

SITE DATA

TAX MAP NO.: 0574050101301,
0574050101303,
& 0574050101307

LAND AREA: ±36.77 Ac.

ZONING: R-MID

SETBACK INFORMATION: 30' ALONG BARKER ROAD
30' ALONG STENHOUSE ROAD
15' FRONT SETBACK
5' SIDE SETBACK
10' REAR SETBACK
15' SECONDARY SIDE

TOTAL ROADWAY: 4,886 LF (24' PAVED W/
44' R.O.W.)

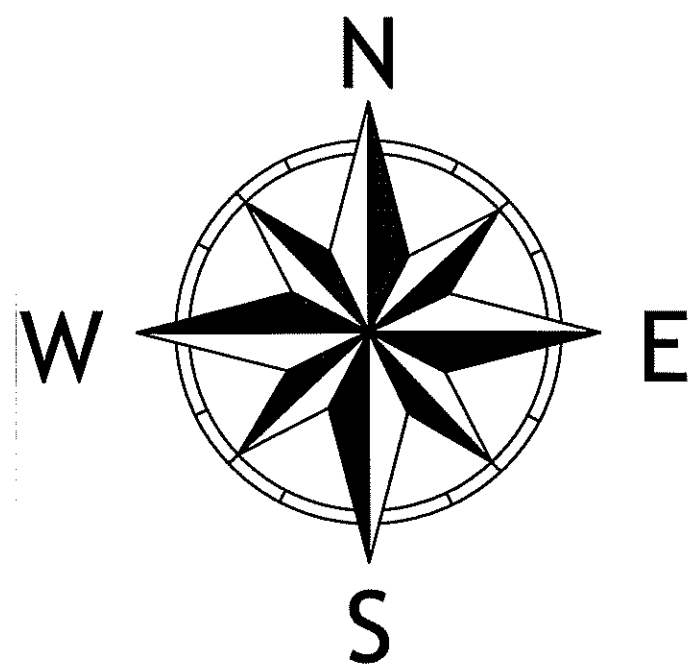
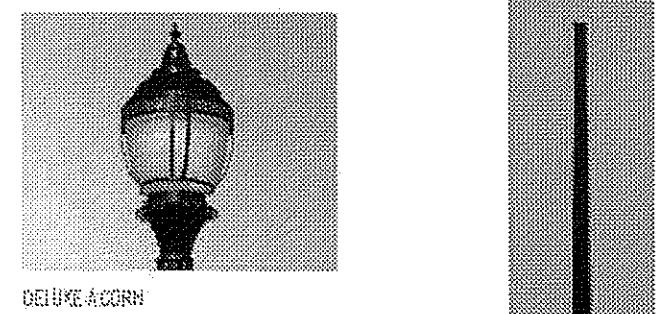
PROPOSED LOTS: 95 - 50'(W) X 120'(D)
40 - 60'(W) X 120'(D)
10 - 65'(W) X 120'(D)
145 TOTAL SFR LOTS (6,000 SF MIN.)

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: 864-735-5068
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

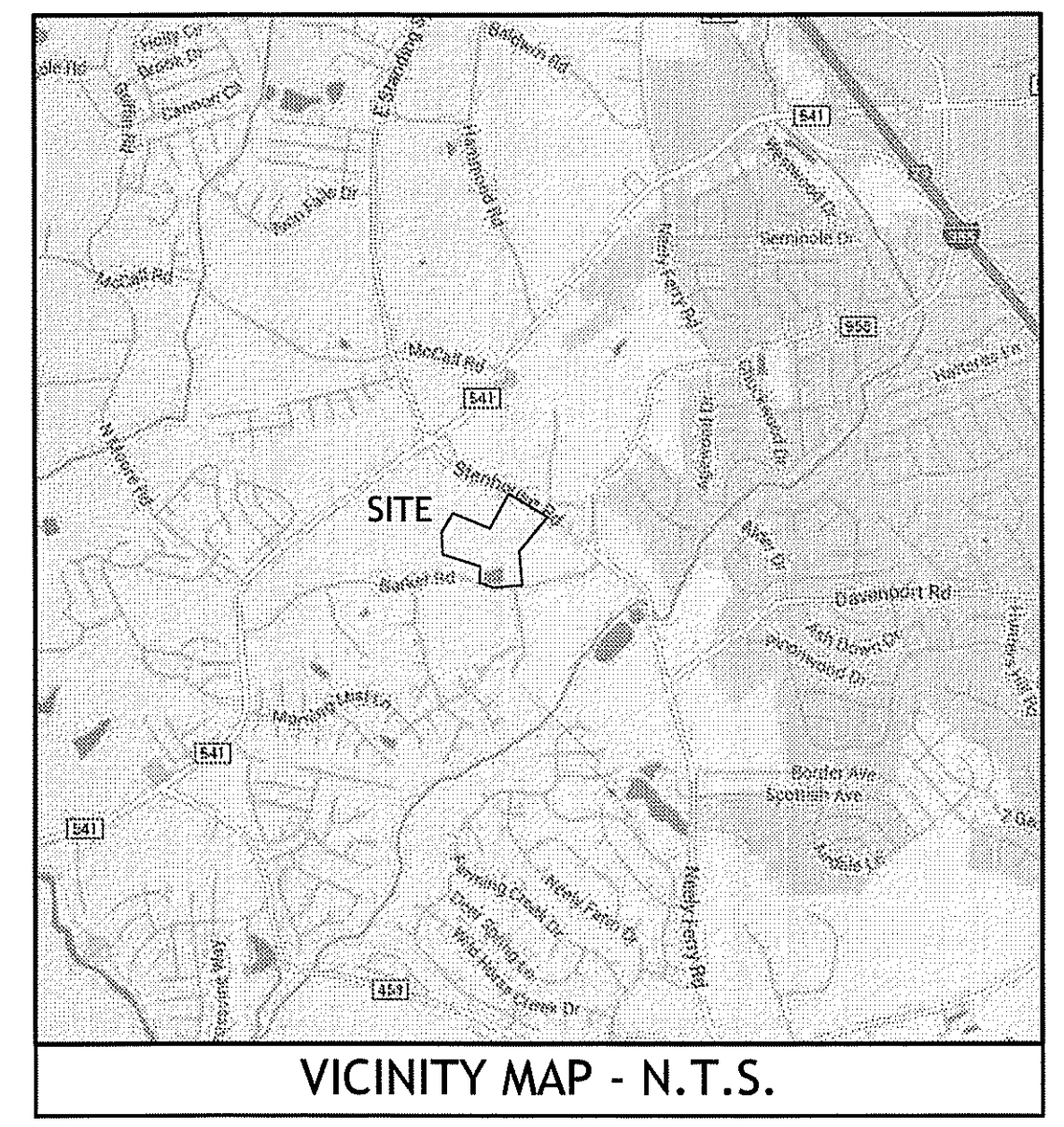
SURVEYOR
COMPANY: 3D LAND SURVEYING
ADDRESS: 116 WEST STONE AVENUE
GREENVILLE, SC 29609
PHONE: 864-272-0274
CONTACT: DAVID HODNY, PLS
EMAIL: DAVID@3DLS.NET

LIGHTING NOTE:
ALL STREET LIGHTING WILL BE SUPPLIED
BY DUKE ENERGY. BELOW IS AN EXAMPLE
OF LIGHT FIXTURE AND POLE STYLE.

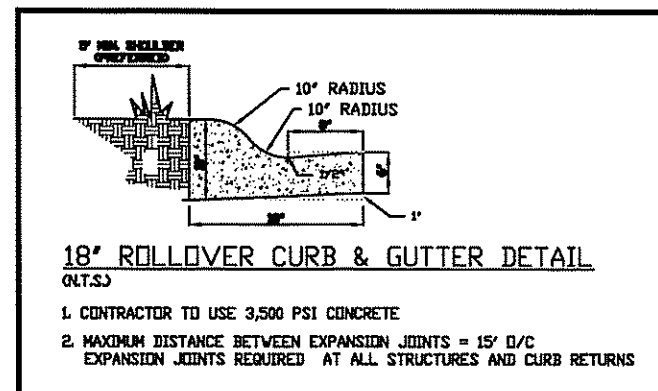


SITE LEGEND

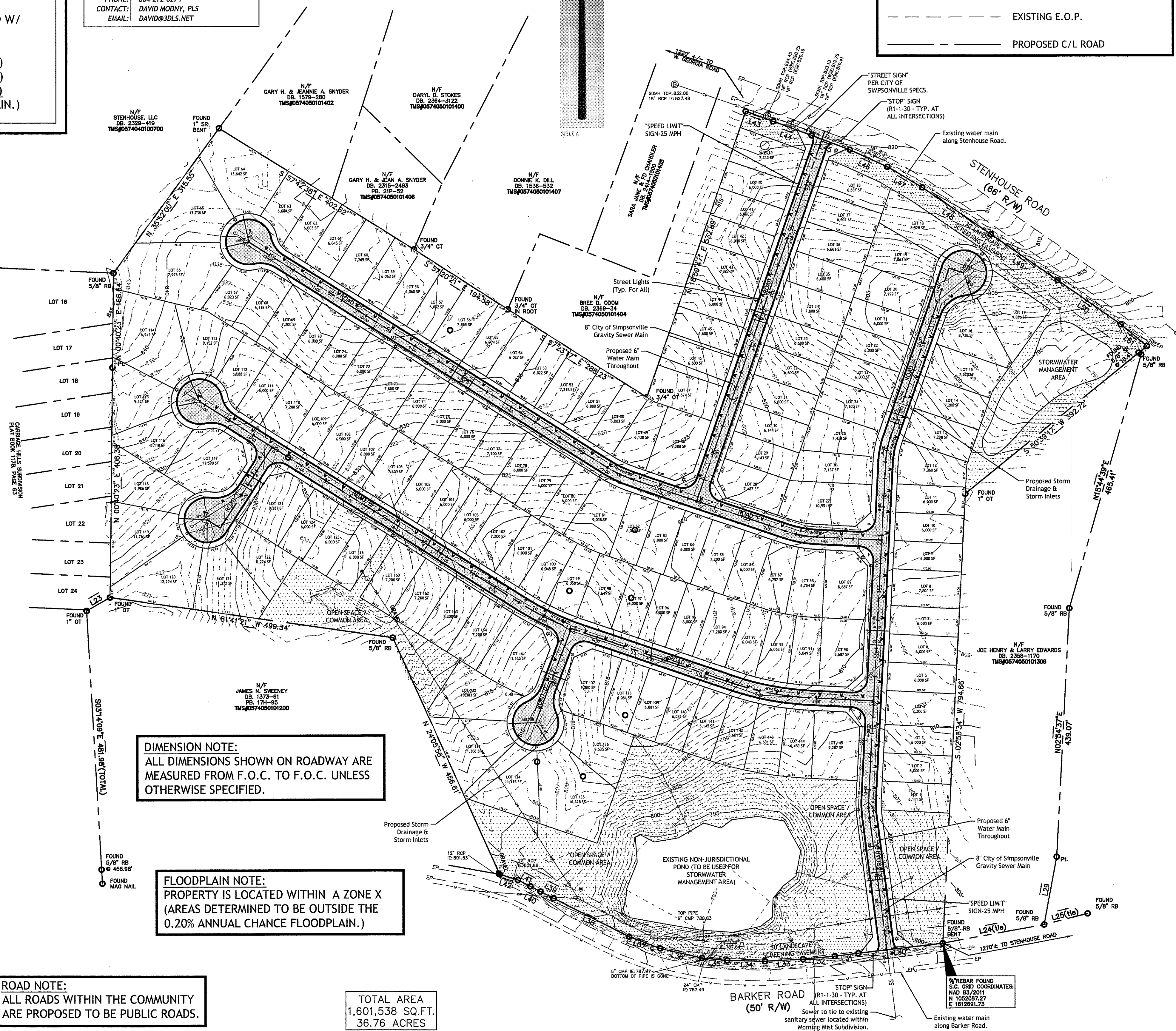
- ASPHALT PAVEMENT SECTION
- PROPOSED LANDSCAPING / SCREENING EASEMENT
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED E.O.P. / CURB LINE
- EXISTING E.O.P.
- PROPOSED C/L ROAD



Project Number: 2014-073
DWG Name: 2014-073 C.dwg
Drawing Scale: 1" = 100'
Date of Project: 10/2014
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PEP 2424
North Carolina PEP 03871
bluewater civil design, pllc
bluewatercivil.com • Greenville, SC 29601
19 Washington Park, Suite 100 • Greenville, SC 29601
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEP005865
NC P0868 - AL CA4065E



LINE	LENGTH	BEARING
L1	51.57	N59°35'23"E
L2	31.32	S73°39'18"E
L3	24.08	N53°13'07"E
L4	45.93	N83°00'35"E
L5	46.44	S78°58'14"E
L6	59.86	S28°49'56"E
L7	45.65	S10°39'40"W
L8	27.94	S52°18'41"W
L9	28.32	S39°04'33"W
L10	33.74	S02°46'18"W
L11	25.85	S52°09'04"W
L12	48.99	S77°49'38"W
L13	58.33	N85°38'16"W
L14	123.53	N78°40'53"W
L15	18.03	N58°39'15"W
L16	29.96	N11°54'45"E
L17	13.45	N03°51'55"E
L18	50.56	N21°41'29"E
L19	43.25	N04°28'07"W
L20	9.94	N59°45'29"E
L21	27.50	S6°20'44"E
L22	42.78	N80°36'03"E
L23	47.47	S58°58'15"W
L24(tie)	180.35	N78°32'15"E
L25(tie)	78.67	N75°43'34"E
L26	120.35	S03°05'22"W
L27	108.87	N83°16'32"E
L28	84.49	S72°01'52"E
L29	122.07	N10°26'41"E
L30	148.66	S83°18'06"W
L31	41.54	S82°49'33"W
L32	55.71	S84°44'37"W
L33	66.51	S86°46'11"W
L34	66.23	N88°24'42"W
L35	44.29	N84°10'03"W
L36	75.08	N76°43'37"W
L37	58.01	N68°05'13"W
L38	148.66	N62°37'51"W
L39	25.86	N62°48'05"W
L40	20.02	N62°48'05"W
L41	24.10	N62°48'05"W
L42	33.60	N72°33'29"W
L43	51.17	S69°44'03"E
L44	71.52	S69°49'38"E
L45	71.53	S69°04'30"E
L46	72.42	S68°02'23"E
L47	70.86	S69°01'11"E
L48	145.87	S55°28'28"E
L49	141.64	S55°15'00"E
L50	135.26	S54°48'17"E
L51	59.77	S49°43'06"E



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

FLOODPLAIN NOTE:
PROPERTY IS LOCATED WITHIN A ZONE X
(AREAS DETERMINED TO BE OUTSIDE THE
0.20% ANNUAL CHANCE FLOODPLAIN.)

ROAD NOTE:
ALL ROADS WITHIN THE COMMUNITY
ARE PROPOSED TO BE PUBLIC ROADS.

TOTAL AREA
1,601,538 SQ.FT.
36.76 ACRES

2014-157
GRIFFIN-KNIGHTEN
TRACT
PRELIMINARY
BARKER ROAD SUBDIVISION

Owner
Mark III Properties, Inc
John Beeson
170-C Camelot Drive
Spartanburg, SC 29301
864-595-1735

Engineer
Bluewater Civil Design, LLC
Paul J. Harrison, P.E.
19 Washington Park, Suite 100
Greenville, SC 29601
864-735-5068

Total Acreage: 36.77 Ac. Existing Zoning: R-MID
Number of Lots: 145 Lots New Roadway: 4,886 LF

