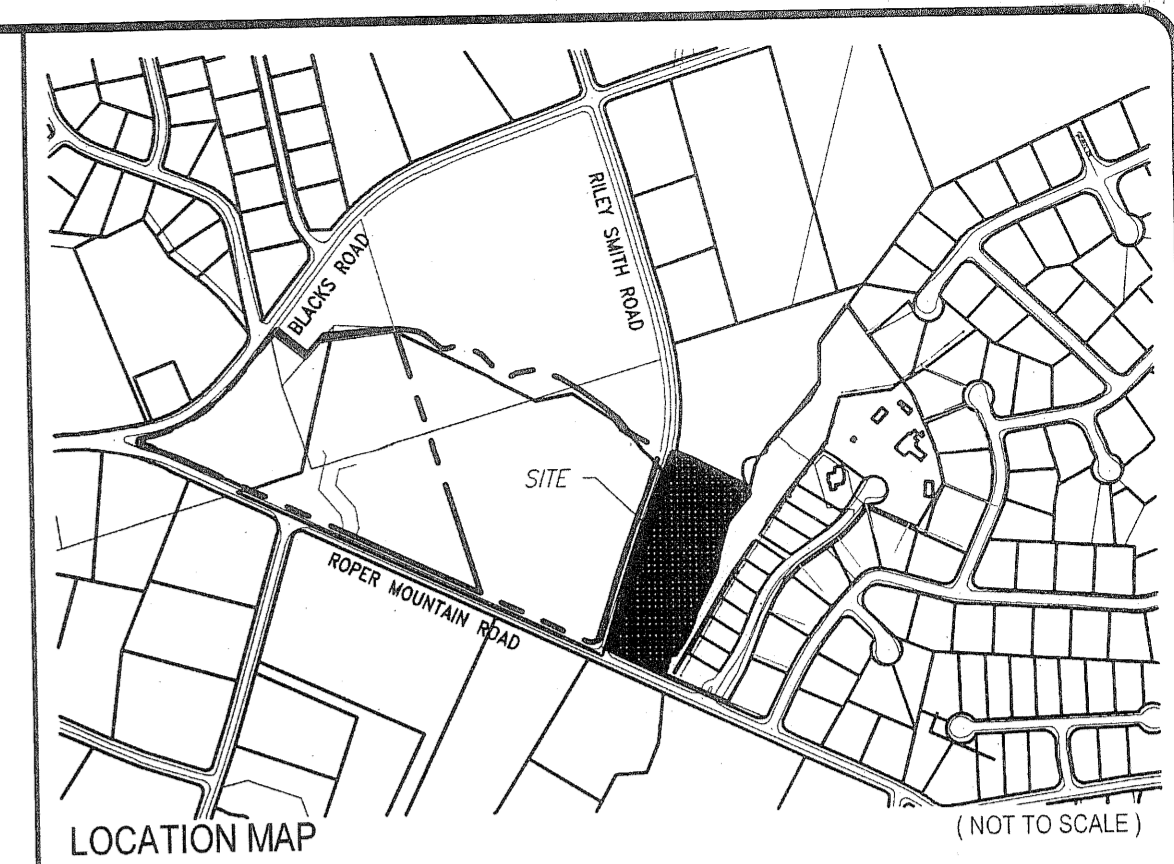


FOR REFERENCE  
STAFFORD GREEN (PHASES I & II)  
GREENVILLE COUNTY S/D NO.: 13-131

TAX MAP NUMBERS: 0540040103200, 0540040103202,  
05400401013203, 0540040103204,  
0540040103205, AND PART 0540040103100  
TOTAL AREA ±21.1 ACRES  
PRESENT ZONING: R-20 (OPEN SPACE DEVELOPMENT OPTION 1)  
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 PROVIDED: 8.22 ACRES

STAFFORD GREEN (PHASE III)

TAX MAP NUMBERS: 0540040102301  
TOTAL AREA ±4.0 ACRES  
PRESENT ZONING: R-20 (OPEN SPACE DEVELOPMENT OPTION 1)  
ZONING DENSITY: 2.2 UNITS PER ACRE  
DENSITY ALLOWED: 8 UNITS  
DENSITY PROVIDED: 7 UNITS  
OPEN SPACE REQ'D: 1.197 ACRES (30%)  
OPEN SPACE PROVIDED: 1.854 ACRES (46%)



- NOTES:
- NO EXTERNAL ACCESS TO LOTS TO BE PROVIDED ALONG EXISTING ROADWAYS. A VARIANCE REQUEST FOR ONE ACCESS POINT OFF RILEY SMITH ROAD TO SERVE THE SEVEN LOTS WILL BE REQUESTED.
  - ALL LOT DIMENSIONS ARE APPROXIMATE.
  - LENGTH OF ACCESS EASEMENT IS 360 FEET WITH A 50 FOOT WIDTH FOR INGRESS/EGRESS AND FOR UTILITIES. THE ACCESS EASEMENT WILL ALIGN WITH THE ENTRANCE ROAD FOR STAFFORD GREEN PHASES I & II.
  - 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. A SEDIMENT AND EROSION CONTROL PLAN HAS BEEN APPROVED, BUT NOT ISSUED, FOR THE FIRST TWO PHASES OF STAFFORD GREEN. 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. SURVEY DATA PROVIDED BY RIDDLE SURVEYING IS IN ACCORDANCE WITH STATE PLANE 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 ACKNOWLEDGES THE BLUE LINE AS AN ACCURATE DEPICTION OF SITE CONDITIONS. NO IMPACT TO STREAMS ARE EXPECTED.
  - UTILITY AND SERVICE PROVIDERS ARE:
    - METROPOLITAN SEWER SUB-DISTRICT
    - GREENVILLE WATER SYSTEM
    - WADE HAMPTON FIRE DISTRICT
    - PIEDMONT NATURAL GAS
    - DUKE ENERGY

2014-128

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	06.03.14	SUBMITTED FOR REVIEW	BRS

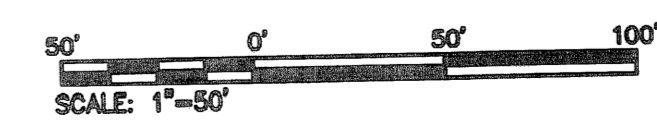
PRELIMINARY PLAN

STAFFORD GREEN PHASE III

WINDSOR AUGHTRY	ARBOR ENGINEERING, INC.	
OWNER	ENGINEER	
NO. OF ACRES: 4.0	MILES OF NEW ROAD: 0.0	NO. OF LOTS: 7

**Arbor Engineering, Inc.**  
Box 263 Greenville, S.C. 29602  
Telephone: (864) 235-3589  
Fax: (864) 233-6274  
Email: postmaster@arborengineering.com  
LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS  
RECREATIONAL PLANNERS - LAND PLANNERS

2014-129  
Variance Request  
to allow seven (7)  
lots off of easement  
access (LDR-74)



DRAWN: BRS	DESIGN: JM3	APPROVED: JCA	DATE: JUNE 4, 2014
FILE: 13041.PLM.DWG	JOB NO. 13041		

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