



OPEN SPACE DATA FOR CLUSTER (ZONING: R-S)

MAXIMUM ALLOWABLE LOTS: $89.42 * 1.7 = 152$
 LOTS IN PHASE 1 (CAROLINA OAKS): **78**
 LOTS IN PHASE 2 (CAROLINA TRAIL): **74**
 TOTAL LOTS PROVIDED: **152**

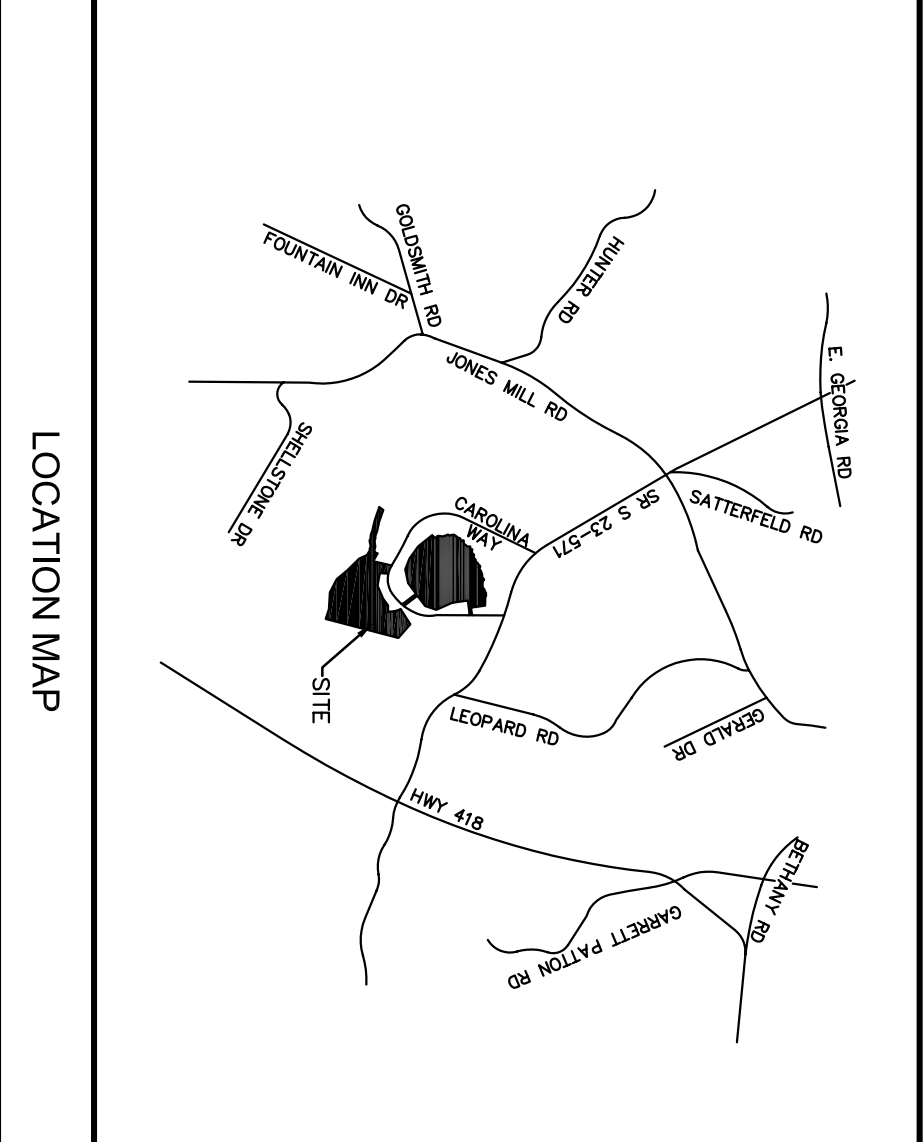
TOTAL OPEN SPACE REQUIRED: $89.42 * 30\% = 26.83$ AC
 TOTAL OPEN SPACE PROVIDED: **28.86** AC

LOT #	AREA (ACR.)	LOT #	AREA (ACR.)
1	9.755	38	3.024
2	10.000	39	3.024
3	25.313	40	7.782
4	23.215	41	7.889
5	14.964	42	8.858
6	15.561	43	10.252
7	7.466	44	11.429
8	7.500	45	10.776
9	7.500	46	10.776
10	7.500	47	10.776
11	7.500	48	10.776
12	7.500	49	10.776
13	9.210	50	21.731
14	11.720	51	21.947
15	11.720	52	21.947
16	6.000	53	14.311
17	6.000	54	12.451
18	6.000	55	12.657
19	6.000	56	12.657
20	11.787	57	13.850
21	8.846	58	11.460
22	18.232	59	16.000
23	12.245	60	12.245
24	12.245	61	12.245
25	10.513	62	12.000
26	10.500	63	12.000
27	10.500	64	11.776
28	10.500	65	11.776
29	14.750	66	11.252
30	13.968	67	10.003
31	14.992	68	9.932
32	8.220	69	12.000
33	11.370	70	12.000
34	8.526	71	18.860
35	8.526	72	18.860
36	8.526	73	18.860
37	8.526	74	18.860

UTILITIES

SANITARY SEWER: METROPOLITAN SEWER, 277-4442
 WATER: LAURENS COUNTY WATER & SEWER, 682-3250
 POWER: LAURENS COUNTY ELECTRIC, 288-7412
 GAS: FOUNTAIN INN NATURAL GAS, 862-0042
 PHONE: BELLSOUTH, 255-3853
 CABLE: CHARTER COMMUNICATIONS, 877-9683

- NOTES:**
1. ROADS TO HAVE A 44' R/W.
 2. CUL-DE-SACS TO HAVE A RADIUS OF 50'.
 3. ZONING: R-S
 4. TAX MAP NUMBER: 555-5-1-90.8 & 93
 5. OPEN SPACE DATA TAKEN FROM PLAT ENTITLED 'CAROLINA OAKS OPEN SPACE SURVEY FOR TFL PROPERTIES, LLC - SHEETS 1 & 2', DATED 10-12-05, BY FREELAND & ASSOCIATES, INC.
 6. THE SITE IS PRESENTLY ENTIRELY WOODED, EXCEPT FOR EXISTING 25' SANITARY SEWER EASEMENT.
 7. OPEN SPACE TO HAVE WALKING TRAILS. OPEN SPACE TO BE MAINTAINED AS REQUIRED.
 8. STORMWATER MANAGEMENT TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE GREENVILLE COUNTY SOIL & WATER DISTRICT.



PRELIMINARY

CAROLINA TRAIL

FREELAND & ASSOCIATES, INC.
 24 VANDERBILT ST., SUITE 201
 GREENVILLE, S.C. 29609
 (864) 271-4924 FAX (864) 233-0315
 OWNER: _____ SURVEYOR: _____

NO. OF ACRES: 41.53 (CAROLINA TRAIL)
 NO. OF LOTS: 74
 ZONING: R-S (CLUSTER)

DATE: 6-7-2006
 MILES OF NEW ROAD: 0.80

