

CAUTION

BURIED CABLE LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983

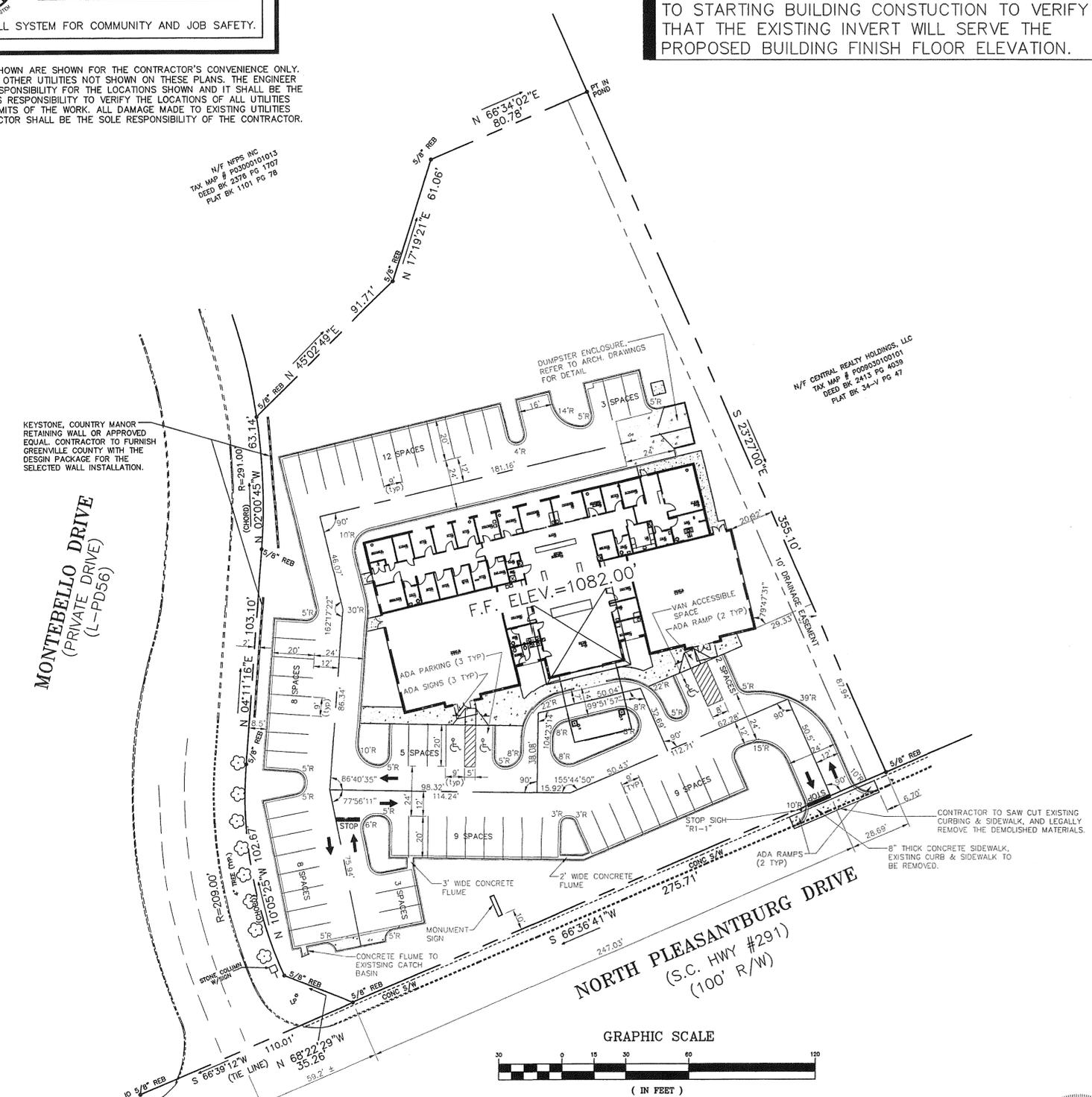
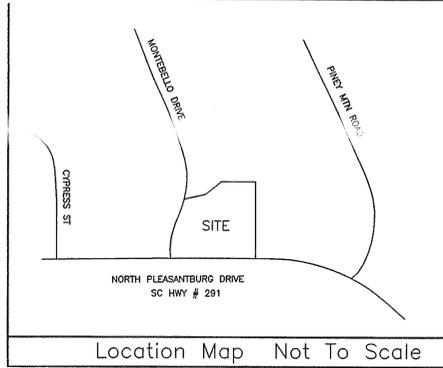
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: THE CONTRACTOR SHALL LOCATE THE EXISTING 6" SANITARY SEWER SERVICE PRIOR TO STARTING BUILDING CONSTRUCTION TO VERIFY THAT THE EXISTING INVERT WILL SERVE THE PROPOSED BUILDING FINISH FLOOR ELEVATION.

GENERAL SITE-WORK NOTES

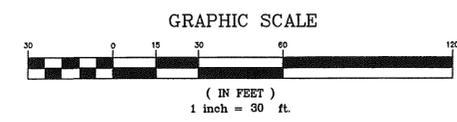
1. TOPOGRAPHIC AND BOUNDARY SURVEY BY JOSEPH E. CROWE SURVEYOR, (864) 269-3217, DATED MARCH 23, 2014.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATION OF ALL UNDERGROUND UTILITIES, AND HE SHALL VERIFY THE PROPERTY CORNERS AND TOPO BEFORE ANY CONSTRUCTION IS BEGUN. THE CONTRACTOR SHALL CALL THE UTILITY COMPANIES BEFORE EXCAVATION IS STARTED TO VERIFY THE LOCATION OF ALL BURIED CABLES AND UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS, AND SHALL AT ONCE REPORT TO THE ENGINEER ANY INCONSISTENCIES OR OMISSIONS DISCOVERED. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY THAT ALL LOCATIONS ARE CORRECT PRIOR TO COMMENCING CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING AND TO THE FACE OF THE CURB LINE.
5. THE CONTRACTOR SHALL VERIFY THE BENCHMARK LOCATION AND ELEVATION WITH THE SURVEYOR PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EASEMENTS ON THE SITE PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION OBSERVATIONS OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. THE CONTRACTOR IS TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, AND SAFETY MEETING REQUIREMENTS.
8. THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE TO REMAIN AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL ACCOMPLISH REMOVAL OF DEBRIS FROM THE SITE OR BURNING IN ACCORDANCE WITH ALL THE LOCAL LAWS AND CODES.
9. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. PROOF ROLLING AND COMPACTION TEST SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL AREAS. THE OWNER SHALL RETAIN THE SERVICES OF A TESTING COMPANY TO TEST ALL AREAS.
10. TOPSOIL SHALL BE STRIPPED TO DEPTH AS REQUIRED AND STOCKPILED AS DIRECTED BY THE OWNERS REPRESENTATIVE, OR SHALL BE LEGALLY REMOVED FROM THE SITE IF A STOCKPILE AREA IS NOT AVAILABLE ON THE SITE.
11. ALL NEW ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT THE FOLLOWING TO ESTABLISH THE SUB-GRADE ELEVATION: BUILDING FLOOR - REFER TO ARCHITECTURAL PLANS; ASPHALT PAVEMENT - 8 INCHES; CONCRETE PAVEMENT - 6 INCHES; SIDEWALKS - 4 INCHES; GRASSED AREAS - 4 INCHES.
12. THE GRADING CONTRACTOR SHALL PROOF-ROLL THE CONSTRUCTION AREA WITH A FULLY LOADED TANDEM-AXEL DUMP TRUCK, OR APPROVED EQUAL, BY MAKING TWO COMPLETE PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS. ALL SOFT SPOTS SHALL BE UNDERCUT AND RE-COMPACTED WITH SUITABLE STRUCTURAL FILL MATERIAL.
13. THE CLASSIFICATION OF SOILS INCLUDING TOPSOIL, FILL MATERIAL, UNSUITABLE MATERIAL, AND ROCK EXCAVATION IS THE RESPONSIBILITY OF THE OWNERS TESTING FIRM.
14. ALL EXCAVATION SHALL BE CLASSIFIED EXCAVATION. EXCAVATION SHALL BE CLASSIFIED AS COMMON EXCAVATION OR ROCK EXCAVATION. ROCK EXCAVATION SHALL BE SUCH MATERIAL WHICH CANNOT BE REMOVED BY MEANS OTHER THAN BY BLASTING OR WITH AN AIR HAMMER. COMMON EXCAVATION SHALL INCLUDE ALL MATERIALS THAT CAN BE RIPPED, BOULDERS AND ALL OTHER MATERIALS THAT DO NOT FALL IN THE CATEGORY OF ROCK EXCAVATION AS DEFINED ABOVE.
15. ROCK EXCAVATION SHALL BE FURTHER CLASSIFIED AS FOLLOWS: MASSIVE ROCK EXCAVATION: ANY MATERIAL WHICH CANNOT BE EXCAVATED WITH A SINGLE TOOTH RIPPER DRAWN BY A CRAWLER TRACTOR HAVING A MINIMUM DRAW BAR RATED AT NOT LESS THAN 53,000 POUNDS (CATERPILLAR D-8 OR EQUIVALENT) AND OCCUPYING AN ORIGINAL VOLUME OF AT LEAST ONE CUBIC YARD OR MORE. TRENCH EXCAVATION: ANY MATERIAL WHICH CANNOT BE EXCAVATED WITH A POWER SHOVEL HAVING THE CAPACITY OF AT LEAST THAT OF A CATERPILLAR 225 AND OCCUPYING AN ORIGINAL VOLUME OF AT LEAST 1/2 CUBIC YARD OR MORE.
16. ALL FILL SHALL BE COMPACTED TO 95 % OF MAXIMUM DRY DENSITY BY THE STANDARD PROCTOR METHOD, ASTM D-698.
17. ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE TESTING COMPANY AND SHALL BE FREE OF ROOTS, ORGANICS AND BOULDERS LARGER THAN 1 CUBIC FOOT. FILL SHALL BE PLACED IN 8-INCH LIFTS AND COMPACTED AS SPECIFIED.
18. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. THE CONTRACTOR SHALL VERIFY THE AMOUNT STOCKPILED IN ANY, AND SHALL SUPPLY ADDITIONAL TOPSOIL AS REQUIRED TO COMPLETE THE PROJECT.
19. THE GRADING CONTRACTOR SHALL INCLUDE IN HIS COST ALL CUT, FILL, AND OR BORROW, NECESSARY FOR THE COMPLETION OF THE GRADING OPERATION. THE CONTRACTOR SHALL INCLUDE IN HIS COST ALL WETTING AND OR DRYING OF SOILS THAT IS NECESSARY TO ACHIEVE COMPACTION AS PER THE SPECIFICATIONS.
20. THE GRADING CONTRACTOR SHALL CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FEET.
21. THE GRADING CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AT ALL TIMES. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY AREAS THAT MAY NOT DRAIN PROPERLY DURING CONSTRUCTION.
22. THE SEQUENCE OF WORK SHALL CONFORM TO THE EROSION CONTROL NARRATIVE.
23. THE GRADING CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE WHEN INSTRUCTIONS FROM REGULATORY AGENCIES ARE RECEIVED AND SHALL COMPLY WITH THE INSTRUCTIONS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
24. ALL AREAS NOT TO BE COVERED BY BUILDINGS, CONCRETE, OR PAVEMENT SHALL RECEIVE 4 INCHES TOPSOIL AND BE GRASSED IN ACCORDANCE WITH THE OWNERS SPECIFICATIONS.
25. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, UNLESS NOTED ON THE DRAWINGS OTHERWISE, WITH BELL AND SPIGOT ENDS, AND SHALL CONFORM TO ALL REQUIREMENTS OF ASTM C-76, LATEST EDITION. IT SHALL BE INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS AT ALL JOINTS. GASKETS SHALL COMPLY WITH AASHTO M-198, TYPE B, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
26. ALL REFERENCE TO STANDARDS AND SPECIFICATIONS FOR PAVING CONSTRUCTION AND MATERIALS ARE MADE FROM THE LOCAL STATE DEPARTMENT OF TRANSPORTATIONS STANDARD SPECIFICATIONS.
27. ASPHALT PAVING AREAS SHALL BE CONSTRUCTED ON A PREPARED AND WELL-DRAINED SUB-GRADE, COMPACTED AS SPECIFIED. THE BASE COURSE SHALL BE CONSTRUCTED WITH 6 INCHES COMPACTED THICKNESS, STONE BASE. THE SURFACE COURSE SHALL BE 2 INCH COMPACTED THICKNESS, ASPHALT CONCRETE. ALL PAVING WORK (MATERIALS AND CONSTRUCTION) SHALL COMPLY WITH THE STATE STANDARDS AND SPECIFICATIONS.
28. CONCRETE TRUCK PAVEMENT SHALL BE CONSTRUCTED USING 3,000 PSI CONCRETE, 6 INCHES THICK, WITH JOINTS CONSTRUCTED AS SHOWN ON THE DETAILS.
29. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED USING 3,000 PSI CONCRETE, 4 INCH THICK, NON-REINFORCED, WITH JOINTS AS SHOWN ON THE DETAILS.
30. CONCRETE CURB AND GUTTER SHALL BE 18 INCHES WIDE WITH A 6 INCH CURB AND SHALL BE CONSTRUCTED USING 3,000 PSI CONCRETE, WITH EXPANSION JOINTS AND CONTRACTION JOINTS INSTALLED TO COMPLY WITH THE LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION OF CURB AND GUTTER.
31. THE CONTRACTOR SHALL NOT PERFORM ANY WORK ON ANY UTILITIES OR IN ANY PUBLIC RIGHT-OF-WAYS UNTIL HE HAS OBTAINED COPIES OF ALL NECESSARY ENCROACHMENT AND CONSTRUCTION PERMITS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITIES NECESSARY FOR THE SITE CONSTRUCTION, INCLUDING ALL PERMITS AND FEES.
33. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED TO LINES AND GRADES SHOWN AND AS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE STANDARD CLEAN-OUTS (AT 75 FEET MAXIMUM SPACING) AT ALL BENDS AND CHANGES IN GRADE IN THE SEWER LINE AND CONNECTIONS TO EXISTING SEWER LINES. PIPE BEDDING AND BACKFILL SHALL BE CAREFULLY CONTROLLED. ALL SANITARY SEWER WORK SHALL COMPLY WITH THE LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING WITH THE LOCAL SEWER APPROVAL AUTHORITY TO INSURE THAT ALL MATERIALS, INSTALLATION, TESTING, AND AS-BUILT DRAWING REQUIREMENTS WILL BE ACCOMPLISHED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
34. ALL WATER LINES SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS. ALL PIPES, VALVES, AND FITTINGS SHALL COMPLY WITH AWWA STANDARDS AND WITH ALL LOCAL AND STATE ORDINANCES. PIPE BEDDING AND BACKFILL SHALL BE CAREFULLY CONTROLLED. WATER LINES SHALL BE PRESSURE TESTED AND DISINFECTED AS REQUIRED. ALL NECESSARY AS-BUILTS SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
35. ALL UTILITY TRENCHES SHALL BE THOROUGHLY COMPACTED AND TESTED TO PREVENT SETTLEMENT AND DAMAGE TO POSSIBLE FUTURE PAVING.



KEYSTONE, COUNTRY MANOR
RETAINING WALL OR APPROVED
EQUAL CONTRACTOR TO FURNISH
GREENVILLE COUNTY WITH THE
DESIGN PACKAGE FOR THE
SELECTED WALL INSTALLATION.

MONTEBELLO DRIVE
(PRIVATE DRIVE)
(L-PD56)

NORTH PLEASANTBURG DRIVE
(S.C. HWY #291)
(100' R/W)



- NOTES:
- 1.) THE PROPERTY AND AREAS SHOWN ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS THAT MAY EXIST OF RECORD OR NOT OF RECORD.
 - 2.) THIS SURVEY DOES NOT CONSTITUTE A FLOOD STUDY, WETLANDS DELINEATION, ENVIRONMENTAL INSPECTION OR TITLE RESEARCH BY THE SURVEYOR.
 - 3.) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA AS PER FIRM MAP COMMUNITY PANEL NUMBER 45045C03190, DATE: DEC. 2, 2004.
 - 4.) THERE IS A 5 FOOT EASEMENT AND UTILITY EASEMENT ON EACH SIDE AND INTERIOR REAR PROPERTY LINES. A 10 FOOT EASEMENT SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EXISTING EASEMENTS.
 - 5.) MONTEBELLO DRIVE IS A PRIVATE DRIVE FOR THE COMMON USE OF THE LAND OWNERS WITHIN THIS SUBDIVISION AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GREENVILLE COUNTY IS NOT RESPONSIBLE FOR AND WILL NOT MAINTAIN THE PRIVATE ROADS IN THIS SUBDIVISION.

GREENVILLE COUNTY PROCEDURAL NOTES
REQUIRED ON FINAL PLAT

A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED TO ALL LAND DISTURBING ACTIVITIES ON THIS SITE. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PORTION OF THE PROPERTY.

PLAN APPROVAL NUMBER: 14-1088
TAX MAP NUMBER: P0300001011



6-3-14

THIS DRAWING AND ASSOCIATED CAD FILES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF M.L.B. ENGINEERING, LLC. AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED BY M.L.B. ENGINEERING, LLC IN WRITING.

FILE NO. 1404-B	DATE	BY	REVISION
	05/30/14	M.L.B.	ISSUES FOR REVIEW AND APPROVAL

STAKEOUT PLAN

PROPOSED
EMERGENCY PAVILLION
961 MONTEBELLO DRIVE

GREENVILLE SOUTH CAROLINA

MLB Engineering, LLC
408 SOUTH ALMOND DRIVE
SIMPSONVILLE, SOUTH CAROLINA 29681
PHONE: (864) 962-8112

DATE: 05/30/14
SCALE: 1"=30'
DRAWN BY: M.L.B.
CHECKED BY: M.L.B.
PROJECT NO.: 1404
SHEET NO.: CV-1
SHEET OF: 0F

PROPERTY INFORMATION
DEVELOPER: EMERGENCY PAVILLIONS, LLC
MR. DAVID S. BRANCATI
MR. JASON BLASZENAK
401 CHANCERY LANE
SIMPSONVILLE, S.C. 29681
AREA: 1.894 ACRES
ZONED: "PD"
SITE ADDRESS: 961 MONTEBELLO DRIVE
GREENVILLE, S.C.
59 PARKING SPACES PROVIDED
58 PARKING SPACES REQUIRED
NEW IMPERVIOUS SURFACE AREA = 1.03 ACRES
IMPERVIOUS AREA = 54% OF SITE