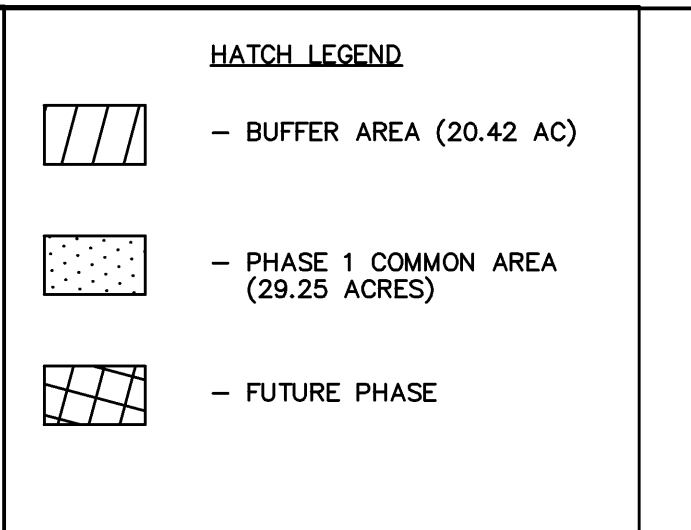


- CITY OF SIMPSONVILLE GENERAL NOTES**
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
  2. ALL NEW ROADS WILL HAVE A 44' R/W.
  3. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
  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.

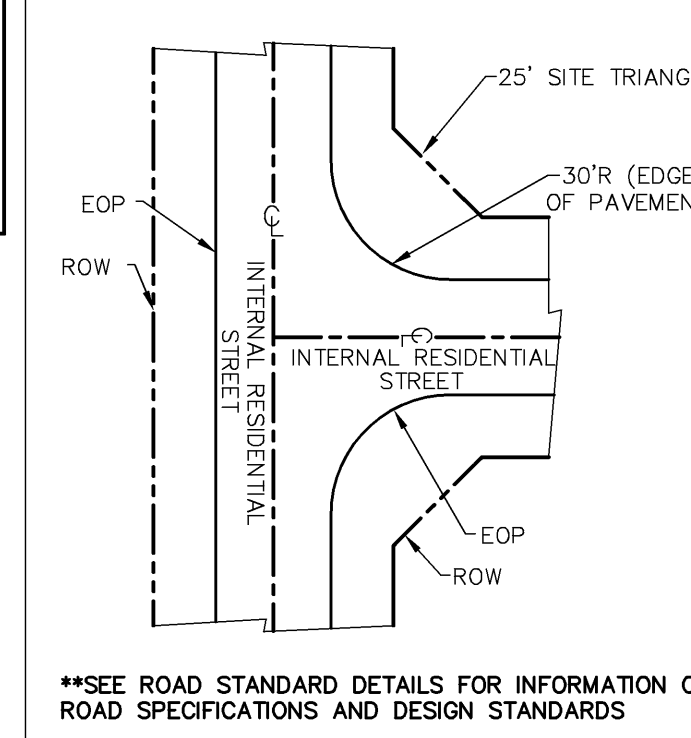
- SETBACKS:**
1. THERE IS A 20' FRONT SETBACK ALONG ALL NEW ROADS
  2. THERE IS A 10' REAR SETBACK AND 5' SIDE SETBACKS
  3. THERE IS A 30' SETBACK ALONG HERITAGE PARK PLACE
  4. THERE IS A 75' SETBACK ALONG THE SHARED EX. HERITAGE PARK PROPERTY LINE

ROAD CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
RC1	431.50	600.00	225.76	41°14'30"
RC2	38.61	200.00	19.37	11°3'40"
RC3	45.22	200.00	22.71	12°2'10"
RC4	100.03	155.00	51.83	36°38'30"
RC5	103.67	155.00	53.96	38°19'13"
RC6	78.81	155.00	40.81	29°20'11"
RC7	45.06	400.00	22.55	8°27'18"
RC8	103.68	155.00	53.99	38°20'49"
RC9	139.81	155.00	75.00	51°45'47"
RC10	68.81	200.00	35.27	20°0'0"
RC11	61.53	200.00	28.65	14°27'00"
RC12	122.32	500.00	61.47	14°17'00"
RC13	103.53	155.00	53.78	38°16'10"
RC14	102.48	200.00	51.74	18°24'00"
RC15	85.64	75.00	48.17	65°25'41"
RC16	20.08	75.00	10.10	15°20'14"
RC17	38.01	75.00	19.91	22°46'37"

**NOTE:**  
ALL WORK WITHIN THE SCDOT & SIMPSONVILLE R.O.W. TO BE DONE IN ACCORDANCE WITH THE APPROVED ENCROACHMENT PERMIT.



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



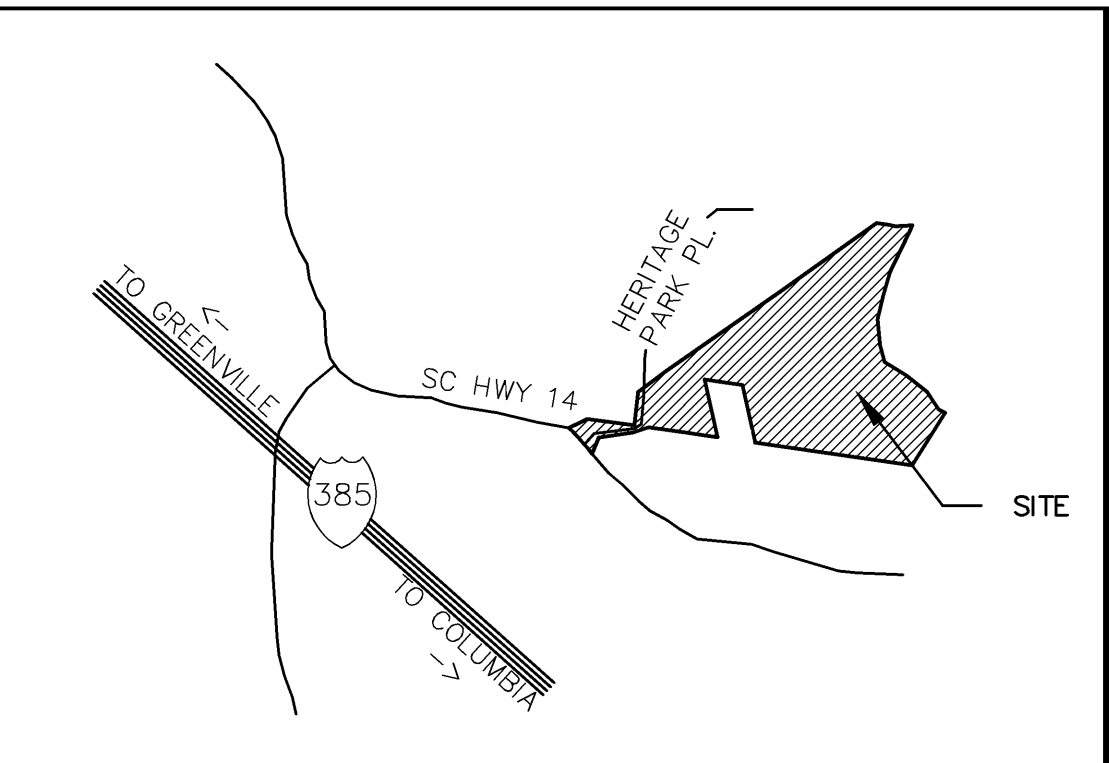
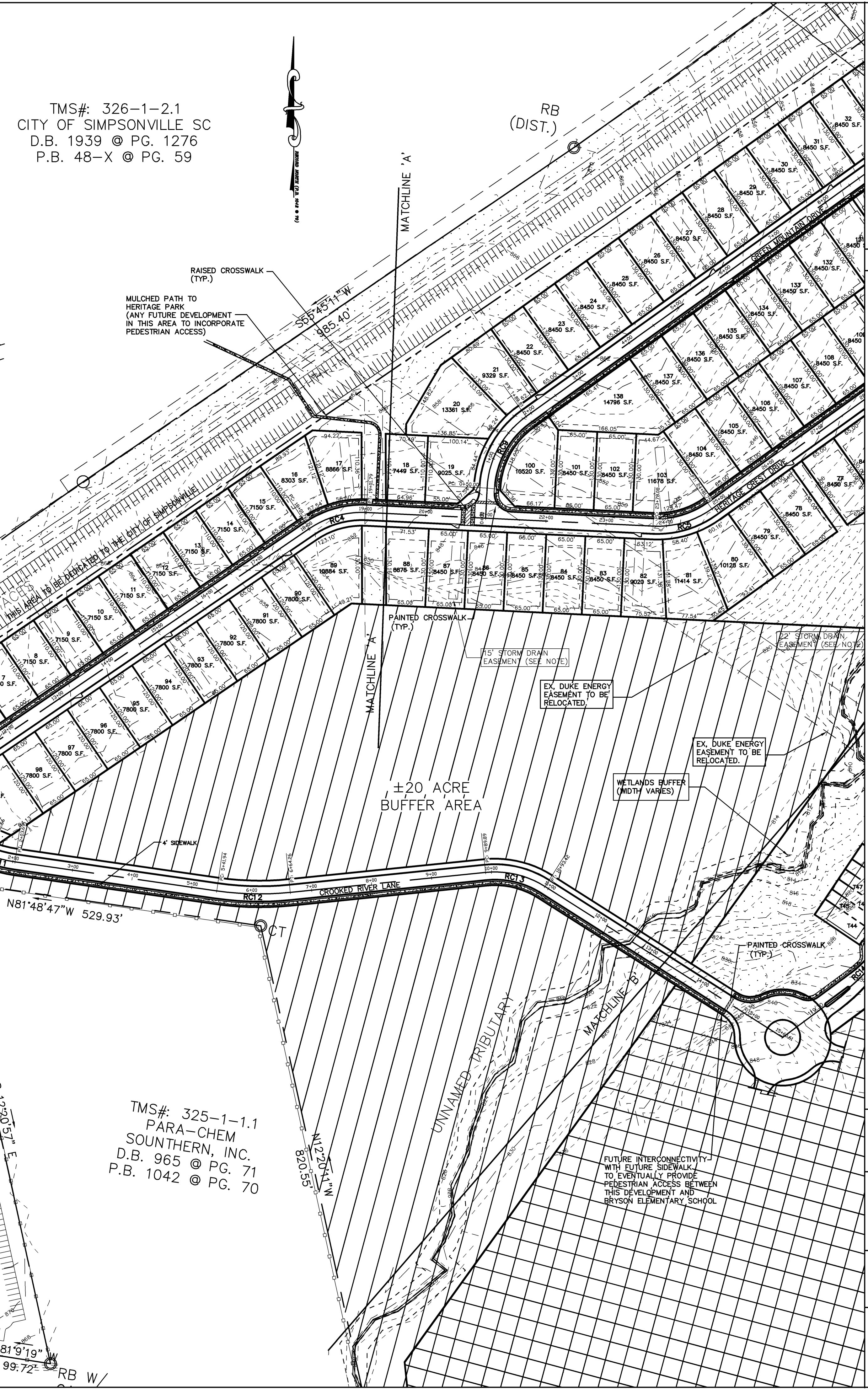
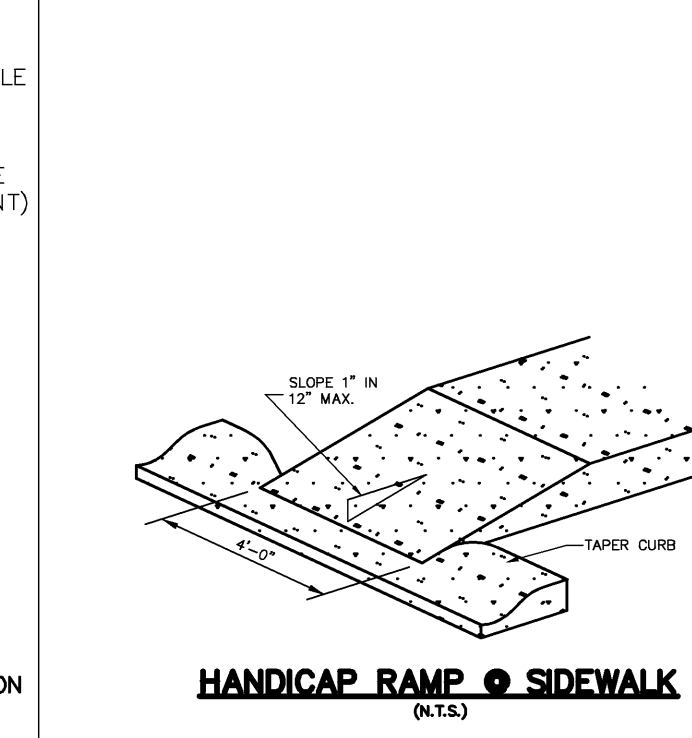
\*\*SEE ROAD STANDARD DETAILS FOR INFORMATION ON ROAD SPECIFICATIONS AND DESIGN STANDARDS

**SAFETY NOTE TO CONTRACTOR**  
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

**\*\*\*CAUTION\*\*\***

**PALMETTO UTILITY LOCATION SERVICE**  
3 DAYS BEFORE DIGGING CALL  
TOLL FREE 1-800-922-0983  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION 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.



HERITAGE CREST PHASE 1  
TYPE OF DEVELOPMENT: PD

NO.	DATE	BY	REVISION
E	7/1/08	P.H.	REVISIONS PER SODHEC COMMENTS
B	3/28/08	P.H.	SUBMITTED TO SODHEC FOR REVIEW AND APPROVAL
C	5/6/08	P.H.	REVISIONS PER SODHEC COMMENTS
D	5/19/08	P.H.	REVISIONS PER SODHEC COMMENTS

**OWNER**  
LAND DEVELOPMENT HOLDINGS, LLC  
122 GROVE CREEK DRIVE  
FLEMING, SC 29673  
864-277-3257

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

**SURVEYOR**  
AZIMUTH CONTROL, INC.  
WES SMITH  
132 PILGRIM ROAD - SUITE B  
GREENVILLE, SC 29601  
864-814-3456

**PROJECT MANAGER:** PJH  
**DRAWN BY:** CJR  
**PROJECT DATE:** 2/4/08  
**SCALE:** 1"=100'  
**JOB NO.:** 270140  
**PLOT DATE:** 08/04/08

**GRAPHIC SCALE**  
1" = 100 FT.

**SHEET**  
**CV-1A**  
270140-CV-H-65.dwg

**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

**GRAY ENGINEERING CONSULTANTS, INC.**  
No. 00080  
No. 24224  
PAUL

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

**STAKEOUT PLAN**

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