

TAX MAP NOS. = 252-1-13, 252-1-13.4,
252-1-13.5

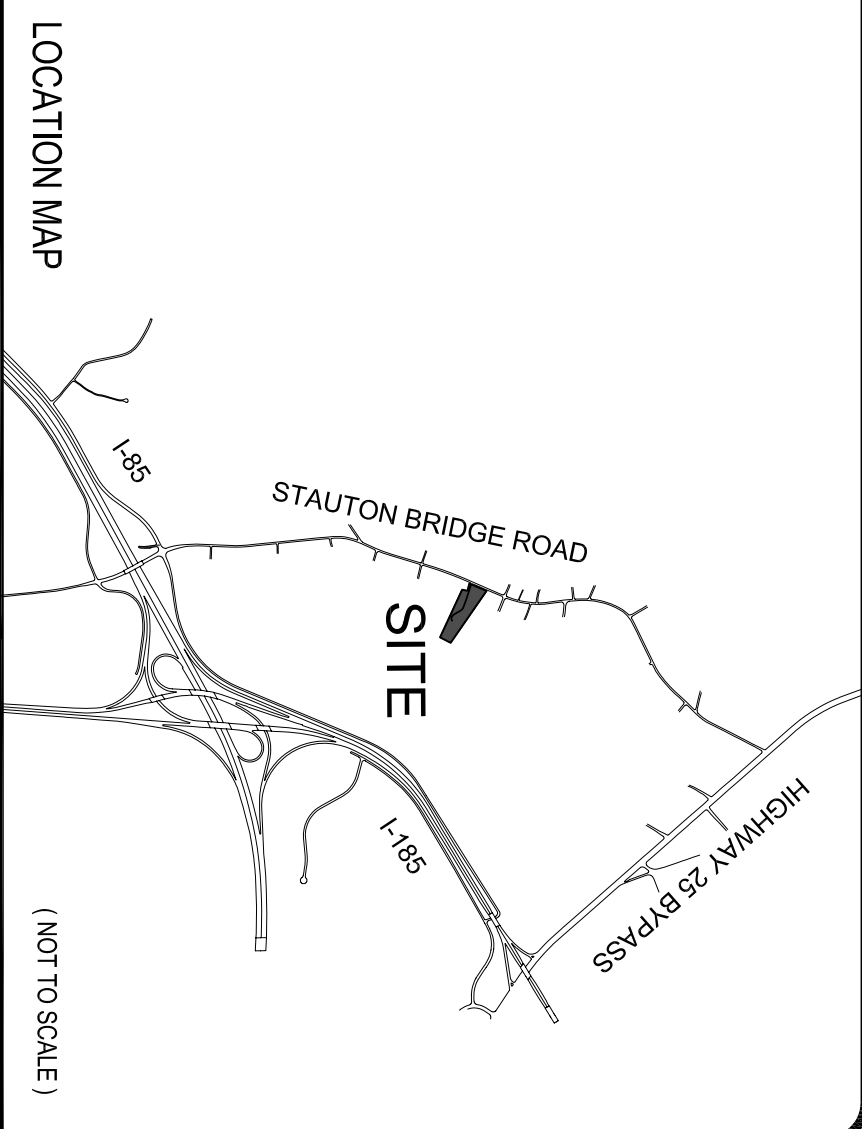
TOTAL AREA = 4.51 ACRES

R-15 DENSITY = 2.9 UNITS PER ACRE
ALLOWED DENSITY = 13 UNITS
DENSITY PROVIDED = 13 UNITS

CLUSTER DEVELOPMENT OPTION #1
REQUIRED OPEN SPACE = 0.68 ACRES = 15%
OPEN SPACE PROVIDED = 1.77 ACRES = 38%

NOTES:

- ALL LOT DIMENSIONS ARE APPROXIMATE.
- ALL ROAD RIGHT-OF-WAYS ARE 42'.
- STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.
- TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
- PRESENTLY ZONED R-15
- TOPOGRAPHIC INFORMATION TAKEN FROM COUNTY GIS. INFORMATION.
- A BOUNDARY SURVEY IS IN PROGRESS AT THIS TIME
- EXISTING VEGETATION IN THE OPEN SPACE TO REMAIN UNLESS DICTATED BY UTILITIES. ELECTRIC, STORM DRAINAGE, OR SANITARY SEWER.
- A PICNIC SHELTER/GAZEBO WILL BE INSTALLED IN THE OPEN SPACE BETWEEN LOTS 8 AND 9.
- A SITE TRIANGLE EASEMENT IS BEING SOUGHT FROM THE ADJACENT PROPERTY OWNER TO THE SOUTH OF THE ENTRANCE.



REVISIONS			
1	05-03-06	SUBMITTED FOR REVIEW	BRS
NO.	DATE	DESCRIPTION	BY

PRELIMINARY
PLAN

LUNDSFORD
PLACE

MIRACLE HILL MINISTRIES ARBOR ENGINEERING, INC.

OWNER		ENGINEER	
NO. OF ACRES:	4.51	MILEAGE OF NEW ROAD:	0.11
		NO. OF LOTS:	13



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LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN:	DESIGN:	APPROVED:	DATE:	DWG NO.
BRS	BRS	BRS	04-28-06	06048.PLM.DWG
FILE:	06048.PLM.DWG			