

VICINITY MAP

PRELIMINARY PLAN

THE GARDENS AT ROSE RESERVE

ROSEWOOD OF THE PIEDMONT, INC FANT, REICHERT, & FOGLEMAN, INC

OWNER ENGINEER

No. ACRES: 32.9 MILES OF NEW ROAD: 0.9

No. LOTS: 174 DATE: 5-03-06

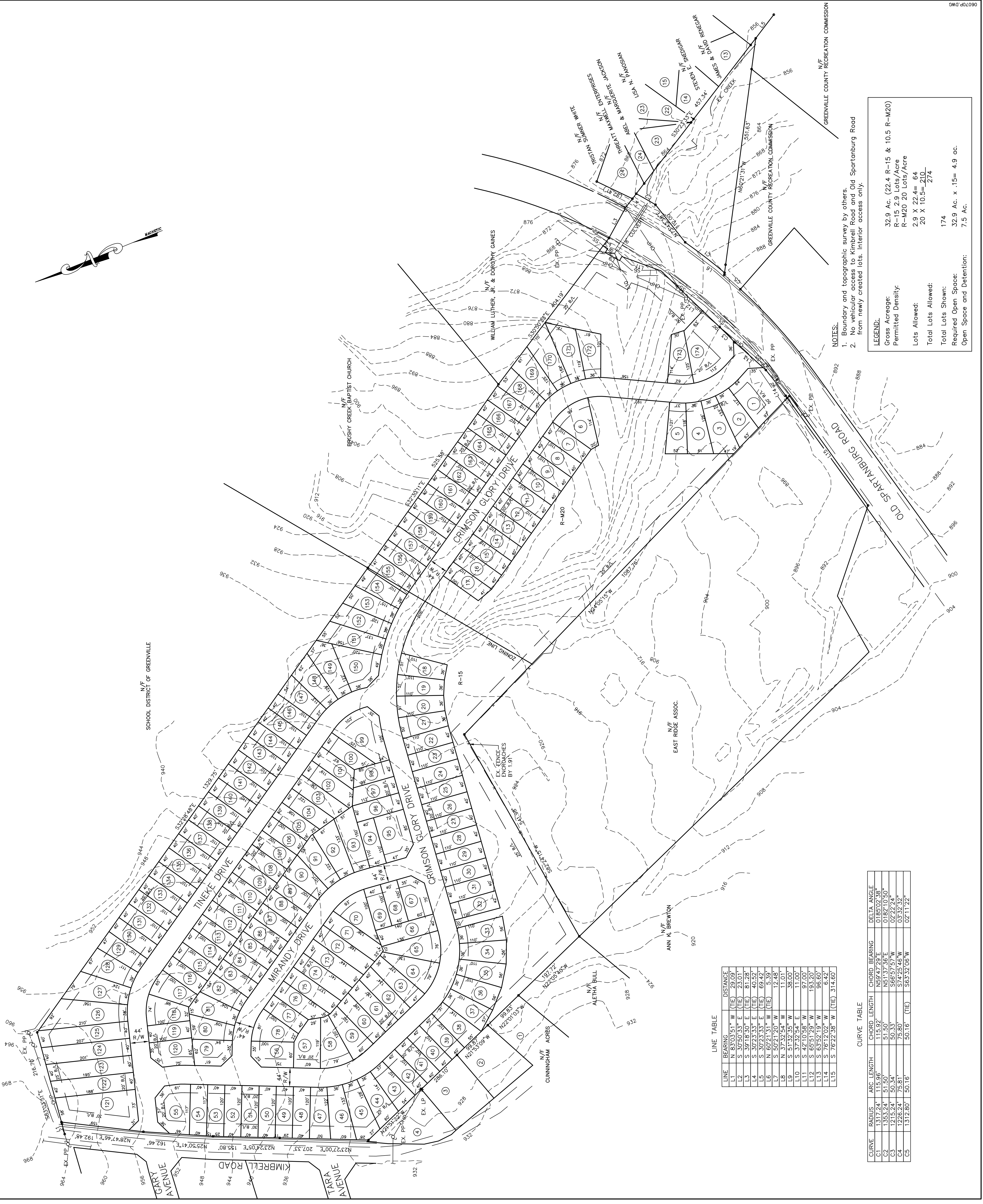
SCALE: 1" = 100'

0' 100' 200' 300'

No.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

BY **FRF** FANT, REICHERT & FOGLEMAN, INC. PH. (864) 271-8633
ENGINEERING & SURVEYING

DRAWN BY: ERW PROJECT NO. 06070



- NOTES:**
- Boundary and topographic survey by others.
 - No vehicular access to Kimbrell Road and Old Spartanburg Road from newly created lots. Interior access only.

LEGEND:

Gross Acreage:	32.9 Ac. (22.4 R-15 & 10.5 R-M20)
Permitted Density:	R-15 2.9 Lots/Acre
	R-M20 20 Lots/Acre
Lots Allowed:	2.9 X 22.4 = 64
Total Lots Allowed:	20 X 10.5 = 210
Total Lots Shown:	174
Required Open Space:	32.9 Ac. x .15 = 4.9 ac.
Open Space and Detention:	7.5 Ac.

LINE TABLE

LINE	BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 83°03'51" W	(TIE)	28.09	
L2	S 30°50'33" E	(TIE)	25.01	0185°02'38"
L3	S 37°13'33" E	(TIE)	40.59	0182°10'50"
L4	S 30°23'33" E	(TIE)	69.42	022°22'24"
L5	N 60°21'31" W	(TIE)	5.39	033°23'46" W
L6	S 50°21'20" W	(TIE)	12.48	02°11'22"
L7	N 37°32'54" W		11.01	
L8	S 51°32'35" W		38.00	
L9	S 37°32'54" E		11.00	
L10	S 42°10'58" W		97.00	
L11	S 65°51'29" W		192.20	
L12	S 76°12'02" W		6.42	
L13	S 76°22'38" W	(TIE)	314.60	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1317.24	115.96'	115.92'	N59°47'29" E	0185°02'38"
C2	1353.24	51.50'	51.50'	N51°37'36" E	0182°10'50"
C3	1215.24	50.34'	50.33'	S65°57'57" W	022°22'24"
C4	226.24	6.66'	6.66'	S33°23'46" W	033°23'46" W
C5	1312.80	150.16'	150.16'	S65°52'06" W	02°11'22"