

2513 I'on Avenue

Cook Residence

Updated Pool Layout

+

Garage Plan Addendum

DRB Review

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN 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 THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

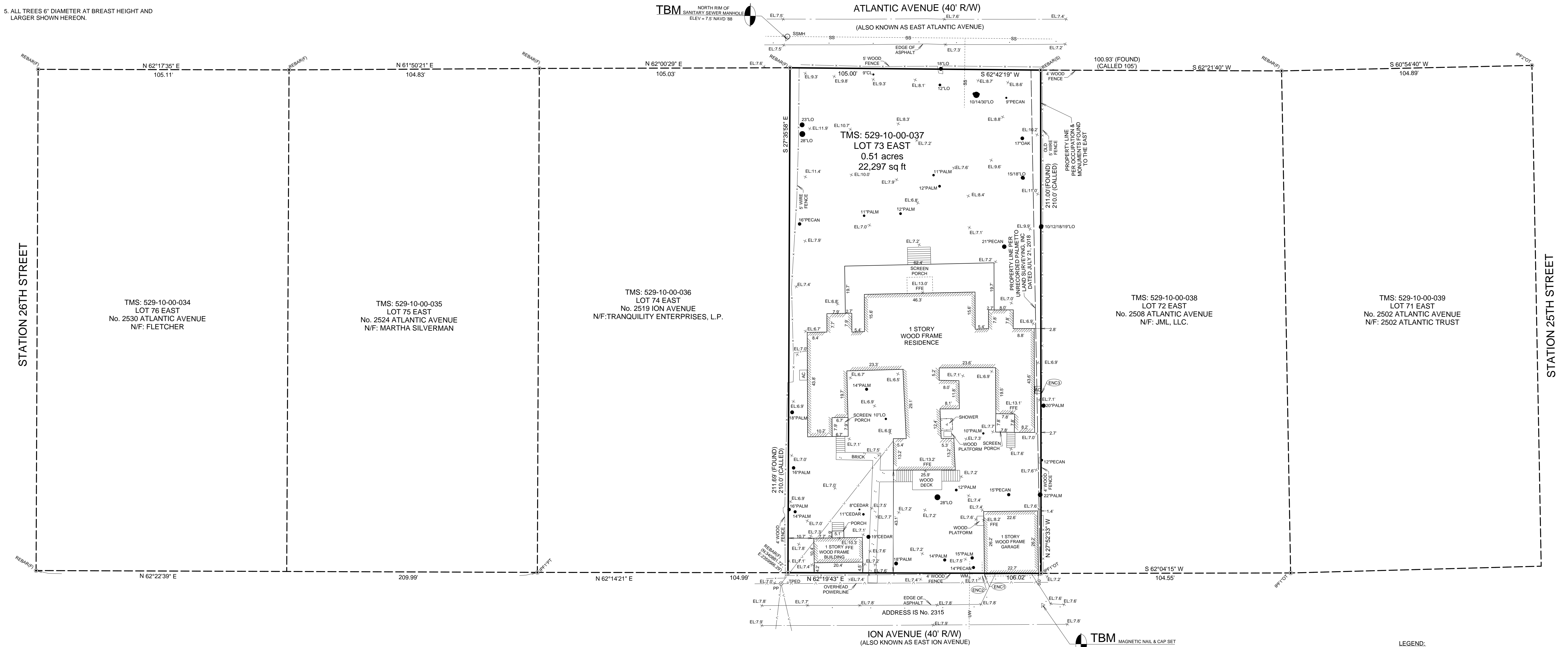
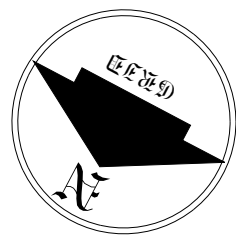
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE AE, EL. 10' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539K. MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE GRID NORTH.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

ENCROACHMENT TABLE

ENC1	GARAGE INTO THE R/W BY +/- 0.4'
ENC2	EAVES OVERHANGS THE R/W BY +/- 1.2'
ENC3	AIR CONDITIONER OVER THE PROPERTY LINE BY +/- 0.3'



TOPOGRAPHIC PLAT

OF LOT 73 EAST, MOULTRIEVILLE, EAST END,
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.
PRESENTLY OWNED BY JAMES CHRISTOPHER COOK.

20 10 0 20

SCALE: 1" = 20'

DATE: OCTOBER 17, 2023

REF: PLAT BK. "D", PG. 184

TMS: 529-10-00-037

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA

LEGEND:

- IPF1"PT - 1" PINCHED TOP PIPE FOUND, OLD.
- IPF1"OT - 1" OPEN TOP PIPE FOUND, OLD.
- IPF2"OT - 2" OPEN TOP PIPE FOUND, OLD.
- REBAR(F) - 5/8" REBAR FOUND, OLD.
- REBAR(S) - 5/8" REBAR SET, NEW.
- PP - POWER POLE.
- WM - WATER METER.
- TPED - TELEPHONE PEDESTAL.
- SSMH - SANITARY SEWER MANHOLE.
- ENC - PLOTTABLE ENCROACHMENT.
- 17"OAK - 17" OAK DIAMETER AT BREAST HEIGHT.
- 12"LO - 12" LIVE OAK DIAMETER AT BREAST HEIGHT.
- 9"CL - 9" CHERRY LAUREL DIAMETER AT BREAST HEIGHT.
- 12"PALM - 12" PALM DIAMETER AT BREAST HEIGHT.
- 16"PECAN - 16" PECAN DIAMETER AT BREAST HEIGHT.
- 8"CEDAR - 8" CEDAR DIAMETER AT BREAST HEIGHT.
- 13"/18"LO - 13"/18" DOUBLE LIVE OAK DIAMETER AT BREAST HEIGHT.
- 10"/14"30"LO - LIVE OAK CLUSTER DIAMETER AT BREAST HEIGHT.
- EL:10.0' - SPOT ELEVATION 10.0' M.S.L., NAVD'88.
- SS - SANITARY SEWER.
- UW - UNDERGROUND WATER LINE.

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- BUILDING LINE



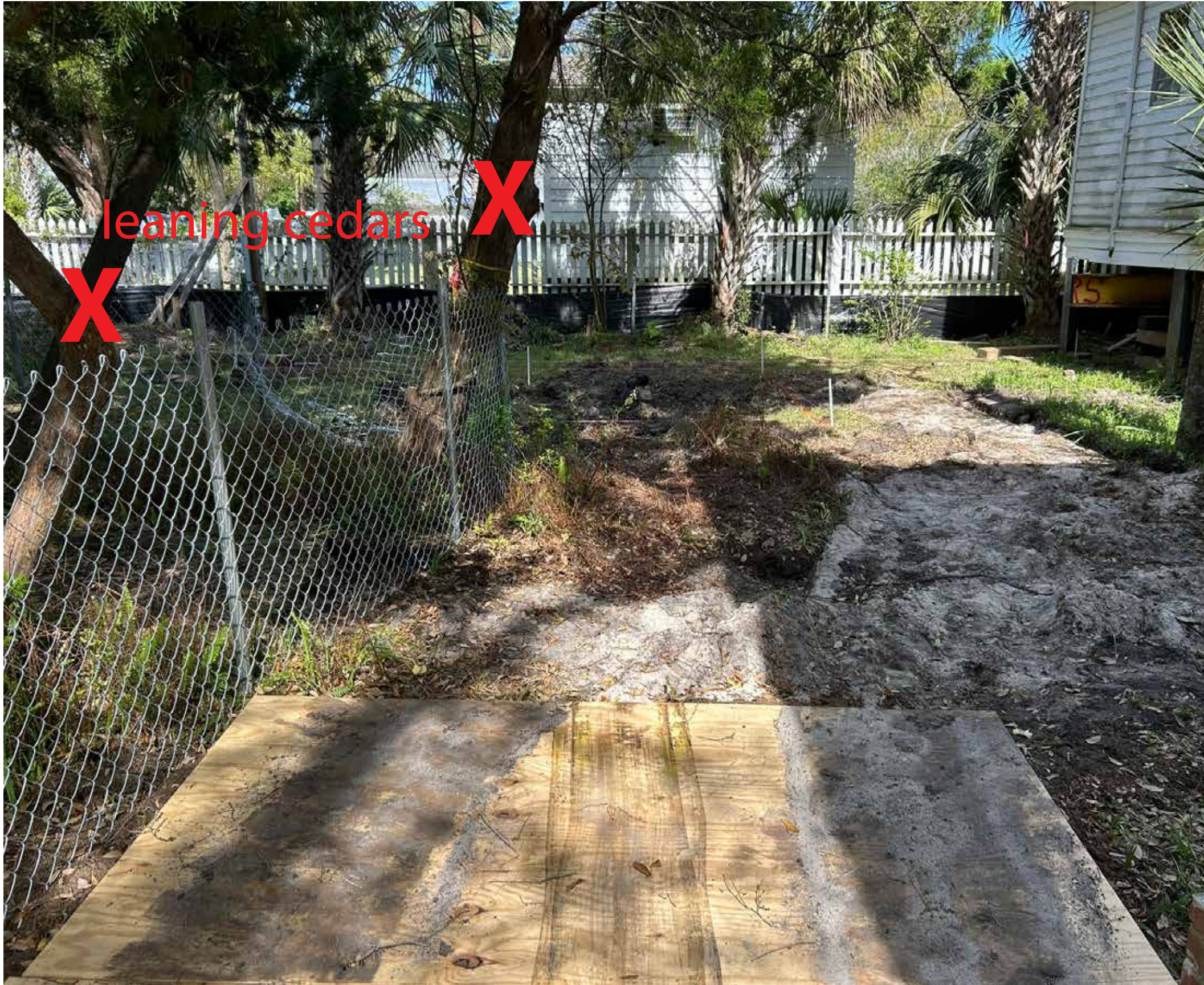
Facing South



Facing South



Facing North



Facing East

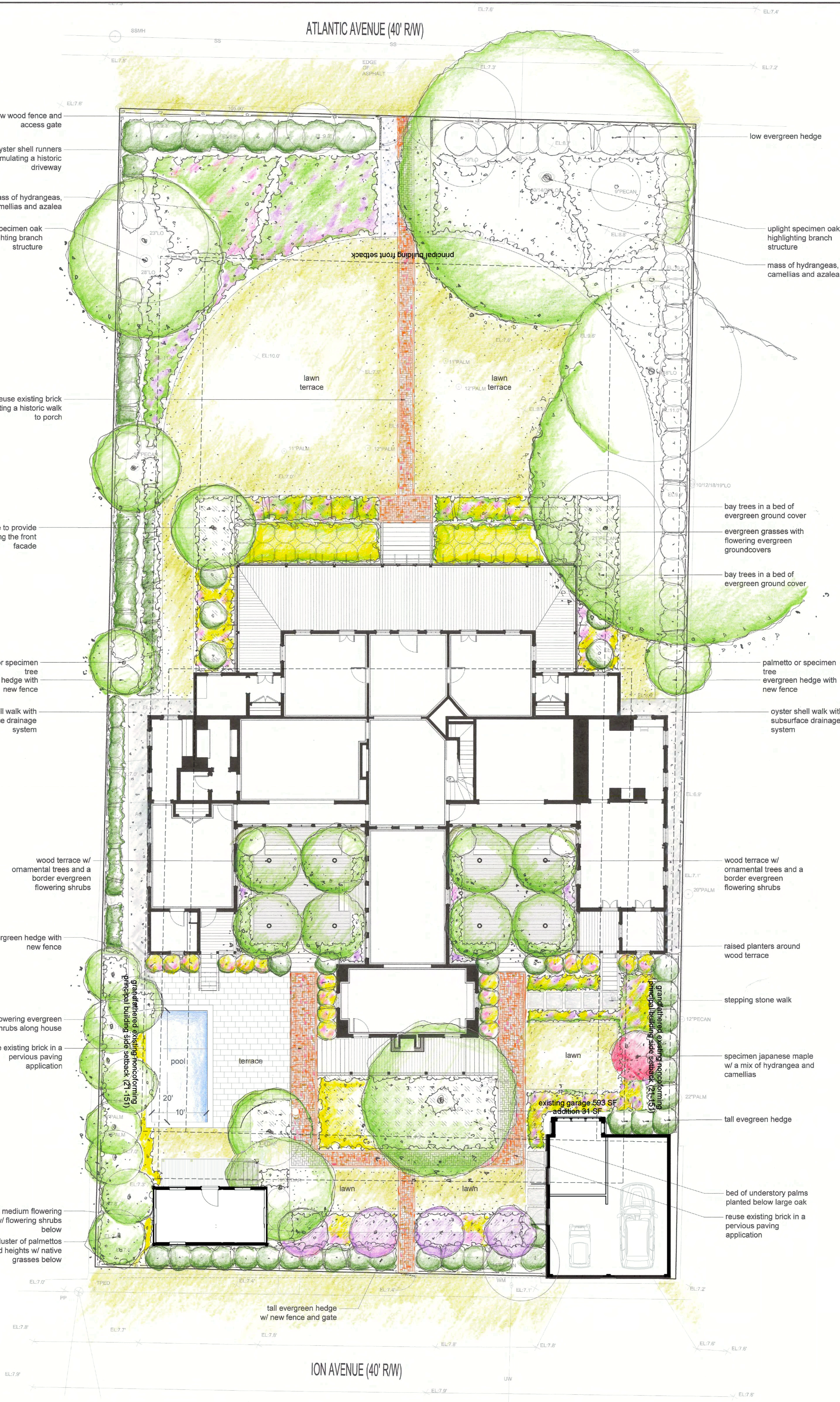


Facing West



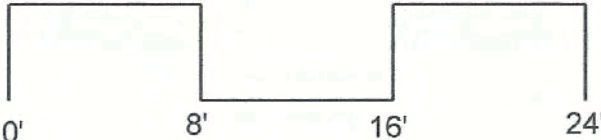
Facing West

DRB Review

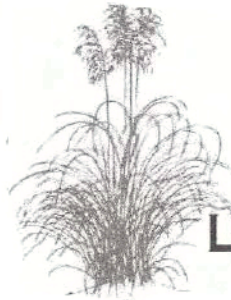


Cook Residence

2513 Ion Ave.
Sullivan's Island, SC 29482



Date: 7.18.25
Rev:

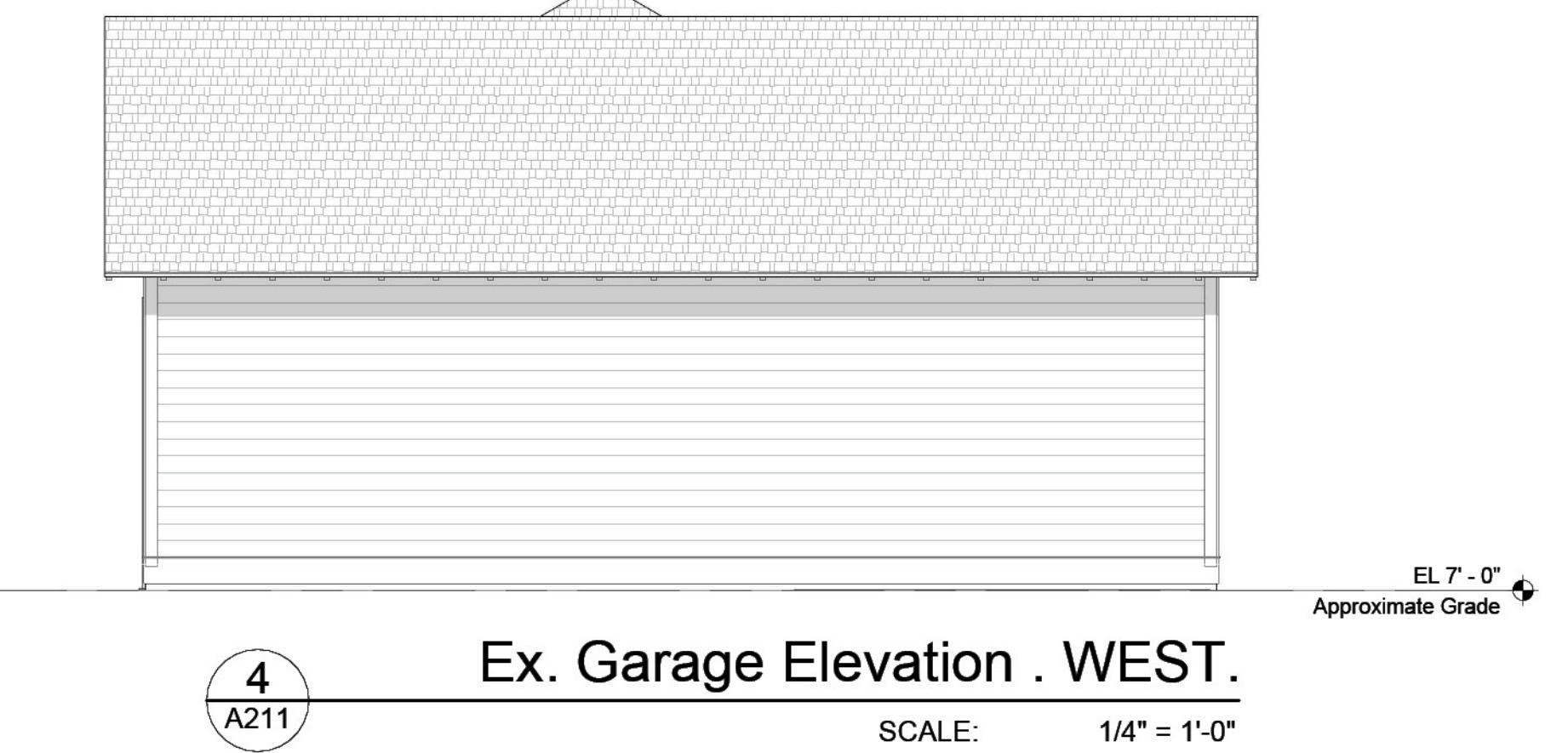
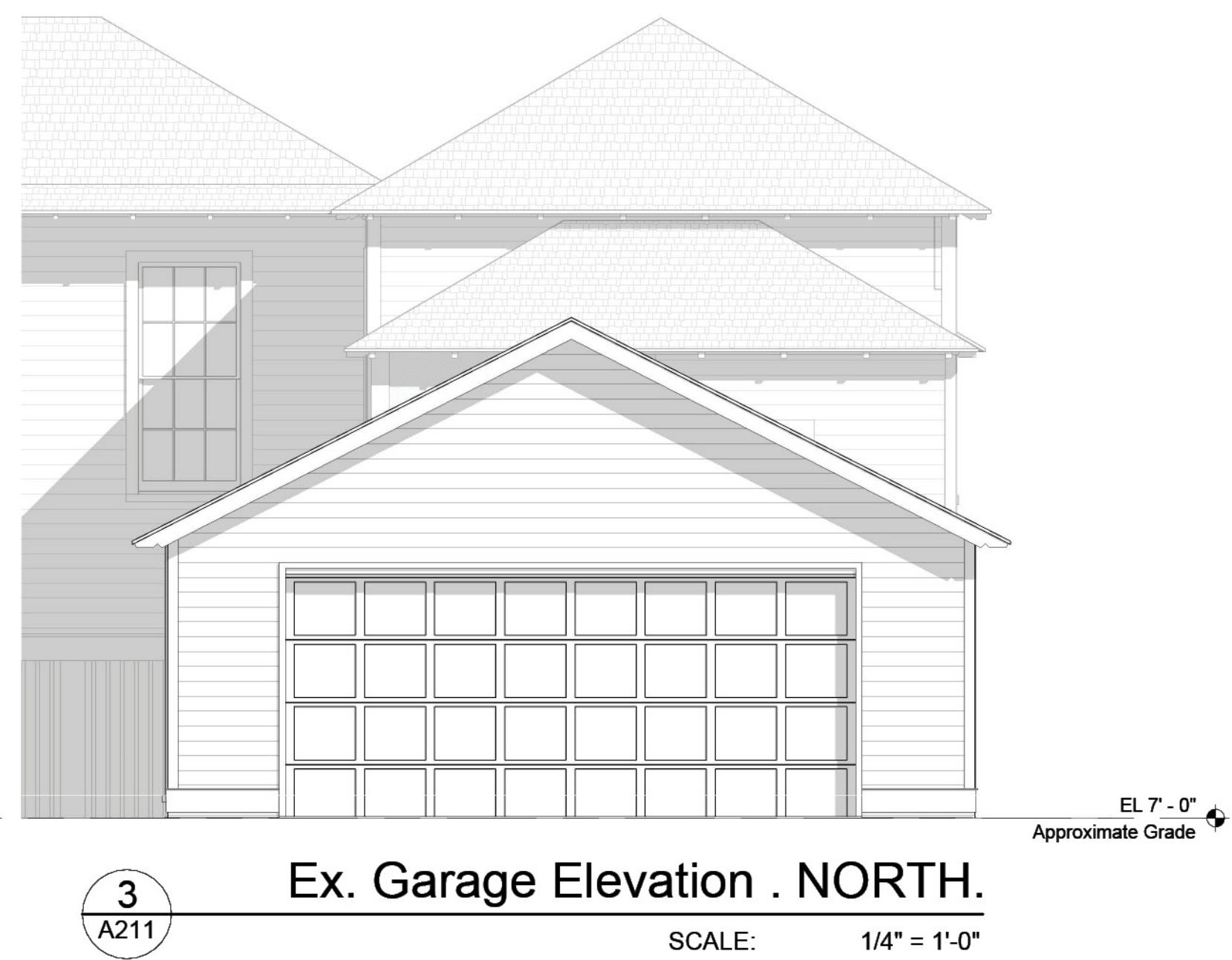
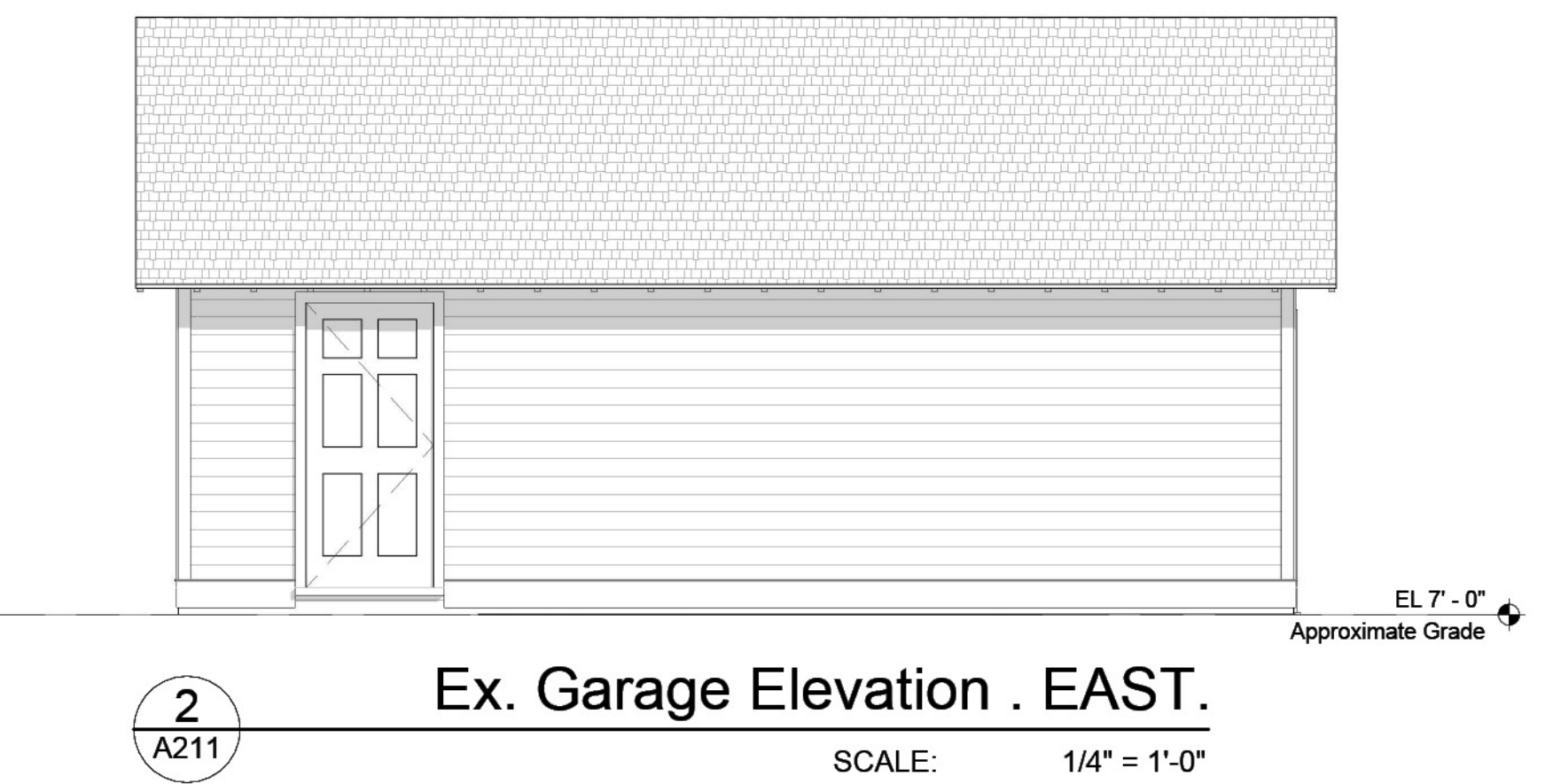
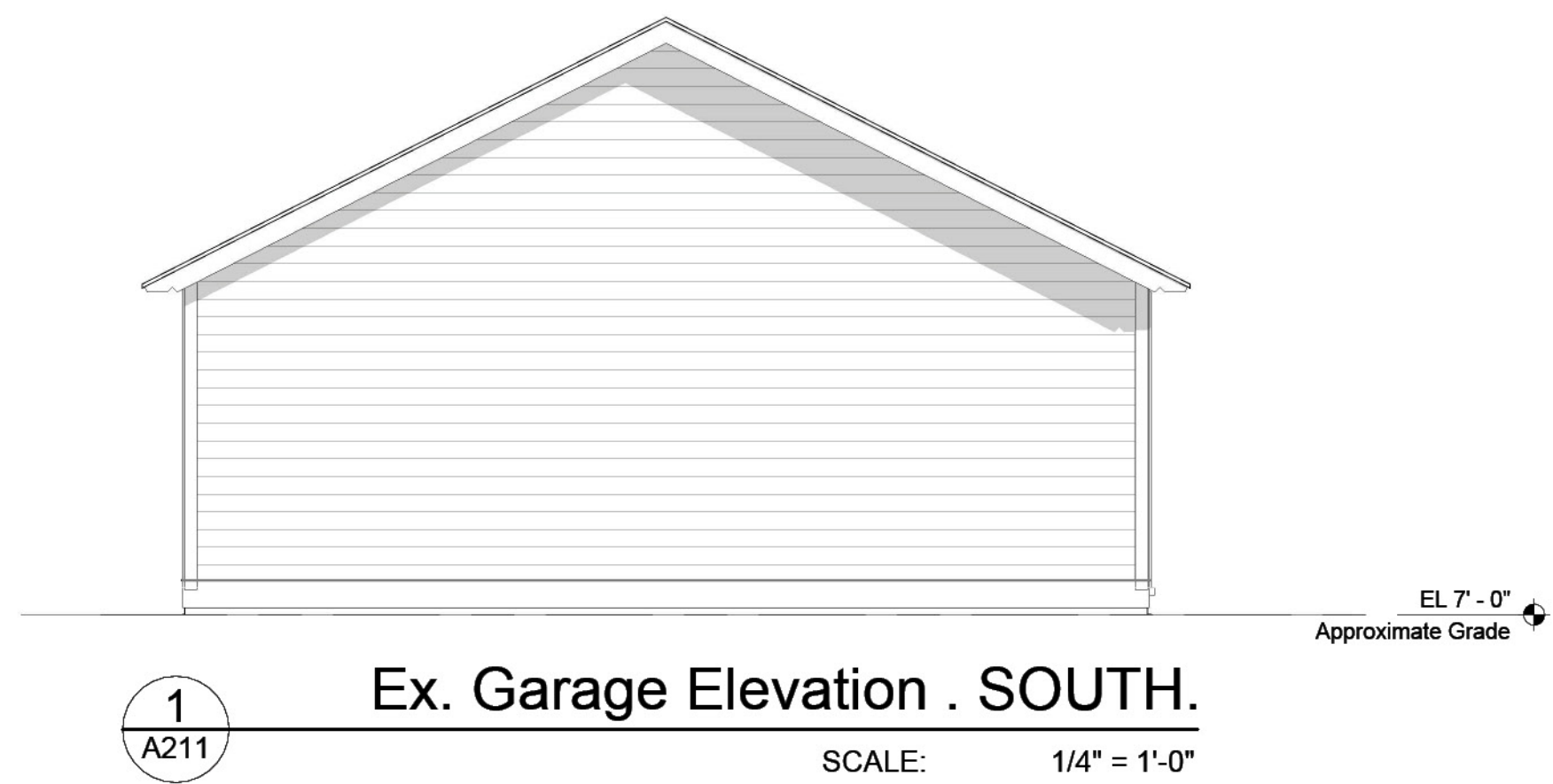


HIGH MARSH
LANDSCAPE CONTRACTORS, INC.

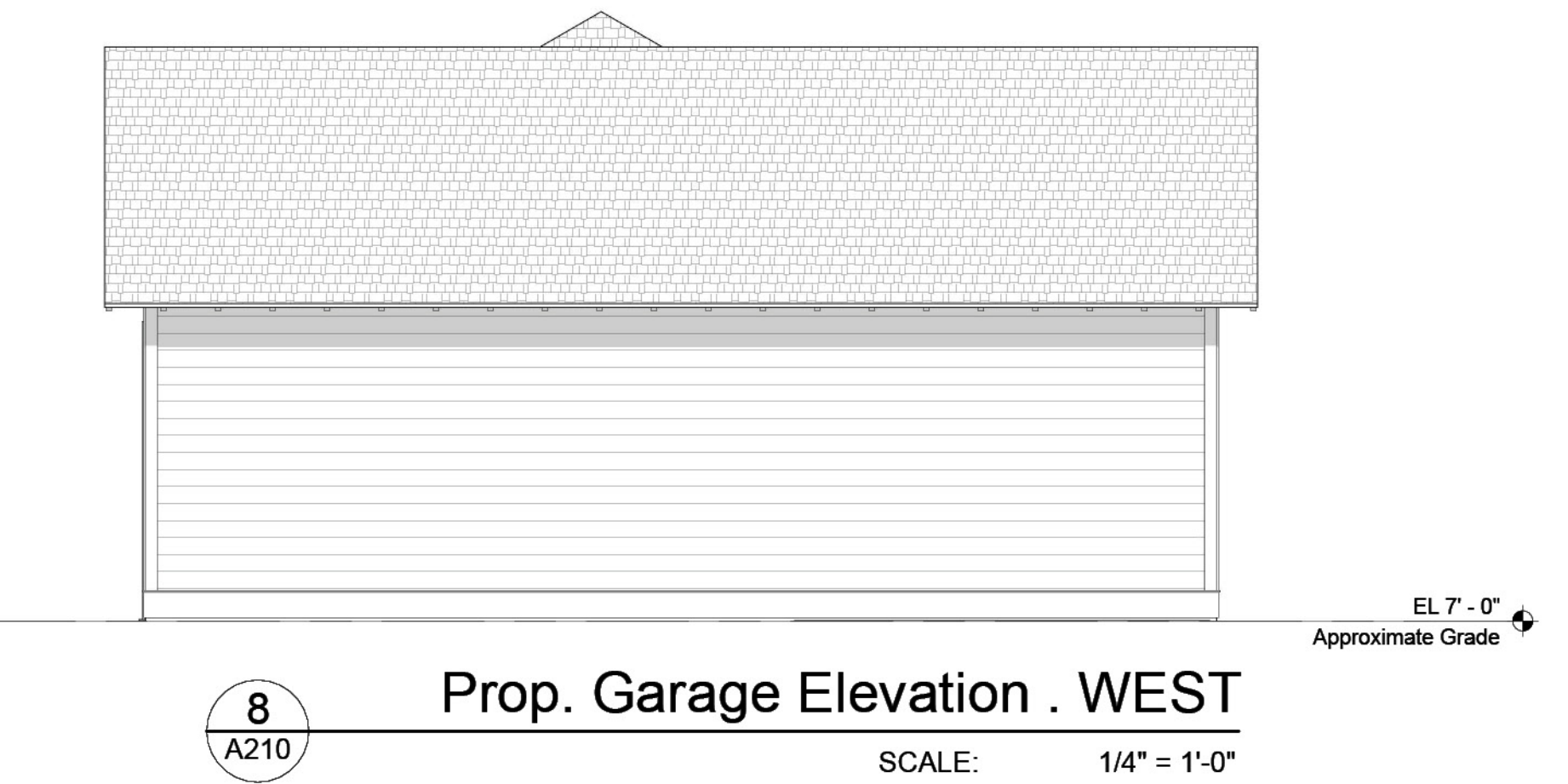
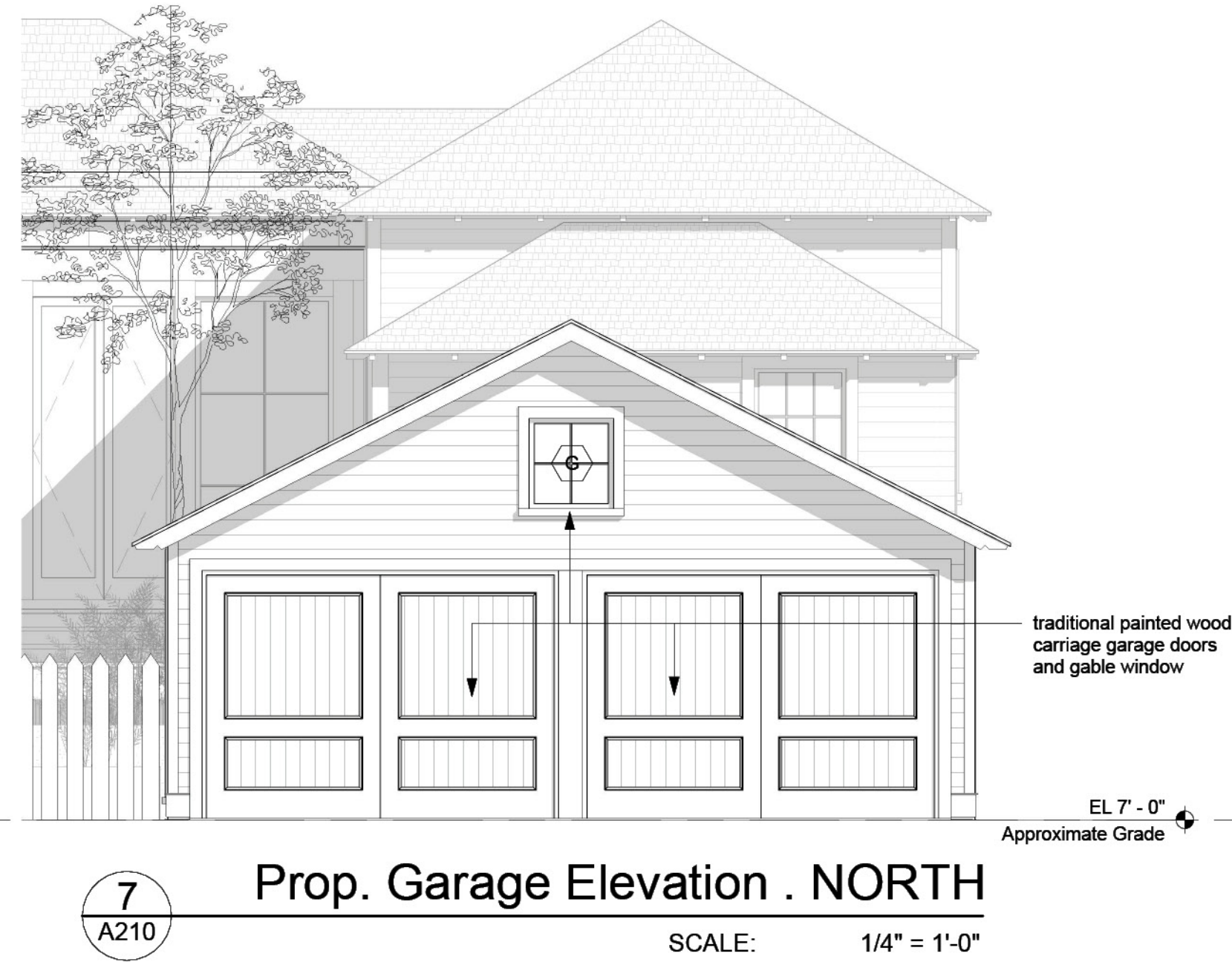
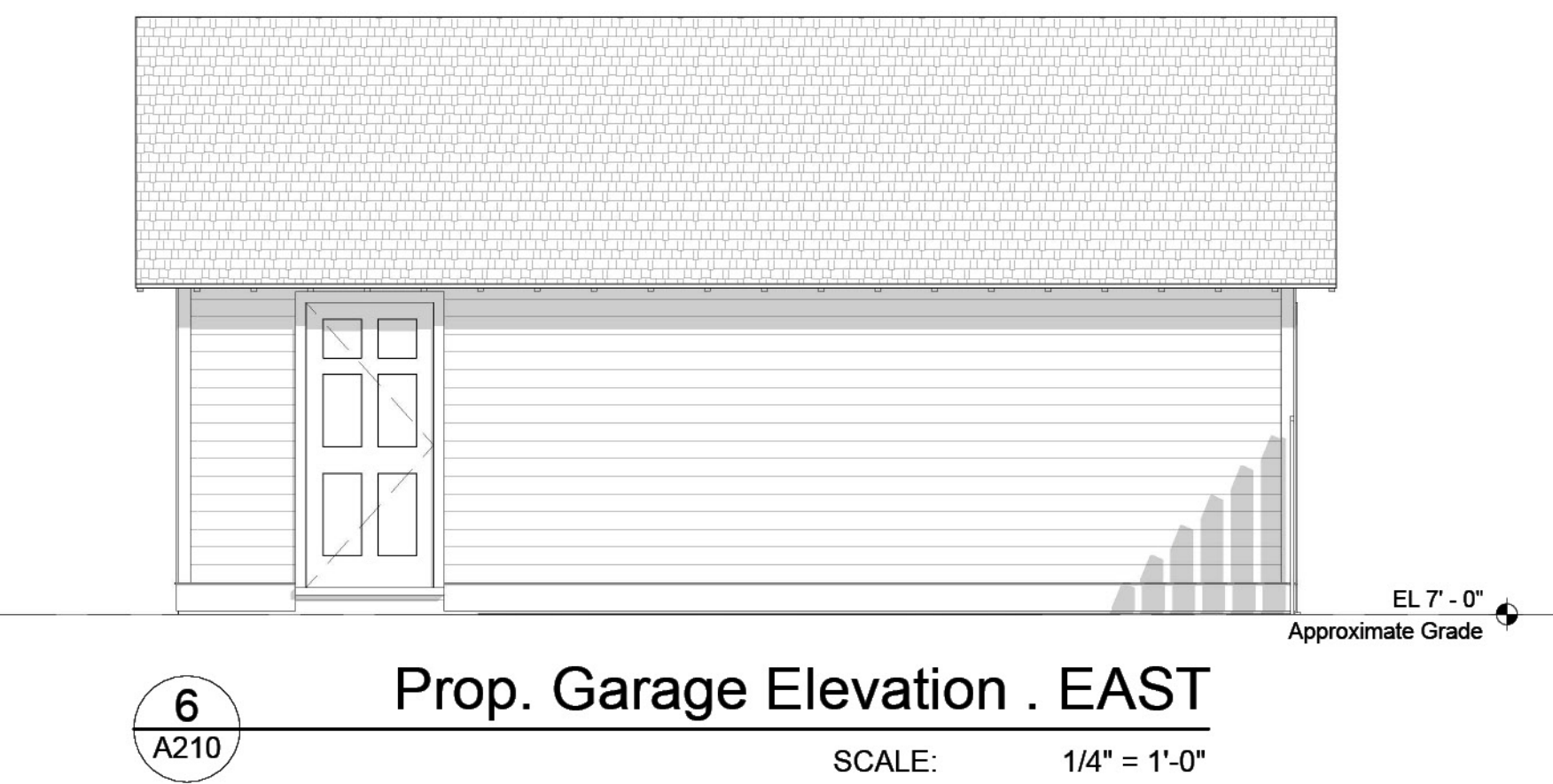
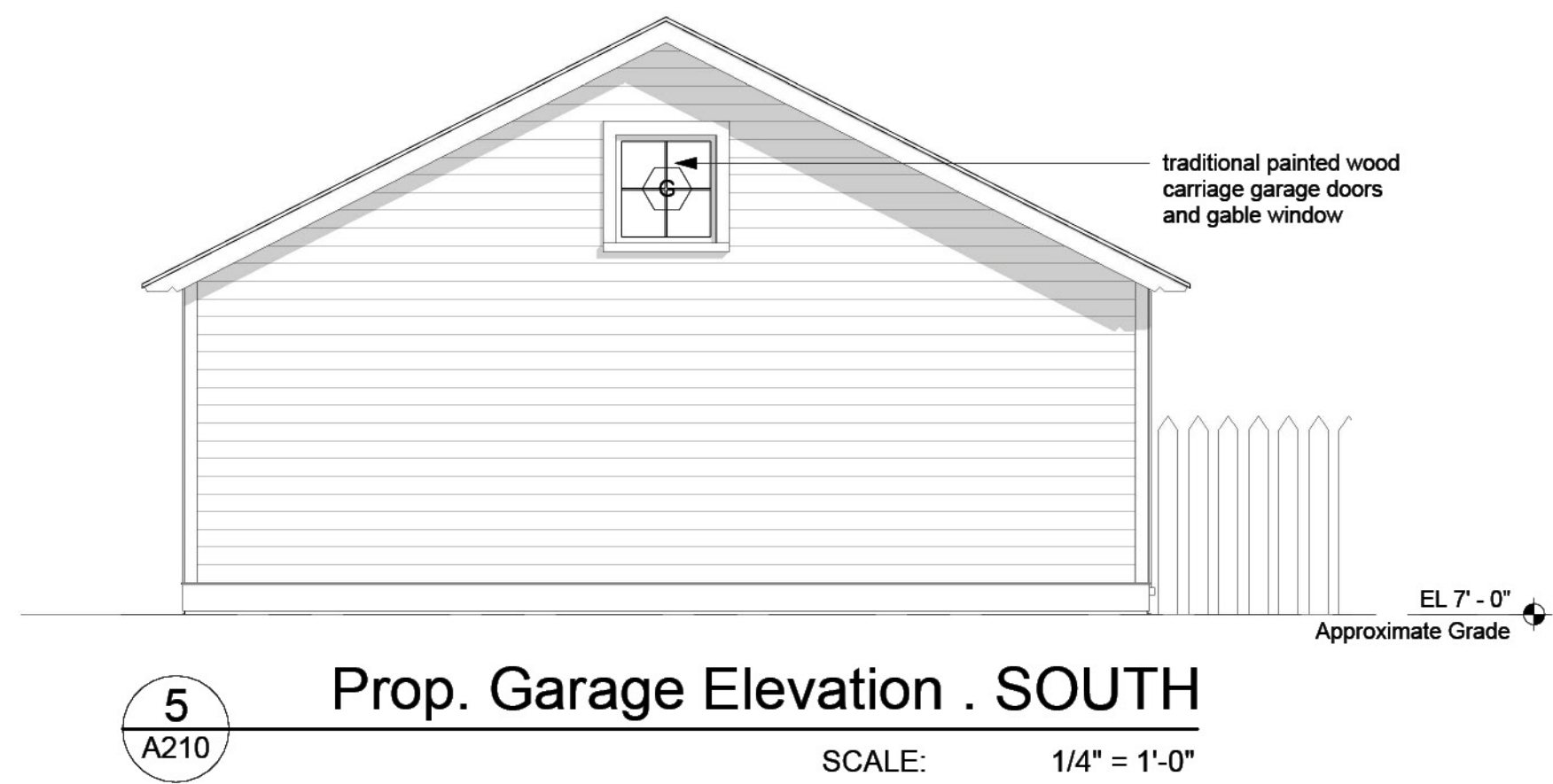
Highmarsh Landscape Contractors, Inc.
PO Box 687
Mount Pleasant, South Carolina
843.345.6609

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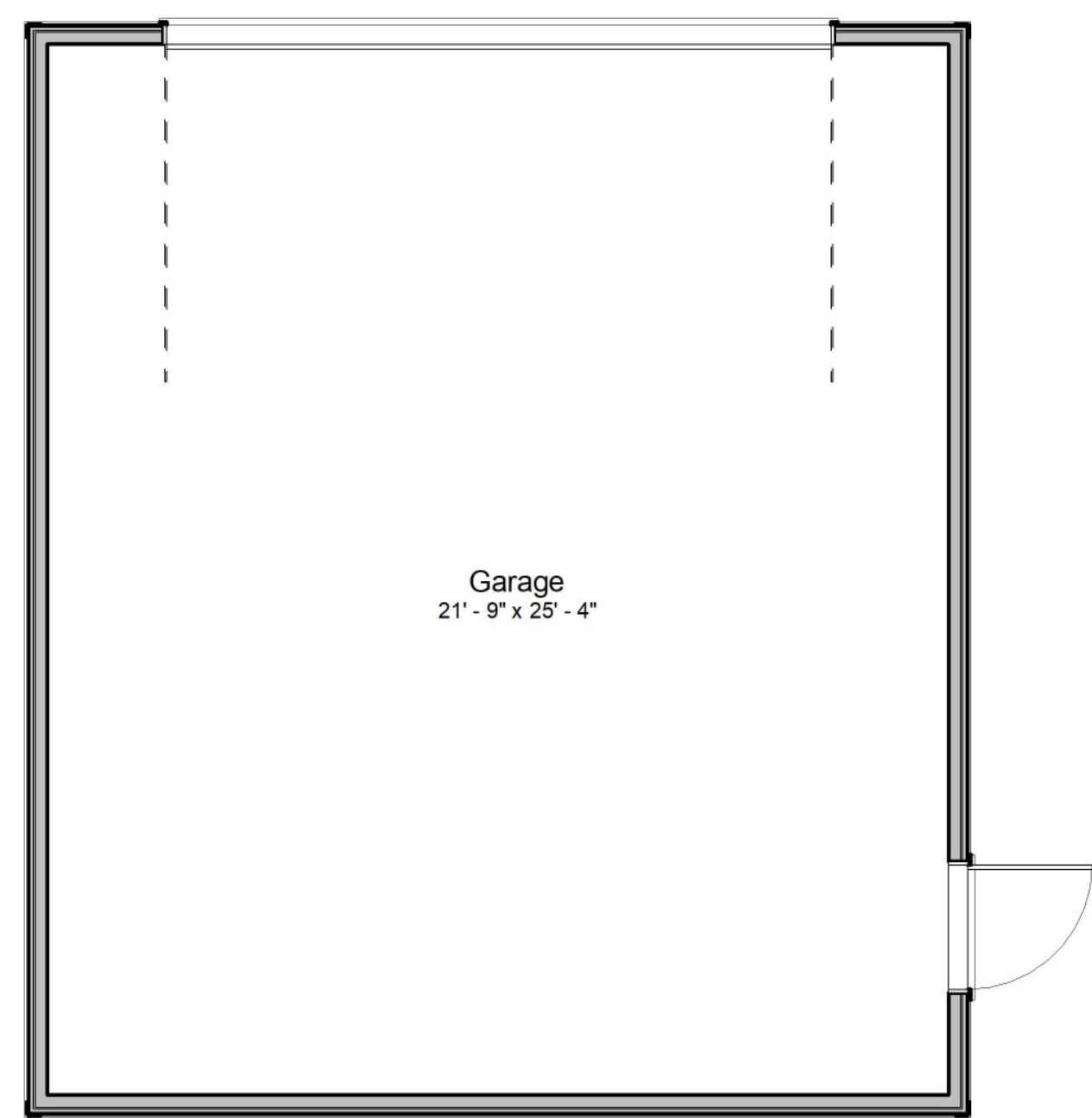
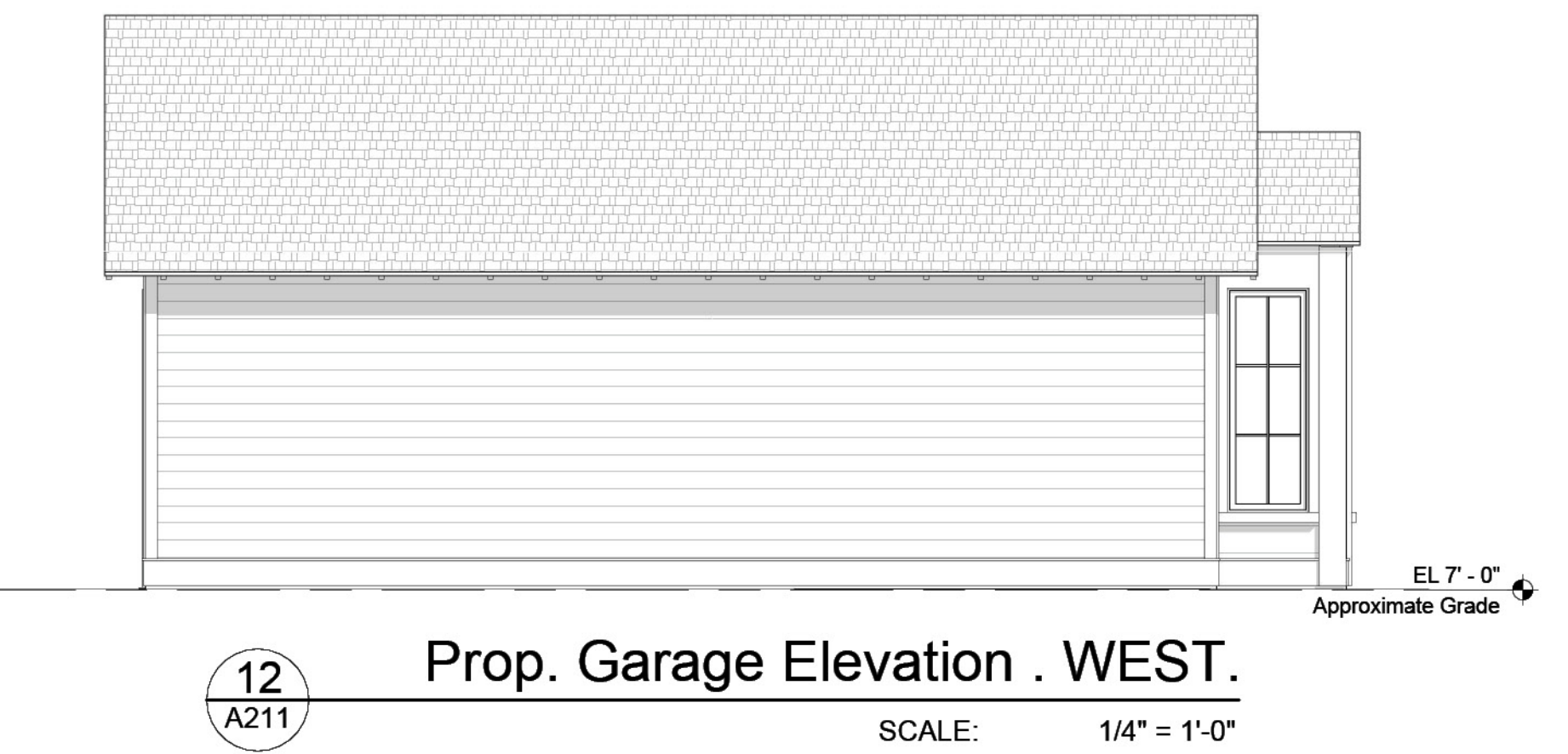
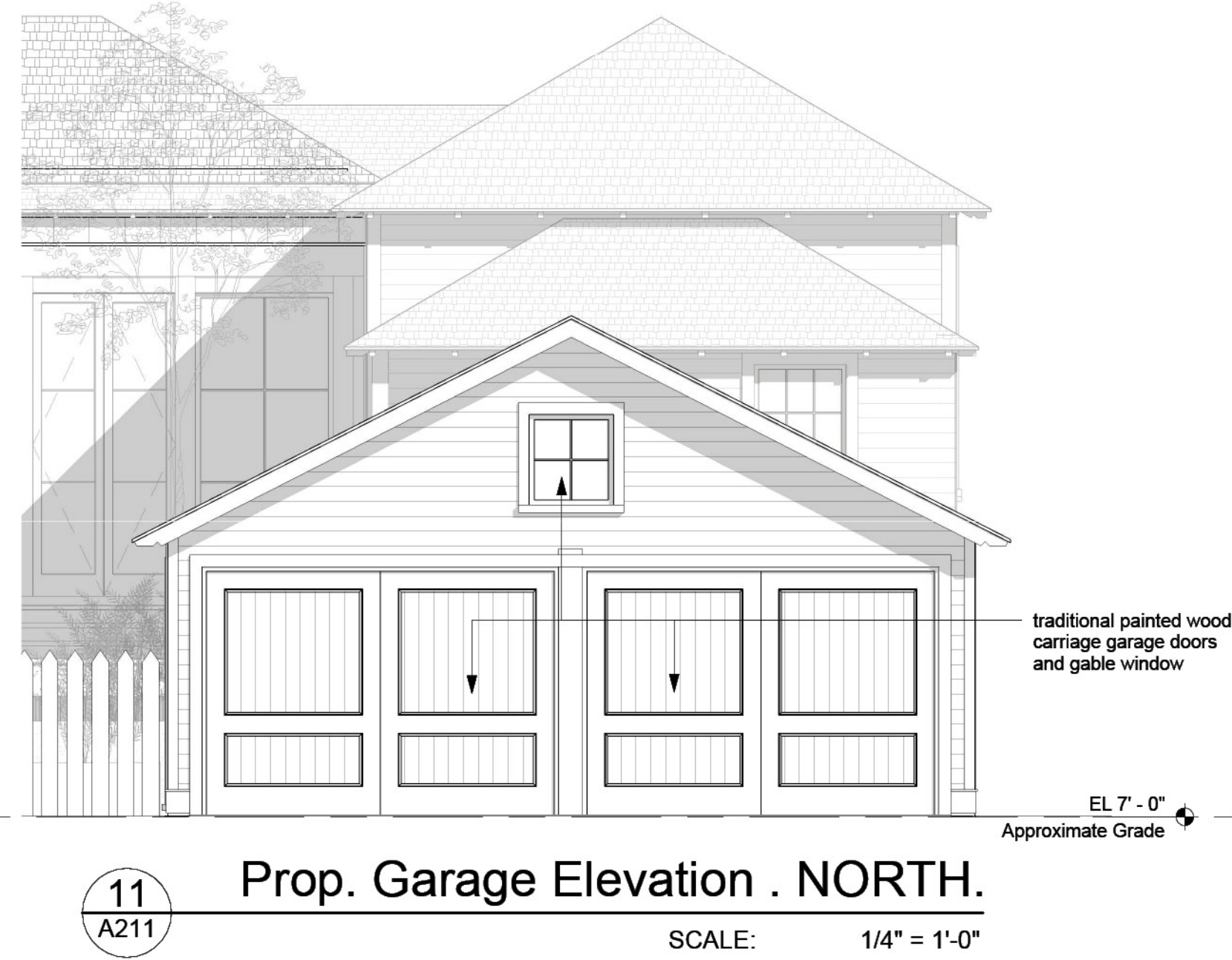
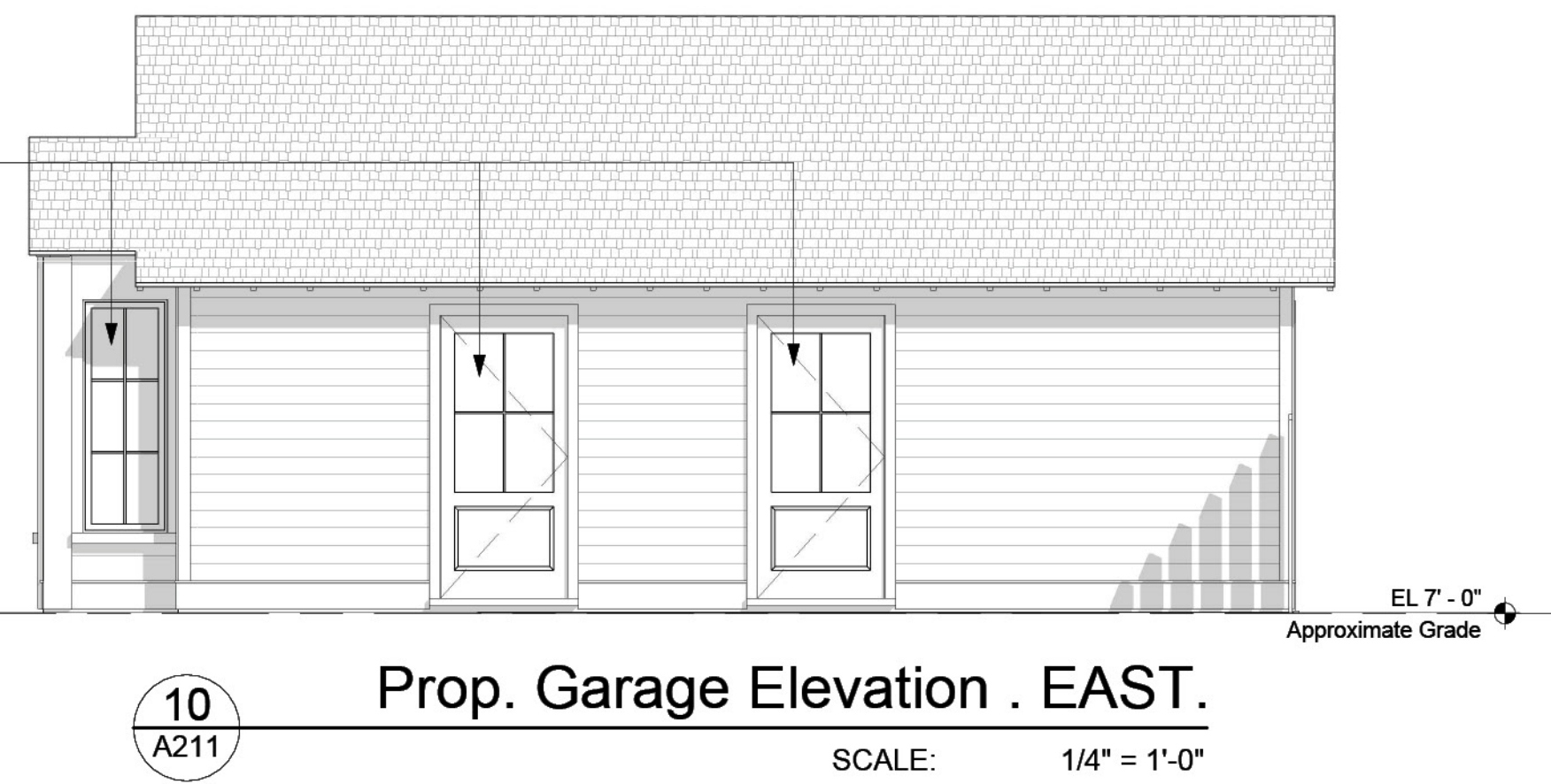
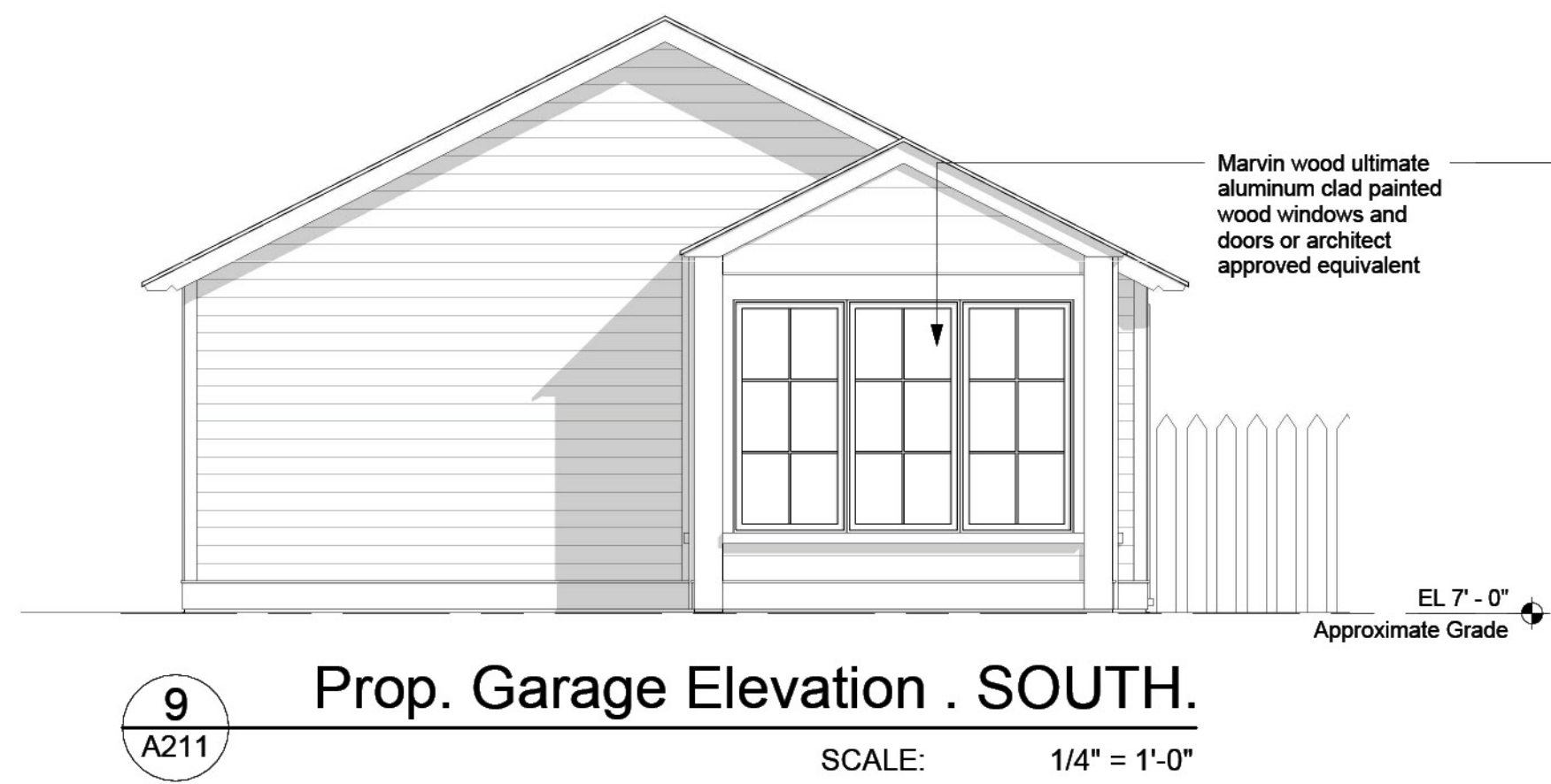
existing garage
elevations
non-historic structure



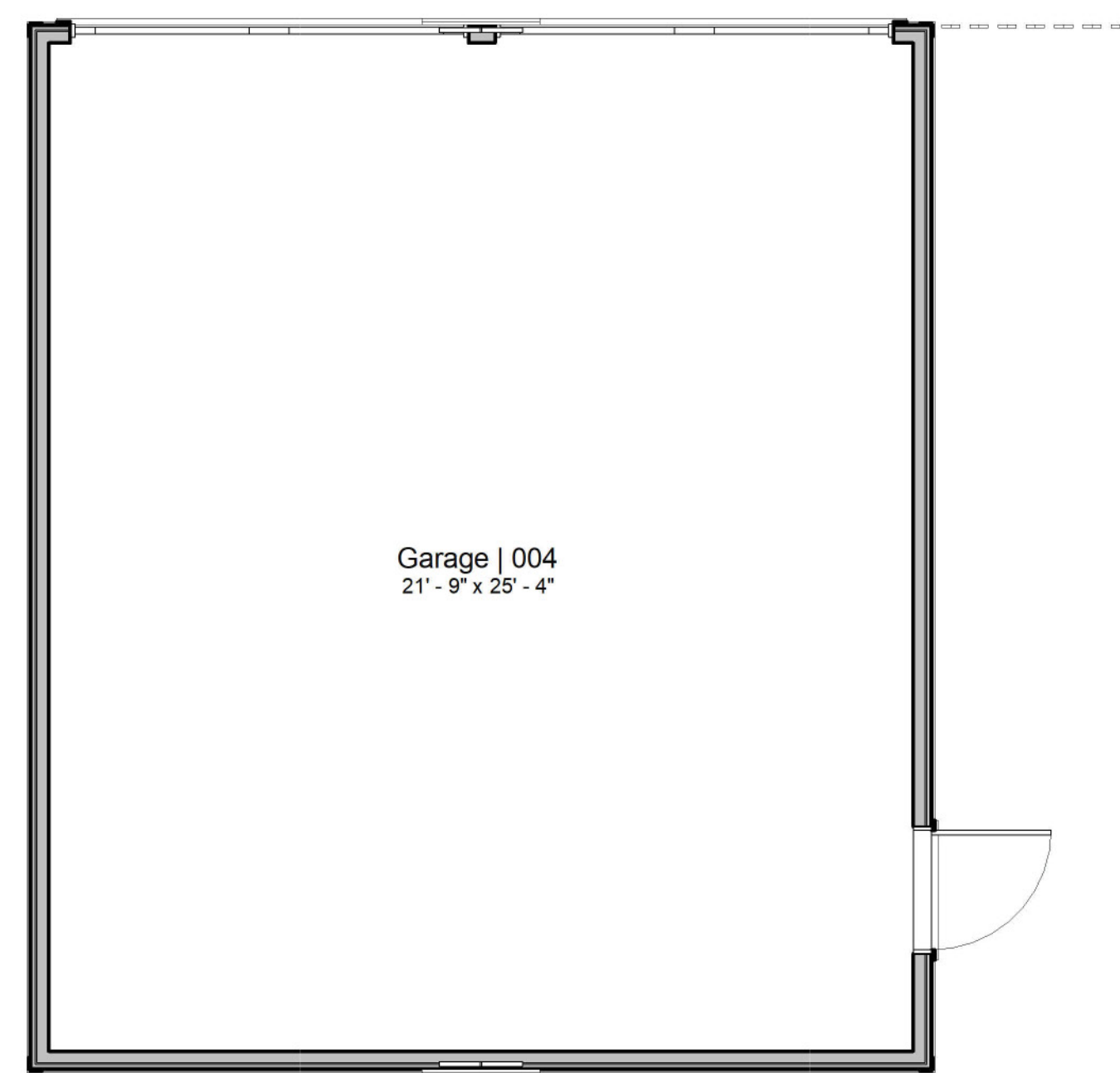
previously shown
proposed garage
elevations
non-historic structure



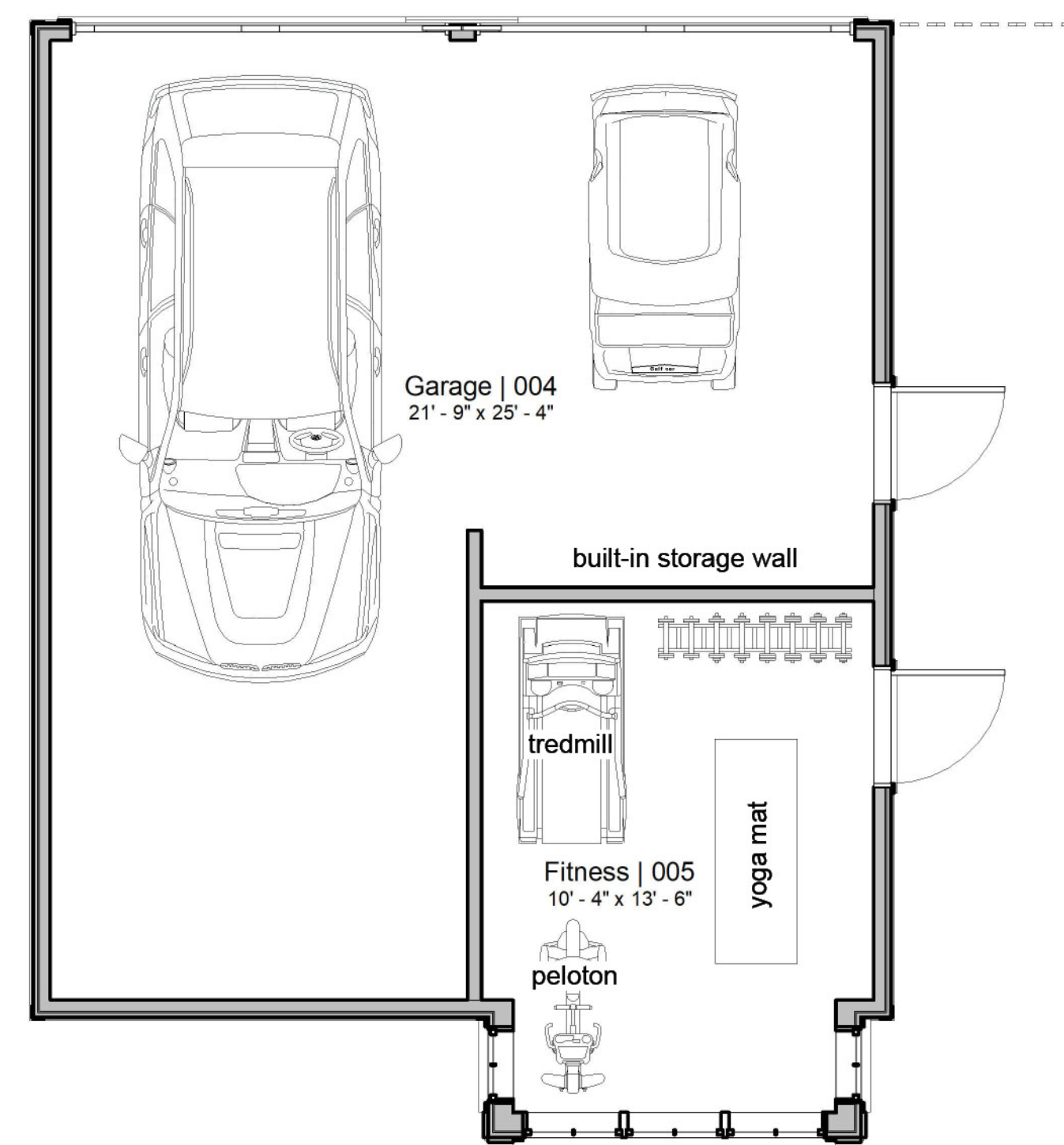
current proposed
garage elevations
non-historic structure



13 Existing Garage Plan. SCALE: 1/4" = 1'-0"



14 Previously Shown Garage Plan SCALE: 1/4" = 1'-0"



15 Current Proposed Garage Plan SCALE: 1/4" = 1'-0"