

SITE NOTES:

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. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GREENVILLE STANDARD DETAILS.
4. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GREENVILLE STANDARD DETAILS.
5. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
6. 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.
7. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
8. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
9. TRUNCATED DOWNS ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.
10. SEE SHEET C201 FOR LOT LAYOUT PLAN.
11. SEE SHEETS C600'S FOR DETAILED ROADWAY CONSTRUCTION.

CITY OF GREENVILLE STANDARD NOTES:

1. ALL RETAINING WALLS FOUR FEET (4') AND GREATER IN HEIGHT, WHEN MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL AT ANY POINT, AND ALL RETAINING WALLS SUPPORTING A BURCHARGE OR IMPOUNDING CLASS I, II, OR IIIA LIQUIDS MUST BE ENGINEERED BY A REGISTERED SOUTH CAROLINA PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY OF GREENVILLE'S BUILDING CODES DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ANY REVIEW/ACCEPTANCE BY THE CITY OF GREENVILLE DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTORS FROM MEETING CODE/ORDINANCE REQUIREMENTS (SOUTH CAROLINA CODE OF LAWS SECTIONS 40-11-10 AND 40-59-90).
3. THE CONTRACTOR MUST NOTIFY THE CITY OF GREENVILLE'S CONSTRUCTION INSPECTION BUREAU (864) 461-8890 A MINIMUM OF 12 HOURS PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION.
4. AN ENCROACHMENT PERMIT FROM THE SCDOT FOR STATE ROADS OR FROM THE CITY OF GREENVILLE FOR CITY ROADS (CONTACT THE CONSTRUCTION INSPECTION BUREAU, (864) 461-8890) IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.

SITE DATA:

PHASE I
PIN: 0193030401001 / 0193030400900
PARCEL AREA = 4.11 AC (119,194 SF)

ZONING - R6 (RESIDENTIAL)
PROPOSED CLUSTER
MAX ALLOWED LOTS: 29
PROPOSED LOTS: 25

SETBACKS -
FRONT - 20'
REAR - 15'
SIDES - 5'

REQUIRED OPEN SPACE = 44,199 SF (25%)
PROVIDED OPEN SPACE = 71,004 SF (40%)

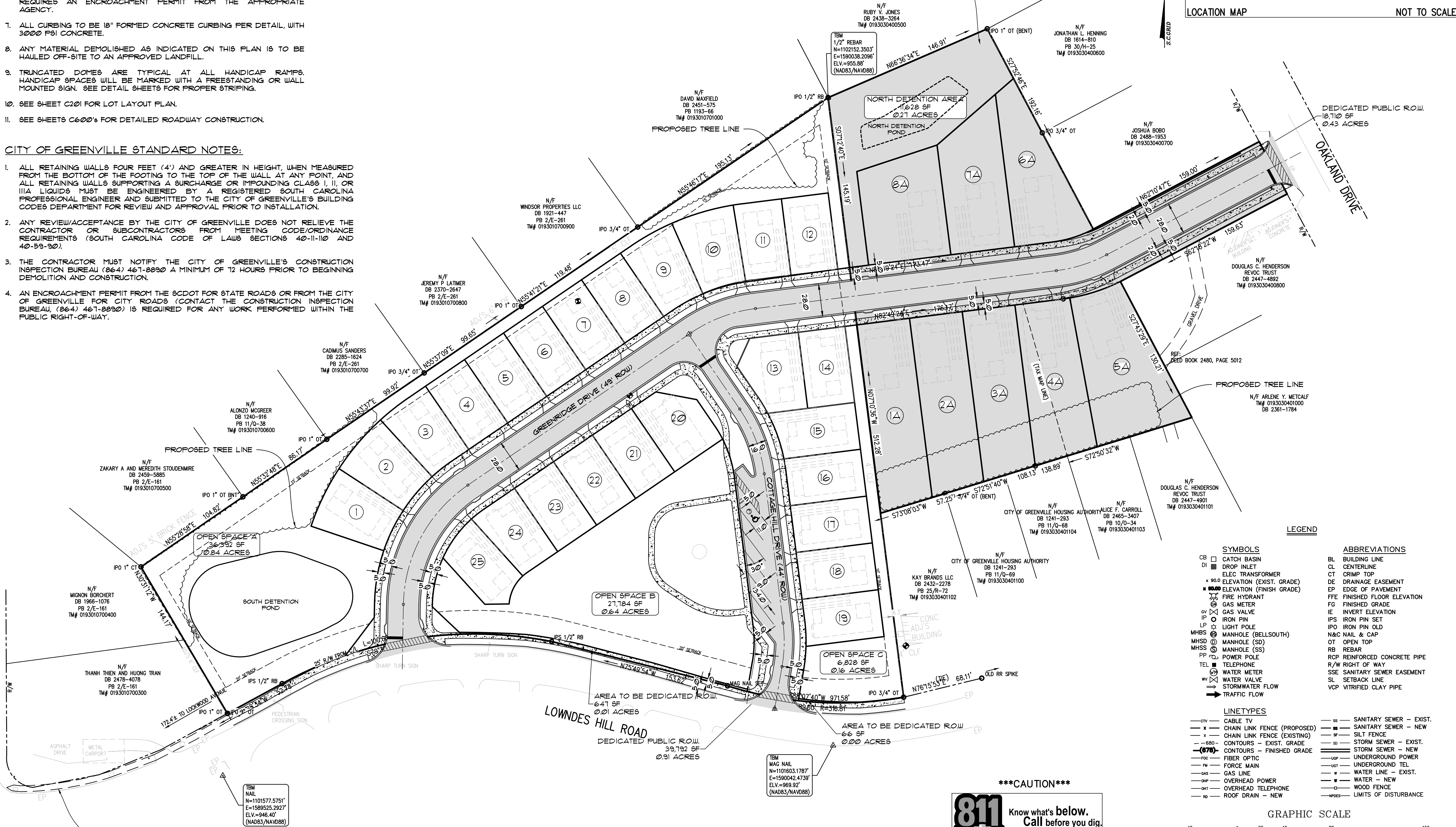
PHASE II
PIN: 0193030401001 / 0193030400900
PARCEL(s) AREA = 1.92 AC (83,608 SF)

ZONING - R6 (RESIDENTIAL)
PROPOSED LOTS: 8

SETBACKS -
FRONT - 20'
REAR - 15'
SIDES - 5'

TOTAL SITE
TOTAL AREA: 6.03 AC (262,802 SF)
DISTURBED AREA: 5.94 AC (258,811 SF)

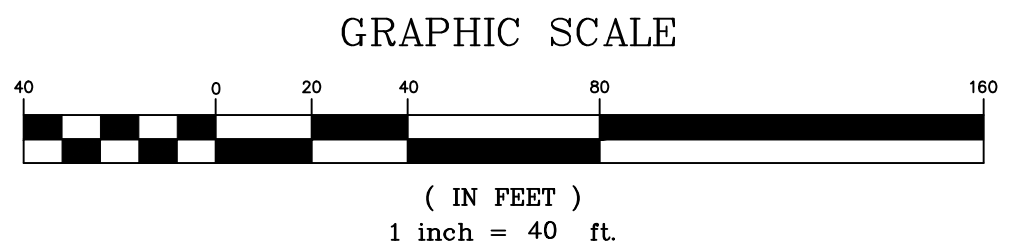
SOLID HATCH DENOTES AREA OF "PHASE II" WHICH WILL BE AN R-6 DEVELOPMENT OF LOTS 1A-8A SUBDIVIDED FROM PARCEL TM# 0193030400900 / 0193030401001 (PC APPROVAL SD 16-543 ON 9-20-16) TO BE INCLUDED TO CITY SITE PLAN PERMIT #6-2439



LOCATION MAP

NOT TO SCALE

SYMBOLS		ABBREVIATIONS	
CB	CATCH BASIN	BL	BUILDING LINE
DI	DROP INLET	CL	CENTERLINE
ET	ELEC. TRANSFORMER	CT	CRIMP TOP
EL	ELEVATION (EXIST. GRADE)	DE	DRAINAGE EASEMENT
EL	ELEVATION (FINISH GRADE)	EP	EDGE OF PAVEMENT
FI	FIRE HYDRANT	FE	FINISHED FLOOR ELEVATION
FM	GAS METER	FG	FINISHED GRADE
GV	GAS VALVE	IE	INVERT ELEVATION
IP	IRON PIN	IPS	IRON PIN SET
LP	LIGHT POLE	IPO	IRON PIN OLD
MBS	MANHOLE (BELLSOUTH)	N&C	NAIL & CAP
MHS	MANHOLE (SD)	OT	OPEN TOP
MSS	MANHOLE (SS)	RB	REBAR
PP	POWER POLE	RC	REINFORCED CONCRETE PIPE
TEL	TELEPHONE	R/W	RIGHT OF WAY
WM	WATER METER	SSE	SANITARY SEWER EASEMENT
WV	WATER VALVE	SL	SETBACK LINE
WF	WATER FLOW	VCP	VITRIFIED CLAY PIPE
TF	TRAFFIC FLOW		



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NO.	DATE	DESCRIPTION
1.	08-17-2016	SUBMITTED FOR CITY SITE PLAN PERMIT
2.	10-19-2016	REVISED PER COMMENTS/PHASE II AREA ADDED
3.	12-04-2016	REVISED PER CITY OF GREENVILLE COMMENTS
4.	01-09-2017	NPDES APPROVAL - ISSUED FOR CONSTRUCTION

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SITE DESIGN, INC.
No. 000222
SC. REG. NO. 29077

COTTAGES AT OVERBROOK
CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORIZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
DESIGNED BY:	JTD
DRAWN BY:	JTD
CHECKED BY:	SPG
DATE:	08/01/2016
S150533_BASECURRENT.dwg	

OVERALL SITE PLAN
SHEET 4 OF 32
C200

811 Know what's below. Call before you dig.

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.