

2017012690
BK: PLAT CABS
PG: 98r
PRESENTED & RECORDED
04-13-2017 10:42:37 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

Specialty County Planning & Zoning
 NEW
 lot greater than 5 acres
 1st ASSESSMENT
 3/13/11 Date

[illegible]

LOCATION MAP
NOT TO SCALE

ZONING: ZONE H (HEAVY INDUSTRIAL)

USE DISTRICTS: I-1, I-2, I-3

A. Minimum lot size: Five acres.

B. Minimum lot frontage: 100 feet.

C. Maximum height: 20 feet.

D. Setbacks: 20 feet.

E. Other: None.

MINIMUM YARD REQUIREMENTS: THE MINIMUM SETBACKS SHALL BE:

A. Front yard: 40 feet minimum.

B. Side yard: 40 feet minimum.

C. Rear yard: 40 feet minimum.

D. Accessory structures are permitted in the rear and side yards only with minimum of ten-foot setbacks from the setback lines.

E. Second street frontage: 30 feet minimum.

F. Open drainage ditches and/or stormwater pond easement lines (excluding ponds): 30 feet minimum.

G. Other: None.

UNIT SEPARATION: THE MINIMUM DISTANCE BETWEEN STRUCTURES SHALL BE:

A. Side to side: 15 feet minimum.

B. Front to front or rear: 15 feet minimum.

C. Other: None.

BUILDING REQUIREMENTS:

A. Impervious coverage: 80 percent maximum. Based on gross coverage of a parcel provided that this requirement will be waived by specific department guidelines contained in Bradley County Storage Ordinance No. 69-7-4, as amended.

B. Other: None.

Where a development consists of a number of configurations or building structures, this requirement shall apply to the development as a whole, and not to the individual structures or lots.

C. Building height: Less than 25% of the average width of the structure. Building height may be exceeded if the developer, at their discretion, can demonstrate that such a deviation is warranted.

D. Provide the zoning ordinance with certification from the appropriate provider of the protection service showing that such activity has the capability to provide adequate (the protection service to the structure), in question, or has the potential to cause adverse impacts on the surrounding community.

E. Attention, chimneys, flues, vents or other similar structures may extend up to two feet above the maximum specified height. Church spires, bell towers, flagpoles, and the architectural features may extend over the specified height limit by no more than five feet.

SITE STANDARDS: All uses within this district shall conform to the standards outlined in article 15; Off-Street Parking Requirements.

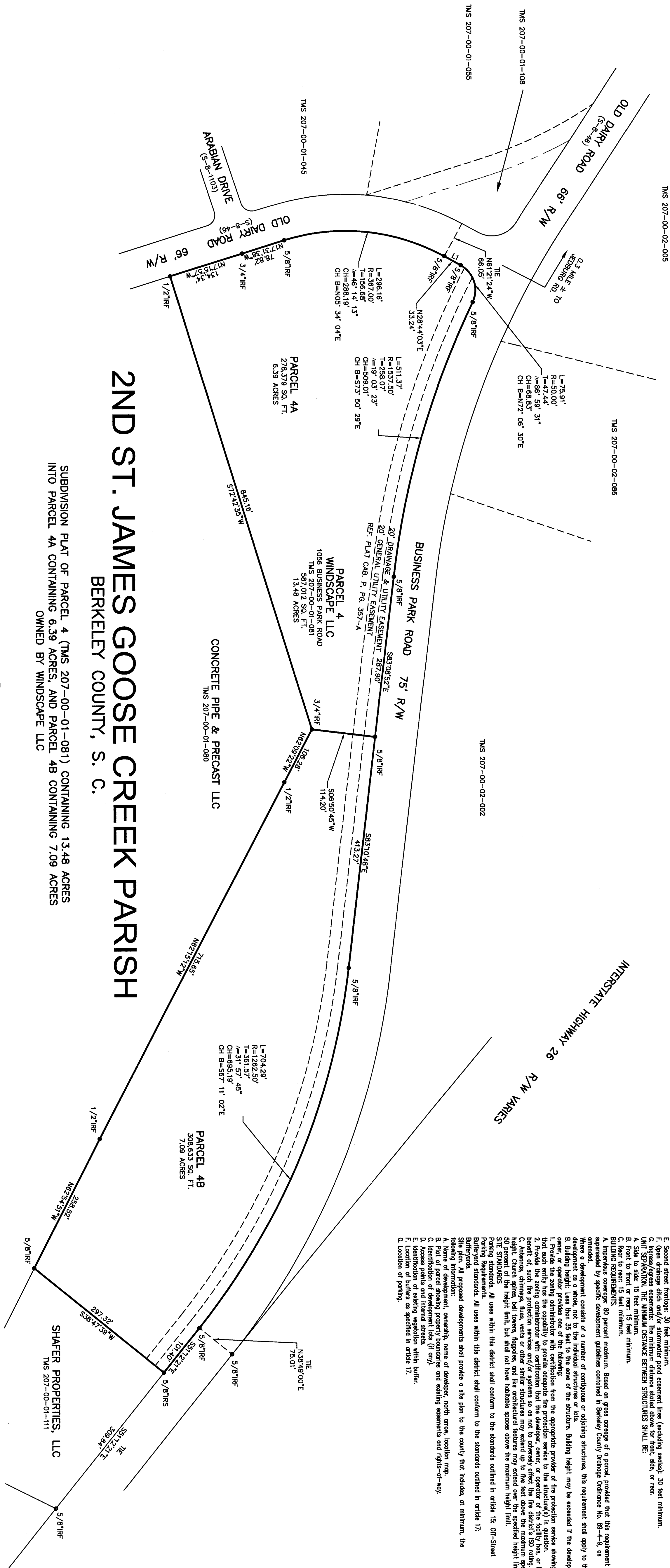
Other Requirements:

A. Uses within this district shall conform to the standards outlined in article 15; Off-Street Parking Requirements.

B. Other: None.

Additional Information:

A. The proposed development shall provide a site plan to the county that includes, at minimum, the following information:
1. Location of all proposed buildings.
2. Orientation, ownership, name of developer, north arrow, location map.
3. Plot of parcel showing property boundaries and existing easements and rights-of-way.
4. Identification of development lots (if any).
5. Access points and internal streets.
6. Buffers between adjacent lots.
7. Location of buffers as specified in article 17.



2ND ST. JAMES GOOSE CREEK PARISH
BERKELEY COUNTY, S. C.

SUBDIVISION PLAT OF PARCEL 4 (TMS 207-00-01-081) CONTAINING 13.48 ACRES
INTO PARCEL 4A CONTAINING 6.39 ACRES, AND PARCEL 4B CONTAINING 7.09 ACRES
OWNED BY WINDSCAPE LLC

SCALE: 1" = 100'

DATE: FEBRUARY 27, 2017

E.M. SEABROOK

Engineers | Surveyors

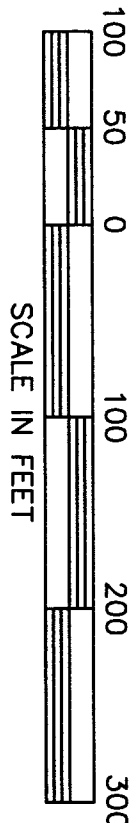
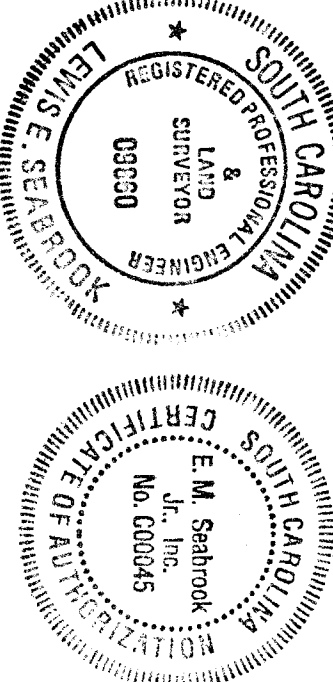
1037 Chuck Dawley Blvd.
Building F • Suite 200
Post Office Box 96
Mount Pleasant, SC 29465
Phone (843) 884-4496
www.emsdbrook.com

HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN
ACCORDANCE WITH THE REQUIREMENTS FOR SURVEYS IN THE STATE OF
SOUTH CAROLINA FOR SURVEYING AND MEASUREMENTS OF EXCESS
THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

William E. Seabrook 3/2/17

WILLIAM E. SEABROOK
REGISTERED PROFESSIONAL ENGINEER
L.V.D.
SURVEYOR
08360

TERMS E. SEABROOK
10101 WILMINGTON AVE
S. C. REC. NO. 09860
P. O. BOX 98
MYRTLE BEACH, S. C. 29565
(843) 884-4496



2. BASED ON INTERPRETATION OF FEAL FLOOD INSURANCE RATE WA NUMBER 15015C 0555 D, DATED OCT. 6, 2000, THE PROPERTY SHOWN ON THE MAP WAS NOT LOCATED OUTSIDE OF THE 500 YEAR FLOODPLAIN.
3. CERTIFIES OR BURIAL GROUNDS WERE NOT OBVIOUS OR KNOWN TO THE SURVEYOR.
4. NO MENTION OF THE EXISTENCE OF SOLUTION WAS PROVIDED TO THE SURVEYOR BY THE OWNER OR ITS AGENT. SUBSEQUENT CONDITIONS WERE NOT EXAMINED OR CONSIDERED.
5. THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND OBJECTS OR UTILITIES WHICH MAY INHIBIT THE FURTHER DEVELOPMENT OF THIS WERE NOT DELINEATED AS PART OF THIS SURVEY.