


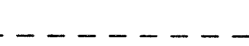

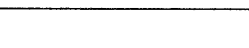




SITE DATA

TAX MAP NO.: 0550020100401
 LAND AREA: ±30.00 AC.
 ZONING: R-S (RESIDENTIAL SUBURBAN)
 SETBACK INFORMATION: 30' ALONG THOMPSON ROAD
 30' FRONT SETBACK
 5' SIDE SETBACK
 20' SECONDARY SIDE
 5' REAR SETBACK
 *SEE NOTE ON PLAN ABOUT LOT UTILITY EASEMENTS
 TOTAL ROADWAY: 2,411 LF (22' PAVED W/ 44' R.O.W.)
 PROPOSED LOTS: 33 SFR LOTS (25,000 SF MIN.)

DIMENSION NOTE:
 ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM F.O.C. TO F.O.C. UNLESS OTHERWISE SPECIFIED.

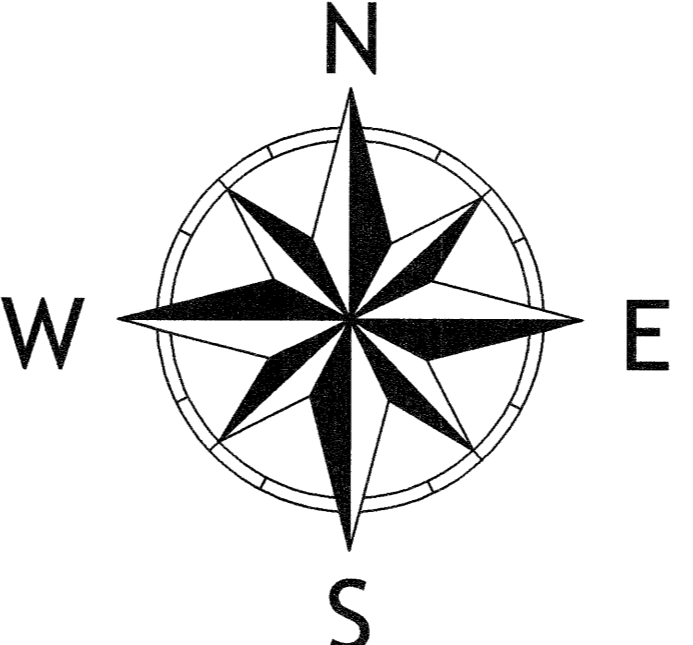
SITE LEGEND

-  ASPHALT PAVEMENT SECTION
-  PROPOSED LANDSCAPING / SCREENING EASEMENT
-  PROPERTY LINE/R.O.W.
-  PROPOSED BUILDING SETBACK LINE
-  PROPOSED LOT LINE
-  PROPOSED E.O.P./CURB LINE
-  EXISTING E.O.P.
-  PROPOSED C/L ROAD

- 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 THOMPSON ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

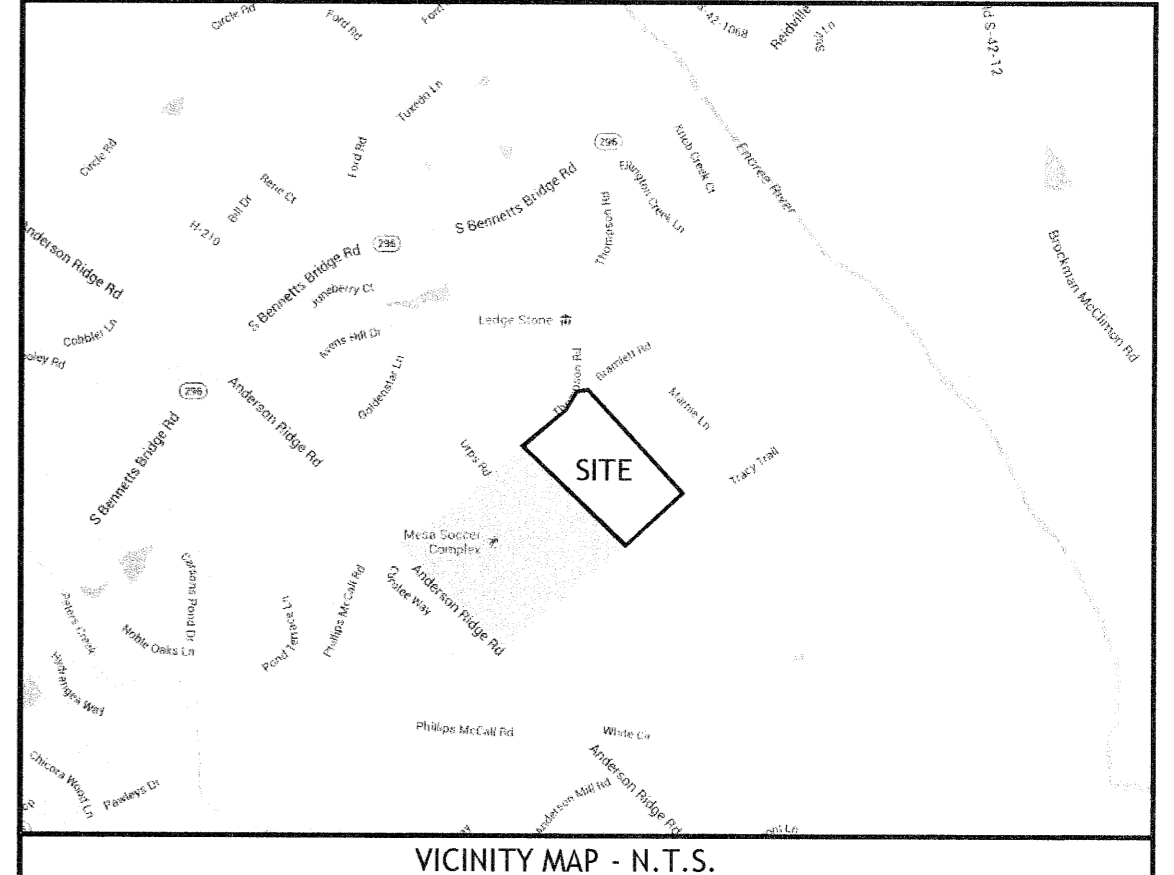
TRAFFIC NOTE:
 CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CALMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCDOT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.

R.O.W. NOTE:
 ALL WORK WITHIN THE GREENVILLE COUNTY R.O.W. (THOMPSON ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.



OWNER
 COMPANY: BK RESIDENTIAL VENTURES, LLC
 ADDRESS: 1200 WOODRUFF ROAD, SUITE C6 GREENVILLE, SC 29607
 PHONE: 404-456-6122
 CONTACT: KIP TAYLOR
 EMAIL: TAYLOR@LEGENDARYCOM.COM

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



Project Number: 2013-030
 DWC Name: 2013-030 Watson Tract Preliminary Plat.dwg
 Drawing Scale: 1" = 100'
 Date of Project: 09/2013
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina REG 24224
 North Carolina REG 53811

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: CD4212 - GA PE005865
 NC P0868 - AL CA4065E

LEGENDARY
 CONSULTANTS

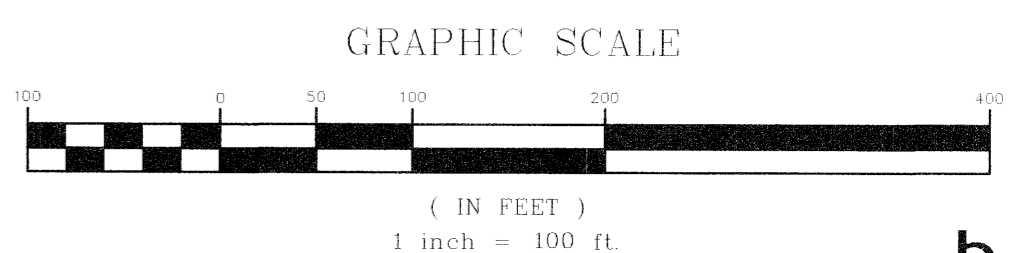
WATSON TRACT
 Thompson Road & Bramlett Road
 Greenville County, SC



2013-140

PRELIMINARY WATSON TRACT

Owner BK Residential Ventures, LLC Kip Taylor 1200 Woodruff Road, Suite C6 Greenville, SC 29607 404-456-6122	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 19 Washington Park, Suite 100 Greenville, SC 29601 864-735-5068
Total Acreage: 30.00 Ac.	Existing Zoning: R-S
Number of Lots: 33 Lots	New Roadway: 2,411 LF



NOTE:
 ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.