

<u>SITE DATA</u>	
TAX MAP NO.:	WG06010104601
TOTAL AREA:	±10.22 ACRES
ZONING:	R-7.5 (CLUSTER)
TOTAL LOTS:	42 UNITS (40' X 120' TYP.)
PROPOSED ROAD:	±783 LF (42' PUBLIC R.O.W.) ±241 LF (44' PUBLIC R.O.W.)
<u>SETBACKS</u>	
OLD GROVE ROAD:	30'
DAVIS ROAD:	30'
EXTERIOR SETBACK:	25'

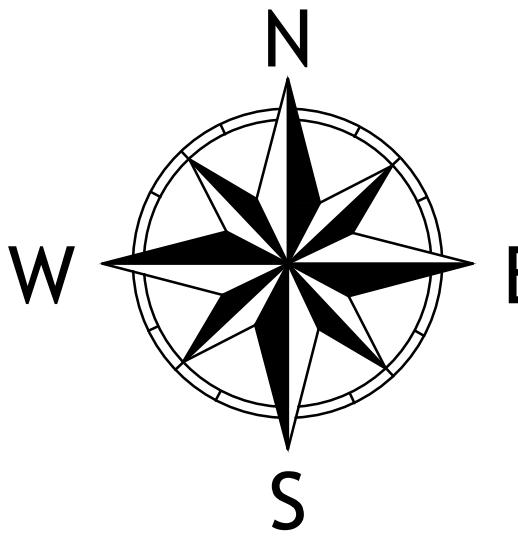
GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE ALONG OLD GROVE ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
3. SANITARY SEWER IS AVAILABLE ALONG DAVIS ROAD AND WILL BE PROVIDED BY GANTT SEWER DISTRICT.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
5. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
6. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
7. GREENVILLE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
8. ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 42' MIN. PUBLIC R.O.W.
9. SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
10. ALL WORK WITHIN THE SCDOT AND/OR GREENVILLE COUNTY R.O.W. (OLD GROVE ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
11. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
12. ACCORDING TO FIRM PANEL 45045C0393E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF JANUARY 18, 2019, A PORTION OF THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
13. UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.

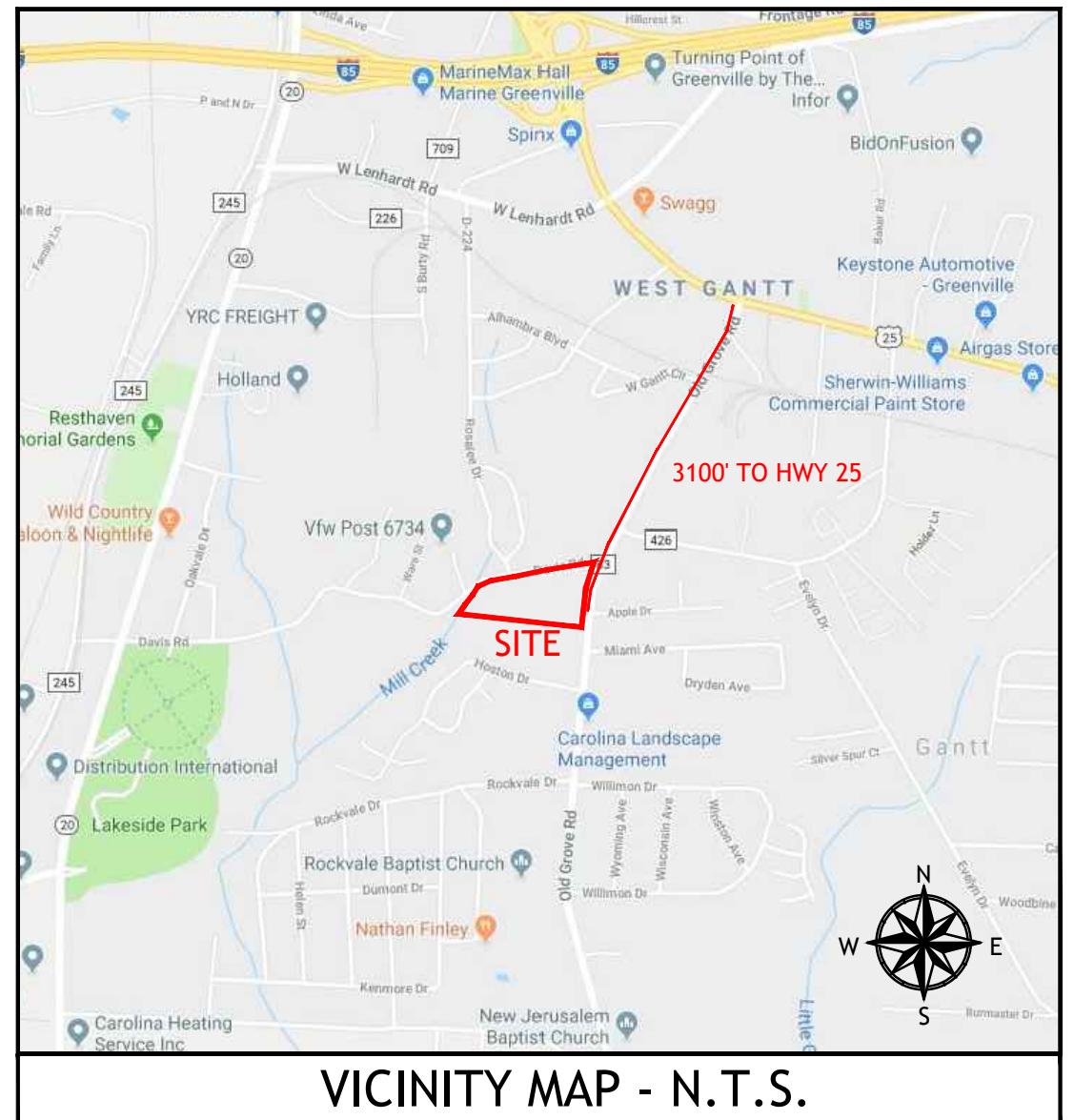
ENSITY TABLE

LOSS ACRES:	±10.22 AC
NING/PREMITTED DENSITY:	R-7.5
. OF LOTS/UNITS ALLOWED:	5.8 LOTS/AC
. OF LOTS/UNITS PROVIDED:	59
USTER OPTION _____:	42
QUIRED OPEN SPACE:	OPTION 1 (15%)
VIDED TOTAL OPEN SPACE:	±1.53 AC
QUIRED DEVELOPABLE:	±2.39 AC (23%)
TRACT A DEVELOPABLE:	±0.77 AC
TRACT B UNDEVELOPABLE:	±0.68 AC
TRACT C DEVELOPABLE:	±0.23 AC
OMMON AREA A:	±1.48 AC
	±0.90 AC

ACTS A-C TO BE USED AS PASSIVE GREEN SPACE.
COMMON AREA A TO BE USED FOR STORMWATER
MANAGEMENT AND IS NOT CALCULATED IN OPEN
SPACE TOTALS.



Line Table			
Line #	Length	Direction	
L1	140.174	S06° 55'	31.65°W
L2	72.750	S08° 40'	53.37°W
L3	68.225	S19° 39'	43.77°W
L4	51.228	S21° 48'	15.23°W
L5	68.899	S23° 13'	47.04°W
L6	58.449	S27° 48'	23.66°W
L7	438.024	N81° 32'	17.40°E
L8	94.221	N81° 45'	04.62°E
L9	283.136	N78° 49'	21.48°E
L10	245.922	N77° 58'	52.76°E
L11	23.154	N64° 59'	41.81°E
L12	22.384	N03° 37'	54.95°E
L13	23.894	N23° 55'	29.66°E
L14	9.331	N61° 24'	38.14°E
L15	5.158	N75° 59'	24.22°E
L16	9.171	N75° 59'	23.76°E
L17	10.464	N67° 42'	52.50°E
L18	14.051	N32° 01'	46.20°E
L19	14.610	N09° 48'	16.55°E
L20	11.772	N24° 58'	01.61°E
L21	16.831	N52° 48'	58.24°E
L22	23.687	N51° 49'	55.16°E
L23	16.722	N05° 59'	23.14°E
L24	10.538	N46° 55'	49.25°E
L25	23.030	N82° 35'	25.94°E
L26	10.883	N45° 01'	33.56°E
L27	13.156	N00° 01'	18.27°E
L28	40.698	N15° 50'	31.73°E
L29	29.607	N17° 41'	32.55°E
L30	1088.172	N80° 33'	44.29°W
L31	32.355	S05° 49'	36.06°W
L32	125.881	S05° 57'	28.05°W

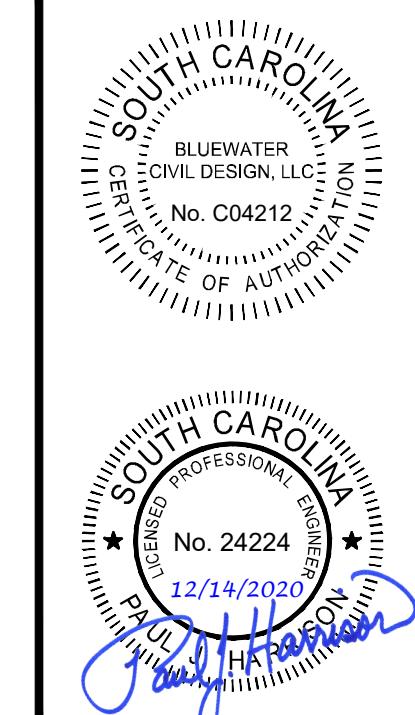


Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

DAVIS GROVE COTTAGES

Cluster SFR Subdivision - Prelim.

Davis Road & Old Grove Road
Piedmont, SC 29673

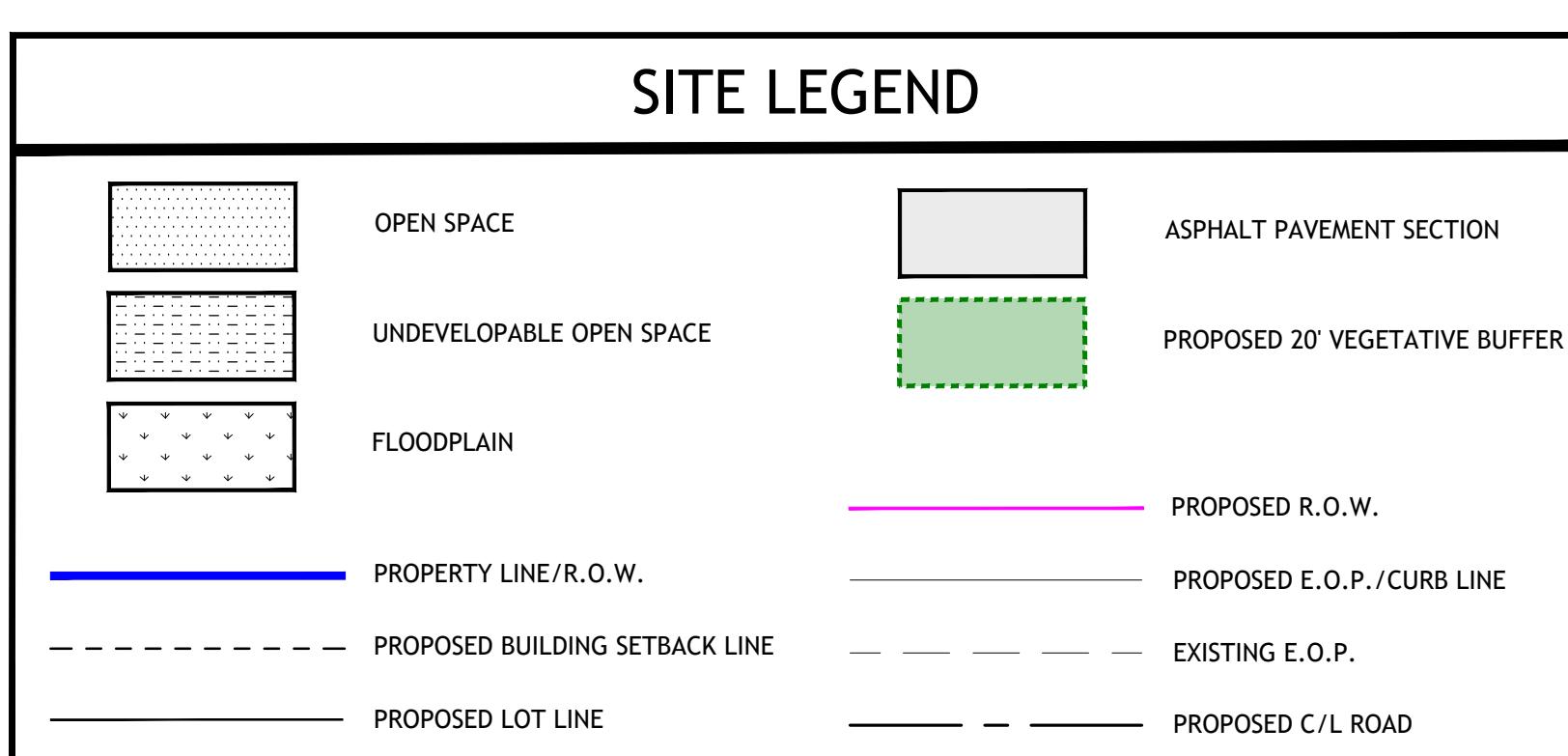


PRELIMINARY PP-2020-168

Davis Grove Cottages

Subdivision

<p><u>Developer</u> SE Investment Group, LLC Denton Lindsay 29 Stone Plaza Drive Greenville, SC 29609</p>	<p><u>Engineer</u> Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068</p>	<p>Total Acreage: <u>±10.22 AC</u> Existing Zoning: <u>R-7.5</u></p> <p>Number of Lots: <u>42 Lots</u> New Roadway: <u>±1,024 LF</u></p> <p style="text-align: center;">GRAPHIC SCALE</p>  <p style="text-align: center;">(IN FEET)</p> <p style="text-align: center;">1 inch = 60 ft.</p>
<p>Preliminary Plat</p> <p>PP-1</p>		



**Know what's below.
Call before you dig.**