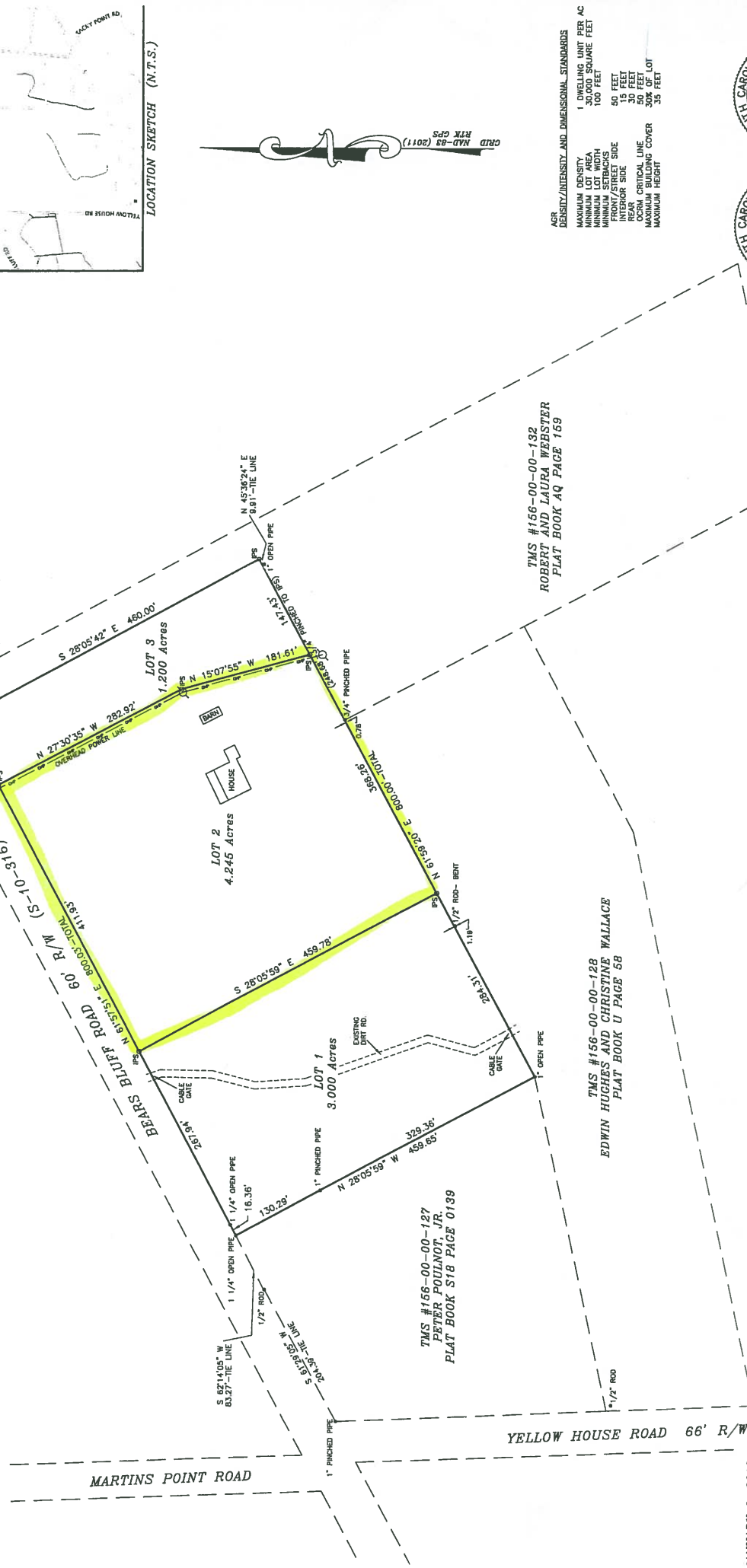
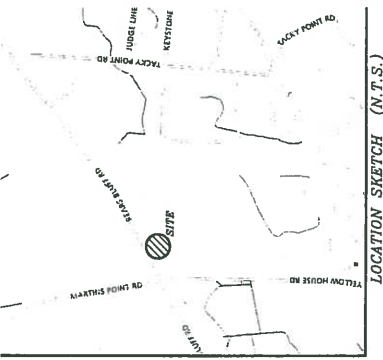


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SEWER/WATER NOTES:
 LOTS 1 AND 3 DO NOT MEET CURRENT ANNUAL REQUIREMENTS OF SC DEQ REGULATION AND APPLICABLE STANDARDS FOR INSTALLATION OF ONE ON-SITE WASTEWATER TREATMENT AND DRAINAGE SYSTEM PER LOT TO SERVE A 3 BEDROOM SINGLE FAMILY RESIDENCE (300 GALLONS/DAY)
 LOT 2 CONTAINS AN EXISTING DWELLING AND/OR HAD AN EXISTING DWELLING. THIS LOT DOES NOT MEET ANNUAL REQUIREMENTS EXEMPT FROM CURRENT SC DEQ REGULATION 61-59 AND APPLICABLE STANDARDS.
 WATER SUPPLY FOR THESE LOTS SHALL BE BY INDIVIDUAL WELLS.

ZLD# ARTICLE 6.5.9
 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 final 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.



ANJANU 9, 2019
 SED MARCH 19, 2019
 GRAPHIC SCALE
 1 inch = 100 ft.

APPROVED PLAT
 Director of Planning
 Charleston County Planning Commission
 04/04/2019
 Date

VAL AND RECORDING STAMPS

RECORDED	DATE: 4/8/2019	TIME: 3:02:29 PM
Book-Page: S19 0087	DocType: Small Plat	
Michael Miller, Registrar, Charleston County, SC		
Record Fee: \$10.00	Charleston County Planning	
Postage: \$0.00	TOTAL: \$10.00	
Drawn: 0	Clerk: 0	
Location: BEARS BLUFF RD		

A BOUNDARY SURVEY AND SUBDIVISION OF 6371 BEARS BLUFF ROAD, LOCATED ON WADMALAW ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

- NOTES: 1. TMS #156-00-00-033
 2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 3. IPS = IRON PIPE SET. (1/2" REBAR)
 4. PLAT REFERENCE: BOOK P PAGE 43.
 5. DEED REFERENCE: BOOK 0423 PAGE 831.
 6. LOCATED IN FLOOD ZONE "X" (NO BASE FLOOD ELEVATION) PER FIRM COMMUNITY-PANEL #465419 0640-1 PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04. (MAP #45019C0640).
 7. PROPERTY OWNED BY: WILLIAM CLIFFORD SIERMAN III, TRUSTEE, MARY FRANCES MIRELL SIERMAN IRREVOCABLE TRUST AGREEMENT DATED MARCH 15, 1996

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

MAXIMUM DENSITY	1 DWELLING UNIT PER AC
MINIMUM LOT AREA	30,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET
MINIMUM SETBACKS	50 FEET
FRONT/STREET SIDE	15 FEET
INTERIOR SIDE	35 FEET
REAR SIDE	50 FEET
OCRM CRITICAL LINE	50 FEET
MAXIMUM BUILDING COVER	30% OF LOT
MAXIMUM HEIGHT	35 FEET



GENERAL PROPERTY SURVEY
 NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROPERTY AND INTERESTS LISTED, AND IS BASED SOLELY ON THE REFERENCES LISTED. ARI DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN UNDEVELOPED MINERAL RIGHTS. THIS SURVEY IS FOR INFORMATION ONLY. THE SURVEY, DECLARATION IS MADE TO THOSE PERSONS FOR WHOM OWNERS OF THIS DRAWING PLAN IS NOT TRANSMITTING OR RECEIVING THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING, IT SHALL BE THE SOLE PROPERTY OF ROBERT L. FRANK, WITH THE WRITTEN PERMISSION OF ROBERT L. FRANK, P.E., REG. NO. 4177. COPYRIGHT © 2019, ROBERT L. FRANK

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AND 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 HEREIN.