

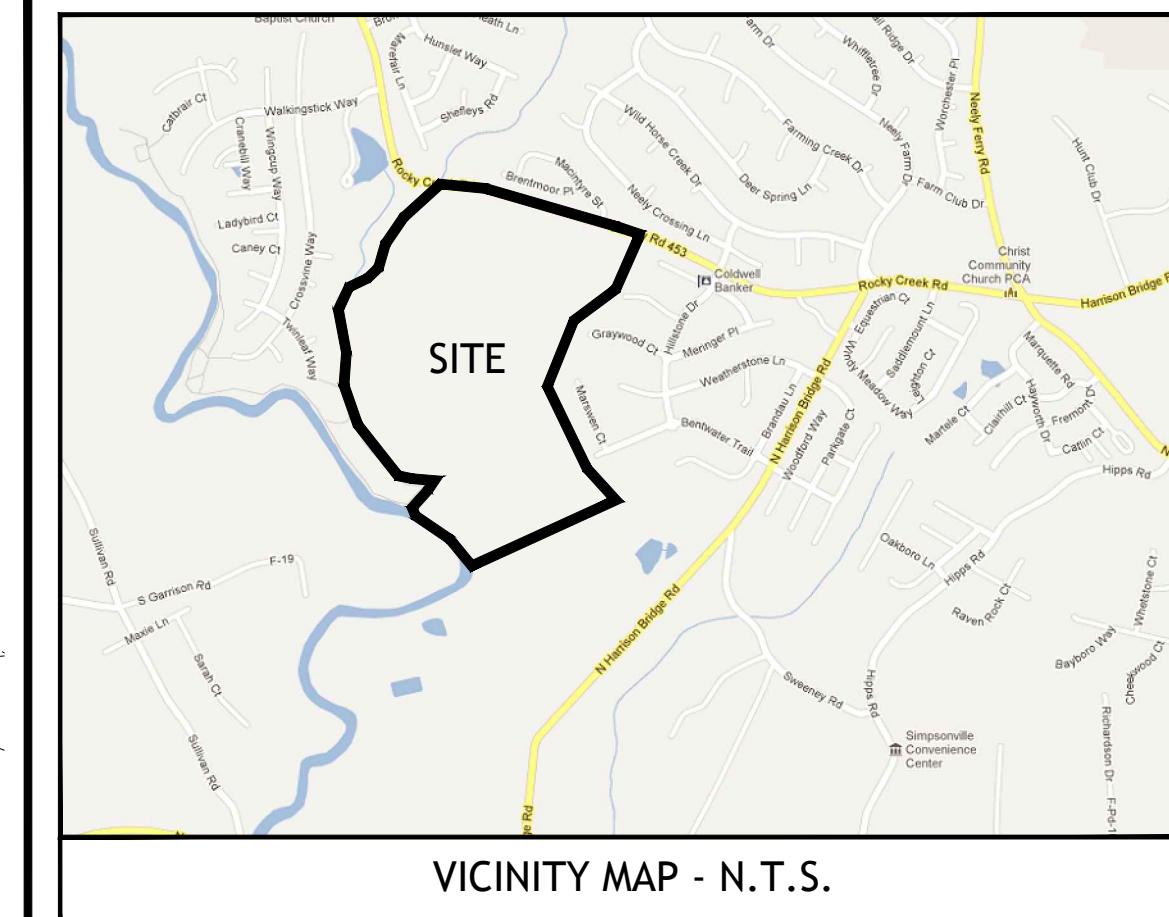
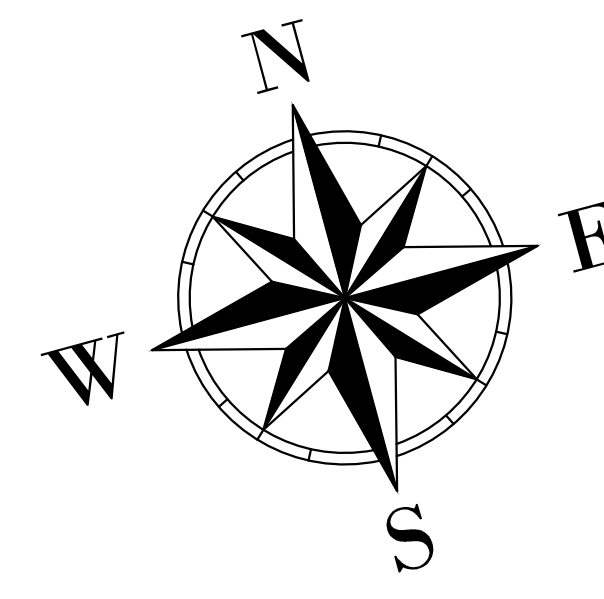
# SITE DATA

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: 16,527 LF (R.O.W. VARIES)  
 LOT BREAKDOWN: ±60' X 120' = 133  
 ±70' X 130' = 216  
 ±80' X 130' = 31  
 TOTAL LOTS: 380 LOTS

**OWNER**  
 LOST RIVER, LLC  
 P.O. BOX 170248  
 SPARTANBURG, SC 29301  
 864-809-6675  
 JOHN BEESON  
 CONTACT: JOHN@MARKIIIPROPERTIES.COM  
 EMAIL: JOHN@MARKIIIPROPERTIES.COM

**CIVIL ENGINEER**  
 BLUEWATER CIVIL DESIGN, LLC  
 19 WASHINGTON PARK, SUITE 100  
 GREENVILLE, SC 29601  
 864-735-5068  
 PAUL HARRISON, P.E.  
 CONTACT: PAUL@BLUEWATERCIVIL.COM  
 EMAIL: PAUL@BLUEWATERCIVIL.COM

ROCKY CREEK ROAD  
 (66' R/W)

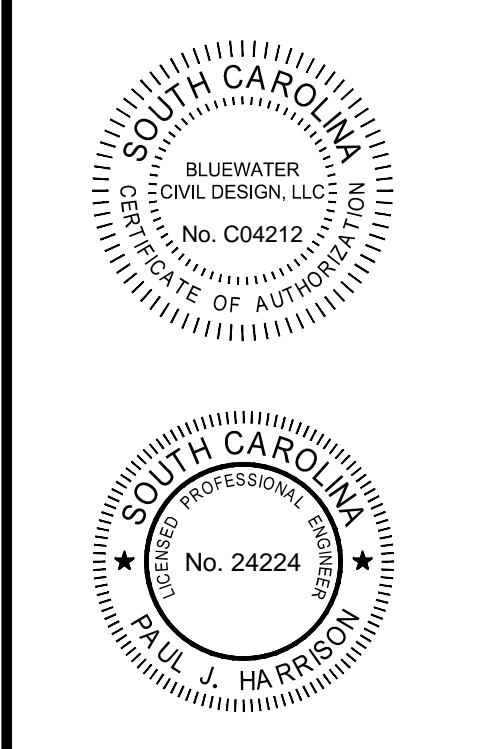


Project Number: 2012-109  
 DWG Name: 2012-109 Preliminary Plat.dwg  
 Drawing Scale: 1" = 100'  
 Date of Project: 8/2012  
 Engineer of Record:  
 Paul J. Harrison, P.E.  
 paul@bluewatercivil.com • 864.735.5068  
 South Carolina REG 24224 •  
 North Carolina REG 03871

**bluewater**  
 civil design  
 bluewater civil design, pllc  
 19 washington park - suite 100 • greenville, sc 29601  
 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
 SC 004212 - GA PEF005865 - FL 29731  
 NC P08669 - AL CA4095E - TN 6248

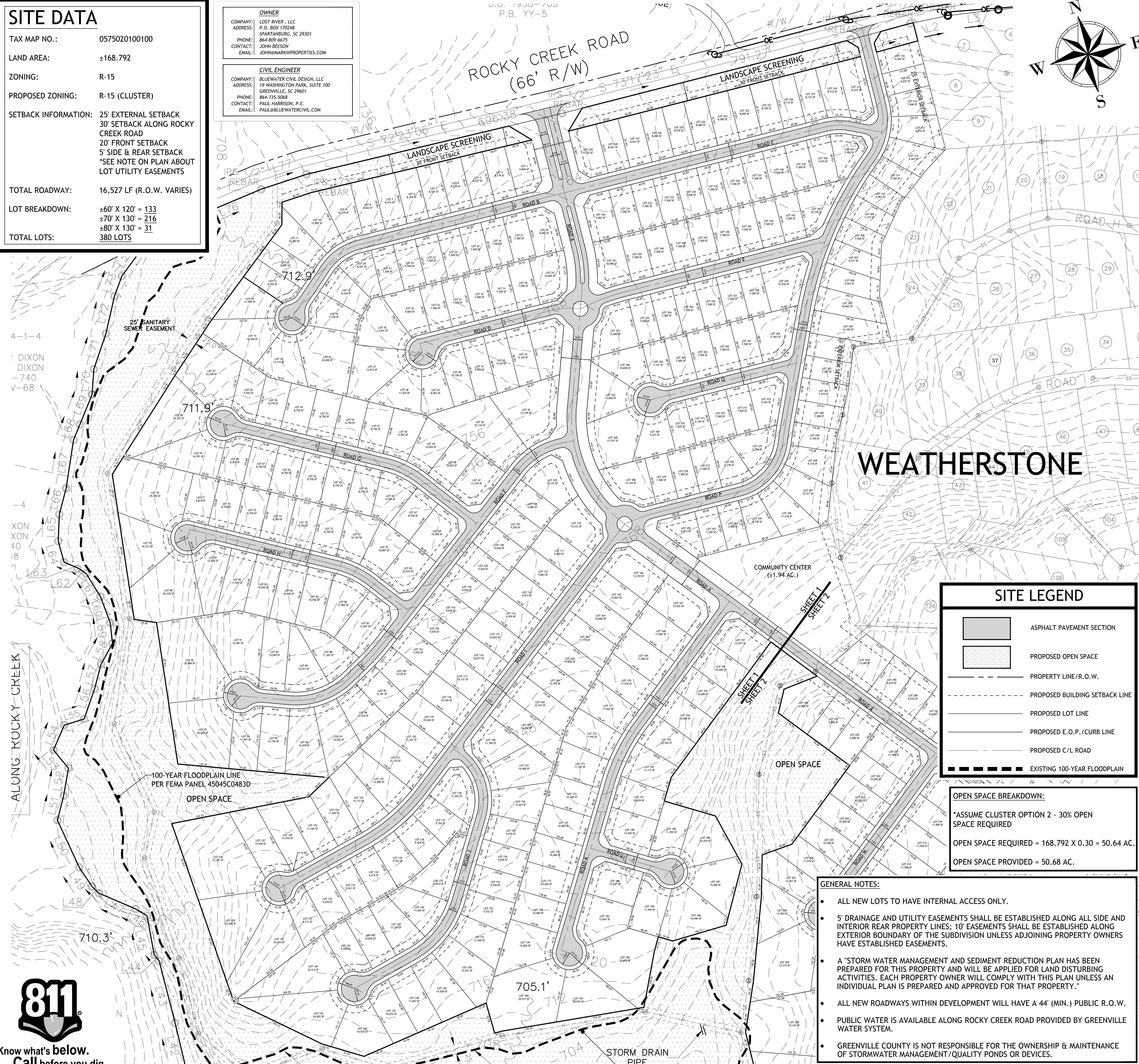
**LOST RIVER**  
 Intersection of Harrison Bridge Road  
 & Rocky Creek Road  
 Greenville County, SC



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	MAR 06 2013	SUBMIT TO GREENVILLE CNTY.

PRELIMINARY  
 PLAT-SHEET 1

**PP-1**



### 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

**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 = 50.68 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 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.

