

**GREENVILLE COUNTY GENERAL NOTES**

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 42' 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.

**SETBACKS (FOR CLUSTER DEVELOPMENTS):**

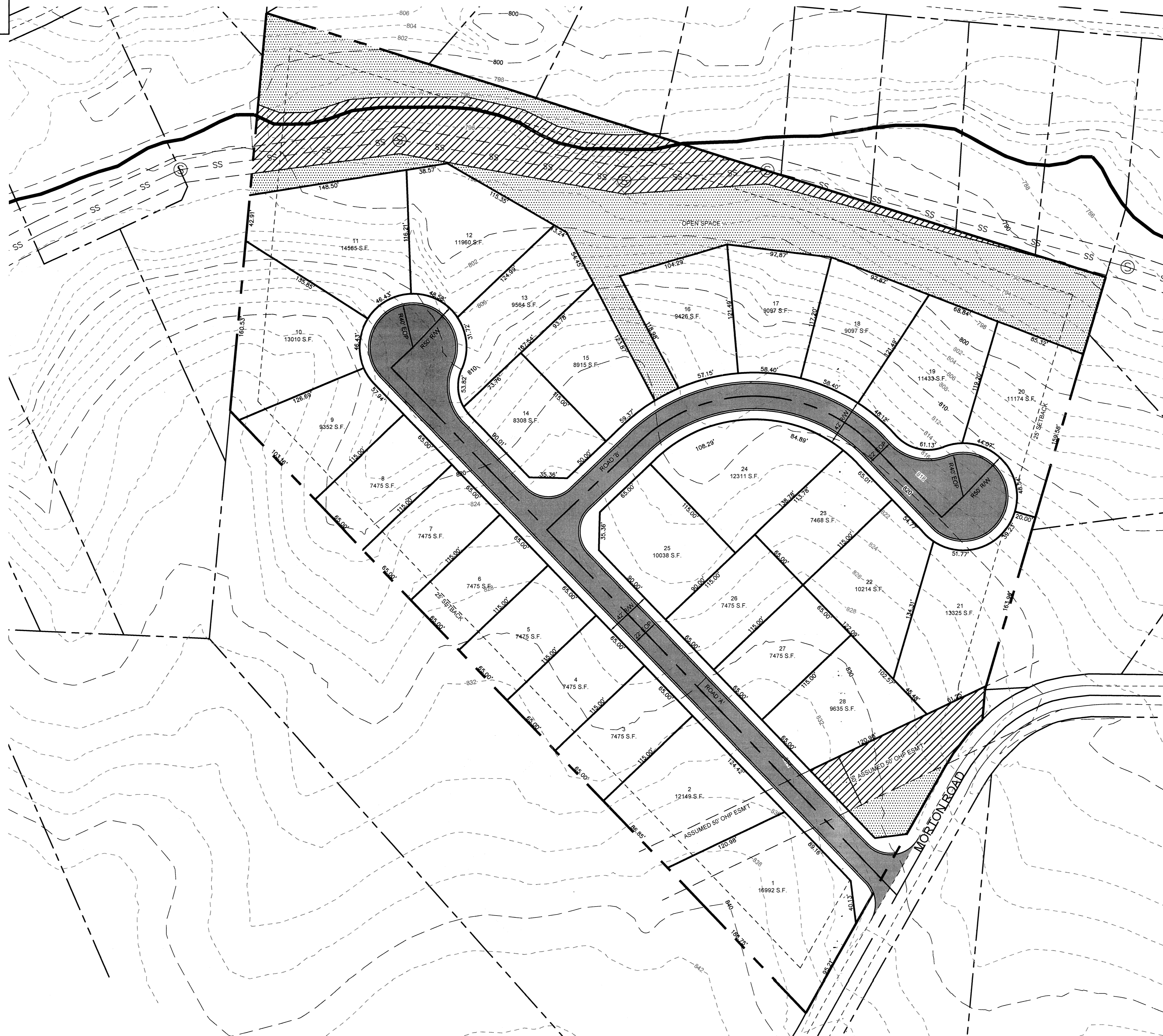
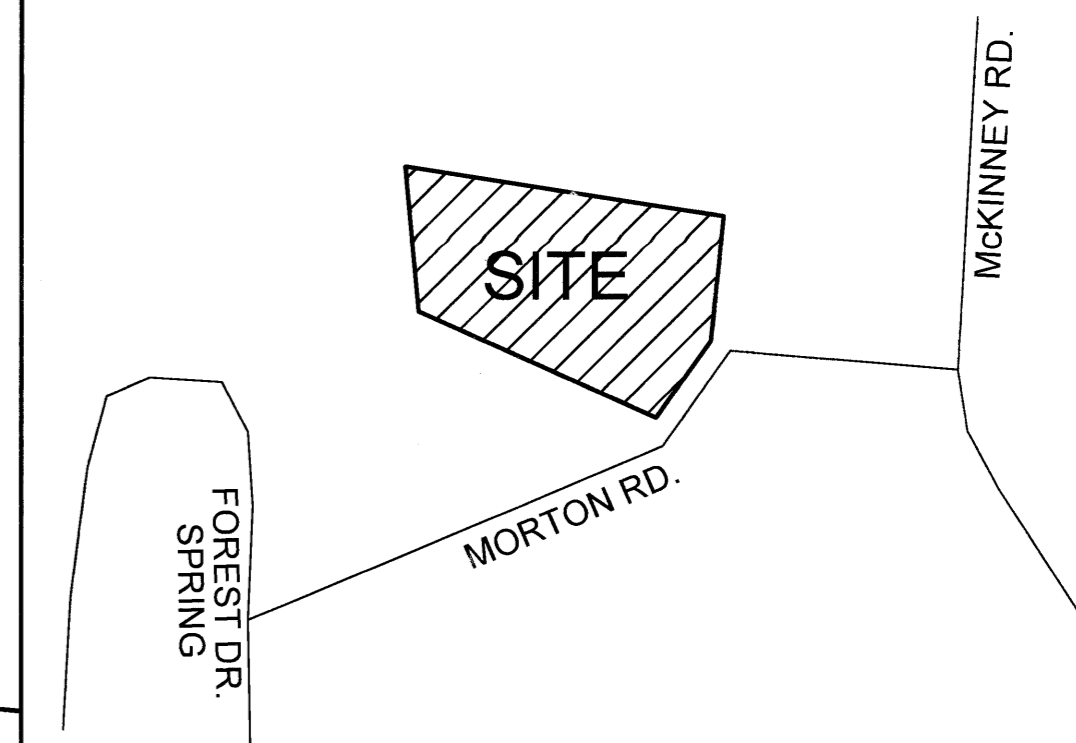
1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
2. NO OTHER SETBACKS ARE REQUIRED.
3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

**SITE DATA:**  
 SITE SIZE: 9.9 AC  
 NEW LOTS: 28  
 LOT SIZE: 65'x115'  
 NEW ROAD: 1,150 L.F.

**OPEN SPACE REQUIRED**  
 (9.9 AC x 0.15) = 1.49 AC  
 50% R-15 MUST BE BUILDABLE  
 BUILDABLE OPEN SPACE REQUIRED: MIN: 0.745 AC  
 NON-BUILDABLE OPEN SPACE REQUIRED: MAX: 0.745 AC

**OPEN SPACE PROVIDED**  
 BUILDABLE OPEN SPACE PROVIDED: 0.78 AC  
 NON-BUILDABLE OPEN SPACE PROVIDED: 0.77 AC  
 TOTAL OPEN SPACE PROVIDED: 1.55 AC

- BUILDABLE OPEN SPACE  
 - NON-BUILDABLE OPEN SPACE



LOCATION MAP (N.T.S.)

2013-132

**MORTON GROVE SUBDIVISION**  
 TYPE OF DEVELOPMENT: R-15 (CLUSTER)

<p><b>OWNER</b>                  C.M.C. INC.                  ATTN: GENE IOZNEO                  P.O. BOX 51298                  PIEDMONT, SC 29873                  864-303-1022</p>	<p><b>ENGINEER</b>                  GRAY ENGINEERING                  RODNEY GRAY, P.E.                  132 PILGRIM ROAD                  GREENVILLE, SC 29807                  864-297-3027</p>
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NO. OF ACRES: 9.9 AC	MILES OF NEW ROAD: 0.21 MI.
NO. OF LOTS: 28	DATE: JULY 1, 2013

NO.	DATE	BY	REVISION

**GRAY**  
 ENGINEERING CONSULTANTS

132 PILGRIM ROAD - GREENVILLE, SC 29607  
 PH: (864) 297-3027 - FAX: (864) 297-3187  
 WWW.GRAYENGINEERING.COM

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**MORTON GROVE SUBDIVISION**  
 MORTON ROAD  
 SIMPSONVILLE, SC

PROJECT MANAGER: DJG  
 DRAWN BY: CJR  
 PROJECT DATE: 3/8/12  
 SCALE: 1"=50'  
 JOB No.: 2012012  
 PLOT DATE: 7/1/13

SHEET  
**EV-B**

2013035-P1.dwg