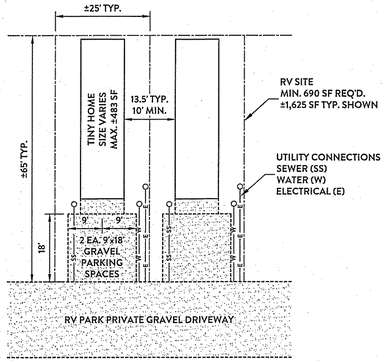
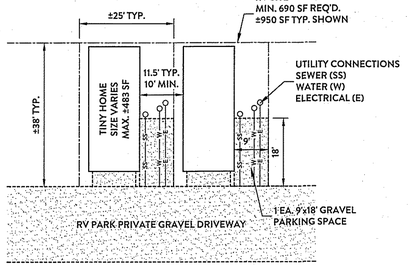


TYPICAL RV SITE (2-PARKING SPACES)
NOT TO SCALE



TYPICAL RV SITE (SINGLE PARKING SPACE)
NOT TO SCALE

GENERAL SITE DATA

TAX MAP NUMBER: Parts 0506060100141 & 0506060100147

ADDRESS: Kirksey Court, Travelers Rest SC 29690

PROJECT AREA: 6.83 AC (PH. 2)
21.81 AC TOTAL

PRELIMINARY RV PARK DATA

CURRENT ZONE: Unzoned
PROPOSED USE: RV Park - Tiny Homes
60 Sites total in Phase 2

RV SITE SPACE: Net space required: 690 SF min. per RV site
Net space provided: 950 SF min.

SETBACKS: Front: 20' from res. access street
Side: None required; 20' or 5'* provided
Rear: None required; 20' or 5'* provided
*Side and rear setbacks are reduced to 5' when adjoining a non-residential use

BUFFERS: 20' Vegetative Buffer per LDR 8.21 along adjoining residential & non-residential uses as shown

TREE ORDINANCE: 15 tree density units are required per disturbed acre TBD

NOTE: MAIL KIOSK ADDRESSED IN PHASE 1 AND LOCATED PER USPS TRAVELERS REST BRANCH DIRECTION.

NOTES:
1. STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND-DISTURBING ACTIVITIES.
2. STORMWATER PEAK RATE ATTENUATION FOR THIS PHASE HAS BEEN ADDRESSED AND PROVIDED FOR IN PHASE 1 PLANS PREPARED BY DAVIS & FLOYD AND APPROVED BY GREENVILLE COUNTY LAND DEVELOPMENT DIVISION ON JANUARY 30, 2019. WATER QUALITY WILL BE ADDRESSED IN THE DESIGN OF THIS PROJECT.
3. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
4. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45045C0302E WITH EFFECTIVE DATE AUGUST 18, 2014.
5. SEWER SERVICE (GRAVITY) PROVIDED BY METROPOLITAN SEWER SUB-DISTRICT.
6. WATER SERVICE PROVIDED BY GREENVILLE WATER SYSTEM.
7. RV SITES ARE NUMBERED BEGINNING WITH 201 FOR THE PURPOSES OF PHASE 2 IDENTIFICATION.
8. ALL PROPERTY IS TO BE OWNED AND MAINTAINED BY THE SINGLE OWNER/DEVELOPER. ALL RV SITES ARE LEASED SPACES. NO LOTS ARE CREATED OR CONVEYED.
9. EACH SITE SHALL BE SERVED BY QUICK DISCONNECT TYPE UTILITIES PER LDR 15.4.3.
10. A MINIMUM NET SPACE OF SIX HUNDRED NINETY (690) SQUARE FEET IS REQUIRED FOR EACH RV SPACE. A DISTANCE OF AT LEAST TEN (10) FEET SHALL BE MAINTAINED BETWEEN TRAILERS AND/OR STRUCTURES.
11. RECREATIONAL VEHICLES MUST BE FULLY LICENSED AND READY FOR HIGHWAY USE. A RECREATIONAL VEHICLE IS READY FOR HIGHWAY USE IF IT IS ON WHEELS OR A JACKING SYSTEM.

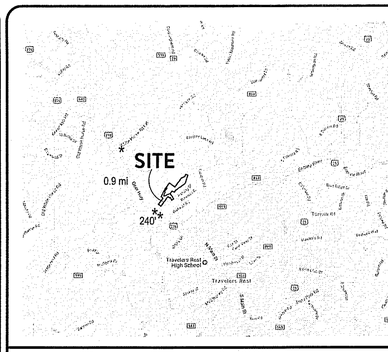
EPPS ENGINEERING ASSOCIATES, LLC No. C03059 — CERTIFICATE OF AUTHORIZATION — SOUTH CAROLINA

EPPS
Epps Engineering Associates, LLC
P.O. Box 1638
Travelers Rest, South Carolina 29690
Tel. (864) 444-6063

LEGEND

CB,Ø CATCH BASIN, JUNCTION BOX	EXISTING TAX PARCEL/PROPERTY LINE
DI,GI DROP INLET	EXISTING RIGHT-OF-WAY
FIRE HYDRANT	450 CONTOUR
LP LIGHT POLE	FENCE
SDMH MANHOLE (STORM DRAIN)	FOC FIBER OPTIC
SSMH EXISTING SANITARY SEWER MANHOLE	FM FORCE MAIN
PROPOSED SANITARY SEWER MANHOLE	G GAS LINE
PP POWER POLE	OE,OH,UP OVERHEAD POWER
PROPERTY CORNER	OT OVERHEAD TELEPHONE
TP,TELPED TELEPHONE PEDESTAL	SS SANITARY SEWER - EXISTING
WM WATER METER	SS SANITARY SEWER - PROPOSED
WV WATER VALVE	STORM DRAINAGE
PROPERTY LINE/RIGHT-OF-WAY	W WATER LINE - EXISTING
SETBACK LINE	W WATER LINE - PROPOSED
BUFFER LINE	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPOSED BUFFER AREA (LDR 8.21)

NOTE: NOT ALL OF THE ITEMS IN THE LEGEND ARE NECESSARILY USED FOR THIS PROJECT.



LOCATION MAP N.T.S.

PRELIMINARY APPROVAL
GREENVILLE COUNTY PLANNING COMMISS

10/09/2020 — Date

Authorized Representative of the Greenville County Planning Commissio

PRELIMINARY (RV PARK) CASE NO. PP-2020-03

CREEK WALK PHASE 2

SUPERFLY HOLDINGS, LLC
701 TUGALOO ROAD
TRAVELERS REST, SC 29690
(734) 560-1902
OWNER

EPPS ENGINEERING ASSOC
P.O. BOX 1638
TRAVELERS REST, SC 2
(864) 444-6063
ENGINEER

NO. OF ACRES: 6.83 — CURRENT ZONING: UNZ

NO. OF RV SITES: 60 — DATE: March 4, 202
Revised September 2

SCALE: 1" = 70'

* REMAINDER PARCEL NOTE:
SHOULD SPACES BE ADDED IN THE REMAINDER PARCEL FRONTING ON THE SWAMP RABBIT TRAIL OR THE PARCEL BE DEVELOPED FOR ANOTHER USE, THE PROJECT SHALL GO BACK THROUGH THE PRELIMINARY PLAN REVIEW PROCESS AND THE COUNTY AND SCDOT WILL HAVE THE OPPORTUNITY TO COMMENT AGAIN REGARDING THE DESIGN AND OPERATION OF THE SITE ACCESS.

PROPERTY LINE TO BE RELOCATED TO ZONING LINE

PART TM# 0506060100147, 2.29 AC TO BE COMBINED WITH AND MADE PART OF TM# 0506060100141

PROPOSED PRIVATE WATER SERVICE LINE (TYP.)

PROPOSED SEWER LINE (TYP.)

REMAINDER TM# 0506060100147 2.19 AC SEE NOTE ABOVE*

ACCESS TO GEER HWY. THROUGH ACCESS EASEMENT

EX. DRIVEWAY CONNECTION SHALL BE BLOCKED AS RECOMMENDED IN THE TIS

PROPOSED YIELD SIGNS ON SWAMP RABBIT TRAIL; TYPE PER GREENVILLE CO. REC. SPECS.

TIE TO EX. GRAVEL

1 EA. 9'x18' GRAVEL PARKING SPACE (TYP. SITES 249-260)

TINY HOME RV LEASE SITE (TYP.)

2 EA. 9'x18' GRAVEL PARKING SPACES PER SITE (TYP. ALL SITES EXCEPT 249-260)

EX. PROPERTY MANAGER RESIDENCE TO REMAIN

CONNECTION TO EX. METRO SEWER (MH ID 501-02)

CONNECTION TO EX. METRO SEWER (MH ID 776-62)

PHASE LINE

CREEK WALK PH. 1 (F.K.A. FERNLEAF DRIVE TINY HOMES) UNDER CONSTRUCTION

EXISTING COMMUNITY SPACE IN PH. 1 TO REMAIN

EX. DRIVEWAYS IN PH. 1 TO BE WIDENED AS NEC. TO SERVE PH. 2

EX. LEASE OFFICE IN PH. 1 TO REMAIN

20' EXISTING DRIVEWAY STREAM CROSSING

CREEKWALK DRIVE
20' PRIVATE GRAVEL DRIVEWAY (TYP.)

CREEKWALK DRIVE CONTINUING FROM PH. 1

PROPOSED PRIVATE WATER SERVICE LINE TO PH. 2 (TYP.)

PRIVATE 6" D.I. WATER MAIN PER GREENVILLE WATER SYSTEM PLAN NO. 5853 (8/15/19) TO SERVE PH. 2

ADDRESSING NOTE:
PER E911 OFFICE, GROUNDHOG DRIVE WILL BE USED TO ADDRESS RV SITES 201-212.

SURVEY NOTE:
BOUNDARY HAS BEEN FULLY SURVEYED USING STATE PLANE COORDINATES. TOPOGRAPHY IS FROM GREENVILLE COUNTY GIS DATA.

UTILITY PROVIDERS

SANITARY SEWER:	METROPOLITAN SEWER SUB-DISTRICT REWA
WATER:	GREENVILLE WATER SYSTEM
POWER:	DUKE ENERGY
GAS:	PIEDMONT NATURAL GAS
PHONE/CABLE:	VARIOUS (AT&T, CHARTER, ETC.)

RENFREW AVE. (K0046)
GEER HWY. (U.S. 276) (VARIABLE R/W)
SWAMP RABBIT TRAIL
CHURCH ST. (K0051)
BRIDWELL RD.
BRIDWELL RD. (P0031)
CEDAR CREEK DR. (P0039)
BUBBLING CREEK DR. (P0038)
KIRKSEY CT. (P0037) (50' R/W)
FERNLEAF DR. (P0033) (60' R/W)
SUNNY SLOPES SUBD. - UNZONED
GROUNDHOG DR.
WILD VIOLET LN.
CREEK (UNNAMED)
35' STREAM BUFFER
20' VEG. BUFFER PER LDR 8.21
5' SIDE S/L (ADJ. NON-RES.)
20' REAR S/L
20' FRONT S/L
ZONE I-1 UNZONED
SC GRID