

LINE	LENGTH	BEARING
L1	193.05'	N1°48'48"E
L2	142.49'	S39°18'44"E
L3	80.11'	S53°58'25"W
L4	12.50'	N36°04'47"W
L5	71.15'	S54°07'00"W
L6	65.77'	N11°45'05"E
L7	252.50'	N53°59'28"E
L8	38.59'	N30°12'24"E
L9	116.34'	N05°52'50"W
L10	35.58'	N45°53'34"E
L11	270.04'	S68°43'41"E
L12	34.84'	S44°32'31"E
L13	116.34'	S05°52'50"E
L14	145.14'	S29°20'56"W
L15 (TIE)	95.53'	S18°11'45"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	171.53'	1847.69'	53°24'5"	85.82'	N89°12'18"W	171.47'
C2	207.72'	329.80'	36°05'14"	107.43'	N12°09'47"E	204.30'
C3	232.26'	1856.78'	7°10'01"	116.28'	N02°17'49"W	232.11'
C4	44.09'	4590.45'	0°33'01"	22.04'	S89°00'11"E	44.09'
C5	167.12'	1687.69'	5°02'45"	83.62'	S86°12'18"E	167.07'
C6	276.72'	4590.45'	3°27'14"	138.40'	N87°44'47"E	276.69'
C7	238.51'	1908.78'	7°10'01"	119.41'	S02°17'49"E	238.36'
C8	178.23'	279.80'	36°05'14"	91.15'	S12°09'47"W	173.33'

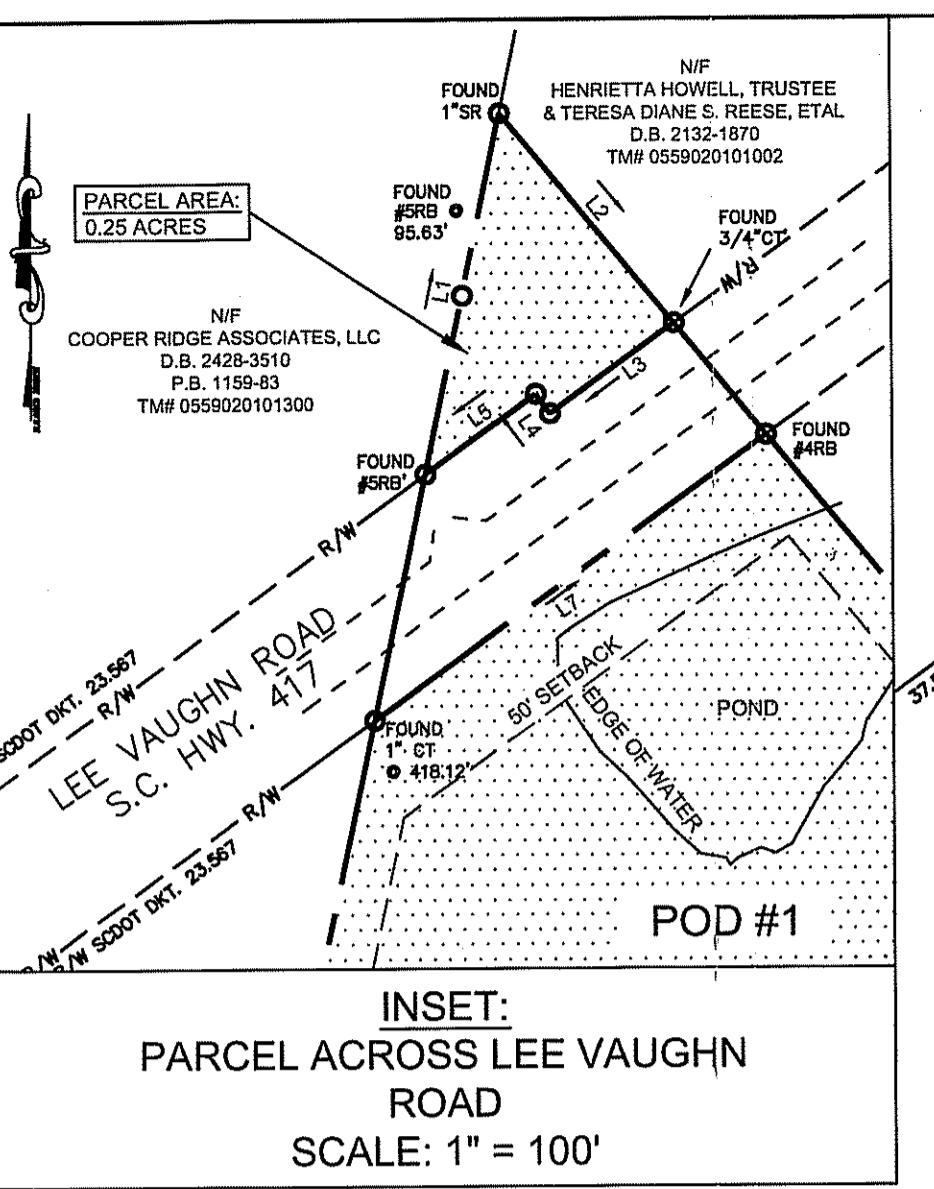
NOTES:
PROPERTY REFERENCE:
T.M. 0559020101100
DEED BOOK 2019, PAGE 45
PLAT BOOK 38-K-16
ADDRESS: 1803 EAST GEORGIA ROAD, SIMPSONVILLE, SC
ZONING R-S

ALL CORNERS ARE #4 REBAR SET UNLESS OTHERWISE NOTED.

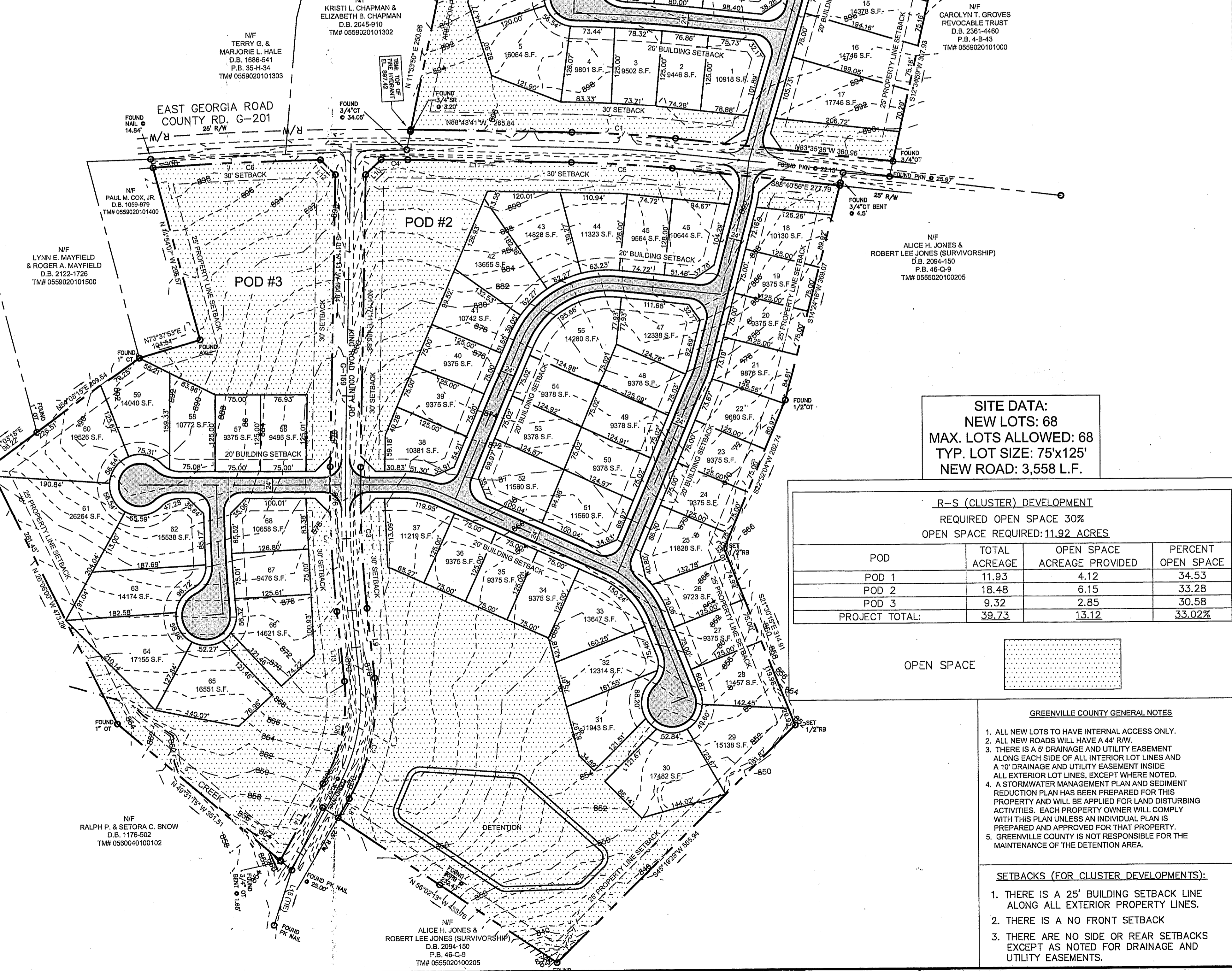
BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045C0439D AND 45045C0502D FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2004, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

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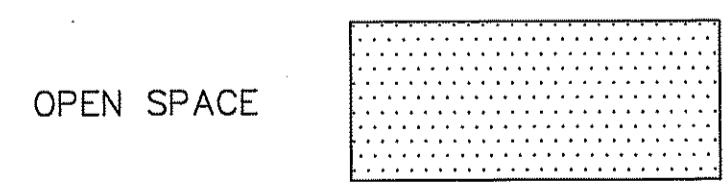


INSET:
PARCEL ACROSS LEE VAUGHN ROAD
SCALE: 1" = 100'



SITE DATA:
NEW LOTS: 68
MAX. LOTS ALLOWED: 68
TYP. LOT SIZE: 75'x125'
NEW ROAD: 3,558 L.F.

R-S (CLUSTER) DEVELOPMENT			
REQUIRED OPEN SPACE 30%			
OPEN SPACE REQUIRED: 11.92 ACRES			
POD	TOTAL ACREAGE	OPEN SPACE ACREAGE PROVIDED	PERCENT OPEN SPACE
POD 1	11.93	4.12	34.53
POD 2	18.48	6.15	33.28
POD 3	9.32	2.85	30.58
PROJECT TOTAL:	39.73	13.12	33.02%

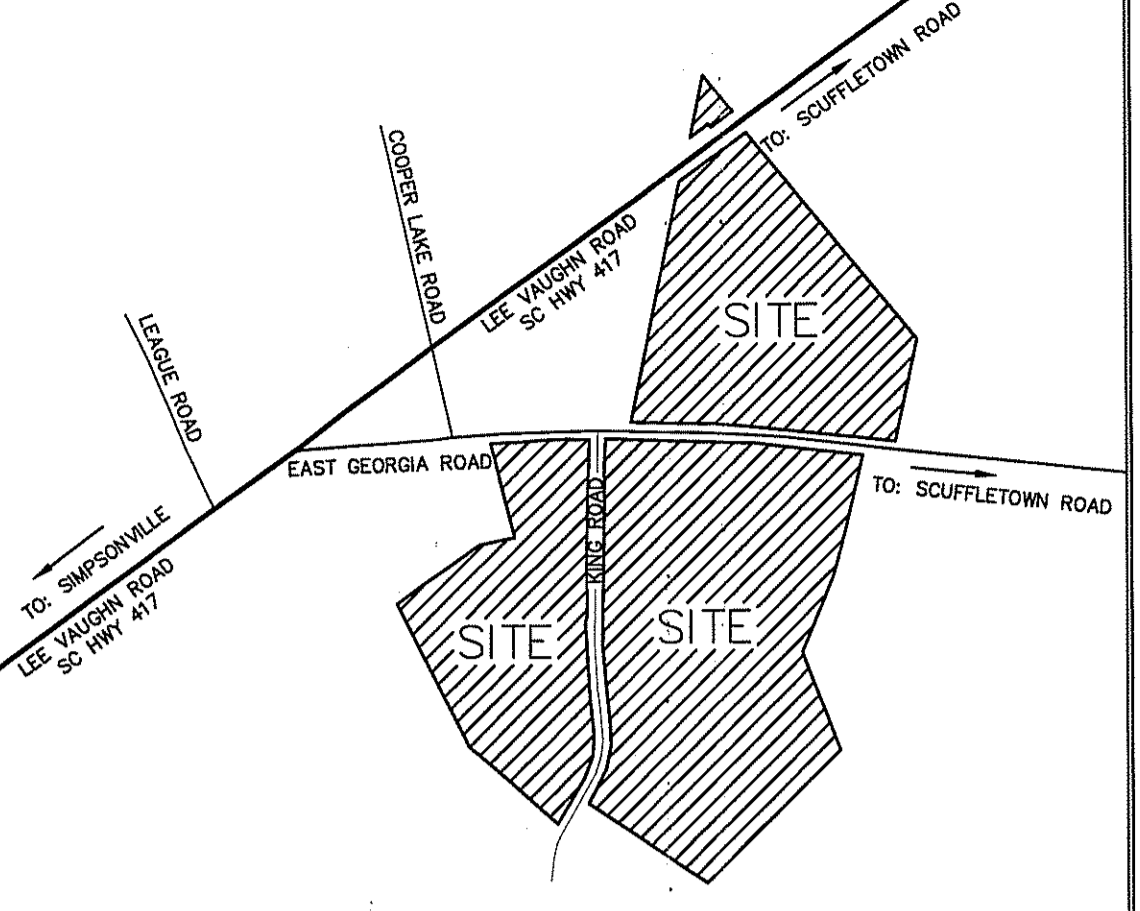


GREENVILLE COUNTY GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS WILL HAVE A 44' RW.
- THERE IS A 3" 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.

SETBACKS (FOR CLUSTER DEVELOPMENTS):

- THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
- THERE IS A NO FRONT SETBACK
- THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.



LOCATION MAP
(NOT TO SCALE)

PRELIMINARY PLAN
2014-146
1/2

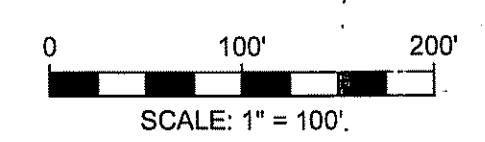
KINGS CROSSING
TYPE OF DEVELOPMENT: R-S (CLUSTER)

TAX MAP: 0559020101100

OWNER:
MARK III PROPERTIES
ATTN: JOHN BEESON
170 CAMELOT DRIVE
SPARTANBURG, SC 29601
864-595-1735

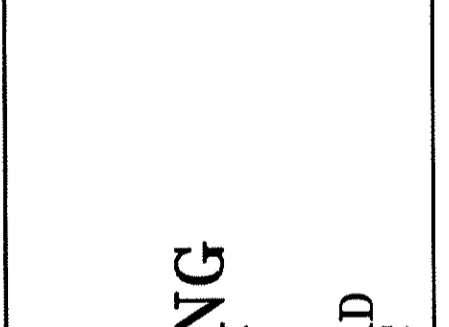
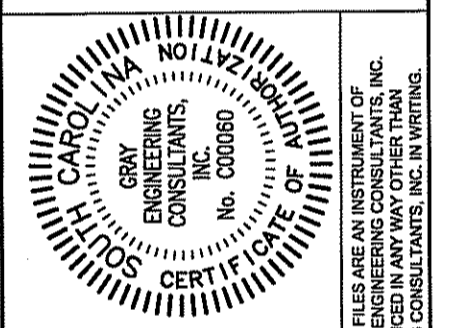
ENGINEER:
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

NO. OF ACRES: 39.73 AC MILES OF NEW ROAD: 0.67 MI.
NO. OF LOTS: 68 DATE: SEPTEMBER 02, 2014



NO.	DATE	BY	REVISION

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 597-3027 - FAX: (864) 297-5187
WWW.GRAYENGINEERING.COM



STAKEOUT PLAN
KINGS CROSSING
SUBDIVISION
EAST GEORGIA ROAD
SIMPSONVILLE, SC

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 09/02/14
SCALE: 1"=100'
JOB No.: 2014027
PLOT DATE: 9/3/14

SHEET
CV-1
Kings

NOTES:

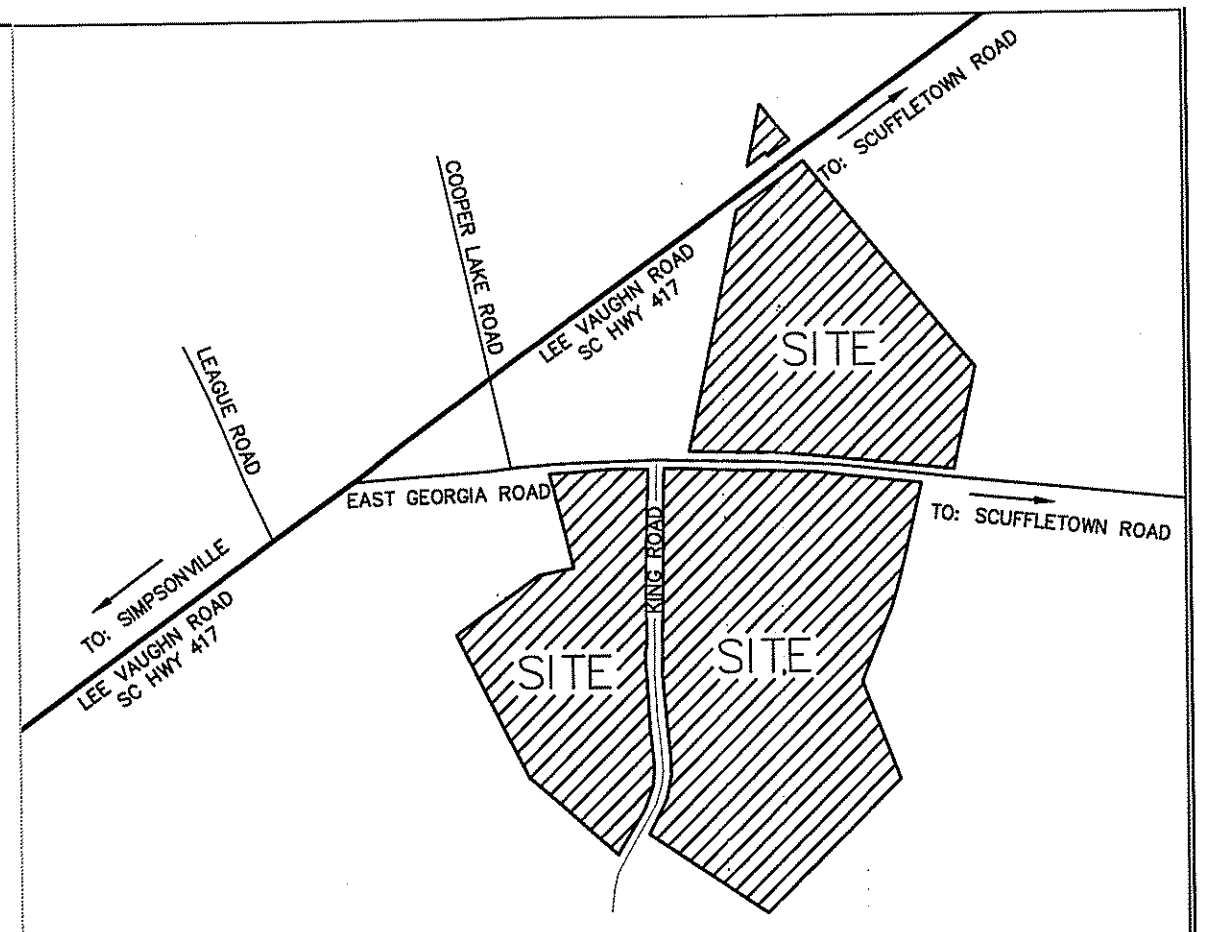
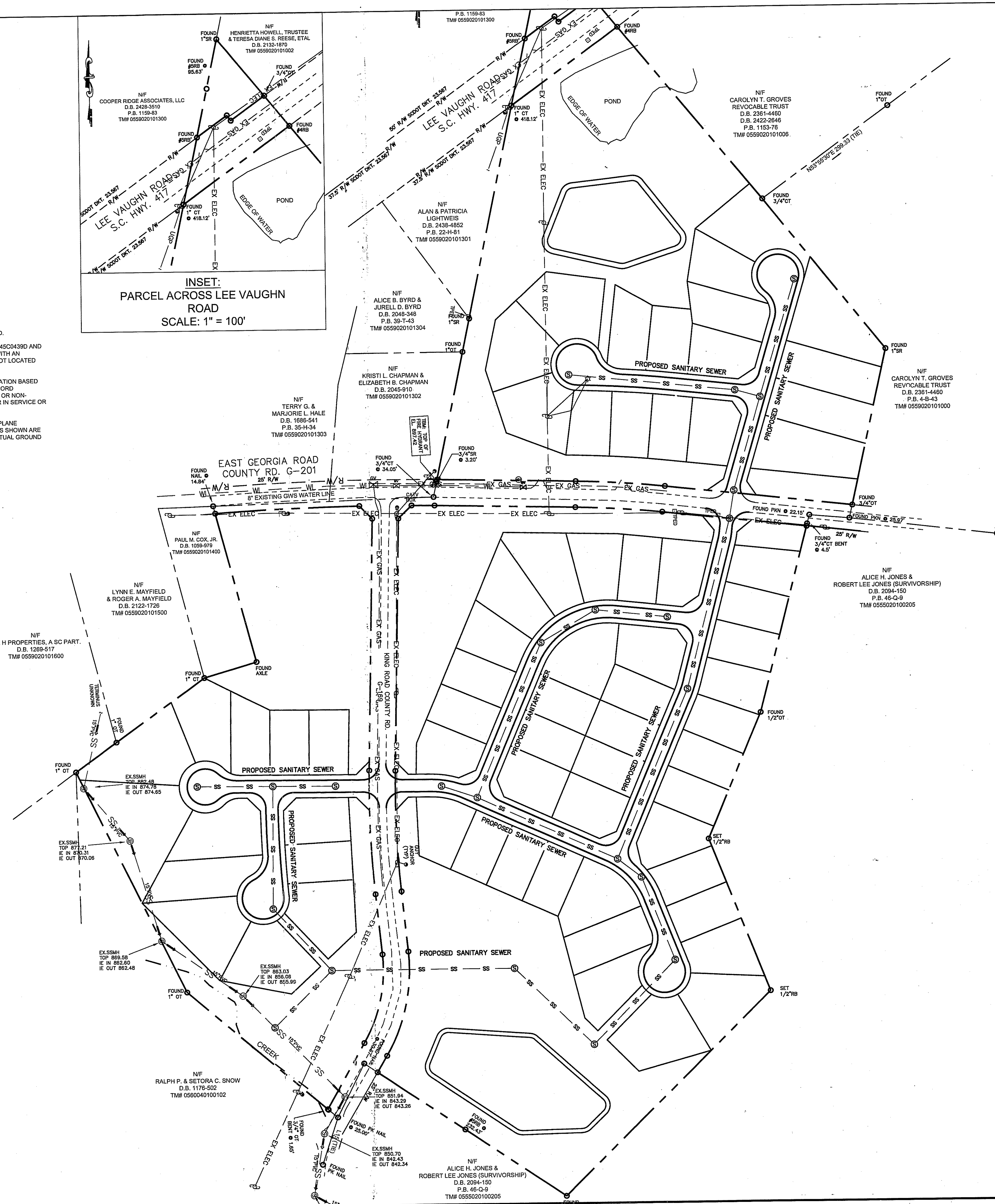
PROPERTY REFERENCE:
 T.M.# 055902010100
 DEED BOOK 2019, PAGE 45
 PLAT BOOK 38-16
 ADDRESS 1803 EAST GEORGIA ROAD, SIMPSONVILLE, SC
 ZONING R-S

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**INSET:
 PARCEL ACROSS LEE VAUGHN ROAD
 SCALE: 1" = 100'**



LOCATION MAP
 (NOT TO SCALE)

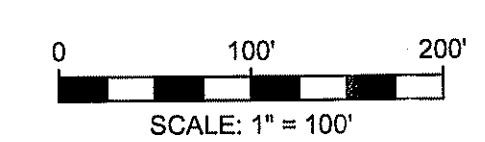
2014-146
 2/2

KINGS CROSSING
 TYPE OF DEVELOPMENT: R-S (CLUSTER)

TAX MAP: 0559020101100

OWNER MARK III PROPERTIES ATTN: JOHN BEESON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-596-1735	ENGINEER GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
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NO. OF ACRES: 39.73 AC	MILES OF NEW ROAD: 0.67 MI.
NO. OF LOTS: 68	DATE: SEPTEMBER 02, 2014



NO.	DATE	BY	REVISION
A			

GRAY
 ENGINEERING CONSULTANTS
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 297-3027 FAX: (864) 297-3028
 WWW.GRAYENGINEERING.COM

SC C.O.A.# 041089

UTILITY PLAN

**KINGS CROSSING
 SUBDIVISION**
 EAST GEORGIA ROAD
 SIMPSONVILLE, SC

PROJECT MANAGER: REG
 DRAWN BY: CJR
 PROJECT DATE: 09/02/14
 SCALE: 1"=100'
 JOB No.: 2014027
 PLOT DATE: 9/3/14

SHEET
CV-3
 Kings