## LEGEND: FLOOD INFORMATION: **ZONING INFORMATION:** TEMPORARY BENCHMARK ZONED: RM-2 THIS PROPERTY IS LOCATED IN FLOOD O IPF IRON PIN FOUND ZONE "X" R/W RIGHT-OF-WAY SETBACK LINE (AREAS OF MINIMAL FLOOD HAZARD); □ св CATCH BASIN FRONT: 20' REINFORCED CONCRETE PIPE RCP ZONE "X"(SHADED) SIDE: 5' FOR SINGLE-FAMILY DETACHED S SSMH SANITARY SEWER MANHOLE (0.2% ANNUAL CHANCE FLOOD HAZARD, SANITARY SEWER LINE AREAS OF 1% ANNUAL CHANCE FLOOD AND DUPLEX; 15' FOR OTHER USES. WITH AVERAGE DEPTH LESS THAN ONE \_----5' CONTOUR BACK: 15' FOOT OR WITH DRAINAGE AREAS OF LESS -----1' CONTOUR MAXIMUM BUILDING HEIGHT: 40' THAN ONE SQUARE MILE); STORM DRAIN PIPE ===== ZONE "AE" (WITH BFE OR DEPTH) ZONE "AE"(FLOODWAY) (REGULATORY FLOODWAY) (UNABLE TO DETERMINE TOP: 913.49' PER NFIP FIRM COMMUNITY MATERIAL PANEL NOS. 45045C0319E \IE IN: 904.99' IE IN: 903.29'— & 45045C0382E AVONDALE WEST EFFECTIVE DATE: 8-18-2014. IE OUT: 903.19' PROPERTY OWNERS TMS # 0176010104400 D.B. 2467-3641 (COMMON AREA & OPEN SPACE) RICHLAND CREEK © TOP: 923.95 REBAŔ IE OUT: 904.40' REBAR N53° 55′ 23″W \ 82.60′ 12" PIPE (UNABLE TO DETERMINE MATERIAL 25' SANITARY 25' SANITARY SEWER EASEMENT EASEMENT AVONDALE WEST TOP: 918.24' PROPERTY OWNERS \_IE IN; 903.94' TMS # 0176010104400 IE OUT: 903.84' D.B. 2467-3641 (COMMON AREA & OPEN SPACE) CAROL J. LARSON REVOCABLE LIVING TRUST TOP: 933.17' TMS # 0176010101000 IE IN: 925.77' D.B. 2583-3604 IE IN: 912.77' P.B. 1345-33 IE OUT: 912.62' 815.92'± TO WEST AVONDALE 25' SHARED DRIVE DRIVEWAY EASEMENT TOP: 952.55' (NO ACCESS) -DRAIN CONC MAG NAIL ELEV .: 952.70' N51° 54' 17"W 85.23'(TIE) R/W CABLE ' REBAŔ - MÂILBOX PADDINGTON AVENUE WALK SSMH\_ TOP: 953.49' IE OUT: 934.04 CALL (50' RIGHT-OF-WAY) DIG ${=}$ STOÑE $_{ au}$ R/W Curve Table PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED **Chord Direction** Curve # Length Radius Chord Length Delta Line Table WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE. 27.41 30.00 N26'20'43"W HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR Line # Length 52'21'28" 26.47 Direction ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS. C2 30.09 60.00 28'44'12" S14'42'42"E 29.78 L1 38.17 S51'49'56"E

## SURVEYOR'S NOTES:

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING THORNTON HALL SUBDIVISION.

3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR

4) SEE SUBDIVISION PLAT RECORDED IN BOOK 1195 PAGE 10 FOR ADDITIONAL NOTES.

## POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA: 10,448 SQ.FT. 0.240 ACRES

## BASIS OF BEARINGS AND BENCHMARK:

ELEVATIONS ARE BASED ON GPS "RTK"
OBSERVATION OF SCGS
MONUMENT "23 039"

NAD 83 - NAVD 88



FREELAND & ASSOCIATES, INC.

323 WEST STONE AVE. GREENVILLE S.C. 29609 TEL. (864) 271-4924 FAX: (864) 233-0315

 DRAWN:
 CF
 PARTY CHIEF:
 CJ
 CHECKED:
 JCC

 REF. PLAT BOOK:
 1195-10
 TAX MAP :
 2651-5331
 0176010100900
 0176010100900

EMAIL: info@freeland-associates.com

DATE OF SURVEY: 4-13-2022

DATE DRAWN: 4-20-2022

DRAWING NO: 76947

DATE OF LAST REVISION:

20' 40' 60'

SCALE: 1" = 20'



PLS: JAMES R. FREELAND NO: 4781

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREENVILLE
THORNTON HALL

LOT 9

TOPOGRAPHIC AND BOUNDARY
SURVEY FOR
YOSHI KIRSCH

SITE ADDRESS: PADDINGTON AVENUE GREENVILLE, SC 29609