

NO.	DATE	BY	REVISION
1	7/17/07	HW	ISSUED FOR PERMITS
2	7/17/07	HW	REVISED
3	7/17/07	HW	REVISED
4	7/17/07	HW	REVISED
5	7/17/07	HW	REVISED
6	7/17/07	HW	REVISED
7	7/17/07	HW	REVISED
8	7/17/07	HW	REVISED
9	7/17/07	HW	REVISED
10	7/17/07	HW	REVISED

GRAY ENGINEERING CONSULTANTS, INC.
 engineering • site work • land planning
 132 PLYMOUTH ROAD • GREENVILLE, SC 29607
 TEL: 864-634-3100 • FAX: 864-634-3107 • WWW.GRAYENGINEERING.COM



07.204
REVISED

DONOVAN'S PRESERVE
 SUBDIVISION
 TYPE OF DEVELOPMENT: R-15 CLUSTER

OWNER:
 JERSE CARME
 808 LEE VAUGHN ROAD
 SIMPSONVILLE, SC 29681
 864-303-4313

ENGINEER:
 GRAY ENGINEERING
 RODNEY GRAY, P.E.
 132 PLYMOUTH ROAD
 GREENVILLE, SC 29607
 864-634-3107

- GREENVILLE COUNTY GENERAL NOTES**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY
 - ALL NEW ROADS WILL HAVE A 14' W/14' R/W
 - THERE IS A 5' E 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 SEDIMENT AREA.
- SETBACKS:**
- THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS
 - THERE IS A 25' SETBACK ALONG ALL EXTERIOR PROPERTY LINES
 - THERE IS A 50' SETBACK ALONG LEE VAUGHN ROAD

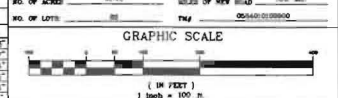
OPEN SPACE REQUIRED
 (31.48 AC x 0.15) = 4.72 AC
 50% OPEN SPACE MUST BE BUILDABLE
 BUILDABLE OPEN SPACE REQUIRED: 2.36 AC
 (THE REMAINDER CAN BE BUILDABLE OR NON-BUILDABLE)

OPEN SPACE PROVIDED
 BUILDABLE OPEN SPACE PROVIDED: 3.5 AC
 NON-BUILDABLE OPEN SPACE PROVIDED: 2.26 AC
 TOTAL OPEN SPACE PROVIDED: 5.76 AC

□ - BUILDABLE OPEN SPACE
 ▨ - NON-BUILDABLE OPEN SPACE

ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	ANGLE	DELTA
RC1	114.37	155.00	63.04	127.11°
RC2	172.71	155.00	96.58	193.17°
RC3	45.90	155.00	23.12	46.24°
RC4	134.70	155.00	71.94	143.88°
RC5	108.77	155.00	56.73	113.47°
RC6	197.58	155.00	114.77	229.54°



DONOVAN'S PRESERVE SUBDIVISION
 LEE VAUGHN ROAD
 GREENVILLE COUNTY, SC

STAKEOUT PLAN

DRAWN BY: HW
CHECKED BY: HW
PROJECT DATE: 7/17/07
SCALE: 1" = 100'
JOB No.: 270216
PLANT DATE: 08/28/08

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