

**OPEN SPACE DATA (R-15 CLUSTER)**

TOTAL AREA, PHASE 1 (P.B. 1060-33): 14.95 ACRES  
 TOTAL AREA, PHASE 2: 4.18 ACRES  
 TOTAL AREA, ALL PHASES: 19.13 ACRES

ALLOWABLE LOTS, ALL PHASES: 19.13 x 2.9 = 55 LOTS  
 TOTAL LOTS, PHASE 1 (P.B. 1060-33): 39 LOTS  
 TOTAL LOTS, PHASE 2: 9 LOTS  
 TOTAL LOTS, ALL PHASES: 48 LOTS

OPEN SPACE REQUIRED, ALL PHASES: 19.13 x 15% = 2.87 ACRES  
 OPEN SPACE PROVIDED (P.B. 1060-33), PHASE 1: 2.53 ACRES  
 OPEN SPACE PROVIDED, PHASE 2: 1.28 ACRES  
 OPEN SPACE PROVIDED, ALL PHASES: 3.81 ACRES

DEVELOPABLE OPEN SPACE REQ'D, ALL PHASES: 2.87 x 50% = 1.44 ACRES  
 DEVELOPABLE OPEN SPACE PROVIDED, PHASE 1 (P.B. 1060-33): 1.47 ACRES  
 DEVELOPABLE OPEN SPACE PROVIDED, PHASE 2: 0.38 ACRES  
 DEVELOPABLE OPEN SPACE PROVIDED, ALL PHASES: 1.85 ACRES

- NOTES:**
- TAX MAP # PL539.2-1-3. ZONING: R-15 CLUSTER
  - ROAD A SHALL BE PRIVATE
  - ROAD A HAS A R/W WIDTH OF 44'.
  - THE CUL-DE-SAC ON ROAD A HAS A R/W RADIUS OF 50'.
  - ALL DETENTION, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREAS OR COMMON AREAS.
  - CREDITS FOR EXISTING TREES WILL BE USED TO MEET THE MINIMUM TREE DENSITY UNIT REQUIREMENT AS STIPULATED IN THE GREENVILLE COUNTY TREE ORDINANCE. A TREE PROTECTION PLAN WILL BE PREPARED AND SUBMITTED TO THE COUNTY SHOWING THE TREE PROTECTION AREAS FOR THE TREES TO BE SAVED.

**UTILITIES**

SANITARY SEWER: METROPOLITAN SEWER, 277-4442  
 WATER: GREENVILLE WATER SYSTEM, 241-6100  
 POWER: DUKE POWER, 234-4130  
 GAS: PIEDMONT NATURAL GAS, 235-5844  
 PHONE: BELLSOUTH, 255-3853  
 CABLE: CHARTER COMMUNICATIONS, 877-9683

**THE OAKS AT ROPER MOUNTAIN PHASE II - LOT AREA CHART**

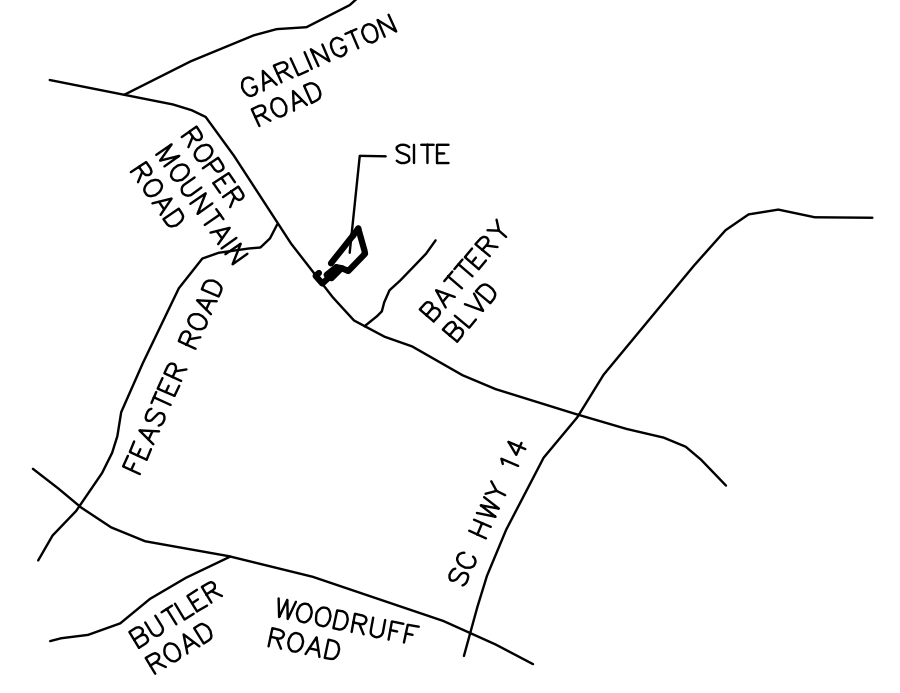
LOT #	SQ.FT.	ACREAGE
41	9,000	0.21
42	9,000	0.21
43	8,555	0.20
44	7,565	0.17
45	7,752	0.18
46	9,766	0.22
47	8,552	0.20
48	9,000	0.21
49	9,000	0.21

**LINE TABLE**

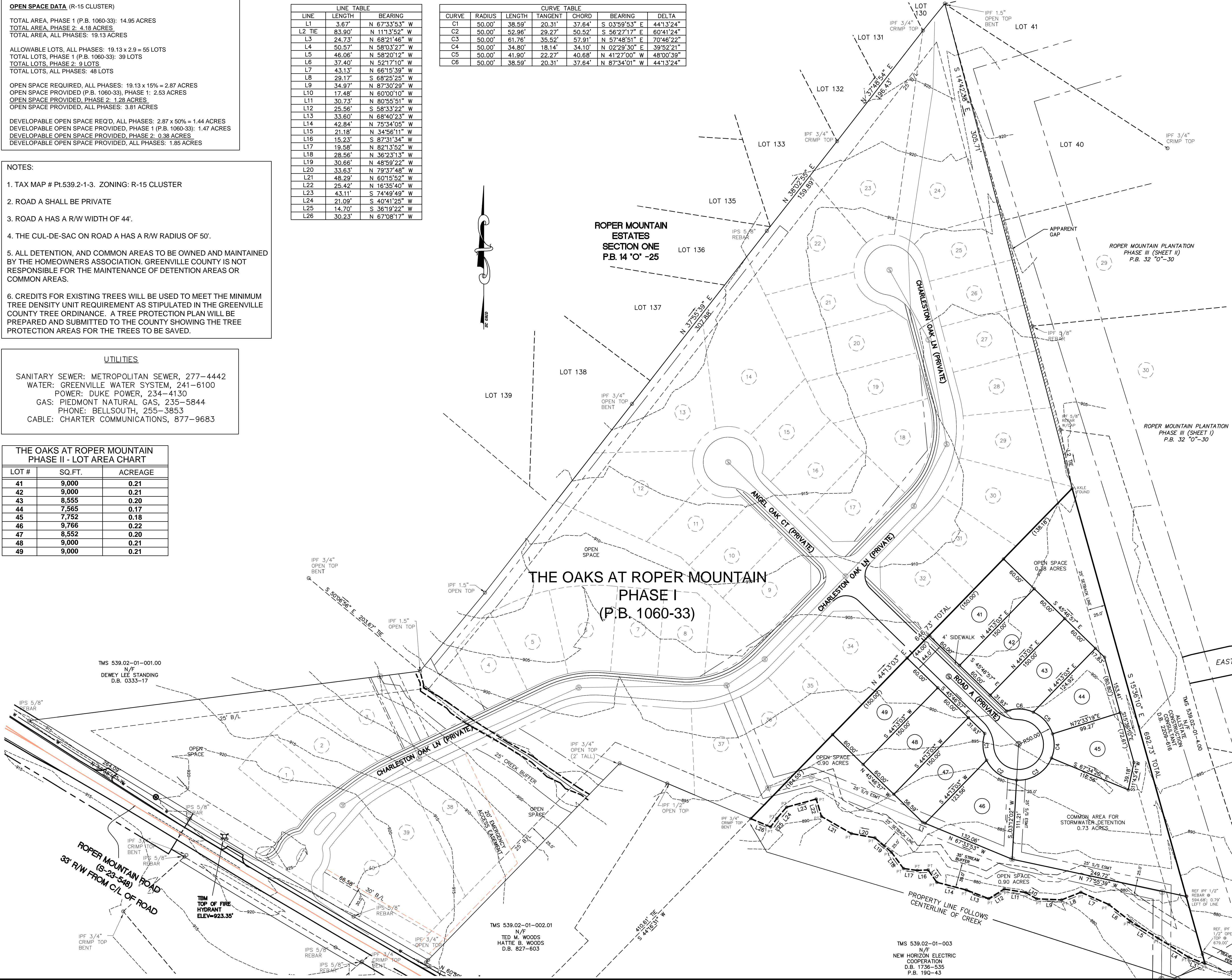
LINE	LENGTH	BEARING
L1	3.67'	N 67°33'53" W
L2 TIE	83.90'	N 11°35'52" W
L3	24.73'	N 68°21'46" W
L4	50.57'	N 58°03'27" W
L5	46.06'	N 58°20'12" W
L6	37.40'	N 52°17'10" W
L7	43.13'	N 66°15'39" W
L8	29.17'	S 68°25'25" W
L9	34.97'	N 87°30'29" W
L10	17.48'	N 60°00'10" W
L11	30.73'	N 80°55'51" W
L12	25.56'	S 58°33'22" W
L13	33.60'	N 68°40'23" W
L14	42.84'	N 75°34'05" W
L15	21.18'	N 34°56'11" W
L16	15.23'	S 87°31'34" W
L17	19.58'	N 82°13'52" W
L18	28.56'	N 36°23'13" W
L19	30.66'	N 48°59'22" W
L20	33.63'	N 79°37'48" W
L21	48.29'	N 60°15'52" W
L22	25.42'	N 16°35'40" W
L23	43.11'	S 74°49'49" W
L24	21.09'	S 40°41'25" W
L25	14.70'	S 36°19'22" W
L26	30.23'	N 67°08'17" W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	38.59'	20.31'	37.64'	S 03°59'53" E	44°13'24"
C2	50.00'	52.96'	29.27'	50.52'	S 56°27'17" E	60°41'24"
C3	50.00'	61.76'	35.52'	57.91'	N 57°48'51" E	70°46'22"
C4	50.00'	34.80'	18.14'	34.10'	N 02°29'30" E	39°52'21"
C5	50.00'	41.90'	22.27'	40.68'	N 41°27'00" W	48°00'39"
C6	50.00'	38.59'	20.31'	37.64'	N 87°34'01" W	44°13'24"



LOCATION MAP



**PRELIMINARY**

**THE OAKS AT ROPER MOUNTAIN PHASE 2**

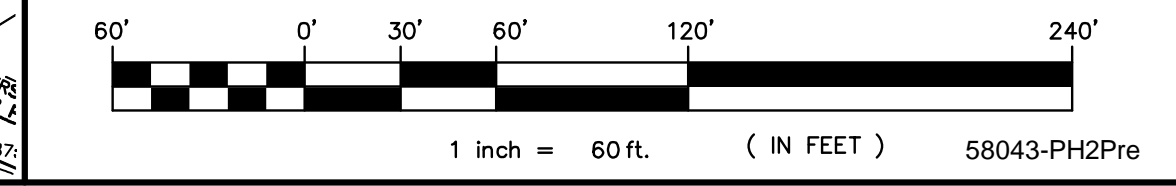
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FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVE.  
 GREENVILLE, S.C. 29609  
 (864) 271-4924 FAX (864) 233-0315

OWNER SURVEYOR

NO. OF ACRES: 4.18  
 NO. OF LOTS: 9  
 ZONING: R-15 CLUSTER

MILES OF NEW ROAD: 0.07  
 DATE: 5-7-08



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