

PROCEDURAL NOTES:

THE DEVELOPER IS ENCOURAGED TO CONDUCT A PRE-CONSTRUCTION CONFERENCE WITH THE APPROPRIATE UTILITY PROVIDERS AND THE PROJECT ENGINEER. THE DEVELOPER MAY AVOID UNNECESSARY DELAY AND EXPENSE WITH ADVANCE PLANNING OF UTILITY PLACEMENT.

A DHEC "CONSTRUCTION PERMIT" IS REQUIRED TO INSTALL WATER AND SEWER LINES, AND A DHEC "OPERATIONS PERMIT" IS REQUIRED BEFORE CONNECTION TO OR USING AN EXISTING WATER OR SEWER LINE.

AN ENCROACHMENT PERMIT IS REQUIRED BEFORE ROAD CONSTRUCTION BEGINS. IF A STATE ENCROACHMENT PERMIT IS REQUIRED, PROVIDE A COPY TO COUNTY ENGINEERING.

A ROAD PLAN AND PROFILE MUST BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.

NO DRAINAGE STRUCTURES SHOULD BE INSTALLED UNTIL A SPECIFIC PLAN HAS BEEN APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

EACH PHASE OF ROAD CONSTRUCTION IS REQUIRED TO BE INSPECTED AND APPROVED BEFORE ADDITIONAL WORK IS BEGUN.

THE FLOW RATE OF WATER ONTO ANY STATE RIGHT-OF-WAY IS NOT TO BE INCREASED UNLESS PROVISIONS ARE MADE WITH SCDOT TO IMPROVE DRAINAGE STRUCTURES ACCORDINGLY.

PRIOR TO SUBMITTAL OF A STORMWATER MANAGEMENT PLAN, A PRE-APPLICATION MEETING IS REQUIRED. PRIOR TO LAND DISTURBING ACTIVITIES, A STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN SHOULD BE APPROVED BY SCDEH. PROVIDE A COPY OF AN APPROVED STORMWATER MANAGEMENT APPLICATION TO THE CITY PUBLIC WORKS DEPARTMENT AND COUNTY PLANNING COMMISSION PRIOR TO RECORDING FINAL PLAT. FINAL PLAT TO SHOW THE FILE NUMBER OF THE STORMWATER MANAGEMENT PLAN.

FLOOD HAZARD/FLOOD PLAIN INFORMATION IS AVAILABLE FROM THE CITY PUBLIC WORKS DEPARTMENT.

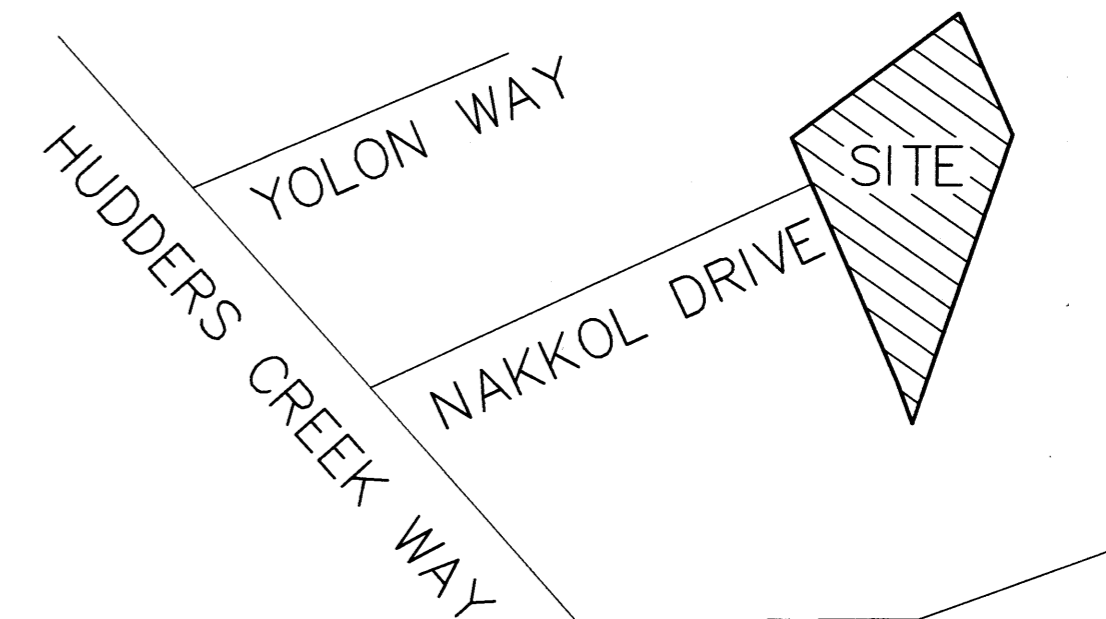
IF APPLICABLE, COMPLETE FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION.

PROVIDE A COPY OF THE APPROVED FLOOD PLAIN DEVELOPMENT PERMIT TO COUNTY ENGINEERING AND PLANNING COMMISSION PRIOR TO RECORDING FINAL PLAT.

LOT AVERAGING TABLE

LOT #	AREA (S.F.)
1	9,774
2	9,600
3	9,608
4	9,787
5	22,655
6	17,585
7	11,113
8	10,278
9	11,868
10	17,307
11	10,633
12	9,016
13	9,060
14	9,917
TOTAL	168,201
AVERAGE	12,014

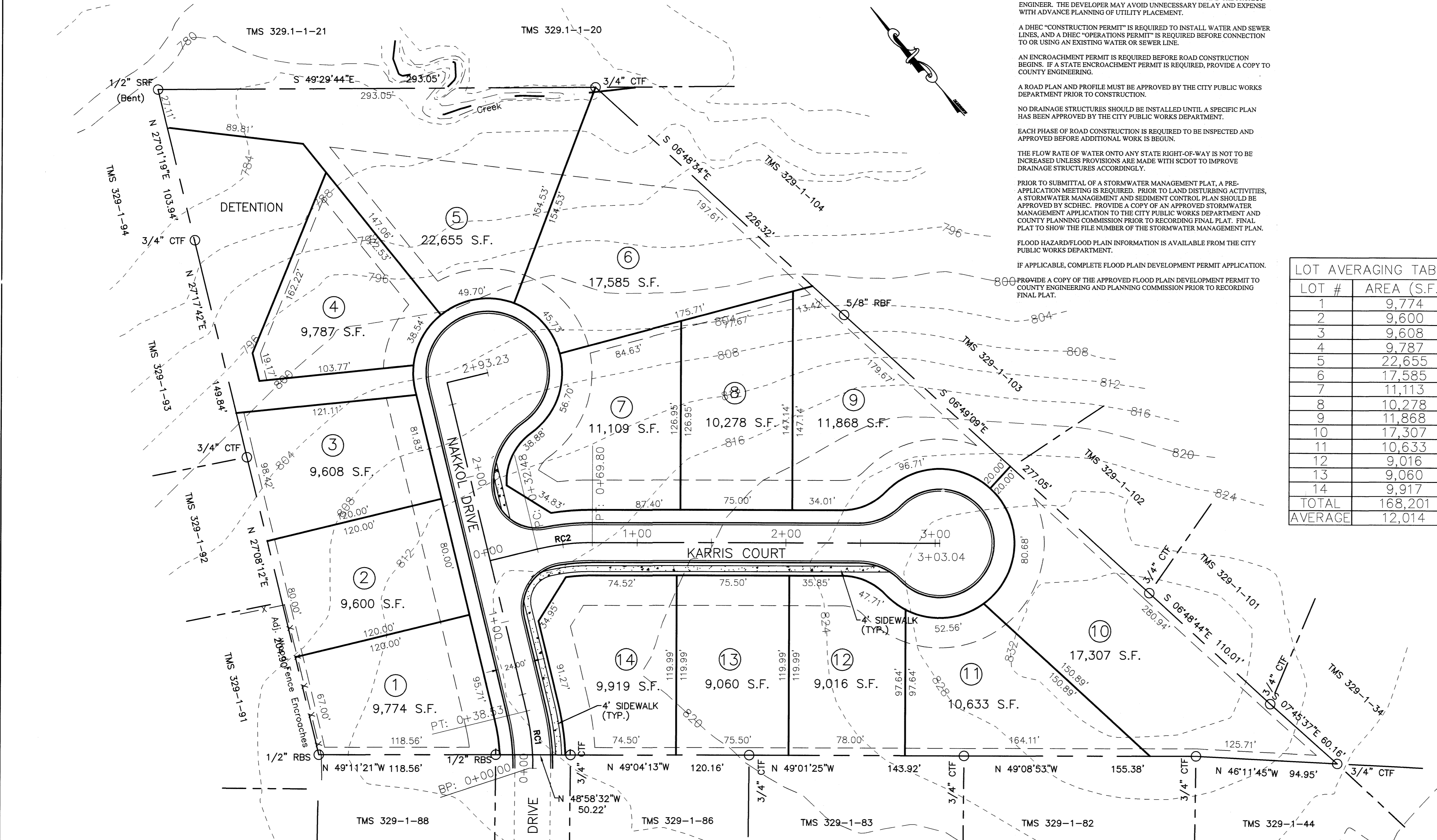
LOCATION MAP (N.T.S.)



PLAT NOTATIONS:

IN ADDITION TO THE SPECIFIC REQUIREMENTS, THE FINAL PLAT TO SHOW THE FOLLOWING INFORMATION AS INDICATED BELOW:

- X RIGHT OF WAY FOR EACH PROPOSED STREET
- X RADIUS OF EACH PROPOSED CUL-DE-SAC
- X SIGHT TRIANGLES AT ALL INTERSECTIONS
- X COUNTY AND STATE ROAD INVENTORY NUMBERS FOR EXISTING ROADS
- X DISTANCE FROM THE SUBDIVISION TO THE NEAREST MAJOR INTERSECTION
- X RIGHT-OF-WAY FOR EACH ADJOINING, EXISTING STREET
- X ESTABLISH PROPERTY LINES AT THE RIGHT-OF-WAY OF EXISTING ROAD(S)
- X FRONT BUILDING SETBACK LINE
- X ALL LOT DIMENSIONS
- X ADEQUATE FRONT AND SIDE SETBACK AREA ON CORNER LOTS
- X TABLE SHOWING SQUARE FOOTAGE OF INDIVIDUAL LOTS
- X EASEMENT FOR EXISTING CREEK(S)/STREAM(S). EASEMENT WIDTH: (25 FEET) + (WIDTH OF CREEK/STREAM AT THE TOP OF THE BANKS)
- X SHOW STATEMENT THAT, AS A MINIMUM, 5-FOOT DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10-FOOT EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- X SHOW STATEMENT: "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."



SPECIFIC REQUIREMENTS:

PUBLIC WATER IS AVAILABLE TO THE SITE AND TO BE USED. (CONTACT MURRAY BOON, GREENVILLE WATER SYSTEM, 241-4100).

PUBLIC SEWER IS AVAILABLE TO THE SITE AND TO BE USED. (CONTACT JOE CARTER, CITY OF SIMPSONVILLE PUBLIC WORKS, 967-9511).

WCRA WILL RESERVE TREATMENT CAPACITY AT THE TREATMENT PLANT BASED ON A 2-YEAR BUILD-OUT (CONTACT BRIAN BISHOP, WCRA, 299-4020).

WATER SUPPLY AND AN ALL-WEATHER ROAD SURFACE TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON SITE. HYDRANTS TO BE INSTALLED AND KEPT CLEAR AND ACCESSIBLE AT ALL TIMES. OTHER APPLICABLE FIRE CODE REFERENCES: 501.04, TIMING OF INSTALLATION, 502.1 DIMENSIONS, 502.1.3 SURFACE, 504.0 OBSTRUCTION OF FIRE APPARATUS ACCESS READS, 501.2, PREMISES IDENTIFICATION, STREET OR ROAD SIGNS, 501.1, FIRE PROTECTION WATER SUPPLIES, 508.2.4 OBSTRUCTION OF FIRE HYDRANTS, 505.5.5 CLEAR SPACE AROUND HYDRANTS, FIRE APPARATUS ACCESS ROADS COUNTY BURNING ORDINANCE 2900. (CONTACT CHIEF JESS MAJOR, CITY OF SIMPSONVILLE FIRE DISTRICT, 962-9276).

SIDEWALKS WILL BE REQUIRED ON ALL INTERNAL ROADS. THE FINAL PLAT TO SHOW THE LOCATION OF THE SIDEWALKS. THE STATEMENT "SIDEWALKS WILL BE INSTALLED AS SHOWN" MUST BE SHOWN ON THE FINAL PLAT.

IF THE SUBDIVISION IS SERVED BY LAURENS ELECTRIC COOP, AN ADDITIONAL 'E' EASEMENT IS REQUIRED TO BE SHOWN ON THE FINAL PLAT TO ACCOMMODATE THE PLACEMENT OF THEIR POWER LINES. THE EASEMENT IS TO BE LOCATED PARALLEL WITH THE NEWLY CREATED ROADS. (CONTACT LARRY PATTERSON, LAURENS ELECTRIC COOP, (864) 213-1915).

THE FINAL PLAT IS TO SHOW AND LABEL THE LOCATION OF ALL LIVE CREEKS AND STREAMS ALONG WITH THE APPROPRIATE SIZED EASEMENTS.

IF ONE IS REQUIRED, THE FINAL PLAT IS TO SHOW LOCATION OF, AND ACCESS TO, THE DETENTION AREA. FINAL PLAT TO SHOW THE STATEMENT "CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA." THE FINAL PLAT TO SHOW OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE DETENTION AREA.

A STORMWATER MANAGEMENT & EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED. A PRE-SUBMITTAL MEETING IS REQUIRED FOR ALL STORMWATER PLANS. (CONTACT SCDEH OR COUNTY LDD, 467-4610).

FINAL PLAT TO SHOW A LOT-SIZE TABLE AND A LOT AVERAGE TABLE.

GENERAL SURVEY STANDARDS APPLY TO THIS PROJECT. SURVEY FOR FINAL PLAT TO BE TIED TO STATE PLANE COORDINATES. ELECTRONIC SUBMITTAL IS ALSO REQUIRED. (CONTACT RICH HANNING, COUNTY GIS, 467-2758, AND SEE SECTION 5.8 IN THE COUNTY LAND DEVELOPMENT REGULATIONS).

FINAL PLAT TO SHOW A 20-FOOT BUILDING SETBACK LINE FROM NEW ROAD.

ROAD NAMES TO BE PROVIDED AND APPROVED PRIOR TO RECORDING A FINAL PLAT. (CONTACT THE PLANNING COMMISSION, 467-2770; MICHELE PERDUE, 671-467-5916).

ROAD NAME SIGNS MUST BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION ON ANY STRUCTURE. THE SIGNS MAY BE TEMPORARY SIGNS. (CONTACT CHIEF JESS MAJOR, SIMPSONVILLE FIRE DEPARTMENT 962-9276).

ROAD CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
RC1	38.53	155.00	19.37	14°14'36"
RC2	37.31	155.00	18.75	13°47'35"

NOTE: PROPERTY ZONED R-12 AND DESIGNED USING LOT AVERAGING.

NOTE: ALL LOTS TO HAVE INTERNAL ACCESS ONLY.

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

TAX I.D. #
TMS 329-1-5.1

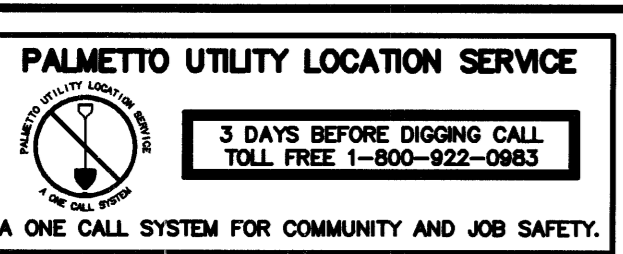
SETBACKS:

FRONT	20'
SIDE	10% OF LOT WIDTH (20'-CORNER LOTS)
REAR	5'

NOTE:
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.

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

*****CAUTION*****



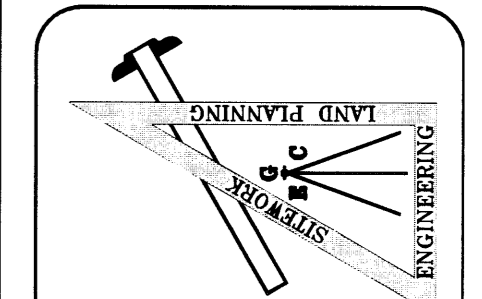
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE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

PRELIMINARY APPROVAL
CITY OF Simpsonville, SC
Date: 10/23/07
Authorized Representative of the Greenville County Planning Commission

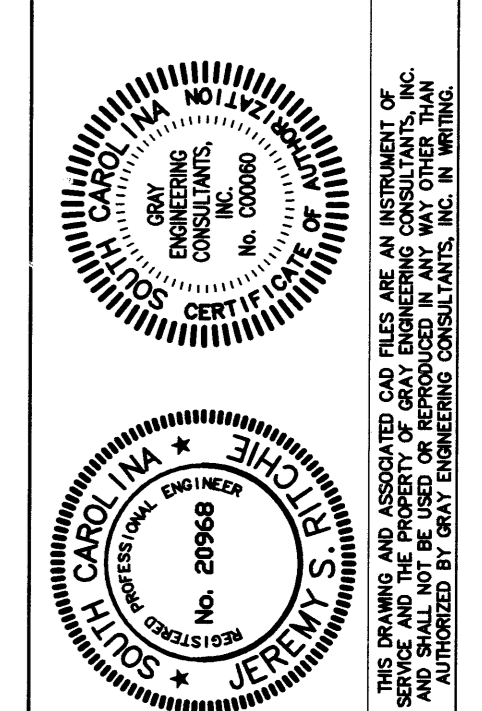
THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES; EXCEPT WHERE OTHERWISE NOTED.

NOTE: CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREA.

NO.	DATE	BY	REVISION
A	10/23/07	CJR	RESUBMITTED TO CITY FOR PRELIMINARY PLAT



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GEOGRAPHIC INFORMATION SYSTEMS
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STAKEOUT PLAN
STONES THROW AT HUDDERS CREEK
(previously NAKKOL DRIVE SUBDIVISION)
NAKKOL DRIVE
SIMPSONVILLE, SC

PROJECT MANAGER: JSR
DRAWN BY: CJR
PROJECT DATE: 10/20/07
SCALE: 1"=40'
JOB No.: 270182
PLOT DATE: 11/07/07

SHEET
CV-1
270182-cv.DWG

07-238
STONES THROW AT HUDDERS CREEK

OWNER: MATT LAMONT, 262 HEWITT ROAD, FOUNTAIN INN, SC 29644, 864-303-0262
ENGINEER: GRAY ENGINEERING, RODNEY GRAY, P.E., 132 PILGRIM ROAD, GREENVILLE, SC 29607, 864-297-3027

NO. OF ACRES: 4.98 AC
MILES OF NEW ROAD: 0.11 MILES
MIN. LOT SIZE: 9,016 S.F.
AVERAGE LOT SIZE: 12,175 S.F.
NO. OF LOTS: 14 LOTS
DATE: OCTOBER 23, 2007

GRAPHIC SCALE
1 inch = 40 ft