

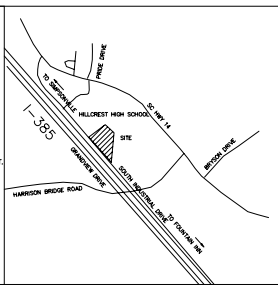
STREET DESIGN NOTES:

ROADWAYS:

- COUNTY ROADWAY SYSTEM
- RIGHT OF WAY WIDTH = 44'-0"
- PAVEMENT WIDTH = 24 FT.
- PAVEMENT TYPE - RIGIDROLLED OR COMPACTED SUBGRADE
 - 1 1/2" SURFACE*
 - 1 1/2" SURFACE*
 - 2 1/2" BINDER*
- LIMITS OF VERTICAL GRADE OF CENTERLINE - 10% MAXIMUM
 AT INTERSECTIONS - 5% MAXIMUM GRADE FOR A LENGTH OF 20 FT.
 * VARIANCE IS REQUESTED FROM INDUSTRIAL PARK STANDARDS
 PROPOSED USE IS AN OFFICE COMPLEX
- 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 = 70' DIAMETER



LEGEND

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

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

NOTES:

- PROPERTYLINE INFORMATION TAKEN FROM PLANS OF RECORD
- TOPOGRAPHIC INFORMATION TAKEN FROM GREENVILLE COUNTY AERIAL MAPS (4" INTERVALS)

ZONING DATA

PARCEL SIZE = 13.0 ACRES (GROSS)
 PARCEL IS ZONED I1
 TAX MAP NO. 0331000100104
 MINIMUM LOT SIZE IS 26,000 S.F.
 COUNTY ROADWAY
 WATER DISTRICT IS GREENVILLE WATER DISTRICT
 SEWER DISTRICT IS METROPOLITAN SEWER DISTRICT

BUILDING SETBACKS

FRONT YARD = AS PER GREENVILLE COUNTY BUILDING STANDARDS
 SIDE YARD = AS PER GREENVILLE COUNTY BUILDING STANDARDS
 REAR YARD = AS PER GREENVILLE COUNTY BUILDING STANDARDS

PRELIMINARY

COLONY CENTRE PROFESSIONAL PARK

WALT DAHLGREN
 3620 FRESHMAN ROAD, UNIT 5-321
 GREENVILLE, S.C. 29615
 TEL. No. 864-313-7283
 FAX No. 864-587-7246

MDE, Inc.
 P.O. BOX 2567
 EASLEY, S.C. 29641-2567
 864-855-9120
 864-855-9120

OWNER: _____ ENGINEER: _____

NO. OF ACRES: 13.0 Ac. MILES OF NEW ROADS: 0.182 MILES
 NO. OF LOTS: 12 880 L.F. DATE: 5-2-07

GRAPHIC NCALR
 (9 000)
 1 inch = 50 feet

PROFESSIONAL ENGINEER
 STATE OF SOUTH CAROLINA
 LICENSE NO. 10183

PROFESSIONAL ENGINEER
 STATE OF SOUTH CAROLINA
 LICENSE NO. 10079

MDE ENGINEERING

P.O. BOX 2567
 EASLEY, S.C. 29641-2567
 864-855-9120 FAX 864-855-9171

PROJECT No: WALT
 DATE: 5-02-07
 SCALE: 1" = 50'
 DRAWN: MLD