

TITLE DESCRIPTION:

Tract 2.0538 Acres shown on that certain plat entitled Minor Subdivision Plat - 4.075 Acres Project Upstate/Peach Plaza Property Town of Gaffney, Cherokee Co., S.C. Owner: ROIF Gaffney, LLC prepared by Yarbrough-Williams & House, Inc. and being a portion of the following described premises: A portion of the following premises

Beginning at a 1/2" iron found located at the southeastern corner of the Federal Home Loan Mortgage Corporation Property (Deed Book 53, Page 1060, recorded in the Cherokee County, S.C. Register of Deeds Office) and on the western line of the Doris Jean Cobb Property (Deed Book 181, Page 235, aforesaid records). Thence from said point of beginning with the western line of the said Doris Jean Cobb Property South 33 degrees 38 minutes 51 seconds East, a distance of 143.08 feet to a 1/2" iron found on the southwestern corner of said Doris Jean Cobb Property and the northern corner of the HPC Limited Partnership of Gaffney Property (Deed Book 146, Page 145, aforesaid records); thence with the western line of said HPC Limited Partnership of Gaffney Property South 33 degrees 45 minutes 10 seconds East, a distance of 189.51 feet to a concrete monument found on the western line of said HPC Limited Partnership of Gaffney Property, said concrete monument being also the northeastern corner of the US Postal Service Property (Deed Book 130, Page 442, aforesaid records); thence running the following two calls along the northern line of the US Postal Service Property: 1) South 58 degrees 28 minutes 26 seconds West, a distance of 382.95 feet to a 1/2" iron found, and 2) South 58 degrees 30 minutes 29 seconds West, a distance of 189.96 feet to a concrete nail found, on the northwestern corner of the US Postal Service Property and the eastern right-of-way of SC Highway 11 (West Floyd Baker Boulevard, 75 foot right of way); thence along the eastern right-of-way of said SC Highway 11 the following three calls: 1) North 34 degrees 30 minutes 44 seconds West, a distance of 49.95 feet to a 1/2" iron found, 2) North 34 degrees 30 minutes 24 seconds West, a distance of 149.59 feet to a 1/2" iron found, and 3) North 34 degrees 53 minutes 53 seconds West, a distance of 6.24 feet to a 1/2" iron set, on the southwestern corner of said Gaffney Retail Partners LLC Property; thence running the following four calls the Gaffney Retail Partners LLC Property: 1) North 58 degrees 30 minutes 08 seconds East, a distance of 200.37 feet to a concrete nail found, on the southeastern corner of said Gaffney Retail Partners LLC Property, 2) North 31 degrees 24 minutes 57 seconds West, a distance of 107.27 feet to a concrete nail found; 3) North 58 degrees 15 minutes 39 seconds East, a distance of 21.05 feet to a concrete nail found, and 4) North 31 degrees 31 minutes 25 seconds West, a distance of 28.14 feet to a 1/2" iron found on the northeastern corner of said Gaffney Retail Partners LLC Property and the southern line of the Inland Southeast Gaffney LLC Property (Deed Book 138, Page 302, aforesaid records); thence running the following two calls along the Inland Southeast Gaffney LLC Property: 1) North 58 degrees 28 minutes 26 seconds East, a distance of 68.29 feet to a 1/2" iron set; 2) North 30 degrees 01 minute 12 seconds West, a distance of 33.67 feet to a 1/2" iron found on the eastern line of the Inland Southeast Gaffney LLC Property, and Johnny and Eunice Huffstetter Property (Deed Book 7X, Page 178, aforesaid records); thence with the southern line of said Johnny and Eunice Huffstetter Property North 65 degrees 06 minutes 26 seconds East a distance of 127.79 feet to a 1/2" iron set, on the southwestern corner of the Jordan Lemmons Property (Deed Book 26, Page 1957, aforesaid records); thence with the southern line of said Jordan Lemmons Property and the Federal Home Loan Mortgage Corporation Property (Deed Book 53, Page 1060, aforesaid records), North 65 degrees 19 minutes 14 seconds East, a distance of 167.20 feet to a 1/2" iron found, said 1/2" iron found being the point of beginning, containing 4.075 acres and being more particularly described and shown on that certain ALTA/ACSM Land Title Survey for Upstate/Peach Plaza Property dated July 17, 2013 and last revised November 16, 2015, prepared by Yarbrough-Williams & House, Inc. and certified by Sam F. Williams, South Carolina Professional Land Surveyor No. 18631.

Together with those easements rights as may be appurtenant arising under that certain Declaration of Easements, Restrictions and Maintenance Responsibilities by Gaffney Retail Partners, LLC, a North Carolina limited liability company, dated as of December 20, 2002, filed for record December 23, 2002 at 4:18 p.m., recorded in Book 138, Page 279, in the Register of Deeds for Cherokee County, South Carolina; as amended by that certain Amended and Restated Declaration of Easements, Restrictions and Maintenance Responsibilities by and between DDR Southeast Gaffney, LLC, a Delaware limited liability company, formerly known as Inland Southeast Gaffney, LLC, Upstate Centers, LLC, a South Carolina limited liability company, Honey Properties, Inc., a North Carolina corporation, Greenville PH, Inc., a South Carolina corporation and Eckerd Corporation d/b/a Rite Aid, a Delaware corporation, dated June 27, 2008, filed for record June 30, 2009 at 3:22 p.m., recorded in Book 19, Page 2052, aforesaid records.

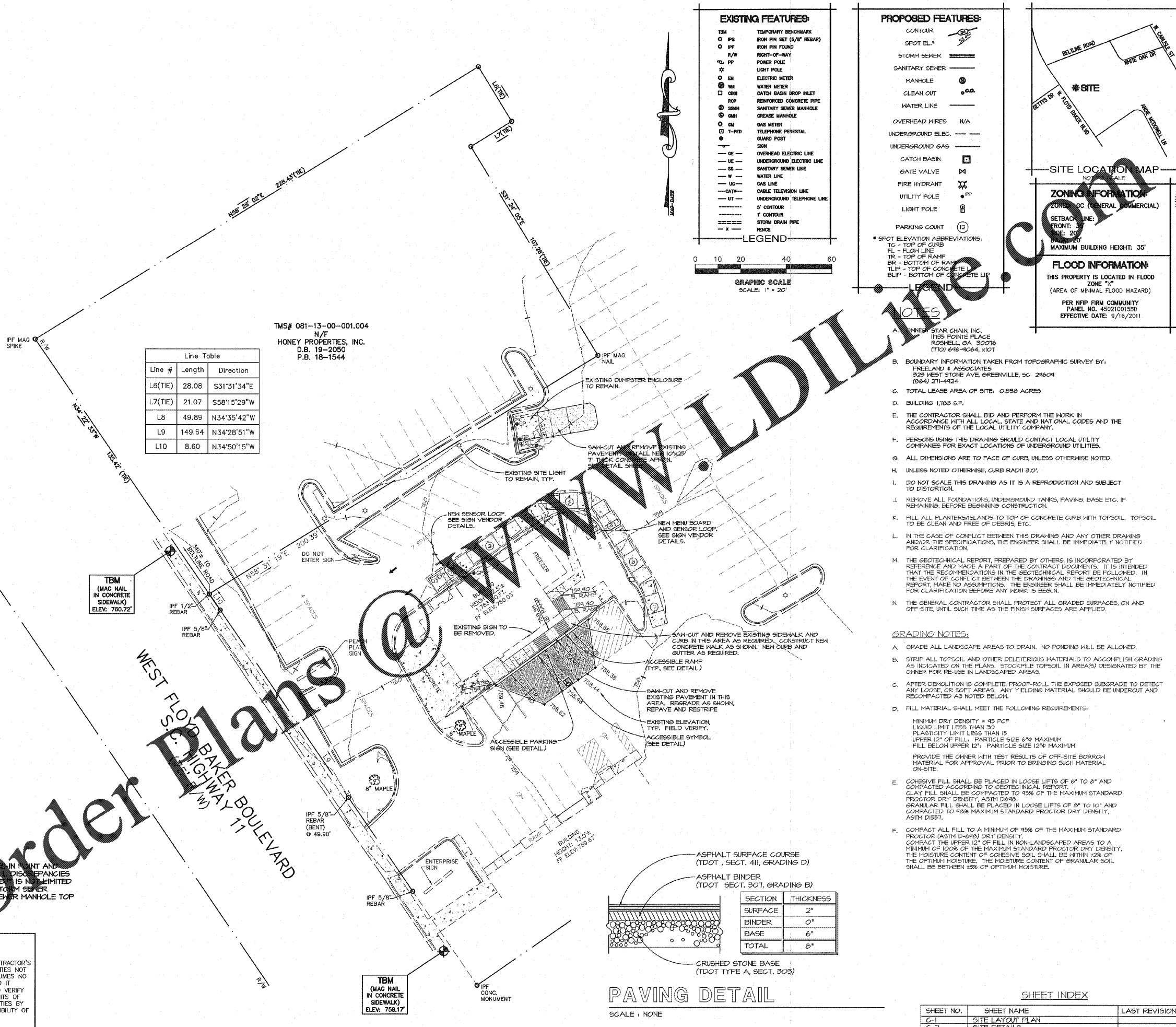
TMS#081-13-00-00 1.001

This being the same property conveyed to ROIF Gaffney, LLC by deed of DDR Real Estate VI Sub 1, LLC, recorded in Book 66 at Page 43, Cherokee County Register of Deeds.

Line Table

Line #	Length	Direction
L6(TIE)	28.08	S31°31'34"E
L7(TIE)	21.07	S58°15'29"W
L8	49.89	N34°35'42"W
L9	149.64	N34°28'51"W
L10	8.60	N34°50'15"W

TMS# 081-13-00-001.004
N/F
HONEY PROPERTIES, INC.
D.B. 19-2050
P.B. 18-1544



EXISTING FEATURES:

- TEMPORARY BENCHMARK
- IRON PIN SET (5/8" REBAR)
- IRON PIN FOUND
- RIGHT-OF-WAY
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- WATER METER
- CATCH BASIN INLET
- REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- GREASE MANHOLE
- GAS METER
- TELEPHONE PEDESTAL
- GUARD POST
- SIGN
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- CABLE TELEVISION LINE
- UNDERGROUND TELEPHONE LINE
- 5' CONTOUR
- 1' CONTOUR
- STORM DRAIN PIPE
- FENCE

LEGEND

PROPOSED FEATURES:

- CONTOUR
- SPOT EL.*
- STORM SEWER
- SANITARY SEWER
- MANHOLE
- CLEAN OUT
- WATER LINE
- OVERHEAD WIRES N/A
- UNDERGROUND ELEC.
- UNDERGROUND GAS
- CATCH BASIN
- GATE VALVE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- PARKING COUNT

LEGEND

SITE LOCATION MAP

ZONING INFORMATION
ZONING: GC (GENERAL COMMERCIAL)
SETBACK LINE:
FRONT: 30'
SIDE: 20'
REAR: 20'
MAXIMUM BUILDING HEIGHT: 35'

FLOOD INFORMATION
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREA OF MINIMAL FLOOD HAZARD)

PER NFP FIRM COMMUNITY PANEL NO. 45021001580 EFFECTIVE DATE: 9/16/2011

DESIGN and ENGINEERING INC ARCHITECTS
STRUCTURAL AND CIVIL ENGINEERS
1645 Westgate Circle
Brentwood, Tennessee 37027
615-370-1779 Fax: 370-9108
www.dandainc.us

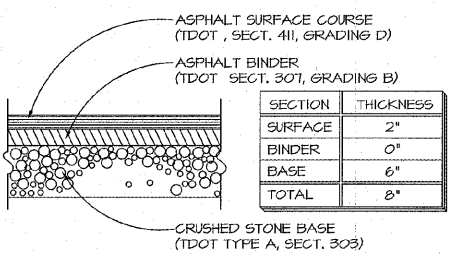
CAPTAIN'S
SEAFOOD KITCHEN

CAPTAIN'S
A REMODEL FOR
1240 W. FLOYD BAKER BLVD
GAFFNEY, SC 29341

STAR CHAIN, INC.
11735 Peaine Place
Roswell, GA 30076

- NOTES:**
- SEE STAR CHAIN, INC. 11735 PEAIN PLACE ROSWELL, GA 30076 (770) 646-4064, X107
 - BOUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY: FREELAND & ASSOCIATES 325 WEST STONE AVE, GREENVILLE, SC 29604 (864) 271-4924
 - TOTAL LEASE AREA OF SITE: 0.890 ACRES
 - BUILDING: 1783 SF.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
 - PERSONS USING THIS DRAWING SHOULD CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
 - ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - UNLESS NOTED OTHERWISE, CURB RADIUS 30'.
 - DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 - REMOVE ALL FOUNDATIONS, UNDERGROUND TANKS, PAVING, BASE ETC. IF REMAINING, BEFORE BEGINNING CONSTRUCTION.
 - FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS, ETC.
 - IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
 - THE GEOTECHNICAL REPORT, PREPARED BY OTHERS, IS INCORPORATED BY REFERENCE AND MADE A PART OF THE CONTRACT DOCUMENTS. IT IS INTENDED THAT THE REQUIREMENTS IN THE GEOTECHNICAL REPORT BE FOLLOWED. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS AND THE GEOTECHNICAL REPORT, MAKE NO ASSUMPTIONS. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION BEFORE ANY WORK IS BEGUN.
 - THE GENERAL CONTRACTOR SHALL PROTECT ALL GRADED SURFACES, ON AND OFF SITE, UNTIL SUCH TIME AS THE FINISH SURFACES ARE APPLIED.

- GRADING NOTES:**
- GRADE ALL LANDSCAPE AREAS TO DRAIN. NO PONDING WILL BE ALLOWED.
 - STRIP ALL TOPSOIL AND OTHER DELETERIOUS MATERIALS TO ACCOMPLISH GRADING AS INDICATED ON THE PLANS. STOCKPILE TOPSOIL IN AREA(S) DESIGNATED BY THE OWNER FOR RE-USE IN LANDSCAPED AREAS.
 - AFTER DEMOLITION IS COMPLETE, PROOF-ROLL THE EXPOSED SUBGRADE TO DETECT ANY LOOSE OR SOFT AREAS. ANY YIELDING MATERIAL SHOULD BE UNDERCUT AND RECOMPACTED AS NOTED BELOW.
 - FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
MINIMUM DRY DENSITY = 45 PCF
LIQUID LIMIT LESS THAN 30
PLASTICITY LIMIT LESS THAN 8
UPPER 12" OF FILL: PARTICLE SIZE 6" MAXIMUM
FILL BELOW UPPER 12": PARTICLE SIZE 12" MAXIMUM
PROVIDE THE OWNER WITH TEST RESULTS OF OFF-SITE BORROW MATERIAL FOR APPROVAL PRIOR TO BRINGING SUCH MATERIAL ON-SITE.
 - COHESIVE FILL SHALL BE PLACED IN LOOSE LIFTS OF 6" TO 8" AND COMPACTED ACCORDING TO GEOTECHNICAL REPORT.
CLAY FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D698.
GRANULAR FILL SHALL BE PLACED IN LOOSE LIFTS OF 8" TO 10" AND COMPACTED TO 98% MAXIMUM STANDARD PROCTOR DRY DENSITY, ASTM D1557.
 - COMPACT ALL FILL TO A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR (ASTM D-698) DRY DENSITY.
COMPACT THE UPPER 12" OF FILL IN NON-LANDSCAPED AREAS TO A MINIMUM OF 100% OF THE MAXIMUM STANDARD PROCTOR DRY DENSITY.
THE MOISTURE CONTENT OF COHESIVE SOIL SHALL BE WITHIN ±2% OF THE OPTIMUM MOISTURE. THE MOISTURE CONTENT OF GRANULAR SOIL SHALL BE BETWEEN ±3% OF OPTIMUM MOISTURE.



SHEET INDEX

SHEET NO.	SHEET NAME	LAST REVISION
C-1	SITE LAYOUT PLAN	
C-2	SITE DETAILS	
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY	

January 25, 2019

C-1

Site Layout Plan

NOTE:
THE CONTRACTOR SHALL VERIFY EACH UTILITY IN POINT AND REPORT TO THE ENGINEER OF RECORD ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, DRIVE INGRESS, SEWER, 5" DIA. SEWER MANHOLE TOP AND INVERTS, SANITARY SEWER MANHOLE TOP AND INVERTS, ALL TIE-IN POINTS.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Order Plans @

WEST FLOYD BAKER BOULEVARD

S.C. HIGHWAY 11