

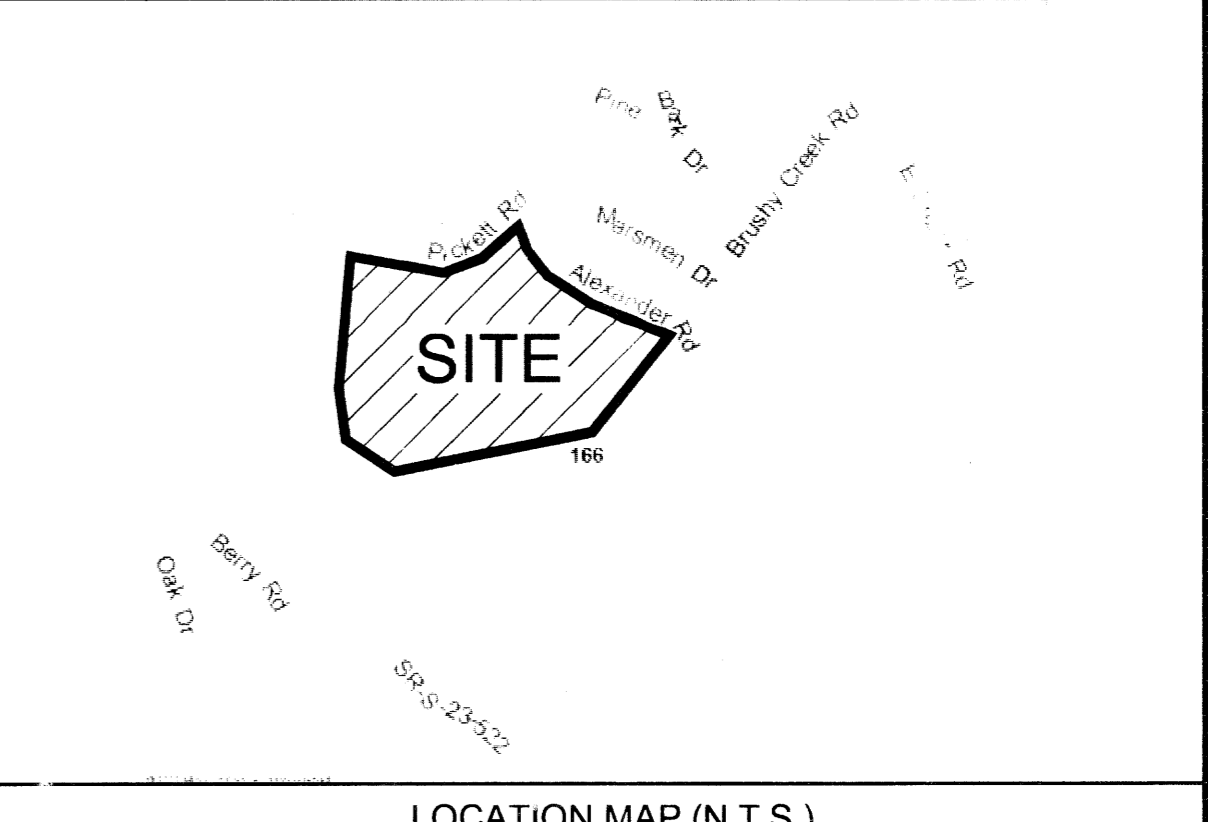
**GREENVILLE COUNTY GENERAL NOTES**

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 44' R/W.
3. 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.
4. 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.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

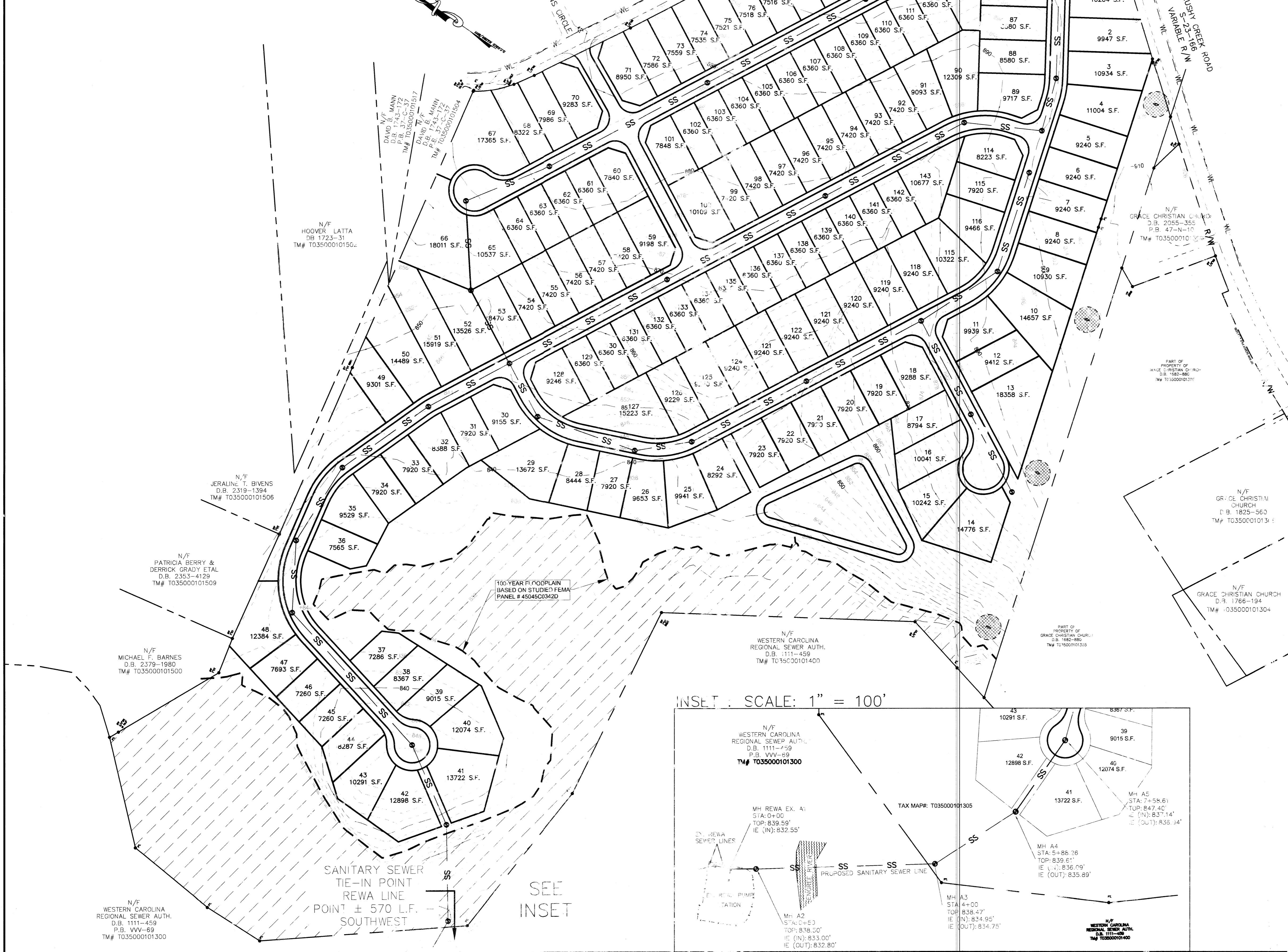
**SITE DATA:**  
**SITE SIZE: 54.36 AC**  
**NEW LOTS: 143**  
**LOT SIZE: 66'x120'/140' ( 68 TOTAL)**  
**LOT SIZE: 53'x120'/140' (73 TOTAL)**  
**NEW ROAD: 6,217 L.F.**

**SETBACKS (FOR CLUSTER DEVELOPMENTS):**

1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
2. NO OTHER SETBACKS ARE REQUIRED, THOUGH A 20' FRONT SB IS SHOWN FOR BUILDER REFERENCE.
3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.



NO.	DATE	BY	REVISION
A	06/05/13		REG FOR PRELIMINARY PLAT - REVIEW AND APPROVAL



2013-126

**RIVERSIDE VILLAGE SUBDIVISION**  
 TYPE OF DEVELOPMENT: **R-15 (CLUSTER)**

<b>OWNER</b> MARK III PROPERTIES ATTN: JOHN BEESON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-595-1735	<b>SURVEYOR</b> 3D LAND SURVEYING DAVE MODNY P.O. BOX 6494 GREENVILLE, SC 29304 864-272-0274	<b>ENGINEER</b> GRAY ENGINEERING ROUVEY GRAY, P.E. 131 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
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TAX MAP NUMBERS: P/O T035000101200& P/O T03500101305

NO. OF ACRES: 54.36 AC      MILES OF NEW ROAD: 1.18 MI  
 NO. OF LOTS: 143      DATE: MAY 1, 2013

**GRAPHIC SCALE**

GRAY

ENGINEERING CONSULTANTS

132 PILGRIM ROAD - GREENVILLE, SC 29607  
 PH: (864) 297-3027 - FAX: (864) 297-5187  
 WWW.GRAYENGINEERING.COM

SC C.O.A.# 00066 - NC C.O.A.# C1217 - GA C.O.A.# PR00094 - TN C.O.A.# 0410819

PRELIMINARY PLAT

RIVERSIDE VILLAGE

BRUSHY CREEK ROAD  
GREENVILLE COUNTY, SC

PROJ T MGR: REG  
 DRAW BY: CJR  
 PROJECT DATE: 3/27/13  
 SCALE: 1"=100'  
 JOB No.: 2013010  
 PLOT DATE: 6/5/13

SHEET

PRELIMINARY PLAT

2013010-PRELIMINARY