

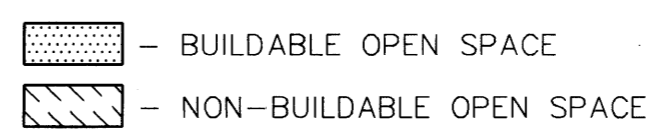
**GREENVILLE COUNTY GENERAL NOTES**

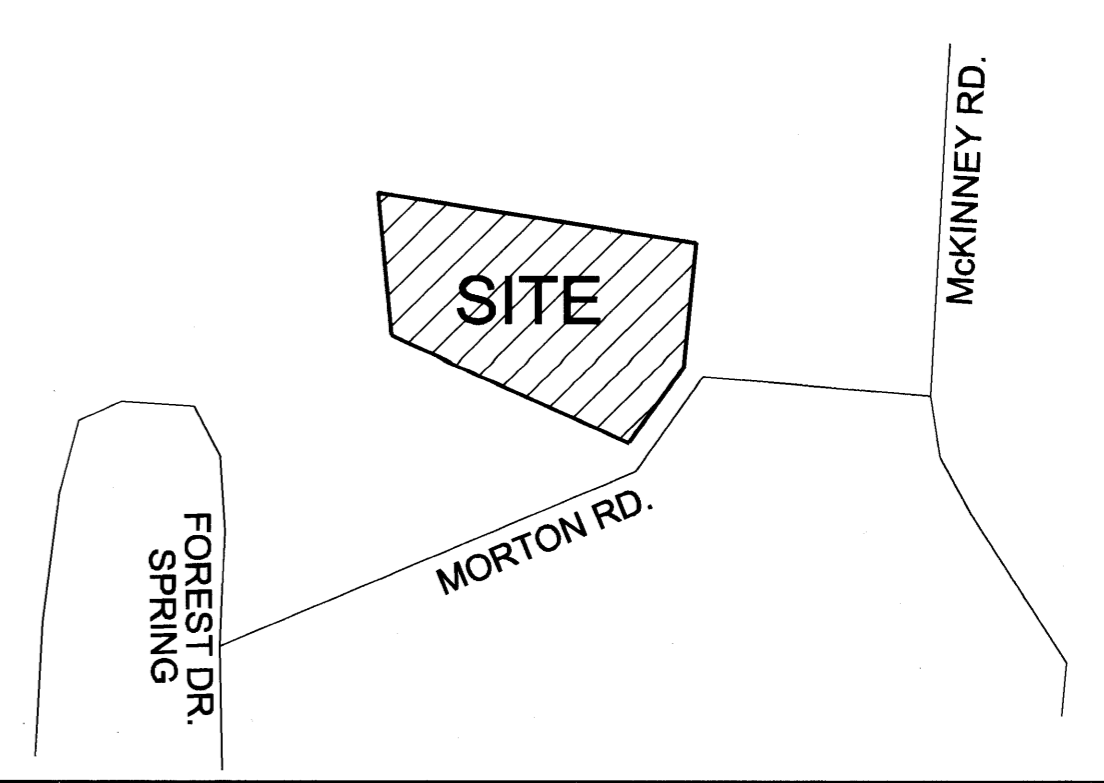
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 42' RW.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT 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: 9.82 AC**  
**NEW LOTS: 20**  
**LOT SIZE: 80'x115'**  
**NEW ROAD: 1,045 L.F.**

**OPEN SPACE REQUIRED**  
 (9.82 AC x 0.15) = 1.47 AC  
 50% R-15 MUST BE BUILDABLE  
 BUILDABLE OPEN SPACE REQUIRED: MIN: 0.735 AC  
 NON-BUILDABLE OPEN SPACE REQUIRED: MAX: 0.735 AC

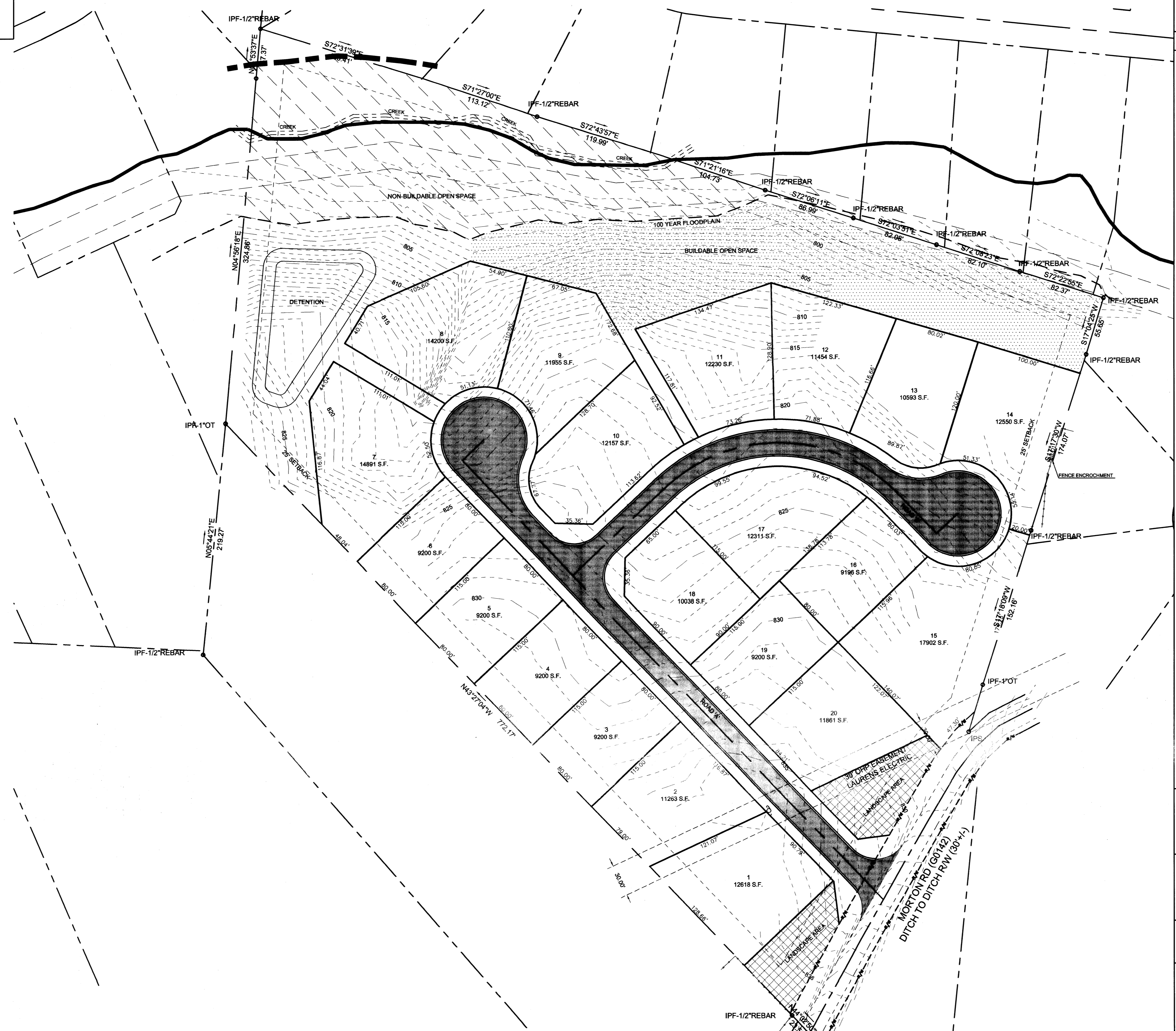
**OPEN SPACE PROVIDED**  
 BUILDABLE OPEN SPACE PROVIDED: 0.9 AC  
 NON-BUILDABLE OPEN SPACE PROVIDED: 1.10 AC  
 TOTAL OPEN SPACE PROVIDED: 2.0 AC

  
 - BUILDABLE OPEN SPACE  
 - NON-BUILDABLE OPEN SPACE



**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.



**2013-132 (Revised)**

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

**OWNER:** SCOTT CHILDRESS  
 36 OLD STANDING SPRINGS ROAD  
 GREENVILLE, SC 29605  
 864-346-3588

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

**PROJECT MANAGER:** DJG  
**DRAWN BY:** CJR  
**PROJECT DATE:** 3/8/12  
**SCALE:** 1"=50'  
**JOB No.:** 2013035  
**PLOT DATE:** 1/2/14

**STAKEOUT PLAN**

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

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 GREENVILLE, SC 29607  
 864-297-3027

**NO. OF ACRES:** 9.82 AC      **MILES OF NEW ROAD:** 0.20 MI.  
**NO. OF LOTS:** 20      **DATE:** DECEMBER 31, 2013

**SCALE:** 1" = 50'

**SHEET CV-1**

2013035-P2.dwg

**REVISION**

NO.	DATE	BY	DESCRIPTION
A	1/2/14	CJR	SUBMITTED FOR PRELIM. PLAN REVIEW

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