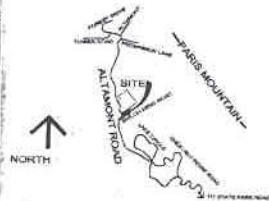


LOCATION MAP



LEGEND

- CMF CORRUGATED METAL PIPE
- FES FLARED END SECTION
- FOC FACE OF CURB
- ROC RADIUS OF CURB
- UGE UNDERGROUND ELECTRIC
- EDP EDGE OF PAVEMENT
- EL ELEVATION
- HCN REINFORCED CONCRETE PIPE
- G PROPERTY LINE
- S (NATURAL) GAS
- IE INVERT ELEVATION
- SS SANITARY SEWER
- WM WATER METER
- WV WATER VALVE
- WH WASHHOLE
- DA DIAPHRAGM
- PC POLY-VINYL CHLORIDE
- SD STORM DRAIN
- PH FIRE HYDRANT
- UP LIGHT POLE
- RF ROOF DRAIN
- FT FENCE
- OE OVERHEAD ELECTRIC
- W POTABLE WATER
- FP FIRE PROTECTION CENTERLINE
- CI CURB INLET
- IE JUNCTION BOX
- TEM TEMPORARY BENCHMARK
- RP RISK PIPE FOUND
- OW RIGHT-OF-WAY
- OE OVERHEAD ELECTRIC

- NO SIGN
- HOPE STORM DRAIN STRUCTURE
- FOC HIGH DENSITY POLYETHYLENE
- OP POWER POLE
- FF FINISH FLOOR
- R RADIIUS
- CONC CONCRETE
- NORTH NORTHING
- E EASTING
- DI GRATED DRAIN INLET
- SSMH SANITARY SEWER MANHOLE
- DWG DRAWING
- CTB CONCRETE TRUSS BLOCK
- DS DOWNSPOUT
- ADP ASPHALT CONCRETE PAVEMENT
- PP POWER POLE
- PH FIRE HYDRANT
- WH WASHHOLE
- LD LIGHT DUTY
- HEAVY DUTY
- FOC FACE OF CURB
- OP OVERHEAD ELECTRIC
- W POTABLE WATER
- FP FIRE PROTECTION CENTERLINE
- CI CURB INLET
- IE JUNCTION BOX
- TEM TEMPORARY BENCHMARK
- RP RISK PIPE FOUND
- OW RIGHT-OF-WAY
- OE OVERHEAD ELECTRIC

DENSITY REQUIREMENT (FSD-120)
 THE OWNER HAS PURCHASED THIS FOR THIS SITE TO INCREASE THE DENSITY UNITS FROM 1 TO 2 TO 1.75 UNITS PER ACRE. THEREFORE, 2.1 ACRES x 1.75 = 3.675 UNITS, ROUNDING UP TO 13 DENSITY UNITS.

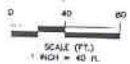
SETBACK REQUIREMENTS

SIDE YARD = 7.5 FEET
 REAR YARD = NO REQUIREMENT
 FRONT YARD = 20 BUILDING SETBACK

NOTES

1. T&E MAP: 42-1-1-2
2. PRESENTLY ZONED: ESD-PW
3. TOTAL NET ACRES = 2.21 ACRES. DEVELOPER IS AERIS HOE LLC - ERIC KAUFMANN, MANAGER.
4. SUBDIVISION CONTAINS 13 LOTS. PROPOSED ROADS SHOWN ARE PRIVATE.
5. BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION FOR TRACT 2 PRODUCED BY W.R. WELLES JR. ENGR/SURVEYOR, INC. DATED DECEMBER 10, 2003.
6. ALL LOT DIMENSIONS ARE APPROXIMATE.
7. MONTCLAVE, CT IS DESIGNED AS A CLASS B ROAD. POINT OF BEGINNING IS 40' AND PAVEMENT WIDTH IS 30'. ISLAND OF 20' RADIUS AND A 5' X 5' RADIUS OF 40'.
8. ALL LOTS SHALL HAVE A 30' PAVEMENT RADIUS WITH A CENTER ISLAND OF 20' RADIUS AND A 5' X 5' RADIUS OF 40'.
9. SANITARY SEWER TO BE HANDLED BY BIOMATERIAL SEPTIC SYSTEM. LAND DISTURBANCE DURING INSTALLATION SHALL BE MINIMIZED. SEPTIC DRAIN FIELD SURFACE SHALL BE STABILIZED IMMEDIATELY AFTER INSPECTION WITH EXISTING GROUND COVER / MULCH MATERIAL.
10. POWER PROVIDED BY DUNE POWER.
11. TELEPHONE PROVIDED BY BELL SOUTH.
12. WATER PROVIDED BY GREENVILLE WATER SYSTEM.
13. CABLE TELEVISION PROVIDED BY CHARTER COMMUNICATION.
14. A STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PLAN WILL BE PREPARED FOR THIS DEVELOPMENT AND APPLICATION MADE FOR LAND DISTURBING ACTIVITIES.
15. FINAL PLAT WILL SHOW FINAL DRAINAGE AND UTILITY EXISTENCES.
16. TEMPORARY AND PERMANENT STORMWATER AND EROSION CONTROL MEASURES TO BE APPROVED BY GREENVILLE COUNTY.

17. THIS PROJECT IS A LOW-IMPACT DEVELOPMENT. THERE WILL BE NO MASS GRADING, MASSIVE TREE REMOVAL, AND RE-USE OF EXISTING GROUND COVER/MULCH MATERIAL.
18. NO CONCENTRATED RUNOFF ALLOWED. MAINTAIN SHEET FLOK.
19. ROOF DRAINAGE FOR LOTS #2-9 WILL BE COLLECTED IN A SUMP-PUMP STATION AND CONVEYED VIA FORCE MAIN TO GRADY STORM DRAIN COLLECTION SYSTEM IN MONTCLAVE, CT.
20. POST-DEVELOPED PLAN STORMWATER DISCHARGE WILL BE LIMITED TO PRE-DEVELOPED PEAK DISCHARGE VIA CONTRACTANCE OF RUNOFF TO EXISTING SECTION POND 1 (SEE SHEET PP-1).
21. THIS SITE IS WITHIN THE PIEDMONT-PARK FIRE DISTRICT.
22. SITE ACCESS SHALL BE VIA KEEP WAY. NO ACCESS PROVIDED FROM SHILOH BEND ROAD.



LOT #	AREA	TOTAL AREA	LINE LENGTH	BEARING
LOT # 1	0.43 AC	0.43 AC	13	1.90
LOT # 2	0.30 AC	0.31 AC	14	32.97
LOT # 3	0.34 AC	0.47 AC	14	12.49
LOT # 4	0.35 AC	1.81 AC	14	19.79
LOT # 5	0.25 AC	1.81 AC	15	10.44
LOT # 6	0.42 AC	2.88 AC	16	8.74
LOT # 7	0.33 AC	1.74 AC	16	1.75
LOT # 8	0.45 AC	2.81 AC	16	26.31
LOT # 9	0.46 AC	1.79 AC	16	25.15
LOT # 10	0.25 AC	1.50 AC	110	15.88
LOT # 11	0.43 AC	2.32 AC	111	82.53
LOT # 12	0.45 AC	2.75 AC	113	31.27
LOT # 13	0.54 AC	2.69 AC	113	21.90
COMMON	3.41 AC	6.74 AC	114	40.00
RD #2/W	0.61 AC	7.91 AC	115	18.86
			116	36.24
			117	19.89
			118	54.92
			120	7.97
			121	26.87

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	04-16-07	DAK	INITIAL TO PLANNING DEPARTMENT
2			
3			

FOR ALL PERMITS: GREENVILLE COUNTY PLANNING DEPARTMENT, GREENVILLE, SOUTH CAROLINA

CHALLENGER
COMMERCIAL ENGINEERS

PREPARED FOR: AERIS L.L.C. GREENVILLE, SOUTH CAROLINA

MONTCLAVE SUBDIVISION
PARIS MOUNTAIN
GREENVILLE, SOUTH CAROLINA
PRELIMINARY DEVELOPMENT PLAN

04-167

PP-2