



PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE			PARCEL TABLE		
PARCEL #	SQ.FT.	ACRES	PARCEL #	SQ.FT.	ACRES	PARCEL #	SQ.FT.	ACRES	PARCEL #	SQ.FT.	ACRES	PARCEL #	SQ.FT.	ACRES
1	7,834	0.180	21	3,965	0.091	41	3,925	0.090	61	4,692	0.108	81	3,417	0.078
2	4,357	0.100	22	4,274	0.098	42	5,299	0.122	62	4,958	0.114	82	3,339	0.077
3	3,603	0.083	23	4,275	0.098	43	4,152	0.095	63	4,275	0.098	83	3,261	0.075
4	3,681	0.085	24	4,275	0.098	44	3,925	0.090	64	3,886	0.089	84	3,183	0.073
5	3,579	0.086	25	5,688	0.131	45	3,925	0.090	65	3,892	0.089	85	3,226	0.074
6	3,837	0.088	26	4,261	0.098	46	3,822	0.088	66	3,892	0.089	86	5,448	0.125
7	3,915	0.090	27	4,275	0.098	47	3,910	0.090	67	3,892	0.089			
8	3,993	0.092	28	4,275	0.098	48	3,607	0.083	68	3,892	0.089			
9	4,071	0.093	29	4,275	0.098	49	4,344	0.079	69	3,892	0.089			
10	4,120	0.095	30	4,275	0.098	50	3,377	0.078	70	4,275	0.098			
11	5,275	0.121	31	4,275	0.098	51	3,318	0.076	71	4,957	0.114			
12	5,446	0.125	32	4,275	0.098	52	3,308	0.076	72	6,316	0.145			
13	3,884	0.089	33	4,275	0.098	53	3,801	0.087	73	4,275	0.098			
14	3,715	0.085	34	2,667	0.098	54	3,925	0.090	74	5,243	0.120			
15	3,725	0.086	35	3,812	0.088	55	3,925	0.090	75	5,822	0.134			
16	3,735	0.086	36	3,925	0.090	56	3,925	0.090	76	4,939	0.102			
17	3,745	0.086	37	3,925	0.090	57	3,925	0.090	77	3,730	0.086			
18	3,871	0.089	38	3,925	0.090	58	3,925	0.090	78	3,652	0.084			
19	3,973	0.091	39	3,925	0.090	59	3,925	0.090	79	3,573	0.082			
20	4,180	0.096	40	3,925	0.090	60	4,014	0.092	80	3,495	0.080			

INVERRARY DRIVE:	0.19 MILES
MARE ISLAND DRIVE:	0.31 MILES
INDIAN WELLS COURT:	0.02 MILES
SHAWNEE WAY:	0.03 MILES
BORREGO SPRINGS COURT:	0.02 MILES
HEATHER GLEN COURT:	0.09 MILES

NOT TO SCALE

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

MASTER DEVELOPMENT NOTES:
 OPEN SPACE OPTION 1:
 DENSITY ALLOWED: 3.6/ACRE = 87 LOTS
 DENSITY PROVIDED: 3.6/ACRE = 86 LOTS

OPEN SPACE REQUIRED:
 15% OF TOTAL SITE = 157,970 SF (3.63 ACRES)
 50% OF REQUIRED OPEN SPACE TO BE DEVELOPABLE: 78,985 SF

OPEN SPACE PROVIDED:
 449,294 SF (10.31 ACRES) 42.6% TOTAL OPEN SPACE
 INCLUDES FLOOD PLAIN (86,915 SF)
 FENCED DETENTION AREAS NOT INCLUDED IN CALCULATION

	209,904 SF (4.82 ACRES) DEEMED DEVELOPABLE (COMMON SPACE MINUS FLOOD PLAIN)
	152,475 SF (3.5 ACRES) 20' LANDSCAPE BUFFER



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

(IN FEET)
1 inch = 100 ft.

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[illegible]

10.	THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS LOANED TO YOU FOR THE EXCLUSIVE PURPOSE OF THE PROJECT SHOWN HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. MAY BE SUBJECT TO LEGAL ACTION. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. MAY BE SUBJECT TO LEGAL ACTION.
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4.	
3.	
2.	
1.	
NO.	

**GREENVILLE COUNTY
SOUTH CAROLINA**

NOT FOR CONSTRUCTION

HORZ. SCALE:	1" = 100'
VERT. SCALE:	N/A
DESIGNED BY:	JAW
DRAWN BY:	JAW
CHECKED BY:	MRB
DATE:	1/13/2022
INVERRARY SHEET.dwg	

SITE PLAN

SHEET 1 OF 1

C200