

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.)

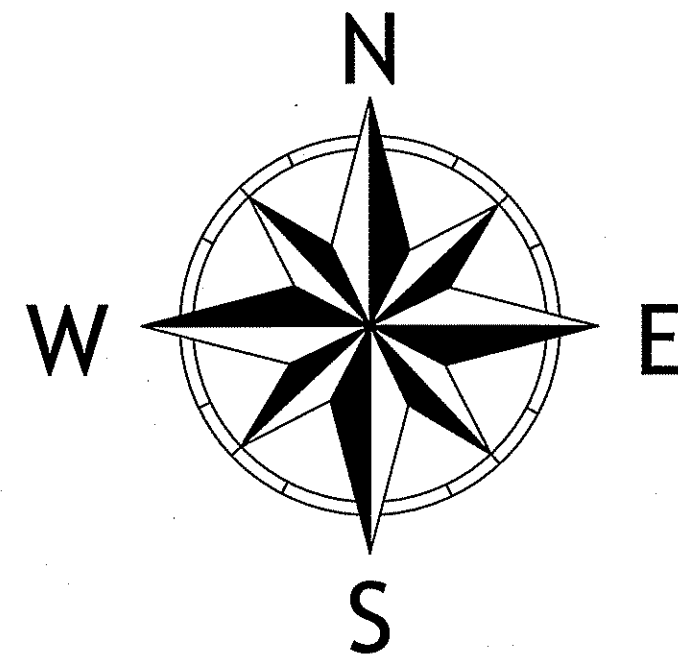
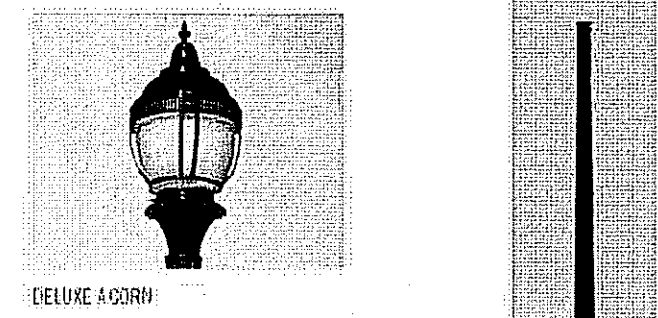
PROPOSED LOTS: 95 - 50'(W) X 120'(D)
40 - 60'(W) X 120'(D)
10 - 65'(W) X 120'(D)
145 TOTAL SFR LOTS (6,000 SF MIN.)

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

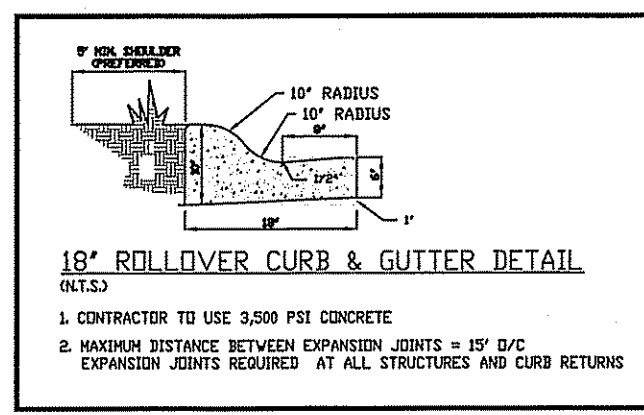
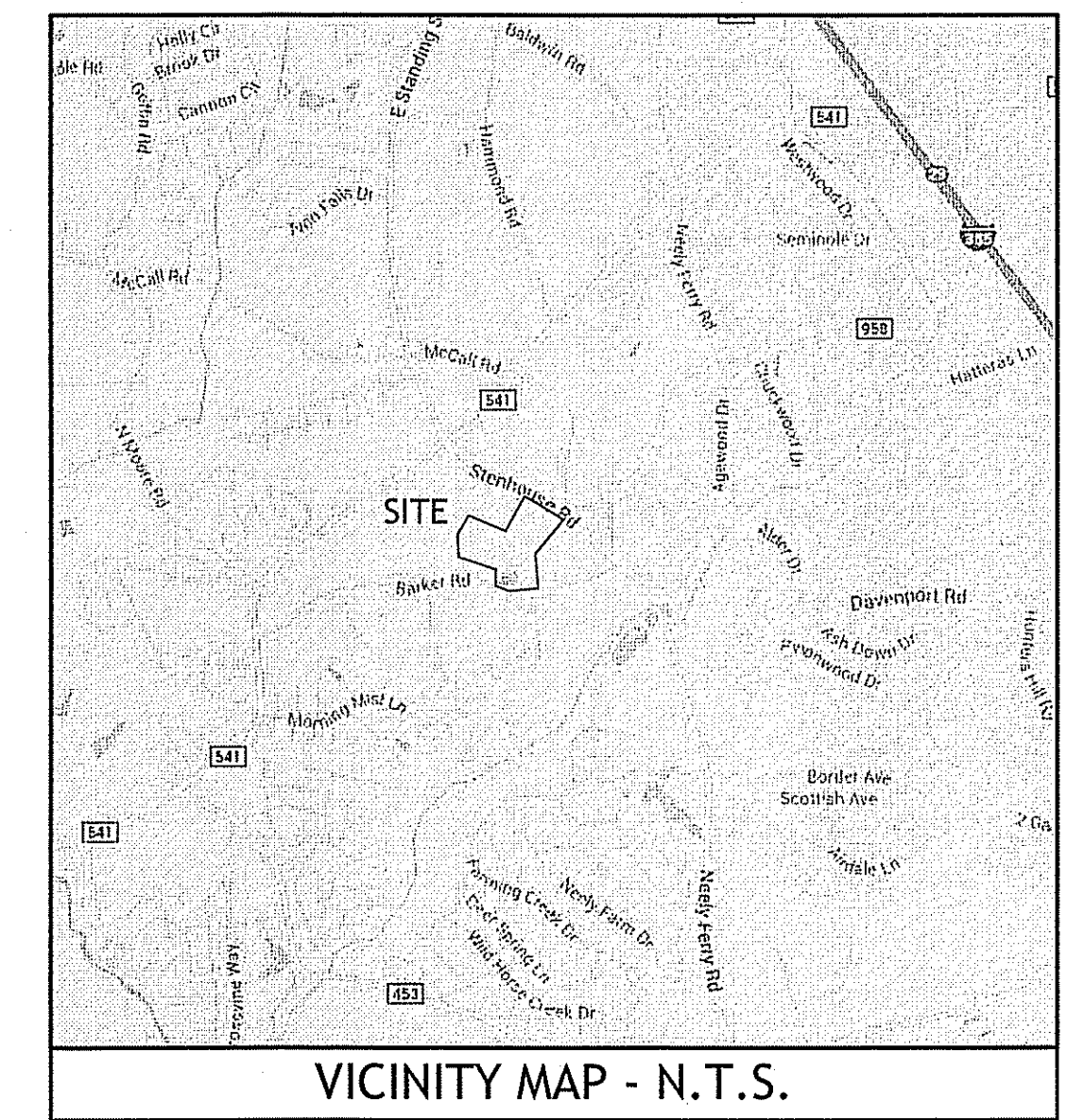
SURVEYOR
COMPANY: 3D LAND SURVEYING
ADDRESS: 116 WEST STONE AVENUE
GREENVILLE, SC 29609
PHONE: 864-777-0274
CONTACT: DAVID MODNY, PLS
EMAIL: DAVID@3DLS.NET

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



LINE	LENGTH	BEARING
L1	51.51'	N59°35'23"E
L2	31.32'	S73°39'18"E
L3	24.06'	N53°13'07"E
L4	45.93'	N83°00'35"E
L5	46.44'	S79°58'14"E
L6	50.86'	S28°49'56"E
L7	45.65'	S10°38'40"W
L8	27.94'	S52°16'41"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°39'18"W
L14	123.53'	N79°46'53"W
L15	16.03'	N56°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'	S62°06'48"E
L22	42.78'	N80°36'03"E
L23	47.47'	S59°59'15"W
L24(1e)	180.35'	N79°32'15"E
L25(1e)	78.67'	N75°43'34"E
L26	120.35'	S03°05'22"W
L27	108.97'	N83°16'32"W
L28	84.48'	S72°01'52"E
L29	122.07'	N10°26'41"E
L30	148.66'	S83°18'08"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'	N69°05'13"W
L38	148.68'	N82°37'51"W
L39	25.66'	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'	S59°49'38"E
L45	71.53'	S69°04'30"E
L46	72.42'	S65°02'23"E
L47	70.86'	S59°01'11"E
L48	145.87'	S55°26'25"E
L49	141.64'	S55°15'00"E
L50	135.26'	S54°49'17"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.

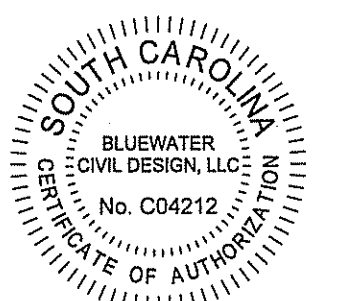
TOTAL AREA
1,601,538 SQ.FT.
36.76 ACRES



Know what's below.
Call before you dig.

Project Number: 2014-073
DWG Name: 2014-073 Preliminary Plat.dwg
Drawing Scale: 1" = 100'
Date of Project: 10/2014
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina P.E. 20224
North Carolina P.E. 02871
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 PEF005865
NC P0868 - AL CA0055E

LONGLEAF
BARKER ROAD
SIMPSONVILLE, SC

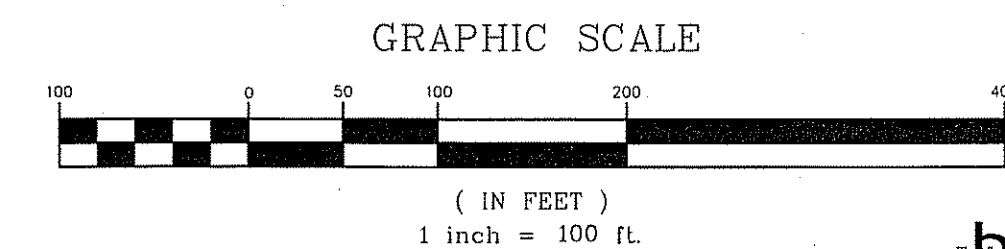


14-157
(fka Griffin-Knighten Tract)

PRELIMINARY LONGLEAF

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



PLAN REVISION	DATE	ISSUE COMMENT
A	11/05/2014	Issued to Greenville County & Simpsonville
B	12/02/2014	Revised Road Names & Subdivision Name
C	12/03/2014	Revised Subdivision Name Per Owner

Preliminary Plat