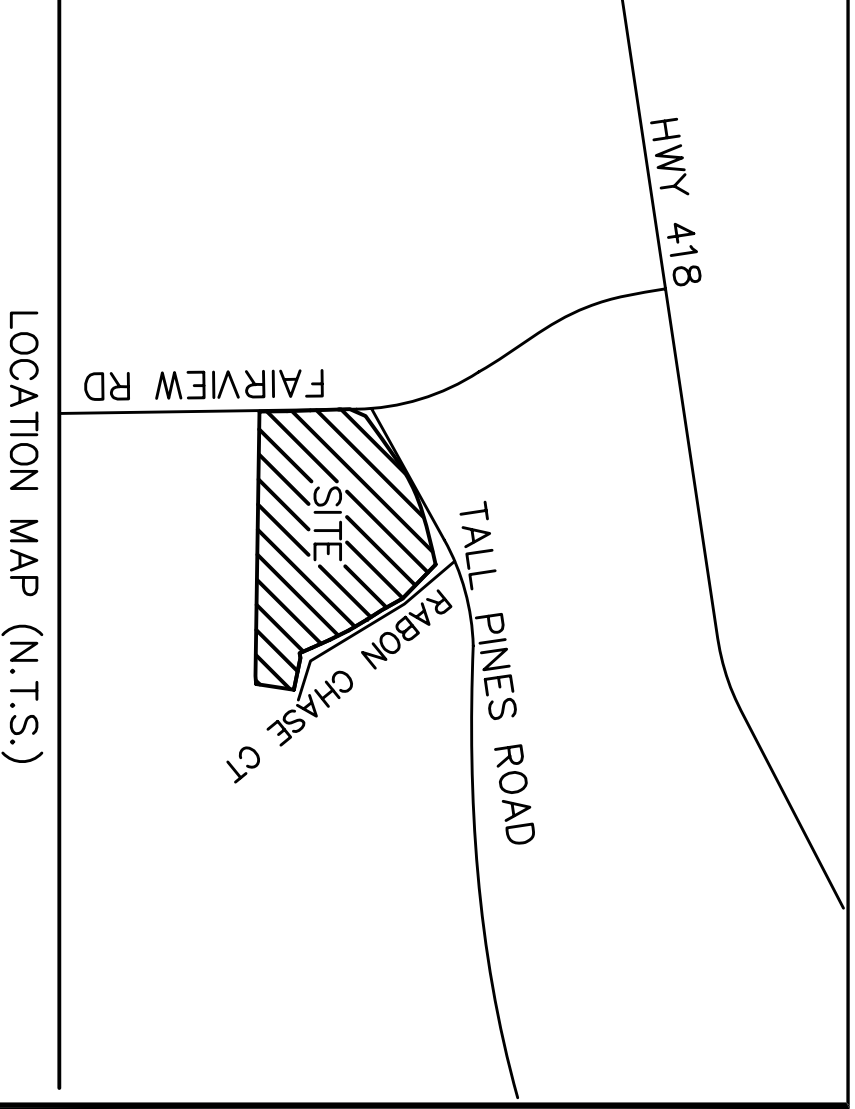


TAX MAP # 0568040101803

SETBACKS:
 ASSUMED 30' OFF TALL PINES RD
 ASSUMED 50' OFF FAIRVIEW RD
 20' FRONT SETBACK
 25' SETBACK AROUND ALL EXTERIOR PROPERTY LINES

SITE DATA:
 TOTAL ACRES: 27.02 AC
 SINGLE FAMILY LOT SIZE: 20000 S.F.
 LOTS: 40
 NEW PUBLIC ROAD: 3,137 L.F.
 ALL LOTS TO BE SEPTIC

- GREENVILLE COUNTY GENERAL NOTES**
1. ALL NEW ROADS TO HAVE INTERVAL, 6' ACCESS ONLY.
 2. 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.
 3. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROJECT. THE PLAN IS TO BE SUBMITTED TO THE GREENVILLE COUNTY ENGINEERING DEPARTMENT 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.



THE COTTAGES AT TALL PINES

OWNER: FRED HATHAWAY PROPERTIES LTD.
 FRED HATHAWAY
 2866 MIDDLEGROUND LOOP RD
 WILSONVILLE, SC 29011
 810-891-0044

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

NO. OF ACRES: 27.02 AC **MILES OF NEW ROAD:** 51 MI.
NO. OF LOTS: 40 **DATE:** JAN 31, 2006

GRAPHIC SCALE
 1" = 100' (IN FEET)
 1 inch = 100 ft

PRELIMINARY PLAT

THE COTTAGES AT TALL PINES

TALL PINES ROAD
GREENVILLE, SC

DRAWN BY: BWE
CHECKED BY: REG
PROJECT DATE: 01/31/06
SCALE: 1"=100'
JOB NO.: 280022
PLOT DATE: 02/01/06

SHEET P-1

280022-PREPLAT.DWG

SOUTH CAROLINA PROFESSIONAL ENGINEER
 No. 19818
RODNEY E. GRAY

SOUTH CAROLINA PROFESSIONAL ENGINEER
 No. 00060
GRAY ENGINEERING CONSULTANTS, INC.

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

132 PILGRIM ROAD · GREENVILLE, SC 29607
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 GRAY @ GRAYENGINEERING.COM

NO.	DATE	BY	REVISION