

CITY OF SIMPSONVILLE GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 44' R/W.
3. 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.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

HATCH LEGEND

	- BUFFER AREA (20.42 AC)
	- PHASE 1 COMMON AREA (29.25 ACRES)
	- FUTURE PHASE

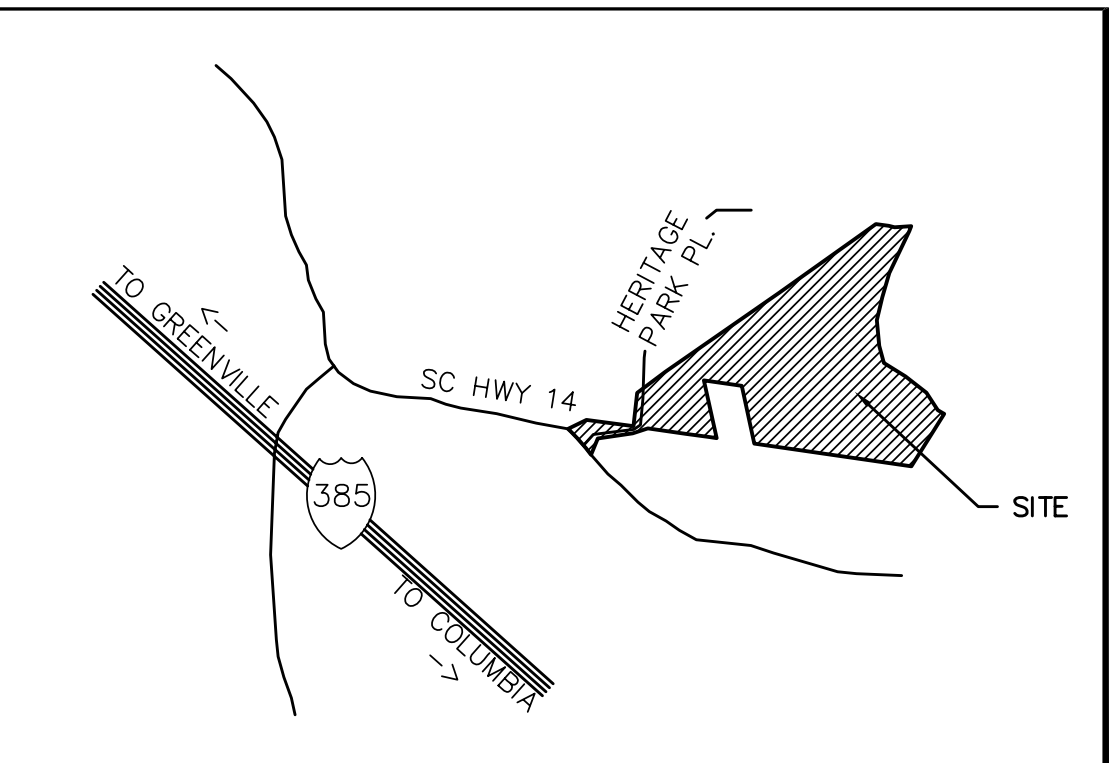
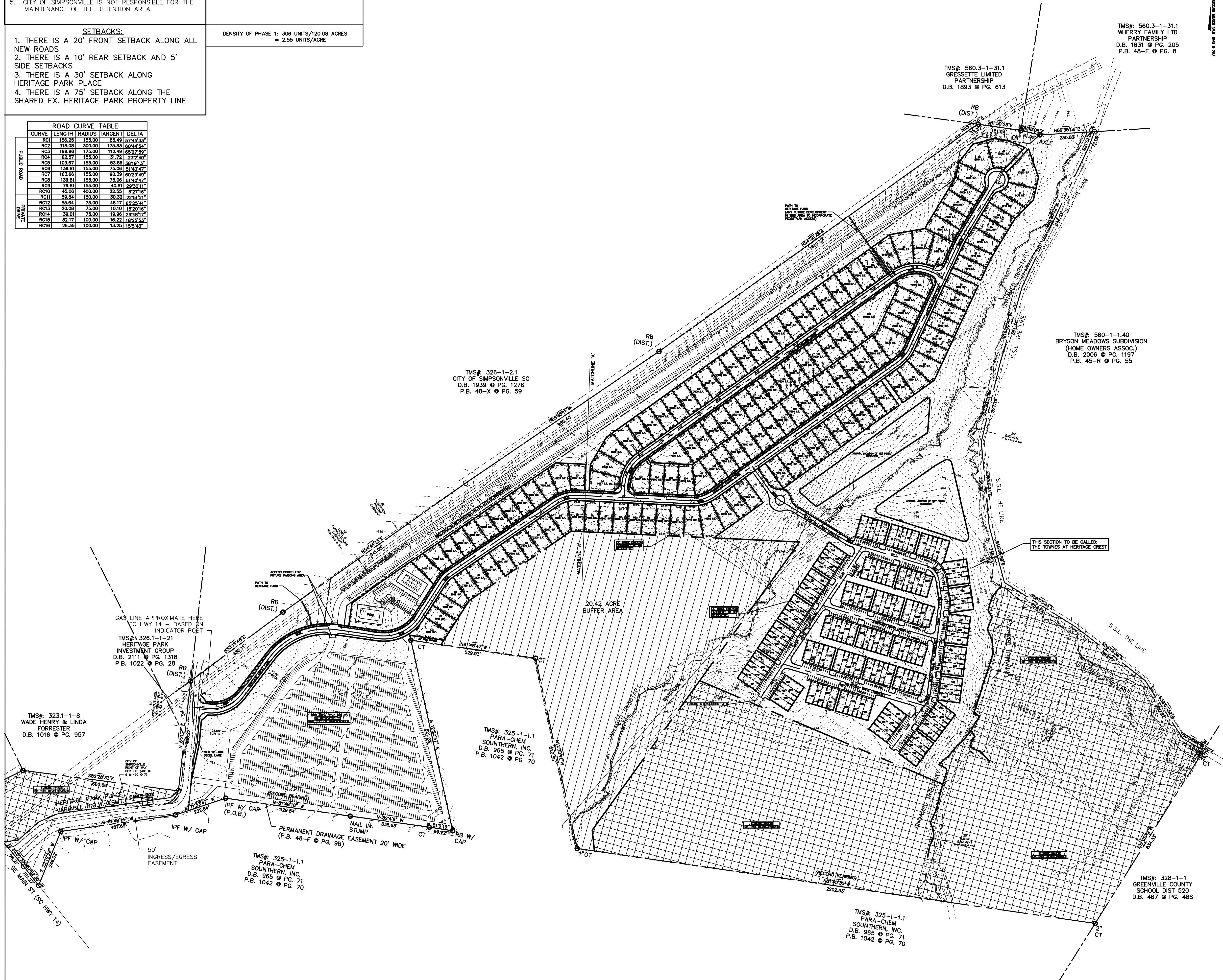
SETBACKS:

1. THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS
2. THERE IS A 10' REAR SETBACK AND 5' SIDE SETBACKS
3. THERE IS A 30' SETBACK ALONG HERITAGE PARK PLACE
4. THERE IS A 75' SETBACK ALONG THE SHARED EX. HERITAGE PARK PROPERTY LINE

DENSITY OF PHASE 1: 306 UNITS/120.08 ACRES
= 2.55 UNITS/ACRE

ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
RC1	156.25	155.00	85.49	57.4533°
RC2	316.08	300.00	175.83	60.4424°
RC3	199.98	175.00	112.48	62.2758°
RC4	62.57	155.00	31.72	23.7440°
RC5	103.57	155.00	53.86	36.1117°
RC6	139.81	155.00	75.08	41.4047°
RC7	163.86	155.00	90.39	46.2249°
RC8	139.81	155.00	75.08	41.4047°
RC9	78.81	155.00	40.81	28.3011°
RC10	45.06	400.00	22.53	12.718°
RC11	59.84	150.00	30.92	22.9171°
RC12	65.64	75.00	48.17	35.2541°
RC13	20.98	75.00	15.10	11.2018°
RC14	39.01	75.00	19.86	24.8117°
RC15	32.17	100.00	16.22	18.2533°
RC16	28.35	100.00	13.23	12.5433°



LOCATION MAP (N.T.S.)

NO.	DATE	BY	REVISION
A	2/4/08		PH SUBMITTED TO CITY/COUNTY FOR REVIEW AND APPROVAL

GRAY ENGINEERING CONSULTANTS, INC.
engineering · site work · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607
PH: (864) 297-3027 · FAX: (864) 297-5187
GRAY @ GRAYENGINEERING.COM

CERTIFICATE OF PROFESSIONAL ENGINEERING
SOUTH CAROLINA
No. 24224
PAUL J. VAUGHN

THE DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

HERITAGE CREST PHASE 1
TYPE OF DEVELOPMENT: PD

OWNER
HERITAGE CREST, LLC
JOE VAUGHN
122 GROVE CREEK DRIVE
PIEDMONT, SC 29673
864-444-7809

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

NO. OF ACRES PHASE 1: 120.08 ACRES **MILES OF PUBLIC ROAD** 1.16 MI.
NO. OF LOTS 144 **MILES OF PRIVATE DRIVE** .68 MI.
NO. OF TOWNHOMES: 162 **TM#** 0328000100200 & 05600050100100

GRAPHIC SCALE
0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OVERALL STAKEOUT PLAN

HERITAGE CREST PHASE 1
HERITAGE PARK PLACE
CITY OF SIMPSONVILLE, SC

PROJECT MANAGER: PJH
DRAWN BY: CJR
PROJECT DATE: 2/4/08
SCALE: 1"=200'
JOB No.: 270140
PLOT DATE: 02/05/08

SHEET
OV-1

ACAD-270140-CV.dwg

CITY OF SIMPSONVILLE GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. ALL NEW ROADS WILL HAVE A 44' R/W.
3. 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.
4. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
5. CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

HATCH LEGEND

- BUFFER AREA (20.42 AC)
- PHASE 1 COMMON AREA (29.25 ACRES)
- FUTURE PHASE

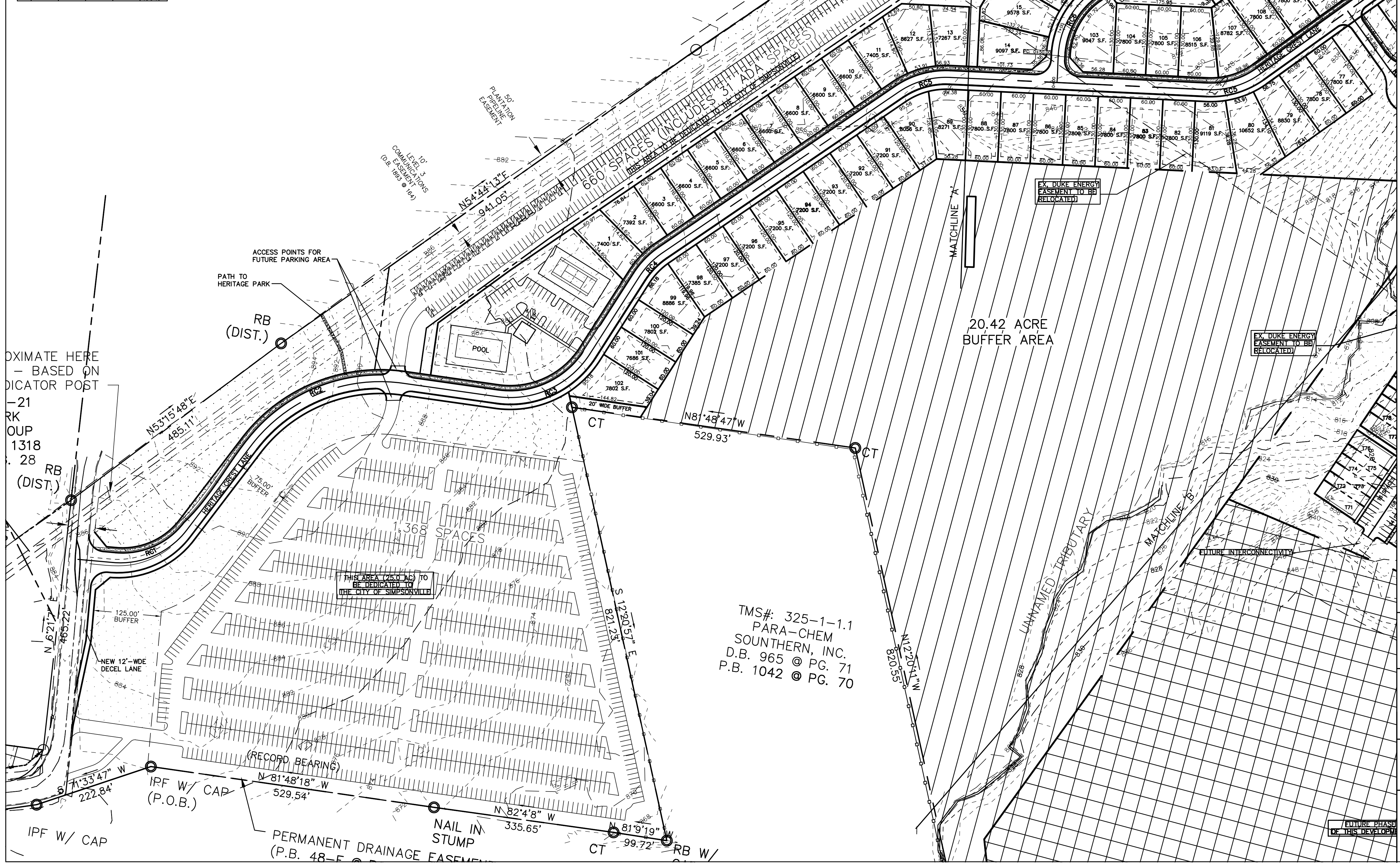
SETBACKS:

1. THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS
2. THERE IS A 10' REAR SETBACK AND 5' SIDE SETBACKS
3. THERE IS A 30' SETBACK ALONG HERITAGE PARK PLACE
4. THERE IS A 75' SETBACK ALONG THE SHARED EX. HERITAGE PARK PROPERTY LINE

DENSITY OF PHASE 1: 306 UNITS/120.08 ACRES
= 2.55 UNITS/ACRE

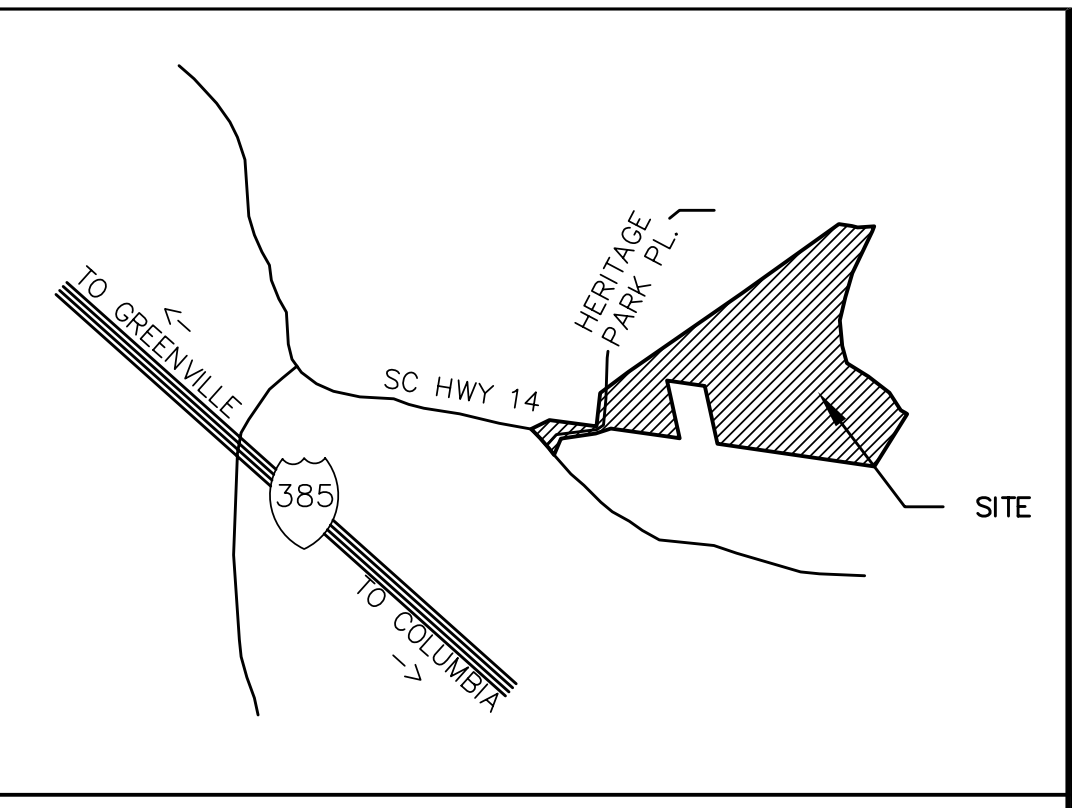
ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
RC1	156.25	155.00	85.49	87.4533°
RC2	316.08	300.00	175.83	80.4424°
RC3	199.98	175.00	112.49	62.2729°
RC4	62.57	155.00	31.72	23.7440°
RC5	103.57	155.00	53.66	38.1117°
RC6	139.81	155.00	75.08	51.4047°
RC7	163.86	155.00	90.39	60.2249°
RC8	139.81	155.00	75.08	51.4047°
RC9	78.81	155.00	40.81	28.3011°
RC10	45.06	400.00	22.53	12.7116°
RC11	59.84	150.00	30.32	22.9171°
RC12	85.64	75.00	48.17	45.2541°
RC13	20.06	75.00	10.10	15.2018°
RC14	39.01	75.00	19.86	29.4817°
RC15	32.17	100.00	16.22	18.2523°
RC16	28.35	100.00	13.29	10.5433°



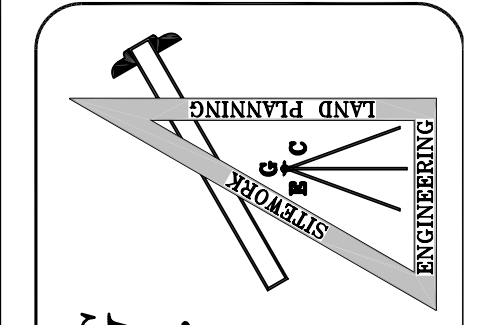
TMS#: 326-1-2.1
CITY OF SIMPSONVILLE SC
D.B. 1939 @ PG. 1276
P.B. 48-X @ PG. 59

TMS#: 325-1-1.1
PARA-CHEM
SOUTHERN, INC.
D.B. 965 @ PG. 71
P.B. 1042 @ PG. 70



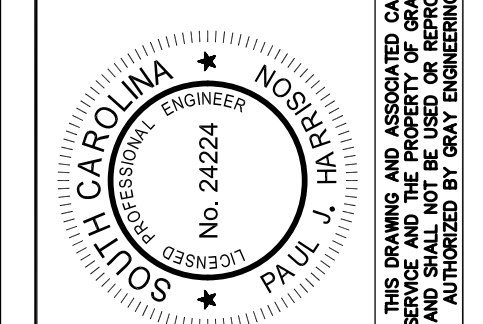
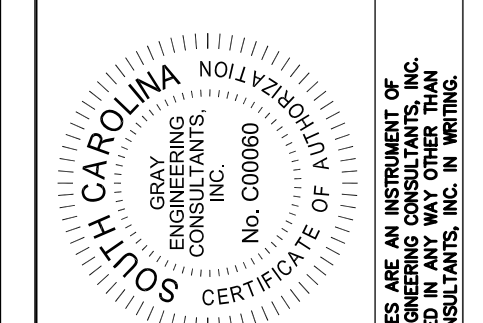
LOCATION MAP (N.T.S.)

NO.	DATE	BY	REVISION
A	2/4/08	P.H.	SUBMITTED TO CITY/COUNTY FOR REVIEW AND APPROVAL



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

132 PILGRIM ROAD · GREENVILLE, SC 29607
P.H. (864) 297-3027 · F.A.X. (864) 297-5187
GRAY @ GRAYENGINEERING.COM



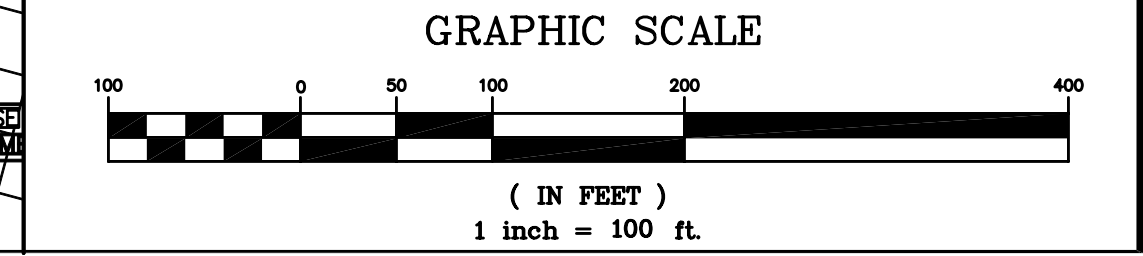
THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE. THEY SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

HERITAGE CREST PHASE 1
TYPE OF DEVELOPMENT: PD

OWNER
HERITAGE CREST, LLC
JOE VAUGHN
122 GROVE CREEK DRIVE
PIEDMONT, SC 29673
864-444-7809

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

NO. OF ACRES PHASE 1: 120.08 ACRES MILES OF PUBLIC ROAD 1.16 MI.
NO. OF LOTS 144 MILES OF PRIVATE DRIVE .68 MI.
NO. OF TOWNHOMES: 162 TM# 0328000100200 & 0580050100100



STAKEOUT PLAN
HERITAGE CREST PHASE 1
HERITAGE PARK PLACE
CITY OF SIMPSONVILLE, SC

PROJECT MANAGER: PJH
DRAWN BY: CJR
PROJECT DATE: 2/4/08
SCALE: 1"=100'
JOB No.: 270140
PLOT DATE: 02/05/08

SHEET
CV-1A
ACAD-270140-CV.dwg

CITY OF SIMPSONVILLE GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS WILL HAVE A 44' R/W.
- 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.
- A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

HATCH LEGEND

	- BUFFER AREA (20.42 AC)
	- PHASE 1 COMMON AREA (29.25 ACRES)
	- FUTURE PHASE

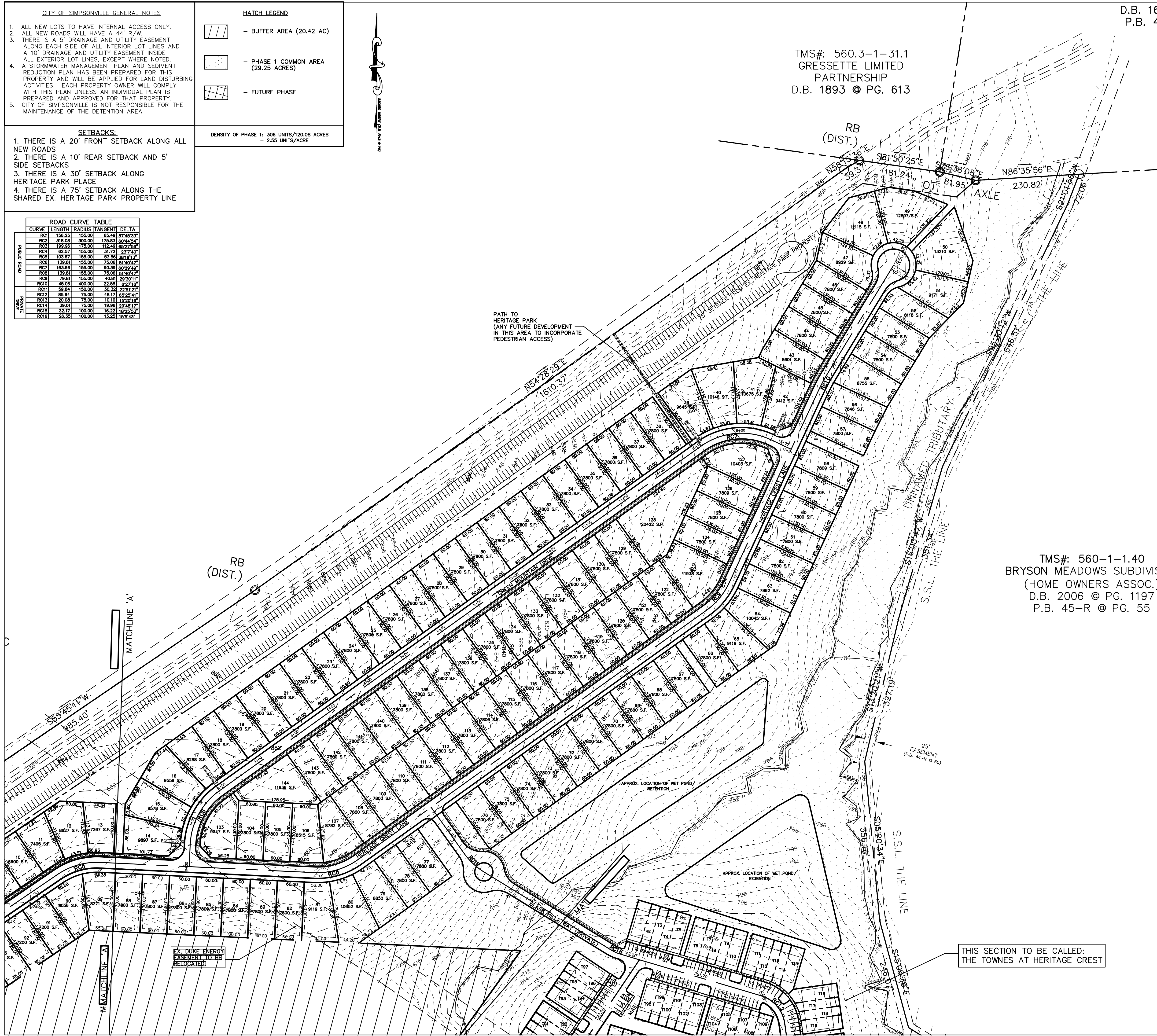
SETBACKS:

- THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS
- THERE IS A 10' REAR SETBACK AND 5' SIDE SETBACKS
- THERE IS A 30' SETBACK ALONG HERITAGE PARK PLACE
- THERE IS A 75' SETBACK ALONG THE SHARED EX. HERITAGE PARK PROPERTY LINE

DENSITY OF PHASE 1: 306 UNITS/120.08 ACRES
= 2.55 UNITS/ACRE

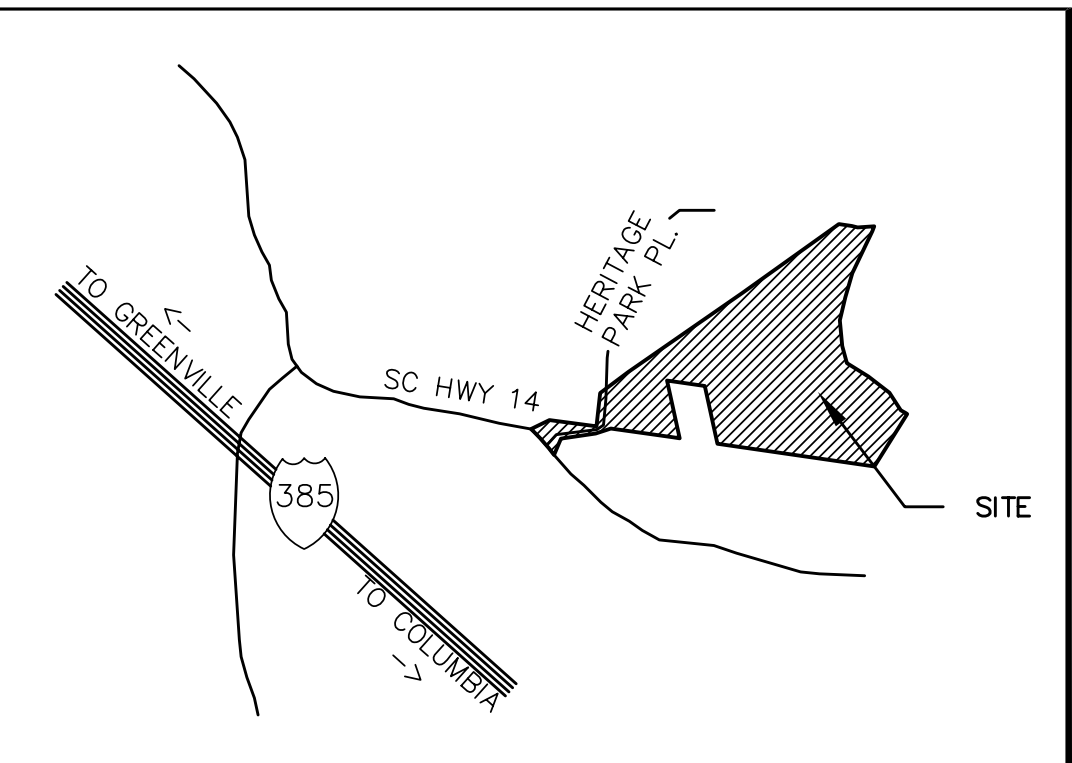
ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
RC1	156.25	155.00	85.49	57.4533°
RC2	316.08	300.00	175.83	60.4424°
RC3	199.98	175.00	112.41	62.7292°
RC4	62.57	155.00	31.72	23.740°
RC5	103.57	155.00	53.86	36.111°
RC6	139.81	155.00	75.08	41.4047°
RC7	163.86	155.00	90.36	46.2249°
RC8	139.81	155.00	75.08	41.4047°
RC9	78.81	155.00	40.81	26.3011°
RC10	45.06	400.00	22.53	6.2716°
RC11	59.84	150.00	30.32	22.9171°
RC12	65.64	75.00	48.17	65.2541°
RC13	20.08	75.00	10.10	15.2018°
RC14	39.01	75.00	19.86	24.8117°
RC15	32.17	100.00	16.22	18.2523°
RC16	28.35	100.00	13.29	16.543°



TMS#: 560.3-1-31.1
GRESSETTE LIMITED PARTNERSHIP
D.B. 1893 @ PG. 613

D.B. 16
P.B. 44



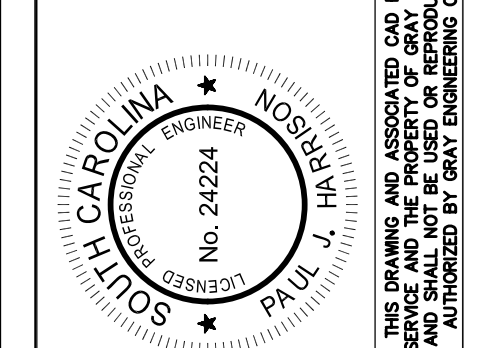
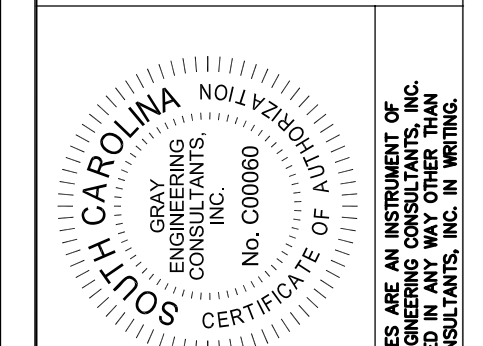
LOCATION MAP (N.T.S.)

TMS#: 560-1-1.40
BRYSON MEADOWS SUBDIVISION
(HOME OWNERS ASSOC.)
D.B. 2006 @ PG. 1197
P.B. 45-R @ PG. 55

NO.	DATE	BY	REVISION
A	2/4/08	P.H.	SUBMITTED TO CITY/COUNTY FOR REVIEW AND APPROVAL

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

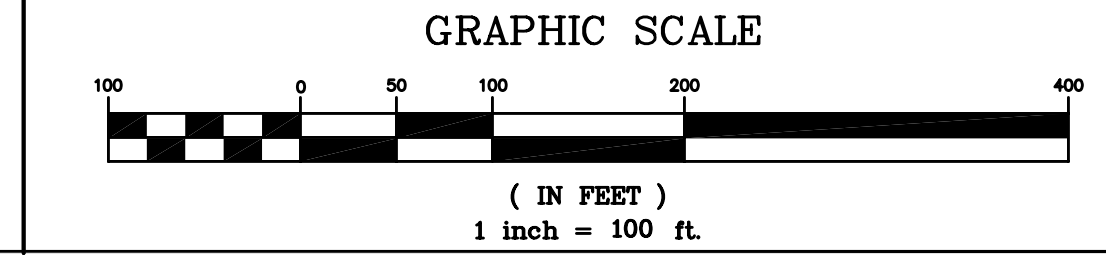
132 PILGRIM ROAD · GREENVILLE, SC 29607
PH: (864) 297-3027 · FAX: (864) 297-5187
GRAY @ GRAYENGINEERING.COM



HERITAGE CREST PHASE 1
HERITAGE PARK PLACE
CITY OF SIMPSONVILLE, SC

HERITAGE CREST PHASE 1
TYPE OF DEVELOPMENT: PD

OWNER		ENGINEER	
HERITAGE CREST, LLC JOE VAUGHN 122 GROVE CREEK DRIVE PIEDMONT, SC 29673 864-444-7809		GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	
NO. OF ACRES	PHASE 1: 120.08 ACRES	MILES OF PUBLIC ROAD	1.16 MI.
NO. OF LOTS	144	MILES OF PRIVATE DRIVE	.68 MI.
NO. OF TOWNHOMES	162	TM#	0326000100200 & 0560050100100



PROJECT MANAGER: PJH
DRAWN BY: CJR
PROJECT DATE: 2/4/08
SCALE: 1"=100'
JOB No.: 270140
PLOT DATE: 02/05/08

SHEET
CV-1B
ACAD-270140-CV.dwg