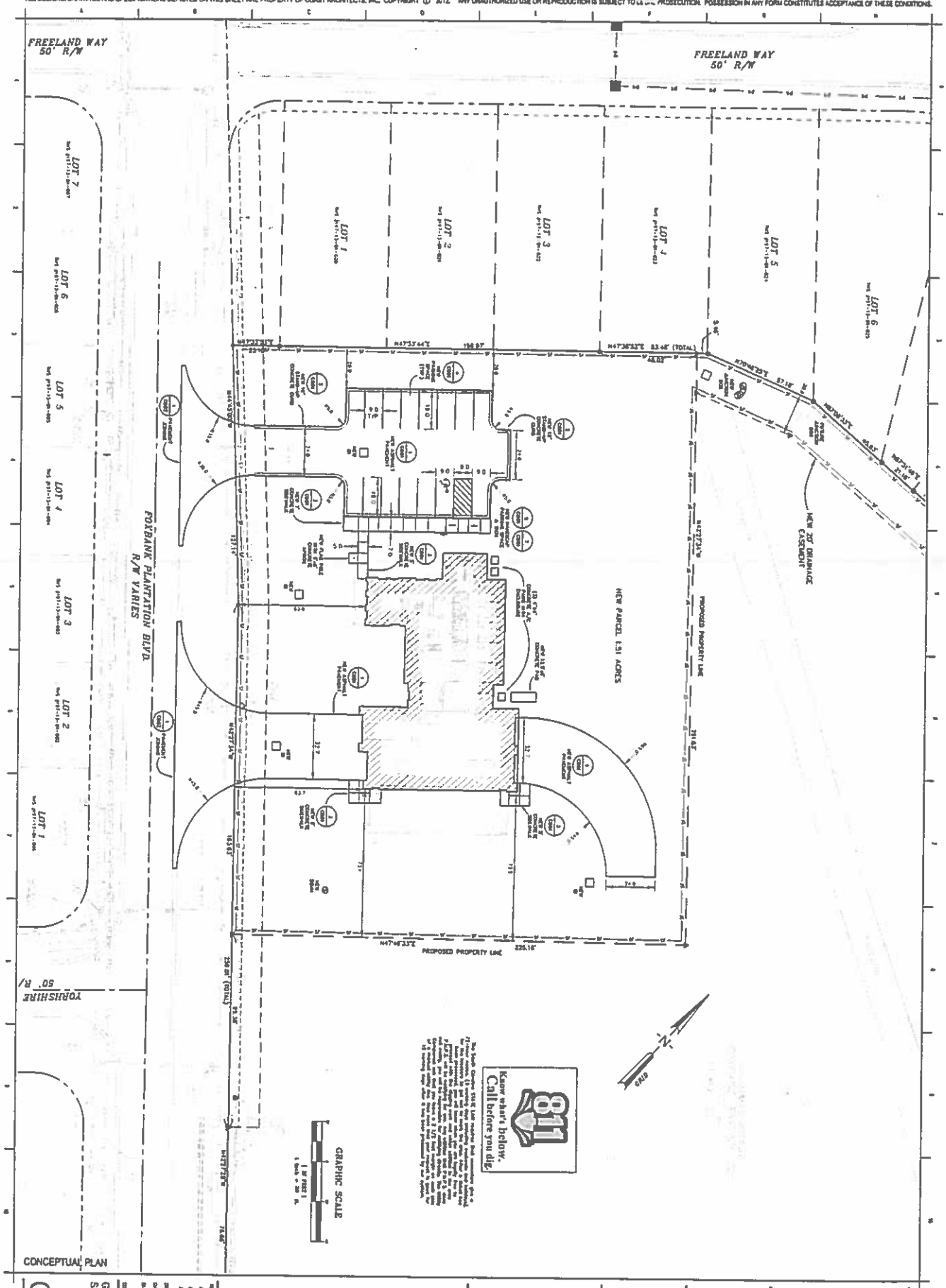
ALL DESIGNS, DRAWINGS AND SPECIFICATIONS DEPICTED ON THIS SHEET ARE PROPERTY OF COAST ARCHITECTS, INC. COPYRIGHT © 2012. ANY UNAUTHORIZED USE OR REPRODUCTION IS SUBJECT TO LEGAL PROSECUTION. POSSESSION IN ANY FORM CONSTITUTES ACCEPTANCE OF THESE CONDITIONS.



C301

GEOMETRIC SITEPLAN

1405.00

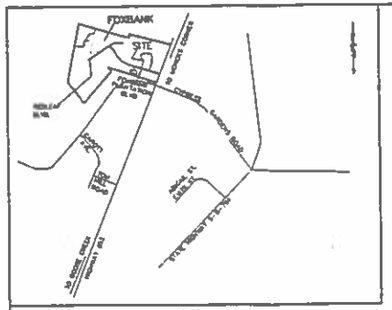
MONCKS CORNER FIRE STATION

FOXBANK PLANTATION BLVD.
MONCKS CORNER, SC

FORSBERG ENGINEERING AND SURVEYING, INC.
1607 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30979
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2020 FAX (843) 571-2700
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7034 Fax: 843.763.7061
www.coastarch@bellsouth.net

PLAT REGISTRATION
NO TMS - NEED DEED



MONCKS CORNER STAMPS AND NOTATIONS

PLAT APPROVED FOR RECORDING
12/18/14
DATE PLANNING DIRECTOR
TOWN OF MONCKS CORNER

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY D M S METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. PROPERTY IS LOCATED IN FLOOD ZONE X AS SCALED FROM F.I.R.M. PANEL #45014C0250G. (EFFECTIVE DATE 12/19/2006)
5. BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF WETLAND, WETLAND BUFFERS, SWALES, PONDS OR POND OUTFALL STRUCTURES.
6. A 30' SETBACK IS REQUIRED FROM OPEN DITCH DRAINAGE EASEMENTS (OTHER THAN SWALES) AND FROM STORMWATER POND EASEMENTS TO THE PERMANENT PRIMARY STRUCTURE.
7. THE EXISTING DRAINAGE EASEMENT FOR THE LAKE SYSTEM WILL BE UPDATED WITH THE FUTURE PHASES ALONG THE LAKE SYSTEM TO BE CONSISTENT WITH THE UPDATED DRAINAGE STUDY DATED JAN. 26, 2012, PREPARED BY SINCLAIR AND ASSOCIATES.

DRAINAGE MAINTENANCE NOTE:
THE FOXBANK PLANTATION HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PONDS, LAKES, POND OUTFALL STRUCTURES, WETLAND WETLAND BUFFERS AND SWALES.

PARCEL INFORMATION
OWNER: FOXBANK VENTURES, LLC
2600 LONGSTONE LANE
SUITE 201
MARRIOTTSVILLE, MD. 21104-1529

REFERENCES:
PLAT CAB. PAGE
M 228-H
N 240-H, 241-H
O 172-P, 173-P
O 128-B
TMS #197-00-01-008

00027416
PLAT CABINET S PAGE 33-A
Filed and Recorded
Dec 19-2014 12:12P
LeeAnne S. Forte
Register of Deeds Berkeley Co. SC

LEGEND
- PROPERTY LINE W/ 5/8" REBAR SET
- PROPERTY LINE W/ 5/8" CORNER FOUND UNLESS OTHERWISE NOTED
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- A MEANDER POINT, NO CORNER SET
- G.U.E. GENERAL UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- FRESHWATER WETLAND

ACREAGE CHART

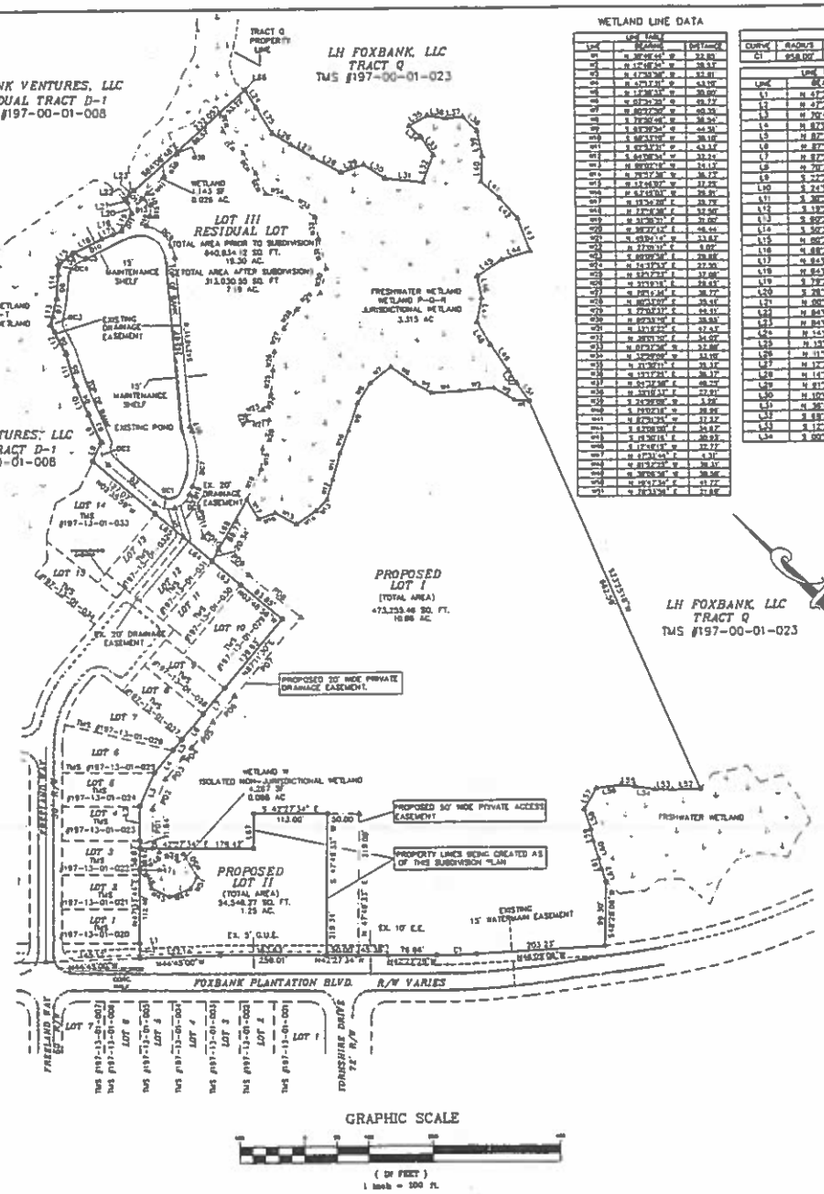
HIGHLAND (INCLUDES POND)	15.864 ACRES
WETLAND	3.439 ACRES
TOTAL	19.303 ACRES

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREON.

JOHN T. BYRNES, III S.C.P.L.S. No. 18115

SOUTH CAROLINA REGISTERED LAND SURVEYOR 18115 JOHN T. BYRNES III

SOUTH CAROLINA SEAMON WHITESIDE & ASSOCIATES SURVEYING LLC C04558 CERTIFICATE OF AUTHORIZATION



WETLAND LINE DATA

LINE	BEARING	DISTANCE
W1	N 30°49'45" W	32.85'
W2	N 12°58'34" W	38.53'
W3	N 47°33'38" W	53.81'
W4	N 47°13'31" W	44.90'
W5	N 17°38'15" W	30.60'
W6	N 82°35'39" W	49.73'
W7	N 80°07'00" W	60.35'
W8	S 72°06'08" W	38.54'
W9	S 83°39'54" W	44.54'
W10	S 88°43'55" W	38.10'
W11	S 67°37'31" W	43.33'
W12	S 54°38'14" W	33.26'
W13	N 88°00'16" W	34.13'
W14	N 79°17'38" W	38.73'
W15	N 12°46'37" W	31.23'
W16	N 62°16'51" W	38.84'
W17	N 15°46'20" E	33.73'
W18	N 12°06'28" E	53.56'
W19	N 31°38'31" E	31.00'
W20	N 38°37'47" E	46.44'
W21	N 55°21'15" W	33.82'
W22	N 27°33'35" E	6.07'
W23	N 80°09'58" E	39.88'
W24	N 16°37'54" E	37.96'
W25	N 53°17'31" E	37.08'
W26	N 37°19'18" E	39.45'
W27	N 70°16'45" E	38.77'
W28	N 80°31'07" E	39.41'
W29	S 77°07'37" E	44.51'
W30	N 87°33'06" E	39.53'
W31	N 15°16'22" E	37.47'
W32	N 30°07'30" E	34.57'
W33	N 07°37'06" E	32.88'
W34	N 32°59'09" W	33.19'
W35	N 31°30'01" E	33.37'
W36	N 13°17'31" E	38.37'
W37	N 54°32'48" E	48.73'
W38	N 32°18'37" E	37.91'
W39	N 24°38'08" W	3.98'
W40	S 79°07'18" W	38.98'
W41	N 87°31'34" W	37.37'
W42	S 83°08'08" E	34.87'
W43	N 14°30'16" E	38.93'
W44	S 17°41'45" W	37.77'
W45	N 67°31'45" E	4.31'
W46	N 81°27'23" W	38.37'
W47	N 38°08'46" W	38.98'
W48	N 19°17'34" E	41.77'
W49	N 78°33'34" E	31.88'

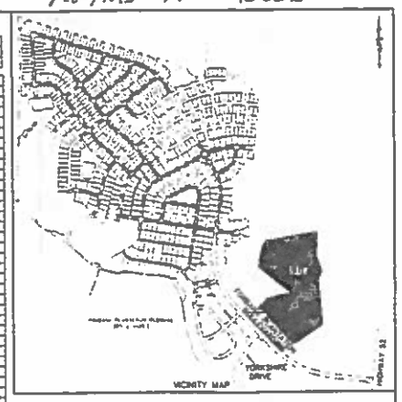
BOUNDARY LINE AND CURVE DATA

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	858.00'	61.81'	30.91'	61.80'	S 44°18'19" E	4°01'43"

LINE	BEARING	DISTANCE
L1	N 47°33'33" E	73.09'
L2	N 47°38'53" E	53.48'
L3	N 70°46'23" E	37.16'
L4	N 87°09'37" E	43.87'
L5	N 87°31'48" E	31.16'
L6	N 87°18'14" E	37.83'
L7	N 87°00'00" E	32.00'
L8	N 70°34'38" E	32.00'
L9	S 22°25'41" W	46.87'
L10	S 24°13'38" W	48.56'
L11	S 30°27'47" W	31.88'
L12	S 13°23'31" W	30.29'
L13	S 89°39'07" W	41.87'
L14	S 50°30'43" W	53.16'
L15	N 80°28'00" W	27.94'
L16	S 48°30'00" W	49.87'
L17	N 84°38'34" W	19.84'
L18	N 84°38'34" W	14.08'
L19	S 79°27'38" W	32.38'
L20	S 28°15'25" W	18.81'
L21	N 00°24'38" E	6.38'
L22	N 84°08'48" W	9.39'
L23	N 84°08'48" W	19.37'
L24	N 14°08'22" E	31.71'
L25	N 15°13'00" E	48.78'
L26	N 11°43'27" W	33.32'
L27	N 12°17'00" W	38.38'
L28	N 14°28'21" W	48.81'
L29	N 81°27'13" W	38.98'
L30	N 10°08'00" W	38.89'
L31	N 38°48'07" W	58.89'
L32	S 68°38'29" W	44.87'
L33	S 12°31'37" W	33.84'
L34	S 00°08'38" W	24.70'

LINE	BEARING	DISTANCE
L35	N 77°43'00" W	32.00'
L36	N 34°24'40" W	28.88'
L37	N 48°38'18" W	28.31'
L38	N 02°45'34" E	30.88'
L39	N 33°13'30" E	28.17'
L40	N 50°18'31" E	33.80'
L41	N 81°37'38" E	32.00'
L42	N 29°31'17" E	43.13'
L43	N 28°39'18" E	54.13'
L44	S 88°38'33" E	46.88'
L45	S 73°38'00" E	45.77'
L46	N 33°38'23" E	34.48'
L47	N 58°33'27" E	37.27'
L48	N 18°17'38" E	41.71'
L49	N 17°27'33" E	49.37'
L50	N 13°31'24" E	23.82'
L51	S 11°58'33" E	33.01'
L52	N 44°28'18" W	44.47'
L53	S 43°08'48" E	27.83'
L54	S 33°30'18" E	31.09'
L55	S 37°33'31" E	73.04'
L56	S 49°53'30" E	38.84'
L57	N 77°31'31" E	38.31'
L58	N 28°28'12" E	31.78'
L59	N 35°47'44" E	19.53'
L60	N 29°24'58" E	28.75'
L61	N 33°08'18" E	17.84'
L62	S 28°25'23" W	20.38'
L63	N 02°41'48" W	58.04'
L64	N 02°48'20" W	58.02'
L65	N 02°48'20" W	28.10'
L66	S 84°03'38" E	0.40'
L67	N 47°49'33" E	94.00'
L68	N 78°48'11" E	140.11'



DRAINAGE EASEMENT LINE AND CURVE DATA

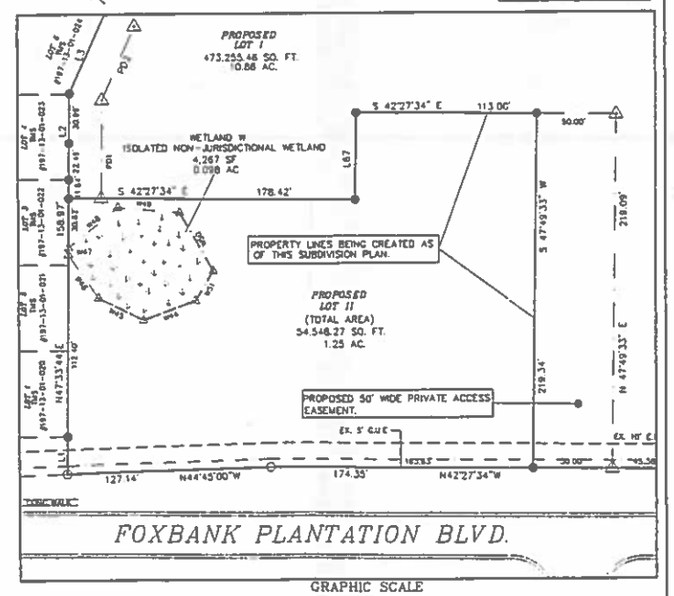
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
DC1	33.00'	33.58'	18.27'	32.17'	S 30°13'34" E	94°32'46"
DC2	33.00'	38.25'	22.22'	36.14'	S 30°46'38" E	82°02'31"
DC3	33.00'	24.11'	12.69'	23.58'	S 67°02'38" W	41°51'49"
DC4	33.00'	28.37'	15.37'	27.51'	S 21°38'37" W	49°15'38"
DC5	33.00'	7.06'	3.54'	7.04'	N 71°24'06" W	12°15'34"
DC6	33.00'	69.26'	45.87'	57.16'	N 05°48'38" E	119°91'31"
DC7	113.00'	57.88'	29.71'	56.75'	N 05°48'38" E	29°21'35"
DC8	33.00'	12.82'	12.77'	12.67'	S 84°34'44" E	22°13'38"

LINE	BEARING	DISTANCE
D1	N 28°27'34" E	48.12'
D2	S 80°48'49" E	53.38'
D3	S 27°31'41" E	47.17'
D4	N 24°13'30" E	48.47'
D5	N 38°17'47" E	33.81'
D6	N 19°53'13" E	37.17'
D7	N 88°38'07" E	24.14'
D8	N 38°38'47" E	33.01'
D9	N 07°34'07" E	17.88'
D10	N 87°31'37" W	33.84'
D11	S 38°56'09" W	18.33'
D12	S 19°53'13" W	37.31'
D13	N 83°38'34" W	14.80'
D14	S 31°17'34" W	7.74'
D15	S 88°31'37" W	13.88'

PROPOSED DRAINAGE EASEMENT LINE DATA

LINE	BEARING	DISTANCE
PD1	N 47°33'33" E	50.09'
PD2	N 70°46'23" E	30.87'
PD3	N 87°09'37" E	48.00'
PD4	N 87°31'48" E	31.16'
PD5	N 87°18'14" E	33.87'
PD6	N 87°00'00" E	32.00'
PD7	N 87°31'38" E	158.00'
PD8	N 87°31'38" E	181.00'
PD9	N 87°31'38" E	91.37'
PD10	N 87°31'38" E	30.17'
PD11	N 87°31'38" E	73.37'



NO.	DATE	DESCRIPTION	BY
01	DEC 18, 2014	REVISIONS PER SMA EMAIL DATED 12-15-14	SLC

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330
SWA surveying LLC

A SUBDIVISION PLAN OF A 19.303 ACRE TRACT OF LAND

BEING A PORTION OF TRACT D-1 TMS #197-00-01-008
OWNED BY FOXBANK VENTURES, LLC
LOCATED IN THE TOWN OF MONCKS CORNER
BERKELEY COUNTY, SOUTH CAROLINA

DATE: OCTOBER 23, 2014
DRAWN: RAW
CHECK: JTB
CC: SM
JOB: 14149
DWG: 14149.DWG
SHEET: 1 OF 1