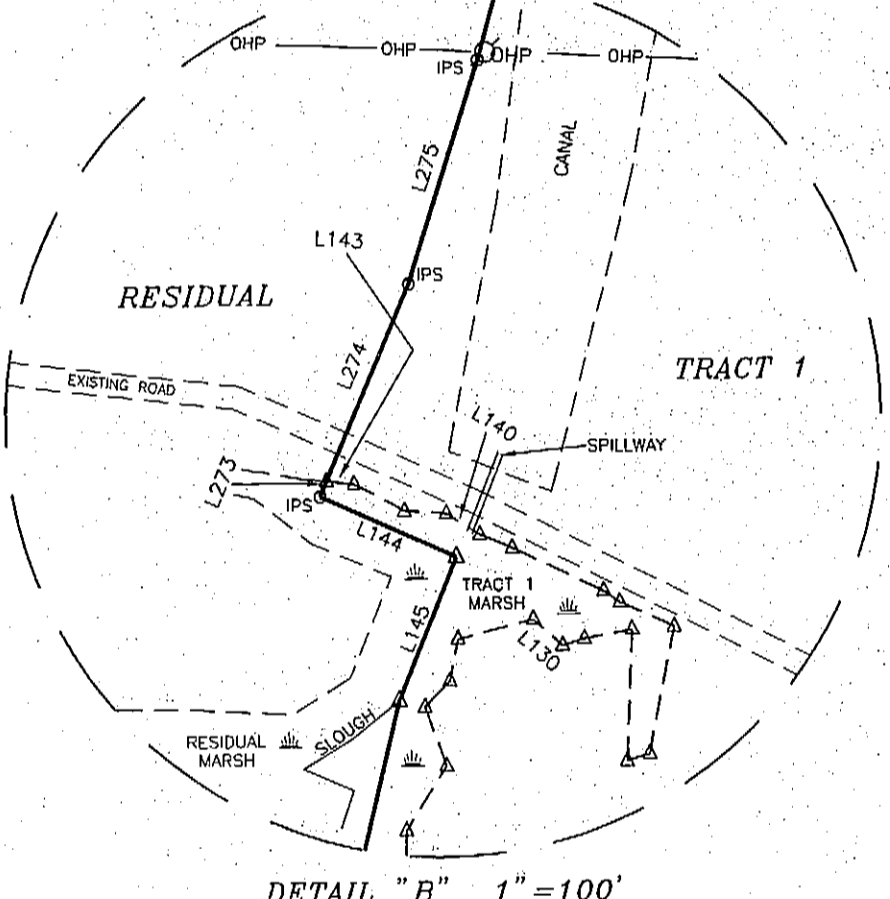


LEGEND

- IRON PIPE FOUND
- IPS = IRON PIPE SET (1/2" REBAR)
- △ COMPUTED POINT (IRON NOT SET)
- CMP-6" x 6" CONCRETE MONUMENT FOUND
- UTILITY POLE
- ▲ SALT MARSH
- PROPERTY LINE
- - - ADJOINER LINE
- - - CRITICAL LINE
- - - FLOOD ZONE LINE
- - - OHP - OVERHEAD POWER LINE

A BOUNDARY SURVEY AND SUBDIVISION OF TRACT 1 FROM THE LANDS OF PALMETTO PLANTATION, INC. LOCATED IN ST. JAMES-SANTEE PARISH CHARLESTON COUNTY SOUTH CAROLINA

- NOTES:**
1. TMS #784-00-00-01.
 2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 3. IPS = IRON PIPE SET (1/2" REBAR)
 4. ALL IRON PIPES SET (IPS) ALONG DUPRE ROAD AND 1 1/2" OPEN PIPES S' IN LENGTH. ALL OTHER IRONS SET ARE 1/2" REBAR.
 5. △ = COMPUTED POINT (IRONS NOT SET)
 6. PLAT REFERENCE: BOOK H PAGE 65, BOOK P PAGE 80, BOOK O PAGE 75, BOOK DA PAGE 793.
 7. DUPRE ROAD R/W PER CHARLESTON COUNTY ROAD PLANS AND R/W DEEDS AT BOOK N-72 PAGES 139-141.
 8. LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATIONS 14' AND 15' PER FIRM COMMUNITY-PANEL #455413 0210-J PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04. CAUSEWAY, AREA ABOVE CRITICAL "B" AND "C", AND MARSH (CROSS HATCHED AREA) ARE LOCATED IN THE COASTAL BARRIER RESOURCE AREA IDENTIFIED 11-16-91.



GENERAL PROPERTY SURVEY

NOTE: THIS PLAN DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAN 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 WHOM THIS PLAN IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAN 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 © 2020, ROBERT L. FRANK

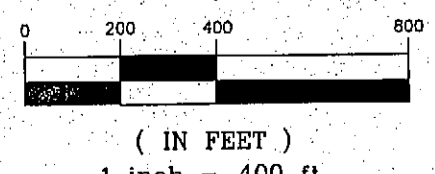
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

ROBERT L. FRANK PLS NO. 4177

BLACK RIVER PROPERTIES, L.P.
 TMS #784-00-00-003

THIS AREA SHOWN AS SPOIL BANK ON PLAT AT BOOK H PAGE 65 BUT THIS IS NOT A SPOIL AREA PER U.S. ARMY CORPS OF ENGINEERS. ALL SPOIL AREAS ON THIS STRETCH OF THE WATERWAY ARE LOCATED ON THE SOUTH SIDE OF THE WATERWAY.

DATE: MARCH 25, 2020
 REVISED: APRIL 23, 2020
 GRAPHIC SCALE



SHEET 1 OF 2
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ZLDR ARTICLE 8.5.9
 I. The United States Army Corps of Engineers has not made a determination of the presence or absence of wetlands and/or water of the United States on this property/these properties as of the date of approval/recording of this plat.
 II. Charleston County may require a jurisdictional determination by the United States Army Corps of Engineers on this property/these properties prior to the issuance of zoning permits for land development activities.

APPROVAL AND RECORDING STAMPS

APPROVED PLAT
Robert Frank
 Director of Planning
 Charleston County Planning Commission
 Date: 12-10-2020
 Apple

RECORDED

DATE:	12/11/2020	TIME:	2:53:59 PM
Book-Page:	L20 [0475]	DocType:	Large Plat
Michael Miller, Register, Charleston County, SC			
Record Fee:	\$25.00	CHARLESTON COUNTY PLANNING	
Postage:	\$0.00		
TOTAL:	\$25.00		
Drawer:	0		
Clerk:	0		
Location: DUPRE RD 1/2			