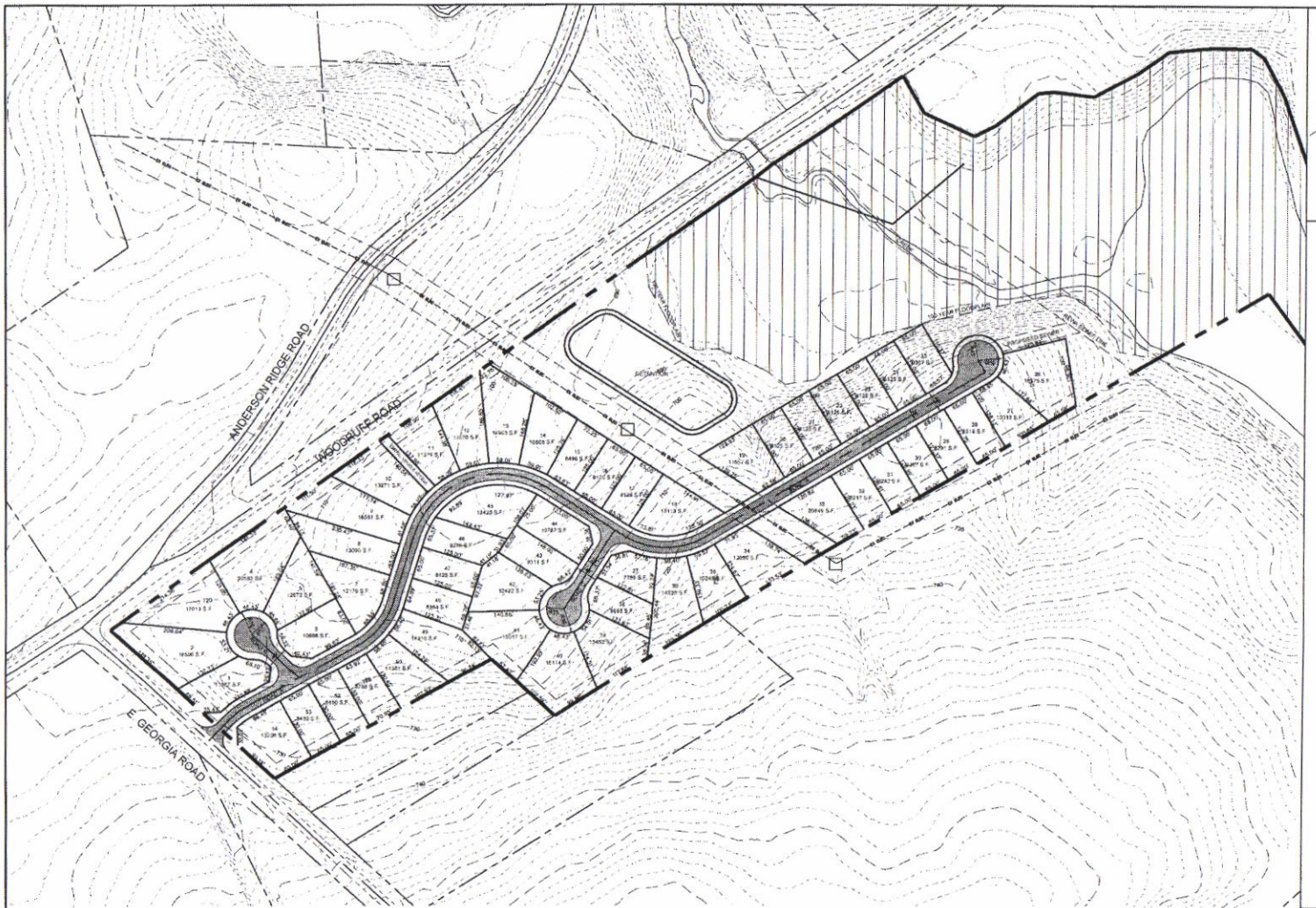

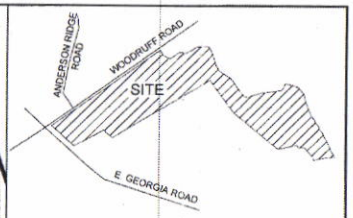

LOCATION MAP (N.T.S.)

2014-119
1/2

COVENTRY

TYPE OF DEVELOPMENT: R-S (CLUSTER)

TAX MAP'S: 0660010101207, 0651010100200

OWNER	ENGINEER
MARK III PROPERTIES ATTN: JOHN BERSON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-595-1735	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027

NO. OF ACRES: 56.68 AC
NO. OF LOTS: 54
MILES OF NEW ROAD: 0.48 MI.
DATE: MAY 5, 2014

N

SCALE: 1" = 100'

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.

SETBACKS (FOR CLUSTER DEVELOPMENTS):

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

OPEN SPACE REQUIRED
(56.68 AC x 0.45) = 25.51 AC

OPEN SPACE PROVIDED: ±34 AC
= OPEN SPACE

NO.	DATE	BY	REVISIONS

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 297-3187
WWW.GRAYENGINEERING.COM

NC C.O.A.# C-1607 - GA C.O.A.# PEPrinting - TN C.O.A.# 1340

STAKEOUT PLAN

COVENTRY

WOODRUFF ROAD
GREENVILLE, SC

PROJECT MANAGER:	REG
DRAWN BY:	CJR
PROJECT DATE:	3/27/14
SCALE:	1"=100'
JOB No.:	2014022
PLOT DATE:	5/5/14

SHEET
CV-1

2014022-D1.dwg