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:	±60' X 120' = 105 ±70' X 130' = 216 ±80' X 130' = 30
TOTAL LOTS:	351 LOTS

OPEN SPACE BREAKDOWN:

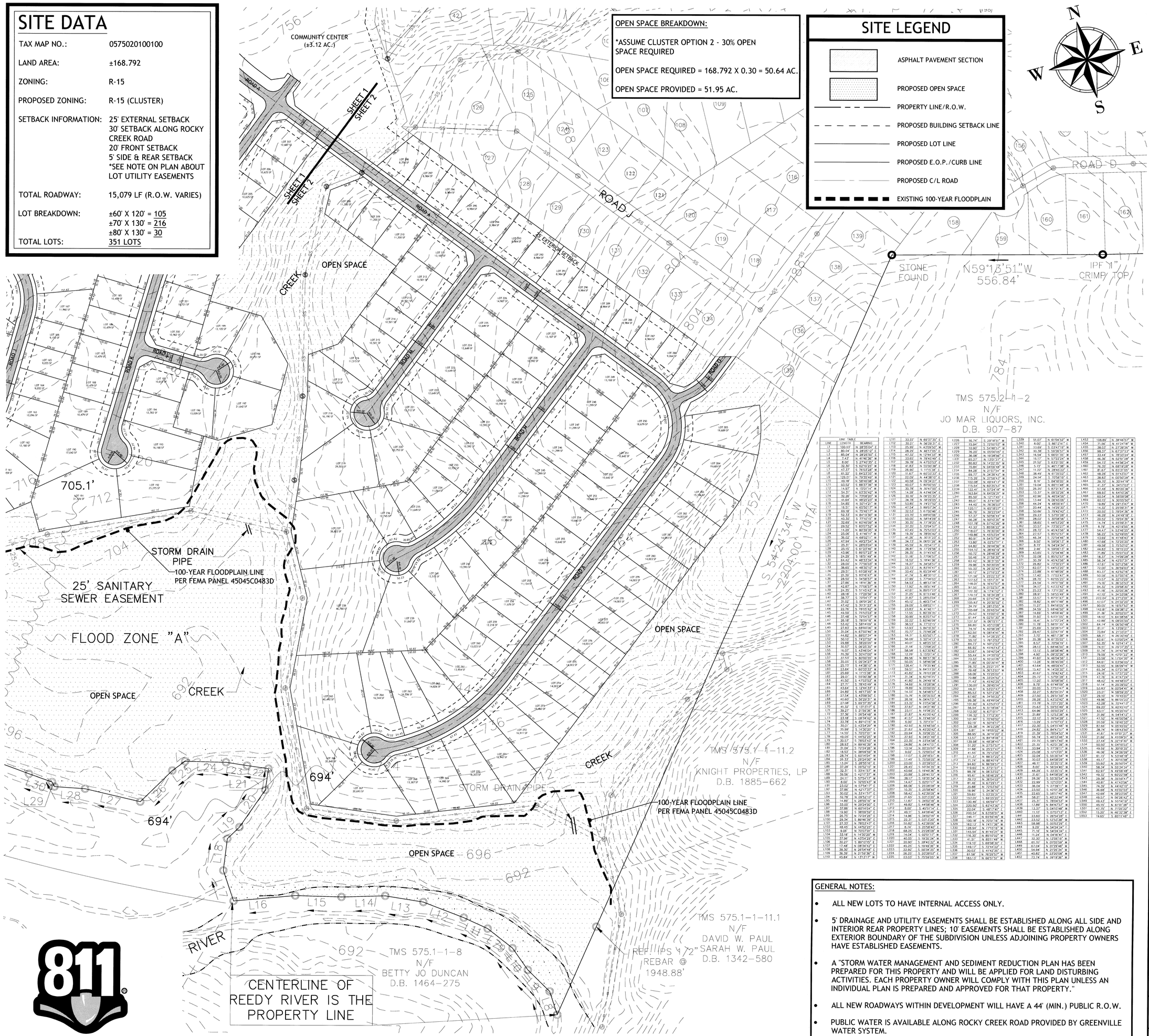
*ASSUME CLUSTER OPTION 2 - 30% OPEN SPACE REQUIRED

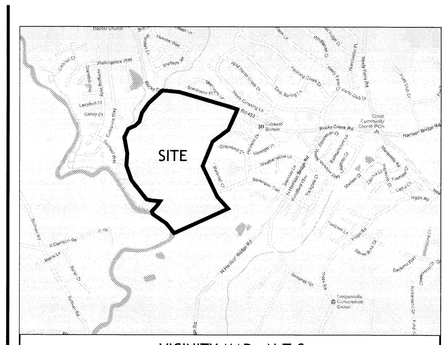
OPEN SPACE REQUIRED = 168.792 X 0.30 = 50.64 AC.

OPEN SPACE PROVIDED = 51.95 AC.

SITE LEGEND

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





Project Number: 2012-109
DWG Name: 2012-Lost River-Preliminary Layout
Drawing Scale: 1" = 100'
Date of Project: 8/2012
Engineer of Record:
Paul J. Harrison, P.E.
paul@bluewatercivil.com • 864.735.5068
South Carolina PE# 24224 •
North Carolina PE# 038371

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Certificates of Authorization:
SC C04212 - GA PEF005865 - FL 29731
NC P0868 - AL CA4065E - TN 6248

LOST RIVER

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

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 24224 12-27-12 PAUL J. HARRISON

PLAN REVISOR	ISSUE DATE	ISSUE COMMENT
A	DEC-27 2012	SUBMIT TO GREENVILLE CNTY.

PRELIMINARY PLAT-SHEET 2

PP-2

PRELIMINARY

LOST RIVER SUBDIVISION

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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 APPLIED 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.

811 Know what's **below.** **Call** before you dig.

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