



OPEN SPACE REQUIRED
 (71.38 AC x 0.15) = 10.70 AC
 50% R-15 MUST BE BUILDABLE
 BUILDABLE OPEN SPACE REQUIRED: MIN: 5.35 AC
 NON-BUILDABLE OPEN SPACE REQUIRED: MAX: 5.35 AC
 OPEN SPACE PROVIDED
 BUILDABLE OPEN SPACE PROVIDED: 5.62 AC
 NON-BUILDABLE OPEN SPACE PROVIDED: 5.62 AC
 TOTAL OPEN SPACE PROVIDED: 11.25 AC

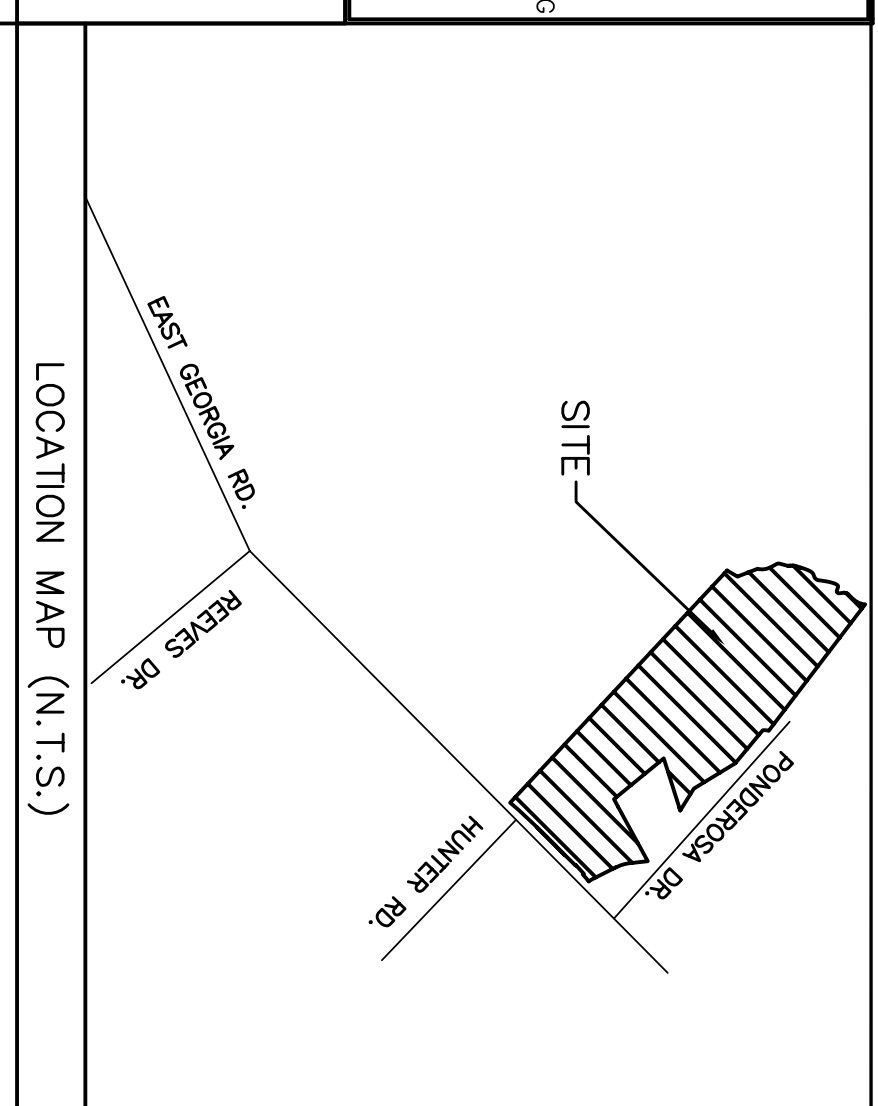
- BUILDABLE OPEN SPACE
 - NON-BUILDABLE OPEN SPACE
 - COMMUNITY AREA NOT COUNTED TOWARDS TOTAL OPEN SPACE

GREENVILLE COUNTY GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 44' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE COUNTY ENGINEER 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.
5. MAINTENANCE OF THE DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

SETBACKS (FOR CLUSTER DEVELOPMENTS):

1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.
3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.



*****CAUTION*****

PALMETTO UTILITY LOCATION SERVICE
 3 DAYS BEFORE DIGGING CALL
 TOLL FREE 1-800-922-0983

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION OF UTILITIES BY THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION OF UTILITIES.

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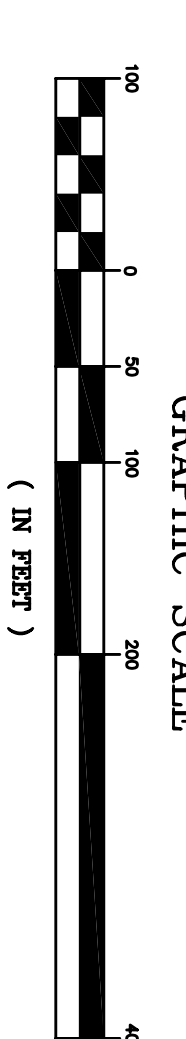
BRIDGEWATER

TYPE OF DEVELOPMENT: R-15 (CLUSTER)

OWNER
 RGS GRADING, INC.
 132 PILGRIM ROAD
 GREENVILLE, SC 29607
 864-801-3129

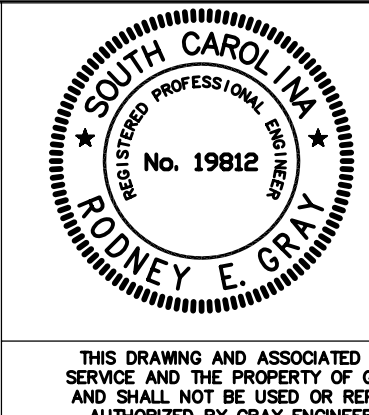
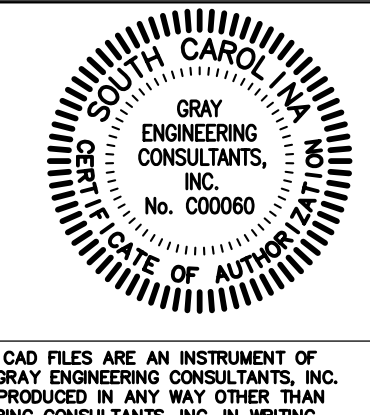
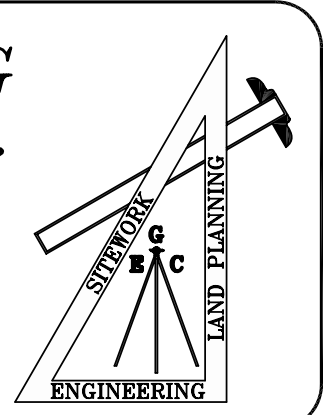
ENGINEER
 GRAY ENGINEERING CONSULTANTS, INC.
 132 PILGRIM ROAD
 GREENVILLE, SC 29607
 864-297-3027

NO. OF ACRES: 71.31 AC
 NO. OF LOTS: 297
 MILES OF NEW ROAD: 1.96 MI.
 DATE: APRIL 27, 2006



GRAY ENGINEERING CONSULTANTS, INC.
 engineering · sitework · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607
 PH: (864) 297-3027 · FAX: (864) 297-5187
 GRAY @ GRAYENGINEERING.COM



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NO.	DATE	BY	REVISION
A	4/26/06	REG	SUBMITTED TO COUNTY FOR REVIEW AND APPROVAL

BRIDGEWATER
 EAST GEORGIA ROAD
 GREENVILLE COUNTY, SC

STAKEOUT PLAN

SHEET
CV-1
 DRAWN BY: DWE
 CHECKED BY: REG
 PROJECT DATE: 4/5/06
 SCALE: 1"=100'
 JOB NO.: 280012
 PLOT DATE: 05/01/06

280013-PRERL.DWG