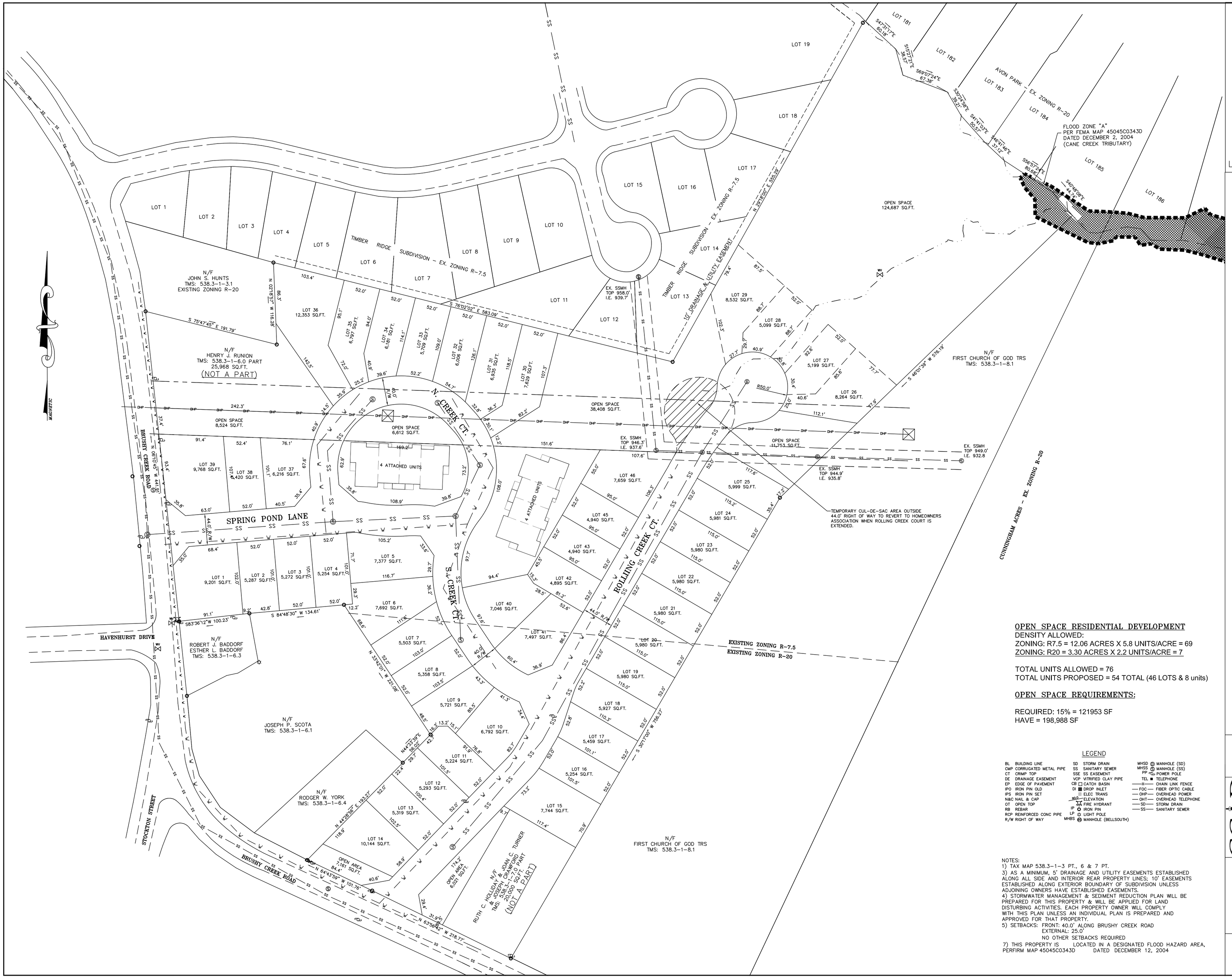

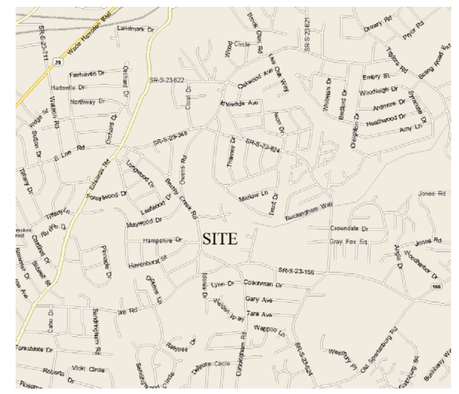

LOCATION MAP NOT TO SCALE

OPEN SPACE RESIDENTIAL DEVELOPMENT
DENSITY ALLOWED:
ZONING: R7.5 = 12.06 ACRES X 5.8 UNITS/ACRE = 69
ZONING: R20 = 3.30 ACRES X 2.2 UNITS/ACRE = 7

TOTAL UNITS ALLOWED = 76
TOTAL UNITS PROPOSED = 54 TOTAL (46 LOTS & 8 units)

OPEN SPACE REQUIREMENTS:

REQUIRED: 15% = 121953 SF
HAVE = 198,988 SF

LEGEND

BL BUILDING LINE	SD STORM DRAIN	MHSD Ⓢ MANHOLE (SD)	
CMP CORRUGATED METAL PIPE	SS SANITARY SEWER	MHSS Ⓢ MANHOLE (SS)	
CT CRIMP TOP	SSE SS EASEMENT	PP POWER POLE	
DE DRAINAGE EASEMENT	VCP VITRIFIED CLAY PIPE	TEL TELEPHONE	
EP EDGE OF PAVEMENT	CB CATCH BASIN	—X— CHAIN LINK FENCE	
IPO IRON PIN OLD	DI DROP INLET	—FOC— FIBER OPTIC CABLE	
IPS IRON PIN SET	TRANS ELEC TRANS	—OHP— OVERHEAD POWER	
N&C NAIL & CAP	902 ELEVATION	—OHT— OVERHEAD TELEPHONE	
OT OPEN TOP	FIRE HYDRANT	—SD— STORM DRAIN	
RB REBAR	IP IRON PIN	—SS— SANITARY SEWER	
RCP REINFORCED CONC PIPE	LP LIGHT POLE		
R/W RIGHT OF WAY	MHSS MANHOLE (BELLSOUTH)		

NOTES:
1) TAX MAP 538.3-1-3 PT., 6 & 7 PT.
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 WILL BE 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: 40.0' ALONG BRUSHY CREEK ROAD
EXTERNAL: 25.0'
NO OTHER SETBACKS REQUIRED
7) THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PERFIRM MAP 45045C0343D DATED DECEMBER 12, 2004

PRELIMINARY - CLUSTER

BRUSHY CREEK GARDENS

CCAD

ENGINEER
Civil Consulting And Design
198 Roper Mtn. Rd. Ext.
Suite B
Greenville, SC 29615
www.CCADENGINEERING.COM

OWNER
Access Realty
14 McKenna Commons Court
Greenville, SC 29615

NO. OF ACRES: 15.3 MILES OF NEW ROAD: 0.44

NO. OF LOTS: 46 & 8 units DATE: 4-4-07

ERROR OF CLOSURE: 1:10,000

CURRENT ZONING: R7.5 & R20

SCALE: 1" = 60.0'

60 0 60 120

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