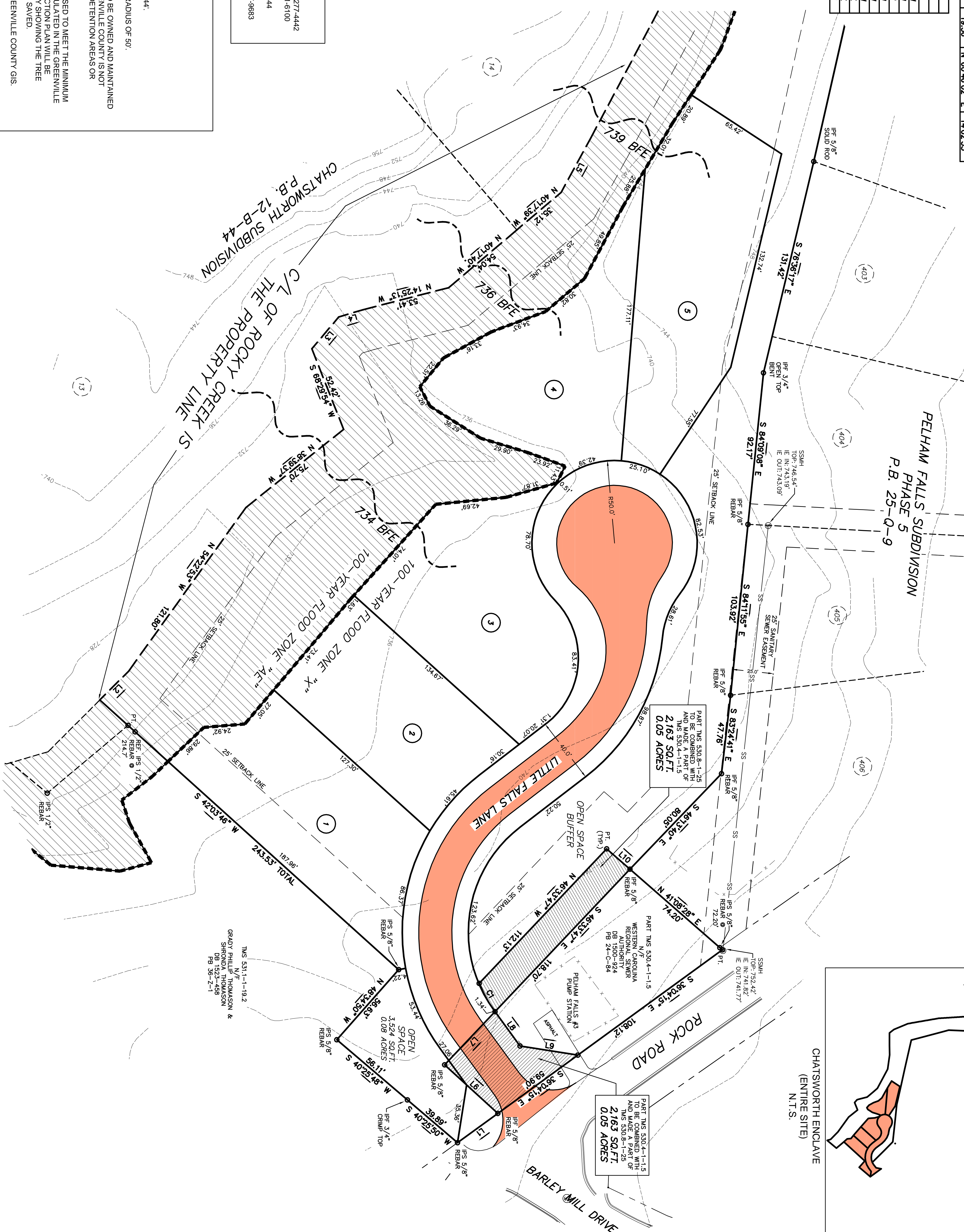
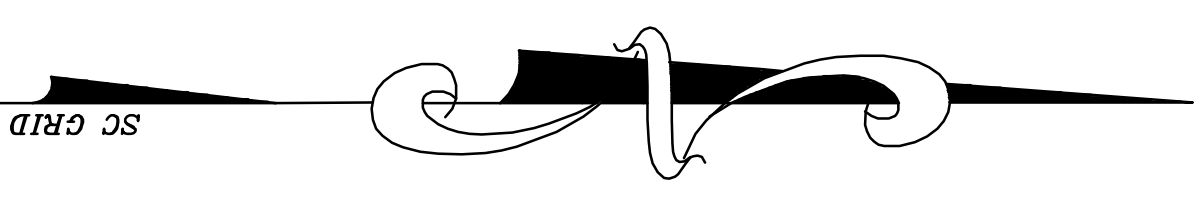


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	18.61'	9.85'	18.56'	N 60°46'02" E	147°2'33"

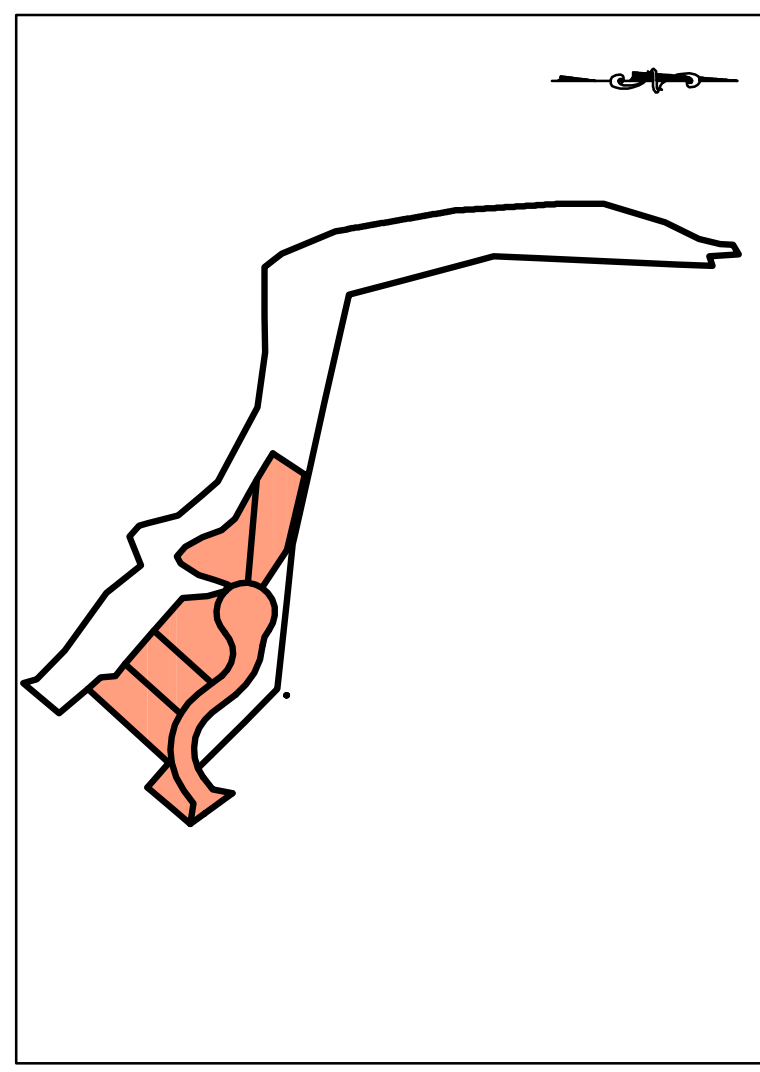
LINE	LENGTH	BEARING
L1	30.10'	S 36°04'15" E
L2	24.63'	N 45°00'00" W
L3	28.17'	N 49°45'51" W
L4	15.43'	N 18°42'01" W
L5	37.03'	N 81°23'29" W
L6	43.55'	S 42°28'05" W
L7	44.30'	N 48°33'47" W
L8	25.72'	N 53°54'44" E
L9	35.37'	N 08°56'34" E
L10	18.68'	N 41°08'28" E



**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, 255-3883  
 CABLE: CHARTER COMMUNICATIONS, 877-9883

- NOTES:**
1. TAX MAP # 530.8-1-25. ZONING: RS
  2. LITTLE FALLS LANE SHALL BE PRIVATE.
  3. LITTLE FALLS LANE HAS A RW WIDTH OF 44'.
  4. THE CU-DE-SAC ON ROAD A HAS A RW RADIUS OF 60'.
  5. 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.
  6. 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.
  7. TOPOGRAPHIC DATA OBTAINED FROM GREENVILLE COUNTY GIS.
  8. THERE IS A BUILDING SETBACK OF 30' FROM ROCK ROAD. THERE IS A BUILDING SETBACK OF 25' FROM THE EXTERIOR PROPERTY LINE.
  9. A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE FILED FOR LAND USE PERMITS. EROSION CONTROL MEASURES WILL BE INSTALLED ON THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.



**LEGEND:**

- IFS
- I/F
- R/W
- IRON PIN SET (5/8" REBAR)
- IRON PIN FOUND
- RIGHT-OF-WAY
- x-x- FENCE

**OPEN SPACE DATA (R-S CLUSTER OPTION 1)**

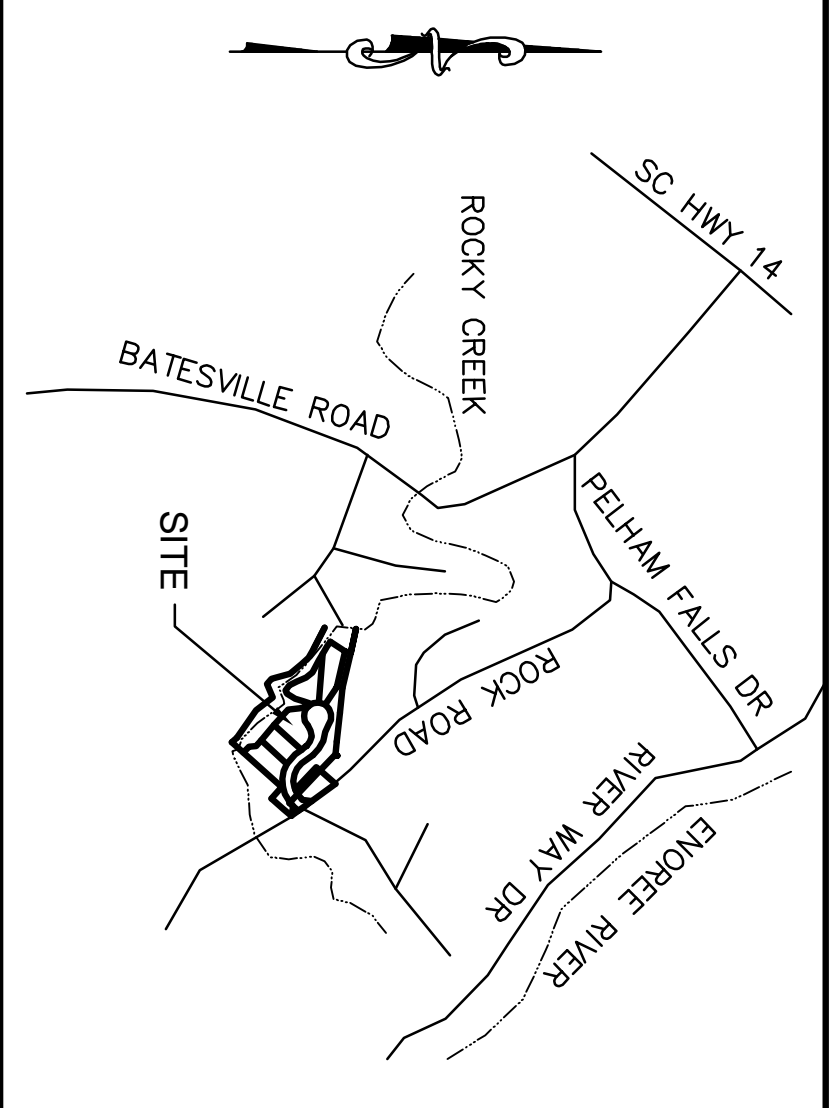
TOTAL AREA: 5.39 ACRES  
 ALLOWABLE LOTS: 5.39 x 17 = 91 LOTS  
 TOTAL LOTS: 5 LOTS  
 OPEN SPACE REQUIRED: 5.39 x 30% = 1.62 ACRES  
 OPEN SPACE PROVIDED: 4.08 ACRES

**CHATSWORTH ENCLAVE**

LOT #	AREA (sq.ft.)	AREA (acres)
1	11,505	0.26
2	9,631	0.22
3	11,966	0.27
4	10,802	0.25
5	13,272	0.30

**SITE DATA**

TOTAL AREA: 5.39 ACRES  
 TOTAL NUMBER OF LOTS: 5  
 DENSITY: 1.08 UNITS/ACRE  
 LENGTH OF ROAD: 446 LF



**PRELIMINARY PLAT**

**CHATSWORTH ENCLAVE**

TIFFANY HOMES, INC.  
 10 EAST LEWIS PLAZA  
 GREENVILLE, SC 29605  
 (864) 232-6880  
 OWNER

FREELAND & ASSOCIATES, INC.  
 100 WEST GREENVILLE S.C.  
 GREENVILLE, SC 29609  
 (864) 271-4924 FAX (864) 233-0315  
 SURVEYOR

NO. OF ACRES: 5.39      MILES OF NEW ROAD: 0.08

NO. OF LOTS: 5      ZONING: RS      DATE: 8-3-09

1 inch = 30 ft. ( IN FEET )

6079-PRHLM