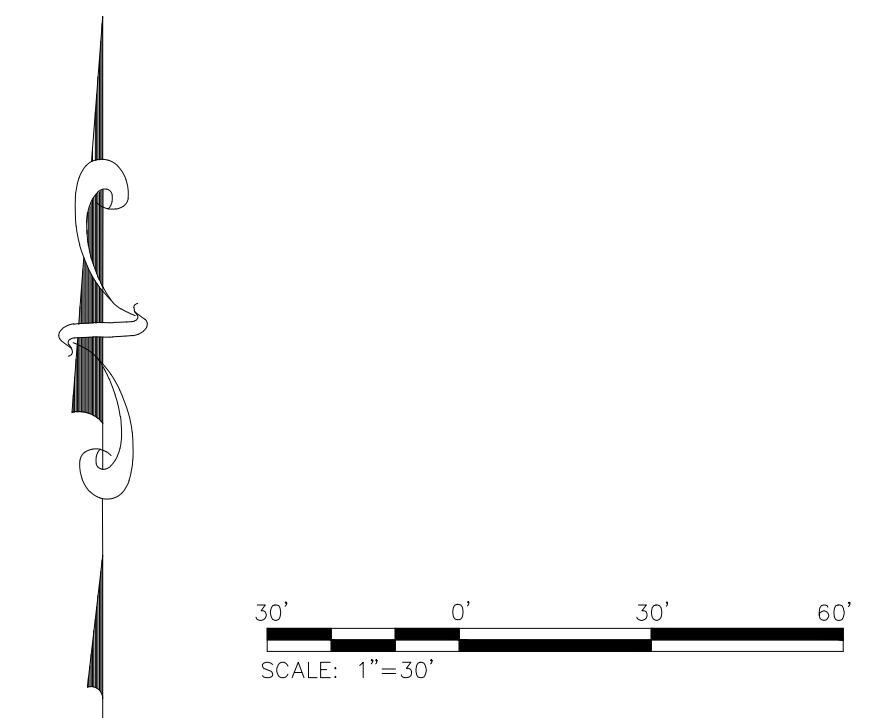


**LEGEND**

- MHJB MANHOLE/JUNCTION BOX
- ED ENERGY DISSIPATOR
- CB CATCH BASIN
- YI YARD INLET
- SD — PROPOSED STORM DRAIN
- FM — PROPOSED FORCE MAIN
- EX SS — EXISTING SANITARY SEWER
- SSMH SS MANHOLE
- SS — PROPOSED SANITARY SEWER
- SANITARY SEWER SERVICE (DOUBLE)
- SANITARY SEWER SERVICE (SINGLE)
- PROPOSED LOT LINES
- UTILITY EASEMENTS
- ROAD R/W
- ⊗ FIRE HYDRANT



- PRELIMINARY PLAN NOTES:**
- TAX MAP NUMBER 0004000101800, 0004000101900 AND 0004000102100. THE PROPERTY IS ZONED C-2.
  - DENSITY ALLOWS FOR 20 UNITS PER ACRE. (27 UNITS AT 1.38 ACRES)
  - DENSITY PROVIDED EQUALS TO 25 LOTS PER 2.16 ACRES.
  - 1/2" REBAR AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
  - REFERENCE SURVEY BY THIS FIRM ENTITLED "TOPOGRAPHIC SURVEY FOR 607 NORTH MAIN, LLC." DATED 5-23-18.
  - POTABLE WATER BY GREENVILLE WATER SYSTEM. (AS SHOWN)
  - ELECTRICAL POWER BY UNDERGROUND LINES ALONG MAIN STREET. (AS SHOWN)
  - NATURAL GAS BY PIEDMONT NATURAL GAS.
  - SANITARY SEWER BY CITY OF GREENVILLE.
  - FIRE PROTECTION BY THE CITY OF GREENVILLE FIRE DEPARTMENT.
  - SANITATION SERVICES BY GREENVILLE PUBLIC WORKS.
  - BOUNDARY SURVEY BY SITE DESIGN, FOR 607 NORTH MAIN, LLC. TOPOGRAPHY INTERVAL IS ONE FOOT CONTOURS INTERPOLATED FROM GREENVILLE COUNTY GIS DATA.
  - A STORMWATER AND EROSION CONTROL PLAN WILL BE SUBMITTED AND APPROVED BY THE CITY OF GREENVILLE PRIOR TO CONSTRUCTION.
  - SETBACKS FOR THE LOTS ARE 10' FRONT; 3' SIDE; AND 15' REAR.
  - BUILDING PADS ARE APPROXIMATELY 22'X45' AND 18'X45'. (990 SQUARE FEET AND 810 SQUARE FEET) LOT LINE DIMENSIONS ARE APPROXIMATE FOR THE PURPOSE OF THIS PRELIMINARY PLAN.
  - CURRENT PROPERTY OWNER IS LISTED AS 607 NORTH MAIN, LLC.
  - THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - ACCORDING TO THE FEMA MAP, NO FLOOD ZONE EXISTS ON SITE.
  - THIS DEVELOPMENT WILL BE CONSTRUCTED AS TO MEET THE INFILL ORDINANCE.
  - ENGINEER WILL PROVIDE ROAD NAMES FOR APPROVAL BY E-911.
  - ALL EXISTING BUILDING STRUCTURE AND PARKING AREAS ARE TO BE REMOVED.
  - THERE WILL BE A MINIMUM OF A 3' SETBACK AT ALL CORNER LOTS.

# CONCEPTUAL PLAN

## 611 N. MAIN SUBDIVISION

MICHAEL REDMON P.O. BOX 9342 GREENVILLE, SC 29602 (864) 414-5250	ARBOR ENGINEERING, INC. P.O. BOX 263 GREENVILLE, SC 29602 (864) 235-3589
DEVELOPER	ENGINEER

NO. OF ACRES 1.38 MILES NEW ROAD 0.0 NO OF LOTS 25

**Arbor Engineering, Inc.**  
Box 263 • Greenville, S.C. 29602  
Land Surveyors • Civil Engineers • Recreational Planners  
Landscape Architects • Land Planners

DRAWN AMA	DESIGN JM3	CHECK JM3	DATE: DECEMBER 17, 2018
FILE 18075 UNIT SITE PRELIM	JOB NUMBER 18075		