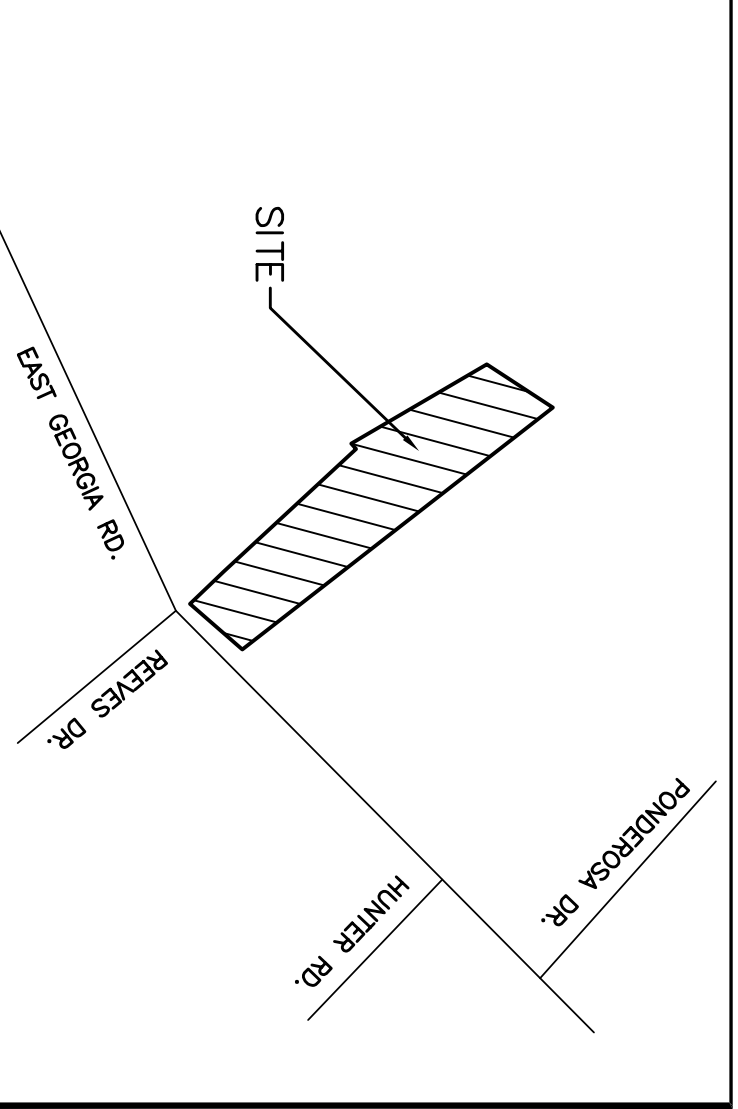


OPEN SPACE REQUIRED  
(30.59 AC x 0.15) = 4.60 AC  
50% R-15 MUST BE BUILDABLE  
BUILDABLE OPEN SPACE REQUIRED: MINI: 2.30 AC  
NON-BUILDABLE OPEN SPACE REQUIRED: MAX: 2.30 AC  
OPEN SPACE PROVIDED  
BUILDABLE OPEN SPACE PROVIDED: 4.00 AC  
NON-BUILDABLE OPEN SPACE PROVIDED: 1.00 AC  
TOTAL OPEN SPACE PROVIDED: 5.00 AC

- BUILDABLE OPEN SPACE  
 - NON-BUILDABLE OPEN SPACE

- GREENVILLE COUNTY GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
  2. ALL NEW ROADS WILL HAVE A 44' R/W.
  3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT FROM THE FRONT OF THE LOT TO THE FRONT AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
  4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED WITH THIS PLAN 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. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

- SETBACKS (FOR CLUSTER DEVELOPMENTS):
1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
  2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.
  3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.



SITE DATA:  
TM# 0560030100400

NO. OF ACRES: 30.59 AC  
NO. OF LOTS: 76  
MILES OF NEW ROAD: 0.61 MI.  
DATE: APRIL 27, 2006

GRAPHIC SCALE  
1" = 100 FT.

**RIVERWATCH**  
SUBDIVISION  
TYPE OF DEVELOPMENT: R-15 (CLUSTER)

OWNER: RGS GRADING, INC.  
132 PILGRIM ROAD  
GREENVILLE, SC 29650  
864-801-3129

ENGINEER: GRAY ENGINEERING  
132 PILGRIM ROAD  
GREENVILLE, SC 29607  
864-297-3027

DRAWN BY: CJR  
CHECKED BY: REG  
PROJECT DATE: 4/5/06  
SCALE: 1" = 100'  
JOB NO.: 280012  
PLOT DATE: 05/01/06

SHEET  
**CV-3**

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

**RIVERWATCH**  
EAST GEORGIA ROAD  
GREENVILLE COUNTY, SC

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**GRAY ENGINEERING CONSULTANTS, INC.**  
engineering · sitework · land planning

132 PILGRIM ROAD • GREENVILLE, SC 29607  
PH: (864) 297-3027 • FAX: (864) 297-5187  
GRAY @ GRAYENGINEERING.COM

REVISION

NO.	DATE	BY	REVISION
A	4/26/06	REG	SUBMITTED TO COUNTY FOR REVIEW AND APPROVAL

GRAY ENGINEERING CONSULTANTS, INC. logo and seal.

**CAUTION**

PALETTE TO UTILITY LOCATION SERVICE  
3 DAYS BEFORE DIGGING CALL  
TOLL FREE 800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.