

PARKING LOT LANDSCAPING

PER 202-3, LANDSCAPED AREAS SHALL BE PROVIDED FOR ANY OPEN VEHICULAR AREA CONTAINING 20 OR MORE SPACES. ONE (1) CANOPY TREE PER 20 PARKING SPACES IS REQUIRED AND SHALL BE PLACED NO MORE THAN 100 FEET FROM THE TRUNK OF A CANOPY TREE

#486 PARKING SPACES PROVIDED, THEREFORE 24 CANOPY TREE ISLAND REQUIRED 26 CANOPY TREE ISLAND PROVIDED

100' R CIRCLE FROM TRUNK OF TREE

LAND USE: RESIDENTIAL

±1.1 AC. OPEN SPACE AREA (NEWLY GRADED & NATURAL SLOPE W/ RE-PLANTED BUFFER)

LAND USE: RESIDENTIAL

50' WIDE TYPE 5A BUFFERYARD - 20 TREES/80 SHRUBS PER 100 L.F.

LAND USE: RESIDENTIAL

SHADOWLAKES PROPERTY OWNERS ASSOC. DB 542, PP. 245 PB 87, PP. 916A TM 6-24-02-031.00 (1" WIDE (TYP.))

LAND USE: RESIDENTIAL

REINHUA YE DB 1056, PP. 457 PB 106, PP. 963 TM 6-24-02-090.00 (FRANK TILLER SURVEY)

LAND USE: VACANT

ABESPRO, LLC DB 720, PP. 679 PB 147, PP. 992, 163, PP. 185 TM 6-24-02-092.00 (ABESPRO, LLC SURVEY)

LAND USE: SUNSHINE HOUSE LEARNING ACADEMY

LAND USE: RETAIL (STORAGE SHED SALES) (FRANK TILLER SURVEY)

WENDELL J. & NANCY S. LEE DB 590, PP. 541 PB 103, PP. 884, 106, PP. 9 TM 6-24-02-094.00

LAND USE: RETAIL (LANDSCAPE SUPPLY)

RANDALL C. HORNE DB 546, PP. 340 PB 103, PP. 884 TM 6-24-02-096.00 (FRANK TILLER SURVEY)

LAND USE: RETAIL (LANDSCAPE SUPPLY)

SHADOWLAKES PROPERTY OWNERS ASSOC. DB 542, PP. 245 PB 87, PP. 916A TM 6-24-02-033.00 (COMMUNITY COMMON)

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SITE DEVELOPMENT DATA

LAND USE: ATTACHED MULTI-PLEX DWELLING

APPEARANCE CORRIDOR: S3

PARCEL #1: 6-24-00-017.00 (2970 REIDVILLE RD)
6-24-00-017.01 (2976 & 2980 REIDVILLE RD)
6-24-00-017.02 (1041 SHADOWOOD DR)
6-24-00-017.03
6-24-00-017.04 (2976 REIDVILLE RD)

JURISDICTION: SPARTANBURG COUNTY

PROPERTY SIZE:
PROPOSED MULTI FAMILY: ±20.4 AC.
POND LOT: ±13 AC.
FUTURE DEVELOPMENT #1: ±10 AC.
FUTURE DEVELOPMENT #2: ±13 AC.
EXISTING OVERALL: ±24.0 ACRES

BUILDING HEIGHT:
MAX. BUILDING HEIGHT IS 35'.
FOR EACH ADDITIONAL FOOT ABOVE 35', ADD 1' TO EACH SIDE AND REAR YARD SETBACK
PROPOSED BUILDING HEIGHT = 49'

BUILDING SETBACKS:
FRONT: 50 FT
SIDE: 10 FT (24 FT TOTAL FOR APT)
REAR: 20 FT (34 FT TOTAL FOR APT)

PARKING REQUIREMENTS:
-APARTMENT SPACES REQUIRED = 15 PER DWELLING UNIT + 10 PER EVERY 5 UNITS FOR VISITOR PARKING
BASED ON 264 UNITS:
15 X 264 = 396
10 X 264/5 = 53
REQUIRED APARTMENTS = 449 SPACES
-OFFICE/CLUBHOUSE 1 PER 350 SF,
THEREFORE ±3238 SF / 350 = 9 SPACES
-POOL 1 PER 100 SF WATER SURFACE
THEREFORE ±405 SF SF / 100 = 4 SPACES

TOTAL REQUIRED = 472 SPACES
ADA REQUIRED: 7 STANDARD / 2 VAN ACCESSIBLE
SPACES PROVIDED:
STANDARD SPACES = 439 SPACES
GARAGE PARKING = 35 SPACES
STD ADA PARKING = 5 SPACES
VAN ACCESSIBLE = 7 SPACES
TOTAL PROVIDED = 486 SPACES

COMMON OPEN SPACE:
B5 SHALL BE DEEMED COMMON OPEN SPACE:
REQ'D = 20.4 AC. X 15' = ±31 AC.
PROVIDED = ±3.4 AC.
FINAL LIMITS OF COMMON AREA TO BE DETERMINED DURING FINAL DESIGN, BUT WILL MEET MINIMUM REQUIREMENTS.
NOTE THAT COMMON AREA CANNOT BE FURTHER SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.

DENSITY:
NO MAXIMUM ALONG ARTERIAL STREETS
PROPOSED DENSITY 264 UNITS / 20.4 AC.
= 12.9 UNITS/AC

SYMBOL

PROPOSED	DESCRIPTION
	HANDICAP SYMBOL
	CONCRETE SIDEWALK
	18" CURB/GUTTER
	PLANTED BUFFERYARD
	POTENTIAL OPEN SPACE AREA
	POND/RETAINING WALL SECURITY FENCE
	100' CANOPY TREE COVERAGE FOR PARKING



BUILDING INFORMATION:

TYPE "A" SPLIT BLDG (3/4-STORY):
1 BEDROOM UNIT: 6
2 BEDROOM UNIT: 14
3 BEDROOM UNIT: 4
TOTAL UNITS PER BLDG: 24

TYPE "A" BLDG (3-STORY):
1 BEDROOM UNIT: 4
2 BEDROOM UNIT: 12
3 BEDROOM UNIT: 4
TOTAL UNITS PER BLDG: 20

TYPE "C" BLDG (3-STORY):
1 BEDROOM UNIT: 24
2 BEDROOM UNIT: 0
3 BEDROOM UNIT: 0
TOTAL UNITS PER BLDG: 24

BUILDING HEIGHT:
FFE TO PEAK OF ROOF: ±49'
FFE TO MID-POINT ROOF: ±40'

5 TYPE "A" x 24 UNITS = 120 UNITS
6 TYPE "A" x 20 UNITS = 120 UNITS
1 TYPE "C" x 24 UNITS = 24 UNITS
12 TOTAL BUILDINGS 264 TOTAL UNITS

UNIT MIX:
1 BEDROOM UNIT: 78 29.6%
2 BEDROOM UNIT: 142 53.8%
3 BEDROOM UNIT: 44 16.6%
TOTAL UNITS: 264

SQUARE FOOTAGE:
TYPE "A" = ±27,660 SF (5 BLDGS) = ±138,300 SF
TYPE "A" = ±25,431 SF (6 BLDGS) = ±127,586 SF
TYPE "C" = ±2,270 SF (1 BLDG) = ±2,270 SF
CLUB HOUSE = ±3,238 SF
GARAGE/STORAGE = ±1,796 SF (7) = ±12,572 SF
MAINTENANCE/MAIL = ±962 SF
OVERALL BLDG SF = ±328,878 SF

SHADOWLAKES PROPERTY OWNERS ASSOC. DB 542, PP. 245 PB 87, PP. 916A TM 6-24-02-027.00

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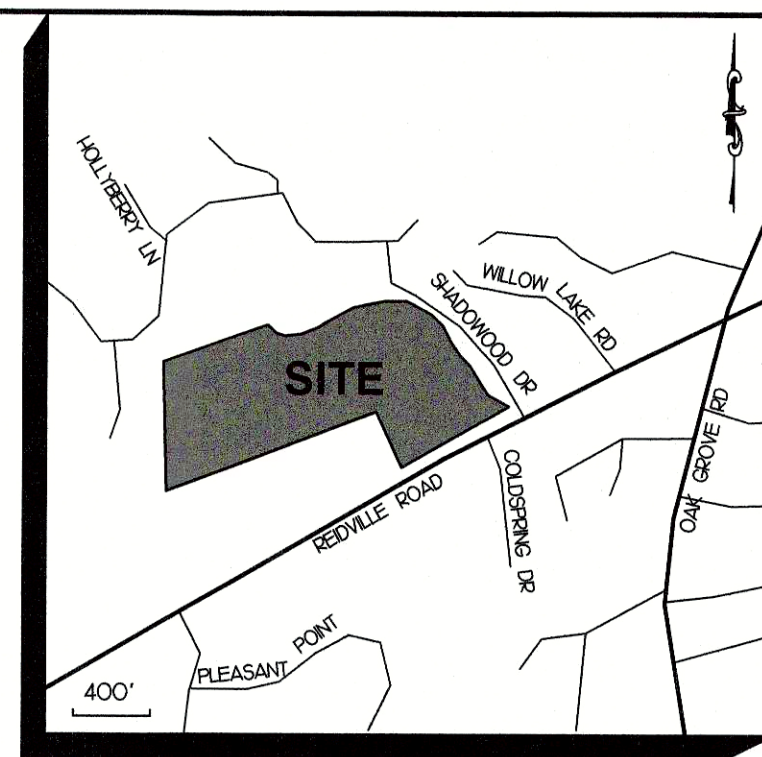
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VICINITY MAP

THE PROJECT SITE IS LOCATED WITHIN FLOOD ZONE "X" AND NOT WITHIN ANY 100-YEAR FLOOD PLAIN PER FEMA MAP #45083C0242D, PANEL 242 OF 555, DATED JANUARY 6, 2011

PLANS PREPARED BY:

CAMPBELL

Engineering & Associates, INC.
Civil Engineering and Land Planning
31 Boland Court
Greenville, SC 29615
(864) 335-4090
Fax: (864) 335-4095

SEAL:

PROJECT INFO:

TYPE OF PLAN: SITE PLAN
TYPE OF DEVELOPMENT: APARTMENT
ACRES: ±20.4 ACRES
UNITS: 264 TOTAL UNITS
(12 BLDGS)
MILES NEW ROAD: 0 (PRIVATE)

WATERS EDGE

REIDVILLE ROAD
SPARTANBURG, SC 29301
SITE PLAN - MAJOR LAND DEVELOPMENT
PROPOSED MULTI-FAMILY

DEVELOPER:

WEEKSBURY, LLC
100 HICKORY HILL LANE
GREENVILLE, SC 29690
CONTACT: RAY BILLINGS
(864) 680-3490

REVISIONS:

CHECKED BY:

DRAWING BY:

DATE: 08/10/20

JOB NUMBER:

TITLE:

PRELIMINARY
SITE PLAN

SHEET NUMBER:

COMMENTS: