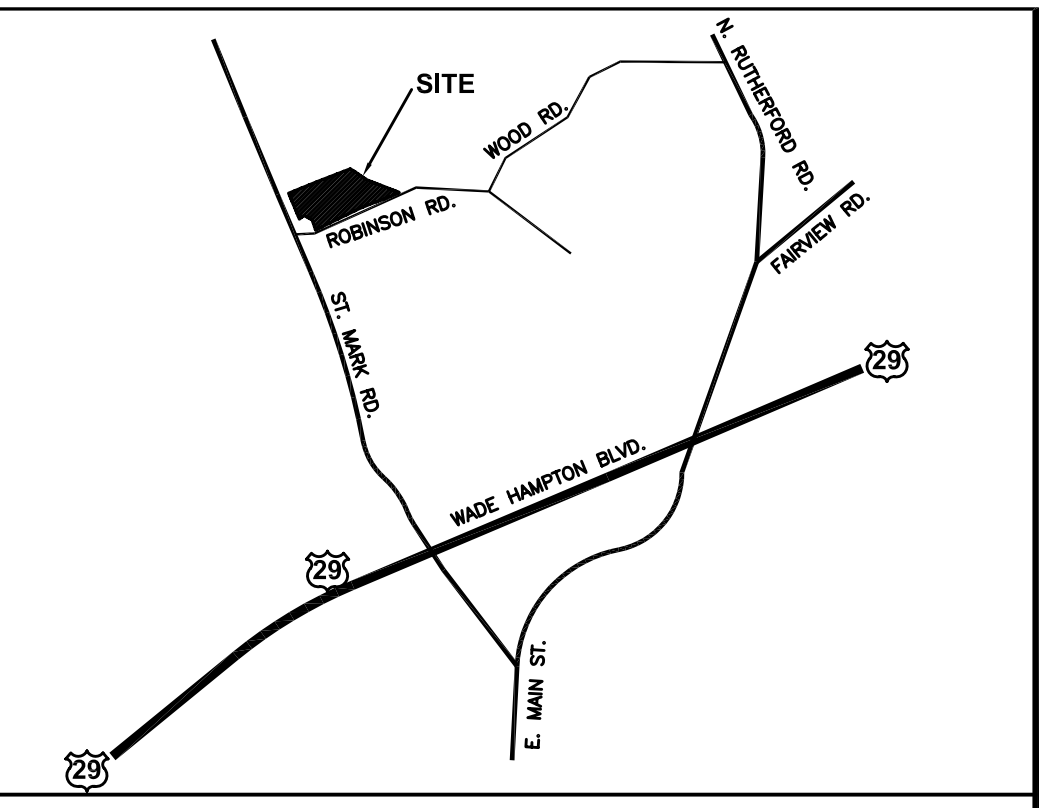
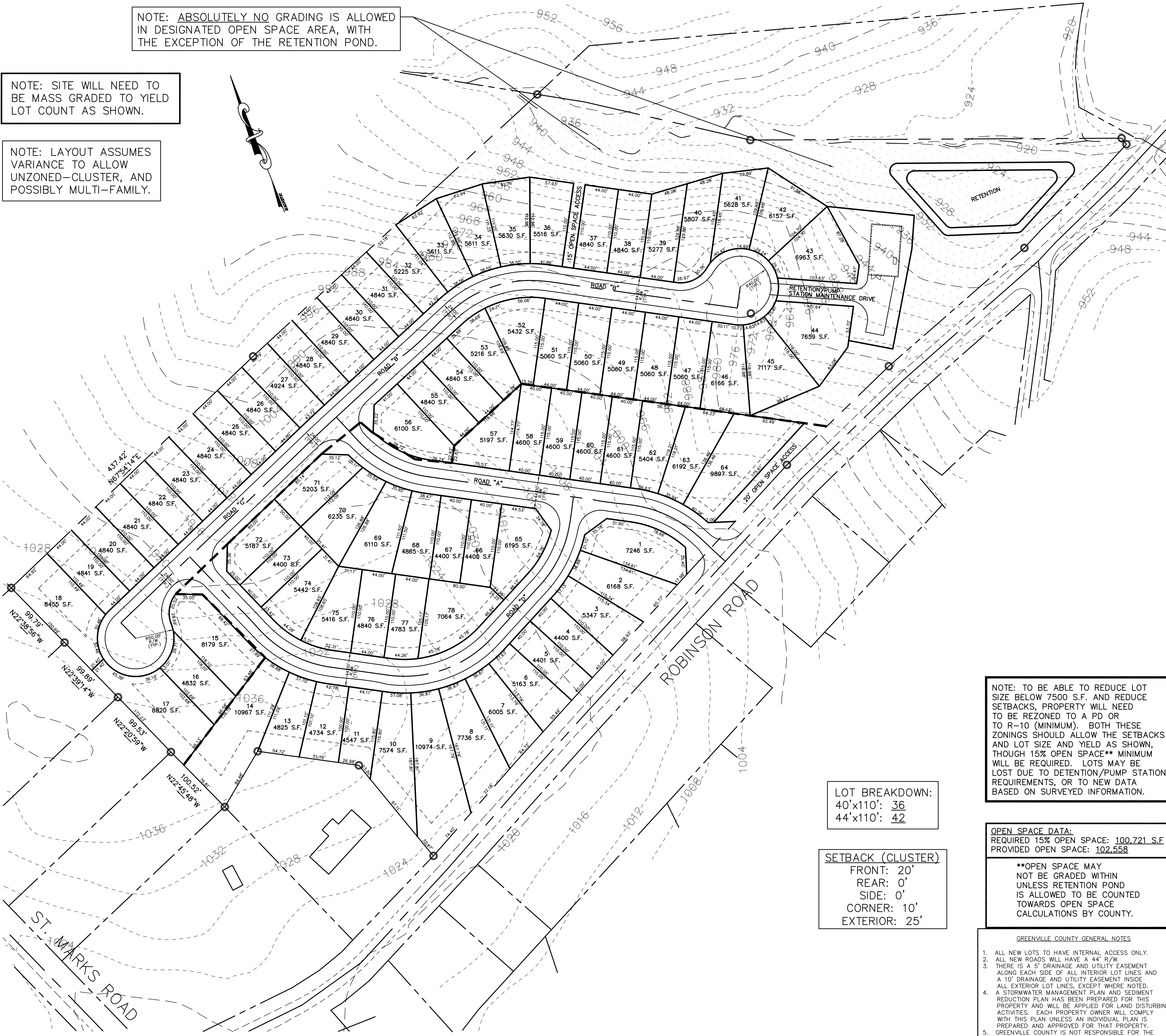
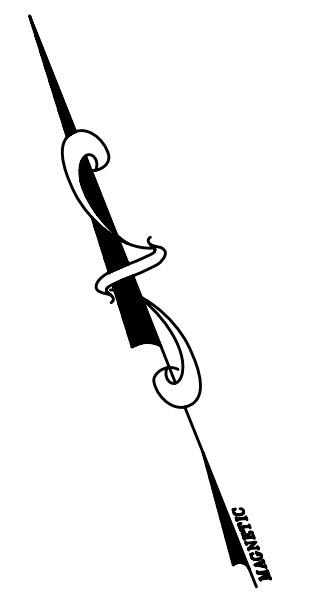


NOTE: ABSOLUTELY NO GRADING IS ALLOWED IN DESIGNATED OPEN SPACE AREA, WITH THE EXCEPTION OF THE RETENTION POND.

NOTE: SITE WILL NEED TO BE MASS GRADED TO YIELD LOT COUNT AS SHOWN.

NOTE: LAYOUT ASSUMES VARIANCE TO ALLOW UNZONED-CLUSTER, AND POSSIBLY MULTI-FAMILY.



LOCATION MAP (N.T.S.)

NOTE: TO BE ABLE TO REDUCE LOT SIZE BELOW 7500 S.F. AND REDUCE SETBACKS, PROPERTY WILL NEED TO BE REZONED TO A PD OR TO R-10 (MINIMUM). BOTH THESE ZONINGS SHOULD ALLOW THE SETBACKS AND LOT SIZE AND YIELD AS SHOWN, THOUGH 15% OPEN SPACE\*\* MINIMUM WILL BE REQUIRED. LOTS MAY BE LOST DUE TO DETENTION/PUMP STATION REQUIREMENTS, OR TO NEW DATA BASED ON SURVEYED INFORMATION.

LOT BREAKDOWN:  
40'x110': 36  
44'x110': 42

SETBACK (CLUSTER)  
FRONT: 20'  
REAR: 0'  
SIDE: 0'  
CORNER: 10'  
EXTERIOR: 25'

OPEN SPACE DATA:  
REQUIRED 15% OPEN SPACE: 100,721 S.F.  
PROVIDED OPEN SPACE: 102,558

\*\*OPEN SPACE MAY NOT BE GRADED WITHIN UNLESS RETENTION POND IS ALLOWED TO BE CONSTRUCTED TOWARDS OPEN SPACE CALCULATIONS BY COUNTY.

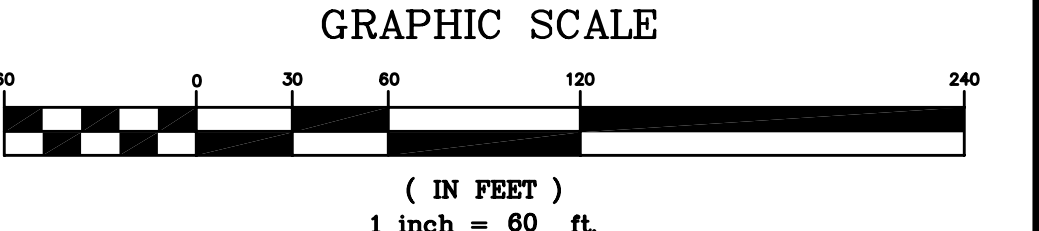
- GREENVILLE COUNTY GENERAL NOTES
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
  - ALL NEW ROADS WILL HAVE A 44' R/W.
  - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED. A STORMWATER MANAGEMENT PLAN 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.
  - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION AREA.

**ROBINSON PARK SUBDIVISION**  
TYPE OF DEVELOPMENT: UN ZONED

**OWNER**  
TIM FRY  
P.O. BOX 6  
CHAPIN, S.C. 29036  
803-600-3696

**ENGINEER**  
GRAY ENGINEERING  
RODNEY GRAY, P.E.  
132 PILGRIM ROAD  
GREENVILLE, SC 29607  
864-297-3027

NO. OF ACRES: 15.41 AC      MILES OF NEW ROAD: 2280 LF  
NO. OF LOTS: 78      DATE: MARCH 29, 2007



NO.	DATE	BY	REVISION

**GRAY ENGINEERING CONSULTANTS, INC.**  
engineering · sitework · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607  
PHE (864) 297-3027 · FAX: (864) 297-5187  
GRAY @ GRAYENGINEERING.COM

PRELIMINARY PLAN

**ROBINSON PARK SUBDIVISION**

ROBINSON ROAD  
GREENVILLE COUNTY, SC

DRAWN BY: CJR  
CHECKED BY: REG  
PROJECT DATE: 11/8/06  
SCALE: 1"=60'  
JOB No.: 270044  
PLOT DATE: 04/03/07

SHEET  
**CV-1**

270044 - PRELIM.DWG