

# SITE DATA

TAX MAP NO.: 0547030105602 & 0547030105604

LAND AREA: ±7.27

ZONING: R-10 (CLUSTER)


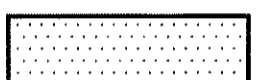






SETBACK INFORMATION: 30' ALONG SMITH HINES RD.  
25' EXTERIOR SETBACK  
20' FRONT SETBACK  
10' REAR SETBACK  
5' SIDE SETBACK

TOTAL ROADWAY: 1,225 LF (22' PAVED W/ 42' R.O.W.)

PROPOSED LOTS: 27 SFR LOTS (65'x100' TYP.)

\*FRONT, SIDE, AND REAR SETBACKS TO BE ESTABLISHED.

# SITE LEGEND

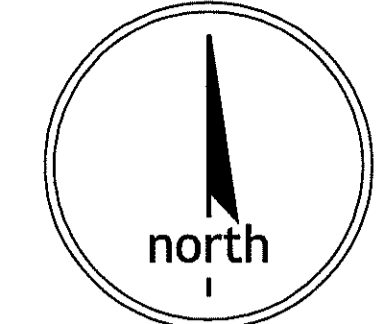
-  ASPHALT PAVEMENT SECTION
-  PROPOSED LANDSCAPING / SCREENING EASEMENT/O.S.
-  PROPERTY LINE/R.O.W.
-  PROPOSED BUILDING SETBACK LINE
-  PROPOSED LOT LINE
-  PROPOSED E.O.P. / CURB LINE
-  EXISTING E.O.P.
-  PROPOSED C/L ROAD

**TRAFFIC NOTE:**  
CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CALMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCDOT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.

**R.O.W. NOTE:**  
ALL WORK WITHIN THE GREENVILLE COUNTY R.O.W. (SMITH HINES ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

**DIMENSION NOTE:**  
ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM F.O.C. TO F.O.C. UNLESS OTHERWISE SPECIFIED.

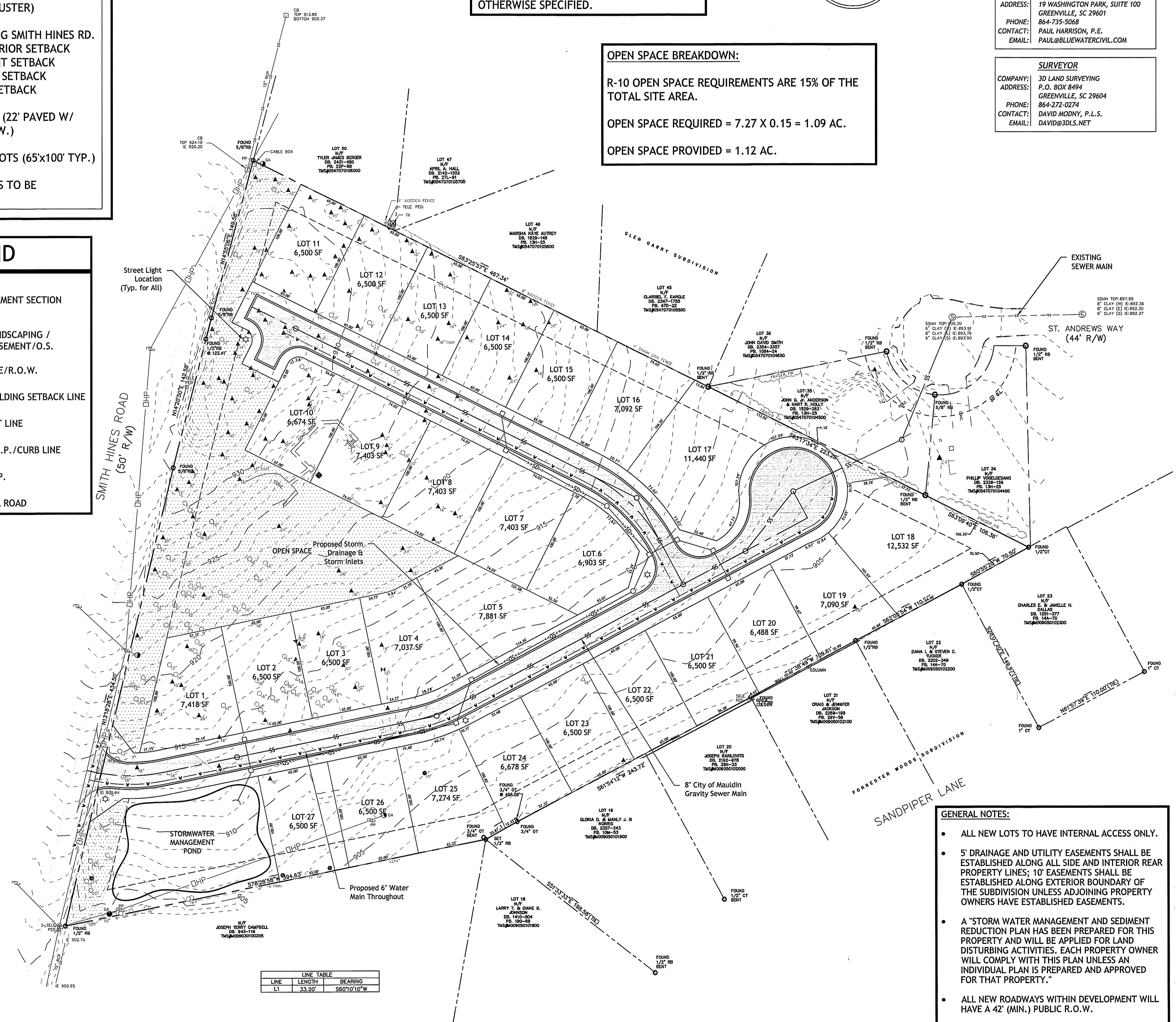
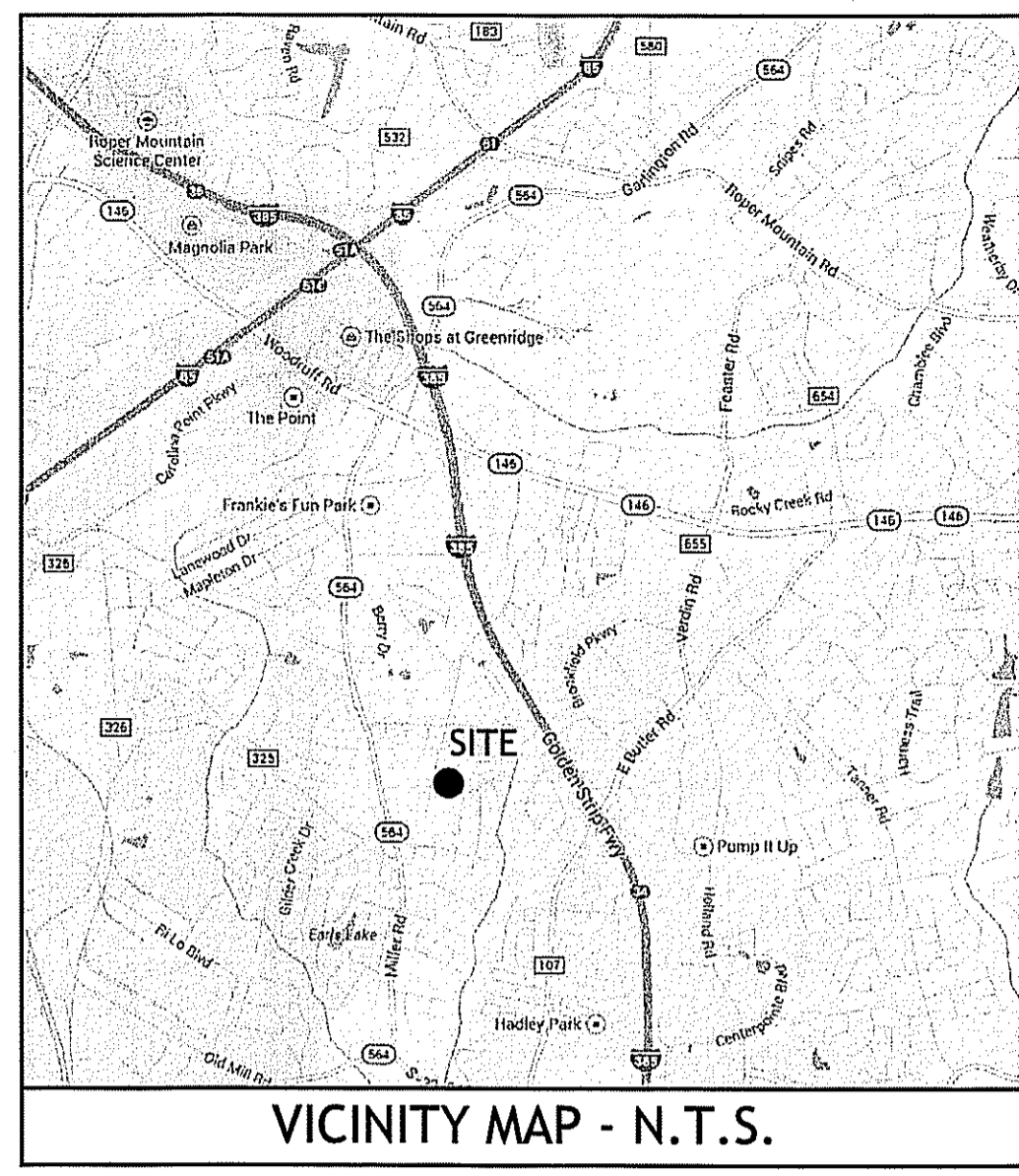
**OPEN SPACE BREAKDOWN:**  
R-10 OPEN SPACE REQUIREMENTS ARE 15% OF THE TOTAL SITE AREA.  
OPEN SPACE REQUIRED = 7.27 X 0.15 = 1.09 AC.  
OPEN SPACE PROVIDED = 1.12 AC.



**OWNER**  
COMPANY: SMITH HINES, LLC  
ADDRESS: P.O. BOX 80974  
SIMPSONVILLE, SC 29680  
PHONE: 864-286-6141  
CONTACT: CHRIS BAILEY  
EMAIL: CHRIS@STONELEDGEPROPERTIES.COM

**CIVIL ENGINEER**  
COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 19 WASHINGTON PARK, SUITE 100  
GREENVILLE, SC 29601  
PHONE: 864-735-5068  
CONTACT: PAUL J. HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

**SURVEYOR**  
COMPANY: 3D LAND SURVEYING  
ADDRESS: P.O. BOX 8494  
GREENVILLE, SC 29604  
PHONE: 864-272-0274  
CONTACT: DAVID MODNY, P.L.S.  
EMAIL: DAVID@3DLS.NET



LINE	LENGTH	BEARING
L1	33.20'	S60°10'10"W

**NOTE:**  
ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

**GENERAL NOTES:**

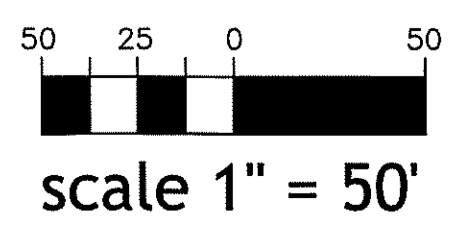
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT 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."
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 42' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG SMITH HINES ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
- THE CITY OF MAULDIN IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

2014-150

PRELIMINARY

## SMITH HINES ROAD SUBDIVISION

<b>Owner</b> Smith Hines, LLC Chris Bailey P.O. Box 80974 Simpsonville, SC 29680 864-286-6141	<b>Engineer</b> Bluewater Civil Design, LLC Paul J. Harrison, P.E. 19 Washington Park, Suite 100 Greenville, SC 29601 864-735-5068
Total Acreage: 7.27 Ac.	Existing Zoning: R-10
Number of Lots: 27 Lots	New Roadway: 1,225 LF



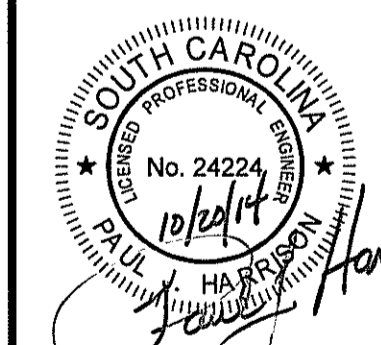
Know what's below.  
Call before you dig.

Project Number: 2014-054  
DWG Name: 2014-054 C.dwg  
Drawing Scale: 1" = 50'  
Date of Project: 03/2014  
Engineer of Record:  
Paul J. Harrison, P.E.  
South Carolina REG 24224  
North Carolina REG 03831

**bluewater civil design, pllc**  
bluewatercivil.com • info@bluewatercivil.com  
19 Washington Park Suite 100 • Greenville, SC 29601  
www.bluewatercivil.com

Certificates of Authorization:  
SC C04212 - GA PEF00565  
NC P0668 - AL CA40656

**SMITH HINES ROAD SUBDIVISION**  
Smith Hines Road  
Mauldin, SC



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	10/10/14	Issued to City of Mauldin

Preliminary Plat

PP-1