

OWNER  
COACHMAN DRIVE DEVELOPERS, LLC  
C/O WILLIAM E. SMITH  
P. O. BOX 26957  
GREENVILLE, SC 29618  
(864) 292-7000

LEGEND	
[Symbol]	IRON PIN FOUND
[Symbol]	IRON NAIL FOUND
[Symbol]	UTILITY
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED DRIVE
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED LANDSCAPING
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED UTILITY
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED GROUND POWER
[Symbol]	PROPOSED UNDERGROUND POWER
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PROPOSED PEDESTAL
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	PROPOSED BUILDING FOOTPRINT
[Symbol]	PROPOSED BUILDING LINE
[Symbol]	PROPOSED BUILDING LINE CABLE
[Symbol]	PROPOSED TRUCK DRIVE
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED TRUCK DRIVE
[Symbol]	PROPOSED GROUND POWER
[Symbol]	PROPOSED UNDERGROUND POWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED GROUND POWER
[Symbol]	PROPOSED UNDERGROUND POWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED WATER
[Symbol]	PROPOSED GROUND POWER
[Symbol]	PROPOSED UNDERGROUND POWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED WATER

SITE DATA:  
FRONT SECTION: 147\*  
REAR SECTION: 304\*  
FRONT SIZE: 25,000 S.F. W/  
100' WIDE MIN. LOTS  
REAR SIZE: 42.0 AC  
NEW ROAD: 13,890 L.F.

\*LOTS MAY BE LOST DUE TO EXISTING DRAWS, AND SDCHCC (SEPTIC) ISSUES.

SITE DATA  
212.99 ACRES  
9,277,750 SQ. FT.  
PART OF GREENVILLE COUNTY TAX MAP  
PARCEL 551.01-01-017.00



- GENERAL NOTES
- REFERENCES: MAP NO. 4, 4-B NUMBER 1ST & 2ND JUNE 1947, PREPARED BY A.L. BODLE, RECORDED IN THE GREENVILLE COUNTY ROAD OFFICE IN PLAT BOOK S, PAGE 25.
  - PLAT ENTITLED "A PORTION OF 'E' FURBER'S PROPERTY," DATED JUNE 26, 1924, PREPARED BY JOHN G. SMITH, RECORDED IN THE GREENVILLE COUNTY ROAD OFFICE IN PLAT BOOK S, PAGE 25.
  - SPRINT 9/4 THRU FROM PLANS FILE NO. 23,591 & 30,362
  - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD ENCUMBRANCES, OTHER FACTS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED EXCEPT WHERE SHOWN OTHERWISE.
  - UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR PORTER DOES NOT GUARANTEE THE LOCATION OF ANY SUCH UTILITIES NOR DOES HE GUARANTEE THAT THE LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO HIM.
  - THE COUNTY LINE SHOWN ON THIS PLAT IS APPROXIMATE AND USER'S OWN TO INDICATE THAT SAID COUNTY LINE MAY RUN THRU THE SUBJECT PROPERTY. THE COUNTY LINE WAS ESTIMATED USING BOTH FIELD EVIDENCE AND OLD SURVEYS DESCRIBED IN THE SOUTH CAROLINA CODE OF LAWS IN SECTIONS 4-3-280 & 4-3-300.
  - BOUND LINES ARE APPROXIMATE AND SCALED FROM FEMA MAPS 45045C044A, 45045C044B, & 450722002B.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	293.09	890.61	185°11'9"
C3	291.77	867.55	185°45'5"

LINE TABLE			
LINE	LENGTH	BEARING	CHORD
L1	114.02	N89°12'27.3"W	130
L2	52.02	N32°40'44.4"E	131
L3	95.22	N82°17'05.7"E	132
L4	109.62	N43°03'51.6"E	133
L5	43.54	N13°58'40.7"W	134
L6	64.12	N148°00'26.7"W	135
L7	72.09	N05°25'21.6"E	136
L8	113.69	N42°11'38.1"E	137
L9	98.50	N68°22'01.6"E	138
L10	83.21	N05°28'56.7"W	139
L11	113.69	N19°55'18.1"E	140
L12	197.78	N60°34'23.1"E	141
L13	52.34	N20°11'33.7"E	142
L14	233.59	N34°00'54.4"E	143
L15	157.76	S73°33'43.7"E	144
L16	134.86	S73°33'43.7"E	145
L17	73.84	N01°45'43.7"E	146
L18	93.04	N87°44'58.6"E	147
L19	153.41	N56°12'50.7"E	148
L20	66.12	N10°16'14.6"E	149
L21	232.27	N44°61'45.4"E	150
L22	196.68	N54°44'57.1"E	151
L23	75.92	N34°11'33.1"E	152
L24	245.63	N41°10'15.7"E	153
L25	85.84	N21°44'34.7"W	154
L26	121.74	N40°15'12.7"E	155
L27	116.77	N81°09'31.7"E	156
L28	218.84	N44°39'29.7"E	157
L29	87.21	N08°32'40.7"E	158

LINE TABLE			
LINE	LENGTH	BEARING	CH. BR.
L30	64.32	N83°40'31.7"E	
L31	127.41	N37°01'59.7"E	
L32	178.57	N73°08'36.7"E	
L33	185.19	N33°13'49.7"E	
L34	142.21	N57°04'00.7"E	
L35	212.03	S60°55'55.7"E	
L36	154.00	S19°16'28.7"W	
L37	192.05	S27°13'32.7"E	
L38	132.05	N77°12'03.7"E	
L39	212.90	S36°58'05.7"W	
L40	234.92	N24°32'03.7"E	
L41	196.60	N03°55'15.7"E	
L42	403.55	N16°04'05.7"E	
L43	81.56	S63°53'26.7"W	
L44	104.53	N48°44'01.7"W	
L45	198.78	N35°40'07.7"W	
L46	273.77	S69°04'20.7"E	
L47	349.97	N82°48'27.7"W	
L48	374.89	N65°38'36.7"W	
L49	368.33	S55°45'27.7"E	
L50	230.22	N17°29'16.7"W	
L51	369.63	N22°36'25.7"W	
L52	498.13	N69°25'32.7"W	
L53	232.70	N55°12'02.7"W	
L54	116.63	N75°45'53.7"E	
L55	221.54	S05°33'44.4"E	
L56	206.59	S07°33'00.7"W	
L57	98.90	S63°43'54.4"E	
L58	389.89	S05°14'13.7"W	

OWNER  
ENGINEER  
GRAY ENGINEERING CONSULTANTS, INC.  
132 PILGRIM ROAD  
GREENVILLE, SC 29607  
(864) 297-5187

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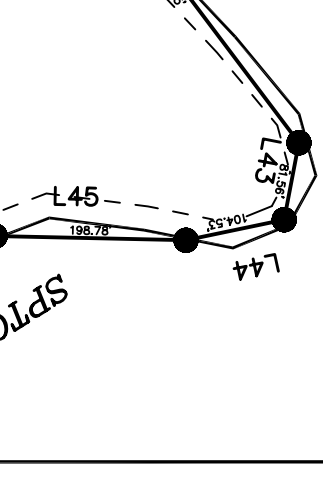
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NO. OF ACRES: 212.99 AC  
MILES OF NEW ROAD: 2.63 MI.  
NO. OF LOTS: 777  
DATE: NOVEMBER 28, 2005

NO.	DATE	BY	REVISION
A	11/03/05	CJR	PRELIMINARY LAYOUT SENT TO DEVELOPERS

STAKEOUT PLAN

**COACHMAN PLANTATION**

COACHMAN DRIVE  
GREENVILLE COUNTY, SC

**GRAY ENGINEERING CONSULTANTS, INC.**

132 PILGRIM ROAD, GREENVILLE, SC 29607  
TEL: (864) 297-5187  
WWW.GRAYENGINEERING.COM

CHECKED BY: REG  
PROJECT DATE: 11/2/05  
SCALE: 1"=200'  
JOB NO.: 250167  
PLOT DATE: 12/06/05

SHEET  
**OVERALL**

250167-prelim.dwg