

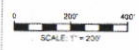
NO.	DATE	BY
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2014-119
2/2

COVENTRY
TYPE OF DEVELOPMENT: R-S (CLUSTER)

TAX MAP #'S: 005001011207, 005101010200

OWNER MARC LE PROPERTIES ATTN: JOHN BEZON 170 CAMELOT DRIVE STARTANBURG, SC 29001 864-595-1795	ENGINEER GRAY ENGINEERING ROBERT GRAY, P.E. 138 PHEGEM ROAD GREENVILLE, SC 29607 864-297-3027
NO. OF ACRES: 30.00 AC	NO. OF NEW ROADS: 0.49 MI
NO. OF LOTS: 64	DATE: MAY 5, 2014



GREENVILLE COUNTY GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE 44' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ADJACENT 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 PRODUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND-USE/DESIGN ACTIVITY. EACH PROPERTY OWNER WILL COMPLY WITH THE PLAN UNDER AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

OPEN SPACE REQUIRED
(26.68 AC x 0.45) = 25.51 AC

OPEN SPACE PROVIDED: 1.14 AC
- OPEN SPACE

SETBACKS (FOR CLUSTER DEVELOPMENTS)

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

GRAY
ENGINEERING CONSULTANTS
138 PHEGEM ROAD
GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM



PRELIMINARY PLAN
COVENTRY
WOODRUFF ROAD
GREENVILLE, SC

PROJECT MANAGER: RGD
DRAWN BY: CJD
PROJECT DATE: 3/27/14
SCALE: 1" = 200'
JOB No.: 2014022
PLOT DATE: 5/5/14

SHEET
OV-1
2014022-B1.dwg