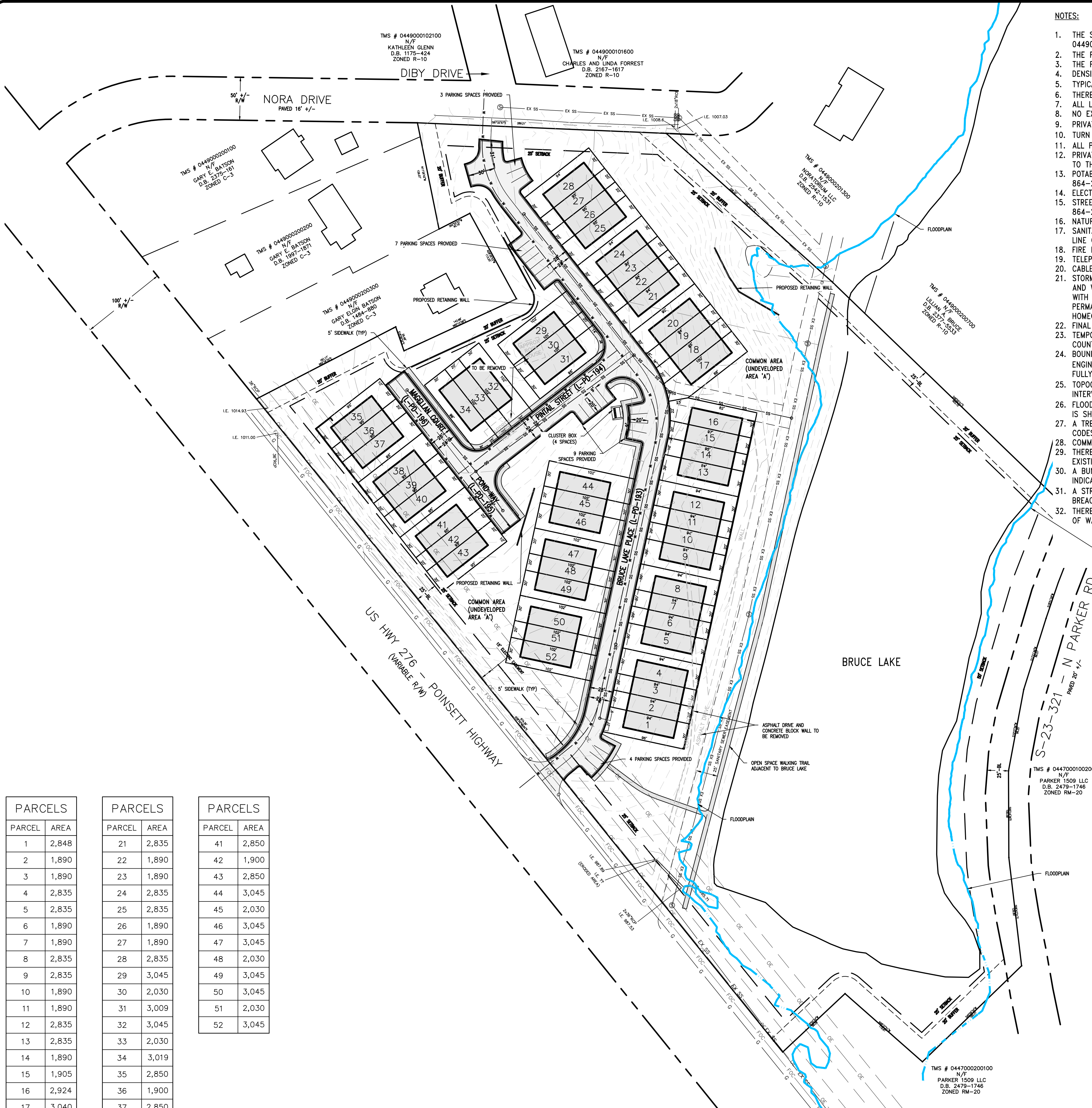


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NOTES:

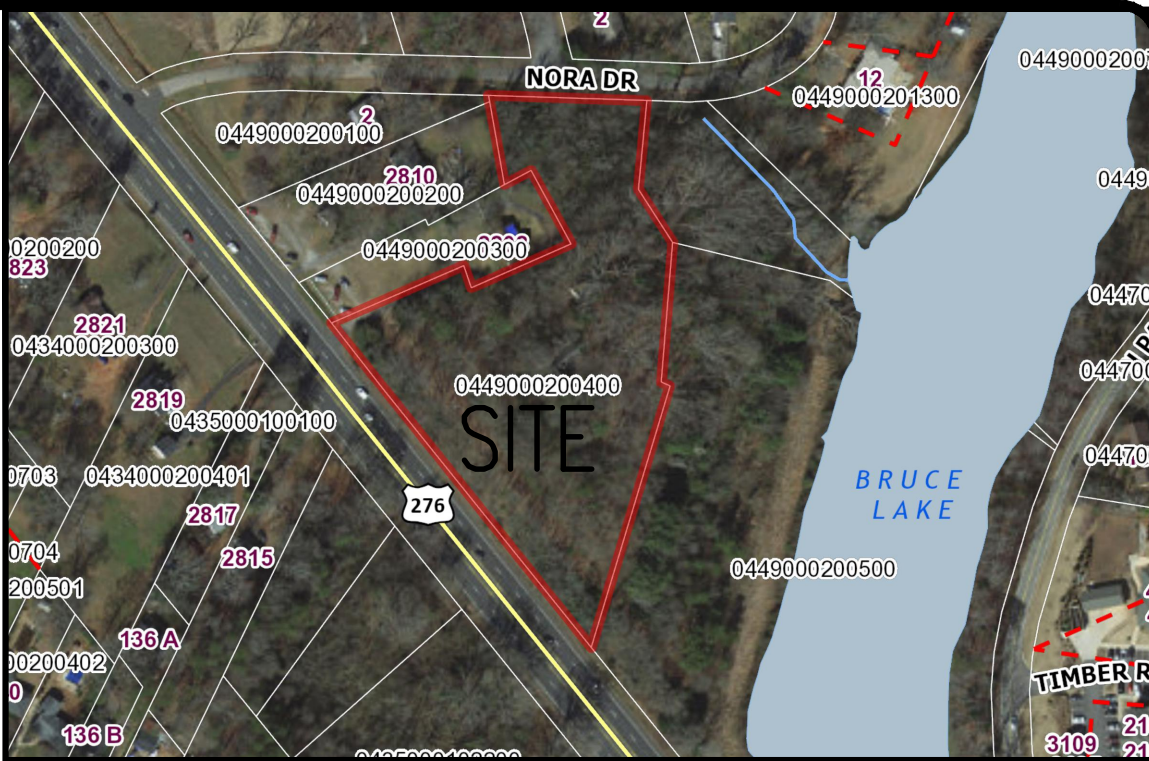
1. THE SUBDIVISION INCLUDES COUNTY TAX MAP NUMBERS: 0449000200400, 0449000200500 & 0449000200600
2. THE PARCEL IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD).
3. THE PARCEL IS 13.2 AC±.
4. DENSITY PROPOSED: 52 UNITS.
5. TYPICAL LOT SIZE 95' X 20'.
6. THERE IS A 25' SETBACK AROUND THE PROPERTY.
7. ALL LOT DIMENSIONS ARE APPROXIMATE.
8. NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG THE EXISTING ROADWAYS.
9. PRIVATE DRIVEWAYS ARE 24' PAVEMENT AND 28 RIGHT-OF-WAY. ROLL CURB AND GUTTER.
10. TURN COURTS ALLOW A MINIMUM OF 30' IN TWO DIRECTIONS
11. ALL PRIVATE DRIVEWAY RADIUS ARE MINIMUM 100'.
12. PRIVATE DRIVEWAY NAMES HAVE BEEN APPROVED BY E-911 AND PRIVATE DRIVE NUMBERS ADDED TO THE PLAT.
13. POTABLE WATER BY GREENVILLE WATER SYSTEM VIA A LINE IN POINSETT HIGHWAY. CLAIRE ILER, 864-241-6100.
14. ELECTRICAL POWER BY DUKE ENERGY. 864-234-4405.
15. STREET LIGHTING SHALL BE TRADITIONAL LED FIXTURE AS PROVIDED BY DUKE POWER. KIM BALL, 864-234-4405.
16. NATURAL GAS BY PIEDMONT NATURAL GAS. TAMMIE WOLFE, 864-350-1779.
17. SANITARY SEWER PROVIDED BY METROPOLITAN SEWER SUB-DISTRICT AND REWA VIA EXISTING SEWER LINE ON SITE.
18. FIRE PROTECTION BY DUNCAN CHAPEL FIRE DISTRICT.
19. TELEPHONE TO BE PROVIDED BY AT&T.
20. CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.
21. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE 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. PERMANENT STORMWATER WATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION IN ACCORDANCE WITH LAWS AND RULES.
22. FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.
23. TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
24. BOUNDARY INFORMATION TAKEN FROM DEEDS ON FILE WITH GREENVILLE COUNTY. UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
25. TOPOGRAPHIC INFORMATION FROM GREENVILLE COUNTY GIS - INTERPOLATED TO SHOW 2' CONTOUR INTERVALS.
26. FLOODPLAIN DOES EXIST ON SITE PER FEMA FIRM PANEL 45045C0316 EFFECTIVE 8/18/2014 AND IS SHOWN ON THE PLAT.
27. A TREE PROTECTION PLAN WILL BE PREPARED FOR THIS SITE IN KEEPING WITH GREENVILLE COUNTY CODES AND REGULATIONS.
28. COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
29. THERE IS AN EXISTING HOUSE, BARN, CONCRETE BLOCK WALL AND ASPHALT DRIVE ON SITE. ALL EXISTING STRUCTURES ON-SITE ARE TO BE REMOVED.
30. A BUNCHED ARROWHEAD SURVEY HAS BEEN COMPLETED FOR THIS SITE. THERE WAS NO INDICATION OF BUNCHED ARROWHEAD NOR DWARF-FLOWERED HEARTLEAF ON SITE.
31. A STRUCTURAL ANALYSIS OF THE EXISTING DAM'S EMBANKMENT IS REQUIRED AS WELL AS A DAM BREACH ANALYSIS.
32. THERE IS A 20' BUFFER ALONG ALL EXTERNAL PROPERTY LINES NOT ADJACENT TO A ROAD RIGHT OF WAY AS PER LDR 8.21.

TABLE 1.1 PREVIOUSLY APPROVED DENSITY TABLE			
ZONES	UNITS	ACRES	DENSITY
ZONE I	28	3.78 ACRES	7.4/ACRE
ZONE II	24	1.8 ACRES	15/ACRE
ZONE III	N/A	7.3 ACRES	N/A
TOTAL	52	12.88 ACRES	4.1/ACRE

TABLE 1.2 REVISED APPROVED DENSITY TABLE			
ZONES	UNITS	ACRES	DENSITY
ZONE I	24	3.51 ACRES	6.8/ACRE
ZONE II	28	2.12 ACRES	13.2/ACRE
ZONE III	N/A	7.03 ACRES	N/A
TOTAL	52	12.66 ACRES	4.1/ACRE

TABLE 1.3 PROPOSED DENSITY TABLE			
ZONES	UNITS	ACRES	DENSITY
ZONE I	28	3.02 AC±	9.3 UIAC±
ZONE II	24	2.49 AC±	9.6 UIAC±
ZONE III	N/A	7.37 AC±	N/A
TOTAL	52	12.88 AC±	4.0 UIAC±

TABLE 1.4 PROPOSED PARKING TABLE			
ZONES	UNITS	SPACES	NOTE
ZONE I	28	70	2 SPACES PER UNIT 14 GUEST SPACES
ZONE II	24	57	2 SPACES PER UNIT 9 GUEST SPACES
ZONE III	0	0	
TOTAL	52	127	



LOCATION MAP (NOT TO SCALE)

UTILITY LEGEND

- W W PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER LINE
- SD STORM DRAINAGE LINE
- ⊙ PROPOSED SANITARY SEWER MANHOLE

DEVELOPER/PROPERTY OWNER NOTES:

- DEVELOPER:  
BRUCE LAKE DEVELOPMENT, LLC  
69 PITT STREET  
CHARLESTON, SC 29403
- PROPERTY OWNER:  
BRUCE LAKE DEVELOPMENT, LLC  
69 PITT STREET  
CHARLESTON, SC 29403



60' 0' 60' 120'  
SCALE: 1"=60'

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	3/24/22	REVISED TO SHOW UNDISTURBED BUFFER	JM3
3	3/3/22	REVISED AS PER GC COMMENTS	AMA
2	2/2/22	REVISED FOR SAC	JM3
1	1/14/22	RELEASED FOR PSM	AMA

PRELIMINARY  
PLAT

BRUCE LAKE  
SUBDIVISION

BRUCE LAKE DEVELOPMENT, LLC 69 PITT STREET, CHARLESTON, SC  
ARBOR LAND DESIGN, LLC 49 GREENLAND DR,

DEVELOPER ENGINEER

NO. OF ACRES: 13.2 MILES OF NEW ROAD: 0.25 (PD) NO. OF LOTS: 52



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LANDSCAPE ARCHITECTS - CIVIL ENGINEERS  
LAND SURVEYORS - LAND PLANNERS

DRAWN: MTH DESIGN: JD3 APPROVED: JD3 DATE: JANUARY 12, 2022

FILE: 21065\_PLM JOB NO. 21065