

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.*

NOTE: ANY NEW UTILITY LINES FOR THIS DEVELOPMENT MUST BE INSTALLED UNDERGROUND.

NOTE: ALL LOTS TO HAVE INTERNAL ACCESS ONLY.

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.

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.

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

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

NF GATEWAY VILLAGE A LTD. PART.
D.B. 1092-812 TMM030000101305

NF INGLES MARKET INC.
D.B. 1069-876
TMM030000101302

LOT 33
HUNTER ACRES
MICHAEL G. &
REBA M. MOORE, NIF
D.B. 1468-769
P.B. 2244-37
TMM0304000302100

DEBRA C. CASTOR &
DOMINIC CASTOR, NIF
D.B. 2355-646
P.B. 34-113
TMM0306000301000

ROBERT B. &
JANICE F. GALEBRAITH, NIF
D.B. 1658-1009
P.B. 144-89
TMM0306000300900

TRAMMELL R. &
ANGELA GOODWIN, NIF
D.B. 1813-1445
P.B. 38-144
TMM0306000300800

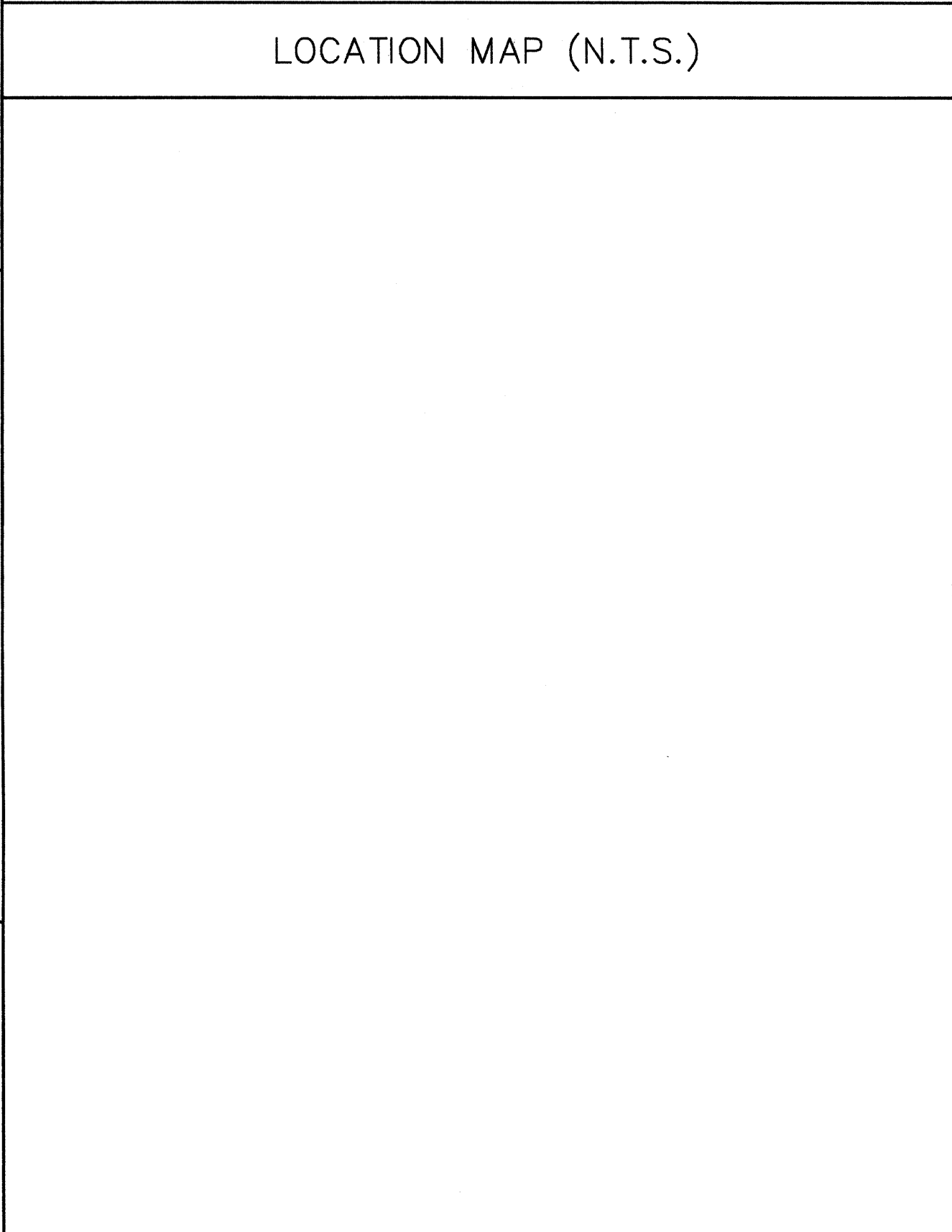
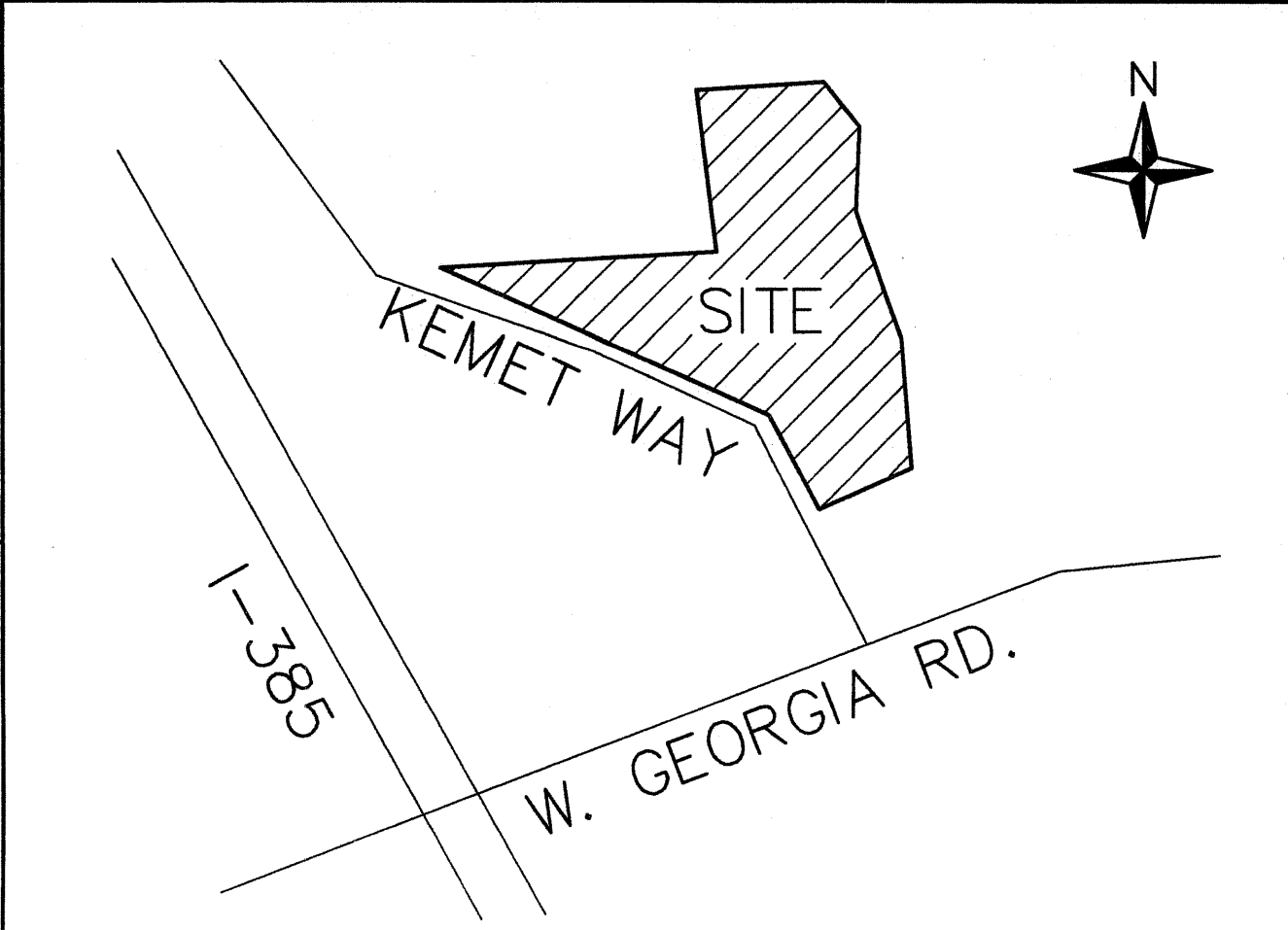
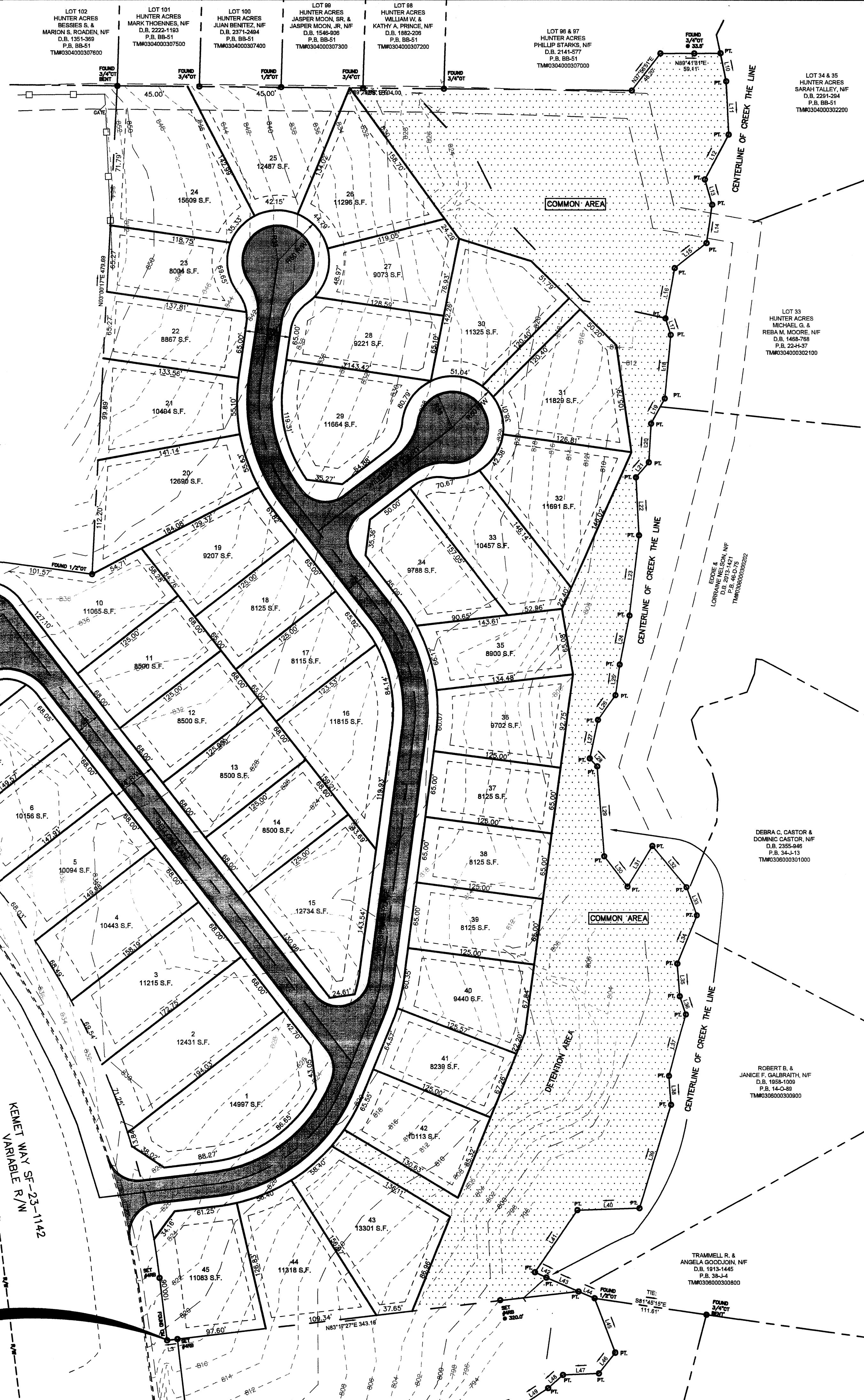
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	488.65	761.20	36°48'55"	253.08	N25°04'20"W	480.31
C2	132.15	891.20	8°27'02"	68.23	N82°11'30"W	132.02
C3	184.00	871.20	15°42'26"	82.53	N59°04'59"W	183.43

LINE	LENGTH	BEARING
L1	35.57	N08°42'33"W
L2	10.00	N83°12'27"E
L3	10.00	S83°12'27"W
L4	62.26	N08°38'04"W
L5	58.84	S79°38'38"W
L6	61.56	N19°39'39"W
L7	55.77	N42°49'21"W
L8	65.85	S88°33'18"W
L9	4.86	N38°51'15"E
L10	27.89	S11°42'26"E
L11	52.06	S02°38'05"E
L12	49.82	S27°50'17"W
L13	25.00	S19°38'56"E
L14	38.21	S08°06'11"W
L15	35.59	S51°32'22"W
L16	60.06	S10°34'40"W
L17	16.89	S17°24'22"E
L18	82.37	S05°26'28"W
L19	28.23	S29°09'15"W
L20	38.28	S03°06'04"W
L21	16.68	S40°51'49"W
L22	87.10	S03°02'45"E
L23	78.07	S09°39'39"W
L24	48.12	S11°27'22"W
L25	35.47	S07°31'59"W
L26	28.81	S38°19'51"W
L27	38.83	S12°43'01"W
L28	10.67	S42°48'49"E

LINE	LENGTH	BEARING
L29	88.34	S04°24'47"E
L30	37.64	S37°47'20"E
L31	46.85	N11°33'12"E
L32	52.54	S39°49'27"E
L33	28.55	S20°13'07"E
L34	51.29	S22°10'39"W
L35	32.19	S04°18'38"E
L36	18.71	S18°41'49"E
L37	82.87	S15°33'32"W
L38	28.39	S04°17'33"E
L39	106.37	S17°10'00"W
L40	61.37	S88°08'32"W
L41	73.87	S13°56'09"W
L42	12.15	S63°56'32"E
L43	34.19	S88°36'20"E
L44	17.26	S88°36'20"E
L45	56.87	S20°54'46"E
L46	25.81	S38°41'39"W
L47	35.19	S87°34'09"W
L48	18.45	S40°11'17"W
L49	28.49	S55°44'03"W
L50	35.86	S73°24'04"W
L51	45.89	S39°23'32"W
L52	23.10	S47°52'44"W
L53	16.40	S08°46'48"E
L54	17.74	N72°27'35"E
L55	44.12	S44°21'32"E
L56	48.11	S31°58'00"E
L57	17.68	S04°41'13"E

OPEN SPACE	
OPEN SPACE REQUIRED:	3.5 ACRES
OPEN SPACE PROVIDED:	3.7 ACRES
TAX I.D. #	
TM# 0306000101301	
SETBACKS:	
FRONT	15'
SIDE	8' (15'-CORNER LOTS)
REAR	10'

CONC. MONUMENT
S.C. GRID COORDINATES:
N 1059375.71
E 1618015.25
TOP ELEV. 821.89
(NAVD 88)



NO. OF ACRES	17.4 AC	MILES OF NEW ROAD	0.36 MILES
NO. OF LOTS	45 LOTS	DATE	JANUARY 15, 2014
OWNER		ENGINEER	
MARK III PROPERTIES ATTN: JOHN BEESON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-595-1735		GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	
PROJECT MANAGER: REG		DRAWN BY: CJR	
PROJECT DATE: 11/19/13		SCALE: 1"=60'	
JOB No.: 2013027		PLOT DATE: 2/4/14	
SHEET			
CV-1			
2013071-D2.dwg			

NO.	DATE	BY	REVISION
A	1/17/14	CJR	SUBMITTED TO CITY FOR PRELIM APPROVAL

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

CAROLINA PROFESSIONAL ENGINEERS AND SURVEYORS
No. 00000
COUNCIL OF ENGINEERS AND SURVEYORS
No. 00000

STAKEOUT PLAN
KEMET WAY SUBDIVISION
KEMET WAY
SIMPSONVILLE, SC

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 11/19/13
SCALE: 1"=60'
JOB No.: 2013027
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