

Drainage

One important consideration in evaluating this site is the flow of surface water from the front of the site to Rocky Creek along the rear boundary line. With development of this site it will be imperative to deal with surface drainage to ensure that no sediment drains into the stream. Engineering studies of the site propose the use of two drainage ponds to be constructed at the rear of the property. Because a large portion of the site will remain natural, resulting in less run-off, we will handle surface water through the most recognized drain system which consists of making use of the surface itself and limited use of trapping run-off water through drainage pipes so as not to disturb the integrity of the property.

A drainage plan accompanies this report which we will submit to the County Engineer for review and consultation.

Access and Internal Circulation

Access to the subject site is provided via Pelham Road. Pelham serves as an arterial road connecting the residential development on the east side of Greenville to downtown. Pelham Road was recently widened to four lanes from Old Spartanburg Road (E. North Street) to a point within 3/10 of a mile from the subject property.

Access to points of shopping and employment is considered good. Residents of Shadow Oak Commons would have easy access to major thoroughfares and to I-385 or I-85 via Pelham Road.

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