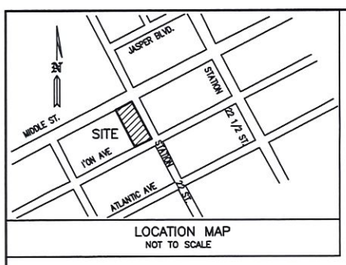
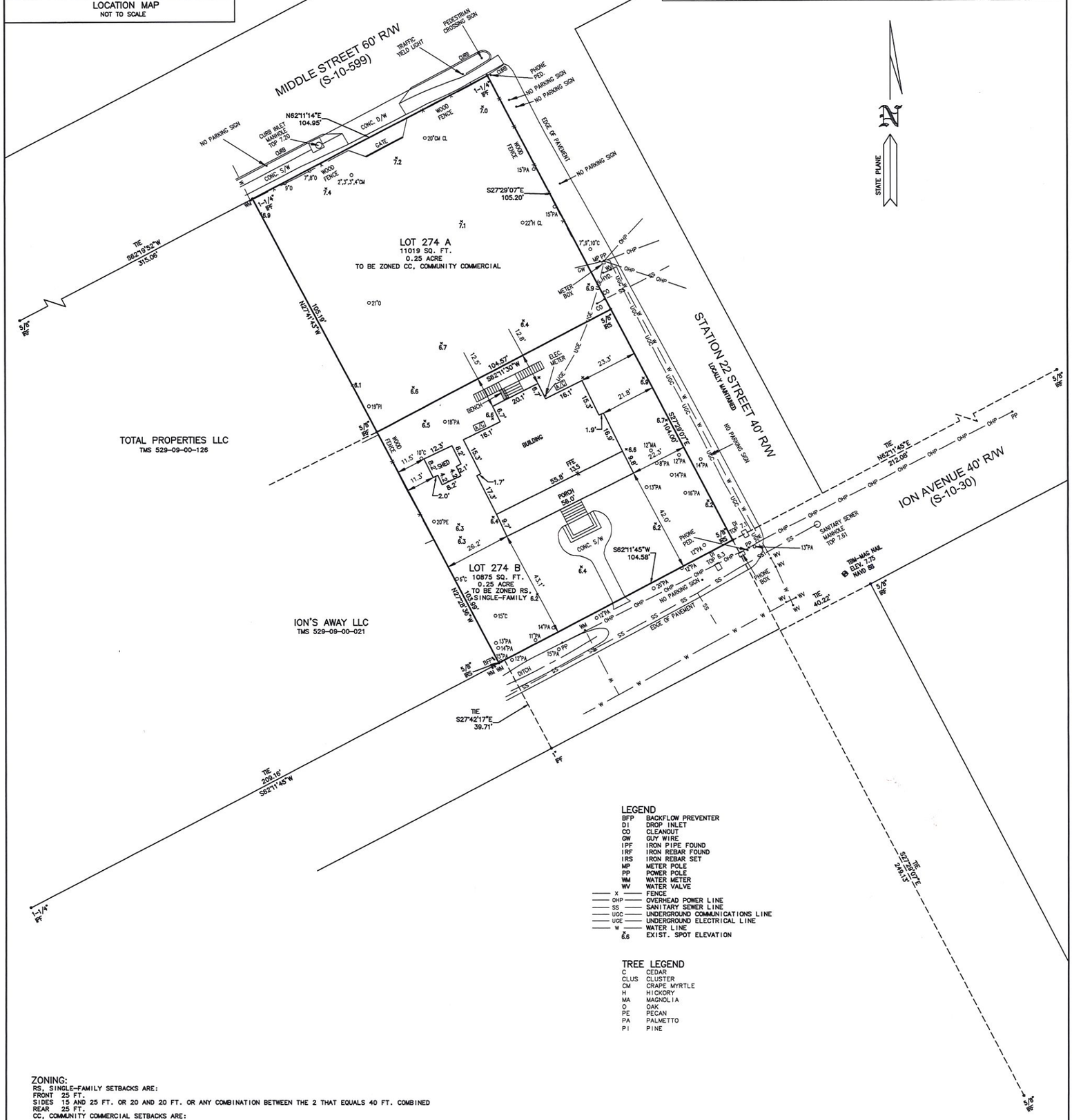
FOR APPROVAL STAMPS



LOCATION MAP
NOT TO SCALE



LEGEND

BFP	BACKFLOW PREVENTER
DI	DROP INLET
CO	CLEANOUT
GW	GUY WIRE
IPF	IRON PIPE FOUND
IRF	IRON REBAR FOUND
IRS	IRON REBAR SET
MP	METER POLE
PP	POWER POLE
WM	WATER METER
WV	WATER VALVE
x	FENCE
OHP	OVERHEAD POWER LINE
SS	SANITARY SEWER LINE
UGC	UNDERGROUND COMMUNICATIONS LINE
UGE	UNDERGROUND ELECTRICAL LINE
W	WATER LINE
6.6	EXIST. SPOT ELEVATION

TREE LEGEND

C	CEDAR
CLUS	CLUSTER
CM	CRAPE MYRTLE
H	HICKORY
MA	MAGNOLIA
O	OAK
PE	PECAN
PA	PALMETTO
PI	PINE

ZONING:
RS, SINGLE-FAMILY SETBACKS ARE:
FRONT 25 FT.
SIDES 15 AND 25 FT. OR 20 AND 20 FT. OR ANY COMBINATION BETWEEN THE 2 THAT EQUALS 40 FT. COMBINED
REAR 25 FT.
CC, COMMUNITY COMMERCIAL SETBACKS ARE:
FRONT 5 FT. MIN AND 10 FT. MAX
SIDES – 0 FT. MIN (ONLY WHEN ATTACHED TO ADJACENT BUILDING) TO 5 FT. MAX
REAR – 15 FT. MIN.

MOULTRIEVILLE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, S. C.

PLAT OF THE SUBDIVISION OF OF LOT 274 (TMS 529-09-00-022)
CONTAINING 0.50 ACRE INTO
LOT 274 A CONTAINING 0.25 ACRE AND LOT 274 B CONTAINING 0.25 ACRE
OWNED BY D4 PARTNERS, LLC

REFERENCES:
1. PLAT OF THE WESTERN END OF SULLIVANS ISLAND DATED MAY 1964 RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK R PAGE 93
2. PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED AUG. 8, 2012 RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L14 PAGE 0274

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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.

Lewis E. Seabrook

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09880
P. O. BOX 96
MOUNT PLEASANT, S. C. 29465
(843) 884-4498

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR 09880 LEWIS E. SEABROOK

E.M.SEABROOK JR., INC. NO. C00045 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

SCALE: 1" = 20'

20 10 0 20 40 60
SCALE IN FEET

JANUARY 17, 2024

E.M. SEABROOK
Engineers | Surveyors
1037 Chuck Dawley Blvd.
Building F - Suite 200
Post Office Box 96
Mount Pleasant, SC 29465
Phone (843) 884-4498
www.emseabrook.com

NOTES:
1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0539 K DATED JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 10).
3. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE CONDITIONS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.

NAVD 88

23180-GRAHAM SUBDIVISION