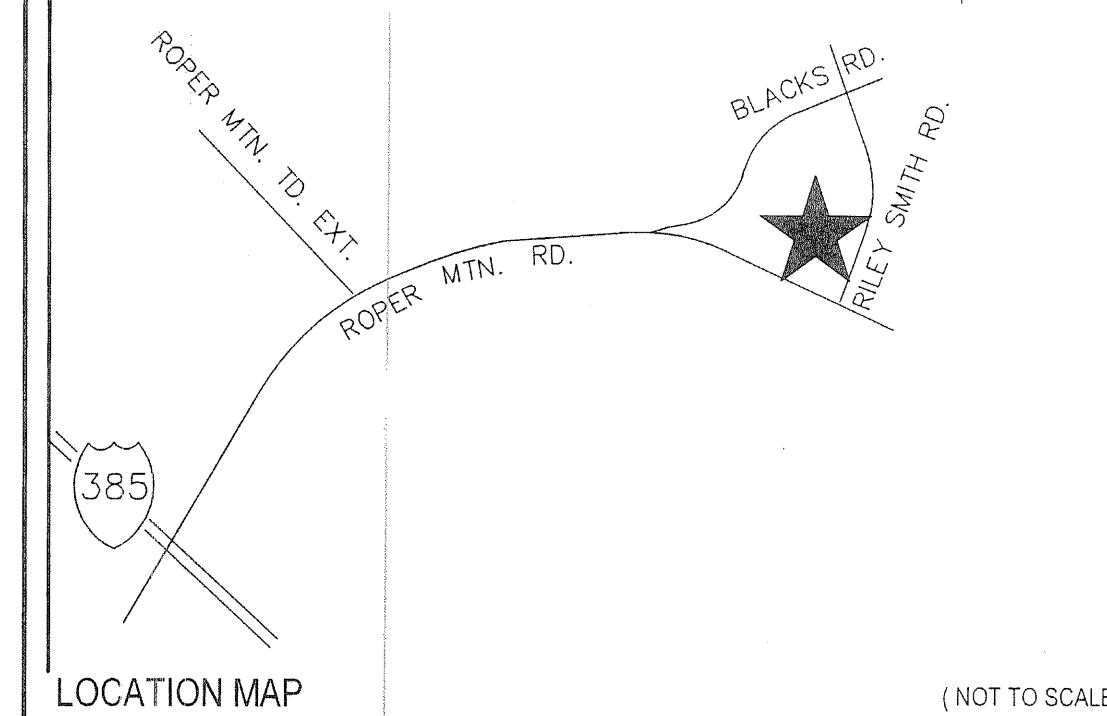


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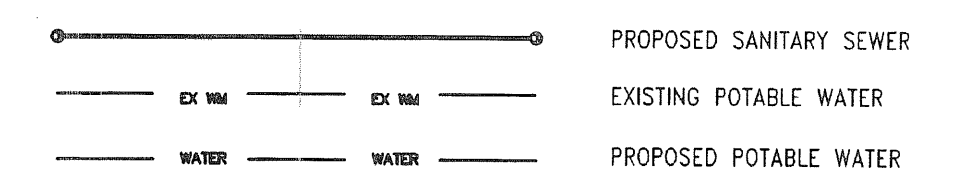
TAX MAP NUMBERS: 0540040103200, 0540040103202, 0540040103203, 0540040103204, 0540040103205, AND PART 0540040103100
 TOTAL AREA ±21.1 ACRES
 PRESENT ZONING: R-20 (CLUSTER)
 ZONING DENSITY: 2.2 UNITS PER ACRE
 DENSITY ALLOWED: 46 UNITS
 DENSITY PROVIDED: 46 UNITS
 OPEN SPACE REQ'D: 6.33 ACRES (30%)
 OPEN SPACE SHOWN: 8.22 ACRES



- NOTES:
- NO EXTERNAL ACCESS TO LOTS TO BE PROVIDED ALONG EXISTING ROADWAYS.
 - ALL LOT DIMENSIONS ARE APPROXIMATE.
 - ALL ROAD RIGHT OF WAYS ARE 44 FEET. CUL-DE-SAC TURNAROUNDS MEET GREENVILLE COUNTY STANDARDS. ALL ROAD RADII ARE MINIMUM 150 FEET.
 - LENGTH OF ROAD "B" IS 1,180 FEET.
 - A SEDIMENT AND EROSION CONTROL PLAN WILL BE PREPARED FOR THIS PROPERTY AND LAND DISTURBING ACTIVITIES WILL BE APPLIED FOR WITH GREENVILLE COUNTY LAND DEVELOPMENT. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - TOPOGRAPHIC INFORMATION TAKEN FROM GREENVILLE COUNTY G.I.S. SURVEY DATA PROVIDED BY RIDDLE SURVEYING. A PORTION OF THIS PROJECT WAS PREVIOUSLY APPROVED AND RECORDED AS ROPER POINTE SECTION ONE, SURVEYED BY JOE MITCHELL FOR BLACKS ROAD DEVELOPERS.
 - SURVEY DATA PROVIDED BY RIDDLE SURVEYING IS IN ACCORDANCE WITH STATE PLAIN COORDINATE REQUIREMENTS.
 - THIS PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN.
 - PROPERTY IS PRESENTLY ZONED R-20. IT IS DESIGNED AS A CLUSTER DEVELOPMENT.
 - USGS MAP 34082-G3-TM-024 SHOWS A BLUE LINE STREAM OVER A PORTION OF THE PROPERTY. ARBOR ENGINEERING HAS DELINEATED THE STREAM AND IS IN THE PROCESS OF GAINING US ARMY CORPS OF ENGINEER VERIFICATION OF THAT PORTION OF THE BLUE LINE THAT ACTUALLY EXISTS.
 - UTILITY AND SERVICE PROVIDERS ARE:
 - METROPOLITAN SEWER SUB-DISTRICT
 - GREENVILLE WATER SYSTEM
 - WADE HAMPION FIRE DISTRICT
 - PIEDMONT NATURAL GAS
 - DUKE ENERGY

LOT INFORMATION					
LOT	SQUARE FOOT	ACRES	LOT	SQUARE FOOT	ACRES
1	8,969.69	0.21	24	7,919.07	0.18
2	8,918.96	0.20	25	8,005.02	0.18
3	8,918.96	0.20	26	8,236.37	0.19
4	8,618.96	0.20	27	7,505.68	0.17
5	8,920.86	0.20	28	8,330.94	0.19
6	8,273.82	0.19	29	8,751.57	0.20
7	7,259.76	0.17	30	9,153.00	0.21
8	8,140.24	0.19	31	13,041.28	0.30
9	7,700.49	0.18	32	13,041.28	0.30
10	7,700.49	0.18	33	9,172.20	0.21
11	8,046.54	0.18	34	8,751.57	0.20
12	7,967.30	0.18	35	8,330.94	0.19
13	7,700.00	0.18	36	7,927.74	0.18
14	7,884.39	0.18	37	7,976.16	0.18
15	7,987.62	0.18	38	9,843.22	0.23
16	7,840.17	0.18	39	9,770.44	0.22
17	9,239.58	0.21	40	9,770.44	0.22
18	9,583.07	0.22	41	8,414.18	0.19
19	9,770.44	0.22	42	7,700.00	0.18
20	9,770.44	0.22	43	7,700.00	0.18
21	9,770.45	0.22	44	7,698.02	0.18
22	8,892.35	0.20	45	8,742.20	0.20
23	73,165.04	1.68	46	8,692.68	0.20

2013-131



REVISIONS			
NO.	DATE	DESCRIPTION	BY
B	07.10.13	ADDED ROAD NAMES AND SUBDIVISION NAME	BRS
A	07.03.13	SUBMITTED FOR REVIEW	BRS

PRELIMINARY PLAN
STAFFORD GREEN SUBDIVISION (fka Riley Smith Road S/D)

WINDSOR AUGHTRY OWNER ARBOR ENGINEERING, INC. ENGINEER

NO. OF ACRES: 21.14 MILES OF NEW ROAD: 0.36 NO. OF LOTS: 46

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 Email: postmaster@arborengineering.com
 LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS
 RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN: BRS	DESIGN: JM3	APPROVED: JCA	DATE: JULY 3, 2013
FILE: 12061.PLM.DWG	JOB NO. 12061.02		

