

- NOTES:**
- PROPERTY LINE INFORMATION TAKEN FROM PLAT BY L.A. ROWO DATED 6-19-2000.
 - TOPOGRAPHIC INFORMATION TAKEN FROM AERIAL TOPOGRAPHY (4' INTERVALS). THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF THROAT & INVERT ELEVATIONS SHOWN ON THIS PLAN AND SHALL IMMEDIATELY REPORT ANY PROBLEMS TO THE ENGINEER.

14.278 ACRES +/-
21 LOTS
1,300 L.F. NEW ROADWAY

ZONING DATA
 PARCEL SIZES = 14.278 ACRES
 PARCELS IS UNDIVIDED
 TAX MAP NO. 568.1-1-17
 AVERAGE LOT SIZE IS 25,000 S.F.
 COUNTY ROADWAY
 WATER DISTRICT IS GREENVILLE WATER SYSTEM
 SEWER SYSTEM IS ON-SITE SEPTIC

BUILDING SETBACKS
 FRONT YARD = 30' (TYPICAL)
 FRONT YARD = 50' (FAIRVIEW ROAD)
 SIDE YARD = 10% OF LOT WIDTH

LEGEND

EXISTING	PROPOSED
6" SEWER	---
WATER	---
DRAINAGE	---

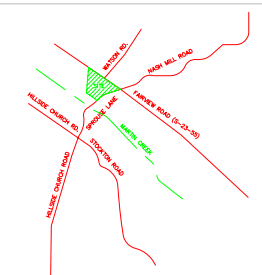
NOTE: WATER SYSTEM SIZES SHALL BE DETERMINED BY GREENVILLE WATER SYSTEM



P.O. BOX 2567
 EASLEY, S.C. 29641-2567
 864.855.9120 FAX 864.855.9120

PROJECT No: 05054
 DATE: 5-3-05
 SCALE: 1" = 100'
 DRAWN: MLD

- STREET DESIGN NOTES:**
- ROADWAYS:**
- COUNTY ROADWAY SYSTEM - CLASS "D" ROADWAY
 - RIGHT OF WAY WIDTHS = 42'
 - PAVEMENT WIDTH = 22 FT.
= 6" EXTRUDED CURB
 - PAVEMENT TYPE = PROFFROLLED OR COMPACTED SUBGRADE
= 2" SURFACE
= 3" BINDER
 - LIMITS OF VERTICAL GRADE OF CENTERLINE = 10% MAXIMUM
 - AT INTERSECTIONS = 5% MAXIMUM GRADE FOR A LENGTH OF 20 FT.
 - TYPICAL CURB RADIUS AT INTERSECTIONS = 30'
 - HORIZONTAL CURVES - MINIMUM CENTERLINE RADIUS = 150'
 - VERTICAL CURVES = "M" FACTORS = CREST 16, SAG 24.
 - REVERSE CURVES - SHALL BE CONNECTED WITH TANGENTS OF NOT LESS 100 FT.
- CUL-DE-SACS**
- RIGHT OF WAY WIDTH TO TERMINATE WITH 50' RADIUS
 - PAVEMENT WIDTH AT TURNING CIRCLE = 70' DIAMETER



LOCATION MAP
N.T.S.

PRELIMINARY
SPROUSE FARM SUBDIVISION
PHASE 2

SK BUILDERS, INC. RUSSELL KALLIANEN P.O. BOX 561 GREER, SC 29642 TEL. No. 864.877.7070 FAX No. 864.877.7181	MOE, INC. P.O. BOX 2567 EASLEY, S.C. 29641-2567 TEL. No. 864.855.9120 FAX No. 864.855.9171
OWNER	ENGINEER

NO. OF ACRES: 14.278 AC. MILES OF NEW ROADS: 0.157 MILES
 NO. OF LOTS: 21 1,300 L.F. DATE: 5-3-05

GRAPHIC SCALE
 0 50 100
 1" = 100' N.T.S.