

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

GENERAL NOTES

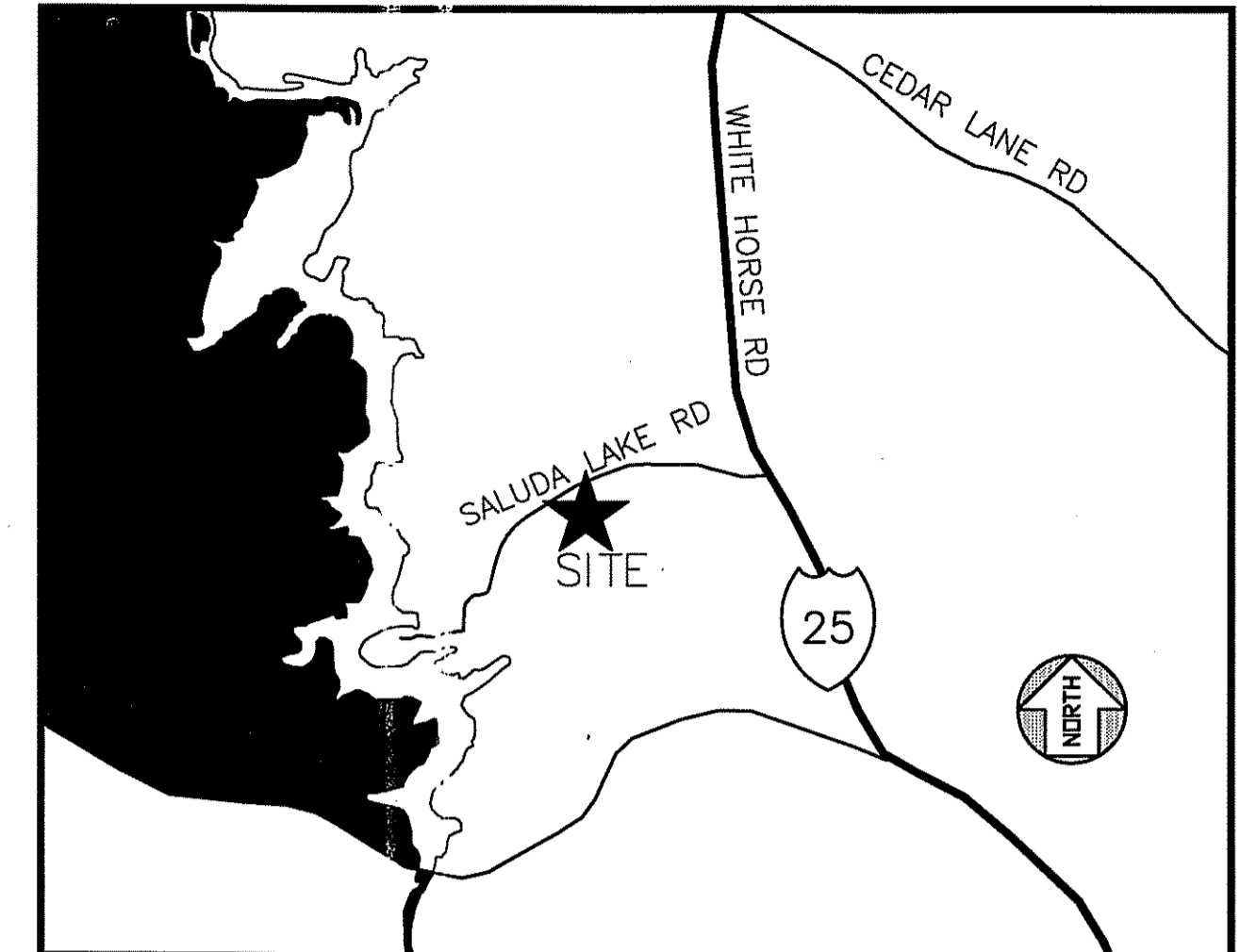
- PUBLIC WATER TO BE PROVIDED BY GREENVILLE WATER SYSTEM
- LOTS TO BE SERVED BY BEREA PUBLIC SERVICE DISTRICT.
- ALL CLEARING AND GRADING FOR HOME CONSTRUCTION ON EACH LOT TO BE BY BUILDER.
- THE BUILDERS TO INSTALL STORM DRAIN IN DITCH FOR EACH DRIVEWAY CONNECTION OF LOTS FRONTING TATE CHAPMAN ROAD (SEE DETAIL).
- STREET LIGHTS TO BE INSTALLED BY LOCAL ELECTRICAL COMPANY AND HOA TO BE RESPONSIBLE FOR MONTHLY FEES.
- THESE BOXES LOCATED IN MULTIPLE LOCATIONS IN SUBDIVISION ARE MAIL-BOX KIOSKS.

LEGEND

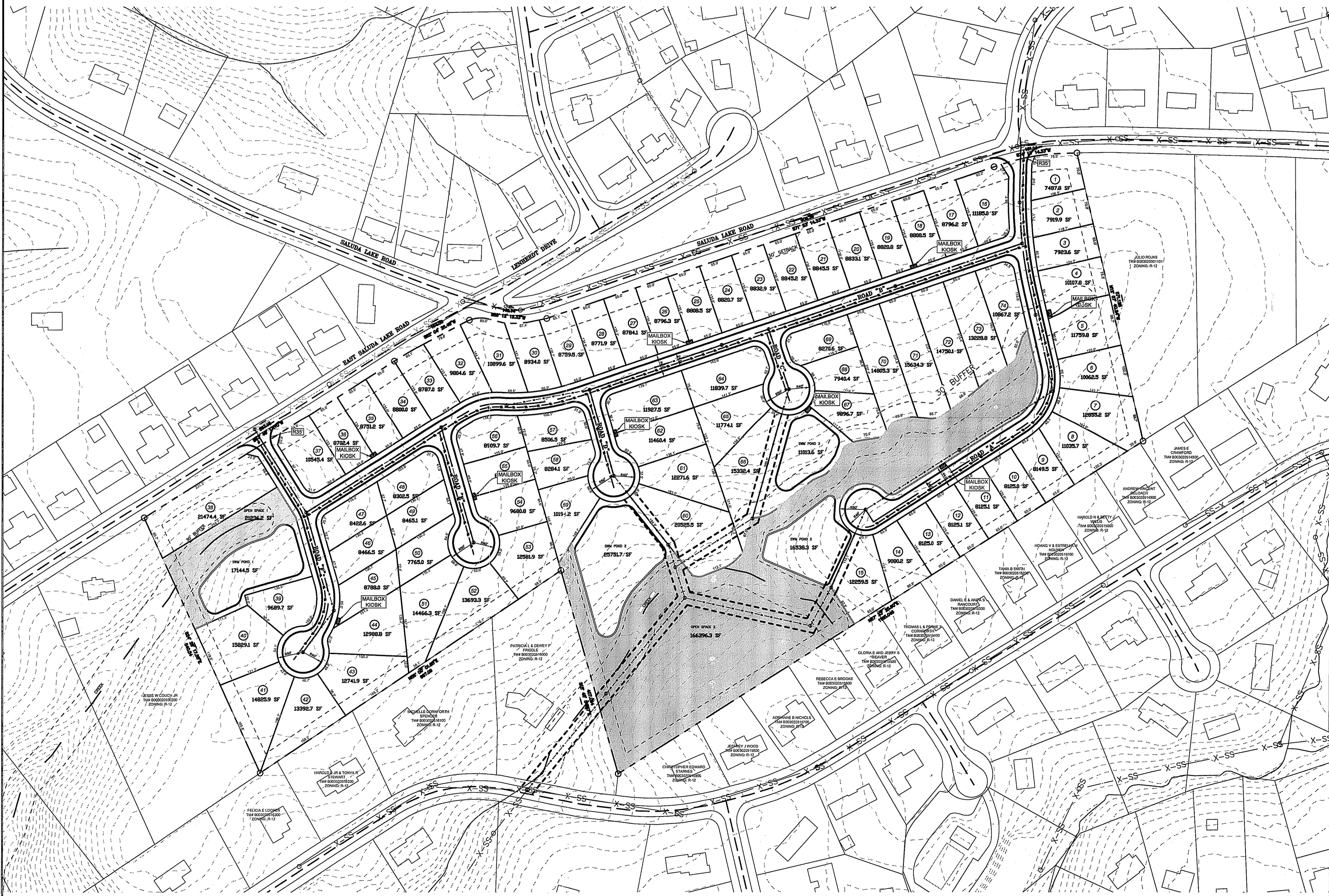
CT CRIMP TOP	GV GAS VALVE
EP EDGE OF PAVEMENT	LP LIGHT POLE
SR SOLID ROAD	MHSJ MANHOLE (SD)
N&C MAIL & CAP	MHSS MANHOLE (SS)
OT OPEN TOP	PP POWER POLE
RB REBAR	TEL TELEPHONE PED
RW RIGHT OF WAY	WM WATER METER
ET ELEC TRANS	WV WATER VALVE
GM GAS METER	CB CATCH BASIN
FH FIRE HYDRANT	DI DROP INLET
CTV CABLE TV	GA GUY ANCHOR
X FENCE LINE	SD STORM DRAIN
FOC FIBER OPTIC CABLE	SS SANITARY SEWER
GL GAS LINE	UGP UNDERGROUND POWER
OHP OVERHEAD POWER	UGT UNDERGROUND TEL
OHT OVERHEAD TELEPHONE	WL WATER LINE

SITE ANALYSIS

TAX MAP NUMBER	B003020501100, B003020501102, & B003020500300
PHYSICAL ADDRESS	
ZONING	R-12
FRONT SETBACK	20' RESIDENTIAL 30' COLLECTOR 50' ARTERIAL
SIDE SETBACK	5'
REAR SETBACK	5'
ACREAGE	±28.34 AC.
SETBACKS	25' EXTERIOR
LOTS (3.6 PER AC)	102 LOTS ALLOWED
LOTS	74 PROVIDED
OPENSACE (15% TOTAL AC)	±4.25 AC NEEDED
OPENSACE	±4.51 AC PROVIDED



VICINITY MAP (N.T.S.)



2014-147

Preliminary Plat

SALUDA LAKE ROAD SUBDIVISION

VICARS CONSTRUCTION II, LLC
DEVELOPER - DALE RYAN, C.E.
223 SILAOM ROAD SUITE A
EASLEY, SC 29642

JONATHAN NETT
CCAD, LLC
803 ROPER CREEK DRIVE
GREENVILLE, SC 29615

OWNER/DEVELOPER

No. ACRES: ±28.34
MILES OF NEW ROAD: 1659 L.F. (ROAD A)
1859 L.F. (ROAD B)
122 L.F. (ROAD C)
172 L.F. (ROAD D)
229 L.F. (ROAD E)
288 L.F. (ROAD F)

LOTS: 74
DATE: 08/03/14



GRAPHIC SCALE

