

## SITE DATA

TAX MAP NO.: P/O 0648010103502

LAND AREA: ±58.15

ZONING: UNZONED

SETBACKS:  
PINE LOG FORD ROAD: 30'  
LOCUST HILL ROAD: 40'  
SANDY FLAT ROAD: 30'  
FRONT SETBACK: 20'  
SIDE SETBACK: 5'  
REAR SETBACK: 5'

TOTAL ROADWAY: 560 LF (20' PAVED W/  
42' PUBLIC R.O.W.)  
3,410 LF (22' PAVED W/  
44' PUBLIC R.O.W.)

PROPOSED LOTS: 56 LOTS (25,000 S.F. MIN.)

**DIMENSION NOTE:**  
ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED  
FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.

## SITE LEGEND

- ASPHALT PAVEMENT SECTION
- UNDEVELOPED AREA A (COMMON AREA)
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD
- NATURAL/LANDSCAPED BUFFER LINE

### GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 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 HAS BEEN PREPARED FOR THIS PROPERTY 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."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 42' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG LOCUST HILL ROAD - PROVIDED BY BLUE RIDGE RURAL WATER.
- GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

### NOTE:

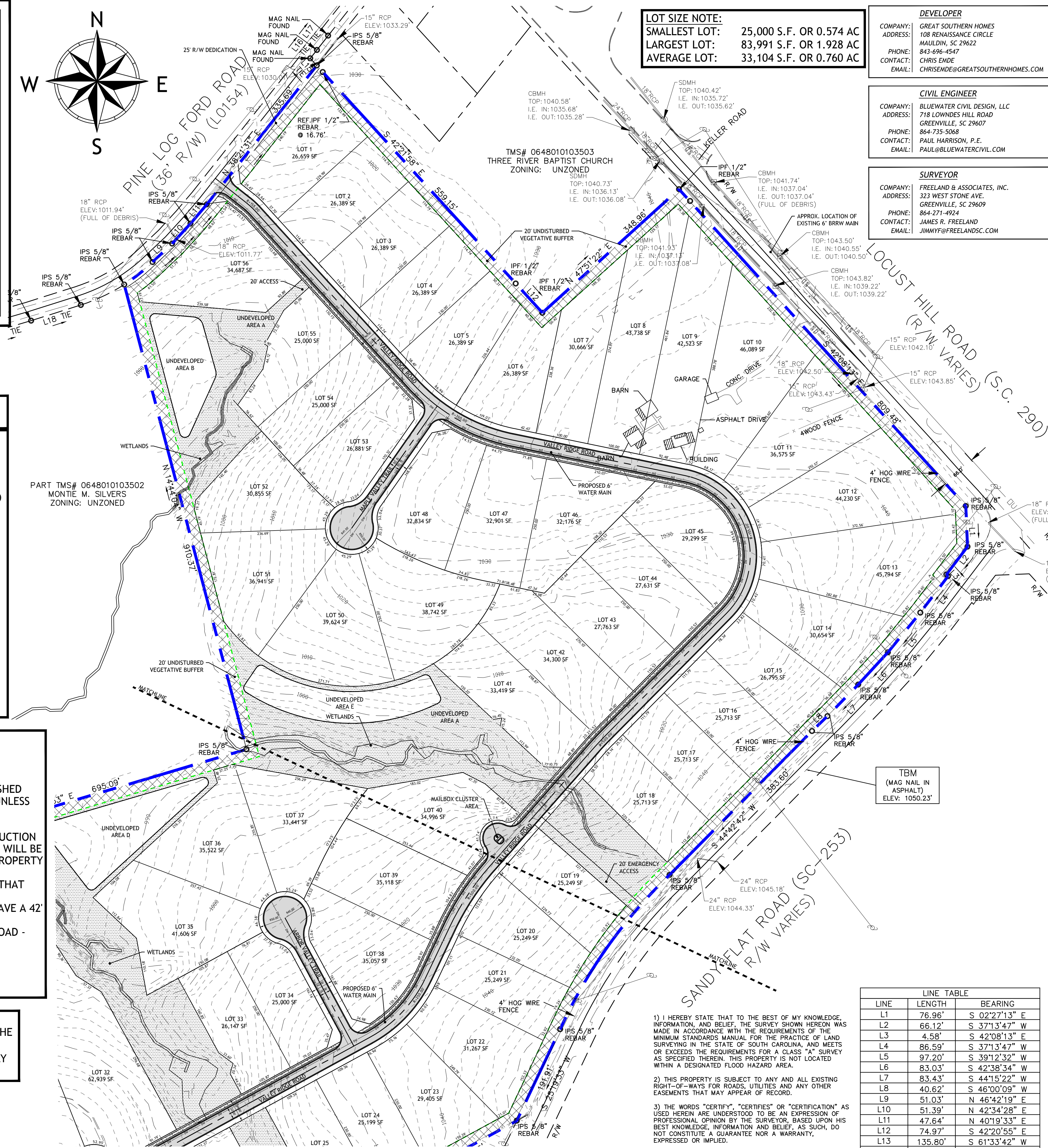
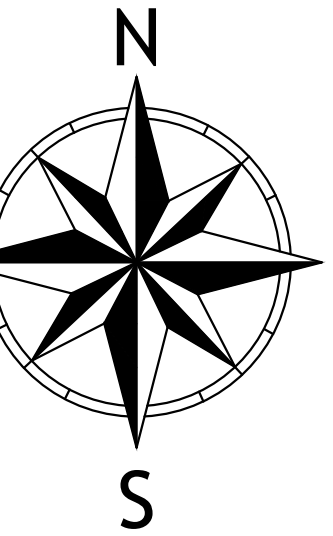
ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

### NOTE:

ALL LOTS WILL BE SERVED BY PRIVATE SEPTIC SYSTEMS.

### UNDEVELOPED AREA NOTE:

UNDEVELOPED AREA A: UNDEVELOPED COMMON AREA OWNED & MAINTAINED BY H.O.A.  
UNDEVELOPED AREA B-E: STORMWATER DETENTION PONDS OWNED & MAINTAINED BY H.O.A.



**LOT SIZE NOTE:**  
SMALLEST LOT: 25,000 S.F. OR 0.574 AC  
LARGEST LOT: 83,991 S.F. OR 1.928 AC  
AVERAGE LOT: 33,104 S.F. OR 0.760 AC

### DEVELOPER

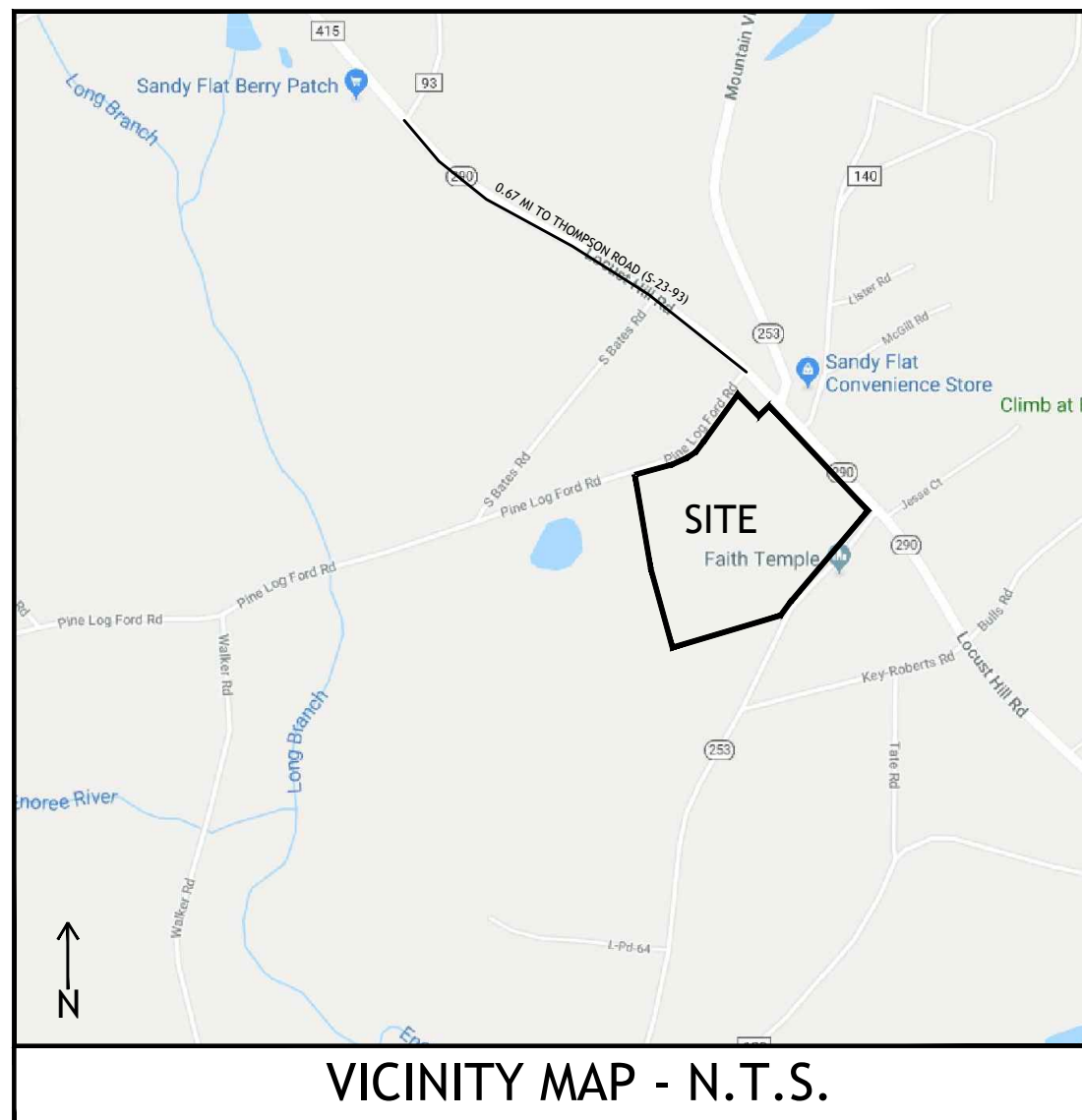
COMPANY: GREAT SOUTHERN HOMES  
ADDRESS: 108 RENAISSANCE CIRCLE  
MAULDIN, SC 29622  
PHONE: 843-696-4547  
CONTACT: CHRIS EMDE  
EMAIL: CHRISEMDE@GREATSOUTHERNHOMES.COM

### CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-735-5068  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

### SURVEYOR

COMPANY: FREELAND & ASSOCIATES, INC.  
ADDRESS: 323 WEST STONE AVE.  
GREENVILLE, SC 29609  
PHONE: 864-271-4924  
CONTACT: JAMES R. FREELAND  
EMAIL: JIMMY@FREELANDSC.COM



VICINITY MAP - N.T.S.

Project Number: 2018-058  
DWG Name: Echo Valley PP.dwg  
Drawing Scale: 1" = 100'  
Date of Project: 07/2018  
Engineer of Record:

**ECHO VALLEY**  
(SFR Subdivision - Preliminary)  
Pine Log Ford Road & Locust Hill Road  
Travelers Rest, SC



REVISION	DATE	ISSUE COMMENT
A	07/05/2018	Issued Preliminary Plat
B	07/19/2018	Revised per SAC Comments
C	10/01/2018	Revised Lot Sizes

## PRELIMINARY

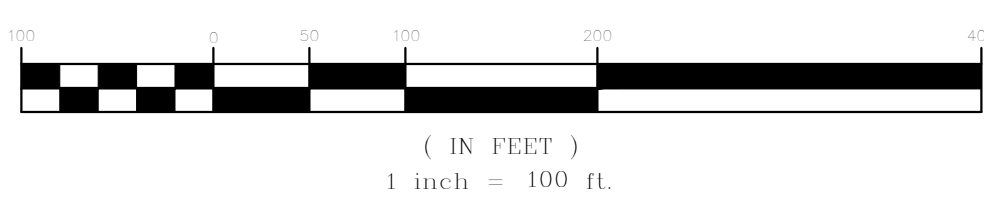
## ECHO VALLEY SUBDIVISION

<b>Developer</b> Great Southern Homes Chris Emde 108 Renaissance Circle Mauldin, SC 29622 843-696-4547	<b>Engineer</b> Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068
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Total Acreage: ±58.15 Ac. Existing Zoning: Unzoned

Number of Lots: 56 Lots New Roadway: 3,970 LF

### GRAPHIC SCALE



Preliminary Plat  
(Sheet 1 of 2)

PP-1A

**R.O.W. NOTE:**  
ALL WORK WITHIN THE EXISTING R.O.W. (PINE LOG FORD ROAD, LOCUST HILL ROAD, & SANDY FLAT ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	949.05'	360.32'	182.35'	358.16'	S 35°20'05" W
C2	343.97'	68.64'	34.43'	68.52'	N 51°30'41" E
C3 TIE	343.97'	91.13'	45.83'	90.86'	N 64°49'04" E
C4 TIE	6245.37'	181.09'	90.55'	181.08'	N 74°55'17" E

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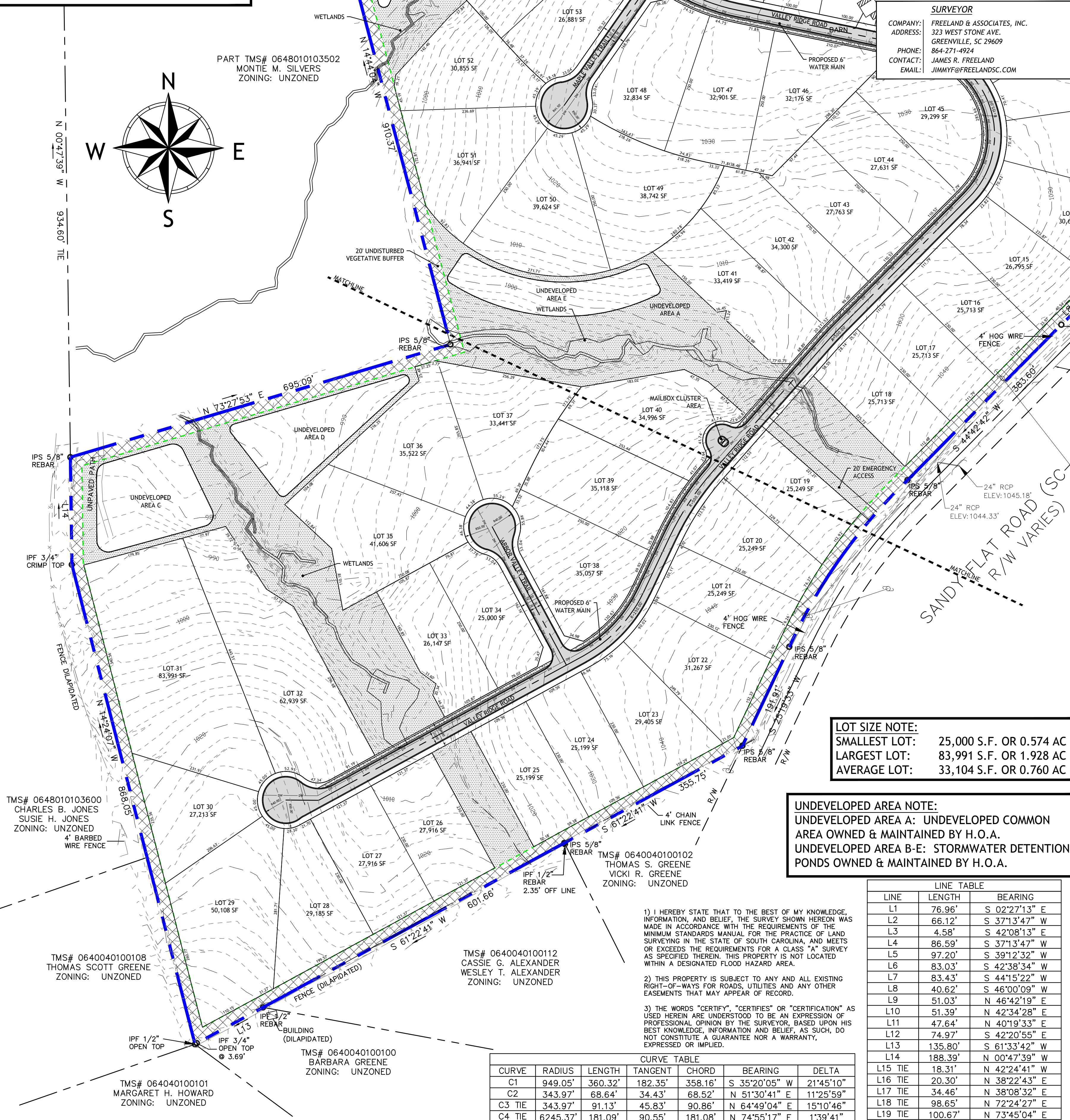
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## TRAFFIC NOTE:

CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CALMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCDOT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.

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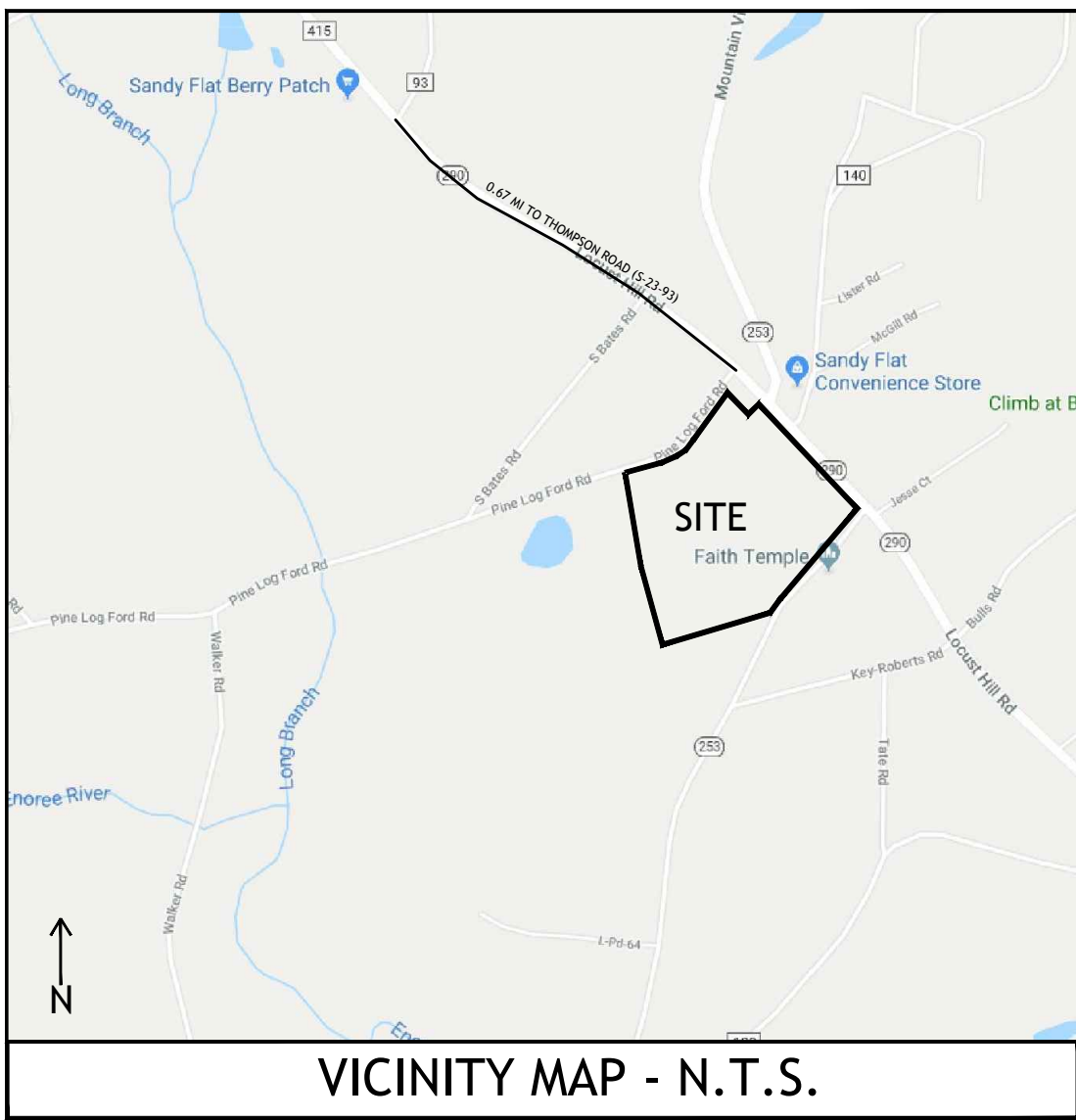
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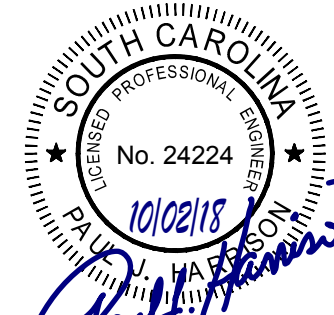
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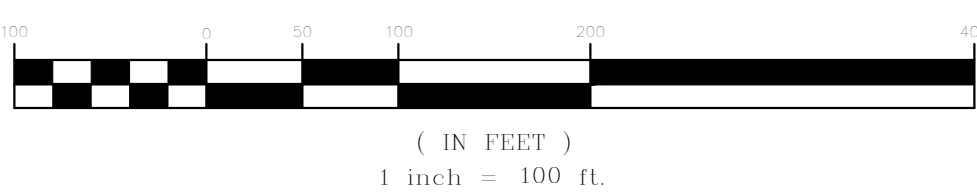
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(Sheet 2 of 2)

PP-1B