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NOTES:

NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG EXISTING ROADWAYS.

ALL LOT DIMENSIONS ARE APPROXIMATE.

ALL ROAD RIGHT-OF-WAYS ARE 44'.

POWER TO BE PROVIDED BY DUKE POWER.

TELEPHONE TO BE PROVIDED BY BELL SOUTH.

WATER TO BE PROVIDED BY GREENVILLE WATER SYSTEM.

SEWER TO BE PROVIDED BY METROPOLITAN SEWER.

CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.

GAS TO BE PROVIDED BY PIEDMONT NATURAL GAS.

STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE 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.

FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.

TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.

PRESENTLY ZONED R-15

TOPOGRAPHIC INFORMATION TAKEN FROM COUNTY G.I.S. INFORMATION. SURVEY INFORMATION BASED ON GREENVILLE COUNTY G.I.S. DATABASE.

EXISTING VEGETATION IN OPEN SPACE TO REMAIN UNLESS DICTATED BY UTILITIES: ELECTRIC, STORM DRAINAGE, OR SANITARY SEWER.

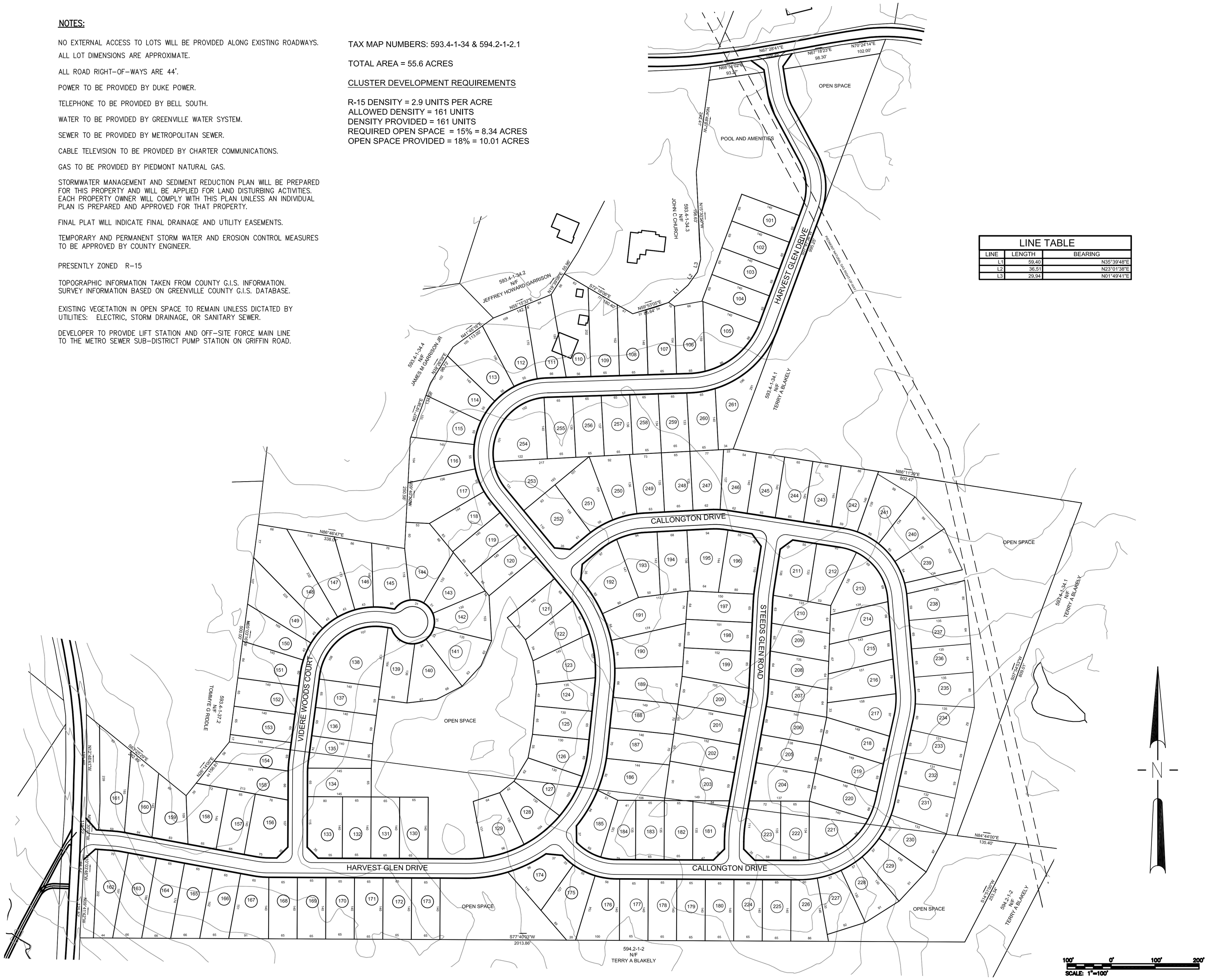
DEVELOPER TO PROVIDE LIFT STATION AND OFF-SITE FORCE MAIN LINE TO THE METRO SEWER SUB-DISTRICT PUMP STATION ON GRIFFIN ROAD.

TAX MAP NUMBERS: 593.4-1-34 & 594.2-1-2.1

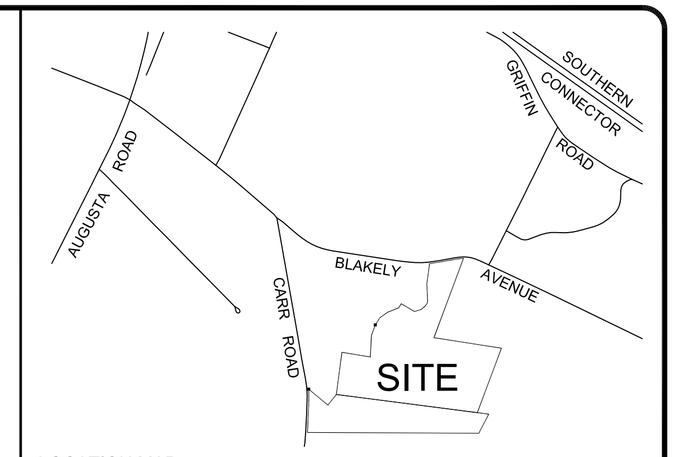
TOTAL AREA = 55.6 ACRES

CLUSTER DEVELOPMENT REQUIREMENTS

R-15 DENSITY = 2.9 UNITS PER ACRE
ALLOWED DENSITY = 161 UNITS
DENSITY PROVIDED = 161 UNITS
REQUIRED OPEN SPACE = 15% = 8.34 ACRES
OPEN SPACE PROVIDED = 18% = 10.01 ACRES



LINE TABLE		
LINE	LENGTH	BEARING
L1	59.40	N35°39'48"E
L2	36.51	N23°01'38"E
L3	29.94	N01°49'41"E



LOCATION MAP (NOT TO SCALE)

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	OCT. 26, 2005	SUBMITTED FOR REVIEW	BRS

PRELIMINARY PLAN

THE ENCLAVE AT WILLOW GROVE

OWNER	ENGINEER
PRIMROSE PROPERTIES, LLC	ARBOR ENGINEERING, INC.

NO. OF ACRES: 55.6 | MILES OF NEW ROAD: 1.39 | NO. OF LOTS: 161

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LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN:	DESIGN:	APPROVED:	DATE:
BRS	BRS	BRS	OCT.26, 2005

FILE: 05026-PLM.DWG | JOB NO. 05026.02