



LOCATION MAP
NTS

HENRY G. MEALING III
DB 1251/40
TPN 126-00-06-001-000

GPS LOCATION
LATITUDE N 33° 35' 58"
LONGITUDE W 81° 58' 34"

SURVEY NOTES:
1) BOUNDARY BY WILLIAM R. GORE FOR GREYSTONE CONSTRUCTION, DATED 05/07/2010.
2) CONTOURS ESTABLISHED FROM UAV LIDAR BY REMOTE MAPPING GROUP MAY 2020.

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

PROJECT DATA:

PROJECT NAME: ANNISON POINTE SUBDIVISION
LOCAL ISSUING AUTHORITY: EDGEFIELD COUNTY
CURRENT LAND USE: WOODED AND OPEN FIELD (FARM)
PROPOSED LAND USE: SINGLE FAMILY HOUSING
PARCEL ID.: 126-00-04-004-000
TOTAL ACREAGE: .5143 ACRES
CURRENT ZONING: UNZONED
TOTAL NUMBER OF LOTS: .33
AVERAGE LOT ACREAGE: 1.12 ACRES
TOTAL LOT DENSITY: 1.55 ACRES/LOT

SETBACKS
FRONT: .25' SETBACK FROM PROPERTY LINE
SIDE: .10' SETBACK FROM PROPERTY LINE
REAR: .20' SETBACK FROM PROPERTY LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1507.92'	387.86'	386.79'	N 28°02'26" E	14°44'14"
C2	238.00'	168.49'	165.00'	N 64°54'35" W	40°56'24"

J:\2020\2010 Blue Sky Properties, LLC\2010-00 Annison Pointe Subdivision_Site Design\Drawings\2010-Concept\Plan.dwg, 03/20/2020 2:46:33 PM, Chenen, AutoCAD PDF (General Documentation).pc3, 1:1

NO.	DATE	REVISION	BY	APVD

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BLUE SKY PROPERTIES AND INVESTMENTS, LLC
ANNISON POINTE SUBDIVISION
NORTH AUGUSTA, SOUTH CAROLINA
PRELIMINARY SITE PLAN

0 1" IF THIS BAR DOES NOT MEASURE 1" DRAWING IS NOT TO LABELED SCALE

DESIGNED	CKH	REF.	2010-00	DWG NO.
DRAWN	CKH	DATE	SEPT 2020	C01
QC		SCALE	1" = 100'	