

**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

**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 DRAWER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY 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.

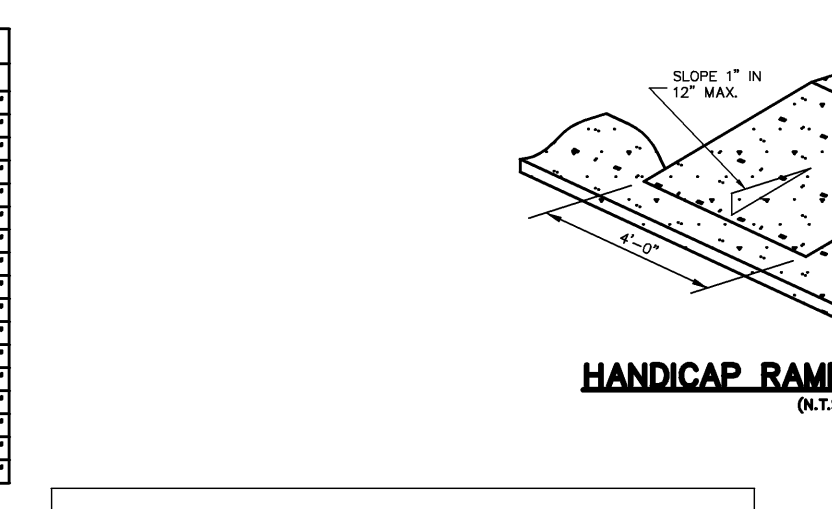
**SETBACKS:**

- 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

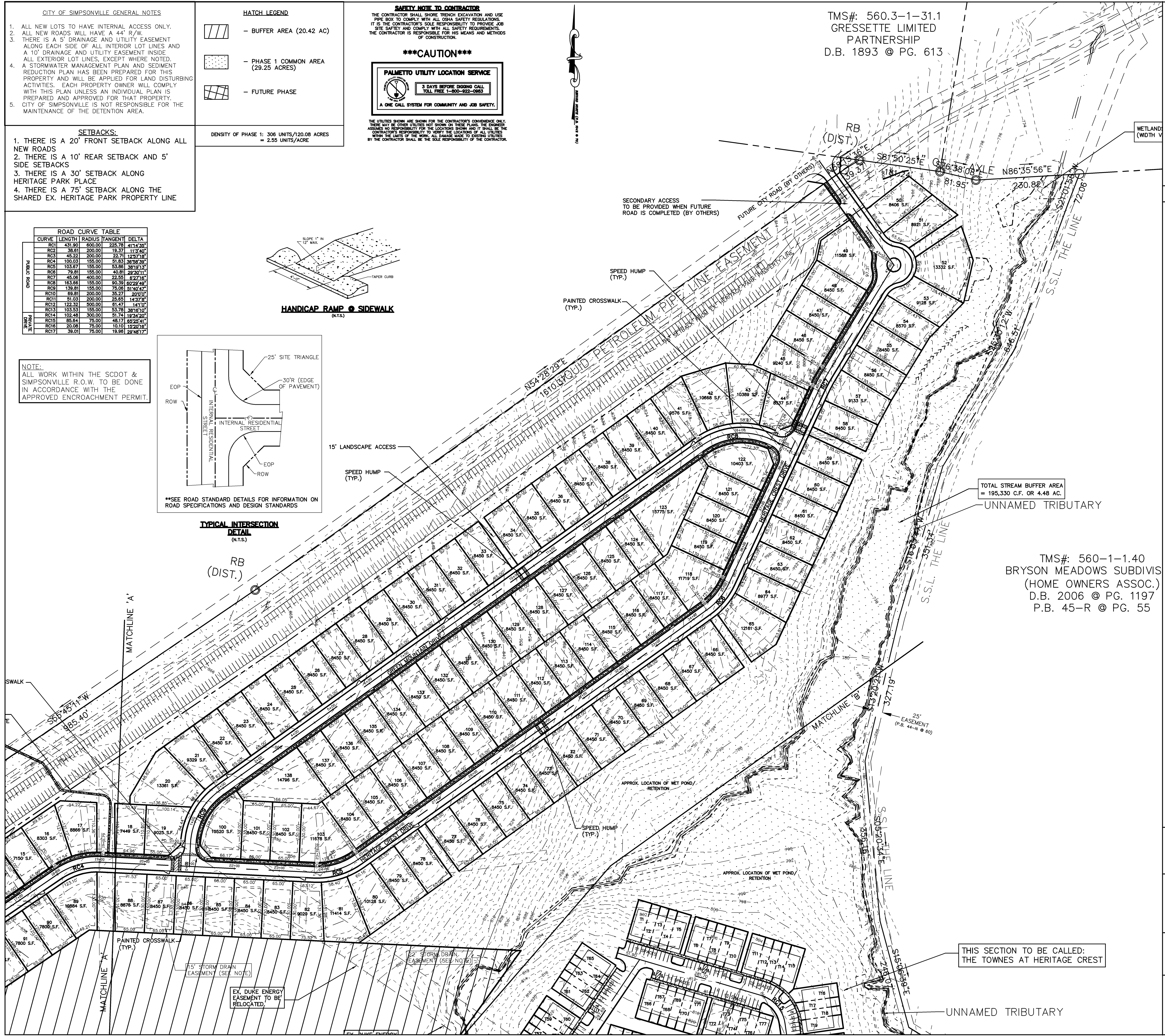
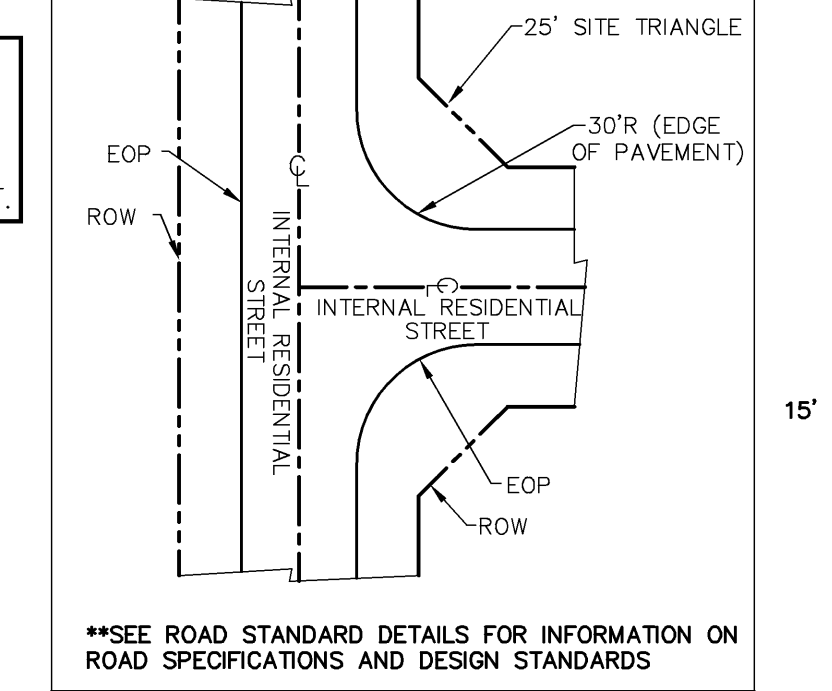
DENSITY OF PHASE 1: 306 UNITS/120.08 ACRES  
= 2.55 UNITS/ACRE

**ROAD CURVE TABLE**

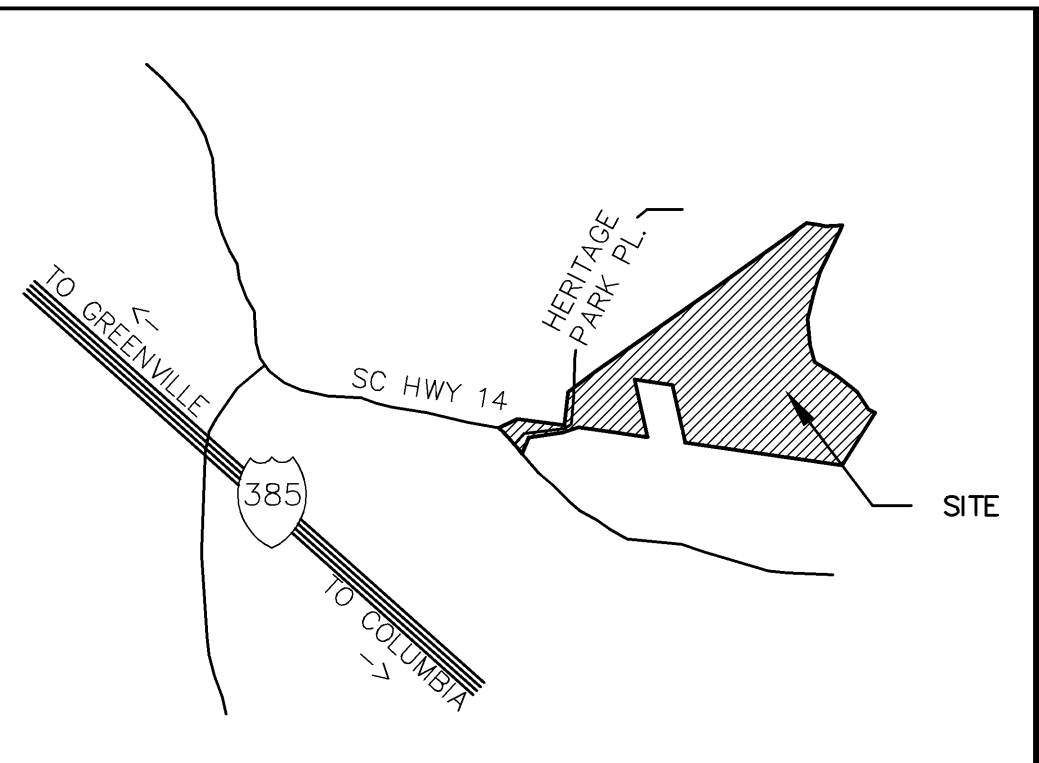
CURVE	LENGTH	RADIUS	TANGENT	DELTA
RC1	431.90	600.00	226.78	41°14'38"
RC2	38.61	200.00	19.37	11°42'00"
RC3	45.23	200.00	22.71	12°07'18"
RC4	100.03	155.00	61.83	38°38'39"
RC5	103.87	155.00	53.88	38°19'31"
RC6	79.81	155.00	40.78	29°20'11"
RC7	48.08	400.00	22.55	6°27'16"
RC8	65.65	155.00	30.38	30°22'49"
RC9	139.81	155.00	75.01	51°02'47"
RC10	69.81	200.00	35.27	20°07'00"
RC11	91.03	200.00	45.83	43°32'28"
RC12	122.32	500.00	61.47	14°11'00"
RC13	103.53	155.00	53.78	38°18'10"
RC14	102.48	300.00	51.74	19°24'20"
RC15	65.64	75.00	48.17	62°22'41"
RC16	20.08	75.00	10.10	18°20'18"
RC17	39.01	75.00	19.88	29°48'17"



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



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



NO.	DATE	BY	REVISION
E	7/1/08	P.H.	REVISIONS PER SODHEC
B	3/29/08	P.H.	COMMENTS SUBMITTED TO SODHEC
C	5/6/08	P.H.	FOR REVIEW AND APPROVAL
D	5/19/08	P.H.	REVISIONS PER SODHEC

**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

**CAROLINA CONSULTANTS, INC.**  
REGISTERED PROFESSIONAL ENGINEERS  
No. 00080  
No. 00080

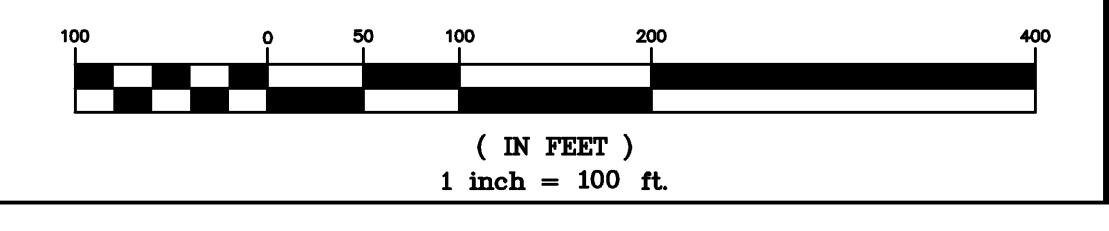
**SOUTH CAROLINA ENGINEER**  
No. 24224  
PAUL

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**HERITAGE CREST PHASE 1**  
TYPE OF DEVELOPMENT: PD

OWNER	ENGINEER	SURVEYOR
LAND DEVELOPMENT HOLDINGS, LLC 122 GROVE CREEK DRIVE FLEMING, SC 29673 864-277-3257	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	AZMUTH CONTROL, INC. WES SMITH 132 PILGRIM ROAD - SUITE B GREENVILLE, SC 29601 864-814-3456

NO. OF ACRES PHASE 1: 120.08 ACRES      MILES OF PUBLIC ROAD: 1.49 MI.  
NO. OF LOTS: 138      MILES OF PRIVATE DRIVE: .57 MI.  
NO. OF TOWNHOMES: 130      TM# 0328000100200 & 05600050100100



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: 08/04/08

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