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 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29661
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VICINITY MAP

LOT 67: 2.09 ACRES OF EXISTING PROPERTY TO BE RETAINED BY THE OWNER

20' UNDISTURBED BUFFER (TYP)

BLAKELY ESTATES
 TAX MAP NUMBER: PART OF 024800020201 (22.75 AC OF EXISTING 24.84 AC)
 DEVELOPMENT CONSISTS OF 66 PROPOSED LOTS. EXISTING PROPERTY IS SUBDIVIDING 2.09 AC TO BE RETAINED BY OWNER, MAKING THE DEVELOPMENT 67 LOTS OVER THE ENTIRE 24.84 AC PROPERTY.
 PROPOSED PUBLIC ROAD LENGTH: +/- 2,370 LF = +/- 0.45 MILES
 SETBACKS:
 FRONT = 20'
 REAR = 5'
 SIDE = 5'
 TYPE OF DEVELOPMENT: SINGLE-FAMILY - OPEN SPACE / CLUSTER, OPTION 1
 MINIMUM LOT SIZE: 6,625 SF
 TYPICAL LOT SIZE: 6,625 SF (53' x 125')
 MINIMUM LOT DEPTH - 88 LF
 MINIMUM LOT WIDTH - 43 LF
 OWNERS:
 JESSICA AND WAYNE BLAKE (JT/WROS)
 104 HUFF DR
 GREENVILLE, SC 29611
 DEVELOPER:
 CLEAR MOUNTAIN PROPERTIES
 11 PARK ST, SUITE 2
 MONTCLAIR, NJ 07042
 SURVEYOR:
 ARROW NORTH SURVEYING, LLC
 862-F S PLEASANTBURG DR
 GREENVILLE, SC 29607
 ENGINEER:
 PAUL TALBERT, PE
 SEAMON WHITESIDE & ASSOCIATES, INC.
 508 RHETT STREET, SUITE 101
 GREENVILLE, SC 29601
 WATER PROVIDER:
 GREENVILLE WATER
 407 W BROAD STREET
 GREENVILLE, SC 29601
 SEWER PROVIDER:
 METRO CONNECTS
 120 AUGUSTA ARBOR WAY
 GREENVILLE, SC 29605
 GAS PROVIDER:
 PIEDMONT NATURAL GAS
 100 WOODRUFF INDUSTRIAL LANE
 GREENVILLE, SC 29607

CLUSTER DEVELOPMENT	EXAMPLE DATA
GROSS AREA	22.8 ACRES
ZONING / PERMITTED DENSITY	R-15 2.9 UNITS/AC
NUMBER OF LOTS / DWELLING UNITS ALLOWED	66 UNITS
NUMBER OF LOTS / DWELLING UNITS PROPOSED	66 UNITS
OPTION 1	
REQUIRED OPEN SPACE (15%)	3.42 AC
DEVELOPABLE LAND (50% MIN)	3.24 AC
UNDEVELOPABLE LAND	2.32 AC
TOTAL OPEN SPACE PROVIDED	5.56 AC

DEVELOPABLE OPEN SPACE:
 A. 0.11 AC
 B. 0.58 AC
 C. 0.32 AC
 D. 0.26 AC
 E. 0.25 AC
 F. 1.72 AC
 TOTAL DEVELOPABLE OPEN SPACE = 3.24 AC

UNDEVELOPABLE OPEN SPACE:
 A. 1.95 AC (EXTERIOR BUFFER)
 B. 0.08 AC (WETLANDS)
 C. 0.29 AC (WETLANDS BUFFER)
 TOTAL UNDEVELOPED AREA = 2.32 AC

NOTES:

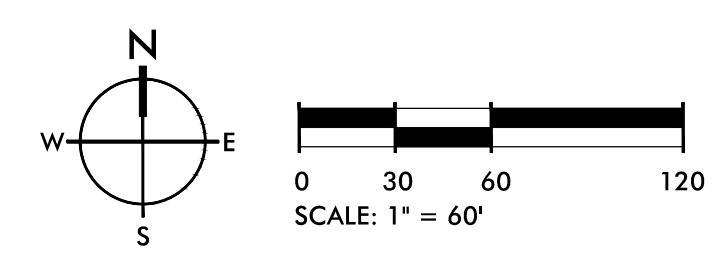
- OPEN SPACE CANNOT BE FURTHER SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.
- FENCED STORMWATER MANAGEMENT POND AREA IS NOT TO BE INCLUDED IN OPEN SPACE.
- ANY CORNER LOT OR DOUBLE FRONTAGE LOT MAY ONLY ACCESS ONE ADJACENT STREET.
- NEW ROADS ARE TO BE PUBLICLY OWNED AND MAINTAINED UPON COMPLETION OF THE DEVELOPMENT.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE OF SITE ACCESS POINTS.
- FILL SLOPES MAY NOT EXTEND INTO UNDEVELOPABLE OPEN SPACE AREAS.
- TWO OFF-STREET PARKING SPACES TO BE PROVIDED PER LOT.
- ALL COMMON AREAS, STORMWATER MANAGEMENT AREAS, AND OPEN SPACE ARE SUBJECT TO HOA MAINTENANCE AND RESPONSIBILITY.

SURVEY NOTE:
 ELEVATIONS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ARROW NORTH SURVEYING, LLC DATED JUNE 23, 2022.

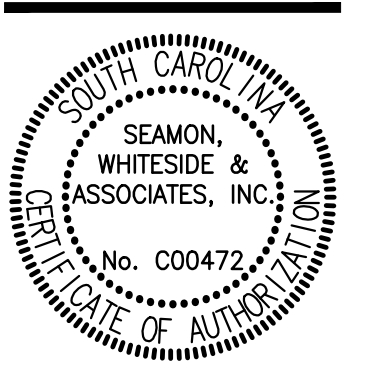
RESTRICTIVE COVENANT LANGUAGE WILL BE PROVIDED WITHIN THE HOA COVENANTS AND RESTRICTIONS ALONG WITH LANGUAGE PROVIDED FOR THE INSPECTION, MAINTENANCE AND REPAIR OF THE PROPOSED STORMWATER MANAGEMENT FACILITY.

LEGEND

DEVELOPABLE OPEN SPACE		WETLANDS	
UNDEVELOPABLE OPEN SPACE (20' UNDISTURBED EXTERIOR BUFFER)		WETLANDS / CREEK BUFFER	
STORMWATER POND		DRIVABLE MAINTENANCE ACCESS	



SW SEAMON WHITESIDE
 MOUNT PLEASANT, SC 29661
 GREENVILLE, SC 29607
 SUMMERVILLE, SC 29586
 SPARTANBURG, SC 29583
 CHARLOTTE, NC 28202
 WWW.SEAMONWHITESIDE.COM



BLAKELY ESTATES
 GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR4164
 DATE: 06/23/22
 DRAWN BY: PT
 CHECKED BY: PT

REVISION HISTORY

NO.	DESCRIPTION

PRELIMINARY PLAT