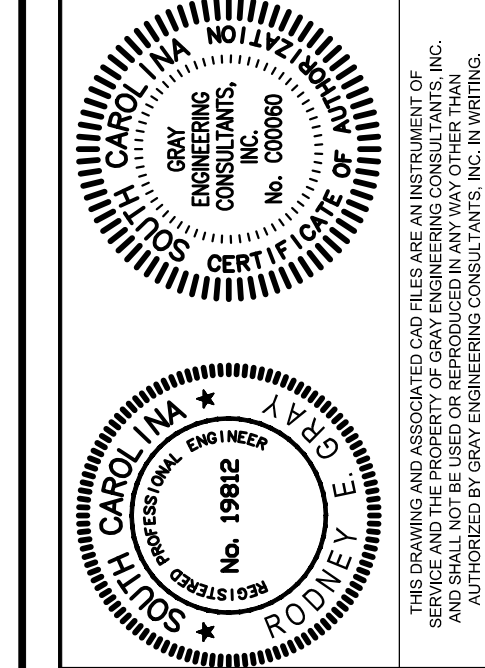


NO.	DATE	BY	REVISION
A	01/02/14	REG	SUBMITTED FOR PRIMARY PLAN TO GVL COUNTY
B	2/4/14	CJR	REVISED SETBACKS PER GREENVILLE CO.

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



EDWARDS SPRINGS SUBDIVISION
 TYPE OF DEVELOPMENT: UNZONED

TAX MAP#S: p/o 640.6-1-3.2, p/o 640.6-1-3.8

DEVELOPER	ENGINEER
JOSH SEPPALA 387 BEECHWOOD DRIVE GREER, SC 29651 864-420-7001	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027

NO. OF ACRES	34.2 AC	MILES OF NEW ROAD	0.66 MI.
NO. OF LOTS	55	DATE	DECEMBER 19, 2013

PROJECT MANAGER: REG
 DRAWN BY: CJR
 PROJECT DATE: 01/02/14
 SCALE: 1"=100'
 JOB No.: 2013069
 PLOT DATE: 01/02/14

SHEET
CV-1
 2013069-D1.dwg

SETBACKS:
 FRONT: 20'
 REAR: 0'
 SIDE: 10'
 CORNER LOT SIDE: 20'

- GREENVILLE COUNTY GENERAL NOTES**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 - ALL NEW ROADS WILL HAVE A 44' RW.
 - 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.
 - 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.
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

