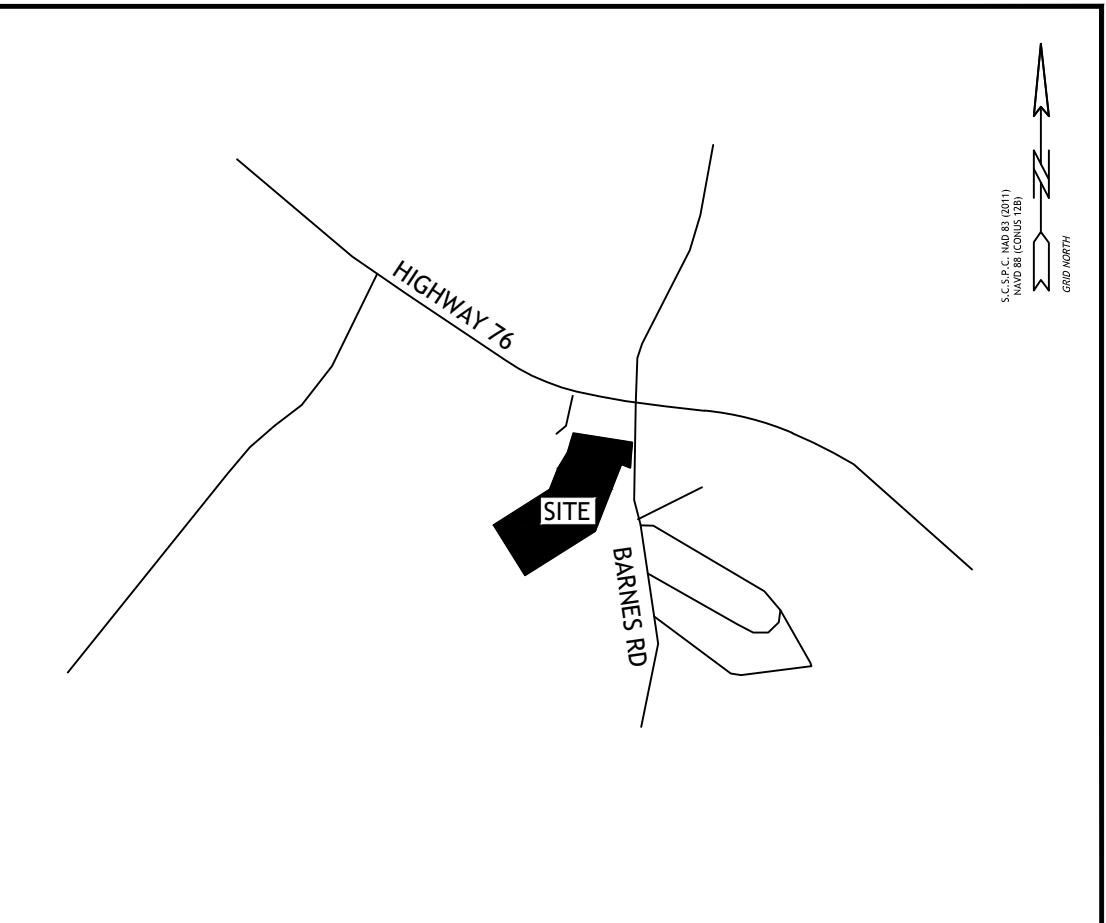
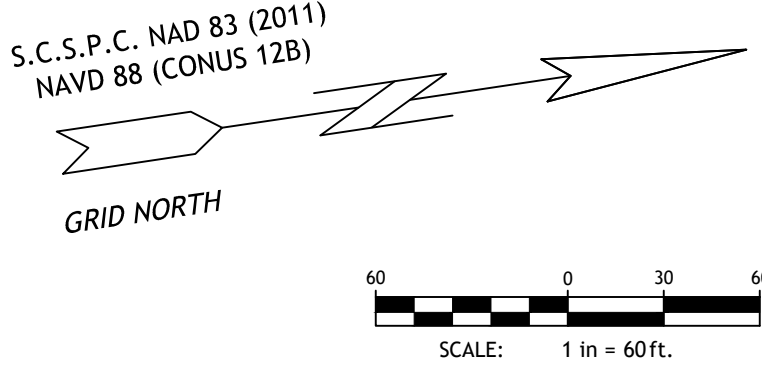


REQUIRED OPEN SPACE: 5.51 AC (25.0%)
REQUIRED ALTERED OPEN SPACE AND/OR DEVELOPED COMMON AREA: 2.20 AC (10.0%)
PROVIDED OPEN SPACE: 6.16 AC (27.96%)
- PROVIDED ALTERED AND/OR DEVELOPED: 2.49 AC (11.3%)
- STORMWATER MANAGEMENT AREAS: 1.47 AC
- DUKE ENERGY R/W: 0.58 AC
- OPEN SPACE BALANCE: 1.62 AC

OPEN SPACE TO BE OWNED AND MAINTAINED BY HOA.
DETENTION PONDS WILL BE OWNED AND MAINTAINED BY HOA.
TO BE NOTED IN RECORDED COVENANTS AND RESTRICTIONS.
OPEN SPACE NOT TO BE SUBDIVIDED.

RIDGEWATER
ENGINEERING & SURVEYING

PO BOX 806, ANDERSON, SC 29622
(864) 226-0980 ridgewatereng.com



LOCATION MAP

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 2/11/22
[Owner] [Agent] [Name]: Joseph Beeson, Beeson Development, LLC
Signed: [Signature]

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Ridgewater Engineering & Surveying, LLC, and dated 9/27/21; And further that the proposed subdivision meets all requirements of the Laurens County Ordinance, as applicable to the property.

By Name: J. Wesley White, PE
Signed: [Signature]
Registered Professional No. 25827
Address: 211 Society St., Anderson, SC 29621
Telephone No. 864-260-0980
Date: 2/11/22

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Laurens County Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____
Date: _____

BARNES ROAD SUBDIVISION TMS #505-00-00-006

Beeson Development, LLC 114 Dominick Crt Greenville, SC 29605 864.704.4415	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622 864.226.0980
OWNER	ENGINEER OR SURVEYOR

NO. OF ACRES: ±22.03 MILES OF NEW ROADS: ±0.55 (2,885 LF)
NO. OF LOTS: 75 ZONING: UNZONED

DRAWN BY: JWW
CHECKED: JWW
JOB NUMBER: 21280
REVISIONS: 2
PRELIMINARY PLAT



THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGEWATER ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

SITE DATA

TMS #: 505-00-00-006
ACREAGE: ±22.03-ACRES (TOTAL)
OPEN SPACE: 6.16-ACRES (27.96%)
CURRENT ZONING: UNZONED
TOTAL LOTS: 75 SINGLE FAMILY
MINIMUM LOT SIZE: 7,000 SF
MINIMUM LOT WIDTH: 55 LF
DENSITY: 3.40 LOTS/ACRE
PROPOSED ROADS: ±2,885 LF/±0.55 MI PUBLIC
SETBACKS
BARNES RD: 30'
INTERNAL FRONT: 30'
INTERNAL SIDE: 6'
INTERNAL REAR: 10'
NOTE:
- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED
WATER & SEWER PROVIDER: LAURENS COUNTY WATER & SEWER COMMISSION

Note:
Per Laurens County Water & Sewer Commission, the developer shall connect to the existing 12" water main on the east side of Barnes Road and connect to the existing sanitary sewer main at the southwest quadrant of the intersection of Barnes Road and Highway 76.

Gambrell Life Estate
P.B. 19, Page 297
D.B. 1407, Page 280
TMS # 535-00-00-029

The Loren Group LLC
P.B. A-56, Page 54
D.B. 1486, Page 54
TMS # 504-00-00-075

Robinson
P.B. A-56, Page 5
D.B. 1171, Page 142
TMS # 504-00-00-077

Robinson
P.B. A-56, Page 279
D.B. 1588, Page 059
TMS # 504-00-00-059