

SITE DATA

TAX MAP NO.: 094-00-00-074
094-00-00-075

TOTAL AREA: ±16.03 ACRES

ZONING: UNZONED

TOTAL LOTS: 19 LOTS (143' X 175' TYP.)

PROPOSED ROADWAY: ±1,301 LF (50' PUBLIC ROW)

SETBACKS (MEASURED FROM E.O.P.)

HUNTS BRIDGE ROAD: 40'
FRONT SETBACK: 30'
SIDE SETBACK: 10'
SECONDARY SIDE: 30'
REAR SETBACK: 10'

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG HUNTS BRIDGE ROAD PROVIDED BY GREENVILLE WATER.
- ALL LOTS WILL BE SERVED BY SEPTIC SEWER.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 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" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- LAURENS COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W.
- ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT(S).
- ALL NEW ROADWAYS SHALL HAVE 20' MIN. PAVED WIDTH WITH 40' MIN. RADI IN CUL-DE-SACS.
- ACCORDING TO FEMA PANEL 46059C0075C EFF. DATE 08/16/2012, THIS SITE DOES NOT EXIST IN A FLOODPLAIN.
- SITE WILL BE SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.

DEVELOPER

COMPANY: STP DEVELOPMENT, LLC
ADDRESS: 220 DRAKE CIRCLE
IWA, SC 29615
PHONE: 864-326-4202
CONTACT: TOBY DAVIDSON
EMAIL: TDAVIDSON@STPDVELOPMENT.COM

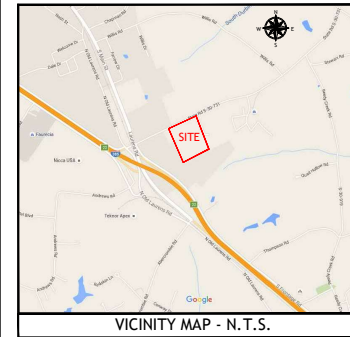
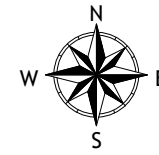
CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL J. HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- PROPOSED WATER MAIN

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Project Number: 2020-154
Date: 07/14/2020
Drawing Scale: AS NOTED
Date of Project: 11/20/2020
Engineer of Record:

Paul J. Harrison, P.E.
North Carolina Professional Engineer
No. 34234
11/21/2020

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Certificates of Authorization
SC 034234 - CA 11/21/2020
NC 034234 - CA 11/21/2020

HUNTS BRIDGE ESTATES
(SFR Subdivision - Preliminary)
Hunts Bridge Road & S Frontage Road
Laurens County, SC



REVISION
DATE
BY
REVISION
DATE
BY

Preliminary Plat

PP-1

PRELIMINARY

Hunts Bridge Estates

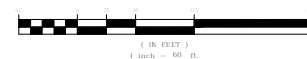
Developer
STP Development, LLC
Toby Davidson
220 Drake Circle
Iva, SC 29651
864-326-4202

Engineer
Bluewater Civil Design, LLC
Paul J. Harrison, P.E.
718 Lowndes Hill Road
Greenville, SC 29607
864-326-4202

Total Acreage: ±16.03 AC Zoning: Unzoned

Number of Lots: 19 Lots New Public Road: ±1,301 LF

GRAPHIC SCALE



Know what's below.
Call before you dig.