

GREENVILLE COUNTY GENERAL NOTES

1. 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.
2. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

SETBACKS:
FRONT: 30'
SIDE: 5'
REAR: 5'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	279.76	2609.37	S13°30'40"E	279.62
C2	396.96	1015.31	S27°40'50"E	394.44
C3	290.88	1853.27	N31°29'44"W	290.58
C4	436.57	955.81	S87°52'36"E	432.78
C5	611.62	2181.56	N84°58'48"W	609.62
C6	124.44	629.21	N38°51'20"E	124.24
C7	432.38	2900.61	S36°18'41"W	431.98
C8	369.58	2826.64	S46°56'53"W	369.32

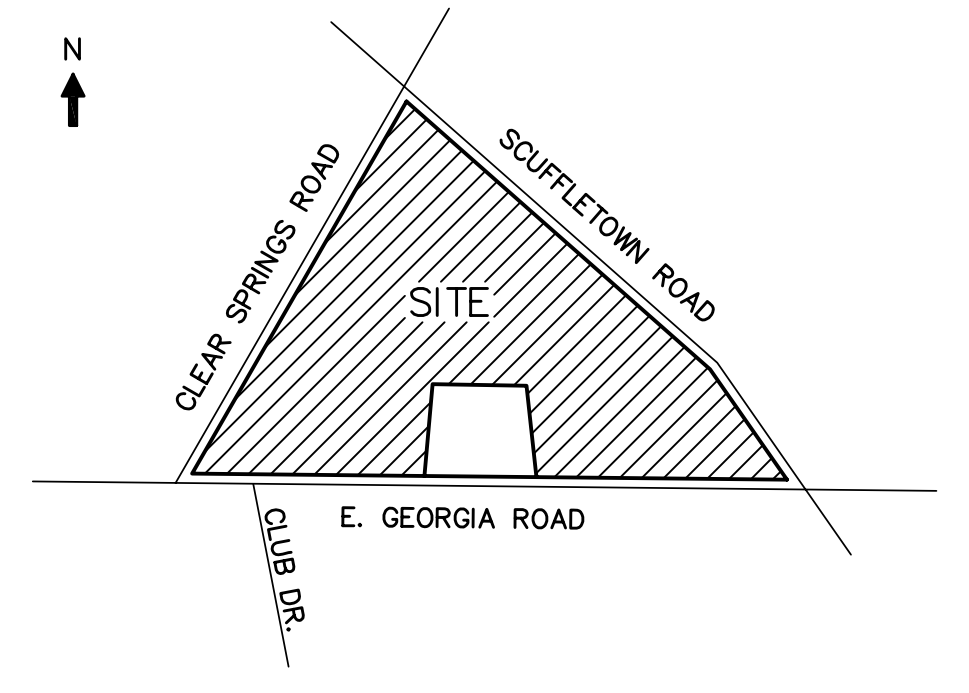
ROAD CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
RC1	97.99	125.00	28°34'48"	29.53
RC2	275.35	1500.00	10°31'03"	138.08
RC3	96.32	1000.00	5°10'30"	45.19
RC4	113.98	125.00	28°34'48"	61.30
RC5	61.55	125.00	28°34'36"	31.41
RC6	43.01	125.00	19°45'58"	21.72
RC7	208.01	800.00	14°53'52"	104.60
RC8	177.58	1500.00	6°46'29"	88.89
RC9	43.98	125.00	19°45'48"	22.02
RC10	77.05	125.00	35°18'36"	39.79
RC11	45.16	500.00	5°10'30"	22.80
RC12	99.87	125.00	11°59'08"	47.55
RC13	99.34	125.00	10°32'06"	52.46
RC14	38.13	125.00	17°28'41"	19.21

NOTE:
SEE DETAIL ON SHEET D-1 FOR INSTALLATION OF TRUNCATED DOME DETECTION DEVICES FOR HANDICAP SIDEWALK RAMP.

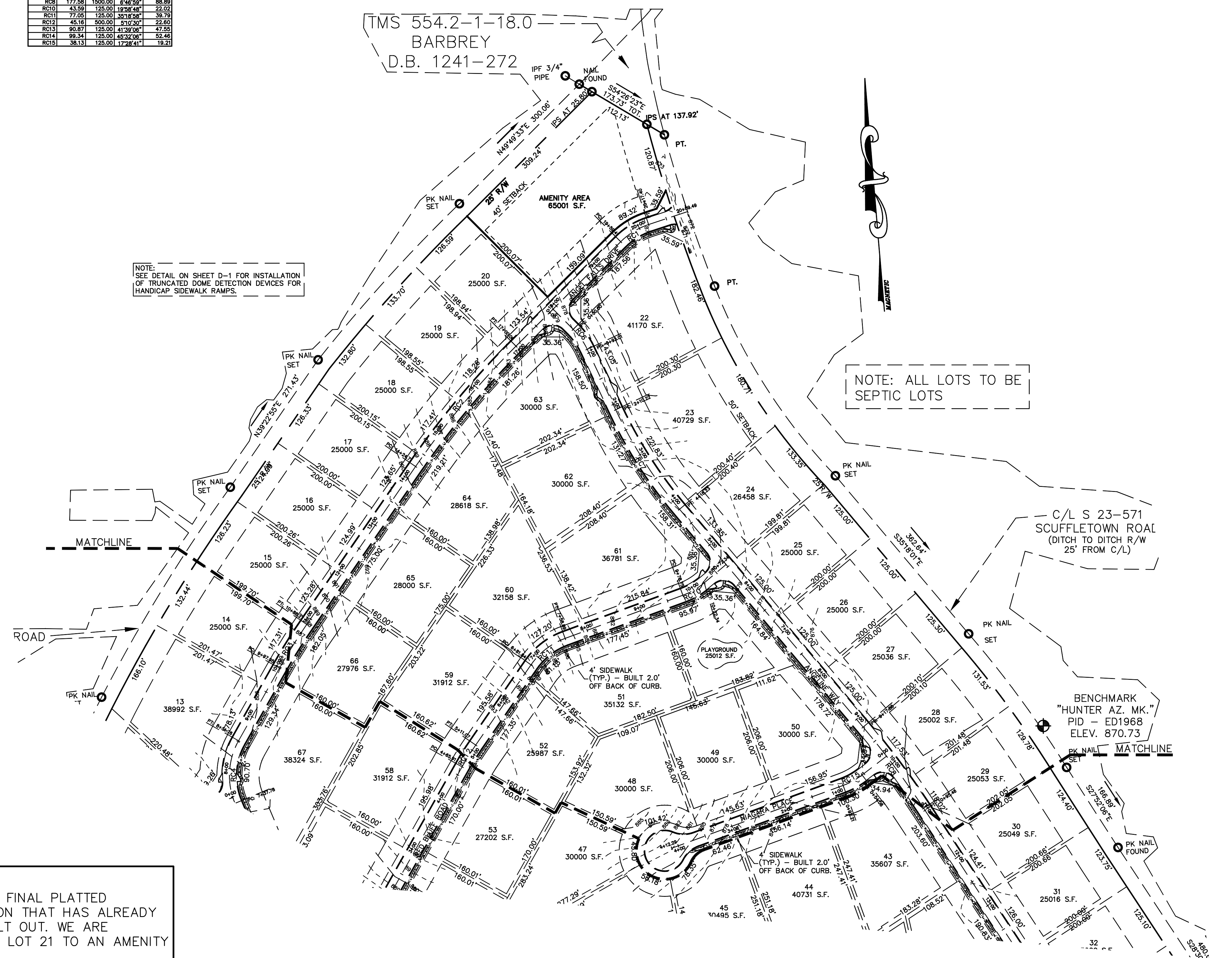
NOTE:
THIS IS A FINAL PLATTED SUBDIVISION THAT HAS ALREADY BEEN BUILT OUT. WE ARE CHANGING LOT 21 TO AN AMENITY AREA.

GREENVILLE COUNTY GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 44' R/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 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.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.



LOCATION MAP (N.T.S.)



NO.	DATE	BY	REVISION

GRAY ENGINEERING CONSULTANTS, INC.
engineering · site work · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607
P/E (864) 297-3027 · F.A.X. (864) 297-5187
GRAY@GRAYENGINEERING.COM

CAROLINA PROFESSIONAL ENGINEERS AND SURVEYORS
No. 19812
RODNEY GRAY

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PRELIMINARY PLAT

CLEAR SPRINGS SUBDIVISION

EAST GEORGIA ROAD
GREENVILLE COUNTY, SC

CLEAR SPRINGS SUBDIVISION
TYPE OF DEVELOPMENT: R-S

OWNER
JONES & JONES INVESTMENTS
DAVID McCALL
P.O. BOX 999
SIMPSONVILLE, SC 29681
864-983-7876

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

NO. OF ACRES: 57.87 AC (OUTSIDE R/W) MILES OF NEW ROAD: 1.23 MI.
NO. OF LOTS: 67 TM# P/O 0554.02-01-010.00

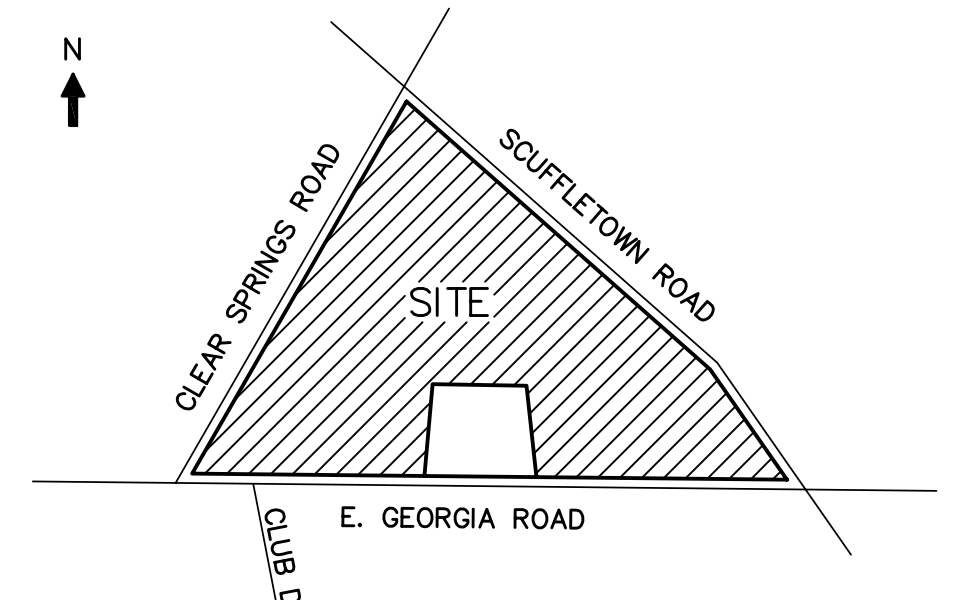
GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

DRAWN BY: BWE
CHECKED BY: REG
PROJECT DATE: 6/05/07
SCALE: 1"=100'
JOB No.: 250071
PLOT DATE: 06/07/07

SHEET
P-1A

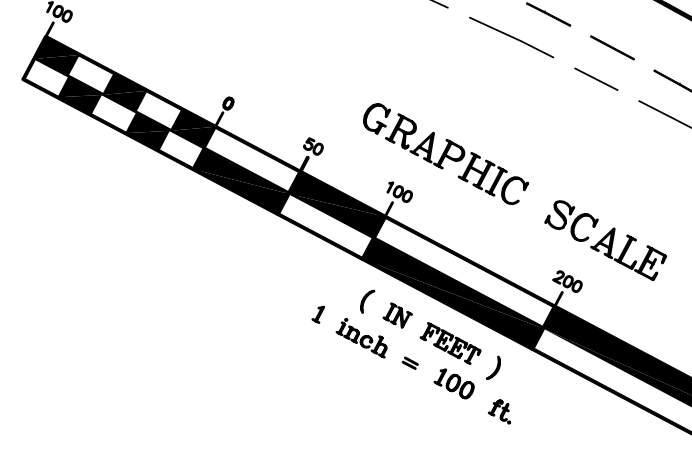
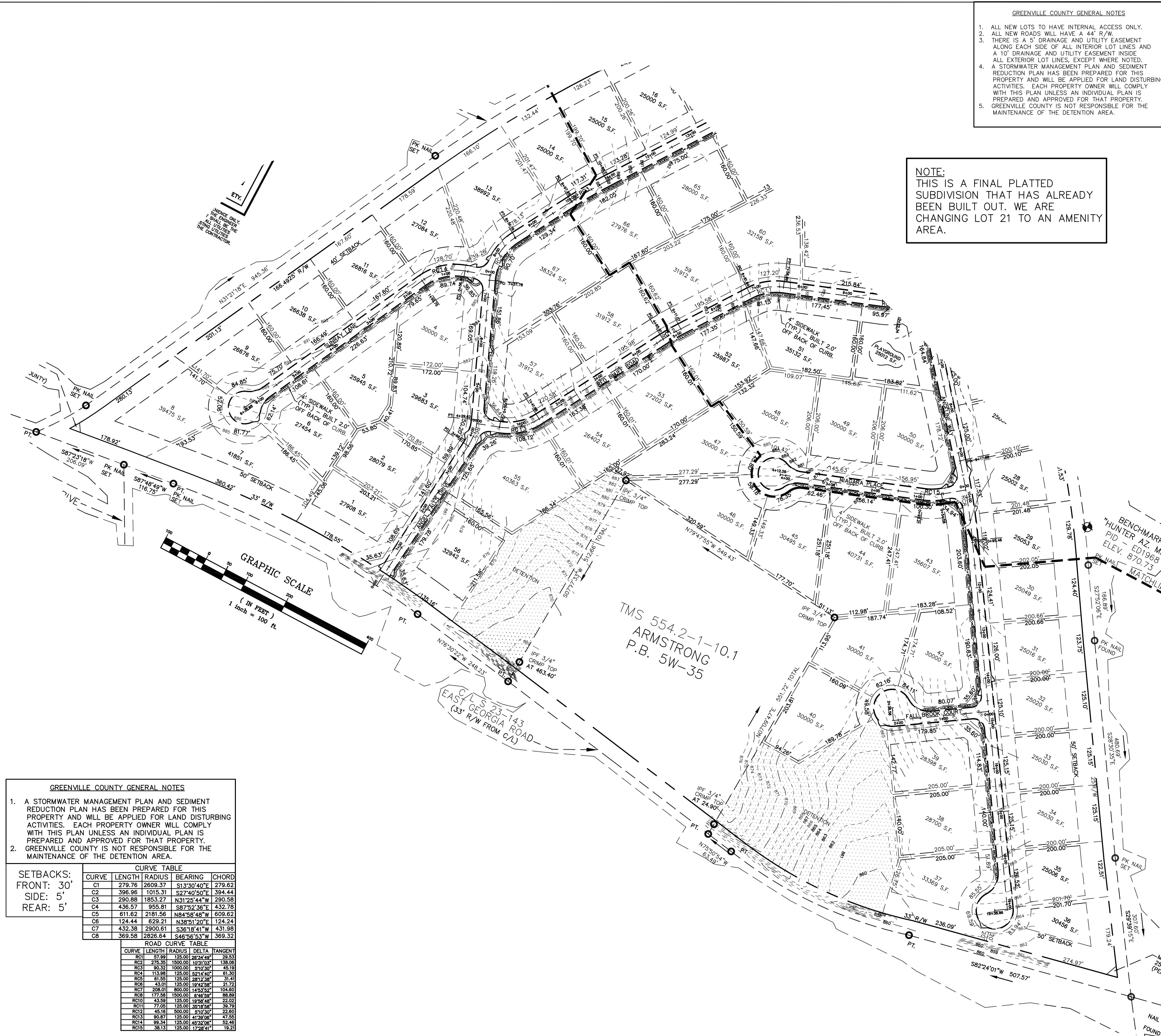
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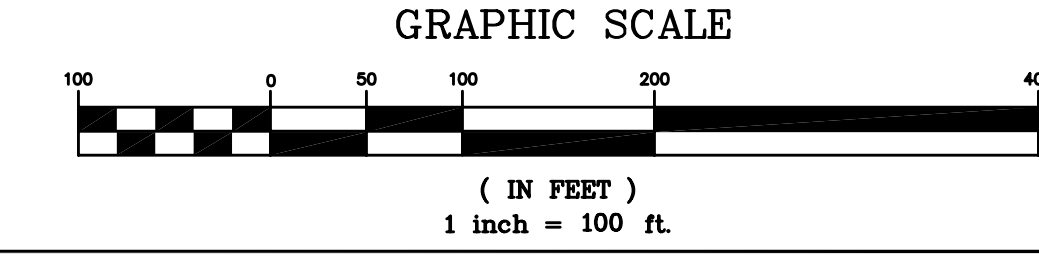
CLEAR SPRINGS SUBDIVISION

TYPE OF DEVELOPMENT: R-S

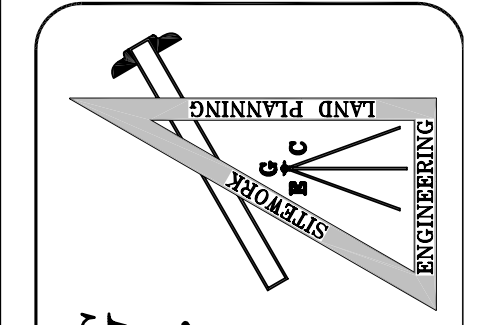
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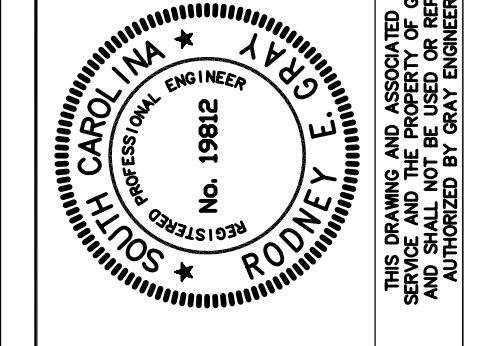
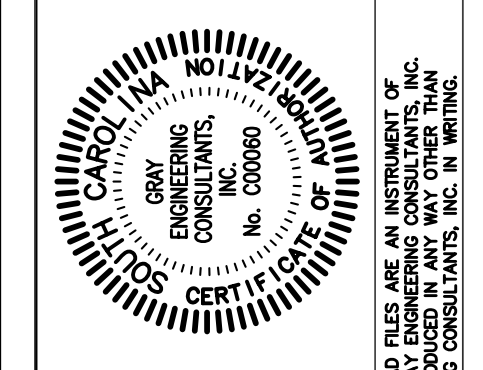


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P-1B