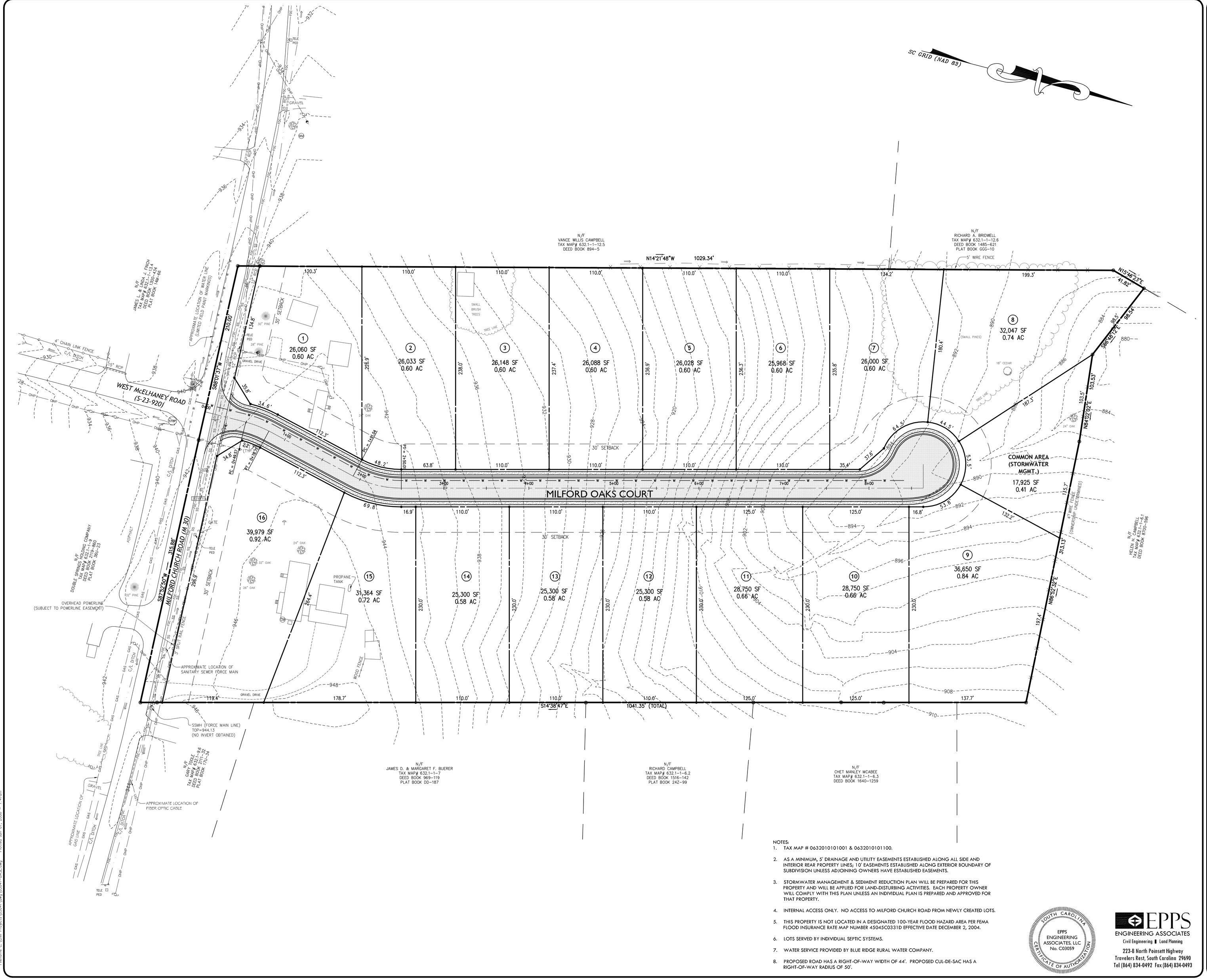
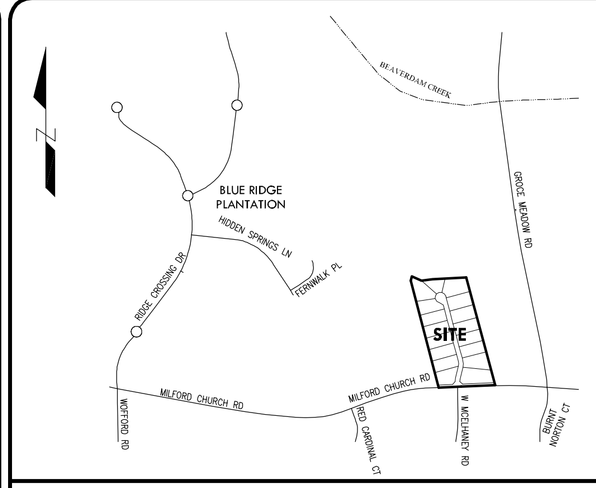


NOTES:

1. TAX MAP # 0632010101001 & 0632010101100.
2. AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
3. STORMWATER MANAGEMENT & 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.
4. INTERNAL ACCESS ONLY. NO ACCESS TO MILFORD CHURCH ROAD FROM NEWLY CREATED LOTS.
5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45045C0331D EFFECTIVE DATE DECEMBER 2, 2004.
6. LOTS SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
7. WATER SERVICE PROVIDED BY BLUE RIDGE RURAL WATER COMPANY.
8. PROPOSED ROAD HAS A RIGHT-OF-WAY WIDTH OF 44'. PROPOSED CUL-DE-SAC HAS A RIGHT-OF-WAY RADIUS OF 50'.

EPPS ENGINEERING ASSOCIATES, LLC No. C03059 — SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION

EPPS ENGINEERING ASSOCIATES
Civil Engineering ▮ Land Planning
223-B North Poinsett Highway
Travelers Rest, South Carolina 29690
Tel (864) 834-0492 Fax (864) 834-0493



LOCATION MAP N.T.S.

PRELIMINARY

MILFORD OAKS

PLUMLEY LAND DEVELOPMENT CORP.
7618 FOREST CITY ROAD
ORLANDO, FL 32810
(407) 733-3586
OWNER

EPPS ENGINEERING ASSOCIATES, LLC
223-B NORTH POINSETT HWY.
TRAVELERS REST, SC 29690
(864) 834-0492
ENGINEER

NO. OF ACRES: 12.19
MILES OF NEW ROAD: 0.171
NO. OF LOTS: 16
DATE: June 7, 2006
CURRENT ZONING: UNZONED

50' 0' 25' 50'
SCALE: 1" = 50'

Filename: C:\Civil Projects\050411\dwg\050411-BASE.dwg Plotted: Jun 07, 2006 - 7:47am