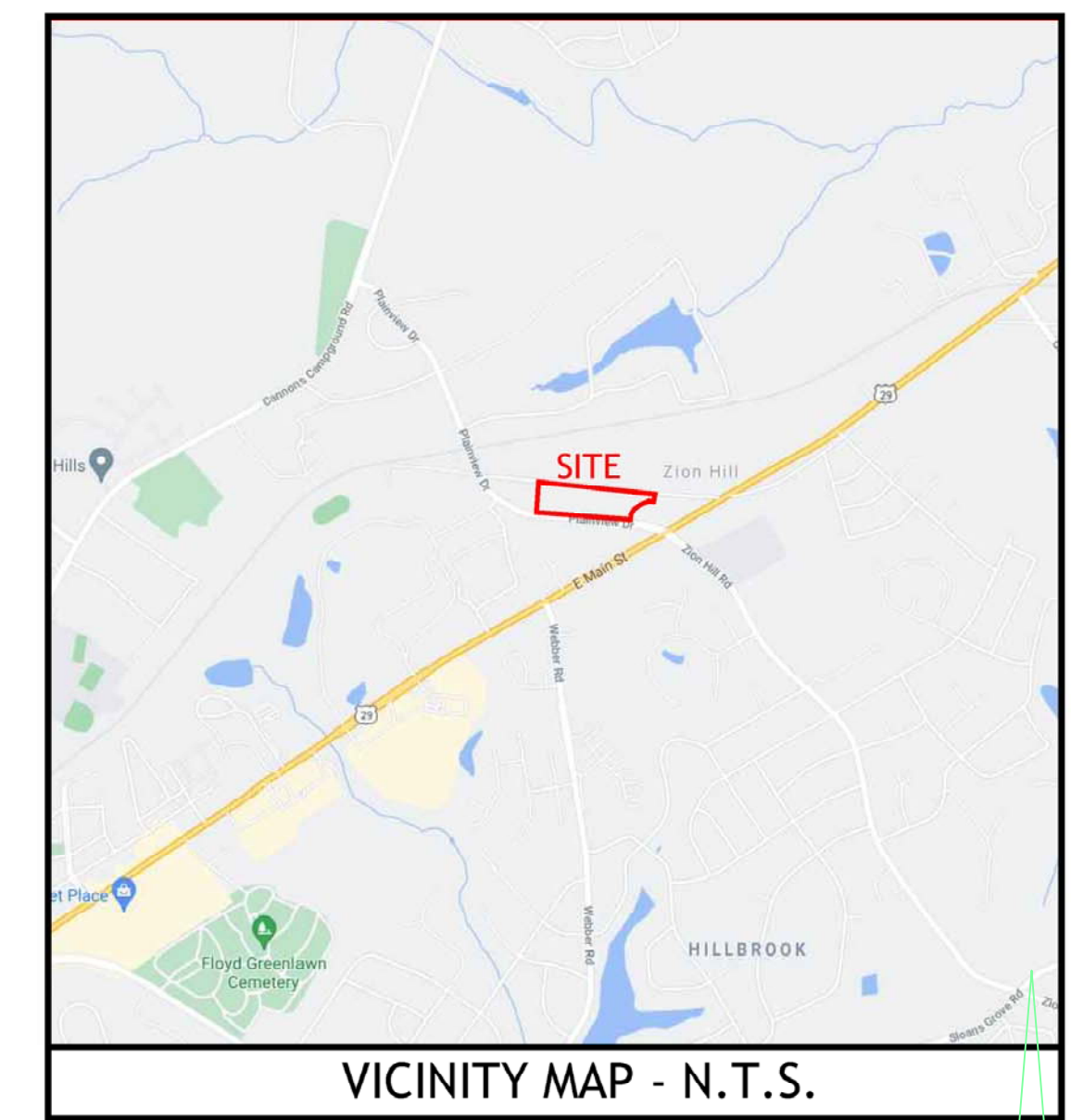
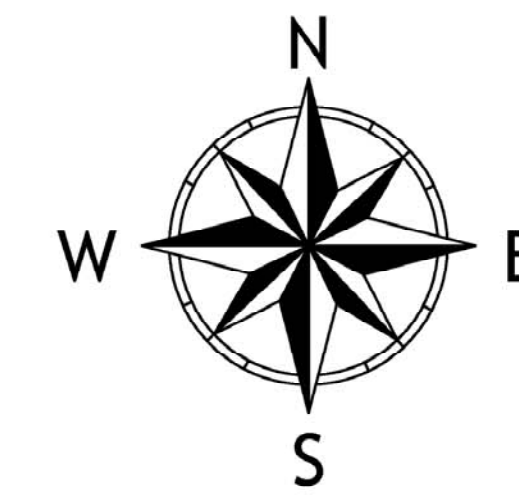


SITE DATA

TAX MAP NO.: 7-09-00-008.00
 SITE AREA: ±10.39 AC
 ZONING: *CENTRAL ULMO
 SETBACKS:
 PLAINVIEW DRIVE: 30'
 PLAINVIEW DRIVE EXT: 20'
 FRONT: 20'
 SIDE: 7.5'
 REAR: 20'
 PROPOSED ROADWAY: ±1,092 LF (50' PUBLIC ROW)
 PROPOSED LOTS: 63 UNITS (20' X 100' TYP.)
 *LAYOUT IS SUBJECT TO P.C. APPROVAL.

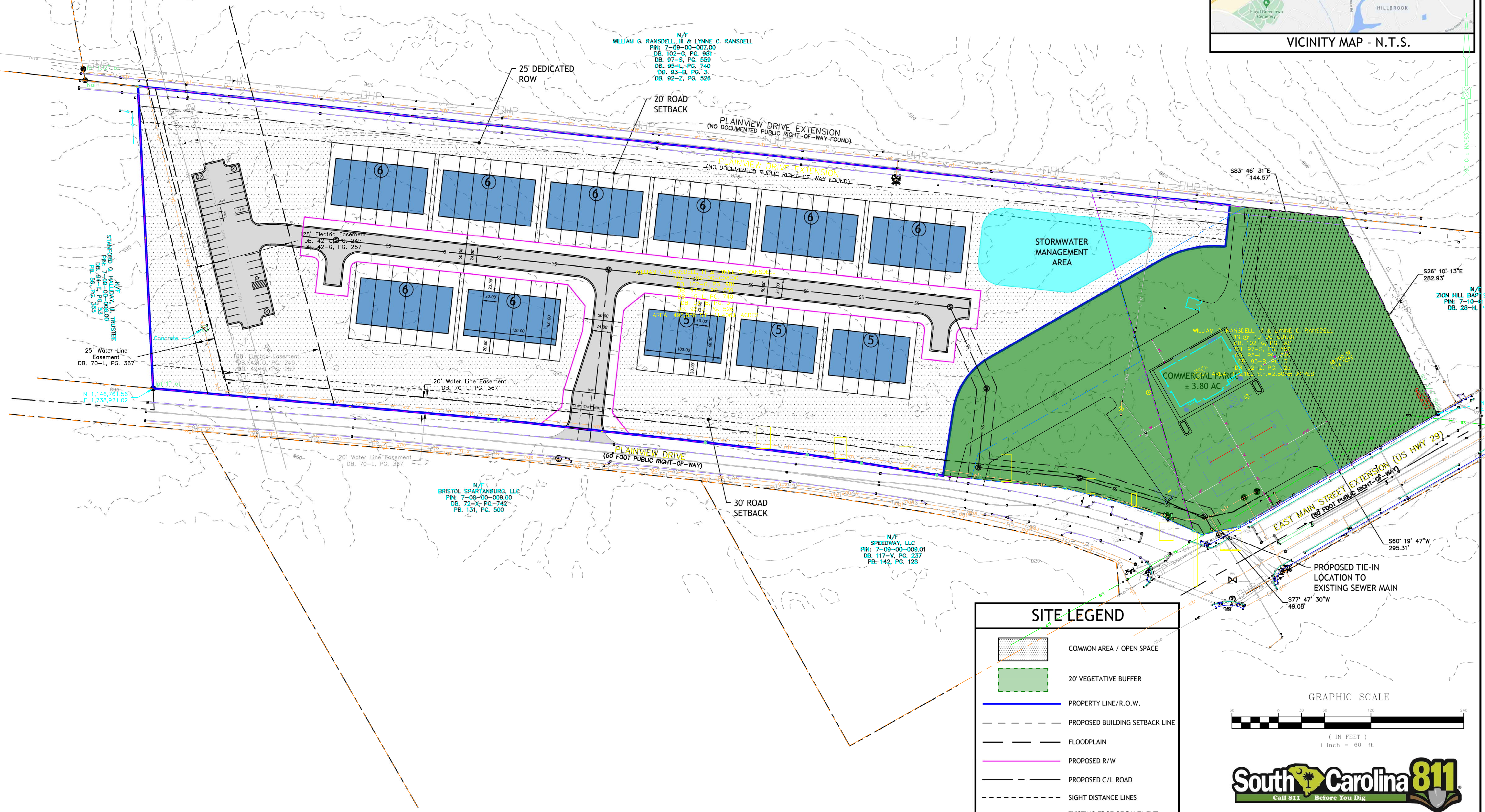
COMMON OPEN SPACE TABLE:
 O.S. REQUIRED (10%): 1.039 AC
 O.S. PROVIDED (40%): 4.17 AC

1. COMMON OPEN SPACE PROVIDED DOES NOT INCLUDE STORMWATER PONDS/FEATURES.
2. COMMON OPEN SPACE CANNOT BE SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.



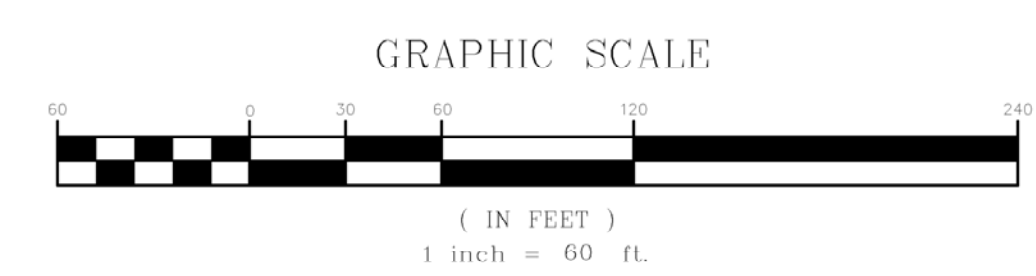
Project Number: 5046
 DWG Name: Plainview Drive Tract
 Drawing Scale: AS NOTED
 Date of Project: 01/2021
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina PE# 24214
 North Carolina PE# 038171
blue water
 civil design
 bluewater civil design, llc
 718 Lowrides Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com
 Certificates of Authorization:
 SC C04212 - GA PEP005865
 NC P0868 - AL CA4095F

PLAINVIEW DRIVE TRACT
 (TH Subdivision - Preliminary)
 Plainview Drive & E Main Street
 Spartanburg, SC 29307



SITE LEGEND

- COMMON AREA / OPEN SPACE
- 20' VEGETATIVE BUFFER
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED C/L ROAD
- SIGHT DISTANCE LINES
- EXISTING EDGE OF PAVEMENT



PLAN REVISION	DATE	ISSUE COMMENT
A	06/23/2021	Issued for Owner Review

