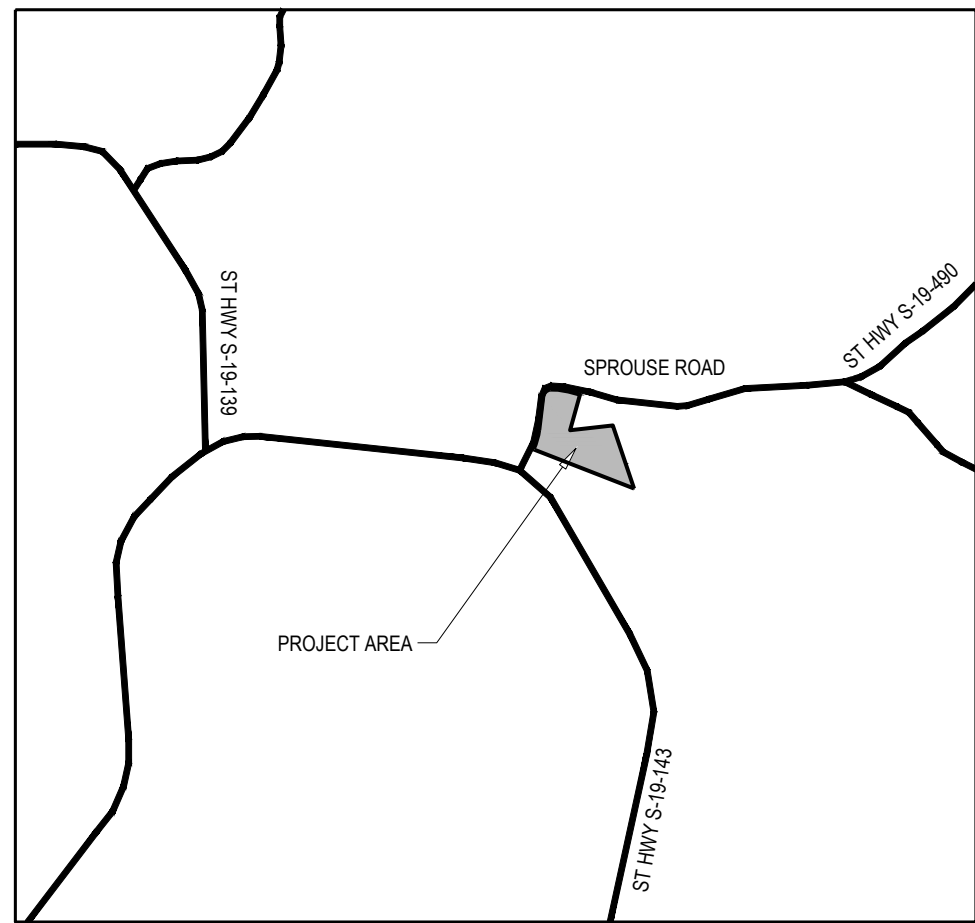
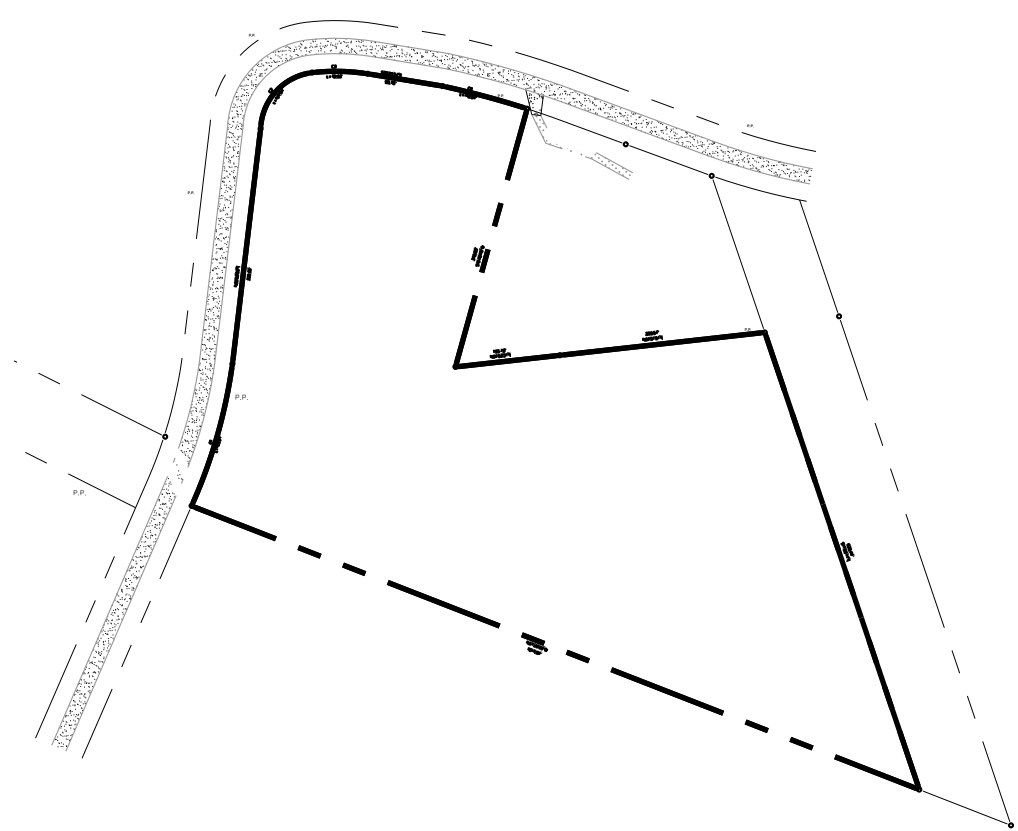
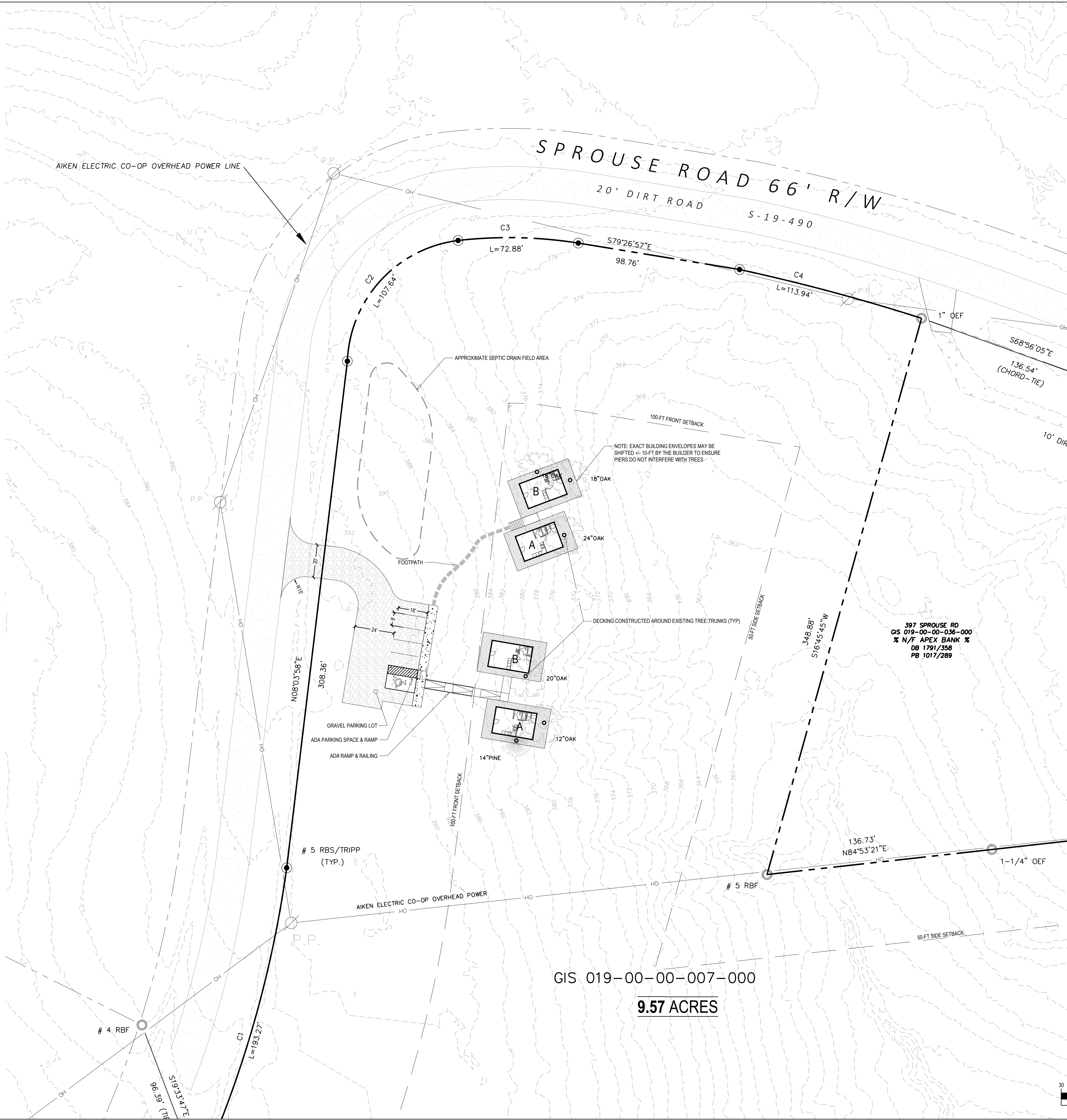




VICINITY MAP
NOT TO SCALE



LOT MAP
SCALE 1" = 250'



PROJECT INFORMATION	
ADDRESS	421 SPROUSE ROAD
PARCEL NUMBER	019-00-00-007-000
ACREAGE	+/- 9.57 AC
EXISTING ZONING	RURAL
PROPOSED ZONING	RURAL
EXISTING USE	VACANT
PROPOSED USE	DUPLEXES

FEMA FLOOD
NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 45037 C0234E, DATED 8/14/2018. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.

SIGNAGE
NO SIGNS ARE PROPOSED AT THIS TIME.
A SEPARATE PERMIT WILL BE FILED FOR SIGN.

SURVEY INFO
BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY TRIPP LAND SURVEYING FOR, DATED OCTOBER 30, 2020. TOPOGRAPHIC INFORMATION FROM GIS DATA.

LIGHTING
THIS PROJECT SHALL MEET ALL LOCAL ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH LOCAL STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.

PHASING
THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PAVING LEGEND:

HD = HEAVY DUTY
SD = STANDARD DUTY

GRAVEL
SD CONCRETE PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

- NOTES:**
- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
 - ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

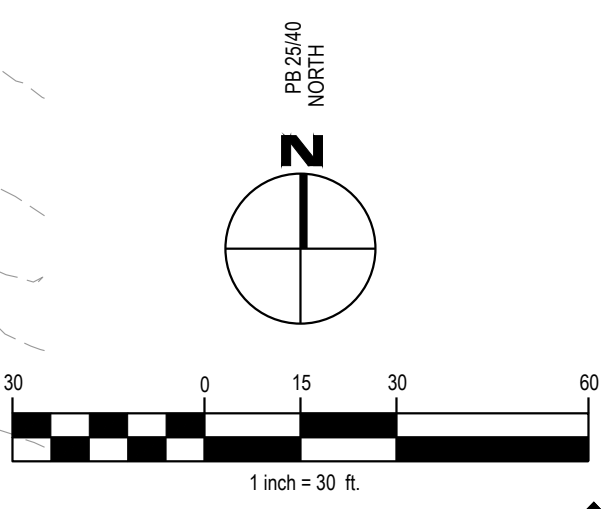
OWNER
ANTHONY MISURACA
258 GUSTAV CT
NORTH AUGUSTA, SC 29860

CONTACT:
ANTHONY.MISURACA11@GMAIL.COM

GENERAL CONTRACTOR NOTES:

GC.1 THE CONTRACTOR SHALL COORDINATE ALL PRIVATE UTILITY CONNECTIONS TO THE SITE AND BUILDING INCLUDING BUT NOT LIMITED TO POWER, GAS AND FIBER/DATA, INCLUDING CONDUITS, PANELS, BACKS, METERS AND PADS, AS APPLICABLE. IN LIEU OF FINAL ENGINEERED PRIVATE UTILITY SERVICE LAYOUTS AND SIZING, THE CONTRACTOR SHALL OBTAIN ROUGH ORDER OF MAGNITUDE FROM ITEMIZED COST FROM SUB-CONTRACTORS AND PRIVATE SERVICE PROVIDERS TO INCLUDE IN BID CONTRACT. ALL ESTIMATED LOADING AND DEMAND OF PRIVATE UTILITIES SHALL BE PROVIDED BY THE ARCHITECT AND MEP ENGINEERS, AS WELL AS GROUND OR WALL MOUNTED METERS/PANELS LOCATIONS FOR ALL PRIVATE UTILITIES.

GC.2 THE MEP ENGINEER SHALL PROVIDE ALL SITE ELECTRICAL CIRCUIT LAYOUT AND PLANS INCLUDING LOCATIONS OF INDIVIDUAL METERS, COMMON AREA METER, PHOTO CELL/TIMER DETAILS, ETC.



SMITH PLANNING GROUP

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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421 SPROUSE ROAD

CLARKSHILL | EDGEFIELD COUNTY, SC

SEALS:

SMITH PLANNING GROUP, LLC
No. 5280
STATE OF SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION

SHEET TITLE:

SITE PLAN

SHEET ISSUE: 11/03/2020 **PROJECT NO.** 20-3013

SHEET NO.

C-0