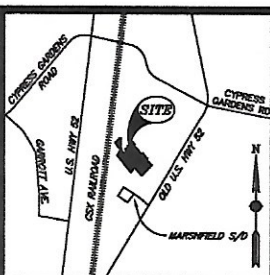


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	213.60'	165.00'	74°10'24"	124.73'	N 02°47'31" W		199.00'

LOT COVERAGE:
 MAXIMUM IMPERVIOUS SURFACE
 COVERAGE = 50%
 LOT SQ FT = 14,773 SQ FT
 IMPERVIOUS SQ FT = 1,744 SQ FT
 12% COVERAGE

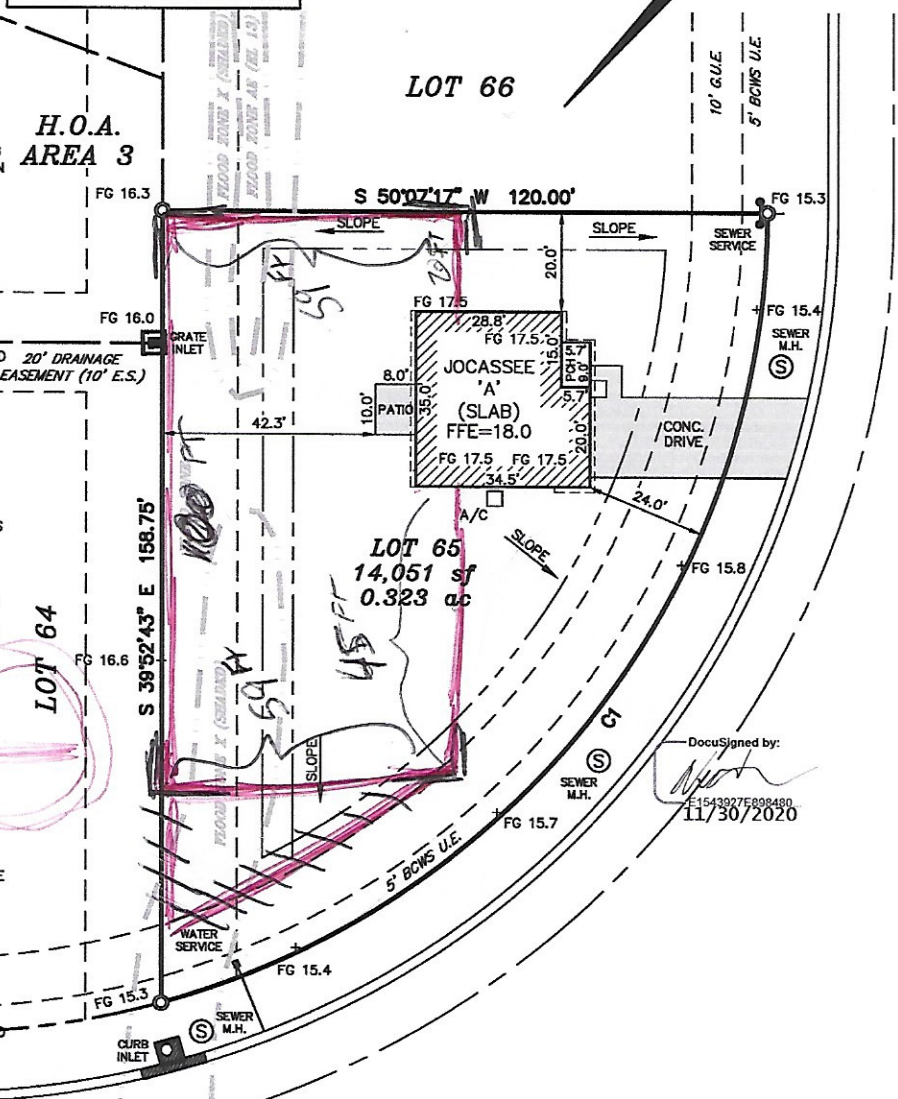
HOUSE FOOTPRINT = 1,174 sq.ft.
 FLATWORK AREA = 770 sq.ft.
 SOD AREA = 14,773 sq.ft.



VICINITY MAP (NTS)
 REFERENCES:
 1) PLAT BY PARKER LAND SURVEYING INC., DATED 8/26/2012, RECORDED IN PLAT CABINET 2020004109-112 BERKELEY COUNTY RMC.

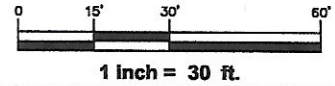
- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) THIS PROPERTY IS ZONED PD-MU (STRAWBERRY STATION-PLANNED DEVELOPMENT-MIXED USE)
 - 6) ZONING SETBACKS:
 FRONT YARD = 20'
 SIDE YARD = 7.5'
 REAR YARD = 20'
 2nd STREET = 15'
 ACCESSORY = 5'
 MAXIMUM IMPERVIOUS SURFACE COVERAGE = 50%
 - 7) SIDE SEPARATION BETWEEN DETACHED SINGLE FAMILY BUILDINGS SHALL BE 15'.
 - 8) ACCESSORY SETBACK LINES FOR SIDE AND REAR PROPERTY LINES ARE EQUAL. ACCESSORY STRUCTURES SHALL NOT BE ALLOWED WITHIN DRAINAGE EASEMENTS.
 - 9) ADMINISTRATIVE OFFICER CAN PERMIT REDUCED SETBACKS OF 5' SIDES AND 10' SECONDARY STREET FOR CORNER LOTS ONLY. THE REDUCED SETBACKS FOR CORNER LOTS APPLIES ONLY TO PHASE 1A.
 - 10) ONLY PATIOS DO NOT ADHERE TO BUILDING SETBACKS. ON-GRADE PATIO MAY NOT BE ENCLOSED OR COVERED UNLESS A SETBACK VARIANCE IS GRANTED BY THE BERKELEY COUNTY BOARD OF ZONING APPEALS.
 - 11) ALL ELEVATIONS ARE TAKEN FROM CONSTRUCTION PLANS BY SEAMONWHITESIDE, DATED 2/14/18. ELEVATIONS SHOWN ARE IN NGVD 29 DATUM. BASE FLOOD ELEVATIONS ARE BASED ON NAVD 88 DATUM. (CONVERSION - NGVD 29 DATUM IS 0.97' HIGHER THE NAVD 88 DATUM).

H.O.A. AREA 3



59'x
100'

ASHTON WOODS HOMES
 2265 CLEMENTS FERRY ROAD
 SUITE NO. 303
 CHARLESTON, SC 29492
 PHONE: (843) 971-5200
 FAX: (843) 971-5215



LEGEND

- - PROP. COR.
- - - - - SETBACK LINE

DATE	REVISION	BY

FLOOD NOTE:

THE PROPERTY IS LOCATED IN FLOOD ZONE X, X-SHADED & AE (EL.13) AS SHOWN ON FEMA FLOOD MAP, PANEL NO. 45015C 0585E, EFFECTIVE DATE DECEMBER 7, 2018.

JOB NO. 205072 - LOT 65
SITE PLAN



PROFESSIONAL LAND SURVEYORS
 EST. 1987

GPA INC.
 SERVING SOUTH CAROLINA
 AND NORTH CAROLINA

CHARLESTON SC CORP. OFC.
 281 TREELAND DR. STE B
 LADSON SC 29456
 OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
 605 PHILLIP DAVIS DR. STE 3
 CHARLOTTE NC 28217
 OFFICE (704) 335-8800

GREENVILLE SC BRANCH
 1200 WOODRUFF RD. STE G-17
 GREENVILLE SC 29607
 OFFICE (864) 274-0454

"Integrity Without Boundaries"
 www.gpaland.com

PREPARED FOR
ASHTON WOODS HOMES
 STRAWBERRY STATION SUBDIVISION
 PHASE 2A - LOT 65
 554 ABIGAIL STREET
 TMS NO. 211-10-04-065
 LOCATED NEAR MONCK'S CORNER
 BERKELEY COUNTY, SOUTH CAROLINA
 JULY 16, 2020 SCALE: 1"= 30'

