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0470

121 MANLY STREET  
GREENVILLE, SOUTH CAROLINA  
28601

TELEPHONE 232-4491  
232-4492

SINCE 1897

#### MAXWELL POINTE

The planned development requested will be developed by Rosamond Enterprises. He is requesting a change of zoning from R-S and C-2 commercial to a P-D residential and commercial.

#### LOCATION:

The site is located at the intersection of Woodruff Road (S.C. Highway Number 146) and S.C. Highway Number 14.

#### SIZE:

The property contains approximately 56.3 acres, with frontage on both Highway Number 14 and Woodruff Road.

#### TOPOGRAPHY:

The topography of the site is gently sloping away from Woodruff Road on both sides. The 27.7 acres (residential tract) slopes away from Woodruff Road and Highway Number 14 toward the southwest. The tract on the northern side of Woodruff Road drains toward the northeast. Two retention ponds will be constructed. One on the western side of Highway Number 14 to handle the runoff from the 9.8 acres commercial tract and the 7.7 acres condominium project. Another retention pond will be constructed on the other side of Highway Number 14 to handle the runoff from the 11.1 acres condominium project. (See attached letter from Soil Conservation Service.)

#### VEGETATION:

Most of the site is used for farming and is open. There are some hardwoods located on the residential tract. (Approximately 25% of the residential tract.)

#### EXISTING UTILITIES:

There is an existing sewer line in Heritage Lake Subdivision which can be extended to the site. Water service will be provided by Greenville Water System. A 16 inch water main exists in Highway Number 14 along the entire length of the site. (See attached letter from WCRSA and Greenville Water System.)

(CONTINUED ON NEXT PAGE)

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