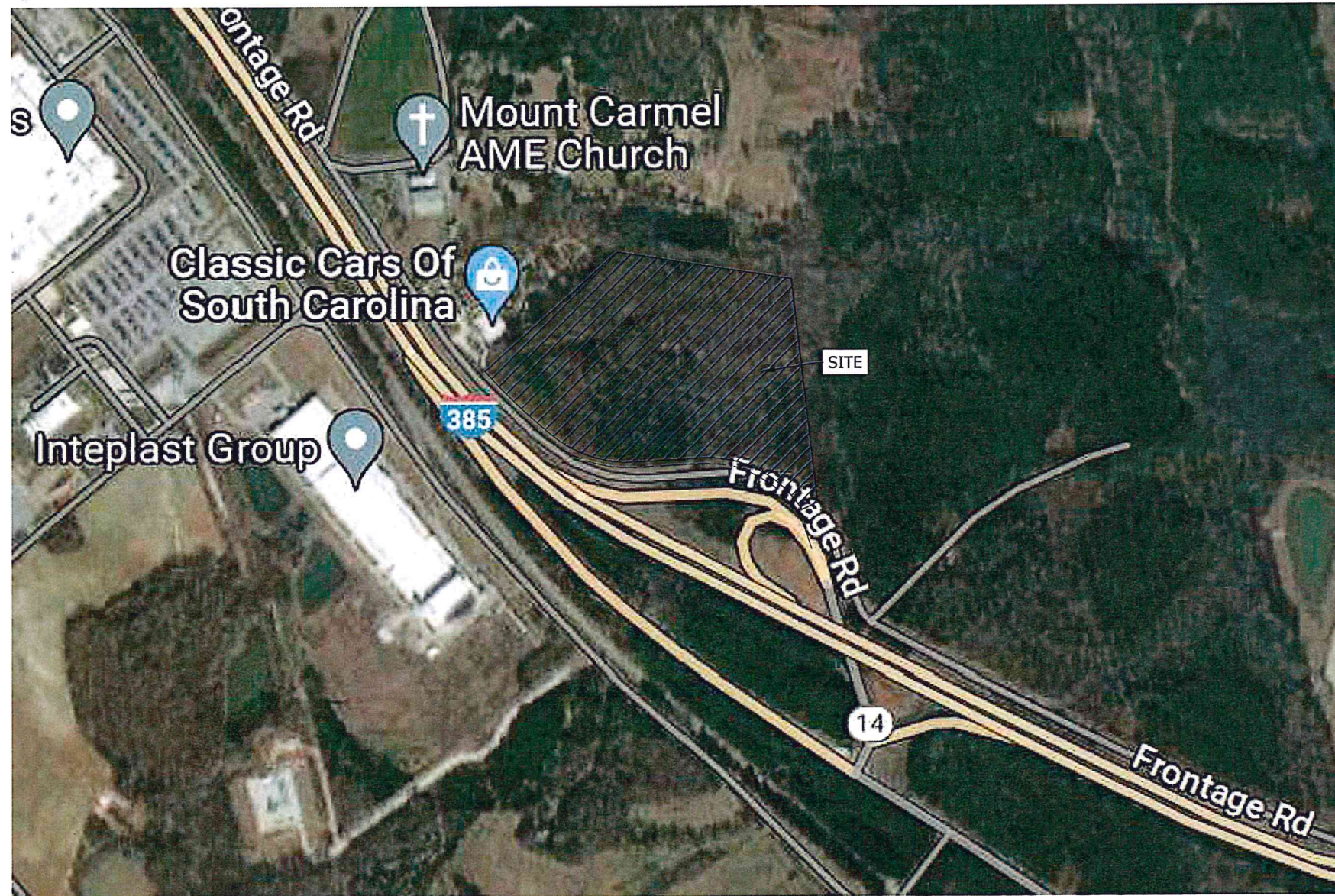


FOREST VIEW

2427 S. FRONTAGE ROAD (S-30-956)
GRAY COURT, SC 29645

CIVIL ENGINEERING SET FOR CONSTRUCTION



LOCATION MAP
NTS

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LANDSCAPE PLAN	L1.01



ALEXANDER F. ZUENDT DATE
SC PROFESSIONAL ENGINEER LIC. No. 29415

PROJECT # 230
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED
ARE IN FEET AND INCHES TO NEAREST 1/8"
UNLESS OTHERWISE SPECIFIED

SITE CONSTRUCTION DOCUMENTS
FOREST VIEW
2427 S. FRONTAGE ROAD
LAURENS COUNTY SC

COVER SHEET

DESIGNED BY	JFC
DRAWN BY	JFC
CHECKED BY	JFC
APPROVED BY	JFC
DATE	08/12/2013

REVISIONS	DATE	DESCRIPTION
A	08/12/2013	FOR CLIENT COMMENT
B	08/12/2013	REVISED FOR GRADING REFERENCE
C	08/12/2013	FOR RESPONSIBILITY TO ENGINEER
D	08/12/2013	REVISED FOR CONSTRUCTION

DRAWING #
C0.01

CERTIFICATION STATEMENT:

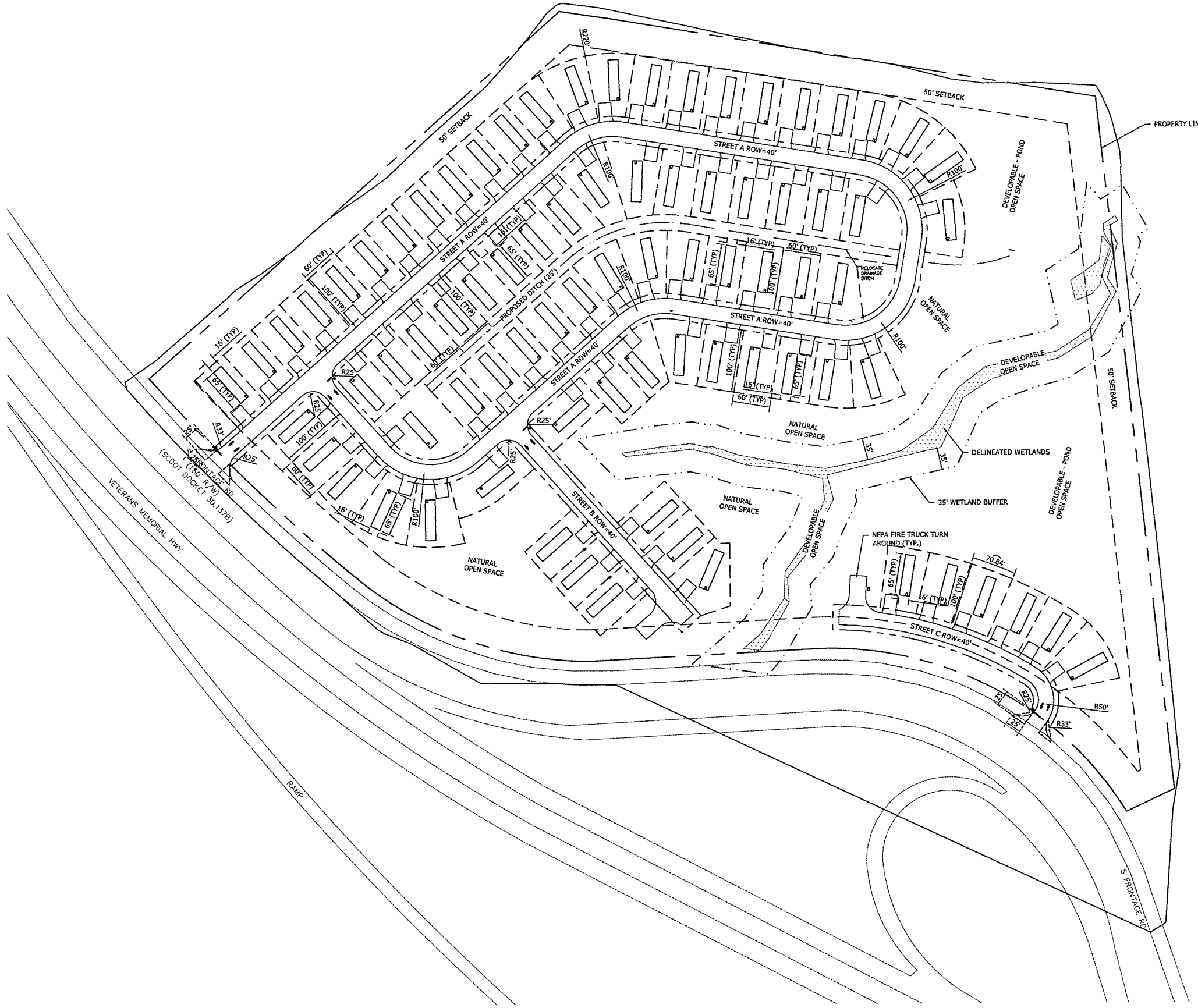
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

OWNER:

H20S DEVELOPMENT LLC
135 S MAIN STREET SUITE 4100
GREENVILLE, SC 29601
TEL: 864.444-5005

CIVIL ENGINEER:

ZUENDT ENGINEERING, LLC
301N MAIN STREET, SUITE 301
GREENVILLE, SC 29601
TEL: 864.990-2995



LEGEND

	EXISTING ASPHALT ROAD
	ASPHALT DRIVEWAY
	CONCRETE SIDEWALK
	PROPERTY LINE
	BUILDING LINE
	SETBACK

- GENERAL NOTES:**
- EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR AND SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE, AND AT THE BUILDING ENTRY POINTS PRIOR TO PROCEEDING WITH HIS WORK. EACH CONTRACTOR AND SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUTDOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.
 - ACTUAL LOCATION OF UTILITIES ARE TO BE DETERMINED BY EACH OF THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THEIR APPROVAL. UTILITY EASEMENTS WILL BE ESTABLISHED AND DEEDED UPON FINAL APPROVAL OF PROPOSED UTILITY LOCATIONS BY RESPECTIVE UTILITY COMPANIES.
 - ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE SOUTH CAROLINA CONSTRUCTION CODE, ALL APPLICABLE REGULATIONS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AND THE DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, COMPLY WITH THE CODE IMPOSING THE MOST STRINGENT REQUIREMENTS.
 - ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ENGINEER.
 - PRESERVE AS MANY EXISTING TREES AS POSSIBLE DURING CONSTRUCTION
 - TAX MAPS: 125-00-0024
 - ZONING: X-XX
 - ACREAGE: 29.451 ACRES
 - LAND USE - UNDEVELOPED
 - SITE ADDRESS: 2427 S. FRONTAGE ROAD, LAURENS COUNTY SC, 29645
 - ELEVATIONS FOR FINISHED FLOORS BASED OFF OF AN ASSUMED ELEVATION BY SURVEYOR, BASED UPON 0.00 ELEVATION EASTERN MOST PROPERTY CORNER.
 - NUMBER OF PARKINGS=0.
 - UNDISTURBED BUFFER ZONE = 30 FEET MINIMUM PROVIDED AS PER SECTION 3.2.4.C OF THE CONSTRUCTION GENERAL PERMIT (CGP).

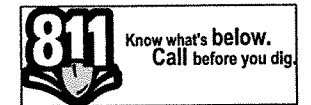
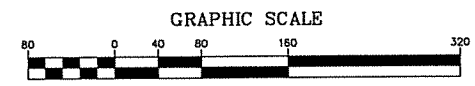
SETBACKS
EXTERIOR: 50 FEET

SIGN DATA TABLE

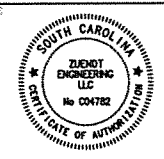
TEXT NO.	TEXT	STANDARD SIGN NO.	SIZE	COLOR BACK-CHARACTERS	TYPE OF MOUNT.
1			29"x29"	RED WHITE	POLE MTD GROUND MTD

CLUSTER DEV TABLE

GROSS ACRES	29.4510
ZONING/ PERMITTED DENSITY	X-XX / N/A
NUMBER OF LOTS ALLOWED	N/A
NUMBER OF LOTS PROPOSED	80
REQUIRED OPEN SPACE (20%)	0.20 X 29.45 = 5.89 AC
DEVELOPABLE LAND (REQUIRED 10%)	4.61 (78%)
UNDEVELOPABLE LAND	2.07 (35%)



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.



ALEXANDER F. ZUENDT DATE 02 PROFESSIONAL ENGINEER LIC. No. 28415
PROJECT # 230
ALL DIMENSIONS AND LOCATIONS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF ZUENDT ENGINEERING AND SHALL BE KEPT IN STRICTLY CONFIDENTIAL AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SITE CONSTRUCTION DOCUMENTS
FOREST VIEW
2427 S. FRONTAGE ROAD
LAURENS COUNTY SC

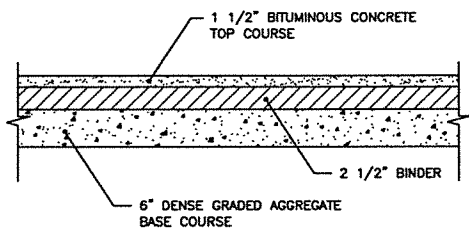
SITE TRIANGLE PLAN

DATE:	11-27
DESIGNED BY:	TR
CHECKED BY:	TR
APP. FOR:	TR
DATE:	11-27-2024

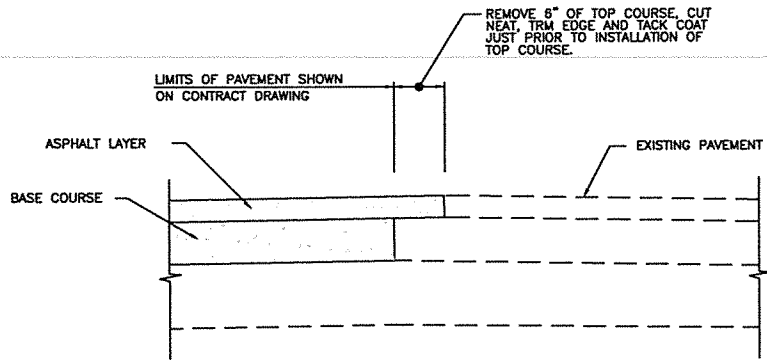
REVISIONS

NO.	DATE	DESCRIPTION
1	11-27-2024	PRELIMINARY
2	11-27-2024	REVISED FOR PERMITS
3	11-27-2024	REVISED FOR PERMITS
4	11-27-2024	REVISED FOR PERMITS

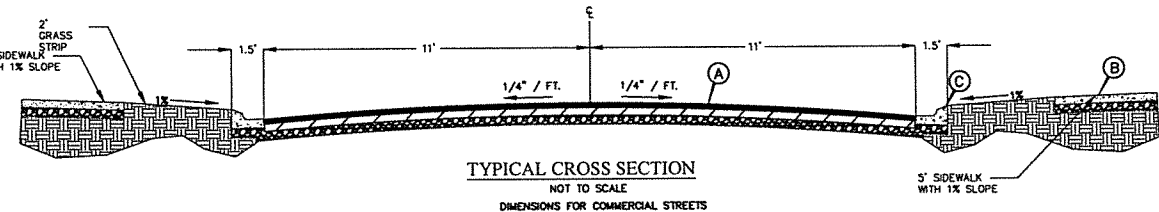
DRAWING # **C2.02**



TYPE I PAVEMENT DETAIL
(LIGHT DUTY)
N.T.S.



PAVEMENT MEETING EXISTING PAVEMENT
(LAP JOINT)
N.T.S.



TYPICAL CROSS SECTION
NOT TO SCALE
DIMENSIONS FOR COMMERCIAL STREETS

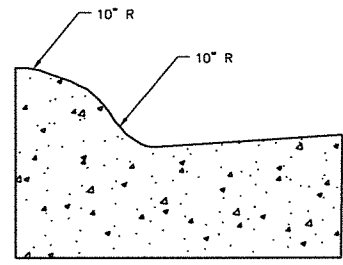
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ASHEVILLE & NCDENR STANDARDS AND DETAILS.
2. BOX AND TOP TO BE TO ASTM STANDARDS AND APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.
3. ALL INLET PIPES TO BE PLACED BEHIND 6\"/>

PAVEMENT SCHEDULE

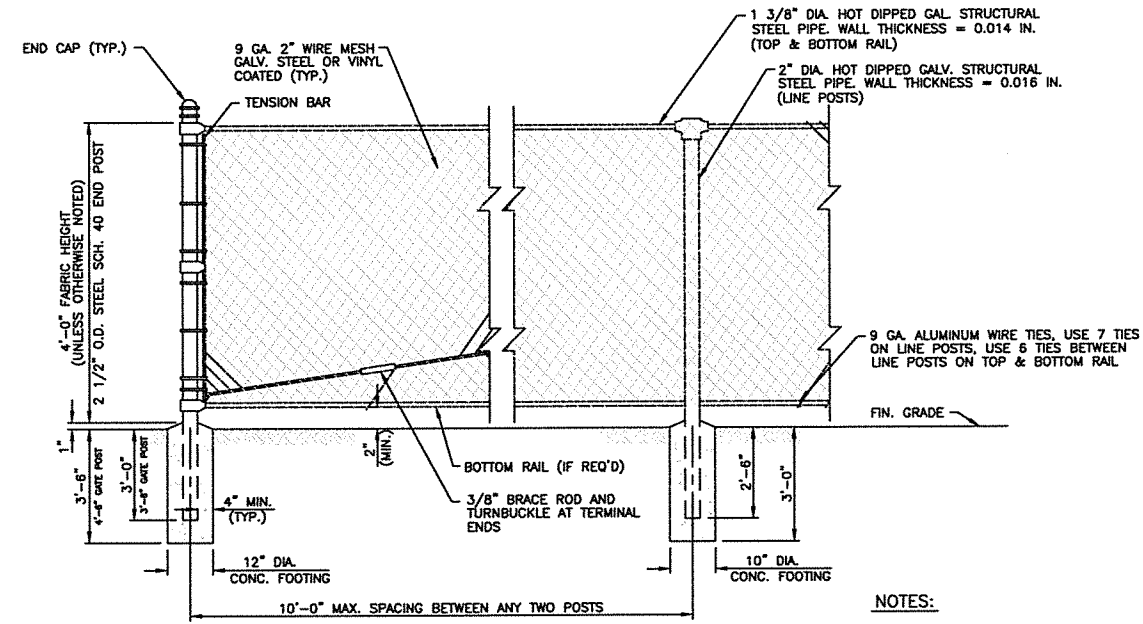
- (A) SEE TYPE I PAVEMENT DETAIL
- (B) SEE SIDEWALK DETAIL
- (C) SEE ROLLED CURB DETAIL

NOTE:

1. GEOTECHNICAL ENGINEER TO APPROVE PROPOSED ROAD CROSS SECTION STONE DEPTH PRIOR TO CONSTRUCTION IN ACCORDANCE WITH NCDOT SUBDIVISION STANDARDS (STONE DEPTH CAN REDUCE TO 6\"/>



STANDARD ROLLED CURB
N.T.S.

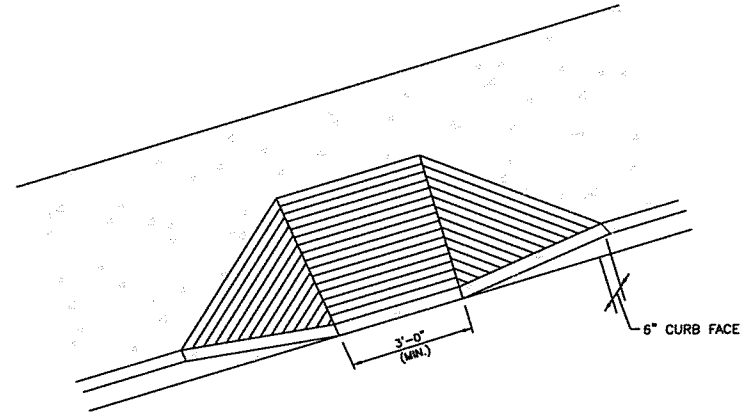


GATE, END, PULL AND CORNER POST DETAIL

LINE POST DETAIL

GATE POSTS			
PIPE SIZE		SWING GATE OPENING	
NOM. O.D. PIPE	FORMED SECTION	SINGLE GATE	DOUBLE GATE
2.375"	5.70"	UP THRU 6'	UP THRU 12'
4.000"	3.10"	7 - 13'	13 - 26'
6.525"	18.33"	14 - 18'	27 - 38'
8.825"	24.70"	19 - 32'	37 - 54'

STANDARD CHAIN LINK FENCE
N.T.S.

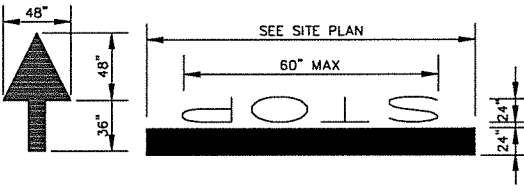


NOTES:

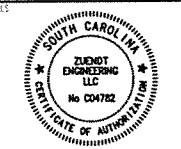
1. AVOID LIP GREATER THAN 1/4\"/>

HANDICAP CURB RAMP TYPE 1
N.T.S.

NOTE: ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT



PAINTED ARROW & STRIP DETAIL
NOT TO SCALE



ALEXANDER F. ZUENDT DATE
SC PROFESSIONAL ENGINEER LICENSE NO. 40472
1982 BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF SOUTH CAROLINA
1982 BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF SOUTH CAROLINA
1982 BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF SOUTH CAROLINA
1982 BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF SOUTH CAROLINA

SITE CONSTRUCTION DOCUMENTS
FOREST VIEW
2427 S. FRONTAGE ROAD
LAURENS COUNTY SC

CONSTRUCTION DETAILS -1-

SCALE	DATE
AS SHOWN	11/17/2023
AS SHOWN	11/17/2023
AS SHOWN	11/17/2023
AS SHOWN	11/17/2023

REVISIONS	DATE	DESCRIPTION
A	05/12/2023	FOR CLIENT COMMENTS
B	10/10/2023	REVISED FOR GRADING PLANS
C	01/10/2024	REVISED FOR GRADING PLANS
D	03/26/2024	REVISED FOR CONSTRUCTION

C6.01

