

Curve #	Length	Radius	Delta
RC1	188.861	127.000	85.2042
RC2	194.526	127.000	87.7600

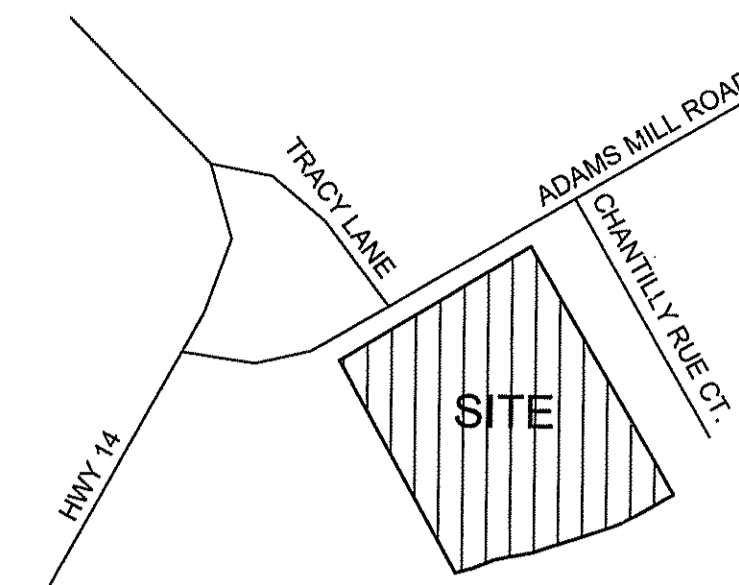
NOTE: ALL NEW ROADS WILL BE PUBLIC.

ADAMS MILL ROAD - STATE ROAD S-23-142
DITCH TO DITCH R/W PER P.B. 32-0 @ PG. 2

NOTE: SEE DETAIL SHEETS FOR TYPE OF CURBING APPROVED FOR THIS SITE. NO EXTRUDED CURBING WILL BE ALLOWED.

NOTE: CONTRACTOR TO WORK WITH ELECTRIC UTILITY COMPANY TO ENSURE PROPER STREET LIGHTING IS PROVIDED.

SETBACKS:
SINGLE FAMILY:
FRONT: 15'
REAR: 10'
SIDE: 3.5'
TOWNHOMES:
FRONT: 15'
REAR: 10'
SIDE: NONE



LOCATION MAP (N.T.S.)

PROPERTIES:
TAX MAP #: 0542020102200,
0542020102201, 0542020102202

SITE: 25.38 ACRES
(SINGLE FAM: 20.34 AC/ TOWNS: 5.04 AC)
TOTAL UNITS: 122 UNITS
DENSITY: 4.81 UNITS/ACRE

NEW PUBLIC ROAD: 4,022 L.F.
COMMON AREA*: ±6.4 AC
COMMON AREA PERCENTAGE: ±25%
OPEN SPACE AREA*: ±7.9 AC
OPEN SPACE AREA PERCENTAGE: ±31%

NOTE: COMMON AREA IS AREA USEABLE BY ALL RESIDENTS IN THE DEVELOPMENT. OPEN SPACE AREA, PER CITY OF SIMPSONVILLE, INCLUDES ALL THIS COMMON PLUS ALL PERVIOUS AREA WITHIN INDIVIDUAL HOMEOWNER LOT BOUNDARIES.

60'x115' LOTS (3&4 BEDROOMS): 69
TOWNS-LOT 22'x87.5' (2&3 BDRM) : 53

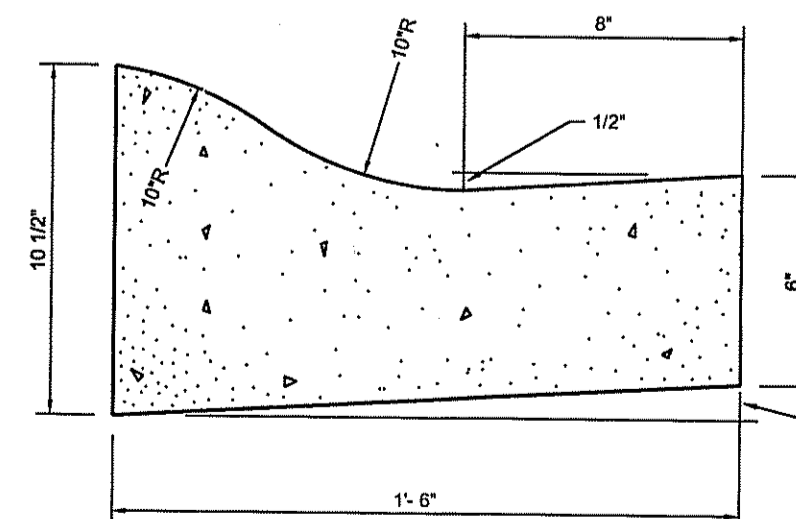
NOTE:
ALL LOTS TO HAVE INTERNAL ACCESS ONLY.

NOTE:
ALL NEW ROADS WILL HAVE A 44' R/W.

NOTE:
A STORMWATER MANAGEMENT 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.

"ALL LIABILITY, INSTALLATION, MAINTENANCE, AND UPKEEP OF ALL STORM WATER OR SURFACE WATER FACILITIES AS SHOWN ON THIS PLAT OR ACTUALLY EXISTING WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR HOMEOWNER'S ASSOCIATION. THE CITY OF SIMPSONVILLE HAS NO RESPONSIBILITY FOR ANY OF THESE FACILITIES AND WILL NOT MAINTAIN THEM, EXCEPT WITHIN THE CITY'S RIGHT-OF-WAY."

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 OTHERWISE NOTED.



CONCRETE CURB AND GUTTER
(1'-6" OGEE)
(N.T.S.)

2014-158

THE VILLAGE AT
ADAMS MILL
ZONING: I-D

OWNER:
TM ELDER
800 REGENT PARK CT
GREENVILLE SC 29607
(864) 616-2174

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

NO. OF ACRES: 14.88 AC
MILES OF NEW ROAD: 0.35 MILES
NO. OF LOTS: 122 LOTS
DATE: MARCH 5, 2014

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 10/8/14
SCALE: 1"=60'
JOB No.: 2014033
PLOT DATE: 12/1/14
SHEET
CV-1

NO.	DATE	BY	REVISION
A	12/03/14	REC	SUBMITTED TO GREENVILLE COUNTY FOR PRELIMINARY PLAT

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 297-5487
WWW.GRAYENGINEERING.COM

SC C.O.A.# 00066 - NC C.O.A.# PFD0904 - TN C.O.A.# 040689

CAROLINA PROFESSIONAL ENGINEERS AND SURVEYORS
RODNEY GRAY, P.E.
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GREENVILLE, SC 29607
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WWW.GRAYENGINEERING.COM

STAKEOUT PLAN
THE VILLAGE AT
ADAMS MILL
ADAMS MILL ROAD
SIMPSONVILLE, SC

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 10/8/14
SCALE: 1"=60'
JOB No.: 2014033
PLOT DATE: 12/1/14
SHEET
CV-1
2014033-D2.dwg