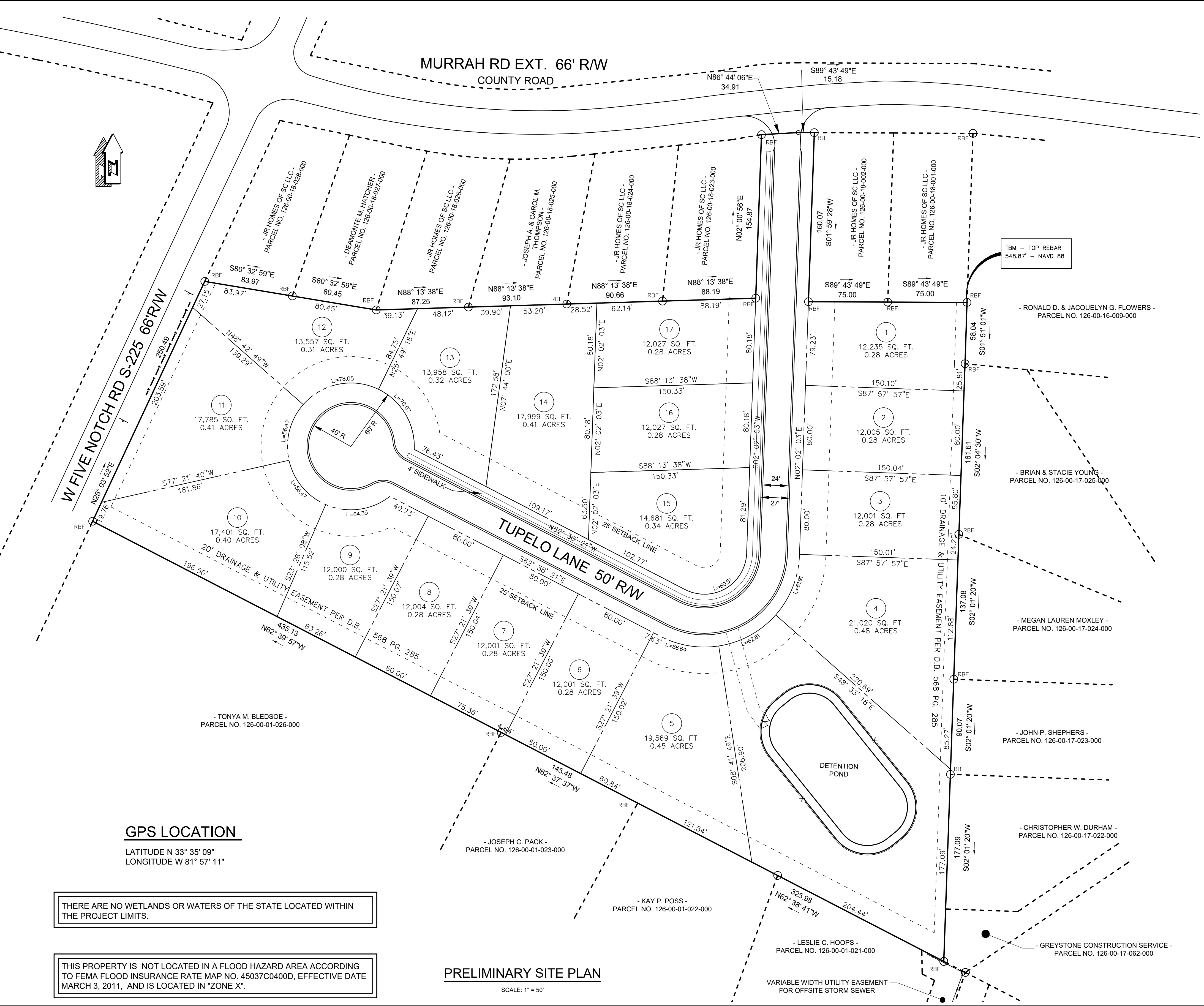


LOCATION MAP
NTS



PRELIMINARY SITE PLAN
SCALE: 1" = 50'

PROJECT DATA:

PROJECT NAME:	MURRAH ESTATES
LOCAL ISSUING AUTHORITY:	EDGEFIELD COUNTY
CURRENT LAND USE:	WOODED
PROPOSED LAND USE:	SINGLE FAMILY HOUSING
PARCEL ID.:	126-00-03-009-000
TOTAL ACREAGE:	7.80 ACRES
TOTAL NUMBER OF LOTS:	17
CURRENT ZONING:	GD
MINIMUM LOT SIZE:	.80' x 150' (0.28 AC)
AVERAGE LOT DENSITY:	.046 AC

SETBACKS

FRONT:	.25' SETBACK FROM PROPERTY LINE
SIDE:	5' SETBACK FROM PROPERTY LINE
REAR:	.15' SETBACK FROM PROPERTY LINE

GPS LOCATION
LATITUDE N 33° 35' 09"
LONGITUDE W 81° 57' 11"

THERE ARE NO WETLANDS OR WATERS OF THE STATE LOCATED WITHIN THE PROJECT LIMITS.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 45037C0400D, EFFECTIVE DATE MARCH 3, 2011, AND IS LOCATED IN "ZONE X".

NO.	DATE	REVISION	BY	APVD

ZEL ENGINEERS
Zimmerman, Evans and Leopold, Inc.
435 Telfair Street, Augusta, Georgia 30901
Office - 706-724-5627 Fax - 706-724-5789
www.zelengineers.com

CLT LAND DEVELOPMENT CO.
MURRAH ESTATES SUBDIVISION
NORTH AUGUSTA, SOUTH CAROLINA
PRELIMINARY SITE PLAN

DESIGNED	CKH	REF.	1916-00	DWG NO.
DRAWN	CKH	DATE	DEC 2020	1
QC		SCALE	1" = 50'	

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