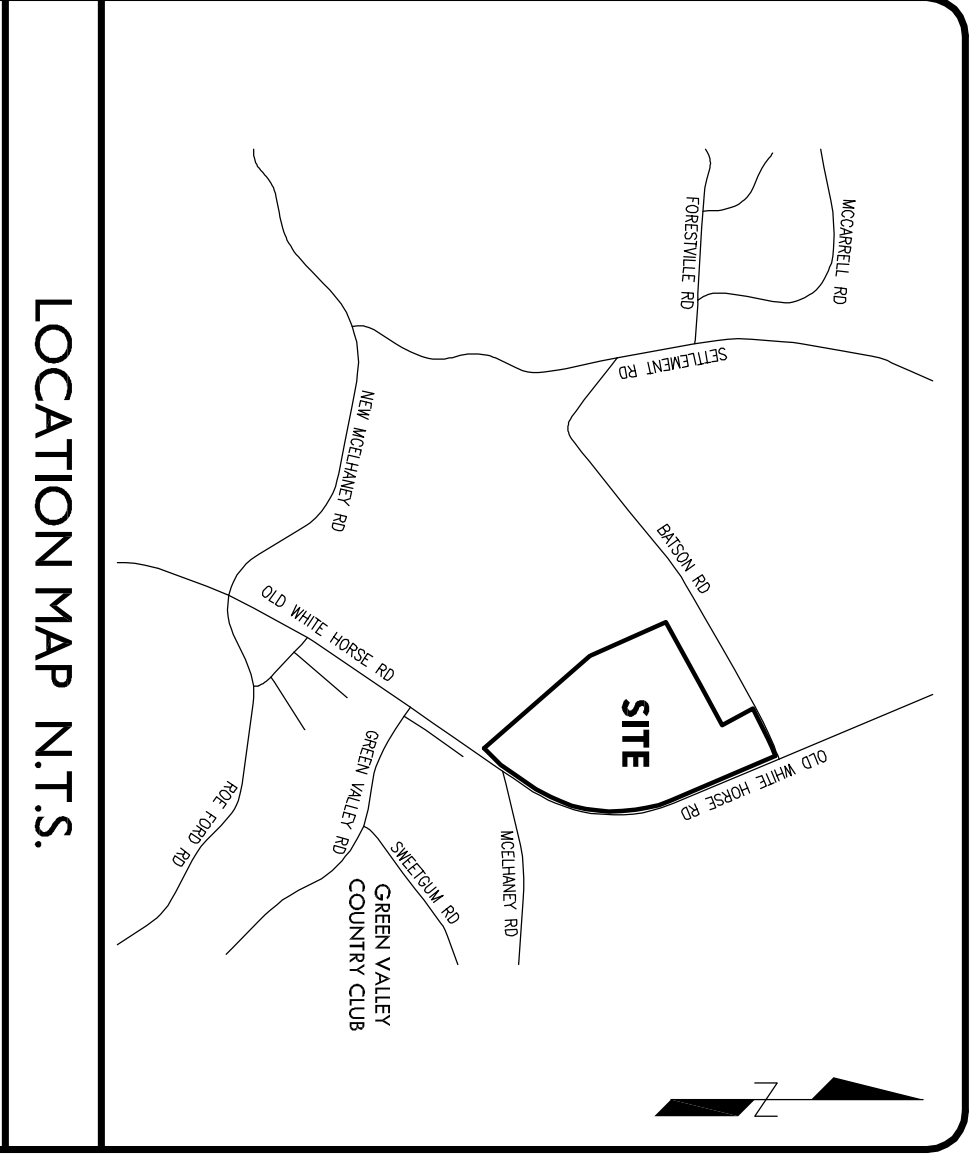


NOTES:  
 1. TAX MAP NO. 0482000200300 & 0482000200400.

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 PREPARED AND APPROVED FOR THAT PROPERTY.
4. INTERNAL ACCESS ONLY. NO ACCESS TO OLD WHITE HORSE ROAD OR BATSON 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 45045C03035D5 EFFECTIVE DATE DECEMBER 2, 2004.
6. LOTS SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
7. WATER SERVICE PROVIDED BY GREENVILLE WATER SYSTEM.
8. PROPOSED PRIVATE ROADS HAVE RIGHT-OF-WAY WIDTH OF 40'. PROPOSED CUL-DE-SAC HAS RIGHT-OF-WAY RADIIUS OF 50'.
9. ENTRANCES TO BE GATED.

**EPPS**  
 ENGINEERING ASSOCIATES  
 Civil Engineering | Land Planning  
 2233 North Forest Highway  
 Greenville, SC 29617  
 Tel: (864) 834-4497 Fax: (864) 834-4493



**PRELIMINARY**

**THE RESERVE**

**AT GREEN VALLEY**

LAND: VENTURE GROUP, LLC GREENVILLE, SC 29617 (864) 787-2000	EPPS ENGINEERING ASSOCIATES, LLC 2233 NORTH FOREST HIGHWAY GREENVILLE, SC 29617 (864) 834-4497
OWNER	ENGINEER

NO. OF ACRES: **59.4**      MILES OF NEW ROAD: **0.49**

NO. OF LOTS: **28**      DATE: **November 1, 2006**

CURRENT ZONING: **R-5**

SCALE: 1" = 100'