

GENERAL NOTES

1. NAME OF SUBDIVISION: OAK BRANCH ESTATES.
2. TAX MAP #: 0525030101700.
3. WATER TO BE PROVIDED BY GREENVILLE WATER SYSTEM.
4. SANITARY SEWER TO BE PROVIDED BY TAYLORS SEWER & FIRE SYSTEM.
5. SURVEY OF BOUNDARIES AND TOPO PROVIDED BY 3D LAND SURVEYING.
6. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES EXCEPT WHERE NOTED.
7. A STORM WATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED DURING LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
8. ALL DETENTION, OPEN SPACE AND/OR COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION OR PROPERTY OWNER IN THE ABSENCE OF AN HOA. GREENVILLE COUNTY IS NOT AND/OR WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER/DETENTION AREAS.

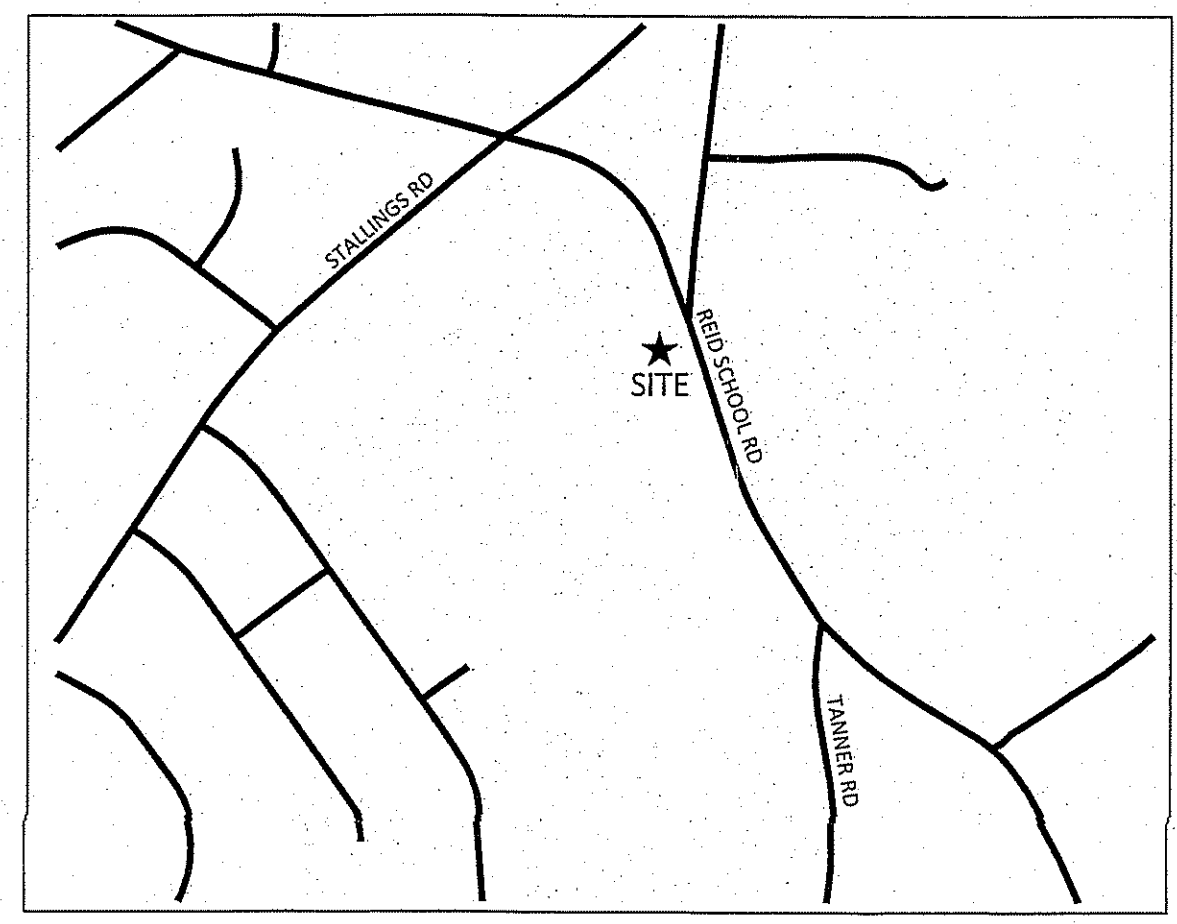
LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- SB SETBACK LINE
- X-X- FENCE
- PP POWER POLE
- OHP OVERHEAD ELECTRIC LINE
- ☆ LP LIGHT POLE
- SS SANITARY SEWER LINE
- ⊙ SSMH SANITARY SEWER MANHOLE
- W WATER LINE
- FH FIRE HYDRANT (7 PROPOSED)

SITE ANALYSIS & CODE REQUIREMENTS

LOCATION:	GREENVILLE COUNTY
TAX MAP SERVICE No.:	0525030101700
ADDRESS:	REID SCHOOL ROAD, TAYLORS SC
ZONING/PERMITTED DENSITY:	RM-20 / N/A
GROSS ACREAGE:	±34.09 AC
ALLOWABLE NUMBER OF UNITS:	681
PROPOSED SINGLE FAMILY LOTS:	84 LOTS
MINIMUM LOT SIZE REQUIRED:	7,500 SF
MINIMUM LOT SIZE PROVIDED:	±7736 SF
SETBACKS:	
FRONT SETBACK (REID SCHOOL & TANNER RD):	30'
INTERIOR SIDE SETBACK:	5'
INTERIOR REAR SETBACK:	5'
SETBACK FROM INTERIOR ROAD:	20'
PERIMETER PROPERTY SETBACK:	10'
TOTAL UNDEVELOPED COMMON AREA:	±10.70 AC
AREA A - POND B	± 1.81 AC
AREA B - LANDSCAPE / BUFFER	± 2.15 AC
AREA C - POND A / MAILBOX STATION	± 3.41 AC
AREA D - POND C	± 3.23 AC
AREA E - GREEN SPACE	± .08 AC

VICINITY MAP N.T.S.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	325.36'	478.32'	38°58'25"	169.26	N40°46'45"W	319.13'
C2	372.46'	412.32'	51°45'24"	200.02	N47°15'41"W	359.93'
C3	217.57'	1099.23'	11°20'28"	109.14	S24°52'11"E	217.21'
C4	145.40'	1088.21'	7°39'19"	72.81	S35°20'59"E	145.29'

LINE TABLE

LINE	LENGTH	BEARING
L1	104.49'	S06°55'27"W
L2	131.91'	S07°10'06"W
L3	106.84'	S05°31'59"W
L4	104.82'	N20°09'32"W
L5	25.91'	S89°42'28"E
L6	26.46'	S73°51'57"E
L7	133.72'	S20°06'59"E
L8	146.50'	S31°48'52"E
L9	64.73'	S09°21'10"E
L10	62.09'	S08°09'10"E
L11	59.18'	S04°38'01"E
L12	54.28'	S01°14'28"E
L13	65.67'	S03°17'16"W
L14	72.57'	S05°20'23"W
L15	57.75'	S06°17'58"W
L16	78.49'	S10°40'02"W
L17	64.19'	S14°31'59"W
L18	19.78'	S17°09'57"W
L19	32.05'	S77°59'09"W
L20	23.85'	N59°18'13"W
L21	40.09'	N04°18'08"W
L22	68.16'	N04°23'22"W
L23	96.70'	N04°24'37"W
L24	94.88'	N04°22'44"W
L25	80.34'	N04°14'18"W



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

BOUNDARY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM:

3D LAND SURVEYING, INC.

P.O. BOX 8494
GREENVILLE, SC 29604
(864) 420-5955
3D@3DSELLSOUTH.NET

PRELIMINARY APPROVAL
GREENVILLE COUNTY PLANNING COMMISSION
Date: 4/13/18 Rachael Campbell
Authorized Representative of the Greenville County Planning Commission

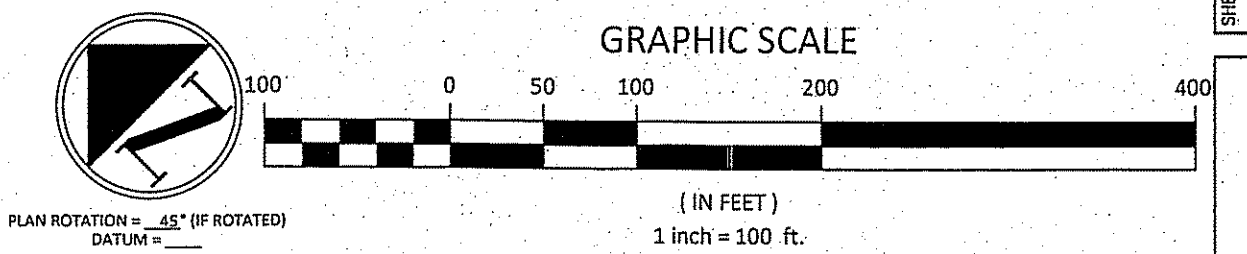
#2018-007

PRELIMINARY PLAN FOR OAK BRANCH ESTATES SUBDIVISION

TRAVIS MCGEE, MCGEE BROTHERS, 1609 POPLAR DR EXT, GREEN, SC 29615, DEVELOPER

JAMIE MCCUTCHEN, CCAD, LLC, 803 ROPER CREEK DRIVE, GREENVILLE, SC 29615, ENGINEER

No. ACRES: ±34.09 MILES OF NEW ROAD: ±3,955 L.F.
LOTS: 84 DATE: 09/01/16



NO.	DATE	REVISION
A	01/18/18	PRESUBMITTAL MEETING DWG
B	03/12/18	REVISIONS PER SAC COMMENTS FOR PRESUBMITTAL

CCAD ENGINEERING

Greenville, Charleston
803 Roper Creek Drive
Greenville, SC 29615
864.250.9999 | F: 864.286.3056
www.ccadengineering.com

OAK BRANCH ESTATES SUBDIVISION

PRELIMINARY PLAN

Greenville, South Carolina

THE INFORMATION ON THIS SHEET IS COPYRIGHTED. UNLESS OTHERWISE NOTED, ALL RIGHTS ARE RESERVED. NO PART OF THIS SHEET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DATE: 09/01/2016
SCALE: 1" = 100'
DRAWN: CCAD
CHECKED: JDM
PROJECT #: C13072