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NOTES:

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

ALL LOT DIMENSIONS ARE APPROXIMATE.

ALL PROPOSED STREETS TO BE CLASS "C" STREETS (44 FT. RIGHT-OF-WAY WITH 24 FT. CURB TO CURB WIDTH AND SIDEWALKS ALONG ONE SIDE OF PROPOSED STREETS). ALSO ALL CUL-DE-SACS TO HAVE A 50 FT. RIGHT-OF-WAY RADIUS WITH NO CENTER ISLAND AND 35 FT. CURB TO CURB PAVEMENT RADIUS.

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 ADDITIONAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.

POWER SERVICE TO BE PROVIDED BY DUKE POWER COMPANY.

TELEPHONE SERVICE TO BE PROVIDED BY BELL SOUTH.

WATER SERVICE TO BE PROVIDED BY GREENVILLE WATER SYSTEM.

SANITARY SEWER SERVICE TO BE PROVIDED BY METROPOLITAN SEWER SUB-DISTRICT.

CABLE TELEVISION SERVICE TO BE PROVIDED BY CHARTER COMMUNICATIONS.

NATURAL GAS SERVICE TO BE PROVIDED BY PIEDMONT NATURAL GAS.

FINAL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.

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

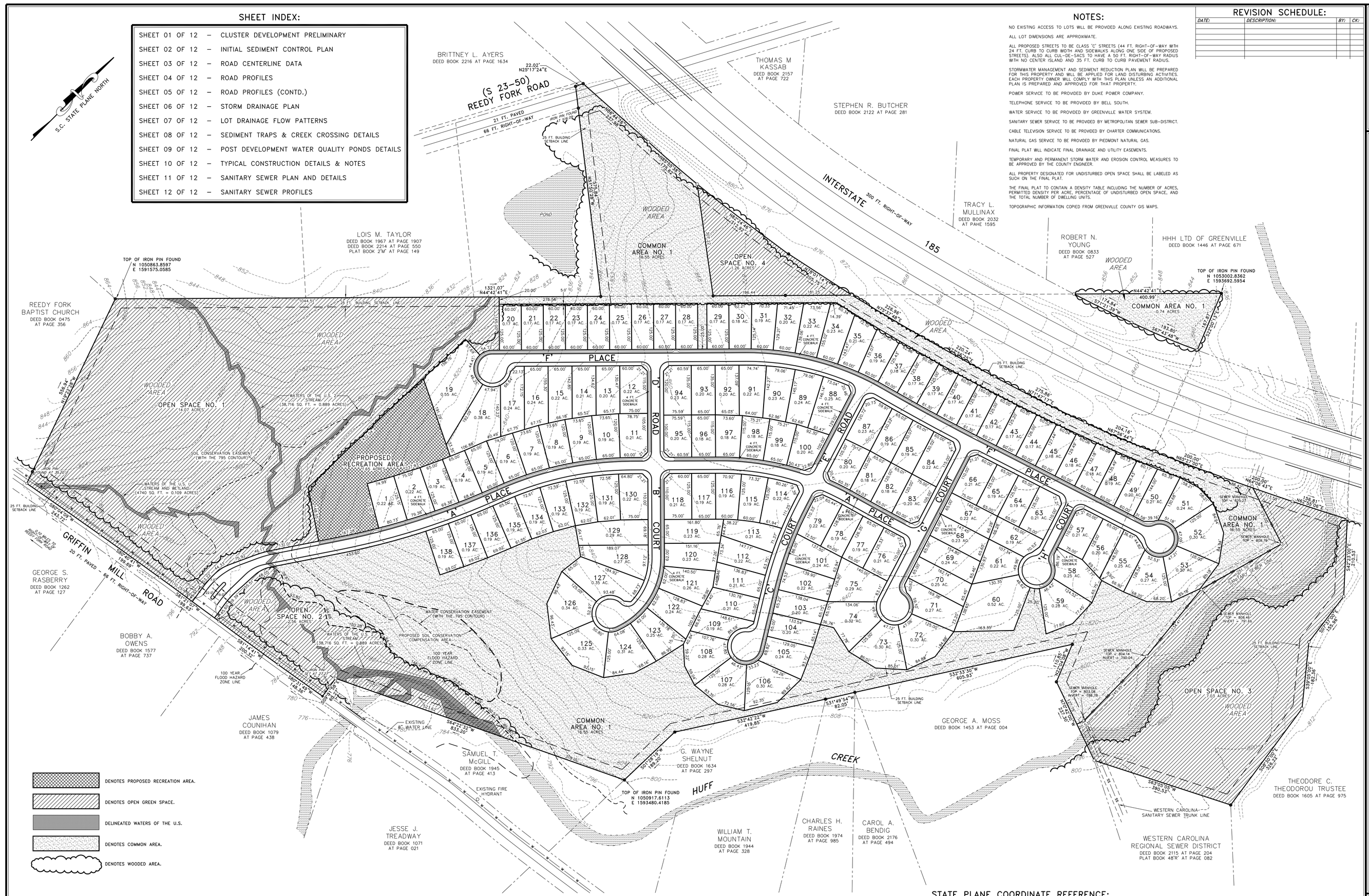
ALL PROPERTY DESIGNATED FOR UNDISTURBED OPEN SPACE SHALL BE LABELED AS SUCH ON THE FINAL PLAT.

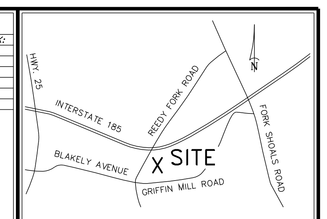
THE FINAL PLAT TO CONTAIN A DENSITY TABLE INCLUDING THE NUMBER OF ACRES, PERMITTED DENSITY PER ACRE, PERCENTAGE OF UNDISTURBED OPEN SPACE, AND THE TOTAL NUMBER OF DWELLING UNITS.

TOPOGRAPHIC INFORMATION COPIED FROM GREENVILLE COUNTY GIS MAPS.

REVISION SCHEDULE:

DATE:	DESCRIPTION:	BY:	CK:





LOCATION MAP:
NOT TO SCALE

CLUSTER DEVELOPMENT PRELIMINARY

GRIFFIN MILL SUBDIVISION

OWNER: BEESON BROTHERS, LLC
PO BOX 170248
SPARTANBURG, SOUTH CAROLINA 29301
TELE: 864-595-1735

SURVEYOR: NEIL R. PHILLIPS & COMPANY, INC.
1116 BLACKSTOCK ROAD
MOORE, SOUTH CAROLINA 29369
TELE: 864-576-9665

TOTAL NUMBER OF ACRES = 81.52 ACRES..
MILES OF NEW ROAD = 1.21 MILES.
TOTAL NUMBER OF BUILDABLE LOTS = 138 LOTS.

THIS PROPERTY IS ZONED R-S (RESIDENTIAL SUBURBAN) BY THE COUNTY OF GREENVILLE, SOUTH CAROLINA

THIS PROPERTY IS WITHIN THE METROPOLITAN SEWER SUB-DISTRICT SEWER AUTHORITY.

DATE: 3 APRIL 2007

STATE PLANE COORDINATE REFERENCE:

THIS PROPERTY AND THE BOUNDARY DATA HEREON HAS BEEN TIED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM. THREE (3) REFERENCE POINTS ARE SHOWN HEREON AND LISTED BELOW:

NORTH EASTERN MOST PROPERTY CORNER OF OPEN SPACE NO. 4. TOP OF IRON PIN FOUND.
N 1,053,002.8362
E 1,593,692.5954

NORTH WESTERN MOST PROPERTY CORNER OF OPEN SPACE NO. 1. TOP OF IRON PIN FOUND.
N 1,050,863.8597
E 1,591,575.0585

SOUTH WESTERN MOST PROPERTY CORNER OF COMMON AREA NO. 2. TOP OF IRON PIN FOUND.
N 1,050,917.6113
E 1,593,480.4185

PROJECT NOTE:

THIS PRELIMINARY SITE PLAN IS MADE UP OF 12 SHEETS. EACH SHEET PERTAINS TO A CERTAIN PHASE AND/OR PORTION OF CONSTRUCTION. HOWEVER, CERTAIN NOTES AND DETAILS PERTAIN TO MORE THAN ONE SHEET. THEREFORE THE CONTRACTOR AND/OR ANY OTHER INTERESTED PARTY SHOULD HAVE IN POSSESSION ALL 12 SHEETS TO INSURE ALL INFORMATION, NOTES AND DETAILS PERTAINING TO THE PROJECT ARE TAKEN INTO ACCOUNT.

SHEET 01 OF 12

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

CLUSTER DEVELOPMENT REQUIREMENTS FOR R-S (RESIDENTIAL SUBURBAN) ZONING

DENSITY:
81.52 ACRES GROSS AT 1.7 UNITS PER ACRE MAXIMUM ALLOWED = 138 UNITS.
NUMBER OF UNITS PLANNED = 138 UNITS.

OPEN SPACE:
81.52 ACRES GROSS x 30% = 24.46 ACRES OF OPEN SPACE REQUIRED.
PLANNED OPEN SPACE = 24.92 ACRES.

COMMON AREA:
THERE IS NO COMMON AREA REQUIRED FOR THIS SUBDIVISION
TOTAL COMMON AREA PROVIDED = 17.29 ACRES.

STREET PAVEMENT AND RIGHTS-OF-WAY

ALL SUBDIVISION STREETS SHOWN HEREON SHALL HAVE FOURTY-FOUR (44') RIGHT-OF-WAYS WITH FIFTEEN (15') SITE TRIANGLES AT ALL INTERSECTIONS. ALL PAVEMENT SHALL BE TWENTY-FOUR FT. (24') BLACK TOP TO BACK OF CURB WITH TWENTY-FIVE FT. (25') CURB RADII AT ALL INTERSECTIONS. ALL CUL-DE-SACS TO HAVE A FIFTY FT. (50') RIGHT-OF-WAY RADIUS AND HAVE A THIRTY-NINE FT. (39') RADIUS TO THE BACK OF CURB. ALL RIGHTS-OF-WAY INTO CUL-DE-SACS SHALL HAVE A 15 FT. (15') SITE TRIANGLE AND ALL CURBS INTO CUL-DE-SACS SHALL HAVE A THIRTY-FIVE FT. (35') RADIUS INTO THE CUL-DE-SAC.

PROPERTY DERIVATION:
BEING THE SAME PROPERTIES AS SHOWN ON A PLAT BY THIS OFFICE FOR JOHN W. BEESON AND JOSEPH A. BEESON DATED 21 NOVEMBER 2006 AND TOW PLATS BY THIS OFFICE FOR BEESON BROTHERS, LLC BOTH DATED 14 FEBRUARY 2007. ALSO SEE DEED BOOK 1834 AT PAGE 032, DEED BOOK 2242 AT PAGE 849, DEED BOOK 0701 AT PAGE 050, DEED BOOK 1747 AT PAGE 679, PLAT BOOK 1834 AT PAGE 009, PLAT BOOK 2"M" AT PAGE 149, AND OTHER DEEDS AND PLATS AS HEREON REFERENCED.

LOCATION:	5 MILES SOUTH OF GREENVILLE CITY LIMITS		
COUNTY:	GREENVILLE	STATE:	SOUTH CAROLINA
DATE: 3 APRIL 2007	TAX MAPS: 0593030104000, 0593030104201, 0593030104202, 0593030104204	MIKE WEST, JOE WHISENANT	

SCALE: 1" = 100'

-100 -50 0 100 200 300

NEIL R. PHILLIPS & COMPANY, INC.
TELE: 864-576-9665 — 1116 BLACKSTOCK ROAD, MOORE, SOUTH CAROLINA 29369 — FAX: 864-576-9424
TELE: 864-576-2750 — E-MAIL: joe@nrpco-name.com

SEAL: SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 9814 NEIL R. PHILLIPS

SEAL: SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 00024 NEIL R. PHILLIPS

SEAL: SOUTH CAROLINA REGISTERED PROFESSIONAL SURVEYOR NO. 25439

I HEREBY CERTIFY TO: BEESON BROTHERS, LLC

THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE EXTERIOR BOUNDARY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS "B" SURVEY AS SPECIFIED THEREIN.

THE BUILDABLE LOTS SHOWN ON THIS PLAT ARE NOT WITHIN AND DO NOT TOUCH THE 100 YEAR FLOOD HAZARD ZONE. PORTION OF OPEN SPACE NO. 2 IS WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS HEREON SHOWN. THE 100 YEAR FLOOD HAZARD ZONE SHOWN HEREON WAS COPIED FROM COMMUNITY PANEL NO. 450089-0215-B OF THE FLOOD INSURANCE RATE MAPS FOR GREENVILLE COUNTY DATED 16 JANUARY 1992.

JOSEPH C. WHISENANT, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR