LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 43°20'00" E	157.62'
L2	S 56°56'52" E	74.19'
L3	S 48°34'40" E	80.57'
L4	S 36°38'48" E	79.85'
L5	S 13°13'14" E	59.34'
L6	S 06°39'20" E	70.21'
L7	S 07°47'39" E	156.04'
L8	S 07°47'39" E	129.64'
L9	S 45°10'23" E	87.51'
L10	S 45°10'23" E	166.63'
L11	S 45°10'23" E	65.90'
L12	S 29°22'14" W	120.81'

LOCATION MAP
(NTS)

04-166

KILGORE CREEK SUBDIVISION

TYPE OF DEVELOPMENT: R-15 (CLUSTER)

OWNER
LENNAR COMMUNITIES
OF THE CAROLINAS
5441 PELHAM ROAD
GREENVILLE, SC 29615
864-322-3200

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

NO. OF ACRES 111.81 AC | MILES OF NEW ROAD 2.63 MI
NO. OF UNITS 288 LOTS | DATE JUNE 1, 2004

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

OPEN SPACE LEGEND

= OPEN SPACE

= NON-BUILDABLE OPEN SPACE

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

GREENVILLE COUNTY GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS TO HAVE A 44' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL R.O.W. OR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT WHERE NOT ALL EASEMENTS LIE ALONG EXISTING R/W'S.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENTATION 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 ADDITIONAL PLAN IS SUBMITTED AND APPROVED FOR THAT PROPERTY.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION SITE.

OPEN SPACE PROVIDED

TOTAL R.O.W. = 111.81 AC x 0.15 = 16.77 AC
50% R.O.W. MUST BE BUILDABLE
BUILDABLE OPEN SPACE REQUIRED: 16.77 / 2 = 8.39 AC
NON-BUILDABLE OPEN SPACE REQUIRED: MAX 8.39 AC

OPEN SPACE PROVIDED

BUILDABLE OPEN SPACE PROVIDED: 10.04 AC
NON-BUILDABLE OPEN SPACE PROVIDED: 13.31 AC
TOTAL OPEN SPACE PROVIDED: 23.35 AC

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

SOUTH CAROLINA REG. 23925 RODNEY E. GRAY

SOUTH CAROLINA GRAY ENGINEERING CONSULTANTS, INC. CERTIFICATE OF AUTHORIZATION

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FILE NO: 2400DR.JPG | D.P. 06/02/04

FOR ANY ADDITIONAL INFORMATION CONCERNING THIS PROJECT CONTACT REGISTERED SIGNING ENGINEER

NO.	DATE	BY	REVISION
B	5/21/04	R.E.G.	ISSUED TO COUNTY FOR REVIEW AND APPROVAL
A	5/28/04	R.E.G.	ISSUED FOR RECORDING

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) 297-5197

DATE 6/28/04
SCALE 1" = 100'
DRAWN BY RODNEY GRAY
CHECKED BY
PROJECT NO. 2400DR
SHEET NO. PP-2
SHEET OF