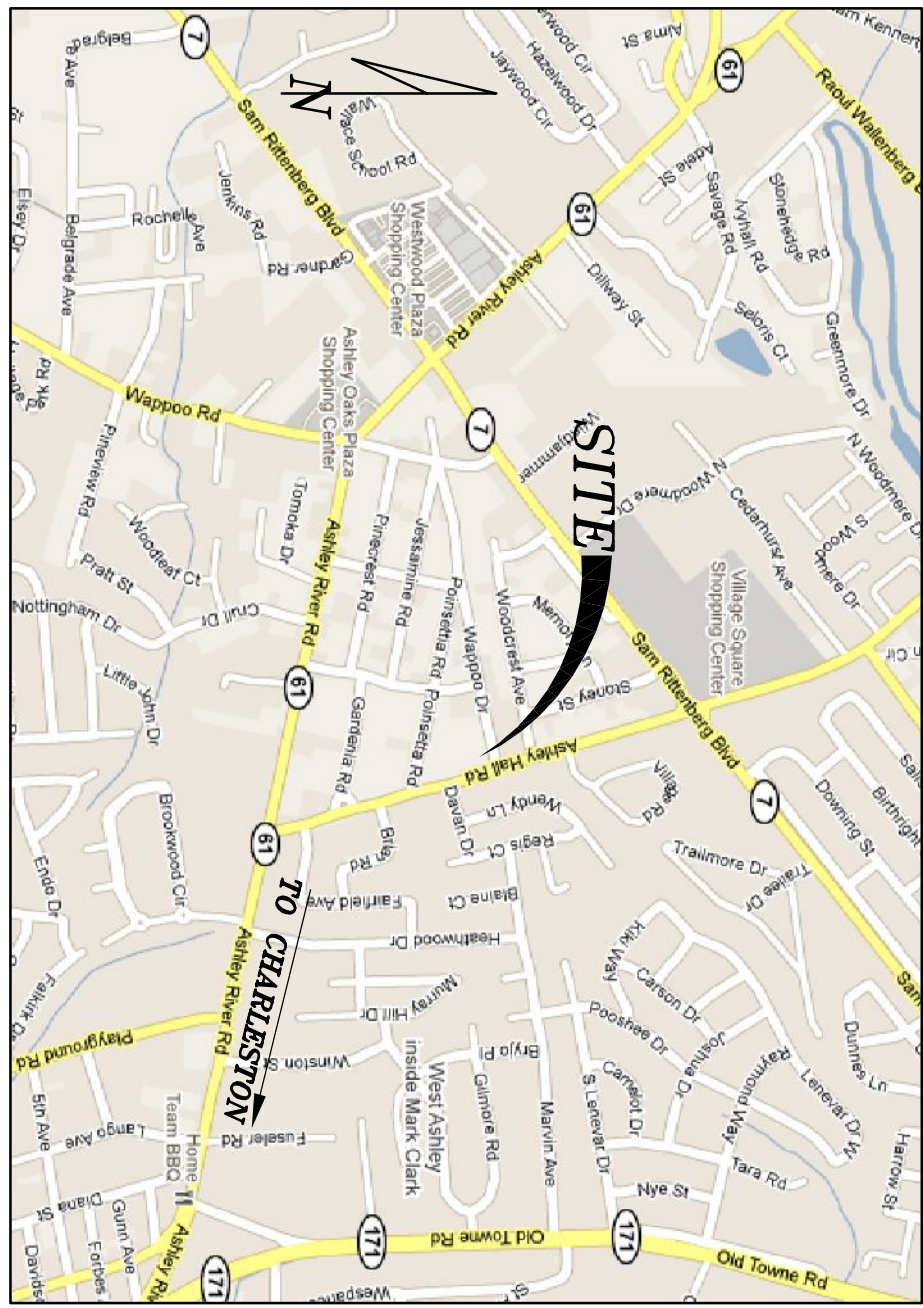


WAPPOO DRIVE 50' R/W
(S-10-27)

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S04°44'37"E
L2	5.00	N85°15'23"E
L3	5.00	N85°15'23"E
L4	20.00	N04°44'37"W



DIMELING DENSITY
SHOWN: 0 UNITS PER 1.42 ACRES.
PROPOSED: 10 UNITS PER 1.42 ACRES.



VICINITY MAP - NOT TO SCALE

SPECIAL NOTES:

1. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL BE THE RESPONSIBILITY OF THE LANDOWNER BEFORE ANY DEVELOPMENT OR CONSTRUCTION OF THE PROPOSED PROJECT. THE COUNTY ZONING AND LAND DEVELOPMENT REG. THINS BEFORE INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
2. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY PART OF THE PARCEL, THAT THE LANDOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNIOPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
3. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELATIVE TO THE REAL ESTATE AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
4. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.
5. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE 25' RIGHT OF WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

NOTES

1. THIS CONSTITUTE A TREE AND BOUNDARY SURVEY OF TMS 351-12-00-116. BOUNDARIES WERE ESTABLISHED BY REMEASUREMENT OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
2. ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS EVIDENCE. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF ONLY THE SUBJECT PROPERTY, AND IS NOT A SURVEY OF ADJOINING TRACTS.
3. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS 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.
4. PROPERTY IS CURRENTLY ZONED M-12 (MIXED STYLE RESIDENTIAL/RESIDENTIAL MODERATE DENSITY).

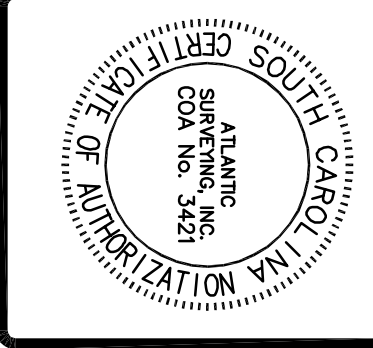
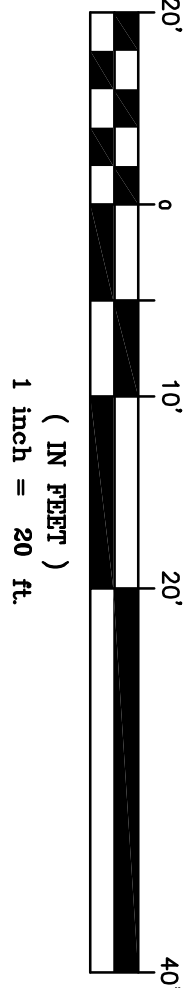
SETBACKS:
FRONT/SIDE STREET - 15'
INTERIOR SIDE - 0/5'
REAR - 10'
BUILDING SEPARATION - 10'
ASHLEY HALL ROAD - 15'
WAPPOO DRIVE - 20'

5. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019C 0492 1, DATED 11/17/04, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X".
6. VEHICULAR ACCESS TO WAPPOO DRIVE AND ASHLEY HALL ROAD IS PROHIBITED ACROSS THE 10' ACCESS RESTRICTION AND GENERAL UTILITY EASEMENT EXCEPT AT THE DESIGNATED ACCESS EASEMENTS. THIS RESTRICTION DOES NOT APPLY TO CHARLESTON COUNTY EMERGENCY RESPONSE VEHICLES.
7. TREES SHOWN ARE 24"DBH AND LARGER.

REFERENCE:

- 1) PLAT BY J. P. GALLARD
DATED JULY 1934 - JUNE 1935
PLAT BOOK F PAGE 69
RECORDED IN RMC OFFICE OF CHARLESTON COUNTY

GRAPHIC SCALE



ATLANTIC SURVEYING, INC.
1714 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA 29407
(843) 763-6699; (843) 766-7411 FAX
www.atlanticsurvey.com



LANDRISE DEVELOPMENT
DEVELOPER
FAIRFIELD PLACE
PROJECT TITLE

SURVEY

PLAT TO SUBDIVIDE A PORTION
OF LOT 9, BLOCK C, FAIRFIELD PINES
1.420 ACRES INTO 10 PARCELS
SITUATED IN
ST. ANDREWS PARISH,
CHARLESTON COUNTY, SC

DRAWING TITLE

CHRD.	DATE
JKD	4-25-11
JKD	9-23-11
JKD	10-5-11

SURVEYED	CHECKED	JOB NO.
WAG	JKD	11-8920
DRAWN	APPROVED	DATE
CBN	CBN	MARCH 24, 2011

NO. 1
1. CHARLESTON COUNTY COMMENTS ADDRESSED
2. LOT LAYOUT RECONFIGURED
3. CHARLESTON COUNTY COMMENTS ADDRESSED

PLANNING AND RMC USE ONLY

HOMEOWNERS AGREEMENT
WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE FAIRFIELD PLACE HOMEOWNERS ASSOCIATION, THE COUNTY OF CHARLESTON TO ACCEPT OR CONTINUED MAINTAINANCE OF THE ROADS OR EASEMENT SHOWN ON THIS PLAT.

OWNER/DEVELOPER

PUBLIC MAINTENANCE SYSTEM.

LEGEND:
PROPERTY CORNER OLD
PROPERTY CORNER NEW (5/8"TEBAR)
PRIVATE R/W CENTER LINE
BUILDING SETBACK LINE
EASEMENT CENTER LINE
BUFFER LINE
PROPERTY LINE
ADJACENT RIGHT OF WAY LINE

LOT 4 AND LOT 5, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-121

PART OF LOT 3, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-200

LOT A OF LOT 2,
BLOCK C
FAIRFIELD PINES
TMS 351-12-00-118

PART OF LOT 9, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-117

PARCEL J
19,249 sq.ft.
0.442 AC.

PARCEL I
5,306 sq.ft.
0.122 AC.

PARCEL H
4,552 sq.ft.
0.104 AC.

PARCEL G
2,723 sq.ft.
0.063 AC.

PARCEL F
2,648 sq.ft.
0.061 AC.

PARCEL E
7,516 sq.ft.
0.173 AC.

PARCEL D
6,981 sq.ft.
0.160 AC.

PARCEL C
6,075 sq.ft.
0.139 AC.

PARCEL B
3,375 sq.ft.
0.077 AC.

PARCEL A
3,421 sq.ft.
0.079 AC.

LOT 8-A-1 OF LOT 8,
BLOCK C
FAIRFIELD PINES
TMS 351-12-00-115

LOT 8-A-2 OF LOT 8,
BLOCK C
FAIRFIELD PINES
TMS 351-12-00-207

LOT 6, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-122

LOT 4 AND LOT 5, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-121

LOT 3, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-200

LOT 2, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-118

LOT 1, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-117

LOT 9, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-116

LOT 8, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-115

LOT 7, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-114

LOT 6, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-113

LOT 5, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-112

LOT 4, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-111

LOT 3, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-110

LOT 2, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-109

LOT 1, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-108

LOT 0, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-107

LOT -1, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-106

LOT -2, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-105

LOT -3, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-104

LOT -4, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-103

LOT -5, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-102

LOT -6, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-101

LOT -7, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-100

LOT -8, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-099

LOT -9, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-098

LOT -10, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-097

LOT -11, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-096

LOT -12, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-095

LOT -13, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-094

LOT -14, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-093

LOT -15, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-092

LOT -16, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-091

LOT -17, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-090

LOT -18, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-089

LOT -19, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-088

LOT -20, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-087

LOT -21, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-086

LOT -22, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-085

LOT -23, BLOCK C
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LOT -24, BLOCK C
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LOT -25, BLOCK C
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LOT -26, BLOCK C
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LOT -27, BLOCK C
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LOT -30, BLOCK C
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LOT -31, BLOCK C
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LOT -32, BLOCK C
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LOT -34, BLOCK C
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LOT -35, BLOCK C
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TMS 351-12-00-072

LOT -36, BLOCK C
FAIRFIELD PINES
TMS 351-12-00-071

LOT -37, BLOCK C
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LOT -39, BLOCK C
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TMS 351-12-00-068

LOT -40, BLOCK C
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TMS 351-12-00-067

LOT -41, BLOCK C
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TMS 351-12-00-066

LOT -42, BLOCK C
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TMS 351-12-00-065

LOT -43, BLOCK C
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LOT -44, BLOCK C
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LOT -46, BLOCK C
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LOT -47, BLOCK C
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TMS 351-12-00-060

LOT -48, BLOCK C
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TMS 351-12-00-059

LOT -49, BLOCK C
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TMS 351-12-00-058

LOT -50, BLOCK C
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TMS 351-12-00-057

LOT -51, BLOCK C
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LOT -52, BLOCK C
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LOT -70, BLOCK C
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LOT -71, BLOCK C
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TMS 351-12-00-036

LOT -72, BLOCK C
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TMS 351-12-00-035

LOT -73, BLOCK C
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LOT -74, BLOCK C
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LOT -75, BLOCK C
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LOT -76, BLOCK C
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