

(REF. TIE-LINE)  
S 05°41'20"W 1094.07'

N/F/ DUKE POWER COMPANY  
TMS# 0323-01-01-007.00  
DEED BK 1311 @ PG. 994

N/F/ THOMAS ALEXANDER RIMSDY  
TMS# 0323-01-01-006.00  
DEED BK 1306 @ PG. 804  
(RECORD-BEARING)  
N 05°41'17"E

CONC. MON. PG. @ 013.50'  
CONC. MON. PG. @ 013.50'

N 05°43'30"E 1242.72'

994.55'

MATCHLINE 'A'

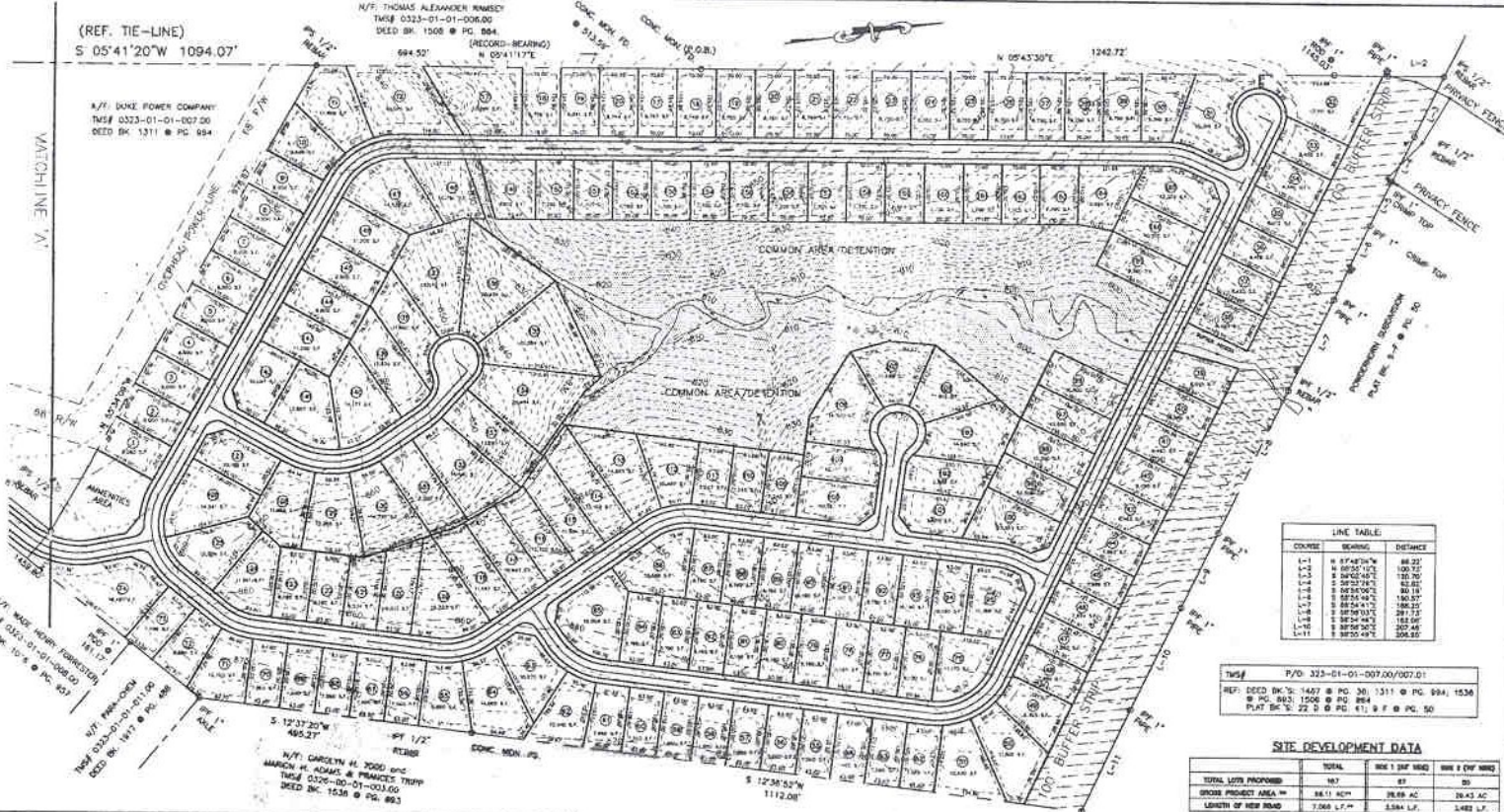
MATCHLINE 'A'

RECORD NORTH  
CSX RAILROAD  
SC HWY 14  
(5.5' PAVED)  
(VARIABLE R/W)

0.35 MI. TO INTERSECTION  
OF PRIDE DRIVE.

N/F/ DUKE POWER COMPANY  
TMS# 0323-01-01-007.00  
DEED BK 1311 @ PG. 994

N/F/ MADE HENRY FORRESTER  
TMS# 0323-01-01-008.00  
DEED BK 1016 @ PG. 367



LINE TABLE:

COURSE	BEARING	DISTANCE
L-1	N 87°47'34"W	88.23'
L-2	N 80°02'12"E	109.72'
L-3	S 80°02'48"E	70.70'
L-4	S 80°02'48"E	62.63'
L-5	S 80°02'48"E	80.19'
L-6	S 82°54'48"E	100.27'
L-7	S 82°54'48"E	201.12'
L-8	S 82°54'48"E	103.99'
L-9	S 82°54'48"E	206.89'
L-10	S 82°54'48"E	206.89'
L-11	S 82°54'48"E	206.89'

TMS# P/O: 323-01-01-007.00/007.01  
REF: DEED BK'S: 1457 @ PG. 30; 1311 @ PG. 994; 1536 @ PG. 983; 1506 @ PG. 864  
PLAT BK'S: 22, 2 @ PG. 41; 9 F @ PG. 50

**SITE DEVELOPMENT DATA**

	TOTAL	SIDE 1 (SHP W/SD)	SIDE 2 (SHP W/SD)
TOTAL LOTS PROPOSED	167	87	80
GROSS PROJECT AREA	84.11 AC	38.69 AC	45.42 AC
LENGTH OF NEW ROAD	1766.17' F	1.58A L.F.	1482.17'

\*DOES NOT INCLUDE EXISTING W/SD

EXISTING W/SD DATA  
PROPERTY BOUND. LINE  
NEW ROAD 1.58A L.F.

MIN. LOT SIZE: 2,500 S.F.  
MAX. LOT AREA: 100,000 S.F.  
LOT AVERAGE: 5,000 S.F.  
NOTE: FOR LOTS LARGER THAN 50,000 S.F., ONLY 50,000 S.F. APPLIES PER LOT TOWARDS LOT AVERAGING

- CITY OF SIMPSONVILLE GENERAL NOTES
1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
  2. ALL NEW FRONTS WILL HAVE A MINIMUM 4' R/W. THERE IS A 5' DRAINAGE AND UTILITY (CABLED) ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 5' DRAINAGE AND UTILITY (CABLED) W/SD.
  3. ALL EXISTING W/SD LINES EXCEPT W/SD ARE TO REMAIN UNLESS OTHERWISE NOTED.
  4. A STORMWATER MANAGEMENT PLAN AND SEWERAGE COLLECTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND OBTAINMENT APPROVAL. EACH PROPERTY OWNER MUST COMPLY WITH THE PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
  5. THE CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.

SUBDIVISION  
AUTUMN CONTROL SURVEYING  
PES (SMITH)  
1325 PILGRIM ROAD, STE. B  
GREENVILLE, SC 29607

TRACKS  
MEANT: 20' NEAR E. CORNER OF LOT DEPTH: 10' TO E. CORNER OF LOT TO E. CORNER OF LOT

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FOR ANY ADDITIONAL INFORMATION CONCERNING THIS PROJECT CONTACT REGISTERED SURVEY ENGINEER

NO.	DATE	BY	REVISION
C	1/25/19	REC	ISSUED TO CLIENT FOR PRELIMINARY PLAN REVIEW
B	1/25/19	REC	REVISED BASED ON CLIENT SURVEY
A	1/25/19	REC	ISSUED FOR RECORDING

PRELIMINARY LAYOUT PLAN

**HERITAGE CREEK SUBDIVISION**

SIMPSONVILLE SOUTH CAROLINA

GRAY ENGINEERING CONSULTANTS, INC.  
132 PILGRIM ROAD  
GREENVILLE, SOUTH CAROLINA 29607  
PHONE: (864) 297-3027 FAX: (864) 297-5187

DATE: 1/25/19  
SCALE: 1" = 100'  
DRAWN BY: TONYE GRAY  
CHECKED BY:  
PROJECT NO: 13008  
SHEET NO: CV-1  
SHEET OF

**04-163**  
**HERITAGE CREEK**  
**SUBDIVISION**  
TYPE OF DEVELOPMENT: R-1U

OWNER: RICHARD TITLEY REALTY  
1700 NORTH PARK PLACE  
BUELDERS 900  
ATLANTA, GA 30338

ENGINEER: GRAY ENGINEERING CONSULTANTS, INC.  
132 PILGRIM ROAD  
GREENVILLE, SC 29607  
864-297-3027

NO. OF ACRES: 89.11 AC  
NO. OF LOTS: 167  
SIZES OF NEW ROAD: 1.58A MI

DATE: MAY 26, 2004

GRAPHIC SCALE  
1" = 100'