



DEVELOPER'S SPECIAL NOTES
 ALL NEW LOTS TO HAVE MINIMUM ACCESS ONLY.
 ALL NEW DRIVE SHALL HAVE A 24' 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 ALONG
 ALL EXTERIOR LOT LINES. EXCEPT WHERE NOTED,
 A STORMWATER MANAGEMENT PLAN AND SEDIMENT
 REDUCTION PLAN HAVE BEEN PREPARED FOR THIS
 PROPERTY AND WILL BE APPLIED FOR LAND DISTURBANCE
 ACTIVITIES. EACH PROPERTY OWNER WILL CONSIDER
 THIS PLAN UNLESS AN INDIVIDUAL PLAN IS
 PREPARED AND APPROVED FOR THAT PROPERTY.
 THE CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE
 WORKMANSHIP OF THE DEVELOPER AND HIS AGENTS.



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 AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN
 AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

REMARKS
 FRONT 200'
 REAR 100' OF LOT BOTH
 200' (100' FOR CORNER LOTS)

NO.	DATE	BY	REVISION

PRELIMINARY LAYOUT PLAN

HERITAGE POINTE SUBDIVISION

SIMPSONVILLE SOUTH CAROLINA

GRAY ENGINEERING CONSULTANTS, INC.
 132 PILGRIM ROAD
 GREENVILLE, SOUTH CAROLINA 29607
 PHONE: (864) 297-3027 FAX: (864) 297-6187

DATE: 8/28/24
 SCALE: 1" = 100'
 DRAWN BY: RODNEY GRAY
 CHECKED BY: [Signature]

PROJECT NO: 240881
 SHEET NO: PP-1
 SHEET OF

04-168

HERITAGE POINTE SUBDIVISION
 TYPE OF DEVELOPMENT: R-10 (LOT AVG)

OWNER MASON PROPERTIES RAL MASON 122 EDWARDSHUR COURT GREENVILLE, SC 29607 864-350-7049	ENGINEER GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027
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NO. OF ACRES: 85.4 AC MILES OF NEW ROAD: 1.00 MI.
 NO. OF LOTS: 158 LOTS DATE: MAY 09, 2004

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.