

TOWN OF SURFSIDE BEACH GRID INFORMATION

- OWNER/APPLICANT TROY BERRY
- SUBJECT PROPERTY IS KNOWN AS OCEAN TERRACE SECTION BLOCK 14 LOT 32
- COMMON ADDRESS 319 15TH AVENUE SOUTH
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X BUILDING ZONE R-2
- BUILDING ZONE R-2 REQUIREMENTS

	REQUIRED	PROPOSED
LOT AREA (SF)	6000	3772.64
WIDTH (FT)	69.97	34.99
DEPTH (FT)	N/A	109.67

SETBACKS		
FRONT (FT)	25	N/A
REAR (FT)	20	N/A
SIDE (FT)	10	N/A

ACCESSORY BUILDING SETBACKS		
REAR (FT)	N/A	N/A
SIDE (FT)	N/A	N/A

TOTAL LOT COVERAGE (%)	30	N/A
TOTAL IMPERVIOUS COVERAGE (%)	40	N/A
BUILDING HEIGHT (FT AND STORY)	35	34.5
OFF STREET PARKING SPACES PER BEDROOM	N/A	N/A
TREES	4 (40 DBH)	6 (74 DBH)

LANDSCAPE TOTAL: (SF)		
FRONT (FT)	XXXX	XXXX
REAR (FT)	N/R	XXXX
SIDE YARD LEFT AND RIGHT (FT)	N/R	XXXX

POOL (DIMENSION/FT)	N/A	N/A
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- ALL CONSTRUCTION TO COMPLY WITH 2012 IRC STANDARDS
- DOCUMENTS ATTESTED TO BE PREPARED FOR TROY BERRY ON REAL PROPERTY IN TOWN OF SURFSIDE BEACH, HORRY COUNTY, SC

PREPARED BY: CULLER LAND SURVEYING III INC. 1/27/2016



With Adding New Code 14-19, 3F1 Now 37.5

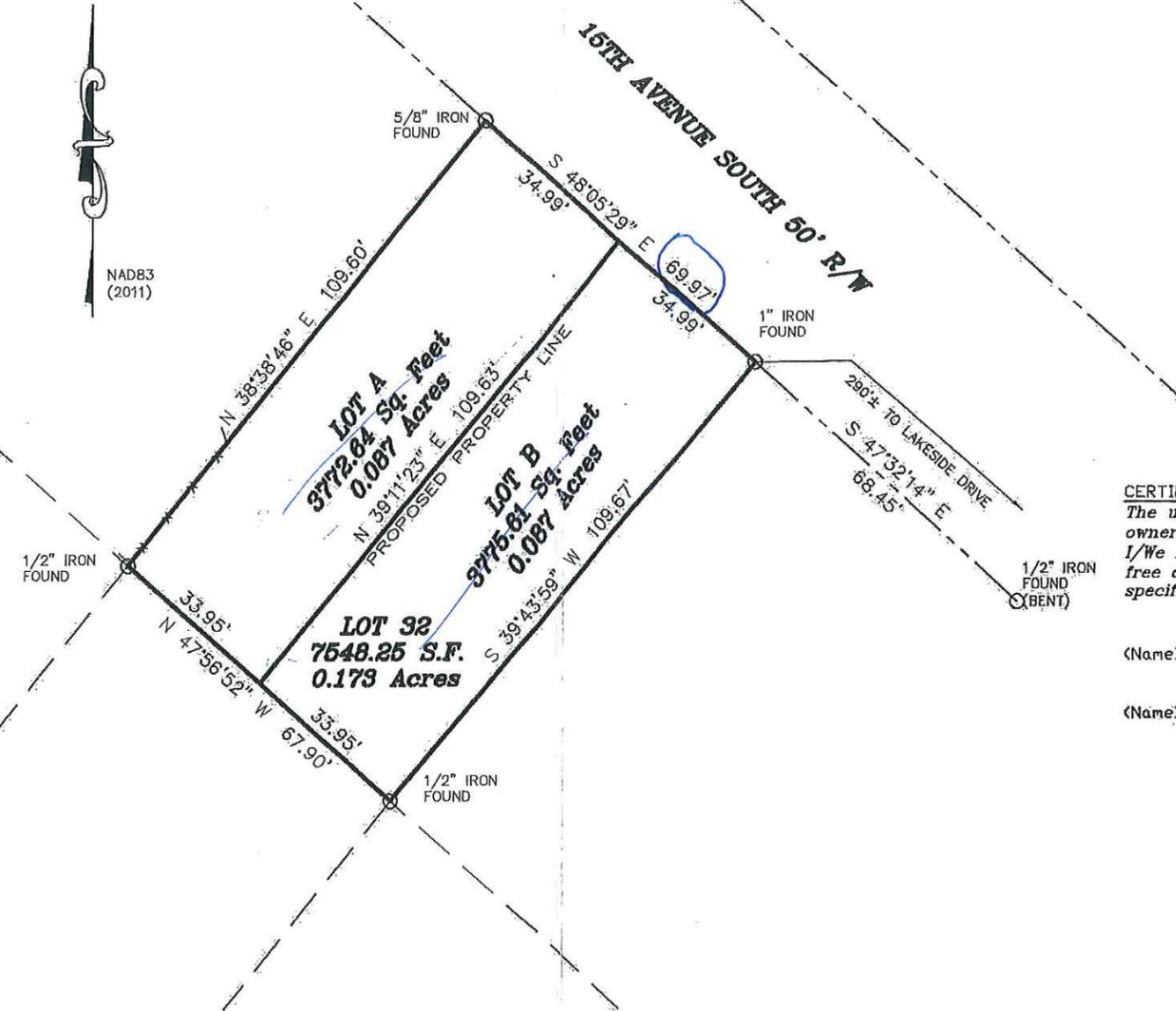
Certificate of Accuracy.

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 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. This plat is property of Culler Land Surveying III, Inc., is certified only to the persons or entity named herein, and must contain the original signature and raised seal to be valid.

JAN. 29, 2016
 Date Michael S. Culler, III
 PIN: 29114
 TMS: 195-07-04-028 S.C. Registration No.

CERTIFICATION OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY
 The property owner of record hereby acknowledges that the surveyed parcel(s) and/or tracts remainder has not been reviewed to determine the availability of on-site waste disposal systems or provision of public water/sewer services. Recordation of this plat shall not be an implied or expressed consent by Horry County that the lots or other land divisions shown hereon are capable of being serviced by on-site waste disposal or public water/sewer systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders have not been reviewed for on-site waste disposal system or public water/sewer services.

(Date) _____ (Name) _____ (Of) _____ (Signature) _____



LOCATION MAP

NOTES:

- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO F.I.R.M. No. 45051C0751 H, DATED AUGUST 23, 1999. FLOOD ZONE LINES ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALES VARY FROM 1"=500' TO 1"=2000' AND ARE NOTED AS BEING APPROXIMATE ON SAID MAPS. CULLER LAND SURVEYING III, INC. DOES NOT CERTIFY TO OR ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- CULLER LAND SURVEYING III, INC. IS NOT LIABLE FOR ANY AND ALL SETBACKS SHOWN OR NOT SHOWN HEREON; SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.
- REFERENCE PLAT OF OCEAN TERRACE BY J C CAUSEY DATED MAY 28, 1963 RECORDED IN DB 42, PAGE 47
- LAST RECORD TRANSFER TROY K BERRY 10/17/2011 DB 3547 PAGE 69

CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I am (We are) the owner(s) of the property shown and described hereon and that I/We hereby adopt this (plan of development/plat) with my/our free consent and that I/we hereby dedicate all items as specifically shown or indicated on said plat.

(Name) _____ (Signed) _____ (Date) _____

(Name) _____ (Signed) _____ (Date) _____



SUBDIVISION MAP OF LOT 32, BLOCK 14, OCEAN TERRACE SECTION OF THE TOWN OF SURFSIDE BEACH, HORRY COUNTY, SOUTH CAROLINA PREPARED FOR TROY BERRY

CULLER LAND SURVEYING III, INC.



(843) 238-2333
 P.O. BOX 14327
 SURFSIDE BEACH S.C. 29587

SURVEY DATE:	CADCOMP1/C/	FB# BH4 / 51
JANUARY 28, 2016	SCALE: 1" = 30 FT	DWG: L-6676