

PHASE VII & VIII SITE DATA

TAX MAP NO.: P/O 4064-18-32-8072
 TOTAL SITE AREA: 174.70-ACRES
 PHASE VII & VIII AREA: ±18.47-ACRES
 ZONING: PD (PLANNED DEVELOPMENT)

TOTAL LOTS: 57 SFR LOTS
 TOTAL ROADWAY: ±3,371 LF
 TOTAL ALLEYS: ±2,452 LF

***SETBACK INFORMATION:**

FRONT (BUILD TO LINE) - 15'
 SIDE - 6' (INTERIOR OR ADJACENT TO ALLEY)
 REAR - 0'

*REFER TO DECLARATION OF PROTECTIVE COVENANTS & CONDITIONS FOR PATRICK SQUARE

NOTE:
 ALL EXISTING CURB LINES, EDGE OF ASPHALT, EDGE OF SIDEWALK, PAVEMENT STRIPING, & ALL OTHER 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.

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.

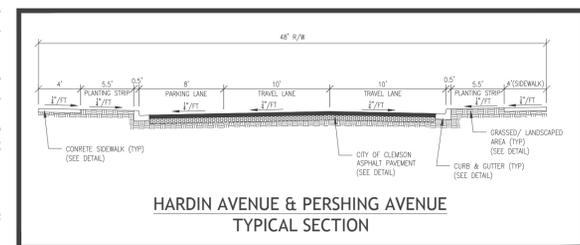
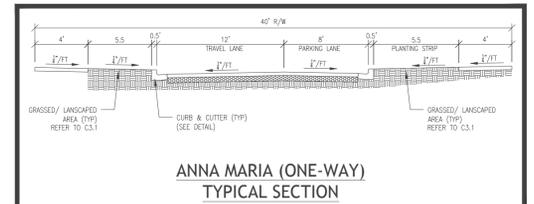
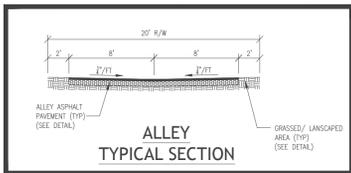
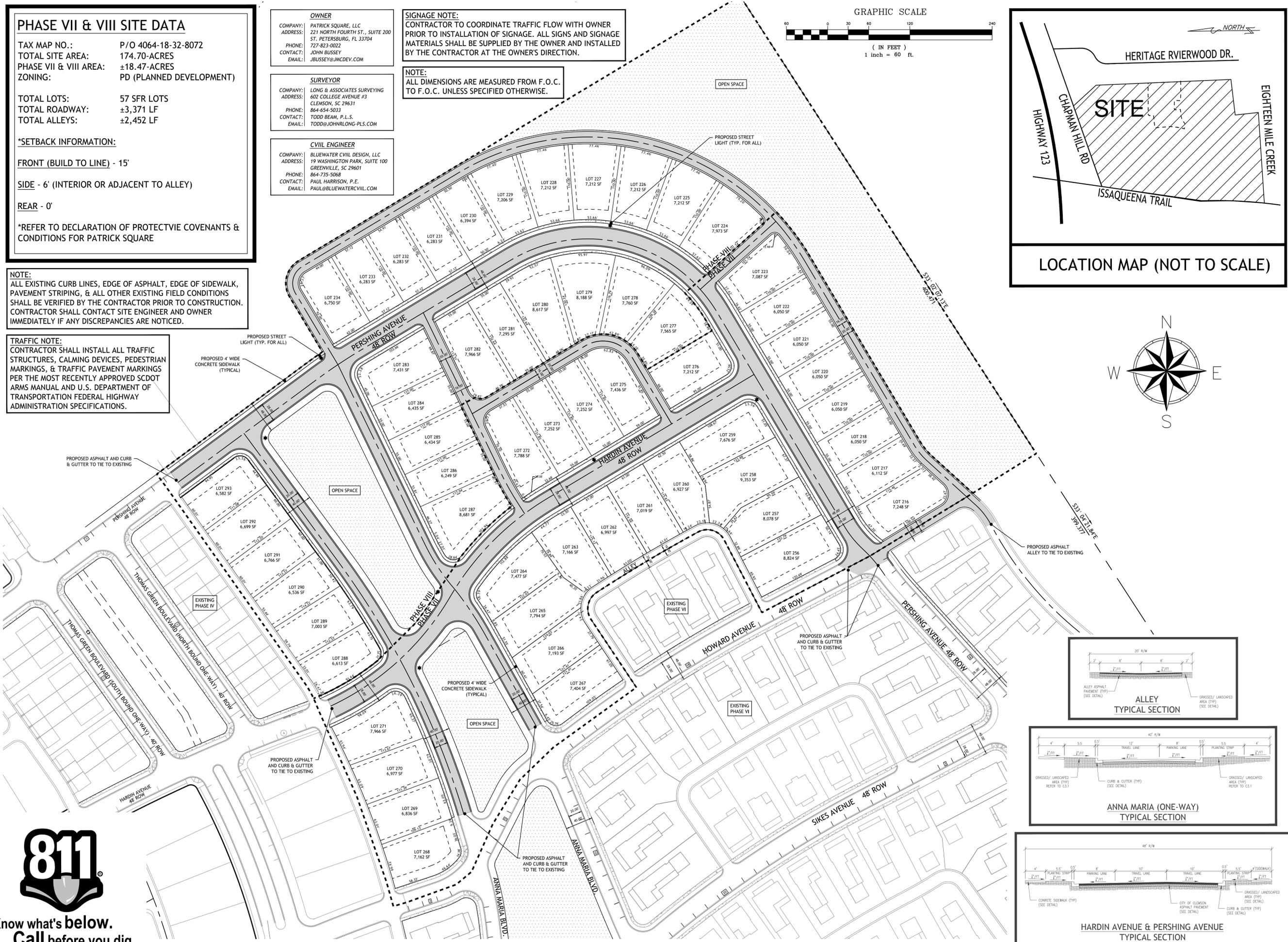
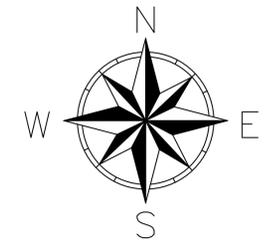
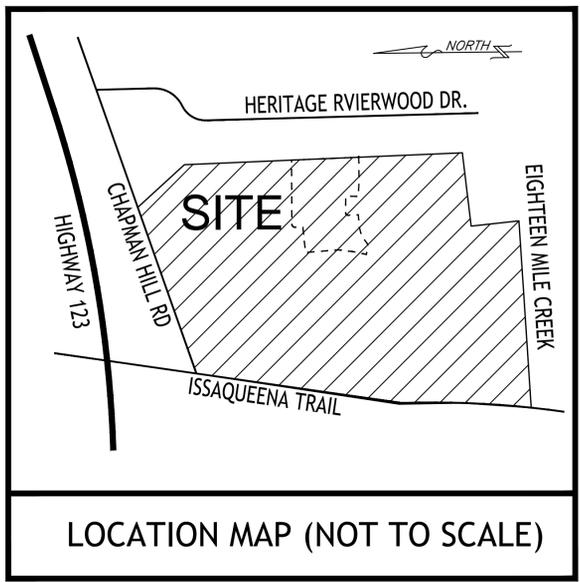
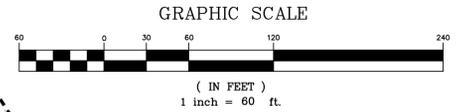
OWNER
 COMPANY: PATRICK SQUARE, LLC
 ADDRESS: 221 NORTH FOURTH ST., SUITE 200
 ST. PETERSBURG, FL 33704
 PHONE: 727-823-0022
 CONTACT: JOHN BUSSEY
 EMAIL: JBUSSEY@JMCDEV.COM

SURVEYOR
 COMPANY: LONG & ASSOCIATES SURVEYING
 ADDRESS: 602 COLLEGE AVENUE #3
 CLEMSON, SC 29631
 PHONE: 864-654-5033
 CONTACT: TODD BEAM, P.L.S.
 EMAIL: TODD@JOHNLONG-PLS.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 19 WASHINGTON PARK, SUITE 100
 GREENVILLE, SC 29601
 PHONE: 864-733-5060
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SIGNAGE NOTE:
 CONTRACTOR TO COORDINATE TRAFFIC FLOW WITH OWNER PRIOR TO INSTALLATION OF SIGNAGE. ALL SIGNS AND SIGNAGE MATERIALS SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR AT THE OWNER'S DIRECTION.

NOTE:
 ALL DIMENSIONS ARE MEASURED FROM F.O.C. TO F.O.C. UNLESS SPECIFIED OTHERWISE.



Project Number: 2016-091
 DWG Name: Patrick Square Phase VII-VIII
 Rev 1.dwg
 Drawing Scale: 1" = 60'
 Date of Project: 07/2016
 Engineer of Record:

Paul J. Harrison, P.E.
 South Carolina PE# 24224
 North Carolina PE# 038371
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 www.bluewatercivil.com

Certificates of Authorization:
 SC C04212 - GA CF058685
 NC P0868 - AL CA4065E

Patrick Square
 Where Legacies Begin
 Patrick Square
 Phase VII & VIII
 Issaqueena Trail & Hwy. 123
 Clemson, SC



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	08/23/2016	Issued to City of Clemson
B	08/25/2016	Minor Revisions for City of Clemson

PRELIMINARY PLAT

PP-1



Know what's below.
 Call before you dig.

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UTILITY NOTE:
 ALL SANITARY SEWER CLEANOUTS LOCATED OUTSIDE OF PAVED AREAS TO BE INSTALLED WITH CONCRETE COLLAR. NO PLANTINGS SHALL BE LOCATED WITHIN 5' (MINIMUM) OF CLEANOUTS. CONTRACTOR STAKE LOCATION OF SEWER CLEANOUTS TO PREVENT BREAKAGE.

UTILITY NOTE:
 ALL WATER METERS TO BE PLACED IN THE GRASSED AREAS LOCATED BETWEEN THE SIDEWALK AND STREETS. CONTRACTOR TO INSTALL APPROXIMATELY 7 L.F. OF 2" PVC SLEEVES UNDER ROADS AND SIDEWALKS FOR 3/4" WATER SERVICES TO EACH LOT.

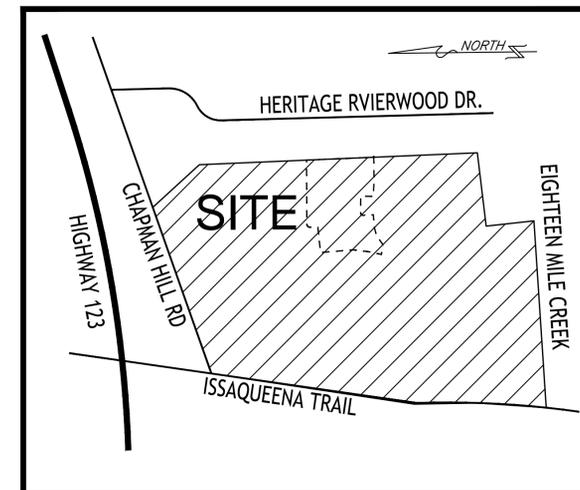
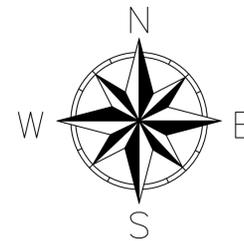
UTILITY NOTE:
 CONTRACTOR TO MAINTAIN 10' OF SEPARATION BETWEEN WATER AND SEWER MAINS.

UTILITY NOTE:
 ALL WATER & SEWER MATERIALS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS & SPECIFICATIONS SET FORTH BY CITY OF CLEMSON, SCDHEC, AND TEN STATE STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.

UTILITY NOTE:
 CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH ALL UTILITY PROVIDERS PRIOR TO CONSTRUCTION TO DISCUSS ALL ASPECTS OF INSTALLATION.

UTILITY NOTE:
 NO TREES OR SHRUBS SHALL BE PLANTED ON WATER OR SEWER LINES, WATER METERS, BLOW OFFS, SEWER MANHOLES, ETC. TREES AND SHRUBS SHALL NOT BE LOCATED WITHIN 10' (MINIMUM) OF WATER OR SEWER MAINS.

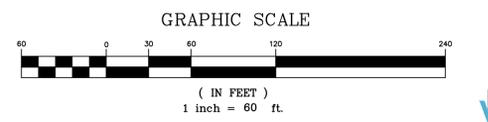
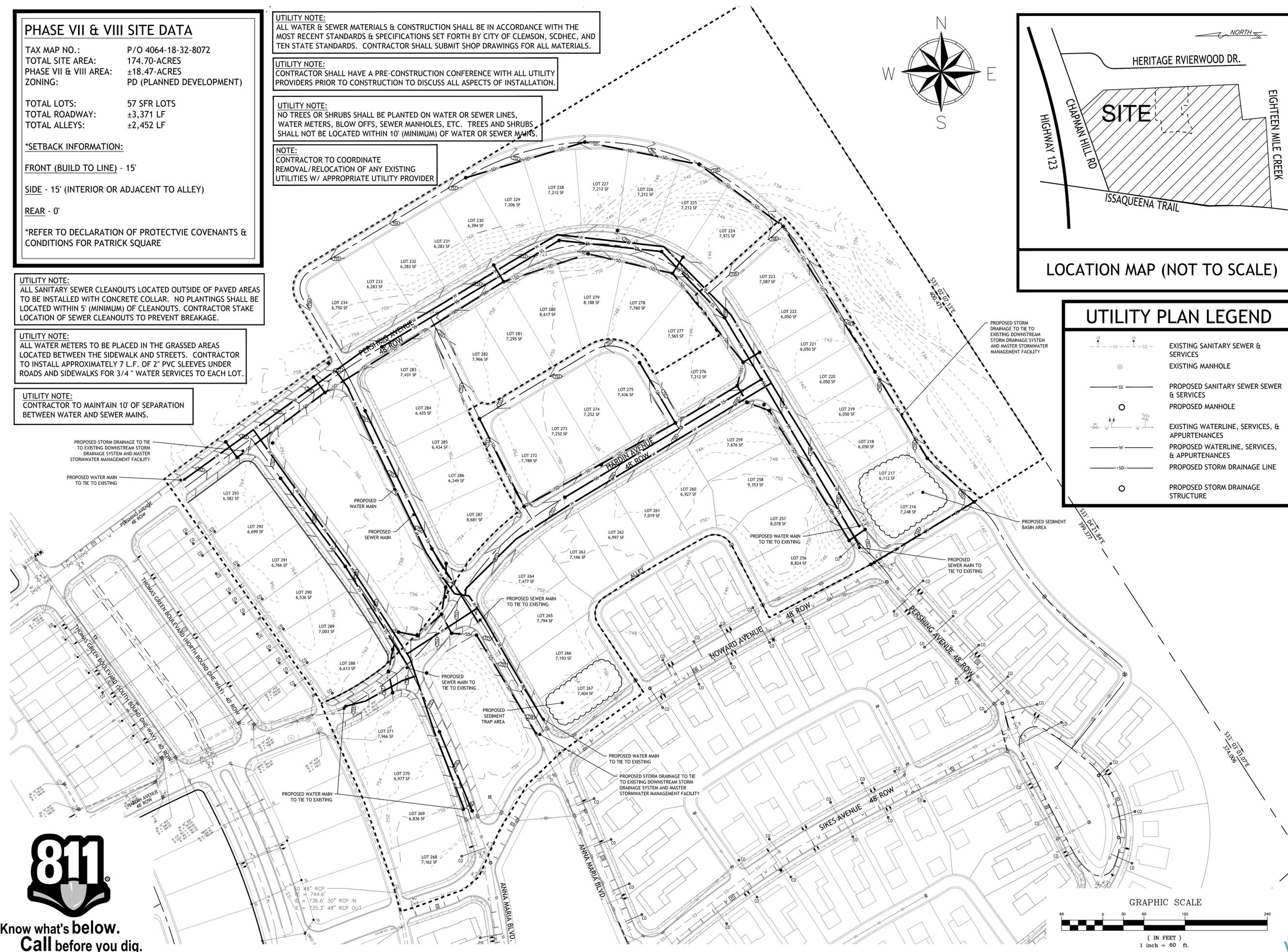
NOTE:
 CONTRACTOR TO COORDINATE REMOVAL/RELOCATION OF ANY EXISTING UTILITIES W/ APPROPRIATE UTILITY PROVIDER



LOCATION MAP (NOT TO SCALE)

UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER & SERVICES
- EXISTING MANHOLE
- PROPOSED SANITARY SEWER & SERVICES
- PROPOSED MANHOLE
- EXISTING WATERLINE, SERVICES, & APPURTENANCES
- PROPOSED WATERLINE, SERVICES, & APPURTENANCES
- PROPOSED STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE STRUCTURE



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 Phase VII & VIII
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PRELIMINARY PLAT

PP-2

