SITE DATA

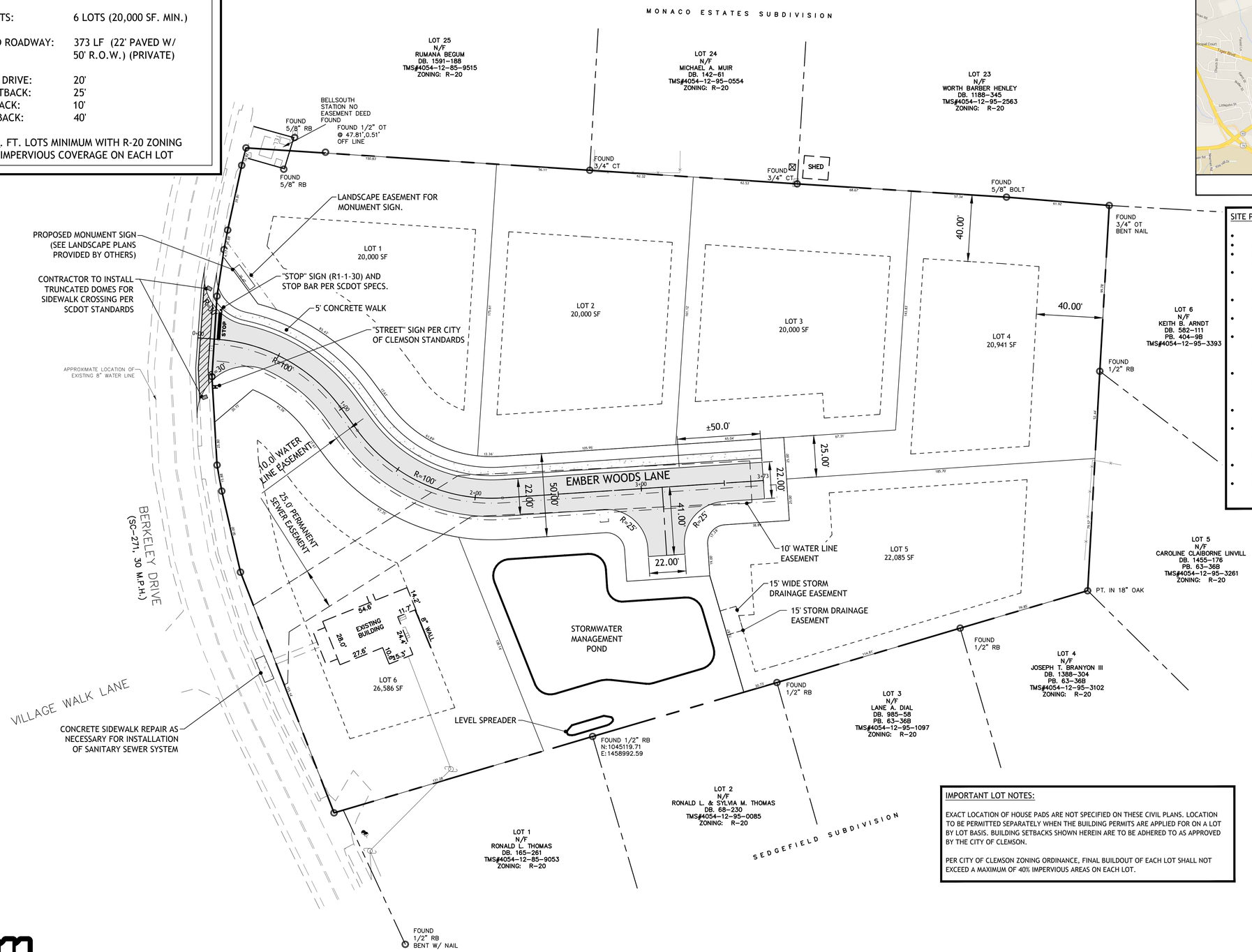
TAX MAP NO.:	4054-12-95-0310
TOTAL AREA:	±3.8-ACRES
ZONING:	R-20 (20,000 SQ. FT. LOTS)
TOTAL LOTS:	6 LOTS (20,000 SF. MIN.)
PROPOSED ROADWAY:	373 LF (22' PAVED W/ 50' R.O.W.) (PRIVATE)

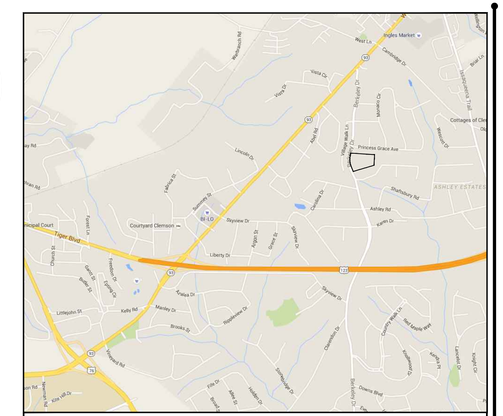
SETBACKS

BERKELEY DRIVE:	20'
FRONT SETBACK:	25'
SIDE SETBACK:	10'
REAR SETBACK:	40'

20,000 SQ. FT. LOTS MINIMUM WITH R-20 ZONING
40% MAX. IMPERVIOUS COVERAGE ON EACH LOT

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.





VICINITY MAP - N.T.S.

SITE PLAN NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- NEW PRIVATE ROADWAY WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG BERKELEY DRIVE AND IS PROVIDED BY CITY OF CLEMSON WATER.
- 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.
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ALL WORK WITHIN THE SCDOT R.O.W. (BERKELEY DRIVE) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMITS.
- 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.
- 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.
- STREET SIGNS ASSOCIATED WITH THIS DEVELOPMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS SET FORTH BY THE CITY OF CLEMSON.
- 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."
- THE CITY OF CLEMSON IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- PROPERTY IS LOCATED WITHIN A ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.)

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SECTION
- PROPERTY LINE/R.O.W.
- PROPOSED C/L ROAD
- PROPOSED BUILDING SETBACK LINE
- PROPOSED BUFFER LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- SIGNAGE

IMPORTANT LOT NOTES:

EXACT LOCATION OF HOUSE PADS ARE NOT SPECIFIED ON THESE CIVIL PLANS. LOCATION TO BE PERMITTED SEPARATELY WHEN THE BUILDING PERMITS ARE APPLIED FOR ON A LOT BY LOT BASIS. BUILDING SETBACKS SHOWN HEREIN ARE TO BE ADHERED TO AS APPROVED BY THE CITY OF CLEMSON.

PER CITY OF CLEMSON ZONING ORDINANCE, FINAL BUILDOUT OF EACH LOT SHALL NOT EXCEED A MAXIMUM OF 40% IMPERVIOUS AREAS ON EACH LOT.

811 Know what's below. Call before you dig.

30 15 0 30
scale 1" = 30'

Project Number: 2016-069
DWG Name: 2016-069 C.dwg
Drawing Scale: as noted
Date of Project: 10/2016
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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

SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 24224 PAUL J. HARRISON 10/18/16

SUNSET ARBOR
Berkeley Drive
Clemson, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	10/17/2016	Issued for Permits

SITE PLAN

C101

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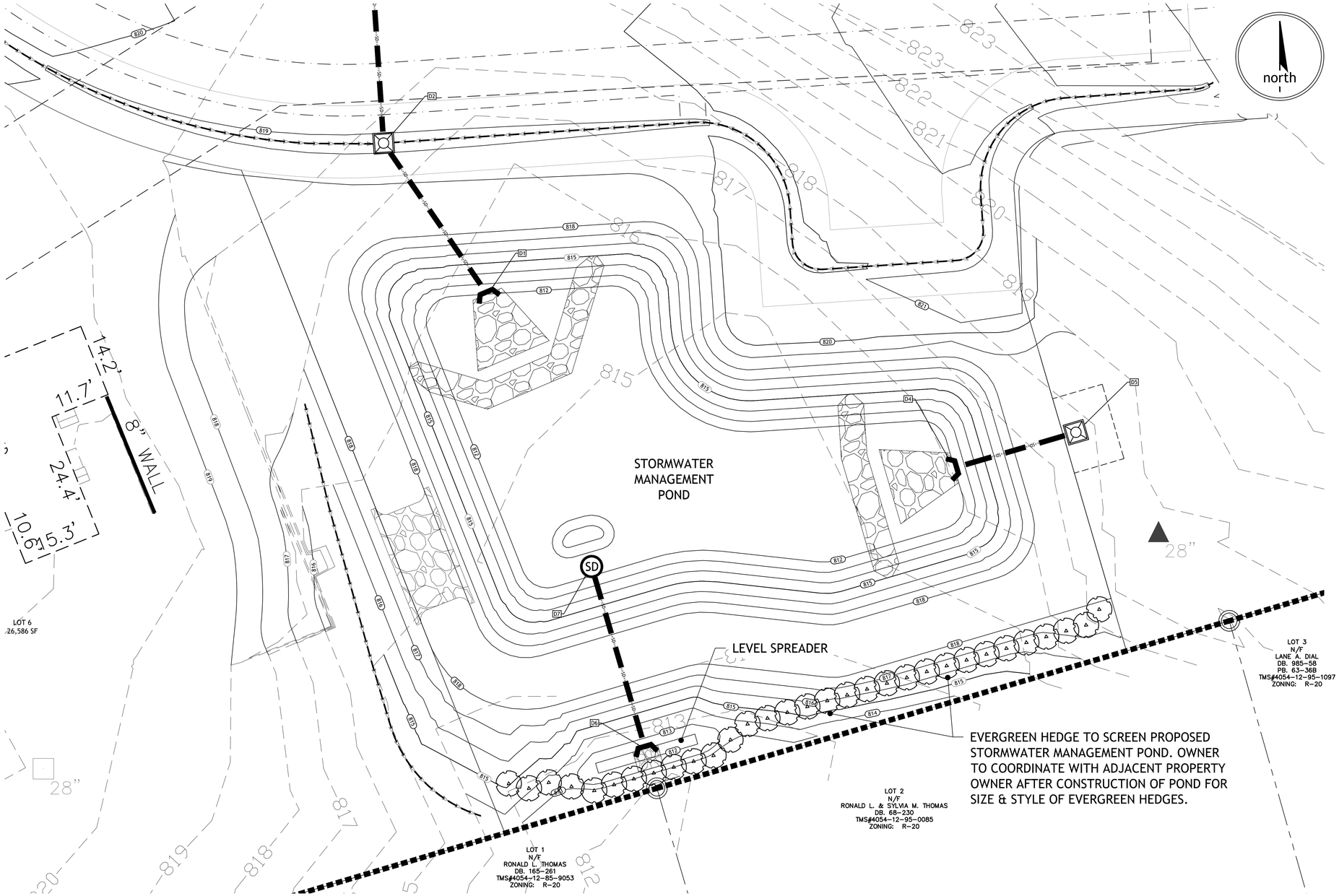

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SCHEMATIC
LANDSCAPING
EXHIBIT

L101