

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- 4) ALL ACCESSIBLE AREAS WILL BE CHECKED WITH A SMART LEVEL FOR COMPLIANCE.

SITE NOTES:

- 1) TRACT IS ZONED: C-2 (COMMERCIAL DISTRICT)
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN THE CITY OF GREER RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GREENVILLE COUNTY PUBLIC WORKS SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) THE CITY OF GREER ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 12) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	2" MILL AND OVERLAY
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION

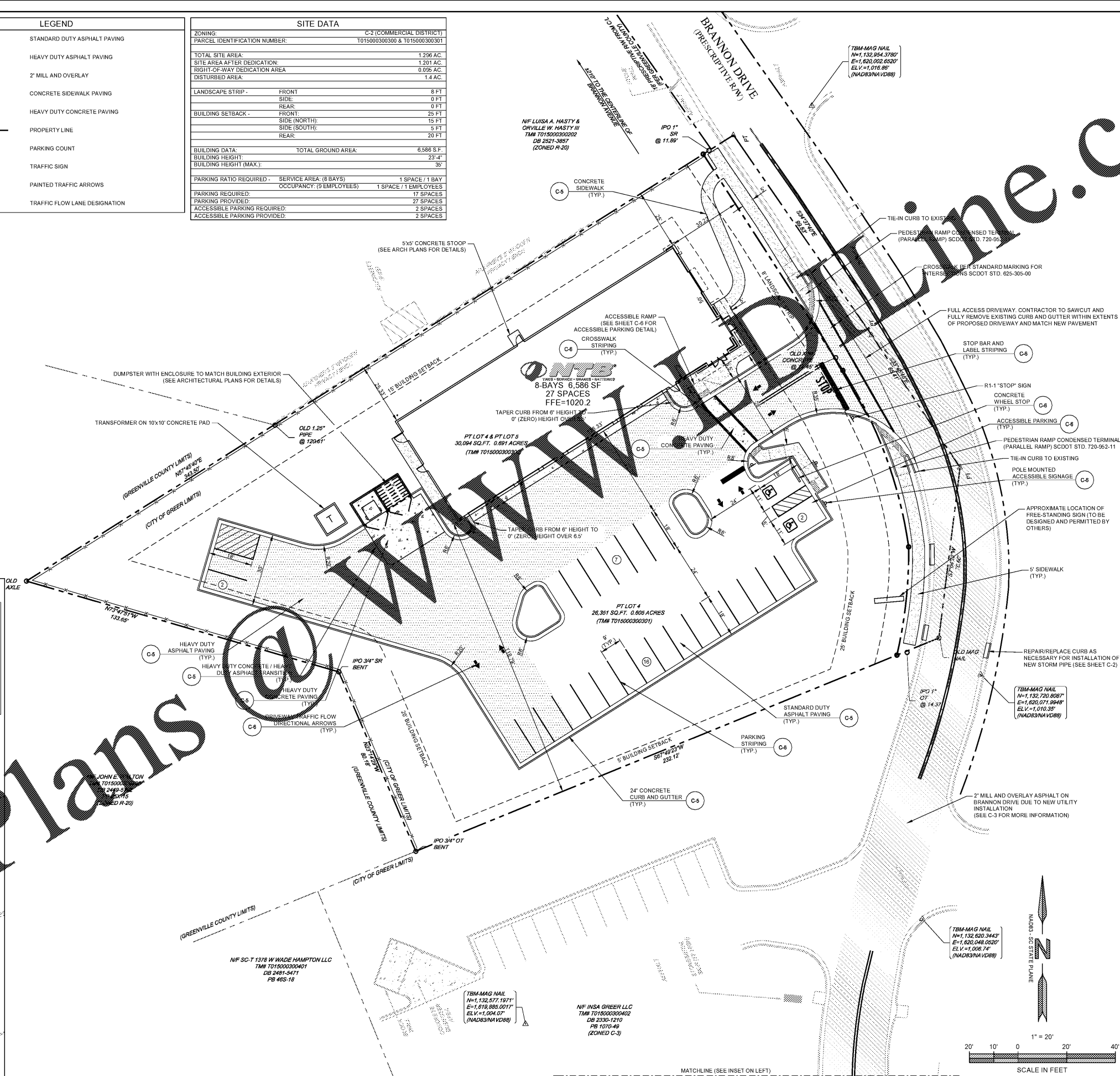
SITE DATA	
ZONING:	C-2 (COMMERCIAL DISTRICT)
PARCEL IDENTIFICATION NUMBER:	T015000300300 & T015000300301
TOTAL SITE AREA:	1.296 AC
SITE AREA AFTER DEDICATION:	1.201 AC
RIGHT-OF-WAY DEDICATION AREA:	0.095 AC
DISTURBED AREA:	1.4 AC
LANDSCAPE STRIP - FRONT:	8 FT
LANDSCAPE STRIP - SIDE:	0 FT
LANDSCAPE STRIP - REAR:	0 FT
BUILDING SETBACK - FRONT:	25 FT
BUILDING SETBACK - SIDE (NORTH):	15 FT
BUILDING SETBACK - SIDE (SOUTH):	5 FT
BUILDING SETBACK - REAR:	20 FT
BUILDING DATA:	TOTAL GROUND AREA: 6,586 S.F.
BUILDING HEIGHT:	23'-4"
BUILDING HEIGHT (MAX.):	35'
PARKING RATIO REQUIRED - SERVICE AREA (8 BAYS):	1 SPACE / 1 BAY
PARKING RATIO REQUIRED - OCCUPANCY (9 EMPLOYEES):	1 SPACE / 1 EMPLOYEE
PARKING REQUIRED:	17 SPACES
PARKING PROVIDED:	27 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES



PRIOR TO PURCHASE OF WATERLINE OR COMMENCEMENT OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY CONTRACTOR SHALL OBTAIN A STREET CUT PERMIT FROM THE CITY OF GREER. CONTRACTOR IS RESPONSIBLE TO PROVIDE A BOND TO THE CITY OF GREER EQUAL TO THE COST OF THE ROAD REPAIR WORK. CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE A TRAFFIC CONTROL PLAN AND THE TRAFFIC CONTROL PLAN MUST BE APPROVED PRIOR TO THE STREET CUT PERMIT RELEASE.

Order Plans

WADE HAMPTON BOULEVARD
(U.S. HIGHWAY 29)
(VARIABLE WIDTH PUBLIC R/W)



ENGINEER

FORENTE GROUP

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NTB

TIRES • SERVICE • BRAKES • BATTERIES

107-111 BRANNON DRIVE
GREER, SC 29651

PROJECT: PARCEL # T015000300300 & T015000300301.

SEAL:

Brett C. Baugher 11/5/18

REVISIONS	DATE
JURISDICTIONAL COMMENTS	2018-11-02
JURISDICTIONAL COMMENTS	2018-11-09
JURISDICTIONAL COMMENTS	2018-11-14
JURISDICTIONAL COMMENTS	2018-11-19
JURISDICTIONAL COMMENTS	2018-11-28

PROJECT MANAGER:	JMJ
DRAWING BY:	JAM
JURISDICTION:	GREER, SC
DATE:	2018-09-21
SCALE:	1" = 20'
TITLE:	

SITE & PAVING PLAN

SHEET NUMBER: **C-1**

COMMENTS: PERMIT SET

JOB/FILE NUMBER: 814.026