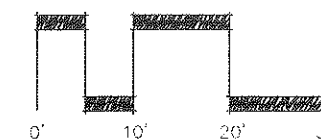


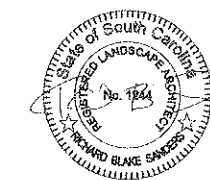
Studio Main, LLC  
 66 Main Street  
 Pelzer, SC 29669  
 blakesanders82@gmail.com  
 864.617.0347



GRAPHIC SCALE: 1"=10'

# GOODWIN - FOUST OFFICE

LOT 10  
 ROPER MOUNTAIN OFFICE PARK  
 GREENVILLE, SOUTH CAROLINA

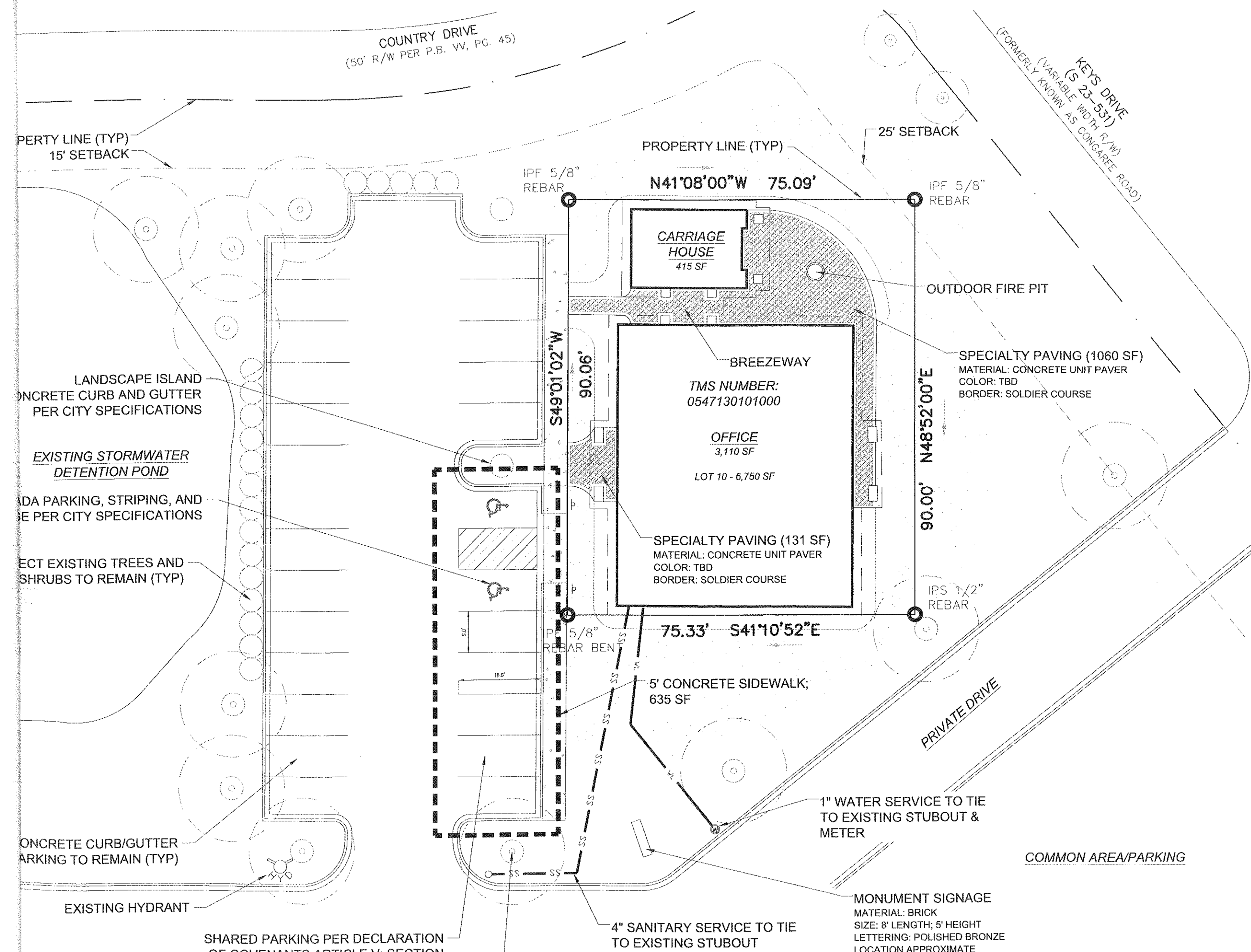


DRAWN BY: BS  
 CHECKED BY: BS  
 PROJECT: 2018-023  
 DATE: 12/16/2018

NO.	DATE	REVISION NOTES	BY

**APPROVED**  
 By Barrat Foust at 10:05 am, Jan 28, 2019

## SITE AND HARDSCAPE PLAN



PROPERTY LINE (TYP)  
 15' SETBACK

PROPERTY LINE (TYP)

25' SETBACK

KEYS DRIVE  
 (S 23-531)  
 (FORMERLY KNOWN AS CONGARE ROAD)  
 (VARIABLE WIDTH R/W)

COUNTRY DRIVE  
 (50' R/W PER P.B. VV, PG. 45)

IPF 5/8" REBAR

IPF 5/8" REBAR

CARRIAGE HOUSE  
 415 SF

OUTDOOR FIRE PIT

BREEZEWAY

TMS NUMBER:  
 0547130101000

OFFICE  
 3,110 SF

LOT 10 - 6,750 SF

SPECIALTY PAVING (131 SF)  
 MATERIAL: CONCRETE UNIT PAVER  
 COLOR: TBD  
 BORDER: SOLDIER COURSE

SPECIALTY PAVING (1060 SF)  
 MATERIAL: CONCRETE UNIT PAVER  
 COLOR: TBD  
 BORDER: SOLDIER COURSE

90.00' N48°52'00"E

S49°01'02"W

90.06'

75.33' S41°10'52"E

IPS 1/2" REBAR

IPF 5/8" REBAR BEN

5' CONCRETE SIDEWALK;  
 635 SF

PRIVATE DRIVE

1" WATER SERVICE TO TIE TO EXISTING STUBOUT & METER

COMMON AREA/PARKING

MONUMENT SIGNAGE  
 MATERIAL: BRICK  
 SIZE: 8' LENGTH; 5' HEIGHT  
 LETTERING: POLISHED BRONZE  
 LOCATION APPROXIMATE

4" SANITARY SERVICE TO TIE TO EXISTING STUBOUT

LANDSCAPE ISLAND  
 CONCRETE CURB AND GUTTER  
 PER CITY SPECIFICATIONS

EXISTING STORMWATER  
 DETENTION POND

ADA PARKING, STRIPING, AND  
 SIGNAGE PER CITY SPECIFICATIONS

PROTECT EXISTING TREES AND  
 SHRUBS TO REMAIN (TYP)

CONCRETE CURB/GUTTER  
 PARKING TO REMAIN (TYP)

EXISTING HYDRANT

SHARED PARKING PER DECLARATION  
 OF COVENANTS ARTICLE V, SECTION