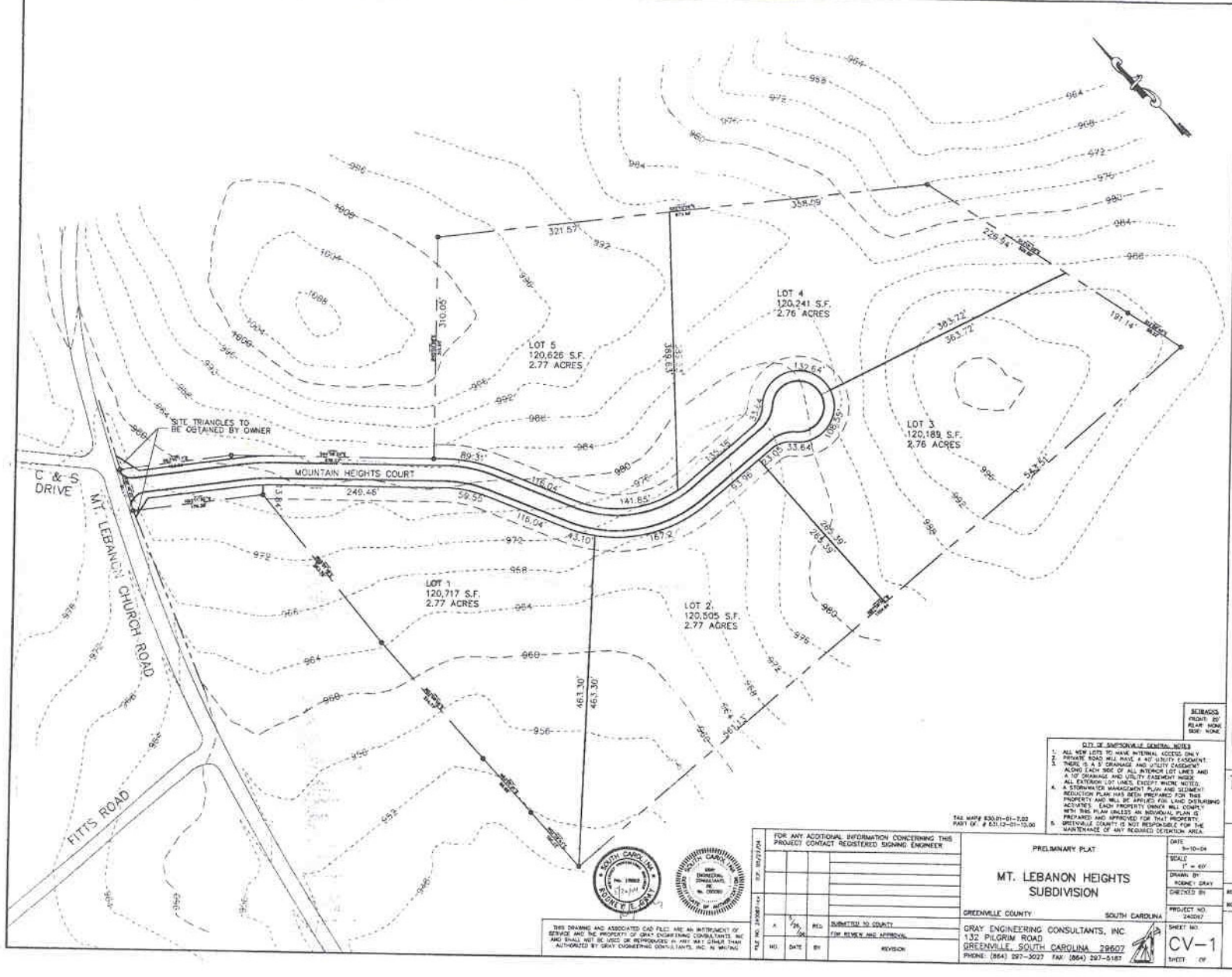

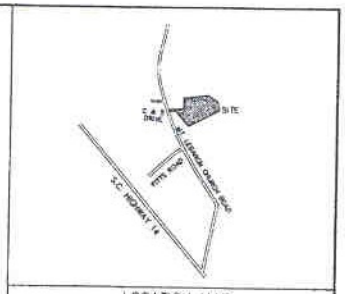

LOCATION MAP
(NTS)

SETBACKS
FRONT: 20'
REAR: NONE
SIDE: NONE

CITY OF SIMPSONVILLE GENERAL NOTES

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY
2. PRIVATE ROAD WILL HAVE A 40' UTILITY EASEMENT
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.
5. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY REQUIRED DETENTION AREA.

TAX MAP# 830.01-01-7.02
PART OF: # 831.12-01-10.00

04-164

MT. LEBANON HEIGHTS SUBDIVISION

TYPE OF DEVELOPMENT: UNZONED

OWNER
A WON, INC
ARNOLD SEPPALA
1749 MEMORIAL DRIVE EXTENSION
GREER, SC 29651
864-877-4301

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

NO. OF ACRES 14.88 AC
NO. OF UNITS 5 LOTS
MILES OF NEW ROAD 0.18 MI
DATE MAY 26, 2004

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

FOR ANY ADDITIONAL INFORMATION CONCERNING THIS PROJECT CONTACT REGISTERED SIGNING ENGINEER

NO.	DATE	BY	REVISION
A	5/26/04	RED	SUBMITTED TO COUNTY FOR REVIEW AND APPROVAL

PRELIMINARY PLAT

MT. LEBANON HEIGHTS SUBDIVISION

GREENVILLE COUNTY SOUTH CAROLINA

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

DATE 9-10-04
SCALE 1" = 40'
DRAWN BY RODNEY GRAY
CHECKED BY
PROJECT NO. 240067
SHEET NO. CV-1
SHEET OF

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