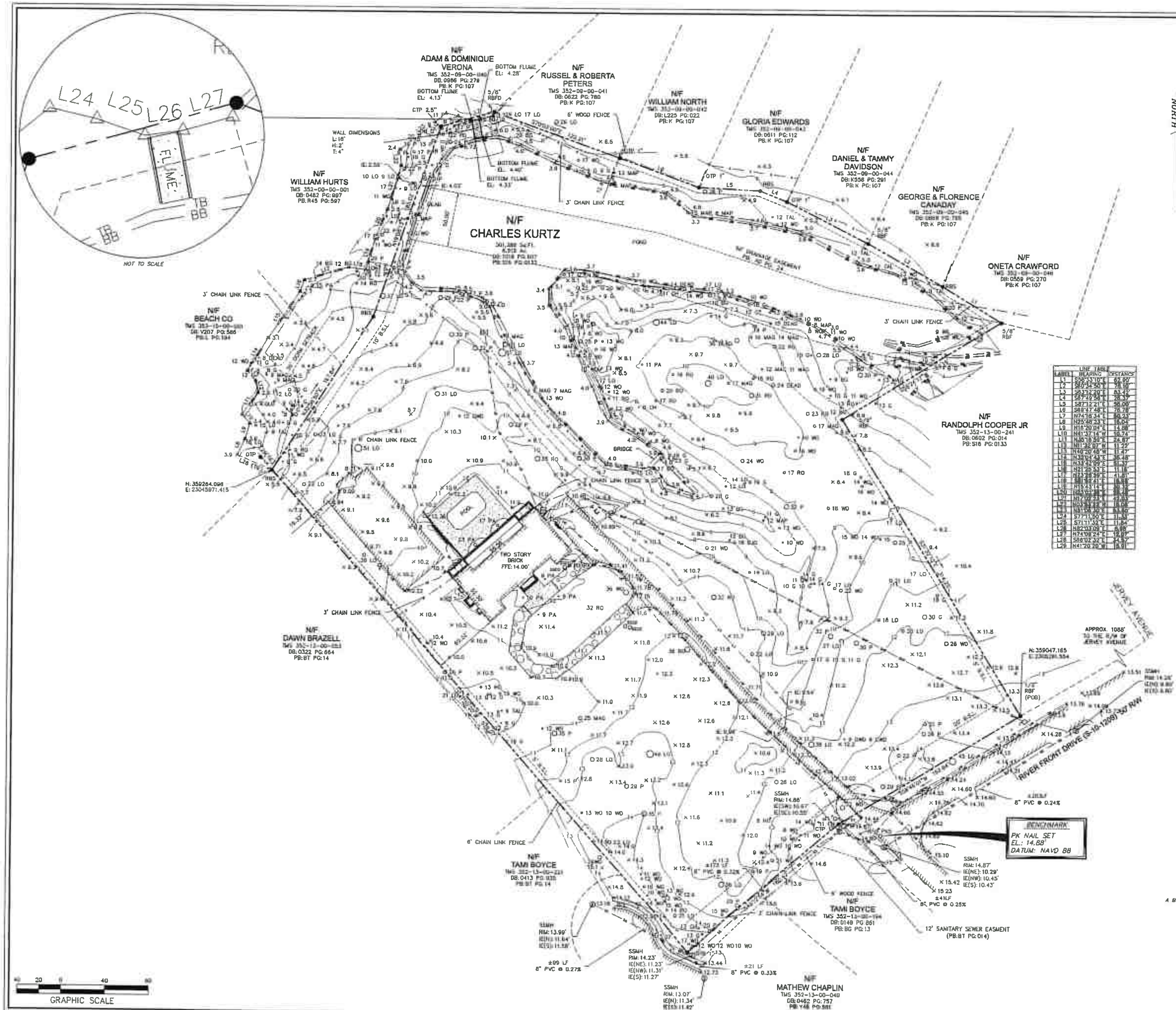

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S58°33'10"E	62.60'
L2	S80°34'50"E	78.10'
L3	S83°12'20"E	83.42'
L4	S87°49'58"E	26.37'
L5	S87°12'21"E	56.00'
L6	S88°47'48"E	76.78'
L7	N74°18'34"E	50.23'
L8	N25°48'23"E	16.04'
L9	N16°20'04"E	14.88'
L10	N41°37'14"W	10.74'
L11	N35°16'59"E	24.67'
L12	N11°32'07"W	11.22'
L13	N40°20'48"W	11.47'
L14	N32°04'43"E	35.48'
L15	N33°42'09"E	51.37'
L16	N21°25'53"E	11.16'
L17	N73°28'59"E	41.81'
L18	S81°52'41"E	18.98'
L19	N15°43'14"E	30.12'
L20	N23°02'38"E	28.48'
L21	N17°02'23"E	42.03'
L22	N03°53'12"W	15.08'
L23	N51°06'30"E	53.80'
L24	S77°13'50"E	11.33'
L25	S71°11'32"E	11.84'
L26	N82°03'09"E	8.98'
L27	N74°08'24"E	12.07'
L28	S88°02'32"E	34.57'
L29	N41°20'20"W	15.91'

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE AE ELEVATION 11', ZONE X (0.2% CHANCE), AND ZONE X, COMMUNITY 455413, MAP NUMBER 45019C0484K, EFFECTIVE DATE: JANUARY 29, 2021.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88 (GEOID 12B).
4. THIS PARCEL IS DESIGNATED ZONE R-4, AND BUILDING SETBACKS ARE PER CHARLESTON COUNTY PLANNING AND ZONING, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011)
6. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACOUSTICAL EVIDENCE AS OF MAY 6, 2021. THE EXTENT AND LIABILITIES OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
7. THIS SURVEY IS CONDUCTED WITHOUT THE BENEFIT OF A LAWYER'S TITLE REPORT AND MAY NOT REFLECT ALL EXCEPTIONS, RIGHT-OF-WAYS, EASEMENTS, AND/OR RESTRICTIONS.

VICINITY MAP *NOT TO SCALE*

LEGEND

CTP	●	CRIMPED TOP PIPE
PKS	○	PK NAIL SET
OTP	●	OPEN TOP PIPE
RBF	●	IRON REBAR FOUND
RBFD	●	IRON REBAR FOUND DISTURBED
RBS	●	5/8" IRON REBAR SET
		BACK FLOW PREVENTER
		GUY WIRE
		LIGHT POLE
		MAIL BOX
		POWER POLE
		SIGN
		SANITARY SEWER CLEAN OUT
		SANITARY SEWER MANHOLE
		TELEPHONE PEDESTAL
		WETLAND FLAG
		WATER METER
		WATER VALVE
BOC		BACK OF CURB
BSL		BUILDING SETBACK LINE
FFE		FINISHED FLOOR ELEVATION
IE		INVERT ELEVATION
BB		BOTTOM OF BANK
8		CONTOUR LINE
X		FENCE LINE
OCRM		OCRM CRITICAL LINE
OHP		OVERHEAD POWER LINE
TB		TOP OF BANK
SD		UNDERGROUND DRAINAGE LINE
UE		UNDERGROUND ELECTRIC LINE
UG		UNDERGROUND GAS LINE
SS		UNDERGROUND SEWER LINE
UT		UNDERGROUND TELEPHONE
UW		UNDERGROUND WATER LINE
BG		BLACK GUM
CH		CHERRY
DEAD		DEAD
DWD		DOGWOOD
G		SWEET GUM
HO		HOLLY
LO		LIVE OAK
MAP		RED MAPLE
MAG		MAGNOLIA
P		PINE
PA		PALMETTO
RO		RED OAK
TAL		TALLOW
WL		WILLOW OAK
WO		WATER OAK
		CONCRETE
		EDGE OF PAVEMENT
		GRAVEL
		BRICK

PREPARED FOR:
CIVIL SITE ENVIRONMENTAL

A BOUNDARY, AS-BUILT, TREE AND TOPOGRAPHIC SURVEY OF

1460 RIVER FRONT DRIVE

TAX PARCEL No. 352-13-00-045

CHARLESTON COUNTY, SOUTH CAROLINA

FIELD WORK: JH
FIELD CHECK: GK
DRAWN BY: AC
DATE: 01-13-2022
SCALE: 1"=40'
PROJECT No.: CHS-21138
FILE: CHS-21138-A1-B1-TI.DWG

ATLAS
SURVEYING, INC.
1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM

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

GARY W. HUDSON
S.C.P.L.S. No. 20467
NOT VALID UNLESS STAMPED WITH SEAL