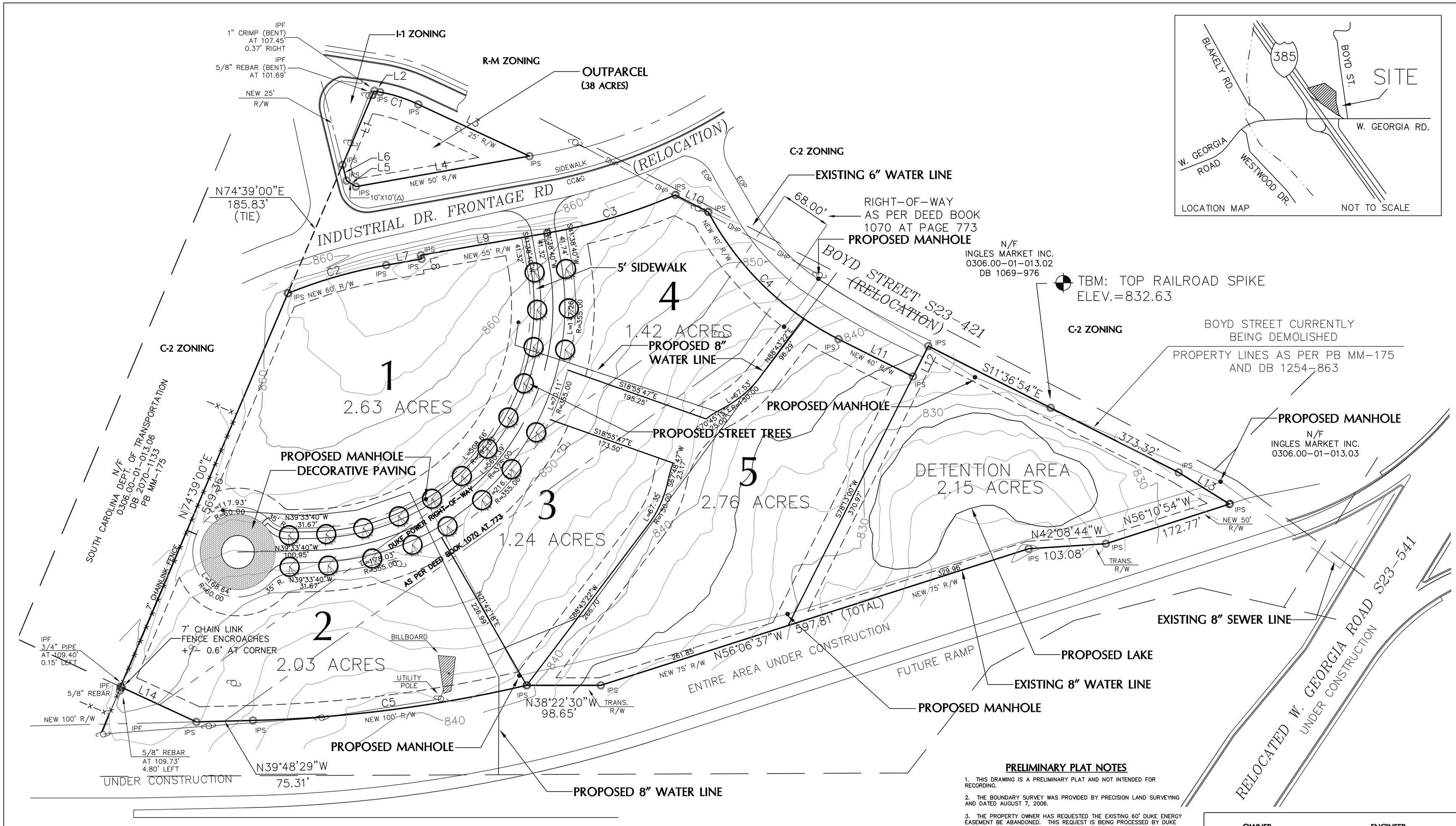

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N74°39'00"E	106.73
L2	S29°24'48"E	8.25
L3	S13°23'26"E	163.17
L4	N48°21'20"W	234.59
L5	N05°31'37"W	14.67
L6	N37°18'06"E	21.64
L7	S48°21'18"E	47.60
L8	N41°38'25"E	5.00
L9	S48°21'20"E	170.68
L10	S10°59'18"E	49.31
L11	S11°47'00"E	111.08
L12	N78°13'00"E	45.24
L13	S06°28'54"E	79.74
L14	N13°32'08"W	111.36

PROPERTY CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	53.62	197.83	N20°38'09"W 53.46
C2	136.40	643.11	N54°22'58"W 136.15
C3	178.48	771.21	S54°59'08"E 178.08
C4	246.15	398.84	S05°55'46"W 242.26
C5	368.02	1810.03	S45°43'30"E 367.39

UTILITY AND SERVICE PROVIDERS

WATER:	GREENVILLE WATER SYSTEM
SANITARY SEWER:	CITY OF SIMPSONVILLE
FIRE PROTECTION:	SIMPSONVILLE FIRE DISTRICT
POWER:	DUKE ENERGY

PRELIMINARY PLAT NOTES

1. THIS DRAWING IS A PRELIMINARY PLAT AND NOT INTENDED FOR RECORDING.

2. THE BOUNDARY SURVEY WAS PROVIDED BY PRECISION LAND SURVEYING AND DATED AUGUST 7, 2006.

3. THE PROPERTY OWNER HAS REQUESTED THE EXISTING 60' DUKE ENERGY EASEMENT BE ABANDONED. THIS REQUEST IS BEING PROCESSED BY DUKE ENERGY AND ANY CORRESPONDENCE WILL BE COPIED TO GREENVILLE COUNTY.

4. THIS PRELIMINARY PLAT IDENTIFIES POTENTIAL AREAS FOR DECORATIVE PAVING AND STREET TREES WTHIN THE PROPOSED PUBLIC RIGHT-OF-WAY. THE LOCATIONS HAVE NOT BEEN FINALIZED AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. IT IS UNDERSTOOD THAT THE MAINTENANCE AND LIABILITY OF DECORATIVE PAVERS AND LANDSCAPING WTHIN THE RIGHT-OF-WAY SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

5. THE TOPOGRAPHIC INFORMATION WAS TAKEN FROM GREENVILLE COUNTY GIS DATA.

6. ALL MEASUREMENTS ARE CALCULATED AND NOT SURVEYED UNLESS NOTED OTHERWISE.

7. NO PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" PER GREENVILLE COUNTY FIRM COMMUNITY PANEL NO. 45045C0482D.

8. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING SETBACKS:
FRONT YARD: 25'
SIDE YARD: 0' – 15' ADJACENT TO RESIDENTIAL OR CORNER LOT
REAR YARD: 20'
MAX HEIGHT: 45'

PROPOSED ROAD INVENTORY

ROAD NAME	ROW WIDTH	PAVE. WIDTH
ALLAWOOD DRIVE (PUBLIC)	60'	28'

OWNER

HANKINS PROPERTIES, LLC
CONTACT: STEVEN HANKINS
PO BOX 1584
CORNELIUS, NC 28031
PHONE (704) 650-3964
FAX: (704) 895-0436

ENGINEER

SEAMON, WHITESIDE & ASSOCIATES
CONTACT: YOUNG NGUYEN, EIT
209 EAST WASHINGTON STREET
GREENVILLE, SC 29601
PHONE (864) 298-0534
FAX: (864) 298-8018
E-MAIL: ynguyen@swasc.com

TOTAL SITE AREA: 13.76 ACRES
TOTAL NUMBER OF LOTS: 6
CURRENT ZONING: C2

MILES OF NEW ROADS: 0.13 MILES
DATE: OCTOBER 18, 2006
TAX MAP NUMBER: 0306.00-01-013.00
0306.00-01-014.00

NORTH

0' 60' 120' 180'
GRAPHIC SCALE: 1" = 60'

SEAMON, WHITESIDE & ASSOCIATES, INC
501 WANDO PARK BLVD.
SUITE 200
MOUNT PLEASANT, SC
29464-7849
(843) 884-1667 phone
(843) 884-6944 fax
e-mail: swa@swasc.com
Master Planning
Landscape Architecture
Civil Engineering
Urban Design
Sports & Recreation

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

GEORGIA ROAD COMMONS

FOR
HANKINS PROPERTIES, LLC
GREENVILLE COUNTY, SC

DRAWN BY: JW
CHECKED BY: JD

PROJECT: GR1237.20
DATE: 10/18/06

NO.

PRELIMINARY PLAT

SHEET 1 OF 1

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Operator: JEFF
Plotted: November 01, 2006 @ 4:44:08 p.m.
Drawing: S:\GR1237\LDWG\2006-10-31 Submittal Preliminary Plat.dwg