

LINE	BEARING	LENGTH
L1	N38° 18' 07" W	49.31
L2	N35° 38' 31" E	87.07
L3	N24° 00' 40" E	91.74
L4	N49° 45' 16" E	93.47
L5	N52° 26' 29" E	67.71
L6	N56° 16' 48" E	46.17
L7	N36° 20' 44" E	44.01
L8	N47° 37' 26" E	87.33
L9	N52° 46' 08" E	65.79
L10	N40° 00' 08" E	61.53
L11	N35° 02' 32" E	66.63
L12	N38° 49' 28" E	103.48
L13	N37° 53' 56" E	81.13
L14	N48° 14' 13" E	90.64
L15	N46° 07' 11" E	75.81
L16	N56° 25' 22" E	128.00
L17	S30° 52' 55" W	127.01
L18	S62° 08' 38" W	95.63
L19	S59° 07' 46" W	123.54
L20	S59° 49' 50" W	213.67
L21	S60° 49' 13" W	174.28
L22	S61° 33' 29" W	152.52
L23	S60° 48' 41" W	74.37

CHARLES S. REYNER
DB 1964 @ 1397



RONALD E. HUGHEY
PB 39-K @ 56

SETH M. WRK
RHONDA M. W
PB 35-S @

JAMES B. MARTIN
DB 582 @ 335

- NOTES:
- PROPERTYLINE INFORMATION TAKEN FROM PLAT PREPARED BY RAY DUNN ALND SURVEYOR, DATED 9-20-2001.
 - TOPOGRAPHY INFORMATION TAKEN FROM GREENVILLE COUNTY AERIAL MAPS (4 INTERVALS)

ZONING DATA

Total parcel size = 33.41 ACRES
Parcel is zoned R10
Tax Map No. B8.1-002-009
Typical lot sizes are 55'x110' = 6,050 sf.
and 60'x110' = 6,600 sf
County roadway = 5,450 LF, total roadway
Phase One = 2,830 lf ex. roadway
Phase Two = 2,620 lf New roadway

Water District is Greenville Water District
Sewer District is Berea Sewer District

CLUSTER DEVELOPMENT

Parcel size = 33.41 ACRES
Open space = 15% = 5.01 ACRES = 6.4 Acres provided
Phase One = 65 Lots
Phase Two = 68 Lots
133 Total lots = 147 Total lot maximum (33.41x4.4 density)

25' Minimum open space buffer from Existing residential subdivisions

BUILDING SETBACKS

Front yard = not applicable - must meet building codes
Side yard = not applicable - must meet building codes
Rear yard = not applicable - must meet building codes

LEGEND



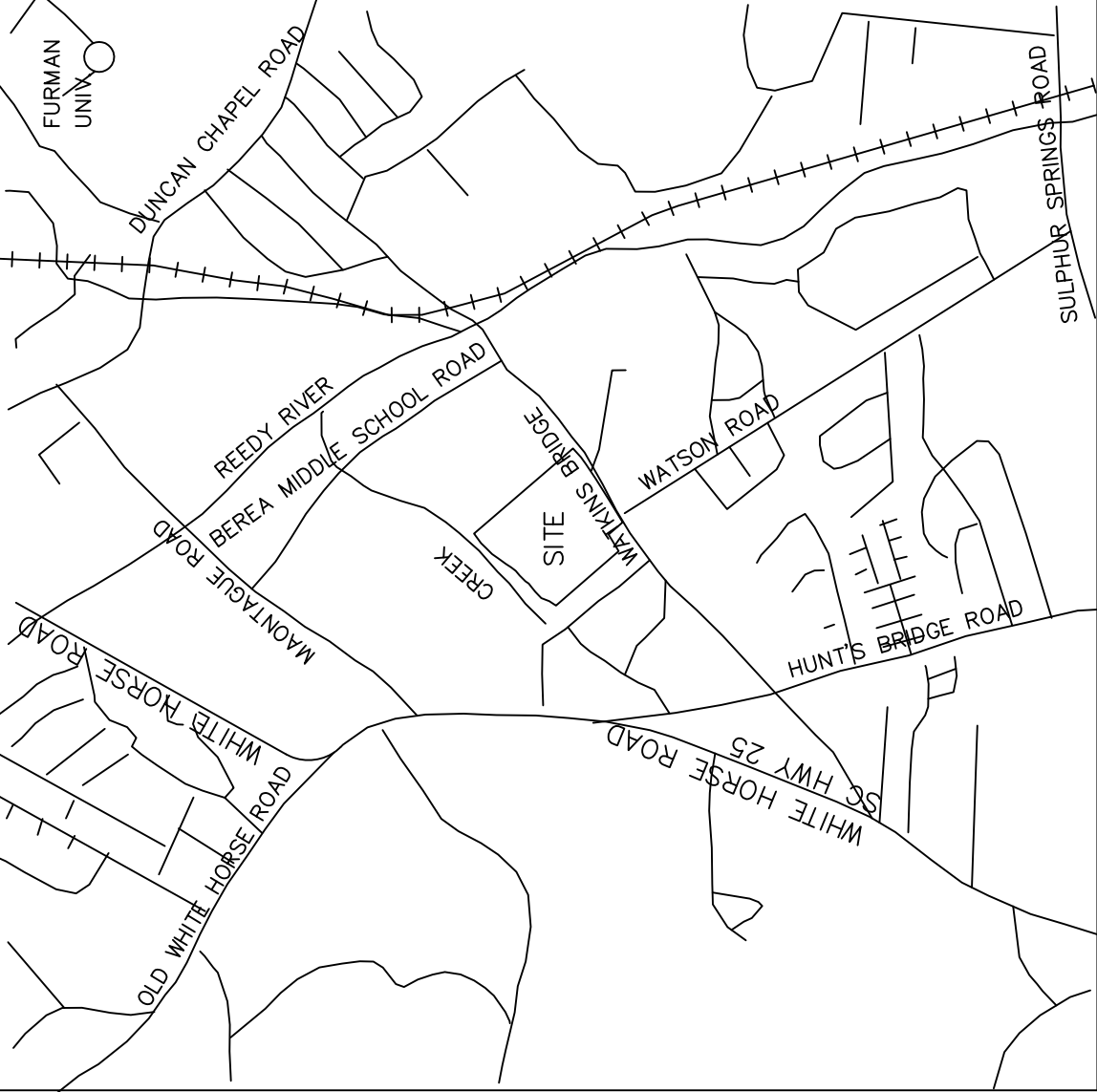
NOTE: WATER SYSTEM SIZES SHALL BE DETERMINED BY GREENVILLE WATER SYSTEM

STREET DESIGN NOTES:

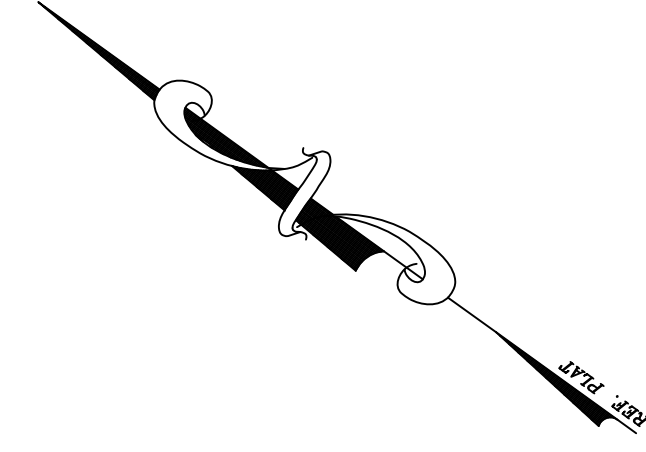
- ROADWAYS:
- COUNTY ROADWAY SYSTEM
 - RIGHT OF WAY WIDTHS = 44'-0" AND 40'
 - PAVEMENT WIDTH = 24 FT. AND 20 FT.
 - PAVEMENT TYPE - PROFFROLLED OR COMPACTED SUBGRADE
- 2" SURFACE
- 3" BINDER*
 - LIMITS OF VERTICAL GRADE OF CENTERLINE - 10% MAXIMUM
AT INTERSECTIONS - 5% MAXIMUM GRADE FOR A LENGTH OF 20 FT.
TYPICAL CURB RADIUS AT INTERSECTIONS = 30'
 - HORIZONTAL CURVES - MINIMUM CENTERLINE RADIUS = 100'
 - VERTICAL CURVES - "K" 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 = 75' DIAMETER



LOCATION MAP
1" = 2000'



Preliminary
Hampton Farms Subdivision
Phase 2

East Hampton Properties, LLC
1642 Kinson Lane
Marietta, GA 30067
Tel. No. 864.855.9126
OWNER

MDE, Inc.
PO Box 2567
Easley, S.C. 29641-2567
Tel. No. 864.855.9120
ENGINEER

NO. OF ACRES: 33.41 AC.
MILES OF NEW ROADS: 0.496 MILES
2,620 L.F.

NO. OF LOTS: 68
DATE: 09-03-2012

