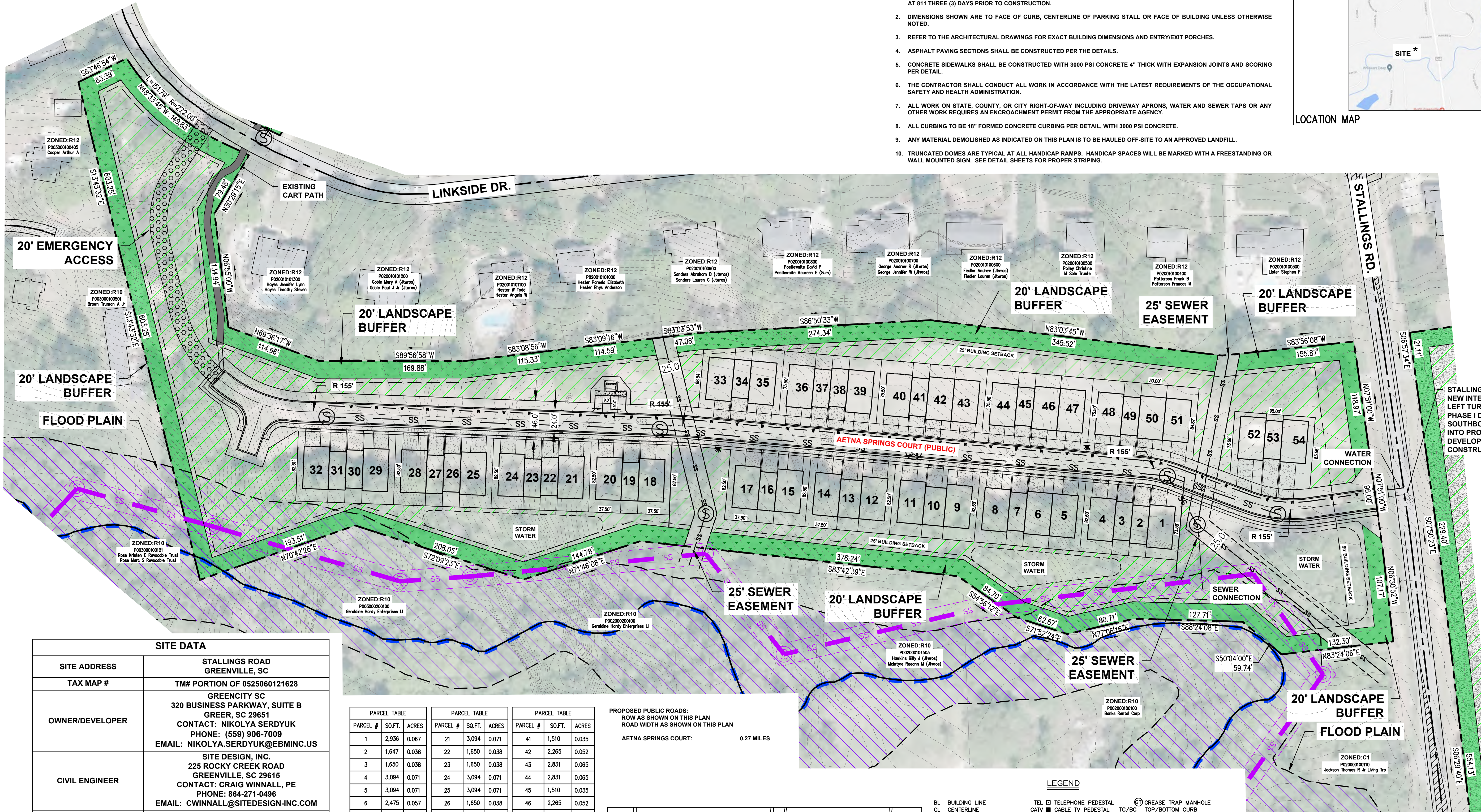




- SITE NOTES:**
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 2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
 4. ASPHALT PAVING SECTIONS 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.



SITE DATA	
SITE ADDRESS	STALLINGS ROAD GREENVILLE, SC
TAX MAP #	TM# PORTION OF 0525060121628
OWNER/DEVELOPER	GREENCITY SC 320 BUSINESS PARKWAY, SUITE B GREER, SC 29651 CONTACT: NIKOLYA SERDYUK PHONE: (559) 906-7009 EMAIL: NIKOLYA.SERDYUK@EBMINC.US
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 CONTACT: CRAIG WINNALL, PE PHONE: 864-271-0496 EMAIL: CWINNALL@SITEDESIGN-INC.COM
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LOTS:	54 LOTS
ZONING	R-12
PARCEL AREA	25.16 ACRES (1,095,794 SF)
SETBACKS	FRONT: 20' FROM BACK OF CURB FRONT: 20' FROM BACK OF SIDEWALK SIDES: 5' REAR: 5'

CLUSTER DEVELOPMENT NOTES:
OPEN SPACE OPTION 1:
DENSITY ALLOWED: 3.6/ACRE = 90 LOTS
DENSITY PROVIDED: 2.1/ACRE = 54 LOTS

OPEN SPACE REQUIRED:
15% OF TOTAL SITE = 164,369 SF (3.77 ACRES)
50% OF REQUIRED OPEN SPACE TO BE DEVELOPABLE: 82,185 SF

OPEN SPACE PROVIDED:
897,688 SF (20.61 ACRES) 81.9%
TOTAL OPEN SPACE INCLUDES FLOOD PLAIN (147,491 SF)
FENCED DETENTION AREAS NOT INCLUDED IN CALCULATION

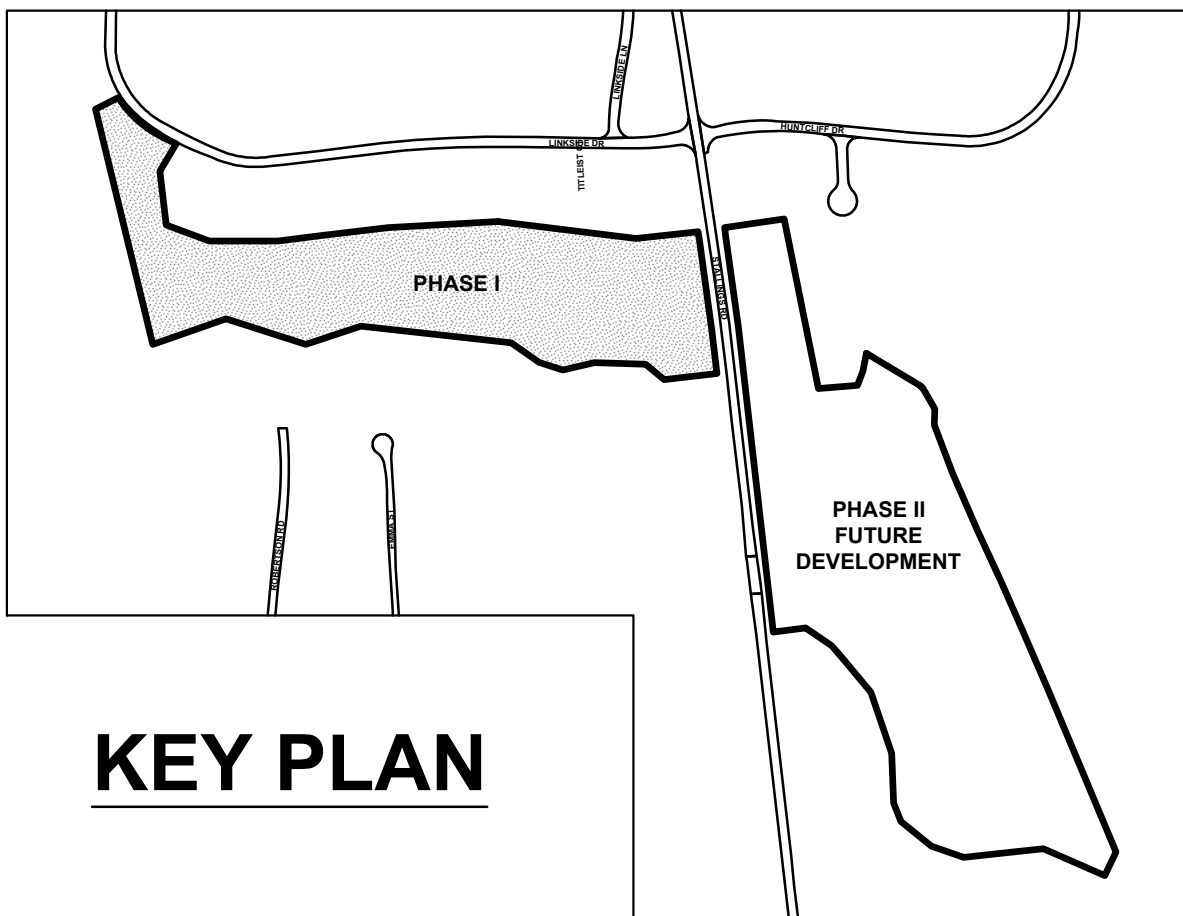
583,557 SF (13.40 ACRES) DEEMED DEVELOPABLE
(COMMON SPACE MINUS FLOOD PLAIN)

166,640 SF (3.83 ACRES)
20' LANDSCAPE BUFFER

PARCEL #	SQ.FT.	ACRES	PARCEL #	SQ.FT.	ACRES	PARCEL #	SQ.FT.	ACRES
1	2,936	0.067	21	3,094	0.071	41	1,510	0.035
2	1,647	0.038	22	1,650	0.038	42	2,265	0.052
3	1,650	0.038	23	1,650	0.038	43	2,831	0.065
4	3,094	0.071	24	3,094	0.071	44	2,831	0.065
5	3,094	0.071	25	3,094	0.071	45	1,510	0.035
6	2,475	0.057	26	1,650	0.038	46	2,265	0.052
7	1,650	0.038	27	1,650	0.038	47	2,831	0.065
8	3,094	0.071	28	3,094	0.071	48	2,831	0.065
9	3,094	0.071	29	3,094	0.071	49	1,510	0.035
10	2,063	0.047	30	1,650	0.038	50	2,273	0.052
11	3,094	0.071	31	1,650	0.038	51	3,010	0.069
12	3,094	0.071	32	3,094	0.071	52	2,962	0.068
13	2,062	0.047	33	2,873	0.061	53	1,713	0.039
14	3,094	0.071	34	1,502	0.034	54	3,227	0.074
15	3,094	0.071	35	2,831	0.065			
16	1,650	0.038	36	2,831	0.065			
17	3,094	0.071	37	1,510	0.035			
18	3,094	0.071	38	1,510	0.035			
19	1,650	0.038	39	2,831	0.065			
20	3,094	0.071	40	2,831	0.065			

PROPOSED PUBLIC ROADS:
ROW AS SHOWN ON THIS PLAN
ROAD WIDTH AS SHOWN ON THIS PLAN

AETNA SPRINGS COURT: 0.27 MILES



LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
FPE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
IE INVERT ELEVATION
IPO IRON PIN OLD-O
IPS IRON PIN SET-O
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT

TEL TELEPHONE PEDESTAL
CATV CABLE TV PEDESTAL
EM ELECTRIC METER
CB CATCH BASIN
DI DROP INLET
ELEC TRANS
X90.0 ELEVATION
FIRE HYDRANT
GAS METER
SDH SD MANHOLE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SSH SS MANHOLE
TMM TELEPHONE MANHOLE
CO CLEAN OUT

GREASE TRAP MANHOLE
TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WATER METER
WV WATER VALVE
POST INDICATOR VALVE
STORMWATER FLOW
TRAFFIC FLOW

LINE TYPES

CTV CABLE TV
X CHAIN LINK FENCE (PROPOSED)
X CHAIN LINK FENCE (EXISTING)
-680- CONTOURS - EXIST. GRADE
-(678)- CONTOURS - FINISHED GRADE
FDC FIBER OPTIC
FM FORCE MAIN
GAS GAS LINE
OHP OVERHEAD POWER
OHT OVERHEAD TELEPHONE
RD ROOF DRAIN - NEW

SS SANITARY SEWER - EXIST.
SS SANITARY SEWER - NEW
SF SILT FENCE
SD STORM SEWER - EXIST.
SD STORM SEWER - NEW
UGR UNDERGROUND POWER
UGT UNDERGROUND TEL
WATER LINE - EXIST.
W WATER - NEW
WOOD FENCE
NPDES LIMITS OF DISTURBANCE

*****CAUTION*****
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GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH: (864) 271-0496

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SC. REG. NO. 10. 9. 8. 7. 6. 5. 4. 3. 2. 1. NO.

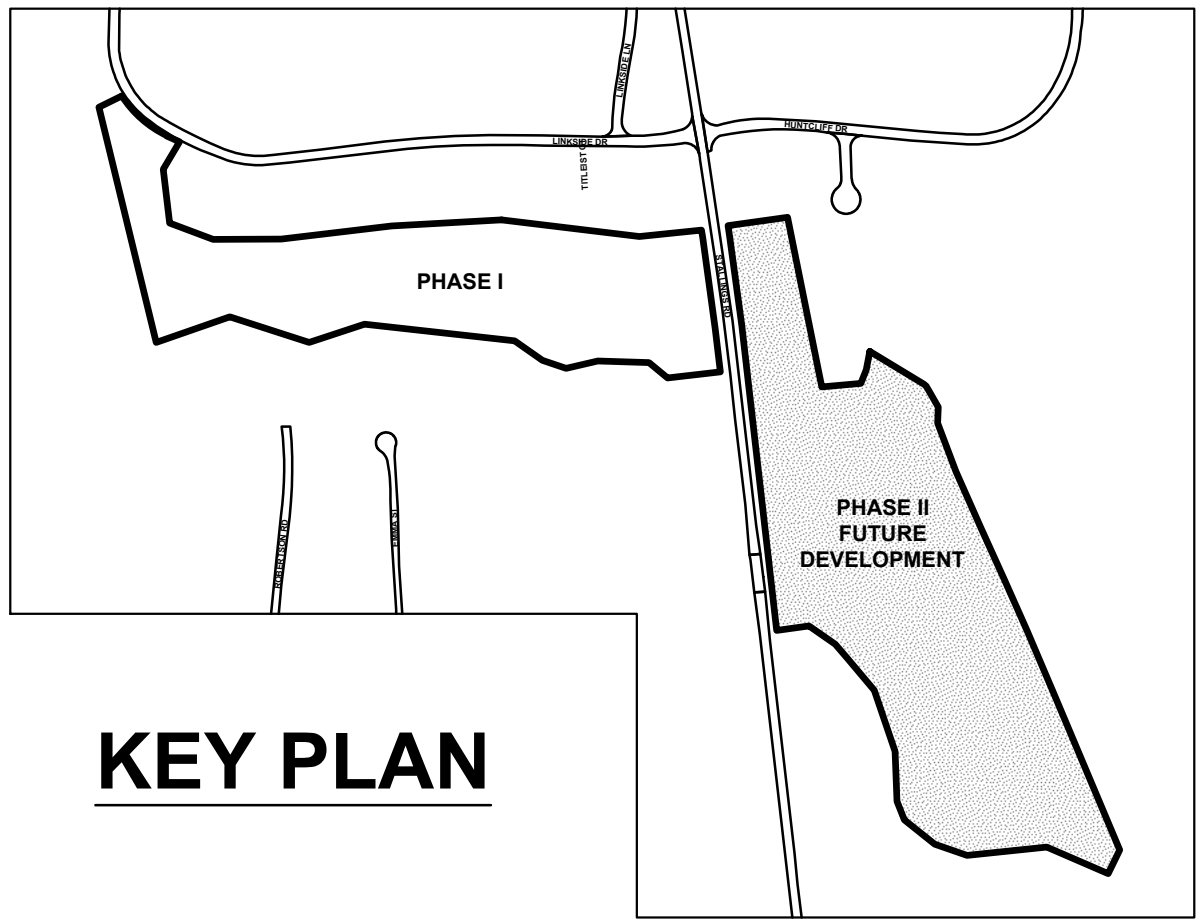
AETNA SPRINGS LINKS SUBDIVISION PHASE I
GREENVILLE COUNTY SOUTH CAROLINA

NOT FOR CONSTRUCTION

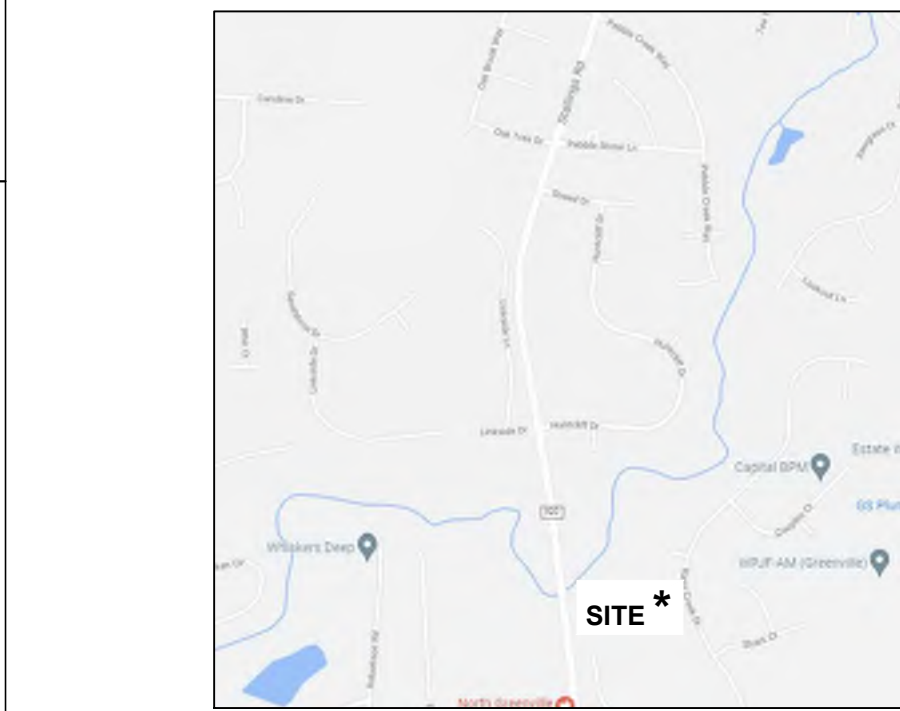
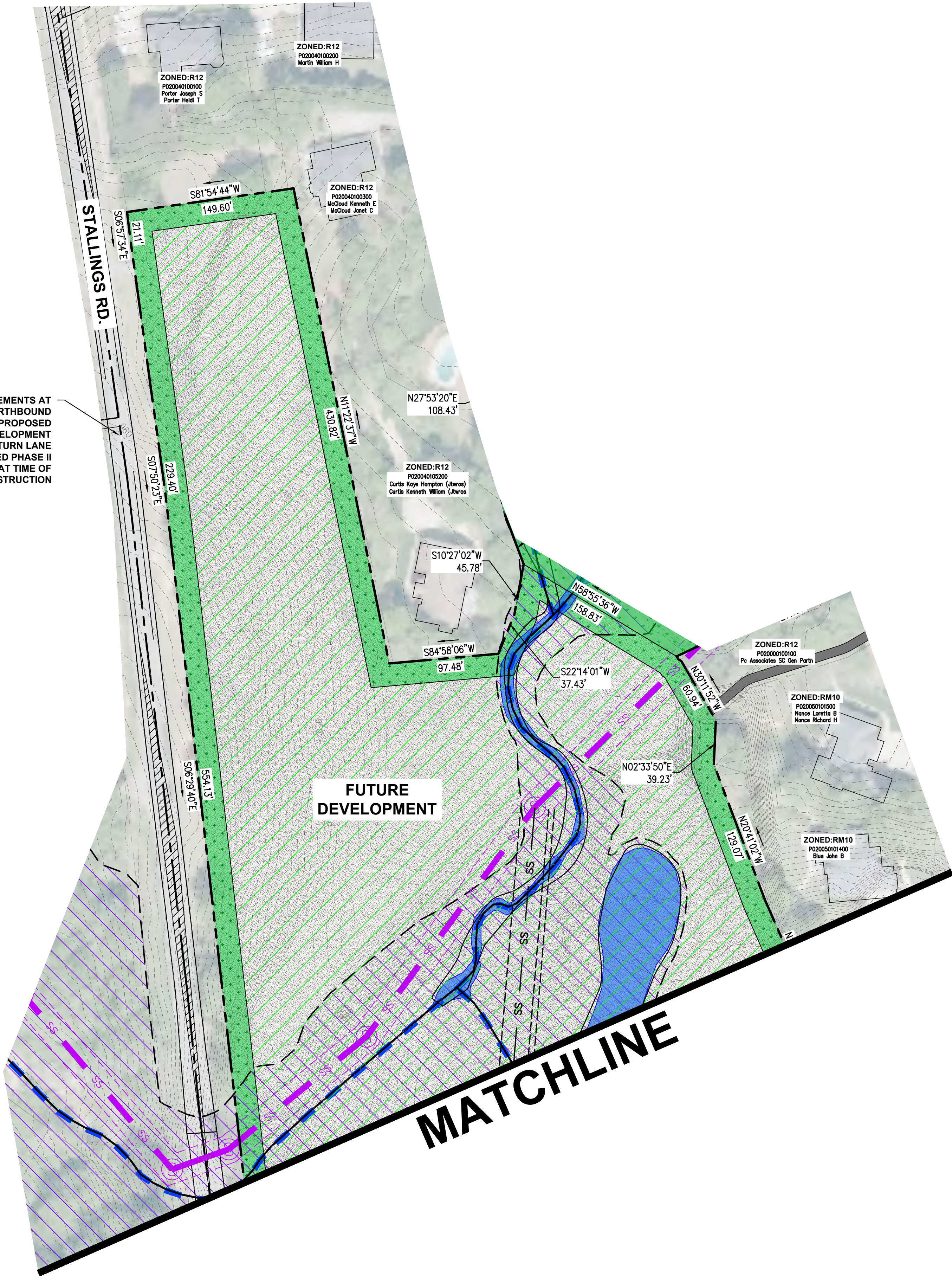
HORIZ. SCALE: 1" = 60'
VERT. SCALE: N/A
DESIGNED BY: JAW
DRAWN BY: JAW
CHECKED BY: MRB
DATE: 2/1/2022
AETNA SPRINGS PHI SHEETS.dwg

SITE PLAN

SHEET 2 OF 4
C200



UNDERSIGNED ENGINEER/SURVEYOR ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.



LOCATION MAP NOT TO SCALE

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GRAPHIC SCALE

0 50 100 150 200 250 300
(IN FEET)
1 inch = 60 ft.

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SC. REG NO. 000122

AETNA SPRINGS LINKS SUBDIVISION PHASE II
GREENVILLE COUNTY SOUTH CAROLINA

NOT FOR CONSTRUCTION

HORZ. SCALE: 1" = 60'
VERT. SCALE: N/A
DESIGNED BY: JAW
DRAWN BY: JAW
CHECKED BY: MRB
DATE: 2/1/2022

AETNA SPRINGS PHII SHEETS.dwg

SITE PLAN

SHEET 3 OF 4

C201