
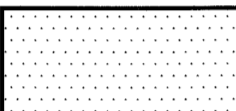








SITE DATA

TAX MAP NO.: 0574050100900
 TOTAL AREA: ±8.33-ACRES
 ZONING: R-8 (Lot Averaging)
 TOTAL LOTS: 30 LOTS (6,000 SF MIN.)
 PROPOSED ROADWAY: ±973.00 LF
 SETBACKS
 FRONT SETBACK: 15' (20' OFF BARKER RD.)
 SIDE SETBACK: 5' (15' SECONDARY SIDE)
 REAR SETBACK: 10'

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

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

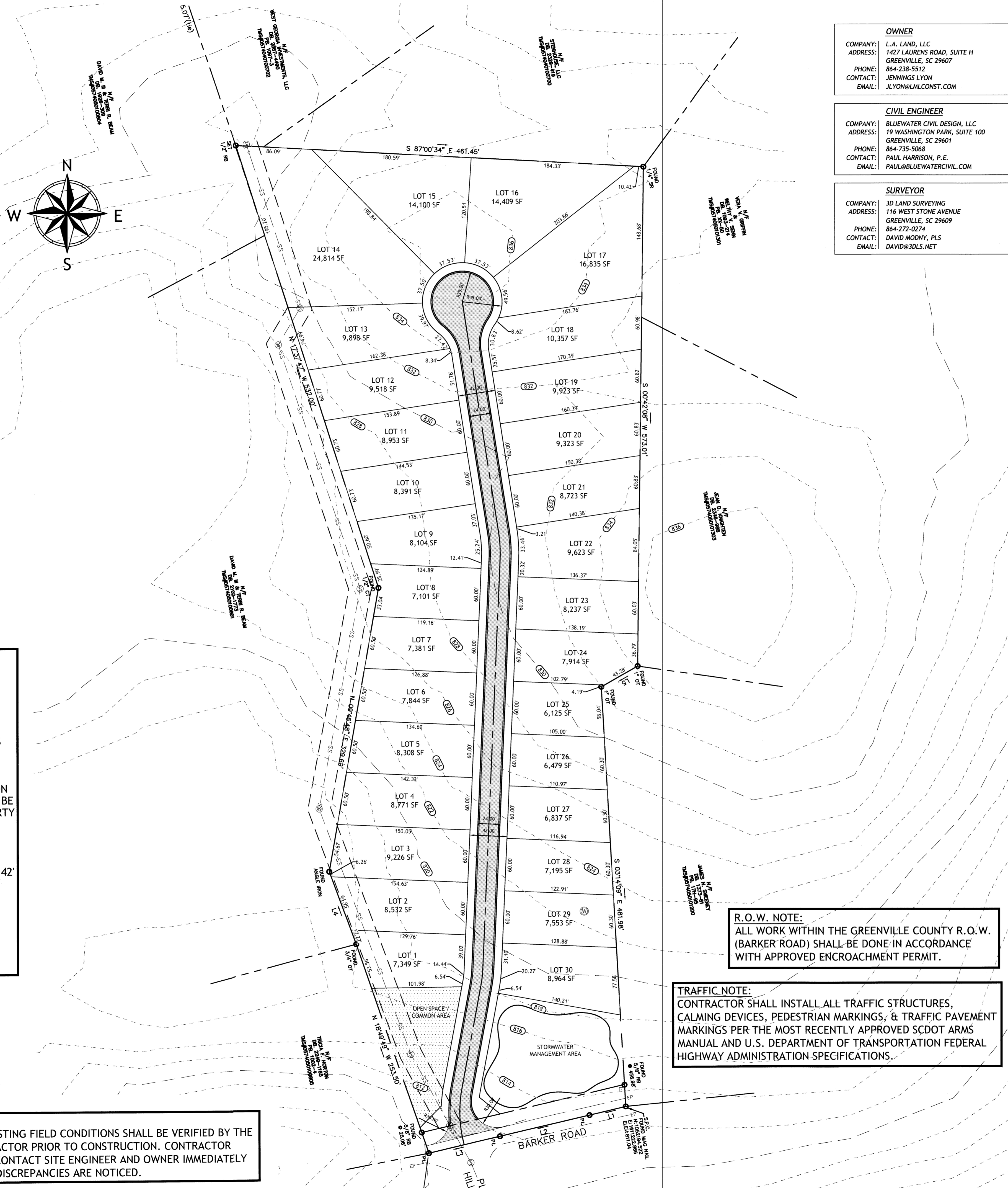
GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- 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 BARKER ROAD PROVIDED BY GREENVILLE WATER SYSTEM.
- THE CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.

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.



Know what's below.
 Call before you dig.



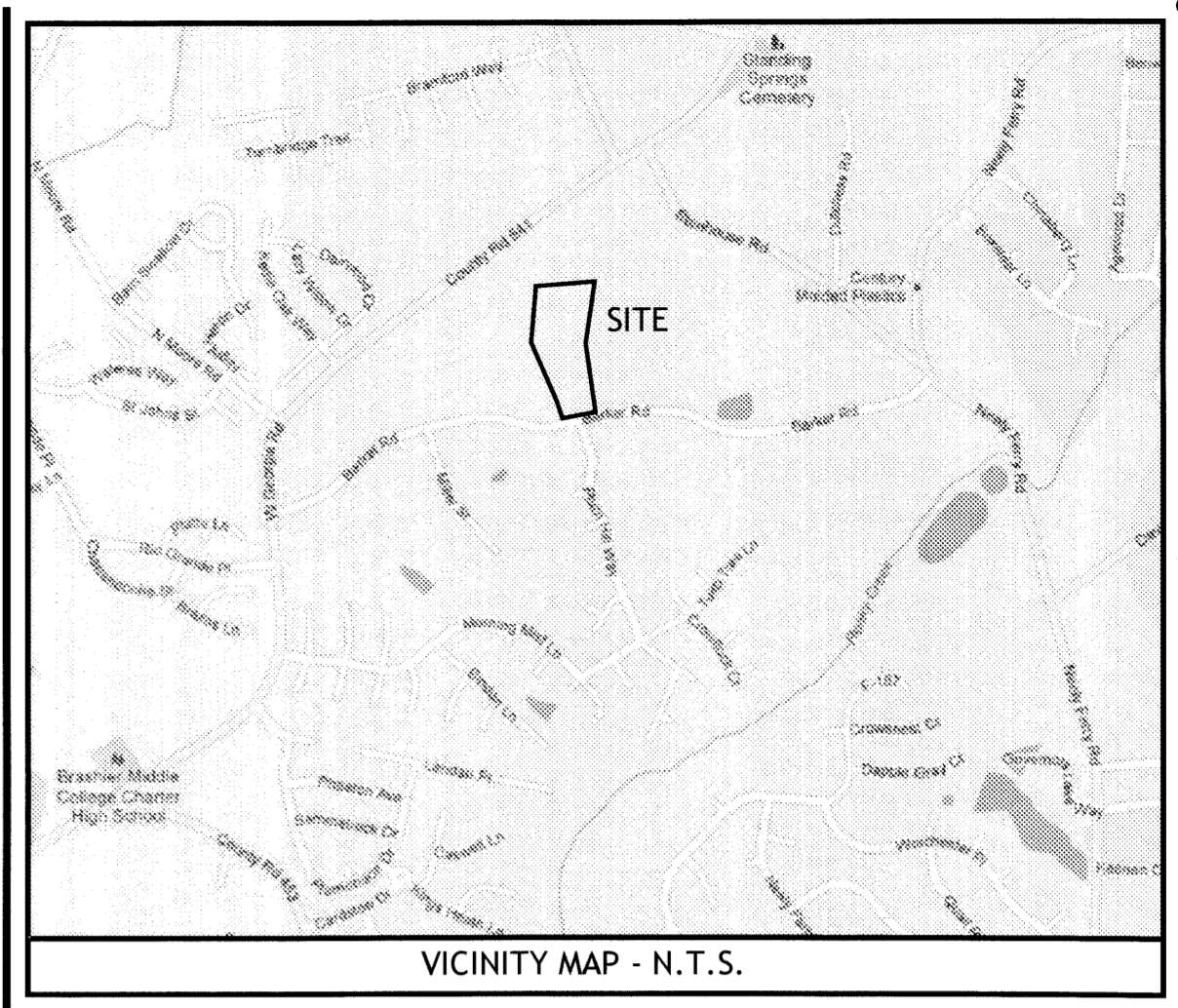
R.O.W. NOTE:
 ALL WORK WITHIN THE GREENVILLE COUNTY R.O.W. (BARKER ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.

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.

OWNER
 COMPANY: L.A. LAND, LLC
 ADDRESS: 1427 LAURENS ROAD, SUITE H GREENVILLE, SC 29607
 PHONE: 864-238-5512
 CONTACT: JENNINGS LYON
 EMAIL: JLYON@LMLCONST.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 MODNY, PLS
 EMAIL: DAVID@3DLS.NET



2013-127

Carrige Hills S/D

fkaz PRELIMINARY

BARKER ROAD SUBDIVISION

Owner L.A. Land, LLC Jennings Lyon 1427 Laurens Road, Suite H Greenville, SC 29607 864-238-5512	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 19 Washington Park, Suite 100 Greenville, SC 29601 864-735-5068
Total Acreage: ±8.33 Ac.	Existing Zoning: R-8
Number of Lots: 30 Lots	New Roadway: 973 LF

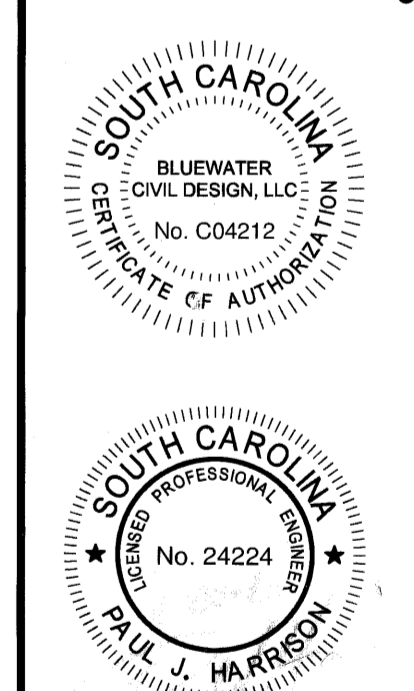
GRAPHIC SCALE
 1 inch = 60 ft.

Project Number: 2013-022
 DWG Name: 2013-022 C.dwg
 Drawing Scale: 1" = 60'
 Date of Project: 01/2013
 Engineer of Record:
 Paul J. Harrison, P.E.
 South Carolina P.E. #2424
 North Carolina P.E. #6837

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 CA4065E

Barker Road Subdivision
 Barker Road
 Simpsonville, SC



PLAN REVISION	DATE	ISSUE COMMENT
A	5-29-13	Issued to Owner For Review
B	6-05-13	Submitted Preliminary Plat

Preliminary Plat