

SITE DATA

TAX MAP NO.: P/O 0548020100400

TOTAL AREA: ±18.90-ACRES

ZONING: R-M4 (MULTIFAMILY RESIDENTIAL)
*4 UNITS/AC.

TOTAL UNITS: 75 TOWNHOME LOTS
40' (W) X 95' (D) LOTS-TYP.
*END UNITS ARE 45' (W)

PROPOSED ROADWAY: ±2,873 LF TOTAL ROADWAY
(22' PAVED & 42' R.O.W.)

SETBACKS
FRONT SETBACK: 50' (WOODRUFF ROAD)
20'
EXTERNAL SETBACK: 25'

*THERE ARE NO SIDES AND REAR SETBACKS

LAND USE TABLE:

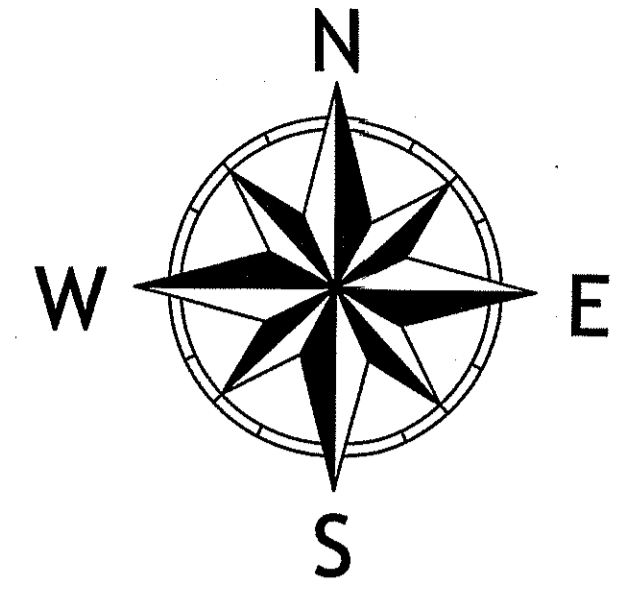
TOTAL SITE AREA:	18.90 AC.
TOTAL LOT AREA:	7.00 AC.
TOTAL OPEN SPACE:	8.75 AC.
TOTAL ROADS & R.O.W.:	3.15 AC.

VISITOR PARKING TABLE:

TOTAL SPACES PROVIDED:	26
*SPACES ARE ALL 9' (W) X 20' (D)	

SITE LEGEND

	ASPHALT PAVEMENT SECTION
	PROPOSED LANDSCAPING / SCREENING EASEMENT
	PROPERTY LINE/R.O.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED E.O.P./CURB LINE
	EXISTING E.O.P.
	PROPOSED C/L ROAD



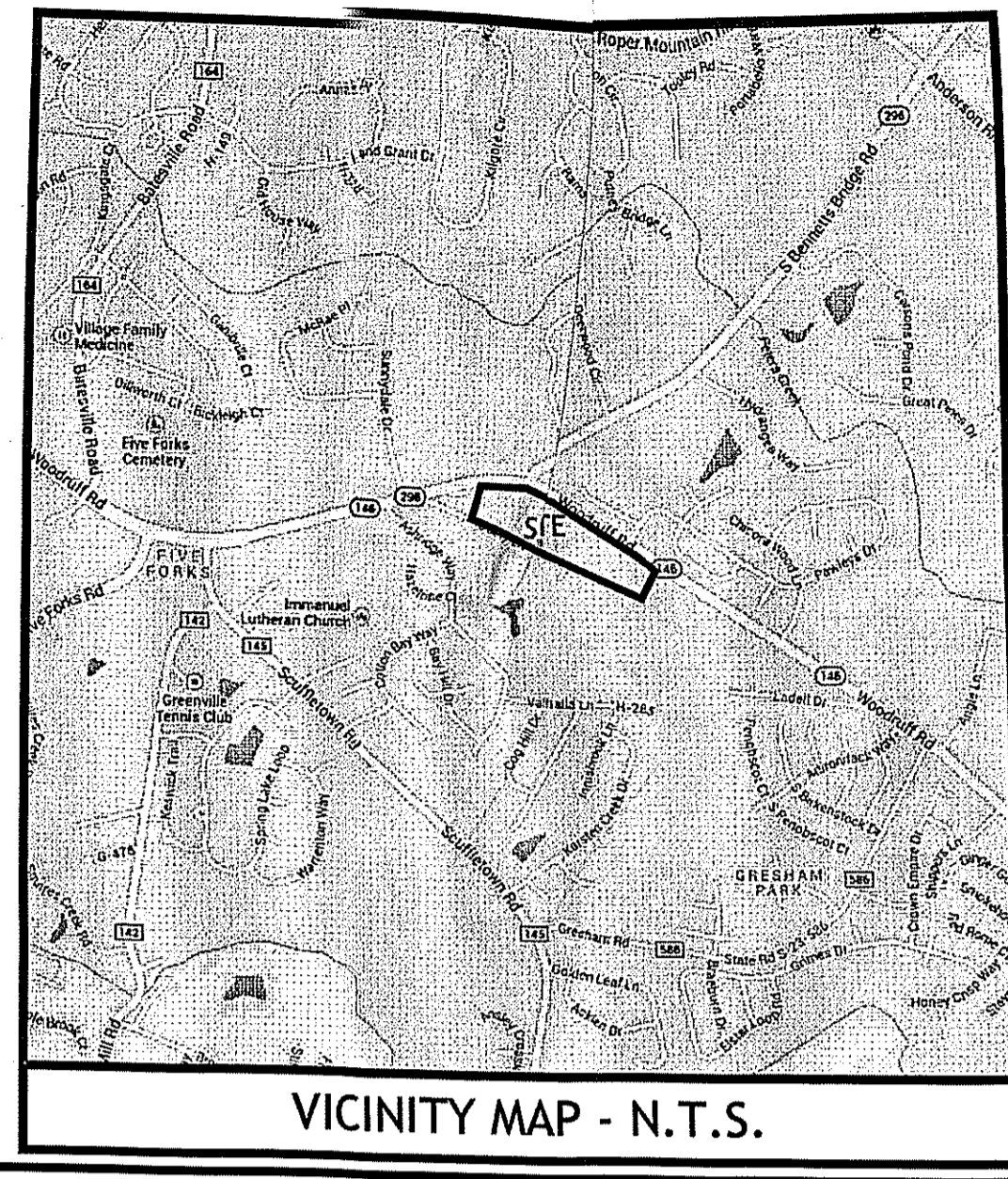
OWNER
 COMPANY: MARK III PROPERTIES, INC.
 ADDRESS: 170-C CAMELOT DRIVE
 SPARTANBURG, SC 29301
 PHONE: 864-595-1735
 CONTACT: JOHN BEESON
 EMAIL: JOHN@MARKIIIPROPERTIES.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 19 WASHINGTON PARK, SUITE 100
 GREENVILLE, SC 29601
 PHONE: 864-326-4203
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: 3D LAND SURVEYING
 ADDRESS: P.O. BOX 8494
 GREENVILLE, SC 29604
 PHONE: 864-272-0274
 CONTACT: DAVID MIDDY, P.L.S.
 EMAIL: DAVID@3DLS.NET

- GENERAL NOTES:**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 - A "STORM WATER 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."
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 42' (MIN.) PUBLIC R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG WOODRUFF ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
 - GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

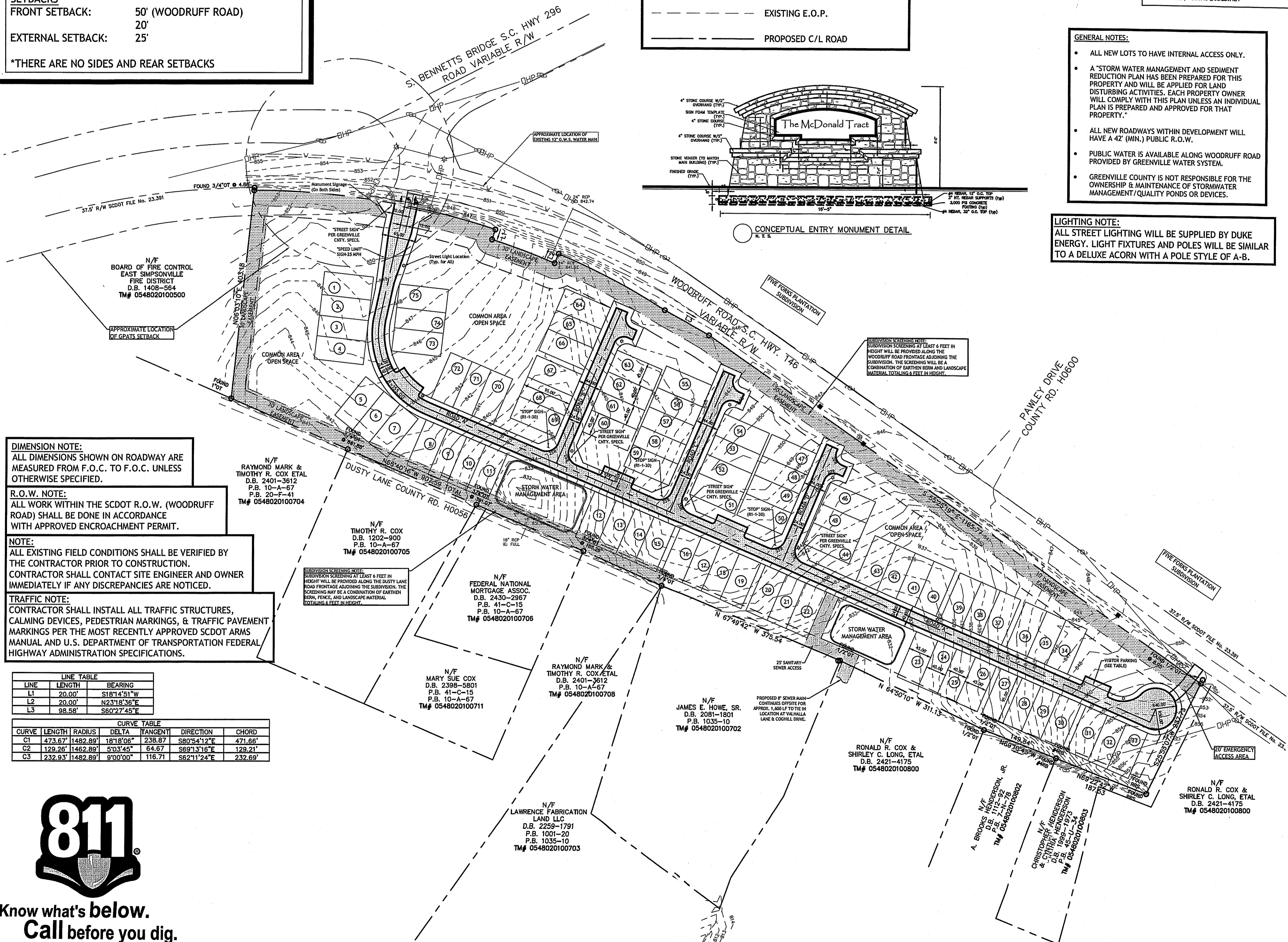
LIGHTING NOTE:
 ALL STREET LIGHTING WILL BE SUPPLIED BY DUKE ENERGY. LIGHT FIXTURES AND POLES WILL BE SIMILAR TO A DELUXE ACORN WITH A POLE STYLE OF A-B.



Project Number: 2014-013
 DWG Name: 2014-013 C.dwg
 Drawing Scale: 1" = 100'
 Date of Project: 09/2013
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina P.E. #24214
 North Carolina P.E. #03871

bluewater
 civil design
 bluewater.civil.design.pllc
 19 Washington Park, Suite 100 • Greenville, SC 29601
 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
 SC C04212 - GA PEF005965
 NC P0868 - AL CA4065E



DIMENSION NOTE:
 ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM F.O.C. TO F.O.C. UNLESS OTHERWISE SPECIFIED.

R.O.W. NOTE:
 ALL WORK WITHIN THE SCDOT R.O.W. (WOODRUFF ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

NOTE:
 ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

TRAFFIC NOTE:
 CONTRACTOR SHALL INSTALL ALL TRAFFIC STRUCTURES, CALMING DEVICES, PEDESTRIAN MARKINGS, & TRAFFIC PAVEMENT MARKINGS PER THE MOST RECENTLY APPROVED SCDOT ARMS MANUAL AND U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS.

LINE TABLE

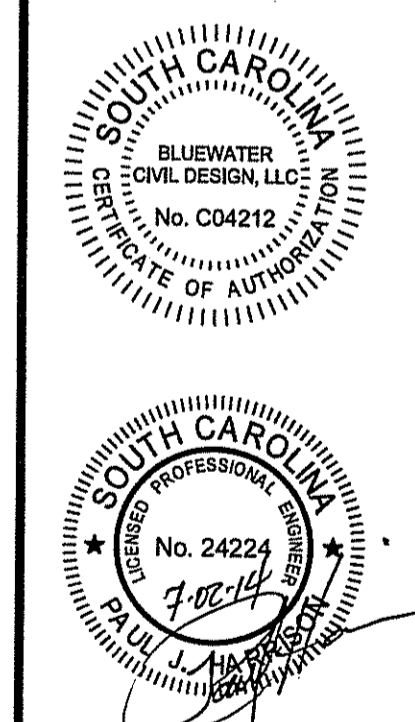
LINE	LENGTH	BEARING
L1	20.00'	S18°14'51"W
L2	20.00'	N23°18'36"E
L3	98.58'	S62°27'45"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	473.67'	1482.89'	18°18'06"	238.87'	S80°54'12"E	471.66'
C2	129.26'	1482.89'	5°03'45"	64.67'	S69°13'16"E	129.21'
C3	232.93'	1482.89'	9°00'00"	116.71'	S62°11'24"E	232.89'



The McDonald Tract
 Woodruff Road & S. Bennetts Bridge Rd.
 Greenville County, SC

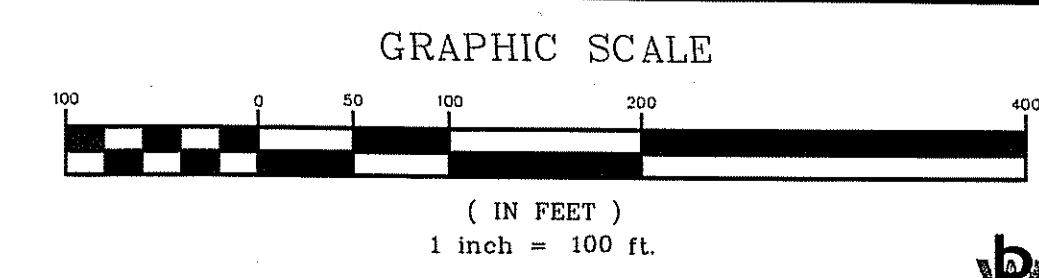


2014-137

PRELIMINARY
THE McDONALD TRACT

Owner	Engineer
Mark III Properties, Inc. John Beeson 170-C Camelot Drive Spartanburg, SC 29301 864-595-1735	Bluewater Civil Design, LLC Paul J. Harrison, P.E. 19 Washington Park, Suite 100 Greenville, SC 29601 864-735-5068

Total Acreage: 18.90 Ac. Existing Zoning: R-M4
 Number of Lots: 75 lots New Roadway: 2,873 LF



Preliminary Plat

P101