

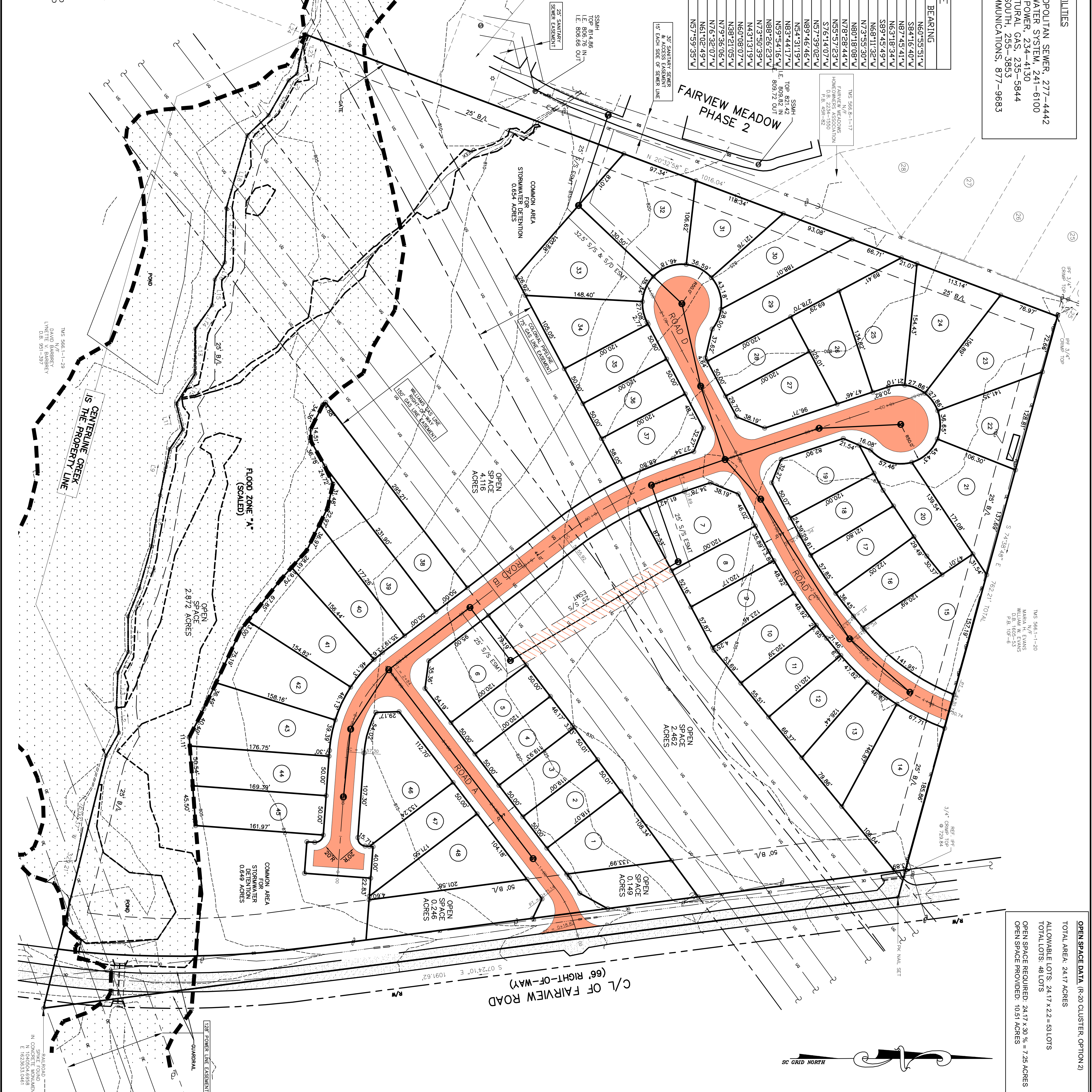
UTILITIES

SANITARY SEWER: METROPOLITAN SEWER, 2777-4442
 WATER: GREENVILLE WATER SYSTEM, 241-6100
 POWER: DUKE POWER, 234-4130
 GAS: Piedmont Natural Gas, 235-5844
 PHONE: BELLSOUTH, 235-3853
 CABLE: CHARTER COMMUNICATIONS, 877-9683

LINE	LENGTH	BEARING
L1	33.52	N60°55'51"W
L2	31.45	S82°16'40"W
L3	44.73	N87°45'14"W
L4	23.51	N63°18'34"W
L5	44.80	S89°43'57"W
L6	38.31	N68°11'32"W
L7	55.45	N73°53'30"W
L8	65.41	N80°18'08"W
L9	59.76	N78°28'44"W
L10	29.80	N55°57'23"W
L11	33.99	S76°14'07"W
L12	44.36	N57°39'02"W
L13	57.22	N89°46'46"W
L14	36.56	N54°31'19"W
L15	32.60	N83°44'17"W
L16	25.27	N59°54'16"W
L17	68.51	N89°26'23"W
L18	96.36	N73°50'59"W
L19	36.70	N43°13'19"W
L20	50.87	N60°08'07"W
L21	13.73	N38°21'05"W
L22	18.71	N79°36'06"W
L23	28.87	N76°32'07"W
L24	3.26	N61°02'49"W
L25 TIE	25.49	N57°59'35"W

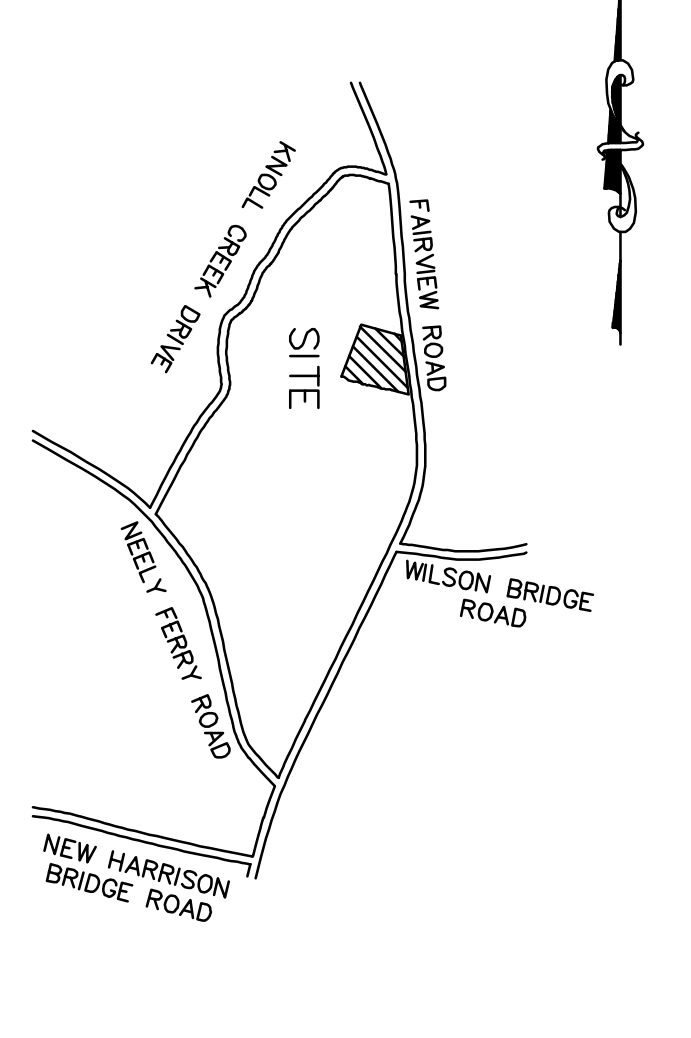
LOT #	AREA (sq. ft.)
1	8,795
2	5,926
3	5,973
4	5,999
5	6,000
6	9,189
7	9,351
8	6,111
9	6,478
10	6,507
11	6,286
12	6,968
13	8,343
14	14,734
15	14,053
16	6,922
17	6,385
18	6,164
19	7,999
20	10,835
21	9,089
22	12,555
23	10,486
24	10,739
25	7,530
26	7,474
27	5,999
28	11,836
29	8,742
30	8,073
31	14,084
32	12,210
33	8,348
34	5,999
35	5,999
36	7,430
37	14,084
38	9,286
39	9,080
40	10,290
41	10,442
42	11,065
43	8,653
44	8,285
45	12,026
46	7,476
47	9,390
48	9,390

- NOTES:
1. TAX MAP 566, 1-1-21 ZONING: R-20 CLUSTER
 2. EACH ROAD HAS A RW WIDTH OF 44'
 3. EACH CUL-DE-SAC HAS A RW RADIUS OF 50'
 4. ALL DETENTION, OPEN SPACE, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREAS, OPEN SPACE, OR COMMON AREAS.
 5. THERE IS A 50' BUILDING SETBACK FROM THE EXISTING ROAD RIGHTS-OF-WAY.
 6. THERE IS A 25' BUILDING SETBACK FROM THE EXTERIOR PROPERTY LINE.
 7. NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY COMMUNITY BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AND/OR BUFFER AREA WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY PLANNING COMMISSION OR ITS STAFF. FINAL MAINTENANCE AND THE REMOVAL OF DEAD OR FAULTY TREES ARE PERMITTED AND RECOMMENDED.
 8. THE REMOVAL OF TREES OR NATURAL VEGETATION IS PERMITTED IN THE DEVELOPED PHASES FOR THE PURPOSE OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS WITH THE WRITTEN PERMISSION OF THE PLANNING COMMISSION.
 9. OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.



OPEN SPACE DATA (R-20 CLUSTER, OPTION 2)

TOTAL AREA:	2417 ACRES
ALLOWABLE LOTS:	2417 x 2.2 = 531 LOTS
TOTAL LOTS:	48 LOTS
OPEN SPACE REQUIRED:	2417 x 30% = 725 ACRES
OPEN SPACE PROVIDED:	1037 ACRES



PRELIMINARY

IVY GLEN

ANDERS CONSTRUCTION
 GREENVILLE, S.C. 29601
 (864) 294-1000 FAX (864) 294-1059

FREELAND & ASSOCIATES, INC.
 GREENVILLE, S.C. 29609
 (864) 271-4924 FAX (864) 233-0315

OWNER: _____ SURVEYOR: _____

NO. OF ACRES: 2417

NO. OF LOTS: 48

MILES OF NEW ROAD: 0.41

DATE: 6-14-07

ZONING: R-20 CLUSTER

1 inch = 60 ft. (IN FEET)

58817-Pie