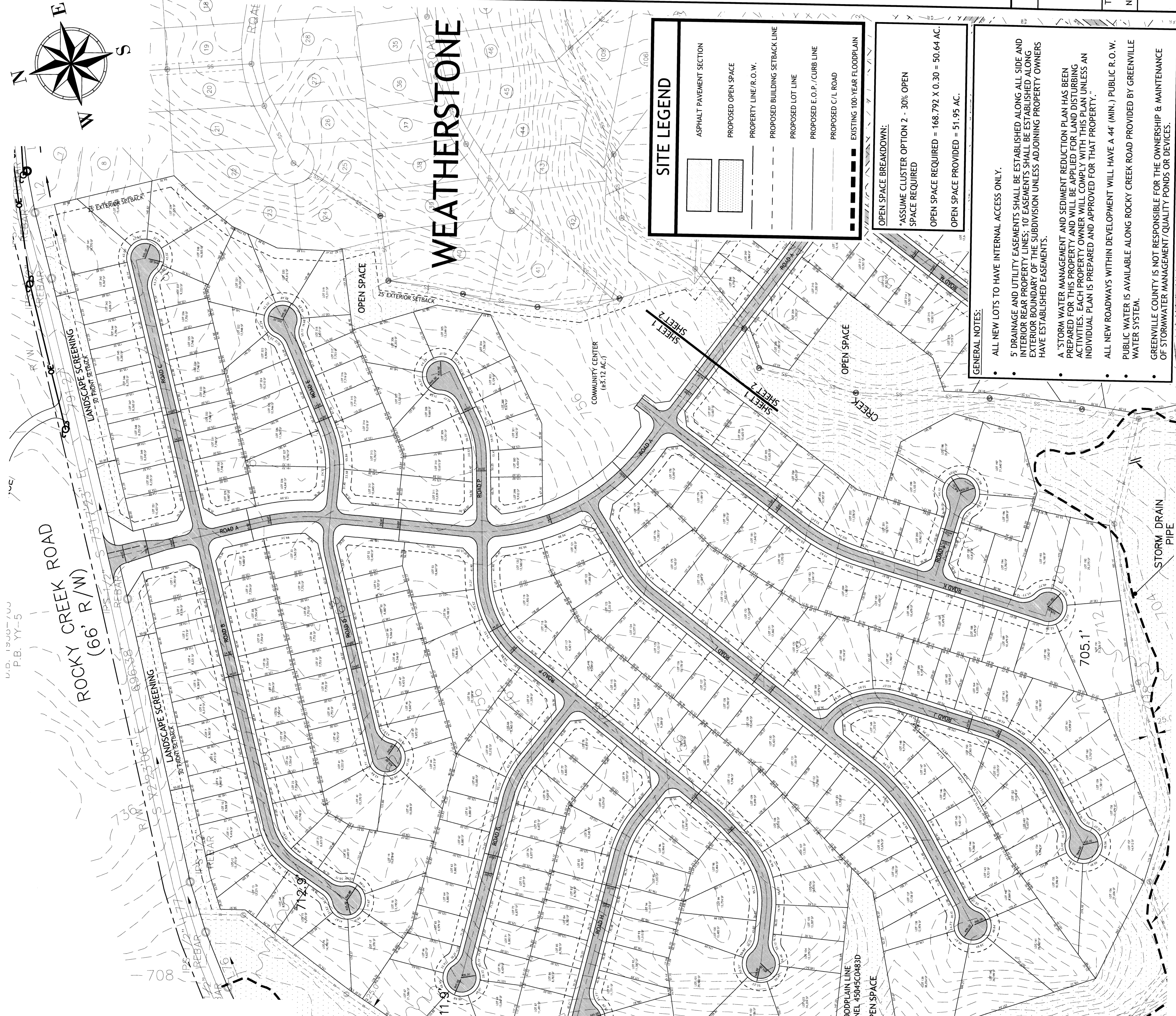


SITE DATA	
TAX MAP NO.:	0575020100100
LAND AREA:	±168.792
ZONING:	R-15
PROPOSED ZONING:	R-15 (CLUSTER)
SETBACK INFORMATION:	25' EXTERNAL SETBACK 30' SETBACK ALONG ROCKY CREEK ROAD 20' FRONT SETBACK 5' SIDE & REAR SETBACK *SEE NOTE ON PLAN ABOUT LOT UTILITY EASEMENTS
TOTAL ROADWAY:	15,079 LF (R.O.W. VARIES)
LOT BREAKDOWN:	467 X 120' = 105 470 X 130' = 216 480 X 130' = 30
TOTAL LOTS:	351 LOTS

TMS 575.4-1-4
N/F
SPENCER DIXON
RGINIA M. DIXON
C.B. 1676-740
P.B. 18-V-68

1875.41-1-4
N/F
ENGER DIXON
VIA M. DIXON
1676-740
18-V-68

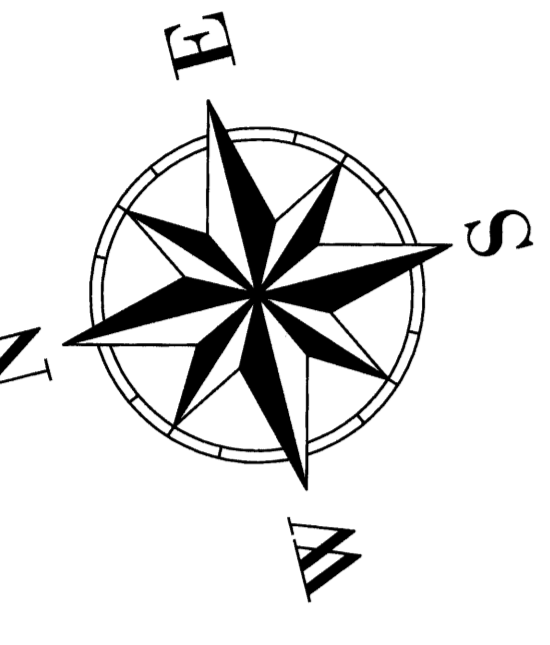
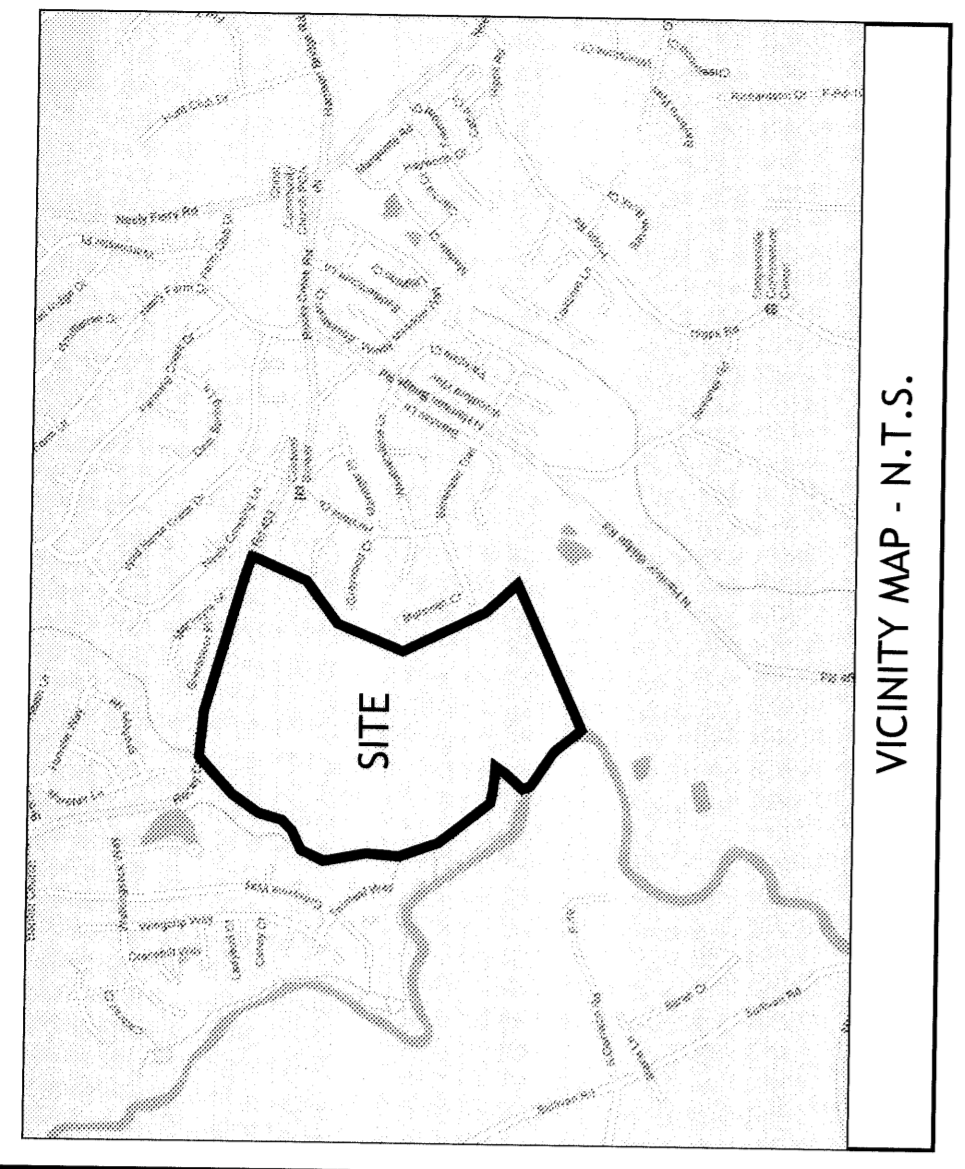
WATER BOUNDARY
ALONG ROCKY CREEK



SITE LEGEND	
[Symbol]	ASPHALT PAVEMENT SECTION
[Symbol]	PROPOSED OPEN SPACE
[Symbol]	PROPERTY LINE/R.O.W.
[Symbol]	PROPOSED BUILDING SETBACK LINE
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED E.O.P./CURB LINE
[Symbol]	PROPOSED C/L ROAD
[Symbol]	EXISTING 100-YEAR FLOODPLAIN

OPEN SPACE BREAKDOWN:	
*ASSUME CLUSTER OPTION 2 - 30% OPEN SPACE REQUIRED	OPEN SPACE REQUIRED = 168,792 X 0.30 = 50,64 AC.
	OPEN SPACE PROVIDED = 51.95 AC.

- GENERAL NOTES:**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 - 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
 - A. STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE FILED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 44' (MIN.) PUBLIC R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG ROCKY CREEK ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.



U.D. 1300-700
P.B. YY-5

ROCKY CREEK ROAD
(66' R/W)

WEATHERSTONE

COMMUNITY CENTER
(±5.12 AC.)

100-YEAR FLOODPLAIN LINE
PER FEMA PANEL 45045C0483D

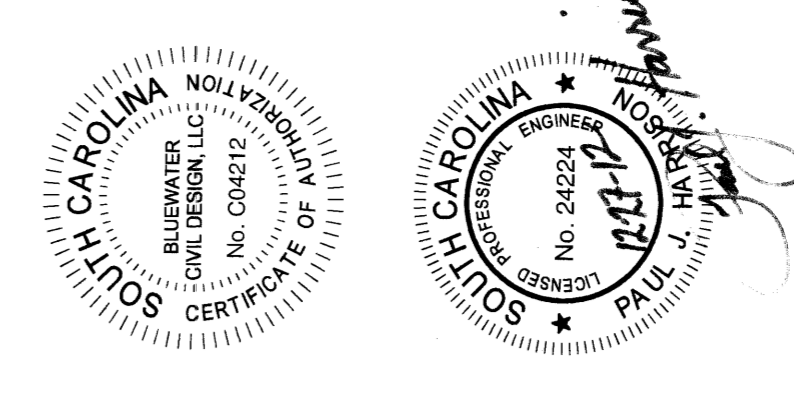
705.1'

STORM DRAIN PIPE

Project Number: 2012-109
DWG Name: 2012 Lost River Preliminary Lay
Drawing Scale: 1" = 100'
Date of Project: 8/2012
Engineer of Record:
PAUL J. HARRISON, P.E.
19 WASHINGTON PARK, SUITE 100
SPARTANBURG, SC 29301
864-809-6675
www.bluewatercivil.com • info@bluewatercivil.com
bluewater civil design, pllc
19 Washington Park - Suite 100 - Greenville, SC 29601

Certificate of Authorization:
SC 004215 - GA PER000865 - FL 39731
NC 00086 - AL CAD005 - TN 6248

LOST RIVER
Intersection of Harrison Bridge Road
& Rocky Creek Road
Greenville County, SC



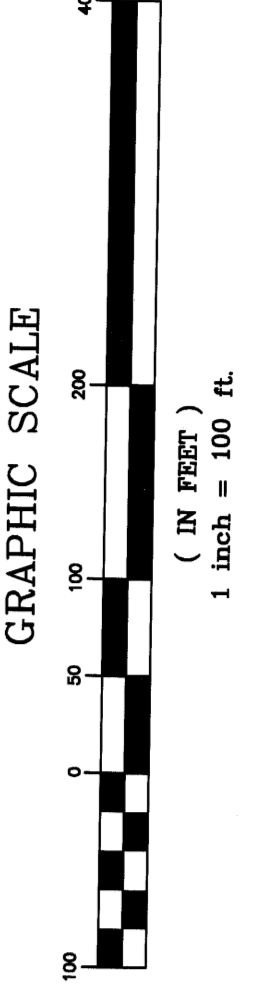
DATE	08/2012	NO. OF SHEETS	15
REVISION	A		

**PRELIMINARY
LOST RIVER SUBDIVISION**

Owner:
Lost River, LLC
John Beeson
P.O. Box 170248
Spartanburg, SC 29301
864-809-6675

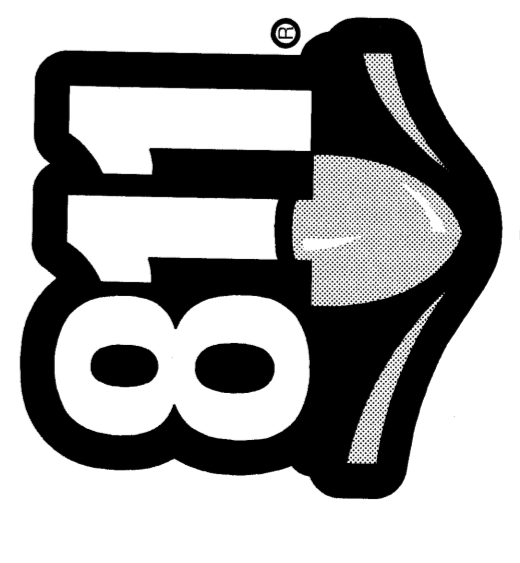
Engineer:
Bluewater Civil Design, LLC
Paul J. Harrison, P.E.
19 Washington Park, Suite 100
Greenville, SC 29601
864-735-5068

Total Acreage: 168.792 AC. Existing Zoning: R-15
Number of Lots: 351 Lots New Roadway: 15,079 LF



**PRELIMINARY
PLAT-SHEET 1
PP-1**

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