

LOCATION MAP (NTS)

2014-140

HOWARD'S PARK SUBD.
CITY OF SIMPSONVILLE ZONING: R-MID

OWNER	ENGINEER
MARK III PROPERTIES ATTN: JOHN BEESON 170 CAMELOT DRIVE SPARTANBURG, SC 29301 864-586-1735	GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027

OWNER: 80.81 ACRES
ENGINEER: 1.61 MILES

NO. OF LOTS: 210
DATE: JULY 08, 2014

TAX MAP# 0560040100700
DEED BOOK 161, PAGE 205
PLAT BOOK 000, PAGE 183

PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 6/26/14
SCALE: 1"=100'
JOB No.: 2014031
PLOT DATE: 8/1/14

SHEET
CV-1

2014031-D4.dwg

NO.	DATE	BY	REVISION

GRAY
ENGINEERING CONSULTANTS

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 FAX: (864) 297-3167
WWW.GRAYENGINEERING.COM

SC C.O.A.# C09060 - NC C.O.A.# PEB00494 - TN C.O.A.# 0420819

CERTIFICATE OF PROFESSIONAL ENGINEERING

RODNEY GRAY, P.E.
No. 19818
EXPIRES 12/31/2015

THE ENGINEER ASSOCIATED HAS FILED AN INSTRUMENT OF SERVICE WITH THE CLERK OF SUPERIOR COURT IN GREENVILLE COUNTY, SOUTH CAROLINA, AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER OTHER THAN THAT AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

STAKEOUT PLAN

HOWARD'S PARK SUBDIVISION
HOWARD DRIVE
SIMPSONVILLE, SC

NOTE:
ALL ROADS IN THE SUBDIVISION WILL BE PUBLIC ROADS

"ALL LIABILITY, INSTALLATION, MAINTENANCE, AND UPKEEP OF ALL STORM WATER OR SURFACE WATER FACILITIES AS SHOWN ON THIS PLAN OR ACTUALLY EXISTING WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR HOMEOWNER'S ASSOCIATION. THE CITY OF SIMPSONVILLE HAS NO RESPONSIBILITY FOR ANY OF THESE FACILITIES AND WILL NOT MAINTAIN THEM, EXCEPT WITHIN THE CITY'S RIGHT-OF-WAY."

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 OTHERWISE NOTED.

A STORMWATER MANAGEMENT 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.

SETBACK DATA:
FRONT YARD: 15'
SIDE YARD: 5'
REAR YARD: 10'

NOTE:
ALL LIABILITY, MAINTENANCE, AND UPKEEP OF ALL STORM WATER OR SURFACE WATER FACILITIES AS SHOWN ON THIS PLAN OR ACTUALLY EXISTING WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS, DEVELOPER OR HOMEOWNER'S ASSOCIATION. INSTALLATION AND MAINTENANCE OF STORM DRAINS, CULVERTS, PIPING, DRIVEWAY PIPE, DRAINAGE FEATURES, DITCHES, DETENTION/RETENTION PONDS AND THEIR ADJUNCTS SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS, DEVELOPER, OR HOMEOWNERS ASSOCIATION. THE CITY OF SIMPSONVILLE HAS NO RESPONSIBILITY FOR ANY OF THESE FACILITIES AND WILL NOT MAINTAIN THEM.

NOTE:
ALL LOTS TO HAVE INTERNAL ACCESS ONLY.

NOTE:
ALL NEW ROADS WILL HAVE A 44' R/W.

NOTE: CONTRACTOR TO WORK WITH ELECTRIC UTILITY COMPANY TO ENSURE PROPER STREET LIGHTING IS PROVIDED.

NOTE: SEE DETAIL SHEETS FOR TYPE OF CURBING APPROVED FOR THIS SITE. NO EXTRUDED CURBING WILL BE ALLOWED.

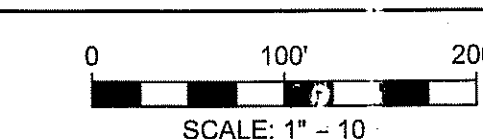
NOTES:

PROPERTY REFERENCE:
TRACT 1
OWNER: WERRY FAMILY LTD. PARTNERSHIP
DEED BOOK 161, PAGE 205
PLAT BOOK 000, PAGE 183
ADDRESS: HOWARD DRIVE SIMPSONVILLE, SC 29681
CURRENT ZONING: R-S GREENVILLE COUNTY

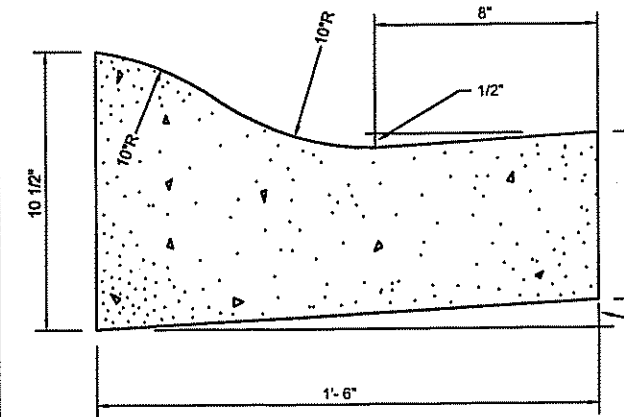
ALL CORNERS ARE #4 REBAR SET UNLESS OTHERWISE NOTED.

BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045005010 AND 45045005010 FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2004. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.



NOTE:
WATER LINE DESIGN BY GREENVILLE WATER SYSTEM



CONCRETE CURB AND GUTTER (1'-6" O.G.FE.)