



Caroline R. Tompkins, Director
Promoting and protecting the health of the public and the environment

March 11, 2014

Thomas D. Craft
4814 Midway Road,
Williamston, SC 29697

Subdivision Name The Oaks at Keowee
Application Date 12-16-2013
Tax Map 179-00-02-001

Dear Mr. Craft:

This is to advise you that SCDHEC Public Health Upstate Region has conducted a feasibility study of the referenced property. This review was based on the following exhibits and in no way constitutes approval of individual lots but addresses only the concept of development utilizing onsite wastewater systems:

1. Application for Subdivision Approval
2. Preliminary plat of the Area
3. SCS Soil Map
4. Feasibility Onsite Review
5. Random Soil Borings

Our findings reveal that the area proposed for development is generally acceptable for the use of onsite wastewater systems and public water supply.

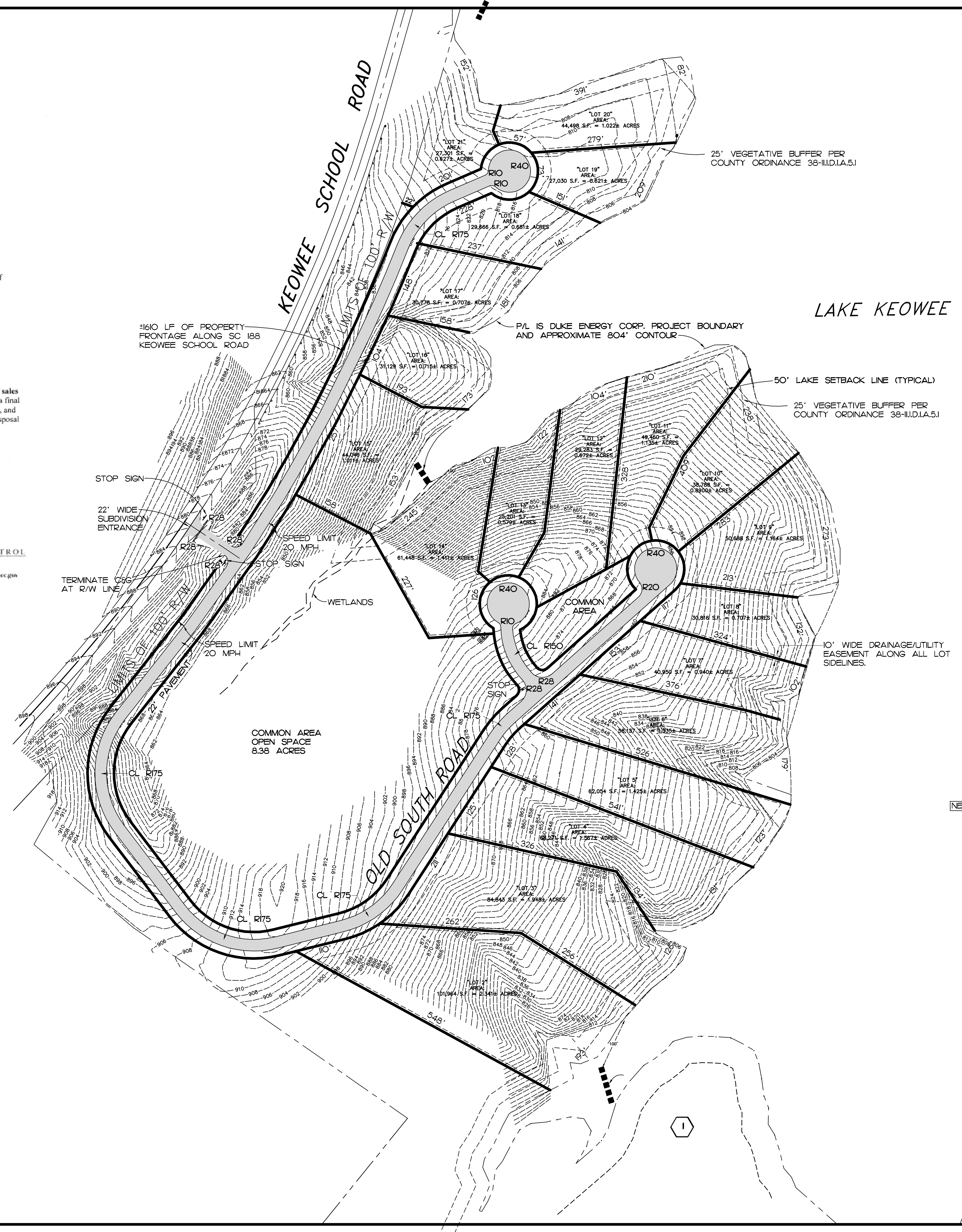
Again, this is not a subdivision approval, and therefore, **this letter shall not be used for the purpose of sales transactions for developing individual lots utilizing onsite wastewater systems.** However, if you need a final subdivision approval letter, the individual lots must be evaluated for supporting onsite wastewater systems, and you will need to complete an "Application for Permit to Construct an Individual Sewage Treatment and Disposal System" and pay a \$150.00 fee for each proposed lot.

If a more extensive (final) preview is desired (or additional information is needed), please contact me at 864-638-4185.

Sincerely,

Chris Klein
SCDHEC-Upstate Region

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Region I
Serving Abbeville, Anderson, Edgefield, Greenville, Laurens, McCormick, Oconee, and Saluda Counties
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NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS.

ALL WATER MAIN WORK SHALL CONFORM WITH THE SENECA LIGHT & WATER SYSTEM STANDARD SPECIFICATION.

ALL PAVING AND OTHER STREET CONSTRUCTION SHALL CONFORM WITH THE OCONEE COUNTY DESIGN STANDARDS.

ALL WORK WITHIN KEOWEE SCHOOL ROAD RIGHT OF WAY LIMITS MUST CONFORM WITH THE SC DOT ENCROACHMENT PERMIT REQUIREMENTS.

CONNECTIONS FOR INDIVIDUAL SERVICES WILL BE INSTALLED AT THE TIME OF INSTALLATION OF THE WATER MAINS. CONNECTIONS WILL BE LOCATED 5' FROM THE LOT LINES OR AS AGREED BY SENECA LIGHT & WATER

ACCORDING TO FEMA MAP FM45073C0330C NO PORTION OF THIS PROJECT IS WITHIN A 100-YEAR FLOOD PLAIN.

COUNTY REQUIRED NOTE:

ALL UTILITY LINES SHALL BE BURIED AT A DEPTH OF AT LEAST 36 INCHES. SUCH LINES SHALL BE LOCATED A MINIMUM OF TWO FEET OUTSIDE THE PORTION OF THE ROAD TO BE SURFACED TO PREVENT HAVING TO CUT INTO THE PAVED SURFACE OR RECONSTRUCT DRAINAGE STRUCTURES TO SERVE ADJUTING PROPERTIES. IN ORDER TO PREVENT FUTURE ROAD CUTS, UTILITY STUB-OUTS SHALL BE ADDED TO ALL UTILITY LINES EXTENDING BEYOND THE ROADWAY TO EACH PROPERTY LINE.

LOT WIDTH - STRAIGHT LINE DISTANCE WHERE THE BUILDING SETBACK LINE INTERSECTS THE TWO LOT LINES

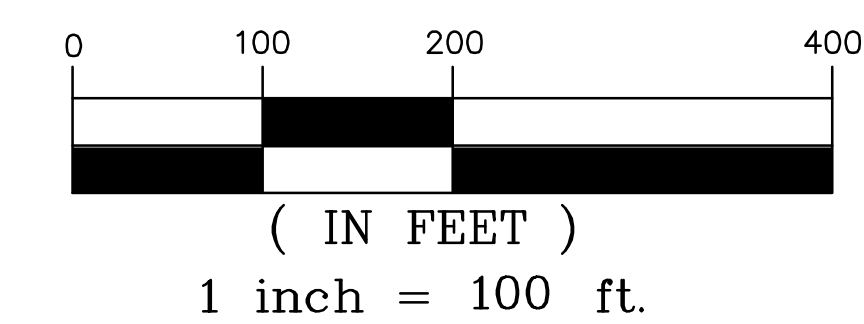
LOT NUMBER	DIMENSION
2	150.68
3	202.14
4	146.15
5	105.80
6	143.63
7	150.49
8	17.41
9	80.00
10	80.00
11	96.65
12	80.00
13	86.77
14	116.00
15	257.42
16	130.75
17	147.80
18	225.24
19	85.10
20	99.23
21	203.94

SITE REQUIREMENTS

MINIMUM WIDTH	80'
FRONT SETBACK	25'
SIDE SETBACK	5'
REAR SETBACK	10'

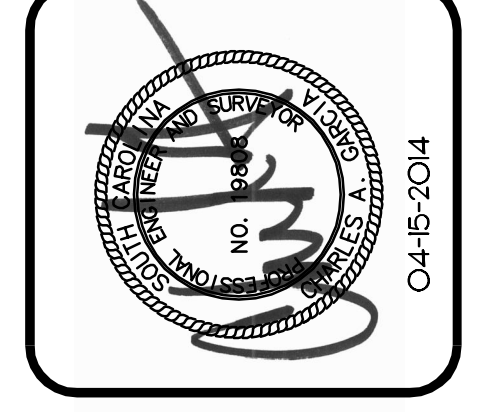
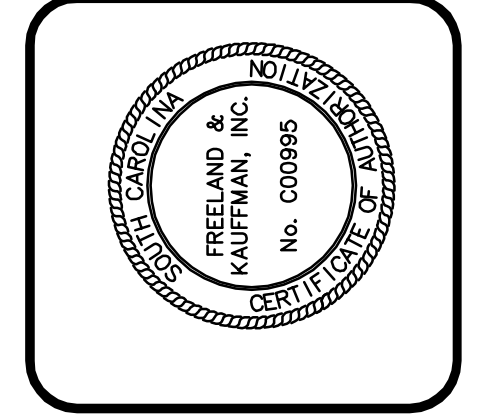
NET DENSITY = 0.38 DWELLING / 1 AC

LOT LAYOUT



#	DATE	REVISION DESCRIPTION

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
PHONE 864-233-5497
FAX 864-233-8918



THE OAKS AT LAKE KEOWEE
OCONEE COUNTY, SC
CRAFT INVESTMENTS, LLC
4814 MIDWAY ROAD
WILLIAMSTON, SC 29697
864-933-9000

DRAWN BY
JC
CHECKED BY
CAG
DATE
04-15-2014
SCALE
1"=100'
SHEET
C-4