

C/L CREEK IS THE PROPERTY LINE



ZONE "A" PER GREENVILLE COUNTY
FIRM COMMUNITY PANEL NO. 45045004810
EFFECTIVE DATE: DECEMBER 2, 2004
100-YEAR FLOODPLAIN ELEVATIONS DETERMINED BY FREELAND & ASSOCIATES, INC.

TMS# 57418-1-102
 FRM SEC. 1454-527
 P.B. 21-2-2

OPEN SPACE DATA (R-15 CLUSTER)
 TOTAL AREA: 24.52 ACRES
 ALLOWABLE LOTS: 24.52 x 2.9 = 71
 TOTAL LOTS: 68 LOTS
 OPEN SPACE REQUIRED: 24.52 x 15% = 3.68 ACRES
 OPEN SPACE PROVIDED: 4.66 ACRES
 DEVELOPABLE OPEN SPACE RECD.: 3.68 x 50% = 1.84 ACRES
 DEVELOPABLE OPEN SPACE PROVIDED: 1.83 ACRES

UTILITIES

SANITARY SEWER: METROPOLITAN SEWER, 277-4442
 WATER: GREENVILLE WATER SYSTEM, 241-6100
 POWER: DUKE POWER, 234-4130
 GAS: PIEDMONT NATURAL GAS, 235-5844
 PHONE: BELLSOUTH, 255-3853
 CABLE: CHARTER COMMUNICATIONS, 877-9683

- NOTES:**
1. TAX MAP 5741-1-8 & 2. ZONING: R-15 CLUSTER
 2. EACH ROAD HAS A R/W WIDTH OF 44'.
 3. EACH CUL-DE-SAC HAS A R/W RADIUS OF 50'.
 4. ALL DETENTION, OPEN SPACE, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 5. NO VEHICULAR ACCESS FROM STANDING SPRINGS ROAD TO LOTS 1, 68 TO 88. ALL ACCESS TO BE INTERNAL.
 6. THERE IS A 25' BUILDING SETBACK FROM THE EXISTING ROAD RIGHTS-OF-WAY.
 7. THERE IS A 25' BUILDING SETBACK FROM THE EXISTING PROPERTY LINE.
 8. NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADJACENT COMMUNITY VEGETATION FROM THE OPEN SPACE AND/OR BUFFER AREAS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY PLANNING COMMISSION OR ITS STAFF.
 9. THE REMOVAL OF TREES OR NATURAL VEGETATION IS PERMITTED IN THE DEVELOPED DRAINAGEWAYS WITH THE WRITTEN PERMISSION OF THE PLANNING COMMISSION.
 10. OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.

LINE TABLE

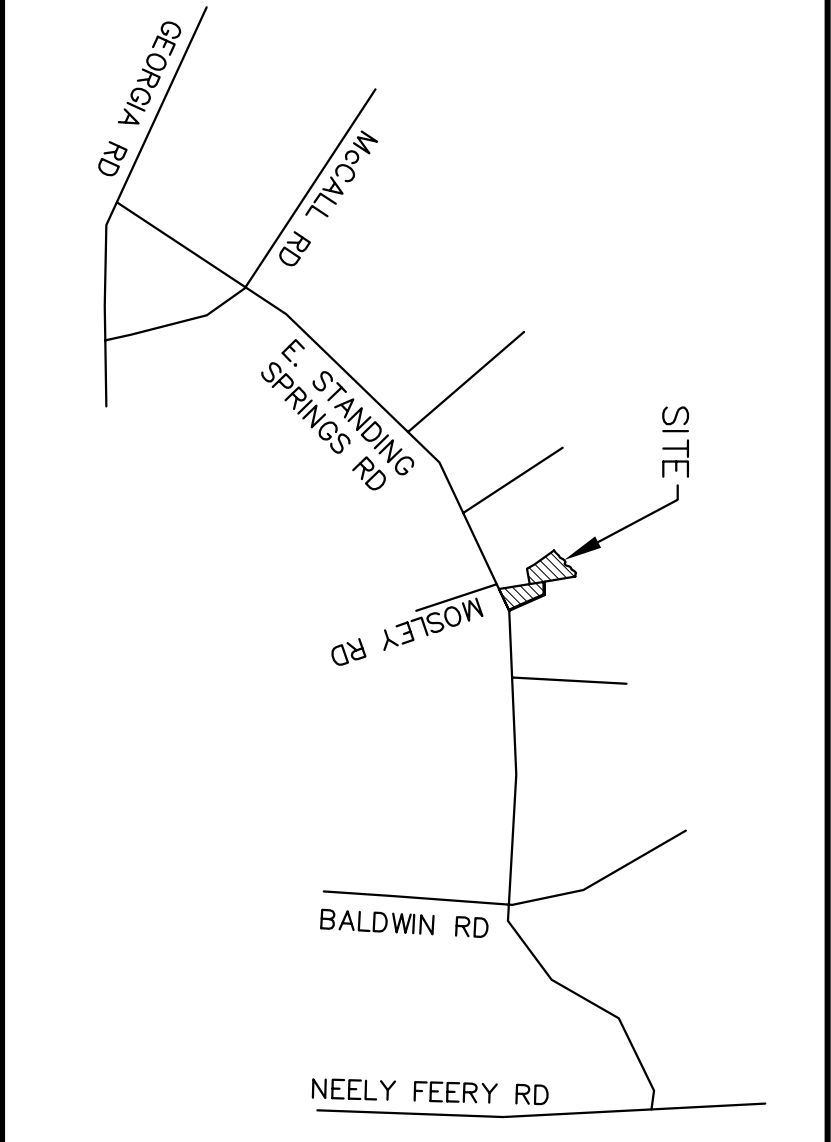
LINE	LENGTH	BEARING
L1	12.76'	N 49°31'50" E
L2	30.64'	S 23°44'23" W
L3	68.55'	N 17°56'28" E
L4	27.39'	N 06°09'35" E
L5	73.37'	N 03°06'51" E
L6	61.48'	N 16°29'22" E
L7	52.26'	N 12°01'43" W
L8	43.02'	N 15°28'35" W
L9	63.73'	N 08°11'44" E
L10	28.66'	N 27°27'17" E
L11	43.22'	N 78°35'01" E
L12	28.17'	N 22°38'43" E
L13	33.78'	N 02°07'50" E
L14	31.97'	N 27°54'13" W
L15	55.15'	N 21°12'32" W
L16	34.59'	N 05°19'01" W
L17	35.20'	N 15°03'06" E
L18	28.21'	N 45°05'50" E
L19	35.17'	N 17°13'46" W
L20	23.30'	N 09°28'22" W
L21	35.32'	N 03°28'22" W
L22	32.71'	N 01°39'15" E
L23	25.35'	N 24°04'53" E
L24	22.51'	S 88°11'28" E
L25	24.99'	N 48°21'30" E
L26	38.48'	N 35°23'03" E

LEGEND

- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE FEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ FROM P.M. SET (6" REBAR)
- ⊙ OVERHEAD ELECTRICAL LINE
- ⊙ SANITARY SEWER LINE
- ⊙ WATER LINE
- ⊙ GAS LINE
- ⊙ OVERHEAD TELEPHONE LINE
- ⊙ C.O.A.
- ⊙ CONCRETE PIPE
- ⊙ OVERHEAD METAL PIPE
- ⊙ CORRODED METAL PIPE
- ⊙ RIGHT-OF-WAY
- ⊙ R/W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2571.48'	176.69'	88.38'	176.65'	S 21°26'22" W	356.12°



PRELIMINARY

PARKSIDE AT STANDING SPRINGS

MARIC HOME BUILDERS, LLC
 SIMPSONVILLE, SC 29681
 864-232-5555
 OWNER

FREELAND & ASSOCIATES, INC.
 GREENVILLE, SC 29609
 864-271-4924
 SURVEYOR

NO. OF ACRES: **24.52** MILES OF NEW ROAD: **0.56**

NO. OF LOTS: **68** DATE: **3-1-06**

ZONING: **R-15 Cluster**

