PHASE IX SITE DATA

TAX MAP NO.:	P/O 4064-18-32-8072
TOTAL SITE AREA:	174.70-ACRES
PHASE IX AREA:	±4.16-ACRES
ZONING:	PD (PLANNED DEVELOPMENT)
TOTAL LOTS:	22 SINGLE-FAMILY LOTS
TOTAL ROADWAY:	±1,197 LF
TOTAL ALLEYS:	±413 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

SITE PLAN LEGEND

TYPICAL PAVED ASPHALT AREAS. REFER TO TYPICAL CROSS-SECTIONS THIS PAGE & ASPHALT PAVEMENT SECTIONS THIS PAGE.

TYPICAL CONCRETE SIDEWALKS, DRIVES, & ADA RAMPS

PHASE IX PROJECT BOUNDARY

PROPOSED CENTERLINE OF ROAD

PROPOSED LOT LINES (R/W LINE)

PROPOSED BUILDING SETBACKS

PROPOSED CURB & GUTTER

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.

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

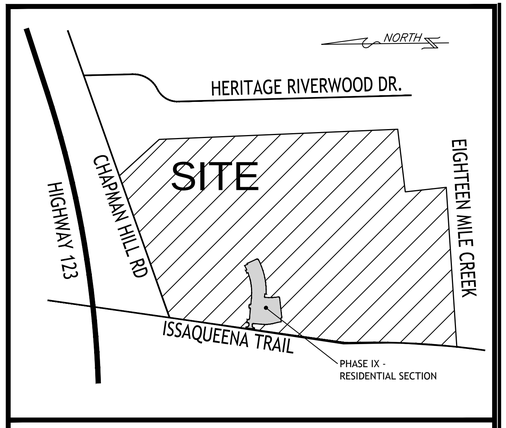
INFRASTRUCTURE NOTE:
SEE DETAILS PROVIDED FOR CONSTRUCTION OF CURB & GUTTER, SIDEWALKS, & ADA RAMPS.

CURBING NOTE:
ALL CURBING TERMINATION AT ALLEYS SHALL BE TAPERED PER DETAIL PROVIDED.

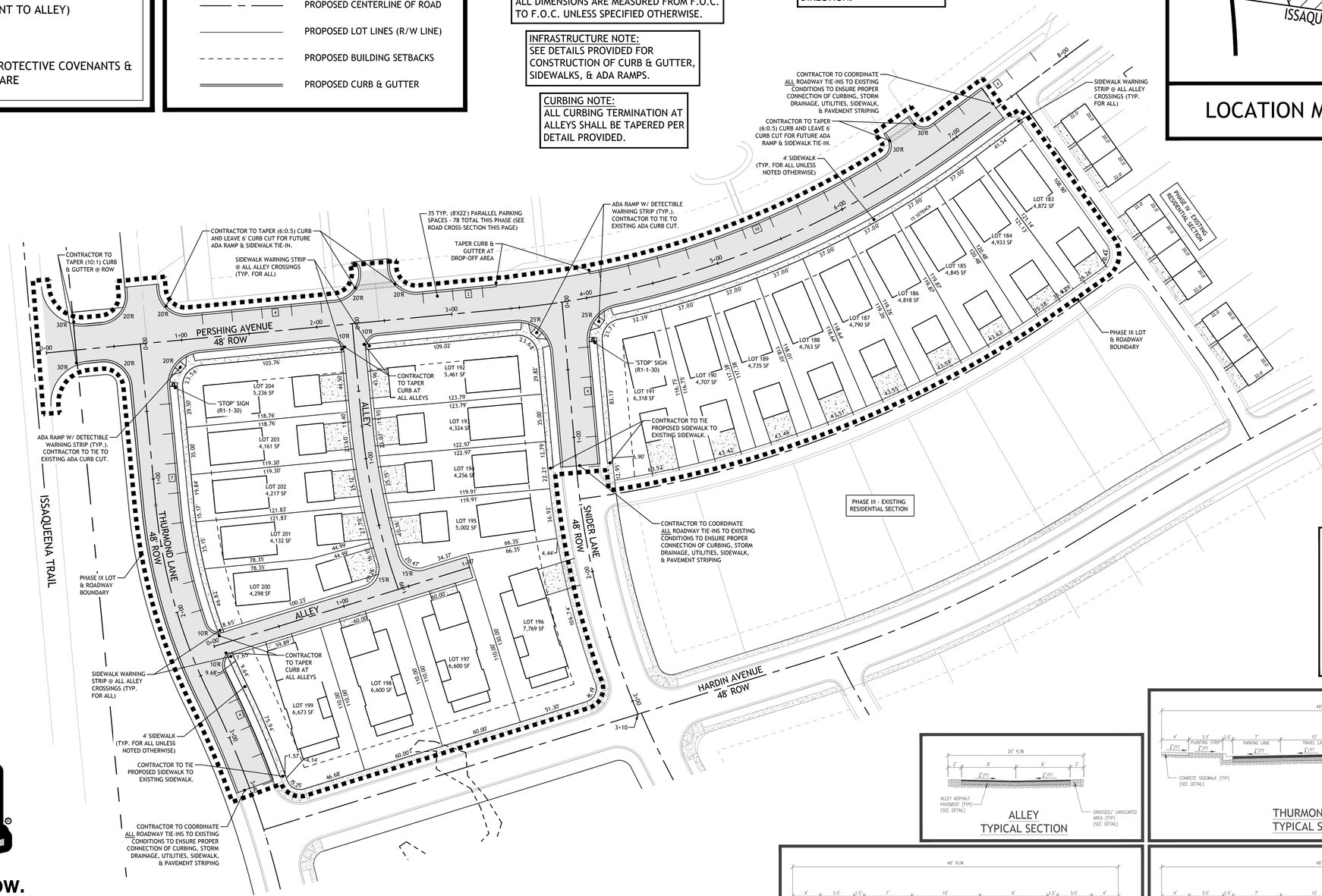
INFRASTRUCTURE NOTE:
ONLY INFRASTRUCTURE WITHIN THE PHASE IX CONSTRUCTION LIMITS SHALL BE INSTALLED FOR THIS PHASE. SEE SHEETS C200 AND SHEETS C300 FOR STORM DRAINAGE, GRADING, & UTILITY CONSTRUCTION LIMITS.

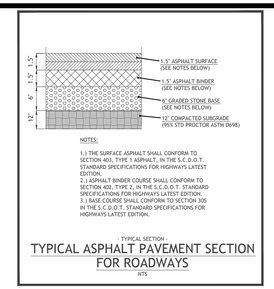
SIGNAGE NOTE:
CONTRACTOR TO COORDINATE TRAFFIC FLOW WITH OWNER PRIOR TO INSTALLATION OF SIGNAGE. ALL SIGNS AND SIGNAGE MATERIALS SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR AT THE OWNER'S DIRECTION.

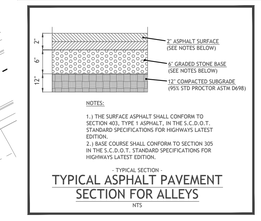
N W E S

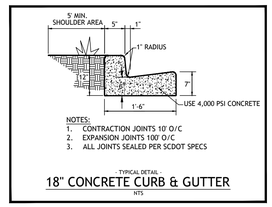


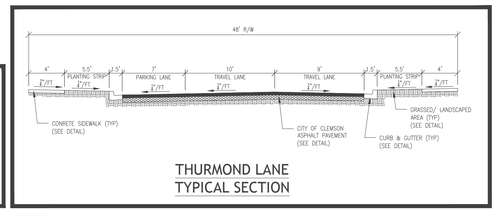
LOCATION MAP (NOT TO SCALE)

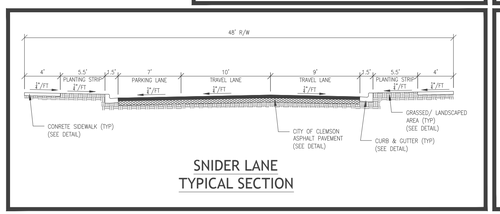


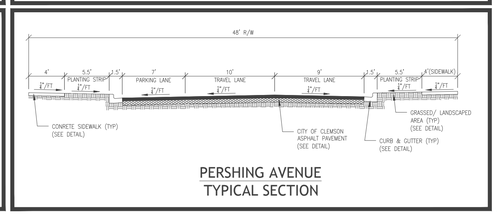












Know what's **below.**
Call before you dig.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

OWNER	SURVEYOR	CIVIL ENGINEER
COMPANY: PATRICK SQUARE, LLC	COMPANY: LONG & ASSOCIATES SURVEYING	COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 221 NORTH FOURTH ST., SUITE 200 ST. PETERSBURG, FL 33704	ADDRESS: 602 COLLEGE AVENUE #3 CLEMSON, SC 29631	ADDRESS: 19 WASHINGTON PARK, SUITE 100 GREENVILLE, SC 29601
PHONE: 727-823-0022	PHONE: 864-654-5033	PHONE: 864-735-5068
CONTACT: JOHN BUSSEY	CONTACT: TODD BEAM, P.L.S.	CONTACT: PAUL HARRISON, P.E.
EMAIL: JBUSSEY@IMCDEV.COM	EMAIL: TODD@JOHNRLONG-PLS.COM	EMAIL: PAUL@BLUEWATERCIVIL.COM

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Project Number: 2013-032
DWG Name: 2013-032 Phase IX.dwg
Drawing Scale: 1" = 40'
Date of Project: 05/2013
Engineer of Record:

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

bluewATER civil design
bluewater civil design, pllc
19 Washington Park Suite 201 • Greenville, SC 29601
www.bluewatercivil.com • info@bluewatercivil.com

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

Patrick Square
Where Legacies Begin

Patrick Square
Phase IX - Residential
Issaqueena Trail & Hwy. 123
Clemson, SC

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 24224 5-20-13 PAUL J. HARRISON
SOUTH CAROLINA BLUEWATER CIVIL DESIGN, LLC No. C04212 CERTIFICATE OF AUTHORIZATION

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	5-20-2013	Submitted to City of Clemson
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SITE PLAN

C101