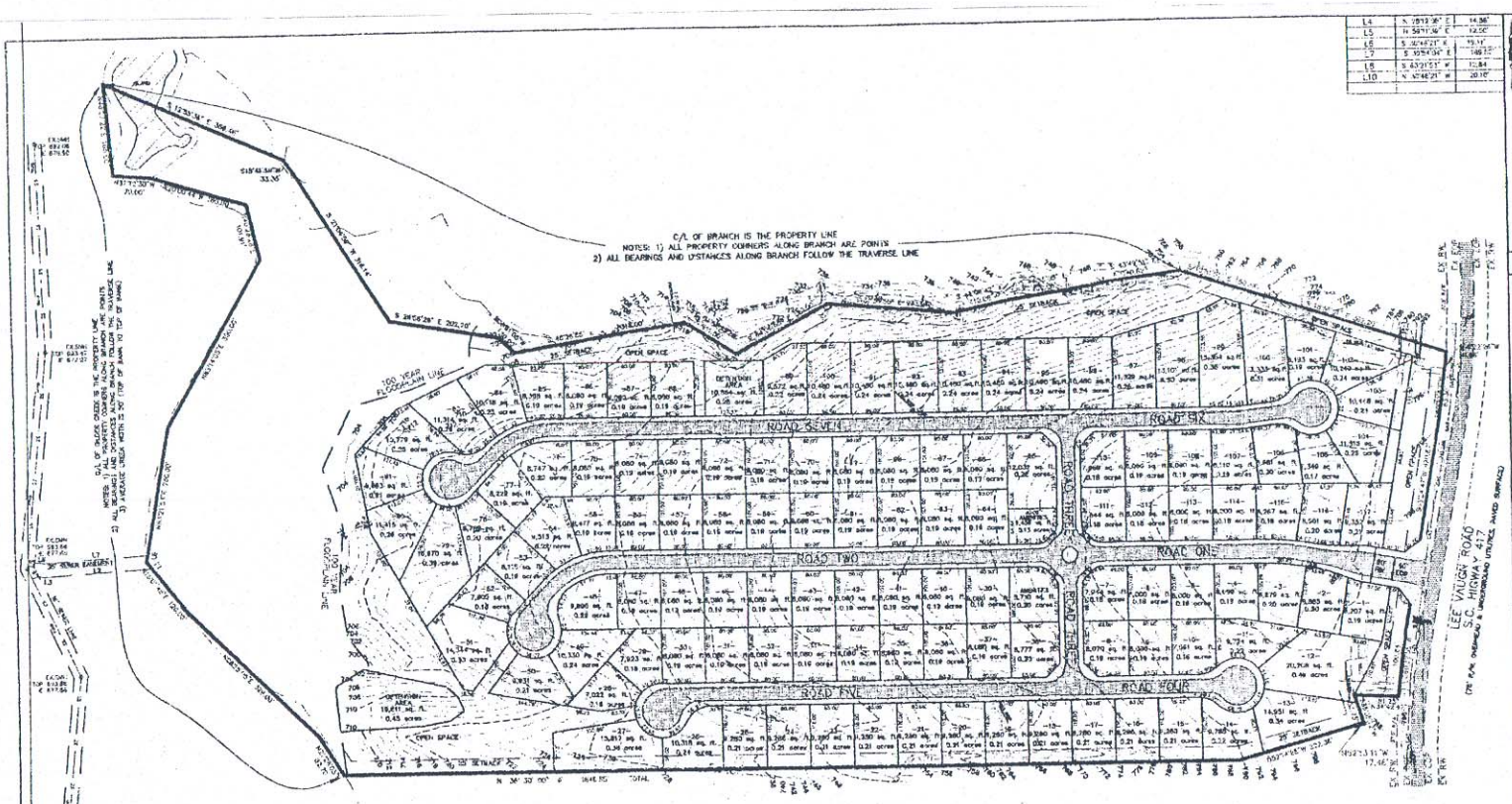
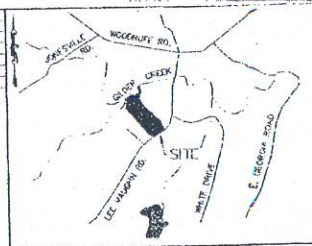
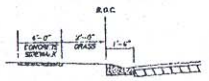
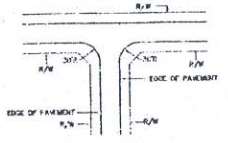




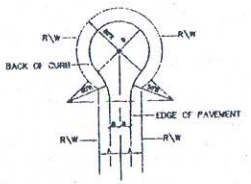
LOCATION MAP



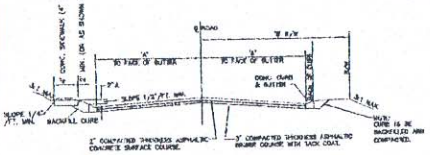
TYPICAL SIDEWALK
LOCAL RESIDENTIAL STREETS
N.T.S.



TYPICAL
STREET INTERSECTION PAVING DETAIL

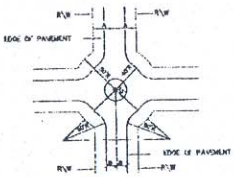


CUL-DE-SAC PAVING DETAIL



TYPICAL ROAD SECTION W/ CURB & GUTTER

ROAD NAME	"A"	"B"
ROAD ONE	44'	24'
ROAD TWO	42'	22'
ROAD THREE	42'	22'
ROAD FOUR	42'	22'
ROAD FIVE	42'	22'
ROAD SIX	42'	22'
ROAD SEVEN	42'	22'



ROAD ONE, ROAD TWO & ROAD THREE
STREET INTERSECTION PAVING DETAIL

STREET NAME	'A'	'B'	'C'
ROAD TWO	22'	10.0'	26'
ROAD FOUR	22'	11.0'	26'
ROAD FIVE	22'	11.0'	26'
ROAD SIX	22'	11.0'	26'
ROAD SEVEN	22'	11.0'	26'

NOTES:
1.)REFERENCE:
- TMS # PT OF 554-1-1-27
- PLAT BY DAVID M. MOONY FOR CONSUMERS DEVELOPMENT, INC. DATED 3/17/04
- 100 YEAR FLOOD LINE BY DAVID M. MOONY FOR CONSUMERS DEVELOPMENT, INC.
- TOPOGRAPICAL INFORMATIONBY DAVID M. MOONY FOR CONSUMERS DEVELOPMENT, INC. DATED 3/17/04

2.) * - ACREAGE INCLUDES ANY AND ALL RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD.

3.)CONTOUR INTERVAL 4'

4.)THERE IS A 5' DRAINAGE AND UTILITIES EASMENT EACH SIDE OF ALL INTERIOR LOT LINES AND 10' DRAINAGE AND AND UTILITIES EASEMENT INSIDE OF EXTERIOR LOT LINES.

5.)TOTAL AREA: 43.02 ACRES

LEGEND

GROSS ACREAGE:	43.02 AC.
PERMITTED DENSITY:	2.9 UNITS/AC. (R-15)
TOTAL UNITS ALLOWED:	124 UNITS
TOTAL UNITS PROVIDED:	116 UNITS
REQUIRED OPEN SPACE:	15% - 6.45 AC.
OPEN SPACE PROVIDED:	12.28 AC.
FLOODPLAIN/STEEP SLOPES:	7.09 AC.
DEVELOPABLE LAND:	5.19 AC.

04-209

PRELIMINARY PLAN

SHELLBROOK PLANTATION

CONSUMERS DEVELOPMENT, INC.
CONTACT:
MR. BILL SMITH
PO BOX 1477
SIMPSONVILLE, SC 29681-1477
OWNER

LAND DESIGN SERVICES, INC
P.O. BOX 432
EASLEY, SC 29641
ENGINEER

No. ACRES: 43.02 MILES OF NEW ROAD: 0.97
No. LOTS: 117 DATE: 8-31-2004

200' 100' 0' 100' 200'
1"=100'

REVISIONS		
#	DATE	BY

LAND DESIGN SERVICES, INC.
Civil Engineering, Land Planning & Consulting
P.O. Box 432-Easley, SC 29641-(864) 947-7227

DRAWN BY: KR
PROJECT NO: L-04-59