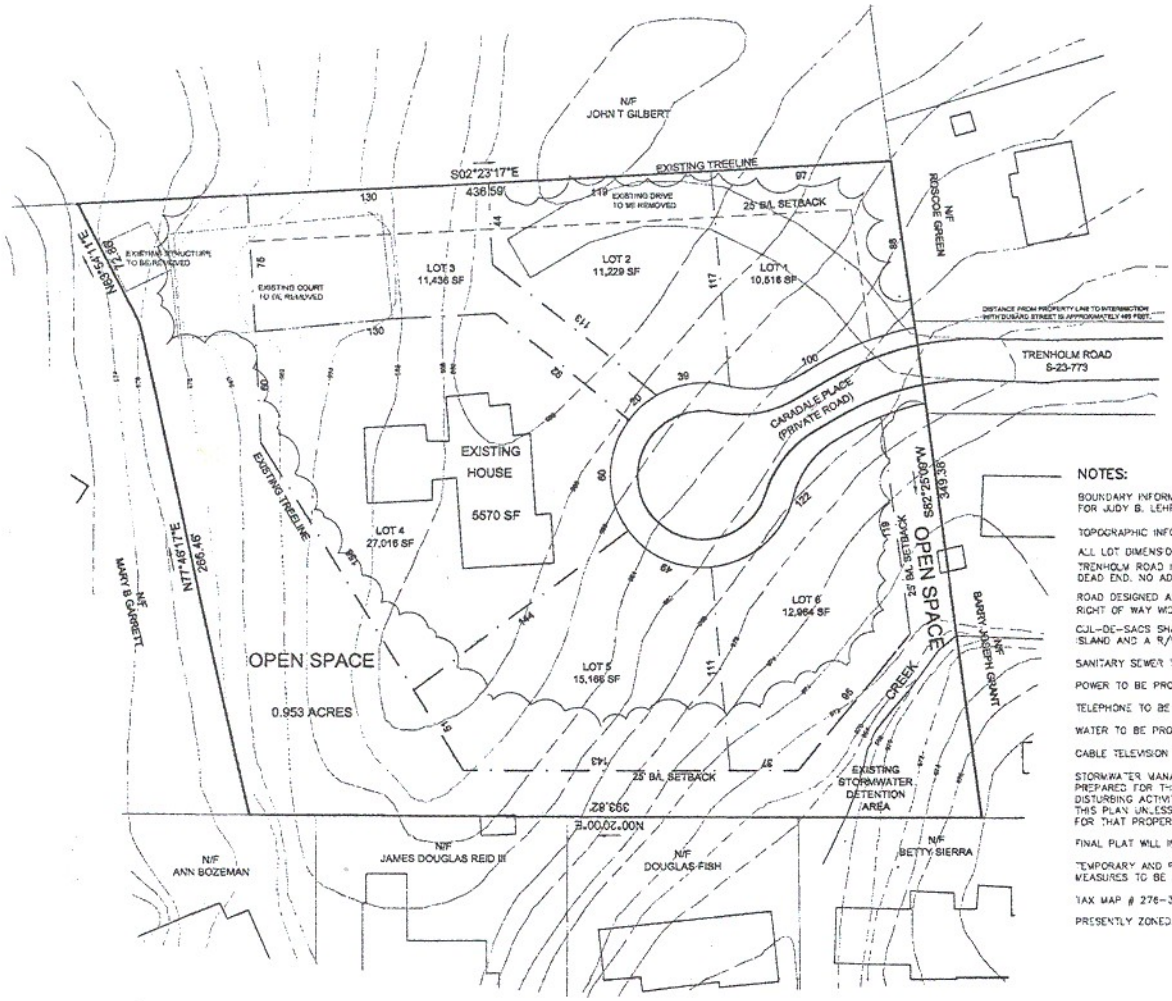


DENSITY LEGEND:
TOTAL ACRES: 3.16 ACRES
PRESENT ZONING: R-20
ZONING DENSITY: 2.2 UNITS/ACRE
DENSITY ALLOWED: 7 UNITS
DENSITY PROVIDED: 6 UNITS
CLUSTER ORDINANCE FOR R-20:
NO MINIMUM LOT SIZE REQUIRED
NO SETBACKS REQUIRED
30% OPEN SPACE REQUIRED = 0.94 ACRES
OPEN SPACE PROVIDED = 0.95 ACRES

NOTES:

BOUNDARY INFORMATION TAKEN FROM A SURVEY BY JOHN MARCHLE, FOR JUDY B. LEHR, DATED JANUARY 29, 1993.

TOPOGRAPHIC INFORMATION TAKEN FROM GREENVILLE COUNTY GIS DATABASE.

ALL LOT DIMENSIONS ARE APPROXIMATE.

TRENHOLM ROAD IS A STATE MAINTAINED ROAD AND IS DESIGNATED AS A DEAD END. NO ADDITIONAL ENGINEERING WILL BE REQUIRED.

ROAD DESIGNED AS A CLASS E ROAD AND WILL REMAIN PRIVATE. RIGHT OF WAY WIDTH IS 40' AND PAVEMENT WIDTH IS 20'.

CUL-DE-SACS SHALL HAVE A 35' PAVEMENT RADIUS WITH NO CENTER ISLAND AND A R/W RADIUS OF 50'

SANITARY SEWER TO BE PROVIDED BY WADE HAMPTON FIRE & SEWER DISTRICT.

POWER TO BE PROVIDED BY DUKE POWER.

TELEPHONE TO BE PROVIDED BY BELL SOUTH.

WATER TO BE PROVIDED BY GREENVILLE WATER SYSTEM.

CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.

STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE 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.

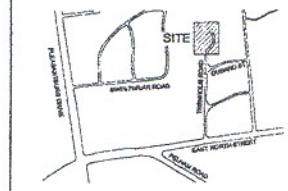
FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.

TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.

TAX MAP # 276-3-9.4

PRESENTLY ZONED: R-20

SCALE: 1"=30'



LOCATION MAP (NOT TO SCALE)

04-149

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAN

CARADALE SUBDIVISION

CRAWFORD PROPERTIES
GREENVILLE, SC 29607
OWNER

ARBOR ENGINEERING, INC.
ENGINEER

NO. OF ACRES:	3.16	MILES OF NEW ROAD:	0.03	NO. OF LOTS:	6

Arbor Engineering, Inc.
Box 263 Greenville, S.C. 29602
Telephone: (864) 235-3589
Fax: (864) 233-0274
Email: postmaster@arborengineering.com
LANDSCAPE ARCHITECTS · CIVIL ENGINEERS · LAND SURVEYORS
RECREATIONAL PLANNERS · LAND PLANNERS

Drawn:	BRS	Design:	BRS	Approved:	JDM	Date:	06-02-04
File:	04081-PLN.DWG					Job No:	04081.01