

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: 10/20/22
 [Owner] [Agent] [Name]: Jason Allen, Terra Valhalla, LLC
 Signed: _____

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Nu-South Surveying Inc., RLS, and dated 3/6/06; 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: _____
 Registered Professional No. 25827
 Address: 211 Society St, Anderson, SC 29621
 Telephone No. 864-260-0980
 Date: 10/20/22

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: _____

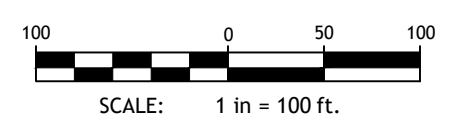
THE HILLS AT BROADWAY LAKE

TMS #178-00-06-009

Terra Valhalla LLC 4400 N Scottsdale Road, Suite 9-523 Scottsdale, AZ 85251 602.410.0106	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980
OWNER	ENGINEER OR SURVEYOR

NO. OF ACRES: ±49.85 MILES OF NEW ROADS: NONE
 NO. OF LOTS: 26 ZONING: UNZONED

Date: 10-20-22
 Drawn By: JWW
 Checked: JWW
 Job Number: 21288
 Revisions: 0



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.

SITE DATA	
TMS #:	178-00-06-009
ACREAGE:	±49.85-ACRES (TOTAL)
CURRENT ZONING:	UNZONED
TOTAL LOTS:	26 SINGLE FAMILY
MINIMUM LOT SIZE:	25,000 SF
AVERAGE LOT SIZE:	38,807 SF
DENSITY:	1.92 LOTS/ACRE
PROPOSED ROADS:	NONE
SETBACKS	
SHIRLEY DR:	30'
INTERNAL FRONT:	30'
INTERNAL SIDE:	15'
INTERNAL REAR:	15'
WATER COMPANY:	BROADWAY WATER & SEWER
SEWER:	SEPTIC SYSTEMS