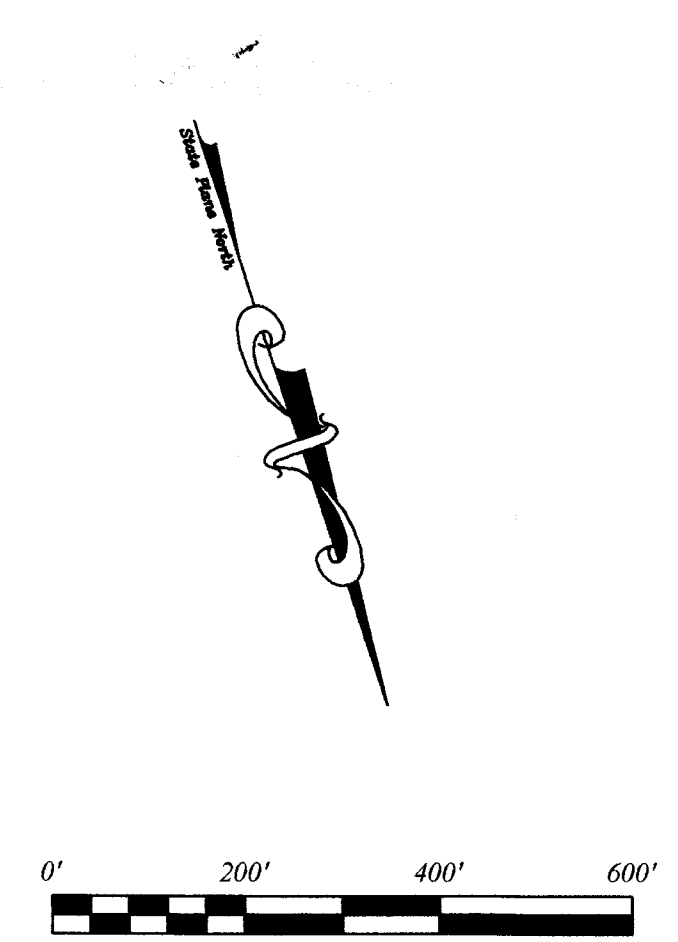


PLOT DATE: 10/31/2006 1:28 PM FILE NAME: \\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 EXISTING SITE.DWG - EXISTING SITE - 200 SCALE



**Wetlands #1**

LINE	BEARING	DISTANCE
W1	S 89°14'42" E	22.21'
W2	S 27°22'51" E	33.40'
W3	S 53°14'42" E	23.80'
W4	S 22°06'46" W	14.67'
W5	N 00°23'27" W	16.31'
W6	S 04°42'51" W	30.23'

**Wetlands #2**

LINE	BEARING	DISTANCE
W7	S 77°31'01" E	28.40'
W8	S 08°51'51" E	24.23'
W9	S 77°51'02" W	23.81'
W10	S 08°51'52" E	23.80'
W11	S 02°42'00" E	30.20'
W12	S 77°30'00" W	22.21'
W13	S 77°31'01" W	28.40'
W14	S 04°42'51" W	22.21'
W15	N 00°05'11" E	15.11'
W16	S 02°42'51" E	30.23'
W17	N 10°00'00" E	43.00'
W18	N 10°00'00" W	43.00'
W19	S 77°31'01" W	28.40'
W20	S 77°31'01" E	28.40'

**Wetlands #3**

LINE	BEARING	DISTANCE
W21	S 77°31'01" E	28.40'
W22	N 10°00'00" W	43.00'
W23	N 10°00'00" E	43.00'
W24	S 77°31'01" W	28.40'
W25	S 77°31'01" E	28.40'
W26	S 77°31'01" W	28.40'
W27	N 10°00'00" E	43.00'
W28	N 10°00'00" W	43.00'
W29	S 77°31'01" E	28.40'
W30	S 77°31'01" W	28.40'
W31	N 10°00'00" E	43.00'
W32	N 10°00'00" W	43.00'
W33	S 77°31'01" E	28.40'
W34	S 77°31'01" W	28.40'
W35	N 10°00'00" E	43.00'
W36	N 10°00'00" W	43.00'
W37	S 77°31'01" E	28.40'
W38	S 77°31'01" W	28.40'
W39	N 10°00'00" E	43.00'
W40	N 10°00'00" W	43.00'
W41	S 77°31'01" E	28.40'
W42	S 77°31'01" W	28.40'
W43	N 10°00'00" E	43.00'
W44	N 10°00'00" W	43.00'
W45	S 77°31'01" E	28.40'
W46	S 77°31'01" W	28.40'
W47	N 10°00'00" E	43.00'
W48	N 10°00'00" W	43.00'
W49	S 77°31'01" E	28.40'
W50	S 77°31'01" W	28.40'
W51	N 10°00'00" E	43.00'
W52	N 10°00'00" W	43.00'
W53	S 77°31'01" E	28.40'
W54	S 77°31'01" W	28.40'
W55	N 10°00'00" E	43.00'
W56	N 10°00'00" W	43.00'
W57	S 77°31'01" E	28.40'
W58	S 77°31'01" W	28.40'
W59	N 10°00'00" E	43.00'
W60	N 10°00'00" W	43.00'
W61	S 77°31'01" E	28.40'
W62	S 77°31'01" W	28.40'
W63	N 10°00'00" E	43.00'
W64	N 10°00'00" W	43.00'
W65	S 77°31'01" E	28.40'
W66	S 77°31'01" W	28.40'
W67	N 10°00'00" E	43.00'
W68	N 10°00'00" W	43.00'
W69	S 77°31'01" E	28.40'
W70	S 77°31'01" W	28.40'
W71	N 10°00'00" E	43.00'
W72	N 10°00'00" W	43.00'
W73	S 77°31'01" E	28.40'
W74	S 77°31'01" W	28.40'
W75	N 10°00'00" E	43.00'
W76	N 10°00'00" W	43.00'
W77	S 77°31'01" E	28.40'
W78	S 77°31'01" W	28.40'
W79	N 10°00'00" E	43.00'
W80	N 10°00'00" W	43.00'
W81	S 77°31'01" E	28.40'
W82	S 77°31'01" W	28.40'
W83	N 10°00'00" E	43.00'
W84	N 10°00'00" W	43.00'
W85	S 77°31'01" E	28.40'
W86	S 77°31'01" W	28.40'
W87	N 10°00'00" E	43.00'
W88	N 10°00'00" W	43.00'
W89	S 77°31'01" E	28.40'
W90	S 77°31'01" W	28.40'
W91	N 10°00'00" E	43.00'
W92	N 10°00'00" W	43.00'
W93	S 77°31'01" E	28.40'
W94	S 77°31'01" W	28.40'
W95	N 10°00'00" E	43.00'
W96	N 10°00'00" W	43.00'
W97	S 77°31'01" E	28.40'
W98	S 77°31'01" W	28.40'
W99	N 10°00'00" E	43.00'
W100	N 10°00'00" W	43.00'

Reference made to Deedbook 977, page 302.  
 Reference made to Deedbook 1016, page 113.  
 Reference made to Deedbook 926, page 47.  
 Reference made to Deedbook 229, page 218.  
 Reference made to Platbook B164, page 3.  
 Reference made to Platbook G, page 225.  
 Reference made to Platbook C84, page 9.

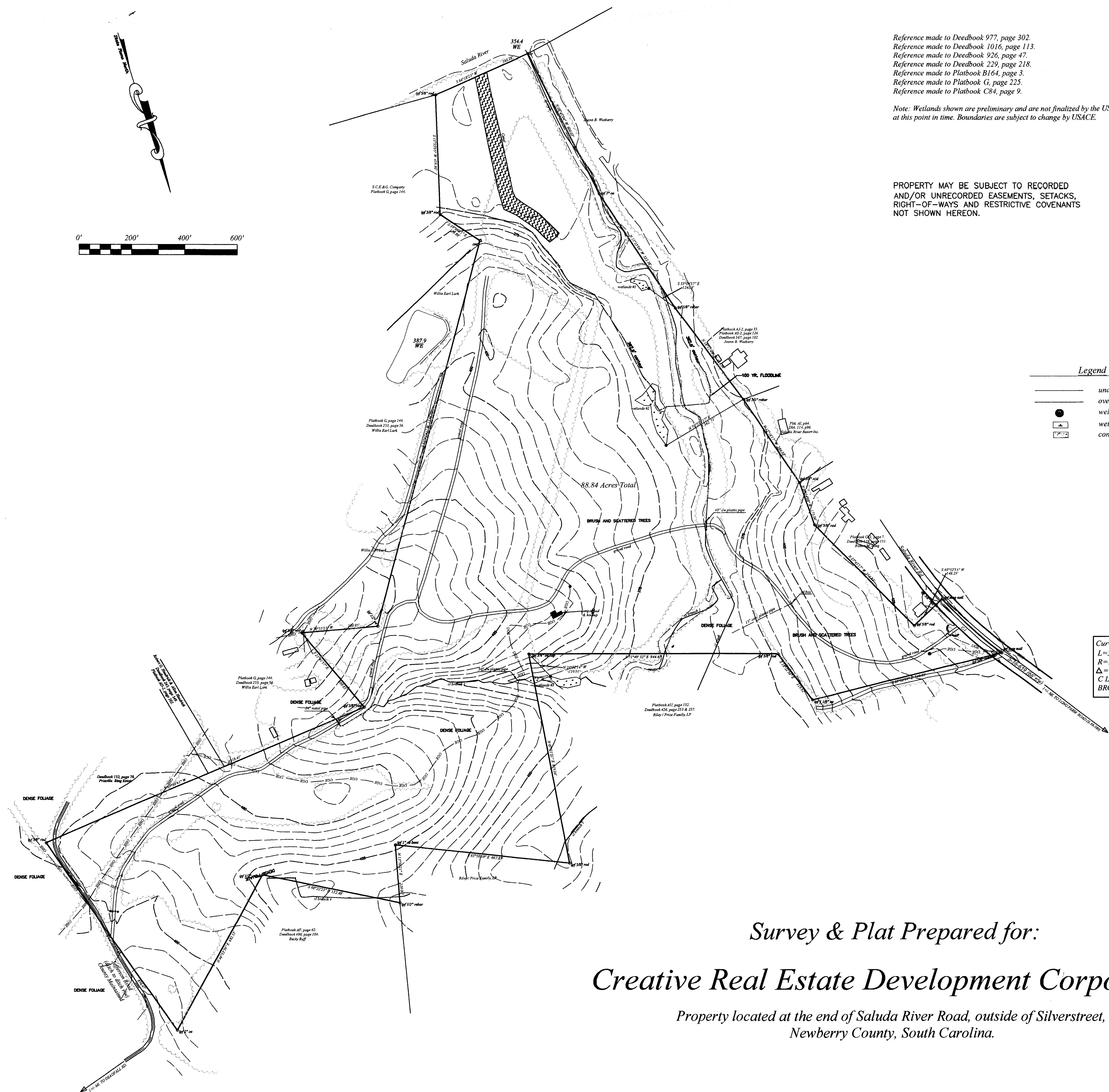
Note: Wetlands shown are preliminary and are not finalized by the USACE at this point in time. Boundaries are subject to change by USACE.

PROPERTY MAY BE SUBJECT TO RECORDED AND/OR UNRECORDED EASEMENTS, SETBACKS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS NOT SHOWN HEREON.

**Legend**

	underground electric
	overhead electric
	well
	wetland
	concrete

Curve 1 Data:  
 L=306.70'  
 R=1477.07'  
 Δ=11°53'49"  
 C LEN=306.15'  
 BRG=S 29°24'42" E



I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of "The Minimum Standards for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

Thomas B. Abraham, S.C.R.L.S #7877  
 Date: June 7, 2006

*Survey & Plat Prepared for:*  
**Creative Real Estate Development Corporation**

Property located at the end of Saluda River Road, outside of Silverstreet,  
 Newberry County, South Carolina.

Tom Abraham Land Surveying  
 2402 Nance St., Newberry, S.C. 29108  
 Telephone: 803.276.8719

**STRICKLAND ENGINEERING, INC.**  
 Consulting & Design Engineering  
 87 Pascon Court  
 Gaston, SC 29053  
 (803) 461-1266  
 Fax (803) 461-1238

Permit/Seal

Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
 Copyright to all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is forbidden.

Project  
**SALUDA RIVER ESTATES**  
 Newberry County

Title  
**EXISTING SITE PLAN**

Project No. 06121  
 Drawn by seb

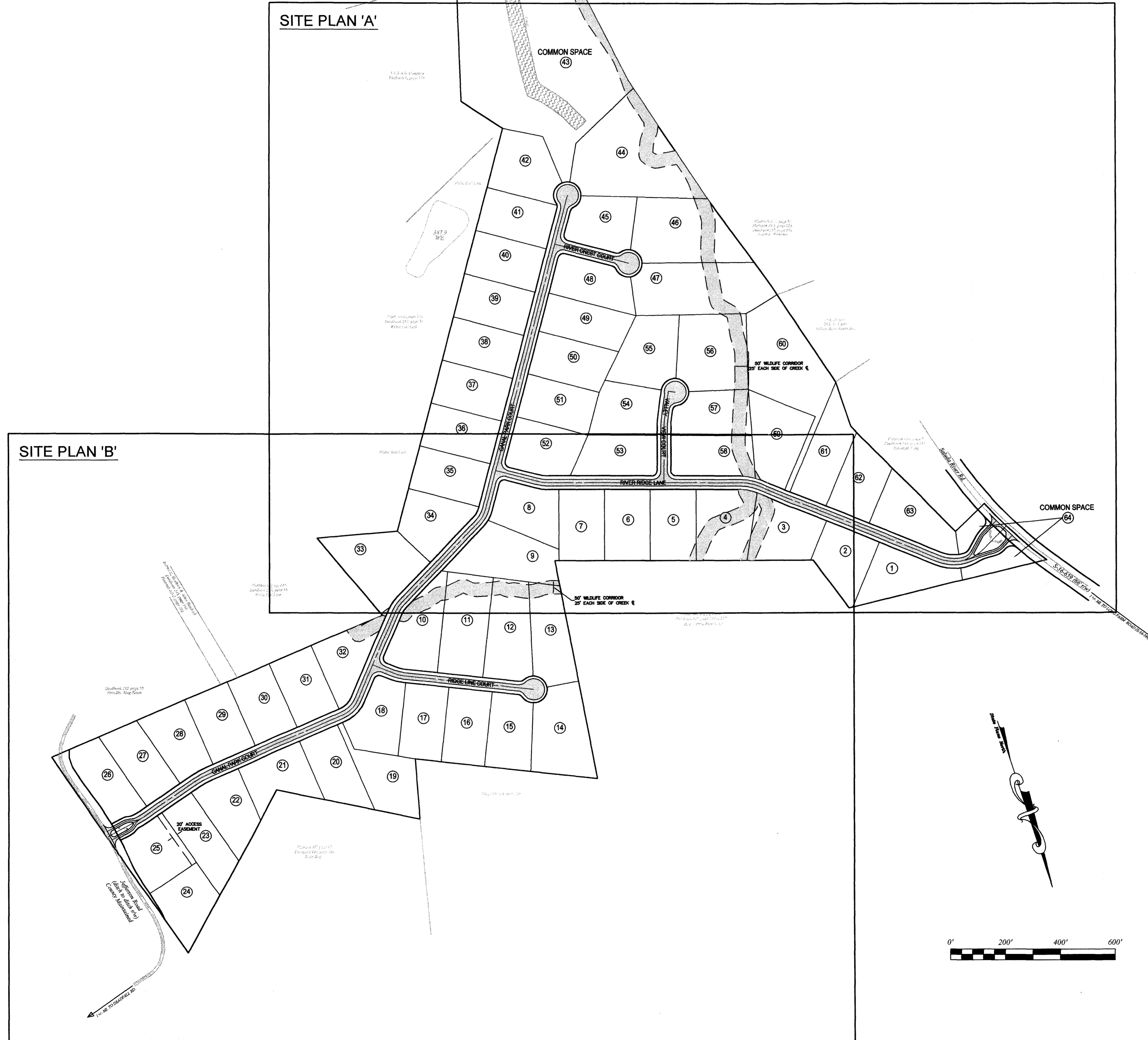
Revisions  
 RECEIVED  
 NOV 01 2006  
 by: PIR

Date  
 09/01/06

Sheet  
 1 of 10

Scale  
 1" = 200'

PLOT DATE: 10/31/2006 12:19 PM FILE NAME: N:\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 SITE PLAN.DWG - MASTER PLAN



**OWNER/DEVELOPER:**  
 CREATIVE REAL ESTATE DEVELOPMENT CORP.  
 CONTACT: LEE EBY  
 1011 OSBORNE ROAD #2  
 SPRING LAKE PARK, MN 55432  
 (763) 421-4446

**PROPERTY:**  
 SALUDA RIVER ROAD  
 TMS# 247-2, 249-3, 198-1-1, 198-1, & 198-2-1  
 TOTAL ACREAGE: 88.84 ac

**PROPOSED:**  
 SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 TOTAL ACREAGE TO BE SUBDIVIDED: 88.84 ac  
 TOTAL LOTS IN SUBDIVISION: 64  
 COMMON SPACE: 2 (Lot 43 - 7.9 ac & Lot 64 - 0.56 ac)

TOTAL LENGTH OF NEW STREETS: 6,635 ft

MINIMUM LOT AREA = 1.00 ac (MULTIPLE)  
 MAXIMUM LOT AREA = 2.68 ac (Lot 44)  
 MINIMUM LOT WIDTH = 130' (Lot 23)  
 MINIMUM LOT WIDTH AT SETBACK = 130'  
 MINIMUM ROAD FRONTAGE = 71.38' (Lot 13)

**BUILDING SETBACKS:**  
 25' FRONT SETBACK  
 20' REAR SETBACK  
 10' SIDE SETBACK

**UTILITIES:**  
 WATER AND SEWER TO BE PROVIDED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS

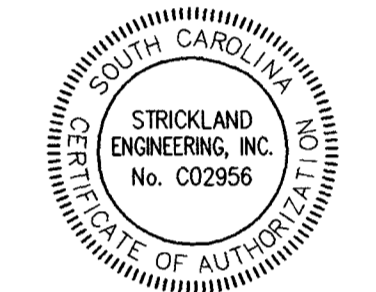
NEWBERRY ELECTRIC COOPERATIVES WILL LOCATE NEW ELECTRIC LINES TO SERVE THE SUBDIVISION

**SOILS:**  
 PREDOMINANT SOILS: CECIL, HELENA, SANTUC

**UTILITY EASEMENTS:**  
 10' FRONT  
 7.5' INTERIOR

**STRICKLAND ENGINEERING, INC.**  
 Consulting & Design Engineering  
 87 Pascon Court  
 Gaston, SC 29053  
 (803) 461-1296  
 Fax (803) 461-1238

Permit/Seal



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
 Copyrights to all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is forbidden.

Project  
**SALUDA RIVER ESTATES**  
 Newberry County

Title  
**MASTER PLAN**

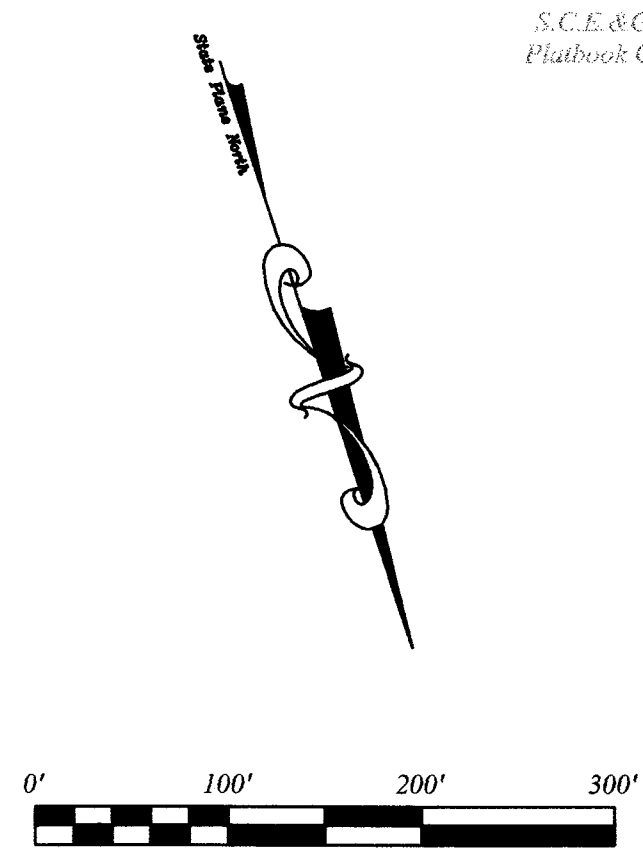
Project No. 06121  
 Drawn by seb

Revisions  
 RECEIVED  
 NOV 01 2006  
 by: FIR

Date  
 09/01/06

Sheet  
 2 of 10

Scale  
 1" = 200'

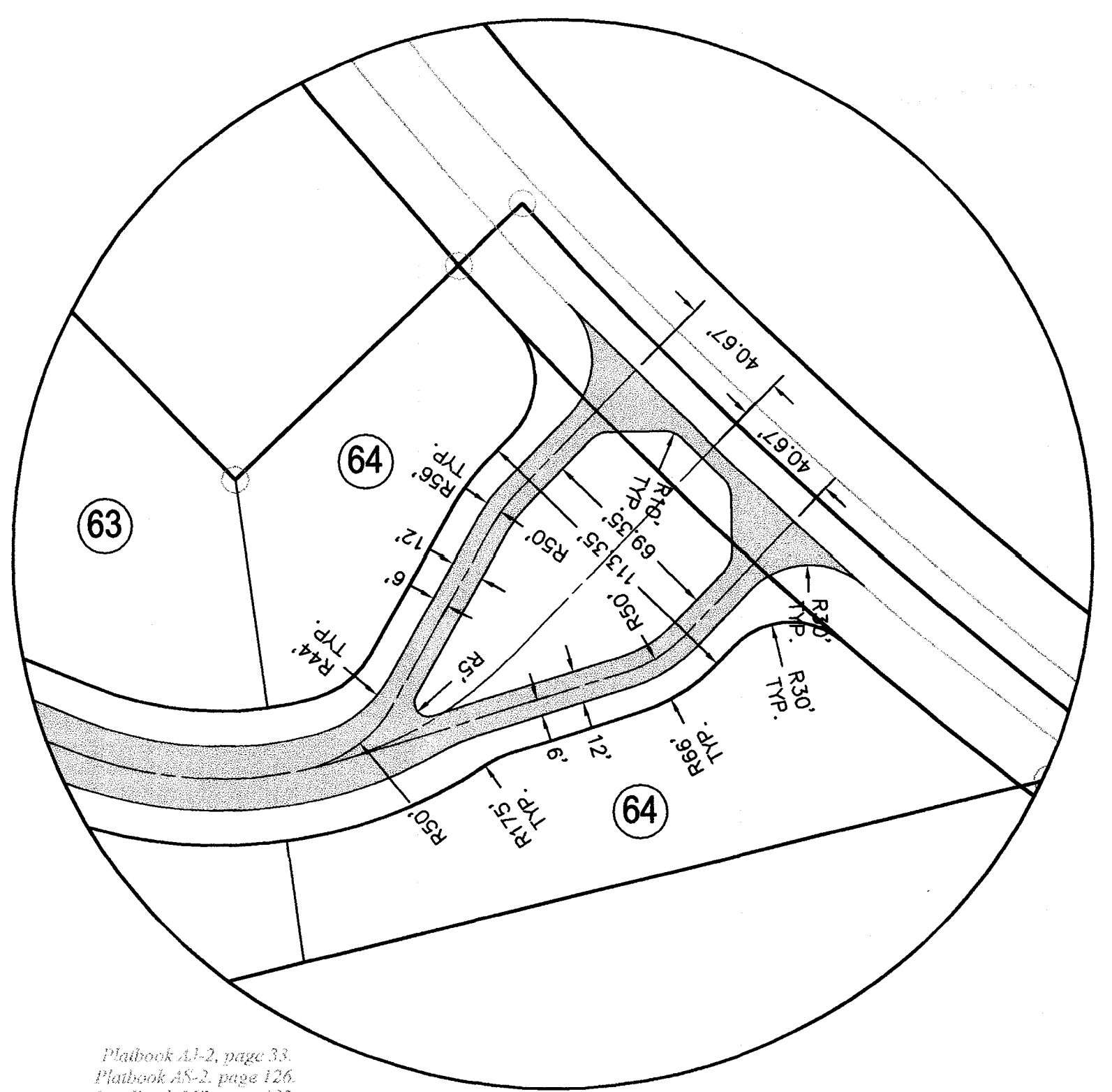


S.C.E. & G. Company  
 Platbook G, page 144.

Platbook G, page 144.  
 Deedbook 253, page 56.  
 Wilhe Earl Lark

**NOTE:**  
 ALL STRUCTURES BUILT ON LOTS WITH STREAM CROSSINGS MUST MEET THE REQUIREMENTS OF THE NEWBERRY COUNTY FLOOD ORDINANCE 10-41-04 SECTION 420 - STANDARDS FOR STREAM WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAYS.

PLOT DATE: 10/31/2006 11:50 AM FILE NAME: N:\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 SITE PLAN A

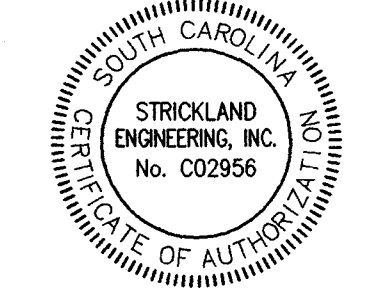
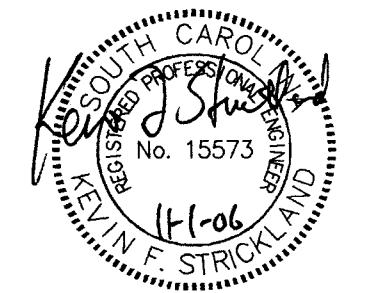


**INSET 'A'**  
 SCALE: 1" = 50'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	84.59	1510.07	312°34'	84.58	N32°43'54"W
C2	45.38	30.00	86°40'31"	41.18	S74°27'52"E
C3	32.90	66.00	28°33'34"	32.56	S76°28'39"W
C4	10.01	34.00	16°52'32"	9.98	N82°19'11"E
C5	80.08	175.00	26°13'08"	79.38	S86°59'28"W
C6	92.60	175.00	30°18'59"	91.52	N64°44'28"W
C7	58.28	150.00	22°15'41"	57.91	S60°42'49"E
C8	51.02	200.00	14°37'03"	50.89	N64°32'08"W
C9	31.42	20.00	90°00'00"	28.28	N77°46'23"E
C10	38.77	135.00	16°27'13"	38.63	S41°00'00"W
C11	28.97	135.00	12°17'40"	28.91	S55°22'26"W
C12	30.99	85.00	20°53'11"	30.81	N51°04'41"E
C13	31.42	20.00	90°00'00"	28.28	N04°21'55"W
C14	24.46	85.00	16°29'04"	24.37	N57°36'27"W
C15	17.45	20.00	49°59'41"	16.90	S89°09'11"W
C16	38.14	50.00	41°24'38"	35.38	N84°51'39"E
C17	71.38	50.00	81°47'23"	65.47	S33°32'20"E
C18	89.78	50.00	102°53'03"	78.20	S58°47'53"W
C19	47.04	50.00	53°54'18"	45.33	N42°48'26"W
C20	17.45	20.00	49°59'41"	16.90	S40°51'08"E
C21	38.84	135.00	16°29'04"	38.71	N57°36'27"W
C22	31.42	20.00	90°00'00"	28.28	N85°38'05"E
C23	103.67	135.00	43°59'50"	101.14	S62°38'00"W
C24	53.48	275.00	11°08'33"	53.40	N79°03'39"E
C25	19.53	175.00	6°23'39"	19.52	S76°41'12"W
C26	9.23	20.00	26°26'48"	9.15	N66°39'37"E
C27	30.46	66.00	26°26'48"	30.19	S66°39'37"W
C28	30.46	66.00	26°26'48"	30.19	S66°53'35"E
C29	9.23	20.00	26°26'48"	9.15	N86°53'35"W
C30	13.95	125.00	6°23'39"	13.94	S76°41'12"W
C31	63.20	325.00	11°08'33"	63.10	N79°03'39"E
C32	65.27	85.00	43°59'50"	63.68	S62°38'00"W
C33	49.21	135.00	20°53'11"	48.94	N51°04'41"E
C34	42.65	85.00	28°44'53"	42.20	S47°08'50"W
C35	7.52	20.00	21°32'07"	7.47	S22°00'20"W
C36	9.93	20.00	28°27'35"	9.83	S02°59'31"E
C37	89.54	50.00	102°34'21"	78.05	N34°04'32"E
C38	27.57	50.00	31°31'19"	27.22	S78°48'17"E
C39	71.91	50.00	82°24'07"	65.87	S21°49'36"E
C40	55.32	50.00	63°23'37"	52.54	S51°04'16"W
C41	17.45	20.00	49°59'41"	16.90	N57°46'14"E
C42	31.42	20.00	90°00'00"	28.28	N12°13'37"W
C43	17.45	20.00	49°59'41"	16.90	N82°13'27"W
C44	37.39	50.00	42°50'27"	36.52	S85°48'05"E
C45	71.46	50.00	81°53'01"	65.53	S23°26'21"E
C46	54.58	17.37	180°00'00"	34.75	S79°46'19"W
C47	48.89	15.56	180°00'00"	31.12	N25°21'58"W
C48	17.45	20.00	49°59'41"	16.90	S32°13'46"E
C49	31.42	20.00	90°00'00"	28.28	N77°46'23"E
C50	31.42	20.00	90°00'00"	28.28	N12°13'37"W
C51	38.27	150.00	14°37'03"	38.16	N64°32'08"W
C52	31.42	20.00	90°00'00"	28.28	S63°09'20"W
C53	22.52	175.00	7°22'28"	22.51	N21°50'34"E
C54	1.01	50.00	1°09'42"	1.01	N26°06'39"E
C55	73.78	50.00	84°32'36"	67.26	N68°57'48"E
C56	73.65	50.00	84°23'49"	67.17	S26°33'59"E
C57	72.69	50.00	83°17'47"	66.46	S57°16'49"W
C58	25.62	20.00	73°23'54"	23.90	N62°13'45"E
C59	16.09	125.00	7°22'28"	16.08	N21°50'34"E
C60	31.42	20.00	90°00'00"	28.28	N26°50'40"W
C61	52.64	200.00	15°04'47"	52.49	S64°18'16"E
C62	25.07	200.00	7°10'54"	25.05	S53°10'25"E
C63	66.14	125.00	30°18'59"	65.37	N64°44'28"W
C64	18.64	125.00	8°32'33"	18.62	N84°10'14"W
C65	26.32	34.00	44°21'37"	25.67	S69°22'41"W
C66	17.28	66.00	15°00'00"	17.23	N54°41'52"E
C67	45.48	30.00	86°52'03"	41.25	S18°45'51"W
C68	30.39	1510.07	1°09'11"	30.39	N24°05'53"W
C69	172.69	1507.82	6°33'43"	172.59	N27°51'03"W

**STRICKLAND ENGINEERING, INC.**  
 Consulting & Design Engineering  
 87 Pascon Court  
 Gaston, SC 29053  
 (803) 461-1266  
 Fax (803) 461-1238

Permit/Seal



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
 Copyright to all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is forbidden.

**Project**  
**SALUDA RIVER ESTATES**  
**Newberry County**

**Title**  
**SITE PLAN 'A'**

**Project No.** 06121  
**Drawn by** seb

**Revisions**  
 RECEIVED  
 NOV 01 2006  
 by: PIR

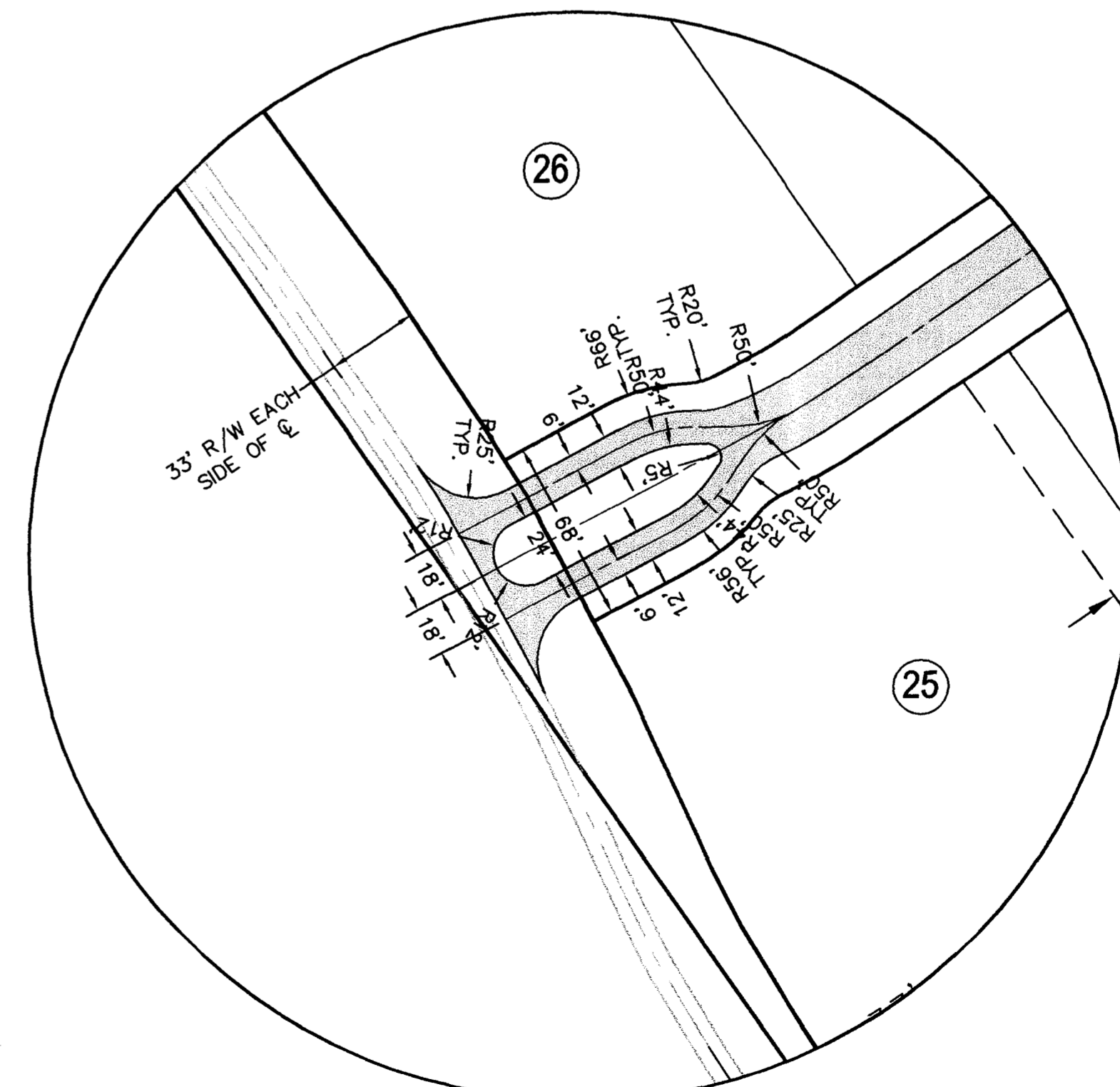
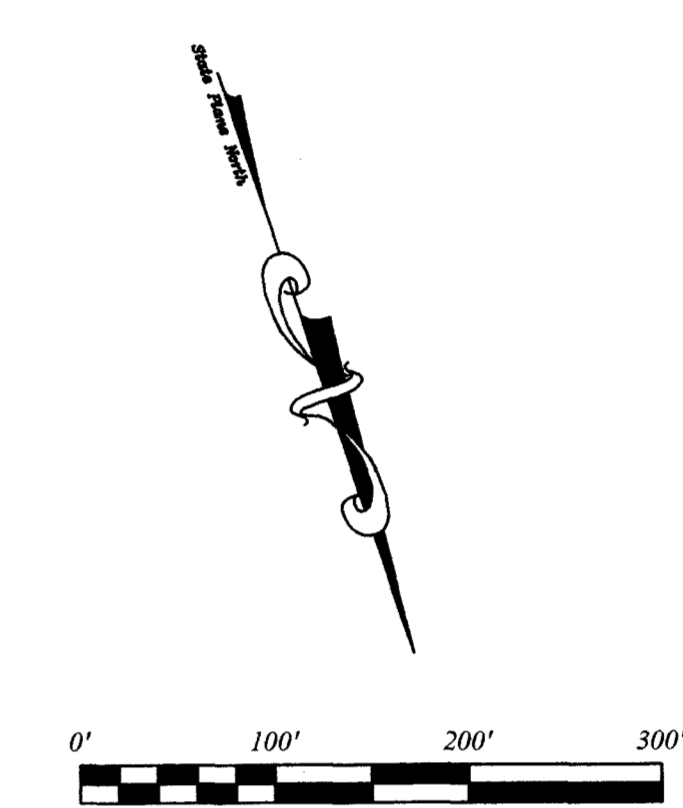
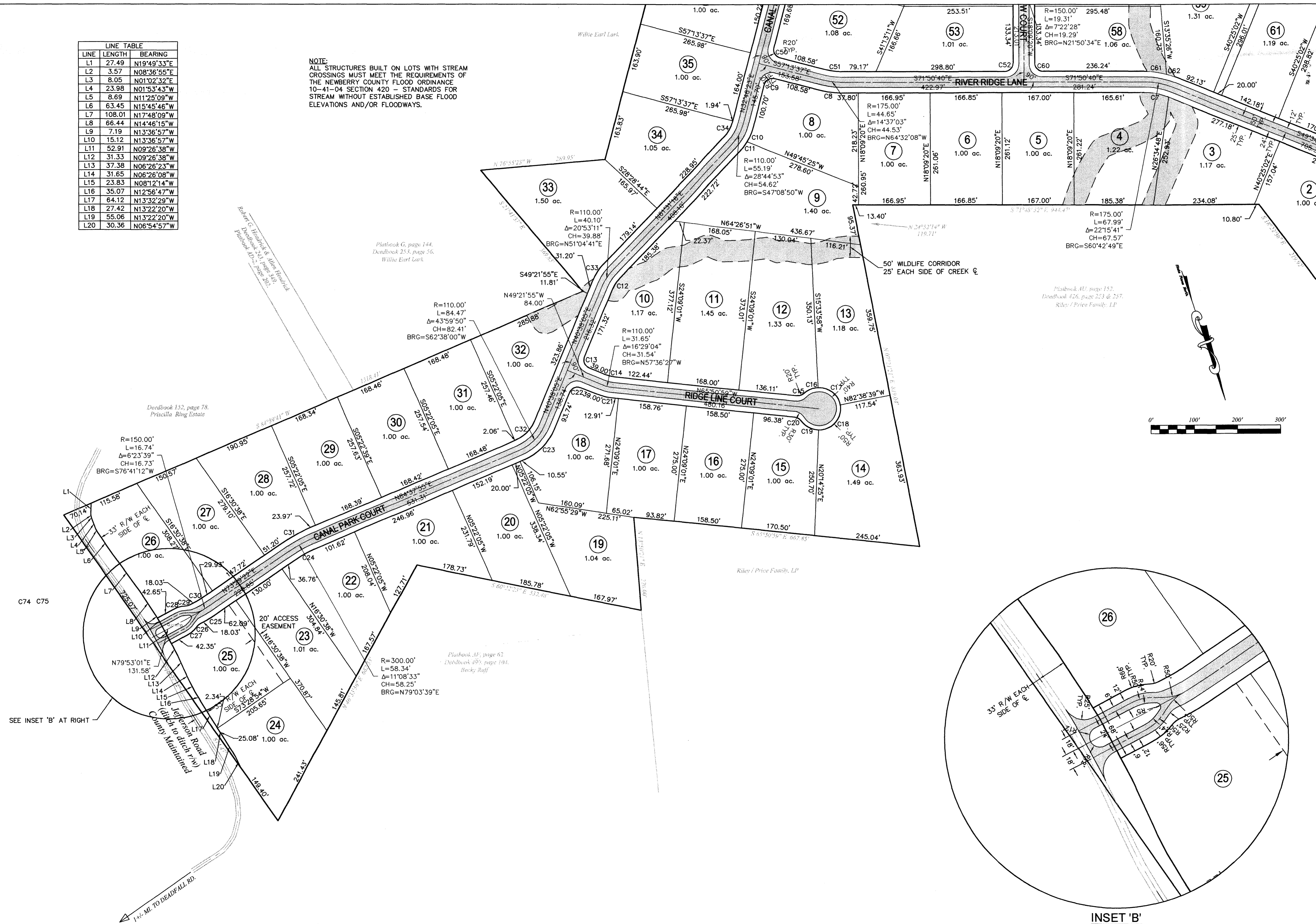
**Date**  
 09/01/06

**Sheet**  
 3 of 10

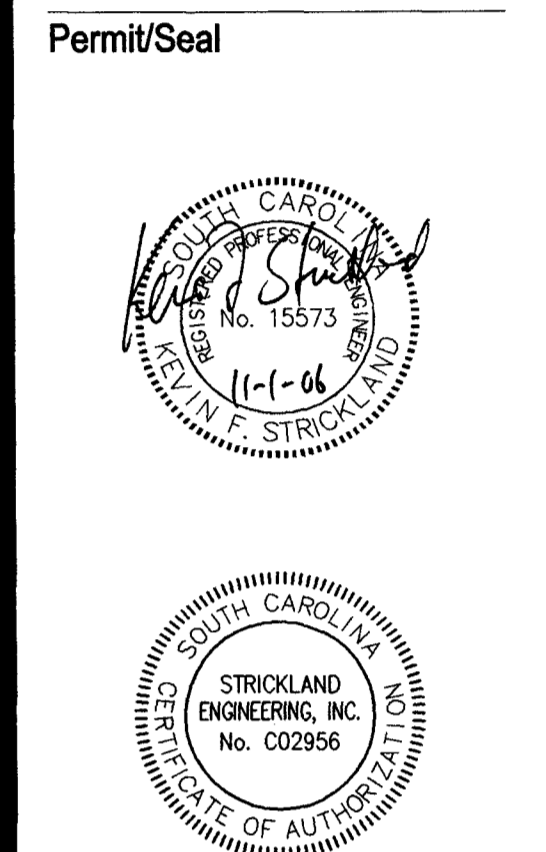
**Scale**  
 1" = 100'

LINE	LENGTH	BEARING
L1	27.49	N19°49'33"E
L2	3.57	N08°36'55"E
L3	8.05	N01°02'32"E
L4	23.98	N01°53'43"W
L5	8.69	N11°25'09"W
L6	63.45	N15°45'46"W
L7	108.01	N17°48'09"W
L8	66.44	N14°46'15"W
L9	7.19	N13°36'57"W
L10	15.12	N13°36'57"W
L11	52.91	N09°26'38"W
L12	31.33	N09°26'38"W
L13	37.38	N06°26'23"W
L14	31.65	N06°26'08"W
L15	23.83	N08°12'14"W
L16	35.07	N12°56'47"W
L17	64.12	N13°32'29"W
L18	27.42	N13°22'20"W
L19	55.06	N13°22'20"W
L20	30.36	N06°54'57"W

NOTE:  
ALL STRUCTURES BUILT ON LOTS WITH STREAM CROSSINGS MUST MEET THE REQUIREMENTS OF THE NEWBERRY COUNTY FLOOD ORDINANCE 10-41-04 SECTION 420 - STANDARDS FOR STREAM WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAYS.



**STRICKLAND ENGINEERING, INC.**  
Consulting & Design Engineering  
87 Pascon Court  
Gaston, SC 29053  
(803) 461-1266  
Fax (803) 461-1238



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
Copyrights in all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is forbidden.

Project  
**SALUDA RIVER ESTATES**  
Newberry County

Title  
**SITE PLAN 'B'**

Project No. 06121  
Drawn by seb

Revisions  
RECEIVED  
NOV 01 2006  
by: PFR

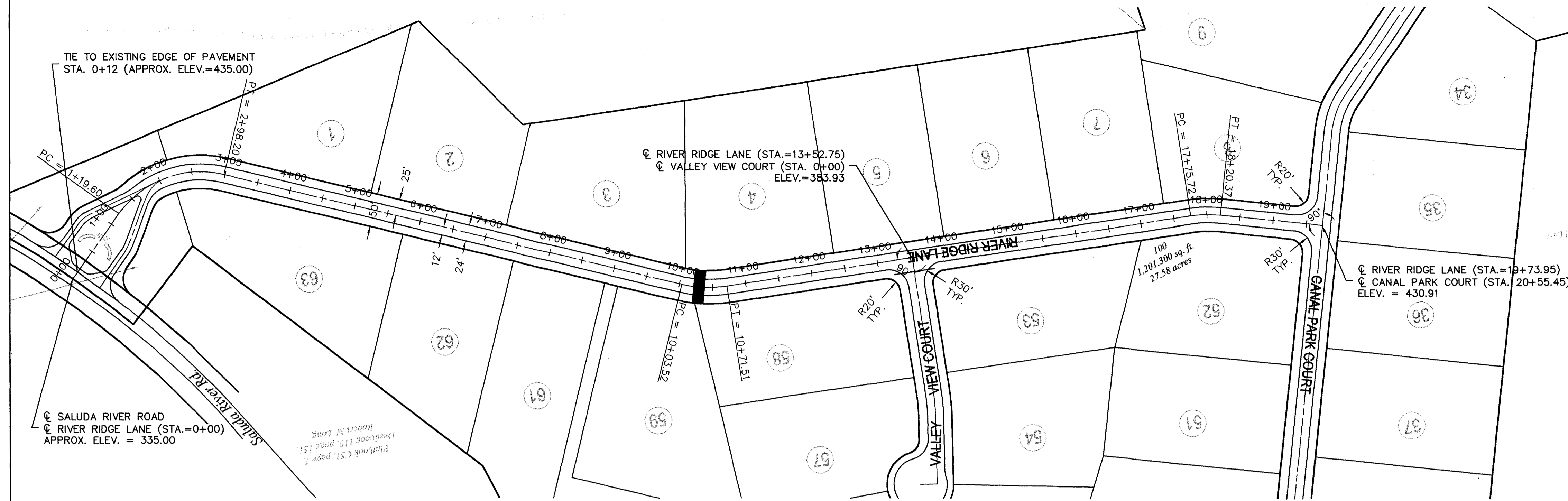
Date  
09/01/06

Sheet  
4 of 10

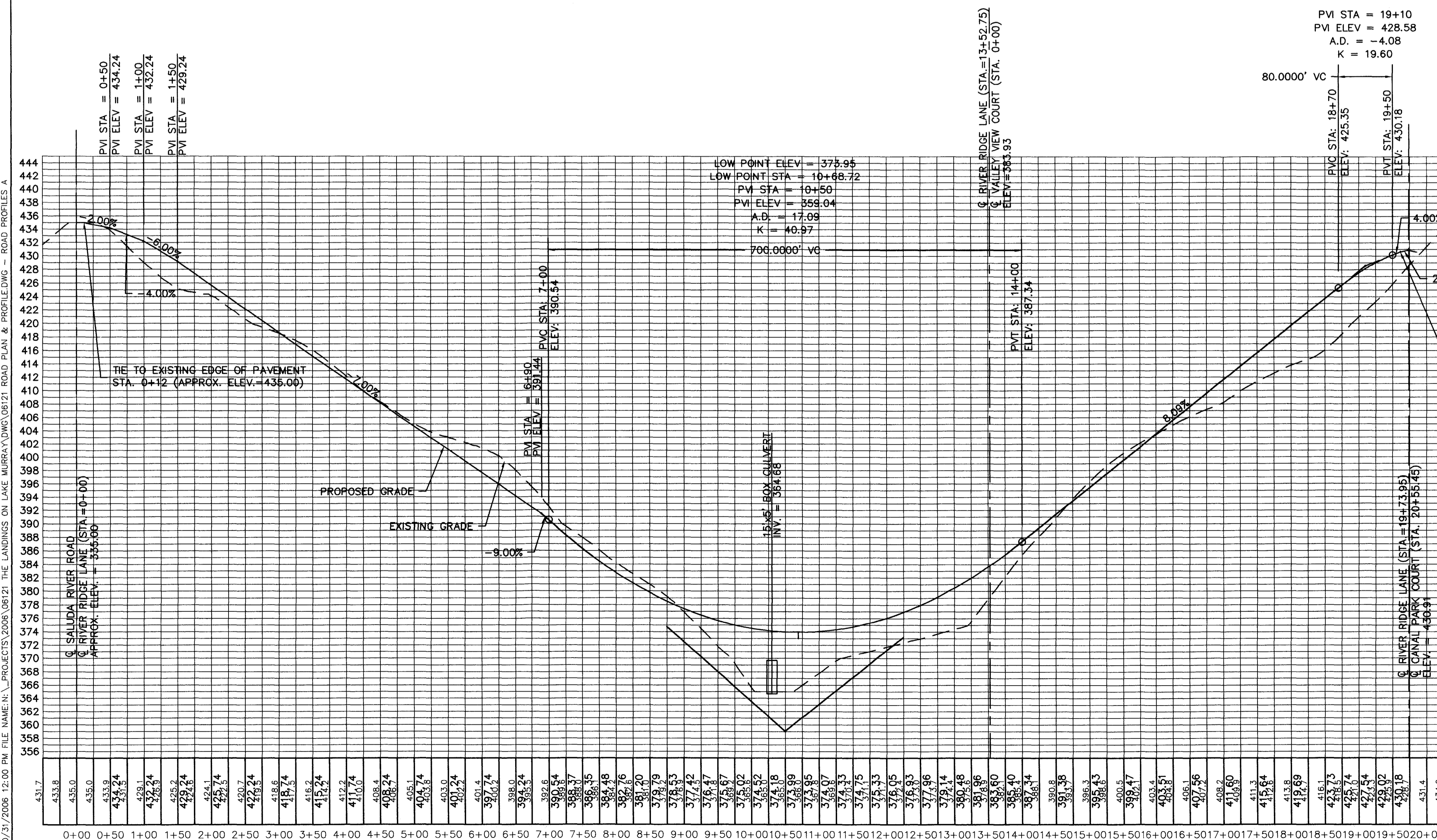
Scale  
1" = 100'

PLOT DATE: 10/31/2006 11:57 AM FILE NAME: N:\PROJECTS\2006\06121 SITE PLANDWG - SITE PLAN B

PLOT DATE: 10/31/2006 12:00 PM FILE NAME: \\PROJECTS\2006\06121\THE LANDINGS ON LAKE MURRAY\DWG\06121\ROAD PLAN & PROFILE.DWG - ROAD PROFILES.A

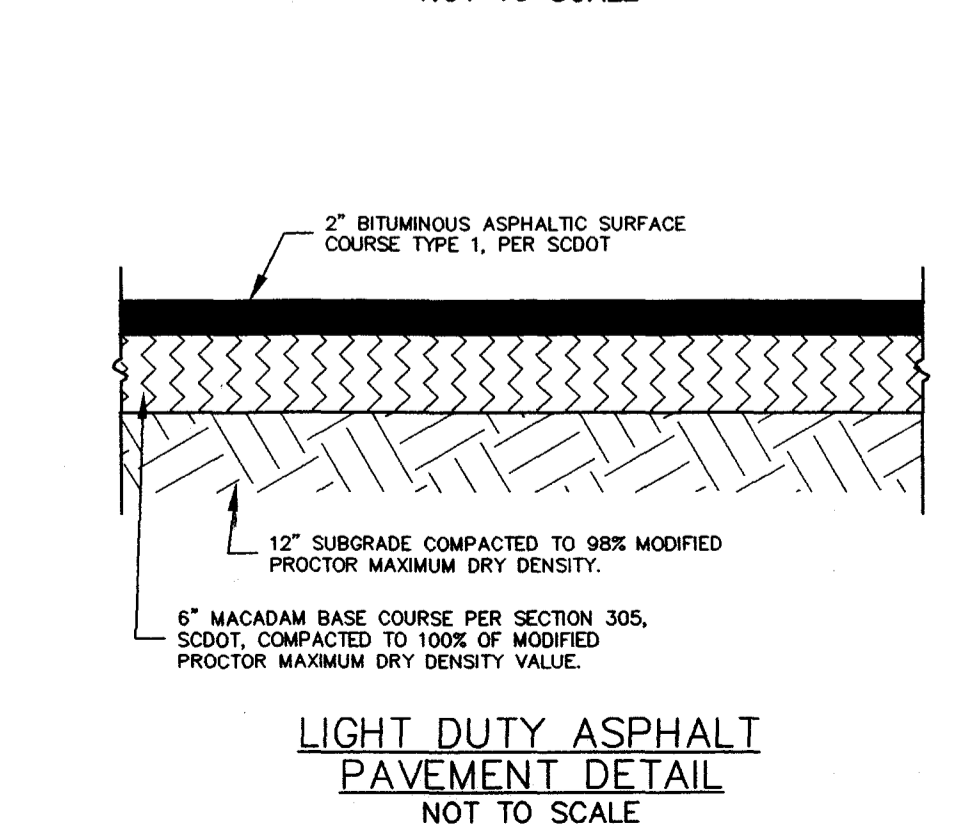
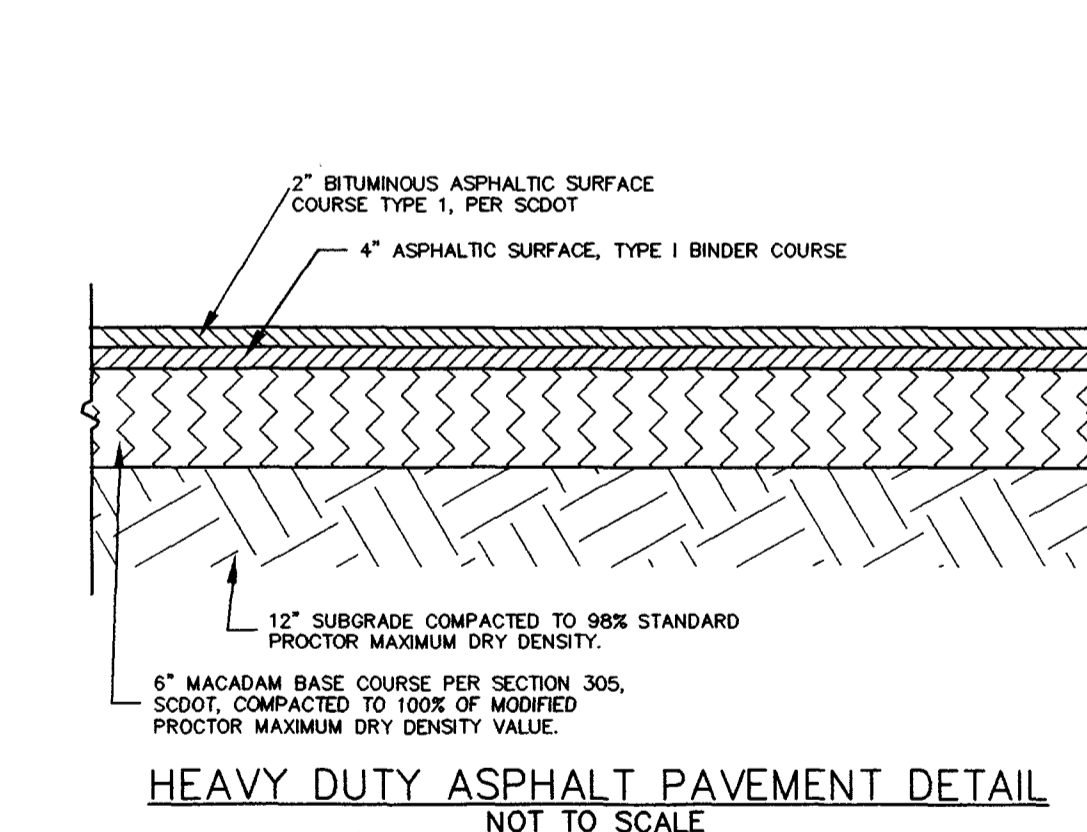
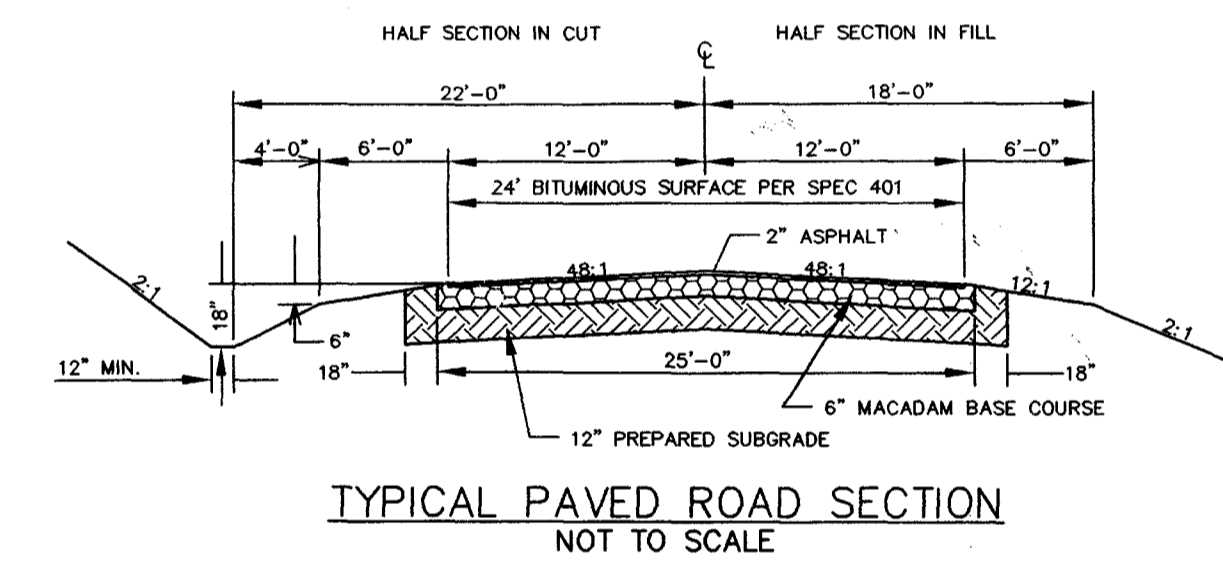


**RIVER RIDGE LANE PLAN**



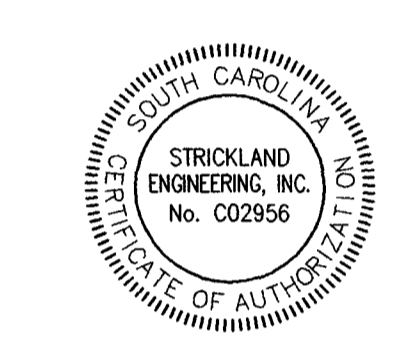
**RIVER RIDGE LANE PROFILE**

SCALE  
HORIZONTAL: 1"=100'  
VERTICAL: 1"=10'



**STRICKLAND ENGINEERING, INC.**  
Consulting & Design Engineering  
87 Pascon Court  
Gaston, SC 29053  
(803) 461-1266  
Fax (803) 461-1238

Permit/Seal



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
Copyrights to all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is prohibited.

Project  
**SALUDA RIVER ESTATES**  
Newberry County

Title  
**ROAD PROFILES 'A' & DETAILS**

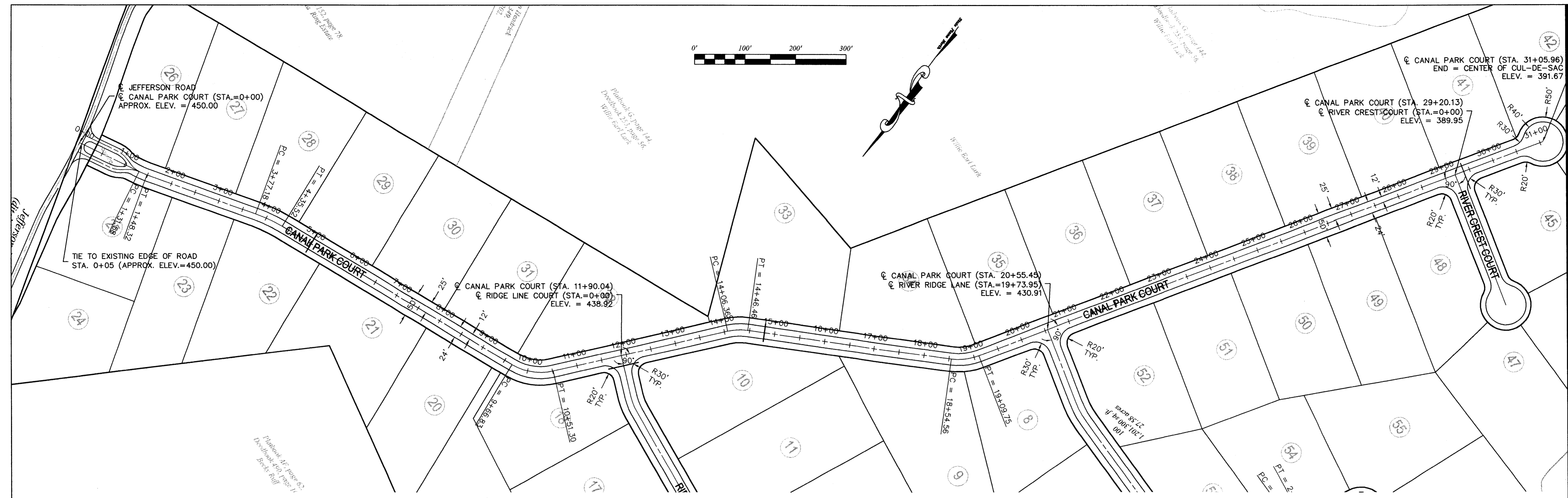
Project No. 06121  
Drawn by seb

Revisions  
RECEIVED  
NOV 01 2006  
by: PZR

Date  
09/01/06

Sheet  
5 of 10

Scale  
AS SHOWN

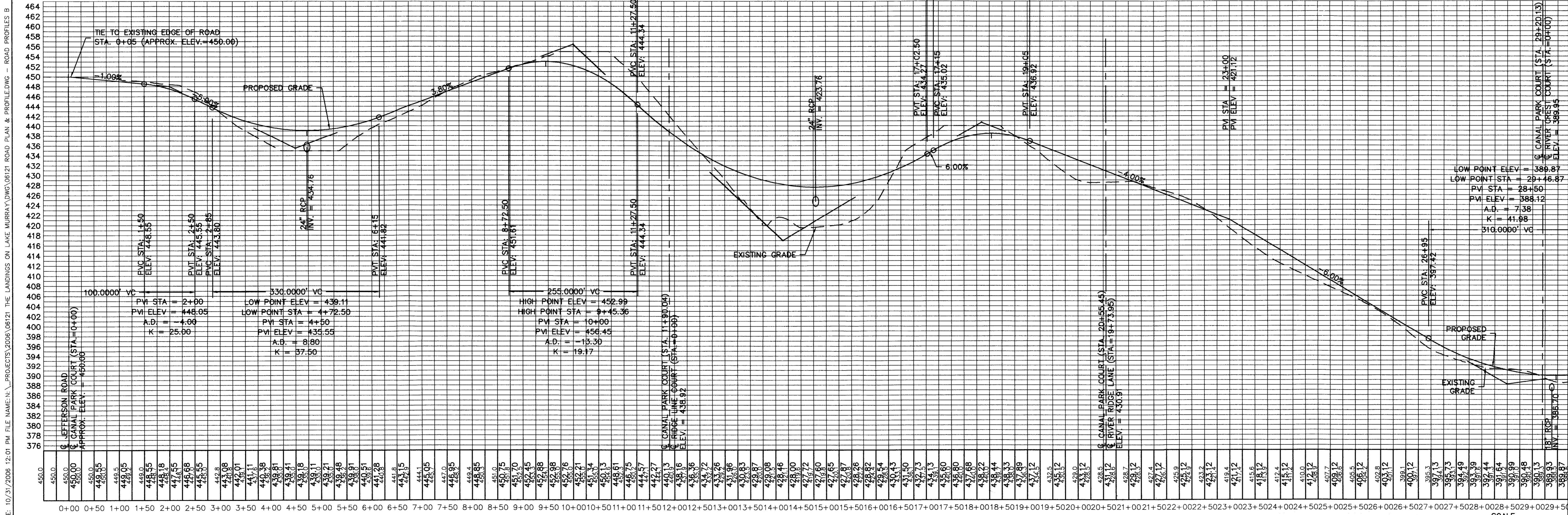


**CANAL PARK COURT PLAN**

LOW POINT ELEV = 427.60  
 LOW POINT STA = 14+79.92  
 PVI STA = 14+15  
 PVI ELEV = 417.02  
 A.D. = 15.50  
 K = 37.10  
 575.0000' VC

HIGH POINT ELEV = 438.44  
 HIGH POINT STA = 18+29  
 PVI STA = 18+10  
 PVI ELEV = 440.72  
 A.D. = -10.00  
 K = 19.00  
 190.0000' VC

**NOTE: ALL ROAD DESIGNS  
 BASED ON 30 MPH SPEED LIMIT**

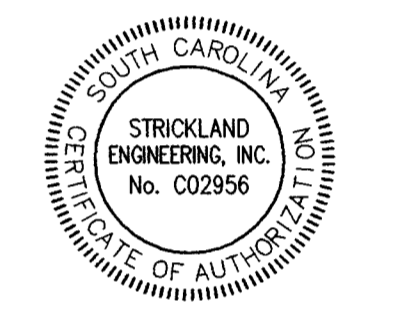


**CANAL PARK COURT PROFILE**

SCALE  
 HORIZONTAL: 1"=100'  
 VERTICAL: 1"=10'

**STRICKLAND ENGINEERING, INC.**  
 Consulting & Design Engineering  
 87 Pascon Court  
 Gaston, SC 29053  
 (803) 461-1266  
 Fax (803) 461-1238

Permit/Seal



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
 Copyrights to all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is forbidden.

Project  
**SALUDA RIVER ESTATES**  
 Newberry County

Title  
**ROAD PROFILES 'B'**

Project No. 06121  
 Drawn by seb

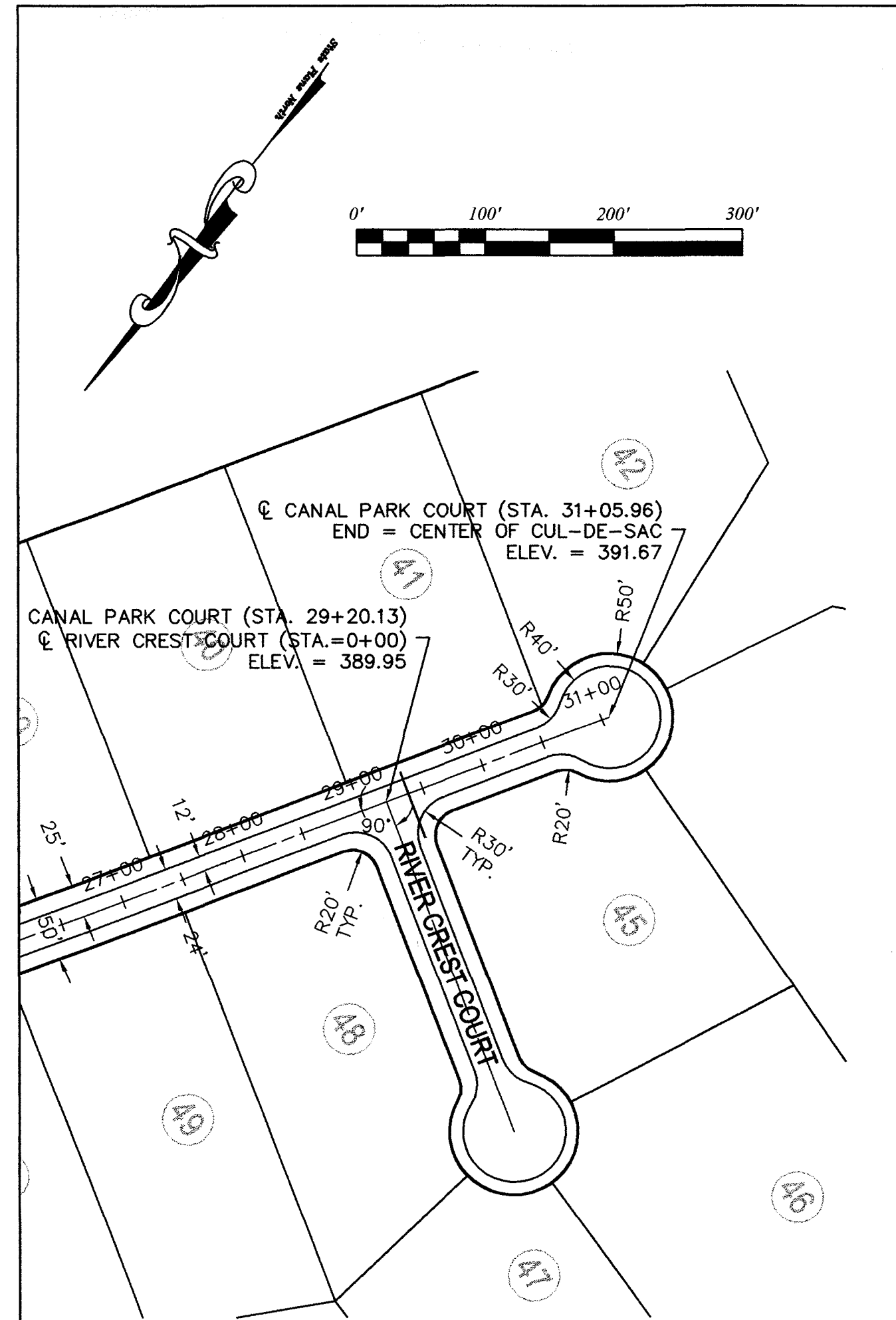
Revisions  
 RECEIVED  
 NOV 01 2006  
 by: PIR

Date  
 09/01/06

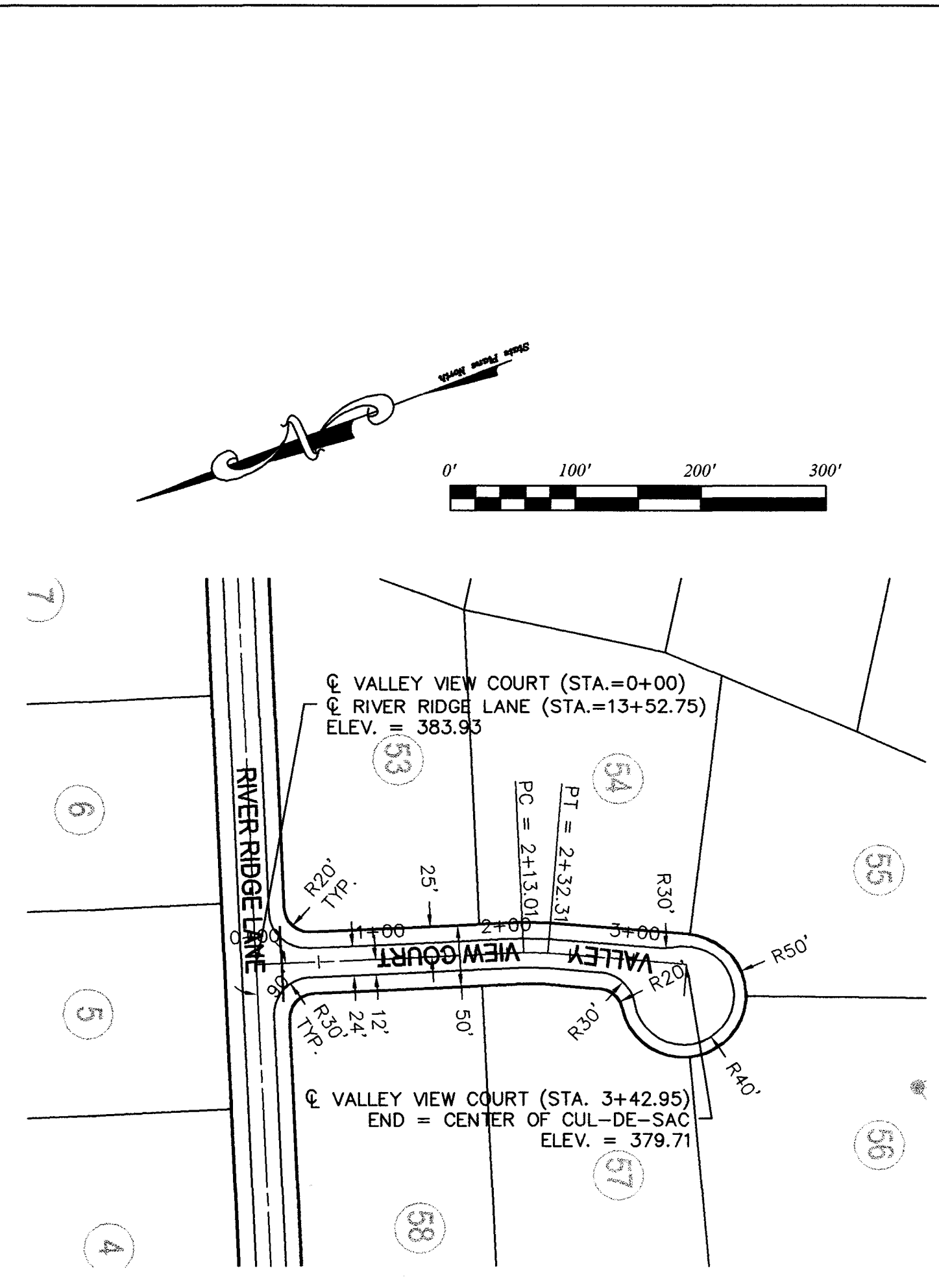
Sheet  
 6 of 10

Scale  
 AS SHOWN

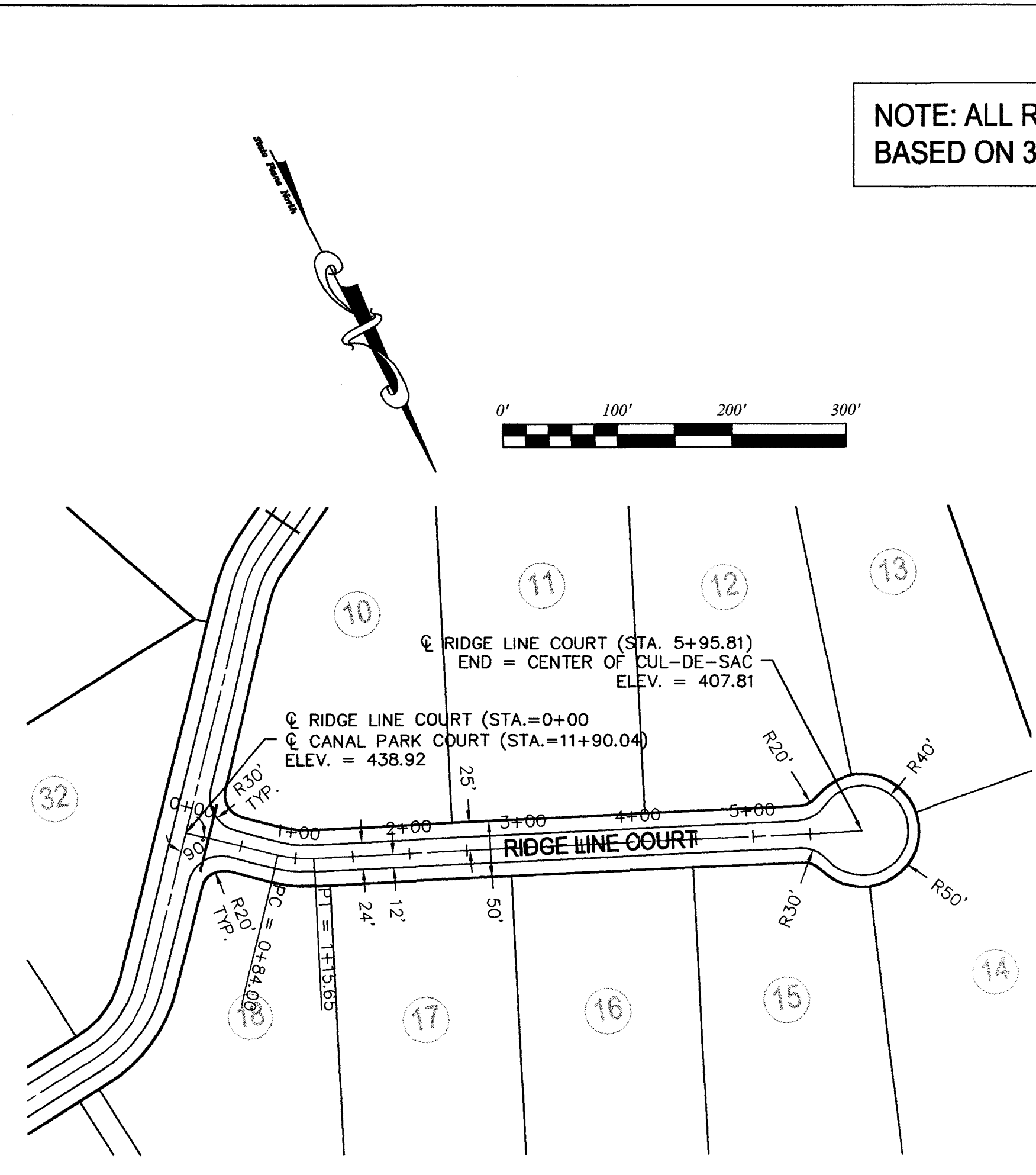
PLOT DATE: 10/31/2006 12:01 PM FILE NAME: N:\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 ROAD PLAN & PROFILE.DWG - ROAD PROFILES 'B'



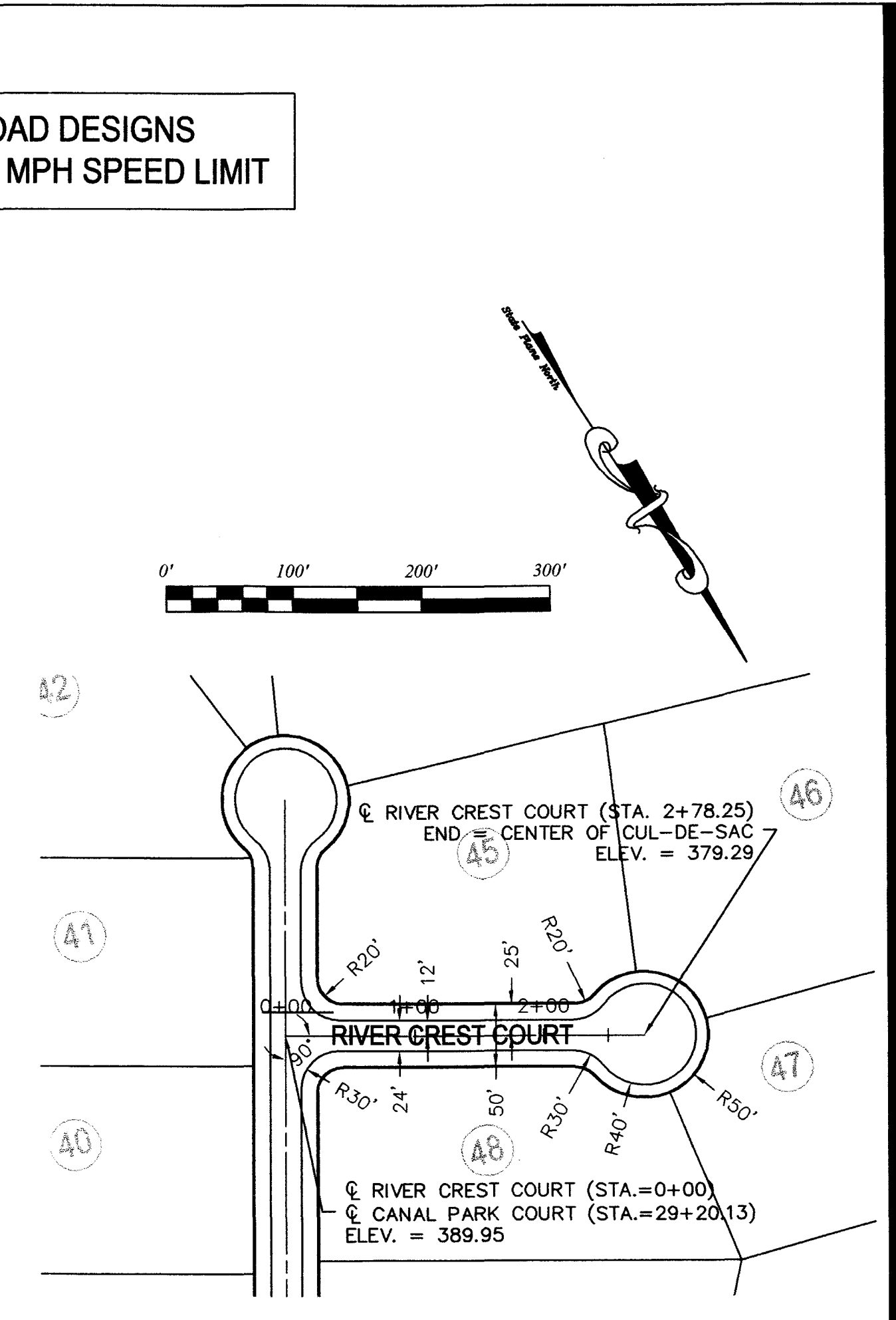
CANAL PARK COURT PLAN continued



VALLEY VIEW COURT PLAN

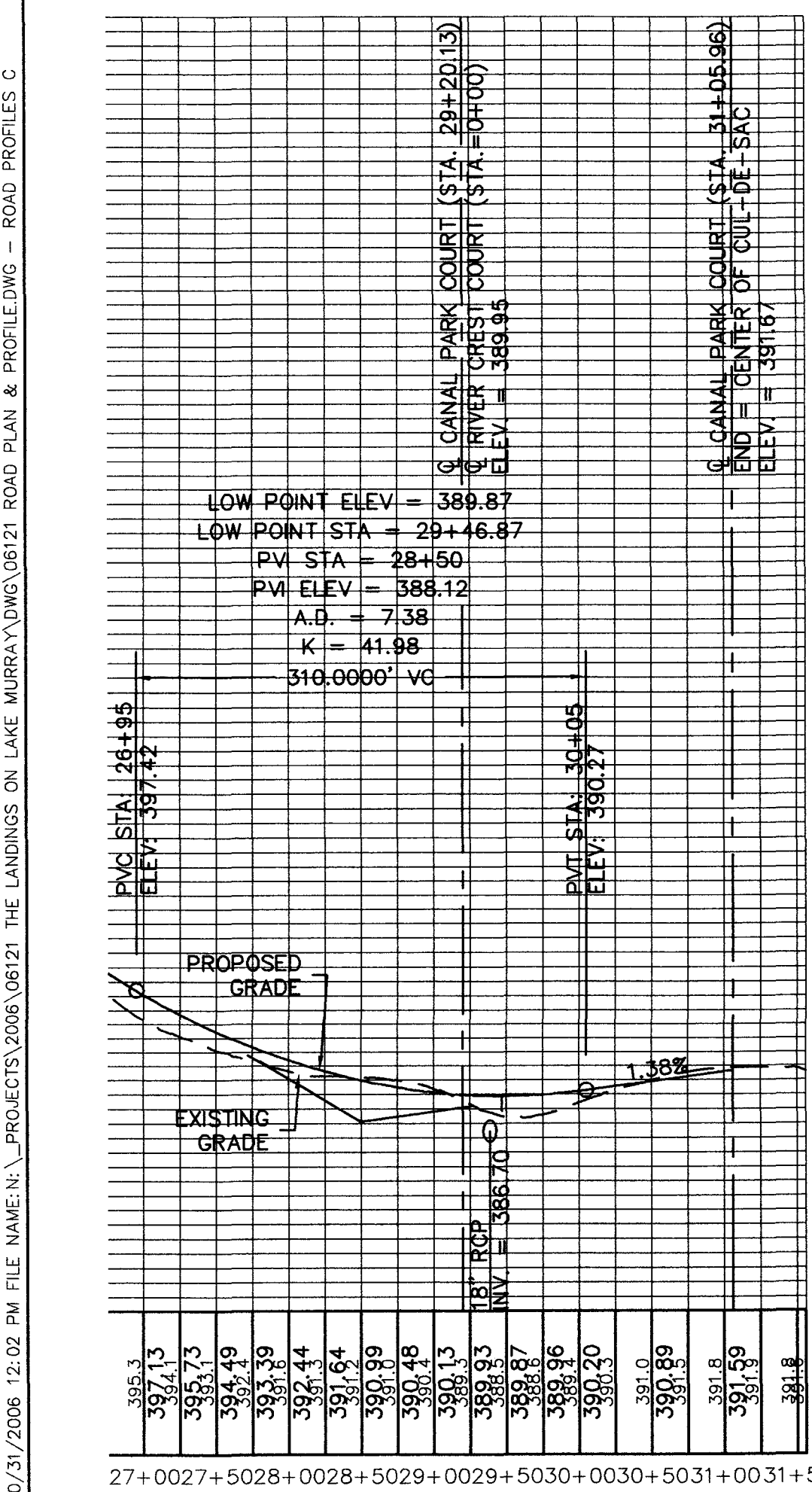


RIDGE LINE COURT PLAN

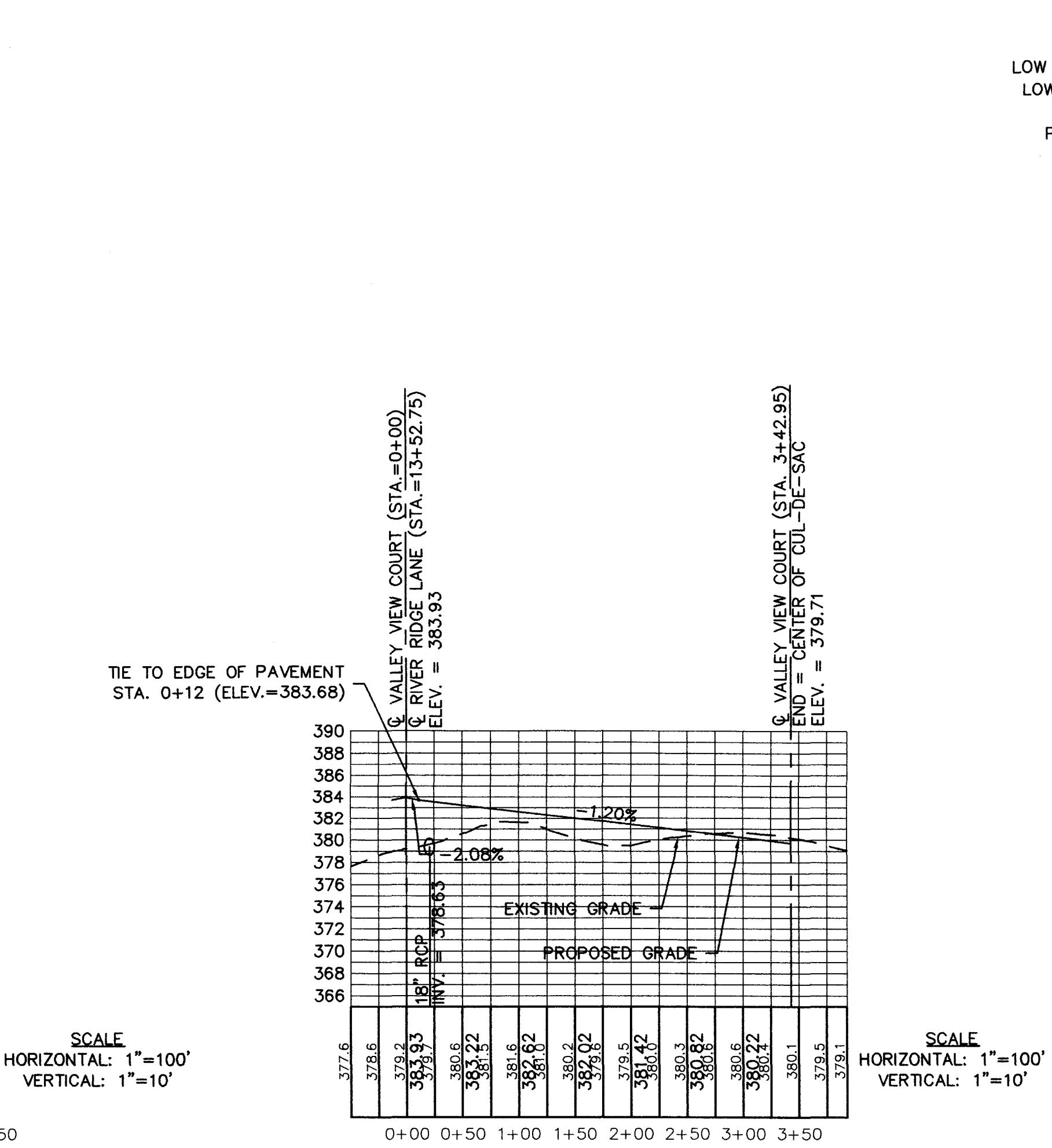


RIVER CREST COURT PLAN

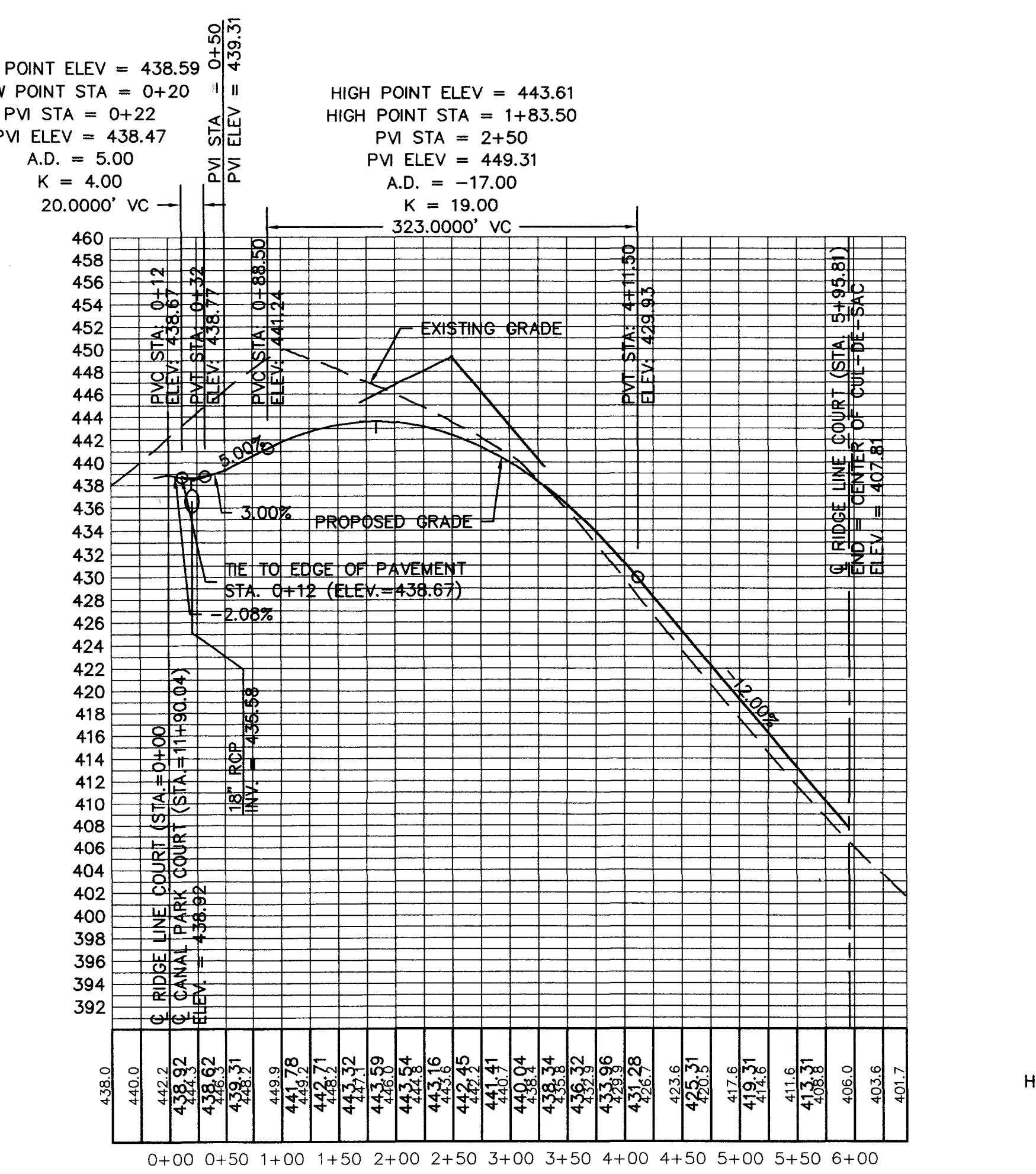
NOTE: ALL ROAD DESIGNS  
BASED ON 30 MPH SPEED LIMIT



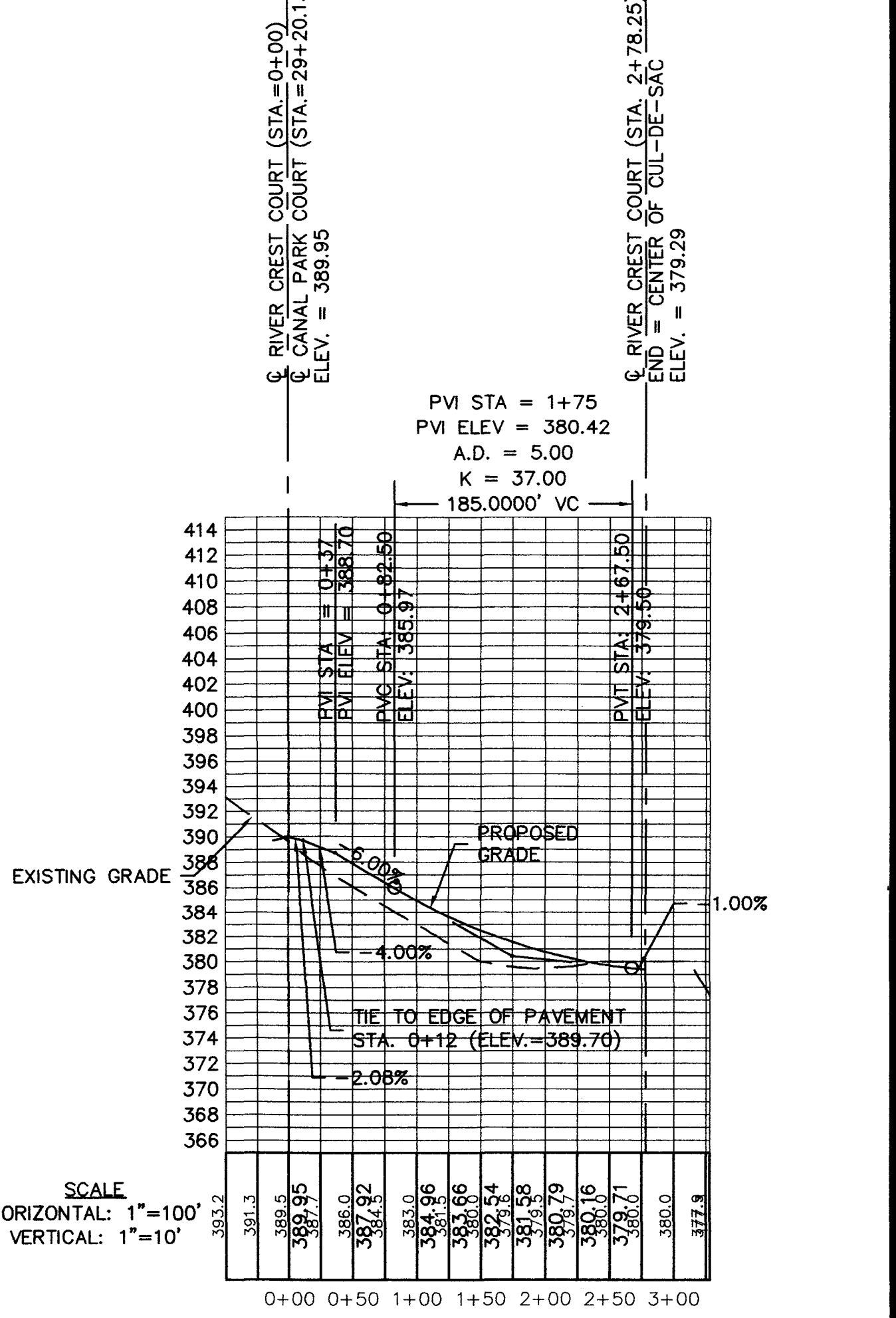
CANAL PARK COURT PROFILE continued



VALLEY VIEW COURT PROFILE

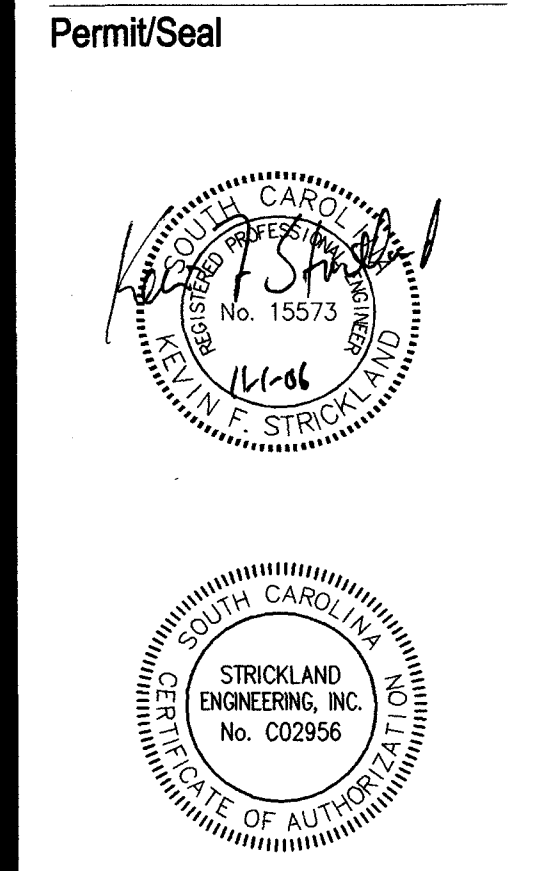


RIDGE LINE COURT PROFILE



RIVER CREST COURT PROFILE

**STRICKLAND ENGINEERING, INC.**  
Consulting & Design Engineering  
87 Pascon Court  
Gaston, SC 29053  
(803) 461-1266  
Fax (803) 461-1238



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
Copyrights to all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is prohibited.

Project  
**SALUDA RIVER ESTATES**  
Newberry County

Title  
**ROAD PROFILES 'C'**

Project No. 06121  
Drawn by seb

Revisions  
RECEIVED  
NOV 01 2006  
by: PIR

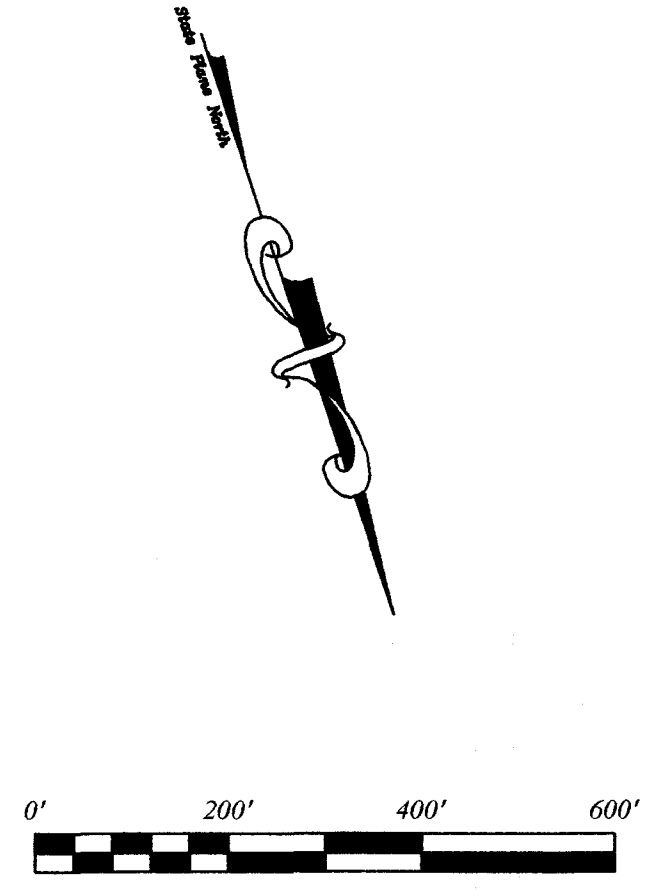
Date  
09/01/06

Sheet  
7 of 10

Scale  
AS SHOWN

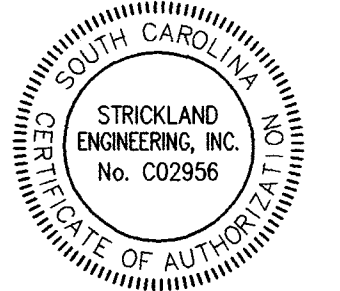
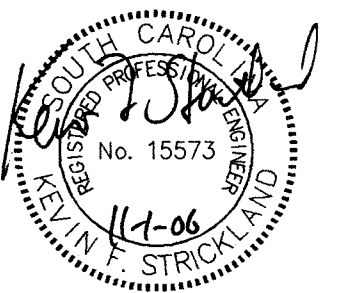
PLOT DATE: 10/31/2006 12:02 PM FILE NAME: N:\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 ROAD PLAN & PROFILE.DWG - ROAD PROFILES 'C'

PLOT DATE: 10/31/2006 12:03 PM FILE NAME: N:\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 GRADING PLAN.DWG - MASTER.GBAE



**STRICKLAND ENGINEERING, INC.**  
 Consulting & Design Engineering  
 87 Pascon Court  
 Gaston, SC 29053  
 (803) 461-1266  
 Fax (803) 461-1238

Permit/Seal



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.  
 Copyrights to all designs and drawings are property of Strickland Engineering, Inc. Reproduction or use for any purpose other than that authorized by Strickland Engineering, Inc. is forbidden.

Project  
**SALUDA RIVER ESTATES**  
 Newberry County

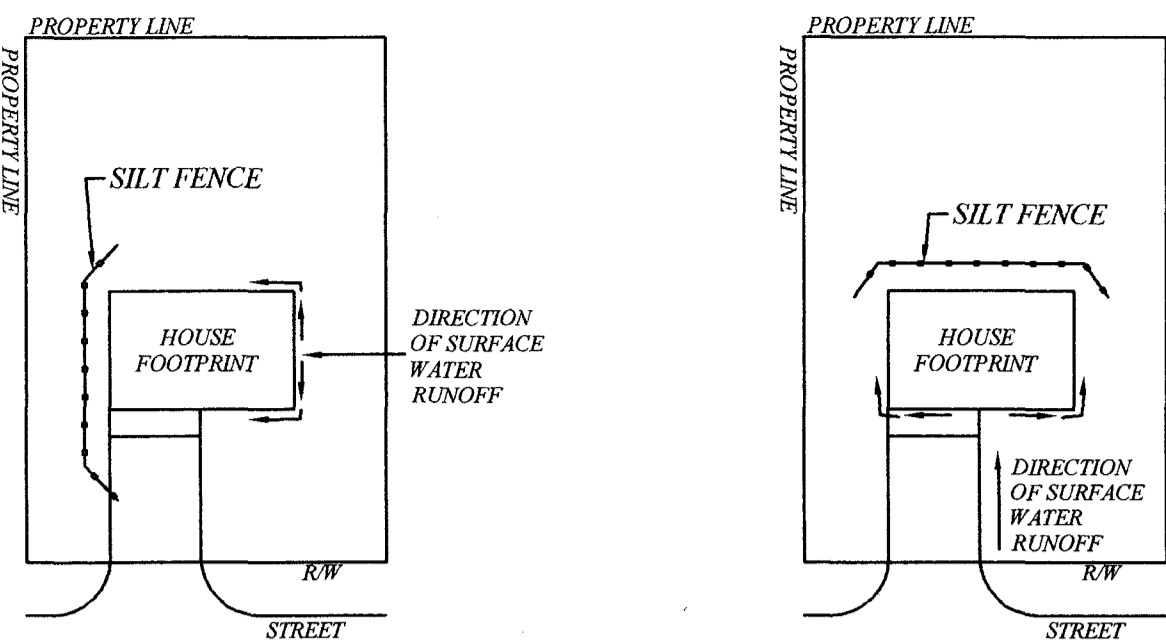
Title  
**MASTER GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 Project No. 06121  
 Drawn by seb

Revisions  
 RECEIVED  
 NOV 01 2006  
 by: *Pre*

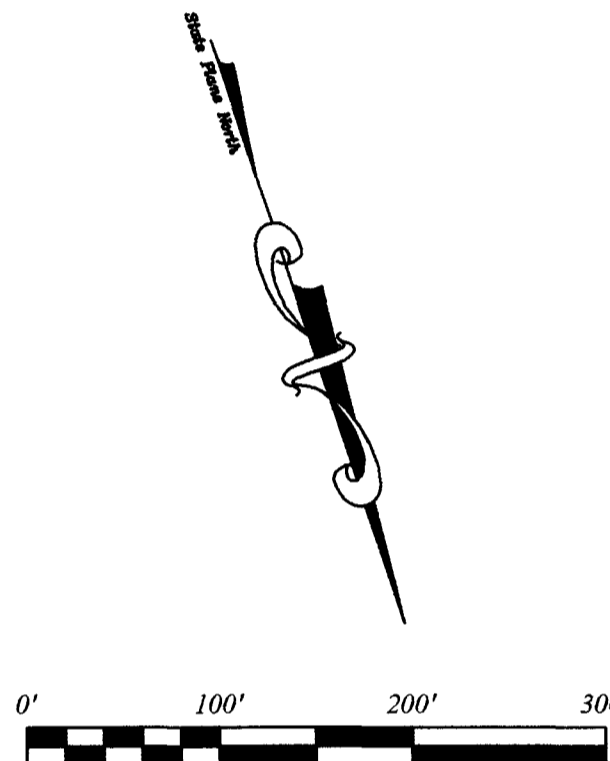
Date  
 09/01/06

Sheet  
 8 of 10

Scale  
 1" = 200'



**SINGLE FAMILY LOT  
DRAINAGE & EROSION CONTROL DETAIL**



Platbook G, page 144  
Deedbook 253, page 56  
Willie Earl Lark

**RECOMMENDED MINIMUM GRASSING SPECIFICATIONS**

- SUMMER FERTILIZATION: 1000 LBS. OF 10-10-10 PER ACRE
  - PERMANENT COVER:
    - BAHIA GRASS: 40 LBS. PER ACRE ALONE, 20 LBS. PER ACRE W/MIXTURE, 8 LBS. PER ACRE ALONE, 4 LBS. PER ACRE W/MIXTURE
    - BERMUDA SPRIGS: 100 LBS. PER ACRE BROADCAST, 40 LBS. PER ACRE ALONE
    - SERICEA LESPEDEZA (SCARIFIED): 40 LBS. PER ACRE IN MIXTURES
    - LOVEGRASS, WEEPING: 2 LBS. PER ACRE PLANT IN MIXTURES ONLY
  - TEMPORARY SUMMER COVER:
    - LESPEDEZA, ANNUAL: 7 LBS. PER ACRE IN MIXTURE (DO NOT PLANT ON SANDY SOILS)
    - BROWN TOP MILLET: 40 LBS. PER ACRE ALONE, 20 LBS. PER ACRE IN MIXTURES
  - WINTER:
    - WINTER PERMANENT:
      - TALL MEADOW FESCUE, 40 LBS. PER ACRE FROM SEPT. 1 TO APRIL 15 ONLY ON FERTILE SANDY CLAY OR CLAY SOILS.
      - PLANTING FROM SEPT. 15 TO FEB. 15 ON SANDS MUST BE OF TEMPORARY WINTER COVER AND THEN SEED TO A PERMANENT SUMMER COVER.
    - WINTER TEMPORARY: SEPT. 1 TO MAY 1
      - RYE GRASS: 80 LBS. PER ACRE ALONE, 20 LBS. PER ACRE IN MIXTURES
      - OATS: 4 LBS. PER ACRE ALONE, 2 LBS. PER ACRE IN MIXTURE
      - RYE: SEPT. 1 TO MAR. 1: 1-1/2 LBS. PER ACRE ALONE, 1 LB. PER ACRE IN MIXTURE
- OTHER PLANTINGS OR SEEDING AS CONTAINED IN THE CRITICAL AREA STABILIZATION SECTION OF SCS HANDBOOK "EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" MAY BE USED PROVIDED ALL APPLICABLE SPECIFICATIONS CONTAINED IN SAID HANDBOOK ARE COMPLIED WITH.

**CONSTRUCTION SEQUENCE**

- FLAG CLEARING LIMITS
  - INSTALL SILT FENCES & CONTROL DEVICES AS SHOWN ON PLANS.
  - CLEAR FLAGGED AREA
  - LOCATE AREAS FOR STOCKPILING OF TOPSOIL AND EXCAVATED MATERIALS FOR LATER USE AND INSTALL SILT FENCES ON DOWNSLOPES OF THESE AREAS.
  - REMOVE TOPSOIL AND PLACE IN IDENTIFIED AREA.
  - INSTALL STORM DRAINAGE SYSTEM.
  - STABILIZE ALL DISTURBED AREAS WITH TEMPORARY GRASS WITHIN 14 DAYS, EXCEPT WHERE CONSTRUCTION WILL RESUME WITHIN 21 DAYS.
  - INSPECT AND CORRECT, IF NECESSARY, ALL SEDIMENT CONTROL SYSTEMS AT LEAST WEEKLY AND AFTER RAINFALL EVENTS EXCEEDING 0.5 INCHES.
  - COMPLETE CONSTRUCTION.
  - FINAL GRADING, GRASSING AND LANDSCAPING.
  - EROSION CONTROL MEASURES AND SEDIMENTATION TO BE REMOVED AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- NOTES**
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.
  - THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
  - ALL AREAS DISTURBED BY CONSTRUCTION (NOT COVERED BY PAVEMENT, BUILDINGS OR OTHER STRUCTURES) SHALL BE FINE GRADED AND GRASSED IN ACCORDANCE WITH THE SPECIFICATIONS.
  - ALL SUITABLE EXCESS SOILS EXCLUDING TOP SOIL SHALL BE STOCKPILED AS DIRECTED BY THE ENGINEER AND COMPACTED IN 8" LAYERS TO 90% MAXIMUM DRY DENSITY.
  - TOP SOIL SHALL BE STOCKPILED SEPARATELY AS DIRECTED BY THE ENGINEER.
  - ALL AREAS OF STOCKPILED SOIL SHALL HAVE POSITIVE DRAINAGE AND SHALL BE DIRECTED BY THE ENGINEER AND COMPACTED IN 8" LAYERS TO 90% MAXIMUM DRY DENSITY.
  - ALL STORM DRAIN PIPING WITH THE EXCEPTION OF DRIVEWAY CULVERTS SHALL BE CLASS III UNLESS OTHERWISE NOTED.
  - DRIVEWAY CULVERTS SHALL BE RCP OR N12 PIPE.

**DRAINAGE BASIN TO CREEK = 1,322 ac.**  
**DRAINAGE BASIN TO CREEK CROSSING = 1,269 ac.**

**AREA OF LAND DISTURBANCE = 12.4 ac.**

**SEDIMENT AND EROSION CONTROL NOTES:**

- IF NECESSARY, SLOPES WHICH EXCEED 8 VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
- ALL SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL SEDIMENT CONTROL FEATURES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHOULD BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH ONE-HALF THE HEIGHT OF THE SEDIMENT FENCE.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY CONSTRUCTION AREAS. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- EROSION CONTROL METHODS SHALL COMPLY WITH CONTROL PRACTICES FOR DEVELOPING AREAS AS PUBLISHED BY SOUTH CAROLINA LAND RESOURCES COMMISSION, EROSION SEDIMENT CONTROL DIVISION AND IN ACCORDANCE WITH EROSION AND SEDIMENT REDUCTION AND STORMWATER MANAGEMENT SOUTH CAROLINA LAND RESOURCES CONSERVATION COMMISSIONS REGULATIONS 1985.
- RESIDENTIAL FEATURES FOR SUBDIVISIONS REQUIRE EROSION CONTROL INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR PROVIDE AN INDIVIDUAL PLAN MEETING SECTION R-72-307 OF THE STORMWATER MANAGEMENT AND SEDIMENT REDUCTION ACT.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
- A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED ON INDIVIDUAL LOTS WHERE THE DISTURBED AREA IS WITHIN 50 FT OF WETLANDS AND/OR WATERBODIES.

**NOTE:**  
NO CLEARING OR GRADING SHALL BE ALLOWED WITHIN THE 50' WILDLIFE CORRIDOR.

**STRICKLAND ENGINEERING, INC.**  
Consulting & Design Engineering  
87 Pascon Court  
Gaston, SC 29053  
(803) 461-1266  
Fax (803) 461-1238

Permit/Seal

Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.

Project  
**SALUDA RIVER ESTATES**  
Newberry County

Title  
**GRADING, DRAINAGE & EROSION CONTROL PLAN 'A' & NOTES**

Project No. 06121  
Drawn by seb

Revisions

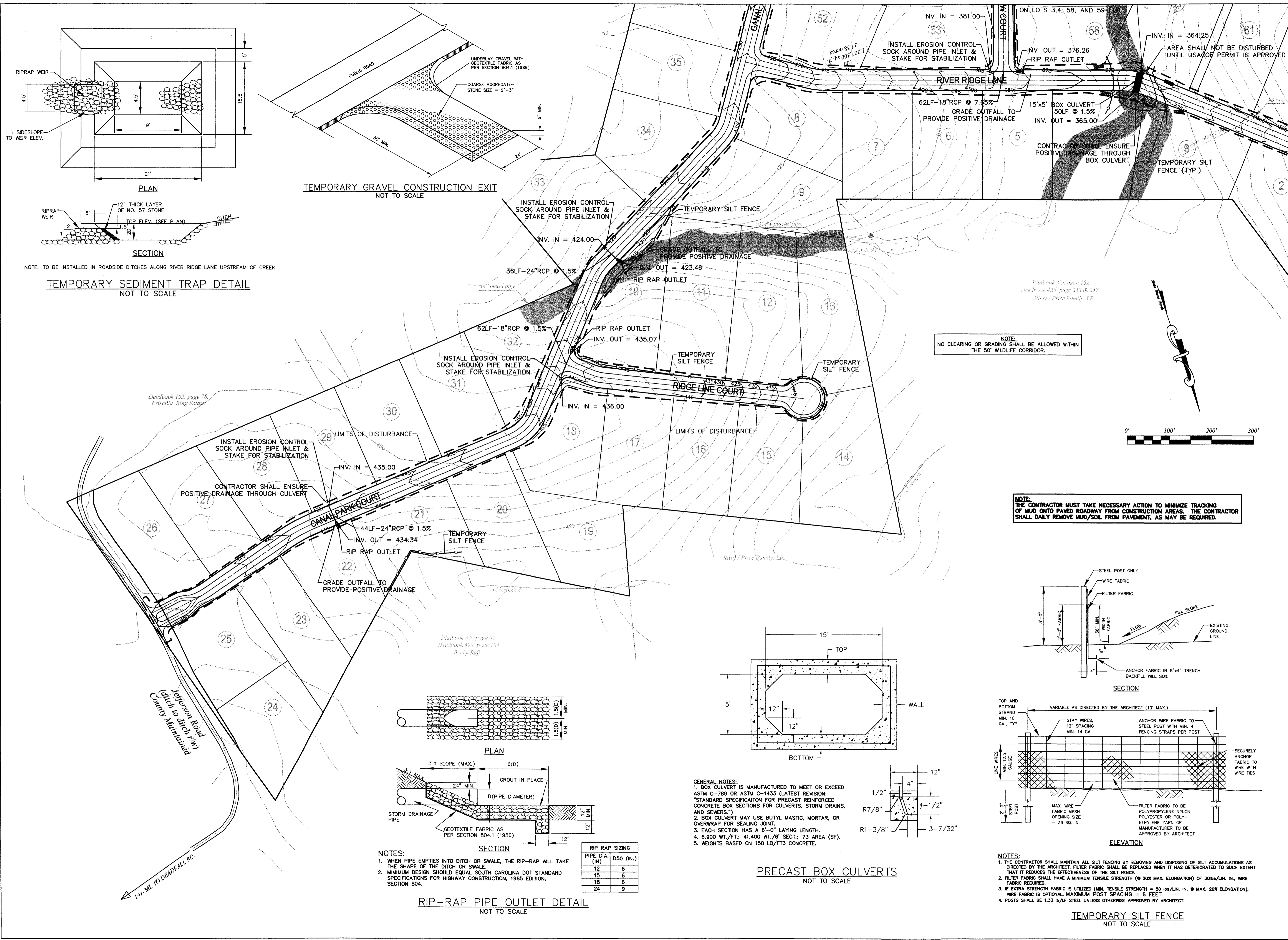
RECEIVED  
NOV 01 2006  
by: RFE

Date  
09/01/06

Sheet  
9 or 10

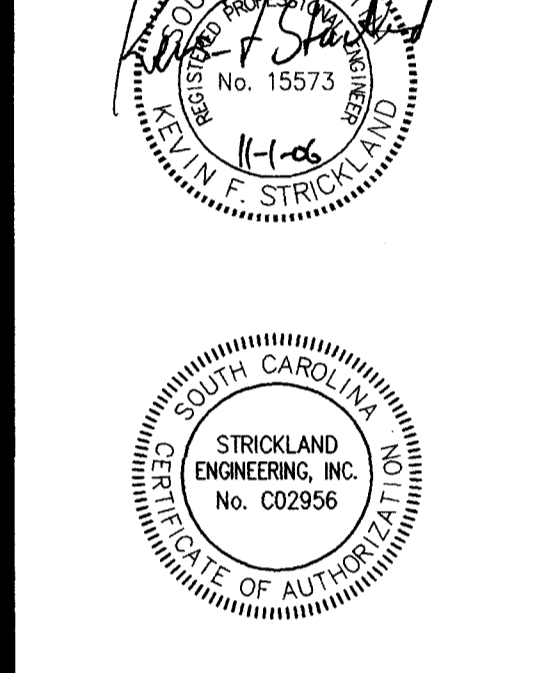
Scale  
1" = 100'

PLT DATE: 10/31/2006 12:05 PM FILE NAME: N:\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 GRADING PLANNING - GDMAE A



**STRICKLAND ENGINEERING, INC.**  
Consulting & Design Engineering  
87 Paecon Court  
Gaston, SC 29053  
(803) 461-1266  
Fax (803) 461-1238

Permit/Seal  
DATE: HERE SHALL BE NO DISTURBANCE THIN THE WILDLIFE CORRIDOR.



Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Strickland Engineering, Inc. without delay.

Copyrights to all designs and drawings are property of Strickland Engineering, Inc. Reproductions or use for any purpose other than that authorized by Strickland Engineering, Inc. is forbidden.

Project  
**SALUDA RIVER ESTATES**  
Newberry County

Title  
**GRADING, DRAINAGE & EROSION CONTROL PLAN 'B' & DETAILS**

Project No. 06121  
Drawn by seb

Revisions  
RECEIVED  
NOV 01 2006  
by: PEP

Date  
09/01/06

Sheet  
10 of 10

Scale  
1" = 100'

PLOT DATE: 10/31/2006 12:13 PM FILE NAME: N:\PROJECTS\2006\06121 THE LANDINGS ON LAKE MURRAY\DWG\06121 GRADING PLAN\DWG - GDBE B