OPEN SPACE DATA FOR CLUSTER (ZONING: R-S)

MAXIMUM ALLOWABLE LOTS: 89.68 * 1.7 = 152
TOTAL LOTS PROVIDED: 149

TOTAL OPEN SPACE REQUIRED: 89.68 * 30% = 26.90 AC

TOTAL OPEN SPACE PROVIDED: 27.14 AC

CAROLINA OAKS

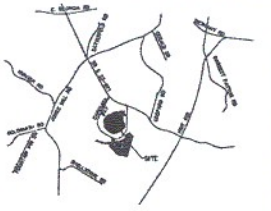
LOT #	AREA (+/-S.F.)	LOT #	AREA (+/-S.F.)
1	17,053	76	19,360
2	13,182	77	18,208
3	13,774	78	14,516
4	21,780	79	26,148
5	36,295	80	18,914
6	13,995	81	8,693
7	12,937	82	8,616
8	13,834	83	11,351
9	18,033	84	15,787
10	13,760	85	12,382
11	14,464	86	13,863
12	13,341	87	16,388
13	13,040	88	7,886
14	13,040	89	7,880
15	13,040	90	7,880
16	13,040	91	7,880
17	13,040	92	7,880
18	13,040	93	7,880
19	13,040	94	7,880
20	13,040	95	7,880
21	21,899	96	7,880
22	18,504	97	8,216
23	14,340	98	8,280
24	14,340	99	8,280
25	14,340	100	8,280
26	14,340	101	8,500
27	14,340	102	8,800
28	14,340	103	8,800
29	14,340	104	8,800
30	14,340	105	8,800
31	14,340	106	8,800
32	14,340	107	8,800
33	14,211	108	8,800
34	16,916	109	27,316
35	14,983	110	27,887
36	14,417	111	24,554
37	14,340	112	20,161
38	17,854	113	20,161
39	18,137	114	17,992
40	14,340	115	17,992
41	14,035	116	17,992
42	13,672	117	17,992
43	12,000	118	14,008
44	12,675	119	14,298
45	14,990	120	16,185
46	14,990	121	21,881
47	14,990	122	27,469
48	14,990	123	18,807
49	18,572	124	20,000
50	12,504	125	36,810
51	12,504	126	36,810
52	13,313	127	18,000
53	14,767	128	16,209
54	14,765	129	14,309
55	14,808	130	18,013
56	14,808	131	18,013
57	14,864	132	18,013
58	14,908	133	14,381
59	18,847	134	14,681
60	18,500	135	14,681
61	13,000	136	14,681
62	13,000	137	14,681
63	18,109	138	17,489
64	13,131	139	17,733
65	14,348	140	21,378
66	14,765	141	19,989
67	13,000	142	19,217
68	13,919	143	19,280
69	13,000	144	17,350
70	13,000	145	18,371
71	13,000	146	19,131
72	18,773	147	21,418
73	13,387	148	18,176
74	13,964	149	16,200
75	14,824	150	14,950

LINE	LENGTH	BEARING
L1	100.45'	S 81°23'08" W
L2	35.83'	N 09°03'26" E
L3	125.11'	N 36°37'32" W
L4	22.06'	N 86°13'49" E
L5	15.35'	S 13°57'43" W
L6	207.02'	S 86°23'34" E
L7	146.90'	N 81°37'22" E
L8	32.47'	N 37°36'45" E
L9	96.01'	S 12°07'00" E
L10	37.06'	N 52°27'43" W
L11	7.40'	S 82°13'18" W
L12	33.04'	S 85°06'24" E
L13	111.83'	N 35°50'54" E
L14	9.01'	S 75°15'23" E
L15	69.58'	S 68°36'06" E
L16	116.88'	S 71°25'50" E
L17	83.81'	S 71°23'43" E
L18	54.46'	S 77°07'28" E
L19	37.84'	S 77°32'35" E
L20	53.54'	S 77°20'45" E
L21	36.80'	S 75°31'49" E
L22	61.84'	S 71°18'03" E
L23	33.30'	S 70°12'05" E
L24	10.63'	S 83°49'35" E
L25	36.22'	N 86°31'45" E

LINE	LENGTH	BEARING
L26	33.22'	S 74°03'12" E
L27	29.57'	S 74°03'17" E
L28	12.49'	S 61°06'52" E
L29	58.05'	N 77°28'14" E
L30	62.84'	N 83°31'01" E
L31	59.80'	S 73°08'22" E
L32	3.31'	S 81°37'22" E
L33	59.91'	N 67°29'07" E
L34	69.87'	N 21°26'11" E
L35	190.67'	S 36°54'51" E
L36	86.72'	S 76°34'49" E
L37	114.65'	S 85°48'49" E
L38	37.71'	S 44°04'11" W
L39	122.00'	S 03°02'11" W
L40	73.56'	S 07°21'11" W
L41	198.07'	S 76°43'49" E
L42	81.00'	S 80°04'49" E
L43	117.20'	N 86°16'11" E
L44	180.37'	N 86°17'11" E
L45	181.60'	N 53°59'11" E
L46	132.00'	S 87°28'49" E
L47	100.00'	N 02°31'49" W
L48	100.00'	N 11°53'49" W
L49	80.47'	N 22°33'49" W

NOTES:

1. ROADS TO HAVE A 44' R/W.
2. CUL-DE-SACS TO HAVE A RADIUS OF 50'.
3. MINIMUM SETBACK LINE OF 20' ALONG SUBDIVISION ROADS.
4. ZONING: R-S
5. TAX MAP NUMBER: 555.5-1-89 & 90.4.



LOCATION MAP

PRELIMINARY
04-151

CAROLINA OAKS

BY:
A BARRELL OAKS DRIVE
SIMPSONVILLE, SC 29680
(864) 962-2610
OWNER

FREELAND & ASSOCIATES, INC.
303 WEST STONE AVE.
GREENVILLE, S.C. 29609
(864) 271-4524 FAX (864) 232-0313
SURVEYOR

NO. OF ACRES: 89.86
MILES OF NEW ROAD: 1.88
NO. OF LOTS: 149
DATE: 4-19-2004
ZONING: R-S (CLUSTER)

0' 100' 200' 300' 400' 800'
1 inch = 200 ft. (IN FEET)

55277-Pr