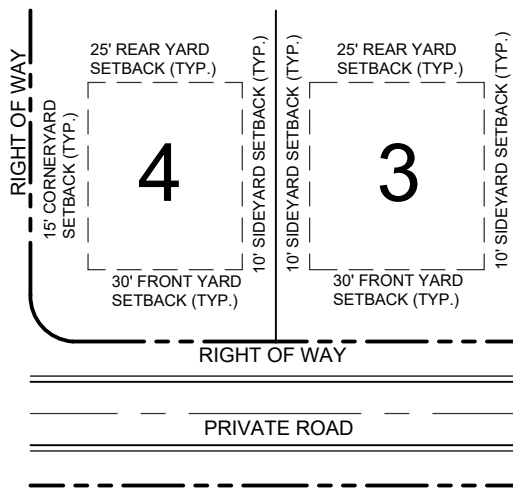


LOT WIDTH FROM FRONT SETBACK	
LOT NUMBER	WIDTH (ft)
1	71
2	71
3	71
4	76
6	70
7	70
8	70
9	72
11	85
12	76
20	71
21	76
22	76
23	75
24	75
35	80
37	83
39	77
55	94
63	78
67	70
75	91
76	71
77	71
87	71
88	71
89	71
90	71
94	71
96	79
97	70

SITE TOPOGRAPHY PROVIDED FROM LANCASTER COUNTY AERIAL TOPOGRAPHY  
BOUNDARY SURVEY AS PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. SURVEY MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "A" SURVEY, OR MAXIMUM ERROR OF CLOSURE IS 1:10,000.  
THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 4509700017E OF THE FLOOD INSURANCE RATE MAPS FOR LANCASTER COUNTY DATED MAY 16, 2017  
HORIZONTAL DATUM TIED TO NAD83 AND VERTICAL DATUM BASED ON NAVD83. CONTACT R. JOE HARRIS & ASSOCIATES FOR BENCHMARKS AND CONTROL INFORMATION.

ALL PROPOSED ROADS TO BE PRIVATE AND BUILT TO LANCASTER COUNTY STANDARDS.  
OTHER APPLICABLE REGULATIONS  
1. SCDHEC Stormwater Regulations  
2. SCDOT Traffic Regulations

ROAD LENGTHS:  
HAY FIELD TERRACE EXT: 697 LF  
ROSEBERRY COURT: 218 LF  
COTTONWOOD STREET: 1564 LF  
GUMBRANCH STREET: 1663 LF  
AVENS DRIVE: 1238 LF  
MAZZETTI WAY: 310 LF  
WHISNANT WAY: 448 LF  
GOLDENROD COURT: 462 LF



### LOT SETBACKS

Not To Scale

ROAD STUB SHALL BE BUILT AS NEAR TO PROPERTY LINE AS PRACTICAL, SUBJECT TO TOPOGRAPHIC OR GEOGRAPHIC CONSTRAINTS

PROP. 1.5" CURB AND GUTTER

PROP. NATURAL SURFACE WALKING TRAIL (4' WIDTH)

BMP

BMP

BMP

BMP

BMP

BMP

BMP

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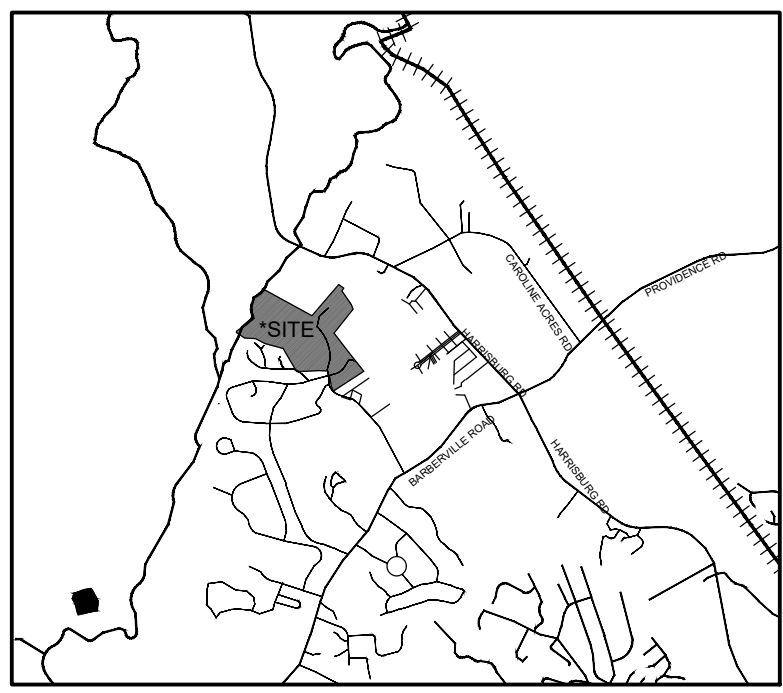
BMP

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BMP



VICINITY MAP - N.T.S.

### DEVELOPMENT INFORMATION

Project Name: Pettus Pond  
Lancaster County, South Carolina  
Developer: Eastwood Homes  
2587 Westport Road  
Charlotte, NC 28208  
Phone: (803) 701-7170

Tax I.D.: 0003-00-051.00; 0003-00-052.00; 0003-00-052.06  
Site Acreage: 61.24 Ac.± (Total)  
Open Space: 20% of Gross Development Acreage Required  
Required Open Space = 12.25 Acres  
Provided Open Space = 23.26 Acres± (38.0%)  
- Excludes 4.0 Acres Allocated for BMP's  
Park Space: 5% of Min. Required Open Space  
(12.25 Acres X .05) = 0.61 Acres Required  
Pocket Park: 0.13  
Park Around Existing Pond: 2.87 Ac ±  
Park at Mailbox Kiosk: 0.45 Ac ±  
3.45 Ac ± Total  
(3.45/12.25) = 28.2% Provided  
Medium Density Residential (MDR)  
Lancaster County School District  
Pleasant Valley Fire District  
Setbacks/Yards: Front - 30 Ft.  
Side - 10 Ft. / 15Ft. Corners  
Rear - 25 Ft.  
70 Ft.  
Min. Lot Area: 10,000 Sq. Ft.  
Lots Proposed: 99 Lots (Single Family Residential)  
Proposed Density: 1.62 DUA (99 Lots/61.24 Acres)

\* Wetland and streams included in natural preservation area maybe reduced with approval by the USACE through issued 404/401 permits.

TRAFFIC IMPROVEMENTS FOR PROJECT SHALL INCLUDE THE FOLLOWING SUBJECT TO REVIEW AND APPROVAL OF DESIGNS BY SCDOT/COUNTY:

- Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100 feet of storage.
- Construct the Site Access with a 55-foot IPS and stop sign.
- Per prior coordination with SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard, along with the installation of a stop sign.

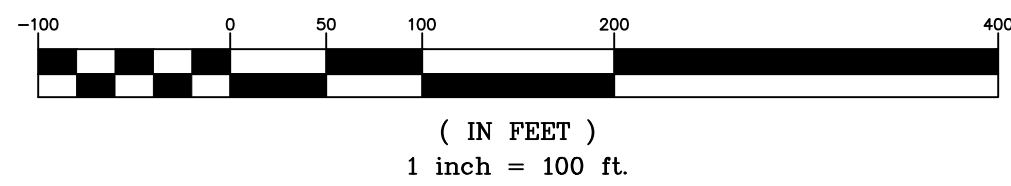
### FIRE ACCESS NOTES:

IF ONLY ONE ACCESS IS PROVIDED AT TIME OF CONSTRUCTION PLAN APPROVAL, ROADS SHALL BE WIDENED TO 26' PAVED WIDTH FOR INTERIOR ROADS AND FIRE HYDRANTS PROVIDED ON EACH SIDE OF ROADS.

DEVELOPER CAN PROVIDE SECONDARY, EMERGENCY ACCESS TO SATISFY FIRE ACCESS REQUIREMENT IN LIEU OF WIDENING ROADS NOTED ABOVE.

CONNECTION TO ADJOINING DEVELOPMENT VIA HAY FIELD TERRACE SHALL ALSO SATISFY SECONDARY ACCESS REQUIREMENT IN LIEU OF WIDENING OF ROADS AS NOTED ABOVE.

### GRAPHIC SCALE



Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	12076.94	21	12872.80	41	10010.00	62	12269.32	82	13907.96
2	12076.94	22	12872.80	42	10990.45	63	12828.05	83	10295.74
3	11000.68	23	12714.49	43	11161.50	64	13043.19	84	10296.79
4	10904.94	24	11829.29	44	11110.36	65	12225.58	85	10297.84
5	10873.21	25	10875.00	45	11935.17	66	10295.00	86	10298.77
6	13342.86	26	10875.00	46	10054.16	67	11582.94	87	10605.29
7	19758.81	27	10054.16	47	10010.00	68	10939.26	88	13449.99
8	16174.67	28	12369.67	48	10054.16	69	12319.91	89	16711.88
9	11537.67	29	12091.73	49	10315.38	70	10437.00	90	13137.44
10	11211.68	30	10949.02	50	10315.38	71	10934.16	91	10355.99
11	12148.08	31	10400.00	51	10315.38	72	10295.00	92	10295.00
12	11444.12	32	10400.00	52	10619.16	73	10860.19	93	10703.61
13	12058.80	33	11868.22	53	10307.44	74	12028.54	94	11893.79
14	13545.59	34	10400.00	54	10395.00	75	11276.35	95	12455.86
15	10295.00	35	12011.90	56	10554.73	76	11832.56	96	12416.54
16	10295.00	36	11284.95	57	11555.76	77	12548.10	97	10873.67
17	13545.73	37	10471.64	58	13623.22	78	10302.87	98	10554.17
18	10472.23	38	10593.56	59	12671.03	79	10299.91	99	15464.83
19	10295.00	39	10668.30	60	11165.00	80	10303.16		
20	12117.18	40	10010.00	61	11165.00	81	10308.47		

### INTERNAL CONNECTIONS/NODE MAP

△ SEGMENTS - 16  
○ NODES - 12  
15 SEGMENTS / 12 NODES = 1.33 RATIO

DATE

ISSUED FOR

REV

2/9/2023

SUBMITAL TO COUNTY

0

3/28/2023

REVISIONS PER COUNTY COMMENTS DATED 3/9/23

1

Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonemont Blvd., Tega Cay, S.C. 29708

P: (803) 802-1799

www.rjoharris.com

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Project Manager

Drawn

P. Murphy

A. Gendelman

Department Manager

Checked

P. Murphy

P. Murphy

Print/Plot Date

March 28, 2023

Asbuilt Drawn

Asbuilt Date

-

-

Client

Eastwood Homes

2587 WESTPORT ROAD

CHARLOTTE, NC 28208

P: 704-942-7435

Project:

Pettus Pond Preliminary Plat

Drawing Title:

Overall Site Plan

Project No.

Drawing No.

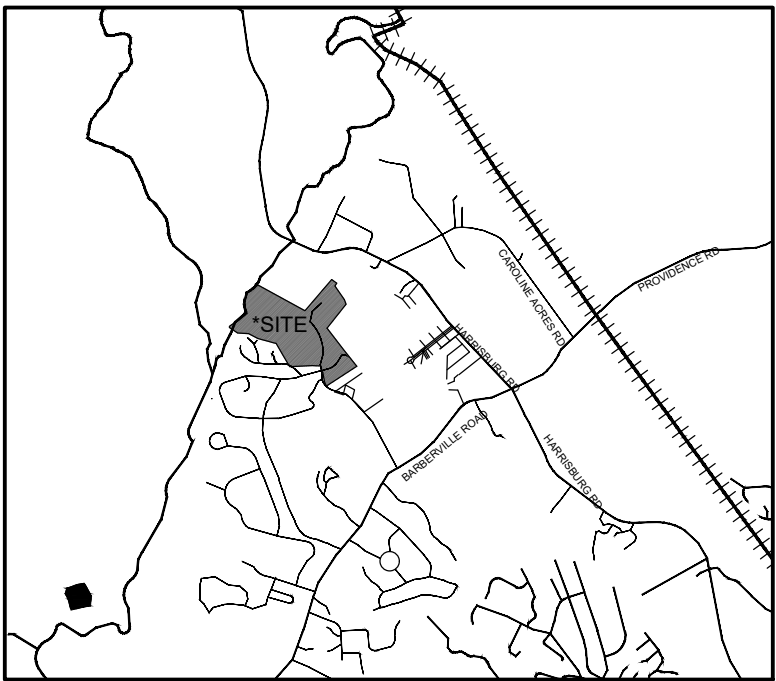
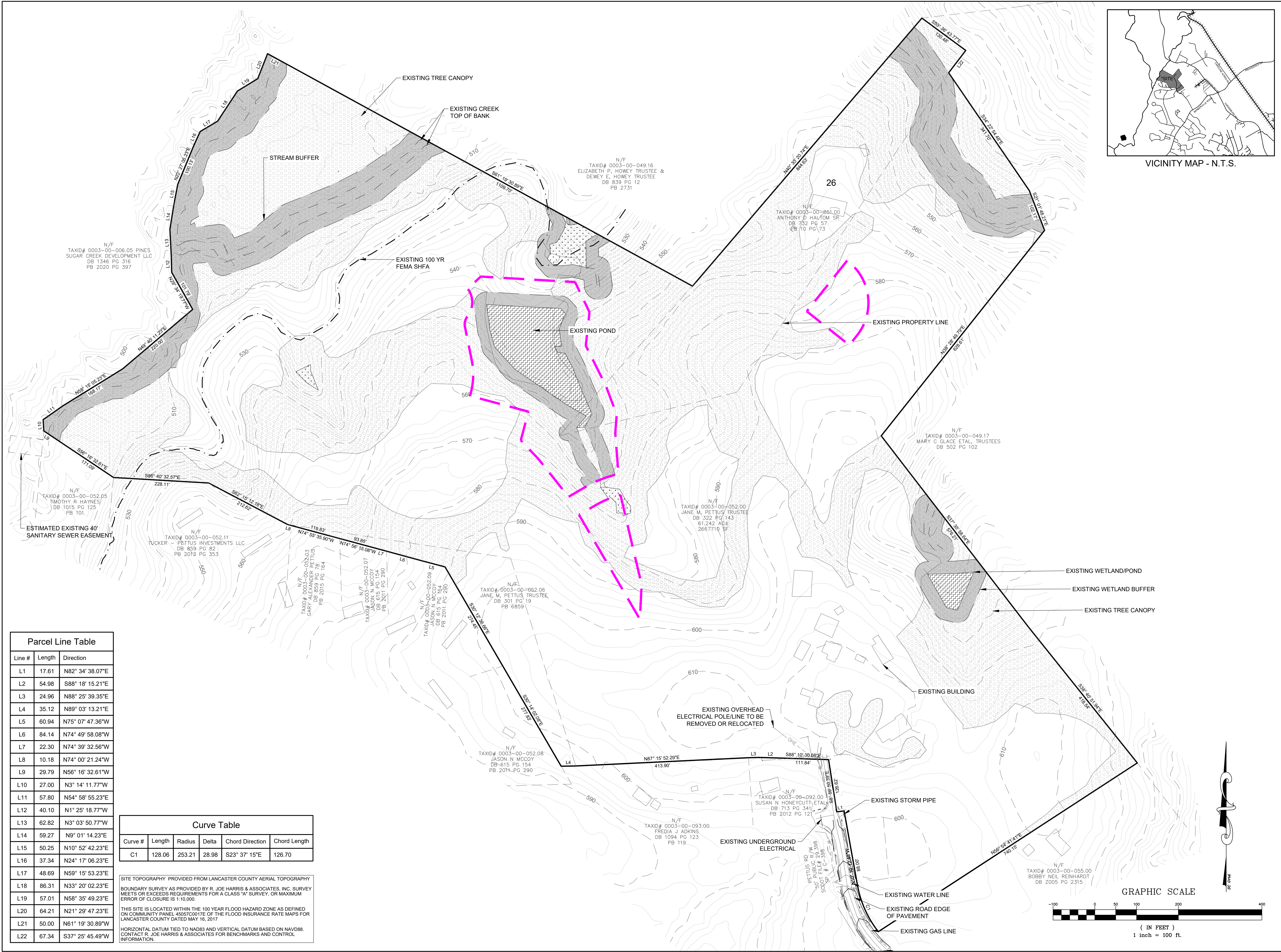
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DWG File Name:

4850 - Preliminary Plat

PP-1





VICINITY MAP - N.T.S.

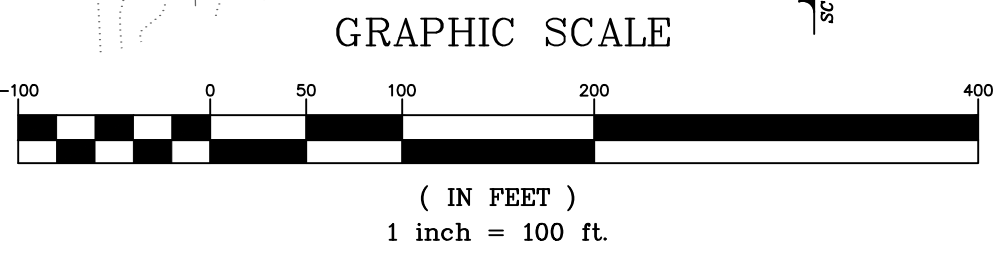
Parcel Line Table		
Line #	Length	Direction
L1	17.61	N82° 34' 38.07"E
L2	54.98	S88° 18' 15.21"E
L3	24.96	N88° 25' 39.35"E
L4	35.12	N89° 03' 13.21"E
L5	60.94	N75° 07' 47.36"W
L6	84.14	N74° 49' 58.08"W
L7	22.30	N74° 39' 32.56"W
L8	10.18	N74° 00' 21.24"W
L9	29.79	N56° 16' 32.61"W
L10	27.00	N3° 14' 11.77"W
L11	57.80	N54° 58' 55.23"E
L12	40.10	N1° 25' 18.77"W
L13	62.82	N3° 03' 50.77"W
L14	59.27	N9° 01' 14.23"E
L15	50.25	N10° 52' 42.23"E
L16	37.34	N24° 17' 06.23"E
L17	48.69	N59° 15' 53.23"E
L18	86.31	N33° 20' 02.23"E
L19	57.01	N58° 35' 49.23"E
L20	64.21	N21° 29' 47.23"E
L21	50.00	N61° 19' 30.89"W
L22	67.34	S37° 25' 45.49"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	128.06	253.21	28.98	S23° 37' 15"E	126.70

SITE TOPOGRAPHY PROVIDED FROM LANCASTER COUNTY AERIAL TOPOGRAPHY  
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HORIZONTAL DATUM TIED TO NAD83 AND VERTICAL DATUM BASED ON NAVD88. CONTACT R. JOE HARRIS & ASSOCIATES FOR BENCHMARKS AND CONTROL INFORMATION.



DATE

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REV

2/9/2023



SUBMITAL TO COUNTY

0


3/28/2023

REVISIONS PER COUNTY COMMENTS DATED 3/9/23

1



Engineer:



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Engineering • Land Surveying • Planning Management

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www.rjoe-harris.com

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Corporate Seal

Engineer's Seal

Project Manager

Drawn

P. Murphy

A. Gendelman

Department Manager

Checked

P. Murphy

P. Murphy

Print/Plot Date

March 28, 2023

Asbuilt Drawn

Asbuilt Date

-

-

Client

Eastwood Homes

2587 WESTPORT ROAD

CHARLOTTE, NC 28208

P: 704-942-7435

Project:

Pettus Pond Preliminary Plat

Drawing Title:

Existing Conditions

Project No.

Drawing No.

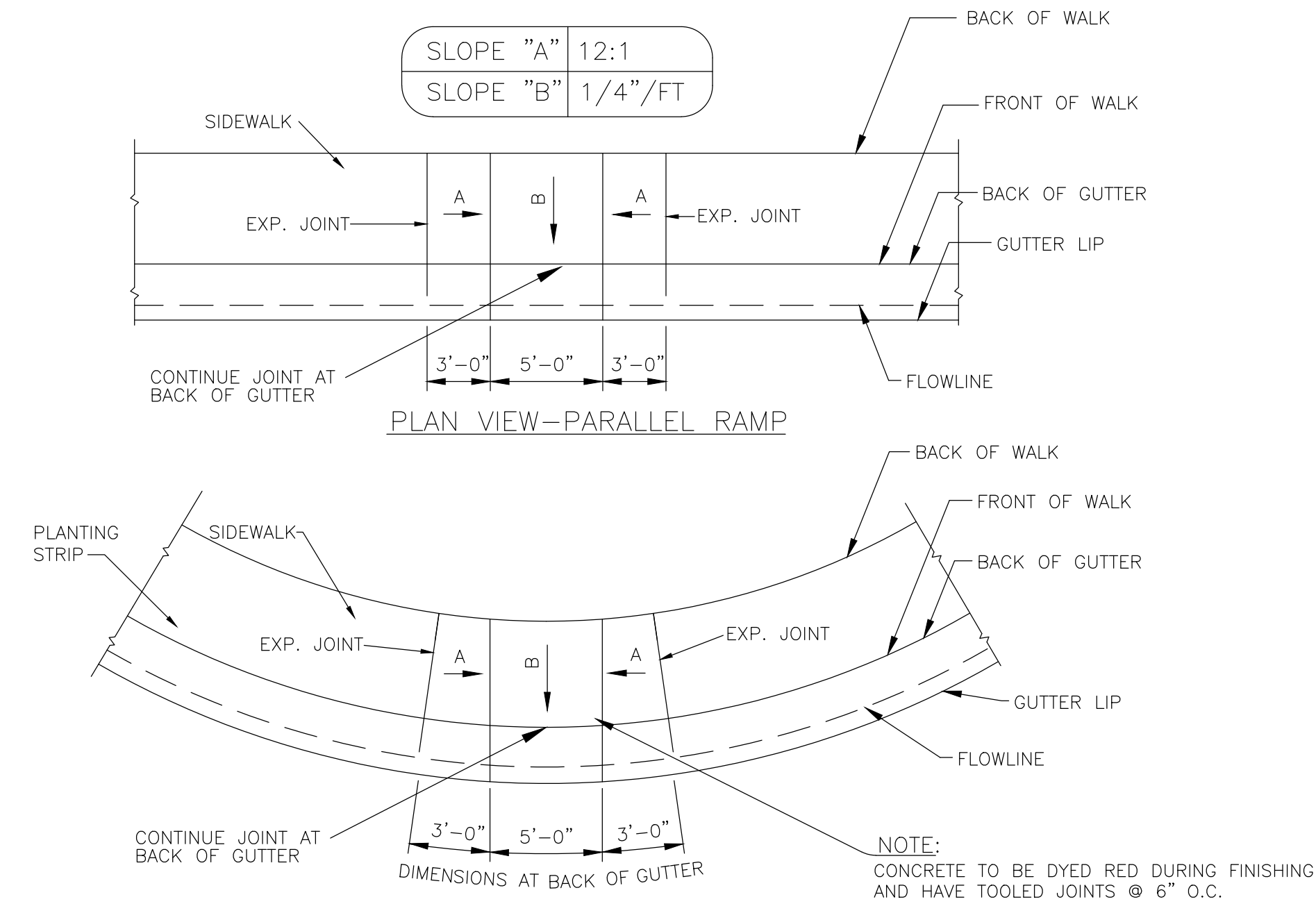
5396

DWG File Name:

4850 - Preliminary Plat

PP-2






ACCESSIBLE RAMP STANDARD  
1'-6" VALLEY GUTTER  
N.T.S.

DATE	ISSUED FOR	REV
2/9/2023	SUBMITTAL TO COUNTY	0
3/28/2023	REVISIONS PER COUNTY COMMENTS DATED 3/9/23	1



Engineer:



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Management  
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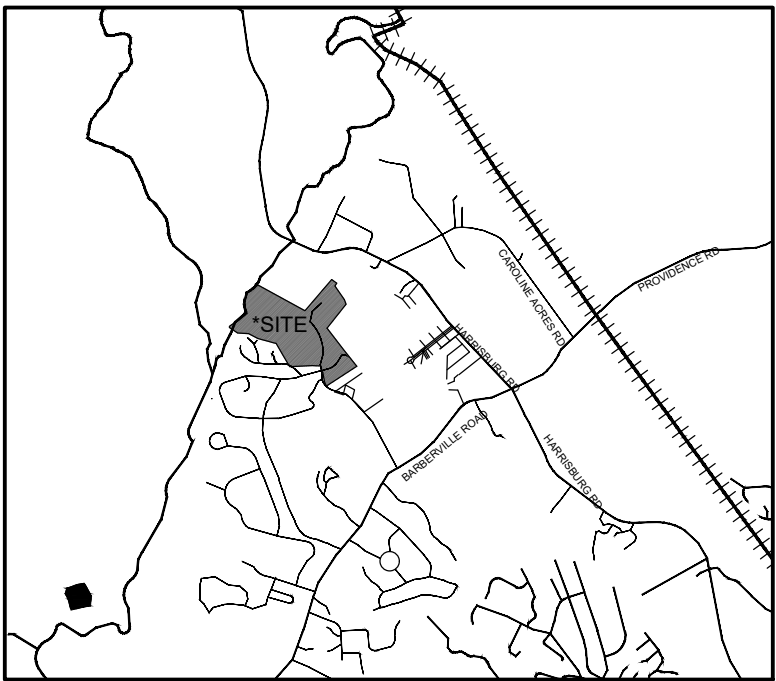
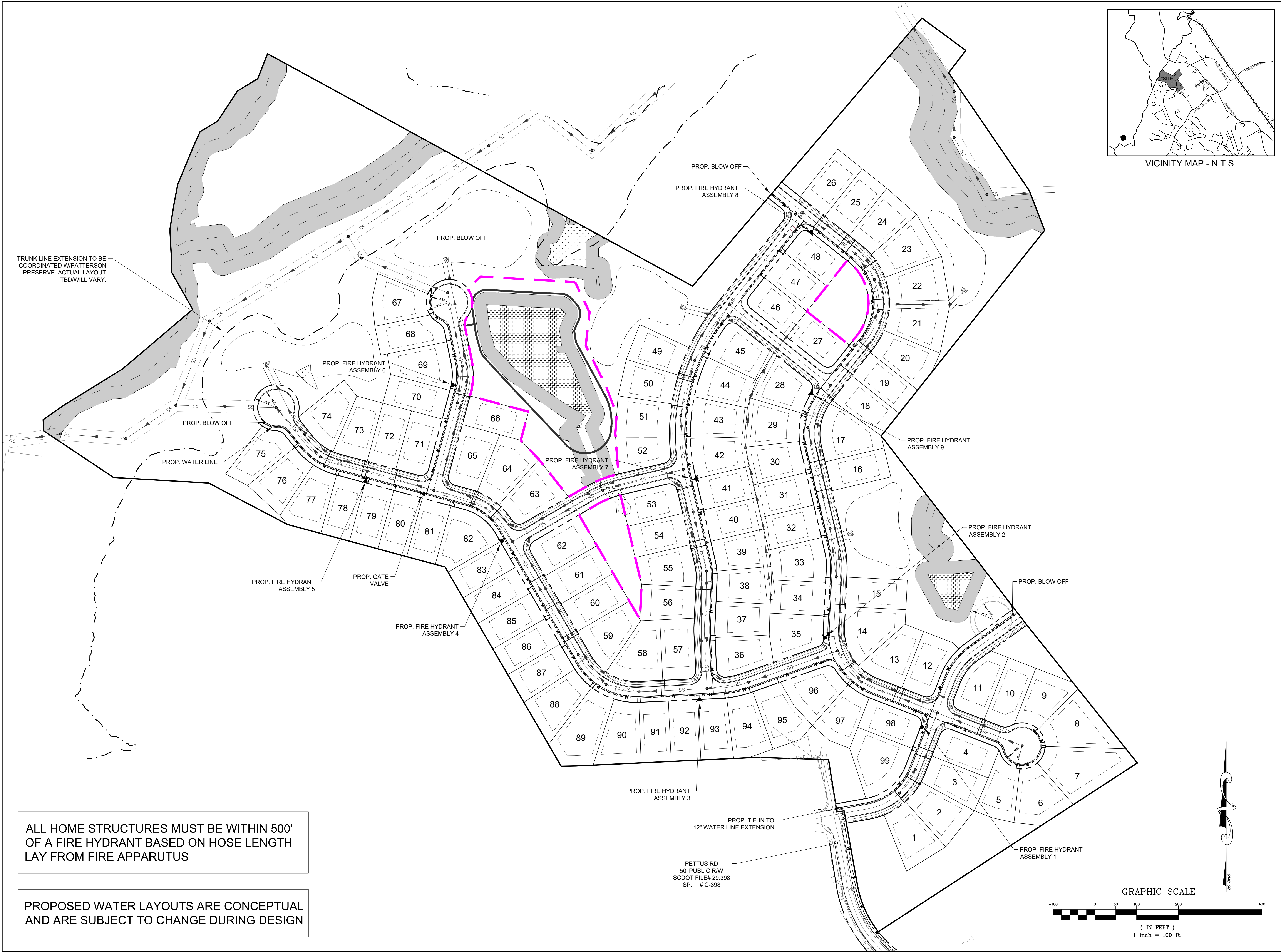
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Corporate Seal

Engineer's Seal

Project Manager	Drawn
P. Murphy	A. Gendelman
Department Manager	Checked
P. Murphy	P. Murphy
Print/Plot Date	
March 28, 2023	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Eastwood Homes 2587 WESTPORT ROAD CHARLOTTE, NC 28208 P: 704-942-7435	
Project:	
Pettus Pond Preliminary Plat	
Drawing Title:	
Site Details	
Project No.	Drawing No.
5396	
DWG File Name:	
4850 - Preliminary Plat	PP-3





VICINITY MAP - N.T.S.



Engineer:

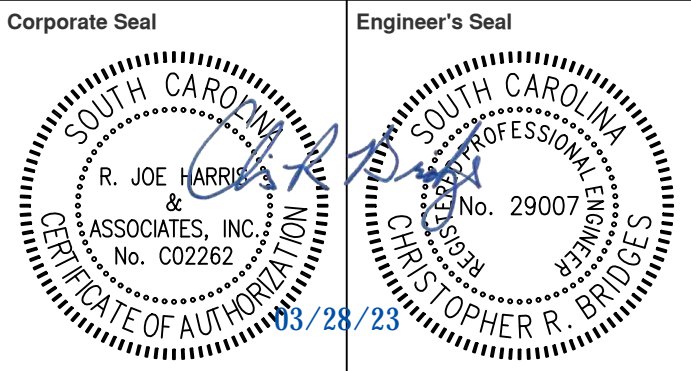


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Project Manager P. Murphy	Drawn A. Gendelman
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date March 28, 2023	
Asbuilt Drawn -	Asbuilt Date -
Client  Eastwood Homes 2587 WESTPORT ROAD CHARLOTTE, NC 28208 P: 704-942-7435	

Project:  
**Pettus Pond  
Preliminary Plat**



Drawing Title:  
**Overall Water Layout**

Project No. 5396	Drawing No. <b>PP-4</b>
DWG File Name: 4850 - Preliminary Plat	






DATE	ISSUED FOR	REV
2/9/2023	SUBMITAL TO COUNTY	0
3/28/2023	REVISIONS PER COUNTY COMMENTS DATED 3/9/23	1

Engineer:



R. Joe Harris & Associates, Inc.

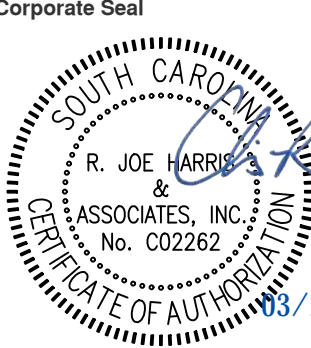
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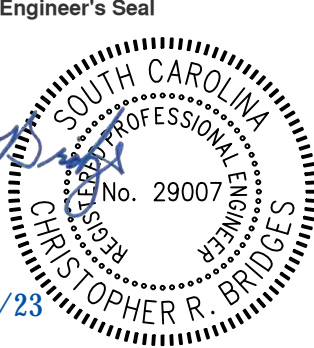
[www.rjoe-harris.com](http://www.rjoe-harris.com)

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Corporate Seal

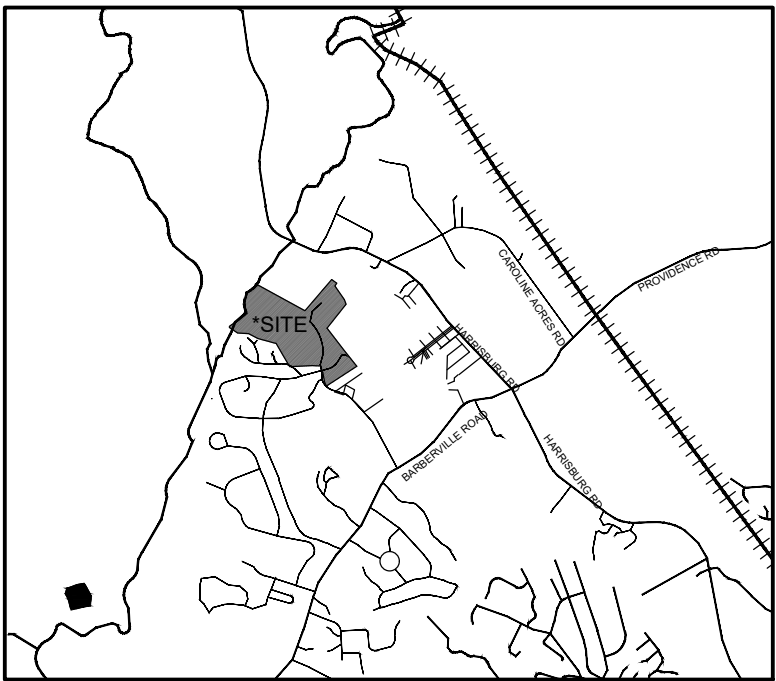


Engineer's Seal



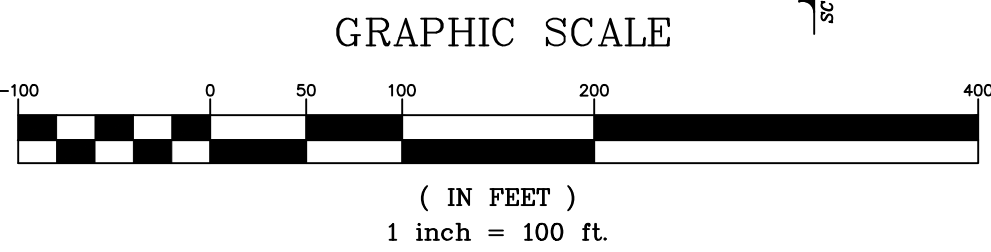
Project Manager <b>P. Murphy</b>	Drawn <b>A. Gendelman</b>
Department Manager <b>P. Murphy</b>	Checked <b>P. Murphy</b>
Print/Plot Date <b>March 28, 2023</b>	
Asbuilt Drawn -	Asbuilt Date -
Client  <b>Eastwood Homes</b> 2587 WESTPORT ROAD CHARLOTTE, NC 28208 P: 704-942-7435	
Project:  <b>Pettus Pond Preliminary Plat</b>	
Drawing Title:  <b>Overall Sewer Layout</b>	
Project No. <b>5396</b> DWG File Name: <b>4850 - Preliminary Plat</b>	Drawing No.  <b>PP-5</b>





VICINITY MAP - N.T.S.

PROPOSED STORM LAYOUTS ARE CONCEPTUAL  
AND ARE SUBJECT TO CHANGE DURING DESIGN



DATE	ISSUED FOR	REV
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Engineer:

**R. Joe Harris & Associates, Inc.**  
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1186 Somercrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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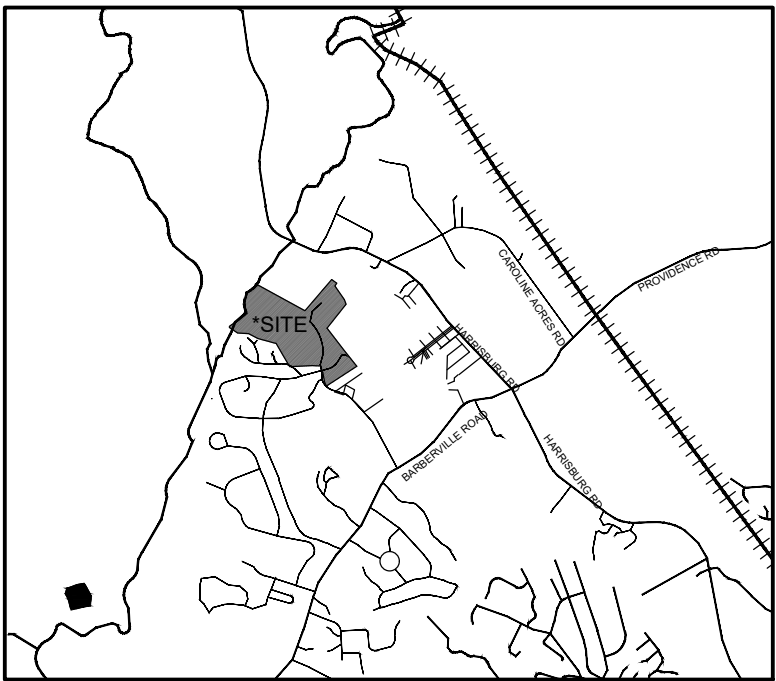
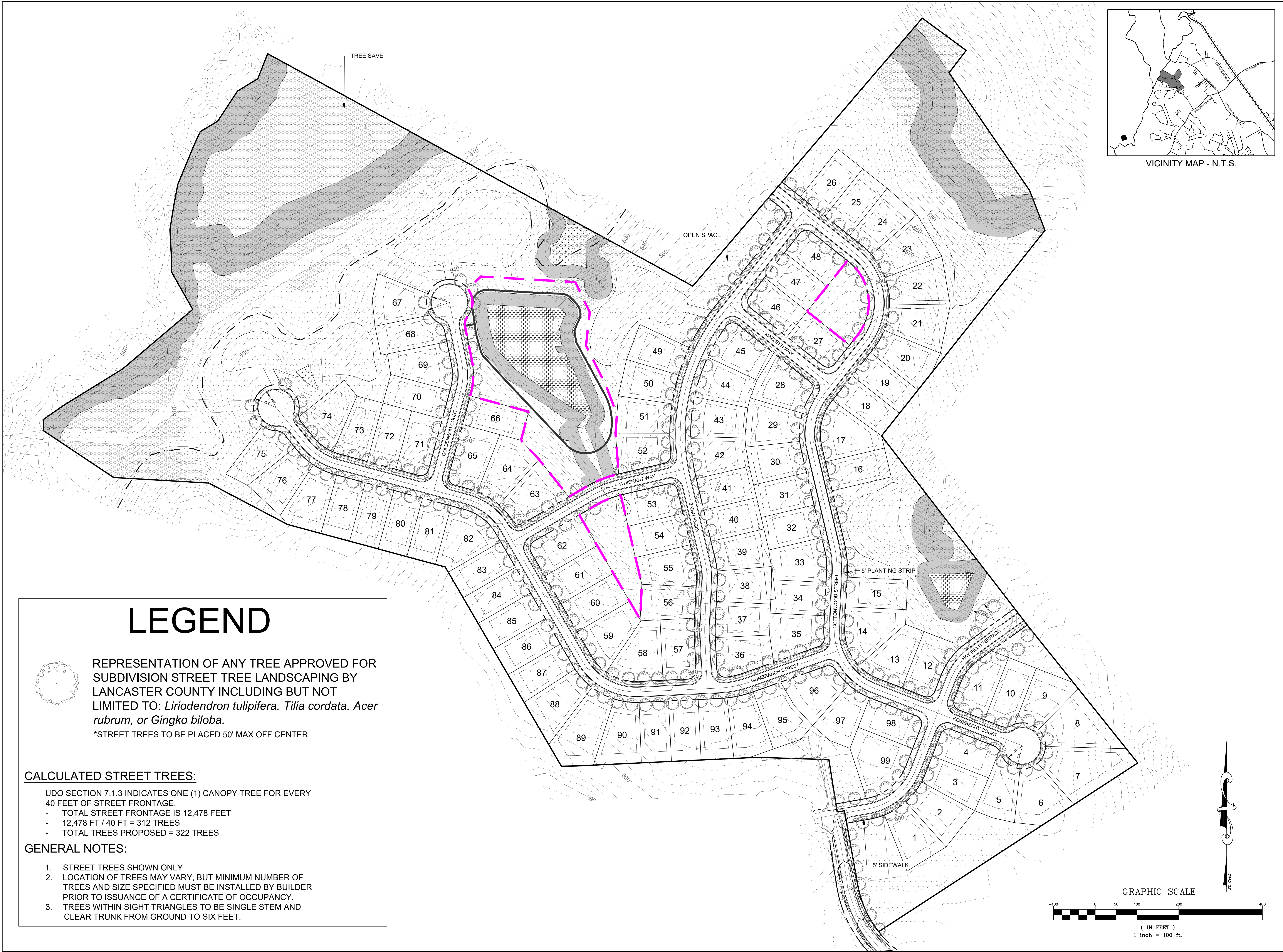
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Corporate Seal

Engineer's Seal

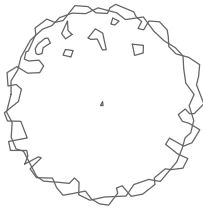
Project Manager <b>P. Murphy</b>	Drawn <b>A. Gendelman</b>
Department Manager <b>P. Murphy</b>	Checked <b>P. Murphy</b>
Print/Plot Date <b>March 28, 2023</b>	
Asbuilt Drawn -	Asbuilt Date -
Client  <b>Eastwood Homes</b> 2587 WESTPORT ROAD CHARLOTTE, NC 28208 P: 704-942-7435	
Project:  <b>Pettus Pond Preliminary Plat</b>	
Drawing Title:  <b>Overall Storm Layout</b>	
Project No. <b>5396</b> DWG File Name: <b>4850 - Preliminary Plat</b>	Drawing No.  <b>PP-6</b>





VICINITY MAP - N.T.S.

# LEGEND



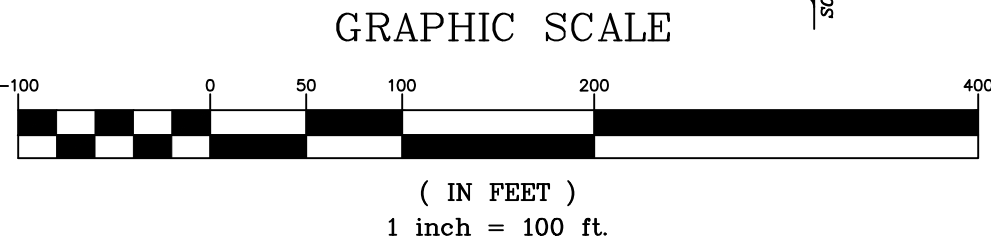
REPRESENTATION OF ANY TREE APPROVED FOR SUBDIVISION STREET TREE LANDSCAPING BY LANCASTER COUNTY INCLUDING BUT NOT LIMITED TO: *Liriodendron tulipifera*, *Tilia cordata*, *Acer rubrum*, or *Ginkgo biloba*.  
\*STREET TREES TO BE PLACED 50' MAX OFF CENTER

CALCULATED STREET TREES:

- UDO SECTION 7.1.3 INDICATES ONE (1) CANOPY TREE FOR EVERY 40 FEET OF STREET FRONTAGE.
- TOTAL STREET FRONTAGE IS 12,478 FEET
  - 12,478 FT / 40 FT = 312 TREES
  - TOTAL TREES PROPOSED = 322 TREES

GENERAL NOTES:

1. STREET TREES SHOWN ONLY
2. LOCATION OF TREES MAY VARY, BUT MINIMUM NUMBER OF TREES AND SIZE SPECIFIED MUST BE INSTALLED BY BUILDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. TREES WITHIN SIGHT TRIANGLES TO BE SINGLE STEM AND CLEAR TRUNK FROM GROUND TO SIX FEET.



DATE	ISSUED FOR	REV
2/9/2023	SUBMITAL TO COUNTY	0
3/28/2023	REVISIONS PER COUNTY COMMENTS DATED 3/9/23	1

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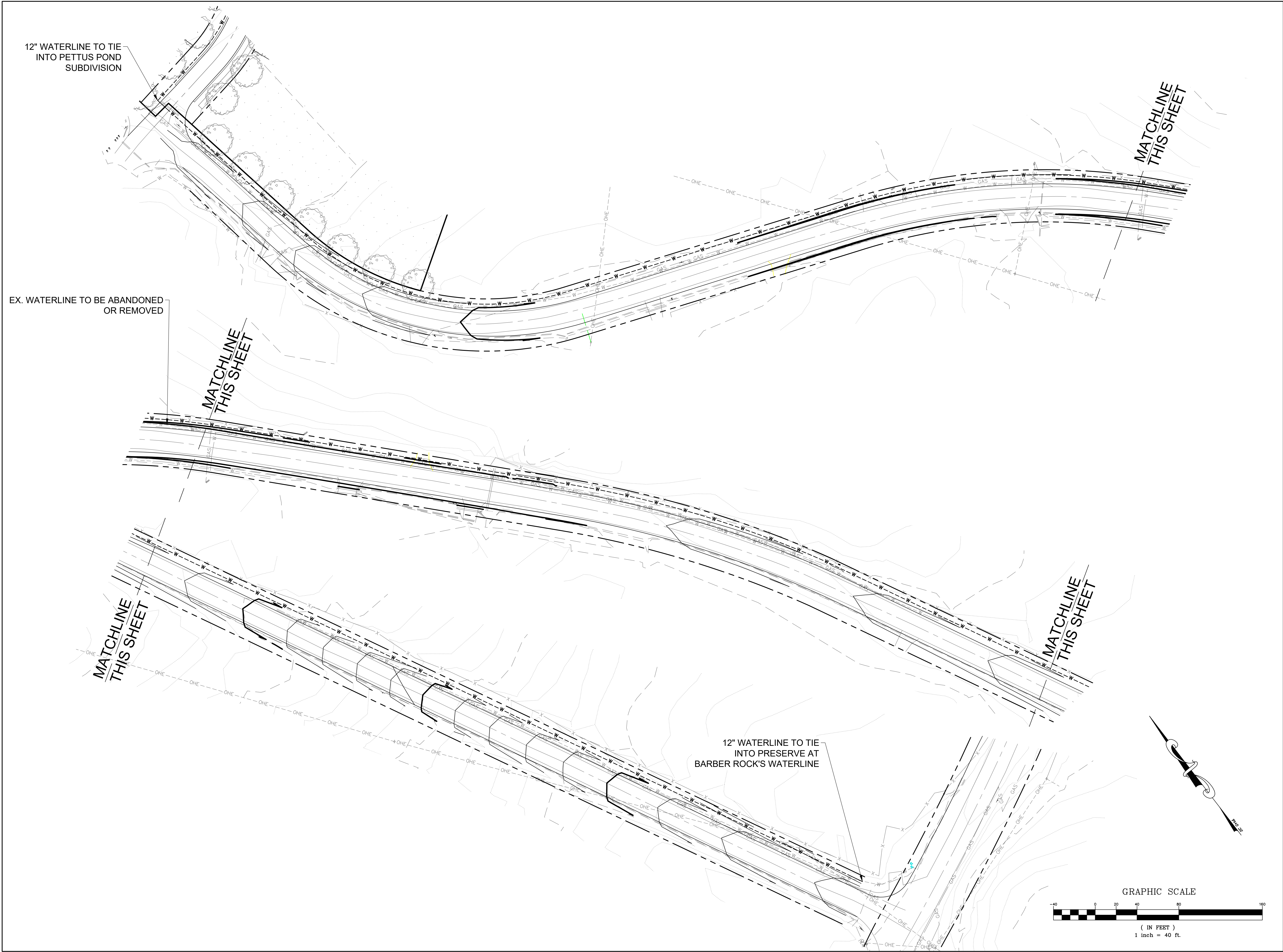
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CORPORATE SEAL



ENGINEER'S SEAL

Project Manager P. Murphy	Drawn A. Gendelman
Department Manager P. Murphy	Checked P. Murphy
Print/Plot Date March 28, 2023	
Asbuilt Drawn -	Asbuilt Date -
Client Eastwood Homes 2587 WESTPORT ROAD CHARLOTTE, NC 28208 P: 704-942-7435	
Project: Pettus Pond Preliminary Plat	
Drawing Title: Landscape Plan	
Project No. 5396 DWG File Name: 4850 - Preliminary Plat	Drawing No.  <b>PP-7</b>






DATE	ISSUED FOR	REV
2/9/2023	SUBMITTAL TO COUNTY	0
3/28/2023	REVISIONS PER COUNTY COMMENTS DATED 3/9/23	1



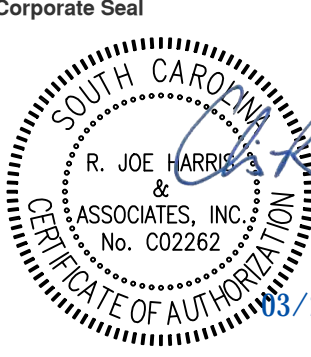
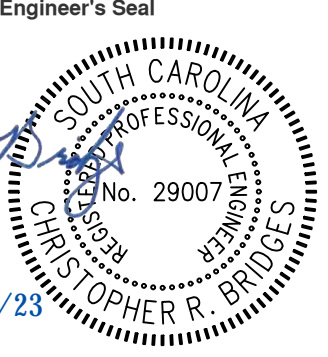
Engineer:



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Management  
1186 Stonemont Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

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Project Manager <b>P. Murphy</b>	Drawn <b>A. Gendelman</b>
Department Manager <b>P. Murphy</b>	Checked <b>P. Murphy</b>
Print/Plot Date <b>March 28, 2023</b>	
Asbuilt Drawn -	Asbuilt Date -
Client <b>Eastwood Homes</b> 2587 WESTPORT ROAD CHARLOTTE, NC 28208 P: 704-942-7435	
Project: <b>Pettus Pond Preliminary Plat</b>	
Drawing Title: <b>Waterline Extension To Barberville Rd</b>	
Project No. <b>5396</b> DWG File Name: <b>4850 - Preliminary Plat</b>	Drawing No. <b>PP-8</b>