


☆	PP	LIGHT POLE
⊗	WM	POWER POLE
⊙	SDMH	WATER VALVE
⊖	CB	WATER METER
⊕	SSMH	STORM DRAIN MANHOLE
⊗	GV	CATCH BASIN
⊙	TP	SANITARY SEWER MANHOLE
⊖	B-1	GAS VALVE
⊕	I.E.	TELEPHONE PEDESTAL
⊗		BORING
⊙		INVERT
⊖		FIRE HYDRANT
⊕	IPS	IRON PIN SET (5/8" REABR)
⊗	IPF	IRON PIN FOUND
⊙	OE	OVERHEAD ELECTRIC LINE
⊖	UE	UNDERGROUND ELECTRIC LINE
⊕	SS	SANITARY SEWER LINE
⊗	W	WATER LINE
⊙	G	GAS LINE
⊖	OT	OVERHEAD TELEPHONE LINE
⊕	UT	UNDERGROUND TELEPHONE LINE
⊗		GUARD POST
⊙	UGMRK	UNDERGROUND GAS MARKER
⊖	C.O.	CLEANOUT
⊕	RCP	REINFORCED CONCRETE PIPE
⊗	CMP	CORRUGATED METAL PIPE
⊙	R/W	RIGHT OF WAY
⊖	P-SS	PROPOSED SANITARY SEWER LINE

The site plan shows a proposed building footprint of 4,800 S.F. located on a lot measuring 200.00' by 274.00'. The lot area is 59,487 SQ.F.T. (1.366 ACRES). The building is surrounded by parking spaces, some of which are numbered 7, 8, 12, 13, and 17. Key features include a 'DUMPSTER PAD' at the top left, a 'HANDICAP RAMP' on the left side of the building, and another 'HANDICAP RAMP' on the right side. The plan also shows '3' CURB OPENING' and '3' CURB' dimensions. Surrounding infrastructure includes 'IPS 5/8" REBAR' at various points, a 'PROPOSED 25" SANITARY SEWER EASEMENT', and a 'NEW ROADWAY - BY OTHERS'. The plan is oriented with North at the top, indicated by 'N 86°28'51" E' and 'N 03°31'49" W' bearings. The building is labeled 'PROPOSED BUILDING 4,800 S.F.' and the lot is labeled 'N/F THREATT MAXWELL DB 982-447 PB 4-Z-42'.

PALMETTO UTILITY LOCATION SERVICE



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

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

SEQUENCE OF EVENTS

NOTES TO GENERAL CONTRACTOR:

*PARKING LOT GRADING SHALL NOT EXCEED
5% CROSS SLOPE

•PARKING SPACES ARE TO BE 9' X 20'

•CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING A MAILBOX ON SITE. MAILBOX MUST MEET ALL U.S. POST OFFICE REQUIREMENTS. CONTRACTOR SHALL ALSO INSTALL 4" VINYL BUILDING ADDRESS NUMBERS ON FRONT WINDOWS AS DIRECTED BY OWNER.

•CONTRACTOR IS TO STAKE LOCATION OF PYLON SIGN AND NOTIFY THE OWNER IN ADVANCE FOR EARLY EARLY INSTALLATION BY SIGN COMPANY.

- CONTRACTOR IS TO PRESSURE WASH THE ENTIRE PARKING LOT SURFACE AND FRONT SIDEWALK THE WEDNESDAY MORNING PRIOR TO STORE OPENING.

LIGHTING NOTES

1. ALL LIGHTS ON POLES SHALL BE NO HIGHER THAN 25' IN HEIGHT.
2. ALL LIGHTING SHALL BE DIRECTED AS NOT TO CREATE A GLARE PROBLEM ON ADJACENT PROPERTIES AND US HWY 123.

A map showing the location of the site. The map includes labels for "OLD EASLEY HWY.", "NEW EASLEY HWY.", and "HIGHWAY 253". A shaded area labeled "SITE" is located between Old Easley Hwy. and New Easley Hwy. A north arrow is present in the upper left corner.

LOCATION MAP

NARRATIVE:

INTRODUCTION

THE PROJECT ENTAILS THE DEVELOPMENT OF AN COMMERCIAL BUILDING IN THE GREENVILLE COUNTY, SC. INCLUDED IN THE PROJECT WILL BE THE CONSTRUCTION OF BUILDINGS, ROADS, WATER SERVICE, SEWER SERVICE, GRADING, DRAINAGE AND EROSION CONTROL.

TAX MAP No. PART 239.4-1-8.10

LATITUDE 34-49-56 LONGITUDE - 82-28-06

LOCATION AND DESCRIPTION

THE PROJECT IS LOCATED IN GREENVILLE COUNTY ALONG THE NORTHERLY SIDE OF NEW EASLEY BRIDGE ROAD APPROXIMATELY 2,700' EAST OF SENTELL ROAD. THE PARCEL SIZE IS 1.366 ACRES 2.2 ACRES WILL BE DISTURBED.

THE SITE IS A COMBINATION OF BRUSH AND UNDERGROWTH. THE AREA WILL BE CLEARED AND GRUBBED. THE CONTRACTOR WILL THEN STRIP THE TOPSOIL AND UTILIZE THE MOST CONVENIENT LOCATION FOR STOCKPILING. THE STOCKPILES WILL THEN HAVE SILT FENCING INSTALLED ON THE DOWNSTREAM SIDE TO AIDE IN THE PREVENTION OF EROSION AND SILTATION.

GRADING WILL COMMENCE ONLY AFTER ALL EROSION AND
SEDIMENT CONTROL DEVICES ARE IN PLACE.

POSTDEVELOPMENT CONDITIONS WILL HAVE A CN VALUE OF 92 (INCLUDES PARKING AND BUILDING). GREEN AREAS WILL BE LANDSCAPED AND/OR GRASSED.

$$\text{POST CN} = \frac{0.90(98) + 0.47(65)}{1.366} = 87.0$$

Revised St
4/29/03
MDF
STAMPED ORIGINAL SENT TO INT
- Of

PROJECT NAME

COMMUNITY DRUG RETAIL BUILDING

2956 NEW EASLEY HIGHWAY
GREENVILLE COUNTY, SOUTH CAROLINA

CLIENT

LAWHORN ENTERPRISES, LLC
1714 EASLEY BRIDGE ROAD
GREENVILLE, SOUTH CAROLINA 29611
TEL. No. 864.295.0550 FAX No. 864.269.2356



MDE
ENGINEERING

P.O. BOX 2567
EASLEY, S.C. 29641-2567
864.855.9120 FAX 864.855.9171

PROJECT No: 03023
DATE: 04-09-03
SCALE: 1" = 30'
DRAWN: MLD

SITE AND LAYOUT PLAN

SHEET No. 1 OF 3

ZONING DATA

ZONE IS CP-2
TAX MAP No. PART 239.4-1-8.10
WATER DISTRICT IS GREENVILLE WATER COMPANY.
SEWER DISTRICT IS PARKER SEWER DISTRICT
EXISTING USE - VACANT
PROPOSED USE - COMMERCIAL
PARCEL SIZE = 1.366 ACRES (59,487 S.F.)
PROPOSED DEVELOPED AREA = 0.89 ACRES (38,860 S.F.)

GREEN SPACE RATIO = 34.85%
IMPERVIOUS RATIO = 65.15%

SETRACKS

FRONT YARD = 25'
SIDE YARD SETBACK - 20'
REAR YARD SETBACK - 25'

PARKING

RETAIL 1 SP./200 S.F. x 4,800 S.F. = 24 SPACES
1 SP./2 EMPLOYEES x 10 EMPLOYEES = 5 SPACES

HANDICAP SPACES REQUIRED = 3

TOTAL SPACES PROVIDED = 78
HANDICAP SPACES PROVIDED = 3