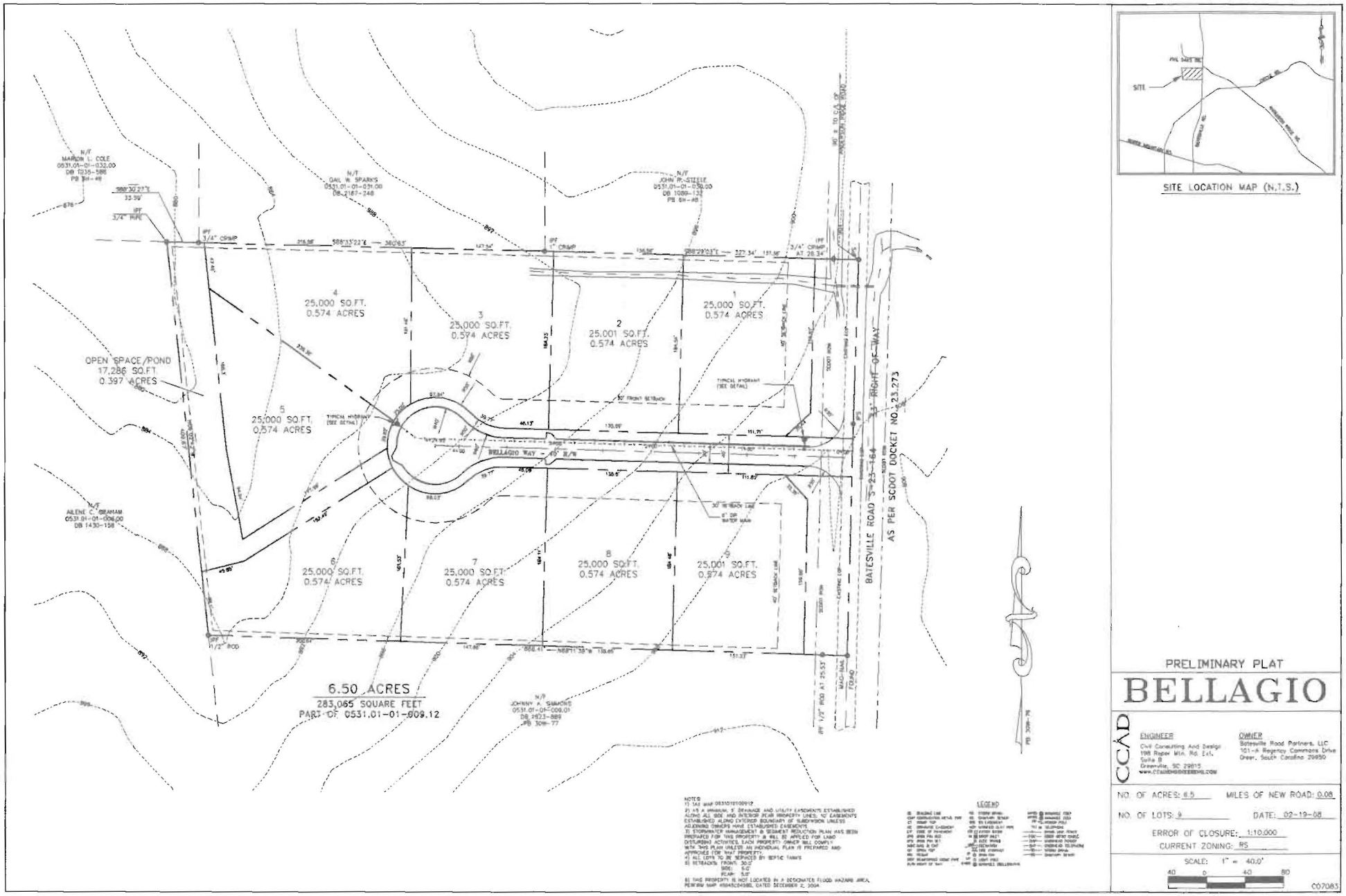
N/F
MARION L. COLE
0531.01-01-032.00
DB 1035-586
PB 9H-48
N/F
GAIL W. SPARKS
0531.01-01-031.00
DB 2187-248
N/F
JOHN R. STEELE
0531.01-01-030.00
DB 1089-133
PB 9H-48
IPF
3/4" CRIMP
IPF
3/4" PIPE
IPF
1" CRIMP
IPF
3/4" CRIMP
AT 28.34'
S88°33'22"E
S88°30'27"E
33.59'
S88°29'03"E
322.34'
131.58'
376.98'
360.63'
147.34'
136.58'
90' ± TO C/L OF
ANDERSON RIDGE ROAD
4
25,000 SQ.FT.
0.574 ACRES
3
25,000 SQ.FT.
0.574 ACRES
2
25,001 SQ.FT.
0.574 ACRES
1
25,000 SQ.FT.
0.574 ACRES
OPEN SPACE/POND
17,286 SQ.FT.
0.397 ACRES
5
25,000 SQ.FT.
0.574 ACRES
TYPICAL HYDRANT
(SEE DETAIL)
50' FRONT SETBACK
BELLAGIO WAY - 45' R/W
BATESVILLE ROAD S-23-164
33' RIGHT-OF-WAY
AS PER SCDOT DOCKET NO. 23.273
N/F
ALENE C. GRAHAM
0531.01-01-006.00
DB 1430-158
6
25,000 SQ.FT.
0.574 ACRES
7
25,000 SQ.FT.
0.574 ACRES
8
25,000 SQ.FT.
0.574 ACRES
9
25,001 SQ.FT.
0.574 ACRES
30' RESTRICTED USE
6" DIP
WATER MAIN
IPF
1/2" ROD
IPF 1/2" ROD AT 25.53'
MAG-NAIL
FOUND
PB 30W-76
6.50 ACRES
283,065 SQUARE FEET
PART OF 0531.01-01-009.12
N/F
JOHNNY A. SIMMONS
0531.01-01-009.01
DB 1823-989
PB 30W-77
NOTES
1) TAX MAP 0531010100912
2) 15 ft MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
3) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
4) ALL LOTS TO BE SERVICED BY SEPTIC TANKS
5) SETBACKS: FRONT: 30.0'
SIDE: 5.0'
REAR: 5.0'
6) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA PER FIRM MAP #45045C0458D, DATED DECEMBER 2, 2004
LEGEND
SITE
SITE LOCATION MAP (N.T.S.)
PRELIMINARY PLAT
BELLAGIO
CCAD
ENGINEER
Civil Consulting And Design
198 Rader Mill Rd. Ext.
Suite B
Greenville, SC 29615
www.civilconsultingdesign.com
OWNER
Batesville Road Partners, LLC
101-A Regency Commons Drive
Greer, South Carolina 29650
NO. OF ACRES: 6.5
MILES OF NEW ROAD: 0.08
NO. OF LOTS: 9
DATE: 02-19-08
ERROR OF CLOSURE: 1:10,000
CURRENT ZONING: RS
SCALE: 1" = 40.0'
40 0 40 80
C07083