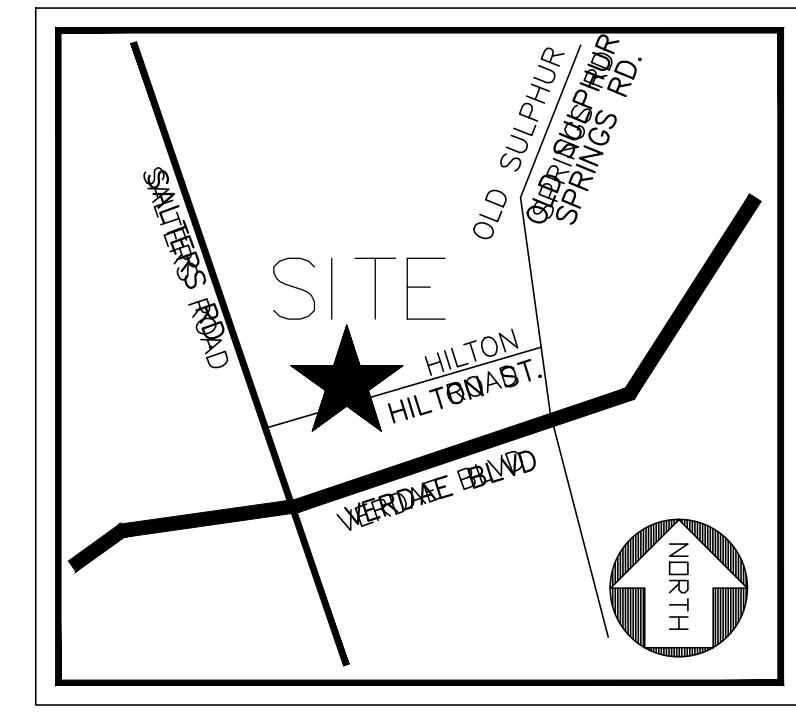


OVERALL SITE
548524.2 SF
12.59 Acres

FUTURE DEVELOPMENT
(TO BE ROUGH GRADED
DURING PHASE 1)

FUTURE DEVELOPMENT
(TO BE ROUGH GRADED
DURING PHASE 1)



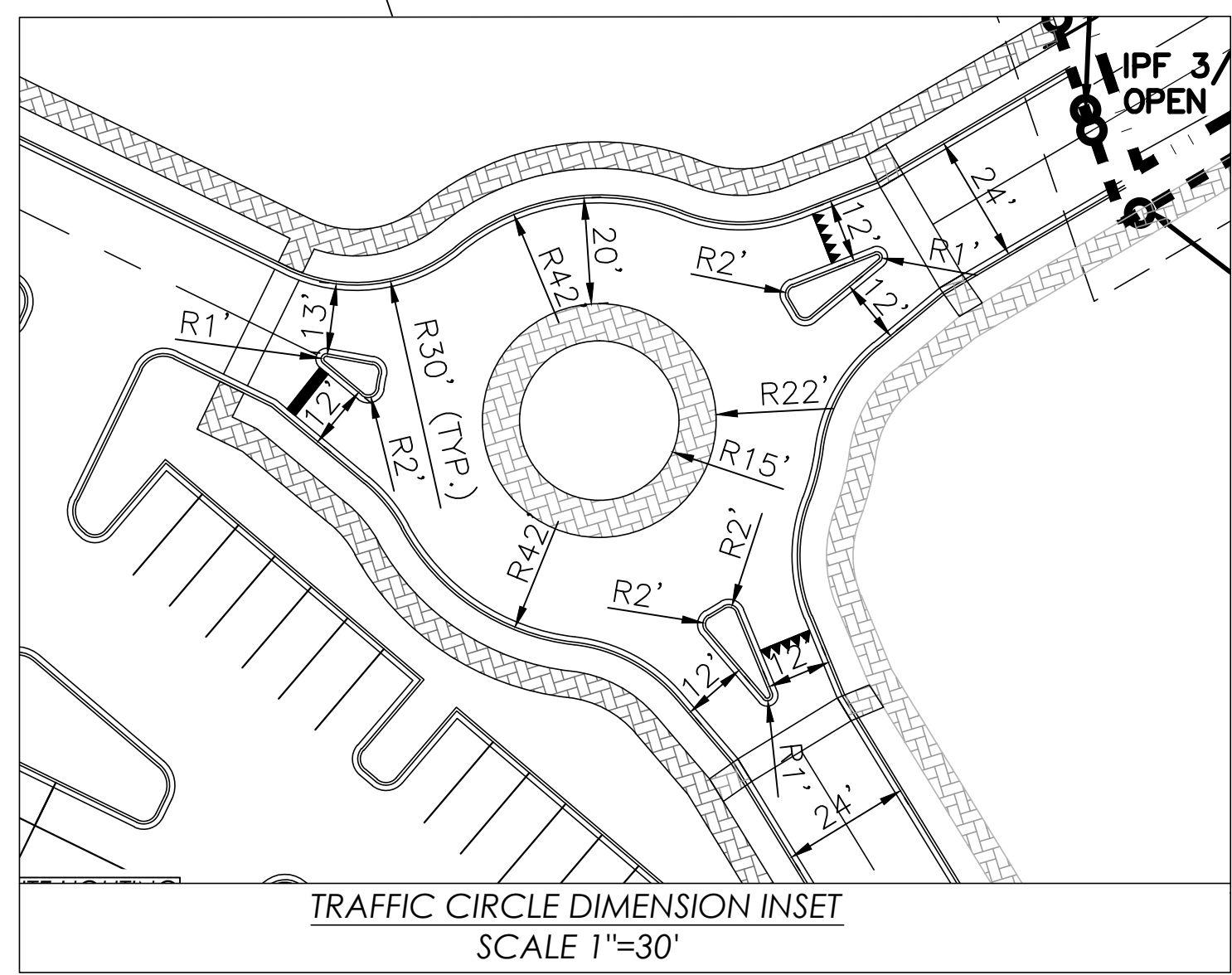
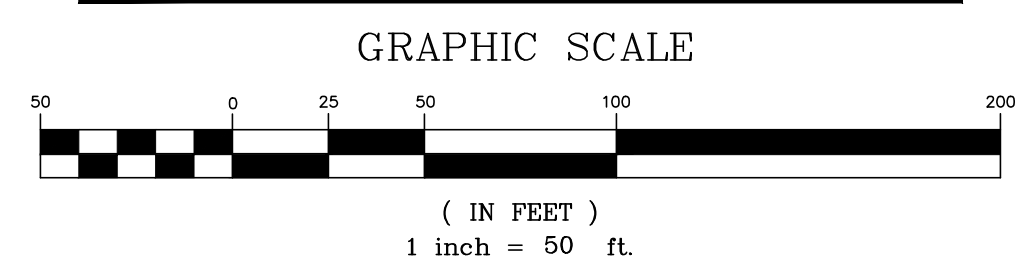
VICINITY MAP

SITE ANALYSIS	
TAX MAP NUMBERS	0261000101104 0261000101203 & 204 0545020100501
PHYSICAL ADDRESS	SALTERS RD./VERDAE BLVD.
ZONING	S-1
FRONT SETBACK	10'
SIDE SETBACK	3' - 10'
REAR SETBACK	10'
ACREAGE	±12.59 AC.
SETBACKS	NA
PROPOSED MEDICAL OFFICE BUILDING (1)	18,000 SF
PROPOSED FUTURE BUILDINGS (2)	79,000 SF

- GENERAL NOTES**
- IMPROVEMENTS SHOWN TO VERDAE BOULEVARD AND SALTER ROAD BASED ON DRAWINGS FROM SCDOT. RIGHT-OF-WAY TO BE WIDENED AT INTERSECTION. SCDOT IS ADDING TURNING LANES, BIKE LANES, CONCRETE ISLANDS, AND A SIGNAL TO INTERSECTION.
 - ASPHALT PAVEMENT SPECIFICATIONS LOCATED ON CV-8.
 - 10' SETBACK LINE SHOWN FROM PROPOSED RIGHT-OF-WAY.
 - USE MAGNETIC NAILS SHOWN ON PLANS FOR CONTROL POINTS.
 - ALL CURB RADII TO BE 3' UNLESS NOTED OTHERWISE.
 - ADDITIONAL HANDICAP PARKING TO BE PROVIDED AS PART OF CONSTRUCTION OF THE 55,000 SF MOB.

PHASE 1 SITE ANALYSIS	
IMPERVIOUS AREA	±4.8 AC.
PROPOSED MEDICAL OFFICE BUILDING (1)	18,000 SF
PROPOSED FUTURE BUILDINGS (2)	79,000 SF
OFF-STREET PARKING REQ. (HEALTH CARE/OFFICE):	
MIN. PARKING REQUIREMENT	1 PER 600 SF
MAX. PARKING ALLOWED	1 PER 150 SF
MINIMUM PARKING REQUIRED	162 SPACES
MAXIMUM PARKING ALLOWED	647 SPACES
TOTAL PARKING PROVIDED	303 SPACES
HANDICAP REQUIRED	8 SPACES
HANDICAP PROVIDED	6 SPACES (SEE GEN NOTE 6)

- PLAN NOTES**
- SITE PLAN:**
- STANDARD DUTY ASPHALT PAVEMENT - SHADED HATCH
 - HEAVY DUTY ASPHALT PAVEMENT - DOTTED HATCH
 - 18" CURB AND GUTTER (STANDARD UNLESS NOTED OTHERWISE)
 - DUMPISTER PAD
 - 3" CONCRETE FLUME
 - CURB AND GUTTER TO TIE IN TO EXISTING
 - PROPOSED PAVEMENT TO TIE IN TO EXISTING THIS AREA
 - CONCRETE SIDEWALK - 5' WIDE
 - CONCRETE SIDEWALK - 8' WIDE
 - CITY OF GREENVILLE SPEC ASPHALT PAVEMENT - DASHED HATCH
 - BIORETENTION AREA 1 - SEE DETAIL ON CV-11
 - HANDICAP PARKING AREA - MAX 2% SLOPE IN ALL DIRECTIONS. SEE DETAILED HANDICAP AREA GRADING INSET ON CV-5
 - BKE RACK - SEE DETAIL ON LI-1
 - ADA COMPLIANT SIGNAGE
 - AMBULANCE LOADING/UNLOADING AREA
 - TRANSITION CURB TO TIE INTO EXISTING CURB OVER 5 LF
 - RETAINING WALL (TO BE DESIGNED BY STRUCTURAL ENGINEER) - SEE CV-3 FOR ELEVATIONS
 - NOT USED
 - FUTURE 5' WIDE SIDEWALK TO BE CONSTRUCTED AFTER THE ADJACENT PROPERTY IS DEVELOPED.
 - FUTURE 10' MULTI-USE LANE TO BE CONSTRUCTED AFTER VERDAE BLVD AND SALTERS ROAD IMPROVEMENTS.
 - SEE ARCHITECTURE/LANDSCAPE PLANS FOR HARDSCAPE DETAILS.
 - TAPER CURB AND GUTTER OVER LAST 3' SIDEWALK TO BE FLUSH WITH ASPHALT.
 - STOP SIGN
 - YIELD SIGN
 - TAMPER CURB AND GUTTER DOWN TO FLUSH WITH ASPHALT
 - BKE RACK (3 RACKS)
 - ONE WAY SIGN (CITY OF GREENVILLE STANDARD)
 - PEDESTRIAN CROSSING SIGN (CITY OF GREENVILLE STANDARD)
 - CONCRETE CROSSWALK (CITY OF GREENVILLE STANDARD)
 - YIELD BAR (CITY OF GREENVILLE STANDARD)
 - STOP BAR (CITY OF GREENVILLE STANDARD)
 - ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE DETAILS ON CV-9.
 - HILTON ROAD RIGHT OF WAY (DASHED LINE)
 - SPLITTER ISLAND WITH ROLLED CURB. SEE DIMENSIONAL INSET ON CV-4 FOR DIMENSIONS.
 - DROP OFF AREA (CROSS HATCH)
 - TWO (2) STAIRS WITH 7" DROP EACH.



BOUNDARY AND TOPOGRAPHIC SURVEY
PROVIDED BY:
FREELAND & ASSOCIATES, INC.
323 W. STONE AVENUE
GREENVILLE, SC 29609
864-271-4924

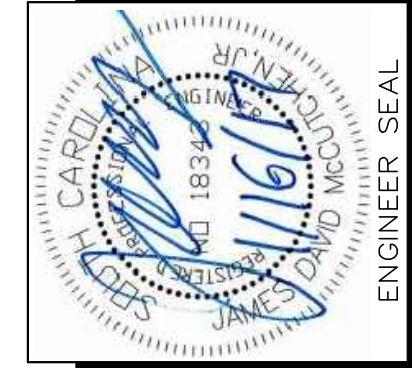
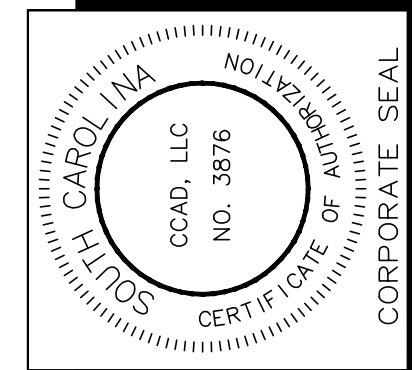
MAG NAIL
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E 1602794.6324
EL. 952.48'

MAG NAIL
N 1092138.5650
E 1603531.4257
EL. 968.88'

MAG NAIL
N 1091989.1720
E 1603219.1840
EL. 965.41'

TEM
TOP OF FIRE HYDRANT
ELEV. 961.90

NO.	DATE	REVISION
D	4/22/15	UPDATED CONCEPT PLAN (3 BLDG SITE LAYOUT)
E	7/8/15	REVISED CONCEPT PLAN (3 BLDG SITE LAYOUT)
F	9/23/15	FOR COORDINATION
G	10/11/16	FOR CLIENT & VERDAE REVIEW
H	12/22/16	FOR COORDINATION
I	1/6/17	FOR COORDINATION
J	1/16/17	CITY OF GREENVILLE MODIFICATION SUBMITAL



CCAD
ENGINEERING
803 Roper Creek Drive
Greenville, SC 29615
P: (864) 250-9999 F: (864) 286-3056

Verdae MOB
Greenville, South Carolina

Site Plan
DATE: 6/13/14
SCALE: 1"=50'
DRAWN: CB
CHECKED: JDM
PROJECT NO.: CI 3094