

Drawing File: 19033 VILLAGE.DWG

NOTE
DISTANCES BETWEEN HOUSES ON
LOTS 1 - 4 SHALL BE 14' MINIMUM
SEPARATION

NOTICE
THE AREA INCLUDED IN THE SANITARY SEWER
RIGHT OF WAY SHALL NOT BE FILLED OVER,
FILLED IN, OR CUT DOWN IN ANY MANNER WHICH
WOULD CAUSE THE RISING OR LOWERING OF
THE GROUND SURFACE LEVEL BEYOND THE
ELEVATIONS WHICH EXIST AT THE TIME OF THE
CONVEYANCE OF THE RIGHT OF WAY AND NO
BUILDINGS OR STRUCTURES OF ANY KIND
SHALL BE PLACED OR CONSTRUCTED WITHIN
AT ANY TIME BE PLACED OR CONSTRUCTED WITHIN
THE AREA OF THE SANITARY SEWER RIGHT OF WAY
SHOWN. THE DISTRICT SHALL CLEAR AND GRUB
THE ENTIRE LENGTH AS SHOWN

NOTICE
THE AREA INCLUDED IN THE WATER SYSTEM
RIGHT OF WAY SHALL NOT BE FILLED OVER,
FILLED IN, OR CUT DOWN IN ANY MANNER WHICH
WOULD CAUSE THE RISING OR LOWERING OF
THE GROUND SURFACE LEVEL BEYOND THE
ELEVATIONS WHICH EXIST AT THE TIME OF THE
CONVEYANCE OF THE RIGHT OF WAY AND NO
BUILDINGS OR STRUCTURES OF ANY KIND
SHALL BE PLACED OR CONSTRUCTED WITHIN
AT ANY TIME BE PLACED OR CONSTRUCTED WITHIN
THE AREA OF THE SANITARY SEWER RIGHT OF WAY
SHOWN. THE DISTRICT SHALL CLEAR AND GRUB
THE ENTIRE LENGTH AS SHOWN

EXISTING PARCEL DATA
(NDC LOTS NOT SHOWN FOR CLARITY)

PARCEL ID	OWNER	DEED	AREA
7-12-05-257 00	NDC	112 F - 10	14194 Sq Ft / 0.326 Ac
7-12-05-258 00	NDC	114 S - 866	8889 Sq Ft / 0.204 Ac
7-12-05-259 00	NDC	102 J - 61	10518 Sq Ft / 0.242 Ac
7-12-05-260 00	NDC	135 R - 88	11780 Sq Ft / 0.270 Ac
7-12-05-261 00	CITY	96 D - 876	11660 Sq Ft / 0.267 Ac
7-12-05-263 00	NDC	102 J - 59	8880 Sq Ft / 0.158 Ac
7-12-05-264 00	CITY	94 V - 107	6422 Sq Ft / 0.147 Ac
7-12-05-253 00	CITY	96 N - 39	6301 Sq Ft / 0.145 Ac
7-12-05-254 00	NDC	116 X - 759	8818 Sq Ft / 0.202 Ac
7-12-05-255 00	NDC	101 G - 57	10939 Sq Ft / 0.251 Ac
7-12-05-256 00	NDC	135 R - 83	10899 Sq Ft / 0.252 Ac

NDC - NORTHSIDE DEVELOPMENT CORPORATION
CITY - CITY OF SPARTANBURG

ZONING - DT 4 GENERAL URBAN DISTRICT

SETBACKS -
FRONT - 5' MINIMUM / 18' MAXIMUM
REAR - 5' MINIMUM
SIDES - 6' MINIMUM (CORNER) / 0' (INTERIOR)

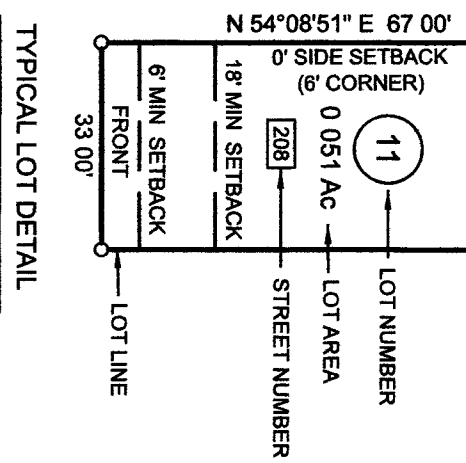
OWNER / DEVELOPER
NORTHSIDE DEVELOPMENT CORPORATION
SPARTANBURG, SC 29303

ENGINEER

SITE DESIGN INC.
2500 EAST MAIN STREET
GREENVILLE, SC 29615

SURVEYOR

LAVENDER, SMITH & ASSOCIATES, INC.
2500 EAST MAIN STREET
SPARTANBURG, SC 29307



NOTE
BUTTERLY CREEK ALLEY IS A PRIVATE ALLEY.
NOT MAINTAINED BY THE CITY OF SPARTANBURG

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Tia Keitt

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	38.38'	7.48'	7.48'	S 63°53'24"E
C2	60.00'	19.72'	19.63'	S 48°16'16"E
C3	60.00'	16.86'	16.81'	S 64°43'56"E
C4	48.69'	30.29'	29.83'	S 53°19'04"E
C5	37.00'	35.56'	34.21'	N 81°40'57"E
C6	25.00'	39.27'	35.46'	N 09°08'51"E
C7	38.38'	15.54'	15.44'	S 47°09'31"E

LEGEND	
Property boundary line	Survey control point
Adjoining property line / Road / RW	Bench mark
Fence line	Fire hydrant
Water line	Water meter
Natural gas line	Transformer
Overhead power	Telephone pedestal
Storm drain	Telephone / Communication line
Sanitary sewer	Fiber Optic Cable
Telephone / Communication line	Creek

SITE DATA	
TOTAL AREA	107,310 Sq Ft / 2.464 Ac
NUMBER OF LOTS	31
LENGTH OF NEW STREET	0

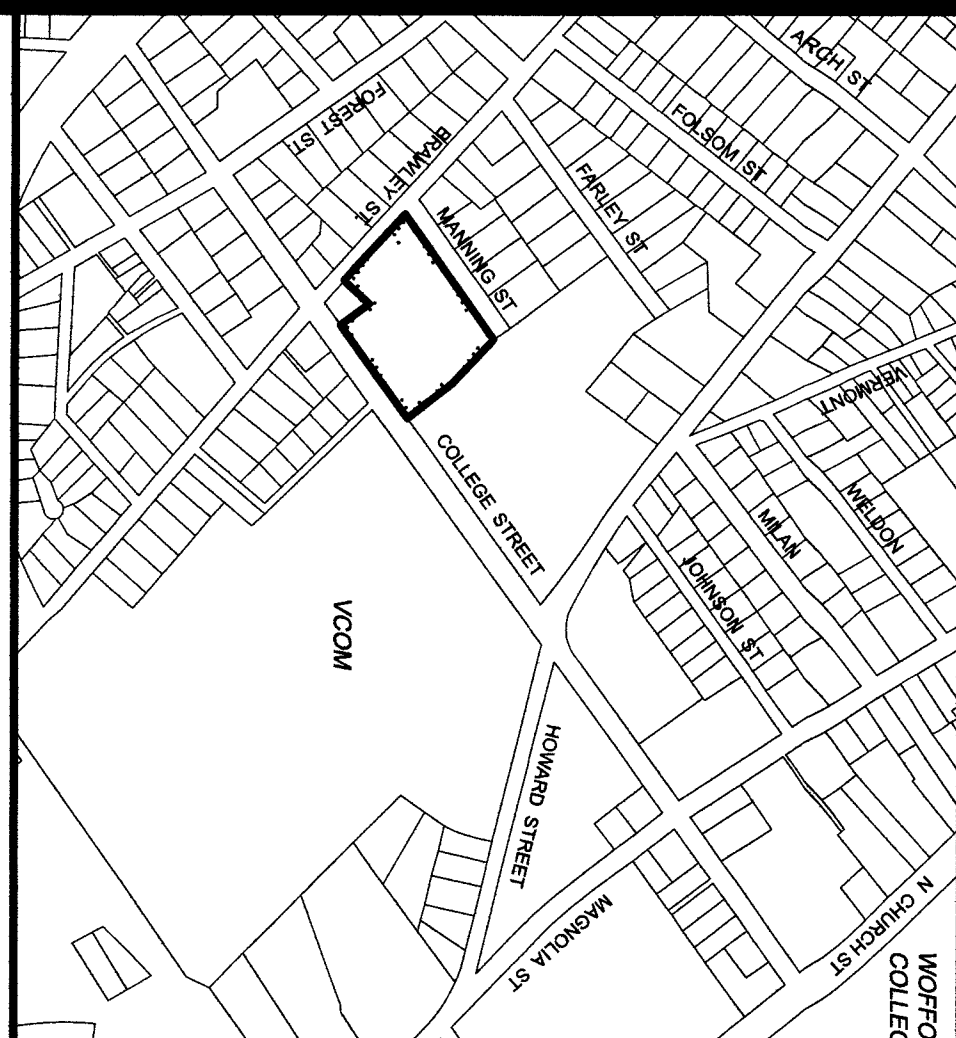
LOT NUMBER	STREET NUMBER	STREET NAME
1	499	BRAWLEY STREET
2	497	BRAWLEY STREET
3	495	BRAWLEY STREET
4	493	BRAWLEY STREET
5	491	BRAWLEY STREET
6	107	BUTTERLY CREEK ALLEY
7	105	BUTTERLY CREEK ALLEY
8	103	BUTTERLY CREEK ALLEY
9	101	BUTTERLY CREEK ALLEY
10	210	BUTTERLY CREEK ALLEY
11	208	BUTTERLY CREEK ALLEY
12	206	BUTTERLY CREEK ALLEY
13	204	BUTTERLY CREEK ALLEY
14	202	BUTTERLY CREEK ALLEY
15	200	BUTTERLY CREEK ALLEY
16	207	BUTTERLY CREEK ALLEY
17	205	BUTTERLY CREEK ALLEY
18	203	BUTTERLY CREEK ALLEY
19	201	BUTTERLY CREEK ALLEY
20	306	COLLEGE STREET
21	304	COLLEGE STREET
22	302	COLLEGE STREET
23	300	COLLEGE STREET
24	298	COLLEGE STREET
25	296	COLLEGE STREET
26	294	COLLEGE STREET
27	292	COLLEGE STREET
28	290	COLLEGE STREET
29	288	COLLEGE STREET
30	286	COLLEGE STREET
31	284	COLLEGE STREET

GENERAL NOTES

- The coordinates shown on this map are SC State Plane obtained from the SC VRS Network. The horizontal datum is NAD83 2011. All distances on this map are horizontal ground unless noted otherwise. The project combined accuracies are 1:50,000 (303).
- This plat not valid without the surveyor's original signature and embossed seal.
- Some utilities may be on the parcel that are not shown:
 - A - 12" water found
 - B - 12" gas found
 - C - 4" water found
 - D - 4" gas found
 - E - 4" water found
 - F - 4" gas found
 - G - 4" water found
 - H - 4" gas found
 - I - 4" water found
 - J - 4" gas found
 - K - 4" water found
 - L - 4" gas found
 - M - 4" water found
 - N - 4" gas found
 - O - 4" water found
 - P - 4" gas found
 - Q - 4" water found
 - R - 4" gas found
 - S - 4" water found
 - T - 4" gas found
 - U - 4" water found
 - V - 4" gas found
 - W - 4" water found
 - X - 4" gas found
 - Y - 4" water found
 - Z - 4" gas found
- Corner Descriptions:
 - A - 1/2" capped pipe found
 - B - 1/2" capped pipe found
 - C - 1/2" capped pipe found
 - D - 1/2" capped pipe found
 - E - 1/2" capped pipe found
 - F - 1/2" capped pipe found
 - G - 1/2" capped pipe found
 - H - 1/2" capped pipe found
 - I - 1/2" capped pipe found
 - J - 1/2" capped pipe found
 - K - 1/2" capped pipe found
 - L - 1/2" capped pipe found
 - M - 1/2" capped pipe found
 - N - 1/2" capped pipe found
 - O - 1/2" capped pipe found
 - P - 1/2" capped pipe found
 - Q - 1/2" capped pipe found
 - R - 1/2" capped pipe found
 - S - 1/2" capped pipe found
 - T - 1/2" capped pipe found
 - U - 1/2" capped pipe found
 - V - 1/2" capped pipe found
 - W - 1/2" capped pipe found
 - X - 1/2" capped pipe found
 - Y - 1/2" capped pipe found
 - Z - 1/2" capped pipe found

LOCATION MAP

NOT TO SCALE



REVISIONS	
NO.	DATE
1	8/16/23
2	8/16/23

NO.	BY	DATE	DESCRIPTION
1	DRL	8/16/23	Add 3 existing City of Spartanburg Lots
2	DRL	8/16/23	Remove 3 existing City of Spartanburg Lots

LAVENDER, SMITH & ASSOCIATES, INC.
LAND SURVEYORS & MAPPERS
2900 EAST MAIN STREET
SPARTANBURG, S C 29307
PHONE 864-579-0087
EMAIL: lsavender@lssmith.net

SUBDIVISION SURVEY FOR
THE VILLAGE AT CREEKSIDE
NORTHSIDE DEVELOPMENT CORPORATION
BRANCH GREENWAY

PREPARED FOR THE
NORTHSIDE DEVELOPMENT CORPORATION
BRANCH GREENWAY

STATE	SOUTH CAROLINA
COUNTY	SPARTANBURG
TAX MAP	AS NOTED
DATE	DECEMBER 01, 2021
DRAWN BY	DRL
REFERENCE	AS NOTED
FILE	19033

"I hereby state that to the best of my knowledge 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 South Carolina. All lines or extended thereon, also there are no visible encroachments or projections other than shown."

David R. Lavender
S.C. Professional Land Surveyor No. 7258

