

**STREET DESIGN NOTES:**

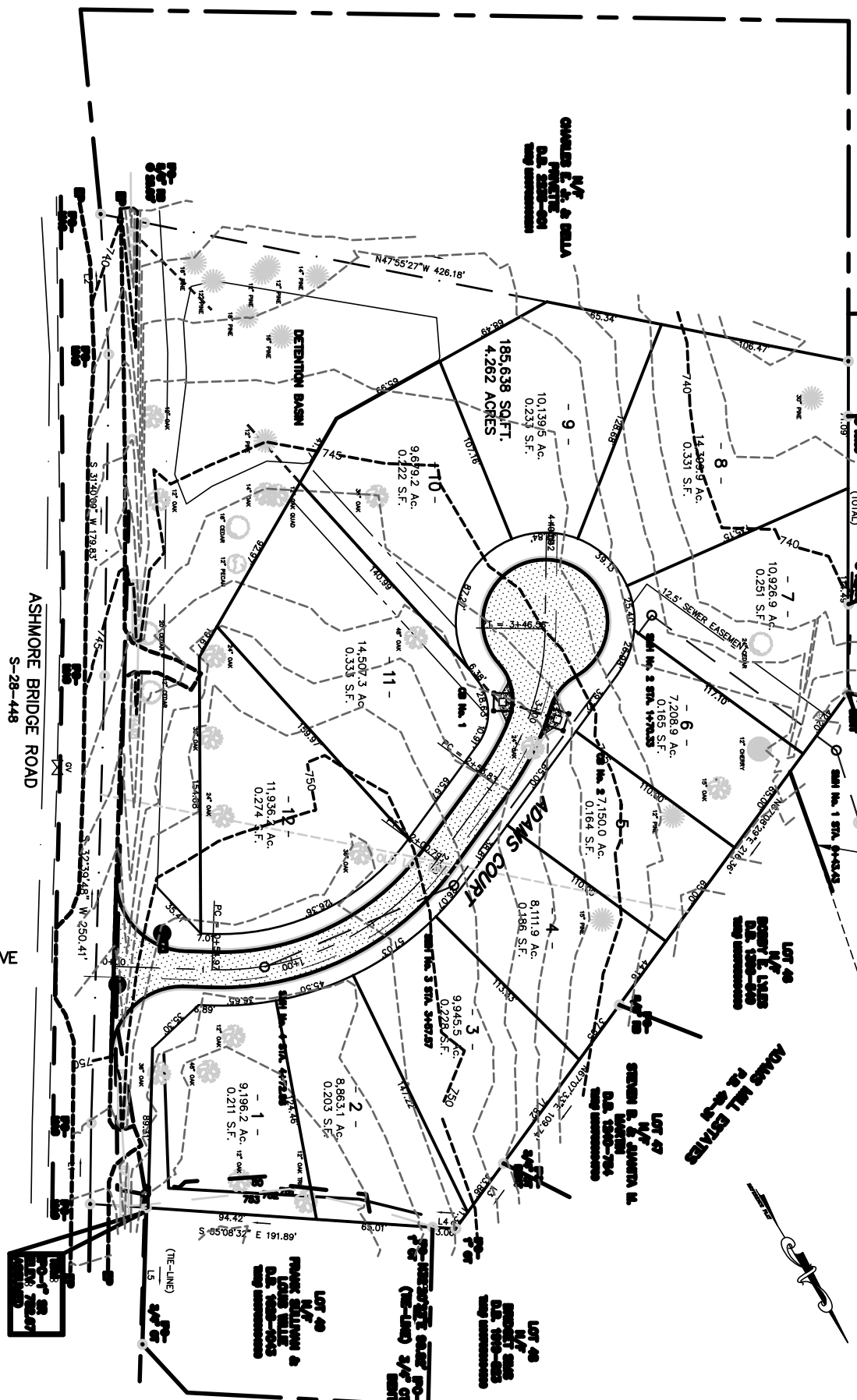
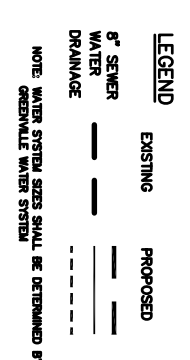
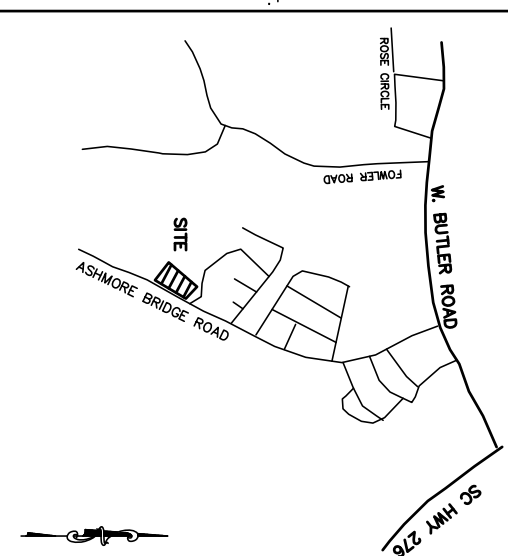
**ROADWAYS:**

- COUNTY ROADWAY SYSTEM
- RIGHT OF WAY WIDTHS = 40'-0"
- PAVEMENT WIDTH = 20 FT.
- PAVEMENT TYPE - PROOFROLLED OR COMPACTED SUBGRADE  
- 1 1/2" SURFACE\*  
- 2 1/2" BINDER\*  
- 2 1/2" 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 = 70' DIAMETER

**LOCATION MAP**



**LINE TABLE**

LINE	LENGTH	BEARING
1	45.16	S71°43'42"W
2	45.22	N67°03'58"E
3	13.06	S55°37'20"E
4	13.06	N32°59'29"E
5	76.49	N32°59'29"E

**NOTES**

- IRON PINS TO BE SET AT ALL CORNERS (1/2" REBAR)
- OPEN SPACE SHALL NOT BE FURTHER DIVIDED.
- ALL TREES IN THE OPEN AREA SHALL BE MAINTAINED AS STATED IN THE RECORDED CONSERVATION EASEMENT.
- REFERENCE IS HEREBY GRAVED TO RESTRICTIVE COVENANTS TO BE RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C. AFFECTING THE WITHIN PROPERTY.
- COMMON AREA IS SHOWN OUTSIDE THE LOT LINES.
- NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY OR COMMUNITY BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY TREES OR REMOVE VEGETATION FROM THE COMMON AREA WITHOUT THE WRITTEN APPROVAL OF THE GREENVILLE COUNTY PLANNING COMMISSION OR ITS STAFF. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD AND FALLEN TREES ARE PERMITTED AND RECOMMENDED.
- THE REMOVAL OF TREES AND VEGETATION IS PERMITTED IN THE DEVELOPMENT PHASES FOR THE PURPOSE OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGEWAYS ONLY. A TREE REMOVAL PERMIT SHALL BE OBTAINED FROM THE GREENVILLE COUNTY PLANNING COMMISSION. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN SHALL BE PREPARED FOR THIS PROPERTY AND WILL APPLY TO LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THE PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR.
- CONSERVATION FOR THE OPEN SPACE IS OR SHALL BE GRANTED TO THE ADAMS MANOR HOMEOWNERS ASSOCIATION, INC. AS SET FORTH IN THE CONSERVATION RESTRICTIVE COVENANTS AND DEED OF CONVEYANCE OF CONSERVATION EASEMENT FOR OPEN SPACE IN THE DOORWOOD DISTRICT.
- PROPERTY LOCATED IN THE DESIGNATED OPEN SPACE AREAS CANNOT BE FURTHER SUBDIVIDED.

**ZONING DATA**

PARCEL SIZE = 3,8439 ACRES (NET) (4,282 GROSS)  
 PARCEL IS ZONED R10  
 TAX MAP NO. W007020100200 AND W007020100202  
 MINIMUM LOT SIZE IS 7,150 S.F.  
 COUNTY ROADWAY - 400 L.F. NEW ROADWAY  
 WATER DISTRICT IS GREENVILLE WATER DISTRICT  
 SEWER DISTRICT IS CITY OF MAULDIN

**CLUSTER DEVELOPMENT - OPTION No. 1**

PARCEL SIZE = 3,8439 ACRES  
 DENSITY - 158 - 0.5786 ACRES - 0.587 ACRES PROVIDED  
 12 LOTS - 13.83 LOT MAXIMUM (3,8439x3.6 DENSITY)  
 PARCEL "A" - 0.587 ACRES (1/2 USABLE SPACE)  
 PARCEL "X" - WILL INCLUDE DETENTION BASIN AREA

**BUILDING SETBACKS**

FRONT YARD - MUST MEET BUILDING CODES  
 SIDE YARD - MUST MEET BUILDING CODES  
 REAR YARD - MUST MEET BUILDING CODES

**NOTES:**

- PROPERTLINE INFORMATION TAKEN 3D LAND SURVEYING INC.
- TOPOGRAHIC INFORMATION TAKEN FROM 3D LAND SURVEYING INC.



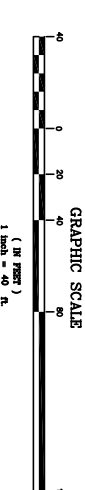
**BRITT PETERS AND ASSOCIATES INC.**  
 consulting engineers  
 550 S. Main Street  
 Suite 301  
 Greenville, SC 29601  
 (864) 271-8869  
 Fax (864) 233-5140  
 www.brittpeters.com  
 Project # 08002

**PRELIMINARY ADAMS MANOR**

OWNER: ABR HOLDINGS LLC  
 550 S. MAIN STREET, STE 301  
 GREENVILLE, S.C. 29601  
 TEL. NO. 864.271.8869  
 FAX NO. 864.233.5140

ENGINEER: BRITT PETERS & ASSOCIATES  
 550 S. MAIN STREET, STE 301  
 GREENVILLE, S.C. 29601  
 TEL. NO. 864.271.8869  
 FAX NO. 864.233.5140

NO. OF ACRES: **3.8439 Ac.**  
 NO. OF LOTS: **12**  
 MILES OF NEW ROADS: **0.076 MILES**  
 ROADWAY: **400 L.F.**  
 DATE: **2-5-08**



GREENVILLE COUNTY IS NOT RESPONSIBLE FOR AND DOES NOT PROVIDE ANY GUARANTEE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE REQUIRED ON THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. I HEREBY NOTIFY GREENVILLE SOIL AND WATER THAT THE HOMEOWNERS ASSOCIATION OF ADAMS MANOR SUBDIVISION WILL MAINTAIN THE DETENTION BASIN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND STATUTES.

OWNER/PERSON FINANCIALLY RESPONSIBLE