

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.

LINE	LENGTH	BEARING
L1	15.19'	N41°08'14"E
L2	45.34'	N44°28'12"E
L3	98.32'	N47°28'16"E
L4	38.49'	N50°44'54"E
L5	77.64'	N56°31'24"E
L6	79.23'	N64°39'55"E
L7	72.30'	N72°01'28"E
L8	103.80'	N75°43'12"E
L9	134.30'	N76°18'16"E
L10	54.41'	N77°13'22"E
L11(80)	32.39'	N35°00'36"W
L12	88.65'	N29°47'33"W
L13	85.67'	N29°29'41"W
L14	86.09'	N29°23'49"W
L15	85.44'	N29°34'11"W
L16	80.83'	N29°31'09"W
L17	85.49'	N29°35'14"W
L18	66.83'	N29°33'00"W
L19	66.29'	N29°36'45"W
L20(80)	35.46'	S39°59'58"E
L21(80)	60.60'	S04°51'52"W

NOTE: ALL LOTS TO HAVE INTERNAL ACCESS ONLY.

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

NOTE: EMERGENCY VEHICLE ACCESS MUST BE CONSTRUCTED TO SUPPORT A FIRETRUCK'S DRIVEABLE WEIGHT. COORDINATE WITH FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

NOTES: PROPERTY REFERENCE:

TM# 0574030101600
DEED BOOK 2370-1199

BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045C0481D AND 45045C0482D FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2004. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

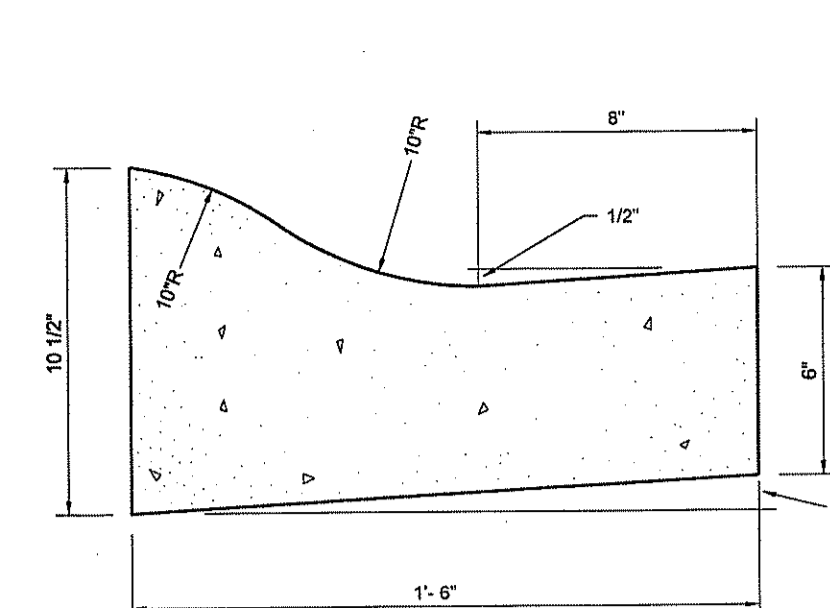
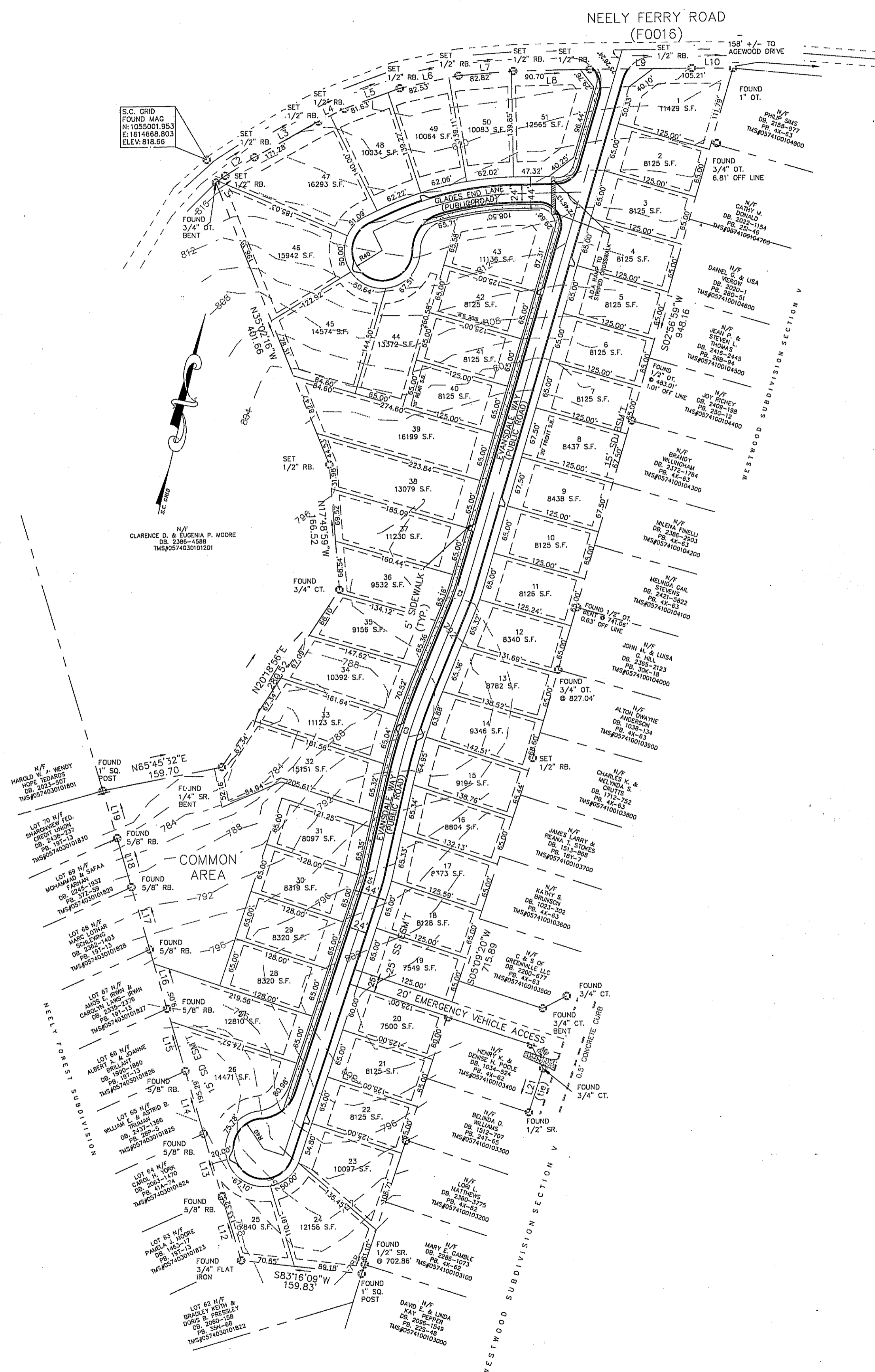
THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES. THE VERTICAL DATUM IS NAVD 88.

Curve #	Length	Radius	Delta
C1	174.238	400.000	24.9578
C2	20.940	200.000	5.9988
C3	121.704	725.000	9.6181
C4	20.334	200.000	5.8253

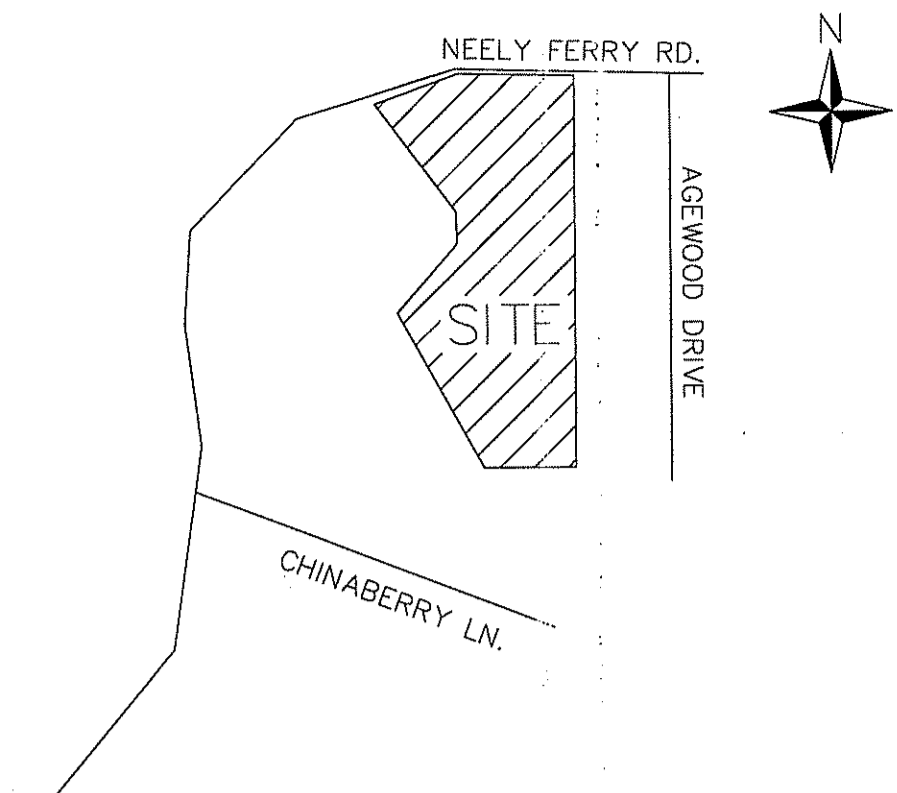
"ALL LIABILITY, INSTALLATION, MAINTENANCE, AND UPKEEP OF ALL STORM WATER OR SURFACE WATER FACILITIES AS SHOWN ON THIS PLAT OR ACTUALLY EXISTING WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR HOMEOWNER'S ASSOCIATION. THE CITY OF SIMPSONVILLE HAS NO RESPONSIBILITY FOR ANY OF THESE 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.

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.



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



LOCATION MAP (N.T.S.)

LOT AVERAGING TABLE

PARCELS	PARCELS	PARCELS			
PARCEL	AREA (S.F.)	PARCEL AREA (S.F.)			
1	11429	21	8125	41	8125
2	8125	22	8125	42	8125
3	8125	23	10097	43	11136
4	8125	24	12158	44	13372
5	8125	25	7840	45	14574
6	8125	26	14471	46	15942
7	8125	27	12810	47	16293
8	8437	28	8320	48	10034
9	8438	29	8320	49	10064
10	8125	30	8319	50	10083
11	8126	31	8097	51	12565
12	8340	32	15151	TOTAL	512,843
13	8782	33	11123	AVERAGE	10,055
14	9346	34	10392		
15	9194	35	9156		
16	8804	36	9532		
17	8373	37	11230		
18	8128	38	13079		
19	7549	39	16199		
20	7500	40	8125		

2014-118

NEELY FERRY SUBD.

CITY OF SIMPSONVILLE ZONING:
R-LO

OWNER: MARK III PROPERTIES
ATTN: JOHN BEESON
170 CAMELOT DRIVE
SPARTANBURG, SC 29301
864-595-1735

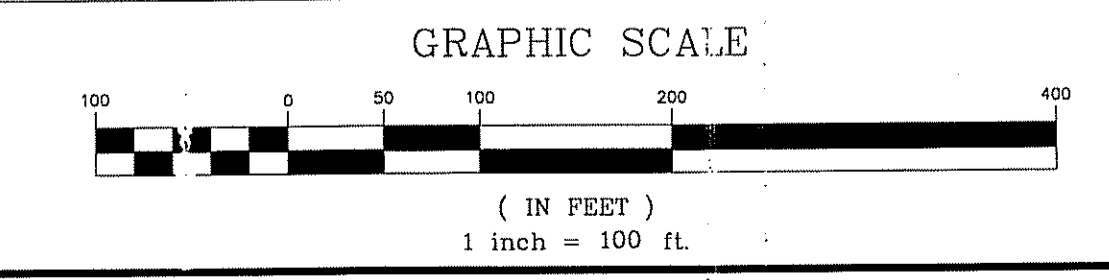
ENGINEER: GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

OPEN SPACE
OPEN SPACE REQUIRED:
3.72 ACRES
OPEN SPACE PROV.: 3.72 AC.
1.04 ACRES (COMMON AREA)
+MIN. 2.63 AC. (WITHIN LOTS:
BACKYARDS/GRASSED AREA)

TAX I.D. #
TM# 0574030101600

SETBACKS:
FRONT 20'
SIDE 5'
(20'-CORNER LOTS)
REAR 10'

NO. OF ACRES 14.88 AC MILES OF NEW ROAD 0.35 MILES
NO. OF LOTS 51 LOTS DATE MARCH 5, 2014



NO.	DATE	BY	REVISION
A			

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

GREENVILLE COUNTY PRELIMINARY PLAT
NEELY FERRY SUBDIVISION
NEELY FERRY ROAD
CITY OF SIMPSONVILLE, SC

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 4/7/14
SCALE: 1"=100'
JOB No.: 2014008
PLOT DATE: 5/6/14
SHEET
PRELIM
preliminary plat neely ferry.dwg