

LEGEND:
 IPF IRON PIPE FOUND
 IRS IRON REBAR SET
 X9.5 EXISTING ELEVATION
 X FENCE
 OHP OVERHEAD POWER LINE

ZONING AND SETBACKS:
 THIS PROPERTY IS ZONED AB (AREAWIDE BUSINESS).
 MINIMUM SETBACKS:
 FRONT: 30 FEET (1)
 SIDE YARD: 30 FEET (CORNER LOT) (1)
 SIDE YARD: 10 FEET
 REAR: 15 FEET
 MAXIMUM HEIGHT: 35 FEET

1. FOR PROPERTIES REQUIRING DESIGN REVIEW APPROVAL, THE SETBACK DISTANCES FROM LOT LINE HAVING STREET FRONTAGE SHALL BE DETERMINED BY THE DESIGN REVIEW APPROVAL PROCESS, USING A BUILD-TO LINE OF 20 TO 30 FEET.

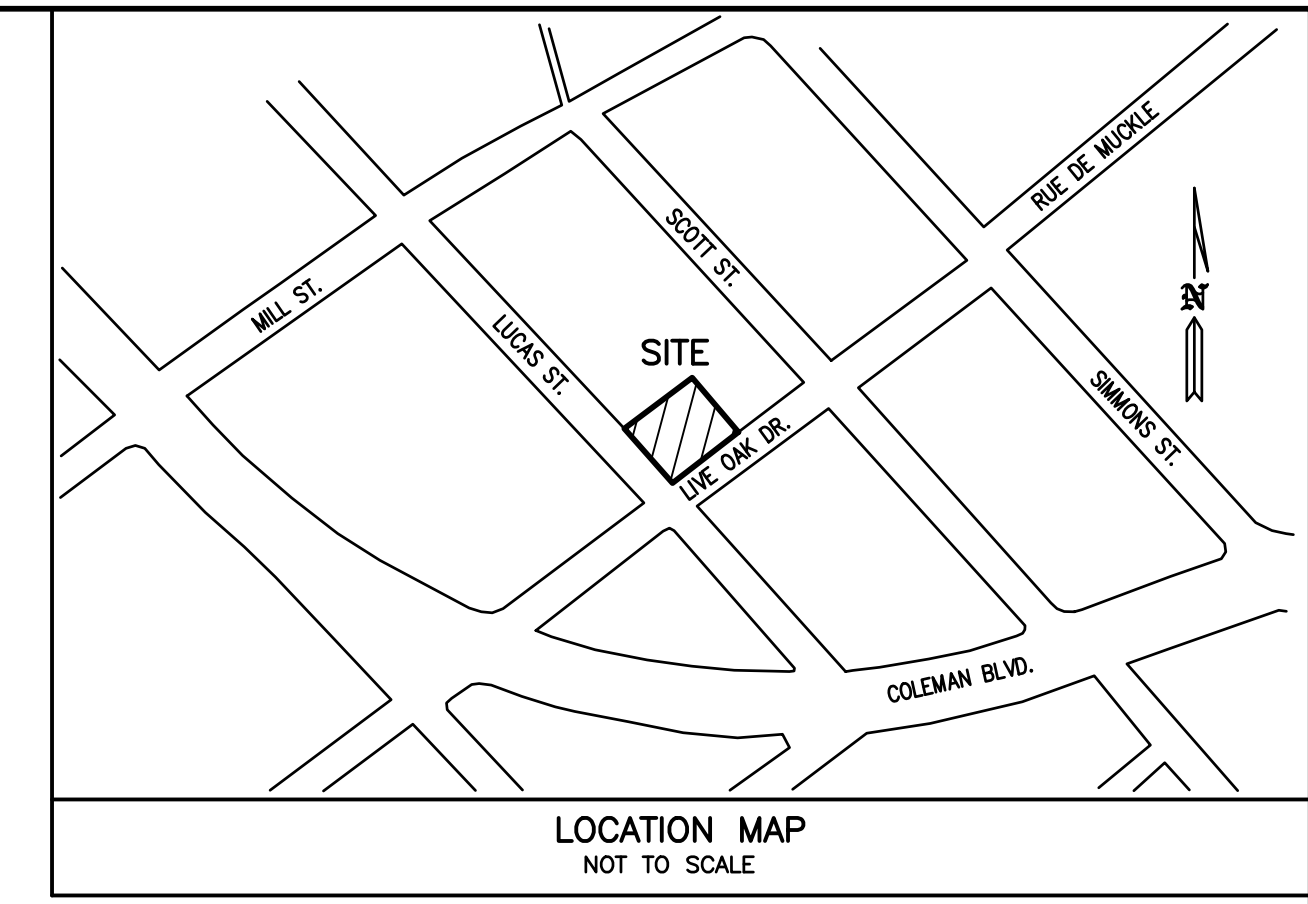
THIS PROPERTY IS IN THE CDR-00 - VILLAGE SCALE PEDESTRIAN DISTRICT.

REFERENCES:

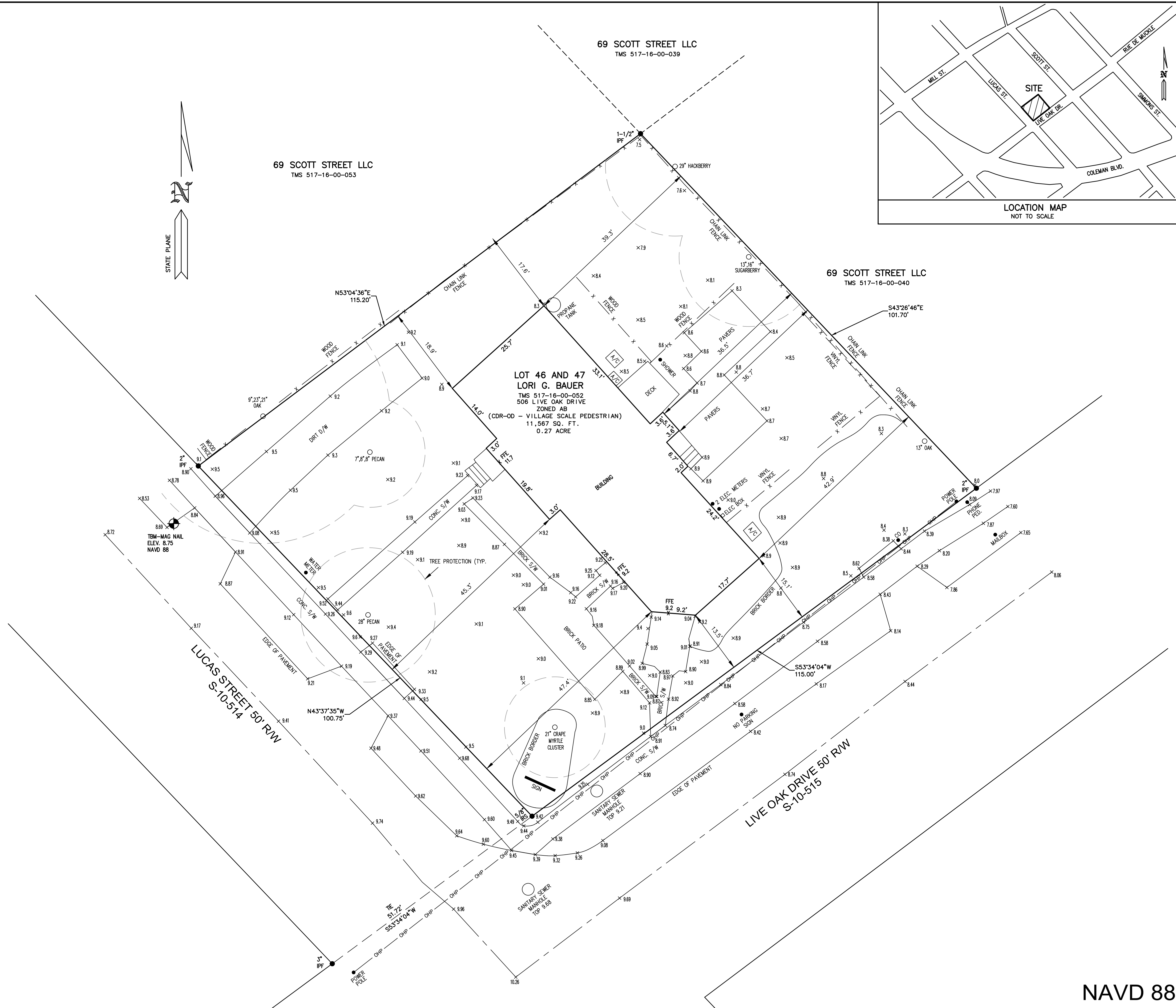
1. PLAT BY THE JOHN McCRAIDY CO. DATED JUNE 26, 1939, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK F PAGE 26

NOTES:

1. AREA DETERMINED BY COORDINATES
2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0517 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.



TOWN OF MOUNT PLEASANT
 CHARLESTON COUNTY, S. C.
 SURVEY OF LOT 46 AND 47 (TMS 517-16-00-052)
 CONTAINING 0.27 ACRE
 OWNED BY LORI G. BAUER



NAVD 88

24197-CLAGHORN