

FILED
GREENVILLE, S. C.

MAY 12 11 52 AM '83

DONNIE S. GIBBS
REC'D

VOL 1188 PAGE 117

February 2, 1982

Mr. Royce Carter, Executive Director
Greenville County Planning Commission
P. O. Box 1947
Greenville, S. C. 29602

Re: Hunter's Ridge

Dear Royce:

We are submitting the following information in behalf of Rick Fairbanks and Tom Brewer, developers, for the above referenced project. A general description of the land is as follows:

24.2 acres of gently rolling land that is about 75% wooded with mostly hardwoods. Part of the property in the rear is wet bottom land. A small branch is at the rear; both of these flow into the Reedy River which crosses at the northwest corner.

It is our intention that all of the 24.2 acres will be used as multi-family residential and to be sold as condominiums. There will be 136 units of 1 story flats and 2 story townhouses. This would equate to 5.62 units per acre. Parking required would be 272 parks. We plan to have in excess of 285. With this number of units, there will be a great deal of open space which we intend to utilize in the way of nature and jogging trails, and install such amenities as a clubhouse, swimming pool and tennis courts. All of these amenities will be controlled by a Homeowners Association.

Phasing of development will begin within about nine months and a total build-out should be accomplished three to four years. At this time, the design will be limited contemporary with possibly some clean New England type styling. We expect to be in the 2000 to 2200 square foot range and average \$140,000 in price.

The site drainage will be accomplished as outlined on the enclosed drawing with no more runoff than what presently exists on the present land. Even though this is not a flood pruned area, we still feel it would be beneficial to the project and the surrounding area to utilize this drainage system.

.... (2)

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Greenville County and that it has been approved for recording in the office of the County Register of Mesne Conveyance."

5-12-83

DATE

F. J. Forbes

DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

600 3 37771A01

4328-1172