

LOCATION MAP (N.T.S.)

LINE	LENGTH	BEARING
L1	50.00	S80°15'38"E
L2	77.19	N13°06'42"W
L3	31.97	S28°18'10"E
L4	50.15	S68°08'38"W
L5	9.15	N63°54'48"E
L7	20.41	N69°15'19"E
L8	29.64	N65°08'55"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	173.72'	665.38'	14°57'33"	87.36'	N45°23'00"W	173.23'
C2	381.61'	878.18'	32°14'25"	196.00'	N12°05'14"W	376.60'
C3	482.60'	641.22'	41°20'06"	241.88'	S18°37'13"E	452.63'
C4	275.36'	436.13'	36°10'31"	142.44'	S12°42'07"W	270.81'
C5	1142.60'	2005.66'	32°38'27"	587.27'	S41°29'04"E	1127.21'
C6	349.65'	571.62'	35°02'47"	180.49'	S46°23'25"W	344.22'

TAX MAP NO. : 0323000100100


CITY OF SIMPSONVILLE GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- ALL NEW ROADS WILL HAVE A 50' 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.

SETBACKS:

- THERE IS A 50' BUILDING SETBACK LINE FROM EXISTING RIGHT OF WAY
- THERE IS A 25' FRONT SETBACK ALONG ALL NEW INTERNAL ROADS.
- THERE ARE NO SIDE SETBACKS AND 20' REAR SETBACKS

*****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.

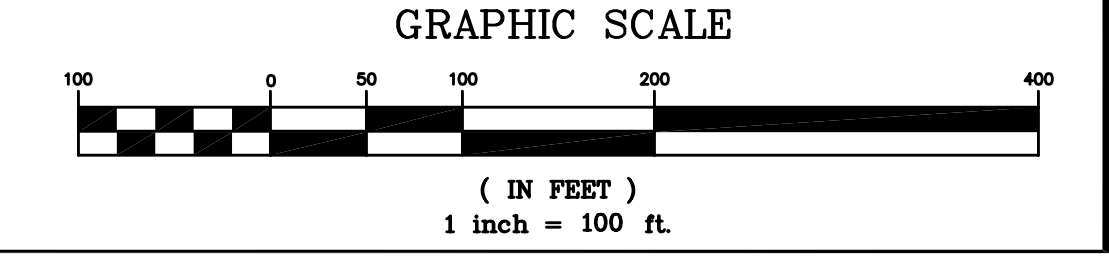
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FAIRVIEW PARK

TYPE OF DEVELOPMENT: C-2

OWNER	ENGINEER
JONES AND JONES, LLC	GRAY ENGINEERING
DAVID McCALL	RODNEY GRAY, P.E.
P.O. BOX 999	132 PILGRIM ROAD
SIMPSONVILLE, SC 29681	GREENVILLE, SC 29607
864-963-7676	864-297-3027

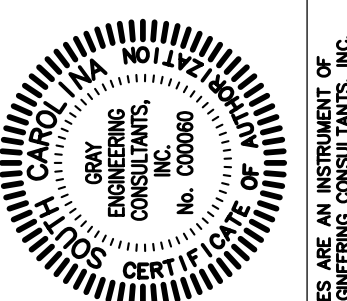
NO. OF ACRES: 19.93 AC MILES OF NEW ROAD: .31 MI.
 NO. OF LOTS: 12 TM# SEE CHART



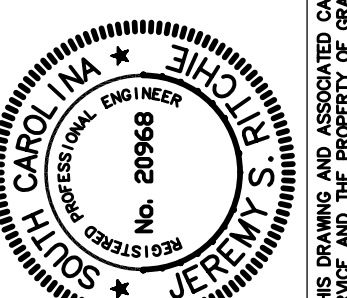
NO.	DATE	BY	REVISION

GRAY ENGINEERING CONSULTANTS, INC.
engineering · stewart · land planning

132 PILGRIM ROAD · GREENVILLE, SC 29607
 PHE (864) 297-3027 · FAX (864) 297-5167
 GRAY @ GRAYENGINEERING.COM



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PRELIMINARY PLAT

FAIRVIEW PARK

COMMERCIAL OFFICE PARK

FAIRVIEW ROAD
CITY OF SIMPSONVILLE, SC

DRAWN BY: BWE
 CHECKED BY: REG
 PROJECT DATE: 4/19/06
 SCALE: 1"=100'
 JOB No.: 260056
 PLOT DATE: 11/01/06

SHEET
P-1

260056-PRELIM.DWG