

**PROCEDURAL NOTES:**

THE DEVELOPER IS ENCOURAGED TO CONDUCT A PRE-CONSTRUCTION CONFERENCE WITH THE APPROPRIATE UTILITY PROVIDERS AND THE PROJECT ENGINEER. THE DEVELOPER MAY AVOID UNNECESSARY DELAY AND EXPENSE WITH ADVANCE PLANNING OF UTILITY PLACEMENT.

A DHIC "CONSTRUCTION PERMIT" IS REQUIRED TO INSTALL WATER AND SEWER LINES, AND A DHIC "OPERATIONS PERMIT" IS REQUIRED BEFORE CONNECTION TO OR USING AN EXISTING WATER OR SEWER LINE.

AN ENCROACHMENT PERMIT IS REQUIRED BEFORE ROAD CONSTRUCTION BEGINS. IF A STATE ENCROACHMENT PERMIT IS REQUIRED, PROVIDE A COPY TO COUNTY ENGINEERING.

A ROAD PLAN AND PROFILE MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

NO DRAINAGE STRUCTURES SHOULD BE INSTALLED UNTIL A SPECIFIC PLAN HAS BEEN APPROVED BEFORE ADDITIONAL WORK IS BEGUN.

THE FLOW RATE OF WATER ONTO ANY STRAIGHT RIGHT-OF-WAY NOT TO BE INCREASED UNLESS PROVISIONS ARE MADE WITH SCOT TO IMPROVE DRAINAGE STRUCTURES ACCORDINGLY.

PRIOR TO SUBMITTAL OF STORMWATER MANAGEMENT PLAN, A PRE-APPLICATION MEETING IS REQUIRED. PRIOR TO LAND DISTURBING ACTIVITIES, A STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY SOIL AND WATER CONSERVATION. PROVIDE A COPY OF AN APPROVED STORMWATER MANAGEMENT APPLICATION TO THE COUNTY ENGINEERING DEPARTMENT AND PLANNING COMMISSION PRIOR TO RECORDING FINAL PLAN.

FLOOD HAZARD/FLOOD PLAIN INFORMATION AVAILABLE FROM THE COUNTY BUILDING STANDARDS DEPARTMENT.

IF APPLICABLE, COMPLETE FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION.

PROVIDE A COPY OF THE APPROVED FLOOD PLAIN DEVELOPMENT PERMIT TO COUNTY ENGINEERING AND PLANNING COMMISSION PRIOR TO RECORDING FINAL PLAN.

**SPECIFIC REQUIREMENTS:**

PUBLIC WATER IS AVAILABLE TO THE SITE AND TO BE USED. (CONTACT MURRAY DODD, GREENVILLE WATER SYSTEM, 241-4100).

PUBLIC SEWER IS AVAILABLE TO THE SITE AND TO BE USED. (CONTACT BOBBY ALEXANDER, TAYLORS SEWER DISTRICT, 244-5599).

WATER SUPPLY AND AN ALL-WEATHER ROAD SURFACE TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON SITE. HYDRANTS TO BE INSTALLED AND KEPT CLEAR AND ACCESSIBLE AT ALL TIMES. OTHER APPLICABLE FIRE CODE REFERENCES: 501.04, TIMING OF INSTALLATION, 503.2.1 DIMENSIONS, 503.2.3 SURFACE, 503.4 OBSTRUCTION OF FIRE APPARATUS ACCESS ROADS, 505.2 PREMISES IDENTIFICATION, STREET OR ROAD SIGNS, 508.1 FIRE PROTECTION WATER SUPPLIES, 508.5.4 OBSTRUCTION OF FIRE HYDRANTS, 505.5.5 CLEAR SPACE AROUND HYDRANTS, FIRE APPARATUS ACCESS ROADS COUNTY BURNING ORDINANCE 2006. (CONTACT CHIEF BOBBY BAKER, TAYLORS FIRE DISTRICT, 244-3980).

DUE TO THE ZONING DENSITY AND PROXIMITY OF ELEMENTARY AND/OR MIDDLE SCHOOLS, SIDEWALKS WILL BE REQUIRED ON ALL INTERNAL ROADS. THE FINAL PLAN TO SHOW THE LOCATION OF THE SIDEWALKS. THE STATEMENT "SIDEWALKS WILL BE INSTALLED AS SHOWN" MUST BE SHOWN ON THE FINAL PLAN.

ANY STORMWATER CONVEYANCE SYSTEM THAT CARRIES AS MUCH AS 50 CFS UNDER THE 100-YEAR EVENT MUST BE ANALYZED FOR ITS BASE FLOOD ELEVATION (BFE). FINAL PLAN TO SHOW EXTENT OF FLOODPLAIN, BFE, AND LOT ELEVATION TABLE. (CONTACT KEITH DRUMMOND, BUILDING STANDARDS, 467-7523).

THE FINAL PLAN IS TO SHOW AND LABEL THE LOCATION OF ALL LIVE CREEKS AND STREAMS ALONG WITH THE APPROPRIATE SIZED EASEMENTS.

IF ONE IS REQUIRED, THE FINAL PLAN IS TO SHOW LOCATION OF, AND ACCESS TO, THE DETENTION AREA. FINAL PLAN TO SHOW THE STATEMENT "GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA." THE FINAL PLAN TO SHOW OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE DETENTION AREA.

A STORMWATER MANAGEMENT & EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED. A PRE-SUBMITTAL MEETING IS REQUIRED FOR ALL STORMWATER PLANS. (CONTACT HAROLD MOON, SOIL & WATER CONSERVATION DISTRICT OFFICE, 467-2750).

THE FINAL PLAN TO SHOW THE STATEMENT "INTERNAL ACCESS ONLY. NO ACCESS TO EDWARDS STREET FROM LOTS 1 THRU 4 & 32."

AN APPROVED SCOT ENCROACHMENT PERMIT IS REQUIRED FOR THE PROPOSED ROAD ENTRANCE ON A STATE MAINTAINED ROAD. PLANNING STAFF TO BE FURNISHED WITH A COPY OF THE APPROVED PERMIT PRIOR TO RECORDING FINAL PLAN. (CONTACT BILL WOODWARD, SCOT, 241-1224).

FINAL PLAN TO SHOW A 30-FOOT BUILDING SETBACK LINE FROM EDWARDS STREET.

FINAL PLAN TO SHOW A LOT SIZE TABLE.

THE FINAL PLAN IS TO SHOW THE PROPERTY PINS LOCATED AT THE EDGE OF THE RIGHT-OF-WAY ON EXISTING ROAD.

PROPOSED ROAD NAME ROMA LANE IS A DUPLICATE. NEW ROAD NAME TO BE PROVIDED AND APPROVED PRIOR TO RECORDING A FINAL PLAN. (CONTACT THE PLANNING COMMISSION, 467-7270; MICHELLE PERDUE, 8-911, 467-5916)

A LANDSCAPE SCREEN IS REQUIRED ALONG THE FRONTAGE AT EXISTING ROAD(S).

ENTRANCE WALLS TO BE PLACED AT THE ENTRANCE INTO THE SUBDIVISION.

**CLUSTER REQUIREMENTS**

THE REMOVAL OF TREES AND NATURAL VEGETATION IS PERMITTED IN THE DEVELOPMENT PHASES FOR THE PURPOSE OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGEWAYS ONLY, AND WITH THE WRITTEN PERMISSION OF THE PLANNING COMMISSION AND THE PROPER NOTATIONS ON THE FINAL PLAN. NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY OR COMMISSION BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY ANY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AREA FOR PASSIVE RECREATIONAL OR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY PLANNING COMMISSION OR ITS STAFF. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.

THE CONSERVATION EASEMENT AND COVENANTS FOR THE SUBDIVISION ARE TO BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO RECORDING THE FINAL PLAN. COVENANTS SHALL INCLUDE PROVISIONS FOR THE PROTECTION OF TREES AND OTHER NATURAL AMENITIES WITHIN THE PROPERTY DESIGNATED FOR OPEN SPACE. TREES WITHIN THE OPEN SPACE SHALL NOT BE CUT OR REMOVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PLANNING COMMISSION OR STAFF.

THE FINAL PLAN TO SHOW STATEMENT REGARDING THE NAME OF THE AGENCY OR ORGANIZATION TO WHICH THE CONSERVATION EASEMENT IS GRANTED.

ALL PROPERTY DESIGNATED FOR OPEN SPACE SHALL BE LABELED AS SUCH ON THE FINAL PLAN.

THE FINAL PLAN TO SHOW AND IDENTIFY ALL EXISTING STANDS OF MATURE TREES. THESE TREES WITHIN THE OPEN SPACE ARE TO BE PRESERVED BY SHOWING THE APPROPRIATE EASEMENTS ON THE PLAN AND IN THE PROPERTY DEEDS.

THE FINAL PLAN TO CONTAIN A DENSITY TABLE INCLUDING THE NUMBER OF ACRES, PERMITTED DENSITY PER ACRE, PERCENTAGE OF OPEN SPACE AND THE TOTAL NUMBER OF DWELLING UNITS. EACH PHASE OF THE SUBDIVISION MUST MEET THE DENSITY AND OPEN SPACE REQUIREMENTS OF THE CLUSTER OPTION FOR THAT ZONING CLASSIFICATION.

FINAL PLAN TO SHOW 25' BUILDING SETBACK FROM ALL EXTERIOR PROPERTY LINES.

FINAL PLAN TO SHOW STATEMENT "OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED."



LINE	LENGTH	BEARING
L1	10.00'	S 01°43'00" W
L2	28.00'	S 85°08'59" E
L3	13.46'	S 73°17'34" E

CLUSTER DEVELOPMENT DENSITY TABLE	
CURRENT ZONING & PERMITTED DENSITY:	R-10, 4.4 units/acre
GROSS ACREAGE:	9.096 acres
MAXIMUM LOTS ALLOWED:	40
TOTAL LOTS PROPOSED:	32
OPEN SPACE REQUIRED (15%):	1.36 acres
OPEN SPACE PROVIDED:	1.60 acres
<small>OPEN SPACE BREAKDOWN                      DEVELOPABLE LAND: 1.25 acres                      UNDEVELOPABLE LAND: 0.35 acres                      (floordplan, slopes &gt; 30%)</small>	

- NOTES:
- 1) TAX MAP # T2-4-1.2, 1.3, 1.4 & T34.1-1 & 1.1.
  - 2) THIS PLAN HAS BEEN PREPARED TO MEET CLUSTER DEVELOPMENT CRITERIA.
  - 3) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
  - 4) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND-DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
  - 5) PROPERTY IS ZONED R-10.
  - 6) ALL SUBDIVISION TRAFFIC TO BE DIRECTED INTERNALLY.
  - 7) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4504500341D EFFECTIVE DATE DECEMBER 2, 2004.
  - 8) SEWER SERVICE PROVIDED BY TAYLORS SEWER DISTRICT.
  - 9) WATER SERVICE PROVIDED BY GREENVILLE WATER SYSTEM.
  - 10) PROPOSED ROADS HAVE A RIGHT-OF-WAY WIDTH OF 44'. PROPOSED CUL-DE-SACS HAVE A RIGHT-OF-WAY RADIUS OF 50'.
  - 11) EXISTING ROAD (THOMPSON SMITH TRAIL) TO BE ABANDONED.



LOCATION MAP (NOT TO SCALE)

**PLAT NOTATIONS:**  
 IN ADDITION TO THE SPECIFIC REQUIREMENTS, THE FINAL PLAN TO SHOW THE FOLLOWING INFORMATION AS INDICATED BELOW. IN ADDITION TO THE SPECIFIC REQUIREMENTS, THE FINAL PLAN TO SHOW THE FOLLOWING INFORMATION AS INDICATED BELOW:

- X RIGHT OF WAY FOR EACH PROPOSED STREET
- X RADIUS OF EACH PROPOSED CUL-DE-SAC
- X SIGHT TRIANGLES AT ALL INTERSECTIONS
- X COUNTY AND STATE ROAD INVENTORY NUMBERS FOR EXISTING ROADS
- X DISTANCE FROM THE SUBDIVISION TO THE NEAREST MAJOR INTERSECTION
- X RIGHT-OF-WAY FOR EACH ADJOINING, EXISTING STREET
- X ESTABLISH PROPERTY LINES AT THE RIGHT-OF-WAY OF EXISTING ROAD(S)
- X FRONT BUILDING SETBACK LINE
- X ALL LOT DIMENSIONS
- X ADEQUATE FRONT AND SIDE SETBACK AREA ON CORNER LOTS
- X TABLE SHOWING SQUARE FOOTAGE OF INDIVIDUAL LOTS
- X EASEMENT FOR EXISTING CREEK(S)/STREAM(S). EASEMENT WIDTH: (25 FEET) + (WIDTH OF CREEK/STREAM AT THE TOP OF THE BANKS)
- X FOR LOTS ADJOINING CREEKS/STREAMS, THE DEVELOPER IS TO DETERMINE IF THE FIRST FLOOR OF THE STRUCTURES IS REQUIRED TO BE ELEVATED ABOVE THE 100-YEAR FLOOD LINE DUE TO SIGNIFICANT FLOW IN THE STREAM (>50CFS). (CONTACT HAROLD MOON, SOIL AND WATER, 467-2750)
- X SHOW STATEMENT THAT, AS A MINIMUM, 5 FOOT DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES, 10 FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- X SHOW STATEMENT: "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY." FINAL PLAN TO SHOW FILE NUMBER OF THE APPROVED STORMWATER PLAN.

04-254  
 PRELIMINARY

**PORTA ROSA**

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NO. OF ACRES: 9.096 MILES OF NEW ROAD: 0.21  
 NO. OF LOTS: 32 DATE: DECEMBER 1, 2004  
 CURRENT ZONING: R-10  
 SCALE: 1" = 40'  
 40' 20' 0 40' 80'