

PIVOTAL PROFESSIONAL
LAND SURVEYING, LLC
207 CHARCO STREET
LAURENS, S.C. 29360
(864) 984-1137
FAX(864) 984-3427

REF: PLAT BOOK 35-C-33
REF: MEED BOOK 1663-713
TAX MAP 2502-1-142

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

R-15 CLUSTER LEGEND

OPEN SPACE

OPEN SPACE CALCULATIONS:
1. TOTAL OPEN SPACE REQUIRED: (22.23 AC x 0.30) = 6.67 AC
2. TOTAL OPEN SPACE PROVIDED: 11.46 AC

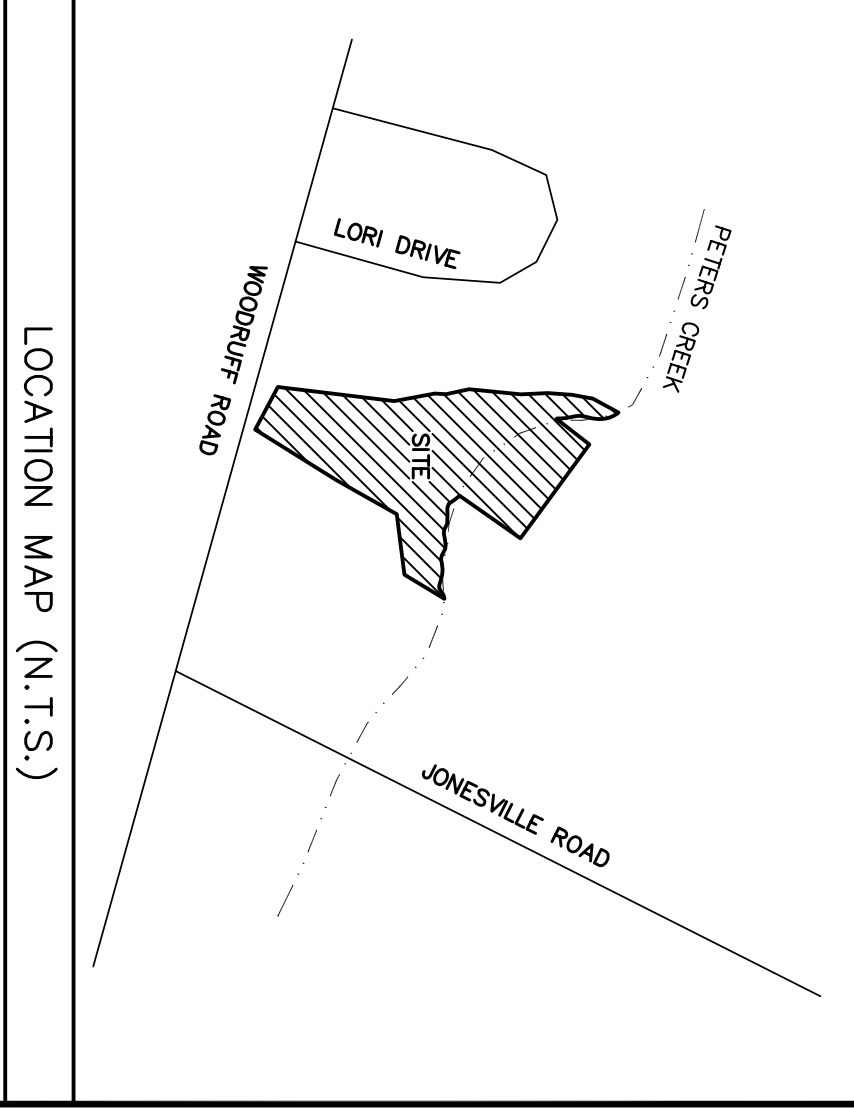
- GREENVILLE COUNTY GENERAL NOTES**
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 2. ALL NEW ROADS SHALL HAVE A UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 3. A STORMWATER MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. THE PLAN SHALL BE PREPARED AND APPROVED FOR THAT PROPERTY BY GREENVILLE COUNTY. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

SITE DATA:
SITE: 22.23 AC
NEW LOTS: 44
LOT SIZE: 65,110'
NEW ROAD: 1631 L.F.

*****CAUTION*****

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 TO VERIFY THE ACCURACY OF ALL UTILITIES. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.



OWNER
JONES AND JONES INVESTMENTS, LLC
PIVOTAL PROFESSIONAL LAND SURVEYING, LLC
207 CHARCO STREET
LAURENS, SC 29360
864-979-5388

ENGINEER
GRAY ENGINEERING CONSULTANTS, INC.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-5027

NO. OF ACRES: 22.23 AC
NO. OF LOTS: 44
DATE: JULY 23, 2005
MILES OF NEW ROAD: 0.31 MI.

GRAPHIC SCALE
1" = 100'
1 inch = 100 ft

RAVEN FALLS SUBDIVISION
TYPE OF DEVELOPMENT: R-15 (CLUSTER)

STAKEOUT PLAN

RAVEN FALLS
WOODRUFF ROAD
GREENVILLE COUNTY, SC

DRAWN BY: CJR
CHECKED BY: REG
PROJECT DATE: 4/15/05
SCALE: 1" = 100'
JOB NO.: 2500059
PLOT DATE: 07/26/05
SHEET
CV-1

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

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GRAY @ GRAYENGINEERING.COM

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 19812
BOONEY E. GRAY

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. C00060
GRAY ENGINEERING CONSULTANTS, INC.

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NO.	DATE	BY	REVISION