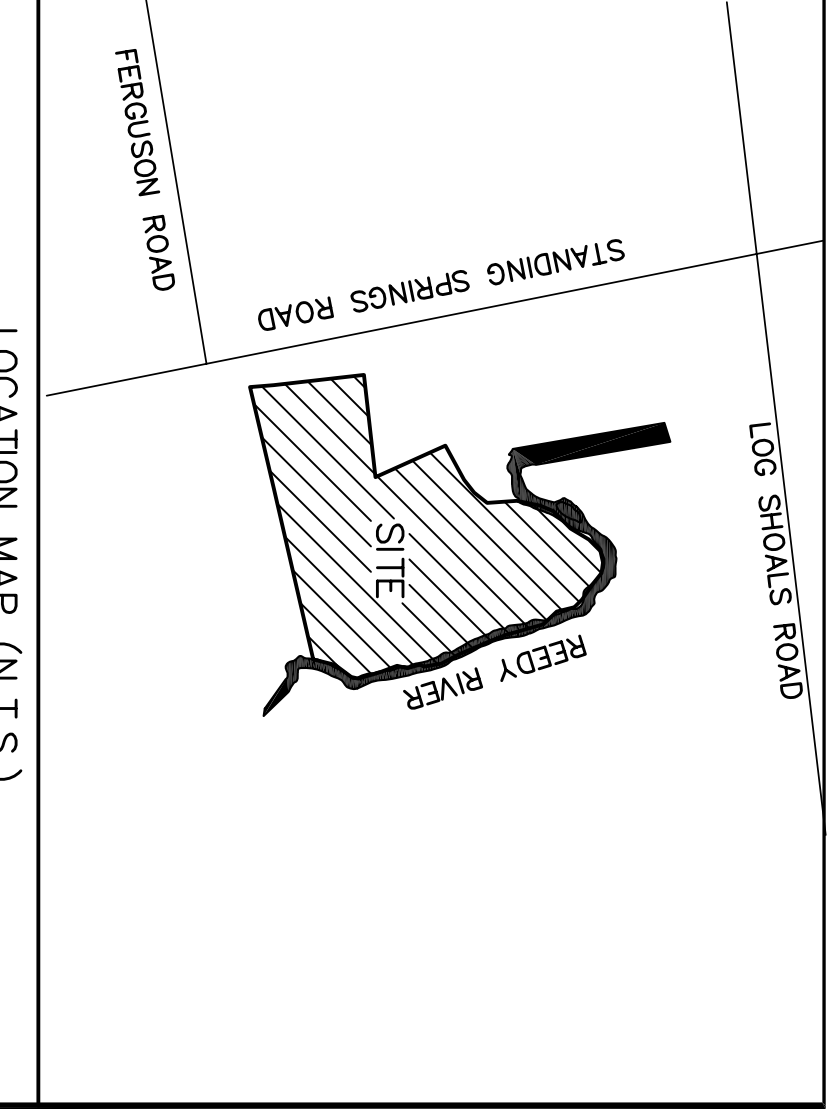


- GREENVILLE COUNTY GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 2. ALL NEW ROADS WILL HAVE A 44' R/W.
 3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE COUNTY ENGINEER AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS GRANTED BY THE COUNTY ENGINEER FOR THE MAINTENANCE OF THE DETENTION AREA.

- SETBACKS (FOR PLANNED DEVELOPMENTS)
1. THERE IS A 25' BUILDING SETBACK LINE ALONG ALL EXTERIOR PROPERTY LINES.
 2. THERE IS A 20' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.
 3. THERE ARE NO SIDE OR REAR SETBACKS EXCEPT AS NOTED FOR DRAINAGE AND UTILITY EASEMENTS.

OPEN SPACE CHART
 REQUIRED FOR PD: = 15.08 AC
 OPEN SPACE PROVIDED = 17.00 AC



REEDY RUN
 TYPE OF DEVELOPMENT: PD

OWNER
 JONES AND JONES INVESTMENTS, LLC
 DAVID McCALL
 P.O. BOX 989
 SIMPSONVILLE, SC 29681
 864-863-1616

ENGINEER
 GRAY ENGINEERING
 RODNEY GRAY, P.E.
 132 PILGRIM ROAD
 GREENVILLE, SC 29607
 864-287-3027

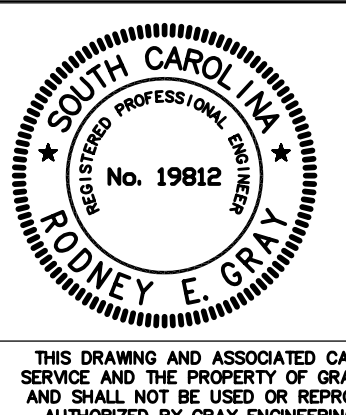
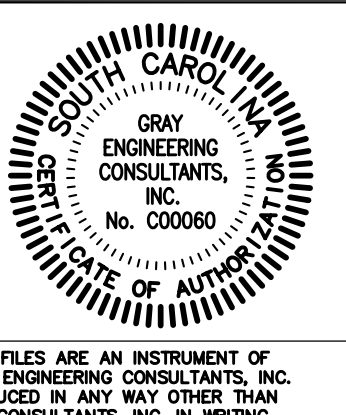
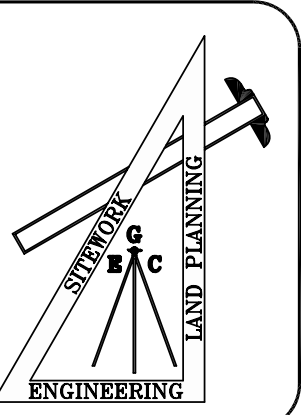
NO. OF ACRES: 57.79 AC MILES OF NEW ROAD: 1.02 MI.
 NO. OF LOTS: 129 DATE: APRIL 27, 2006

GRAPHIC SCALE: 1" = 100'
 1 inch = 100 ft.

NO.	DATE	BY	REVISION
A	4/27/06	REG	SUBMITTED TO COUNTY FOR REVIEW AND APPROVAL

GRAY ENGINEERING CONSULTANTS, INC.
 engineering · sitework · land planning

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



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STAKEOUT PLAN

REEDY RUN
 STANDING SPRINGS ROAD
 GREENVILLE COUNTY, SC

DRAWN BY: CJR
 CHECKED BY: REG
 PROJECT DATE: 4/28/06
 SCALE: 1" = 100'
 JOB NO.: 2800089
 PLOT DATE: 05/03/06

SHEET
CV-1

280089-prelim.dwg