

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	S50°52'55"W	127.01
L18	S56°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

C/L OF BRANCH IS THE P/L

LINE TIE

SCHOOL DISTRICT
GREENVILLE CO.

COLLEGE PARK SUBDIVISION
PB QQ @ 101

RONALD E. HUGH
PB 39-K @ 56

South Post
125 Ac.

JAMES B.
MARTIN
DB 582 @ 335

71
ASSUME BEAT 1000.00

- NOTES:
1. PROPERTYLINE INFORMATION TAKEN FROM PLAT PREPARED BY RAY DUNN LAND SURVEYOR, DATED 9-20-2001.
 2. AERIAL MAPS (4 INTERVALS)

ZONING DATA

Total parcel size = 33.41 ACRES
Parcel is zoned R10
Tax Map No. B8.1-002-003
Typical lot sizes are 55X110' = 6,050 sf.
and 60X110' = 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 = 71 Lots
138 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

8" SEWER
WATER
DRAINAGE

EXISTING

PROPOSED

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

STREET DESIGN NOTES:

ROADWAYS:

1. COUNTY ROADWAY SYSTEM
2. RIGHT OF WAY WIDTHS = 44'-0" AND 40'
3. PAVEMENT WIDTH = 24 FT. AND 20 FT.
4. PAVEMENT TYPE - PROFFROLLED OR COMPACTED SUBGRADE
- 2" SURFACE
- 3" BINDER"
5. LIMITS OF VERTICAL GRADE OF CENTERLINE - 10% MAXIMUM
- 1% MINIMUM
6. AT INTERSECTIONS - 5% MAXIMUM GRADE FOR A LENGHT OF 20 FT.
7. TYPICAL CURB RADIUS AT INTERSECTIONS = 30'
8. HORIZONTAL CURVES - MINIMUM CENTERLINE RADIUS = 100'
9. VERTICAL CURVES - "K" FACTORS = CREST 16, SAG 24.
9. REVERSE CURVES - SHALL BE CONNECTED WITH TANGENTS OF NOT LESS 100 FT.

CUL-DE-SACS

1. RIGHT OF WAY WIDTH TO TERMINATE WITH 50' RADIUS
2. PAVEMENT WIDTH AT TURNING CIRCLE = 75' DIAMETER

MDE
ENGINEERING

P.O. BOX 2567
EASLEY, S.C. 29641-2567
Tel. 864.855.9120 Fax 864.855.4853

PROJECT No: 01085
DATE: 05-19-16
SCALE: 1" = 100'
DRAWN: MLD



LOCATION MAP
1" = 2000'

Preliminary
Hampton Farms Subdivision
Phase 2

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

NO. OF ACRES: **33.41 Ac.**
MILES OF NEW ROADS: **0.496 MILES**
2,620 L.F.
NO. OF LOTS: **71**
DATE: **05-19-2016**

