

- 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

| OPEN SPACE INFORMATION | |
|------------------------|------------------|
| AREA | SQUARE FEET/A.C. |
| A | 7,660/18 |
| B | 963/02 |
| C | 3,770/09 |
| D | 5,120/12 |
| TOTAL | 17,413/4 |

| LOT INFORMATION | | | | | |
|-----------------|-------------|-------|-----|-------------|-------|
| LOT | SQUARE FEET | ACRES | LOT | SQUARE FEET | ACRES |
| 1 | 2,130 | 0.05 | 14 | 1,260 | 0.03 |
| 2 | 1,545 | 0.04 | 15 | 1,260 | 0.03 |
| 3 | 1,265 | 0.03 | 16 | 1,830 | 0.04 |
| 4 | 1,760 | 0.04 | 17 | 1,760 | 0.04 |
| 5 | 1,765 | 0.04 | 18 | 1,260 | 0.03 |
| 6 | 1,270 | 0.03 | 19 | 1,260 | 0.03 |
| 7 | 1,270 | 0.03 | 20 | 1,260 | 0.03 |
| 8 | 1,270 | 0.03 | 21 | 2,220 | 0.05 |
| 9 | 1,265 | 0.03 | 22 | 1,700 | 0.04 |
| 10 | 1,915 | 0.04 | 23 | 1,500 | 0.03 |
| 11 | 1,755 | 0.04 | 24 | 1,630 | 0.04 |
| 12 | 1,260 | 0.03 | 25 | 2,600 | 0.06 |
| 13 | 1,260 | 0.03 | | | |



- 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.

PRELIMINARY PLAT

611 N. MAIN SUBDIVISION

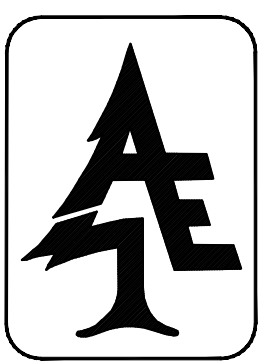
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ARBOR ENGINEERING, INC.
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DEVELOPER

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

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