

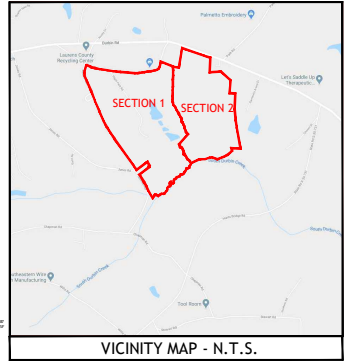
DENSITY TABLE

| | |
|-----------------------------|----------------------|
| TOTAL ACRES: | ±304.83 AC |
| ZONING: | UNZONED |
| NO. OF LOTS/UNITS PROVIDED: | 1,077 (3.53 LOTS/AC) |
| PROVIDED OPEN SPACE AREA: | ±95.2 AC* (31%) |
| PROVIDED COMMON AREA: | ±7.85 AC* (2.6%) |

*OPEN SPACE AREA CALCULATIONS DO NOT INCLUDE STORM WATER MANAGEMENT AREAS. ALL OPEN SPACE AND COMMON AREA WILL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL AN HOA IS ESTABLISHED. OPEN SPACE WILL BE USED FOR ACTIVE AND PASSIVE GREEN SPACE. COMMON AREA WILL BE USED FOR STORM WATER MANAGEMENT.

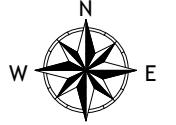
SITE DATA

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| TAX MAP NO.: | 121-00-00-001, 121-00-00-009 & P/O 121-00-00-002 |
| TOTAL AREA: | ±182.56 ACRES SECTION 1 ±122.27 ACRES SECTION 2 ±304.83 AC TOTAL DEVELOPMENT |
| ZONING: | *UNZONED |
| TOTAL LOTS: | 314 LOTS (45' X 115' TYP.) SECT. 1 324 LOTS (53' X 115' TYP.) SECT. 2 638 TOTAL LOTS SECTION 1 |
| | 303 LOTS (53' X 115' TYP.) SECT. 2 |
| TOTAL TH UNITS: | 941 DEVELOPMENT TOTAL LOTS 136 UNITS (20' X 90' TYP.) SECT. 2 |
| PROPOSED ROADWAY: | ±22,344 LF (50' R.O.W.) SECTION 1 ±13,642 LF (50' R.O.W.) SECTION 2 ±35,986 LF TOTAL ROADWAY |
| SETBACKS: | DURBIN ROAD: 40' SULLIVAN ROAD: 30' HAPPY VALLEY ROAD: 30' EXTERIOR SETBACK: 25' |
| LAYOUT SUBJECT TO LAURENS COUNTY PLANNING AND P.C. APPROVAL | |



SITE LEGEND

| | |
|--|--------------------------------|
| | PROPERTY LINE/R.O.W. |
| | PROPOSED BUILDING SETBACK LINE |
| | FLOODPLAIN |
| | PROPOSED R/W |
| | PROPOSED C/L ROAD |
| | EXISTING EDGE OF PAVEMENT |



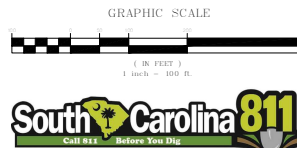
DEVELOPER
 COMPANY: AURIX PROPERTIES, INC.
 ADDRESS: 170 CAMELOT DRIVE, SUITE C
 SPARTANBURG, SC 29301
 PHONE: 803-995-1235
 CONTACT: JOHN REEDSON
 EMAIL: JOHN@AURIXPROPERTIES.COM

CIVIL ENGINEER
 COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWDES HILL ROAD
 GREENVILLE, SC 29607
 PHONE: 864-395-4002
 CONTACT: PAUL HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
 COMPANY: 30 LAND SURVEYING
 ADDRESS: 100 CENTURY DRIVE
 GREENVILLE, SC 29607
 PHONE: 864-272-6274
 CONTACT: DAVID MOODY
 EMAIL: DAVID@30LS.NET

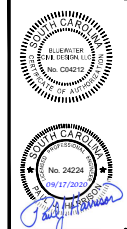
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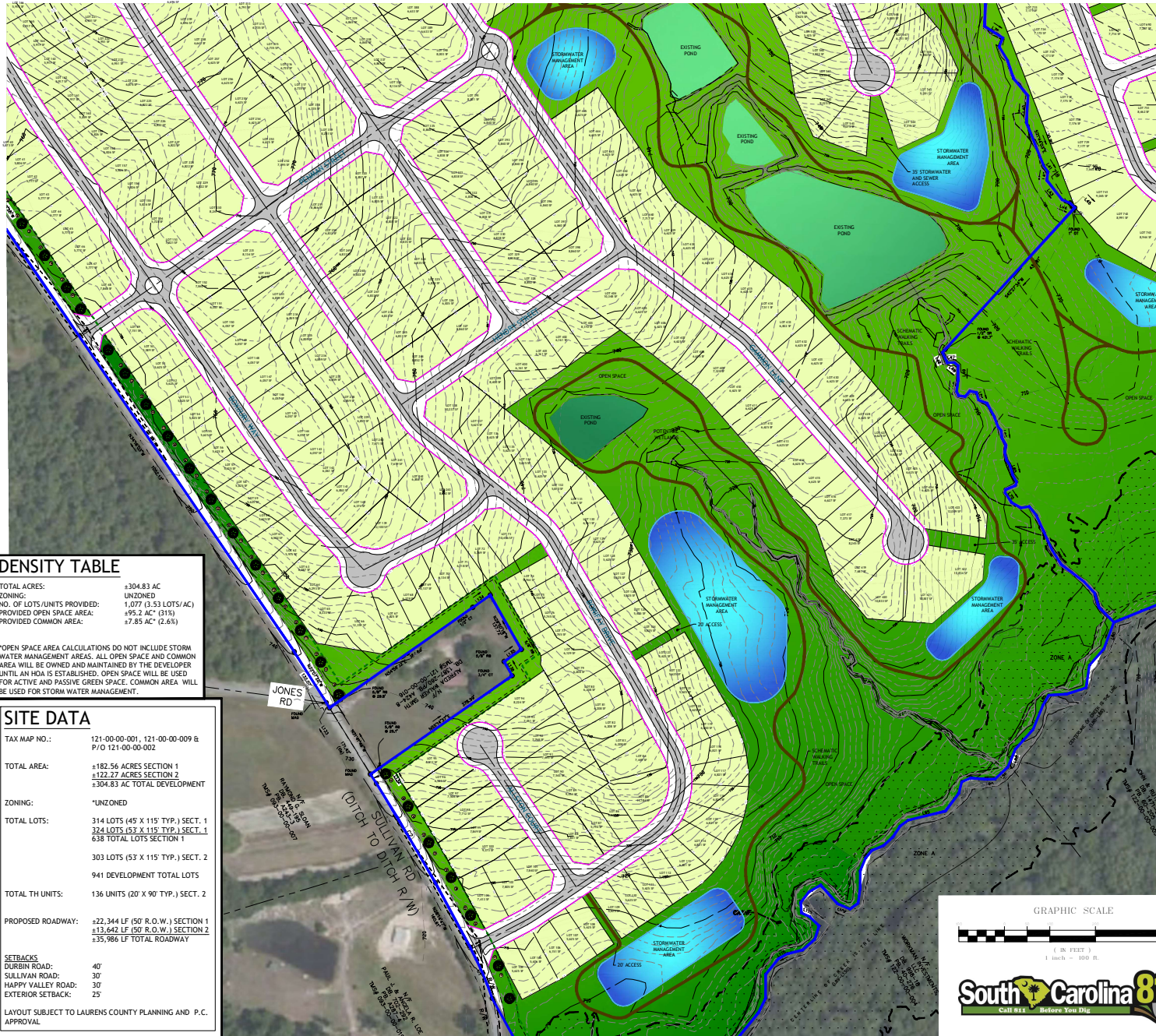


Certification of Authorization
 SC 03402 - CA #1030185
 NC 03048 - CA 04006

DURBIN MEADOWS
 (SFR Subdivision - Preliminary)
 Durbin Road & Sullivan Road
 Laurens County, SC



| REVISION | DATE | BY | COMMENTS |
|----------|------------|------------------|----------------|
| 1 | 08/12/2020 | Paul J. Harrison | Initial Design |



DENSITY TABLE

TOTAL ACRES: ±304.83 AC
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±122.27 ACRES SECTION 2
±304.83 AC TOTAL DEVELOPMENT

ZONING: *UNZONED

TOTAL LOTS: 314 LOTS (45' X 115' TYP.) SEC. 1
324 LOTS (53' X 115' TYP.) SEC. 1
638 TOTAL LOTS SECTION 1

303 LOTS (53' X 115' TYP.) SEC. 2

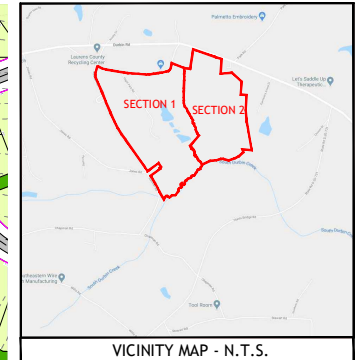
941 DEVELOPMENT TOTAL LOTS

TOTAL TH UNITS: 136 UNITS (20' X 90' TYP.) SEC. 2

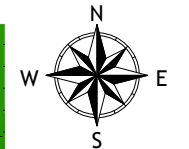
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SULLIVAN ROAD: 30'
HAPPY VALLEY ROAD: 30'
EXTERIOR SETBACK: 25'

LAYOUT SUBJECT TO LAURENS COUNTY PLANNING AND P.C. APPROVAL



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|-------------|--------------------------------|
| | PROPERTY LINE/R.O.W. |
| | PROPOSED BUILDING SETBACK LINE |
| | FLOODPLAIN |
| | PROPOSED R/W |
| | PROPOSED C/L ROAD |
| | EXISTING EDGE OF PAVEMENT |



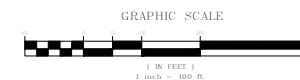
DEVELOPER
COMPANY: AARK III PROPERTIES, P.C.
ADDRESS: 170 CAMELOT DRIVE, SUITE C
SPARTANBURG, SC 29001
PHONE: 803-915-1235
CONTACT: JOHN REEDON
EMAIL: JOHN@AARKIII.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWMEAD HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4302
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: 30 LAND SURVEYING
ADDRESS: 10 CENTURY DRIVE
GREENVILLE, SC 29607
PHONE: 864-272-6274
CONTACT: DAVID MOODY
EMAIL: DAVID@30LAND.NET

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| REVISION | DATE | BY | REVISION |
|----------|------------|-------------|-------------------|
| A | 09/17/2020 | DAVID MOODY | Issued for Review |



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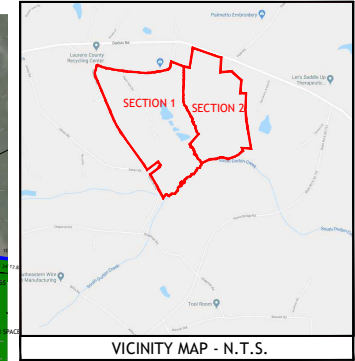
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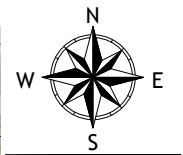
| | |
|--------------------|-----|
| SETBACKS | |
| DURBIN ROAD: | 40' |
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| EXTERIOR SETBACK: | 25' |

LAYOUT SUBJECT TO LAURENS COUNTY PLANNING AND P.C. APPROVAL



SITE LEGEND

| | |
|-------|--------------------------------|
| — | PROPERTY LINE/R.O.W. |
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| - - - | FLOODPLAIN |
| - - - | PROPOSED R/W |
| - - - | PROPOSED C/L ROAD |
| - - - | EXISTING EDGE OF PAVEMENT |



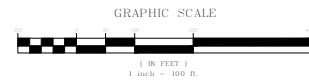
DEVELOPER
COMPANY: AARON V. PROPERTIES, INC.
ADDRESS: 170 CANELOT DRIVE, SUITE C
SPARTANBURG, SC 29301
PHONE: 803-395-1235
CONTACT: JOHN REEDSON
EMAIL: JOHN@AARONVPROPERTIES.COM

CIVIL ENGINEER
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWMEYER HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-236-4002
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR
COMPANY: 30 LAND SURVEYING
ADDRESS: 10 CENTURY DRIVE
GREENVILLE, SC 29607
PHONE: 864-272-6274
CONTACT: DAVID MOODY
EMAIL: DAVID@30LS.NET

GENERAL NOTES

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2. PUBLIC WATER IS AVAILABLE ALONG ADJACENT ROADS TO THE SITE PROVIDED BY LCWSC.
3. SANITARY SEWER IS AVAILABLE ALONG SULLIVAN ROAD AND WILL BE PROVIDED BY LCWSC.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
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Project Number: 2020-036
DWG Name: Durbin Meadows PP-1.dwg
Drawing Scale: AS NOTED
Date of Project: 09/2020
Engineer of Record:
Paul J. Harrison, P.E.
North Carolina Professional Engineer
718 Lowmeyer Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

bluewater civil design
bluewater civil design, LLC
718 Lowmeyer Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC 034612 - LAURENS COUNTY
SC 034612 - LAURENS COUNTY

DURBIN MEADOWS
(SFR Subdivision - Preliminary)
Durbin Road & Sullivan Road
Laurens County, SC



| REV | REVISION | DATE | BY | CHKD |
|-----|------------|------|----|------|
| A | 09/17/2020 | | | |

Preliminary Plot

PP-1C



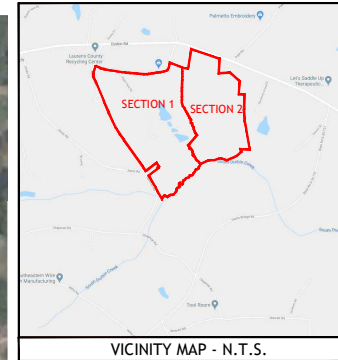
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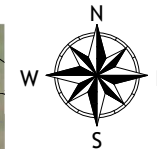
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| LAYOUT SUBJECT TO LAURENS COUNTY PLANNING AND P.C. APPROVAL | |



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| DEVELOPER | |
|----------------|---|
| COMPANY: | MARK W. PROPERTIES, INC. |
| ADDRESS: | 170 CAMELOT DRIVE, SUITE C SPARTANBURG, SC 29081 |
| PHONE: | 803-395-1235 |
| CONTACT: | JOHN REEDSON |
| EMAIL: | JOHN@MARKWPROPERTIES.COM |
| CIVIL ENGINEER | |
| COMPANY: | BLUEWATER CIVIL DESIGN, LLC |
| ADDRESS: | 718 LOWMEYER HILL ROAD GREENVILLE, SC 29607 |
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