

## LEGEND

ROAD R/W  
LOT LINES  
PROPOSED ROAD

## OPEN SPACE NOTES:

TOTAL SITE AREA - 200.03 AC.  
REQUIRED OPEN SPACE - 50.01 AC.  
UNDISTURBED ACREAGE PROVIDED - 29.6 AC. (1,291,476.04 SQUARE FEET)  
UNDISTURBED ACREAGE PROVIDED WITHIN WETLANDS AND 45' BUFFER  
ALTERED OPEN SPACE - 22.7 AC. (988,812 SQUARE FEET)  
TOTAL OPEN SPACE PROVIDED - 52.3 AC. (2,280,288.04 SQUARE FEET)

\* COMMON AREA DOES NOT COUNT TOWARDS THE OPEN SPACE REQUIREMENT BUT IS TO BE CONSIDERED FOR RESIDENTIAL USE. COMMON AREA MAY INCLUDE NECESSARY GRADING AREAS FOR COVEY CHASE AND DO NOT FIT WITHIN UNDISTURBED, ALTERED OR DEVELOPED COMMON AREA.  
\* CURRENTLY, ALL STORMWATER TREATMENT AREAS ARE TO BE CONSIDERED DETENTION PONDS AND MAY NOT/DO NOT COUNT TOWARDS THE REQUIRED OPEN SPACE.

157-00-00-002  
N/F  
1939 LAND MANAGEMENT LLC  
DB - 1370 - 257  
UNZONED  
LAND USE: INDUSTRIAL

## LOCATION MAP

(NOT TO SCALE)

SITE ADDRESS: SOUTH FRONTAGE ROAD, GRAY COURT, SC 29645  
TAX MAP PARCEL: 157-00-00-001 + 156-00-00-012  
TOTAL AREA: 200.03 +/- ACRES  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: SINGLE FAMILY DETACHED

## NOTES:

1. NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG EXISTING ROADWAYS.
2. ALL LOT DIMENSIONS ARE APPROXIMATE.
3. ALL EXISTING ROADS ARE 24' WIDE, RIGHT-OF-WAYS ARE 50' (PUBLIC). ALL ROAD RADII ARE MINIMUM 155'.
4. SETBACKS: FRONT: 30' (MIN), REAR: 10', SIDE: 6'.
5. SIDEWALKS ARE TO BE PROVIDED ON ONE SIDE OF ALL ROADS AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
6. TAX MAP PARCEL 157-00-00-001 CONTAINS 22.48 ACRES ACROSS HIGHWAY 385 IN BETWEEN HIGHWAY 14. THIS AREA IS NOT TO BE CONSIDERED A PART OF THE DEVELOPMENT, NOR DOES THIS AREA ACCOUNT FOR ANY OPEN SPACE REQUIREMENT. AT THE CLOSING OF PROPERTY, THESE 3 SECTIONS OF THE PARCEL WILL BE GIVEN A DIFFERENT TAX MAP NUMBER.
7. POTABLE WATER BY LAURENS COMMISSION OF PUBLIC WORKS (WITHIN S. FRONTAGE ROAD).
8. ELECTRICAL POWER BY LAURENS ELECTRIC COOPERATIVE, INC.
9. SANITARY SEWER COLLECTION BY LAURENS COMMISSION OF PUBLIC WORKS.
10. FIRE PROTECTION BY LAURENS COUNTY FIRE DEPARTMENT STATION 21.
11. TELEPHONE TO BE PROVIDED BY AT&T.
12. CABLE TELEVISION TO BE PROVIDED BY AT&T.
13. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. PERMANENT STORMWATER WATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION IN ACCORDANCE WITH LAWS AND RULES, APPLICABLE.
14. FINAL PLAN WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.
15. TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
16. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN BY LAURENS COUNTY GIS AND LAURENS COUNTY REGISTER OF DEEDS.
17. THERE ARE 5 UNNAMED TRIBUTARIES TO REEDY CREEK ON SITE. A JURISDICTIONAL DETERMINATION WILL BE COMPLETED FOR THIS SITE TO DELINEATE ALL AREAS OF CONCERN. FLOODPLAIN DOES NOT EXIST ON SITE PER FEMA FIRM PANEL 450590075C EFFECTIVE 8/16/2012.
18. ALL COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. STORMWATER MANAGEMENT IS NOT TO BE INCLUDED IN OPEN SPACE ACREAGE.
19. ALL AREAS LABELED "COMMON AREA" DO NOT COUNT TOWARDS OPEN SPACE REQUIREMENTS.
20. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH SCDOT ENCROACHMENT PERMITS.
21. PER THE TRAFFIC IMPACT STUDY COMPLETED FOR THIS SITE, A 150' RIGHT TURN LANE WILL BE REQUIRED ON THE EASTBOUND SIDE OF THE DEVELOPMENT ENTERING THE DEVELOPMENT.
22. AN EXISTING POWERLINE RIGHT OF WAY IS LOCATED ALONG S. FRONTAGE ROAD. THE 40' LANDSCAPE BUFFER IS LOCATED OUTSIDE OF THIS RIGHT OF WAY.
23. CORNER LOTS MAY ONLY HAVE ACCESS FROM ONE STREET.
24. THERE WILL BE A MINIMUM OF 2 SPACES PER UNIT WITH AT LEAST 1 SPACE IN THE DRIVEWAY AND 1 SPACE IN THE GARAGE.
25. SEWER WILL BE PROVIDED BY LIFT STATION TO THE INTO THE EXISTING SEWER INFRASTRUCTURE WITHIN S. FRONTAGE ROAD.
26. THERE ARE NO EXISTING STRUCTURES ON SITE.
27. PROPERTY OWNER INFORMATION:  
157-00-00-001  
MARVIN A OWINGS JR  
614 SOLOMON CIRCLE  
HENDERSONVILLE, NC 28739  
156-00-00-012  
RALPH S OWINGS JR + FRANCIS B ETAL  
1200 GREENHILL ROAD  
COLUMBIA, SC 29208  
28. LAURENS COUNTY SCHOOL DISTRICT INFO:  
ELEMENTARY: GRAY COURT-OWINGS  
MIDDLE: GRAY COURT-OWINGS  
HIGH SCHOOL: LAURENS COUNTY DISTRICT 55 HIGH SCHOOL

## REVISIONS

| NO. | DATE    | SUBMITTED TO LAURENS COUNTY FOR REVIEW | DESCRIPTION | AMA | BY |
|-----|---------|--|-------------|-----|----|
| 1   | 1/10/22 | SUBMITTED TO LAURENS COUNTY FOR REVIEW |             |     |    |

COVEY CHASE  
PRELIMINARY PLAT - OSRD SUBDIV.GRAPHIC SCALE  
200' 0' 200' 400'  
SCALE: 1"=200'

## DEVELOPER

LYONJAY  
2 WILLIAMS ST.  
GREENVILLE, SC 29601

OWNER MARVIN A OWINGS JR / RALPH S OWINGS JR + FRANCIS B ETAL ENGINEER ARBOR LAND DESIGN

NO. OF ACRES 200.03 MILES OF NEW ROAD 2.95 (PUBLIC) NO. OF LOTS 438



## ARBOR LAND DESIGN, LLC

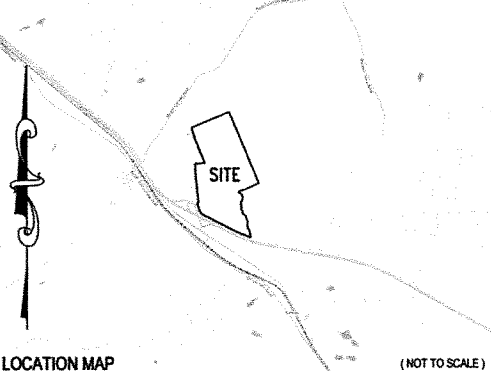
Box 263 Greenville, S.C. 29602  
Telephone: (864) 495-4446  
Fax: (864) 233-6274  
Email: postmaster@aldllc.net

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS  
RECREATIONAL PLANNERS - LAND PLANNERS

| DRAWN       | DESIGN     | APPROVED     | DATE            |
|-------------|------------|--------------|-----------------|
| AMA         | AMA        | AMA          | JANUARY 7, 2022 |
| 21087 - PLM | SHEET PP-1 | SHEET 1 OF 2 | JOB NO 21087    |



| PARCELS |        | PARCELS |        | PARCELS |        | PARCELS |        | PARCELS |        | PARCELS |      |
|---------|--------|---------|--------|---------|--------|---------|--------|---------|--------|---------|------|
| PARCEL  | AREA   | PARCEL  | AREA   | PARCEL  | AREA   | PARCEL  | AREA   | PARCEL  | AREA   | PARCEL  | AREA |
| 1       | 7,423  | 101     | 7,280  | 201     | 7,280  | 301     | 7,280  | 401     | 8,586  |         |      |
| 2       | 7,840  | 102     | 7,280  | 202     | 7,280  | 302     | 7,280  | 402     | 10,543 |         |      |
| 3       | 8,187  | 103     | 10,766 | 203     | 7,280  | 303     | 8,224  | 403     | 15,228 |         |      |
| 4       | 8,803  | 104     | 9,901  | 204     | 7,280  | 304     | 8,077  | 404     | 14,435 |         |      |
| 5       | 9,661  | 105     | 13,853 | 205     | 7,280  | 305     | 8,617  | 405     | 23,319 |         |      |
| 6       | 10,396 | 106     | 13,955 | 206     | 7,280  | 306     | 7,980  | 406     | 14,821 |         |      |
| 7       | 10,373 | 107     | 11,587 | 207     | 7,280  | 307     | 7,394  | 407     | 7,284  |         |      |
| 8       | 9,638  | 108     | 14,085 | 208     | 7,280  | 308     | 7,281  | 408     | 7,280  |         |      |
| 9       | 8,551  | 109     | 7,470  | 209     | 7,280  | 309     | 7,281  | 409     | 7,280  |         |      |
| 10      | 7,734  | 110     | 7,015  | 210     | 7,280  | 310     | 7,281  | 410     | 7,280  |         |      |
| 11      | 7,361  | 111     | 7,280  | 211     | 7,280  | 311     | 7,281  | 411     | 7,280  |         |      |
| 12      | 7,543  | 112     | 7,280  | 212     | 7,280  | 312     | 7,280  | 412     | 7,280  |         |      |
| 13      | 8,034  | 113     | 9,741  | 213     | 7,280  | 313     | 7,509  | 413     | 7,280  |         |      |
| 14      | 8,006  | 114     | 7,280  | 214     | 11,447 | 314     | 7,285  | 414     | 7,280  |         |      |
| 15      | 7,663  | 115     | 7,280  | 215     | 16,812 | 315     | 7,280  | 415     | 7,280  |         |      |
| 16      | 7,269  | 116     | 7,280  | 216     | 11,100 | 316     | 7,280  | 416     | 7,280  |         |      |
| 17      | 7,266  | 117     | 7,280  | 217     | 12,513 | 317     | 7,280  | 417     | 7,280  |         |      |
| 18      | 7,282  | 118     | 7,280  | 218     | 7,585  | 318     | 7,280  | 418     | 17,647 |         |      |
| 19      | 7,259  | 119     | 7,280  | 219     | 7,280  | 319     | 7,280  | 419     | 7,280  |         |      |
| 20      | 7,255  | 120     | 7,280  | 220     | 7,280  | 320     | 7,280  | 420     | 7,280  |         |      |
| 21      | 7,252  | 121     | 7,280  | 221     | 7,280  | 321     | 7,280  | 421     | 7,280  |         |      |
| 22      | 7,249  | 122     | 7,280  | 222     | 7,280  | 322     | 7,280  | 422     | 7,280  |         |      |
| 23      | 7,245  | 123     | 7,280  | 223     | 7,280  | 323     | 7,280  | 423     | 7,280  |         |      |
| 24      | 7,242  | 124     | 7,280  | 224     | 7,280  | 324     | 7,280  | 424     | 7,181  |         |      |
| 25      | 8,964  | 125     | 7,459  | 225     | 7,280  | 325     | 7,280  | 425     | 7,458  |         |      |
| 26      | 10,356 | 126     | 7,280  | 226     | 7,280  | 326     | 7,280  | 426     | 10,653 |         |      |
| 27      | 10,653 | 127     | 7,280  | 227     | 7,280  | 327     | 7,280  | 427     | 10,653 |         |      |
| 28      | 16,971 | 128     | 7,280  | 228     | 8,924  | 328     | 7,280  | 428     | 10,653 |         |      |
| 29      | 8,186  | 129     | 7,280  | 229     | 10,653 | 329     | 7,280  | 429     | 10,579 |         |      |
| 30      | 8,103  | 130     | 7,280  | 230     | 10,653 | 330     | 7,280  | 430     | 8,446  |         |      |
| 31      | 7,806  | 131     | 7,280  | 231     | 10,653 | 331     | 7,280  | 431     | 8,432  |         |      |
| 32      | 7,287  | 132     | 7,280  | 232     | 7,699  | 332     | 7,280  | 432     | 7,392  |         |      |
| 33      | 7,287  | 133     | 7,280  | 233     | 7,026  | 333     | 7,280  | 433     | 7,375  |         |      |
| 34      | 7,287  | 134     | 7,280  | 234     | 7,353  | 334     | 7,280  | 434     | 7,347  |         |      |
| 35      | 7,287  | 135     | 7,280  | 235     | 7,309  | 335     | 7,275  | 435     | 7,309  |         |      |
| 36      | 7,287  | 136     | 11,480 | 236     | 7,280  | 336     | 7,456  | 436     | 7,241  |         |      |
| 37      | 7,287  | 137     | 15,486 | 237     | 7,280  | 337     | 7,280  | 437     | 7,137  |         |      |
| 38      | 7,305  | 138     | 16,345 | 238     | 7,280  | 338     | 7,279  |         |        |         |      |
| 39      | 7,938  | 139     | 11,158 | 239     | 7,280  | 339     | 7,279  |         |        |         |      |
| 40      | 7,938  | 140     | 9,091  | 240     | 7,949  | 340     | 7,279  |         |        |         |      |
| 41      | 7,938  | 141     | 7,456  | 241     | 7,193  | 341     | 7,279  |         |        |         |      |
| 42      | 7,938  | 142     | 7,280  | 242     | 7,225  | 342     | 9,197  |         |        |         |      |
| 43      | 7,938  | 143     | 7,280  | 243     | 8,076  | 343     | 11,556 |         |        |         |      |
| 44      | 7,938  | 144     | 7,280  | 244     | 10,653 | 344     | 9,901  |         |        |         |      |
| 45      | 7,938  | 145     | 7,280  | 245     | 10,653 | 345     | 9,901  |         |        |         |      |
| 46      | 7,938  | 146     | 7,280  | 246     | 9,901  | 346     | 9,901  |         |        |         |      |
| 47      | 7,938  | 147     | 7,280  | 247     | 7,876  | 347     | 9,143  |         |        |         |      |
| 48      | 7,938  | 148     | 7,280  | 248     | 8,781  | 348     | 7,816  |         |        |         |      |
| 49      | 7,668  | 149     | 7,280  | 249     | 7,635  | 349     | 7,280  |         |        |         |      |
| 50      | 7,667  | 150     | 7,280  | 250     | 7,280  | 350     | 9,589  |         |        |         |      |
| 51      | 8,023  | 151     | 7,280  | 251     | 7,280  | 351     | 8,501  |         |        |         |      |
| 52      | 8,023  | 152     | 7,586  | 252     | 7,280  | 352     | 8,284  |         |        |         |      |
| 53      | 8,023  | 153     | 8,627  | 253     | 7,280  | 353     | 9,907  |         |        |         |      |
| 54      | 8,023  | 154     | 9,882  | 254     | 7,280  | 354     | 9,880  |         |        |         |      |
| 55      | 8,023  | 155     | 12,455 | 255     | 7,280  | 355     | 9,880  |         |        |         |      |
| 56      | 8,023  | 156     | 10,676 | 256     | 7,280  | 356     | 9,971  |         |        |         |      |
| 57      | 8,023  | 157     | 7,937  | 257     | 7,280  | 357     | 7,050  |         |        |         |      |
| 58      | 7,598  | 158     | 7,280  | 258     | 7,280  | 358     | 7,584  |         |        |         |      |
| 59      | 7,273  | 159     | 7,280  | 259     | 7,280  | 359     | 7,529  |         |        |         |      |
| 60      | 7,273  | 160     | 13,357 | 260     | 7,280  | 360     | 7,506  |         |        |         |      |
| 61      | 7,273  | 161     | 14,560 | 261     | 7,280  | 361     | 7,287  |         |        |         |      |
| 62      | 7,273  | 162     | 12,188 | 262     | 7,280  | 362     | 7,286  |         |        |         |      |
| 63      | 7,273  | 163     | 12,227 | 263     | 7,280  | 363     | 7,285  |         |        |         |      |
| 64      | 7,273  | 164     | 12,768 | 264     | 7,280  | 364     | 7,284  |         |        |         |      |
| 65      | 7,118  | 165     | 20,999 | 265     | 7,280  | 365     | 7,283  |         |        |         |      |
| 66      | 9,901  | 166     | 16,083 | 266     | 7,280  | 366     | 7,282  |         |        |         |      |
| 67      | 9,901  | 167     | 16,083 | 267     | 7,280  | 367     | 7,281  |         |        |         |      |
| 68      | 7,355  | 168     | 14,027 | 268     | 7,280  | 368     | 7,280  |         |        |         |      |
| 69      | 7,904  | 169     | 7,384  | 269     | 7,280  | 369     | 7,280  |         |        |         |      |
| 70      | 7,540  | 170     | 7,280  | 270     | 7,280  | 370     | 7,280  |         |        |         |      |
| 71      | 7,280  | 171     | 7,280  | 271     | 7,280  | 371     | 7,280  |         |        |         |      |
| 72      | 7,280  | 172     | 7,692  | 272     | 7,280  | 372     | 7,280  |         |        |         |      |
| 73      | 7,280  | 173     | 7,280  | 273     | 7,280  | 373     | 7,376  |         |        |         |      |
| 74      | 7,280  | 174     | 7,280  | 274     | 7,280  | 374     | 8,671  |         |        |         |      |
| 75      | 7,280  | 175     | 7,280  | 275     | 7,280  | 375     | 8,035  |         |        |         |      |
| 76      | 7,280  | 176     | 7,280  | 276     | 7,280  | 376     | 10,086 |         |        |         |      |
| 77      | 7,280  | 177     | 7,280  | 277     | 7,280  | 377     | 10,653 |         |        |         |      |
| 78      | 8,788  | 178     | 7,280  | 278     | 7,280  | 378     | 10,653 |         |        |         |      |
| 79      | 8,858  | 179     | 7,280  | 279     | 7,280  | 379     | 10,653 |         |        |         |      |
| 80      | 8,858  | 180     | 7,280  | 280     | 7,280  | 380     | 10,653 |         |        |         |      |
| 81      | 8,858  | 181     | 7,280  | 281     | 8,328  | 381     | 7,780  |         |        |         |      |
| 82      | 7,863  | 182     | 7,280  | 282     | 10,535 | 382     | 7,280  |         |        |         |      |
| 83      | 11,418 | 183     | 7,280  | 283     | 9,096  | 383     | 7,280  |         |        |         |      |
| 84      | 10,938 | 184     | 7,280  | 284     | 7,280  | 384     | 7,280  |         |        |         |      |
| 85      | 9,841  | 185     | 7,280  | 285     | 7,280  | 385     | 7,799  |         |        |         |      |
| 86      | 8,276  | 186     | 7,280  | 286     | 11,430 | 386     | 7,799  |         |        |         |      |
| 87      | 7,280  | 187     | 7,280  | 287     | 7,011  | 387     | 7,638  |         |        |         |      |
| 88      | 7,280  | 188     | 7,280  | 288     | 21,536 | 388     | 7,280  |         |        |         |      |
| 89      | 7,280  | 189     | 7,280  | 289     | 9,901  | 389     | 7,280  |         |        |         |      |
| 90      | 7,280  | 190     | 7,280  | 290     | 9,901  | 390     | 7,292  |         |        |         |      |
| 91      | 7,280  | 191     | 7,280  | 291     | 8,677  | 391     | 8,315  |         |        |         |      |
| 92      | 7,061  | 192     | 7,280  | 292     | 7,304  | 392     | 13,011 |         |        |         |      |
| 93      | 7,094  | 193     | 7,280  | 293     | 7,280  | 393     | 10,653 |         |        |         |      |
| 94      | 7,499  | 194     | 7,280  | 294     | 7,280  | 394     | 10,653 |         |        |         |      |
| 95      | 7,875  | 195     | 7,280  | 295     | 7,280  | 395     | 8,084  |         |        |         |      |
| 96      | 7,771  | 196     | 7,280  | 296     | 10,368 | 396     | 7,857  |         |        |         |      |
| 97      | 7,280  | 197     | 7,280  | 297     | 7,280  | 397     | 7,280  |         |        |         |      |
| 98      | 7,280  | 198     | 7,280  | 298     | 7,280  | 398     | 7,280  |         |        |         |      |
| 99      | 7,280  | 199     | 7,280  | 299     | 7,280  | 399     | 7,410  |         |        |         |      |
| 100     | 12,035 | 200     | 7,280  | 300     | 7,280  | 400     | 7,989  |         |        |         |      |



LOCATION MAP  
(NOT TO SCALE)

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TOTAL AREA: 200.03 +/- ACRES  
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PROPOSED LAND USE: SINGLE FAMILY DETACHED

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- THERE ARE NO EXISTING STRUCTURES ON SITE.
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157-00-00-001  
MARVIN A OWINGS JR  
614 SOLOMON CIRCLE  
HENDERSOINVILLE, NC 28739  
  
156-00-00-012  
RALPH S OWINGS JR + FRANCIS B ETAL  
1200 GREENHILL ROAD  
COLUMBIA, SC 29206
- LAURENS COUNTY SCHOOL DISTRICT INFO:  
ELEMENTARY: GRAY COURT-OWINGS  
MIDDLE: GRAY COURT-OWINGS  
HIGH SCHOOL: LAURENS COUNTY DISTRICT 55 HIGH SCHOOL

REVISIONS

| NO. | DATE    | DESCRIPTION                            | BY  |
|-----|---------|--|-----|
| 1   | 1/10/22 | SUBMITTED TO LAURENS COUNTY FOR REVIEW | AMA |


COVEY CHASE  
PRELIMINARY PLAT - OSRD SUBDIV.

GRAPHIC SCALE  
200' 0' 200' 400'  
SCALE: 1"=200'

DEVELOPER  
LYONJAY  
2 WILLIAMS ST.  
GREENVILLE, SC 29601

OWNER MARVIN A OWINGS JR/  
RALPH S OWINGS JR + FRANCIS B ETAL  
ENGINEER ARBOR LAND DESIGN

| NO. OF ACRES. | MILES OF NEW ROAD | NO. OF LOTS |
|---------------|-------------------|-------------|
| 200.03        | 2.95 (PUBLIC)     | 438         |



ARBOR LAND DESIGN, LLC  
Box 263 Greenville, S.C. 29602  
Telephone: (864) 495-4446  
Fax: (864) 233-6274  
Email: postmaster@aldllc.net  
  
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS  
RECREATIONAL PLANNERS - LAND PLANNERS

| DRAWN | DESIGN | APPROVED | DATE            |
|-------|--------|----------|-----------------|
| AMA   | AMA    | AMA      | JANUARY 7, 2022 |

|             | JOB NO |
|-------------|--------|
| 21087 - PLM | 21087  |



LEGEND

ROAD R/W  
LOT LINES  
PROPOSED ROAD

LOCATION MAP

(NOT TO SCALE)

SITE ADDRESS: SOUTH FRONTAGE ROAD, GRAY COURT, SC 29645  
TAX MAP PARCEL: 157-00-00-001 + 156-00-00-012  
TOTAL AREA: 200.03 +/- ACRES  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: SINGLE FAMILY DETACHED

NOTES:

1. NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG EXISTING ROADWAYS.
2. ALL LOT DIMENSIONS ARE APPROXIMATE.
3. ALL EXISTING ROADS ARE 24' WIDE, RIGHT-OF-WAYS ARE 50' (PUBLIC). ALL ROAD RADIUS ARE MINIMUM 155'.
4. SETBACKS: FRONT: 30' (MIN), REAR: 10', SIDE: 6'.
5. SIDEWALKS ARE TO BE PROVIDED ON ONE SIDE OF ALL ROADS AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
6. TAX MAP PARCEL 157-00-00-001 CONTAINS 22.48 ACRES ACROSS HIGHWAY 385 IN BETWEEN HIGHWAY 14. THIS AREA IS NOT TO BE CONSIDERED A PART OF THE DEVELOPMENT, NOR DOES THIS AREA ACCOUNT FOR ANY OPEN SPACE REQUIREMENT. AT THE CLOSING OF PROPERTY, THESE 3 SECTIONS OF THE PARCEL WILL BE GIVEN A DIFFERENT TAX MAP NUMBER.
7. POTABLE WATER BY LAURENS COMMISSION OF PUBLIC WORKS (WITHIN S. FRONTAGE ROAD).
8. ELECTRICAL POWER BY LAURENS ELECTRIC COOPERATIVE, INC.
9. SANITARY SEWER COLLECTION BY LAURENS COMMISSION OF PUBLIC WORKS.
10. FIRE PROTECTION BY LAURENS COUNTY FIRE DEPARTMENT STATION 21.
11. TELEPHONE TO BE PROVIDED BY AT&T.
12. CABLE TELEVISION TO BE PROVIDED BY AT&T.
13. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. PERMANENT STORMWATER WATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION IN ACCORDANCE WITH LAWS AND RULES, APPLICABLE.
14. FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.
15. TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
16. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN BY LAURENS COUNTY GIS AND LAURENS COUNTY REGISTER OF DEEDS.
17. THERE ARE 5 UNNAMED TRIBUTARIES TO REEDY CREEK ON SITE. A JURISDICTIONAL DETERMINATION WILL BE COMPLETED FOR THIS SITE TO DELINEATE ALL AREAS OF CONCERN. FLOODPLAIN DOES NOT EXIST ON SITE PER FEMA FIRM PANEL 450590075C EFFECTIVE 8/16/2012.
18. ALL COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. STORMWATER MANAGEMENT IS NOT TO BE INCLUDED IN OPEN SPACE ACREAGE.
19. ALL AREAS LABELED "COMMON AREA" DO NOT COUNT TOWARDS OPEN SPACE REQUIREMENTS.
20. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH SCOTCH ENCROACHMENT PERMITS.
21. PER THE TRAFFIC IMPACT STUDY COMPLETED FOR THIS SITE, A 150' RIGHT TURN LANE WILL BE REQUIRED ON THE EASTBOUND SIDE OF THE DEVELOPMENT ENTERING THE DEVELOPMENT.
22. AN EXISTING POWERLINE RIGHT OF WAY IS LOCATED ALONG S. FRONTAGE ROAD. THE 40' LANDSCAPE BUFFER IS LOCATED OUTSIDE OF THIS RIGHT OF WAY.
23. CORNER LOTS MAY ONLY HAVE ACCESS FROM ONE STREET.
24. THERE WILL BE A MINIMUM OF 2 SPACES PER UNIT WITH AT LEAST 1 SPACE IN THE DRIVEWAY AND 1 SPACE IN THE GARAGE.
25. SEWER WILL BE PROVIDED BY LIFT STATION TO THE INTO THE EXISTING SEWER INFRASTRUCTURE WITHIN S. FRONTAGE ROAD.
26. THERE ARE NO EXISTING STRUCTURES ON SITE.
27. PROPERTY OWNER INFORMATION:  
157-00-00-001  
MARVIN A OWINGS JR  
614 SOLOWON CIRCLE  
HENDERSONVILLE, NC 28739  
  
156-00-00-012  
RALPH S OWINGS JR + FRANCIS B ETAL  
1200 GREENHILL ROAD  
COLUMBIA, SC 29206  
28. LAURENS COUNTY SCHOOL DISTRICT INFO:  
ELEMENTARY: GRAY COURT-OWINGS  
MIDDLE: GRAY COURT-OWINGS  
HIGH SCHOOL: LAURENS COUNTY DISTRICT 55 HIGH SCHOOL

REVISIONS

| NO. | DATE    | DESCRIPTION                            | BY  |
|-----|---------|--|-----|
| 1   | 1/10/22 | SUBMITTED TO LAURENS COUNTY FOR REVIEW | AMA |

COVEY CHASE  
DRAINAGE PLAN

GRAPHIC SCALE 200' 0' 200' 400'  
SCALE: 1"=200'

|   |        |   |                   |
|---|--------|---|-------------------|
| DEVELOPER   |        | LYONJAY<br>2 WILLIAMS ST.<br>GREENVILLE, SC 29601 |                   |
| OWNER MARVIN A OWINGS JR/<br>RALPH S OWINGS JR + FRANCIS B ETAL |        | ENGINEER  | ARBOR LAND DESIGN |
| NO. OF<br>ACRES:  | 200.03 | MILES OF<br>NEW ROAD:                             | 2.95 (PUBLIC)     |
|   |        | NO. OF<br>LOTS:                                   | 438               |

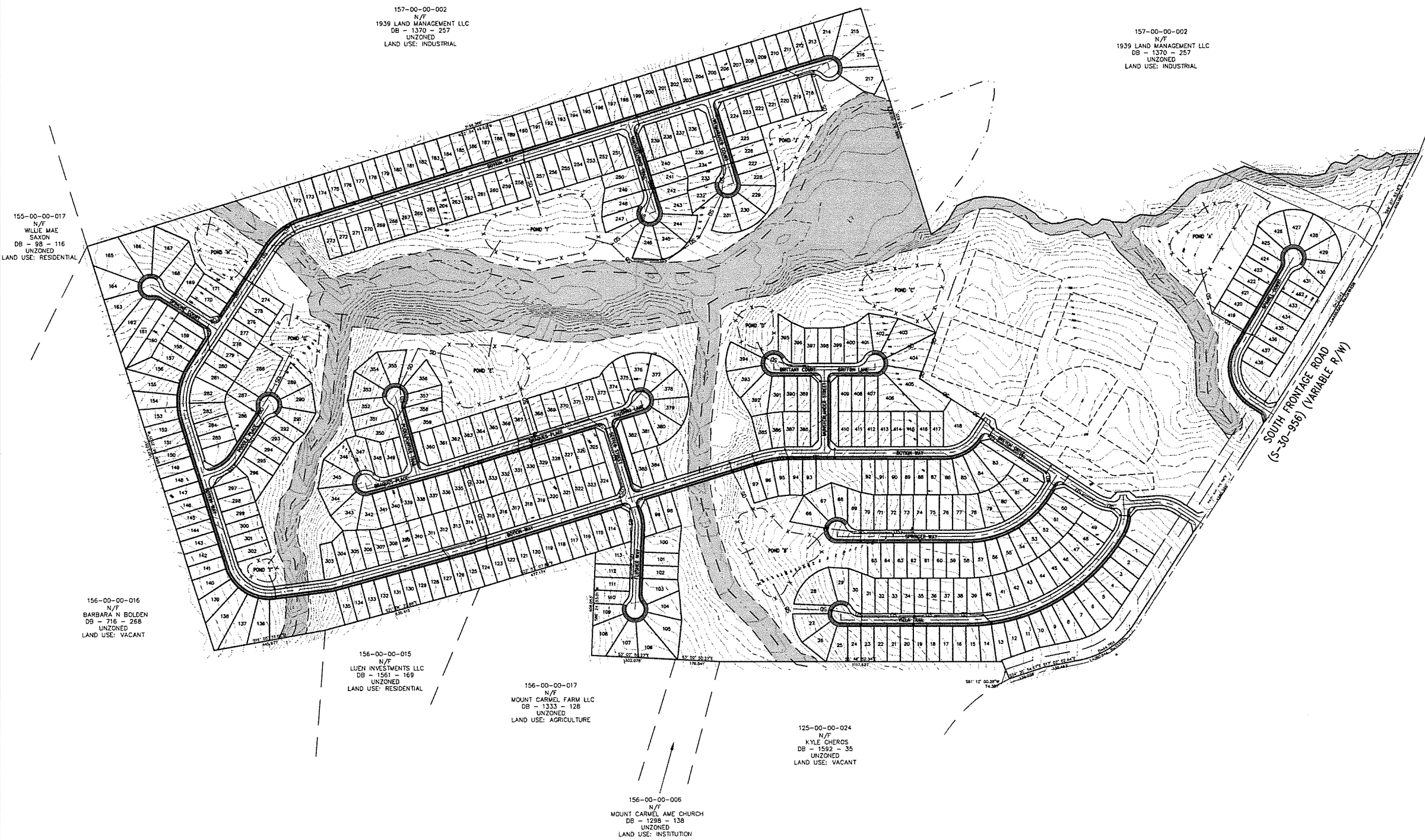


ARBOR LAND DESIGN, LLC

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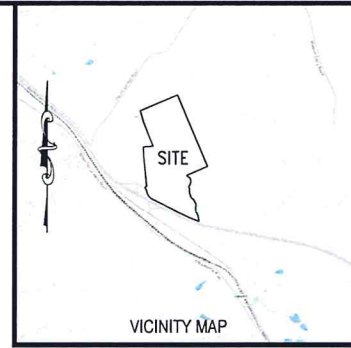
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS  
RECREATION PLANNERS - LAND PLANNERS

|              |               |                 |                         |
|--------------|---------------|-----------------|-------------------------|
| DRAWN<br>AMA | DESIGN<br>AMA | APPROVED<br>AMA | DATE<br>JANUARY 7, 2022 |
| 21087 - PLM  | STORM DRAIN   | SHEET 1 OF 1    | JOB NO<br>21087         |





NOTE:  
THIS PLAN IS A CONCEPTUAL LANDSCAPE PLAN TO ILLUSTRATE THE INTENT OF THE DEVELOPER TO LANDSCAPE COVEY CHASE SUBDIVISION.  
FINAL LANDSCAPE PLANS WILL BE PROVIDED DURING SITE PERMITTING AND WILL MEET THE REQUIREMENTS SET FORTH WITHIN THE LAURENS  
COUNTY CODES AND ORDINANCES.



Box 263 Greenville, S.C. 29602  
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Email: arbor@arborengineering.com

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS  
RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS



#### REVISIONS

| NO. | DATE    | DESCRIPTION                              | BY  |
|-----|---------|--|-----|
| 1   | 1/26/22 | SUBMITTED TO LAURENS COUNTY FOR APPROVAL | AMA |
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#### LEGEND

## COVEY CHASE

GREENVILLE SOUTH CAROLINA

## COVER SHEET

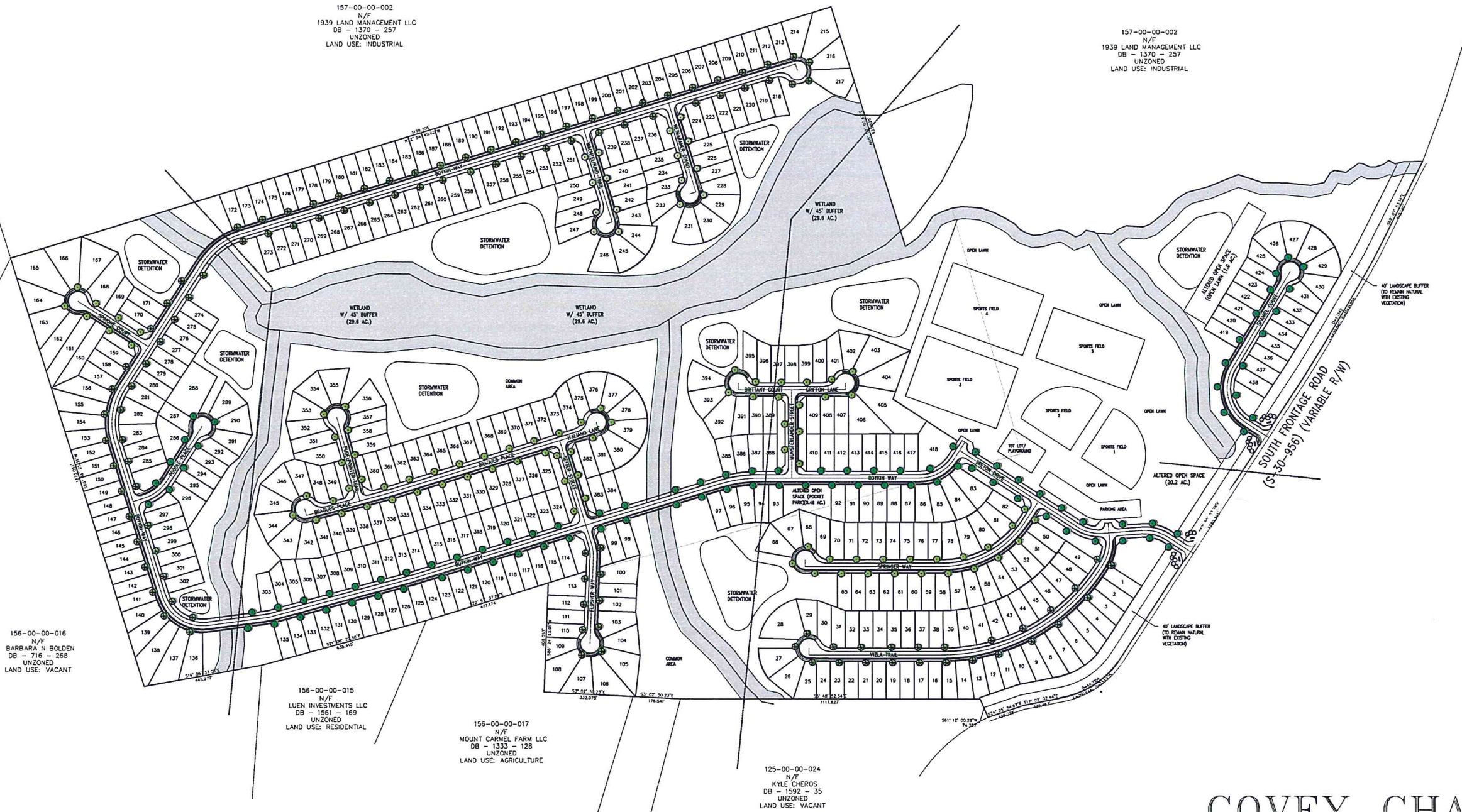
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|----------------|-------------------|------------------|---------|
| DRAWN          | WDP               | DATE             | 1/20/22 |
| DESIGN         | WDP               | HORIZONTAL SCALE | 1"=200' |
| APPROVED       | AMA               | VERTICAL SCALE   | N/A     |
| GRAPHIC SCALE  | 200' 0' 200' 400' |                  |         |
| SCALE: 1"=200' |                   |                  |         |
| JOB NO.        | 21087             |                  |         |

|             |       |           |        |
|-------------|-------|-----------|--------|
| DRAWING NO. | L-100 | SHEET NO. | 1 OF 7 |
|-------------|-------|-----------|--------|

155-00-00-017  
N/F  
WILLIE MAE SAXON  
DB - 99 - 116  
UNZONED  
LAND USE: RESIDENTIAL

157-00-00-002  
N/F  
1939 LAND MANAGEMENT LLC  
DB - 1370 - 257  
UNZONED  
LAND USE: INDUSTRIAL

157-00-00-002  
N/F  
1939 LAND MANAGEMENT LLC  
DB - 1370 - 257  
UNZONED  
LAND USE: INDUSTRIAL



156-00-00-016  
N/F  
BARBARA N BOLDEN  
DB - 716 - 268  
UNZONED  
LAND USE: VACANT

156-00-00-015  
N/F  
LUEN INVESTMENTS LLC  
DB - 1561 - 169  
UNZONED  
LAND USE: RESIDENTIAL

156-00-00-017  
N/F  
MOUNT CARAMEL FARM LLC  
DB - 1333 - 128  
UNZONED  
LAND USE: AGRICULTURE

125-00-00-024  
N/F  
KYLE CHEROS  
DB - 1592 - 35  
UNZONED  
LAND USE: VACANT

156-00-00-006  
N/F  
MOUNT CARAMEL AME CHURCH  
DB - 1298 - 138  
UNZONED  
LAND USE: INSTITUTION



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONSIDERATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.



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125-00-00-024  
N/F  
KYLE CHEROS  
DB - 1592 - 35  
UNZONED  
LAND USE: VACANT

157-00-00-002  
N/F  
1939 LAND MANAGEMENT LLC  
DB - 1370 - 257  
UNZONED  
LAND USE: INDUSTRIAL

PLANT SCHEDULE L-101

| TREES         | QTY | COMMON NAME                 | BOTANICAL NAME                  | SIZE   | REMARKS                           |         |
|---------------|-----|-----------------------------|---------------------------------|--------|-----------------------------------|---------|
| BSM           | 10  | Bracken's Southern Magnolia | Magnolia grandiflora 'Brackens' | 12"    |                                   |         |
| NO            | 47  | Nuttall Oak                 | Quercus nuttallii               | 3" cal |                                   |         |
| SM            | 33  | Southern Sugar Maple        | Acer floridanum                 | 3" cal |                                   |         |
| SRO           | 24  | Shumard Red Oak             | Quercus shumardii               | 3" cal |                                   |         |
| SHRUBS        | QTY | COMMON NAME                 | BOTANICAL NAME                  | SIZE   | REMARKS                           |         |
| CJ            | 14  | Camellia                    | Camellia japonica               | 5 gal  |                                   |         |
| EA            | 20  | Encore Azalea Autumn Belle  | Azalea x 'Rableo'               | 5 gal  |                                   |         |
| WB            | 44  | Winterberry Holly           | Ilex verticillata               | 3 gal  | Provide both male & female plants |         |
| GROUND COVERS | QTY | COMMON NAME                 | BOTANICAL NAME                  | CONT   | SPACING                           | REMARKS |
| BBL           | 184 | Big Blue Lilyturf           | Liriope muscari 'Big Blue'      | 1 qt   | 12" o.c.                          |         |
| PERENNIALS    | QTY | COMMON NAME                 | BOTANICAL NAME                  | CONT   | SPACING                           | REMARKS |
| HRD           | 122 | Happy Returns Daylily       | Hemerocallis x 'Happy Returns'  | 1 gal  | 18" o.c.                          |         |



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Email: arbor@arborengineering.com

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS  
RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS



REVISIONS

| NO. | DATE    | DESCRIPTION                              | BY  |
|-----|---------|--|-----|
| 1   | 1/26/22 | SUBMITTED TO LAURENS COUNTY FOR APPROVAL | AMA |
|     |         |  |     |
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LEGEND

COVEY CHASE

GREENVILLE SOUTH CAROLINA

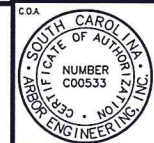
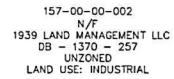
STREET TREE LANDSCAPE PLAN

|               |                   |                  |         |
|---------------|-------------------|------------------|---------|
| DRAWN         | WDP               | DATE             | 1/20/22 |
| DESIGN        | WDP               | HORIZONTAL SCALE | 1"=100' |
| APPROVED      | AMA               | VERTICAL SCALE   | N/A     |
| GRAPHIC SCALE | 100' 0' 100' 200' |                  |         |
| SCALE:        | 1"=100'           |                  |         |
| JOB NO.       | 21087             |                  |         |

DRAWING NO. **L-101** SHEET NO. **2 OF 7**



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### LEGEND

COVEY  
CHASE

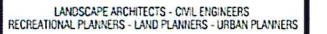
GREENVILLE SOUTH CAROLINA

|           |     |                   |         |
|-----------|-----|-------------------|---------|
| DRAWN:    | WDP | DATE:             | 1/20/22 |
| DESIGN:   | WDP | HORIZONTAL SCALE: | 1"=100' |
| APPROVED: | AMA | VERTICAL SCALE:   | N/A     |
|           |     |                   |         |

|             |  |          |  |
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| JOB NO      |  | 21087    |  |
| DRAWING NO. |  | SHEET NO |  |
| L-102       |  | 3 OF 7   |  |





[illegible]


### LEGEND

COVEY  
CHASE

GREENVILLE SOUTH CAROLINA

# STREET TREE LANDSCAPE PLAN

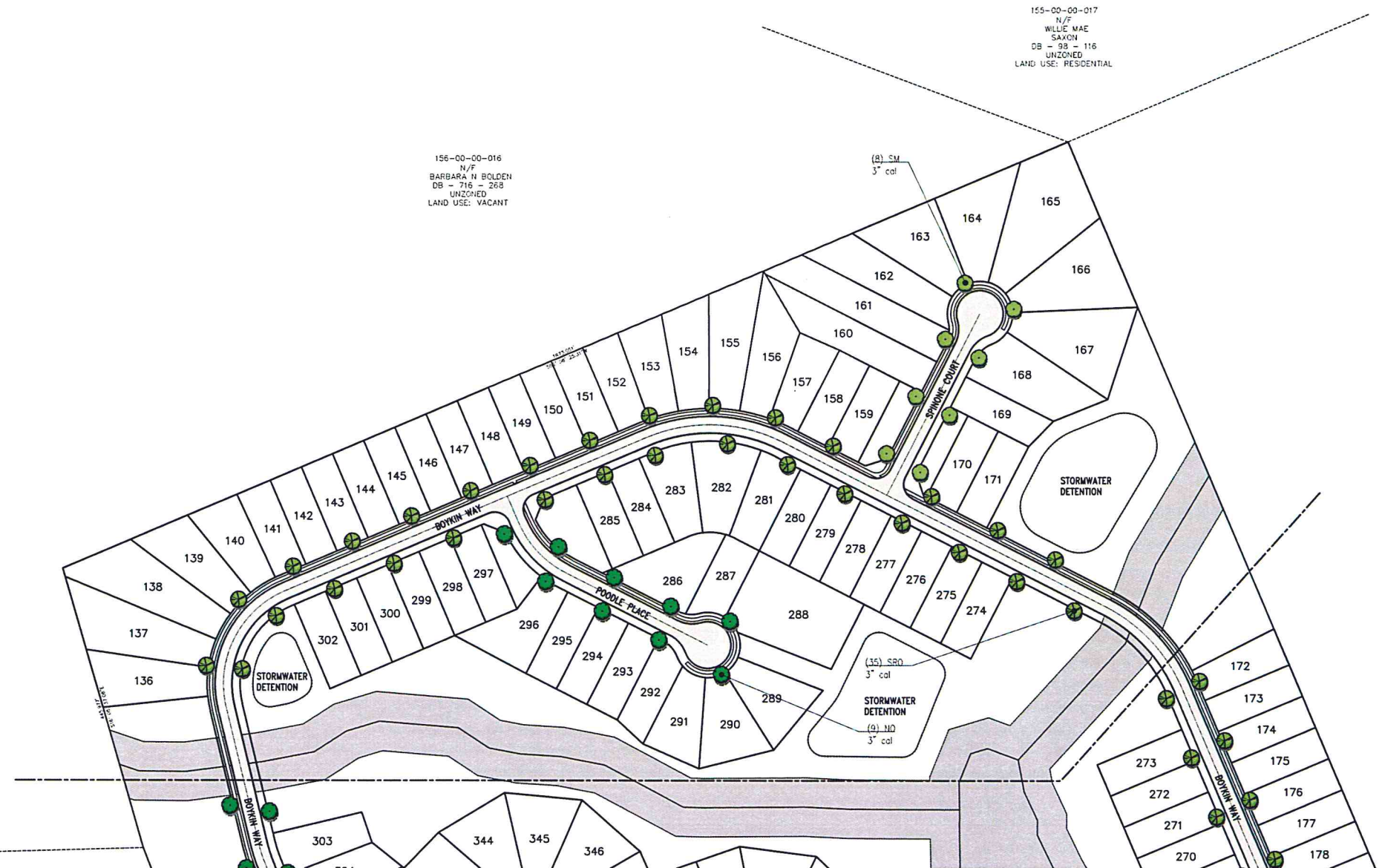
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| DRAWN:    | WDP | DATE:             | 1/20/22 |
| DESIGN:   | WDP | HORIZONTAL SCALE: | 1"=100' |
| APPROVED: | AMA | VERTICAL SCALE:   | N/A     |

GRAPHIC SCALE  
  
 SCALE: 1"=100'

JOB NO. 21087

L-103

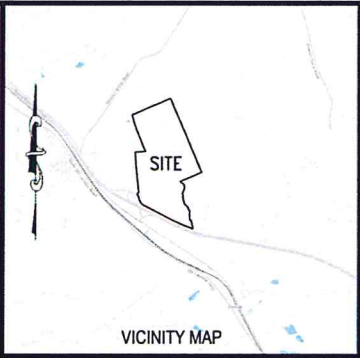
SHEET NO.  
4 OF 7



## PLANT SCHEDULE L-103

| <u>TREES</u> | <u>QTY</u> | <u>COMMON NAME</u>   | <u>BOTANICAL NAME</u> | <u>SIZE</u> | <u>REMARKS</u> |
|--------------|------------|----------------------|-----------------------|-------------|----------------|
| NO           | 9          | Nuttall Oak          | Quercus nuttallii     | 3" cal      |                |
| SM           | 8          | Southern Sugar Maple | Acer floridanum       | 3" cal      |                |
| SRO          | 35         | Shumard Red Oak      | Quercus shumardii     | 3" cal      |                |





### LEGEND

COVEY  
CHASE

GREENVILLE SOUTH CAROLINA

BRETON DRIVE  
ENTRANCE LANDSCAPE  
PLAN

|           |     |                   |         |
|-----------|-----|-------------------|---------|
| DRAWN:    | WDP | DATE:             | 1/20/21 |
| DESIGN:   | WDP | HORIZONTAL SCALE: | 1"=10'  |
| APPROVED: | AMA | VERTICAL SCALE:   | N/A     |

GRAPHIC SCALE

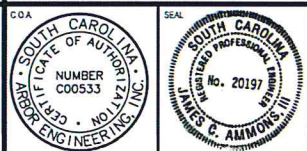
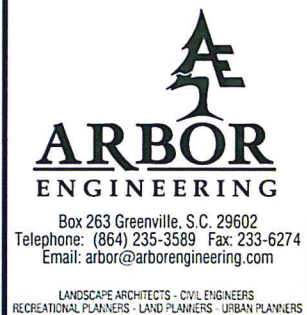
A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '10'', and '20'' at the beginning, middle, and end respectively.

JOB NO. 21087

|            |          |
|------------|----------|
| DRAWING NO | SHEET NO |
| L-104      | 5 OF 7   |

| <u>REFS</u>          | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>SIZE</u> | <u>REMARKS</u>                    |                |
|----------------------|------------|-----------------------------|---------------------------------|-------------|-----------------------------------|----------------|
| BSM                  | 8          | Bracken's Southern Magnolia | Magnolia grandiflora 'Brackens' | 12"         |                                   |                |
| <u>SHRUBS</u>        | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>SIZE</u> | <u>REMARKS</u>                    |                |
| CJ                   | 14         | Camellia                    | Camellia japonica               | 5 gal       |                                   |                |
| EA                   | 18         | Encore Azalea Autumn Belle  | Azalea x 'Robles'               | 5 gal       |                                   |                |
| WB                   | 31         | Winterberry Holly           | Ilex verticillata               | 3 gal       | Provide both male & female plants |                |
| <u>GROUND COVERS</u> | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>CONT</u> | <u>SPACING</u>                    | <u>REMARKS</u> |
| BBL                  | 138        | Big Blue Lilyturf           | Liriope muscari 'Big Blue'      | 1 qt        | 12" o.c.                          |                |
| <u>PERENNIALS</u>    | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>CONT</u> | <u>SPACING</u>                    | <u>REMARKS</u> |
| HRD                  | 122        | Happy Returns Daylily       | Hemerocallis x 'Happy Returns'  | 1 gal       | 18" o.c.                          |                |



[illegible]


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COVEY  
CHASE

GREENVILLE SOUTH CAROLINA

SPANIEL COURT  
ENTRANCE LANDSCAPE  
PLAN

|           |     |                   |         |
|-----------|-----|-------------------|---------|
| DRAWN:    | WDP | DATE:             | 1/20/22 |
| DESIGN:   | WDP | HORIZONTAL SCALE: | 1"=10'  |
| APPROVED: | AMA | VERTICAL SCALE:   | N/A     |

GRAPHIC SCALE  
  
 SCALE: 1"=10'

JOB NO.  
 21087

|                             |                            |
|-----------------------------|----------------------------|
| DRAWING NO.<br><b>L-105</b> | SHEET NO.<br><b>6 OF 7</b> |
|-----------------------------|----------------------------|

PLANT SCHEDULE SPANIEL COURT ENTRANCE

| <u>TREES</u>         | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>SIZE</u> | <u>REMARKS</u>                    |                |
|----------------------|------------|-----------------------------|---------------------------------|-------------|-----------------------------------|----------------|
| BSM                  | 10         | Bracken's Southern Magnolia | Magnolia grandiflora 'Brackens' | 12'         |                                   |                |
| NO                   | 12         | Nuttall Oak                 | Quercus nuttallii               | 3" cal      |                                   |                |
| <u>SHRUBS</u>        | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>SIZE</u> | <u>REMARKS</u>                    |                |
| CJ                   | 14         | Camellia                    | Camellia japonica               | 5 gal       |                                   |                |
| EA                   | 20         | Encore Azalea Autumn Belle  | Azalea x 'Robleo'               | 5 gal       |                                   |                |
| WB                   | 44         | Winterberry Holly           | Ilex verticillata               | 3 gal       | Provide both male & female plants |                |
| <u>GROUND COVERS</u> | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>CONT</u> | <u>SPACING</u>                    | <u>REMARKS</u> |
| BBL                  | 184        | Big Blue Lilyturf           | Liriope muscari 'Big Blue'      | 1 qt        | 12" o.c.                          |                |
| <u>PERENNIALS</u>    | <u>QTY</u> | <u>COMMON NAME</u>          | <u>BOTANICAL NAME</u>           | <u>CONT</u> | <u>SPACING</u>                    | <u>REMARKS</u> |
| HRD                  | 122        | Happy Returns Daylily       | Hemerocallis x 'Happy Returns'  | 1 gal       | 18" o.c.                          |                |



1. GUARANTEE— ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR. ALL WORK SHALL COMPLY WITH THE LOCAL WATER SYSTEM STANDARDS AND SPECIFICATIONS.
2. IRRIGATION PLAN— THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR DESIGNING THE SYSTEM TO MEET THE PERFORMANCE SPECIFICATIONS DESCRIBED BELOW. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS CONNECTED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM. LAWN AREAS SHALL BE WATERED SEPARATELY FROM SHRUB AREAS UNLESS APPROVED BY OWNER. WALKS AND BUILDINGS SHALL NOT BE SPRAYED BY SYSTEM. AN AS-BUILT DRAWING SHALL BE PROVIDED AT THE END OF THE PROJECT. THE SYSTEM SHALL PROVIDE A MINIMUM OF 1" WATER PER WEEK OVER THE LANDSCAPE.
3. SETTING OF METER— THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING TAP AND PROVIDING THE APPROPRIATE SIZE METER. ALL WORK IS TO BE COORDINATED WITH THE LOCAL WATER SYSTEM.
4. SETTING OF BACK FLOW PREVENTER— A NIBCO BRASS GATE MASTER CONTROL VALVE AND A WATTS DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED.
5. EXISTING PRESSURE— THE RESIDUAL PRESSURE SHALL BE DETERMINED BY THE IRRIGATION CONTRACTOR. THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR THE IRRIGATION SYSTEM; AND PRIOR TO STARTING ANY WORK, HE SHALL CHECK THE PRESSURE TO INSURE THAT A MINIMUM OF 55 PSI IS AVAILABLE AFTER THE BACK FLOW PREVENTER.
6. PIPING— ALL PIPE SHALL BE PR 200 SOLVENT WELD PVC PIPE EXCEPT FOR SCHEDULE 40 PIPE USED FOR RISERS AND THE MAIN SUPPLY LINE. THE PIPE SHALL BE BURIED A MINIMUM OF 12". THE IRRIGATION CONTRACTOR SHALL COORDINATE THE PLACEMENT OF PIPING WITH THE LANDSCAPING, PARTICULARLY CONCERNING TREES AND LARGE SHRUBBERY. THE CONTRACTOR SHALL NOT CUT ANY TREE ROOTS OVER 1" DIAMETER AND SHALL TAKE EXTRA CARE AROUND EXISTING TREES. ALL GATE VALVES ARE TO BE OF BRONZE CONSTRUCTION. SETTLEMENT OF TRENCHES SHALL BE CORRECTED BY THE IRRIGATION CONTRACTOR.
7. INSTALLATION OF HEADS— HEADS SHALL BE PROPERLY ALIGNED IN RELATIONSHIP TO THE BUILDING AND WALKS. THE RADIUS OF THE HEADS SHALL BE ADJUSTED AS NECESSARY. ALL HEADS OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER.
8. AUTOMATIC DRAIN VALVES— AUTOMATIC DRAIN VALVES SHALL BE INSTALLED AT ALL LOW POINTS.
9. FLEX RISERS— HEADS THAT ARE 3" OR LESS ABOVE GRADE WILL BE INSTALLED WITH KING BROTHERS FLEX RISER OR TORO FUNNY PIPE
10. CONTROLLER AND WIRE— THE CONTROLLER SHALL BE RECOMMENDED BY THE CONTRACTOR TO THE OWNER. ALL CONTROL WIRING SHALL BE A MINIMUM OF 14 GAUGE "UF" WIRE WITH PE INSULATION AS MANUFACTURED BY PACE ELECTRIC. THE CONTRACTOR SHALL MOUNT THE CONTROLLER AS DIRECTED BY THE OWNER. THE GENERAL CONTRACTOR SHALL SUPPLY 110V CURRENT TO THE CONTROLLER LOCATION AND A CONDUIT FOR CONTROL WIRE LEADING OUTSIDE.
11. AUTOMATIC VALVES— VALVES SHALL BE ELECTRIC 24 V.A.C. REMOTE CONTROL VALVES. THE CONTRACTOR SHALL PLACE ALL VALVES IN "AMTEK" 10"x16" BOXES 10-170-001 (COVER 10-173-134) OR IN ROUND 10" AMTEK BOXES. ALL ELECTRICAL CONNECTIONS SHALL BE COATED WITH 3M SCOTCHKOTE ELECTRICAL COATING OR EQUAL. BOXES ARE TO BE SET ON 3" GRAVEL FOR DRAINAGE.
12. SETTING A WATER SCHEDULE— THE CONTRACTOR SHALL TAPE A WATERING SCHEDULE AND A SCHEMATIC SITE PLAN SHOWING THE LOCATION OF EACH ZONE OF THE CONTROLLER. UNLESS APPROVED OTHERWISE BY THE LANDSCAPE ARCHITECT, THE SCHEDULE SHALL PROVIDE ONE (1) INCH OF WATER PER WEEK UNTIL PLANTING BECOMES ESTABLISHED.
13. PERIODIC VISITS— DURING THE FIRST WATERING SEASON, THE CONTRACTOR SHALL PERIODICALLY VISIT THE SITE TO INSURE THE SYSTEM IS OPERATING PROPERLY. DURING SUCH VISITS, TO ACCOMMODATE UNFORESEEN SHADY, MOIST, OR DRY AREAS, THE IRRIGATION CONTRACTOR WILL ADJUST NOZZLES AS NECESSARY AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER.
14. SLEEVES— THE GENERAL CONTRACTOR WILL INSTALL AND MARK SCHEDULE 40 PVC SLEEVES IN THE FIELD.
15. LOCATION OF UTILITIES— THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES WITHIN THE CONSTRUCTION AREA AS NECESSARY.
16. AN AS-BUILT IRRIGATION PLAN SHALL BE PROVIDED FOR OWNER.

1. LANDSCAPE CONTRACTOR SHALL PROVIDE THREE REFERENCES ON PROJECTS FIVE YEARS OLD OR OLDER. THE JOB SIZE SHOULD BE A MINIMUM OF \$100,000 (LANDSCAPE) AND \$50,000 (IRRIGATION).
2. ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.
3. LANDSCAPE CONTRACTOR SHALL FLAG OUT ALL TREE PLANTINGS AND SHRUB AREAS (TYPICAL LAYOUT WILL SUFFICE), AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. ALLOW FOR 2 DAYS NOTICE.
4. PLANTING SHALL BE PER DETAILS AND ARBOR LANDSCAPE SPECIFICATIONS. AT COMPLETION OF THE JOB, THE LANDSCAPE ARCHITECT WILL CHECK THE PLANTING PROCEDURE FOR ONE PLANT IN EACH BED. IF PLANTED IMPROPERLY ALL PLANTS IN BED WILL HAVE TO BE REPLANTED. THE SAME PROCESS WILL APPLY TO ALL TREES. SO PLEASE SUPERVISE ALL PLANTINGS CAREFULLY.
5. LANDSCAPE CONTRACTOR SHALL DEEP PLOW AND RAKE-OUT ALL HARD PAN AREAS TO A DEPTH OF 12" AND SOIL AMENDMENTS ADDED BEFORE DIGGING INDIVIDUAL HOLES. 4" TOPSOIL TO BE PROVIDED BY LANDSCAPE CONTRACTOR IN ALL SOD AND SEEDED AREAS. BREAK OUT AS A SEPARATE PRICE.
6. LANDSCAPE CONTRACTOR SHALL PROVIDE 1 YEAR MAINTENANCE (SEE SPECIFICATIONS) FOR ALL NEW PLANTINGS, SOD, AND SEEDED AREAS. ALL TREES WILL REQUIRE HAND WATERING IN ADDITION TO THE IRRIGATION SYSTEM.
7. MULCH - ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE GROUND HARDWOOD MULCH.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE THE WORK.
9. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
10. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. PLANT REPLACEMENT TO OCCUR ONLY ONCE.
11. PAYMENT DUE UPON SATISFACTORY COMPLETION OF THE WORK.
12. IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE LISTED IN PLANT LISTS. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN NORMAL NURSERY INDUSTRY PRICING RANGE.
13. THESE PLANT LISTS GIVE THE PLANT AND SIZE THE MOST DESIRED FOR THIS PROJECT. ALTERNATE PLANTS AND/OR SIZES WILL BE NEGOTIATED AFTER THE SUCCESSFUL BID IS TAKEN.
14. ALL PLANT MATERIAL WILL BE INSPECTED. PLANTS NOT CONFORMING PRECISELY TO PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED.
15. THE OWNER HAS THE OPTION TO DELECT ANY PART OF THE CONTRACT PRIOR TO THE SIGNING OF THE CONTRACT PLEASE LIST ALL ITEMS INDIVIDUALLY.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ARBOR ENGINEERING, INC. LANDSCAPE SPECIFICATIONS (02930). THE LANDSCAPE CONTRACTOR SHALL ADHERE TO THESE SPECS THROUGH OUT THE DURATION OF THE JOB. SPECIFICATIONS ARE AVAILABLE AT ARBOR ENGINEERING, INC. 10 WILLIAMS STREET, GREENVILLE SOUTH CAROLINA, 29601, TELEPHONE (864) 235-3589.
17. SOD AREAS TO BE BERMUDA.

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