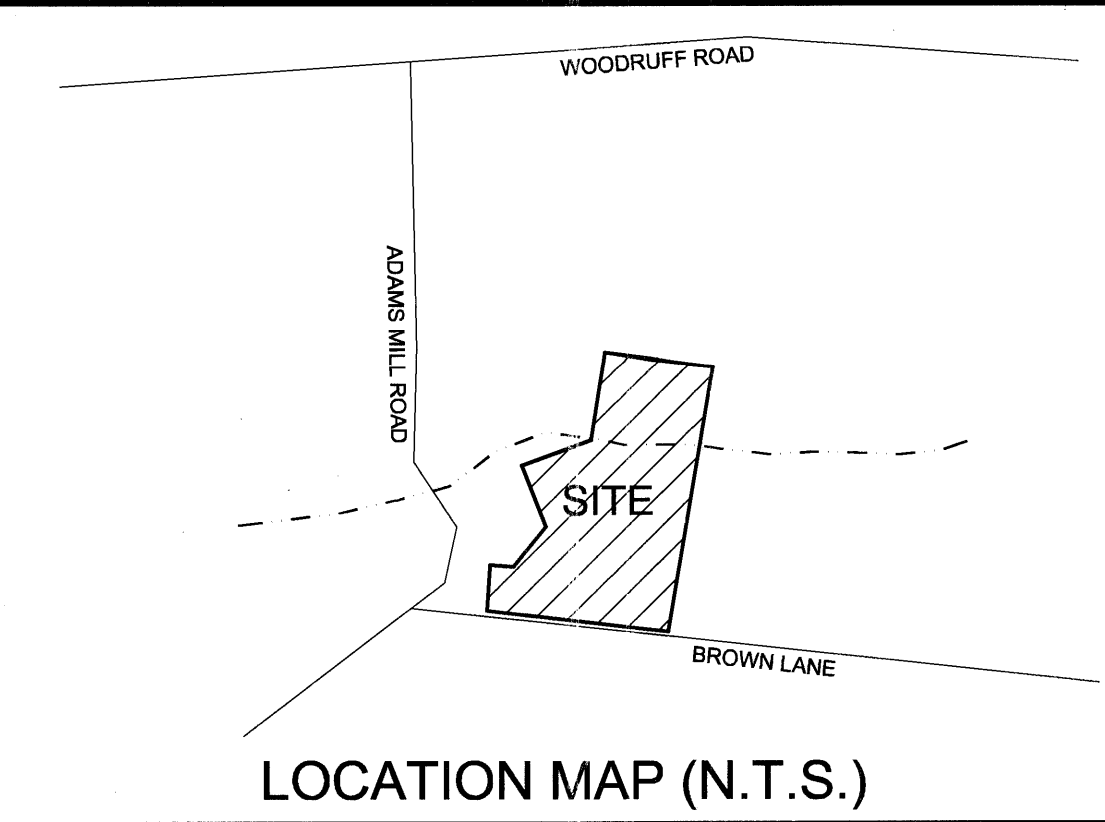


Curve #	Length	Radius	Delta
C1	36.465	155.000	13.4791
C2	43.035	155.000	15.9080
C3	156.937	155.000	58.0116
C4	75.139	155.000	27.7750
C5	71.979	155.000	26.6071



NO.	DATE	BY	REVISION
1			



LINE	LENGTH	BEARING
L1	4.11'	N22°23'36"E
L2	35.39'	N22°36'24"W
L3	33.94'	N22°23'36"E
L4	140.14'	N39°19'22"E
L5	33.00'	N50°40'36"W
L6	41.58'	N45°12'40"E
L7	25.18'	S46°30'14"E
L8	25.15'	N33°23'32"W
L9	86.14'	N75°58'30"E
L10	80.17'	N75°02'48"E
L11	80.47'	N68°00'05"E
L12	103.23'	N73°13'08"E
L13	171.55'	N75°05'44"E
L14	91.61'	S88°17'24"E
L15	99.22'	N87°41'26"E
L16	82.02'	N85°51'20"E
L17	95.72'	S78°36'51"E
L18	74.70'	S66°46'48"E
L19	86.68'	S68°21'57"E
L20	63.43'	S74°04'24"E
L21	26.98'	S46°30'14"E
L22	52.58'	N35°49'21"W
L23	105.93'	N58°00'00"E
L24	8.85'	N21°10'15"E

OPEN SPACE REQUIRED
 $(31.91 \text{ AC} \times 0.15) = 4.80 \text{ AC}$
 50% R-12 MUST BE BUILDABLE
BUILDABLE OPEN SPACE REQUIRED: MIN: 2.40 AC
NON-BUILDABLE OPEN SPACE REQUIRED: MAX: 2.40 AC

OPEN SPACE PROVIDED
BUILDABLE OPEN SPACE PROVIDED: 3.7 AC
NON-BUILDABLE OPEN SPACE PROVIDED: 5.5 AC
TOTAL OPEN SPACE PROVIDED: 9.2 AC

- BUILDABLE OPEN SPACE
 - NON-BUILDABLE OPEN SPACE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	159.55'	539.97'	16°55'45"	80.36'	N30°51'29"E	158.97'

- GREENVILLE COUNTY GENERAL NOTES**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 - ALL NEW ROADS WILL HAVE A 44' R/W.
 - 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.
 - 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.
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.
- SETBACKS (FOR CLUSTER DEVELOPMENTS):**
- THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES. THERE IS A NO FRONT SETBACK
 - THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

2014-114

BROWN LANE SUBD.
 TYPE OF DEVELOPMENT: R-12 (CLUSTER)

TAX MAP #'S: 0548010101500, 0548010101600

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
--	--

NO. OF ACRES: 31.91 AC	MILES OF NEW ROAD: 0.52 MI.
NO. OF LOTS: 78	DATE: APRIL 01, 2014



GRAY
 ENGINEERING CONSULTANTS
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 297-3027 FAX: (864) 297-3467
 WWW.GRAYENGINEERING.COM

STAKEOUT PLAN

BROWN LANE SUBDIVISION
 BROWN LANE
 SIMPSONVILLE, SC

PROJECT MANAGER: REG
 DRAWN BY: CJR
 PROJECT DATE: 4/19/14
 SCALE: 1"=100'
 JOB No.: 2014011
 PLOT DATE: 4/1/14

SHEET
CV-1

2014011-D4.DWG