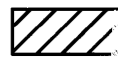
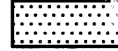
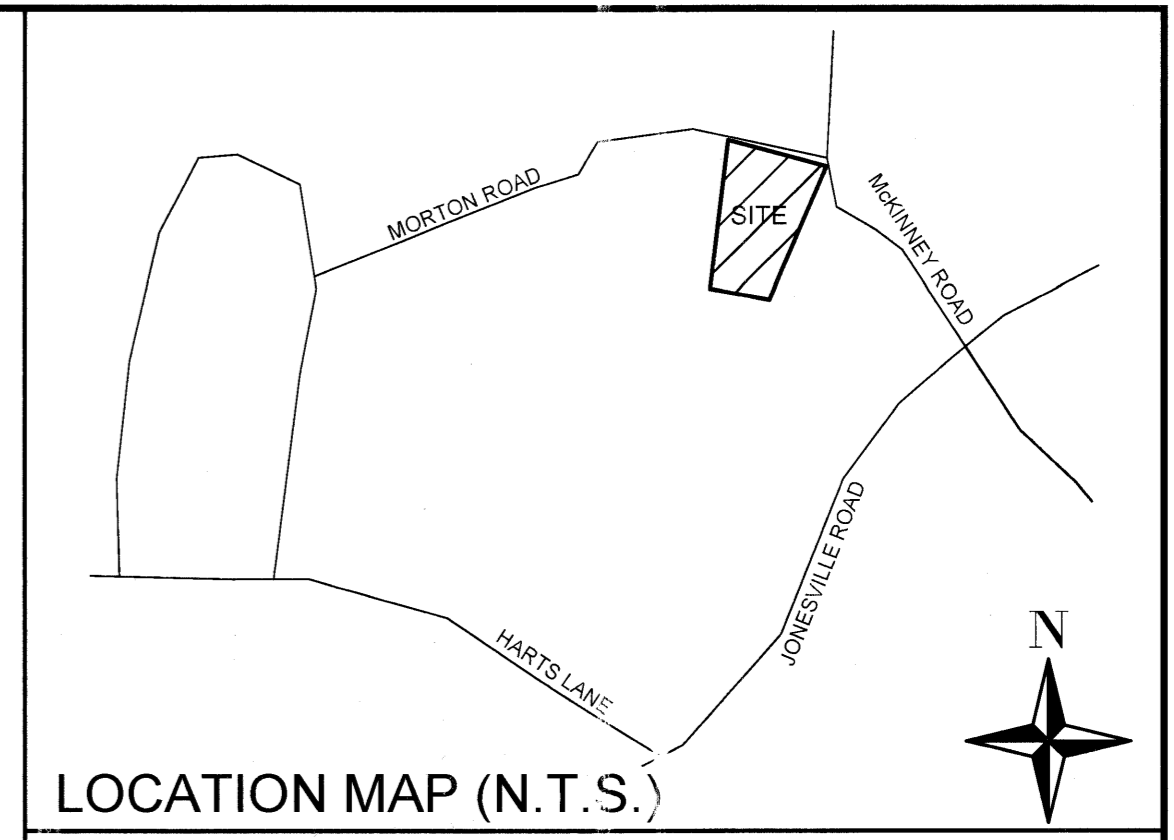
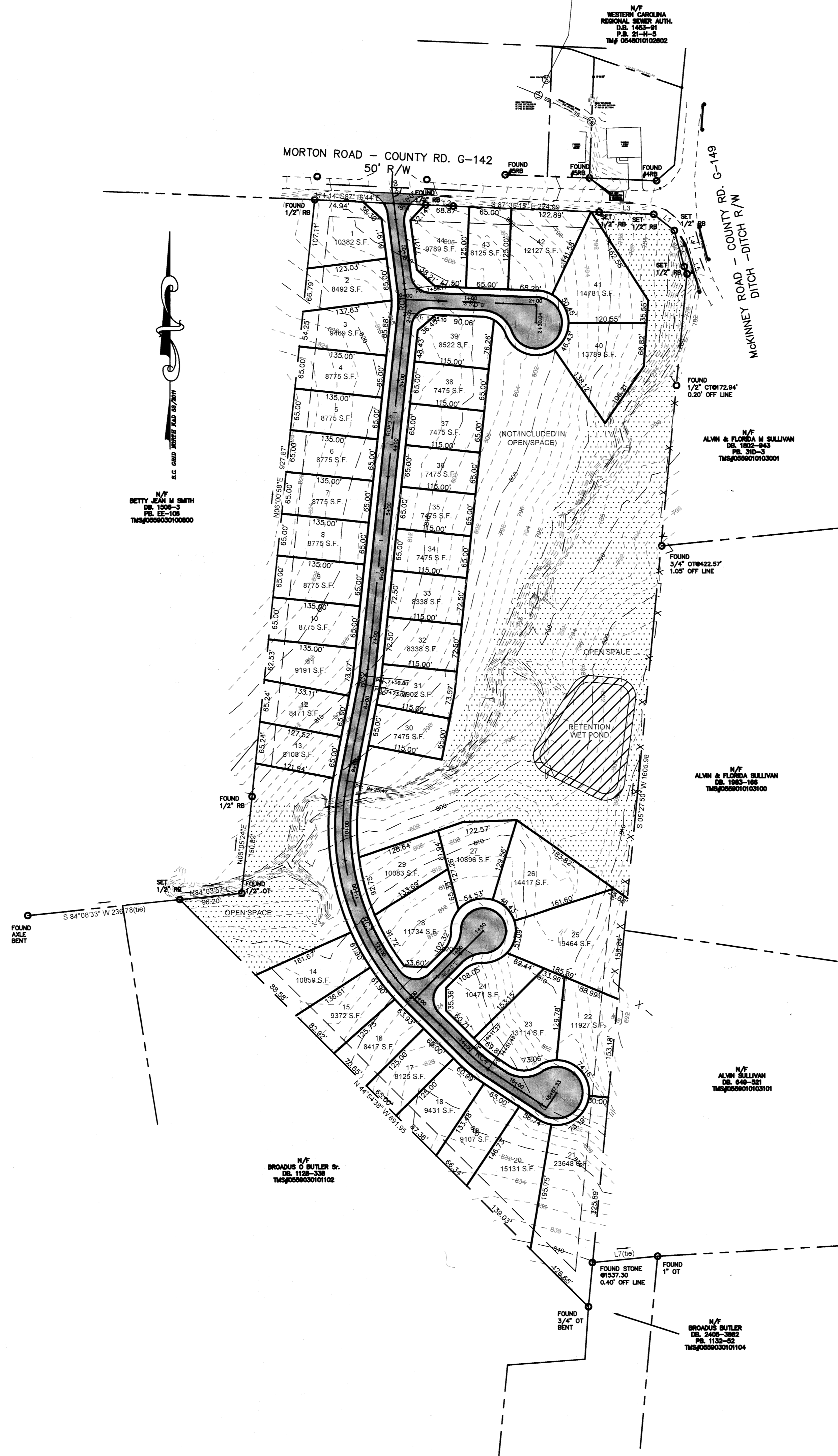


OPEN SPACE REQUIRED
 (19.46 AC x 0.15) = 2.92 AC
 50% R-15 MUST BE BUILDABLE
 BUILDABLE OPEN SPACE REQUIRED: MIN: 1.46 AC
 NON-BUILDABLE OPEN SPACE REQUIRED: MAX: 1.46 AC

OPEN SPACE PROVIDED
 BUILDABLE OPEN SPACE PROVIDED: 2.7 AC
 NON-BUILDABLE OPEN SPACE PROVIDED: 0.5 AC
 TOTAL OPEN SPACE PROVIDED: 3.2 AC

 - NON-BUILDABLE OPEN SPACE
 - BUILDABLE OPEN SPACE



LINE	LENGTH	BEARING
L1	40.38'	S51°32'18"E
L2	42.58'	S87°22'31"E
L3	84.30'	S87°40'04"E
L4	57.98'	S15°24'32"E
L5	12.05'	S20°45'11"E
L7(9)	100.99'	N84°29'46"E

Road Curve Table			
Curve #	Length	Radius	Delta
RC1	35.930	155.000	13.2814
RC2	13.283	155.000	4.9102
RC3	368.374	378.000	55.8367
RC4	40.205	200.000	11.5179

1) THIS SURVEY IS FOR EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW ROAD. CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES.

2) ACCORDING TO FIRM PANEL 4864034030 FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DEC. 2, 2004, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

3) 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.

4) THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88.

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.

2014-123

GRAYSON PARK
 TYPE OF DEVELOPMENT R-15 (CLUSTER)

TAX MAP #'S: 0559030100901, 0559030100901

<p>OWNER MARK III PROPERTIES ATTN: JOHN BEESON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-595-1735</p>	<p>ENGINEER GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027</p>
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NO. OF ACRES: 19.46 AC MILES OF NEW ROAD: 0.37 MI.
 NO. OF LOTS: 44 DATE: JUNE 2, 2014

SCALE: 1" = 100'

NO.	DATE	BY	REVISION
A	6/9/14	CJR	SUBMITTED TO CIVIL COUNTY PRELIM PLAN

GRAY

ENGINEERING CONSULTANTS

132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: 864-297-3027
 WWW.GRAYENGINEERING.COM

N.C. C.O.A.# 000660 - GA. C.O.A.# PFE00941 - TN. C.O.A.# 0419819
 S.C. C.O.A.# 0419819

STAKEOUT PLAN

GRAYSON PARK
 SUBDIVISION

MORTON ROAD
 SIMPSONVILLE, SC

PROJECT MANAGER: REG

DRAWN BY: CJR
 PROJECT DATE: 3/19/14
 SCALE: 1" = 100'
 JOB No.: 2014012
 PLOT DATE: 6/3/14

SHEET
 CV-1

2014012-D1.dwg