

SITE DATA

TAX MAP NO.: 0585010100603,
0585010100604,
0585010100606

TOTAL AREA: ±31.59 ACRES

ZONING: R-12

TOTAL LOTS: 86 LOTS (63' X 120' TYP.)

PROPOSED ROADWAY: ±3,852 LF (24' PAVED,
46' PUBLIC R/W)

SETBACKS
W. GEORGIA ROAD: 50'
SULLIVAN ROAD: 30'
EXTERIOR SETBACK: 25'

IMPORTANT NOTE:
LANDSCAPING AND IRRIGATION PLANS ARE DESIGNED AND PERMITTED BY OTHERS. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO NOT INSTALL IRRIGATION OR ANY KIND IN THE SCOT RIGHT-OF-WAY. CONTRACTOR IS ALSO RESPONSIBLE TO NOT INSTALL ANY LANDSCAPING OR SIGNS IN THE SCOT RIGHT-OF-WAY OR THAT WILL IMPEDE THE SIGHT DISTANCE LINES IN ANY WAY. CONTRACTOR TO COORDINATE THIS WITH THE ENGINEER, SCOT, AND THE OWNER.

FLOODPLAIN NOTE:
ACCORDING TO FEMA FLOODPLAIN PANELS 45045C0479E eff. 8/18/14 & 45045C0479E eff. 8/18/14 FOR GREENVILLE COUNTY, SOUTH CAROLINA, A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

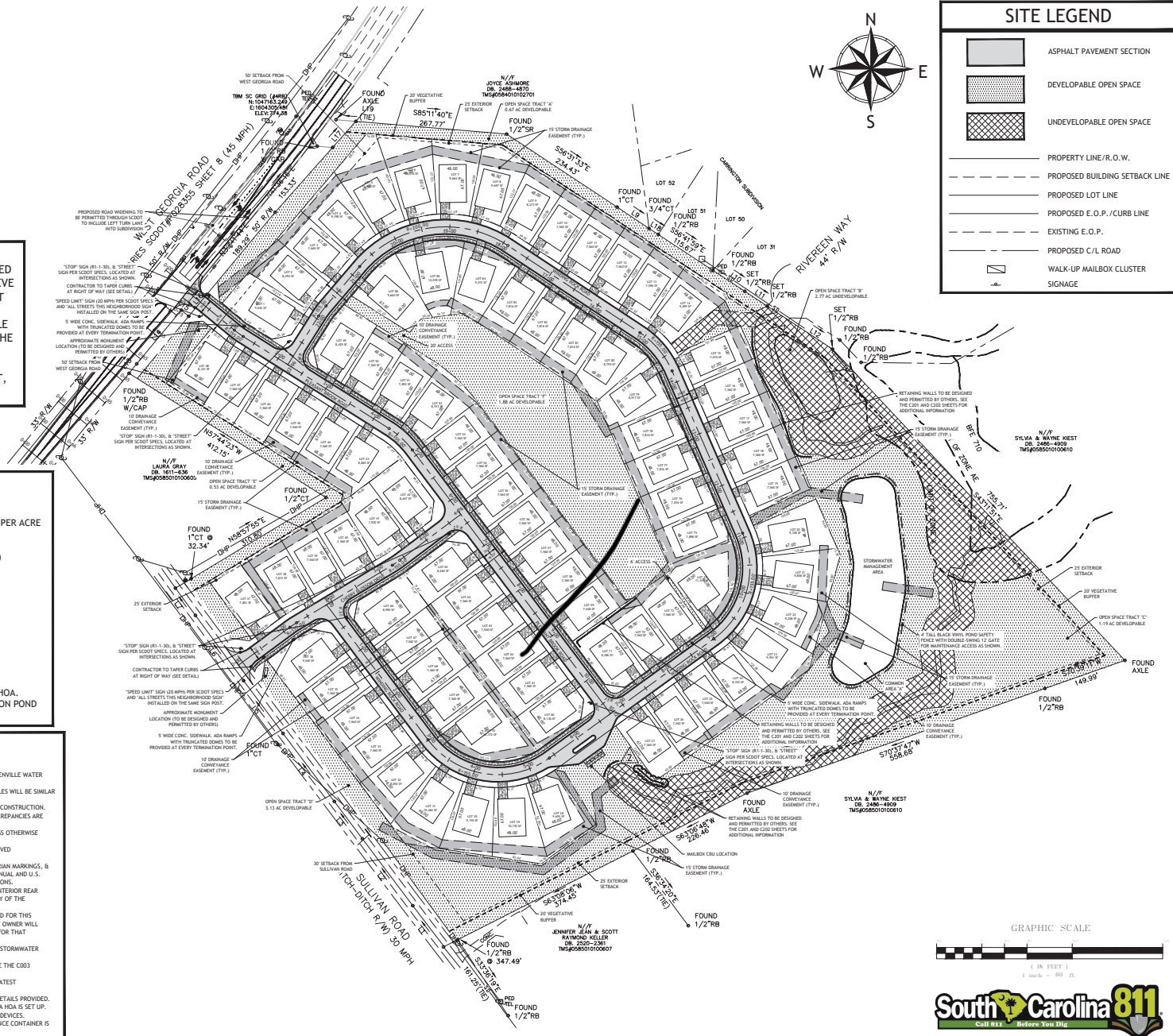
DENSITY TABLE

GROSS ACRES: ±31.59 AC
ZONING/PERMITTED DENSITY: R-12/3.6 UNITS PER ACRE
No. OF LOTS/UNITS ALLOWED: 113
No. OF LOTS/UNITS PROVIDED: 86
OPTION: OPTION 1 (15%)
REQUIRED OPEN SPACE: 4.74 AC
REQUIRED DEVELOPABLE LAND (50%): 2.37 AC
PROVIDED DEVELOPABLE OPEN SPACE: 7.40 AC TOTAL
TRACT A: 0.67 AC
TRACT C: 1.19 AC
TRACT D: 3.13 AC
TRACT E: 0.53 AC
TRACT F: 1.88 AC
PROVIDED UNDEVELOPABLE OPEN SPACE: 2.77 AC TOTAL
TRACT B: 2.77 AC

*OPEN SPACE TRACTS "A-F" TO BE OWNED & MAINTAINED BY HOA. COMMON AREA "A" WILL BE USED FOR STORMWATER DETENTION POND AND WILL BE OWNED & MAINTAINED BY HOA.

SITE PLAN NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 46' PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG THE EXTERNAL ROADS AND IS PROVIDED BY GREENVILLE WATER SYSTEM.
- ALL STREET LIGHTING WILL BE SUPPLIED BY DUKE ENERGY. LIGHT FIXTURES AND POLES WILL BE SIMILAR TO A DELUXE ACORN WITH A POLE STYLE OF A-B.
- 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.
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ALL WORK WITHIN THE PUBLIC R.O.W. SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
- CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CULMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCOT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.
- 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.
- GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT QUALITY PONDS OR DEVICES.
- PROPERTY LOCATED WITHIN A FLOODPLAIN BASED ON SURVEYORS INFORMATION (SEE THE C003 SHEETS).
- ALL STREET SIGNS ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS SET FORTH BY GREENVILLE COUNTY.
- CONTRACTOR TO PROVIDE TACTILE WARNING STRIPS AT ALL ADA CURB RAMPS PER DETAILS PROVIDED.
- PET WASTE STATIONS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL A HOA IS SET UP.
- AT WHICH POINT, THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE DEVICES.
- MAINTENANCE SHALL INCLUDE REGULAR INSPECTIONS AND DISPOSE OF CONTENTS ONCE CONTAINER IS 3/4TH FULL.



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Project Number: 2018-139
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Engineer of Record:

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Certificate of Authorization
SC 00012 - GA PERFORMERS
NC 00004 - AL 00000



SOUTHPOINTE COTTAGES
Single-Family Development
West Georgia & Sullivan Road
Greenville County, SC

REVISION	DATE	COMMENTS
1	08/04/2019	Revised for Permitting
2	08/04/2019	Revised for Permitting
3	08/04/2019	Revised for Permitting
4	08/04/2019	Revised for Permitting
5	08/04/2019	Revised for Permitting
6	08/04/2019	Revised for Permitting
7	08/04/2019	Revised for Permitting
8	08/04/2019	Revised for Permitting
9	08/04/2019	Revised for Permitting
10	08/04/2019	Revised for Permitting

OVERALL SITE PLAN

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