NOTES:

THE EXISTING TOPOGRAPHY OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE AND WATER QUALITY.

PRESENTLY ZONED PD.

TAX MAP NUMBER: 540.1-1-18

ROAD RIGHT-OF-WAYS WILL BE 44'. CUL-DE-SACS RIGHT-OF-WAYS WILL BE 100' DIAMETER. ALL ROADS WILL BE PUBLIC.

ROAD NAMES HAVE BEEN SUBMITTED TO AND APPROVED BY GREENVILLE COUNTY E-911.

BASE INFROMATION TAKEN FROM THE GREENVILLE COUNTY GIS DATABASE.

THE DEVELOPER WILL MAKE NECESSARY IMPROVEMENTS TO HAWKINS ROAD FROM ITS INTERSECTION WITH ROPER MOUNTAIN ROAD EXTENTION TO THE PROPOSED SUBDIVISION ENTRANCE TO PROVIDE A LEFT TURN LANE. APPROXIMATELY 5,500 SQUARE FEET OF RIGHT-OF-WAY WIIL BE DEDICATED TO GREENVILLE COUNTY FOR THIS IMPROVEMENT AND ITS MAINTENANCE.

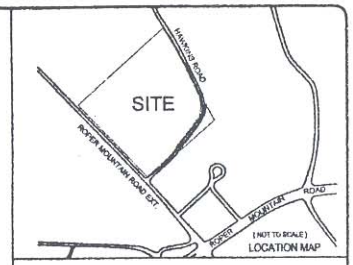
THE DEVELOPER WILL WORK WITH GREENVILLE COUNTY TO PROVIDE SUFFICIENT RIGHT-OF-WAY ALONG THE REST OF THE SUBDIVISION FOR THE WIDENING AND/OR MAINTENANCE OF HAWKINS ROAD FOR ROAD IMPROVEMENTS.

LOCATION OF WATER AND SANITARY SEWER BASED ON INFORMATION PROVIDED BY UTILITY. THE LOCATION OF THESE LINES HAVE NOT BEEN FIELD VERIFIED AS OF THE DATE OF THIS PLAN.

THE WATERCOURSE CONTAINED ON THIS PROPERTY HAS BEEN INSPECTED BY THE U.S. ARMY CORPS OF ENGINEERS AND FIELD VERIFIED AS WATERS OF THE UNITED STATES. ALL OTHER CHANNELS WERE CREATED BY STORM-DRIVEN RUN-OFF AND ARE NOT UNDER THEIR JURISDICTION.

UTILITIES PROVIDED BY:
DUKE POWER
GREENVILLE WATER SYSTEM
CHARTER COMMUNICATIONS
PIEDMONT NATURAL GAS
METROPOLITAN SEWER SUB-DISTRICT
WESTERN CAROLINA REGIONAL SEWER AUTHORITY

FIRE PROTECTION PROVIDED BY:
WADE HAMPTON FIRE DISTRICT



05-203

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	JUNE 27, 2005	SUBMITTED FOR REVIEW	BRS

FINAL DEVELOPMENT PLAN

PINE SPRINGS PLANNED DEVELOPMENT

OWNER	ENGINEER
JAMES K. ANDJOR CAROLE MORRIS	ARBOR ENGINEERING, INC.

NO. OF ACRES: 10.7 | MILES OF NEW ROAD: 0.19 | NO. OF LOTS: 27

Arbor Engineering, Inc.
Box 242 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

Drawn	C.A. Bldr.	Approved	Date
BRS	BRS	BRS	JUNE 21,2005

FILE: 04113-FDP.DWG | JOB NO. 04113