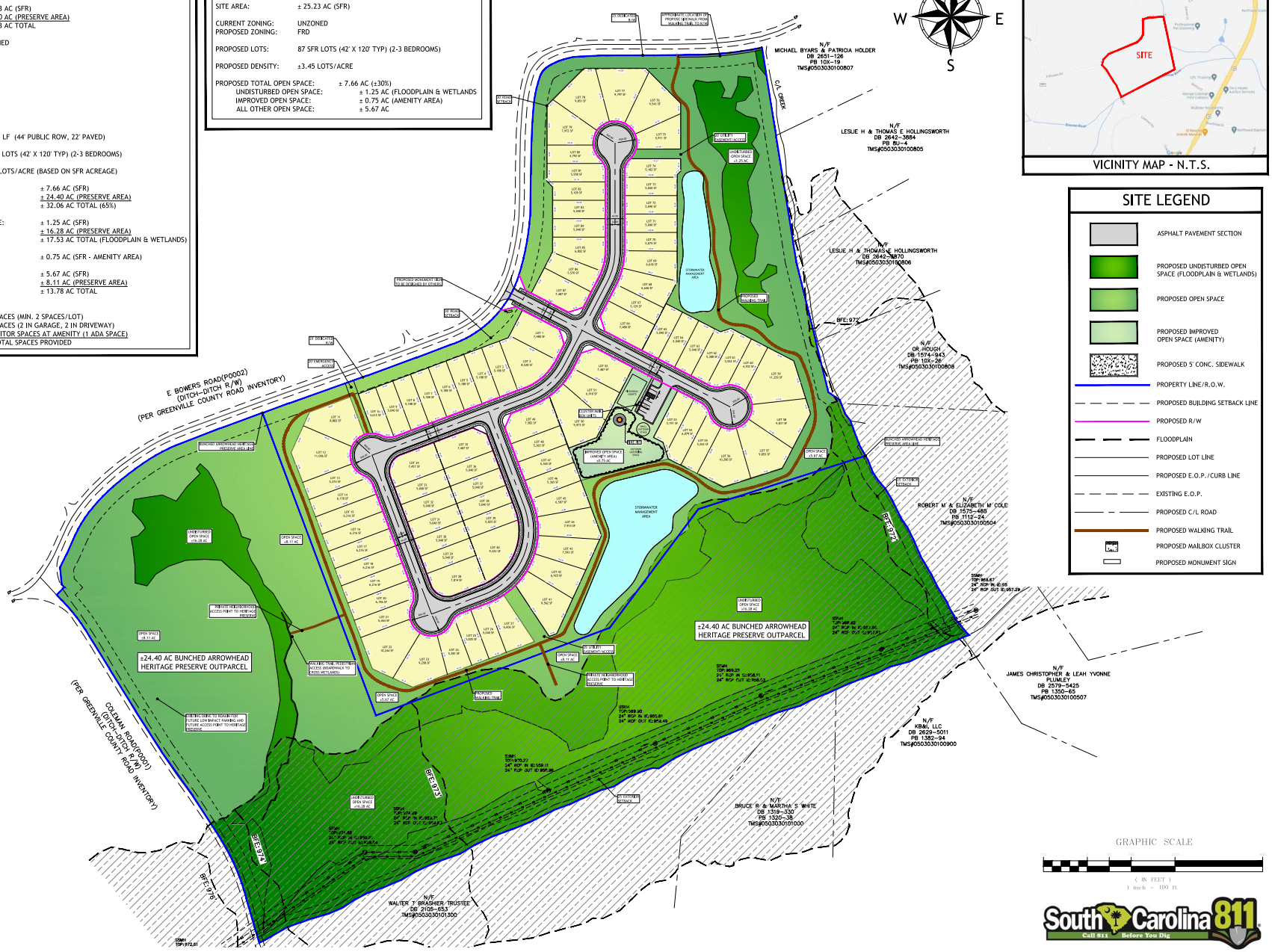
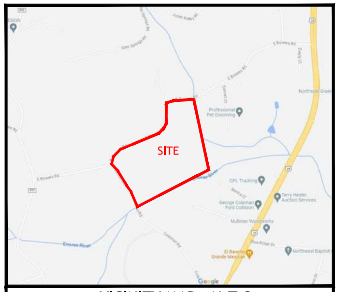
OVERALL SITE DATA

TAX MAP NO.:	P/O 0503030103000 & 0503030103100
SITE AREA:	± 25.23 AC (SFR) ± 24.40 AC (PRESERVE AREA) ± 49.63 AC TOTAL
CURRENT ZONING:	UNZONED
PROPOSED ZONING:	FRD
SETBACKS:	
E BOWERS ROAD:	30'
COLEMAN ROAD:	30'
EXTERIOR:	25'
FRONT:	18'
SIDE:	5'
REAR:	10'
PROPOSED ROADWAY:	±2,595 LF (44' PUBLIC ROW, 22' PAVED)
PROPOSED LOTS:	87 SFR LOTS (42' X 120' TYP) (2-3 BEDROOMS)
PROPOSED DENSITY:	±3.45 LOTS/ACRE (BASED ON SFR ACREAGE)
PROPOSED TOTAL OPEN SPACE:	± 7.66 AC (SFR) ± 24.40 AC (PRESERVE AREA) ± 32.06 AC TOTAL (65%)
UNDISTURBED OPEN SPACE:	± 1.25 AC (SFR) ± 16.28 AC (PRESERVE AREA) ± 17.53 AC TOTAL (FLOODPLAIN & WETLANDS)
IMPROVED OPEN SPACE:	± 0.75 AC (SFR - AMENITY AREA)
ALL OTHER OPEN SPACE:	± 5.67 AC (SFR) ± 8.11 AC (PRESERVE AREA) ± 13.78 AC TOTAL
REQUIRED PARKING:	174 SPACES (MIN. 2 SPACES/LOT)
PROPOSED PARKING:	348 SPACES (2 IN GARAGE, 2 IN DRIVEWAY) + 7 VISITOR SPACES AT AMENITY (1 ADA SPACE) 355 TOTAL SPACES PROVIDED

SFR OPEN SPACE/DENSITY TABLE

TAX MAP NO.:	P/O 0503030103000 & 0503030103100
SITE AREA:	± 25.23 AC (SFR)
CURRENT ZONING:	UNZONED
PROPOSED ZONING:	FRD
PROPOSED LOTS:	87 SFR LOTS (42' X 120' TYP) (2-3 BEDROOMS)
PROPOSED DENSITY:	±3.45 LOTS/ACRE
PROPOSED TOTAL OPEN SPACE:	± 7.66 AC (±30%)
UNDISTURBED OPEN SPACE:	± 1.25 AC (FLOODPLAIN & WETLANDS
IMPROVED OPEN SPACE:	± 0.75 AC (AMENITY AREA)
ALL OTHER OPEN SPACE:	± 5.67 AC





VICINITY MAP - N.T.S.

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- PROPOSED UNDISTURBED OPEN SPACE (FLOODPLAIN & WETLANDS)
- PROPOSED OPEN SPACE
- PROPOSED IMPROVED OPEN SPACE (AMENITY)
- PROPOSED 5' CONC. SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- FLOODPLAIN
- PROPOSED LOT LINE
- PROPOSED E.O.P./CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD
- PROPOSED WALKING TRAIL
- PROPOSED MAILBOX CLUSTER
- PROPOSED MONUMENT SIGN

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

South Carolina 811 Call 811 Before You Dig

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Project Number: 2023-050
DWG Name: The Villas of North Valley PDP-2.dwg
Drawing Scale: as noted
Date of Project: 05/2024
Engineer of Record:

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

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SC C04212 • GA PEF005865
NC P0868 • AL CA4065E

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

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 24224 PAUL J. HARRISON

THE VILLAS OF NORTH VALLEY
(SFR Subdivision - Preliminary)
E. Bowers Rd. & Coleman Rd.
Travelers Rest, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/02/2024	Issued for Review

Illustrative Plan

IP-2