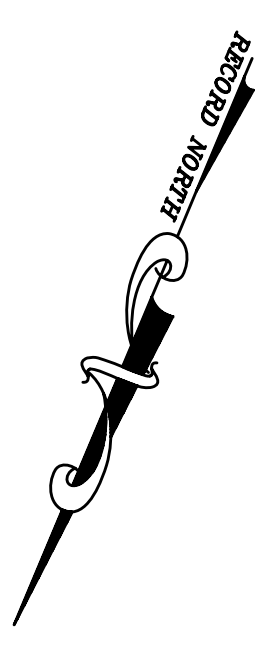


SITE DATA: 7.85 AC  
 CURRENT ZONING: R-S  
 REQUESTED ZONING: P-D  
 NEW LOTS: 29  
 NEW ROAD: 1,198 L.F.  
 TYP. LOTS: 60'x100'  
 BEDROOMS IN EACH UNIT: 3-4  
 PARKING SPACES PER USE: 2

OPEN SPACE DATA:  
 TOTAL: 1.25 AC  
 PERCENTAGE: 15.92%



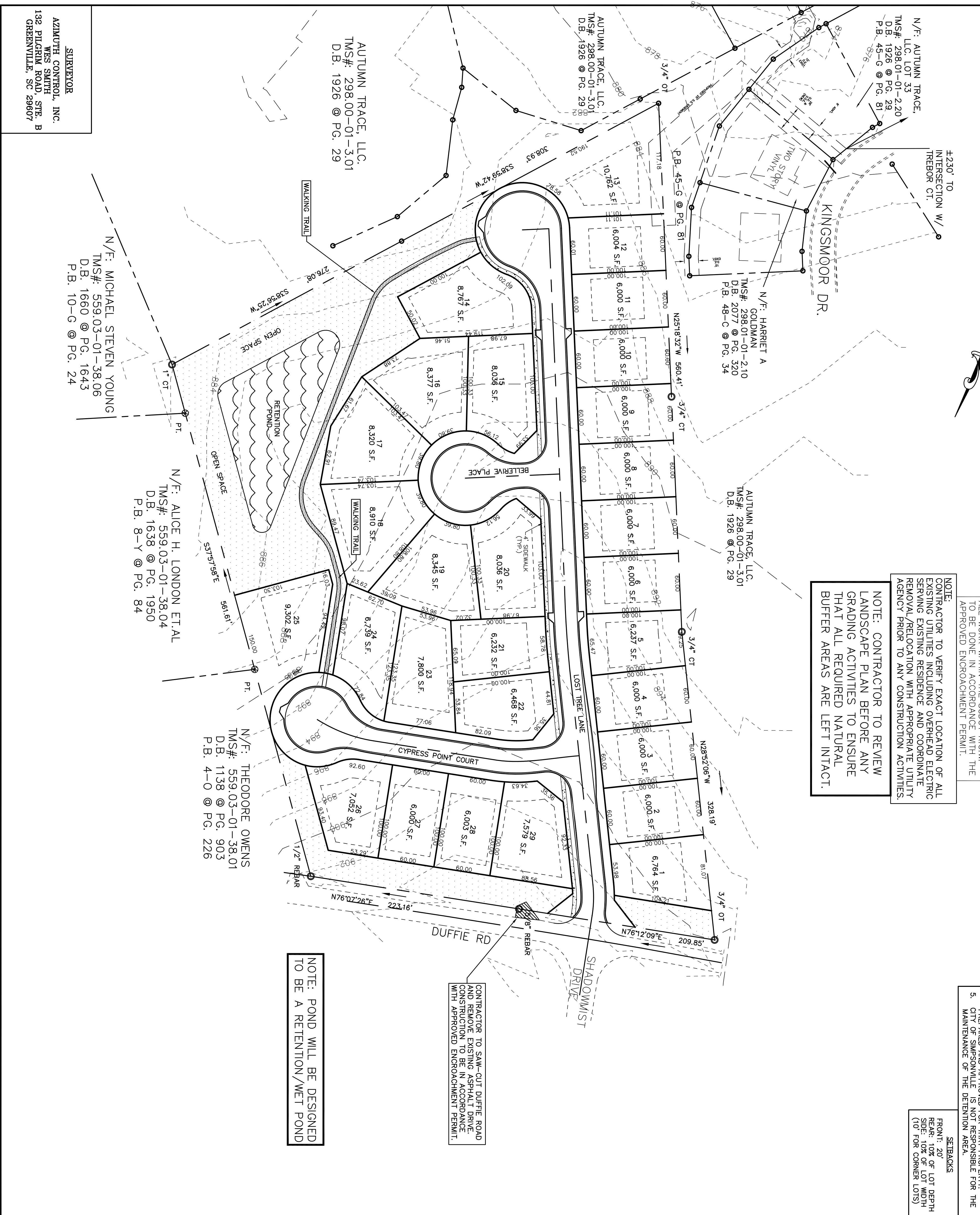
NOTE:  
 ALL WORK WITHIN THE SCODT R.O.W.  
 TO BE DONE IN ACCORDANCE WITH THE  
 APPROVED ENCROACHMENT PERMIT.

NOTE:  
 CONTRACTOR TO VERIFY EXACT LOCATION OF ALL  
 EXISTING UTILITIES INCLUDING OVERHEAD ELECTRIC  
 SERVING RESIDENCE AND COORDINATE  
 REMOVAL/RELOCATION WITH APPROPRIATE UTILITY  
 AGENCY PRIOR TO ANY CONSTRUCTION ACTIVITIES.

NOTE: CONTRACTOR TO REVIEW  
 LANDSCAPE PLAN BEFORE ANY  
 GRADING ACTIVITIES TO ENSURE  
 THAT ALL REQUIRED NATURAL  
 BUFFER AREAS ARE LEFT INTACT.

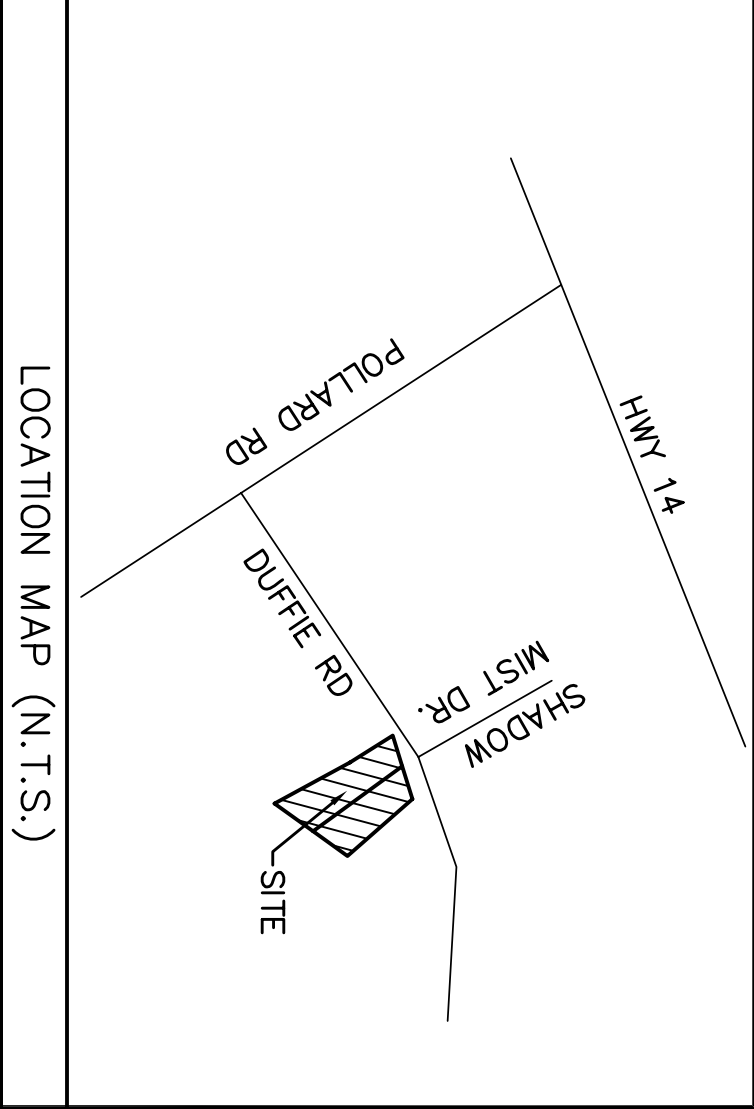
- CITY OF SIMPSONVILLE GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
  2. ALL NEW ROADS WILL HAVE A 44' 8"W.
  3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT  
 ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND  
 A 10' DRAINAGE AND UTILITY EASEMENT INSIDE  
 ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
  4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT  
 REDUCTION PLAN HAS BEEN PREPARED FOR THIS  
 PROJECT AND SHALL BE SUBMITTED TO THE CITY OF  
 SIMPSONVILLE FOR REVIEW AND APPROVAL. THE  
 CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE  
 MAINTENANCE OF THE DETENTION AREA.
  5. THE CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE  
 MAINTENANCE OF THE DETENTION AREA.

SETBACKS  
 FRONT: 20'  
 REAR: 10% OF LOT DEPTH  
 SIDE: 10% OF LOT WIDTH  
 (10' FOR CORNER LOTS)



CONTRACTOR TO SAW-CUT DUFFIE ROAD  
 AND REMOVE EXISTING ASPHALT DRIVE.  
 CONSTRUCTION TO BE IN ACCORDANCE  
 WITH APPROVED ENCROACHMENT PERMIT.

NOTE: POND WILL BE DESIGNED  
 TO BE A RETENTION/WET POND



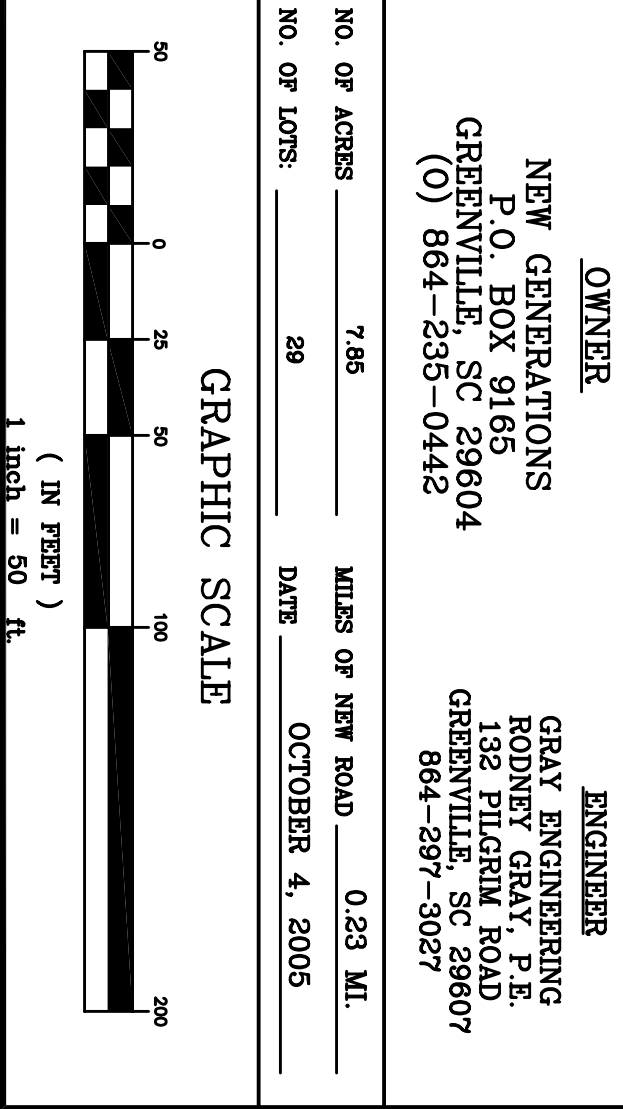
**DUFFIE WOODS**  
 SUBDIVISION  
 TYPE OF DEVELOPMENT: P-D

OWNER: NEW GENERATIONS  
 P.O. BOX 9165  
 GREENVILLE, SC 29604  
 (O) 864-235-0442

ENGINEERS: GRAY ENGINEERING  
 132 PILGRIM ROAD  
 GREENVILLE, SC 29607  
 864-297-3027

NO. OF ACRES: 7.85  
 NO. OF LOTS: 29  
 DATE: OCTOBER 4, 2005

MILES OF NEW ROAD: 0.23 MI.  
 DATE: OCTOBER 4, 2005



NO.	DATE	BY	REVISION
A	1/24/05	REG	SUBMITTED TO CITY OF SIMPSONVILLE FOR REVIEW AND APPROVAL
B	7/07/05	REG	SUBMITTED TO SCDCHEC FOR REVIEW AND APPROVAL
C	8/09/05	REG	REVISIONS PER SCDCHEC COMMENTS
D	8/29/05	REG	REVISIONS PER SCDCHEC COMMENTS

**GRAY ENGINEERING CONSULTANTS, INC.**  
 engineering · sitework · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607  
 PH: (864) 297-3027 · FAX: (864) 297-5187  
 GRAY @ GRAYENGINEERING.COM

STAKEOUT PLAN

**DUFFIE WOODS**

DUFFIE ROAD  
 GREENVILLE COUNTY, SC

DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT DATE: 1/30/05  
 SCALE: 1"=50'  
 JOB No.: 240021  
 PLOT DATE: 10/05/05

SHEET **CV-1**

240021-CV-PRELIM.DWG

SURVEYOR  
 AZIMUTH CONTROL, INC.  
 WES SALTER  
 132 PILGRIM ROAD, STE. B  
 GREENVILLE, SC 29607

N/F: MICHAEL STEVEN YOUNG  
 TMS#: 559.03-01-38.06  
 D.B. 1660 @ PG. 1643  
 P.B. 10-G @ PG. 24

N/F: ALICE H. LONDON ET AL  
 TMS#: 559.03-01-38.04  
 D.B. 1638 @ PG. 1950  
 P.B. 8-Y @ PG. 84

N/F: THEODORE OWENS  
 TMS#: 559.03-01-38.01  
 D.B. 1138 @ PG. 903  
 P.B. 4-O @ PG. 226

AUTUMN TRACE, LLC.  
 TMS#: 298.00-01-3.01  
 D.B. 1926 @ PG. 29

AUTUMN TRACE, LLC.  
 TMS#: 298.00-01-3.01  
 D.B. 1926 @ PG. 29

N/F: HARRIET A GOLDMAN  
 TMS#: 298.01-01-2.10  
 D.B. 2077 @ PG. 320  
 P.B. 48-C @ PG. 34

AUTUMN TRACE, LLC.  
 TMS#: 298.00-01-3.01  
 D.B. 1926 @ PG. 29