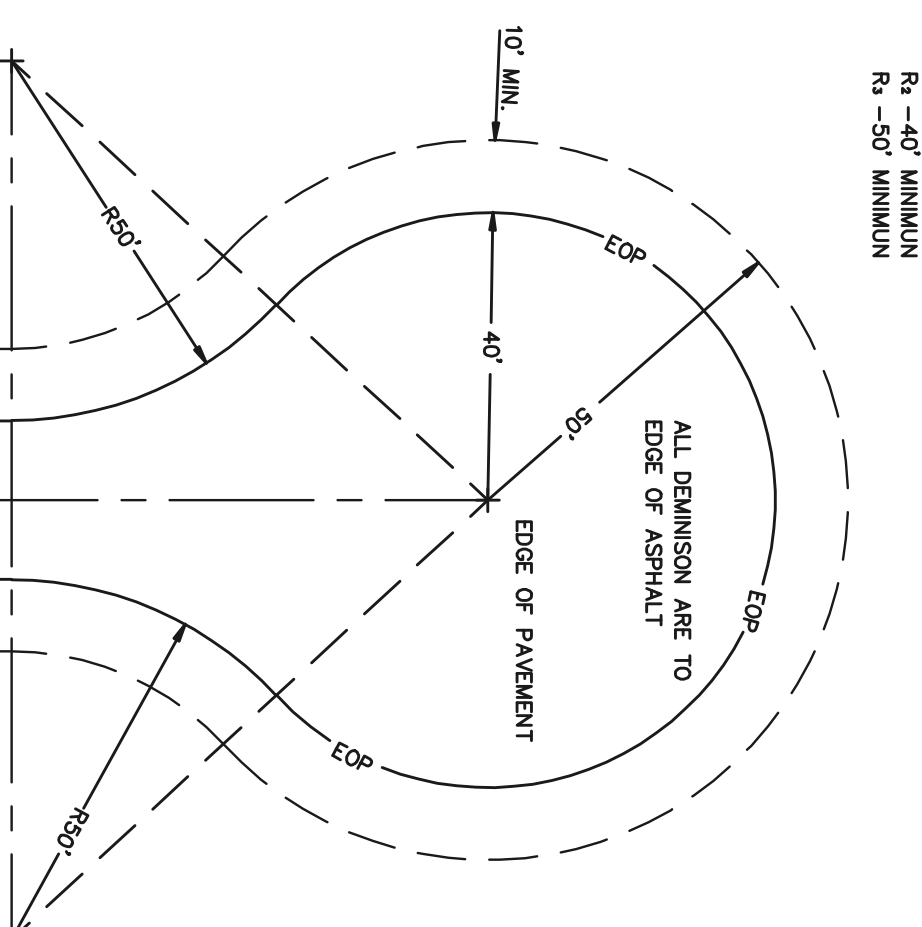
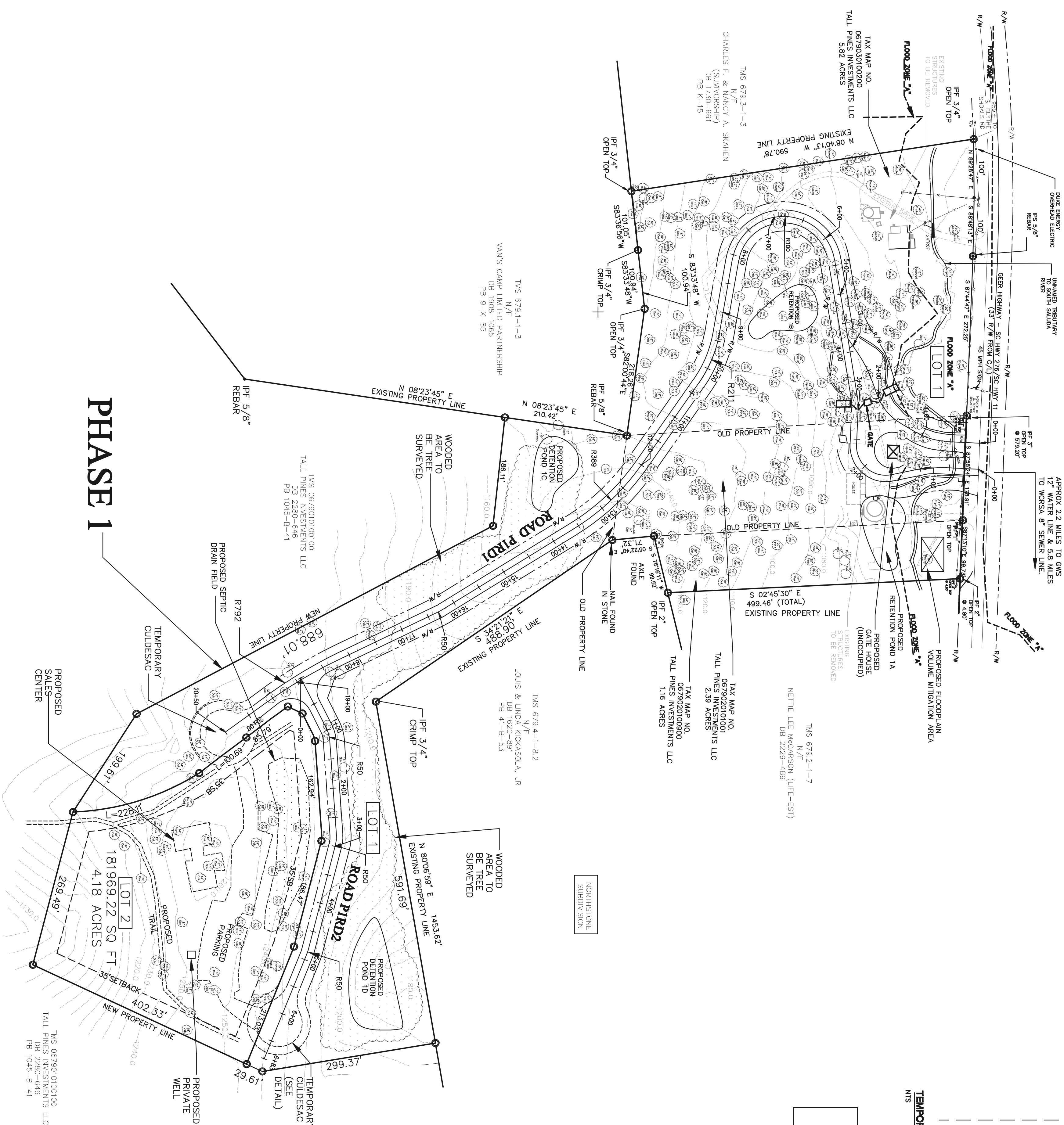


- LEGEND**
- Iron Pin, New
 - Iron Pin, Old
 - Power Pole
 - Bell South Manhole
 - Light Pole
 - Valve
 - Gas Meter
 - Nail and Bottle Cap
 - New Unless Otherwise Noted
 - Power Box
 - Telephone Pedestal
 - Bollard
 - Metal Gate Catch Basin
 - Storm Drain Manhole
 - Guy Wire
 - Station Mark
 - Bench Mark
 - Water Meter
 - Sanitary Sewer Line
 - Fence Line
 - Overhead Power
 - Gas Line
 - Water Line
 - Overhead Telephone
 - Underground Electricity
 - RR Tracks
 - Underground Telephone
 - Well
 - Tree (Various Types)
 - Spot Elevation
 - RIGHT OF WAY



LOT 1 - 15.61 ACRES
LOT 2 - 4.18 ACRES

- PLAT NOTES:**
1. BOUNDARY SURVEY PROVIDED BY W.R. WILLIAMS, JR. DATED 6-25-07.
 2. A BOUNDARIES MANAGEMENT PLAN AND STORM CONTROL PLAN WILL BE PREPARED FOR LAND DISTURBING ACTIVITIES. PROPERTY OWNER WILL COMPLY WITH THE PLAN. THE PLAN SHALL BE FILED WITH THE COUNTY RECORDS OFFICE.
 3. MASTERPIECE TO BE DESIGNED BY REGISTERED CIVIL ENGINEER SYSTEMS IN ACCORDANCE WITH DECC REQUIREMENTS.
 4. WATER SERVICE SHALL BE PROVIDED BY DUNE ENERGY. ELECTRICAL SERVICE SHALL BE PROVIDED BY DUNE ENERGY.
 5. THIS PROPERTY AND SURROUNDING LOTS ARE SUBJECT TO ALL EXISTING ZONING ORDINANCE REGULATIONS, SUBDIVISION RESERVATION RIGHTS AND RIGHTS OF WAY OF RECORD OR NOT OF RECORD, IF ANY. SETBACKS ARE 25' FRONT, 25' SIDE & 30' REAR.
 6. ALL ROADS ARE PRIVATE WITH 20 FOOT WIDE ASPHALT ROADWAY AND 10 FOOT WIDE SHOULDER.
 7. EACH PROPERTY OWNER IS PROVIDED ACCESS TO PUBLIC ROAD BY A PRIVATE ROAD OWNED AND MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION IN WHICH EACH OWNER HAS AN INTEREST. THE OWNER WILL MAINTAINANCE.
 8. THERE IS A 10 FOOT BRANCHED & UTILITIES EXISTENCE EACH SIDE OF UNDERGROUND AND OVERGROUND UTILITY CROSSINGS. THE OWNER SHALL MAINTAIN AND REPAIR THESE CROSSINGS.
 9. THERE IS A 20' EASEMENT (10' EACH SIDE OF CENTERLINE) ALONG ALL NATURAL AND ROADWAY STORMWATER DRAINAGE SYSTEMS.
 10. THIS PROPERTY IS SUBJECT TO ALL OF THE TERMS, PROVISIONS, CONDITIONS, RIGHTS, PRIVILEGES, RESTRICTIONS, OBLIGATIONS AND RESTRICTIONS AND RESTRICTIONS FOR COPPER LAKES AND AS MAY HEREAFTER BE MODIFIED OR AMENDED.
 11. THE AREA OF WATER QUALITY BUFFER IS TO REMAIN UNDISTURBED. CONDITIONS, RIGHTS, PRIVILEGES, RESTRICTIONS, OBLIGATIONS AND RESTRICTIONS FOR COPPER LAKES AND AS MAY HEREAFTER BE MODIFIED OR AMENDED.
 12. THERE IS A 45' BUFFER ON ALL CREEKS, CONSISTING OF A STREAM SIDE BUFFER ZONE AND A LAKE BUFFER ZONE AS DESCRIBED HEREIN.
 13. STREAM SIDE BUFFER ZONE - PERMITTED USES WITHIN THIS ZONE RESTORATION, COOPERATIVE STILITY AND ROAD CROSSINGS AND SELECT UNDERGROWN CLEANING BY HAND. (50' EACH SIDE OF CENTERLINE OF CREEK).
 14. LAKE BUFFER ZONE - ALL VESSEL SHALL HAVE A 100 FOOT NON-ENGINEERED AND NON-MANUFACTURED BOAT LIFT AND SHALL BE LAUNCHED AND RECOVERED BY HAND. (50' EACH SIDE OF CENTERLINE OF LAKE).
 15. THIS ZONE INCLUDES FLOOD CONTROL, STRUCTURES, STREAM BANK CROSSINGS AND SELECT UNDERGROWN CLEANING BY HAND.
 16. PROPERTY IS UNZONED.
 17. PHASE 1 CONSISTS OF 2 EXISTING PARCELS AND A PORTION OF A LARGER TRACTAL TO BE COMBINED INTO TWO LOTS AS SHOWN.
 18. LOT 1 IS SITUATED IN FEMA FLOOD ZONE A.
 19. TOPOGRAPHICAL, CONTIGUOUS & TREE SURVEY PROVIDED BY F&S SURVEYORS, ENGINEERS.
 20. THIS PROPERTY IS OUTSIDE THE CURRENT SERVICE BOUNDARIES OF ANY SPECIAL SEWER OR WATER DISTRICT.
 21. A GREENVILLE COUNTY BLOODPLAN EMPLOYMENT PERMIT WILL BE OBTAINED BY THE SUBDIVISION. THE EMPLOYMENT PERMIT WILL BE ASSIGNED BY THE SUBDIVISION TO THE PROPERTY OWNERS BY USING A BOTTOMLESS CULVERT AND WILL NOT IMPACT THE STREAM.

JUSTICE DESIGN STUDIO
420 E PARK AVENUE, SUITE 303
GREENVILLE, SC 29601
(PH) 864-282-7410

WILLIAM RENNINGER ASSOCIATES
108 WOODHAVEN DR.
GREENVILLE, SC 29606
(PH) 864-282-4887

LANDSCAPE ARCHITECT
F&S SURVEYORS, ENGINEERS, PLANNERS
211 SOCIETY STREET
ANDERSON, SC 29621
(PH) 864-293-0900

SURVEYOR
S&ME
1 MARCUS DRIVE, SUITE 301
GREENVILLE, SC 29615
(PH) 864-282-8887

GEOTECHNICAL
CALIBER ENGINEERING CONSULTANTS, LLC
P.O. BOX 27171
GREENVILLE, SC 29616
(PH) 864-244-0288
(FAX) 864-244-9576

CIVIL ENGINEER
OMNIBUS

PRELIMINARY PLAT
(SHEET 1 OF 1)

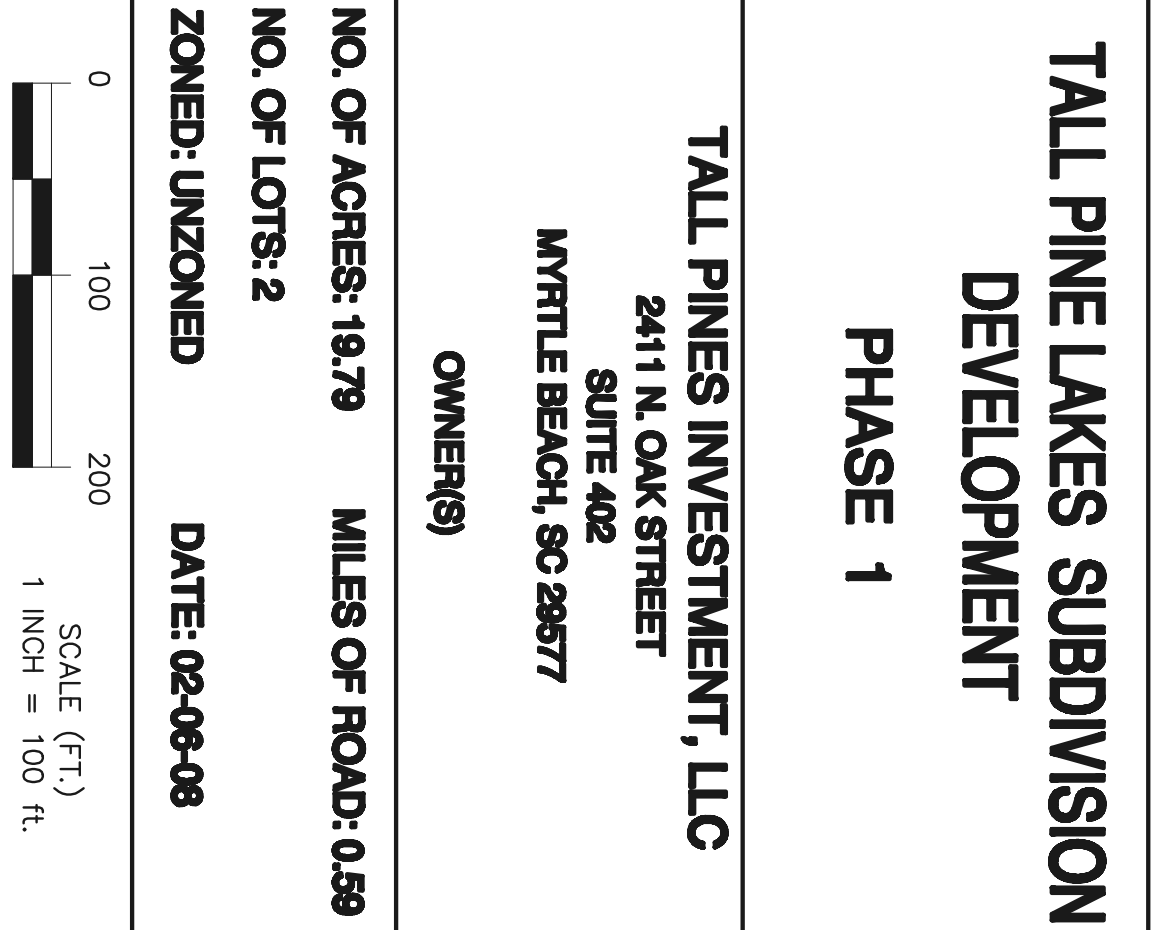
TALL PINE LAKES SUBDIVISION DEVELOPMENT
PHASE 1

TALL PINES INVESTMENT, LLC
2411 N. OAK STREET
SUITE 402
MYRTLE BEACH, SC 29577
OWNERS

NO. OF ACRES: 18.79 **MILES OF ROAD: 0.59**

NO. OF LOTS: 2

ZONED: UNZONED **DATE: 02-08-08**









FILE: TALLPINES/C3D/TP/PRODDWGS/PHASE1PRELUMPLAN.DWG


Legend

Estate Lots

	Phase 3	57
	Phase 4	91
	Phase 7	67
	Phase 8	84
	Phase 9	83
	Phase 10	54
Total Lots:		436

Cluster Housing Units:

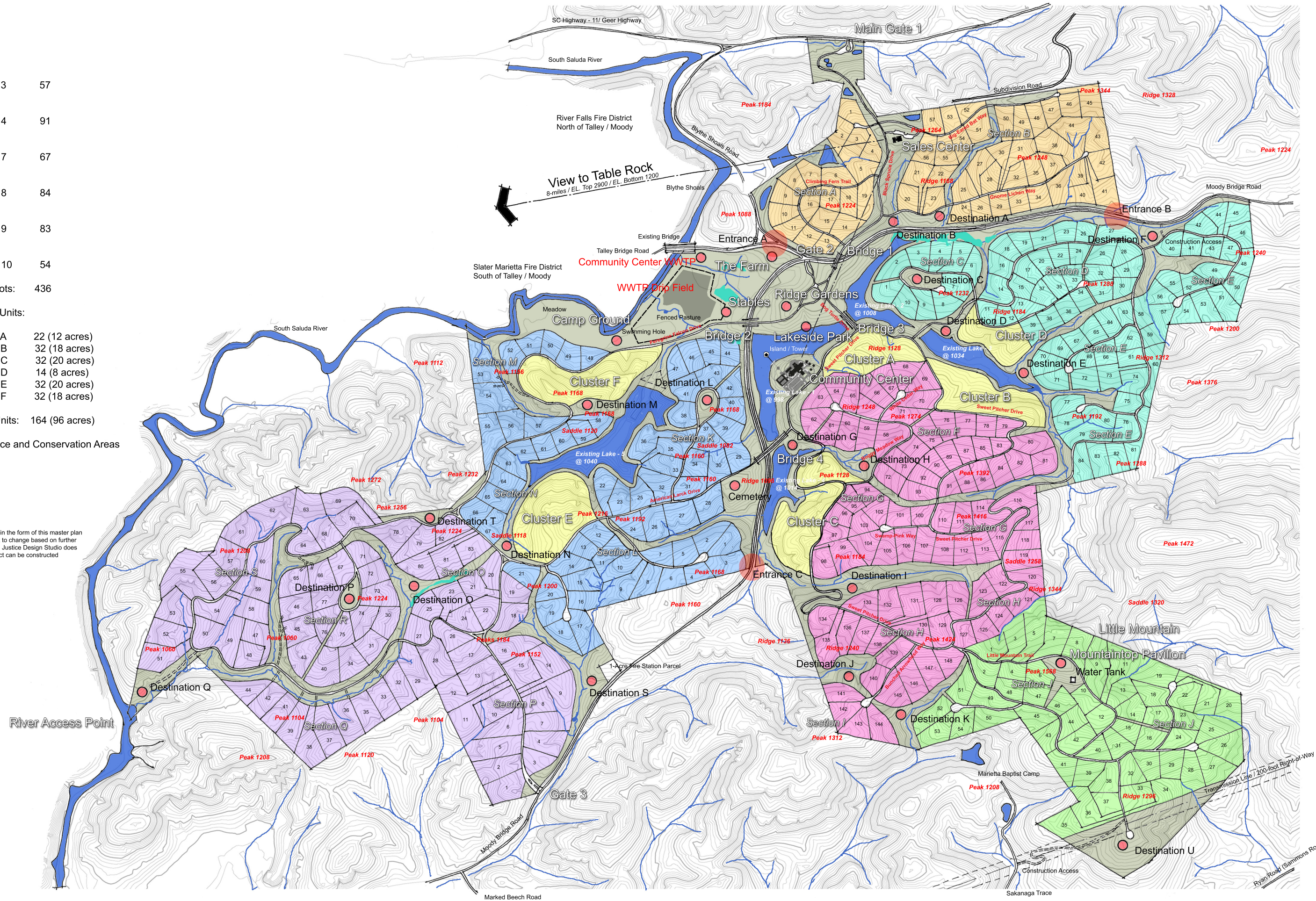
	Group A	22 (12 acres)
	Group B	32 (18 acres)
	Group C	32 (20 acres)
	Group D	14 (8 acres)
	Group E	32 (20 acres)
	Group F	32 (18 acres)
Total Units:		164 (96 acres)

 Greenspace and Conservation Areas

 Wetlands

Disclaimer

The information provided in the form of this master plan is preliminary and subject to change based on further survey and investigation. Justice Design Studio does not warrant that the project can be constructed as presented.



Master Plan

Tall Pine Lakes

0 600 1200 2400 FT

2007-002 February 6, 2008

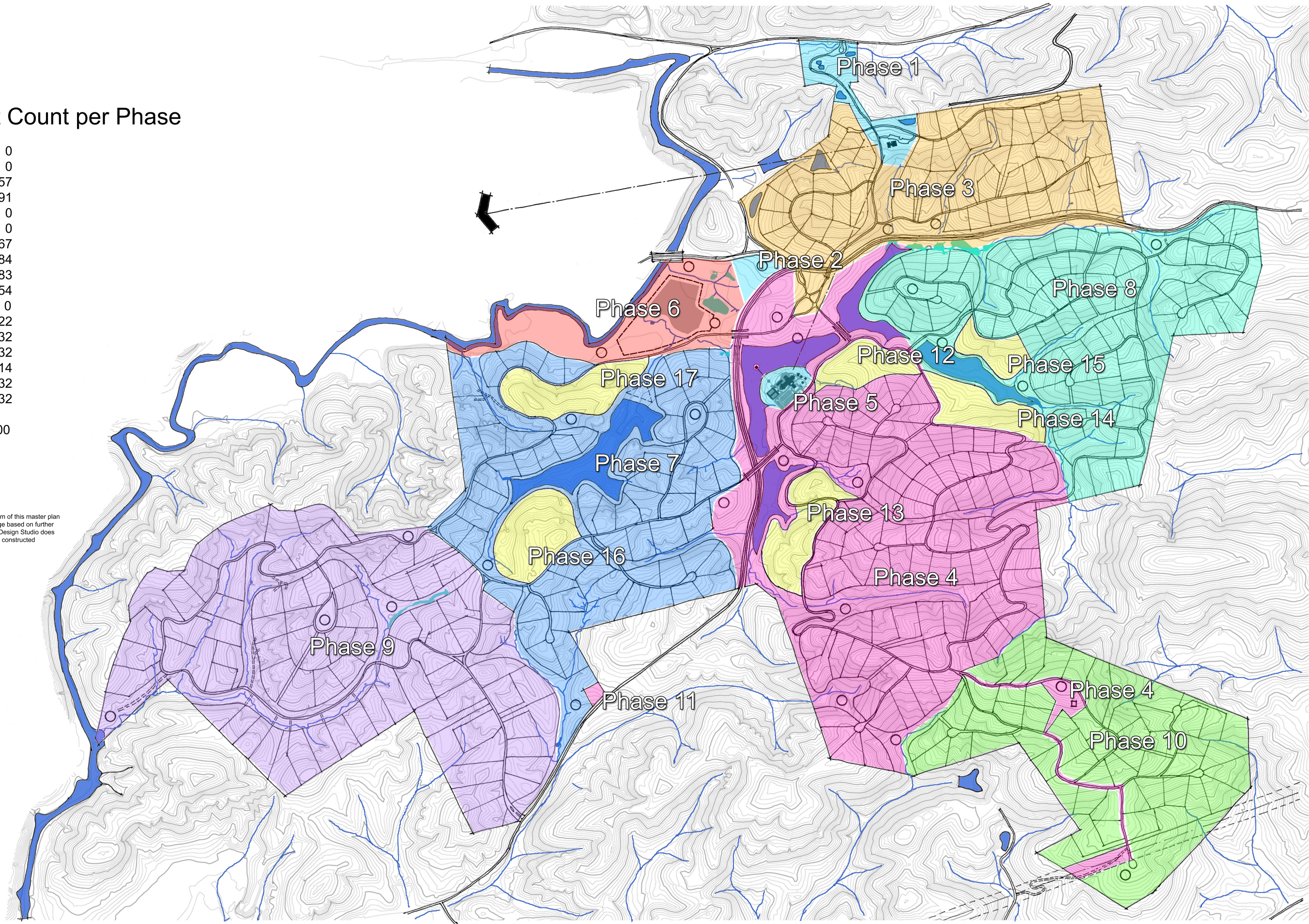
JUSTICE
DESIGN
STUDIO

ARCHITECTS/PLANNERS

Lot / Unit Count per Phase

Phase 1	0
Phase 2	0
Phase 3	57
Phase 4	91
Phase 5	0
Phase 6	0
Phase 7	67
Phase 8	84
Phase 9	83
Phase 10	54
Phase 11	0
Phase 12	22
Phase 13	32
Phase 14	32
Phase 15	14
Phase 16	32
Phase 17	32
Total:	600

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Construction Phase Plan

Tall Pine Lakes



2007-002 February 6, 2008

JUSTICE
DESIGN
STUDIO

ARCHITECTS/PLANNERS