

9656-39-2539  
 ZACHARY F LAMB (TRUSTEE)  
 DEED BOOK 2052 PAGE  
 PLAT BOOK 16 PAGE 33

9656-39-3215  
 RONALD & DEANA GOLDSTEIN  
 DEED BOOK 1527 PAGE 211  
 PLAT BOOK 16 PAGE 33

MSD SSMH  
 # 56-12621  
 TOP 2178.3  
 INV IN 2165.0'  
 INV OUT 2163.9'  
 BROKEN TERRA  
 COTTA PIPE AT  
 TOP OF MANHOLE

MSD SSMH  
 # 56-12620  
 TOP 2166.1  
 INV IN 2160.6'  
 INV OUT 2160.4'

9656-38-2960  
 MICHAEL WAYNE &  
 NANCY MCMAHON BYER  
 DEED BOOK 5635 PAGE 1480  
 PLAT BOOK 94 PAGE 127

9656-38-5923  
 JOEIANA LEE SUMMEY EUBANKS  
 DEED BOOK 4223 PAGE 1822

**RS4 ZONING STANDARDS:**

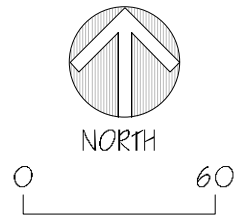
MINIMUM LOT FRONTAGE: 60'  
 MINIMUM LOT SIZE: 8,000 SF  
 SETBACK: FRONT & REAR 25';  
 SIDE 10'  
 OPEN SPACE: 20% OF PARCEL  
 \*TRIGGERED AT 8 OR MORE LOTS

**CONCEPT SUMMARY:**

PROPOSED LOTS: 8  
 LOT FRONTAGE (RANGE): ±60'-70'  
 LOT SIZE (RANGE): ±8,000-±10,500 SF  
 OPEN SPACE: REQUIRED: 17,400 SF  
 PROVIDED: ±17,860 SF

**NOTES:**

1. RETAINING WALL WILL BE NEEDED ALONG WEST PROPERTY LINE TO REDUCE THE SLOPE OF THE REQUIRED OPEN SPACE. PER UDO NO MORE THAN 50% OF REQUIRED OPEN SPACE CAN EXCEED 25% SLOPE.



SWEETEN CREEK ROAD / US-25A  
 (PUBLIC/UNCONTRIBUTED/ASPHALT)

PROPOSED LOT LINE (TYP)

PROPOSED SETBACK (TYP)

PROPOSED 10' WIDE ACCESS EASEMENT FOR OPEN SPACE

LOT 1  
 40'x20'  
 8,148 SF

LOT 2  
 40'x20'  
 8,363 SF

LOT 3  
 40'x20'  
 8,470 SF

LOT 4  
 40'x20'  
 8,468 SF

LOT 5  
 40'x20'  
 8,460 SF

LOT 6  
 45'x20'  
 9,874 SF

LOT 7  
 45'x20'  
 9,872 SF

LOT 8  
 45'x20'  
 10,519 SF

OPEN SPACE  
 17,860 SF

**ROCK HILL RD RESIDENTIAL  
 CONCEPT 1  
 MAY 2022**



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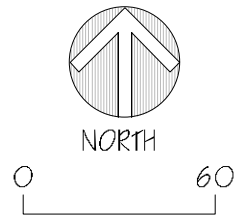
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**RS4 ZONING STANDARDS:**

MINIMUM LOT FRONTAGE: 60'  
MINIMUM LOT SIZE: 8,000 SF  
SETBACK: FRONT & REAR 25';  
SIDE 10'  
OPEN SPACE: 20% OF PARCEL  
\*TRIGGERED AT 8 OR MORE LOTS

**CONCEPT SUMMARY:**

PROPOSED LOTS: 7  
LOT FRONTAGE (RANGE): ±70'-80'  
LOT SIZE (RANGE): ±12,000-±15,500 SF  
OPEN SPACE: N/A



SWEETEN CREEK ROAD / US-25A  
(PUBLIC/UNIMPROVED/ASPHALT)

ROCK HILL ROAD  
(PUBLIC/UNIMPROVED/TOPPED/PAVEMENT)

RS4 ZONING

LOT 1  
12,410 SF

LOT 2  
12,324 SF

LOT 3  
12,659 SF

LOT 4  
12,117 SF

LOT 5  
12,408 SF

LOT 6  
13,681 SF

LOT 7  
15,854 SF

PROPOSED LOT LINE (TYP)

PROPOSED SETBACK (TYP)

DI  
TOP 2205.7'  
INV IN 2201.7'  
INV OUT 2200.8'  
15% CMP  
136LF @ 7.8%  
INV 2204.5'

INV 2188.9'

INV 2210.9'



**ROCK HILL RD RESIDENTIAL  
CONCEPT 2  
MAY 2022**