

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.63'	S 55°16'11" W
L2	33.46'	N 80°10'13" W
L3	58.78'	N 87°31'03" W
L4	135.62'	S 74°12'21" E
L5	49.04'	S 81°48'55" E
L6	72.68'	S 75°48'08" E
L7	75.01'	S 76°10'19" W
L8 TIE	36.58'	N 76°01'42" E
L9 TIE	19.13'	S 12°28'43" E
L10 TIE	79.66'	S 18°26'16" E
L11 TIE	12.70'	S 75°48'08" E

**SITE DATA**

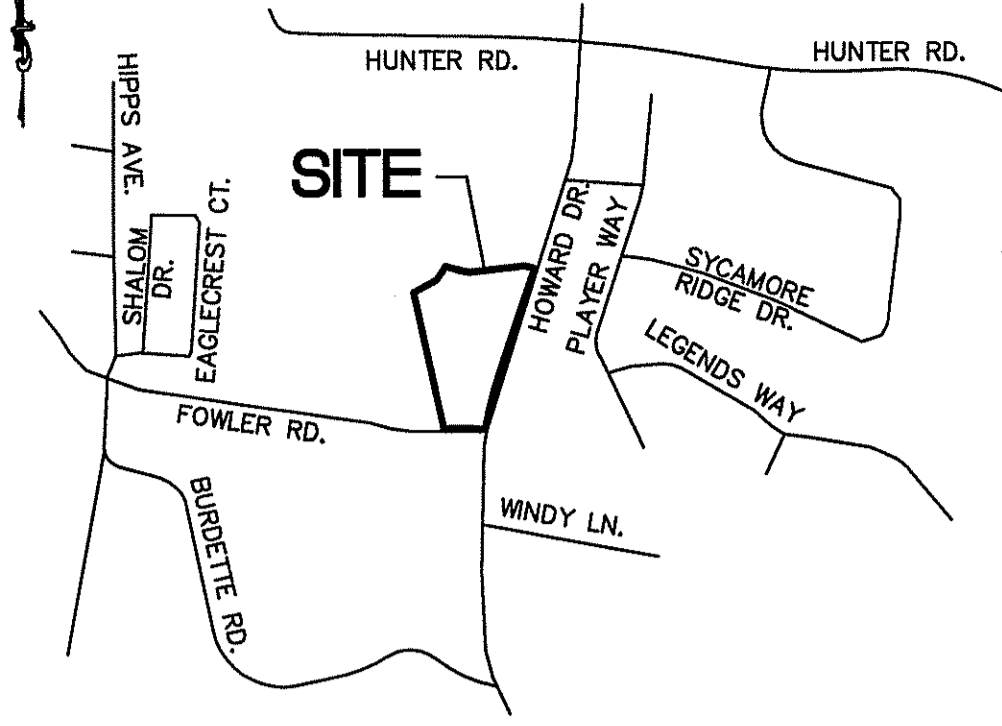
TOTAL AREA: 15.26 ACRES  
 TOTAL NUMBER OF LOTS: 45  
 DENSITY: 2.9 UNITS/ACRE  
 LENGTH OF ROAD: 1,890 LF

**NOTES:**

- TAX MAP NUMBER 0560030103000
- ZONING: R-LO
- ALL ROADS SHALL BE PUBLIC.
- ROADS HAVE A R/W WIDTH OF 44'.
- THE CUL-DE-SACS HAVE A R/W RADIUS OF 50'.
- ALL DETENTION AREAS, OPEN SPACE, AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREAS OR COMMON AREAS.

**UTILITIES**

SANITARY SEWER: METROPOLITAN SEWER, 277-4442  
 SANITARY SEWER: CITY OF SIMPSONVILLE, 864-967-9531  
 WATER: GREENVILLE WATER SYSTEM, 241-6100  
 POWER: DUKE POWER, 234-4130  
 GAS: PIEDMONT NATURAL GAS, 235-5844  
 PHONE: BELLSOUTH, 255-3853  
 CABLE: CHARTER COMMUNICATIONS, 877-9683



LOCATION MAP

# PRELIMINARY 14-149

## THE OAKS AT FOWLER

J FRANCIS BUILDERS, LLC 101 LOVETT DRIVE GREENVILLE, S.C. 29607 (864) 288-4001 FAX (864) 288-4039	FREELAND & ASSOCIATES, INC. 323 WEST STONE AVE. GREENVILLE, S.C. 29609 (864) 271-4924 FAX (864) 233-0315
OWNER	SURVEYOR

NO. OF ACRES: 15.26	MILES OF NEW ROAD: 0.36
NO. OF LOTS: 45	DATE: 09-09-14
ZONING: R-LO (SIMPSONVILLE)	

