

NOTES

1. THE PROPERTY IS IN FLOOD ZONE "X", PER FEMA MAP 15002-030, C, REVISED MAY 6, 1996.
2. HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS AND UTILITIES.
3. AREA DETERMINED BY COORDINATE METHOD.
4. ALL NEW PLOTS SET ARE TO BE 3/4" REBAR.
5. (NOT SHOWN FOR CLARITY)
6. SITE ZONED: R-1-SINGLE FAMILY RESIDENTIAL DISTRICT
7. MINIMUM LOT SIZE = 4,000 SQ. FT. = 47
8. MINIMUM LOT AREA = 1.05 ACRES (4,617 SF - 0.11 ACRES)
9. LARGEST LOT (PHASE 1) = LOT 5 (4,617 SF - 0.17 ACRES)
10. BLDG. SETBACKS FOR R-1 ZONING: FRONT = 20' REAR = 20' SIDES = 7.5'

EPISCOPAL CHURCH OF ST. JAMES  
C/O BRAD J. WARRING  
TMS NO. 252-00-00-036

2150' ± TO R/W  
SNAKE RIVER ROAD

100' SCE&G R/W

100' SCE&G R/W

100' SCE&G R/W

100' SCE&G R/W

100' SCE&G R/W

100' SCE&G R/W

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REFERENCES

1. PLAT BY TRICO ENGINEERING AND SURVEYING, INC. DATED JUNE 3, 1992. RECORDED IN PLAT BOOK J, PAGE 220. BERKELEY COUNTY RMC.
2. PLAT BY HLA, INC DATED NOVEMBER 22, 2002. RECORDED IN PLAT BOOK P, PAGE 326-C. BERKELEY COUNTY RMC.
3. PLAT BY HLA, INC DATED JUNE 29, 2004. RECORDED IN PLAT BOOK Q, PAGE 227-C. BERKELEY COUNTY RMC.

JOHN R. AND SANDRA L. CANTRELL, ET AL  
TMS NO. 252-06-00-029

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LEGEND

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- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & COMPUTED POINT
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- OVERHEAD POWER LINE
- EX. POWER POLE
- GAS VALVE
- EX. SERVICE POLE
- FIRE HYDRANT
- WATER VALVE

LEGEND (CONT.)

NEW STREET ADDRESS

NEW TAX MAP NUMBER

252-10-12-102

GRAPHIC SCALE

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