

FOREST PARK

ILLUSTRATIVE MASTER PLAN

PREPARED FOR
THE SPARTANBURG HOUSING
DEVELOPMENT CORPORATION

PREPARED BY
**THE LANDART
DESIGN GROUP, INC.**
Landscape Architects • Land Planners
PO Box 3161 - Spartanburg SC 29304-3161
(864) 585-7500 Phone - (864) 585-3808 Fax
www.landartdesigngroup.com

NOTE:
This Conceptual Master Plan represents potential future development as envisioned by the owners and The LandArt Design Group, Inc. This Master Plan is a changeable design and may be modified and altered at any time by the owner in response to changing needs. All property lines, tract dimensions and narrative descriptions are for graphic presentation only, as an aid to site location and potential land use, and are not legal representations as to future uses or locations.

Any person desiring to determine actual commitments should examine the appropriate plats, deed restrictions and covenants applicable to specific portions of the property available for public inspection in the appropriate County RMC office.

This Master Plan is not intended as part of any contract documents for construction or property sale, transfer or legal interpretation.

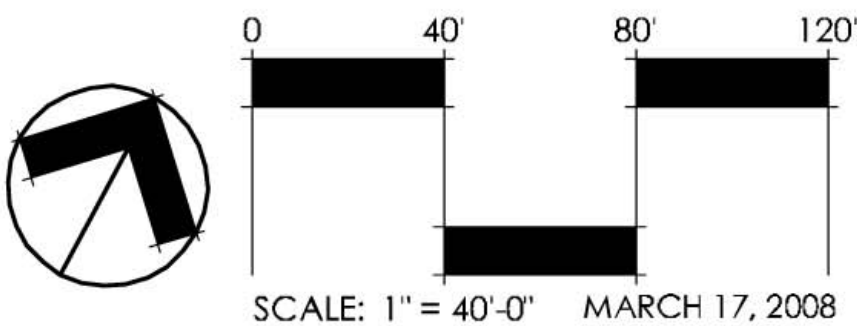


EXISTING SITE SUMMARY

State	South Carolina
County	Spartanburg County
Municipality	City of Spartanburg
Zoning	R-6 - Current
Existing Units	45 Residential Structures (Per Survey, Oct. '04)
Existing Lot Count	42 Platted Lots (Per Survey, Oct. '04)
Total Site Area	14.45 Acres

PROPOSED SITE SUMMARY

Open Green Space	177,886 SF	4.08 Acres	(28% of Total Site)
Right-of-Way	82,944 SF	1.90 Acres	(13% of Total Site)
Residential Development	369,168 SF	8.47 Acres	(59% of Total Site)
Residential Units	36 Total Lots		
Density	2.49 Units/Acre		
Average Lot Size	10,255 SF	0.24 Acres	



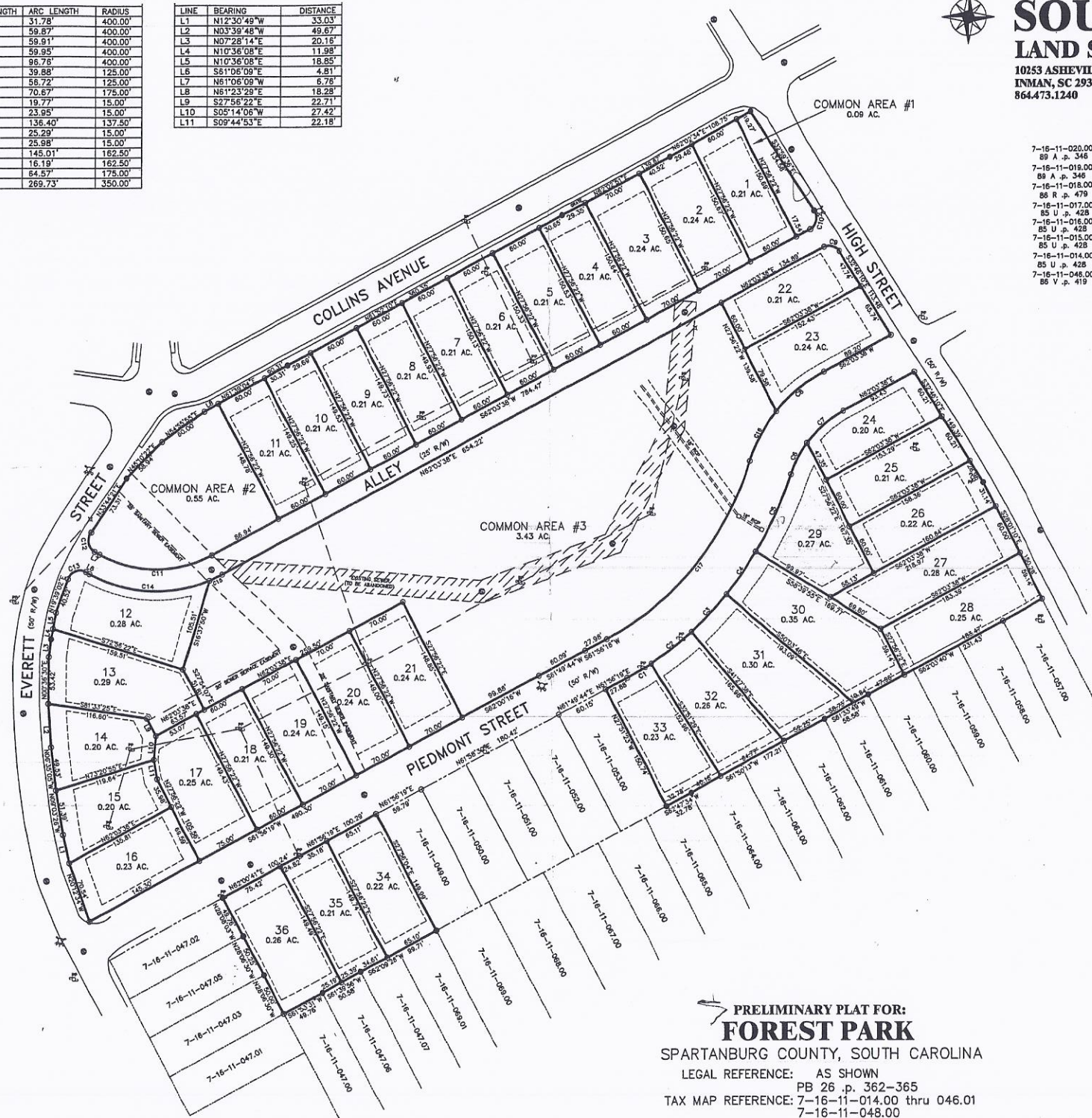
2066

LENGTH	ARC LENGTH	RADIUS
31.78'	400.00'	
59.87'	400.00'	
59.91'	400.00'	
59.95'	400.00'	
96.76'	400.00'	
39.88'	125.00'	
56.72'	125.00'	
70.67'	175.00'	
19.77'	15.00'	
23.95'	15.00'	
136.40'	137.50'	
25.29'	15.00'	
25.98'	15.00'	
145.01'	162.50'	
16.19'	162.50'	
84.57'	175.00'	
269.73'	350.00'	

LINE	BEARING	DISTANCE
L1	N12°30'49"W	33.03'
L2	N03°39'48"W	49.67'
L3	N07°28'14"E	20.16'
L4	N10°36'08"E	11.98'
L5	N10°36'08"E	18.65'
L6	S81°06'09"E	4.81'
L7	N61°06'08"W	6.78'
L8	N61°23'28"E	18.28'
L9	S27°56'22"E	22.71'
L10	S05°14'06"W	27.42'
L11	S09°44'53"E	22.18'



**SOUT
LAND SURVEY**
10253 ASHEVILLE HW
INMAN, SC 29349
864.473.1240



- 7-16-11-020.00 7
- 89 A .p. 346 7
- 7-16-11-019.00 7
- 89 A .p. 346 7
- 7-16-11-018.00 7
- 88 R .p. 479 7
- 7-16-11-017.00 7
- 85 U .p. 428 7
- 7-16-11-016.00 7
- 85 U .p. 428 7
- 7-16-11-015.00 7
- 85 U .p. 428 7
- 7-16-11-014.00 7
- 85 U .p. 428 7
- 7-16-11-046.00 7
- 88 V .p. 419 7
- 7-16-11-037.00 7
- 7-16-11-036.00 7
- 7-16-11-035.00 7
- 7-16-11-034.00 7
- 7-16-11-033.00 7
- 7-16-11-032.00 7
- 7-16-11-031.00 7
- 7-16-11-030.00 7
- 7-16-11-029.00 7
- 7-16-11-028.00 7
- 7-16-11-027.00 7
- 7-16-11-026.00 7
- 7-16-11-025.00 7
- 7-16-11-024.00 7
- 7-16-11-023.00 7
- 7-16-11-022.00 7
- 7-16-11-021.00 7
- 7-16-11-020.00 7
- 7-16-11-019.00 7
- 7-16-11-018.00 7
- 7-16-11-017.00 7
- 7-16-11-016.00 7
- 7-16-11-015.00 7
- 7-16-11-014.00 7
- 7-16-11-013.00 7
- 7-16-11-012.00 7
- 7-16-11-011.00 7
- 7-16-11-010.00 7
- 7-16-11-009.00 7
- 7-16-11-008.00 7
- 7-16-11-007.00 7
- 7-16-11-006.00 7
- 7-16-11-005.00 7
- 7-16-11-004.00 7
- 7-16-11-003.00 7
- 7-16-11-002.00 7
- 7-16-11-001.00 7

**PRELIMINARY PLAT FOR:
FOREST PARK**
SPARTANBURG COUNTY, SOUTH CAROLINA
LEGAL REFERENCE: AS SHOWN
PB 26 .p. 362-365
TAX MAP REFERENCE: 7-16-11-014.00 thru 046.01
7-16-11-048.00