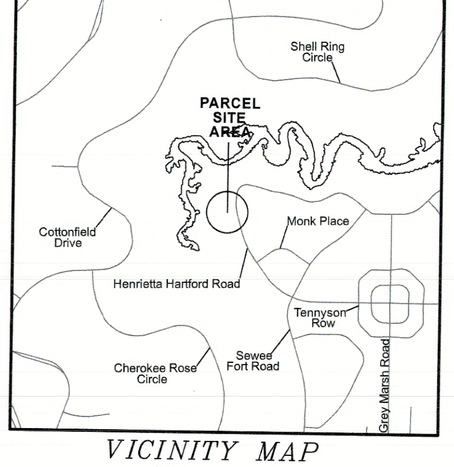


VICINITY MAP
(NOT TO SCALE)

DETAIL 'A'

NOTE:

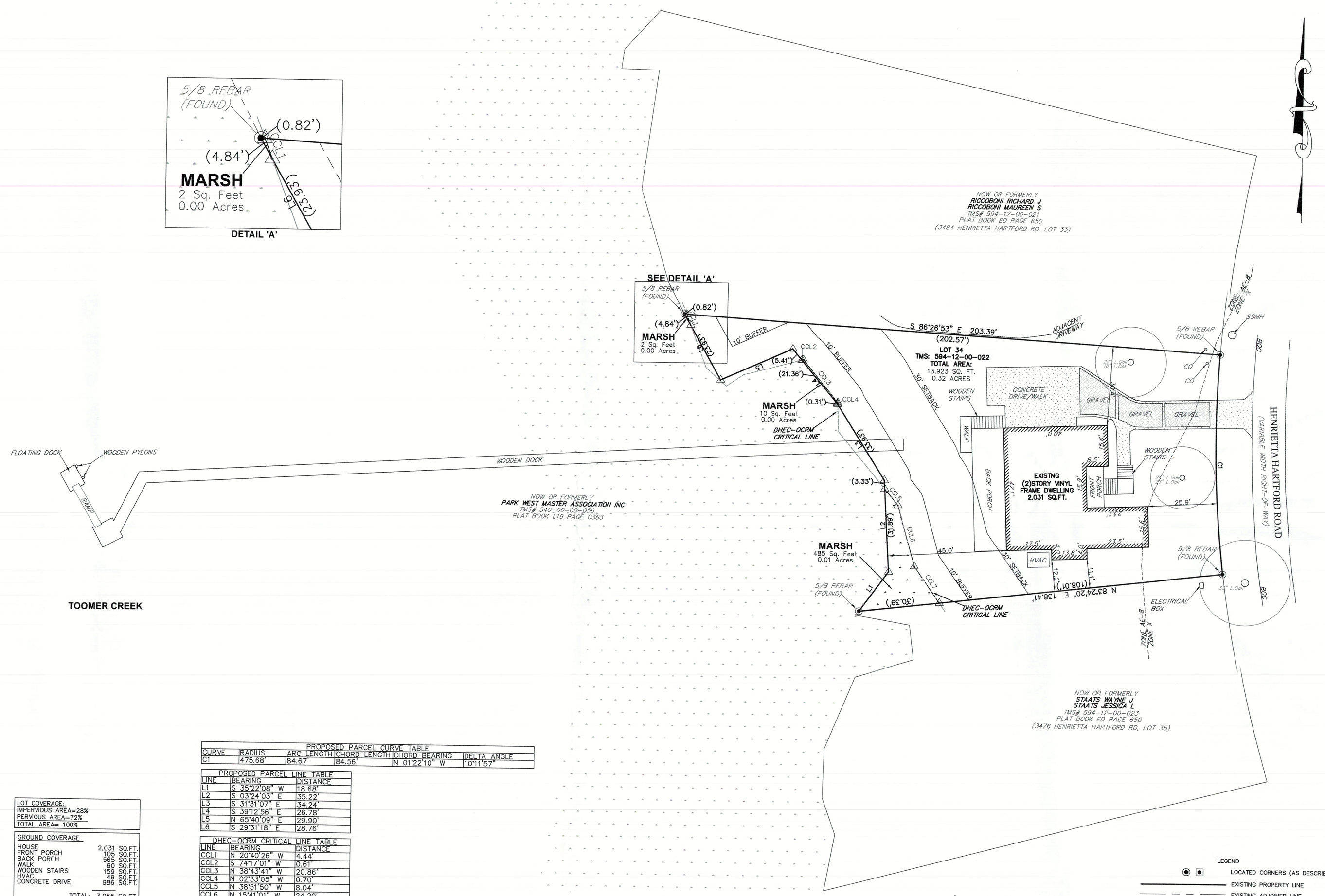
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THE PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD83
5. PARCEL SHOWN IS ZONED PD PLANNED DEVELOPMENT. ZONING SHOULD VERIFIED PRIOR TO ANY EARTHMOVING OR CONSTRUCTION.
6. AS PER FLOOD INSURANCE RATE MAP (FIRM) THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE-8 AND ZONE-X (SHADED GREY) (BASE FLOOD ELEVATIONS DETERMINED) SHOWN ON MAP NUMBER 45019C0345K, PANEL 345 OF 855 DATED JANUARY 29, 2021. FLOOD MAP ELEVATIONS ARE BASED ON NAVD 88.

OWNER OF RECORD:
THOMAS MELISSA
BERRIDGE MICHAEL
1815 SHOREMEAD ROAD APT 413
MOUNT PLEASANT SC 29464

PROPERTY ADDRESS:
3480 HENRIETTA HARTFORD RD
MOUNT PLEASANT, SC 29466

OWNER REFERENCES:
TMS: 594-12-00-022
PLAT BOOK ED PAGE 650
TENNYSONE SUBD PHASE I, LOT 34

PLAT REFERENCES:
ED 650



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT 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 THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNATURE 3/16/22 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.

LOT COVERAGE:
IMPERVIOUS AREA=28%
PERVIOUS AREA=72%
TOTAL AREA= 100%

GROUND COVERAGE	
HOUSE	2,031 SQ.FT.
FRONT PORCH	105 SQ.FT.
BACK PORCH	565 SQ.FT.
WALK	60 SQ.FT.
WOODEN STAIRS	159 SQ.FT.
HVAC	49 SQ.FT.
CONCRETE DRIVE	986 SQ.FT.
TOTAL:	3,955 SQ.FT.

PROPOSED PARCEL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.68'	84.67'	84.56'	N 01°22'10" W	10°11'57"

PROPOSED PARCEL LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°22'08" W	18.68'
L2	S 03°24'03" E	35.22'
L3	S 31°31'07" E	34.24'
L4	S 39°12'56" E	26.78'
L5	N 65°40'09" E	29.90'
L6	S 29°31'18" E	28.76'

DHEC-OCRM CRITICAL LINE TABLE

LINE	BEARING	DISTANCE
CCL1	N 20°40'26" W	4.44'
CCL2	S 74°17'01" W	0.61'
CCL3	N 38°43'41" W	20.86'
CCL4	N 02°33'05" W	0.70'
CCL5	N 38°51'50" W	8.04'
CCL6	N 15°41'01" W	24.20'
CCL7	N 34°38'02" W	17.04'

0 20 40 60
GRAPHIC SCALE
1"=20' FEET

LEGEND
LOCATED CORNERS (AS DESCRIBED)
EXISTING PROPERTY LINE
EXISTING ADJOINER LINE
BACK OF CURB
DHEC/OCRM CRITICAL LINE
30' SETBACK
10' EASEMENT

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC CERTIFICATE OF AUTHORIZATION C04554

SURVEYORS CERTIFICATION:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JOHN T. BYRNES III S.C.P.L.S. NO. 16115

NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

AS-BUILT SURVEY OF TMS# 594-12-00-022 3480 HENRIETTA HARTFORD LOCATED IN THE TOWN OF MOUNT PLEASANT CHARLESTON COUNTY, SOUTH CAROLINA

AS-BUILT SURVEY

DATE: FEBRUARY 8, 2022
DRAWN: A. LEE
CHECK: JB
CC: B. ALLLEN
JOB: 22027
DWG: 22027-TT
SHEET: 1 OF 1