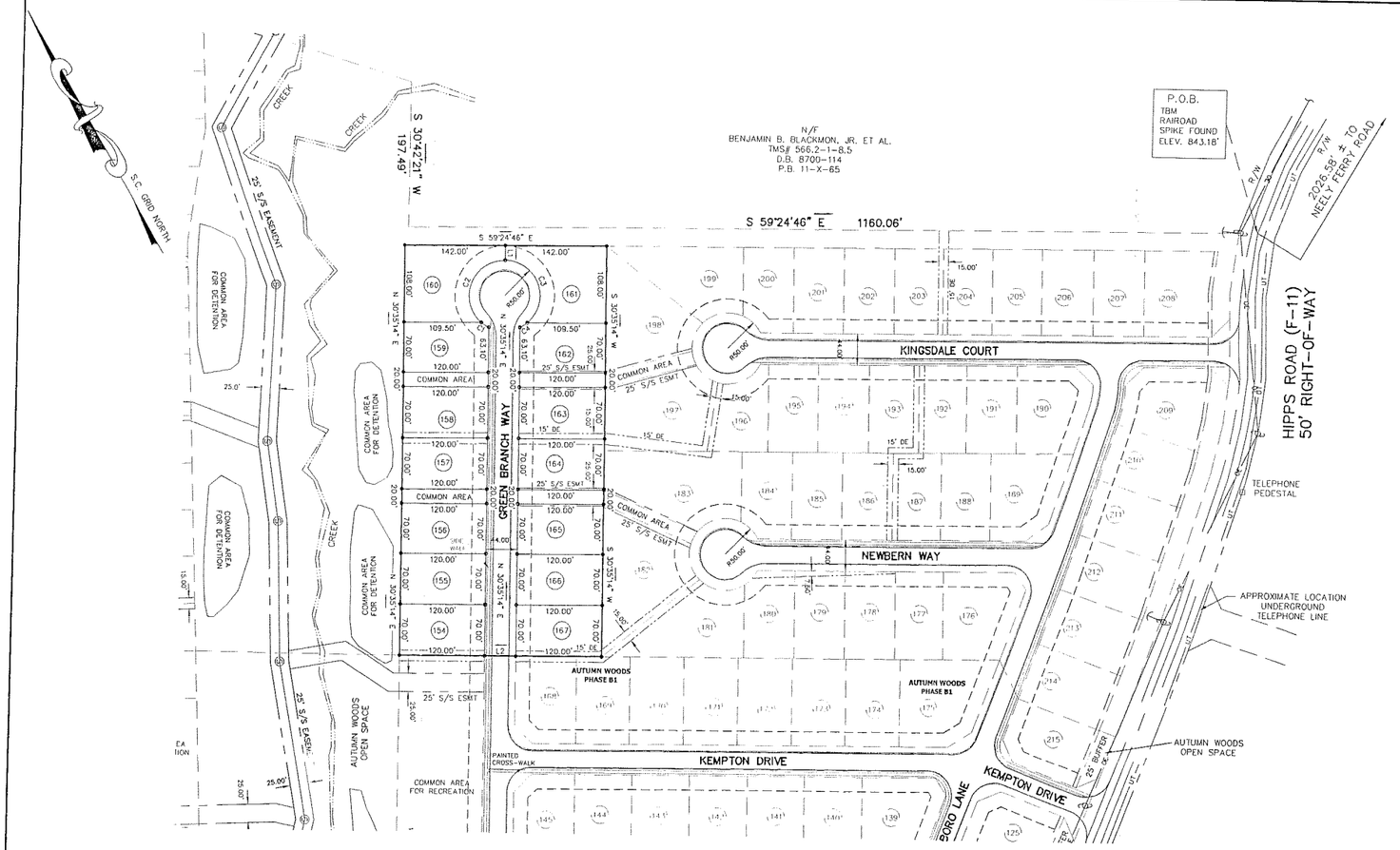

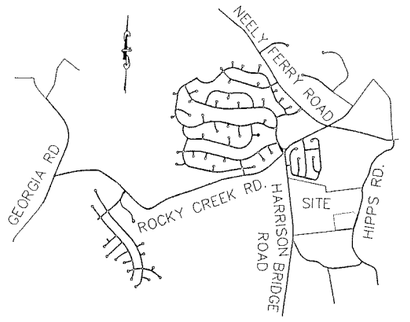

VICINITY MAP (N.T.S.)

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT."

__ / __ / __ SIGNED _____

__ / __ / __ SIGNED _____

CERTIFICATE OF ACCURACY

I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM THE DEED DESCRIPTION IN DEED BOOK 1938, PAGE 713; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE GREENVILLE COUNTY SUBDIVISION REGULATIONS AS ADOPTED.

DATE

LICENSED ENGINEER OR REGISTERED SURVEYOR
S.C. REGISTRATION NO. 4781

SOUTH CAROLINA — FREELAND & ASSOCIATES, INC. — No. C00430 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — NO. 4781 — JAMES RALPH FREELAND

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF MESNE CONVEYANCE."

DATE

DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER

NOTES:

1) AS A MINIMUM, 5-FOOT DRAINAGE & UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE & INTERIOR REAR PROPERTY LINES. 10-FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
2) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED & APPROVED FOR THAT PROPERTY.
3) EACH ROAD HAS A RIGHT-OF-WAY WIDTH OF 44'
4) EACH CUL-DE-SAC HAS A R/W RADIUS OF 50'.
5) MINIMUM BUILDING SETBACK LINE: 30' FROM HIPPS ROAD.
6) 1/2" REBAR AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
7) TAX MAP # PT 575.2-1-1.
8) PROPERTY IS ZONED R-15.
9) ALL DETENTION, OPEN SPACE, & COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR AND DOES NOT OWN OR MAINTAIN DETENTION, OPEN SPACE, OR COMMON AREAS.
10) NO VEHICULAR ACCESS TO HIPPS ROAD FROM ANY LOTS. ALL ACCESS TO BE INTERNAL.
11) THERE IS A 25' BUFFER ALONG THE ENTIRE EXTERIOR PROPERTY LINE.
12) NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY COMMUNITY BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AND/OR BUFFER AREA WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY PLANNING COMMISSION OR ITS STAFF. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.
13) THE REMOVAL OF TREES OR NATURAL VEGETATION IS PERMITTED IN THE DEVELOPED PHASES FOR THE PURPOSE OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS WITH THE WRITTEN PERMISSION OF THE PLANNING COMMISSION.
14) SIDEWALKS WILL BE CONSTRUCTED AS SHOWN ON THIS PLAT.
15) NO OPEN SPACE SHALL BE SUBDIVIDED.

AUTUMN WOODS - PHASE B2

GROSS AREA REQUIRED (INCLUDING OPEN SPACE):	4.83 ACRES
GROSS AREA (PHASE B2-1):	3.70 ACRES
PERMITTED DENSITY:	2.9 UNITS/ACRE (R-15)
TOTAL UNITS ALLOWED:	14 UNITS
TOTAL UNITS USED:	14 UNITS
REQ'D OPEN SPACE:	0.73 ACRES
USED OPEN SPACE:	1.13 ACRES
REQ'D DEVELOPABLE OPEN SPACE:	0.37 ACRES
DEVELOPABLE OPEN SPACE PROVIDED:	0.37 ACRES

AUTUMN WOODS - TRACT 1 OPEN SPACE DATA

TOTAL AREA:	37.07 ACRES
PERMITTED DENSITY:	2.9 UNITS/ACRE (R-15)
TOTAL UNITS ALLOWED:	107 UNITS (37.07 x 2.9)
TOTAL UNITS PROVIDED:	84 UNITS
REQUIRED OPEN SPACE:	5.56 ACRES (37.07 x 15%)
OPEN SPACE PROVIDED:	6.60 ACRES
DEVELOPABLE OPEN SPACE REQUIRED:	2.78 ACRES (5.56 x 50%)
DEVELOPABLE OPEN SPACE PROVIDED:	4.95 ACRES

AUTUMN WOODS - TRACT 2 OPEN SPACE DATA

TOTAL AREA:	37.07 ACRES
PERMITTED DENSITY:	2.9 UNITS/ACRE (R-15)
TOTAL UNITS ALLOWED:	108 UNITS (37.07 x 2.9)
TOTAL UNITS PROVIDED:	131 UNITS
REQUIRED OPEN SPACE:	5.56 ACRES (37.07 x 15%)
OPEN SPACE PROVIDED:	6.99 ACRES
DEVELOPABLE OPEN SPACE REQUIRED:	2.78 ACRES (5.56 x 50%)
DEVELOPABLE OPEN SPACE PROVIDED:	5.24 ACRES

AUTUMN WOODS PHASE B2

LOT #	ACRES	SQ. FT.	LOT #	ACRES	SQ. FT.
154	0.19	8,400	161	0.27	11,676
155	0.19	8,400	162	0.19	8,360
156	0.19	8,400	163	0.19	8,400
157	0.19	8,400	164	0.19	8,400
158	0.19	8,400	165	0.19	8,400
159	0.19	8,360	166	0.19	8,400
160	0.27	11,676	167	0.19	8,400

LINE TABLE

LINE	LENGTH	BEARING
L1	20.00'	S 30°35'14" W
L2	44.00'	N 59°24'46" W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	12.59'	6.33'	12.56'	S 26°05'35" E	14°25'55"
C2	50.00'	121.71'	135.40'	93.81'	S 50°51'18" W	139°27'51"
C3	50.00'	121.71'	135.40'	93.81'	N 10°19'09" E	139°27'51"
C4	50.00'	12.59'	6.33'	12.56'	N 87°16'02" E	14°25'55"

AUTUMN WOODS
PHASE B2 - SECTION 1

OWNER	ENGINEER / SURVEYOR
CENTEX HOMES 7001 PELHAM RD, SUITE M GREER, SC 29615 (864) 281-9400	FREELAND & ASSOCIATES, INC. 323 WEST STONE AVENUE GREENVILLE, SC 29609 (864) 271-4924

NO. OF ACRES: 3.70

MILES OF NEW ROAD: 0.10

NO. OF LOTS: 14

DATE: 4-13-2004

ZONING: R-15

100' 0' 50' 100' 200' 400'

1 inch = 100 ft.

51990-FPB21