

C204

C202

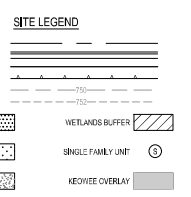
C201

C203

AREA BREAKDOWN

AREA	DESCRIPTION	ACREAGE
A	OPEN SPACE	0.38 ACRES
B	PARK	0.48 ACRES
C	PARK	0.64 ACRES
D	OPEN SPACE	0.36 ACRES

- NOTES:**
- TOTAL SITE AREA: 64.9 ACRES
 - 84.3 ACRES RESIDENTIAL
 - TOTAL RESIDENTIAL LOTS/UNITS: 240 SINGLE FAMILY / 204 (57 X 115)
 - TOWNHOME: 36 (22.5 X 102)
 - PROPOSED WATER SUPPLY WILL BE PROVIDED BY SENECA LIGHT AND WATER.
 - PROPOSED SANITARY SEWER SERVICES WILL BE PROVIDED BY SENECA LIGHT AND WATER.
 - PROPOSED SANITARY SEWER TREATMENT WILL BE PROVIDED BY OCOOEE JOINT REGIONAL SEWER AUTHORITY AND WILL BE TREATED AT THE CONDORSS CREEK WASTEWATER TREATMENT PLANT.
 - PROPOSED ELECTRIC SERVICES WILL BE PROVIDED BY DUKE ENERGY.
 - PROPOSED GAS SERVICES WILL BE PROVIDED BY FORT MILL NATURAL GAS.
 - PROPOSED COMMUNICATION SERVICES WILL BE PROVIDED BY AT&T AND/OR VYVE.
 - CURRENT SITE ZONING CONTROL FREE (DISTRICT: CDFD)
 - PERPETUAL MAINTENANCE AGREEMENT SHALL BE PROVIDED FOR HOA TO MAINTAIN PROPOSED CONCRETE SIDEWALK LOCATED WITHIN ROAD RIGHTS-OF-WAY SIDEWALK IN RIGHT-OF-WAY PENDING APPROVAL FROM OCOOEE COUNTY COUNSEL.
 - PARCEL SETBACKS PER AREA:
 - GREATER THAN OR EQUAL TO 1/4 ACRE: FRONT SETBACK: 25' SIDE SETBACK: 5' REAR SETBACK: 10'
 - 1/4 ACRE TO 1/2 ACRE: FRONT SETBACK: 15' SIDE SETBACK: 5' REAR SETBACK: 5'
 - LESS THAN 1/4 ACRE: FRONT SETBACK: 10' SIDE SETBACK: 5' REAR SETBACK: 5'



ENGINEER

- DAVIS & FLOYD, INC.
- OPRE MCELIMONN
- 156 MILESTONE WAY, SUITE 200
- GREENVILLE, SOUTH CAROLINA 29615
- (864) 527-6800

OWNER

- GREENSHORE DEVELOPMENT, LLC
- JIM SHIVERS
- 201 WRESTLEMAN DRIVE
- DUNKAN, SOUTH CAROLINA 29534
- (815) 712-4135

PROJECT DATUM INFORMATION

- HORIZONTAL DATUM: NAD83
- VERTICAL DATUM: NAVD88



Know what's below.
Call before you dig.

DAVIS & FLOYD
SINCE 1944
www.davisfloyd.com
156 MILESTONE WAY, SUITE 200
GREENVILLE, SOUTH CAROLINA 29615

GREENSHORE DEVELOPMENT, LLC.
201 WRESTLEMAN DRIVE, SPARTANBURG, SOUTH CAROLINA 29303
WATERS EDGE RESERVE AT KEOWEE RIVER

SKETCH PLAN - GRID INDEX
PLAT 1

NO.	DATE	DESCRIPTION	BY	CHECKED
1	08/14/2023	ISSUED FOR PERMIT	JM	JM
2				
3				
4				
5				

C200
1 4 5

V:\Projects\2023\0814\08140000\GREENSHORE PLAT 1.dwg, 08/14/2023, 7:42:08 AM, dmh
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