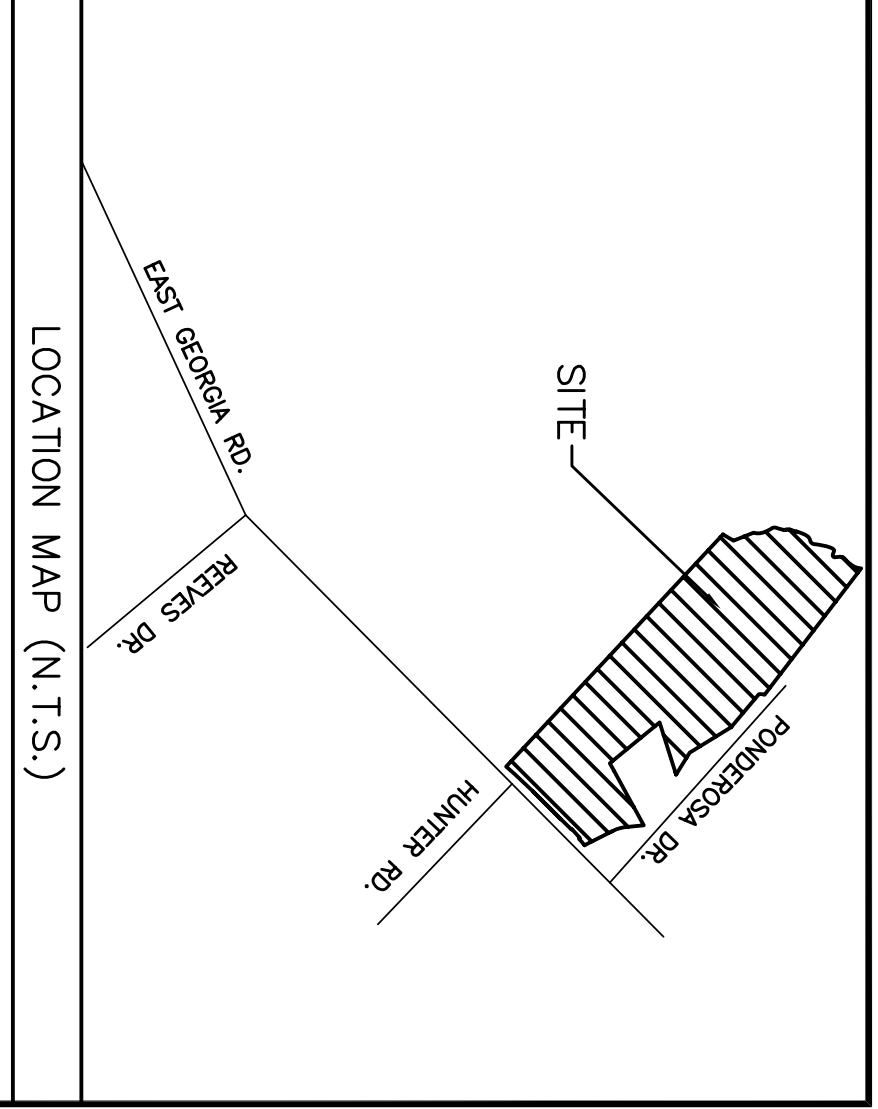


- GREENVILLE COUNTY GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 2. ALL NEW ROADS WILL HAVE A 44' R/W.
 3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR PROPERTY LINES AND ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED FOR THIS PROJECT AND IS ATTACHED TO THIS PLAN. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.
 5. PREPARED AND APPROVED FOR THAT PROPERTY.

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

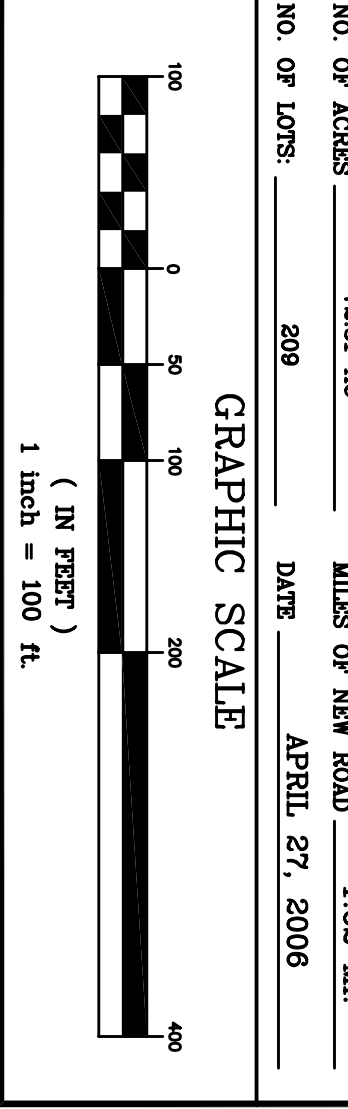


TM# 0560030100603
TM# 0560030100600

BRIDGEWATER
TYPE OF DEVELOPMENT: R-15 (CLUSTER)

OWNER: RGS GRADING, INC.
PHILIP S. RYAN, P.E.
1500 W. GREENVILLE BLVD.
GREENVILLE, SC 29607
864-801-5129

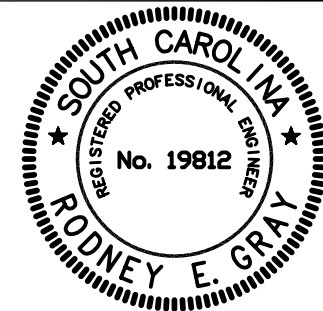
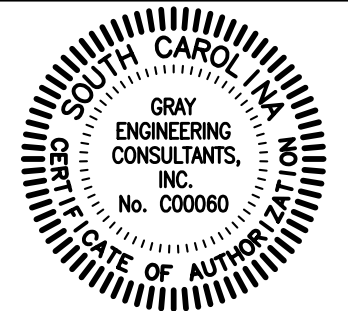
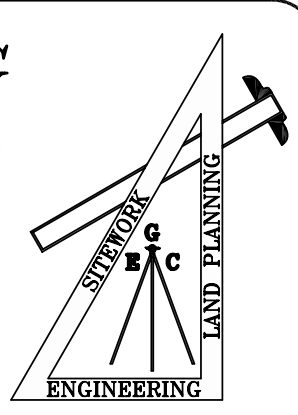
ENGINEER: GRAY ENGINEERING
ROBERT GRAY, P.E.
1500 W. GREENVILLE BLVD.
GREENVILLE, SC 29607
864-297-3027



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

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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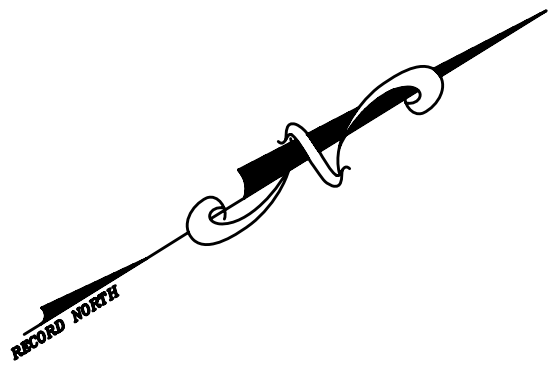
PRELIMINARY PLAT

BRIDGEWATER

EAST GEORGIA ROAD
GREENVILLE COUNTY, SC

DRAWN BY: BWE
CHECKED BY: REG
PROJECT DATE: 4/5/06
SCALE: 1"=100'
JOB NO.: 280012
PLOT DATE: 06/05/06

SHEET
PR-1
280013-CV.DWG

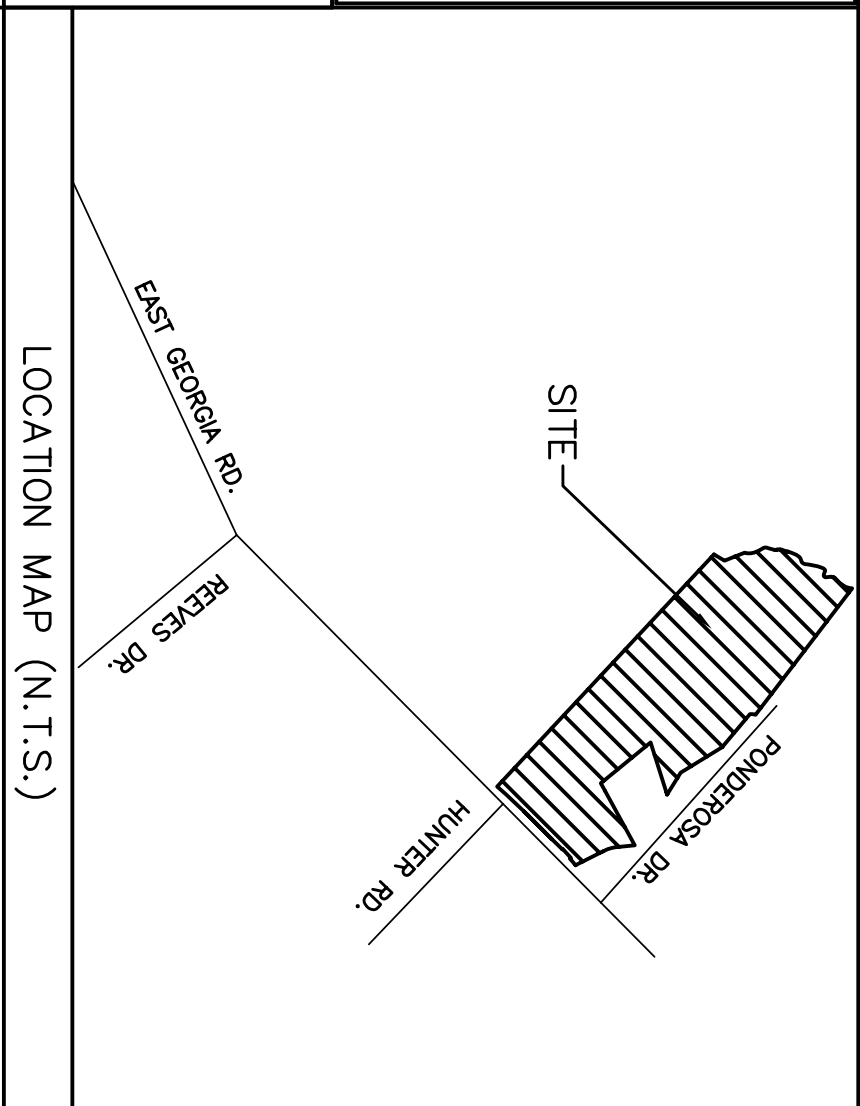


OPEN SPACE REQUIRED
 (72.51 AC x 0.15) = 10.88 AC
 50% R-15 MUST BE BUILDABLE
 BUILDABLE OPEN SPACE REQUIRED: MIN:5.44 AC
 NON-BUILDABLE OPEN SPACE REQUIRED: MAX:5.44 AC
 OPEN SPACE PROVIDED

BUILDABLE OPEN SPACE PROVIDED: 6 AC
 NON-BUILDABLE OPEN SPACE PROVIDED: 7.54 AC
 TOTAL OPEN SPACE PROVIDED: 13.54 AC
 BUILDABLE OPEN SPACE
 NON-BUILDABLE 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 ALONG ALL EXTERIOR PROPERTY LINES AND ALL DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROJECT AND SHALL BE SUBMITTED AND APPROVED WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 5. MAINTENANCE OF THE DETENTION AREA.

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



BRIDGEWATER
 TYPE OF DEVELOPMENT: R-15 (CLUSTER)

OWNER: **RCS GRADING, INC.**
 CHRIS SPRENG
 1500 W. GREENE ST.
 GREENVILLE, SC 29607
 864-801-5129

ENGINEER: **GRAY ENGINEERING CONSULTANTS, INC.**
 RODNEY E. GRAY, P.E.
 132 PILGRIM ROAD
 GREENVILLE, SC 29607
 864-297-3027

NO. OF ACRES: 72.51 AC MILES OF NEW ROAD: 1.62 MI.
 NO. OF LOTS: 209 DATE: APRIL 27, 2006

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

TM# 0560030100603
 TM# 0560030100600

PRELIMINARY PLAT

BRIDGEWATER

EAST GEORGIA ROAD
 GREENVILLE COUNTY, SC

DRAWN BY: **BWE**
 CHECKED BY: **REG**
 PROJECT DATE: 4/5/06
 SCALE: 1"=100'
 JOB NO.: 280012
 PLOT DATE: 06/05/06

PR-2
 SHEET
 280013-CV.DWG

NO. OF ACRES: 72.51 AC MILES OF NEW ROAD: 1.62 MI.
 NO. OF LOTS: 209 DATE: APRIL 27, 2006

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

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

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

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