



LOCATION MAP (NOT TO SCALE)

CLUSTER DEVELOPMENT DENSITY TABLE

CURRENT ZONING & PERMITTED DENSITY: R-19, 4.4 units/acre
GROSS ACREAGE: 9.098 acres

MAXIMUM LOTS ALLOWED: 40
TOTAL LOTS PROVIDED: 32

OPEN SPACE REQUIRED (15%): 1.36 acres
OPEN SPACE PROVIDED: 1.50 acres

OPEN SPACE BREAKDOWN:
RECREATIONAL LAND: 1.25 acres
UNDEVELOPABLE LAND: 0.25 acres
(Prop. ac. = 1.50)

- NOTES:
- 1) TAX MAP # 72-4-1.2, 1.5, 6.4 & 73-1-1 & 1.1.
 - 2) THIS PLAN HAS BEEN PREPARED TO MEET CLUSTER DEVELOPMENT CRITERIA.
 - 3) AS A MINIMUM, 5' GRASSY AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR ROAD PROPERTY LINES; 15' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
 - 4) STORMWATER MANAGEMENT & SEDIMENT PREVENTION PLAN SHALL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND-USE/PLANNING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - 5) PROPERTY IS ZONED R-19.
 - 6) ALL SUBDIVISION TRAFFIC TO BE DIRECTED INTERNALLY.
 - 7) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD HAZARD AREA PER FEMA FLOOD ELEVANCE RATE MAP NUMBER 15045C024D EFFECTIVE DATE 10/26/09, 2, 2004.
 - 8) SEWER SERVICE PROVIDED BY TAYLORS SEWER DISTRICT.
 - 9) WATER SERVICE PROVIDED BY GREENVILLE WATER SYSTEM.
 - 10) PROPOSED ROADS HAVE A "RIGHT-OF-WAY" WIDTH OF 40'. PROPOSED CURB-TO-CURB HAVE A "RIGHT-OF-WAY" RADIUS OF 50'.
 - 11) EXISTING ROAD (THOMPSON SMITH TRAIL) TO BE ABANDONED.

04-254
PRELIMINARY

PORTA ROSA

ENGINEER/SURVEYOR
SDI SITE DESIGN, INC.
800 E. WASHINGTON ST., SUITE B
GREENVILLE, SC 29601
(864) 271-0456
www.sitesign-inc.com

OWNER
CLIFTON LAND & TIMBER
12 LAKONA AVENUE
GREENVILLE, SC 29601
(864) 241-8132

NO. OF ACRES: 9.098 MILES OF NEW ROAD: 0.21
NO. OF LOTS: 32 DATE: DECEMBER 1, 2004
CURRENT ZONING: R-19
SCALE: 1" = 40'
40' 20' 0' 40' 80'

AREA TABLE

NO.	DESCRIPTION	ACRES
1	LOT 1	0.125
2	LOT 2	0.125
3	LOT 3	0.125
4	LOT 4	0.125
5	LOT 5	0.125
6	LOT 6	0.125
7	LOT 7	0.125
8	LOT 8	0.125
9	LOT 9	0.125
10	LOT 10	0.125
11	LOT 11	0.125
12	LOT 12	0.125
13	LOT 13	0.125
14	LOT 14	0.125
15	LOT 15	0.125
16	LOT 16	0.125
17	LOT 17	0.125
18	LOT 18	0.125
19	LOT 19	0.125
20	LOT 20	0.125
21	LOT 21	0.125
22	LOT 22	0.125
23	LOT 23	0.125
24	LOT 24	0.125
25	LOT 25	0.125
26	LOT 26	0.125
27	LOT 27	0.125
28	LOT 28	0.125
29	LOT 29	0.125
30	LOT 30	0.125
31	LOT 31	0.125
32	LOT 32	0.125
TOTAL		9.098