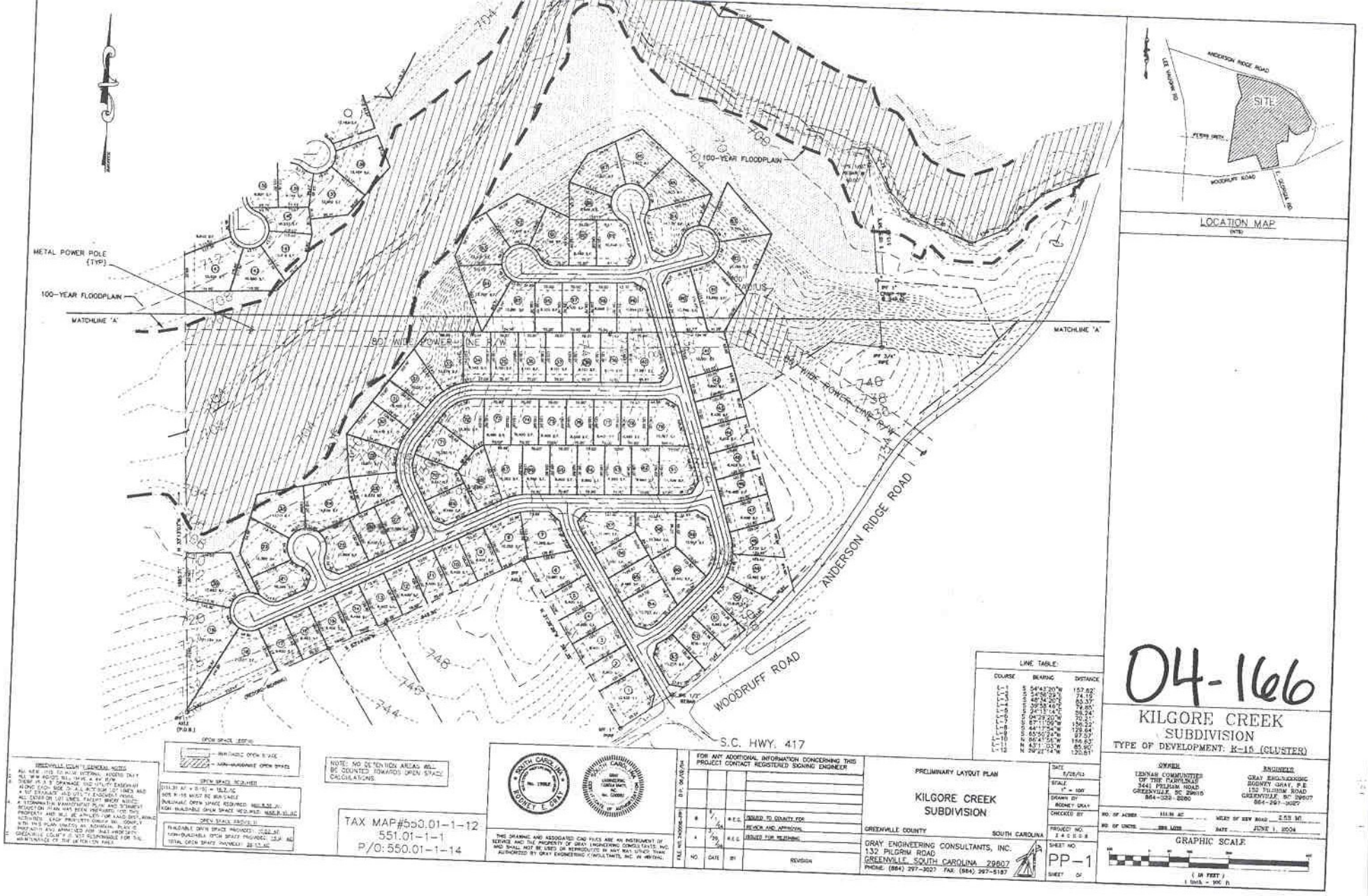

LOCATION MAP
(NTS)

LINE TABLE:

COURSE	BEARING	DISTANCE
L1	S44°43'20"W	157.82'
L2	S45°56'29"W	74.19'
L3	S48°34'39"W	60.37'
L4	S39°58'46"W	74.85'
L5	S41°31'47"W	58.24'
L6	S39°29'20"W	70.21'
L7	S37°11'09"W	150.24'
L8	S44°17'54"W	129.64'
L9	S55°20'24"W	97.51'
L10	S64°54'54"W	154.83'
L11	S51°01'03"W	65.90'
L12	S49°22'14"W	120.81'

04-166

KILGORE CREEK SUBDIVISION

TYPE OF DEVELOPMENT: R-15 (CLUSTER)

OPEN SPACE EXHIBIT

- INVENTORIC OPEN SPACE
- NON-INVENTORIC OPEN SPACE

GREENVILLE COUNTY GENERAL NOTES:
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY
2. ALL NEW ROADS WILL HAVE A 44' R/W
3. OWNER IS TO GRANT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND ALONG ANY SIDE OF ALL EXTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL LOTS ON LOT LINES. EASEMENT WIDTH ADJACENT TO ALL EXTERIOR ROADS.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE ADHERED TO FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN ALTERNATE PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

OPEN SPACE REQUIRED
(111.31 AC x 0.15) = 16.7 AC
SITE R-15 MUST BE MAINTAINED
BUILDABLE OPEN SPACE REQUIRED: MIN. 8.35 AC
NON-BUILDABLE OPEN SPACE MAY BE USED: MAX. 8.35 AC

OPEN SPACE PROVIDED
BUILDABLE OPEN SPACE PROVIDED: 17.62 AC
NON-BUILDABLE OPEN SPACE PROVIDED: 13.91 AC
TOTAL OPEN SPACE PROVIDED: 31.53 AC

NOTE: NO DETENTION AREAS WILL BE COUNTED TOWARDS OPEN SPACE CALCULATIONS.

TAX MAP#550.01-1-12
551.01-1-1
P/O: 550.01-1-14

RODNEY E. GRAY — No. 19908 — SOUTH CAROLINA

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NO	DATE	BY	REVISION
A	7/28/04	R.E.G.	ISSUED FOR REVIEW AND APPROVAL
B	8/24/04	R.E.G.	ISSUED TO COUNTY FOR

FILE NO: 2400SK.DWG
D.R.: 06/08/04

FOR ANY ADDITIONAL INFORMATION CONCERNING THIS PROJECT CONTACT REGISTERED SIGNING ENGINEER

PRELIMINARY LAYOUT PLAN

KILGORE CREEK SUBDIVISION

GREENVILLE COUNTY — SOUTH CAROLINA

GRAY ENGINEERING CONSULTANTS, INC.
132 PILGRIM ROAD
GREENVILLE, SOUTH CAROLINA 29607
PHONE: (864) 297-3027 FAX: (864) 297-5187

DATE: 6/28/04
SCALE: 1" = 100'
DRAWN BY: RODNEY GRAY
CHECKED BY: E.A.C.H.S.
PROJECT NO.: 2400SK
SHEET NO.: PP-1
SHEET OF

OWNER
TENNAN COMMUNITIES OF THE CAROLINAS
3441 PELHAM ROAD
GREENVILLE, SC 29615
864-288-2080

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

NO. OF ACRES: 111.31 AC — MILES OF NEW ROAD: 2.53 MI
NO. OF UNITS: 288 LOTS — DATE: JUNE 1, 2004

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft