NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONES "AE"(EL.15), "AE"(EL.15) & "X"(EL.16), AS SHOWN ON F.I.R.M. PANEL 450190 0681 J, MAP REVISED NOVEMBER 17, 2004.

2. AREA WAS DETERMINED BY COORDINATE METHOD

3. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.

4. TOPOGRAPHIC AND TREE SURVEY INFORMATION PROVIDED BY TRICO ENGINEERING INC. OCTOBER, 2003.

5. ALL ROADS TO BE DEDICATED TO THE PUBLIC.

6. WATER SERVICE TO BE SUPPLIED BY CHARLESTON CPW FROM EXISTING LINES ALONG SCHOONER ROAD.

7. SEWER SERVICE AND MAINTENANCE OF THE PUMP STATION TO BE CONSTRUCTED WILL BE PROVIDED BY JAMES ISLAND PUBLIC SERVICE DISTRICT

8. A 25' CRITICAL LINE BUFFER SHALL BE MAINTAINED ALONG THE CRITICAL LINE WITH AN ADDITIONAL 10' BUILDING SETBACK AS REQUIRED BY THE CITY OF CHARLESTON.

9. ALL AREAS DESIGNATED AS HOA WILL BE OWNED AND MAINTAINED BY THE BELLE TERRE HOME OWNERS ASSOCIATION, INC.

10. CONSTRUCTION IN THE NATURE PRESERVE SHALL NOT BE PERMITTED, EXCEPT TO CONSTRUCT AND MAINTAIN THE DRAINAGE EASEMENTS, AND SANITARY PUMP STATION.

11. THE PUMP STATION AREA SHALL BE MAINTAINED BY JAMES ISLAND PUBLIC SERVICE DISTRICT.

12. THE NATURE PRESERVE IS TO BE DEED RESTRICTED TO PROHIBIT DEVELOPMENT, IN PERPETUITY, AND TO BE OWNED AND MAINTAINED BY THE HOA.

13. VARIANCE APPROVALS:
VARIANCE FROM SECTION 54-327 TO ALLOW REMOVAL OF ONE GRAND TREE.
VARIANCE FROM SECTION 54-821 TO ALLOW STREET WITH 20 FEET OF PAVEMENT WITH MOUNTABLE CURBS.
VARIANCE FROM SECTION 54-821 TO ALLOW TANGENTS BETWEEN REVERSIBLE CURVES TO BE LESS THAN 100 FEET IN LENGTH
VARIANCE FROM SECTION 54-831 TO OMIT SIDEWALKS.
VARIANCE FROM SECTION 54-320 TO ALLOW THE REDUCTION OF THE MINIMUM SETBACK OF IMPERVIOUS CONSTRUCTION NEAR THE BASES OF 9 GRAND TREES.

14. SCHOONER RD(S-10-1158) AND CREEKSIDE(S-10-1715) OR ARE SCDOT MAINTAINED ROADS.

15. CORP OF ENGINEERS JURISDICTIONAL POINTS PER WETLANDS DELINEATION SURVEY DATED JUNE 14, 2000.

CONDITIONS
1. MUST PLANT 26.23 CALIPER INCHES OF RECOMMENDED REPLACEMENT TREES ON SITE.

2. NO STORM WATER FACILITIES BELOW GROUND - ALL SURFACE DRAINAGE VIA FLUMES & GRASSED SWALES.

3. ALL GRAND TREES WITHIN 25 FEET OF PROPOSED RIGHT-OF-WAY ARE TO BE BARRICADED W/ CHAIN LINK FENCING.

4. ALL GRAND TREES IMPACTED BY ROAD CONSTRUCTION BE TREATED ACCORDING TO THE TREE PRESERVATION PROGRAM SET FORTH IN REPORT.

5. B.Z.A.-S.D. BOARD TO GO ON RECORD DISCOURAGING FURTHER REQUEST FOR GRAND TREE REMOVALS AND THAT POTENTIAL BUYERS OF LOTS SHOULD BE ADVISED OF THIS BY SELLER.

VARIANCES & CONDITIONS APPROVED AUGUST 1, 2001
APP. NO. 0109-1-97

REFERENCES:
1. PLAT OF A 47.65 ACRE TRACT, OWNED BY ST. JAMES EPISCOPAL CHURCH, JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, BY F. ELLIOTTE DRAWN, SR. R.L.S. NO. 10797, DATED MAY 17, 1999

2. PLAT SHOWING A NEW PUMP STATION AND 20' SEWER EASEMENT, PROPERTY OF JAMES ISLAND PUBLIC SERVICE DISTRICT, LOCATED IN THE CITY OF CHARLESTON, JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, DATED MARCH 26, 2004, BY RICHARD A. ALDRIDGE PLS NO. 20854. RECORDED IN PLAT BOOK DE, PAGE 159.

3. PRELIMINARY PLAT PARROT POINT SUBDIVISION, LOCATED ON JAMES ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JUNE 21, 2001. BY RICHARD A. ALDRIDGE SCPLS NO. 20854.

4. FINAL SUBDIVISION PLAT SHOWING A 0.332 ACRE TRACT OF LAND, BEING A PORTION OF TMS 452-00-00-002, PROPERTY OF ST. JAMES CHURCH, LOCATED ON JAMES ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA. DATED OCTOBER 19, 2001, BY TIMOTHY D. ELMER SCPLS NO. 17566. RECORDED IN PLAT BOOK EO, PAGE 38.

5. FINAL SUBDIVISION PLAT SHOWING LOTS 7 THRU 28 BELLE TERRE SUBDIVISION FORMERLY KNOWN AS PARROT POINT SUBDIVISION LOCATED ON JAMES ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA DATED NOVEMBER 2, 2004, REVISED ON JANUARY 10, 2005 BY RICHARD A. ALDRIDGE SCPLS NO. 20854. RECORDED IN PLAT BOOK EX, PAGES 688-692.

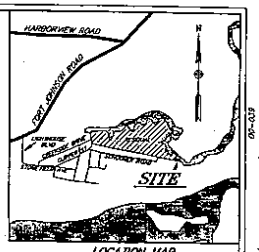
6. TMS NO. 452-00-00-002.

AREA TABLE:
TOTAL AREA - 8.273 AC.
AREA R/W - 0.793 AC.
AREA HOA - 0.358 AC.
AREA LOTS - 7.122 AC.
NUMBER OF LOTS - 6
SMALLEST LOT - 0.747 AC. (LOT 6)
LARGEST LOT - 2.078 AC. (LOT 1)

DEDICATION STATEMENT
BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND THE ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, RIGHTS-OF-WAYS AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER OR REPRESENTATIVE

BK H 540PG548

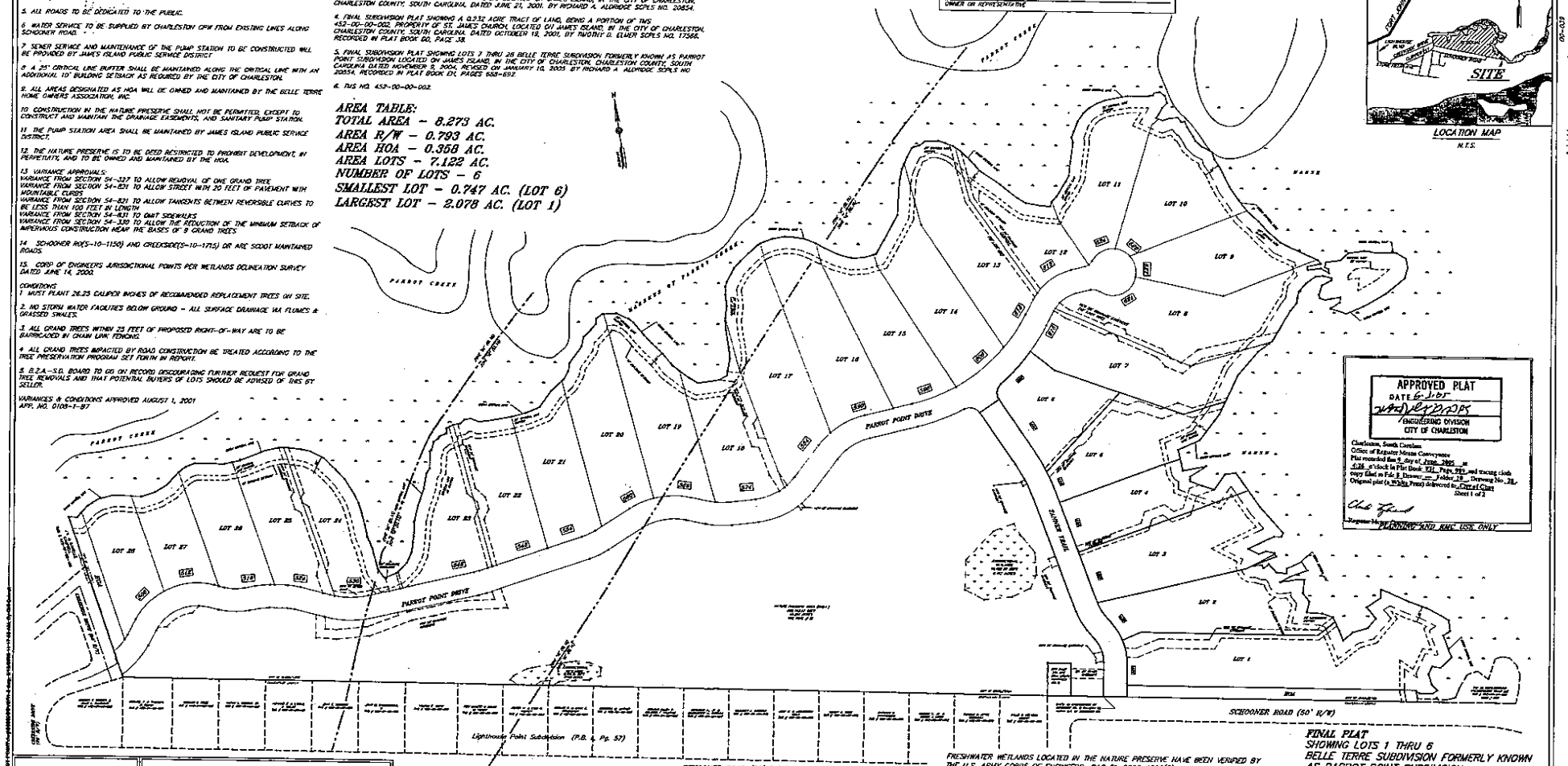


LOCATION MAP
N.T.S.

APPROVED PLAT
DATE 6-1-05
ENGINEERING DIVISION
CITY OF CHARLESTON

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 1 day of June 2005 at
4:26 o'clock in Plat Book EH Page 295 and tracing cloth copy filed in File # Drawer ___ Folder 28 Drawing No. 38
Original plat (a White Print) delivered to City of Chas
Sheet 1 of 2
Register Mesne Conveyance

FOR ZONING AND RMC USE ONLY



TRICO ENGINEERING CONSULTANTS, INC.
4425 Belle Oaks Drive
North Charleston, S.C. 29405
Phone (843) 740-7700
Fax. (843) 740-7707

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 THEREIN.

RICHARD A. ALDRIDGE, S.C.P.L.S. No. 20854

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION TRICO ENGINEERING CONSULTANTS, INC. No. C00516

LEGEND
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
- PROPERTY LINE WITH PROPERTY CORNER SET (1/4" REBAR)
- RIGHT OF WAY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE

FRESHWATER WETLANDS LOCATED IN THE NATURE PRESERVE HAVE BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS: SAC 81-2000-1059(S).

THE CRITICAL LINE BUFFER SHOWN HEREON IS UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE CITY OF CHARLESTON. ANY ACTIVITY OR DISTURBANCE WITHIN THIS BUFFER AREA MUST BE APPROVED BY THE CITY OF CHARLESTON PER REQUIREMENTS OF ZONING ORDINANCE.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF OHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE OHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

FRED MALLETT SIGNED ON 1-5-05 RECORDED IN PLAT BOOK EH, PAGES 603-607
SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

FINAL PLAT
SHOWING LOTS 1 THRU 6
BELLE TERRE SUBDIVISION FORMERLY KNOWN AS PARROT POINT SUBDIVISION
OWNED BY PARROT POINT, LLC.
LOCATED ON JAMES ISLAND
IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: MAY 4, 2005

SCALE : 1" = 100'
SHEET 1 OF 2

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

9-27-06; 4:33PM;WILLIAM MEANS REAL E ;1+843+722+9773 # 2/ 2