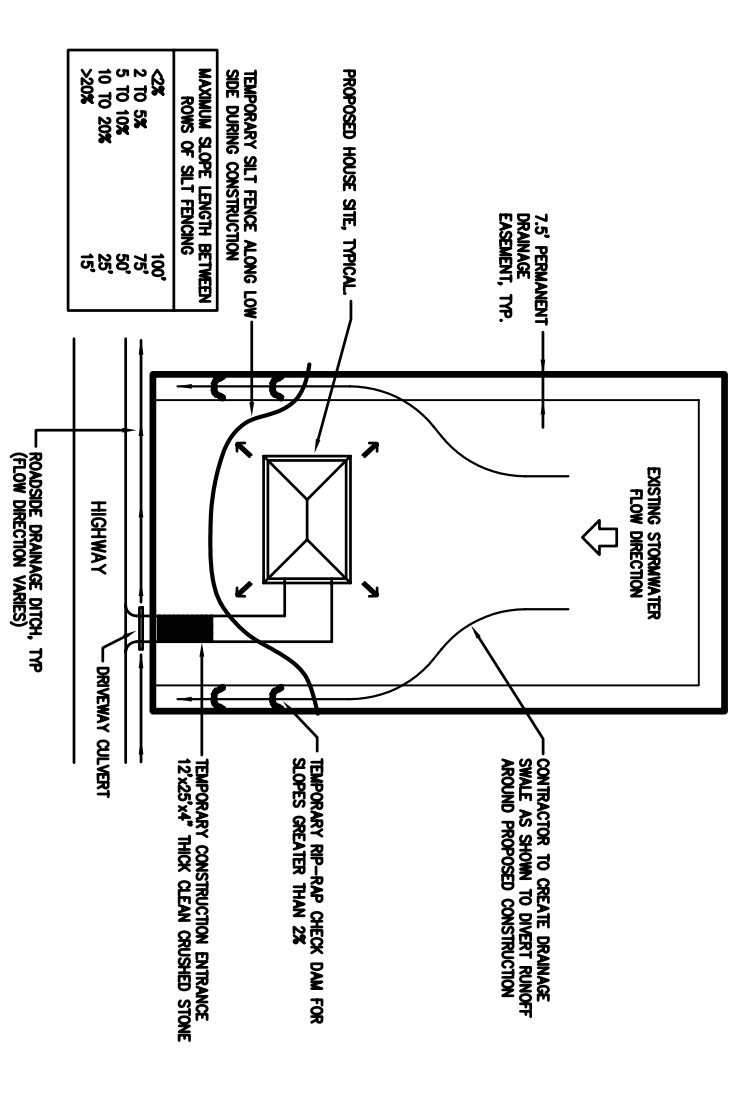
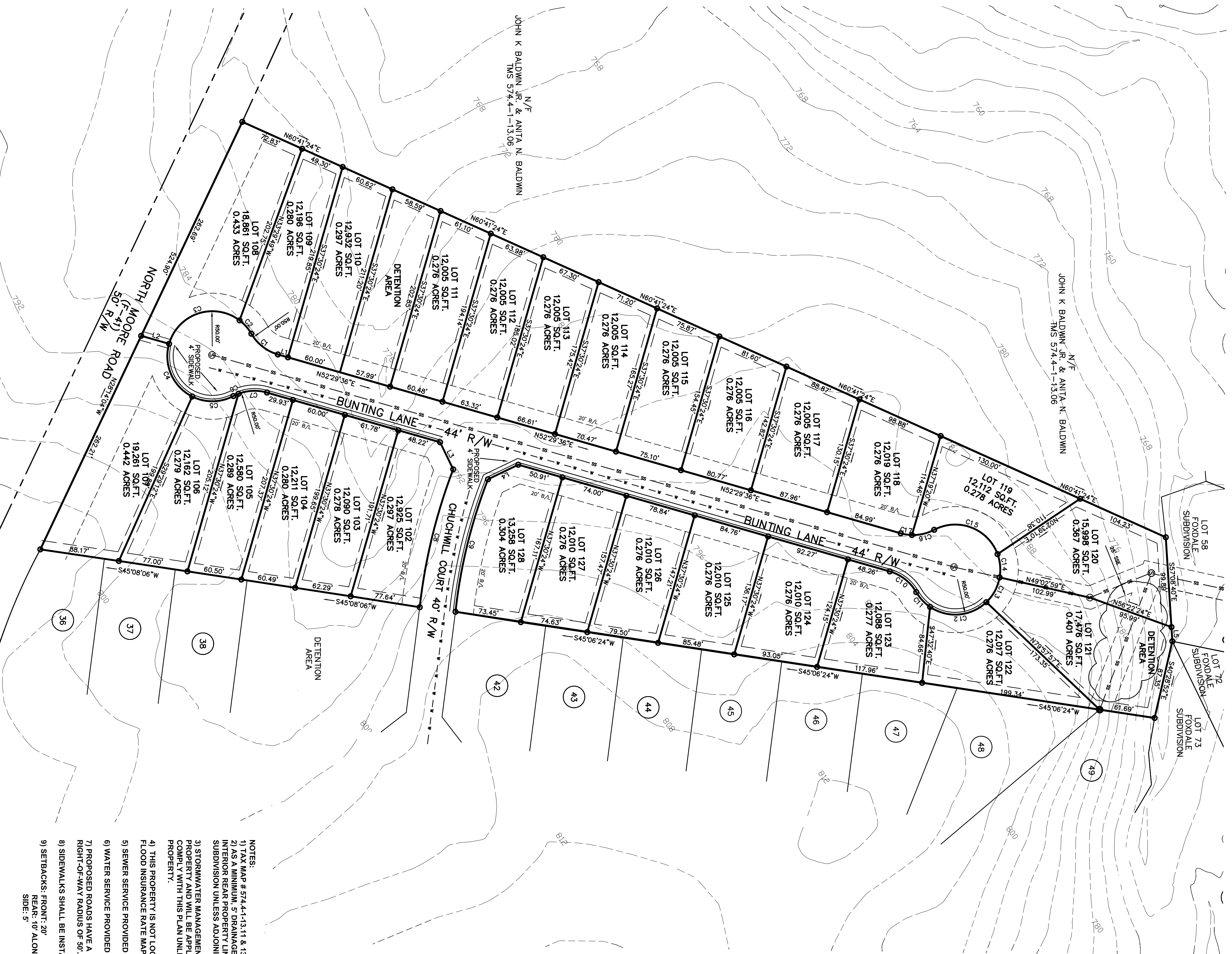
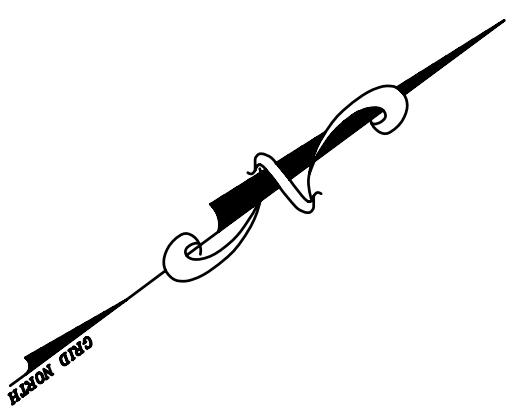


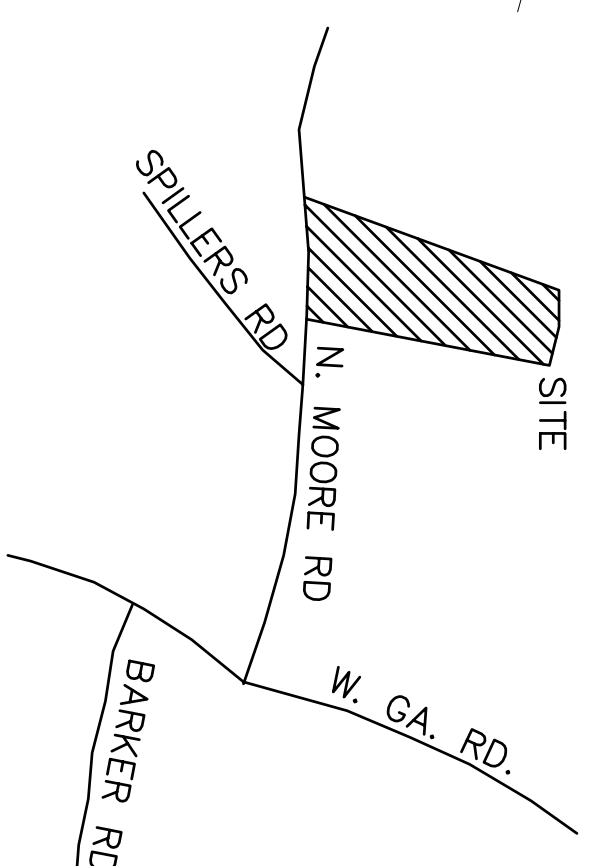
LINE	LENGTH	BEARING
L1	32.17'	N82°28'38"E
L2	33.42'	S79°28'37"E
L3	37.32'	N10°48'17"E
L4	15.80'	S57°08'41"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	38.35'	50.00'	37.42'	N4°27'55"E
C2	37.02'	50.00'	36.07'	N4°27'55"E
C3	37.02'	50.00'	36.07'	S10°04'58"W
C4	69.35'	50.00'	63.92'	S77°14'27"E
C5	47.54'	50.00'	45.77'	N35°47'2"E
C6	6.09'	50.00'	6.09'	S12°02'13"W
C7	32.26'	50.00'	31.70'	S34°00'35"W
C8	157.82'	616.94'	157.48'	S33°22'32"E
C9	157.82'	616.94'	157.48'	S33°22'32"E
C10	38.35'	50.00'	37.42'	S74°27'58"W
C11	22.65'	50.00'	22.45'	N83°27'46"E
C12	67.82'	50.00'	62.74'	N31°37'46"E
C13	31.64'	50.00'	31.11'	N25°17'1"W
C14	28.31'	50.00'	28.01'	N25°17'1"W
C15	65.35'	50.00'	75.32'	S21°27'44"E
C16	43.37'	50.00'	42.44'	S21°27'44"E
C17	12.64'	50.00'	12.61'	N45°15'0"E



TYPICAL LOT GRADING DETAIL

- NOTES:
- 1) TAX MAP # 5744-1-13.11 & 13.04 & 13.10
 - 2) AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES, 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING OWNERS HAVE ESTABLISHED EASEMENTS.
 - 3) STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND-DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - 4) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 450889 0125A DATED DECEMBER 2, 1980.
 - 5) SEWER SERVICE PROVIDED BY METROPOLITAN SEWER SUB-DISTRICT.
 - 6) WATER SERVICE PROVIDED BY GREENVILLE WATER COMPANY.
 - 7) PROPOSED ROADS HAVE A RIGHT-OF-WAY WIDTH OF 44' & 40'. PROPOSED CUL-DE-SACS HAVE A RIGHT-OF-WAY RADIIUS OF 50'.
 - 8) SIDEWALKS SHALL BE INSTALLED AS SHOWN
 - 9) SETBACKS: FRONT: 20'
REAR: 10' ALONG EXTERIOR BOUNDARY
SIDE: 5'



LOCATION MAP (NOT TO SCALE)

PRELIMINARY

CEDAR GLEN

PHASE 4

ENGINEER/SUPERVISOR
 SDI
 SITE DESIGN, INC.
 800 E. WASHINGTON ST., SUITE B
 GREENVILLE, SC 29601
 (864) 271-0496
 www.sitedesign-inc.com

OWNER
 SUNNYBROOK, LLC
 235 BANNERBROOK DR.
 SIMPSONVILLE, SC, 29680

NO. OF ACRES: 9.7 MILES OF NEW ROAD: 0.23

NO. OF LOTS: 27 DATE: JANUARY 30, 2006

CURRENT ZONING: R-12

SCALE: 1" = 60'

ACJ