

LOCATION MAP (N.T.S.)

PROPOSED TRAILWOOD SUBDIVISION
(ENTRANCE TO LINE UP WITH TUSCANY FALLS)

- GREENVILLE COUNTY GENERAL NOTES**
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 2. ALL NEW ROADS WILL HAVE A 44' R/W.
 3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN 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.
 5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

- SETBACKS (FOR CLUSTER DEVELOPMENTS):**
1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
 2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.
 3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

OPEN SPACE REQUIRED
(80.67 AC x 0.30) = 30 AC
OPEN SPACE REQUIRED: MIN: 30 AC

OPEN SPACE PROVIDED
OPEN SPACE PROVIDED: 31.5 AC

▨ - OPEN SPACE

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

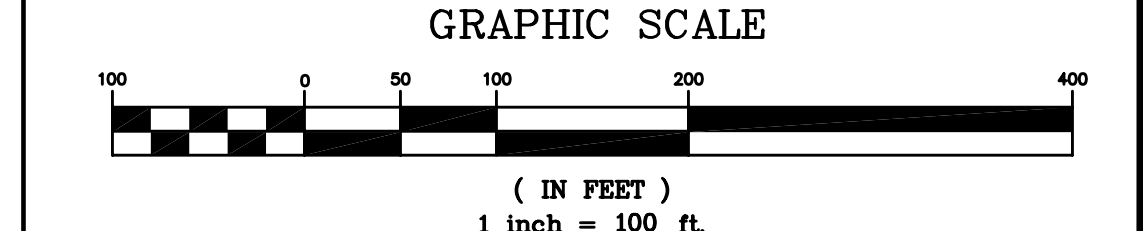
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TUSCANY FALLS
TYPE OF DEVELOPMENT: R-S (CLUSTER)

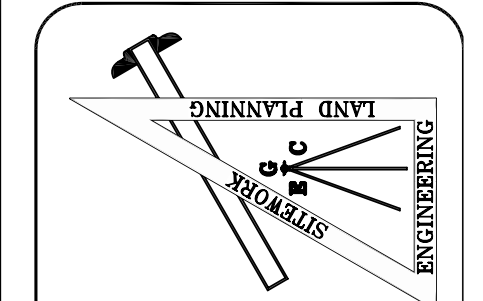
OWNER
TUSCANY FALLS, LLC
BRIAN WILSON
109 FOX TRAIL LANE
SENECA, SC 29633
864-297-1408

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

NO. OF ACRES: 78.25 AC MILES OF NEW ROAD: 1.25 MI.
NO. OF LOTS: 133 TM#: P/O 05590101000

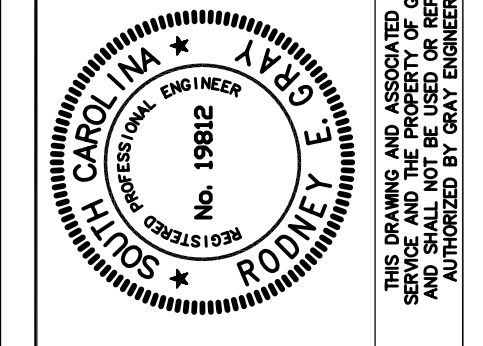
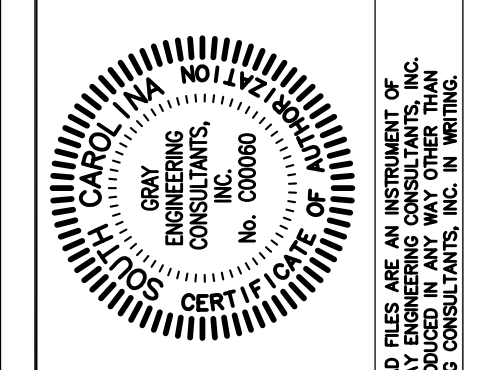


NO.	DATE	BY	REVISION



GRAY ENGINEERING CONSULTANTS, INC.
engineering · sitework · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607
P/E (864) 297-3027 · F.A.X. (864) 297-5167
GRAY@GRAYENGINEERING.COM



PRELIMINARY PLAN

TUSCANY FALLS
SCUFFLETOWN ROAD
GREENVILLE COUNTY, SC

DRAWN BY: BWE
CHECKED BY: REG
PROJECT DATE: 10/9/06
SCALE: 1"=100'
JOB No.: 260026
PLOT DATE: 11/01/06

SHEET
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