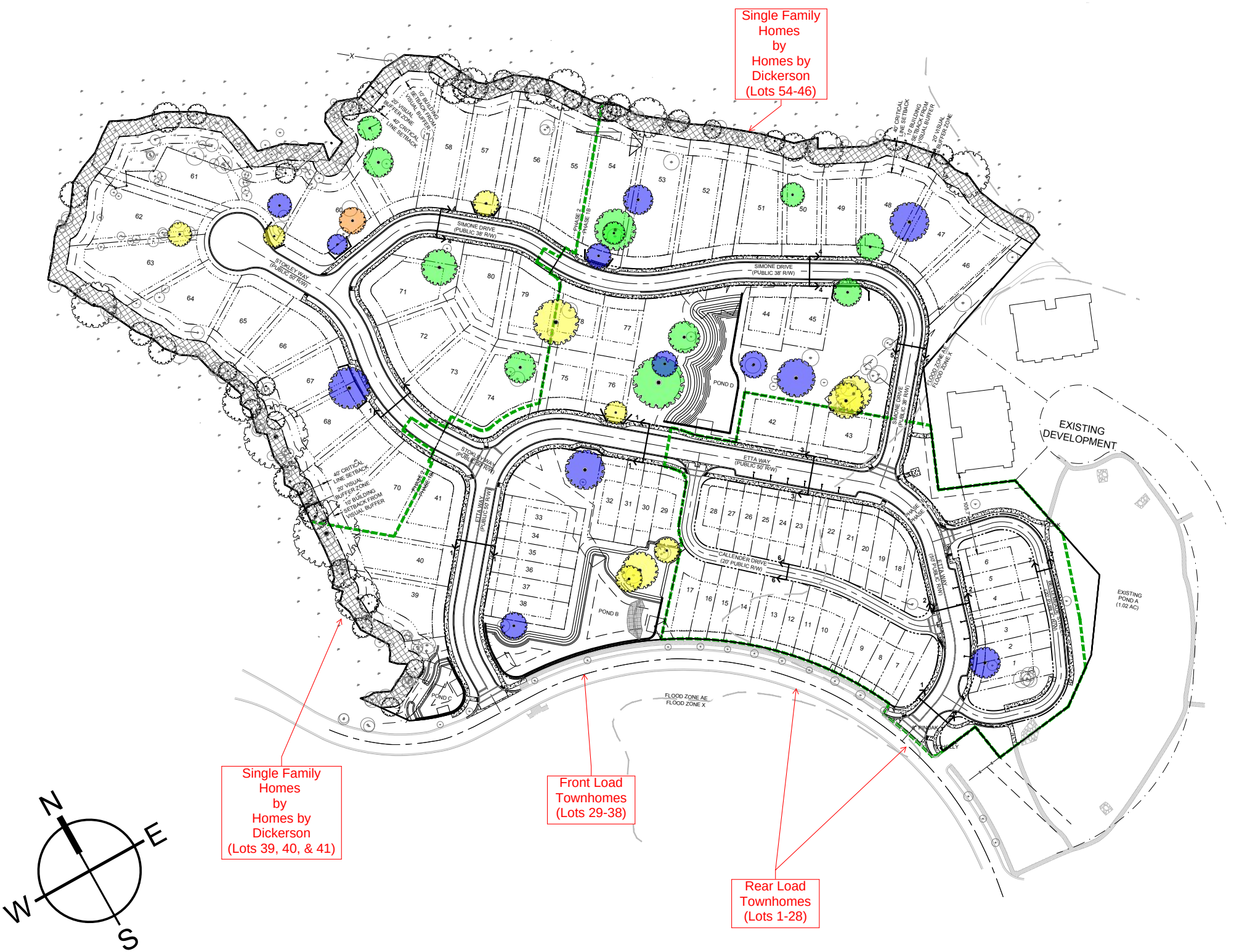
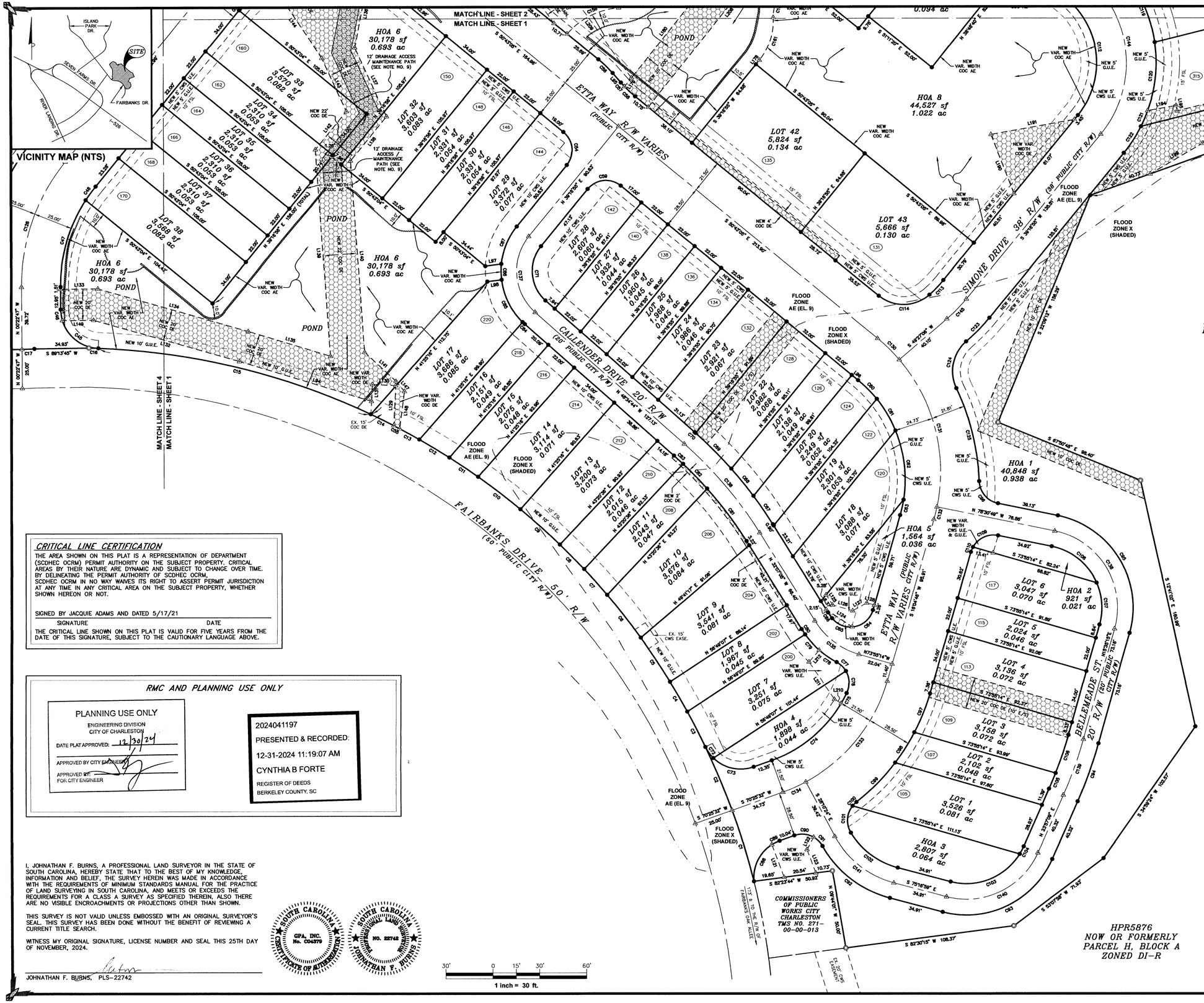

Single Family Homes by Homes by Dickerson (Lots 54-46)
Single Family Homes by Homes by Dickerson (Lots 39, 40, & 41)
Front Load Townhomes (Lots 29-38)
Rear Load Townhomes (Lots 1-28)
EXISTING DEVELOPMENT
SIMONE DRIVE (PUBLIC 38' R/W)
STOKLEY WAY (PUBLIC 50' R/W)
ETTA WAY (PUBLIC 50' R/W)
CALLENDER DRIVE (20' PUBLIC R/W)
POND B
POND C
POND D
EXISTING POND A (1.02 AC)
FLOOD ZONE AE
FLOOD ZONE X
N
E
S
W



CRITICAL LINE CERTIFICATION

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY JACQUIE ADAMS AND DATED 5/17/21

SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

RMC AND PLANNING USE ONLY

PLANNING USE ONLY
ENGINEERING DIVISION
CITY OF CHARLESTON
DATE PLAT APPROVED: 12/30/24
APPROVED BY CITY ENGINEER
APPROVED BY FOR CITY ENGINEER

2024041197
PRESENTED & RECORDED:
12-31-2024 11:19:07 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF NOVEMBER, 2024.

JOHNATHAN F. BURNS, PLS-22742

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION GPA, INC. No. C04379

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 22742 JONATHAN F. BURNS

ABBREVIATIONS

AE	ACCESS EASEMENT
COC	CITY OF CHARLESTON
CWS	CHARLESTON WATER & SEWER
DE	DRAINAGE EASEMENT
G.U.E.	GENERAL UTILITY EASEMENT
U.E.	UTILITY EASEMENT
FSL	FRONT SETBACK LINE
HOA	HOMEOWNERS ASSOCIATION

NOTE:
SEE SHEET 3 FOR LINE AND CURVE TABLES.
SEE SHEET 4 FOR KEY MAP, NOTES, REFERENCES, DEDICATIONS AND ACREAGE BREAKDOWN CHART.

LEGEND

- IRON FOUND (5/8" REBAR OR AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- ADJOINER LINE
- RIGHT-OF-WAY
- CENTER LINE
- EASEMENT LINE (AS DESCRIBED)
- SETBACK LINE
- BUFFER LINE (AS DESCRIBED)
- WETLANDS LINE
- POND TOP OF BANK
- MATCH LINE
- FLOOD LINE
- RETAINING WALL
- (XXX) ADDRESS
- NEW COC DRAINAGE EASEMENT
- 12' DRAINAGE ACCESS / MAINTENANCE PATH
- FRESHWATER WETLAND HATCH
- MARSH (CRITICAL AREA) HATCH

GPA
PROFESSIONAL LAND SURVEYORS
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SERVING SOUTH CAROLINA AND NORTH CAROLINA
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LADSON SC 29456
OFFICE (843) 285-2424
CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
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SCALE 1"=30'
FLD. BK. PG.
JOB NO. 235068
DATE 09/28/2023
DRAWN BY WCM
CHECKED BY DLG

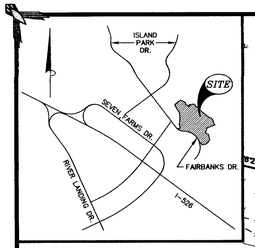
SUBDIVISION PLAT

SHOWING THE SUBDIVISION OF PARCEL H, BLOCK B, RESIDUAL - TMS NO. 271-00-00-010 TO CREATE MARSHES OF DANIEL ISLAND SUBDIVISON, PHASE 1A & 1B (LOTS, HOA AREAS, PUBLIC RIGHT-OF-WAYS) AND RESIDUAL TMS NO. 271-00-00-010
OWNED BY STANLEY MARTIN COMPANIES, LLC
LOCATED IN THE CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR STANLEY MARTIN HOMES

SHEET 1 OF 4

VICINITY MAP (NTS)



S.C. GRID

NOTE:
SEE SHEET 3 FOR LINE AND CURVE TABLES.
SEE SHEET 4 FOR KEY MAP, NOTES, REFERENCES, DEDICATIONS AND ACREAGE BREAKDOWN CHART.

ABBREVIATIONS

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COC	CITY OF CHARLESTON
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HOA	HOMEOWNERS ASSOCIATION

RMC AND PLANNING USE ONLY

PLANNING USE ONLY
ENGINEERING DIVISION
CITY OF CHARLESTON
DATE PLAT APPROVED: 12/30/24
APPROVED BY CITY ENGINEER
APPROVED BY: FOR CITY ENGINEER

2024041198
PRESENTED & RECORDED:
12-31-2024 11:19:08 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
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WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF NOVEMBER, 2024.

JOHNATHAN F. BURNS, PLS–22742

SOUTH CAROLINA — GPA, INC. No. C04379 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — NO. 22742 — JOHNATHAN F. BURNS

CRITICAL LINE CERTIFICATION

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SIGNED BY JACQUIE ADAMS AND DATED 5/17/21
SIGNATURE DATE

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30' 0 15' 30' 60'
1 inch = 30 ft.

LEGEND

- IRON FOUND (5/8" REBAR OR AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- ADJOINER LINE
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- NEW COC DRAINAGE EASEMENT
- 12' DRAINAGE ACCESS / MAINTENANCE PATH
- FRESHWATER WETLAND HATCH
- MARSH (CRITICAL AREA) HATCH

MARSHES OF THE WANDO RIVER

OCRM CRITICAL LINE (SEE NOTE NO. 13)

20' VISUAL BUFFER
10' BUILDING SETBACK FROM VISUAL BUFFER
40' CRITICAL LINE BUFFER

J.D. WETLAND 3
14,108 sf
0.324 ac

J.D. WETLAND 2
321 sf
0.007 ac

J.D. WETLAND 1
213 sf
0.005 ac

PARCEL H, BLOCK B, RESIDUAL
275,927 sf
6.334 ac

DANIEL ISLAND TOWN ASSOCIATION, INC.
TMS NO. 271–00–00–007

LOT 54
10,528 sf
0.242 ac
15' FRONT SETBACK ELIMINATED PER CITY OF CHARLESTON APPROVAL (SEE NOTE NO. 26)

LOT 53
10,472 sf
0.240 ac

LOT 52
7,768 sf
0.178 ac

LOT 51
7,102 sf
0.163 ac

LOT 50
6,135 sf
0.141 ac

LOT 49
5,964 sf
0.137 ac

LOT 48
8,894 sf
0.204 ac
15' FRONT SETBACK ELIMINATED PER CITY OF CHARLESTON APPROVAL (SEE NOTE NO. 26)

LOT 47
7,873 sf
0.181 ac

LOT 46
7,047 sf
0.162 ac

LOT 45
4,087 sf
0.094 ac

LOT 44
4,175 sf
0.096 ac

LOT 41
6,193 sf
0.142 ac

HOA 8
44,527 sf
1.022 ac

HOA 6
30,178 sf
0.693 ac
12' DRAINAGE ACCESS / MAINTENANCE PATH

SIMONE DRIVE 38' R/W (39' PUBLIC CITY R/W)

STOKLEY WAY 50' R/W (60' PUBLIC CITY R/W)

ETTA WAY R/W VARIES (PUBLIC CITY R/W)
12' DRAINAGE ACCESS / MAINTENANCE PATH (SEE NOTE NO. 9)

POND

FLOOD ZONE AE (EL. 9)

FLOOD ZONE AE (EL. 10)

MATCH LINE - SHEET 3
MATCH LINE - SHEET 2
MATCH LINE - SHEET 2
MATCH LINE - SHEET 1

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EST. 1987

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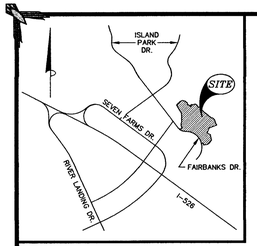
SCALE 1"=30'
FLD. BK. PG.
JOB NO. 235068
DATE 08/28/2023
DRAWN BY WGM
CHECKED BY DLG

SUBDIVISION PLAT

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OWNED BY STANLEY MARTIN COMPANIES, LLC
LOCATED IN THE CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR STANLEY MARTIN HOMES

SHEET 2 OF 4



VICINITY MAP (NTS)

LEGEND

- IRON FOUND (5/8" REBAR OR AS DESCRIBED)
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- CALCULATED POINT
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WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF NOVEMBER, 2024.

JOHNATHAN F. BURNS, PLS-22742

SOUTH CAROLINA — GPA, INC. No. C04379 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL LAND SURVEYOR — NO. 22742 — JOHNATHAN F. BURNS

30' 0 15' 30' 60'

1 inch = 30 ft.

ABBREVIATIONS

AE	ACCESS EASEMENT	G.U.	UTILITY EASEMENT
COC	CITY OF CHARLESTON	FSL	FRONT SETBACK LINE
CWS	CHARLESTON WATER & SEWER	OCRM	OCEAN COASTAL RESOURCE MANAGEMENT
DE	DRAINAGE EASEMENT	HOA	HOMEOWNERS ASSOCIATION
G.U.E	GENERAL UTILITY EASEMENT	J.D.	JURISDICTIONAL

NOTE:
SEE SHEET 4 FOR KEY MAP, NOTES, REFERENCES, DEDICATIONS AND ACREAGE BREAKDOWN CHART.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	47.44'	450.00'	6°02'27"	23.74'	S 16°59'59" E	47.42'
C2	43.96'	450.00'	5°35'48"	22.00'	S 22°49'07" E	43.94'
C3	25.41'	450.00'	3°14'09"	12.71'	S 27°14'05" E	25.41'
C4	22.03'	450.00'	2°48'18"	11.02'	S 30°15'19" E	22.03'
C5	33.91'	450.00'	4°19'01"	16.96'	S 33°48'59" E	33.90'
C6	34.76'	450.00'	4°25'32"	17.39'	S 38°11'15" E	34.75'
C7	22.08'	450.00'	2°48'41"	11.04'	S 41°48'22" E	22.08'
C8	22.02'	450.00'	2°48'11"	11.01'	S 44°36'48" E	22.01'
C9	33.82'	450.00'	4°18'23"	16.92'	S 48°10'06" E	33.81'
C10	34.09'	450.00'	4°20'25"	17.05'	S 52°29'30" E	34.08'
C11	22.19'	450.00'	2°49'32"	11.10'	S 56°04'28" E	22.19'
C12	22.36'	450.00'	2°50'51"	11.18'	S 58°54'39" E	22.36'
C13	14.37'	347.26'	2°22'18"	7.19'	S 61°14'59" E	14.37'
C14	16.42'	450.00'	2°05'27"	8.21'	S 63°45'06" E	16.42'
C15	180.57'	450.00'	22°59'25"	91.51'	S 76°17'33" E	179.36'
C16	6.00'	450.00'	0°45'50"	3.00'	S 88°10'10" E	6.00'
C17	7.95'	227.00'	2°00'21"	3.97'	N 87°37'54" E	7.95'
C18	56.17'	227.00'	14°10'35"	28.23'	S 84°16'37" E	56.02'
C19	54.52'	227.00'	13°45'37"	27.39'	S 70°18'31" E	54.39'
C20	18.41'	20.00'	52°44'12"	9.91'	S 07°02'31" E	17.77'
C21	26.31'	20.00'	75°22'05"	15.45'	S 05°56'56" W	24.45'
C22	4.42'	225.00'	1°07'28"	2.21'	S 32°51'06" E	4.42'
C23	3.43'	175.00'	1°07'28"	1.72'	N 32°51'06" W	3.43'
C24	8.70'	25.00'	19°56'54"	4.40'	N 43°23'17" W	8.66'
C25	21.57'	25.00'	49°25'56"	11.51'	N 78°04'42" W	20.91'
C26	49.62'	120.00'	23°41'39"	25.17'	S 89°03'09" W	49.27'
C27	21.79'	120.00'	10°24'08"	10.92'	N 73°53'57" W	21.76'
C28	24.27'	120.00'	11°35'17"	12.18'	N 62°54'15" W	24.23'
C29	13.39'	120.00'	6°23'32"	6.70'	N 53°54'51" W	13.38'
C30	24.87'	224.00'	6°21'39"	12.45'	S 65°38'32" E	24.85'
C31	25.86'	224.00'	6°36'51"	12.94'	S 59°09'17" E	25.84'
C32	30.03'	224.00'	7°40'52"	15.04'	S 52°00'26" E	30.01'
C33	72.38'	224.00'	18°30'51"	36.51'	S 38°54'34" E	72.07'
C34	7.76'	186.00'	2°23'22"	3.88'	N 30°50'50" W	7.76'
C35	67.08'	186.00'	20°39'44"	33.91'	N 42°22'23" W	66.71'
C36	58.31'	186.00'	17°57'40"	29.39'	N 61°41'05" W	58.07'
C37	21.36'	20.00'	61°11'04"	11.82'	N 33°03'37" W	20.36'
C38	35.76'	25.00'	81°56'55"	21.71'	S 61°50'13" W	32.79'
C39	9.27'	25.00'	21°14'33"	4.69'	S 10°14'29" W	9.22'
C40	16.94'	150.00'	6°28'08"	8.48'	S 02°51'17" W	16.93'
C41	23.04'	150.00'	8°48'06"	11.54'	S 10°29'24" W	23.02'
C42	17.28'	150.00'	6°36'05"	8.65'	S 18°11'29" W	17.27'
C43	46.57'	150.00'	17°47'24"	23.48'	S 30°23'14" W	46.39'
C44	31.72'	25.00'	72°41'45"	18.40'	S 02°56'03" W	29.63'
C45	30.99'	25.00'	71°01'27"	17.84'	S 52°16'32" E	29.04'
C46	7.15'	25.00'	16°23'01"	3.60'	S 08°34'18" E	7.12'
C47	58.49'	100.00'	33°30'35"	30.11'	S 16°22'30" W	57.66'
C48	10.74'	100.00'	6°09'08"	5.37'	S 36°12'22" W	10.73'
C49	26.71'	70.00'	21°51'36"	13.52'	S 50°12'44" W	26.55'
C50	22.76'	70.00'	18°37'48"	11.48'	S 70°27'26" W	22.66'
C51	19.17'	70.00'	15°41'38"	9.65'	S 87°37'09" W	19.11'
C52	22.13'	70.00'	18°06'48"	11.16'	N 75°28'38" W	22.04'
C53	19.18'	70.00'	15°42'10"	9.65'	N 58°34'10" W	19.12'
C54	23.56'	15.00'	90°00'00"	15.00'	N 05°43'05" W	21.21'
C55	4.25'	102.76'	2°22'18"	2.13'	S 62°26'08" E	4.25'
C56	12.70'	75.00'	9°42'11"	6.37'	N 45°51'59" W	12.69'
C57	3.42'	75.00'	2°36'45"	1.71'	N 42°19'16" W	3.42'
C58	9.28'	75.00'	7°05'26"	4.65'	N 47°10'22" W	9.28'
C59	23.56'	15.00'	90°00'00"	15.00'	S 84°16'55" W	21.21'
C60	16.93'	82.00'	11°49'54"	8.50'	N 44°48'07" W	16.90'
C61	23.50'	82.00'	16°25'08"	11.83'	N 30°40'36" W	23.42'
C62	45.04'	82.00'	31°28'11"	23.10'	N 06°43'56" W	44.47'
C63	10.13'	82.00'	7°04'37"	5.07'	N 12°32'28" E	10.12'
C64	18.12'	15.00'	69°12'18"	10.35'	N 50°40'55" E	17.04'
C65	14.70'	15.00'	56°08'28"	8.00'	S 66°38'41" E	14.12'
C66	4.51'	40.00'	6°27'23"	2.26'	S 35°20'46" E	4.50'
C67	22.04'	270.00'	4°40'34"	11.02'	S 34°27'21" E	22.03'
C68	22.46'	270.00'	4°45'59"	11.24'	S 39°10'38" E	22.45'
C69	32.18'	270.00'	6°49'44"	16.11'	S 44°58'29" E	32.16'
C70	0.89'	270.00'	0°11'23"	0.45'	S 48°29'02" E	0.89'
C71	38.34'	25.00'	87°51'39"	24.08'	S 04°38'54" E	34.69'
C72	8.78'	25.00'	20°07'08"	4.43'	N 35°40'35" W	8.73'
C73	27.85'	25.00'	63°50'19"	15.57'	N 77°39'19" W	26.44'
C74	58.63'	85.00'	39°31'18"	30.54'	S 50°39'52" W	57.48'
C75	7.37'	85.00'	4°58'13"	3.69'	S 28°25'07" W	7.37'
C76	14.71'	15.00'	56°10'18"	8.00'	S 02°09'09" E	14.12'
C77	8.31'	15.00'	31°45'31"	4.27'	S 46°07'03" E	8.21'
C78	13.61'	60.00'	12°59'37"	6.83'	S 55°30'00" E	13.58'
C79	13.65'	60.00'	13°01'58"	6.85'	S 42°29'12" E	13.62'
C80	4.03'	60.00'	3°51'09"	2.02'	S 34°02'39" E	4.03'
C81	41.97'	250.00'	9°37'04"	21.03'	S 36°55'37" E	41.92'
C82	22.03'	250.00'	5°02'53"	11.02'	S 44°15'35" E	22.02'
C83	7.83'	250.00'	1°47'42"	3.92'	S 47°40'53" E	7.83'
C84	1.91'	45.00'	2°26'09"	0.96'	S 47°21'40" E	1.91'
C85	30.77'	45.00'	39°10'27"	16.01'	S 26°33'22" E	30.17'
C86	10.08'	45.00'	12°49'43"	5.06'	S 00°33'17" E	10.05'
C87	26.25'	45.00'	33°25'20"	13.51'	S 22°34'15" W	25.88'
C88	27.54'	25.00'	63°06'47"	15.35'	S 26°09'57" W	26.17'
C89	5.54'	25.00'	12°42'11"	2.78'	S 64°04'26" W	5.53'
C90	12.90'	15.00'	49°17'28"	6.88'	N 84°55'45" W	12.51'
C91	8.05'	15.00'	30°45'27"	4.13'	N 44°54'17" W	7.96'
C92	55.90'	70.00'	45°45'25"	29.54'	N 52°24'16" W	54.43'
C93	84.58'	60.00'	80°45'52"	51.03'	S 64°20'05" W	77.75'
C94	39.42'	270.00'	8°21'54"	19.74'	S 19°46'12" W	39.38'
C95	98.54'	60.00'	94°06'04"	64.46'	S 31°27'47" E	87.83'
C96	20.02'	15.00'	76°27'21"	11.82'	S 40°17'08" E	18.56'
C97	26.81'	135.00'	11°22'50"	13.45'	N 21°46'12" E	26.77'
C98	22.94'	135.00'	9°44'14"	11.50'	N 32°19'44" E	22.92'
C99	35.37'	135.00'	15°00'49"	17.79'	N 44°42'15" E	35.27'
C100	3.50'	15.00'	13°21'18"	1.76'	N 45°32'01" E	3.49'
C101	18.39'	15.00'	70°15'26"	10.55'	N 03°43'39" E	17.26'
C102	38.29'	50.00'	43°52'55"	20.14'	N 53°20'32" W	37.37'
C103	50.92'	40.00'	72°56'21"	29.57'	S 68°14'50" W	47.55'
C104	5.46'	40.00'	7°49'30"	2.74'	S 27°51'54" W	5.46'
C105	10.79'	250.00'	2°28'22"	5.40'	S 22°42'58" W	10.79'
C106	25.71'	250.00'	5°53'32"	12.87'	S 18°32'01" W	25.70'
C107	27.32'	40.00'	39°07'43"	14.22'	S 03°58'37" E	26.79'
C108	38.38'	40.00'	54°58'20"	20.81'	S 51°01'38" E	36.92'
C109	18.95'	15.00'	72°21'54"	10.97'	N 65°18'14" E	17.71'
C110	3.41'	15.00'	13°02'31"	1.71'	N 22°36'02" E	3.41'
C111	33.61'	181.00'	10°38'17"	16.85'	N 65°20'46" W	33.56'
C112	91.86'	53.00'	99°18'33"	62.40'	N 10°22'21" W	80.79'
C113	12.93'	81.00'	9°08'33"	6.48'	N 43°51'12" E	12.91'
C114	35.28'	25.00'	80°51'27"	21.30'	N 88°51'12" E	32.43'
C115	18.99'	219.00'	4°58'03"	9.50'	N 68°10'53" W	18.98'
C116	21.67'	219.00'	5°40'14"	10.85'	N 62°51'44" W	21.67'
C117	2.08'	91.00'	1°18'29"	1.04'	N 59°22'23" W	2.08'
C118	38.70'	91.00'	24°21'58"	19.65'	N 46°32'09" W	38.41'
C119	41.55'	91.00'	26°09'47"	21.15'	N 21°16'16" W	41.19'
C120	44.30'	91.00'	27°53'36"	22.60'	N 05°45'25" E	43.87'
C121	10.94'	91.00'	6°53'23"	5.48'	N 23°08'54" E	10.94'
C122	20.15'	91.00'	12°41'20"	10.12'	N 32°56'15" E	20.11'
C123	21.18'	119.00'	10°11'48"	10.62'	N 44°22'49" E	21.15'
C124	32.74'	25.00'	75°02'38"	19.20'	N 11°57'24" E	30.45'
C125	61.54'	150.00'	23°30'28"	31.21'	N 13°48'41" W	61.11'
C126	86.53'	125.00'	39°39'43"	45.08'	S 19°27'04" W	84.81'
C127	29.75'	95.00'	17°56'42"	15.00'	S 48°15'16" W	29.63'
C128	119.47'	95.00'	72°03'18"	69.09'	N 86°44'44" W	111.75'
C129	3.93'	200.00'	1°07'28"	1.96'	N 32°51'06" W	3.93'
C130	19.52'	110.00'	10°10'10"	9.79'	N 45°37'59" W	19.50'
C131	100.49'	110.00'	52°20'26"	54.06'	N 14°22'41" W	97.03'
C132	8.23'	110.00'	4°17'15"	4.12'	N 13°56'09" E	8.23'
C133	85.03'	106.50'	45°44'50"	44.93'	N 38°57'11" E	82.79'
C134	15.98'	106.50'	8°35'56"	8.01'	N 66°07'34" E	15.97'
C135	36.48'	50.00'	41°48'09"	19.09'	S 53°01'09" E	35.68'
C136	74.70'	260.00'	16°27'39"	37.61'	S 40°20'54" E	74.44'
C137	53.67'	35.00'	87°51'39"	33.72'	S 04°38'54" E	48.56'
C138	82.12'	50.00'	94°06'04"	53.71'	N 31°27'47" W	73.20'
C139	37.96'	260.00'	8°21'54"	19.01'	N 19°46'12" E	37.93'
C140	70.48'	50.00'	80°45'52"	42.53'	N 64°20'05" E	64.79'
C141	49.33'	60.00'	47°06'35"	26.16'	S 51°43'42" E	47.96'
C142	146.74'	205.00'	41°00'46"	76.67'	N 50°09'32" W	143.63'
C143	37.13'	200.00'	10°38'17"	18.62'	N 65°20'46" W	37.08'
C144	124.80'	72.00'	99°18'33"	84.76'	N 10°22'21" W	109.75'
C145	17.75'	100.00'	10°10'10"	8.90'	N 44°22'01" E	17.73'
C146	20.28'	20.00'	58°06'41"	11.11'	S 33°53'07" W	19.43'
C147	13.74'	25.35'	31°02'44"	7.04'	S 47°25'05" W	13.57'
C148	26.61'	21.00'	72°35'56"	15.43'	S 68°11'41" W	24.86'
C149	11.26'	226.50'	2°50'50"	5.63'	S 31°59'25" E	11.25'
C150	10.22'	173.50'	3°22'25"	5.11'	N 31°43'37" W	10.21'
C151	17.73'	230.00'	4°25'02"	8.87'	S 31°12'18" E	17.73'
C152	57.58'	125.00'	26°23'31"	29.31'	S 52°28'41" W	57.07'
C153	34.55'	75.00'	26°23'31"	17.59'	S 52°28'41" W	34.24'
C154	48.37'	105.00'	26°23'31"	24.62'	N 52°28'41" E	47.94'
C155	43.76'	95.00'	26°23'31"	22.28'	N 52°28'41" E	43.37'
C156	37.81'	48.75'	44°26'04"	19.91'	S 63°14'09" W	36.87'
C157	49.64'	27.97'	101°40'09"	34.34'	S 34°37'07" W	43.38'
C158	44.62'	15.45'	165°26'38"	120.99'	S 53°13'46" W	30.65'
C159	57.08'	25.53'	128°06'03"	52.46'	S 40°52'53" W	45.91'
C160	14.48'	20.00'	41°29'45"	7.58'	N 18°03'48" E	14.17'
C161	29.30'	40.00'	41°58'00"	15.34'	N 18°17'55" E	28.65'
C162	2.80'	178.40'	0°54'02"	1.40'	S 60°28'38" E	2.80'
C163	7.20'	224.00'	1°50'33"	3.60'	S 69°44'38" E	7.20'

LINE	BEARING	DISTANCE
L1	S 73°42'59" E	10.87'
L2	N 83°54'39" E	8.11'
L3	S 65°36'52" E	21.61'
L4	N 55°21'23" E	13.13'
L5	N 59°16'39" W	13.52'
L6	N 44°38'30" W	9.97'
L7	N 33°19'18" E	11.31'
L8	N 19°20'24" E	10.65'
L9	N 20°22'42" W	16.77'
L10	N 43°37'59" E	15.73'
L11	N 42°15'56" W	14.06'
L12	N 40°01'48" E	13.36'
L13	N 16°23'26" E	16.13'
L14	N 04°29'06" E	10.45'
L15	N 04°29'06" E	12.67'
L16	N 32°14'37" W	18.07'
L17	N 25°08'36" E	18.60'
L18	N 08°29'21" W	20.45'
L19	N 48°22'22" W	13.07'
L20	N 29°03'05" W	14.66'
L21	N 32°54'55" E	12.92'
L22	N 19°27'43" W	20.94'
L23	N 52°59'43" W	10.16'
L24	N 57°14'14" W	12.54'
L25	N 38°54'09" W	22.49'
L26	N 19°21'32" W	17.78'
L27	N 24°42'57" W	20.73'
L28	N 51°09'33" W	11.67'
L29	N 28°33'31" W	20.51'
L30	N 23°19'46" W	21.71'
L31	N 34°43'56" E	18.02'
L32	N 46°28'55" E	13.25'
L33	S 78°25'01" E	9.45'
L34	N 53°21'05" E	16.46'
L35	N 55°53'55" E	20.29'
L36	N 52°07'06" E	2.98'
L37	S 57°05'16" E	18.23'
L38	S 57°05'16" E	0.35'
L39	S 09°55'46" W	21.99'
L40	N 13°28'12" W	1.91'
L41	N 21°09'54" W	12.46'
L42	N 04°55'01" W	19.59'
L43	N 33°10'29" E	11.04'
L44	N 73°02'09" E	20.75'
L45	S 56°18'27" E	19.80'
L46	S 51°49'11" E	11.95'
L47	S 46°31'56" E	16.87'
L48	S 53°41'22" E	7.85'
L49	S 30°03'06" W	13.92'
L50	S 83°33'33" E	22.99'
L51	S 34°54'51" E	20.05'
L52	S 28°49'20" E	16.67'
L53	S 08°32'56" E	11.94'
L54	S 68°09'15" W	20.26'
L55	N 20°22'42" W	7.38'
L56	N 43°37'59" E	3.23'
L57	N 16°23'26" E	11.33'
L58	N 16°23'26" E	11.37'
L59	N 56°35'10" E	5.00'
L60	N 57°42'39" E	25.00'
L61	N 57°42'39" E	18.06'
L62	N 57°42'39" E	6.94'
L63	N 60°20'51" E	3.98'
L64	N 60°20'51" E	15.02'
L65	N 60°20'51" E	4.99'
L66	N 60°20'51" E	14.01'
L67	N 57°57'29" E	20.95'
L68	S 53°41'22" E	19.58'
L69	S 32°30'03" E	24.17'
L70	S 52°21'01" E	16.78'
L71	S 52°21'01" E	25.40'
L72	S 49°18'26" E	29.93'
L73	S 57°06'47" E	4.20'
L74	S 57°06'47" E	21.91'
L75	S 51°38'05" E	28.18'
L76	N 38°01'11" E	20.00'
L77	S 38°01'11" W	20.00'
L78	S 50°43'52" E	11.79'
L79	S 45°21'36" E	13.71'
L80	S 73°35'12" E	13.82'
L81	S 63°39'09" E	8.63'
L82	S 63°39'09" E	7.80'
L83	S 83°33'33" E	20.66'
L84	S 51°00'28" E	19.04'
L85	S 16°02'49" E	7.98'
L86	S 16°02'49" E	15.88'
L87	S 34°54'51" E	18.34'
L88	S 06°41'19" E	22.57'
L89	S 22°14'12" E	27.20'
L90	S 22°14'12" E	9.21'
L91	N 40°50'44" E	18.32'
L92	N 43°02'41" E	20.63'
L93	N 70°52'01" E	20.03'
L94	N 73°08'04" W	88.30'
L95	S 41°00'54" E	8.03'
L96	S 50°43'05" E	5.19'
L97	N 82°09'44" E	10.31'
L98	N 82°26'00" E	9.19'
L99	S 78°10'28" W	21.59'
L100	N 36°36'26" E	29.12'
L101	S 11°14'32" E	19.70'
L102	S 60°21'10" E	30.85'
L103	S 39°06'16" W	11.30'
L104	N 49°01'29" W	30.46'
L105	N 49°01'29" W	26.30'
L106	S 60°21'10" E	26.67'
L107	S 56°27'54" W	9.75'
L108	S 78°48'50" W	36.93'
L109	N 52°09'46" W	26.75'
L110	N 61°40'27" W	37.16'
L111	N 72°53'55" W	21.69'
L112	N 40°32'08" W	86.70'
L113	S 56°36'41" W	34.16'
L114	N 76°20'29" W	1.37'
L115	N 62°05'50" W	34.88'
L116	S 26°27'34" W	18.19'
L117	N 74°28'10" W	14.82'
L118	N 14°49'16" W	42.41'
L119	N 48°18'05" E	15.20'
L120	N 24°26'22" W	1.50'
L121	N 20°49'13" W	22.34'
L122	S 28°40'55" W	8.95'
L123	S 20°49'13" E	16.04'
L124	S 56°25'11" E	20.06'
L125	S 32°07'05" E	7.67'
L126	S 73°55'14" E	13.48'
L127	N 61°04'46" E	10.28'
L128	S 73°55'14" E	5.00'
L129	N 02°47'31" E	25.64'
L130	N 87°12'29" W	15.00'
L131	S 02°47'31" W	10.80'
L132	N 74°07'42" W	96.89'
L133	N 89°37'13" E	23.86'
L134	S 74°07'42" E	99.92'
L135	S 73°08'04" E	54.93'
L136	S 11°10'31" W	45.31'
L137	S 24°43'24" E	48.51'
L138	S 39°16'56" W	36.50'
L139	N 04°07'29" W	132.17'
L140	S 04°07'29" E	122.50'
L141	S 47°11'09" E	27.35'
L142	N 39°16'56" E	31.50'
L143	N 24°43'24" W	37.49'
L144	N 33°24'50" W	57.89'
L145	S 33°24'50" E	26.47'
L146	N 11°10'31" E	23.33'
L147	S 40°18'26" E	8.40'
L148	S 07°15'32" W	24.08'
L149	S 89°37'13" W	19.98'
L150	S 88°53'31" W	11.42'
L151	N 13°40'31" W	16.37'
L152	N 41°28'04" W	39.31'
L153	N 48°42'44" W	21.34'
L154	S 41°28'04" E	36.80'
L155	N 04°49'47" E	6.23'
L156	N 62°56'28" E	35.44'
L157	S 75°30'21" E	12.08'
L158	S 56°35'10" W	1.50'
L159	N 33°24'50" W	10.59'
L160	N 57°42'39" E	53.03'
L161	S 33°24'50" E	40.25'
L162	N 33°24'50" W	0.59'
L163	N 62°17'01" E	14.94'
L164	N 27°42'59" W	35.40'
L165	N 62°17'01" E	20.00'
L166	S 27°42'59" E	22.24'
L167	N 57°48'11" E	11.84'
L168	S 32°11'49" E	23.53'
L169	N 39°16'55" E	96.51'
L170	S 50°43'05" E	20.00'
L171	S 39°16'55" W	87.94'
L172	N 39°16'55" E	39.28'
L173	N 39°16'55" E	24.18'
L174	S 39°16'55" W	24.86'
L175	S 39°16'55" W	38.54'
L176	N 49°09'22" E	24.47'
L177	S 38°48'40" W	15.59'
L178	S 39°16'55" W	3.47'
L179	N 38°43'41" E	7.02'
L180	N 38°43'41" E	67.35'
L181	N 38°43'41" E	20.26'
L182	S 29°58'23" W	2.60'
L183	N 60°01'37" W	33.19'
L184	S 54°59'08" W	39.49'
L185	N 38°43'41" E	55.46'
L186	N 67°42'06" W	13.57'
L187	N 10°57'16" W	32.03'
L188	N 10°57'16" W	8.72'
L189	S 75°38'27" W	39.26'
L190	N 21°12'34" W	40.44'
L191	N 79°49'36" E	54.15'
L192	INTENTIONALLY DELETED	
L193	INTENTIONALLY DELETED	
L194	N 79°40'49" E	18.45'
L195	S 10°19'11" E	3.54'
L196	N 76°00'02" E	136.10'
L197	N 76°00'02" E	20.36'
L198	S 76°00'02" W	73.37'
L199	S 59°44'15" W	38.64'
L200	N 31°48'54" W	21.82'
L201	N 58°11'06" E	20.00'
L202	S 31°48'54" E	22.57'
L203	N 14°21'33" W	20.00'
L204	N 75°38'27" E	23.05'
L205	N 67°42'06" W	5.62'
L206	S 38°43'41" W	156.76'
L207	N 35°16'25" W	20.76'
L208	N 54°43'35" E	20.00'
L209	S 35°16'25" E	77.77'
L210	N 59°05'47" W	5.00'
L211	N 34°29'53" W	28.95'
L212	N 40°59'49" E	10.00'
L213	N 60°29'38" W	39.26'
L214	N 29°30'22" E	20.00'
L215	S 60°29'38" E	42.50'
L216	S 41°59'05" E	50.06'
L217	S 28°49'20" E	12.29'
L218	S 28°49'20" E	4.37'

RMC AND PLANNING USE ONLY

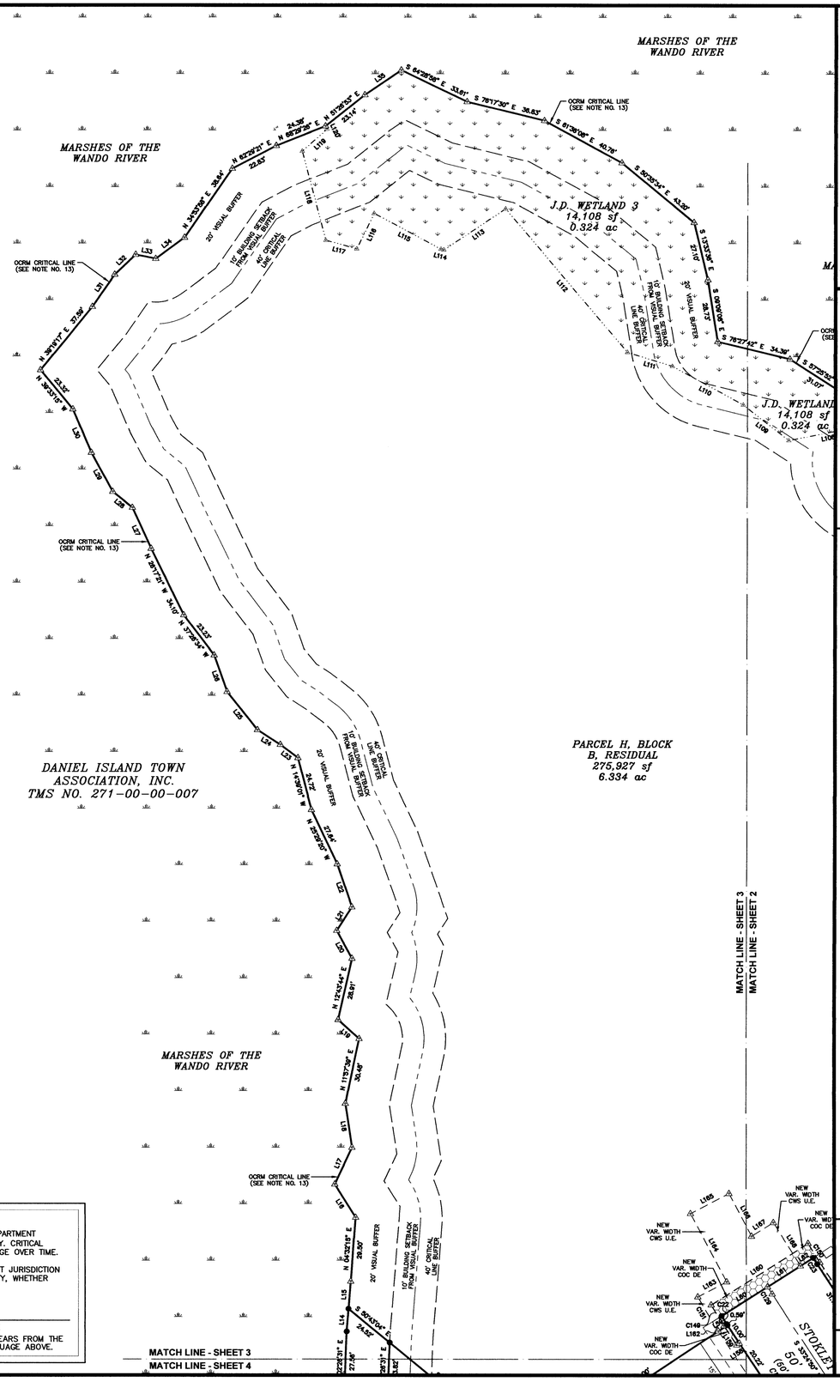
PLANNING USE ONLY
ENGINEERING DIVISION
CITY OF CHARLESTON
DATE PLAT APPROVED: 12/3/24
APPROVED BY CITY ENGINEER
APPROVED BY: FOR CITY ENGINEER

2024041199
PRESENTED & RECORDED:
12-31-2024 11:19:09 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

CRITICAL LINE CERTIFICATION

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY JACQUIE ADAMS AND DATED 5/17/21
SIGNATURE DATE
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



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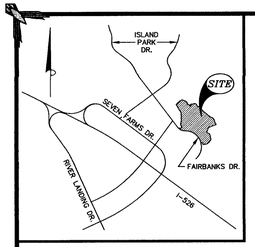
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FLD. BK. PG.
JOB NO. 235068
DATE 09/26/2023
DRAWN BY WGM
CHECKED BY DLG

SUBDIVISION PLAT

SHOWING THE SUBDIVISION OF PARCEL H, BLOCK B, RESIDUAL - TMS NO. 271-00-00-010 TO CREATE MARSHES OF DANIEL ISLAND SUBDIVISON, PHASE 1A & 1B (LOTS, HOA AREAS, PUBLIC RIGHT-OF-WAYS) AND RESIDUAL TMS NO. 271-00-00-010
OWNED BY STANLEY MARTIN COMPANIES, LLC
LOCATED IN THE CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR STANLEY MARTIN HOMES

SHEET 3 OF 4



VICINITY MAP (NTS)

REFERENCES:

1. PLAT BY THOMAS & HUTTON ENGINEERING CO. RECORDED IN PLAT CABINET Q PAGE 391C–391D, DATED 11/24/2004.
2. PLAT BY HOFFMAN LESTER ASSOCIATES , INC. RECORDED IN PLAT CABINET P PAGE 205A, DATED 03/06/2002.
3. PLAT BY THOMAS & HUTTON ENGINEERING CO. RECORDED IN PLAT CABINET Q PAGE 391B, DATED 01/19/2005.
4. PLAT BY THOMAS & HUTTON ENGINEERING CO. RECORDED IN PLAT CABINET M PAGE 356H, DATED 06/28/2005.
5. PLAT BY THOMAS & HUTTON ENGINEERING CO. RECORDED IN PLAT CABINET P PAGE 163A–163B , DATED 02/21/2002.
6. PLAT BY THOMAS & HUTTON ENGINEERING CO. RECORDED IN PLAT CABINET P PAGE 162B, DATED 02/21/2002.
7. DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN BOOK 2827 PAGES 63–68, DATED 08/22/2018.

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) DISTANCES 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 CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.
7) THIS PLAT IS SUBDIVIDING TMS NO 271–00–00–010 INTO RESIDENTIAL LOTS. PHASE 1A (LOTS 1–28 & 42–43) WILL CONSIST OF 28 RESIDENTIAL TOWNHOMES LOTS & 2 RESIDENTIAL SINGLE FAMILY LOTS. PHASE 1B (LOTS 29–41 & 44–54) & WILL CONSIST OF 10 RESIDENTIAL TOWNHOMES LOTS & 14 RESIDENTIAL SINGLE FAMILY LOTS. SEE ACREAGE BREAKDOWN CHART FOR LARGEST AND SMALLEST LOT.
8) THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS, OPEN SPACE, PONDS AND LANDSCAPE ELEMENTS. THE OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.
9) THE CITY OF CHARLESTON DRAINAGE EASEMENTS SHOWN HEREON AND NOTED AS "COC" ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM. THE DRAINAGE EASEMENT (S) (20' & 22' COC DE) TO THE POND LOCATED ON HOA 6 WHICH RUN ADJACENT TO LOTS 32 & 33 SHALL BE FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING TO ENSURE PROPER ACCESS TO THE POND LOCATED ON HOA 6 FOR MAINTENANCE PURPOSES.
10) THE CURRENT ZONING IS "DI–GO, DANIEL ISLAND GENERAL OFFICE" FOR TMS 271–00–00–010. LAND USE IS DESIGNATED "SUBURBAN EDGE." ADDITIONALLY, SITE IS PART OF CITY COUNCIL DISTRICT 1,AND NEIGHBORHOOD COUNCIL DANIEL ISLAND.
11) PROPERTY OWNER/DEVELOPER:
STANLEY MARTIN HOMES
502 WANDO PARK BLVD, SUITE 101
MOUNT PLEASANT, SC 29464
EMAIL: HUNTRB@STANLEY MARTIN.COM

ENGINEER:
SEAMON WHITESIDE & ASSOC., INC.
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
PHONE: (843) 884–1667
CONTACT: DAVID PROHASKA

12) THE CRITICAL LINE SHOWN HEREON IS BASED ON A PLAT BY RLA ASSOCIATES, P.A. DATED 2/28/19. OCRM APPROVAL DATE: 5/17/21. THE 40' OCRM CRITICAL LINE BUFFER SHOWN HEREON IS PER THE RECORDED DECLARATION OF RESTRICTIVE COVENANTS IN BOOK 2827, PAGES 63–68, RECORDED ON AUGUST 22, 2018 AND IS TO BE LEFT UNDISTURBED AND NO FENCES ARE PERMITTED. AS STATED IN THESE RESTRICTIVE COVENANTS: "1. PROHIBITIONS. DECLARANT IS AND SHALL BE PROHIBITED FROM THE FOLLOWING: FILLING, DRAINING, FLOODING, DREDGING, IMPOUNDING, CLEARING, BURNING OR DESTROYING VEGETATION, CULTIVATING, EXCAVATING, ERECTING, CONSTRUCTING, RELEASING WASTES , OR OTHERWISE DOING ANY WORK ON THE PROPERTY; INTRODUCING EXOTIC SPECIES INTO THE PROPERTY (EXCEPT BIOLOGICAL CONTROLS PRE–APPROVED IN WRITING BY THE CORPS AND DHEC); AND FROM CHANGING THE GRADE OR ELEVATION, IMPAIRING THE FLOW OR CIRCULATION OF WATERS, REDUCING THE REACH OF WATERS,AND ANY OTHER DISCHARGE OR ACTIVITY REQUIRING A PERMIT UNDER CLEAN WATER OR WATER POLLUTION CONTROL LAWS AND REGULATIONS, AS AM ENDED. THE FOLLOWING ARE EXPRESSLY EXCEPTED FROM THIS PARAGRAPH: A) CUMULATIVELY VERY SMALL IMPACTS ASSOCIATED WITH HUNTING (EXCLUDING PLANTING OR BURNING), FISHING AND SIMILAR RECREATIONAL OR EDUCATIONAL ACTIVITIES, CONSISTENT WITH THE CONTINUING NATURAL CONDITION OF THE PROPERTY; B) REMOVAL OR TRIMMING OF VEGETATION HAZARDOUS TO PERSON OR PROPERTY OR OF TIMBER DOWNED OR DAMAGED DUE TO NATURAL DISASTER; C) RESTORATION OR MITIGATION REQUIRED UNDER LAW; AND D) CUMULATIVELY VERY SMALL IMPACTS AS NECESSARY ASSOCIATED WITH SITE DRAINAGE; AND E) HAND–CLEARED, FOUR–FOOT WIDE PEDESTRIAN PATHWAY WITH SUITABLE ALL–WEATHER SUBSTRATE (PERMEABLE); AND F) DRAINAGE OUTLET CROSSINGS WITHIN BUFFER AREA PER STORMWATER PLAN FOR SITE DEVELOPMENT AT LOCATION(S) SPECIFIED ON ATTACHED COVENANTS AND RESTRICTIONS EXHIBIT AND AS REFERENCED ABOVE." AND "8. MARKING OF PROPERTY. THE PERIMETER OF THE PROPERTY SHALL BY AT ALL TIMES BE PLAINLY MARKED BY PERMANENT SIGNS SAYING,"PROTECTED NATURAL AREA," OR BY AN EQUIVALENT, PERMANENT MARKING SYSTEM." (APPROXIMATE PERMANENT SIGNAGE LOCATIONS SHOWN ON SHEET C2.1 & L1.1 AND SIGNAGE DETAIL SHOWN ON SHEET C9.9 DETAIL #50)
13) THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS AND IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT. CRITICAL LINE SIGNED BY JACQUIE ADAMS AND DATED 5/17/21.
14) THE JURISDICTIONAL FRESHWATER WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS, APPROVED JURISDICTIONAL DETERMINATION (SAC–2016–01773) DATED APRIL 24, 2017. PORTIONS OF FRESHWATER WETLANDS WERE FILLED PER PRE–CONSTRUCTION NOTIFICATION (PCN) (SAC–2016–01773) JANUARY 4, 2019.
15) THIS PROPERTY IS LOCATED IN FLOOD ZONES X (SHADED), AE (EL. 9) & AE (EL. 10) AS SHOWN ON FEMA FLOOD MAP PANEL NO. 45015C0760E, REVISED DECEMBER 7, 2018. PER CITY ORDINANCE, BUILDING PERMIT APPLICATIONS ARE REQUIRED TO BE ELEVATED A MINIMUM OF 2' ABOVE THE BASE FLOOD ELEVATION (BFE) SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP.
16) LOW LOTS SHALL BE FILLED TO ENSURE POSITIVE DRAINAGE TO THE ROADWAY OR REAR YARD DRAINAGE FACILITY DURING HOME CONSTRUCTION. FILL MAY BE REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE AND/OR TO ACCOMMODATE GRADES OF THE ADJACENT LOT(S). ALL FILL PLACEMENT SHALL BE IN COMPLIANCE WITH THE CITY OF CHARLESTON'S TREE ORDINANCE WITH REGARD TO PLACING FILL AROUND EXISTING TREES.
17) ALL STREETS ARE BEING DEDICATED TO THE PUBLIC AS DEPICTED HEREON. THE PUBLIC RIGHT–OF–WAYS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF CHARLESTON. OPERATION AND MAINTENANCE OF THESE PUBLIC STREETS SHALL BE THE RESPONSIBILITY OF THE CITY OF CHARLESTON.
18) ALL CRITICAL AREAS HAVE A 20' BUFFER.
19) THE CITY OF CHARLESTON DRAINAGE EASEMENTS SHOWN HEREON AND NOTED AS "COC DE" ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM. AS ACCOUNTED FOR IN THE DRAINAGE EASEMENT AGREEMENT EXECUTED WITH THE CITY FOR THIS SUBDIVISION, THE LOCATIONS OF THE DRAINAGE EASEMENTS ARE SUBJECT TO CHANGE BASED ON THE TO BE DETERMINED AS–BUILT LOCATIONS OF THE ASSOCIATED STORMWATER SYSTEM. THE 20' & 22' COC DRAINAGE EASEMENTS ADJACENT TO LOTS 32 & 33 SHALL BE KEPT FREE FROM OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING TO ENSURE PROPER ACCESS TO THE POND FOR MAINTENANCE PURPOSES.
20) WATER DISTRIBUTION AND SANITARY SEWER SUPPLY ARE PROVIDED BY CHARLESTON WATER SYSTEM.
21) IN ACCORDANCE WITH OCRM REGULATION PART VI.E.9 AND PART VI.G ALL CONTRACTORS AND SUBCONTRACTOR OF THE OWNER/OPERATOR WHOSE ACTIVITIES AT THE SITE MAY IMPACT STORM WATER DISCHARGES OR CONTROLS DURING THE DURATION OF THE PROJECT, SHALL BECOME A CO–PERMITTEE AND ACCEPT THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT NUMBER SCR TBD) ISSUED TO THE OWNER/OPERATOR OF THE CONSTRUCT ION ACTIVITY FOR WHICH HE/SHE HAS BEEN CONTRACTED TO PERFORM CONSTRUCTION RELATED SERVICES. AS A CO–PERMITTEE,THE CONTRACTOR, SUBCONTRACTOR,AND THEIR COMPANIES,AS THE CASE MAY BE, ARE LEGALLY ACCOUNTABLE TO THE SC DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL, (DHEC), UNDER THE AUTHORITIES OF THE CWA AND THE SC POLLUTION CONTROL ACT,TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE SWPPP.
22) OPEN SPACE IMPROVEMENTS, TREE BARRICADES AND MITIGATION MUST BE INSTALLED, INSPECTED AND APPROVED BY ZONING PRIOR TO APPROVAL OF FINAL PLAT.
23) IN ORDER FOR FINAL PLAT TO BE APPROVAL, AN ARBORIST IS TO TREAT THE GRAND TREES WHERE THERE IS AN IMPACT DUE TO SIDEWALK CONSTRUCTION.
24) PER SECTION 4.1(8) OF THE DANIEL ISLAND MASTER PLAN, STOOPS, STAIRS, BAY WINDOWS, BALCONIES, OPEN PORCHES & ROOFS OF THE PRINCIPAL BUILDING MAY EXTEND BEYOND THE FRONT SETBACK LINE (FSL) UP TO THE FRONT PROPERTY LINE. NON–HABITABLE SPACE MAY BE ALLOWED BEYOND THE PROPERTY LINE UPON RECEIPT OF AN ENCROACHMENT PERMIT FROM THE CITY.
25) THE COC ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG–TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR THE HOME OWNERS ASSOCIATION (H.O.A.) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION
26) STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4 INCH LETTERS/NUMBERS IN A MANNER THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AS REQUIRED BY IFC SECTION 505.1. INDIVIDUAL SUITES OR SUBDIVISION WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A 4 INCH MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SITE ADDRESS.
27) LOTS WITH GRAND TREES IN THE FRONT OR ON A CUL–DE–SAC ARE ALLOWED TO ELIMINATE THE FRONT SETBACK LINE (FSL) PER THE CITY OF CHARLESTON. SEE LOTS 48 & 54 AS NOTED HEREON.
28) THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE HOA FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.
29) BUILDING PERMITS FOR LOTS 7, 8, 9, 10, 11, 12, 13, 47, 48, 49, 50, 53 & 54 WILL BE SUBMITTED AFTER THE FINAL SUBDIVISION PLAT IS APPROVED AND RECORDED AND TMS NUMBERS HAVE BEEN OBTAINED. NO OTHER BUILDING PERMITS WILL BE SUBMITTED TO THE CITY OF CHARLESTON FOR REVIEW UNTIL THE RECORD DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY CITY STAFF.

I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

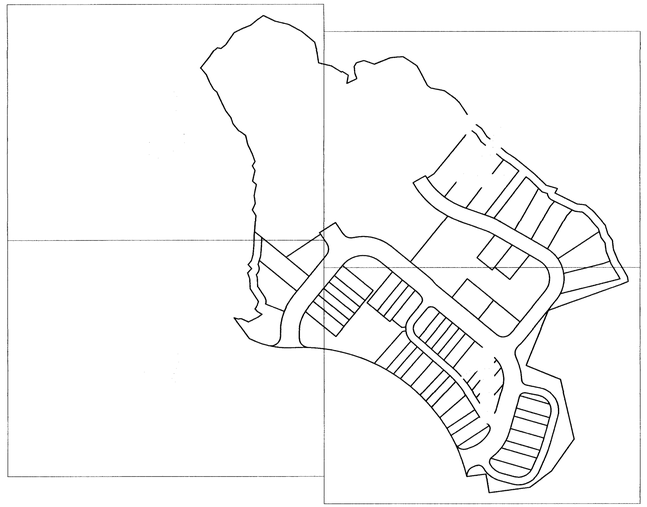
THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF NOVEMBER, 2024.

JOHNATHAN F. BURNS. PLS–22742

SOUTH CAROLINA — GPA, INC. No. C04579 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR — NO. 22742 — JOHNATHAN F. BURNS



KEY MAP

SCALE : 1" = 200'

S.C. GRID

GPA

DEDICATION STATEMENT

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA (THE MARSHES AT DANIEL ISLAND HOMEOWNERS' ASSOCIATION INC.) FOR THE LEGAL RIGHT TO DRAIN INTO AND THROUGH THE PROPERTY OF STANLEY MARTIN COMPANIES, LLC.

OWNER OR REPRESENTATIVE — DATE 12/26/24

DEDICATION STATEMENT

AS A CONDITION TO THE CITY'S APPROVAL OF THIS PLAT AND IN ACCORDANCE WITH LAWS GOVERNING STORMWATER MANAGEMENT AND DEDICATION OF PUBLIC INFRASTRUCTURE, THE UNDERSIGNED HAS PROVIDED THE CITY WITH EXECUTED ORIGINALS OF THE FOLLOWING DOCUMENTS: (1) A DEED TO THE RIGHTS–OF–WAY DESCRIBED ON THIS PLAT (THE 'DEED'); (2) AN EXCLUSIVE STORMWATER DRAINAGE EASEMENTS AGREEMENT (THE 'AGREEMENT') FOR THE PUBLIC DRAINAGE EASEMENTS SHOWN ON THIS PLAT; AND (3) COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES (THE 'CPMSF') WITH RESPECT TO THE PROPERTY SHOWN ON THE PLAT. THE DEED, AGREEMENT, AND CPMSF ARE INCORPORATED HEREIN BY REFERENCE AND, TOGETHER WITH THE RECORDING OF THIS PLAT, CONSTITUTE AN IRREVOCABLE OFFER TO DEDICATE THE RIGHTS–OF–WAY, DRAINAGE EASEMENTS, AND OTHER EASEMENTS DESCRIBED THEREIN TO THE CITY OF CHARLESTON FOR THE USE OF THE PUBLIC FOREVER. UNLESS AND UNTIL SUCH RIGHTS–OF–WAY, DRAINAGE EASEMENTS, AND OTHER EASEMENTS ARE ACCEPTED BY THE CITY COUNCIL OF CHARLESTON, THE UNDERSIGNED OWNER, ITS SUCCESSORS AND/OR ASSIGNS, AND/OR THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING SUCH RIGHTS–OF–WAY, DRAINAGE EASEMENTS, AND OTHER EASEMENTS.

OWNER OR REPRESENTATIVE — DATE 12/26/24

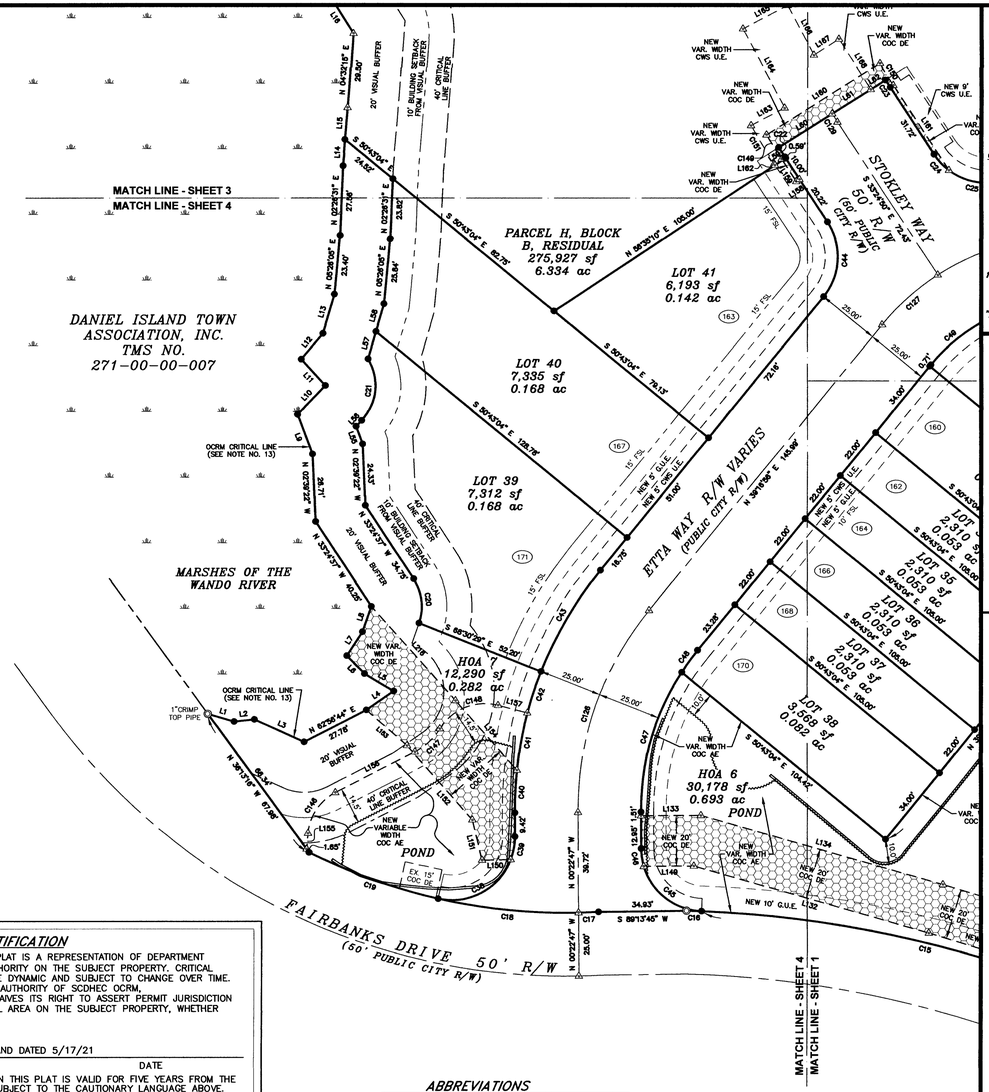
CRITICAL LINE CERTIFICATION

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY JACQUIE ADAMS AND DATED 5/17/21

SIGNATURE — DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



LEGEND

- IRON FOUND (5/8" REBAR OR AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- ADJOINER LINE
- RIGHT–OF–WAY
- CENTER LINE
- EASEMENT LINE (AS DESCRIBED)
- SETBACK LINE
- BUFFER LINE (AS DESCRIBED)
- WETLANDS LINE
- POND TOP OF BANK
- MATCH LINE
- FLOOD LINE
- RETAINING WALL
- (XXX) ADDRESS
- NEW COC DRAINAGE EASEMENT
- 12' DRAINAGE ACCESS / MAINTENANCE PATH
- FRESHWATER WETLAND HATCH
- MARSH (CRITICAL AREA) HATCH

ABBREVIATIONS

AE	ACCESS EASEMENT
COC	CITY OF CHARLESTON
CWS	CHARLESTON WATER & SEWER
DE	DRAINAGE EASEMENT
G.U.E	GENERAL UTILITY EASEMENT
G.U.	UTILITY EASEMENT
FSL	FRONT SETBACK LINE
OCRM	OCEAN COASTAL RESOURCE MANAGEMENT
HOA	HOMEOWNERS ASSOCIATION
J.D.	JURISDICTIONAL

NOTE:
SEE SHEET 3 FOR LINE AND CURVE TABLES.

RMC AND PLANNING USE ONLY

PLANNING USE ONLY
ENGINEERING DIVISION
CITY OF CHARLESTON
DATE PLAT APPROVED: 12/31/24
APPROVED BY CITY ENGINEER
APPROVED BY: FOR CITY ENGINEER

2024041200
PRESENTED & RECORDED:
12-31-2024 11:19:10 AM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

30' 0 15' 30' 60'
1 inch = 30 ft.

PHASE 1A & 1B ACREAGE BREAKDOWN

TOTAL AREA OF LOTS = 4.919 AC.
TOTAL AREA OF HOA = 3.100 AC.
TOTAL AREA OF ROAD RIGHT–OF–WAY = 2.427 AC.

TOTAL AREA THIS PHASE = 10.446 AC.
TOTAL RESIDENTIAL LOTS THIS PHASE = 54
(LOT 54) LARGEST LOT SIZE = 0.242 AC.
(LOT 27) SMALLEST LOT SIZE = 0.044 AC.

TOTAL HIGHLAND (THIS PLAT) = 16.444 AC.
TOTAL FRESHWATER WETLANDS (THIS PLAT) = 0.336 AC.
RESIDUAL AREA (THIS PLAT) = 6.334 AC.
TOTAL CRITICAL AREA (THIS PLAT) = 0 AC.

TOTAL AREA THIS PLAT = 16.780 AC.

GPA
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) 335–8600

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

"Integrity Without Boundaries"
www.gpaland.com

SCALE 1"=30'
FLD. BK. P.G.
JOB NO. 23506B
DATE 09/28/2023
DRAWN BY WGM
CHECKED BY DLG

SUBDIVISION PLAT

SHOWING THE SUBDIVISION OF PARCEL H, BLOCK B, RESIDUAL - TMS NO. 271-00-00-010 TO CREATE MARSHES OF DANIEL ISLAND SUBDIVISON, PHASE 1A & 1B (LOTS, HOA AREAS, PUBLIC RIGHT-OF-WAYS) AND RESIDUAL TMS NO. 271-00-00-010
OWNED BY STANLEY MARTIN COMPANIES, LLC
LOCATED IN THE CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA

PREPARED FOR: STANLEY MARTIN HOMES

SHEET 4 OF 4


A
B
C
D
E
F
G
Rear Load
Townhomes
(Lots 1-28)


Lots 1-3




Lots 4-6




Lots 7-9




Lots 10-14




Lots 10-14









