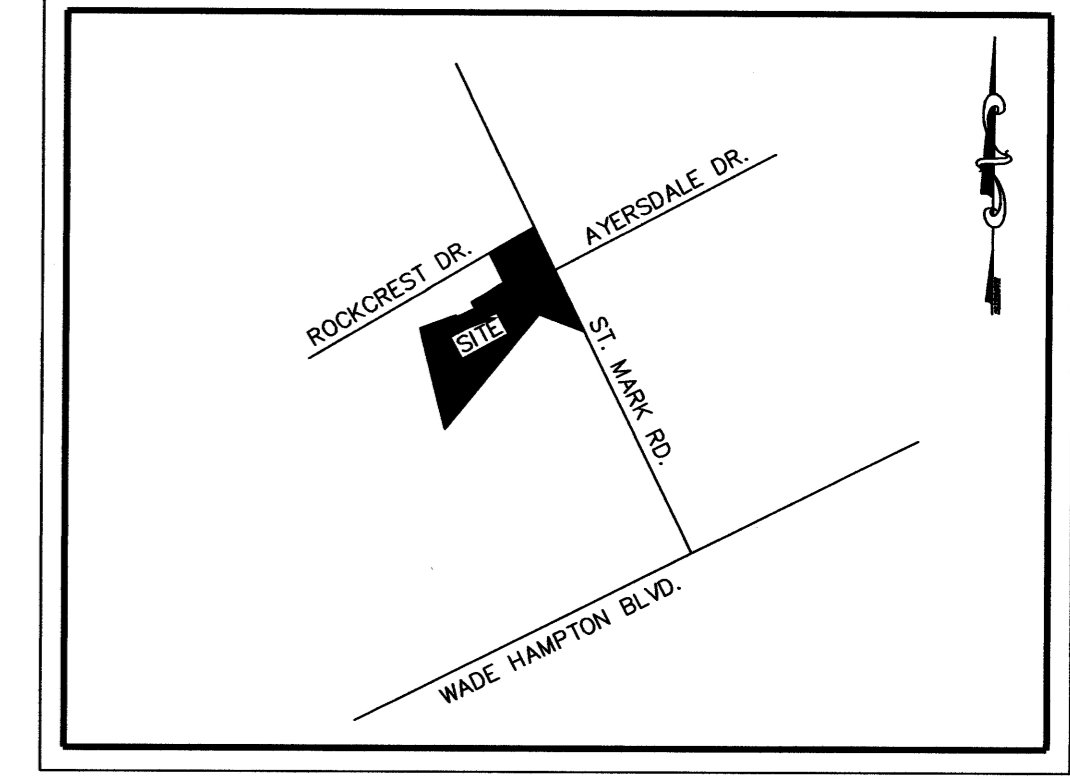
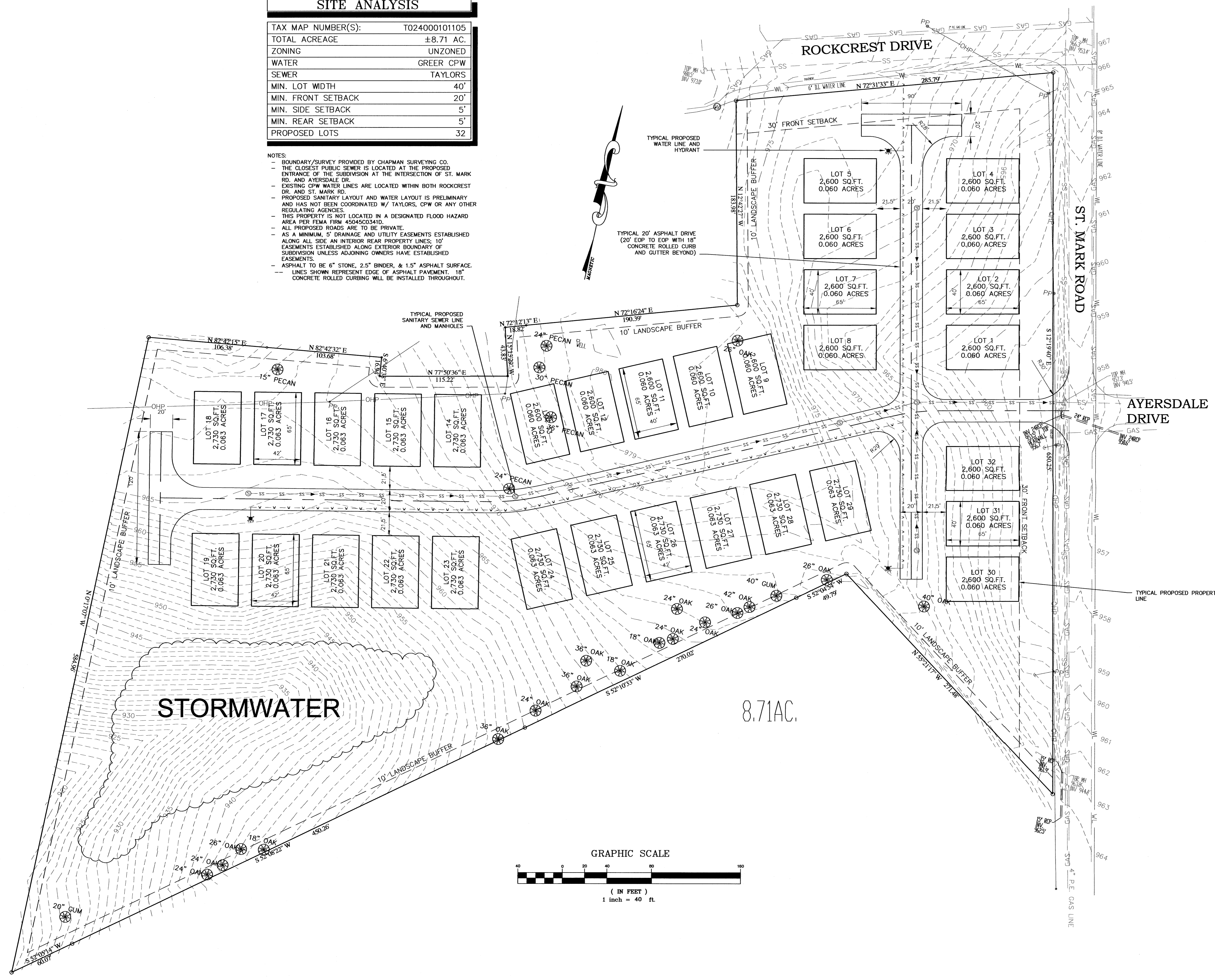


SITE ANALYSIS

TAX MAP NUMBER(S):	T024000101105
TOTAL ACREAGE	±8.71 AC.
ZONING	UNZONED
WATER	GREER CPW
SEWER	TAYLORS
MIN. LOT WIDTH	40'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	5'
PROPOSED LOTS	32

- NOTES:
- BOUNDARY/SURVEY PROVIDED BY CHAPMAN SURVEYING CO.
 - THE CLOSEST PUBLIC SEWER IS LOCATED AT THE PROPOSED ENTRANCE OF THE SUBDIVISION AT THE INTERSECTION OF ST. MARK RD. AND AYERSDALE DR.
 - EXISTING CPW WATER LINES ARE LOCATED WITHIN BOTH ROCKCREST DR. AND ST. MARK RD.
 - PROPOSED SANITARY LAYOUT AND WATER LAYOUT IS PRELIMINARY AND HAS NOT BEEN COORDINATED W/ TAYLORS, CPW OR ANY OTHER REGULATING AGENCIES.
 - THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM 45045C0341D.
 - ALL PROPOSED ROADS ARE TO BE PRIVATE.
 - AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
 - ASPHALT TO BE 6" STONE, 2.5" BINDER, & 1.5" ASPHALT SURFACE.
 - LINES SHOWN REPRESENT EDGE OF ASPHALT PAVEMENT. 18" CONCRETE ROLLED CURBING WILL BE INSTALLED THROUGHOUT.



VICINITY MAP

2012-112

Preliminary Plat

ST. MARK COTTAGES

OWNER/DEVELOPER - GREG SHERK
 156 B HIGHLAND WAY
 TAYLORS, SC 29687

ERIK HORTON
 BLUE LINE CONSULTING, LLC
 4503 N. HWY. 14
 GREER, SC 29651
 ENGINEER

No. ACRES: ±8.71 MILES OF NEW ROAD: ±0.23 MILES
 LOTS: 32 DATE: 06/28/2012

