

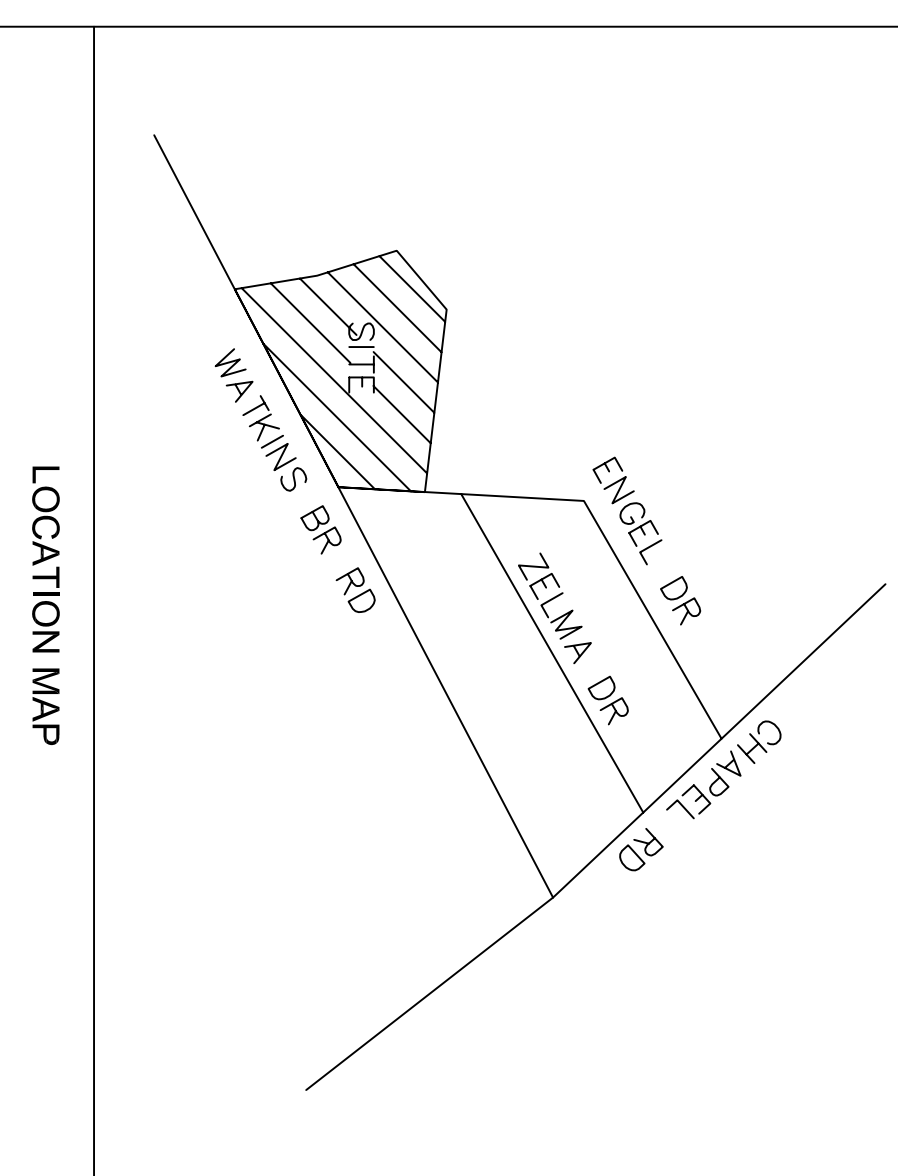
FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF ANNUAL FLOODING) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEV. DETERMINED PER GREENVILLE COUNTY FIRM COMMUNITY PANEL NO. 45045 C 0315 D EFFECTIVE DATE: 12-2-2004

LINE TABLE

LINE	LENGTH	BEARING
L1	10.52	N 05°20'20" E
L2	4.18	N 86°58'01" W
L3	33.43	N 86°58'01" W
L4	17.92	S 07°10'47" E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	222.00	50.11	23.16	50.00	N 43°36'21" E	12°55'55"
C2	222.00	55.18	27.73	55.04	N 30°01'14" E	14°14'32"
C3	222.00	55.18	27.73	55.04	N 15°46'42" E	14°14'32"
C4	222.00	55.18	27.73	55.04	N 01°32'10" E	14°14'32"
C5	222.00	12.36	6.18	12.36	N 07°10'47" W	3°11'22"
C6	50.00	12.56	6.31	12.53	N 15°58'16" W	14°23'37"
C7	50.00	37.39	19.62	36.52	N 44°35'23" W	42°52'07"
C8	50.00	45.71	24.60	44.14	S 87°47'44" W	5°22'30"
C9	50.00	39.41	20.79	38.39	S 39°01'28" W	45°09'25"
C10	50.00	35.87	18.25	35.11	S 04°06'25" E	41°06'21"
C11	50.00	45.42	24.41	43.88	S 50°41'08" E	52°03'06"
C12	178.00	65.02	32.88	64.66	N 01°41'26" E	20°55'46"
C13	178.00	89.65	45.80	88.70	N 26°35'01" E	28°51'24"
C14	178.00	33.60	16.85	33.55	N 46°25'08" E	10°48'50"
C15	50.00	60.44	34.33	56.82	S 85°08'07" W	69°18'20"
C16	50.00	50.17	27.43	48.09	S 21°45'43" W	57°29'27"
C17	50.00	10.02	5.03	10.00	S 12°43'22" E	11°28'42"
C18	50.00	30.74	15.87	30.25	S 36°04'20" E	35°13'14"
C19	50.00	22.14	11.26	21.98	S 66°22'09" E	25°22'24"
C20	50.00	25.04	12.79	24.78	N 86°35'52" E	28°41'36"
C21	36.07	17.91	9.15	17.73	N 62°02'19" E	28°27'09"



OPEN SPACE DATA FOR R-15 CLUSTER (OPTION 2)
 MAXIMUM ALLOWABLE LOTS: 17.29 * 2.9 = 50
 TOTAL LOTS PROVIDED: **24**
 TOTAL OS REQUIRED: 117.29 * 30% = 52.29 AC
 TOTAL OS PROVIDED: **11.34 AC**
 (EXCLUDES STORMWATER DETENTION)

- NOTES:**
1. THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
 2. PROPOSED ROADS TO HAVE A RIGHT-OF-WAY OF 44'.
 3. PROPOSED CUL-DE-SACS TO HAVE A RW RADIUS OF 50'.
 4. THE TOPOGRAPHIC DATA WAS OBTAINED FROM THE GREENVILLE COUNTY GIS DEPARTMENT AND IS FOR REFERENCE USE ONLY.
 5. THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
 6. THIS LAYOUT WAS NOT PREPARED WITH A REAL SURVEY BY THIS FIRM.
 7. TAX MAP NUMBER: 429-1-PART 2
 9. ZONING: R15 CLUSTER OPTION #2
 10. WATER AND SEWER AVAILABLE TO SITE.
 11. AS A MINIMUM, 5-FOOT DRAINAGE & UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE & INTERIOR REAR PROPERTY LINES. 10-FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
 12. ROAD TO BE BUILT TO RURAL RESIDENTIAL STANDARDS.
 - 13.) FLOODPLAIN INFORMATION TAKEN FROM GREENVILLE COUNTY FIRM MAP NUMBER 45045 C 0315D - EFFECTIVE DATE: 12-2-2004

PRELIMINARY

FURMAN RIDGE

SCHAEFER PROPERTIES, LLC
 100 GREEN ST. 2ND FLOOR
 GREENVILLE, SC 29601
 864-414-6940
 OWNER

MR WILLIAMS JR
 TRAVELERS REST, S.C. 29690
 (864) 834-7955 FAX (864) 834-1195
 SURVEYOR

NO. OF ACRES: 17.294 MILES OF NEW ROAD: 0.144
 NO. OF LOTS: 24 DATE: 8-2-05
 ZONING: R-15 CLUSTER OPTION # 2

