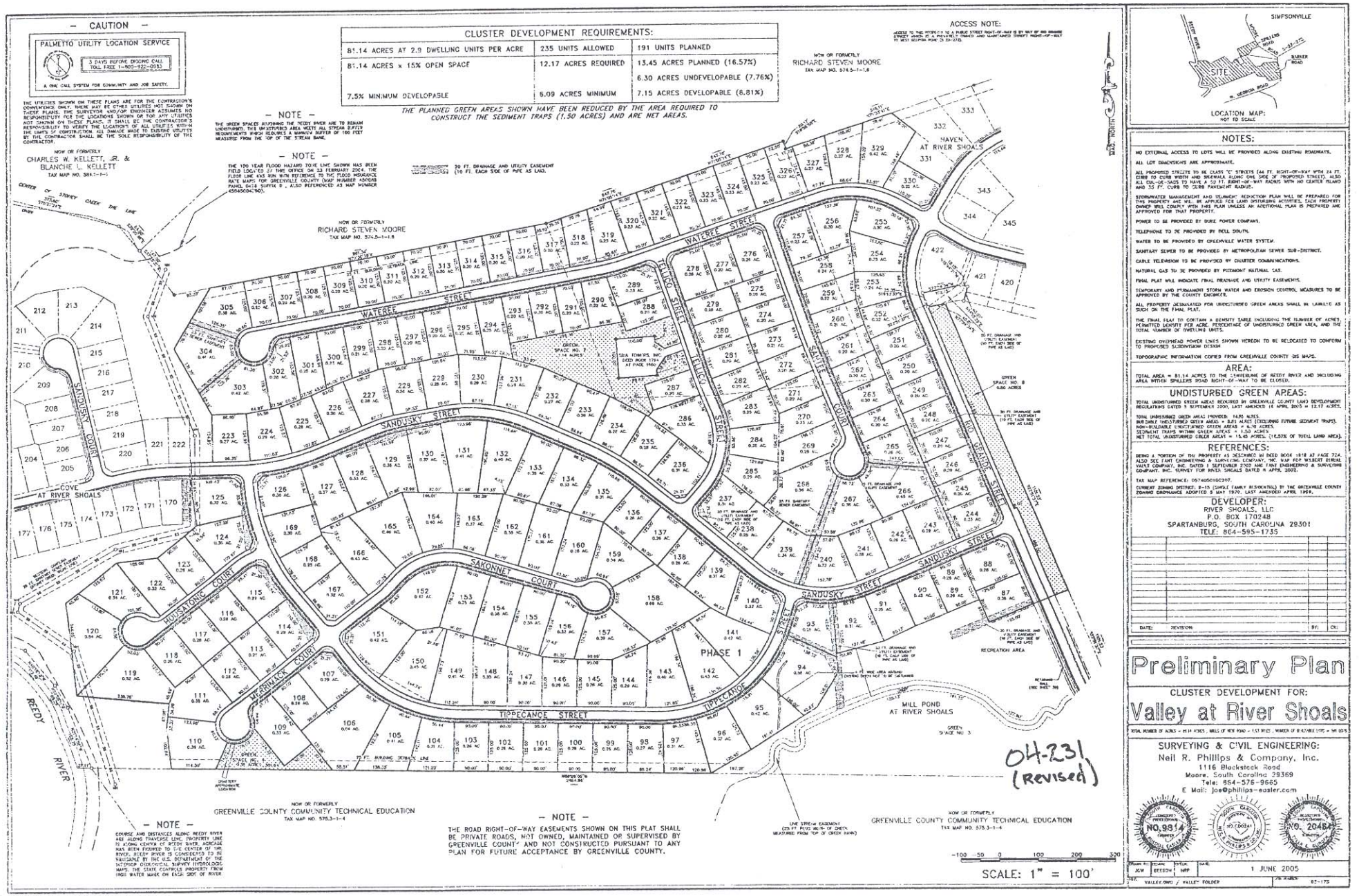

LOCATION MAP:
NOT TO SCALE

NOTES:

NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG EXISTING ROADWAYS.

ALL LOT DIMENSIONS ARE APPROXIMATE.

ALL PROPOSED STREETS TO BE CLASS 'C' STREETS (46 FT. RIGHT-OF-WAY WITH 24 FT. CURB TO CURB WIDTH AND SIDEWALK ALONG ONE SIDE OF PROPOSED STREET), ALSO ALL ON-SITE LOTS TO HAVE A 50 FT. RIGHT-OF-WAY RADIUS WITH NO CENTER ISLAND AND 35 FT. CURB TO CURB PAVEMENT RADIUS.

STORMWATER MANAGEMENT AND SEDIMENT REMOVAL PLAN WILL BE PREPARED FOR THIS PROPERTY AND WIL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN ADDITIONAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.

POWER TO BE PROVIDED BY DUKE POWER COMPANY.

TELEPHONE TO BE PROVIDED BY BELL SOUTH.

WATER TO BE PROVIDED BY GREENVILLE WATER SYSTEM.

SANITARY SEWER TO BE PROVIDED BY METROPOLITAN SEWER SUB-DISTRICT.

CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.

NATURAL GAS TO BE PROVIDED BY PIEDMONT NATURAL GAS.

FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.

TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY THE COUNTY ENGINEER.

ALL PROPERTY DESIGNATED FOR UNDISTURBED GREEN AREAS SHALL BE LIABLE AS SUCH ON THE FINAL PLAT.

THE FINAL PLAT TO CONTAIN A DENSITY TABLE INCLUDING THE NUMBER OF ACRES, PERMITTED DENSITY PER ACRE, PERCENTAGE OF UNDISTURBED GREEN AREA, AND THE TOTAL NUMBER OF DWELLING UNITS.

EXISTING OVERHEAD POWER LINES SHOWN HEREON TO BE RELOCATED TO CONFORM TO PROPOSED SUBDIVISION DESIGN

TOPOGRAPHIC INFORMATION COPIED FROM GREENVILLE COUNTY GIS MAPS.

AREA:

TOTAL AREA = 81.14 ACRES TO THE CENTERLINE OF REEDY RIVER AND INCLUDING AREA WITHIN SPEARS ROAD RIGHT-OF-WAY TO BE CLOSED.

UNDISTURBED GREEN AREAS:

TOTAL UNDISTURBED GREEN AREAS REQUIRED BY GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS DATED 5 SEPTEMBER 2000, LAST AMENDED 18 APRIL, 2003 = 12.17 ACRES.

TOTAL UNDISTURBED GREEN AREAS PROVIDED: 14.85 ACRES.
BUILDABLE UNDISTURBED GREEN AREAS = 8.21 ACRES (EXCLUDING FUTURE SEDIMENT TRAPS).
NON-BUILDABLE UNDISTURBED GREEN AREAS = 6.70 ACRES.
SEDIMENT TRAPS WITHIN GREEN AREAS = 1.50 ACRES.
NET TOTAL UNDISTURBED GREEN AREAS = 13.40 ACRES. (16.53% OF TOTAL LAND AREA).

REFERENCES:

BEING A PORTION OF THE PROPERTY AS DESCRIBED BY DEED BOOK 1818 AT PAGE 724. ALSO SEE FANT ENGINEERING & SURVEYING COMPANY, INC. MAP FOR WILBERT BURIAL VAULT COMPANY, INC. DATED 1 SEPTEMBER 2000 AND FANT ENGINEERING & SURVEYING COMPANY, INC. SURVEY FOR RIVER SHOALS DATED 11 APRIL, 2002.

TAX MAP REFERENCE: 0574405010C207.

CURRENT ZONING DISTRICT: R-15 (SINGLE FAMILY RESIDENTIAL) BY THE GREENVILLE COUNTY ZONING ORDINANCE ADOPTED 5 MAY 1970. LAST AMENDED APRIL 1998.

DEVELOPER:

RIVER SHOALS, LLC
P.O. BOX 170248
SPARTANBURG, SOUTH CAROLINA 29301
TELE: 864-595-1735

DATE:	REVISION:	BY:	CK:

Preliminary Plan

CLUSTER DEVELOPMENT FOR:

Valley at River Shoals

TOTAL NUMBER OF ACRES = 81.14 ACRES , MILES OF NEW ROAD = 1.53 MILES , NUMBER OF RESIDENTIAL LOTS = 191 LOTS

SURVEYING & CIVIL ENGINEERING:
Neil R. Phillips & Company, Inc.
1116 Blackstock Road
Moore, South Carolina 29369
Tele: 864-576-9665
E Mail: joe@phillips-easler.com

NO. 9314 — NO. 20484

DRAWN BY:	DESIGN:	CHECK:	DATE:
JCW	EEESON / NRP		1 JUNE 2005

DWG: VALLEY.DWG / VALLEY FOLDER — JOB NUMBER: 03-173

C:\DWGS\VALLEY.dwg, 6/1/2005 8:34:42 PM, JOE'S DESKJet5, JCW