

PLT-2021-19912

PLT BK 179 PG 197-197

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Recording Fee: \$25.00
Office of REGISTER OF DEEDS SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

CERTIFICATE OF APPROVAL FOR RECORDING

I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE SPARTANBURG COUNTY SUBDIVISION ORDINANCES AND OTHER DEVELOPMENT REQUIREMENTS OF SPARTANBURG COUNTY WITH THE EXCEPTION OF ANY VARIANCES OR CONSENT AGREEMENTS AS FOLLOWS IN THE OFFICIAL RECORDS OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

APR 13 2021

John E. McElhany
CHAIRMAN, SECRETARY OR PLANNING
DIRECTOR OF SPARTANBURG COUNTY
PLANNING COMMISSION

1/2" REBAR
@ 272.07'

SEE OVERLAP IN SURVEYS

MITCHELL LINE:
PLAT BOOK 102 PAGE 556

DRUMMOND LINE:
PLAT BOOK 170 PAGE 126

N/F
LUKE GEDEBERG
1-31-00-054.01
PB 170 PG 126
DB 108-S PAGE 328
QUALIFIED OWNER OCC. FARM IMP.

OWNER:

ISAAC AHO
51-A WEST McELHANY ROAD
TAYLORS, SC 29687

SURVEYOR:

GRAMLING BROTHERS SURVEYING, INC.

TOTAL AREA:

169,485. sq.ft.
3.89 ac.

SETBACKS:

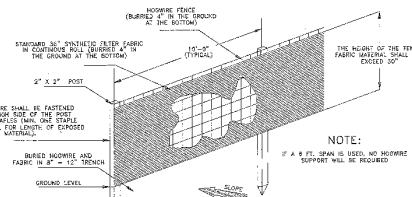
NEW CUT ROAD FRONT SETBACKS ARE 50' FROM THE ROAD RIGHT OF WAY
SULLENS ROAD FRONT SETBACKS ARE 50' FROM THE ROAD RIGHT OF WAY
REAR SETBACKS ARE 20' & SIDE SETBACKS ARE 5' FROM THE PROPERTY LINES

NOTES:

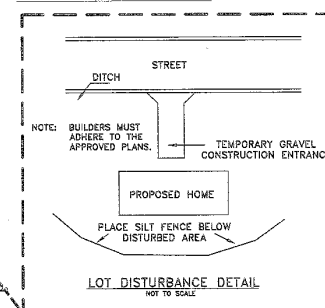
EXISTING BUILDINGS TO BE REMOVED.
LOT C TO ACCESS SULLENS ROAD ONLY.
THIS IS A SINGLE FAMILY DEVELOPMENT
ZIP CODE IS 29322
0 MILES OF NEW ROAD
3 LOTS

AS OF THIS DATE: FEBRUARY 19, 2021 THESE LOTS HAVE NOT RECEIVED APPROVAL FROM SCDHEC FOR A SEPTIC TANK SYSTEM. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT SCDHEC FOR APPROVAL OF A SEPTIC TANK IF/WHEN DEVELOPMENT TAKES PLACE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED TO A BUILDING/USE WITHOUT A SEPTIC SYSTEM (OR PUBLIC SEWER).

THERE IS AN EXISTING 3" WATER MAIN ALONG NEW CUT ROAD THAT CAN SERVE LOTS A & C. THERE IS NOT AN EXISTING WATER MAIN ALONG SULLENS ROAD THAT WOULD BE NEEDED TO SERVE LOT B. FIRE COVERAGE IS NOT AVAILABLE FOR THIS PROPOSED DEVELOPMENT DUE TO WATER MAIN SIZE. SEE 10' WATER LINE EASEMENT CROSSING LOT A FOR WATER LINE ACCESS FOR LOT B.



REINFORCED SILT FENCE DETAIL



Before any land disturbing activities occur on any parcel, all applicable grading, erosion control, development and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by SCDHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT

APR 13 2021
DATE

LOCATION MAP N.T.S.

LEGEND:

- DENOTES 1/2" IRON PIN SET.
- DENOTES 1/2" IRON PIN FOUND, UNLESS OTHERWISE NOTED.
- ▲ DENOTES NAIL FOUND
- ▲ DENOTES P.N.NAIL SET
- CONCRETE
- FENCE
- POWER POLE
- SET BACK LINE
- S.U.P. = SOUND UNDER PAVEMENT

REFERENCE:

PB 102 PG 556
PB 170 PG 126
DB 111-D PG 893

NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
EXCEPT AS SPECIFICALLY STATED, OF SHOWN ON THIS PLAT, THIS SURVEY DOES NOT SUPPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATORY, AND OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES.

I HEREBY STATE TO:

THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. THE EASEMENTS SHOWN ARE THOSE THAT ARE OBVIOUS AND APPARENT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON. ALL NECESSARY MONUMENTS HAVE BEEN INSTALLED AND THE AREA HAS BEEN DETERMINED BY THE COORDINATE METHOD.
THE AREAS (S/ARE) SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD. ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

SCALE: 1" = 50'

-50' -25' 0 50' 100' 150'

LOCATION: 9261 NEW CUT RD, CAMPBELLO 29322

BLOCK MAP NO.: 1-31-00-056.00

DATE: FEBRUARY 19, 2021

JOB NO. 21-4493

COUNTY/STATE SPARTANBURG, S.C.

FIELD BY: JH, TG

DRAWN BY: MRG

GRAMLING BROTHERS SURVEYING, INC.

TELE (864) 472-2157
FAX (864) 472-5037

P.O. BOX 389
GRAMLING, SC 29348



RECEIVED
MAR 31 2021

SINGLE FAMILY DEVELOPMENT MINOR SUBDIVISION PLAT FOR: SULLENS PATCH

THIS BEING THE PROPERTY SHOWN ON A PLAT FOR ANGRUS LAMAR FOWLER AS SHOWN ON A PLAT BY JOE E. MITCHELL DATED JANUARY 14, 1986 AND RECORDED IN PLAT BOOK 102 PAGE 556.

1	3-1-21	ADDED WATER NOTE	MRG
NO.	DATE	DESCRIPTION	BY