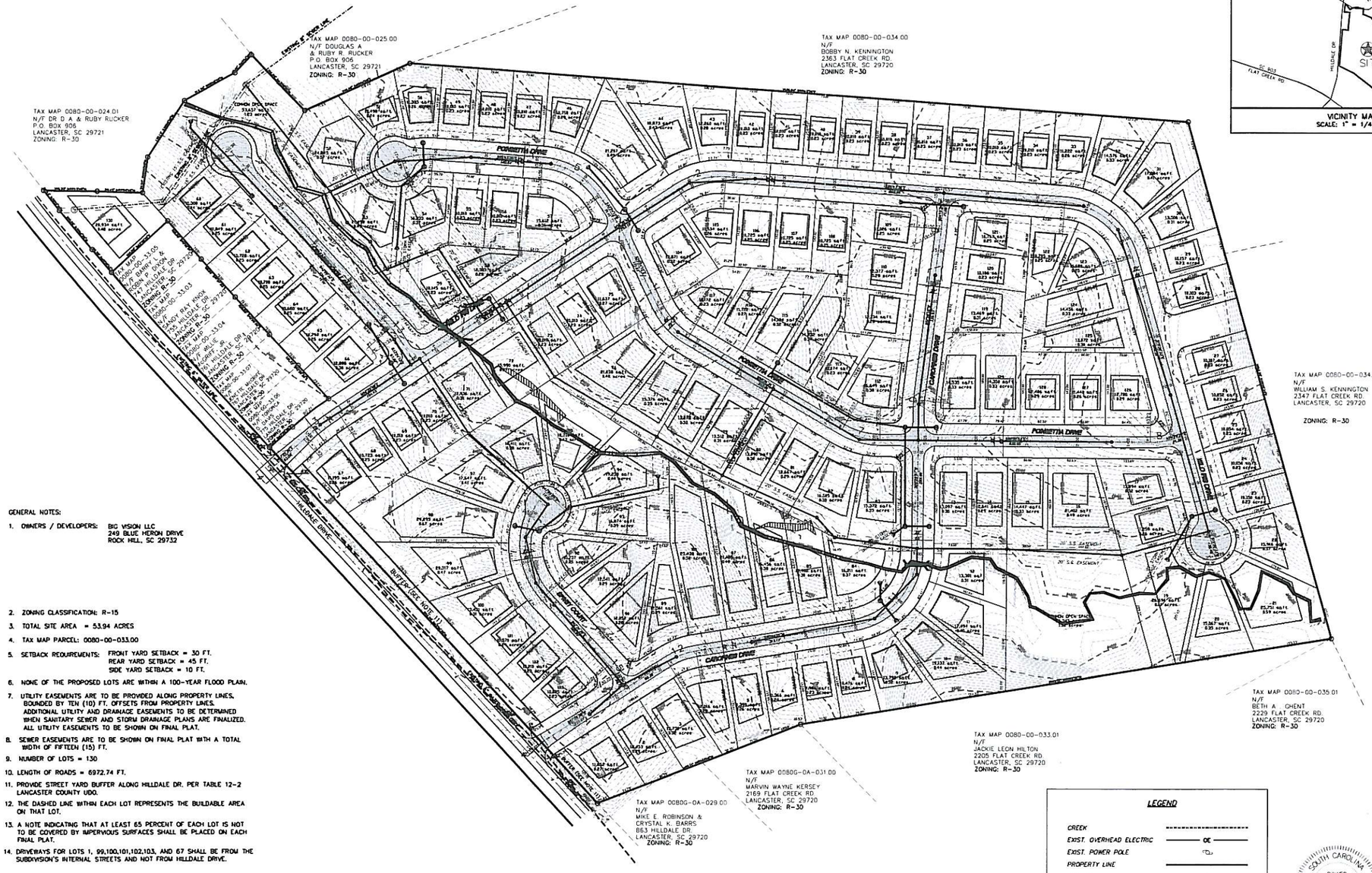

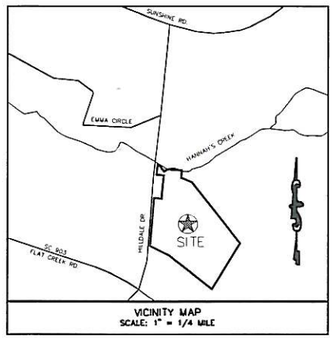

VICINITY MAP
SCALE: 1" = 1/4 MILE

GENERAL NOTES:

1. OWNERS / DEVELOPERS: BIG VISION LLC
   249 BLUE HERON DRIVE
   ROCK HILL, SC 29732
2. ZONING CLASSIFICATION: R-15
3. TOTAL SITE AREA = 53.94 ACRES
4. TAX MAP PARCEL: 0080-00-033.00
5. SETBACK REQUIREMENTS: FRONT YARD SETBACK = 30 FT.
   REAR YARD SETBACK = 45 FT.
   SIDE YARD SETBACK = 10 FT.
6. NONE OF THE PROPOSED LOTS ARE WITHIN A 100-YEAR FLOOD PLAIN.
7. UTILITY EASEMENTS ARE TO BE PROVIDED ALONG PROPERTY LINES, BOUNDED BY TEN (10) FT. OFFSETS FROM PROPERTY LINES. ADDITIONAL UTILITY AND DRAINAGE EASEMENTS TO BE DETERMINED WHEN SANITARY SEWER AND STORM DRAINAGE PLANS ARE FINALIZED. ALL UTILITY EASEMENTS TO BE SHOWN ON FINAL PLAT.
8. SEWER EASEMENTS ARE TO BE SHOWN ON FINAL PLAT WITH A TOTAL WIDTH OF FIFTEEN (15) FT.
9. NUMBER OF LOTS = 130
10. LENGTH OF ROADS = 6972.74 FT.
11. PROVIDE STREET YARD BUFFER ALONG HILLDALE DR. PER TABLE 12-2 LANCASTER COUNTY UDO.
12. THE DASHED LINE WITHIN EACH LOT REPRESENTS THE BUILDABLE AREA ON THAT LOT.
13. A NOTE INDICATING THAT AT LEAST 65 PERCENT OF EACH LOT IS NOT TO BE COVERED BY IMPERVIOUS SURFACES SHALL BE PLACED ON EACH FINAL PLAT.
14. DRIVEWAYS FOR LOTS 1, 99,100,101,102,103, AND 67 SHALL BE FROM THE SUBDIVISION'S INTERNAL STREETS AND NOT FROM HILLDALE DRIVE.

LEGEND

CREEK	
EXIST. OVERHEAD ELECTRIC	OE
EXIST. POWER POLE	
PROPERTY LINE	
IRON PIN	
PROP. BUILDING SETBACK	
PROP. STREETYARD	

GRAPHIC SCALE

SOUTH CAROLINA — POWER ENGINEERING COMPANY, INC. No C00195 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — No 20524 — D KEITH RAINS

DEVELOPER: BIG VISION
249 BLUE HERON DR.
ROCK HILL, SC 29723
PHONE: (803)366-2858
FAX: (803)328-0364

ENGINEER: POWER ENGINEERING CO., INC.
13310-A SOUTH RIDGE DRIVE
CHARLOTTE, NC 28273
PHONE: (704) 525-7275
FAX: (704) 525-2515

REVISIONS	BY

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS – PLANNERS – SURVEYORS
COLUMBIA, SC CHARLOTTE, NC

SHADOW MOSS SUBDIVISION
BIG VISION, LLC
PRELIMINARY SUBDIVISION PLAN
LANCASTER COUNTY, SOUTH CAROLINA

DRAWN BY	DLM
CHECKED	DKR
DATE	2-17-07
SCALE	1" = 100'
JOB NO.	6106
SHEET	2.1