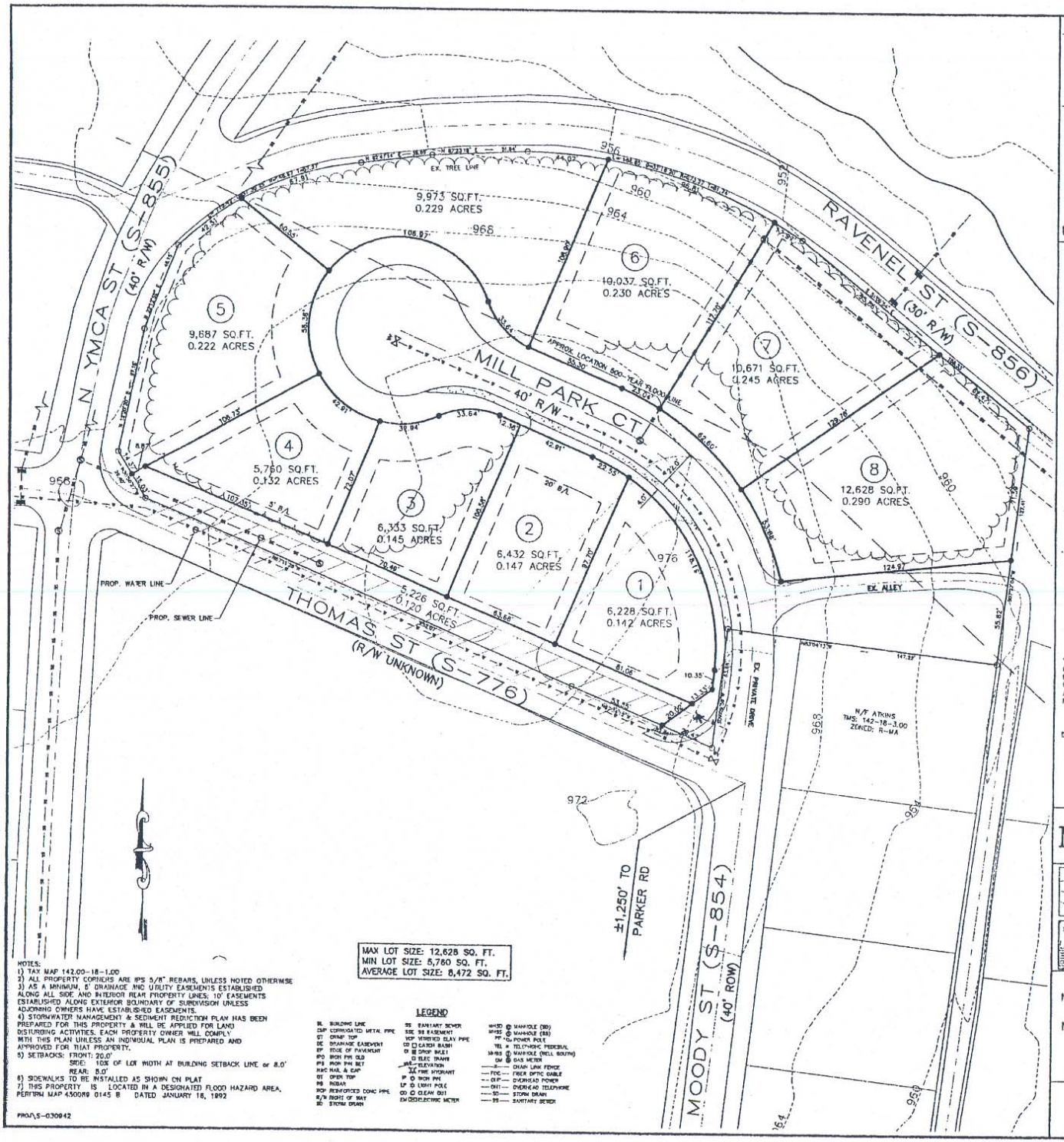

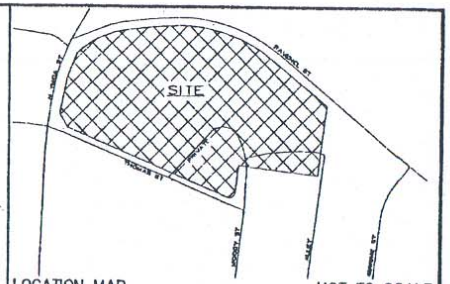

LOCATION MAP NOT TO SCALE

MAX LOT SIZE: 12,628 SQ. FT.
MIN LOT SIZE: 5,760 SQ. FT.
AVERAGE LOT SIZE: 8,472 SQ. FT.

NOTES:
1) TAX MAP 142.00-18-1.00
2) ALL PROPERTY CORNERS ARE IPS 5/8" REBARS, UNLESS NOTED OTHERWISE
3) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
4) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY & 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) SETBACKS: FRONT: 20.0'
SIDE: 10% OF LOT WIDTH AT BUILDING SETBACK LINE or 8.0'
REAR: 5.0'
6) SIDEWALKS TO BE INSTALLED AS SHOWN ON PLAT
7) THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PER FIRM MAP 4500890145 B DATED JANUARY 18, 1992

PROJ\S-030942

LEGEND

BL BUILDING LINE	SS SANITARY SEWER	MH(SD) MANHOLE (SD)			
CMP CORRUGATED METAL PIPE	SSE SS EASEMENT	MH(SS) MANHOLE (SS)			
CT CRIMP TOP	VCP VITRIFIED CLAY PIPE	PP POWER POLE			
DE DRAINAGE EASEMENT	CB CATCH BASIN	TEL TELEPHONIC PEDESTAL			
EP EDGE OF PAVEMENT	DI DROP INLET	MH(TS) MANHOLE (TELE SOUTH)			
IPO IRON PIN OLD	TELEC TRANS	GM GAS METER			
IPS IRON PIN SET	102 ELEVATION				
NAIL NAIL & CAP	FH FIRE HYDRANT				
OT OPEN TOP	IP IRON PIN				
RB REBAR	LP LIGHT POLE				
RCP REINFORCED CONC PIPE	CO CLEAN OUT				
R/W RIGHT OF WAY	EM ELECTRIC METER				
SD STORM DRAIN					

—S—	CHAIN LINK FENCE
—FOC—	FIBER OPTIC CABLE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELEPHONE
—SD—	STORM DRAIN
—SS—	SANITARY SEWER

CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN

DATE

T.A. SHERARD, P.E., R.L.S.

12314
S.C. REGISTRATION NO

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT"

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D."

DA

04-290
PRELIMINARY

MONAGHAN'S BLUFF

ENGINEER/SURVEYOR
SDI SITE DESIGN, INC.
800 E. Washington Street, Suite B
Greenville, SC 29601
www.sitedesign-inc.com

OWNER
GCRA
301 UNIVERSITY RIDGE, SUITE 2500
GREENVILLE, SC 29601

NO. OF ACRES: 2.41 MILES OF NEW ROAD: 0.03

NO. OF LOTS: 8 DATE: 8-2-04

ERROR OF CLOSURE: 1:10,000

CURRENT ZONING: R-MA

SCALE: 1" = 30'

30 0 30 60