

SITE DATA

TAX MAP NO.: P/O 0648010103502

LAND AREA: ±58.15

ZONING: UNZONED

DENSITY: 0.96 LOTS/ACRE

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: ± 557 LF (20' PAVED W/
42' PUBLIC R.O.W.)
± 3,073 LF (22' PAVED W/
44' PUBLIC R.O.W.)

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

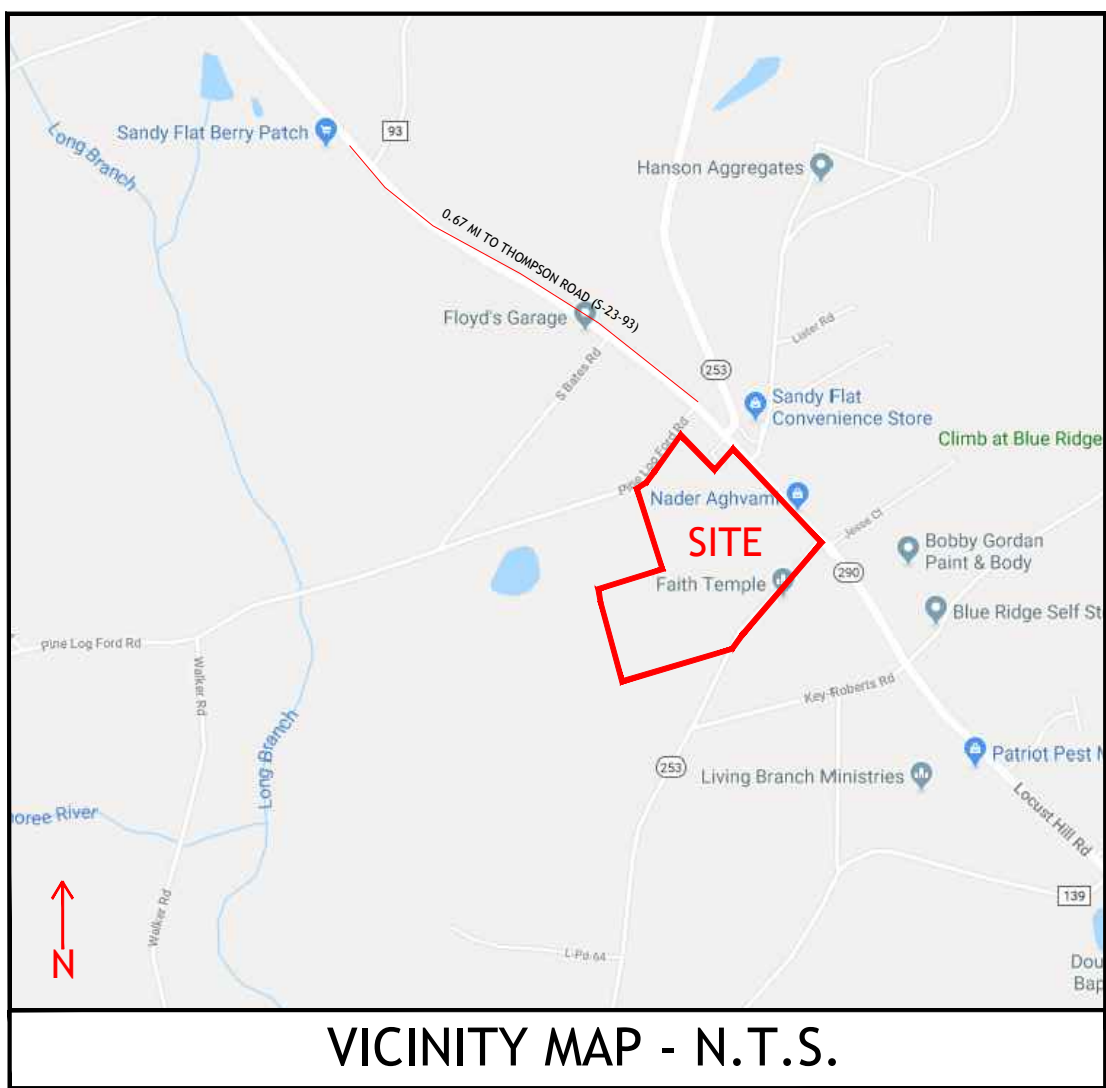
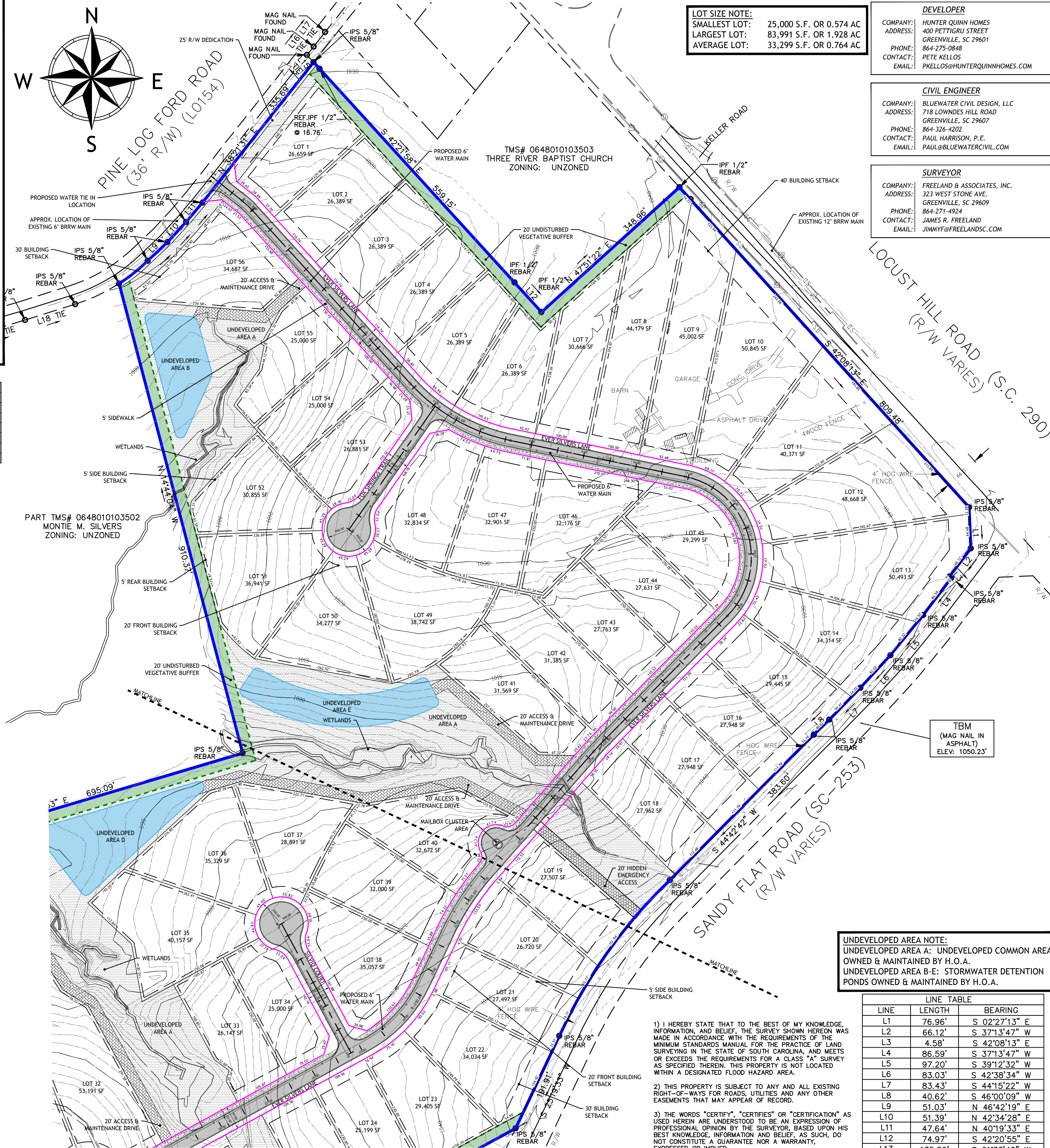
Parcel Table	Parcel Table	Parcel Table	Parcel Table	Parcel Table	Parcel Table
Parcel #	Area	Parcel #	Area	Parcel #	Area
1	26659.19	11	40371.09	21	27497.07
2	26389.36	12	48668.40	22	34034.14
3	26389.36	13	50492.79	23	29405.20
4	26389.36	14	34314.44	24	25199.24
5	26389.36	15	29444.84	25	25199.24
6	26389.36	16	27948.45	26	27915.86
7	30666.15	17	27948.45	27	27915.86
8	44178.65	18	27962.09	28	29185.17
9	45002.19	19	27507.49	29	50107.95
10	50845.00	20	26720.34	30	27213.24

SITE LEGEND

	ASPHALT PAVEMENT SECTION
	20' VEGETATIVE BUFFER
	SIDEWALK
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	FLOODPLAIN
	PROPOSED R/W
	PROPOSED E.O.P.
	PROPOSED C/L ROAD
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG PINE LOG FORD ROAD PROVIDED BY BLUE RIDGE RURAL WATER COMPANY.
- ALL LOTS WILL BE SERVED BY PRIVATE SEPTIC SYSTEMS. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 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" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- GREENVILLE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 42' MIN. PUBLIC R.O.W.
- SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
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- ACCORDING TO FEMA PANEL 45045C0362E EFF. DATE 08/18/2014, NO FLOODPLAIN EXISTS ON THIS SITE.
- SITE HAS BEEN SURVEYED USING STATE PLANE COORDINATES.

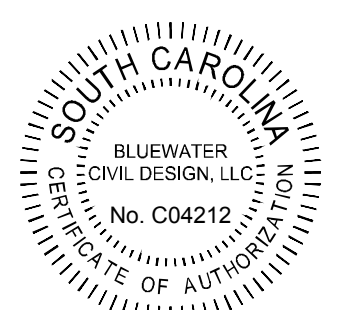


Project Number: 2020-116
Dwg Name: Double Springs Farm
PP-1.dwg
Drawing Scale: 1" = 100'
Date of Project: 10/2020
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PEF 24224
North Carolina PEF 038371

bluewater civil design, llc
bluewatercivil.com • info@bluewatercivil.com
718 Lowndes Hill Road • Greenville, SC 29607

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

DOUBLE SPRINGS FARM
(SFR Subdivision - Preliminary)
Pine Log Ford Road & Locust Hill Road
Taylors, SC 29687



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	10/06/2020	Issued Preliminary Plat

PRELIMINARY

DOUBLE SPRINGS FARM SUBDIVISION

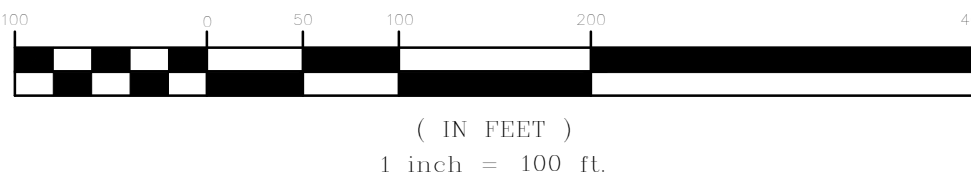
Developer: Hunter Quinn Homes
Pete Kellos
400 Pettigru Street
Greenville, SC 29601
864-275-0848

Engineer: Bluewater Civil Design, LLC
Paul J. Harrison, P.E.
718 Lowndes Hill Road
Greenville, SC 29607
864-326-4202

Total Acreage: ±58.15 Ac. Existing Zoning: Unzoned

Number of Lots: 56 Lots New Roadway: ± 3,630 LF

GRAPHIC SCALE



Preliminary Plat
(Sheet 1 of 2)

PP-1A

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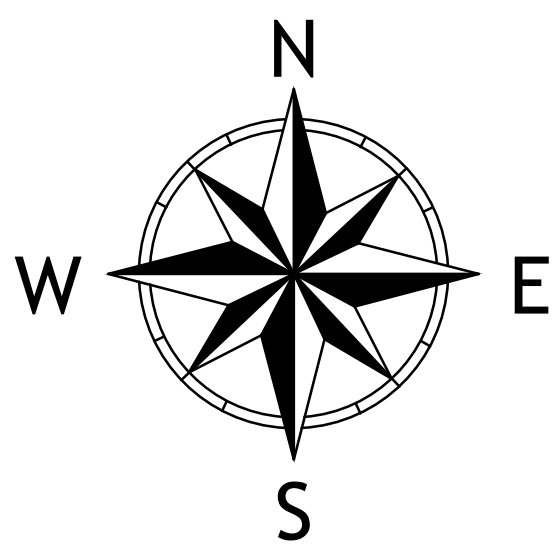
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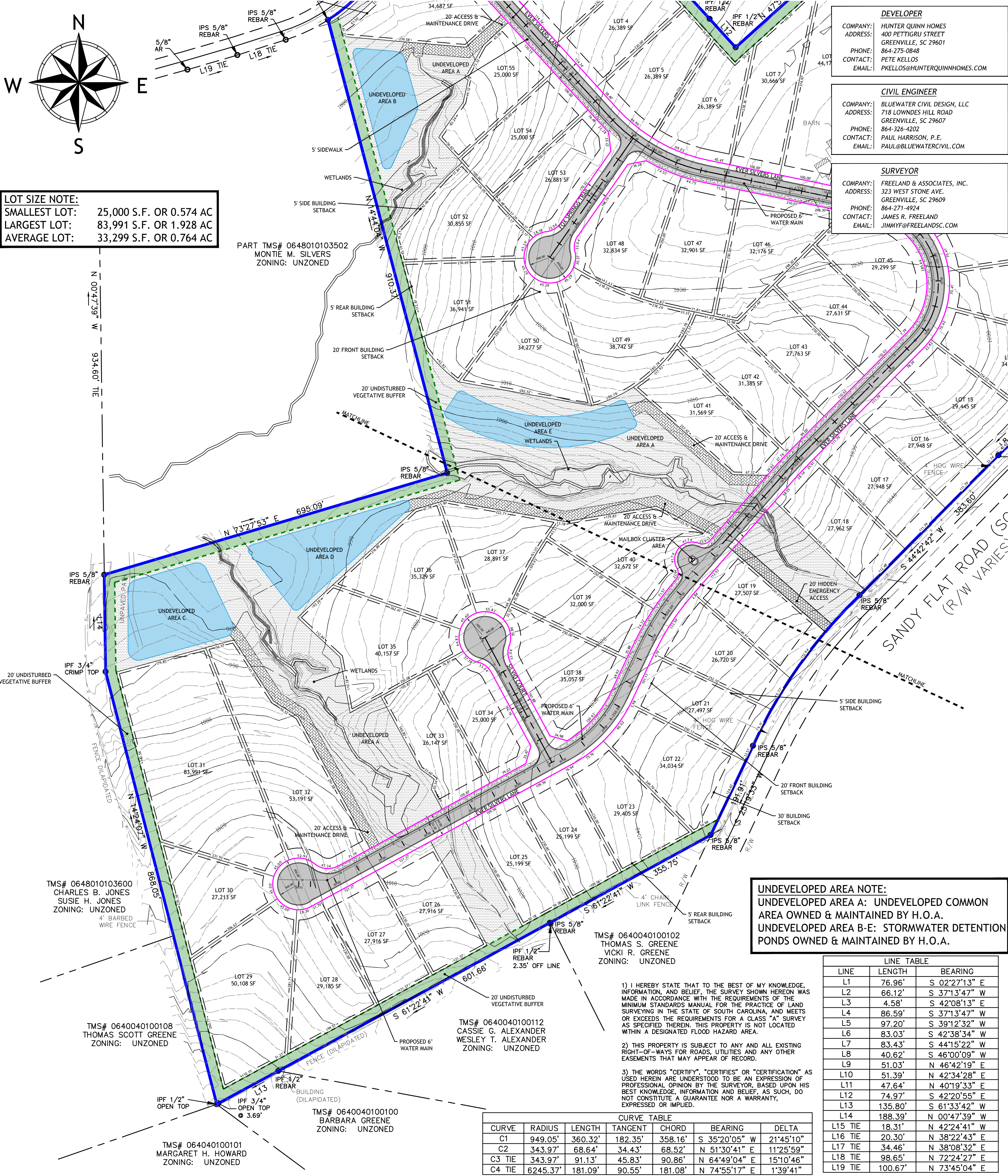
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LOT SIZE NOTE:
SMALLEST LOT: 25,000 S.F. OR 0.574 AC
LARGEST LOT: 83,991 S.F. OR 1.928 AC
AVERAGE LOT: 33,299 S.F. OR 0.764 AC

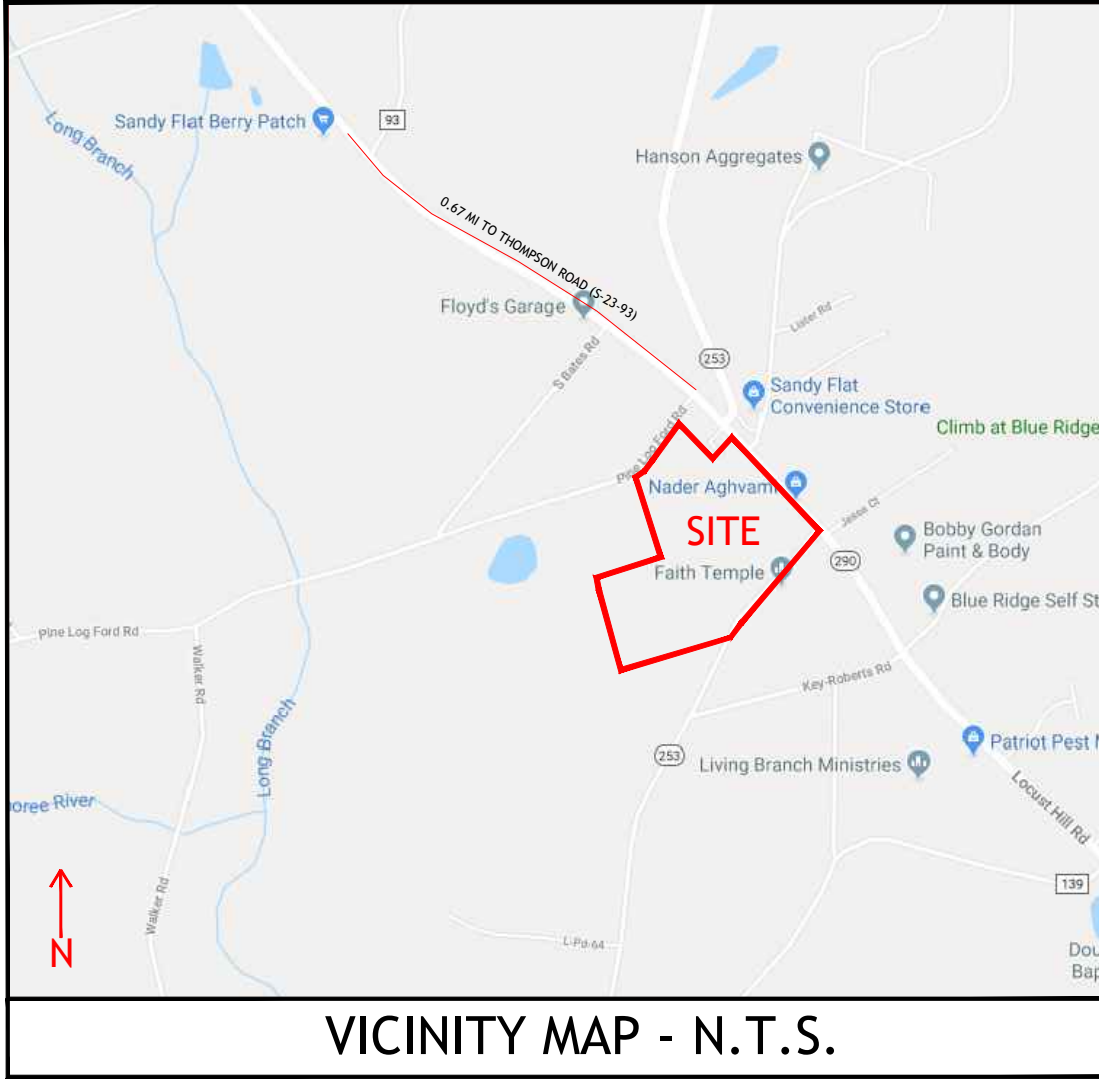


UNDEVELOPED AREA NOTE:
UNDEVELOPED AREA A: UNDEVELOPED COMMON AREA OWNED & MAINTAINED BY H.O.A.
UNDEVELOPED AREA B-E: STORMWATER DETENTION PONDS OWNED & MAINTAINED BY H.O.A.

LINE	LENGTH	BEARING
L1	76.96'	S 02°27'13" E
L2	66.12'	S 37°13'47" W
L3	4.58'	S 42°08'13" E
L4	86.59'	S 37°13'47" W
L5	97.20'	S 39°12'32" W
L6	83.03'	S 42°38'34" W
L7	83.43'	S 44°15'22" W
L8	40.62'	S 46°00'09" W
L9	51.03'	N 46°42'19" E
L10	51.39'	N 42°34'28" E
L11	47.64'	N 40°19'33" E
L12	74.97'	S 42°20'55" E
L13	135.80'	S 61°33'42" W
L14	188.39'	N 00°47'39" W
L15 TIE	18.31'	N 42°24'41" W
L16 TIE	20.30'	N 38°22'43" E
L17 TIE	34.46'	N 38°08'32" E
L18 TIE	98.65'	N 72°24'27" E
L19 TIE	100.67'	N 73°45'04" E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	949.05'	360.32'	182.35'	358.16'	S 35°20'05" W	21°45'10"
C2	343.97'	68.64'	34.43'	68.52'	N 51°30'41" E	11°25'59"
C3 TIE	343.97'	91.13'	45.83'	90.86'	N 64°49'04" E	15°10'46"
C4 TIE	6245.37'	181.09'	90.55'	181.08'	N 74°55'17" E	1°39'41"

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VICINITY MAP - N.T.S.

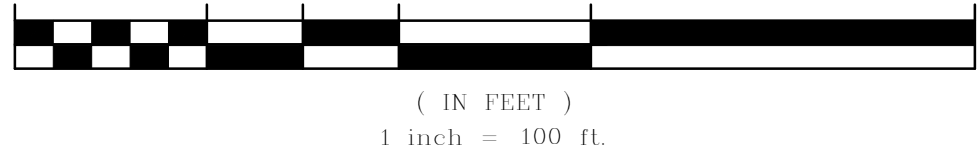
PRELIMINARY

DOUBLE SPRINGS FARM SUBDIVISION

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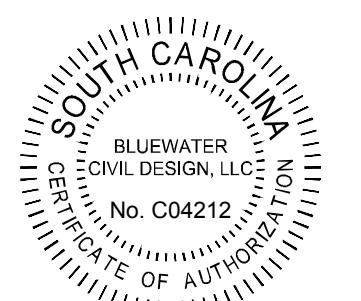
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Preliminary Plat
(Sheet 2 of 2)

PP-1B