

SITE DATA

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.)

SETBACKS

OLD GROVE ROAD:

30'

DAVIS ROAD:

30'

EXTERIOR SETBACK:

25'

Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area
1	± 6,253 SF	22	± 7,554 SF
2	± 5,513 SF	23	± 8,573 SF
3	± 7,743 SF	24	± 10,466 SF
4	± 6,191 SF	25	± 10,887 SF
5	± 6,120 SF	26	± 7,764 SF
6	± 7,043 SF	27	± 5,041 SF
7	± 6,688 SF	28	± 5,002 SF
8	± 7,955 SF	29	± 4,964 SF
9	± 5,000 SF	30	± 4,925 SF
10	± 5,000 SF	31	± 4,887 SF
11	± 5,000 SF	32	± 4,848 SF
12	± 5,000 SF	33	± 4,809 SF
13	± 5,000 SF	34	± 4,771 SF
14	± 7,928 SF	35	± 4,732 SF
15	± 5,000 SF	36	± 4,693 SF
16	± 5,000 SF	37	± 4,655 SF
17	± 5,000 SF	38	± 4,616 SF
18	± 5,000 SF	39	± 4,578 SF
19	± 5,222 SF	40	± 4,539 SF
20	± 6,444 SF	41	± 4,598 SF
21	± 6,835 SF	42	± 4,800 SF

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG OLD GROVE ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
- SANITARY SEWER IS AVAILABLE ALONG DAVIS ROAD AND WILL BE PROVIDED BY GANTT SEWER DISTRICT.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 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.
- 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.
- GREENVILLE COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 42' MIN. PUBLIC R.O.W.
- 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.
- ALL WORK WITHIN THE SCDOT AND/OR GREENVILLE COUNTY R.O.W. (OLD GROVE ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- 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.
- UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.

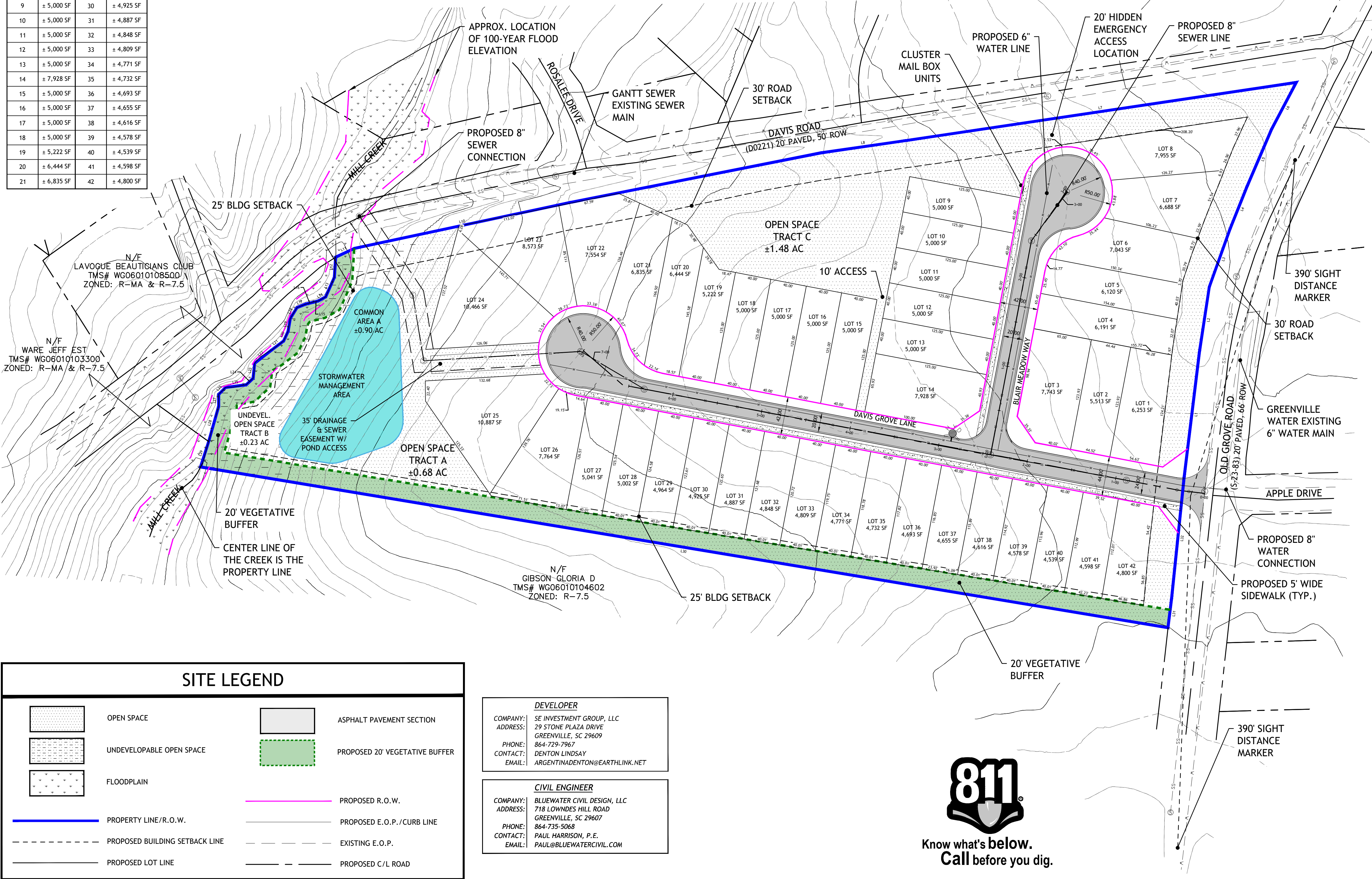
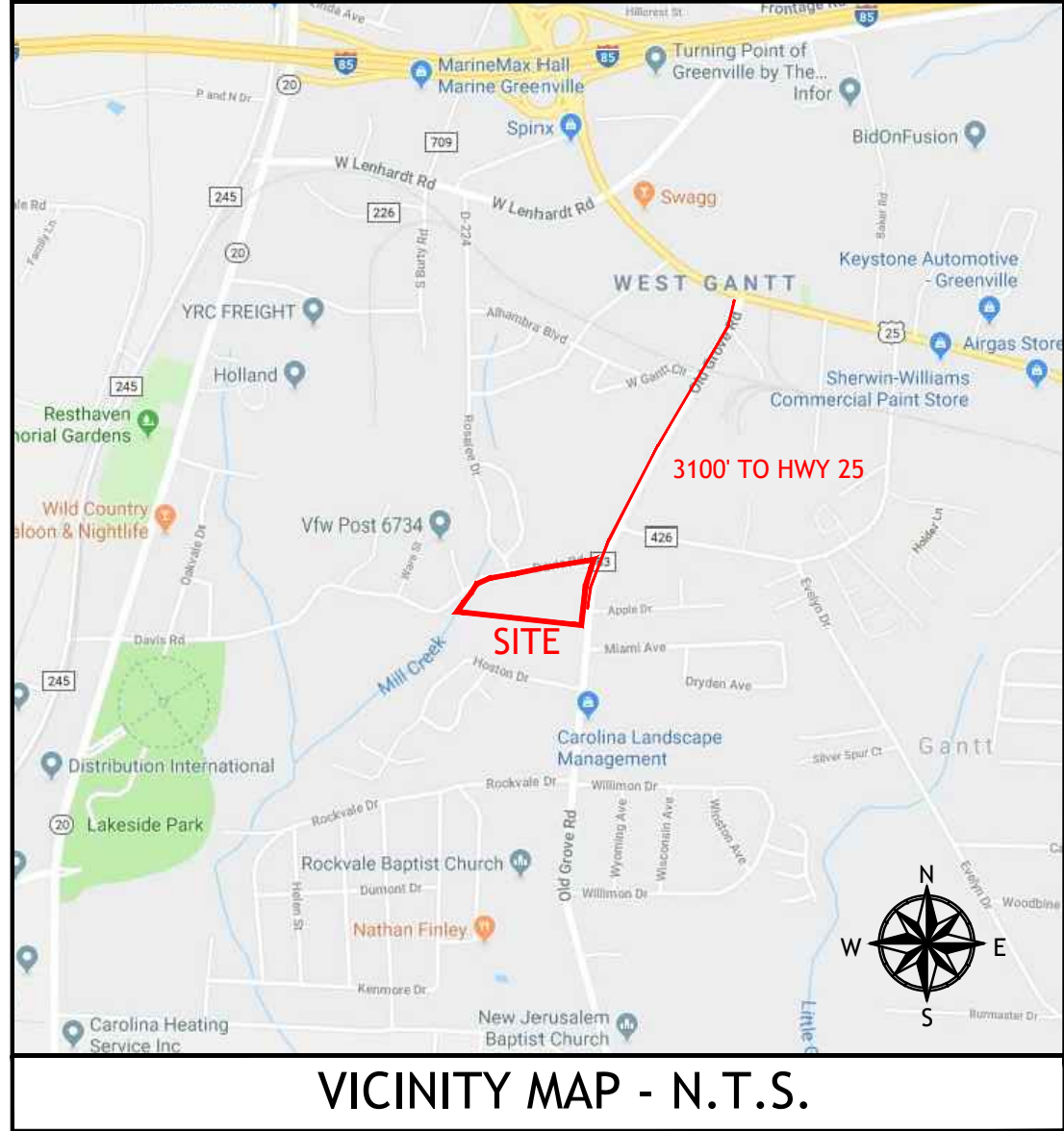
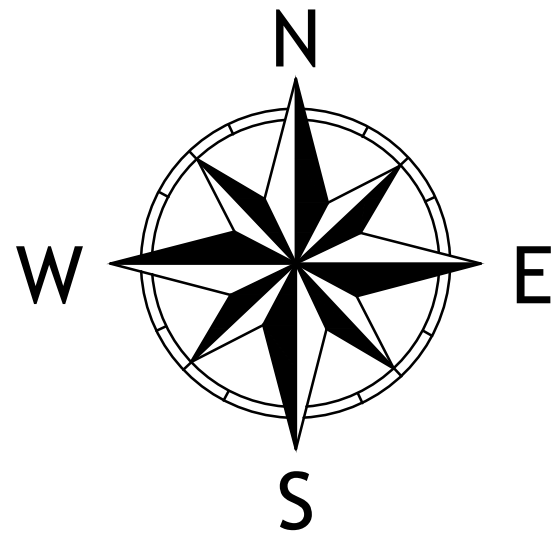
DENSITY TABLE

GROSS ACRES: ±10.22 AC  
ZONING/PREMITTED DENSITY: R-7.5  
5.8 LOTS/AC  
59  
No. OF LOTS/UNITS ALLOWED: 42  
NO. OF LOTS/UNITS PROVIDED: 42  
CLUSTER OPTION : OPTION 1 (15%)  
REQUIRED OPEN SPACE: ±1.53 AC  
PROVIDED TOTAL OPEN SPACE: ±2.39 AC (23%)  
REQUIRED DEVELOPABLE: ±0.77 AC  
TRACT A DEVELOPABLE: ±0.68 AC  
TRACT B UNDEVELOPABLE: ±0.23 AC  
TRACT C DEVELOPABLE: ±1.48 AC  
\*COMMON AREA A: ±0.90 AC

TRACTS 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	S86° 50' 35" E 31.65° W
L2	72.750	S08° 40' 53.37° W
L3	68.025	S19° 39' 43.77° W
L4	51.258	S22° 48' 15.23° W
L5	68.099	S22° 12' 47.24° W
L6	58.449	S27° 48' 23.66° W
L7	438.024	N81° 35' 17.40° E
L8	94.021	N81° 45' 04.62° E
L9	283.136	N78° 49' 21.48° E
L10	245.928	N77° 50' 30.76° E
L11	23.154	N64° 59' 41.81° E
L12	20.384	N57° 37' 54.95° E
L13	23.094	N53° 59' 09.66° E
L14	9.331	N63° 24' 38.14° E
L15	5.108	N72° 59' 24.20° E
L16	9.171	N75° 59' 23.76° E
L17	10.464	N65° 45' 50.50° E
L18	14.051	N30° 01' 46.20° E
L19	14.610	N20° 48' 16.50° E
L20	11.712	N21° 50' 01.61° E
L21	16.031	N52° 48' 58.24° E
L22	23.687	N51° 49' 55.16° E
L23	16.722	N50° 59' 23.14° E
L24	10.538	N44° 55' 49.25° E
L25	23.930	N40° 20' 25.94° E
L26	10.893	N45° 01' 33.56° E
L27	13.156	N56° 01' 18.27° E
L28	46.698	N45° 50' 31.72° E
L29	29.607	N17° 41' 38.50° E
L30	108.012	N60° 33' 44.25° E
L31	30.255	S08° 49' 36.36° W
L32	135.881	S05° 57' 28.05° W

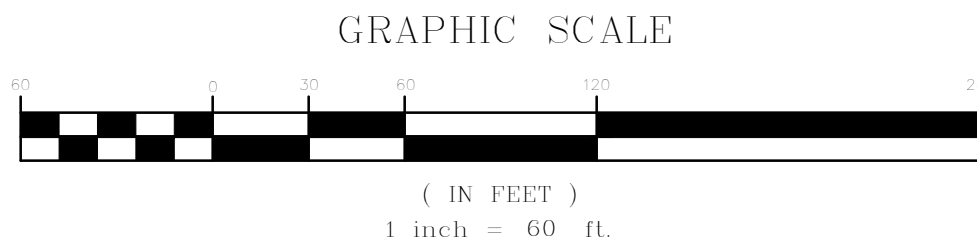


PRELIMINARY PP-2020-168

Davis Grove Cottages  
Subdivision

<b>Developer</b> SE Investment Group, LLC Denton Lindsay 29 Stone Plaza Drive Greenville, SC 29609	<b>Engineer</b> Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068
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Total Acreage: ±10.22 AC Existing Zoning: R-7.5  
Number of Lots: 42 Lots New Roadway: ±1,024 LF



Project Number: 2020-142  
DWG Name: Davis Grove Cottages  
PP-1.dwg  
Drawing Scale: AS NOTED  
Date of Project: 12/20/20  
Engineer of Record:

Paul J. Harrison, P.E.  
South Carolina PE# 24224  
North Carolina PE# 03871

**bluewater**  
civil design  
bluewater civil design, llc  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

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



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	12/01/2020	Issued Preliminary Plat
B	12/14/2020	Revised per SAC Comments

Preliminary Plat

PP-1