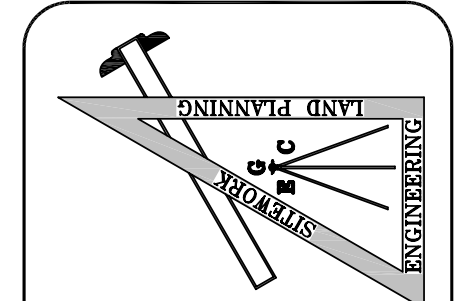
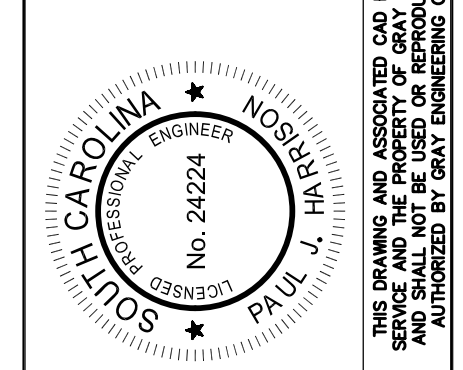
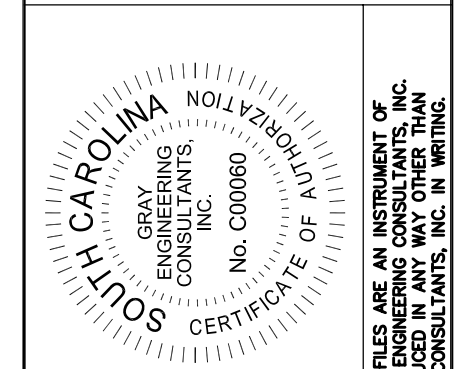


NO.	DATE	BY	REVISION
A	7/4/07	P.H.	REVISED W/ SCOTT COMMENTS AND RESUBMITTED PRELIM PLAT



GRAY ENGINEERING CONSULTANTS, INC.
engineering · site work · land planning
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 297-3027 · FAX: (864) 297-5187
 WWW.GRAYENGINEERING.COM



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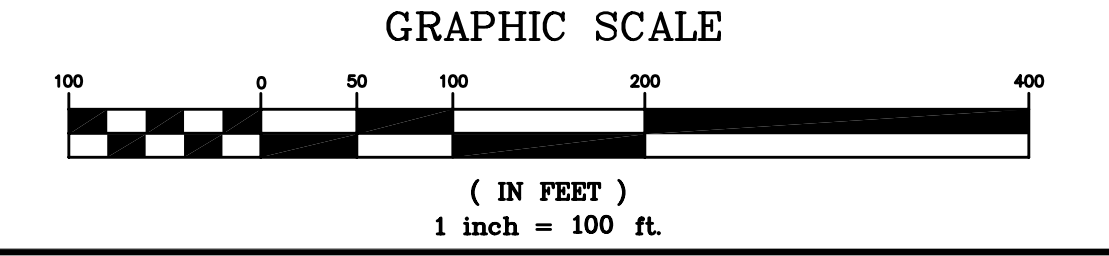
PRELIMINARY PLAT
SAVANNAH WALK SUBDIVISION
 LEE VAUGHN ROAD
 GREENVILLE COUNTY, SC

SAVANNAH WALK
 SUBDIVISION
 TYPE OF DEVELOPMENT: **R-15 CLUSTER**

OWNER
 JERRE CARNE
 808 LEE VAUGHN ROAD
 SIMPSONVILLE, SC 29681
 864-303-4313

ENGINEER
 GRAY ENGINEERING
 RODNEY GRAY, P.E.
 132 PILGRIM ROAD
 GREENVILLE, SC 29607
 864-297-3027

NO. OF ACRES: 31.58 MILES OF NEW ROAD: .68 MI.
 NO. OF LOTS: 85 TM# 05540102800 & P/O 0554040105000



GREENVILLE COUNTY GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS WILL HAVE A 44' R/W.
- THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
- A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN 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. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

SETBACKS:

- THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS
- THERE IS A 25' SETBACK ALONG ALL EXTERIOR PROPERTY LINES
- THERE IS A 50' SETBACK ALONG LEE VAUGHN ROAD

OPEN SPACE REQUIRED
 (31.58 AC x 0.15) = 4.74 AC
 50% OPEN SPACE MUST BE BUILDABLE
 BUILDABLE OPEN SPACE REQUIRED: **MIN: 2.37 AC**
 (THE REMAINDER CAN BE BUILDABLE OR NON-BUILDABLE)

OPEN SPACE PROVIDED
 BUILDABLE OPEN SPACE PROVIDED: **3.1 AC**
 NON-BUILDABLE OPEN SPACE PROVIDED: **2.00 AC**
 TOTAL OPEN SPACE PROVIDED: **5.1 AC**

- BUILDABLE OPEN SPACE
 - NON-BUILDABLE OPEN SPACE