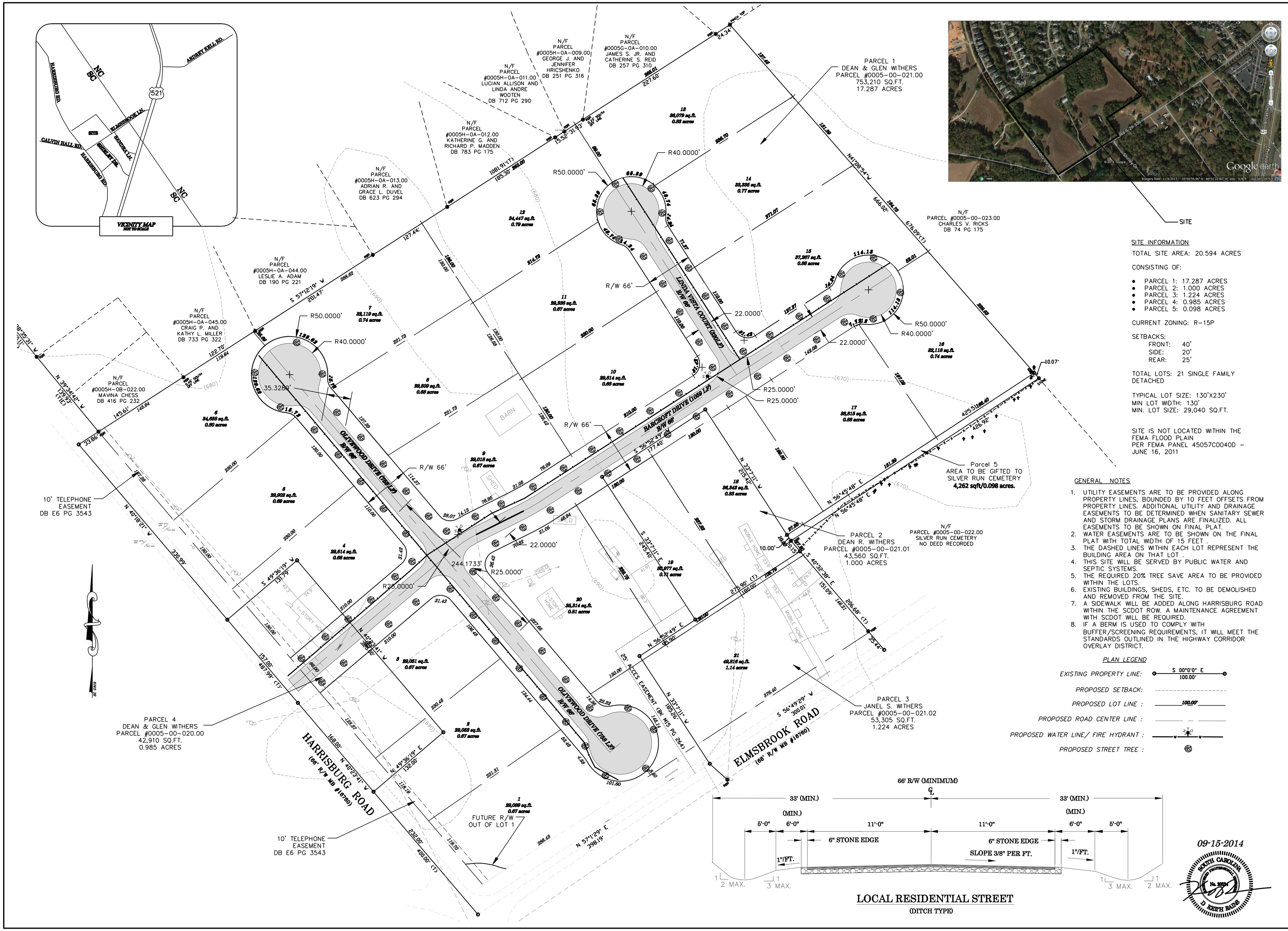

SITE INFORMATION

TOTAL SITE AREA: 20.594 ACRES

CONSISTING OF:

- PARCEL 1: 17.287 ACRES
- PARCEL 2: 1.000 ACRES
- PARCEL 3: 1.224 ACRES
- PARCEL 4: 0.985 ACRES
- PARCEL 5: 0.098 ACRES

CURRENT ZONING: R-15P

SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 25'

TOTAL LOTS: 21 SINGLE FAMILY DETACHED

TYPICAL LOT SIZE: 130'X230'
MIN LOT WIDTH: 130'
MIN. LOT SIZE: 29,040 SQ.FT.

SITE IS NOT LOCATED WITHIN THE FEMA FLOOD PLAIN PER FEMA PANEL 45057C0040D – JUNE 16, 2011

GENERAL NOTES

1. UTILITY EASEMENTS ARE TO BE PROVIDED ALONG PROPERTY LINES, BOUNDED BY 10 FEET OFFSETS FROM PROPERTY LINES. ADDITIONAL UTILITY AND DRAINAGE EASEMENTS TO BE DETERMINED WHEN SANITARY SEWER AND STORM DRAINAGE PLANS ARE FINALIZED. ALL EASEMENTS TO BE SHOWN ON FINAL PLAT.
2. WATER EASEMENTS ARE TO BE SHOWN ON THE FINAL PLAT WITH TOTAL WIDTH OF 15 FEET .
3. THE DASHED LINES WITHIN EACH LOT REPRESENT THE BUILDING AREA ON THAT LOT .
4. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEPTIC SYSTEMS.
5. THE REQUIRED 20% TREE SAVE AREA TO BE PROVIDED WITHIN THE LOTS.
6. EXISTING BUILDINGS, SHEDS, ETC. TO BE DEMOLISHED AND REMOVED FROM THE SITE.
7. A SIDEWALK WILL BE ADDED ALONG HARRISBURG ROAD WITHIN THE SCDOT ROW. A MAINTENANCE AGREEMENT WITH SCDOT WILL BE REQUIRED.
8. IF A BERM IS USED TO COMPLY WITH BUFFER/SCREENING REQUIREMENTS, IT WILL MEET THE STANDARDS OUTLINED IN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.

PLAN LEGEND

EXISTING PROPERTY LINE: S 00°0'0" E 100.00'
PROPOSED SETBACK:
PROPOSED LOT LINE : 100.00'
PROPOSED ROAD CENTER LINE :
PROPOSED WATER LINE/ FIRE HYDRANT :
PROPOSED STREET TREE :

DKR

KEITH RAINS, PE
3325 HARMONY ROAD
CATAWBA, SC 29704
803-493-2595

SURVEY DATE: JULY 30, 2014
DRAWING SCALE: 1" = 60'
JOB NUMBER: 0103
DRAWN BY: DKR
CHECKED BY: DKR

GRAPHIC SCALE
60 0 30 60

PROJECT
PRELIMINARY PLAT
BRENTWOOD SUBDIVISION
LANCASTER COUNTY, SC
ESSEX HOMES
13310-A SOUTH RIDGE DR.
CHARLOTTE, NC 28278