

GENERAL NOTES

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED FOR THE PURPOSE OF ESTABLISHING THE BOUNDARY FOR THIS PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH.
3. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONES "15" (15' ELEV 9) BASE FLOOD EVANSONS DETERMINED ZONE "15" (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD AND "SHADED" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 45015C05850, EFFECTIVE OCTOBER 16, 2003
4. PHASE 4-A = 45 LOTS
5. LEAVE ALL HOA WOODED AREAS UNDISTURBED WITH THE EXCEPTION OF ACCESS POINTS TO THE DRIVE OR DISSEASED MATERIAL AT THE TIME OF CONSTRUCTION OF AMENITIES, MATERIAL MAY BE REMOVED AS NECESSARY WITH THE ISSUANCE OF NECESSARY PERMITS.
6. 5' GENERAL UTILITY EASEMENTS (ALSO FOR COMMUNICATIONS USE).
7. BOUNDARY BY THOMAS & HUTTON, 2006, UNRECORDED
8. WETLANDS DELINEATED AND SURVEYED BY OTHERS
9. PROPERTY TMS# IS 210-0000-163 & 210-00-00-208 & P/O 210-00-00-209

10. 15' BUFFER REQUIRED, 25' BUFFER PROVIDED AROUND TRACT PERIMETER. FIRST 15' OF BUFFER AS MEASURED FROM TRACT BOUNDARY TO REMAIN UNDISTURBED. EXISTING VEGETATION LOCATED WITHIN THE REQUIRED 15' BUFFER ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND IS NOT TO BE DISTURBED.
11. ZONING REQUIREMENTS
ZONING : R-3
* MINIMUM SETBACKS FROM LOT LINES SHALL BE:
FRONT YARD = 25 FEET
SIDE YARD = 5 FEET
REAR YARD = 15 FEET
2nd STREET SIDE = 12.5 FEET
12. 15' ELECTRICAL EASEMENT PARALLEL TO AND OFFSET FROM THE FOLLOWING RIGHTS OF WAYS:
GRANDE TREE DRIVE, WEEPING CYPRESS DRIVE.
13. SIDEWALKS REQUIRED ON BOTH SIDES OF ALL STREET. SEE DETAIL ON SHEET 2 (FP-4A.2)
14. ONE 2" DIAMETER CANOPY TREE PER LOT.

15. THIS BEING PHASE 4-A OF CYPRESS GROVE SUBDIVISION. PLATS TO BE RECORDED IN THE REGISTER OF DEEDS OFFICE OF BERKELEY COUNTY, SOUTH CAROLINA
16. THE 24' ACCESS & GENERAL UTILITY EASEMENT BETWEEN LOT 49 & LOT 50 IS ADJACENT TO THE 50' RIGHT-OF-WAY OF WEEPING CYPRESS ROAD
17. THIS PLAT SUPERSEDES ANY PREVIOUS PLATS OR PLANS.

NOTES:
ALL LINE DATA ON THIS SHEET REFERS TO THE BOUNDARY ONLY
SEE SHEET FP-4A.2 FOR ALL OTHER LINE AND CURVE DATA TABLES

LOCATION MAP

NTS

ACREAGE CHART

PHASE 1 = 11.71 AC. INCLUDING 6.84 AC. IN HOA	7.39 AC
PHASE 2 = 18.02 AC. INCLUDING 4.01 AC. IN HOA	1.34 AC
PHASE 4-A = 8.95 AC. INCLUDING 0.22 AC. IN HOA	0.22 AC
RESIDUAL = 3.53 AC. INCLUDING 0.70 AC. IN HOA	8.95 AC
TOTAL = 32.84 AC. RECREATIONAL AREA (HOA)	
TOTAL = 22.29 AC	

PHASE 4-A

LOTS - 45 (INCLUDES EASEMENTS)

RIGHT-OF-WAY

TOTAL AREA IN PHASE 4-A

CURRENT HOME OWNERS ASSOCIATION = 23.41 AC.

OPEN SPACE (INCLUDES BUFFER AREAS)

- LEGEND
- PROPERTY LINE W/ 5/8" REBAR FOUND, UNLESS OTHERWISE NOTED
- PROPERTY LINE W/ 5/8" REBAR SET
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- WETLAND LINE
- DRAINAGE EASEMENT (D.E.)
- PHASE LINE
- MATCH LINE
- WETLAND AREA
- CALCULATED POINT
- REBAR FOUND
- OPEN TOP PIPE FOUND
- DIST.
- ANGLE IRON FOUND
- CONCRETE MONUMENT FOUND
- GENERAL UTILITY EASEMENT
- RBF
- OTF
- DIST.
- AIF
- CMF
- GUE

PROPERTY OF
M.C. & SON, INC.
TMS# 210-00-00-012

PROPERTY OF
HERS OF HENRY JENKINS
TMS# 210-00-00-015

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TMS# 210-00-00-015

NO.	DATE	REVISION DESCRIPTION	BY	CAD
3	8/04/15	REVISED R/W DEDICATION	JRS	WTS
2	7/09/15	ADDED SIDEWALK DETAIL	JRS	WTS
1	6/18/15	ISSUED FOR REVIEW	JRS	WTS

CYPRESS GROVE PHASE 4-A

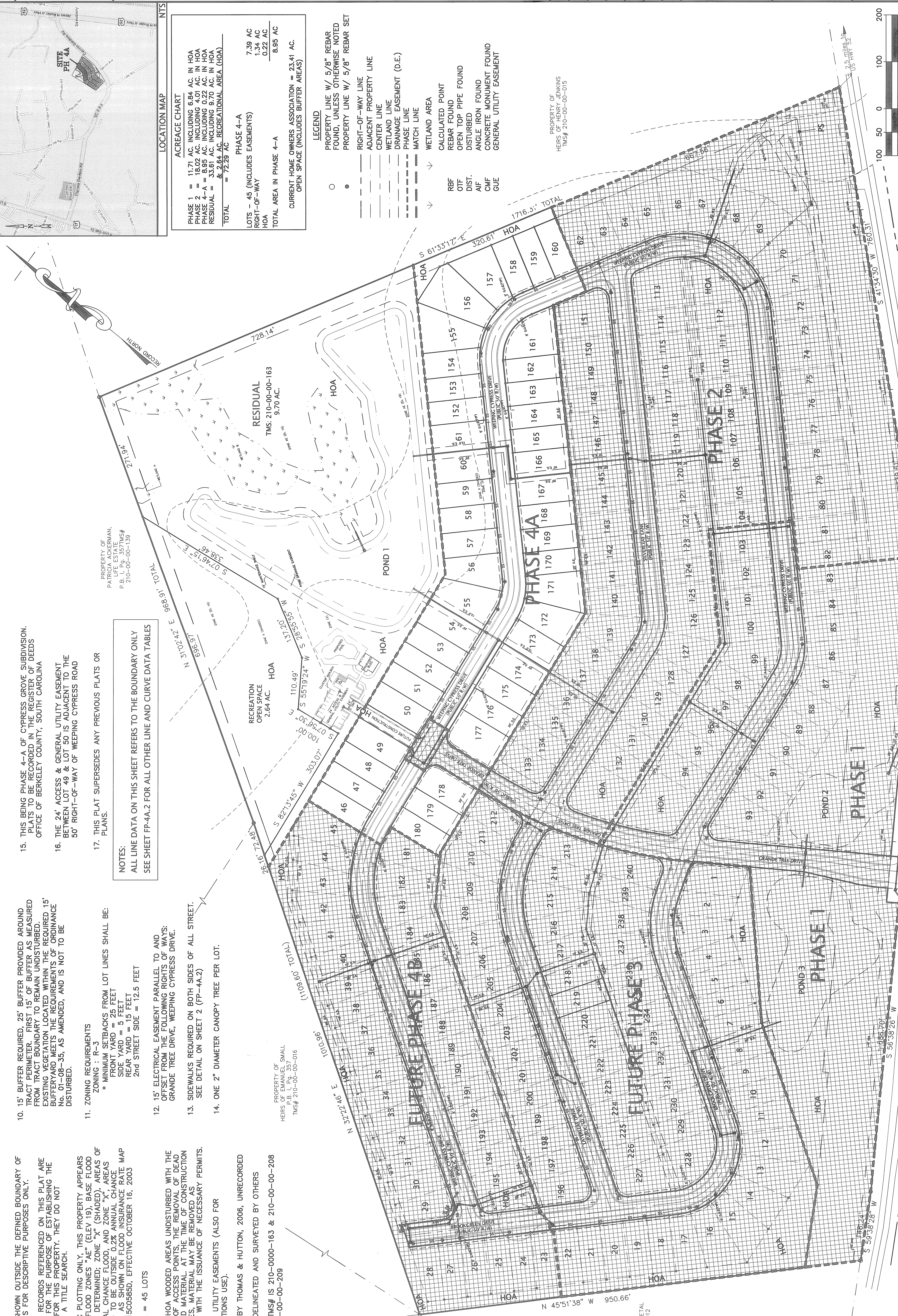
TOWN OF MONCK'S CORNER
BERKELEY COUNTY
SOUTH CAROLINA

PREPARED FOR
CYPRESS GROVE
DEVELOPMENT PARTNERS, LLC
80 ALEXANDER STREET
FIRST FLOOR
CHARLESTON, SC 29403



PLAT BOOK CAB 0-5195 CAB 0-3386	DEED BOOK 10737-325
TAX MAP 210-00-00-208 & 210-00-00-209	DRAWN BY JRS
CHECKED BY	DATE
WTS	JUNE 18, 2015
PROJECT NUMBER 4155	DRAWING NUMBER FP-4A.1

PATH:
c:\sao\projects\4155 cypress grove\phase 4a\final plat\4155-fp-



BERKELEY COUNTY STAMPS AND NOTATIONS

PLAT APPROVED
FOR RECORDING

8/26/15
DATE
PLANNING DIRECTOR
TOWN OF MONCK'S CORNER

RECORDED IN THE
BERKELEY CO. REC. OFFICE
UNRECORDED

DATE
2006

REFERENCE PLAT BY:
F. ELLIOTTE QUINN
G.A.Z. JOHNSON
THOMAS L. EVANS

DATE
10/15/99
12/4/12
12/13/13

FILE #504, PRODUCT No. RS 1036 (70) SHEET No. 8 (Sta. 110 TO 140).

GENERAL NOTE:
ALL OPEN SPACES, PONDS, WETLANDS, AND BUFFERS NOT SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE CYPRESS GROVE HOMEOWNERS ASSOCIATION.

STREET RIGHT-OF-WAY DEDICATION STATEMENT:
BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY ANY ACCEPTANCE BY BERKELEY COUNTY OF THE DEDICATION OF ANY RIGHTS-OF-WAY OR EASEMENTS. THE DEDICATION OF ANY RIGHTS-OF-WAY OR EASEMENTS SHALL BE THE DUTY OF THE PUBLIC. THE DEDICATION OF ANY RIGHTS-OF-WAY OR EASEMENTS SHALL BE THE DUTY OF THE PUBLIC. THE DEDICATION OF ANY RIGHTS-OF-WAY OR EASEMENTS SHALL BE THE DUTY OF THE PUBLIC.

SURVEYOR'S CERTIFICATION:
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 MINIMUM STANDARDS MANUAL FOR SURVEYING IN SOUTH CAROLINA, 2003 EDITION. THE SURVEY AS SPECIFIED THEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR OBSTRUCTIONS OTHER THAN SHOWN HEREON.

JONATHAN R. SMITH
S.C. REG. No. 15790
DATE: 8-5-15