

**Charleston's Ashleyville/Maryville Neighborhood:  
A Brief History & Geographical Background**

- The town of Maryville, chartered in 1886, included the site of the original English settlement in South Carolina and the plantation owned by the Lords Proprietors 1670-1699 (HMdb.org).
- Adjacent to Maryville was the village of Ashley, laid out on a portion of Ashley Hall Plantation purchased by General W.N. Taft in 1885 (City of Charleston, A Preservation Plan for Charleston, South Carolina, 226).
- When Maryville was incorporated as a town in 1888, there were about 30 houses, with at least an equal number under construction. The community was also in the process of erecting a school. Though Maryville was widely seen as a model of black "self-government," the S.C. General Assembly revoked its town charter in 1936. At this point, Maryville was home to over 500 residents (HMdb.org).
- At the time of Maryville's town charter revocation, the area mainly consisted of locally owned stores, small freedman's cottages, shotgun houses, and other small vernacular frame houses.
- Residents of the area worked in the city, in the phosphate and fertilizer industries, and on their own small farms (City of Charleston, A Preservation Plan for Charleston, South Carolina, 227).
- Located in the center of the town was Invincible Park, a public space where big bands often played in its pavilion, children and families picnicked, and other community events commenced (City of Charleston, A Preservation Plan for Charleston, South Carolina, 226).
- Maryville's two namesakes, Mary Moses Bowen Taff and Mary Cotton Mathews Just, provided the area's geographical location, purpose, and vision. Mary Taff divided a portion of Hillsboro Plantation (present day Maryville) into 50 by 100 foot lots and named the streets. Taff arranged for her estate to cover all unpaid taxes of residents in the community. Mary Just encouraged technical/vocational training and education for the community. She was also instrumental in establishing the one of the four churches in the area, Emmanuel AME (Carr Family Papers History).
- In the height of its development, Ashleyville/Maryville was known to be a high income neighborhood filled with well-established families known throughout the greater Charleston community.
- Prominent Maryville/Ashleyville families included the DeCostas, Seabrooks, Harlestons, and the Forrests. The Seabrook family's house looked out over the marsh (Carr Family Papers History).
- Today, the original town center is located in Ashleyville.
- In 1993, most of the Maryville/Ashleyville area was annexed into the City of Charleston.



1039 Main Street  
Ashleyville

photo courtesy Carr Family Papers, circa 1671-2009;  
Avery Research Center at the College of Charleston



Main Street  
Ashleyville

photo courtesy Carr Family Papers, circa 1671-2009;  
Avery Research Center at the College of Charleston





photos courtesy Carr Family Papers, circa 1671-2009;  
Avery Research Center at the College of Charleston & Lowcountry Digital Library







photos courtesy Carr Family Papers, circa 1671-2009;  
Avery Research Center at the College of Charleston





Photos courtesy Lowcountry Digital Library at the College of Charleston





Photos courtesy Lowcountry Digital Library at the College of Charleston







Photos courtesy Lowcountry Digital Library at the College of Charleston





Shiplap Siding  
Picket Fence  
Gable Roof  
Deep Overhangs  
Front Door Sidelights  
Exposed Rafters  
Victorian Detailing

Main Street  
Ashleyville

photo courtesy Carr Family Papers, circa 1671-2009;  
Avery Research Center at the College of Charleston





1039 Main Street  
Ashleyville

photo courtesy Carr Family Papers, circa 1671-2009;  
Avery Research Center at the College of Charleston

Clapboard Siding  
Gable Roof  
Deep Overhangs  
9/1 Window Sash  
Brick Porch Entry  
Crawlspace  
Victorian Detailing  
Vertical Railing  
Exposed Rafters





Hipped Roof  
Screen Porch  
Deep Overhangs  
Exposed Rafter Tails  
Brick Column Bases  
Crawlspace

844 Battery Ave.  
photo courtesy Meadors





German Novelty Siding  
Gable Roof  
Deep Overhangs  
Craftsman Style  
Square Columns  
Crawlspace  
Vertical Railing  
Brick Column Bases

856 Battery Ave.  
photo courtesy Meadors





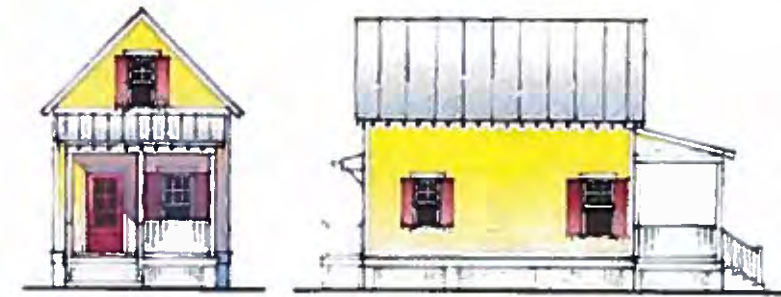
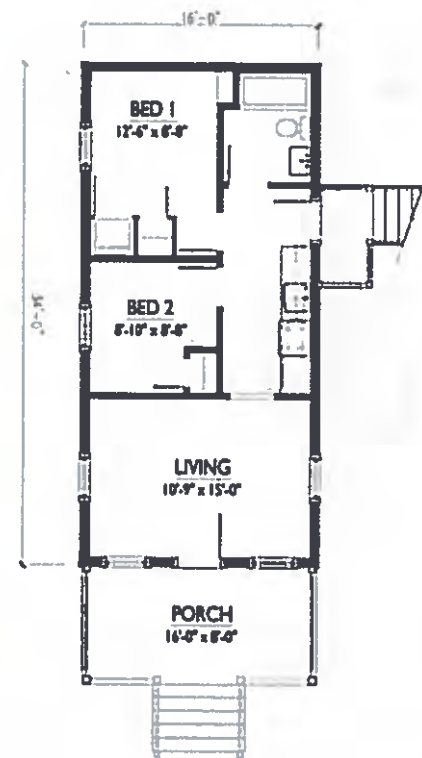
924 5<sup>th</sup> Ave.  
photo courtesy Meadors

Shutters  
Brick Cladding  
Hipped Roof  
Deep Overhangs  
Square Columns



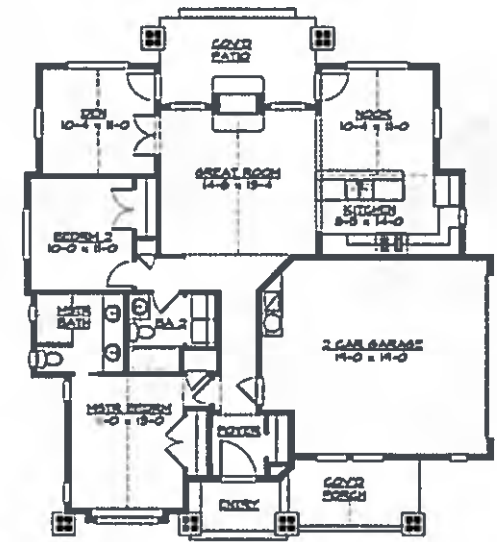


2 Bedroom  
image courtesy HousePlans



2 Bedroom  
image courtesy TheTinyLife

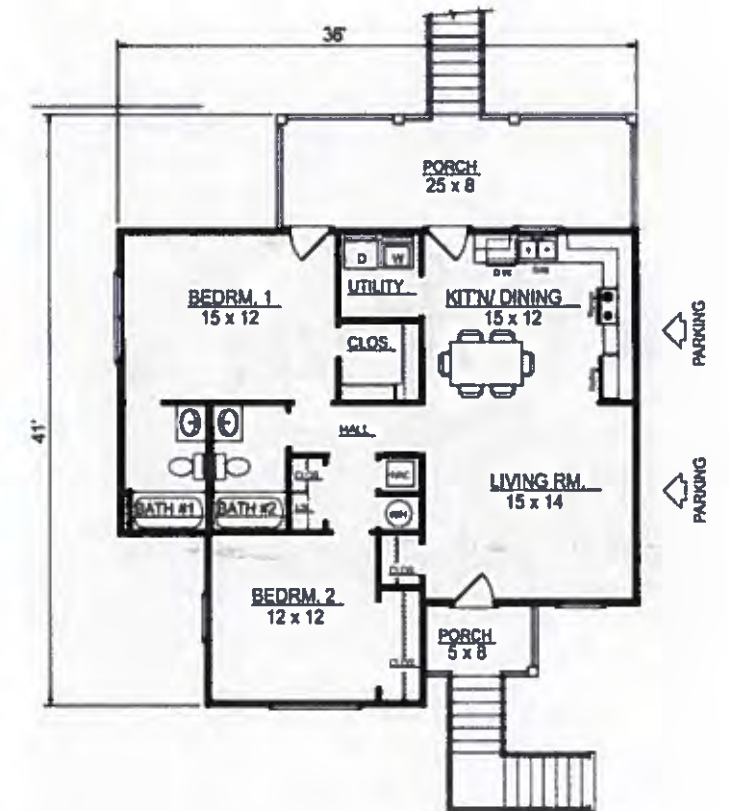
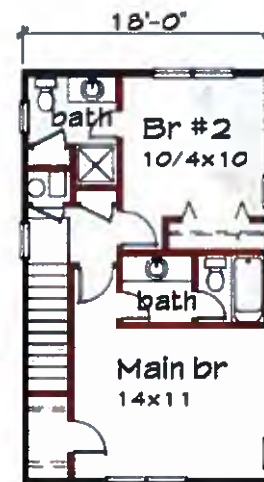
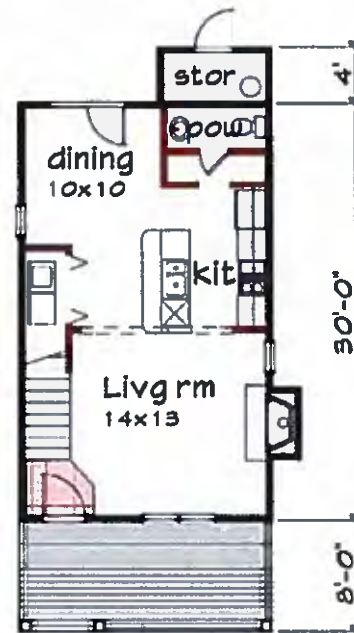




2 Bedroom  
image courtesy HousePlans

2 Bedroom  
image courtesy HousePlans

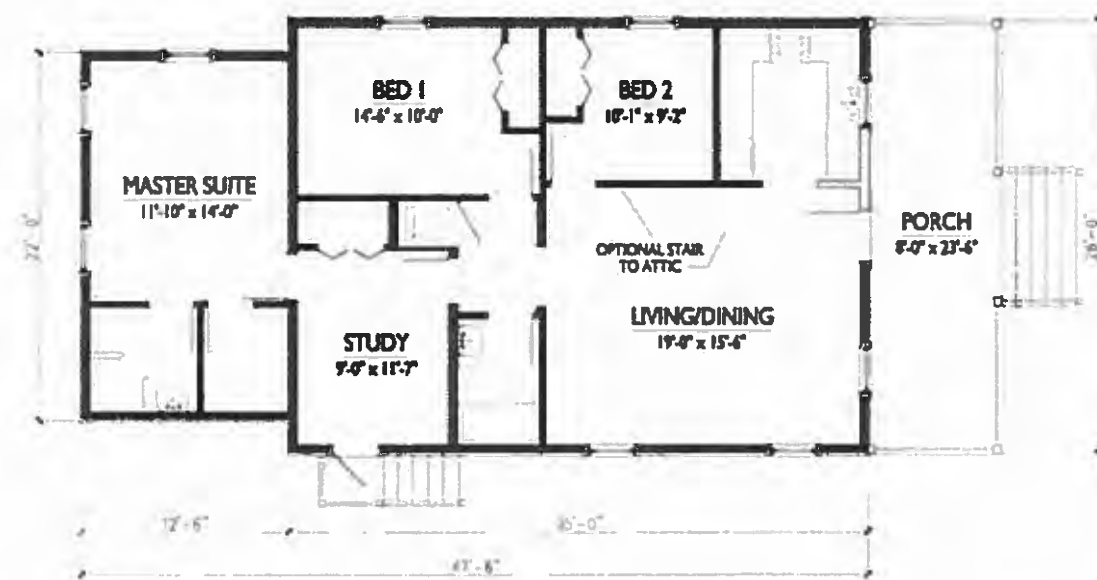




2 Bedroom  
image courtesy HousePlans

2 Bedroom  
image courtesy HousePlans





3 Bedroom  
image courtesy TheTinyLife



2 Bedroom with optional 3<sup>rd</sup> bedroom  
image courtesy TheTinyLife





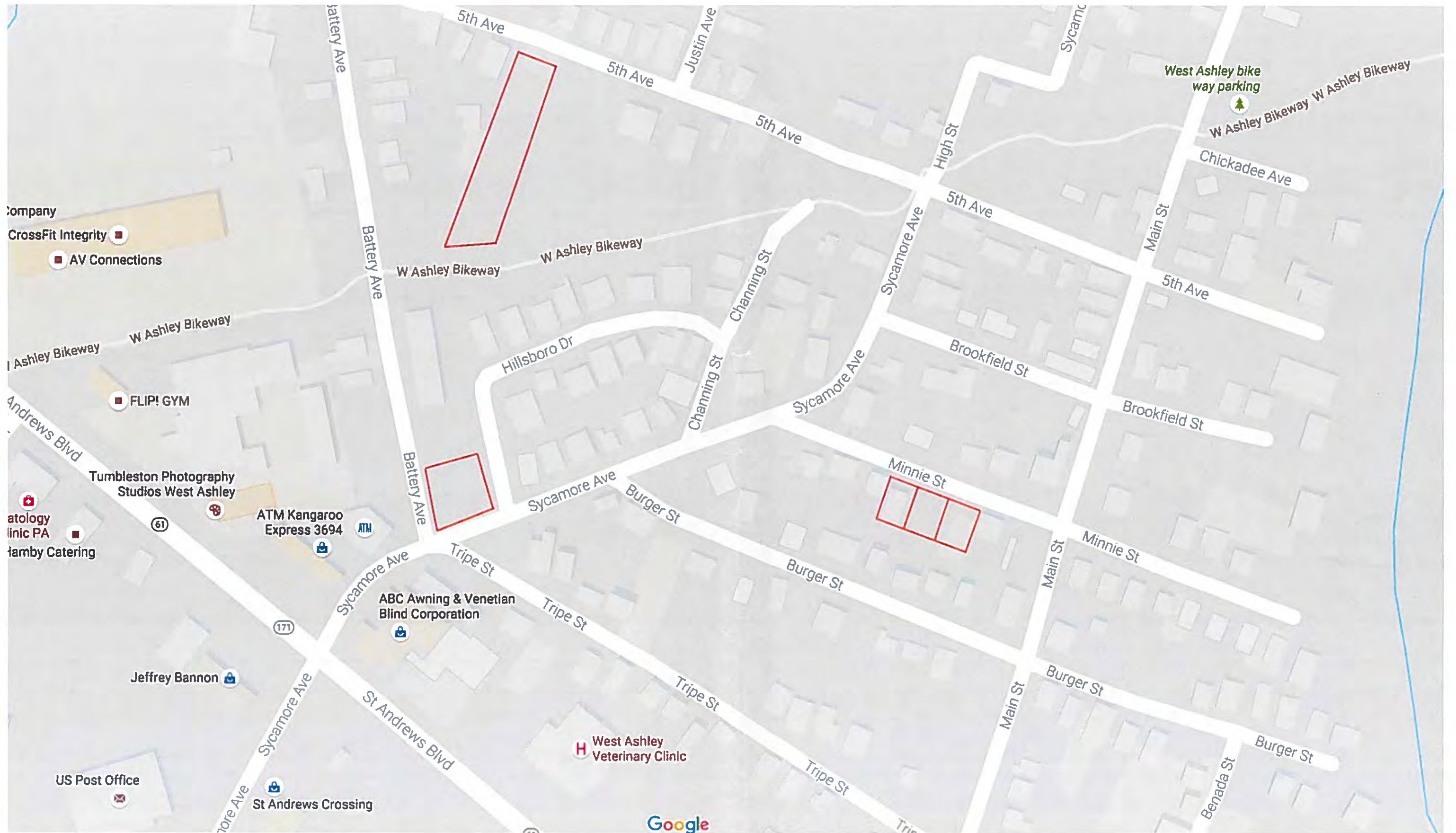
3 Bedroom  
image courtesy HousePlans



3 Bedroom  
image courtesy HousePlans









# MEADORS

SINCE 1985



930 SYCAMORE AVE.

928 SYCAMORE AVE.

926 SYCAMORE AVE.

924 SYCAMORE AVE.

918 SYCAMORE AVE.



937 CHANNING ST.

939 CHANNING ST.

915 HILLSBORO DR.

917 HILLSBORO DR.



919 HILLSBORO DR.

921 HILLSBORO DR.

923 HILLSBORO DR.

925 HILLSBORO DR.

927 HILLSBORO DR.



# MEADORS

SINCE 1985



927 HILLSBORO DR.



930 SYCAMORE AVE.



926 TRIPE ST.



932 SYCAMORE AVE.



942 SYCAMORE AVE.



940 SYCAMORE AVE.



948 CHANNING ST.



916 HILLSBORO DR.



920 HILLSBORO DR.



922 HILLSBORO DR.



# MEADORS

SINCE 1985



924 HILLSBORO DR.



928 HILLSBORO DR.



930 HILLSBORO DR.



932 HILLSBORO DR.



936 HILLSBORO DR.



4-938 BATTERY AVE.



4-938 BATTERY AVE.



931 BATTERY AVE.

933 BATTERY AVE.



# MEADORS

SINCE 1985



912 SYCAMORE DR.

0 HILLSBORO ST.



962 FIFTH AVE.



946 FIFTH AVE.



946 FIFTH AVE.



1004 MAMIE ST.



1004 MAMIE ST.



954 FIFTH AVE.



930 FIFTH AVE.



# MEADORS

SINCE 1985



928 FIFTH AVE.

926 FIFTH AVE.

924 FIFTH AVE.

922 FIFTH AVE.



920 FIFTH AVE.

918 FIFTH AVE.

917 FIFTH AVE.



919 FIFTH AVE.

925 FIFTH AVE.

933 FIFTH AVE.



# MEADORS

SINCE 1985



937 FIFTH AVE.



939 FIFTH AVE.



943 FIFTH AVE.



950 SYCAMORE AVE.



840 MINNIE ST.



834 MINNIE ST.



830 MINNIE ST.



828 MINNIE ST.



821 MAIN ST.



821 MAIN ST.



# MEADORS

SINCE 1985



947 MAIN ST.

833 MINNIE ST.

837 MINNIE ST.



843 MINNIE ST.

843 MINNIE ST.

845 MINNIE ST.

935 SYCAMORE AVE.

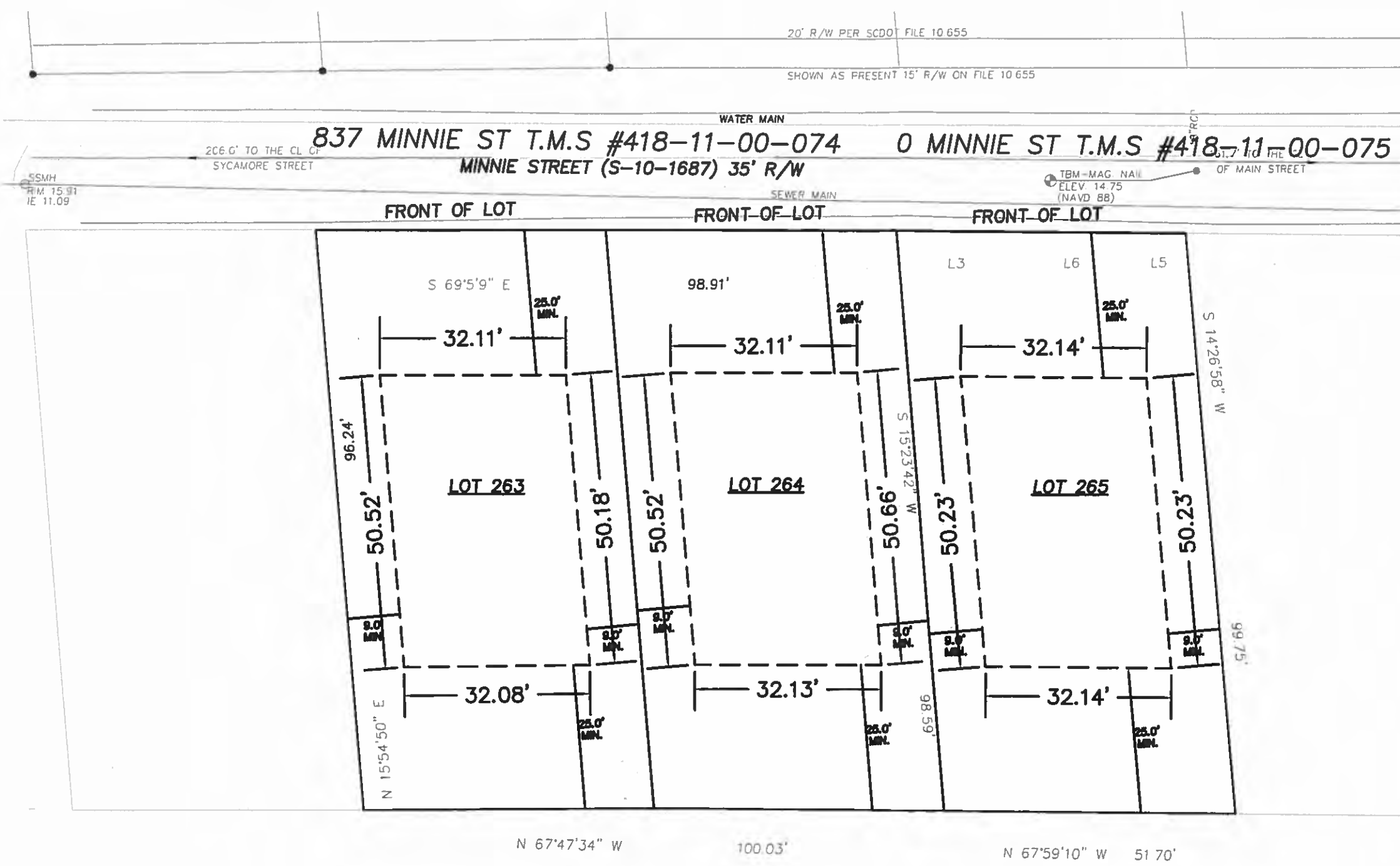


949 SYCAMORE AVE.

937 SYCAMORE AVE.

950 SYCAMORE AVE.





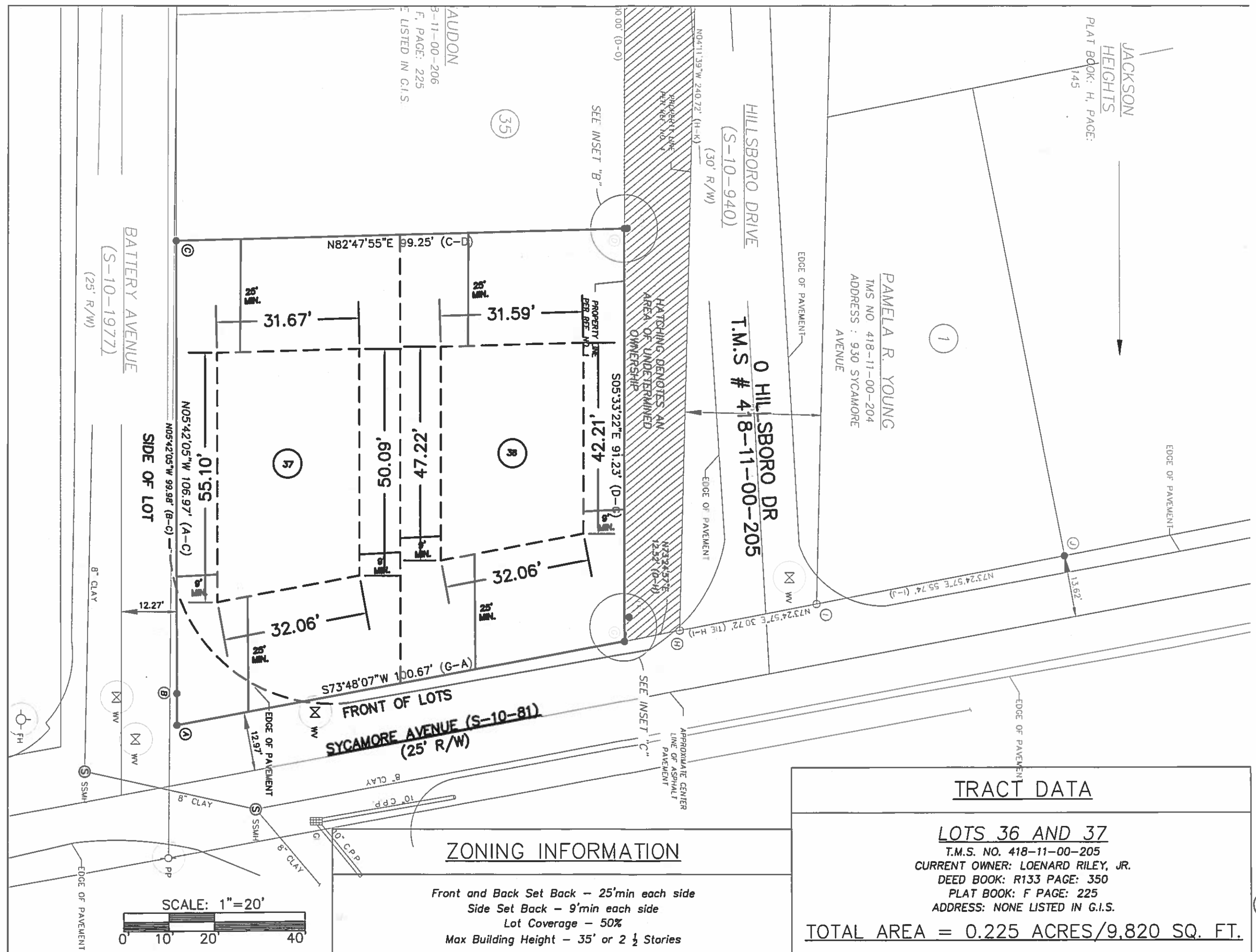
- LEGEND**
- — PROPERTY LINE W/ 1/2" REBAR SET
  - — PROPERTY LINE W/ CORNER FD
  - ..... — PROPERTY LINES ABANDONED BY DB "R351" PG720
  - - - - - RIGHT OF WAY
  - . - . - ADJACENT PROPERTY LINE
  - . . . - MUNICIPAL BOUNDARY LINE
  - \* - FENCE LINE
  - ////// — BUILDING LINE
  - OTF — OPEN TOP PIPE FOUND

**ZONING INFORMATION**

Front and Back Set Back — 25' min each side  
Side Set Back — 9' min each side  
Lot Coverage — 50%  
Max Building Height — 35' or 2 1/2 Stories

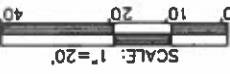
**BOUNDARY SURVEY**  
SHOWING  
**LOTS 263, 264 & 265**  
TMS 418-11-00-074 & 075  
**ASHLEYVILLE SUBDIVISION**  
PROPERTY OF  
**SONS OF ST. ANDREWS LODGE #385**  
LOCATED AT  
837 MINNIE STREET  
CITY OF CHARLESTON  
CHARLESTON COUNTY, SC  
SCALE 1" = 20'  
MAY 14, 2014







2007



ZONING INFORMATION (SR-2)	Front and Back Set Back - 25' min each side Side Set Back - 8' min each side Lot Coverage - 50% Max Building Height - 35' or 2 1/2 Stories
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# 5TH AVENUE

## CHARLESTON, SOUTH CAROLINA

### CONTACTS

**Owner:**

City of Charleston  
Department of Housing and Community Development  
75 Calhoun St.  
Charleston, SC 29401

**Architect:**

Meadors Inc.  
PO Box 21758  
Charleston, South Carolina 29413  
Tel: 843.723.8585  
Fax: 843.577.3107

Jeremy Tate, AIA  
Project Architect  
Email: jeremy@meadorsinc.com

**Structural Engineer:**

Michael H. Hance, PE LLC  
1133 Club Terrace, Mt. Pleasant SC 29464  
Tel: 843.856.2649

### LOCATION MAP



### NOTES

**1. General Information**

Addresses: 0 5th Avenue  
Charleston, SC 29407

TMS number: 418-07-00-118  
Flood Zone: X & A  
Zoning Class.: SR-2  
Site Area: 20,269 SF

2. Topographical information taken from survey dated March 14, 2017, by Palmetto Land Surveying, Inc.

**3. Building Setbacks:**

Rear Setback: 25'  
Side Setbacks: 9'  
Front Setback: 25'  
Building Height: 35' or 2 1/2 Stories  
Max. Building Coverage: 50% of Lot

### DRAWING LIST

COVER/TITLE SHEET  
EXISTING CONDITIONS SURVEY  
PROPOSED SURVEY  
PROPOSED LAYOUT PLAN



**MEADORS INC.**

2811 AZALEA DRIVE ■ CHARLESTON SC ■ 843.723.8585

**ASHLEYVILLE/MARYVILLE**

16-0079  
5th Avenue

TRC REVIEW

PROJ. NO. 16-0079  
DATE: 03.24.2017  
DRAWN BY: NRC

REVISIONS  
NO. DATE NOTES

COVER/TITLE  
SHEET

**A00**



NOTES

1. AREA DETERMINED BY COORDINATE METHOD
2. PROPERTY IS LOCATED IN FLOOD ZONE B, AND AE (EL13), AS PER COMMUNITY PANEL 45019 C 0511 J DATED NOVEMBER 17, 2004.
3. TMS NO. 418-07-00-118, 119 & 418-06-00-014

REFERENCES

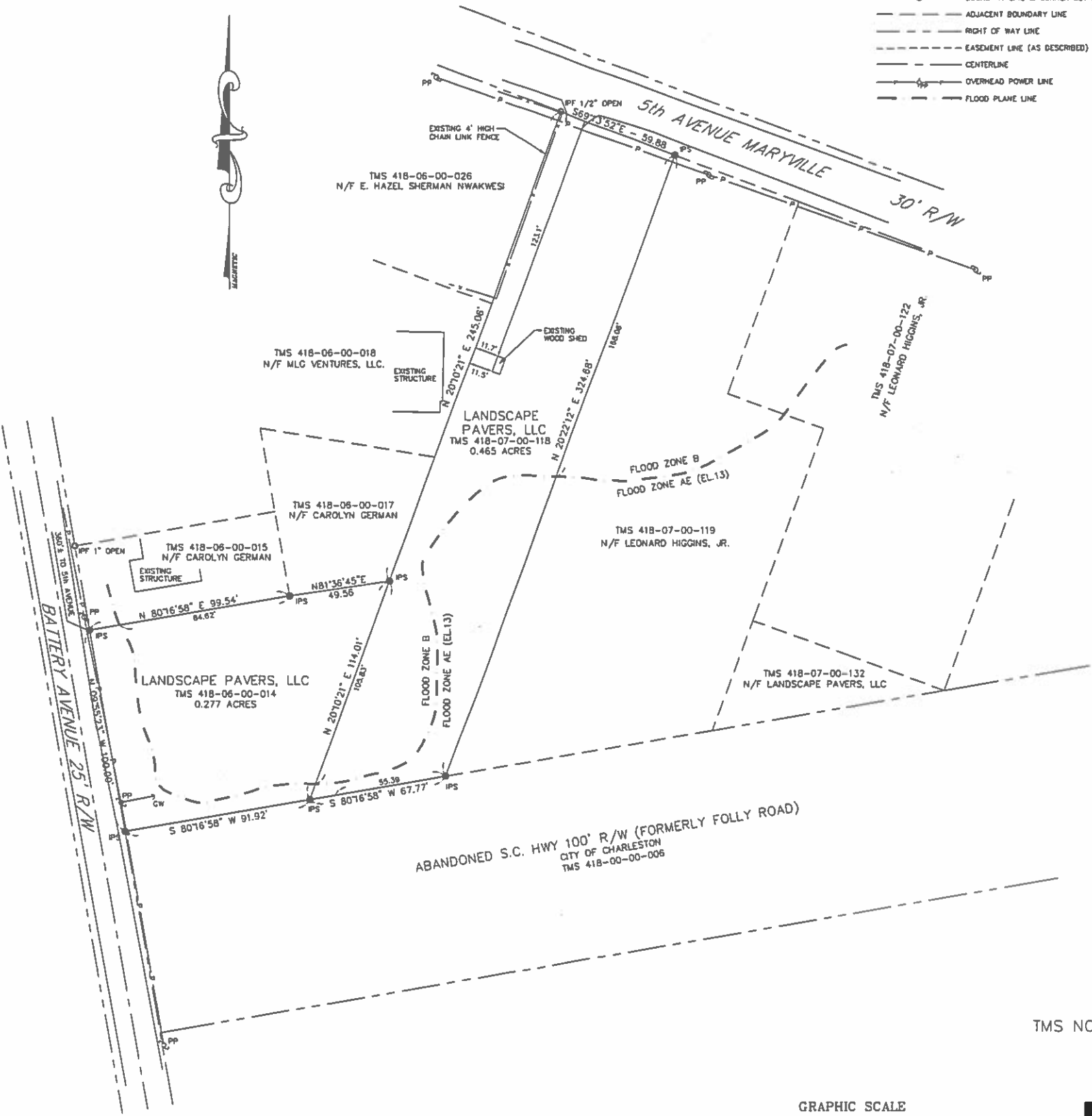
1. PLAT DATED DECEMBER, 1945. RECORDED IN PLAT BOOK F, PAGE 225. CHARLESTON COUNTY RMC
2. PLAT BY W.L. GAILLARD, DATED AUGUST 19, 1954. RECORDED IN PLAT BOOK J, PAGE 136. CHARLESTON COUNTY RMC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 72°38'19" W	3.56
L2	S 86°38'10" W	7.84
L3	S 88°38'10" W	24.77
L4	S 74°51'01" W	31.33
L5	S 78°56'47" W	25.00
L6	N 43°20'26" W	7.89
L7	N 74°15'22" E	23.25
L8	N 80°52'20" E	23.79
L9	N 75°35'14" E	26.24
L10	N 79°46'57" E	18.01
L11	N 79°46'57" E	11.75
L12	N 86°17'45" E	23.52
L13	N 64°30'48" E	34.44
L14	N 75°04'10" E	3.74
L15	N 75°04'10" E	15.69
L16	N 58°47'04" E	24.34
L17	N 26°44'23" E	24.13
L18	N 09°11'02" W	46.01
L19	N 81°31'58" E	29.85
L20	N 87°01'38" E	29.44
L21	S 85°23'55" E	28.66
L22	N 77°55'31" E	19.69
L23	N 89°16'54" E	11.05

- LEGEND
- PF BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
  - PS BOUNDARY LINE & CORNER SET (5/8" REBAR)
  - ADJACENT BOUNDARY LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE (AS DESCRIBED)
  - CENTERLINE
  - OVERHEAD POWER LINE
  - FLOOD PLANE LINE



LOCATION MAP  
NOT TO SCALE



RMC & PLANNING USE ONLY



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF 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.

RICHARD D. LACEY, S.C.R.L.S. 16120

PLAT SHOWING  
THE PROPERTY OF  
LANDSCAPE PAVERS, LLC  
TMS NO. 418-07-00-118, AND TMS NO. 418-06-00-014

LOCATED IN  
THE CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: FEBRUARY 21, 2007

SCALE: 1"=30'

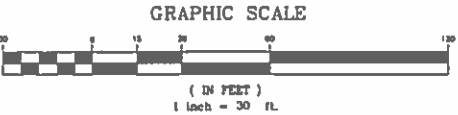
**HLA INC**

LAND PLANNING LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING SURVEYING

29 Leinbach Drive, Bldg A, Charleston SC 29407-6988  
tel 843.763.1166 fax 843.763.1909

99000.52

9900052.DWG





SURVEY NOTES

1. Reference Tax Map Number 418-07-00-118
2. Reference Plat Book F Page 225
3. Property Owner: City of Charleston
4. Surveyor has made no investigation or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose
5. No underground utilities were located on this survey.
6. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Zone X and Zone AE(13').  
Ref. Map 45019C0511 J November 17, 2004
7. Water and Sewer service provided by Charleston Water System.

LEGEND:

- 5/8" Iron Rod New
- 5/8" Iron Rod Old
- ⚡ 1.5" Iron Pipe Old
- ☐ Telephone Pedestal
- ⊗ Water Meter
- Bollard
- ⊕ TBM  
Temporary Benchmark  
Nail set in Double Oak Tree  
Elevation: 18.00' NGVD29

+13.7' Ground Elevation

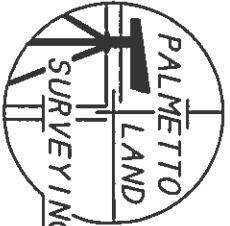
BOUNDARY SURVEY  
LOT 473 & 473a, ASHLEYVILLE  
LOCATED

St. Andrews Parish  
City of Charleston  
Charleston County, South Carolina

DATE: March 14, 2017 SCALE: 1"=30'



I hereby state that 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; also there are no visible encroachments or projections other than shown



PALMETTO  
LAND  
SURVEYING, INC.

Fax No. (843) 571-7447

2065 SAVANNAH HIGHWAY  
Suite 2  
CHARLESTON, SC 29407  
PHONE (843) 571-5191

James G. Pennington, P.L.S. No. 10291  
Palmetto Land Surveying, Inc.  
Charleston, S.C. 29407 571-5191  
EMAIL: Palmettois@bellsouth.net

7993.DWG

5TH AVENUE MARYVILLE  
(30' R/W)

675' to CL int.  
Justin Ave.  
N 67°51'15"W  
214.90' 1.0' 59.92' 2.3'  
edge of asphalt  
163' to CL int.  
Mamie St.

Leonard Higgins, Jr.  
(TMS 418-07-00-119)

N 22°06'12"E 324.35'

LOT 473 &  
473A

0.464 Acre  
20190 Sq.Ft.

Carolyn  
Vetsch  
(TMS 418-06-00-014)

Carolyn  
Vetsch  
(TMS 418-06-00-017)

MLG Ventures.  
LLC  
(TMS 418-06-00-018)

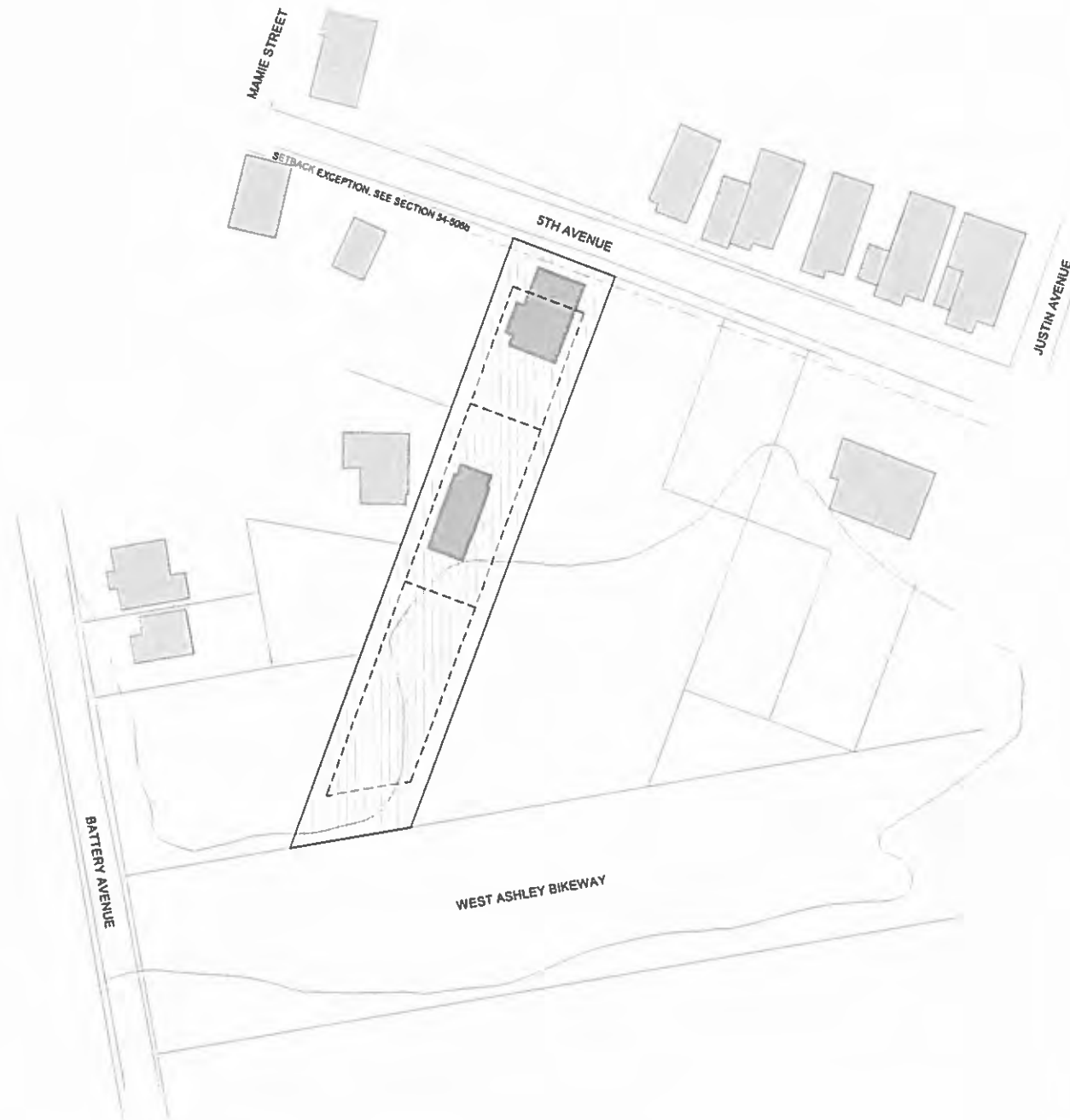
Hazel & Sherman  
Nwakwes!  
(TMS 418-06-00-026)



City of Charleston  
(900-00-00-000)  
S 82°28'37"W  
582.67.37'



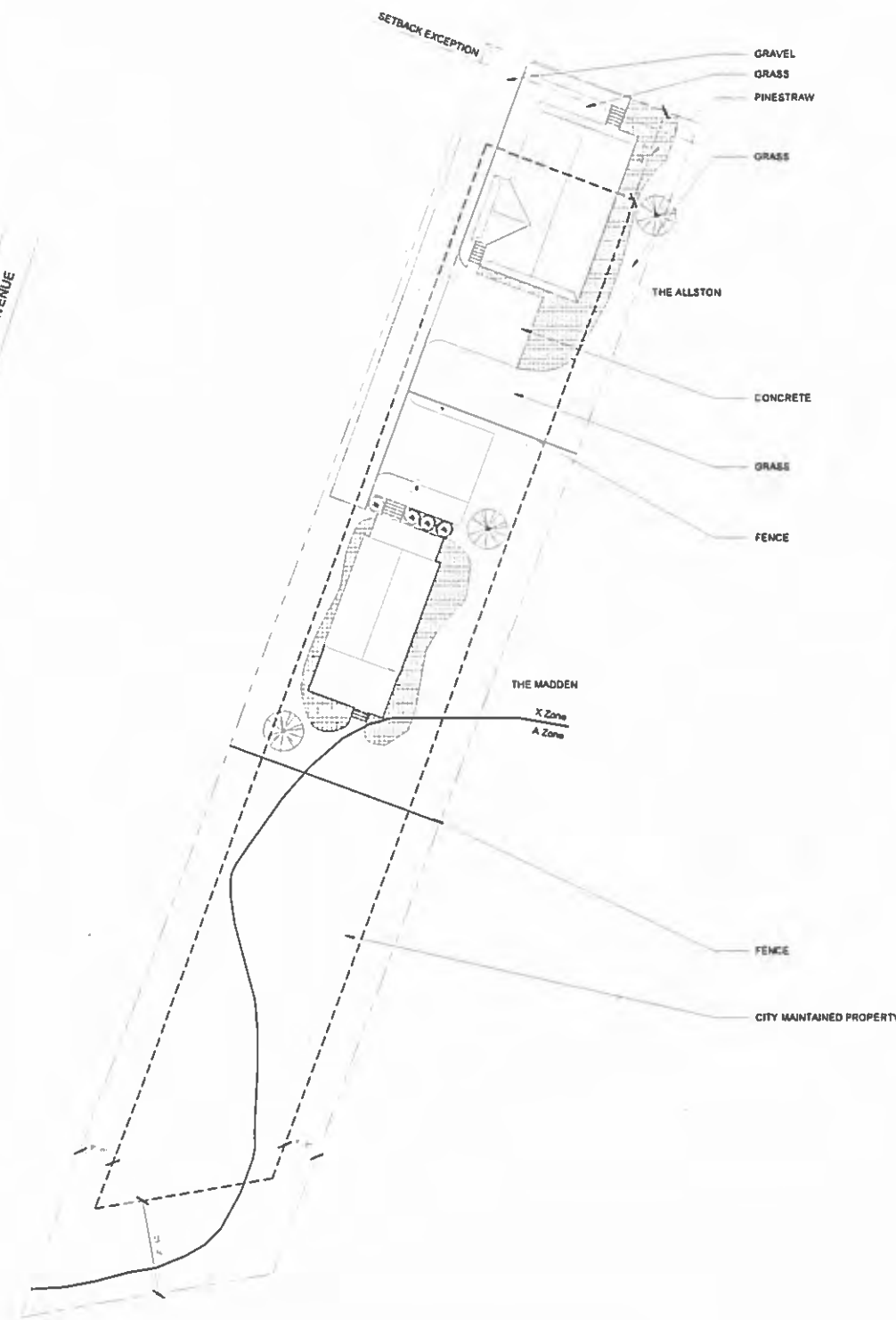
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2 SITE SURVEY  
1" = 40'-0"

**Lot Coverage (Max. Building Coverage: 50% of Lot)**  
Front and Back Set Back - 25' min. each side  
Side Set Back - 9' min. each side  
Max Building Height: 35' or 2 1/2 Stories

**Charleston Zoning Ordinance, Section 54-506**  
b) "...the front building line of any proposed building may be as close to the street as the front building line of the next adjacent building on the same side of the street, either to the right or the left, whichever is closer to the street..."



1 SITE PLAN  
1" = 20'-0"





**MEADORS INC.**  
2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 29405-6595

**ASHLEYVILLE/MARYVILLE**  
16-0079  
5th Avenue

**TRC REVIEW**

PROJ. NO.	16-0079	
DATE:	03/24/2017	
DRAWN BY:	NRC	
REVISIONS		
NO.	DATE	NOTES

**PROPOSED LAYOUT PLAN**  
**A100**



# HILLSBORO DRIVE

## CHARLESTON, SOUTH CAROLINA

CONTACTS

Owner:  
City of Charleston  
Department of Housing and Community Development  
75 Calhoun St.  
Charleston, SC 29401

Architect:  
Meadors Inc.  
PO Box 21758  
Charleston, South Carolina 29413  
Tel: 843.723.8585  
Fax: 843.577.3107

Jeremy Tate, AIA  
Project Architect  
Email: jeremy@meadorsinc.com

Structural Engineer:  
Michael H. Hance, PE LLC  
1133 Club Terrace, Mt. Pleasant SC 29464  
Tel: 843.856.2649

LOCATION MAP



NOTES

1. General Information
- |                |               |
|----------------|---------------|
| Address:       | None Listed   |
| TMS number:    | 418-11-00-205 |
| Flood Zone:    | X             |
| Zoning Class.: | SR-2          |
| Site Area:     | 9,820 SF      |

2. Topographical information taken from survey dated February 23, 2017, by Palmetto Land Surveying, Inc.

3. Building Setbacks:
- Rear Setback: 25'  
Side Setbacks: 9'  
Front Setback: 25'  
Building Height: 35' or 2 1/2 Stories  
Max. Building Coverage: 50% of Lot

DRAWING LIST

COVER/TITLE SHEET  
EXISTING CONDITIONS SURVEY  
PROPOSED SURVEY  
PROPOSED LAYOUT PLAN



MEADORS INC.

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8585

ASHLEYVILLE/MARYVILLE

16-0079  
Hillsboro Drive

TRC REVIEW

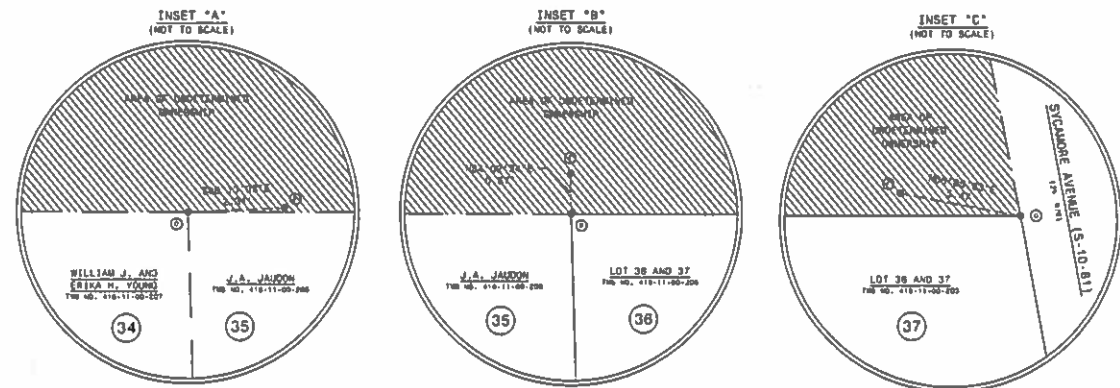
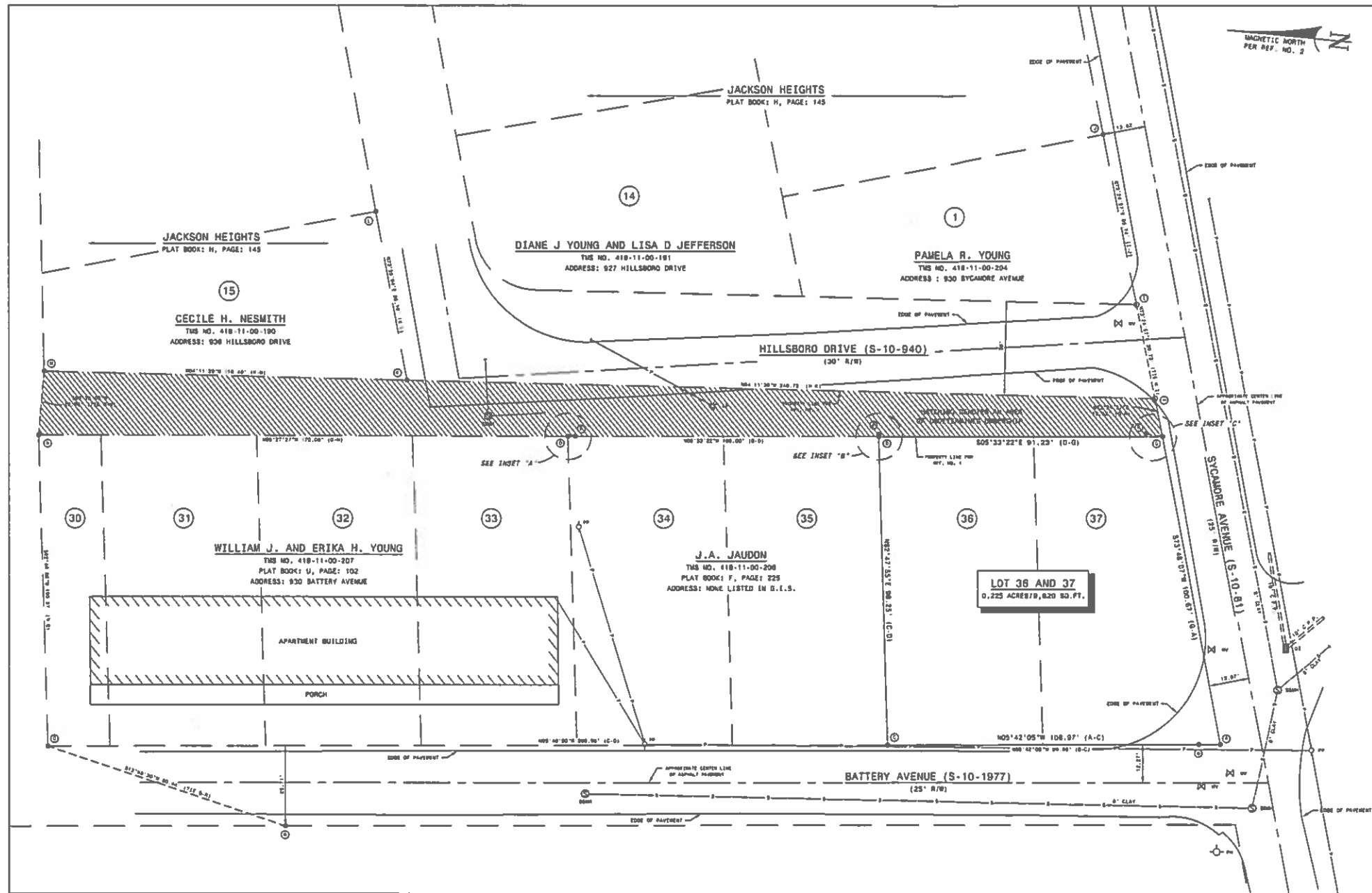
PROJ. NO. 16-0079  
DATE: 03.24.2017  
DRAWN BY: NRC

REVISIONS  
NO. DATE NOTES

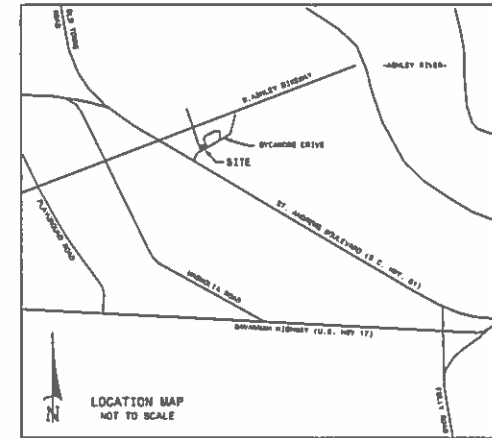
COVER/TITLE SHEET

A00





SCALE: 1"=20'



PROPERTY CORNER IDENTIFICATION	
A	8" MAG NAIL (M)
B	8" MAG NAIL (M)
C	5/8" REBAR (O)
D	5/8" REBAR (M)
E	5/8" REBAR (O)
F	5/8" REBAR (O)
G	1" ROD (O)
H	COMPUTED POINT
I	COMPUTED POINT
J	1" OPEN PIPE (O)
K	5/8" REBAR (O)
L	1" OPEN PIPE (O)
M	1" OPEN PIPE (O)
N	5/8" REBAR (O)
O	OUT WIRE ANCHOR (O)
P	1-1/2" OPEN PIPE (O)
Q	5/8" REBAR (O)
R	1/2" OPEN PIPE (O)

LEGEND	
PROPERTY CORNER	⊙
COMPUTED POINT	○
PROPERTY CORNER OLD	⊙
PROPERTY CORNER NEW	⊙
SANITARY SEWER LINE	—S—S—
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
GRATE INLET	⊙
CORRUGATED PLASTIC PIPE	—C.P.P.—
OVERHEAD POWER LINE	—P—P—
POWER POLE	⊙
LAMP POST	⊙
RIGHT-OF-WAY	—R.O.W.—

**TRACT DATA**  
**LOTS 36 AND 37**  
T.M.S. NO. 418-11-00-205  
CURRENT OWNER: LOEWARD RILEY, JR.  
DEED BOOK: R133 PAGE: 350  
PLAT BOOK: F PAGE: 225  
ADDRESS: NONE LISTED IN D.E.S.  
**TOTAL AREA = 0.225 ACRES/9,820 SQ. FT.**

- REFERENCES:**
- MAP SHOWING A PART OF HILLSBORO CALLED "ASHLEYVILLE" SITUATE IN ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, BY P.C. SHEET, DATED DECEMBER 1845, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. IN PLAT BOOK F, PAGE 225.
  - MAP OF 3 LOTS - A & 1 & 2, 1 AND 2 BEING JOINED TO CREATE LOT M, BY HAROLD A. MOORE (REG. SUR. NO. 356), DATED AUGUST 1, 1979, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. IN PLAT BOOK F, PAGE 65.
  - PLAT OF A PORTION OF LOT 30, LOT 31, LOT 32 AND LOT 33, ASHLEYVILLE SECTION, ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, BY SIGMA ENGINEERS, INC., DATED MARCH 22, 1988 AND RECORDED IN THE CHARLESTON COUNTY R.M.C. IN PLAT BOOK U, PAGE 102.
  - REVISED PLAT OF JACKSON HEIGHTS, BY FRANCIS HARLESTON, DATED DECEMBER 18, 1951 AND RECORDED IN THE CHARLESTON COUNTY R.M.C. IN PLAT BOOK H, PAGE 145.
  - SCOTT HIGHWAY PLANS FOR BATTERY AVENUE (S-10-1977), FILE NO. 10,747, SHEETS NO. 9 AND NO. 12.
  - SCOTT HIGHWAY PLANS FOR SYCAMORE AVENUE (S-10-923 - F.R.A. CHANNING ST.), FILE NO. 10,410, SHEETS NO. 8 AND NO. 11.
  - SCOTT HIGHWAY PLANS FOR HILLSBORO DRIVE (S-10-940), FILE NO. 10,487, SHEETS NO. 8 AND NO. 21.
  - CHARLESTON COUNTY T.M.S. 418-11-00-205.

- NOTES:**
- THIS IS NOT A VALID TRUE COPY UNLESS IT BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR NAMED HEREON.
  - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
  - THE BOUNDARY LINES AS DEPICTED HEREON ARE BASED ON EXISTING MONUMENTS, FIELD MEASUREMENTS AND AVAILABLE PUBLIC RECORDS AS REFERENCED HEREON.
  - NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUB-SURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, OR NOT DISCOVERED.
  - ANY UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE. HGBD SURVEYORS, LLC MAKES NO REPRESENTATION THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES WHICH MAY EXIST ON THIS SITE.
  - WATER SERVICE FOR THIS SITE IS PROVIDED BY CHARLESTON WATER SYSTEM (CWS) PER LETTER FROM CWS DATED MARCH 12, 2015.
  - SEWER/STORM COLLECTION SERVICE FOR THIS SITE IS PROVIDED BY CHARLESTON WATER SYSTEM (CWS) PER LETTER FROM CWS DATED MARCH 12, 2015.

**FLOOD STATEMENT:**  
I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 45010C0511J, PANEL 511 OF 859, HAVING AN EFFECTIVE DATE OF NOVEMBER 17, 2004, BASED ON SCALING AND GRAPHICAL PLOTTING ONLY, I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" OF SAID MAP.

**HGBD SURVEYORS, LLC**  
COLUMBIA, SC  
1219 ASSEMBLY STREET  
COLUMBIA, SC 29201  
OFFICE: (803) 799-1200  
FAX: (803) 799-1201

**REVISIONS:**

DATE: DECEMBER 9, 2014	BOOK: 418-11-00-205	FILE:
PROJ. # 814285400	T.M.S. NO. 418-11-00-205	
SURVEY: # M-14121001-A1443	S.F. NO. SEE FILE	
SCALE: 1" = 20'		

PLAT SHOWING A BOUNDARY SURVEY OF LOT 36 AND 37  
ASHLEYVILLE SUBDIVISION A.K.A. MARYVILLE  
(CHARLESTON COUNTY T.M.S. 418-11-00-205)

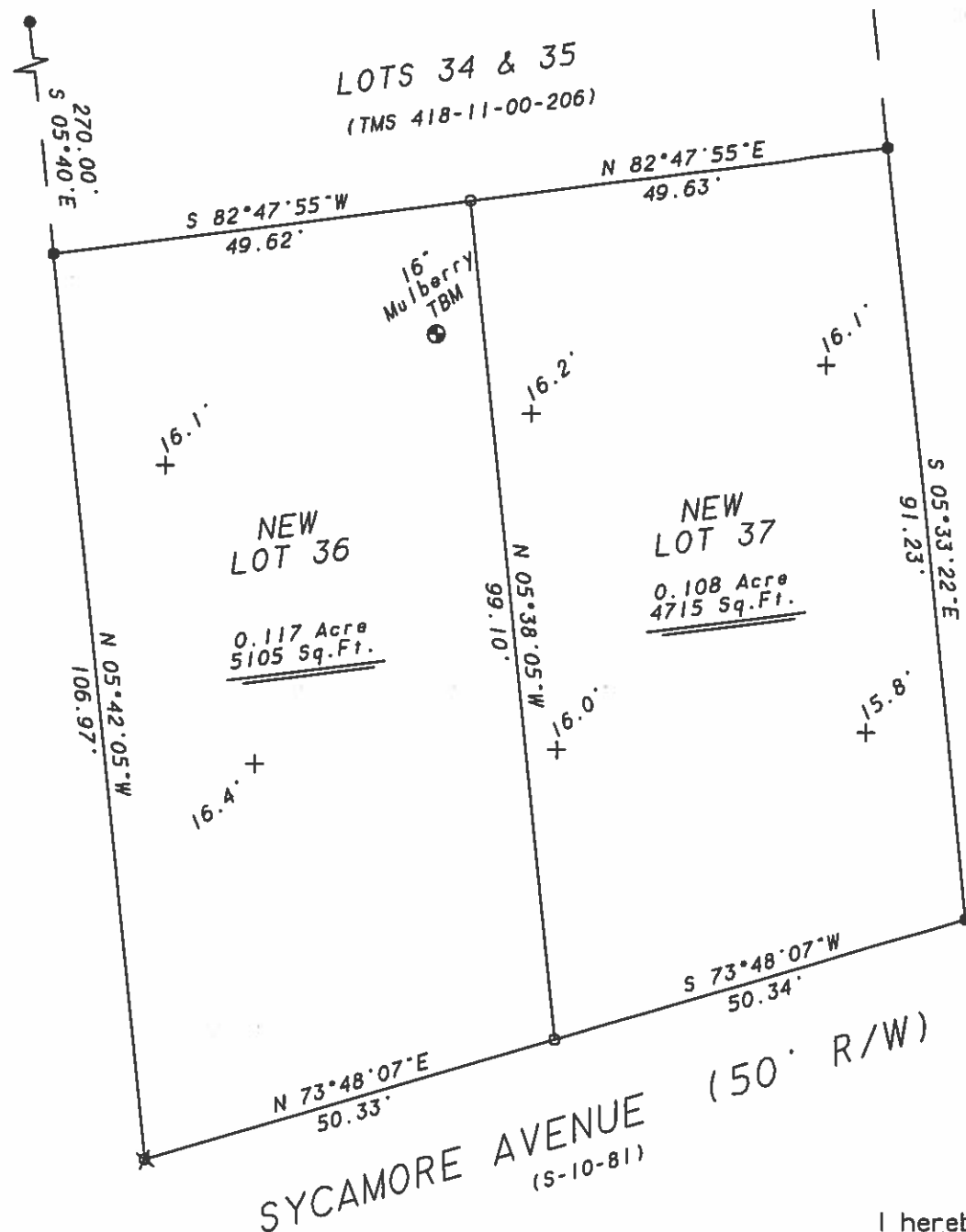
OWNED BY:  
**LEONARD RILEY, JR.**  
LOCATED IN THE CITY OF CHARLESTON,  
CHARLESTON COUNTY, SOUTH CAROLINA



# LEGEND

- 5/8" Iron Rod New
- 5/8" Iron Rod Old
- ✕ PK Nail Old
- + 16.0' Ground Elevation
- TBM Temporary Benchmark  
Nail in 16" Mulberry Tree  
Elevation: 20.00' NGVD29

BATTERY AVENUE  
(25' R/W)  
(S-10-1977)



## SURVEY NOTES

- Reference Tax Map Number 418-11-00-205
- Reference Plat Book L15 Page 0130
- Survey Requested By: City of Charleston
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone X. Ref. Map No. 45019C0511 J dated 11-17-2004  
It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
- Water & Sewer Service provided by Charleston Water System.
- New Lot 36 and New Lot 37 as of this time has not been approved by the City of Charleston Planning Department

## BOUNDARY SURVEY WITH GROUND ELEVATIONS LOTS 36 & 37 ASHLEYVILLE

LOCATED IN ST. ANDREWS PARISH  
CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

## SURVEYOR'S STATEMENT

I hereby state that 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; also there are no visible encroachments or projections other than shown.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
James G. Penington, P.L.S. No. 10291



2065 SAVANNAH HIGHWAY  
SUITE 2  
CHARLESTON, SC 29407  
PHONE (843) 571-5191  
EMAIL: Palmettols@bellsouth.net

PREPARED EXCLUSIVELY FOR:  
City of Charleston Department of  
Housing & Community Development

SITE LOCATION:  
Lots 36 & 37, Ashleyville  
Charleston, SC



FIELD SURVEY DATE: 23 February 2017	FIELD SURVEY BY: JP/ZT	CLIENT PROJECT NO.: 7994
DRAWING DATE: 7 March 2017	DRAWN BY: JGP	DRAWING FILE NO.: 7994.DWG

1  
SHEET  
OF  
1



PRINTED ON 6/23/2017 2:23 PM  
FILE: L:\A\1506\_12\Drawings\1506\_12\1506\_12.dwg  
PLOT: 1506\_12.dwg

2 Site Survey  
1" = 30'-0"

Lot Coverage (Max. Building Coverage: 50% of Lot)

Front and Back Set Back - 25' min. each side  
Side Set Back - 9' min. each side  
Max Building Height: 35' or 2 1/2 Stories

1 00 - SITE PLAN  
1" = 10'-0"



MEADORS INC.

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8545

ASHLEYVILLE/MARYVILLE

16-0079  
Hillsboro Drive

TRC REVIEW

PROJ. NO. 16-0079  
DATE 03.24.2017  
DRAWN BY NRC

REVISIONS  
NO. DATE NOTES

PROPOSED  
LAYOUT PLAN

A100



# MINNIE STREET

## CHARLESTON, SOUTH CAROLINA

### CONTACTS

**Owner:**

City of Charleston  
Department of Housing and Community Development  
75 Calhoun St.  
Charleston, SC 29401

**Architect:**

Meadors Inc.  
PO Box 21758  
Charleston, South Carolina 29413  
Tel: 843.723.8585  
Fax: 843.577.3107

Jeremy Tate, AIA  
Project Architect  
Email: jeremy@meadorsinc.com

**Structural Engineer:**

Michael H. Hance, PE LLC  
1133 Club Terrace, Mt. Pleasant SC 29464  
Tel: 843.856.2649

### LOCATION MAP



### NOTES

**1. General Information**

Addresses: 837 Minnie St. & 0 Minnie St.  
Charleston, SC 29407

TMS number: 418-11-00-074 & 075  
Flood Zone: X  
Zoning Class.: SR-2  
Site Area: 9,638 SF & 5,007 SF

2. Topographical information taken from survey dated February 23, 2017, by Palmetto Land Surveying, Inc.

**3. Building Setbacks:**

Rear Setback: 25'  
Side Setbacks: 9'  
Front Setback: 25'  
Building Height: 35' or 2 1/2 Stories  
Max. Building Coverage: 50% of Lot

### DRAWING LIST

COVER/TITLE SHEET  
EXISTING CONDITIONS SURVEY  
PROPOSED SURVEY  
PROPOSED LAYOUT PLAN



MEADORS INC.

2811 AZALEA DRIVE ■ CHARLESTON, SC ■ 843.723.8585

ASHLEYVILLE/MARYVILLE

16-0079  
Minnie Street

### TRC REVIEW

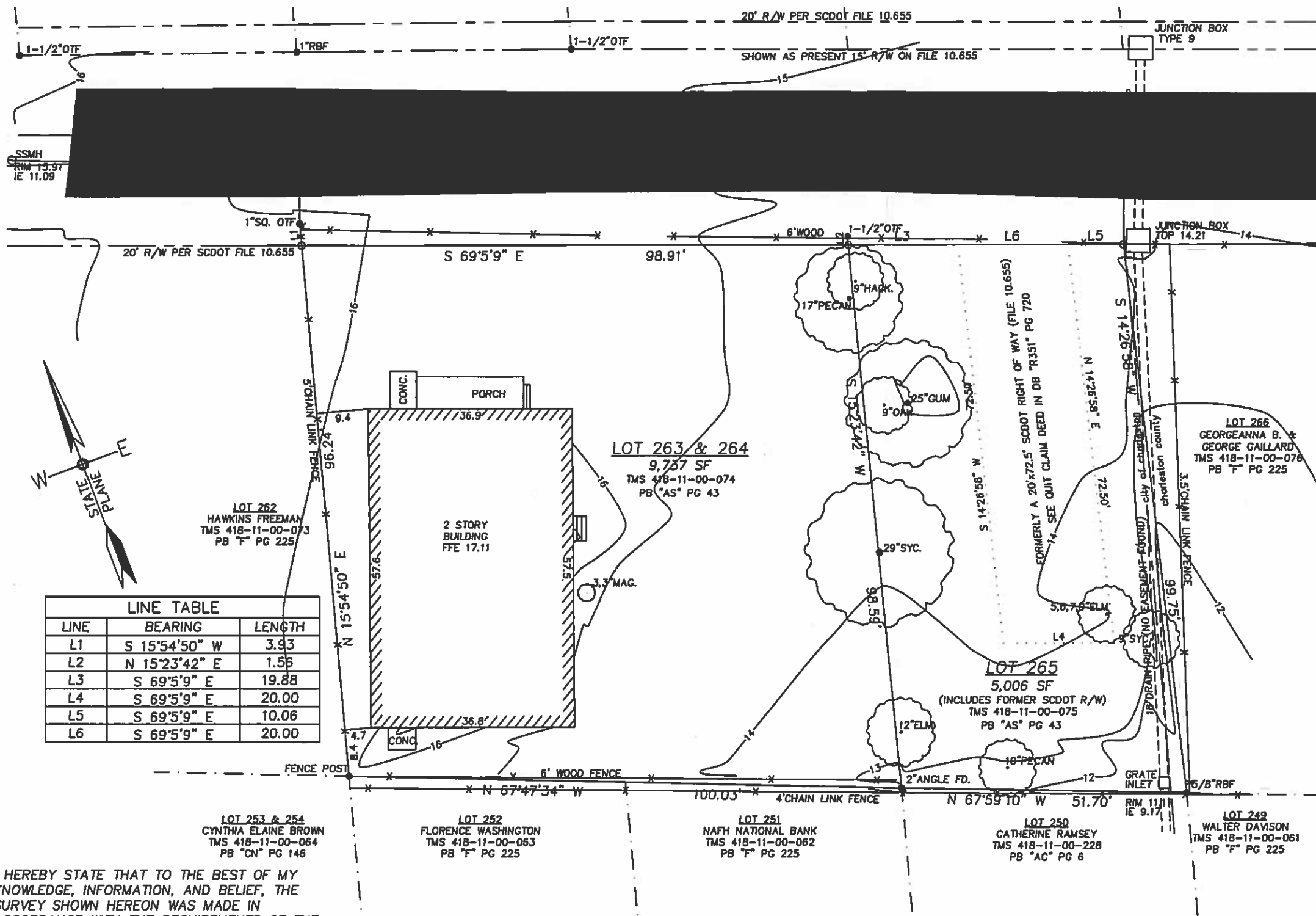
PROJ. NO. 16-0079  
DATE: 03.24.2017  
DRAWN BY: NRC

REVISIONS  
NO. DATE NOTES

COVER/TITLE SHEET

A00





LINE TABLE		
LINE	BEARING	LENGTH
L1	S 15°54'50" W	3.93
L2	N 15°23'42" E	1.56
L3	S 69°5'9" E	19.88
L4	S 69°5'9" E	20.00
L5	S 69°5'9" E	10.06
L6	S 69°5'9" E	20.00

I HEREBY STATE THAT 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. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON.

JOSEPH O. EELMAN - SCRLS No. 16492-B  
HORNER, EELMAN & GEARHART, LLC  
672 Marina Drive, Suite 204  
Charleston, SC 29492



**SURVEYORS NOTES:**  
1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.  
2. PROPERTY IS LOCATED IN FLOOD ZONE "X"  
FIRM MAP NUMBER 45019C0511J  
EFFECTIVE DATE: NOV. 17, 2004

**REFERENCE PLATS BY:**  
1. RENE RAVENEL - JULY 1944  
2. GEORGE A.Z. JOHNSON - DEC. 18, 1980 "AS" - 43

RECORDED IN THE  
CHAS. CO. RMC OFFICE  
PLAT BK. - PAGE  
"F" - 225

← SITE  
E:\JOE\2014 joe\14-045 Atlantic South - Minnie Street Ashleyville - Topograph

LOCATION MAP NTS

- LEGEND**
- PROPERTY LINE W/ 1/2" REBAR SET
  - PROPERTY LINE W/ CORNER FD
  - RIGHT OF WAY
  - ADJACENT PROPERTY LINE
  - 12- CONTOUR LINE W/ELEVATIONS
  - x FENCE LINE
  - /// BUILDING LINE
  - OTF OPEN TOP PIPE FOUND
  - RBF REBAR FOUND

**TOPOGRAPHIC SURVEY**  
SHOWING  
**LOTS 263, 264 & 265**  
TMS 418-11-00-074 & 075  
**ASHLEYVILLE SUBDIVISION**  
PROPERTY OF  
**SONS OF ST. ANDREWS LODGE #385**  
LOCATED AT  
837 MINNIE STREET  
CITY OF CHARLESTON  
CHARLESTON COUNTY, SC

SCALE 1" = 20'  
MAY 14, 2014  
20 10 0 20 40



