

J:\2020\2010 Blue Sky Properties, LLC\2010-00 Annon Pointe Subdivision, Site Design\Drawings\2010 Concept Planning, 07/2020 10:19:41 AM, Client: AutoCAD PDF (General Documentation).psd, 1:1

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: 51.33 ACRES
CURRENT ZONING: AG-FARM
MINIMUM LOT SIZE: 80' x 150' (0.28 AC)

SETBACKS

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

PHASE LOT TOTALS

PHASE 1 = 51 LOTS
PHASE 2 = 24 LOTS
PHASE 3 = 10 LOTS
TOTAL = 85 LOTS

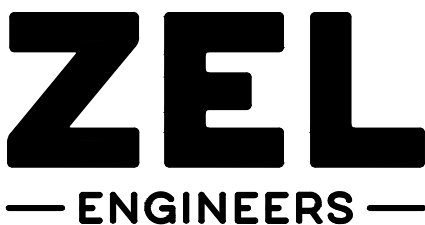
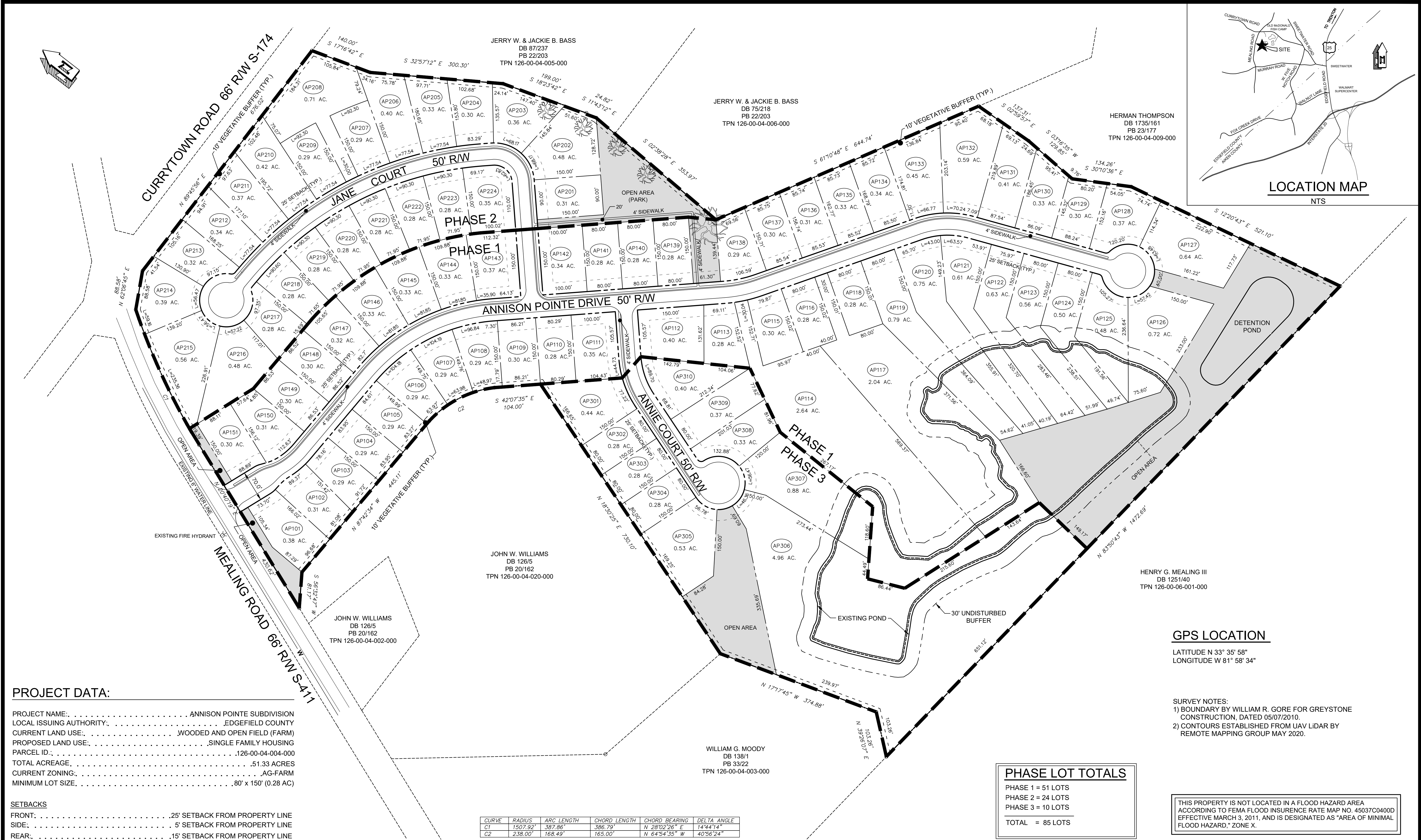
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
ACCORDING TO FEMA FLOOD INSURENCE RATE MAP NO. 45037C0400D
EFFECTIVE MARCH 3, 2011, AND IS DESIGNATED AS "AREA OF MINIMAL
FLOOD HAZARD," ZONE X.

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.



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BLUE SKY PROPERTIES AND INVESTMENTS, LLC

ANNISON POINTE SUBDIVISION
NORTH AUGUSTA, SOUTH CAROLINA
PRELIMINARY SITE PLAN

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

DESIGNED	CKH	REF.	2010-00
DRAWN	CKH	DATE	AUG 2020
QC		SCALE	1" = 100'

DWG NO.

C01