

**GENERAL NOTES:**

- PROPERTY INFORMATION: TAX MAP 0550010102300 3678 WOODRUFF ROAD (SIMPSONVILLE 28681) PARCEL CONTAINS 13.64 AC. TAX MAP 0550010102301 913 LEE VAUGHN ROAD (SIMPSONVILLE 28681) PARCEL CONTAINS 1.65 AC.
- DEVELOPER: MR. CHRIS LA MACK GEMINI REAL ESTATE ADVISORS, LLC. 16740 BURKDALE COMMONS PKWY, SUITE 306 HUNTERSVILLE, NC 28078 PHONE: 704 895-7846
- ENGINEERING BY: BLACKWOOD ASSOCIATES, INC. PO BOX 366 SPARTANBURG, S.C. 29304 TEL: 864-563-5432
- SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY: FANT REICHERT & FOGLEMAN, INC. 25 WOODS LAKE ROAD, SUITE 705 GREENVILLE, SC 29607 TEL: 864-271-8633

**SITE DATA:**

TOTAL LAND AREA = ±15.29 ACRES  
 COMMERCIAL PARCEL = ± 8.69 ACRES  
 GREEN SPACE PARCEL = ±3.65 ACRES  
 (INCLUDES 0.74 AC DETENTION POND)  
 SCDDOT PARCEL = ±0.95 ACRES

ZONING: PLANNED DEVELOPMENT  
 BUILDING SETBACKS: 25' ALL PROPERTY LINES  
 BUILDING AREA: 57,280 SF  
 PARKING PROVIDED: 245 SPACES  
 PARKING RATIO: 4.42 SPACES PER 1,000 SF

**PARKING INFORMATION**

PROVIDED SPACES:  
 STANDARD SPACES 245  
 HANDICAP SPACES 8  
 TOTAL SPACES 253

STANDARD PARKING SPACES: 9 FT BY 19 FT  
 ADA PARKING SPACES: 10 FT BY 19 FT WITH 7 FT ACCESS AISLE

**SITE LIGHTING**

SITE LIGHTING SHALL BE COMPOSED OF 22 FT AND 16 FT TALL BOX TYPE FIXTURES HOUSING METAL HALIDE BULBS

□+□ SITE LIGHT POLE (TYPICAL)

**HATCHING LEGEND**

- PROPOSED BUILDINGS
- CONCRETE (SIDEWALKS, PADS, ETC)

D

C

B

A

**SPECIFICATIONS/NOTES**

- CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATION. ADVISE ENGINEER IMMEDIATELY OF ANY VARIATIONS. ALL EXCAVATIONS NEAR THESE LINES SHALL BE WITH CAUTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING CONSTRUCTION WHICH AFFECTS NEW CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION AND/OR RELOCATION AS NECESSARY AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY ALL WORK PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. DISCONTINUE WORK IN ALL AFFECTED AREAS UNTIL RESOLVED BY ENGINEER.
- EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. THE CONTRACTOR SHALL PROOF-ROLL THE CONSTRUCTION AREA WITH HEAVY-PNEUMATIC EQUIPMENT. ALL SOFT SPOTS SHALL BE UNDERCUT AND RECOMPACTED WITH SUITABLE STRUCTURAL FILL MATERIAL. ALL FILL COMPACTION SHALL BE 95% OF MAXIMUM PER ASTM D-698 (STANDARD PROCTOR). ALL MATERIAL WITHIN 18 INCHES OF PAVEMENT AND BUILDING SUBGRADE SHALL BE COMPACTED TO 98% OF MAXIMUM. FILL MATERIAL SHALL NOT CONTAIN ORGANIC MATERIAL, DEBRIS OR ROCKS. WHERE FILL IS TO BE PLACED, ALL EXISTING VEGETATION, ROOTS AND OTHER ORGANIC MATTER DOWN TO 12 INCHES BELOW EXISTING GRADE SHALL BE STRIPPED AND DISPOSED OF AS DIRECTED. FILL SHALL BE PLACED IN SUCCESSIVE LAYERS OF NOT MORE THAN 8 INCHES LOOSE THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND COMPACTED AS SPECIFIED BEFORE THE NEXT LAYER IS PLACED.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
- CATCH BASINS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND SCDDOT STANDARD DRAWINGS FOR ROAD CONSTRUCTION.
- STORM SEWER SHALL BE LAID ON A MINIMUM TYPE "C" BEDDING FOR DEPTHS UP TO 21', FOR DEPTHS GREATER THAN 21' USE TYPE "B" BEDDING. PLACE BELL OR BED GROOVE END UP GRADE WITH THE SPOOT OR TONGUE FULLY INSERTED. EACH JOINT SHALL BE CHECKED FOR ALIGNMENT AND GRADE AS THE WORK PROCEEDS. APPROVED BACKFILL MATERIAL SHALL BE PLACED CAREFULLY ALONG THE PIPE AND COMPACTED UNDER HAUNCHES. MATERIAL SHALL BE BROUGHT UP EVENLY IN LAYERS ON BOTH SIDES OF THE PIPE AND TO ONE FOOT ABOVE THE TOP OF THE PIPE. MATERIAL SHALL BE PLACED IN A MANNER SO AS NOT TO DISPLACE OR DAMAGE THE INSTALLED PIPE. BACKFILL SHALL BE PLACED AND COMPACTED IN LAYERS AS SPECIFIED.
- REINFORCED CONCRETE PIPE (RCP) SHALL BE: CLASS III - DEPTHS 0'-14" CLASS "C" BEDDING; CLASS IV - DEPTHS 14'-21" CLASS "C" BEDDING; CLASS V - DEPTHS 21'-27" CLASS "B" BEDDING; CLASS VI - DEPTHS 27'-41" CLASS "B" BEDDING. ALL RCP SHALL HAVE BUTYL RUBBER GASKET SEALANT UNLESS OTHERWISE SPECIFIED. JOINTS AND FITTINGS / ACCESSORIES SHALL BE COMPATIBLE WITH PIPE. SEE BEDDING DETAILS.
- HDPE STORM SEWER LINES SHALL BE ASTM 3350 WITH SMOOTH INTERIOR DOUBLE WALLS. JOINTS SHALL BE GASKETED WITH MINIMUM SOIL TIGHT CONNECTIONS. BEDDING AND BACKFILL SHALL BE A MINIMUM CLASS IV-A (ASTM D3201).
- SANITARY SEWER LINES SHALL BE SDR 35 PVC WITH GRAVEL TO THE SPRING LINE. SANITARY SEWER UNDER STORM SEWER SHALL BE CLASS 50 DIP.
- WATER LINES SHALL BE: 1/2" COPPER BELOW 3" CLASS S1 DIP FOR 3" AND 4" CLASS S1 DIP FOR 6" AND GREATER. WATER LINES SHALL HAVE 3 FT. MINIMUM COVER. ALL WATER LINES USED FOR FIRE PROTECTION SUPPLY SHALL MEET NFPA 24.
- ASPHALT PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AND THE SOUTH CAROLINA D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL REQUIRED STRIPING AND SIGNAGE FOR WORK ON SITE AND S.C.D.O.T. RIGHT OF WAY. ALL SITE STRIPING TO COMPLY WITH SCDDOT STANDARD PAINT REQUIREMENTS. THERMOPLASTIC PAINT REQUIRED IN SCDDOT RIGHT OF WAY.
- CONCRETE SHALL BE 4,000 PSI CONCRETE MINIMUM STEEL REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
- SEE ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION PLANS FOR EXACT LOCATION OF UTILITY ENTRANCES TO THE BUILDINGS.
- PRIOR TO PAVING, PROVIDE AS-BUILT ELEVATIONS FOR ALL CATCH BASIN THROATS AND INVERTS; AND ALL CRITICAL RADII AND LOW POINT ELEVATIONS AT GUTTER.

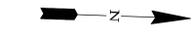
**SITE PLAN NOTES**

- CONTRACTOR SHALL IDENTIFY THE LOCATION AND ELEVATIONS OF ALL UTILITIES ON SITE BEFORE CONSTRUCTION.
- ANY DISCREPANCIES FROM THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, FACE OF THE BUILDING, OR THE EDGE OF PAVEMENT.
- REFER TO EROSION CONTROL, GRADING, GRASSING, AND UTILITY NOTES FOR ADDITIONAL INFORMATION.
- FOLLOW ALL S.C.D.O.T., AND OSHA GUIDELINES AND REGULATIONS WHEN CONSTRUCTING UTILITY AND DRAINAGE TIES IN HIGHWAY.

**SITE PLAN COUNTY NOTES**

- COORDINATE LOCATION OF FOLLOWING ITEMS WITH GREENVILLE COUNTY INSPECTORS.
- ALL LITTER, TRASH AND CONSTRUCTION DEBRIS SHALL BE COLLECTED, STORED AND DISPOSED OF IN ACCORDANCE WITH SCDEH SOLID WASTE REGULATIONS. PROVIDE TEMPORARY 4' TALL HOODS - 10' X10' SQUARE STORAGE AREA.
  - PROVIDE TEMPORARY SANITARY FACILITIES SHALL BE LOCATED ON A FLAT SURFACE AWAY FROM DRAINAGE FACILITIES, CATCH BASINS, WATERCOURSES AND TRAFFIC CIRCULATION. UPON DISCOVERY, ANY SPILLED MATERIAL SHALL BE CLEANED UP IMMEDIATELY. ALL COLLECTED MATERIAL, CONTAMINATED RAGS AND ABSORBENT MATERIALS SHALL BE DISPOSED OF APPROPRIATELY. LIME SHALL BE SPREAD ON THE CONTAMINATED AREA.
  - CEMENT WASTE AND WASHOUT SHALL NOT BE ALLOWED TO DISCHARGE TO STORM DRAINS, DETENTION PONDS OR WATER COURSES. BE COLLECTED IN A DEPRESSED BERMED AREA AND ALLOWED TO HARDEN. IT SHALL NOT BE ALLOWED TO DISCHARGE TO STORM DRAINS, STORM WATER DETENTION FACILITIES OR WATERCOURSES. PROVIDE 10" DIAMETER - 8" MULCH TUBE TO CONTAIN CONCRETE WASHOUT

- PROVIDE CONCRETE WASHDOWN
- PROVIDE SANITARY FACILITY
- PROVIDE CONST. DEBRIS ENCLOSURE



**GEMINI REAL ESTATE ADVISORS, LLC**  
 16740 BIRKDALE COMMONS PARKWAY  
 SUITE 306  
 HUNTERSVILLE, NC 28078  
 TELE: (704) 895-7845

**GEMINI**

**BLACKWOOD ASSOCIATES INC.**  
 CONSULTING ENGINEERS  
 PO BOX 366  
 SPARTANBURG, SC 29304  
 864-563-5432 FAX: 864-563-5434

**DAVIS CROSSING**  
 3678 WOODRUFF ROAD  
 SIMPSONVILLE, SOUTH CAROLINA 28681

PROJECT NAME:

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SHEET TITLE:

**SITE PLAN**

SHEET NO.	PROJ NO.
	1434
DATE:	06.30.16

CV2.1

1434 072216