

Vicinity Map
Not To Scale

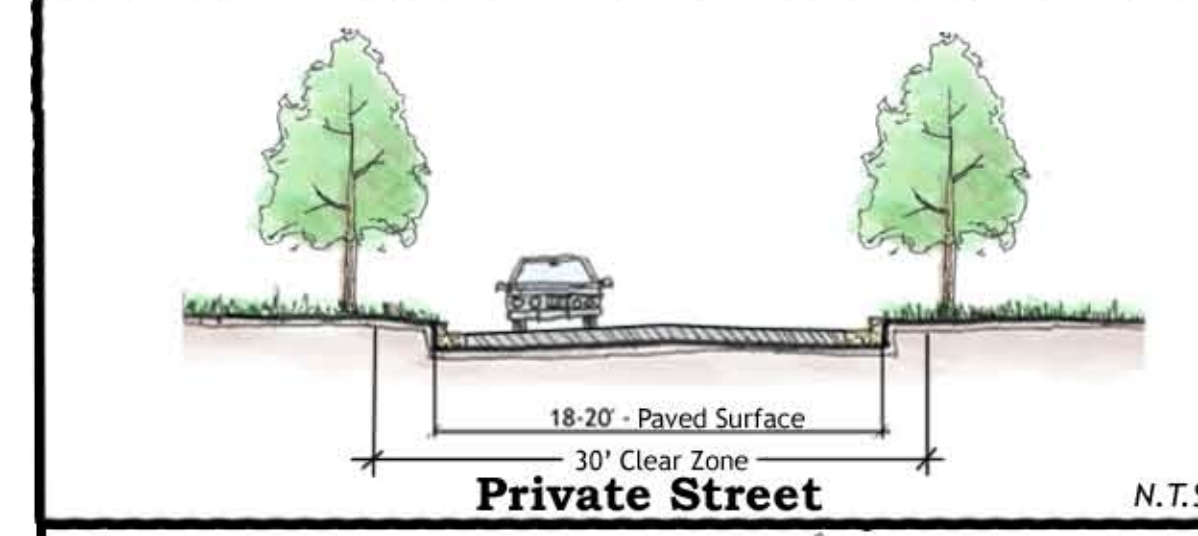
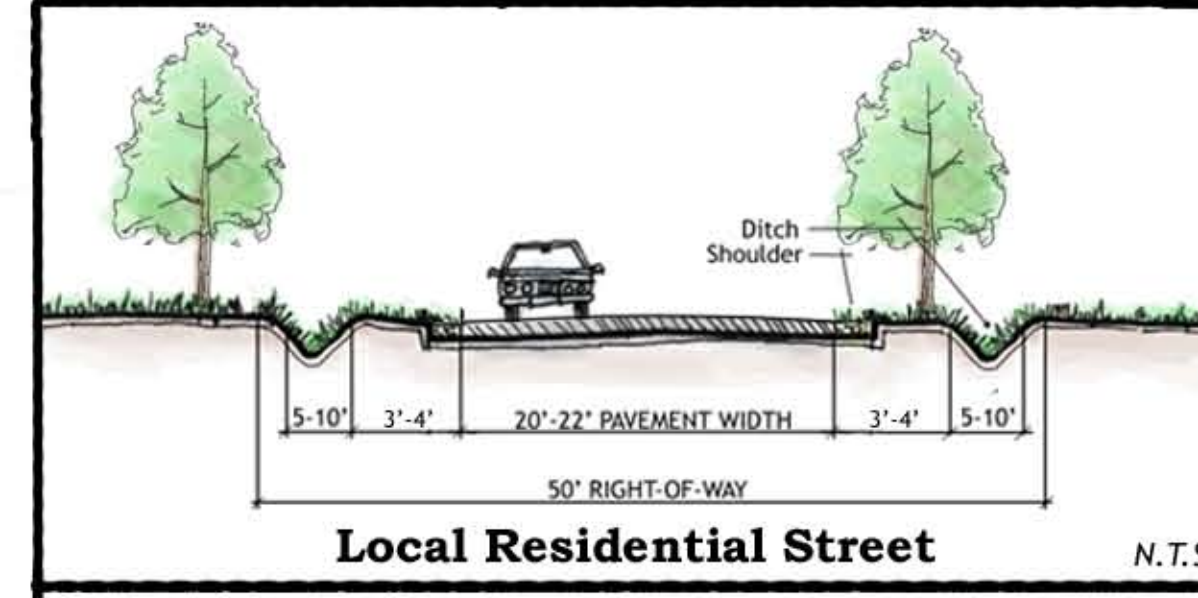
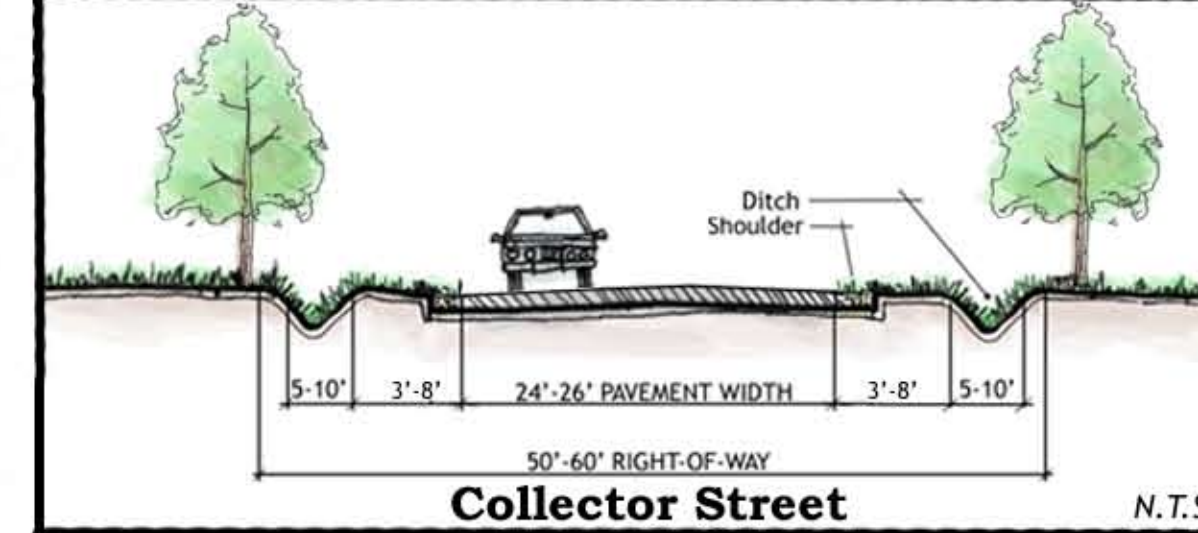
Development Data

Municipality:	Greenville County
Existing Zoning:	Not Zoned
Proposed Zoning:	TBD
Total Site Area:	+/- 1,669 Acres
Density:	TBD
Total Units:	+/- 990 Lots

Total Open Space

Golf Course	+/- 250 Ac.
Passive Open Space	+/- 290 Ac.
Mixed Use/Village Center	+/- 20 Ac.
Roadway	+/- 83,000 L.F.

Proposed Street Sections



Roads - SCDOT / Private
 The developer proposes to install a combination of publicly and privately maintained type road systems throughout the project. Preliminary details illustrating the scope and extent of those road types have been provided on the land plan. The exact location of each type of roadway has not been fully determined at this stage of the planning process. It is the intention of the developer to construct private road systems to a standard that will mirror an acceptable public roadway from a vertical construction standpoint to alleviate concerns regarding substandard composition, HOA maintenance and upkeep, etc.

Streetscape Treatment
 The developer proposes to develop a variety of streetscape treatment options depending on the exact nature of the village and street type being proposed within the various villages. Streetscape "tree plantings", as required and/or proposed may consist of various alternatives as depicted in the preliminary concept details provided; As noted: (1) Street trees may be planted in the front yards of lots by the builder on private property; (2) Street trees may consist of existing vegetation that is being preserved, in the front yard as part of the lot development process; (3) Street trees may be planted in roadside planting strips in denser developed areas, to establish a more formal design theme for streetscapes; (4) Street Trees may also be planted on alternating sides of the street and may be incorporated in with other existing preserved tree specimens as appropriate; (5) Street trees are not required in areas where the shoulder is less than 8' in width. These trees may be planted in other areas of the site as designated by the developer.

Legend

- Preliminary Wetlands
- Preliminary Streams
- 100 Year Flood Plain

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. ESP Associates, P.A.

BURROUGHS & CHAPIN COMPANY, INC.
 P.O. Box 2095
 2411 North Oak Street
 Myrtle Beach, SC 29578-2095
 843-448-5123

Preliminary Development Plan

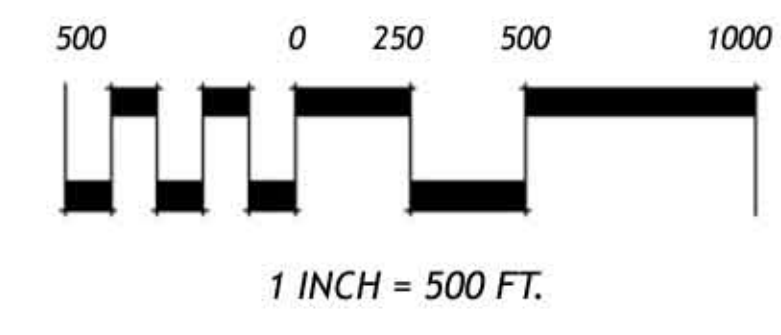
'Preliminary Review'

Tall Pines

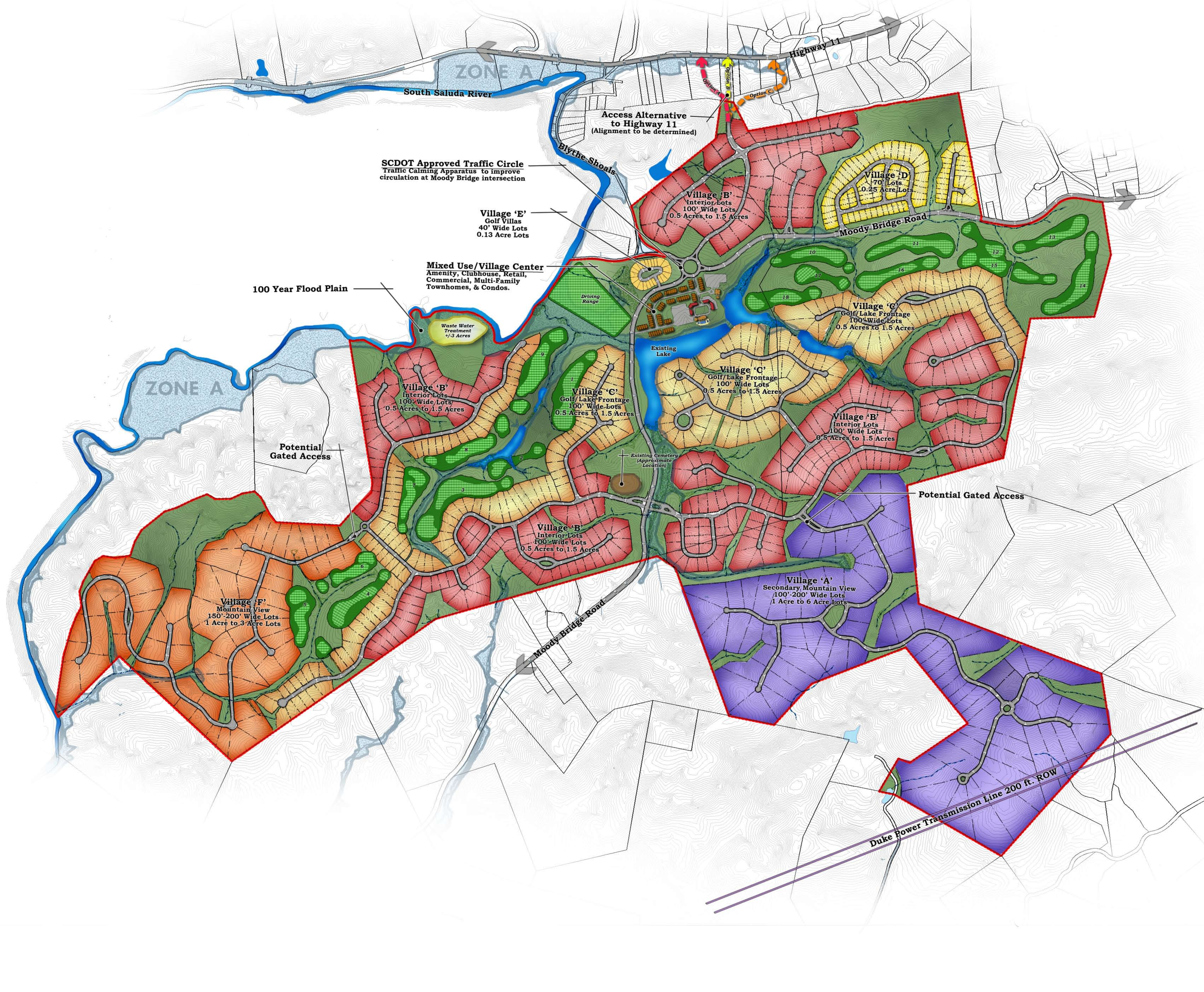
PROJECT LOCATION Greenville Co., SC



GRAPHIC SCALE



PROJECT NUMBER	UG06.100		
DRAWING NAME	UG06-Prelim. Devel. Plan.psd		
DATE	November 1, 2006		
DRAWN BY	MM		
CHECKED BY	PT		
NO.	DATE	BY	REVISION
	11/01/06		Courtesy review submittal to Greenville Co.



General Notes

Base information obtained from Greenville County GIS should be verified for accuracy. All site plan zoning and wetland information utilized in the preparation of this sketch plan is considered to be preliminary in nature and subject to final verification.

Stream/Wetland Information
 All preliminary stream and wetland information obtained from site visits by ESP Associates dated 8/1/06 - 8/4/06. All stream and wetland information is preliminary and is subject to change. Stream and wetland buffers need to be verified with Greenville County.

Stormwater Facilities
 Although not specifically illustrated on the land plan at this time, the developer intends to provide appropriate storm water treatment facilities and methods for required areas of the project, that are consistent with state and local permitting requirements.

Wastewater Treatment Facility (WWTF)
 The proposed location of the WWTF facility is preliminary at this time and is intended to provide the premise that this alternative for sewage treatment is one of several options that are under consideration and are being evaluated as methods for treating and processing effluent that is generated by the project.

Floodplain Information
 Floodplain information is based on preliminary information provided to ESP by www.fema.gov. For purposes of preparation of this concept sketch plan, floodplain areas and boundary lines depicted on the sketch plan are considered to be preliminary in nature and approximate in location. Floodplain boundaries will be located as part of a Boundary and Topographic Survey provided to ESP Associates.

Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Greenville County Zoning and Subdivision Ordinances and applicable standards identified in the Greenville County Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.
- Potential road extension to Highway 11 is preliminary in nature and needs to be reviewed with Greenville County and SCDOT.

Easements
 Easements portrayed on this plan have been located from a photograph provided by Greenville County GIS. Exact locations will need to be field located and surveyed to provide more accurate information.

Highway 11 Access
 Developer proposes to investigate the potential of providing access to the project from SC State Highway 11. The options (A through C) illustrated on the land plan are considered to be preliminary and represent alternatives that are under consideration by the owner at this time as they continue to communicate with adjacent property owners and evaluate the technical merits of each option.

Topography
 All topographic information obtained from Greenville County GIS and should be verified for accuracy. Topography utilized for the purposes of this sketch is an 8' contour interval.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Lot Program Dimensional Data

Lot Type	Min. Lot Width	Max. Height	Type of Structure
Village A - Secondary Mountain	100'	2 Story	S/F Detached
Village B - Interior Lots	100'	2 Story	S/F Detached
Village C - Golf/Lake Frontage	100'	2 Story	S/F Detached
Village D - 70' Lots	70'	2 Story	S/F Detached
Village E - Golf Villas	40'	2 Story	S/F Detached
Village F - Mountain View	150'	2 Story	S/F Detached
Townhomes - Village Center	40'	2-3 Story	M/F Townhome
Commercial - Mixed Use	Min. Lot Width	Max. Height	Type of Structure
Mixed Use/Village Center	N/A	2-3 Story	+/- 30,000 S.F.