

NO.	DATE	BY	REVISION
1	11/17/08	JM	ISSUED FOR PERMITS
2	11/17/08	JM	ISSUED FOR PERMITS
3	11/17/08	JM	ISSUED FOR PERMITS
4	11/17/08	JM	ISSUED FOR PERMITS
5	11/17/08	JM	ISSUED FOR PERMITS
6	11/17/08	JM	ISSUED FOR PERMITS
7	11/17/08	JM	ISSUED FOR PERMITS
8	11/17/08	JM	ISSUED FOR PERMITS
9	11/17/08	JM	ISSUED FOR PERMITS
10	11/17/08	JM	ISSUED FOR PERMITS

GRAY ENGINEERING CONSULTANTS, INC.
 engineering - site work - land planning
 152 WILSON ROAD - GREENVILLE, SC 29615
 PH: (864) 297-3827 - FAX: (864) 297-1519
 WWW.GRAYENGINEERING.COM

CRAWFORD LAKE
 STAKEOUT PLAN
 SC HWY 8
 ANDERSON COUNTY, SC

CV-1
 SHEET
 DRAWN BY: JRM
 CHECKED BY: JRM
 PROJECT DATE: 11/17/08
 DATE: 11/17/08
 SCALE: 1"=100'
 JOB NO.: 080100
 PROJECT: CRAWFORD LAKE
 152 WILSON ROAD
 GREENVILLE, SC 29615

LOCATION MAP

ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	AREA
1	100.00	100.00	90.00	70.71	70.71	7853.98
2	100.00	100.00	90.00	70.71	70.71	7853.98
3	100.00	100.00	90.00	70.71	70.71	7853.98
4	100.00	100.00	90.00	70.71	70.71	7853.98
5	100.00	100.00	90.00	70.71	70.71	7853.98
6	100.00	100.00	90.00	70.71	70.71	7853.98
7	100.00	100.00	90.00	70.71	70.71	7853.98
8	100.00	100.00	90.00	70.71	70.71	7853.98
9	100.00	100.00	90.00	70.71	70.71	7853.98
10	100.00	100.00	90.00	70.71	70.71	7853.98

NOTE: ALL WORK WITHIN THE SCOTCH B.O.W. TO BE COMPLETED PRIOR TO THE APPROVED ENCROACHMENT PERMIT.

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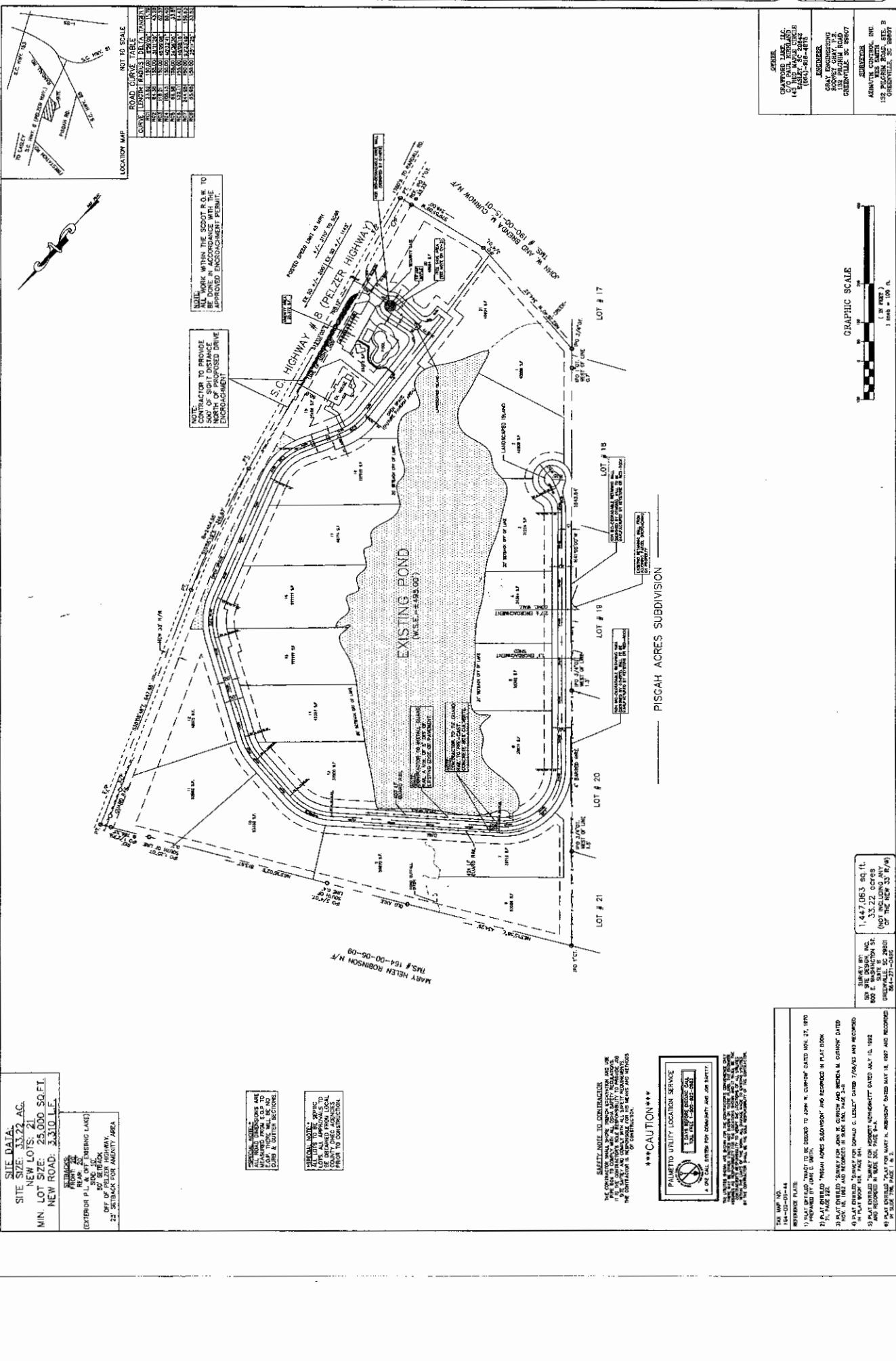
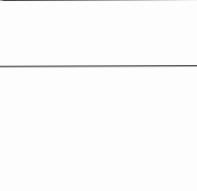
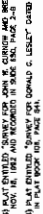
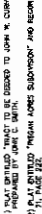
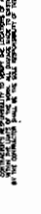
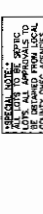
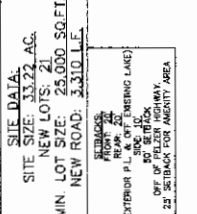
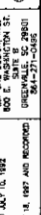
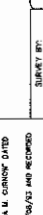
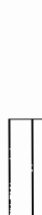
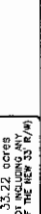
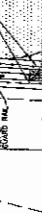
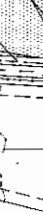
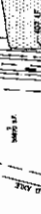
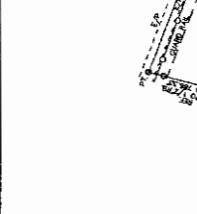
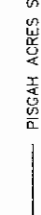
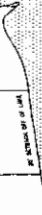
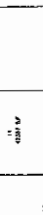
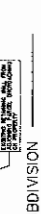
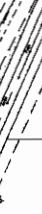
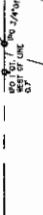
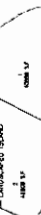
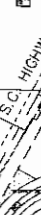
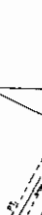
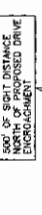
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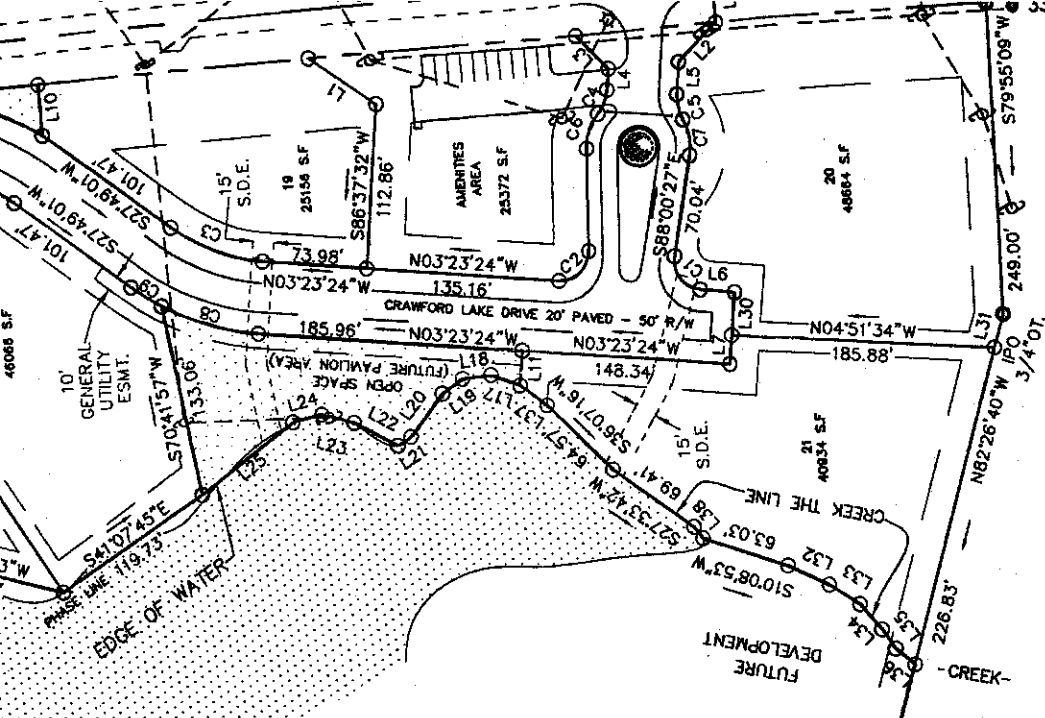
SITE DATA:
 SITE SIZE: 33.22 AC.
 NEW LOTS: 21
 MIN. LOT SIZE: 25,000 SQ.FT.
 NEW ROAD: 3,310 L.F.

SETBACKS:
 FRONT: 20'
 REAR: 20'
 SIDE: 10'
 OFF OF PALZER HIGHWAY: 20'
 20' SETBACK FOR ADJACENT AREA.

GENERAL NOTES:
 1. ALL WORK TO BE DONE WITHIN THE SCOTCH B.O.W. TO BE COMPLETED PRIOR TO THE APPROVED ENCROACHMENT PERMIT.
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CAUTION
 PALMETTO UTILITY LOCATION SERVICE
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 2. NOT TO BE USED FOR ANY OTHER PURPOSES.
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JOHN W. AND BRENDA M. CURNOW N/F
TMS. # 190-00-15-01

LOT	AREA (SF)	BEARING	DISTANCE
L8	34.00	S48°17'25"W	54.81
L9	35.61	N77°57'56"E	58.37
L10	24.15	N88°37'32"E	38.91
L11	28.51	S61°50'14"E	46.53
L12	38.81	S60°18'22"E	63.81
L13	28.51	S48°38'14"E	46.53
L14	55.63	S48°38'14"E	93.06
L15	71.61	S48°38'14"E	119.73
L16	33.80	S32°15'28"W	54.81
L17	21.27	S14°35'02"E	34.00
L18	20.19	S42°35'12"E	33.06
L19	17.38	S60°14'10"E	28.51
L20	37.08	S40°07'20"E	60.72
L21	11.03	S20°19'55"W	18.18
L22	34.37	S08°40'34"W	56.41
L23	23.52	S31°41'38"E	38.91
L24	20.96	S44°11'18"E	34.00
L25	82.68	S12°02'04"E	138.41
L26	121.48	S20°35'48"E	200.95
L27	94.57	N77°57'56"E	158.88
L28	33.00	N52°48'50"E	54.81
L29	24.72	N82°25'40"W	40.32
L30	24.53	N82°25'40"W	40.32
L31	32.10	S24°38'26"W	52.41
L32	25.52	S40°46'34"W	42.41
L33	23.41	S41°39'54"W	38.91
L34	16.18	S41°39'54"W	27.22
L35	17.22	S42°32'64"W	28.51
L36	23.59	S28°38'33"W	38.91
L37	10.21	S42°37'23"W	16.18
L38			

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
1	33.18	20.00	S44°28'19"W	29.42
2	33.05	20.00	S50°44'24"E	29.42
3	70.81	130.00	S12°14'45"W	69.83
4	16.43	30.00	S73°38'10"E	17.98
5	18.23	30.00	S69°32'18"W	17.98
6	25.74	37.00	N78°08'24"E	25.23
7	25.74	37.00	N72°03'43"E	25.23
8	72.32	180.00	S08°08'07"W	71.83
9	25.67	180.00	S23°15'51"W	25.65
10	17.82	125.00	N53°37'47"W	17.80
11	70.64	125.00	N33°31'24"W	68.70
12	31.96	175.00	N52°38'54"W	31.81
13	91.88	175.00	N32°22'34"W	14.62
14	14.63	180.00	S54°48'30"W	14.62
15	127.18	180.00	S77°22'38"W	124.85
16	71.98	180.00	N08°33'14"W	71.90
17	5.35	180.00	N70°58'32"W	5.35
18	94.57	120.00	N05°14'27"E	92.14
19	102.41	130.00	S79°00'57"W	99.79
20	15.36	130.00	N78°39'59"W	15.35
21	40.48	130.00	N68°41'34"W	40.32
22	133.97	170.00	N08°14'27"E	130.53
23	342.50	2421.89	N15°58'18"W	342.21

- NOTES:**
- SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED RESIDENTIAL.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE AND REAR LOT LINE.
 - THERE IS A 50' SETBACK ALONG PELZER HIGHWAY, A 25' SETBACK FOR AMENITY AREA, THERE ARE 20' FRONT SETBACKS ALONG INTERNAL ROADS AND, 20' REAR SETBACKS WITH 10' SIDE SETBACKS FOR ALL LOTS.
 - ALL LOTS ARE TO HAVE INTERNAL ACCESS ONLY.
 - ALL NEW ROADS WILL HAVE A 50' R/W.
 - A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. THE STORMWATER PERMIT NUMBER IS 04-07-02-03. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. CRAWFORD LAKE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE DETENTION AREAS.
 - IN THE EVENT THAT STORM DRAIN STRUCTURES WERE NOT VISIBLE AT THE TIME OF SURVEY, S.D.E. SHOWN HEREON ARE BASED ON ENGINEER'S DESIGN.
 - LOT 19 PREVIOUSLY RECORDED FOR TY RUSHING BY AZIMUTH CONTROL LAND SURVEYORS, INC. IN PLAT BOOK S1706 AT PAGE 6-B TO BE COMBINED WITH AND MADE A PART OF THIS SUBDIVISION.

SETBACKS:
FRONT: 20'
REAR: 20'
(EXTERIOR P.L. & OFF EXISTING LAKE)
50' SETBACK
OFF OF PELZER HIGHWAY,
25' SETBACK FOR AMENITY AREA

OF THAT DESCRIBED IN A DEED FOR
DATED DECEMBER 11, 2008, AND
ERSON COUNTY RMC OFFICE IN D.B.

- KEY:**
- DENOTES IPF 1/2" REBAR
 - DENOTES IPS 1/2" REBAR
 - DENOTES MAG. NAIL SET