

SITE DATA

TMS #: 2020503002

TOTAL AREA: ±77.21 ACRES

ZONING: UNZONED

TOTAL LOTS: 39 LOTS

MINIMUM LOT WIDTH: 100 FT

MINIMUM LOT SIZE: 25,000 SF

PROPOSED ROADS: TOTAL: ±2,160 LF (±0.41 MI)
PRIVATE ROAD (50' R/W)

SETBACKS

INTERNAL FRONT: 30'

INTERNAL SIDE: 15'

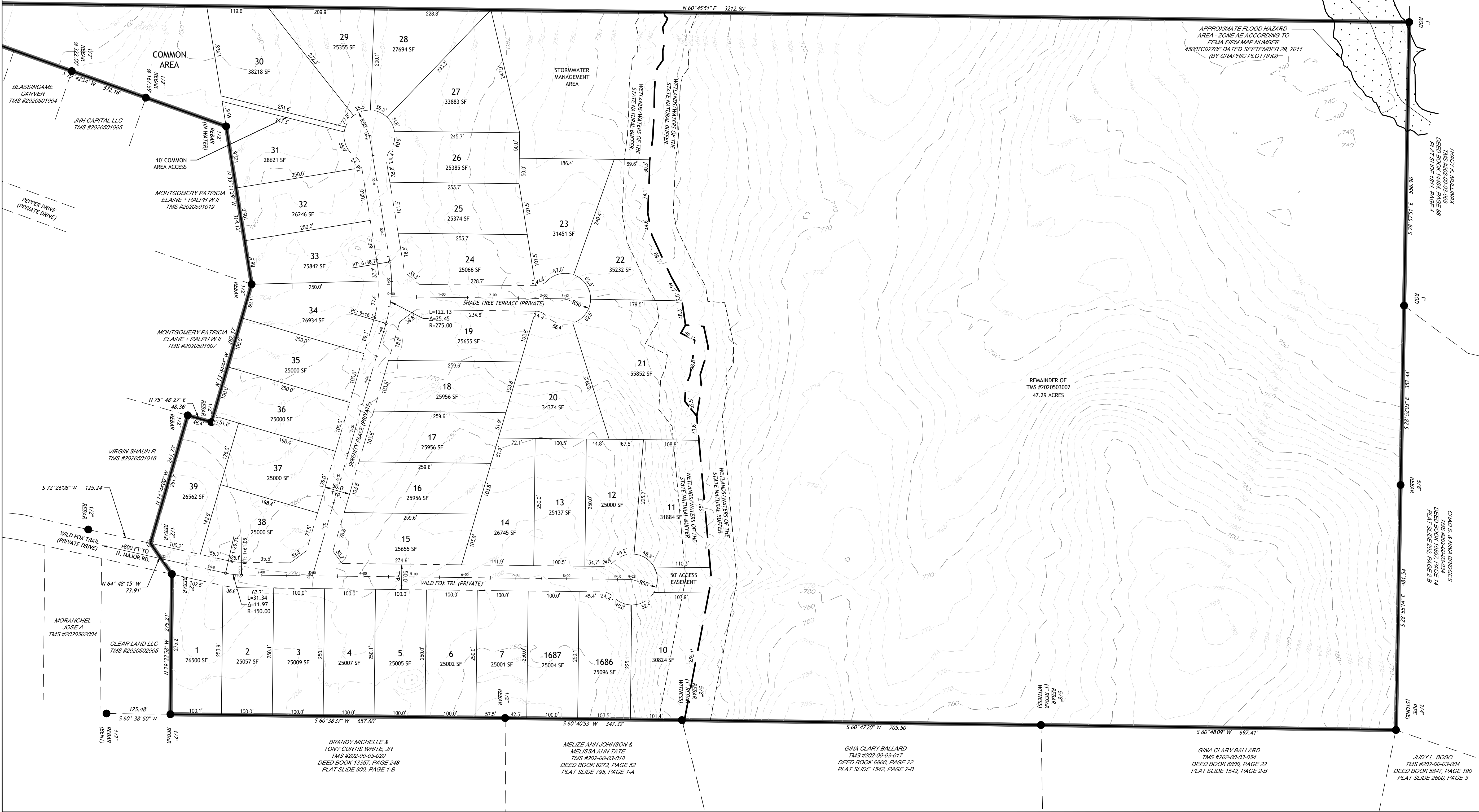
INTERNAL REAR: 15'

NOTE:

- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED
- PROJECT TO BE SERVED BY PUBLIC WATER & INDIVIDUAL SEPTIC SYSTEMS

DANIEL ROBERT &
SERENA MAY BARON
TMS #202-05-03-001
DEED BOOK 13988, PAGE 110

DANIEL ROBERT &
SERENA MAY BARON
TMS #202-05-03-001
DEED BOOK 13988, PAGE 110



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 5/30/24

[Owner] [Agent] [Name]: JNH Capital, LLC

Signed: [Signature]

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Scott Richey Land Surveying, RLS, and dated 6/20/23; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: [Signature]

Registered Professional No. 25827

Address: 211 Society St, Anderson, SC 29621

Telephone No. 864-260-0980

Date: 5/30/24

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

PEA CREEK SUBDIVISION TMS #2020503002

JNH Capital, LLC

Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622
864.226.0980

OWNER

ENGINEER OR SURVEYOR

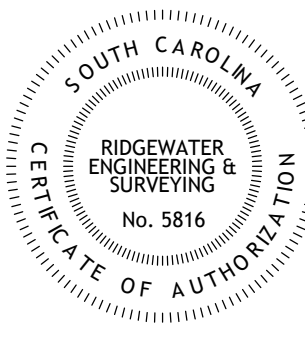
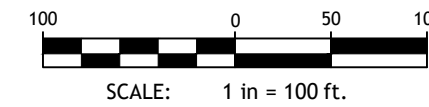
Date: 5-30-24

Drawn By: JWW

Checked: JWW

Job Number: 24149

Revisions: 1



P.O. Box 806, Anderson, SC 29622
(864) 226-0980 ridgewatereng.com

This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.