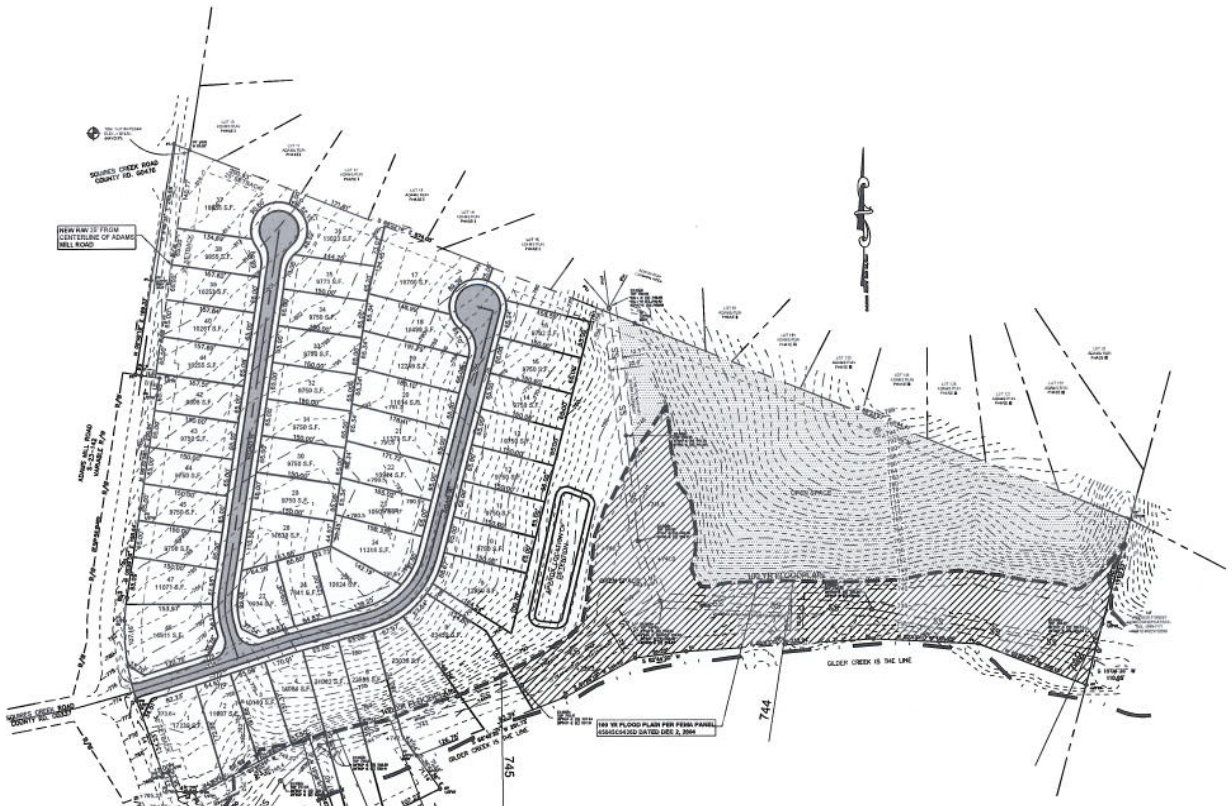

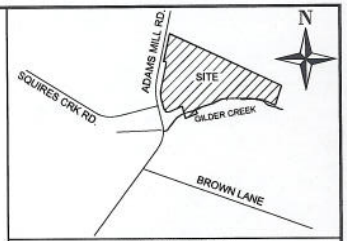

LOCATION MAP (N.T.S.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.25'	N 89°28'41" W
L2	36.34'	N 09°32'24" W
L3	13.80'	S 76°27'24" W
L4	134.33'	N 19°32'24" W
L5	31.19'	N 08°35'54" E
L6	43.13'	N 81°24'52" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	143.11'	375.00'	21°51'33"	72.43	N 09°38'08" W	142.26'
C2	41.68'	375.00'	6°22'00"	20.86	N 08°26'53" E	41.66'

OPEN SPACE REQUIRED

(26.31 AC x 0.15) = 3.95 AC

50% R-15 MUST BE BUILDABLE

BUILDABLE OPEN SPACE REQUIRED: MIN:1.98 AC

NON-BUILDABLE OPEN SPACE REQUIRED: MAX:1.97 AC

OPEN SPACE PROVIDED

BUILDABLE OPEN SPACE PROVIDED: 5.09 AC

NON-BUILDABLE OPEN SPACE PROVIDED: 3.80 AC

TOTAL OPEN SPACE PROVIDED: 8.89 AC

- BUILDABLE OPEN SPACE
- NON-BUILDABLE OPEN SPACE

GREENVILLE COUNTY GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 44' R/W.
3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN 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.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

SETBACKS (FOR CLUSTER DEVELOPMENTS):

1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS, EXCEPT WHERE NOTED.
3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

ADAMS CREEK

TYPE OF DEVELOPMENT: R-12 (CLUSTER)

TAX MAP'S: 0548010101600, 0548010101501, 0548010101700, 0548010101502

OWNER	ENGINEER
MARK III PROPERTIES ATTN: JOHN BEESON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-595-1735	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027

NO. OF ACRES 26.31 AC — MILES OF NEW ROAD 0.35 MI.

NO. OF LOTS 48 — DATE MARCH 6, 2013

N

0 100' 200'

SCALE: 1" = 100'

1.) THIS SURVEY IS OF A EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES.

2.) ACCORDING TO ITEM PANEL 450024D0302D FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DEC. 3, 2004, A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

REV.	DATE	BY	REVISION
A	3/6/13	MEG	SUBMITTED TO COUNTY FOR PRELIM PLAT APPROVAL

GRAY

ENGINEERING CONSULTANTS

132 PILGRIM ROAD · GREENVILLE, SC 29607
TEL: 864.297.3027 · FAX: 864.297.3067
WWW.GRAYENGINEERING.COM

- SC C.O.A.# 2166/00 - NC C.O.A.# C-1187 - GA C.O.A.# PEN001645 - TN C.O.A.# 03809 -

PRELIMINARY PLAN

ADAMS CREEK

ADAMS MILL ROAD
SIMPSONVILLE, SC

PROJECT MANAGER:	JCN
DRAWN BY:	CJR
PROJECT DATE:	3/6/13
SCALE:	1"=100'
JOB No.:	2013011
PLOT DATE:	3/6/13

SHEET

CV-1

2013011-D1.dwg