

EFFECTIVE MARCH 23, 2021, BEAUFORT COUNTY WILL ADOPT THE NEW FEMA FLOOD ZONE MAPS. THE FLOOD ZONE FOR THIS PROPERTY MAY HAVE CHANGED. PLEASE VERIFY THE CURRENT FLOOD ZONE SHOWN ON THE MAPS DATED MARCH 23, 2021. DUE TO THE CHANGE IN THE FLOOD ZONE MAPS, THE VERTICAL DATUM IN BEAUFORT COUNTY WILL ALSO BE CHANGED FROM NGVD 1929 TO NAVD 1988. PLEASE VERIFY VERTICAL DATUM ON ANY ELEVATION WORK SUCH AS TOPOGRAPHICAL SURVEYS OR ELEVATION CERTIFICATES PERFORMED BEFORE MARCH 23, 2021.

LEGEND OF SYMBOLS & ABBREVIATIONS

- CO FIRE HYDRANT
PP CLEAN OUT
TP POWER POLE
FO TELEPHONE PEDESTAL
FO FIBER OPTIC STUB
WV WATER VALVE
GV GAS VALVE
WM WATER METER
1/2" ROD SET
ELEVATION
- MVM MAIN VALVE MONUMENT
MH MANHOLE
GW GUY WIRE
CB CABLE BOX
OE OVERHEAD POWERLINE
EDGE OF PAVEMENT
BACK OF CURB
LIGHTPOLE
GAS LINE
CENTER LINE
CONTOUR LINE
- 1/2" ROD FOUND
1/2" ROD SET
TREE SIZE & TYPE
ELEVATION

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALD CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOODWOOD	Cornus florida
GLM	SWEETGUM	Nyssa sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MM	WIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus carriei
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WIL	WILLOW TREE	Salix alba
TU	TUPelo	Nyssa sylvatica
CHB	CHINABERRY	Melia azadirach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
NOTE: ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

LOCATION MAP (N.T.S.)

NOTES:

- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" SHADED & UNSHADED MAP NUMBER 45013C0182G DATED 3/23/2021 1988 NAVD
- CONTOUR INTERVAL IS 1'.
- VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

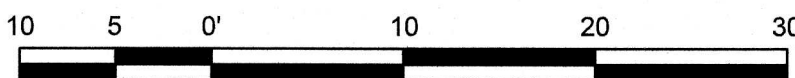
- T.M.S. R122 029 000 0377 0000
- PLAT BY MARK A. CORNELIUS DATED 6/2/05 REVISED 4/21/06 PLAT BOOK 113 PAGE 29 BEAUFORT COUNTY R.M.C. OFFICE

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS

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David E. Gasque, R.L.S.
S.C. Registration Number 10506



TREE AND TOPOGRAPHICAL SURVEY
LOT 80 LIVE OAKS AT BATTERY CREEK
PREPARED FOR
COASTAL HOMES & SUNROOMS
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 6/2/2021 SCALE 1"=10'

JOB#54583 F.B.1071/JS DRAWN BY7